

SAGE HALL FOUNDATION WATERPROOFING CORNELL UNIVERSITY

253 SAGE AVENUE, ITHACA, NEW YORK 14853

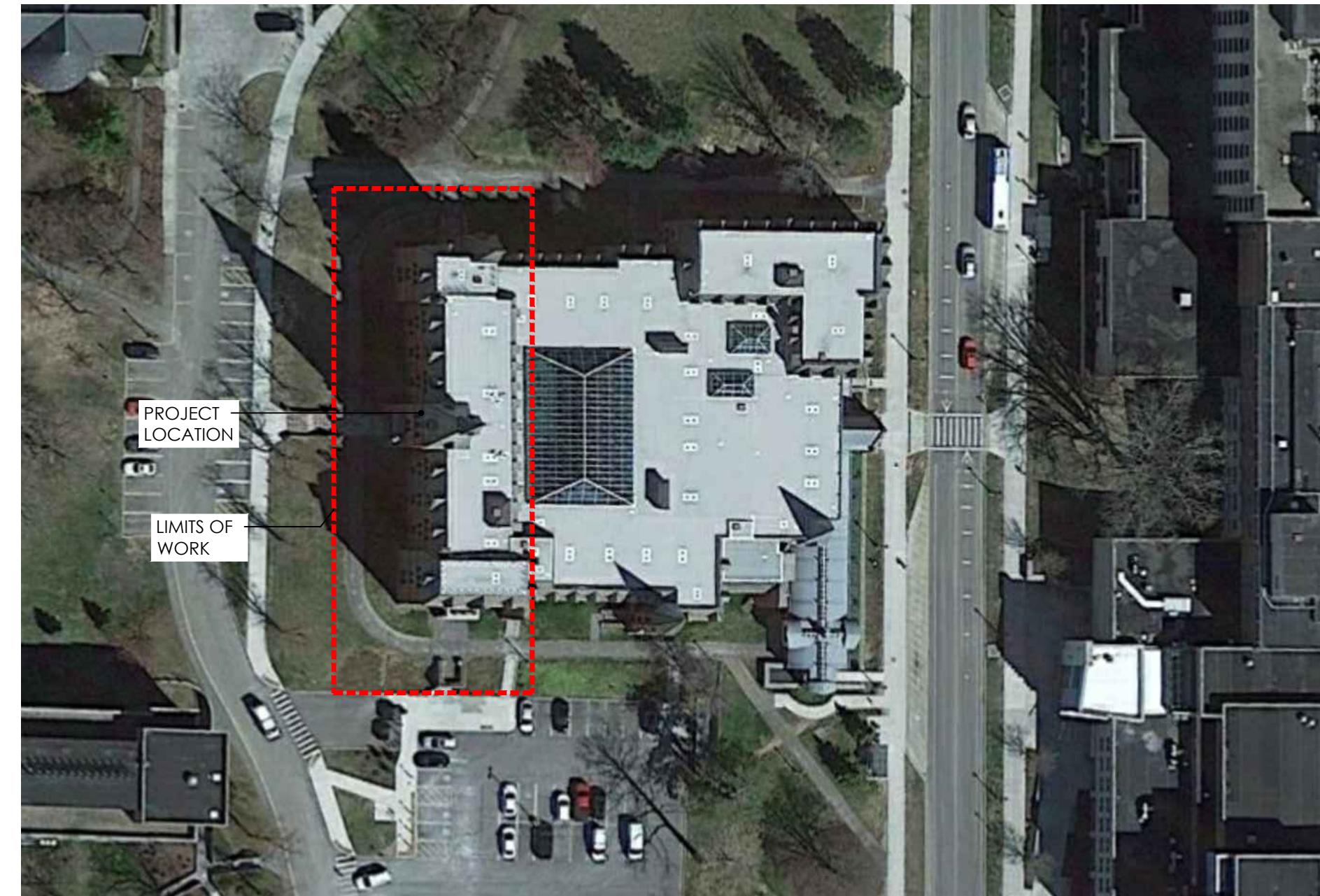
CONSTRUCTION DOCUMENTS SET

MARCH 8, 2023

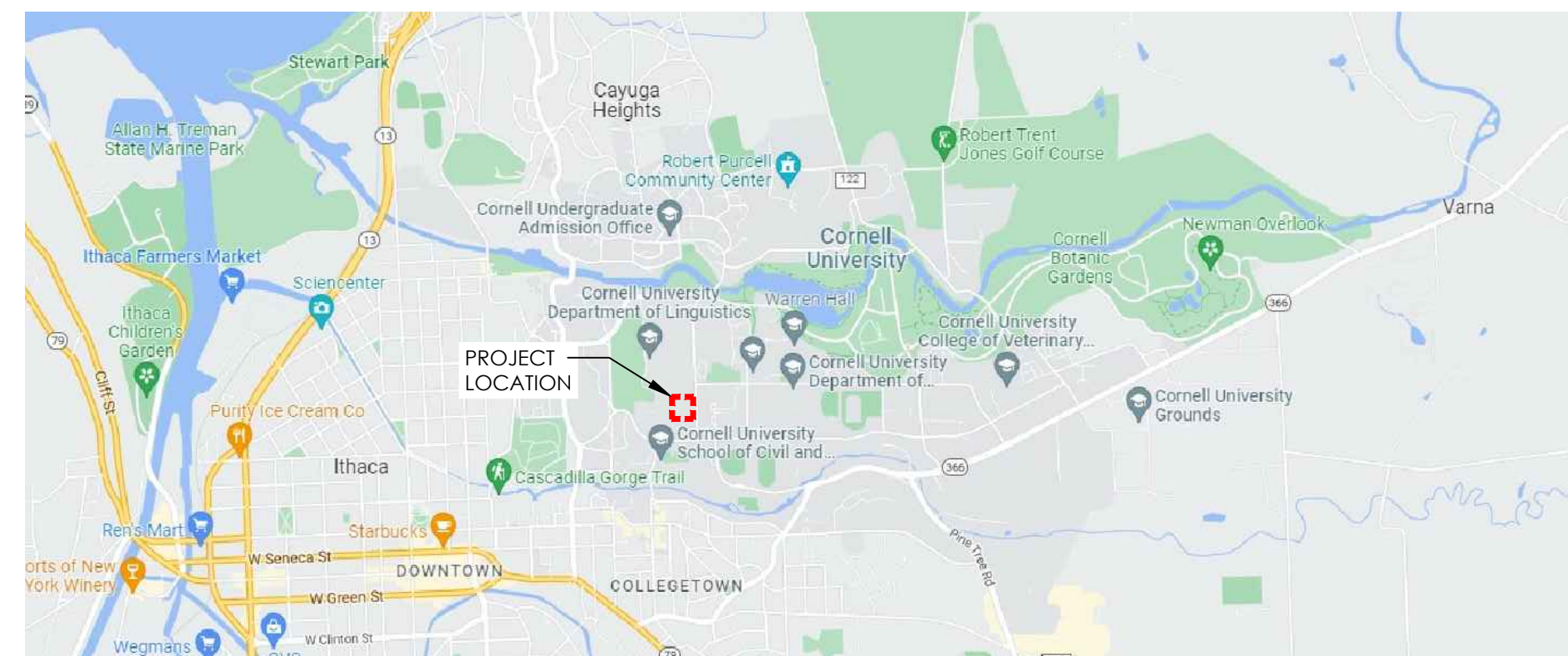
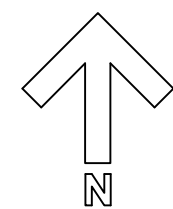


LIST OF DRAWINGS

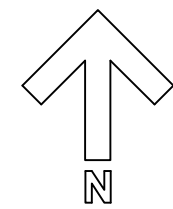
T-1	TITLE SHEET
G-1	EGRESS PLAN
ARCHITECTURAL DRAWINGS	
SP-1	SITE UTILIZATION PLAN & REMOVALS
SP-2	SITE PLAN
A-1	PARTIAL PLANS AND DETAILS
A-2	WEST ELEVATION & DETAILS
A-3	SOUTH ELEVATION & TUNNEL DETAILS
A-4	ENTRANCE STAIR DETAILS
A-5	WATERPROOFING DETAILS
A-6	CIVIL & LANDSCAPE DETAILS
A-7	MISCELLANEOUS DETAILS



1 SITE PLAN
SCALE: 1/64" = 1'-0"



2 LOCATION MAP
SCALE: NTS



GENERAL PROJECT REQUIREMENTS

- A JOB TRAILER IS AT THE DISCRETION OF THE CONTRACTOR. A SITE LOGISTICS PLAN SHALL BE SUBMITTED FOR THE OWNER'S REVIEW AND APPROVAL. THE LOGISTICS PLAN SHALL SHOW THE PROPOSED LOCATION OF THE PERIMETER FENCE, LAY DOWN AREA, STAGING, PARKING, GATE LOCATIONS, SIDEWALKS PROPOSED TO BE CLOSED, IF REQUIRED.
- NO PARKING WILL BE ALLOWED ON SITE.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY & CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD. ARCHITECT SHALL BE NOTIFIED IF FIELD CONDITIONS VARY FROM CONSTRUCTION DOCUMENTS. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE BUILDING WEATHER TIGHT FOR THE DURATION OF THE CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ALL REPAIRS OF ANY AND ALL DAMAGE TO THE BUILDING DUE TO WATER INFILTRATION DURING CONSTRUCTION TO THE SATISFACTION OF THE OWNER. DOCUMENT EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT ALL EXISTING TREES, SHRUBS, LAWNS, SIDEWALKS AND STAIRS, ETC. THAT ARE TO REMAIN AS REQUIRED DURING CONSTRUCTION. ALL DAMAGE CAUSED BY THE WORK OF THIS PROJECT SHALL, AT THE CONTRACTORS EXPENSE, BE REPAIRED AS SPECIFIED AND TO THE OWNERS ACCEPTANCE.
- CONTRACTOR SHALL COORDINATE WITH OWNER TO OBTAIN WATER AND POWER FOR THE WORK.
- CONTRACTOR SHALL RETAIN A PROTECTED AND CODE COMPLIANT MEANS OF EGRESS FOR THE BUILDING OCCUPANTS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL COORDINATE THE USE OF NOISE-MAKING ACTIVITIES WITH THE COLLEGE'S SCHEDULE.
- CONTRACTOR SHALL CONTROL DUST AND DEBRIS THROUGHOUT THE PROJECT.
- SEAL OFF DOORS TO ROOMS NOT IN SCOPE DURING COURSE OF CONSTRUCTION. SEE SPECIFICATIONS.
- OWNER TO REMOVE FURNISHINGS WITHIN SCOPE AREA PRIOR TO CONSTRUCTION.

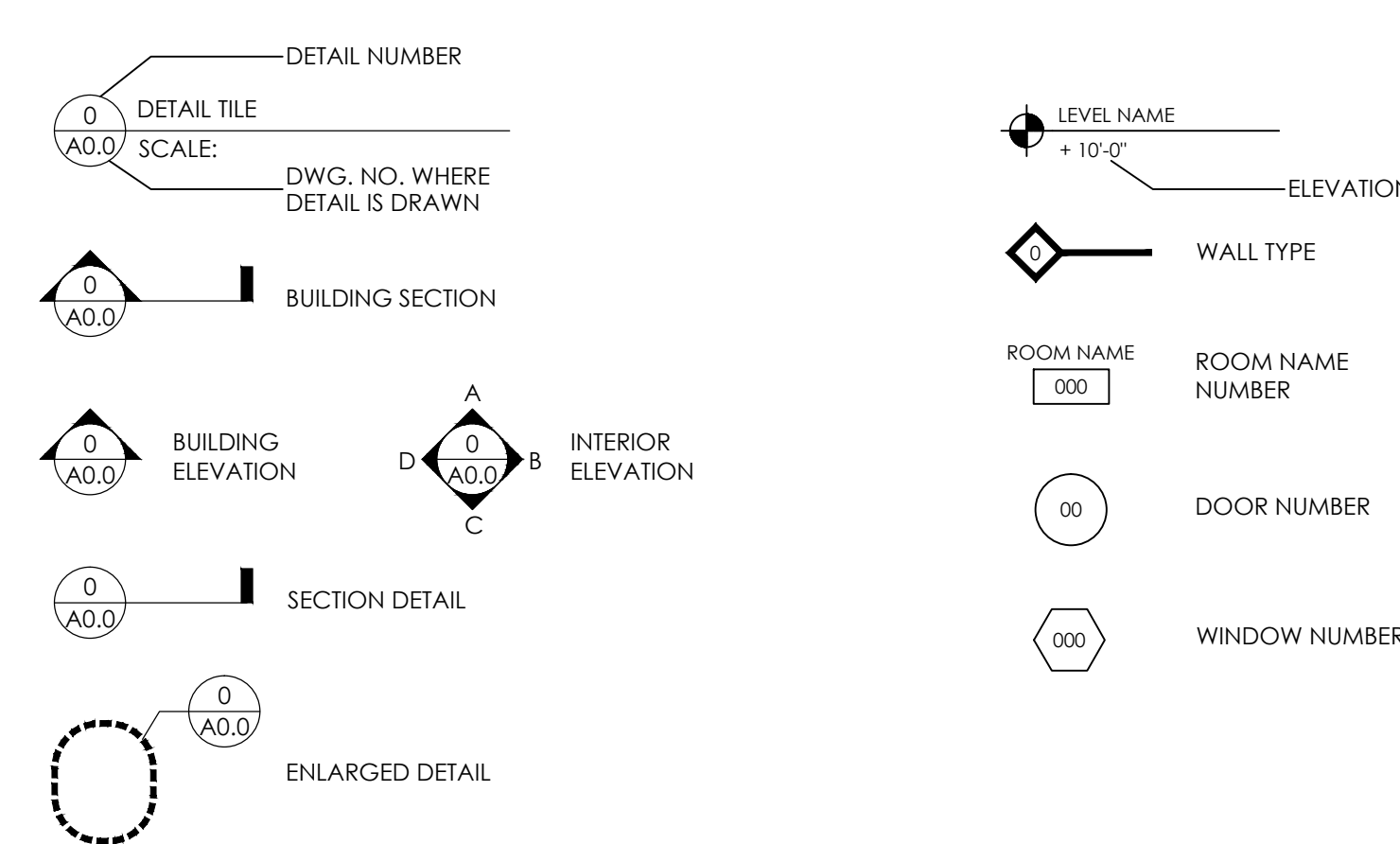
ARCHITECT:

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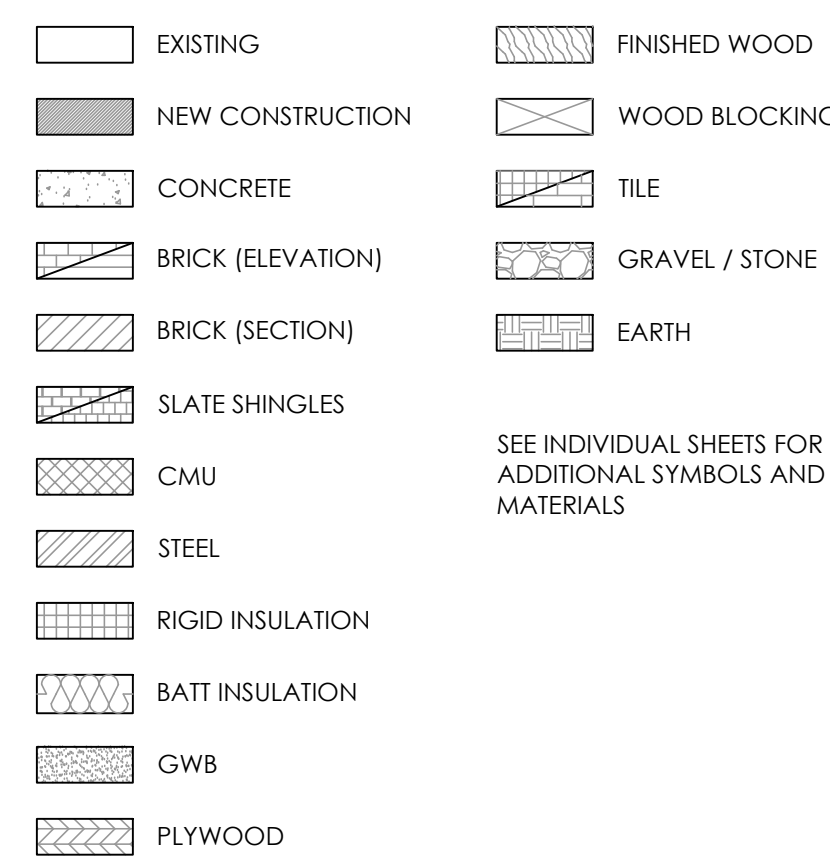
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CONSULTANTS:

SYMBOL LEGEND

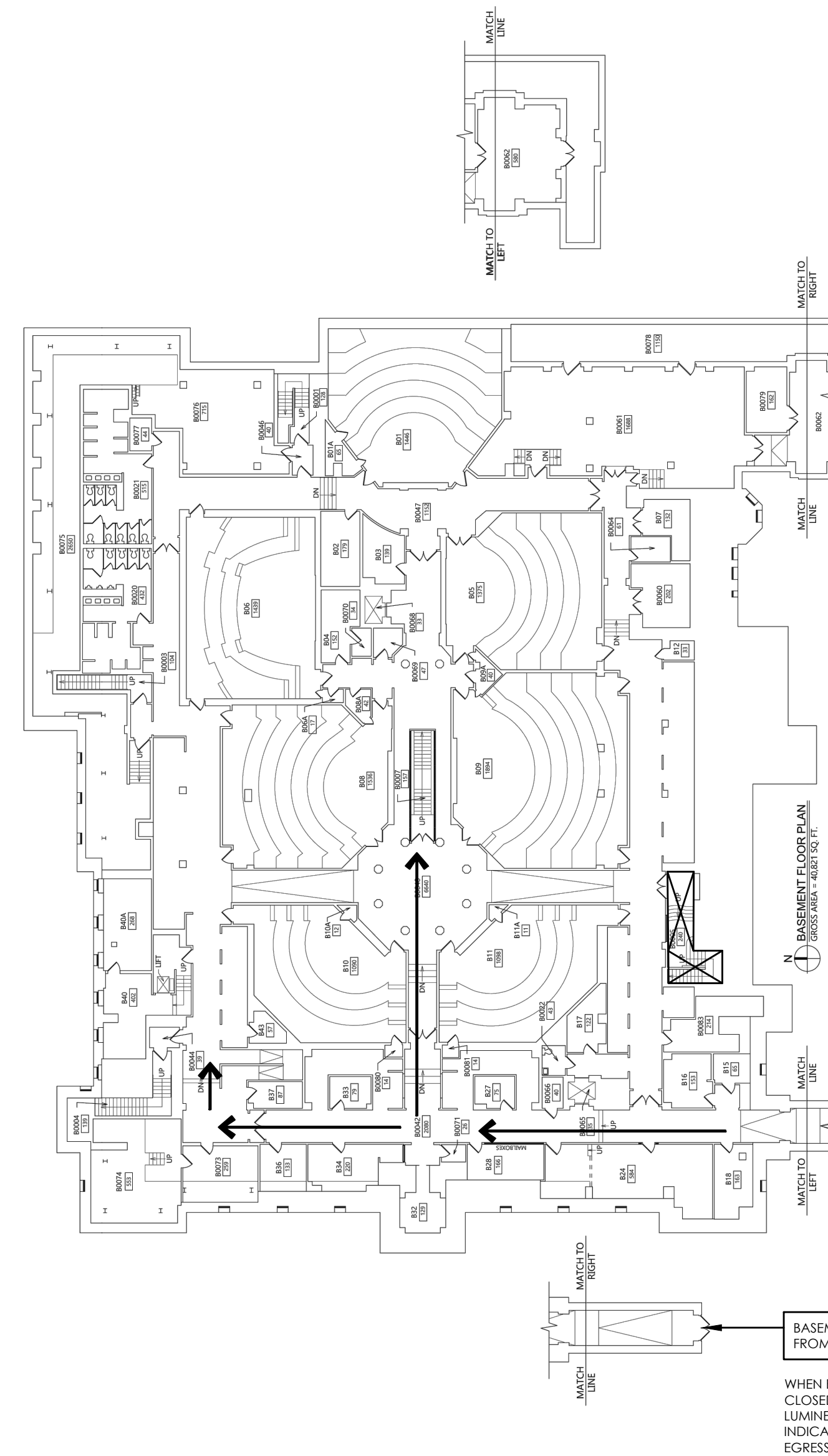


MATERIALS LEGEND

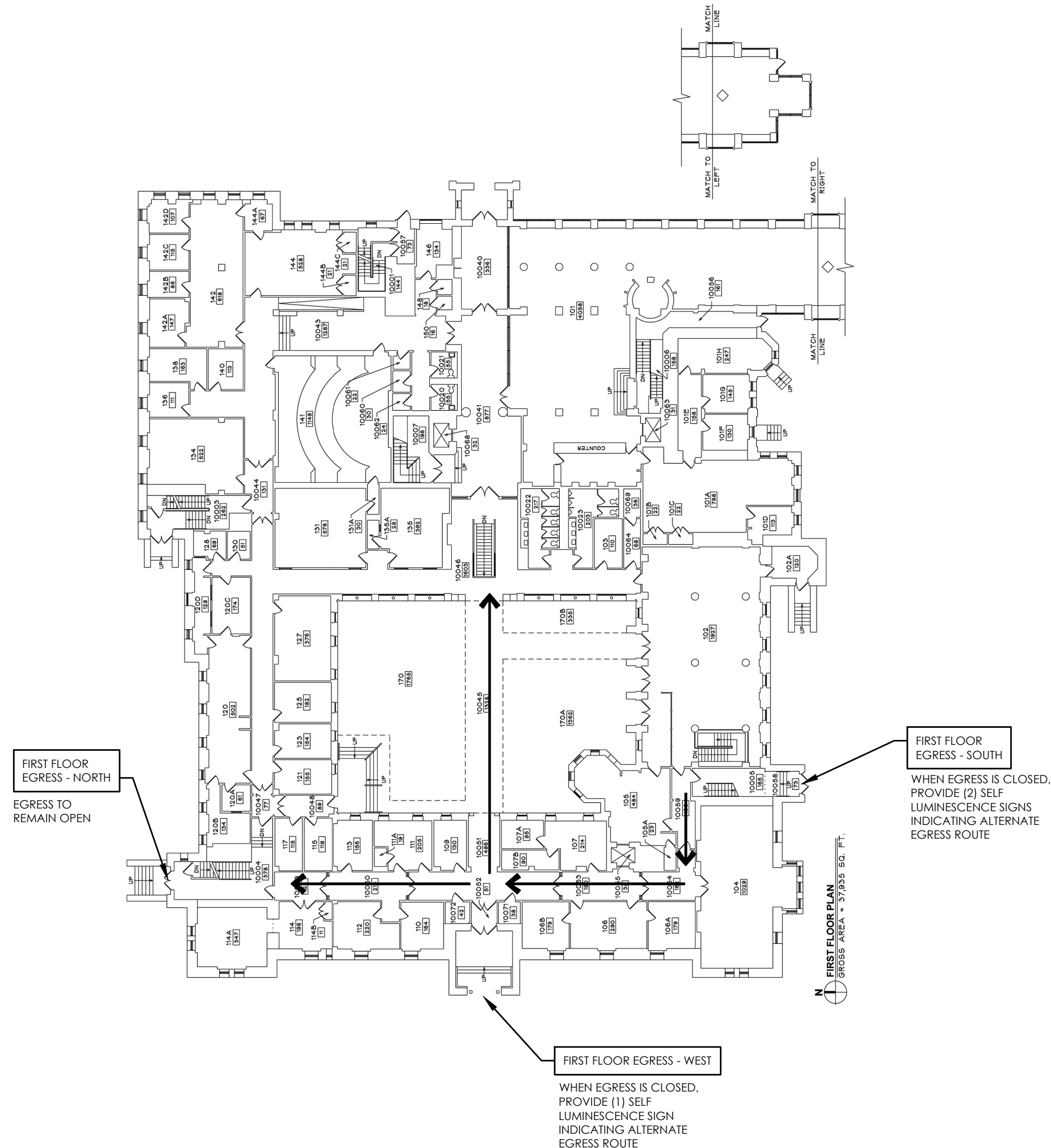
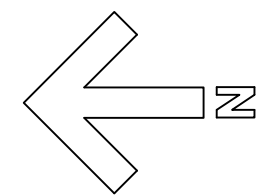


ABBREVIATIONS

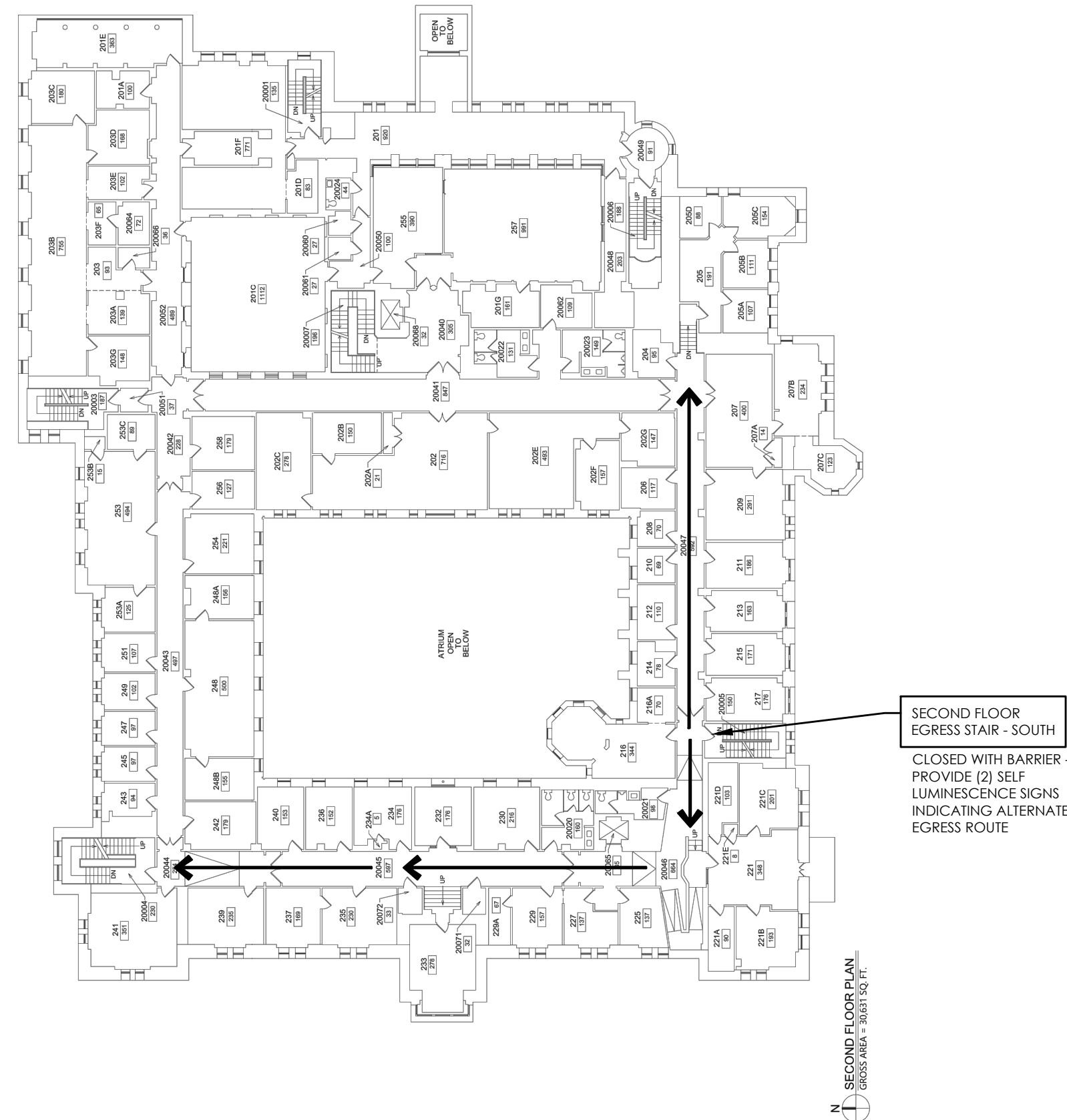
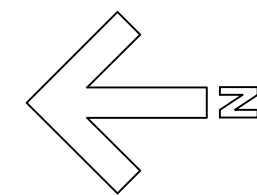
ABBREVIATION	DESCRIPTION
AF, A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ALT.	ALTERNATE
B.F., B.O.	BOTTOM OF
CLG	CEILING
CH, C.H.	CEILING HEIGHT
CL, C.L.	CENTER LINE
CLO, CL	CLOSET
CONC.	CONCRETE
CONT.	CONTINUOUS
DET., DTL.	DETAIL
DR	DOOR
EQ	EQUAL
EQUIP.	EQUIPMENT
FIN.	FINISH
GA, GA.	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
HGT., HT.	HEIGHT
HC	HOLLOW CORE
H.M., H.M.	HOLLOW METAL
M.O.	MASONRY OPENING
MTL	METAL
N.C., N.I.C.	NOT IN CONTRACT
PT.	PRESSURE TREATED
SIM, SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SSI, S.S.	STAINLESS STEEL
STL, STL.	STEEL
TH, THK.	THICK
T./T.O.	TOP OF
TYP. TYP.	TYPICAL
VF, V.I.F.	VERIFY IN FIELD
WD	WOOD



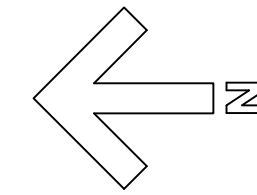
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G-1
BASEMENT FLOOR PLAN
Scale: 1" = 30'

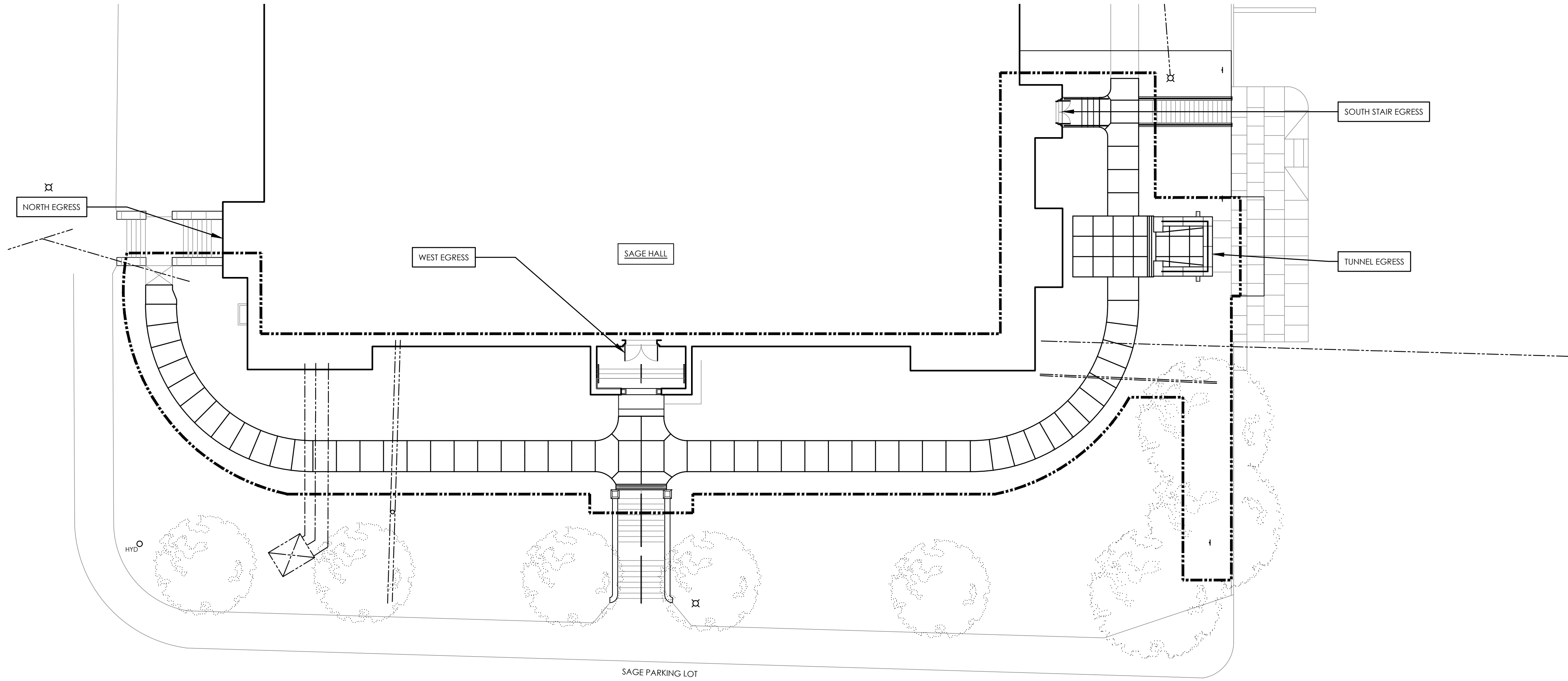


2
G-1
FIRST FLOOR PLAN
Scale: 1" = 30'



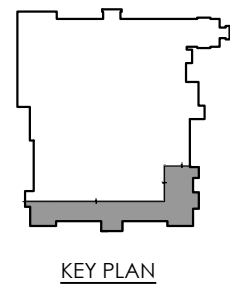
3
G-1
SECOND FLOOR PLAN
Scale: 1" = 30'



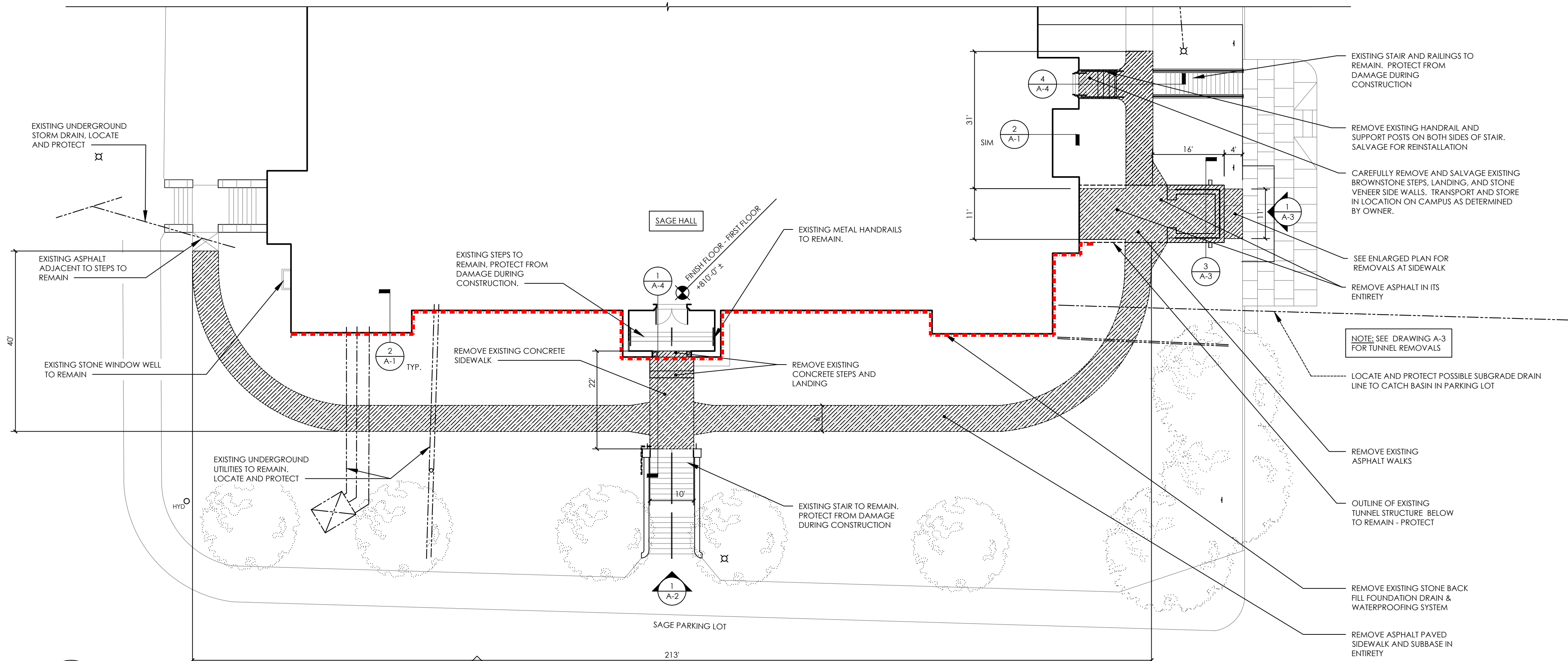


- UTILIZATION PLAN NOTES:**
1. SEE SP-2 AND A-1 FOR ADDITIONAL GENERAL NOTES.
 2. SUBMIT SITE UTILIZATION PLAN TO OWNER FOR REVIEW.
 3. THREE EGRESS DOORS WILL BE EFFECTED BY THIS CONSTRUCTION PROJECT. SEE G-1 EGRESS PLANS FOR ADDITIONAL INFORMATION.
 4. SUBMIT SCHEDULE OF CLOSURE OF EGRESS DOORS TO OWNER FOR APPROVAL AND COORDINATION WITH BUILDING OCCUPANTS.
 5. EVERY EFFORT SHOULD BE MADE TO LIMIT THE CLOSURE OF EXITS INCLUDING SCHEDULING THE WORK IN PHASES TO LIMIT THE NUMBER OF EXITS EFFECTED AT ANY ONE TIME.
 6. SEE DIV 01 OF THE SPECIFICATIONS FOR OWNER REQUIREMENTS.

- LEGEND:**
- AREA OF ASPHALT, CONCRETE OR STONE TO BE REMOVED
 - EDGE OF ITEMS TO BE REMOVED
 - EXISTING WATERPROOFING SYSTEM AND FOUNDATION DRAIN TO BE REMOVED
 - LIMITS OF SITE/AREA OF WORK
 - UNDERGROUND UTILITIES - SEE SP-2 AND A-1 FOR ADDITIONAL INFORMATION



1 SITE PLAN - LOGISTICS
Scale: 1/16" = 1'-0"

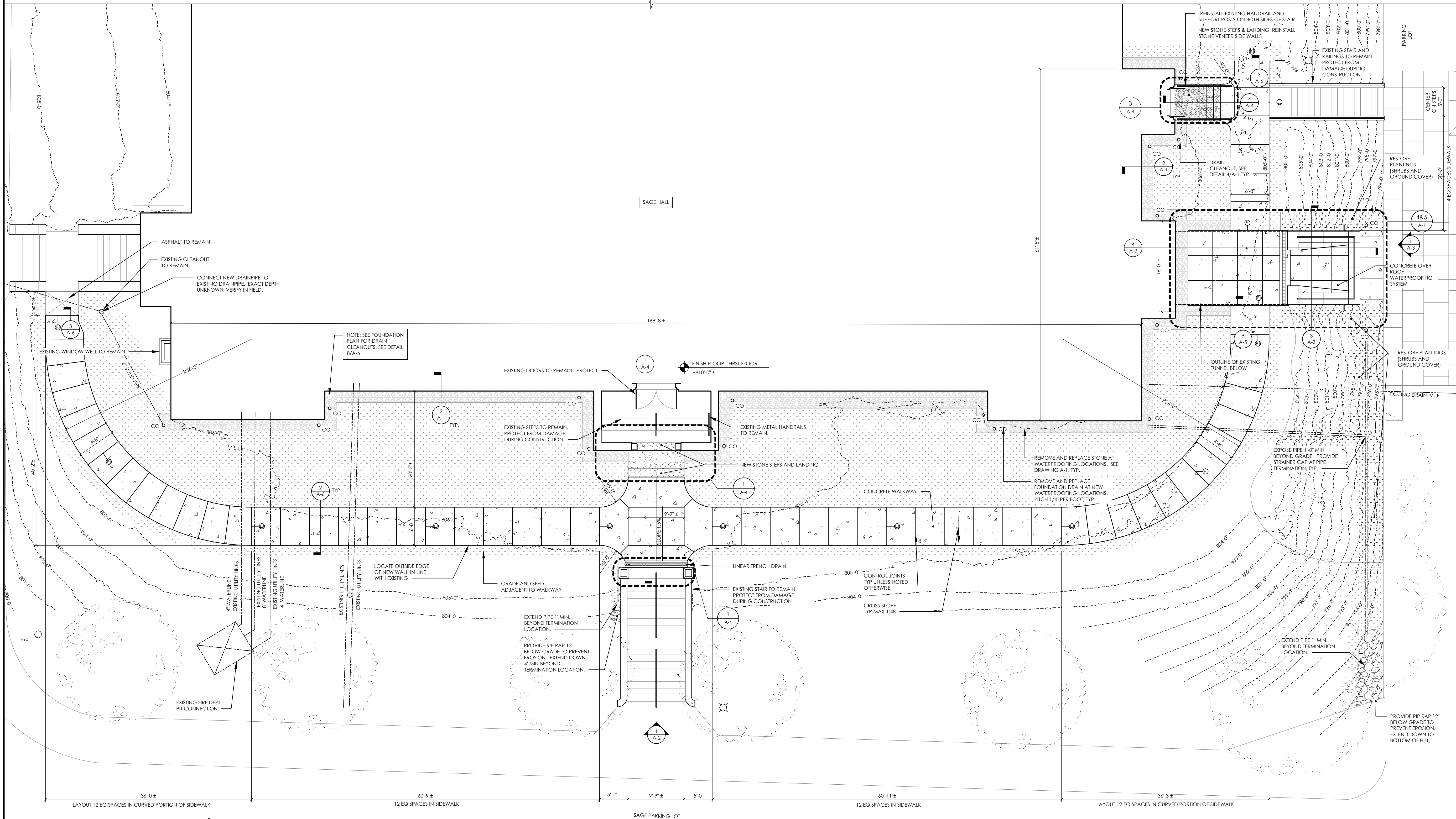


- REMOVALS & EXCAVATION NOTES:**
1. SEE SP-2 AND A-1 FOR ADDITIONAL GENERAL NOTES.
 2. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING TREES AND ROOT SYSTEMS FROM DAMAGE. AVOID TREES, SHRUBS, AND ROOT SYSTEMS WHERE POSSIBLE.
 3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND DERIVED FROM CAMPUS UTILITY PLAN. PLAN MAY NOT SHOW ALL SUB-GRADE CONDITIONS. LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION WORK. CALL 811 AND DETERMINE EXACT UTILITY LOCATIONS BY HAND EXCAVATED TEST PITS. SUPPORT AND PROTECT UTILITIES TO REMAIN IN PLACE.
 4. PROTECT ADJACENT PROPERTY AND BUILDING FROM DAMAGE; INCLUDING BUT NOT LIMITED TO: MASONRY, DOORS, WINDOWS, WALKWAYS, UTILITIES, PLANTINGS AND FURNISHINGS.
 5. PLAN FOR PROTECTION OF PERSONS PASSING EXCAVATIONS INCLUDING DIAGRAM OR DESCRIPTION OF MEANS AND METHODS TO PROTECT COMMUNITY FROM PROJECT HAZARDS THROUGH DURATION OF THE PROJECT SHALL BE SUBMITTED FOR REVIEW.
 6. ALL EXCAVATIONS MUST BE BARRICADED AT ALL TIMES USING EITHER TRAFFIC OR A-FRAME TYPE BARRICADES. GAPS BETWEEN BARRICADES MAY BE UP TO 4" WIDE AND MUST BE BLOCKED WITH CAUTION TAPE.
 7. SHORING AND BRACING OF EXCAVATIONS: CONTRACTORS ARE ADVISED THAT THEY ARE REQUIRED TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) STANDARDS PERTAINING TO EXCAVATIONS.
 8. CARE SHALL BE TAKEN WHEN EXPOSING SUBGRADE FOR CONSTRUCTION OF PAVEMENTS TO PROTECT ANY LOOSE OR UN-COMPACTED SUBGRADE FROM BEING SATURATED BY RAIN EVENTS AND RUNOFF. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 9. PREVENT SURFACE AND SUBSURFACE WATER FROM FLOWING INTO EXCAVATIONS AND TRENCHES AND FROM FLOODING THE SITE AND SURROUNDING AREA. SEE SPECIFICATIONS FOR ADDITIONAL DENATURING REQUIREMENTS AND PROCEDURES.
 10. ALL DIMENSIONS ON THE REMOVAL PLAN ARE PLUS/MINUS TO A WHOLE FOOT FOR ESTIMATING ONLY. REFER TO DETAILS ON OTHER PLANS WHERE SPECIFIC DIMENSIONS ARE REQUIRED.

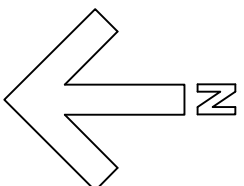
2 SITE PLAN - REMOVALS
Scale: 1/16" = 1'-0"

- SITE PLAN GENERAL NOTES:**
- SEE SP-1 FOR ADDITIONAL GENERAL NOTES.
 - SURVEY EXISTING GRADES PRIOR TO START OF WORK TO CONFIRM DRAINAGE PIPING DISCHARGE / CONNECTION LOCATIONS AND FINISHED GRADING OF LAWN AND SIDEWALK ELEVATIONS.
 - FINAL CLEANOUT LOCATIONS TO BE VERIFIED BY OWNER.
 - OWNER TO PROVIDE SHRUB SPECIES REQUIRED FOR RESTORATION OF PLANTINGS AT TUNNEL.
 - BACKFILL, REGRADE, AND SEED ALL DISTURBED AREAS AFTER WORK IS COMPLETE.
 - REPAIR ADJACENT SIDEWALKS AND PATHWAYS TO EXISTING CONDITIONS AFTER SITE WORK IS COMPLETE.
 - OWNER & ARCHITECT SHALL REVIEW ALL FOUNDATION DRAINAGE PRIOR TO BACKFILLING OPERATIONS.
 - SEE 1/A1 FOR FOUNDATION AND BASEMENT PLAN DEPICTING CLEANOUTS AND FOUNDATION PIPE INVERTS.

- SITE PLAN LEGEND:**
- | | | |
|------------------------|--|------------------------------|
| STONE STEPS | PLANTINGS - SHRUBS / GROUND COVER - SEE 10/A-6 | EXPANSION JOINT SEE 1/A-6 |
| CONCRETE PAVING | RIP RAP | NEW DRAIN CLEANOUT SEE 8/A-6 |
| GRADE & SEED SEE 4/A-6 | LANDSCAPE STONE | EXISTING LAMP POST |
| UNDERGROUND UTILITIES | EXISTING CONTOURS | EXISTING SIGN |
| | | EXISTING HYDRANT |



1 SITE PLAN
SP-2 Scale: 1/8" = 1'-0"



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CONSULTANTS

SITE PLAN
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REVISIONS

SCALE

AS NOTED

COMMISSION NO.
2133

DRAWN BY
LLH

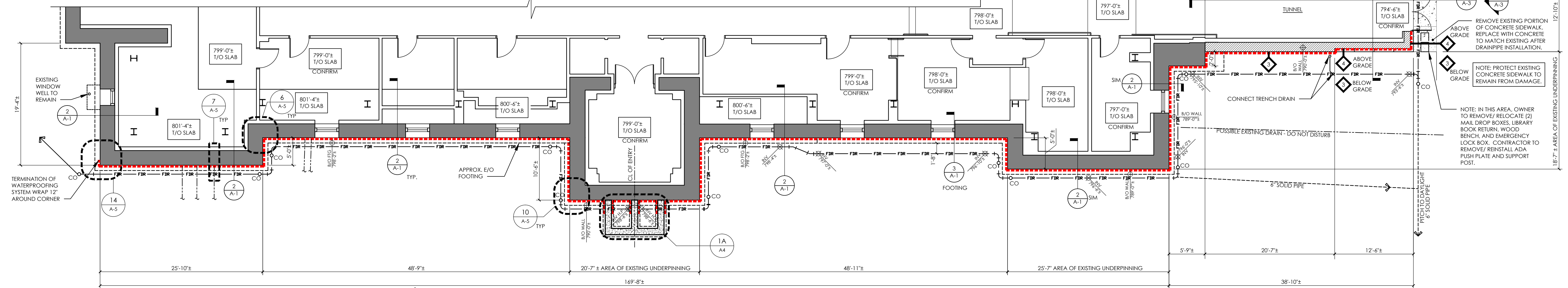
DATE
MARCH 08, 2023

SP-2

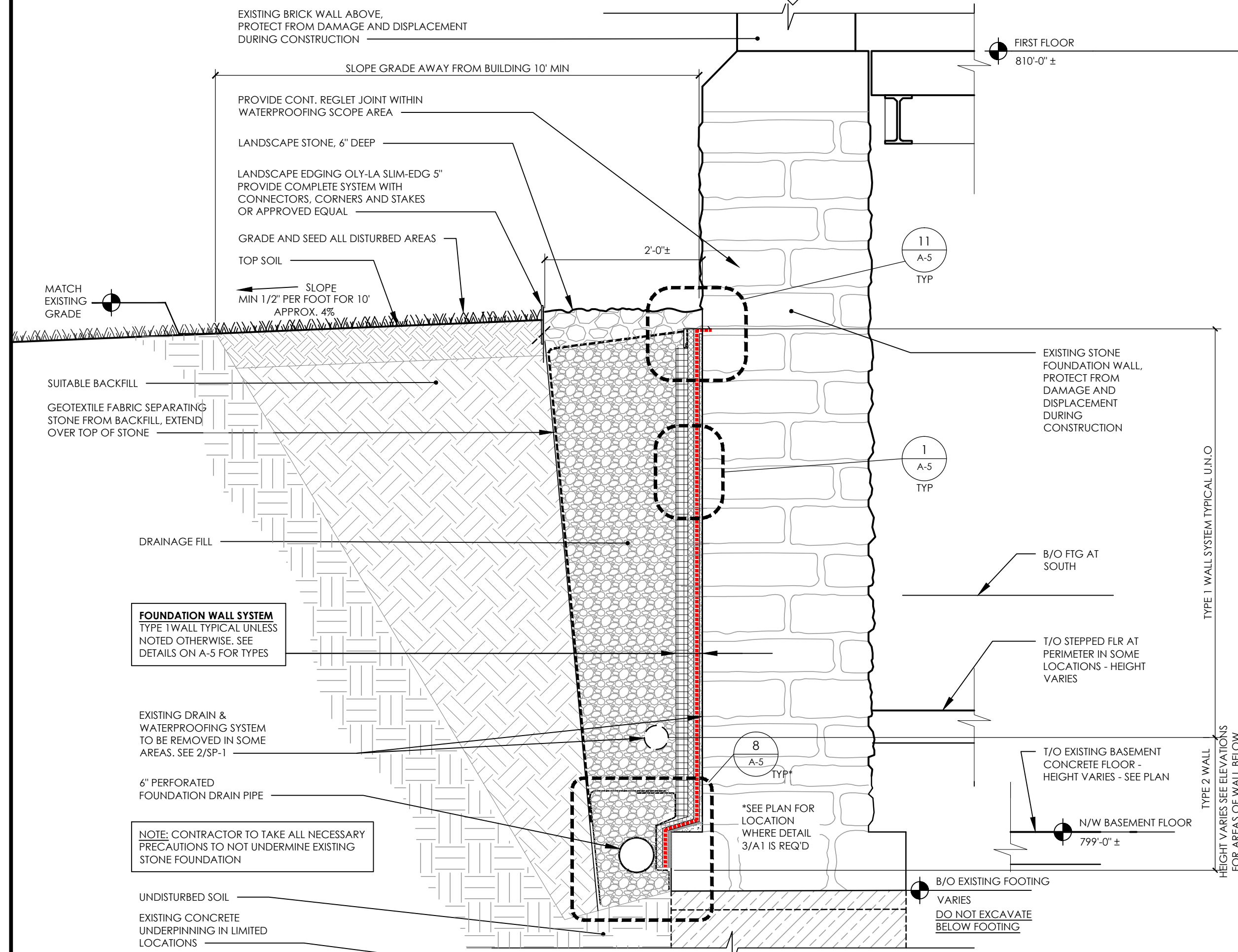
DRAWING NO.

- GENERAL NOTES:**
- SEE SP-2 FOR ADDITIONAL GENERAL NOTES.
 - INFORMATION SHOWN IS FROM LIMITED TEST PITS AROUND PERIMETER FOUNDATION AND DRAWINGS FROM PREVIOUS RENOVATION PROJECTS. ALL INFORMATION IS PRESENTED FOR ESTIMATING PURPOSES AND MUST BE FIELD VERIFIED.
 - EXISTING FOOTING ELEVATIONS ARE ESTIMATED. EXERCISE CAUTION DURING EXCAVATION NOT TO UNDERMINE EXISTING BEARING ELEVATIONS.
 - AREA OF EXISTING UNDERPINNING SHOWN IS EXISTING; FOR INFORMATION ONLY. THERE IS NO ANTICIPATED UNDERPINNING IN THIS PROJECT.
 - ALL PIPE INVERTS ARE RELATIVE TO THE EXISTING BASEMENT FLOOR ELEVATIONS. CONTRACTOR SHALL SURVEY FINISHED SURFACE OF ALL BASEMENT FLOOR ELEVATIONS TO ENSURE FOUNDATION DRAIN INVERT IS SET A MINIMUM OF 10" BELOW TOP OF SLAB. SUBMIT PLAN TO SHOW FINAL LAYOUT INCLUDING SLOPES AND ELEVATIONS OF CONNECTIONS TO ADJACENT SUBSURFACE DRAINAGE SYSTEMS.
 - AS-BUILT LAYOUT FOR FOUNDATION DRAINS INCLUDING SLOPES, INVERTS, AND CLEANOUT LOCATIONS SHALL BE VERIFIED AND DOCUMENTED BY OWNER'S TESTING AGENCY. SUBMIT INFORMATION FOR REVIEW TO THE ARCHITECT PRIOR TO BACKFILLING.
 - AFTER TUNNEL ROOF REMOVALS, CONTRACTOR TO SURVEY ELEVATION AND SLOPE OF EXISTING STRUCTURAL SLAB AND SUBMIT PLAN TO SHOW FINAL LAYOUT OF INSULATION AND TOPPING SLAB.
 - ANY CONDITIONS THAT DIFFER FROM THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

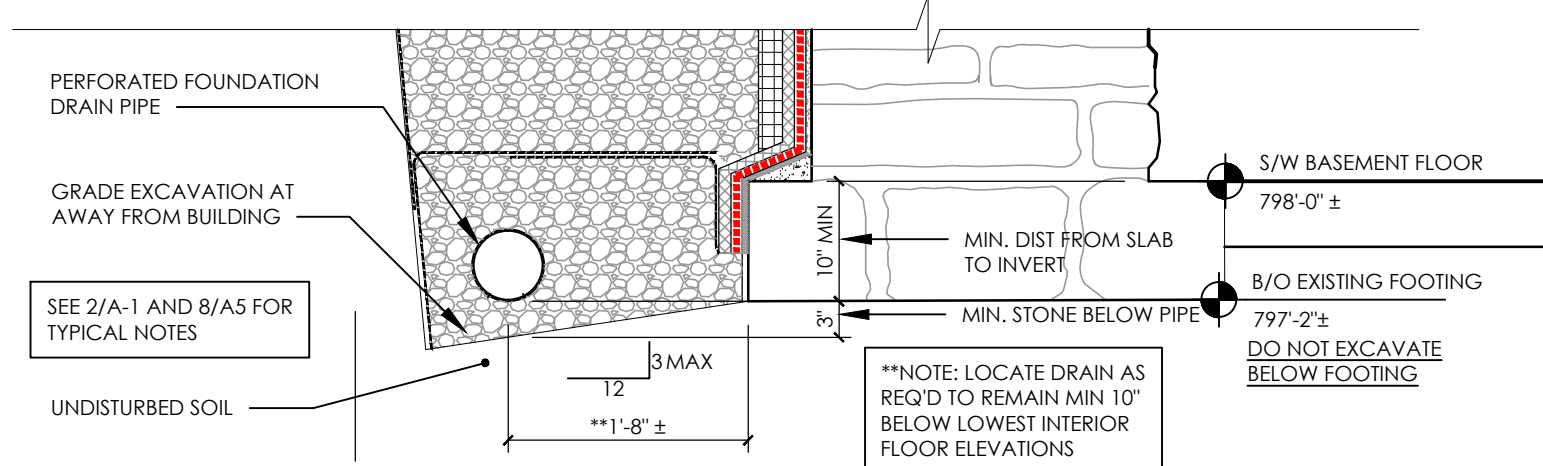
- LEGEND:**
- EXISTING STONE WALLS TO REMAIN
 - WATERPROOFING SYSTEM. REMOVE ALL EXISTING WATER-PROOFING BELOW GRADE WITHIN AREAS SHOWN.
 - CONCRETE FOUNDATION WALLS
 - EDGE OF EXISTING FOOTING
 - SOLID DRAIN PIPE
 - PERFORATED FOUNDATION DRAIN PIPE
 - CLEANOUT - SEE /BA-6
 - APPROX. ELEVATION OF BOTTOM OF EXISTING FOOTING
 - APPROX. INVERT OF NEW DRAIN PIPE
 - EXISTING INTERIOR WALLS FOR REF. ONLY
 - EXISTING CONCRETE WALLS TO REMAIN
 - UNDERGROUND UTILITIES - SEE SITE PLAN FOR TYPES - SEAL ALL PENETRATIONS IN FOUNDATION WALL
 - CONCRETE SIDEWALK
 - WALL SYSTEM TYPE - ALL WALLS ARE TYPE 1 UNLESS OTHERWISE NOTED - SEE A-5 FOR DETAILS

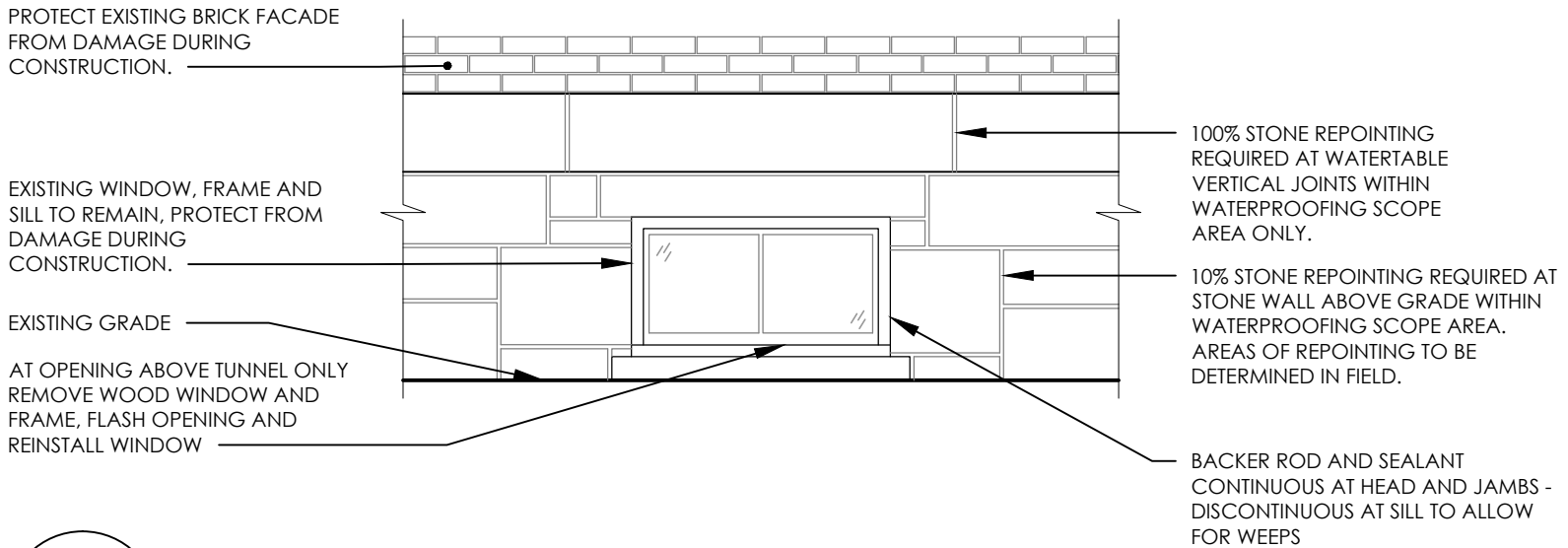


1 PARTIAL BASEMENT/FOUNDATION FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FOUNDATION SECTION - TYPICAL
Scale: 3/4" = 1'-0"





2 MASONRY REPAIRS @ WATERTABLE AND FOUNDATION, TYP.
A-2 Scale: 1/2" = 1'-0"

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CONSULTANTS

WEST ELEVATION & DETAILS

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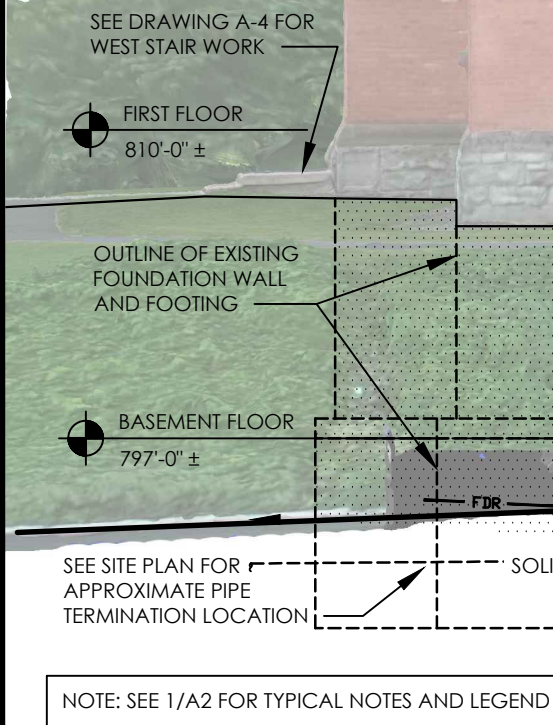


REVISIONS

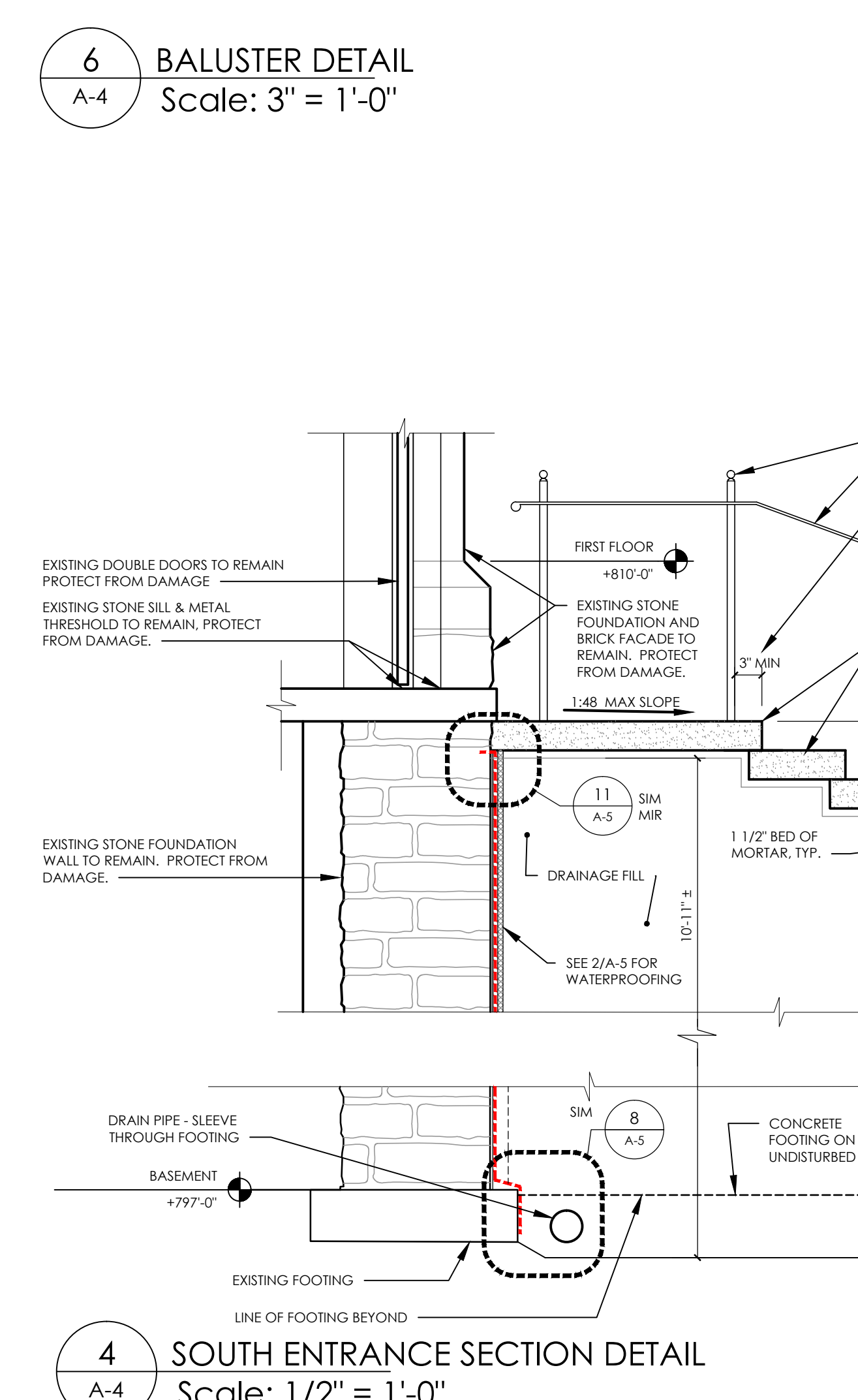
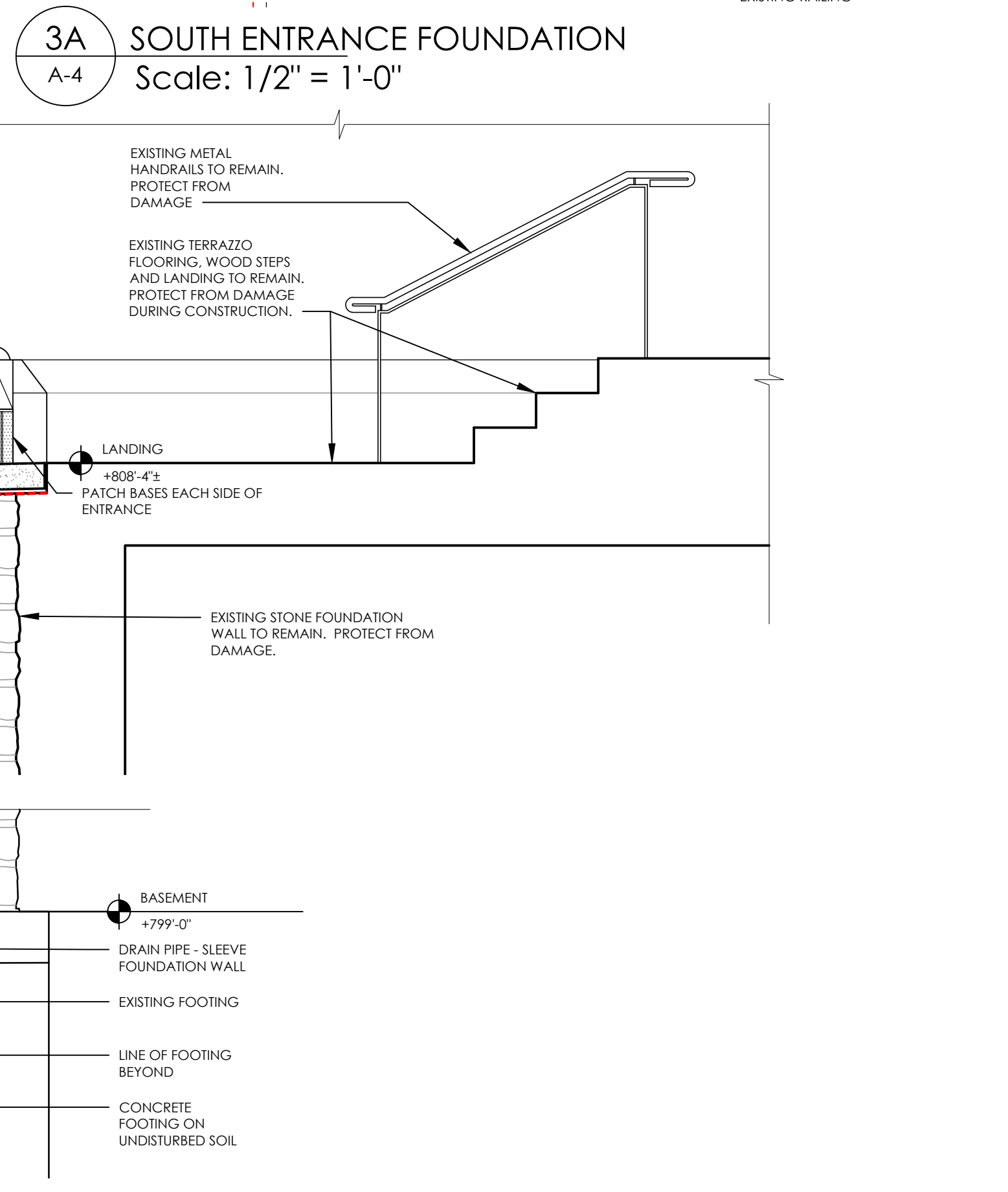
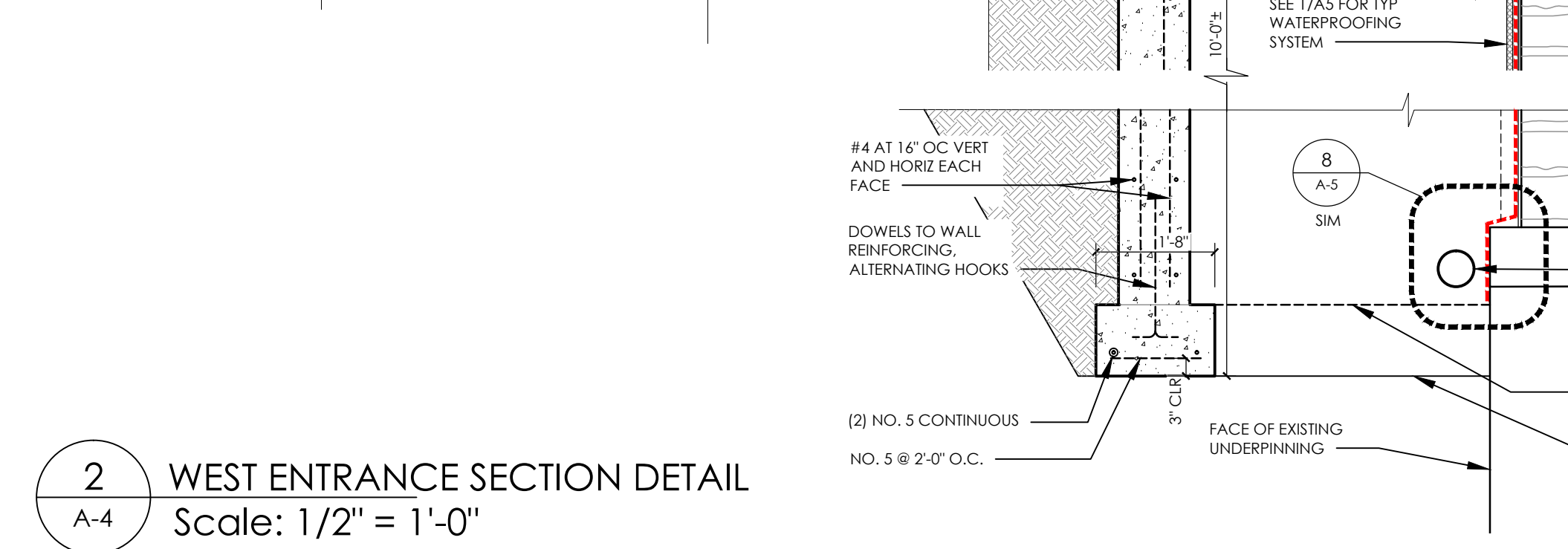
SCALE AS NOTED
COMMISSION NO. 2133
DRAWN BY LLH
DATE MARCH 08, 2023

A-2

DRAWING NO.

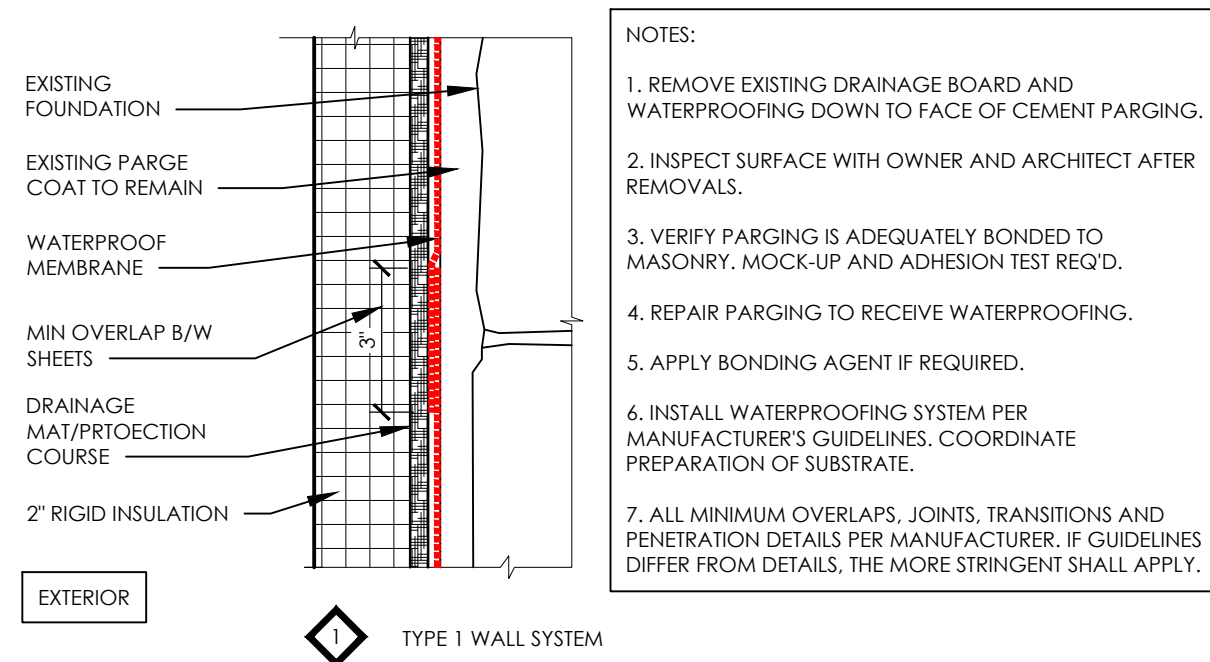


4 TUNNEL SECTION
A-3 Scale: 1/2" = 1'-0"

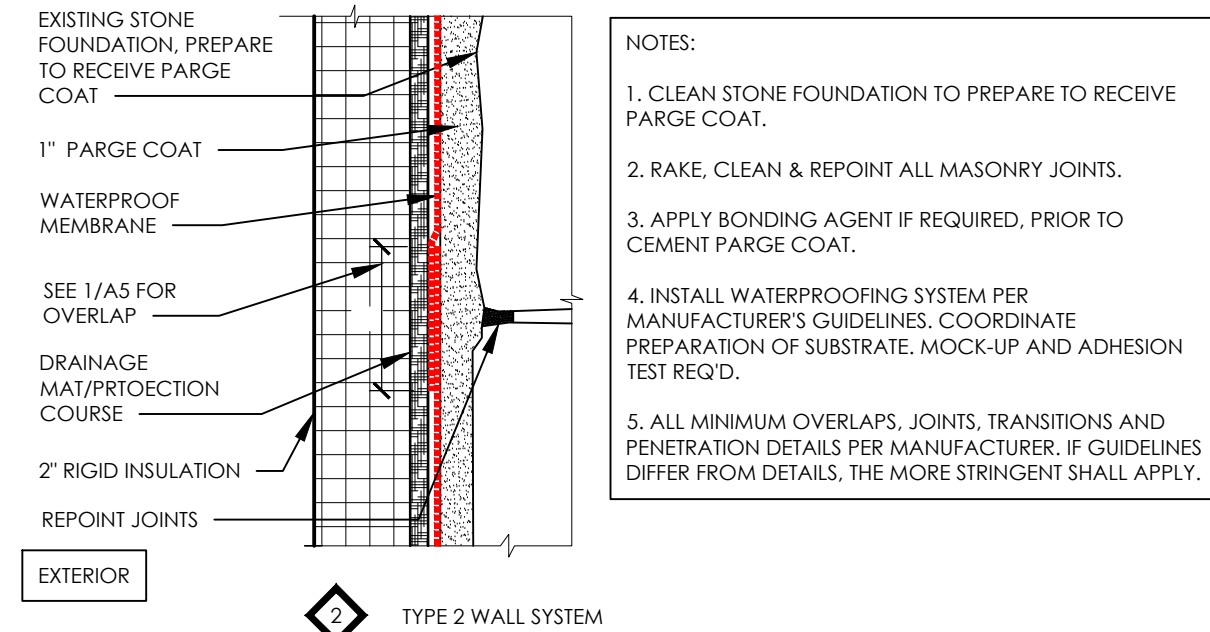


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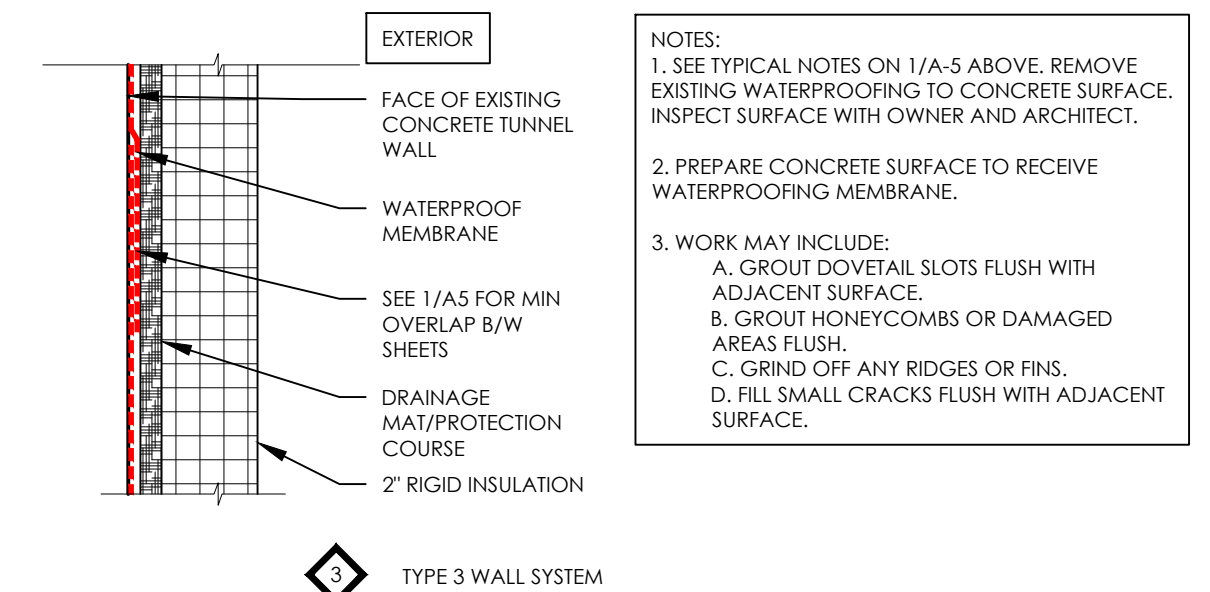
1. SALVAGE EXISTING HANDRAILS AND POSTS.
2. REMOVE ALL LOOSE RUST AND PAINT.
3. WELD NEW GALVANIZED STEEL EXTENSIONS ON BOTTOMS OF ALL BALUSTERS.
4. REPAIR AND ADJUST EXISTING RAILS FOR REINSTALLATION.
5. GRIND ALL WELDS SMOOTH
6. FINISH PER SPECIFICATIONS - FIN TYPE P2



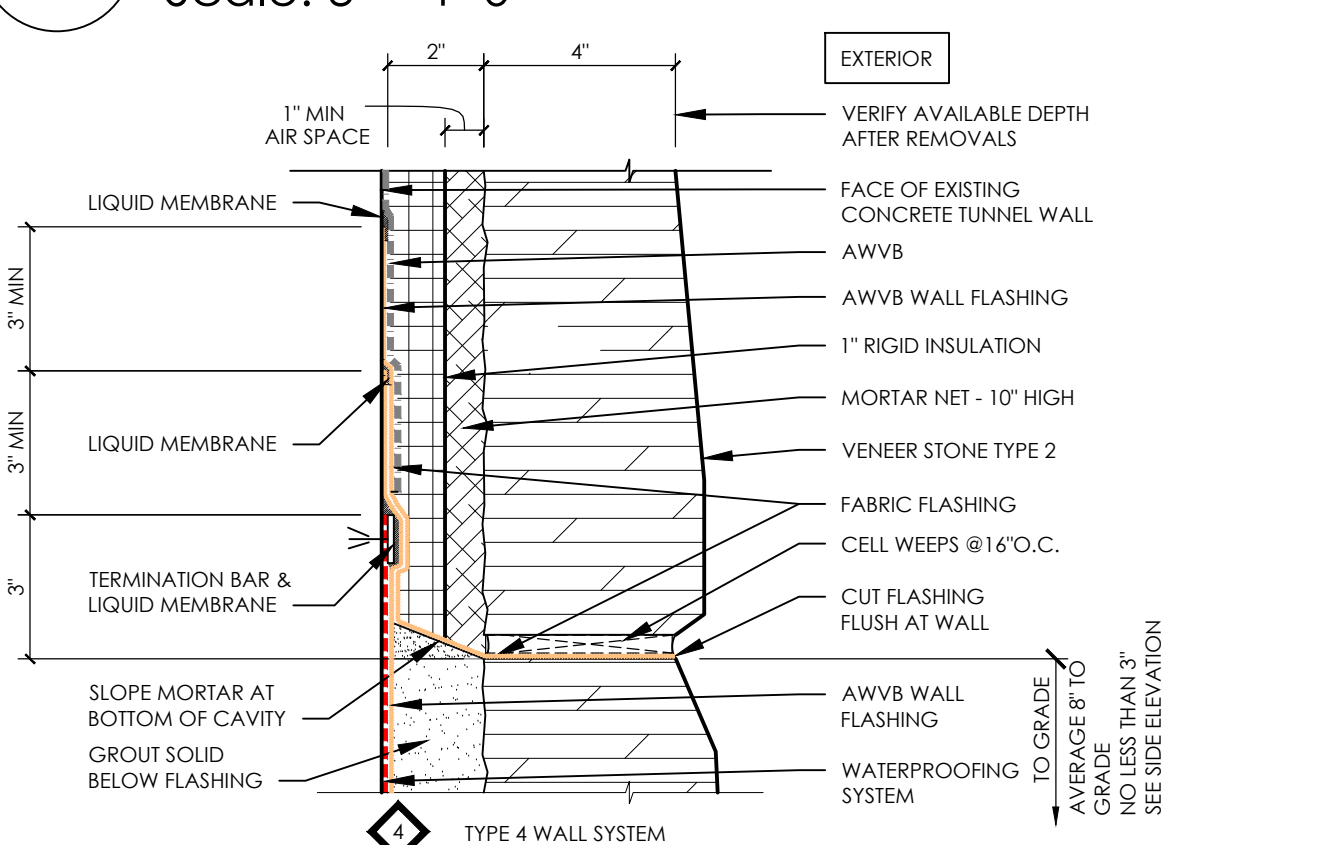
1 FOUNDATION WATERPROOFING DETAIL - TYPICAL
A-5 Scale: 3" = 1'-0"



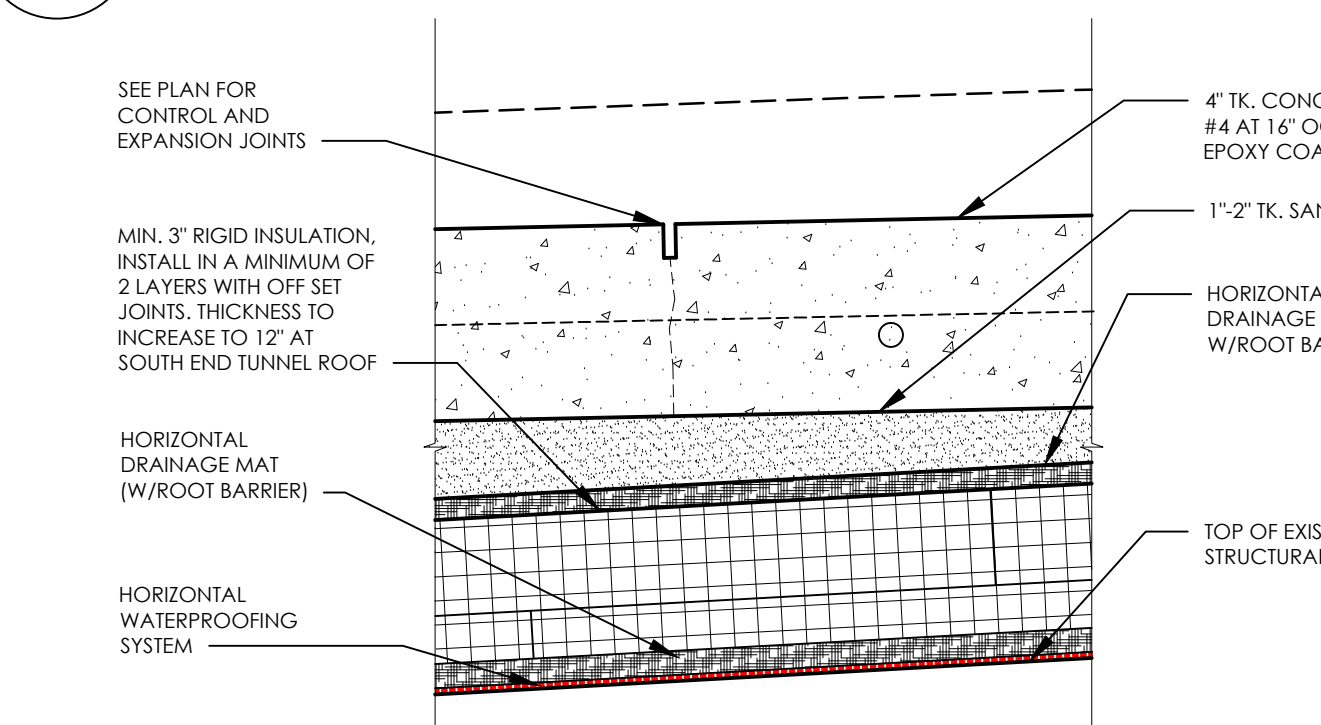
2 FOUNDATION WATERPROOFING DETAIL - TYPICAL
A-5 Scale: 3" = 1'-0"



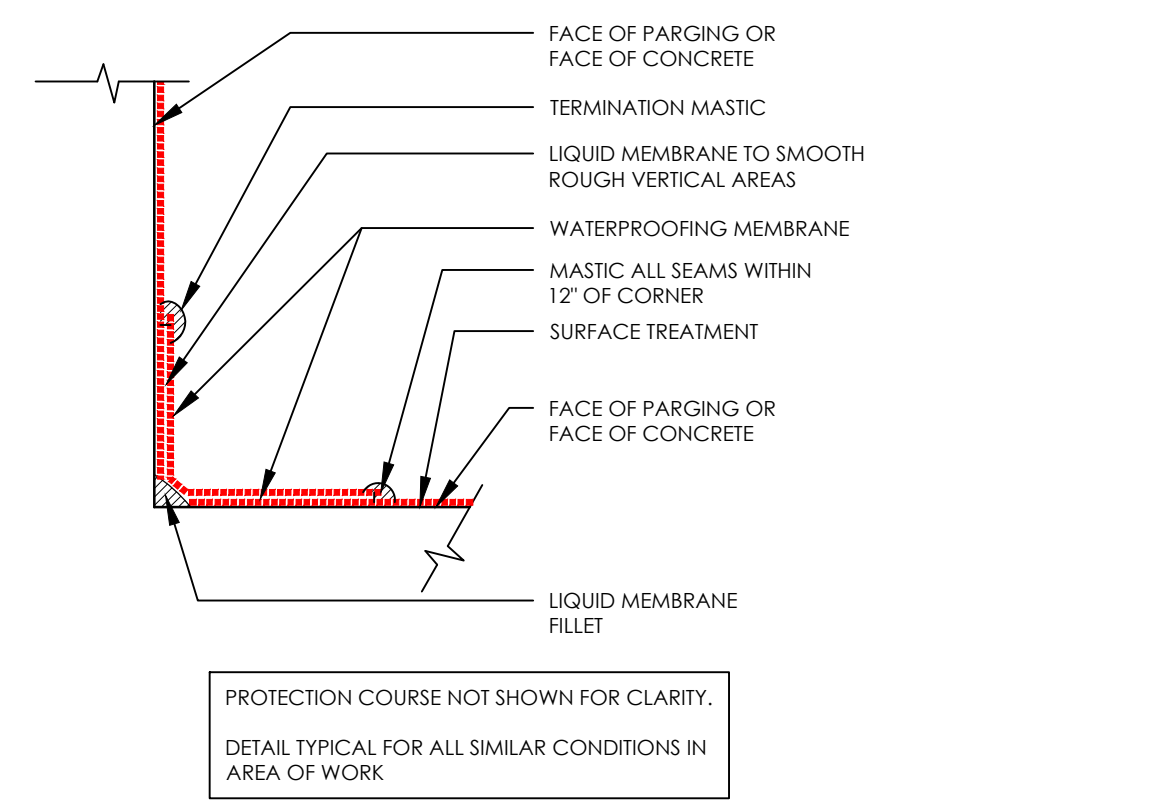
3 TUNNEL WALL WATERPROOFING DTL
A-5 Scale: 3" = 1'-0"



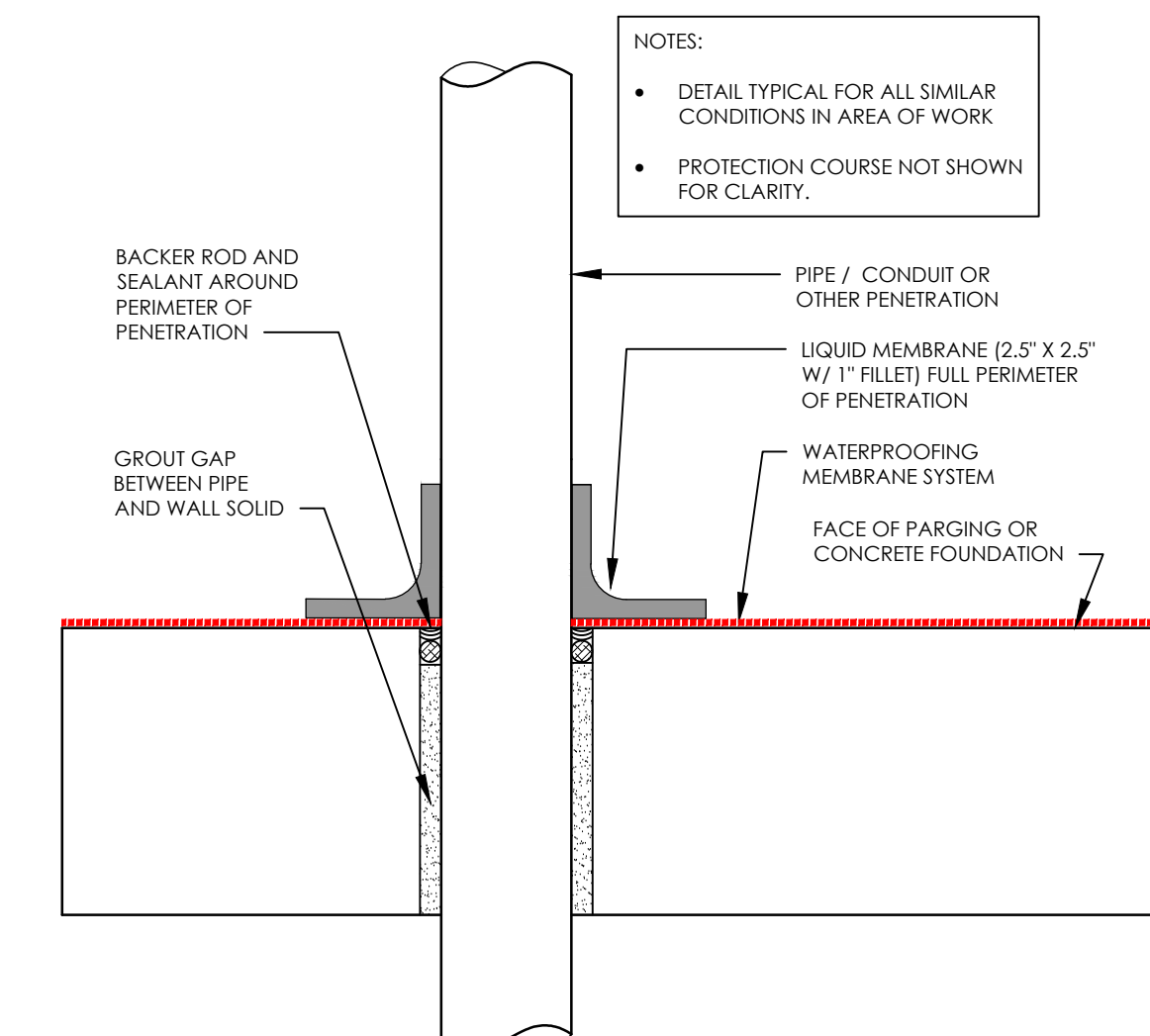
4 TUNNEL WALL AWVB DTL
A-5 Scale: 3" = 1'-0"



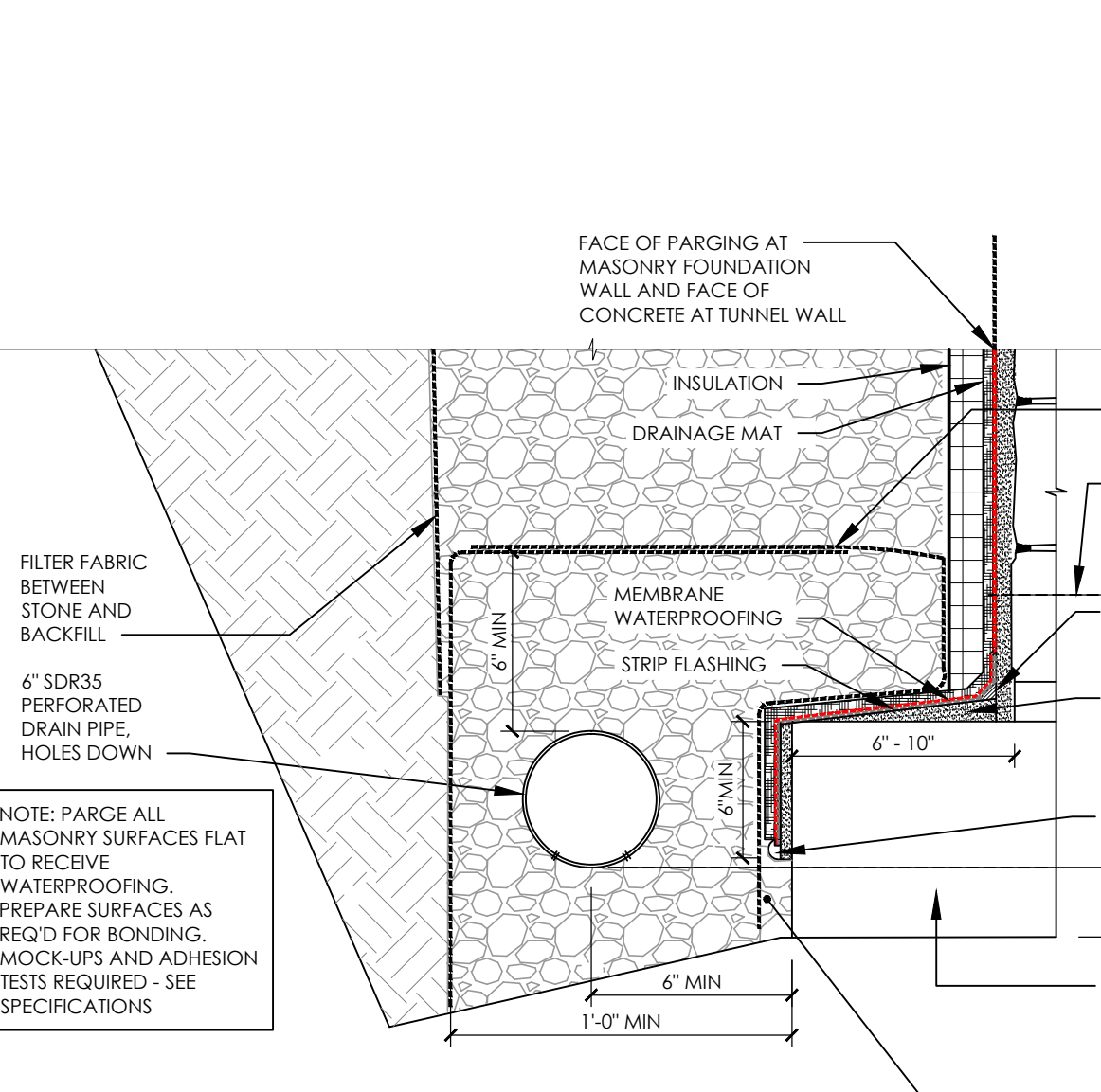
5 TUNNEL ROOF WATERPROOFING DETAIL
A-5 Scale: 3" = 1'-0"



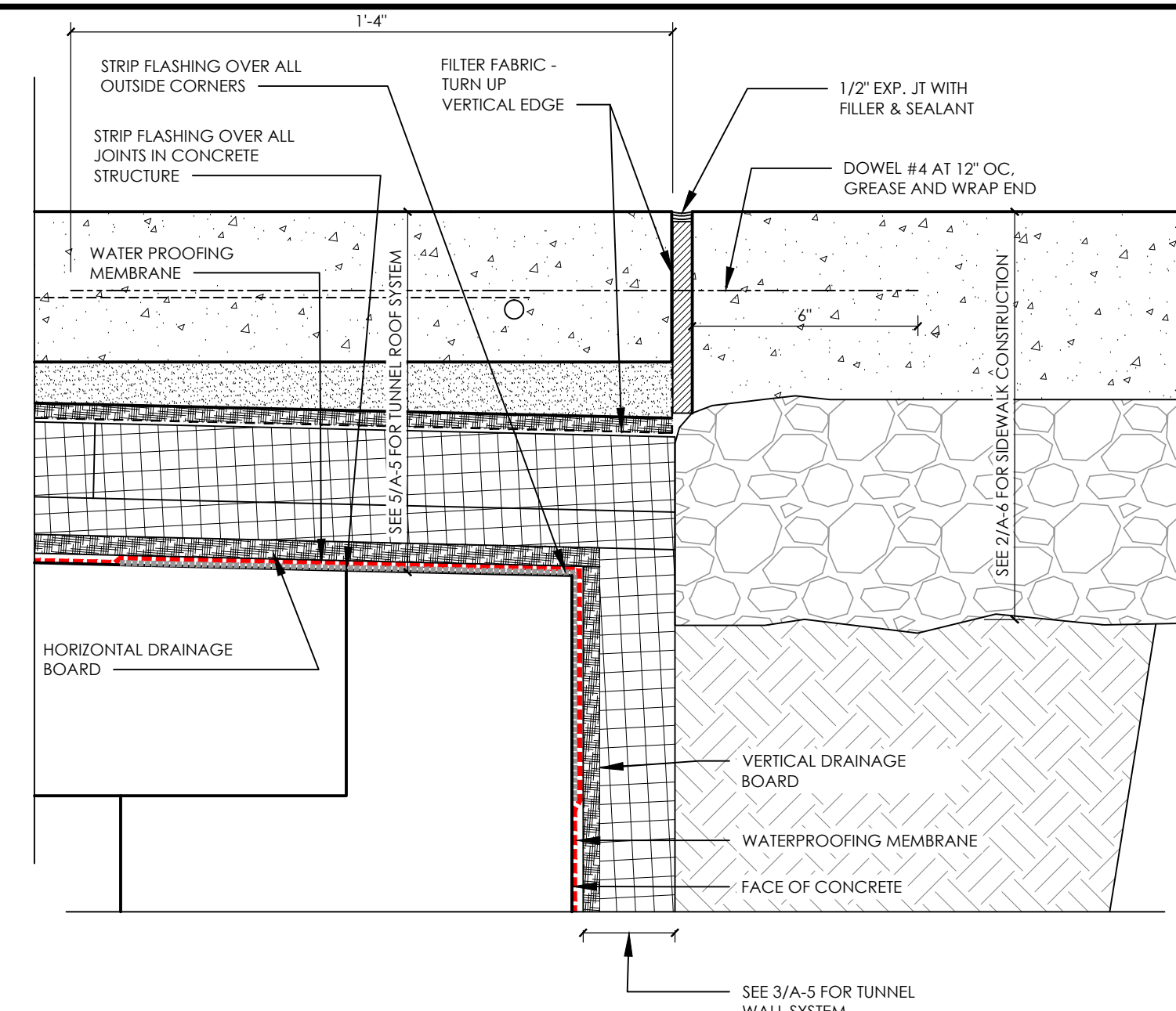
6 INSIDE CORNER
A-5 Scale: 3" = 1'-0"



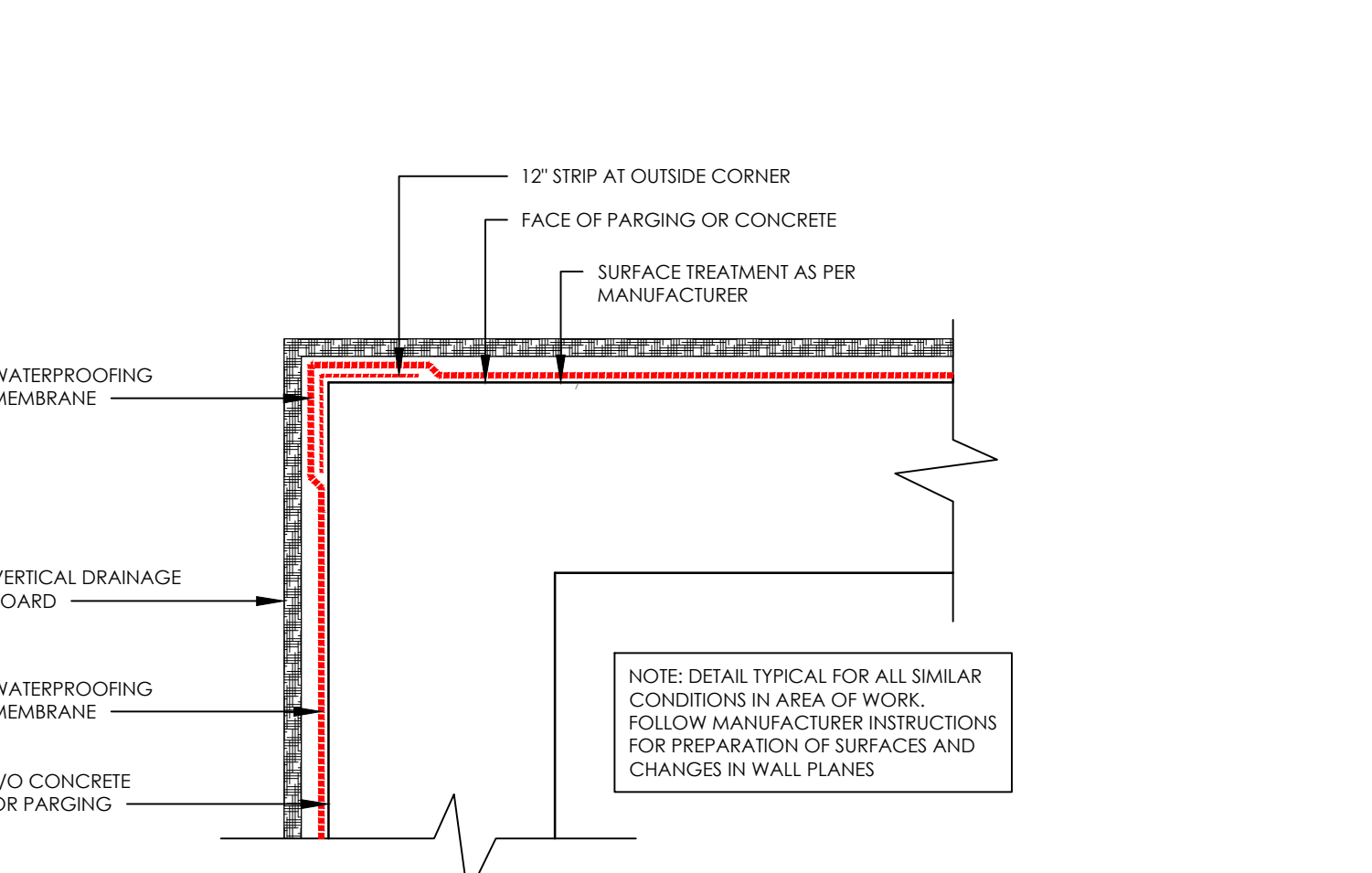
7 PENETRATION DTL
A-5 Scale: 3" = 1'-0"



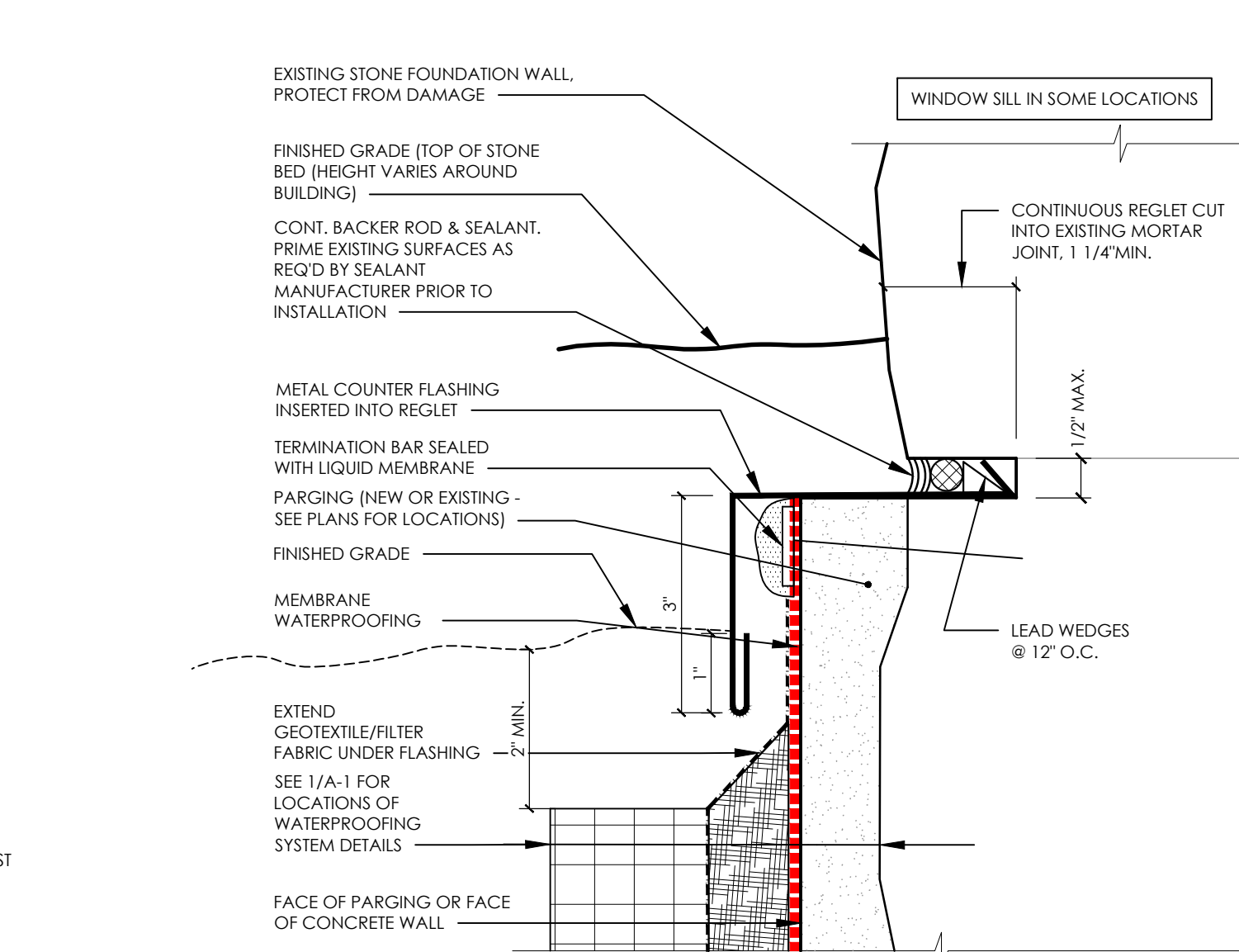
8 FOOTING DETAIL - TYPICAL
A-5 Scale: 1 1/2" = 1'-0"



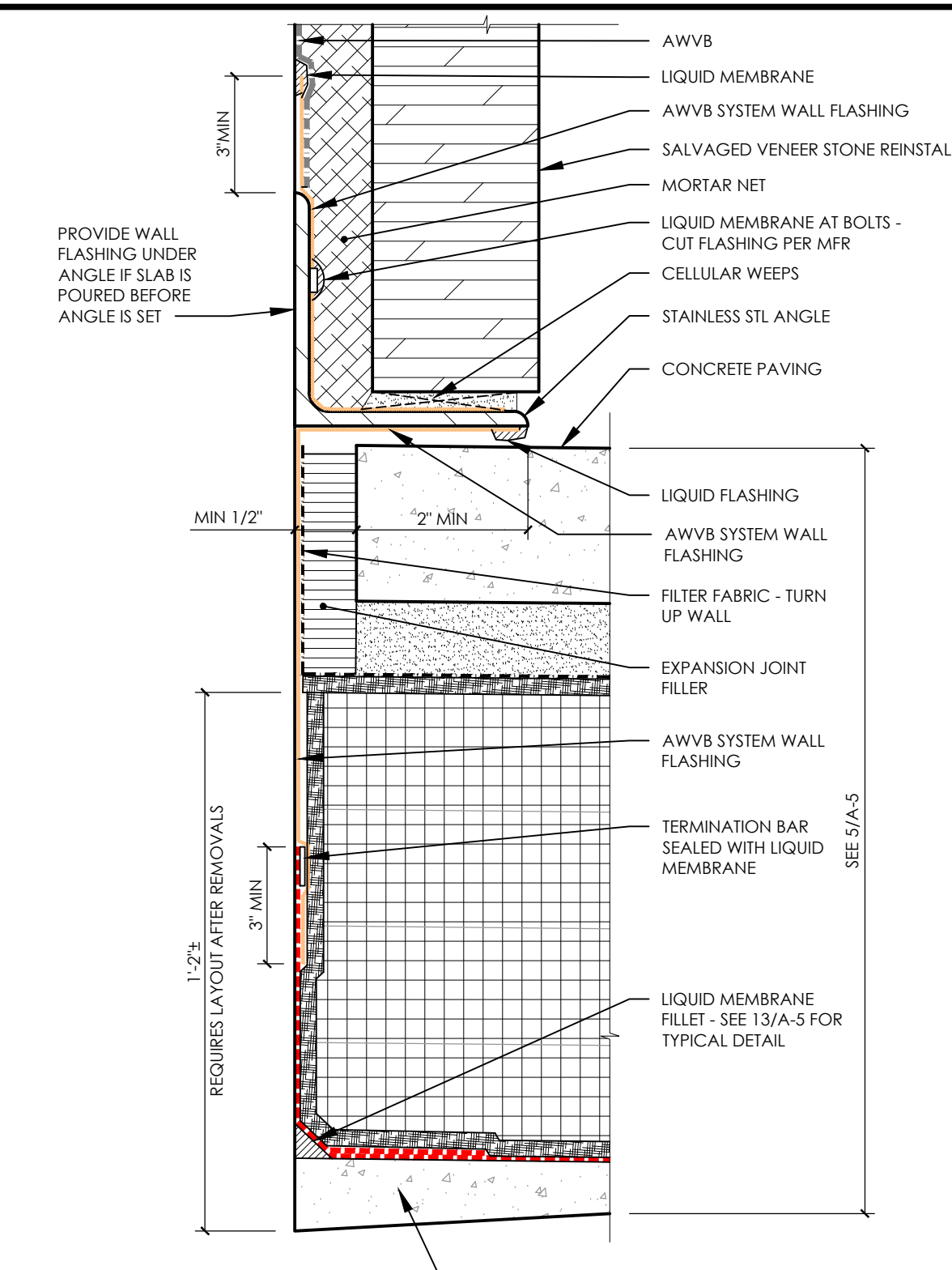
9 TRANSITION DTL
A-5 Scale: 3" = 1'-0"



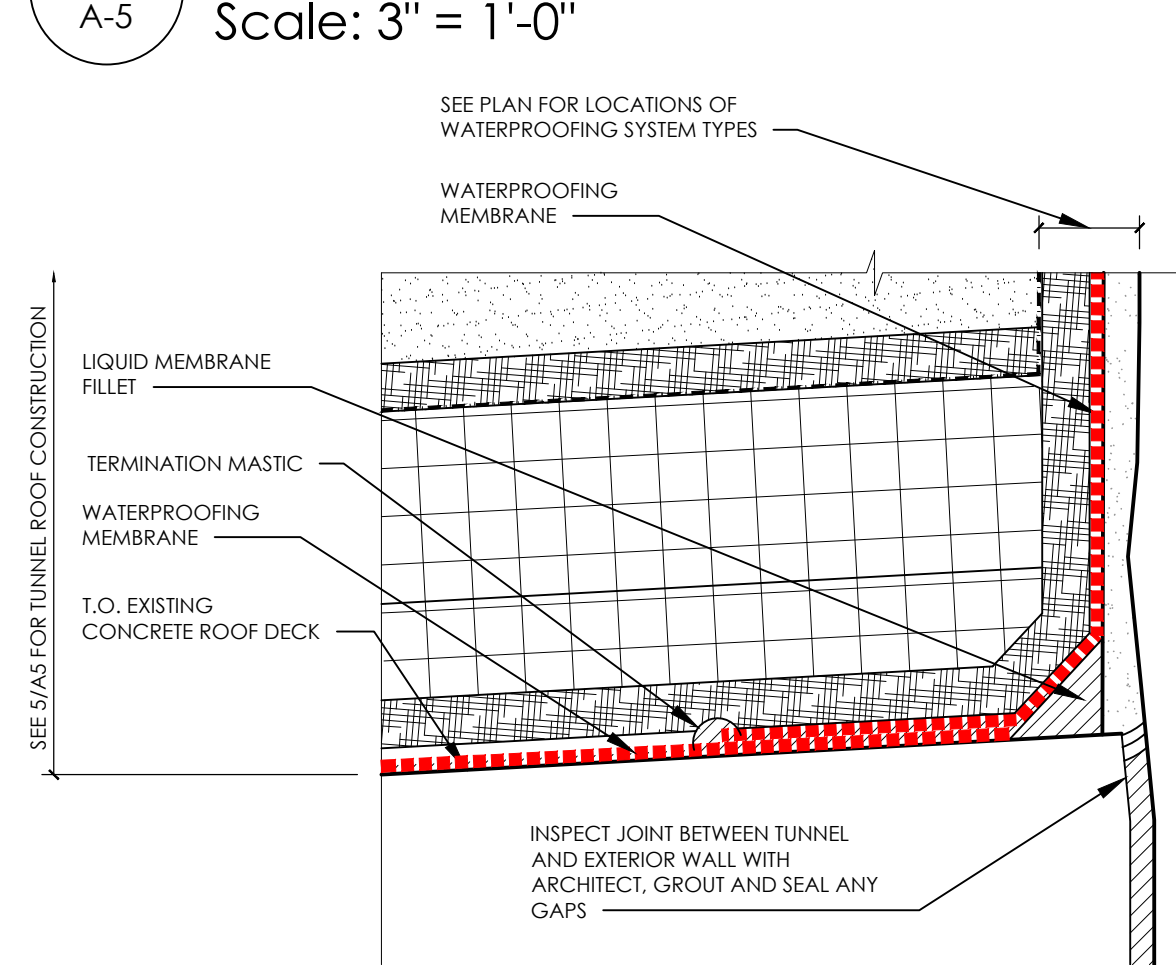
10 OUTSIDE CORNER
A-5 Scale: 3" = 1'-0"



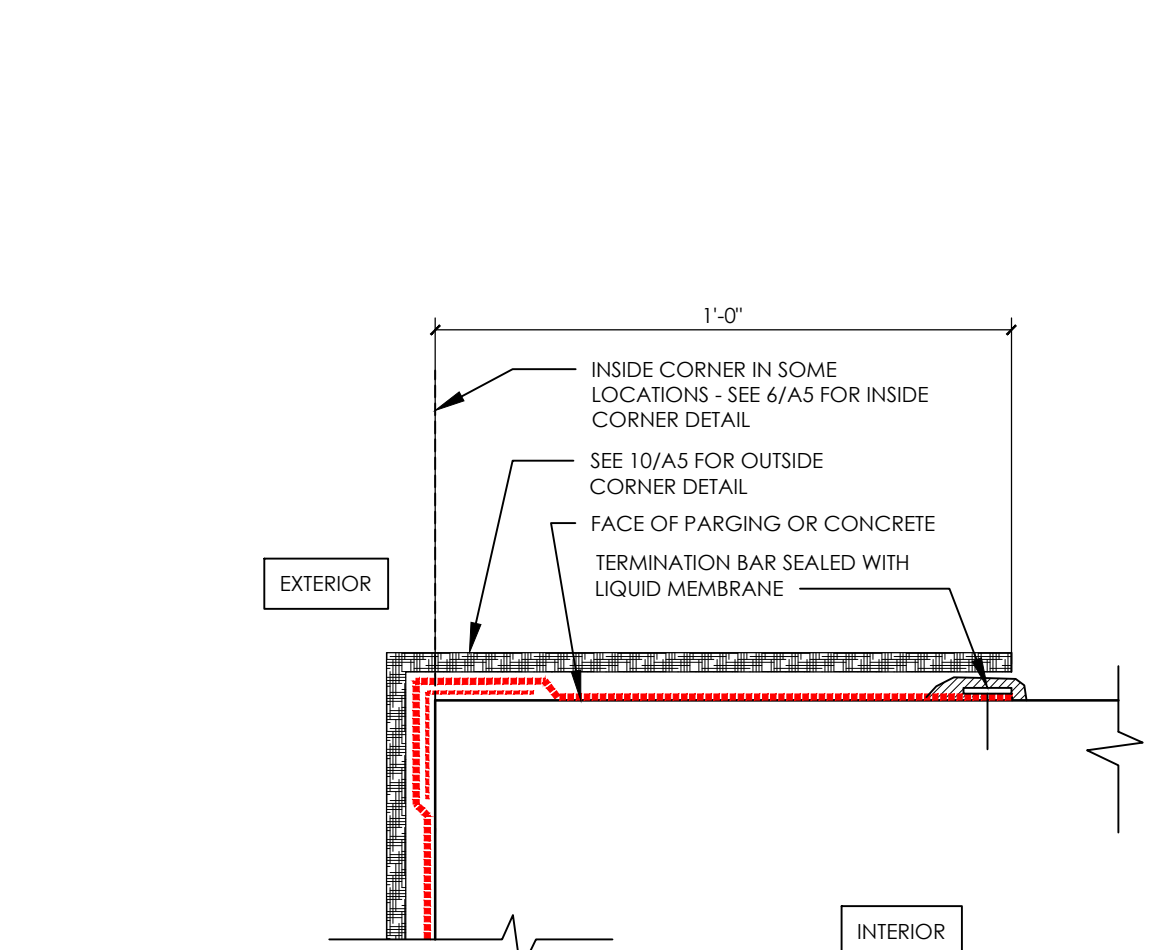
11 REGLET DETAIL
A-5 Scale: 6" = 1'-0"



12 TUNNEL ROOF DETAIL
A-5 Scale: 3" = 1'-0"

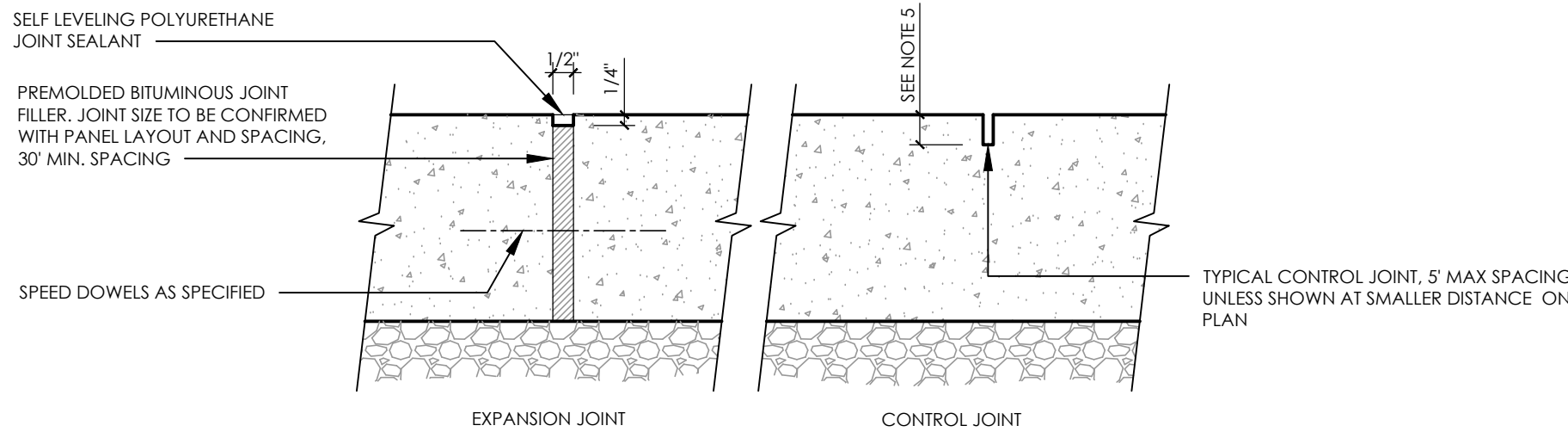


13 TUNNEL TO BLDG WALL DETAIL
A-5 Scale: 6" = 1'-0"

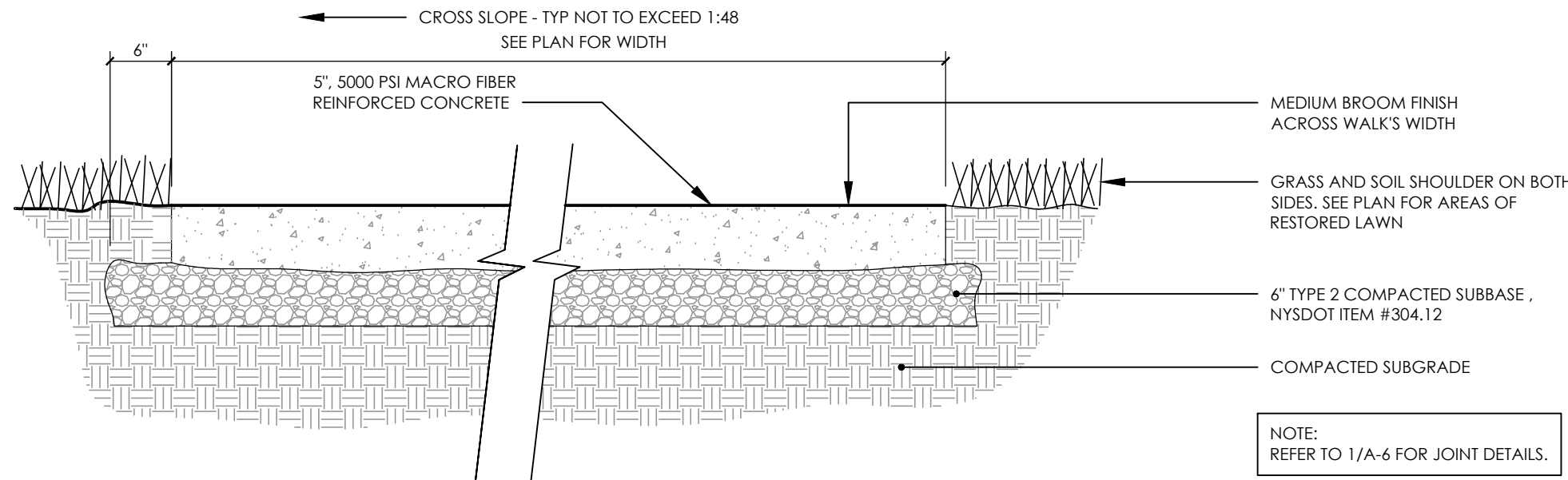


14 WATERPROOFING TERMINATION DETAIL
A-5 Scale: 3" = 1'-0"

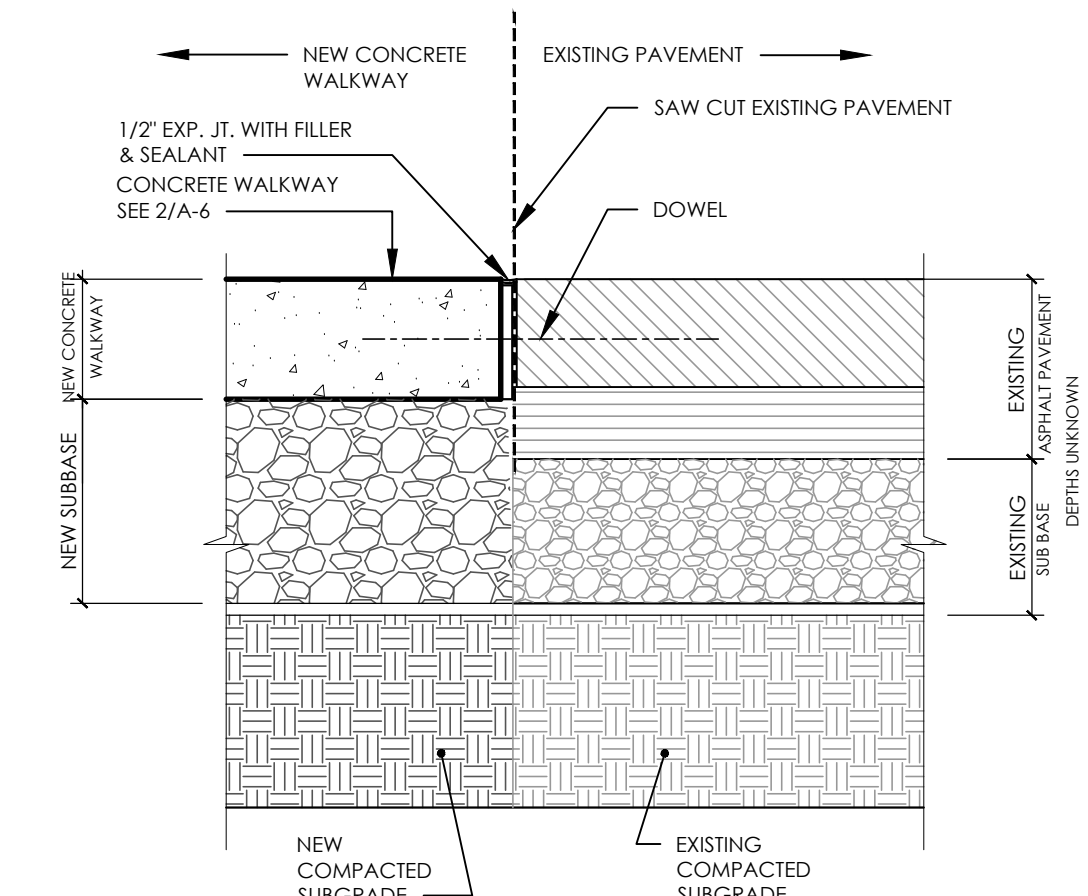
- NOTES:
1. $\frac{1}{2}$ " PER FOOT SLOPE MINIMUM FOR DRAINAGE.
 2. CONCRETE SHALL HAVE 5000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, 6% AIR ENTRAINMENT ($\pm 1\%$), MAXIMUM W/C = 0.40.
 3. USE VIBRATORY SCREED DURING PLACEMENT IN CONFORMANCE WITH ACI 309, LATEST EDITION.
 4. AFTER SURFACE SHEEN IS GONE, THE CONCRETE SURFACE SHALL BE CURED BY KEEPING CONCRETE CONTINUOUSLY WET FOR 7 DAYS MINIMUM.
 5. JOINT PATTERN AS PER PLAN. CONTROL JOINTS TO BE SAWCUT TO $\frac{1}{4}$ OF SLAB THICKNESS. CONTRACTOR TO SUBMIT JOINT PLAN FOR APPROVAL.
 6. SEAL ALL EXPOSED CONCRETE WITH PENETRATING SEALER AT COMPLETION OF WET CURE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 7. USE MACRO FIBER REINFORCING EQUIVALENT TO W2.9, 6X6 MIN #4/CY.
 8. SEE PLANS FOR LOCATIONS OF SAWED CONTROL JOINTS AND EXPANSION JOINTS.
 9. DOWEL ALL SLABS AT ADJACENT BUILDINGS, FOUNDATIONS AND WHERE NEW CONCRETE MEETS EXISTING PAVING. UTILIZE SEE SPEED DOWEL SYSTEM AS SPECIFIED.



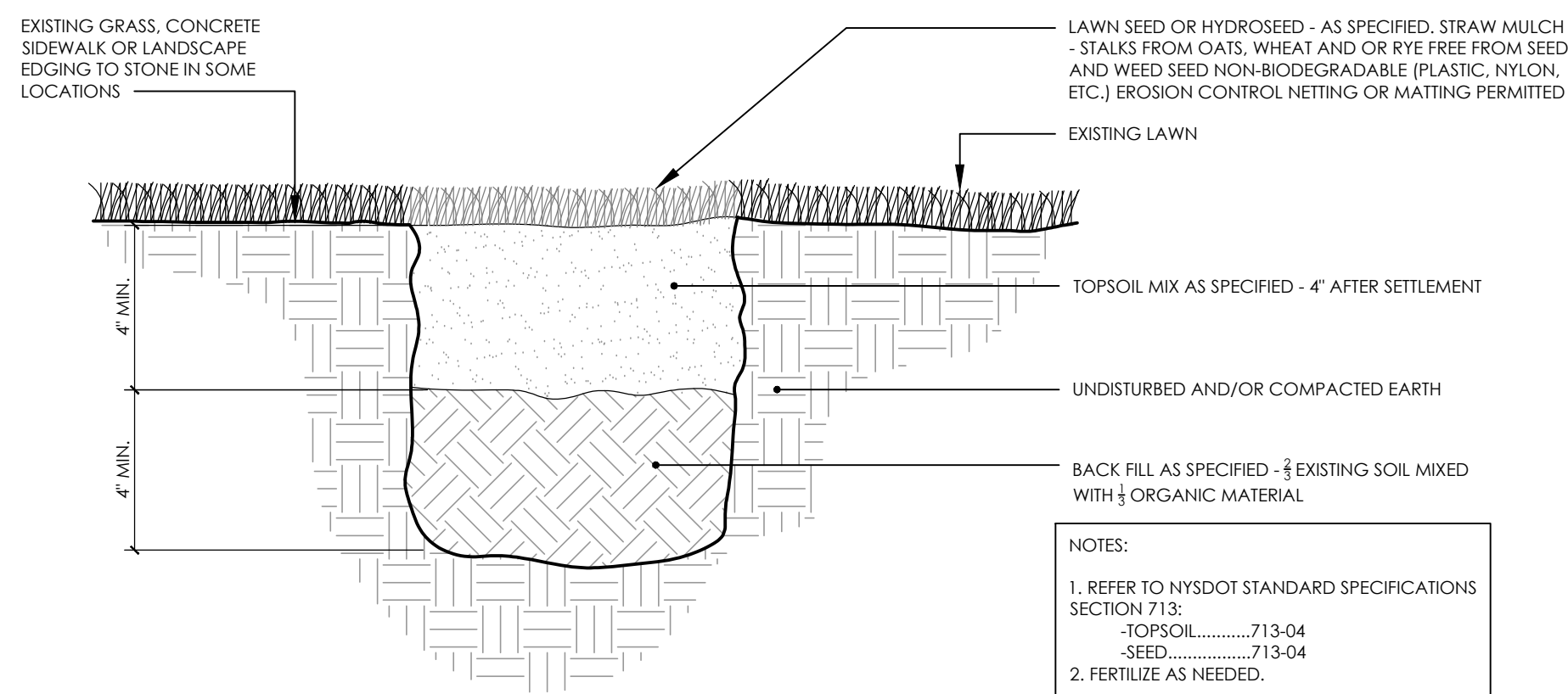
1 CONCRETE WALKWAY JOINTS
Scale: 3" = 1'-0"



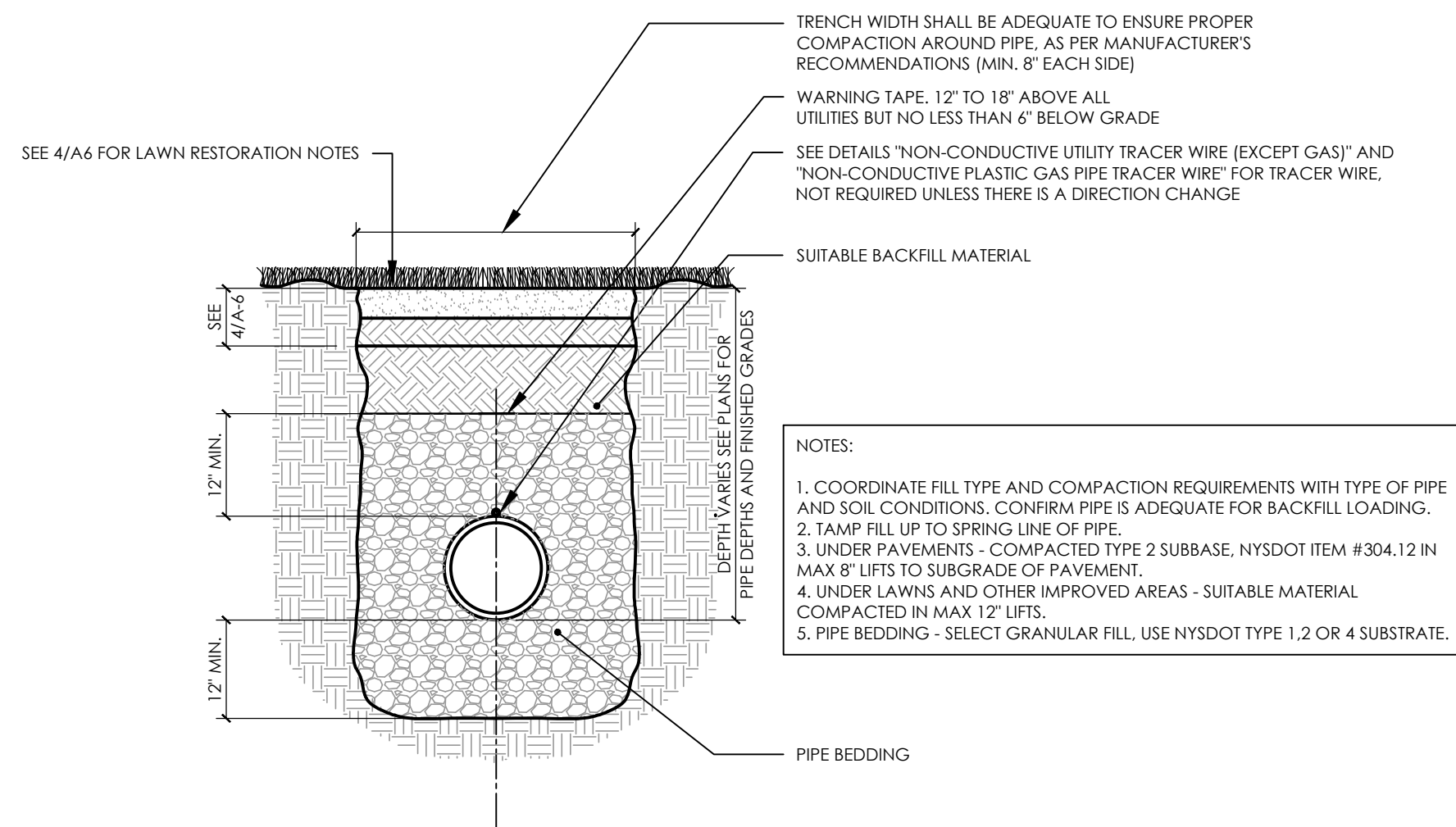
2 CONCRETE WALKWAY DETAIL
Scale: 1" = 1'-0"



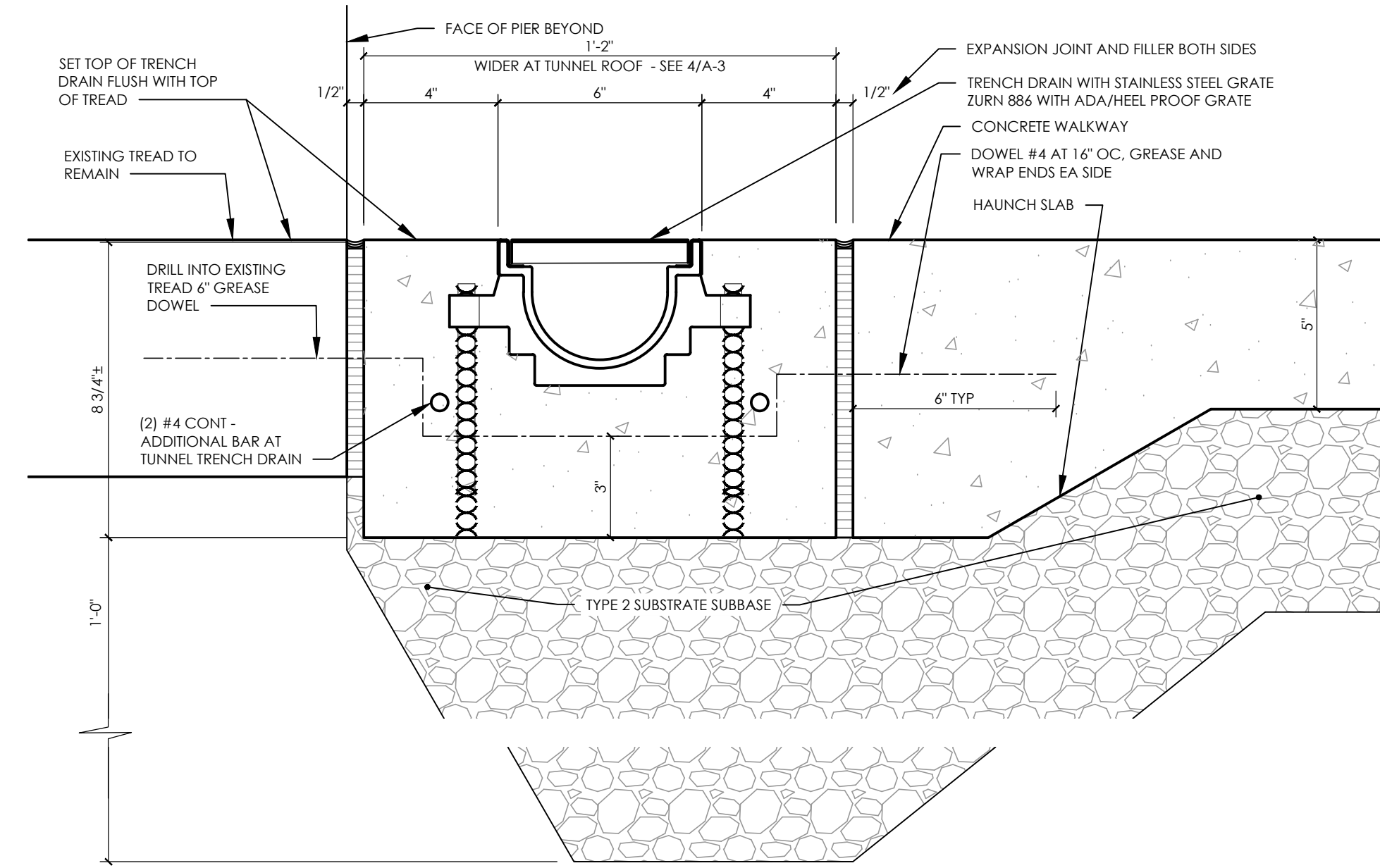
3 WALKWAY TRANSITION DETAIL
Scale: 1-1/2" = 1'-0"



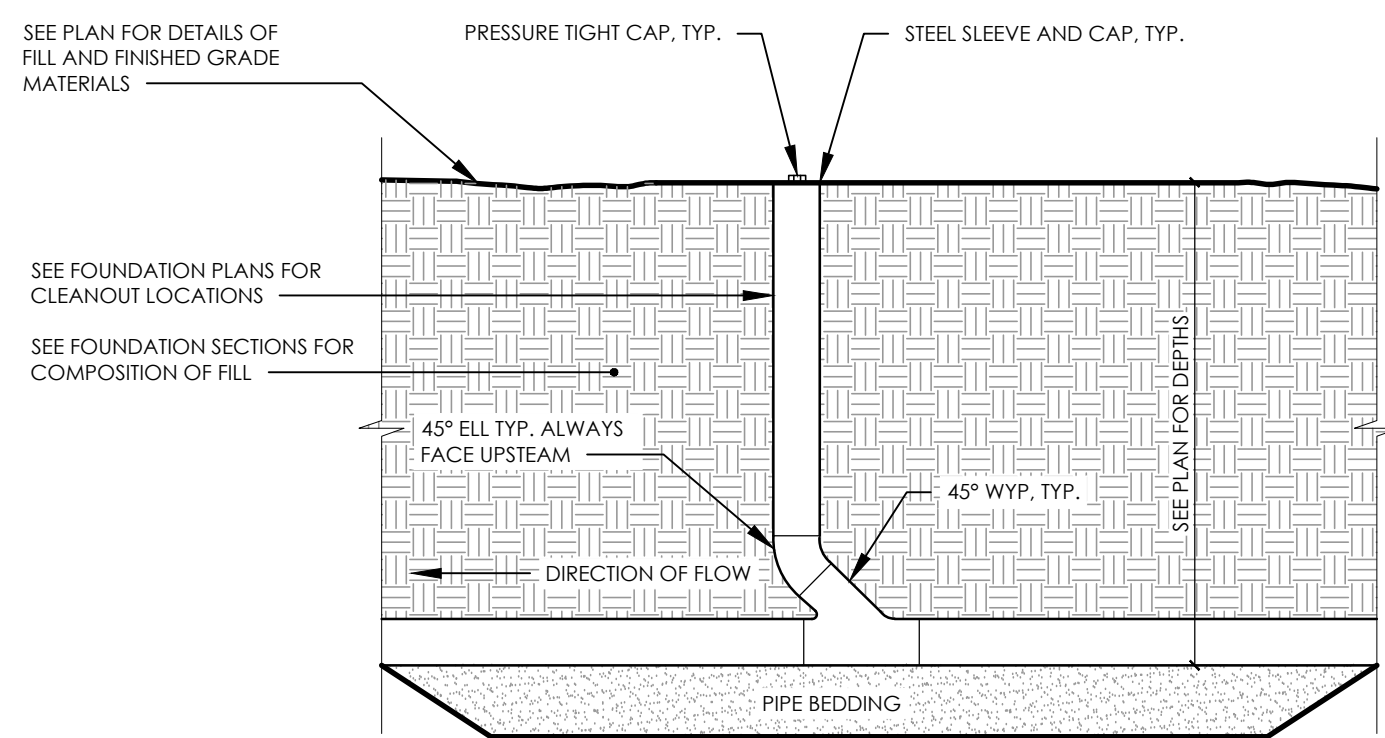
4 LAWN SEEDING DETAIL
Scale: 3" = 1'-0"



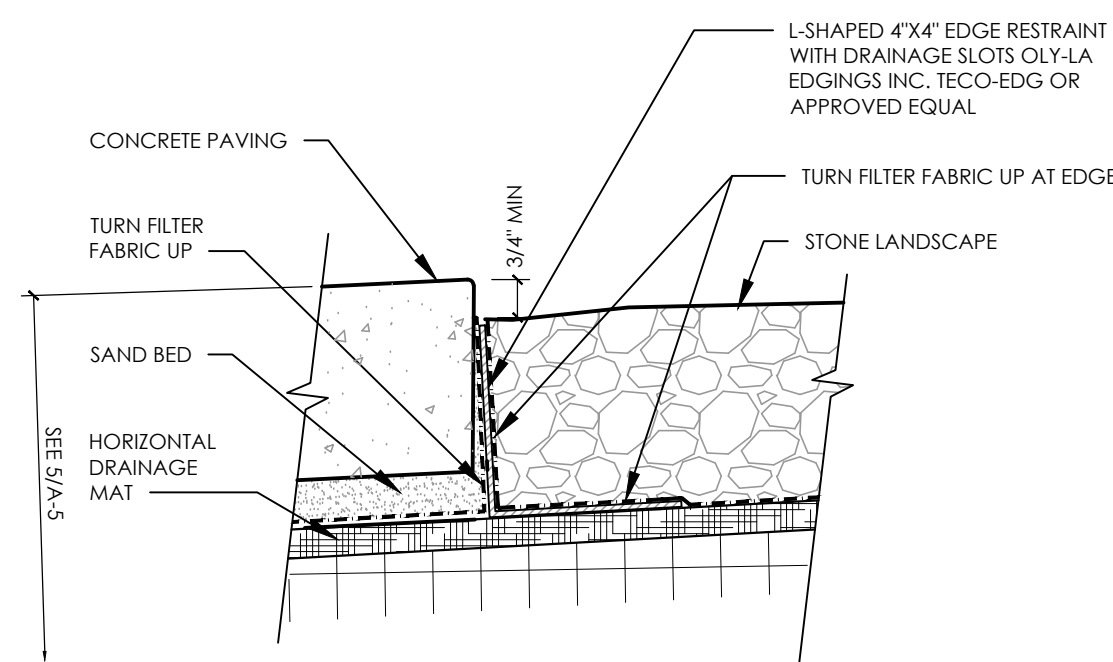
5 STORM PIPE TRENCH
Scale: 1-1/2" = 1'-0"



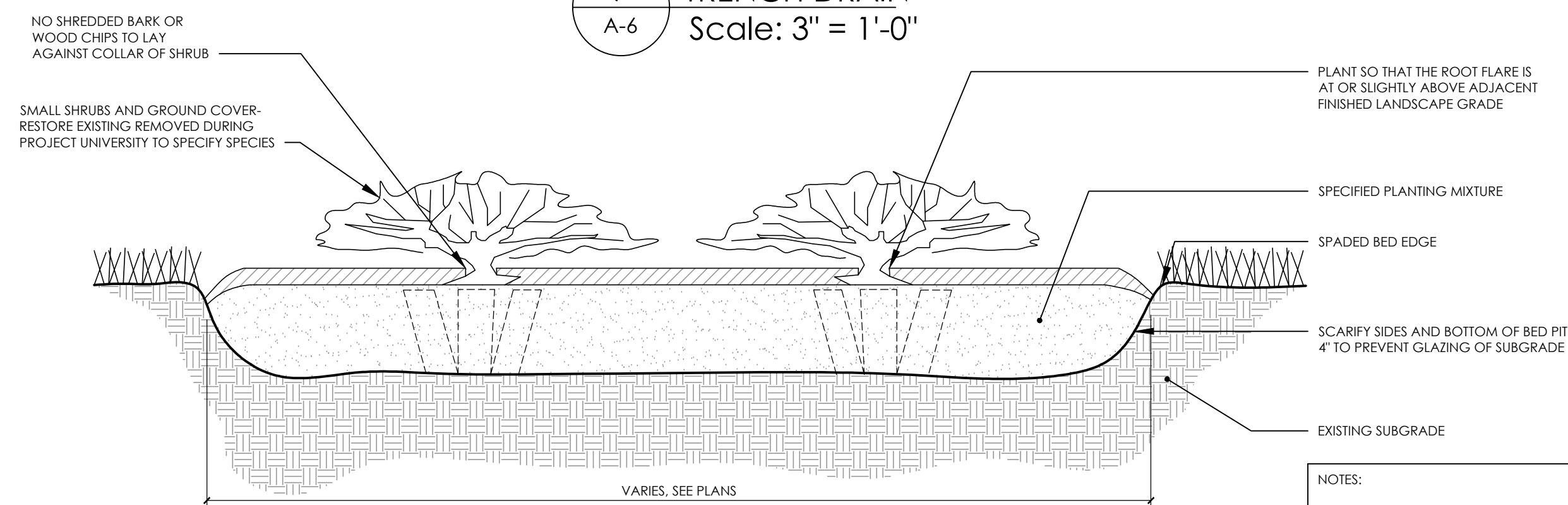
7 TRENCH DRAIN
Scale: 3" = 1'-0"



8 CLEANOUT DETAIL
Scale: 1-1/2" = 1'-0"



9 LANDSCAPE EDGE RESTRAINT
Scale: 3" = 1'-0"



10 PLANTING DETAIL
Scale: 1" = 1'-0"

