

DRAWING LIST

- COVER SHEET
- G-101 GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
- C-101 OVERALL SITE PLAN AND DETAILS
- AD101 TERRACE DEMOLITION - BALUSTRADE REMOVAL
- AD102 TERRACE FOUNDATION DEMOLITION PLAN
- A-101 TERRACE FOUNDATION PLAN
- A-102 TERRACE PLAN
- A-103 BALUSTRADE INSTALLATION
- A-104 DETAILS



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SUNY CORTLAND ALUMNI HOUSE TERRACE REPLACEMENT

29 TOMPKINS ST.
CORTAND NY 13045

OPRHP CRIS PROJECT NUMBER: 23PR10147
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FINAL BID SET

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BDA Project Number
25033



ELECTRICAL NOTES AND SPECIFICATIONS

- A. GENERAL CONDITIONS:
1. PROVIDE ALL MATERIALS, EQUIPMENT, SUPPORTS, CONTROLS, WIRING , CONDUIT, LABOR, ETC. FOR A COMPLETE INSTALLATION. COORDINATE WORK WITH ALL OTHER TRADES. RESOLVE ALL INTERFERENCES, ROUGH-IN CONFLICTS, DISCREPANCIES, ETC. PRIOR TO THE START OF ANY INSTALLATION. ALL CONFLICTS OR POTENTIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY AND BEFORE PROCEEDING WITH THE WORK. THE WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE GOVERNMENTAL REGULATIONS AND SHALL BEAR APPROVAL CERTIFICATES AS APPLICABLE.
 2. WORK SHALL CONFORM TO THE STANDARD OF THE BUILDING AND BE APPROVED BY THE OWNER BEFORE COMMENCING WORK. INSTALL WORK TO AS TO BE READILY ACCESSIBLE FOR OPERATING, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS. BUT CHANGES OF MAGNITUDE WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.
 4. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK MAY BE NECESSARY FOR THE PERFORMANCE OF GENERAL WORK. ALL EXISTING CONDITIONS ARE NOT COMPLETELY DETAILLED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND MAKE ALL NECESSARY CHANGES REQUIRED BASED ON EXISTING CONDITIONS FOR PROPER INSTALLATION OF NEW WORK , AND INCLUDE ALL MATERIALS AND LABOR IN HIS BID PRICE.
 5. THE DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF THE ELECTRICAL SYSTEM. DETAILS OF CONSTRUCTION AND OF WORKMANSHIP WHERE NOT SPECIFICALLY DESCRIBED HEREIN OR INDICATED ON THE DRAWINGS SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE COMPLETE SYSTEMS, LEFT IN GOOD WORKING ORDER, READY FOR OPERATION, INCLUDING NECESSARY LABOR AND MATERIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR MENTIONED HEREIN. IT IS NOT THE INTENTION OF THESE DRAWINGS TO SHOW ALL NECESSARY OFFSETS,
- OBSTRUCTIONS, OR STRUCTURAL CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN SUCH A MANNER TO AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT FURTHER COST OR INSTRUCTIONS.
6. BEFORE SUBMITTING PROPOSAL, BIDDERS SHALL CAREFULLY EXAMINE FIELD CONDITIONS AND CONTRACT DRAWINGS OF ALL TRADES. SUBMISSION OF PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT REQUIRED EXAMINATION HAS BEEN MADE. LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT AND MATERIALS REQUIRED DUE TO DIFFICULTIES WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED. VERIFICATION SHALL BE MADE AS TO THE ACTUAL LOCATIONS WHERE DEVICES AND EQUIPMENT WILL BE INSTALLED. SHOULD THE CONTRACTOR FIND ANY EQUIPMENT OR CONDITION THAT IS NOT IN AGREEMENT WITH THE PLANS, HE SHALL REFER THE MATTER TO THE ENGINEER'S ATTENTION BEFORE PROCEEDING WITH THE DEMOLITION OR CONSTRUCTION.
 7. BRING THE IMMEDIATE ATTENTION OF THE OWNER ANY CHANGES IN THE SIZE OR LOCATION OF THE MATERIAL OR EQUIPMENT WHICH MAY BE NECESSARY IN ORDER TO MEET FIELD CONDITIONS, OR IN ORDER TO AVOID CONFLICT WITH THE EQUIPMENT OF OTHER SECTIONS. OBTAIN THE OWNER'S APPROVAL BEFORE SUCH DEVIATIONS ARE MADE.
 8. SUPPORT ALL LIGHTING FIXTURES FROM THE BUILDING STRUCTURE AND/OR FRAMING IN AN APPROVED MANNER.
 9. BEFORE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL TEST ALL EQUIPMENT. ALL EQUIPMENT SHALL BE OPERATED TO VERIFY TO THE OWNER THAT EACH UNIT PERFORMS SATISFACTORILY AND MEETS THE REQUIREMENTS SPECIFIED.
 10. THE CONTRACTOR SHALL REPAIR AND RESTORE TO ORIGINAL CONDITION ANY EXISTING EQUIPMENT OR MATERIALS DAMAGED IN THE PROCESS OF INSTALLATION, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVES.

CONDUCTORS

PART 2 - PRODUCTS

1. COPPER CONDUCTORS, LISTED AND LABELED AS DEFINED IN NFPA 70 AND MARKED FOR INTENDED LOCATION AND USE, RATED 600V OR LESS.
2. AC, MC, OR NM CABLE IS NOT ALLOWED.
3. CONNECTORS AND SPLICES
 - a. FACTORY FABRICATED CONNECTORS, SPLICES LISTED AND LABELED AS DEFINED IN NFPA 70.

PART 3 - EXECUTION

1. PROVIDE STRANDED FOR #8 AND LARGER, SOLID FOR #10 AND SMALLER.
2. PROVIDE 2#12 AND #12 GND IN 3/4" CONDUIT FOR ALL RECEPTACLE AND LIGHTING BRANCH CIRCUITS UNDER 100' IN LENGTH. PROVIDE #12 SIZE WHEN OVER 100' IN LENGTH.
3. CONCEAL CONDUCTORS IN FINISH ED WALLS AND CEILINGS.

GROUNDING

PART 2 - PRODUCTS

1. INSULATED COPPER CONDUCTORS FOR 600V UNLESS OTHERWISE REQUIRED BY APPLICABLE CODE. BARE CONDUCTORS PER ASTM.
2. GROUND RODS: COPPER-CLAD 3/4" x 10'

PART 3 - EXECUTION

1. DESCRIPTION: PROVIDE SOLID CONDUCTOR FOR #8 AWG AND SMALLER, AND STRANDED FOR #6 AWG AND LARGER.
2. PROVIDE INSULATED GROUNDING CONDUCTORS WITH ALL FEEDERS AND BRANCH CIRCUITS.

RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

PART 2 - PRODUCTS

1. METAL, CONDUITS, TUBING, AND FITTINGS
 - a. LISTING AND LABELING: METAL CONDUITS, TUBING AND FITTINGS SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70.
2. NONMETALLIC CONDUITS, TUBING AND FITTINGS
 - a. RNC: TYPE TPC-40-PVC, COMPLYING WITH NEMA TC 2 AND UL 651 UNLESS OTHERWISE INDICATED.

PART 3.1 - EXECUTION

1. OUTDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED.
 - a. EXPOSED CONDUIT: GRC.
 - b. CONCEALED CONDUIT, ABOVEGROUND: GRC.
 - c. UNDERGROUND CONDUIT: RNC, TYPE EPC-40-PVC.
 - d. CONNECTION TO VIBRATING EQUIPMENT (INCLUDING TRANSFORMERS AND MOTOR-DRIVEN EQUIPMENT): LFMC. BOXES AND ENCLOSURES, ABOVEGROUND: NEMA 250, TYPE 3R.
2. INDOORS: APPLY RACEWAY PRODUCTS AS SPECIFIED BELOW UNLESS OTHERWISE INDICATED.
 - a. EXPOSED CONDUIT: EMT.
 - b. CONCEALED CONDUIT: EMT.
 - c. SURFACE RACEWAY: TWO PIECE METAL, PAINT TO MATCH WALL.
 - d. CONNECTION TO EQUIPMENT: MAX 6'-0" FLEXIBLE METAL CONDUIT.
 - e. BOXES AND ENCLOSURES: NEMA 250, TYPE I, EXCEPT DAMP OR WET LOCATIONS.

PART 3.2 - INSTALLATION

1. PROVIDE A MINIMUM 1/2" SIZE.
2. INSTALL NO MORE THAN THE EQUIVALENT OF THREE 90-DEGREE BENDS IN ANY CONDUIT RUN EXCEPT FOR CONTROL WIRING CONDUITS, FOR WHICH FEWER BENDS ARE ALLOWED. SUPPORT WITHIN 12 INCHES.
3. (300 MM) OF CHANGES IN DIRECTION.
4. CONCEAL CONDUIT AND EMT WITHIN FINISHED WALLS, CEILINGS, AND FLOORS UNLESS OTHERWISE INDICATED. INSTALL CONDUITS PARALLEL OR PERPENDICULAR TO BUILDING LINES.
5. SUPPORT CONDUIT WITHIN 12 INCHES (300 MM) OF ENCLOSURES TO WHICH ATTACH ED.
6. THREADED CONDUIT JOINTS, EXPOSED TO WET, DAMP, CORROSIVE OR OUTDOOR CONDITIONS: APPLY LISTED COMPOUND TO THREADS OF RACEWAY AND FITTINGS BEFORE MAKING UP JOINTS. FOLLOW COMPOUND MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. RACEWAY TERMINATIONS AT LOCATIONS SUBJECT TO MOISTURE OR VIBRATION: USE INSULATING BUSHINGS TO PROTECT CONDUCTORS INCLUDING CONDUCTORS SMALLER THAN #4 AWG.
8. CUT CONDUIT PERPENDICULAR TO THE LENGTH. FOR CONDUITS 2-INCH (53 MM) TRADE SIZE AND LARGER, USE ROLL CUTTER OR A GUIDE TO MAKE CUT STRAIGHT AND PERPENDICULAR TO THE LENGTH.
9. FLEXIBLE CONDUIT CONNECTIONS: COMPLY WITH NEMA RV 3. USE A MAXIMUM OF 72 INCHES (1830 MM) OF FLEXIBLE CONDUIT FOR EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT: AND FOR TRANSFORMERS AND MOTORS.

PART 3.3 - INSTALLATION OF UNDERGROUND CONDUIT

1. DIRECT-BURIED CONDUIT:
 - a. EXCAVATE TRENCH BOTTOM TO PROVIDE FIRM AND UNIFORM SUPPORT FOR CONDUIT.
 - b. AFTER INSTALLING CONDUIT, BACKFILL AND COMPACT. START AT TIE-IN POINT, AND WORK TOWARD END OF CONDUIT RUN, LEAVING CONDUIT AT END OF RUN FREE TO MOVE WITH EXPANSION AND CONTRACTION AS TEMPERATURE CHANGES DURING THIS PROCESS. FIRMLY HAND TAMP BACKFILL AROUND CONDUIT TO PROVIDE MAXIMUM SUPPORTING STRENGTH. AFTER PLACING CONTROLLED BACKFILL TO WITHIN 12 INCHES (300 MM) OF COMPLETE BACKFILLING WITH NORMAL COMPACTION.
 - c. INSTALL MANUFACTURED DUCT ELBOWS FOR STUB-UPS AT EQUIPMENT AND AT BUILDING ENTRANCES THROUGH FLOOR UNLESS OTHERWISE INDICATED. ENCASE ELBOWS FOR STUB-UP DUCTS THROUGHOUT LENGTH OF ELBOW.
 - d. UNDERGROUND WARNING TAPE: PROVIDE YELLOW PLASTIC WARNING TAPE ABOVE CONDUIT.

GENERAL NOTES

THE SUNY CORTLAND ALUMNI HOUSE IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE CONTRACTOR SHALL NOT MAKE JUDGEMENTS AS TO THE RELATIVE SIGNIFICANCE OF ANY FEATURE NOR THE IMPACT OF ANY OR ALL WORK. THIS JUDGEMENT RESPONSIBILITY SHALL REST SOLELY WITH THE ARCHITECT. CONSEQUENTLY, NO DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL OCCUR WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TAKE APPROPRIATE CARE IN REPAIRING AND REPLACING HISTORIC MATERIAL.

SCOPE OF THE CONTRACTOR'S WORK

THE WORK OF THE PROJECT, AS DESCRIBED BY THE CONTRACT DOCUMENTS, GENERALLY INCLUDES RECONSTRUCTION OF HISTORICALLY SIGNIFICANT RESOURCES IN THE FOLLOWING AREAS OF SUNY CORTLAND ALUMNI HOUSE:

1. MANSION TERRACE
 - A. TEMPORARILY RELOCATE THE GENERATOR.
 - B. PRESSURE WASH ALL COMPONENTS OF THE BALUSTRADE, INCLUDING FOUNDATION CAPS, BALUSTERS, WALL SEGMENTS, AND RAIL CAPS.
 - C. REMOVE THE BALUSTRADE IN ITS ENTIRETY AND STORE FOR REINSTALLATION.
 - D. REPAIR OR REPLACE ANY DAMAGED COMPONENTS OF THE BALUSTRADE.
 - E. REMOVE TERRACE SLAB
 - F. REMOVE THE PERIMETER WALL, FOUNDATION, AND FOOTINGS OF THE TERRACE CRAWL SPACE
 - G. REMOVE CLAY DRAIN TILE.
 - H. INSTALL NEW DRAIN TILE, MAKE CONNECTIONS TO RAIN DOWNSPOUTS, STUB UP DECK FLOOR DRAINS.
 - I. RECONSTRUCT FOUNDATION WALL OF TERRACE.
 - J. INSTALL TERRACE SLAB .
 - K. REINSTALL BALUSTRADE.
2. TERRACE STEPS
 - A. REMOVE TWO SETS OF STEPS, THE CONCRETE WALK BETWEEN, AND THE CURBING. STORE THE CURBING FOR REINSTALLATION.
 - B. RECONSTRUCT STEPS, WALK, AND REINSTALL CURBING.
3. FRONT PATH
 - A. REMOVE THE CONCRETE PATH FROM THE STEPS TO THE STREET CURB, EXCEPT THE PUBLIC SIDEWALK.
 - B. PRESSURE WASH AND REPOINT THE GATE FOOTINGS IN PLACE.
 - C. RECONSTRUCT THE CONCRETE PATH.
 - D. INSTALL THE FRONT GATE.
4. ACCESSIBLE RAMP, EAST SIDE OF BUILDING
 - A. PRESSURE WASH RAMP AND RAMP FOUNDATION WALL.

K. REINSTALL BALUSTRADE.

2. TERRACE STEPS
 - A. REMOVE TWO SETS OF STEPS, THE CONCRETE WALK BETWEEN, AND THE CURBING. STORE THE CURBING FOR REINSTALLATION.
 - B. RECONSTRUCT STEPS, WALK, AND REINSTALL CURBING.
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 - B. PRESSURE WASH AND REPOINT THE GATE FOOTINGS IN PLACE.
 - C. RECONSTRUCT THE CONCRETE PATH.
 - D. INSTALL THE FRONT GATE.
4. ACCESSIBLE RAMP, EAST SIDE OF BUILDING
 - A. PRESSURE WASH RAMP AND RAMP FOUNDATION WALL.

NOTIFICATIONS BY THE CONTRACTOR

PROVIDE NOTIFICATIONS TO OWNER AND ARCHITECT AS FOLLOWS:

1. SELECTIVE REMOVALS - PROVIDE 48 HOURS ADVANCE NOTICE PRIOR TO THE START OF SELECTIVE REMOVALS
2. DEMOLITION - PROVIDE 48 ADVANCE NOTICE PRIOR TO THE START OF DEMOLITION
3. BACKFILL AND COMPACTION - PROVIDE 24 HOURS ADVANCE NOTICE PRIOR TO START OF ANY BACKFILLING OR COMPACTION. COORDINATE ALL SOIL COMPACTION TESTING WITH TESTING AGENCY. NO BACKFILLING FOR STRUCTURES OR PAVEMENTS SHALL BE COMPLETED WITHOUT SPECIFIED TESTING
4. OPEN FLAME, WELDING, ETC. - PROVIDE 48 HOURS ADVANCE NOTICE BEFORE USING ANY HEAT PRODUCING TOOLS IN THE WORK AREA
5. GARDEN DISTURBANCE - PROVIDE TWO WEEKS NOTICE IN ADVANCE OF ANY DISTURBANCE OF PLANTED AREA/GARDEN
6. UTILITY DISTURBANCE - PROVIDE 48 HOURS ADVANCE NOTICE

WORK BY OWNER

1. SPECIAL INSPECTION AND TESTING REQUIRED BY CHAPTER 17 OF NEW YORK
2. RELOCATION OF ANY GARDEN/PLANTINGS THAT WILL BE DISTURBED BY WORK

ADVISORY - LEAD-BASED PAINT ABATEMENT

CONTRACTOR IS ADVISED THAT LEAD MAY BE ENCOUNTERED IN EXISTING DRAIN TILE ASSEMBLY. REMOVE DRAIN TILE UNDER ABATEMENT CONDITIONS.

GEOTECHNICAL

NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED FOR THE PROJECT.

SITE PREPARATION

1. STRIP GARDENS AND LAWN AREA OF VEGETATION, AND STOCKPILE TOPSOIL FOR REUSE IN WORK.
2. PROVIDE 25 CUBIC YARDS OF TOPSOIL FROM APPROVED OFF-SITE SOURCE FOR FUTURE PLANTING BEDS. PLACE TOPSOIL IN LOCATIONS AS DIRECTED BY OWNER.

UNDERGROUND UTILITIES

THE EXTENT OF UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR IS SOLELY RESPONSIBLE TO DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR FOUNDATION OR FOOTING CONSTRUCTION.

CONTACT UDig NY FOR ALL UTILITY CLEARANCES.

<https://udigny.org/>

SHORING

CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED TO ALLOW SAFE REMOVAL OF ANY SUPPORTING ELEMENT OF THE STRUCTURES OR TO PROTECT PERSONS AND PROPERTY.

1. PREVENT COLLAPSE OF INDIVIDUAL ELEMENTS.
2. STABILIZE DETERIORATED ELEMENTS AS REQUIRED TO COMPLETE WORK AND MAINTAIN STRUCTURE.

SELECTIVE REMOVALS

1. SELECTIVE REMOVAL OF ELEMENTS IS INDICATED IN THE DRAWINGS, BUT GENERALLY INCLUDES:
 - A. TERRACE BALUSTERS
 - B. FOUNDATION CAPS
 - C. RAIL CAPS
 - D. WALL SEGMENTS.
 - E. PINEAPPLE PEDESTAL MONUMENTS
8. PRIOR TO DISMANTLING, REMOVAL, OR DEMOLITION, PERFORM FIELD MEASUREMENT OF THE EXISTING STRUCTURES TO ASSURE CORRECT FIT OF EXISTING COMPONENTS INTO NEW CONSTRUCTION. DO NOT ALTER EXISTING ELEMENTS WITHOUT WRITTEN AUTHORIZATION.
9. ACCURATELY DOCUMENT ALL COMPONENTS SCHEDULED FOR DISMANTLING OR REMOVAL AND REINSTALLATION. USE DOCUMENTATION TO RESET ELEMENTS IN SAME LOCATION AND ORIENTATION.
10. APPLY NON-PERMANENT IDENTIFICATION MARKS TO ELEMENTS PRIOR TO REMOVAL
11. PHOTOGRAPH ALL ELEMENTS IN PLACE WITH VISIBLE ID MARKS
12. SUBMIT CD OF PHOTOGRAPHS TO ARCHITECT FOR APPROVAL PRIOR TO START OF ANY REMOVALS
13. DURING DISMANTLING OR REMOVAL OF ELEMENTS, PLACE ID MARK ON CONCEALED SURFACE TO ENSURE THAT ID MARK IS NOT LOST OR ERASED.
14. STORE ELEMENTS IN STABLE AND SECURE MANNER AT ON-SITE LOCATION.
15. MAINTAIN AND SECURE STORAGE AREA TO PREVENT DAMAGE OR THEFT.

DEMOLITION

1. DEMOLITION IS INDICATED IN THE DRAWINGS, BUT GENERALLY INCLUDES:
 - A. TERRACE FOUNDATION WALL AND FOOTINGS
 - B. VENEER PANELS ON FOUNDATION WALL
 - C. TWO SETS OF STEPS AND THE CONCRETE WALK BETWEEN
 - D. THE CONCRETE PATH FROM THE STEPS TO THE PUBLIC SIDEWALK
 - E. THE CONCRETE PATH FROM THE SIDEWALK TO THE CURB
2. ALL DEMOLITION SHALL BE COMPLETED IN A CONTROLLED MANNER TO PREVENT ANY DAMAGE TO THE PROPERTY OR ADJOINING STRUCTURES BY VIBRATIONS, IMPACT, OR OTHER

FOUNDATION DESIGN

SPECIFIED FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON EXPOSURE OF CONCEALED CONDITIONS.

OWNERS USE OF THE SITE

THE SUNY CORTLAND ALUMNI SITE WILL BE OCCUPIED BY THE OWNER AND PUBLIC DURING THE WORK.

1. PROVIDE PANELIZED HARD BARRIERS TO PROTECT THE PUBLIC (REFER TO SPECIFICATIONS AND DRAWINGS).

2. PROVIDE APPROPRIATE SIGNAGE IN MANSION TO ADVISE THE PUBLIC OF BUILDING EXITS AND RESTRICTED WORK AREAS. COORDINATE SIGNAGE WITH THE OWNER AND MAINTAIN ACCORDING TO THE PHASING OF THE WORK.

PROTECTION OF PROPERTY

1. PROTECT LAWN, GARDENS, AND ADJACENT STRUCTURE FROM DAMAGE BY THE WORK.

ACCESS

1. ACCESS TO/FROM SITE SHALL BE FROM TOMPKINS STREET AND ONLY DURING NORMAL BUSINESS HOURS.

CONTRACTOR PARKING

1. LIMITED 2-HR. PARKING FOR CONTRACTOR'S USE IS AVAILABLE ON TOMPKINS STREET AND ADJACENT SIDE STREETS.

CONSTRUCTION LIMITS

1. LIMIT WORK TO AREAS INDICATED ON DRAWINGS.

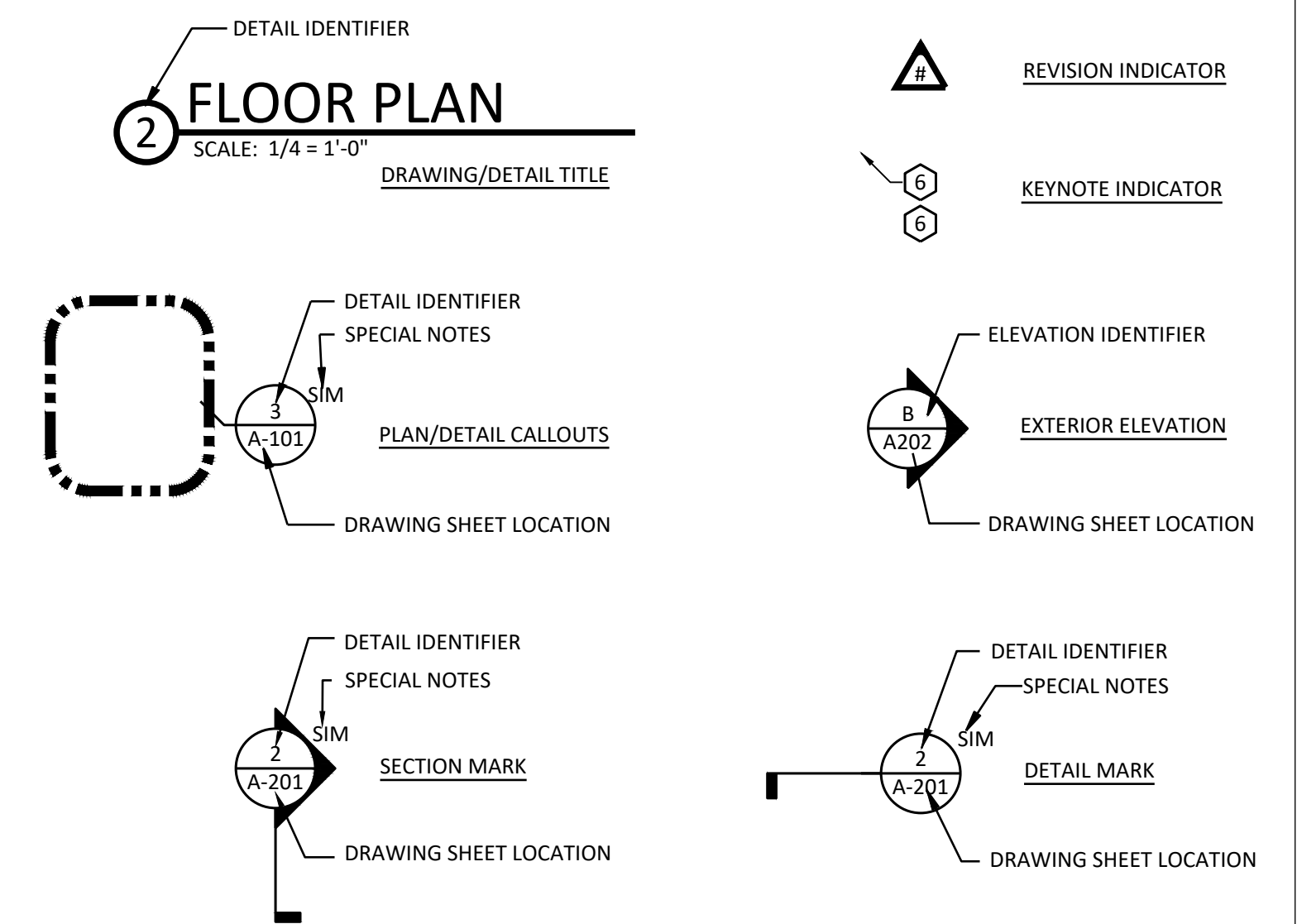
STORAGE

1. MATERIAL STORAGE AREA IS AVAILABLE ON SITE.

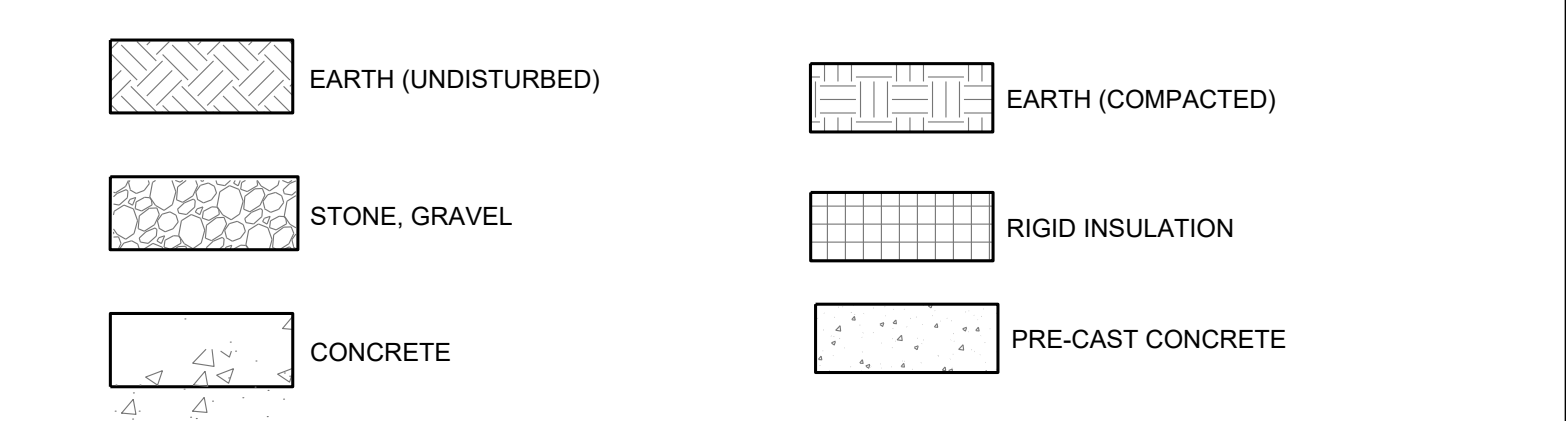
SITE RESTORATION

1. RESTORE ALL SURFACES DISTURBED DURING THE WORK, INCLUDING BUT NOT LIMITED TO ASPHALT PAVEMENT.

SYMBOLS LEGEND



MATERIALS LEGEND



ABBREVIATIONS

@ APPROX	AT APPROXIMATE, APPROXIMATELY ARCHITECT[URAL]	FD FND FT FTG	FLOOR DRAIN FOUNDATION FEET OR FOOT FOOTING	OC OH	ON CENTER OVERHEAD
ARCH				P/L PL	PROPERTY LINE PLATE
B/ BOW	BOTTOM OF BOTTOM OF WALL	GA GC	GAUGE GENERAL CONTRACTOR	R ROW	RISER RIGHT OF WAY
CJ CONC CRS CLSM	CONTROL JOINT CONCRETE COURSE(S) CONTROLLED LOW STRENGTH MATERIAL	HB HT	HOSE BIB HEIGHT	SAN SF SIM	SANITARY SQUARE FEET, SIMILAR
D DBL DEMO DIA OR Ø DIM DS DWG	DEPTH DOUBLE DEMOLISH/DEMOLITION DIAMETER DIMENSION DOWNSPOUT DRAWING	L	LONG, LENGTH	T T/ T/FND TOC TYP	TREAD(S) TOP OF TOP OF FOUNDATION TOP OF CURB TYPICAL
EJ ETC ETR	EXPANSION JOINT ET CETERA EXISTING TO REMAIN	N/A N/C NO OR # NOM NTS	NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	W/ W/O WWM	WITH WITHOUT WELDED WIRE MESH

PLUMBING SPECIFICATIONS

ACTION SUBMITTALS

1. A. PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED.

CUTTING AND PATCHING

1. A. PROVIDE ALL CUTTING AND PATCHING' (UNLESS OTHERWISE NOTED ON PLANS) REQUIRED TO PERFORM THE PLUMBING WORK.

B. EXISTING CONDITIONS

1. SIZE AND LOCATION OF ALL EXISTING CONCEALED PIPING IS BASED ON INFORMATION OBTAINED FROM PREVIOUS PLANS AND DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SIZES AND LOCATIONS IN THE FIELD.

CORE DRILLING

1. A. CORE DRILLING REQUIRED FOR PLUMBING WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE OWNER FOR ALL CORE DRILLING LOCATIONS.
3. C. REHABILITATION PROJECTS AND EXISTING BUILDINGS:
 1. SLEEVES ARE NOT REQUIRED FOR PIPING PASSING THROUGH EXISTING WALLS THAT HAVE BEEN NEATLY CORE DRILLED.

REMOVALS

1. A. REMOVE ALL EXISTING MATERIALS AND EQUIPMENT USUALLY INCLUDED IN THE WORK OF THIS DIVISION, (WHETHER SPECIFICALLY INCLUDED HEREIN OR NOT), FROM CONSTRUCTION WHICH IS SCHEDULED TO BE DEMOLISHED. THE PLUMBING TRADE SHALL PATCH EXISTING CONSTRUCTION AND FINISHES DAMAGED OR LEFT INCOMPLETE DUE TO REMOVALS.
2. B. REFER TO ARCHITECTURAL PLANS AND SCHEDULES TO DETERMINE EXTENT OF CONSTRUCTION BEING REMOVED, AND VISIT JOB SITE TO EXAMINE EXISTING CONDITIONS.

PRODUCTS

PVC PIPE AND FITTINGS

1. A. SOLID WALL PVC PIPE: ASTM D 2665, DRAIN, WASTE, AND VENT.
2. B. PVC SOCKET FITTINGS: ASTM D 2665, MADE TO ASTM D 3311, DRAIN, WASTE, AND VENT PATTERNS AND TO FIT SCHEDULE 40 PIPE.
3. C. ADHESIVE PRIMER: ASTM F656.
4. 1. ADHESIVE PRIMER SHALL HAVE VOC CONTENT OF 550g/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).
5. 2. ADHESIVE PRIMER SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
6. D. SOLVENT CEMENT: ASTM D 2564.
7. 1. PVC SOLVENT CEMENT SHALL HAVE A VOC CONTENT OF 510 g/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).
8. 2. SOLVENT CEMENT SHALL COMPLY WITH THE TESTING AND PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."
9. CLEANOUTS
 - A. MATERIALS: SAME AS PIPING IN WHICH THEY ARE INSTALLED.
 - B. INSTALL CLEANOUTS IN SUCH A MANNER THAT ALL PIPING MAY BE READILY REACHED FOR PURPOSES OF CLEANING.
 - C. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPE, BUT NEED NOT BE LARGER THAN 4" (INCHES).

GENERAL CONCRETE NOTES

1. ALL CONCRETE SHALL BE BATCHED, TRANSPORTED, CONVEYED, PLACED, CURED, AND TESTED IN ACCORDANCE WITH ACI 301 AND CHAPTER 19 OF THE BUILDING CODE, AND AS SPECIFIED HEREIN.
2. REFER TO PROJECT SPECIFICATIONS FOR CONCRETE COMPRESSIVE STRENGTH AND AIR ENTRAINMENT.
3. ALL REINFORCING STEEL BARS SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. TYPICAL REINFORCING BAR SPLICED LAP LENGTHS SHALL BE AS SHOWN IN THE "REINFORCING BAR SPLICE LAPS" TABLE ON THIS SHEET.
 - PROVIDE #4 AT 12" OC BARS EACH WAY IN ALL WALLS; (1) #5 CONTINUOUS AT TOP OF WALLS; #4 AT 12" OC x 4'-0" BENT DOWELS AT ALL CORNERS AND INTERSECTIONS; (3) #5 CONTINUOUS FOOTING BARS; #4 AT 12" OC DOWELS TO ALL FOOTINGS AND STRUCTURAL WALLS; WHERE NO OTHER REINFORCING SHOWN.
 - PROVIDE TWO #4 BARS AT ALL EDGES AND TWO #4 DIAGONAL AT CORNERS OF OPENINGS IN CONCRETE WALLS AND TWO #4 DIAGONAL AROUND OPENINGS IN STRUCTURAL SLABS UNLESS OTHERWISE SHOWN.
4. WELDED WIRE REINFORCEMENT (WWR) SHALL BE SUPPLIED IN SHEETS CONFORMING TO ASTM A1064. LAP SPLICE WWR SHEETS MINIMUM 6 INCHES.
 - PROVIDE 6X6XW2.9XW2.9 WELDED WIRE MESH IN ALL SLABS WHERE NO OTHER REINFORCING SHOWN.
5. CLEAR CONCRETE COVER OVER REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND AS FOLLOWS;
 - CONCRETE EXPOSED TO EARTH, WEATHER, OR WATER: 2"
 - CONCRETE CAST DIRECTLY AGAINST EARTH: 3"
6. APPLY BONDING AGENT PRIOR TO CASTING CONCRETE AGAINST HARDENED CONCRETE, UNLESS INDICATED OTHERWISE.
7. ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE FORMED WITH A 3/4" BY 3/4" CHAMFER, INCLUDING TOP EDGES AND OUTSIDE VERTICAL CORNERS OF WALLS, SLABS, BEAMS, COLUMNS, ETC.
8. ALL EXTERIOR SLABS AND FLATWORK SHALL HAVE 1/4" PER FOOT (1/8" PER FOOT MINIMUM) SURFACE SLOPE IN ORDER TO PROVIDE POSITIVE DRAINAGE.
9. CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS AND CONTROL JOINTS AS INDICATED ON THESE DRAWINGS. CONTRACTOR MAY PROPOSE ADDITIONAL CONSTRUCTION JOINTS NEEDED TO FACILITATE CONSTRUCTION. ALL ADDITIONAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTING.
10. CONTRACTOR SHALL COORDINATE ALL WALL AND SLAB PENETRATIONS AND OPENINGS WITH OTHER TRADES. NOTE THAT NOT ALL PENETRATIONS AND OPENINGS ARE INDICATED ON THESE STRUCTURAL DRAWINGS.
11. CONTRACTOR SHALL COORDINATE THE CASTING-IN OF ALL EMBEDDED ITEMS AND ACCESSORIES OF ALL TRADES. POST-INSTALLATION OF EMBEDDED ITEMS WILL NOT BE ACCEPTED.

GENERAL STRUCTURAL NOTES

1. STRUCTURAL DRAWINGS SHALL BE FOLLOWED WITH COORDINATION WITH OTHER DRAWINGS. ANY APPARENT DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING ON SAID WORK.
2. NO CHANGES OF THE STRUCTURAL SYSTEM AS INDICATED ON THESE DRAWINGS SHALL BE PERFORMED PRIOR TO RECEIVING WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
3. THESE DRAWINGS DO NOT IDENTIFY COMPONENTS REQUIRED FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY AND PROVIDE COMPONENTS REQUIRED FOR CONSTRUCTION SAFETY.
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY BRACING AND MAINTAINING THE STABILITY OF THE ALL STRUCTURES DURING CONSTRUCTION. STRUCTURES SHALL BE ASSUMED UNSTABLE UNTIL COMPONENTS (WALLS, ROOF, ETC.), AND ALL CONNECTIONS AND PERMANENT BRACING ARE INSTALLED.
6. SECTIONS AND DETAILS ON THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONSTRUCTION NOT FULLY DETAILED.
7. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE EXISTING FACILITY AND ACCESSORIES. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

REINFORCING BAR TENSION SPLICE/LAP LENGTH

BAR SIZE	CLASS B CONCRETE LAP	CMU LAP
	TOP BARS	OTHER BARS
#3	24"	18"
#4	32"	25"
#5	40"	31"
#6	48"	37"
#7	56"	43"
#8	64"	50"
		N/A

NOTES:

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW THEM.

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Reviewed By:		JSK

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GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

Filename: N:\Projects\25033\DRAWINGS\C-101.dwg

REFERENCE NOTES

- CONSTRUCTION DRAWINGS ARE BASED ON RECORD DOCUMENTS AND FIELD MEASUREMENTS. NO BOUNDARY OR TOPOGRAPHIC SURVEY WAS CONDUCTED FOR THE SITE.

EXISTING WORK

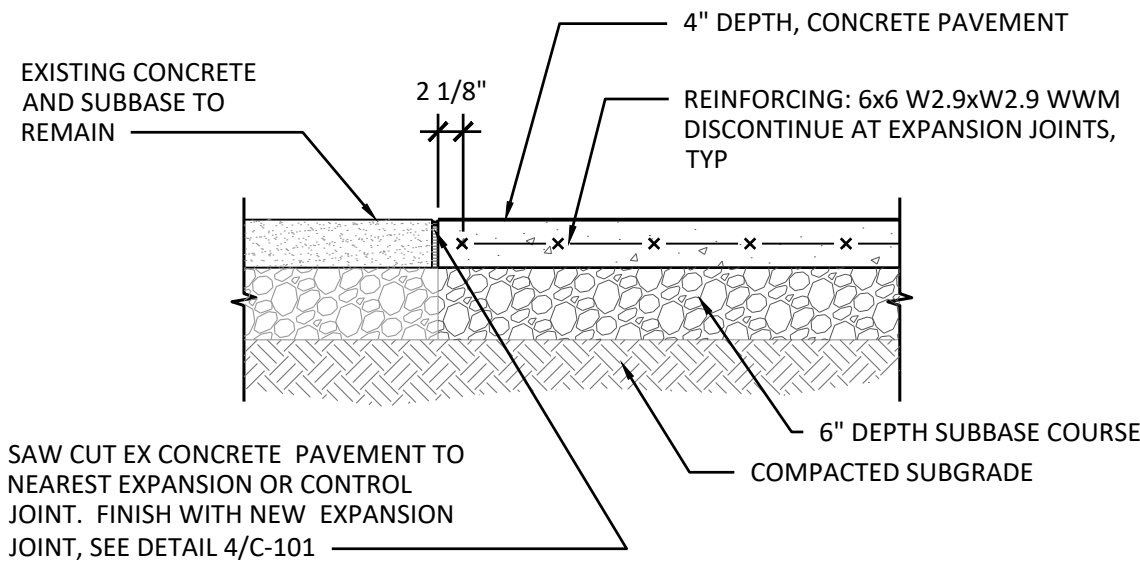
- PROTECT FROM DAMAGE ALL EXISTING FEATURES NOT INDICATED OR REQUIRED TO BE REMOVED FOR THE WORK.
- REPAIR ITEMS THAT ARE TO REMAIN IF DAMAGED DURING THE PERFORMANCE OF THE WORK. REPAIR OR REPLACE TO THEIR ORIGINAL CONDITION AS DETERMINED BY THE OWNER'S REPRESENTATIVE, OR REPLACE WITH NEW IN-KIND.

LAYOUT

- ESTABLISH A CONSTRUCTION STAGING AREA AND EQUIPMENT STORAGE ON SITE. COORDINATE LOCATIONS WITH THE OWNER'S REPRESENTATIVE. RESTORE ANY AREAS DISTURBED BY STAGING, PARKING, OR OTHER CONSTRUCTION ACTIVITIES TO THEIR ORIGINAL CONDITION.
- ALL DIMENSIONS ARE TO FACE OF BUILDING, STRUCTURE, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- ALL WORK MUST CONFORM TO 2010 ADA AND ANSI A117.1-2009 FOR ACCESSIBILITY.

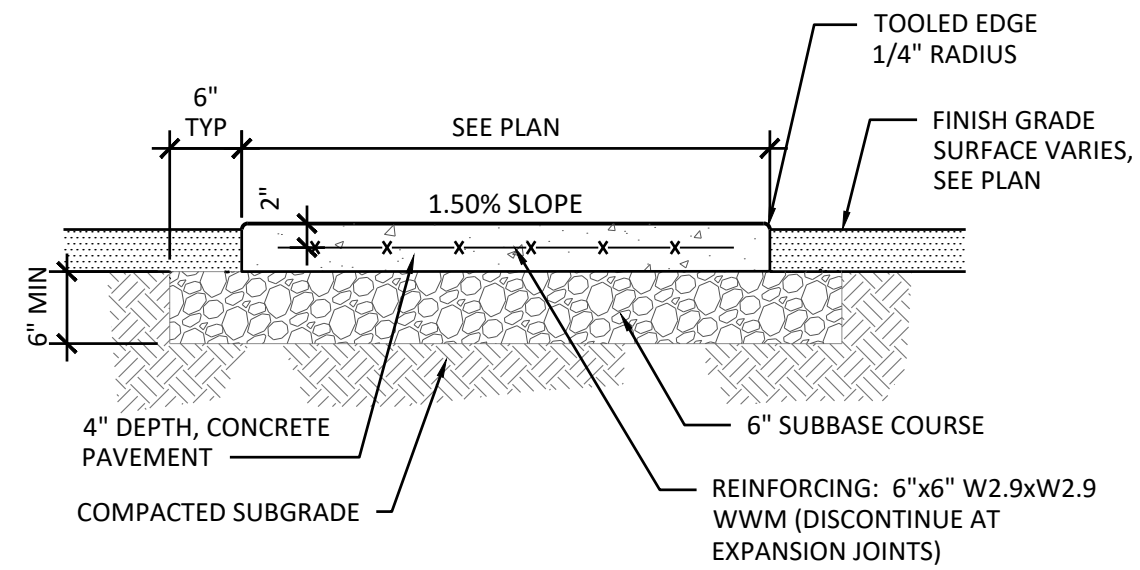
DEMOLITION

- CONDUCT REMOVAL OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT EXISTING FEATURES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AND AUTHORIZED VEHICLES AROUND THE WORK AREA.
- PROVIDE CONSTRUCTION FENCES, BARRICADES OR OTHER SUITABLE DEVICES AS DIRECTED BY THE OWNER'S REPRESENTATIVE TO PREVENT DAMAGE BY VEHICLES AND UNAUTHORIZED ENTRY INTO WORK, CONSTRUCTION STAGING AND EQUIPMENT STORAGE AREAS.
- PROVIDE ALL REMOVALS INCIDENTAL TO AND NECESSARY TO PROVIDE THE WORK OF THIS CONTRACT AND LEGALLY DISPOSE OF OFF-SITE. REMOVE EXISTING FEATURES AND UNUSED EARTH MATERIALS INCLUDING EXCESS TOPSOIL IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS AND TRASH. DO NOT ALLOW DEBRIS TO ACCUMULATE ON-SITE.
- UTILIZE SAW-CUTS IN AREAS WHERE PAVEMENT IS TO BE REMOVED FOR INSTALLATION OF IMPROVEMENTS AND WHERE NEW PAVEMENT IS JOINED WITH EXISTING.
- REMOVE EXISTING TREES AND VEGETATION AS REQUIRED TO INSTALL IMPROVEMENTS. TREE AND OTHER VEGETATION REMOVALS ARE EXPLICITLY IDENTIFIED. THE EXTENT OF ALL VEGETATION REMOVALS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- REMOVE ALL SECTIONS OF EXISTING ABANDONED UNDERGROUND UTILITIES WHERE THEY INTERFERE WITH NEW WORK OR AS NOTED. PERMANENTLY SEAL REMAINING SECTIONS WITH MORTAR OR END CAPS.
- CONTRACTOR TO COORDINATE AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.



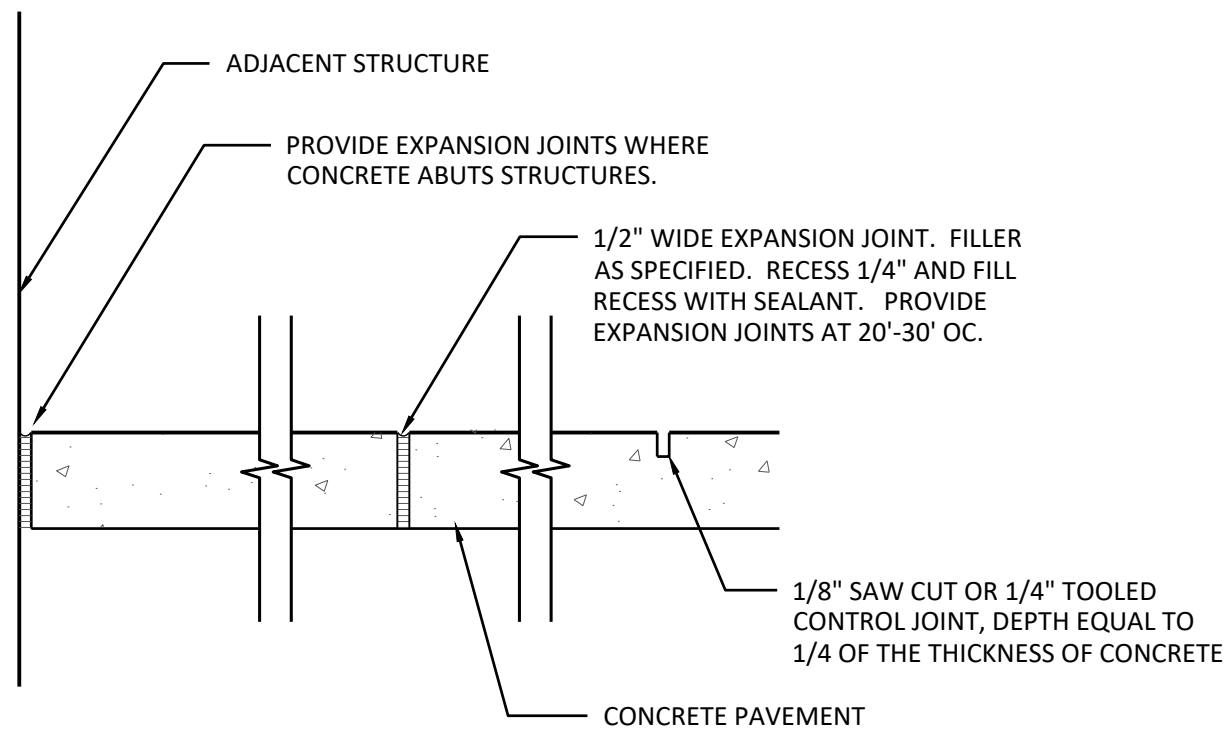
CONCRETE PAVEMENT
JOINT TO EXISTING

SCALE: NONE



CONCRETE SIDEWALK

SCALE: NONE



CONCRETE PAVEMENT JOINTS

SCALE: NONE

SITE GRADING AND DRAINAGE NOTES

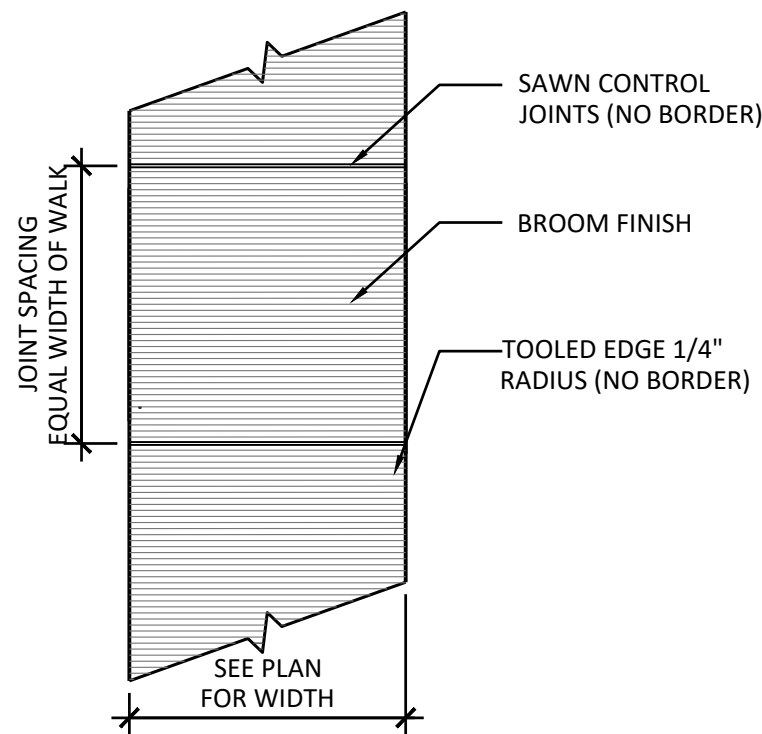
- RESTRICT GRADING OPERATIONS TO AREAS SHOWN ON THE DRAWINGS. GRADING OUTSIDE THE CONTRACT LIMIT LINE, UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE, WILL NOT BE PERMITTED.
- PERFORM ALL EXCAVATION OPERATIONS WITH EXTREME CAUTION. DETERMINE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO COMMENCING GRADING.
- BLEND ALL LINES AND GRADES OF NEW WORK SMOOTHLY WITH EXISTING.
- GRADE ALL SURFACES TO DRAIN AWAY FROM ALL NEW AND EXISTING STRUCTURES. ALL AREAS MUST DRAIN TO AN OUTLET, WHETHER EXISTING OR NATURAL. AREAS WHICH POND IN EXCESS OF 1/4 INCH IN PAVED AREAS AND 1/2 INCH IN LAWN AREAS WILL NOT BE ACCEPTED.
- MAINTAIN EXISTING STORM DRAIN FACILITIES NOT INTERRUPTED BY CONSTRUCTION RELATED ACTIVITIES.

UTILITIES

- THE LOCATION OF EXISTING UTILITIES INDICATED ON THE SITE SURVEY AND DRAWINGS ARE APPROXIMATE ONLY. ACCURATELY LOCATE EXISTING SUBSURFACE UTILITIES BEFORE EXCAVATING.
- PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES, CONTACT DIG SAFELY NEW YORK (1-800-962-7962) FOR INFORMATION ON EXISTING UNDERGROUND UTILITIES.
- CONTACT COMMERCIAL UTILITY COMPANIES TO OBTAIN INFORMATION ABOUT EXISTING UTILITIES.
- PERFORM EXCAVATION IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- SLOPE OR SUPPORT THE SIDES OF ALL EXCAVATIONS AS REQUIRED BY SAFETY REGULATIONS.

RESTORATION OF SURFACES

- FINE GRADE AND SEED ALL AREAS DISTURBED BY THIS CONSTRUCTION, WHICH ARE NOT OTHERWISE NOTED.
- ALL LAWN AREAS SHALL BE SEEDED WITH GENERAL LAWN SEED MIX EXCEPT WHERE OTHERWISE INDICATED, SEE SPECIFICATION SECTION 329200.
- RESTRICT GROUND DISTURBANCES TO THE MINIMUM EXTENT PRACTICAL. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING FINISH GRADE UNLESS INDICATED OTHERWISE.

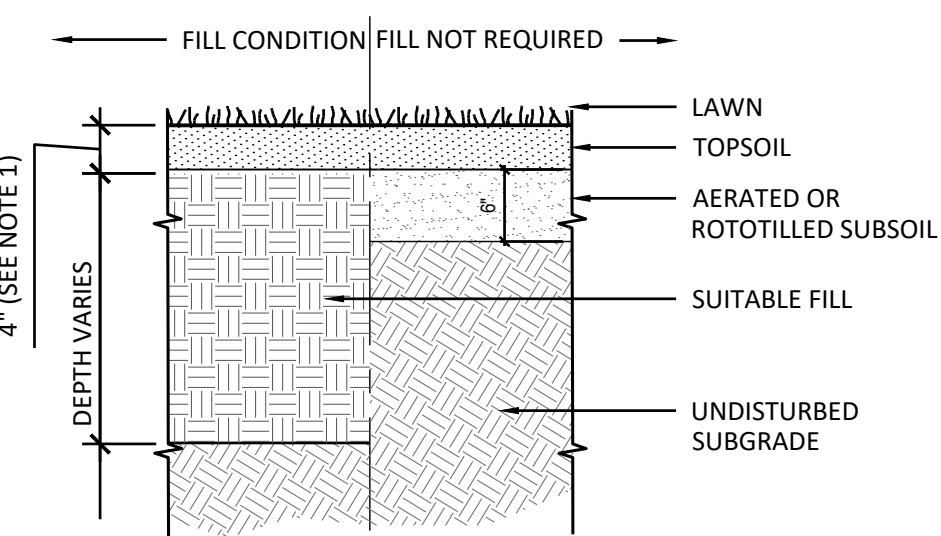


NOTES:

- PROVIDE BROOM FINISH IN ONE DIRECTION PERPENDICULAR TO DIRECTION OF TRAFFIC.
- WINDOW PANE BORDERS AT EDGE OF PAVEMENT AND AT JOINTS IS NOT PERMITTED.

CONCRETE PAVEMENT FINISH

SCALE: NONE

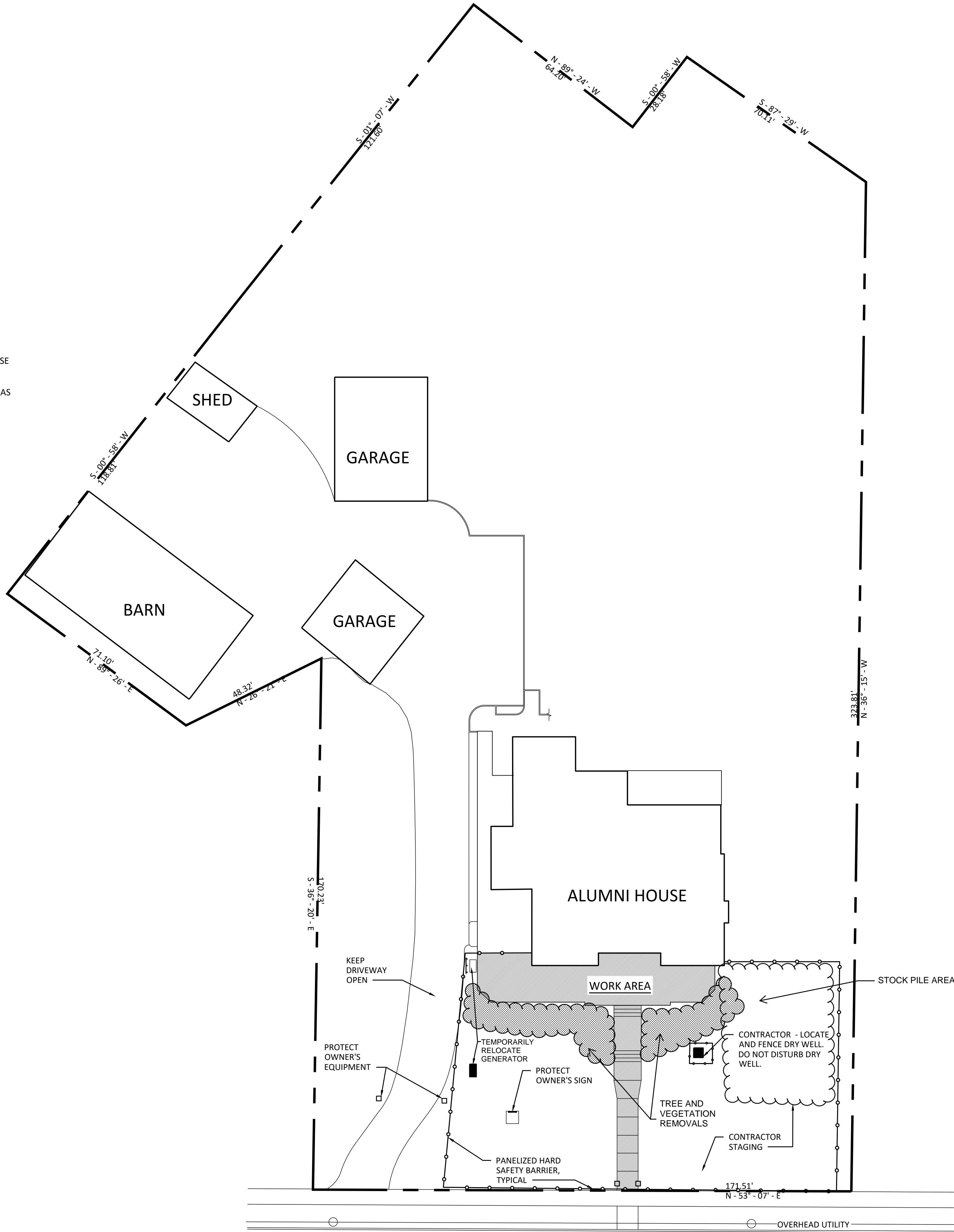


NOTES

- PROVIDE 4" MINIMUM TOPSOIL (AFTER SETTLEMENT) ON ALL AREAS DISTURBED BY CLEARING, GRADING AND OTHER CONSTRUCTION RELATED ACTIVITIES. SEED, FERTILIZE AND MULCH ALL RESTORED AREAS.

LAWN RESTORATION

SCALE: NONE



SITE LAYOUT

SCALE: 1" = 20'

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TERRACE REPLACEMENT
PROJECT NUMBER: EPF-237970

SUNY CORTLAND ALUMNI ASSOCIATION
29 TOMPKINS STREET
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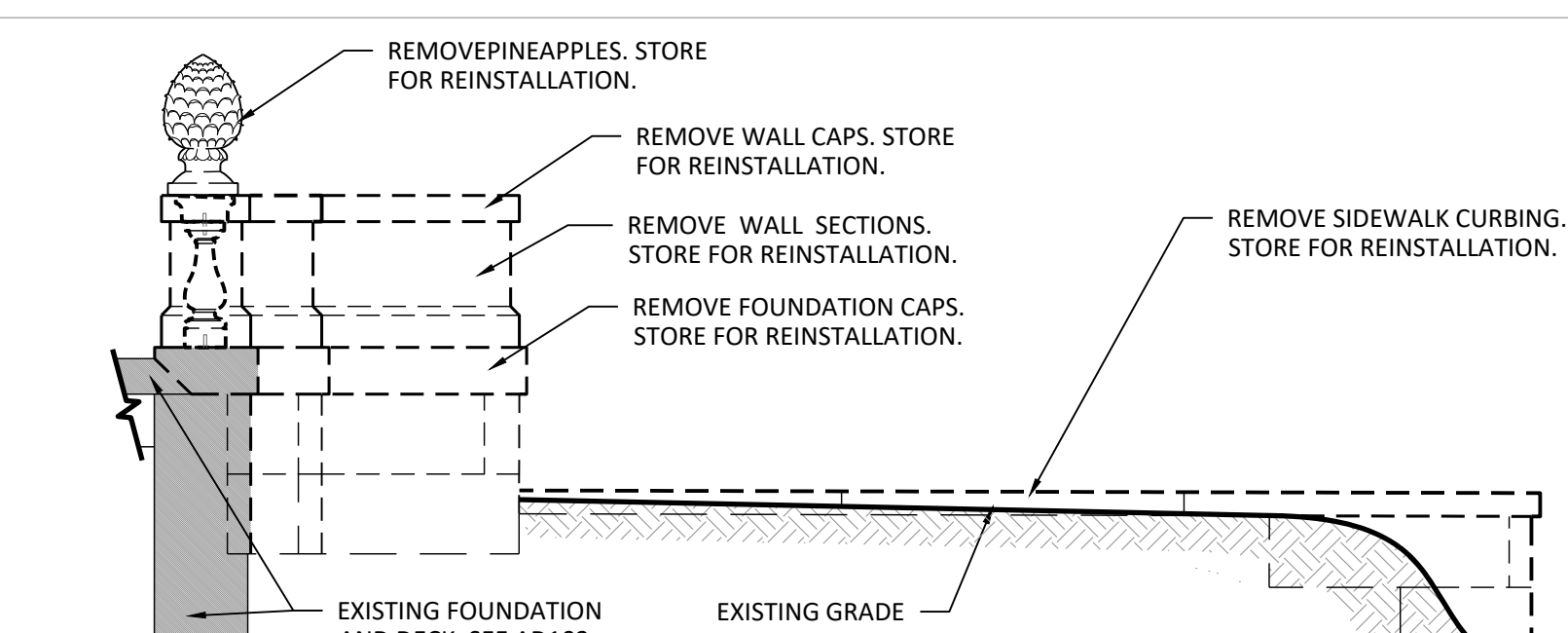
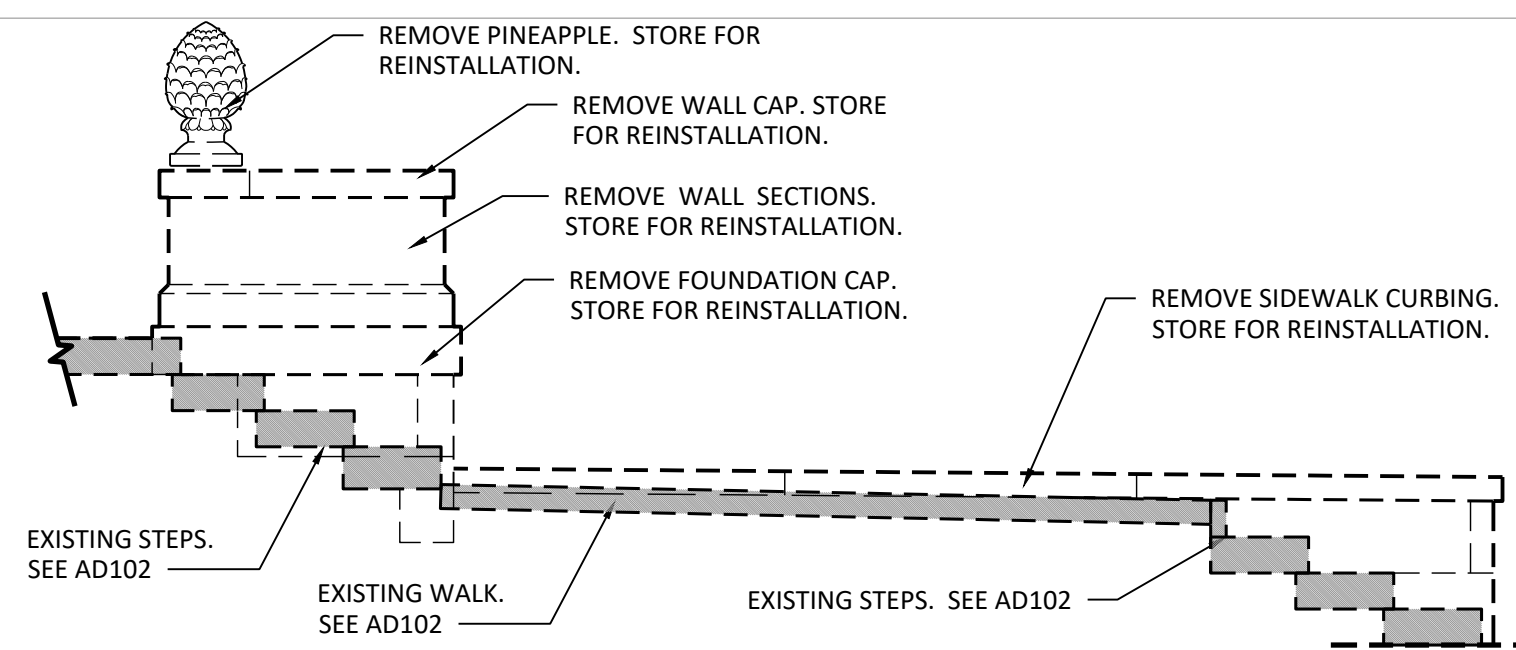
DESIGN DEVELOPMENT

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Designed By:		EFO
Reviewed By:		JSK

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OVERALL SITE
PLAN AND DETAILS

C-101

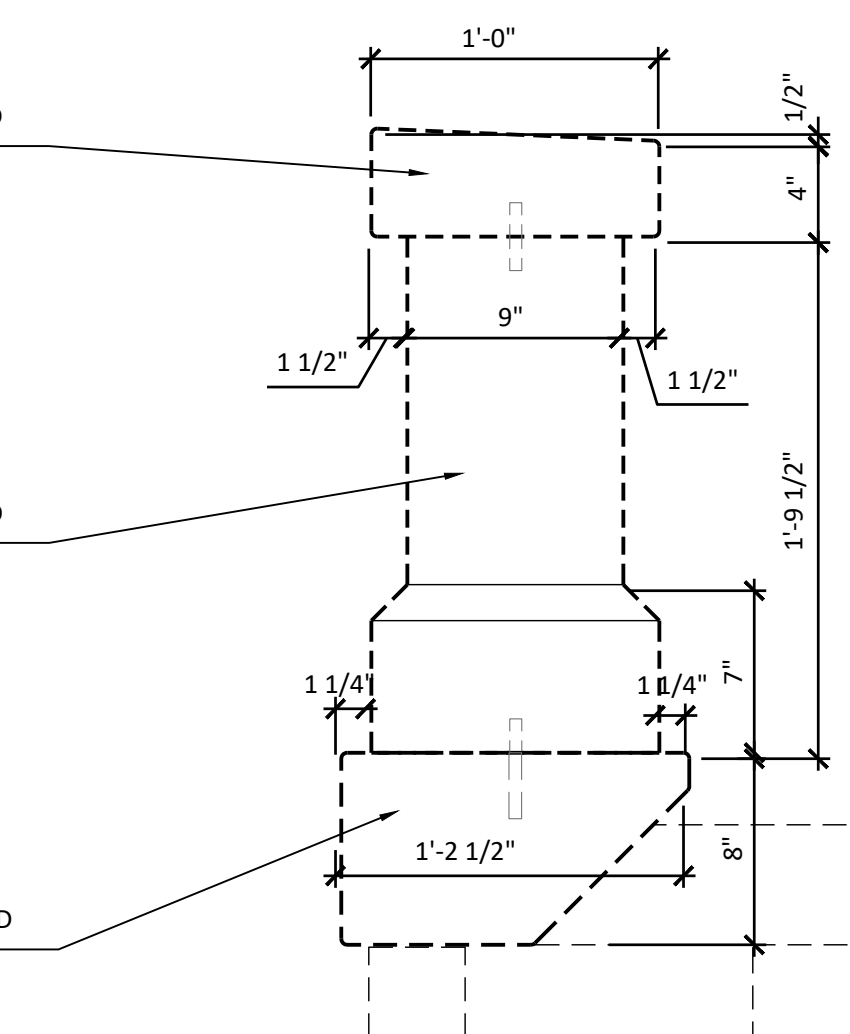
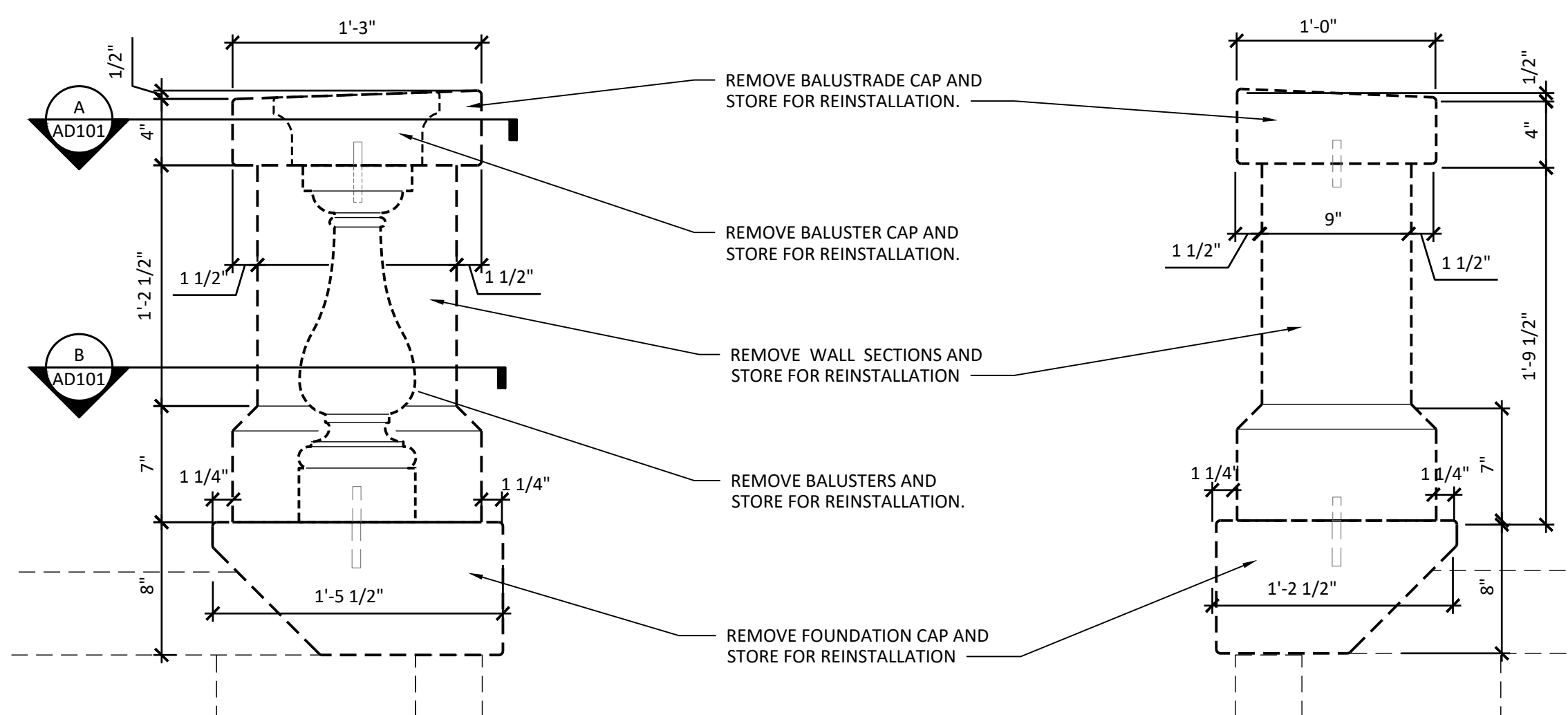
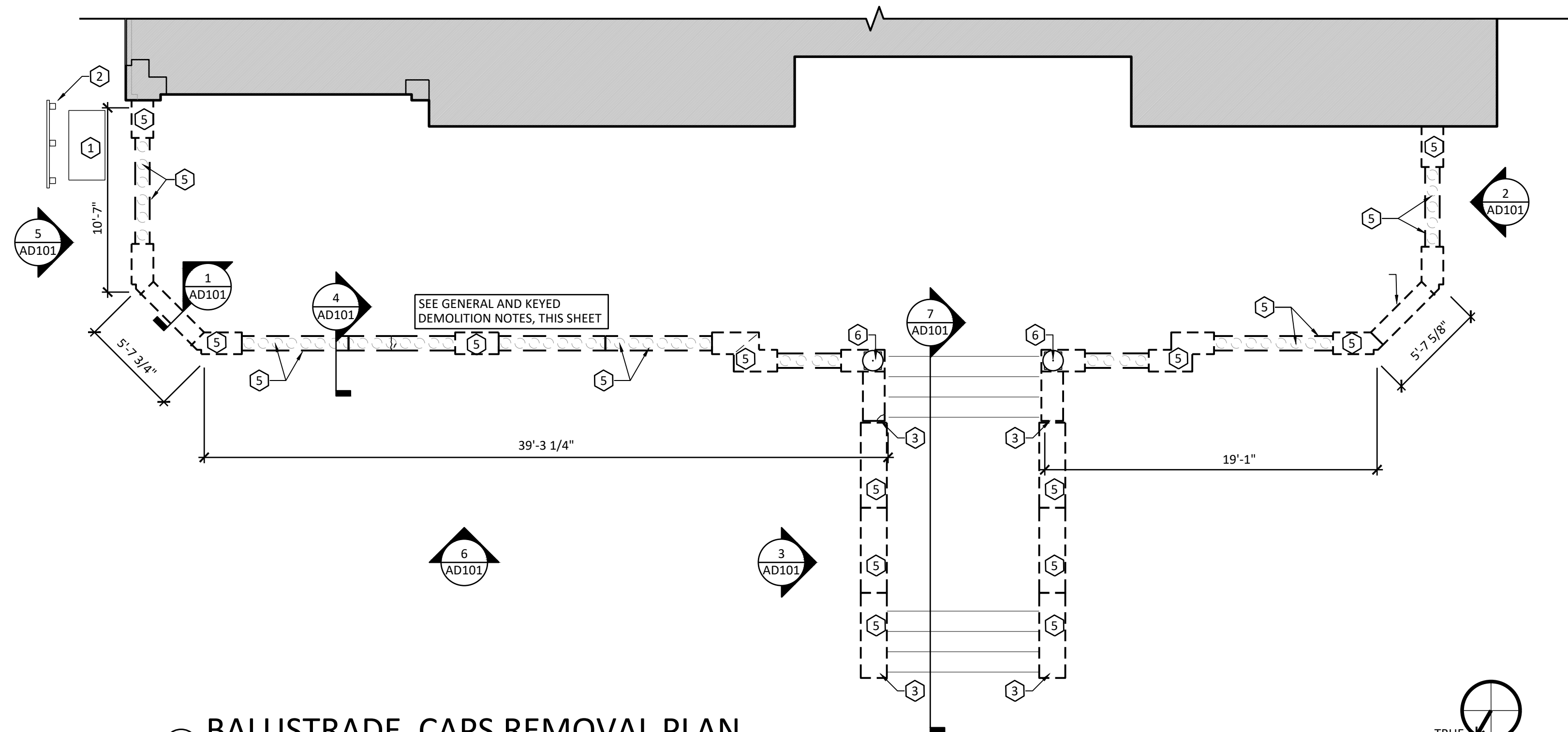
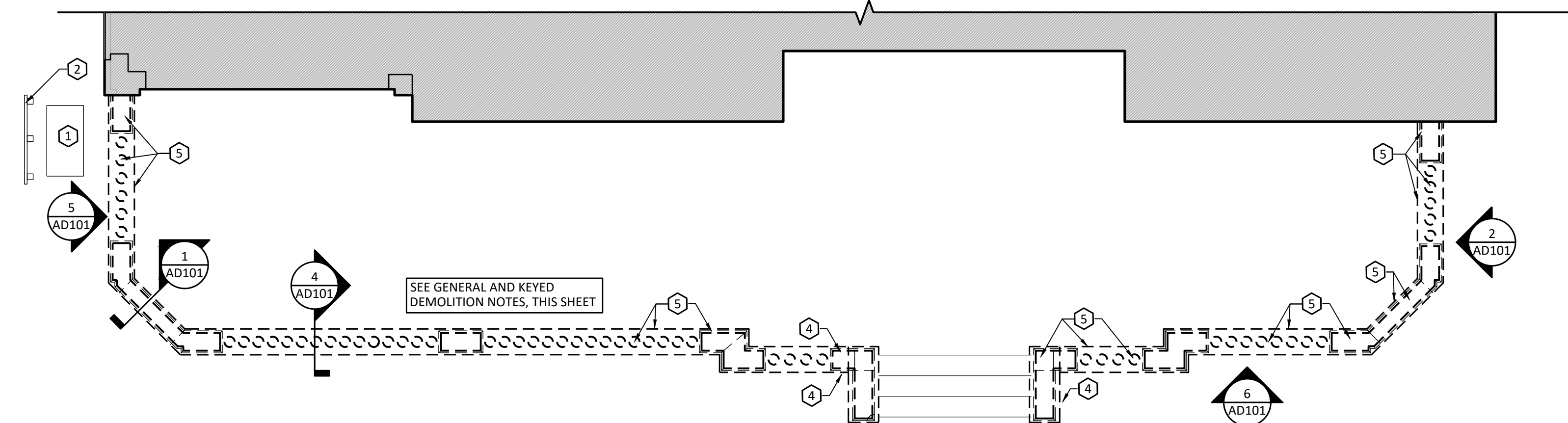
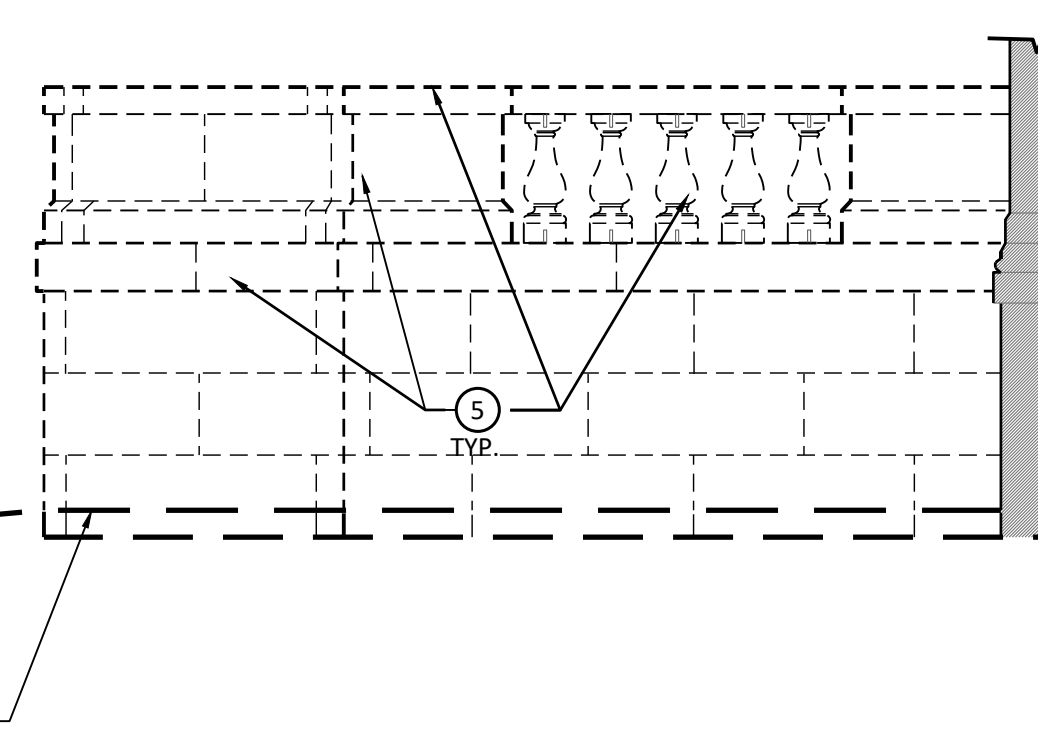
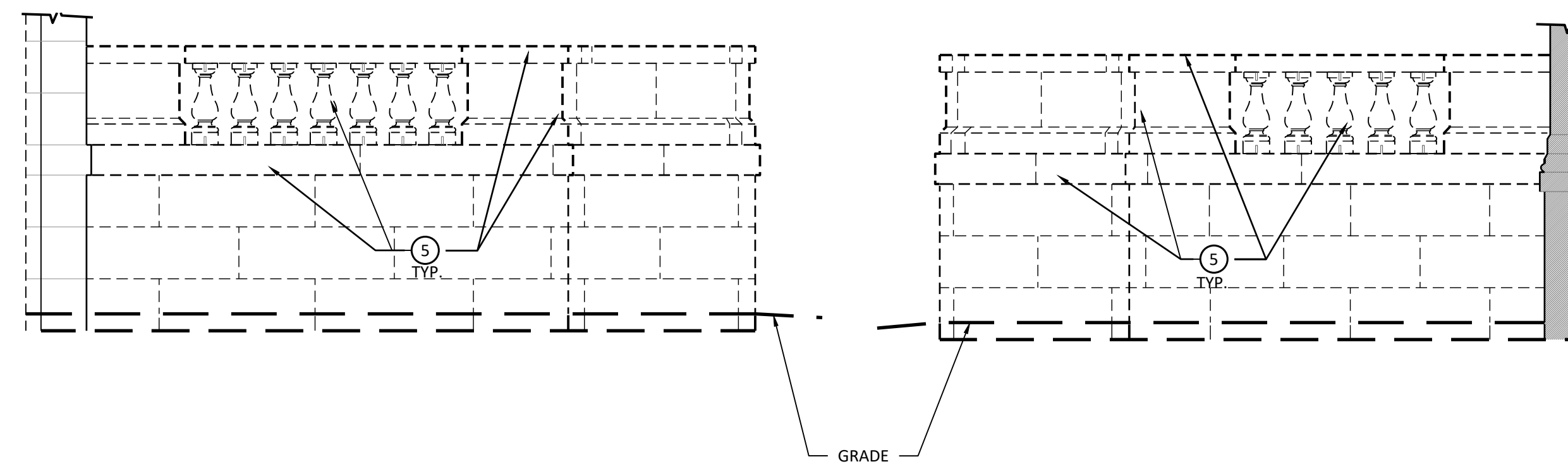
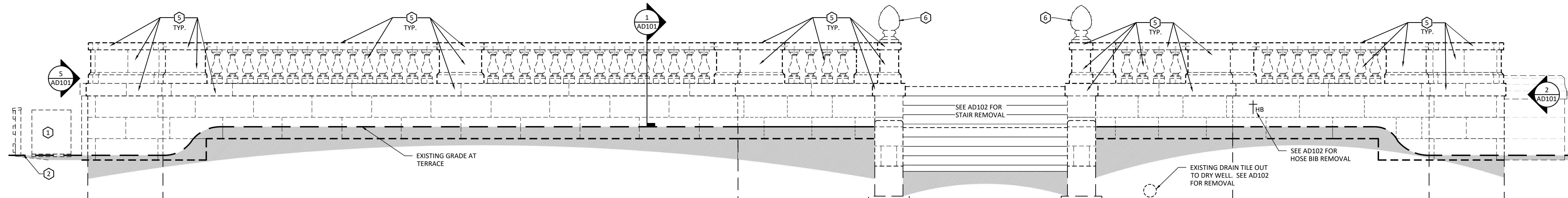


GENERAL DEMOLITION NOTES

- A. EXISTING CONDITIONS SHOWN HERE ARE TAKEN FROM RECORD DRAWINGS AND FIELD EXAMINATION. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BIDDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 - B. CLEAN BALUSTERS, CONCRETE CAPS, STONE CAPS. REMOVE ALL DIRT, DEBRIS, ORGANIC MATERIAL, AND LOOSE MORTAR. POWER WASH BALUSTRADE, FRONT AND BACK, AND SIDEWALK CURBS.
 - C. MARK EACH PIECE OF THE BALUSTRADE WITH A UNIQUE IDENTIFIER. RECORD THE LOCATIONS OF EACH INDIVIDUAL COMPONENT. AFTER THE DECK IS REPLACED BALUSTRADE COMPONENTS WILL BE REINSTALLED IN THEIR ORIGINAL LOCATIONS.
 - D. REMOVE AND STORE FOR REINSTALLATION:
 - SIDEWALK CURBING
 - BALUSTRADE COMPONENTS INCLUDING:
 - FOUNDATION CAP
 - BALUSTERS
 - WALL SEGMENTS
 - WALL CAP
 - BALUSTER CAP
- NOTE: COMPONENTS MAY BE PINNED IN PLACE.
- E. REMOVE EXISTING MORTAR. REPLACE DAMAGED OR MISSING PINS. PREPARE COMPONENTS FOR REINSTALLATION.
 - F. REPAIR OR REPLACE BROKEN COMPONENTS.
 - G. WHERE A DAMAGED COMPONENT CAN NOT BE REPAIRED AND MUST BE RECAST MATCH NEW COLOR TO EXISTING POWER WASHED COLOR AS CLOSELY AS POSSIBLE.

KEYED DEMOLITION NOTES

- 1 TEMPORARILY DISCONNECT GENERATOR. RELOCATE GENERATOR AND RECONNECT IT.
- 2 REMOVE GENERATOR GUARD RAIL.
- 3 DISCONNECT POWER TO TERRACE STEP LIGHTING AND REMOVE WIRING BACK TO THE FIRST JUNCTION BOX INSIDE THE BASEMENT.
- 4 REMOVE CONDUIT, WIRING, JUNCTION BOXES, AND OUTLETS.
- 5 REMOVE BALUSTRADE COMPONENTS, FOUNDATION CAP, AND SIDEWALK CURBING. STORE FOR REINSTALLATION.
- 6 REMOVE PINEAPPLES. STORE FOR REINSTALLATION.



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TERRACE REPLACEMENT
PROJECT NUMBER: EPF-237970

SUNY CORTLAND ALUMNI ASSOCIATION
29 TOMPKINS STREET
CORTLAND NY 13045

DESIGN DEVELOPMENT

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Designed By:		EF
Reviewed By:		JS

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TERRACE DEMOLITION
BALUSTRADE REMOVAL

AD101

Filename: N:\Projects\25033\DRAWINGS\AD102.dwg

GENERAL DEMOLITION NOTES

- A. CONDITIONS SHOWN HERE ARE TAKEN FROM RECORD DRAWINGS AND FIELD EXAMINATION. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BIDDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- B. REMOVE BALUSTRADE. STORE FOR REINSTALLATION. SEE AD101.
- C. REMOVE ALL CONDUIT, JUNCTION BOXES, WIRING, AND ANY ACCESSORIES BACK TO THE CLOSEST SOURCE IN THE BASEMENT.
- D. WHEN BALUSTRADE HAS BEEN REMOVED AND SAFELY STORED REMOVE FOUNDATION, FOOTINGS, AND DECK IN THEIR ENTIRETY.

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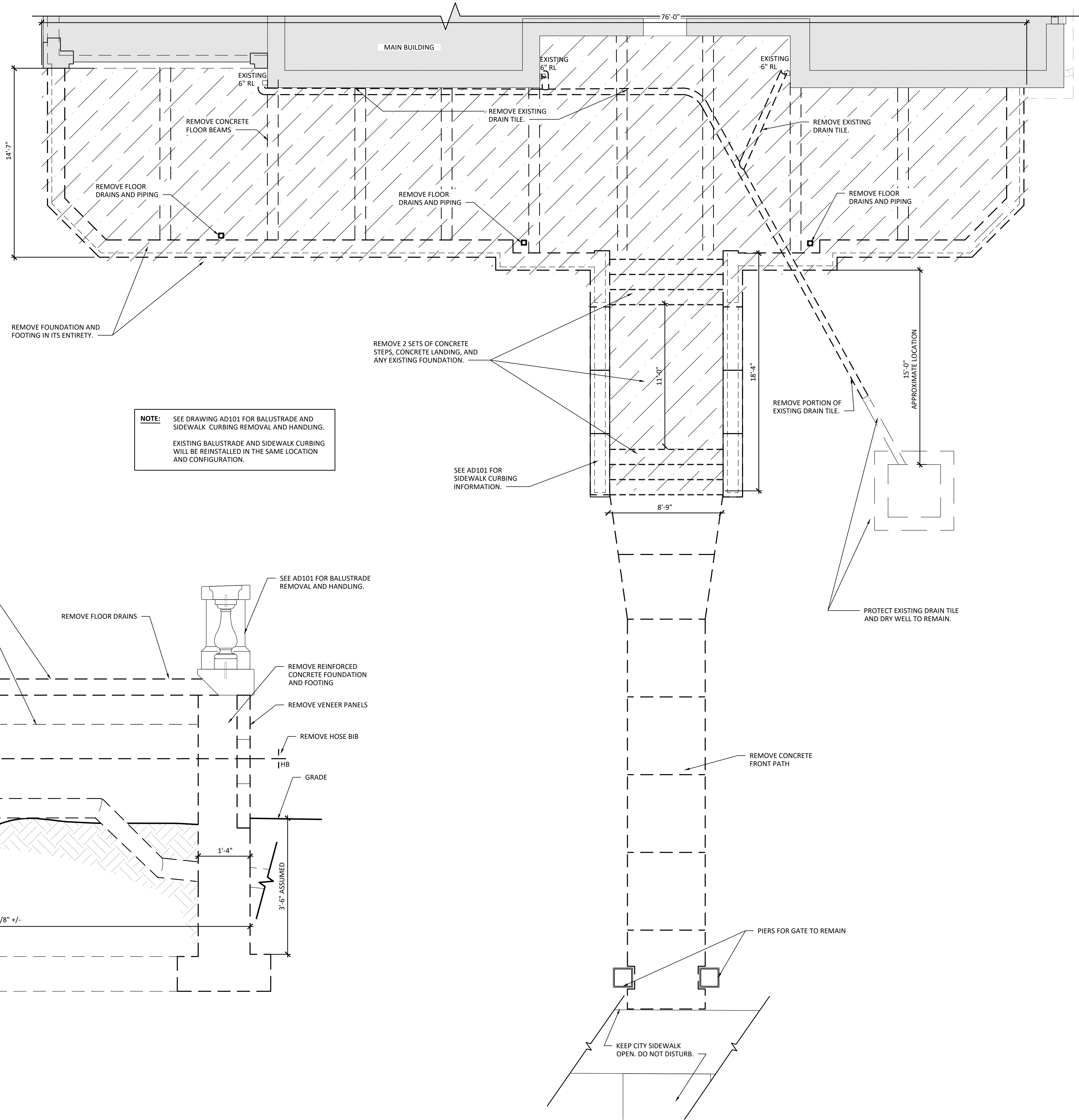
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	TERRACE FOUNDATION DEMOLITION		

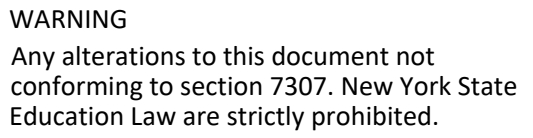
AD102



2 TERRACE FOUNDATION DEMOLITION - SECTION
SCALE: 3/4" = 1'-0"

1 TERRACE FOUNDATION AND FRONT PATH DEMOLITION - PLAN
SCALE: 1/4" = 1'-0"



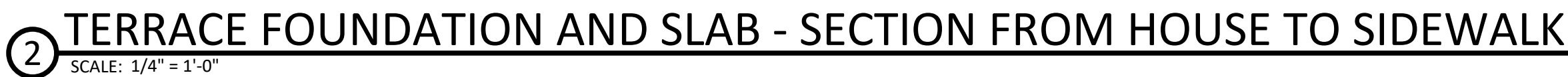


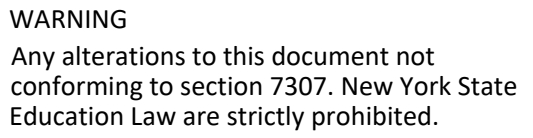
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A-101

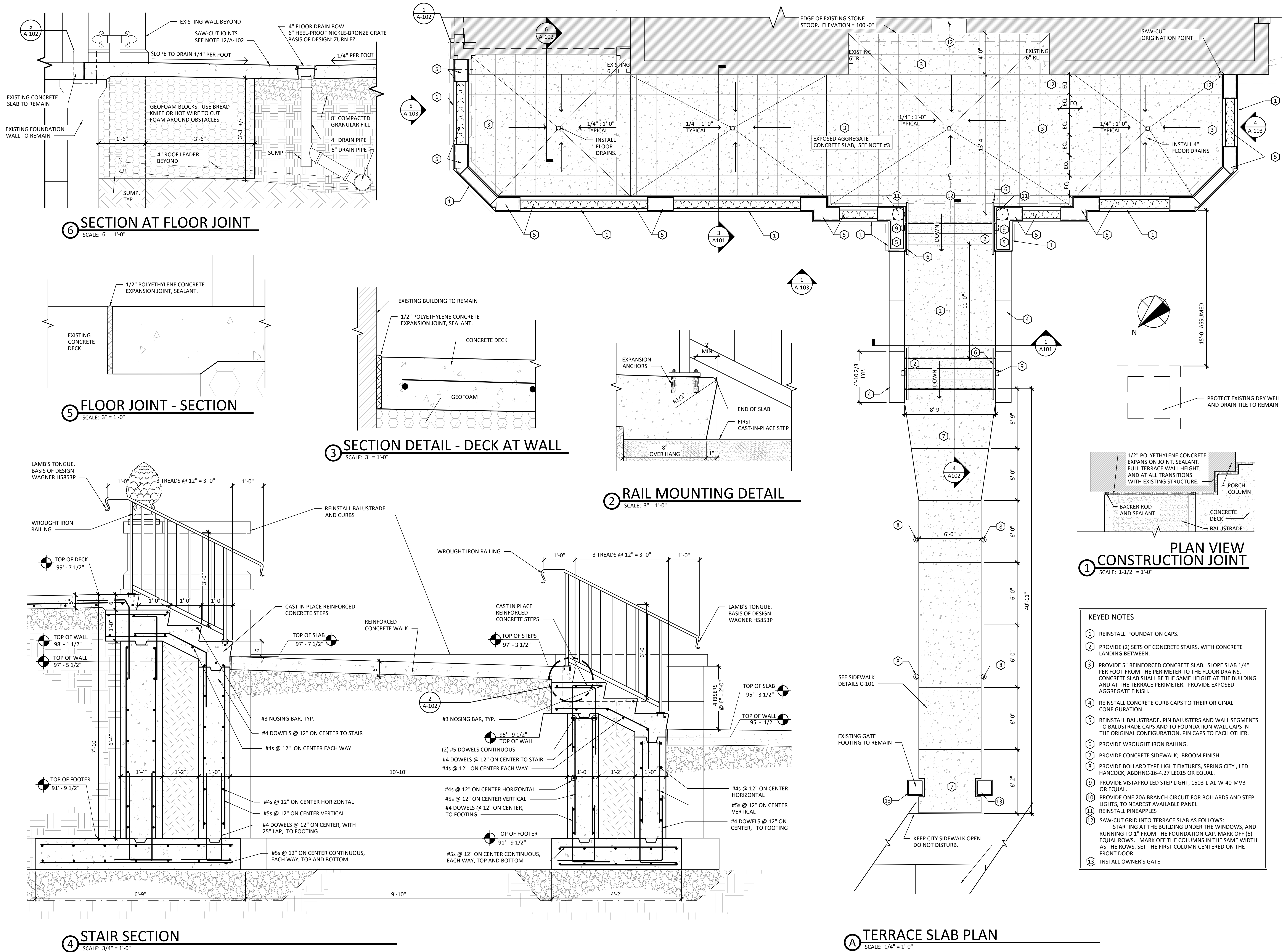




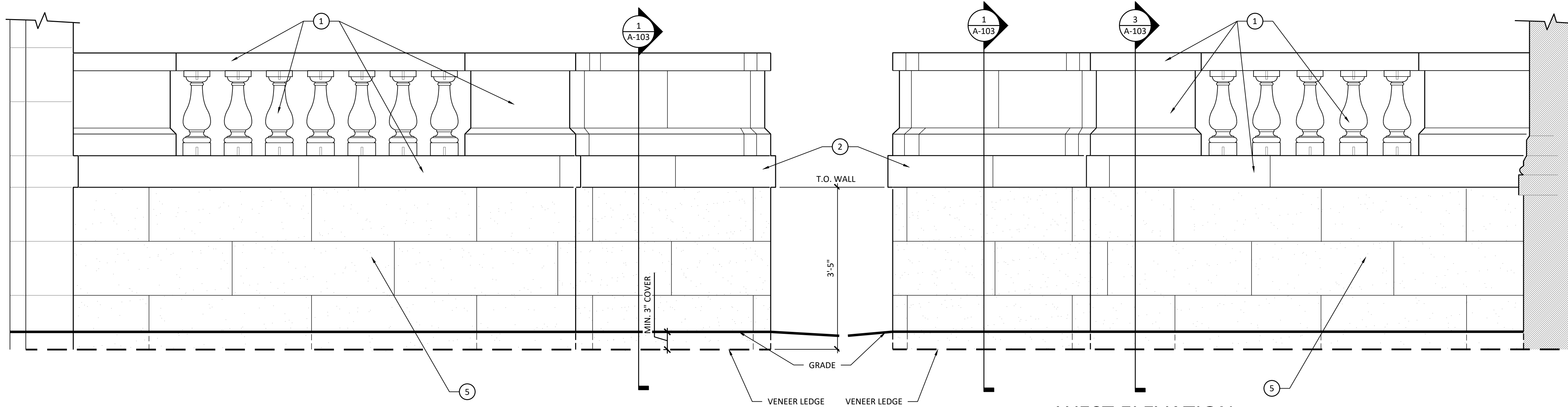
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ARCHITECTURE			

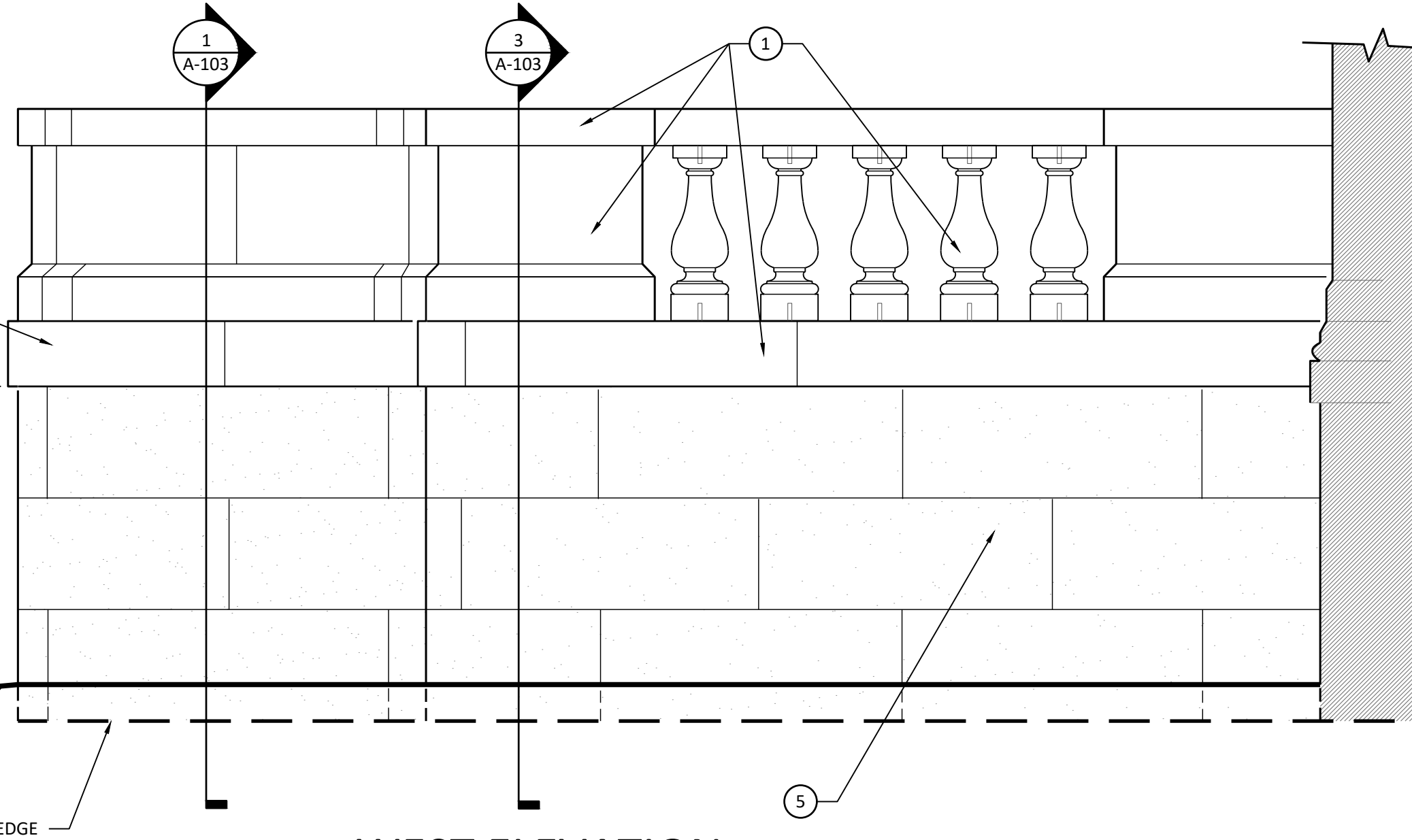
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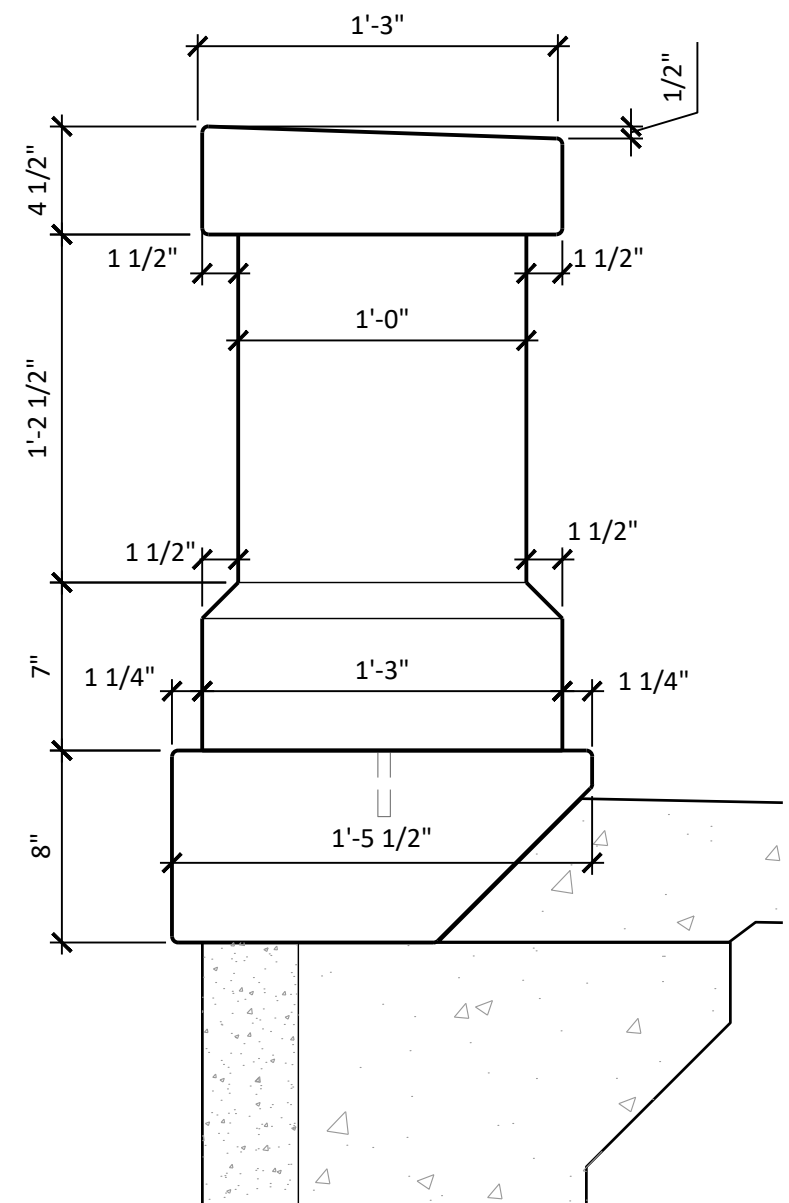
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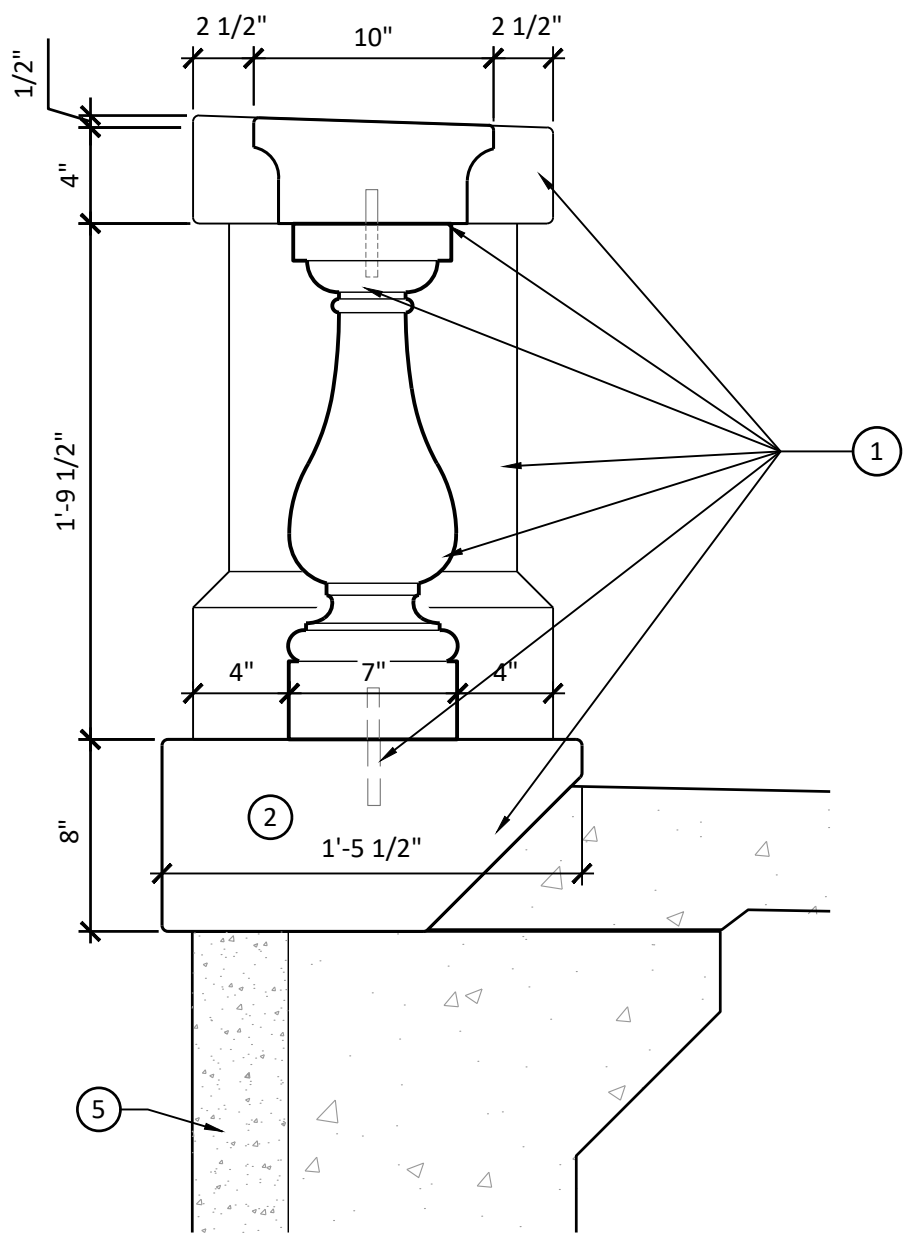
**EAST ELEVATION
BALUSTRADE AND CONCRETE INSTALLATION**
⑥ SCALE: 3/4" = 1'-0"



**WEST ELEVATION
BALUSTRADE AND CONCRETE INSTALLATION**
④ SCALE: 3/4" = 1'-0"

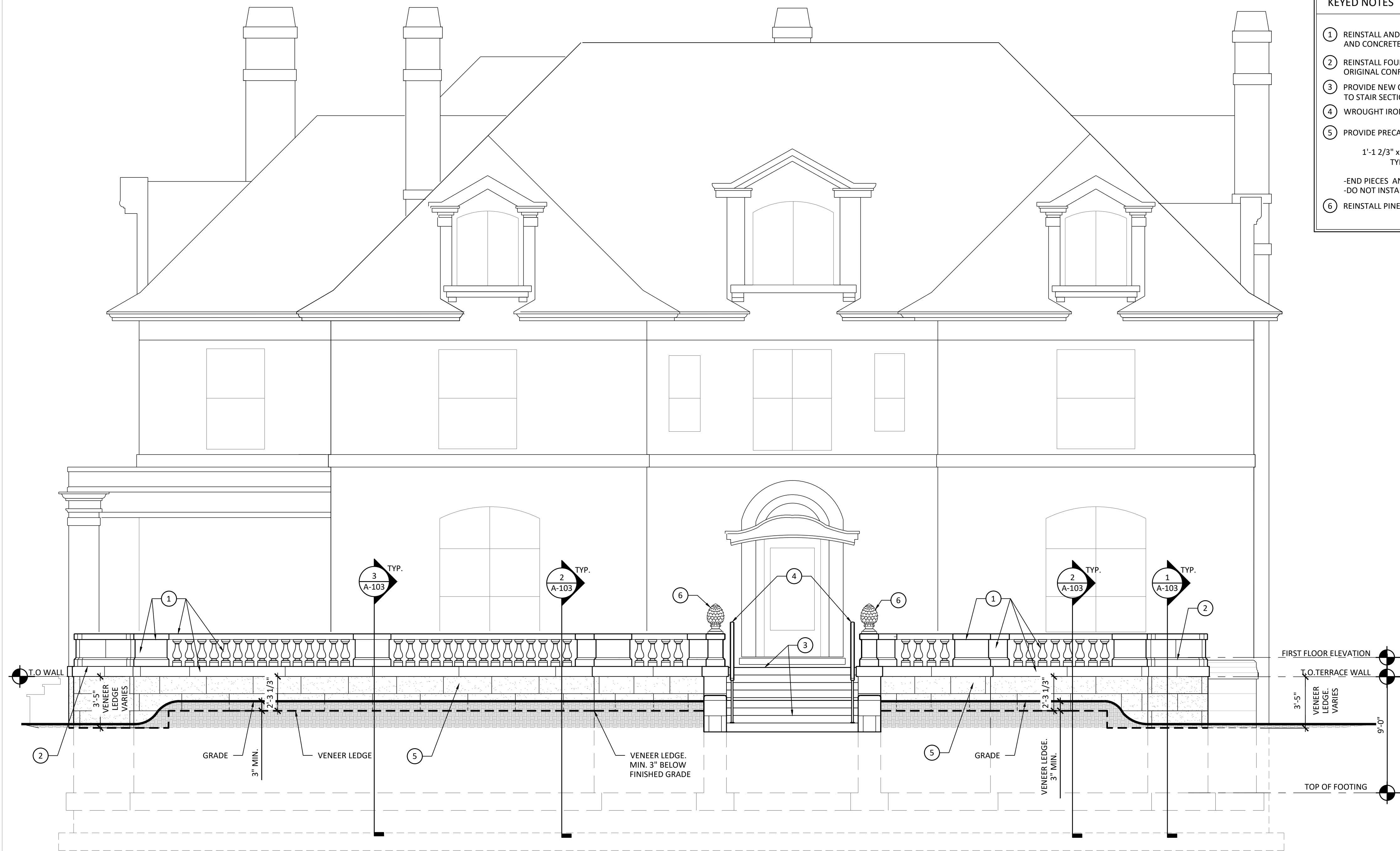


**WALL SECTION
BALUSTRADE INSTALLATION**
③ SCALE: 1-1/2" = 1'-0"

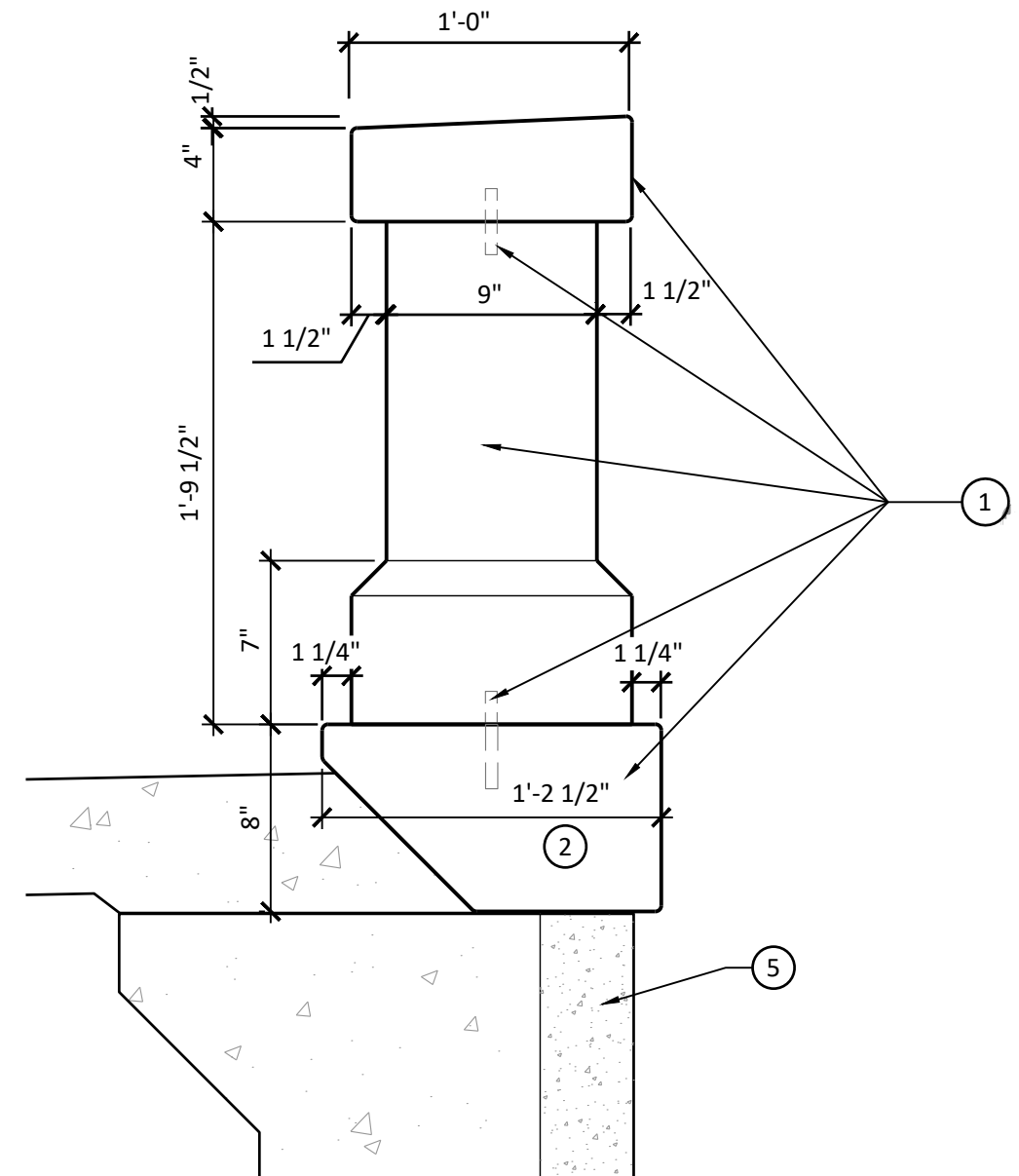


**WALL SECTION
BALUSTRADE INSTALLATION**
② SCALE: 1-1/2" = 1'-0"

- KEYED NOTES**
- ① REINSTALL AND PIN BALUSTERS TO STONE RAILINGS AND CONCRETE CAPS IN ORIGINAL CONFIGURATION.
 - ② REINSTALL FOUNDATION WALL CAPS IN ORIGINAL CONFIGURATION.
 - ③ PROVIDE NEW CONCRETE STAIR ACCORDING TO STAIR SECTION 3/A102.
 - ④ WROUGHT IRON RAILING
 - ⑤ PROVIDE PRECAST CONCRETE VENEER PANELS:
1'-1 2/3" x 3'-2 2/3" x 4" DEEP, TYPICAL (VIF)
-END PIECES AND CORNER PIECES VARY.
-DO NOT INSTALL CUT FACES EXPOSED.
 - ⑥ REINSTALL PINEAPPLES



NORTH ELEVATION
⑤ SCALE: 1/4" = 1'-0"



**WALL SECTION AT CORNERS
BALUSTRADE INSTALLATION**
① SCALE: 1-1/2" = 1'-0"

Filename: N:\Projects\25033\DRAWINGS\A-104.dwg

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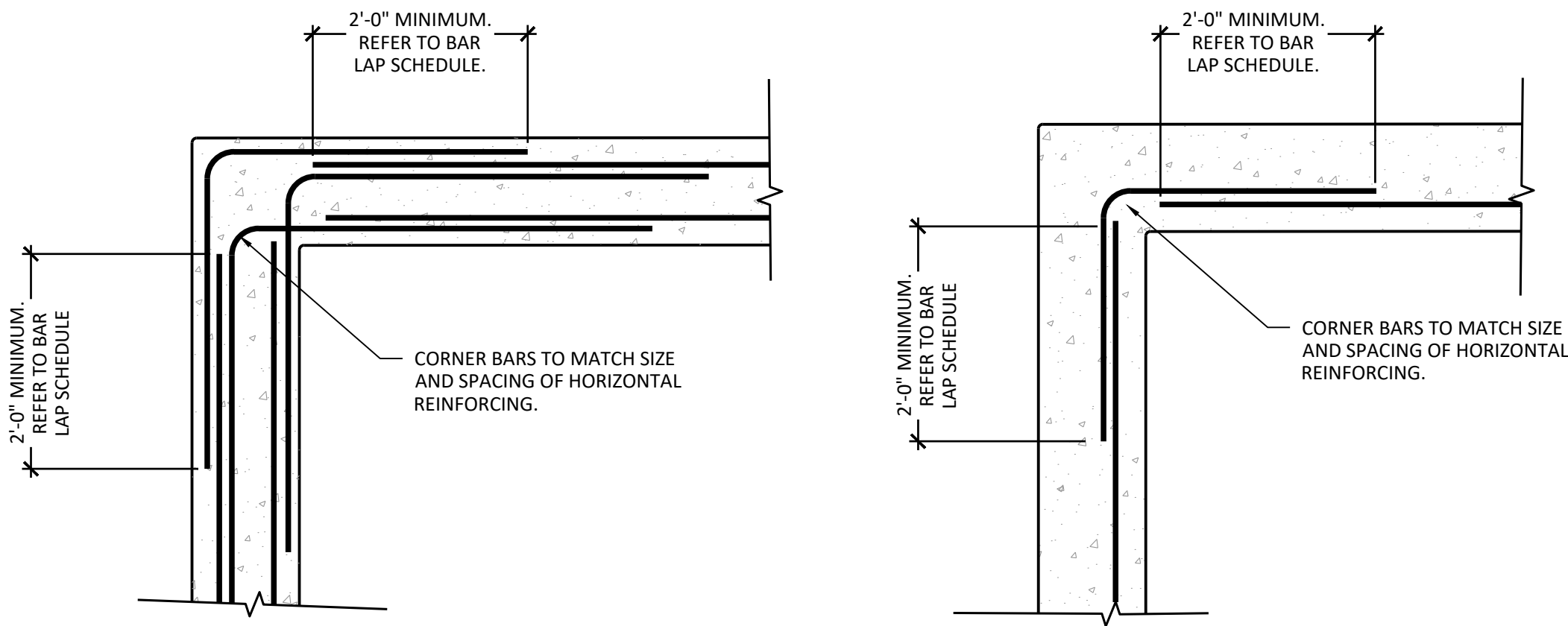
DESIGN DEVELOPMENT

PROJECT NO:	25033	08/04/2025
Drawn By:		TAC
Designed By:		EFO
Reviewed By:		JSK

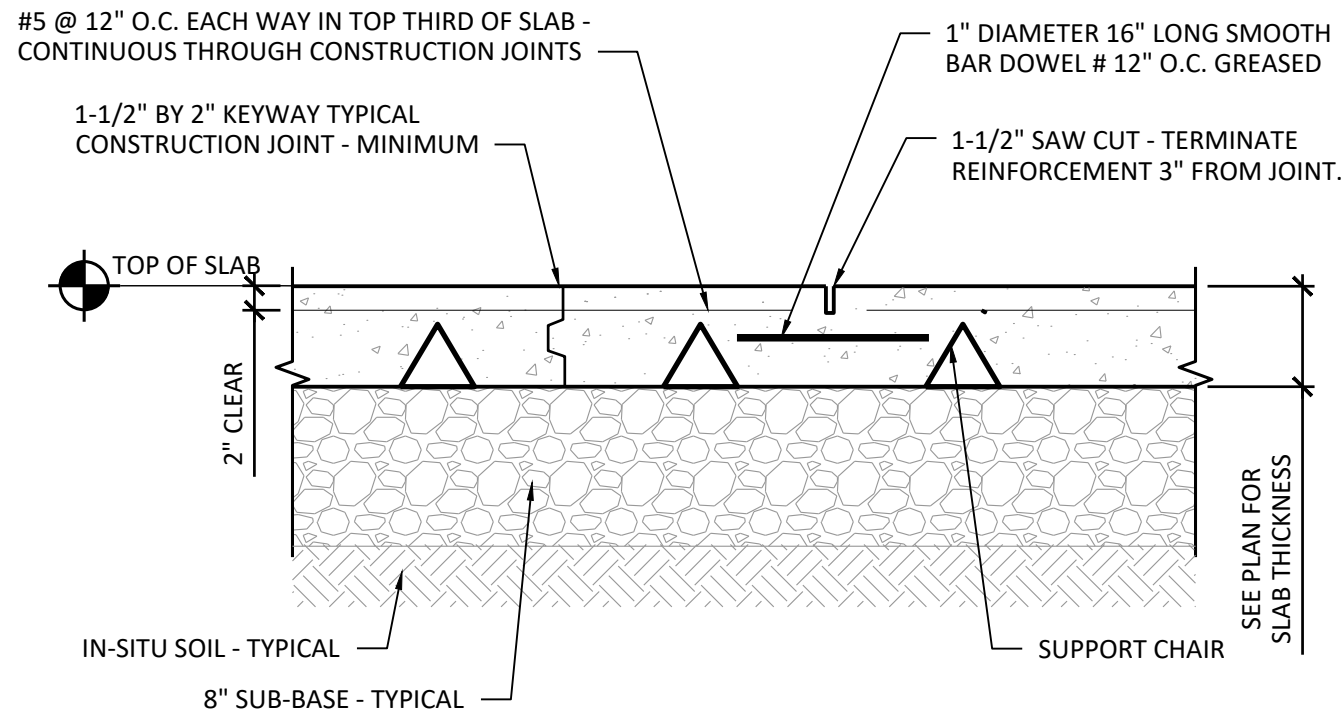
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DETAILS

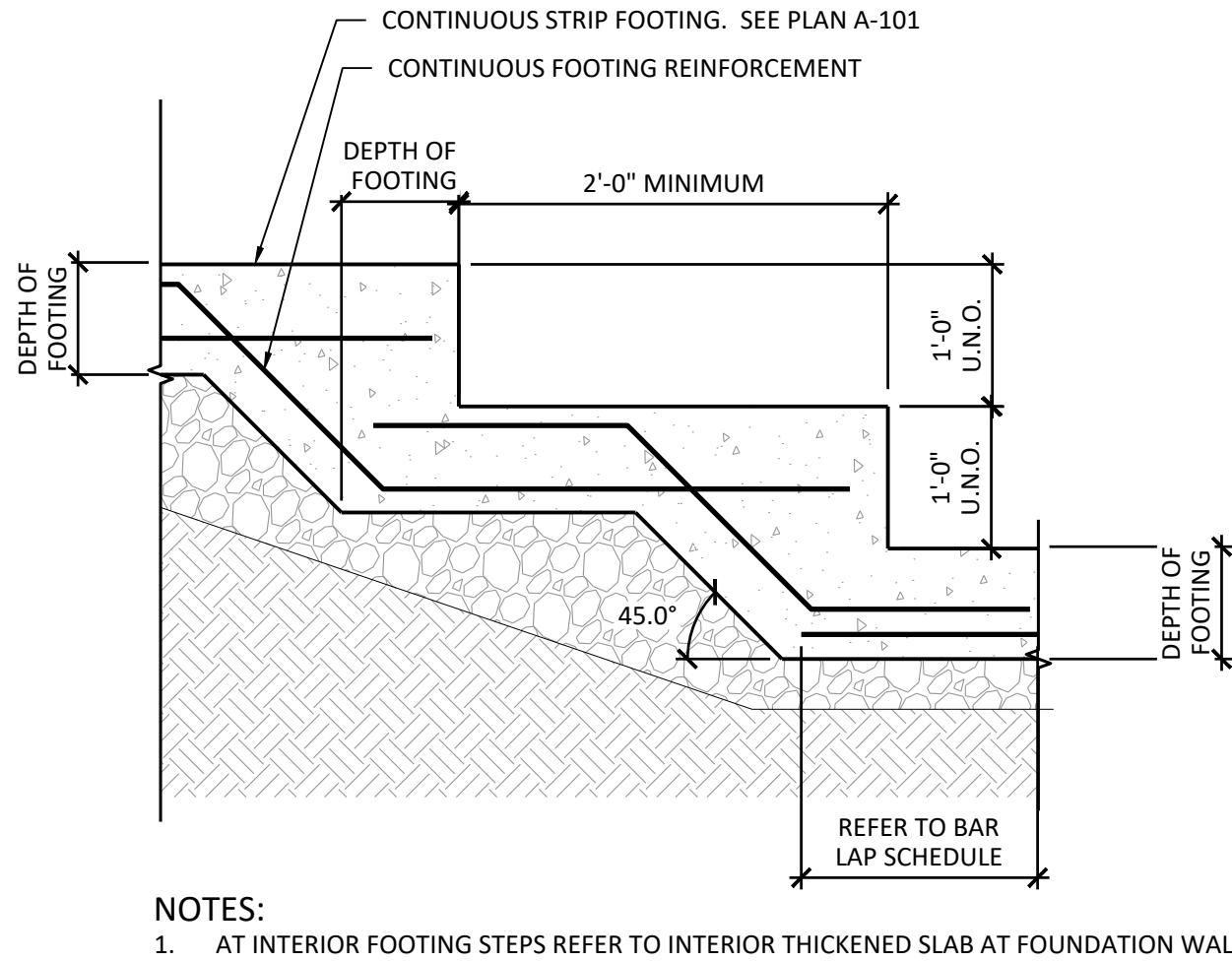
A-104



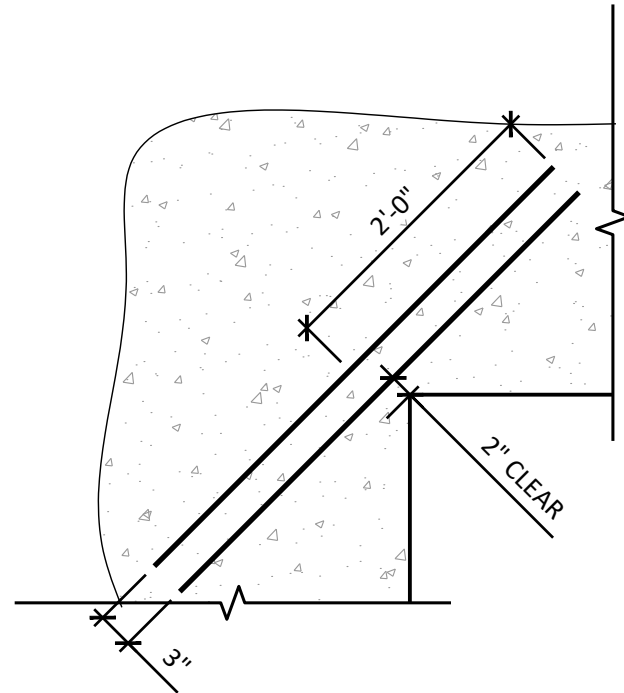
4 WALL CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"



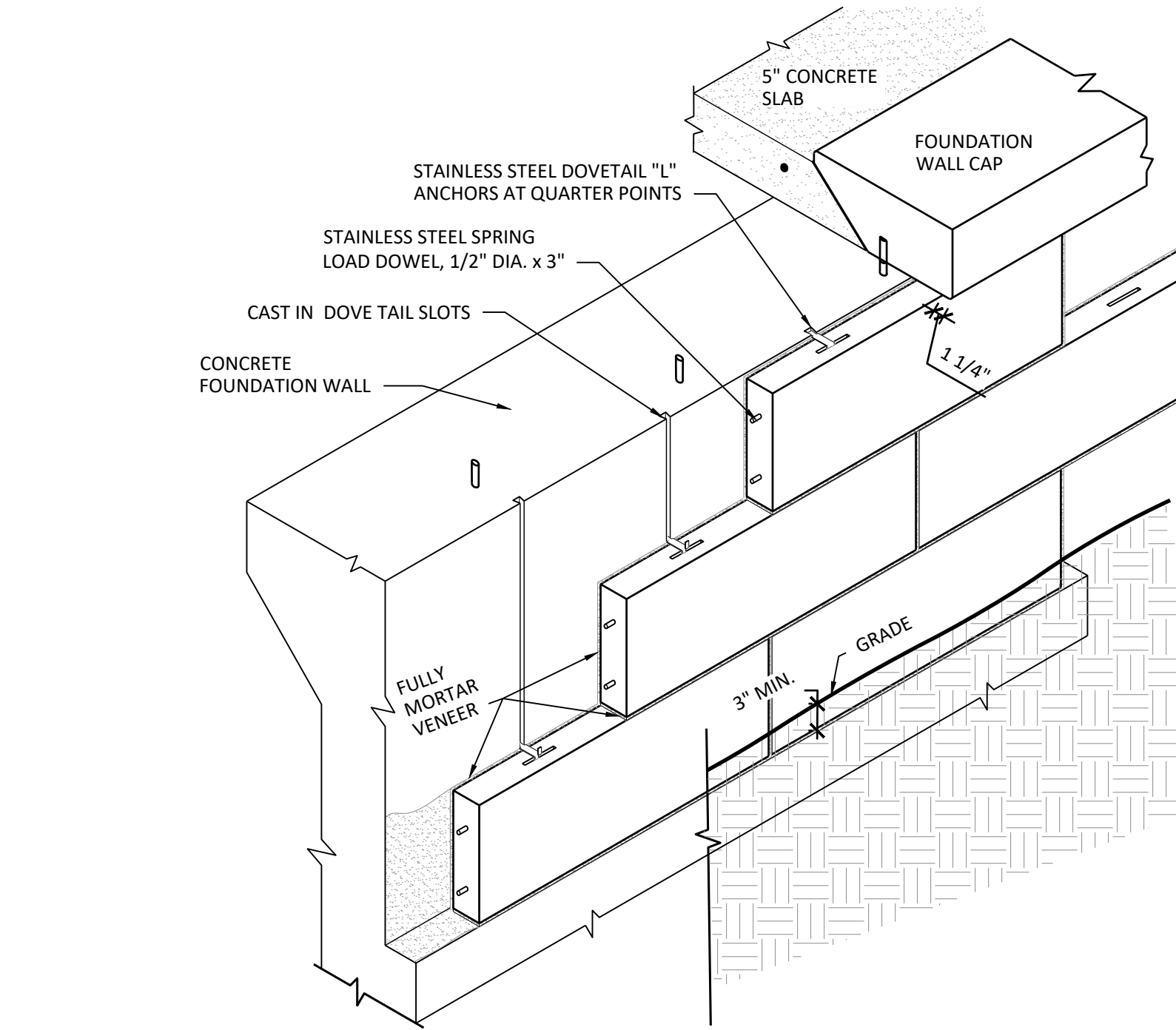
3 TYPICAL SLAB ON GRADE DETAIL
SCALE: 3/4" = 1'-0"



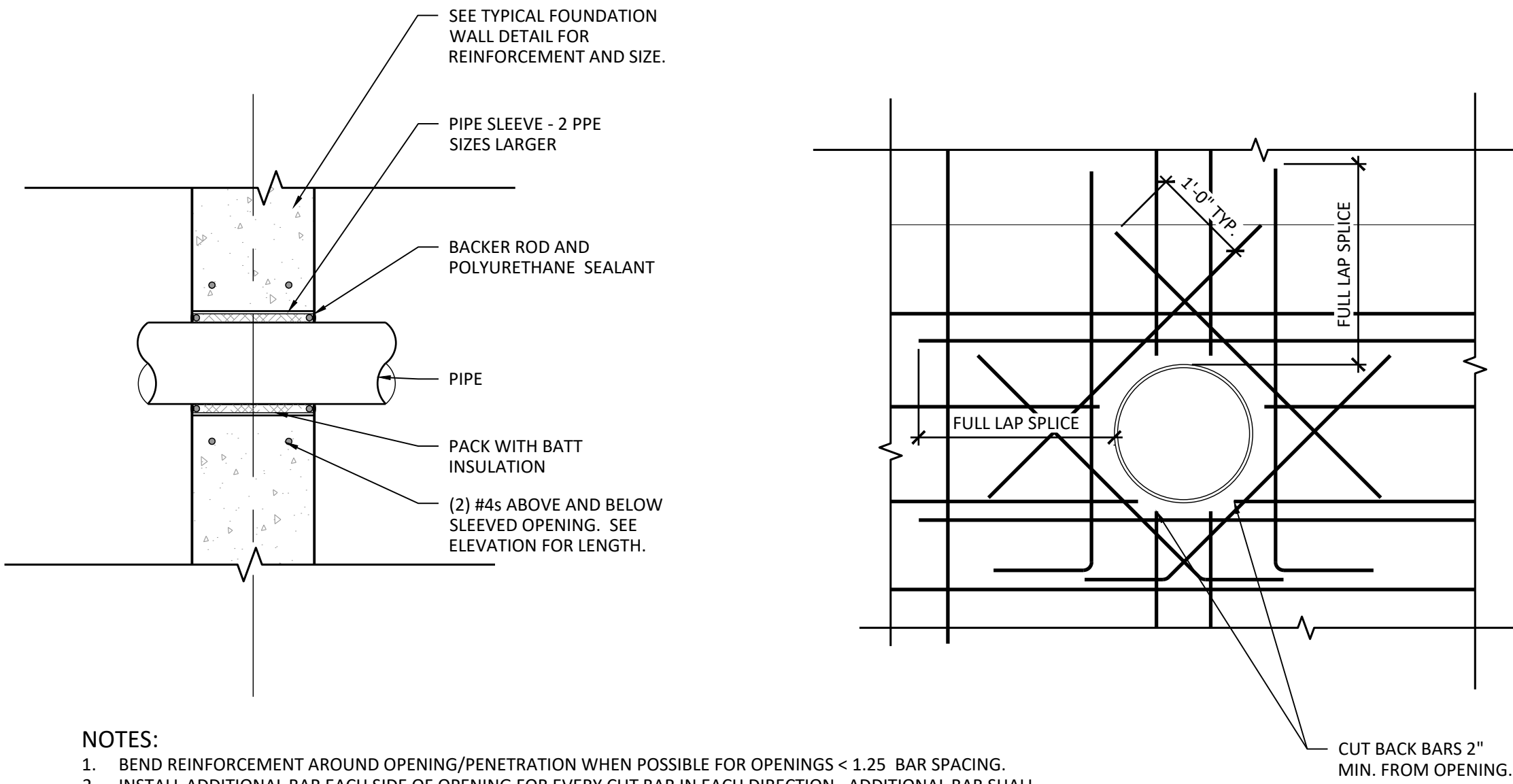
2 TYPICAL REINFORCING AT FOOTING STEP
SCALE: 3/4" = 1'-0"



1 REBAR AT RE-ENTRANT CORNER - TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



6 VENEER INSTALLATION
SCALE: 3/4" = 1'-0"



5 TYPICAL SLEEVE THROUGH FOUNDATION WALL
SCALE: 3/4" = 1'-0"