



Notice of Board Meeting

Date: April 5, 2024

To: Irene Rodriguez
R.J. Passalacqua
Benjamin Vasquez
Lowell Dewey
Ally Koczent

From: Anne Nenneau, Chair

Re: Notice of Board of Directors' Meeting

The Geneva Industrial Development Agency will hold their regular monthly Board Meeting on Friday, April 5th at 8:30 am. The meeting will be held in the Geneva BID conference room at 1 Franklin Square, Geneva, NY. The meeting agenda is attached and available at <https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>. The meeting will also be livestreamed on the IDA's YouTube Channel: <https://www.youtube.com/channel/UCVz4jDNtxuliy4SyugqQ8eg>.

Please confirm your attendance with David West, DWest@geneva.ny.us

Cc: David West, Executive Director
Amie Hendrix, City of Geneva
Hailea Higgins, City of Geneva
Maureen Lee, Geneva City School District
Myles Webster, Webster Properties
Erica Collins, City of Geneva
Media: Steve Buchiere, Finger Lakes Times

City of Geneva Industrial Development Agency
Meeting Agenda

Title: City of Geneva IDA

Location: Geneva City Hall, 47 Castle Street, Geneva
1 Franklin Sq, Geneva NY 14456

Date & Time: April 5, 2024 at 8:30am



Agenda Item	Potential Outcome	Person Responsible
Call to Order		Anne Nenneau
Agenda Items		
Economic Development Strategic Plan	Introductory Presentation	
DeSales Application	Proposed resolution to schedule public hearing/ Resolution to declare lead agency for SEQR	Presentation from Developer
YMCA Application	Discussion	Presentation from Developer
Administrative Reports		
March 2024 Minutes	Motion to approve minutes	Anne Nenneau
Nominating Committee Recommendations	Resolution recommending 2 applicants to City Council	Irene Rodriquez
GEDC		
Roof Repair Estimate	Review	
RFP for Engineering Analysis Recommendation from Committee	Proposed Resolution to appoint C&S	
Director's Report		
Gateway Closing		
Restore NY Applications		
Diner Progress		
Executive Session		
Adjournment	Motion to adjourn	Anne Nenneau

Quorum (Confirmation Required)
Anne Nenneau, Chair
R.J. Passalacqua
Irene Rodriguez
Lowell Dewey
Benjamin Vasquez
VACANT
VACANT
Staff
David West
Hailea Higgins

Zoom will be available, and the meeting can be viewed on the GIDA's YouTube Channel

Join Zoom Meeting
<https://us02web.zoom.us/j/82411996291>
Meeting ID: 824 1199 6291
Passcode: N/A
Dial in: 929-205-6099

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

1967, LLC – Nick Massa
(Applicant Name)

David West
Executive Director
47 Castle Street
Geneva, NY 14456
Phone: 585-381-9250

<https://cityofgenevany.com/295/Industrial-Development-Agency-IDA>

Updated October 2022

CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Each applicant seeking assistance must complete this application and provide required supplemental forms/documentation.

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law, except for information that is considered deniable by the Freedom of Information Law. This form is available at <http://visitgeneva.ny.us/do-business/industrial-development-agency>.

Please send complete application via email to dwest@geneva.ny.us. A **non-refundable** application fee of \$500.00 is required. Please see page 16 for additional information on costs and fees.

I. APPLICANT

A) Applicant Information

Company Name: 1967, LLC – Nick Massa

Mailing Address: 630 Pre-Emption Road, Geneva, NY 14456

Phone No.: 315-789-8667

Email: nmassa@MassaConstruction.com

Fax No.: 315-789-2629

Fed Id. No.: 83-21969

Contact Person: Andy Tyman, Project Coordinator – andytyman01@gmail.com

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Nicholas P. Massa, President

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

Form of Entity

☐ Corporation

Date of Incorporation: _____

State of Incorporation: _____

☐ Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

☐ Limited Liability Company/Partnership (number of members 1)

Date of organization: 7/16/2018

State of Organization: New York

☐ Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

Massa Construction, Inc; NP Massa, LLC; Massa Properties, LLC

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

B) Applicant's Counsel

Name: Michael Roulan

Firm: _____

Address: 407 S. Main Street, Geneva, NY 14456

Phone No.: 315-789-8580

Email: mjroutan@aol.com

Fax No.: 315-789-4216

II. **PROJECT INFORMATION**

A) Project Address: DeSales, 90 Pulteney Street. Geneva NY 14456

Tax Map Number 104.49-1-20.100
(Section/Block/Lot)

B) Are utilities on site?

Water Yes Electric Yes
Gas Yes Sanitary/Storm Sewer Yes

C) Present legal owner of the site 1967, LLC
If other than from applicant, by what means will the site be acquired for this project? _____

D) Zoning of Project Site: Current: MDR Proposed: MDR

E) Are any variances needed? No

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.) (please attach additional pages, if needed):

Conversion of the school building into 17 units of multifamily market rate housing.

H) Principal use of project upon completion:

☐ manufacturing	☐ warehousing	☐ research	☐ offices
☐ industrial	☐ recreation	☐ retail	☒ residential
☐ training	☐ data process	☐ other	

If other, explain: _____

I) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

☐ Yes or ☒ No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

☐ Yes or ☒ No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

☐ Yes or ☒ No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

1.772 Acres

(b) Are there buildings now on the project site? ☒ Yes ☐ No

(c) Indicate the present use of the project site.

Vacant High School - Physical Education Program in Gym Area

(d) Indicate relationship to present user of project.

Donated gymnasium space to SFSS school

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size, and approximate age of buildings:

No

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

No

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

Yes - Conversion of the vacant high school into 17 market rate residential apartments.

5. What will the building or buildings to be acquired, constructed, or expanded be used for by the company? (Include description of products to be manufactured, assembled, or processed, and services to be rendered. . .

Residential Rental Housing

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

13,169 Sq. Ft. representing 27.3% as donated gymnasium space to SFSS school.

7. List principal items or categories of equipment to be acquired as part of the project.

Basic Residential Appliances and commercial HVAC equipment

8. Has construction work on this project begun?

Complete the following

(a) site clearance	☐ Yes	☒ No	<u>0</u> % complete
(b) foundation	☐ Yes	☒ No	<u>0</u> % complete
(c) footings	☐ Yes	☒ No	<u>0</u> % complete
(d) steel	☐ Yes	☒ No	<u>0</u> % complete
(e) masonry work	☐ Yes	☒ No	<u>0</u> % complete
(f) other (describe below)	☐ Yes	☒ No	<u>0</u> % complete

9. Project Timeline

(a) Proposed Date of Acquisition: 10/22/2018
(b) Proposed Commencement Date of Construction: 8/1/2024
(c) Anticipated Completion Date: 5/30/2025

[Remainder of Page Left Blank Intentionally]

III. ESTIMATED PROJECT COSTS

- A) Estimate the costs necessary for the construction, acquisition, rehabilitation, improvements and/or equipment of the project by the Applicant.

Building Construction or Renovation

- | | |
|--------------|------------------------|
| a. Materials | a. \$ <u>2,058,673</u> |
| b. Labor | b. \$ <u>2,516,156</u> |

Site Work

- | | |
|---|----------------------|
| c. Materials | c. \$ <u>23,850</u> |
| d. Labor | d. \$ <u>29,150</u> |
| e. Non-Manufacturing Equipment | e. \$ _____ |
| f. Manufacturing Equipment | f. \$ <u>0</u> |
| g. Equipment Furniture and Fixtures | g. \$ <u>84,628</u> |
| h. Land and/or Building Purchase | h. \$ <u>390,000</u> |
| i. Soft Costs (Legal, Architect, Engineering) | i. \$ <u>145,000</u> |

Other (specify):

- | | |
|---|---------------------|
| j. <u>Bank Fees & Interest</u> | j. \$ <u>41,500</u> |
| k. <u>Consultants (Energy, Grants, Develop)</u> | k. \$ <u>95,000</u> |
| l. <u>Insurance</u> | l. \$ <u>30,000</u> |
| m. <u>Others</u> | m. \$ <u>74,850</u> |

Total Project Costs (must equal Total Sources) \$ 5,488,807

Percent of construction labor and materials to be 45 %
procured in Ontario County:

- B) Sources of Funds of Project Costs:

- | | |
|---------------------------------------|------------------------|
| a. Tax-Exempt Industrial Revenue Bond | a. \$ _____ |
| b. Taxable Industrial Revenue Bond | b. \$ _____ |
| c. Bank Financing | c. \$ <u>1,705,905</u> |
| d. Public Sources | d. \$ _____ |

Identify each state and federal grant/credit

- | | |
|--|------------------------|
| e. <u>RESTORE</u> | e. \$ <u>2,000,000</u> |
| f. <u>Federal Historic Tax Credits</u> | f. \$ <u>766,993</u> |
| g. <u>NYS Historic Tax Credits</u> | g. \$ <u>585,898</u> |
| h. <u>NYSERDA</u> | h. \$ <u>40,000</u> |
| i. <u>Owner Money Mortgage</u> | i. \$ <u>390,000</u> |

Total Sources (must equal Total Project Costs) \$ 5,488,807

- C) Has the applicant made any arrangements for the financing of this project?

☒ Yes or ☐ No

If yes, please specify bank, underwriter, etc – Lyons National Bank
(see attached Term Sheet)

IV. FINANCIAL ASSISTANCE REQUESTED (Check all that apply)

A) Benefits Requested:

☒ Sales Tax Exemption ☐ IRB ☒ MRT Exemption ☐ Real Property Agreement

B) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: N/A

Sales and Use Tax:

Estimated value of Sales Tax exemption: \$ 128,935

Estimated duration of Sales Tax exemption: 4/1/2024 – end of construction

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$ \$20,000

IRB Benefit:

☐ IRB inducement amount, if requested: \$ N/A

Is a purchaser for the Bonds in place?

☐ Yes or ☒ No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box below if there is a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

☐ Yes or ☒ No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

To allow any savings from sales tax or mortgage tax relief to be put back into the project for additional project enhancements such as new lighting and heating in the gymnasium for the donated space to the local SFSS school.

V. EMPLOYMENT PLAN

Job Category	Average Salary or Salary Range	Average Fringe Benefits or Range of Fringe Benefits	Current Number of FTE jobs to be Retained	Jobs to be Created as a Result of the Project					
				Year 1		Year 2		Year 3	
				Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)	Full time (FTE)	Part time (PTE)
Management									
Professional									
Administrative	\$8,320	0	0	0	1	0	1	0	1
Production									
Independent Contractor									
Other Maintenance	\$14,040	0	0	0	1	0	1	0	1

What percentage of the total jobs to be created will be filled by residents of the Labor Market Area? ** 100%

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Labor Marker Area, in the fourth column. The Labor Marker Area includes [2 PTE] (or six other contiguous counties, including Ontario County, chosen at the Agency's discretion).

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity

(collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.

- B) First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C) A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D) Annual Sales Tax Filings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E) Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.
- F) Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G) Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H) False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an

amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

- I) Recapture: Should the Applicant not expend or hire as presented; the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all the benefits taken by the Applicant will be subject to recapture.
- J) Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

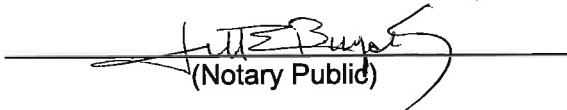
STATE OF NEW YORK)
COUNTY OF ONTARIO) ss.:

Nicholas P. Massa, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of 1967, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury.
this 11 day of March, 2024


(Notary Public)

JILL E. BUYCK
Notary Public, State of New York
Wayne County No. 4877378
Commission Expires Jan. 20, 2027

This Application should be submitted to the City of Geneva Industrial Development Agency, c/o Frank Cecere, Chairman, 47 Castle Street, Geneva, NY 14456.

The Agency will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE

IDA and Bond Counsel
RUSSELL GAENZLE, ESQ.
Harris Beach PLLC
99 Garnsey Road
Pittsford, New York 14534
Tel: (585) 419-8633
Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.



(Applicant Signature)

By: _____

Name: Nicholas P Massa

Title: President



(Notary Public)

Sworn to before me this 11 day

[stamp]

of March, 2024

JILL E. BUYCK
Notary Public, State of New York
Wayne County No. 4877378
Commission Expires Jan. 20, 2027

Real Property Tax Benefits (Detailed):

**** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.**

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
TOTAL							

*Estimates provided are based on current property tax rates and assessment values

Cost Benefit Analysis:

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$ _____	New Jobs Created Permanent _____ Temporary _____
		Existing Jobs Retained Permanent _____ Temporary _____
Estimated Mortgage Tax Exemption	\$ _____	Expected Yearly Payroll \$ _____
Estimated Property Tax Abatement	\$ _____	Expected Gross Receipts \$ _____
		Additional Revenues to School Districts _____ _____ _____
		Additional Revenues to Municipalities _____ _____ _____
		Other Benefits _____
Estimated Interest Savings IRB Issue	\$ _____	Private Funds invested \$ _____
		Likelihood of accomplishing proposed project within three (3) years ☐ Likely or ☐ Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$ _____ (to be used on the NYS ST-60)

**FEE SCHEDULE FOR THE
CITY OF GENEVA IDA IS AS FOLLOWS:**

Application Fee: **\$500 non-refundable, due at application.**

Closing Fees/Expenses:

Transaction Type	Fees
Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exemption	IDA Administrative Fee: • 1% of the total project cost IDA Transaction Counsel Fee: • 1/3 of the IDA fee
Sales Tax Exemption* and/or Mortgage Recording Tax Exemption	IDA Administrative Fee: • 1% of total project costs, with a minimum of \$1,000 and a maximum of 10% of the estimated benefit IDA Transition Counsel Fee: • Sales tax only - \$2,000 • Sales tax & Mortgage - \$4,000
Bond: Taxable or Tax-Exempt with Lease/Leaseback including any/all of the following: 1. PILOT Agreement 2. Sales Tax Exemption* 3. Mortgage Tax Exempt	IDA Administrative Fee: • 1% of total project cost IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.
Bond: Taxable or Tax-Exempt Bond Only	IDA Administrative Fee: • 1% of principal amount of the bond IDA Transition Counsel Fee: • 1/3 of the IDA fee. Designated Bond Counsel fee is based on the complexity and amount of the transaction.

* If the sales tax benefits are required prior to closing, a non-refundable twenty-five percent (25%) of the IDA Administrative Fee and IDA Transaction Counsel Fees are payable at that time. This amount will be applied towards the IDA Administrative Fee and IDA Transaction Counsel Fee.

NOTE: IDA reserves the right to seek additional IDA, Transaction Counsel and Bond Counsel fees for exceptionally complex/large transactions.

Please make all Checks payable to:

City of Geneva Industrial Development Agency

Mail to:
47 Castle Street
Geneva, NY 14456

DRAFT - V004 2/27/2024

A.	B.	C.	D.	E.	F.
Source Name	Amount of Funds	Assist Type	Financing Term (months)	Interest Rate %	Estimated Interim Interest
Lyons National Bank (Construction Loan)	\$ -	Loan	12	9.000%	0
Loan from Related Party (Massa Construction)	\$ 5,488,807	Loan	12	0.100%	0
	\$ -	Other			
	\$ -				
TOTAL	\$5,488,807				\$0

A.	B.		C.	D.	E.	F.
Source Name	Amount of Funds		Assist Type	Financing Terms (Years)	Interest Rate %	Lien Position
Lyons National Bank	\$	1,709,726	Loan	25	8.250%	1
Empire State Development RESTORE NY / City of Geneva	\$	2,000,000	Loan	25	0.100%	0
NY Main Street Program	\$	-	Grant	0	0.000%	0
Historic Tax Credits	\$	1,349,081	Other	0	0.000%	2
Energy Grants / Credits - NYSERDA	\$	40,000	Grant	0	0.000%	0
Owner's Money Mortgage (Building Value)	\$	390,000	Loan	0	0.000%	4
Contractor's Deferrals	\$	-	Loan	0	0.000%	3
				0	0.000%	0
TOTAL	\$5,488,807					

1. Hard Costs	Lyons National Bank						Total
A - Acquisition Costs							
Building	329,100						329,100
Land	60,900						60,900
Total Acquisition Costs	390,000	0	0	0	0	0	390,000
B - Construction Costs							
Site Work	53,000						53,000
Off Site Work	0						0
Demolition	99,428						99,428
Environmental Remediation	24,733						24,733
Other Construction	32,500						32,500
Subtotal Site Prep	209,661	0	0	0	0	0	209,661
Residential	3,592,630						3,592,630
Community Service Facility	0						0
Other Non-residential space	18,000						18,000
General Contractor's Insurance	0						0
Subtotal-Contractor's Cost	3,610,630	0	0	0	0	0	3,610,630
Contingent Hard Costs							0
General Conditions (5%)	114,609						114,609
Builder's Overhead (5%)	191,015						191,015
Builder's Profit (5%)	191,015						191,015
Performance Bond Premium	0						0
Contingency (10%)	382,029						382,029
Subtotal Contingent Hard Costs							
Total Hard Costs	4,698,957	0	0	0	0	0	4,698,957

C - Soft Costs	Lyons National Bank						Total
Accounting and Cost Certification	1,500						1,500
Appraisal(s)	6,500						6,500
Architecture/Engineering Fee	120,000						120,000
Permits and Expediting	0						0
Environmental Phase I & II	2,500						2,500
Soil Borings/Geotechnical	0						0
Insurance	30,000						30,000
Taxes	0						0
Developer's Allowance	0						0
Market Study	0						0
City Building Permits / Fees	9,500						9,500
Survey	7,500						7,500
Title & Recording	15,000						15,000
Relocation Expenses	0						0
	0						0
	0						0
Other Soft Costs - identify below	95,000						95,000
Soft Cost Subtotal 1	287,500	0	0	0	0	0	287,500
Working Capital Soft Costs							
Initial operating deficit	0						0
Supplemental Management Fee	0						0
Marketing	15,000						15,000
Maintenance/Equipment - identified below	13,500						13,500
Soft Cost Subtotal 2	28,500	0	0	0	0	0	28,500
Lender Fees & Interest							
Construction Interest - Bank	0						0
Construction Interest - Subsidy Loans							0
Const. /Perm Loan Origination Fee	7,500						7,500
Bank Construction Plan & Cost Review	5,000						5,000
Bank Construction Monitor	10,000						10,000
Soft Cost Subtotal 3	22,500	0	0	0	0	0	22,500
Legal Fees							
Sponsor Legal Fees	10,000						10,000
Bank Legal Fees	15,000						15,000
Soft Cost Subtotal 4	25,000	0	0	0	0	0	25,000
Total Softs Costs 1-4	363,500	0	0	0	0	0	363,500
Soft Cost Contingency @ 10%	36,350	0	0	0	0	0	36,350
TOTAL SOFT COSTS	399,850						399,850
Developer's Fee							0
Capitalized Operating Reserve	0	0					0
Capitalized Replacement Reserve							0
							0
Total Project Cost	5,488,807	0	0	0	0	0	5,488,807

No. of Units **17**

TOTAL UNIT DEVELOPMENT COSTS **\$ 322,871**

Development Budget - Summary Detail

Other Construction Costs - Description of Costs		\$ Amount
Mobilization		\$ 10,000
Supervision		\$ 15,000
Building Permit		\$ 7,500
		\$ -
		\$ -
Total		\$ 32,500
Other Soft Costs - Description of Costs		
Development Consultants		\$ 70,000
Energy Consultant		\$ 5,000
Environmental Consultant		\$ 5,000
Grant Consultant		\$ 15,000
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Total		\$95,000
Maintenance/Equipment - Description of Costs		
Office Equipment & Furniture		\$5,000
On-Site Maintenance Equipment		2,500
Security Cameras		0
Common Space Artwork		2,500
Common Space Furniture		3,500
		0
		0
		0
		0
Total		\$13,500

DeSales Apartments - Renovations

Project Hard Cost Budget					02/07/24
Major Section - Summary			Estimator: Massa Construction		
CSI	Major Section	Labor	Materials	TOTAL	Comments
Division 1		-	-	-	
General Requirements	Mobilization	-	-	10,000.00	
	Dumpsters	-	-	15,000.00	
	Equipment	-	-	-	
	Insurance/ Bonds	-	-	-	Included in Soft Costs
	Supervision	-	-	25,000.00	
	City Tapping Fee	-	-	7,500.00	
	Constr. Facilities & Temp Constr.	-	-	-	
	TOTAL DIVISION 1	-	-	57,500.00	
Division 2	Site Demolition & Clearing	-	-	-	
Site Work	Demolition	-	-	99,428.00	Rochester Specialty Contractors
	Asbestos Mitigation	-	-	24,733.00	Rochester Specialty Contractors
	Lead Paint Mitigation	-	-	-	
	Mold Mitigation	-	-	-	
	Foundations, Footings	-	-	-	
	Earthwork	-	-	5,000.00	
	Paving and Surfacing	-	-	25,000.00	
	Storm & Sanitary Sewers	-	-	-	
	Site Lighting	-	-	10,000.00	
	Site Concrete (sidewalks)	-	-	2,000.00	
	Site Fencing	-	-	6,000.00	
	Landscaping	-	-	5,000.00	
	TOTAL DIVISION 2	-	-	177,161.00	
Division 3	Concrete Ramps and Sidewalks	-	-	-	Included in site
Concrete Work	Slab on Grade	-	-	-	
	Foundation wall	-	-	-	
		-	-	-	
	TOTAL DIVISION 3	-	-	-	
Division 4	Unit Masonry	-	-	-	
Masonry	Masonry Restoration & Cleaning	-	-	7,500.00	
	Elevator shaft & Pit	-	-	16,000.00	
	TOTAL DIVISION 4	-	-	23,500.00	
Division 5	Metal Fabrications	-	-	-	
Metals	Railings	-	-	-	
		-	-	-	
	TOTAL DIVISION 5	-	-	-	
Division 6	Wall Patching	-	-	-	
Wood & Plastic	Rough Carpentry	-	-	95,000.00	
	Finish Carpentry	-	-	25,000.00	
	Architectural Woodwork-Casework	-	-	34,000.00	Remove/Reinstall Historic Trim
	Basement Community & Exercise Rooms	-	-	-	
	Basement - Tenant Storage	-	-	18,000.00	
	TOTAL DIVISION 6	-	-	172,000.00	
Division 7	Caulking & Sealants	-	-	5,000.00	
Thermal & Moisture protection	Fire Caulk	-	-	2,500.00	
	Insulation & Waterproofing	-	-	-	
	Membrane Roofing	-	-	-	
	Gutters, downspouts & roof drains	-	-	2,500.00	
	Roof Specialties and Accessories	-	-	7,500.00	
	Exterior Wall Finishes & Fascia Trim	-	-	-	
	TOTAL DIVISION 7	-	-	17,500.00	

Division 8	Hollow Metal Doors & Frames	-	-		
Openings	Interior Wood Doors & Hardware	-	-	266,500.00	Henrietta Building Supplies
	Access Doors	-	-	-	
	Alum. Entrances	-	-	-	
	Glass & Glazing	-	-	-	
	Wood & Plastic Windows	-	-	350,000.00	
	ADA Automatic Door Operators	-	-	3,500.00	
		-	-	-	
	TOTAL DIVISION 8	-	-	620,000.00	
Division 9		-	-	-	
Finishes	Gypsum Board	-	-	911,573.00	Davis-Fetch Corp.
	Acoustical Treatment	-	-	-	
	Refinish Hardwood floors	-	-	25,000.00	
	Carpet/LVT	-	-	45,000.00	
	Underlayment for flooring	-	-	25,500.00	
	Ceramic Tile	-	-	12,750.00	
	Painting & Wall Covering	-	-	85,000.00	
		-	-	-	
	TOTAL DIVISION 9	-	-	1,104,823.00	
Division 10		-	-	-	
Specialities	Signage	-	-	3,500.00	
	Toilet & Bath Accessories	-	-	7,650.00	
	Pantry Shelving	-	-	-	
	Mailboxes - Interior Cluster Boxes	-	-	5,000.00	
	Glass Shower doors/partitions	-	-	12,750.00	
	TOTAL DIVISION 10	-	-	28,900.00	
Division 11		-	-	-	
Equipment	Elevator - Hydraulic	-	-	138,000.00	Bison Elevators
	Appliances - Refrigerator, stove & dishwashers	-	-	71,128.00	Lowes
		-	-	-	
	TOTAL DIVISION 11	-	-	209,128.00	
Division 12	Window Treatment	-	-	22,000.00	
Furnishings	Furniture and Accessories	-	-	-	
	Kitchen Cabinets & Countertops	-	-	126,139.00	Santelli Lumber
	TOTAL DIVISION 12	-	-	148,139.00	
Division 21	Fire Suppression & Supervisory Sys.	-	-	150,000.00	
	TOTAL DIVISION 21	-	-	150,000.00	
Division 22	Engineering - Apartment Bldg	-	-	-	
Plumbing	Base Bid - Apartment Bldg	-	-	169,000.00	D'Amico Mechanicals
	Engineering - Gym Wing	-	-	-	
	Base Bid - Gym Wing	-	-	10,000.00	D'Amico Mechanicals
		-	-	-	
	TOTAL DIVISION 22	-	-	179,000.00	
Division 23	Engineering - Apartment Bldg	-	-	15,000.00	Mech Tech
HVAC	Base Bid - Apartment Bldg	-	-	327,600.00	Mech Tech
	Engineering - Gym Wing	-	-	1,500.00	Mech Tech
	Base Bid - Gym Wing	-	-	123,000.00	Mech Tech
	TOTAL DIVISION 23	-	-	467,100.00	
Division 26	Electrical - Service & Distribution	-	-	-	
Electrical	Electrical - General - Rough-in's	-	-	307,907.60	Marlock Electric
	Devices & Fixtures	-	-	-	
	Gym Lighting	-	-	25,000.00	
	Gym Bathrooms	-	-	7,500.00	
	TOTAL DIVISION 16	-	-	340,407.60	
Division 28	Fire Alarm	-	-	19,000.00	
Electronic Safety & Security	Door Entry System Systems	-	-	-	
	Security Cameras	-	-	106,132.00	Integrated Systems
	WiFi Connections	-	-	-	
	TOTAL MISCELLANEOUS	-	-	125,132.00	
	TOTAL	-	-	3,820,291	
	Contractors Overhead @ 5%	-	-	191,015	
	Contractors Profit @ 5%	-	-	191,015	
	General Conditions @ 3%	-	-	114,609	
	Hard Cost Contingency @ 10%	-	-	382,029	
	GRAND TOTAL	-	-	4,698,957	

17 Total Units

Per Unit Costs (Hard Costs Only) \$

276,409

HARD COST BREAKDOWN			
Materials	\$	1,719,130.77	45%
Labor	\$	2,101,159.83	55%
Total	\$	3,820,290.60	100%

Sales Tax on Material	
\$ 1,719,130.77	Materials
7.5%	Ontario County Rate
\$ 128,934.81	Total Sales Tax

DeSales Project - Sub-Contractor Pricing

Item	Company	2020 Pricing	% adjust	2024 Pricing	Picing used for Budgeting	Comments
Site Work						
Doors	Henrietta Building Supplies	\$ 205,000	30%	\$ 266,500	\$ 266,500	
Windows						
Flooring						
ACT/GEB Ceiling & Walls	Davis-Fetch Corp.	\$ 701,210	30%	\$ 911,573	\$ 911,573	
Cabinetry	Santelli Lumber	\$ 97,030	30%	\$ 126,139	\$ 126,139	
Rough Framing	Massa Construction					
Finish Carpentry	Massa Construction					
Plumbing	D'Amico Mechanicals	\$ 130,000	30%	\$ 169,000	\$ 169,000	
Plumbing	Superior Plumbing Service	\$ 185,800	30%	\$ 241,540		
HVAC	D'Amico Mechanicals	\$ 140,000	30%	\$ 182,000		
HAVC	Mech Tech	\$ 252,000	30%	\$ 327,600	\$ 327,600	
HAVC	Mech Tech			\$ 625,000		
Electric	Marlock Electric	\$ 236,852	30%	\$ 307,908	\$ 307,908	
Security,WiFi & Entry System	Integrated Systems			\$ 106,132	\$ 106,132	
Elevator	Bison Elevators			\$ 138,000	\$ 138,000	
Demo	Rochester Specialty Contractors			\$ 99,428	\$ 99,428	
Asbestos Abatement	Rochester Specialty Contractors			\$ 24,733	\$ 24,733	excludes Pipe coverings
Appliances	Lowe's			\$ 71,128	\$ 71,128	

DeSales Apartments Re-Development

Construction Requisition and Construction Interest Schedule (projected)

2/7/2024

Contractor: Massa Construction

Contract

Amount: **\$5,488,807**

0.00%

Requisition #	Date	Amount	Percentage	Job Total	Interest
1	August-24	\$ 329,328	6.0%	\$ 329,328	\$ -
2	September-24	\$ 329,328	6.0%	\$ 658,657	\$ -
3	October-24	\$ 329,328	6.0%	\$ 987,985	\$ -
4	November-24	\$ 439,105	8.0%	\$ 1,427,090	\$ -
5	December-24	\$ 439,105	8.0%	\$ 1,866,195	\$ -
6	January-25	\$ 439,105	8.0%	\$ 2,305,299	\$ -
7	February-25	\$ 439,105	8.0%	\$ 2,744,404	\$ -
8	March-25	\$ 548,881	10.0%	\$ 3,293,284	\$ -
9	April-25	\$ 548,881	10.0%	\$ 3,842,165	\$ -
10	May-25	\$ 548,881	10.0%	\$ 4,391,046	\$ -
11	June-25	\$ 548,881	10.0%	\$ 4,939,927	\$ -
12	July-25	\$ 548,881	10.0%	\$ 5,488,807	\$ -
Total		\$5,488,807	100.00%	\$0	\$ -

Finance Construction through Related Party

DeSales Apartments

HISTORIC CREDITS - Developer Financial Projections v 4

EXPENSE		TOTAL COST	Eligible Costrs (QREs)	Ineligible Costs	Percent Eligible
HARD COSTS					
Mobilization - Bldg		\$ 10,000	\$ 10,000	\$ -	100%
General Contractor's Insurance		\$ -	\$ -	\$ -	100%
Select Demolition		\$ 99,428	\$ 99,428	\$ -	100%
Dumpsters & Disposals		\$ 15,000	\$ 15,000	\$ -	100%
Site Demolition & Clearing		\$ -	\$ -	\$ -	0%
Excavation		\$ 5,000	\$ -	\$ 5,000	0%
Asphalt Pavement		\$ 25,000	\$ -	\$ 25,000	0%
Site Concrete		\$ 2,000	\$ -	\$ 2,000	0%
Site Lighting		\$ 10,000	\$ -	\$ 10,000	0%
Fencing		\$ 6,000	\$ -	\$ 6,000	0%
Landscape		\$ 5,000	\$ -	\$ 5,000	0%
Environmental	Asbestos Remediation	\$ 24,733	\$ 24,733	\$ -	100%
	Lead Paint Removal	\$ -	\$ -	\$ -	100%
	Mold Remediation	\$ -	\$ -	\$ -	100%
Insulation		\$ -	\$ -	\$ -	100%
Caulking & Sealants		\$ 5,000	\$ 5,000	\$ -	100%
Basement Community Room		\$ -	\$ -	\$ -	100%
Basement Tenant Storage		\$ 18,000	\$ 18,000	\$ -	100%
Elevator Shaft & Pit		\$ 16,000	\$ 16,000	\$ -	100%
Masonry Restoration & Cleaning		\$ 7,500	\$ 7,500	\$ -	100%
Cabinets/countertops		\$ 126,139	\$ 126,139	\$ -	100%
Roofing		\$ 7,500	\$ 7,500	\$ -	100%
Interior Doors & Hardware		\$ -	\$ -	\$ -	100%
Hollow Metal Doors & Hardware		\$ 266,500	\$ 266,500	\$ -	100%
Automatic ADA Door Opener		\$ 3,500	\$ 3,500	\$ -	100%
Windows		\$ 350,000	\$ 350,000	\$ -	100%
Glass & Glazing		\$ -	\$ -	\$ -	100%
Gyp Board/Drywall		\$ 911,573	\$ 911,573	\$ -	100%
Acoustical Treatment		\$ -	\$ -	\$ -	100%
Flooring	LVT & Carpeting	\$ 45,000	\$ 45,000	\$ -	100%
Flooring	Underlayments	\$ 25,500	\$ 25,500	\$ -	100%
Flooring	Refinish Hardwood floors	\$ 25,000	\$ 25,000	\$ -	100%
Painting & Wall Covering		\$ 85,000	\$ 85,000	\$ -	100%
Ceramic Tile		\$ 12,750	\$ 12,750	\$ -	100%
Window Treating - Blinds		\$ 22,000	\$ 22,000	\$ -	100%
Rough Carpentry / Framing		\$ 95,000	\$ 95,000	\$ -	100%
Finish Carpentry		\$ 25,000	\$ 25,000	\$ -	100%
Remove/Reinstall Historic Trim		\$ 34,000	\$ 34,000	\$ -	100%
Plumbing	Glass Shower doors/partition	\$ 12,750	\$ 12,750	\$ -	100%
	Kitchens	\$ 169,000	\$ 169,000	\$ -	100%
	Rough-in's	\$ -	\$ -	\$ -	100%
Base Bid - Gym Wing		\$ 10,000	\$ 10,000	\$ -	100%
Roof Drainage		\$ 2,500	\$ 2,500	\$ -	100%
Sprinklers		\$ 150,000	\$ 150,000	\$ -	100%
HVAC	Engineering - Apartment Bldg	\$ 15,000	\$ 15,000	\$ -	100%
	Base Bid - Apartment Bldg	\$ 327,600	\$ 327,600	\$ -	100%
	Engineering - Gym Wing	\$ 1,500	\$ 1,500	\$ -	100%
	Base Bid - Gym Wing	\$ 123,000	\$ 123,000	\$ -	100%
Electrical	Service & Distribution	\$ -	\$ -	\$ -	100%
	Rough-in's	\$ 307,908	\$ 307,908	\$ -	100%
	Fixtures & Devices	\$ -	\$ -	\$ -	100%
	Gym Lighting	\$ 25,000	\$ 25,000	\$ -	100%
	Gym Bathrooms	\$ 7,500	\$ 7,500	\$ -	100%
	Fire Alarm System	\$ 19,000	\$ 19,000	\$ -	100%

Fire Caulking	\$	2,500	\$	2,500	\$	-	100%
Appliances	\$	71,128	\$	71,128	\$	-	100%
Hydraulic Elevator	\$	138,000	\$	138,000	\$	-	100%
Signage	\$	3,500	\$	3,500	\$	-	100%
Other Mail Boxes - Cluster Boxes	\$	5,000	\$	5,000	\$	-	100%
Other Toilet & Bath Accessories	\$	7,650	\$	7,650	\$	-	100%
Other Door Entry System	\$	-	\$	-	\$	-	100%
Other Security Camera's	\$	106,132	\$	106,132	\$	-	100%
Other Wifi Connection	\$	-	\$	-	\$	-	100%
Other City Tapping Fees	\$	7,500	\$	7,500	\$	-	100%
SUB-TOTAL	\$	3,795,291	\$	3,742,291	\$	53,000	
Hard Costs Contingency @ 10%	\$	382,029	\$	374,229	\$	-	100%
SUB-TOTAL	\$	4,177,320	\$	4,116,520	\$	53,000	
Contractors Costs Overhead @ 5%	\$	191,015	\$	191,015	\$	-	100%
Profit @ 5%	\$	191,015	\$	191,015	\$	-	100%
General Conditions @ 5%	\$	114,609	\$	114,609	\$	-	100%
Bonds & Insurances	\$	-	\$	-	\$	-	100%
Project Supervision	\$	25,000	\$	25,000	\$	-	100%
TOTAL CONTRACTOR'S COSTS	\$	521,638	\$	521,638	\$	-	
HARD COST TOTAL	\$	4,698,957	\$	4,638,157	\$	53,000	

ACQUISITION COSTS

Building	\$	329,100	\$	329,100	\$	-	100%
Land	\$	60,900	\$	60,900	\$	-	100%
TOTAL ACQUISITION	\$	390,000	\$	390,000	\$	-	100%

SOFT COSTS

Accounting	\$	1,500	\$	1,500	\$	-	100%
Market Study	\$	-	\$	-	\$	-	100%
Marketing	\$	15,000	\$	15,000	\$	-	100%
Legal - Owner	\$	10,000	\$	10,000	\$	-	100%
Architect & Engineering	\$	120,000	\$	120,000	\$	-	100%
Energy Consultant	\$	5,000	\$	5,000	\$	-	100%
Environmental Consultant	\$	5,000	\$	5,000	\$	-	100%
Insurances	\$	30,000	\$	30,000	\$	-	100%
Development Consultant	\$	70,000	\$	70,000	\$	-	100%
Maintenance & Equipment	\$	13,500	\$	13,500	\$	-	100%
Permits	\$	9,500	\$	9,500	\$	-	100%
Bank Costs Origination Fee @ .25%	\$	7,500	\$	7,500	\$	-	100%
Appraisal	\$	6,500	\$	6,500	\$	-	100%
Plan & Cost Review	\$	5,000	\$	5,000	\$	-	100%
Inspection Fee	\$	10,000	\$	10,000	\$	-	100%
Enviromental Phase I	\$	2,500	\$	2,500	\$	-	100%
Legal	\$	15,000	\$	-	\$	15,000	0%
Title Mortgage Tax	\$	15,000	\$	15,000	\$	-	100%
Alta Survey	\$	7,500	\$	7,500	\$	-	100%
Developer Fee	\$	-	\$	-	\$	-	100%
Construction Loan Interest	\$	-	\$	-	\$	-	100%
Soft Cost Sub-Total	\$	348,500	\$	333,500	\$	15,000	
Soft Cost Contingency @ 10%	\$	36,350	\$	3,335	\$	1,500	
SOFT COST TOTAL	\$	384,850	\$	336,835	\$	16,500	
Capitalized Replacement Reserve	\$	-	\$	-	\$	-	0%

TOTAL DEVELOPMENT COSTS \$ 5,473,807

Total QREs

\$ 5,364,992

\$ 16,500

DeSales Apartments

Developer Financial Projections v 4

Historic Tax Credits

QREs		\$	5,364,992
Less Adjustments		\$	-
Revised QREs		\$	5,364,992
Federal and NYS HTCs	40.00%	\$	2,145,997

Distribution of Tax Credits

Historic Tax Credits	\$	2,145,997		
IM Share		99.00%	\$	2,124,537
MM Share		1.00%	\$	21,460

Historic Tax Credit Syndication Proceeds

	HTCs	IM Share	Price Per HTC	Capital
Federal Historic Tax Credits	\$ 1,072,998	99.00%	\$ 0.72	\$ 764,833
NYS Historic Tax Credits	\$ 1,072,998	99.00%	\$ 0.55	\$ 584,248
			Total Equity	\$ 1,349,081

Equity Pay-In

25%	\$337,270	Admission
65%	\$876,903	P.I.S., Part 3, cost certification, permanent loan conversion
10%	\$134,908	K-1s, 2024 tax returns
	\$1,349,081	

10 Year Operating Budget Proforma

Date Submitted: 12/27/23

Project Name: DeSales Apartments

Prepare an Operating Budget and Maintenance Budget for:(and include worksheets)		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Line	ESTIMATE OF ANNUAL INCOME										
1	Annual Gross Rent (Totals from Rent Plan Line 4)	379,200	390,576	402,293	414,362	426,793	439,597	452,785	466,368	480,359	494,770
2	Vacancy & Arrears (from Rent Plan Line 6) @ 10%	(37,920)	(39,058)	(40,229)	(41,436)	(42,679)	(43,960)	(45,278)	(46,637)	(48,036)	(49,477)
3	Net Residential Income	341,280	351,518	362,064	372,926	384,114	395,637	407,506	419,731	432,323	445,293
4	Ancillary Income - Laundry (from Rent Plan Line 7a)	0	-	-	-	-	-	-	-	-	-
5	Ancillary Income - Cable TV (from Rent Plan Line 7b)	0	-	-	-	-	-	-	-	-	-
6	Ancillary Income - Sales & Services (from Rent Plan Line 7c)	50	52	53	55	56	58	60	61	63	65
7	Ancillary Income - INTEREST (from Rent Plan Line 7d)	35	36	37	38	39	41	42	43	44	46
8	Ancillary/Other Income- SODA (from Rent Plan Line 7e)	0	-	-	-	-	-	-	-	-	-
9	Ancillary/Other Income- Grants (from Rent Plan Line 7f)	0	-	-	-	-	-	-	-	-	-
10	Total Ancillary Income	85	88	90	93	96	99	101	105	108	111
11	Net Commercial Rent -from Rent Plan Line 12)	0	-	-	-	-	-	-	-	-	-
12	Total Effective Income	341,365	351,606	362,154	373,019	384,209	395,736	407,608	419,836	432,431	445,404
ESTIMATE OF ANNUAL EXPENSE											
A. Administration											
13	Advertising & Misc. Renting Expense	500	515	530	546	563	580	597	615	633	652
14	Site Manager - Salary Reimbursement	8,320	8,570	8,827	9,091	9,364	9,645	9,935	10,233	10,540	10,856
15	Management Fee -See Exhibit 7	0	-	-	-	-	-	-	-	-	-
16	Legal	250	258	265	273	281	290	299	307	317	326
17	Accounting and Audit	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
18	Bookkeeping & Payroll Services	0	-	-	-	-	-	-	-	-	-
19	Office Expense - Supplies	400	412	424	437	450	464	478	492	507	522
20	Office Expense - Telephone	900	927	955	983	1,013	1,043	1,075	1,107	1,140	1,174
21	Office Expense - Equipment Copier	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
22	Office Expense - Equipment Internet	540	556	573	590	608	626	645	664	684	705
23	Office Expense - Equipment Computer	0	-	-	-	-	-	-	-	-	-
24	Misc. Administrative Expense	2,450	2,524	2,599	2,677	2,757	2,840	2,925	3,013	3,104	3,197
25	Total Administration (sum of Lines 13 through 24)	17,860	18,396	18,948	19,516	20,102	20,705	21,326	21,966	22,625	23,303

	B. Maintenance and Operations										
26	Janitor and Cleaning Payroll Reimbursement	7,020	7,231	7,448	7,671	7,901	8,138	8,382	8,634	8,893	9,160
27	Janitor and Cleaning Supplies	600	618	637	656	675	696	716	738	760	783
28	Exterminating regular service	500	515	530	546	563	580	597	615	633	652
29	Garbage and Trash Removal	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871
30	Security Payroll	0	-	-	-	-	-	-	-	-	-
31	Security Contracts	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
32	Ground Expense - Supplies	350	361	371	382	394	406	418	430	443	457
33	Ground Expense - Contracts	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871
34	Maintenance and Repair Payroll Reimbursement	7,020	7,231	7,448	7,671	7,901	8,138	8,382	8,634	8,893	9,160
35	Maintenance and Repair Materials	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
36	Maintenance and Repair Contracts	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
37	Elevator	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
38	Heating & Cooling contracts	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
39	Snow Removal Contracts	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
40	Painting and Decorating - Contracts	1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,773	1,827
41	Painting and Decorating - Supplies	150	155	159	164	169	174	179	184	190	196
42	Vehicle & Equipment Repairs	0	-	-	-	-	-	-	-	-	-
43	Misc. Maintenance & Operating Expense	6,100	6,283	6,471	6,666	6,866	7,072	7,284	7,502	7,727	7,959
44	Total Maintenance and Operations (sum of Lines 26 through 43)	49,640	51,129	52,663	54,243	55,870	57,546	59,273	61,051	62,882	64,769

	Prepare an Operating Budget and Maintenance Budget for:(and include worksheets)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	C. Utilities (Provide Documentation in Exhibit 4)										
45	Fuel Oil	0	-	-	-	-	-	-	-	-	-
46	Lighting/Electricity	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
47	Water and Sewer	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
48	Gas	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
49	Other (specify) - Cable TV - see exhibit 5	0	-	-	-	-	-	-	-	-	-
50	Total utilities (sum of Lines 45 through 49)	19,000	19,570	20,157	20,762	21,385	22,026	22,687	23,368	24,069	24,791
	D. Taxes and Insurance (Provide Documentation In Exhibit 3)										
51	Real Estate Taxes & Special Benefit District Assessment - Exhibit 3	24,103	24,826	25,571	26,338	27,128	27,942	28,780	29,644	30,533	31,449
52	Payroll Taxes (documentation required)	0	-	-	-	-	-	-	-	-	-
53	Other taxes (specify):	0	-	-	-	-	-	-	-	-	-
54	Property & Liability Insurances, Bonds & Workers Comp.	10,500	10,815	11,139	11,474	11,818	12,172	12,538	12,914	13,301	13,700
55	Other Employee Benefits	0	-	-	-	-	-	-	-	-	-
56	Total Taxes and Insurance (sum of Lines 51 through 55)	34,603	35,641	36,710	37,812	38,946	40,114	41,318	42,557	43,834	45,149
57	TOTAL OPERATING EXPENSES (sum of Lines 25, 44, 50 & 56)	121,103	124,736	128,478	132,332	136,302	140,392	144,603	148,941	153,410	158,012

[illegible]

66	Cash Flow (Line 62 minus Line 72)	21,959	28,567	35,373	42,383	49,604	57,041	64,701	72,591	80,718	89,089
67	Management Incentive Performance Fee at 3% of Gross Revenues	-	-	-	-	-	-	-	-	-	-
68	Residual Receipts	21,959	28,567	35,373	42,383	49,604	57,041	64,701	72,591	80,718	89,089
69	Debt Service Coverage Ratio (Total Expenses Line 57 / Total NOI Line 62)	1.37%	1.41%	1.45%	1.50%	1.54%	1.59%	1.64%	1.69%	1.74%	1.79%

TOTAL RESERVES	
----------------	--

3%

DeSales High School Rehabilitation

90 Pultney Street
Geneva, NY 14456



AB ANCHOR BOLT	FDN FOUNDATION	OC ON CENTER
ADJ ADJACENT	FF FINISHED FLOOR	OD OUTSIDE DIAMETER
AFF ABOVE FINISH FLOOR	FIN FINISHED	OFF OFFICE
ALUM ALUMINUM	FL FLANGE	OH OVERHANG
ALT ALTERNATE	FLASH FLASHING	OPNG OPENING
APPROX APPROXIMATELY	FLEX FLEXIBLE	OPP OPPOSITE
ARCH ARCHITECTURAL	FLR FLOOR(ING)	PART PARTITION
ASPH ASPHALT	FOC FACE OF CONCRETE	PAYMT PAVEMENT
AVG AVERAGE	FOW FACE OF MASONRY	PCC PRE CAST CONCRETE
	FOW FACE OF WALL	PERF PERFORATED
BET BETWEEN	FP FIRE PROTECTION	PERM PERMANENT
BIT BITUMINOUS	FT FOOR OR FEET	PL PLATE
BLDG BUILDING	FTG FOOTING	PLGB PLUMBING
BLK BLOCK	FUT FUTURE	PLWDFLYWOOD
BLKG BLOCKING		PSF POUNDS PER SQUARE FOOT
BM BEAM (BENCHMARK)	GA GAUGE	PSI POUNDS PER SQUARE INCH
BOT(B) BOTTOM	GALV GALVANIZED	PVC POLYVINYL CHLORIDE
BRK BRICK	GC GENERAL CONTRACTOR	
BSMT BASEMENT	GEN GENERAL	
BUR BUILT-UP-ROOF	GWB GYPSUM WALL BOARD	
		RAD RADIUS
		RD ROOF DRAIN
		REF REFERENCE
		REIN REINFORCE(D), (ING)
		REQ REQUIRED
		REV REVISIONS
		RO ROUGH OPENING
		ROW RIGHT-OF-WAY
		S SOUTH
		S/S STAINLESS STEEL
		SAN SANITARY
		SCH SCHEDULE
		SEC SECTION
		SF SQUARE FOOT (FEET)
		SIM SIMILAR
		SPEC SPECIFICATION(S)
		SQ SQUARE
		ST STREET
		STD STANDARD
		STL STEEL
		STR STRUCTURE (AL)
		SY SQUARE YARD
		SYM SYMMETRY (ICAL)
		T TREAT (TOP)
		T&G TONGUE AND GROOVE
		TEMP TEMPORARY
		THK THICK
		TRANS TRANSVERSE
		TYP TYPICAL
		UNEX UNEXCAVATED
		UNO UNLESS NOTED OTHERWISE
		VAR VARIES (ABLE)
		VERT VERTICAL
		W WEST (WIDE)
		W/ WITH
		W/O WITHOUT
		WD WOOD
		WP WATERPROOFED (ING)
		WT WEIGHT
		WWF WELDED WIRE FABRIC
E EAST	N NORTH	
EA EACH	NF NEAR FACE	
EC EPOXY COATED	NIC NOT IN CONTRACT	
EF EACH FACE	NO NUMBER	
EL ELEVATION	NOM NOMINAL	
ELEC ELECTRICAL	NORM NORMAL	
ELEV ELEVATOR	NTS NOT TO SCALE	
EQ EQUAL		
EQUIP EQUIPMENT		
EST ESTIMATED		
ETR EXISTING TO REMAIN		
EW EACH WAY		
EXIST EXISTING		
EXP EXPANSION (EXPAND)		
EXT EXTERIOR		

GENERAL NOTES

- ALL DIMENSIONS TO BE TAKEN FROM THE FINISH FACE OF WALL. INTERIOR PARTITION TYPES ARE DIMENSIONED AS 5" NOMINAL. REFER TO PARTITION TYPES FOR ACTUAL DIMENSION.
- PROVIDE MOISTURE RESISTANT GYP. BOARD BEHIND THE TOILETS AND SINKS IN ALL WET WALL LOCATIONS.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE CONTRACT DOCUMENTS AND INFORM THE PROJECT ARCHITECT OF ANY INCONSISTENCIES OR INADEQUATE DESCRIPTIONS OF WORK PRIOR TO THE SUBMITTAL OF BIDS.
- ALL WORK OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE STATE ENERGY CONSERVATION CODE, AND ALL OTHER APPLICABLE STATE AND FEDERAL CODES AND REGULATIONS.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO LAYING OUT NEW WORK.
- NOTIFY PROJECT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS, DIMENSIONS, ETC... VARY FROM THOSE SHOWN ON THE DRAWINGS.
- MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS. EXCEPT AS OTHERWISE NOTED.
- WHEN EXISTING CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED OR RENOVATED IN ANY WAY, CONTRACTOR SHALL PROVIDE PATCHING, PAINTING AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH EXISTING ADJACENT SURFACES. REFINISH SURFACES AS NECESSARY TO PROVIDE AN EVEN CONTIGUOUS FINISH.
- DURING CUTTING, PATCHING AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
- ALL SALVAGEABLE ITEMS NOTED ON DRAWINGS SHALL BE DELIVERED TO THE FACILITIES AREA. EXCEPT AS OTHERWISE DIRECTED BY OWNER, ITEMS THAT ARE NOTED ON THE DRAWINGS FOR REUSE SHALL BE PROTECTED, HANDLED, STORED, AND REINSTALLED IN LOCATIONS INDICATED AND OPERATE CONSISTENT WITH THAT PRIOR TO WORK.
- REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
- PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK.
- ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
- THE CONTRACTOR SHALL INFORM THE PROJECT ARCHITECT, PRIOR TO THE SUBMISSION OF BID, OF ANY ITEMS OR QUANTITY OF ITEMS NOT SPECIFIED OR REFERENCED ON THE DRAWINGS BUT REQUIRED FOR THE COMPLETION OF THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM PROVIDING ALL WORK AS REQUIRED TO COMPLETE PROJECT REQUIREMENTS.

DESIGN TEAM

ARCHITECTURAL:

ROZZI ARCHITECTS

1 WOODBURY BLVD.
ROCHESTER, NY 14604
(585) 756-5040
WWW.ROZZIARCHITECTS.COM
CONTACT: NATE ROZZI

DRAWING LIST

ARCHITECTURAL

C100	ARCHITECTURAL SITE PLAN
EX200	EXTERIOR ELEVATIONS - EXISTING
EX200A	GYM EXTERIOR ELEVATIONS - EXISTING
EX201	WINDOW TYPES ALL - EXISTING
EX202	WINDOW TYPE W1
EX203	WINDOW TYPE W2
EX204	WINDOW TYPES W3/W7/W8
EX205	WINDOW TYPES W4/W5/W10
EX206	WINDOW TYPE W9
EX207	WINDOW TYPES W11/W12/W13
D100	LOWER LEVEL DEMOLITION PLAN
D101	FIRST FLOOR DEMOLITION PLAN
D102	SECOND FLOOR DEMOLITION PLAN
A100	LOWER LEVEL FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A104	ENLARGED APARTMENT PLANS
A105r	GYMNASIUM TOILET ROOM PROJECT
A200	EXTERIOR ELEVATIONS
A201	GYM EXTERIOR ELEVATIONS
A300	WINDOW ELEVATIONS - NEW
A400	LOWER LEVEL REFLECTED CEILING PLAN
A401	FIRST FLOOR REFLECTED CEILING PLAN
A402	SECOND FLOOR REFLECTED CEILING PLAN
A900	DOOR SCHEDULE
A901	DOOR & FRAME ELEVATIONS

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
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APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description

UPDATED SET

PROJECT INFO

**DeSales High
School
Rehabilitation**

90 Pultney Street
Geneva, NY 14456

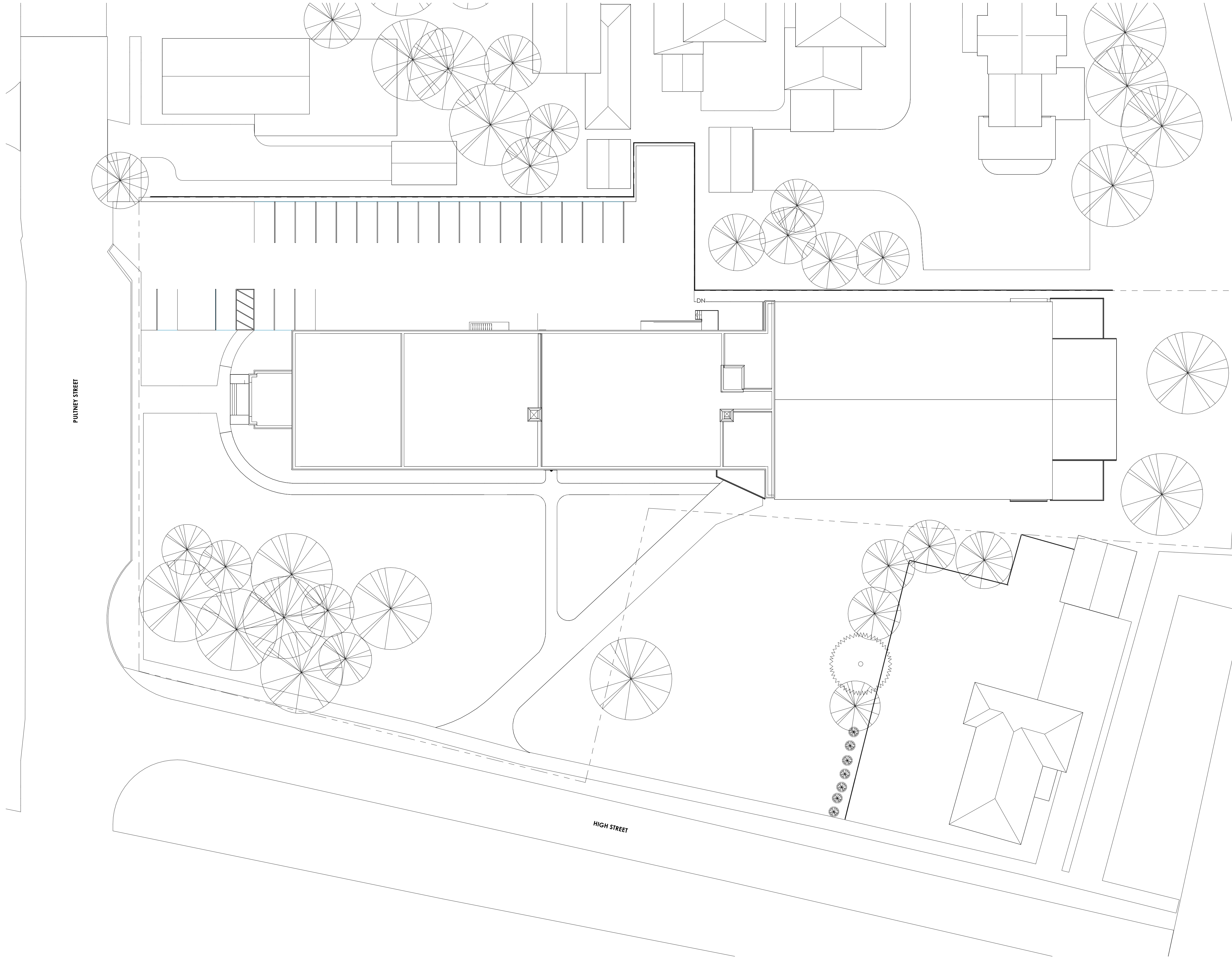
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

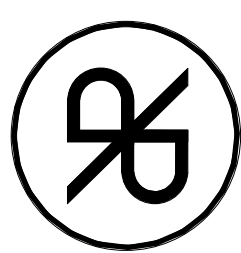
COVER SHEET Copy 1

SHEET NUMBER

CS-1



1 Site
1" = 20'-0"



ROZZI

ARCHITECTS

ONE WOODBURY BOULEVARD | ROCHESTER, NEW YORK 14604
585.756.5040
www.rozziarchitects.com

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Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100



① North Elevation - Existing
1/8" = 1'-0"

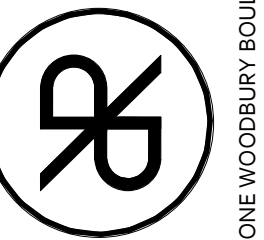


② South Elevation - Existing
1/8" = 1'-0"



③ West Elevation - Existing
1/8" = 1'-0"

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ARCHITECTS



ONE WOODBURY BOULEVARD
ROCHESTER, NEW YORK 14604
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ROZZI ARCHITECTS

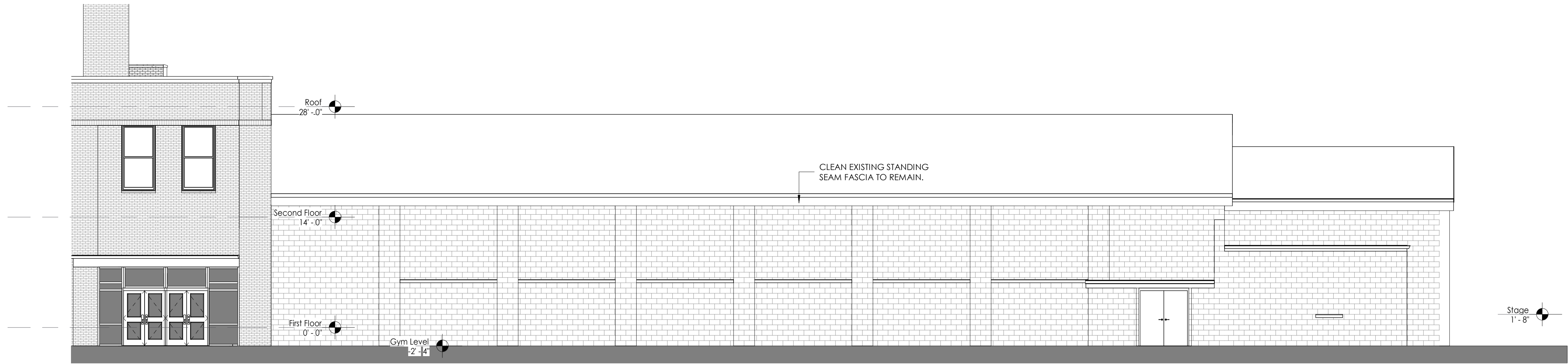
PROJECT NUMBER: 22-168

SHEET TITLE

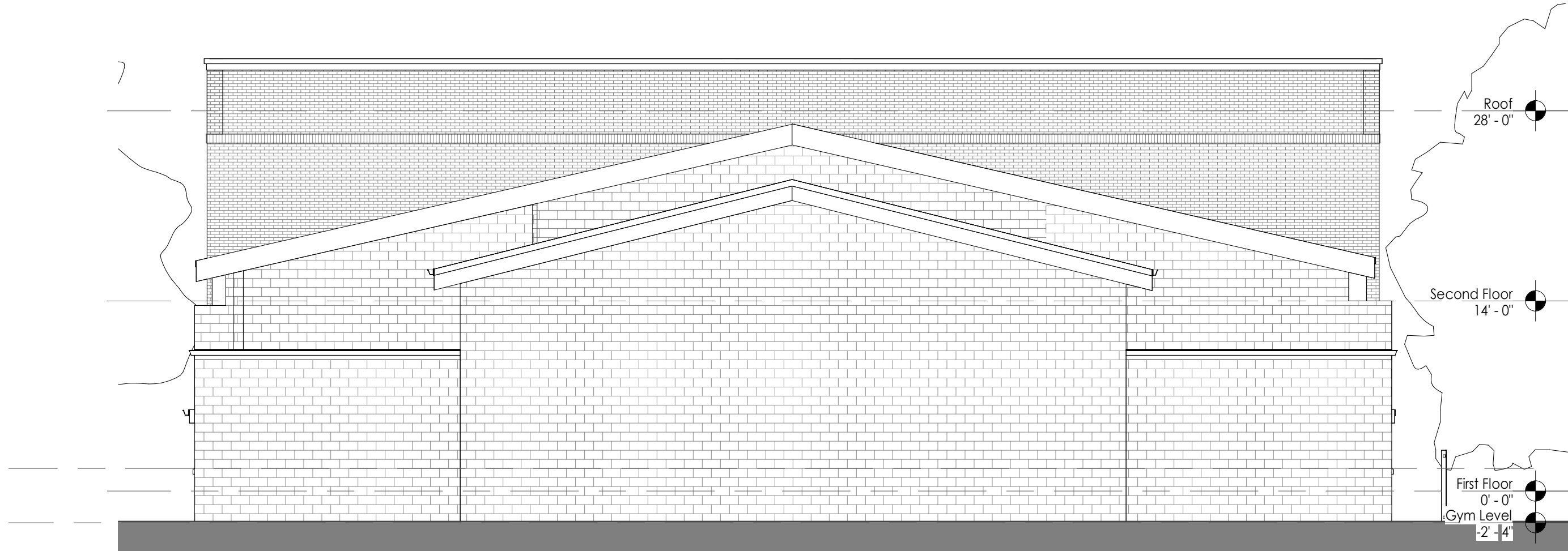
EXTERIOR ELEVATIONS -
EXISTING

SHEET NUMBER

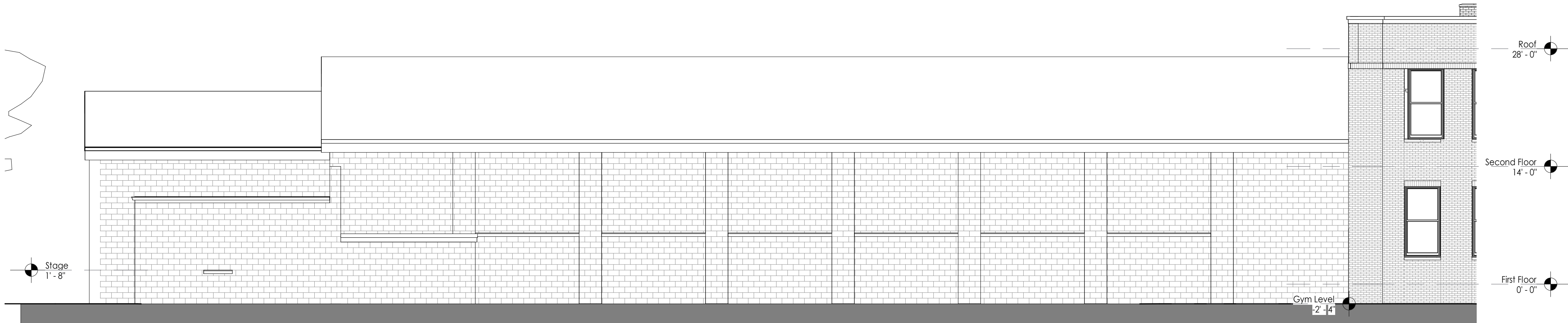
EX200



① South Elevation - Gym Existing
1/8" = 1'-0"

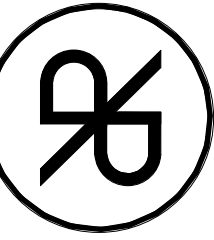


② East Elevation - Existing
1/8" = 1'-0"



③ North Elevation - Gym Existing
1/8" = 1'-0"

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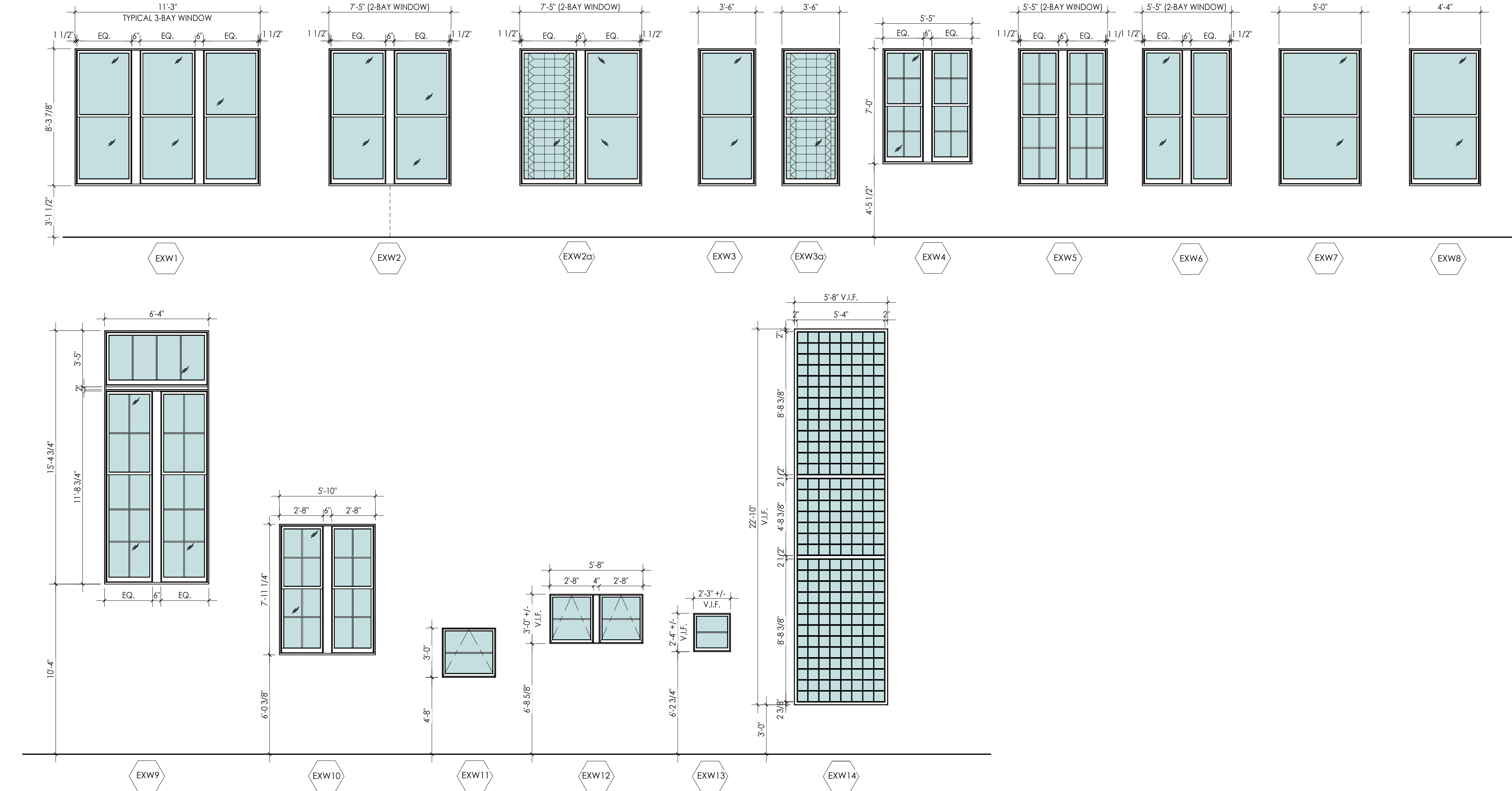
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
EXTERIOR ELEVATIONS - GYM
EXISTING

SHEET NUMBER

EX200A



ARCHITECT/ENGINEER STAMPS

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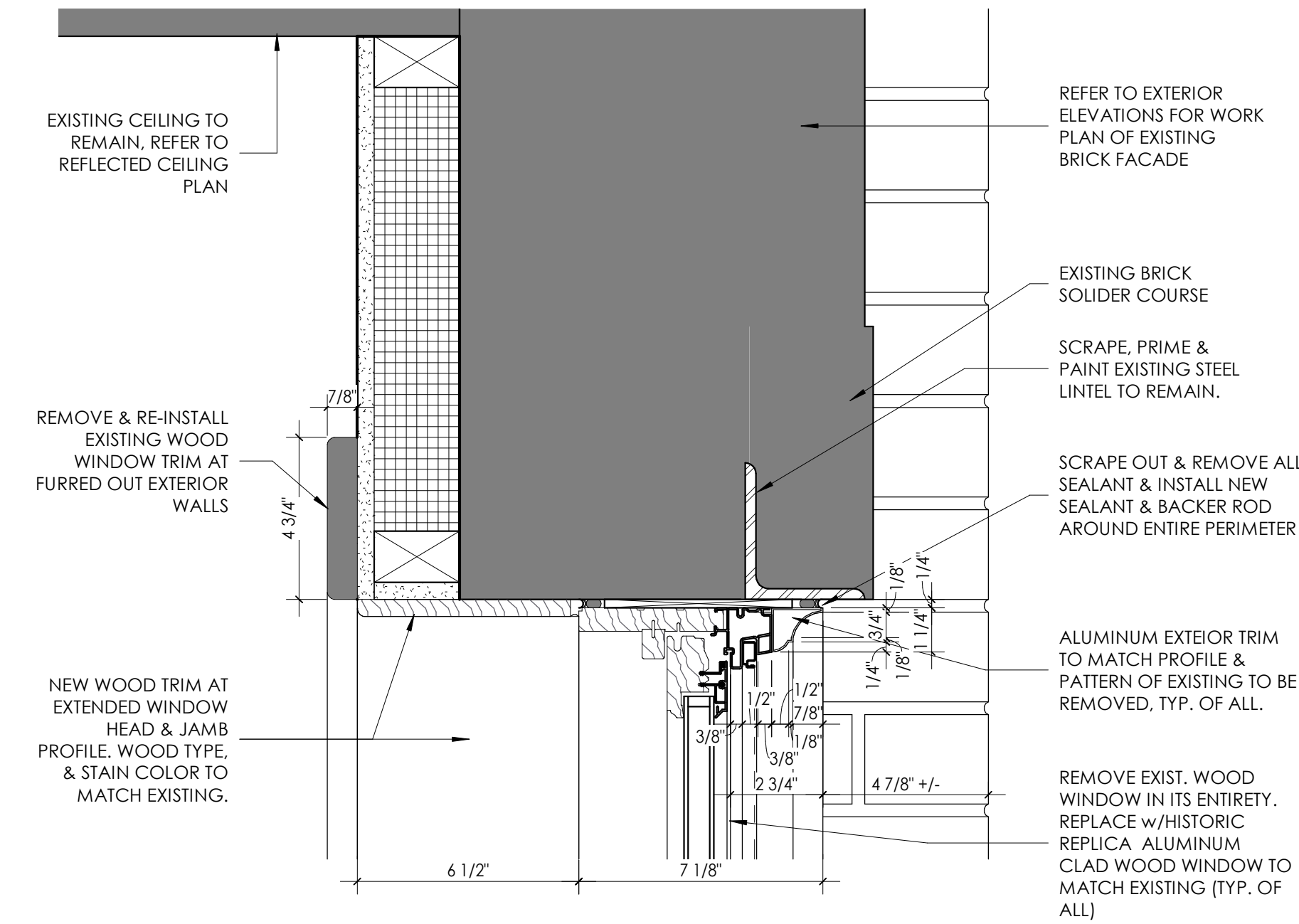
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

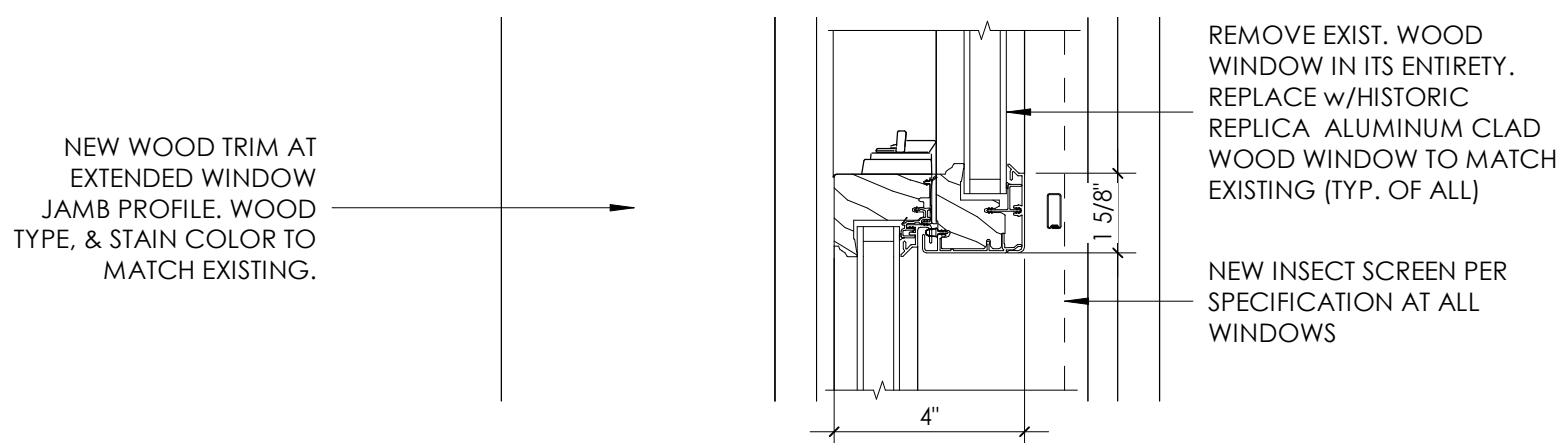
WINDOW TYPES - ALL - EXISTING

SHEET NUMBER

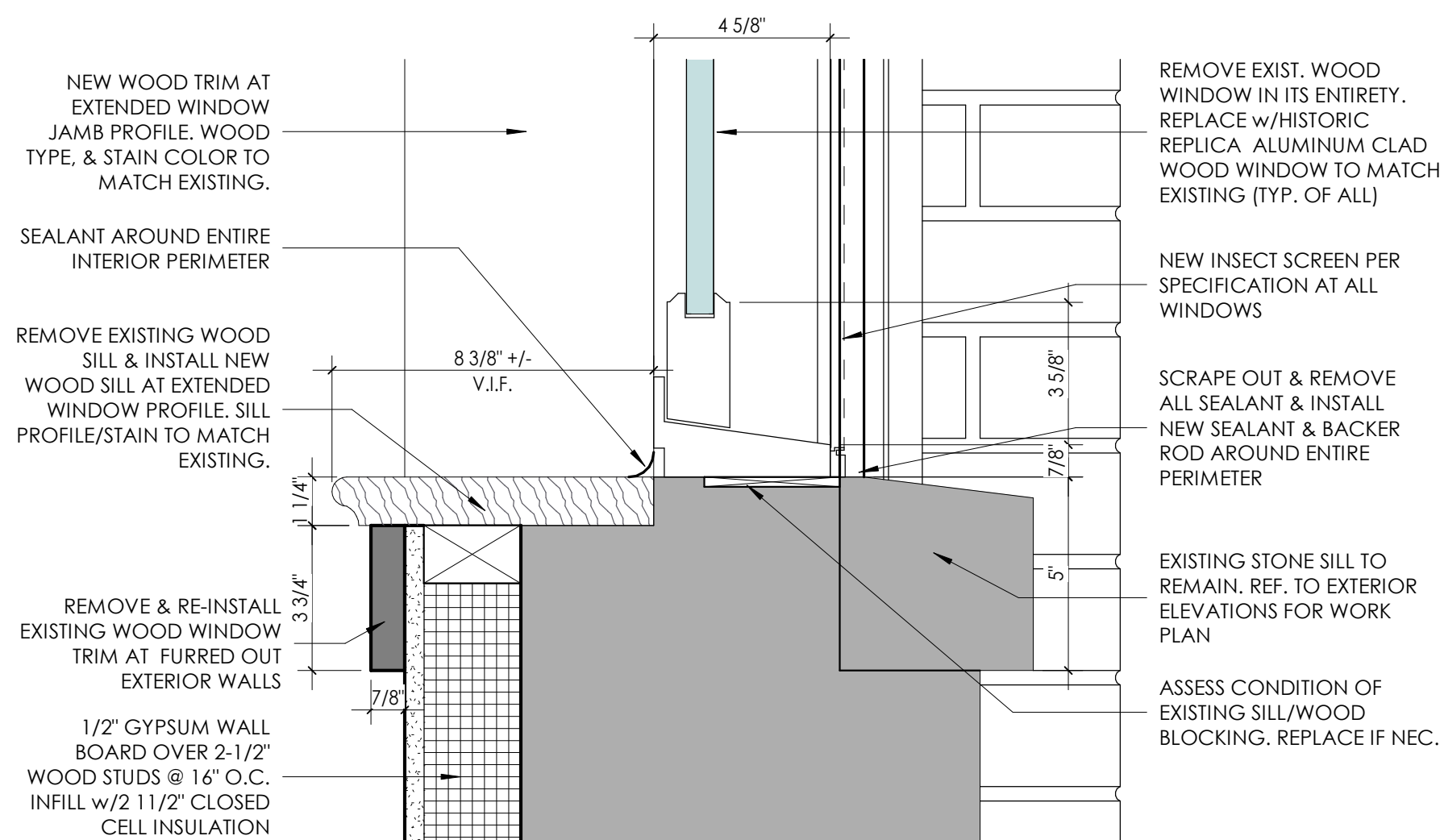
EX201



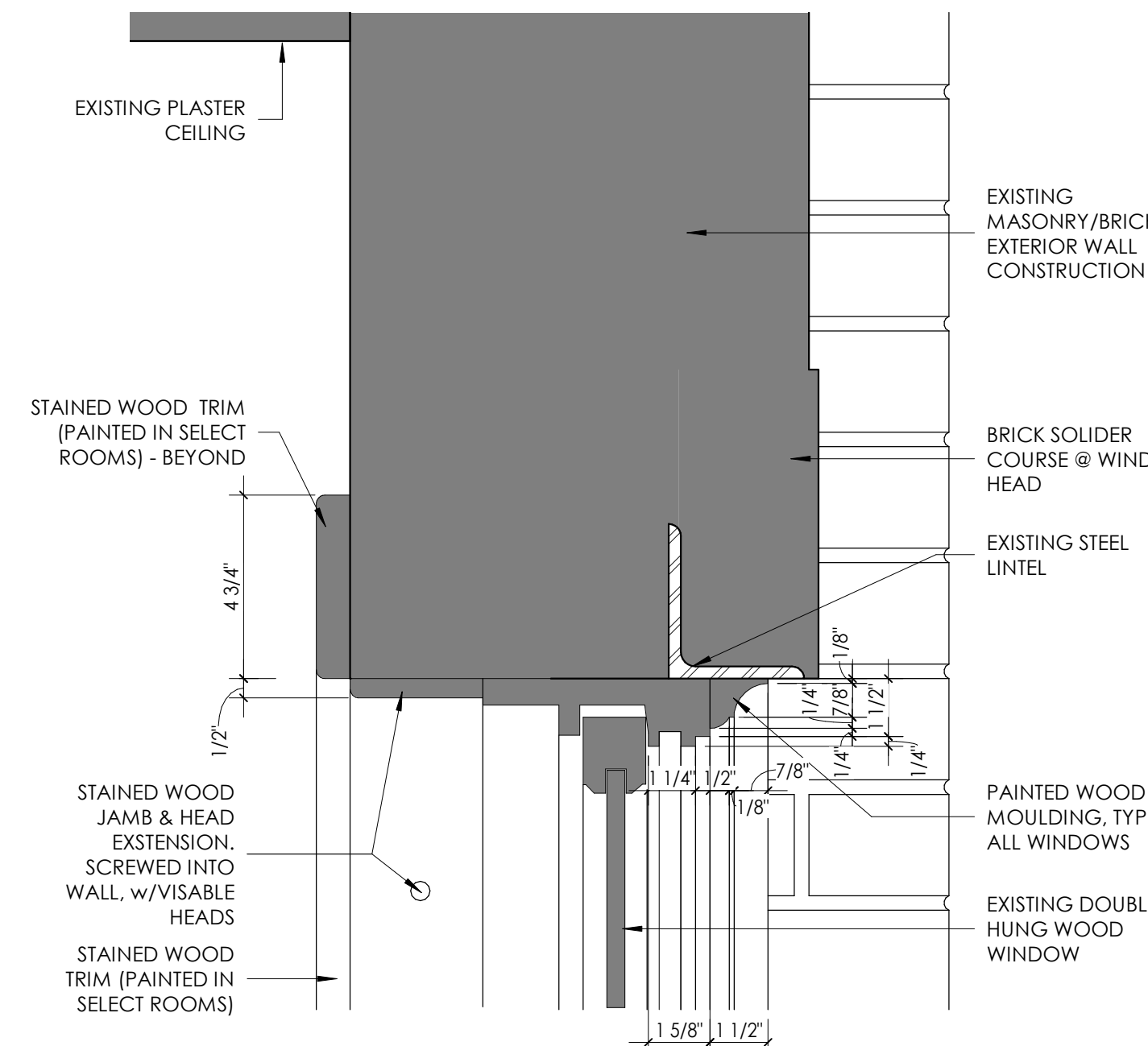
E1 Typical Window Head Detail
3" = 1'-0"



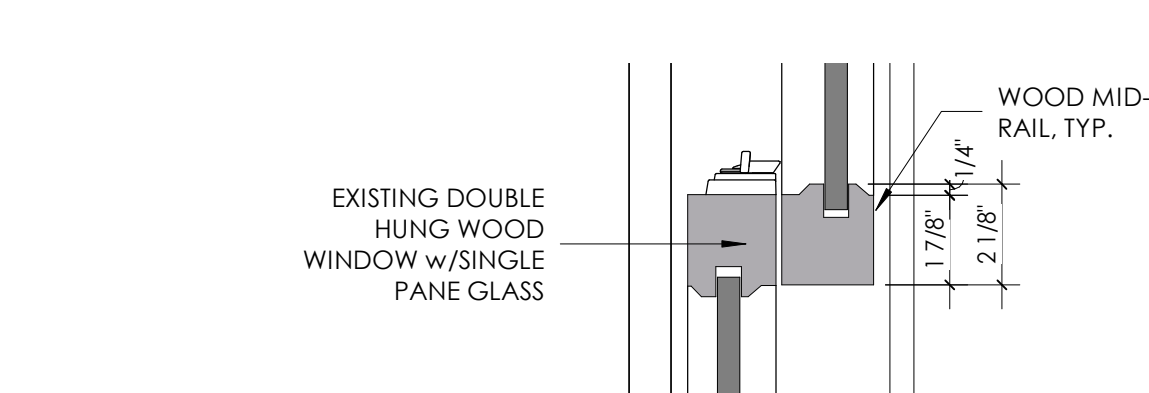
D1 Typical Window Mid Rail Detail
3" = 1'-0"



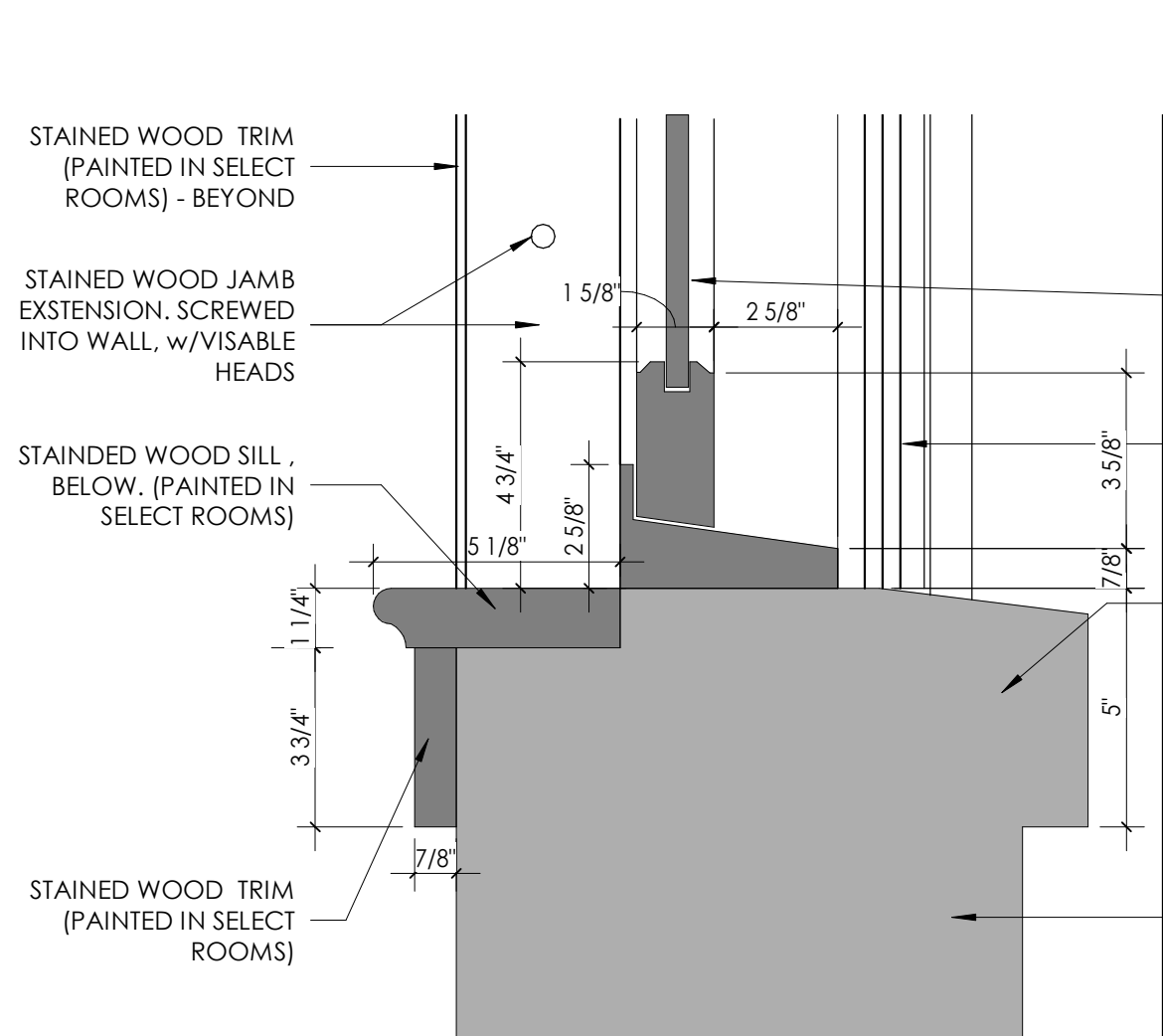
C1 Typical Window Sill Detail
3" = 1'-0"



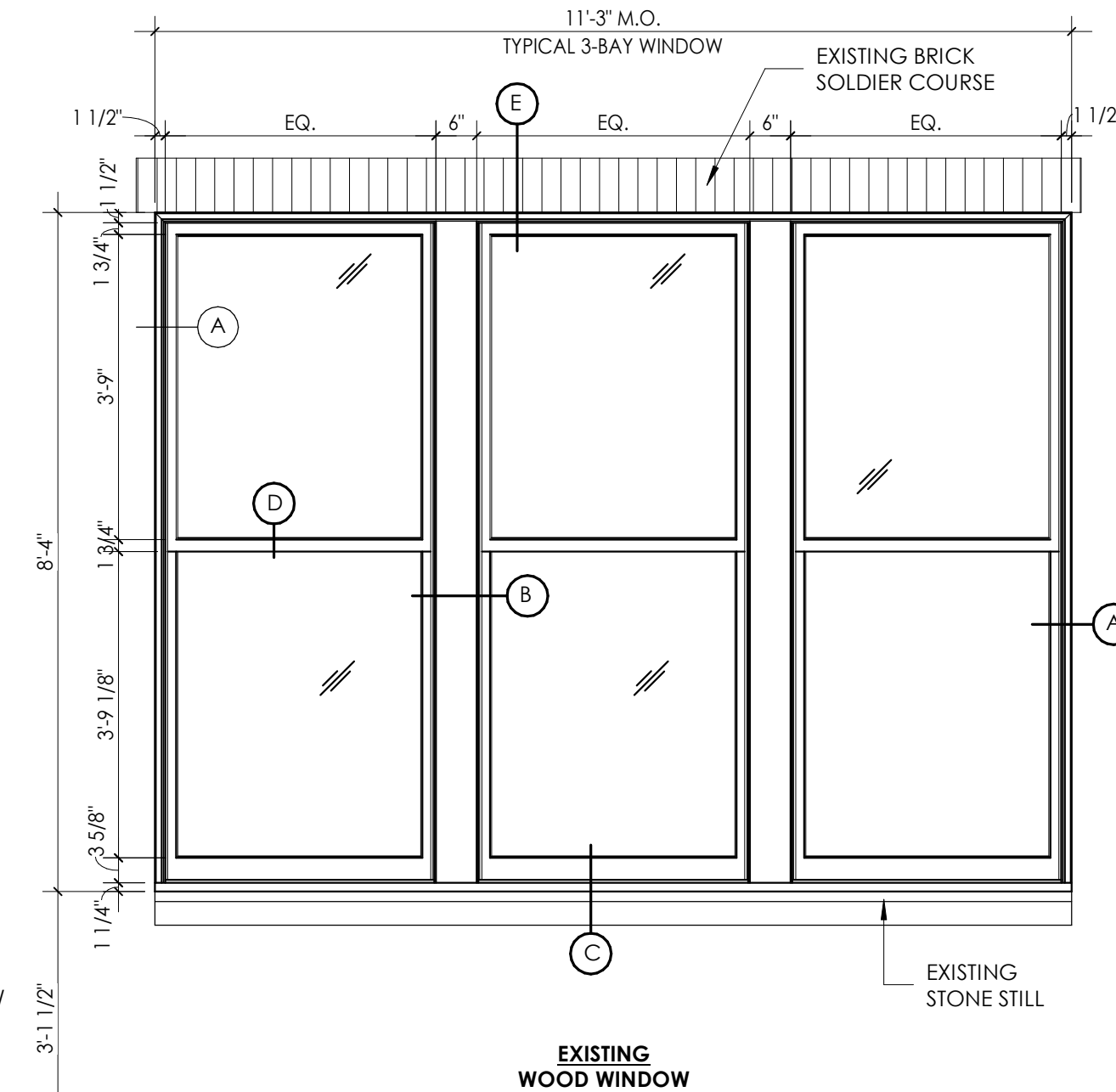
E Typical Window Head Detail - Exist
3" = 1'-0"



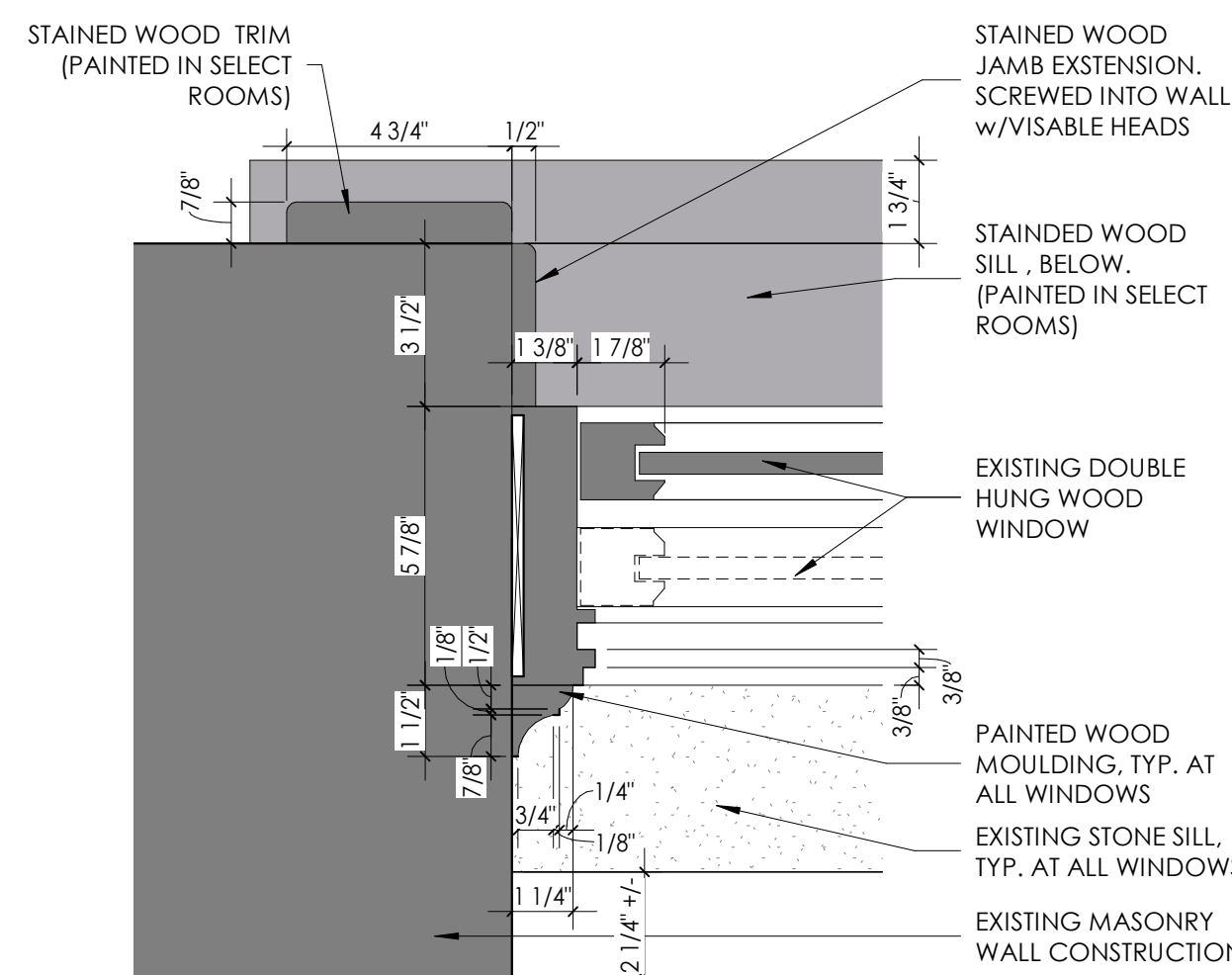
D Typical Window Mid Rail - Exist
3" = 1'-0"



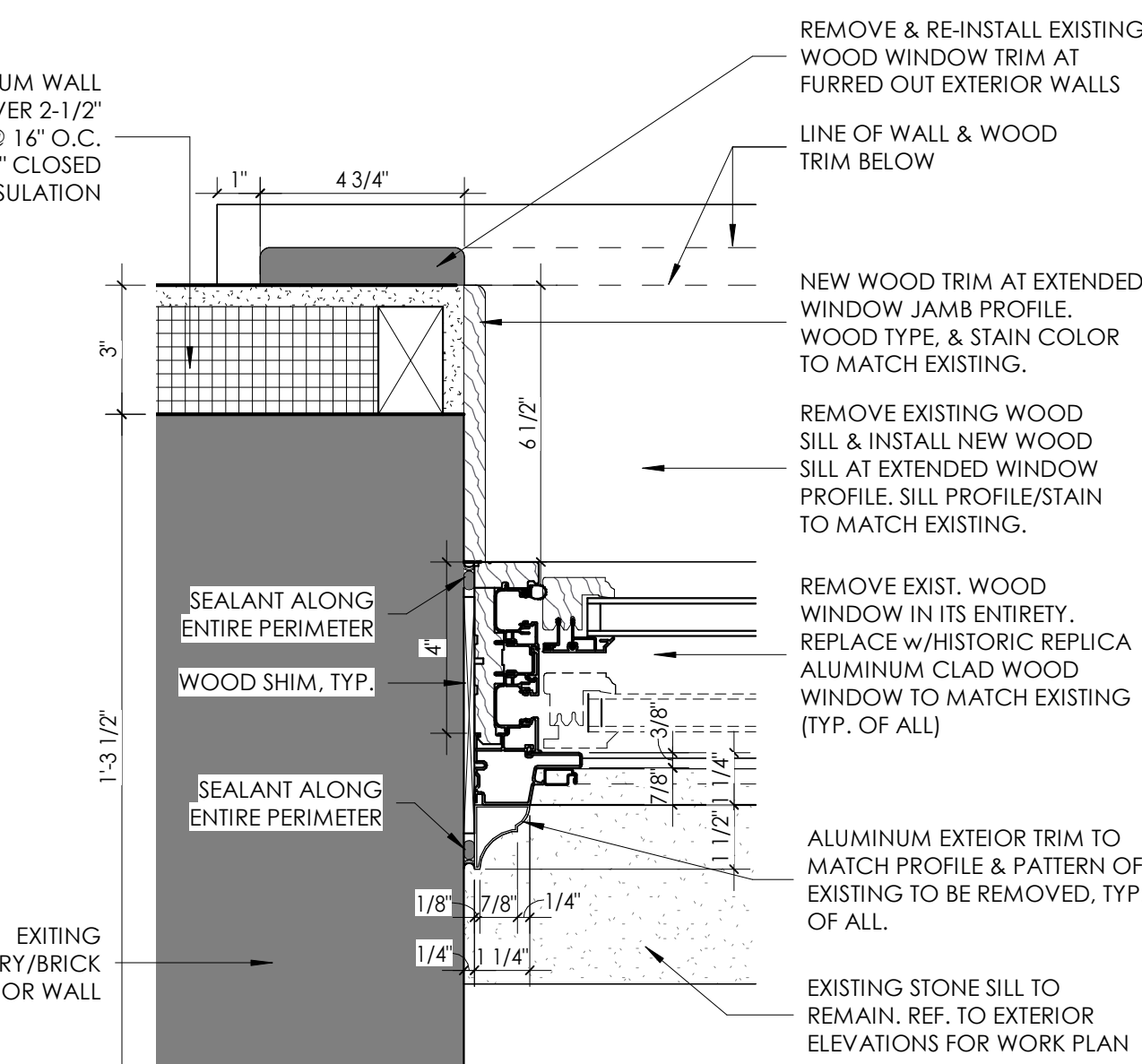
C Typical Window Sill Detail - Exist
3" = 1'-0"



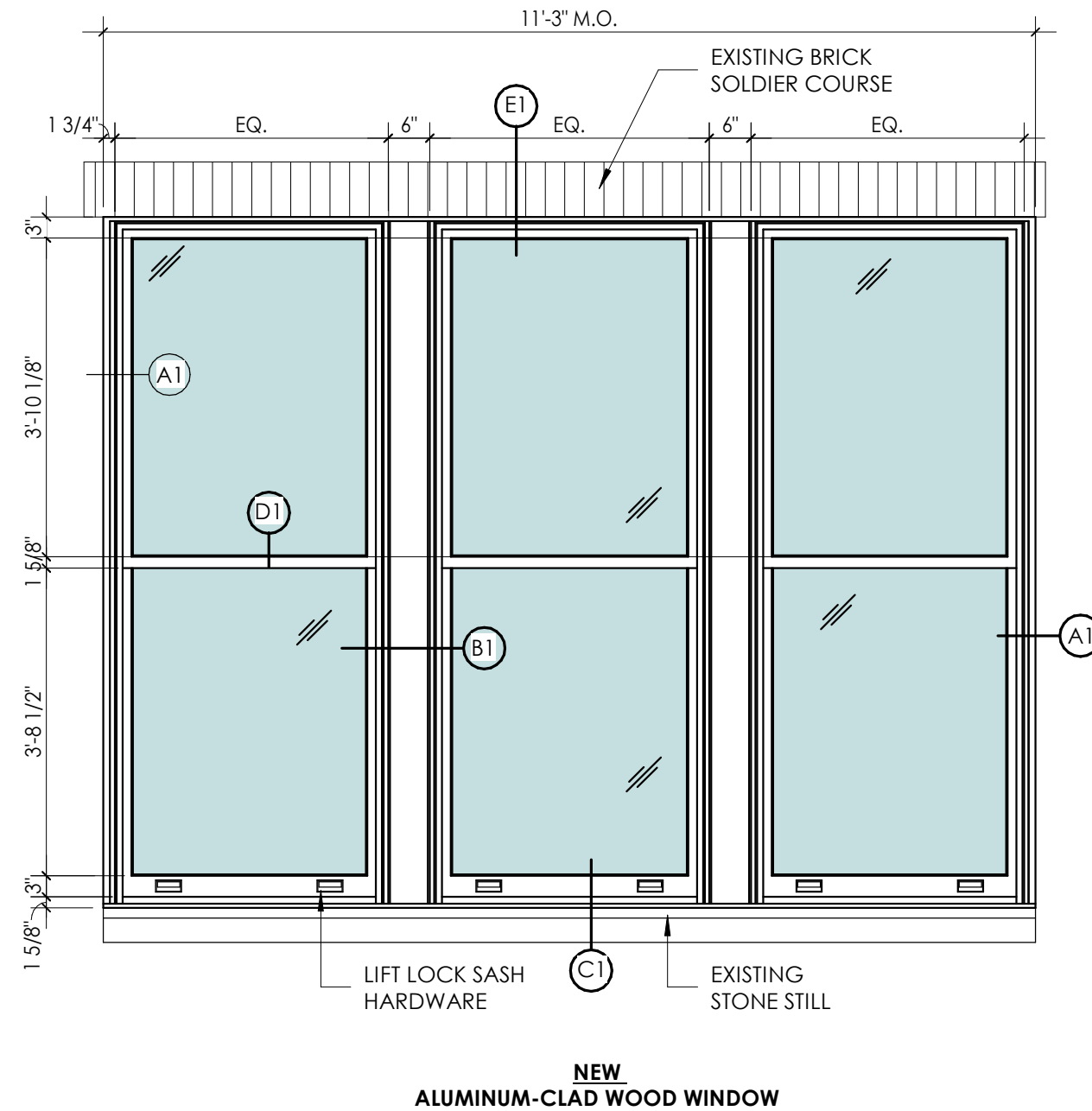
1 WINDOW ELEVATIONS - W1 (3 bay)
1/2" = 1'-0"



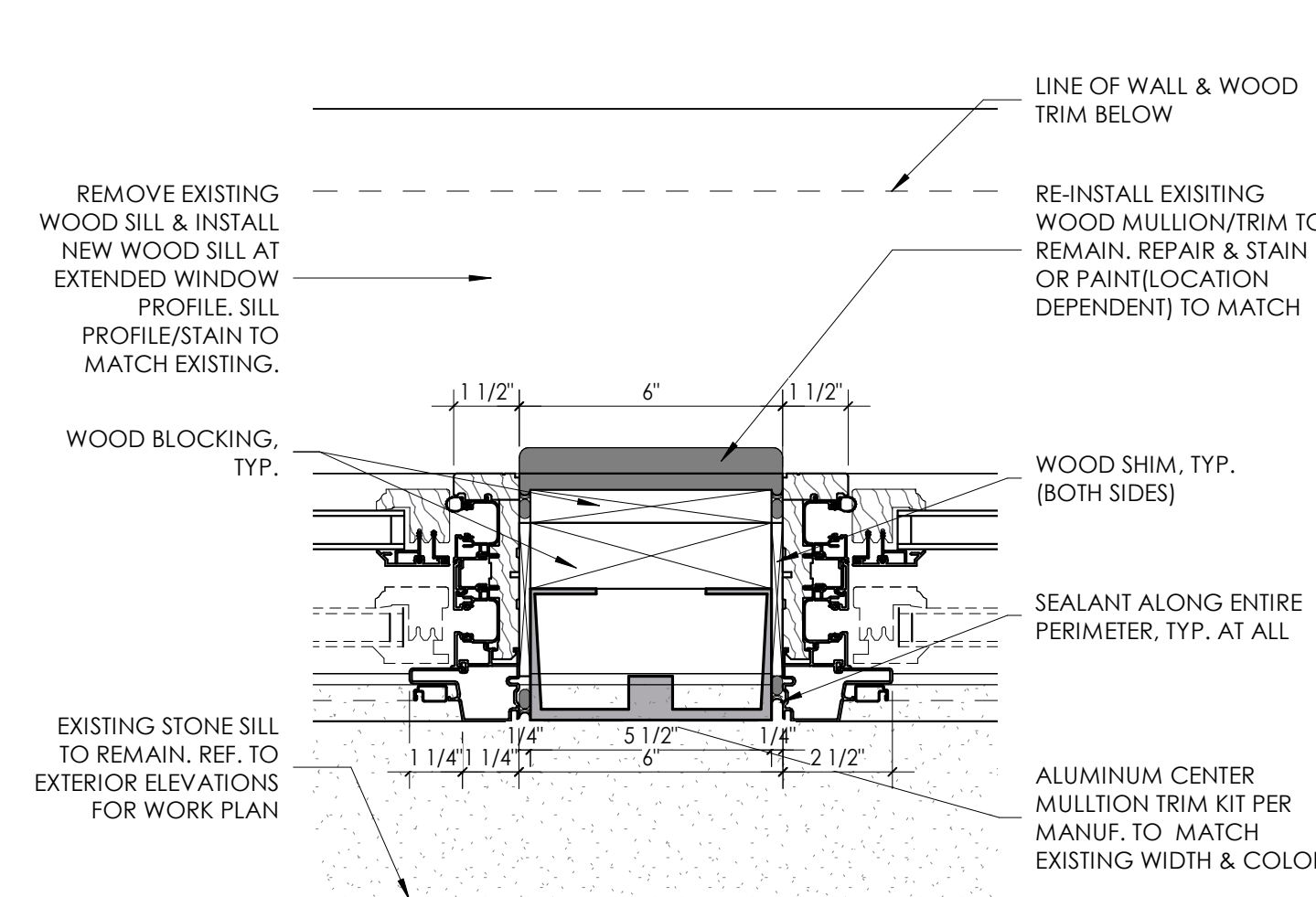
A Typical Window Jamb - Exist
3" = 1'-0"



A1 Typical Window Jamb - New
3" = 1'-0"



B Typical Mullion Detail - Exist
3" = 1'-0"



B1 Typical Mullion Detail - New
3" = 1'-0"

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147, SECTION 2207 PART 69-58
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90 Pultney Street
Geneva, NY 14456

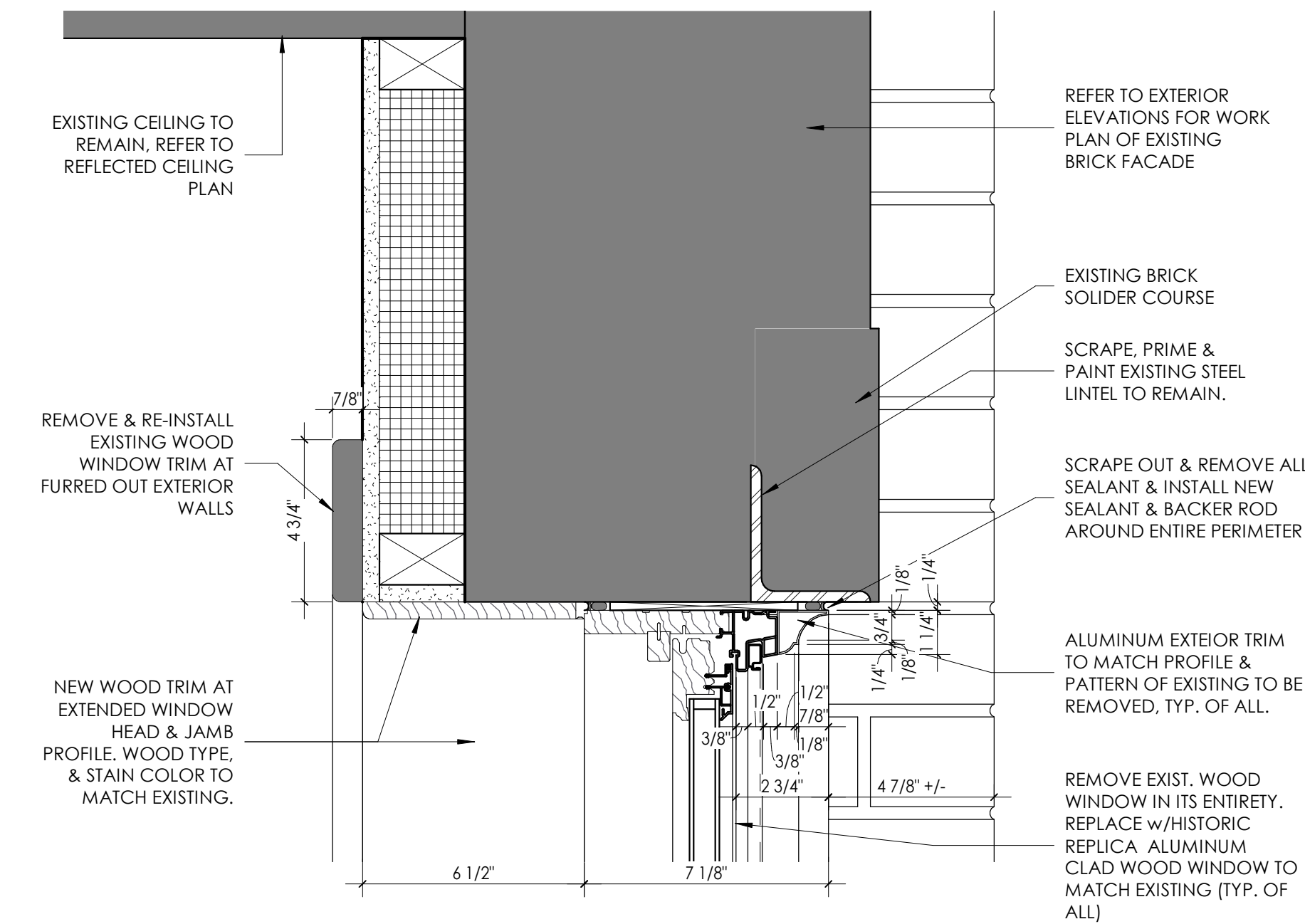
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

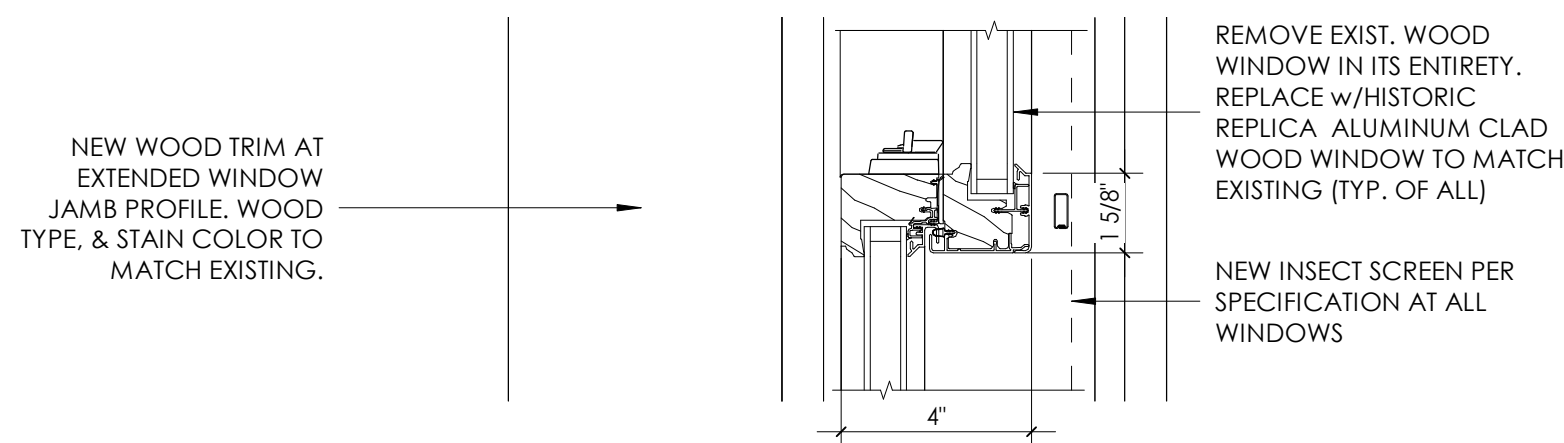
Window type W1

SHEET NUMBER

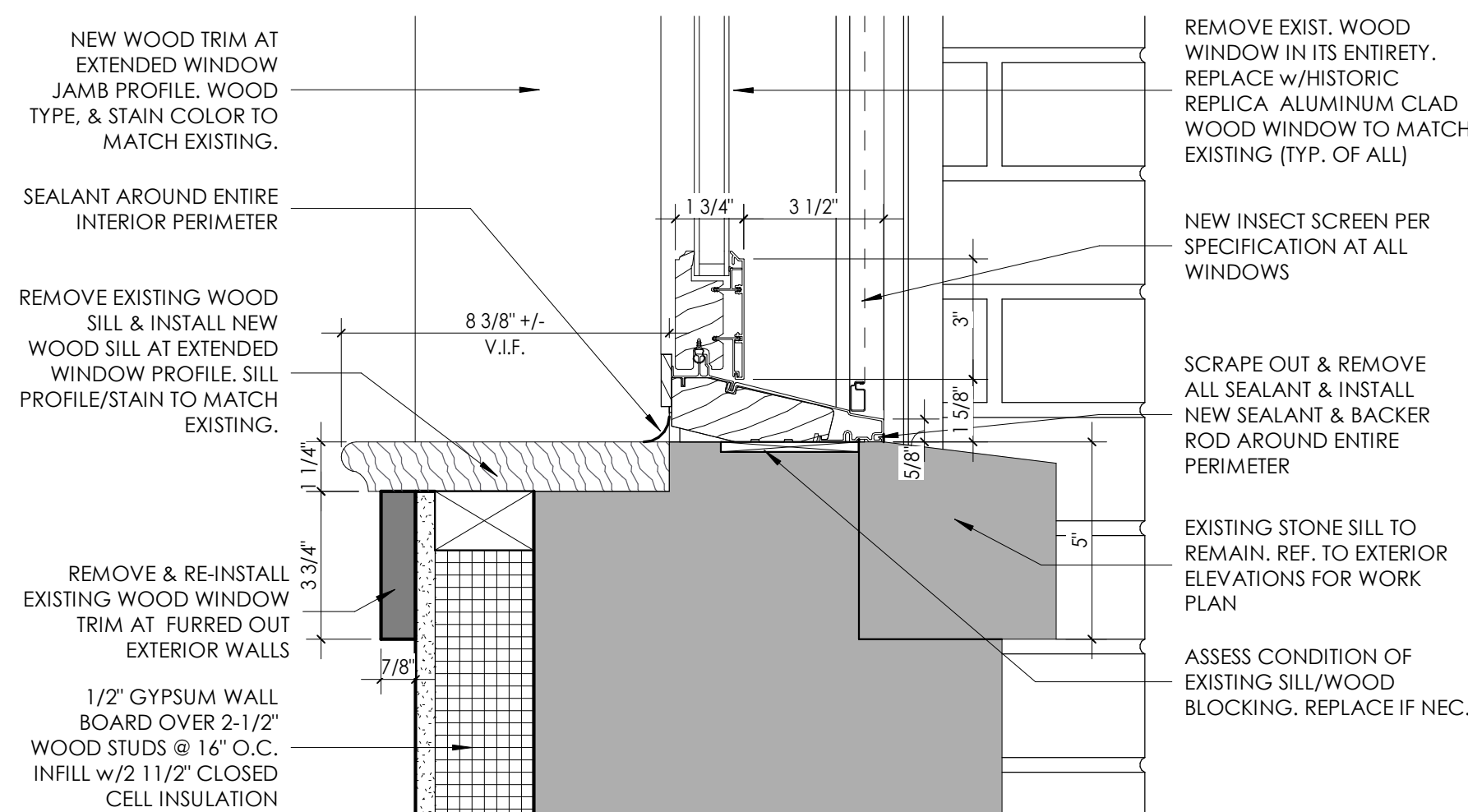
EX202



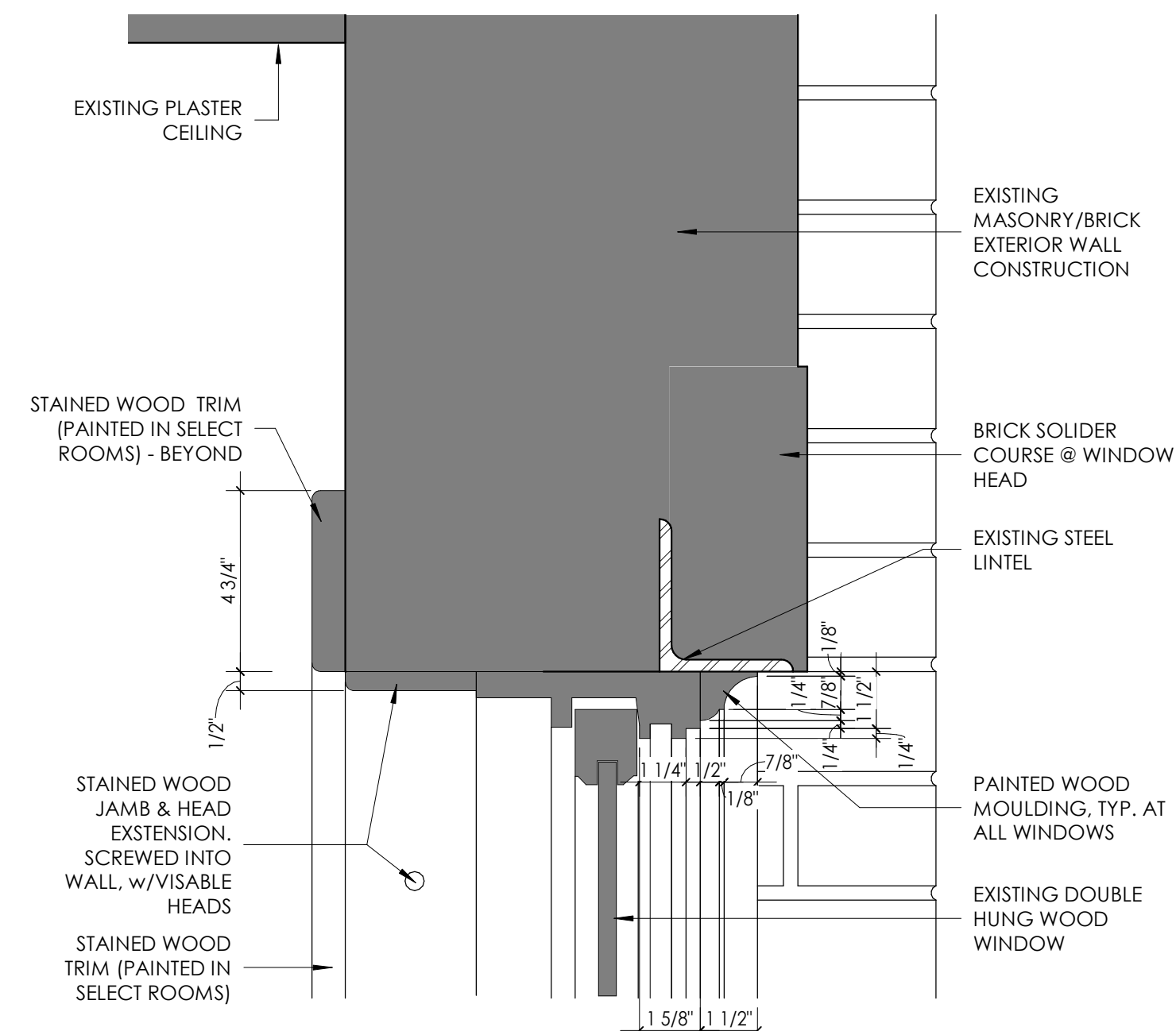
E1 Typical Window Head Detail Copy 1
3" = 1'-0"



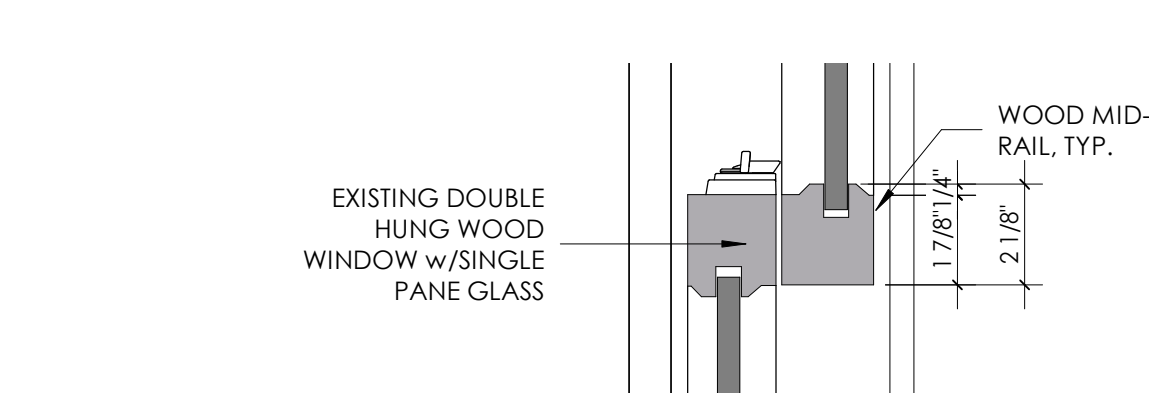
D1 Typical Window Mid Rail Detail Copy 1
3" = 1'-0"



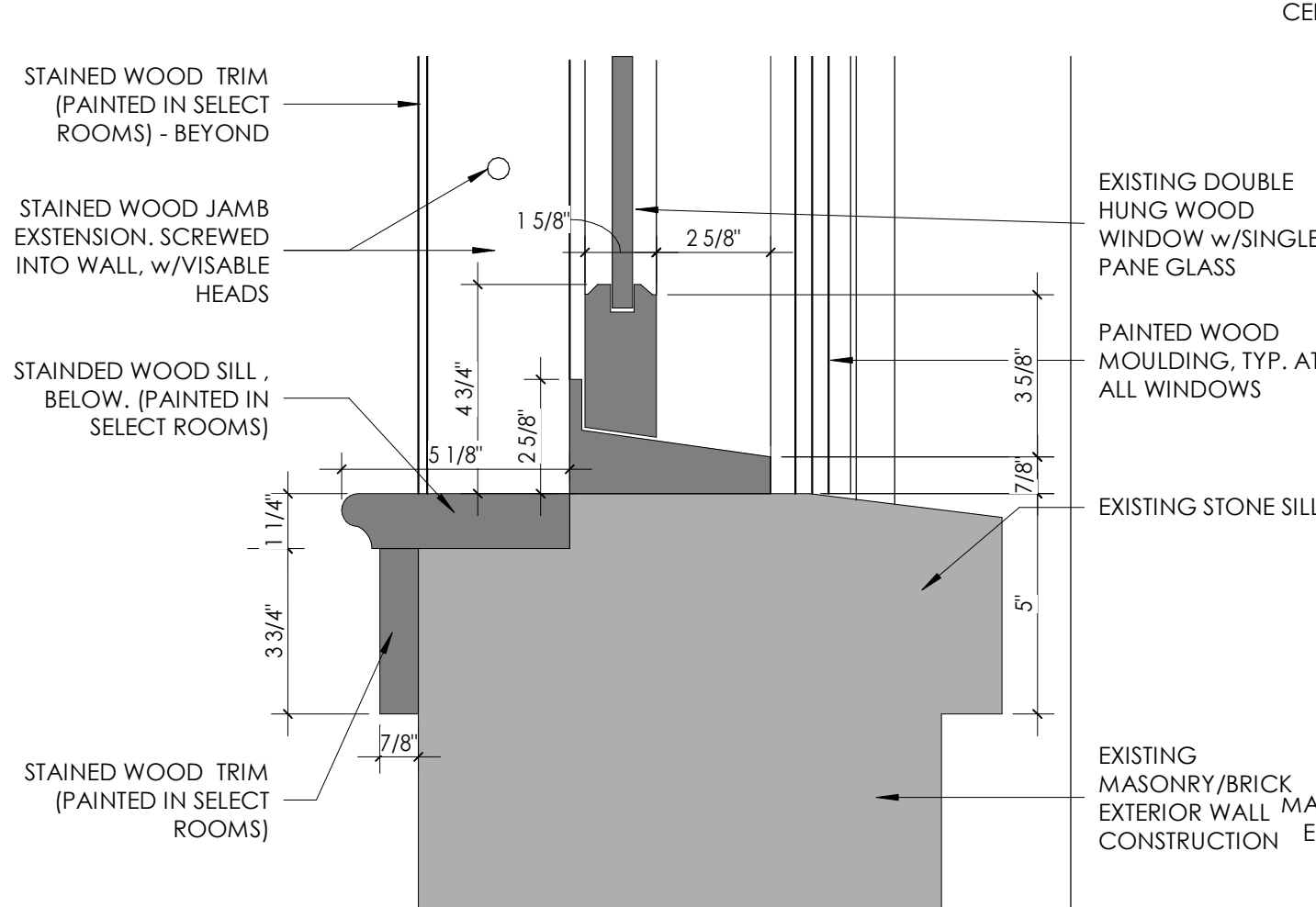
C1 Typical Window Sill Detail Copy 1
3" = 1'-0"



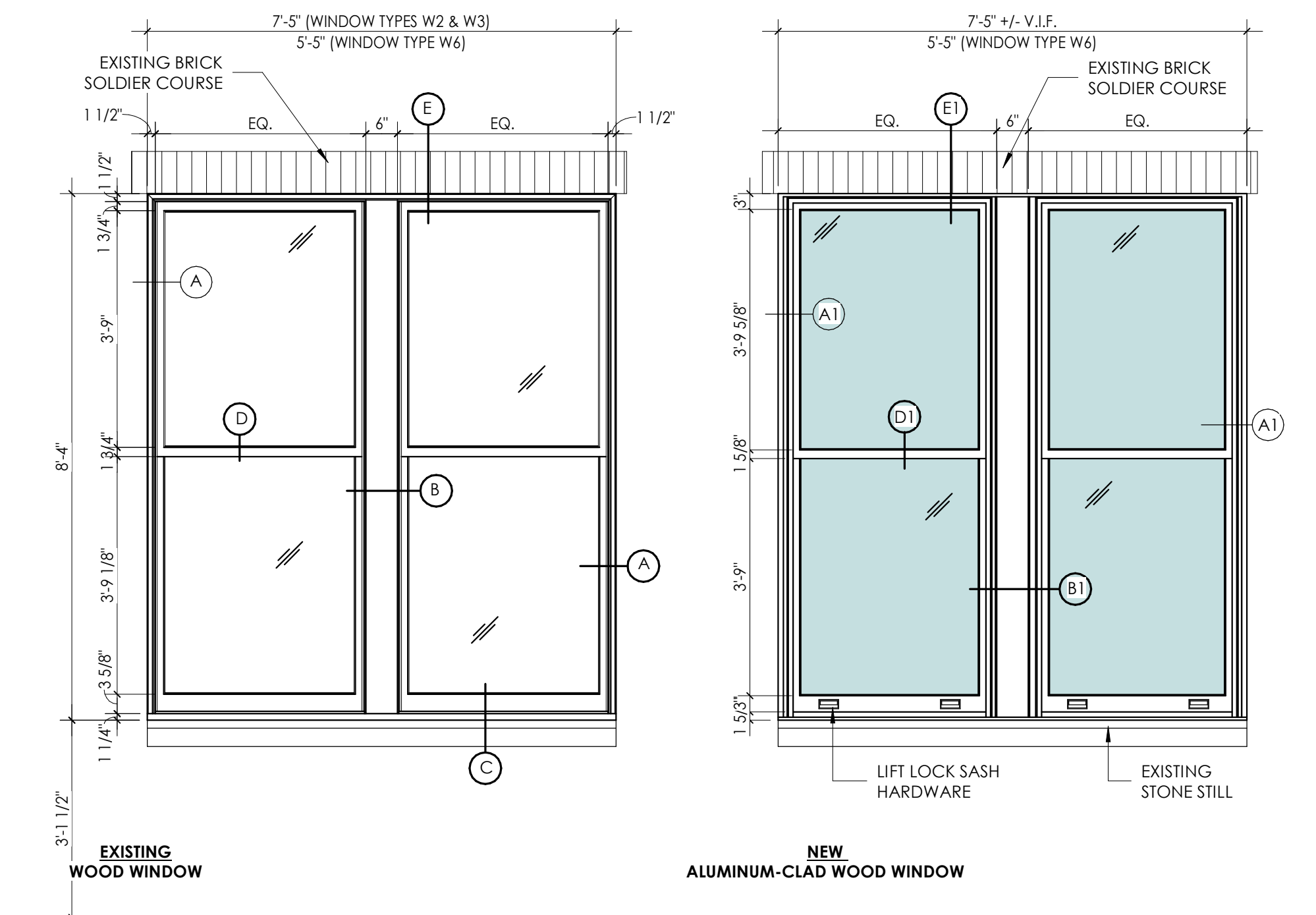
E Typical Window Head Detail - Exist Copy 1
3" = 1'-0"



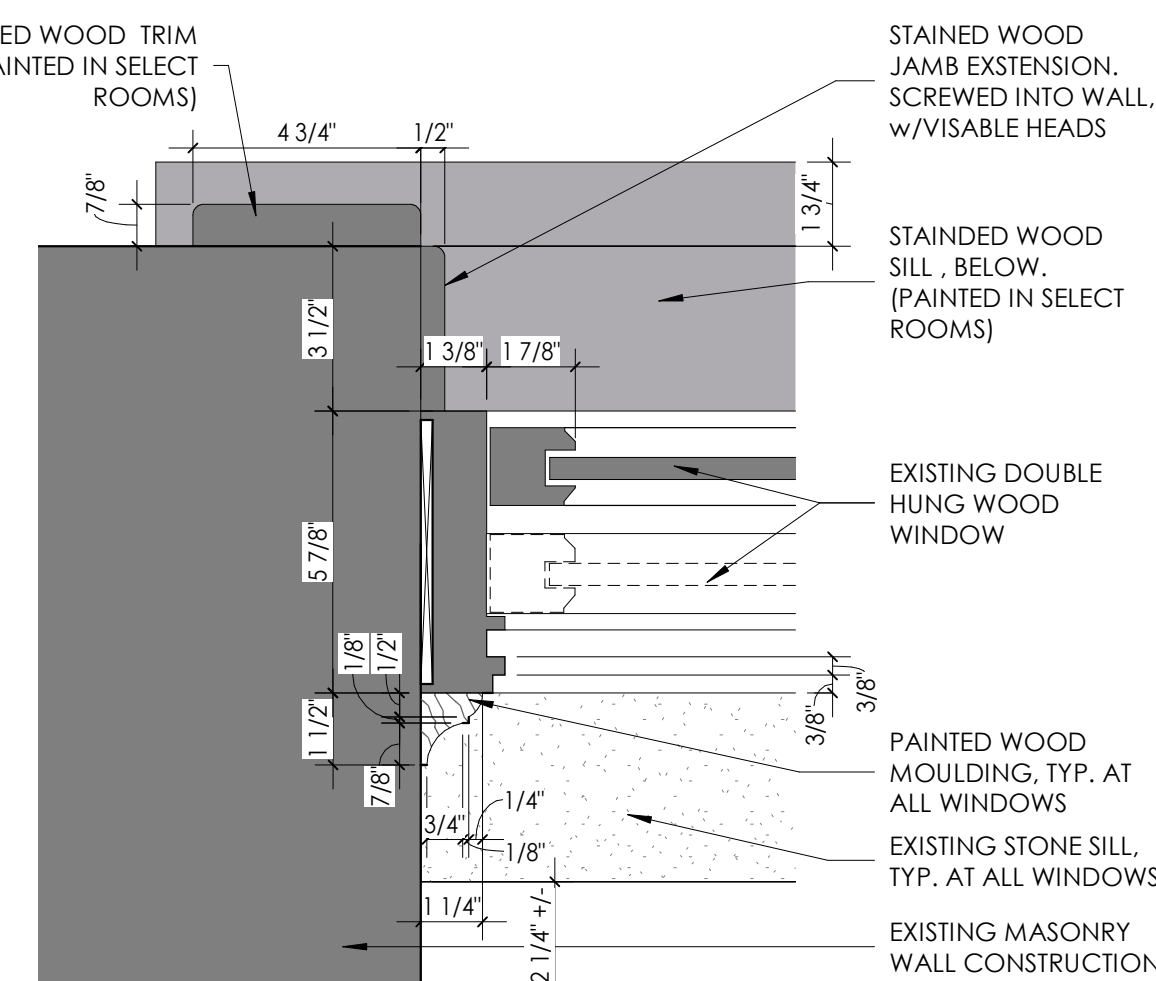
D Typical Window Mid Rail - Exist Copy 1
3" = 1'-0"



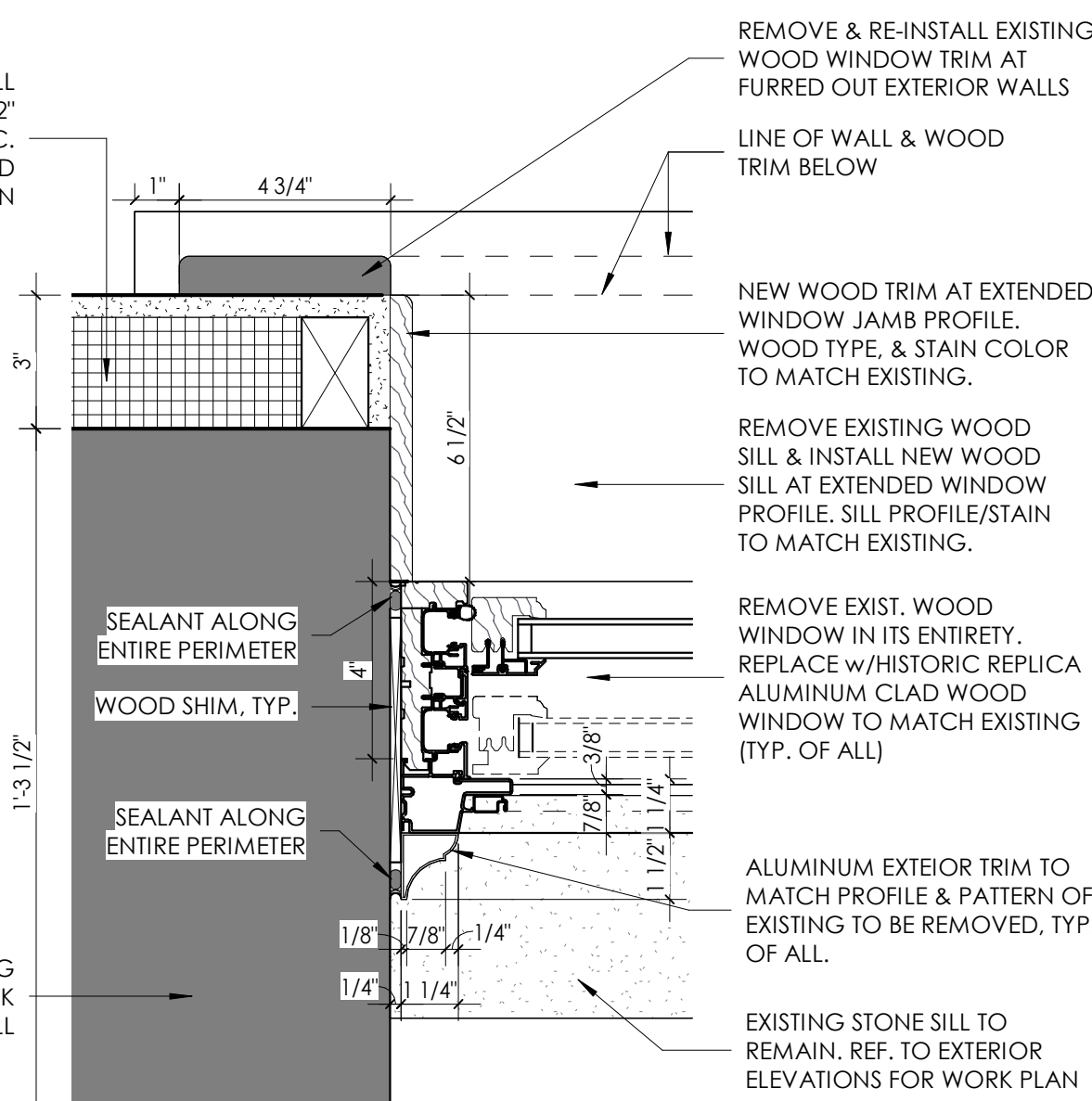
C Typical Window Sill Detail - Exist Copy 1
3" = 1'-0"



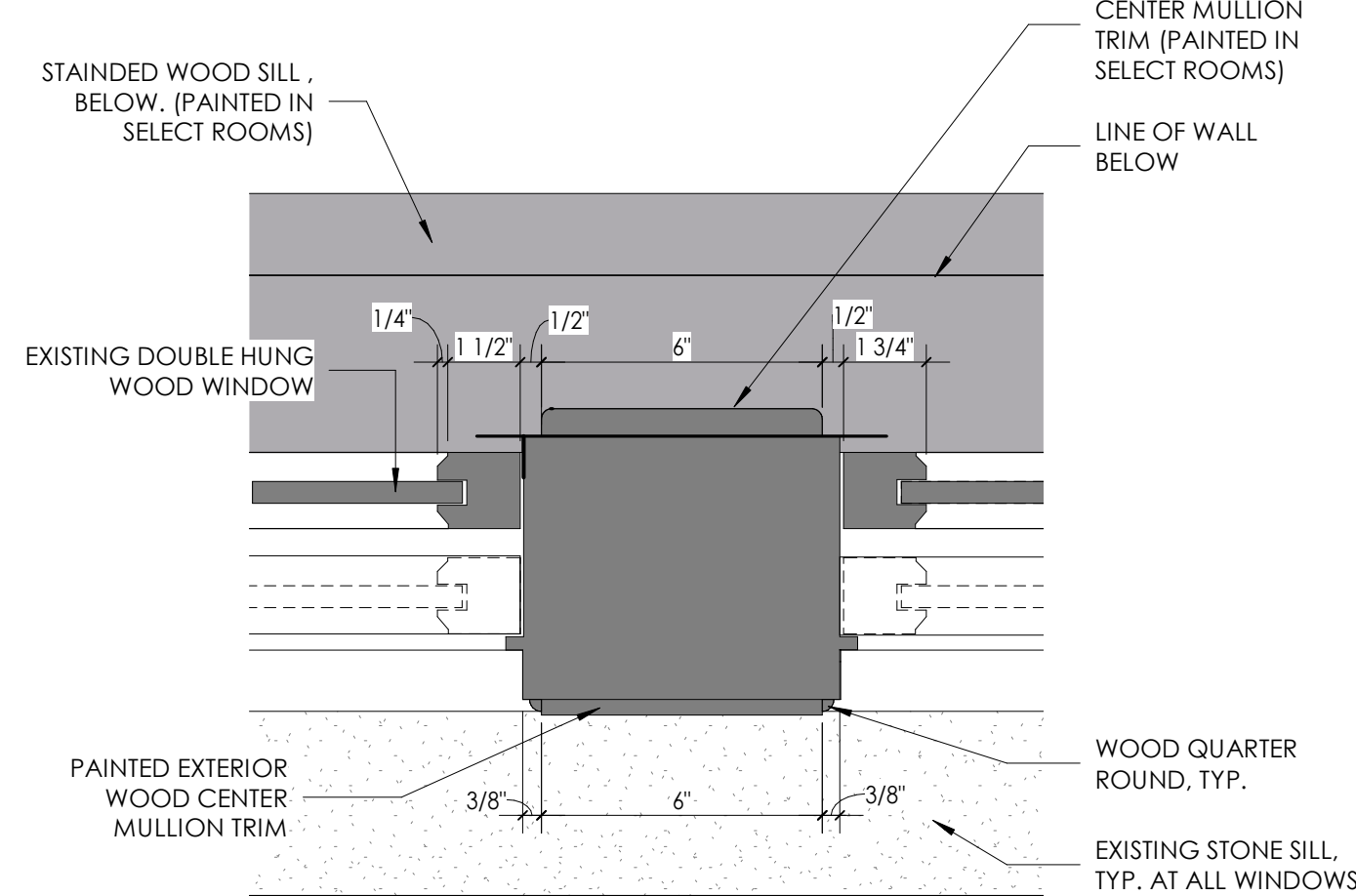
WINDOW ELEVATIONS - W2 (2 bay)
1/2" = 1'-0"



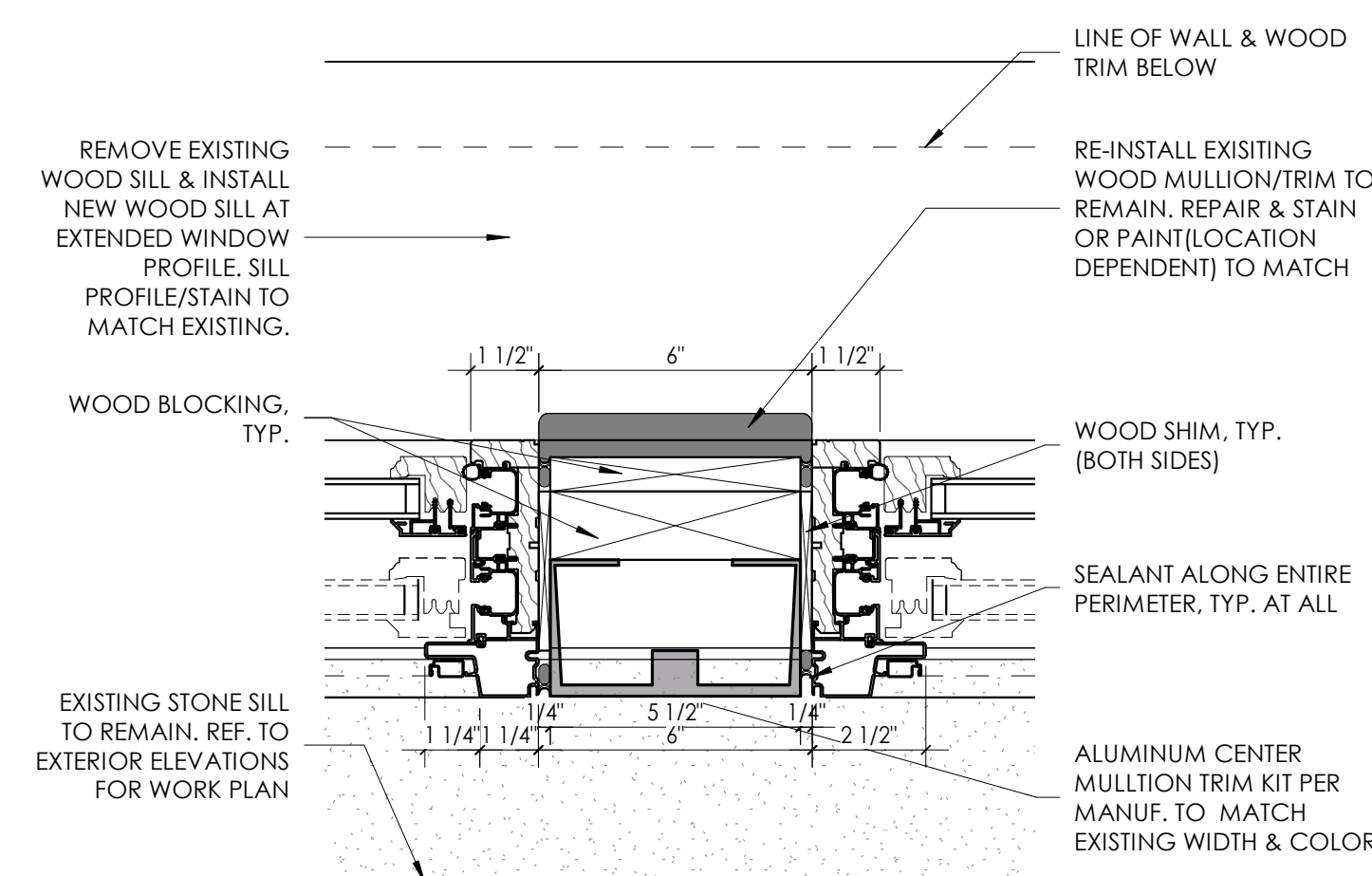
A Typical Window Jamb - Exist Copy 1
3" = 1'-0"



A1 Typical Window Jamb - New Copy 1
3" = 1'-0"



B Typical Mullion Detail - Exist Copy 1
3" = 1'-0"



B1 Typical Mullion Detail - New Copy 1
3" = 1'-0"

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
SECTION 2207 PART 69.5B
"IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A LICENSED
ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM
BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE
ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE
SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY
HIS SIGNATURE AND THE DATE OF SUCH ALTERATION,
AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description
-----	------	-------------

UPDATED SET

PROJECT INFO

DeSales High
School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

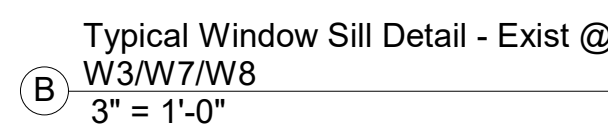
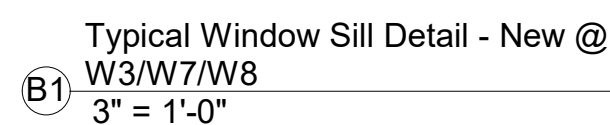
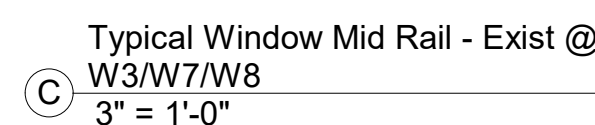
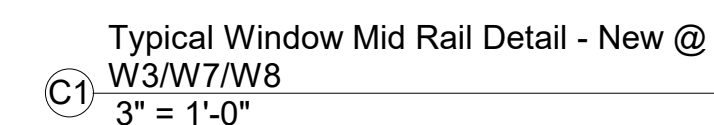
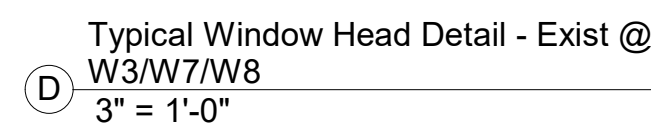
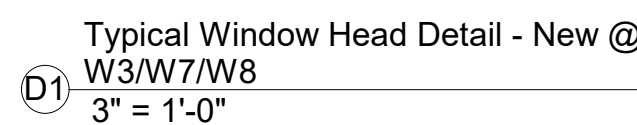
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

Window type W2

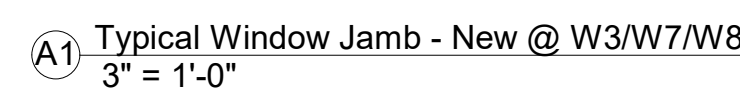
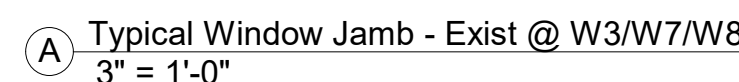
SHEET NUMBER

EX203



NOTE:

STAINED GLASS WINDOWS ARE TO BE SALVAGED AND RE-INSTALLED AT COMMON AREA WITHIN THE BUILDING



ARCHITECT/ENGINEER STAMPS

**NEW YORK STATE EDUCATION LAW ARTICLE 147,
SECTION 7207 PART 69.5B:**

"IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

[illegible]

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description
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UPDATED SET

PROJECT INFO

DeSales High School Rehabilitation

90 Pultney Street
Geneva, NY 14456

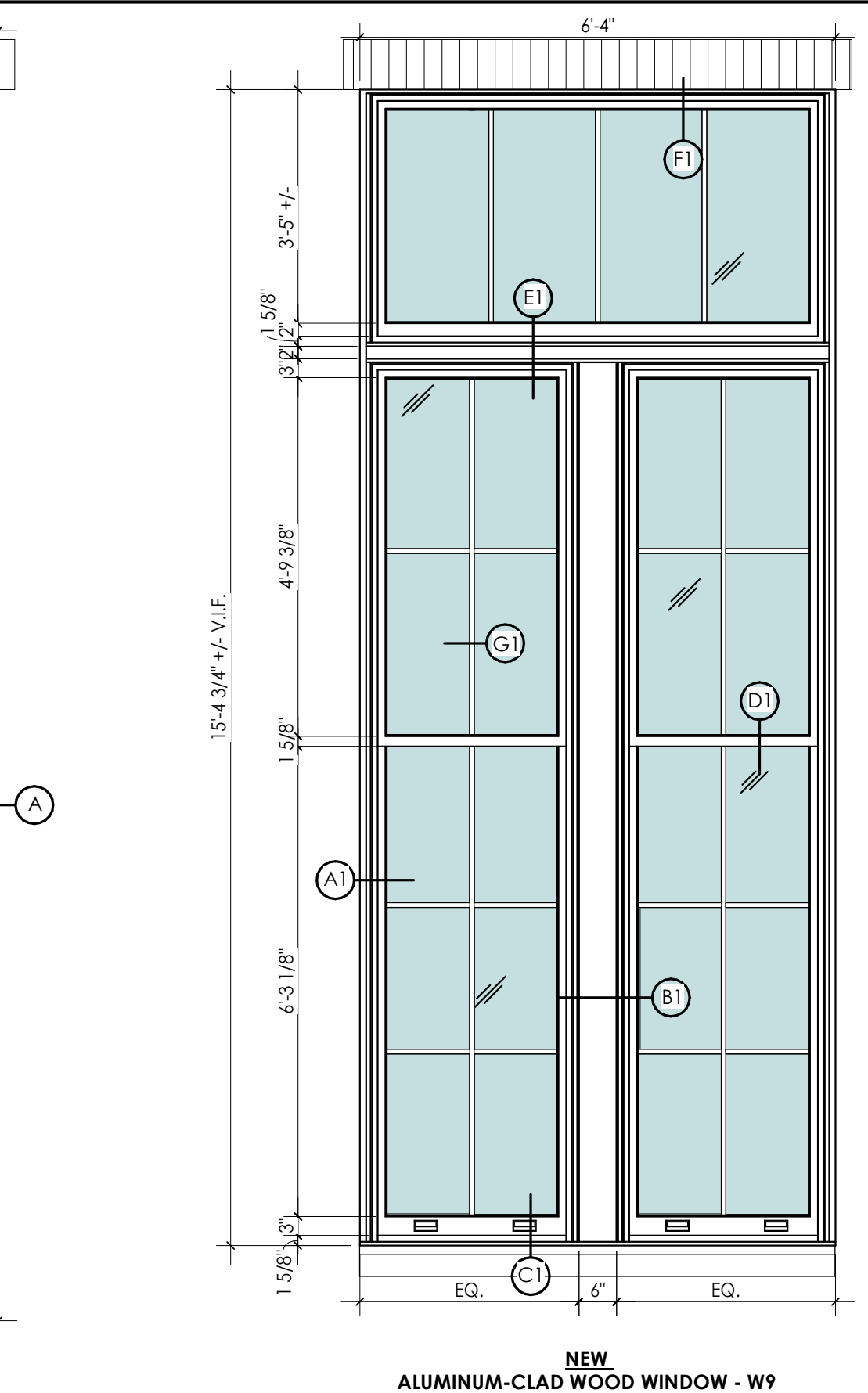
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

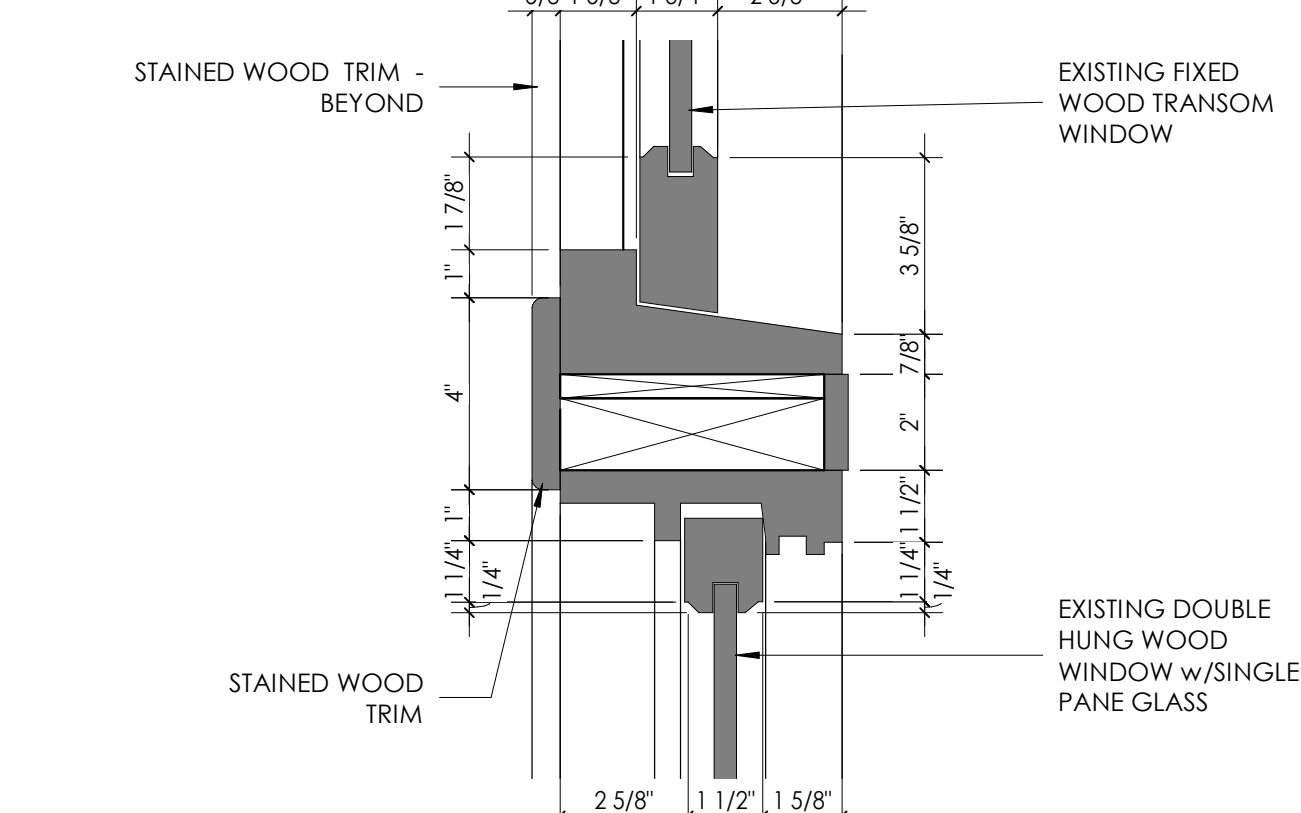
Window type W3/W7/W8

SHEET NUMBER

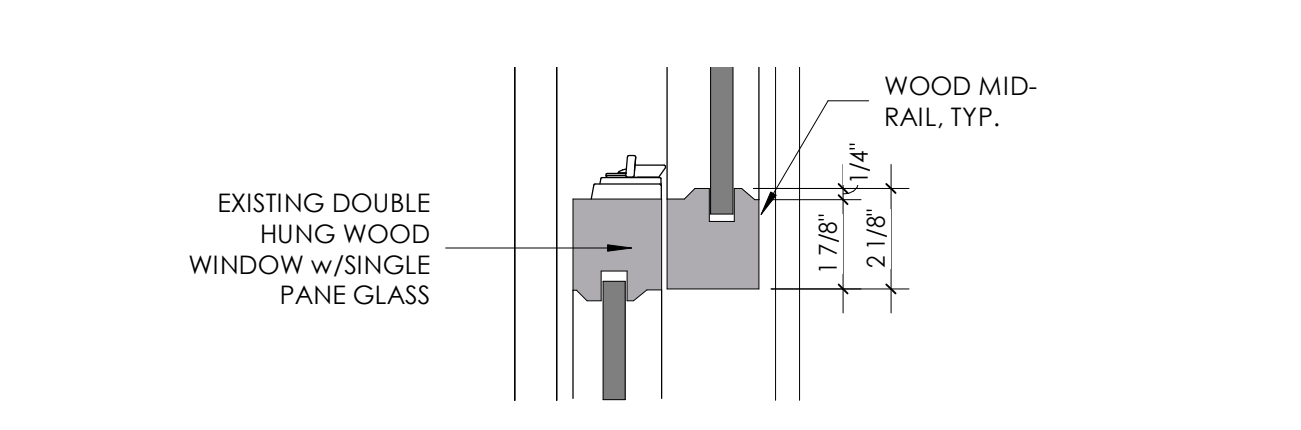
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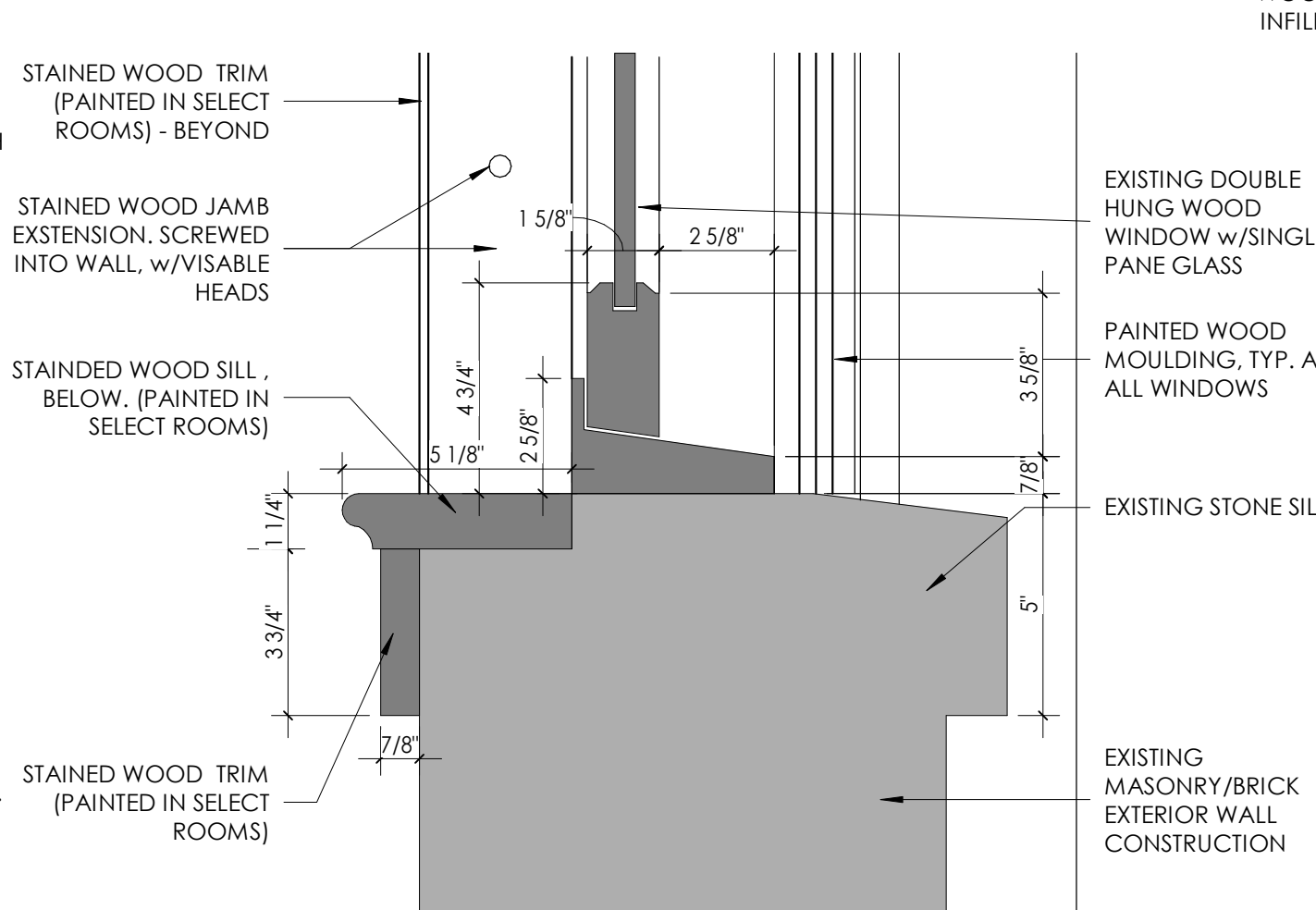
(F) Typical Window Head Detail - Exist @ W9
3" = 1'-0"



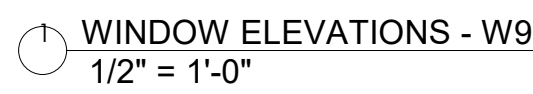
E Transom Mid-Rail Detail -Exist
3" = 1' 0"



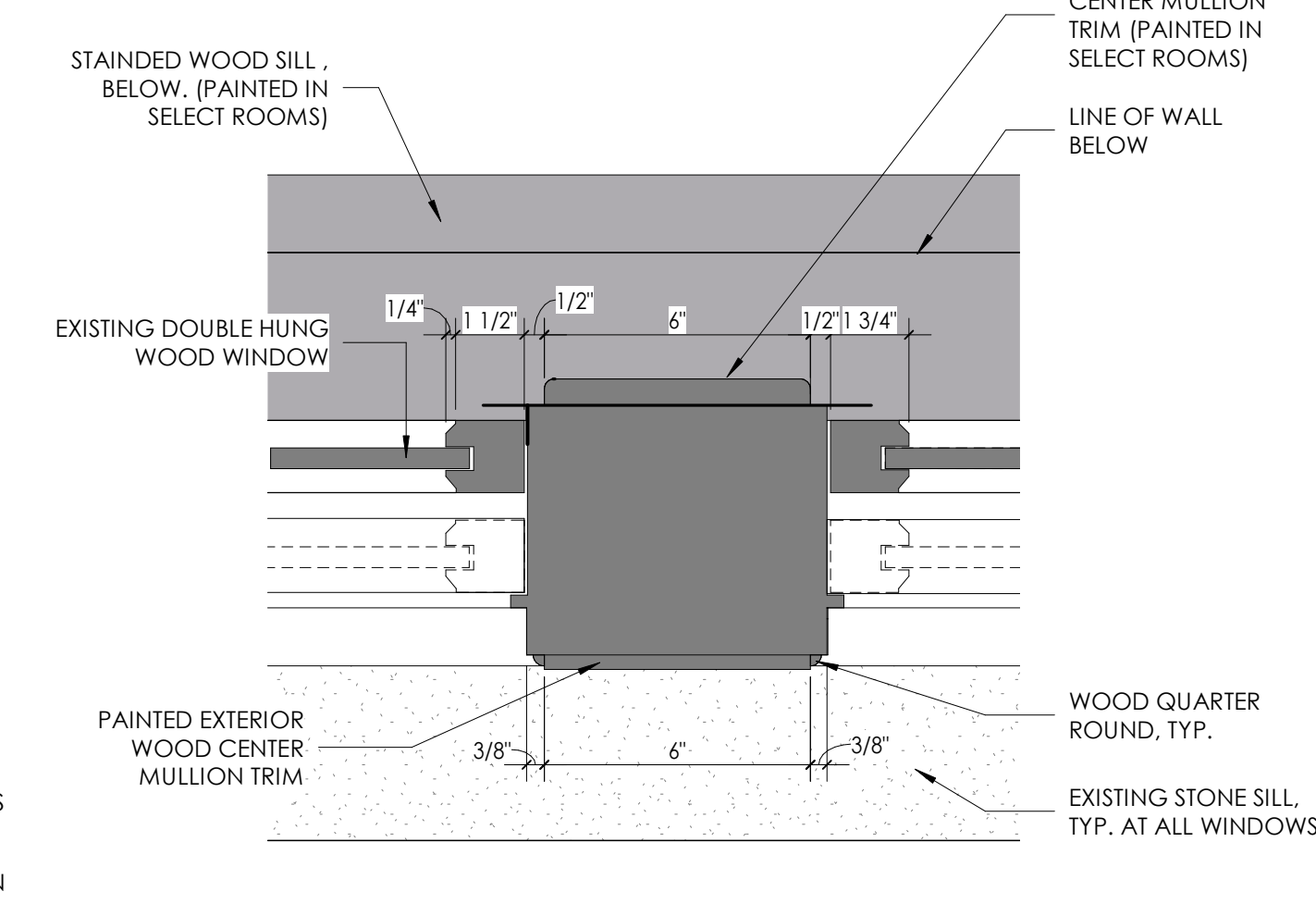
(D) Typical Window Mid Rail - Exist @ W9
3" = 1'-0"



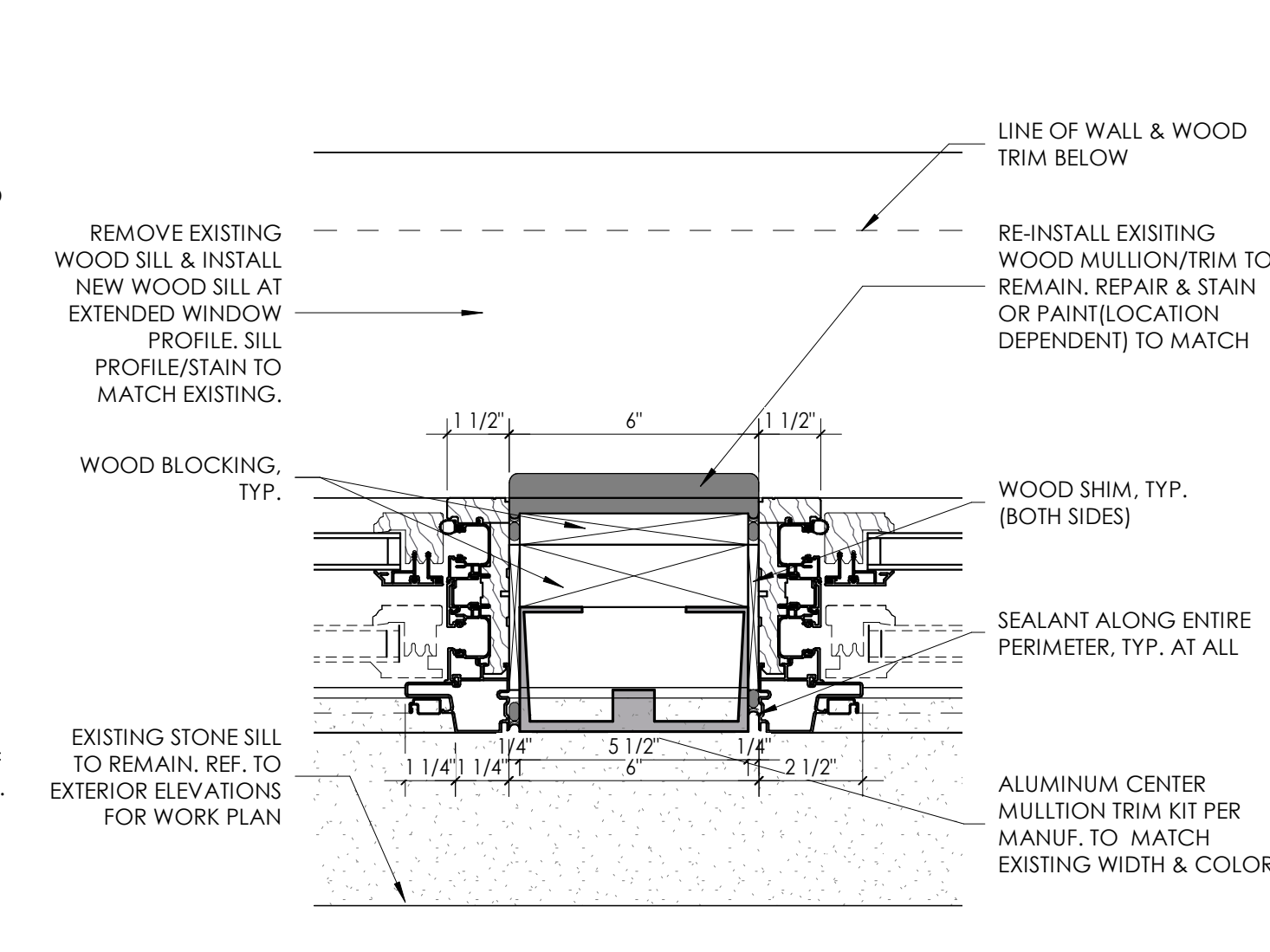
© Typical Window Sill Detail - Exist @ W9
3" = 1'-0"



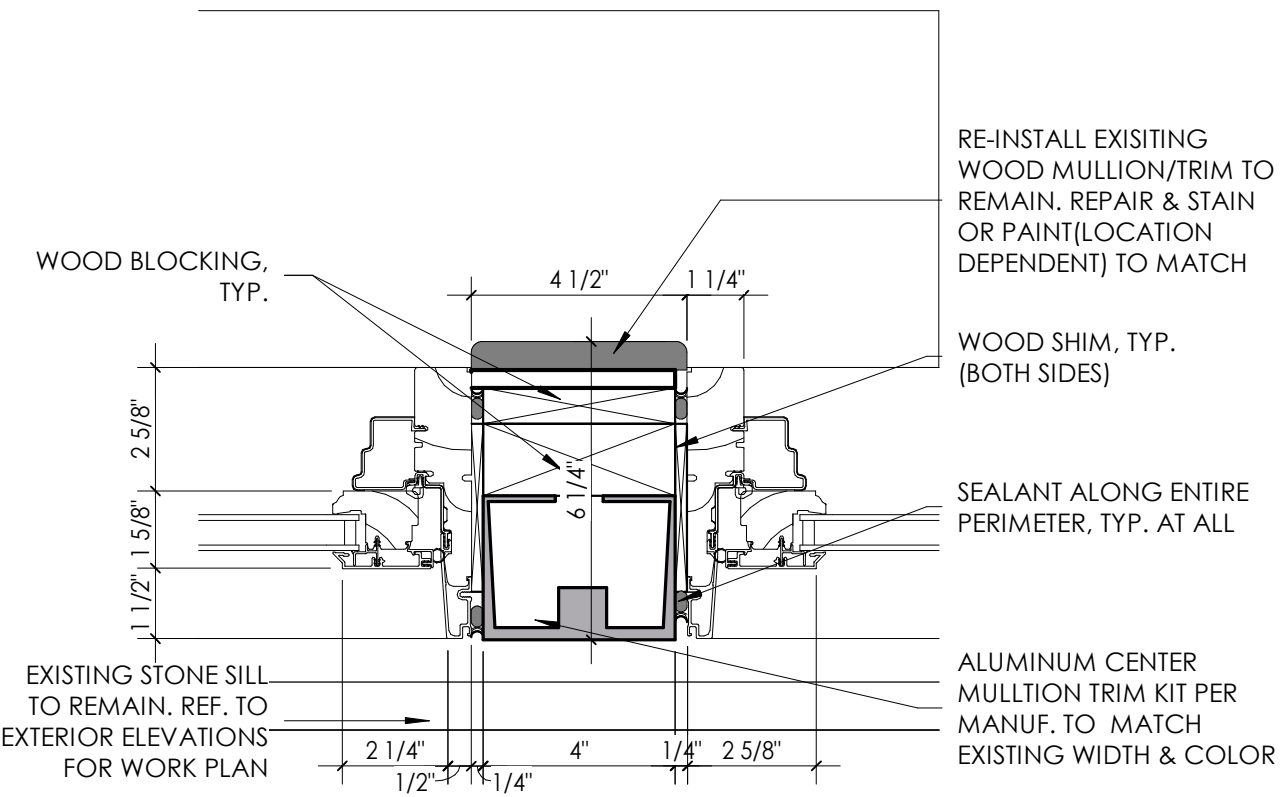
WINDOW ELEVATIONS - W9
1/2" = 1'-0"



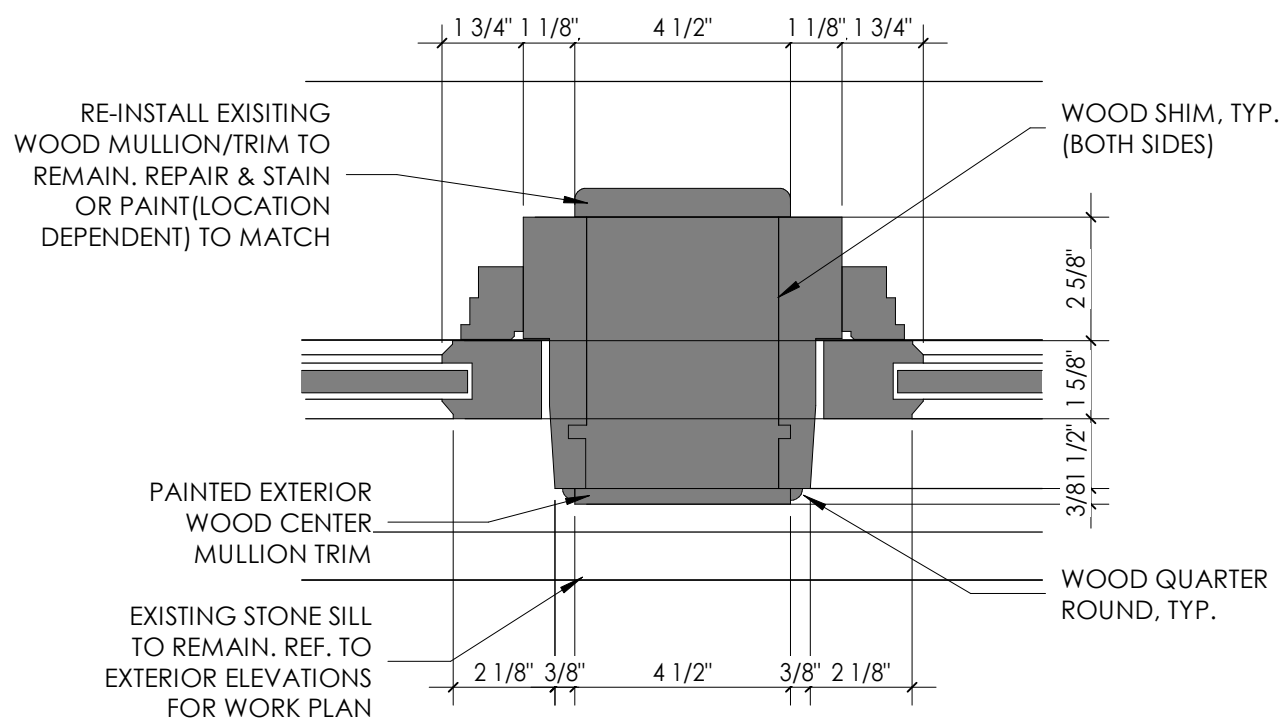
(B) Typical Mullion Detail - Exist @ W9
3" = 1'-0"



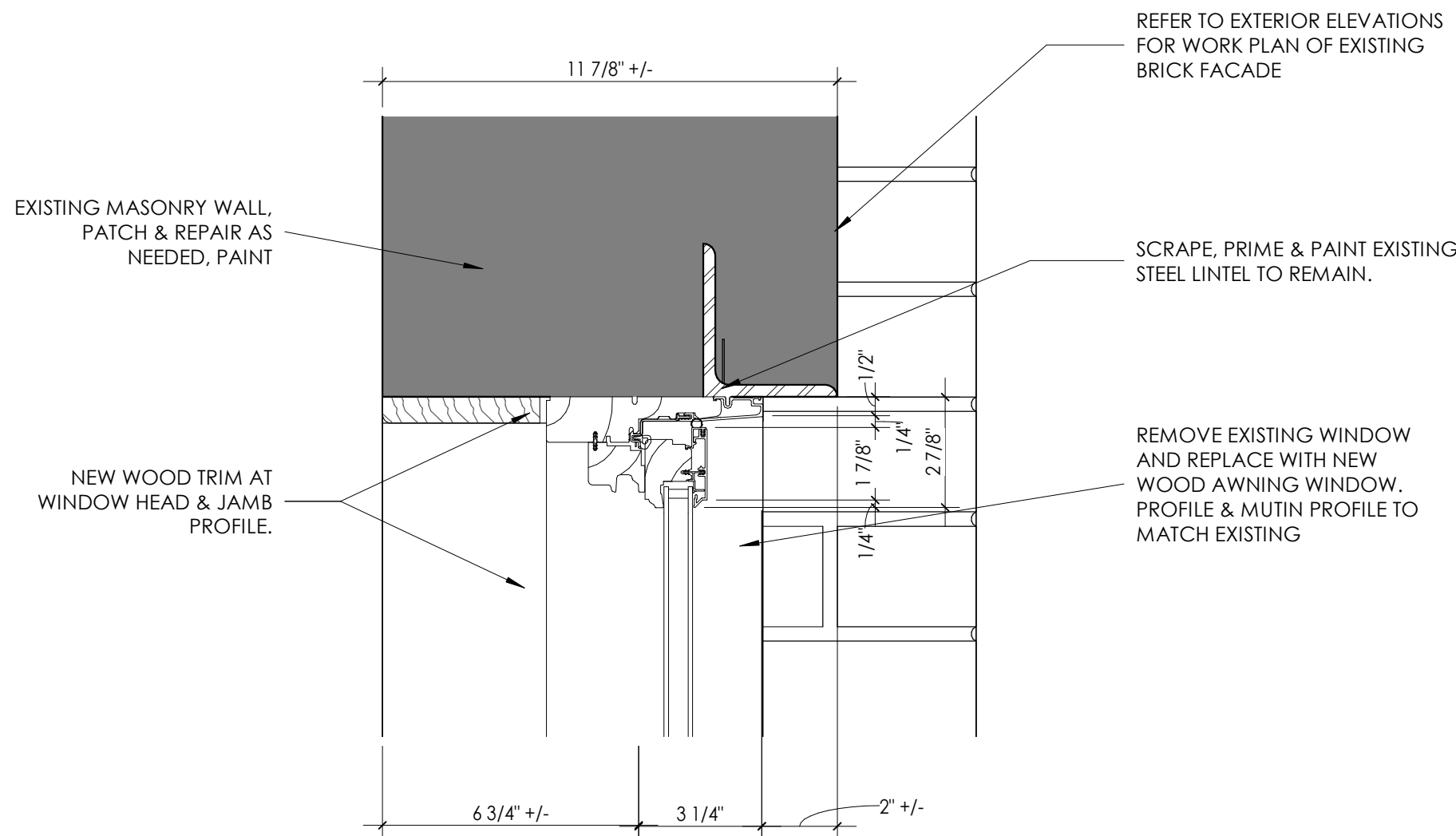
(B1) Typical Mullion Detail - New @ W9
3" = 1'-0"



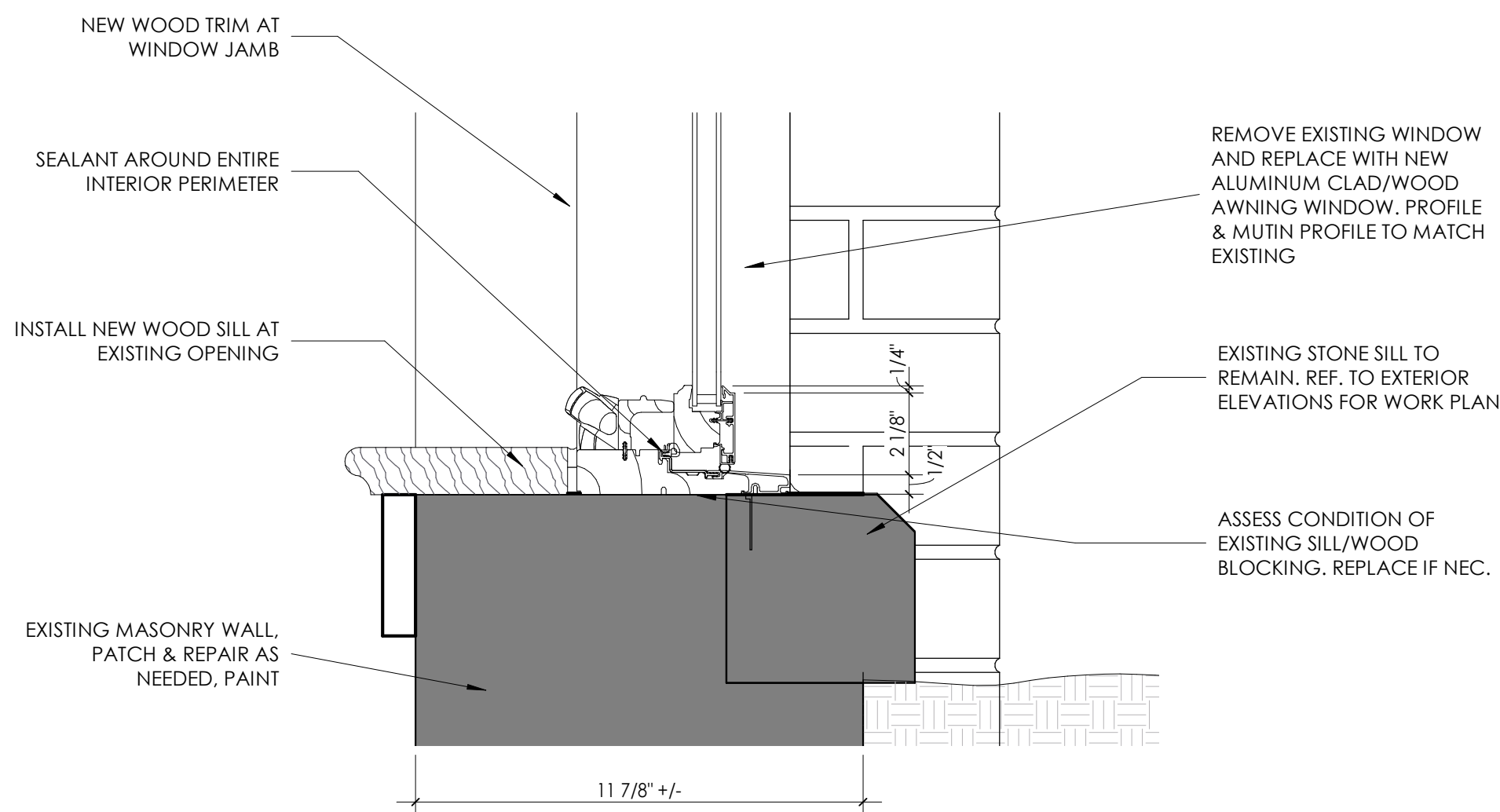
D1 Center Mullion Awning Detail - New W12
3" = 1'-0"



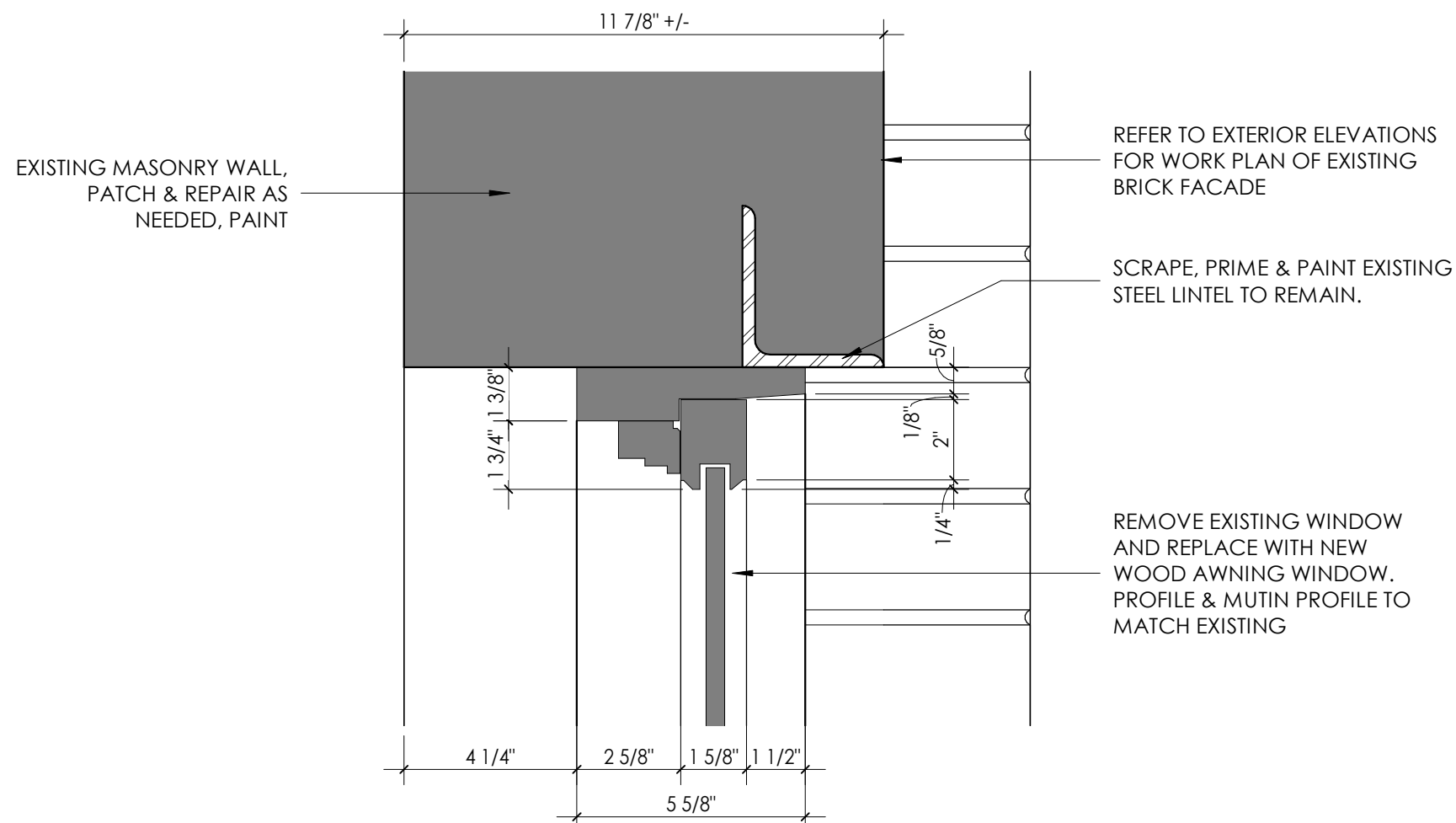
D Center Mullion Awning Detail - Exist W12
3" = 1'-0"



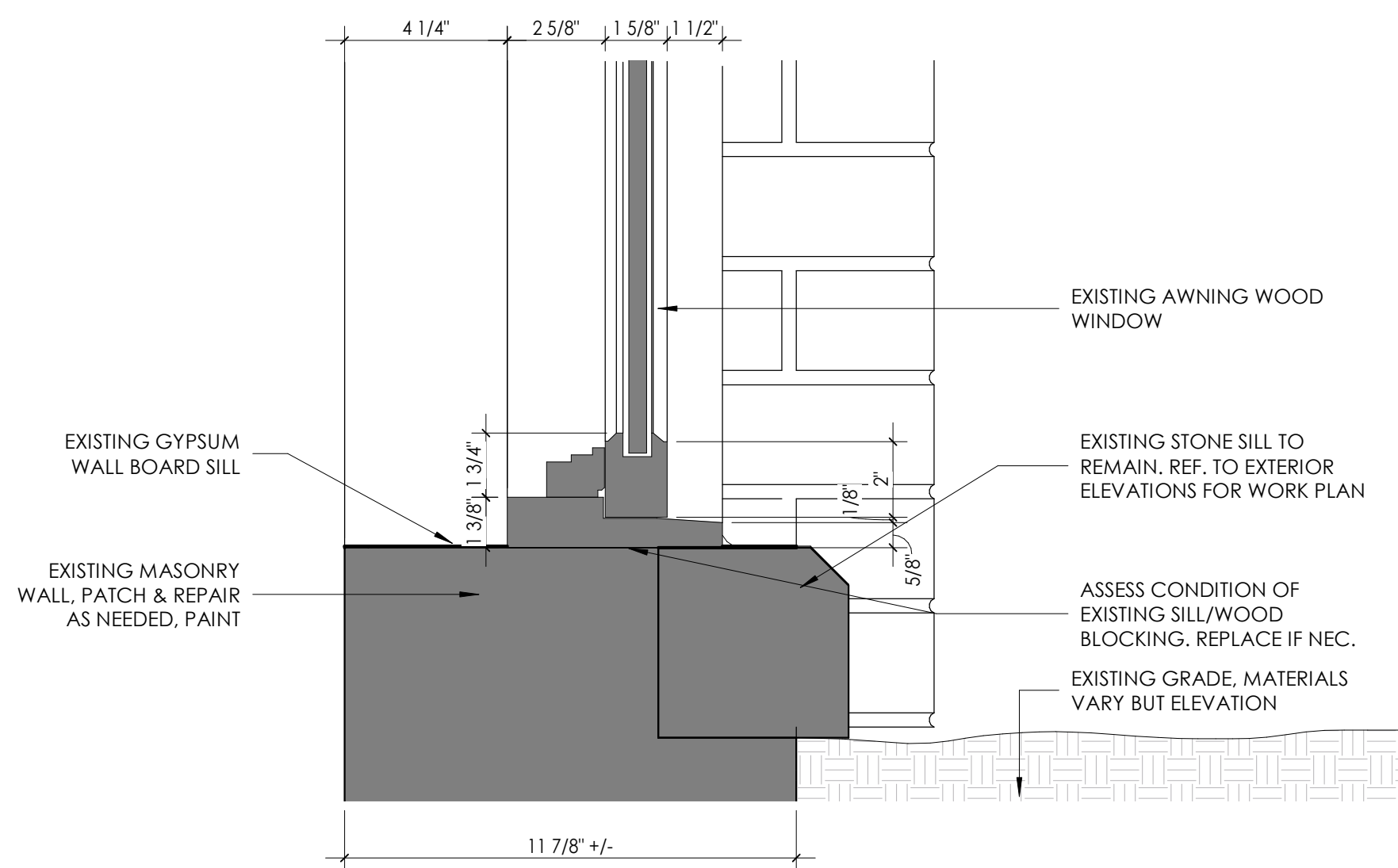
B1 Lower Level Head Detail - New
3" = 1'-0"



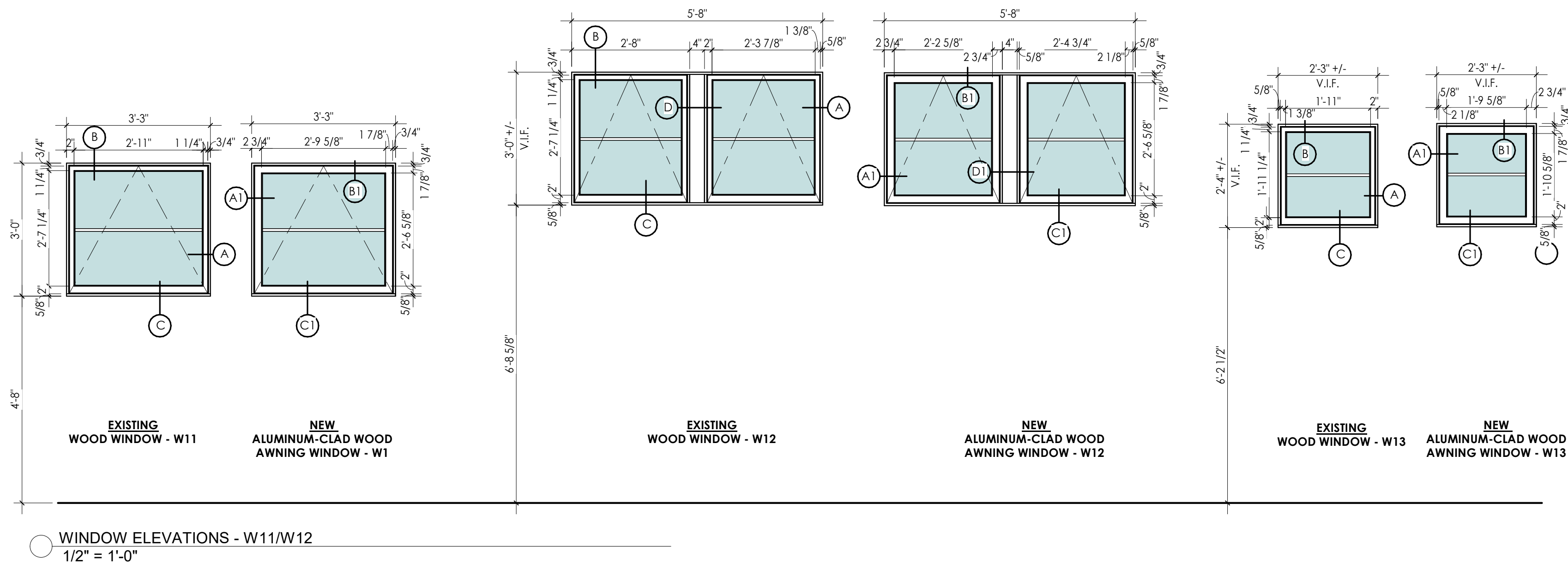
C1 Lower Level Sill Detail - New
3" = 1'-0"



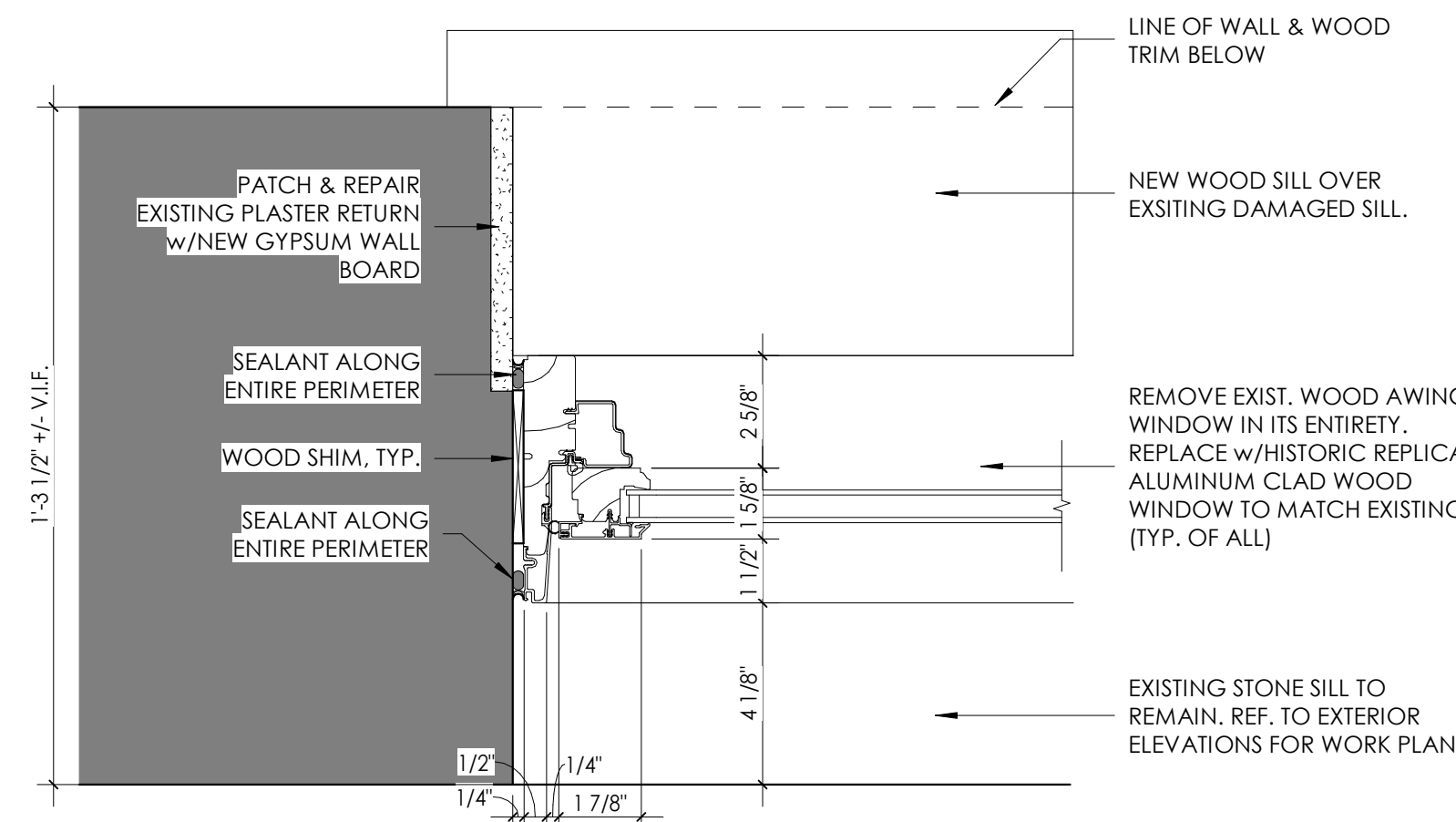
B Lower Level Head Detail - Exist
3" = 1'-0"



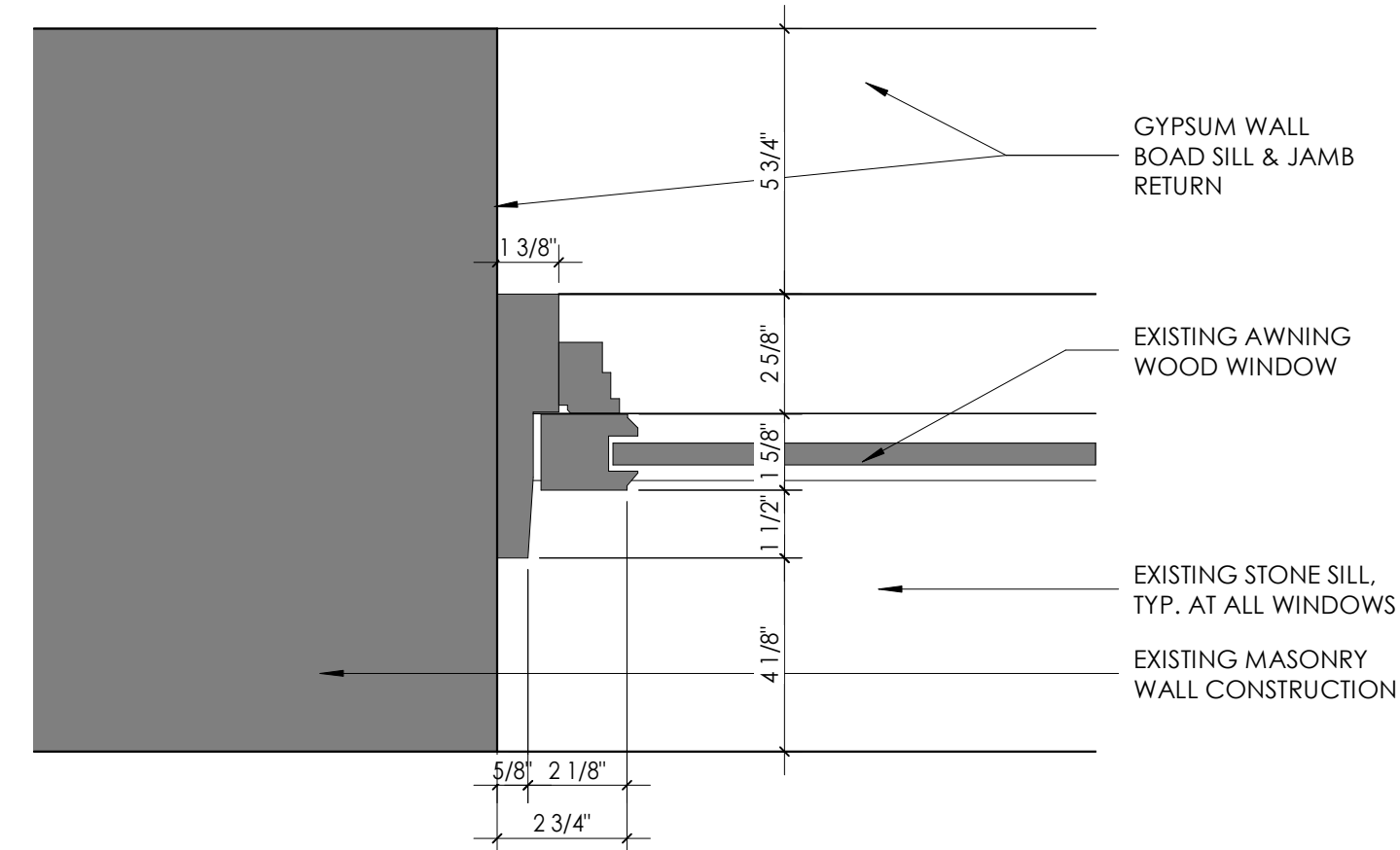
C Lower Level Sill Detail - Exist
3" = 1'-0"



WINDOW ELEVATIONS - W11/W12
1/2" = 1'-0"



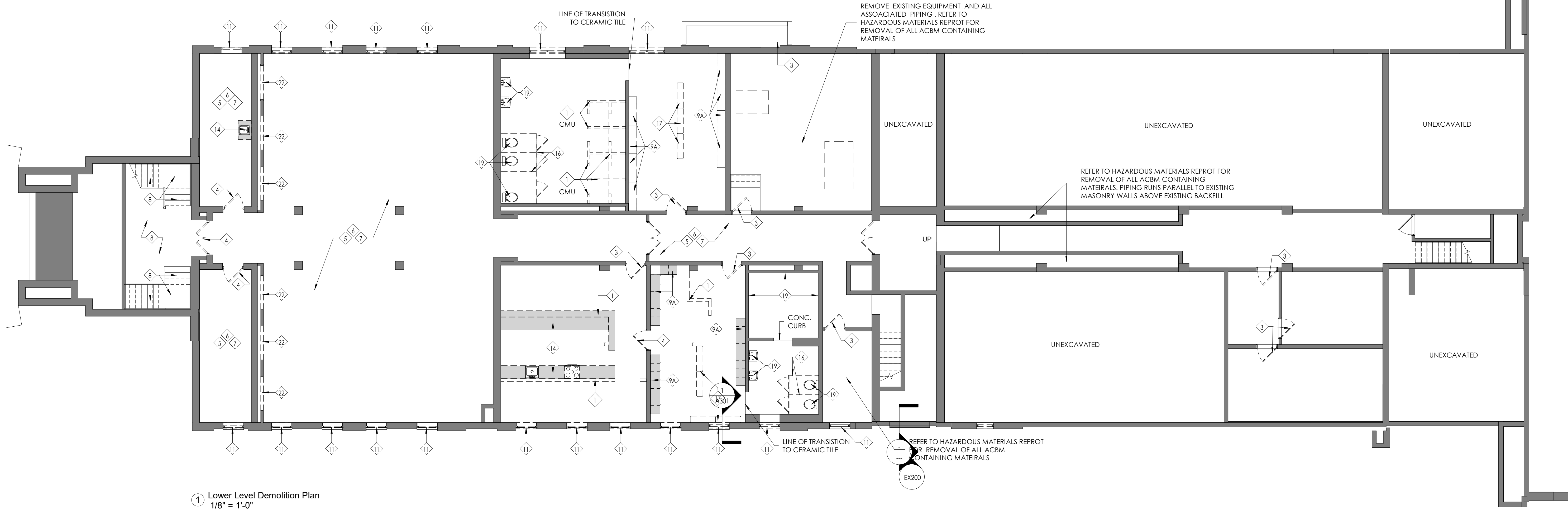
A Awning Jamb Detail - New
3" = 1'-0"



A1 Awning Jamb Detail - Exist
3" = 1'-0"

NAME	DATE

No.	Date	Description
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DEMOLITION PLAN GENERAL NOTES

- ALL DEMOLITION WORK IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- REFER TO PROVIDED HAZARDOUS MATERIAL REPORTS FOR ACBM LOCATIONS AND VERIFIED IN FIELD.
- DEMO SUBCONTRACTOR TO COORDINATE THE REMOVAL WITH THE GENERAL CONTRACTOR TO MAINTAIN HEAT THROUGHOUT THE WINTER MONTHS USING THE EXISTING SYSTEM.
- PROVIDE TEMPORARY BRACING / SHORING IN ORDER TO PREVENT EXCESSIVE DEMOLITION OR FAILURE.
- ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY OFF SITE.
- SECURITY, WEATHERPROOFING, DUST CONTROL AND SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE DAMAGE OCCURS TO ADJACENT SURFACES DUE TO CONSTRUCTION REMOVALS, AREA SUBJECTED TO DAMAGE SHALL BE REPAIRED TO MATCH EXISTING.
- WHERE ITEMS HAVE BEEN REMOVED AND ANCHORS, LUGS, BRACKETS, SUPPORTS, VOIDS, ETC. REMAIN: THEY SHALL BE REMOVED. PATCH & FINISH AFFECTED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
- REMOVE AND RELOCATE ALL ELECTRICAL ITEMS LOCATED IN AN AREA SCHEDULED FOR DEMOLITION.
- VERIFY LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

LEAD HAZARD CONTROL

THE WORK IN THIS PROJECT INVOLVES THE DISTURBANCE OF LEAD CONTAINING AND LEAD BASED PAINTED OR STAINED BUILDING COMPONENTS. THE BUILDING COMPONENTS SCHEDULED FOR DISTURBANCE HAVE BEEN TESTED FOR THE PRESENCE OF LEAD. THE RESULTS OF THE TESTING ARE INCLUDED IN THE SPECIFICATION AS "LIMITED LEAD SURVEY". ALL CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE RESULTS OF THE FSURVEY AND DETERMINING IF THEIR SCOPE OF WORK WILL DISTURB ANY LEAD CONTAINING MATERIALS. IF LEAD CONTAINING MATERIALS ARE TO BE DISTURBED, THEN REQUIREMENTS LEAD HAZARD CONTROL MUST BE COMPLIED WITH. IN ADDITION ALL CONTRACTORS MUST COMPLY WITH O.S.H.A. 29 CFR 1926.62 LEAD IN CONSTRUCTION STANDARD.

ASBESTOS HAZARD CONTROL

BUILDING MATERIALS HAVE BEEN TESTED FOR THE PRESENCE OF ASBESTOS AND ASBESTOS CONTAINING BUILDING MATERIALS (ACBMS) HAVE BEEN IDENTIFIED WITHIN THE BUILDING. THE ASBESTOS SURVEY IS ATTACHED WITH THE PROJECT MANUAL. ALL BUILDING MATERIALS THAT WERE IDENTIFIED AS ACBM AND ARE SCHEDULED FOR DEMOLITION OR DISTURBANCE HAVE BEEN INCLUDED FOR ABATEMENT UNDER THE HAZARDOUS MATERIALS DRAWINGS. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUB-CONTRACTORS TO REVIEW THE ASBESTOS SURVEY AND DETERMINE IF THEIR WORK WILL BE DISTURBING ACBMS. IF ANY WORK IS IDENTIFIED THAT MAY DISTURB ACBM, PLEASE NOTIFY THE CONSTRUCTION MANAGER. DURING RENOVATION WORK, IF NON-FIBER GLASS PIPE INSULATION OR OTHER SUSPECT MATERIALS (IE, FIREPROOFING, MASTICS, ASBESTOS CEMENT BOARDS), ARE DISCOVERED (I.E. INSIDE WALLS AND ABOVE CEILINGS) DO NOT DISTURB MATERIALS AND NOTIFY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

DEMOLITION PLAN KEYNOTES

- EXISTING WALL TO BE REMOVED
- REMOVE EXISTING WALL TO EXTENTS SHOWN. PATCH AND REPAIR ADJACENT WALLS. REFER TO STRCUTURAL DRAWINGS FOR SHORING & LINTELSPREPARE FOR NEW OPENING.
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING DOOR ONLY TO BE REMOVED, FRAME TO REMAIN AND BE PREPPED FOR INSTALLATION OF NEW.
- EXISTING FLOOR FINISH TO BE REMOVED AND PREPARED FOR NEW FLOOR FINISH. REFER TO HAZARDOUS MATERIALS REPORT FOR REMOVALS VIA ABATEMENT
- EXISTING CEILING TO BE REMOVED
- EXISTING LIGHTING TO BE REMOVED
- REMOVE EXISTING PORCLUEN TILE FLOORING DOWN TO EXISTING SUBSTRATE. SURFACE IS TO BE PREPARED FOR INSTALLATION OF NEW TILE AS PER FLOOR FINISH PLAN.
- REMOVE EXISTING LOCKER AND MASONRY BLOCK BASE DOWN TO EXISTING SUBSTRATE. SMOOTH FLOOR & PREP FOR NEW FINISH
- REMOVE EXISTING FREE STANDING LOCKERS, RELOCATE AS NECESSARY PER OWNER'S DIRECITON.
- REMOVE GLASS FROM EXISING WINDOW SASH TO REMAIN. REFER TO WINDOW NOTES FOR HISTORIC PROCEDURES
- REMOVE WINDOW IN ITS ENTIRETY DOWN TO EXISTING OPENING. PREPARE FOR INSTALLATION OF NEW WOOD WINDOW TO MATCH EXISTING
- REMOVE ALUMINUM DOOR, ALUMINUM PANEL INFILL AND PLYOOD IN EXISING OPENING. PREPARE OPENING FOR INSTALLATION OF NEW STOREFRONT & DOOR.
- REMOVE PLYWOOD PANEL OVER EXISTING TOP SASH OF WINDOW (MOUNTED TO EXTERIOR FRAME)
- REMOVE EXISTING COUNTERTOP & BASE CABINET IN ITS ENTIRETY.
- REMOVE EXISTING WALL MOUNTED UPPER CABINETS IN THEIR ENTIRETY
- REMOVE EXISTING SCIENCE CABINETRY. COORDINATE WITH OWNER ABOUT RELOCATION OR FUTURE USE AT AN ALTERNATE LOCATION.
- REMOVE TOILET PARTITIONS AND ACCESSORIES IN THEIR ENTIRETY.
- REMOVE EXISTING FLOOR MOUNTED BENCH IN ITS ENTIRETY
- REMOVE INTERIOR FRAME VIEW WINDOW & FRAME INCLUDING DOOR IN ITS ENTIRETY.
- REMOVE PLUMBING FIXTURE & ASSOCIATED HARDWARE
- REMOVE LOUVER AND ASSOCIATED DUCTING IN ITS ENTIRETY INCLUDING PLYWOOD IN WINDOW OPENING.
- REMOVE EXISTING WOOD ROOF HATCH AND LADDER AND PREPARE OPENING FOR INSTALLATION OF NEW. REFER TO ROOF PLAN
- REMOVE RETRACABLE RECESSED TABLES & BENCHES
- REMOVE CHAULK BOARD/TACK BOARD IN ITS ENTIRETY (METAL FRAMED)
- PARTIALLY REMOVE WOOD FRAMED CHALK BOARD, PREPARE FOR REINSTALLATION AS PER FLOOR PLAN. REFER TO HISTORIC DETAILS.
- REMOVE RAIDATOR, RADIATOR COVER & ALL PIPING IN ITS ENTIRETY
- REMOVE LOOSE FURNITURE
- REMOVE WOOD PANEL WAINSCOTTING IN ITS ENTIRETY
- REMOVE CONCRETE STAIR, RAMP & LANDING WITH RAILINGS IN ITS ENITERTY
- REMOVE PORTION OF CONCRETE SLAB TO ALLOW FOR INSTALLATION OF NEW ELEVATOR
- REMOVE CHAINLINK FENCING IN ITS ENTIRETY
- REMOVE WOOD INSECT SCREEN.NEW TO BE INSTALLED PER SPECIFICATION
- REMOVE DAMAGED GLASS BLOCK AND REPLACE IN KIND. RE-GROUT AS NEEDED FOR INSTLLATION

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
SECTION 2207 PART 69.5B

"IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description
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UPDATED SET

PROJECT INFO

**DeSales High
School
Rehabilitation**

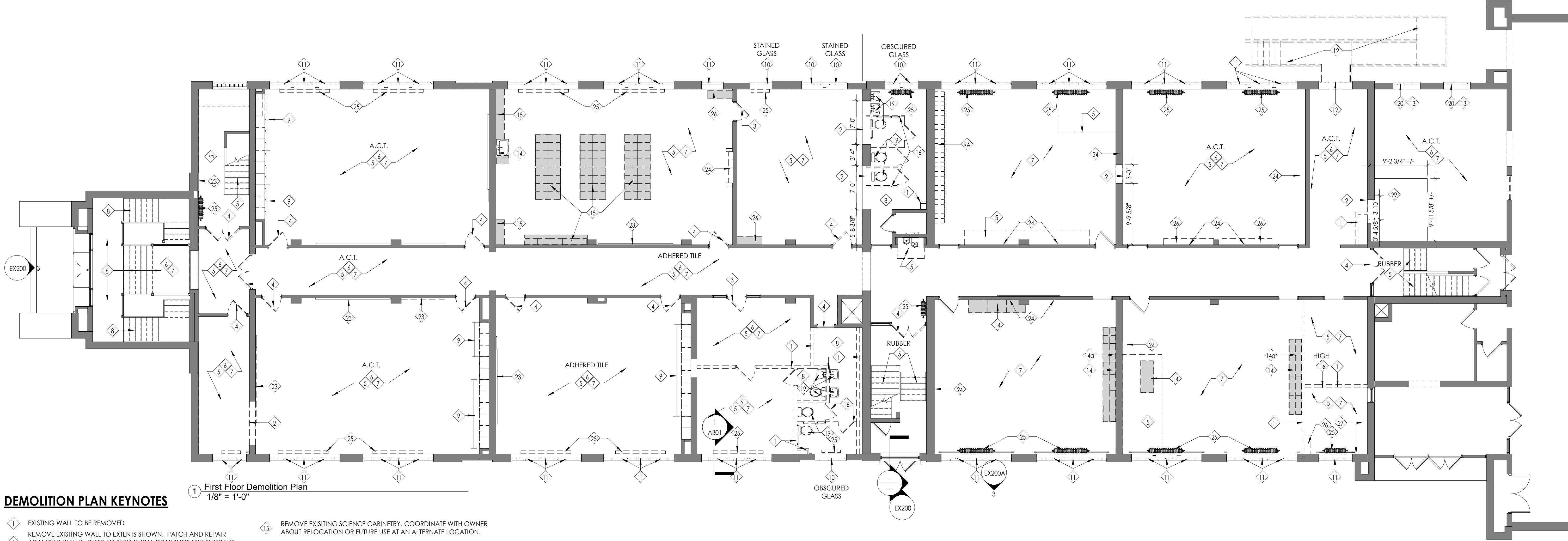
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
LOWER LEVEL DEMOLITION PLAN

SHEET NUMBER

D100



DEMOLITION PLAN KEYNOTES

- 1

EXISTING WALL TO BE REMOVED
- 2

REMOVE EXISTING WALL TO EXTENTS SHOWN. PATCH AND REPAIR ADJACENT WALLS. REFER TO STRUCTURAL DRAWINGS FOR SHORING & LINTELS PREPARE FOR NEW OPENING.
- 3

EXISTING DOOR AND FRAME TO BE REMOVED
- 4

EXISTING DOOR ONLY TO BE REMOVED. FRAME TO REMAIN AND BE PREPPED FOR INSTALLATION OF NEW.
- 5

EXISTING FLOOR FINISH TO BE REMOVED AND PREPARED FOR NEW FLOOR FINISH. REFER TO HAZARDOUS MATERIALS REPORT FOR REMOVALS VIA ABATEMENT
- 6

EXISTING CEILING TO BE REMOVED
- 7

EXISTING LIGHTING TO BE REMOVED
- 8

REMOVE EXISTING PORCELAIN TILE FLOORING DOWN TO EXISTING SUBSTRATE. SURFACE IS TO BE PREPARED FOR INSTALLATION OF NEW TILE AS PER FLOOR FINISH PLAN.
- 9

REMOVE EXISTING LOCKER AND MASONRY BLOCK BASE DOWN TO EXISTING SUBSTRATE. SMOOTH FLOOR & PREP FOR NEW FINISH
- 9A

REMOVE EXISTING FREE STANDING LOCKERS. RELOCATE AS NECESSARY PER OWNER'S DIRECTION.
- 10

REMOVE GLASS FROM EXISTING WINDOW SASH TO REMAIN. REFER TO WINDOW NOTES FOR HISTORIC PROCEDURES
- 11

REMOVE WINDOW IN ITS ENTIRETY DOWN TO EXISTING OPENING. PREPARE FOR INSTALLATION OF NEW WOOD WINDOW TO MATCH EXISTING
- 12

REMOVE ALUMINUM DOOR, ALUMINUM PANEL INFILL AND PLYWOOD IN EXISTING OPENING. PREPARE OPENING FOR INSTALLATION OF NEW STOREFRONT & DOOR.
- 13

REMOVE PLYWOOD PANEL OVER EXISTING TOP SASH OF WINDOW (MOUNTED TO EXTERIOR FRAME)
- 14

REMOVE EXISTING COUNTERTOP & BASE CABINET IN ITS ENTIRETY.
- 14a

REMOVE EXISTING WALL MOUNTED UPPER CABINETS IN THEIR ENTIRETY
- 15

REMOVE EXISTING SCIENCE CABINETS. COORDINATE WITH OWNER ABOUT RELOCATION OR FUTURE USE AT AN ALTERNATE LOCATION.
- 16

REMOVE TOILET PARTITIONS AND ACCESSORIES IN THEIR ENTIRETY.
- 17

REMOVE EXISTING FLOOR MOUNTED BENCH IN ITS ENTIRETY
- 18

REMOVE INTERIOR FRAME VIEW WINDOW & FRAME INCLUDING DOOR IN ITS ENTIRETY.
- 19

REMOVE PLUMBING FIXTURE & ASSOCIATED HARDWARE
- 20

REMOVE LOUVER AND ASSOCIATED DUCTING IN ITS ENTIRETY INCLUDING PLYWOOD IN WINDOW OPENING.
- 21

REMOVE EXISTING WOOD ROOF HATCH AND LADDER AND PREPARE OPENING FOR INSTALLATION OF NEW. REFER TO ROOF PLAN
- 22

REMOVE RETRACTABLE RECESSED TABLES & BENCHES
- 23

REMOVE CHAULK BOARD/TACK BOARD IN ITS ENTIRETY (METAL FRAMED)
- 24

PARTIALLY REMOVE WOOD FRAMED CHALK BOARD. PREPARE FOR REINSTALLATION AS PER FLOOR PLAN. REFER TO HISTORIC DETAILS.
- 25

REMOVE RADIATOR, RADIATOR COVER & ALL PIPING IN ITS ENTIRETY
- 26

REMOVE LOOSE FURNITURE
- 27

REMOVE WOOD PANEL WAINSCOTTING IN ITS ENTIRETY
- 28

REMOVE CONCRETE STAIR, RAMP & LANDING WITH RAILINGS IN ITS ENTIRETY
- 29

REMOVE PORTION OF CONCRETE SLAB TO ALLOW FOR INSTALLATION OF NEW ELEVATOR
- 30

REMOVE CHAINLINK FENCING IN ITS ENTIRETY
- 31

REMOVE WOOD INSECT SCREEN. NEW TO BE INSTALLED PER SPECIFICATION
- 32

REMOVE DAMAGED GLASS BLOCK AND REPLACE IN KIND. RE-GROUT AS NEEDED FOR INSTALLATION

LEAD HAZARD CONTROL

THE WORK IN THIS PROJECT INVOLVES THE DISTURBANCE OF LEAD CONTAINING AND LEAD BASED PAINTED OR STAINED BUILDING COMPONENTS. THE BUILDING COMPONENTS SCHEDULED FOR DISTURBANCE HAVE BEEN TESTED FOR THE PRESENCE OF LEAD. THE RESULTS OF THE TESTING ARE INCLUDED IN THE SPECIFICATION AS "LIMITED LEAD SURVEY". ALL CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE RESULTS OF THE SURVEY AND DETERMINING IF THEIR SCOPE OF WORK WILL DISTURB ANY LEAD CONTAINING MATERIALS. IF LEAD CONTAINING MATERIALS ARE TO BE DISTURBED, THEN REQUIREMENTS LEAD HAZARD CONTROL MUST BE COMPLIED WITH. IN ADDITION ALL CONTRACTORS MUST COMPLY WITH O.S.H.A. 29 CFR 1926.62 LEAD IN CONSTRUCTION STANDARD.

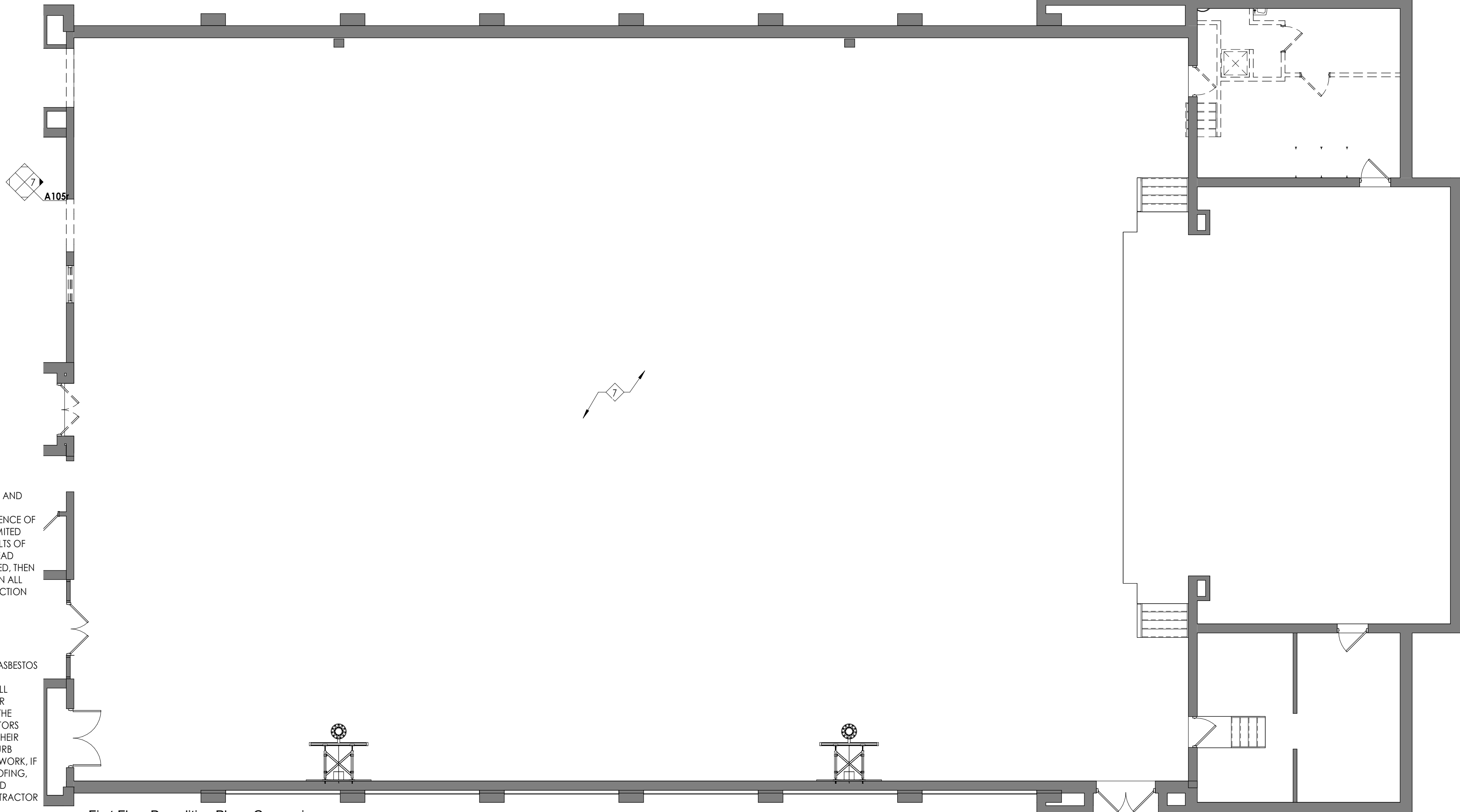
ASBESTOS HAZARD CONTROL

BUILDING MATERIALS HAVE BEEN TESTED FOR THE PRESENCE OF ASBESTOS AND ASBESTOS CONTAINING BUILDING MATERIALS (ACBMs) HAVE BEEN IDENTIFIED WITHIN THE BUILDING. THE ASBESTOS SURVEY IS ATTACHED WITH THE PROJECT MANUAL. ALL BUILDING MATERIALS THAT WERE IDENTIFIED AS ACBM AND ARE SCHEDULED FOR DEMOLITION OR DISTURBANCE HAVE BEEN INCLUDED FOR ABATEMENT UNDER THE HAZARDOUS MATERIALS DRAWINGS. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND SUB-CONTRACTORS TO REVIEW THE ASBESTOS SURVEY AND DETERMINE IF THEIR WORK WILL BE DISTURBING ACBMs. IF ANY WORK IS IDENTIFIED THAT MAY DISTURB ACBM, PLEASE NOTIFY THE CONSTRUCTION MANAGER. DURING RENOVATION WORK, IF NON-FIBER GLASS PIPE INSULATION OR OTHER SUSPECT MATERIALS (IE, FIREPROOFING, MASTICS, ASBESTOS, CEMENT BOARDS), ARE DISCOVERED (I.E. INSIDE WALLS AND ABOVE CEILINGS) DO NOT DISTURB MATERIALS AND NOTIFY THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.

DEMOLITION PLAN GENERAL NOTES

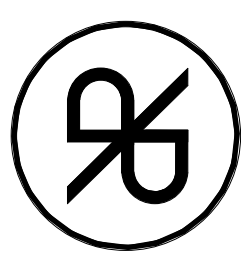
1. ALL DEMOLITION WORK IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
2. REFER TO PROVIDED HAZARDOUS MATERIAL REPORTS FOR ACBM LOCATIONS AND VERIFIED IN FIELD.
3. DEMO SUBCONTRACTOR TO COORDINATE THE REMOVAL WITH THE GENERAL CONTRACTOR TO MAINTAIN HEAT THROUGHOUT THE WINTER MONTHS USING THE EXISTING SYSTEM.
4. PROVIDE TEMPORARY BRACING / SHORING IN ORDER TO PREVENT EXCESSIVE DEMOLITION OR FAILURE.
5. ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY OFF SITE.
6. SECURITY, WEATHERPROOFING, DUST CONTROL AND SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. WHERE DAMAGE OCCURS TO ADJACENT SURFACES DUE TO CONSTRUCTION REMOVALS, AREA SUBJECTED TO DAMAGE SHALL BE REPAIRED TO MATCH EXISTING.
8. WHERE ITEMS HAVE BEEN REMOVED AND ANCHORS, LUGS, BRACKETS, SUPPORTS, VOIDS, ETC. REMAIN: THEY SHALL BE REMOVED. PATCH & FINISH AFFECTED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
9. REMOVE AND RELOCATE ALL ELECTRICAL ITEMS LOCATED IN AN AREA SCHEDULED FOR DEMOLITION.
10. VERIFY LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

EX200



2 First Floor Demolition Plan - Gymnasium
1/8" = 1'-0"

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585.756.5040
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NEW YORK STATE EDUCATION LAW ARTICLE 147,
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"IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
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HIS SIGNATURE AND THE DATE OF SUCH ALTERATION,
AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

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REVISIONS

No.	Date	Description

UPDATED SET

PROJECT INFO

DeSales High
School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

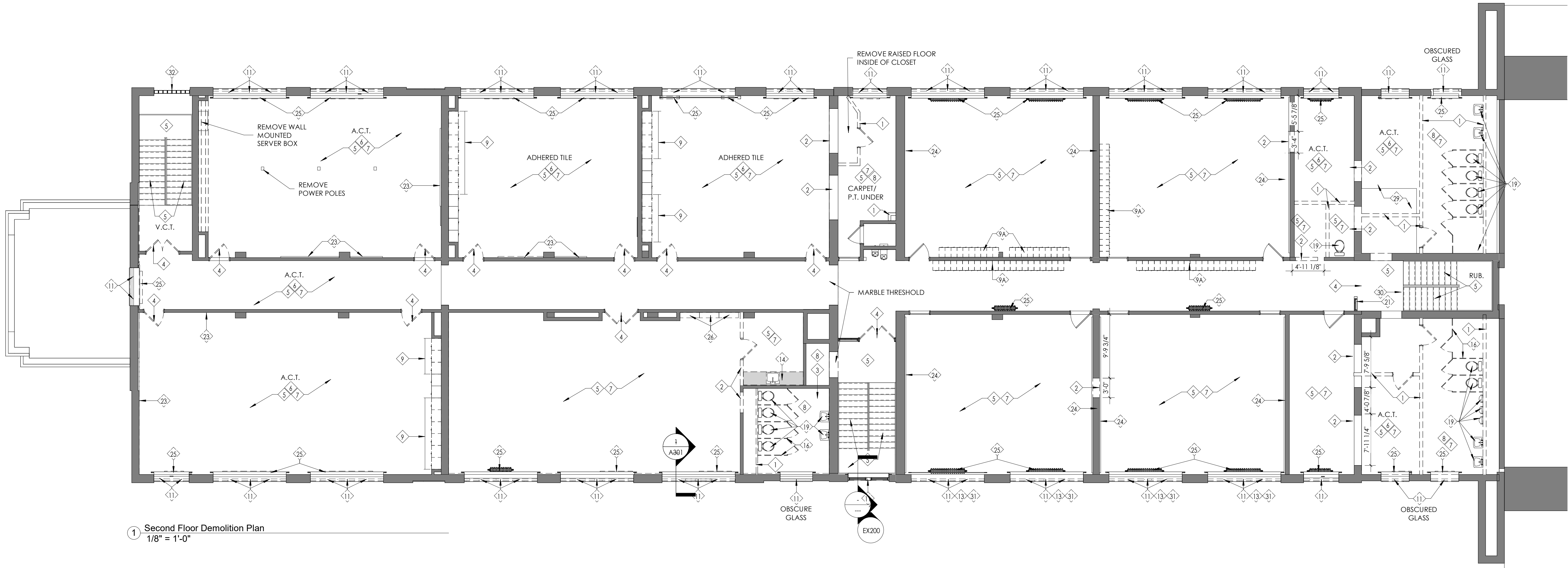
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

SHEET NUMBER

D101

EX200 3



1 Second Floor Demolition Plan
1/8" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

- ALL DEMOLITION WORK IS TO BE REVIEWED WITH THE ARCHITECT PRIOR TO COMMENCING WORK.
- REFER TO PROVIDED HAZARDOUS MATERIAL REPORTS FOR ACBM LOCATIONS AND VERIFIED IN FIELD.
- DEMO SUBCONTRACTOR TO COORDINATE THE REMOVAL WITH THE GENERAL CONTRACTOR TO MAINTAIN HEAT THROUGHOUT THE WINTER MONTHS USING THE EXISTING SYSTEM.
- PROVIDE TEMPORARY BRACING / SHORING IN ORDER TO PREVENT EXCESSIVE DEMOLITION OR FAILURE.
- ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY OFF SITE.
- SECURITY, WEATHERPROOFING, DUST CONTROL AND SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE DAMAGE OCCURS TO ADJACENT SURFACES DUE TO CONSTRUCTION REMOVALS, AREA SUBJECTED TO DAMAGE SHALL BE REPAIRED TO MATCH EXISTING.
- WHERE ITEMS HAVE BEEN REMOVED AND ANCHORS, LUGS, BRACKETS, SUPPORTS, VOIDS, ETC. REMAIN: THEY SHALL BE REMOVED. PATCH & FINISH AFFECTED SURFACES TO MATCH EXISTING ADJACENT SURFACES.
- REMOVE AND RELOCATE ALL ELECTRICAL ITEMS LOCATED IN AN AREA SCHEDULED FOR DEMOLITION.
- VERIFY LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

LEAD HAZARD CONTROL

THE WORK IN THIS PROJECT INVOLVES THE DISTURBANCE OF LEAD CONTAINING AND LEAD BASED PAINTED OR STAINED BUILDING COMPONENTS. THE BUILDING COMPONENTS SCHEDULED FOR DISTURBANCE HAVE BEEN TESTED FOR THE PRESENCE OF LEAD. THE RESULTS OF THE TESTING ARE INCLUDED IN THE SPECIFICATION AS LIMITED LEAD SURVEY. ALL CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE RESULTS OF THE SURVEY AND DETERMINING IF THEIR SCOPE OF WORK WILL DISTURB ANY LEAD CONTAINING MATERIALS. IF LEAD CONTAINING MATERIALS ARE TO BE DISTURBED, THEN REQUIREMENTS LEAD HAZARD CONTROL MUST BE COMPLIED WITH. IN ADDITION ALL CONTRACTORS MUST COMPLY WITH O.S.H.A. 29 CFR 1926.62 LEAD IN CONSTRUCTION STANDARD.

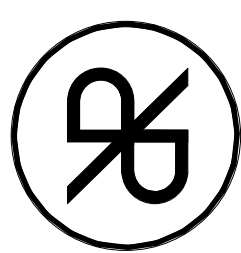
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DEMOLITION PLAN KEYNOTES

- EXISTING WALL TO BE REMOVED
- REMOVE EXISTING WALL TO EXTENTS SHOWN. PATCH AND REPAIR ADJACENT WALLS. REFER TO STRUCTURAL DRAWINGS FOR SHORING & LINTELS PREPARE FOR NEW OPENING.
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING DOOR ONLY TO BE REMOVED, FRAME TO REMAIN AND BE PREPPED FOR INSTALLATION OF NEW.
- EXISTING FLOOR FINISH TO BE REMOVED AND PREPARED FOR NEW FLOOR FINISH. REFER TO HAZARDOUS MATERIALS REPORT FOR REMOVALS VIA ABATEMENT
- EXISTING CEILING TO BE REMOVED
- EXISTING LIGHTING TO BE REMOVED
- REMOVE EXISTING PORCELAIN TILE FLOORING DOWN TO EXISTING SUBSTRATE. SURFACE IS TO BE PREPARED FOR INSTALLATION OF NEW TILE AS PER FLOOR FINISH PLAN.
- REMOVE EXISTING LOCKER AND MASONRY BLOCK BASE DOWN TO EXISTING SUBSTRATE. SMOOTH FLOOR & PREP FOR NEW FINISH
- REMOVE EXISTING FREE STANDING LOCKERS, RELOCATE AS NECESSARY PER OWNER'S DIRECTION.
- REMOVE GLASS FROM EXISTING WINDOW SASH TO REMAIN. REFER TO WINDOW NOTES FOR HISTORIC PROCEDURES
- REMOVE WINDOW IN ITS ENTIRETY DOWN TO EXISTING OPENING. PREPARE FOR INSTALLATION OF NEW WOOD WINDOW TO MATCH EXISTING
- REMOVE ALUMINUM DOOR, ALUMINUM PANEL INFILL AND PLYWOOD IN EXISTING OPENING. PREPARE OPENING FOR INSTALLATION OF NEW STOREFRONT & DOOR.
- REMOVE PLYWOOD PANEL OVER EXISTING TOP SASH OF WINDOW (MOUNTED TO EXTERIOR FRAME)
- REMOVE EXISTING COUNTERTOP & BASE CABINET IN ITS ENTIRETY.
- REMOVE EXISTING WALL MOUNTED UPPER CABINETS IN THEIR ENTIRETY
- REMOVE EXISTING SCIENCE CABINERY. COORDINATE WITH OWNER ABOUT RELOCATION OR FUTURE USE AT AN ALTERNATE LOCATION.
- REMOVE TOILET PARTITIONS AND ACCESSORIES IN THEIR ENTIRETY.
- REMOVE EXISTING FLOOR MOUNTED BENCH IN ITS ENTIRETY
- REMOVE INTERIOR FRAME VIEW WINDOW & FRAME INCLUDING DOOR IN ITS ENTIRETY.
- REMOVE PLUMBING FIXTURE & ASSOCIATED HARDWARE
- REMOVE LOUVER AND ASSOCIATED DUCTING IN ITS ENTIRETY INCLUDING PLYWOOD IN WINDOW OPENING.
- REMOVE EXISTING WOOD ROOF HATCH AND LADDER AND PREPARE OPENING FOR INSTALLATION OF NEW. REFER TO ROOF PLAN
- REMOVE RETRACTABLE RECESSED TABLES & BENCHES
- REMOVE CHALK BOARD/TACK BOARD IN ITS ENTIRETY (METAL FRAMED)
- PARTIALLY REMOVE WOOD FRAMED CHALK BOARD, PREPARE FOR REINSTALLATION AS PER FLOOR PLAN. REFER TO HISTORIC DETAILS.
- REMOVE RADIATOR, RADIATOR COVER & ALL PIPING IN ITS ENTIRETY
- REMOVE LOOSE FURNITURE
- REMOVE WOOD PANEL WAINSCOTTING IN ITS ENTIRETY
- REMOVE CONCRETE STAIR, RAMP & LANDING WITH RAILINGS IN ITS ENTIRETY
- REMOVE PORTION OF CONCRETE SLAB TO ALLOW FOR INSTALLATION OF NEW ELEVATOR
- REMOVE CHAINLINK FENCING IN ITS ENTIRETY
- REMOVE WOOD INSECT SCREEN. NEW TO BE INSTALLED PER SPECIFICATION
- REMOVE DAMAGED GLASS BLOCK AND REPLACE IN KIND. RE-GROUT AS NEEDED FOR INSTALLATION

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ONE WOODBURY BOULEVARD
585.756.5040

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Rehabilitation

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Geneva, NY 14456

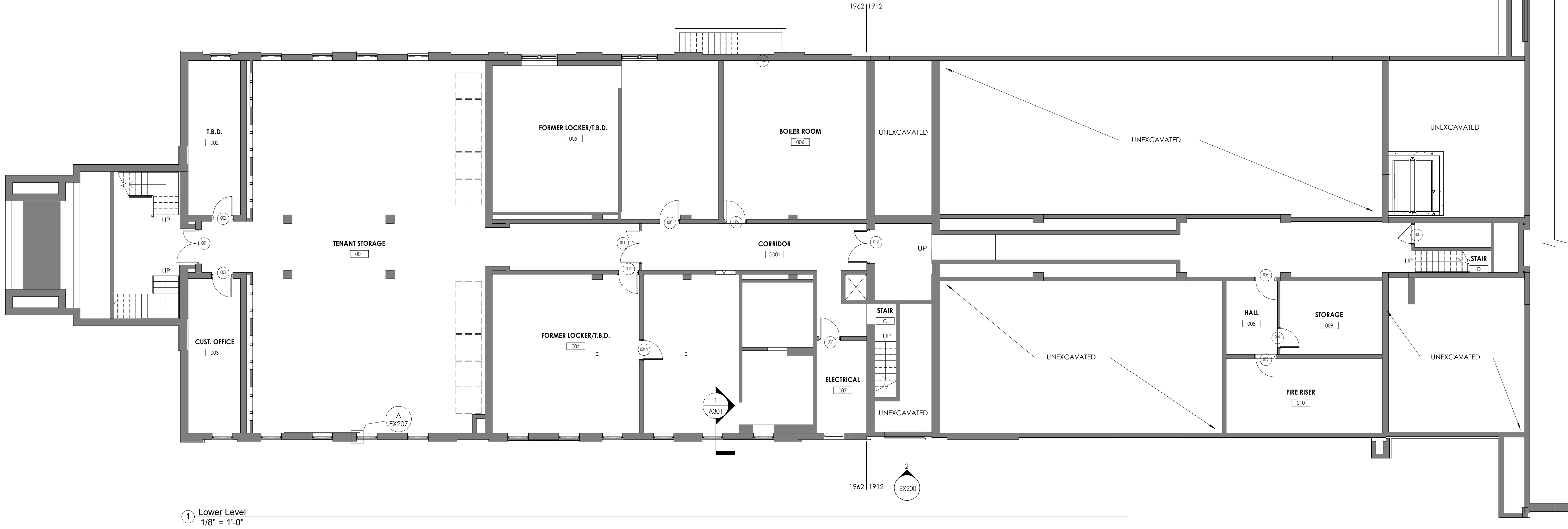
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

SECOND FLOOR DEMOLITION
PLAN

SHEET NUMBER

D102



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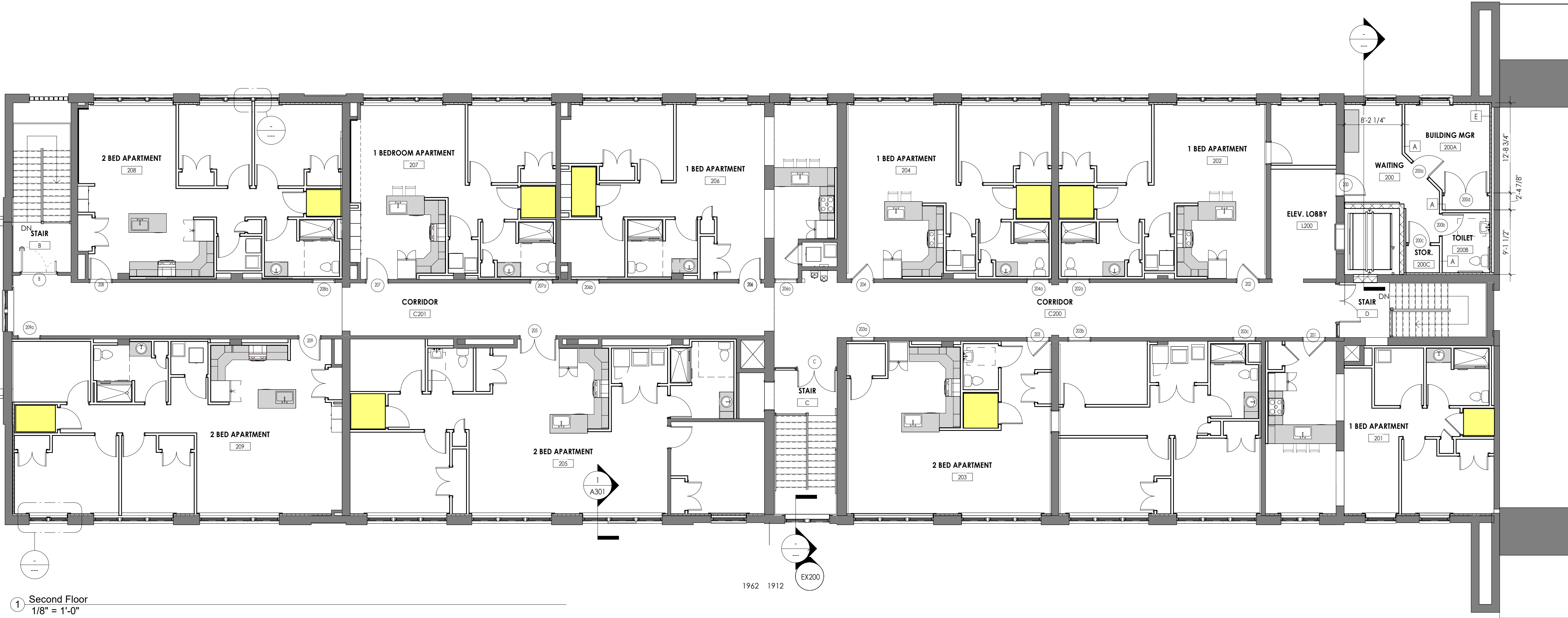
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
LOWER LEVEL PLAN

SHEET NUMBER
A100



EX200 3

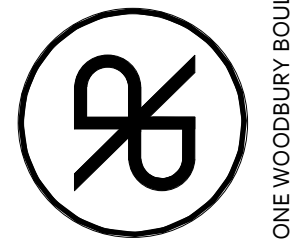


1 Second Floor
1/8" = 1'-0"

1962 1912

EX200

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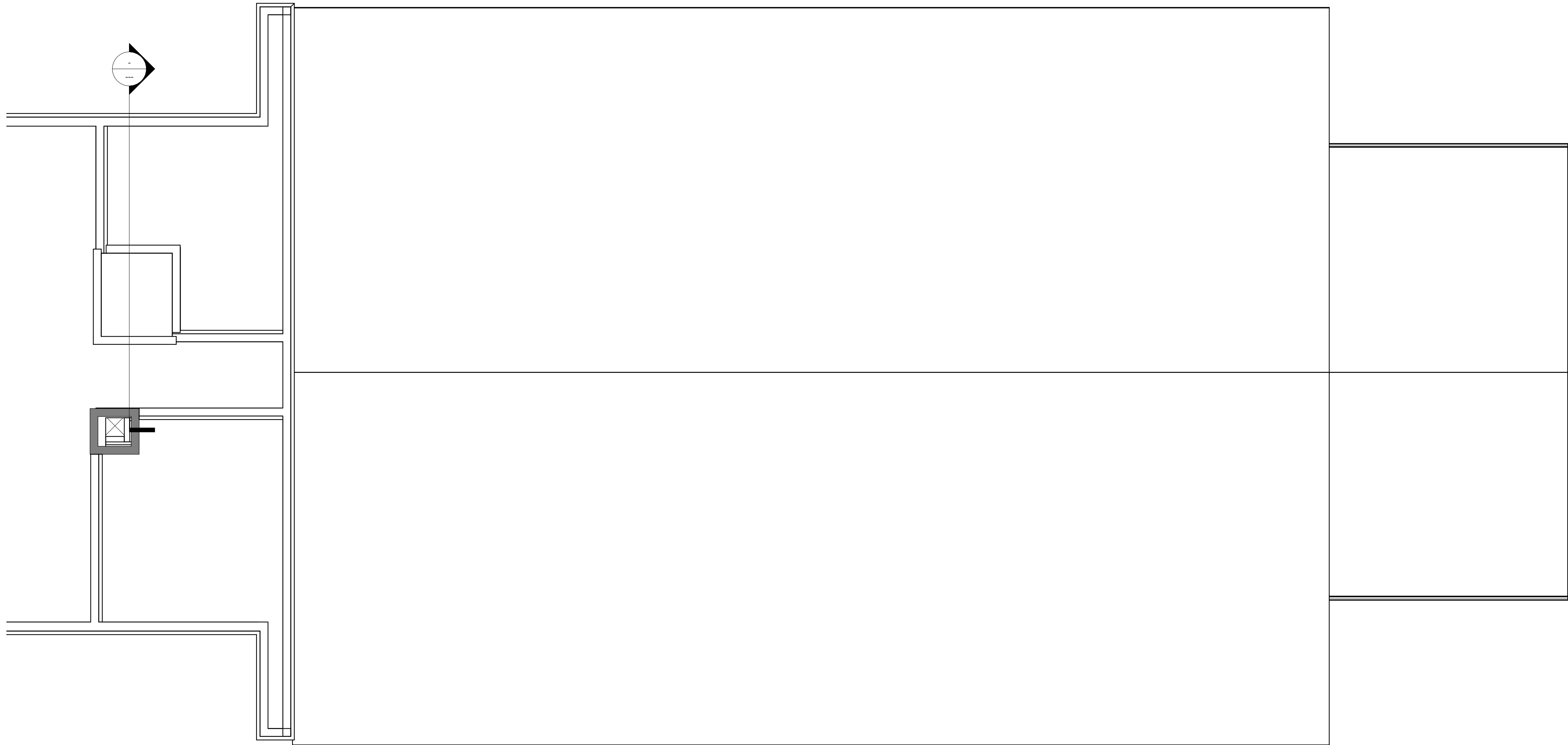
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

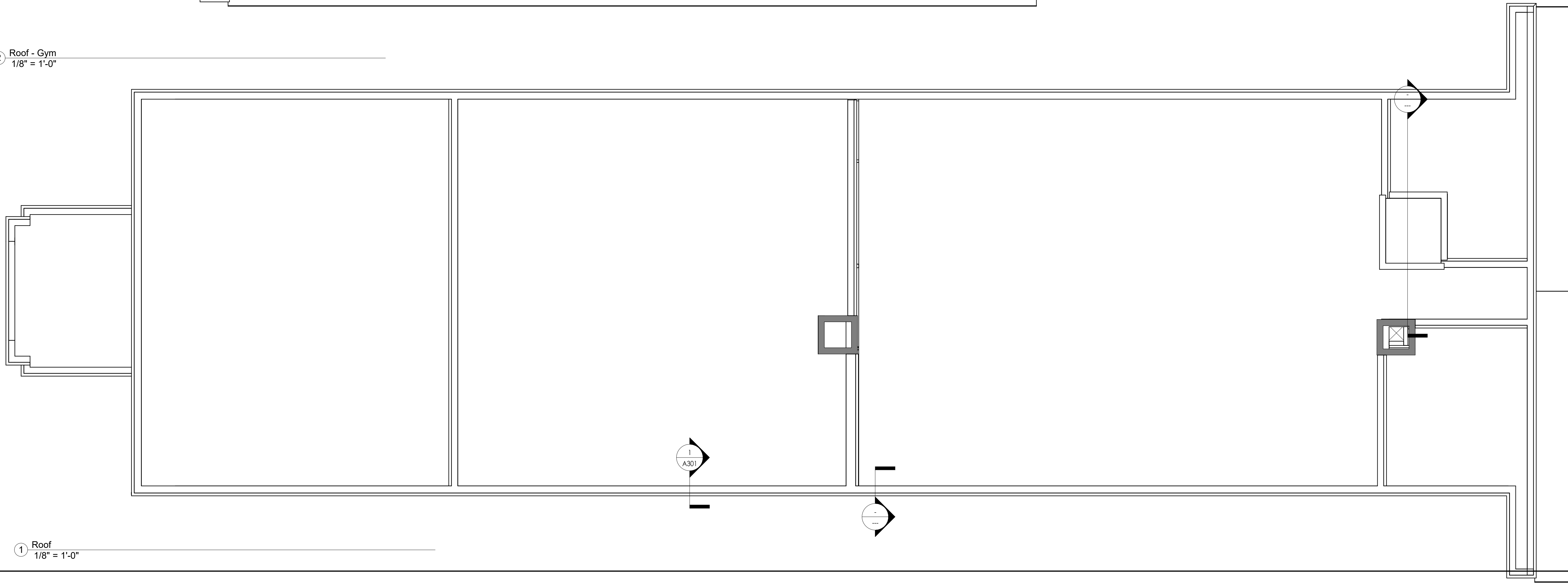
SECOND FLOOR PLAN

SHEET NUMBER

A102



② Roof - Gym
1/8" = 1'-0"



① Roof
1/8" = 1'-0"

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NEW YORK STATE EDUCATION LAW ARTICLE 147,
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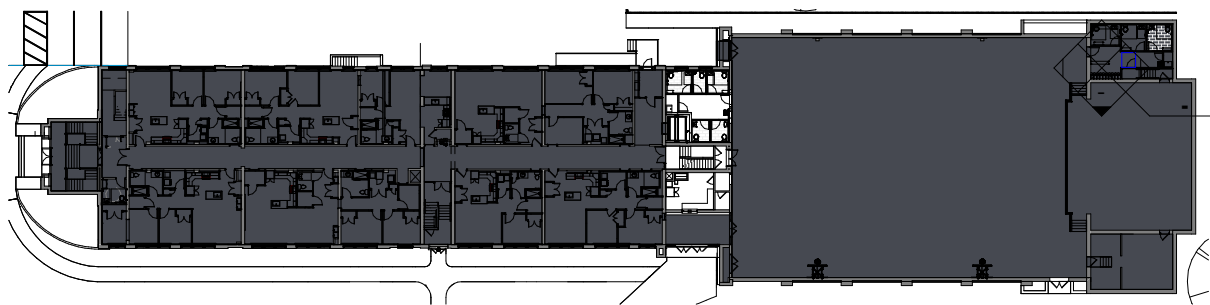
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A103



10 Key Plan Copy 1
1/64" = 1'-0"

PARTITION TYPE SCHEDULE:

(WALL THICKNESS PER PARTITION TYPE U.N.O.)
APPROXIMATE HEIGHT TO DECK: XX'-XX"

- NOTE:
LABEL ALL FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIER & SMOKE PARTITIONS WITH SIGNS OR STENCILING IN THE CONCEALED SPACE ABOVE THE CEILINGS IN ACCORDANCE WITH IBC 703.7.
- BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
 - INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE WORDING AS INDICATED BELOW FOR EACH RATED WALL TYPE.

- A CORRIDOR/PUBLIC INTERIOR SOUND PARTITION - STC 49**
- 3-5/8" METAL STUDS, AT 16" O.C. TO DECK ABOVE.
 - (1) LAYER TYPE-X 5/8" GWB EACH SIDE. INSTALL GWB AT ONE SIDE TO THE DECK ABOVE, THE OTHER SIDE TO 6" ABOVE THE CEILING
 - PROVIDE 3-1/2" SOUND ATTENUATION BATT INSUL. FULL HEIGHT.
 - ACOUSTICAL SEALANT AT FLOORLINE AND DECK BOTH SIDES, AND ALL PENETRATIONS

- B PUBLIC/CORRIDOR ONE SIDE GWB PARTITION WALL**
- 3-5/8" METAL STUDS (20 ga.), AT 16" O.C.
 - (1) LAYER 5/8" GWB. INSTALL TO 6" ABOVE CEILING

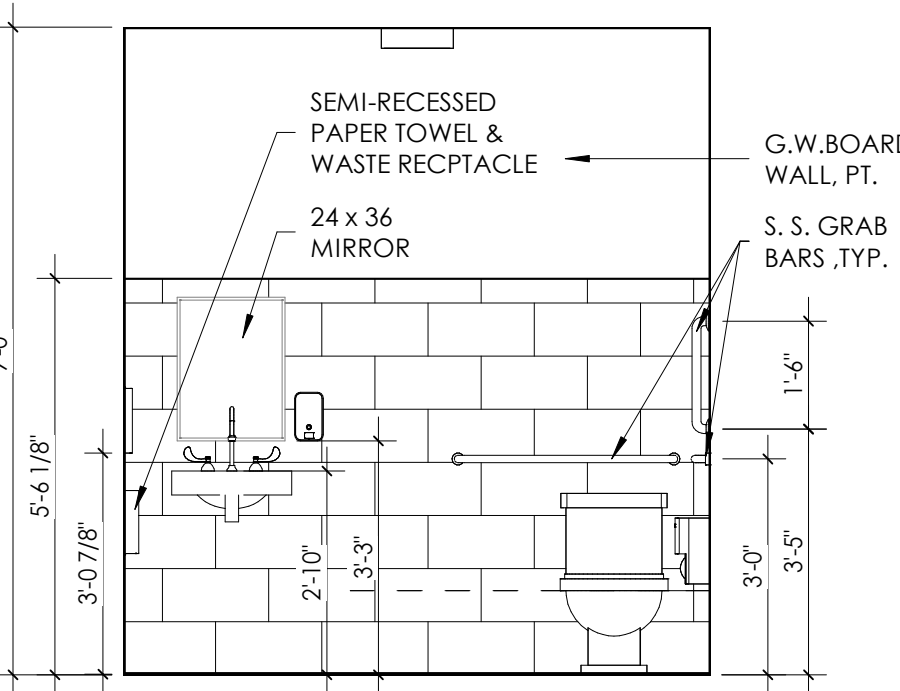
- G PUBLIC/CORRIDOR ONE SIDE GWB PARTITION WALL**
- 2-1/2" METAL STUDS (20 ga.), AT 16" O.C.
 - (1) LAYER 5/8" GWB. INSTALL TO 6" ABOVE CEILING

FINISH SCHEDULE

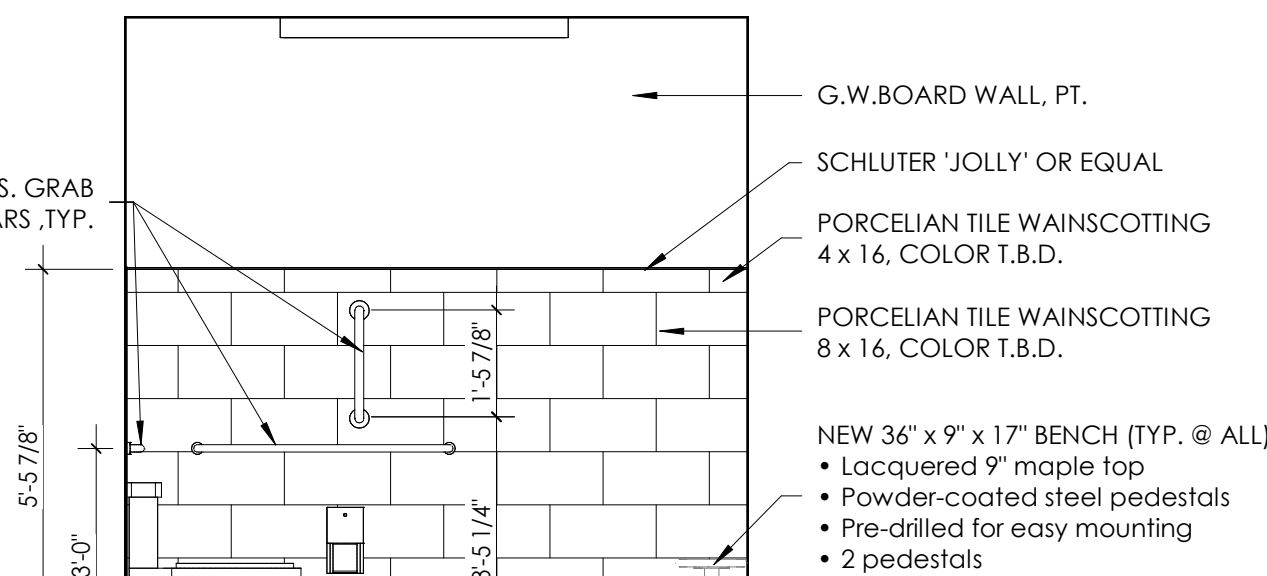
- FLOORS**
- PT-1 - PORCELAIN TILE: 12 x 24 TILE (COLOR & TYPE: T.B.D.)
- EXPOXY - POURED EPOXY TERRAZZO FLOORING (BASIS OF DESIGN: SHERWIN WILLIAMS' RESUFLO® TERRAZZO THIN SET EPOXY) - COLOR: T.B.D.
- BASE**
- B-1 - 4" RUBBER BASE (COLOR & TYPE: T.B.D.)
- WALLS**
- FRP-1: MARILITE WALL PANEL, SMOOTH FINISH (4 X 8 PANEL) COLOR T.B.D.
- PORCELAIN TILE:
- PT: 8 x 16 (COLOR & TYPE: T.B.D.)
4 x 16 (COLOR & TYPE: T.B.D.)
- PAINT:**
- P-1: SHERWIN WILLIAMS T.B.D.
P-2: SHERWIN WILLIAMS T.B.D.

MECHANICAL/PLUMBING REQUIREMENTS

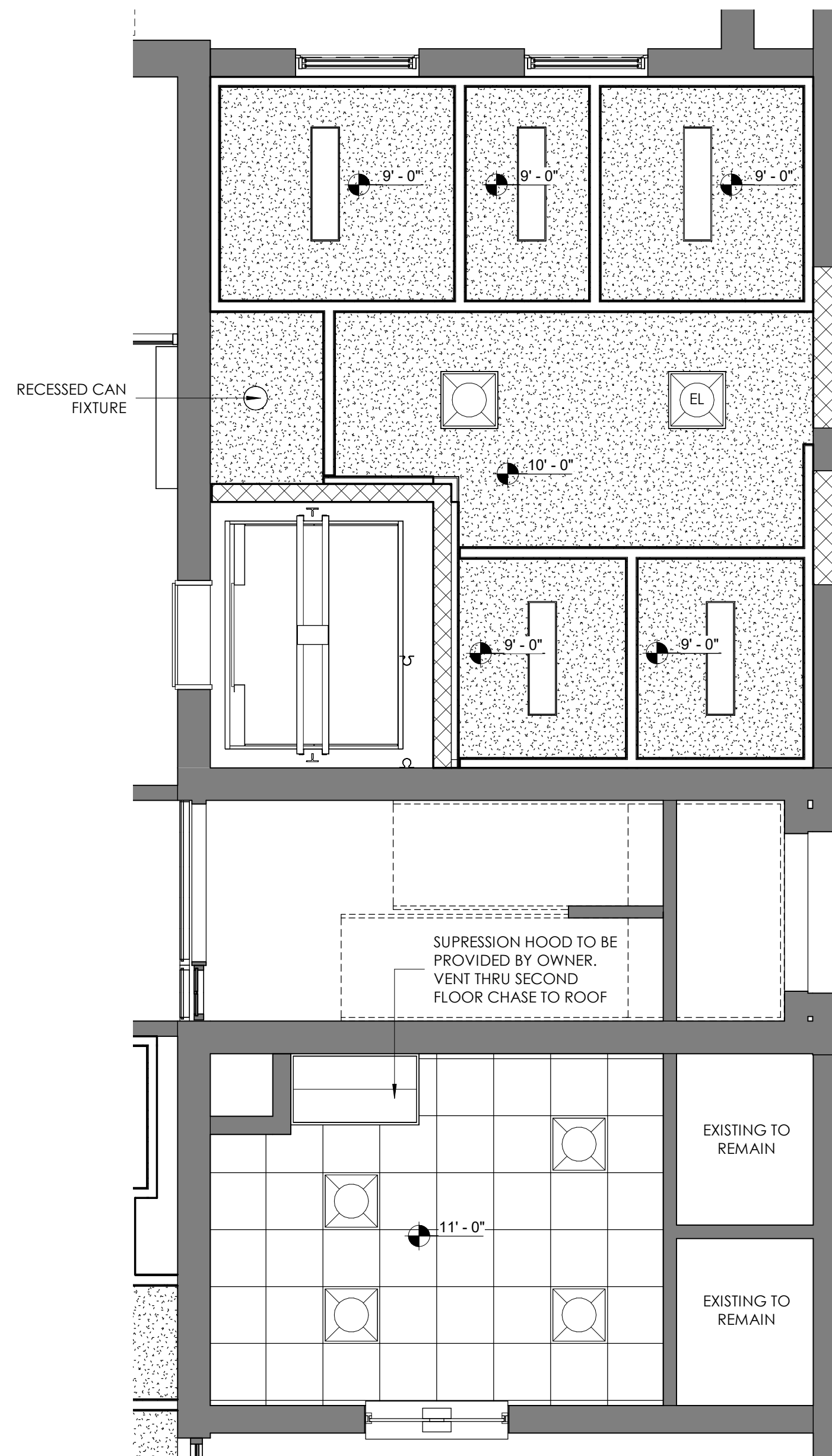
1. MECHANICAL AND PLUMBING DESIGN BY OTHERS, UNLESS OTHERWISE INDICATED. EXISTING MECHANICAL AND PLUMBING DEVICES, FIXTURES, CONTROLS AND INFRASTRUCTURE TO REMAIN, ADJUST PLUMBING AND MECHANICAL TO NEW ROOM LAYOUT. NEW WORK TO CONFORM TO CURRENT PERTINENT CODES



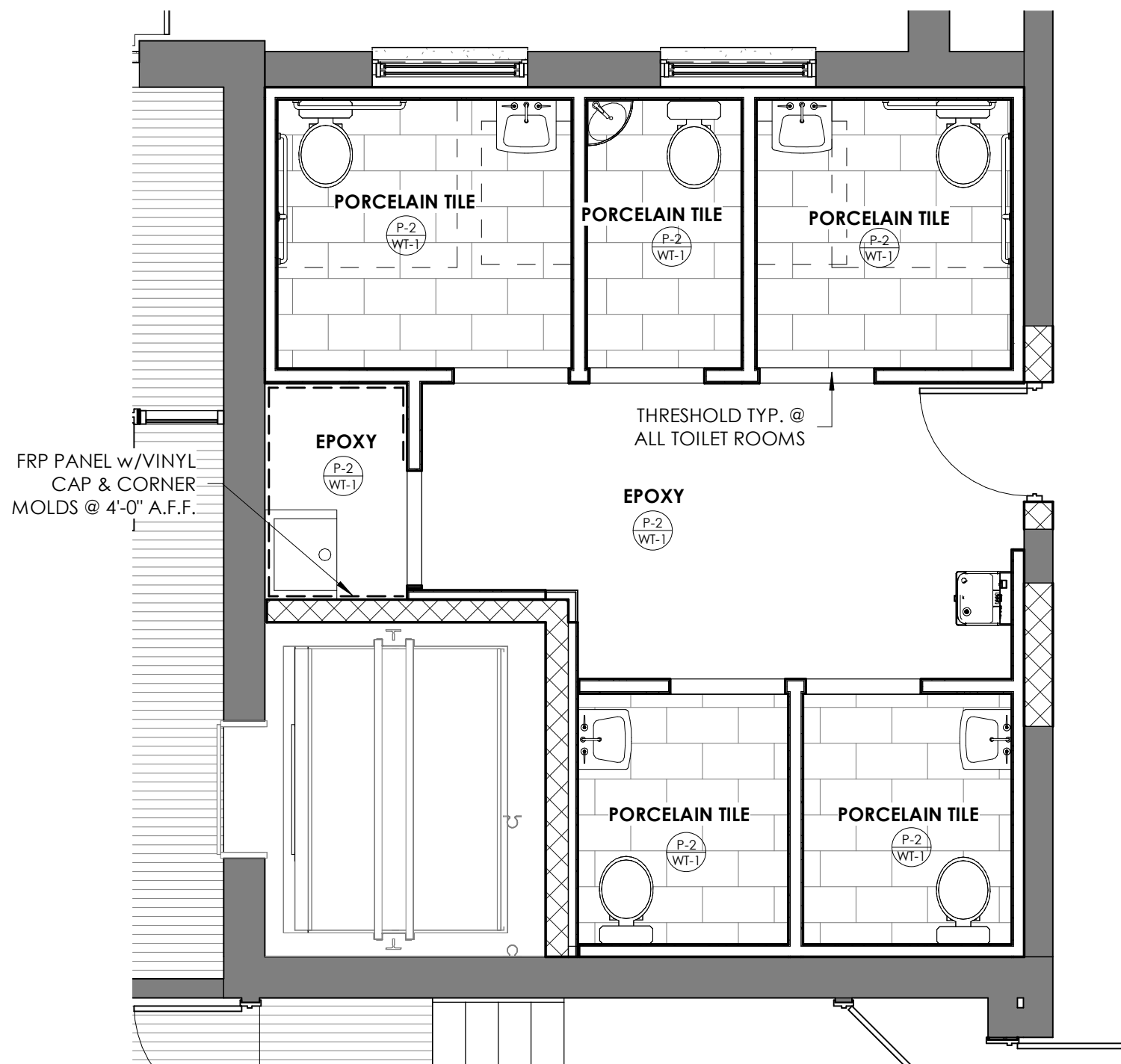
8 Typical Public toilet
3/8" = 1'-0"



7 Typical Public Toilet
3/8" = 1'-0"



2 Proposed Gym Partial RCP - Revised
1/4" = 1'-0"



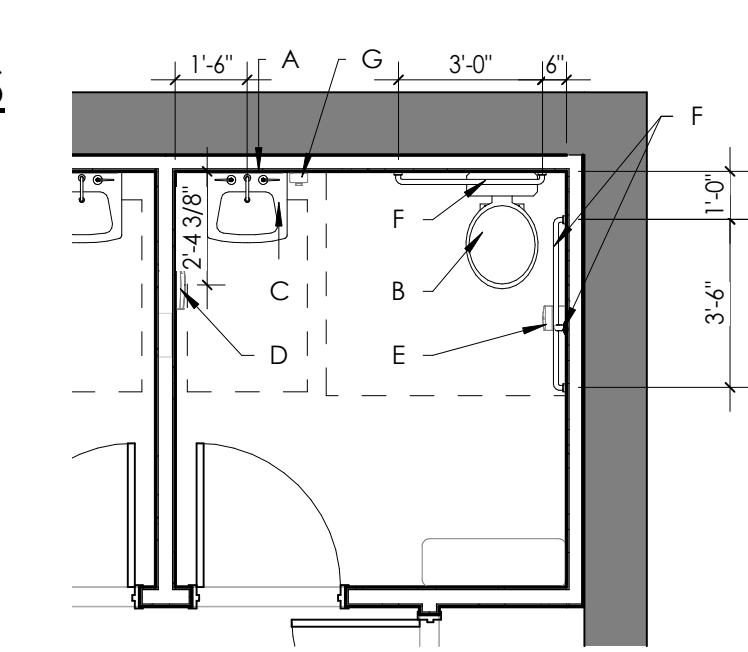
4 FLOOR FINISH PLAN - TOILET ROOMS -
Revised
1/4" = 1'-0"

SYMBOL LEGEND

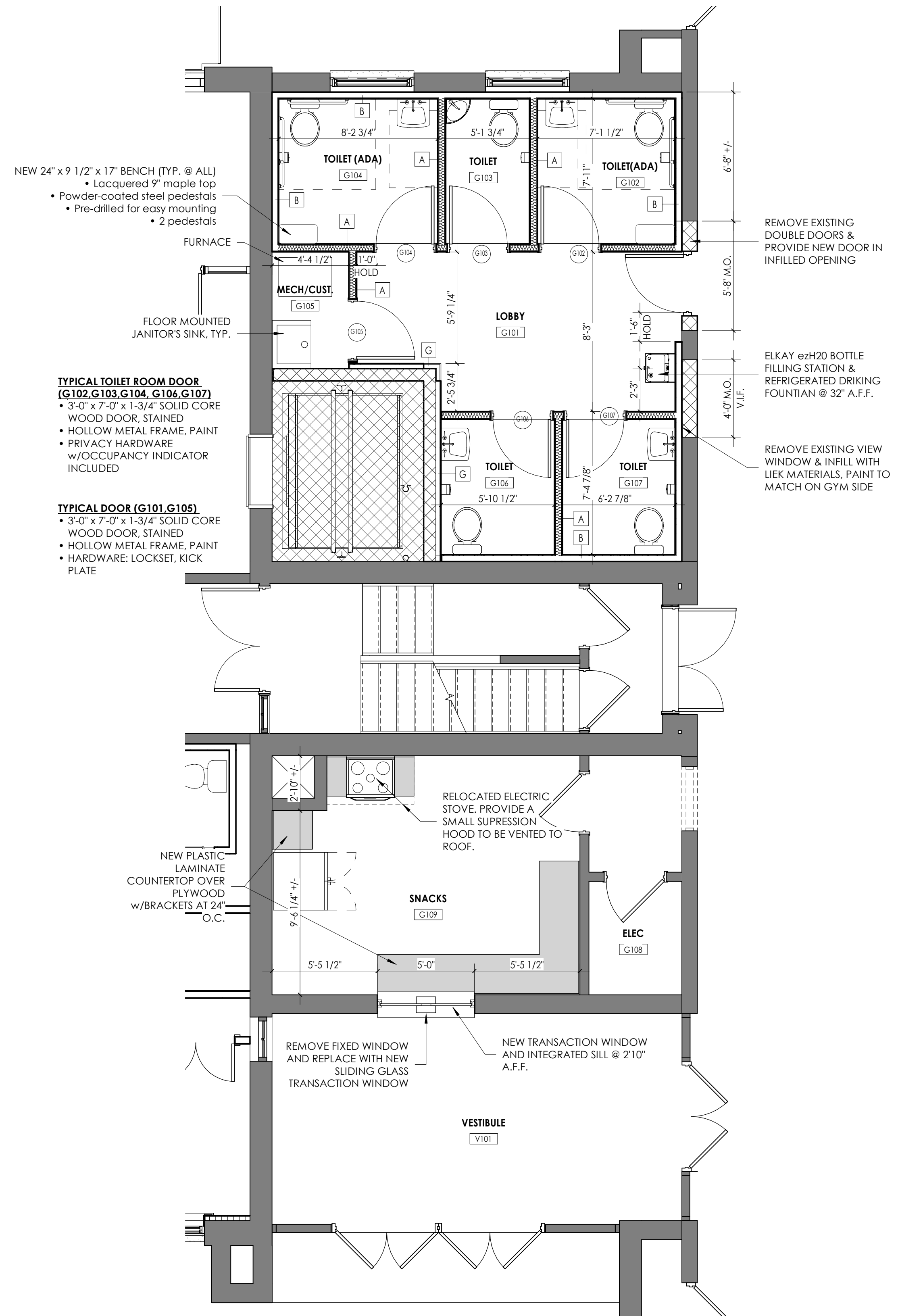
- EXISTING DOOR TO REMAIN
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR - SEE SCHEDULE
- NEW PARTITION - SEE SCHEDULE
- DOOR/FRAME TAG - SEE SHEET A500
- ELEVATION TAG
- WALL HUNG SINK

FLOOR PLAN KEYNOTES

- A 24 x 36 MIRROR
- B ADA TOILET w/SEAT
- C LAVATORY 'ADA' SINK SET AT SINK ADA COMPLIANT HEIGHT
- D RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTICLE
- E TOILET PAPER DISPENSER
- F STAINLESS STEEL GRAB BARS
- G SURFACE MOUNTED SOAP DISPENSER



3 Proposed New Gym Toilets detail Copy 1
1/4" = 1'-0"



1 Gymnasium Toilet - Revised
1/4" = 1'-0"

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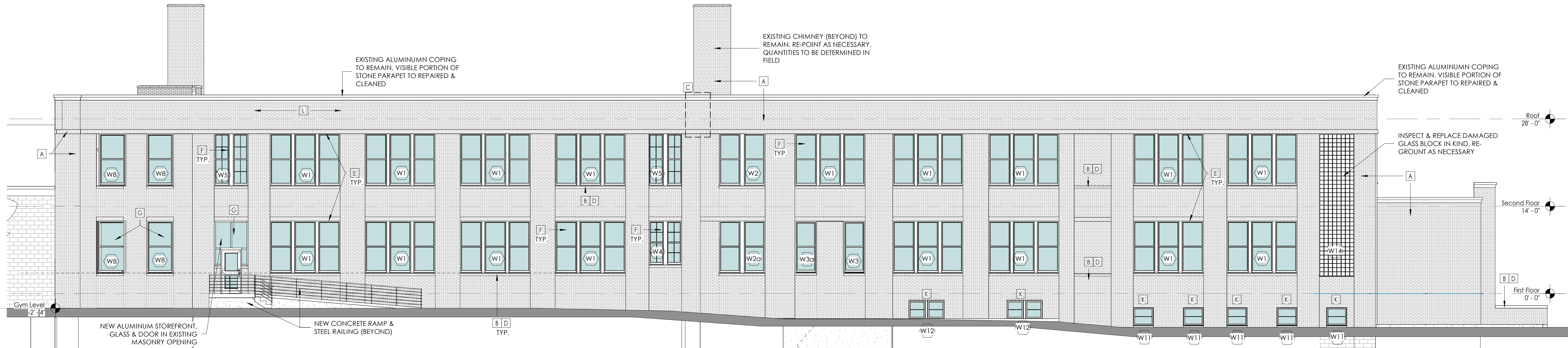
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ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
GYMNASIUM RESTROOM
PROJECT Copy 1

SHEET NUMBER

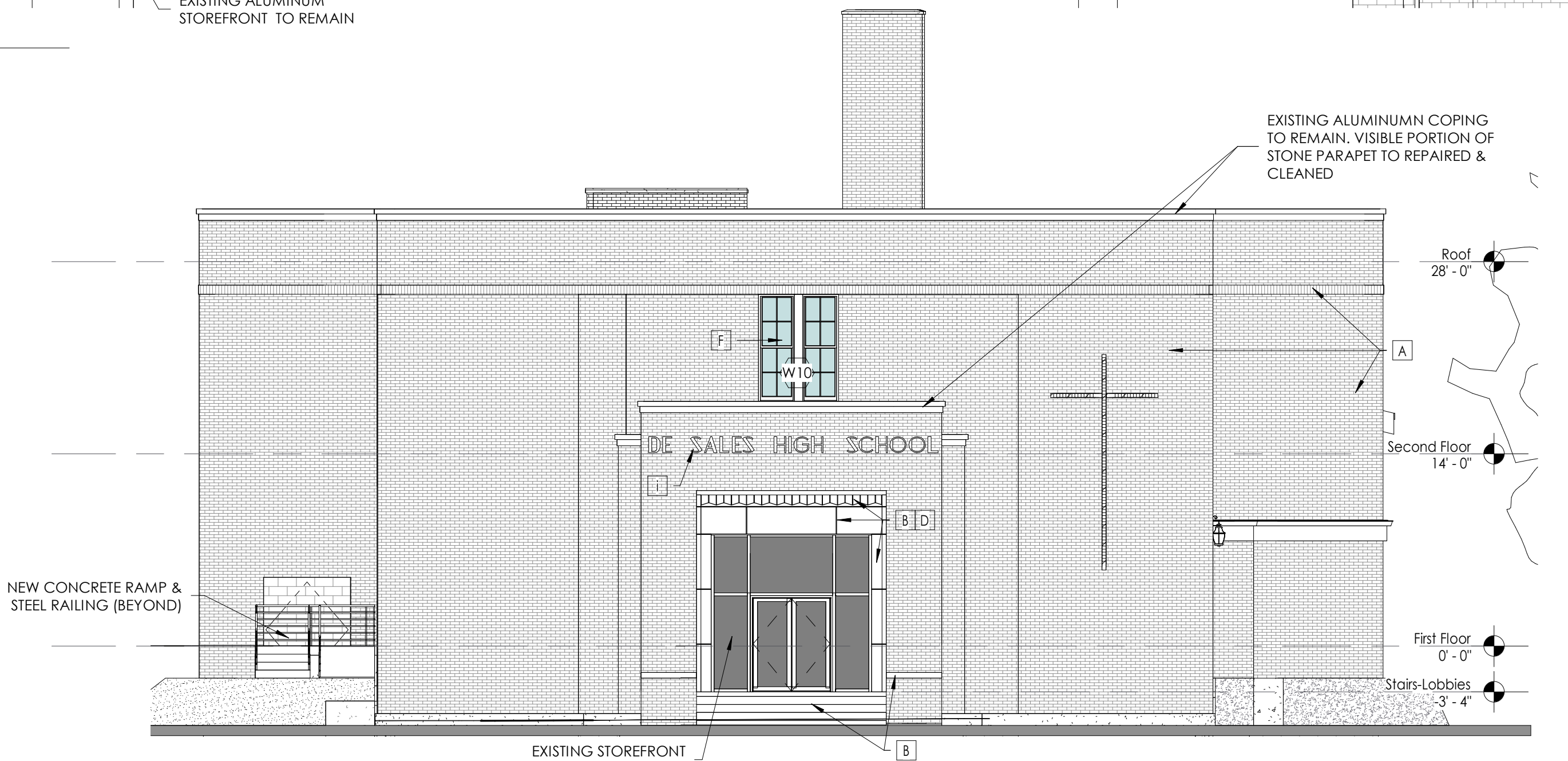
A105r



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"

ELEVATION GENERAL NOTES

- REFER TO SHEET A901 FOR WINDOW TYPES & ELEVATIONS.
- REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTS, CAMERA LOCATIONS, ETC.
- CLEAN ALL BRICK, STONE SILLS, BASE, SILLS AND PARAPETS.
- ALL EXTERIOR STEEL LINTELS TO BE CLEANED, SANDED, PRIMED AND PAINTED.
- CAULK ALL CONTROL AND EXPANSIONS JOINTS
- CAULK ALL BRICK TO WINDOW/DOOR/LOUVER JOINTS.
- ALL SECURITY GRATES ARE TO BE REMOVED, IT IS AT THE DISCRETION OF THE OWNER IF NEW IS TO BE INSTALLED AT EXISTING LOCATIONS.

ELEVATION KEYNOTES

- A CLEAN 100% OF EXISTING BRICK TO REMAIN. USE HISTORIC CLEANING METHODS AS PER SPECIFICATIONS
- B CLEAN 100% OF EXISTING STONE SILL(S), TRIM & STEPS. CLEAN USING HISTORIC CLEANING METHODS AS PER SPECIFICATIONS
- C REPAIR, REPLACED CRACKED/DAMAGED BRICK (APPROX TOTAL TO BE DETERMINED IN FIELD)
- D RE-POINT ALL JOINTS IN EXISTING STONE SILLS, PARAPET, BASE & BANDS
- E SCRAPE ALL LOOSE FOREIGN MATERIALS, PRIME & RE-PAINT 100% OF STEEL LINTELS
- F EXISTING WINDOW TO REMAIN. REFER TO WINDOW RESTORATION NOTES FOR PROCEDURES TO BE FOLLOWED. APPLIES TO ALL WINDOWS.
- G REMOVE EXISTING PLYWOOD OVER TOP SASH. REF. DEMOLITION DRAWINGS
- H SCRAPE, PRIME & PAINT EXISTING HANDRAIL TO REMAIN
- I CLEAN EXISTING SCHOOL SIGNAGE TO REMAIN
- J REMOVE EXISTING EXTERIOR SCOFF & REPLACE WITH NEW FIXTURE. FIXTURE MUST BE APPROVED BY ARCHITECT & HISTORIC CONSULTANT
- K NEW WOOD DOUBLE HUNG WINDOW IN EXISTING OPENING
- L REPOINT DETERIORATED MORTAR JOINTS IN EXISTING BRICK. COLOR TO MATCH EXISTING AND MUST BE APPROVED BY ARCHITECT. (QUANTITIES TO BE APPROXIMATED IN FIELD)

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
SECTION 2207 PART 69.5B
"IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A LICENSED
ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM
BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE
ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE
SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY
HIS SIGNATURE AND THE DATE OF SUCH ALTERATION,
AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description

UPDATED SET

PROJECT INFO

**DeSales High School
Rehabilitation**

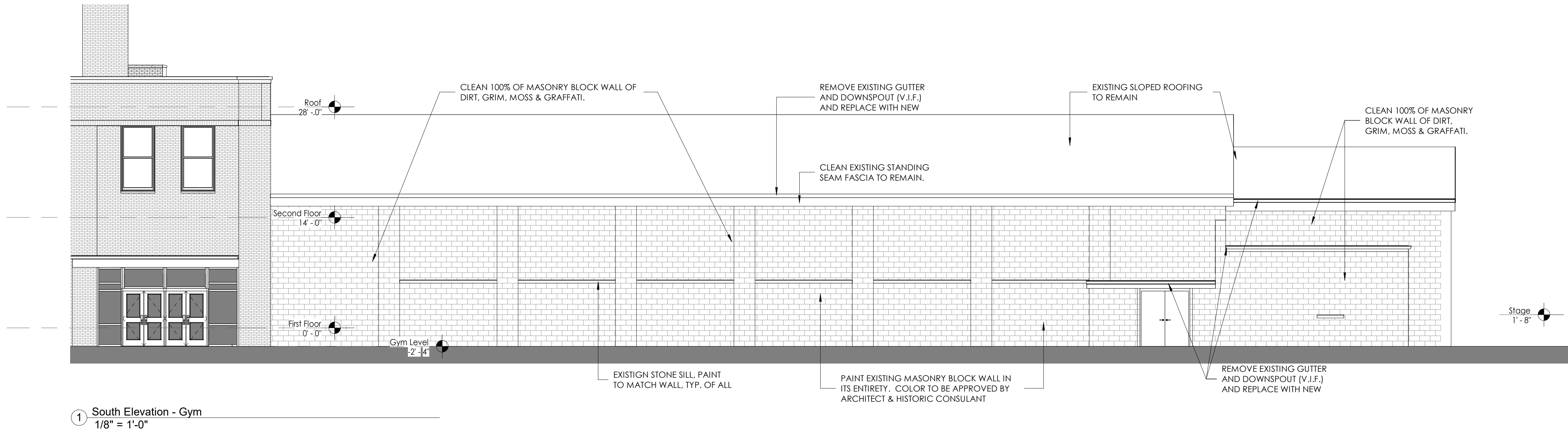
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A200

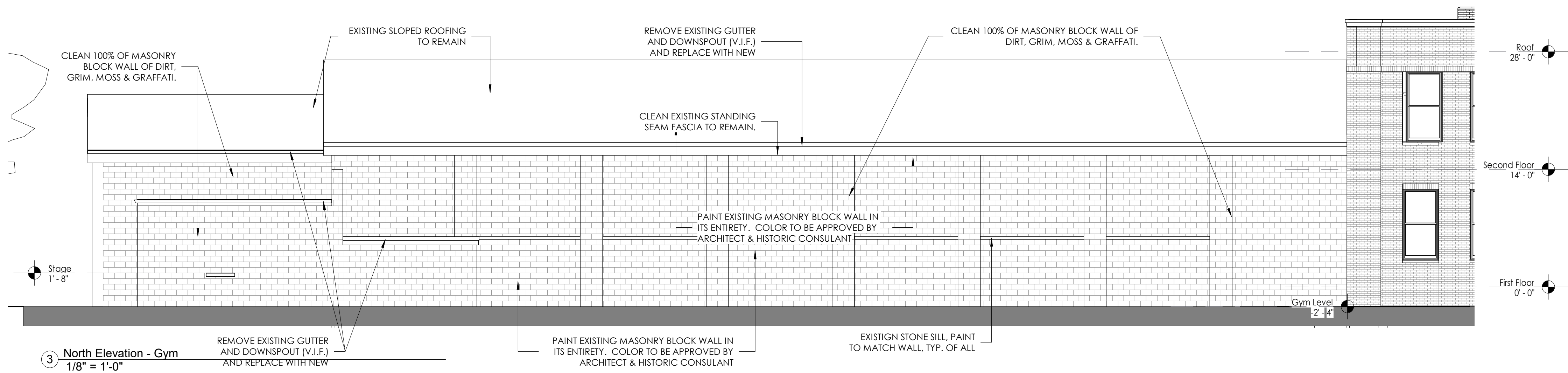
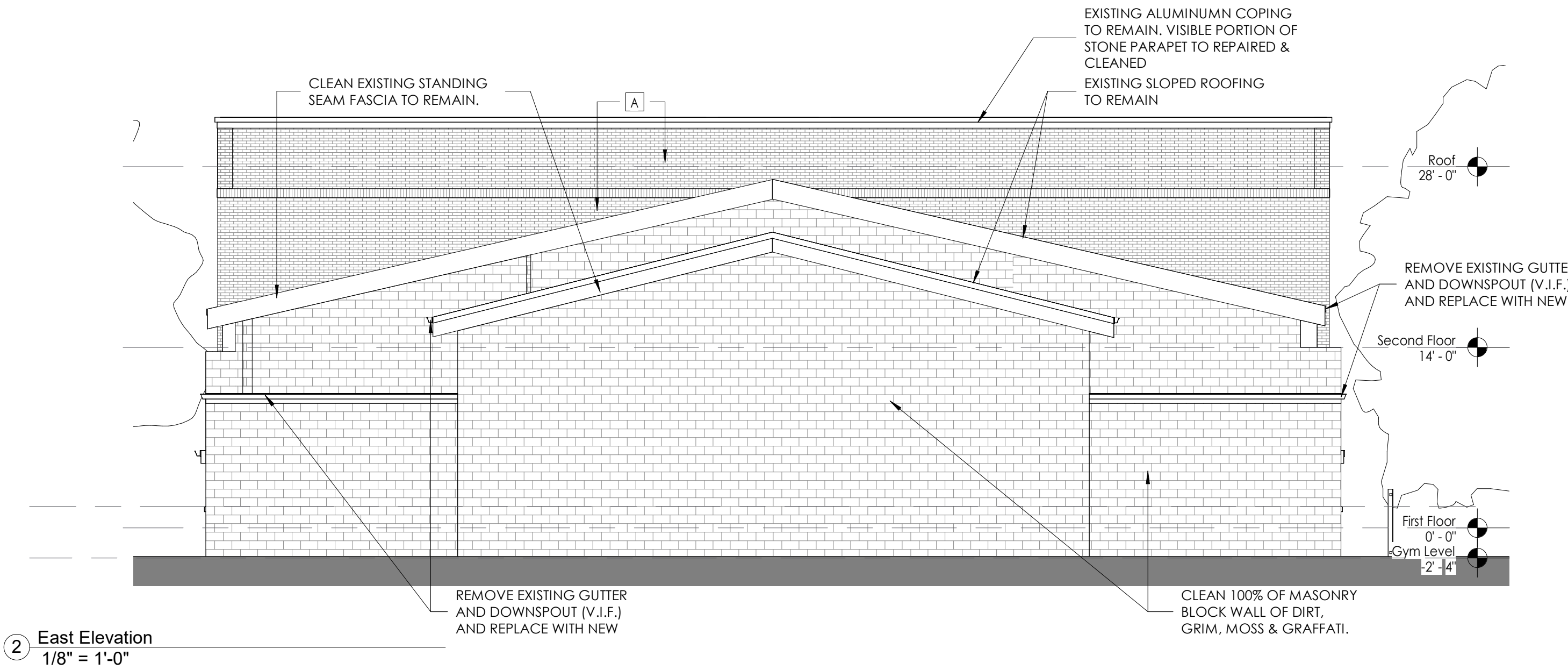


ELEVATION GENERAL NOTES

- REFER TO SHEET A901 FOR WINDOW TYPES & ELEVATIONS.
- REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTS, CAMERA LOCATIONS, ETC.
- CLEAN ALL BRICK, STONE SILLS, BASE, SILLS AND PARAPETS.
- ALL EXTERIOR STEEL LINTELS TO BE CLEANED, SANDED, PRIMED AND PAINTED.
- CAULK ALL CONTROL AND EXPANSIONS JOINTS
- CAULK ALL BRICK TO WINDOW/DOOR/LOUVER JOINTS.
- ALL SECURITY GRATES ARE TO BE REMOVED, IT IS AT THE DISCRETION OF THE OWNER IF NEW IS TO BE INSTALLED AT EXISTING LOCATIONS.

ELEVATION KEYNOTES

- [A] CLEAN 100% OF EXISTING BRICK TO REMAIN. USE HISTORIC CLEANING METHODS AS PER SPECIFICATIONS
- [B] CLEAN 100% OF EXISTING STONE SILL(S), TRIM & STEPS. CLEAN USING HISTORIC CLEANING METHODS AS PER SPECIFICATIONS
- [C] REPAIR, REPLACED CRACKED/DAMAGED BRICK (APPROX TOTAL TO BE DETERMINED IN FIELD)
- [D] RE-POINT ALL JOINTS IN EXISTING STONE SILLS, PARAPET, BASE & BANDS
- [E] SCRAPE ALL LOOSE FORGEIN MATERIALS, PRIME & RE-PAINT 100% OF STEEL LINTELS
- [F] EXISTING WINDOW TO REMAIN, REFER TO WINDOW RESTORATION NOTES FOR PROCEDURES TO BE FOLLOWED. APPLIES TO ALL WINDOWS.
- [G] REMOVE EXISTING PLYWOOD OVER TOP SASH, REF. DEMOLITION DRAWINGS
- [H] SCRAPE, PRIME & PAINT EXISTING HANDRAIL TO REMAIN
- [I] CLEAN EXISTING SCHOOL SIGNAGE TO REMAIN
- [J] REMOVE EXISTING EXTERIOR SCONCE & REPLACE WITH NEW FIXTURE. FIXTURE MUST BE APPROVED BY ARCHITECT & HISTORIC CONSULTANT
- [K] NEW WOOD DOUBLE HUNG WINDOW IN EXISTING OPENING
- [L] REPOINT DETERIORATED MORTAR JOINTS IN EXISTING BRICK. COLOR TO MATCH EXISTING AND MUST BE APPROVED BY ARCHITECT. [QUANTITIES TO BE APPROXIMATED IN FIELD]



ARCHITECT/ENGINEER STAMPS

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SECTION 2207 PART 69.5b

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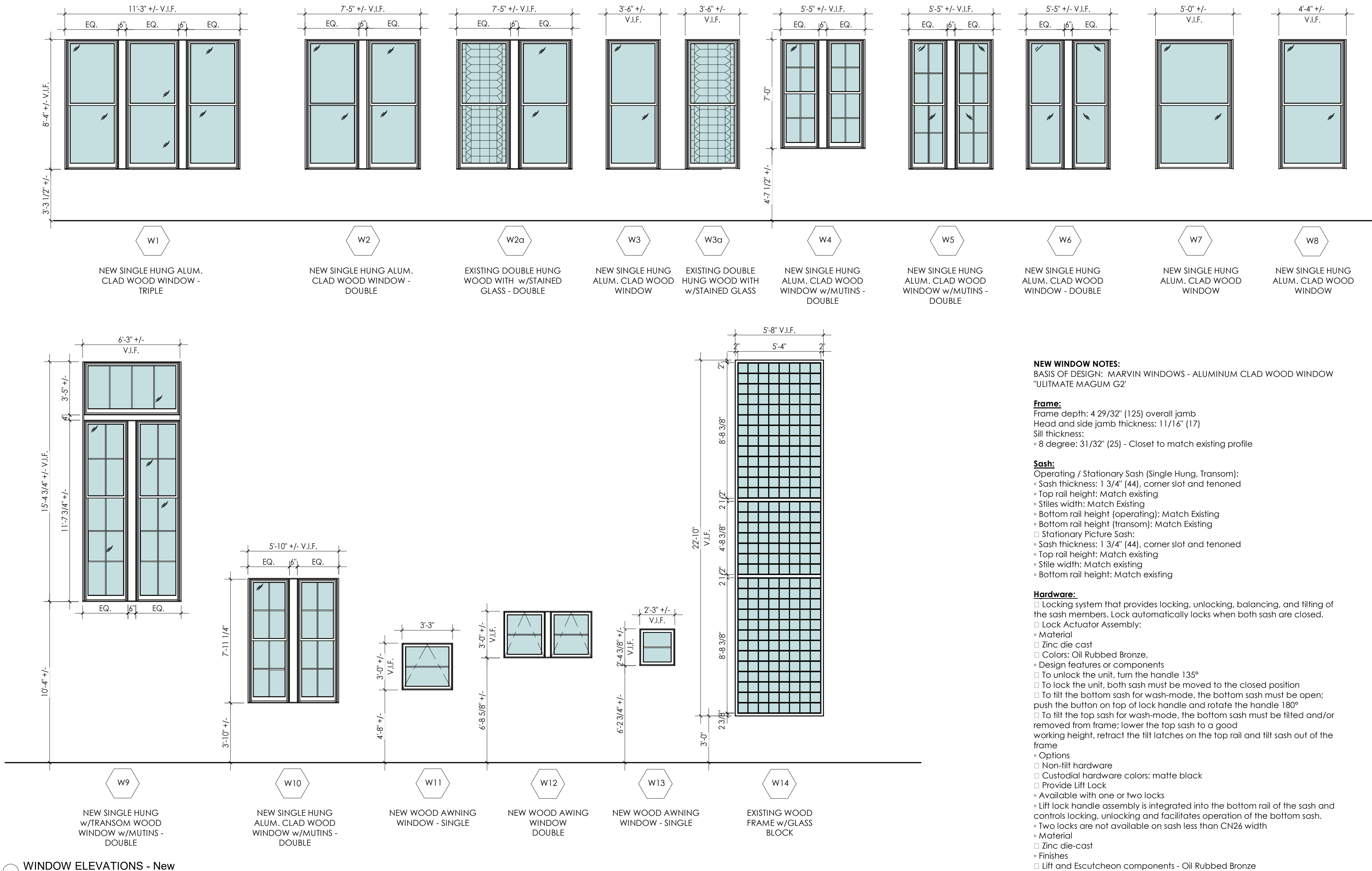
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
GYM EXTERIOR ELEVATIONS

SHEET NUMBER
A201

REPLACEMENT EXTERIOR WINDOW ELEVATIONS:



NEW WINDOW NOTES:
BASIS OF DESIGN: MARVIN WINDOWS - ALUMINUM CLAD WOOD WINDOW "ULTIMATE MAGUM G2"

Frame:
Frame depth: 4 29/32" (125) overall jamb
Head and side jamb thickness: 1 1/16" (17)
Sill thickness:
• 8 degree: 3 1/32" (25) - Closet to match existing profile

Sash:
Operating / Stationary Sash (Single Hung, Transom):
• Sash thickness: 1 3/4" (44), corner slot and tenoned
• Top rail height: Match existing
• Stiles width: Match Existing
• Bottom rail height (operating): Match Existing
• Bottom rail height (transom): Match Existing
□ Stationary Picture Sash:
• Sash thickness: 1 3/4" (44), corner slot and tenoned
• Top rail height: Match existing
• Stile width: Match existing
• Bottom rail height: Match existing

Hardware:
□ Locking system that provides locking, unlocking, balancing, and tilting of the sash members. Lock automatically locks when both sash are closed.
□ Lock Actuator Assembly:
• Material
□ Zinc die cast
□ Colors: Oil Rubbed Bronze,
□ Design features or components
□ To unlock the unit, turn the handle 135°
□ To lock the unit, both sash must be moved to the closed position
□ To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
□ To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
• Options
□ Non-tilt hardware
□ Custodial hardware colors: matte black
□ Provide Lift Lock
• Available with one or two locks
• Lift lock handle assembly is integrated into the bottom rail of the sash and controls locking, unlocking and facilitates operation of the bottom sash.
• Two locks are not available on sash less than CN26 width
• Material
□ Zinc die-cast
• Finishes
□ Lift and Escutcheon components - Oil Rubbed Bronze
□ Sill Strike: Black

AT STAINED GLASS
REFER TO PLAN FOR LOCATION(S)

- UPON APPROVAL BY N.P.S. TWO UNITS WILL BE REMOVED AND RELOCATED TO AN ALTERNATE LOCATION TO BE DETERMINED.
1. IF REMOVED NEW WOOD WINDOWS TO MATCH EXISTING ARE TO BE INSTALLED.
- LEAD GLAZING AND CEMENT IS TO BE TESTED PRIOR TO ANY WORK BEING PERFORMED ON THE EXISTING FRAME/SASH.

AT GLASS BLOCK WINDOW
REFER TO PLAN FOR LOCATION

- INSPECT AND REPLACE ALL DAMAGED GLASS BLOCK IN KIND.
- RE-GROUT AT ALL REPLACED GLASS BLOCK
- REPLACE DAMAGED GROUT AS NECESSARY

REFER TO FRAME RESOTRATION FOR ADDITIONAL WORK

ARCHITECT/ENGINEER STAMPS

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PROJECT INFO

**DeSales High School
Rehabilitation**

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
WINDOW ELEVATIONS - NEW

SHEET NUMBER
A300

REFLECTED CEILING PLAN KEYNOTES

- 1

SCRAPE, PRIME & PAINT EXISTING PLASTER CEILING TO REMAIN. CEILING TO BE EXPOSED AFTER REMOVAL OF THE EXISTING DROPPED CEILING. CONDITION IS UNKNOWN ABOVE
- 2

SCRAPE, PRIME & PAINT EXISTING PLASTER CEILING TO REMAIN. CEILING IS VISABLE AND CONDITION ASSESSED.
- 3

SCRAPE, PRIME & PAINT EXISTING WOOD TRIM/CAUFFERS
- 4

SCRAPE, PRIME & PAINT EXISTING PLASTER BEAMS TO REMAIN

REFLECTED CEILING PLAN SYMBOL LIBRARY

NOTE ALL DEVICES SHOWN FOR REFERENCE - REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.

- 2x4 3 LAMP RECESSED LED TROFFER WITH ACRYLIC PRISMATIC LENS
- RECESSED DOWN LIGHT
- OCCUPANCY SENSOR
- EXHAUST FAN
- EMERGENCY EXIT LIGHT UNIT
- DUAL HEAD EMERGENCY LIGHT
- INDICATOR LIGHT CONNECTED TO NURSE CALL
- SUPPLY AIR DIFFUSER - REFER TO HVAC DRAWINGS
- RETURN AIR DIFFUSER - REFER TO HVAC DRAWINGS

GENERAL REFLECTED CEILING PLAN NOTES

1. ALL CEILINGS SHALL BE 9'-0" UNLESS NOTED OTHERWISE
2. G.C. SHALL BE RESPONSIBLE FOR VERIFYING EXISTING ABOVE CEILING CONDITIONS & COORDINATING NEW ABOVE CEILING WORK (DUCTS, PLUMBING, RACEWAYS, ETC.) WITH THE TRADES. IF A CONFLICT EXISTS WHICH REQUIRES ALTERATION OF FIXTURE LOCATION OR CEILING HEIGHT, NOTIFY THE ARCHITECT BEFORE SETTING SUSPENSION GRID
3. ALL SCHEDULED TASK LIGHTING SHALL BE MOUNTED BENEATH THE WALL HUNG CABINETS BEHIND AN APRON. VERIFY LOCATIONS WITH END USERS.
4. VERIFY ALL OUTLET HEIGHTS AND LOCATIONS WITH OWNERS. COORDINATE WITH MILLWORK VENDOR.
5. PATCH ALL CEILNIG AREAS LEFT BY DEMOLITION.
6. ALL SOFFITS TO HAVE DIAGONAL BRACING, AS REQUIRED.
7. REFER TO HVAC/MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR ASSOCIATED WORK.
8. ALL SMOKE, HEAT AND OCCUPANCY SENSORS TO BE INSTALLED IN THE CENTER OF TILE (WERE APPLICABLE) OR IN CENTER OF ROOM WHERE EXISTING CEILING IS TO REMAIN OR NEW GYPSUM CEILING IS TO BE INSTALLED.
9. SUSPENDED CEILING GRID SHALL BE ARRANGED SO THAT THE GRID IS SPACED EQUALLY, FROM EACH MOST REMOTE WALL, IN EACH DIRECTION, WITH NO TILE LESS THAN 6" UNLESS OTHERWISE INDICATED.
10. PROVIDE "SECOND LOOK" 2'x4" IN ALL ROOMS WHERE 2'x2' GRIDS ARE SHOWN, BASIS OF DESIGN. 2X4 TILES: ARMSTRONG CORTEGA 703, 2X4, SECOND LOOK TILE: ARMSTRONG CORTEGA SECOND LOOK 2767, GRID: ARMSTRONG PRELUDE XL 15/16"
11. REFER TO FIRE SAFETY DRAWINGS FOR SPRINKLER HEAD LOCATIONS. ALL SPRINKLER HEAD TO BE CENTERED IN BOTH DIRECTIONS ON 2X2 CEILING TILE, GYPSUM WALL BOAD AND SOFFITS.
12. PROVIDE UNISTRUT CAP ON ALL EXPOSED UNISTRUT (IF APPLICABLE) AROUND EQUIPMENT, SPEC: METAL UNISTRUT CLOSURE STRIPS, P3184. METAL TO BE PAINTED TO MATCH CEILING GRID
13. SAND AND PAINT ALL EXPOSED STEEL STAIR UNDERSIDES IN APPLICABLE LOCATIONS.
14. CLOSET CEILINGS TO BE AT 9'-0" A.F.F. UNLESS OTHERWISE NOTED.

ARCHITECT/ENGINEER STAMPS

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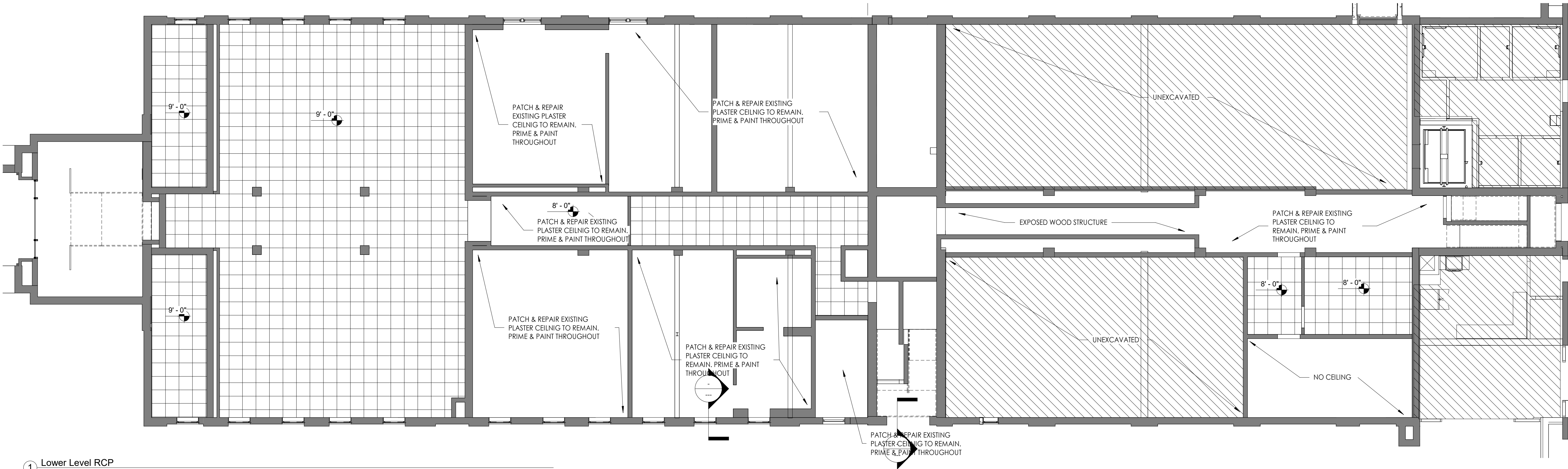
DeSales High School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

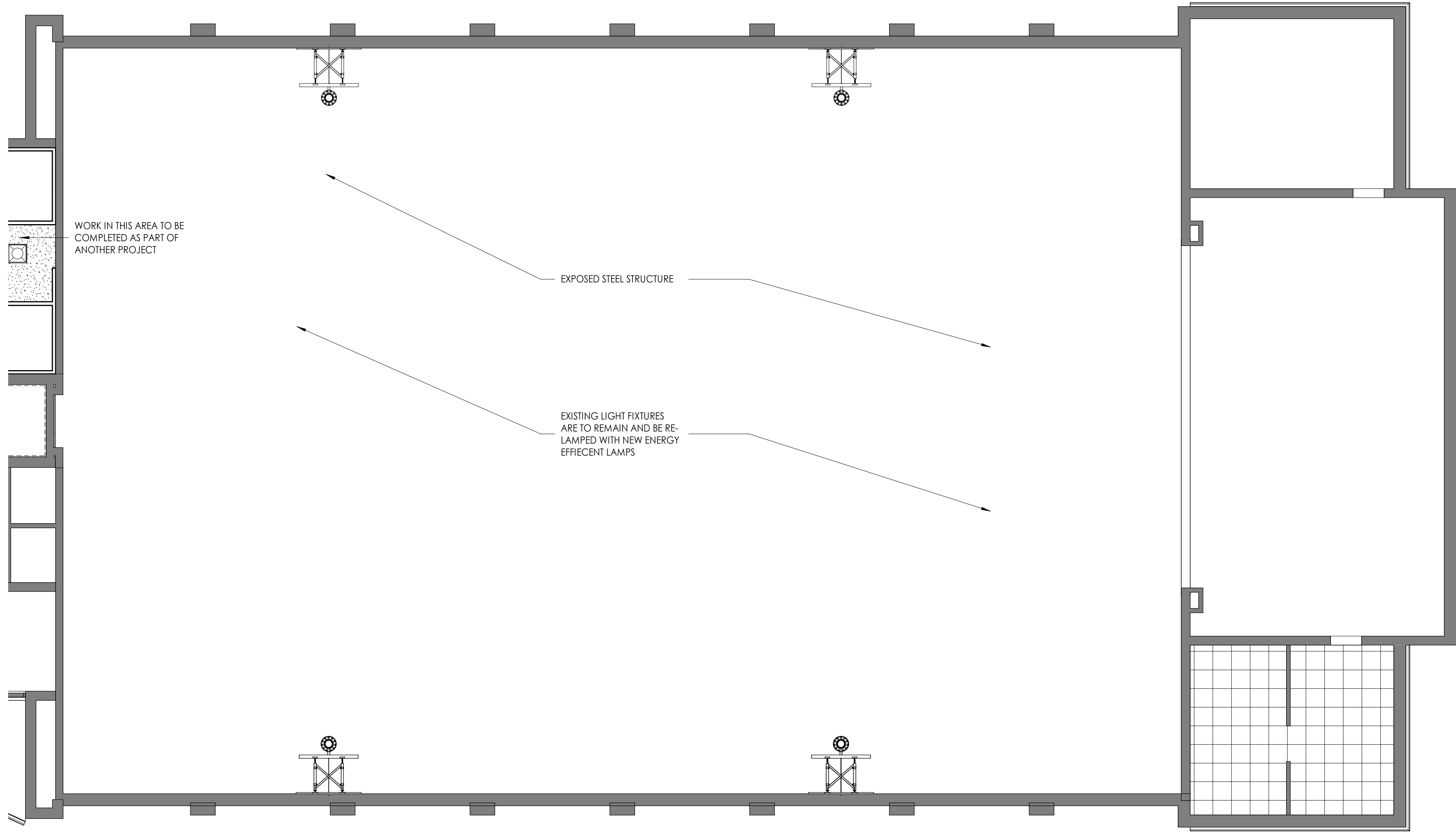
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
REFLECTED CEILING PLAN

SHEET NUMBER
A400



1 Lower Level RCP
1/8" = 1'-0"



2 First Floor RCP - Gym
1/8" = 1'-0"



1 First Floor RCP
1/8" = 1'-0"

REFLECTED CEILING PLAN KEYNOTES

- 1 SCRAPE, PRIME & PAINT EXISTING PLASTER CEILING TO REMAIN. CEILING TO BE EXPOSED AFTER REMOVAL OF THE EXISTING DROPPED CEILING. CONDITION IS UNKNOWN ABOVE
- 2 SCRAPE, PRIME & PAINT EXISTING PLASTER CEILING TO REMAIN. CEILING IS VISABLE AND CONDITION ASSESSED.
- 3 SCRAPE, PRIME & PAINT EXISTING WOOD TRIM/CAUFFERS
- 4 SCRAPE, PRIME & PAINT EXISTING PLASTER BEAMS TO REMAIN

REFLECTED CEILING PLAN SYMBOL LIBRARY

NOTE ALL DEVICES SHOWN FOR REFERENCE - REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.

- 2x4 3 LAMP RECESSED LED TROFFER WITH ACRYLIC PRISMATIC LENS
- RECESSED DOWN LIGHT
- OCCUPANCY SENSOR
- EXHAUST FAN
- EMERGENCY EXIT LIGHT UNIT
- DUAL HEAD EMERGENCY LIGHT
- INDICATOR LIGHT CONNECTED TO NURSE CALL
- SUPPLY AIR DIFFUSER - REFER TO HVAC DRAWINGS
- RETURN AIR DIFFUSER - REFER TO HVAC DRAWINGS

GENERAL REFLECTED CEILING PLAN NOTES

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3. ALL SCHEDULED TASK LIGHTING SHALL BE MOUNTED BENEATH THE WALL HUNG CABINETS BEHIND AN APRON. VERIFY LOCATIONS WITH END USERS.
4. VERIFY ALL OUTLET HEIGHTS AND LOCATIONS WITH OWNERS. COORDINATE WITH MILLWORK VENDOR.
5. PATCH ALL CEILING AREAS LEFT BY DEMOLITION.
6. ALL SOFFITS TO HAVE DIAGONAL BRACING, AS REQUIRED.
7. REFER TO HVAC/MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR ASSOCIATED WORK.
8. ALL SMOKE, HEAT AND OCCUPANCY SENSORS TO BE INSTALLED IN THE CENTER OF TILE (WHERE APPLICABLE) OR IN CENTER OF ROOM WHERE EXISTING CEILING IS TO REMAIN OR NEW GYPSUM CEILING IS TO BE INSTALLED.
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10. PROVIDE "SECOND LOOK" 2'x4" IN ALL ROOMS WHERE 2'x2' GRIDS ARE SHOWN. BASIS OF DESIGN, 2'x4 TILES: ARMSTRONG CORTEGA 703, 2'x4, SECOND LOOK TILE: ARMSTRONG CORTEGA SECOND LOOK 2767, GRID: ARMSTRONG PRELUDE XL 15/16"
11. REFER TO FIRE SAFETY DRAWINGS FOR SPRINKLER HEAD LOCATIONS. ALL SPRINKLER HEAD TO BE CENTERED IN BOTH DIRECTIONS ON 2'x2 CEILING TILE, GYPSUM WALL BOAD AND SOFFITS.
12. PROVIDE UNISTRUT CAP ON ALL EXPOSED UNISTRUT (IF APPLICABLE) AROUND EQUIPMENT. SPEC: METAL UNISTRUT CLOSURE STRIPS, P3184. METAL TO BE PAINTED TO MATCH CEILING GRID
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ARCHITECT/ENGINEER STAMPS

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PROJECT INFO

DeSales High School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER:

22-168

SHEET TITLE

FIRST FLOOR REFLECTED
CEILING PLAN

SHEET NUMBER

A401

REFLECTED CEILING PLAN KEYNOTES

1. SCRAPE, PRIME & PAINT EXISTING PLASTER CEILING TO REMAIN. CEILING TO BE EXPOSED AFTER REMOVAL OF THE EXISTING DROPPED CEILING. CONDITION IS UNKNOWN ABOVE
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3. SCRAPE, PRIME & PAINT EXISTING WOOD TRIM/CAUFFERS
4. SCRAPE, PRIME & PAINT EXISTING PLASTER BEAMS TO REMAIN

REFLECTED CEILING PLAN SYMBOL LIBRARY

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DeSales High School Rehabilitation

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

SECOND FLOOR REFLECTED CEILING PLAN

SHEET NUMBER

A402



1 Second Floor RCP
1/8" = 1'-0"

RESIDENTIAL UNIT DOOR SCHEDULE (AS SHOWN ON A200's)												
Door		Frame										
Door #	Room Name	Size W x H x T	Style	Material	Finish	Rating/Label	Hdwr Type	Material	Style	Finish	Rating/Label	Remarks
R-1	Bedroom/Bath	3'-0" x 6'-8"	C	SCWD	PT.			WD	C	PT.		Lever/lockset
R-2	Storage	3'-0" x 6'-8"	C	SCWD	PT.			WD	C	PT.		No lockset
R-3	Linen Closet	1'-6" x 6'-8"	C	SCWD	PT.			WD	C	PT.		
R-4	Closet	2(2'-0" x 6'-8")	CC	SCWD	PT.			WD	C	PT.		
R-5	Closet	2(2'-6" x 6'-8")	CC	SCWD	PT.			WD	C	PT.		
R-6	Mech/laundry	2(2'-6" x 6'-8")	DD	SCWD	PT.			WD	C	PT.		Door contains louvers for ventilation
R-7	Mech/laundry	3'-0" x 6'-8"	D	SCWD	PT.			WD	C	PT.		Door contains louvers for ventilation
R-8	Closet	E.T.R.	EX2	SCWD	ST.			WD	EX2	ST.		Located in Apts 103 and 206
R-9	Misc.	2'-10" x 6'-8"	C	SCWD	PT.			WD	C	PT.		
LEGEND												
AL/WD/GLASS				ALUMINUM CLAD WOOD DOOR WITH GLASS INSERT								
SCWD/GL				SOLID CORE WOOD DOOR WITH GLASS INSERT								
H.M.				HOLLOW METAL								
ST.				STAIN AND VARNISH								
PT.				PAINT								
PREIIN.				PREFINISHED								
RE-FIN.				REFINISH EXISTING DOOR								

DOOR SCHEDULE (NUMBERS AS SHOWN ON A100's)												
Door								Frame				
Door #	Room Name	Size W x H	Style	Material	Finish	Rating/Label	Hdwr Type	Material	Style	Finish	Rating/Label	Remarks
LOWER LEVEL												
001	Tenant Storage	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.			H.M.	E.T.R.	PT.		Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
002	T.B.D.	3'-0" x 7'-0"	F	SCWD	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t, existing frame to be adjusted for new door swing
003	T.B.D.	3'-0" x 7'-0"	F	SCWE	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t
004	Former Locker	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	E.T.R.	PT.		
004a	Former Locker	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	E.T.R.	PT.		
005	Former Locker	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	E.T.R.	PT.		
006	Boiler Room	3'-0" x 7'-0"	E1	H.M.	PT.	45		H.M.	E.T.R.	PT.	45	
006a	Boiler Rm (exterior)	3'-0" x 7'-0"	H	F.R.P.	Pre-Fin.			H.M.	B	PT.		Exterior Door
007	Electrical	3'-0" x 7'-0"	E1	H.M.	PT.	45		H.M.	E.T.R.	PT.	45	
008	Hall	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	E.T.R.	PT.		
009	Storage	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	A	PT.		Stud wall
010	Fire Riser	3'-0" x 7'-0"	E1	H.M.	PT.	45		H.M.	E.T.R.	PT.	45	
011	Corridor	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.			H.M.	E.T.R.	PT.		Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
012	Corridor	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.			H.M.	E.T.R.	PT.		Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
013	Storage	E.T.R.		H.M.	PT.			H.M.	E.T.R.	PT.		
FIRST FLOOR												
100	2 Bed Apt.	E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
100a		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
100b		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
101	2 Bed Apt.	E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
101a		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
101b		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
101c		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
102	1 Bed Apt.	E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
102a		E.T.R.	EX1	SCWD/GL	RE-FIN			WD	E.T.R.	RE-FIN.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
103	1 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t
103a		E.T.R.	EX2	SCWD	RE-FIN			WD	E.T.R.	RE-FIN.		Re-finish Door & Frame.
104	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
104a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
104b		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
104c		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
105	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
106	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
106a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
107	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
107a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
108	Public toilet	3'-0" x 7'-0" (V.I.F.)	E	SCWD	ST.			H.M.	E.T.R.	PT.	PL	Privacy lock, modify frame as necessary for new door swing
109	Corridor C101	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.			H.M.	E.T.R.	PT.		Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
G100	Gym from Stair D	2(3'-0" x 7'-0", 2'-0" x 7'-0")	g	ALUM.	PRE-FIN.			ALUM.	E.T.R.	PRE-FIN		Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
SECOND FLOOR												
200	Waiting Room	3'-0" x 7'-0"	F	SCWD/GL	ST.			H.M.	B	PT.		Glass: GL-1t
200a	Bldg Mgr	3'-0" x 7'-0"	F	SCWD/GL	ST.			H.M.	A	PT.		Glass: GL-1t
200b	Toilet	3'-0" x 7'-0"	E	SCWD	ST.			H.M.	A	PT.	PL	Privacy Lock
200c	Storage	3'-0" x 7'-0"	E	SCWD	ST.			H.M.	A	PT.		
201	1 Bed Apt.	E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
202	1 Bed Apt.	E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
202a		E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
203	2 Bed Apt.	E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
203a		E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
203b		E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
203c		E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
204	1 Bed Apt.	E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Re-finish Door & frame. New glass in door to be frosted, transom glass to remain.
204a		E.T.R.	EX1	SCWD/GL	ST.			WD	E.T.R.	ST.		Door & Frame to be re-finished and locked in place. Door Glass to recieve blackout film, transom to remain
205	2 Bed Apt.	2(3'-0" x 7'-0", 2'-0" x 7'-0")	B1	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
206	1 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t
206a		E.T.R.	EX2	SCWD	ST.			WD	E.T.R.	ST.		Re-finish Door & Frame.
206b		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
207	1 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
207a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
208	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
208a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
209	2 Bed Apt.	3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Glass: GL-1t (frosted)
209a		3'-0" x 7'-0" (V.I.F.)	B	SCWD/GL	ST.			H.M.	E.T.R.	PT.		Door to be locked in place; Glass: GL-1t (blackout film on glass)
STAIRS (First and Second Floor)												
A	Stair/Lobby A	E.T.R.		ALUM./GL				ALUM.	E.T.R.			New Hardware and key fob system
B	Stair B	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.	45		H.M.	E.T.R.	PT.	45	Glass: GL-1t, adjust frame as necessary; Two leafs uneven (Leaf 1 - 3'-0", leaf 2 - 2'-0")
C	Stair C	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.	45		H.M.	EX3	PT.	45	Frame Type EX3; new glass - see Frame Elevations
C1	Dr to Lower Level	3'-0" x 7'-0"	E1	H.M.	PT.			H.M.	E.T.R.	PT.		
D	Stair D	2(3'-0" x 7'-0", 2'-0" x 7'-0")	A	H.M.	PT.	45		H.M.	EX4	PT.	45	Frame Type EX4; new glass - see Frame Elevations
D1	Dr to Gym	E.T.R.										
D2	Dr to Lower Level	E.T.R.		WD	PT.			H.M.	E.T.R.	PT.		New hardware on existing door
VESTIBULES												
V100	3'-0" x 7'-0" x 1'-3/4"	3'-0" x 7'-0" x 1'-3/4"	G	ALUM.	PREFIN.			ALUM.	E	PREFIN.		PANIC HARDWARE
V101	(2) 2'-10" x 7'-0"	(2) 2'-10" x 7'-0"	G	ALUM.	PREFIN.			ALUM.	D	PREFIN.	-	PANIC HARDWARE, CONTROLLED ACCESS ENTRY

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147, SECTION 2207 PART 09.5b

“IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.”

APPROVALS & DATES

NAME	DATE

ISSUE DATE

January 30, 2024

REVISIONS

No.	Date	Description

UPDATED SET

PROJECT INFO

DeSales High School Rehabilitation

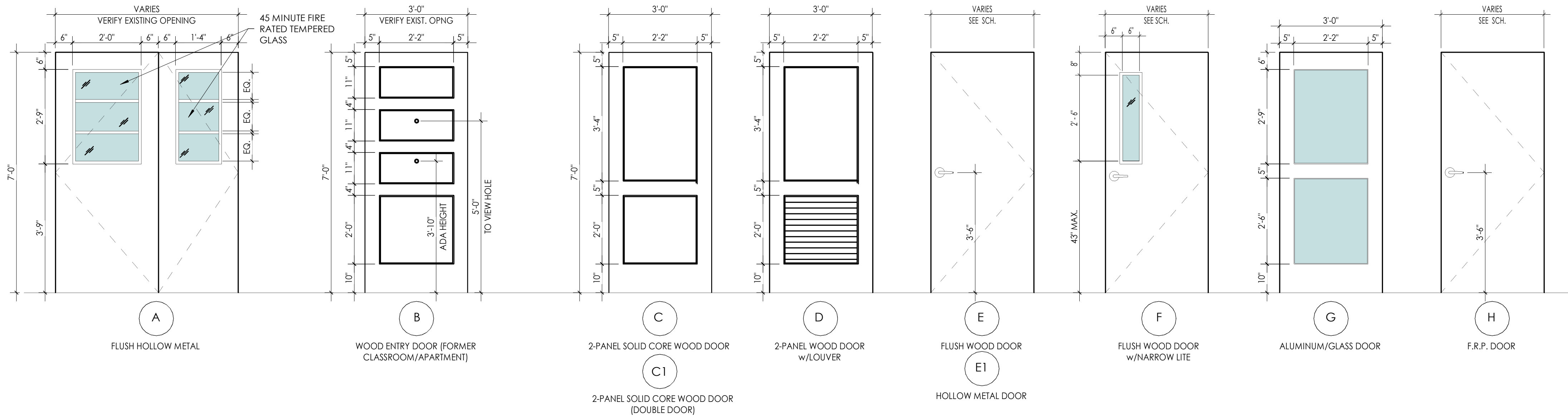
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
DOOR SCHEDULE

SHEET NUMBER

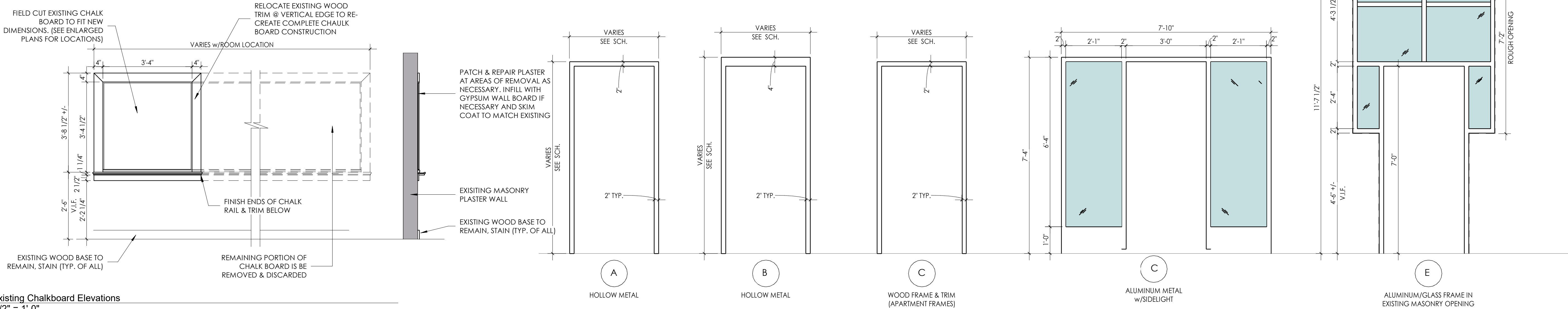
A900



DOOR ELEVATIONS:



FRAME TYPES:



Existing Chalkboard Elevations
1/2" = 1'-0"

Door & Frame Elevations
1/2" = 1'-0"

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147, SECTION 2207 PART 69.5B
"IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description

UPDATED SET

PROJECT INFO

DeSales High School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
DOOR & FRAME ELEVATIONS

SHEET NUMBER

A901

ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
SECTION 2207 PART 69.5B
"IT IS A VIOLATION OF THE LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF A LICENSED
ARCHITECT, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM
BEARING THE SEAL OF AN ARCHITECT IS ALTERED. THE
ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE
SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY
HIS SIGNATURE AND THE DATE OF SUCH ALTERATION,
AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVALS & DATES

NAME	DATE

ISSUE DATE

February 26, 2024

REVISIONS

No.	Date	Description
-----	------	-------------

UPDATED SET

PROJECT INFO

DeSales High
School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

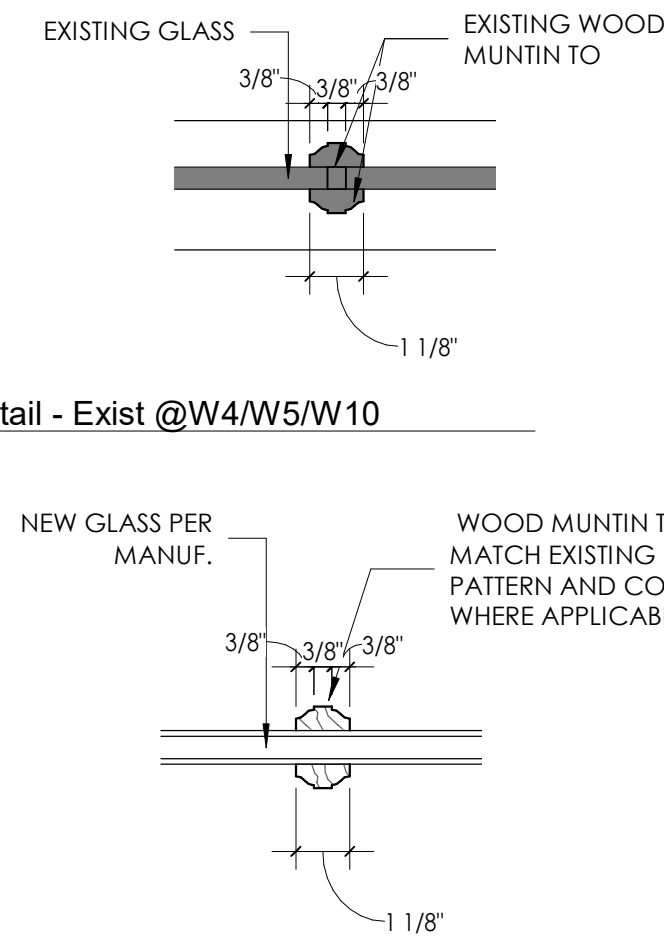
SHEET TITLE

Window type W4/W5/W10

SHEET NUMBER

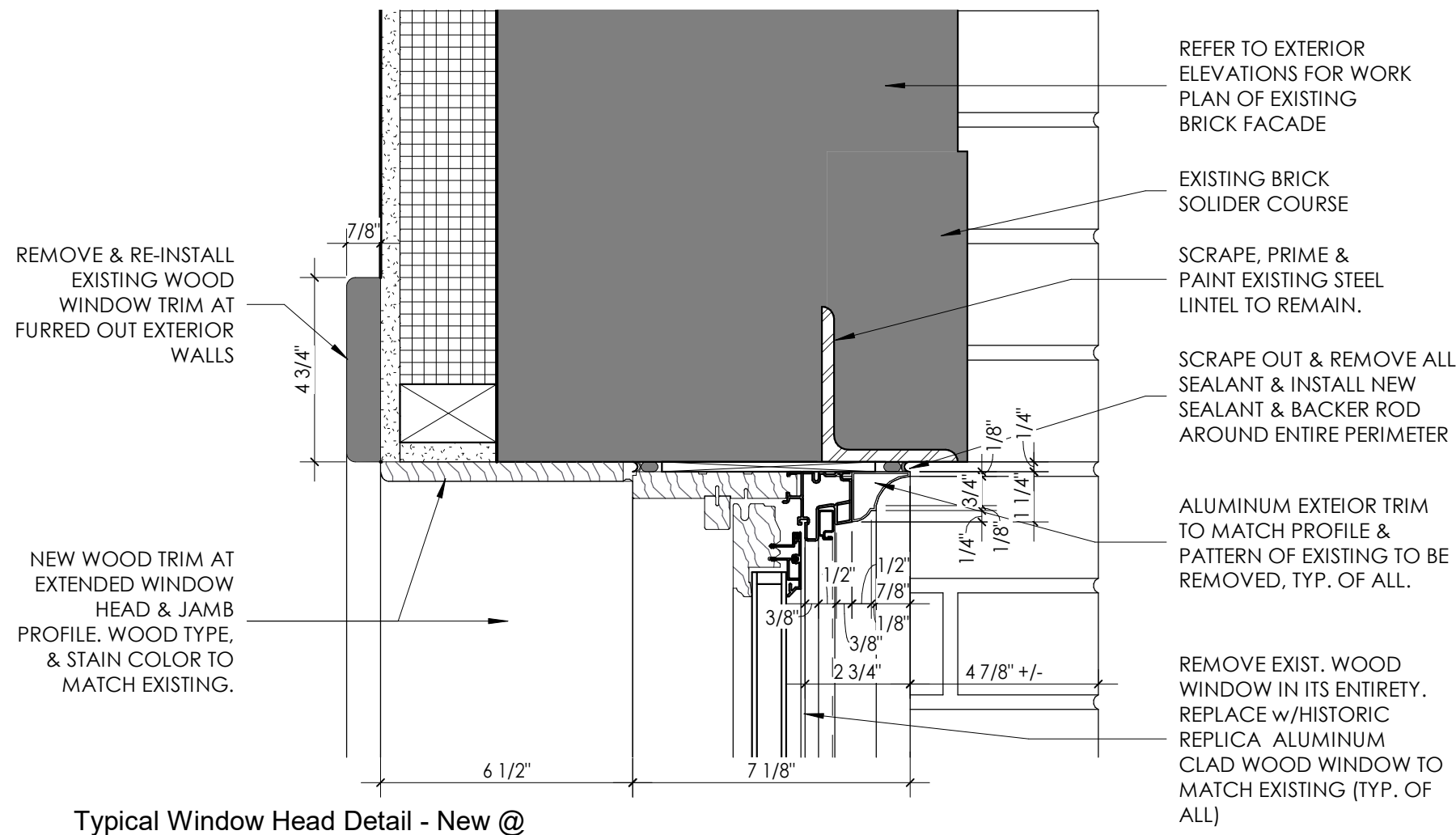
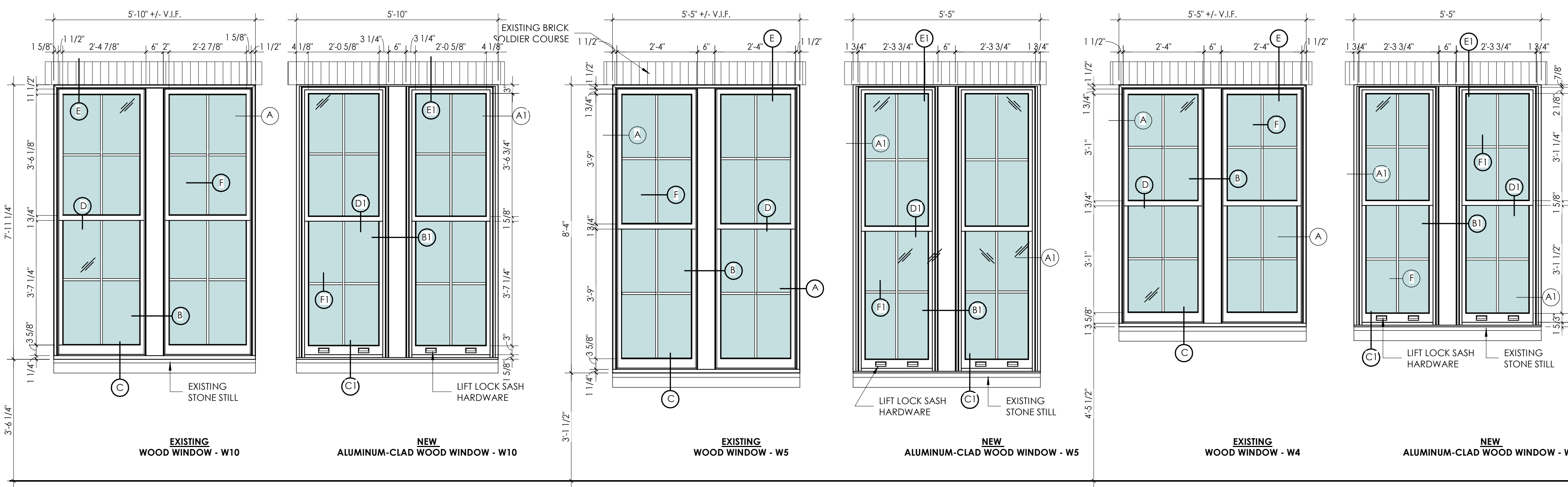
EX205

F Muntin Detail - Exist @W4/W5/W10
3" = 1'-0"

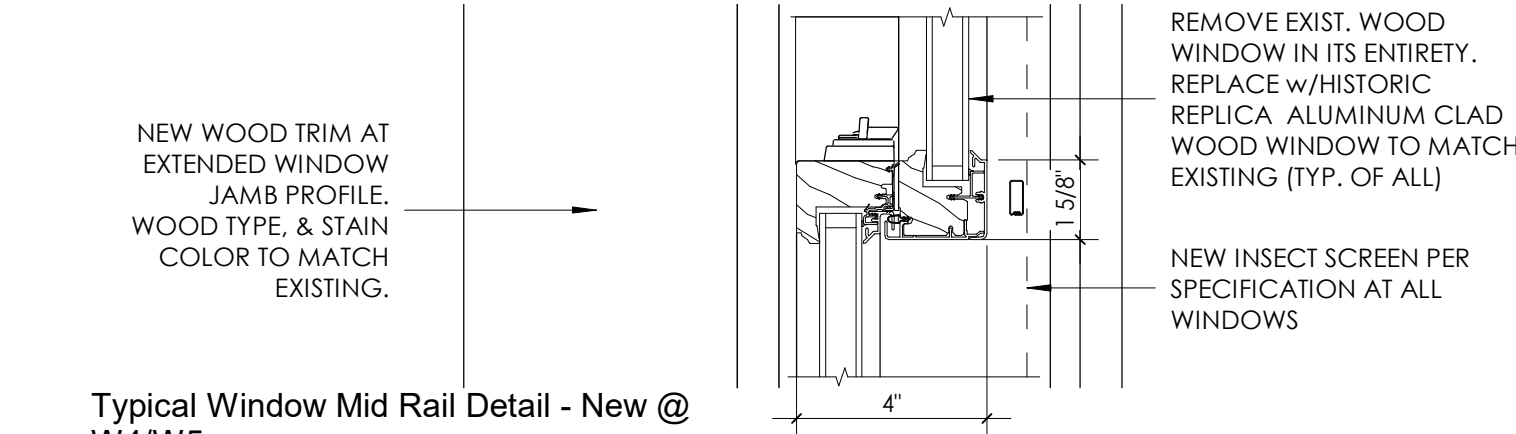


F1 Muntin Detail @ W4/W5
3" = 1'-0"

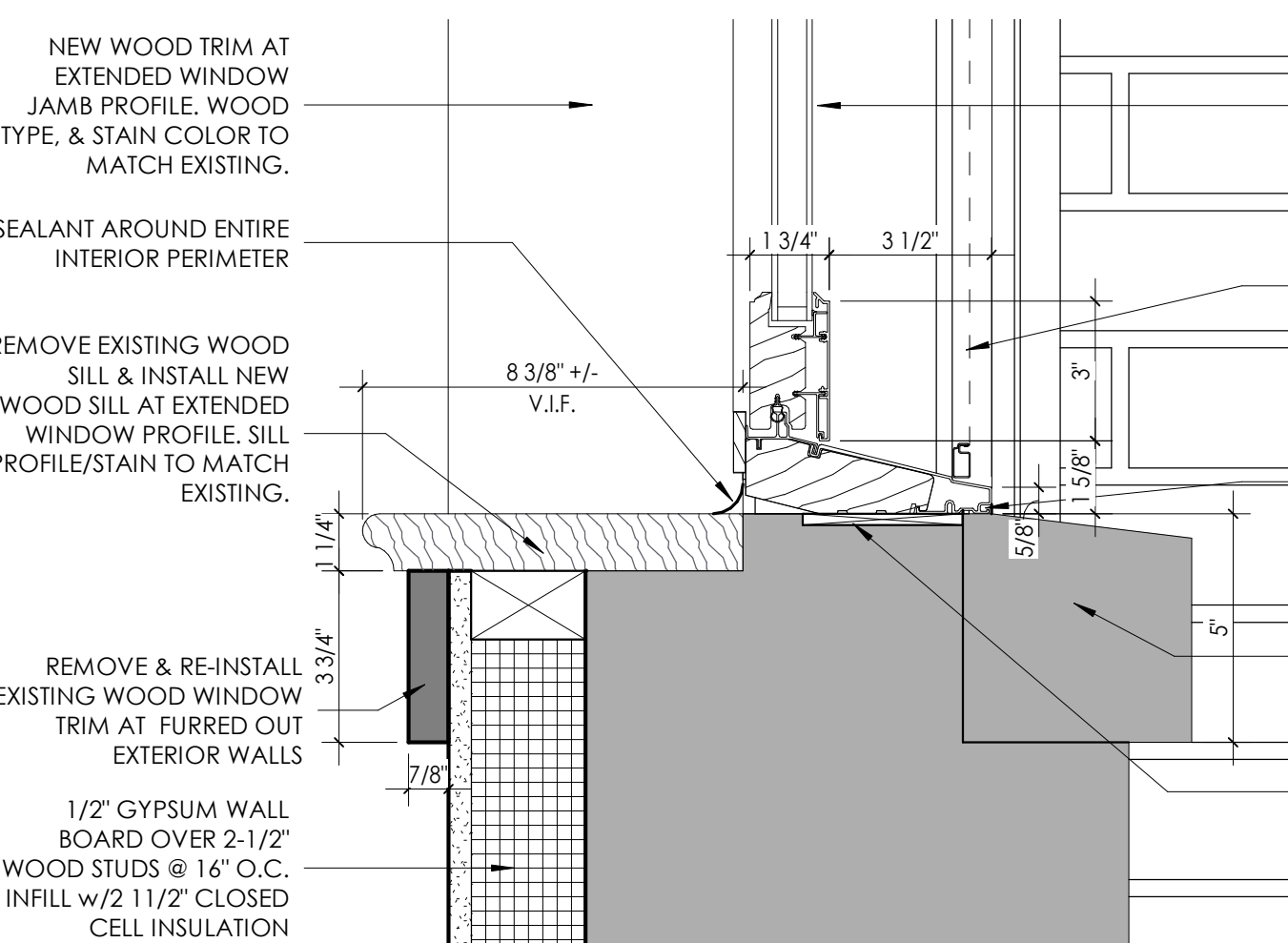
WINDOW ELEVATIONS - W4/W5/W10
1/2" = 1'-0"



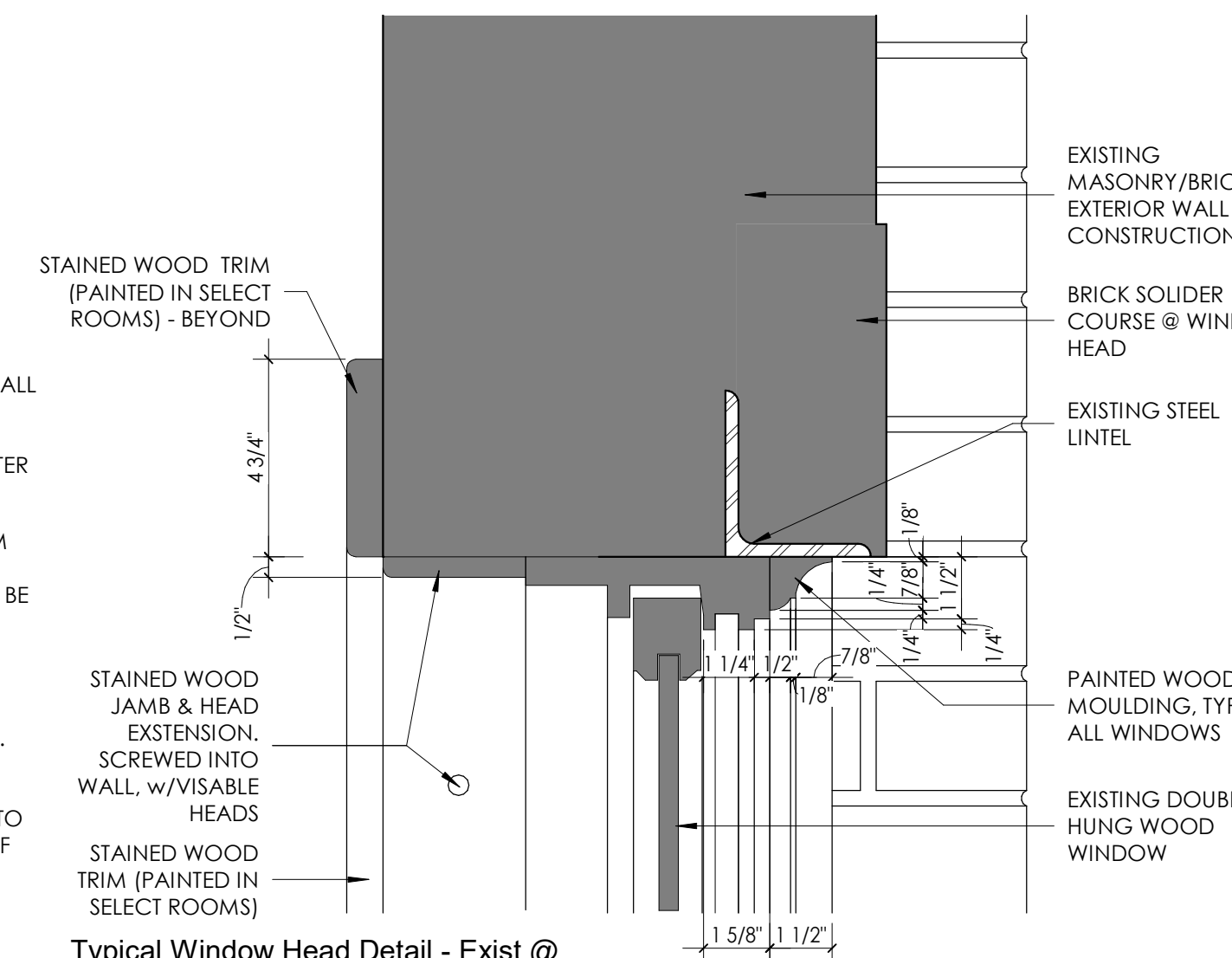
E1 Typical Window Head Detail - New @ W4/W5
3" = 1'-0"



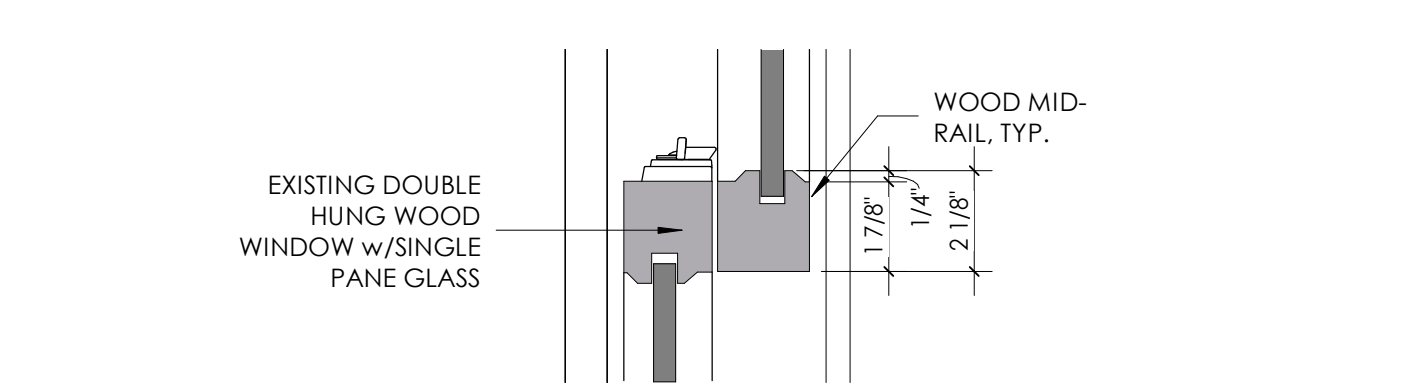
D1 Typical Window Mid Rail Detail - New @ W4/W5
3" = 1'-0"



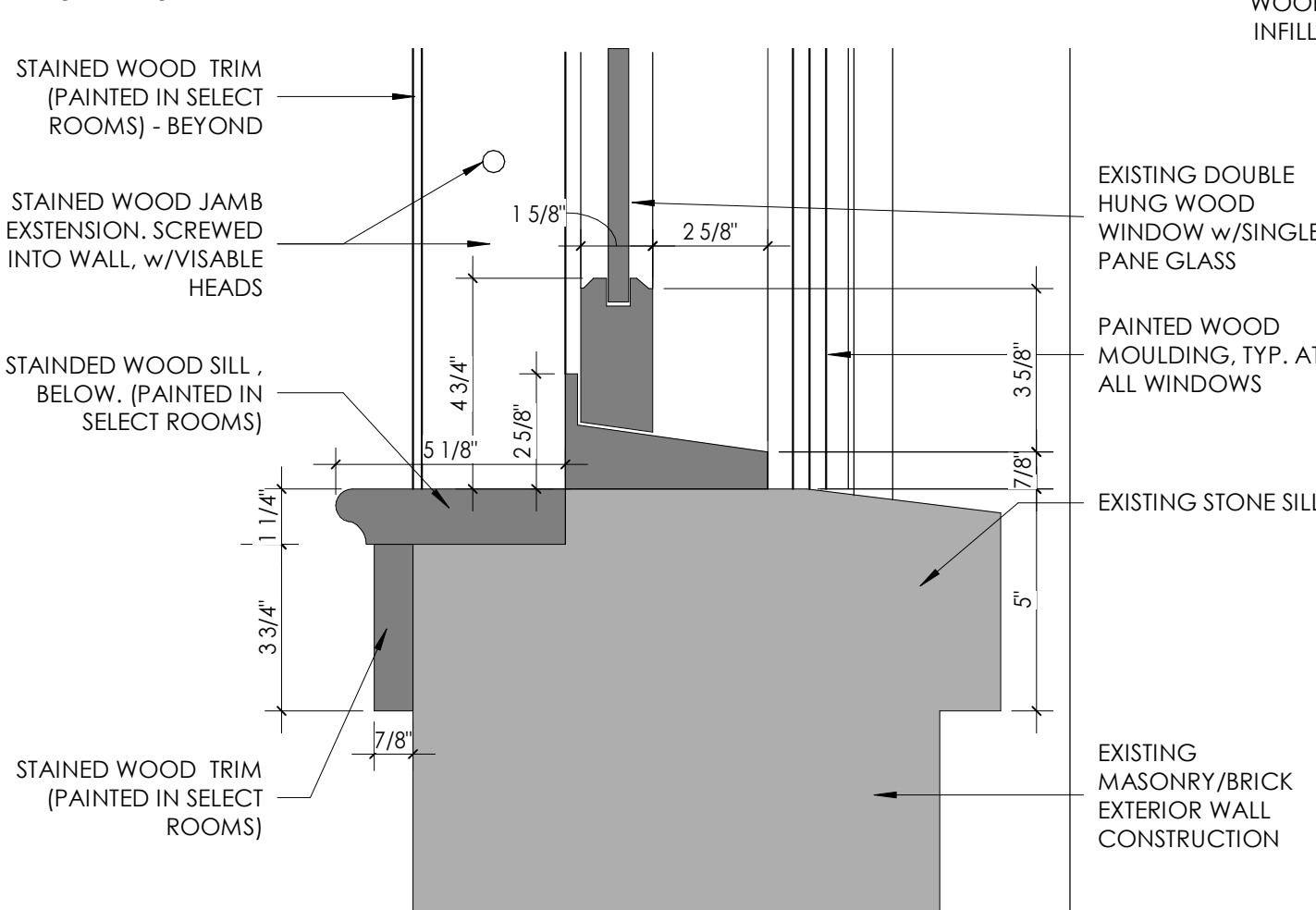
C1 Typical Window Sill Detail - New @ W4/W5
3" = 1'-0"



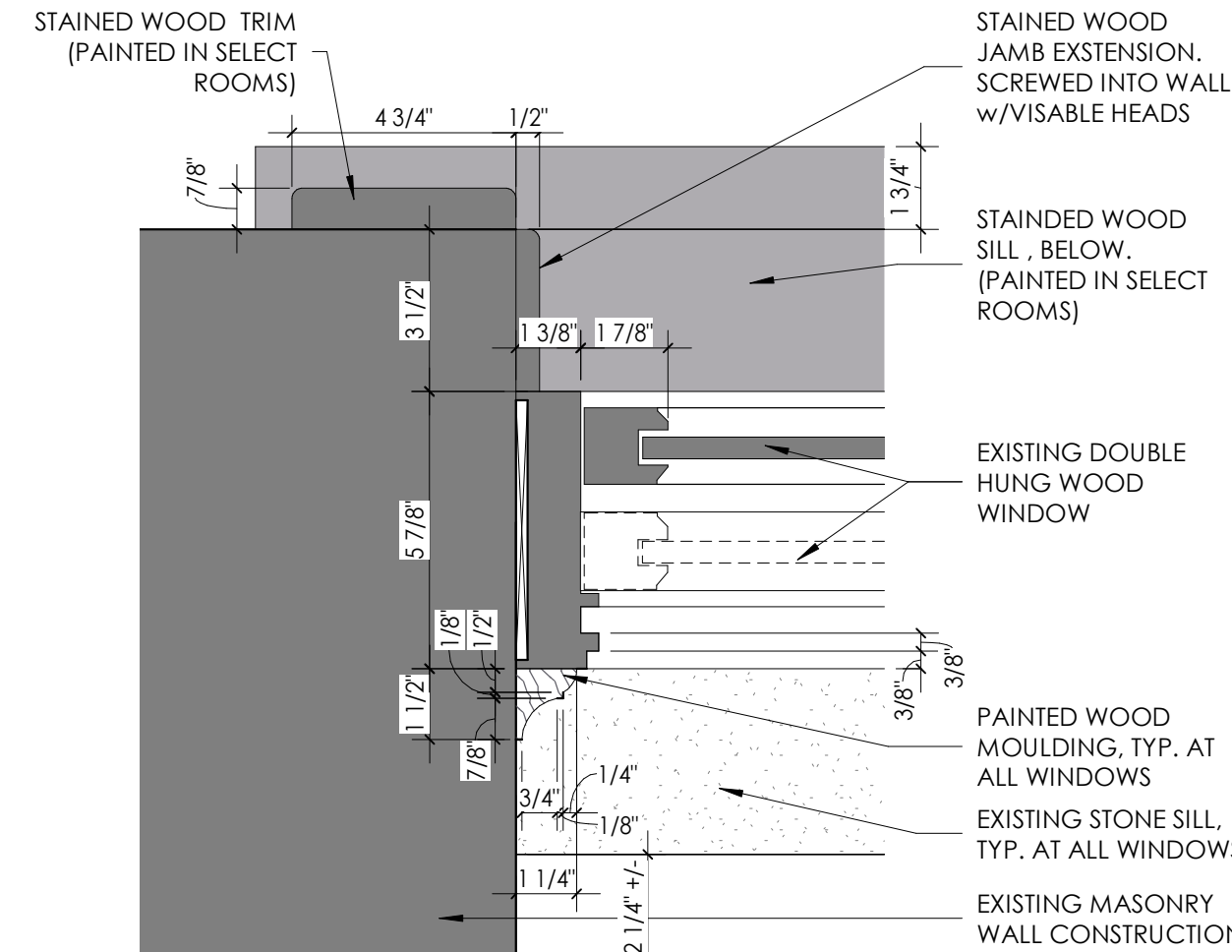
E Typical Window Head Detail - Exist @ W4/W5
3" = 1'-0"



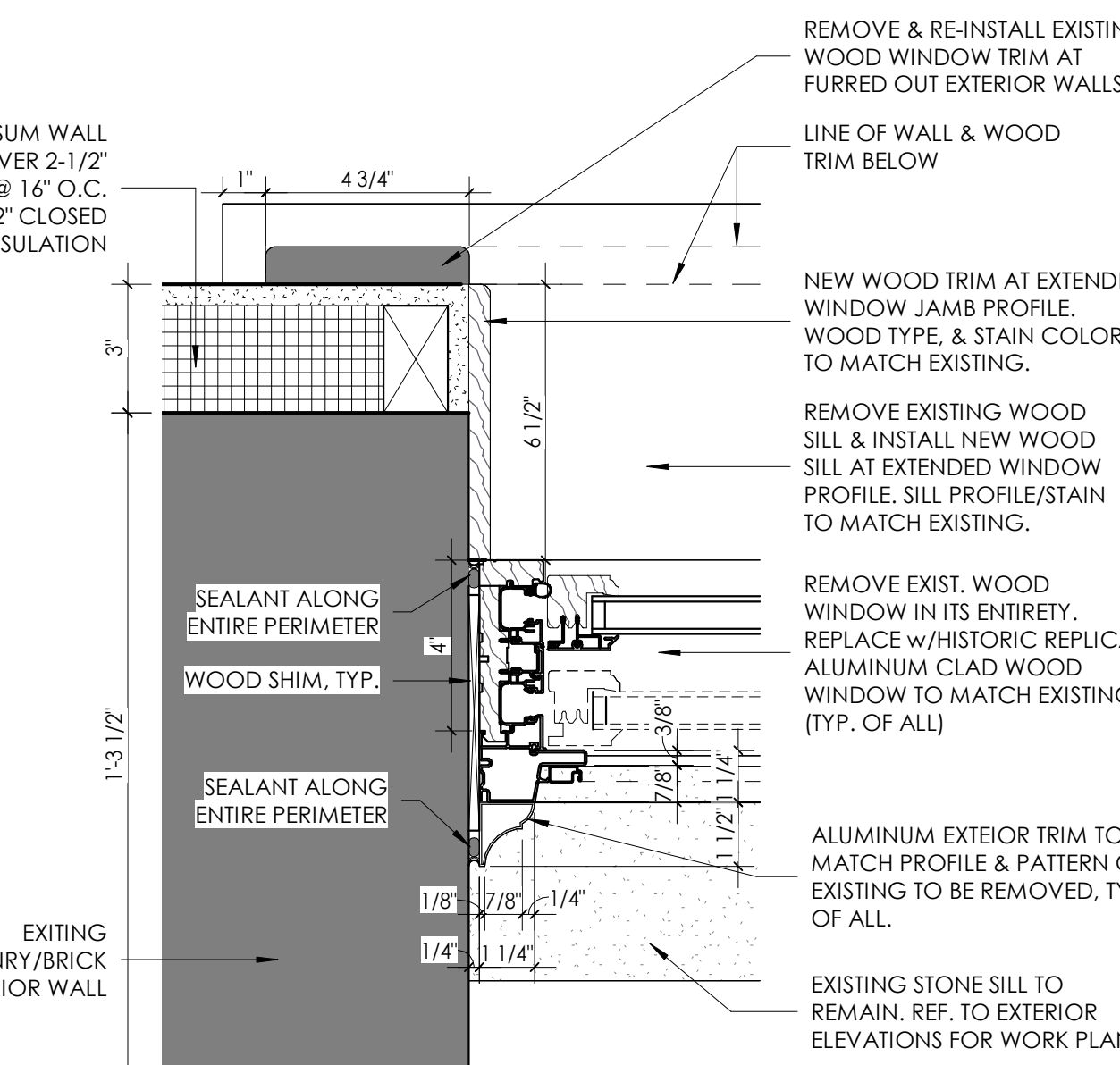
D Typical Window Mid Rail - Exist @ W4/W5
3" = 1'-0"



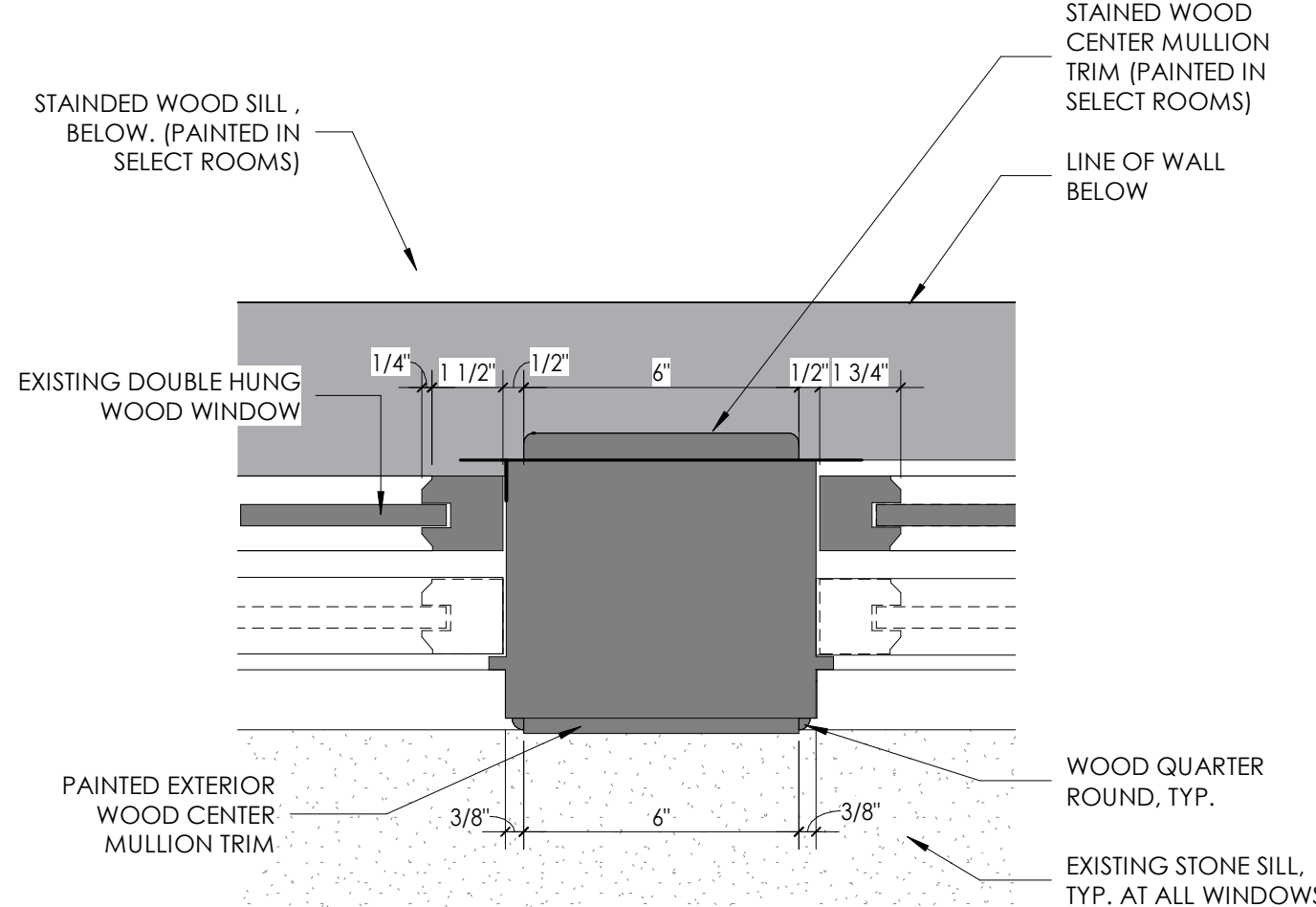
C Typical Window Sill Detail - Exist @ W4/W5
3" = 1'-0"



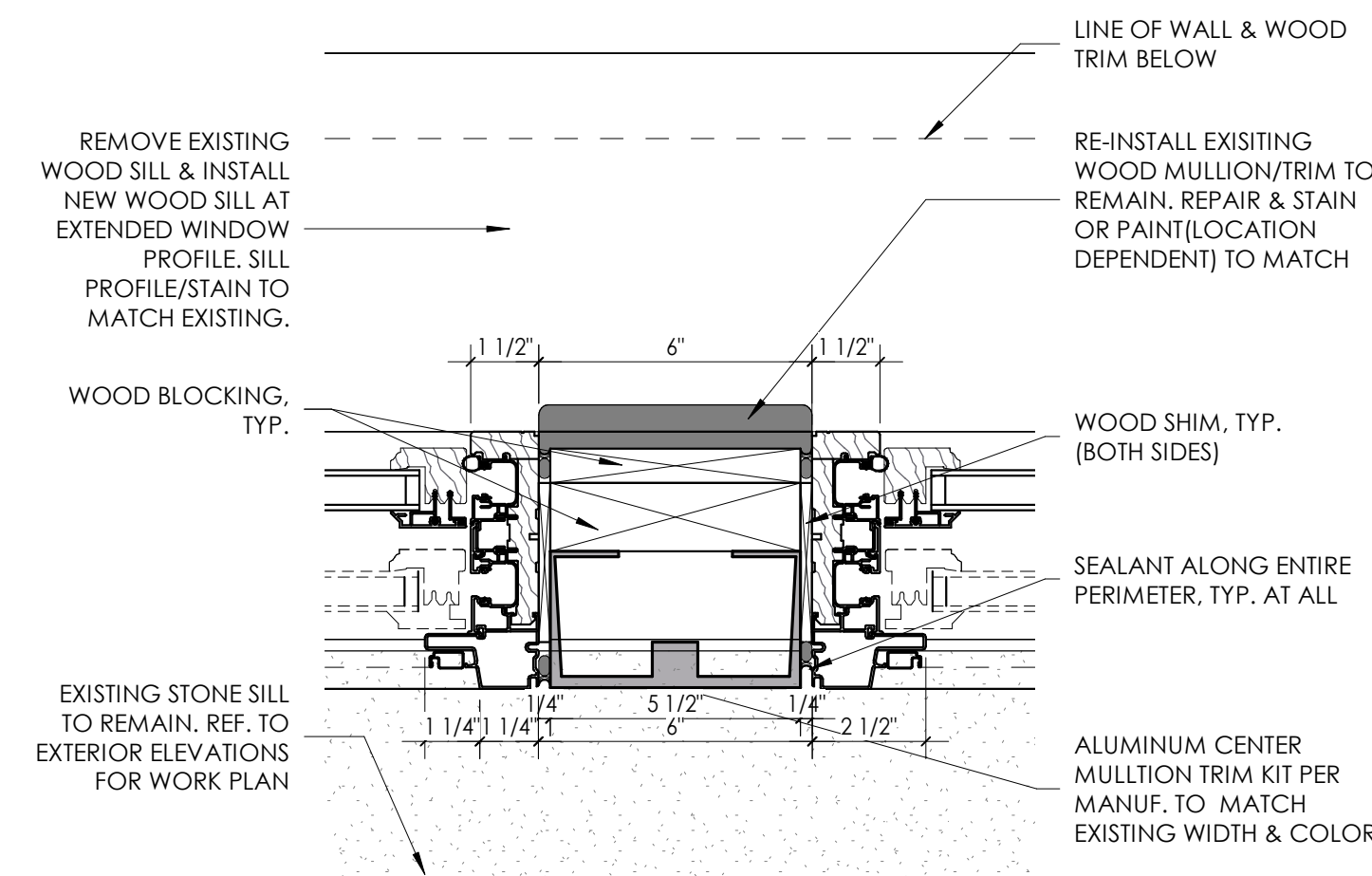
A Typical Window Jamb - Exist @ W4/W5
3" = 1'-0"



A1 Typical Window Jamb - New @ W4/W5
3" = 1'-0"



B Typical Mullion Detail - Exist @ W4/W5
3" = 1'-0"



B1 Typical Mullion Detail - New W4/W5
3" = 1'-0"



Stephen DeRaddo
Executive Vice President
399 EXCHANGE ST.
GENEVA, NY 14456
Tel: 315.781.5012 Cell: 315.521.0627

February 16, 2024

Nicholas Massa or entity to be formed
630 Pre Emption Rd.
Geneva, NY 14456

Re: Mortgage Financing – DeSales project

TERM SHEET

I am pleased to present the following in response to your request for financing the permanent mortgage loan for the conversion of the former DeSales High School into residential apartments. This is **not** a commitment to lend, as final terms are subject to underwriting.

PROPOSED TERMS:

Borrower: Nicholas Massa or entity to be formed

Amount: \$2,095,917 (or max of 75% LTV).

Term: Up to 25 yr. amortization with 10 yr. term

Pre-Payment: A Pre-Payment penalty of 3% of the unpaid principal balance for years 1 through 3 and 2% for year 4, and 1% for year 5 will be imposed if the loan is refinanced by another lender.

Purpose: Permanent mortgage – DeSales High School conversion to residential apartments.

Rate: The fixed rate for this mortgage will be fixed 30 days prior to closing. The rate will be locked at 325 basis points over the 5 year treasury with a floor of 5%.

Loan Fee: \$5,000

Closing Costs: Appraisal, environmental, title insurance, attorney fees, and miscellaneous costs.

Collateral: 1st position Collateral Security Real Estate Mortgage on 90 Pulteney St., Geneva, NY as well as a 1st position UCC filing on fixtures attached to the property.

Guarantors: Unlimited Personal guaranty of Nicholas Massa

REQUIREMENTS FOR CLOSING:

- Insurance on subject property
- Appraisal with maximum LTV of 75% of an as completed value (to be ordered by bank)
- Deposit relationship of borrower to be opened pre-closing and maintained for the life of the loan for the operating accounts for the property and reserve accounts as applicable.
- Clean environmental report on subject property, satisfactory to the bank
- Construction inspection and draw requests to be completed by lender and 3rd party engineer at borrowers expense. Standard 10% retainage required for all draws requested.
- This mortgage is subject to borrower being approved and receiving an Empire State Development RESTORE NY/ City of Geneva grant for \$2,000,000
- This mortgage is subject to borrower receiving Historic tax credits, in the approximate amount of \$1,350,000.

FINANCIAL COVENANT:

Minimum of 1.2:1.0 Debt Service Coverage Ratio

Annual financial reports from borrower and guarantor.

Annual rent roll

This term sheet is offered for discussion purposes only with the Borrower. Complete underwriting will be required should the borrower desire to move forward with a formal application. Final terms and conditions are at the sole discretion of the Bank and will be detailed in a formal commitment upon approval by the bank.

Sincerely,

Stephen DeRaddo,
Executive Vice President

We have read and understand the terms as described above, please move forward with the underwriting necessary to make a final credit decision on the project.

Nicholas Massa

Date



Stephen DeRaddo
Executive Vice President
399 EXCHANGE ST.
GENEVA, NY 14456
Tel: 315.781.5012 Cell: 315.521.0627

February 16, 2024

Nicholas Massa or entity to be formed
630 PreEmption Rd.
Geneva, NY 14456

Re: Tax Credits – DeSales project

TERM SHEET

I am pleased to present the following in response to your request for the purchase of Historical Tax Credits regarding the conversion of the former DeSales High School into residential apartments. This is **not** a commitment to purchase, as final terms are subject to the actual credits available and final bank review.

PROPOSED TERMS:

- Project:** Conversion of the former DeSales High School into residential apartments by Nicholas Massa and the formation of a new limited partnership
- Amount:** Approximately \$2,130,000 total of Federal Historic Tax Credits and NYS Historic Tax Credits, split evenly 50%/50%.
- Pricing:** Federal Historic Tax Credits would be purchased at \$.72 per tax credit and NYS Historic Tax Credits would be purchased at \$.55 per tax credit, both subject to final terms and approval

This term sheet is offered for discussion purposes only with the Borrower. Complete underwriting will be required should there be a desire to move forward. Final terms and conditions are at the sole discretion of the Bank and will be detailed in a formal commitment to purchase upon final approval by the bank.

Sincerely,

Stephen DeRaddo,
Executive Vice President

We have read and understand the terms as described above.

Nicholas Massa

Date

23PR07779



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
47005

1. Historic Property Name DeSales High School

Street 90 Pulteney Street

City Geneva County Ontario State NY Zip 14456-2308 Name _____

of Historic District or National Register property St. Stephen's Roman Catholic Church Complex

☐ National Register district ☐ certified state or local district ☒ potential district ☐ National Register property

2. Nature of Request (check only one box)

- ☐ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district or National Register property.
☐ preliminary determination for individual listing in the National Register.
☒ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Derek King Company Preservation Studios LLC

Street 170 Florida City Buffalo State NY

Zip 14208 Telephone (716) 725-6410 Email Address info@preservationstudios.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Nicholas P. Massa Signature [Signature] Date 8.31.23

Applicant Entity 1967, LLC SSN _____ or TIN 83-2192969

Street 630 Pre-Exemption Rd City Geneva State NY

Zip 14456 Telephone (315) 789-8667 Email Address massa@massaconstruction.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☒ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date _____

National Park Service Authorized Signature _____

☐ NPS Comments Attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
COMMENTS**

Historic Property Name DeSales High School Project Number 47005
Property Address, City, State 90 Pulteney St., Geneva, NY

These comments respond to the Historic Preservation Certification Application –

☒ **Part 1** ☐ **Part 2** ☐ **Part 3** ☐ **Amendment**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the project cited above and has determined that the property will likely be listed if nominated by the NY SHPO as a contributing resource in the proposed St. Stephens Roman Catholic Church Complex historic district. The draft nomination supports listing under Criterion C (Architecture) with a period of significance of 191-1962. Because the property contains more than one building/structure and those buildings/structures were functionally related historically to serve an overall purpose, program regulations require the NPS to determine which of the buildings contribute to the significance of the historic property, and are, therefore, considered to be "certified historic structures."

Based on the documentation presented, the following buildings appear to contribute to the significance of the proposed district:

- St. Stephens Church, 1910-1912
- Rectory, 1924
- Elementary School, 1956
- DeSales High School, 1929/1950/1951/1962

This determination is preliminary only. These buildings will become "certified historic structures" only when the property is listed in the National Register of Historic Places.

Obtaining "certified historic structure" status is the first step in qualifying for maximum tax benefits under Federal Laws. These benefits apply only to structures that have either undergone or are about to undergo rehabilitation that can be certified in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Program regulations also require NPS to review the rehabilitation work as a single overall project, and to issue rehabilitation certification on the merits of the overall project rather than for each structure. Consequently, if you intend to submit Part 2 of the application, the Description of Rehabilitation Work, it must describe all proposed work on the property, although the 20% investment tax credit is based only on costs for the rehabilitation of "certified historic structures."

If you have any questions, please call the State Historic Preservation Office or Roger Reed at roger_reed@nps.gov.

The National Park Service has reviewed and approved the application noted above.

Oct. 27, 2023

Roger G. Reed

Date

National Park Service Signature



GEDC Tenant Activity Report

Banner Door (B104)

No activity to report

City of Geneva DPW (A311)

No activity to report

David Lee Foster, Esq. (A107)

No activity to report

Designing Sunny (A301)

- Potentially interested in the breakroom space that Pretzel Logic used to occupy. Hudson Data is interested in A301.

FLX Glassware (Chad Lahr) (A104)

No activity to report

FLX Hospitality (B102)

No activity to report

Food Justice (B101)

- Current balance is \$2,273.41. Henry Farro contacted Myles on 3/26/24 notifying him that a board member has sent in a check for the full balance. Check should be arriving in the mail within the next few days.

Geneva Sound Factory (A102)

No activity to report

Geneva Theatre Guild (A305)

No activity to report

Hudson Data, LLC (A302)

No activity to report

JB Paper Company (VIRTUAL)

No activity to report

Jason G. Swartley / Financial Partners of Upstate NY (A203)

- Signed a new 1 year renewal that went into effect on 3/1/24

**J. Anderson, Cabinetmaker**

No activity to report

KitGen (City of Geneva) (B102)

No activity to report

Lyons National Bank (A308)

No activity to report

Super Casuals (A310)

No activity to report

Uncharted Spirits (A312)

No activity to report

Unity House of Cayuga County (A206)

No activity to report

VACANCY: TOTAL: 46,498sqft

A100: 1,365sqft A101: 1251sqft A103: 140 sqft A104: 380sqft A105: 210sqft A106: 350sqft A109: 119sqft	A204: 663sqft A205: 585sqft A209: 1150sqft A210 (asbestos): 1369sqft A211 (asbestos): 1177sqft A216 (asbestos): N/A A303: 4,999sqft A306: 6952sqft A307: 2,610sqft A309: 9,250sqft (seasonal cars/boats storage) B103: 19,432sqft
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Maintenance:

- Asbestos in section 210,211,216 should be addressed to get space rented
- Colonial Fire Protection came out to A311 - 50 year replacement of the sprinkler heads needed. Waiting for the quote.

Accounting:

(attached)



Marketing: During the month of March – we are working on making specific ads for each space that is available and will be reaching out to the GEDC website creator to make updates. **Waiting for pictures of A303 to add to the listing.**

Current Listings –

Costar

Craigslist:

1. [Office](#)
2. [Warehouse](#)

Facebook Marketplace:

1. Office

WPM website: <https://www.websterprop.com/122-n-genesee-street/>

Ad's listed – *in the process of adding all of these to the website.

 WAREHOUSE SPACE FOR LEASE 122 N. Genesee St., Geneva, NY • Overhead doors • Emergency lighting • Loading docks • Centrally located, minutes from I90 • Free off-street parking • Secure 24 hr access www.websterprop.com	 OFFICE FOR LEASE 122 N. Genesee St. Suite A101, Geneva, NY • 1,250 sq ft office suite • Centrally located, minutes away from I90 • Spacious two room suite • Plenty of natural light • Free off-street parking • Secure 24-hour access • This space is ideal for service providers, non-profits, office use, technology companies www.websterprop.com
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 \$350/MONTH OFFICE FOR LEASE 122 N. Genesee St. Suite A103, Geneva, NY • 140 sq ft office • Centrally located, minutes away from I90 • Spacious two room suite • Plenty of natural light • Free off-street parking • Secure 24-hour access • This space is ideal for service providers, non-profits, office use, technology companies    www.websterprop.com	 \$1,000/MONTH OFFICE FOR LEASE 122 N. Genesee St. Suite A100, Geneva, NY • 1,300 sq ft office suite • Centrally located, minutes away from I90 • Spacious two room suite • Plenty of natural light • Free off-street parking • Secure 24-hour access • This space is ideal for service providers, non-profits, office use, technology companies    www.websterprop.com
 \$3,500/MONTH WAREHOUSE AND OFFICE SUITE FOR LEASE 122 N. Genesee St., Geneva, NY • Current setup has ~5,000 sq ft of office, conference room, and warehouse/shop space • Private entrance • Interior overhead garage door • 24/7 access • Free off-street parking If interested, please call Webster Property Management at (585) 465-5000  www.websterprop.com	

March Showings – 2

Current Prospects:

1. Rachael Torres De Jesus – signed lease for A306
2. Center for Alcohol Abuse – presenting space to their board and will be letting us know.
Interested in Suites A100 & A101



Future Tenants –

- Rachel Torres De Jesus (Tumbling Gym) lease for Suite A306 effective on 5/1/2024. Monthly rent is \$1,750.

Boat/Vehicle Inquiries - 0

- A total of 10 people are storing their boats/vehicles in the warehouse during the winter months. They are paying \$50/month
- Boats and vehicles storage will begin to end March and April

Webster Property Management, LLC

Webster Property Management
350 East Ave, Suite 203
Rochester, NY 14604
(585)465-5000

GEDC

47 Castle Street, Geneva, NY 14456

Owner Statement

Ownerships: 122 N Genesee St

Date Range: 03/01/24 - 03/28/24

	Current	YTD
<i>Beginning Bank Balance</i>	33,765.70	43,002.68
Income		
Rental Income	18,674.55	50,913.27
Application Fees	40.00	40.00
Late Fee Income	200.00	400.00
CAM Income (non-posting)	785.00	2,355.00
Gas & Propane	674.63	1,545.49
Water & Sewer	0.00	12.75
Electric	1,157.23	3,185.10
Prepay Items	-7.07	889.09
COM Set Up Fee	50.00	50.00
	21,574.34	59,390.70
Expense		
Utilities Expense	10,643.39	15,204.34
Water & Sewer	0.00	1,381.43
Trash	123.00	369.00
Computer/Cable/Internet	118.51	118.51
Property Management Fees	1,835.66	5,061.32
Commissions & Fees Expense	150.00	450.00
Repairs & Maintenance Expense	1,934.70	10,765.22
WebProp Labor Expense	4,725.00	23,820.00
Office/Supplies	273.40	273.40
Telephone Expense	333.66	611.04
Interest Expense	1,597.84	5,038.56
	21,735.16	63,092.82
Net Income/Loss	-160.82	-3,702.12
Less Undeposited Funds	-39.90	0.00
<i>Ending Bank Balance</i>	33,019.37	33,019.37
Cash Requirements		
Total Reserve:	0.00	
Security Deposits Held:	10,320.00	
Total Requirements	10,320.00	

COMMENTS

City of Geneva Industrial Development Agency

Profit and Loss

October 1, 2023 - March 28, 2024

	TOTAL
Income	
4002 Administration Fees	1,500.00
4020 Income from Investments	2.30
4030 Downtown Winery	1,290.00
4040 Proceeds from the sale of land	86,495.00
4090 Misc. Income	18,000.00
49900 Uncategorized Income	27,261.11
Total Income	\$134,548.41
GROSS PROFIT	\$134,548.41
Expenses	
5040 Professional Services	
5041 Legal Services	12,262.24
5043 Administrative Services	19,292.50
5049 Other Professional Services	73.75
Total 5040 Professional Services	31,628.49
Total Expenses	\$31,628.49
NET OPERATING INCOME	\$102,919.92
NET INCOME	\$102,919.92

City of Geneva Industrial Development Agency

Balance Sheet As of March 28, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1002 LNB - City of Geneva IDA	113,274.19
1003 LNB Money Market	16,831.78
1050 Certificates of Deposit	
1051 Lyons National Bank	100,000.00
Total 1050 Certificates of Deposit	100,000.00
Total Bank Accounts	\$230,105.97
Accounts Receivable	
11000 Accounts Receivable	13,000.00
11050 GEDC Roof Loan	90,010.00
Total 11000 Accounts Receivable	103,010.00
Total Accounts Receivable	\$103,010.00
Other Current Assets	
1101 Terrnew Loan	0.00
12000 Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$333,115.97
Other Assets	
1105 Advance to GEDC	24,000.00
1108 GEDC Loan Receivable	0.00
1109 Accrued Interes GEDC Loan	0.00
1110 Industrial Park Investment	14,240.00
1120 2 N Exchange St	56,710.42
Total Other Assets	\$94,950.42
TOTAL ASSETS	\$428,066.39
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Other Current Liabilities	
20500 Committed- BID Beautification	30,935.00
Total Other Current Liabilities	\$30,935.00
Total Current Liabilities	\$30,935.00
Total Liabilities	\$30,935.00

City of Geneva Industrial Development Agency

Balance Sheet

As of March 28, 2024

	TOTAL
Equity	
3000 Opening Bal Equity	417,733.37
3001 Retained Earnings	-123,521.90
Net Income	102,919.92
Total Equity	\$397,131.39
TOTAL LIABILITIES AND EQUITY	\$428,066.39