



Office of General Services

DESIGN & CONSTRUCTION GROUP
THE GOVERNOR NELSON A. ROCKEFELLER
EMPIRE STATE PLAZA
ALBANY, NY 12242

ADDENDUM NO. 3 TO PROJECT NO. 47007

CONSTRUCTION WORK PROVIDE EXTERIOR RENOVATIONS BUILDING 102 MANHATTAN PSYCHIATRIC CENTER 600 EAST 125TH STREET NEW YORK, NY

June 20, 2025

<p>NOTE: This Addendum forms a part of the Contract Documents. Insert it in the Project Manual. Acknowledge receipt of this Addendum in the space provided on the Bid Form.</p>
--

SPECIFICATIONS

1. Page 230923 – 2, Change Paragraph 1.06 A. to Read:

“A. The existing Direct Digital Building Control System is Metasys by Johnson Controls. The Control sub-contractor shall thoroughly review as-built system prior to bid, propose and plan new work for integration. Contact Michael Bear, michael.s.baer@jci.com, (914) 275-2932 for information as need.”

2. Page 283105 – 2, Change Paragraph 1.5 A. to Read:

“A. The existing Simplex 4100ES System operates as an integrated multiplexed protected premises fire alarm, monitoring and control system. The existing system is a One-Way Emergency Voice Alarm System with Two-Way Emergency Telephone Communication System. Johnson Controls Fire Protection contact is Anthony M. Porpora, anthony.porpora@jci.com, 347-371-2697.

DRAWINGS

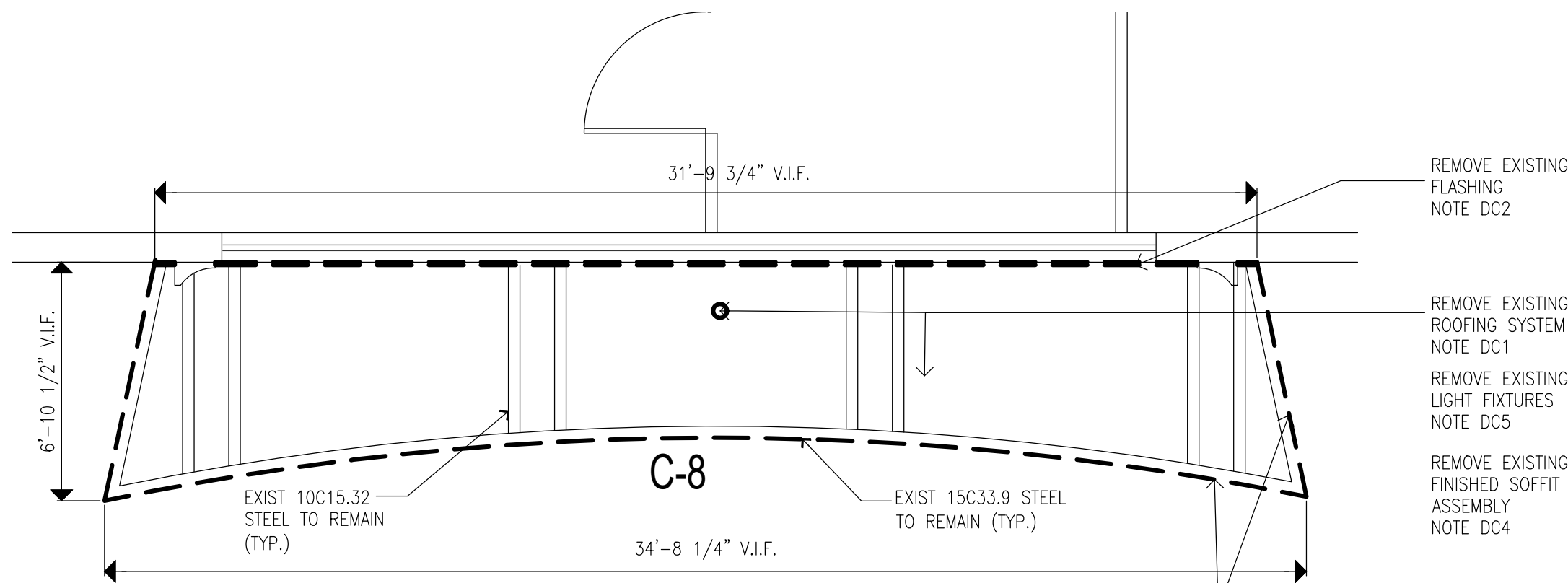
3. Revised Drawings:
 - a. Drawing Nos. AD-100, AD-107, AD-110, AD-112, AD-114, AD-118, AD-120, AD-122, AD-124, A-100, A-106, A-108, A-112, A-122, A-200, A-202, A204, A-206, A-208, A-210, A-212, A-214, A-216, A-218, A-220, A-222, A-226, A-300, A-304, A-308, A-312, A-316, A-318, A-320 and E-701, noted “ADDENDUM #3” accompany this Addendum and supersede the same numbered originally issued drawings.

4. Drawing Nos. A-100 and A-200:
 - a. CONSTRUCTION NOTES Column, Change Note S-13 to Read:

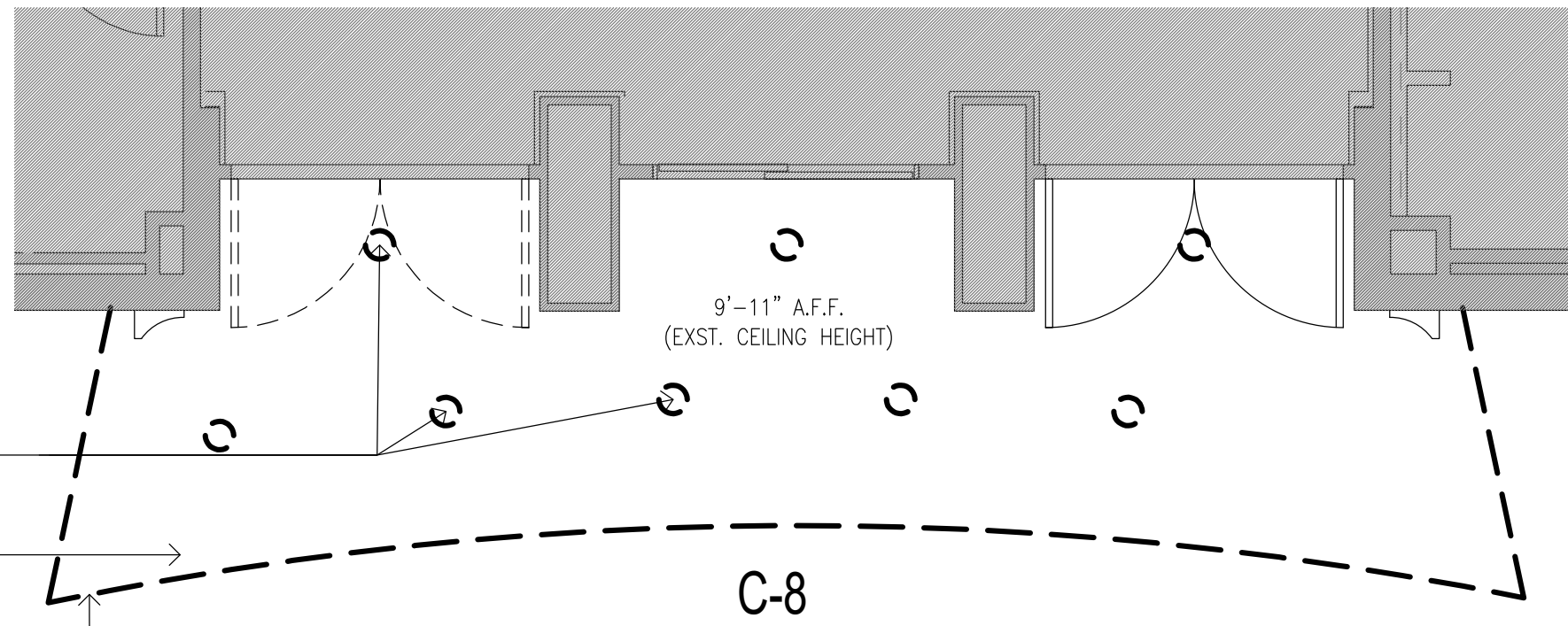
“S-13 PROVIDE LAMP POST ('OURO' BY KIM LIGHTING, BASIS OF DESIGN) WITH 6'-0" H, 12" POURED CONCRETE PEDESTAL BASE, SEE DWGS. 1& 2/**A-502**. SEE ELECTRICAL DRAWINGS & SPECIFICATIONS FOR MORE DETAILS, ELECTRICAL DRAWINGS FOR POWER CONNECTION”

END OF ADDENDUM

Brady M. Sherlock, P.E.
Director, Division of Design
Design & Construction



2 ROOF REMOVAL PLAN
SCALE: 1/4"=1'-0"



3 REFLECTED CEILING REMOVAL PLAN
SCALE: 1/4"=1'-0"

REMOVAL KEYNOTES:

CANOPY C-8:

DC1. REMOVE EXISTING GRAVEL BALLAST ROOFING SYSTEM DOWN TO DECK STRUCTURE. CONDITION OF METAL DECK AND ROOF DRAIN ASSEMBLY TO BE INSPECTED. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON THE METAL DECKING/ CANOPY STRUCTURE.

TOTAL LENGTH: 58LF @ 10C15.3, 54LF @ 15C33.9. CANOPY AREA~ 206 SFT) C7.

DC2. REMOVE EXISTING FLASHING AND CUT BACK COUNTERFLASHING NOT MORE THAN 1" DEEP FROM EXISTING REGLET IN GRANITE PANELS. TUCK BACK REMAINING COUNTERFLASHING TO PROVIDE CLEARANCE FOR INSTALLATION OF COUNTERFLASHING

DC3. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.

DC4. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT FRAMING/SUPPORTS.

DC5. REMOVE ALL EXISTING LIGHTING & FIXTURES WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY

RAMP R-A:

DR1. REMOVE ALL EXISTING RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.

DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES (31 ABANDONED RAILING POST LOCATIONS), FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1' EVERY 42", V.I.F) REFER TO DETAILS 1 & 2/A401-2

DR3. ENLARGE CRACKS IN CONCRETE SURFACES ALONG EXPOSED FACES TO 3/4"X 3/4" DEEP, AT ALL LOCATION OF RAMP CURBS AND WALLS WHERE CONCRETE HAS CRACKED (APPROX. 20 LF). REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL BY WATER POWERWASHING (TOTAL SURFACE AREA~ 750 SFT)

DR4. REMOVE EXISTING WATERPROOFING COATING ON RAMP WALLS BY WATER POWERWASHING. EXCAVATE DOWN TO SOIL 2'-0" BELOW GRADE (TOTAL SURFACE AREA~600 SFT)

DR5. REMOVE RAMP CONCRETE SURFACE DECK ALONG ENTIRE LENGTH OF RAMP (4" THK, 66-88WVF, #4@15" LONG WAY, #4@9" PERPENDICULAR)

DR6. REMOVE ALL EXISTING METAL SLEEVES AT SCUPPER OPENING LOCATIONS

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

STAIRS S-8, LANDING PLATFORM, PLANTERS & PLINTH:

DS1. REMOVE ALL EXISTING RAILINGS AT STAIRS

DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL POST SLEEVES, FILL HOLES WITH DUTCHMAN REPAIR USING EXISTING STONES REMOVED FROM S-46 (@ 9 LOCATION)

DS3. REMOVE EXISTING GRANITE STAIR TREADS AND LANDING PAVERS. CLEAN AND REMOVE ALL STAINS (INCLUDING RUST STAINS) FROM EACH TREAD AND PAVES, AND STORE FOR REUSE.

DS4. REMOVE ANY EXISTING CRACKED AND/OR CHIPPED GRANITE STAIR TREADS AND REPLACE WITH SALVAGED GRANITE TREADS FROM STAIR S-9 AND STAIR S-46. (10% OF TREADS AND PAVERS WILL REQUIRE IT)

DS5. REMOVE EXISTING GRANITE STONE COPINGS & GRANITE VENEER PANELS AT ALL VERTICAL FACES OF THE PLINTH. CLEAN AND REMOVE ALL STAINS (INCLUDING RUST STAINS) FROM EACH STONE AND PANEL, USING CHEMICAL CLEANER AND STORE FOR REUSE.

DS6. REMOVE LOOSE MORTAR/GROUTS AT JOINTS AT ALL VERTICAL FACES OF THE PLANTER WALLS 200 LINEAR FEET.

DS7. REMOVE EXISTING ORGANIC GROWTH ON PLANTER WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH

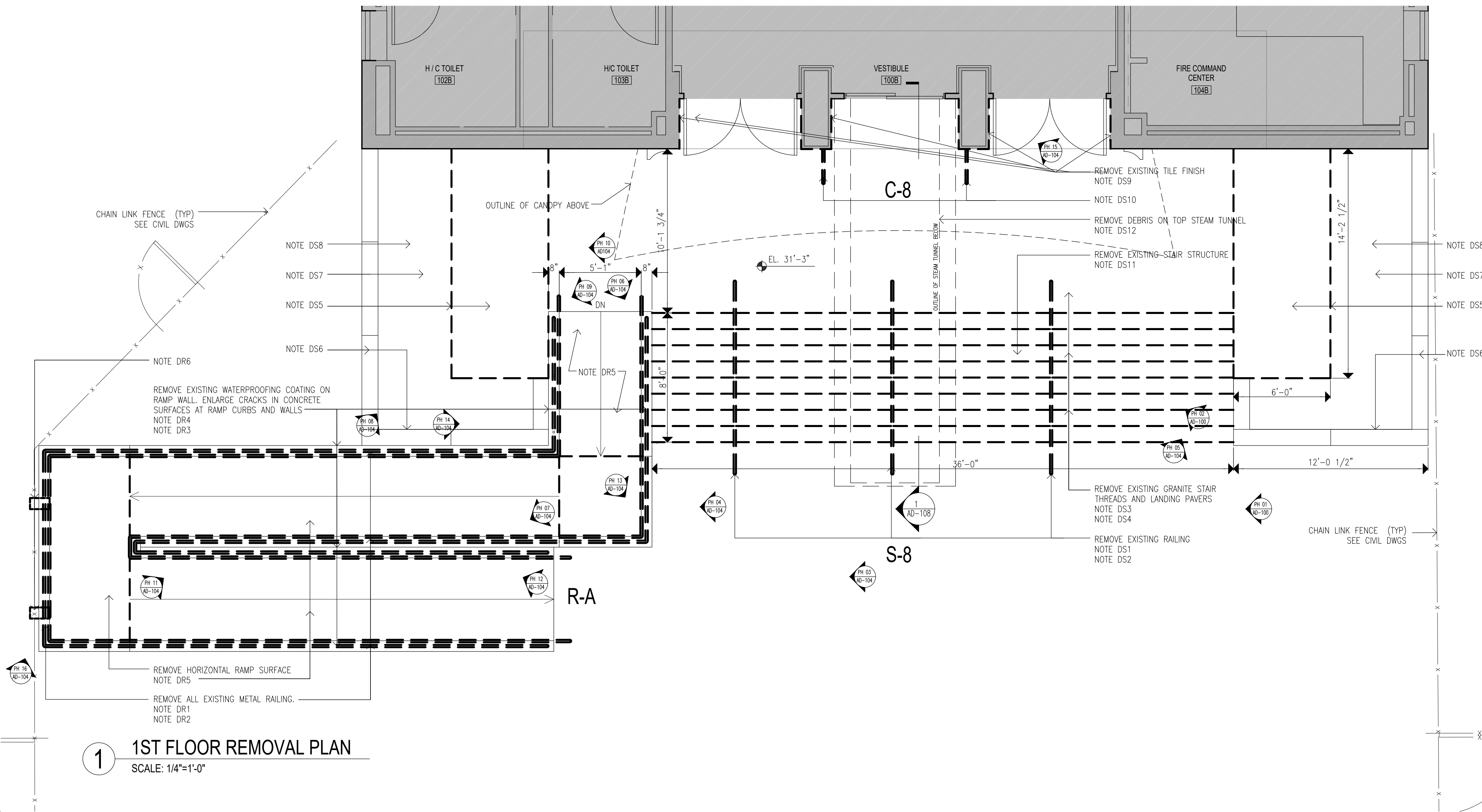
DS8. REMOVE ALL SOIL AND ANY OTHER FILL FROM WITHIN THE PLANTERS

DS9. REMOVE EXISTING TILE FINISH, BASE AND ALL METAL CORNER GUARDS FROM ALL SIDES OF PILLARS AND SIDE WALLS

DS10. REMOVE EXISTING METAL RAILS

DS11. REMOVE STAIR STRUCTURE BEAMS. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION

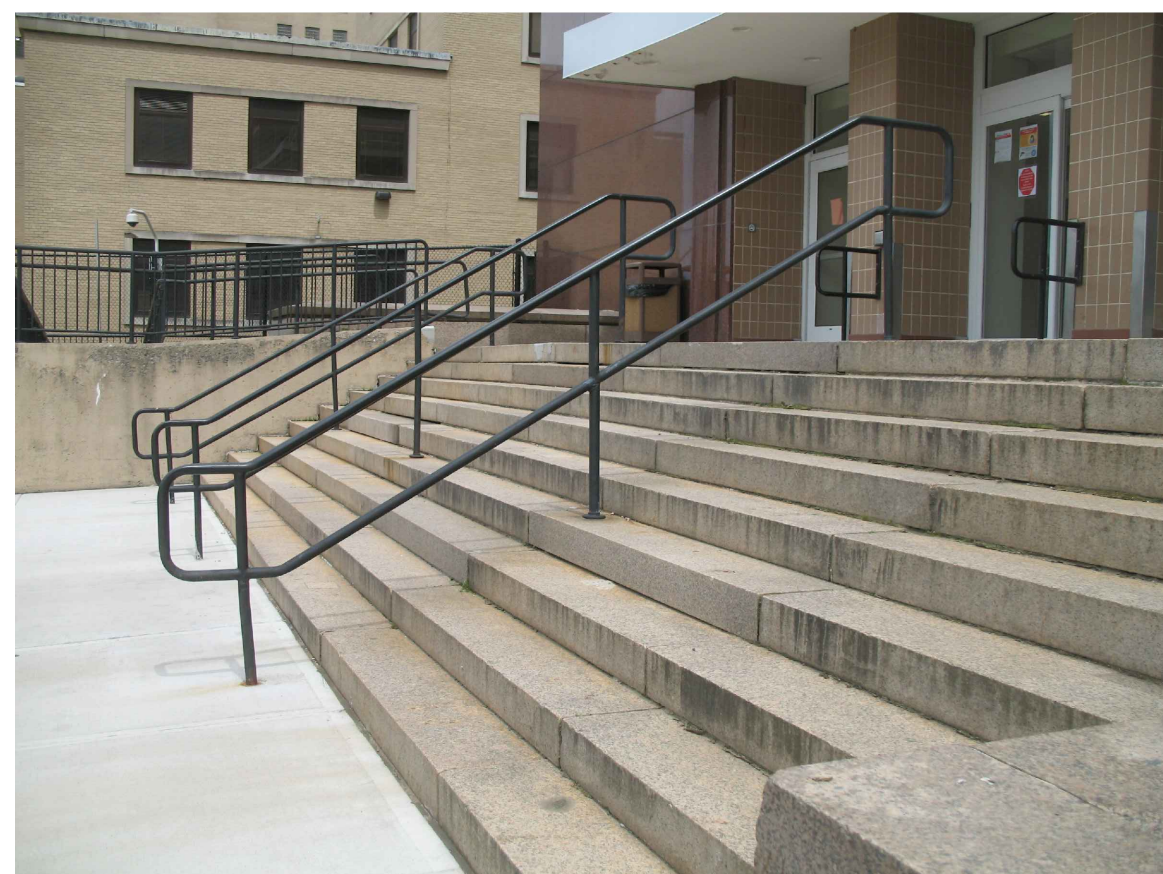
DS12. REMOVE ANY DEBRIS ON TOP OF EXISTING STEAM TUNNEL AND TOPPING SLAB AT TUNNEL



1 1ST FLOOR REMOVAL PLAN
SCALE: 1/4"=1'-0"

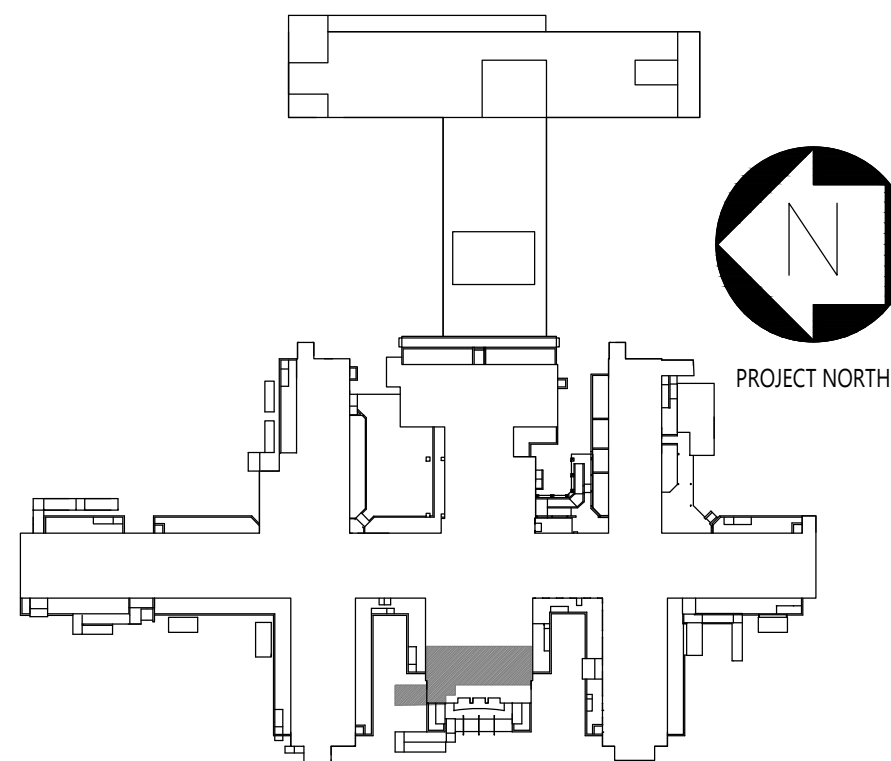


PH 02 CANOPY C-8



PH 01 STAIR S-8

NOTE:
PHOTOGRAPHS PROVIDED IN THE CONTRACT DOCUMENTS ARE FOR REFERENCE PURPOSES ONLY. THESE PHOTOS REPRESENT WHAT CONDITIONS WERE AT THE TIME THEY WERE TAKEN AND MAY NOT ACCURATELY REPRESENT CURRENT CONDITIONS



NEW YORK
STATE OF
OPPORTUNITY.
Office of
General Services
DESIGN & CONSTRUCTION

CONSULTANTS:

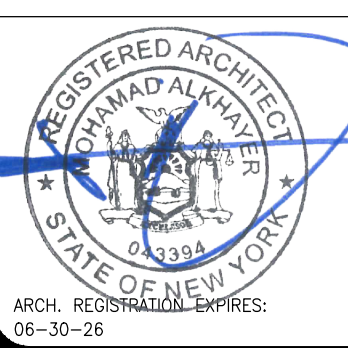
RBSD
ARCHITECTS PC

STV 100
Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-8, STAIRS S-8, RAMP R-A:
REMOVAL PLANS

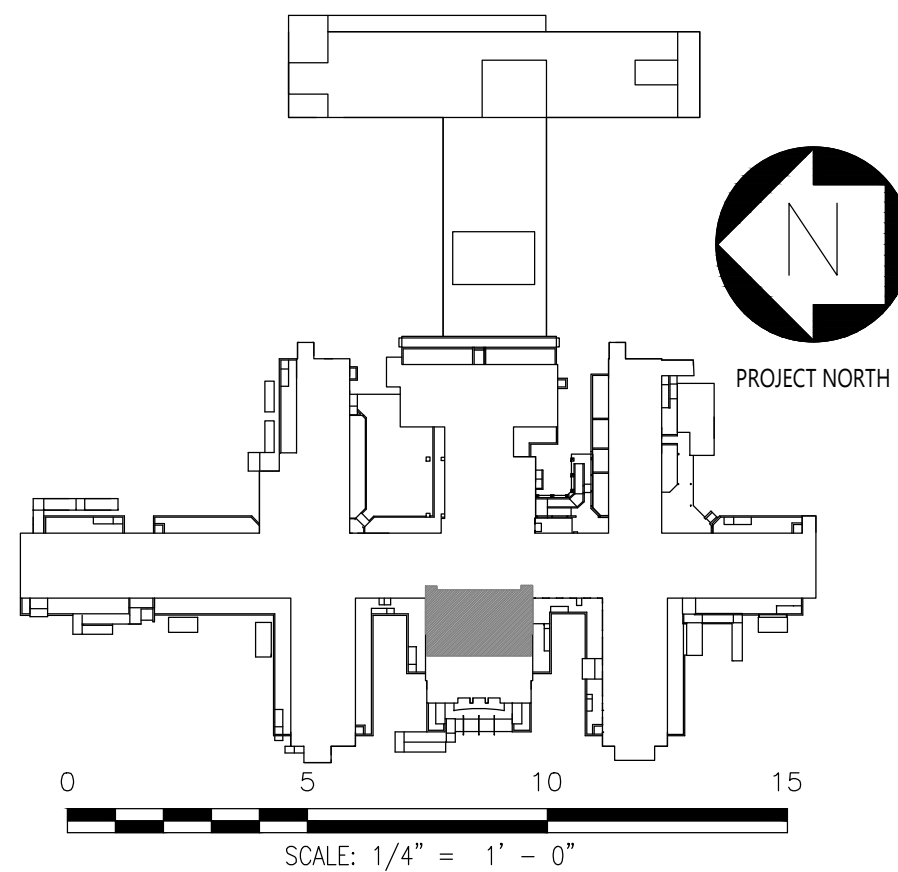
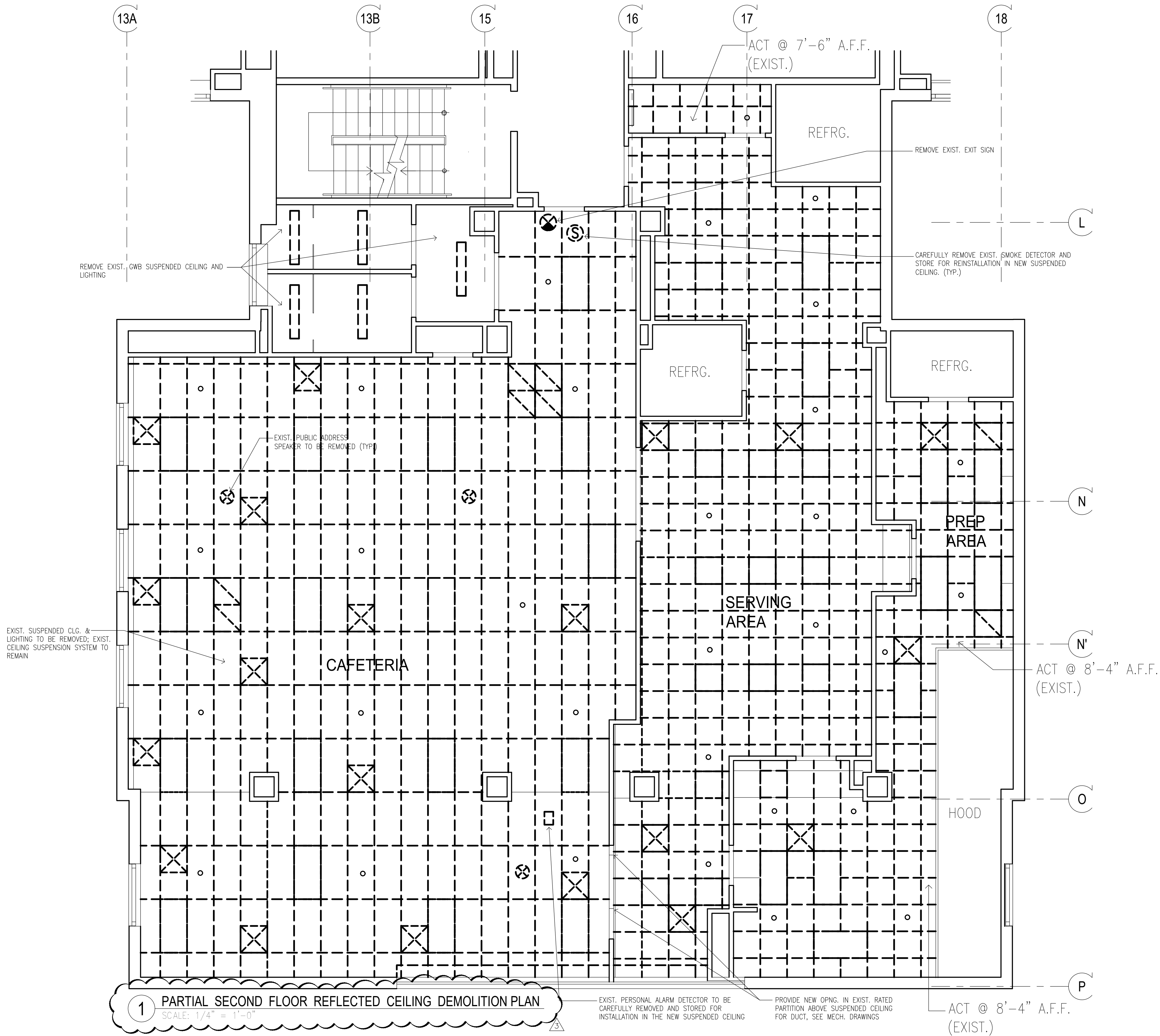
BUILDING NUMBER:

102

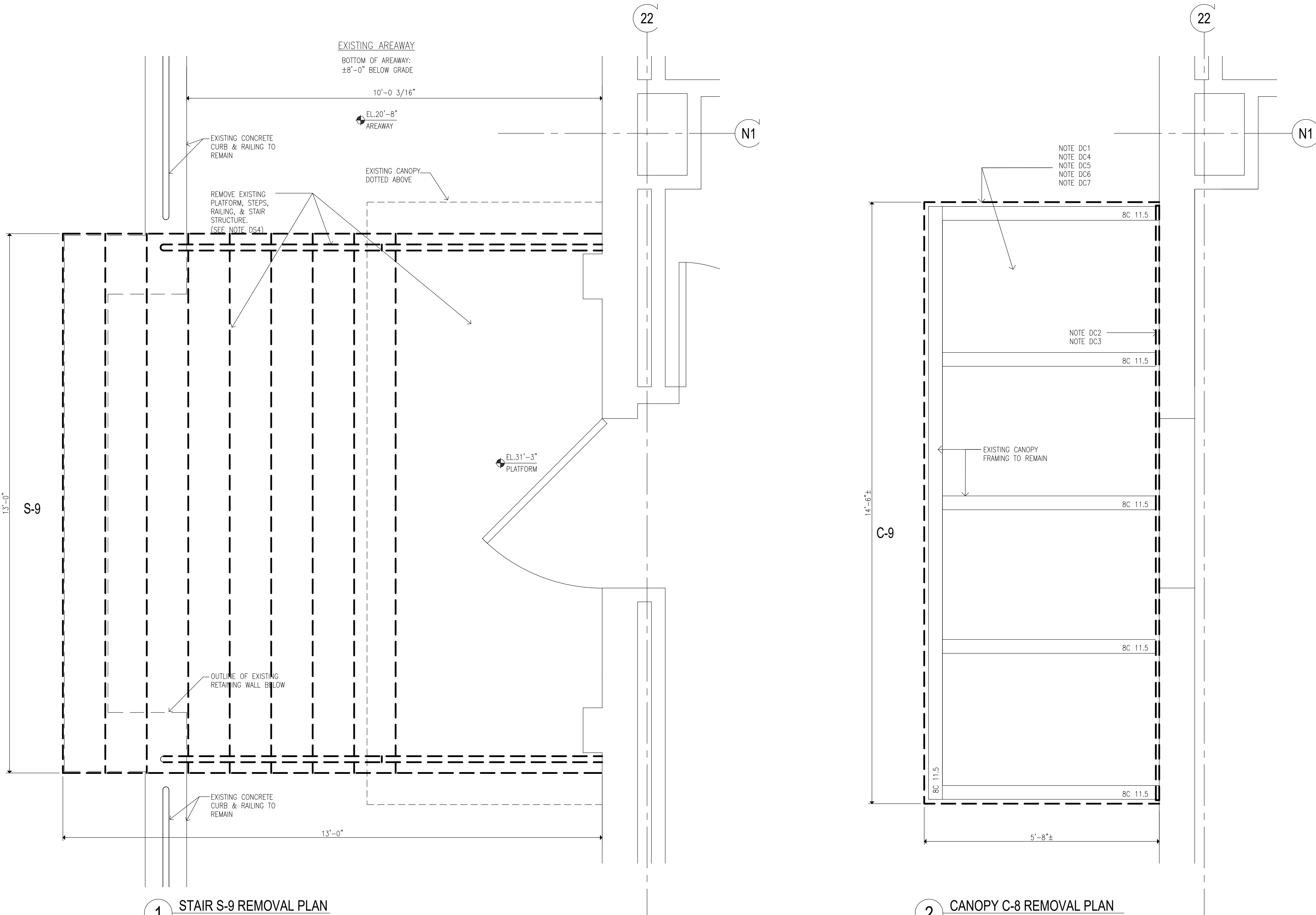
DRAWING NUMBER:

AD-100

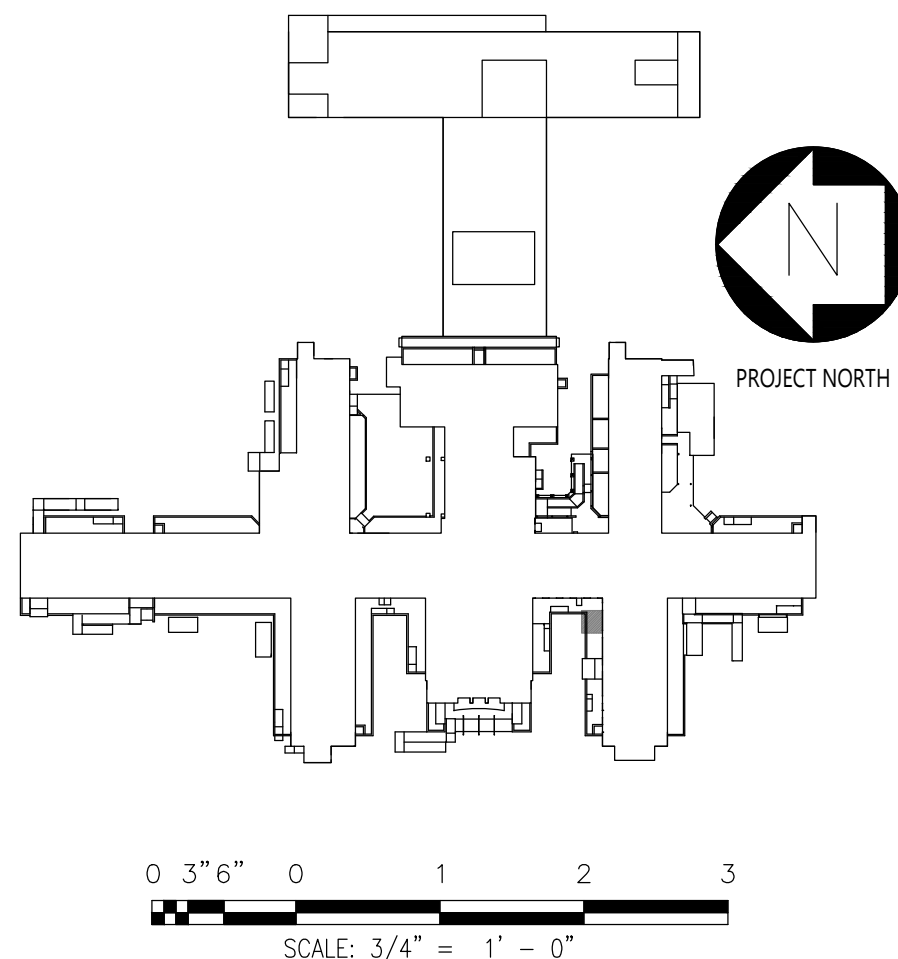
SHEET



04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION



- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
- DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
- DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
- DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
- DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
- DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
- DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
- DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
- DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
- DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
- DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY. STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
- DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
- DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
- DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
- DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
- DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
- DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
- DS3. NOT USED
- DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
- DS5. REMOVE EXISTING NOSING AT STAIRS
- DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH



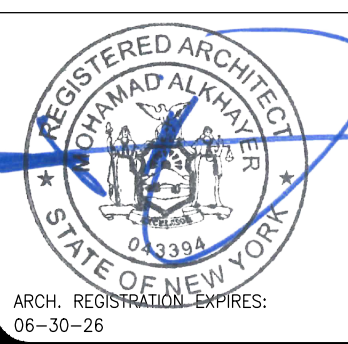
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

PROJECT NUMBER:	47007
DESIGNED BY:	MAK
DRAWN BY:	RS, JM, RT
FIELD CHECK:	LR, MOL
APPROVED:	MAK

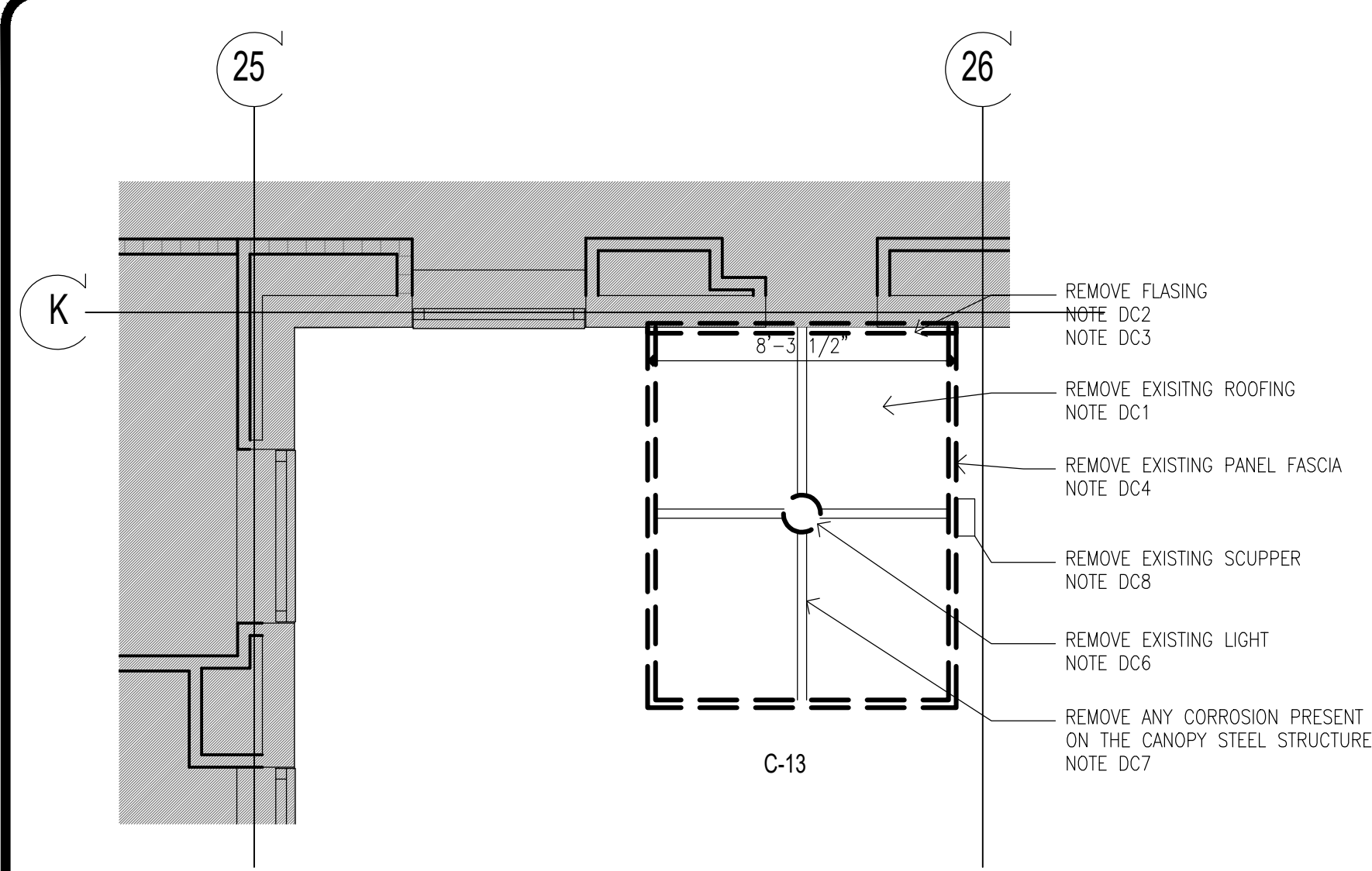
SHEET TITLE:

CANOPY C-9, STAIRS S-9:
REMOVAL PLANS

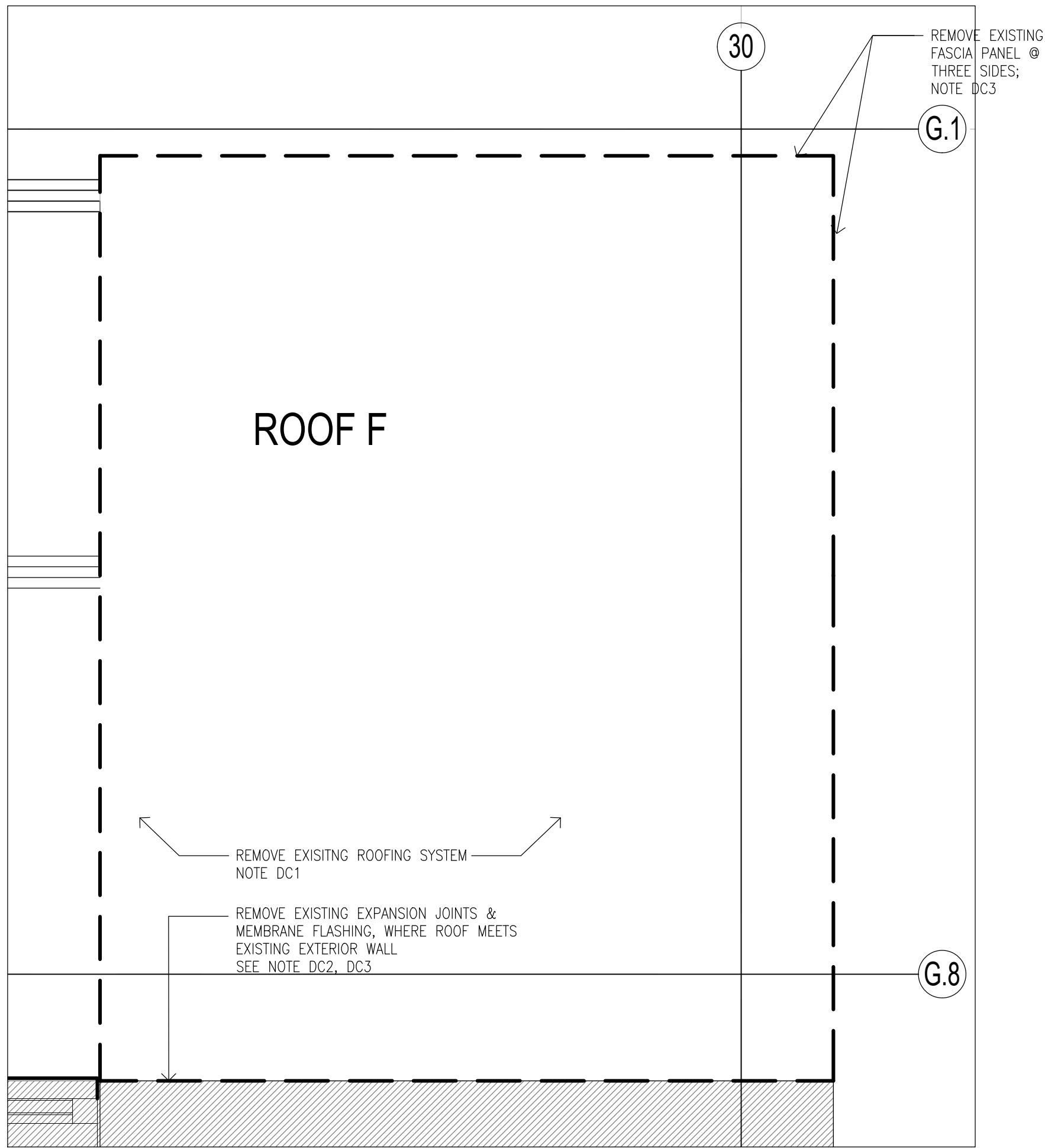
BUILDING NUMBER:
102

DRAWING NUMBER:
AD-110

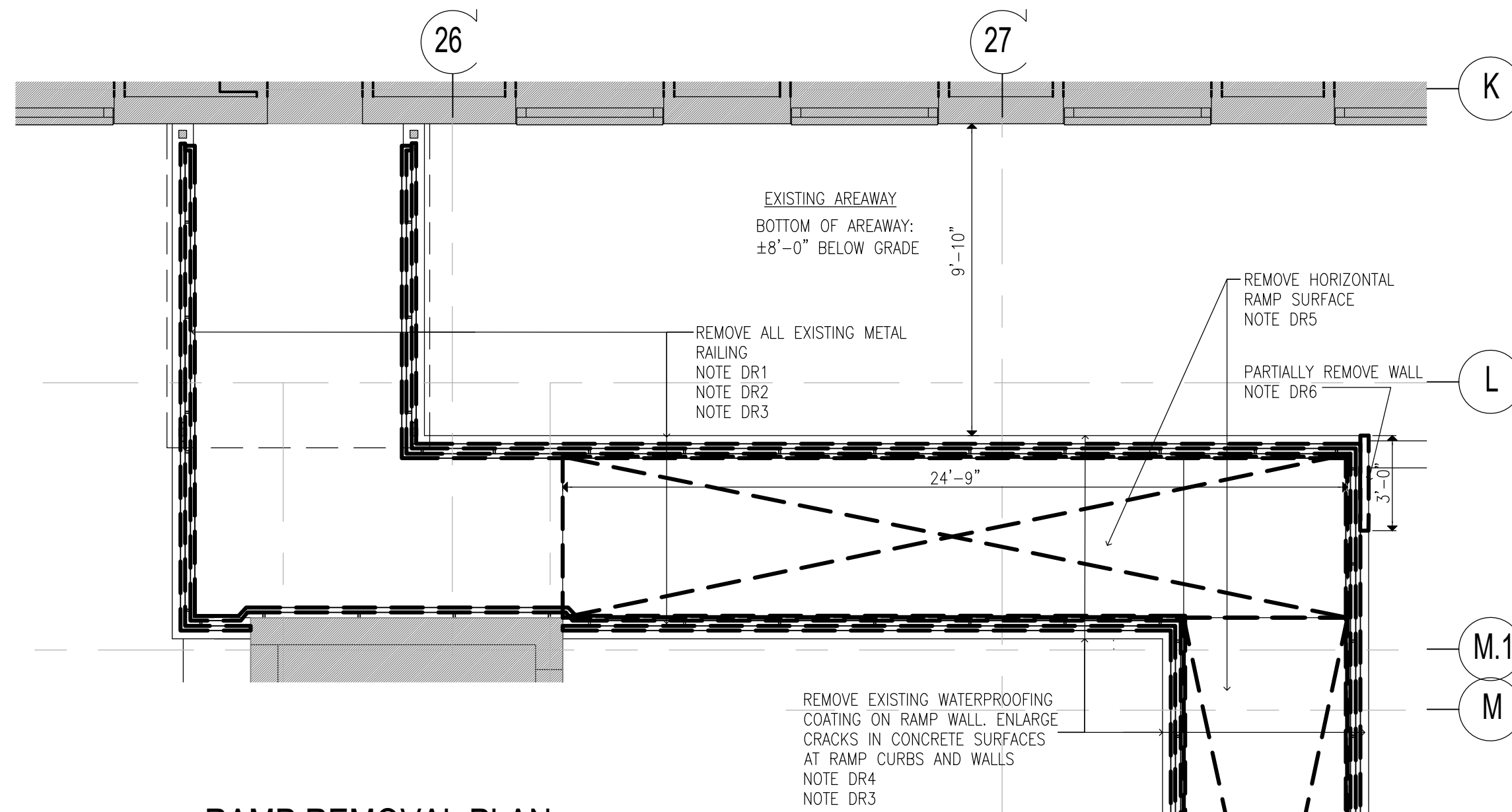
SHEET



1 ROOF REMOVAL PLAN
SCALE: 1/4"=1'-0"



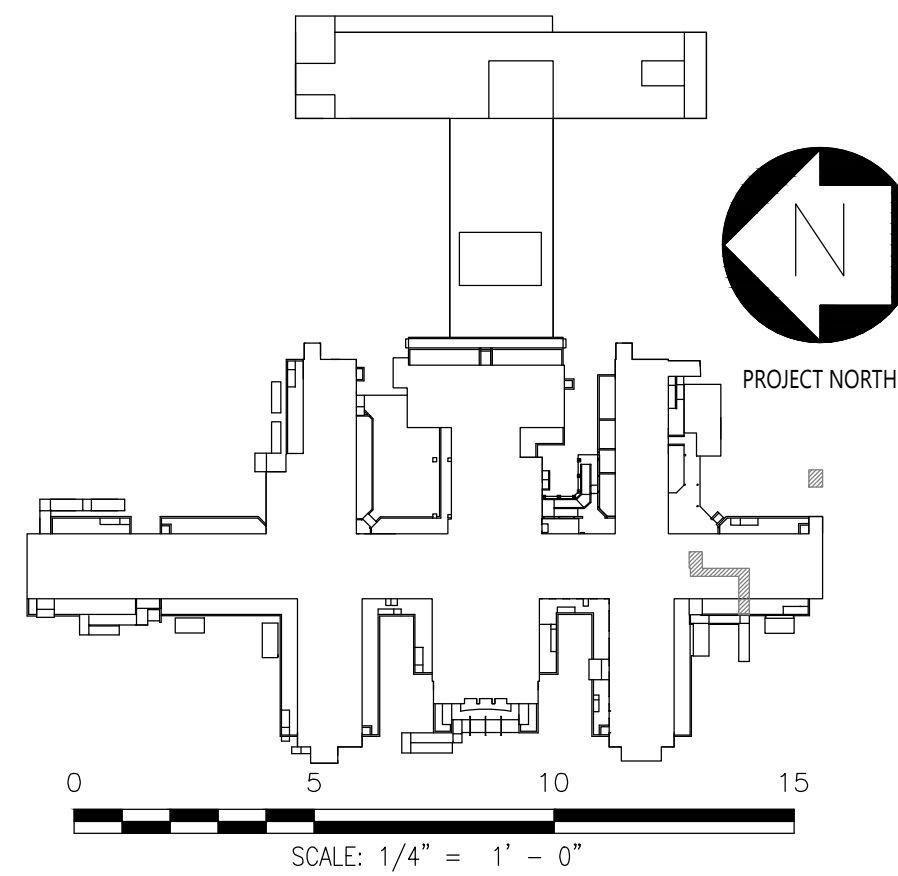
3 ROOF RF-F REMOVAL PLAN
SCALE: 3/4"=1'-0"



2 RAMP REMOVAL PLAN
SCALE: 1/4"=1'-0"

- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY, STORE FOR RE-INSTALL AS DIRECTED BY OWNER (© C-28 AND C-10 ONLY)
DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (© C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
DS3. NOT USED
DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
DS5. REMOVE EXISTING NOSING AT STAIRS
DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RIISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH

USE ONE OF THE FOLLOWING PRODUCTS:
DOCTOR KIRSHNER WEED & GRASS KILLER
GREEN GOBBLER
NATURAL ARMOR WEED AND GRASS KILLER
ECO GARDEN PRO
BONIDE BURNOUT CONCENTRATED FAST ACTING WEED AND GRASS KILLER



CONSULTANTS:

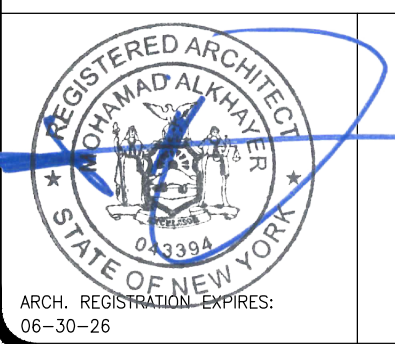
RBSD
ARCHITECTS PC

STV 100 Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



ARCH. REGISTRATION EXPIRES: 06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-13, RAMP R-13:
FLOOR AND ROOF REMOVAL PLANS

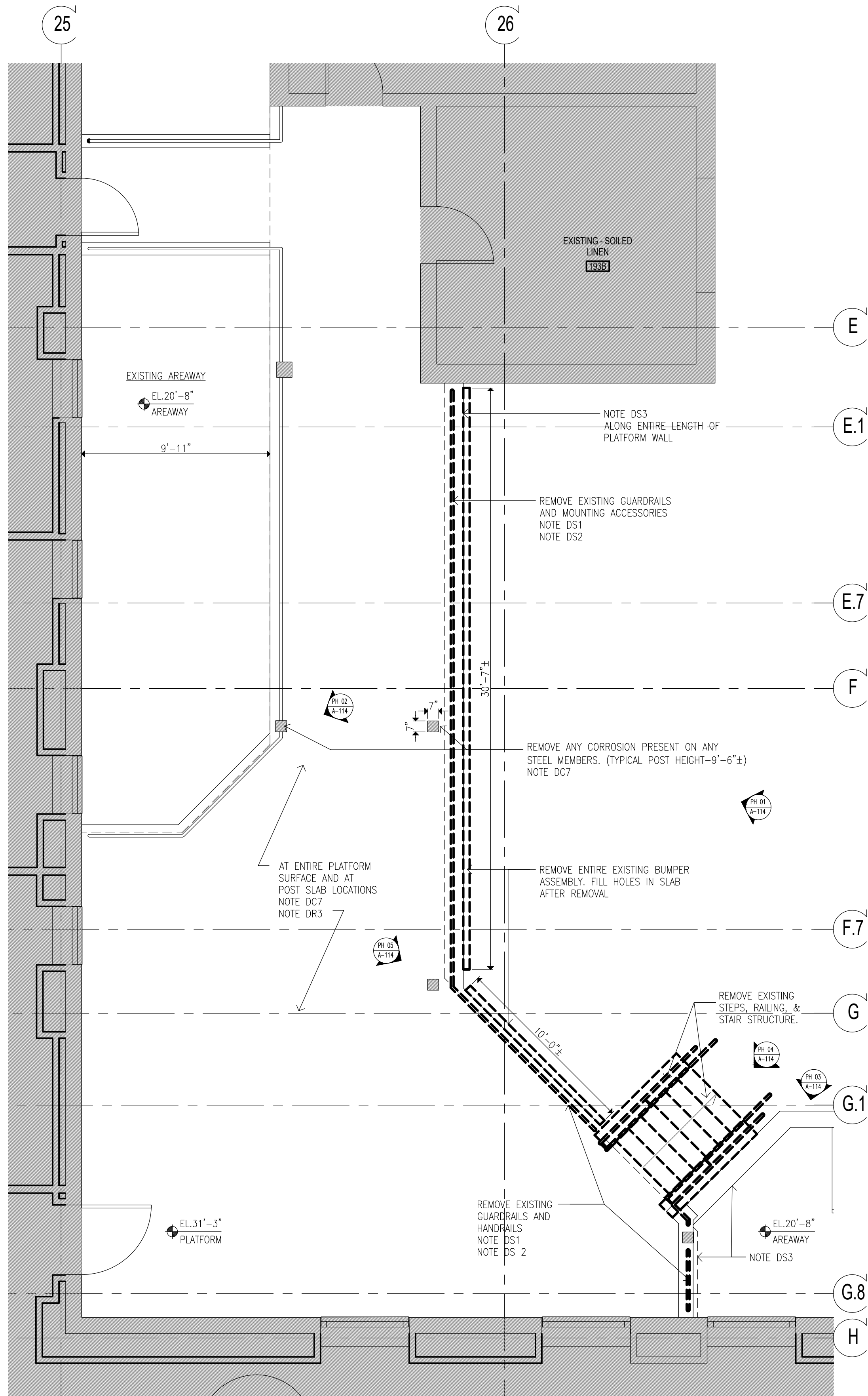
BUILDING NUMBER:

102

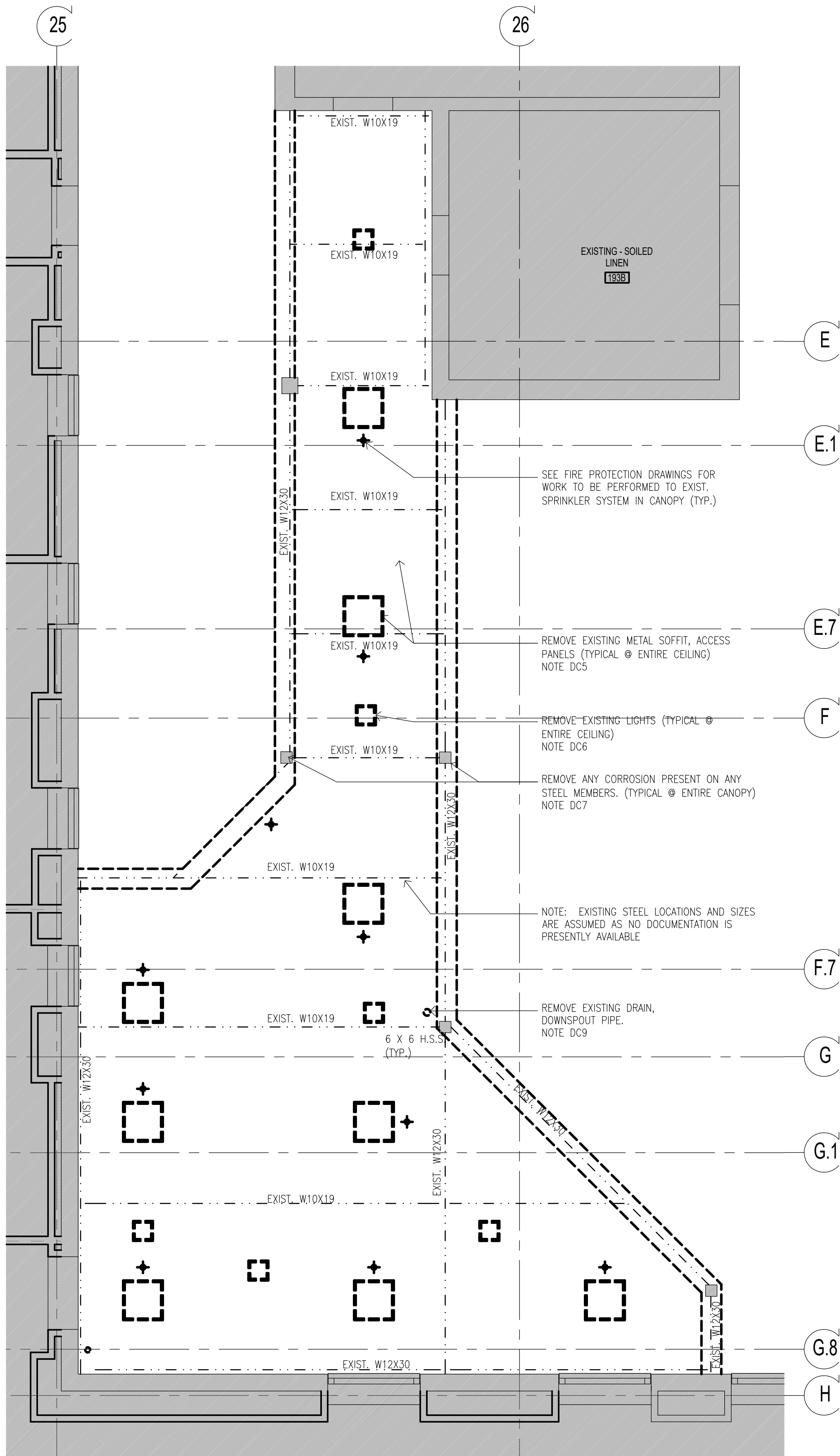
DRAWING NUMBER:

AD-112

SHEET

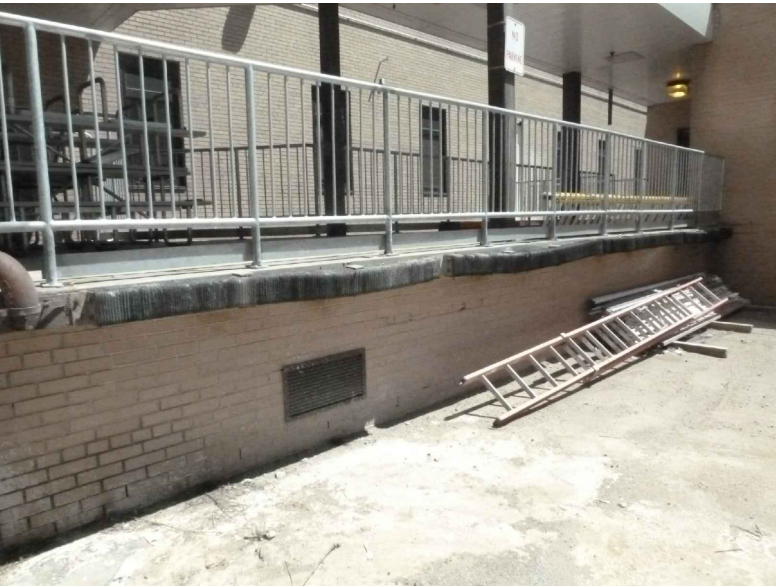


2 FLOOR PLAN- REMOVAL
SCALE: 1/4"=1'-0"



1 REFLECTED CEILING PLAN- REMOVAL
SCALE: 1/4"=1'-0"

- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY. STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
DS3. NOT USED
DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
DS5. REMOVE EXISTING NOSING AT STAIRS
DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH



PH01 PLATFORM @ STAIR S-16



PH02 PLATFORM @ STAIR S-16

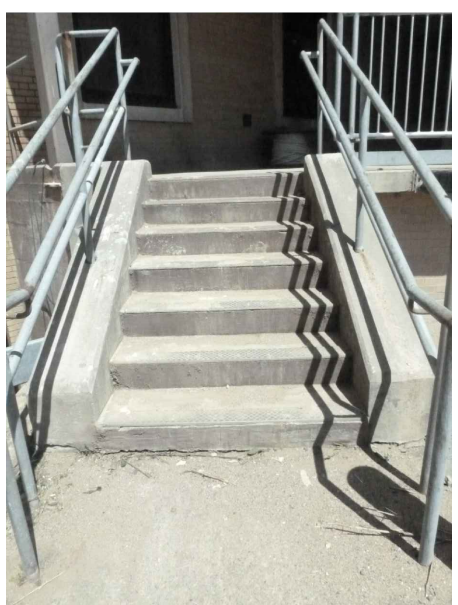


PH03 STAIR S-16

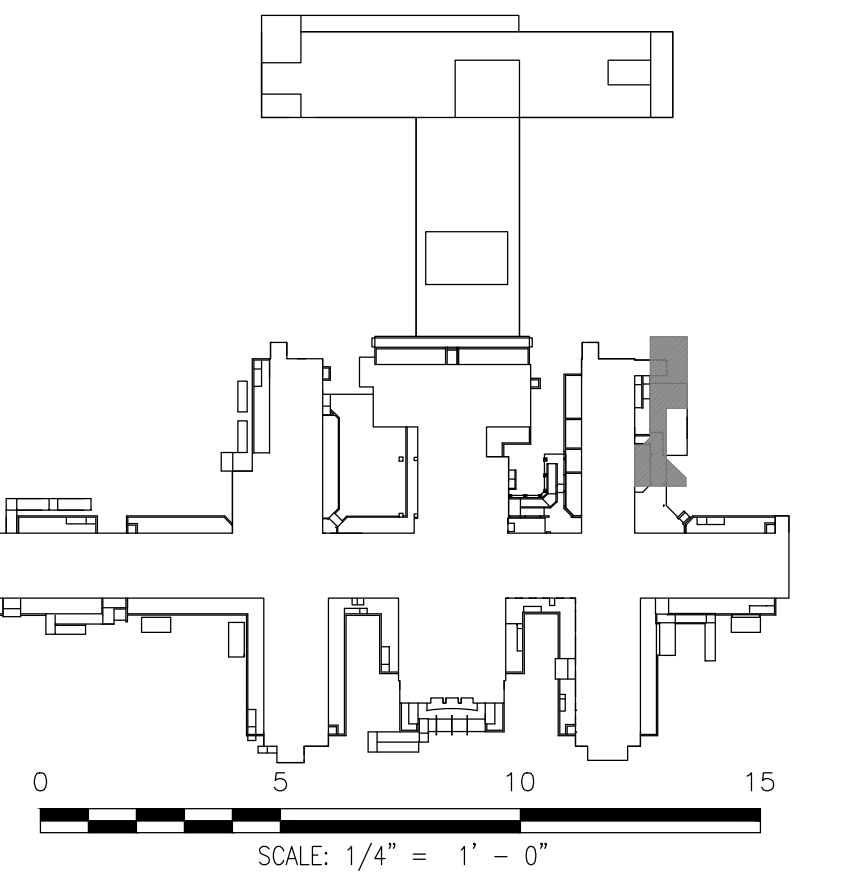
NOTE:
PHOTOGRAPHS PROVIDED IN THE CONTRACT DOCUMENTS ARE FOR REFERENCE PURPOSES ONLY. THESE PHOTOS REPRESENT WHAT CONDITIONS WERE AT THE TIME THEY WERE TAKEN AND MAY NOT ACCURATELY REPRESENT CURRENT CONDITIONS



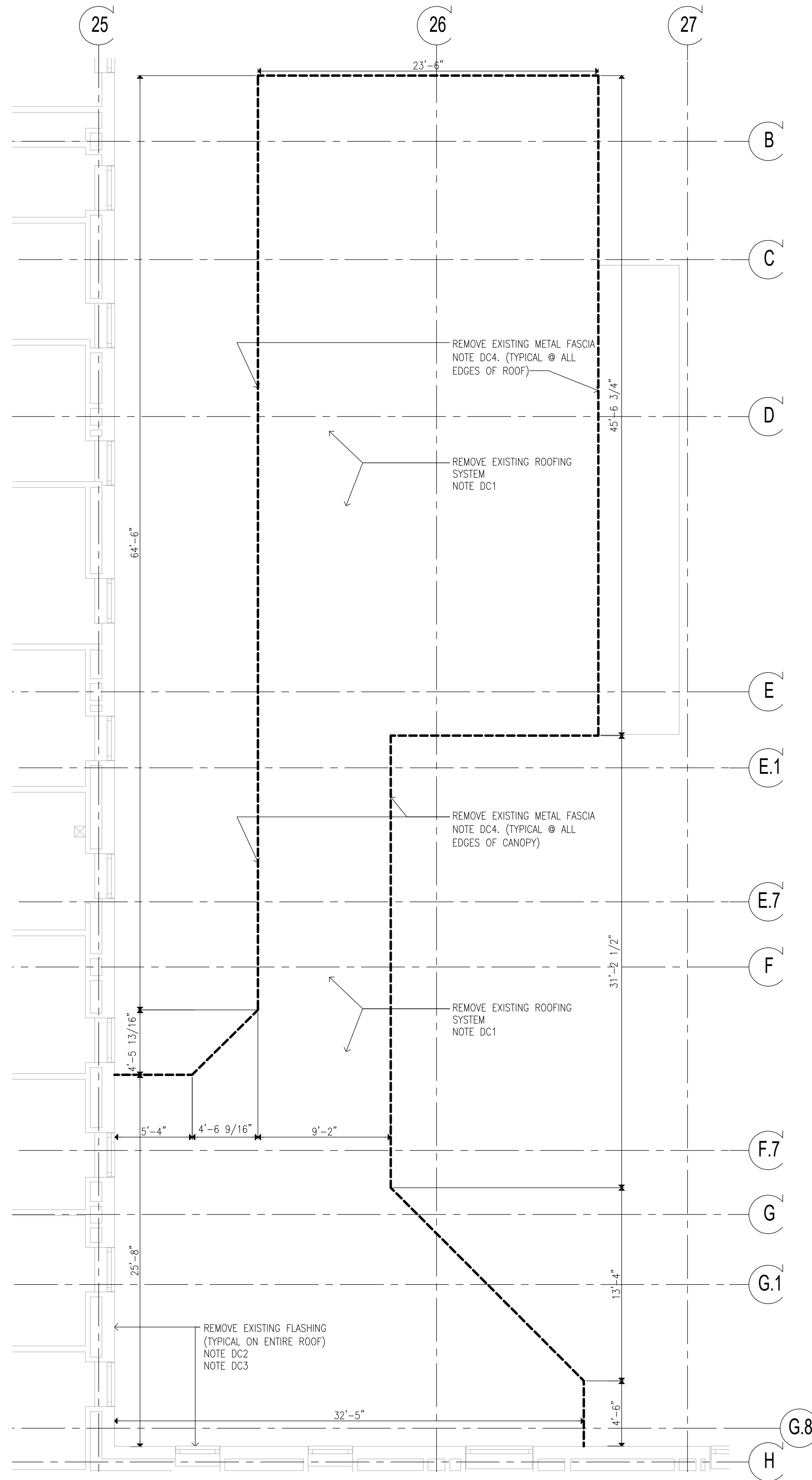
PH05 PLATFORM @ STAIR 16



PH04 STAIR S-16

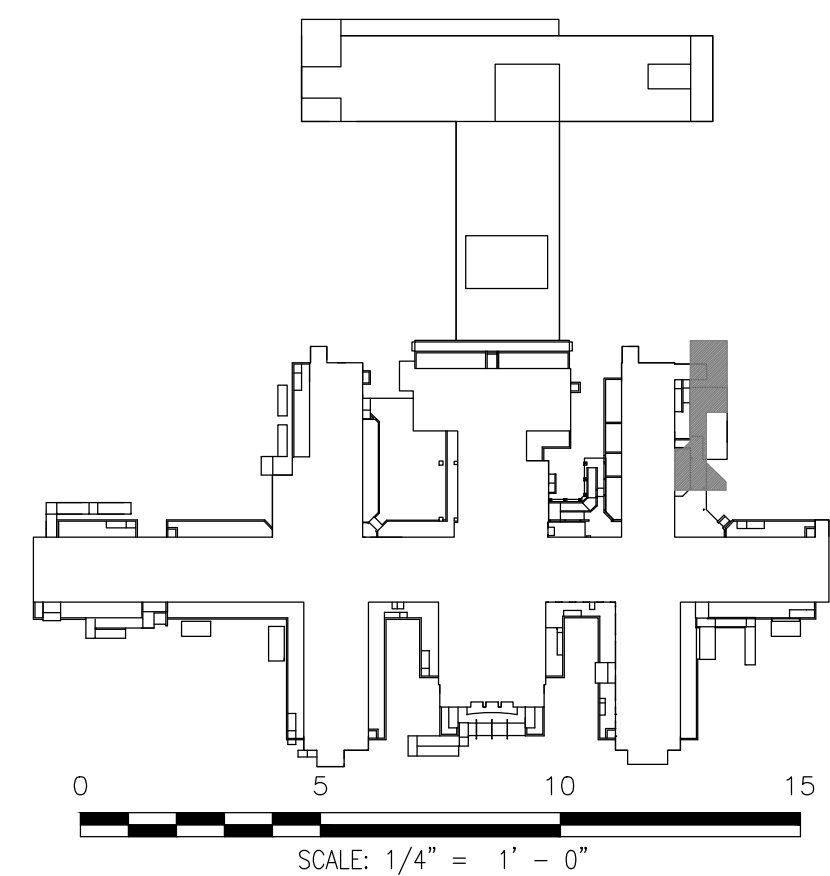


	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE		DESCRIPTION



1 ROOF REMOVAL PLAN
SCALE: 1/4"=1'-0"

- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
- DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
- DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
- DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
- DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
- DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
- DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
- DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
- DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
- DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
- DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY, STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
- DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
- DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
- DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
- DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
- DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
- DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
- DS3. NOT USED
- DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
- DS5. REMOVE EXISTING NOSING AT STAIRS
- DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH



NEW YORK
STATE OF
OPPORTUNITY.

**Office of
General Services**

DESIGN & CONSTRUCTION

CONSULTANTS:

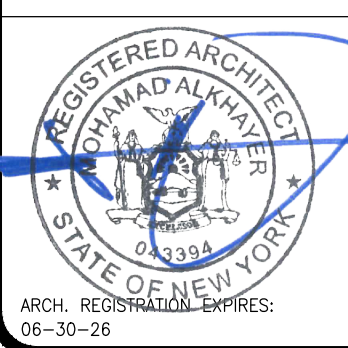
RBSD
ARCHITECTS PC

STV 100
Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

SHEET TITLE:

CANOPY C-16:
ROOF REMOVAL PLAN

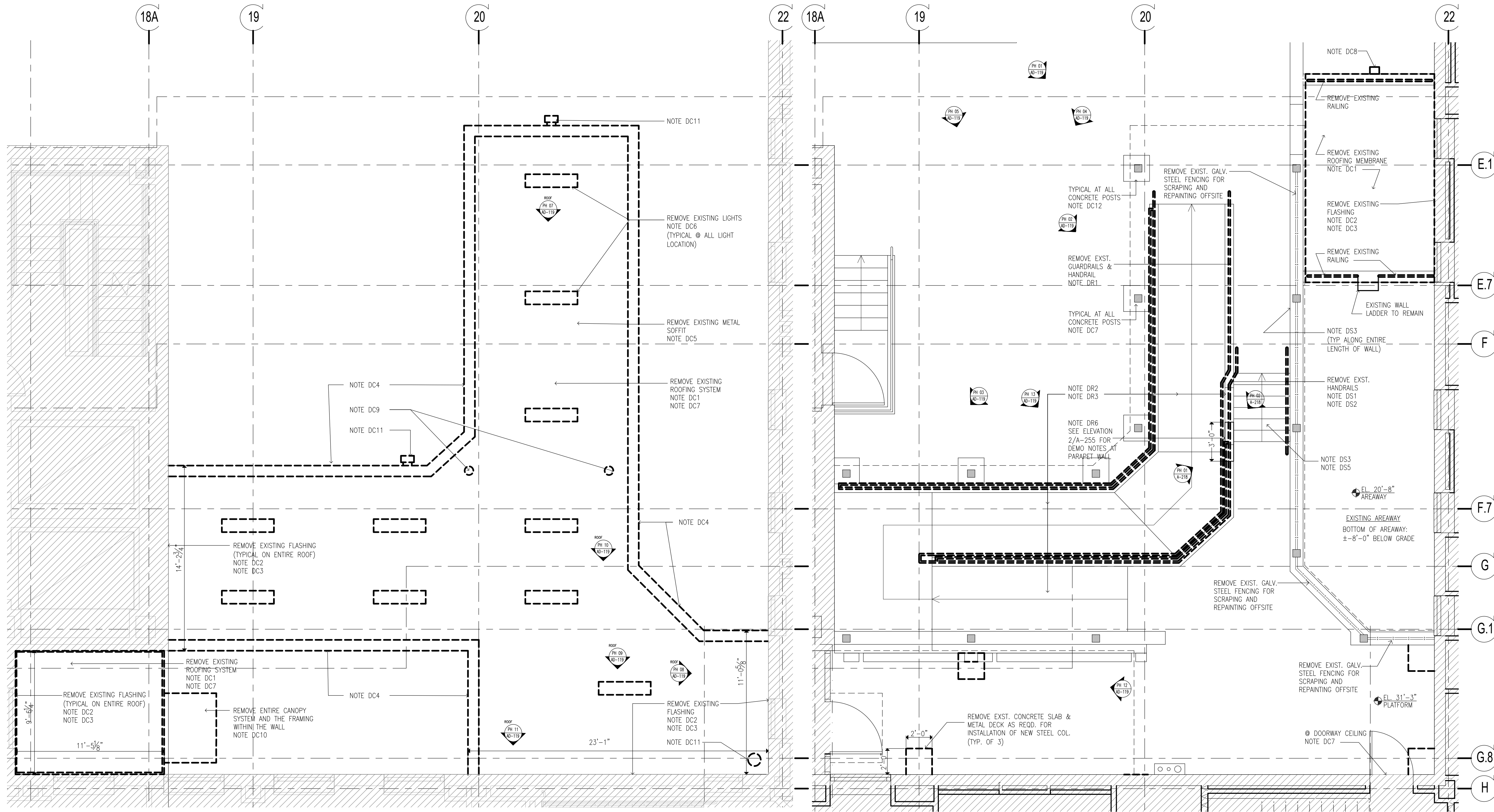
BUILDING NUMBER:

102

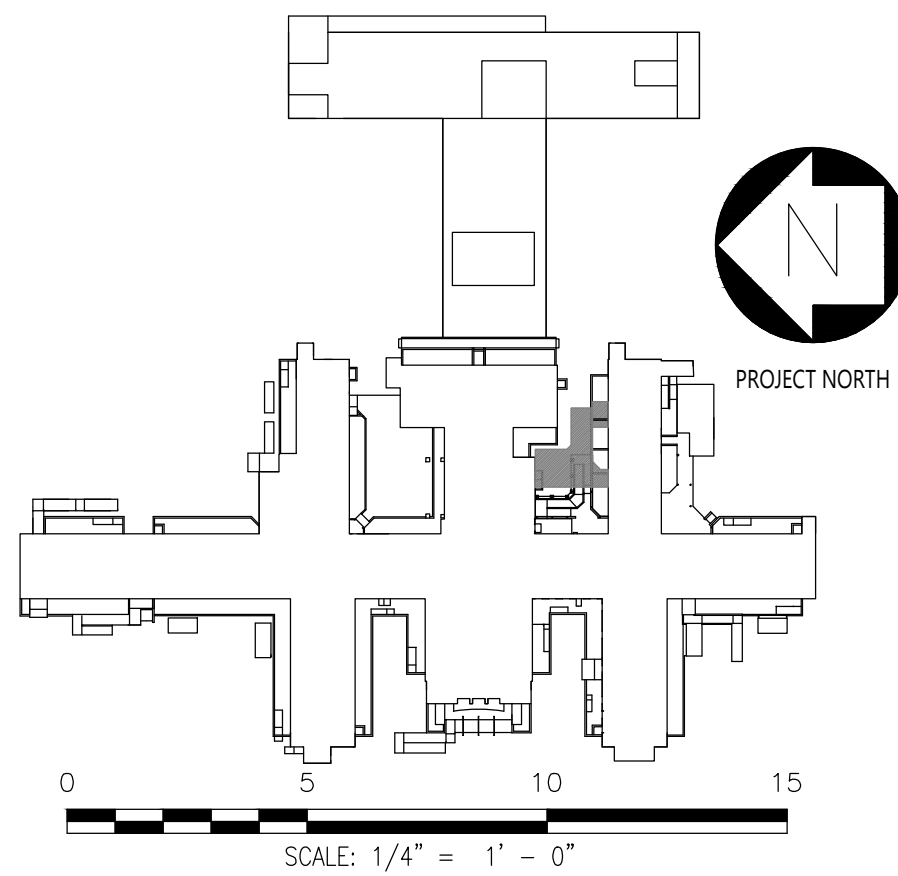
DRAWING NUMBER:

AD-116

SHEET



- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY, STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
DS3. NOT USED
DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
DS5. REMOVE EXISTING NOSING AT STAIRS
DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH



NEW YORK
STATE OF
OPPORTUNITY.

**Office of
General Services**

DESIGN & CONSTRUCTION

CONSULTANTS:

RBSD
ARCHITECTS PC

STV 100
Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



ARCH. REGISTRATION EXPIRES:
06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

**CANOPY C-28, RAMP R-B, STAIR S-28:
REMOVAL PLANS**

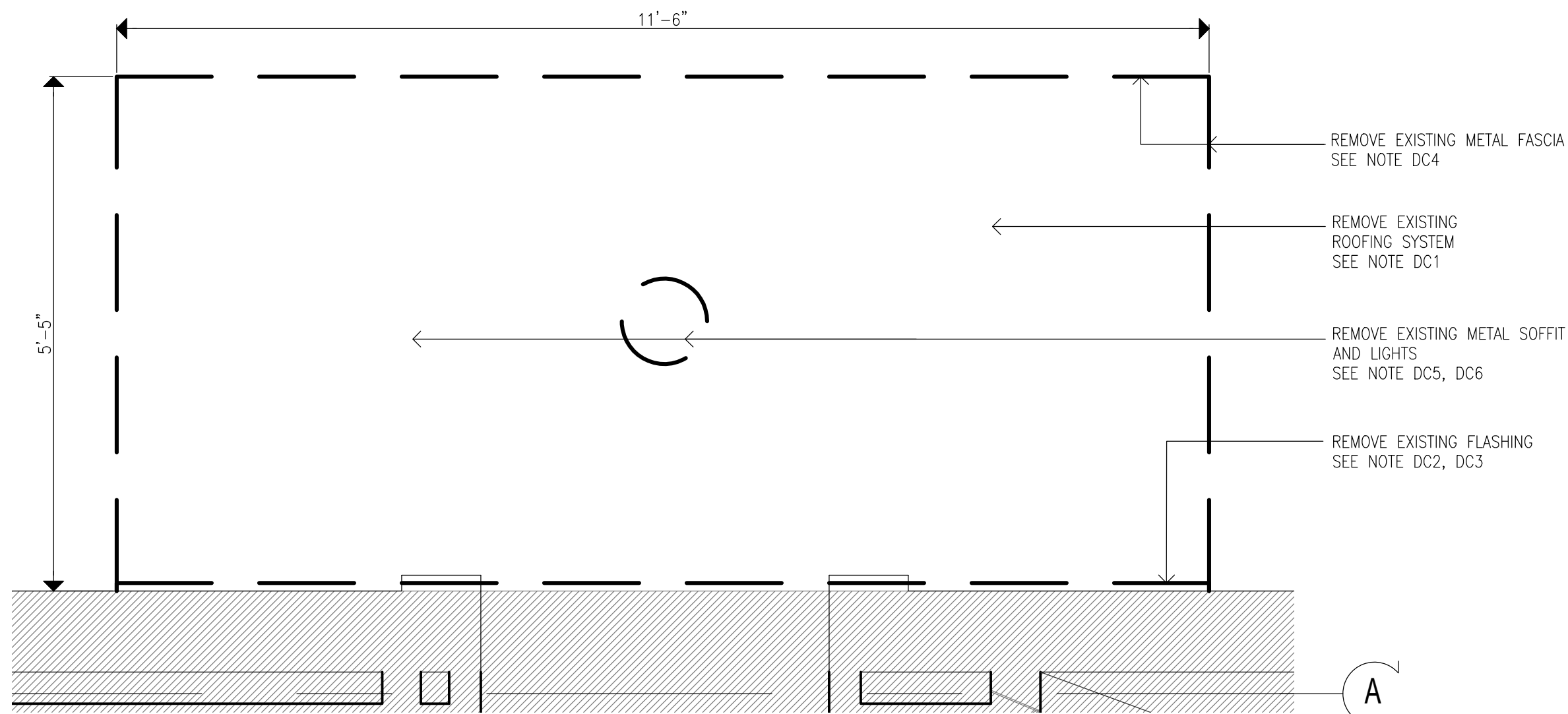
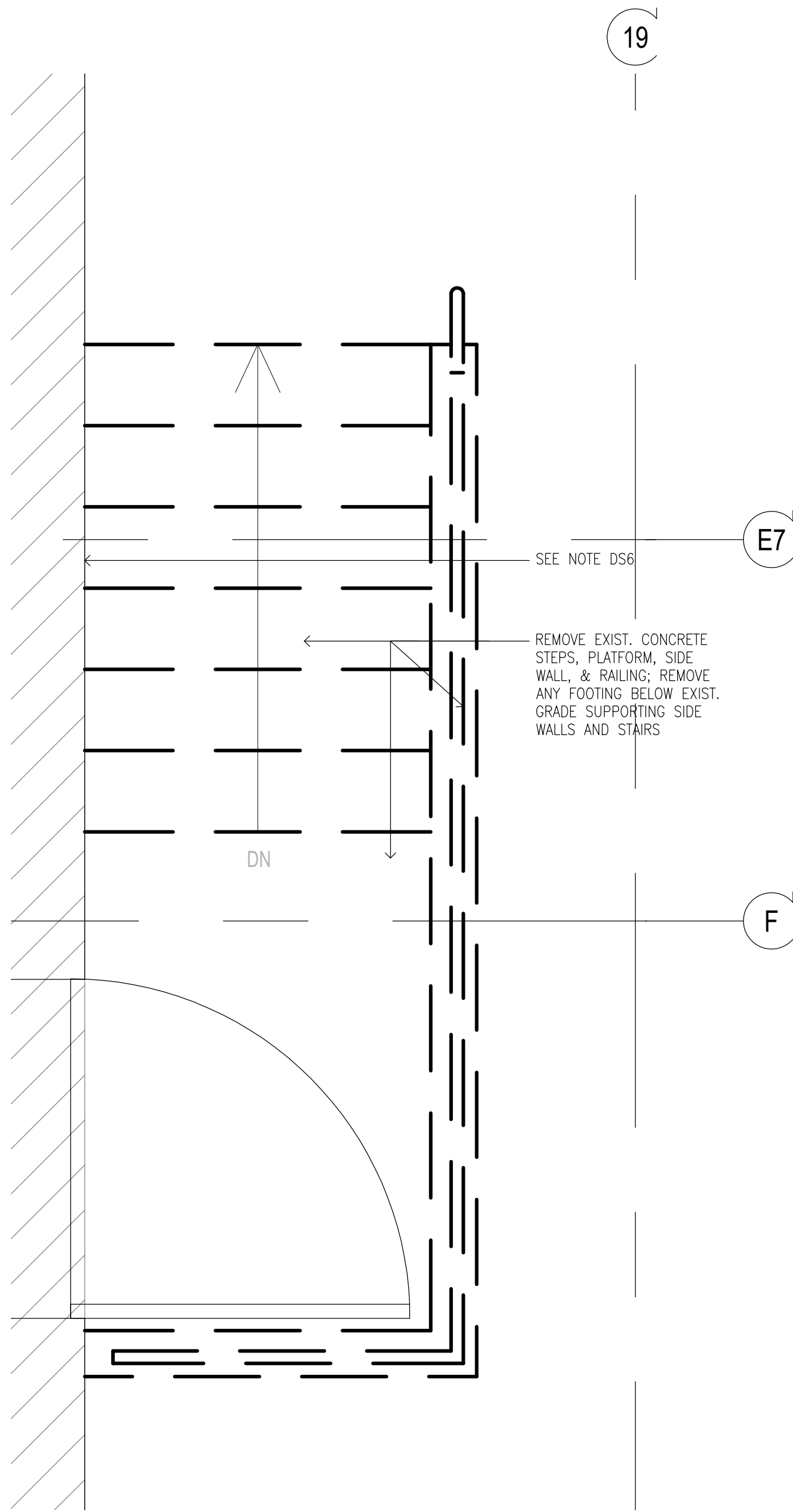
BUILDING NUMBER:

102

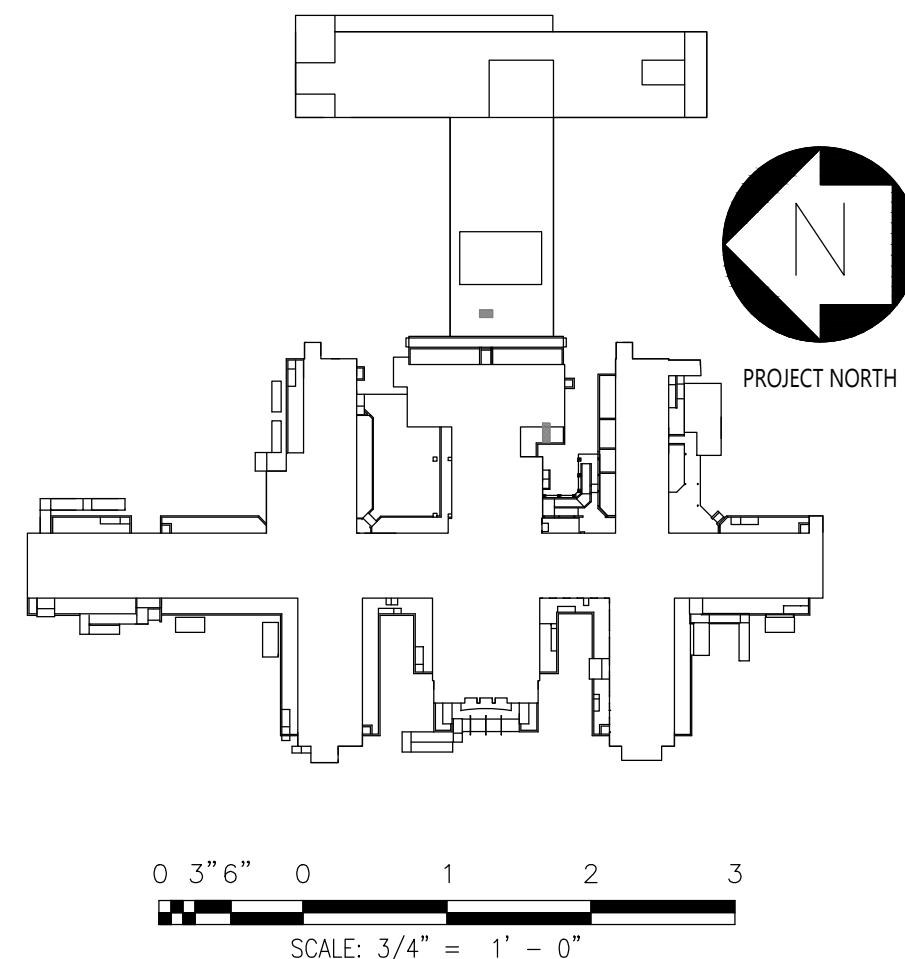
DRAWING NUMBER:

AD-118

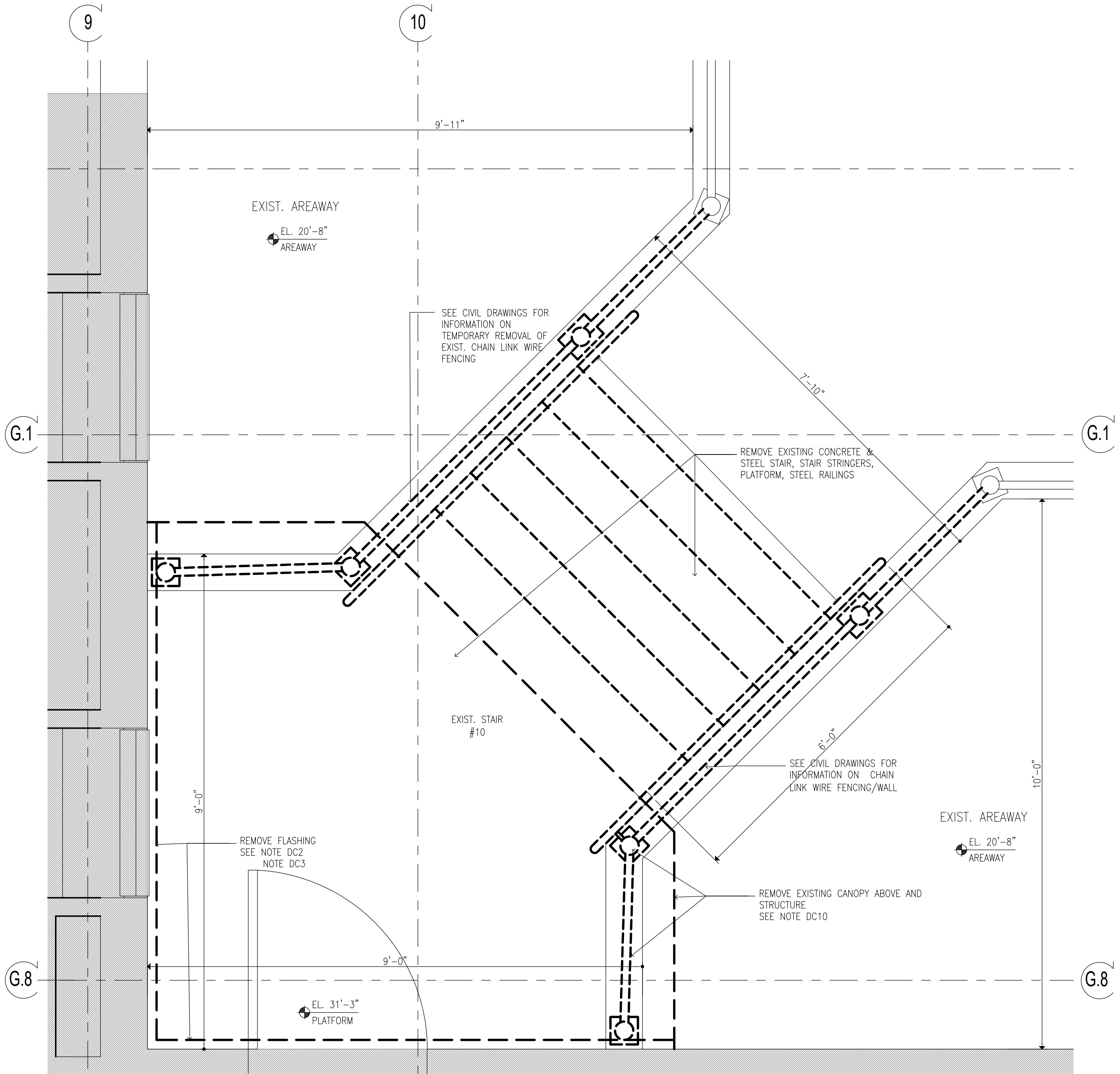
SHEET



- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY. STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES. FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE. ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES. FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
DS3. NOT USED
DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
DS5. REMOVE EXISTING NOSING AT STAIRS
DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH

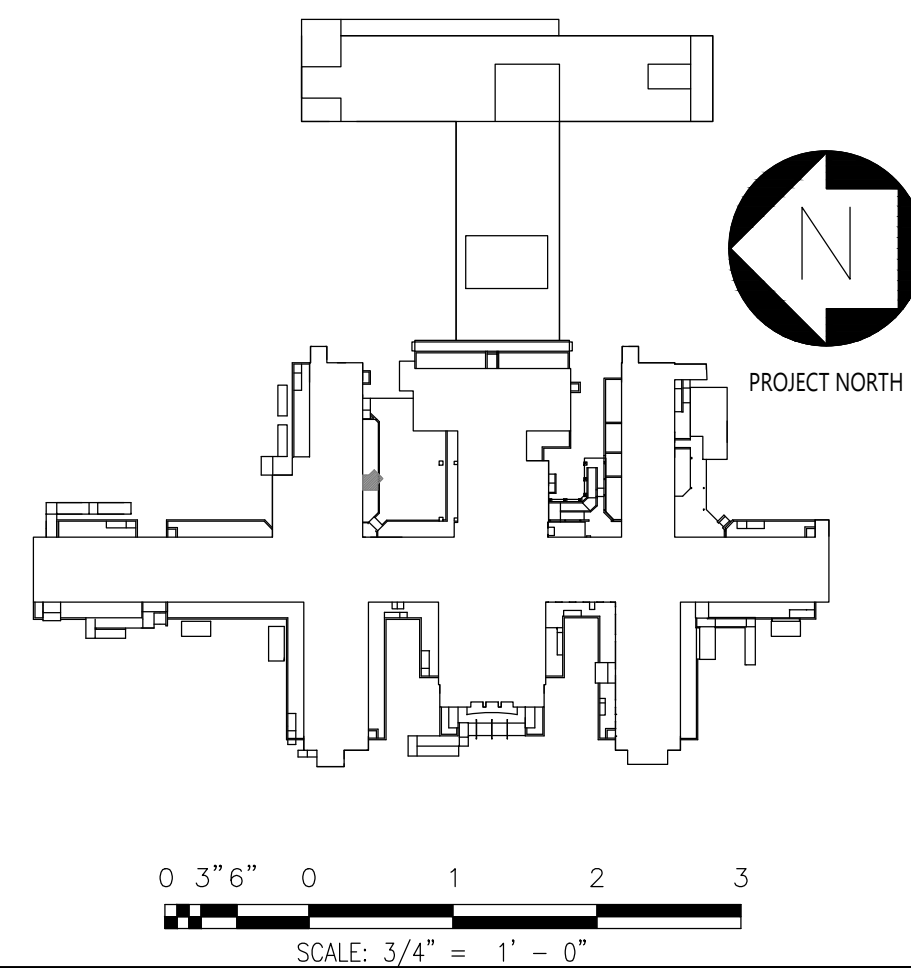


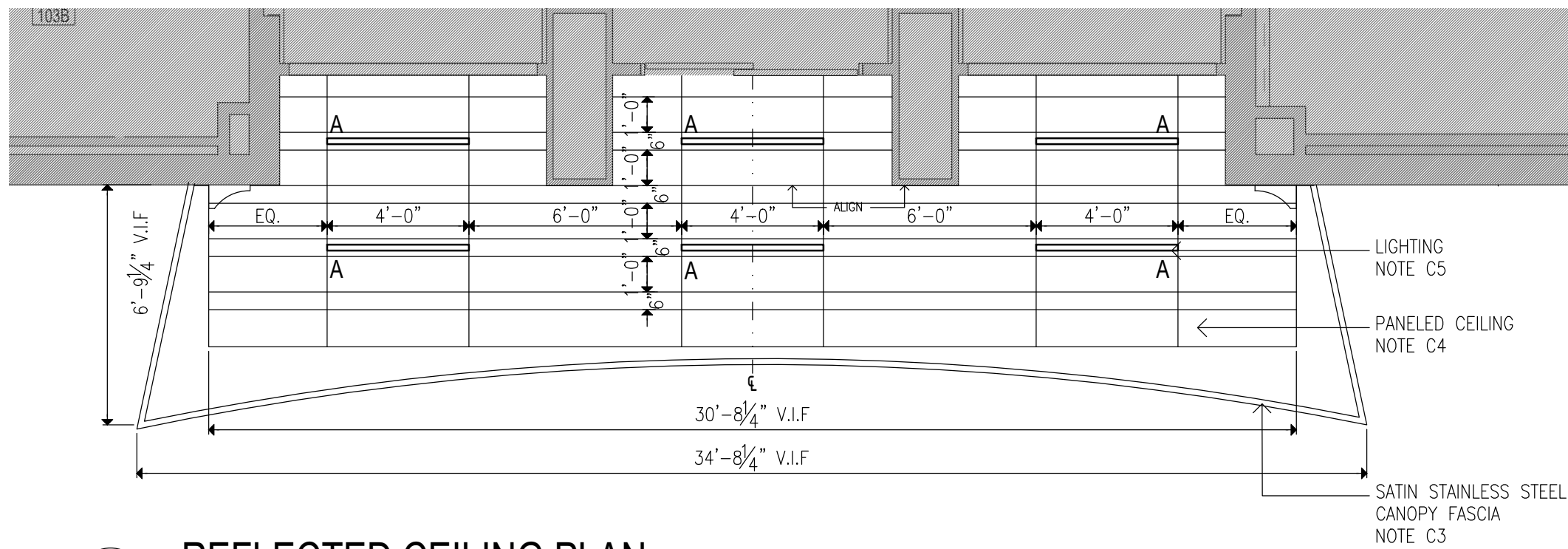
MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	



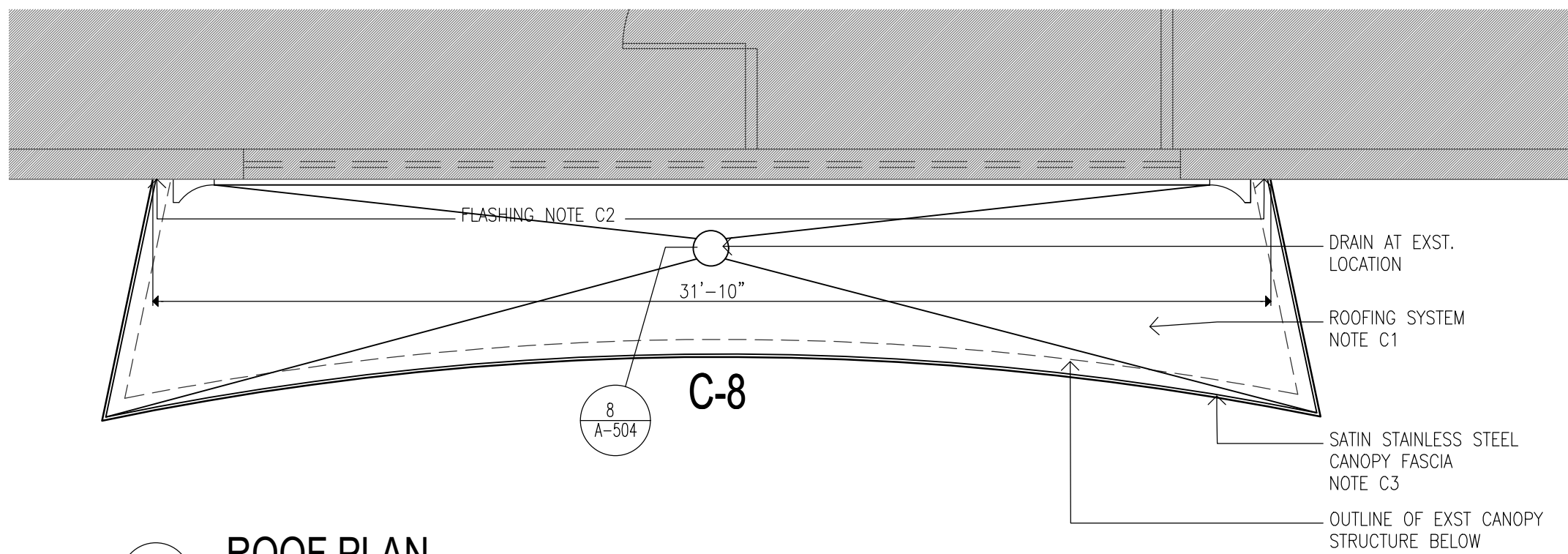
1 C-10 & S-10 REMOVAL PLAN
SCALE: 3/4"=1'-0"

- REMOVAL KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
DC1. REMOVE EXISTING ROOFING SYSTEM AND TAPERED INSULATION DOWN TO EXIST. STEEL DECK STRUCTURE. NOTIFY ARCHITECT/STRUCTURAL ENGINEER OF ANY STRUCTURAL DAMAGE DISCOVERED AFTER DEMOLITION.
DC2. REMOVE EXISTING FLASHING AND COUNTERFLASHING (INCLUDING TERMINATION BARS WHERE FOUND) AT BUILDING EXTERIOR WALLS, ALONG ENTIRE LENGTH OF CANOPY
DC3. WHERE THRU WALL FLASHING IS PRESENT ROUTE OUT BRICK COURSE NOT MORE THAN 1" DEEP AT COUNTERFLASHING. CUT BACK EXISTING COUNTERFLASHING AS MUCH AS POSSIBLE AND TUCK BACK TO PROVIDE CLEARANCE FOR INSTALLATION OF NEW COUNTERFLASHING.
DC4. REMOVE EXISTING METAL FASCIA ALONG ENTIRE CANOPY, INCLUDING ANY BACKING MATERIALS AND FASCIA SUPPORT.
DC5. REMOVE ENTIRE EXISTING FINISHED SOFFIT ASSEMBLY (CANOPY UNDERSIDE) AND ALL SOFFIT SUPPORTS.
DC6. REMOVE EXISTING LIGHTING WITH ASSOCIATED WIRING FROM UNDERSIDE OF CANOPY
DC7. MECHANICALLY REMOVE ANY LOOSE RUST SCALE AND CORROSION PRESENT ON ANY EXPOSED STEEL MEMBERS (INCLUDING POSTS) ASSOCIATED WITH CANOPY (APPROXIMATELY 1000 SQ. FT.)
DC8. REMOVE EXISTING SCUPPERS INCLUDING DRAIN PIPES, AT ROOF
DC9. REMOVE EXISTING DRAIN ON THE ROOF AND DOWNSPOUT PIPE UNDER CANOPY
DC10. REMOVE ENTIRE EXISTING CANOPY INCLUDING SUPPORTING STEEL STRUCTURES.
DC11. REMOVE FLOOD LIGHTS AT CANOPY FASCIA AND/OR CAMERA ON THE UNDERSIDE OF CANOPY. STORE FOR RE-INSTALL AS DIRECTED BY OWNER (@ C-28 AND C-10 ONLY)
DC12. REMOVE EXISTING ORGANIC GROWTH ALONG THE EDGES OF THE CONCRETE BASE OF THE STEEL POST (@ C-28) APPLY HERBICIDE TO PREVENT FUTURE GROWTH
- RAMP:**
DR1. REMOVE ALL EXIST. RAILING SYSTEM ALONG THE ENTIRE LENGTH OF RAMP.
DR2. CORE EXISTING RAMP CURBS TO REMOVE ANY REMAINING STEEL RAIL POST SLEEVES, FILL CORED OUT LOCATIONS IN CURB WITH CONCRETE, ALONG THE ENTIRE RAMP. (SLEEVE LOCATION: 1 EVERY 42", V.I.F) SEE DETAIL 1/A401-2
DR3. REMOVE LOOSE CONCRETE CHIPS/FLAKES AT ALL LOCATION WHERE CONCRETE HAS DEBONDED (ASSUME 200 SQ.FT.) REMOVE ALL CORROSION/WEATHERING STAINS ALONG ENTIRE SURFACES OF RAMP CURBS AND WALL (ASSUME 300 SQ.FT.)
DR4. REMOVE EXST. ORGANIC GROWTH AT JOINTS BETWEEN RAMP & WALL ALONG THE ENTIRE RAMP LENGTH. APPLY HERBICIDE TO PREVENT FUTURE GROWTH
DR5. REMOVE RAMP SURFACE DECK ALONG ENTIRE LENGTH OF RAMP
DR6. PARTIALLY REMOVE RAMP WALL DOWN TO GRADE. SEE DETAILS 5 & 6 ON DWG S-101-2
- STAIRS:**
DS1. REMOVE ALL EXISTING RAILINGS/GUARDRAILS AT STAIRS
DS2. CORE EXISTING TREADS TO REMOVE ANY REMAINING STEEL HANDRAIL SLEEVES, FILL CORED OUT LOCATIONS WITH CONCRETE. (SLEEVE LOCATION: 1 EVERY 36", V.I.F) SEE DETAIL 1/A401-2
DS3. NOT USED
DS4. REMOVE EXISTING PLATFORM, STEPS, RAILING, & STAIR STRUCTURE. STORE EXISTING GRANITE TREADS FROM STAIR S-9 FOR POTENTIAL RE-USE IN STAIR S-8.
DS5. REMOVE EXISTING NOSING AT STAIRS
DS6. REMOVE EXISTING ORGANIC GROWTH AT EDGES OF STAIR TREADS/RISERS AND BUILDING WALL. APPLY HERBICIDE TO PREVENT FUTURE GROWTH

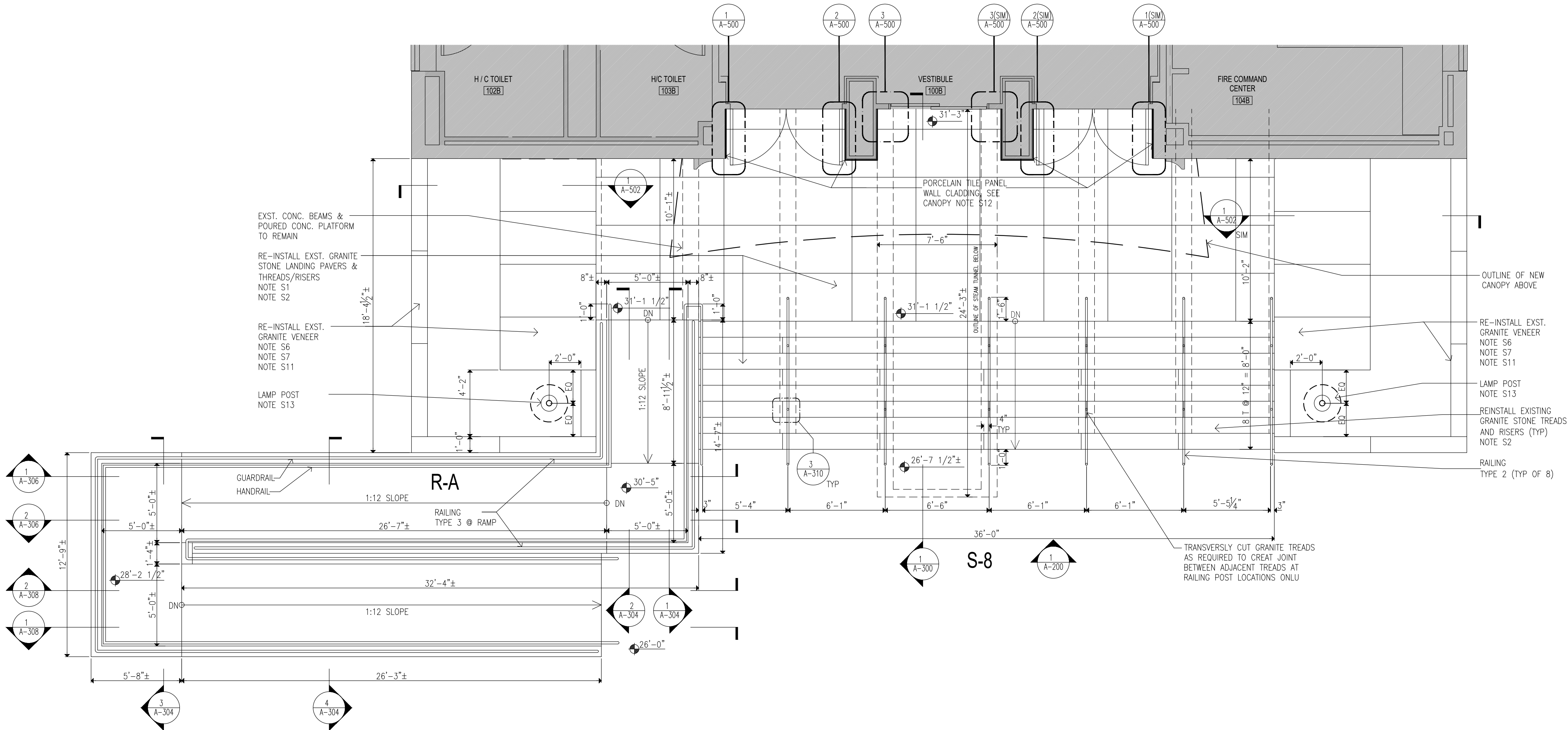




4 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



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



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

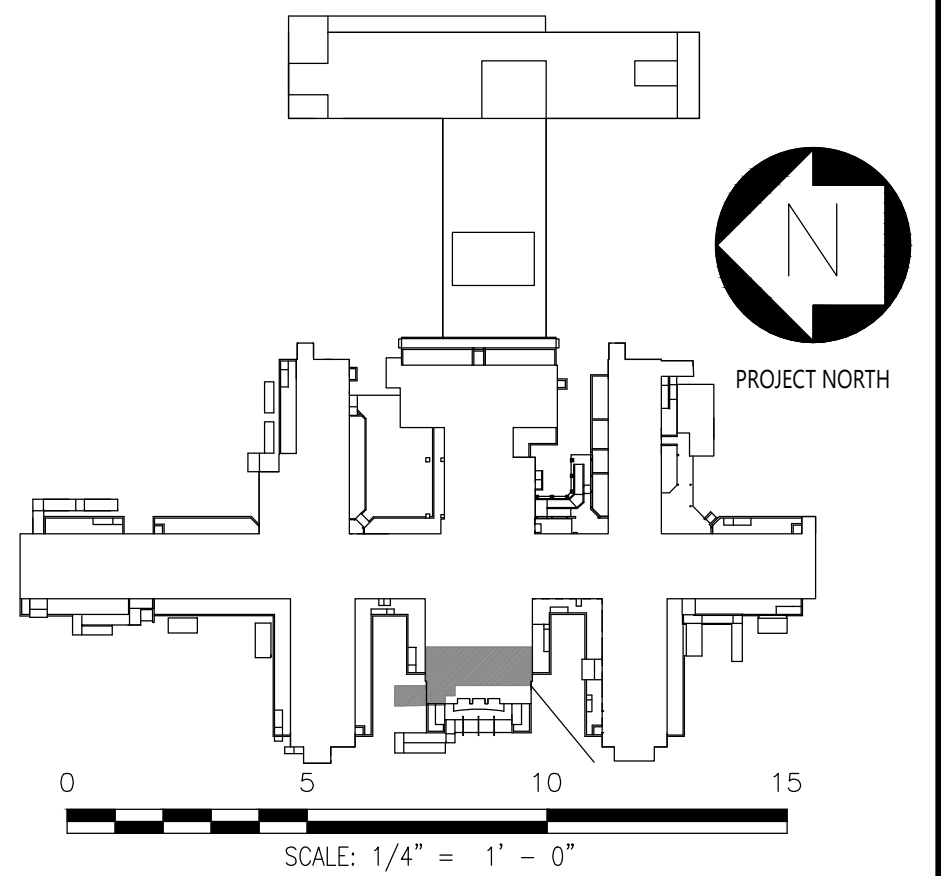
CONSTRUCTION NOTES: ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

- STAIRS S-8, PLANTERS & PLINTH:
- S1. PROVIDE REINFORCED POURED CONCRETE STAIR SLAB OVER EXISTING PIERS. SEE STRUCTURAL DRAWINGS
- S2. REINSTALL GRANITE STONE RISERS AND TREADS AFTER REPAIRS AND CLEANING WITH MECHANICAL MEANS TO SAME. ANY GRANITE STONE PAVERS AND TREADS DAMAGED OR SPALLED TO BE REPAIRED WITH DUTCHMAN PATCHING, USING EXISTING STONES REMOVED FROM STAIR S-46 & S-9. GRANITE SURFACE TO BE ABRADED TO PROVIDE SLIP RESISTANCE DURING THE CLEANING PROCESS.
- S3. PROVIDE FLUID APPLIED WATERPROOFING SYSTEM OVER TOP OF STEAM TUNNEL WITH FLASHING INTO EXISTING BUILDING WALLS, WITH PROTECTION BOARD OVER WATERPROOFING IN STEAM TUNNEL ROOF AND BUILDING WALLS, HEIGHT OF TUNNEL APPROXIMATELY 9'-0" HIGH.
- S4. PROVIDE FLUID APPLIED WATERPROOFING AND PROTECTION BOARD OVER WATERPROOFING & DRAINAGE ON LANDING SLAB, STEPPED CONCRETE SLABS, AND STAIR WALLS.
- S5. PROVIDE FOLLOWING NEW HANDRAIL SYSTEM WITH INTEGRATED LIGHTING, AT STAIRS (BASIS OF DESIGN):
RAILING TYPE 2: WAGNER LUMENRAIL SYSTEM, 1.66" SCH 40 SATIN FINISH, WITH WAGNER LUMENPOD28 LED LIGHTING. SEE SPECIFICATIONS
- S6. REINSTALL GRANITE VENEER STONES AND COPING STONES FROM THE PLINTHS AFTER CLEANING THEM USING CHEMICAL CLEANER
- S7. PROVIDE WATERPROOFING INSIDE PLANTERS & EXTEND OVER THE KNEE WALLS TO FORM CONTINUOUS WATERPROOFING BARRIER WITH STAIR LANDING. TERMINATE FLASHING AT BUILDING WALL WITH REGLET-SET METAL FLASHING
- S8. PROVIDE METAL FLASHING BELOW STONE COPING.
- S9. PROVIDE ROOT BARRIER WITHIN PLANTER PROTECTION LAYER AND DRAINAGE MAT OVER THE PLANTER WALL
- S10. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- S11. RESET GRANITE PANELS IN PLINTHS ON EITHER SIDE OF MAIN ENTRANCE, MORTAR ALL JOINTS FOR FULL DEPTH OF STONES; INSPECT FOR ANY LOOSE VERTICAL GRANITE PANELS IN PLANTER AND RESET AS REQUIRED, REMOVE ANY LOOSE MORTAR IN VERTICAL GRANITE PANELS AT PLANTER WALLS AND RE-POINT ALL MORTAR JOINTS
- S12. PROVIDE LARGE FORMAT PORCELANOSA "XTONE" 6MM PANELS (BASIS OF DESIGN), TO 4" ABOVE CANOPY SUSPENDED CEILING, AT ALL SIDES OF ENTRANCE PIERS AND SIDE WALLS OF THE ENTRANCE. COLOR: GLEM WHITE. SEE SPECIFICATIONS AND REFER TO DETAILS ON DWG A-209.
- S13. PROVIDE LAMP POST ('OURO' BY KIM LIGHTING, BASIS OF DESIGN) WITH 6'-0" H, 12"Ø POURED CONCRETE PEDESTAL BASE, SEE DWGS. 1 & 2/A-506; SEE ELECTRICAL DRAWINGS & SPECIFICATIONS FOR MORE DETAILS, ELECTRICAL DRAWINGS FOR POWER CONNECTION.

- RAMP R-A:
- R1. PROVIDE FOLLOWING RAILING SYSTEM AT RAMP:
RAILING TYPE 3: HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- R2. APPLY TREMCO VULKEM EWS PEDESTRIAN COATING SYSTEM (BASIS OF DESIGN) OVER EXPOSED CONCRETE SURFACES OF STAIRS, PLATFORMS, AND RAMP HORIZONTAL (EXCEPT FOR STAIR NOSINGS) & VERTICAL SURFACES (INCLUDING CURBS AND WALLS). ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN CRACKS TO FULLY CURE PRIOR TO APPLICATION OF EPOXY RESURFACING COATING.
- R3. PROVIDE TYPE 1 SEALANT, BACKER ROD & FILLER MATERIAL AT EDGES OF RAMP & CURB WALL
- R4. PROVIDE NEW 2" DIA STAINLESS STEEL SLEEVE AT EXIST. SCUPPER LOCATION.

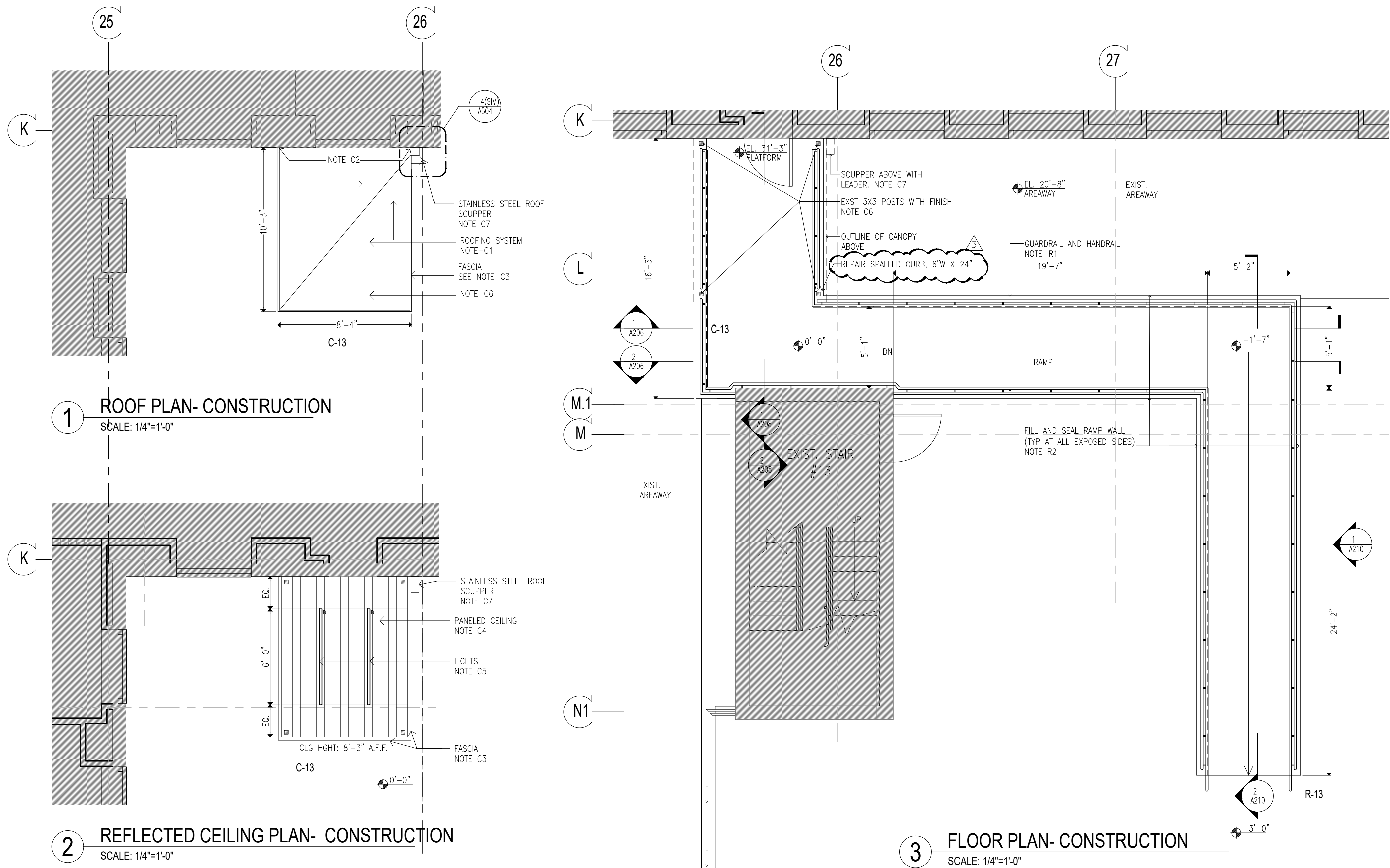
- CANOPY C-8:
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS/DRAINS
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING ROUTED NOT MORE THAN 1" DEEP INTO EXISTING REGLET IN GRANITE PANELS, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR (BASIS OF DESIGN), WHITE (6" & 12" UNPERFORATED)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0 LONG, LIGHT TYPE B: 6'-0 LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL)
- C6. PROVIDE PAINT TYPE "C" ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE NEW ROOF DRAIN & LEADER TO EXISTING BUILDING DRAIN LINE. TEST AND CLEAR ANY OBSTRUCTION TO EXISTING DRAIN LINE.

- CAFETERIA ROOF (3RD FL):
- RF1. PROVIDE FOLLOWING NEW RAILING SYSTEM AT ROOF:
RAILING TYPE 1: ARCHITECTURAL SCREEN WALL SYSTEM BOLTED TO HOT DIPPED GALVANIZED STEEL POST & RAIL. MANF: CONSTRUCTION SPECIALTIES "ARCHITECTURAL LINE SCREEN WALL" MODEL VAC-120 (BASIS OF DESIGN), ANODIZED FINISH TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS
- RF2. INSTALL TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD. PROVIDE R-30 MIN. (@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER TAPERED TO ROOF DRAIN.
- RF3. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING ROUTED NOT MORE THAN 1" DEEP INTO EXISTING REGLET IN GRANITE PANELS, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES.



MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	

PROJECT NUMBER:	47007
DESIGNED BY:	MAK
DRAWN BY:	RS, JM, RT
FIELD CHECK:	LR, MOL
APPROVED:	MAK



CONSTRUCTION KEYNOTES:

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

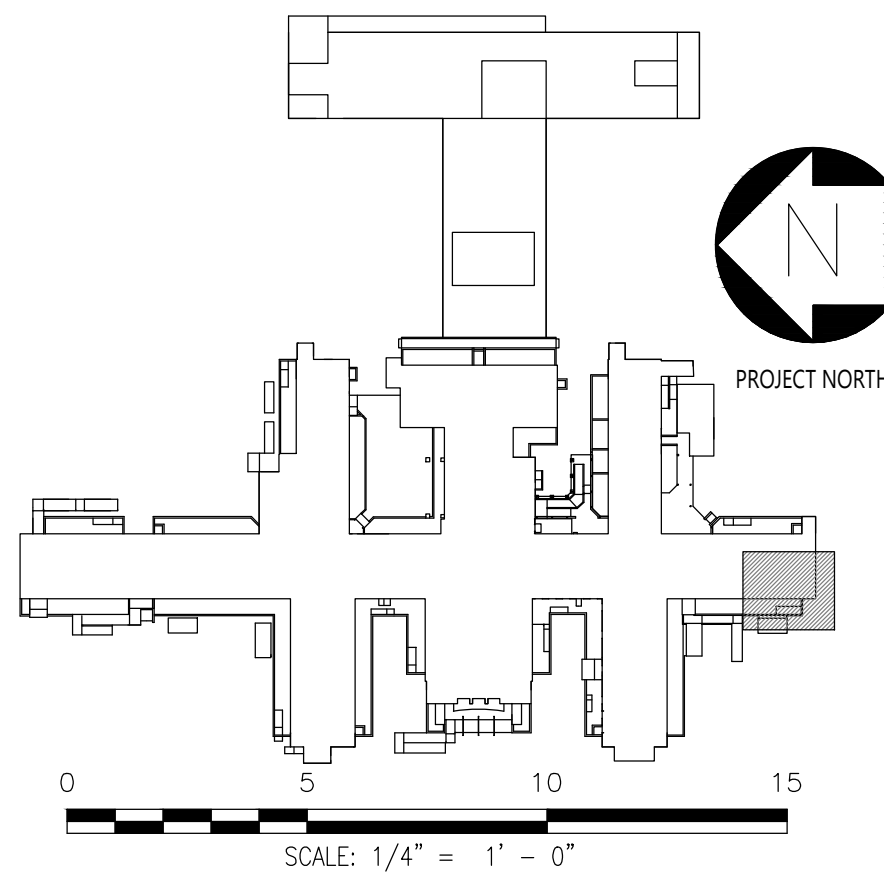
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



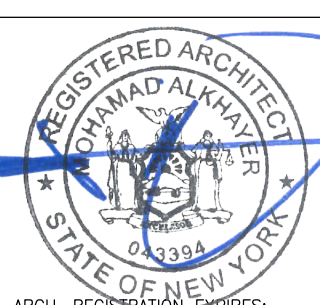
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



ARCH. REGISTRATION EXPIRES: 06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-13, RAMP R-13:
FLOOR AND REFLECTED CEILING
PLANS

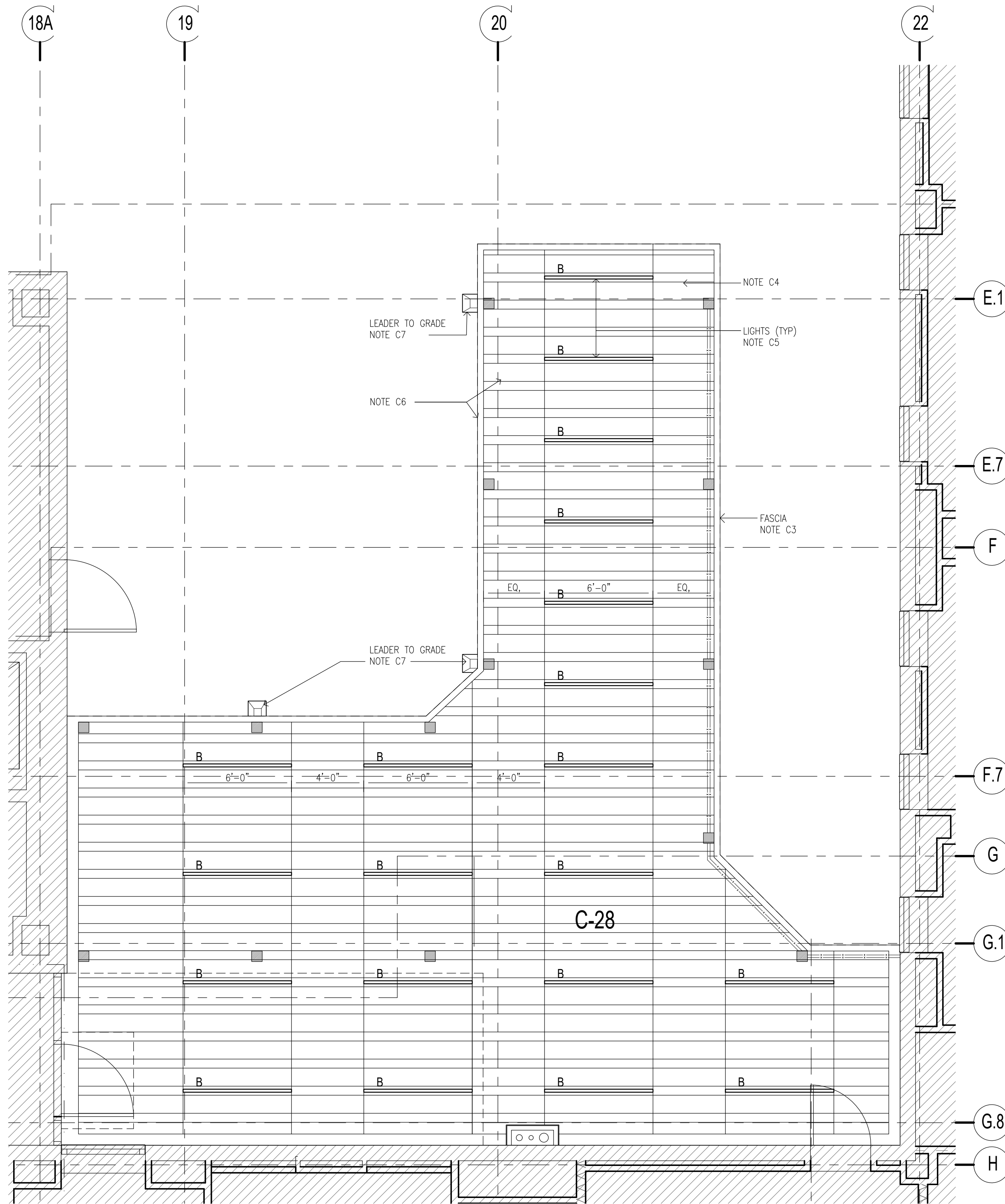
BUILDING NUMBER:

102

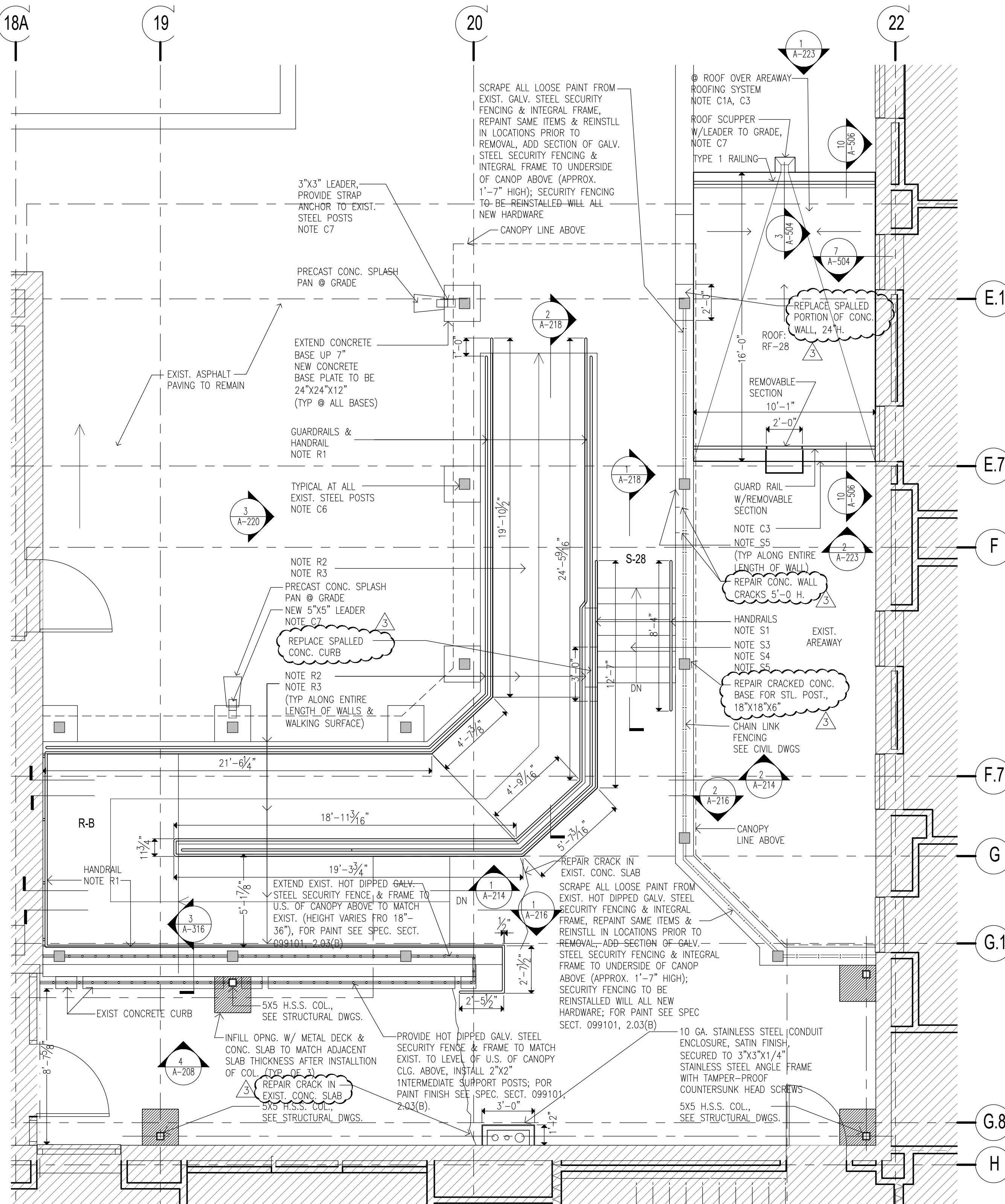
DRAWING NUMBER:

A-106

SHEET

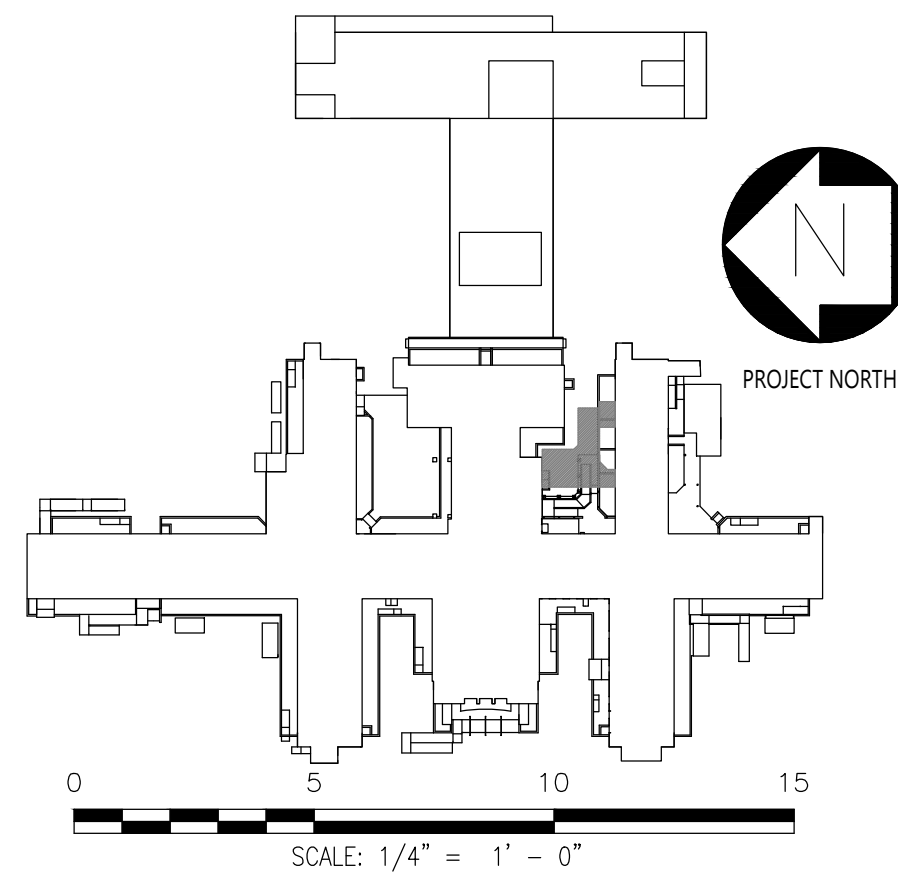


2 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

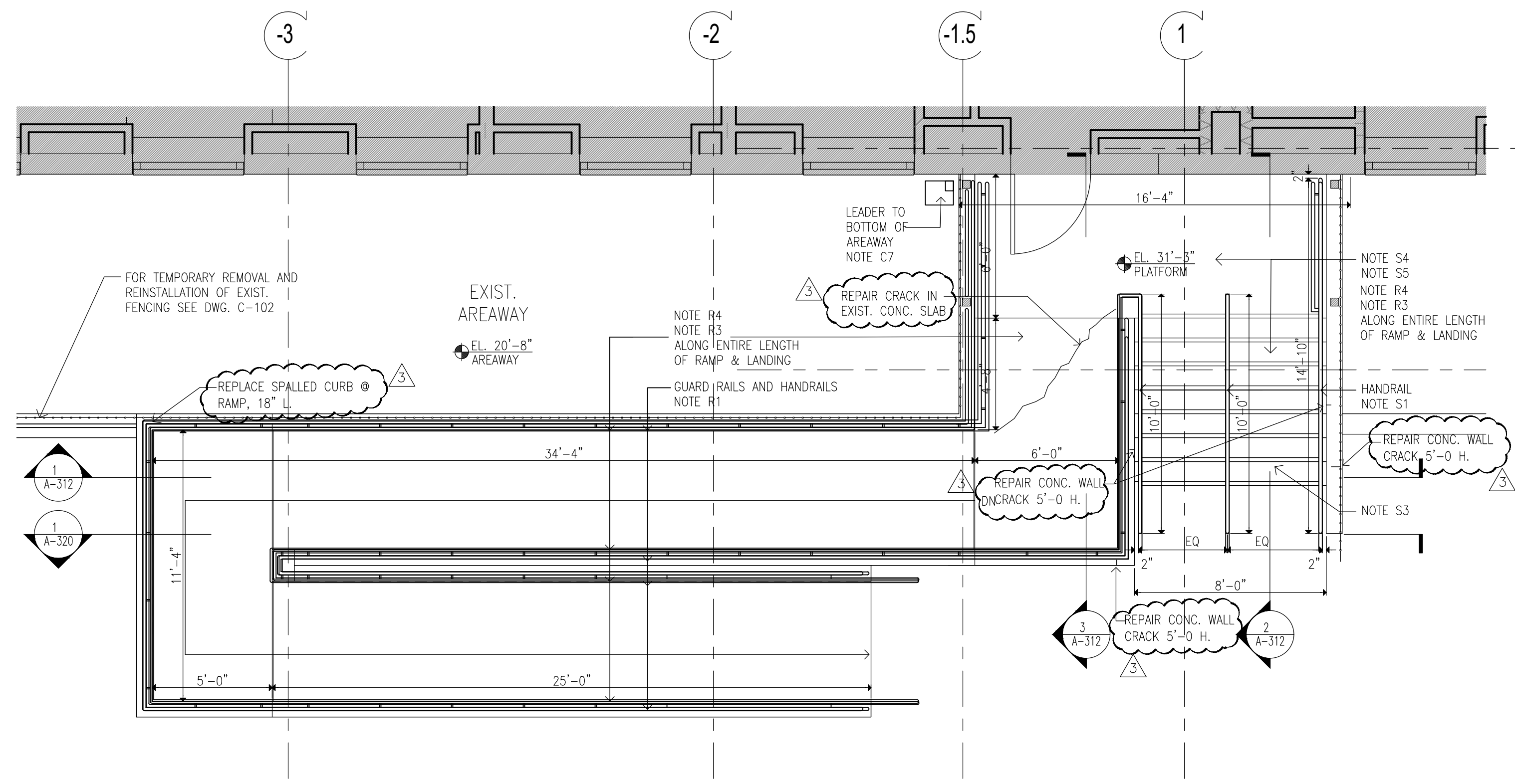


1 FLOOR PLAN- CONSTRUCTION
SCALE: 1/4"=1'-0"

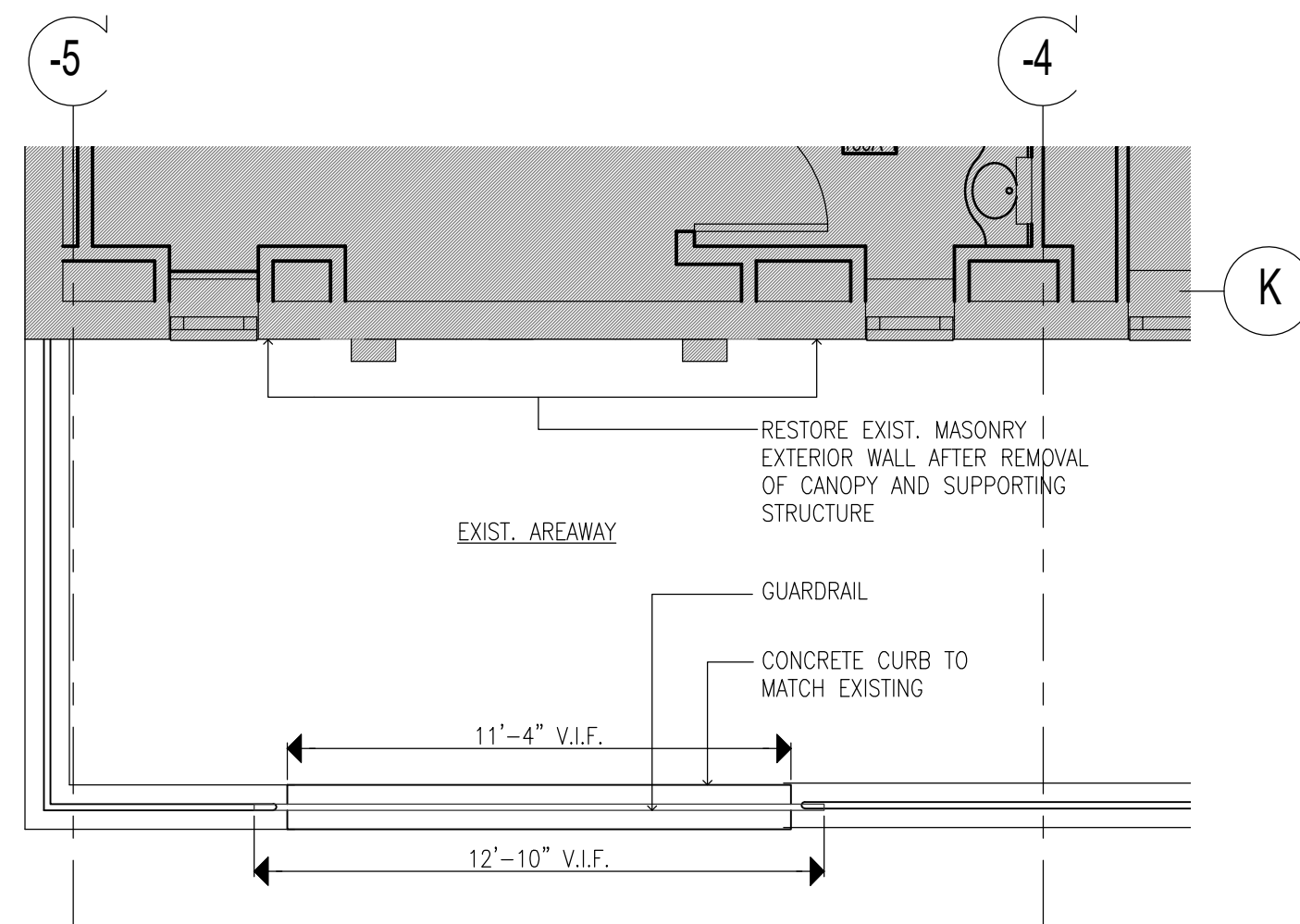
- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE.
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS.
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN. (LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY.
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN).
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG, MANF: FOCAL POINT, SERIES: SEEM 2 (FSMWLW) (BASIS OF DESIGN).
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL.
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS.
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL.
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS.
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL.
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS.
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



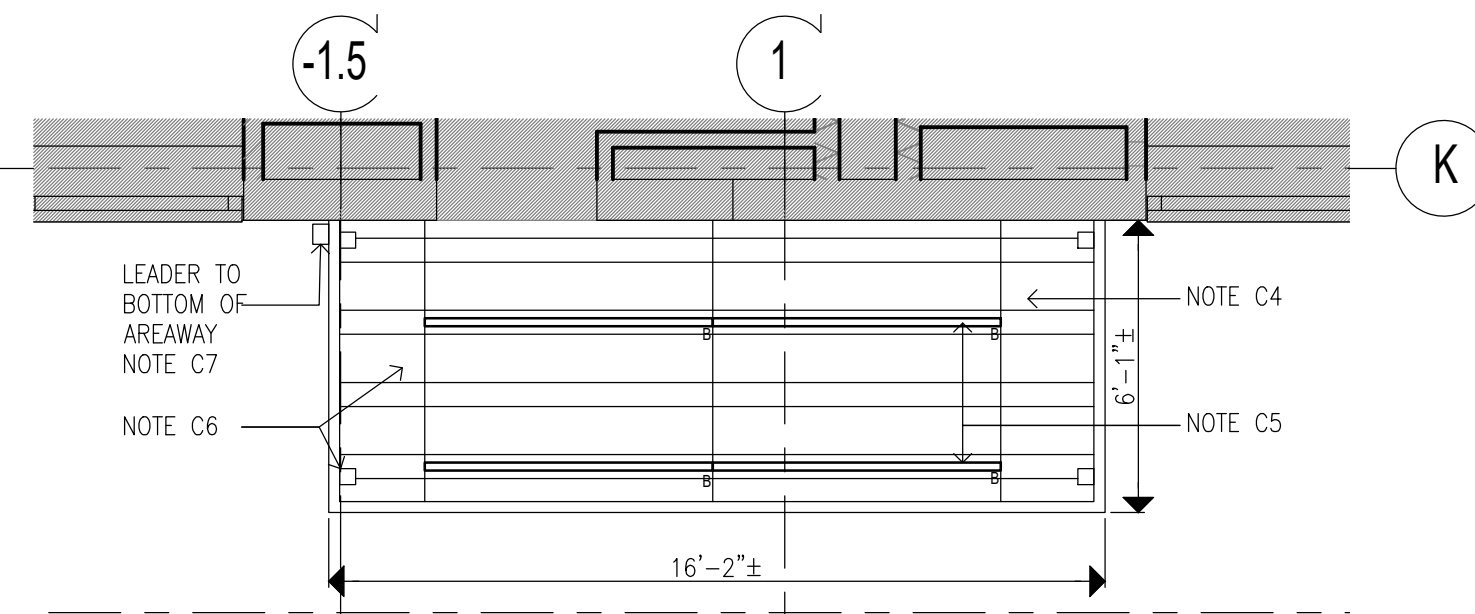
MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	



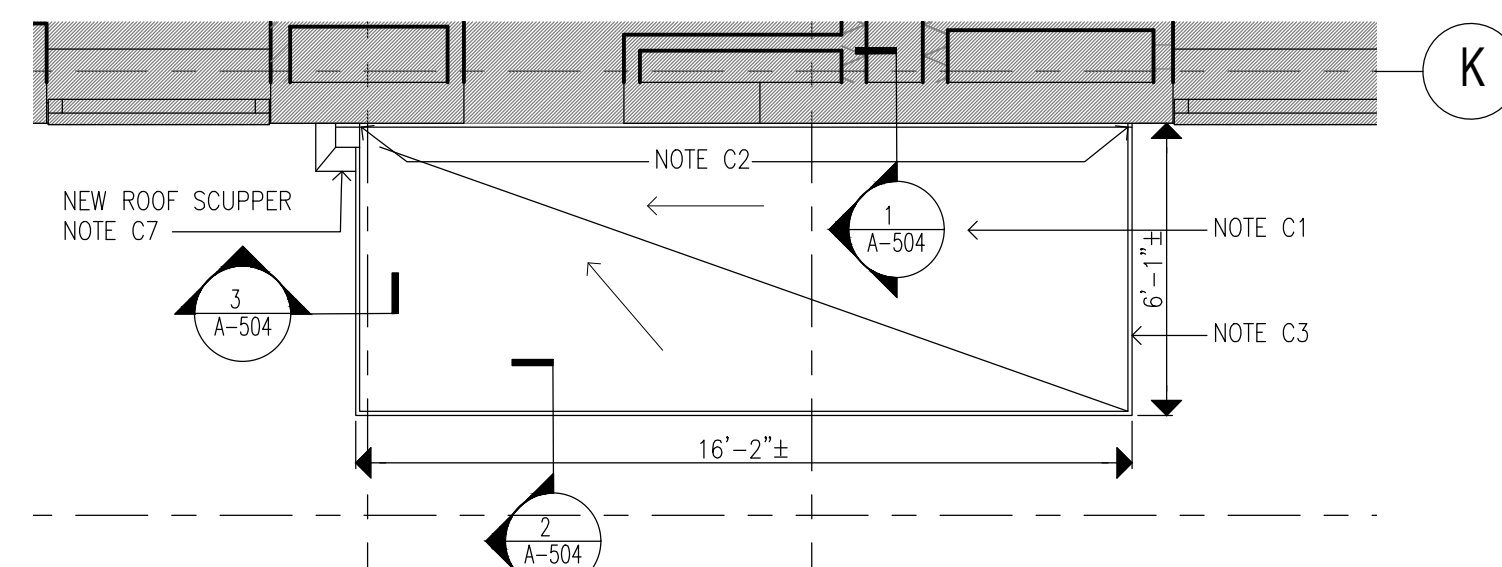
1 FLOOR PLAN- CONSTRUCTION
SCALE: 1/4"=1'-0"



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



2 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



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

CONSTRUCTION KEYNOTES:

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12 MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6'x12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT, LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

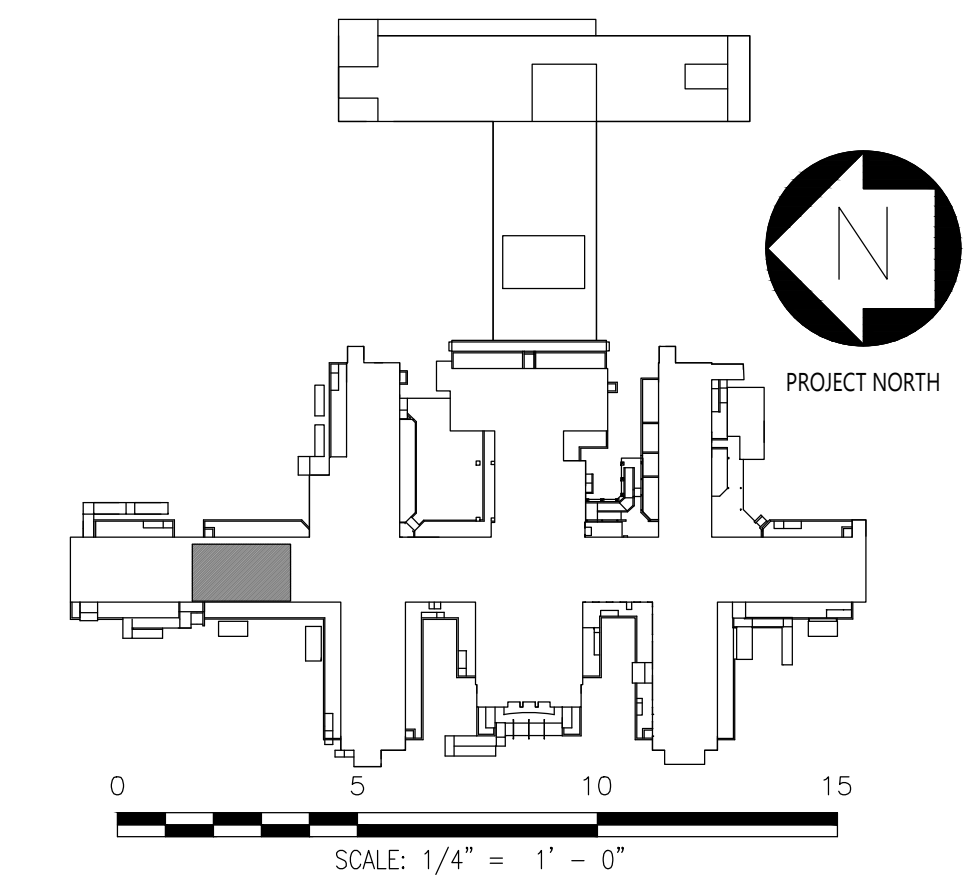
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



CONSULTANTS:

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-29, STAIRS S-29, RAMP R-D:
CONSTRUCTION PLANS

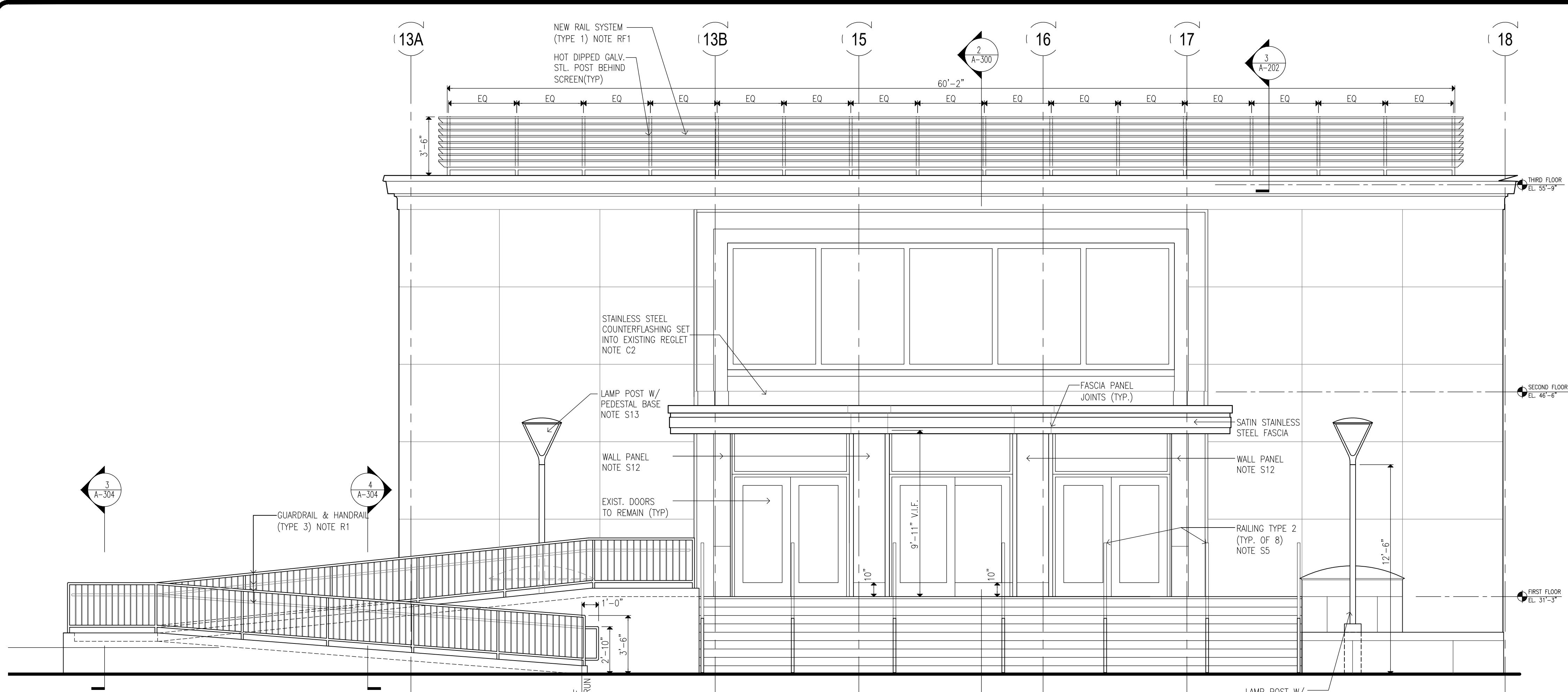
BUILDING NUMBER:

102

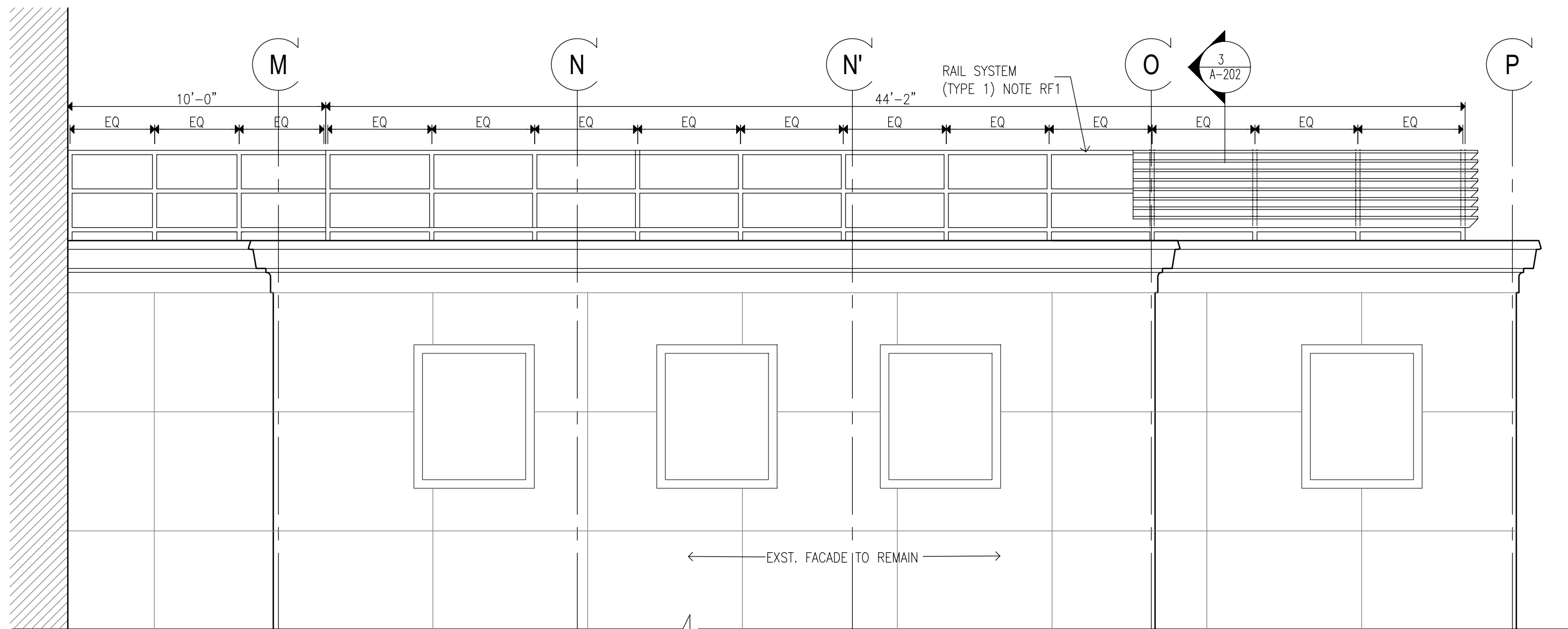
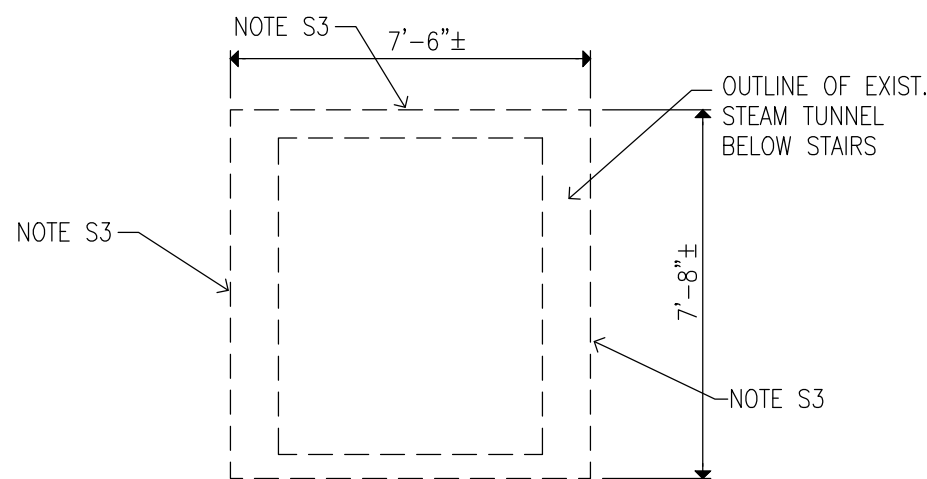
DRAWING NUMBER:

A-122

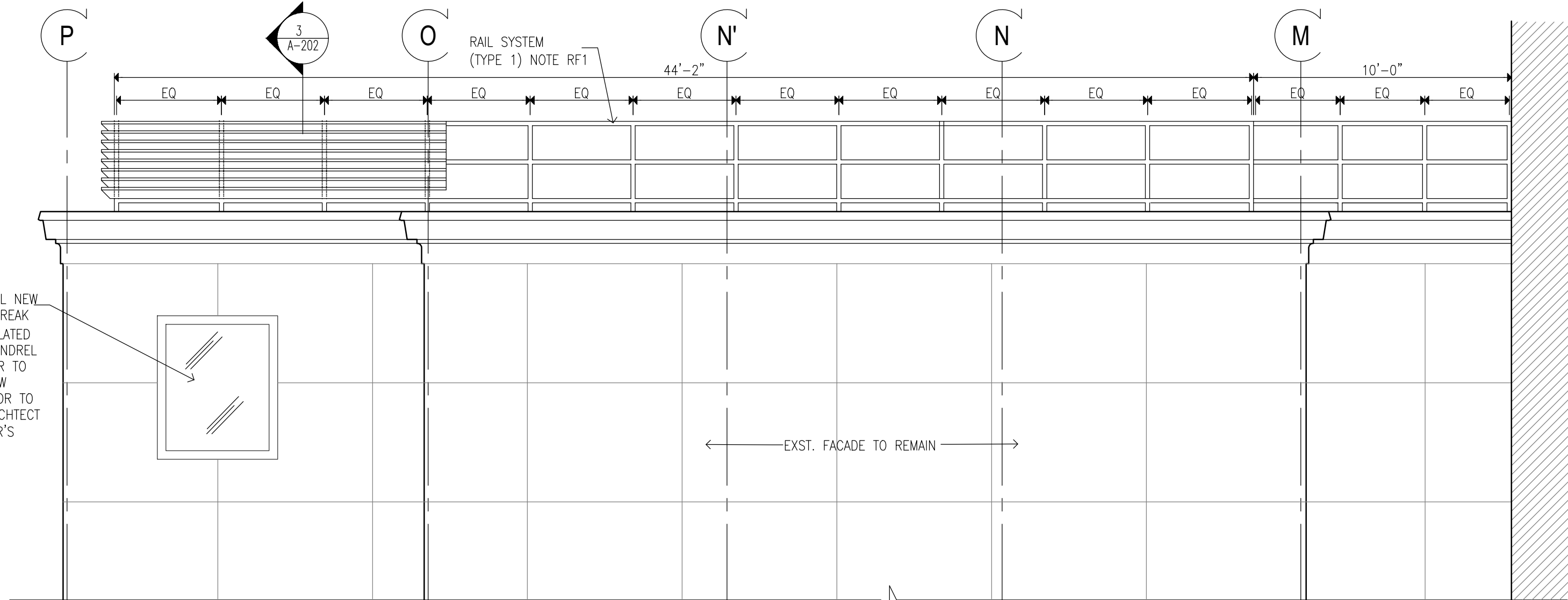
SHEET



1 WEST ELEVATION: MAIN ENTRANCE
SCALE: 1/4" = 1'-0" STAIR #8, CANOPY #8, RAMP "A"



2 NORTH ELEVATION: 3RD FLOOR ROOF
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION: 3RD FLOOR ROOF
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES: ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

- STAIRS S-8, PLANTERS & PLINTH:
- S1. PROVIDE REINFORCED POURED CONCRETE STAIR SLAB OVER EXISTING PIERS. SEE STRUCTURAL DRAWINGS
- S2. REINSTALL GRANITE STONE RISERS AND TREADS AFTER REPAIRS AND CLEANING WITH MECHANICAL MEANS TO SAME. ANY GRANITE STONE PAVERS AND TREADS DAMAGED OR SPALLED TO BE REPAIRED WITH DUTCHMAN PATCHING, USING EXISTING STONES REMOVED FROM STAIR S-46 & S-9. GRANITE SURFACE TO BE ABRADED TO PROVIDE SLIP RESISTANCE DURING THE CLEANING PROCESS.
- S3. PROVIDE FLUID APPLIED WATERPROOFING SYSTEM OVER TOP OF STEAM TUNNEL WITH FLASHING INTO EXISTING BUILDING WALLS, WITH PROTECTION BOARD OVER WATERPROOFING IN STEAM TUNNEL ROOF AND BUILDING WALLS, HEIGHT OF TUNNEL APPROXIMATELY 9'-0" HIGH.
- S4. PROVIDE FLUID APPLIED WATERPROOFING AND PROTECTION BOARD OVER WATERPROOFING & DRAINAGE ON LANDING SLAB, STEPPED CONCRETE SLABS, AND STAIR WALLS.
- S5. PROVIDE FOLLOWING NEW HANDRAIL SYSTEM WITH INTEGRATED LIGHTING, AT STAIRS (BASIS OF DESIGN):
RAILING TYPE 2: WAGNER LUMENRAIL SYSTEM, 1.66" SCH 40 SATIN FINISH, WITH WAGNER LUMENPOD28 LED LIGHTING. SEE SPECIFICATIONS
- S6. REINSTALL GRANITE VENEER STONES AND COPING STONES FROM THE PLINTHS AFTER CLEANING THEM USING CHEMICAL CLEANER
- S7. PROVIDE WATERPROOFING INSIDE PLANTERS & EXTEND OVER THE KNEE WALLS TO FORM CONTINUOUS WATERPROOFING BARRIER WITH STAIR LANDING. TERMINATE FLASHING AT BUILDING WALL WITH REGLET-SET METAL FLASHING
- S8. PROVIDE METAL FLASHING BELOW STONE COPING,
- S9. PROVIDE ROOT BARRIER WITHIN PLANTER PROTECTION LAYER AND DRAINAGE MAT OVER THE PLANTER WALL
- S10. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- S11. RESET GRANITE PANELS IN PLINTHS ON EITHER SIDE OF MAIN ENTRANCE, MORTAR ALL JOINTS FOR FULL DEPTH OF STONES; INSPECT FOR ANY LOOSE VERTICAL GRANITE PANELS IN PLANTER AND RESET AS REQUIRED, REMOVE ANY LOOSE MORTAR IN VERTICAL GRANITE PANELS AT PLANTER WALLS AND RE-POINT ALL MORTAR JOINTS
- S12. PROVIDE LARGE FORMAT PORCELANOSA "XTONE" 6MM PANELS (BASIS OF DESIGN), TO 4" ABOVE CANOPY SUSPENDED CEILING, AT ALL SIDES OF ENTRANCE PIERS AND SIDE WALLS OF THE ENTRANCE. COLOR: GLEM WHITE. SEE SPECIFICATIONS AND REFER TO DETAILS ON DWG A-209.
- S13. PROVIDE LAMP POST ("OURO" BY KIM LIGHTING, BASIS OF DESIGN) WITH 6"Ø, 12"Ø POURED CONCRETE PEDESTAL BASE, SEE DWGS. 1 & 2/A-506; SEE ELECTRICAL DRAWINGS & SPECIFICATIONS FOR MORE DETAILS, ELECTRICAL DRAWINGS FOR POWER CONNECTION.
- RAMP R-A:
- R1. PROVIDE FOLLOWING RAILING SYSTEM AT RAMP:
RAILING TYPE 3: HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- R2. APPLY SAUREISEN "CONCRETE GENERAL PURPOSE NO. 1" EPOXY RESURFACING SYSTEM (BASIS OF DESIGN) OVER EXPOSED CONCRETE SURFACES OF STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS). ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN CRACKS TO FULLY CURE PRIOR TO APPLICATION OF EPOXY RESURFACING COATING.
- R3. PROVIDE EXTERIOR GRADE SEALANT, BACKER ROD & FILLER MATERIAL AT EDGES OF RAMP & CURB WALL
- R4. PROVIDE NEW 2" DIA STAINLESS STEEL SLEEVE AT EXIST. SCUPPER LOCATION.
- CANOPY C-8:
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS/DRAINS
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING ROUTED NOT MORE THAN 1" DEEP INTO EXISTING REGLET IN GRANITE PANELS, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR (BASIS OF DESIGN), WHITE (6"×12" UNPERFORATED)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSMZLWL)
- C6. PROVIDE PAINT TYPE "C" ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. IPROVIDE NEW ROOF DRAIN & LEADER TO EXISTING BUILDING DRAIN LINE. TEST AND CLEAR ANY OBSTRUCTION TO EXISTING DRAIN LINE.
- CAFETERIA ROOF (3RD FL):
- RF1. PROVIDE FOLLOWING NEW RAILING SYSTEM AT ROOF:
RAILING TYPE 1: ARCHITECTURAL SCREEN WALL SYSTEM BOLTED TO HOT DIPPED GALVANIZED STEEL POST & RAIL. MANF: CONSTRUCTION SPECIALTIES "ARCHITECTURAL LINE SCREEN WALL" MODEL VAC-120 (BASIS OF DESIGN), ANODIZED FINISH TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS
- RF2. INSTALL TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD. PROVIDE R-30 MIN. (@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER TAPERED TO ROOF DRAIN.
- RF3. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING ROUTED NOT MORE THAN 1" DEEP INTO EXISTING REGLET IN GRANITE PANELS, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES.

 **NEW YORK**
STATE OF OPPORTUNITY.

Office of General Services

DESIGN & CONSTRUCTION


CONSULTANTS:

RBSD ARCHITECTS PC

STV 100 Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:
THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



ARCH. REGISTRATION EXPIRES: 06-30-26

CONTRACT: CONSTRUCTION

TITLE: PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION: MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT: NYS OFFICE OF MENTAL HEALTH

MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	

PROJECT NUMBER: 47007

DESIGNED BY: MAK

DRAWN BY: RS, JM, RT

FIELD CHECK: LR, MOL

APPROVED: MAK

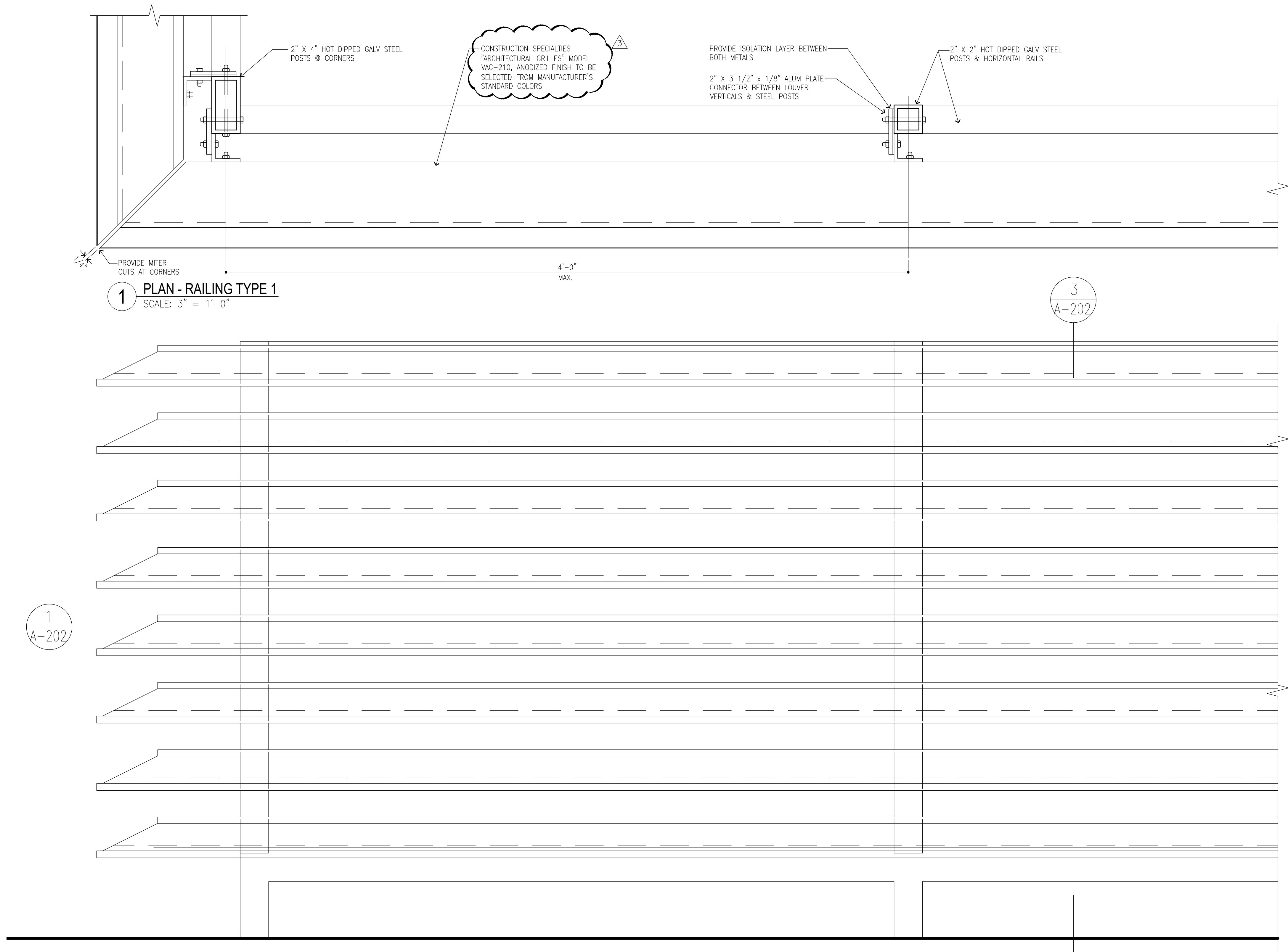
SHEET TITLE:

**ENTRANCE 8:
BUILDING ELEVATIONS**

BUILDING NUMBER: 102

DRAWING NUMBER: A-200

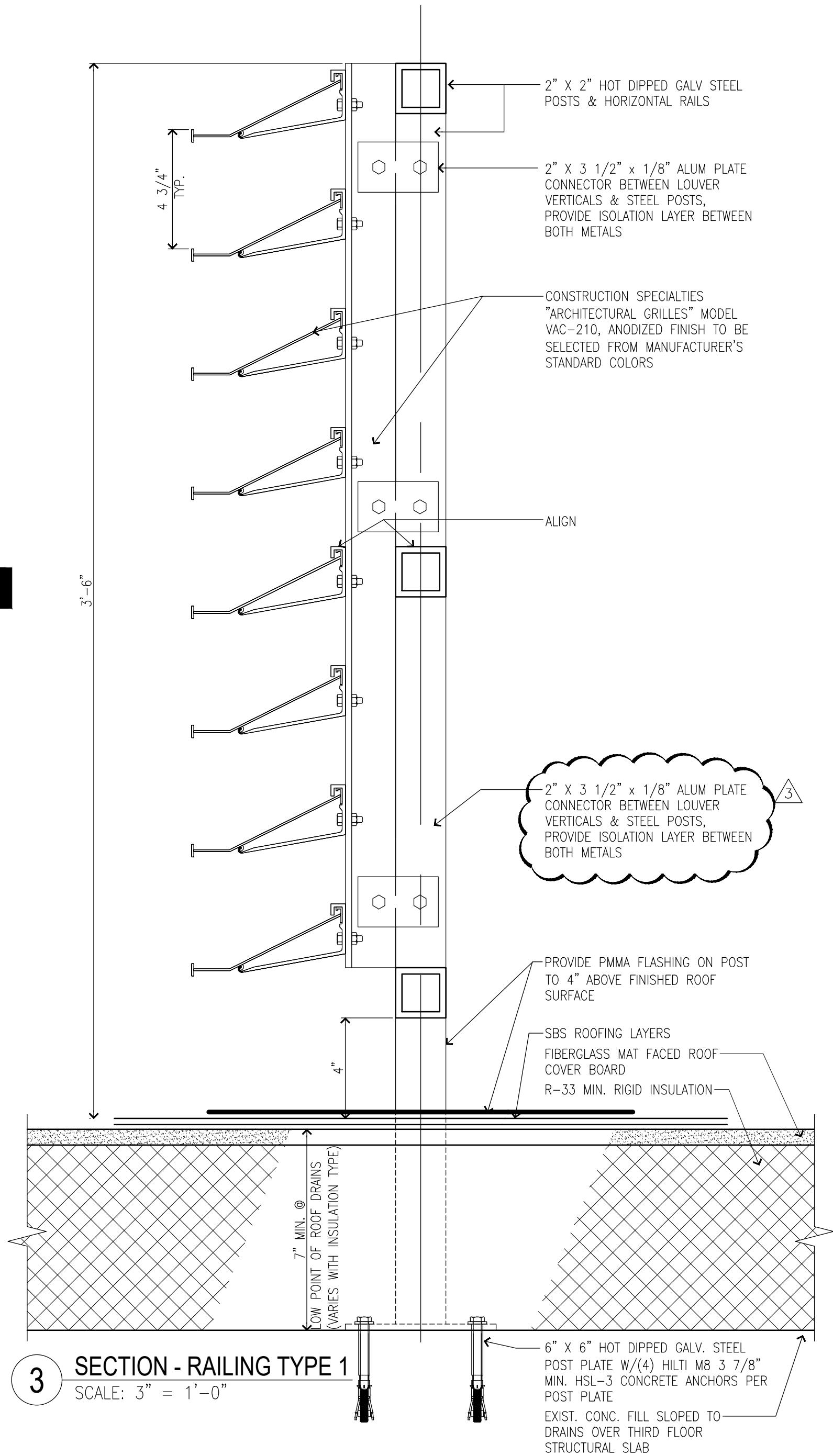
SHEET



1 PLAN - RAILING TYPE 1
SCALE: 3" = 1'-0"

1
A-202

2 ELEVATION - RAILING TYPE 1
SCALE: 3" = 1'-0"



3 SECTION - RAILING TYPE 1
SCALE: 3" = 1'-0"

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM
CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2"
DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL
BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A),
BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS &
CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

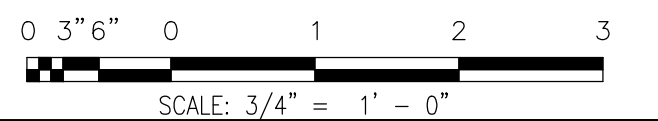
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM
CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2"
DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL
BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200
2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR
TREADS/RISERS & CURB/BUILDING WALL.



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

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

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

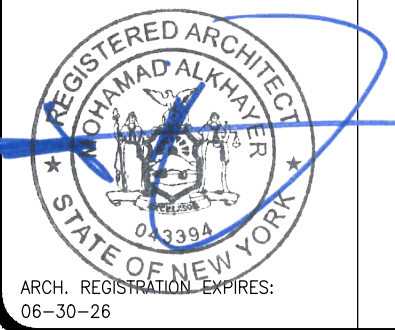
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



ARCH. REGISTRATION EXPIRES:
06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:	47007
-----------------	-------

47007

DESIGNED BY:	MAK
--------------	-----

DRAWN BY: RS, JM, RT

FIELD CHECK:	LR, MOL
--------------	---------

APPROVED: _____ MAK

SHEET TITLE:

CANOPY C-9, STAIRS S-9:

ELEVATION AND SECTIONS

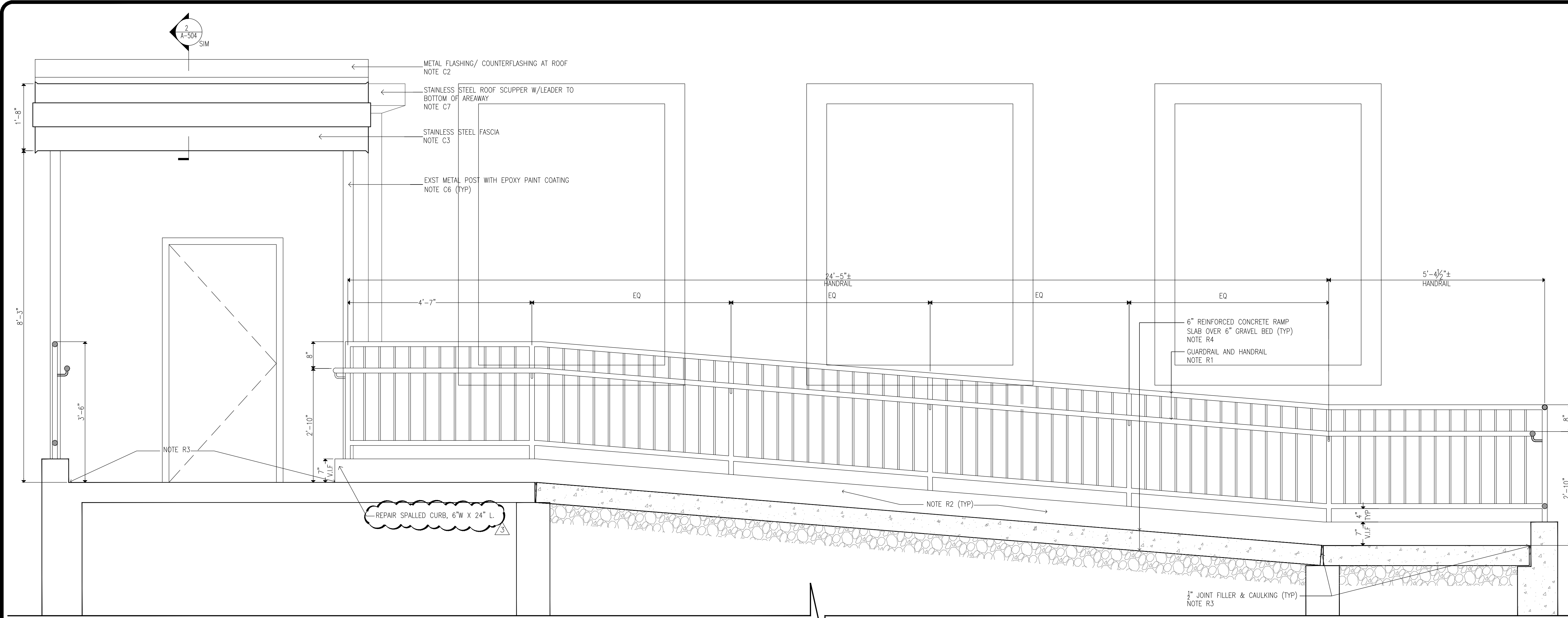
BUILDING NUMBER:

102

DRAWING NUMBER:

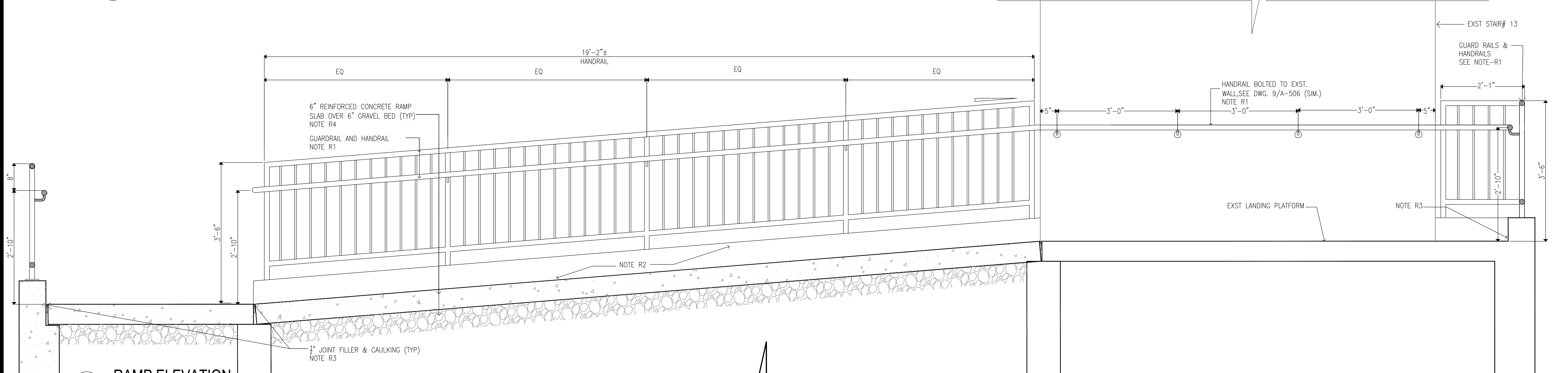
A-204

SHEET

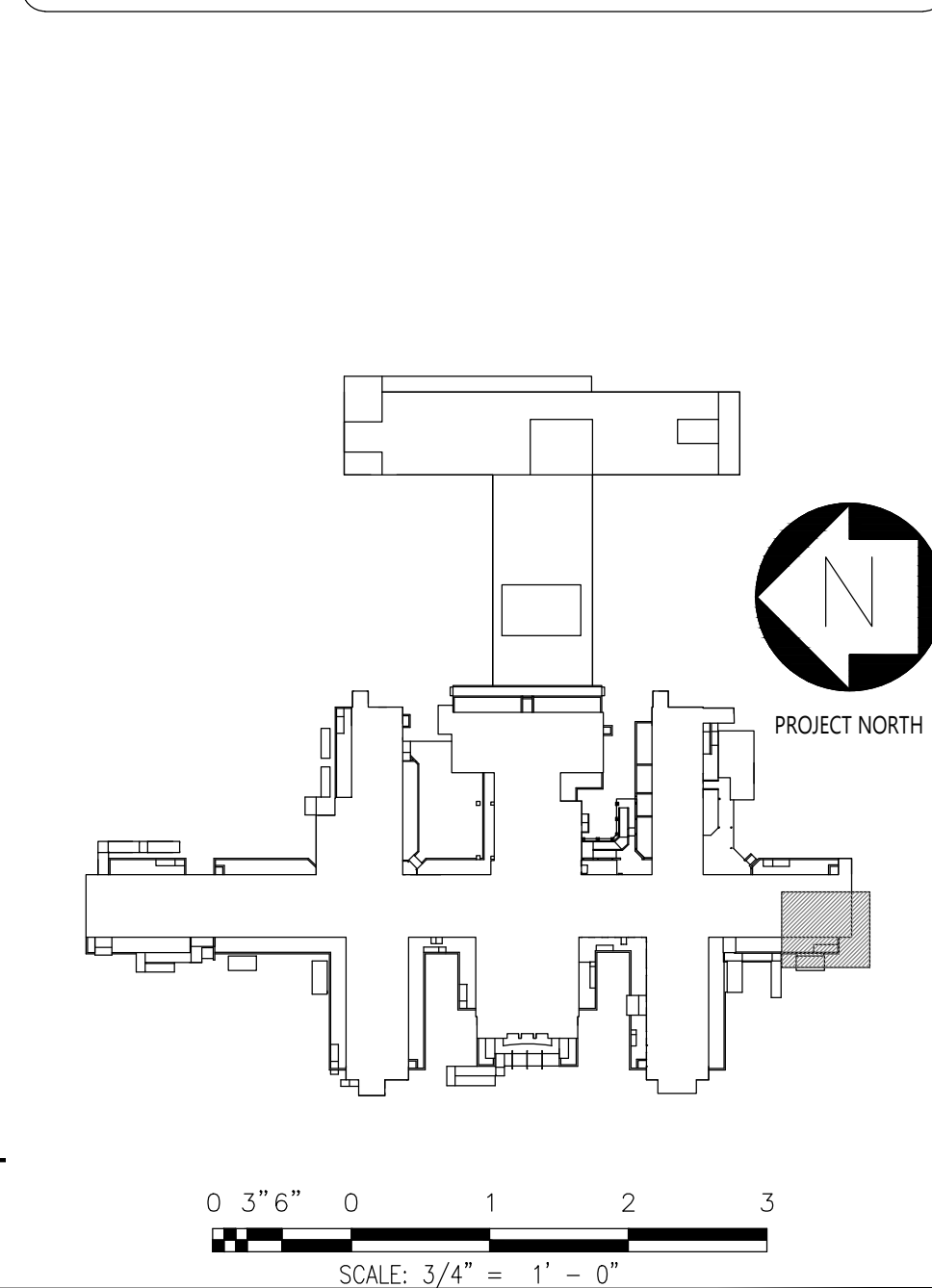


- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A). BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A). BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

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



2 RAMP ELEVATION
SCALE: 3/4"=1'-0"



NEW YORK
STATE OF
OPPORTUNITY.

**Office of
General Services**

DESIGN & CONSTRUCTION

CONSULTANTS:

RBSD
ARCHITECTS PC

STV
100 Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:
THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

CONTRACT: CONSTRUCTION

TITLE: PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION: MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT: NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION
PROJECT NUMBER:		47007
DESIGNED BY:		MAK
DRAWN BY:		RS, JM, RT
FIELD CHECK:		LR, MOL
APPROVED:		MAK

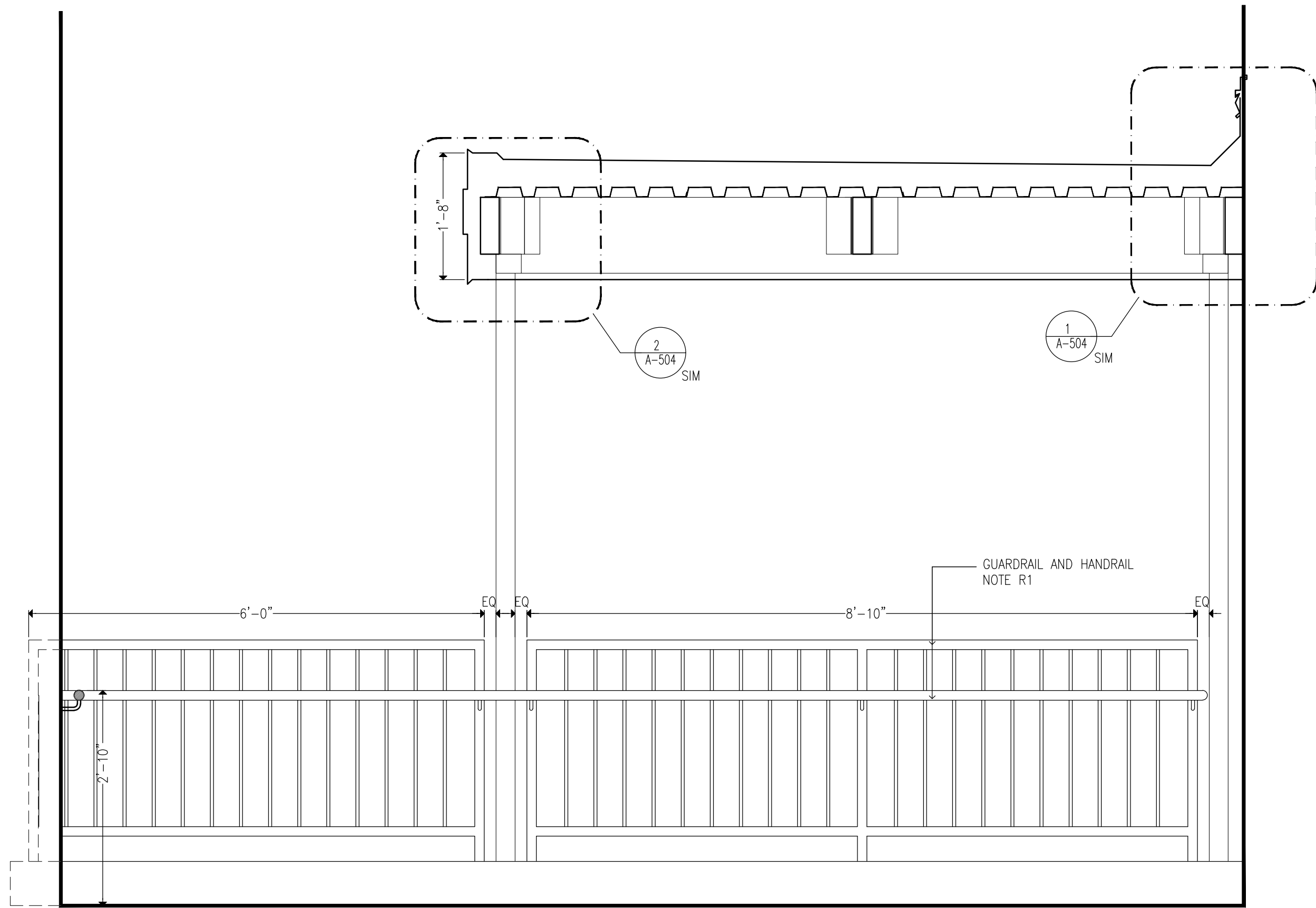
SHEET TITLE:

**CANOPY C-13, RAMP R-13:
ELEVATIONS**

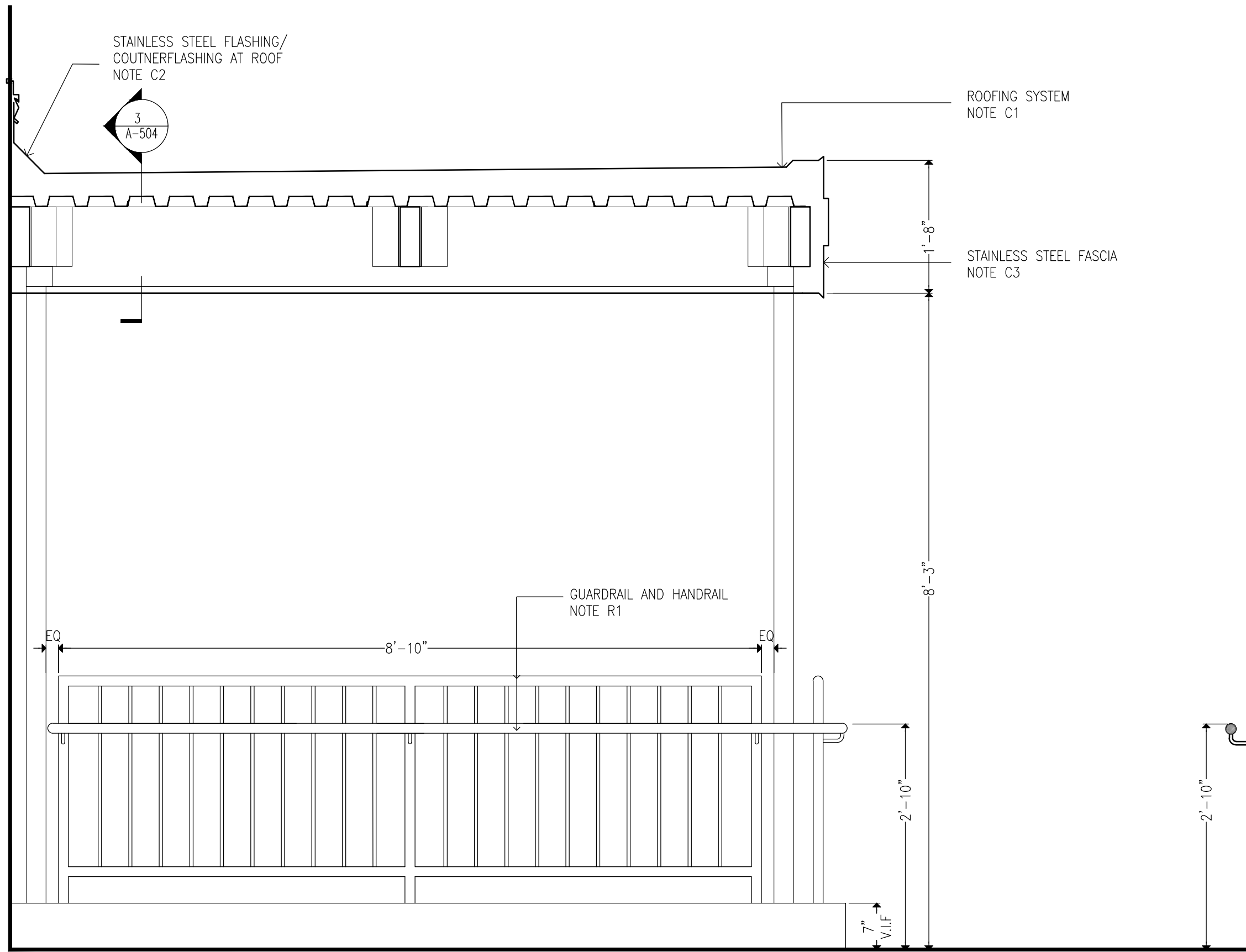
BUILDING NUMBER: 102

DRAWING NUMBER: A-206

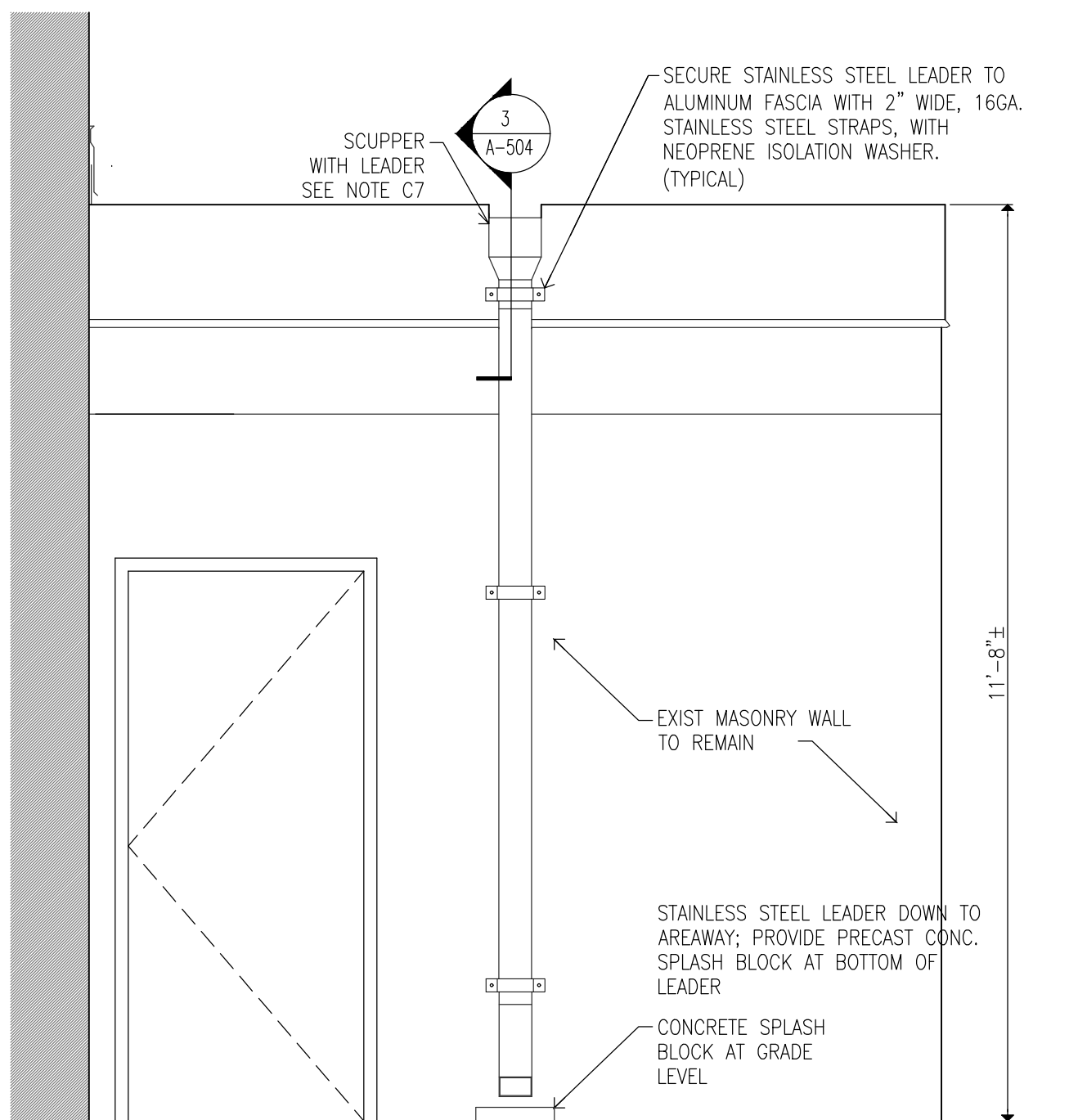
SHEET



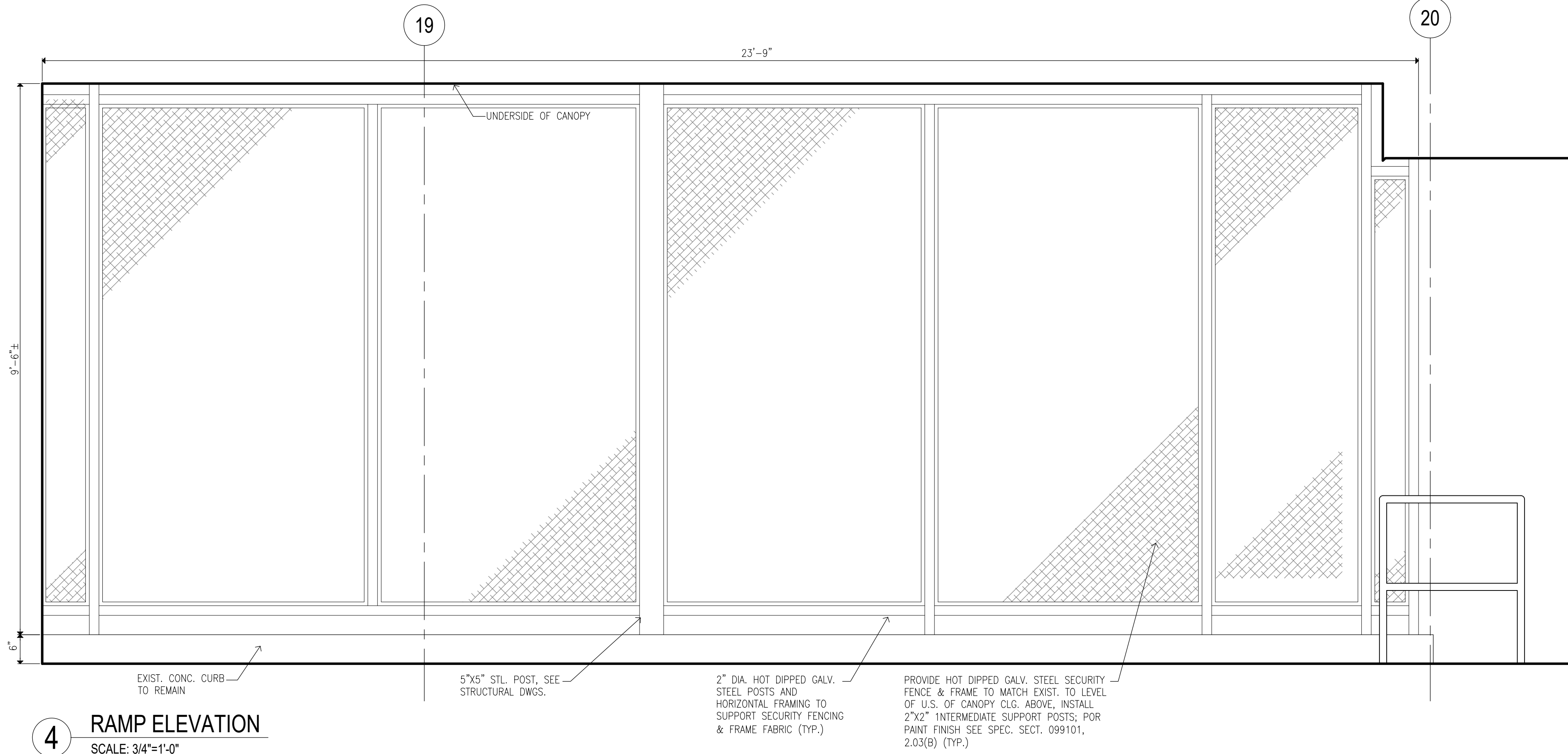
1 RAMP ELEVATION
SCALE: 3/4"=1'-0"



2 RAMP ELEVATION
SCALE: 3/4"=1'-0"

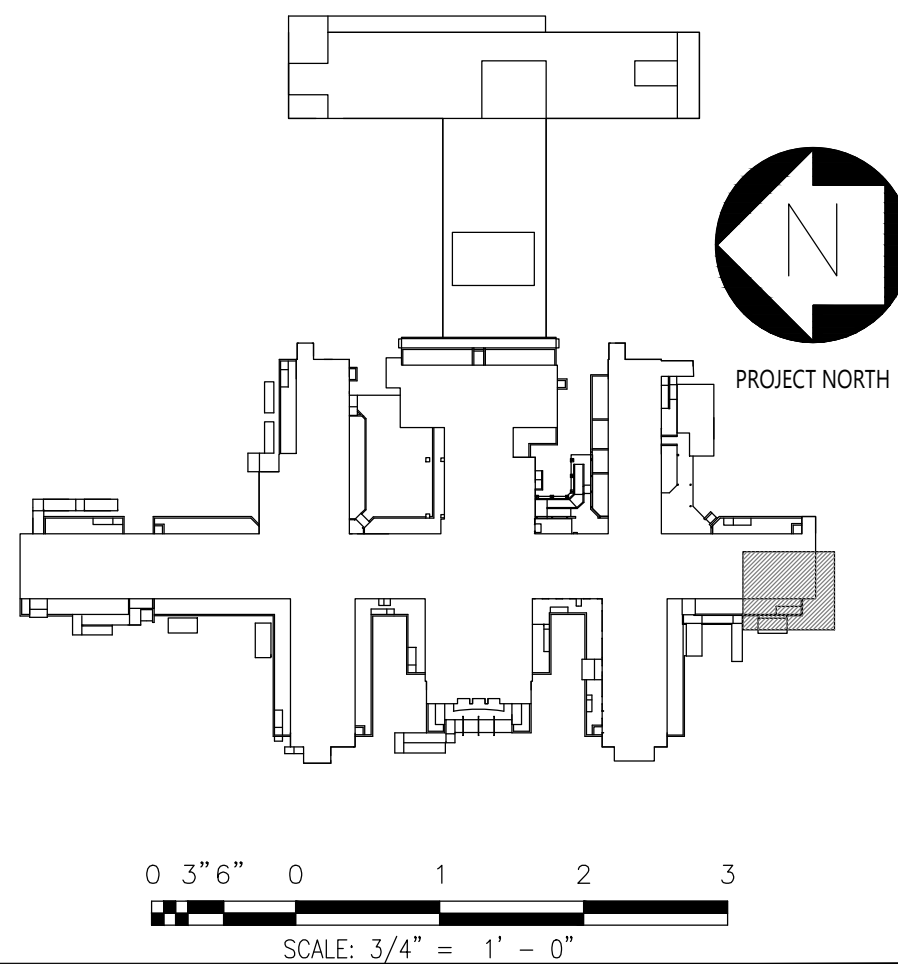


3 ROOF RF-F - ELEVATION
SCALE: 1/2"=1'-0"



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

- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG. SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG. LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



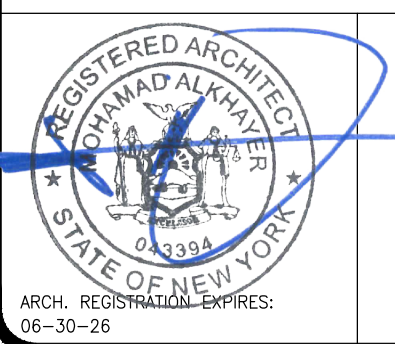
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-13, RAMP R-13:
AND ROOF RF-F ELEVATIONS;
RAMP R-B ELEVATION

BUILDING NUMBER:

102

DRAWING NUMBER:

A-208

SHEET

CONSTRUCTION KEYNOTES:

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R=30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE, 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200.2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

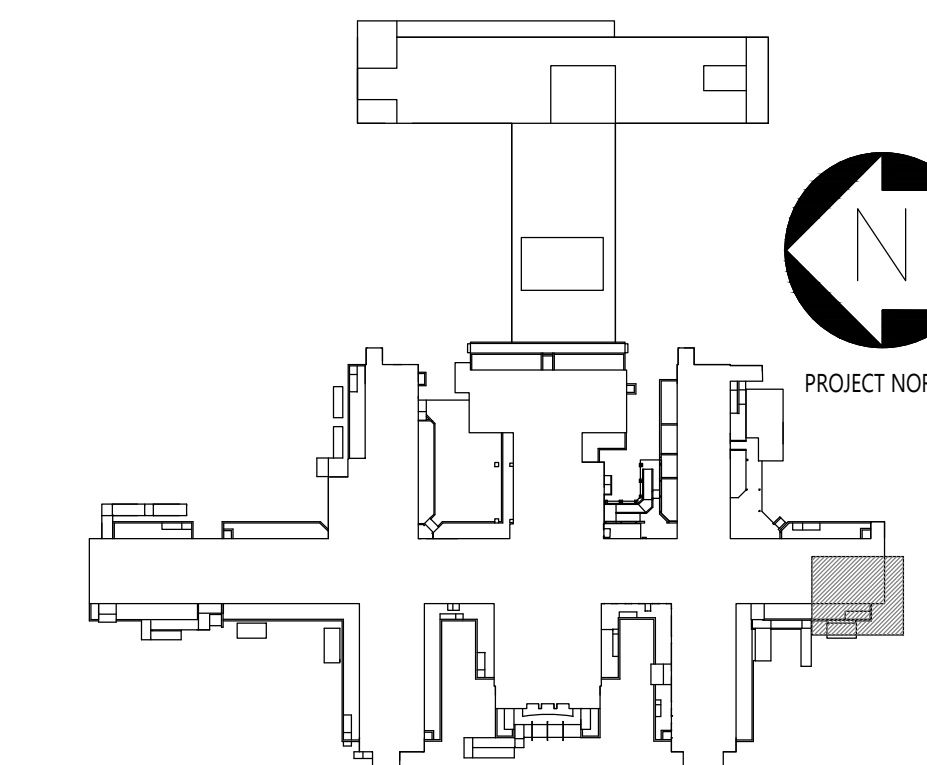
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

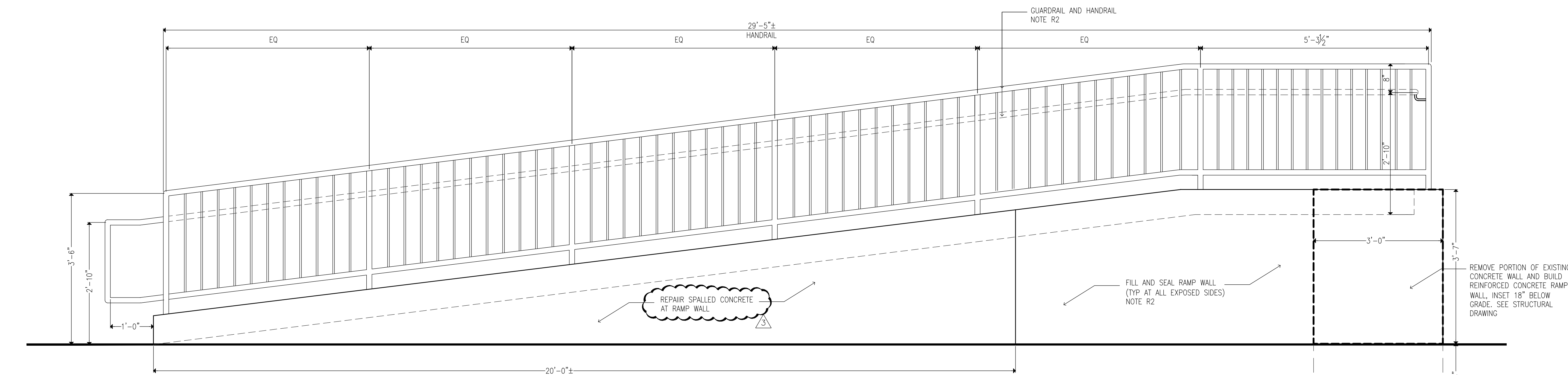
S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200.2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



0 3' 6" 0 1 2 3
SCALE: 3/4" = 1' - 0"

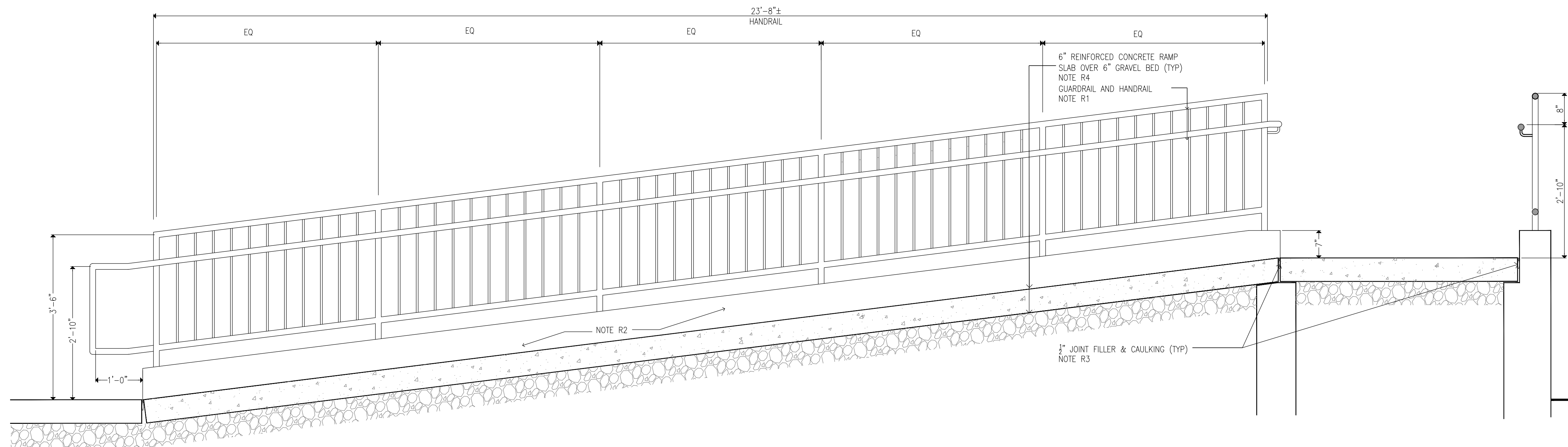
1 RAMP ELEVATION

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



2 RAMP ELEVATION

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



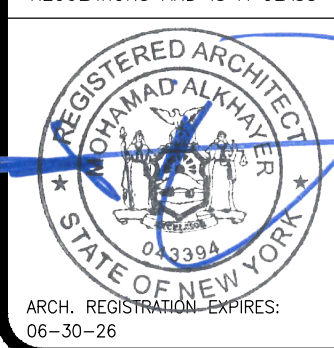
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC
CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

MARK	DATE	DESCRIPTION
	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-13, RAMP R-13:
ELEVATIONS

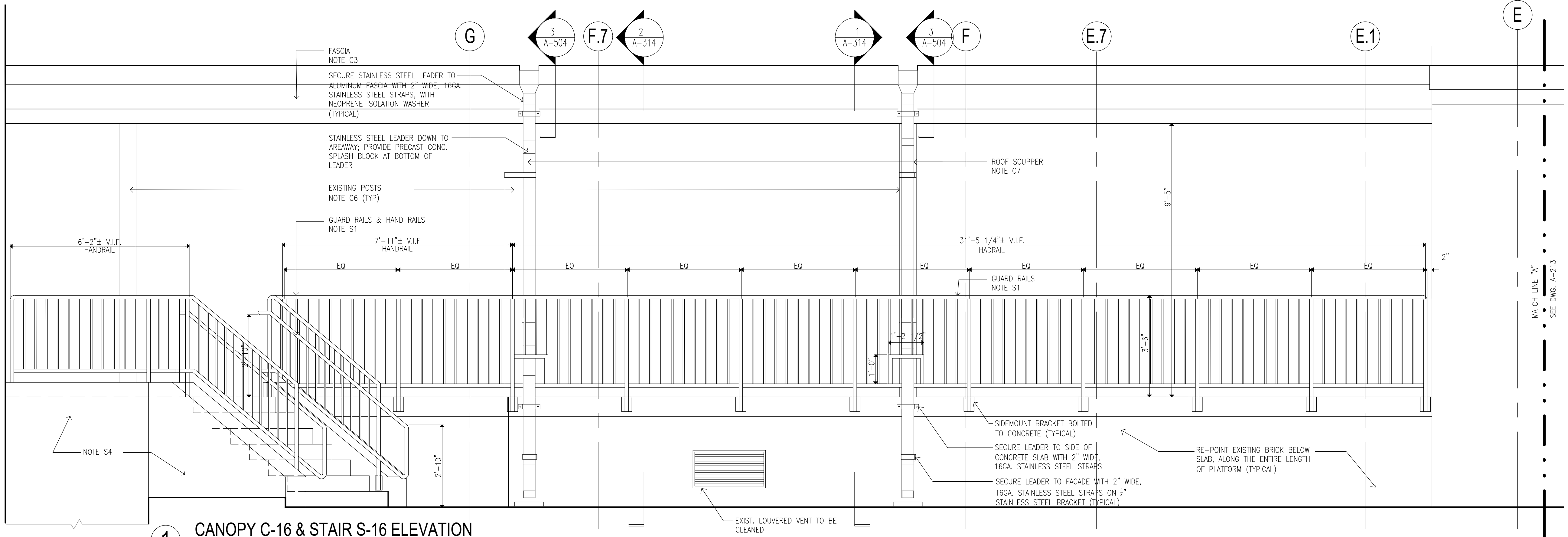
BUILDING NUMBER:

102

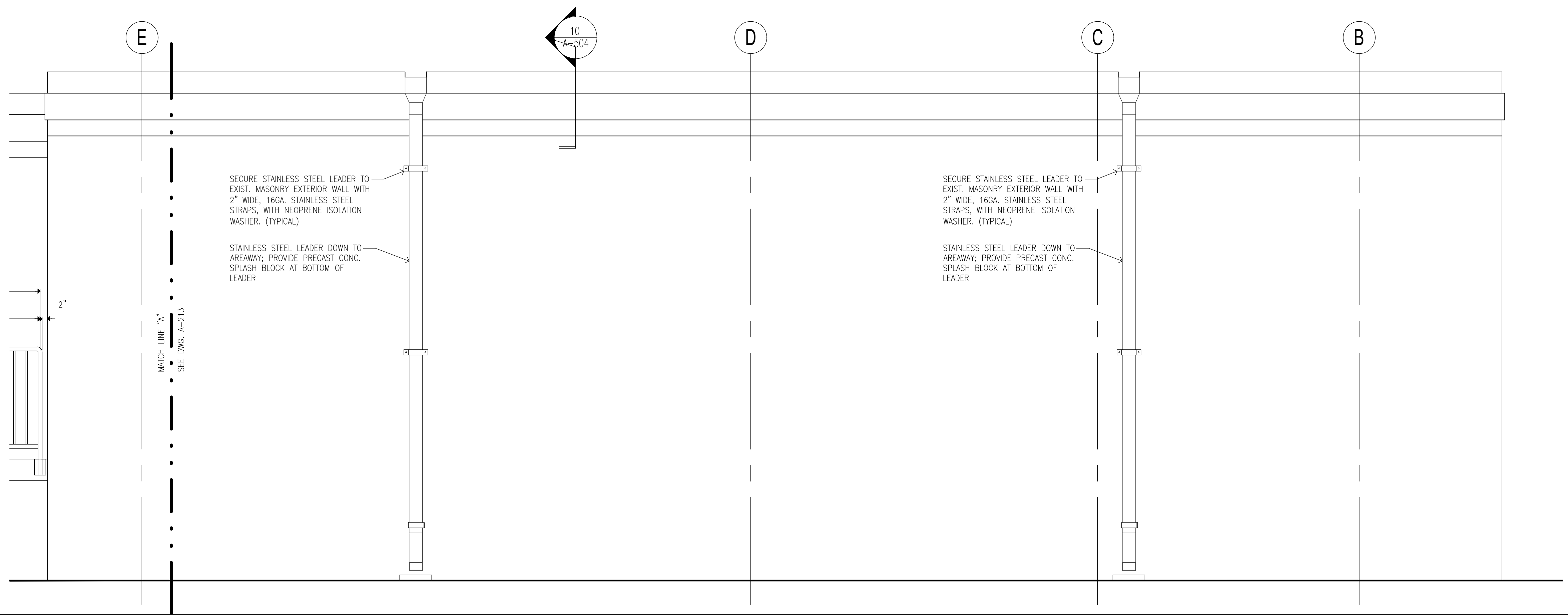
DRAWING NUMBER:

A-210

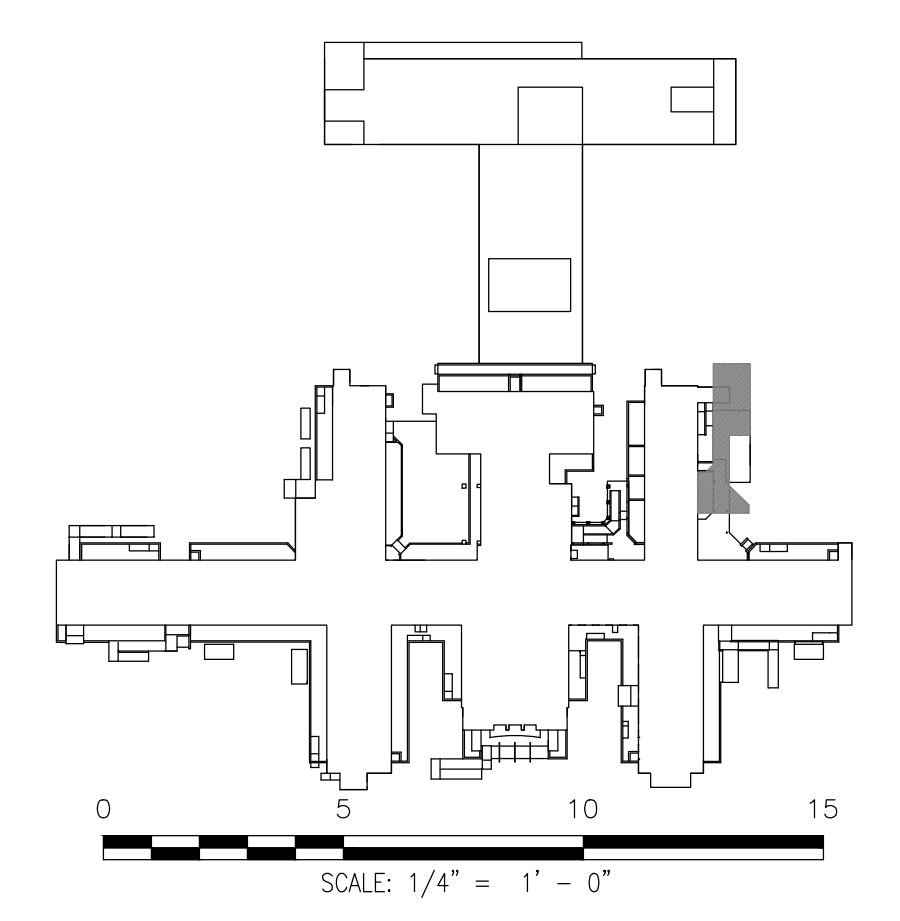
SHEET



1 CANOPY C-16 & STAIR S-16 ELEVATION
SCALE: 1/2"=1'-0"



- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING, MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0 LONG, LIGHT TYPE B: 6'-0 LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A) BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



CONSULTANTS:

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:
THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

CONTRACT: CONSTRUCTION

TITLE: PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION: MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT: NYS OFFICE OF MENTAL HEALTH

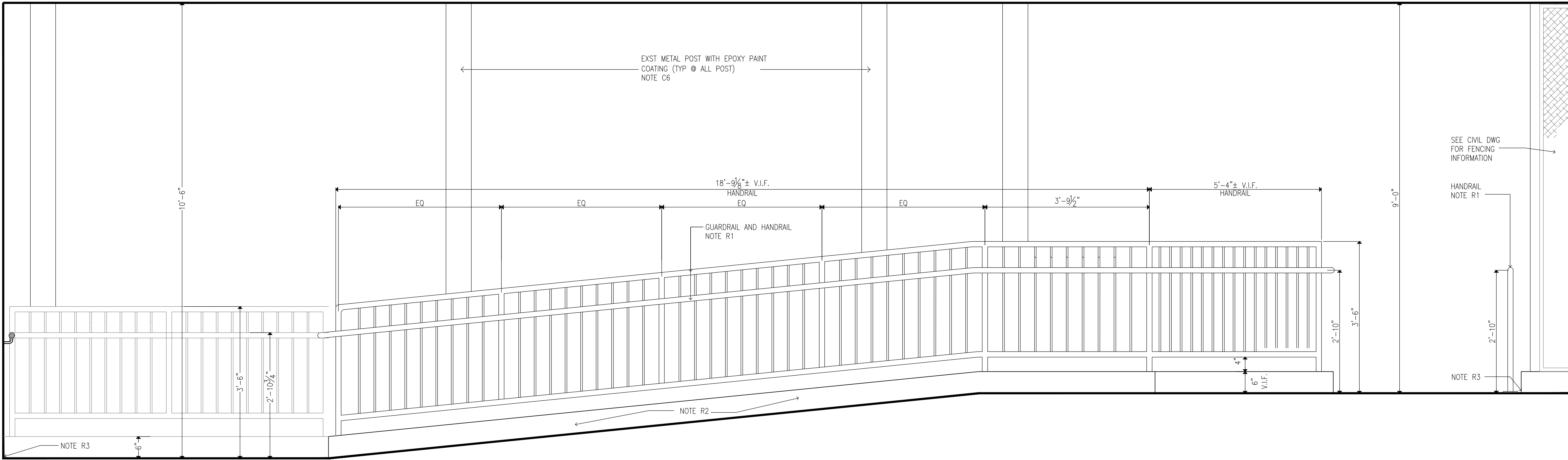
			PROJECT NUMBER: 47007
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION	APPROVED: MAK

SHEET TITLE:

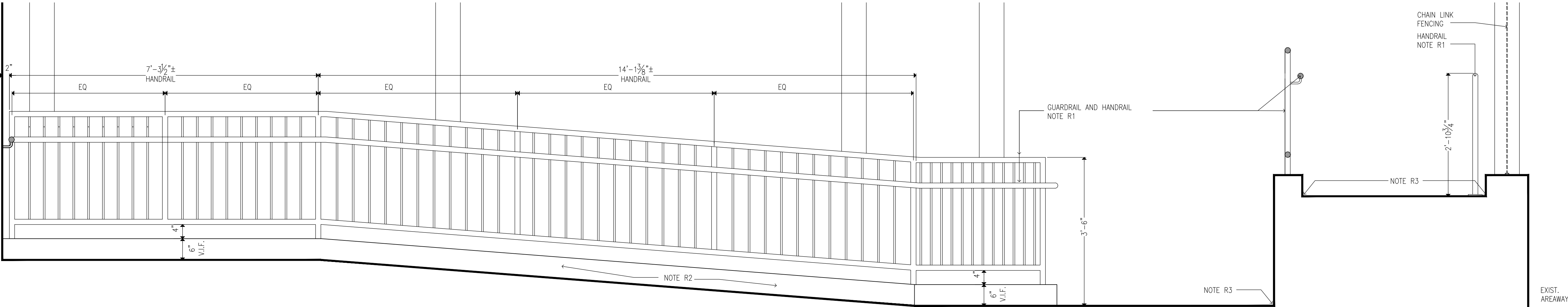
CANOPY C-16, STAIRS S-16
ELEVATION

BUILDING NUMBER: 102	DRAWING NUMBER: A-212
-------------------------	--------------------------

SHEET



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



2 RAMP ELEVATION
SCALE: 3/4"=1'-0"

CONSTRUCTION KEYNOTES:

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0 LONG, LIGHT TYPE B: 6'-0 LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

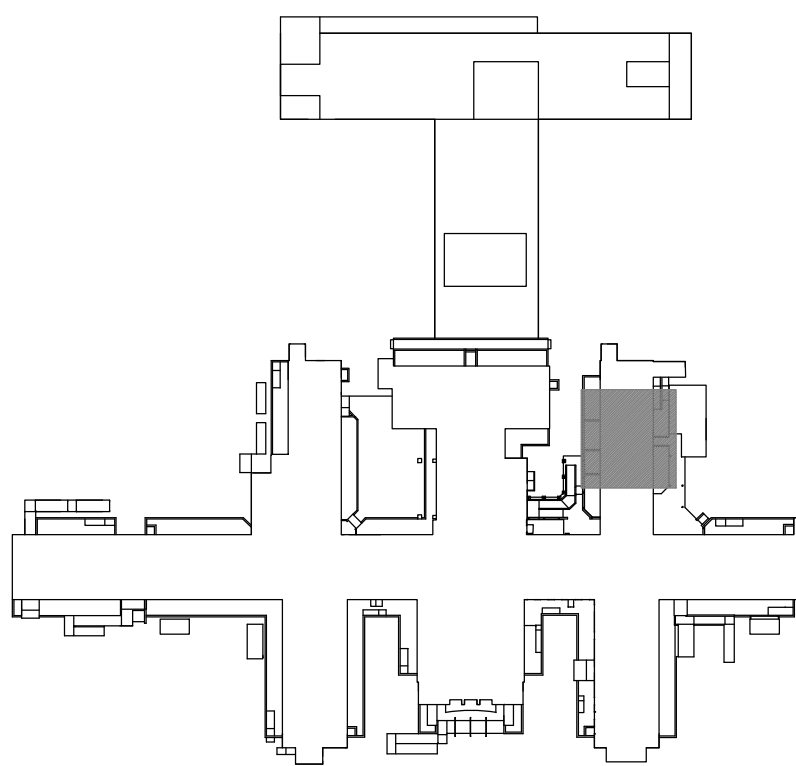
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



0 3' 6" 0 1 2 3
SCALE: 3/4" = 1' = 0"



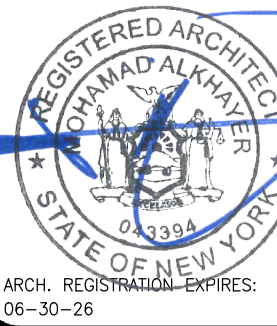
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-28, RAMP R-B, STAIR S-28:
ELEVATIONS

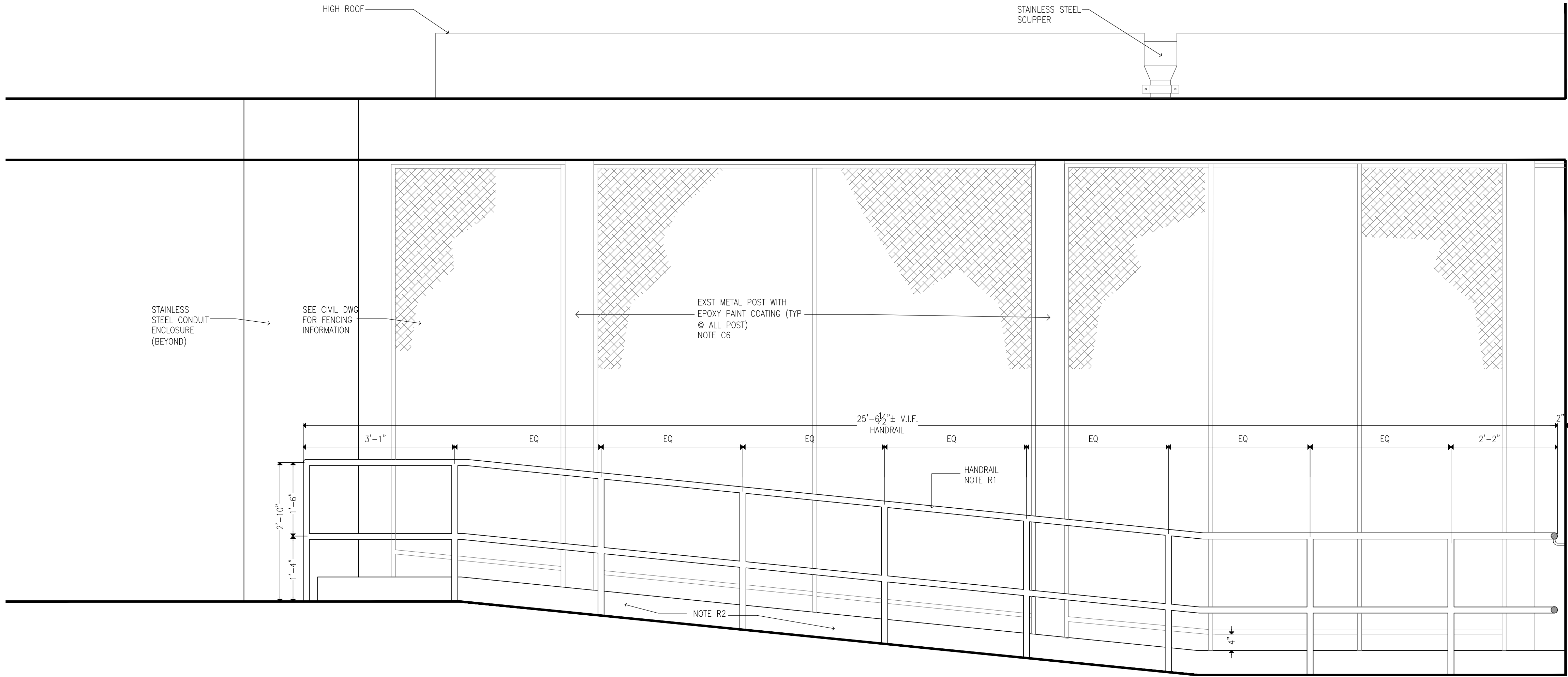
BUILDING NUMBER:

102

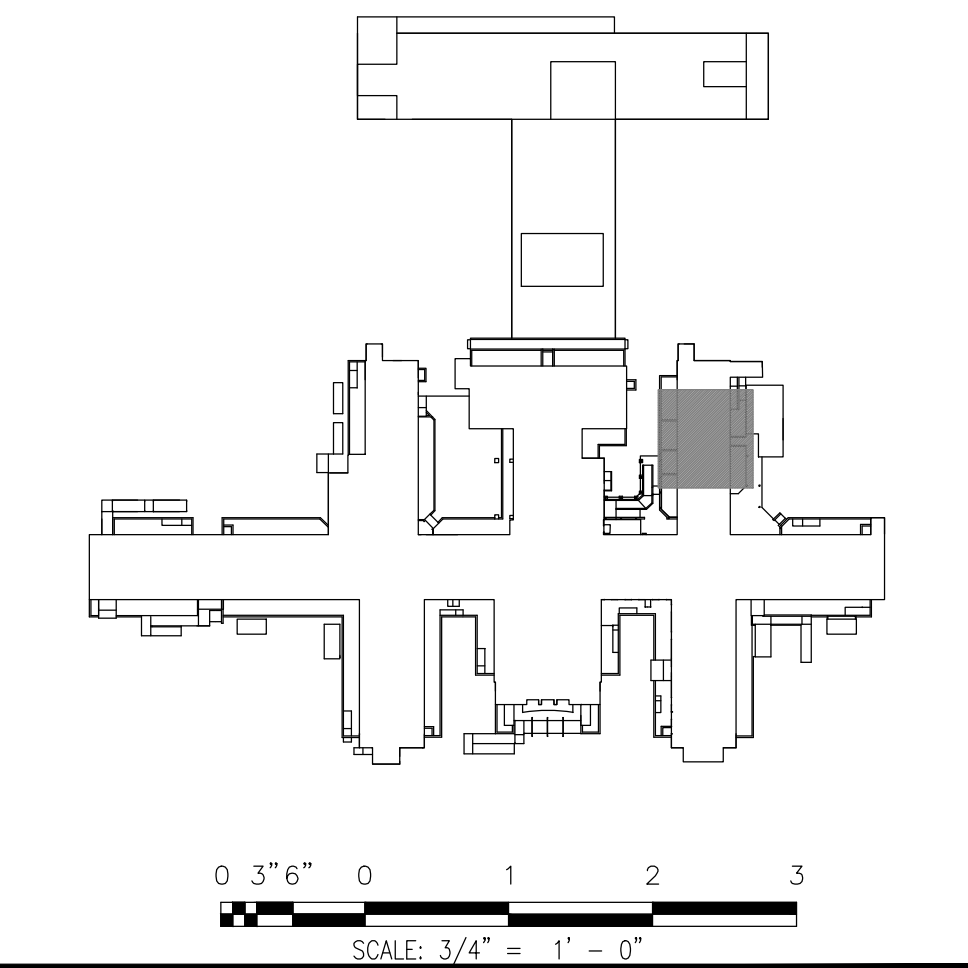
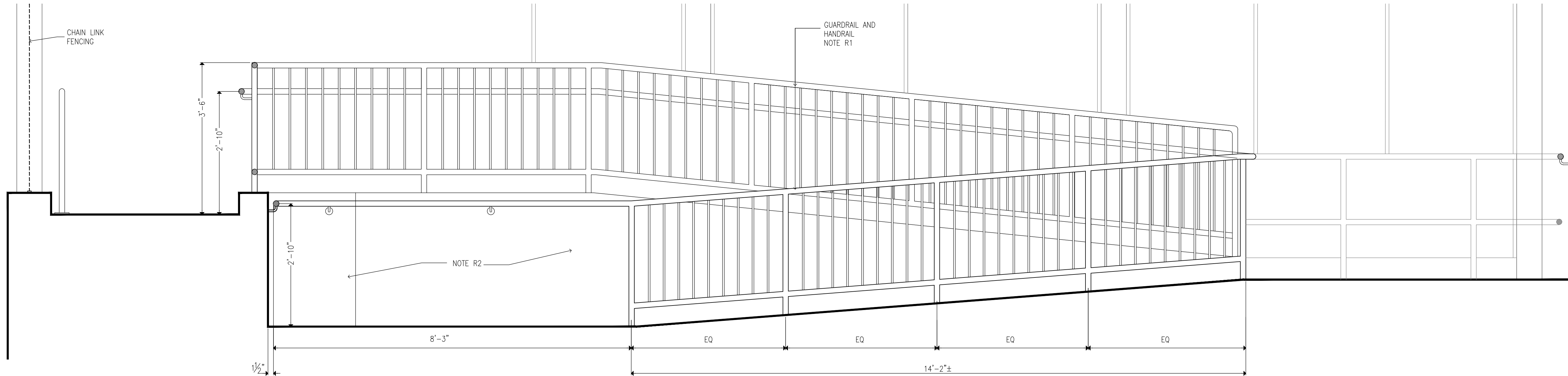
DRAWING NUMBER:

A-214

SHEET



- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0 LONG, LIGHT TYPE B: 6'-0 LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-28, RAMP R-B, STAIR S-28:
ELEVATIONS

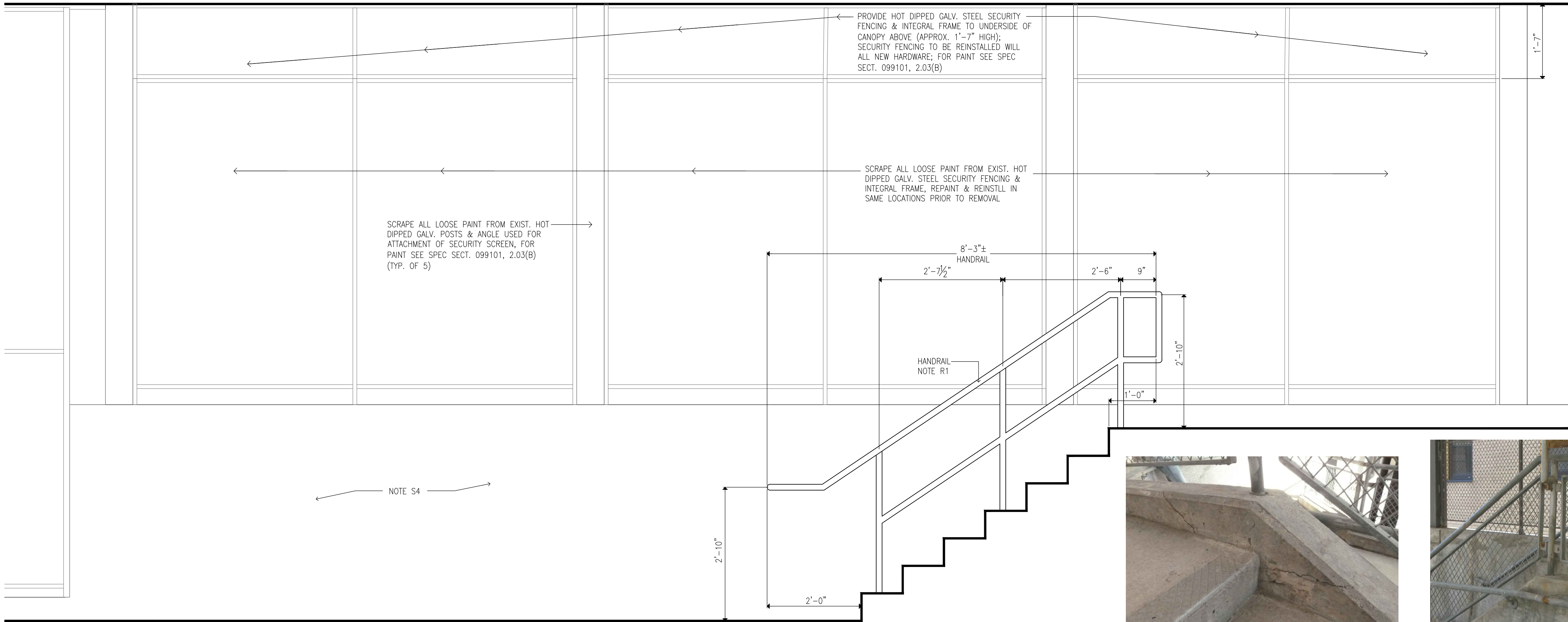
BUILDING NUMBER:

102

DRAWING NUMBER:

A-216

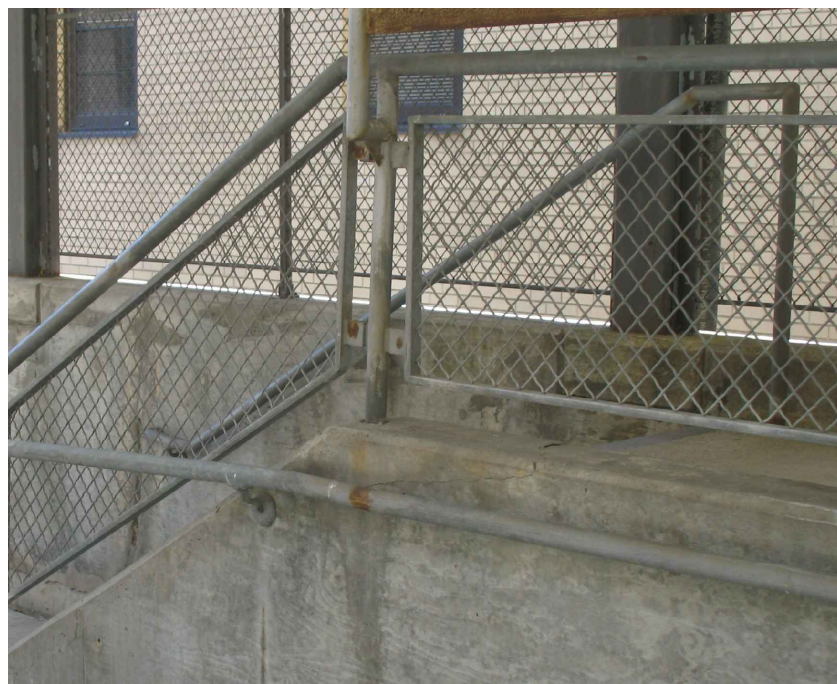
SHEET



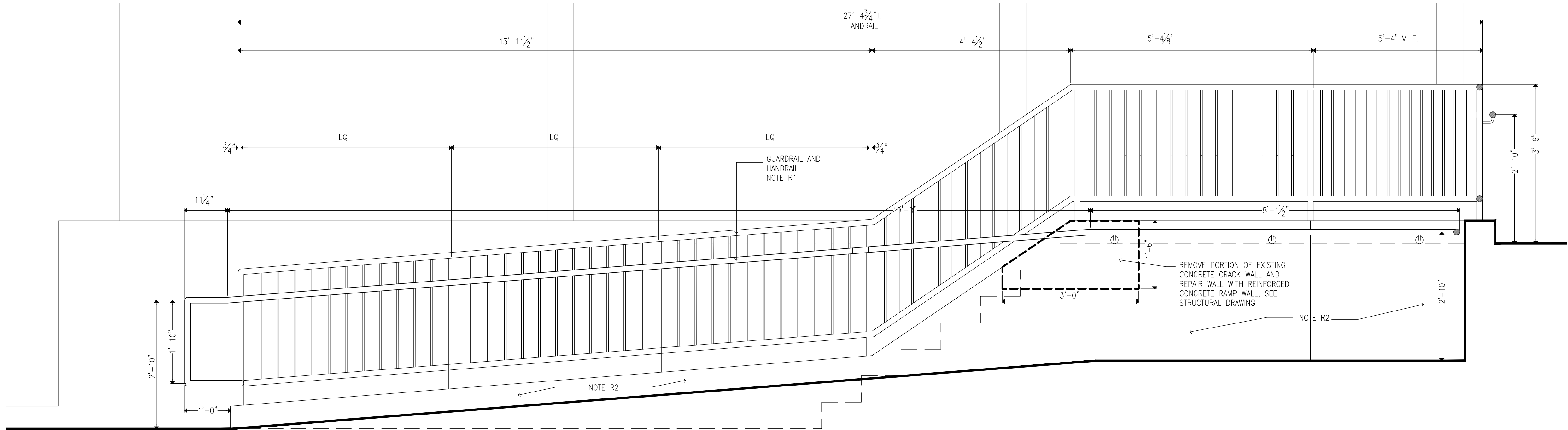
1 STAIR ELEVATION
SCALE: 3/4"=1'-0"



PH2 RAMP WALL CRACK

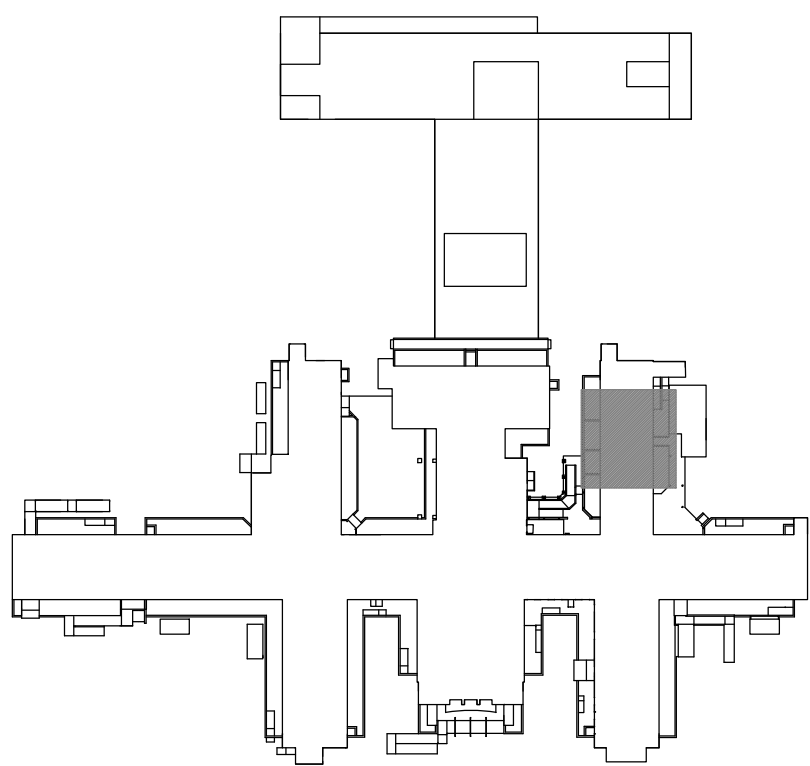


PH1 RAMP WALL CRACK



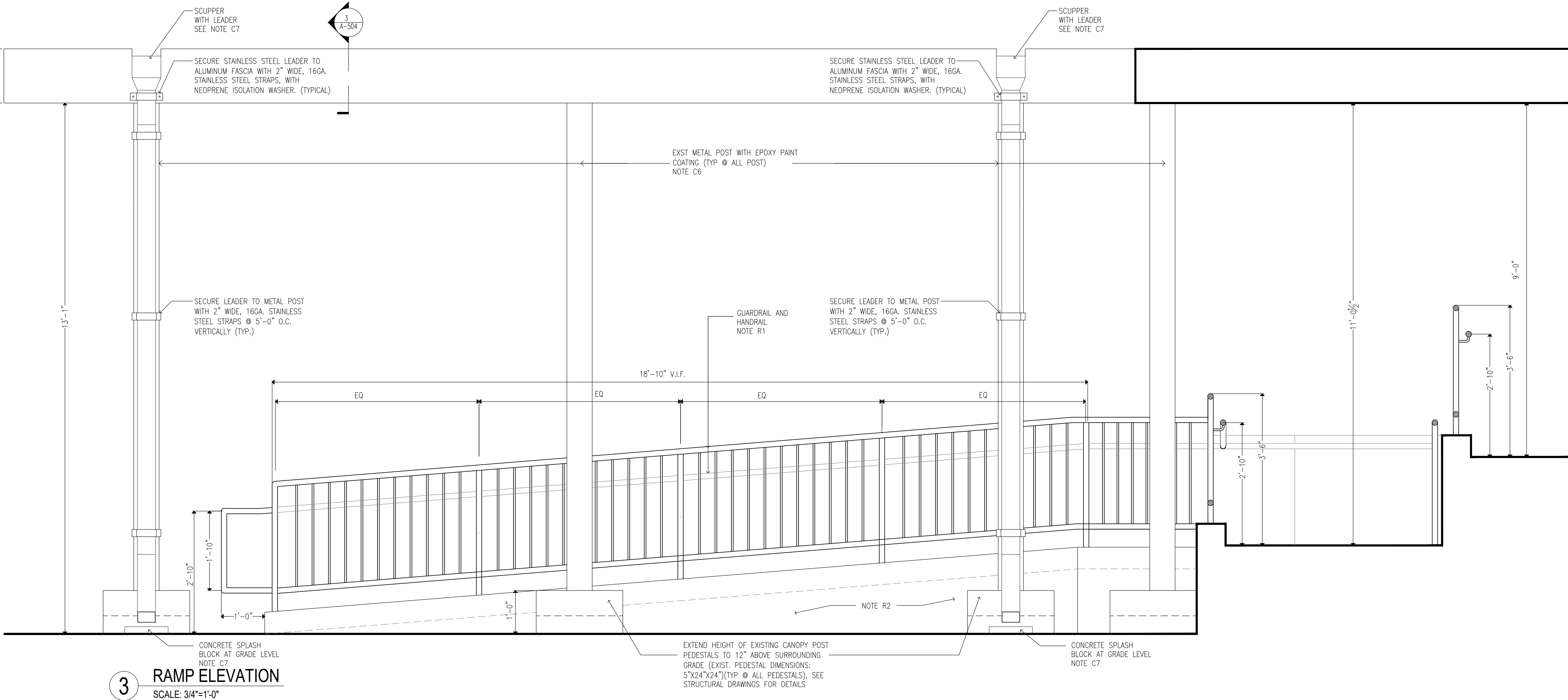
2 RAMP ELEVATION
SCALE: 3/4"=1'-0"

- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



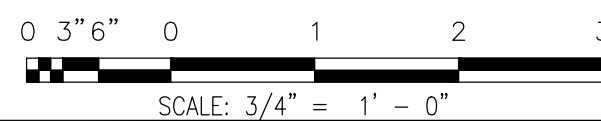
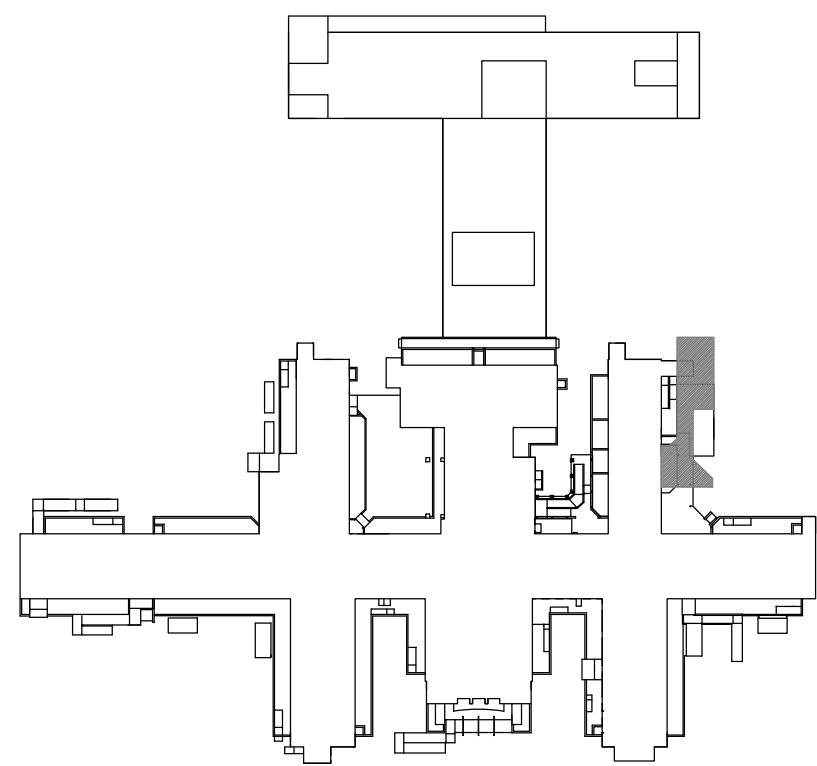
0 3' 6" 0 1 2 3
SCALE: 3/4" = 1' - 0"

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION



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

- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A) BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A). BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



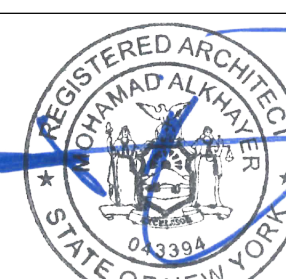
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



ARCH. REGISTRATION EXPIRES: 06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04--JUN--2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12--29--2023	FINAL BACKCHECK SUBMISSION
	04--OCT--2023	FINAL BACKCHECK SUBMISSION
	05--MAY--2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12--APR--2021	100% DESIGN SUBMISSION
	16--NOV--2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-28, RAMP R-B, STAIR S-28:
ELEVATIONS

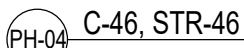
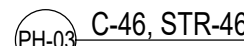
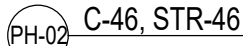
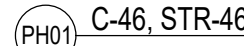
BUILDING NUMBER:

102

DRAWING NUMBER:

A-220

SHEET



CONSTRUCTION KEYNOTES:
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE 15-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF, SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FS2ML2) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (NCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CURED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

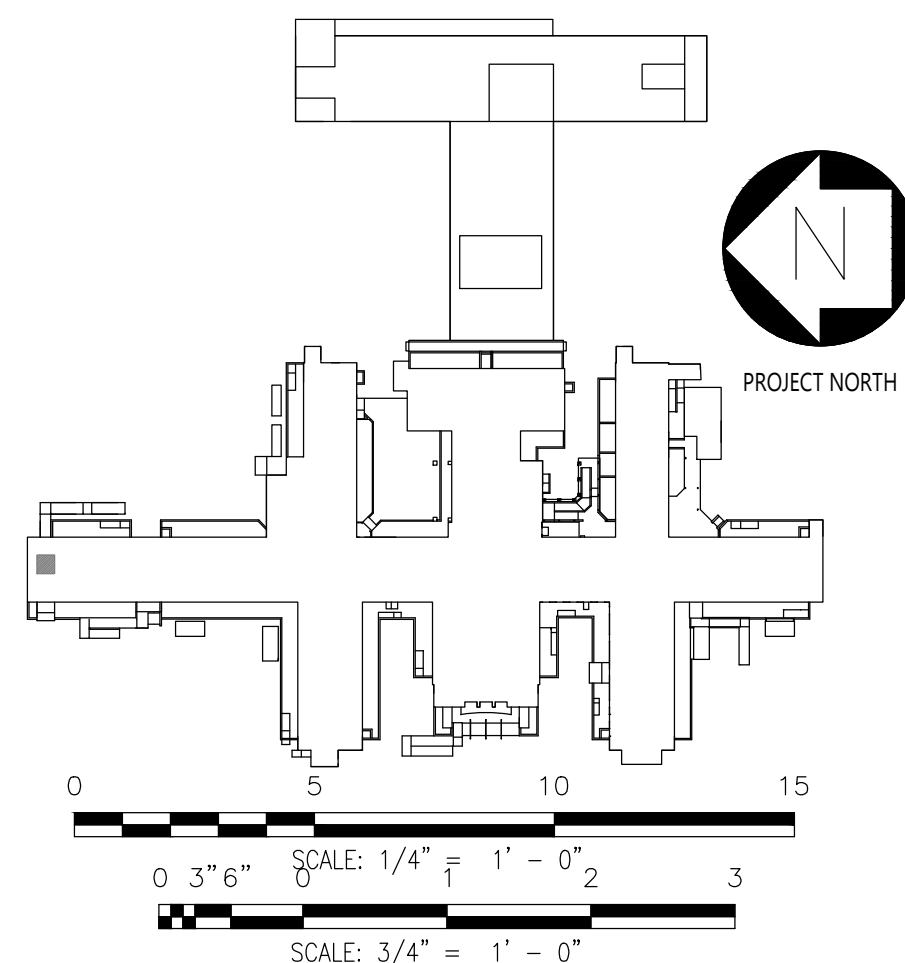
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CURED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.

S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS)

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

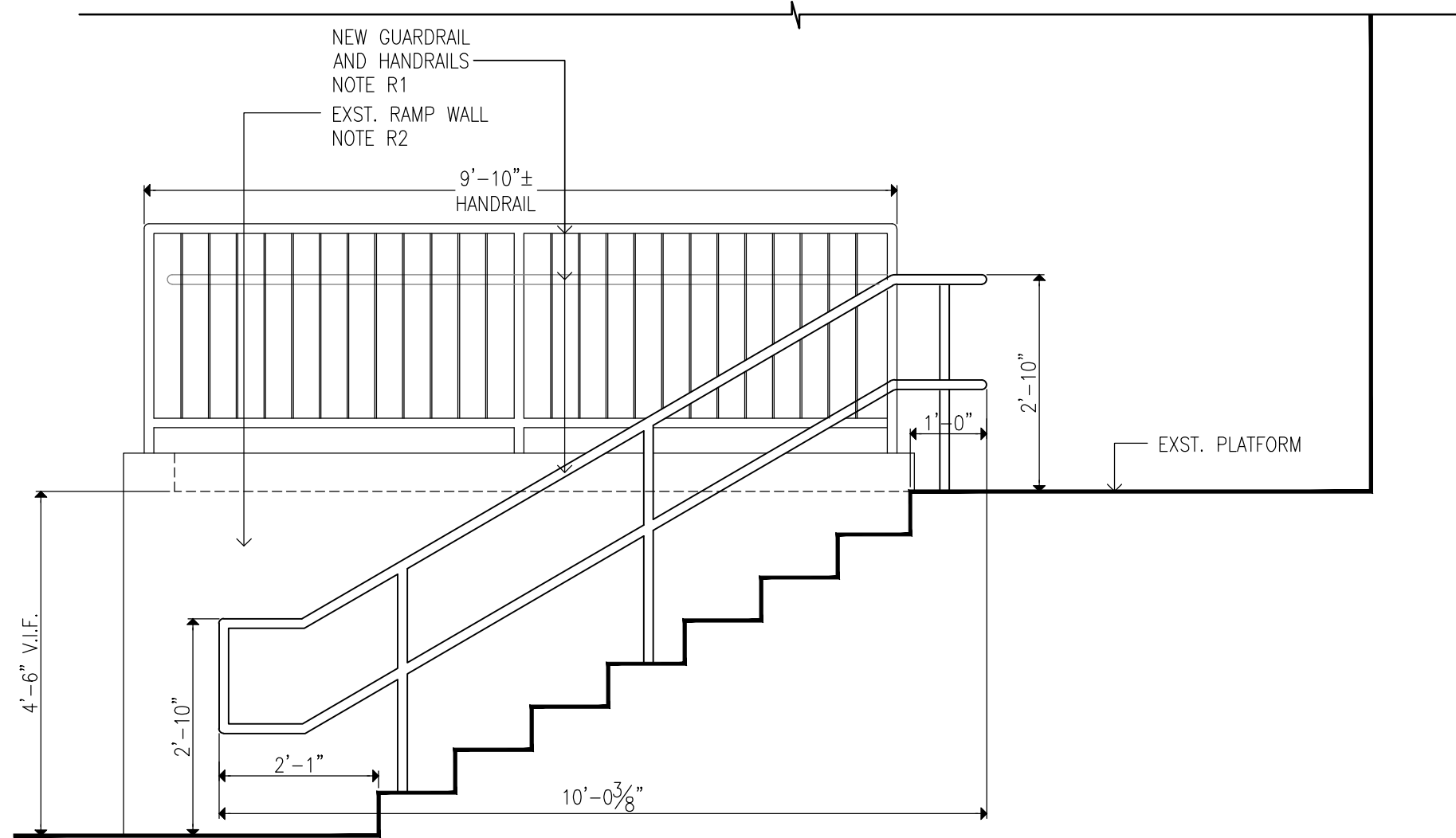


	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

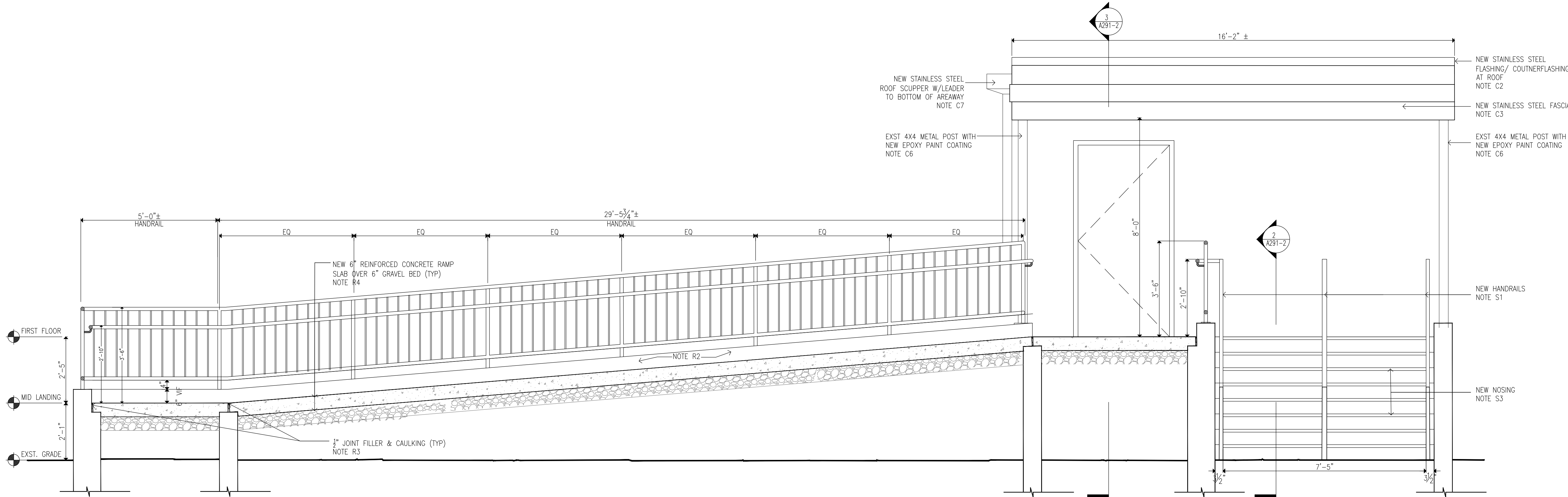
PROJECT NUMBER:	47007
DESIGNED BY:	MAK
DRAWN BY:	RS, JM, RT
FIELD CHECK:	LR, MOL
APPROVED:	MAK

SHEET TITLE:

CANOPY C-46, STAIRS S-46: ELEVATION



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



1 RAMP SECTION / FRONT ELEVATION
SCALE: 1/2"=1'-0"

CONSTRUCTION KEYNOTES:

ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE

CANOPY:

C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS

C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.

C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.

C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY

C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE 'A' WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6" & 12" UNPERFORATED) (BASIS OF DESIGN)

C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT, LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)

C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.

C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL

C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS

RAMP:

R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL

R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.

R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS

STAIR:

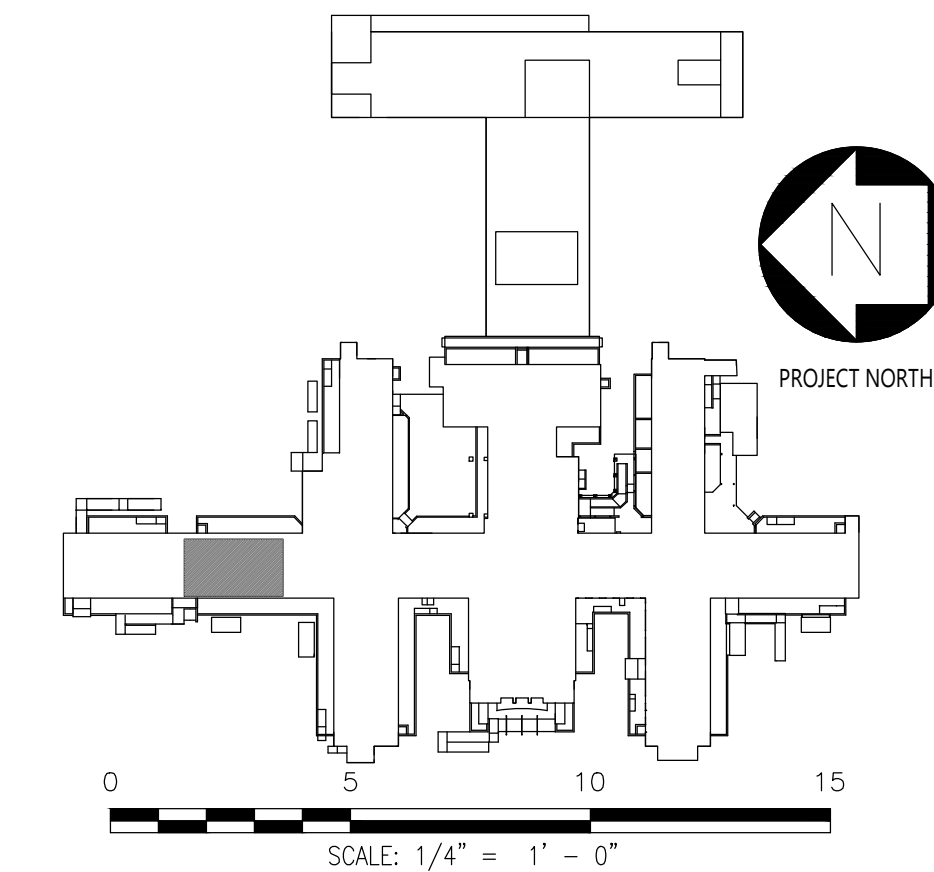
S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL

S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS

S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.

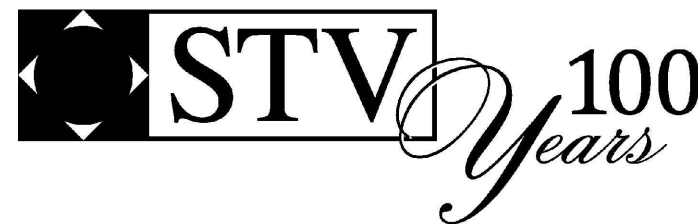
S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).

S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



DESIGN & CONSTRUCTION

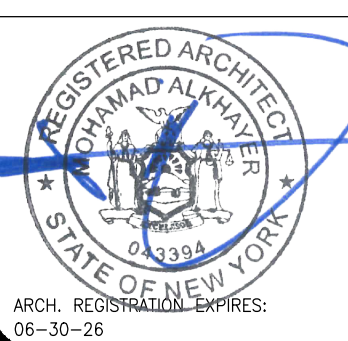
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-29, STAIRS S-29, RAMP R-D:
ELEVATIONS

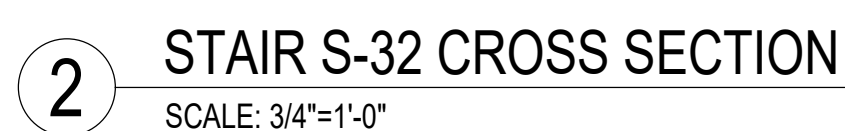
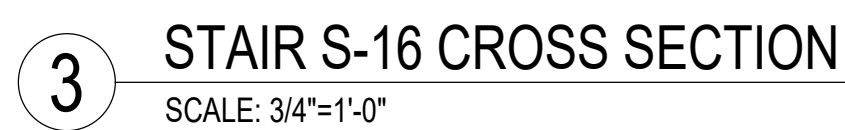
BUILDING NUMBER:

102

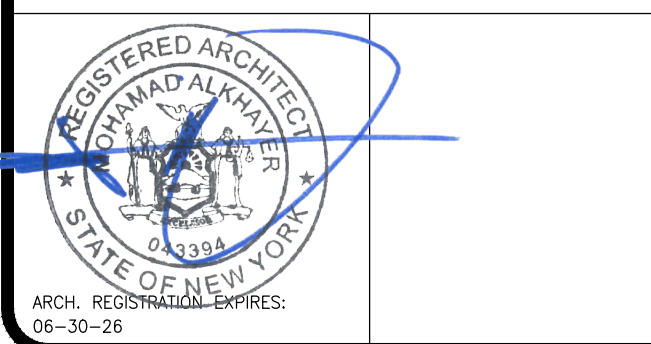
DRAWING NUMBER:

A-226

SHEET



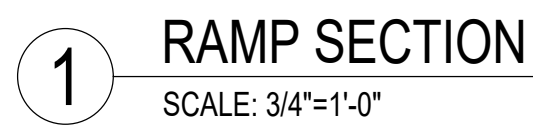
C7. INSTALL ROOF DRAIN & LEADER TO EXISTING BUILDING DRAIN LINE. TEST AND CLEAR ANY OBSTRUCTION TO EXISTING DRAIN LINE.



NYS OFFICE OF MENTAL HEALTH

PROJECT NUMBER:	47007
DESIGNED BY:	MAK
DRAWN BY:	RS, JM, RT
FIELD CHECK:	LR, MOL
APPROVED:	MAK

SHEET



NEW YORK
STATE OF
OPPORTUNITY.

**Office of
General Services**

DESIGN & CONSTRUCTION

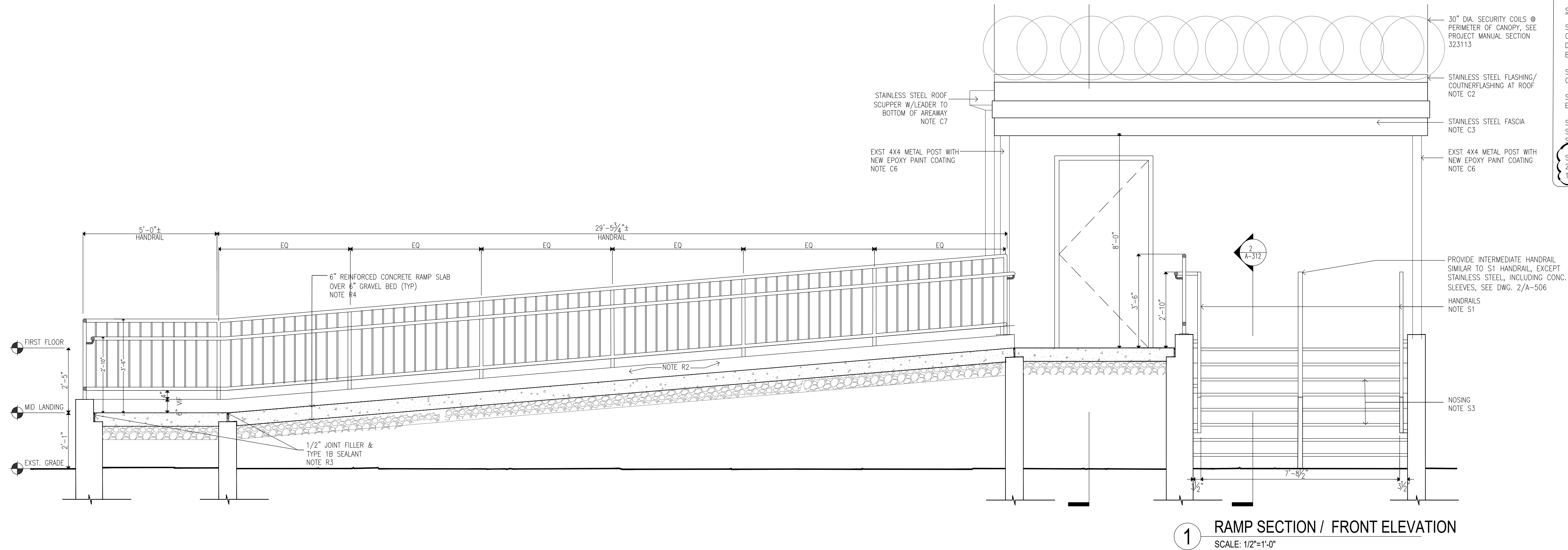
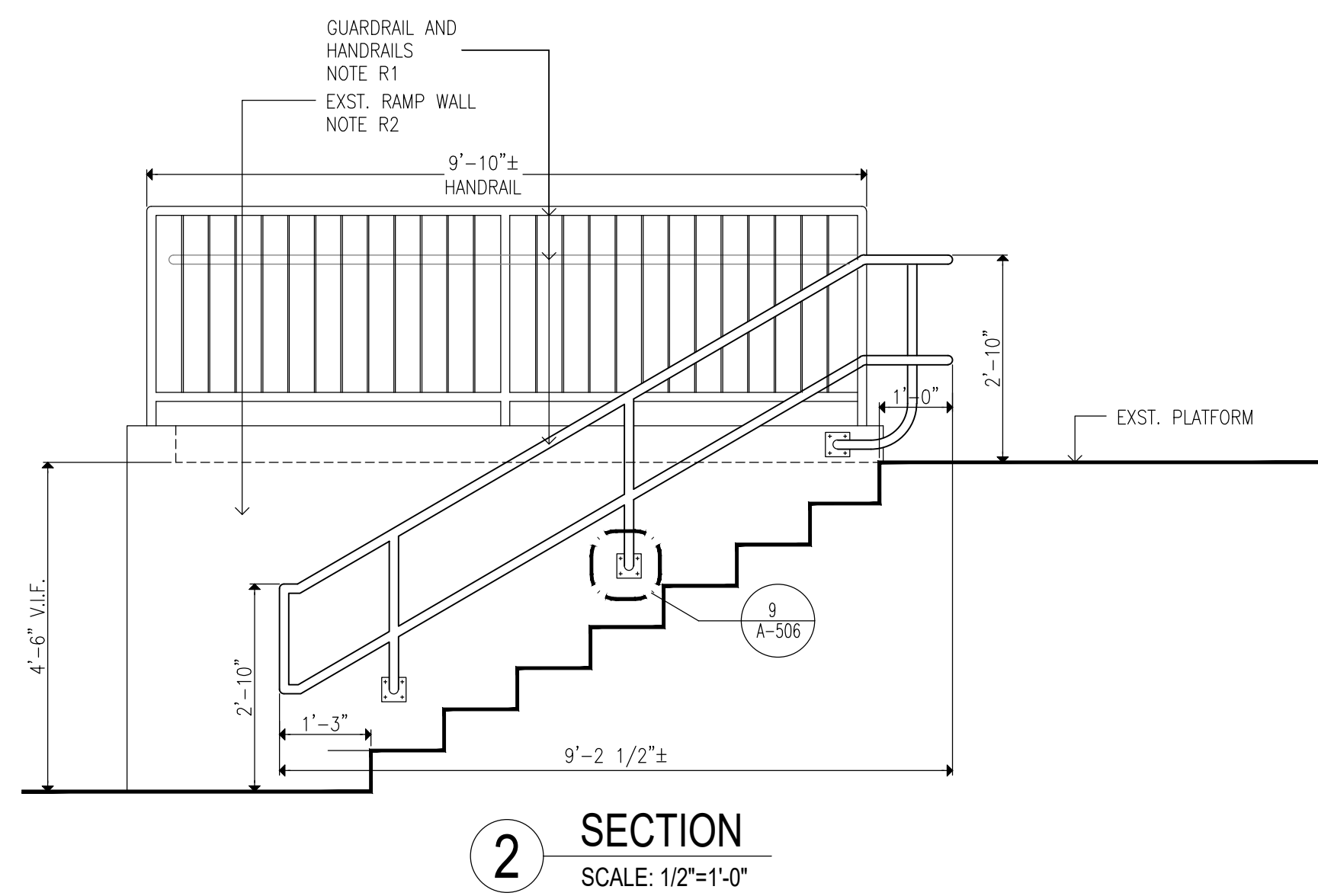
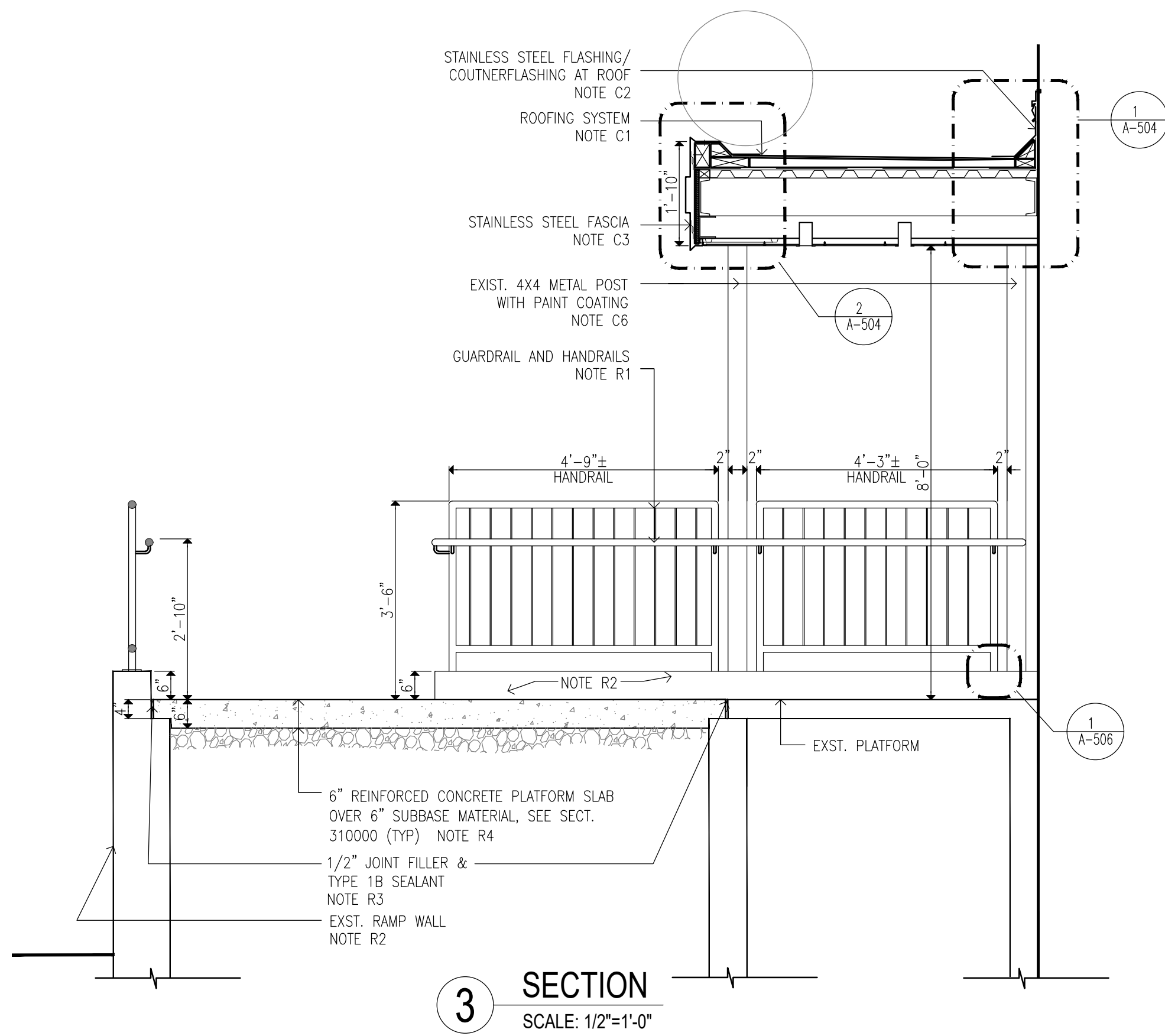
RBSD
ARCHITECTS PC



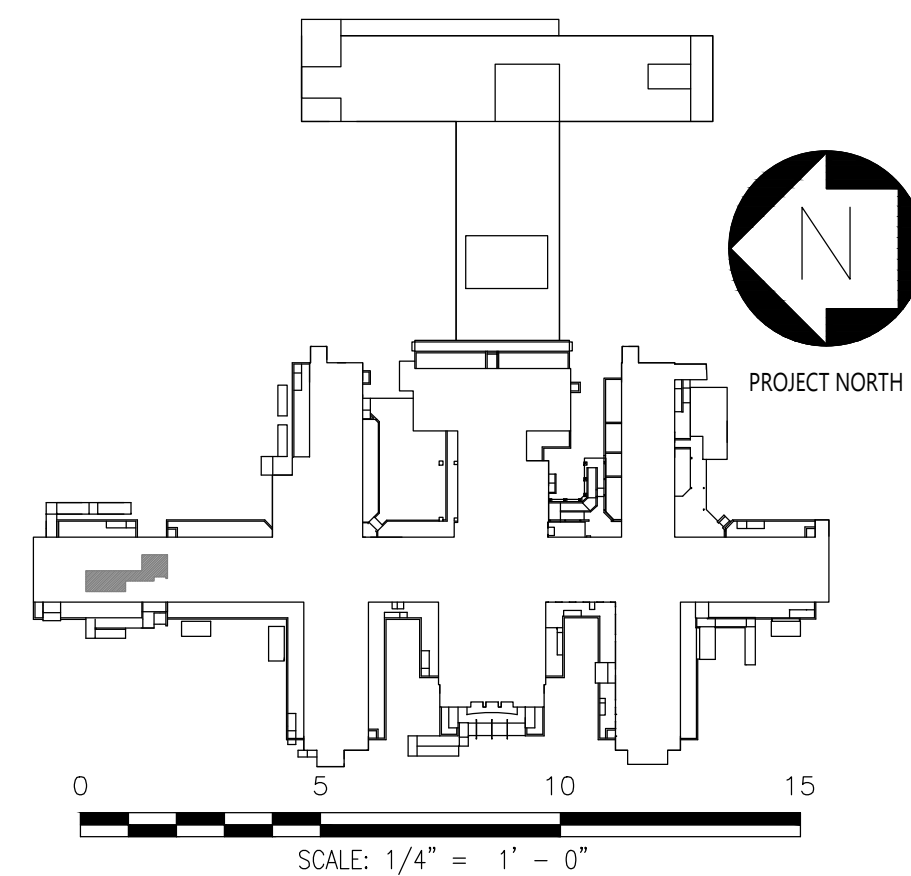
ARCH. REGISTRATION EXPIRES:
06-30-26

	04--JUN--2025	ADDENDUM #3
	28--AUG--2024	BID DOCUMENT
	12--29--2023	FINAL BACKCHECK SUBMISSION
	04--OCT--2023	FINAL BACKCHECK SUBMISSION
	05--MAY--2023	100% REVISED CD SUBMISSION
	18--MAR--2022	CD SUBMISSION
	12--APR--2021	100% DESIGN SUBMISSION
	16--NOV--2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

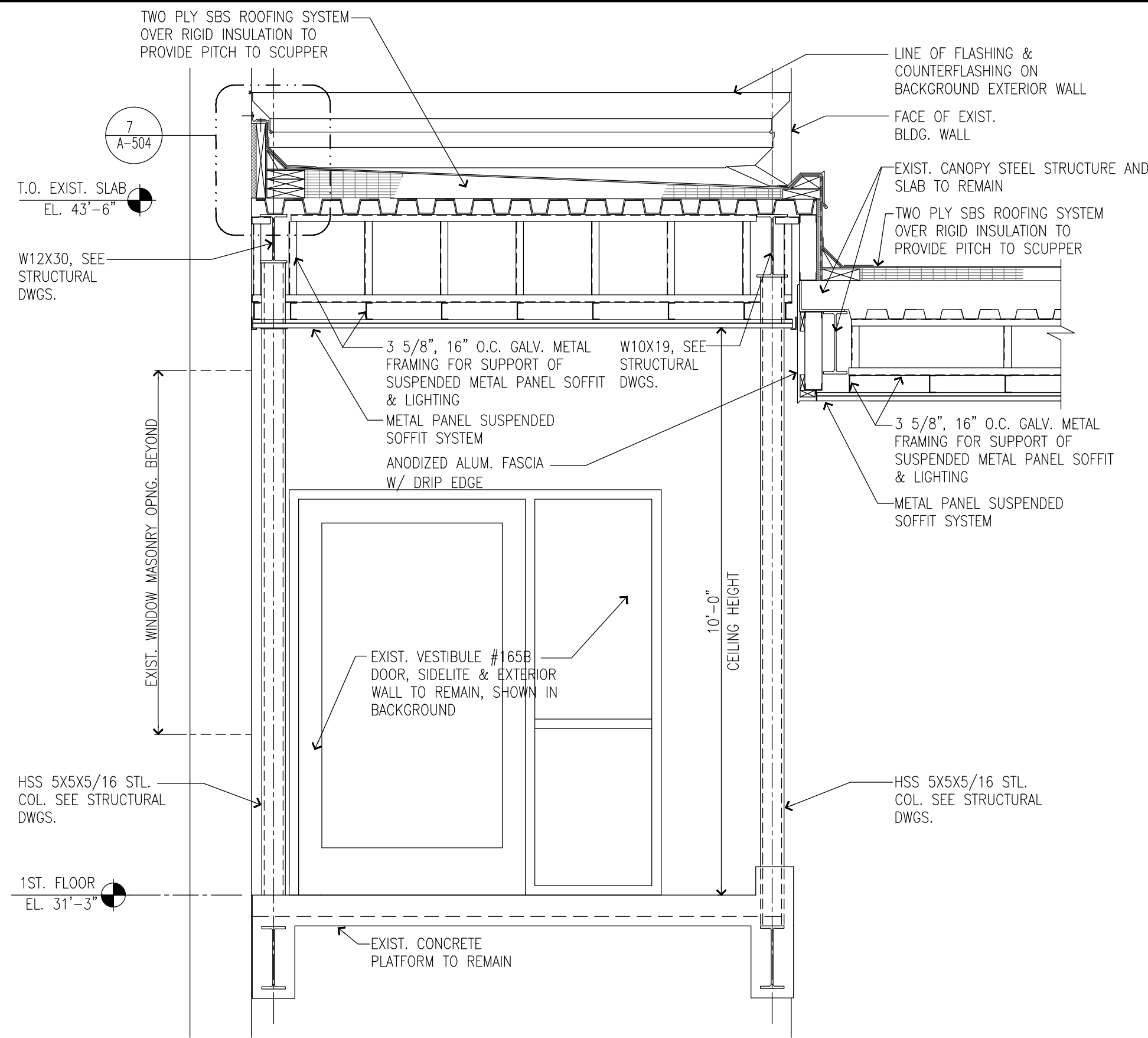
SHEET



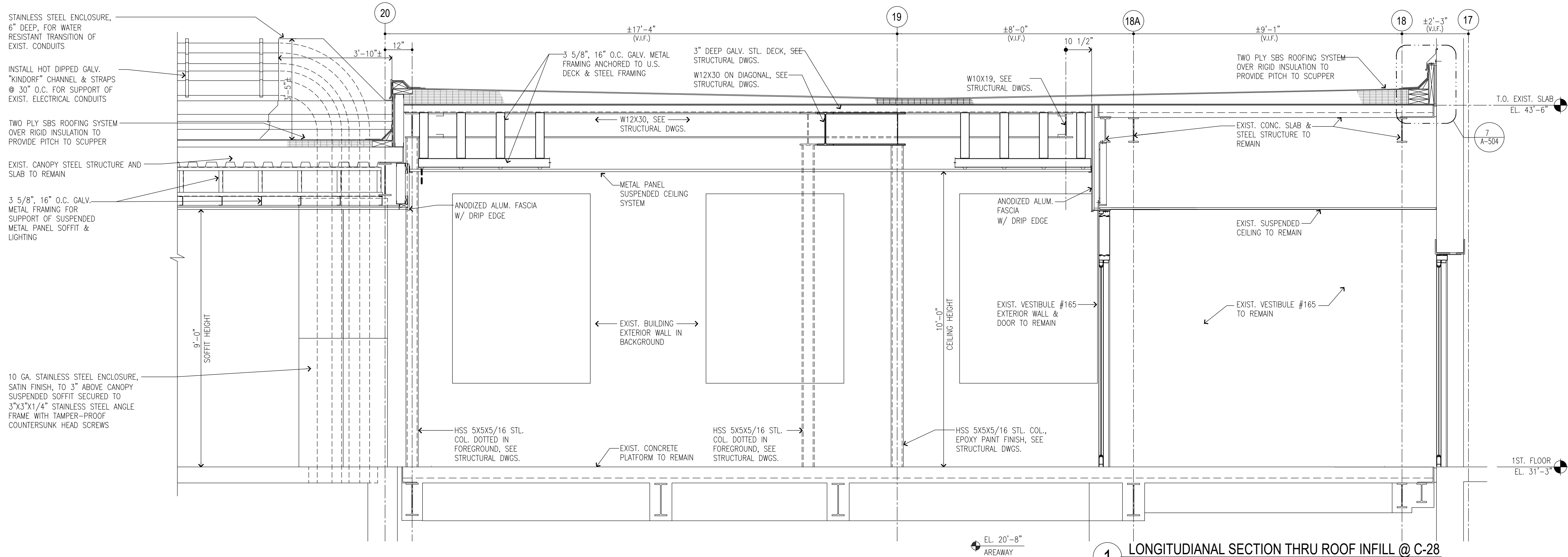
- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE 'A' WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT, LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LW) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA--GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA--GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA-- INTERMEDIATE STEEL BARS & 1-1/2" DIA--HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS)
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



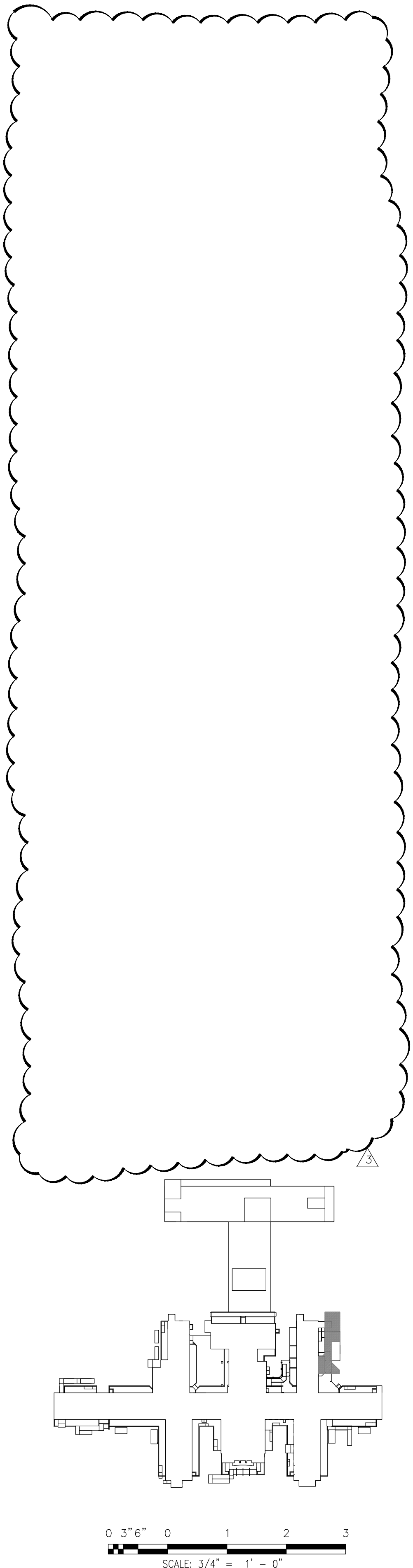
04-JUN-2025	ADDENDUM #3	
28-AUG-2024	BID DOCUMENT	
12-29-2023	FINAL BACKCHECK SUBMISSION	
04-OCT-2023	FINAL BACKCHECK SUBMISSION	
05-MAY-2023	100% REVISED CD SUBMISSION	
18-MAR-2022	CD SUBMISSION	
12-APR-2021	100% DESIGN SUBMISSION	
16-NOV-2020	DESIGN DEVELOPMENT	
MARK	DATE	DESCRIPTION



2 CROSS SECTION THRU ROOF INFILL @ C-28
SCALE: 1/2"=1'-0"



1 LONGITUDINAL SECTION THRU ROOF INFILL @ C-28
SCALE: 1/2"=1'-0"



0 3' 6" 0 1 2 3
SCALE: 3/4" = 1' - 0"



CONSULTANTS:

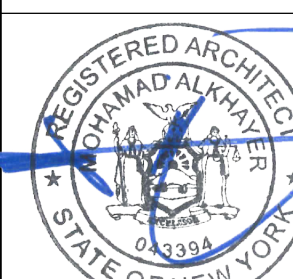
RBSD
ARCHITECTS PC

STV 100 Years

CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



ARCH. REGISTRATION EXPIRES: 06-30-26

CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

MARK	DATE	DESCRIPTION	APPROVED:
	04-JUN-2025	ADDENDUM #3	
	28-AUG-2024	BID DOCUMENT	
	12-29-2023	FINAL BACKCHECK SUBMISSION	
	04-OCT-2023	FINAL BACKCHECK SUBMISSION	
	05-MAY-2023	100% REVISED CD SUBMISSION	
	18-MAR-2022	CD SUBMISSION	
	12-APR-2021	100% DESIGN SUBMISSION	
	16-NOV-2020	DESIGN DEVELOPMENT	

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-28: SECTIONS

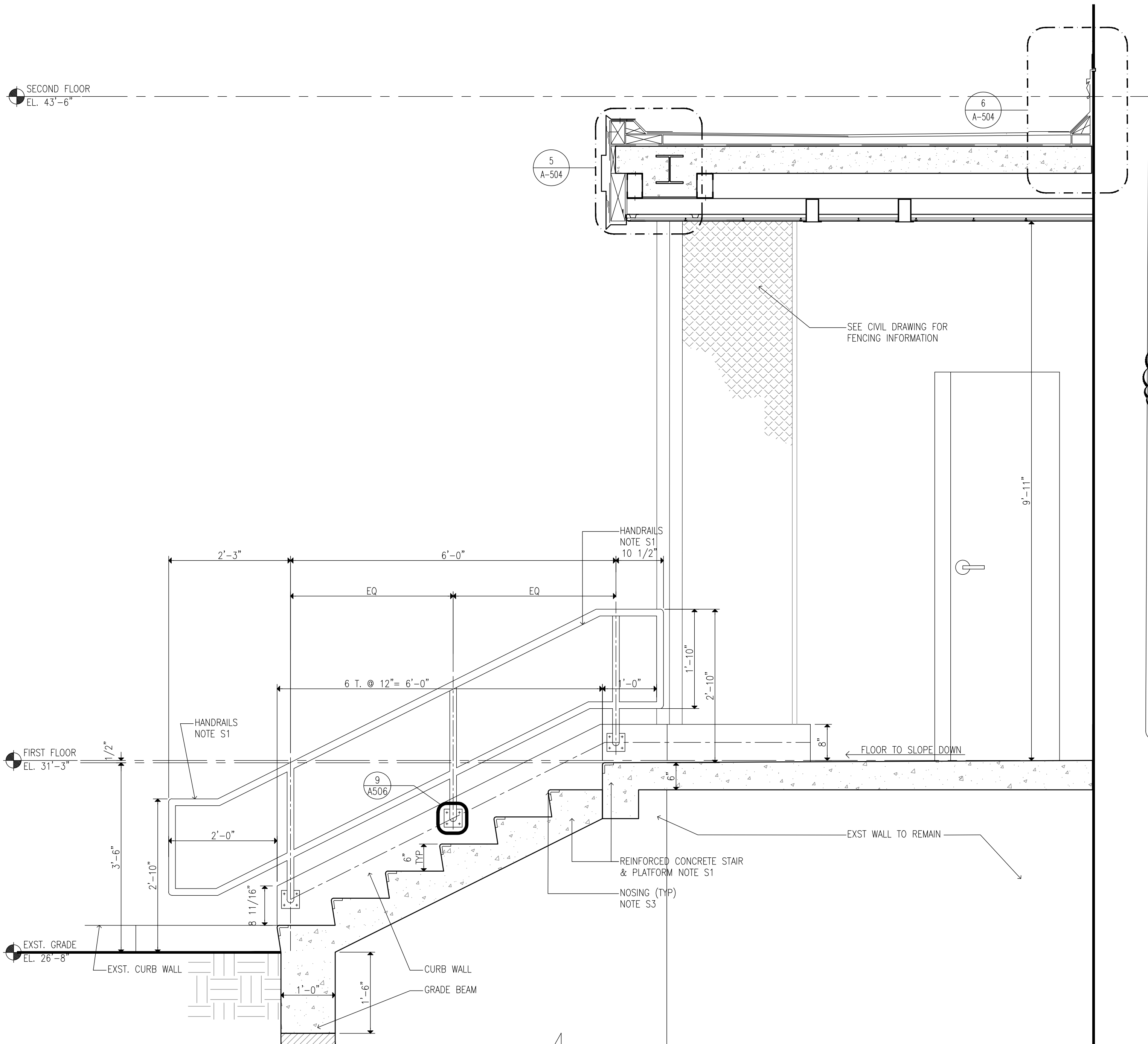
BUILDING NUMBER:

102

DRAWING NUMBER:

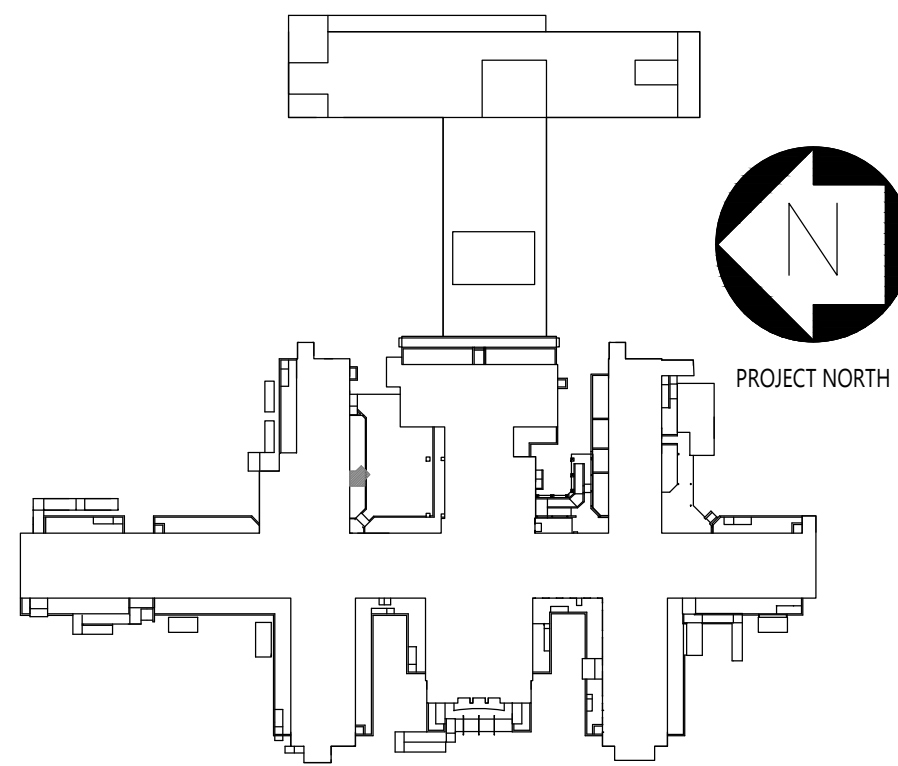
A-316

SHEET



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

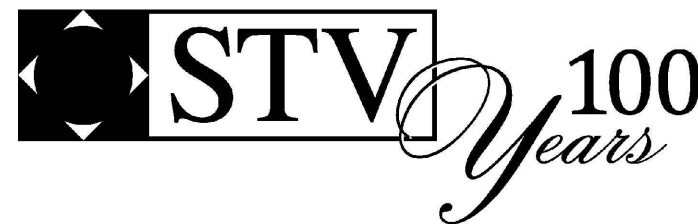
- CONSTRUCTION KEYNOTES:**
ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:**
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE "A" WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"x12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT. LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:**
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA. INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:**
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA-GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA-HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS)
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



0 3' 6" 0 1 2 3
SCALE: 3/4" = 1' - 0"



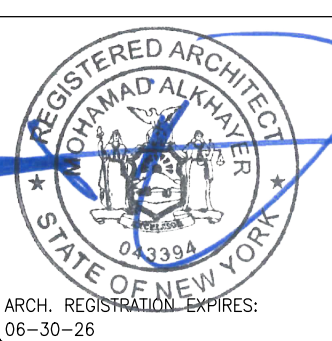
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

	04-JUN-2025	ADDENDUM #3
	28-AUG-2024	BID DOCUMENT
	12-29-2023	FINAL BACKCHECK SUBMISSION
	04-OCT-2023	FINAL BACKCHECK SUBMISSION
	05-MAY-2023	100% REVISED CD SUBMISSION
	18-MAR-2022	CD SUBMISSION
	12-APR-2021	100% DESIGN SUBMISSION
	16-NOV-2020	DESIGN DEVELOPMENT
MARK	DATE	DESCRIPTION

PROJECT NUMBER:

47007

DESIGNED BY:

MAK

DRAWN BY:

RS, JM, RT

FIELD CHECK:

LR, MOL

APPROVED:

MAK

SHEET TITLE:

CANOPY C-10, STAIRS S-10:
SECTION

BUILDING NUMBER:

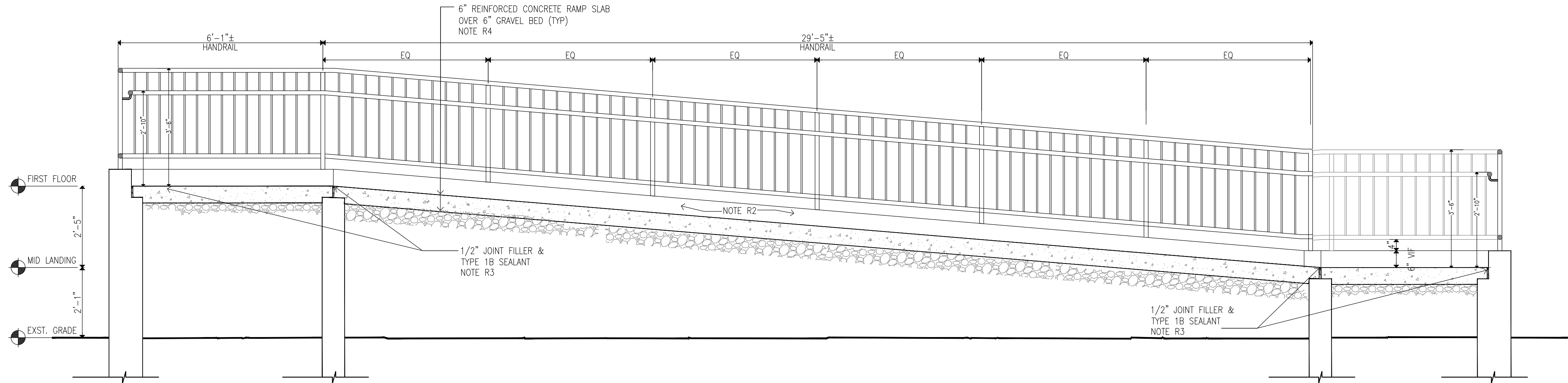
102

DRAWING NUMBER:

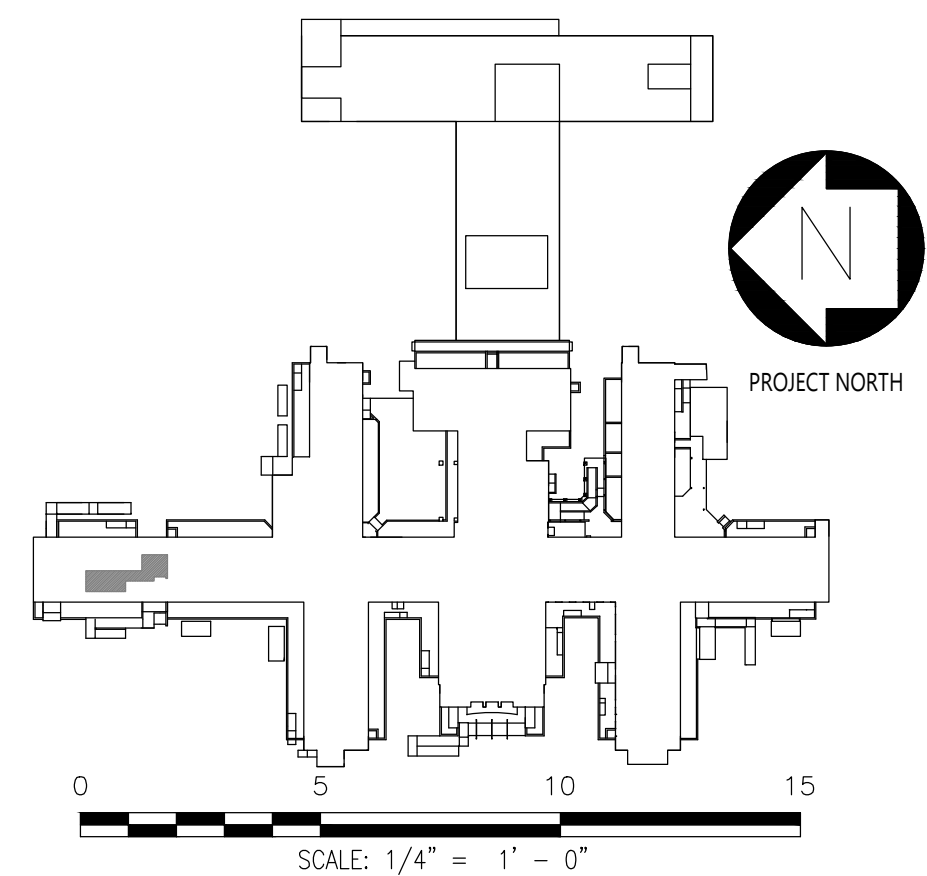
A-318

SHEET

- CONSTRUCTION KEYNOTES:
- ONLY KEYNOTES CALLED OUT IN THIS DRAWING ARE APPLICABLE
- CANOPY:
- C1. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD AND TAPERED INSULATION PITCHED TO ROOF SCUPPERS
- C1A. PROVIDE TWO-LAYER SBS ROOFING SYSTEM OVER ROOF SHEATHING BOARD, TAPERED INSULATION PITCHED TO DRAINS, AND PROVIDE R-30 MIN.(@ LOW POINT OF ROOF) RIGID THERMAL INSULATION WITH VAPOR BARRIER.
- C2. PROVIDE STAINLESS STEEL BASE FLASHING & STAINLESS STEEL COUNTERFLASHING INSTALLED IN REGLET NOT MORE THAN 1" DEEP INTO ONE HORIZONTAL BRICK COURSE 12" MIN. ABOVE FINISHED SURFACE OF ROOF. SECURE COUNTERFLASHING IN REGLET BRICK COURSE WITH NON-CORRODING METAL WEDGES. COUNTERFLASHING TO BE SET INTO EXISTING REGLET ON MASONRY WALL.
- C3. PROVIDE 18 GA. SATIN STAINLESS STEEL FASCIA WITH EXTERIOR SHEATHING AND WATER BARRIER BEHIND FASCIA, AT ALL FACES OF CANOPY
- C4. PROVIDE SUSPENDED METAL PANEL CEILING TYPE 'A' WITH RECESSED LED LIGHTING. MANF: ARMSTRONG, SERIES: METALWORKS LINEAR EXTERIOR, WHITE (6"X12" UNPERFORATED) (BASIS OF DESIGN)
- C5. PROVIDE FLUSH MOUNTED LINEAR LED LIGHT, LIGHT TYPE A: 4'-0" LONG, LIGHT TYPE B: 6'-0" LONG. MANF: FOCAL POINT, SERIES: SEEM 2 (FSM2LWL) (BASIS OF DESIGN)
- C6. PROVIDE PAINT TYPE "C" (SEE PROJECT MANUAL) ON ALL CANOPY STEEL STRUCTURAL MEMBERS, INCLUDING EXPOSED STEEL MEMBERS (INCLD POSTS). COLOR TO BE SELECTED FROM PAINT MANUFACTURER'S STANDARD COLOR.
- C7. PROVIDE STAINLESS STEEL ROOF SCUPPER WITH LEADER TO GRADE OR BOTTOM OF AREAWAY TERMINATING IN PRECAST CONCRETE SPLASH BLOCK SET AWAY FROM MASONRY WALL
- C8. PROVIDE REINFORCED CONCRETE CANOPY. SEE STRUCTURAL DRAWINGS
- RAMP:
- R1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA--GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA. HAND RAIL
- R2. ALLOW 21 DAYS MIN FOR CONCRETE REPAIRS IN TO FULLY CURE PRIOR TO APPLICATION OF RESURFACING COATING. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- R3. PROVIDE SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.
- R4. PROVIDE REINFORCED CONCRETE RAMP SLAB/DECK. SEE STRUCTURAL DRAWINGS
- STAIR:
- S1. PROVIDE HOT DIPPED GALVANIZED STEEL GUARDRAIL AND HANDRAIL SYSTEM CORED INTO CURB AT RAMP OR STAIRS UNLESS OTHERWISE SHOWN. 1-1/2" DIA--GUARD RAIL POST, TOP & BOTTOM RAIL, 5/8" DIA- INTERMEDIATE STEEL BARS & 1-1/2" DIA--HAND RAIL
- S2. PROVIDE REINFORCED CONCRETE STAIRS, LANDING AND CURB, AS NOTED ON DRAWING. SEE STRUCTURAL DRAWINGS
- S3. PROVIDE CAST IN PLACE ABRASIVE NOSING AT ALL NEW STAIR STEP EDGES.
- S4. APPLY TREMCO "VULKEM EWS SYSTEM" OVER EXPOSED CONCRETE SURFACES OF EXISTING AND NEW STAIRS, PLATFORMS, AND RAMP WALKING SURFACES (INCLUDING CURBS AND WALLS).
- S5. PROVIDE TYPE 1 SEALANT AS PER PROJECT MANUAL SECTION 079200 2.01.3(A), BACKER ROD & FILLER MATERIAL AT EDGES OF STAIR TREADS/RISERS & CURB/BUILDING WALL.



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



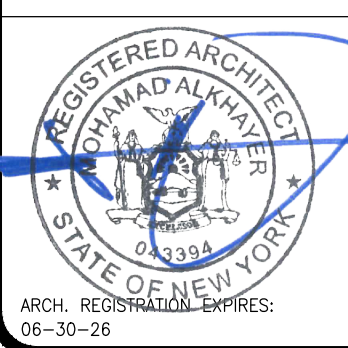
CONSULTANTS:



CERTIFICATE OF AUTHORIZATION PSC #006203

WARNING:

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.



CONTRACT:

CONSTRUCTION

TITLE:

PROVIDE EXTERIOR RENOVATIONS TO BUILDINGS 102

LOCATION:

MANHATTAN PSYCHIATRIC CENTER
WARDS ISLAND COMPLEX,
WARDS ISLAND, NY 10035

CLIENT:

NYS OFFICE OF MENTAL HEALTH

04--JUN--2025	ADDENDUM #3	PROJECT NUMBER:	47007
28--AUG--2024	BID DOCUMENT		
12--29--2023	FINAL BACKCHECK SUBMISSION		
04--OCT--2023	FINAL BACKCHECK SUBMISSION		
05--MAY--2023	100% REVISED CD SUBMISSION	DESIGNED BY:	MAK
18--MAR--2022	CD SUBMISSION	DRAWN BY:	RS, JM, RT
12--APR--2021	100% DESIGN SUBMISSION	FIELD CHECK:	LR, MOL
16--NOV--2020	DESIGN DEVELOPMENT	APPROVED:	MAK
MARK	DATE	DESCRIPTION	

SHEET TITLE:

RAMP R-D: SECTIONS

BUILDING NUMBER:

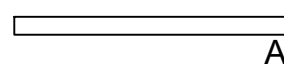
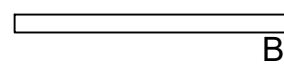
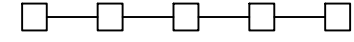
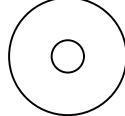
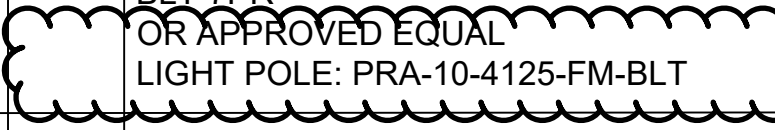
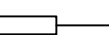
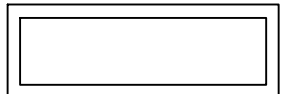


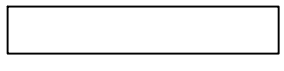
102

DRAWING NUMBER:

A-320

SHEET

RELAY PANEL RP-BA				
RELAY SPACE NO.	RELAY POLES	BRANCH CIRCUIT NO.	LOAD & ROOM NO.	CONTROL TYPE
a	1	DP-CRA-2	YARD A/B FLOOD LIGHTING	D,T
b	1	LP-BA-2	YARD A - EXT POLE MOUNT SITE LIGHTING	D,T
c	1		SPARE	
d	1	LP-BA-4	YARD A - PAVILION LIGHTING	D,T
e	1		SPARE	
f	1	LP-BA-6	YARD A - FLOOD LIGHTING	D,T
g	1	LP-BA-7	SWING YARD - EXT POLE MOUNT LTG	D,T
h	1	LP-BA-8	EXTERIOR BUILDING MOUNTED LTG	D,T
i	1		SPARE	
j	1	LP-BA-10	EXTERIOR BUILDING MOUNTED LTG	D,T
k	1	LP-BA-20	CORRIDOR 005A, 005A-3	T,M
l	1	LP-BA-20	CORRIDOR 006A, RM 031A, 032A	T,M
m	1	LP-BA-21	CORRIDOR 002A, 003A, 012A	T,M
n	1	LP-BA-21	ELEVATOR LOBBY 004A	T,O
o	1	LP-BA-23	ELEVATOR LOBBY 000B	T,M
p	1	LP-BA-23	ELEVATOR LOBBY 000B	T,M
q	1	LP-BA-23	CORRIDOR 007B, 007B-1	T,M
r	1	LP-BA-24	CORRIDOR 005B	T,M
s	1	LP-LSBA-6	EXTERIOR N/E LTG	D,T
t	1	LP-LSBA-1	EXTERIOR N/E LTG	D,T
u	1	LP-LSBA-2	EXTERIOR N/E LTG	D,T
v	1	LP-LSBA-3	EXTERIOR N/E LTG	D,T
w	1	LP-LSBA-4	EXTERIOR N/E LTG	D,T
x	1	LP-LSBA-5	EXTERIOR N/E LTG	D,T
y	1	LP-BA-24	CORRIDOR 006B-1	T,M
z	1	LP-BA-24	CORRIDOR 030B	T,M
aa	1	LP-BA-21	CORRIDOR 001A	T,M
bb	1	LP-BA-25	CORRIDOR 006B-2	T,M
cc	1		SPARE	
dd	1		SPARE	
ee	1		SPARE	
ff	1		SPARE	
gg	1		SPARE	
hh	1		SPARE	
ii	1		SPARE	
jj	1		SPARE	
3P-30A CONTACTOR		DP-CRA-3	EXTERIOR SECURITY FENCE LIGHTING	D,T

LIGHT FIXTURE SCHEDULE						
SYMBOL TYPE	DESCRIPTION	LAMP	FIXTURE WATTS	VOLT	MANUFACTURER & CATALOG NO.	
 A	NARROW EXTRUDED ALUMINUM 2.5" APERTURE RECESSED SLOT LED, NOMINAL 4' 33W SUITABLE FOR WET LOCATIONS. LOCATIONS: CANOPIES	LINEAR LED	5-33W	277	SEEM 2, FSM2LWL, OR APPROVED EQUAL	
 B	NARROW EXTRUDED ALUMINUM 2.5" APERTURE RECESSED SLOT LED, NOMINAL 6' 33W SUITABLE FOR WET LOCATIONS. LOCATIONS: CANOPIES	LINEAR LED	5-33W	277	SEEM 2, FSM2LWL, OR APPROVED EQUAL	
 C	HANDRAIL LIGHTING SYSTEM, STANDARD HOUSING LENGTH 6', FIELD CUTTABLE	LED	100W MAX	277	WAGNER "LUMENPOST 28" LED LIGHTING MODULE OR APPROVED EQUAL	
 LAMP POST	ROUND ALUMINUM NON-TAPERED POLE MOUNT, 10'-0" SIZE ON POST TOP, FLUSH MOUNTS, BLACK MATTE TEXTURED	LED	28-138W	277	KIM LIGHTING, UR20-EDGE LIT, UR20-192L-135-5KT-5W-UNV-FM44- BLT-7PR  OR APPROVED EQUAL LIGHT POLE: PRA-10-4125-FM-BLT	
X5b  E	POLE MOUNT, 20" SIZE ON POST TOP, FIXTURE HOUSING SHALL BE DIE-CAST ALUMINUM ALLOY. PROVIDE WITH DIE CAST HEAT SINK WITH POWDER COATED FINISH. PROVIDE WITH TOOL-LESS DOOR HARDWARE. ALL HARDWARE SHALL BE STAINLESS STEEL OR CORROSION RESISTANT.	LED	226W	277	COOPER LIGHTING MCGRAW-EDISON #GLEON-SA2C-740-2-T3 OR APPROVED EQUAL	
 C	LAY-IN TROFFER 2'x4' LIGHT FIXTURE, COLOR TEMPERATURE AT 4000K, ANTI-GLARE WHITE TRANSLUCENT ACRYLIC, 80CRI	LED	35W	120- 277V	ALCON LIGHTING 14150-24-4000K OR APPROVED EQUAL	
 D	LITHONIA FRAME FLAT 2'x2' PANEL, 4000LM, 4000K	LED	30.6W	120- 277V	LITHONIA LIGHTING LFRM-2X2-4000K-MVOLT OR APPROVED EQUAL	
 E	LITHONIA FRAME FLAT 2'x4' PANEL, 4000LM, 4000K	LED	37.9W	120- 277V	LITHONIA LIGHTING LFRM-2X4-4000K-MVOLT OR APPROVED EQUAL	
 F	LITHONIA EPANL SERIES 1'x4' LED EDGE-LIT FLAT PANEL, 1500LM, 80CRI, 4000K. ACCESSORIES: DRYWALL GRID ADAPTOR FOR 1x4 RECESSED FIXTURE	LED	14W	120- 277V	LITHONIA LIGHTING EPANL-1X4-1500LM-80CRI-40K-MVOLT OR APPROVED EQUAL	

- GENERAL NOTES:
- SEE DRAWING E-001 FOR GENERAL NOTES.
 - THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES.