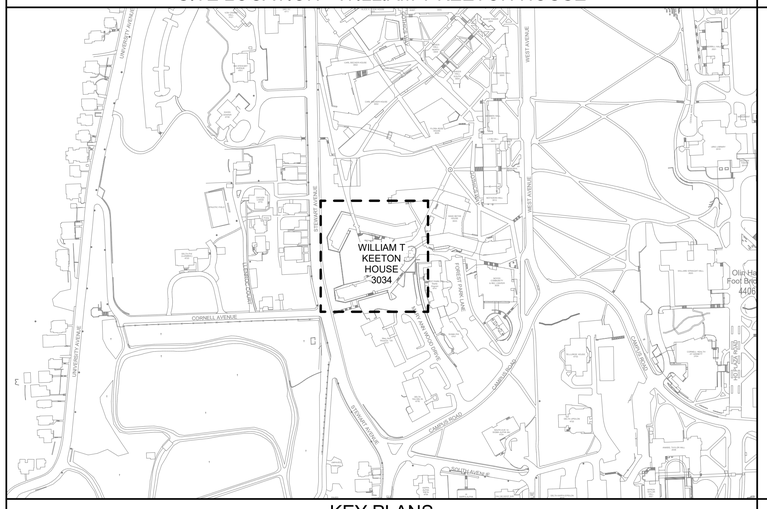
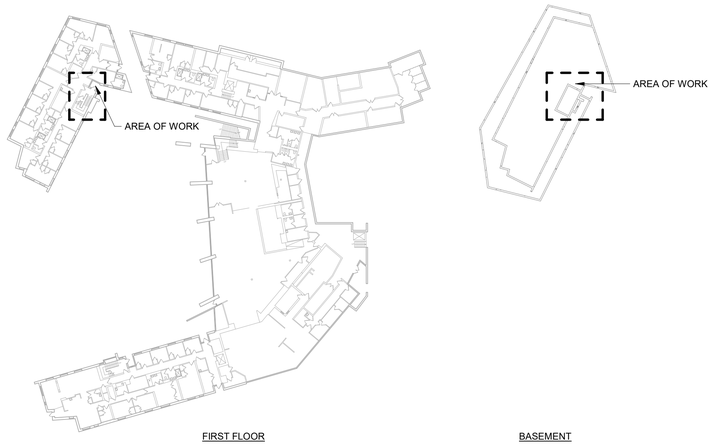
Cornell University

WILLIAM T. KEETON HOUSE NORTH WING STRUCTURAL REPAIR & WATER INFILTRATION MITIGATION

SITE LOCATION - WILLIAM T KEETON HOUSE



KEY PLANS



FIRST FLOOR

BASEMENT

PROJECT SCOPE

THE PURPOSE OF THIS PROJECT IS TO ADD WATERPROOFING TO A GROUND FLOOR LEVEL VESTIBULE, REPAIR THE STRUCTURAL STEEL BELOW, AND REPLACE A SECTION OF SLAB ON GRADE OUTSIDE THE VESTIBULE TO MITIGATE WATER INFILTRATION.

SHEET INDEX

GENERAL SYMBOLS LEGEND

1 / X-100 / 1 / 1	EXTERIOR ELEVATION
1 / X-100 / 1 / 1	INTERIOR ELEVATION
1/ A-101	PHOTO/ VIEW REFERENCE
1 / X-100	SECTION MARKER
1 / X-100	ENLARGED DETAIL
#	CONSTRUCTION KEYED NOTE
#	DEMOLITION KEYED NOTE
#	DRAWING REVISION NOTE
	LINETYPE: EXISTING TO REMAIN
	LINETYPE: DEMOLITION / TO BE RELOCATED
	LINETYPE: TO BE PROVIDED / NEW

BUILDING CODE SUMMARY

APPLICABLE CODES
PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE 2025 NEW YORK STATE BUILDING CODE AND CITY OF ITHACA AMENDMENTS.

PROJECT SUMMARY
THIS PROJECT INCLUDES THE REPAIR OF 75 SF OF DORMITORY HOUSING.

BUILDING LIMITATIONS

CONSTRUCTION CLASSIFICATION:	IIB
CLASSIFICATION OF HAZARDS:	NONE
HIGH-RISE BUILDING:	NO
EXTINGUISHING REQUIREMENT:	THE EXISTING BUILDING IS FULLY SPRINKLERED

OCCUPANCY

OCCUPANCY CLASSIFICATION:	MIXED (RESIDENTIAL R2, BUSINESS B, AND ASSEMBLY A2)

FACILITIES ENGINEERING
WWW.FCS.CORNELL.EDU
ARCHITECTURE, AND CIVIL, ELECTRICAL, ENVIRONMENTAL, AND MECHANICAL ENGINEERING
201 HUMPHREYS SERVICE BLDG.
ITHACA, NEW YORK 14853-3701

ARCH/ CIVIL:
ELECTRICAL:
MECHANICAL:

STATE OF NEW YORK · ERIK PAUL ESHELMAN · LICENSED PROFESSIONAL ENGINEER · 084093

REVISIONS

1	11/14/25	ISSUE FOR SD REVIEW
2	12/16/25	ISSUE FOR DD REVIEW
3	01/28/26	ISSUE FOR COORDINATED REVIEW
4	01/30/26	ISSUE FOR CONSTRUCTION

N

4 FOREST PARK LANE
ITHACA, NEW YORK 14850

WILLIAM T. KEETON HOUSE NORTH WING STRUCTURAL REPAIR & WATER INFILTRATION MITIGATION

DATE:	JANUARY 30, 2026
FACILITY:	3034
DESIGN:	FE DESIGN
DRAWN:	QCO

TITLE SHEET

ARCHIVE BAR CODE

T-001

17759908

9 INTERIOR WORK AREA VIEW 2
PHOTO REFERENCE

8 INTERIOR WORK AREA VIEW 1
PHOTO REFERENCE

7 INNER OPENING AS SEEN FROM BASEMENT WORK AREA
PHOTO REFERENCE

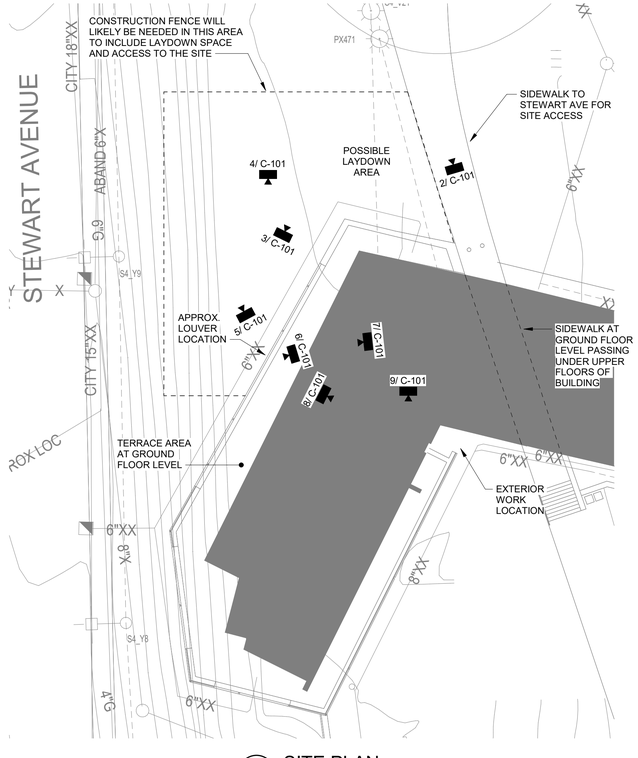
6 INSIDE VIEW OF LOUVER
PHOTO REFERENCE

5 STREET VIEW NORTHWEST OF LOUVER
PHOTO REFERENCE

4 EXTERIOR VIEW
PHOTO REFERENCE

3 LAYDOWN AREA
PHOTO REFERENCE

2 SITE ACCESS FROM STREET
PHOTO REFERENCE



1 SITE PLAN
SCALE: 1" = 20'-0"

CONSTRUCTION LOGISTICS NOTES

1. ALL MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE FOLLOWING IS PROVIDED FOR INFORMATION PURPOSES ONLY BASED ON SITE VISITS CONDUCTED BY THE DESIGN TEAM.
2. THE SITE CAN ONLY BE ACCESSED ON A SLOPE THROUGH A LOUVER IN THE EXTERIOR WALL. THIS LOUVER IS APPROXIMATELY 1'-8" INCHES WIDE BY 7'-9" HIGH (6/C-101). ONCE IN THE BASEMENT FOR THE OUTDOOR TERRACE ABOVE, ACCESS TO THE STRUCTURAL STEEL IS THROUGH AN OPENING IN THE CONCRETE FOUNDATION WALL APPROXIMATELY 3'-4" HIGH BY 3'-4" WIDE (7/C-101). IT IS 8" ABOVE THE SLAB ON GRADE.
3. INSIDE THE BASEMENT, THERE IS NO FINISHED FLOOR AND THE TERRAIN IS UNEVEN. ALL EQUIPMENT AND MATERIALS MUST BE CARRIED INTO THE SPACE. SOME AREAS OF THE BASEMENT HAVE POOLS OF GROUNDWATER BUT THIS IS NOT A COMMON OCCURRENCE IN THE IMMEDIATE WORK AREA.
4. WORK AREA IS A CONFINED SPACE AND COMPLIANCE WITH CONFINED SPACE PROTOCOL IS REQUIRED. CONTACT CORNELL EH&S FOR ADDITIONAL INFORMATION ON CAMPUS PROCEDURES FOR WORK IN CONFINED SPACE.
5. STRUCTURAL WORK WILL BE REQUIRED APPROXIMATELY 15 FT ABOVE THE GRADE IN THE BASEMENT. TEMPORARY WORK PLATFORMS ARE RECOMMENDED. GROUND IS SOLID BUT UNEVEN IN THIS AREA. TOPS OF EXISTING FOOTINGS ARE EXPOSED.
6. ELECTRICAL SCOPE SHALL BE COMPLETED BY OTHERS PRIOR TO ARCHITECTURAL AND STRUCTURAL SCOPE.

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DATE:	JANUARY 30, 2026
FACILITY:	3034
DESIGN:	Q. OLSEN-BIEBER
DRAWN:	QCO

SITE PLAN & LOGISTICS

ARCHIVE BAR CODE

C-101
17759908

CONCRETE CLEAR COVER

STRUCTURAL ELEMENT	INTERIOR NOT IN CONTACT WITH GROUND		INTERIOR IN CONTACT WITH GROUND AND ALL EXTERIOR		ALL CONCRETE CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND
SLABS, WALLS, AND JOISTS	3/4"	#11 & SMALLER	1-1/2"	#5 BAR, W31 OR D31 WIRE & SMALLER	3"
	1-1/2"	#14 & #18	2"	#6 THRU #18 BARS	
BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	1-1/2"	PRIMARY REINFORCEMENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"	#5 BAR, W31 OR D31 WIRE & SMALLER	3"
			2"	#6 THRU #18 BARS	

ABBREVIATIONS

A	
ALT	ALTERNATE
ALUM	ALUMINUM
AVG	AVERAGE
B	
BLDG	BUILDING
C	
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONT'D	CONTINUED
CRS	COURSE(S)
D	
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
E	
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
EPDM	RUBBER ROOF MEMBRANE
EOR	ENGINEER OF RECORD
EQ	EQUAL
(E), EXIST	EXISTING
EXT	EXTERIOR
F	
FDN	FOUNDATION
FFE	FINISH FLOOR ELEVATION
FRP	FIBER REINFORCED POLYMER
FT	FOOT/FEET
FTG	FOOTING
G	
GA	GAGE
GALV	GALVANIZED
H	
HT	HEIGHT
L	
LB(S)	POUND(S)
M	
MFR	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MIN	MINIMUM
N	
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
O	
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
P	
+/-	PLUS OR MINUS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
Q	
QTY	QUANTITY
R	
REQ	REQUIRED
REV	REVISION
S	
SIM	SIMILAR
SF	SQUARE FOOT/ FEET
SS	STAINLESS STEEL
STL	STEEL
STD	STANDARD
T	
TOS	TOP OF STEEL
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VIF	VERIFY IN FIELD
W	
W/O	WITHOUT
WD	WOOD
SYMBOLS	
&	AND
@	AT
#	POUND(S)

DESIGN PARAMETERS

	RISK CATEGORY	II
	SOIL DESIGN PRESSURE, ASSUMED	1500 PSF
	15 MINUTE RAINFALL INTENSITY	5.78 INCHES/HR
	60 MINUTE RAINFALL INTENSITY	2.49 INCHES/HR
SNOW LOADS	GROUND SNOW LOAD, P_g	66 PSF
SNOW LOADS	FLAT-ROOF SNOW LOAD, P_f	N/A
SNOW LOADS	THERMAL FACTOR, C_t	N/A
SNOW LOADS	EXPOSURE FACTOR, C_e	N/A
SNOW LOADS	SLOPED ROOF FACTOR, C_s	N/A
SNOW LOADS	DRIFT SURCHARGE LOAD, Pd	N/A
SNOW LOADS	SNOW DRIFT WIDTH, w	N/A
SNOW LOADS	WINTER WIND PARAMETER, W_2	N/A
WIND LOADS	BASIC WIND DESIGN SPEED, V	110 MPH
WIND LOADS	ALLOWABLE WIND DESIGN SPEED, V_{asd}	85 MPH
WIND LOADS	WIND EXPOSURE CATEGORY	B
WIND LOADS	INTERNAL PRESSURE COEFFICIENT, GC_{pi}	N/A
WIND LOADS	MWRFS DESIGN PRESSURE COEFFICIENT, q_z	N/A
WIND LOADS	C&C DESIGN PRESSURE COEFFICIENT, q_{cc}	N/A
SEISMIC LOADS	SEISMIC IMPORTANCE FACTOR, I_e	1.00
SEISMIC LOADS	S_s	0.14g
SEISMIC LOADS	S_1	0.041g
SEISMIC LOADS	ASSUMED SOIL SITE CLASS	D
SEISMIC LOADS	S_{DS}	0.12g
SEISMIC LOADS	S_{D1}	0.059g
SEISMIC LOADS	SEISMIC DESIGN CATEGORY	A
SEISMIC LOADS	SEISMIC FORCE-RESISTING SYSTEM(S)	N/A
SEISMIC LOADS	BASE SHEAR, V	N/A
SEISMIC LOADS	SEISMIC RESPONSE COEFFICIENT, C_S	N/A
SEISMIC LOADS	RESPONSE MODIFICATION COEFFICIENT, R	N/A
SEISMIC LOADS	ANALYSIS PROCEDURE	N/A

STRUCTURAL STEEL GRADES

WIDE FLANGE MEMBERS	A992, Fy = 50 KSI
HSS RECTANGULAR MEMBERS	A500 GRADE B, Fy = 46 KSI
HSS ROUND MEMBERS	A500 GRADE B, Fy = 42 KSI
CHANNELS AND ANGLES	A36, Fy = 36 KSI
PLATES	A572, Fy = 50 KSI
PIPES	A53, Fy = 35 KSI
THREADED RODS	F1554 GRADE 36, Fy = 36 KSI

STRUCTURAL GENERAL NOTES CONT'D

CAST IN PLACE CONCRETE CONT'D

4. FOR EXTERIOR CONCRETE 15% TO 20% OF THE CEMENTITIOUS MATERIAL SHALL BE REPLACED WITH CLASS F FLY ASH CONFORMING TO ASTM C-618.
5. NORMAL WEIGHT AGGREGATES SHALL MEET THE REQUIREMENTS OF ASTM C-33 AND THE FOLLOWING CRITERIA:
   a. COARSE AND FINE AGGREGATES MUST BE FROM A NYSDOT APPROVED SOURCE AND NOT BE FLAGGED FOR ASR.
   b. THE MINIMUM BULK SSD SPECIFIC GRAVITY OF THE COARSE AGGREGATE ON THE NEW YORK STATE DOT POSTED TEST RESULTS SHALL BE 2.67.
   c. THE MAXIMUM ABSORPTION OF THE COARSE AGGREGATE ON THE NEW YORK STATE DOT POSTED TEST RESULTS SHALL BE 1.2%
6. THE DENSITY OF THE CONCRETE MIX SHALL BE 145 PCF +/- 5 PCF FOR NORMAL WEIGHT CONCRETE.
7. CONCRETE DURABILITY DESIGN CLASSIFICATIONS PER ACI 318-19 TABLE 19.3.1.1 SHALL BE F3, S0, W2, AND C2. CONCRETE MIX DESIGNS SHALL MEET THE REQUIREMENTS OF ACI FOR THOSE CATEGORIES.
8. CONCRETE PRODUCER SHALL VERIFY THAT SUBMITTED CONCRETE MIXES DO NOT EXCEED THE MAXIMUM WATER-SOLUBLE CHLORIDE ION LIMITS PER THIS EXPOSURE CLASS AS STATED IN ACI 318-19 TABLE 19.3.2.1.
9. CAST IN PLACE CONCRETE SHALL BE WET CURED FOR A MINIMUM OF SEVEN DAYS WITH A NON-CONTACT WET CURING METHOD. SUBMIT TO ENGINEER FOR REVIEW AND APPROVAL.
10. THE WATER CEMENT RATIO SHALL BE 0.39 +/- 0.03. THE CONTRACTOR IS NOT PERMITTED TO ADD MORE WATER THAN IS SPECIFIED ON THE SUBMITTED MIX DESIGNS WITHOUT APPROVAL FROM THE STRUCTURAL ENGINEER. CONTRACTOR IS REQUIRED TO CLEARLY NOTE ON THE DELIVERY TICKET THE QUANTITY OF WATER WITHHELD AT THE BATCHING PLANT THAT CAN BE ADDED ONSITE.
11. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. A BONDING AGENT SHALL BE REQUIRED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM FABRICATED AND ERECTED IN ACCORDANCE WITH AISC "STEEL CONSTRUCTION MANUAL" AND ALL WORK SHALL COMPLY WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
2. CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:
   A. STEEL PRODUCT DATA INCLUDING STRENGTH OF MATERIAL
   B. STEEL SHOP DRAWINGS INCLUDING ERECTION PLANS AND PIECE DETAILS
      a. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADHERING TO THE REQUIREMENT THAT A NEW YORK STATE-REGISTERED PROFESSIONAL ENGINEER MUST SUPERVISE THE DEVELOPMENT OF STRUCTURAL STEEL SHOP DRAWINGS. THE OWNER AND / OR EOR SHALL NOT BE THE PROFESSIONAL ENGINEER SUPERVISING THE DEVELOPMENT OF THE SHOP DRAWINGS.
      b. SHOP DRAWINGS SHALL INCLUDE DETAILS FOR APPLICATIONS AND ASSEMBLY OF ALL STRUCTURAL MEMBERS; INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES, AND OTHER PERTINENT DATA; AND INDICATE WELDS BY STANDARD AWS 2.1 SYMBOLS SHOWING SIZE, LENGTH, AND TYPE OF EACH WELD. SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
      c. NO FABRICATION SHALL PROCEED PRIOR TO SHOP DRAWING APPROVAL. SHOP DRAWINGS MARKED "REJECTED" OR "REVISE AND RESUBMIT" MAY NOT BE FABRICATED WITHOUT ADDITIONAL CHANGES BEING MADE.
      d. SHOULD ENGINEER'S MARKS OR CORRECTIONS BE MADE IN ANY SHOP DRAWING THAT WOULD OR COULD RESULT IN INCORRECT FIT OF ANY PART OR RESULT IN INSUFFICIENT STRENGTH OR STABILITY OF THE WORK, CONTRACTOR SHALL NOTIFY IN WRITING SO AS TO EXPEDITE THE REQUIRED CORRECTION OR MODIFICATION.
   C. PRODUCT DATA FOR PAINT, PRIMER, OR OTHER EXTERNAL COATING AS APPLICABLE
   D. WELDERS' CERTIFICATIONS
   E. WELDING MATERIALS PRODUCT DATA
3. GRADES OF STRUCTURAL STEEL TO BE PER TABLE THIS SHEET U.O.N.
4. ALL BOLTED CONNECTIONS TO BE MADE WITH A325 OR A490 TYPE N HIGH STRENGTH BOLTS UNLESS GALVANIZED BOLTS ARE SPECIFIED. WHERE GALVANIZED BOLTS ARE SPECIFIED ON THE DRAWINGS, GALVANIZED BOLTS SHALL CONFORM TO ASTM A153, CLASS C AND SHALL BE HOT-DIP GALVANIZED.
5. ALL NUTS SHALL MEET REQUIREMENTS OF ASTM A-563 DH OR ASTM A-194 2H.
6. ALL WASHERS SHALL MEET REQUIREMENTS OF ASTM F-436.
7. ALL BOLT HOLES IN STEEL MEMBERS SHALL BE 1/16" LARGER IN DIAMETER THAN THE NOMINAL SIZE OF THE BOLT USED, U.N.O. ON DRAWINGS.
8. WELDING SHALL MEET THE REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1-2006. ELECTRODES SHALL HAVE A MINIMUM TENSILE STRENGTH OF 70 KSI AND BE LOW-HYDROGEN TYPE. THE LENGTH OF WELD SPECIFIED ON THE DRAWINGS IS THE MINIMUM EFFECTIVE LENGTH OF THE WELD. ALL WELDS TO BE A MINIMUM 1/4" FILLET WELD U.N.O. ON DRAWINGS.
9. PAINT SELECTION MUST BE REVIEWED AND APPROVED BY ENGINEER OF RECORD. FOLLOW MANUFACTURER'S REQUIREMENTS FOR SURFACE PREP. ALL INTERIOR STEEL SHALL BE PAINTED WITH ONE OF THE FOLLOWING PRIMERS AND ONE OF THE FOLLOWING TOP COATS:
   A. BENJAMIN MOORE SUPER SPEC HP (DTM, URETHANE, OR PRIMER) PAINT
   B. BENJAMIN MOORE ULTRA SPEC HP DTM PAINT
   C. TNEMEC TWO-PART SOLVENT-BASED EPOXY SUCH AS SERIES 27
   D. PPG TWO-PART SOLVENT-BASED EPOXY SUCH AS AMERLOCK 2 OR SIGMACOVER 2
   E. APPROVED EQUAL
10. FOR NEW WORK IMPACTING EXISTING STEEL, THE EXISTING STEEL (MEMBERS AND CONNECTIONS) SHALL BE CLEANED PER THE MANUFACTURER'S SURFACE PREPARATION INSTRUCTIONS OR PREPARE SURFACE OF STEEL TO A MINIMUM OF (SSPC-SP-3) POWER TOOL CLEANING AS DESCRIBED BY THE STEEL STRUCTURES PAINTING COUNSEL AS FOLLOWS: REMOVAL OF ALL RUST SCALE, MILL SCALE, LOOSE PAINT, AND LOOSE RUST TO THE DEGREE SPECIFIED BY POWER WIRE BRUSHES, POWER IMPACT TOOLS, POWER GRINDERS, POWER SANDERS OR BY A COMBINATION OF THESE METHODS. THE SUBSTRATE SHOULD HAVE PRONOUNCED METALLIC SHEEN AND ALSO BE FREE OF OIL, GREASE, DIRT, SOIL, SALTS, AND OTHER CONTAMINANTS. SURFACE SHOULD NOT BE BUFFED OR POLISHED SMOOTH.
11. ALL STEEL SHALL BE INSTALLED WITH CAMBER UP EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS AND AT CANTILEVERS WHERE STEEL SHALL BE INSTALLED WITH CAMBER DOWN.
12. SPLICING OF STRUCTURAL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE, AND CONNECTION TO BE MADE.
13. GRAVITY LOAD DEFLECTION CRITERIA SHALL BE:
   A. TOTAL LOAD: L/240
   B. LIVE LOAD: L/360

STRUCTURAL GENERAL NOTES

CODES & GENERAL REQUIREMENTS

1. PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE 2025 NEW YORK STATE EXISTING BUILDING CODE AND THE 2025 NEW YORK STATE BUILDING CODE. THE FOLLOWING CODES AND STANDARDS ARE REFERENCED IN THE PROJECT DOCUMENTS:
   A. ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   B. AISC 360-22 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
   C. ASCE7-22 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES WITH SUPPLEMENT NO. 1
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED COORDINATION WITH EXISTING CONDITIONS AND WITH THE WORK OF ALL OTHER TRADES. THE VERIFICATION OF THE PHYSICAL INTERRELATIONSHIPS OF ELEMENTS OF THE WORK FROM PLANS AND SPECIFICATIONS, AND IN THE FIELD IS THE CONTRACTOR'S SOLE RESPONSIBILITY. THE ARCHITECT'S AND ENGINEER'S REVIEW OF THE CONTRACTOR'S SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR FROM THESE RESPONSIBILITIES.
   A. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONALS IMMEDIATELY AND PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND THE SAFETY OF THE WORK AT ALL TIMES, INCLUDING ALL TEMPORARY SHORING AND TEMPORARY SUPPORTS FOR CONSTRUCTION. THE CONTRACTOR'S NEW YORK STATE-REGISTERED PROFESSIONAL ENGINEER SHALL DESIGN AND SUPERVISE THE ADEQUACY, INSTALLATION, AND REMOVAL OF ALL TEMPORARY SHORING, SHORING SYSTEMS, AND THE LIKE IF THOSE ARE REQUIRED FOR THIS PROJECT'S CONSTRUCTION. CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY CONTRACTOR'S PROFESSIONAL ENGINEER FOR TEMPORARY WORK.

TESTING & INSPECTIONS

1. OWNER SHALL RETAIN THE SERVICES OF A TESTING / INSPECTION AGENCY WHICH SHALL PROVIDE PERSONNEL WITH THE FOLLOWING MINIMUM QUALIFICATIONS:
   A. CERTIFIED BY INSTITUTE OF CERTIFIED ENGINEERING TECHNICIANS OR OTHER RECOGNIZED COMPARABLE ORGANIZATION.
   B. FOR INSPECTION, SAMPLING, TESTING OF CONCRETE, ACI CERTIFIED CONCRETE FIELD-TESTING TECHNICIAN, GRADE I; AND A CONSTRUCTION INSPECTION, LEVEL II.
   C. FOR INSPECTION OF STEEL, AISC-SSI CERTIFIED STRUCTURAL STEEL INSPECTOR. PER AWS D1.1, THE STEEL INSPECTOR SHALL HAVE THE FOLLOWING QUALIFICATIONS FOR NON-DESTRUCTIVE TESTING OF WELDS: NDT LEVEL II OR NDT LEVEL I WORKING UNDER THE NDT LEVEL II.
   D. SUBMIT PERIODIC REPORTS TO ENGINEER DURING CONSTRUCTION. SUBMIT FINAL INSPECTION REPORT SUMMARY FOR EACH DIVISION OF WORK, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, THAT SPECIAL INSPECTIONS WERE PERFORMED AND THAT WORK WAS PERFORMED IN ACCORDANCE WITH CONTRACT DOCUMENTS. IF INITIAL INSPECTIONS MADE BY THE OWNER'S TESTING AND INSPECTION AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TEST, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.
2. ADDITIONAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
3. FOR TESTING AND INSPECTION OF CONCRETE, THE FOLLOWING MINIMUM TESTING REQUIREMENTS APPLY:
   A. THE PLACEMENT OF ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED
   B. CONCRETE CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. IN ABSENCE OF LOCAL CODE REQUIREMENTS, ONE SET OF 5 CYLINDERS SHALL BE TAKEN FOR EACH DAY'S POUR: (2) 7-DAY, (2) 28-DAY, AND (1) HOLD.
4. INSPECTION OF SUBGRADE BELOW ALL FOUNDATIONS AND SLAB ON GRADE TO VERIFY THE ADEQUACY OF THE BEARING MATERIAL.
5. STRUCTURAL STEEL LAYOUT SHALL BE INSPECTED. ALL BOLTED AND WELDED CONNECTIONS SHALL BE INSPECTED. ADDITIONAL TESTING WILL BE REQUIRED IF WELDERS ARE NOT AWS CERTIFIED FOR STRUCTURAL STEEL.
6. FOR POST-INSTALLED ANCHORS, PROVIDE CONTINUOUS INSPECTION.

POST-INSTALLED ANCHORS

1. UNLESS NOTED OTHERWISE ON DRAWINGS, THE FOLLOWING PRODUCTS SHALL BE USED: HILTI HIT HY200R, DEWALT AC200+, DEWALT AC100+ GOLD, OR APPROVED EQUAL.

CAST IN PLACE CONCRETE

1. DESIGN, ERECT, SHORE, BRACE, AND MAINTAIN FORMWORK, ACCORDING TO ACI 301, TO SUPPORT VERTICAL, LATERAL, STATIC, AND DYNAMIC LOADS, AND CONSTRUCTION LOADS THAT MIGHT BE APPLIED, UNTIL STRUCTURE CAN SUPPORT SUCH LOADS.
2. CLEAR COVER FOR REINFORCING STEEL SHALL BE PER THE TABLE ON THIS SHEET WHICH CONFORMS TO ACI 318-14 TABLE 20.6.1.3.1. WELDED WIRE FABRIC USED AT INTERIOR CONCRETE WITH NO EXPOSURE TO MOISTURE AND NOT IN CONTACT WITH GROUND SHALL HAVE 1" CLEAR COVER U.N.O. ON THE DRAWINGS.
3. CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:
   A. SHOP DRAWINGS WITH REINFORCEMENT LAYOUT
   B. CEMENT PRODUCT DATA
      a. PORTLAND CEMENT SHALL BE TYPE I, TYPE II, OR TYPE I-II AND SHALL MEET THE REQUIREMENTS OF ASTM C-150.
      b. SUPPLEMENTARY CEMENTITIOUS MATERIALS SHALL MEET THE FOLLOWING REQUIREMENTS:
         • FLY ASH: ASTM C-618 CLASS F
         • GROUND GRANULATED BLAST-FURNACE SLAG (GGBFS): ASTM-C989 GRADE 100 OR 120
   C. AGGREGATE PRODUCT DATA INCLUDING GRADING
   D. MIX DESIGN PRODUCT DATA INCLUDING STRENGTH TESTS
   E. ADMIXTURE PRODUCT DATA
      a. WATER REDUCING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C-494. HIGH RANGE WATER REDUCING ADMIXTURES, OR SUPERPLASTICIZERS, SHALL MEET THE REQUIREMENTS OF ASTM C-494 TYPE F OR TYPE G.
      b. AIR-ENTRAINING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C-260. AIR-ENTRAINMENT SHALL BE PER ACI 318-14 TABLE 19.3.3.1 WHERE AIR-ENTRAINING ADMIXTURES ARE USED.
      c. RETARDING AND ACCELERATING ADMIXTURES SHALL MEET THE REQUIREMENTS OF ASTM C-494.
   F. REINFORCEMENT MILL CERTIFICATES
      a. STEEL REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A-615 AND SHALL BE GRADE 60.
      b. EPOXY COATED STEEL REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A-775 AND SHALL BE GRADE 60.
      c. STAINLESS STEEL REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A-955.
      d. WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A-1064.
      e. STAINLESS STEEL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A-1022.
   G. CURING PRODUCTS
   H. LAYOUT OF ALL CONSTRUCTION JOINTS
   I. CURING METHODS
   J. HOT WEATHER PROCEDURES AND/OR COLD WEATHER PROCEDURES AS APPLICABLE AND MEETING THE REQUIREMENTS OF ACI 305.1 AND ACI 306.1 RESPECTIVELY.

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4 FOREST PARK LANE
ITHACA, NEW YORK 14850

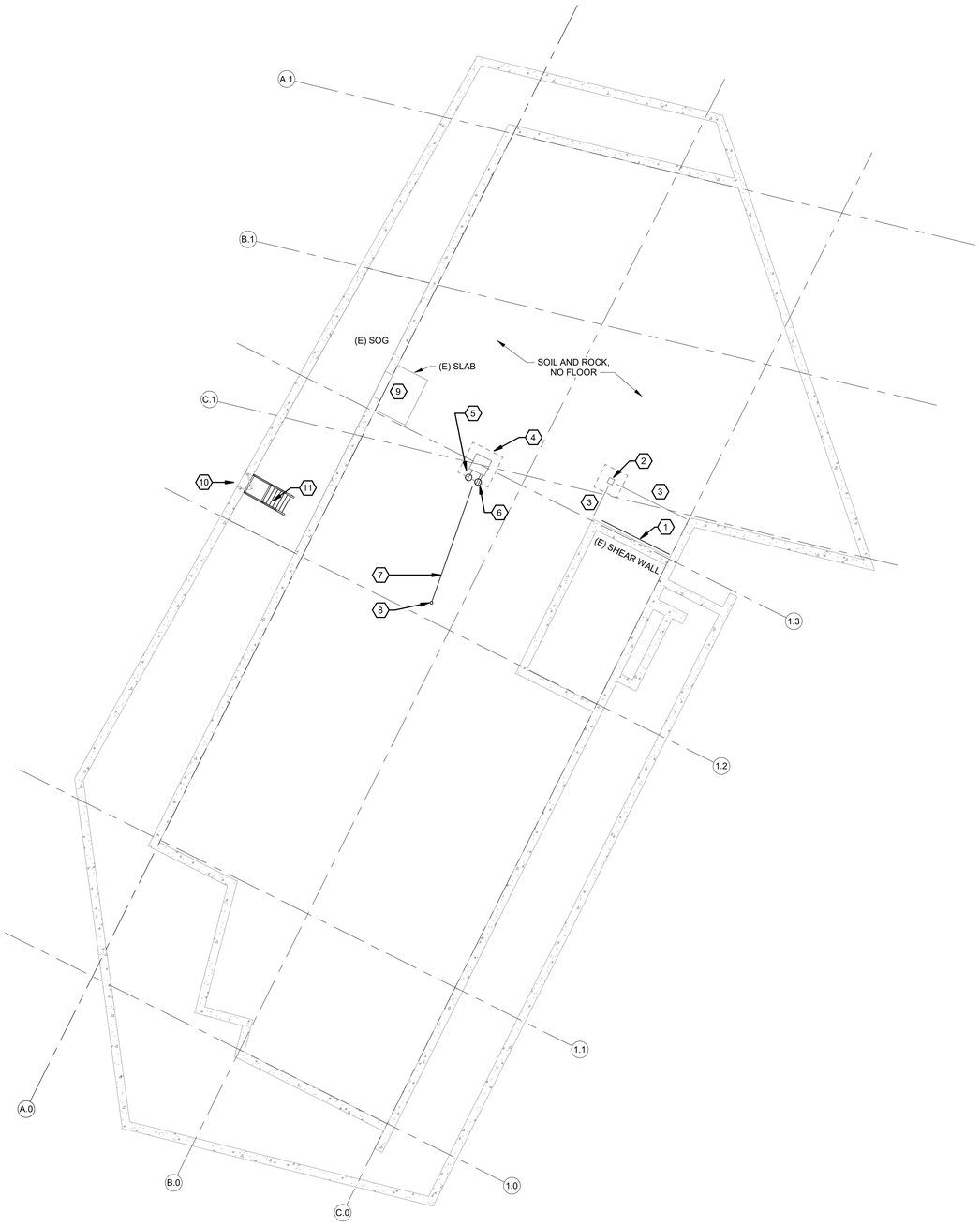
WILLIAM T. KEETON HOUSE NORTH WING STRUCTURAL REPAIR & WATER INFILTRATION MITIGATION

DATE:	JANUARY 30, 2026
FACILITY:	3034
DESIGN:	Q. OLSEN-BIEBER
DRAWN:	QCO

GENERAL NOTES

ARCHIVE BAR CODE

AS-001
17759908



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

(#) AS-101 KEYED RENOVATION NOTES

1	NEW SUPPORT BEAM AND WALL PLATES OVERHEAD TO SUPPORT END OF EXISTING PLANK AT EXISTING CONCRETE WALL. EOR SHALL REVIEW REINFORCEMENT LOCATIONS IN THE FIELD TO COORDINATE THE LOCATIONS OF THE NEW ANCHORS. SEE AS-501 FOR DETAILS.
2	(E) HSS8X8X3/8 POST WITH 3'X3' FTG. CLEAN AND PAINT EXISTING STEEL PER AS-001.
3	EXISTING STEEL OVERHEAD SUPPORTS RECESSED PLANK AT VESTIBULE. BEAMS ARE HSS12X8X1/2 WITH L4X4X1/2 ANGLES WELDED TO THE SIDES TO SUPPORT THE EDGE OF THE PLANK AT EACH ELEVATION. VISIBLE PARTS OF BEAMS SHALL BE CLEANED AND PAINTED PER AS-001.
4	CONCRETE PIER WITH CONCRETE FTG. VERIFY EXISTING CONDITIONS IN THE FIELD AND COORDINATE ANY NEW FASTENERS WITH EXISTING REINFORCEMENT LOCATIONS
5	NEW WELDER RECEPTACLE BY OTHERS
6	NEW GFI NEMA 5-20R BY OTHERS
7	ROUTE 1" EMT TO PANEL LLP-4N-OB ON FLOOR ABOVE, WORK BY OTHERS
8	BY OTHERS: CORE DRILL THROUGH DECK TO ROUTE CONDUIT TO ELECTRICAL ROOM ABOVE. SEAL OPENING WITH FIRE CAULK. COORDINATE REINFORCEMENT LOCATION WITH EOR BEFORE DRILLING THROUGH DECK.
9	APPROX. LOCATION OF EXISTING 3'-4" X 3'-4" ACCESS OPENING INTO BASEMENT AREA
10	APPROX. LOCATION OF EXISTING LOUVER ENTRANCE TO BASEMENT. 2'-0" WALL OPENING, 1'-8" +/- DOOR OPENING. 7'-9" HIGH OPENING. OPENING IS 4'-6" ABOVE SLAB
11	PROVIDE NEW ALUMINUM SHIPS STAIR WITH WALK-THRU AND PLATFORM. MODEL SL-04 BY PRECISION LADDERS (STANDARD 2'-6" X 2'-6" PLATFORM) OR APPROVED EQUAL. FACTORY MILL FINISH. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER OF RECORD. THRESHOLD HEIGHT ABOVE FLOOR IS 4'-6" (VIF). SECURE POST BASEPLATES TO EXISTING SLAB ON GRADE WITH 3/8" DIA. HILTI KH-EZ SS316 SCREW ANCHORS EMBEDDED 2" (SUBMIT PRODUCT DATA TO EOR FOR REVIEW AND APPROVAL). COORDINATE ANCHOR DIAMETER WITH PLATFORM BASE PLATES.

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0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

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WILLIAM T. KEETON HOUSE NORTH WING STRUCTURAL REPAIR & WATER INFILTRATION MITIGATION

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DESIGN:	Q. OLSEN-BIEBER
DRAWN:	QCO

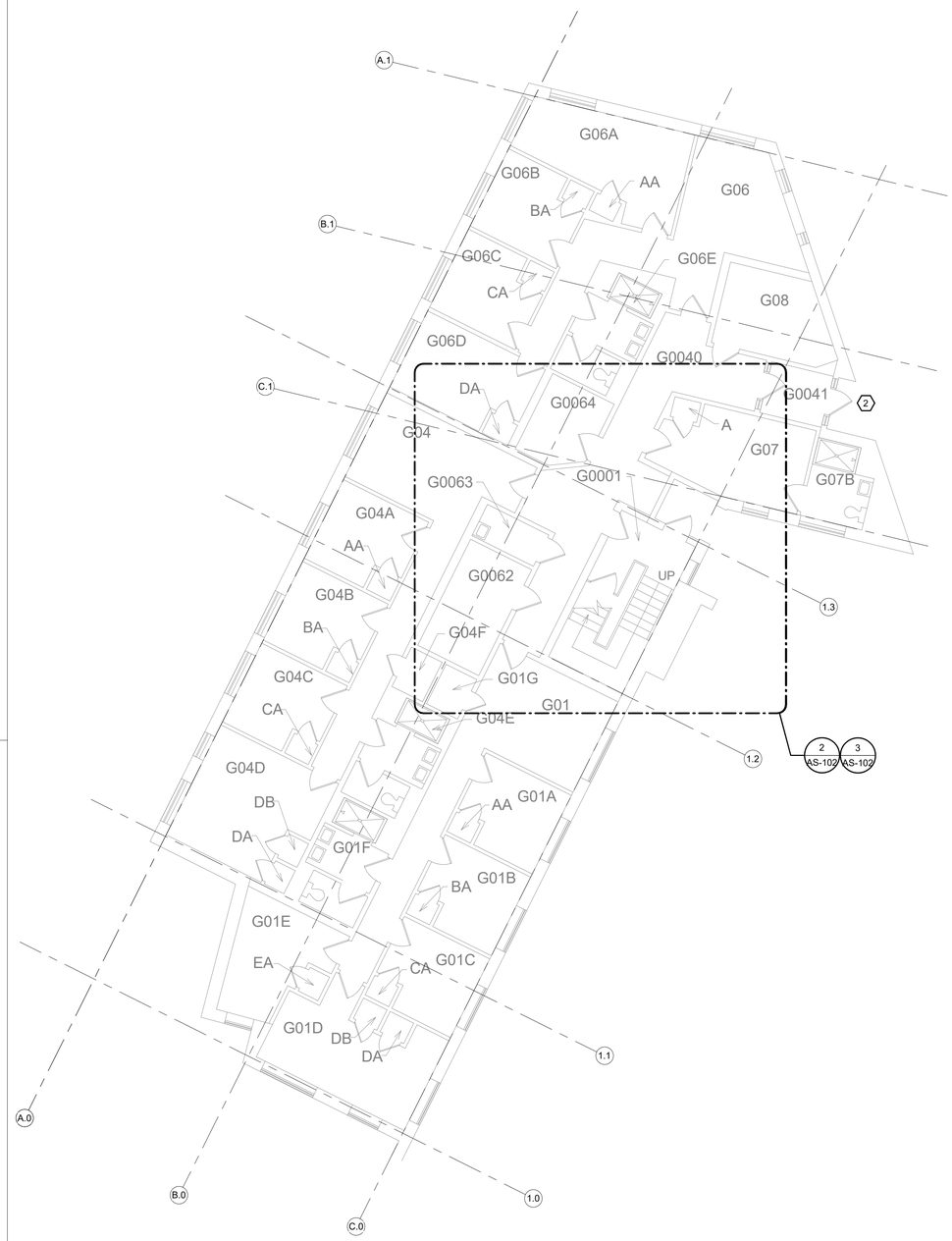
BASEMENT FLOOR PLAN

ARCHIVE BAR CODE

AS-101
17759908

3 ENLARGED RENO PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"

2 ENLARGED DEMO PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"



1 PARTIAL GROUND FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

ELECTRICAL SCOPE BY OTHERS

1.0 PROVIDE NEW WELDING RECEPTACLE AND GENERAL USE RECEPTACLE WHERE SHOWN ON AS-101. COORDINATE NEMA TYPE OF RECEPTACLE PROVIDED FOR WELDER WITH EQUIPMENT TO BE USED. (I.E. NEMA 6-50R, 14-30R, ETC.)

2.0 PROVIDE NEW CIRCUIT BREAKER FOR WELDER POWER INSTALLED AT PANEL LLP-4N-OP. CIRCUIT BREAKER SHALL BE GE AND RATED FOR 22K AIC. COORDINATE CIRCUIT BREAKER OVERCURRENT RATING WITH WELDER TO BE PROVIDED (I.E. 50A, 2-POLE; 30A, 3-POLE). PANEL LLP-4N-OP HAS SIX ADJACENT 1-POLE SPARE 20A, 1-POLE CIRCUIT BREAKERS THAT CAN BE USED OR REPLACED WITH A NEW 2- OR 3-POLE BREAKER.

3.0 ROUTE 3#6 AWG (PHASE), 1#6 AWG (NEUTRAL), 1#10 AWG (GROUND) FOR WELDER CIRCUIT ALONG WITH 1#10 AWG (PHASE), 1#10 AWG (NEUTRAL), 1#10 AWG (GROUND) FOR GENERAL USE RECEPTACLE. BOTH CIRCUITS SHALL BE RUN IN 1" EMT CONDUIT AS SHOWN ON AS-101.

4.0 MOUNT RECEPTACLES ON COLUMN AS SHOWN ON AS-101. RECEPTACLES SHALL BE APPROXIMATELY 48" ABOVE GROUND.

5.0 NEW CONDUCTORS SHALL BE STRANDED COPPER THWN-2.

(#) AS-102 KEYED DEMOLITION NOTES

1	REMOVE 12" OF STUCCO/ CEMENT BOARD FROM BOTTOM OF WALL. REVIEW THE CONDITION OF EXISTING METAL STUD TO EVALUATE DAMAGE AND ENLARGE DEMOLITION AREA IF NEEDED.
2	REMOVE EXISTING HOLLOW METAL DOOR, FRAME AND THRESHOLD. REMOVE 1" OF CONCRETE SLAB BELOW THRESHOLD.
3	REMOVE EXISTING SLAB ON GRADE.
4	SAW CUT AND REMOVE EXISTING TOPPING SLAB DOWN TO EXISTING HOLLOW CORE PLANK AND REMOVE EXISTING RIGID INSULATION. DO NOT DAMAGE EXISTING CONCRETE PLANK.

(#) AS-102 KEYED RENOVATION NOTES

1	NEW SLAB ON GRADE, SEE DETAIL 3/AS-501
2	EXIT TO BE USED DURING CONSTRUCTION FOR THIS PORTION OF THE BUILDING.
3	SEE DETAIL 1/AS-501 FOR NEW WALL ASSEMBLY, NEW SLAB ASSEMBLY, AND NEW WATERPROOFING.
4	REFER TO BASIS OF DESIGN FOR HM DOOR & FRAME FOR INFORMATION ON NEW DOOR, FRAME, AND HARDWARE.
5	FILL CORES AT END OF PLANK WITH NON-SHRINK GROUT (E.G. WITH V100).

BASIS OF DESIGN FOR HM DOOR & FRAME

HOLLOW METAL DOOR AND FRAME - BASIS OF DESIGN

- EXTERIOR DOOR
  1. CURRIES 747 OR APPROVED EQUAL
  2. 18 GAGE MIN. DOOR
  3. 16 GAGE MIN. FRAME
  4. M PROFILE
  5. SEAM WELDED CONSTRUCTION
  6. MATCH EXISTING HEAD AND JAMB SIZE
  7. PAINT TO MATCH EXISTING COLOR
- GLAZING TO BE 1" INSULATED GLASS UNITS
  - 1/4" LOW-E #2 SURFACE CLEAR TEMPERED GLASS
  - 1/2" ARGON AIR SPACE WITH SPACER
  - 1/4" CLEAR TEMPERED GLASS

DOOR HARDWARE SET:

SET 1:

(3) HINGES:	MCKINNEY T4A3786 X 4 1/2" X 4 1/2", NRP, US26D
(1) EXIT DEVICE:	SARGENT 16-8804 x F x 814-PSB x HAND x WIDTH x HEIGHT X US26D
(2) CYLINDER:	RESTRICTED CYLINDER PROVIDED BY CU HARDWARE CENTER
(1) CLOSER:	SARGENT 351 X UO X EN X 120 DEGREE
(1) OVERHEAD STOP:	ABH 1023 X US26D X 95 DEGREE
(1) DOOR SWEEP:	NGP D608A X DOOR WIDTH
(2) SILENCERS:	DCI 8S
(1) THRESHOLD:	NGP THRESHOLD 613 X DOOR FRAME WIDTH
(1) DOOR SEALS:	NGP 134NA X DOOR PERIMETER

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

0' 4' 8' 16'
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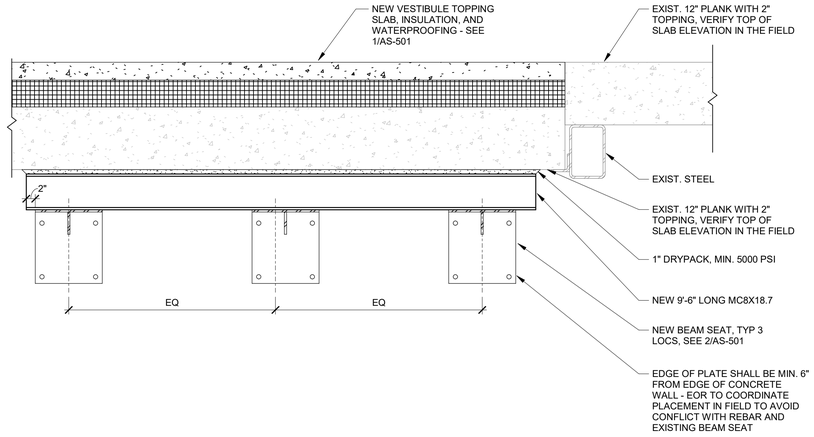
WILLIAM T. KEETON HOUSE NORTH WING STRUCTURAL REPAIR & WATER INFILTRATION MITIGATION

DATE:	JANUARY 30, 2026
FACILITY:	3034
DESIGN:	J. COOLBAUGH
DRAWN:	JGC

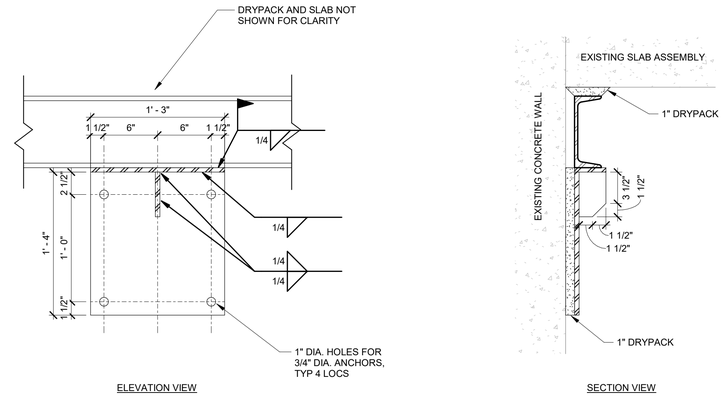
GROUND FLOOR DEMOLITION AND RENOVATION PLAN

ARCHIVE BAR CODE

AS-102
17759908



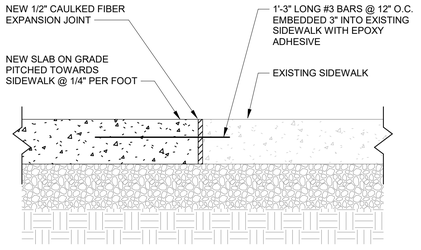
4 PLANK SUPPORT DETAIL
SCALE: 3/4" = 1'-0"



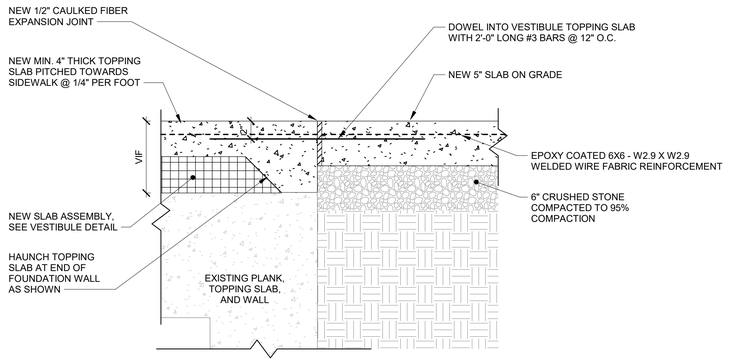
NOTES:

1. ALL PLATES ARE 1/2" THICK.
2. POST-INSTALLED ANCHORS ARE 3/4" DIAMETER X 8" LONG SS THREADED RODS EMBEDDED 4" WITH EPOXY ADHESIVE
3. DRYPACK SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 5000 PSI
4. COORDINATE NEW ANCHORS WITH EXISTING REBAR LOCATIONS. CONTACT EOR TO LOCATE REBAR IN WALL PRIOR TO FINALIZING DETAILS AND SUPPORT LOCATIONS. INSTALL 11-1/2" 3-1/4" X 1/8" STEEL PLATE SHIMS IF NEEDED BETWEEN BEAM AND BEAM SEAT

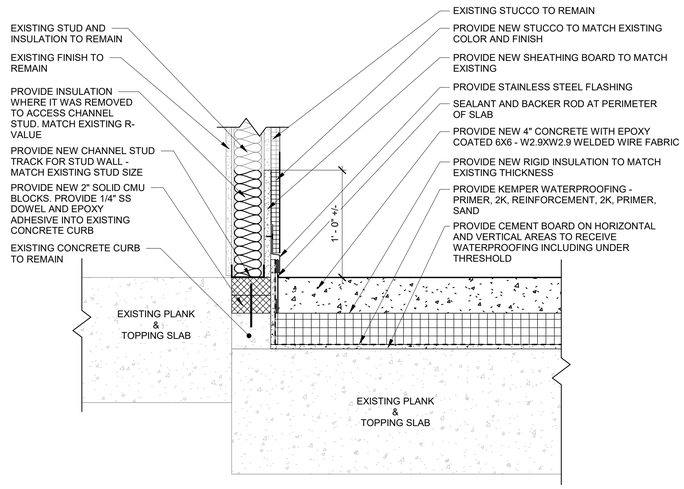
2 BEAM SEAT DETAIL
SCALE: 1 1/2" = 1'-0"



5 TYP. SLAB TO SIDEWALK
SCALE: 1 1/2" = 1'-0"



3 TYP. SLAB ON GRADE
SCALE: 1 1/2" = 1'-0"



NOTES

1. BASIS OF DESIGN COLD FORMED STUDS SHALL BE CLARK DIETRICH 362S162-43 STUDS WITH A MINIMUM YIELD STRENGTH OF 33 KSI OR APPROVED EQUAL. SUBMIT PRODUCT DATA FOR REVIEW AND APPROVAL BY EOR. SPLICE NEW AND EXISTING STUDS BY PLACING THEM BACK TO BACK, OVERLAPPING A MINIMUM OF 4", AND FASTENING WITH A MINIMUM OF FOUR FASTENERS. FINAL STUD SELECTION WILL BE CONFIRMED ONCE EXISTING STUDS ARE VISIBLE AND NEW STUDS CAN BE SELECTED TO MATCH EXISTING.

1 VESTIBULE WATERPROOFING INSTALLATION
NOT TO SCALE

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0' 6" 1' 2' 3'
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0' 3" 6" 1' 1.5'
SCALE: 1 1/2" = 1'-0"

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DRAWN:	QCO

DETAILS

ARCHIVE BAR CODE

AS-501
17759908