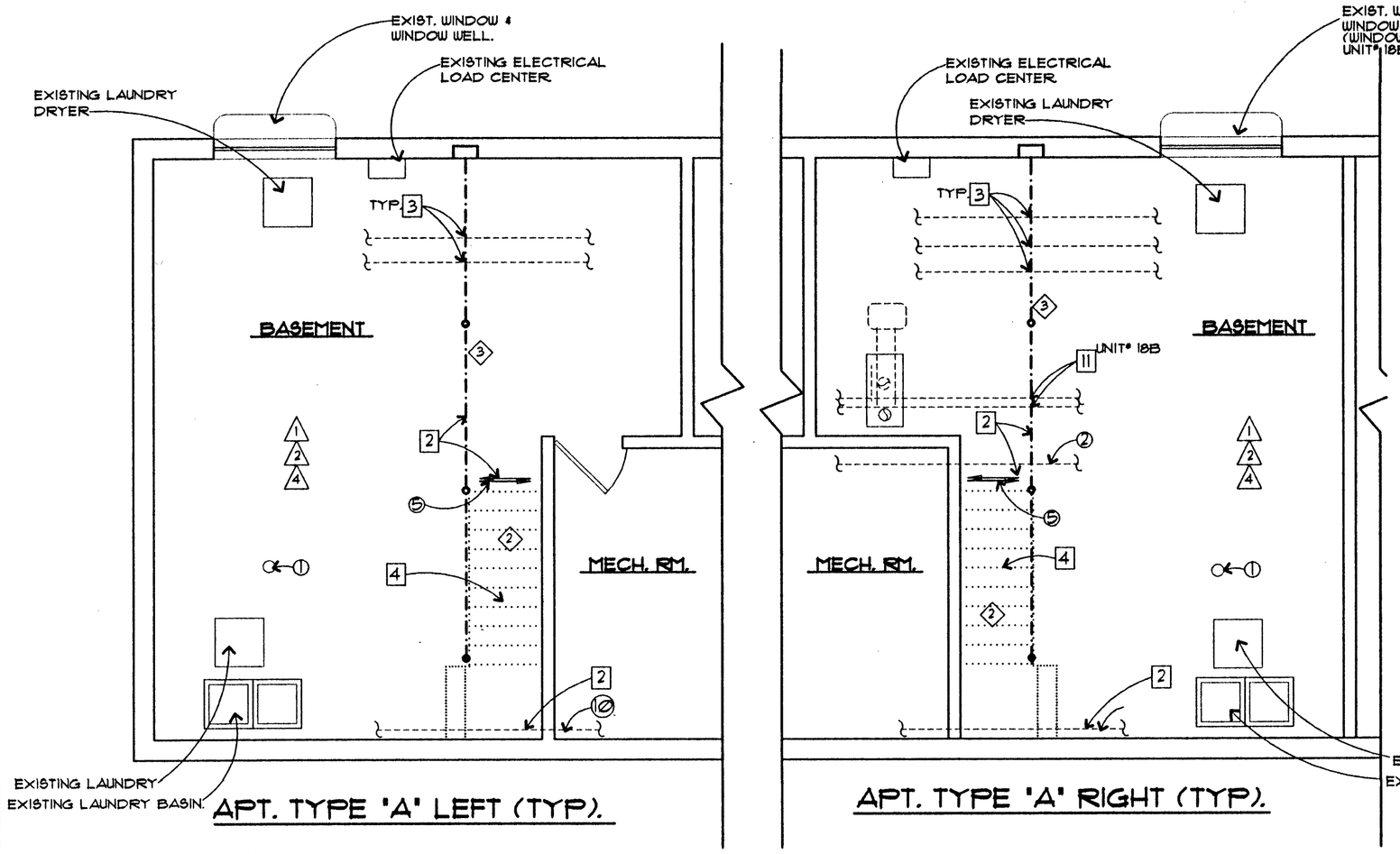
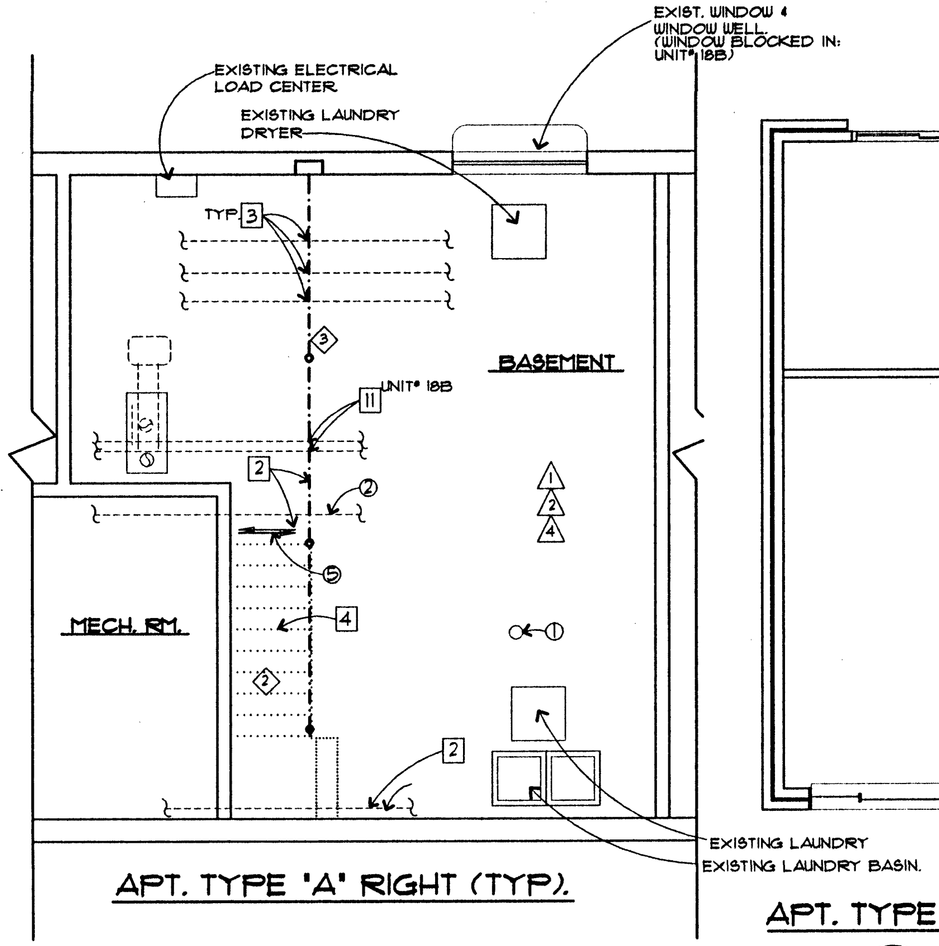


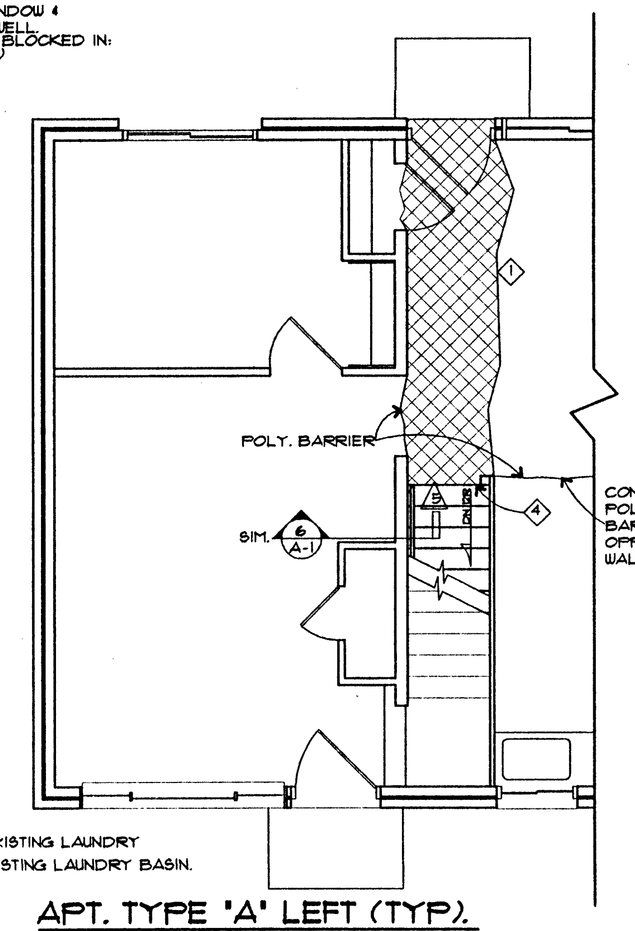
APT. TYPE 'A' LEFT (TYP).



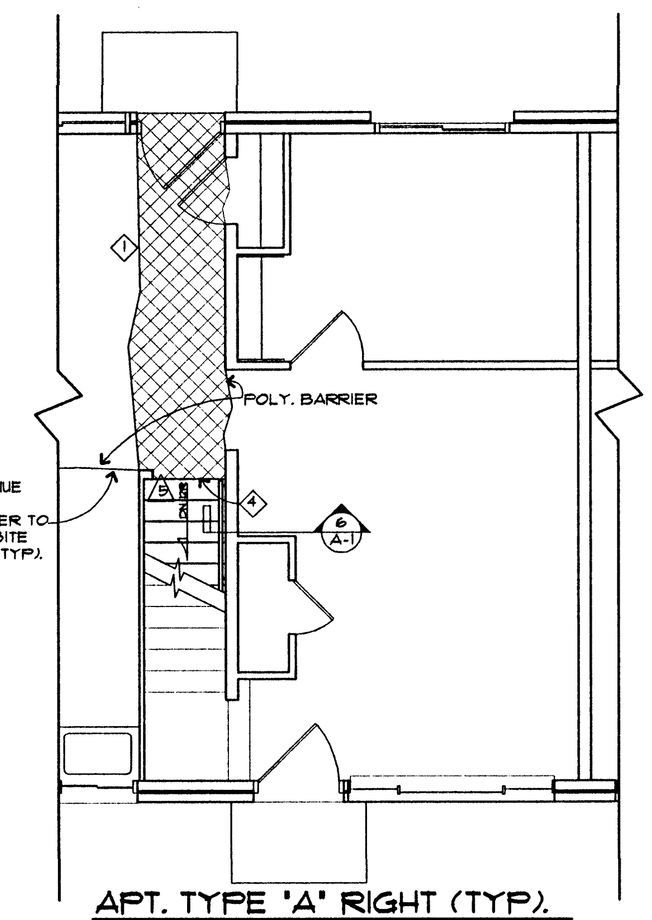
APT. TYPE 'A' RIGHT (TYP).

1 / A-3 APT. TYPE 'A': LBP ABATEMENT & GENERAL DEMOLITION PLAN AT BASEMENT LEVEL

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



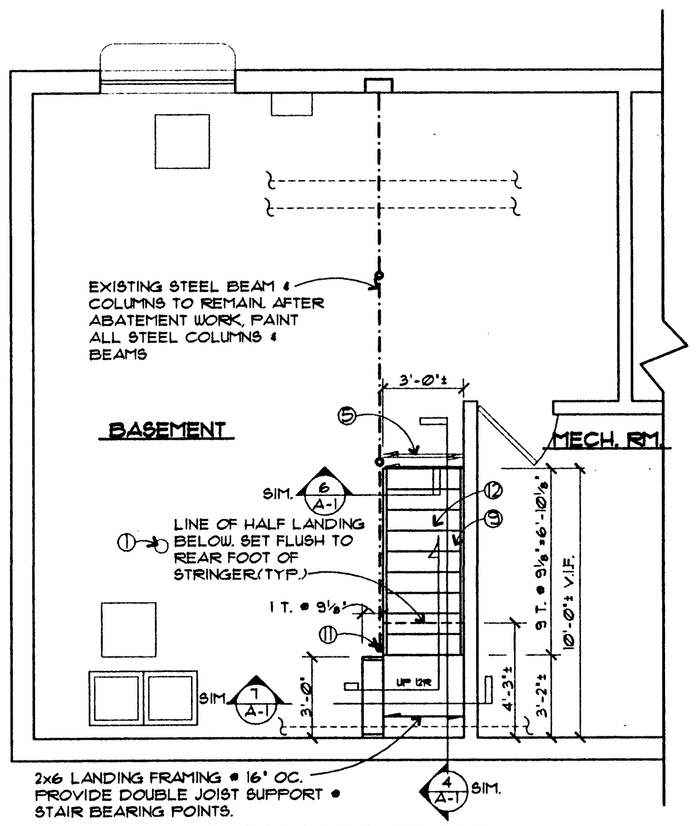
APT. TYPE 'A' LEFT (TYP).



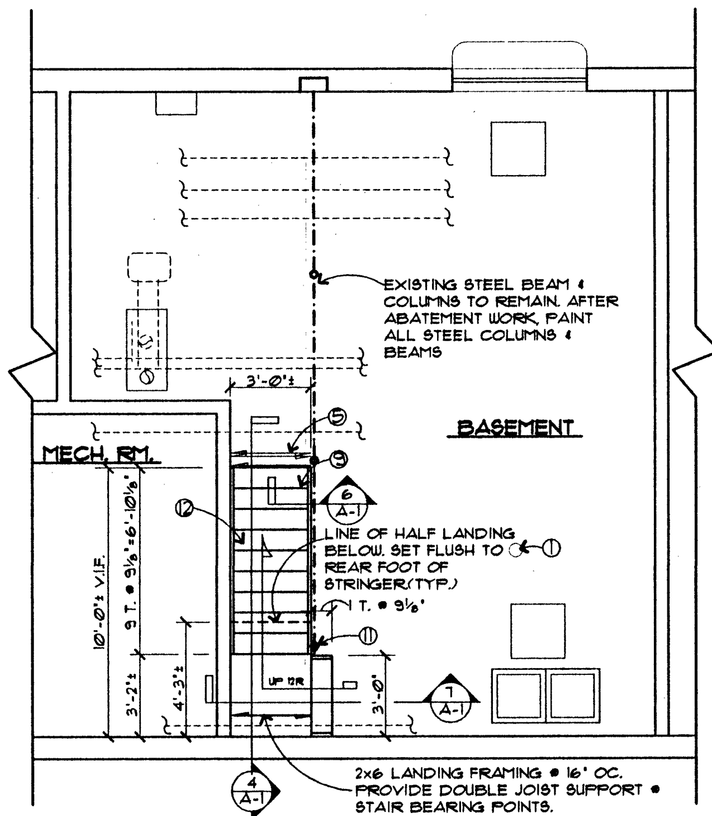
APT. TYPE 'A' RIGHT (TYP).

3 / A-1 APT. TYPE 'A' 1ST FLOOR ACCESS & ABATEMENT PLAN

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



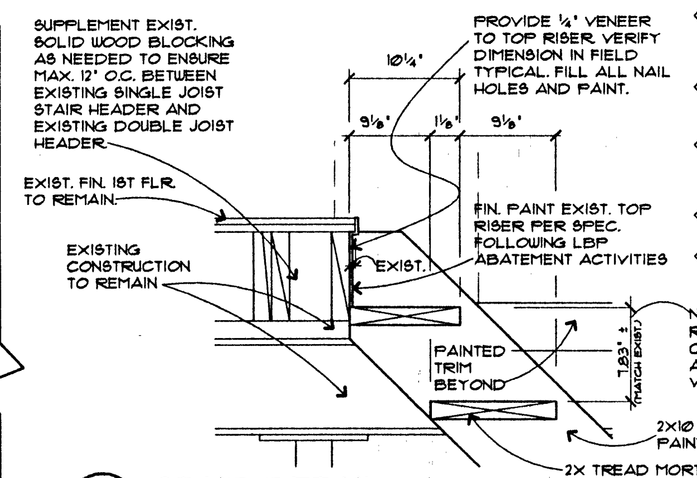
APT. TYPE 'A' LEFT (TYP).



APT. TYPE 'A' RIGHT (TYP).

2 / A-3 APT. TYPE 'A': NEW CONSTRUCTION AT BASEMENT

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

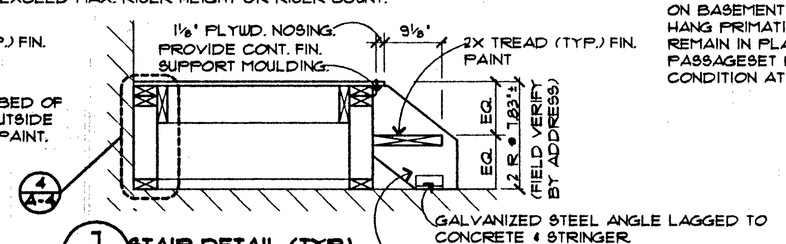


NOTE (TYP.): RISER SHALL NOT EXCEED 8⅛". PRIOR TO NEW STAIR CONST., CONTRACTOR SHALL NOTIFY ARCHITECT OF VARIANCE BETWEEN ACTUAL FLOOR TO FLOOR CONDITIONS & DRAWINGS, WHERE SUCH VARIANCE WILL EXCEED MAX. RISER HEIGHT OR RISER COUNT.

5 / A-1 STAIR DETAIL

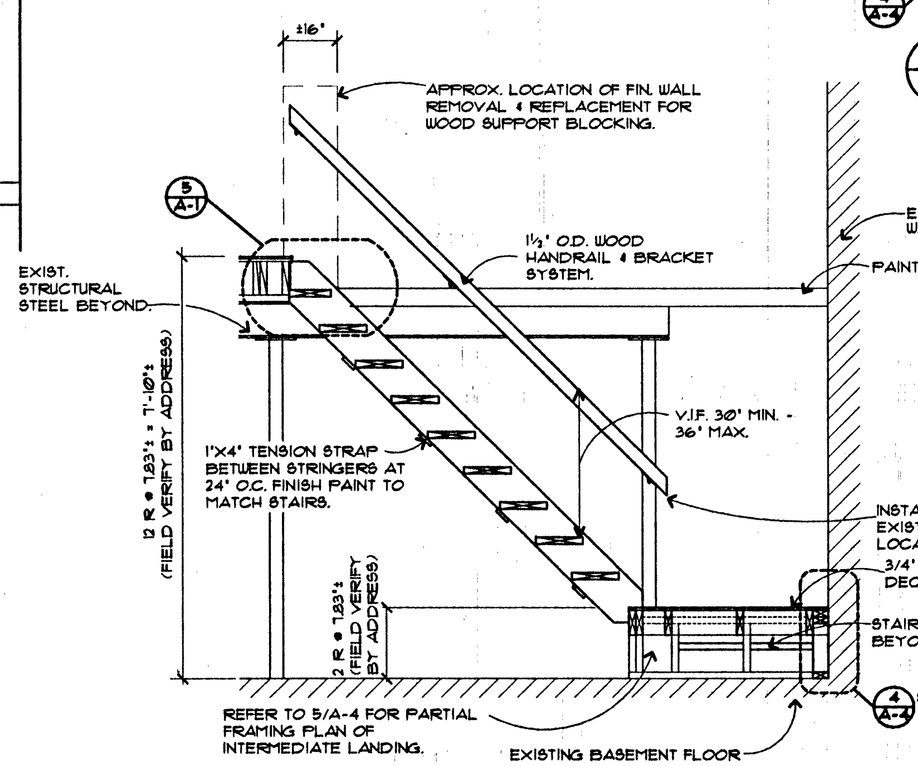
SCALE: 1½" = 1'-0"

TYPICAL APARTMENT TYPE A, B



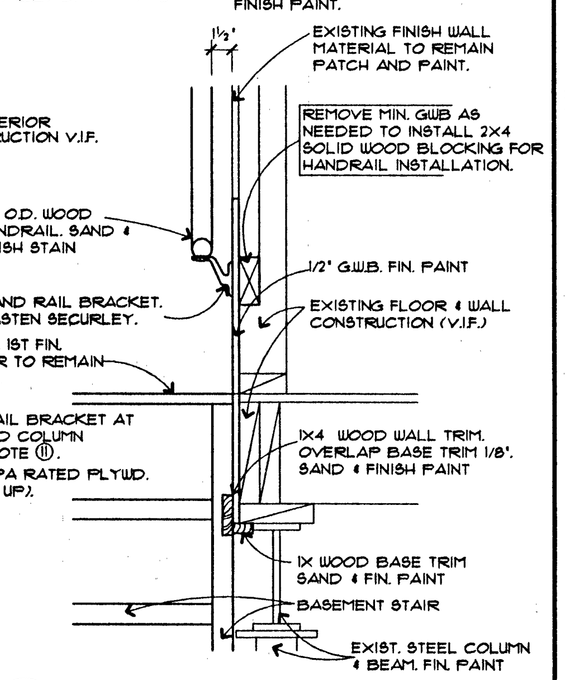
7 / A-1 STAIR DETAIL (TYP).

SCALE: 3/4" = 1'-0"



4 / A-1 STAIR SECTION

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



6 / A-1 STAIR DETAIL

SCALE: 1½" = 1'-0"

GENERAL DEMOLITION & LBP ABATEMENT NOTES:

INDICATED AS ⊠ ON PLANS.

1. WHERE MECHANICAL OR PLUMBING SYSTEMS, EQUIPMENT, OR APPURTENCES ARE IN DIRECT CONTACT WITH ABATEMENT SURFACES, CONTRACTOR SHALL REMOVE LEAD BASED PAINT TO LIMITS OF CONTACT AREAS. CONTRACTOR SHALL NOT BE REQUIRED TO RELOCATE SUCH MECHANICAL AND PLUMBING SYSTEMS.
2. TEMP. RELOCATE ELECTRICAL CIRCUIT AND LOW VOLTAGE WIRING PRIOR TO START OF LBP ABATEMENT AND STAIR REPLACEMENT WORK. RESTORE ALL WIRING AFTER COMPLETION OF LBP ABATEMENT AND STAIR REPLACEMENT WORK.
3. EXTRACT FOR RE-USE EXISTING MECHANICAL/PLUMBING FASTENER INTERFERING WITH ACCESS TO STRUCTURAL STEEL. PROVIDE MIN. TEMP. RELOCATION OF PIPING AS REQ. FOR ACCESS TO STEEL DURING LBP ABATEMENT ACTIVITIES. RESTORE FASTENER AND SUPPORT CONDITION TO A PRE-CONTRACT CONDITION AFTER COMPLETION OF LBP ABATEMENT AND STAIR REPLACEMENT. FIELD VERIFY LOCATION AND QUANTITY BY ADDRESS.
4. REMOVE STAIR AND HANDRAIL SYSTEM COMPLETE, INCLUDING 4"X4" RAIL SUPPORT COLUMNS AND WOOD STAIR PARTITIONS AT BASEMENT LEVEL.
5. REMOVE WALL FRAMING AND SHEATHING ON OPEN SIDE OF EXISTING HALF LANDING.
6. WHERE APARTMENT ADDRESS CONTAINS ALTERNATE BOILER PACKAGE LOCATION, ASSOCIATED PLUMBING AND MECHANICAL EQUIPMENT, PIPING, AND ALL OTHER APPURTENANCES MAY LIMIT ACCESS TO STRUCTURAL STEEL LBP ABATEMENT WORK THIS LOCATION.
7. FIELD VERIFY ALL LOCATIONS BY ADDRESS WHERE SANITARY WASTE PIPING ENCUMBERS ACCESS TO STRUCTURAL STEEL (WITHIN 1-1/2" OF STRUCTURAL STEEL). SEE NOTE 1 THIS SHEET.
8. BOILER SUPPLY OR SPACE HEATING PIPING MAY ENCUMBER ACCESS TO ABATEMENT SURFACES. SEE NOTE 1 THIS SHEET.
9. BOILER EXHAUST MAY ENCUMBER ACCESS TO ABATEMENT SURFACES. SEE NOTE 1 THIS SHEET.
10. BOILER EXPANSION TANK ENCUMBERS ACCESS TO ABATEMENT SURFACES. SEE NOTE 1 THIS SHEET.
11. DOMESTIC HOT AND COLD WATER PIPING SUPPORTED BY AND, ENCUMBER ACCESS TO TOP OF ABATEMENT SURFACES. SEE NOTE 1 THIS SHEET.
12. SIMILAR TO NOTE #11 ABOVE. DOMESTIC HOT AND COLD WATER PIPING NOT FASTENED IN VICINITY OF BEAM. PIPING CAN BE TEMP. DISPLACED BY HAND DURING LBP ABATEMENT AND NEW FINISH ACTIVITIES.
13. AT ALL STAIR, STAIR WALL, LANDING, AND HANDRAIL REMOVALS, PATCH DAMAGED EXISTING SURFACES TO REMAIN TO MATCH UNDAMAGED ADJACENT CONDITIONS.
14. REMOVE EXIST. 4"X4" WOOD COLUMN SUPPORTING DOUBLE JOIST FLOOR OPENING FRAMING ABOVE AS PART OF STAIR DEMOLITION. PROVIDE ADJUSTABLE 3" STEEL LALLY COLUMNS AS NEEDED, FASTENED TO FLOOR AND STRUCTURE ABOVE AS PART OF TEMPORARY SHORING DURING ABATEMENT & STAIR REPLACEMENT ACTIVITIES. INSTALL AND REMOVE COMPLETE SHORING SYSTEM TO ENSURE NO NOTICEABLE DEFLECTION OR DISPLACEMENT OF EXISTING CONSTRUCTIONS.
15. FRESH AIR INTAKE PIPING MAY ENCUMBER ACCESS TO ABATEMENT SURFACES. SEE NOTE 1 THIS SHEET.
16. WHERE LEAD BASED PAINT IS REMOVED FROM STRUCTURAL STEEL WITHIN MECHANICAL ROOM, MOST BUILDING ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS OR APPURTENCES ENCUMBER ACCESS TO ABATEMENT SURFACES. CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS.

LEAD BASED PAINT (LBP) ABATEMENT NOTES:

INDICATED AS ⊗ ON PLANS.

1. CONSTRUCT 6 MIL. POLY. FOOT PATH FROM WORK AREA TO DUMPSTER & POLY DOORWAYS TO PREVENT CONTAMINATION OF NON-ABATEMENT AREAS OF BUILDING INTERIOR & EXTERIOR . CLEAN & DISPOSE OF POLY FOOT PATH ON FINAL DAY OF ABATEMENT.
2. BASEMENT STAIRS COATED WITH LEAD BASED PAINT IN 53 UNITS. DISMANTLE STAIRS, WRAP COMPONENTS IN 6 MIL. POLY. SEALED WITH DUCT TAPE& REMOVE TO COVERED DUMPSTER.
3. STRUCTURAL BEAM & SUPPORT COLUMNS ARE COATED WITH LBP IN ALL UNITS. CONSTRUCT 6 MIL. POLY CONTAINMENT ALONG LENGTH OF BEAM. PROVIDE NEGATIVE AIR TO BE EXHAUSTED TO BUILDING EXTERIOR. REMOVE PAINT FROM STEEL BEAM & SUPPORT COLUMNS.
4. TOP STAIR RISER IS COATED WITH LBP IN 53 UNITS. REMOVE PAINT TO WOOD SUBSTRATE.
5. IN UNIT 20B, RED LEAD-BASED PRIMER WAS APPLIED TO COPPER PIPE; INCLUDE ABATEMENT OF THIS COMPONENT IN STRUCTURAL BEAM CONTAINMENT.

GENERAL LBP ABATEMENT NOTES:

INDICATED AS △ ON PLANS.

1. IN OCCUPIED UNITS RESIDENT'S PROPERTY MAY BE IN AREA. CARE MUST BE TAKEN TO PROTECT RESIDENT'S PROPERTY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A WORKSPACE FOR ABATEMENT WORK IN BASEMENT AND ACCESS TO BASEMENT THROUGH FIRST FLOOR.
3. REMOVE LEAD BASED PAINT FROM EXPOSED STRUCTURAL STEEL WITHIN MECHANICAL ROOM. SEE NOTE 1 THIS SHEET.
4. PROVIDE LOCAL HEPA FILTRATION ON ALL POWER TOOLS AND USE WET METHODS FOR DUST CONTROL. CLEAN WORK AREA DAILY.
5. ACCESS TO BASEMENT WORK AREA SHALL BE LIMITED TO ABATEMENT WORKERS & AUTHORIZED REPRESENTATIVES OF THE NIAGARA FALLS HOUSING AUTHORITY. ABATEMENT CONTRACTOR TO CHANGE LOCK SET ON BASEMENT DOOR TO ALLOW RESTRICTED ACCESS TO BASEMENT. HANG PRIMATIVE POLY AIR LOCK ON BASEMENT DOOR FRAME TO REMAIN IN PLACE UNTIL CLEARANCE IS ACHIEVED. ORIGINAL PASSAGESET HARDWARE SHALL BE RE-INSTALLED IN ORIGINAL CONDITION AT CONCLUSION OF NEW STAIR FINISH.

GENERAL NOTES: INDICATED THUS ⊗ ON PLANS.

1. CONTRACTOR SHALL MAINTAIN FLOOR DRAINS AND SUMP PITS FREE FROM THE ACCUMULATION OF DEBRIS DURING ALL ABATEMENT, DEMO, AND NEW CONSTRUCTION OPERATIONS. WASTE OR DEBRIS WASHED INTO THE BASEMENT STORM DRAINAGE SYSTEM SHALL BE REMOVED, AND THE SYSTEM RESTORED TO A PRE-CONTRACT CONDITION BY THE CONTRACTOR.
2. EXISTING ELEVATED COPPER SANITARY WASTE PIPING. EXACT LOCATION VARIES BY ADDRESS. FIELD VERIFY ACTUAL LOCATION.
3. EXISTING BOILER PACKAGE, VENTING SYSTEM, AND OVERHEAD EXPANSION TANK. FIELD VERIFY ACTUAL CONDITIONS. BOILER PACKAGE LIMITS ACCESS TO STRUCTURAL STEEL. (TYP.).
4. EXISTING HW HEAT LINE. LOCATION AND QUANTITY VARY BY ADDRESS. FIELD VERIFY ACTUAL LOCATION AND QUANTITY.
5. EXISTING FLOOR OPENING FRAMING TO REMAIN. FIELD VERIFY ACTUAL LOCATION, SIZE, AND DIMENSIONS.
6. FRESH AIR INTAKE PIPING. LIMITS ACCESS TO STRUCTURAL STEEL (TYP.) EXACT LOCATION AND CONFIGURATION VARIES BY ADDRESS. FIELD VERIFY ACTUAL CONDITIONS.
7. EXIST. BOILER WATER SUPPLY PIPING. V.I.F.
8. ALTERNATE FRESH AIR INTAKE ORIENTATION.
9. CONSTRUCT REPLACEMENT STAIR WITHIN EXISTING STAIR OPENING.
10. WASTE PIPING SUPPORTED FROM ABOVE. PIPE ELEVATION VARIES APPROX. 3'-5" ABOVE FINISHED BASEMENT FLOOR. PIPE WHICH PENETRATES STAIR WALL IS TO BE REMOVED. CONTRACTOR TO PROTECT PIPE DURING STAIR ABATEMENT, DEMOLITION, AND NEW CONSTRUCTION ACTIVITIES.
11. CONTRACTOR TO V.I.F. ACTUAL EXIST. DRILLED RAIL BRACKET LOCATION. ABANDON EXIST. IF REQUIRED RAIL ELEVATION IS NOT ACHIEVED WITH NEW CONSTRUCTION. PATCH ABANDONED BRACKET HOLES WITH REINF. FIBERGLASS RESIN PATCHING SYSTEM. SAND SMOOTH & PREP. FOR FIN. PAINT. PREP. COLUMN FOR INSTALLATION OF NEW BRACKET SYSTEM AT REQUIRED ELEVATION.
12. PAINT EXISTING STAIRWELL, WALLS AND CEILING SURFACES.

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Project
LEAD BASED PAINT ABATEMENT AND BASEMENT STAIR REPLACEMENT AT JORDAN GARDENS DEVELOPMENT
NIAGARA FALLS HOUSING AUTHORITY
NIAGARA FALLS, NEW YORK

Drawing Title
APARTMENT TYPE A
PLANS AND DETAILS

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REGISTERED ARCHITECT KENNETH W. KOZ No. 025223 STATE OF NEW YORK

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Date 01/09/01	Issued
Sheet No. A-1	

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