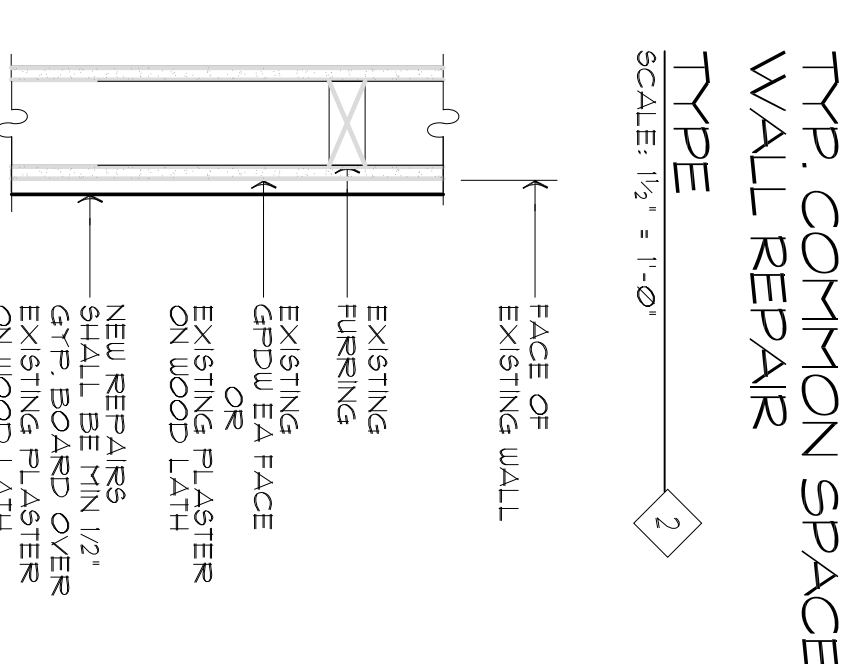
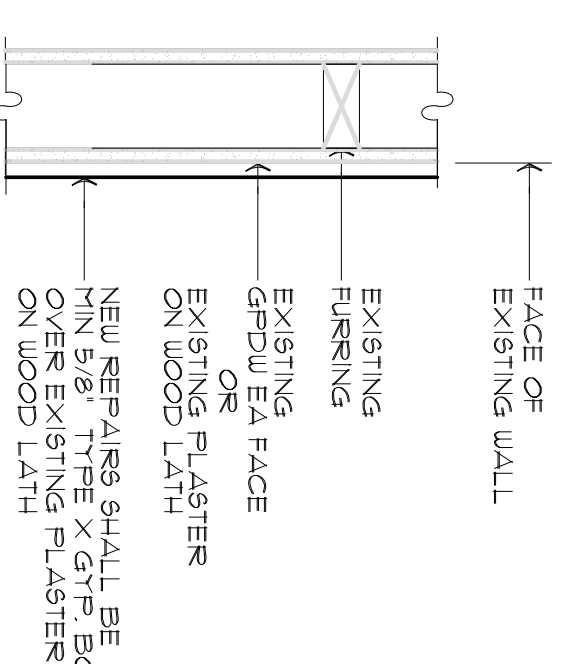
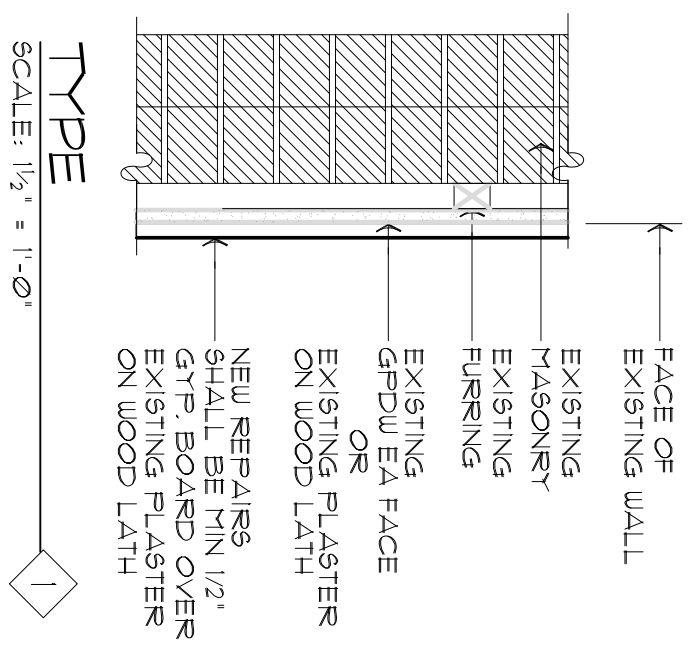


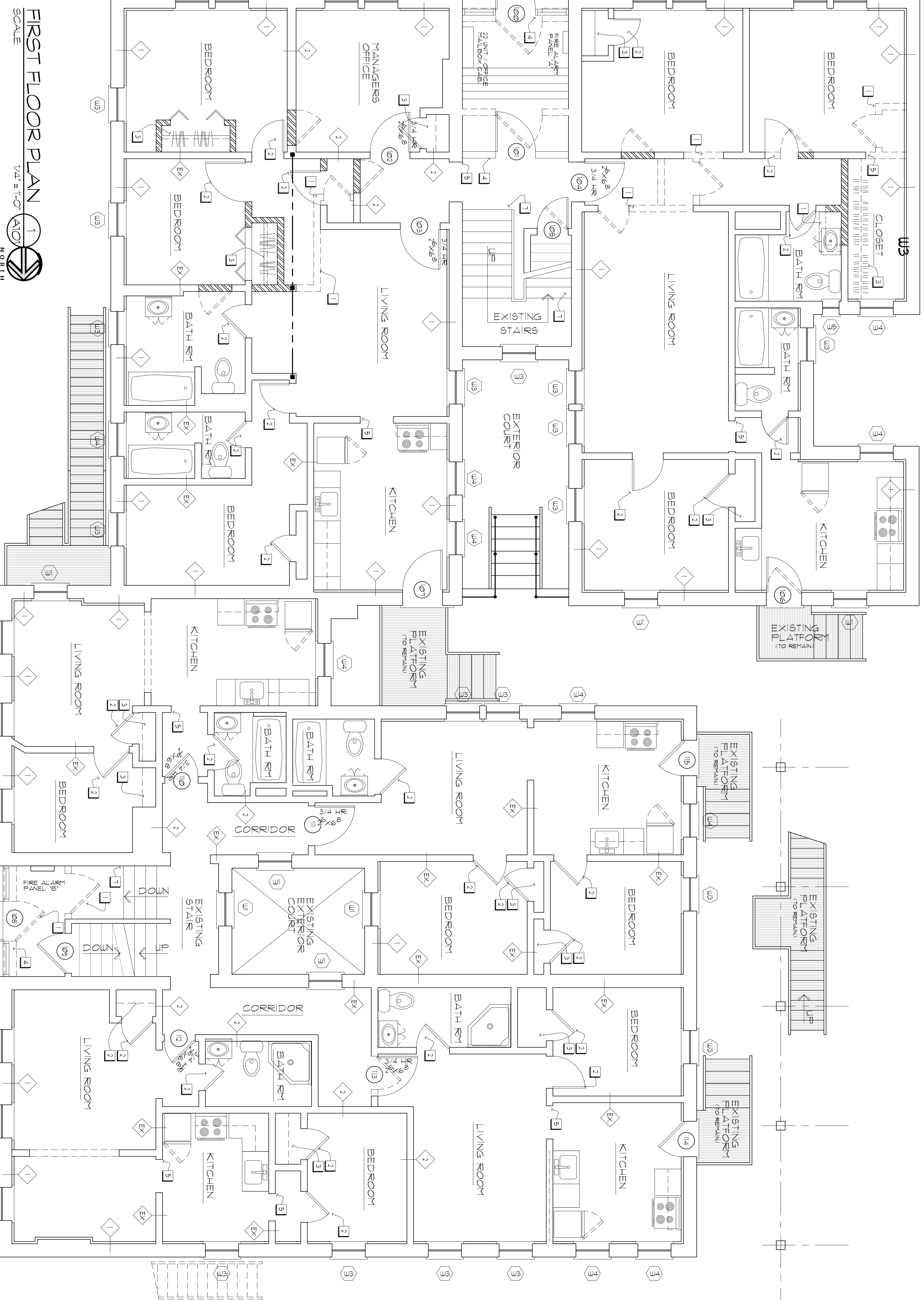
FLOOR PLAN NOTES

- 1) REMOVE EXISTING PARTITION AS SHOWN
- 2) PATCH ADJACENT FINISHES TO MATCH
- 3) REPAIR EXISTING DOOR AND FRAME (INCLUDING EXISTING HARDWARE. CONTRACTOR MAY REPLACE EXISTING DOOR AND HOLLOW CORE DOOR WITH BOSSBRED HOLLOW CORE DOOR)
- 4) PROVIDE NEW WIRE CLOSET BELONGING WITH SUPPORTS 42" MAX.
- 5) REMOVE EXISTING PARTITIONS AND REPLACE WITH NEW STOREFRONT GLAZING SYSTEM.
- 6) REMOVE TRIM AND PROVIDE A GYPSUM BOARD RETURN (NON CARPET OPENING)
- 7) REMOVE TRIM AND PROVIDE A GYPSUM BOARD RETURN (NON CARPET OPENING)
- 8) PATCH ALL WALL FINISHES TO MATCH ADJACENT SURFACES REPAIR ANY OR REPLACE WOOD TRIM AND SILLING AS COVERED IN NON-SLIP RUBBER STAIR TREADS AND RISERS (TYP)



PARTITION TYPE NOTES

- 1) INTERIOR PARTITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
- 2) REPAIR ALL WALL PLASTER AND GYP BOARD WALLS REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE APARTMENT INTERIOR REPAIRS. APARTMENT INTERIOR REPAIRS SHALL BE FINISH 7/8 GYP BOARD COMMON SPACE REPAIRS SHALL BE FINISH 5/8 TYPE X FIRE RATED GYP BOARD.
- 3) EXTERIOR WALLS SHALL BE LAMINATED OVER EXISTING WALL CONSTRUCTION.



GENERAL NOTES

- 1) CONTRACTOR TO INSPECT ALL WALL SURFACES AND REMOVE DEFECTIVE / SPALLING PLASTER & PATCH OR REPAIR TO MATCH ADJACENT SURFACES. ALL SURFACES SHALL BE PRIME PAINTED AND FINISHED WITH 2 COATS OF FINISH PAINT.
- 2) CONTRACTOR TO INSPECT ALL FLOOR SURFACES AND REMOVE DEFECTIVE / DAMAGED FLOORING AND PATCH TO MATCH ADJACENT SURFACES. ALL REMAINING FLOOR SHALL RECEIVE NEW UNDERLAYMENT AND SPECIFIED VINYL FLOORING. LAMINATE FLOORING OR CARPET (SEE ALTERNATE)
- 3) STAIR HALLS AND COMMON SPACE CORRIDORS - CONTRACTOR TO REPAIR AND FINISH AND REPAIR WOOD BALUSTRADES SHALL BE RELOCATED FROM BALUSTRADES. STAIR HALL AND RENTLIES WITH STAIRS AND RAILINGS.
- 4) CONTRACTOR TO PROVIDE FIRE ALARMS AT ALL PERIMETERS AT BASEMENT STAIRS AND ALL CORRIDORS AND BEDROOMS SHALL FINISH.

FLOORING SCHEDULE

KITCHENS	SHEET VINYLCT
BATH ROOMS	SHEET VINYLCT
CORRIDORS	SHEET VINYLCT
LIVING ROOMS	REFINISHED WOOD FLOOR
STAIR HALLS	RUBBER FLOORING MATERIAL TO MATCH STAIR TREADS AND RISERS. CONTRACTOR TO PROVIDE FIRE ALARMS AT ALL CORRIDORS AND BEDROOMS SHALL FINISH.

FIRST FLOOR PLAN

VIRGINIA MANOR
 RENOVATION
 250 VIRGINIA STREET / 74 TENTH STREET
 CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK

3405
 Creative Construction
 Structures Services
 210 Summer Street
 Buffalo, New York 14222
 TEL/PAK (716) 858-1258



James A. Rumsey
 Architect
 5729 East River Road
 Buffalo, NY 14222
 (716) 447-2988

PROJECT NO: ps3405
 DATE: 02.15.09
 DESIGNED BY: jpr
 DRAWN BY: pps
 CHECKED BY: jpr
 REVISIONS AND DIMENSIONS BY: REVISIONS AND DIMENSIONS BY:

REVISIONS	
NO.	DESCRIPTION
1	ISSUED - BID DOCUMENTS

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