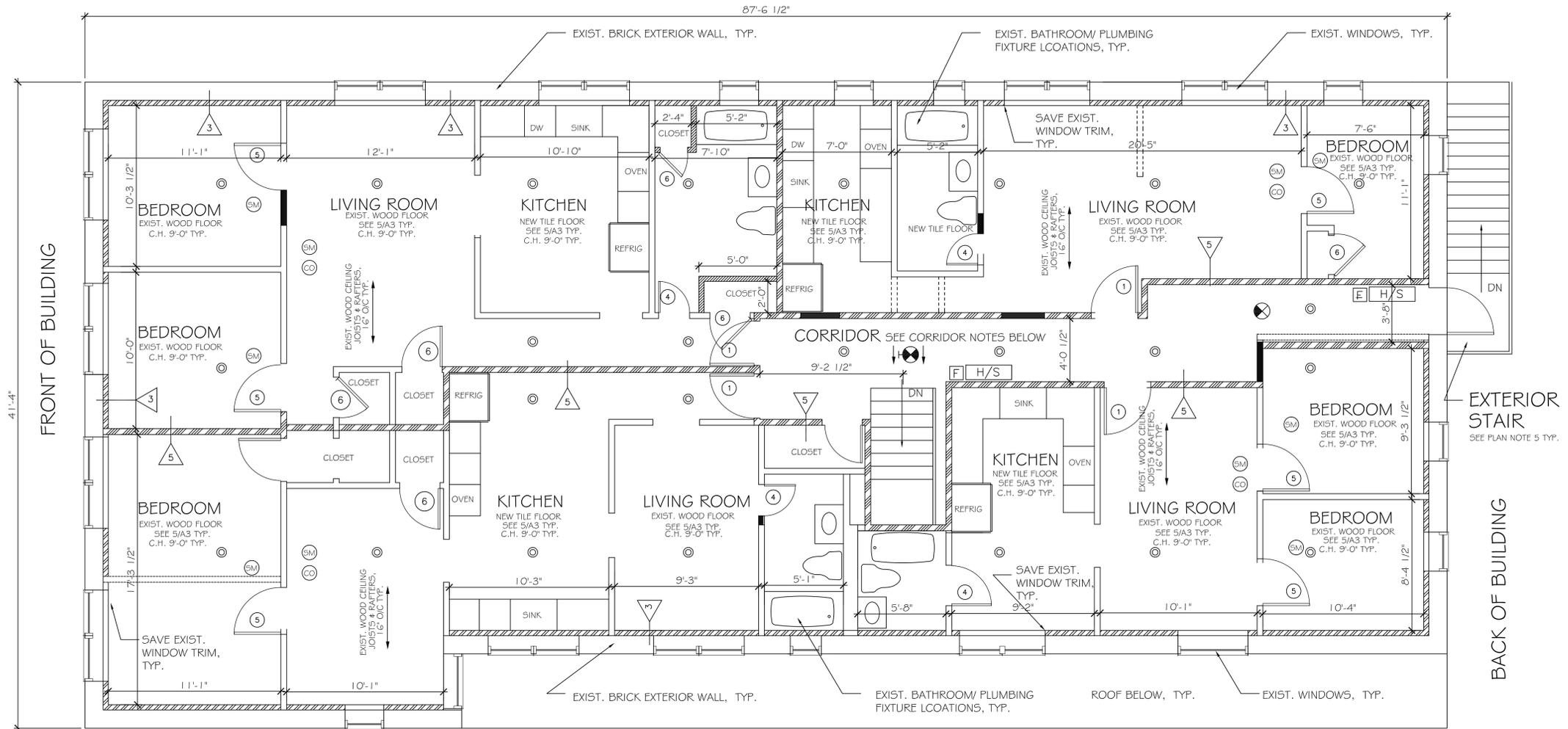


LEGEND

- SYMBOLS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS DUE TO GRAPHICS. INSTALL AS PER THE NYS BUILDING CODE, TYP.
- U.O.N. ALL CONDITIONS ARE EXISTING, TYP.
- LEGEND
 - WOOD POSTS SHALL BE A MIN. 3-2x4 OR 3-2x6 WOOD STUDS FASTENED TOGETHER AS PER CODE.
 - EXISTING WALLS AS FRAMED - NEED DRYWALL, TYP.
 - REMOVE EXISTING WALLS
 - NEW INTERIOR 2x4 WOOD STUD WALL, 1/2" O/C W/ 1/2" GYP. BD. BOTH SIDES
 - NEW INTERIOR 2x4 WOOD STUD WALL, 1/2" O/C W/ R-11 BATT INSULATION TYPE, VAPOR BARRIER ON THE WARM SIDE OF THE SPACE
 - NEW INTERIOR 2x4 WOOD STUD WALL, 1/2" O/C W/ 1/2" W.R. GYP. BD ONE SIDE & 1/2" GYP. BD. OTHER
 - NEW 2x4 OR 2x6 WOOD STUDS, 1/2" O/C, W/ 5/8" F.C. GYP. BD EACH SIDE - UL305 ONE HOUR RATED ASSEMBLY - CONT. WALL TO UNDERSIDE OF FLOOR OR ROOF SYSTEM ABOVE - GYP. BD. MUST BE CONTINUOUS - TAPE ALL JOINTS, SEAL ALL VOIDS WITH FIRE RATED CAULKING, TYP. & R-19 BATT INSULATION.
 - INFILL EXISTING OPENING W/ WOOD STUDS & GYPSUM BOARD U.O.N. OR ADD ADDITIONAL NEW WOOD STUDS ALONG EXISTING
 - EXHAUST FAN, VENTED TO THE EXTERIOR
NOTE ALL BATHROOMS - MECHANICALLY VENTED (50 CFM INTERMITTENT OR 30 CFM CONT.) TO THE EXTERIOR AND TERMINATE USING A WEATHERTIGHT BAFFLE DEVICE.
 - SMOKE DETECTOR. SEE NOTE 1/4/A.1.
 - CARBON MONOXIDE DETECTOR. SEE NOTE 1/4/A.1.
 - SPRINKLER HEAD



PROJECT DESCRIPTION

NEW RENOVATION TO THE SECOND FLOOR OF A 2 STORY BUILDING. THE SECOND FLOOR IS 3,318 SQ. FT. WITH BRICK EXTERIOR WALLS, WOOD FLOOR JOISTS AND STEEL BEAM FLOOR SUPPORTS. THE FIRST FLOOR IS CURRENTLY AN EXISTING CHINESE RESTAURANT.

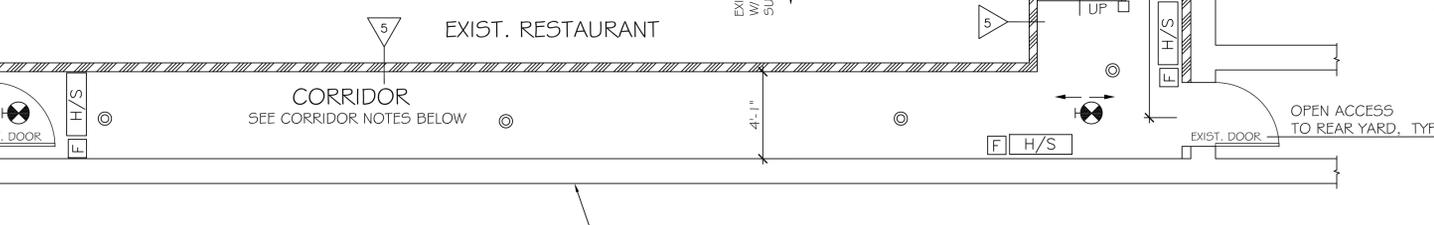
BUILDING CODE ANALYSIS

DESCRIPTION	CODE SECTION	REQUIRED/ALLOWED	PROVIDED
CLASSIFICATION	303.1.1	R2 OCCUPANCY	R2 OCCUPANCY
AREA	503	R-2 9,000 SQ. FT. A-2 9,500 SQ. FT.	EXIST. 3,318 SQ. FT. LESS
HEIGHT	503	EXIST. 2 STORY	EXIST. 2 STORY
MIXED OCCUPANCY	508.3	YES	A2/R2
SEPARATED OCCUPANCY	508.3.3	YES - 1 HOUR	1 HOUR
CONSTRUCTION TYPE	601	EXIST. 3B	3B
EXTERIOR WALLS	601	2 HOUR	2 HOUR
FIRE BARRIERS	706	NO (NOT SEPARATE FIRE AREAS)	NO
FIRE PARTITIONS	708	YES	YES - DWELLING UNITS, CORRIDORS, OCCUPANCIES
SHAFT ENCLOSURES	707.4	YES-1 HOUR	1 HOUR
CONCEALED SPACES	717.4	YES-3,000 SQ. FT.	YES
FIRE SPRINKLER	903.2.7	YES	YES
FIRE ALARM	907.2.1	YES	YES
FIRE DETECTION	907.2.2.1	YES	YES
OCCUPANT LOAD - DORMITORY	1004.1.1	50 GROSS	67
EGRESS	1005	2	2
EXIT TRAVEL DISTANCE	1016.1	200 FEET	20 FEET MAX.
CORRIDOR - RATING	1017.1	.5 HOUR	1 HOUR
CORRIDOR - WIDTH	1017.2	44 INCHES	44 INCHES
CORRIDOR - DEAD END	1017.3	20 FEET	15 FEET
EXITS - NUMBER	1019.2	2	2
EXIT ENCLOSURE	1020.1	1 HOUR	1 HOUR
EXIT ENCLOSURE - OPENINGS	1020.7.1	FIRE RATED	FIRE RATED
EXIT PASSAGEWAY	1021.1	1 HOUR	1 HOUR
EXTERIOR STAIRWAYS	1023.2.6	YES - 75 FEET & LESS	YES - SEPARATION PROVIDED
EXIT DISCHARGE	1024.1.1 & 2	1 HOUR & SPRINKLER	1 HOUR & SPRINKLER

A SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NOTES - 2 NEW ONE BEDROOM AND 2 NEW 2 BEDROOM APARTMENTS

- INTERIOR WALLS SHOWN ARE FRAMED AND REQUIRE GYPSUM BOARD ON BOTH SIDES UNLESS OTHERWISE NOTED, TYP.
- ALL CEILINGS ARE FRAMED AND REQUIRE GYPSUM BOARD UNLESS OTHERWISE NOTED. CEILINGS MUST COMPLY WITH DETAILS 5/A3 TYP.
- BATHROOMS SHALL HAVE WATER RESISTANT GYPSUM BOARD AT WALLS AND CEILINGS, AND A CEMENT BOARD PRODUCT ON THE FLOORS, TYP. UNLESS OTHERWISE NOTED ARE TILED ALREADY.
- NEW PLUMBING FIXTURES ARE DIRECT REPLACEMENT. CONFIRM WASTE, WATER AND VENTING COMPLY WITH THE NYS BUILDING CODE. SEE 2/A2 TYP.
- EXTERIOR STAIR MUST COMPLY WITH NYS BUILDING CODE SECTION 1023 - CONTRACTOR TO SUBMIT PLANS FOR REVIEW.
- EXIST. CEILING HEIGHT IS 9'-0". CONTRACTOR TO CONFIRM.



B FIRST FLOOR PLAN @ EGRESS
SCALE: 1/4" = 1'-0"

CORRIDOR NOTES

- ALL WALLS SURROUNDING A CORRIDOR MUST BE ONE HOUR FIRE RATED CONSTRUCTION.
- ALL CEILINGS WITHIN A CORRIDOR MUST BE ONE HOUR FIRE RATED CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH SECTION 708 OF THE NYS BUILDING CODE.

GENERAL NOTES:

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. THE NEW YORK STATE BUILDING CODE OF 2010 SHALL GOVERN.
- THE ARCHITECT IS NOT BEING HIRED FOR SUPERVISION OF CONSTRUCTION AND THE CONTRACTOR IS RESPONSIBLE FOR METHODS OF CONSTRUCTION USED.
- CONTRACTOR SHALL PERFORM ALL WORK REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT, WHETHER OR NOT ALL ASPECTS ARE INDICATED ON THE DRAWINGS. THE INTENTION OF DRAWINGS IS TO PRODUCE A COMPLETE AND PROPERLY FUNCTIONING BUILDING.
- TESTING LABORATORY SERVICES SHALL BE SUBJECT TO THE ARCHITECT'S REQUEST AND MAY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, STRUCTURAL CONCRETE, STEEL, ETC.
- THE ARCHITECT IS TO BE INFORMED OF ANY UNKNOWN, DISCOVERED CONDITIONS THAT CONSTITUTE DISCREPANCIES BETWEEN THE DRAWINGS & SPECIFICATIONS WITH EXISTING CONDITIONS.
- ALL WALLS AND FLOOR ARE TO BE ADEQUATELY BRACED & SHORED UNTIL ALL PERMANENT FRAMING AND SUPPORTS ARE IN PLACE.
- THE CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT THE ARCHITECT'S CONSENT AND AS APPROVED BY THE BUILDING CODE OF NEW YORK.

LIST OF PLANS

A1 - PROPOSED FLOOR PLAN
A2 - SCHEMATICS, NOTES
A3 - DETAILS

NEW YORK STATE EDUCATION LAW

Unauthorized alteration or addition to or reproduction of these plans (pages 1 to 7) and specifications is a violation of Section 7209, subdivision 2, of the New York State Education Law.
Signed
David Niemotko, Registered Architect NYS License # 021931

REVISION

OWNER REVIEW
DATE: 7-13-15
NO: 1

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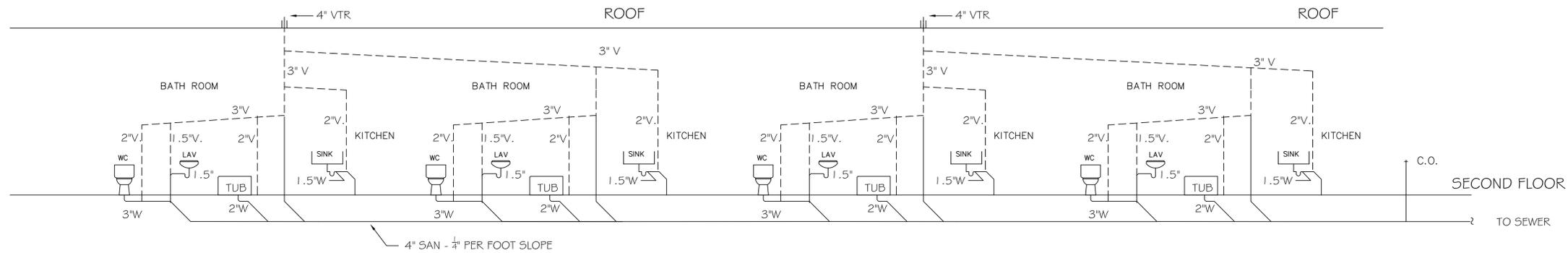
DETAILS, SCHEDULES AND NOTES
NEW APARTMENTS AT 466 BROADWAY
ALTERATION TO EXIST. SECOND FLOOR

ZHENG-FU-INC.
466 BROADWAY
MONTICELLO, NY

SCALE: AS NOTED

DRAWN:
CAD #
JOB #
DATE: 6/29/15

SHEET No.
A-1
PAGE - 1 OF 3

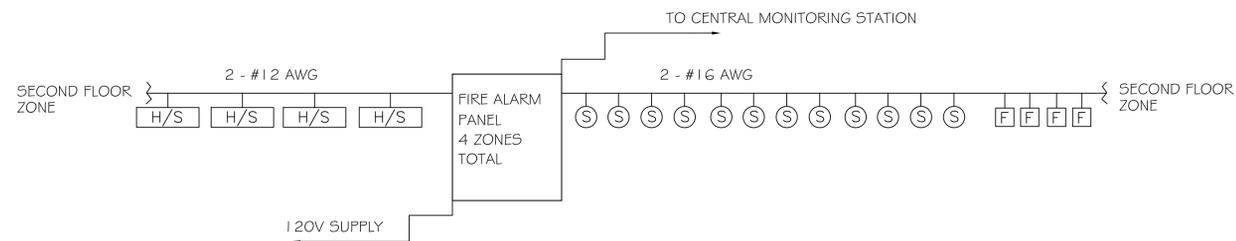


2 PLUMBING RISER DIAGRAM - VENT & WASTE

A2 SCALE: NTS

NOTES

- COVER ALL EXPOSED HOT WATER PIPING W/ 1/2" WALL, FOAM INSULATION, I.E. ARMORFLEX OR APPD EQUAL.
- ~~UNDER-SLAB SANITARY PIPE CAN BE SCHEDULE 40, PLASTIC.~~
- SLOPE 4" WASTE @ 1/4" PER FOOT.
- INSTALL FIREPROOF CAULK AROUND ALL PIPE AND DUCT PENETRATIONS THROUGH FLOOR, TYP.
- PIPE PENETRATIONS THROUGH THE FOUNDATION WALL SHALL BE 2 PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. THE VOID SHALL BE FILLED WITH A "FLEXIBLE, WATERPROOF" MATERIAL, I.E. "LINK-SEAL".
- NEW PLUMBING FIXTURES ARE DIRECT REPLACEMENT. CONFIRM WASTE, WATER AND VENTING COMPLY WITH THE NYS BUILDING CODE.



1 FIRE ALARM SCHEMATIC

A2 SCALE: NTS

PLAN NOTES

- INSTALL AND LOCATE FIRE ALARM EQUIPMENT AS PER THE BUILDING CODE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

- | | | | |
|--|--|--|--|
| | EXHAUST FAN, DUCT TO EXTERIOR. SEE NOTE 5/A1
INSTALL AS PER MANUF. SPECS. | | FIRE ALARM SYSTEM HORN/STROBE ANNUNCIATOR |
| | SMOKE DETECTOR, HARD WIRED AND BATTERY BACK-UP | | EXIT LIGHT |
| | CARBON MONOXIDE DETECTOR. SEE NOTE 14/A1 | | EMERGENCY- BATTERY BACK-UP-LIGHTING UNIT |
| | EXTERIOR LIGHT AS PER CODE | | LIGHTED EXIT SIGN WITH WALL MOUNTED DIRECTIONAL ARROW &
& LED LIGHT STRIP AND NI-CAD BATTERY BACK-UP, 120 VOLT |
| | HEAT DETECTOR - MOUNT WITHIN 3 FEET | | LIGHTED EXIT SIGN WITH CEILING MOUNTED DIRECTIONAL ARROW &
& LED LIGHT STRIP AND NI-CAD BATTERY BACK-UP, 120 VOLT |
| | FIRE ALARM DOUBLE ACTION PULL STATION | | EGRESS PATH OF TRAVEL |
| | | | COMBINATION HORN/STROBE LIGHT DEVICE FOR ADA RESTROOMS |

GENERAL NOTES - ELECTRICAL

- CONTRACTOR/OWNER SHALL COMPLY WITH ALL APPLICABLE CODES, CODE AMENDMENTS, STANDARDS, ORDINANCES, RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: LOCAL ZONING ORDINANCES, BUILDING CODE OF NEW YORK STATE, RESIDENTIAL CODE OF NEW YORK STATE, FIRE CODE OF NEW YORK STATE, 2010 NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- THE ARCHITECT/ENGINEER SHALL HAVE THE RIGHT AT ALL TIMES TO EXAMINE THE WORK AND DETERMINE CONFORMANCE WITH THE REQUIREMENTS AND INTENT OF THE CONTRACT DOCUMENTS AS INTERPRETED BY THE ARCHITECT/ENGINEER. ANY INSTALLATION THAT IS REWORKED SHALL BE DONE AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR ONE YEAR FROM THE FINAL ACCEPTANCE DATE OF THE OWNER.
- FOR ITEMS TO BE PROVIDED BY THE OWNER OR TENANT, WORK BY OTHERS, AND MISCELLANEOUS SPECIAL REQUIREMENTS, REFER TO DRAWINGS.
- COORDINATE ELECTRICAL INSTALLATION WITH OTHER COMPONENTS.
- PROVIDE FIRE EXTINGUISHERS IN LOCATIONS AS DIRECTED BY THE LOCAL FIRE MARSHALL/INSPECTOR.
- ALL EXPOSED CABLE AND WIRE RUNS SHALL BE INSTALLED IN EMT WITH COMPRESSION FITTINGS THROUGHOUT THE BUILDING.
- THE CONTRACTOR SHALL INSTALL AN EMERGENCY EGRESS SYSTEM INCLUDING LIGHTS, LIT SIGNS AND FIRE PROTECTION SYSTEM IN ACCORDANCE WITH NFPA LIFE SAFETY CODE 101. THE LIGHTS SHALL BE POWERED FROM THE EMERGENCY LIGHTING INVERTER NORMALLY OFF BUS AND SHALL ACTIVATE ONLY WHEN UTILITY POWER IS INTERRUPTED.
- THE CONTRACTOR SHALL INSTALL CONDUIT AND CABLE FOR BUILDING SECURITY SYSTEM.

~~11. ALL CABLE INSIDE THE BUILDING SHALL BE THHN, ALL CABLE OUTSIDE THE BUILDING SHALL BE RHW-2, UNLESS OTHERWISE NOTED.~~

- ALL RECEPTACLES SHALL BE MOUNTED 18" AFF, EXCEPT ABOVE COUNTER RECEPTACLES, WHICH SHALL BE MOUNTED 6" ABOVE BACKSPASH. DO NOT INSTALL BOXES BACK-TO-BACK IN WALL.
- CONTRACTOR TO CONFIRM THAT THE EXISTING PANEL CAN HANDLE THE LOADS AND/OR INSTALL NEW PANEL AND SERVICE.

GENERAL NOTES - MECHANICAL

MECHANICAL CONTRACTOR TO SUBMIT SHOP DRAWINGS & SUBMITTALS FOR REVIEW. OWNER WANTS A FORCED HOT AND COOL AIR SYSTEM.

- ALL WORK, INCLUDING THE ENTIRE HVAC SYSTEM AND GAS PIPING, SHALL CONFORM TO THE NYS BUILDING CODE, NFPA, AND ALL OTHER APPLICABLE CODES.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- ALL CONTROL WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE.
- ALL DUCTWORK SHALL BE WRAPPED WITH A MIN. ONE INCH INSULATION, FOIL FACE COVER, IN ACCORDANCE WITH THE NYS ENERGY CODE. ALL JOINTS SHALL BE TAPED SECURELY, PROVIDING A VAPOR TIGHT SEAL.
- PROVIDE ALL MISCELLANEOUS HARDWARE AND DEVICES FOR A COMPLETE AND OPERATIVE HVAC SYSTEM.
- ALL SUPPLE GRILLES SHALL BE ADJUSTED AND SYSTEM BALANCED TO PROVIDE AIR FLOWS (CFM) NEEDED ACCORDING TO EACH ROOM AND SIZE.
- ALL DUCT AND GAS PIPING CONNECTIONS TO HVAC UNITS SHALL BE COMPLETED WITH FLEXIBLE CONNECTIONS FOR VIBRATION ISOLATION.
- TRANSITION SUPPLY AND RETURN DUCTS TO HVAC OPENINGS AND CONNECT TO UNIT WITH FLEXIBLE DUCT CONNECTIONS.

GENERAL NOTES - SPRINKLER SYSTEM

THIS PROJECT WILL NEED A SPRINKLER SYSTEM. CONTRACTOR TO PREPARE PLANS TO SUBMIT TO THE ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW. ARCHITECTURAL PLANS INDICATE 120 TO 130 SQ. FT. OF COVERAGE.

THIS SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT NFPA AND NEW YORK STATE BUILDING CODES FOR THE PROPOSED USE AND OCCUPANCY. ALL DEVICES SHALL BE APPROVED BY FACTORY MUTUAL AND/OR LISTED BY UNDERWRITERS LABORATORIES. ALL ELECTRICAL DEVICES SHALL BE LISTED BY THE 2010 BUILDING CODE.

LOCAL AUTHORITIES HAVING JURISDICTION AND THE INSURANCE CARRIER, IF APPLICABLE, WILL HAVE FINAL APPROVAL OF THE INSTALLATION AND DESIGN.

THE SPRINKLER SYSTEM SHALL BE DESIGNED, FURNISHED AND INSTALLED COMPLETE WITH ALL ITEMS, AS INCLUDED IN THE SCOPE OF WORK, SPECIFIED IN THE CONTRACT AND IN ACCORDANCE WITH ALL CURRENTLY ACCEPTED IBC AND NFPA CODES.

SPRINKLER MATERIALS:

PIPING: ALL PIPING AND FITTINGS SHALL BE LISTED FOR USE IN SPRINKLER SYSTEMS AND SHALL BE IN ACCORDANCE TO THE LATEST NFPA STANDARDS.

DESIGN NOTES:

- THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED SPRINKLER DESIGN DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE A DRY SYSTEM IN AREAS IN UN HEATED AREAS.
- ALL MATERIAL SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
- ALL EQUIPMENT SHALL BE APPROVED BY FACTORY MUTUAL.
- ALL HANGERS SHALL BE INSTALLED IN ACCORDANCE TO NFPA #13 SECT. 3-15.

- ⊙ VIKING MODEL M SEMI-RECESSED SPRINKLER HEAD
- VIKING MODEL M UPRIGHT SPRINKLER HEAD
- ▼ DRY SIDEWALL SPRINKLER HEAD

REVISION

OWNER REVIEW

DATE 7-13-15

NO. 1

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NOTE
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DETAILS-SCHEDULES-AND-NOTES
NEW-APARTMENTS-AT-466-BROADWAY
ALTERATION-TO-EXIST-SECOND-FLOOR

ZHENG-FU-INC.
466-BROADWAY
MONTICELLO-NY
SBL-111-5-21

SCALE: AS NOTED

DRAWN:

CAD #

JOB # JOB

PLOT DATE: 6/29/15

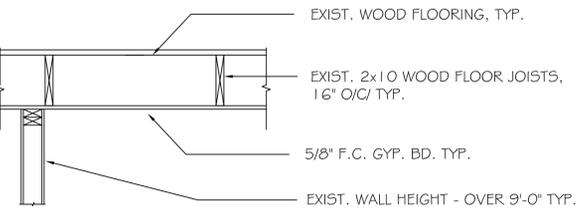
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DOOR SCHEDULE				
DOOR #	OPENING SIZE	DOOR MAT. & FINISH	HWRE SETS	REMARKS
1	3'-0" x 6'-8"	MTL./ PAINT	6	ONE HOUR RATED, FPSC, INTERIOR
2	3'-0" x 6'-8"	HM. / PAINT	1	EXTERIOR EGRESS DOOR
3				
4	2'-0" x 6'-8"	WD. / PAINT	4	BATHROOM
5	3'-0" x 6'-8"	WD. / PAINT	2	BEDROOM
6	2'-6" x 6'-8"	WD. / PAINT	3	CLOSET

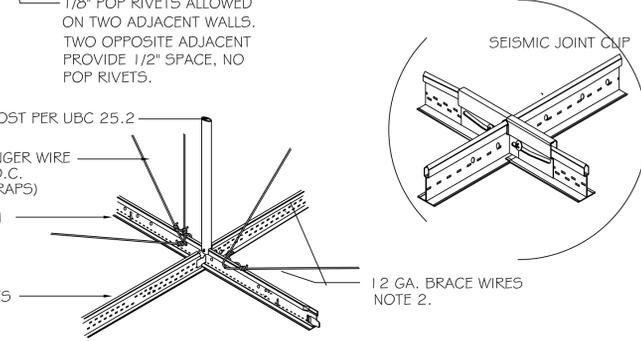
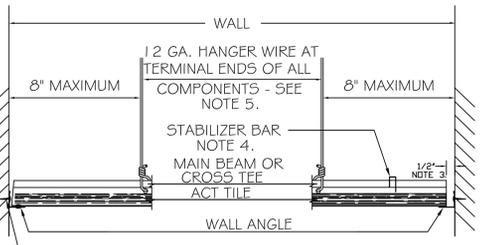
DOOR TYPES

- INTERIOR DOORS TO BE PINE WOOD, 6 PANEL DESIGN OR AS APPROVED BY OWNER.
- APARTMENT ENTRANCE DOORS MUST BE HOLLOW METAL, ONE HOUR RATED WITH A 6 PANEL DESIGN.



4 DETAIL - ONE HOUR RATED CEILING
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L501 AS STANDARD
 - TO BE USED WITH DETAIL 3/A3 OR STAND ALONE.



3 SUSPENSION CEILING DETAILS - ACT TILE
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- LOCAL AGENCY HAS JURISDICTION
 - BRACING WIRES TO BE ATTACHED A MAXIMUM OF 45° TO THE PLANE OF THE CEILING.
 - THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2" CLEARANCE AT ENDS OF COMPONENTS.
 - CONTINUOUS SPACER BAR TO BE LOCKED TO COMPONENTS ON UNATTACHED WALL.
 - COMPONENT TERMINAL ENDS MUST BE SUPPORTED BY A 1/2 GA. HANGER WIRE ON ALL WALLS.
 - CEILING ASSEMBLY TO BE USED BELOW FIRE RATED ASSEMBLIES.

HARDWARE SETS

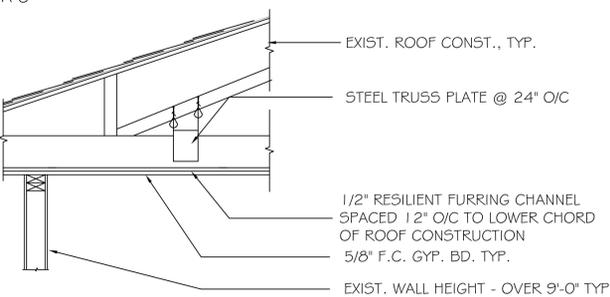
- SET #1**
- 3 EA. - STANDARD HINGE STANLEY FBB 179
 - 4 1/2" x 4 1/2" U526D
 - 1 EA. - EXIT DEVICE VON DUPRIN 22L 5P28
 - 1 EA. - CYLINDER FALCON C987 626
 - 1 EA. - KEYING K5P IC CORE x 626
 - 1 EA. - SURFACE CLOSER LCN 1261 Rw/PA AL
 - 1 EA. - THRESHOLD: NGP 486-36"
 - 1 EA. - SWEEP PE 1806 ICP x 36"
 - 1 EA. - GASKETING NGP 601A-36"
 - 1 EA. - WEATHERSTRIPPING NGP 1 GOVA-36" x 84"

- SET #2 - BEDROOM**
- 3 EA. - STANDARD HINGE STANLEY FBB 179
 - 4 1/2" x 4 1/2" U526D
 - 1 EA. - LOCKSET: FALCON T581 A/A 626/626 LH 0051 64-000 PASSAGE FUNCTION
 - 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 - 3 EA. - DOOR SILENCERS: IVE5 5R24

- SET #3 - NO LOCKS CLOSET**
- 3 EA. - STANDARD HINGE STANLEY FBB 179
 - 4 1/2" x 4 1/2" U526D
 - 1 EA. - LOCKSET: FALCON T581 A/A 626/626 LH 0051 64-000 PASSAGE FUNCTION
 - 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 - 3 EA. - DOOR SILENCERS: IVE5 5R24

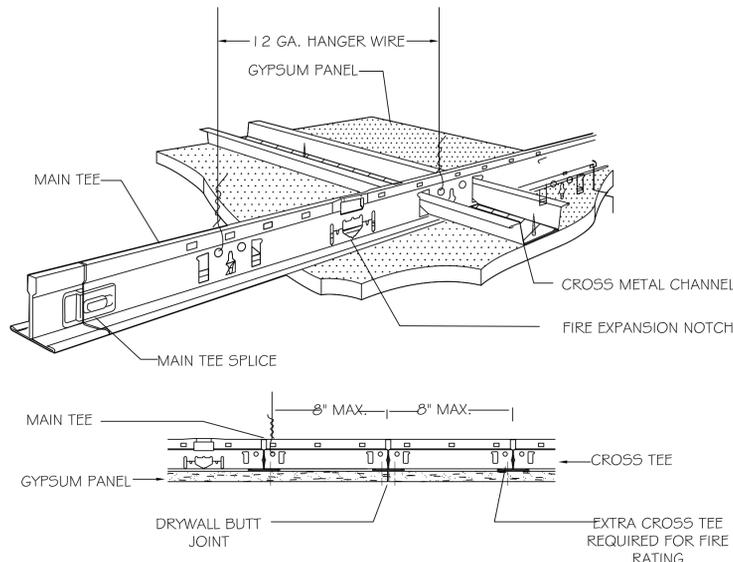
- SET #4 - BATHROOM - LOCK (BUTTON) INSIDE, NONE OUTSIDE**
- 3 EA. - STANDARD HINGE STANLEY FBB 179 4 1/2" x 4 1/2" U526D
 - 1 EA. - LOCKSET: FALCON T301 A/A 626/626 LH 0051 64-000 PRIVACY FUNCTION
 - 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 - 3 EA. - DOOR SILENCERS: IVE5 5R24

- SET #6 - FIRE RATED DOORS**
- 3 EA. - STANDARD HINGE STANLEY FBB 168 HW
 - 4 1/2" x 4 1/2" U526D
 - 1 EA. - LOCKSET: FALCON T561 A/A 626/626 164-000 IC-6 CLASSROOM FUNCTION
 - 1 EA. - KEYING K5P IC CORE x 626
 - 1 EA. - CLOSER / STOP COMBINATION, LCN 1461 9 CUSH.
 - 3 EA. - DOOR SILENCERS: IVE5 5R24



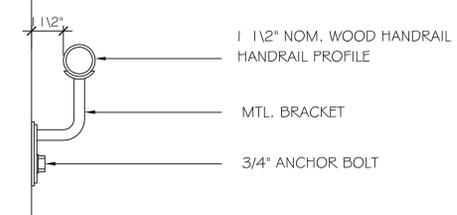
5 DETAIL - ONE HOUR RATED CEILING AT ROOF / CEILING CONSTRUCTION
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL P533 AND RC 2603 AS STANDARD
 - TO BE USED WITH DETAIL 3/A3 OR STAND ALONE.

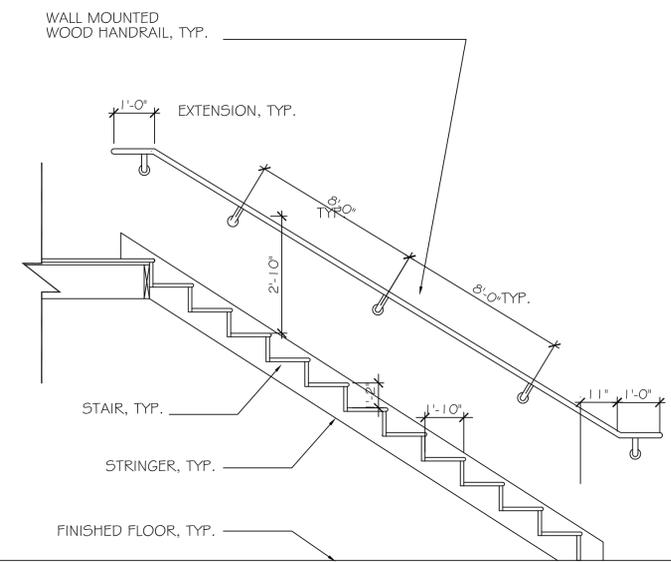


2A SUSPENSION CEILING DETAILS - GYPSUM WALL BOARD - 1 HOUR RATED
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L525 ASSEMBLY.
 - ARMSTRONG SYSTEM DFR8000 FIRE GUARD DRYWALL GRID SYSTEM WITH 5/8" FC GYP. BD. PANELS.

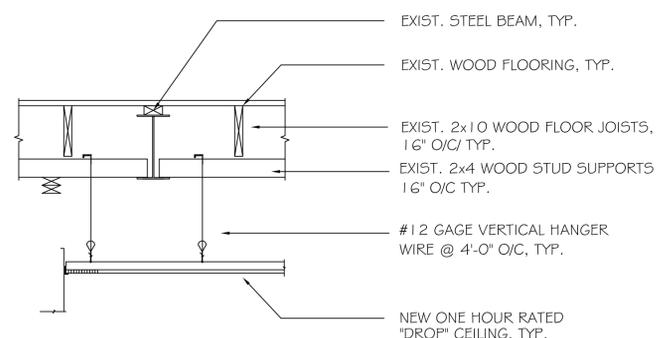


DETAIL 06
 SCALE: 1/2" = 1'-0"



1 STAIR DETAIL
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- BUILDING CODE SECTION 1009.5 ALLOWS STAIRWAY CONSTRUCTION TO BE CONSISTENT WITH THE BUILDING'S TYPE OF CONSTRUCTION.
 - EGRESS STAIRS ARE NOT REQUIRED TO BE ADA ACCESSIBLE PER SECTION 1104. THIS PROJECT WILL BE USING THEM AS A COMMUNICATING STAIR ALSO THEREFORE HANDRAILS MUST COMPLY WITH ADA REQUIREMENTS.
 - ALL STAIRS, LANDINGS AND RAILINGS SHALL COMPLY WITH SECTION 1009 - RISERS SHALL BE A MIN. 4 INCHES TO 7 INCHES AND TREADS SHALL BE A MIN. OF 11 INCHES.



2 DETAIL - ONE HOUR RATED CEILING
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L525 - SEE DETAIL 2A/A3
 - ASSEMBLY FOR FIRST FLOOR CEILING

REVISION	OWNER REVIEW
DATE	7-13-15
NO.	1

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 ALTERATION-TO-EXIST-SECOND-FLOOR

ZHENG-FU-INC.
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 MONTICELLO-NY

SHEET TITLE: SBL-111-5-21

SCALE	A3_NOTED
DRAWN	
CAD #	
JOB #	JOB
PLOT DATE	6/29/15

SHEET No.
A-3
 PAGE-3-OF-3

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July 6, 2015


Sullivan County Division of Planning & Environmental Management
100 North Street – PO Box 5012
Monticello, NY 12701
Via Email

Re: Q-15-09-E 466 Broadway, Monticello, NY


Upon our walk through of the second floor on June 25, 2015 and the basement on July 2, 2015, the following observations were noticed regarding the structural integrity of the building:

1. The second floor structural system is comprised of 2x10 wood joists, 16" o/c, spanning the "short dimension" or width of the building with an intermediate load bearing wall below and exterior load bearing masonry walls. The size and spacing of the joists coupled with their spans as a system do not meet the Building Code's requirements for the proposed floor loading of the second floor. The span of the wood joists exceeds the Building Code's requirements. While I noticed steel beams in the floor system, these beams span in the same direction as the floor joists and are used to support the ceiling of the first floor restaurant. Some type of additional structural design will need to be designed to satisfy the new loading requirements of the proposed apartment use of the second floor. Perhaps, the steel beams can be utilized in a new design. Further, this design work may involve measuring and drafting some of the existing conditions of the restaurant to demonstrate the impact on the first floor.
2. The first floor structural system is comprised of mostly 2x10 wood joists, 16"o/c, spanning the width of the building with 3 rows of steel beams spanning the length of the building, which, in turn, support the floor joists. The joists and beams also bear on exterior foundation masonry walls. The steel beams are supported by steel posts or masonry piers spaced approximately 8'-0" apart from each other. This system creates 4 spans for the existing wood floor joists. The first 2 steel beams appear to reduce the span

466 BROADWAY, MONTICELLO, NY
PROJECT: SECOND FLOOR APARTMENTS
DAVID NIEMOTKO ARCHITECTS P.C.

7/15/15 PRELIMINARY CONSTRUCTION COST ESTIMATE

	Area Square feet or Linear feet	Unit Cost	Total
1500	General Conditions	0	\$0
2000	Demolition	\$ 5,000	\$5,000
6100	Carpentry - Framing	\$ 5,000	\$5,000
	Carpentry - Trim	1,500 \$ 8	\$12,000
6200	Cabinetry - Kitchen	66 \$ 200	\$13,200
7200	Building Insulation	7,500 \$ 5	\$37,500
8100	Interior Doors and Hardware	22 \$ 200	\$4,400
8410	Glazing	0 \$ -	\$0
9250	Gypsum Wallboard - Ceilings-Second Floor	3,318 \$ 10	\$33,180
	Gypsum Wallboard - Ceilings-First Floor	311 \$ 10	\$3,110
	Gypsum Wallboard - Walls-Second Floor	12,000 \$ 5	\$60,000
	Gypsum Wallboard - Walls-First Floor	2,000 \$ 5	\$10,000
9300	Wood Flooring	3,318 \$ 5	\$16,590
9900	Painting	20,000 \$ 1	\$20,000
10155	Specialties - Exterior Stairs	\$ 8,000	\$8,000
	Appliances	12 \$ 750	\$9,000
14000	Plumbing	24 \$ 1,500	\$36,000
	Plumbing - Gas	\$ 5,000	\$5,000
14001	Sprinkler System	3,630 \$ 8	\$29,040
	Back Flow Preventer	\$ 5,000	\$5,000
15000	Mechanical	3,630 \$ 10	\$36,300
16000	Electrical	3,630 \$ 12	\$43,560
	New Service & Panel	\$ 5,000	\$5,000
16001	Fire Alarm	3,630 \$ 2	\$7,260
	Sub-Total		\$404,140
	General Conditions	0.05	\$20,207
***	Total		\$424,347
***	Overhead and Profit of a General Contractor is not included		

of the wood joists satisfactorily. Yet, the last span created is experiencing deflection in the floor joists as evidenced by the temporary shoring along this area. In addition, it appears the span, coupled with the size and spacing of the floor joists of this last bay, will not satisfy the Building Code. This will require some type of additional structural design to satisfy the existing commercial loading of this space. Further, some of the joists throughout have experienced damage from fire and will need to be replaced or an additional joist will need to be added alongside the existing.

It should be noted that the current Owner has maintained the basement space very well and there appears no evidence of neglect. Please contact me at your earliest convenience with any questions or comments.

Sincerely,

David Niemotko (Electronic Signature)

David Niemotko, R.A., AIA, NCARB



BUILDING RENOVATION SUMMARY

Assessment prepared for: [REDACTED]
Sullivan County Division of Planning and Environmental
Management



Property address: 456 Broadway, Monticello, NY
Assessment report date: July 23, 2015
Prepared by: Gregg DeAngelis, AIA

PROPOSED USES

Goals: Based on review of a market analysis prepared for the Village of Monticello, conversations with the Planning Department, and review of the overall goals of the NYS grant program, we have identified several potential uses which would enhance the streetscape along Broadway, provide destinations for community residents, and be cost-effective to accommodate in this building.

Recommendations: First Floor:
Retail stores, ranging in size from 750 to 2,000 square feet. The Village has lost a majority of its retail space to regional shopping centers and a recent perception that downtown is an undesirable place to visit. For example, boutique clothing, food or gift shops, specialty apparel or sport shops, a small grocery or a specialty apparel store would enhance the downtown district.

A full-service restaurant with a small bar. The Village has identified a need for moderately-priced restaurants located in the downtown core. A new restaurant located in the portion of the building previously occupied by a restaurant could comfortably accommodate 50 -80 for dining.

Art or craft exhibition gallery, containing from 750 to 2,000 square feet. We understand that a prominent local artist's association has expressed a desire to establish additional exhibit space along Broadway.



Second Floor:

Commercial office space. The entire floor, approximately 3,300 square feet, could be rented to one tenant or the space could remain subdivided for smaller offices ranging in size from 500 to 1,000 square feet. Owing to its location in the county seat, this building is ideal for offices of legal professionals or small service businesses. Some examples of service businesses include: insurance, accounting, tax consultants, engineering and architectural firms, graphic or landscape designers, and title and abstract firms.

Depending on the extent of walls and ceilings to remain, the renovation costs will vary.

FAÇADE AND STREETSCAPE IMPROVEMENT

Recommended repairs: Replace deteriorated terra cotta with similar masonry materials. Inspect and repoint brick veneer masonry. Repair or replace damaged double hung windows and restore ornamental transoms on second floor.

Potential Enhancements: Replace aluminum storefront systems and existing deteriorated and mis-matched wood paneled systems throughout with new wood paneled storefront systems. Install retractable awnings along length of façade. Provide Village compliant signage with decorative lighting for street-level tenants. Signage materials should be consistent for each tenant. Install windows along east elevation to provide street-level views of restaurant interior and increase natural light within restaurant.

BUILDING CODE ISSUES

General: From a building code point of view, the existing building is ideally suited for the proposed tenants identified above. The occupancy classifications of the proposed tenants are substantially similar to those of the prior tenants, therefore the extent of code-required upgrades for new tenants is expected to be less than if changes from commercial to residential uses were being considered.

The existing fire sprinkler system provides a high level of fire safety and reduces the extent of required upgrades to the building.

The most costly building code issue that will impact the building renovation is the requirement that one hour fire separations be provided between the retail tenants and second floor offices, and between the restaurant and adjoining tenants. Therefore gypsum board fire separations will need to be installed below the second floor framing and in first floor tenant demising walls.

The second means of egress from the restaurant will have to be upgraded to provide a clear path to the street. Code-complaint handrails and stairs will need to be installed. Existing locked gates will have to be removed.

Subject to approval by local code officials, it appears that the second means of egress from the second floor can be removed and the corridor space leading to it converted to rentable tenant space. Should the code officials require continued use of this exit, a permanent exterior fire escape will have to be constructed to provide safe passage to the rear yard egress.

The NYS building code does not require installation of an elevator to provide an accessible route to the second floor because the cost of an elevator will exceed 20% of the cost of renovations. Please note that if second floor tenants include healthcare practitioners, an elevator would be required regardless of renovation costs under the requirements of the Americans with Disabilities Act (ADA).

Potential Concerns:

The NYS Building Code allows for renovation of existing buildings as long as the level of fire safety is not diminished. However, local code officials and fire inspectors often require upgrades to existing mechanical, plumbing, electrical and fire safety systems to meet current codes when a building has been unoccupied for a year or more. The cost estimates provided with this summary include cost allowances for system upgrades.

Energy Code: The NYS Energy Conservation Code continues to evolve and become more detailed with respect to energy conservation requirements. Thermal insulation will be required to be installed in all exterior walls. Holes and cracks that permit air infiltration through windows and walls will have to be sealed. Replacement windows and storefront systems will have to comply with stringent code requirements. If the roof system is replaced, insulation will have to be added to meet the current code.

EXISTING DRAWINGS AND CONCEPTUAL PLANNING DIAGRAMS

Existing drawings: Existing First Floor Plan, Sheet EX-1, dated July 21, 2015.
Existing Second Floor Plan, Sheet EX-2, dated July 21, 2015.
Existing Front Elevation, Sheet EX-3, dated July 21, 2015.

Conceptual diagrams: Proposed First Floor Plan, Sheet SK-1, dated July 21, 2015.
Proposed Second Floor Plan, Sheet SK-2, dated July 21, 2015.
Proposed Front Elevation, Sheet SK-3, dated July 21, 2015.

CONSTRUCTION BUDGETS

Summary, dated July 23, 2015.

Street Facade, dated July 23, 2015.

Building Shell, dated July 23, 2015.

First Floor:

Restaurant Tenant Portion (3,000 SF), dated July 23, 2015.

Retail Tenants Portion (3,100 SF), dated July 23, 2015.

Second Floor:

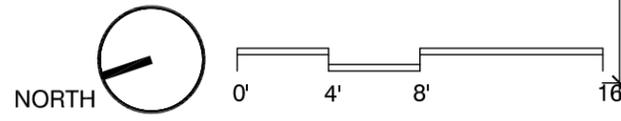
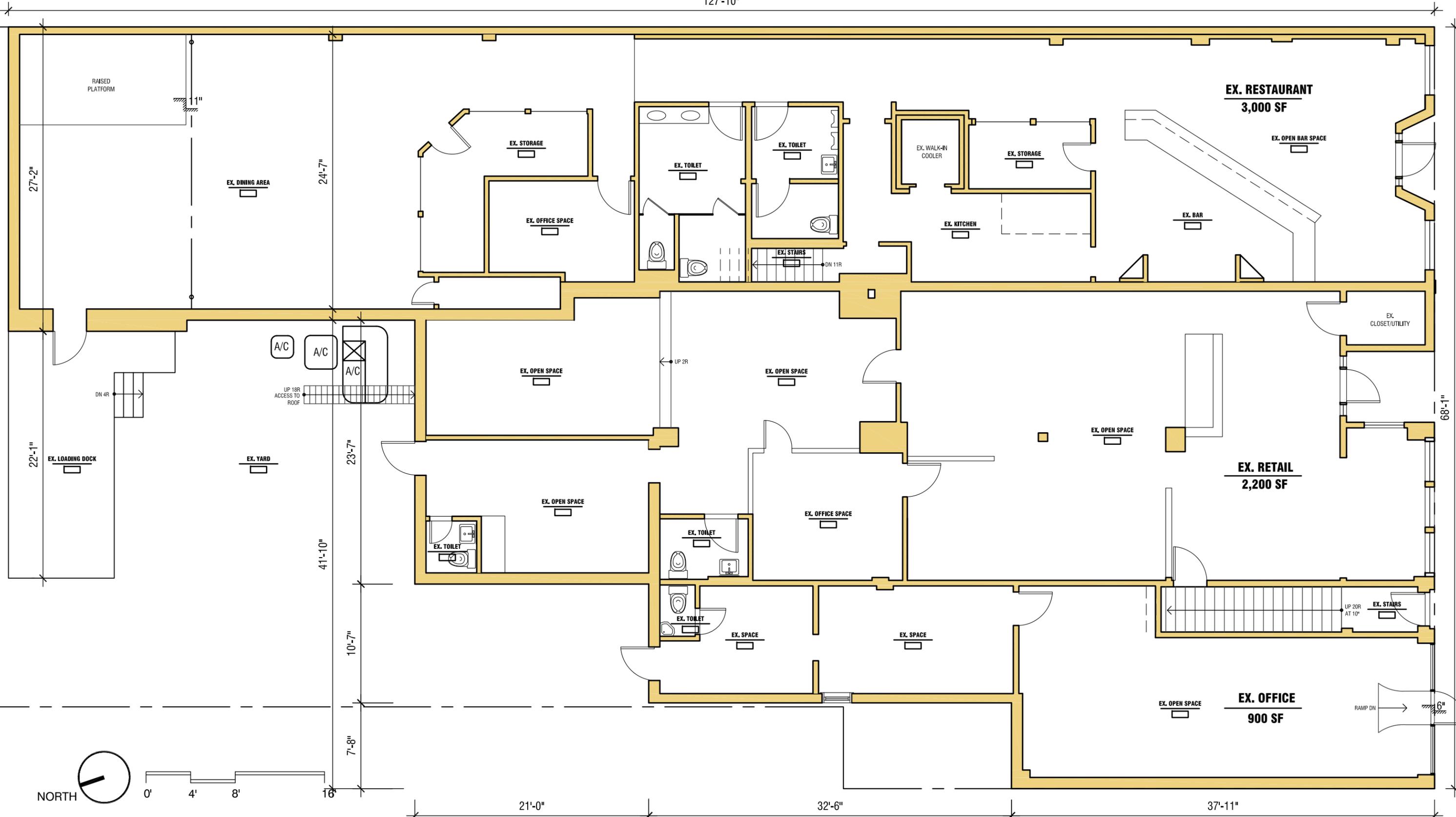
Commercial Tenants (3,300 SF), dated July 23, 2015.

APPENDIX

Building Assessment Report, dated June 23, 2015.

S:\0-PROJECTS\1 Current\1517 - 456 Broadway Monticello\3-Reports-Estimates\RPT 456 Broadway Proposed 15-07-23.doc

127'-10"



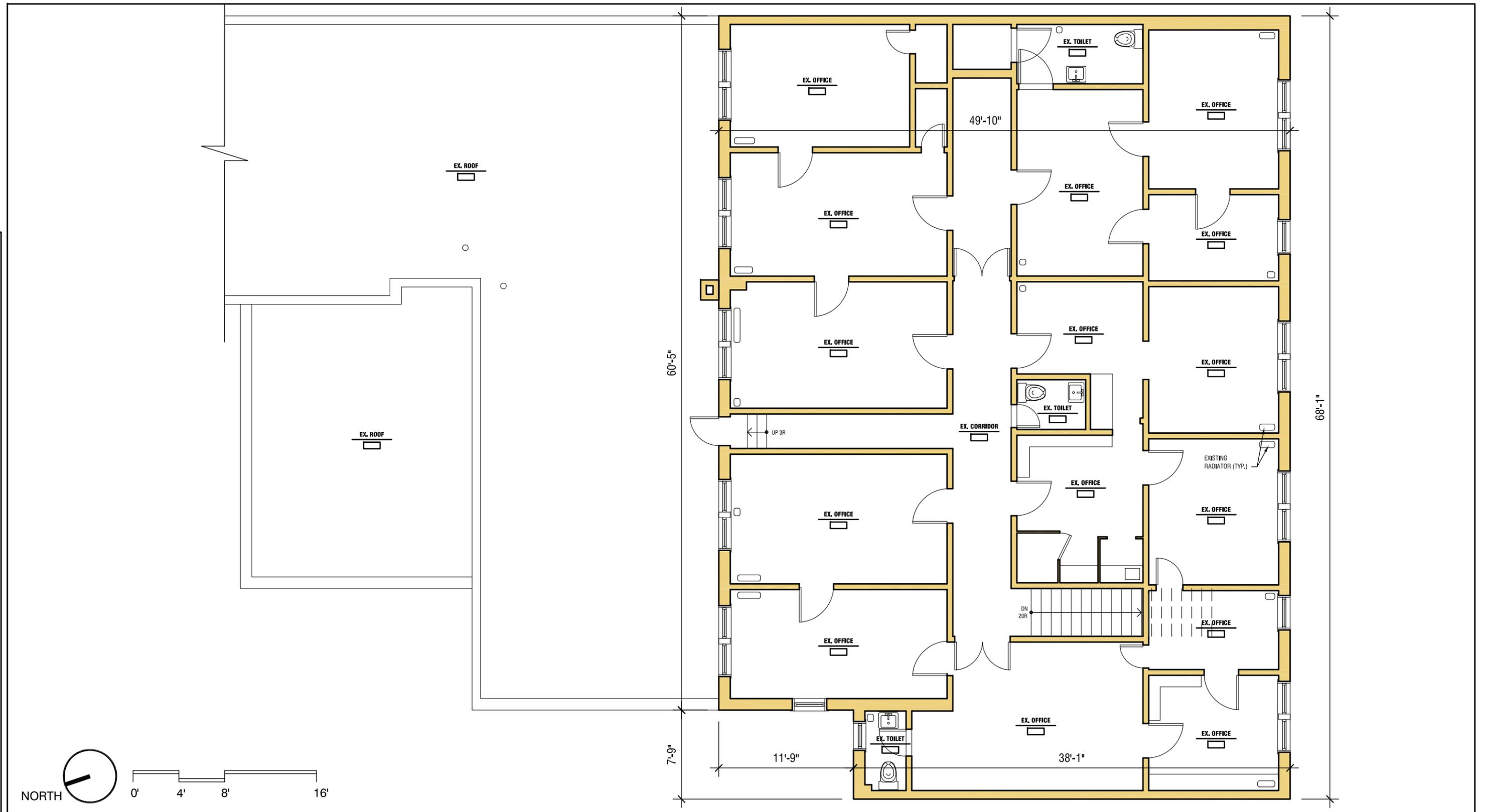
DEANGELIS ARCHITECTURAL SERVICES, LLC
 451 EAST BOSTON POST ROAD
 MAMARONECK, NY 10543
 (914) 777-2727

EXISTING FIRST FLOOR PLAN
CONCEPTUAL STUDY

456 BROADWAY
 MONTICELLO, NY

REV:
 DATE: 07.21.15
 SCALE: 1/8" = 1'-0"

EX-1



DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD
MAMARONECK, NY 10543
(914) 777-2727

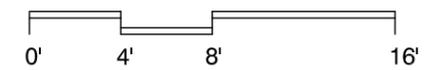
EXISTING SECOND FLOOR PLAN

CONCEPTUAL STUDY

456 BROADWAY
MONTICELLO, NY

REV:
DATE: 07.21.15
SCALE: 1/8" = 1'-0"

EX-2



DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD
MAMARONECK, NY 10543
(914) 777-2727

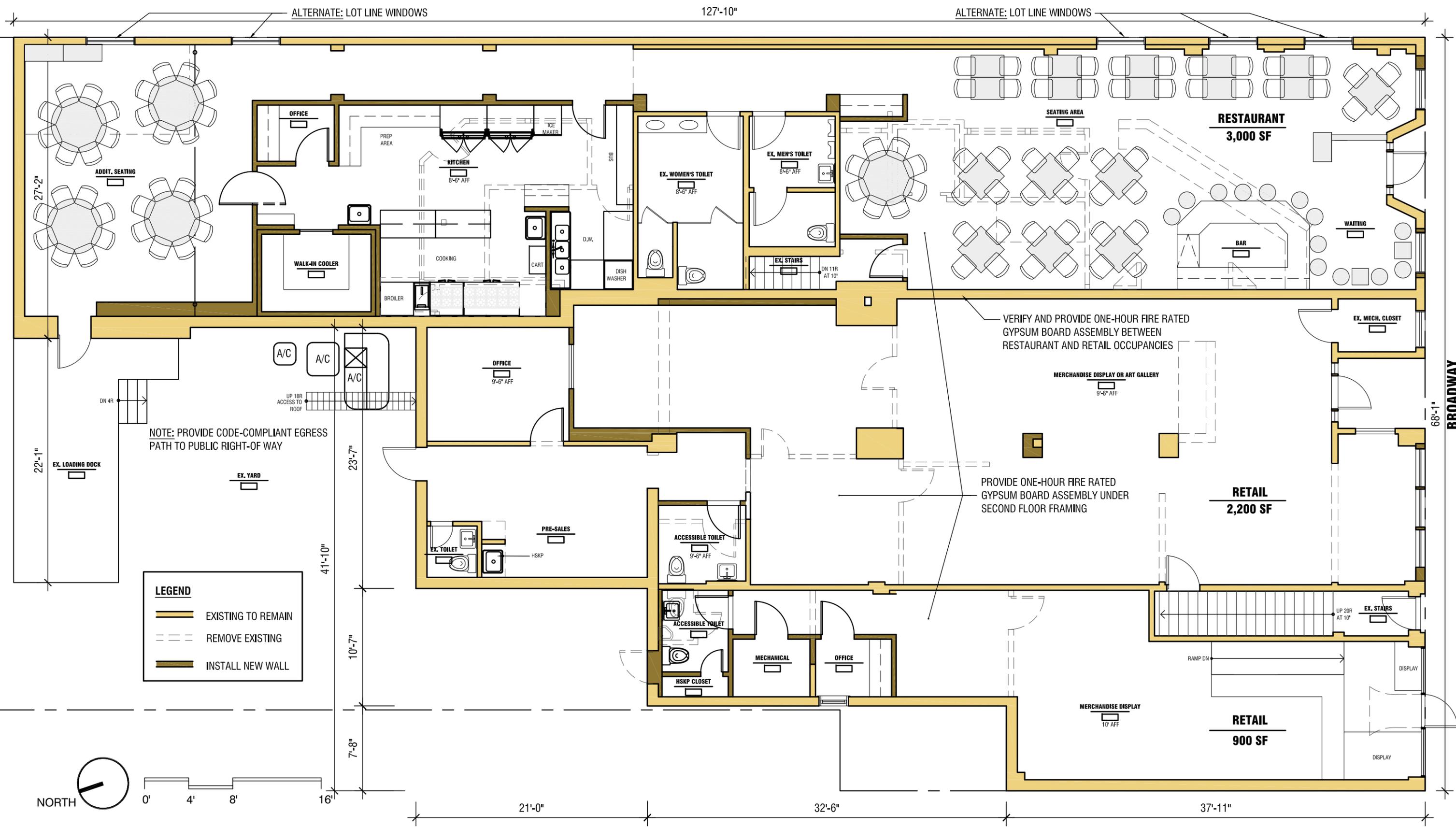
EXISTING FRONT ELEVATION

CONCEPTUAL STUDY

456 BROADWAY
MONTICELLO, NY

REV:
DATE: 07.21.15
SCALE: 1/8" = 1'-0"

EX-3



DEANGELIS ARCHITECTURAL SERVICES, LLC

DAS

451 EAST BOSTON POST ROAD
MAMARONECK, NY 10543
(914) 777-2727

PROPOSED FIRST FLOOR PLAN

CONCEPTUAL STUDY

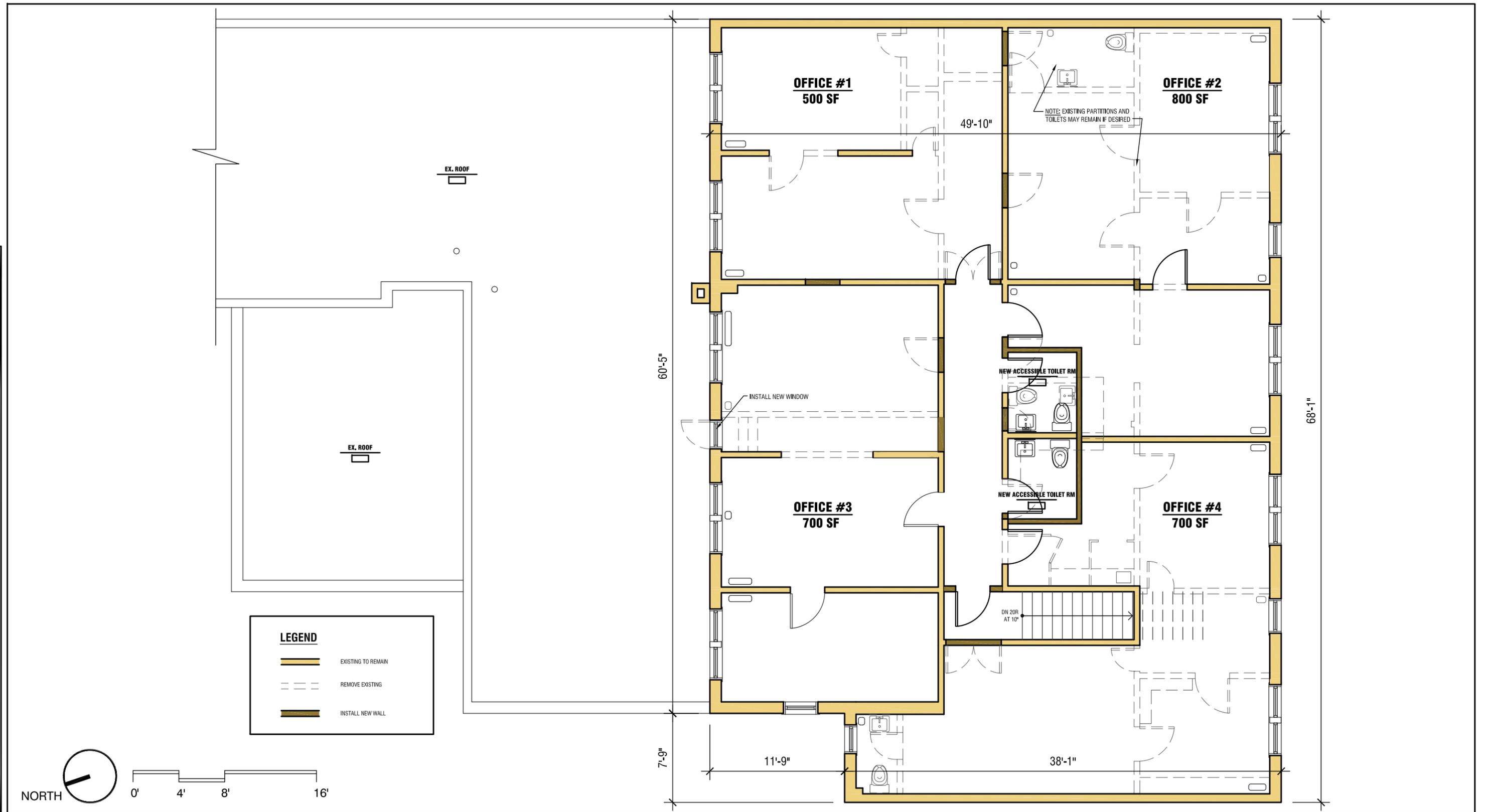
456 BROADWAY
MONTICELLO, NY

REV:

DATE: 07.21.15

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

SK-1



DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD
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(914) 777-2727

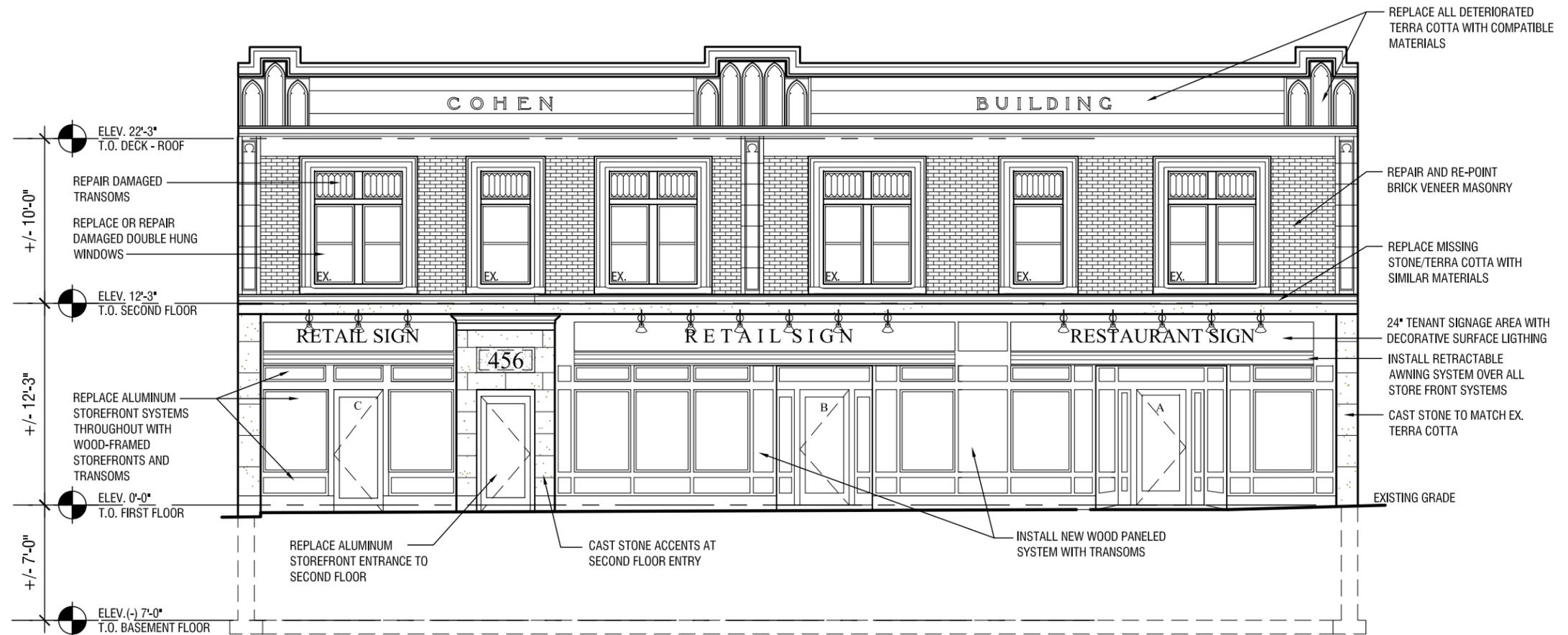
PROPOSED SECOND FLOOR PLAN

CONCEPTUAL STUDY

456 BROADWAY
MONTICELLO, NY

REV:
DATE: 07.21.15
SCALE: 1/8" = 1'-0"

SK-2



DEANGELIS ARCHITECTURAL SERVICES, LLC



451 EAST BOSTON POST ROAD
MAMARONECK, NY 10543
(914) 777-2727

PROPOSED FRONT ELEVATION

CONCEPTUAL STUDY

456 BROADWAY
MONTICELLO, NY

REV:
DATE: 07.21.15
SCALE: 1/8" = 1'-0"

SK-3

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	Lower	Higher	
<u>CONSTRUCTION BUDGET SUMMARY</u>			
Street Façade			
Construction Budget	\$51,625	\$79,625	
Building Shell			
Construction Budget	\$45,500	\$87,500	
Restaurant Tenant Portion of First Floor			
Construction Budget	\$200,375	\$282,188	3,000 SF
Retail Tenants Portion of First Floor			
Construction Budget	\$182,000	\$261,625	3,100 SF
Commercial Tenants on Second Floor			
Construction Budget	\$155,531	\$229,688	3,300 SF
TOTAL	\$635,031	\$940,625	9,400 SF
	\$68 / SF	\$100 / SF	

Notes:

1. Actual project costs may vary due to unknown concealed conditions; selected finish materials; changes to the project scope; phasing requirements; temporary construction; escalation, and market conditions at time of bid.
2. This construction budget estimate does not include soft costs (i.e. architectural, engineering, or filing/permit fees), furniture, equipment, or special light fixtures, unless specifically noted above.
3. This construction budget estimate is based on construction occurring while the building is unoccupied.
4. This construction budget estimate does not include investigation and/or abatement for hazardous materials.

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	<u>Lower</u>	<u>Higher</u>	
<u>STREET FAÇADE</u>			
Street Façade			
Replace damaged terra cotta and masonry	7,500	10,000	Based on 500 SF SF at \$30 - 50 / SF
Replace storefront with wood & glass panels	15,000	25,000	
Repair second floor windows and transoms	5,000	10,000	(10) openings
Install lot line windows at first floor	15,000	20,000	(5) Fire-rated steel windows
Cast Stone accent elements	3,500	5,000	Second Floor Entry
Awnings	10,000	15,000	
Lighting	3,000	6,000	
SUBTOTAL	59,000	91,000	
Design and Construction Contingency	25 % 14,750	22,750	
TOTAL:	73,750	113,750	
Labor and Materials Adjustment	(30.00) % (22,125)	(34,125)	Adjustment for project location
TOTAL CONSTRUCTION BUDGET:	\$51,625	\$79,625	

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	Lower	Higher	
BUILDING SHELL			
Site			
Landscaping	1,000	3,000	Rear yard and street façade
Paving / curbs / walkway repairs	7,500	10,000	Egress at rear
Security	1,000	2,000	
Stormwater Management	N.I.C.	N.I.C.	
Subtotal:	9,500	15,000	
Basement			
Waterproofing	10,000	20,000	Interior
Structural Allowance	2,500	5,000	repairs
Subtotal:	12,500	25,000	
Roof			
Roofing - Replace BUR with EPDM, flashing, clean drains, replace copings	30,000	60,000	approximately 6,200 SF
Subtotal:	30,000	60,000	
SUBTOTAL	52,000	100,000	
Design and Construction Contingency	25 % 13,000	25,000	
TOTAL:	65,000	125,000	
Labor and Materials Adjustment	(30.00) % (19,500)	(37,500)	Adjustment for project location
TOTAL CONSTRUCTION BUDGET:	\$45,500	\$87,500	

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	<u>Lower</u>	<u>Higher</u>	
<u>RESTAURANT TENANT PORTION OF FIRST FLOOR (3,000 SF)</u>			
Exterior			
Signage	5,000	7,500	
Subtotal:	5,000	7,500	
First Floor			
Provide gypsum board fire separations at ceilings and tenant demising walls.	15,000	30,000	
Relocate kitchen. Laminate and wood flooring throughout. Suspended acoustical tile and gypsum board ceilings.	150,000	180,000	Based on 3,000 SF at \$50 - 60 / SF
Modify existing ducted heating and air conditioning systems. Supplement existing AC systems.	10,000	15,000	
Modify existing hydronic heating distribution.	10,000	15,000	Capacity assumed to be sufficient
Kitchen equipment, exhaust hood, and Anslu system upgrades	N.I.C.	N.I.C.	By tenant
Plumbing: Kitchen and code-required upgrades, including RPZ	7,500	15,000	Allowance based on visual observation
Sprinkler system modifications to branch piping	5,000	7,500	Allowance. System capacity assumed to be sufficient.
Electric distribution and lighting	20,000	40,000	Common areas and Vanilla Box tenants. 2x4 fluorescent fixtures. Excludes specialty or decorative lighting. System capacity assumed to be sufficient.
Electric service and code-required upgrades	5,000	10,000	Allowance
Fire Alarm / Lifesafety devices	1,500	2,500	Allowance
Subtotal:	224,000	315,000	
SUBTOTAL	229,000	322,500	
Design and Construction Contingency	25 % 57,250	80,625	
TOTAL:	286,250	403,125	
Labor and Materials Adjustment	(30.00) % (85,875)	(120,938)	Adjustment for project location
TOTAL CONSTRUCTION BUDGET:	\$200,375 \$67 / SF	\$282,188 \$94 / SF	Approximately 3,000 SF

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	Lower	Higher	
<u>RETAIL TENANTS PORTION OF FIRST FLOOR (3,100 SF)</u>			
Exterior			
Signage	10,000	15,000	
Subtotal:	10,000	15,000	
First Floor			
Provide gypsum board fire separations at ceiling.	15,500	31,000	
Vanilla Box tenant spaces. Demolish existing finishes and ceilings throughout. Install wood stud and gypsum board partitions. Resilient flooring in common areas. Laminate and wood flooring in tenant spaces. Suspended acoustical tile and gypsum board ceilings.	124,000	155,000	Based on 3,100 SF at \$40 - 50 / SF
Modify existing ducted heating and air conditioning systems. Supplement existing AC systems.	10,000	15,000	Common areas and Vanilla Box tenants.
Modify existing hydronic heating distribution.	10,000	15,000	Common areas and Vanilla Box tenants. Capacity assumed to be sufficient.
Accessible toilet rooms (2 Total)	10,000	15,000	ceramic tile flooring and wainscot Allowance
Plumbing code-required upgrades	2,000	3,000	
Sprinkler system modifications to branch piping	5,000	7,500	Common areas and Vanilla Box tenants. System capacity assumed to be sufficient.
Electric distribution and lighting	15,000	30,000	Common areas and Vanilla Box tenants. 2x4 fluorescent fixtures. Excludes specialty or decorative lighting. System capacity assumed to be sufficient.
Electric service and code-required upgrades	5,000	10,000	Allowance
Fire Alarm / Lifesafety devices	1,500	2,500	Allowance
Subtotal:	198,000	284,000	
SUBTOTAL	208,000	299,000	
Design and Construction Contingency	25 % 52,000	74,750	
TOTAL:	260,000	373,750	
Labor and Materials Adjustment	(30.00) % (78,000)	(112,125)	Adjustment for project location
TOTAL CONSTRUCTION BUDGET:	\$182,000	\$261,625	Approximately 3,000 SF
	\$59 / SF	\$84 / SF	

PRELIMINARY CONSTRUCTION BUDGETS

	Budget Range		Notes
	Lower	Higher	
<u>(4) COMMERCIAL TENANTS ON SECOND FLOOR (3,300 SF)</u>			
Second Floor			
Vanilla Box tenant spaces. Demolish existing finishes and ceilings throughout. Install gypsum board on existing wood stud partitions. Resilient flooring in common areas. Laminate and wood flooring in tenant spaces. Suspended acoustical tile and gypsum board ceilings.	90,000	120,000	Based on 3,000 SF at \$30 - 40 / SF
Modify existing hydronic heating distribution.	5,000	7,500	Common areas and Vanilla Box tenants. Capacity assumed to be sufficient.
Install air conditioning systems	26,250	37,500	Common areas and Vanilla Box tenants.
Accessible toilet rooms (2 Total)	20,000	30,000	ceramic tile flooring and wainscot
Plumbing code-required upgrades	5,000	10,000	Allowance
Sprinkler system modifications to branch piping	10,000	15,000	Common areas and Vanilla Box tenants. System capacity assumed to be sufficient.
Electric distribution and lighting	15,000	30,000	Common areas and Vanilla Box tenants. 2x4 fluorescent fixtures. Excludes specialty or decorative lighting. System capacity assumed to be sufficient.
Electric service and code-required upgrades	5,000	10,000	Allowance
Fire Alarm / Lifesafety devices	1,500	2,500	Allowance
Subtotal:	<u>177,750</u>	<u>262,500</u>	
SUBTOTAL	177,750	262,500	
Design and Construction Contingency	25 % <u>44,438</u>	<u>65,625</u>	
TOTAL:	222,188	328,125	
Labor and Materials Adjustment	(30.00) % <u>(66,656)</u>	<u>(98,438)</u>	Adjustment for project location
TOTAL CONSTRUCTION BUDGET:	\$155,531 \$50 / SF	\$229,688 \$74 / SF	Approximately 3,000 SF



BUILDING ASSESSMENT

Assessment prepared for: [REDACTED]
Sullivan County Division of Planning and Environmental
Management



Property address: 456 Broadway, Monticello, NY
Assessment report date: June 23, 2015
Site inspection date: June 17, 2015
Prepared by: Gregg DeAngelis, AIA
Scope: The scope of this assessment is to identify existing structural issues which would impact the redevelopment of the building. The condition of key building systems and materials has been summarized.

GENERAL DESCRIPTION OF EXISTING CONDITIONS

Site / Streetscape: Over the past three years New York State has enhanced the existing streetscape on Broadway with the addition of planters and landscaping, supplementary lighting, and replacement of existing sidewalks and curbs. Handrails and ramps have been installed to improve accessibility.

Unimproved portions of the existing property are primarily hardscape with limited landscaping.

General Description: The building's age is uncertain, but it appears to date from the 1920's. The building structure is a combination of steel beams with wood floor and roof framing members. Exterior bearing walls are comprised of masonry. The building totals approximately 9,200 gross square feet on two floors.

The building has been vacant for several years. The first floor was most recently occupied with a combination of commercial tenants and a bar / restaurant. The second floor was most recently occupied by several commercial tenants.



Exterior:

Walls: The existing building is finished with a combination of brick veneer and stucco. Brick has recently been repointed throughout. Stucco has been installed over existing masonry on the east and west elevations. Masonry and stucco are in good condition throughout. Existing terra cotta accents and decorative details on the south (Broadway) elevation were damaged when signage and storefront systems were installed. Terra cotta is chipped or has deteriorated in numerous locations.

Storefront: Aluminum storefront systems have been installed for all first floor tenants facing Broadway. The storefront finishes vary and show evidence of weathering. The overall condition of the storefront systems varies from fair to poor.

Signage: Sign types vary for first floor tenants. The condition of signage varies from fair to poor. Existing awnings are in fair condition.

Windows: Existing windows are a combination of double-hung and fixed wood windows with ornamental transoms. Window frames on Broadway have been faced with aluminum trim. The condition of windows varies from fair to poor.

Roof: According to the building owner, all roof membranes, flashing and coping have recently been replaced. Terra cotta copings were observed to be absent in at least one location, thus leading to water infiltration.

Skylights: There are approximately six skylights over the second floor tenant spaces. Although they are of uncertain age, they appear to be watertight. Glazing in skylights is wired glass, as permitted by code.

Structural Conditions:

Exterior: No evidence of structural displacement or building settlement was observed.

Basement: Although a detailed survey of the basement was beyond the scope of this assessment report, no evidence of failure in the basement slab or foundation walls was observed.

First Floor: Existing wood framing members are in good condition. No liveliness "bounce" to the floors was noted. Deflection noted in one portion of the building. It should be noted that the observed deflection has probably been in place for a significant period of time.

Second Floor: Existing wood framing members are in good condition. No liveliness “bounce” to the floors was noted. Deflection noted in one portion of the building. It should be noted that the observed deflection has probably been in place for a significant period of time.

Roof: Roof framing was not directly observed. Based on the condition of other wood framing elements in the building, it is likely that these members are in fair to good condition. It is not known whether recent roof membrane replacements also included the replacement of damaged roof sheathing, or the addition of insulation.

Basement:

General: The condition and extent of the basement was not evaluated in detail. However, there is evidence of significant water infiltration over time. Standing water was observed in several locations. Extensive organic matter and mold was observed in at least two locations. The organic material did not appear to have compromised the structural integrity of the building.

First and Second Floor Interiors:

Ceilings: Existing first floor ceilings are a combination of pressed tin and 2x4 suspended acoustical tile in fair to poor condition. Existing second floor ceilings are typically 2x4 suspended acoustical tiles in fair condition. Several second floor office ceilings are of plaster on wood lath construction. Plaster ceilings have cracked in some locations. These cracks could be the result of prior water infiltration or settlement over time.

Walls: First floor walls are a combination of plaster on wood lath, gypsum board, and exposed masonry in good condition. Second floor walls are typically plaster on wood lath in good condition. It should be noted that painted finishes are peeling or delaminating throughout. This is assumed to be caused by variations in building conditioning over time due to vacancies and prior water infiltration.

Floors: Finished wood floors have buckled throughout due to water infiltration. Resilient flooring is in fair condition. Carpeting is in poor condition. Ceramic tile flooring is in good condition. The finished floor elevation of one first floor tenant is elevated above the sidewalk level approximately six (6) inches.

Doors and Frames: Doors and frames are typically wood on the second floor. They are in fair to good condition.

Woodwork & Trim: Woodwork and trim is typically painted and in good condition.

Plumbing Systems:

Fixtures: Fixtures and fittings are typically in poor condition.

Distribution: Copper domestic water distribution and cast iron waste lines were observed. It could not be determined whether the distribution systems are in compliance with current code requirements.

Fire Protection Systems:

Sprinkler: The fire sprinkler system design appears to be a dry pipe system, fed by a siamese connection located at grade in the front of the building. It is not known whether the system is operational, or when it was last inspected and tested.

Distribution: The building appears to have full sprinkler coverage. Sprinkler heads are typically exposed pendent type.

HVAC Systems:

First Floor: Heating and air conditioning is delivered to tenant spaces through a ducted air system. The age of the system is unknown, but it is likely to be at the end of its expected lifespan. Supply ductwork is typically insulated. Toilet exhaust systems were not observed. There is one Ansul fire suppression system located above the cooking area in the former restaurant.

Second Floor: Heating is provided through baseboard radiation in the corridor and cast iron radiators in tenant spaces. Ventilation and/or exhaust systems were not observed. Fuel source is assumed to be gas.

Electrical Systems:

Distribution: The condition of the existing electric distribution system was not observed.

Lighting: Existing lighting is typically recessed 2x4 fixtures in suspended ceilings. Decorative and strip fluorescent light fixtures were noted in several tenant spaces on each floor. The condition of light fixtures varies from fair to poor. Lamps were missing from several fixtures.

Hazardous Materials:

General: A detailed investigation of potentially hazardous materials, including but not limited to, asbestos, mold, and lead, is beyond the scope of this assessment report. The Owner should retain a qualified inspection and testing agency to evaluate the building for their presence. The materials listed below have commonly been of concern in buildings of this age.

Basement: Pipe surrounds and insulation could potentially contain asbestos.

First & Second Floor: Due to the age of the building, painted wall finishes are likely to contain lead. Resilient flooring adhesives may also contain asbestos.

Roof: Original and replacement roofing cements and membranes may contain asbestos.

EXISTING CONDITION PHOTOS



View from Broadway



View looking west on Broadway



View looking east on Broadway



Damaged terra cotta



Damaged terra cotta



First Floor – Former restaurant tenant
(photo courtesy of Sullivan County Division of Planning)



First Floor – Pressed tin ceiling
(photo courtesy of Sullivan County Division of Planning)



First Floor – Former commercial tenant



First Floor – Former commercial tenant
(photo courtesy of Sullivan County Division of Planning)



Second Floor – Damaged plaster and wood floors



Second Floor - Corridor



Second Floor – Former commercial tenant



Second Floor – Damaged paint and carpet



Second Floor – Peeling paint



Second Floor – Toilet room



Second Floor – Damaged plaster ceiling



BUILDING ASSESSMENT

Assessment prepared for:

[REDACTED]
Sullivan County Division of Planning and Environmental
Management

[REDACTED]

Property address:

456 Broadway, Monticello, NY

Assessment report date:

June 23, 2015

Site inspection date:

June 17, 2015

Prepared by:

Gregg DeAngelis, AIA

Scope:

The scope of this assessment is to identify existing structural issues which would impact the redevelopment of the building. The condition of key building systems and materials has been summarized.

GENERAL DESCRIPTION OF EXISTING CONDITIONS

Site / Streetscape:

Over the past three years New York State has enhanced the existing streetscape on Broadway with the addition of planters and landscaping, supplementary lighting, and replacement of existing sidewalks and curbs. Handrails and ramps have been installed to improve accessibility.

Unimproved portions of the existing property are primarily hardscape with limited landscaping.

General Description:

The building's age is uncertain, but it appears to date from the 1920's. The building structure is a combination of steel beams with wood floor and roof framing members. Exterior bearing walls are comprised of masonry. The building totals approximately 9,200 gross square feet on two floors.

The building has been vacant for several years. The first floor was most recently occupied with a combination of commercial tenants and a bar / restaurant. The second floor was most recently occupied by several commercial tenants.



Exterior:

Walls: The existing building is finished with a combination of brick veneer and stucco. Brick has recently been repointed throughout. Stucco has been installed over existing masonry on the east and west elevations. Masonry and stucco are in good condition throughout. Existing terra cotta accents and decorative details on the south (Broadway) elevation were damaged when signage and storefront systems were installed. Terra cotta is chipped or has deteriorated in numerous locations.

Storefront: Aluminum storefront systems have been installed for all first floor tenants facing Broadway. The storefront finishes vary and show evidence of weathering. The overall condition of the storefront systems varies from fair to poor.

Signage: Sign types vary for first floor tenants. The condition of signage varies from fair to poor. Existing awnings are in fair condition.

Windows: Existing windows are a combination of double-hung and fixed wood windows with ornamental transoms. Window frames on Broadway have been faced with aluminum trim. The condition of windows varies from fair to poor.

Roof: According to the building owner, all roof membranes, flashing and coping have recently been replaced. Terra cotta copings were observed to be absent in at least one location, thus leading to water infiltration.

Skylights: There are approximately six skylights over the second floor tenant spaces. Although they are of uncertain age, they appear to be watertight. Glazing in skylights is wired glass, as permitted by code.

Structural Conditions:

Exterior: No evidence of structural displacement or building settlement was observed.

Basement: Although a detailed survey of the basement was beyond the scope of this assessment report, no evidence of failure in the basement slab or foundation walls was observed.

First Floor: Existing wood framing members are in good condition. No liveliness "bounce" to the floors was noted. Deflection noted in one portion of the building. It should be noted that the observed deflection has probably been in place for a significant period of time.

Second Floor: Existing wood framing members are in good condition. No liveliness “bounce” to the floors was noted. Deflection noted in one portion of the building. It should be noted that the observed deflection has probably been in place for a significant period of time.

Roof: Roof framing was not directly observed. Based on the condition of other wood framing elements in the building, it is likely that these members are in fair to good condition. It is not known whether recent roof membrane replacements also included the replacement of damaged roof sheathing, or the addition of insulation.

Basement:

General: The condition and extent of the basement was not evaluated in detail. However, there is evidence of significant water infiltration over time. Standing water was observed in several locations. Extensive organic matter and mold was observed in at least two locations. The organic material did not appear to have compromised the structural integrity of the building.

First and Second Floor Interiors:

Ceilings: Existing first floor ceilings are a combination of pressed tin and 2x4 suspended acoustical tile in fair to poor condition. Existing second floor ceilings are typically 2x4 suspended acoustical tiles in fair condition. Several second floor office ceilings are of plaster on wood lath construction. Plaster ceilings have cracked in some locations. These cracks could be the result of prior water infiltration or settlement over time.

Walls: First floor walls are a combination of plaster on wood lath, gypsum board, and exposed masonry in good condition. Second floor walls are typically plaster on wood lath in good condition. It should be noted that painted finishes are peeling or delaminating throughout. This is assumed to be caused by variations in building conditioning over time due to vacancies and prior water infiltration.

Floors: Finished wood floors have buckled throughout due to water infiltration. Resilient flooring is in fair condition. Carpeting is in poor condition. Ceramic tile flooring is in good condition. The finished floor elevation of one first floor tenant is elevated above the sidewalk level approximately six (6) inches.

Doors and Frames: Doors and frames are typically wood on the second floor. They are in fair to good condition.

Woodwork & Trim: Woodwork and trim is typically painted and in good condition.

Plumbing Systems:

Fixtures: Fixtures and fittings are typically in poor condition.

Distribution: Copper domestic water distribution and cast iron waste lines were observed. It could not be determined whether the distribution systems are in compliance with current code requirements.

Fire Protection Systems:

Sprinkler: The fire sprinkler system design appears to be a dry pipe system, fed by a siamese connection located at grade in the front of the building. It is not known whether the system is operational, or when it was last inspected and tested.

Distribution: The building appears to have full sprinkler coverage. Sprinkler heads are typically exposed pendent type.

HVAC Systems:

First Floor: Heating and air conditioning is delivered to tenant spaces through a ducted air system. The age of the system is unknown, but it is likely to be at the end of its expected lifespan. Supply ductwork is typically insulated. Toilet exhaust systems were not observed. There is one Ansul fire suppression system located above the cooking area in the former restaurant.

Second Floor: Heating is provided through baseboard radiation in the corridor and cast iron radiators in tenant spaces. Ventilation and/or exhaust systems were not observed. Fuel source is assumed to be gas.

Electrical Systems:

Distribution: The condition of the existing electric distribution system was not observed.

Lighting: Existing lighting is typically recessed 2x4 fixtures in suspended ceilings. Decorative and strip fluorescent light fixtures were noted in several tenant spaces on each floor. The condition of light fixtures varies from fair to poor. Lamps were missing from several fixtures.

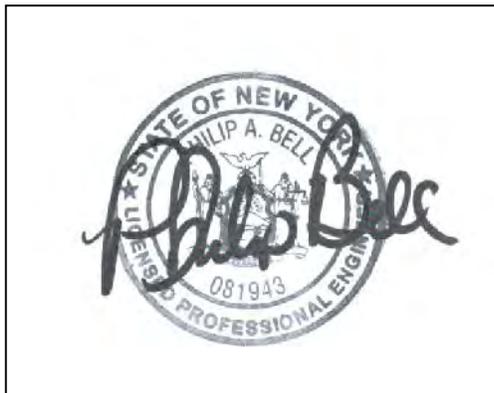
Hazardous Materials:

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Basement: Pipe surrounds and insulation could potentially contain asbestos.

First & Second Floor: Due to the age of the building, painted wall finishes are likely to contain lead. Resilient flooring adhesives may also contain asbestos.

Roof: Original and replacement roofing cements and membranes may contain asbestos.



Liscum McCormack Vanvoorhis
181 Church Street
Poughkeepsie, NY 12601

PREPARED BY:
Philip A. Bell, P.E.
Bell Engineering, PLLC
334 North Fostertown Drive
Newburgh, NY 12550
(845) 565-3802

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1. PROJECT DESCRIPTION / BACKGROUND

Bell Engineering and Liscum McCormack Vanvoorhis conducted a visual condition assessment and structural evaluation of the building located at 430 Main Street, Monticello, NY. The subject building is recorded as being built in 1910. The building footprint is 125' x 56' (Approx. 7000 gsf/floor) and is three stories tall.

The building components are as follows: The foundation is constructed of brick and mortar with internal piers constructed of brick and mortar, the building exterior walls are constructed of brick and mortar and act as bearing walls for each floor and the roof. The interior construction is comprised of a wood post and beam framing system with floor joists spanning laterally from side wall to side wall. The joists bear on the beams in the interior of the structure and tie into the exterior walls at each side which bear the weight at the joist ends. The beams are therefore running from the front to rear of the building supported by wood columns and the joists run across the beams from side to side. Exact dimensions of the beams, columns and floor joists were not recorded at this time.

2. OBSERVATIONS

BUILDING EXTERIOR

The exterior building walls appear to be in good to very good condition. Based on observation the walls are both level and plum. There is no indication of foundation settlement and the corner lines of the building remain straight and true. The façade is in good condition with the need for only minor repair, brick re-pointing and painting. The fascia and soffit at the top of the walls also appear to be in good condition and free of serious structural defect or rotting. The roof was not accessible due to failure.

BUILDING INTERIOR

The interior of the building is in very poor condition. The roof system designed to protect the interior of the building from the outside elements has failed some time ago. This has resulted in significant water damage to the wood framing structure. Over time, water breaks down the cellulose structure of the wood fiber and wood rot sets in. This results in a gradual deterioration of the wood members and ultimately leads to failure. Following are observations and photos taken at each floor.









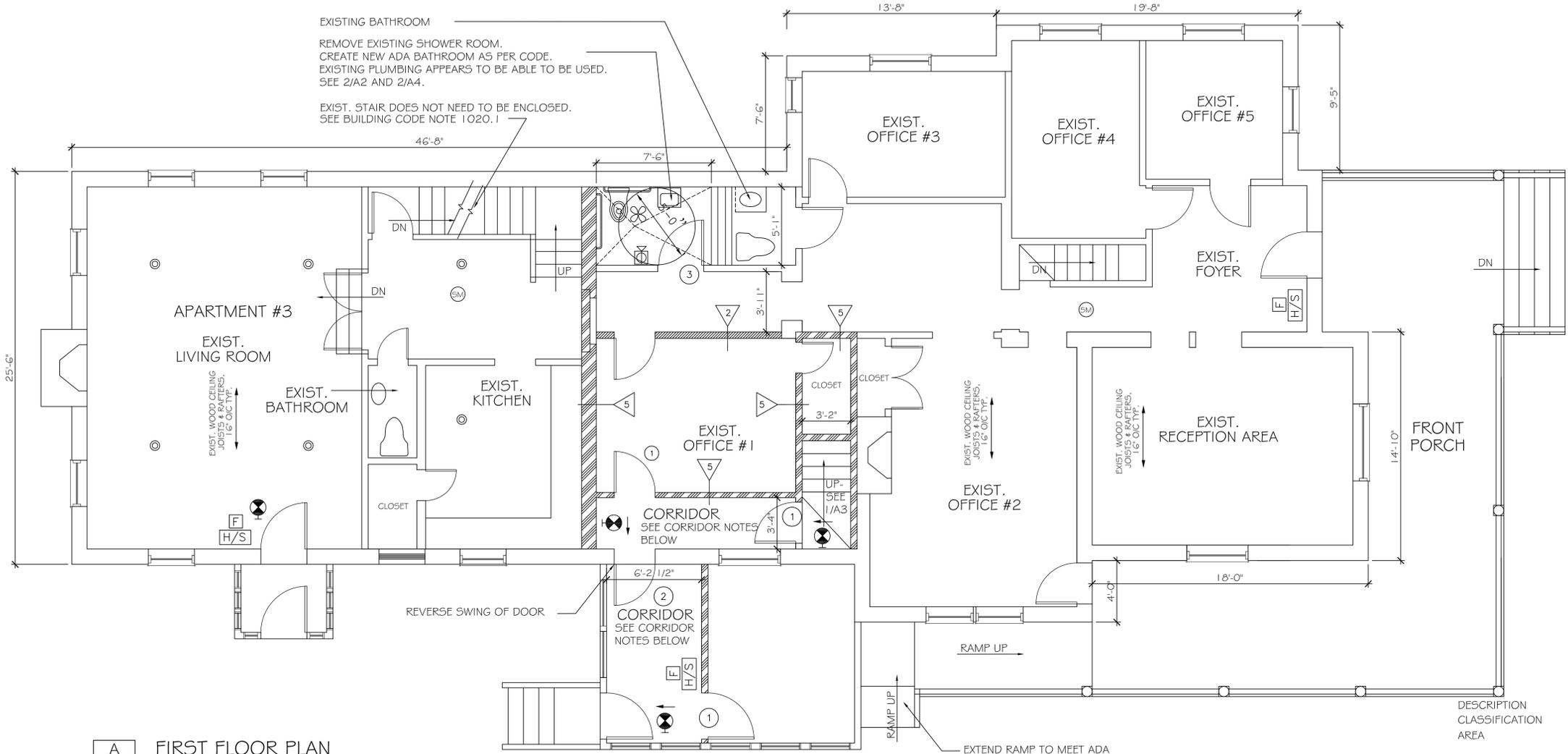


CONCLUSION

The exterior above grade walls, the basement walls and the basement piers are in good to very good structural condition. The basement walls show no sign of structural failure or movement. The exterior above grade walls examined give the same indication of straight corners and plum wall planes. There is no indication of movement in any of these wall structures. The rear exterior wall was not examined.

The interior wood frame structure has been extensively damaged by both exposure to weather and by fire. Portions of the roof, third level floor and second level floor show signs of complete failure. The ground level floor shows signs of extensive fire damage and although short of complete structural failure, the structural integrity of the ground level flooring system has been compromised.

It is recommended that the entire interior of the building be gutted and reconstructed using new construction materials. On the third level a portion of the roof framing is being supported by existing sprinkler piping. If this fails, sections of the roof could fall through several levels of the structure leading to further structural collapse. It is the opinion of the Engineer that this structure only be entered by experienced construction personnel and properly braced, from the basement level up to the third level, before any further activity is performed on the building interior.



- GENERAL NOTES:**
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES. THE NEW YORK STATE BUILDING CODE OF 2010 SHALL GOVERN.
 2. THE ARCHITECT IS NOT BEING HIRED FOR SUPERVISION OF CONSTRUCTION AND THE CONTRACTOR IS RESPONSIBLE FOR METHODS OF CONSTRUCTION USED.
 3. CONTRACTOR SHALL PERFORM ALL WORK REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT, WHETHER OR NOT ALL ASPECTS ARE INDICATED ON THE DRAWINGS. THE INTENTION OF DRAWINGS IS TO PRODUCE A COMPLETE AND PROPERLY FUNCTIONING BUILDING.
 4. TESTING LABORATORY SERVICES SHALL BE SUBJECT TO THE ARCHITECT'S REQUEST AND MAY INCLUDE BUT ARE NOT LIMITED TO: SOIL COMPACTION, STRUCTURAL CONCRETE, STEEL, ETC.
 5. THE ARCHITECT IS TO BE INFORMED OF ANY UNKNOWN, DISCOVERED CONDITIONS THAT CONSTITUTE DISCREPANCIES BETWEEN THE DRAWINGS & SPECIFICATIONS WITH EXISTING CONDITIONS.
 6. ALL WALLS AND FLOOR ARE TO BE ADEQUATELY BRACED & SHORED UNTIL ALL PERMANENT FRAMING AND SUPPORTS ARE IN PLACE.
 7. THE CONTRACTOR SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT THE ARCHITECT'S CONSENT AND AS APPROVED BY THE BUILDING CODE OF NEW YORK.

LIST OF PLANS	
A1	PROPOSED FIRST FLOOR PLAN
A2	PROPOSED SECOND FLOOR PLAN
A3	DETAILS
A4	DETAILS

A FIRST FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION
 NEW RENOVATION TO THE SECOND FLOOR OF A 2 STORY BUILDING. THE FIRST FLOOR IS 2,700 SQ. FT. AND THE SECOND FLOOR IS 2,100 SQ. FT. IN AREA EACH WITH BRICK EXTERIOR WALLS, WOOD FLOOR JOISTS AND A STONE/CEMENT FOUNDATION. THE FIRST FLOOR IS CURRENTLY A MEDICAL OFFICE USE.

APARTMENT #3 AREA - 1,520 SQUARE FEET - FIRST & SECOND FLOOR
 BUSINESS AREA - 1,455 SQUARE FEET

PLAN NOTES - 1 EXIST. TWO BEDROOM APARTMENT & 1 COMMERCIAL SPACE

1. UNLESS OTHERWISE NOTED, ALL CONDITIONS ARE EXISTING.
2. APARTMENT #3 RESIDES ON 2 FLOORS.
3. THE UNIT ALREADY EXISTS INCLUDING THE KITCHEN, BATHROOMS, AND BEDROOMS.
4. THE UNIT REQUIRES A SPRINKLER SYSTEM.
5. THE CURRENT MEDICAL OFFICE COMPLIES WITH THE BUILDING CODE.
6. CEILING OF MEDICAL OFFICE MUST COMPLY WITH DETAILS 2,3,4 OF A3 FOR A FIRE RATED SEPARATION BETWEEN USES.

NEW YORK STATE EDUCATION LAW

Unauthorized alteration or addition to or reproduction of these plans (pages 1 to 7) and specifications is a violation of Section 7209, subdivision 2, of the New York State Education Law.
 Signed _____
 David Niemotko, Registered Architect NYS License # 021931

LEGEND

1. SYMBOLS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS DUE TO GRAPHICS. INSTALL AS PER THE NYS BUILDING CODE, TYP.
2. U.O.N. ALL CONDITIONS ARE EXISTING, TYP.
3. LEGEND
 - WOOD POSTS SHALL BE A MIN. 3-2x4 OR 3-2x6 WOOD STUDS FASTENED TOGETHER AS PER CODE.
 - EXISTING WALLS TYP.
 - REMOVE EXISTING WALLS
 - NEW INTERIOR 2x4 WOOD STUD WALL, 1 1/2" W.R. GYP. BD. BOTH SIDES
 - NEW INTERIOR 2x4 WOOD STUD WALL, 1 1/2" W.R. GYP. BD. ONE SIDE & 1/2" GYP. BD. OTHER
 - NEW 2x4 OR 2x6 WOOD STUDS, 1 1/2" O/C, W/ 5/8" F.C. GYP. BD EACH SIDE - UL305 ONE HOUR RATED ASSEMBLY - CONT. WALL TO UNDERSIDE OF FLOOR OR ROOF SYSTEM ABOVE - GYP. BD. MUST CONTINUOUS - TAPE ALL JOINTS, SEAL ALL VOIDS WITH FIRE RATED CAULKING, TYP. & R-19 BATT INSULATION.

- INFLILL EXISTING OPENING W/ WOOD STUDS & GYPSUM BOARD U.O.N. OR ADD ADDITIONAL NEW WOOD STUDS ALONG EXISTING
- EXHAUST FAN, VENTED TO THE EXTERIOR. NOTE ALL BATHROOMS - MECHANICALLY VENTED (50 CFM INTERMITTENT OR 30 CFM CONT.) TO THE EXTERIOR AND TERMINATE USING A WEATHERTIGHT BAFFLE DEVICE.
- SMOKE DETECTOR. SEE NOTE 14/A.1.
- CARBON MONOXIDE DETECTOR. SEE NOTE 14/A.1.
- SPRINKLER HEAD

CORRIDOR NOTES

1. ALL WALLS SURROUNDING A CORRIDOR MUST BE ONE HOUR FIRE RATED CONSTRUCTION.
2. ALL CEILINGS WITHIN A CORRIDOR MUST BE ONE HOUR FIRE RATED CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH SECTION 708 OF THE NYS BUILDING CODE.
 NOTE:
 CEILING SHALL BE ONE HOUR RATED - UL L501 - WITH ONE LAYER OF 5/8" F.C.GYP. BD. AT CEILING AND ONE INCH NOMINAL WOOD SUBFLOOR. TAPE ALL JOINTS, SEAL ALL VOIDS WITH FIRE RATED CAULKING, TYP. FLOOR FRAMING MUST BE NOMINAL 10" DEEP. FURR DOWN EXIST. JOISTS AS NEEDED. SEE DETAILS 2/A3 OR 4/A3

BUILDING CODE ANALYSIS

DESCRIPTION CLASSIFICATION AREA	CODE SECTION	REQUIRED/ALLOWED	PROVIDED R2 OCCUPANCY
HEIGHT	503	EXIST. 2 STORY	EXIST. 2 STORY
MIXED OCCUPANCY	508.3	YES	B/R2 - MAX. 4 UNITS
SEPARATED OCCUPANCY	508.3.3	YES - 1 HOUR	1 HOUR
CONSTRUCTION TYPE	601	EXIST. 5B	5B - NO FIRE RATINGS
FIRE BARRIERS	706	NO (NOT SEPARATE FIRE AREAS)	NO
FIRE PARTITIONS	708	YES - .5 HOUR	YES - DWELLING UNITS, CORRIDORS
SHAFT ENCLOSURES	707.4	YES-1 HOUR	1 HOUR
HORIZONTAL ASSEMBLIES	711.3	YES-1 HOUR	1 HOUR
CONCEALED SPACES	717.4	YES-3,000 SQ. FT.	NA
FIRE SPRINKLER - R2 ONLY	903.2.7	YES	YES
FIRE ALARM - B	907.2.2	NO	NO
FIRE DETECTION - R2	907.2.9	YES	YES
OCCUPANT LOAD - B	1004.1.1	100 GROSS	25
OCCUPANT LOAD - R2 (APARTMENT)	1004.1.1	200 GROSS	7
EGRESS	1005	2	2
COMMON PATH - R2	1014.3	125 FEET	20 FEET MAX.
EXIT TRAVEL DISTANCE - B	1016.1	200 FEET	20 FEET MAX.
EXIT TRAVEL DISTANCE - R2	1016.1	250 FEET	20 FEET MAX.
CORRIDOR - RATING - R2 ONLY	1017.1	.5 HOUR	.5 HOUR
CORRIDOR - WIDTH	1017.2	44 INCHES	44 INCHES
CORRIDOR - DEAD END	1017.3	20 FEET	15 FEET
EXITS - NUMBER - B	1019.2	1	2
EXITS - NUMBER - R2	1019.2	1 - 2 STORY 4 UNITS	1
EXIT ENCLOSURE	1020.1	1 HOUR	1 HOUR
STAIR SERVING ONE UNIT	1020.1.3	NOT ENCLOSED	NOT ENCLOSED
EXIT ENCLOSURE - OPENINGS	1020.7.1	FIRE RATED	FIRE RATED
EXIT PASSAGEWAY	1021.1	1 HOUR	1 HOUR
EXIT PASSAGEWAY	1021.2	44 INCHES	46 INCHES
EXIT DISCHARGE	1024.1.1#2	1 HOUR & SPRINKLER	1 HOUR & SPRINKLER
ACCESSIBLE ROUTE-SECOND FLOOR	1104.4.1	NO	NO - ACCESS. LEVEL IS LESS THAN 3,000 S.F.
ACCESSIBILITY	1104.4.2	NO ACCESSIBLE ELEMENT	NO
ACCESSIBILITY	1107.7.2	NO - NO ELEVATOR	NO
ACCESSIBILITY-SECOND FLOOR	SECTION 605.2 EXCEPTION 1	NO	NO

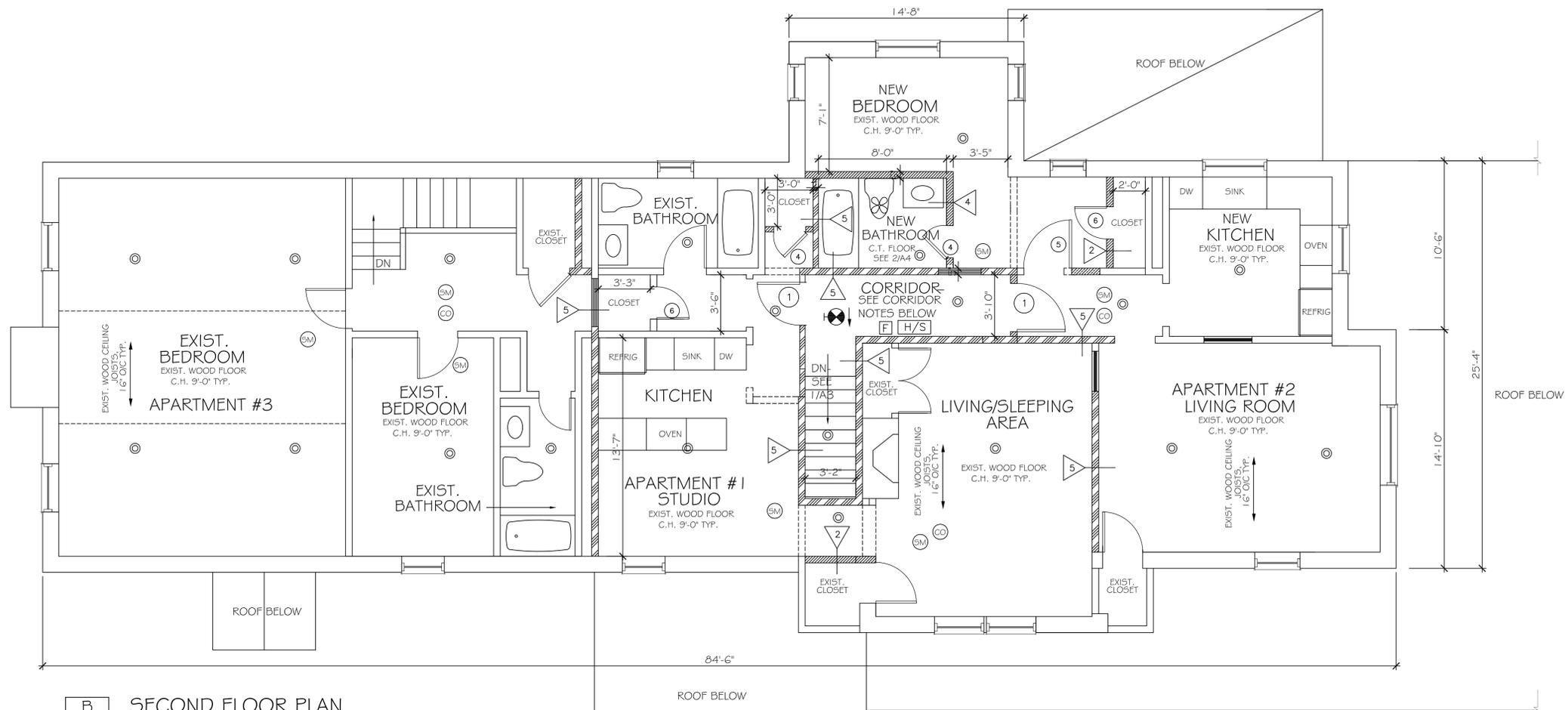
DATE	REVISION
1-4-16	OWNER REVIEW
1-12-16	OWNER REVIEW

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NOTE
 FOR AUTHENTICITY SEAL MUST BE ORIGINAL AND SIGNATURE MUST BE IN COLOR - BOTH CANNOT BE COPIED

FLOOR PLAN - CODE REVIEW - NOTES
 ALTERATION TO 465-BROADWAY 1
 SECOND-FLOOR-APARTMENTS
 DR: & MRS. LOUIS RODRIGUES
 435-BROADWAY
 MONTICELLO-NY-12701
 SBL

SCALE: A5_NOTED
DRAWN:
CAD #
JOB # JOB
PLOT DATE: 12/22/15



HARDWARE SETS

- SET #1**
 3 EA. - STANDARD HINGE STANLEY FBB 179
 4 1/2" x 4 1/2" US26D
 1 EA. - EXIT DEVICE VON DUPRIN 22L SP28
 1 EA. - CYLINDER FALCON C987 G2G
 1 EA. - KEYING KSP IC CORE x G2G
 1 EA. - SURFACE CLOSER LCN 1261 RWP/PA AL
 1 EA. - THRESHOLD: NGP 426-36"
 1 EA. - SWEEP PE 1806 ICP x 36"
 1 EA. - GASKETING NGP 601A-36"
 1 EA. - WEATHERSTRIPPING NGP 160VA-36" x 84"
- SET #2 - BEDROOM**
 3 EA. - STANDARD HINGE STANLEY FBB 179
 4 1/2" x 4 1/2" US26D
 1 EA. - LOCKSET: FALCON T581 A/A G2G/G2G
 LH 0051 64-000 PASSAGE FUNCTION
 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 3 EA. - DOOR SILENCERS: IVE5 SR24
- SET #3 - NO LOCKS CLOSET**
 3 EA. - STANDARD HINGE STANLEY FBB 179
 4 1/2" x 4 1/2" US26D
 1 EA. - LOCKSET: FALCON T581 A/A G2G/G2G
 LH 0051 64-000 PASSAGE FUNCTION
 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 3 EA. - DOOR SILENCERS: IVE5 SR24
- SET #4 - BATHROOM - LOCK (BUTTON) INSIDE, NONE OUTSIDE**
 3 EA. - STANDARD HINGE STANLEY FBB 179 4 1/2" x 4 1/2" US26D
 1 EA. - LOCKSET: FALCON T301 A/A G2G/G2G
 LH 0051 64-000 PRIVACY FUNCTION
 1 EA. - WALL DOOR STOP IVE5 W5407CVX U532D
 3 EA. - DOOR SILENCERS: IVE5 SR24
- SET #6 - FIRE RATED DOORS**
 3 EA. - STANDARD HINGE STANLEY FBB 168 HW
 4 1/2" x 4 1/2" US26D
 1 EA. - LOCKSET: FALCON T561 A/A G2G/G2G
 164-000 IC-6 CLASSROOM FUNCTION
 1 EA. - KEYING KSP IC CORE x G2G
 1 EA. - CLOSER / STOP COMBINATION,
 LCN 1461 5 CU5H.
 3 EA. - DOOR SILENCERS: IVE5 SR24

B SECOND FLOOR PLAN

A1 SCALE: 1/4" = 1'-0"

PLAN NOTES - 2 NEW APARTMENTS

APARTMENT #1 AREA - 550 SQUARE FEET - STUDIO
 APARTMENT #2 AREA - 650 SQUARE FEET - 1 BEDROOM
 COMMON AREA - 130 SQUARE FEET

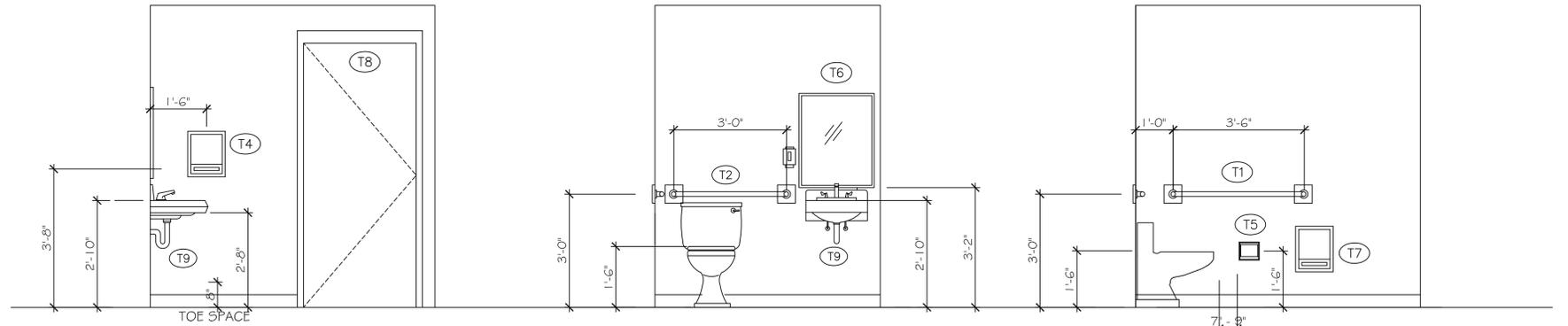
- UNLESS OTHERWISE NOTED, ALL CONDITIONS ARE EXISTING.
- THIS PLAN PROPOSES 2 NEW APARTMENTS SEPARATED AS PER CODE.
- EGRESS REQUIREMENTS ARE OUTLINED.
- THE APARTMENT USE REQUIRES A SPRINKLER SYSTEM.

DOOR SCHEDULE

DOOR #	OPENING SIZE	DOOR MAT. & FINISH	HWRE SETS	REMARKS
1	3'-0" x 6'-8"	MTL./ PAINT	6	ONE HOUR RATED, FPSC, INTERIOR
2	3'-0" x 6'-8"	HM. / PAINT	1	EXTERIOR EGRESS DOOR
3	3'-0" x 6'-8"	HM. / PAINT	4	ADA BATHROOM - LEVER LOCKSET
4	2'-0" x 6'-8"	WD. / PAINT	4	BATHROOM
5	3'-0" x 6'-8"	WD. / PAINT	2	BEDROOM
6	2'-6" x 6'-8"	WD. / PAINT	3	CLOSET

DOOR TYPES

- INTERIOR DOORS TO BE PINE WOOD, 6 PANEL DESIGN OR AS APPROVED BY OWNER.
- APARTMENT ENTRANCE DOORS MUST BE HOLLOW METAL, ONE HOUR RATED WITH A 6 PANEL DESIGN.



ELEVATION - 1
SCALE: 1/4" = 1'-0"

ELEVATION - 2

ELEVATION - 3

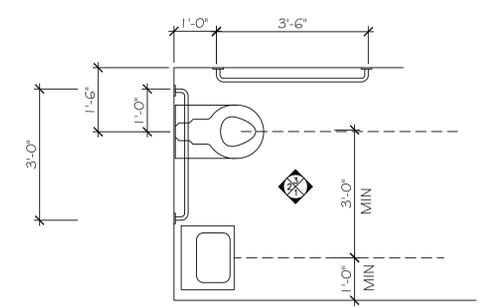
2 TYPICAL ADA TOILET CLEARANCES

- INSTALL CERAMIC TILE ON THE FLOOR AND TILE BASE.
- PROVIDE WOOD BLOCKING FOR TOILET ROOM ACCESSORIES.



TOILET ACCESSORY LEGEND

- (T1) 42" GRAB BAR
- (T2) 36" GRAB BAR
- (T3) SOAP DISPENSER
- (T4) PAPER TOWEL DISPENSER WASTE RECEPTACLE
- (T5) TOILET PAPER DISPENSER
- (T6) ADA TILT MIRROR
- (T7) SANITARY NAPKIN DISPOSAL
- (T8) RESTROOM SIGN
- (T9) UNDER LAV PIPE INSULATION



PLAN

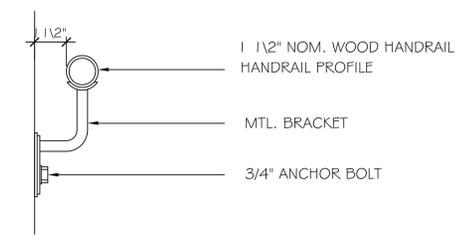
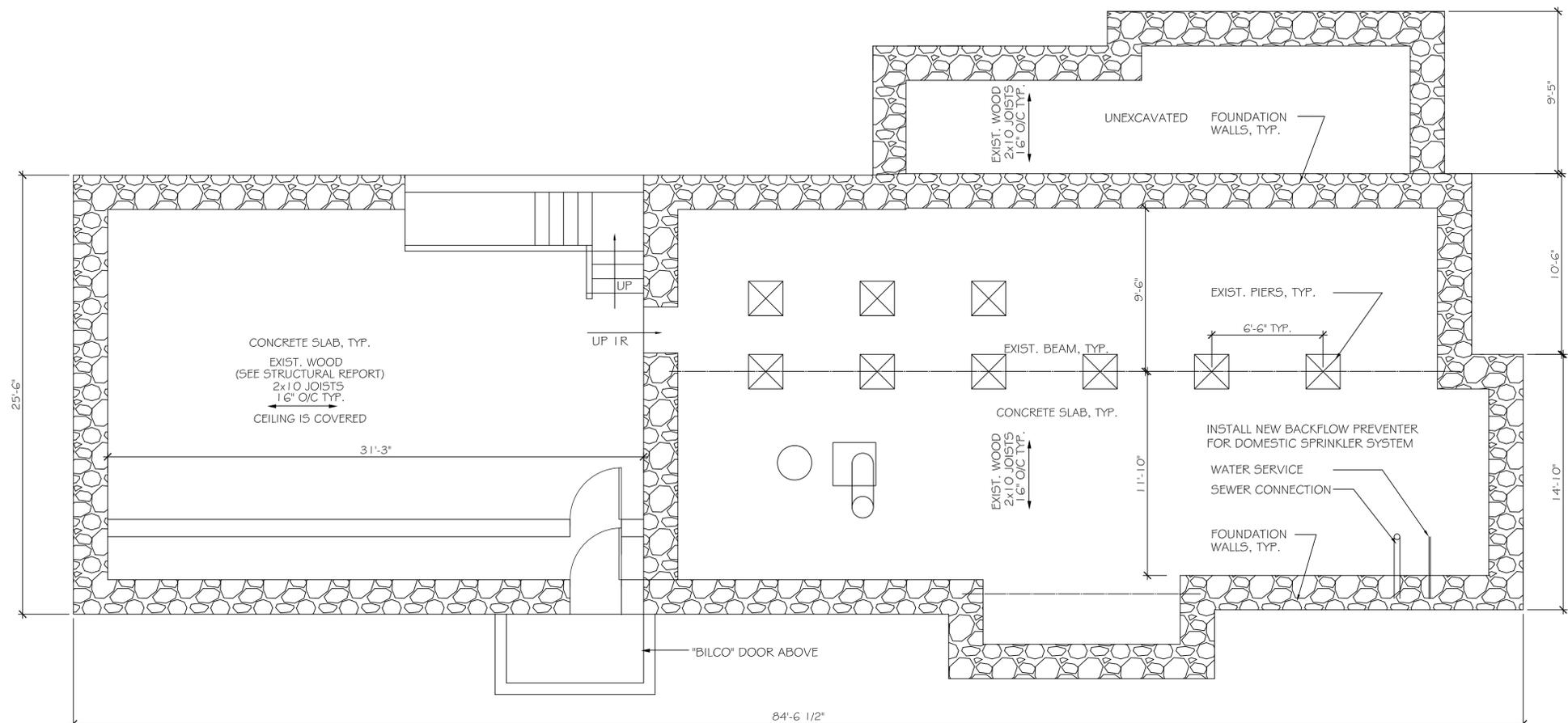
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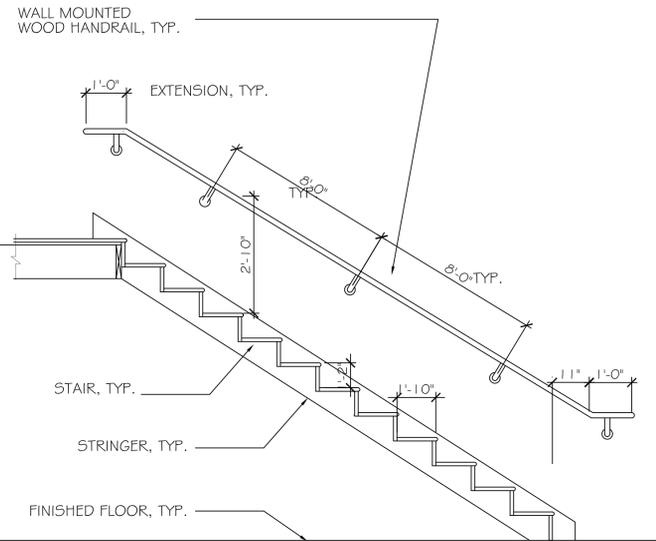
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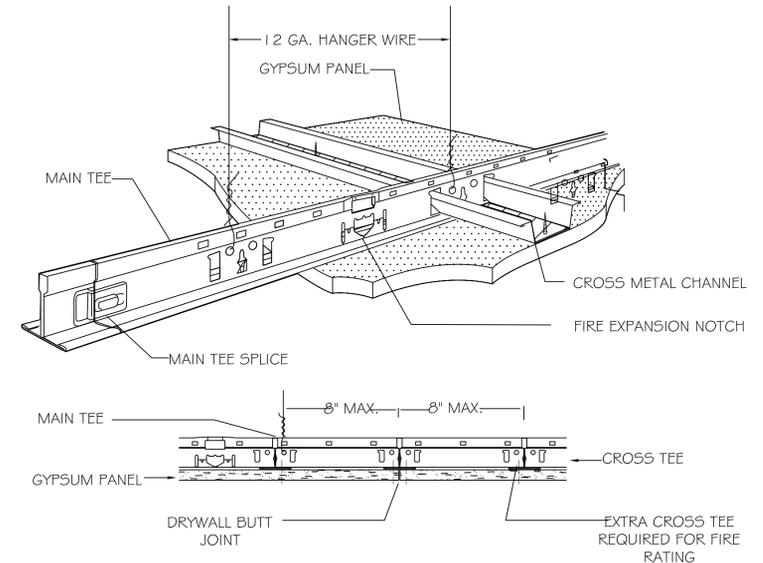
DETAIL 06
SCALE: 1/2" = 1'-0"



1 STAIR DETAIL
SCALE: 3/4" = 1'-0"
SEE NOTE 3/A1

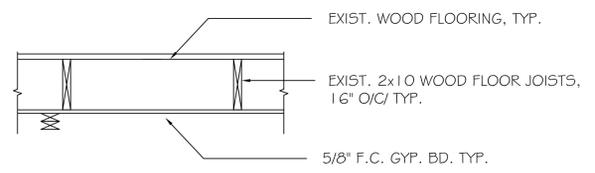
- NOTES**
- BUILDING CODE SECTION 1009.5 ALLOWS STAIRWAY CONSTRUCTION TO BE CONSISTENT WITH THE BUILDING'S TYPE OF CONSTRUCTION.
 - EGRESS STAIRS ARE NOT REQUIRED TO BE ADA ACCESSIBLE PER SECTION 1104. THIS PROJECT WILL BE USING THEM AS A COMMUNICATING STAIR ALSO THEREFORE HANDRAILS MUST COMPLY WITH ADA REQUIREMENTS.
 - ALL STAIRS, LANDINGS AND RAILINGS SHALL COMPLY WITH SECTION 1009 - RISERS SHALL BE A MIN. 4 INCHES TO 7 INCHES AND TREADS SHALL BE A MIN. OF 11 INCHES.

A BASEMENT
A3 SCALE: 1/4" = 1'-0"



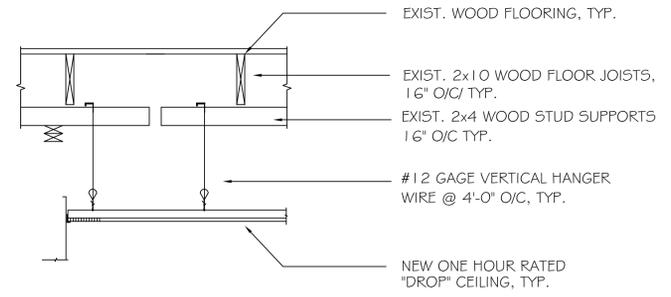
3 SUSPENSION CEILING DETAILS -
GYPSUM WALL BOARD - 1 HOUR RATED
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L525 ASSEMBLY.
 - ARMSTRONG SYSTEM DFR8000 FIRE GUARD DRYWALL GRID SYSTEM WITH 5/8" FC GYP. BD. PANELS.



4 DETAIL - ONE HOUR RATED CEILING
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L501 A5 STANDARD
 - TO BE USED WITH DETAIL 3/A3 OR STAND ALONE.



2 DETAIL - ONE HOUR RATED CEILING
A3 SCALE: 3/4" = 1'-0"

- NOTES**
- UL L525 - SEE DETAIL 3/A3
 - ASSEMBLY FOR FIRST FLOOR CEILING

NO.	DATE	REVISION
1	1-4-16	OWNER REVIEW
2	1-12-16	OWNER REVIEW

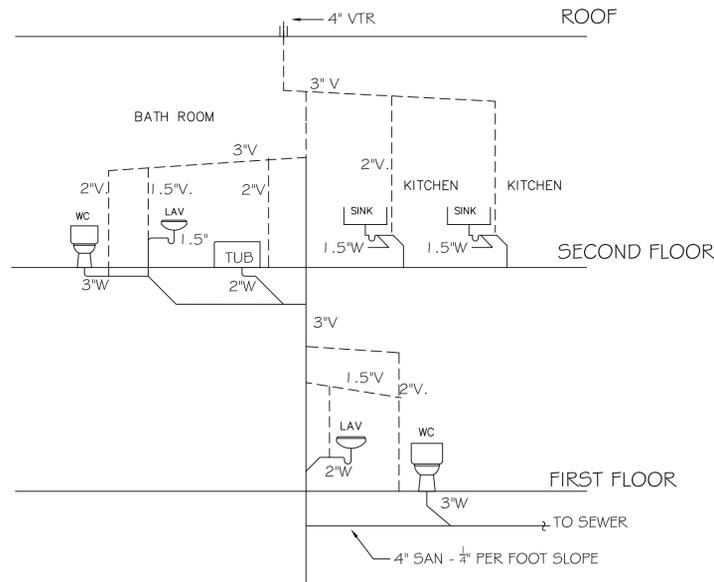
DAVID NIEMOTKO ARCHITECTS, P.C.
167 STAGE ROAD
MONROE, NEW YORK 10950
(845) 774-7523 PH&FAX (845) 401-2891 CELL
WWW.NIEMOTKOARCHITECTS.COM

NOTE
FOR AUTHENTICITY
SEAL MUST BE
ORIGINAL AND
SIGNATURE MUST
BE IN COLOR -
BOTH CANNOT
BE COPIED

PLAN DETAILS AND NOTES
ALTERATION TO 435-BROADWAY
SECOND-FLOOR-APARTMENTS

DR. & MRS. LOUIS-RODRIGUES
435-BROADWAY
MONTICELLO-NY-12701
SBL

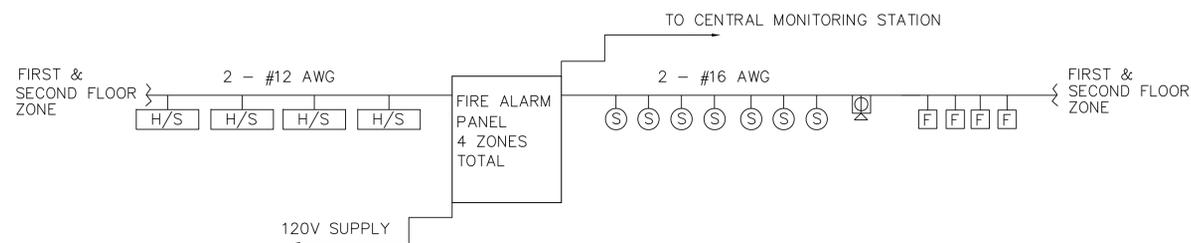
SCALE: A5 NOTED
DRAWN:
CAD #
JOB # JOB
PLOT DATE: 12/22/15



2 PLUMBING RISER DIAGRAM - VENT & WASTE
A4 SCALE: NTS NOTE: TWO NEW BATHROOM AND TWO NEW KITCHENS ONLY

NOTES

- COVER ALL EXPOSED HOT WATER PIPING W/ 1/2" WALL, FOAM INSULATION, I.E. ARMORFLEX OR APPD EQUAL.
- UNDER SLAB SANITARY PIPE CAN BE SCHEDULE 40, PLASTIC.
- SLOPE 4" WASTE @ 1/4" PER FOOT.
- INSTALL FIREPROOF CAULK AROUND ALL PIPE AND DUCT PENETRATIONS THROUGH FLOOR, TYP.
- PIPE PENETRATIONS THROUGH THE FOUNDATION WALL SHALL BE 2 PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL. THE VOID SHALL BE FILLED WITH A "FLEXIBLE, WATERPROOF" MATERIAL, I.E. "LINK-SEAL".
- NEW PLUMBING FIXTURES ARE DIRECT REPLACEMENT. CONFIRM WASTE, WATER AND VENTING COMPLY WITH THE NYS BUILDING CODE.



1 FIRE ALARM SCHEMATIC
A4 SCALE: NTS

PLAN NOTES

- INSTALL AND LOCATE FIRE ALARM EQUIPMENT AS PER THE BUILDING CODE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

- | | | | |
|--|--|--|--|
| | EXHAUST FAN, DUCT TO EXTERIOR. SEE NOTE 5/A1
INSTALL AS PER MANUF. SPECS. | | FIRE ALARM SYSTEM HORN/STROBE ANNUNCIATOR |
| | SMOKE DETECTOR, HARD WIRED AND BATTERY BACK-UP | | EXIT LIGHT |
| | CARBON MONOXIDE DETECTOR. SEE NOTE 1 4/A1 | | EMERGENCY- BATTERY BACK UP-LIGHTING UNIT |
| | EXTERIOR LIGHT AS PER CODE | | LIGHTED EXIT SIGN WITH WALL MOUNTED DIRECTIONAL ARROW &
& LED LIGHT STRIP AND NI-CAD BATTERY BACK-UP, 120 VOLT |
| | HEAT DETECTOR - MOUNT WITHIN 3 FEET | | LIGHTED EXIT SIGN WITH CEILING MOUNTED DIRECTIONAL ARROW &
& LED LIGHT STRIP AND NI-CAD BATTERY BACK-UP, 120 VOLT |
| | FIRE ALARM DOUBLE ACTION PULL STATION | | EGRESS PATH OF TRAVEL |
| | | | COMBINATION HORN/STROBE LIGHT DEVICE FOR ADA RESTROOMS |

GENERAL NOTES - ELECTRICAL

- CONTRACTOR/OWNER SHALL COMPLY WITH ALL APPLICABLE CODES, CODE AMENDMENTS, STANDARDS, ORDINANCES, RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: LOCAL ZONING ORDINANCES, BUILDING CODE OF NEW YORK STATE, RESIDENTIAL CODE OF NEW YORK STATE, FIRE CODE OF NEW YORK STATE. 2010 NATIONAL ELECTRICAL CODE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- THE ARCHITECT/ENGINEER SHALL HAVE THE RIGHT AT ALL TIMES TO EXAMINE THE WORK AND DETERMINE CONFORMANCE WITH THE REQUIREMENTS AND INTENT OF THE CONTRACT DOCUMENTS AS INTERPRETED BY THE ARCHITECT/ENGINEER. ANY INSTALLATION THAT IS REWORKED SHALL BE DONE AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR FOR ONE YEAR FROM THE FINAL ACCEPTANCE DATE OF THE OWNER.
- FOR ITEMS TO BE PROVIDED BY THE OWNER OR TENANT, WORK BY OTHERS, AND MISCELLANEOUS SPECIAL REQUIREMENTS, REFER TO DRAWINGS.
- COORDINATE ELECTRICAL INSTALLATION WITH OTHER COMPONENTS.
- PROVIDE FIRE EXTINGUISHERS IN LOCATIONS AS DIRECTED BY THE LOCAL FIRE MARSHALL/INSPECTOR.
- ALL EXPOSED CABLE AND WIRE RUNS SHALL BE INSTALLED IN EMT WITH COMPRESSION FITTINGS THROUGHOUT THE BUILDING.
- THE CONTRACTOR SHALL INSTALL AN EMERGENCY EGRESS SYSTEM INCLUDING LIGHTS, LIT SIGNS AND FIRE PROTECTION SYSTEM IN ACCORDANCE WITH NFPA LIFE SAFETY CODE 101. THE LIGHTS SHALL BE POWERED FROM THE EMERGENCY LIGHTING INVERTER NORMALLY OFF BUS AND SHALL ACTIVATE ONLY WHEN UTILITY POWER IS INTERRUPTED.
- THE CONTRACTOR SHALL INSTALL CONDUIT AND CABLE FOR BUILDING SECURITY SYSTEM.
- ALL CABLE INSIDE THE BUILDING SHALL BE THHN. ALL CABLE OUTSIDE THE BUILDING SHALL BE RHW-2, UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES SHALL BE MOUNTED 18" AFF, EXCEPT ABOVE COUNTER RECEPTACLES, WHICH SHALL BE MOUNTED 6" ABOVE BACKSPASH. DO NOT INSTALL BOXES BACK-TO-BACK IN WALL.
- CONTRACTOR TO CONFIRM THAT THE EXISTING PANEL CAN HANDLE THE LOADS AND/OR INSTALL NEW PANEL AND SERVICE.
- EACH APARTMENT TO HAVE ITS OWN METER. COORDINATE WITH LOCAL UTILITY COMPANY.

GENERAL NOTES - MECHANICAL

- EXISTING STEAM HEAT SYSTEM TO REMAIN.
 ZONE EACH APARTMENT SEPARATELY.
- ALL WORK, INCLUDING THE ENTIRE HVAC SYSTEM FOR COOLING AND GAS PIPING, SHALL CONFORM TO THE NYS BUILDING CODE, NFPA, AND ALL OTHER APPLICABLE CODES.
 - CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - ALL CONTROL WIRING SHALL BE IN ACCORDANCE WITH THE ELECTRICAL CODE.
 - ALL DUCTWORK SHALL BE WRAPPED WITH A MIN. ONE INCH INSULATION, FOIL FACE COVER, IN ACCORDANCE WITH THE NYS ENERGY CODE. ALL JOINTS SHALL BE TAPED SECURELY, PROVIDING A VAPOR TIGHT SEAL.
 - PROVIDE ALL MISCELLANEOUS HARDWARE AND DEVICES FOR A COMPLETE AND OPERATIVE HVAC SYSTEM.
 - ALL SUPPLE GRILLES SHALL BE ADJUSTED AND SYSTEM BALANCED TO PROVIDE AIR FLOWS (CFM) NEEDED ACCORDING TO EACH ROOM AND SIZE.
 - ALL DUCT AND GAS PIPING CONNECTIONS TO HVAC UNITS SHALL BE COMPLETED WITH FLEXIBLE CONNECTIONS FOR VIBRATION ISOLATION.
 - TRANSITION SUPPLY AND RETURN DUCTS TO HVAC OPENINGS AND CONNECT TO UNIT WITH FLEXIBLE DUCT CONNECTIONS.

GENERAL NOTES - SPRINKLER SYSTEM

THIS PROJECT WILL NEED A SPRINKLER SYSTEM. CONTRACTOR TO PREPARE PLANS TO SUBMIT TO THE ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW. ARCHITECTURAL PLANS INDICATE 120 TO 130 SQ. FT. OF COVERAGE.

THIS SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT NFPA AND NEW YORK STATE BUILDING CODES FOR THE PROPOSED USE AND OCCUPANCY. ALL DEVICES SHALL BE APPROVED BY FACTORY MUTUAL AND/OR LISTED BY UNDERWRITERS LABORATORIES. ALL ELECTRICAL DEVICES SHALL BE LISTED BY THE 2010 BUILDING CODE.

LOCAL AUTHORITIES HAVING JURISDICTION AND THE INSURANCE CARRIER, IF APPLICABLE, WILL HAVE FINAL APPROVAL OF THE INSTALLATION AND DESIGN.

THE SPRINKLER SYSTEM SHALL BE DESIGNED, FURNISHED AND INSTALLED COMPLETE WITH ALL ITEMS, AS INCLUDED IN THE SCOPE OF WORK, SPECIFIED IN THE CONTRACT AND IN ACCORDANCE WITH ALL CURRENTLY ACCEPTED IBC AND NFPA CODES.

SPRINKLER MATERIALS:

PIPING: ALL PIPING AND FITTINGS SHALL BE LISTED FOR USE IN SPRINKLER SYSTEMS AND SHALL BE IN ACCORDANCE TO THE LATEST NFPA STANDARDS.

DESIGN NOTES:

- THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED SPRINKLER DESIGN DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE A DRY SYSTEM IN AREAS IN UN HEATED AREAS.
- ALL MATERIAL SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
- ALL EQUIPMENT SHALL BE APPROVED BY FACTORY MUTUAL.
- ALL HANGERS SHALL BE INSTALLED IN ACCORDANCE TO NFPA #13 SECT. 3-15.

- ⊙ VIKING MODEL M SEMI-RECESSED SPRINKLER HEAD
- VIKING MODEL M UPRIGHT SPRINKLER HEAD
- ▼ DRY SIDEWALL SPRINKLER HEAD

REVISION	OWNER REVIEW
DATE	1-4-16 1-12-16
NO.	1 2

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DETAILS, SCHEDULES AND NOTES
 ALTERATION TO 435-BROADWAY
 SECOND-FLOOR-APARTMENTS

DR.-&-MRS.-LOUIS-RODRIGUES
 435-BROADWAY
 MONTICELLO-NY-12701

SCALE:	A5_NOTED
DRAWN:	
CAD #	
JOB #	JOB
PLOT DATE:	12/22/15

SHEET No.
A-4
 PAGE-4-OF-4

DAVID NIEMOTKO ARCHITECT, P.C.

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(845) 401-2891 (mobile) (845) 774-7523 (phone & fax)

david@niemotkoarchitects.com

www.niemotkoarchitects.com

December 30, 2015

January 12, 2016 Revision

Sullivan County Division of Planning & Environmental Management

100 North Street – PO Box 5012

Monticello, NY 12701

Via Email

Re: R-15-09-F 435 Broadway, Monticello, NY – Energy Audit Summary

Travis:

The building has masonry brick and wood stud “back-up” exterior walls, wood floor joists, wood ceiling joists and rafters, and a stone foundation system. Upon our walk through of the building on December 28, 2015, the following observations/recommendations were noticed regarding improvements needed to increase the building’s energy conservation capabilities:

1. Floor Joist System: the goal for this area of a house is R-30 according to the Energy Conservation Code. The floor joists are exposed and easily accessible in the basement except as noted. The spacing and size of the joists would allow R-30 batt insulation. This would improve the building’s ability to become more energy efficient. Please see preliminary construction cost estimate for additional information.
2. Exterior walls: the goal for this area of a house is R-20 according to the Energy Conservation Code. The exterior walls are closed and insulating them might become costly. Removing the plaster finish to install batt insulation would probably become cost prohibitive. The “cavity space” of the wood stud “back up” system would be able to accept insulation and the space available can be assumed by measuring the depth of the exterior walls. It appears that this cavity has full dimensioned 2x4 wood studs. Puncturing holes along the inside of the exterior wall and installing “foam or blown-in” insulation, approximately 3 inches thick, would increase the R value of the walls to an approximate rating of 21. This would increase the building’s ability to become energy efficient.
3. Roof System: the goal for this area of a house is R-38 according to the Energy Conservation Code. The roof system is easily accessible and insulating this space would

be a cost effective investment. Installing R-30 batt insulation along the ceiling joists would increase the building's ability to become more energy efficient. Please see preliminary construction cost estimate for additional information.

4. Windows: the goal for this area of a house is U.35 according to the Energy Conservation Code. Many of the windows are original and in working order. Replacing the windows would be costly, yet installing interior "storm" windows to decrease the amount of air leakage and increase the amount of heating/cooling retained would increase the energy efficiency of the building. The estimated cost of this work for 34 windows is \$14,000.00.
5. Basement: the existing basement is more than 50% below grade as defined by the Building Code. In fact, the foundation walls are substantially covered by grade. This would relieve the need to insulate the foundation walls unless the basement was to become occupied. Yet, insulating the "box beam" areas with a "spray or blown in" material would increase the building's energy efficiency. The building's perimeter is approximately 235 linear feet. This would cost approximately \$2,750.00.

There are several other options and techniques available, yet the ones proposed constitute a major and substantial effort to increase the energy efficiency of the building. Please contact me at your earliest convenience with any questions or comments.

Sincerely,

David Niemotko (Electronic Signature)

David Niemotko, Registered Architect

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www.niemotkoarchitects.com

December 30, 2015

January 12, 2016 Revision

Sullivan County Division of Planning & Environmental Management

100 North Street – PO Box 5012

Monticello, NY 12701

Via Email

Re: R-15-09-F 435 Broadway, Monticello, NY Structural Review

Travis:

The building has masonry brick and wood stud “back-up” exterior walls, wood floor joists, wood ceiling joists and rafters, and a stone foundation system. Upon our walk through of the building on December 28, 2015, the following observations were noticed regarding the structural integrity of the building:

1. The second floor structural system appears to be comprised of 2x10 wood joists, 16” o/c, and wood decking which spans the “short dimension” or width of the building with an intermediate load bearing wall below and exterior load bearing masonry walls. The size and spacing of the joists coupled with their spans as a system will meet the Building Code’s requirements for the proposed floor loading of the second floor. Yet, it should be noted that the floor system is covered by plaster finish and portions may need to be removed for further investigation. A structural beam may need to be designed for Apartment #1 Kitchen (second floor roof) and existing Office #2 below (second floor framing). The joists span in this area of the building may exceed the allowable spans per Code.
2. The first floor structural system of the front portion of the building is comprised of mostly 2x10 wood joists, 16” o/c, and wood decking, which spans the width of the building with 2 intermediate rows of support that include a foundation wall (to the extent that can be seen) and a beam supported by masonry piers spanning the length of the building. The joists and beams also bear on exterior foundation masonry walls. This system creates 3 spans for the existing wood floor joist system and meets the Building Code’s requirements for the proposed floor loading of the first floor.

3. The first floor structural system of the rear portion of the building appears to be comprised of mostly 2x10 wood joists, 16"o/c, and wood decking, which spans *the length* of the building. It appears the span, coupled with the size and spacing of the floor joists of this area of the house, will not satisfy the Building Code. This will require some type of additional structural design to satisfy the proposed loading of this space. Further, it should be noted that the floor system is covered and portions may need to be removed for further investigation.

It should be noted that the current Owner has maintained the basement space very well and there appears no evidence of neglect. Please contact me at your earliest convenience with any questions or comments.

Sincerely,

David Niemotka (Electronic Signature)

David Niemotko, Registered Architect

435 BROADWAY, MONTICELLO, NY
PROJECT: SECOND FLOOR APARTMENTS
& FIRST FLOOR COMMERCIAL
DAVID NIEMOTKO ARCHITECTS P.C.

1/4/16 **PRELIMINARY CONSTRUCTION COST ESTIMATE** 1-12-16 Rev

	Approx. Square feet or Linear feet	Unit Cost	Total
1500	General Conditions	0	\$0
2000	Demolition	\$ 5,000	\$5,000
3300	Concrete	\$ -	\$0
6100	Carpentry - Framing	\$ 5,000	\$5,000
	Carpentry - Trim	750 \$ 8	\$6,000
6200	Cabinetry - Kitchen	35 \$ 200	\$7,000
7200	Building Insulation - Floor	2,430 \$ 3	\$7,290
7201	Building Insulation - Attic	2,430 \$ 4	\$9,720
8100	Interior Doors and Hardware	10 \$ 400	\$4,000
8410	Glazing	0 \$ -	\$0
9250	Gypsum Wallboard - Ceilings-First Floor	1400 \$ 15	\$21,000
	Gypsum Wallboard - Walls-Second Floor	2,400 \$ 8	\$19,200
	Gypsum Wallboard - Walls-First Floor	2,000 \$ 8	\$16,000
9300	Wood Flooring	4,530 \$ 2	\$9,060
9301	Ceramic Tile	100 \$ 15	\$1,500
9900	Painting	4,530 \$ 2	\$9,060
10155	Appliances	6 \$ 750	\$4,500
10156	Accessories	6 \$ 150	\$900
14000	Plumbing	7 \$ 1,500	\$10,500
	Plumbing - Gas	\$ 5,000	\$5,000
	Plumbing - Boiler Zones	3 \$ 1,500	\$4,500
	Plumbing - Fixtures	7 \$ 500	\$3,500
14001	Sprinkler System	3,200 \$ 8	\$25,600
	Back Flow Preventer	\$ 5,000	\$5,000
15000	Mechanical - Cooling only	4,530 \$ 5	\$22,650
16000	Electrical	1,200 \$ 12	\$14,400
	New Service & Panel	\$ 5,000	\$5,000
16001	Fire Alarm	4,530 \$ 1	\$4,530
	Sub-Total		\$225,910
	General Conditions	0.05	\$11,296
***	Total		\$237,206

NIC
*** **Overhead and Profit of a GC**
Exterior wall insulation
Window treatments
Carpeting
Structural Upgrades



RED HOOK ENGINEERING

— P.C. —

TIMOTHY A LYNCH, PE, RA - PRINCIPAL
Office: 7472 South Broadway, Red Hook, NY
PO Box 370, Tivoli, NY 12583
(845) 758-5434

January 21, 2016



100 North Street
Monticello, NY 12701
(via email)

Re: Feasibility Report of
Residential Assessment at
481 Broadway, Monticello

Mr. Lombardi;

The undersigned visited the subject property on December 23 to observe, document and evaluate the existing conditions. This report has been prepared as part of the Scope of work identified in our Agreement under the New York Main Street Technical Assistance Grant Program.

The building at 481 Broadway consists of two distinct structural arrangements. The front portion, facing Broadway, is a single story commercial space with a glass 'storefront' or curtainwall façade. The rear portion is a two-story concrete masonry (CMU) bearing wall structure. Our Scope of Services is focused on the second floor space of the rear portion of the building with an entrance along Prince Street.

As defined in the current Building Code of New York State, the rear portion of the building is a Type III-b structure, with non-combustible exterior walls. Interior building elements, including the wood furring on the interior of the exterior walls, may be any material permitted by Code. The exterior walls (for new construction) would be required to have a 2 hour fire rating, due to the zero-foot separation along the common line with the library building to the East, which is provided by the 8 inch CMU.

The existing ground floor spaces are utilized by general business tenants; a "B" occupancy. The proposal is to create a mixed-use occupancy of the building with residential on the second floor. Since the residential occupancy would be limited to no more than two dwelling units, it would be classified as "R-3". The building height and fire areas are well within the limits established by Code (Table 503). However, for new construction, a two hour separation would be required between the Business and Residential occupancies (Table 508.3.3).

The proposed work would be governed by the Existing Buildings Code of NYS. Compliance with that Code may be achieved using one of three methods: a prescriptive method; or a performance method; or a work area method. The prescriptive method presumes the existing building conforms to the current Fire Code and we expect that it does not. The performance method requires a structural analysis and building evaluation with regard to fire safety, means of egress and general safety which is beyond the scope of this report. Therefore, it is assumed that the work area method would be used (chapters 4-12 of the EBC).

The Work of the Project would be classified as a "Level 2" Alteration and possibly a Change of Occupancy (at the discretion of or determination by the Code Enforcement Official) and would also likely include Repairs. In our opinion, and for our analysis, the property contains one building comprised of the two sections noted above. Since the Work Area of the second floor space is clearly less than 50% of the total aggregate building area, the proposed work would not meet the definition of a "Level 3" Alteration.

January 21, 2016

Compliance with Chapters 5, 6, 7 and possibly 9 would therefore be required. Substantially, all new work would be required to comply with the general building Code, including compliance with the Energy Code, with the following items of note:

- Building features identified in EBC Table 705.3.1.1(2) would be required since there is only one exit from the proposed second floor R-3 occupancy, including:
 - One emergency escape and rescue opening *per dwelling unit*;
 - ½ hour fire partitions between tenants;
 - ½ hour horizontal separation assembly between use groups;
 - Fire alarms, smoke alarms and heat detection;
- Should the Work be determined to constitute a Change of Occupancy, Chapter 9 may require compliance with Chapter 8 (Level 3 Alterations) with regard to separations and other items.
- Relocation of the electrical service entrance and main disconnection equipment may be necessary as it should not be located within the required means of egress for the apartments.
- The ductwork currently located in the floor joist space will need to be relocated as it cannot be within the horizontal separation assembly.
- We recommend removal of the tree at the Southwest corner of the building. It is too close to the building and likely causing damage. We would recommend planting a new tree adjacent to the walkway, slightly to the South.

Please call at your convenience to discuss any questions or comments on these matters.

Sincerely,
Red Hook Engineering, PC



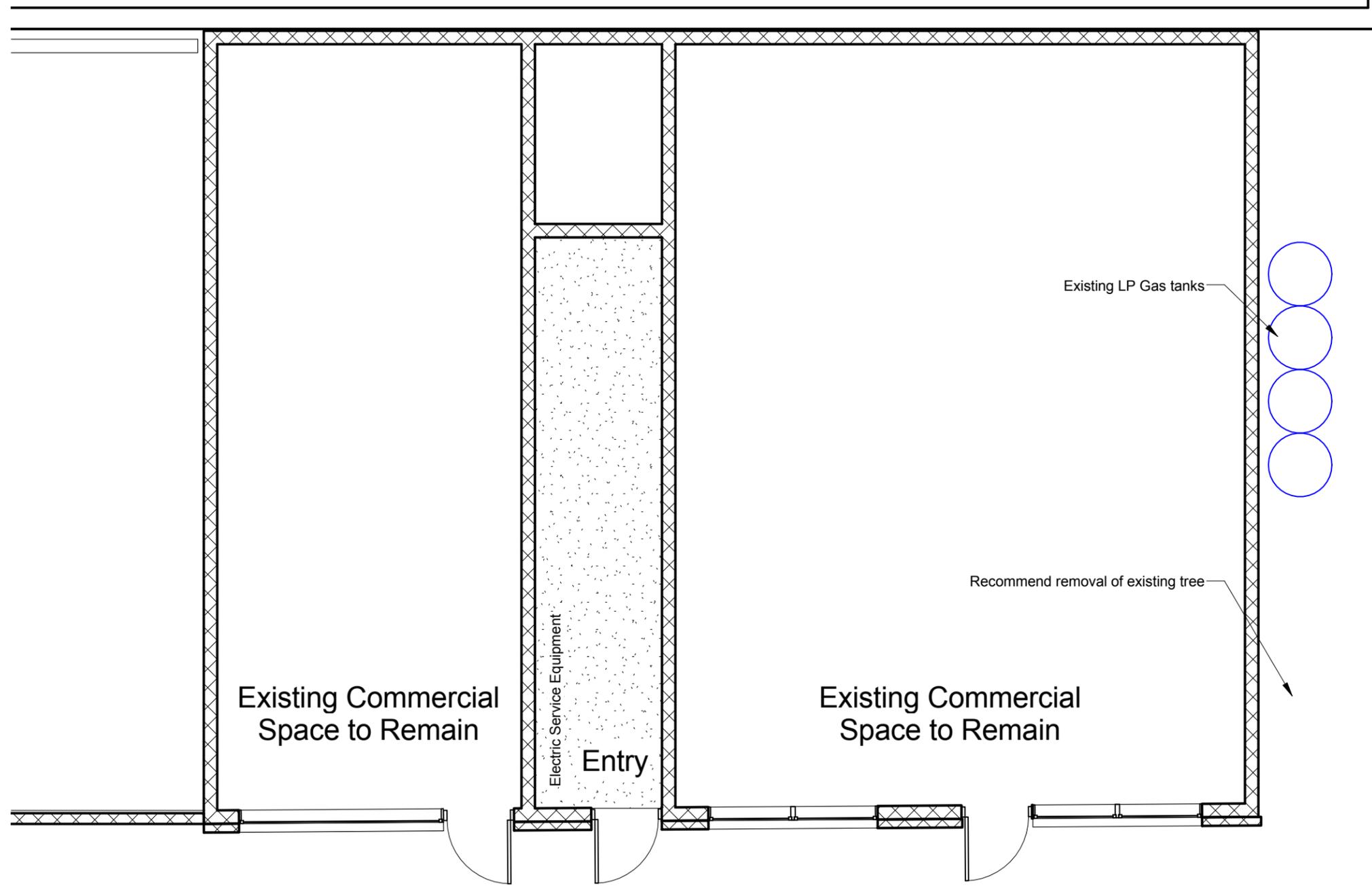
Timothy A. Lynch
Engineer – Architect
Principal

tl

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January 21, 2016



LOMBARDI

REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01

RE RED HOOK
ENGINEERING
- PC -
FIREHOUSE PLAZA, RED HOOK
(845) 758-5434
P.O. Box 370, TIVOLI, NY 12583

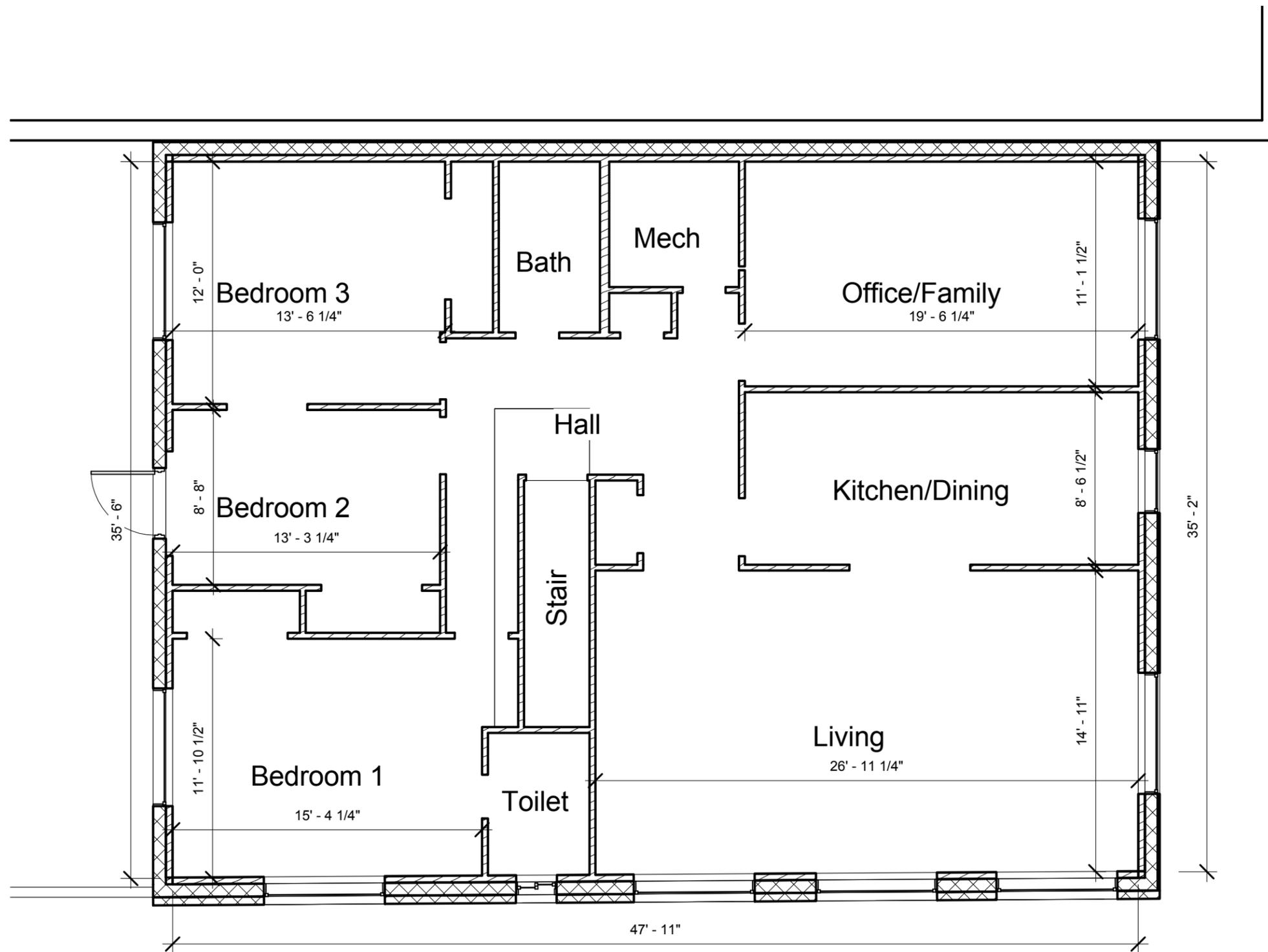
EXISTING FIRST
FLOOR

A-1

① 1-Existing First Floor
3/16" = 1'-0"

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January 21, 2016



① Existing Second Floor
3/16" = 1'-0"

LOMBARDI
REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01

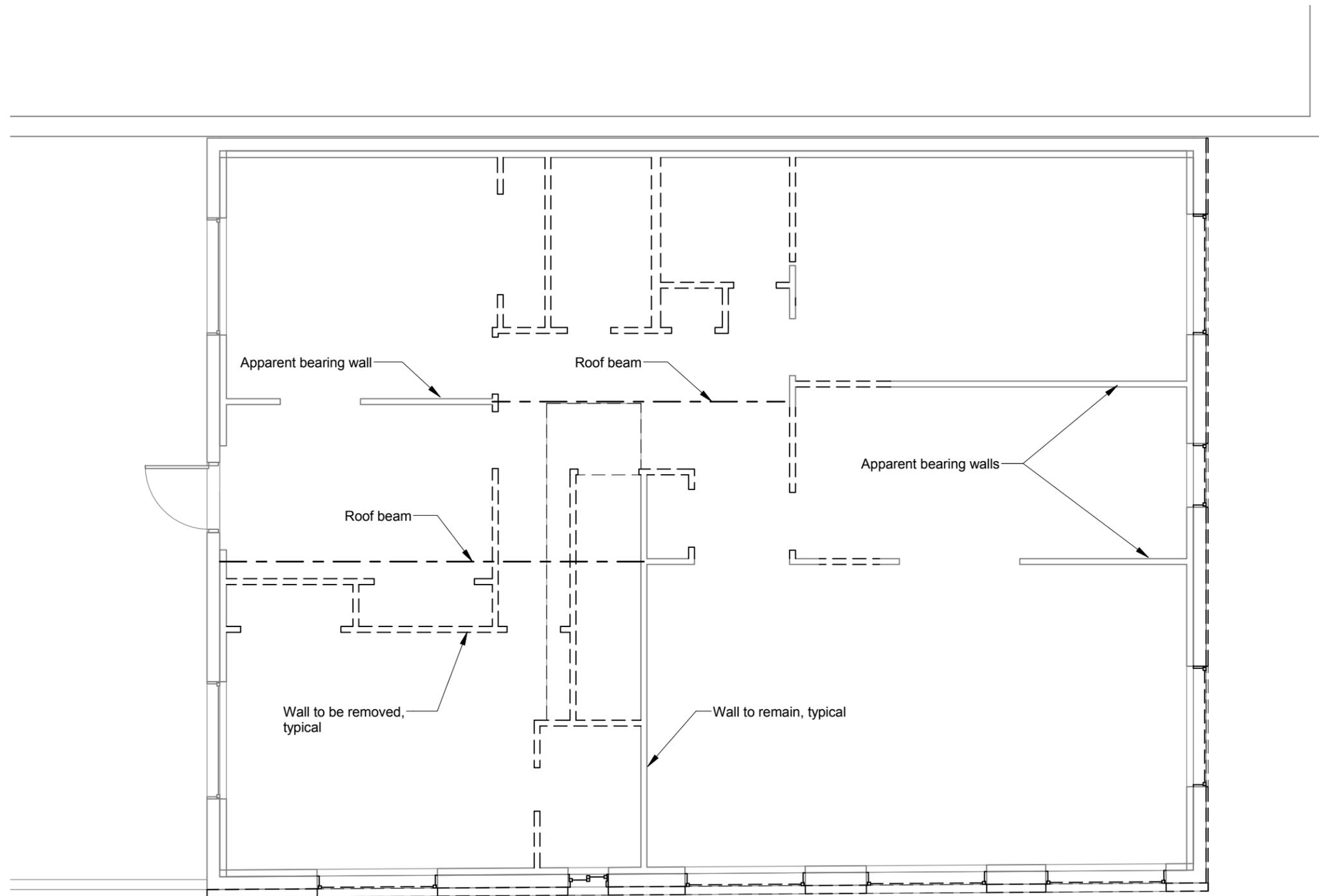


FIREHOUSE PLAZA, RED HOOK
(845) 758-5434
P.O. Box 370, TIVOLI, NY 12583

EXISTING
SECOND FLOOR

A-2

January 21, 2016



LOMBARDI REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01



FIREHOUSE PLAZA, RED HOOK
(845) 758-5434
P.O. Box 370, TIVOLI, NY 12583

SECOND FLOOR DEMO

A-3

① 2-Second Floor Demo
3/16" = 1'-0"

1/21/2016 4:48:04 PM

January 21, 2016

LOMBARDI

REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

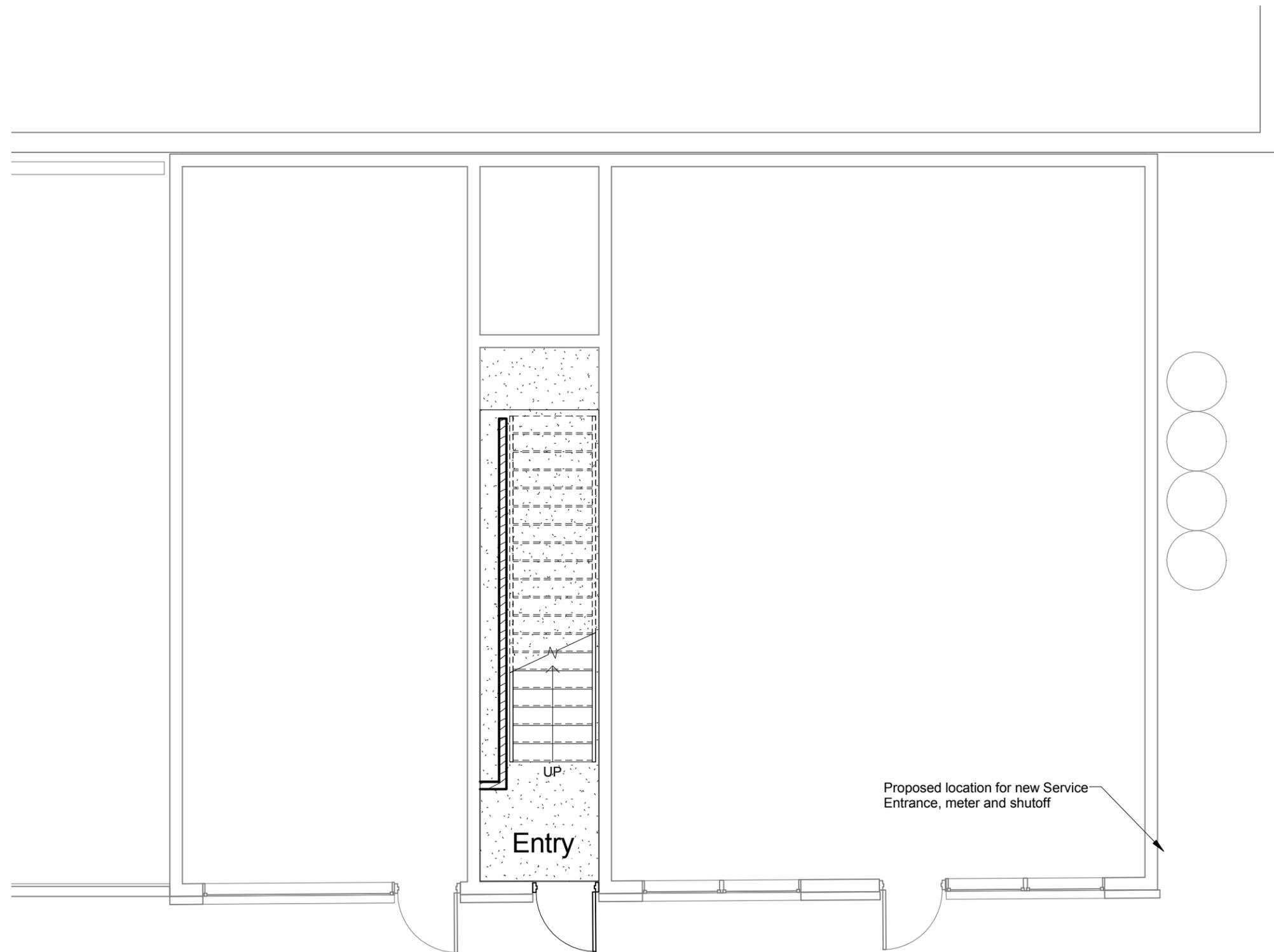
PROJECT NUMBER 314-01

RE RED HOOK
ENGINEERING
- PC -

FIREHOUSE PLAZA, RED HOOK
(845) 758-5434
P.O. BOX 370, TIVOLI, NY 12583

PROPOSED
ENTRY AT FIRST
FLOOR

A-4



Proposed location for new Service
Entrance, meter and shutoff

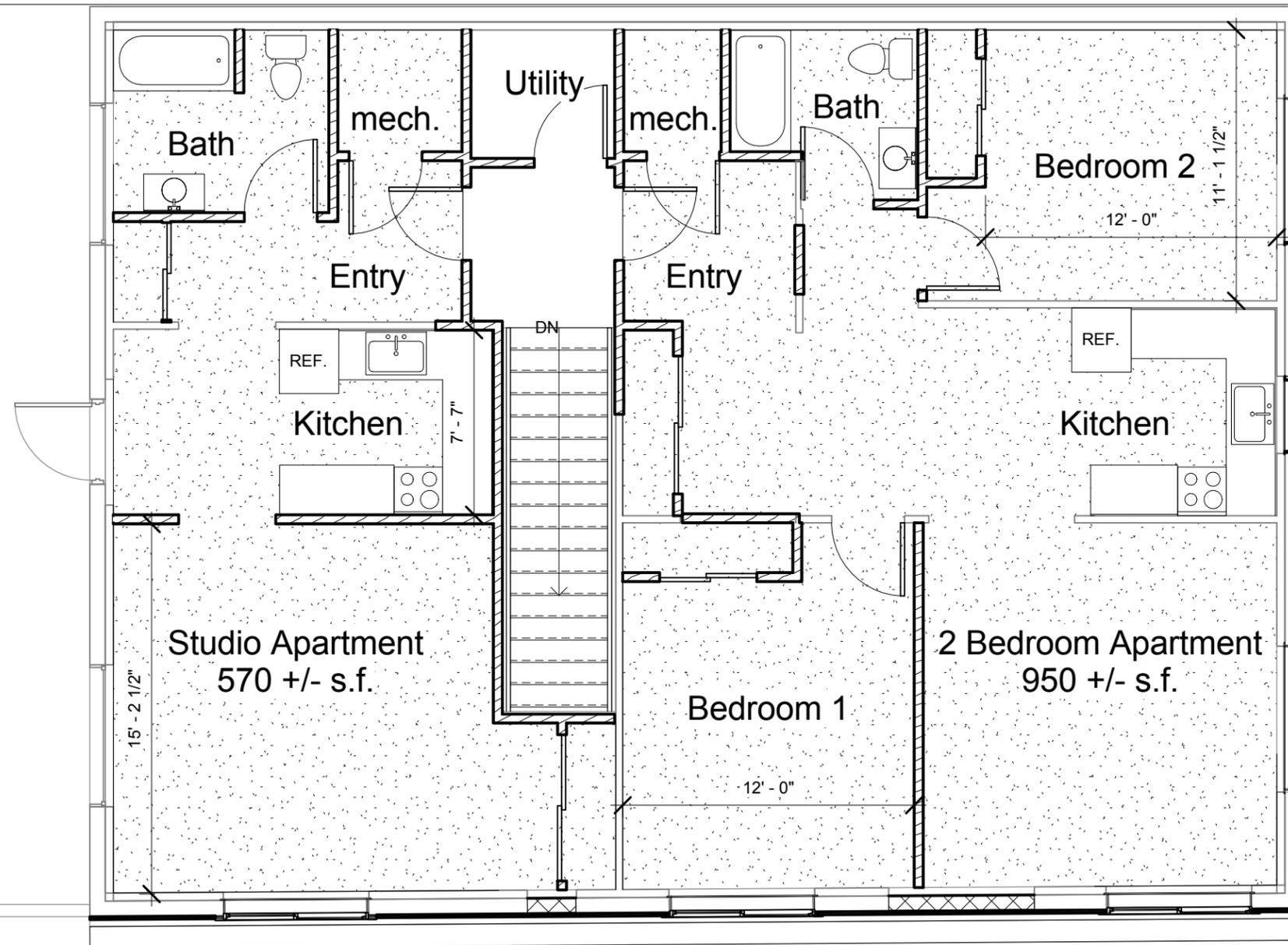
Entry

UP

1/21/2016 4:48:04 PM

1 1-First Floor
3/16" = 1'-0"

January 21, 2016



LOMBARDI
REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01



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ENGINEERING
- PC -
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(845) 758-5434
P.O. Box 370, TIVOLI, NY 12583

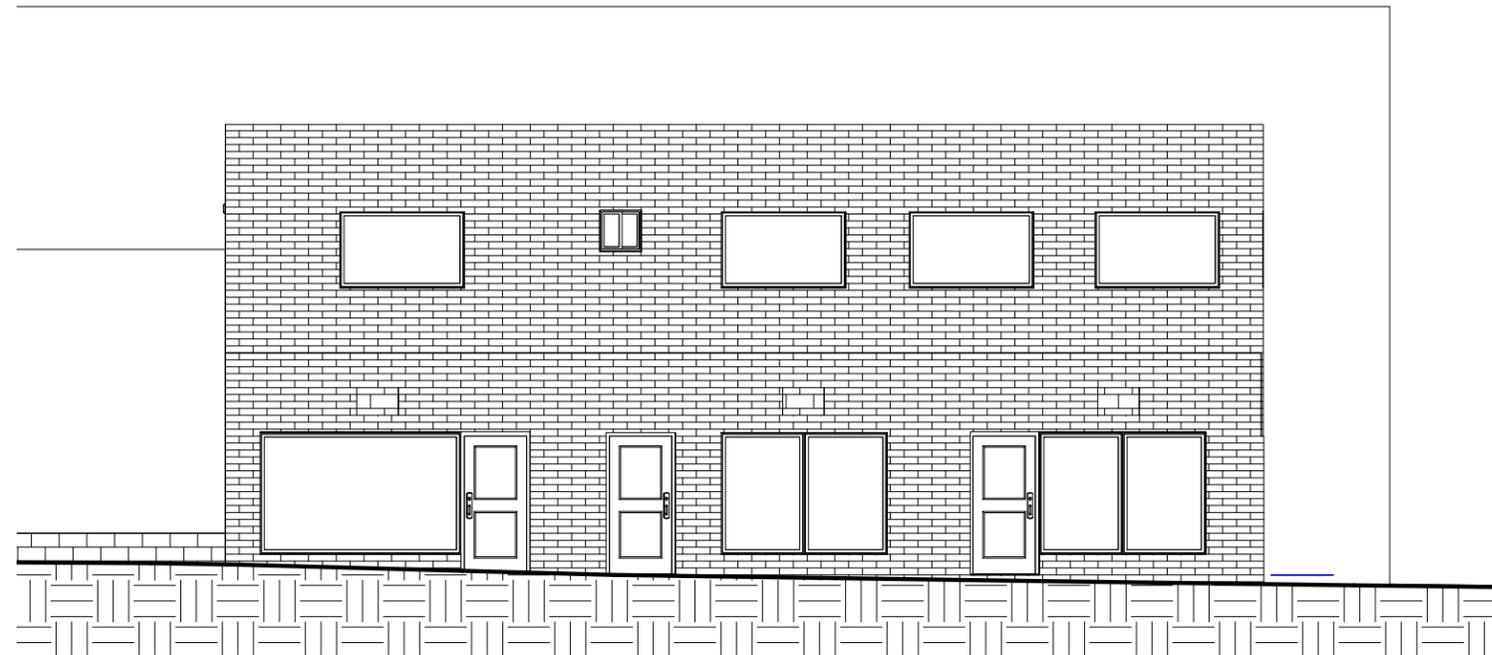
PROPOSED
SECOND FLOOR
LAYOUT

A-5

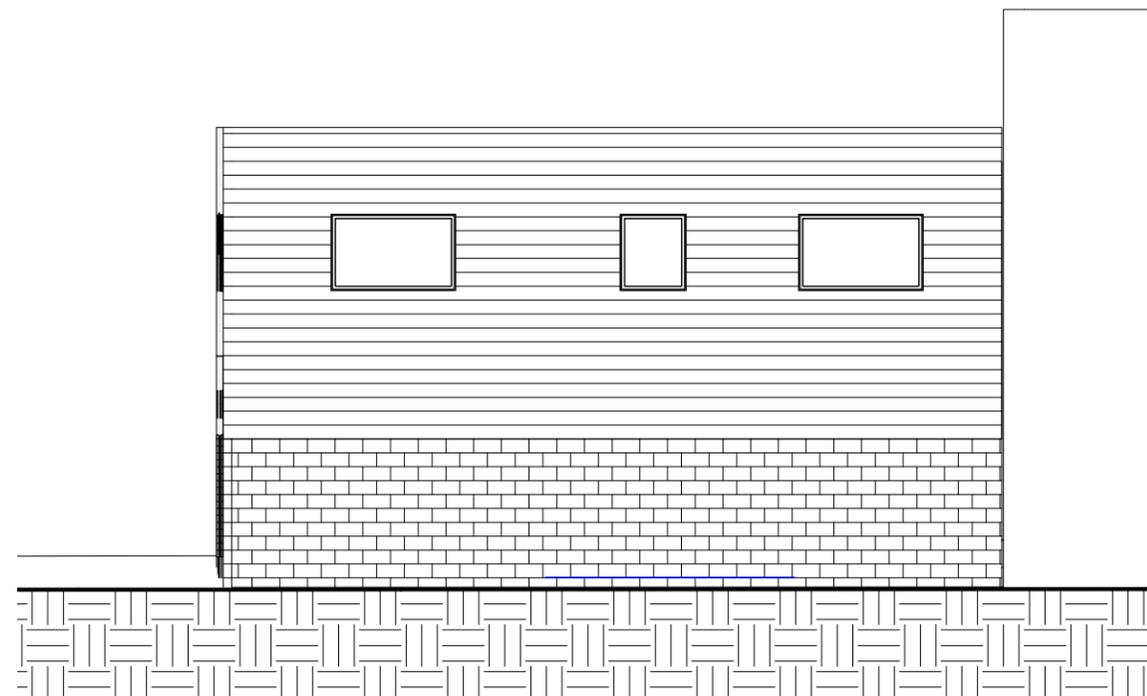
1 Second Floor Plan
3/16" = 1'-0"

1/21/2016 4:48:05 PM

January 21, 2016



① West Existing
1/8" = 1'-0"



② South Existing
1/8" = 1'-0"

LOMBARDI

REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01



RED HOOK
ENGINEERING
- PC -

FIREHOUSE PLAZA, RED HOOK
(845) 758-5434
P.O. Box 370, TIVOLI, NY 12583

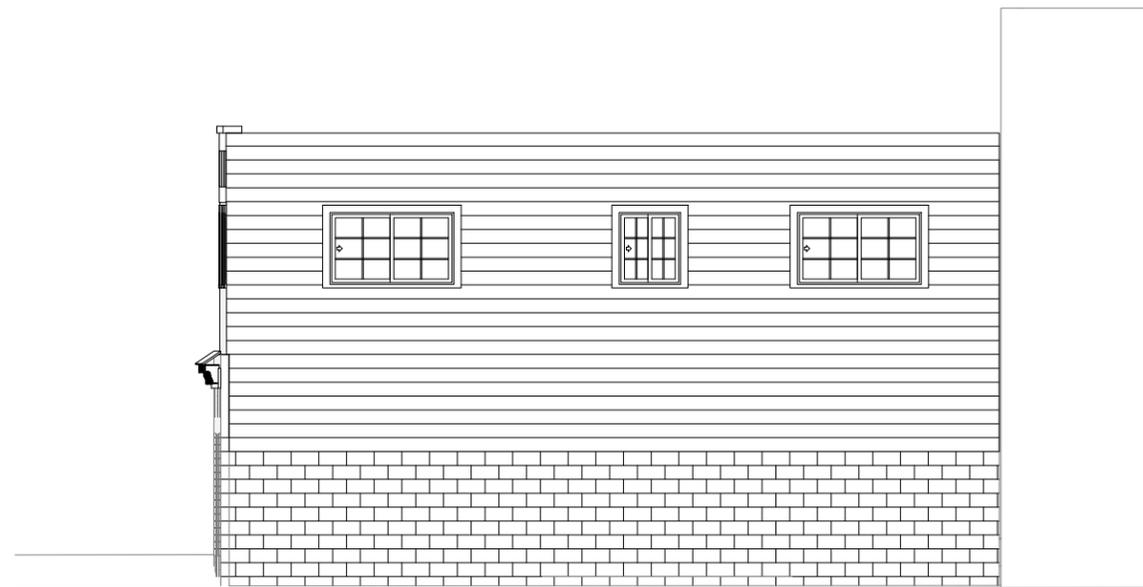
EXISTING
ELEVATIONS

A-6

January 21, 2016



① West Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"

LOMBARDI

REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01

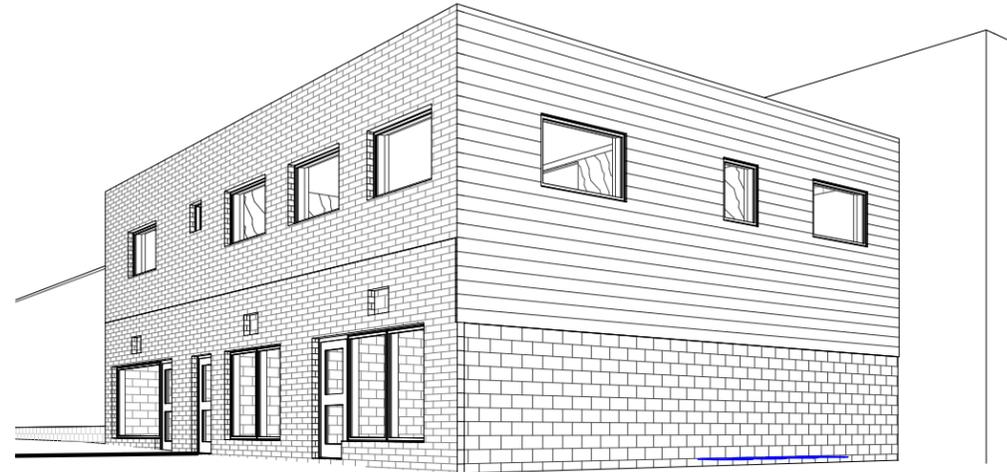
RE RED HOOK
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PROPOSED
ELEVATIONS

A-7

January 21, 2016



① Existing SW Perspective



② Proposed SW Perspective

LOMBARDI
REHABILITATION

481 BROADWAY (REAR)
MONTICELLO, NY

PROJECT NUMBER 314-01



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PERSPECTIVES

A-8

Quantity	LineNumber	Description	Unit	Ext. Total O&P
Div. 2 - Selective Demolition				
1600	60505106160	Selective demolition, wood framing, subfloor, plywood, 1/2"	S.F.	\$ 1,280.00
1500	60505106720	Selective demolition, wood framing, wall framing, 2" x 4", includes studs, plates and blocking	S.F.	\$ 765.00
500	40505105020	Selective demolition, masonry, veneers, brick, hard mortar, remove	S.F.	\$ 1,755.00
1000	260505100290	Armored cable, (BX), #14, 3 wire, average 50' runs, electrical demolition, remove	L.F.	\$ 940.00
1000	260505100280	Armored cable, (BX), #14, 2 wire, average 50' runs, electrical demolition, remove	L.F.	\$ 770.00
500	260505100300	Armored cable, (BX), #12, 2 wire, average 50' runs, electrical demolition, remove	L.F.	\$ 440.00
40	260505101720	Junction boxes, 4" square & octagon, electrical demolition, remove, including removal of supports and terminations	Ea.	\$ 266.80
20	260505101760	Switch boxes, electrical demolition, remove, including removal of supports and terminations	Ea.	\$ 99.40
20	220505102001	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 38.20
60	220505102051	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 152.40
1	260505101240	Panelboards, 3 wire, 120/240 V, 200 amp, to 42 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	Ea.	\$ 407.74
5	260505101850	Wire, THW-THWN-THHN, #10, electrical demolition, removed from in place conduit, to 15' high	C.L.F.	\$ 58.40
Div. 5 - Metals				
20	55113501700	Stair, shop fabricated, steel, 3'-6" W, incl 2-line pipe railing, stringers, metal pan treads, excl concrete for pan treads, per riser	Riser	\$ 11,645.20
Div. 6 - Wood and Plastics				
1600	61110126050	2" x 4" wood, suspended ceiling framing, per LF	L.F.	\$ 2,080.00
275	61110260200	Wood framing, partitions, standard & better lumber, 2" x 4" studs, 16" O.C., 8' high, includes single bottom plate and double top plate, excludes waste	L.F.	\$ 3,220.25
50	61110261600	Wood framing, partitions, for openings, add	L.F.	\$ 169.00
1600	61623100102	Subfloors, plywood, CDX, 5/8" thick	SF Flr.	\$ 2,096.00
1600	61623108990	Subfloors, adhesive bead, 3/8"	L.F.	\$ 480.00
1600	61626100202	Underlayment, plywood, underlayment grade, 5/8" thick	S.F.	\$ 2,848.00
1000	62213300310	Moldings, casings, band, 1 1/16" x 1-1/2", finger jointed and primed	L.F.	\$ 2,490.00
Div. 7 - Thermal and Moisture Protection				
1600	72116102210	Blanket insulation for floors/ceilings, fiberglass, paper or foil backing, 1 side, 9-1/2" thick, R30, incl. spring type wire fasteners	S.F.	\$ 3,760.00
1600	72116201340	Blanket insulation, for walls or ceilings, mineral wool batts, 5-1/2" thick, R23	S.F.	\$ 3,024.00
1360	72116201320	Blanket insulation, for walls or ceilings, mineral wool batts, 3-1/2" thick, R15	S.F.	\$ 1,836.00
1360	72610100901	Vapor retarders, building paper, polyethylene vapor barrier, standard, 6 mil (.006" thick), 9' x 400' roll	S.F.	\$ 312.80
1		Allowance for façade carpentry		\$ 2,500.00
500	74633104005	Vinyl siding, clapboard profile, woodgrain texture, .048 thick, single 8"	S.F.	\$ 2,095.00
500	74646100050	Fiber cement siding, lap siding, smooth texture, 5/16" thick x 9-1/2" wide, 8-1/4" exposure	S.F.	\$ 2,170.00
Div. 8 - Openings				
16	81416090025	Door, wood, architectural, flush, interior, hollow core, luan face, 3'-0" x 6'-8" x 1-3/8" thick	Ea.	\$ 1,784.32
2	81313200040	Doors, residential, steel, prehung, insulated, exterior, embossed, full panel, 3'-0" x 6'-8"	Ea.	\$ 685.88
5	85313500170	Windows, vinyl picture, 73" x 43", including grill, J finish, low E, exterior jambs	Ea.	\$ 3,972.75
4	85413300100	Windows, fiberglass slider window, 73" x 43", including grill, low E	Ea.	\$ 3,008.56

Div. 9 - Finishes

9500	92910300350	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 1/2" thick	S.F.	\$ 12,160.00
2000	92910301050	Gypsum wallboard, on ceilings, taped & finished, standard, 1/2" thick	S.F.	\$ 3,040.00
300	96516108000	Resilient flooring, vinyl sheet goods, backed, plain pattern/colors, .065" thick	S.F.	\$ 1,617.00
1600	96816100701	Carpet, commercial grades, direct cement, nylon, level loop, 26 oz., light to medium traffic	S.F.	\$ 5,072.00
1600	96810109001	Carpet, 20 oz./sq. yd., for tackless, stretched installation, add padding to above, sponge rubber pad	S.F.	\$ 1,280.00
9500	99123721660	Paints & coatings, painting walls, complete, including surface prep, primer & 2 coats		\$ 16,625.00
2000	99123721660	Paints & coatings, painting ceilings complete, including surface prep, primer & 2 coats		\$ 4,375.00

Div. 10 - Specialties

1	102813130010	Toilet accessories, commercial, allowance		\$ 1,000.00
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Div. 11 - Equipment

2	113013150020	Cooking range, residential appliances, free standing, 1 oven, 30" wide, minimum	Ea.	\$ 1,172.30
2	113013165500	Refrigerator, residential appliances, no frost, 10 to 12 C.F., minimum	Ea.	\$ 1,182.30
2	113013194150	Range hood, residential appliances, vented, min, 2 speed, 30" wide, minimum	Ea.	\$ 430.94

Div. 12 - Furnishings

80	123223109560	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, minimum	L.F.	\$ 18,630.40
2	123223308000	Wood casework vanities, base, 2 door, 30" h x 21" d x 24" w	Ea.	\$ 788.10
80	123623130020	Countertops, stock, plastic laminate, 24" wide, includes backsplash, minimum	L.F.	\$ 2,826.40

Div. 22 - Plumbing

80	221113232140	Pipe, copper, tubing, solder, 1/2" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	L.F.	\$ 904.80
60	221113232180	Pipe, copper, tubing, solder, 3/4" diameter, type L, includes coupling & clevis hanger assembly 10' O.C.	L.F.	\$ 808.80
10	221113234140	Pipe, copper, tubing, solder, 2" diameter, type DWV, includes coupling & clevis hanger assembly 10' O.C.	L.F.	\$ 293.00
40	221113234160	Pipe, copper, tubing, solder, 3" diameter, type DWV, includes coupling & clevis hanger assembly 10' O.C.	L.F.	\$ 1,862.80
60	221113250100	Elbow, 90 Deg., copper, wrought, copper x copper, 1/2"	Ea.	\$ 1,894.80
20	221113250120	Elbow, 90 Deg., copper, wrought, copper x copper, 3/4"	Ea.	\$ 684.60
40	221113250480	Tee, copper, wrought, copper x copper, 1/2"	Ea.	\$ 1,928.40
20	221113250500	Tee, copper, wrought, copper x copper, 3/4"	Ea.	\$ 1,103.40
8	221113252030	Elbow, 90 Deg., copper, copper x copper, 1-1/4", DWV	Ea.	\$ 471.28
6	221113252090	Elbow, 90 Deg., copper, copper x copper, 3", DWV	Ea.	\$ 1,044.42
2	221119424120	Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 3/4" pipe size, includes valves and four test cocks	Ea.	\$ 1,026.22
2	223330131080	Water heater, residential, electric, glass lined tank, double element, 5 year, 40 gallon	Ea.	\$ 2,669.36
2	224113131140	Water closet, tank type, vitreous china, floor mounted, close coupled, ADA, two piece, 1.28 gpf, includes seat, supply pipe with stop	Ea.	\$ 1,062.64
2	224116130600	Lavatory, vanity top, porcelain enamel on cast iron, white, 20" x 18", includes trim	Ea.	\$ 1,002.12
2	224116163100	Sink, kitchen, counter top style, stainless steel, self rimming, single bowl, 25" x 22", includes faucet and drain	Ea.	\$ 1,810.38
2	224119104610	Bath, module tub and showerwall surround, molded fiberglass, 5' long x 34" wide x 76" high	Ea.	\$ 2,291.44
2	224119109600	Bath, rough-in, supply, waste and vent for all above tubs	Ea.	\$ 1,801.68
2	224139101000	Faucets/fittings, kitchen sink faucets, top mount, cast spout	Ea.	\$ 283.78
2	224139102120	Faucets/fittings, lavatory faucet, center set with pop-up drain	Ea.	\$ 356.10

Div. 23 - HVAC

2	235223203000	Boiler, gas fired, natural or propane, cast iron, hot water, gross output, 80 MBH, includes standard controls and insulated jacket, packaged	Ea.	\$ 6,914.06
100	238236101320	Hydronic heating, terminal units, fin tube, baseboard, packaged, copper tube, aluminum fins, 7" high, 3/4" copper tube, excludes main supply pipe	L.F.	\$ 2,711.00

Div. 26 - Electrical

1		Allowance for service modifications	Ea.	\$ 5,000.00
2	262416100300	Load centers, 1 phase, 3 wire, main lugs, indoor, 120/240 V, 100 amp, 12 circuits, incl 20 A 1 pole plug-in breakers	Ea.	\$ 1,070.92
2	260590101150	Service & panel, residential, w/14 branch breakers, 150 amp, incl 24' SE-AL cable, service eye, meter socket	Ea.	\$ 2,474.28
12	260590102110	Switch devices, residential, single pole, ivory, type NM (Romex) cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 598.56
23	260590104015	Receptacle devices, residential, duplex outlet, ivory, type NM cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 1,078.70
4	260590104050	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, type NM cable, 20', 15 amp, incl box & cover plate	Ea.	\$ 223.52
4	260590104350	Receptacle devices, residential, decorator style, GFI with #12/2, type NM cable, 20', incl box & cover plate	Ea.	\$ 302.64
2	260590104710	Range outlet, residential, 30' of #8/3, type NM cable, 50 amp, 240 V, incl box & exterior cover plate	Ea.	\$ 427.00
4	260590106050	Lighting outlets, residential, wire only (for fixture), type NM cable, 20'	Ea.	\$ 92.36
6	260590106210	Light fixtures, residential, canopy style, economy grade	Ea.	\$ 243.96
2	260590106310	Light fixtures, residential, kitchen fixture (fluorescent), economy grade	Ea.	\$ 182.10
2	260590108660	Hot water heater, residential, hook-up, #10/2, NM cable, 20', incl 1-2 pole circuit breaker, box, 3' of flexible	Ea.	\$ 277.64
2	260590109060	Furnace/boiler, residential, hook-up, emergency switch & NM cable, 40'	Ea.	\$ 372.48
2	260590109530	Thermostat, residential, hook-up, using low voltage wire, heating/cooling, 25' of #18-4	Ea.	\$ 74.34

Total, construction		\$ 173,000
Contingency Allowance	15%	\$ 25,950
Fee Allowance	10%	\$ 17,300
Total Probable Cost of Renovation Project		\$ 216,250
	= \$	135 /s.f.