



Notice of Board Meeting

Date: May 3, 2024

To: Irene Rodriguez
R.J. Passalacqua
Benjamin Vasquez
Lowell Dewey
Jan Regan
Catherine Price

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, May 3rd at 8:30 am. The meeting will be held in the Conference Room at Geneva City Hall, located at 47 Castle St. in 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 Regular Meeting

City Hall Conference Room

Location: 47 Castle St., Geneva NY



Date & Time: May 3, 2024 at 8:30am

Agenda Item	Potential Outcome	Person Responsible
Call to Order		Anne Nenneau
Public Hearing		
DeSales Mortgage Recording and Sales Tax	Discussion	Anne Nenneau
Administrative Reports		
April 2024 Minutes	Motion to approve minutes	Anne Nenneau
Agenda Items		
Welcome New Members	Discussion	Anne Nenneau
Discussion of approval - DeSales	Approve, table, or deny resolution	David West
Review CBA	Discussion	David West
Resolution to approve	Approve, table, or deny resolution	David West
Strategic Plan	Discussion and Presentation	Gary Ferguson
GEDC		
Review request for repairs to sprinkler heads and sprinkler pipes	Approve, table, or deny resolution	David West
GEDC Report	Discussion	Myles Webster
Director's Report		
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

**Geneva Industrial Development Agency
Geneva BID Conference Room, 1 Franklin Sq
And via Zoom livestreamed to GIDA's YouTube Page
Friday, April 5, 2024 @ 8:30am
Meeting Minutes**

In Attendance:

Anne Nenneau
Irene Rodriguez
R.J. Passalacqua
Lowell Dewey
Benjamin Vasquez

Others present:

Gary Ferguson, CRRC
Robert Sollenne, YMCA Project
Andy Tyman, Retired CEO of Geneva
Housing Authority
Charlie Evangelista, YMCA Project
Catherine Price, Geneva BID
Stephen Maier, Harris Beach PLLC
David West, City of Geneva
Hailea Higgins, City of Geneva
Myles Webster, Webster Properties

Meeting Called to Order

Anne Nenneau called the meeting to order at 8:30am

Economic Development Strategic Plan

Gary Ferguson introduced himself and talked about his personal experience. He talked about his goals for the IDA, mentioning he will be meeting with community leaders to gather information. He is looking for recommendations of community leaders. Gary stated their plan is how to move forward in the Economic and Planning department and world of development.

DeSales Application

Andy Tyman stated he was called into the renovation of DeSales apartments by Nick Massa. He added the plan for the project is to have 17 residential units, with the gym portion of the building remaining to St. Francis- St. Stephens school. He noted they are applying for a NY Restore application with David. Andy gave some background about the history of the building, stating it was built in the 1920's. He added they are applying to the IDA for a sales tax and mortgage tax exemption. David noted in the reports the \$20,000 mortgage recording tax should have been \$17,000 (and change.)

- Motion to accept DeSales application by Irene Rodriguez and Lowell Dewey.
Motion passed.

YMCA Application

Rob Sollenne mentioned that although seniors take up a large part of their memberships, the YMCA is great place to stay active for all ages. Rob added the Y is looking to add 10,000 square feet for more space for activity. He would like to add additional space for child care and shift the cardio and fitness center into the added

area. He noted the project expenses are about \$5.2 million but noted they have the funds of \$4.8 million. Rob mentioned they have applied for grants and would like to complete the project with no debt. Charlie Evangelista added he knows the impact to the community will be significant.

Charlie and Rob are requesting a mortgage tax exemption for a non for profit.

Nominating Committee Recommendations:

Irene Rodriguez noted the nominating committee met and reviewed six applicants but only interviewed four. She added they would like to appoint Catherine Price and Jan Regan to City Council for approval to join the IDA.

- Motion to appoint Catherine Price and Jan Regan for City Council's approval to join IDA motioned by Irene Rodriguez, passed unanimously.

GEDC

Roof Repair Estimate

Myles Webster noted the roof has seen some damage with rain. He added some other new repairs will have to be completed as well due to rain damage. Roof estimate was about \$13,000.

- Motion to approve roof repair estimate by Lowell Dewey, second by RJ Passalacqua. Motion passed.

RFP for Engineering Analysis:

Anne mentioned the proposals received were all under the budget of \$15,000. Irene noted they would like to recommend CNS; Anne stated a section of their RFP mentioned grant writing.

- Motion to approve CNS for the RFP by RJ Passalacqua, second by Irene Rodriguez. Motion passed.

Director's Reports

Gateway Project:

Gateway closing is scheduled for the 18th. David noted the paperwork is in order and they gave them an updated metes and bounds. Anne asked what are the proceeds that the IDA is splitting with the LDC, David answered almost exactly \$200,000.

Restore NY applications:

David mentioned restore NY helps buildings that are abandoned/vacant, specifically for removal or restoration of the building. He added received a big pile of applications and is working on two separate applications, one is special and one is standard. He added DeSales and a couple buildings on Seneca are involved. He noted the objective was to

utilize downtown with lakeview. Anne asked if the GEDC could qualify for the program and David stated they could. He mentioned once they have the engineering completed, they will be in a position to apply for this next year. David added the standard project cap is \$2 million and the applications are due May 22nd.

Diner Progress:

The diner has run into an issue where the City was in a lease with Stivers for one of the parcels that they were looking at to place the diner. The lease comes with a right to purchase, therefore the lease payments go towards the purchase of the parcel. David mentioned Stivers has already paid in almost the entire purchase price. David added the city has a couple owned parcels in the south side by bicentennial park. David sent Lowell the survey's he found but he was requesting David shade in the areas the city owns so he can review. David added Gary has been working with Neal and code enforcement to figure out a process and requirements needed.

Adjournment:

- Motion to adjourn by RJ Passalacqua, second by Lowell Dewey at 9:31am.

INITIAL RESOLUTION
(1967, LLC Project)

A regular meeting of the City of Geneva Industrial Development Agency was convened on Friday, April 5, 2024.

The following resolution was duly offered and seconded, to wit:

Resolution No. 04/2024 - _____

RESOLUTION OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") (i) ACCEPTING AN APPLICATION OF 1967, LLC WITH RESPECT TO A CERTAIN PROJECT (AS DEFINED BELOW, THE "PROJECT"), (ii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO THE PROJECT, (iii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING CONTEMPLATED BY THE AGENCY WITH RESPECT TO THE PROJECT AND (iv) MAKING A DETERMINATION WITH RESPECT TO THE PROJECT PURSUANT TO SEQRA (AS DEFINED BELOW).

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended, and Chapter 552 of the Laws of 1981 of the State of New York, as amended (hereinafter collectively called the "Act"), the **CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency") was created with the authority and power to own, lease and sell property for the purpose of, among other things, acquiring, constructing and equipping industrial, manufacturing and commercial facilities as authorized by the Act; and

WHEREAS, **1967, LLC**, for itself or on behalf of an entity formed or to be formed by it or on its behalf (the "Company") has submitted an application (the "Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project (the "Project") consisting of: (i) the acquisition by the Agency of a leasehold or other interest in approximately 1.7 acres of real property located at 90 Pulteney Street, Geneva, New York and all other lands in the City of Geneva where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land", being more particularly described as tax parcel No. 104.49-1-20.100), currently comprised of an approximately 47,000 square foot vacated school (the "Existing Improvements"); (ii) the renovation of the Existing Improvements to be developed into approximately seventeen (17) residential market rate apartments and the leasing of approximately 13,169 square feet to St. Francis – St. Stephen School for gymnasium related space, along with internal renovations, upgrades, building improvements, utility and site improvements, parking lots, access and egress improvements, signage, curbage, sidewalks, and landscaping (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance (as defined below) that the Agency is contemplating with respect to the Project; and

WHEREAS, it is contemplated that the Agency will (i) hold a public hearing, (ii) designate the Company as agent of the Agency for the purpose of undertaking the Project pursuant to a project agreement (the "Project Agreement"), (iii) negotiate and enter into a lease agreement (the "Lease Agreement"), a leaseback agreement (the "Leaseback Agreement"), and related documents, (iv) take a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and the personal property constituting the Project (once the Lease Agreement, and the Leaseback Agreement have been negotiated), and (v) provide Financial Assistance to the Company in the form of (a) a sales and use tax exemption for purchases and rentals related to the acquisition, construction, reconstruction, renovation and equipping of the Facility and (b) a partial mortgage recording tax exemption as authorized by the laws of New York State (collectively, the "Financial Assistance"); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto at 6 N.Y.C.R.R. Part 617, as amended (collectively referred to as "SEQRA"), the Agency must satisfy the applicable requirements set forth in SEQRA, as necessary, prior to making a final determination whether to undertake the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF GENEVA INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an Application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Application, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing employment opportunities in City of Geneva, New York, and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a facility or a commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the

abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries.

(F) The City of Geneva Planning Board (the "Planning Board") has conducted a review of the Project pursuant to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA"). In addition to classifying the Project as an "Unlisted" action pursuant to SEQRA, the Planning Board issued a Negative Declaration on December 14, 2020 (the "Negative Declaration"), determining that the Project does not pose a potential significant adverse environmental impact. The Agency, having reviewed the materials presented by the Company, including, but not limited to, the Short Environmental Assessment Form and the Negative Declaration, further determines that the Project does not pose a potential significant adverse environmental impact and thus ratifies the Negative Declaration previously issued by the Planning Board pursuant to 6 N.Y.C.R.R. Part 617.7. A copy of the Negative Declaration issued by the Planning Board is attached hereto as **Exhibit A**.

Section 2. The Agency is hereby authorized to conduct a public hearing in compliance with the Act.

Section 3. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 4. These Resolutions shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
Anne Nenneau	[x]	[]	[]	[]
Irene Rodriguez	[x]	[]	[]	[]
Lowell Dewey	[x]	[]	[]	[]
R.J. Passalacqua	[x]	[]	[]	[]
Benjamin Vasquez	[x]	[]	[]	[]

The Resolutions were thereupon duly adopted.

CERTIFICATION
(1967, LLC Project)

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

I, the undersigned Secretary of the City of Geneva Industrial Development Agency, DO
HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Geneva Industrial Development Agency (the "Agency"), including the resolution contained therein, held on April 5, 2024, with the original thereof on file at the Agency's office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY, that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY, that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY, that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency this ____ day of April, 2024.

Secretary

Exhibit A

Negative Declaration of City of Geneva Planning Board

[Attached Hereto]

City of Geneva Industrial Development Agency

Profit and Loss January - April, 2024

	TOTAL
Income	
4020 Income from Investments	1.05
4030 Downtown Winery	820.00
4040 Proceeds from the sale of land	280,990.00
4090 Misc. Income	18,000.00
49900 Uncategorized Income	27,261.11
Total Income	\$327,072.16
GROSS PROFIT	\$327,072.16
Expenses	
5040 Professional Services	
5043 Administrative Services	10,385.00
Total 5040 Professional Services	10,385.00
Total Expenses	\$10,385.00
NET OPERATING INCOME	\$316,687.16
NET INCOME	\$316,687.16

City of Geneva Industrial Development Agency

Balance Sheet As of April 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1002 LNB - City of Geneva IDA	307,974.19
1003 LNB Money Market	16,832.14
1050 Certificates of Deposit	
1051 Lyons National Bank	100,000.00
Total 1050 Certificates of Deposit	100,000.00
Total Bank Accounts	\$424,806.33
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	\$527,816.33
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	\$622,766.75
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 April 30, 2024

	TOTAL
Equity	
3000 Opening Bal Equity	417,733.37
3001 Retained Earnings	-123,521.90
Net Income	297,620.28
Total Equity	\$591,831.75
TOTAL LIABILITIES AND EQUITY	\$622,766.75

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

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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.

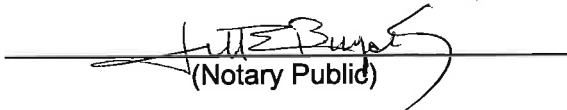
STATE OF NEW YORK)
COUNTY OF ONTARIO) ss.:

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	\$ 128,935	New Jobs Created <u>2</u> PTE Permanent _____ Temporary _____ Existing Jobs Retained Permanent _____ Temporary _____
Estimated Mortgage Tax Exemption	\$ 12,794	Expected Yearly Payroll \$ 22,360
Estimated Property Tax Abatement	\$ 0	Expected Gross Receipts \$ _____
		Additional Revenues to School Districts _____ _____ _____
		Additional Revenues to Municipalities _____ _____ _____
		Other Benefits _____
Estimated Interest Savings IRB Issue	\$ _____	Private Funds invested \$ 390,000 Likelihood of accomplishing proposed project within three (3) years ☒ Likely or ☐ Unlikely

Property taxes will start at \$24,103/year

Gym available to school

* 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).

\$ 2,167,151 (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.

\$14,172.90

* 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

MRB Cost Benefit Calculator

City of Geneva Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs	
Project Costs	Value
Enter total project costs:	\$5,488,807
Local Construction Spending*	
% of locally sourced materials and labor	45%
In-region construction spending	\$2,469,963

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Residential Remodelers	236118	100%	\$2,469,963
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
<i>Most projects will only have one line related to construction type.</i>		100%	\$2,469,963

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Office Administrative Services	561110	1	\$8,320	\$8,320
Residential Property Managers	531311	1	\$14,040	\$14,040
	0			\$0
	0			\$0
	0			\$0
	0			\$0
Total		2		\$22,360

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Office Administrative Services	561110	1	\$8,320	\$8,320
Residential Property Managers	531311	1	\$14,040	\$14,040
	0	0		\$0
	0	0		\$0
	0	0		\$0
	0	0		\$0
Total		2		\$22,360

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Office Administrative Services	561110	1	\$8,320	\$8,320
Residential Property Managers	531311	1	\$14,040	\$14,040
	0	0		\$0
	0	0		\$0
	0	0		\$0
	0	0		\$0
Total		2		\$22,360

Fiscal Impact Assumptions

Estimated Costs of Incentives

	%	Value	PILOT Term (Years)	0
Sales Tax Exemption		\$128,935		
Local Sales Tax Rate	3.50%	\$60,170	Escalation Factor	2%
State Sales Tax Rate	4.00%	\$68,765	Discount Factor	2%
Mortgage Recording Tax Exemption		\$12,794		
Local	0.25%	\$4,265		
State	0.50%	\$8,529		
Total Costs		\$141,729	<i>Includes PILOT exemption, calculated below.</i>	

City of Geneva Industrial Development Agency

MRB Cost Benefit Calculator

Date April 10, 2024
Project Title DeSales Apartments
Project Location 90 Putney St.

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$5,488,807

Temporary (Construction)

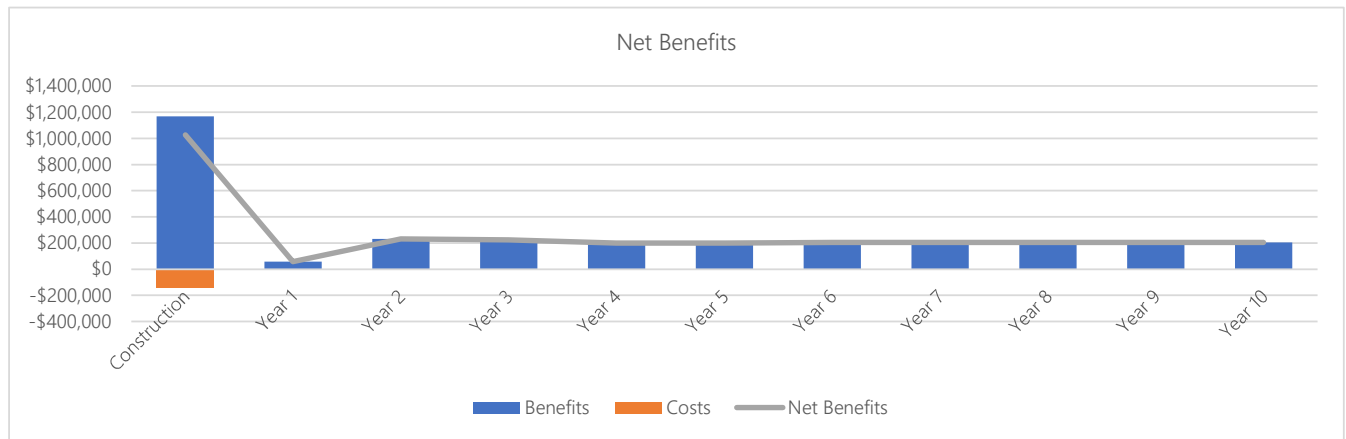
	Direct	Indirect	Total
Jobs	24	1	25
Earnings	\$1,036,611	\$68,222	\$1,104,833
Local Spend	\$2,469,963	\$241,911	\$2,711,874

Ongoing (Operations)

Aggregate over life of the PILOT

	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$67,080	\$17,270	\$84,350

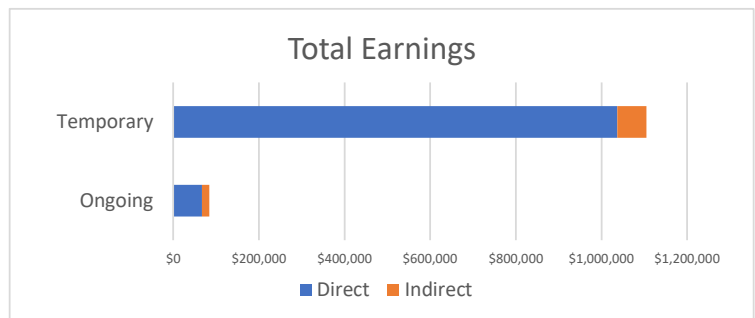
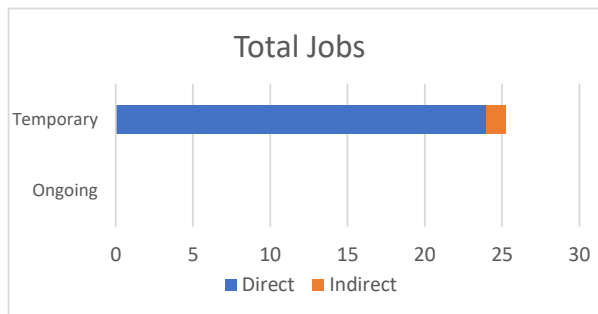
Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$128,935	\$128,935
Local Sales Tax Exemption	\$60,170	\$60,170
State Sales Tax Exemption	\$68,765	\$68,765
Mortgage Recording Tax Exemption	\$12,794	\$12,794
Local Mortgage Recording Tax Exemption	\$4,265	\$4,265
State Mortgage Recording Tax Exemption	\$8,529	\$8,529
Total Costs	\$141,729	\$141,729

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$4,095,622	\$3,650,813
To Private Individuals	\$1,189,182	\$1,186,081
Temporary Payroll	\$1,104,833	\$1,104,833
Ongoing Payroll	\$84,350	\$81,249
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,906,440	\$2,464,732
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$6,767	\$6,767
Ongoing Jobs - Sales Tax Revenue	\$570	\$547
Other Local Municipal Revenue	\$2,899,103	\$2,457,417
State Benefits	\$61,898	\$61,733
To the Public	\$61,898	\$61,733
Temporary Income Tax Revenue	\$49,717	\$49,717
Ongoing Income Tax Revenue	\$3,796	\$3,656
Temporary Jobs - Sales Tax Revenue	\$7,734	\$7,734
Ongoing Jobs - Sales Tax Revenue	\$651	\$626
Total Benefits to State & Region	\$4,157,520	\$3,712,546

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$3,650,813	\$64,434	57:1
State	\$61,733	\$77,295	1:1
Grand Total	\$3,712,546	\$141,729	26:1

*Discounted at 2%

Additional Comments from IDA

Additional benefits from this project include agreement to make the gym available to the DeSales school on an ongoing basis. Prior to this project the property was off the tax rolls, expected annual property tax revenue will be \$24,103 in year 1 escalating to an expected \$31,449 in year 10. Water and Sewer Revenue to City are estimated to start at \$14,000 in year one escalating to \$18,267 in year 10.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

City of Geneva Industrial Development Agen

MRB Cost Benefit Calculator

Date April 10, 2024
Project Title DeSales Appartments
Project Location 90 Putneny St.

Local Revenues Include:

Water/Sewer Revenue
Building Permit
Use of gymnasium by DeSales School

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)										
	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
47	Water and Sewer	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735
48	Gas	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900
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
	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
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
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
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

DeSales High School Rehabilitation

90 Pultney Street
Geneva, NY 14456



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ARCHITECT/ENGINEER STAMPS

NEW YORK STATE EDUCATION LAW ARTICLE 147,
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APPROVALS & DATES

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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

AB ANCHOR BOLT ADJ ADJACENT AFF ABOVE FINISH FLOOR ALUM ALUMINUM ALT ALTERNATE APPROX APPROXIMATELY ARCH ARCHITECTURAL ASPH ASPHALT AVG AVERAGE BET BETWEEN BIT BITUMINOUS BLDG BUILDING BLK BLOCK BLKG BLOCKING BM BEAM (BENCHMARK) BOT(B) BOTTOM BRK BRICK BSMT BASEMENT BUR BUILT-UP-ROOF CB CATCH BASIN CEM CEMENT CF CUBIC FOOT (FEET) CI CAST IRON CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT CO CLEAN OUT (COMPANY) COL COLUMN CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR CORR CORRIDOR (CORRUGATED) CTR CENTER CY CUBIC YARD(S) DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DN DOWN DS DOWN SPOUT DWG DRAWING DWL DOWEL E EAST EA EACH EC EPOXY COATED EF EACH FACE EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EQ EQUAL EQUIP EQUIPMENT EST ESTIMATED ETR EXISTING TO REMAIN EW EACH WAY EXIST EXISTING EXP EXPANSION (EXPAND) EXT EXTERIOR	FDN FOUNDATION FF FINISHED FLOOR FIN FINISHED FL FLANGE FLASH FLASHING FLEX FLEXIBLE FLR FLOOR(ING) FOC FACE OF CONCRETE FOM FACE OF MASONRY FOW FACE OF WALL FP FIRE PROTECTION FT FOOR OR FEET FTG FOOTING FUT FUTURE GA GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GEN GENERAL GWB GYPSUM WALL BOARD HB HOSE BIB HC HOLLOW CORE HDC HANDICAPPED HDR HEADER HGT HEIGHT HM HOLLOW METAL HOR HORIZONTAL HVAC HEATING/VENT/AIR CONDITIONING ID INSIDE DIAMETER IN INCH(ES) INSUL INSULATE(D),(ION) INT INTERIOR INV INVERT J JOIST JT JOINTLENGTH/LONG LIN LINEAR LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LONG LONGITUDINAL LOUV LOUVER LT LIGHT MAS MASONRY MAX MAXIMUM MECH MECHANICAL MED MEDIUM MEM MEMBER MEMB MEMBRANE MET METAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MO MASONRY OPENING N NORTH NF NEAR FACE NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL NORM NORMAL NTS NOT TO SCALE	OC ON CENTER OD OUTSIDE DIAMETER OFF OFFICE OH OVERHANG OPNG OPENING OPP OPPOSITE PART PARTITION PAYMT PAVEMENT PCC PRE CAST CONCRETE PERF PERFORATED PERM PERMANENT PL PLATE PLGB PLUMBING PLWDFLYWOOD PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PVC POLYVINYL CHLORIDE 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
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GENERAL NOTES

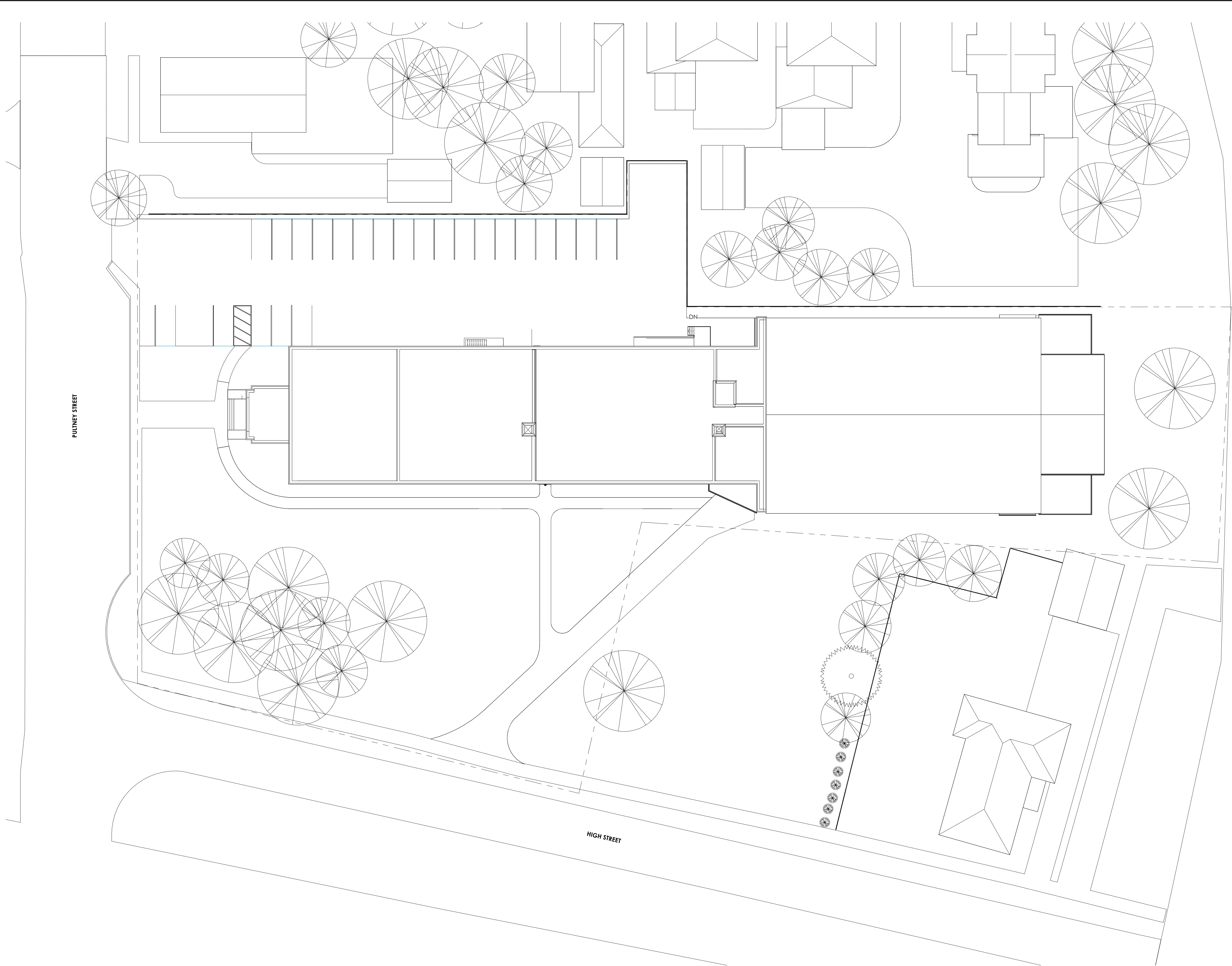
- ALL DIMENSIONS TO BE TAKEN FROM THE FINISH FACE OF WALL. INTERIOR PARTITION TYPES ARE DIMENSIONED AS 5" NOMINAL. REFER TO PARTITION TYPES FOR ACTUAL DIMENSION.
- PROVIDE MOISTURE RESISTANT GYP. BOARD BEHIND THE TOILETS AND SINKS IN ALL WET WALL LOCATIONS.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE 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



1 Site
1" = 20'-0"



ROZZI
ARCHITECTS

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

ARCHITECT/ENGINEER STAMPS

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**DeSales High
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Rehabilitation**

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER:

22-168

SHEET TITLE

SITE PLAN

SHEET NUMBER

C100



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

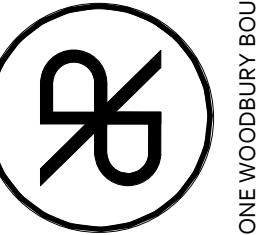


② South Elevation - Existing
1/8" = 1'-0"



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

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ROZZI ARCHITECTS

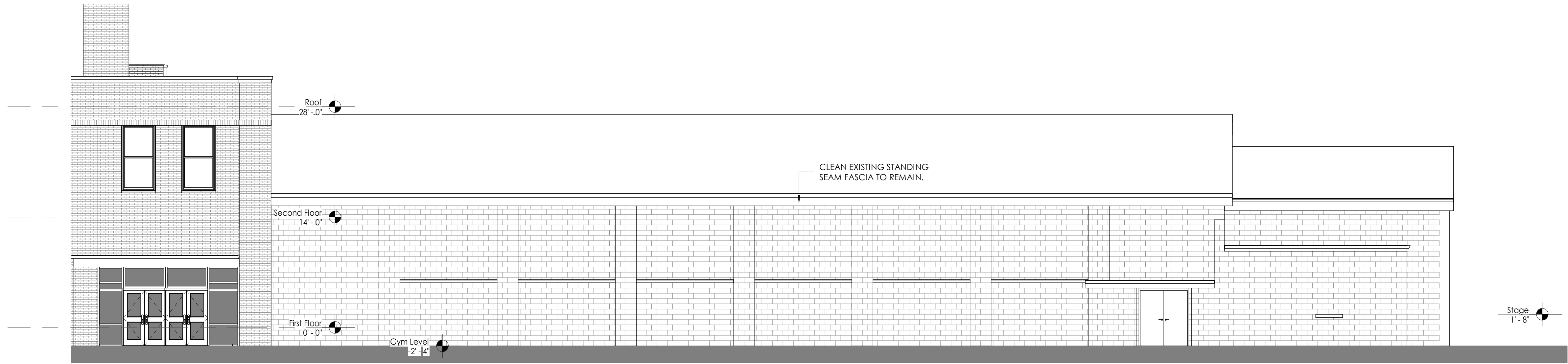
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SHEET TITLE

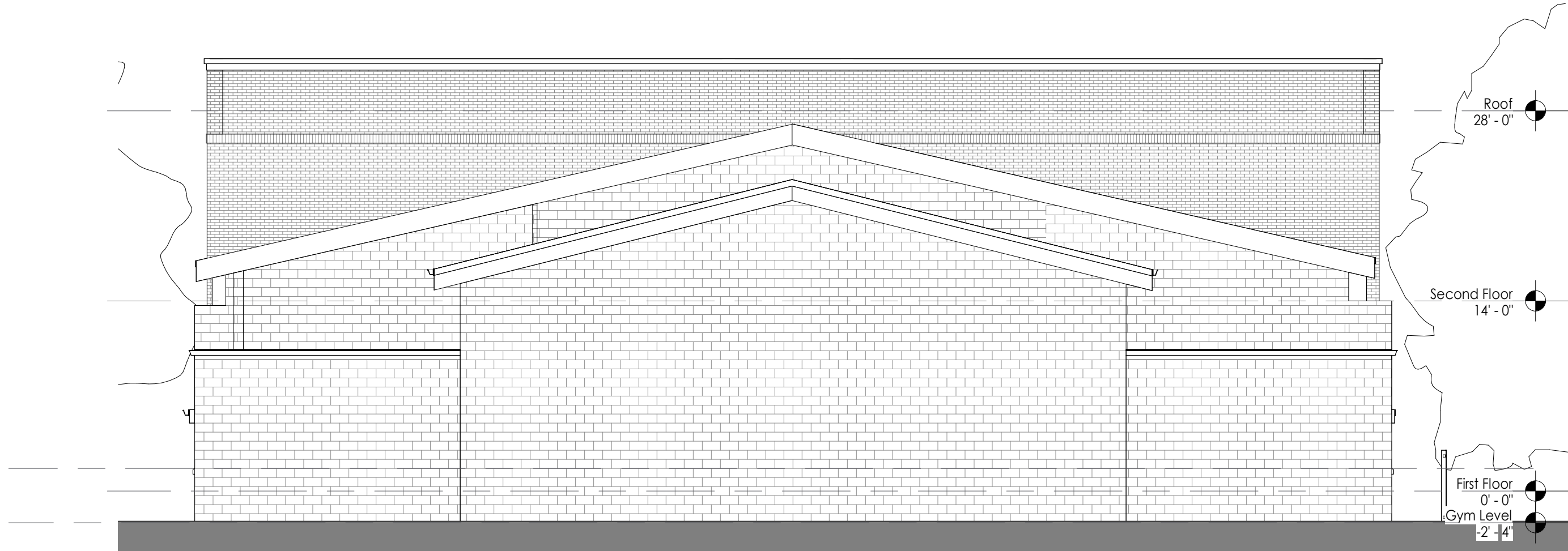
EXTERIOR ELEVATIONS -
EXISTING

SHEET NUMBER

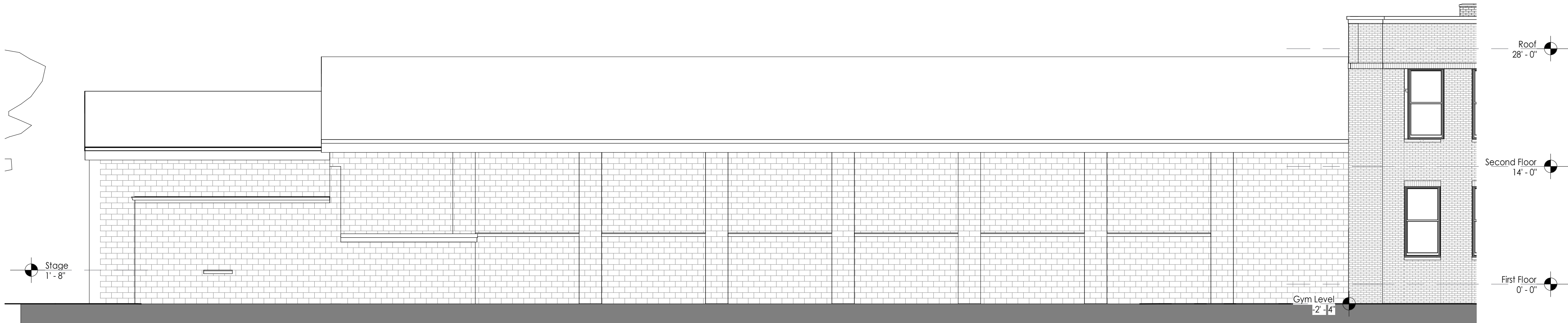
EX200



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"

ARCHITECT/ENGINEER STAMPS

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

SHEET TITLE
EXTERIOR ELEVATIONS - GYM
EXISTING

SHEET NUMBER

EX200A



ARCHITECT/ENGINEER STAMPS

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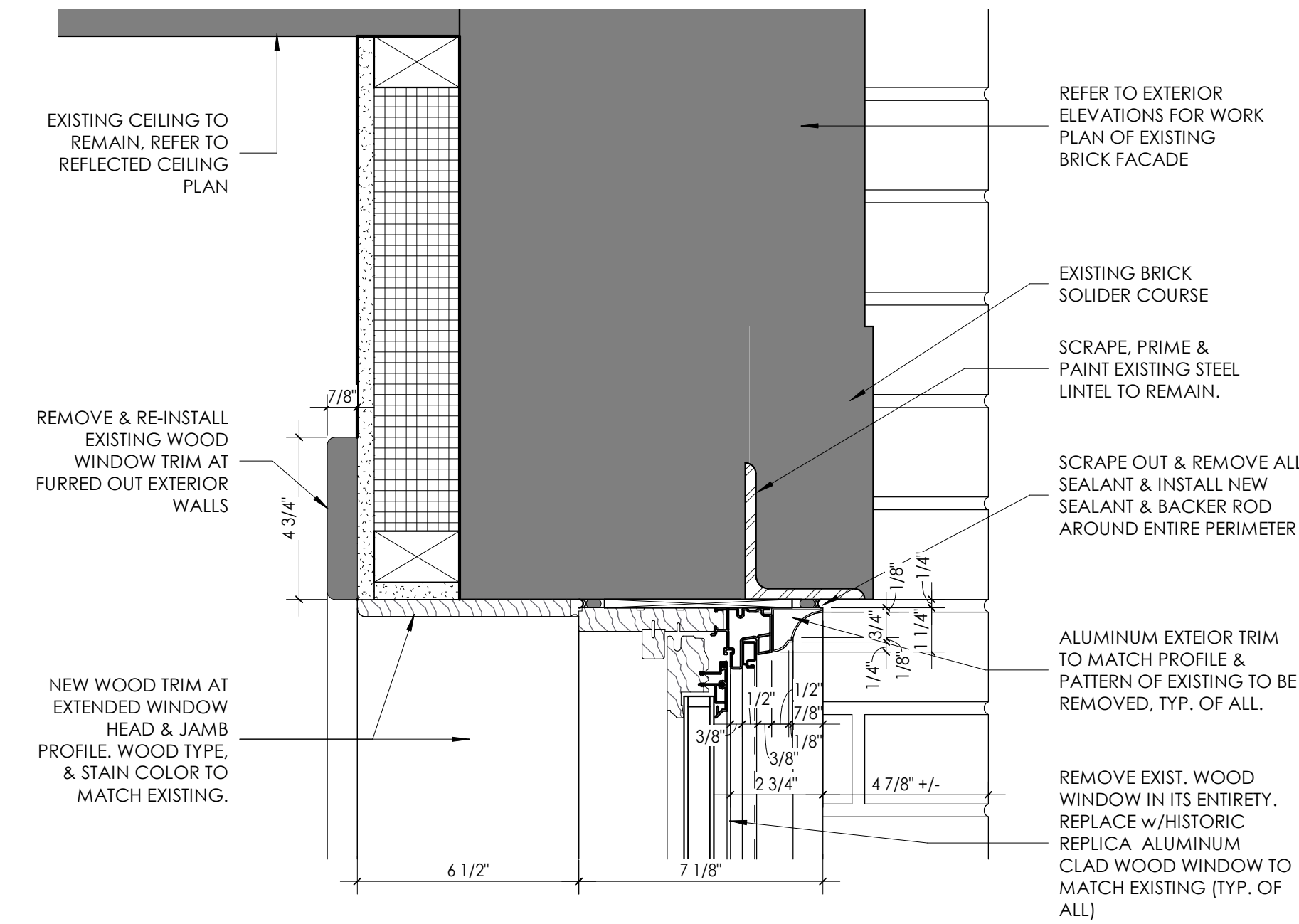
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

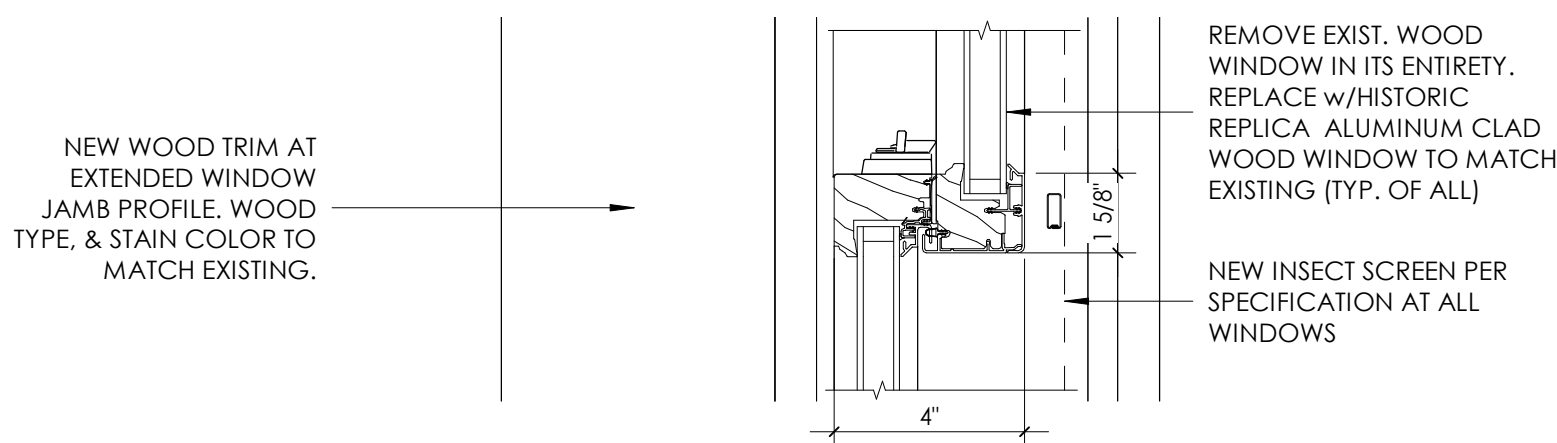
WINDOW TYPES - ALL - EXISTING

SHEET NUMBER

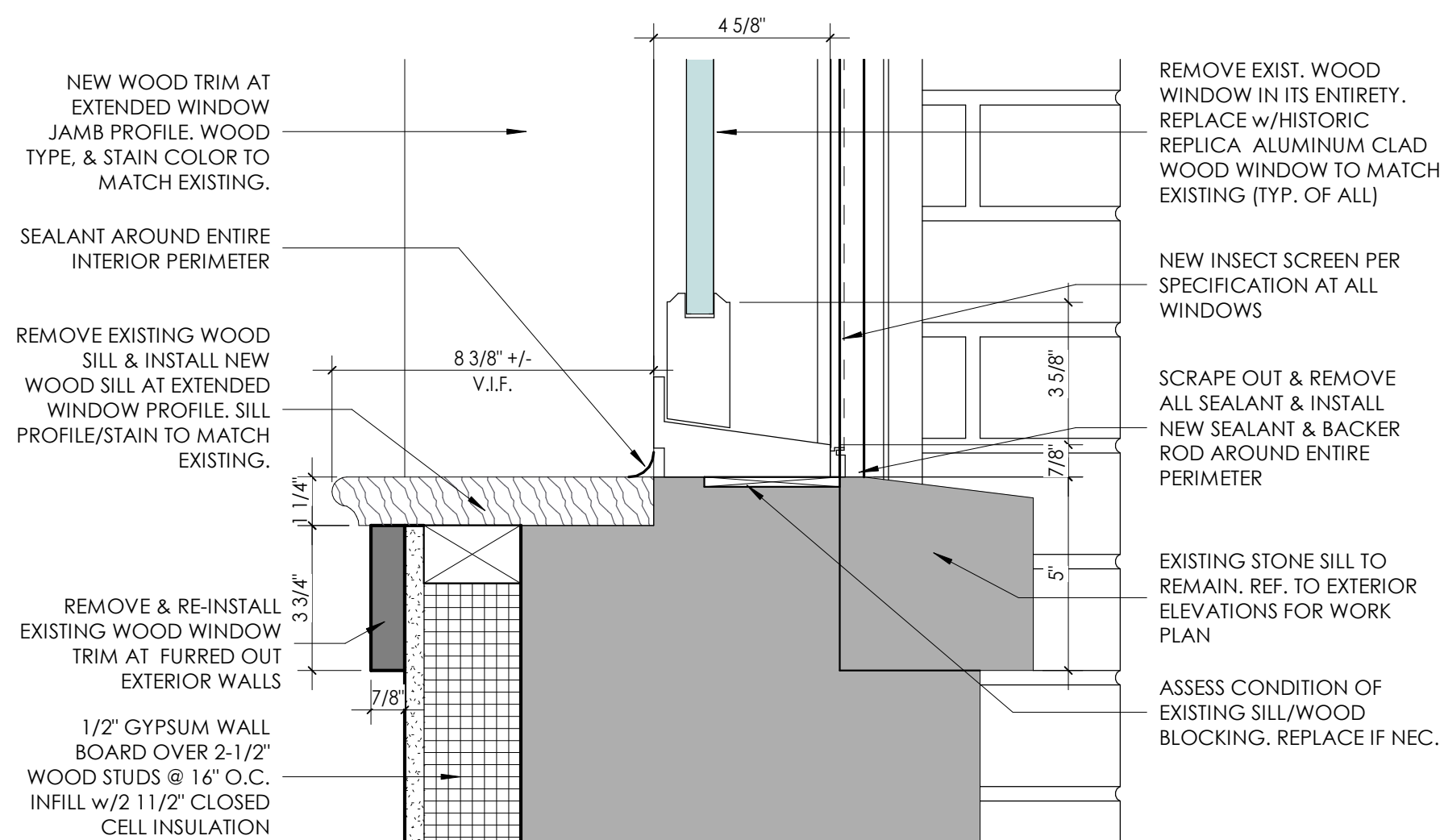
EX201



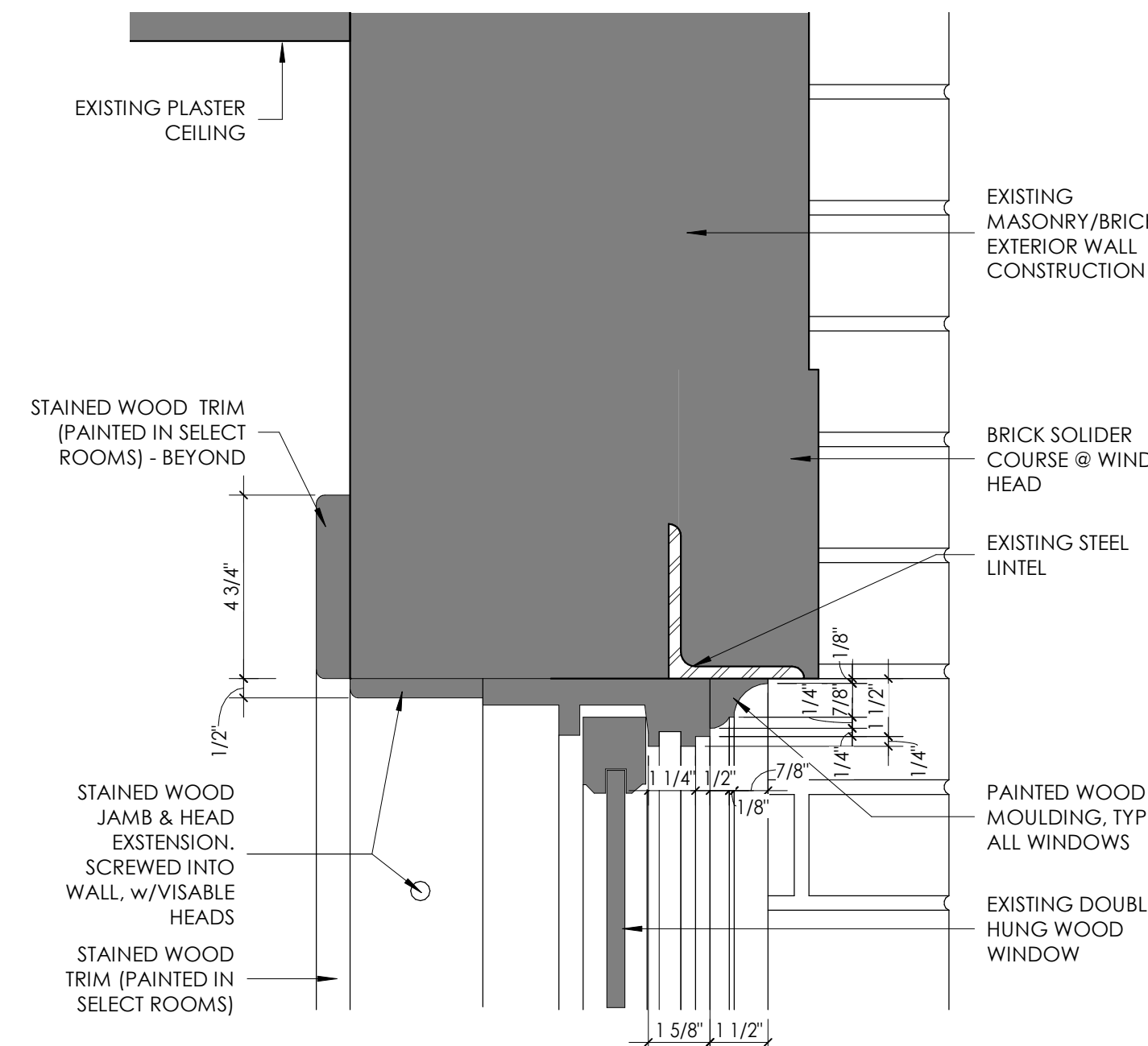
E1 Typical Window Head Detail
3" = 1'-0"



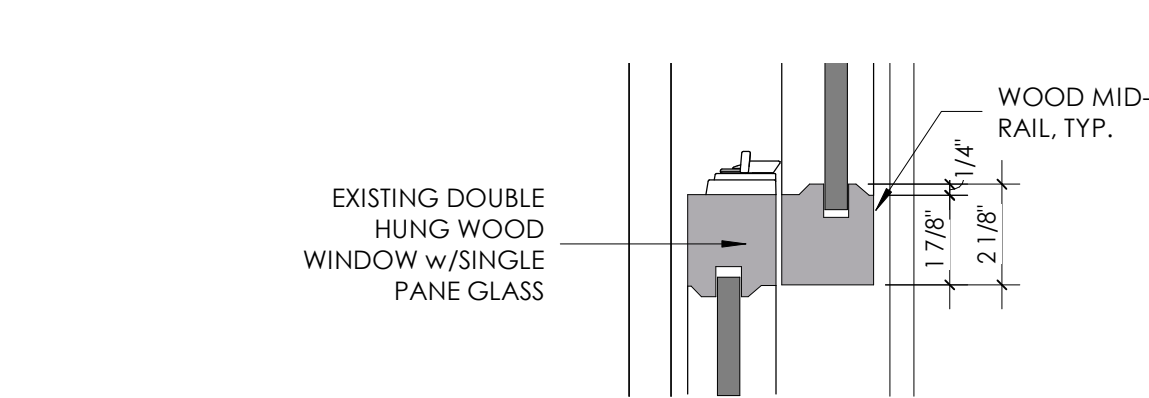
D1 Typical Window Mid Rail Detail
3" = 1'-0"



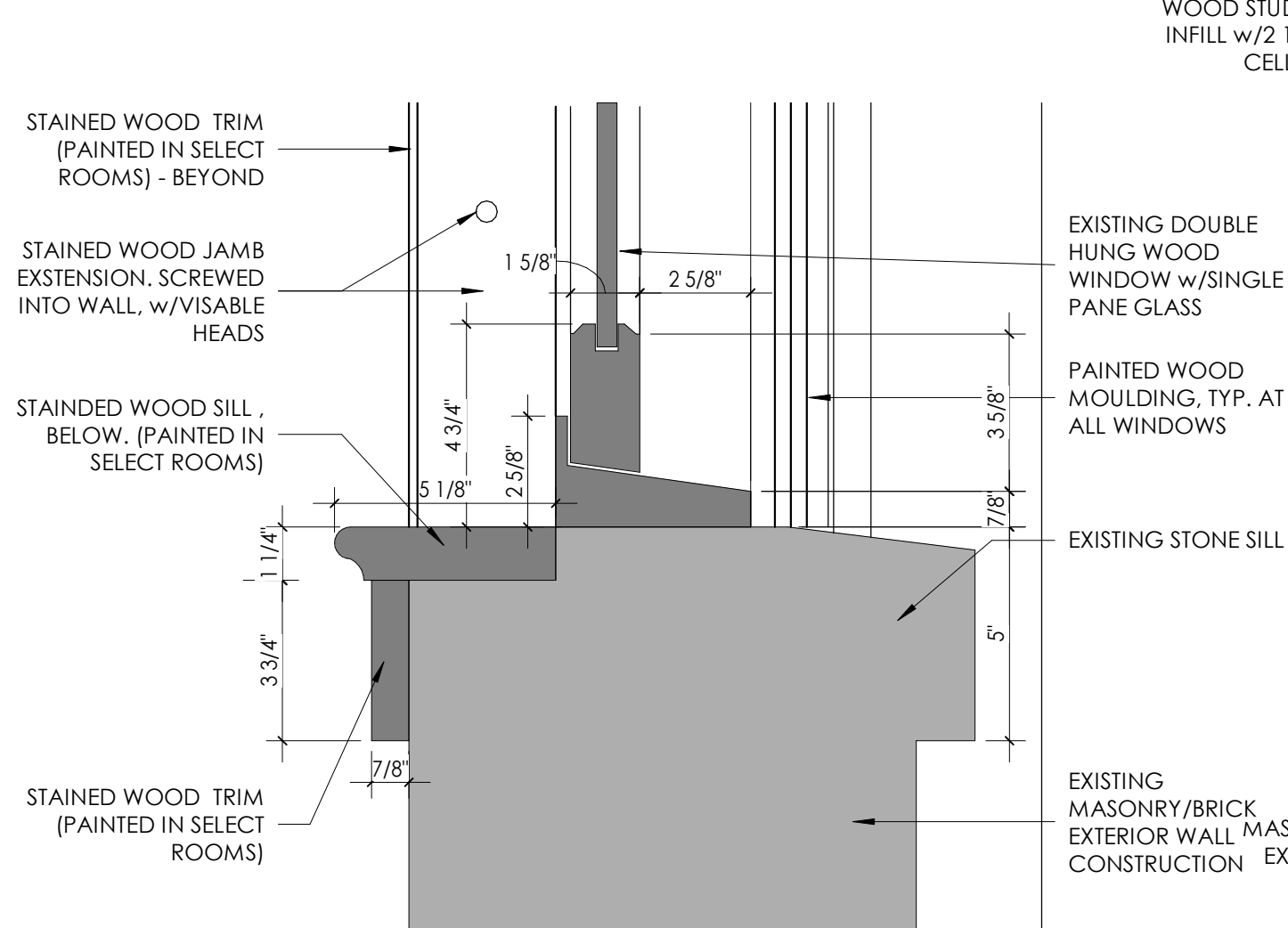
C1 Typical Window Sill Detail
3" = 1'-0"



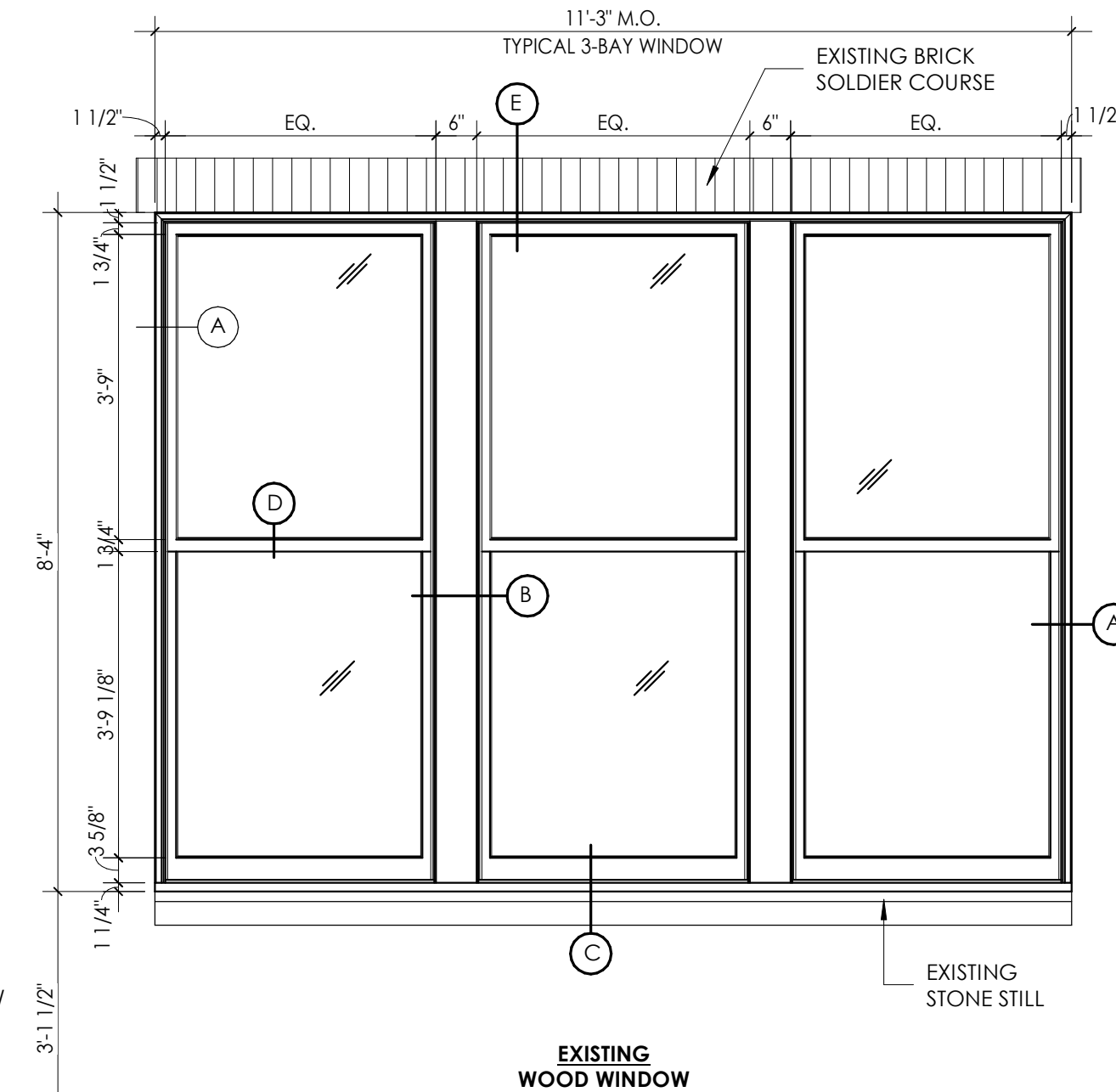
E Typical Window Head Detail - Exist
3" = 1'-0"



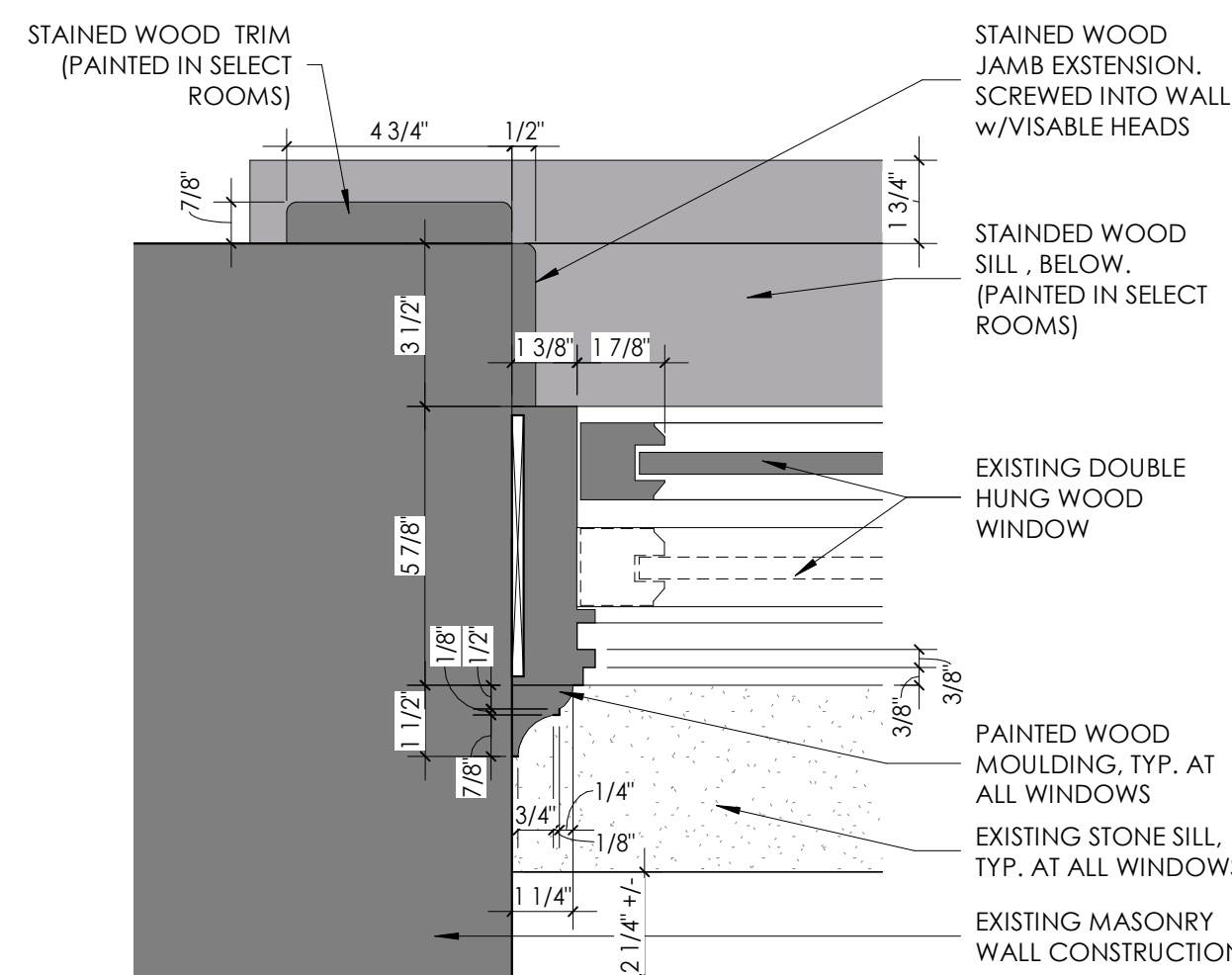
D Typical Window Mid Rail - Exist
3" = 1'-0"



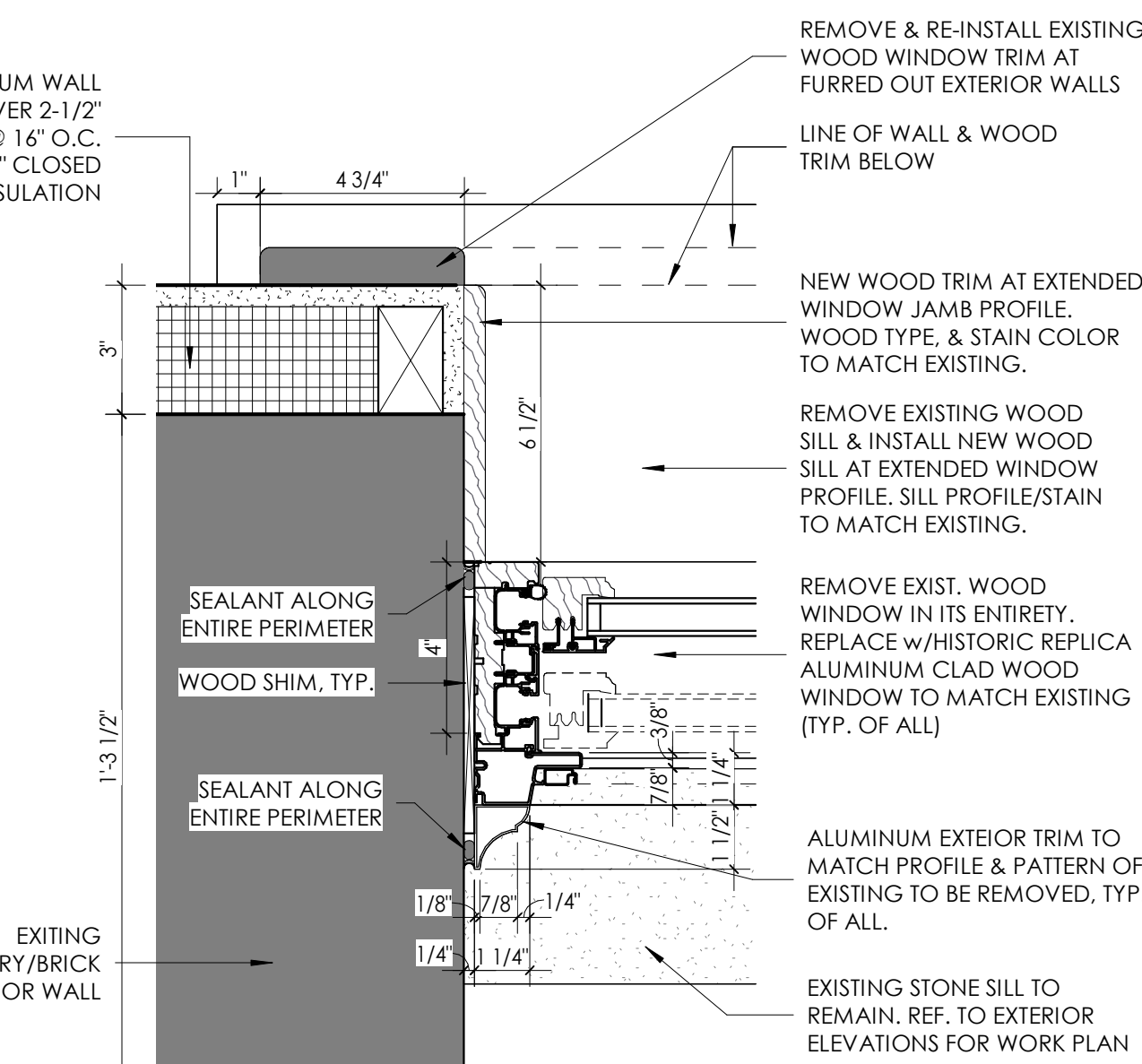
C Typical Window Sill Detail - Exist
3" = 1'-0"



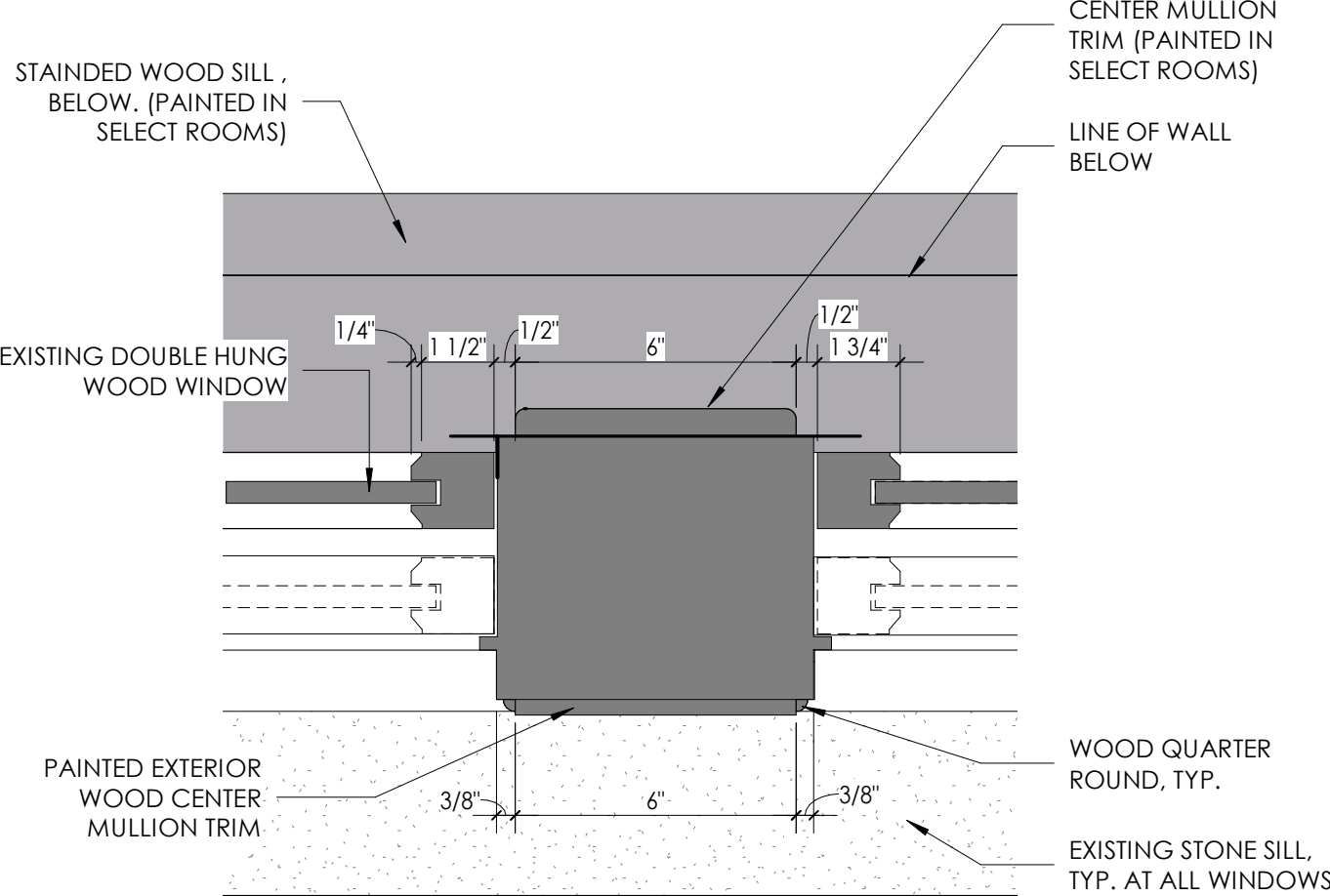
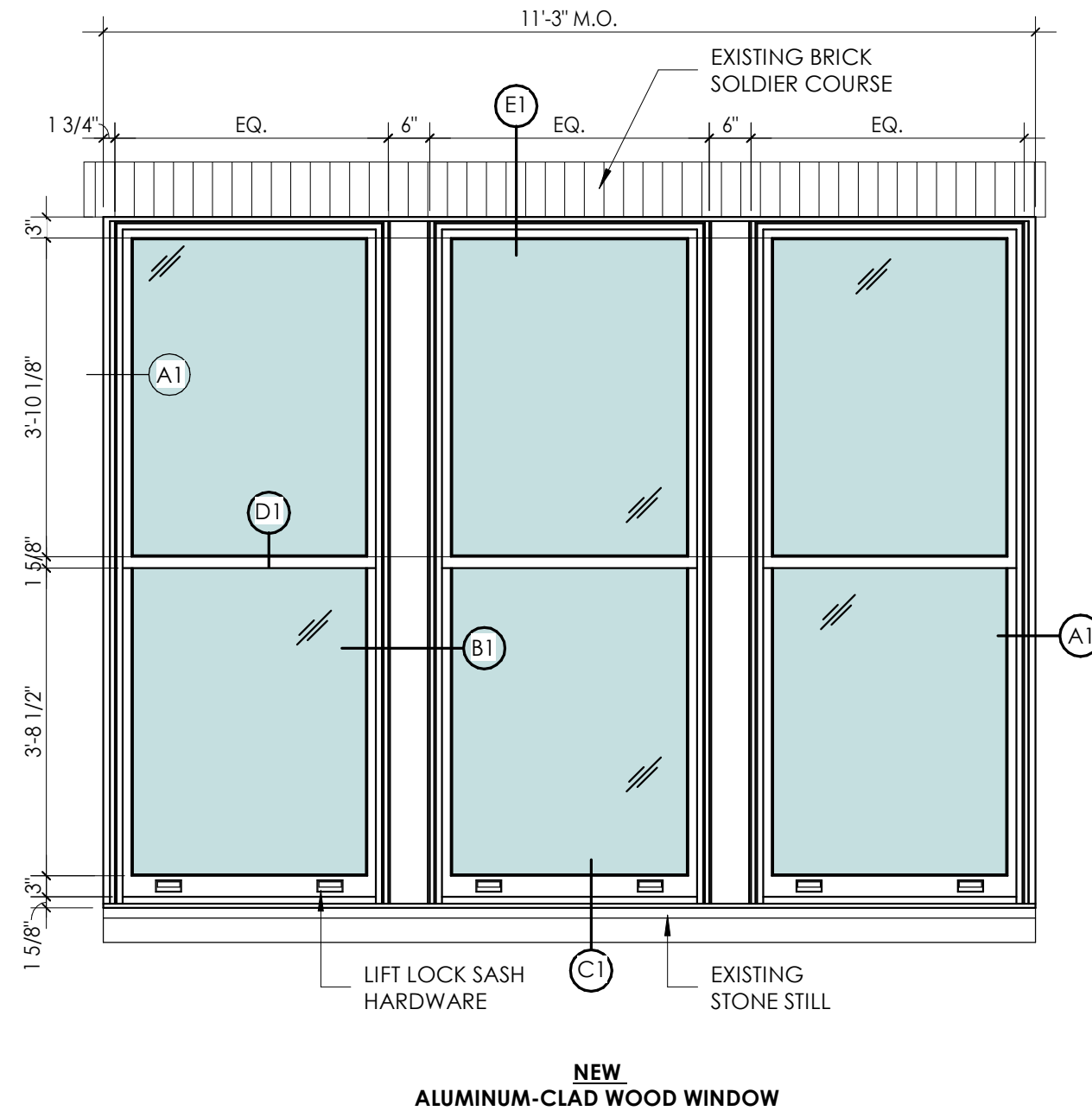
I WINDOW ELEVATIONS - W1 (3 bay)
1/2" = 1'-0"



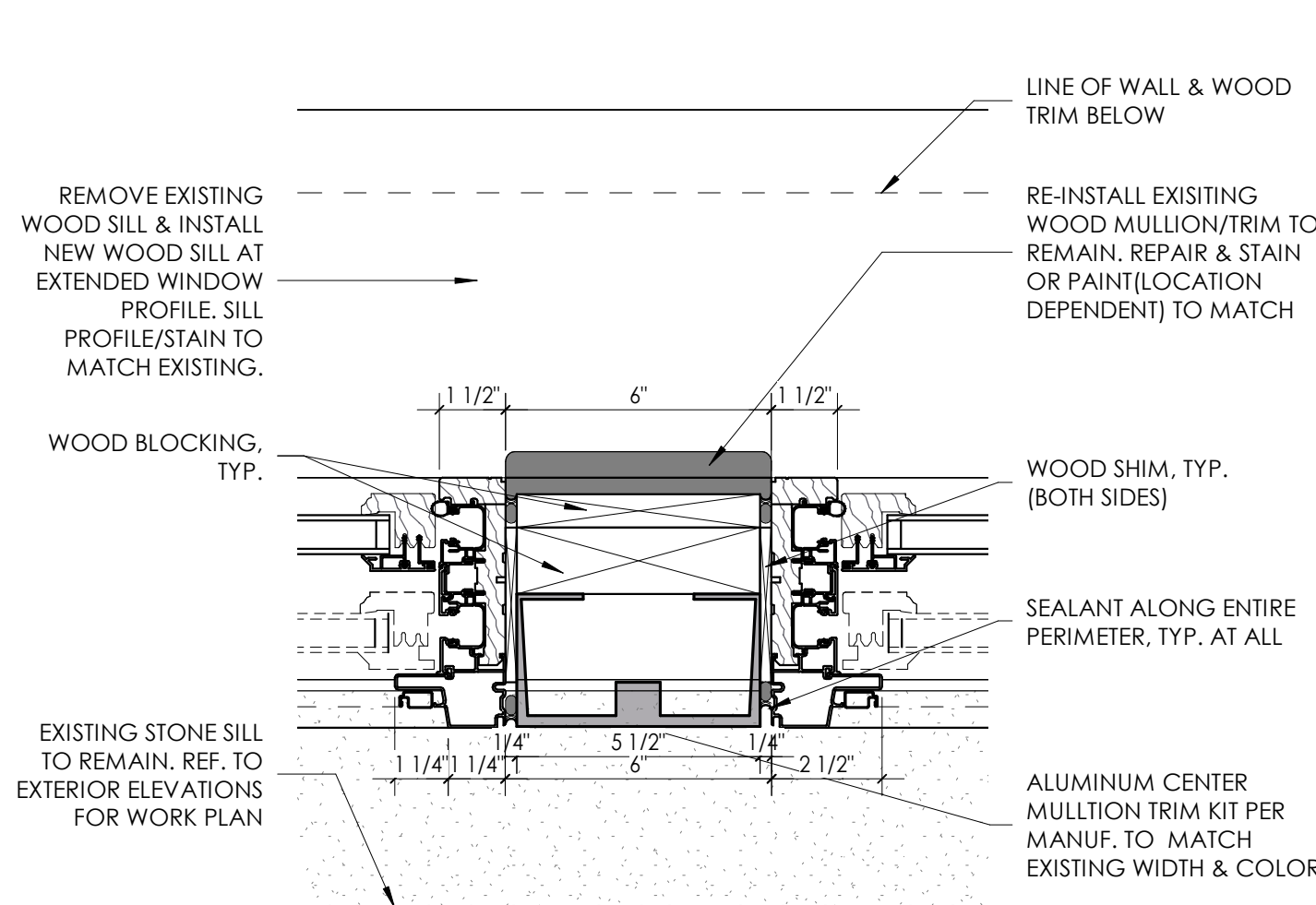
A Typical Window Jamb - Exist
3" = 1'-0"



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



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



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

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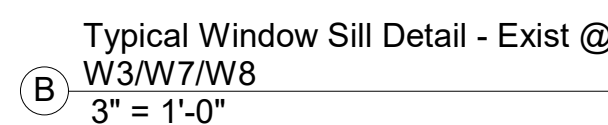
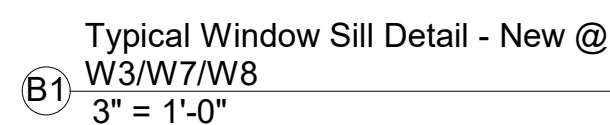
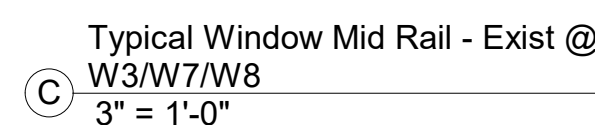
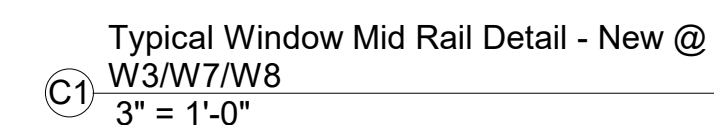
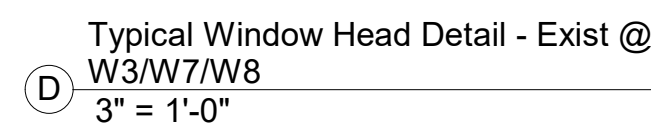
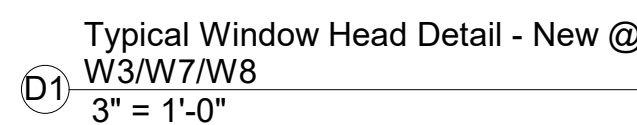
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

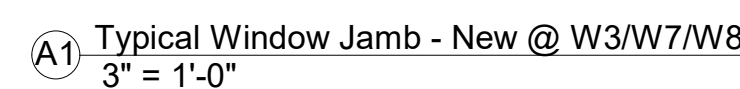
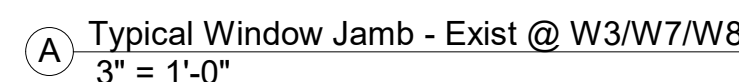
Window type W1

SHEET NUMBER

EX202



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



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Geneva, NY 14456

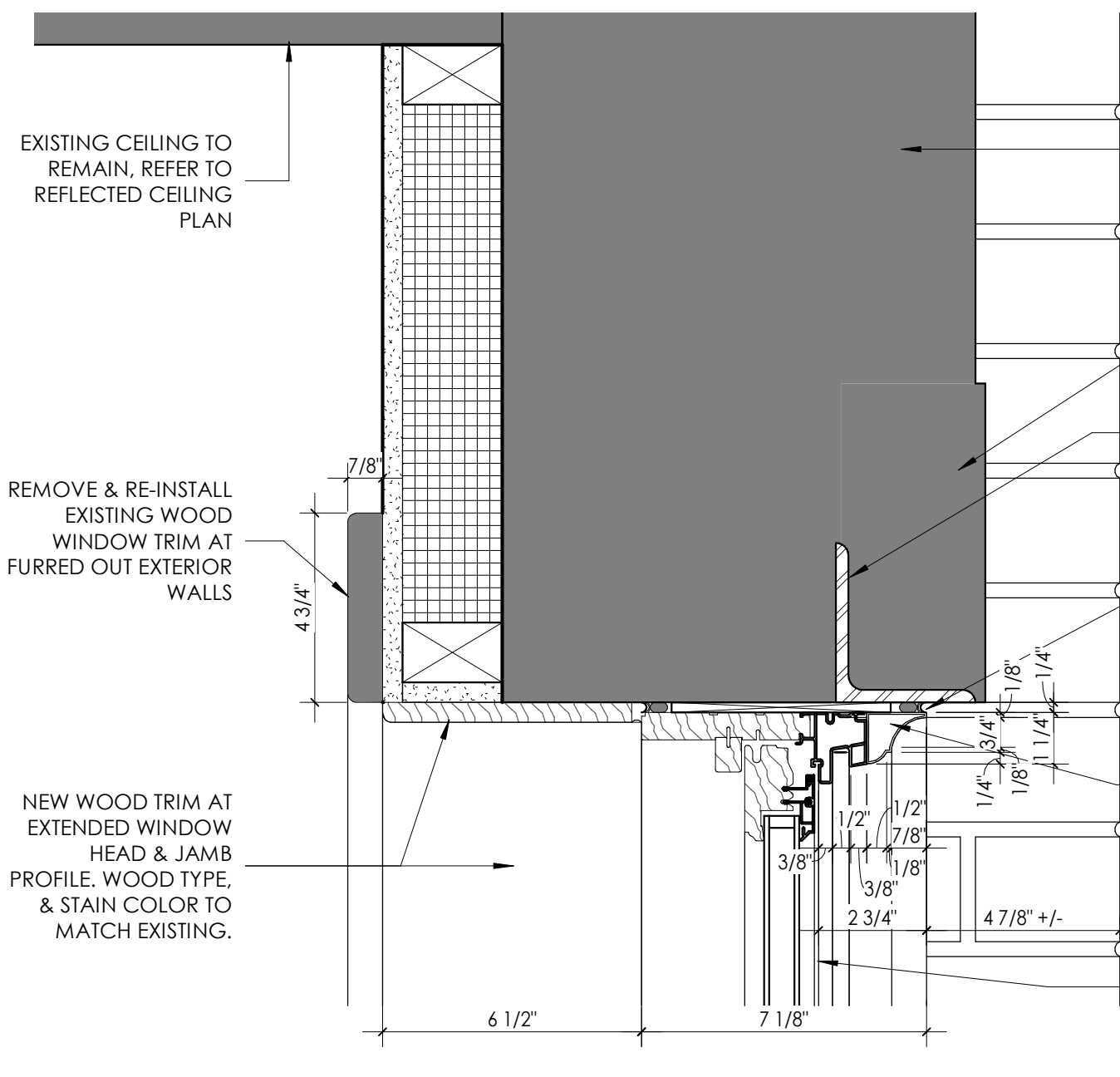
ROZZI ARCHITECTS
PROJECT NUMBER: 22-1

SHEET TITLE

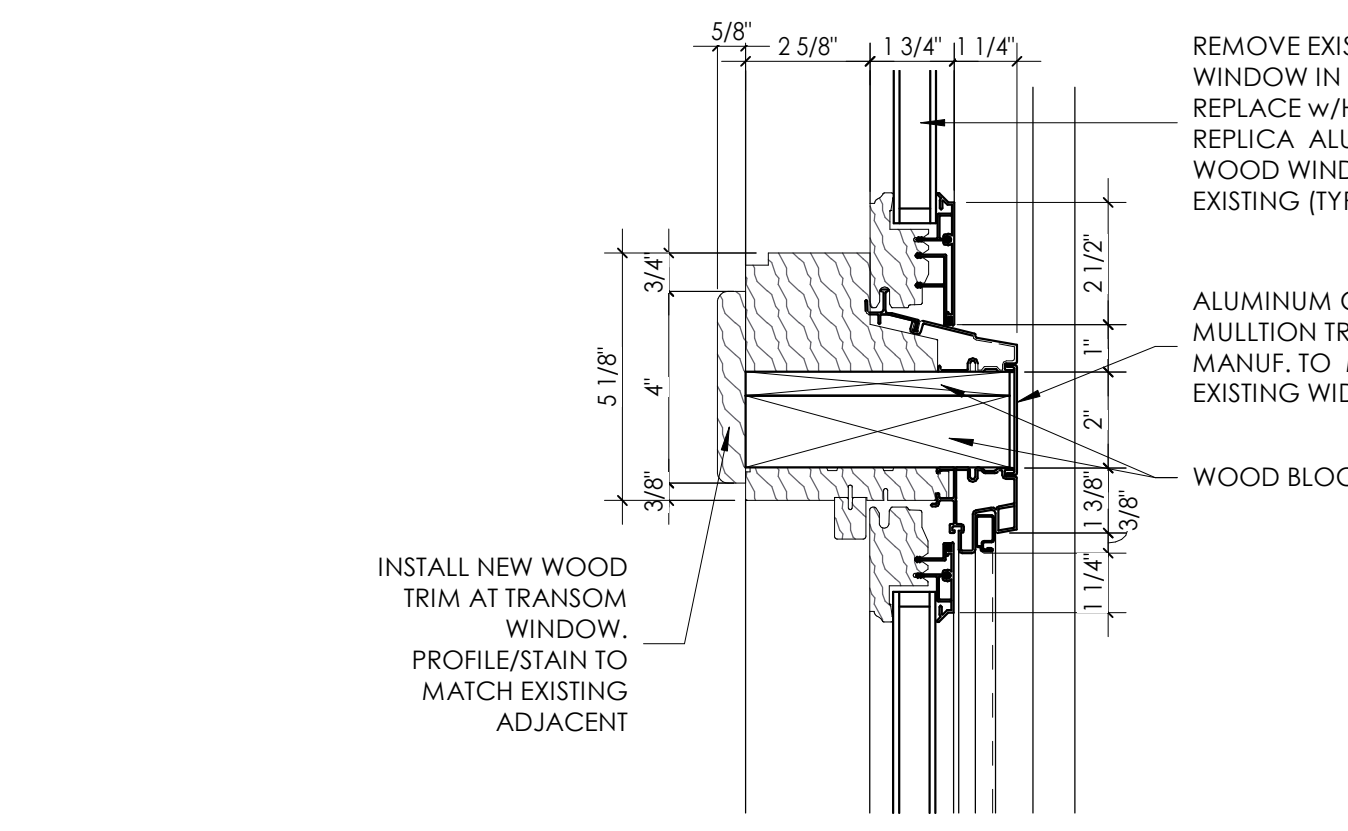
Window type W3/W7/V

SHEET NUMBER

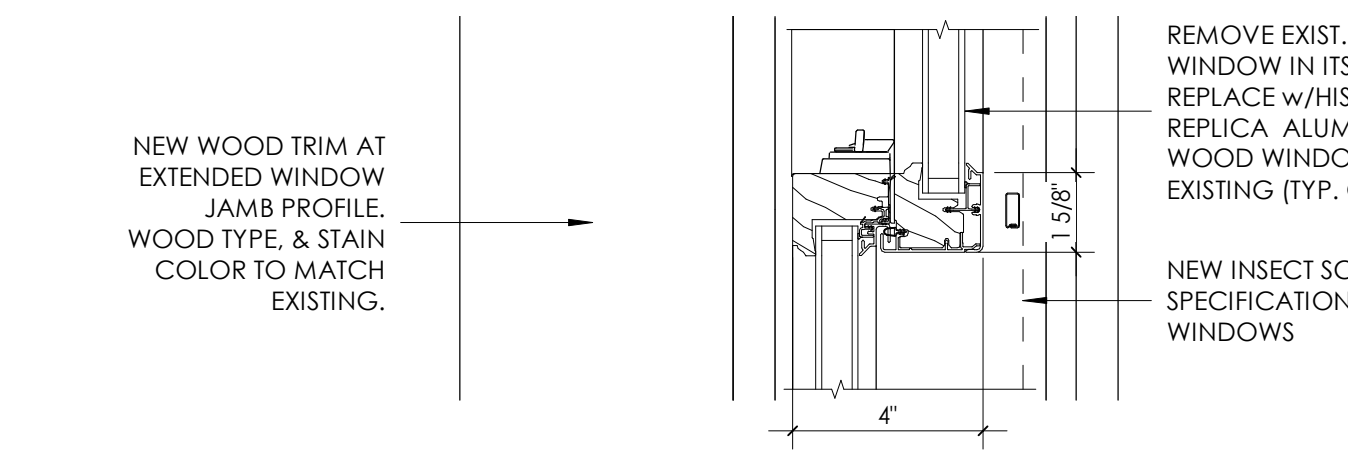
EX204



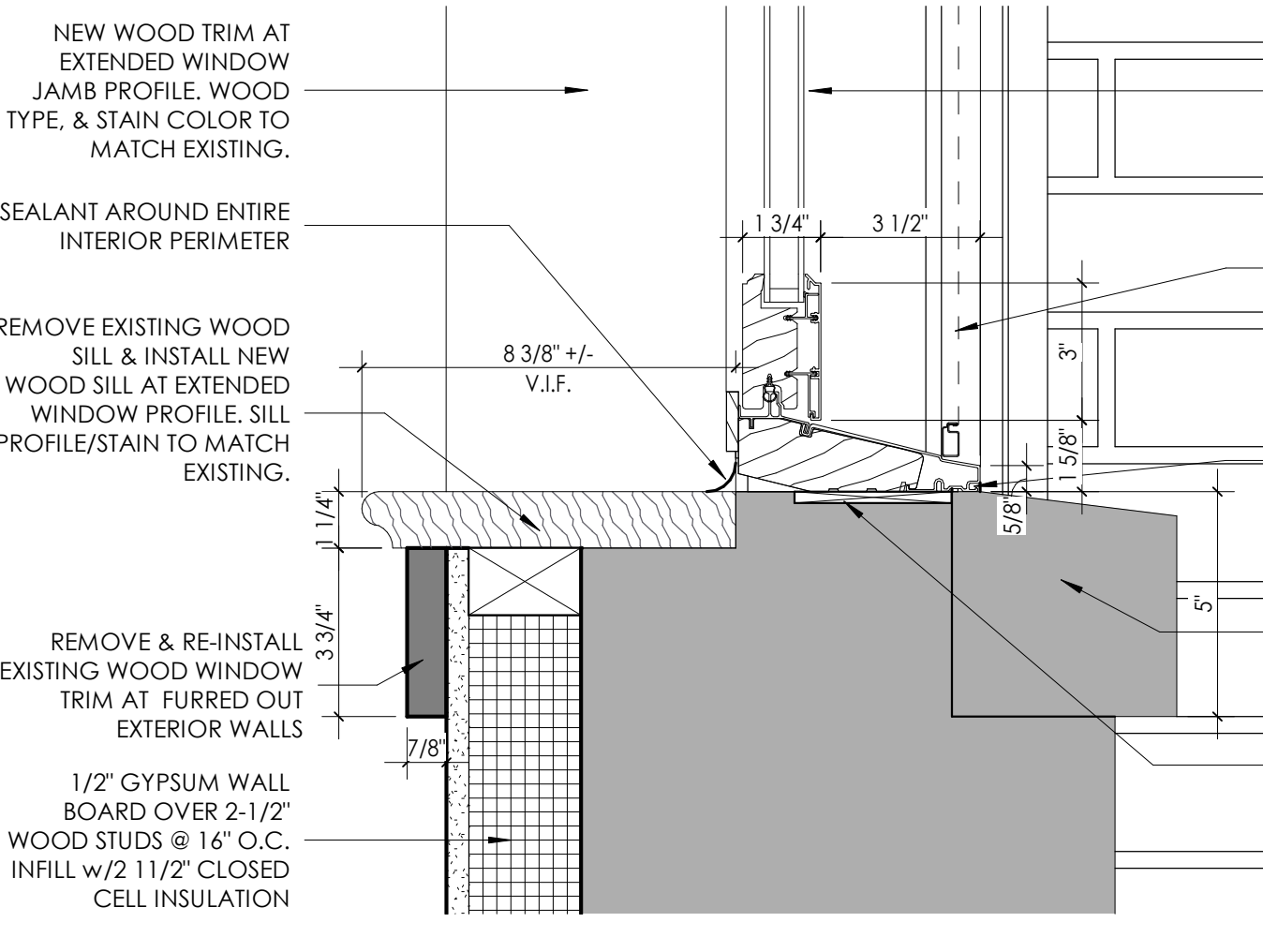
F1 Typical Window Head Detail - New @ W9
3" = 1'-0"



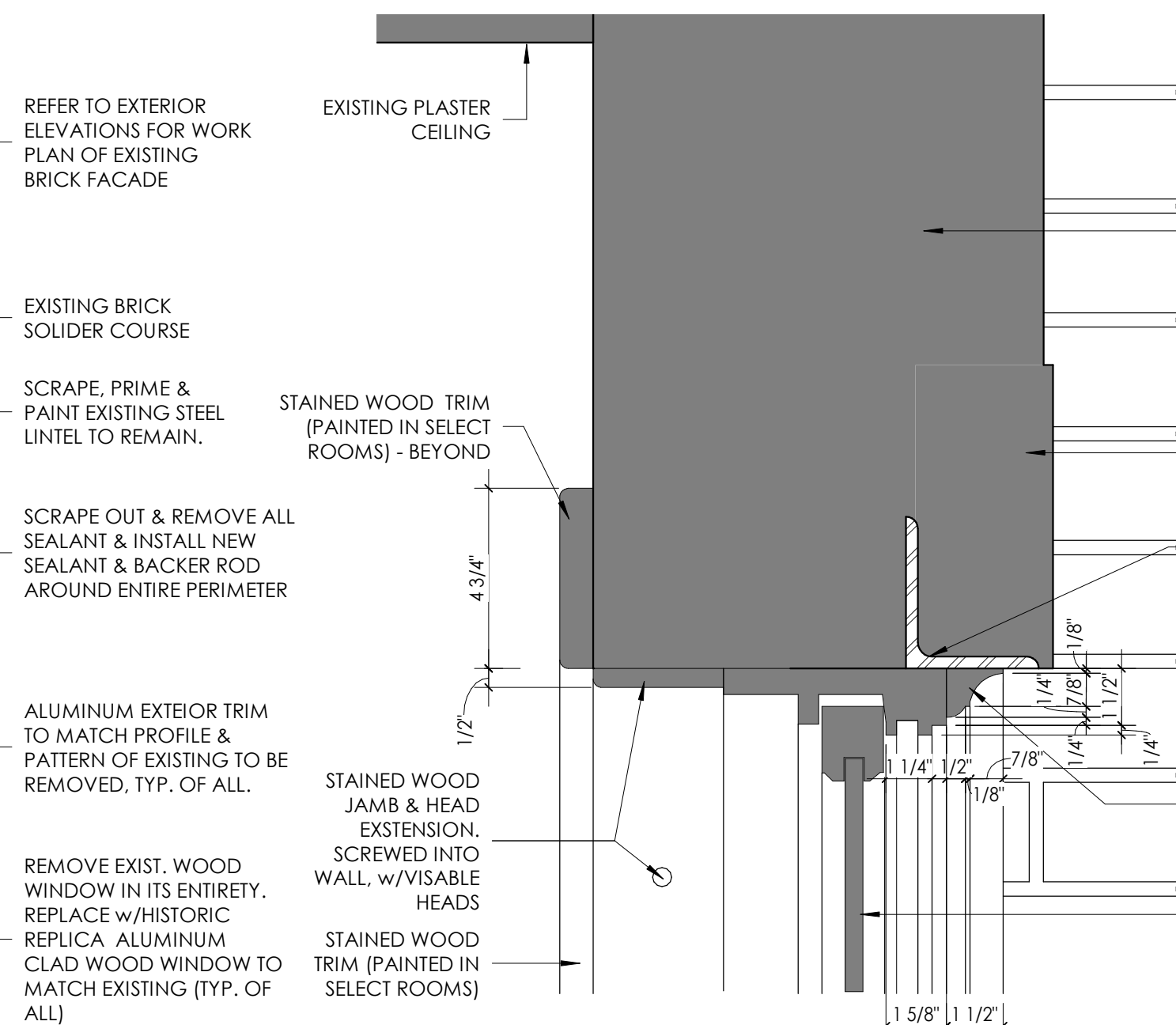
E1 Transom Mid-Rail Detail - New
3" = 1'-0"



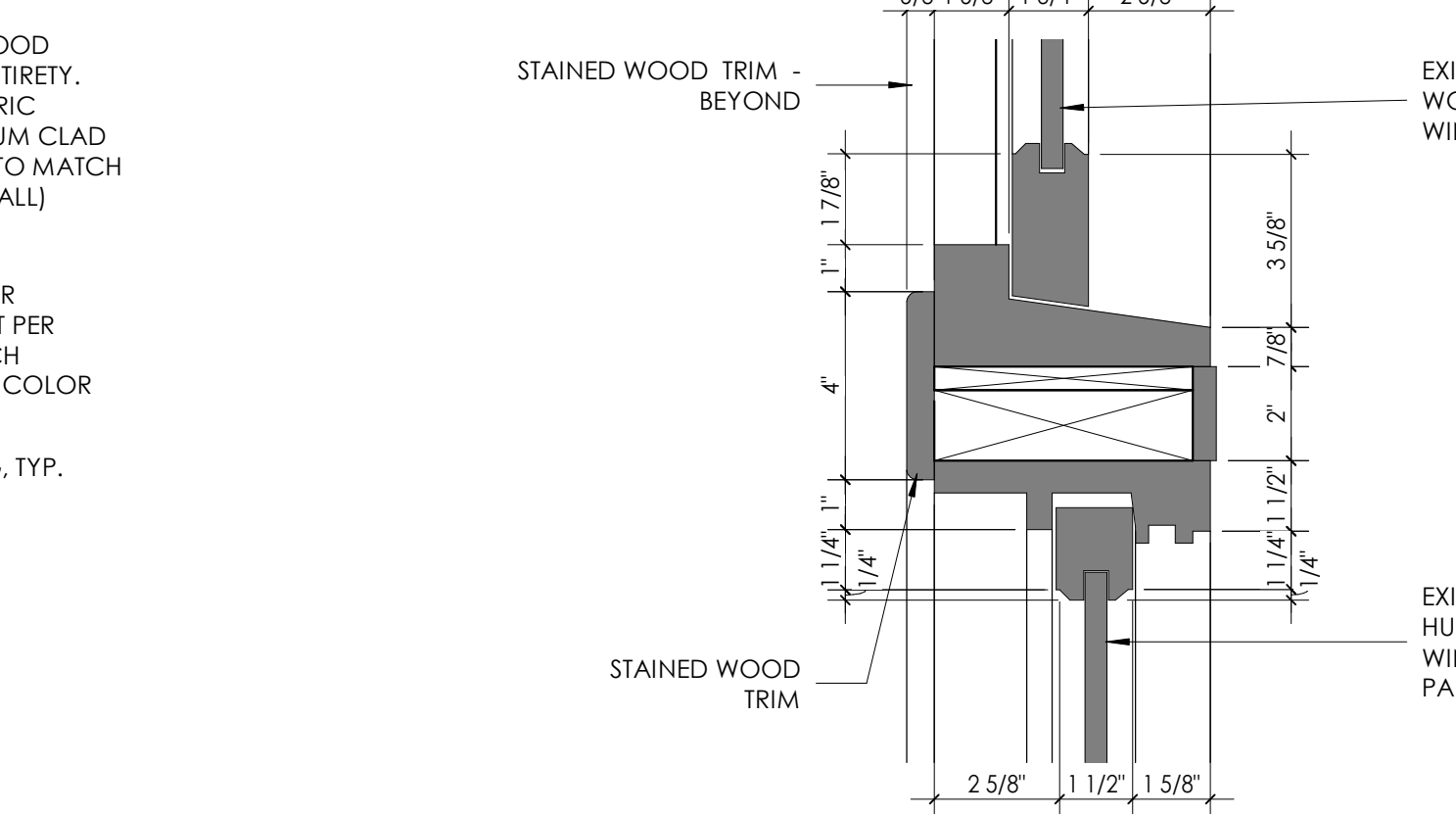
D1 Typical Window Mid Rail Detail - New @ W9
3" = 1'-0"



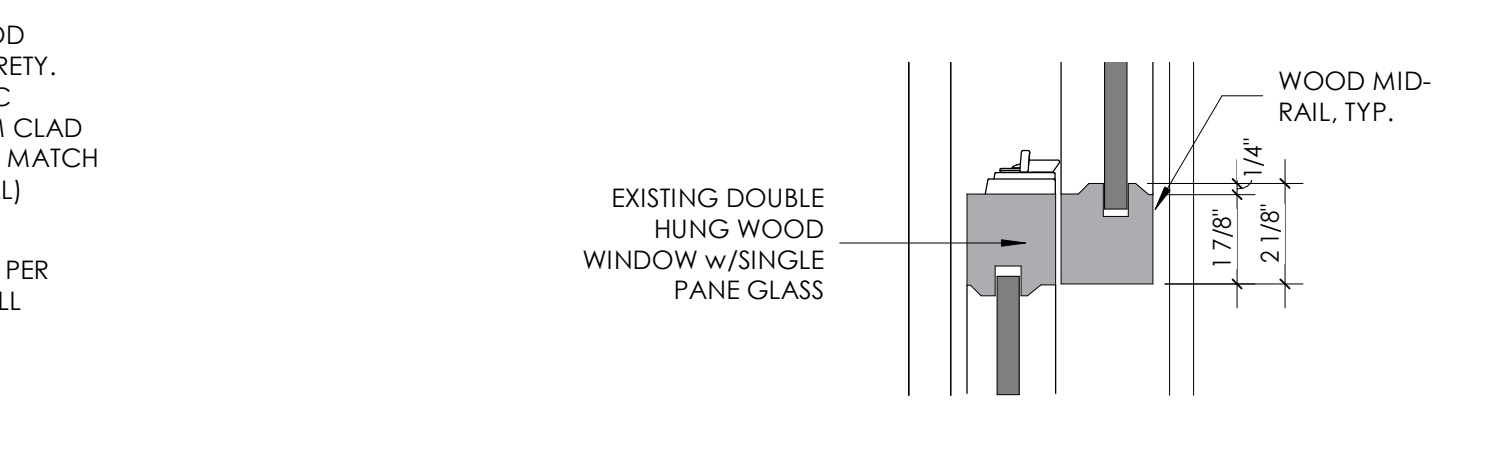
C1 Typical Window Sill Detail - New @ W9
3" = 1'-0"



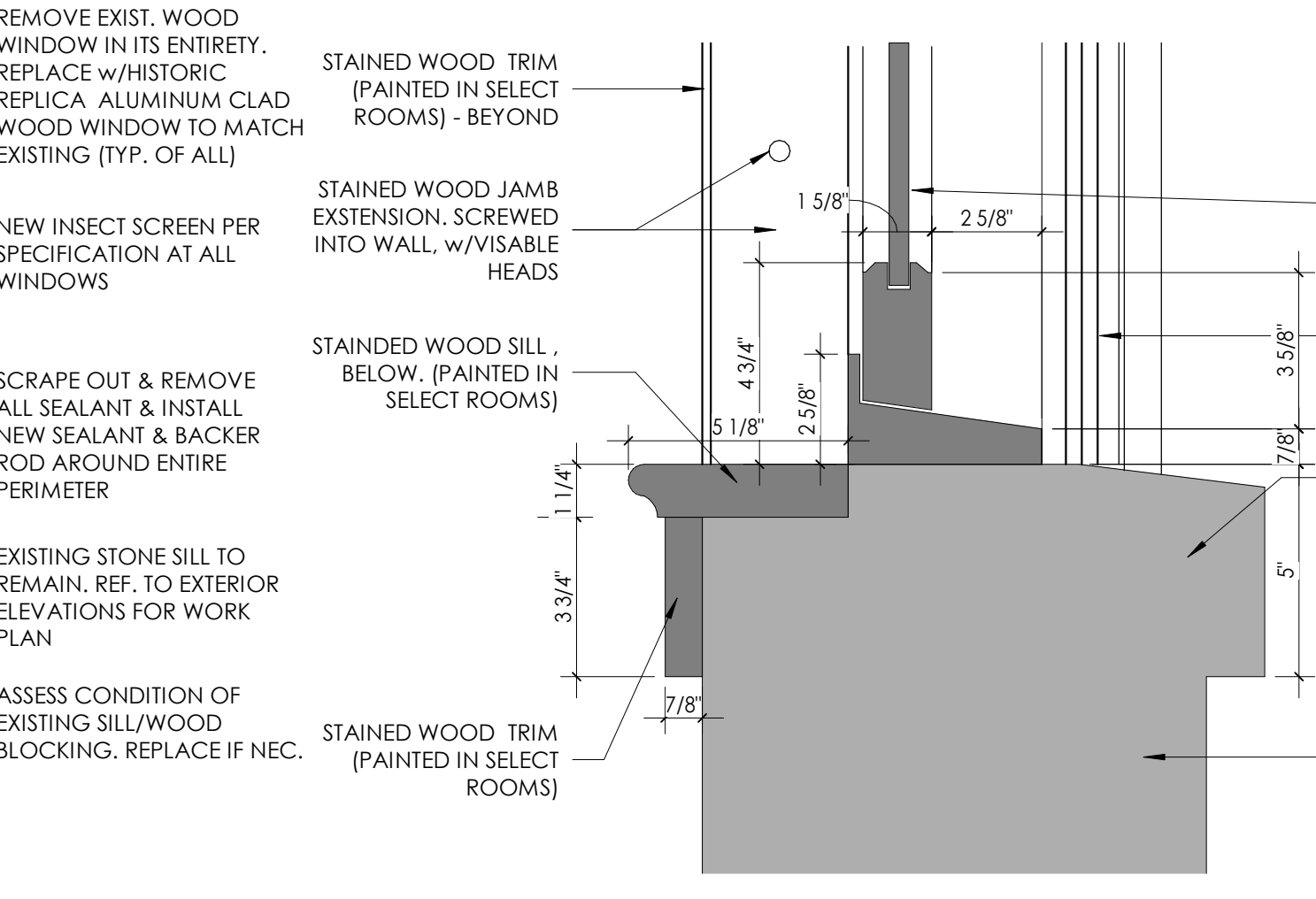
F Typical Window Head Detail - Exist @ W9
3" = 1'-0"



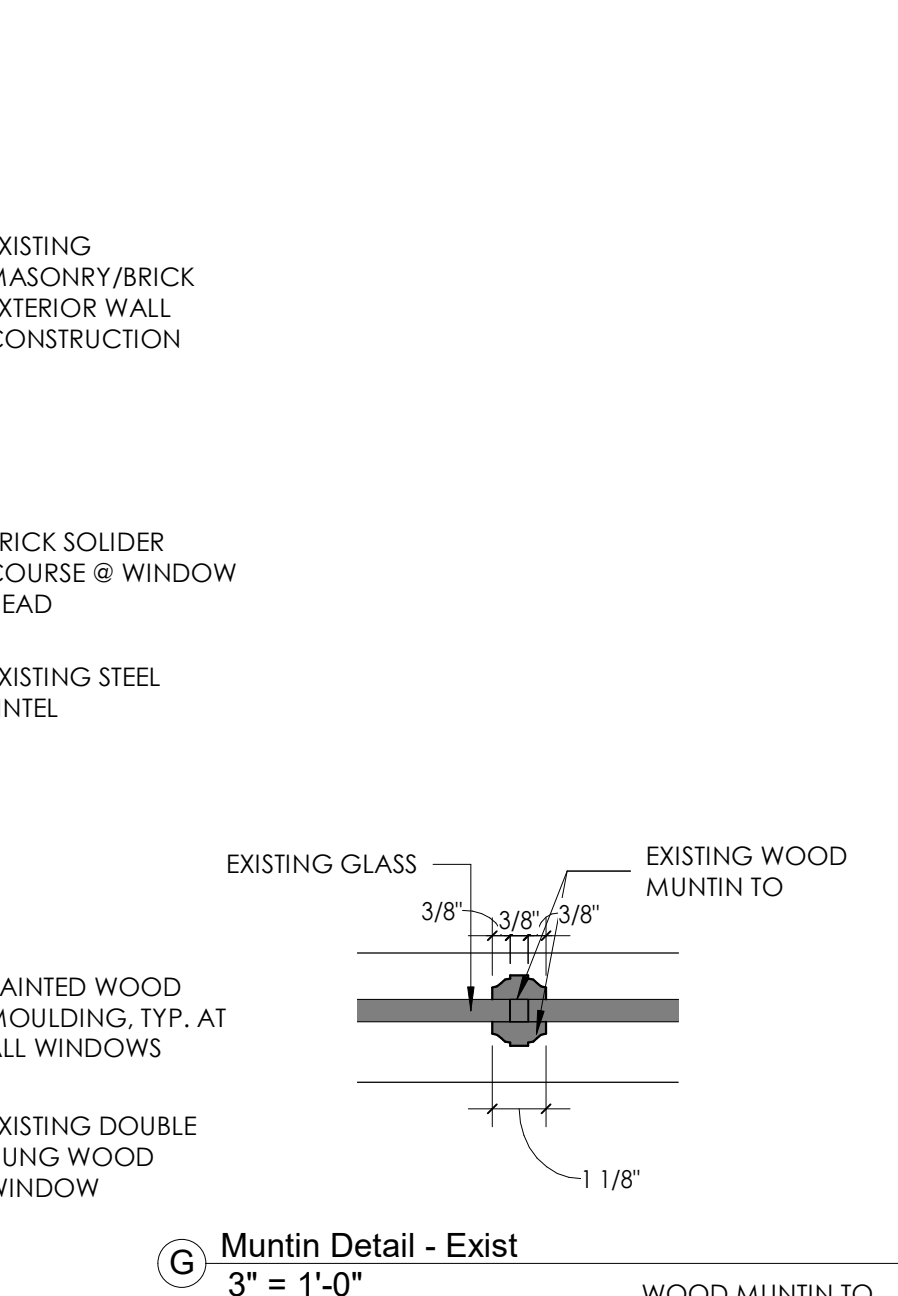
E Transom Mid-Rail Detail - Exist
3" = 1'-0"



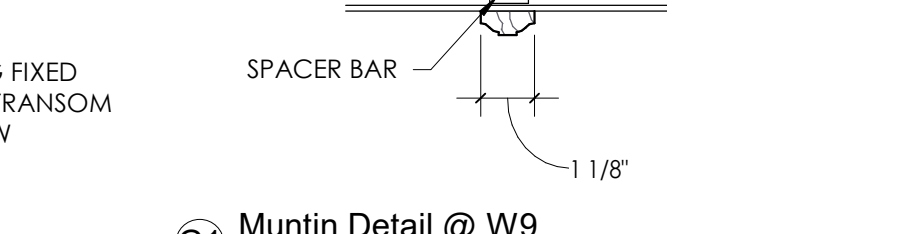
D Typical Window Mid Rail Detail - Exist @ W9
3" = 1'-0"



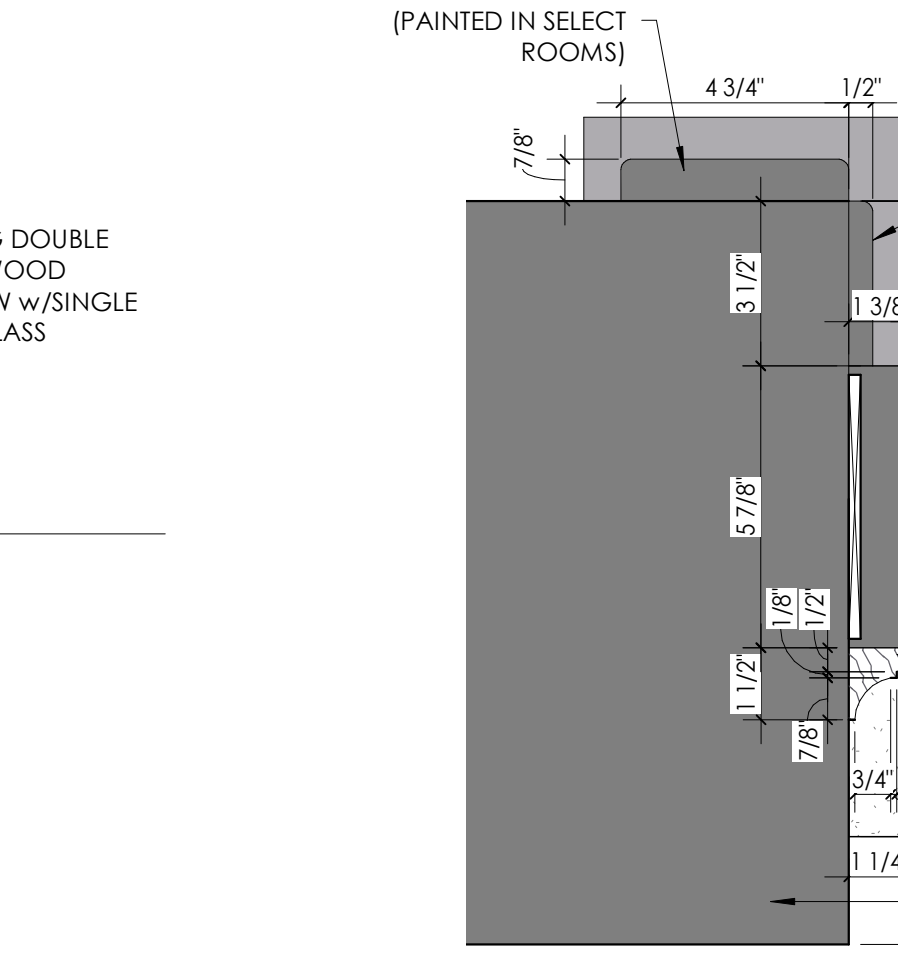
C Typical Window Sill Detail - Exist @ W9
3" = 1'-0"



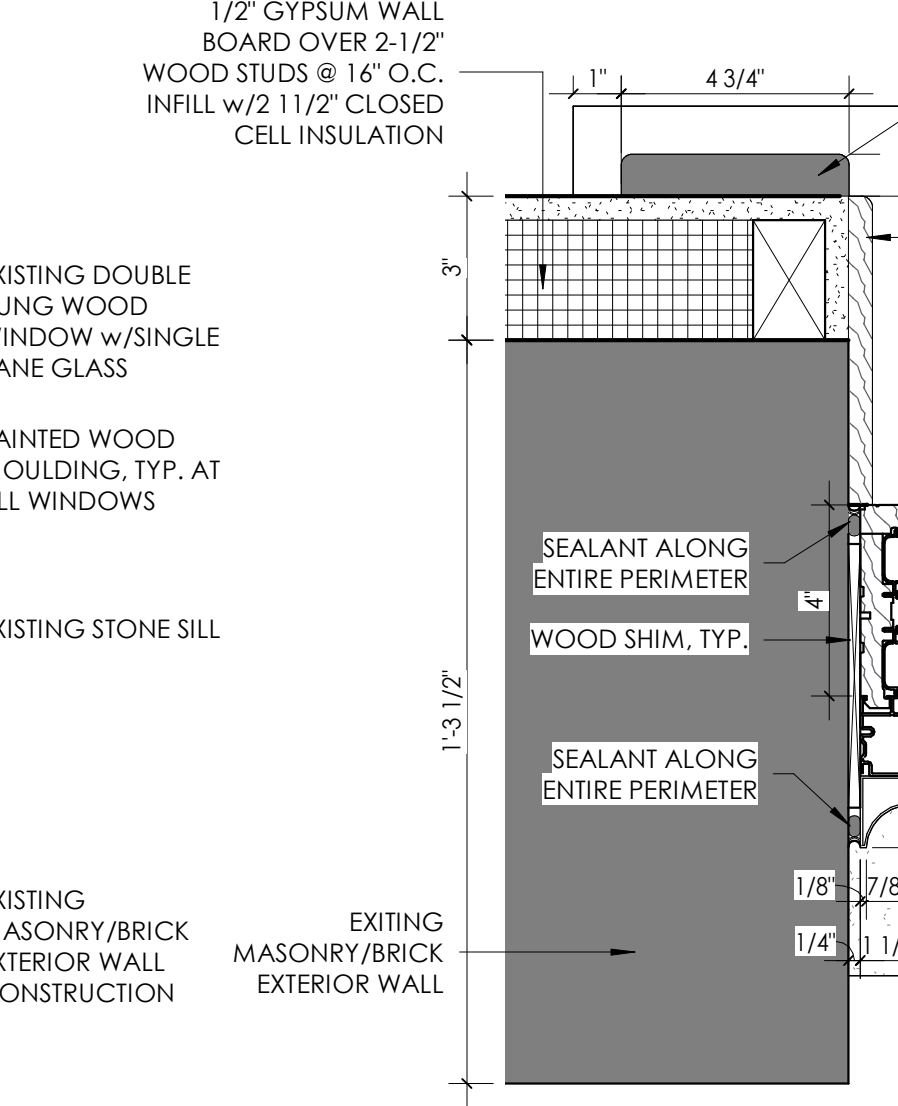
G Muntin Detail - Exist
3" = 1'-0"



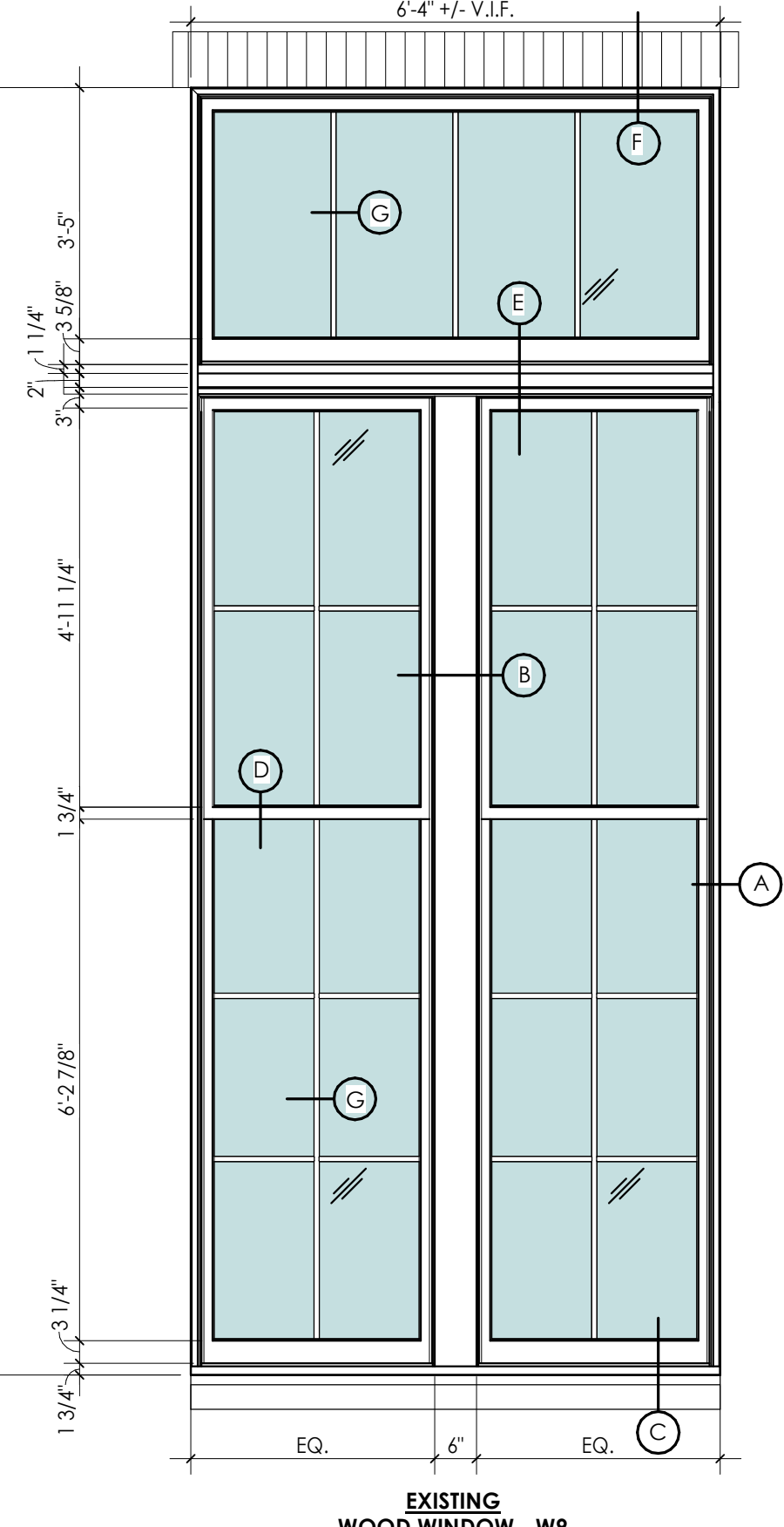
G1 Muntin Detail @ W9
3" = 1'-0"



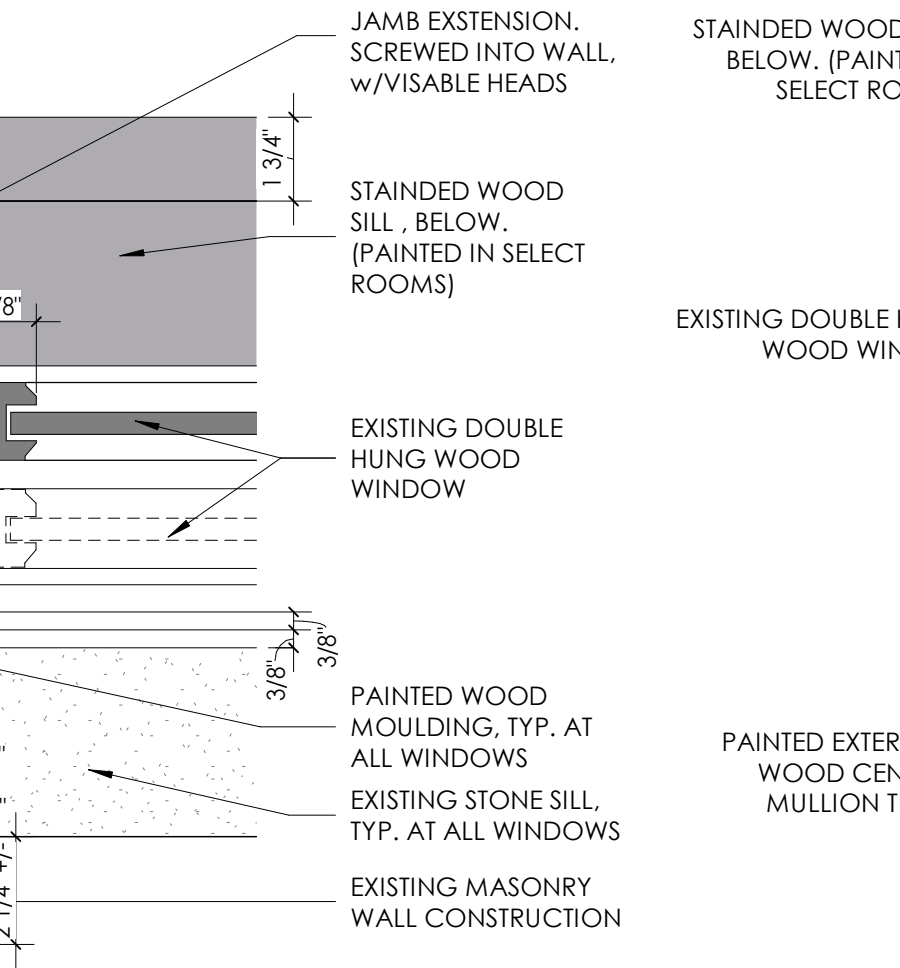
A Typical Window Jamb - Exist @ W9
3" = 1'-0"



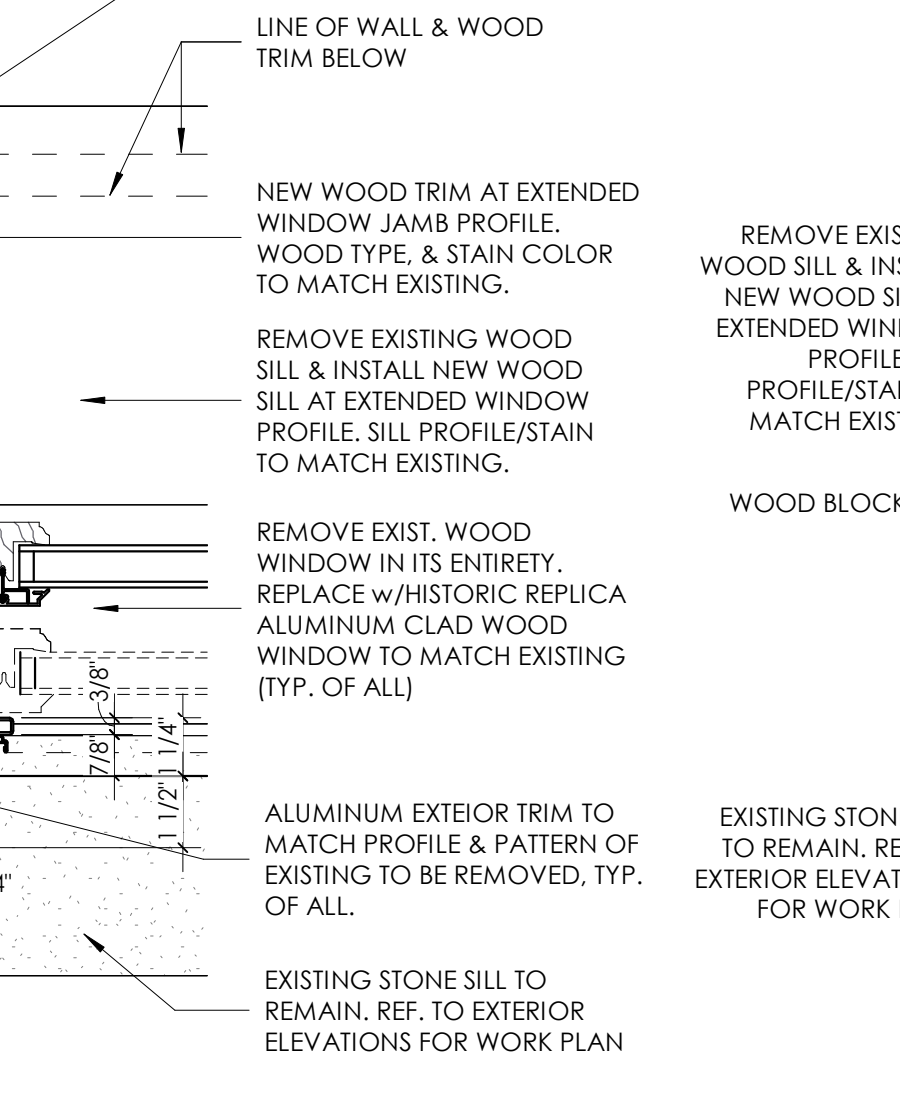
A1 Typical Window Jamb - New @ W9
3" = 1'-0"



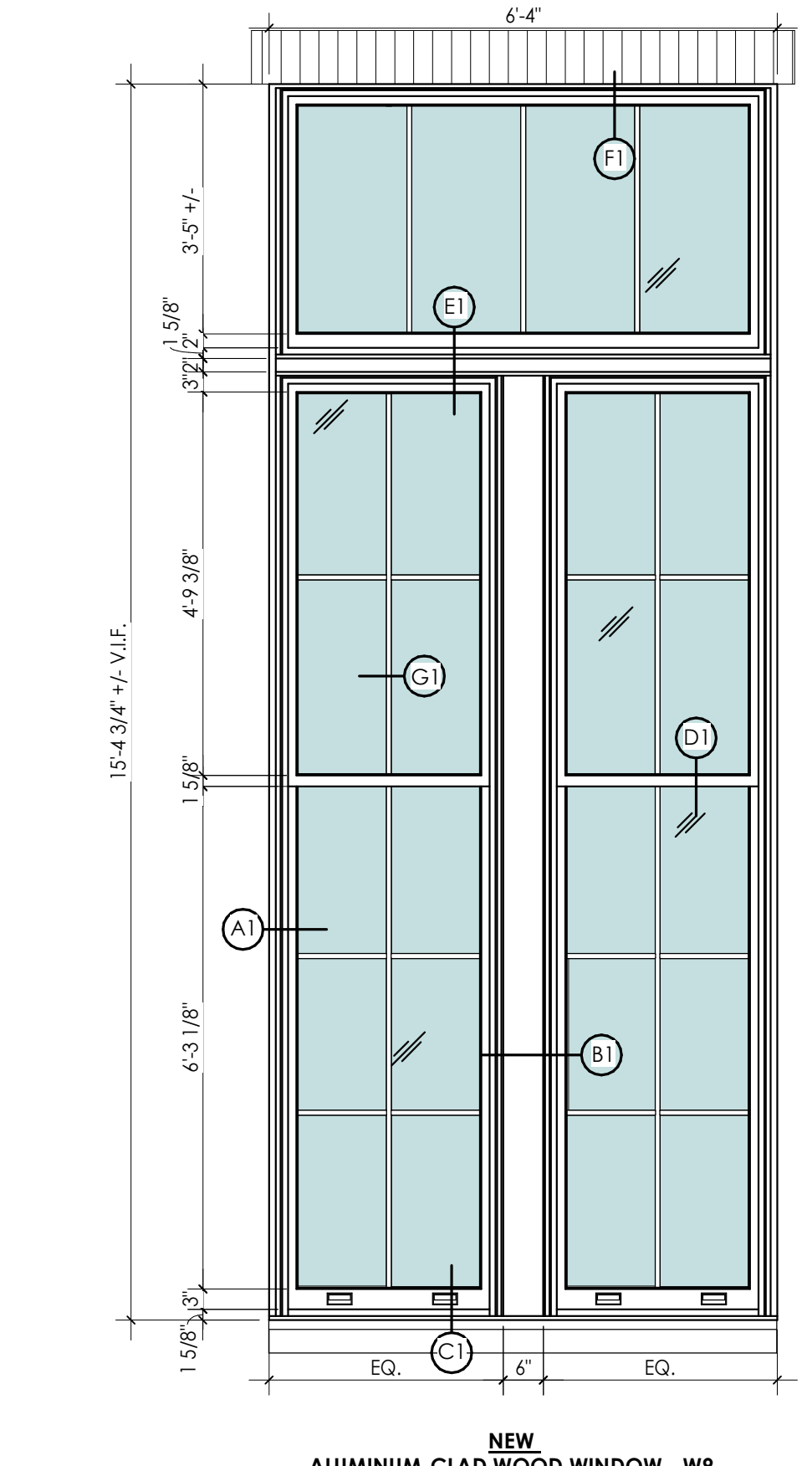
WINDOW ELEVATIONS - W9
1/2" = 1'-0"



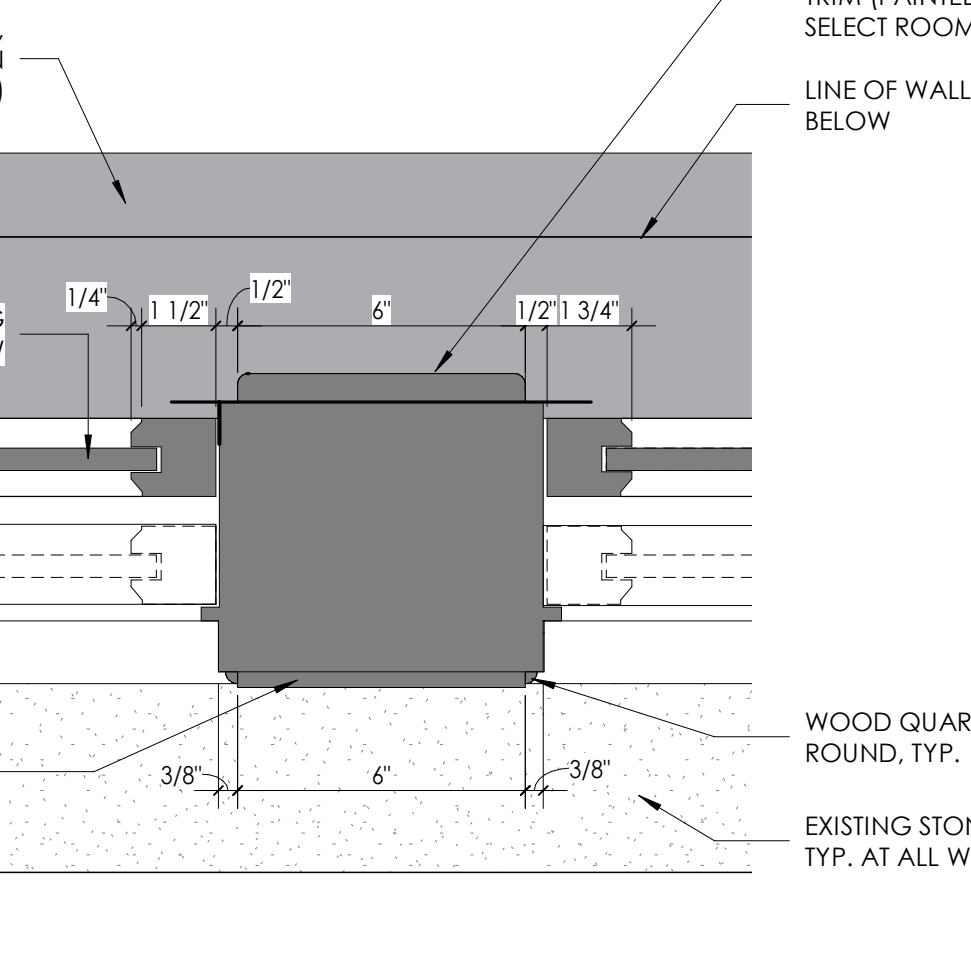
B Typical Mullion Detail - Exist @ W9
3" = 1'-0"



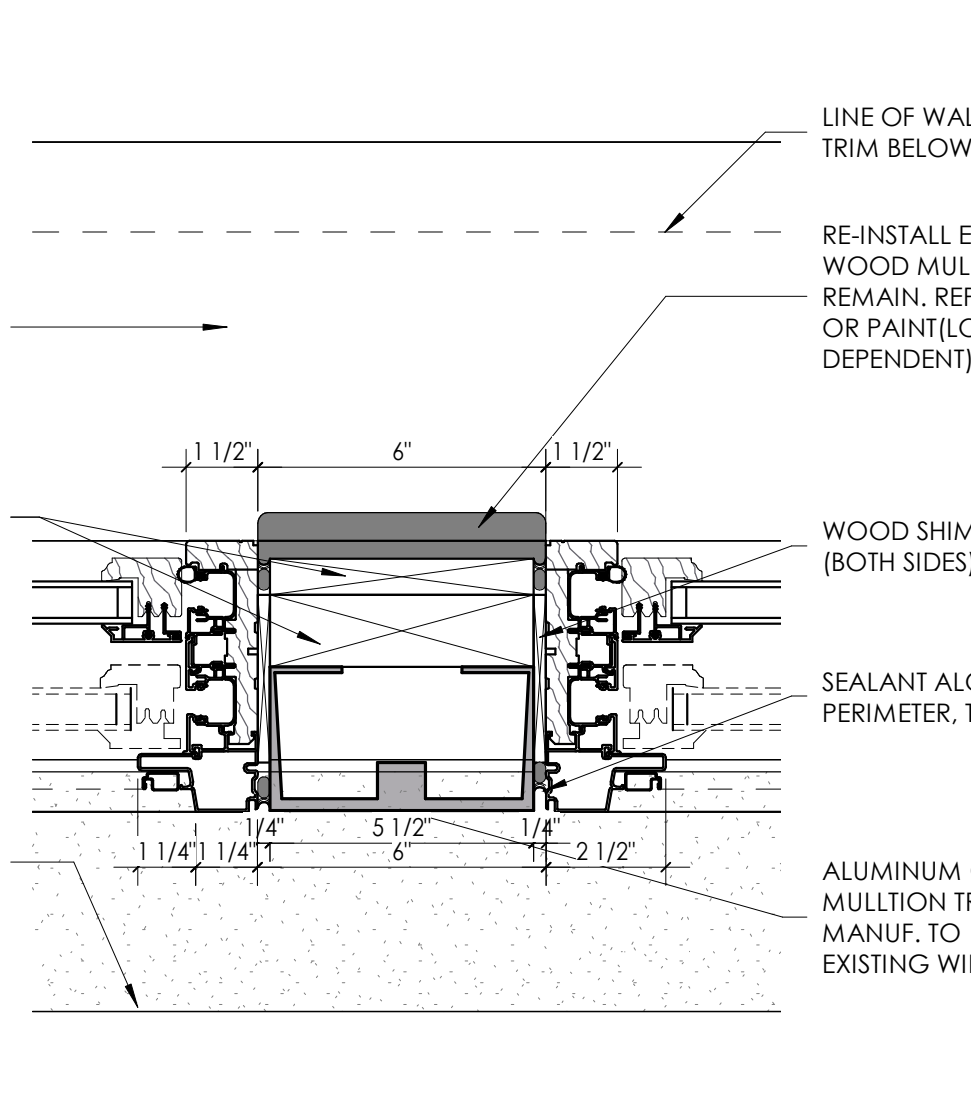
B1 Typical Mullion Detail - New @ W9
3" = 1'-0"



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"

ROZZI ARCHITECTS

ONE WOODBURY BOULEVARD
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ARCHITECT/ENGINEER STAMPS

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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

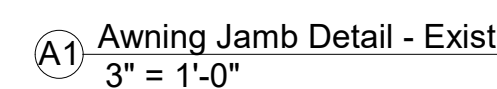
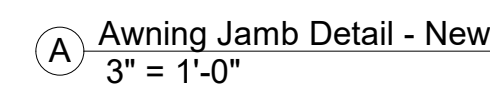
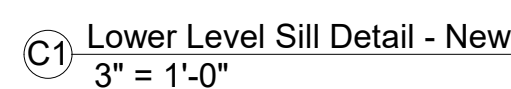
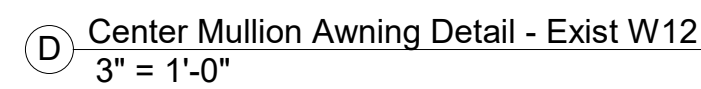
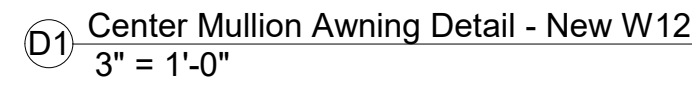
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

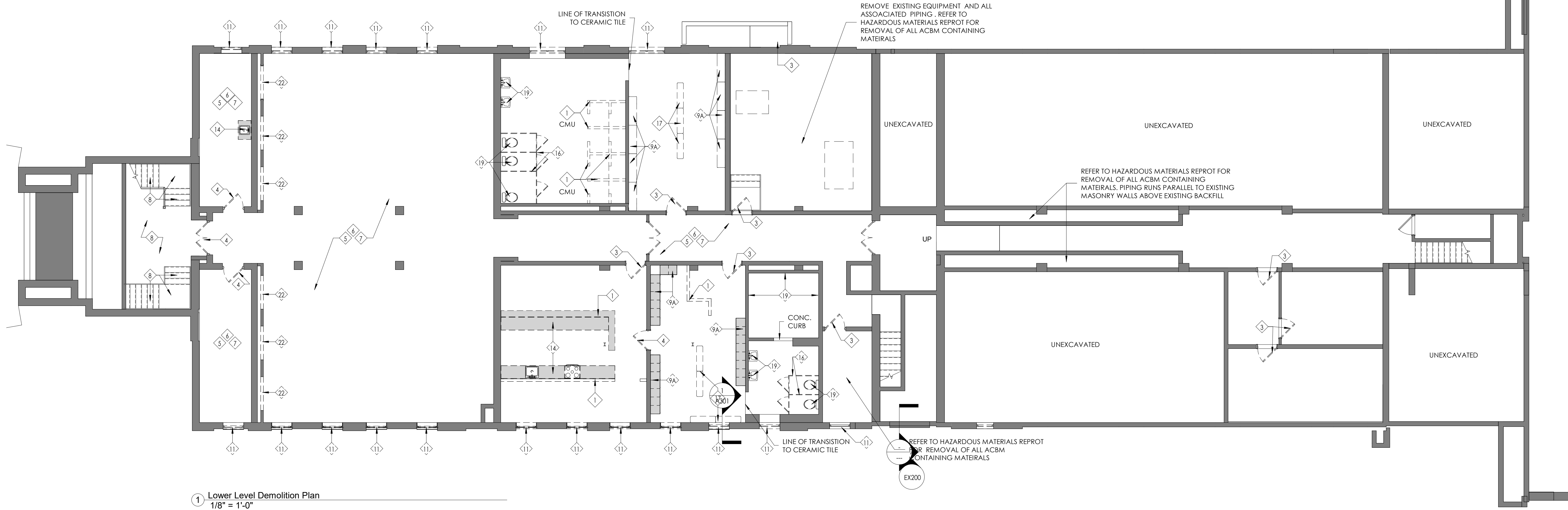
SHEET TITLE

Window type W9

SHEET NUMBER

EX206





1 Lower Level 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 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

- 1

EXISTING WALL TO BE REMOVED
- 2

REMOVE EXISTING WALL TO EXTENTS SHOWN. PATCH AND REPAIR ADJACENT WALLS. REFER TO STRCUTURAL DRAWINGS FOR SHORING & LINTELSPREPARE 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 PORCLUEN TILE FLOORING DOWN TO EXISTING SUSTRATE. 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 DIRECITON.
- 10

REMOVE GLASS FROM EXISING 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 PLYOOD IN EXISING 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 CABINETRY. 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 RETRACABLE 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 RAIDATOR, 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 ENITERTY
- 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 INSTLLATION

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NAME	DATE

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PROJECT INFO

DeSales High School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

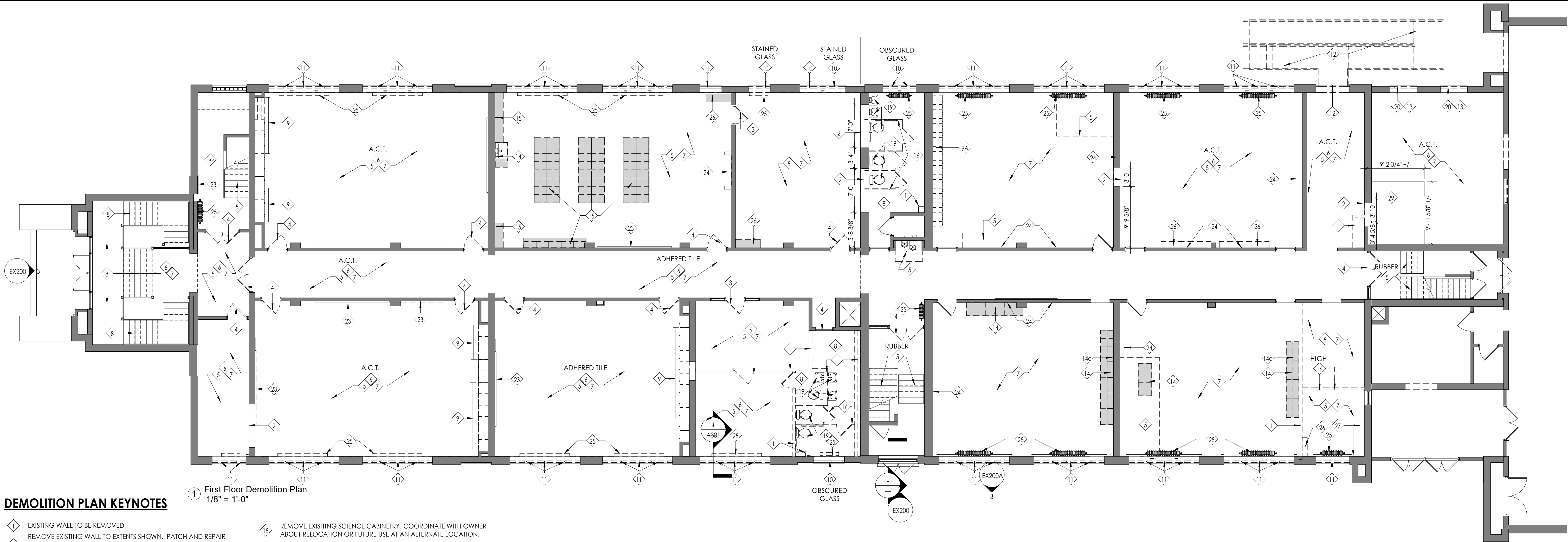
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

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 STRCUTURAL DRAWINGS FOR SHORING & LINTELSPREPARE FOR NEW OPENING.
- 3

EXISTING DOOR AND FRAME TO BE REMOVED
- 4

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- 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 PORCLEN 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 EXISITNG SUBSTRATE. SMOOTH FLOOR & PREP FOR NEW FINISH
- 9A

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- 10

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- 11

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- 14

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- 14a

REMOVE EXISTING WALL MOUNTED UPPER CABINETS IN THEIR ENTIRETY
- 15

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

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- 17

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- 31

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

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

DEMOLITION PLAN GENERAL NOTES

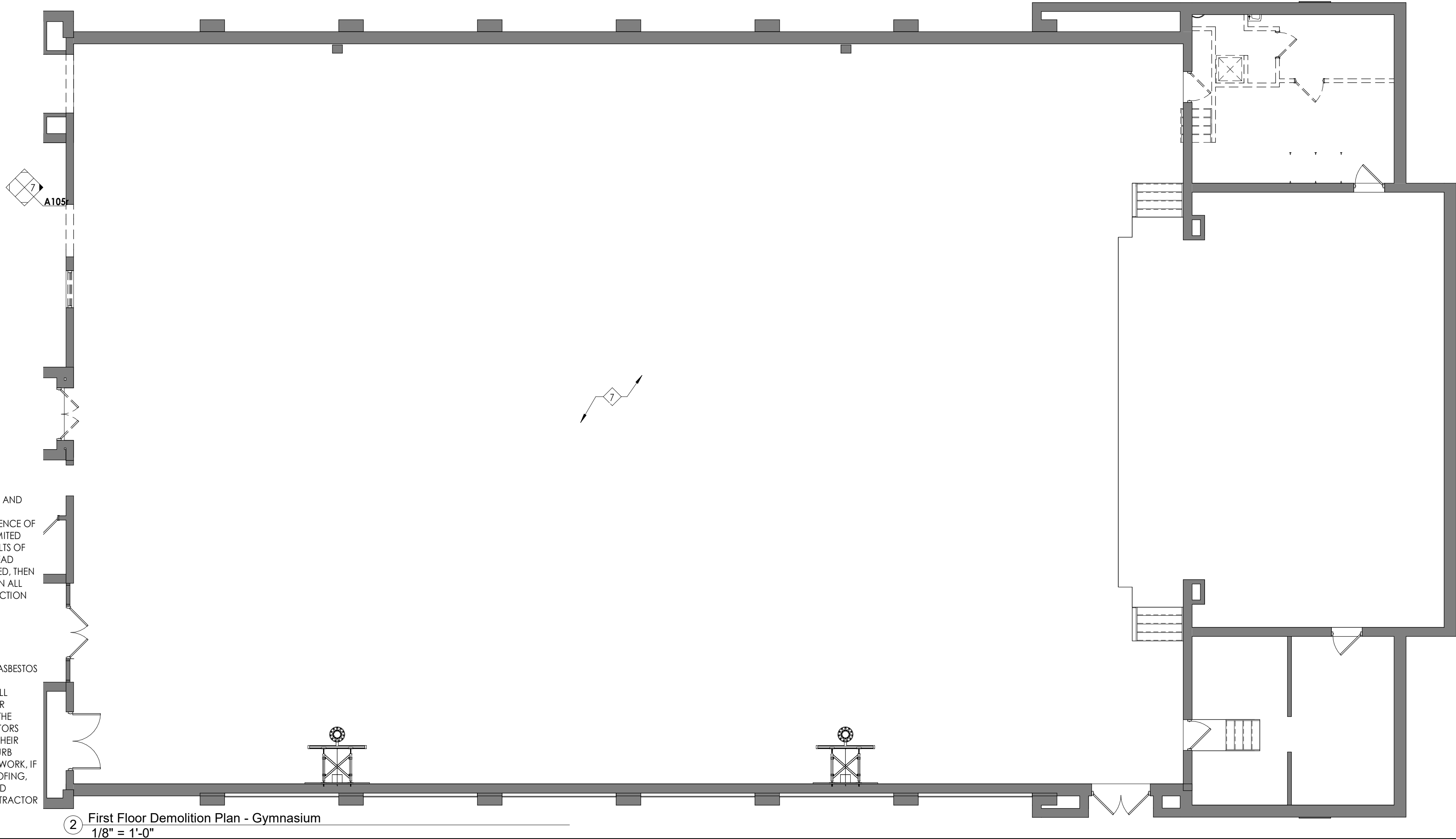
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6. SECURITY, WEATHERPROOFING, DUST CONTROL AND SAFETY SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
7. WHERE DAMAGE OCCURS TO ADJACENT SURFACES DUE TO CONSTRUCTION REMOVALS, AREA SUBJECTED TO DAMAGE SHALL BE REPAIRED TO MATCH EXISTING.
8. WHERE 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.
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LEAD HAZARD CONTROL

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90 Pultney Street
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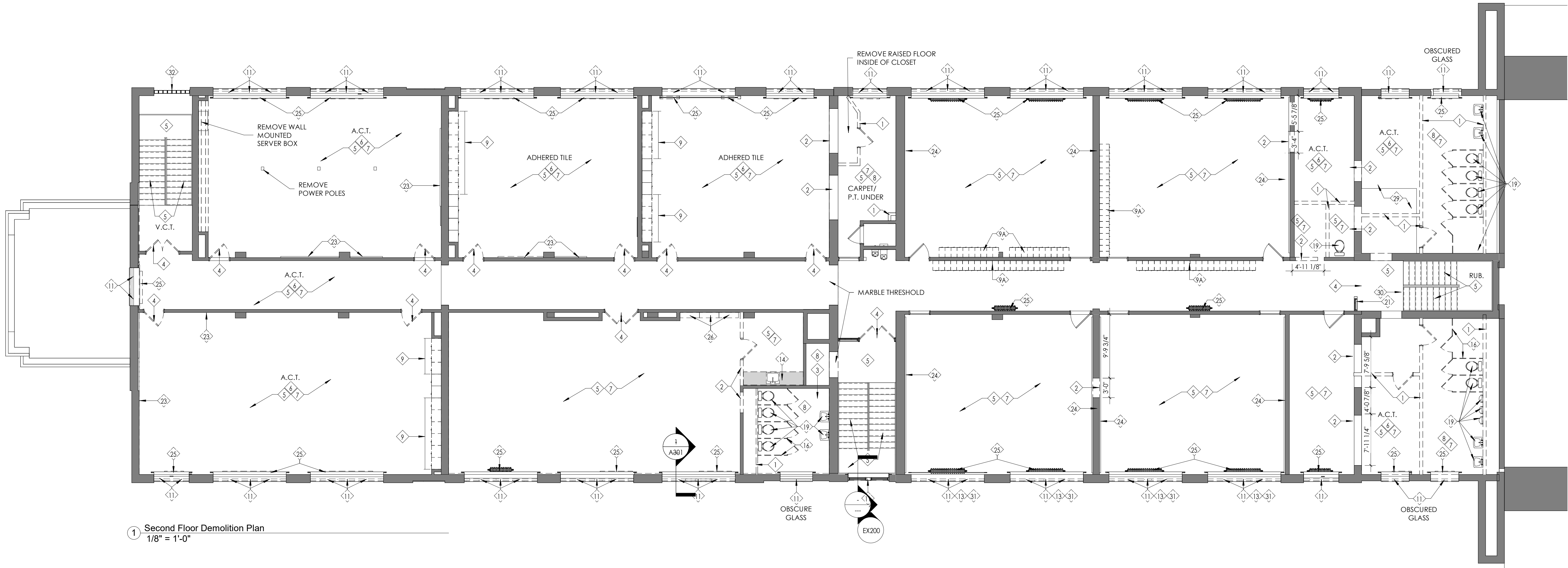
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

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.
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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 PREPARED 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

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- 9A

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- 10

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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 CHALK 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

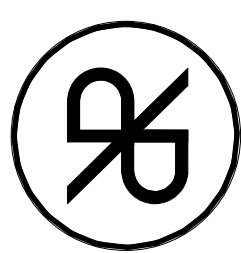
REMOVE PORTION OF CONCRETE SLAB TO ALLOW FOR INSTALLATION OF NEW ELEVATOR
- 30

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

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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."

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Rehabilitation

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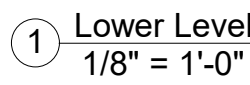
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

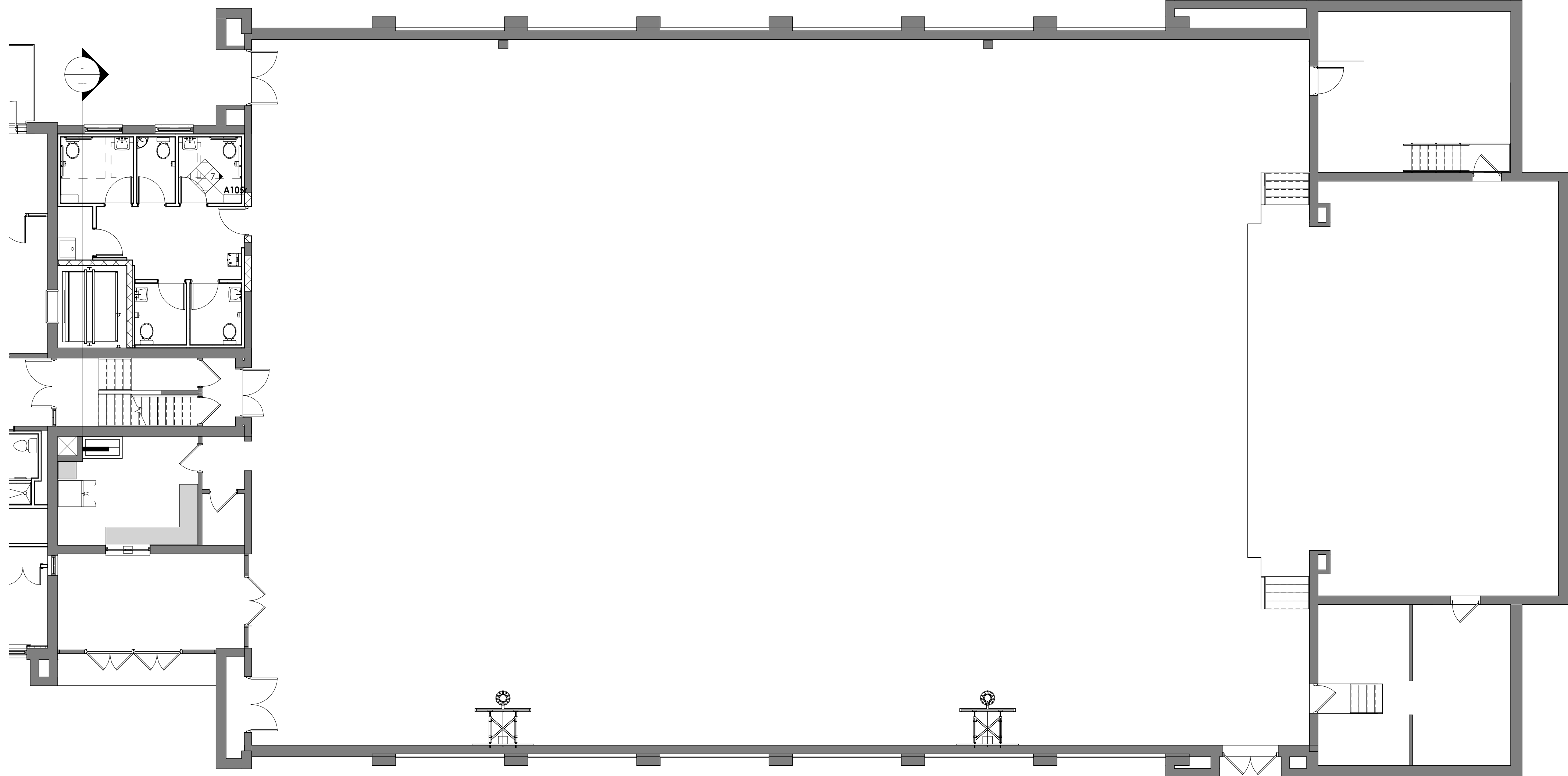
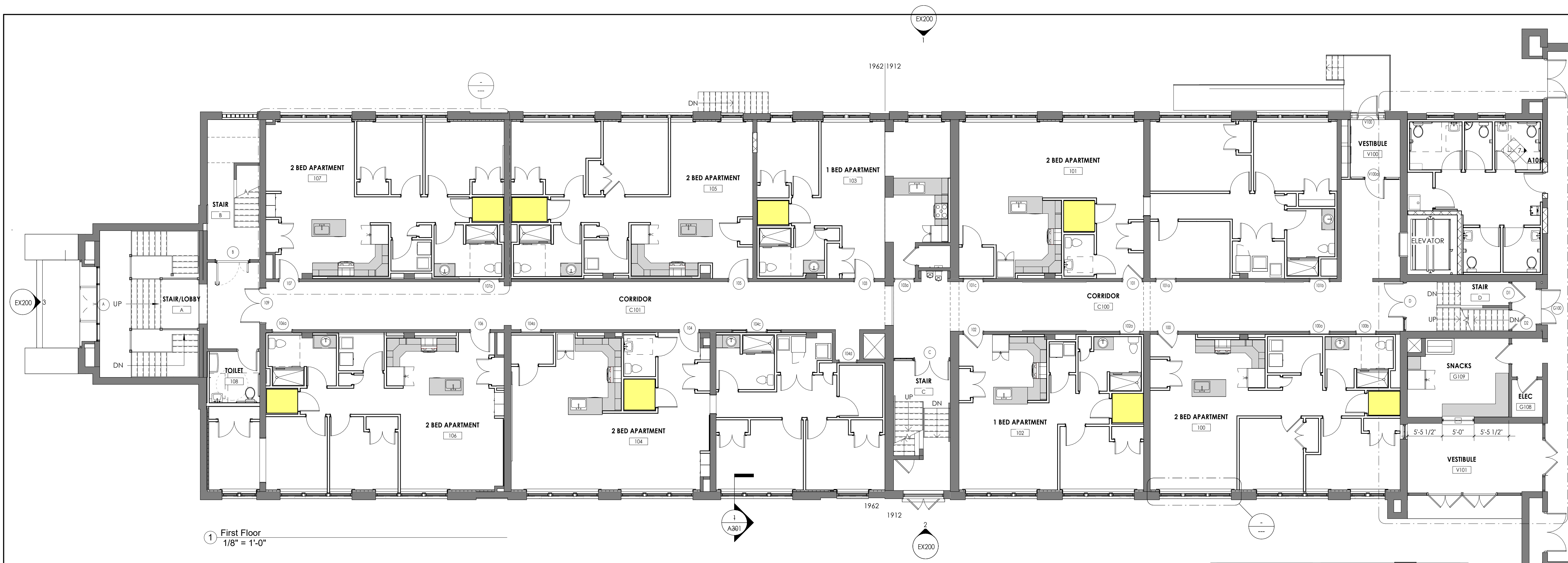
SECOND FLOOR DEMOLITION PLAN

SHEET NUMBER

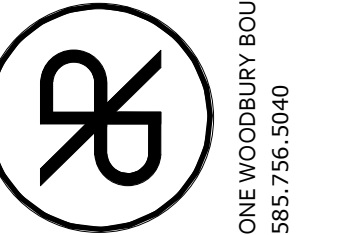
D102



A100



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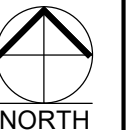
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SHEET TITLE

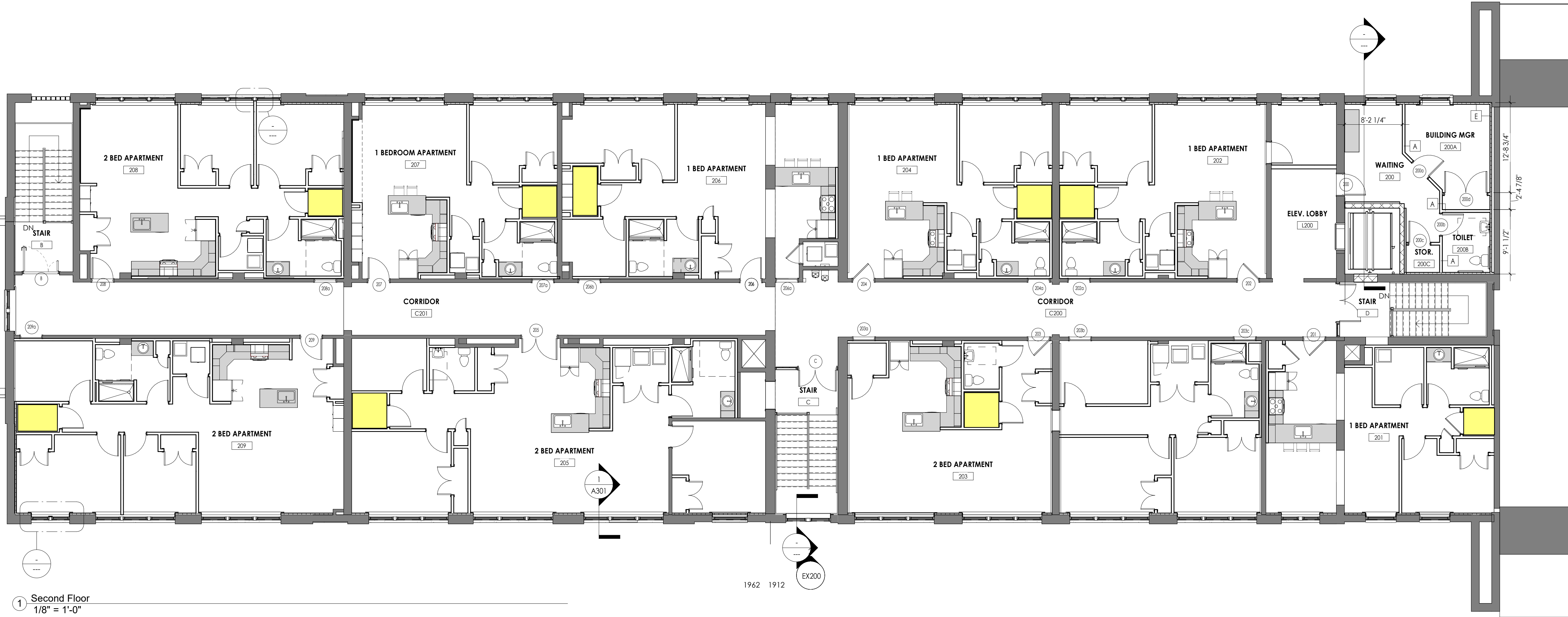
FIRST FLOOR PLAN

SHEET NUMBER

A101



EX200 3

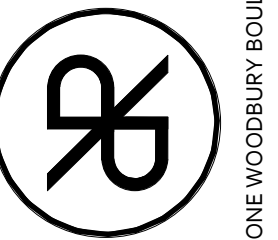


1 Second Floor
1/8" = 1'-0"

1962 1912

EX200

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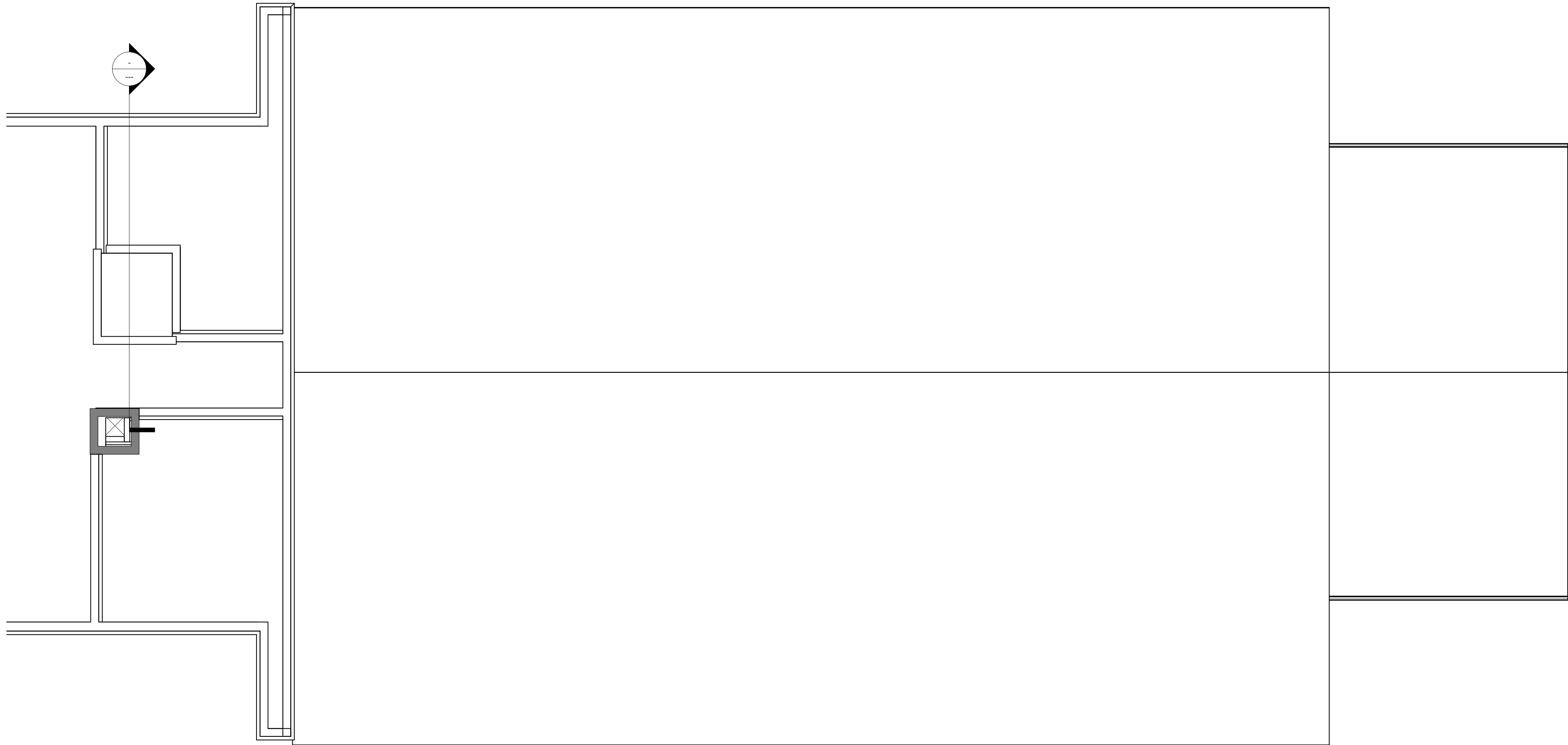
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SHEET TITLE

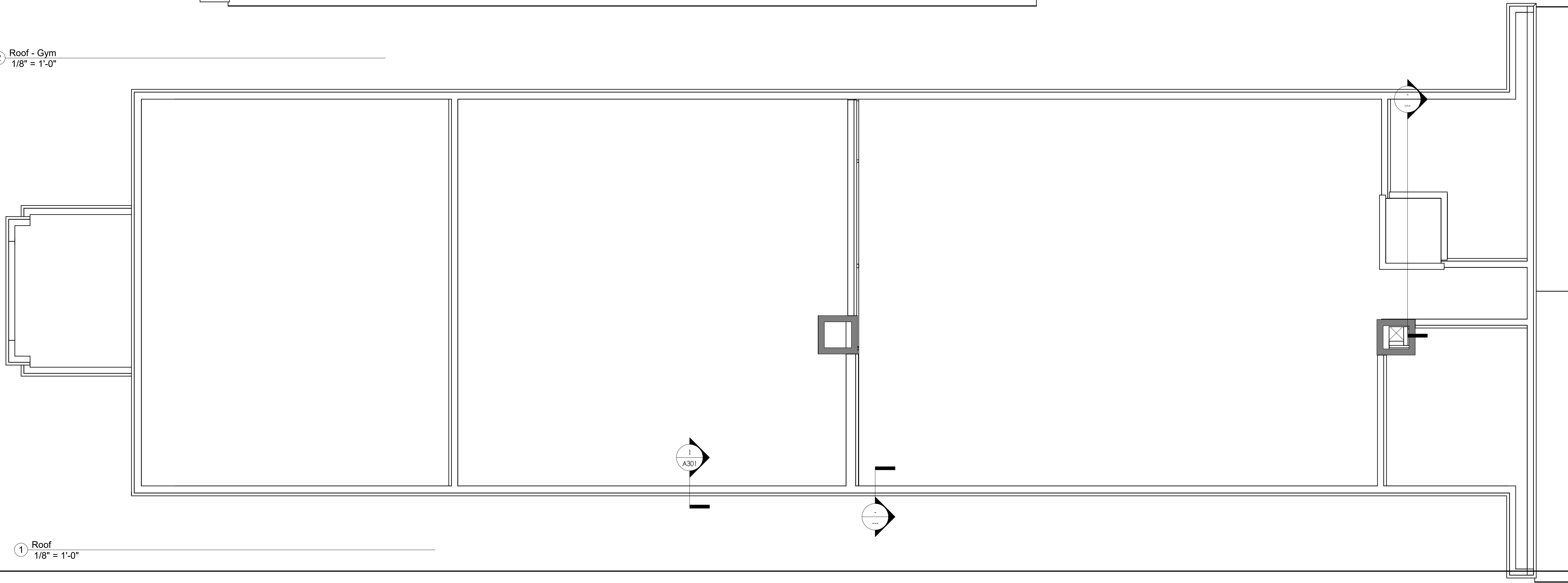
SECOND FLOOR PLAN

SHEET NUMBER

A102



② Roof - Gym
1/8" = 1'-0"



① Roof
1/8" = 1'-0"

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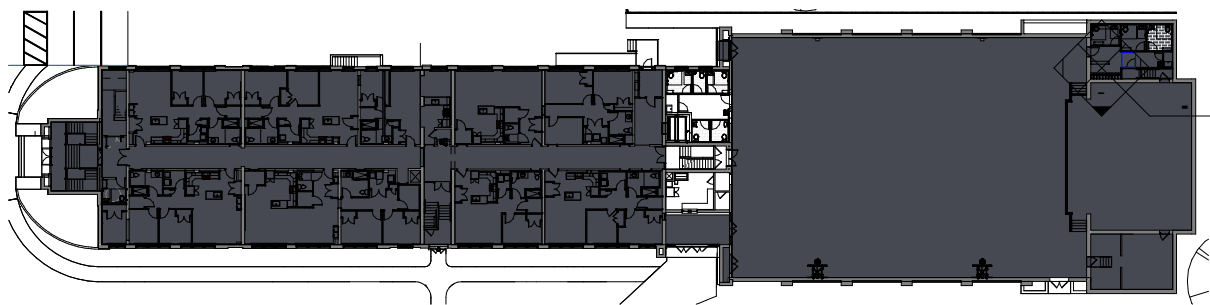
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

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 TERRAZO FLOORING (BASIS OF DESIGN: SHERWIN WILLIAMS' RESUFLO® TERRAZO THIN SET EPOXY) - COLOR: T.B.D.

BASE

B-1 - 4" RUBBER BASE (COLOR & TYPE: T.B.D.)

WALLS

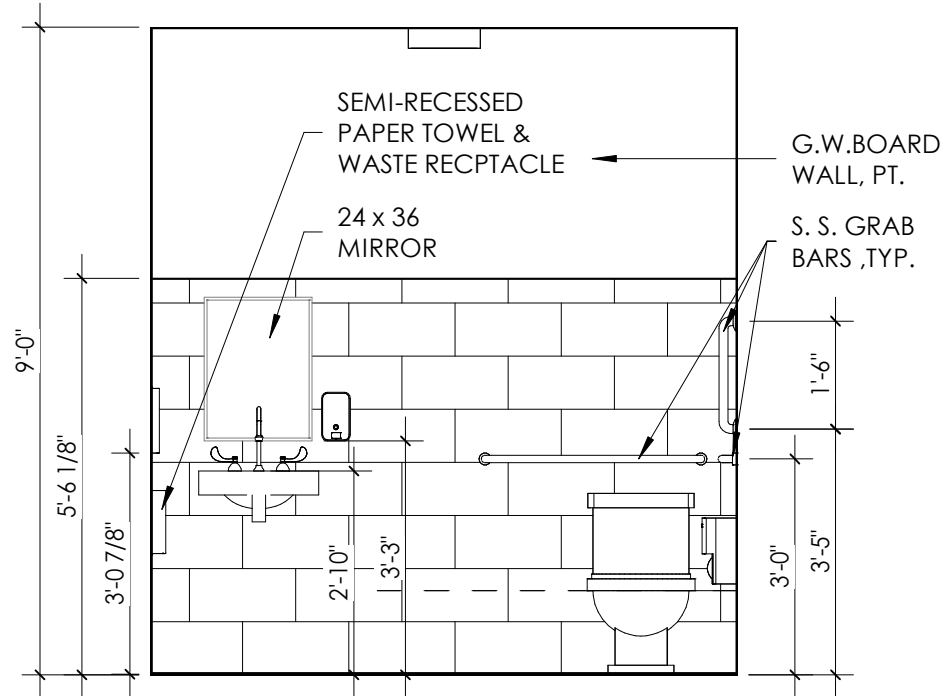
FRP-1: MARILITE WALL PANEL, SMOOTH FINISH (4 X 8 PANEL) COLOR T.B.D.

PORCELAIN TILE:
PT: 8 x 16 (COLOR & TYPE: T.B.D.)
4 x 16 (COLOR & TYPE: T.B.D.)

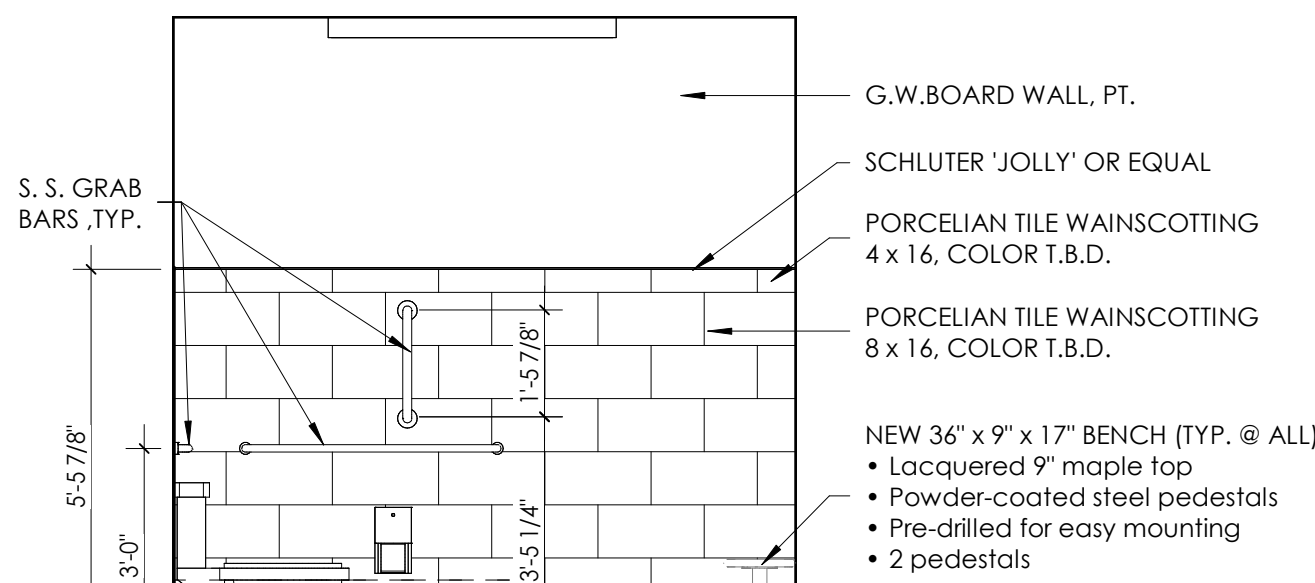
PAINT:
P-1: SHERWIN WILLIAMS T.B.D.
P-2: SHERWIN WILLIAMS T.B.D.

MECHANICAL/PLUMBING REQUIREMENTS

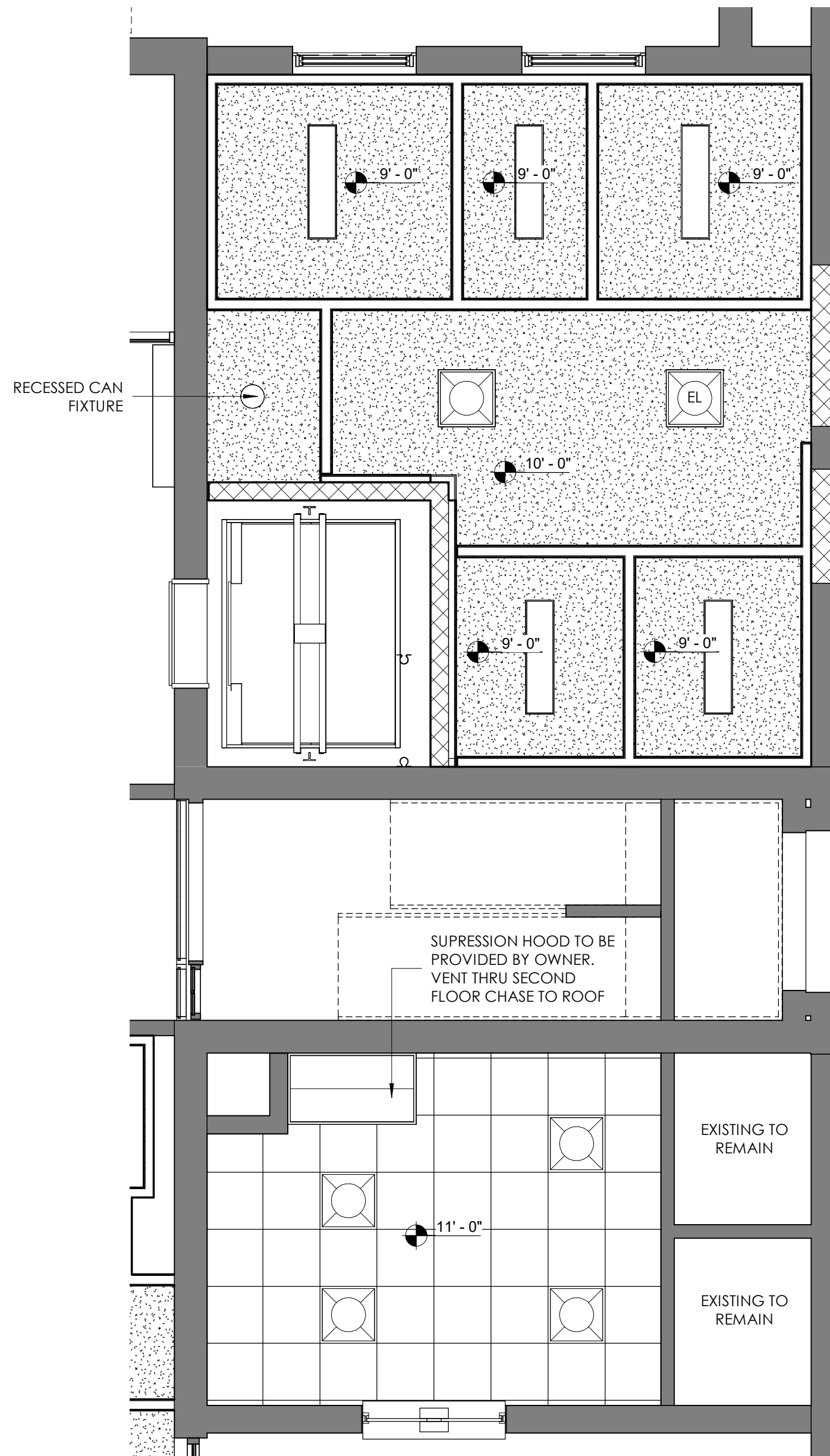
1. MECHANICAL AND PLUMBING DESIGN BY OTHERS, UNLESS OTHERWISE INDICATED. EXISTING MECHANICAL AND PLUMBING DEVICES, FIXTURES, CONTROLS AND INFRASTRUCTURE TO REMAIN, ADJUST PLUMBING AND MECHANICAL TO NEW ROOM LAYOUT. NEW WORK TO CONFORM TO CURRENT PERTINENT CODES



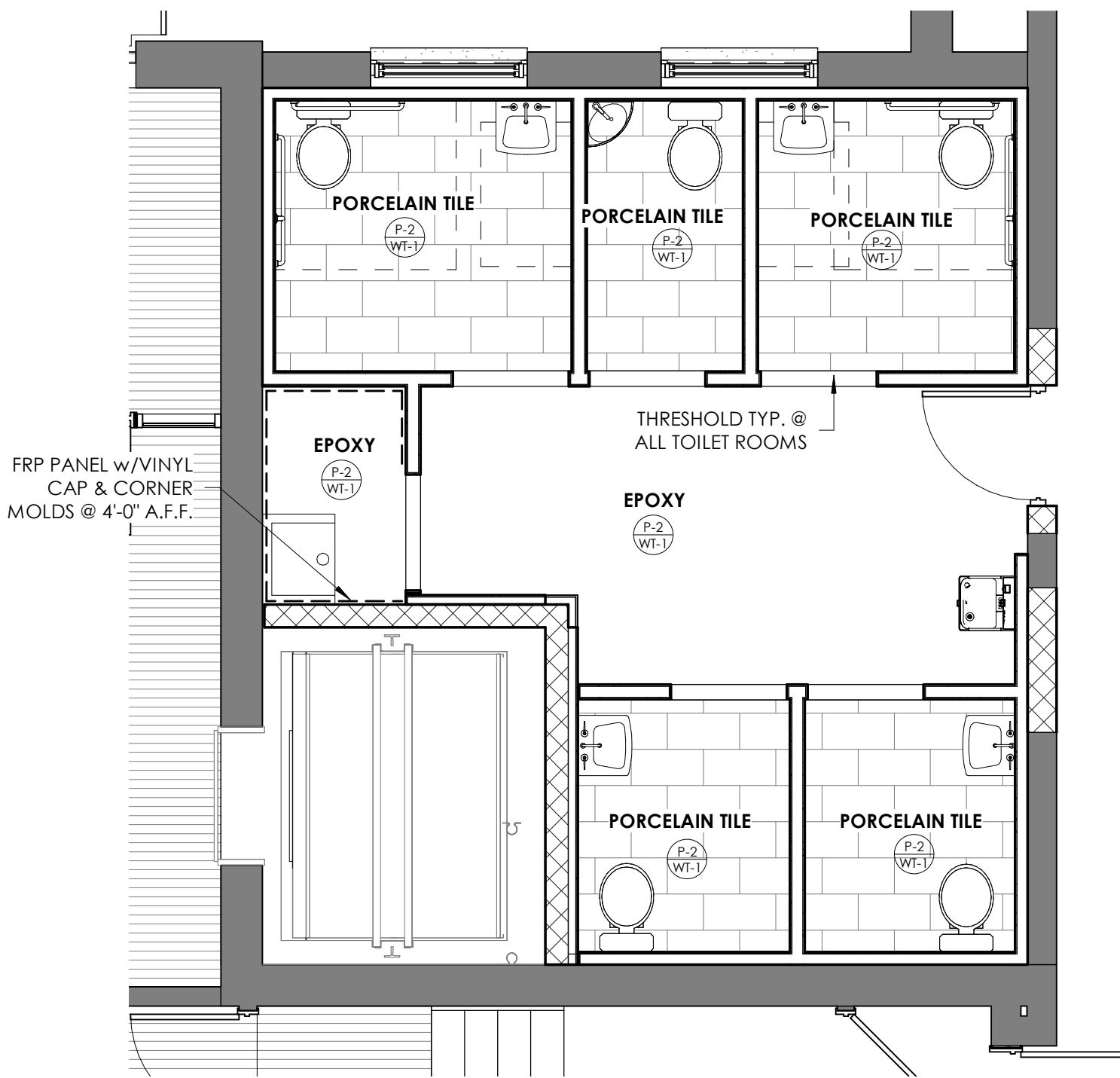
8 Typical Public toilet
3/8" = 1'-0"



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



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



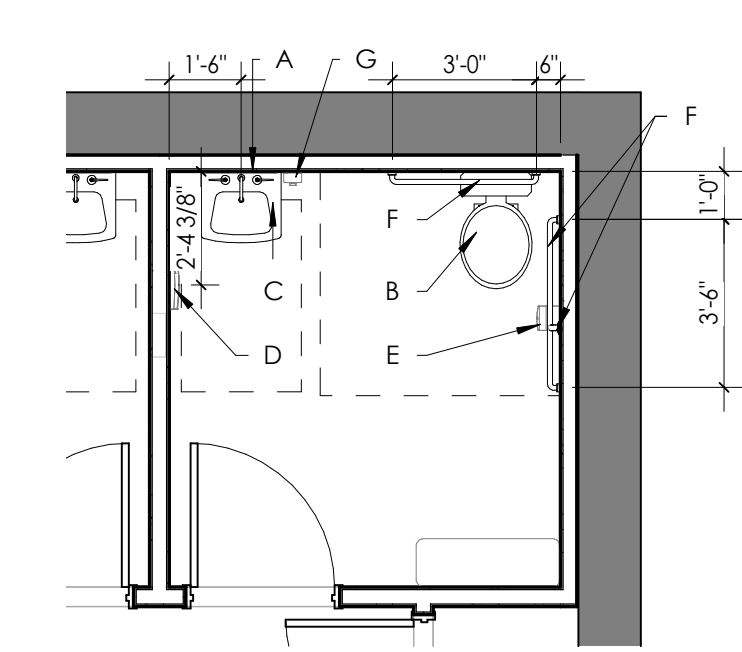
4 FLOOR FINISH PLAN - TOILET ROOMS -
Revised
1/4" = 1'-0"

SYMBOL LEGEND

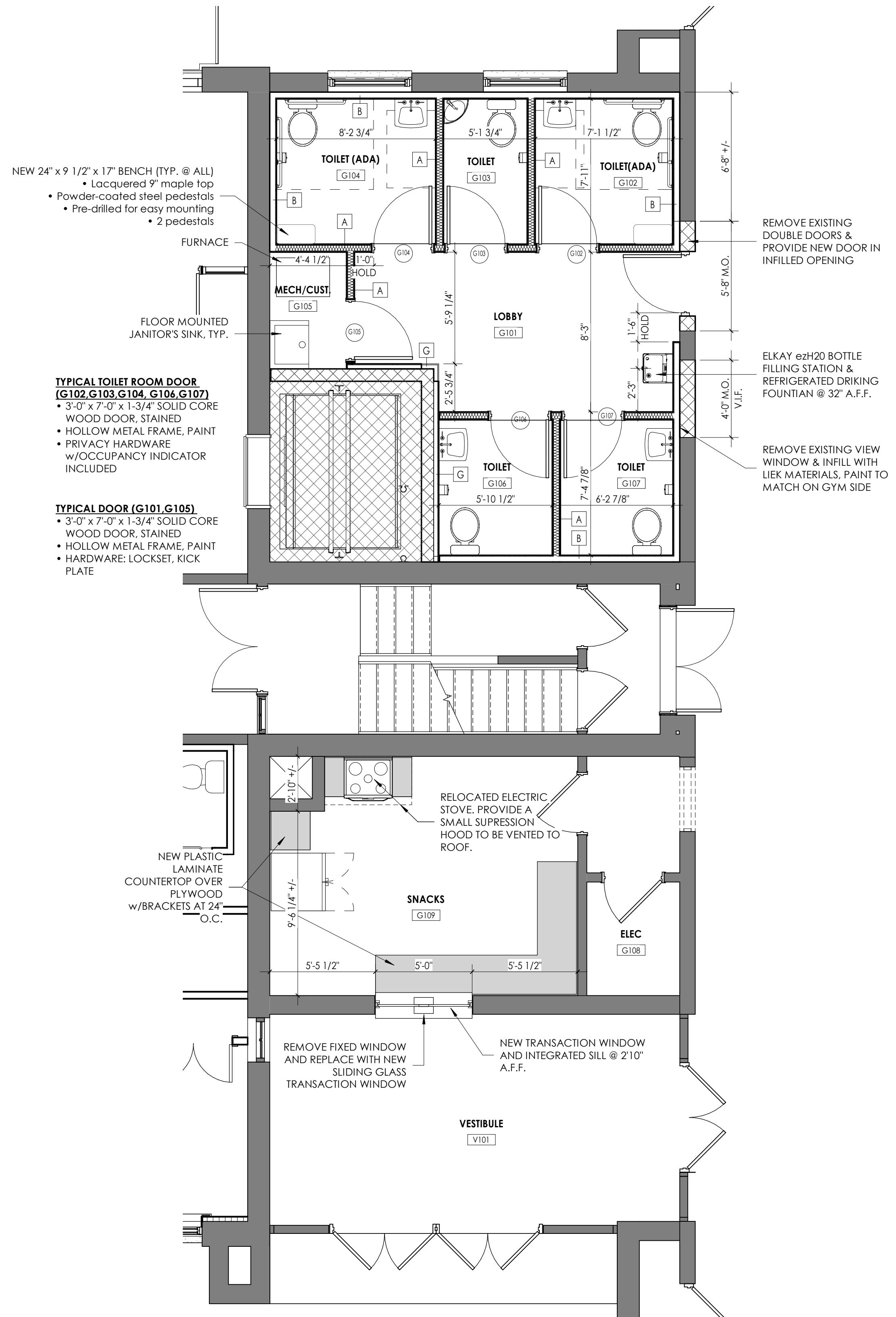
- EXISTING DOOR TO REMAIN
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR - SEE SCHEDULE
- NEW PARTITION - SEE SCHEDULE
- DOOR/FRAME TAG - SEE SHEET A500
- ELEVATION TAG
- WALL HUNG SINK

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

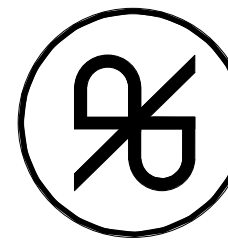


3 Proposed New Gym Toilets detail Copy 1
1/4" = 1'-0"



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

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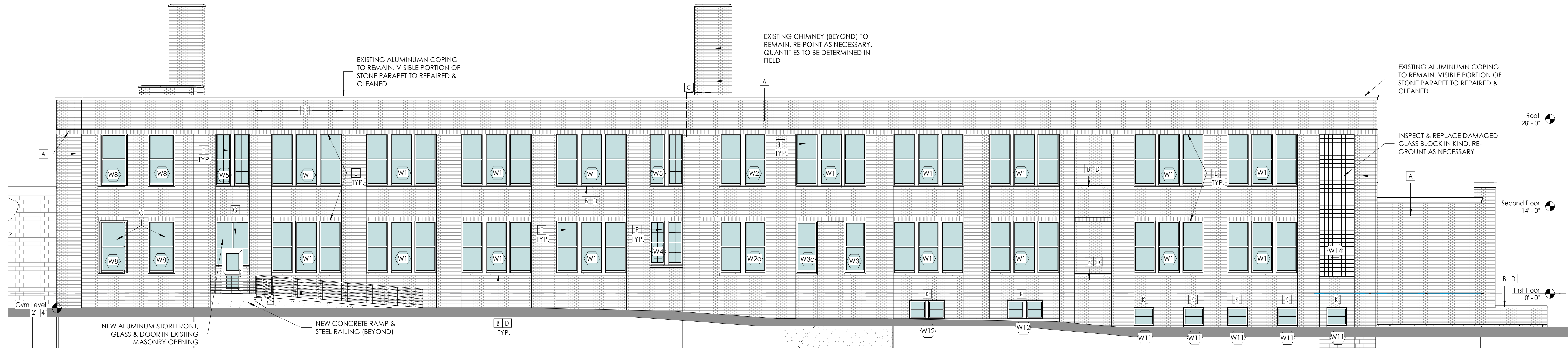
ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE

GYMNASIUM RESTROOM
PROJECT Copy 1

SHEET NUMBER

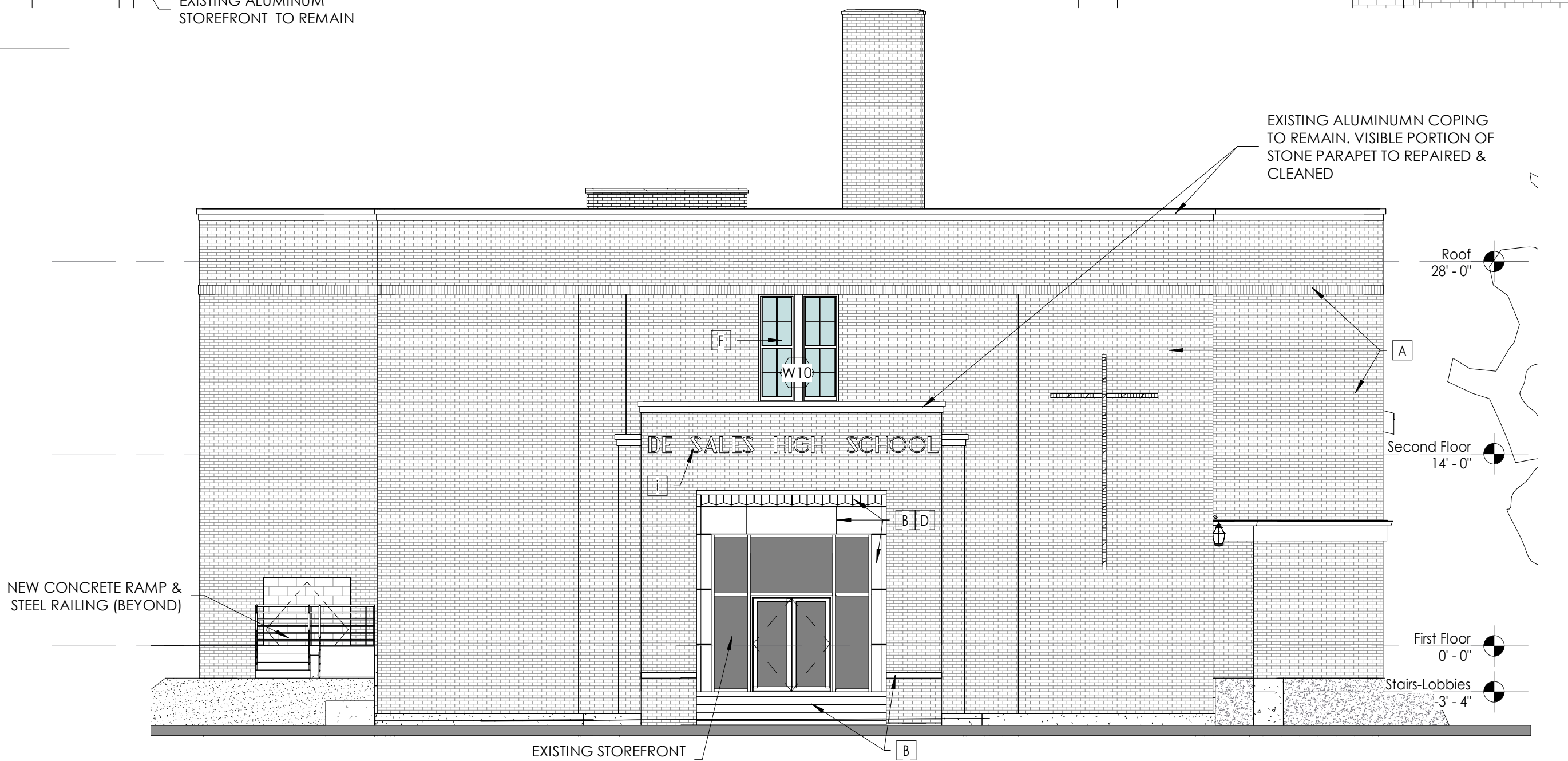
A105r



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 SCENCE & 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)

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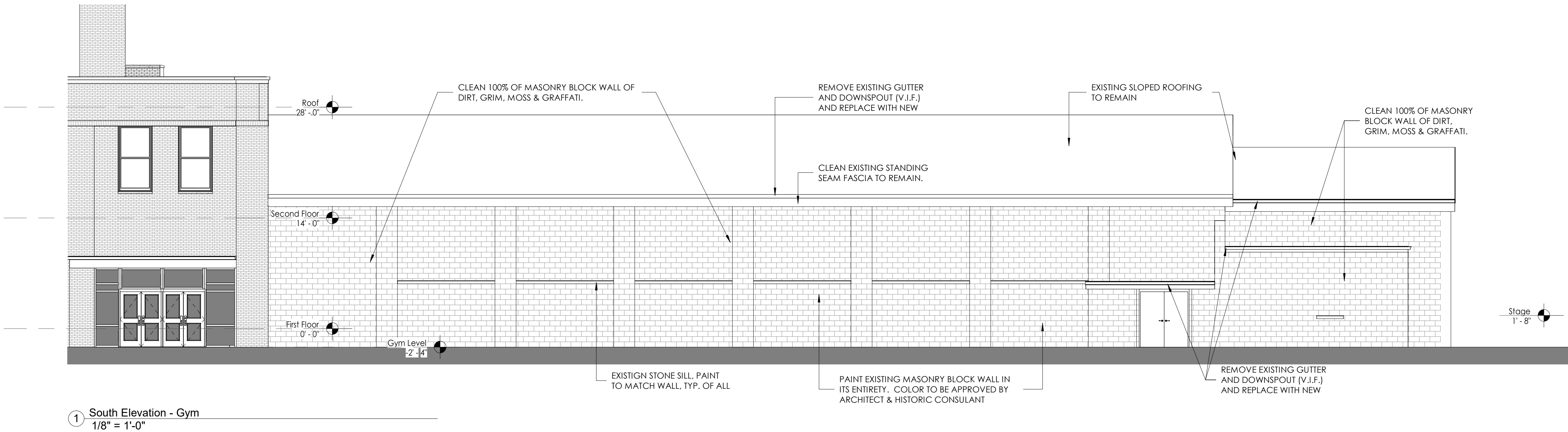
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PROJECT NUMBER: 22-168

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200



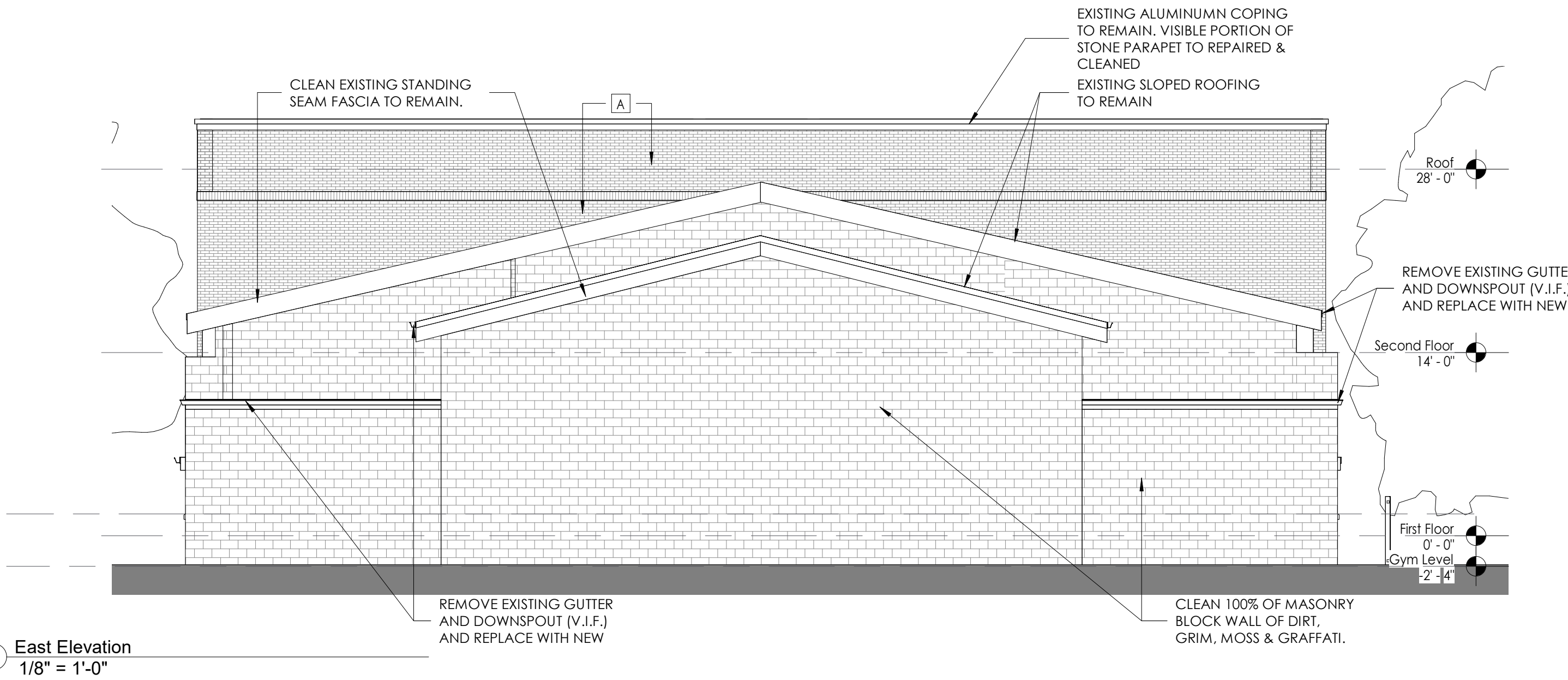
1 South Elevation - Gym
1/8" = 1'-0"

ELEVATION GENERAL NOTES

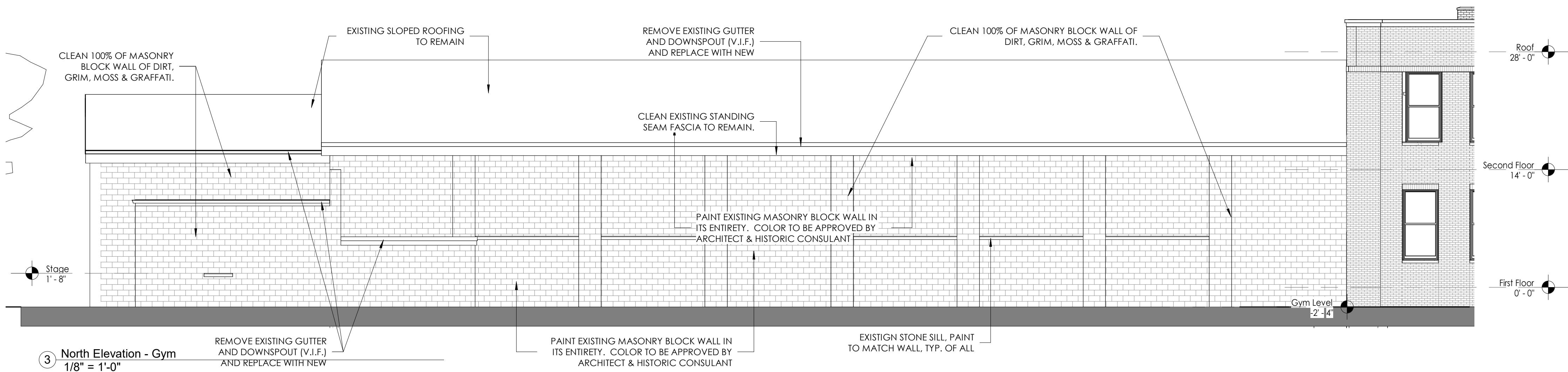
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- ALL EXTERIOR STEEL LINTELS TO BE CLEANED, SANDED, PRIMED AND PAINTED.
- CAULK ALL CONTROL AND EXPANSIONS JOINTS
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ELEVATION KEYNOTES

- [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]



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



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

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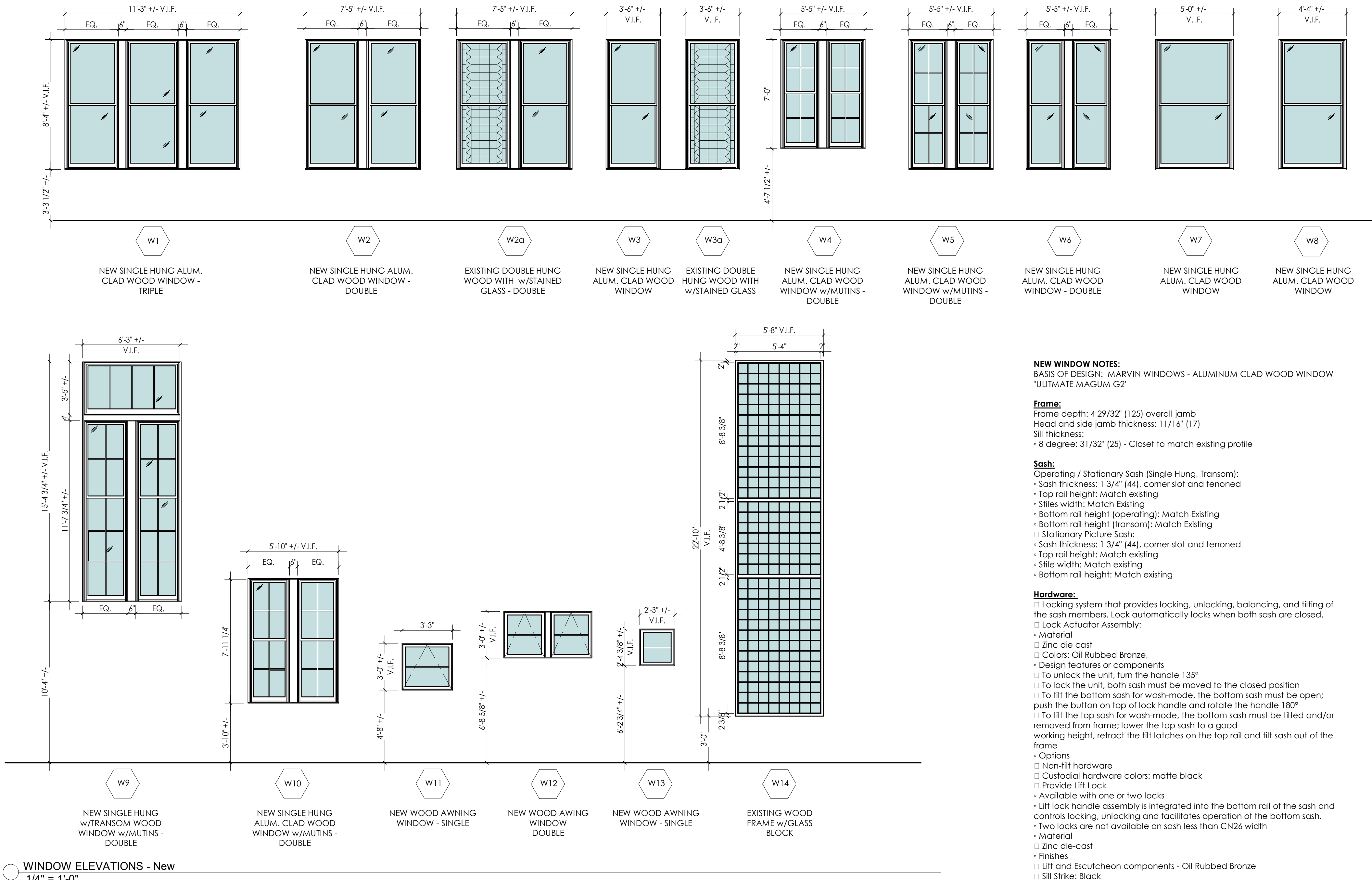
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PROJECT NUMBER: 22-168

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

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
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

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."

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PROJECT INFO

DeSales High School
Rehabilitation

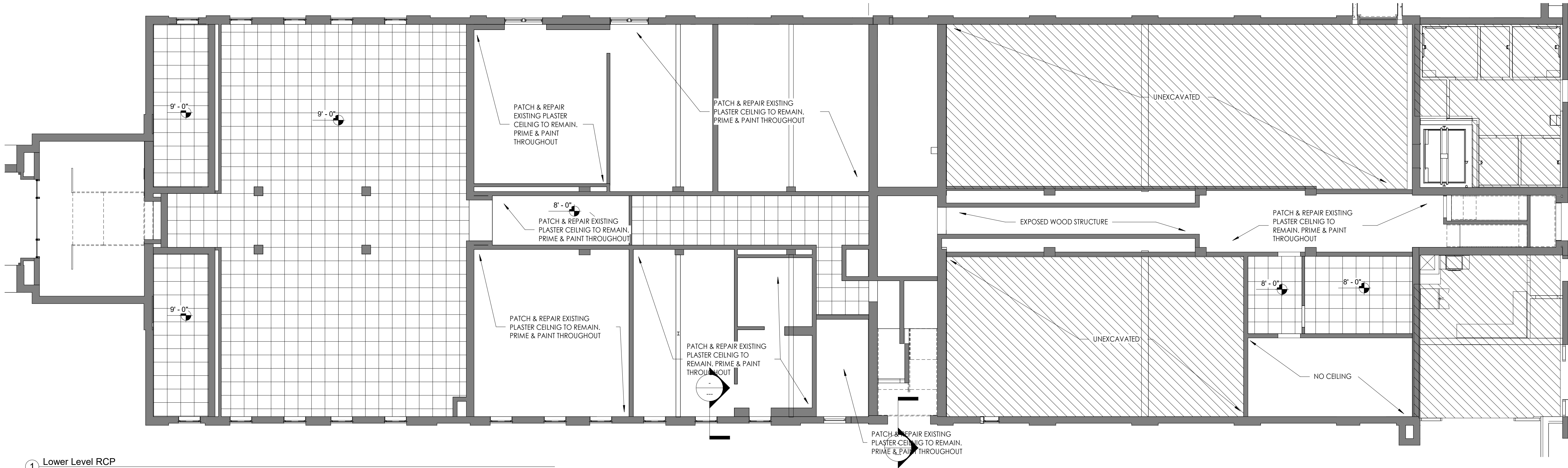
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

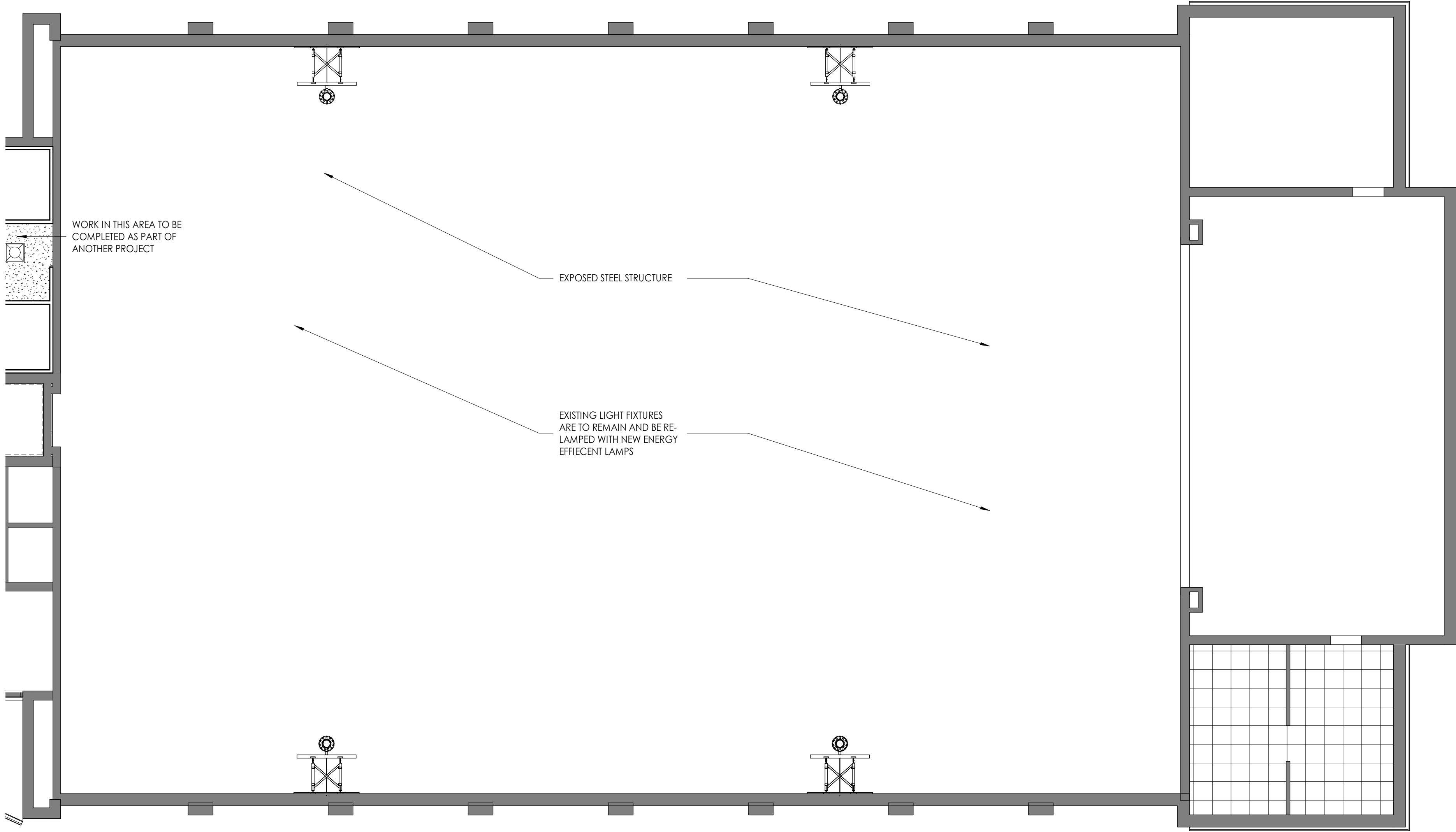
SHEET TITLE
REFLECTED CEILING PLAN

SHEET NUMBER

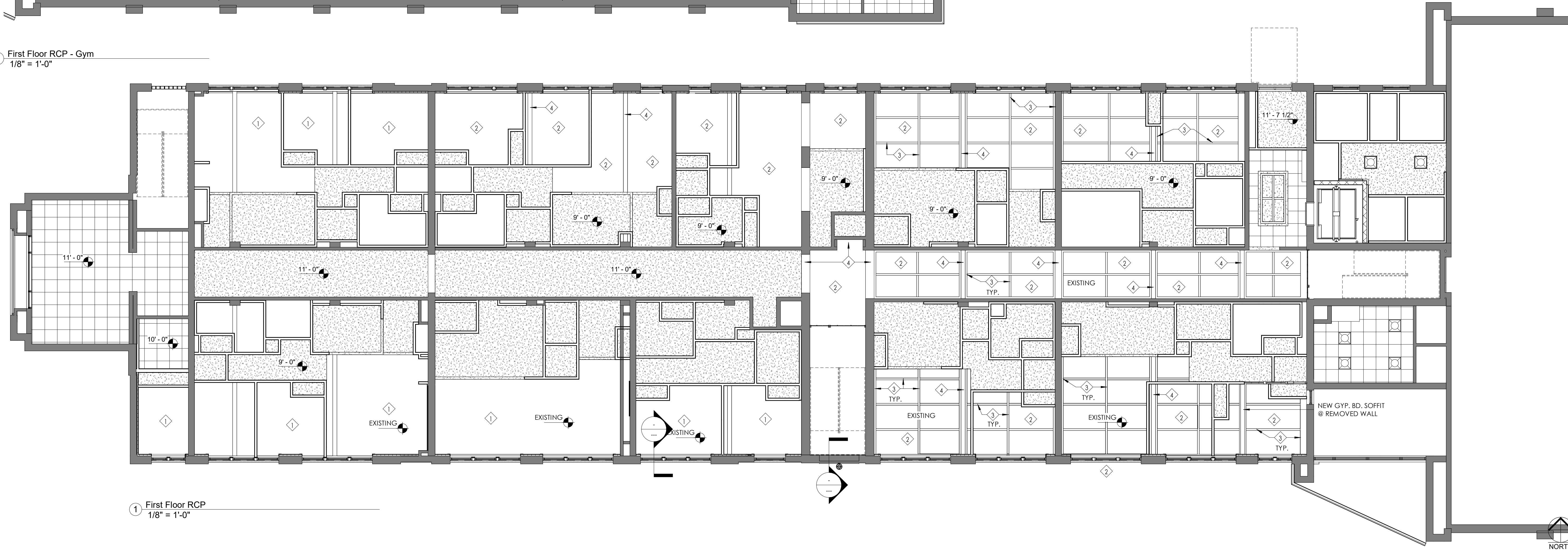
A400



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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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.
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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.
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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.
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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

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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			VD	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			VD	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			VD	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			VD	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			VD	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			VD	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			VD	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			VD	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			VD	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			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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.			VD	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

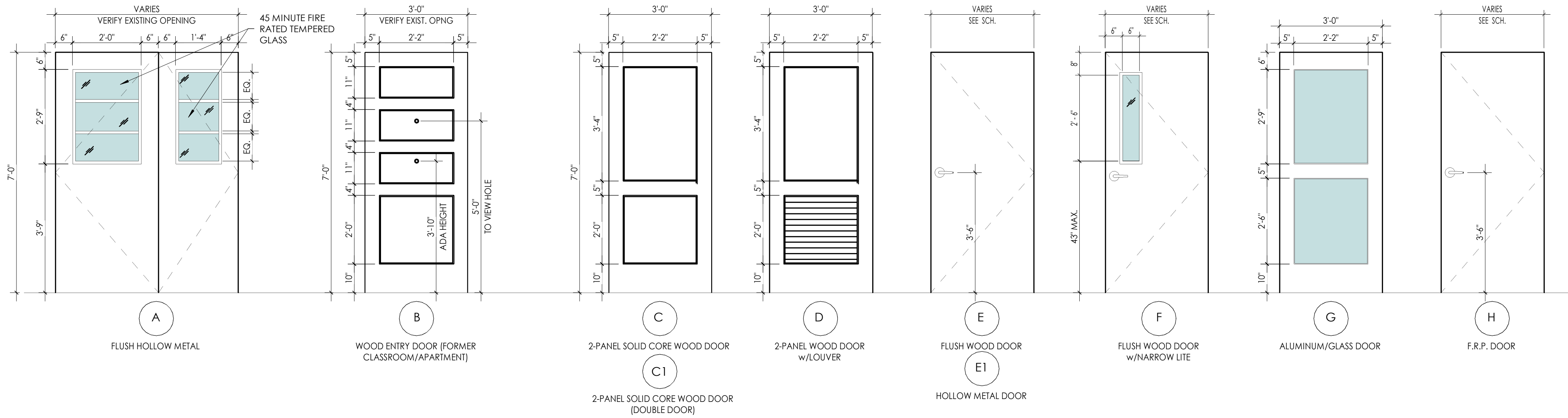
90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

SHEET TITLE
DOOR SCHEDULE

SHEET NUMBER

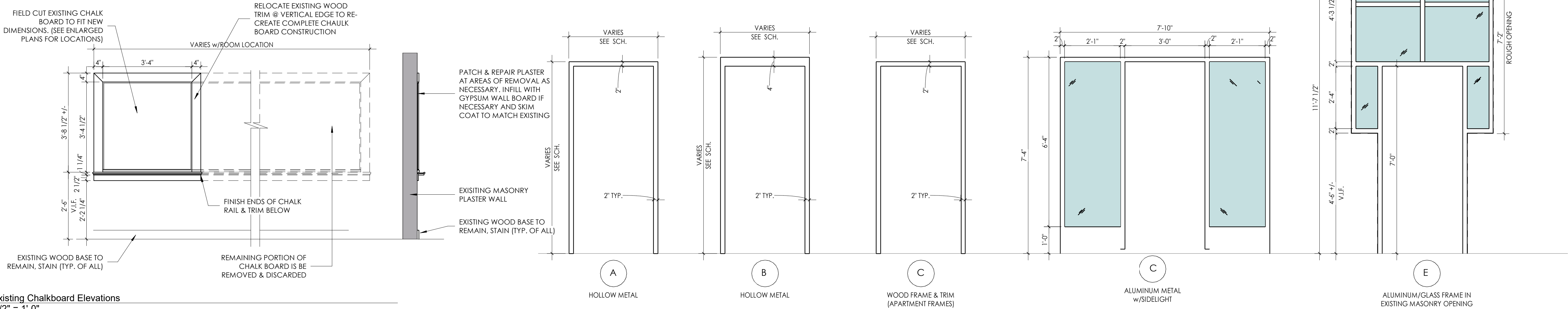
A900



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
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UPDATED SET

PROJECT INFO

DeSales High
School
Rehabilitation

90 Pultney Street
Geneva, NY 14456

ROZZI ARCHITECTS
PROJECT NUMBER: 22-168

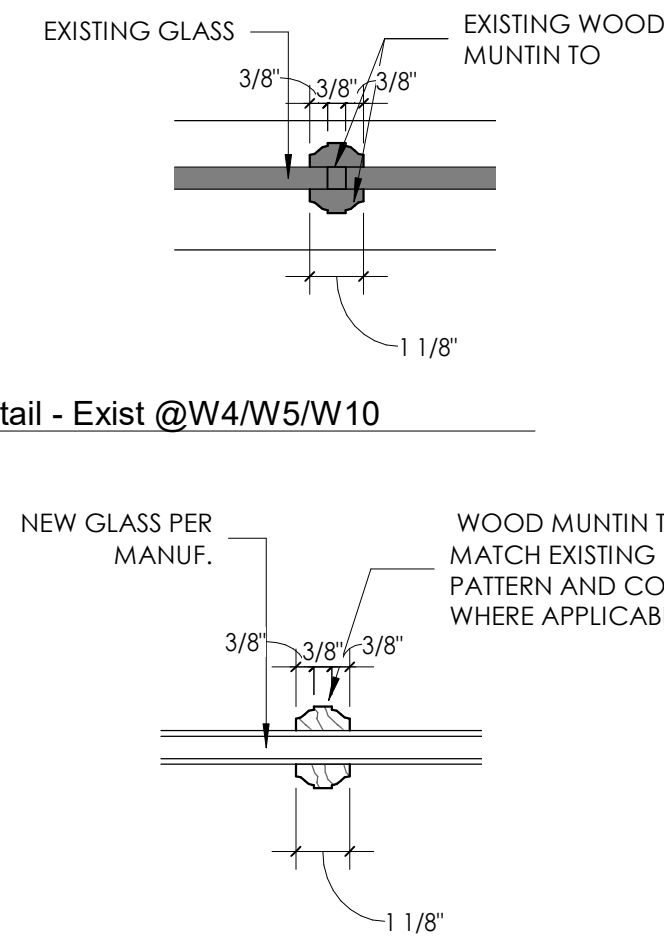
SHEET TITLE

Window type W4/W5/W10

SHEET NUMBER

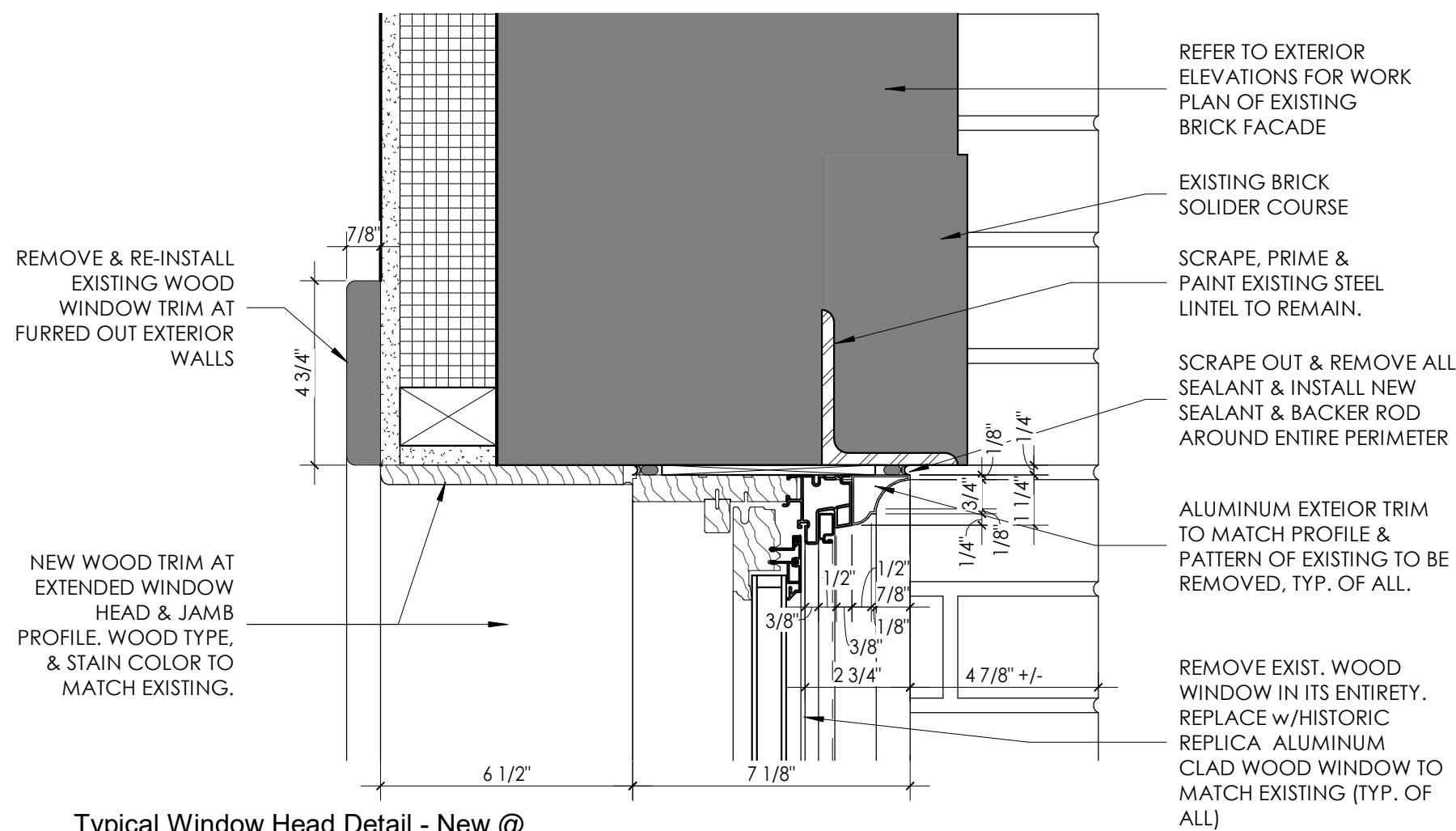
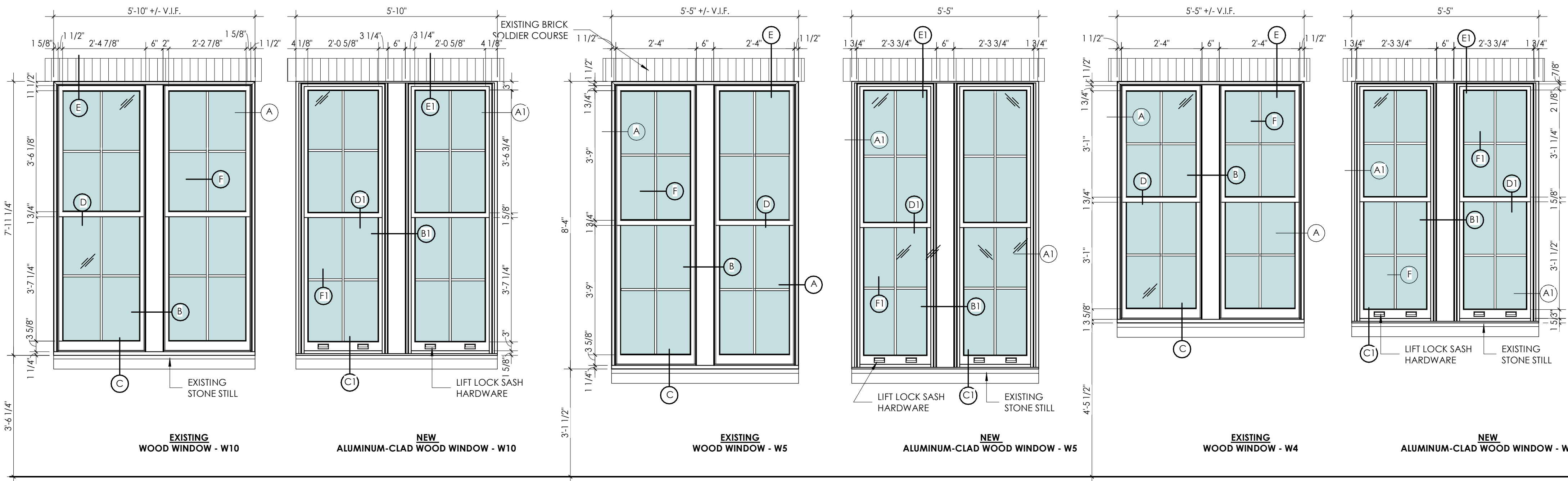
EX205

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

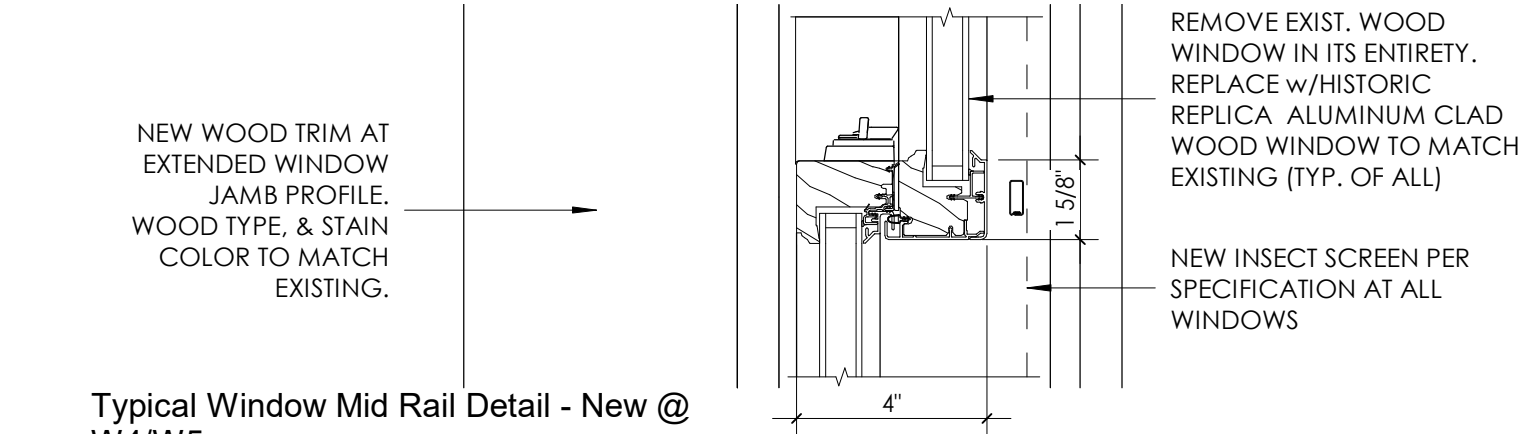


F1 Muntin Detail @ W4/W5
3" = 1'-0"

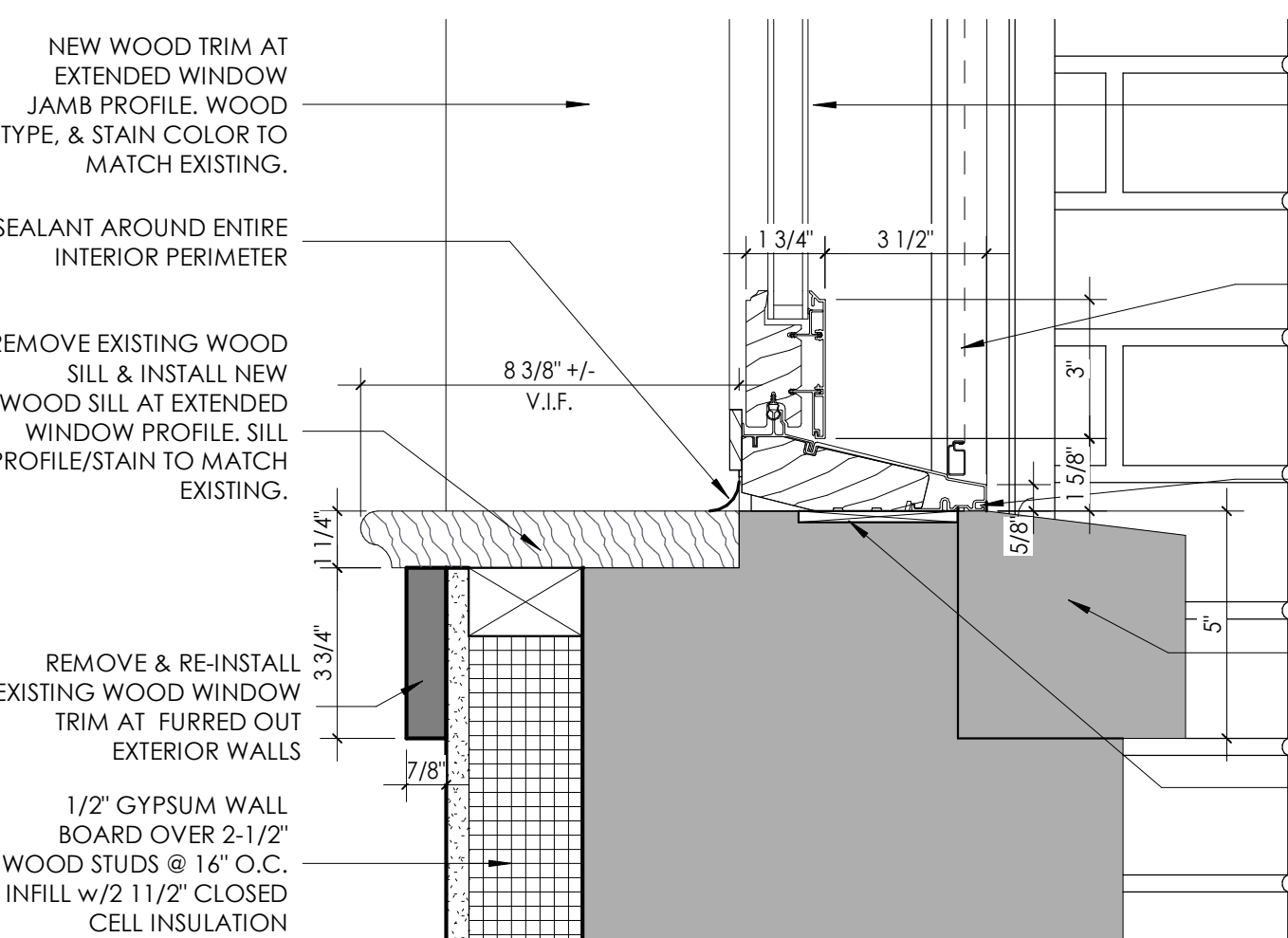
WINDOW ELEVATIONS - W4/W5/W10
1/2" = 1'-0"



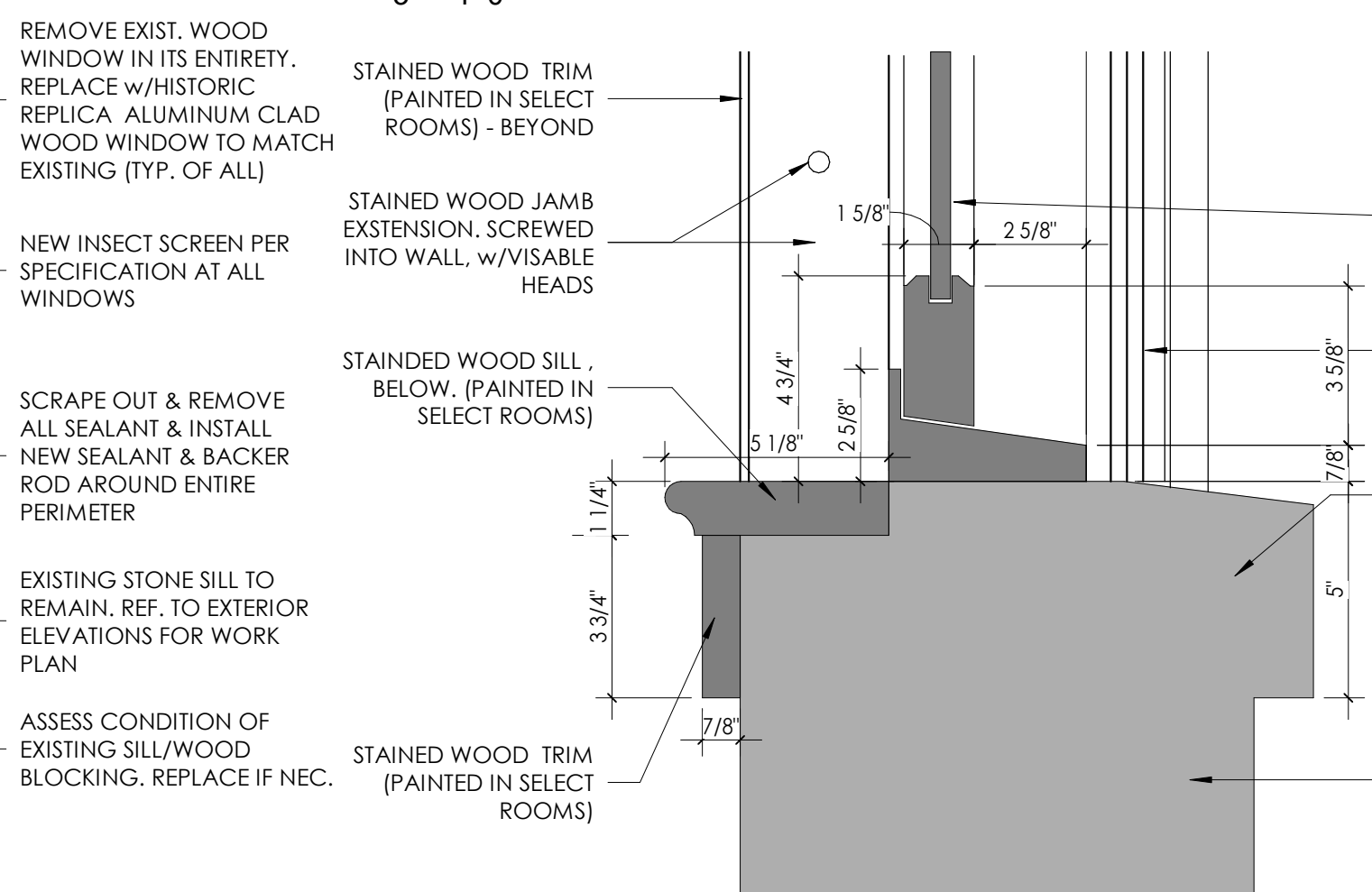
E1 Typical Window Head Detail - New @
W4/W5
3" = 1'-0"



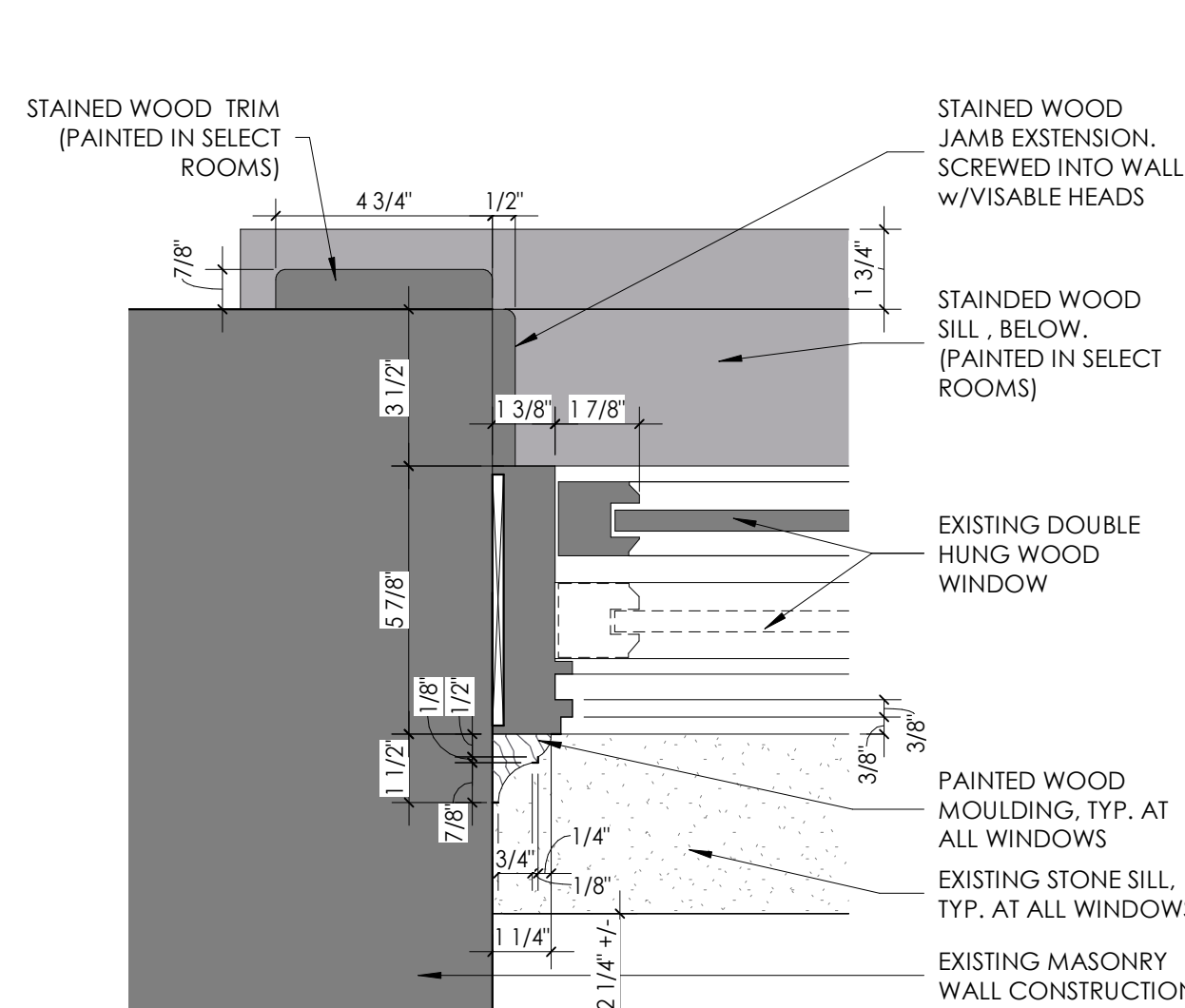
D1 Typical Window Mid Rail Detail - New @
W4/W5
3" = 1'-0"



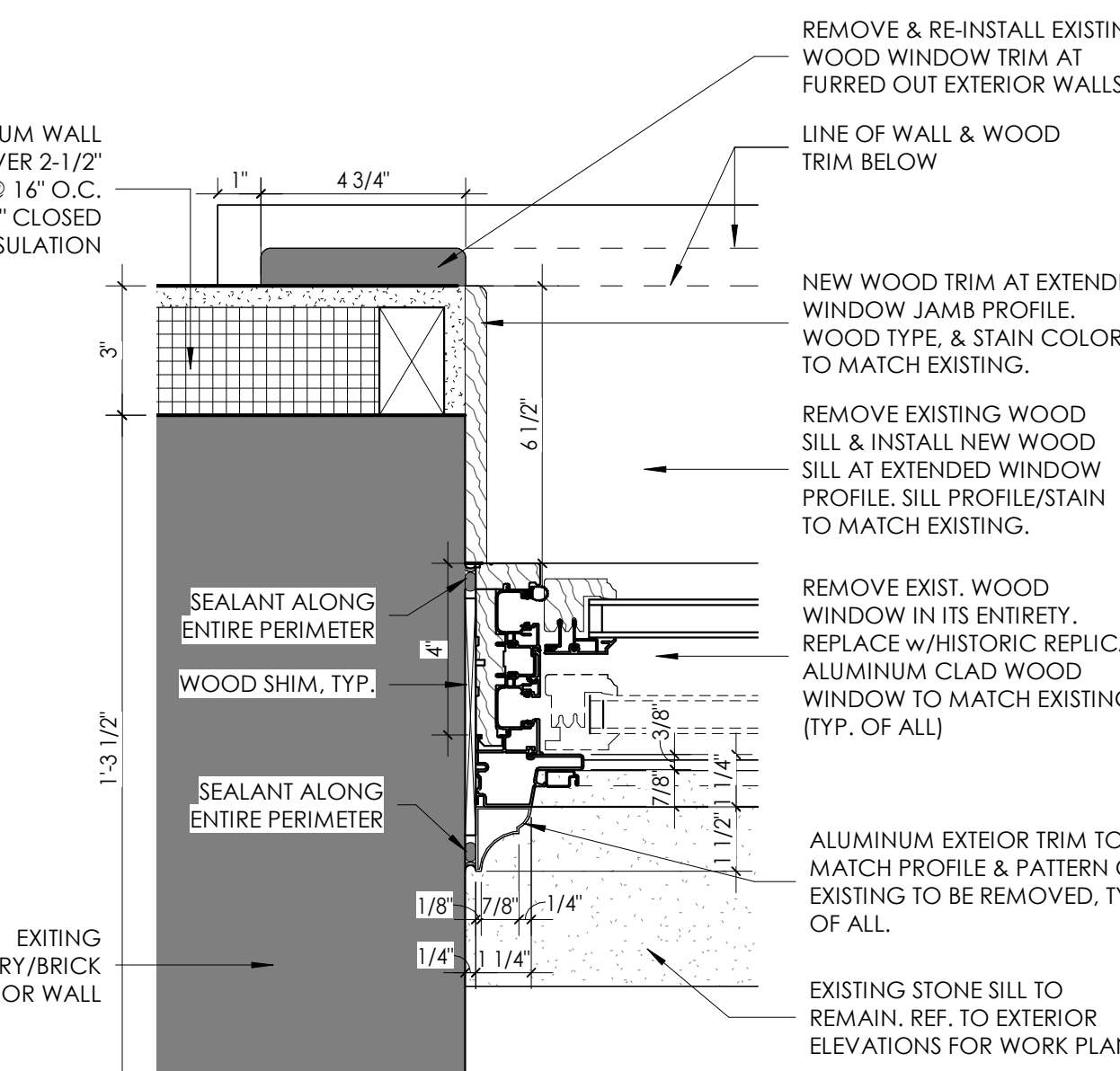
C1 Typical Window Sill Detail - New @ W4/W5
3" = 1'-0"



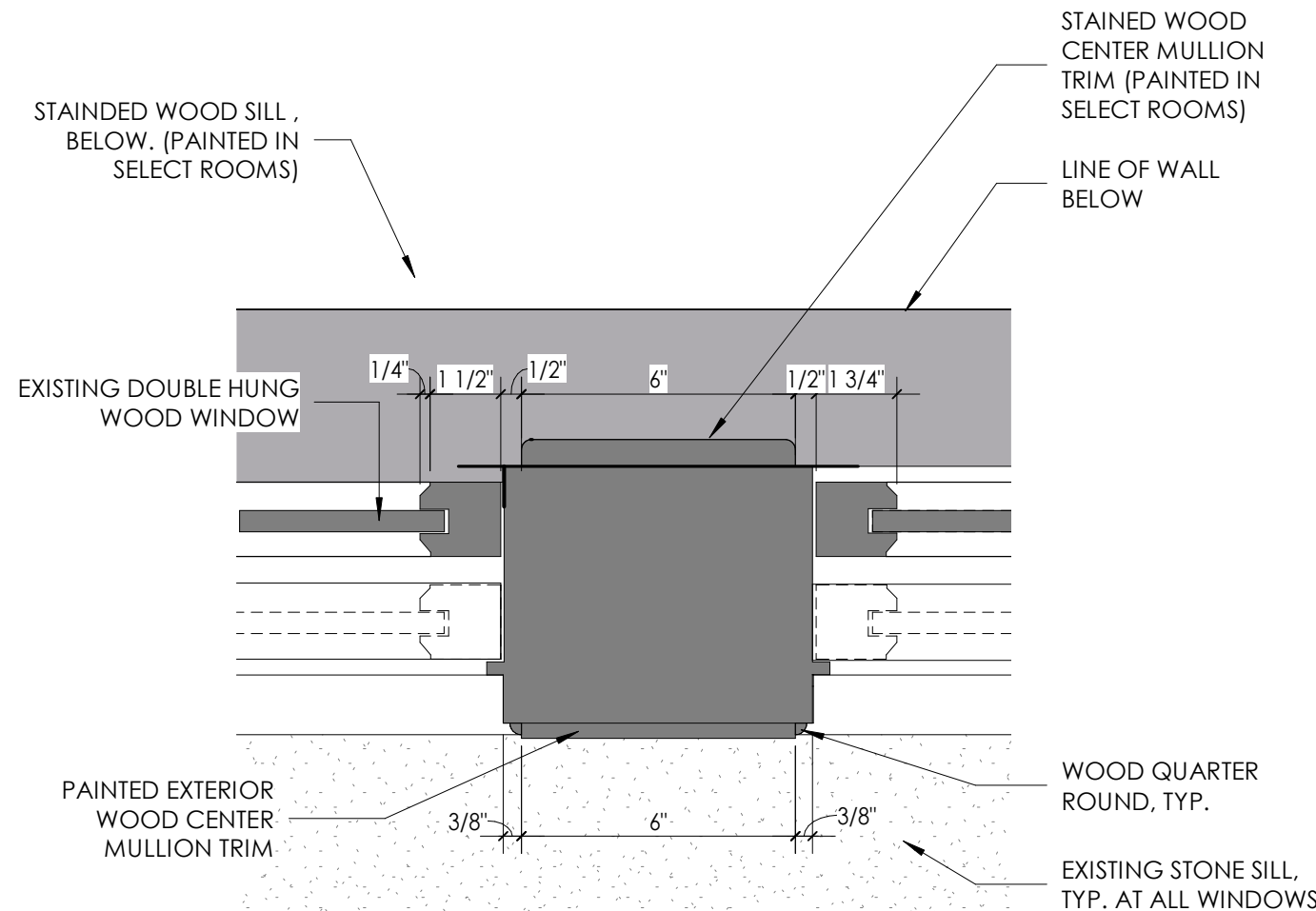
C Typical Window Sill Detail - Exist @ W4/W5
3" = 1'-0"



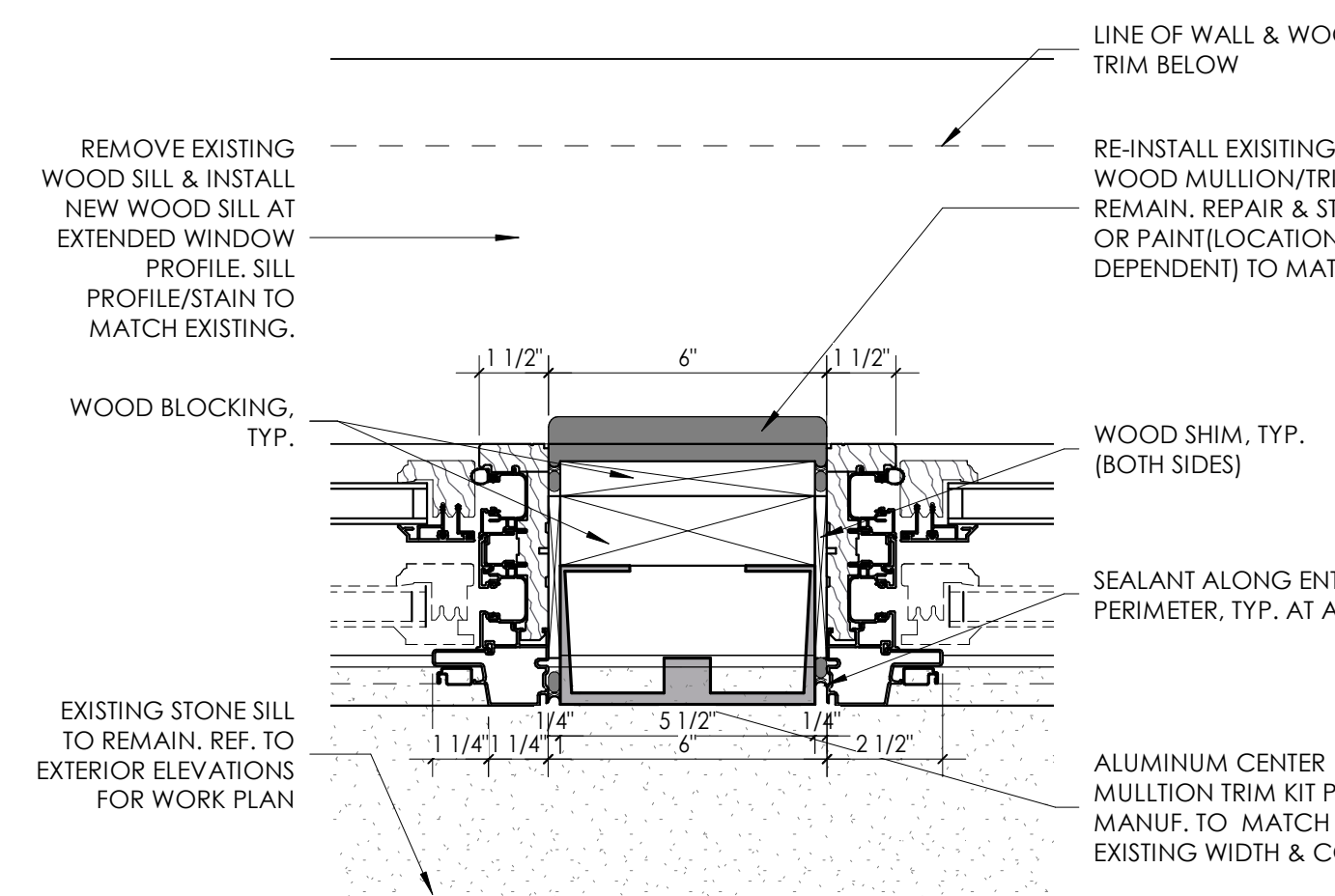
A Typical Window Jamb - Exist @ W4/W5
3" = 1'-0"



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"



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)

No activity to report

FLX Glassware (Chad Lahr) (A104)

No activity to report

FLX Hospitality (B102)

No activity to report

Food Justice (B101)

- 2 months behind in rent. Not sure what the status is on Food Justice. Their lease ends on 5/31/24

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)

No activity to report

J. Anderson, Cabinetmaker (A304)

No activity to report

**KitGen (City of Geneva) (B102)**

No activity to report

Lyons National Bank (A308)

No activity to report

Rachael J Torres De Jesus (A306)

- Lease commenced on 5/1/24

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: 45,050 sqft

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 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

Accounting:

(attached)

Marketing: listings linked below



Current Listings –

Costar

Craigslist:

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

Facebook Marketplace:

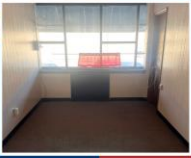
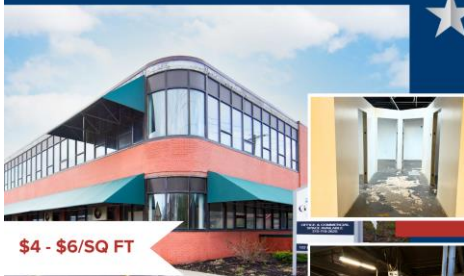
1. Office

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
 \$4 - \$6/SQ FT WAREHOUSE & OFFICE SUITE FOR LEASE 122 N. Genesee St. Suite A100, 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     www.websterprop.com	

April Showings – 1

Current Prospects:

1. Emily – Canandaigua based coffee company

Future Tenants –



- Emily is interested, but we do not have the right space for her. Needs to be on a specific side of the building that has better water.

Boat/Vehicle Inquiries - 0

- Storage ended at the end of 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: 04/01/24 - 04/30/24

	Current	YTD
<i>Beginning Bank Balance</i>	32,936.87	43,002.68
Income		
Rental Income	18,771.95	69,685.22
Application Fees	40.00	40.00
Late Fee Income	200.00	600.00
CAM Income (non-posting)	935.00	3,290.00
Utility Income	50.00	50.00
Gas & Propane	554.01	2,099.50
Water & Sewer	13.33	26.08
Electric	963.35	4,148.45
Prepay Items	8,768.10	9,657.19
COM Set Up Fee	0.00	50.00
	30,295.74	89,646.44
Expense		
Utilities Expense	7,111.67	22,316.01
Water & Sewer	1,381.43	2,762.86
Trash	123.00	492.00
Computer/Cable/Internet	99.24	217.75
Property Management Fees	1,918.59	7,022.41
Commissions & Fees Expense	150.00	600.00
Repairs & Maintenance Expense	7,259.51	19,905.77
WebProp Labor Expense	11,275.00	35,095.00
Subcontracted Services Expense	2,985.00	2,985.00
Office/Supplies	0.00	273.40
Telephone Expense	338.90	949.94
Interest Expense	1,699.20	6,737.76
	34,341.54	99,357.90
Net Income/Loss	-4,045.80	-9,711.46
<i>Ending Bank Balance</i>	24,910.98	24,910.98
Cash Requirements		
Total Reserve:	0.00	
Security Deposits Held:	10,320.00	
Total Requirements	10,320.00	

COMMENTS