



307 N. FRANKLIN ST. ART STUDIO RENOVATION

307 N. FRANKLIN STREET
WATKINS GLEN, NY 14891

PROJECT DIRECTORY

SHEET INDEX

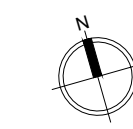
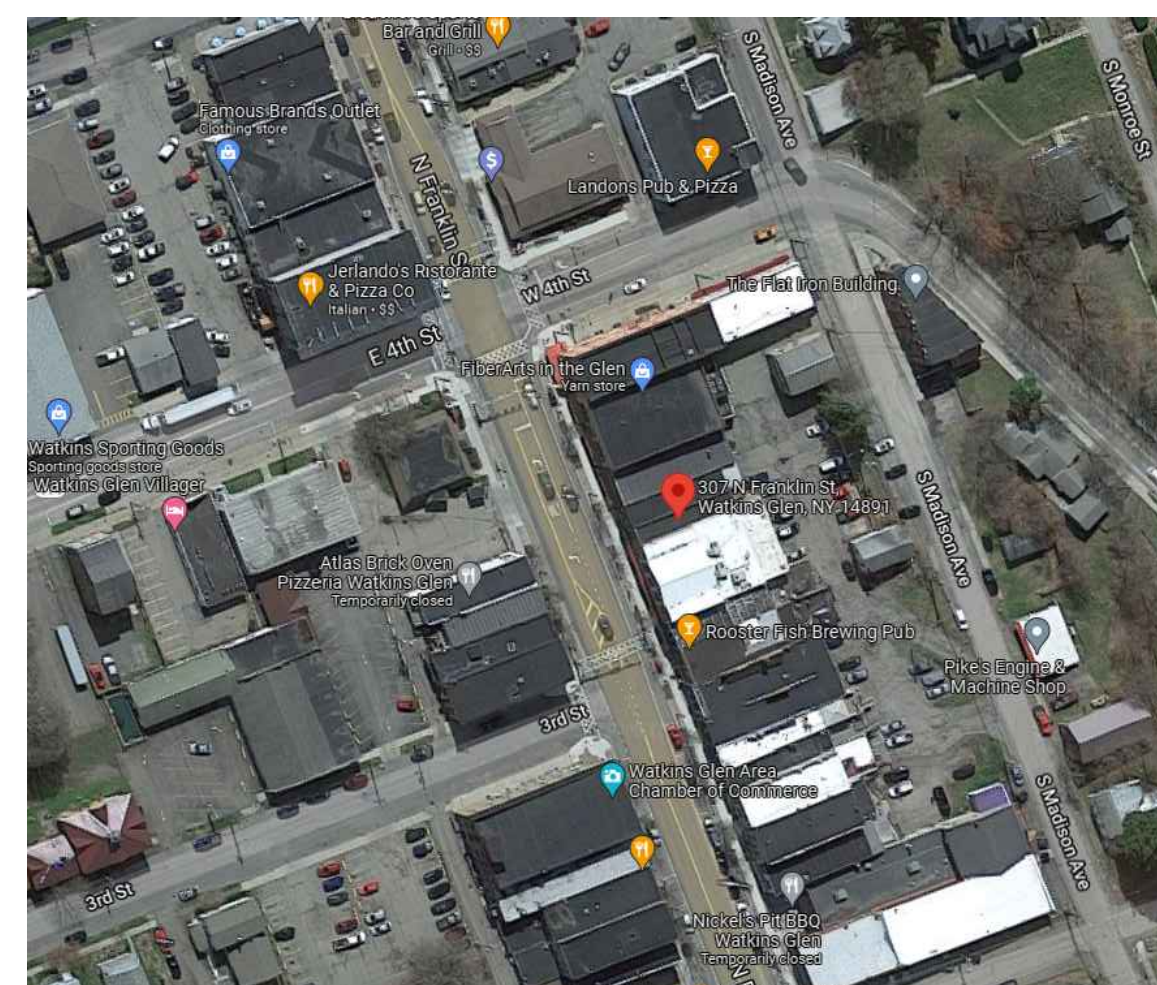
OWNER:

LORI ALPERN
307 N. FRANKLIN ST.
WATKINS GLEN, NY 14891

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LOCATION MAP



Project Status

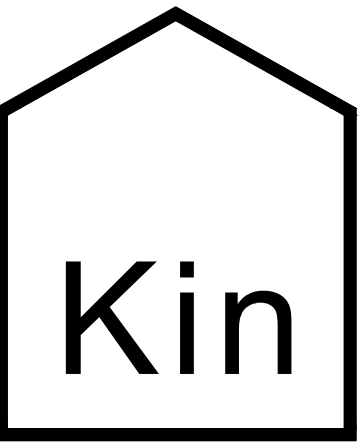
Design Development

**NOT FOR
CONSTRUCTION**

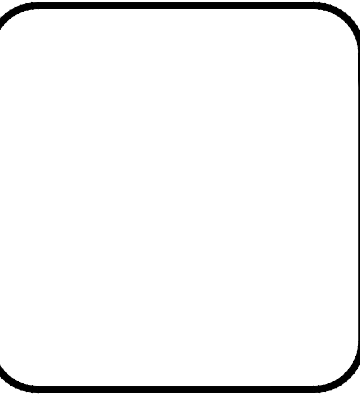
These plans and specifications were prepared by Kin Architecture Studio, PLLC, Syracuse, NY 13203, and to the best of this office's knowledge, information and belief, said plans and specifications meet the requirements of the 2020 International Building Code.



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JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 1/11/22
REVISION DATES:

ARCHITECTURAL
CODE REVIEW
AND
GENERAL NOTES

SHEET NUMBER

G-100

GENERAL NOTES

- ALL WORK SHALL CONFORM w/ THE REQUIREMENTS OF ALL LOCAL, STATE & NATIONAL CODES, NATIONAL ELECTRIC CODE, N.F.P.A. RECOMMENDATIONS, OSHA & ALL OTHER APPLICABLE CODES, RULES & REGULATIONS OF THE LANDLORD.
- WHERE CONFLICTING INFORMATION EXISTS BETWEEN THESE PLANS AND OTHER REFERENCED REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE APPROVED BY THE DESIGN PROFESSIONAL RESPONSIBLE FOR THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND RESOLVE ALL CONFLICTS AND DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION AND FACILITATE PROPER CONSTRUCTION AS INTENDED BY THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE STRUCTURAL SUPPORT OF CONSTRUCTION LOADS DURING ALL PHASES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, FOUNDATION BACKFILL, BRACING OF WALL FRAMING TO RESIST CONSTRUCTION FLOOR LOADS AND LATERAL BUILDING LOADING, BRACING OF TRUSSES DURING INSTALLATION AND SUBSEQUENT CONSTRUCTION LOADING, AND OTHER CONDITIONS AS DICTATED BY THE CONTRACTOR'S CONSTRUCTION PRACTICE.
- CONTRACTOR SHALL COMPLY WITH THE MOST CURRENT CONSTRUCTION SAFETY REGULATIONS OF OSHA.
- ALL CONSTRUCTION SHALL BE PERFORMED IN A GOOD, WORKMANLIKE MANNER FOLLOWING ACCEPTED CONSTRUCTION PRACTICES AND TOLERANCES. DEFECTIVE OR DAMAGED MATERIALS SHALL NOT BE USED AND SHALL BE REPLACED.
- ALL WORK AS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS, & SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC SHALL BE APPLIED FOR AND PAID FOR BY THE SUBCONTRACTOR IN ALL FIELDS OF HIS WORK, & HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS & APPROVALS OF HIS WORK. PRIME BUILDING PERMITS SHALL BE THE OBTAINED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE STATED.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE & PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE & PROPERTY & AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. HE SHALL REPAIR AT HIS OWN EXPENSE ANY DAMAGE TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, & THE SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY & ALL DISCREPANCIES & OMISSIONS SHALL BE REPORTED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED & CLARIFICATIONS OBTAINED FROM THE OWNER PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED w/ THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING w/ ANY WORK, THE CONTRACTOR SHALL FILE w/ THE OWNER AND/OR LANDLORD CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND/OR LANDLORD FOR WORKMAN'S COMPENSATION GENERAL LIABILITY, BODILY INJURY, & PROPERTY DAMAGE. THE OWNER AND/OR LANDLORD SHALL BE "ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE. THE CONTRACTOR SHALL MAINTAIN SUCH INSURANCES AS ARE REQUIRED BY LAW & BY THE LANDLORD WHERE WORK IS BEING DONE.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR AND ITS SUCCESSORS AND ASSIGNS, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS, AND EMPLOYEES OF ANY OF THEM, EACH OF THEIR SUCCESSORS, AND ASSIGNS, AND ANY OTHER ENTITY AS REQUIRED BY CONTRACT (COLLECTIVELY "INDEMNITIES"), FROM AND AGAINST CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING BUT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE CONTRACTOR'S WORK UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS, OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF), BUT ONLY TO THE EXTENT ARISING OUT OF ACTS OR OMISSIONS OF THE CONTRACTOR. SUCH OBLIGATIONS SHALL NOT BE CONSTRUED TO NEGATE, ABRIDGE, OR OTHERWISE REDUCE OTHER RIGHTS OR OBLIGATIONS OF INDEMNITY WHICH WOULD OTHERWISE EXIST AS TO A PARTY OR PERSON DESCRIBED IN THIS ARTICLE.
- THE CONTRACTOR IS TO PROVIDE A SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS WORK & SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
- THE GENERAL CONTRACTOR SHALL REQUIRE THE INSTALLER OF EACH COMPONENT TO INSPECT BOTH THE SUBSTRATE & THE CONDITIONS UNDER WHICH WORK IS PERFORMED. THE G.C. IS RESPONSIBLE FOR THE PREPARATION OF ALL SUBSTRATES & RELATED CONDITIONS REQUIRED FOR ALL COMPONENTS.
- ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN LIKE MANNER, MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. THE G.C. SHALL CLEAN ALL SURFACES FREE OF ALL DIRT & REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE G.C.'S WORK TO BE DONE. THE G.C. SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW GLASS & HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE OWNER AND ARCHITECT AND THEIR RESPECTIVE REPRESENTATIVES SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND & WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE OWNER AT THE G.C.'S SOLE EXPENSE.
- DRAWING SHALL NOT BE SCALED
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- SUBSTITUTIONS FOR MATERIALS, METHODS, AND/OR SEQUENCES OF CONSTRUCTION SHALL BE REVIEWED WITH THE OWNER PRIOR TO AWARDDING OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT.
- THE G.C. SHALL BE RESPONSIBLE FOR COORDINATION OF WORK & ESTABLISHING SCHEDULES FOR ALL TRADES.
- THE G.C. SHALL BE RESPONSIBLE FOR ALL OF HIS OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL POWER, AND LIGHTING, AND HOISTING. IN ADDITION, THE G.C. SHALL MAKE PROVISIONS TO ALLOW SECURE SPACE AS WELL AS TEMPORARY HEAT, WATER, ELECTRICAL POWER AND LIGHTING AVAILABLE AS REQUIRED FOR ALL SEPARATELY CONTRACTED VENDORS OR CONTRACTORS.
- ALL EXTRA WORK MUST BE WRITTEN UP BY THE G.C. IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A FIRM PRICE FOR THE WORK. ALL CHANGE ORDERS MUST BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- THE G.C. SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR & MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED OR ON THE DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

A2 GENERAL NOTES

G100 SCALE: N/A

Project Information			
Owner:	2181 Art Studio	Tax Map:	65.53-3-18
Address:	307 N. Franklin Street	Sewer:	Commercial/Public
City, State, Zip Code:	Watkins Glen, NY 14891	Utilities:	Gas & Electric
Year Built:	1940	Water:	Commercial/Public
Site Class:	COM-1	Number of Stories:	2
Zoning Class:	CB: Central Business	Total Floor Area:	1636

Applicable Codes:
Code review based on 2015 International Existing Building Code (IBC), International Existing Building Code (IEBC), International Residential Code (IRC), International Fire Code (IFC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), International Property Maintenance Code (IPMC), and 2017 International Code Council (ICC)

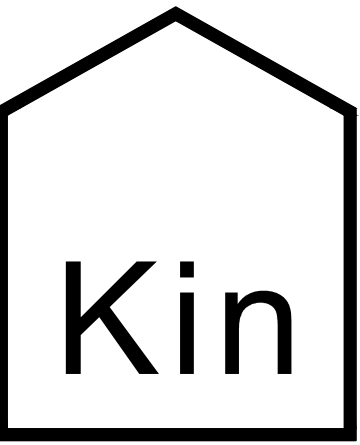
Topic	Codes	Code Section
Scope of Work		
Square Footage:		1636
Building Occupancy Classification		IBC-302
Existing Occupancy: Business/Retail: 866 SF	Proposed: Business: Art Studio: 866 SF	
Existing Occupancy: Apartment 2nd fl: 770 SF	No work: Apartment 2nd fl: 770 SF	IBC- 303.4 and IBC- 310.5
Flood Hazard	n/a	n/a
Type of Construction	Existing : 5A	Proposed : 5A
Allowable A-2 w/o Sprinkler: 11,500 SF	Allowable Area for Business w/o Sprinkler:	IBC - TABLE 506.2
Allowable R-3 w/o Sprinkler : 12,000 SF	18,000 SF	Schyler County Flood plan
Occupancy Load	Existing:	Proposed:
866 SF / 60 gross = 15	25 people	IBC Table- 1004.1.2
Design Occupant Load: 15	Design Occupant Load: Propose no change	Restricted
Sprinkler	N/A	N/A
Interior Environment		
Ventilation:	5 ACH -Provide ventilation to all room.	IBC-1203.1
Minimum Ceiling Height:	7'-6"	IBC-1208.2
Egress Travel Distance		IBC- 1017
Common Path Travel Distance:	200 feet	IBC- 1017.2
Dead End Limit:	20 feet	IBC- 1029.9.5
Structural	N/A	
Electrical	Please see drawings.	IEC- 808.1
Fire Protection	Please see drawings.	IFC
Plumbing	Please see drawings.	IPC
Mechanical	Please see drawings.	IMC
Fuel Code	Please see drawings.	IFGC
Energy Code	Please see drawings.	IECC

Topic	Codes	Code Section
Compliance Method		IEBC- 301.1
Method:	Prescriptive compliance method to comply with Chapter 5 and IFC.	IEBC- 301.3.1
Smoke Alarms in Existing Portions of a Building:	Where an addition is made to a building or structure of a Group R or I-1 occupancy, the existing building shall be provided with smoke alarms in accordance with Section 1103.8 of the Fire Code of New York State.	IEBC- 502.6
Change of Occupancy or Usage:	Subject to the approval of the building official, changes of occupancy shall be permitted without complying with all of the requirements of this code for the new occupancy, provided that the new occupancy is less hazardous, based on life and fire risk, than the existing occupancy.	IEBC-506
Asbestos Abatement	*Owner are responsible for legally disposing hazardous and asbestos containing materials.	Comply with New York State Department of Labor Code Rule 56 for asbestos removal.
Minimum Restroom:		1
Minimum Fixtures:	Fixtures to comply with ICC A117.1.	ICC A117.1.
Exposed Pipes:	Water supply and drain pipes under accessible lavatories and sinks shall be covered or otherwise configured to protect against contact. Pipe coverings shall comply with ASME A112.18.9.	IPC- 404.3.
Water Supply Protection:	The supply lines and fittings for every plumbing fixture shall be installed so as to prevent backflow.	IPC - 405.1
Worksurfaces, Counter and Shelvings:	5% to comply with ICC A117.1.	IBC- 1109.11 and ICC A117.1.
Clear floor space:	30" x 48"	IBC- 1109.2.16
Route:	At least one accessible route to primary function.	IEBC- 410.4.2.2/1012.8
Signage:	Signage that comply with Section 1111 of IBC.	IEBC- 410.4.2.3/1012.8

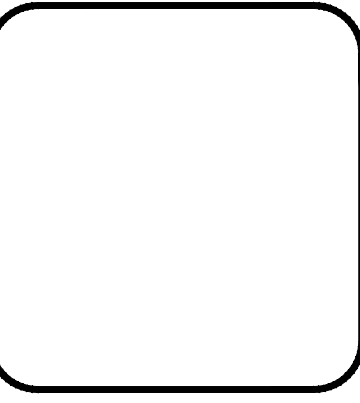
Topic	Codes	Code Section
Fire Codes		
Exit Sign Illumination	Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.	
Mixed Use	Exception: Approved self-luminous signs that provide evenly illuminated letters shall have a minimum luminance of 0.06 foot-lamberts (0.21 cd/m2).	IFC - 1104.3
Penetrations	Buildings that are one- and two-family dwellings and multiple single-family dwellings less than three stories in height and that contain another occupancy (e.g., Groups B, M, I-4) must be regulated as a mixed occupancy in accordance with this code and are not permitted to be regulated by the provisions of the IRC [see Commentary Figures 310.4(1) and 310.4(2)].	
Joints	Penetrations in a shaft enclosure shall be protected in accordance with Section 714 as required for fire barriers. Structural elements, such as beams or joists, where protected in accordance with Section 714 shall be permitted to penetrate a shaft enclosure.	713.8
	Joints in a shaft enclosure shall comply with Section 715.	713.9

A5 CODE REVIEW

G100



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 PARTITION TYPES,
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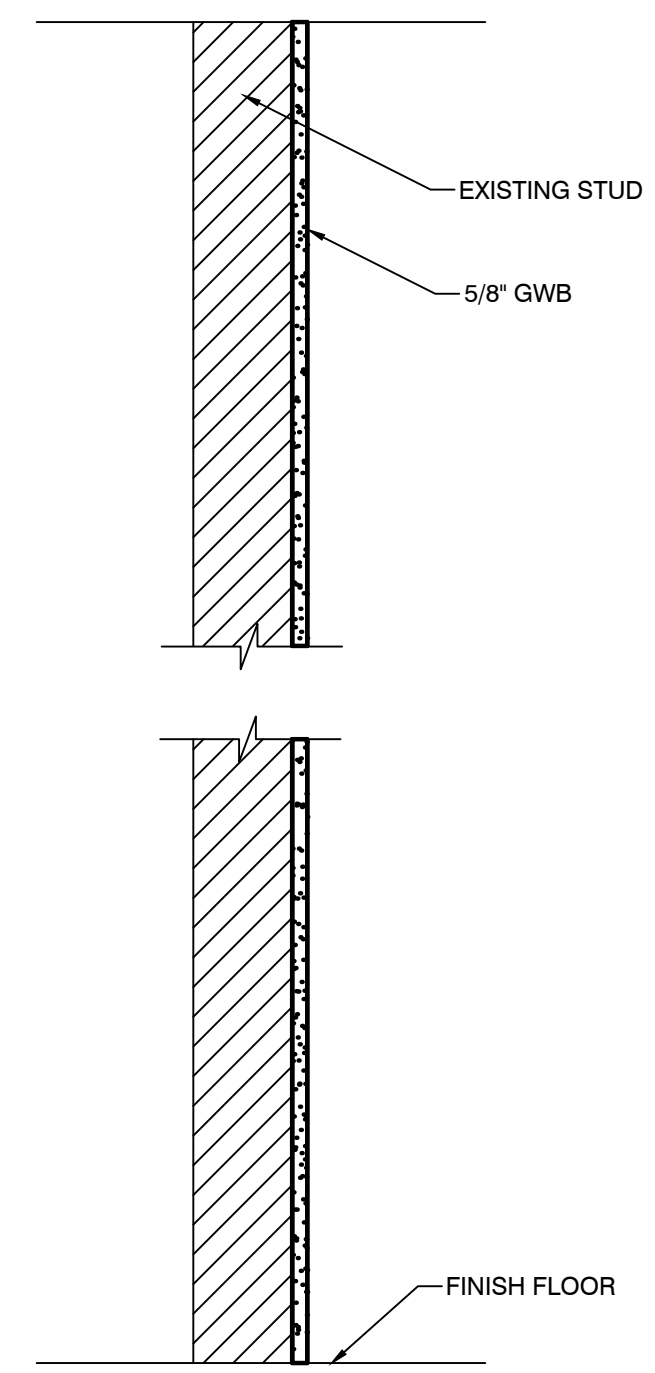
G-101

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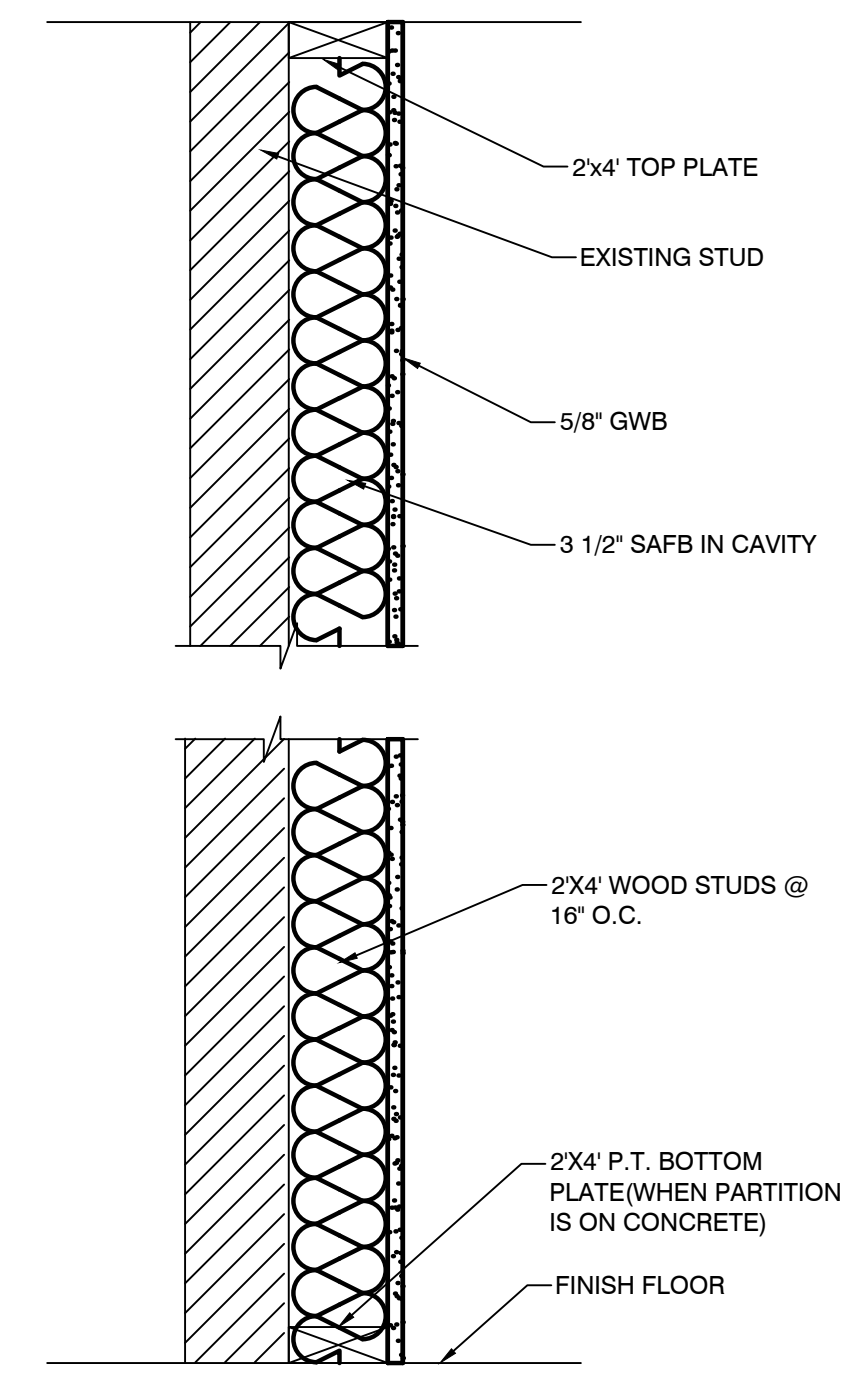
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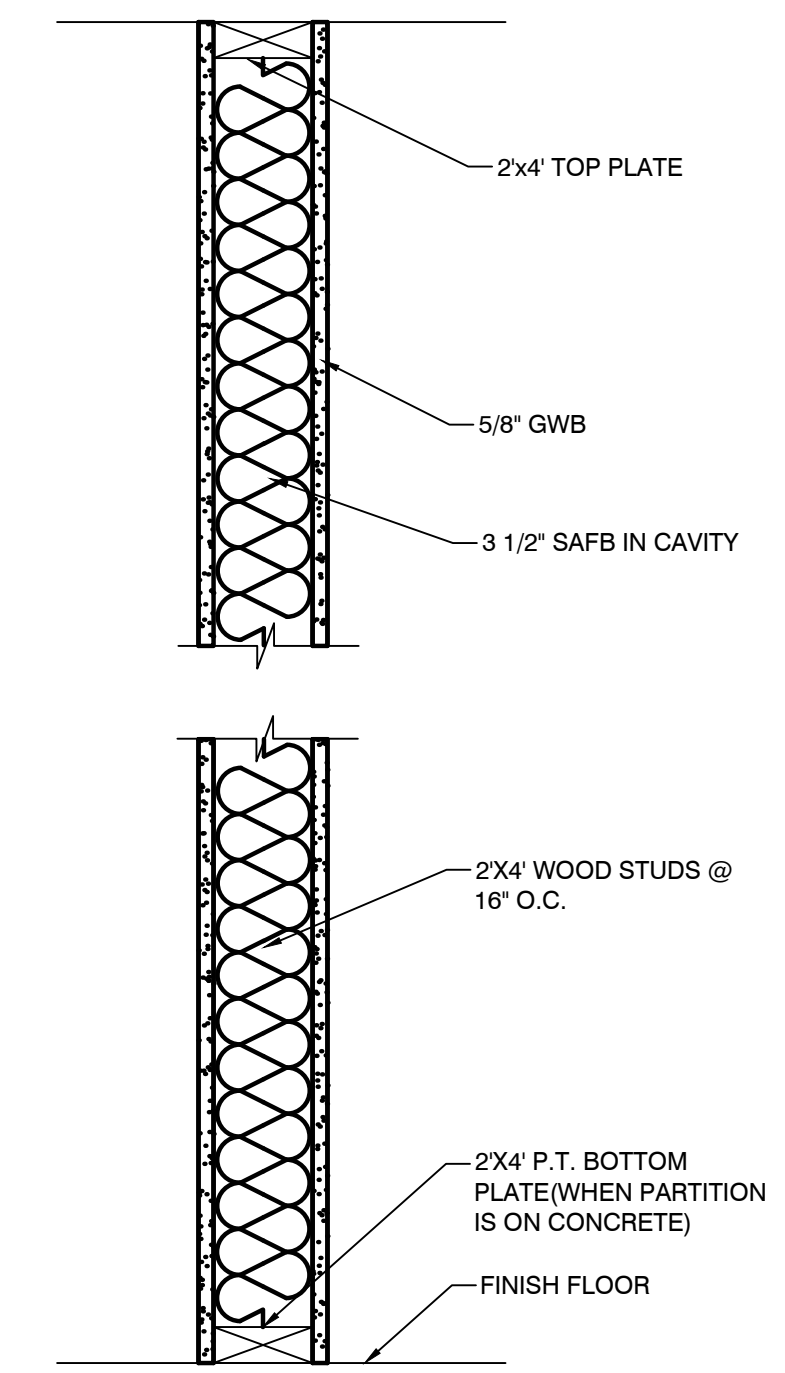
A



C5 WALL TYPE 1A
 G-101 SCALE: 1-1/2"=1'-0"



C4 WALL TYPE 1B
 G-101 SCALE: 1"=1'-0"



C3 WALL TYPE 1C
 G-101 SCALE: 1"=1'-0"

ABBREVIATIONS

A/C	Air Conditioning
ADA	Americans with Disabilities Act
ALUM	Aluminum
DW	Down
F	Furnace
MANUF.	Manufacturer
MS	Mop Sink
O.C.	On Center
SAFB	Sound Attenuation Fire Blanket
SQFT.	Square foot
WF	Water Fountain
WH	Water Heater

PLAN DETAIL TITLE

	PARTITION TYPE SCHEDULER
	WINDOW SCHEDULER
	DOOR SCHEDULER
	NOTE INDICATOR
	ELEVATION INDICATOR
	WALL SECTION INDICATOR

STANDARD MATERIAL DESIGNATIONS

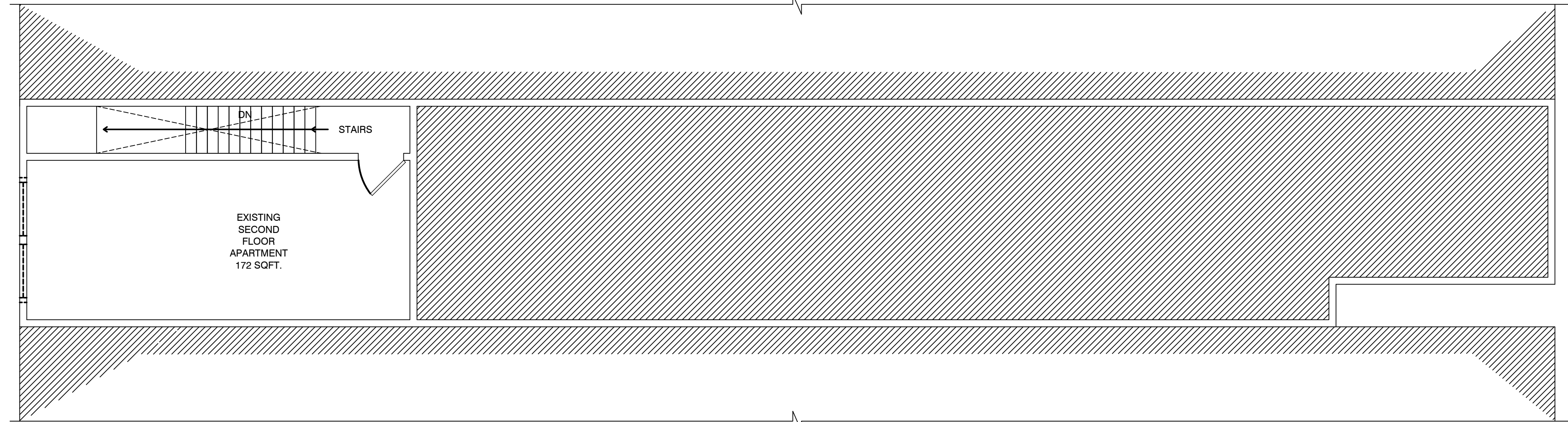
	FILL/EXISTING
	BRICK
	BOARD AND BATTEN
	DRYWALL
	LUXURY VINYL TILE
	GYPSUM WALL BOARD, SAND, CEMENT, GROUT
	INSULATION (LOOSE OR BATT)

KEY PLAN

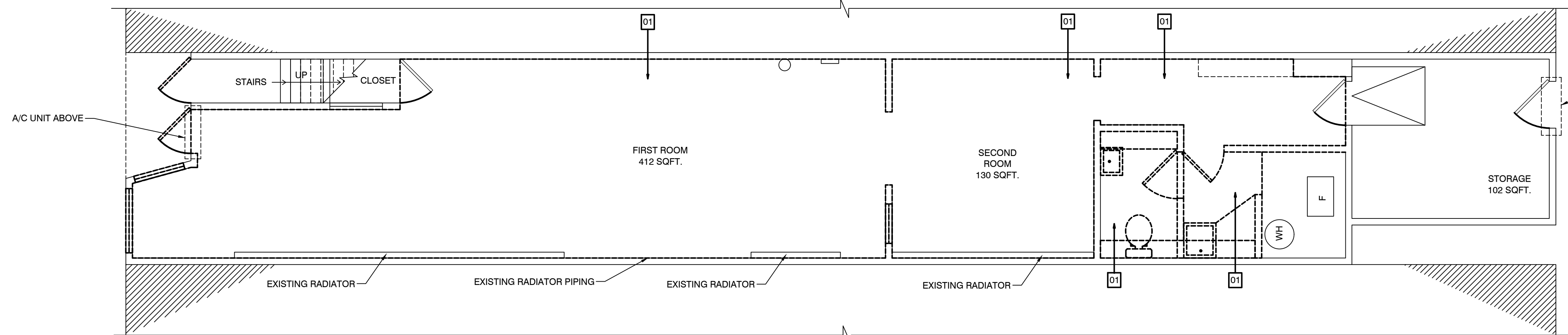
- EXISTING WALL
- EXISTING DOOR
- REMOVE EXISTING INTERIOR DRYWALL
- REMOVE DOOR
- REMOVE WINDOW
- REMOVE FIXTURE(S)

DEMOLITION NOTES

01	REMOVE FLOORING IN ITS ENTIRELY
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C5 DEMOLITION SECOND FLOOR PLAN
D-100 SCALE: 1/4"=1'-0"



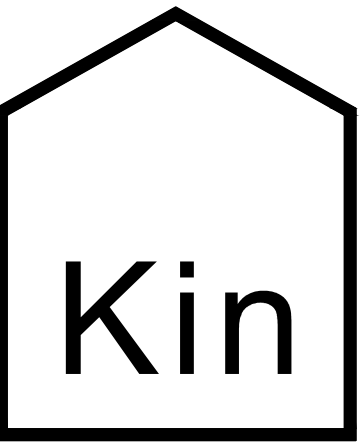
A5 DEMOLITION FIRST FLOOR PLAN
D-100 SCALE: 1/4"=1'-0"

D

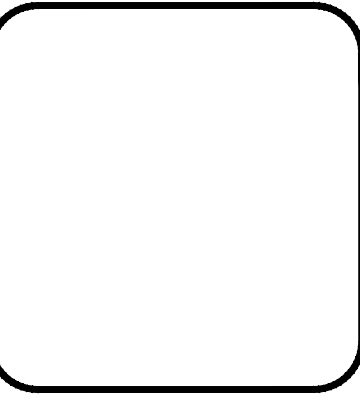
C

B

A



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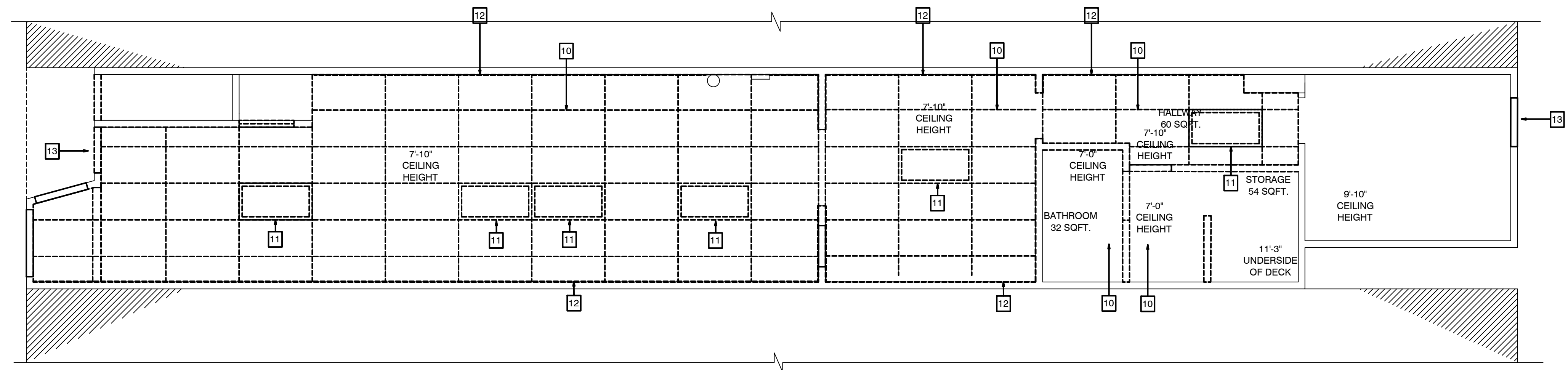
ARCHITECTURAL
DEMOLITION FIRST
FLOOR REFLECTED
CEILING PLAN

SHEET NUMBER

D-101

KEY PLAN	
	EXISTING WALL
	EXISTING DOOR
	REMOVE EXISTING INTERIOR DRYWALL
	REMOVE DOOR
	REMOVE WINDOW
	REMOVE FIXTURE(S)

DEMOLITION NOTES	
10	REMOVE CEILING IN IT'S ENTIRELY
11	REMOVE CEILING LIGHTING
12	REMOVE EXISTING WOODEN PANEL
13	REMOVE EXISTING A/C UNIT



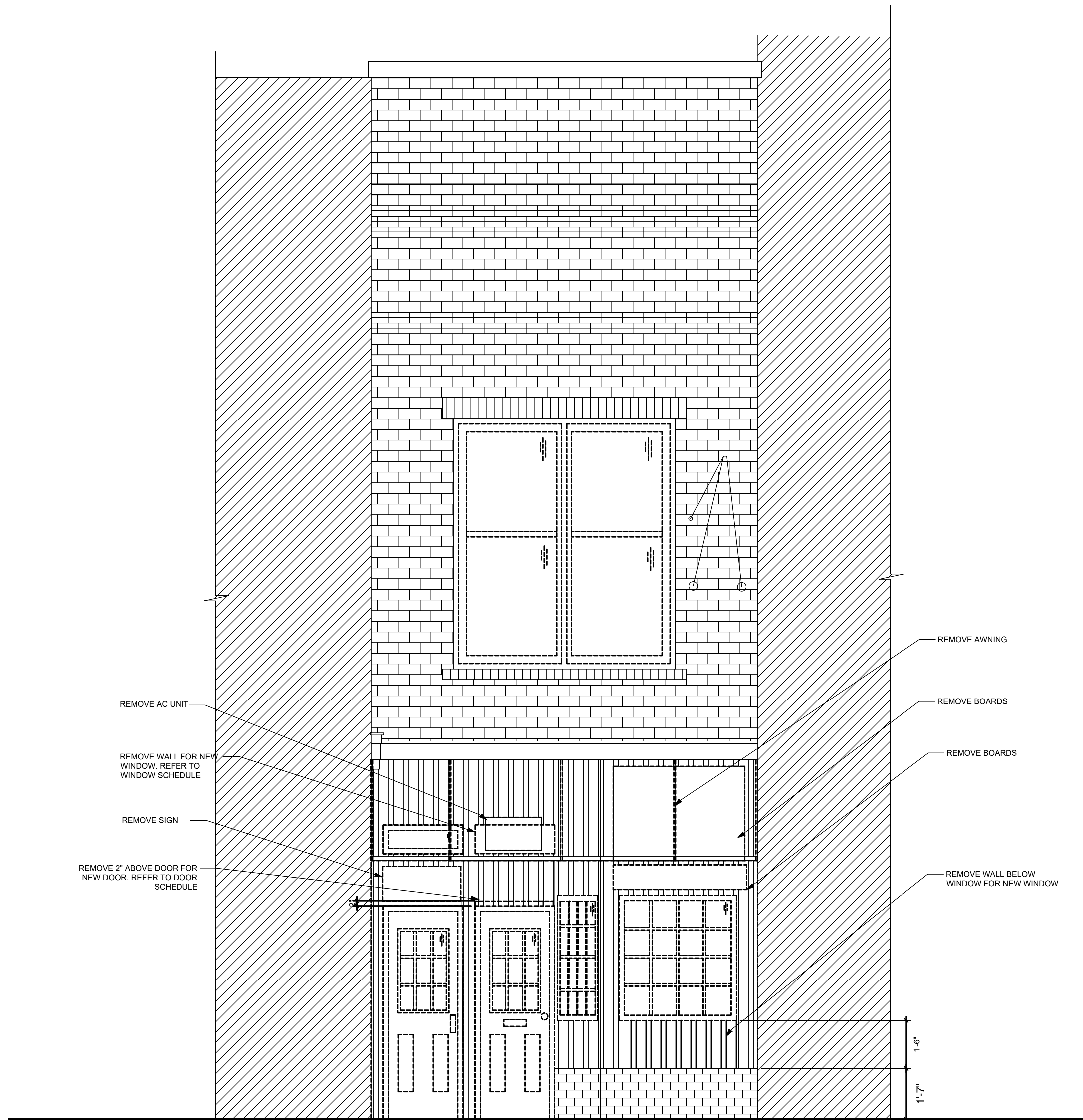
A5 DEMOLITION FIRST FLOOR REFLECTED CEILING PLAN
D-101 SCALE: 1/4"=1'-0"

D

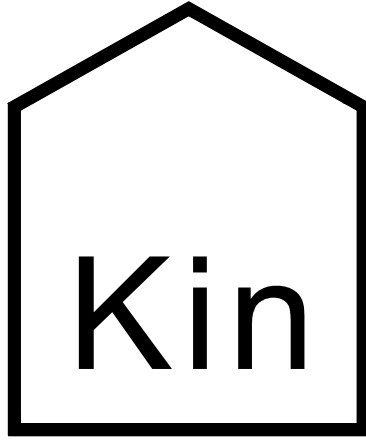
C

B

A



A5 DEMOLITION SOUTH WEST FRONT ELEVATION
D-102 SCALE: 1/2"=1'-0"



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A-102

KEY PLAN

- EXISTING WALL
- EXISTING DOOR
- NEW WALL
- NEW DOOR
- NEW FLOORING

WINDOW SCHEDULE

MARK	SIZE		TYPE	FINISH	MATERIAL	MANUF.	MODEL	HEADER SIZE	QUANTITY	REMARKS
	WIDTH	HEIGHT								
A	2'-10"	7'-0"	FIXED	BRONZE	WOOD	MARVIN	-	-	1	HISTORIC PRESERVATION WINDOWS
B	3'-4"	4'-11"	FIXED	BRONZE	ALUM	INLET	-	-	1	-
C	2'-5"	4'-11"	FIXED	BRONZE	ALUM	INLET	-	-	1	-
D	2'-2"	11"	FIXED	BRONZE	ALUM	INLET	-	-	2	-

DOOR SCHEDULE

MARK	DOOR					FRAME							
	SIZE		THICKNESS	MATERIAL	TYPE	SIZE		MATERIAL	TYPE	HEADER SIZE	MANUF.	MODEL	REMARKS
	WIDTH	HEIGHT				WIDTH	HEIGHT						
1	3'-0"	6'-8"	2 1/4"	WOOD	D2	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	ANDERSEN	-	PREHUNG
2	2'-8"	6'-8"	2 1/4"	WOOD	D2	SEE MANUF.	SEE MANUF.	STEEL FRAME	SF-1	-	ANDERSEN	-	PREHUNG
3	2'-6"	6'-8"	1 3/4"	ALUM	D1	SEE MANUF.	6'-10"	STEEL FRAME	SF-1	2' X 8"	INLET	-	-
4	2'-6"	6'-8"	1 3/4"	ALUM	D1	SEE MANUF.	6'-10"	STEEL FRAME	SF-1	2' X 8"	INLET	-	-

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
GALLERY 1	LVT-1	PT-1	D-1	
GALLERY 2	LVT-1	PT-1	D-1	
HALLWAY	LVT-1	PT-1	D-1	
ADA TOILET ROOM	LVT-1	PT-1	D-1	
MECHANICAL ROOM	-	PT-1	-	

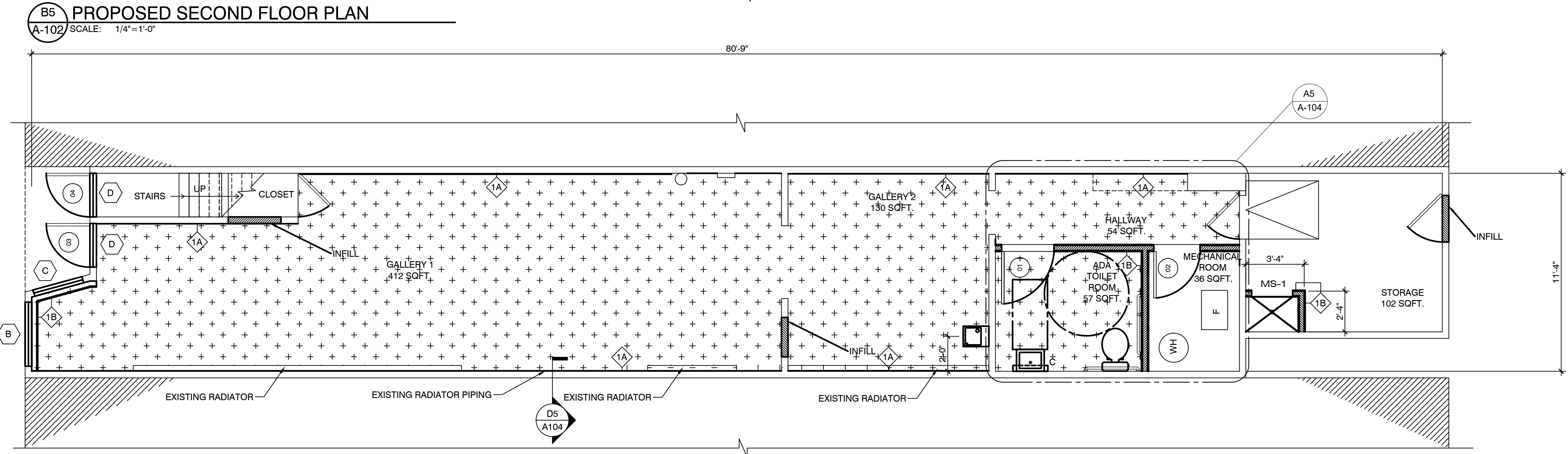
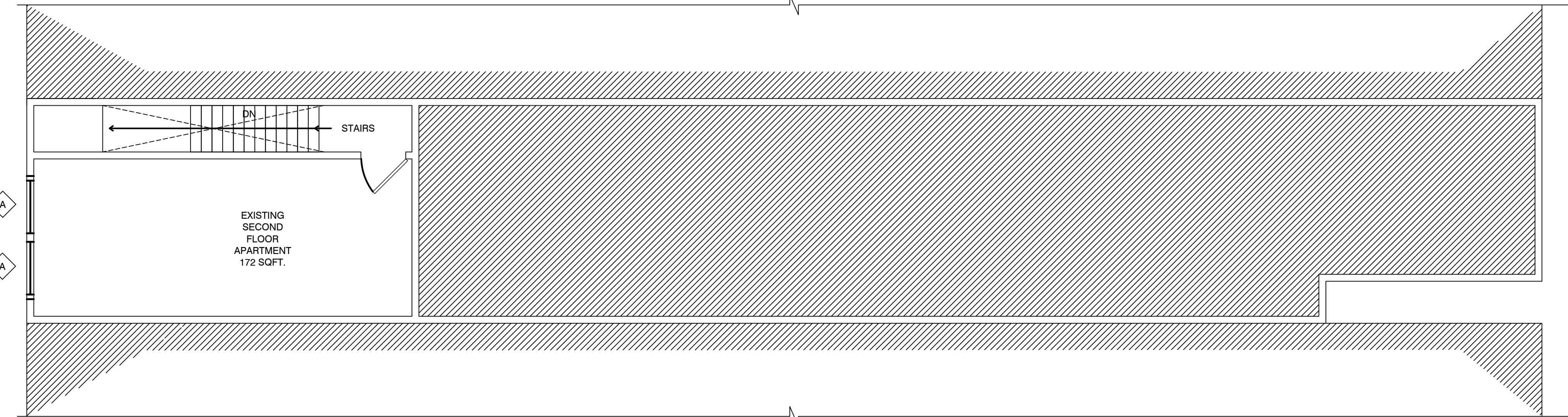
INTERIOR FINISH LEGEND

FLOORS
LVT-LUXURY VINYL TILE - OWNER SELECTION

CEILING
D-1 - DRYWALL

WALLS
PT-1 - PAINT- OWNER SELECTION

C5 PROPOSED SCHEDULES
A-101 SCALE: N/A



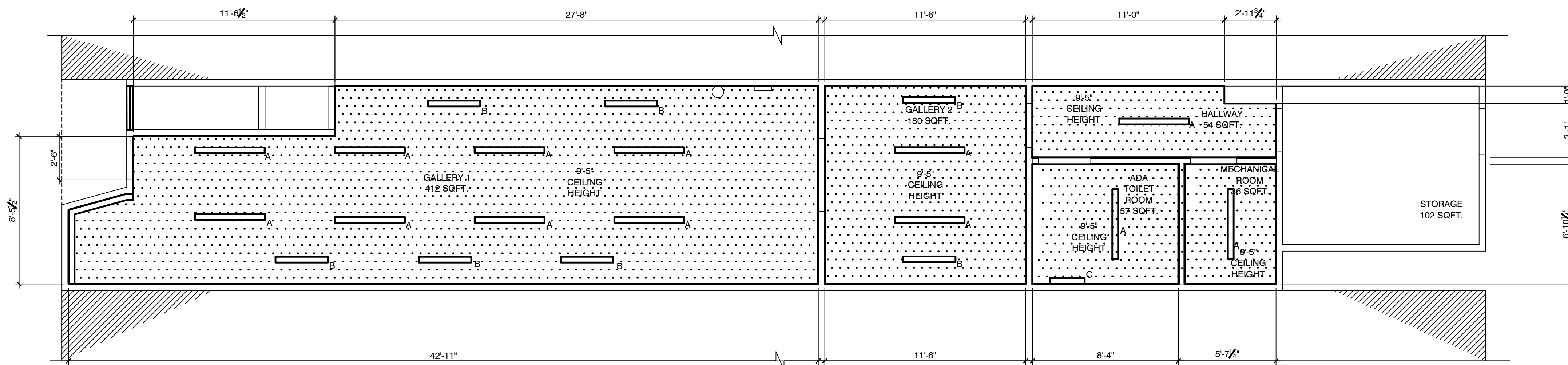
LIGHT FIXTURE SCHEDULE

ID	MANUFACTURER/ MODEL	DESCRIPTION	VOLTAGE	MOUNTING	WATTS	LUMEN/ WATT	COMMENTS
A	ALCON LIGHTING	LINEAR LIGHT	24V	SURFACE	7W	784 LM	FINISH-WHITE
B	LIGHTOLIER BY SIGNIFY	TRACK LIGHTING	120V	SURFACE	13.9W	1200 LM	FINISH-WHITE
C	NEO-RAY/231W Straight & Narrow LED	2' VANITY	120V	WALL MOUNT	33W	2100LM	FINISH-WHITE

D3 LIGHTING SCHEDULE
A-103 SCALE: N/A

KEY PLAN

	EXISTING WALL
	EXISTING DOOR
	NEW WALL
	NEW DOOR
	DRYWALL
	LINEAR LIGHTING
	TRACK LIGHT
	VANITY LIGHT



A5 PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
A-103 SCALE: 1/4"=1'-0"

D

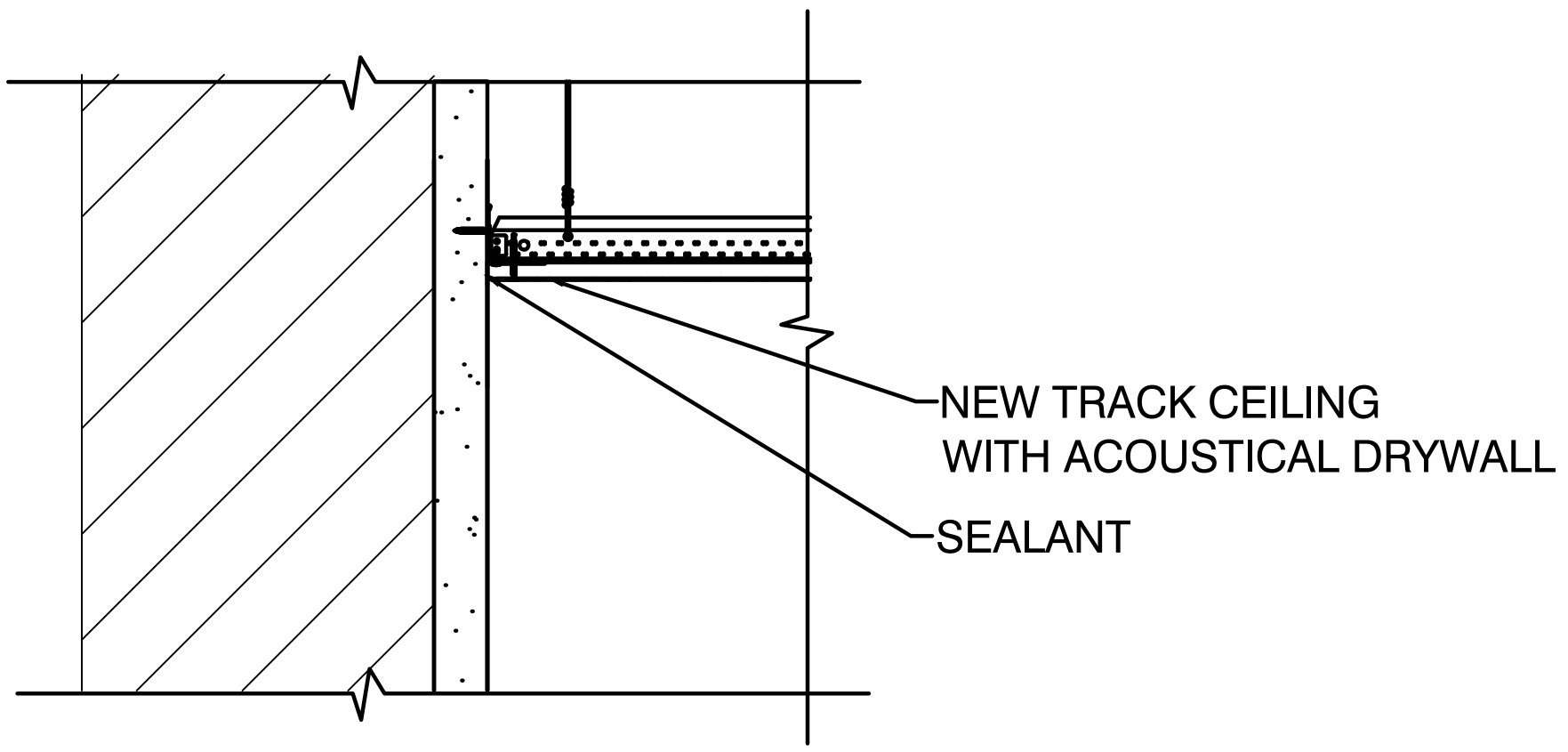
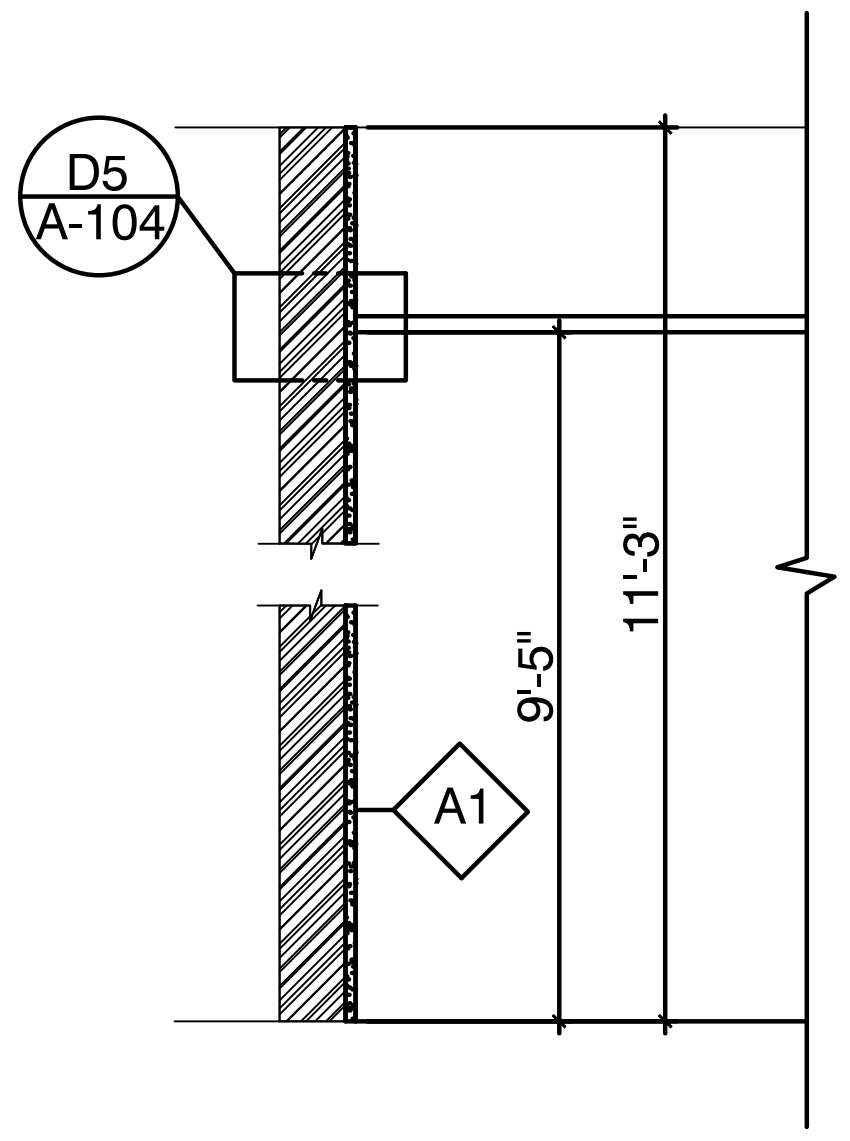
C

B

A

KEY PLAN

- EXISTING WALL
- EXISTING DOOR
- NEW WALL
- NEW DOOR
- NEW FLOORING

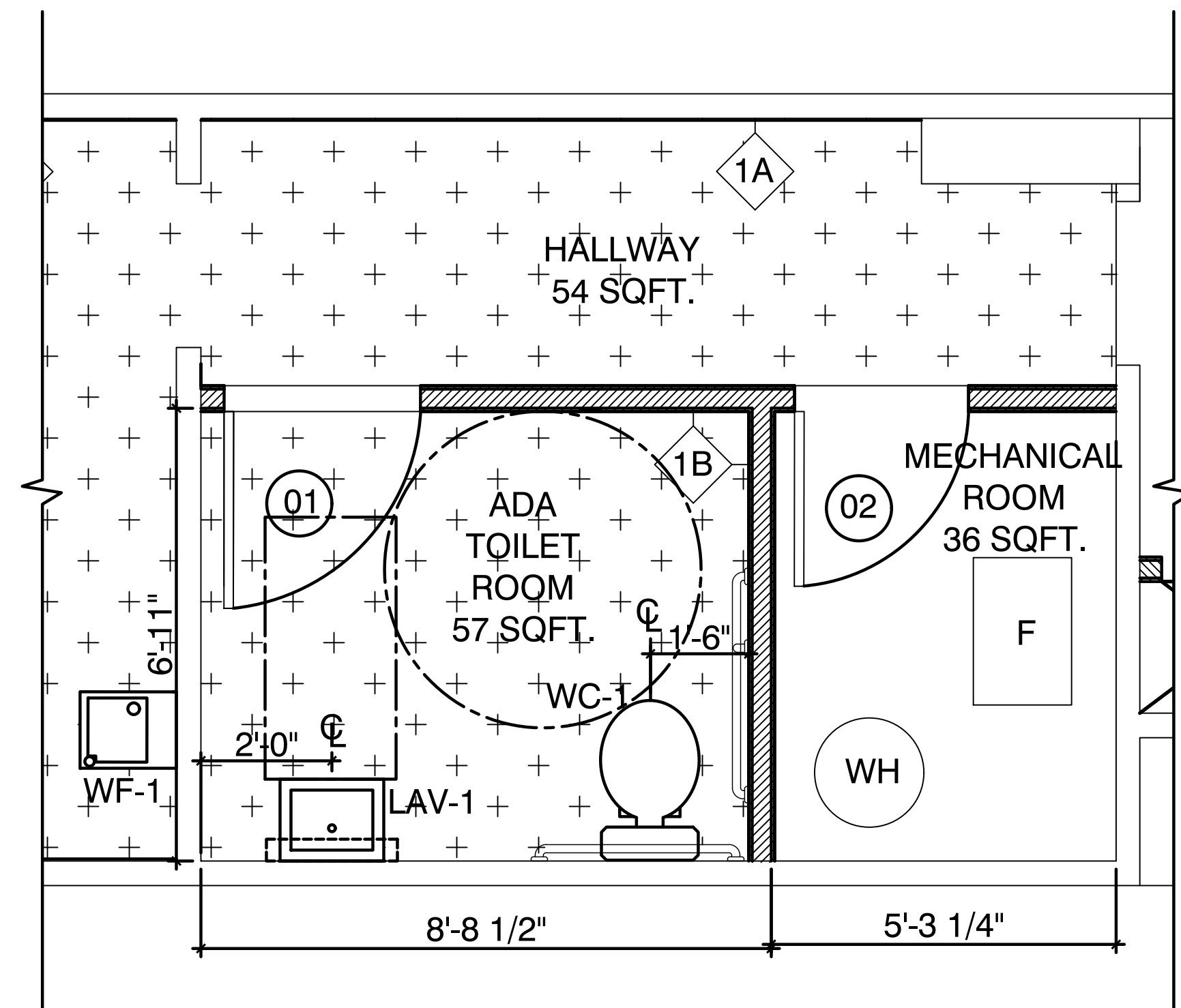


D5 ENLARGED DETAIL
A-104 SCALE: 6"=1'-0"

C5 PROPOSED WALL SECTION
A-104 SCALE: 1"=1'-0"

PLUMBING FIXTURE SCHEDULE															
UNIT NO.	FIXTURE	TYPE	MOUNTING	MAKE	MODEL	TRIM	FLOW RATE	ADA	SIZE (WDXH)	WASTE CONNECT	VENT CONNECT	COLD CONNECT	HOT CONNECT	WATERSENSE	REMARKS
WC-1	WATER CLOSET	TANK	FLOOR	KOHLER	K-3887	K-4639	1.3 GPF	YES	-	3"	2"	1/2"	-	YES	-
LAV-1	SINK	VITROUS CHINA	WALL HUNG	KOHLER	K-77767-1	K-15241-4RA	1.2 GPM	YES	17"X21"	1 1/2"	1 1/2"	1/2"	-	YES	-
WF-1	WATER FOUNTAIN	FOUNTAIN	WALL	ELKAY	EDFP214C	-	8 GPH	YES	12"X18"X6"	1 1/2"	1 1/2"	1/2"	-	N/A	-
MP-1	MOP SINK	FLOOR	FLOOR	KOHLER	PFMB2424S	-	1.2GPM	YES	24"X24"	1 1/2"	1 1/2"	1/2"	-	YES	-

B4 PLUMBING FIXTURE SCHEDULE
A-104 SCALE: N/A



A5 PROPOSED ENLARGE BATHROOM FLOOR PLAN
A-104 SCALE: 1/2"=1'-0"

307 N. FRANKLIN ST ART STUDIO RENOVATION
307 N. FRANKLIN STREET
WATKINS GLEN, NEW YORK, 14891

JOB NUMBER:
DRAWN BY: AMH
REVIEWED BY: DVJ
RECORD DATE: 1/11/22
REVISION DATES:

ARCHITECTURAL
**PROPOSED
ENLARGED
BATHROOM PLAN,
SECTION, DETAIL,
AND SCHEDULE**

SHEET NUMBER

FINISH SCHEDULE				
ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARK
STOREFRONT	-	EPT-1/EPT-2	-	BRICK BELOW-EPT-1/WALL EPT-2/TRIM - EPT-1

INTERIOR FINISH LEGEND

WALLS

EPT-1 - EXTERIOR PAINT- SW - 6272 PLUM BROWN
EPT-2 - EXTERIOR PAINT- VP -C5A438 GARDEN OCHRE

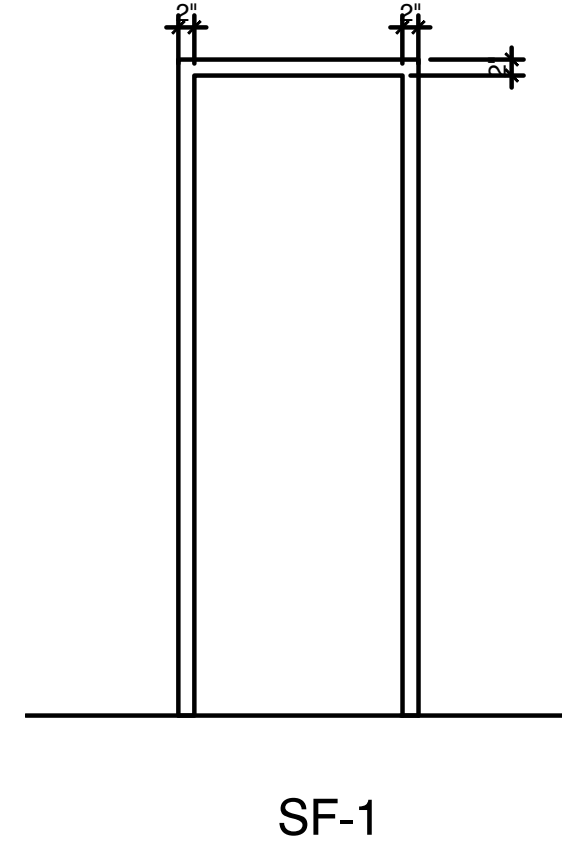
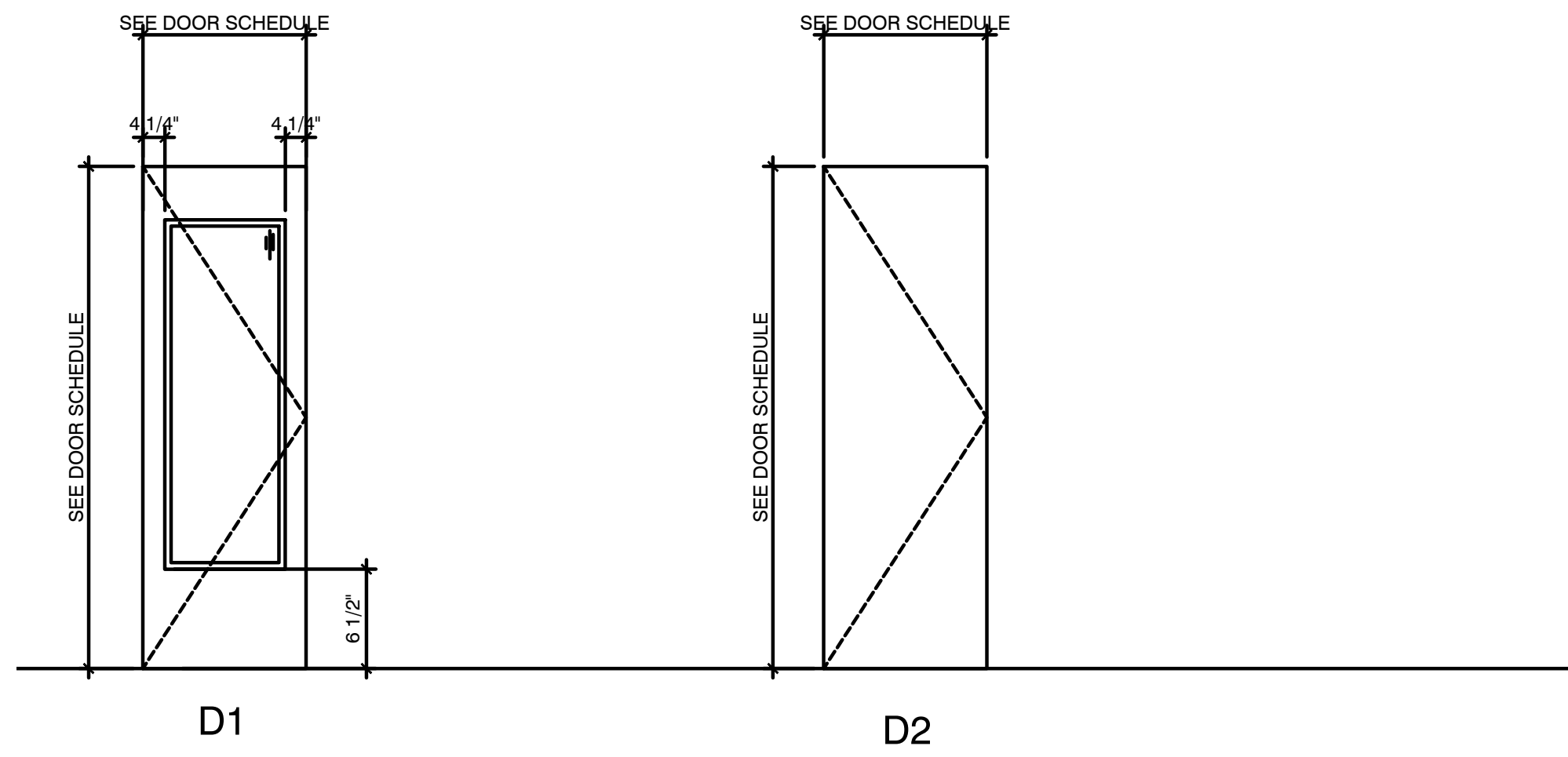
SW- SHERWIN WILLIAMS
VP- VALSPAR PAINT

D2 FINISH SCHEDULE
A-201 SCALE: N/A



A5 PROPOSED SOUTH WEST FRONT ELEVATION
A-201 SCALE: 1/2"=1'-0"

D

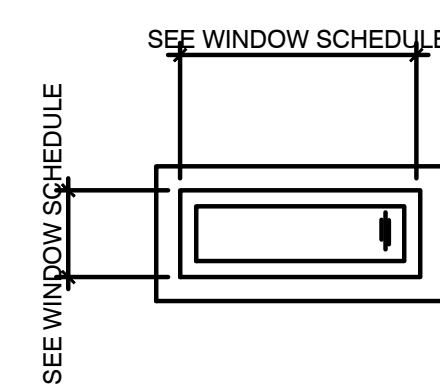
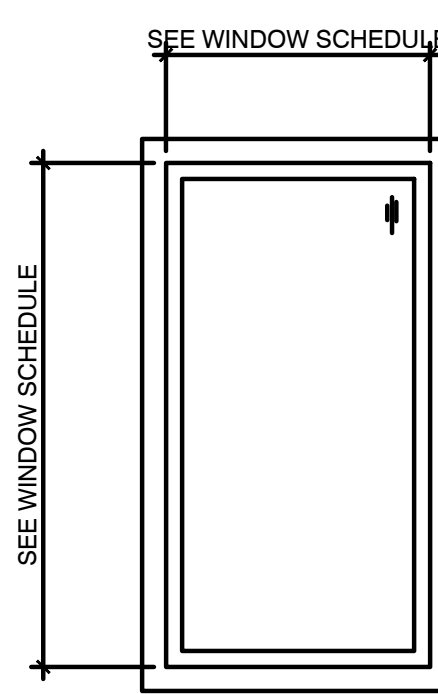
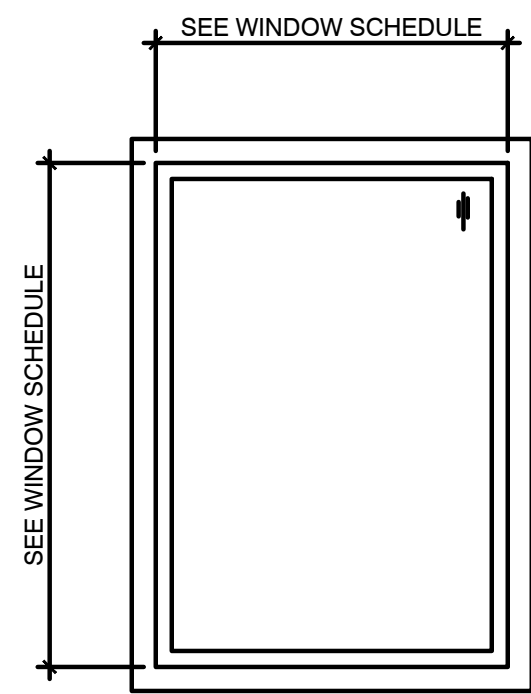
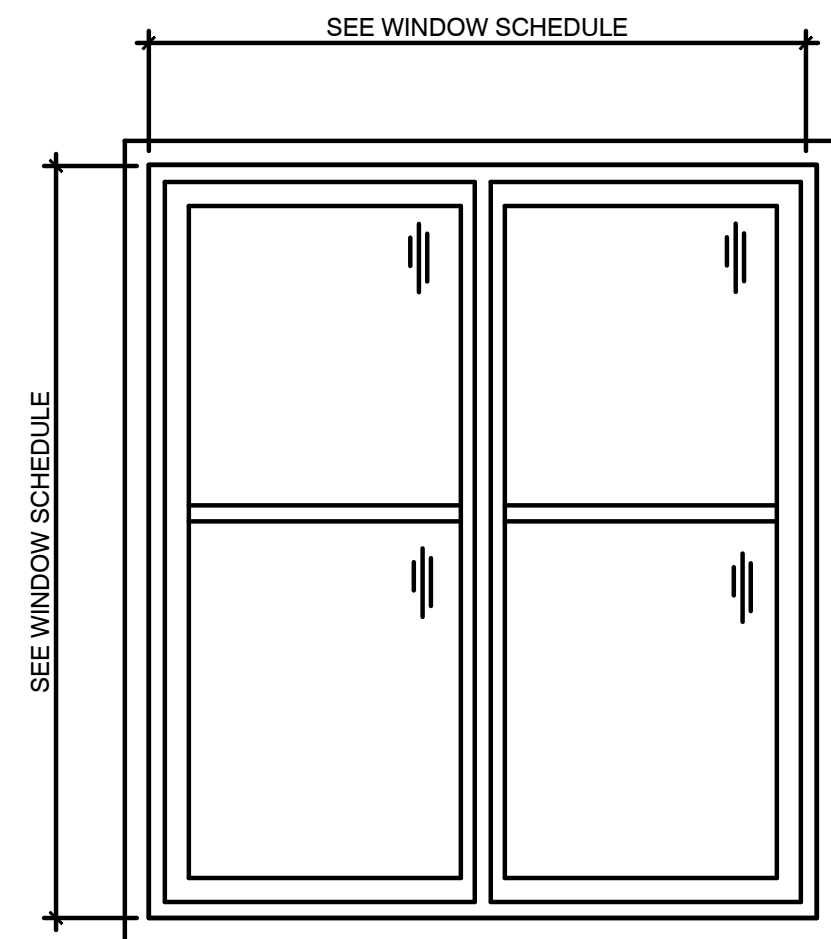


C5 DOOR TYPE
A-600 SCALE: 1/2"=1'-0"

C3 DOOR FRAME
A-600 SCALE: 1/2"=1'-0"

C

B



WINDOW TYPE WA

WINDOW TYPE WB

WINDOW TYPE WC

WINDOW TYPE WD

A

A5 WINDOW TYPE
A-600 SCALE: 1/2"=1'-0"