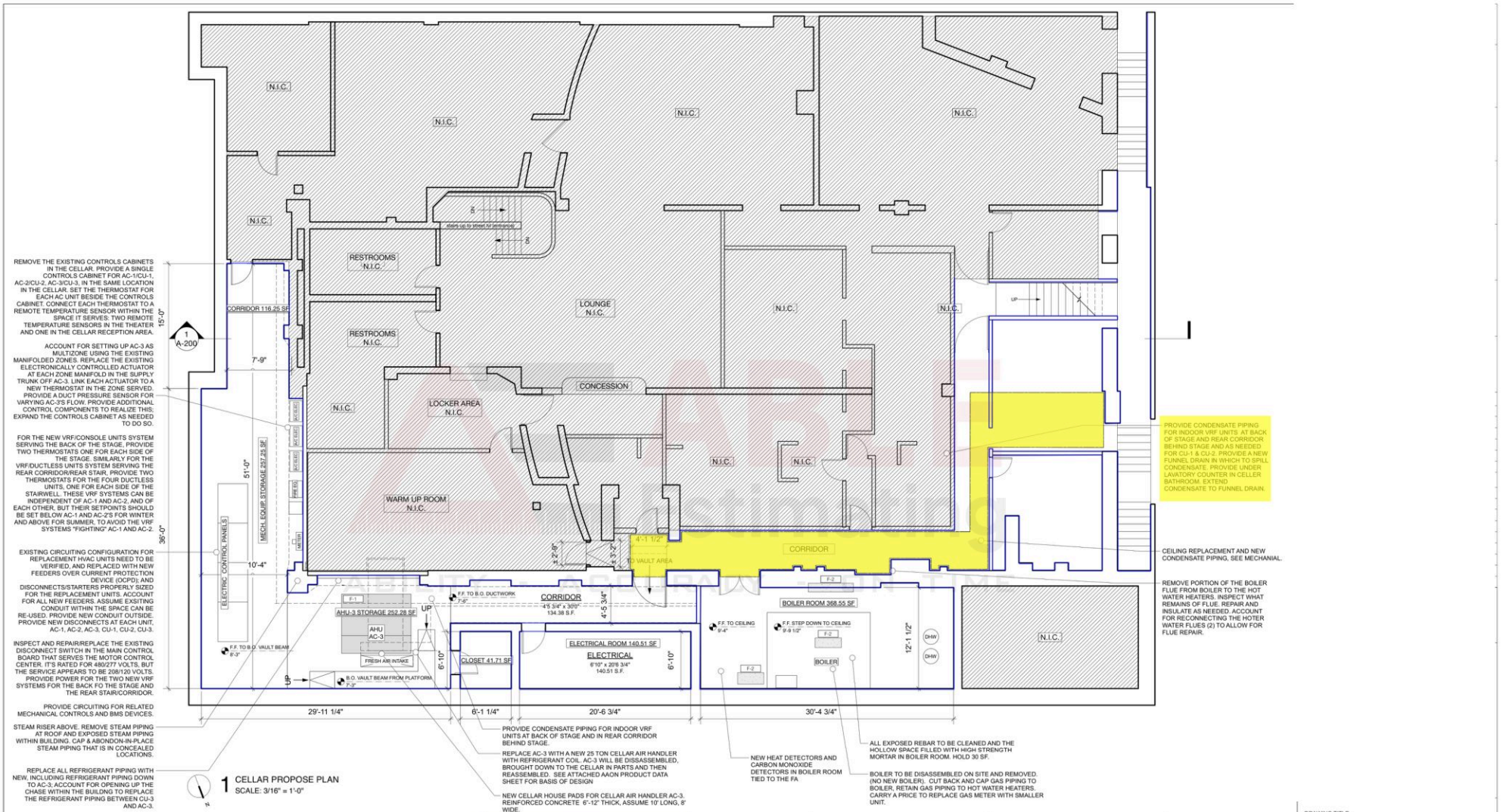


REMOVE THE EXISTING CONTROLS CABINETS IN THE CELLAR. PROVIDE A SINGLE CONTROLS CABINET FOR AC-1/CU-1, AC-2/CU-2, AC-3/CU-3, IN THE SAME LOCATION IN THE CELLAR. SET THE THERMOSTAT FOR EACH AC UNIT BESIDE THE CONTROLS CABINET. CONNECT EACH THERMOSTAT TO A REMOTE TEMPERATURE SENSOR WITHIN THE SPACE IT SERVES: TWO REMOTE TEMPERATURE SENSORS IN THE THEATER AND ONE IN THE CELLAR RECEPTION AREA.

ACCOUNT FOR SETTING UP AC-3 AS MULTIZONE USING THE EXISTING MANIFOLDED ZONES. REPLACE THE EXISTING ELECTRONICALLY CONTROLLED ACTUATOR AT EACH ZONE MANIFOLD IN THE SUPPLY TRUNK OFF AC-3. LINK EACH ACTUATOR TO A NEW THERMOSTAT IN THE ZONE SERVED. PROVIDE A DUCT PRESSURE SENSOR FOR VARYING AC-3'S FLOW. PROVIDE ADDITIONAL CONTROL COMPONENTS TO REALIZE THIS; EXPAND THE CONTROLS CABINET AS NEEDED TO DO SO.

FOR THE NEW VRF/CONSOLE UNITS SYSTEM SERVING THE BACK OF THE STAGE, PROVIDE TWO THERMOSTATS ONE FOR EACH SIDE OF THE STAGE. SIMILARLY FOR THE VRF/DUCTLESS UNITS SYSTEM SERVING THE REAR CORRIDOR/REAR STAIR. PROVIDE TWO THERMOSTATS FOR THE FOUR DUCTLESS UNITS, ONE FOR EACH SIDE OF THE STAIRWELL. THESE VRF SYSTEMS CAN BE INDEPENDENT OF AC-1 AND AC-2, AND OF EACH OTHER, BUT THEIR SETPOINTS SHOULD BE SET BELOW AC-1 AND AC-2'S FOR WINTER AND ABOVE FOR SUMMER, TO AVOID THE VRF SYSTEMS "FIGHTING" AC-1 AND AC-2.

EXISTING CIRCUITING CONFIGURATION FOR REPLACEMENT HVAC UNITS NEED TO BE VERIFIED, AND REPLACED WITH NEW FEEDERS OVER CURRENT PROTECTION DEVICE (OCPD); AND DISCONNECTS/STARTERS PROPERLY SIZED FOR THE REPLACEMENT UNITS. ACCOUNT FOR ALL NEW FEEDERS. ASSUME EXSITING CONDUIT WITHIN THE SPACE CAN BE RE-USED. PROVIDE NEW CONDUIT OUTSIDE. PROVIDE NEW DISCONNECTS AT EACH UNIT, AC-1, AC-2, AC-3, CU-1, CU-2, CU-3.

INSPECT AND REPAIR/REPLACE THE EXISTING DISCONNECT SWITCH IN THE MAIN CONTROL BOARD THAT SERVES THE MOTOR CONTROL CENTER. IT'S RATED FOR 480/277 VOLTS, BUT THE SERVICE APPEARS TO BE 208/120 VOLTS. PROVIDE POWER FOR THE TWO NEW VRF SYSTEMS FOR THE BACK FO THE STAGE AND THE REAR STAIR/CORRIDOR.

PROVIDE CIRCUITING FOR RELATED MECHANICAL CONTROLS AND BMS DEVICES.

STEAM RISER ABOVE. REMOVE STEAM PIPING AT ROOF AND EXPOSED STEAM PIPING WITHIN BUILDING. CAP & ABONDON-IN-PLACE STEAM PIPING THAT IS IN CONCEALED LOCATIONS.

REPLACE ALL REFRIGERANT PIPING WITH NEW, INCLUDING REFRIGERANT PIPING DOWN TO AC-3; ACCOUNT FOR OPENING UP THE CHASE WITHIN THE BUILDING TO REPLACE THE REFRIGERANT PIPING BETWEEN CU-3 AND AC-3.

PROVIDE CONDENSATE PIPING FOR INDOOR VRF UNITS AT BACK OF STAGE AND IN REAR CORRIDOR BEHIND STAGE.

REPLACE AC-3 WITH A NEW 25 TON CELLAR AIR HANDLER WITH REFRIGERANT COIL. AC-3 WILL BE DISSASSEMBLED, BROUGHT DOWN TO THE CELLAR IN PARTS AND THEN REASSEMBLED. SEE ATTACHED AAON PRODUCT DATA SHEET FOR BASIS OF DESIGN

NEW CELLAR HOUSE PADS FOR CELLAR AIR HANDLER AC-3. REINFORCED CONCRETE 6'-12" THICK, ASSUME 10' LONG, 8' WIDE.

PROVIDE CONDENSATE PIPING FOR INDOOR VRF UNITS AT BACK OF STAGE AND REAR CORRIDOR BEHIND STAGE AND AS NEEDED FOR CU-1 & CU-2. PROVIDE A NEW FUNNEL DRAIN IN WHICH TO SPILL CONDENSATE. PROVIDE UNDER LAVATORY COUNTER IN CELLER BATHROOM. EXTEND CONDENSATE TO FUNNEL DRAIN.

CEILING REPLACEMENT AND NEW CONDENSATE PIPING, SEE MECHANIAL.

REMOVE PORTION OF THE BOILER FLUE FROM BOILER TO THE HOT WATER HEATERS. INSPECT WHAT REMAINS OF FLUE. REPAIR AND INSULATE AS NEEDED. ACCOUNT FOR RECONNECTING THE HOTER WATER FLUES (2) TO ALLOW FOR FLUE REPAIR.

NEW HEAT DETECTORS AND CARBON MONOXIDE DETECTORS IN BOILER ROOM TIED TO THE FA

ALL EXPOSED REBAR TO BE CLEANED AND THE HOLLOW SPACE FILLED WITH HIGH STRENGTH MORTAR IN BOILER ROOM. HOLD 30 SF.

BOILER TO BE DISASSEMBLED ON SITE AND REMOVED. (NO NEW BOILER). CUT BACK AND CAP GAS PIPING TO BOILER, RETAIN GAS PIPING TO HOT WATER HEATERS. CARRY A PRICE TO REPLACE GAS METER WITH SMALLER UNIT.

1 CELLAR PROPOSE PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL NEW CONDENSER, AIR HANDLER, OR HEAT PUMP EQUIPMENT TO BE MOUNTED ON EXTERNAL SPRING-NEOPRENE MOUNTS + FLEXIBLE DUCTWORK AND (TWIN-SPHERE) PIPING CONNECTIONS.
2. PROVIDE MERV 13 FILTERS AT NEW AIR HANDLERS.
3. ALL NEW EQUIPMENT TO BE COMMISSIONED.
4. THE ENTIRE HVAC SYSTEM SHALL BE TESTED AND BALANCED.
5. NEW MECHANICAL UNITS AND FIRE SMOKE DAMPERS TO BE TIED-IN WITH THE FIRE ALARM SYSTEM FOR SHUT DOWN AND CLOSURE AS REQUIRED BY CODE. PROVIDE DUCT SMOKE DETECTORS, CONTROL RELAYS, FA PROGRAMMING AS REQUIRED.
6. ALL NEW CONDENSER, AIR HANDLER, OR HEAT PUMP EQUIPMENT TO BE MOUNTED ON EXTERNAL SPRING-NEOPRENE MOUNTS + FLEXIBLE DUCTWORK AND (TWIN-SPHERE) PIPING CONNECTIONS.
7. THE POST FIRE SMOKE PURGE FANS USED TO BE PART OF THE ECONOMIZER SYSTEM FOR AC-1 AND AC-2. IT IS UNDERSTOOD THAT THEY ONLY FUNCTION AS POST FIRE SMOKE PURGE FANS NOW BECAUSE THEY USED TO MAKE THE SPACE OVERLY NEGATIVE WHEN THEY DID OPERATE AS ECONOMIZER RELIEF. THEY APPEAR TO BE CONTROLLED VIA THE FIRE ALARM PANEL.
8. INCLUDE SCOPE TO COMPLETELY/SEPARATE THE POST FIRE SMOKE PURGE FANS FROM THE HVAC SYSTEM CONTROLS AND TO CONFIRM THAT THEY ARE FULLY CONTROLLED SOLELY VIA THE FIRE ALARM CONTROL PANEL.
9. NEW MECHANICAL UNITS AND FIRE SMOKE DAMPERS TO BE TIED-IN WITH THE FIRE ALARM SYSTEM FOR SHUT DOWN AND CLOSURE AS REQUIRED BY CODE. PROVIDE DUCT SMOKE DETECTORS, CONTROL RELAYS, FA PROGRAMMING AS REQUIRED.
10. REMOVE THE EXISTING CONTROLS CABINETS IN THE CELLAR. PROVIDE A SINGLE CONTROLS CABINET FOR AC-1/CU-1, AC-2/CU-2, AC-3/CU-3, IN THE SAME LOCATION IN THE CELLAR. SET THE THERMOSTAT FOR EACH AC UNIT BESIDE THE CONTROLS CABINET. CONNECT EACH THERMOSTAT TO A REMOTE TEMPERATURE SENSOR WITHIN THE SPACE IT SERVES: TWO REMOTE TEMPERATURE SENSORS IN THE THEATER AND ONE IN THE CELLAR RECEPTION AREA.
11. ACCOUNT FOR SETTING UP AC-3 AS MULTIZONE USING THE EXISTING MANIFOLDED ZONES. REPLACE THE EXISTING ELECTRONICALLY CONTROLLED ACTUATOR AT EACH ZONE MANIFOLD IN THE SUPPLY TRUNK OFF AC-3. LINK EACH ACTUATOR TO A NEW THERMOSTAT IN THE ZONE SERVED. PROVIDE A DUCT PRESSURE SENSOR FOR VARYING AC-3'S FLOW. PROVIDE ADDITIONAL CONTROL COMPONENTS TO REALIZE THIS; EXPAND THE CONTROLS CABINET AS NEEDED TO DO SO.
12. FOR THE NEW VRF/CONSOLE UNITS SYSTEM SERVING THE BACK OF THE STAGE, PROVIDE TWO THERMOSTATS ONE FOR EACH SIDE OF THE STAGE. SIMILARLY FOR THE VRF/DUCTLESS UNITS SYSTEM SERVING THE REAR CORRIDOR/REAR STAIR. PROVIDE TWO THERMOSTATS FOR THE FOUR DUCTLESS UNITS, ONE FOR EACH SIDE OF THE STAIRWELL. THESE VRF SYSTEMS CAN BE INDEPENDENT OF AC-1 AND AC-2, AND OF EACH OTHER, BUT THEIR SETPOINTS SHOULD BE SET BELOW AC-1 AND AC-2'S FOR WINTER AND ABOVE FOR SUMMER, TO AVOID THE VRF SYSTEMS "FIGHTING" AC-1 AND AC-2.

WALL NOTES

1. PREPARE AND COAT ALL GWB SURFACES (5/8IN COAT, SAND AND PRIME TO LEVEL 5.

Property Line

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
F RM NAME	ROOM NAME/NUMBER KEY
3 / A-102	DETAIL / SHEET NUMBER
A1	SECTION / SHEET NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
D#	DOOR NUMBER

NEW CONSTRUCTION LEGEND: SEE DETAILS A-500	FINISH SCHEDULE	
NEW HVAC EQUIPMENT & DUCTING	NEW 6" CONCRETE HOUSE PAD Refer to structural	F-1
LOCAL PATCHING & REPLACEMENT OF ROOF MEMBRANE	NEW HIGH-STRENGTH MORTAR PATCH Refer to structural	F-2
NOT IN CONTRACT (N.I.C.)	PATCH & REPLACE INT. GWB FOR DUCT AND PIPING WORK Provide 5/8" Type X GWB and light gauge framing.	W-1
REPLACE ACOUSTICAL CEILING TILE		
REPLACE EXISTING PARAPET FLASHING		

DOB APPROVAL STAMP

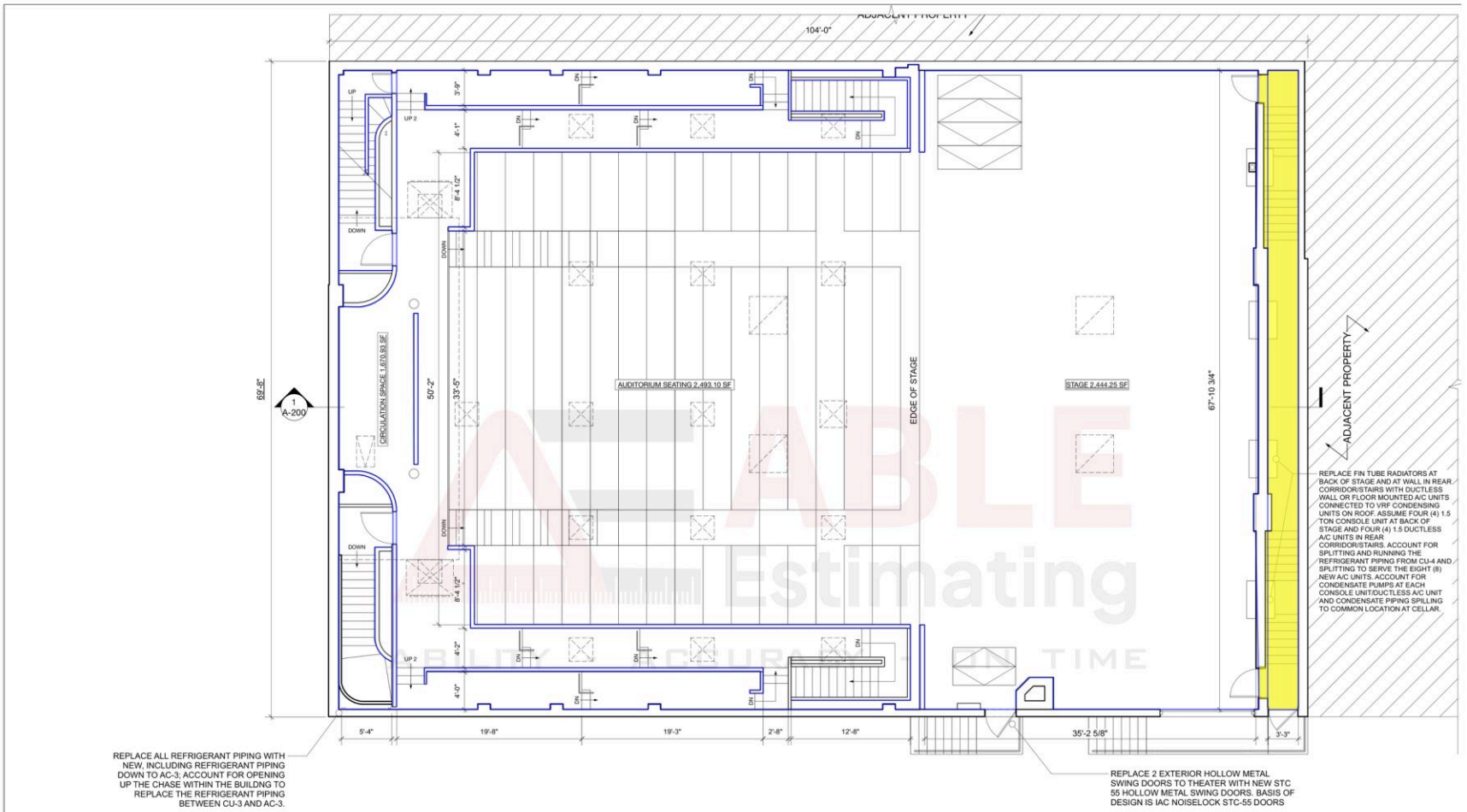
DRAWING TITLE:
CELLAR PROPOSED PLAN

SEAL & SIGNATURE

DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DRAWING NUM
A-100
1" = 35 OF 16

2x4 ACT W/ grid 318.5 SQ FT
Prepare Walls 790.5 FT

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1 BALCONY PROPOSED PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL NEW CONDENSER, AIR HANDLER, OR HEAT PUMP EQUIPMENT TO BE MOUNTED ON EXTERNAL SPRING-NEOPRENE MOUNTS + FLEXIBLE DUCTWORK AND (TWIN-SPHERE) PIPING CONNECTIONS.
2. PROVIDE MERV 13 FILTERS AT NEW AIR HANDLES.
3. ALL NEW EQUIPMENT TO BE COMMISSIONED.
4. THE ENTIRE HVAC SYSTEM SHALL BE TESTED AND BALANCED.
5. NEW MECHANICAL UNITS AND FIRE SMOKE DAMPERS TO BE TIED-IN WITH THE FIRE ALARM SYSTEM FOR SHUT DOWN AND CLOSURE AS REQUIRED BY CODE. PROVIDE DUCT SMOKE DETECTORS, CONTROL RELAYS, FA PROGRAMMING AS REQUIRED.
6. ALL NEW CONDENSER, AIR HANDLER, OR HEAT PUMP EQUIPMENT TO BE MOUNTED ON EXTERNAL SPRING-NEOPRENE MOUNTS + FLEXIBLE DUCTWORK AND (TWIN-SPHERE) PIPING CONNECTIONS.
7. THE POST FIRE SMOKE PURGE FANS USED TO BE PART OF THE ECONOMIZER SYSTEM FOR AC-1 AND AC-2. IT IS UNDERSTOOD THAT THEY ONLY FUNCTION AS POST FIRE SMOKE PURGE FANS NOW BECAUSE THEY USED TO MAKE THE SPACE OVERLY NEGATIVE WHEN THEY DID OPERATE AS ECONOMIZER RELIEF, THEY APPEAR TO BE CONTROLLED VIA THE FIRE ALARM PANEL.
8. INCLUDE SCOPE TO COMPLETELY/SEPARATE THE POST FIRE SMOKE PURGE FANS FROM THE HVAC SYSTEM CONTROLS AND TO CONFIRM THAT THEY ARE FULLY CONTROLLED SOLELY VIA THE FIRE ALARM CONTROL PANEL.
9. NEW MECHANICAL UNITS AND FIRE SMOKE DAMPERS TO BE TIED-IN WITH THE FIRE ALARM SYSTEM FOR SHUT DOWN AND CLOSURE AS REQUIRED BY CODE. PROVIDE DUCT SMOKE DETECTORS, CONTROL RELAYS, FA PROGRAMMING AS REQUIRED.
10. REMOVE THE EXISTING CONTROLS CABINETS IN THE CELLAR. PROVIDE A SINGLE CONTROLS CABINET FOR AC-1/CU-1, AC-2/CU-2, AC-3/CU-3, IN THE SAME LOCATION IN THE CELLAR. SET THE THERMOSTAT FOR EACH AC UNIT BESIDE THE CONTROLS CABINET. CONNECT EACH THERMOSTAT TO A REMOTE TEMPERATURE SENSOR WITHIN THE SPACE IT SERVES. TWO REMOTE TEMPERATURE SENSORS IN THE THEATER AND ONE IN THE CELLAR RECEPTION AREA.
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12. FOR THE NEW HEIGHTENED CUNITS SYSTEM SERVING THE BACK OF THE STAGE, PROVIDE TWO THERMOSTATS: ONE FOR EACH SIDE OF THE STAGE. SIMILARLY FOR THE VRF/DUCTLESS UNITS SYSTEM SERVING THE BALCONY. THE TWO SYSTEMS SHALL BE INDEPENDENT OF AC-1 AND AC-2, AND OF EACH OTHER AS WELL AS OF AC-3.

WALL NOTES

1. PREPARE AND COAT ALL GWB SURFACES-SKIM COAT, SAND AND PRIME TO LEVEL 5.

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
# RM NAME	ROOM NAME/NUMBER KEY
3 / A-102	DETAIL / SHEET NUMBER
A1 / A1	SECTION / SHEET NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
D#	DOOR NUMBER
	Property Line

NEW CONSTRUCTION LEGEND:	SEE DETAILS A-500
NEW HVAC EQUIPMENT & DUCTING	
LOCAL PATCHING & REPLACEMENT OF ROOF MEMBRANE	
NOT IN CONTRACT (N.I.C.)	
REPLACE ACOUSTICAL CEILING TILE	
REPLACE EXISTING PARAPET FLASHING	

FINISH SCHEDULE	
NEW 6" CONCRETE HOUSE PAD Refer to structural	F-1
NEW HIGH-STRENGTH MORTAR PATCH Refer to structural	F-2
PATCH & REPLACE INT. GWB FOR DUCT AND PIPING WORK Provide 5/8" Type-X GWB and light gauge framing.	W-1

DOB APPROVAL STAMP

DRAWING TITLE:
BALCONY PROPOSED PLAN

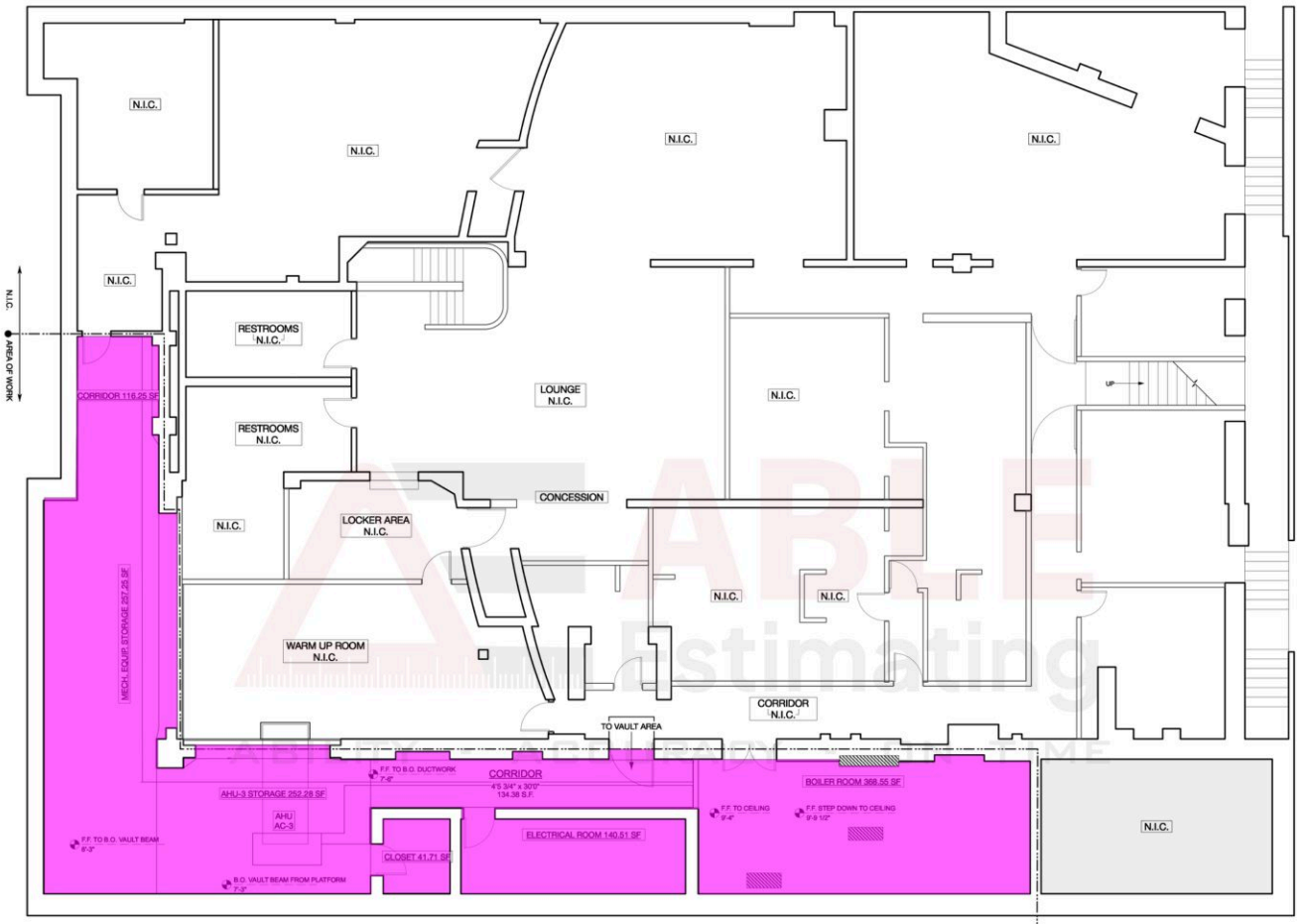
SEAL & SIGNATURE

DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DRAWING NUM
A-102

1 37 OF 16

2x4 ACT W/ grid 236.5 SQ FT
Prepare Walls 1186.8 FT

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1 CELLAR PROPOSE PLAN
SCALE: 3/16" = 1'-0"

RCP NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LISCENSED NEW YORK ELECTRICAL CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. ALL HEIGHTS SHOWN FOR NEW CEILINGS ARE APPROXIMATE. V.I.F. AND COORDINATE WITH ELECTRICAL / HVAC EQUIPMENT /DUCTWORK.
3. GC TO PROVIDE AND INSTALL MECHANICAL ACCESS HATCHES ACCORDING TO SPECIFICATIONS ON MEP PLANS.

RCP LEGEND

SYMBOL	DESCRIPTION (See Lighting Fixture Schedule T-103)
# RM NAME	ROOM NAME/NUMBER KEY
	ROUND RECESSED LIGHT (with housing outline)
	WALL SCONCE / VANITY
	SURFACE MOUNT / PENDANT
	ROUND RECESSED LIGHT
	LINEAR LED STRIP
	LINE VOLTAGE LINEAR STRIP
	HVAC GRILLE / DIFFUSER
	COMBINATION SMOKE / CO2 DETECTOR
x	WALL MOUNTED LIGHT SWITCH WITH LETTER INDICATING CIRCUIT
x D	WALL MOUNTED LIGHT SWITCH WITH DIMMER
x 3	WALL MOUNTED 3 WAY LIGHT SWITCH
XX XXXX	INDICATES CEILING HEIGHT / CONSTRUCTION
T	THERMOSTAT
	MEP EQUIPMENT / DUCTS / EXHAUST VENTS/ ACCESS HATCHES.
	NEW DUCTWORK
	NEW HVAC DIFFUSER

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
# RM NAME	ROOM NAME/NUMBER KEY
3 A-102	DETAIL SHEET NUMBER
1 A-102	SECTION SHEET NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
D#	DOOR NUMBER

DOB APPROVAL STAMP

DRAWING TITLE:
CELLAR REFLECTED CEILING PLAN

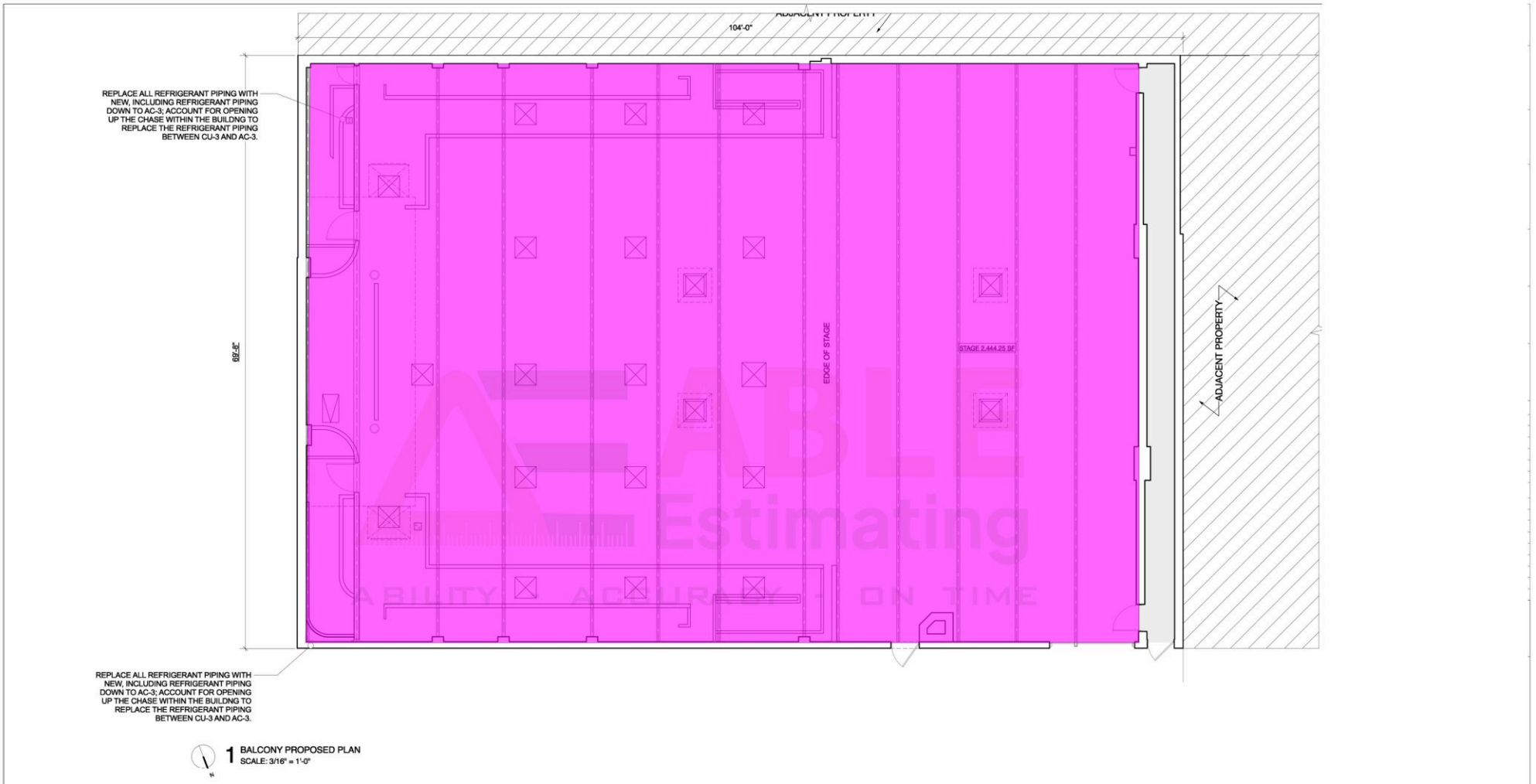
SEAL & SIGNATURE

DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DRAWING NUM
A-110

40 OF 16

Open to Structure... 1479.1 SQ FT

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1 BALCONY PROPOSED PLAN
SCALE: 3/16" = 1'-0"

RCP NOTES

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RCP LEGEND

SYMBOL	DESCRIPTION (See Lighting Fixture Schedule T-103)
# RM NAME	ROOM NAME/NUMBER KEY
	ROUND RECESSED LIGHT (with housing outline)
	WALL SCONCE / VANITY
	SURFACE MOUNT / PENDANT
	ROUND RECESSED LIGHT
	LINEAR LED STRIP
	LINE VOLTAGE LINEAR STRIP
	HVAC GRILLE / DIFFUSER
	COMBINATION SMOKE / CO2 DETECTOR
x	WALL MOUNTED LIGHT SWITCH WITH LETTER INDICATING CIRCUIT
x D	WALL MOUNTED LIGHT SWITCH WITH DIMMER
x 3	WALL MOUNTED 3 WAY LIGHT SWITCH
XX / XXXX	INDICATES CEILING HEIGHT / CONSTRUCTION
T	THERMOSTAT
	MEP EQUIPMENT / DUCTS / EXHAUST VENTS/ ACCESS HATCHES.
	NEW DUCTWORK
	NEW HVAC DIFFUSER

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
# RM NAME	ROOM NAME/NUMBER KEY
3 / A-102	DETAIL SHEET NUMBER
1 / A-102	SECTION SHEET NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
D#	DOOR NUMBER

DOB APPROVAL STAMP

DRAWING TITLE:
BALCONY REFLECTED CEILING PLAN

SEAL & SIGNATURE

DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DRAWING NUM
A-112

41 OF 16

Open to Structure... 6642.3 SQ FT

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