

ROCHESTER HOUSING AUTHORITY DUPLEX RENOVATION - PHASE 1

255 HAMILTON STREET ROCHESTER, NY 14620

ARCHITECT: PETER L. MORSE & ASSOCIATES
311 ALEXANDER ST., SUITE 215
ROCHESTER, NY 14604



THE INTENT OF THE PROJECT DEPICTED IN THESE DRAWINGS IS TO RENOVATE AN EXISTING TWO STORY DUPLEX RESIDENCE AS A TWO-UNIT RENTAL PROPERTY FOR THE CLIENT TO SERVE LOCAL AFFORDABLE HOUSING NEEDS.

THE FIRST (CURRENT) PHASE OF THE PROJECT REQUIRES GUTTING INTERIOR SECOND FLOOR AND ATTIC WALLS AND CEILINGS, BACK TO FRAMING. THE FIRST FLOOR AND BASEMENT FINISHES, AS WELL AS OTHER SECOND FLOOR AND EXTERIOR BUILDING COMPONENTS WILL BE SELECTIVELY DEMOLISHED IN A LATER PHASE.

NEW DOORS, WINDOWS, EXTERIOR FINISHES, INSULATION, FURNITURE, FIXTURES, EQUIPMENT, INTERIOR FINISHES, CABINETRY, COUNTERTOPS AND MEP SYSTEMS WILL BE PROVIDED AND INSTALLED IN A LATER PHASE.

ABBREVIATIONS

ACOUS.	ACOUSTICAL	GA.	GAUGE	R.	RIDGE
A.C.T.	ACOUSTICAL CEILING TILE	GALV.	GALVANIZED	RAD.	RADIUS
A/C	AIR CONDITIONING	G.C.	GENERAL CONTRACTOR	R.D.	ROOF DRAIN
A.D.A.	AMERICANS WITH DISABILITIES ACT	G.C.M.U.	GLAZED GMU	REF.	REFRIGERATOR, REFER(ENCE)
	ADDITIONAL	GYP.	GYP.	REG.	REGISTER
ADD.	ADJACENT	H.	HIGH	REIN.	REINFORCEMENT
ADJ.	ADJACENT	H.B.	HOSE BIB	RES.	RESILIENT
A.F.F.	ABOVE FIN. FLOOR	H.C.	HOLLOW CORE	REV.	REVISION
ALT.	ALTERNATE	H.C.A.P.	HANDICAPPED	RM.	ROOM
ALUM.	ALUMINUM	H.D.R.	HEADER	R.O.	ROUGH OPENING
ANOD.	ANODIZED	H.D.W.R.	HARDWARE	R.V.T.	RESILIENT VINYL TILE
APPROX.	APPROXIMATE	H.M.	HOLLOW METAL	S.C.	SOLID CORE
ARCH.	ARCHITECTURAL	HORIZ.	HORIZONTAL	SGH.	SCHEDULE
		H.T.S.	HEIGHT	SIM.	SIMILAR
		HT.	HEIGHT	SPEC.	SPECIFIED(GATION)
		HVAC	HTG., VENTILATION & A/C	SPK.	SPEAKER
				SQ.	SQUARE
BD.	BOARD	I.D.	INSIDE DIA.	S.S.	STAINLESS STEEL
BLDG.	BUILDING	INCL.	INCLUDE(ING)	STD.	STANDARD
BLKG.	BLOCKING	INSUL.	INSULATION	STL.	STEEL
BRNG.	BEARING	INT.	INTERIOR	STR.	STRUCTURAL
B.M.	BENCH MARK	INV.	INVERT	SUSP.	SUSPEND(ED)
B.O.	BOTTOM OF	I.P.S.	INSIDE PIPE SIZE	SYS.	SYSTEM
BOT.	BOTTOM	J.C.	JANITOR'S CLOSET	TEL.	TELEPHONE
BRK.	BRICK	JT.	JOINT	TKBD.	TACKBOARD
				TKS.	TACKSTRIP
CAB.	CABINET(RY)	LAM.	LAMINATE(D)	TK.	THICKNESS
C.B.	CATCH BASIN	LAV.	LAVATORY	T&G.	TONGUE AND GROOVE
CEM.	CEMENT	L.F.	LINEAR FEET	T&B.	TOP AND BOTTOM
C.J.	CONTROL JOINT	MAS.	MASONRY	T.O.	TOP OF
CL.	CENTER LINE	MAX.	MAXIMUM	TYP.	TYPICAL
CL.S.	CEILING	MANUF.	MANUFACTURER(D)	U.N.O.	UNLESS NOTED OTHERWISE
CMU.	CONG. MASONRY UNIT	MECH.	MECHANIC(AL)	UNF.	UNFINISHED
COL.	COLUMN	MEMB.	MEMBRANE	UR.	URINAL
CONC.	CONCRETE	M.E.P.	MECH., ELEC. & PLUMBING		
COND.	CONDUCTOR	MIN.	MINIMUM	V.	VALLEY
CONN.	CONNECTION	M.O.	MASONRY OPENING	VAR.	VARNISH
CONST.	CONSTRUCTION	M.R.	MOISTURE RESISTANT	V.A.T.	VINYL ASBESTOS TILE
CONT.	CONTINUOUS	MTD.	MOUNTED	V.B.	VAPOR BARRIER, VINYL BASE
CONTR.	CONTRACTOR	MTL.	METAL	V.C.T.	VINYL COMPOSITE(TION) TILE
CORR.	CORRUGATED	NAT.	NATURAL	VERT.	VERTICAL
CFT.	CARPET	N.I.C.	NOT IN CONTRACT	V.G.	VERTICAL GRAIN
CRS.	COURSE(S)	NOM.	NOMINAL	V.I.F.	VERIFY IN FIELD
C.T.	CERAMIC TILE	N.T.S.	NOT TO SCALE	V.W.C.	VINYL WALL COVERING
CU. FT.	CUBIC FEET	O.C.	ON CENTER	W.	WIDE, WIDTH
CU. YD.	CUBIC YARDS	O.D.	OUTSIDE DIAMETER	W/O.	WITHOUT
		O.H.	OVERHANG	W.B.	WOOD BASE
		O.P.G.	OPENING	W.C.	WATER CLOSET
		OPP.	OPPOSITE	W.D.	WOOD
				W.GL.	WIRED GLASS
				W.P.	WATERPROOFING
				W.R.	WASTE RECEPTACLE
				W.W.F.	WELDED WIRE FABRIC
				W.W.M.	WELDED WIRE MESH
D.	DEEP, DEPTH	PART.	PARTITION		
DECOR.	DECORATIVE	PDB.	PARTICLE BOARD		
DET. / DTL.	DETAIL	PERF.	PERFORATED		
D.F.	DRINKING FOUNTAIN	PL.	PLATE		
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE		
DIM.	DIMENSION	PLAS.	PLASTER		
D.S.	DOWN SPOUT	PLSF.	PLASTER PER SQUARE FT.		
DWG.	DRAWING	PSI.	POUNDS PER SQUARE IN.		
		P. / FT.	PER SQUARE FOOT		
		P.T.	PAINT		
		P.T.D.	PAPER TOWEL DISPENSER		
		PVMT.	PAVEMENT		
		P.W.D.	PLYWOOD		
		Q.T.	QUARRY TILE		
EA.	EACH				
ELEC.	ELECTRIC(AL)				
ELEV.	ELEVATION				
EQ.	EQUAL				
EQUIP.	EQUIPMENT				
ETC.	ETCETERA				
E.T.R.	EXISTING TO REMAIN				
EXG. / EXST.	EXISTING				
EXH.	EXHAUST				
EXT.	EXTERIOR				
F.D.	FLOOR DRAIN				
F.E.C.	FIRE EXTINGUISHER CAB.				
F.F.	FIN. FLOOR				
FIN.	FINISHED				
FIX.	FIXTURE				
F.O.	FINISHED OPENING				
FOUND.	FOUNDATION				
FTG.	FOOTING				

SYMBOLS

EXTERIOR ELEVATIONS		NORTH ARROW	
INTERIOR ELEVATIONS		SPOT ELEVATION	
SECTIONS		DEMOLITION KEYNOTE	
DETAILS		RENOVATION KEYNOTE	
CALLOUTS		ROOM NAME	
		ROOM TAG	
		REVISION TAG	
		DOOR TAG	
		WINDOW TAG	
		WALL TAG	
		FINISH TAG	

DRAWING LIST

SHEET #	SHEET NAME
T-1	TITLE SHEET
D-0	DEMOLITION PLAN - BASEMENT
D-1	DEMOLITION PLAN - FIRST FLOOR
D-2	DEMOLITION PLAN - SECOND FLOOR
D-3	DEMOLITION PLAN - ATTIC
D-4	BUILDING SECTIONS
D-5	BUILDING SECTIONS

BUILDING INFORMATION

DATE OF CONSTRUCTION:	1415
OCCUPANCY CLASSIFICATION AND USE:	RESIDENTIAL: R-3
CONSTRUCTION TYPE:	TYPE VB
EXTERIOR STRUCTURE:	FRAMED WALLS
INTERIOR STRUCTURE:	FRAMED WALLS
SPRINKLER SYSTEM:	NONE
BUILDING HEIGHT (ABOVE GRADE):	
NUMBER OF STORIES:	2
MEASURED:	± 35' - 11" (ROOF PEAK)
EXISTING BUILDING GROSS AREA:	
BASEMENT (UNFINISHED):	± 1131 SF
FIRST FLOOR:	± 1505 SF
SECOND FLOOR:	± 1614 SF
ATTIC (UNFINISHED):	± 1514 SF



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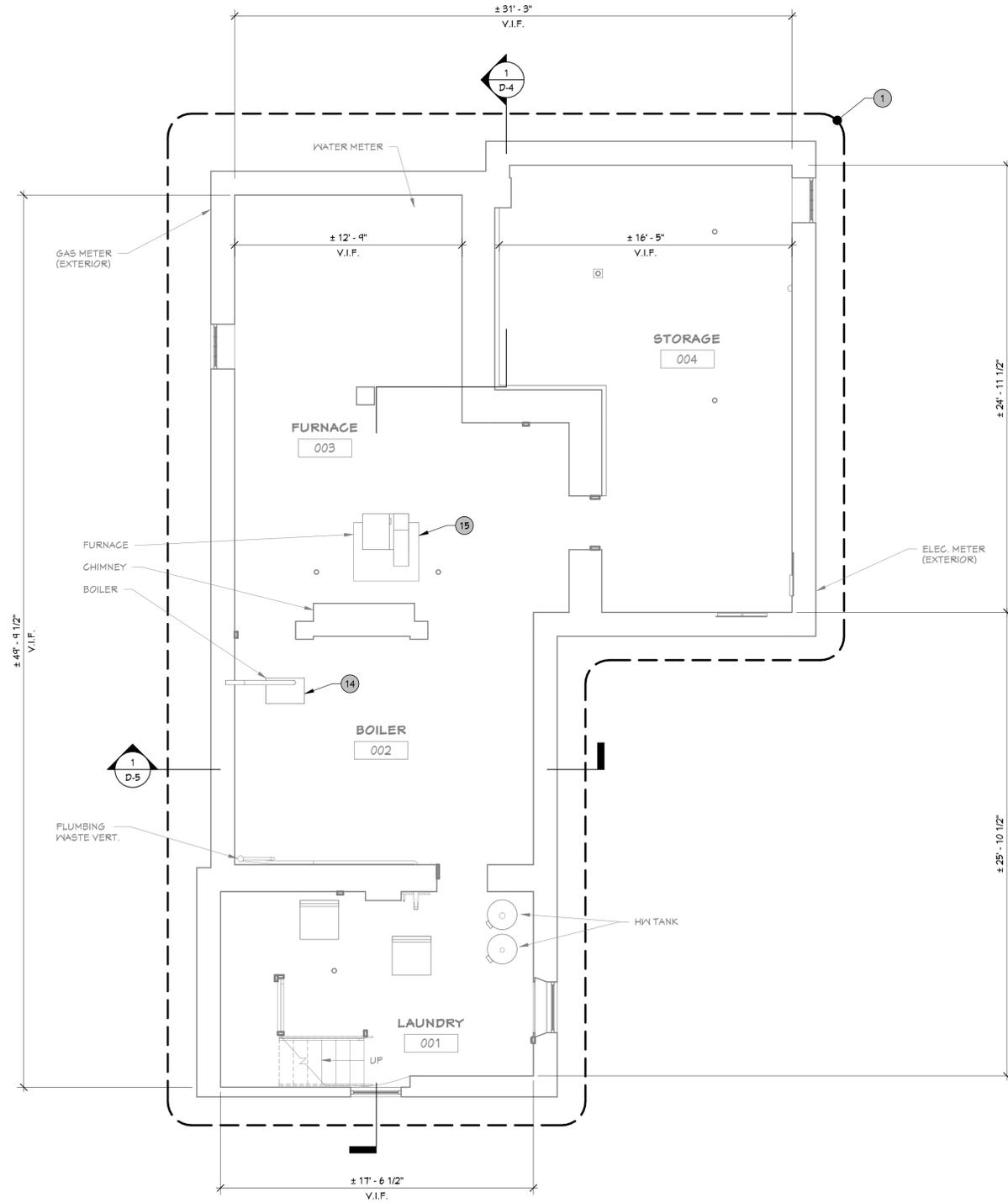
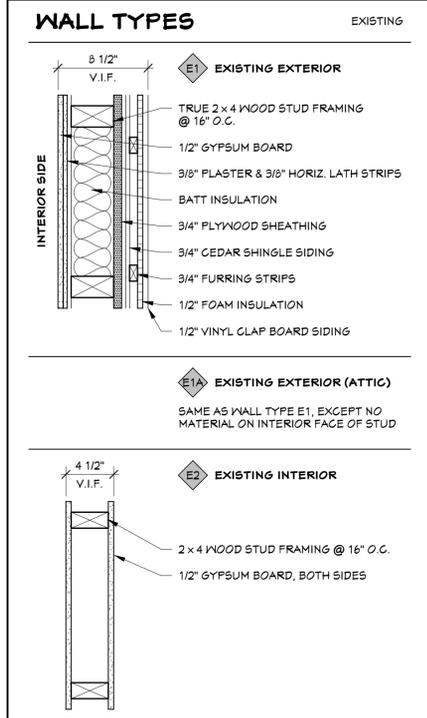
REVISIONS	DESCRIPTION	DATE
1		

ROCHESTER HOUSING
AUTHORITY
DUPLEX RENOVATION -
PHASE 1
255 HAMILTON STREET
ROCHESTER, NY 14620

DRAWING TITLE
TITLE SHEET

DRAWING NO.	drawn by	.AAP
	checked	PLM
	proj. capt.	PLM
	date	2.6.2026
	proj. no.	XX-XX

ISSUE DATE



1 BASEMENT DEMOLITION PLAN
 1/4" = 1'-0"

LEGEND

DEMOLITION PLAN

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW / STOREFRONT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

GENERAL NOTES

DEMOLITION

- ALL BUILDING MATERIALS / COMPONENTS SHOWN ON THIS SHEET ARE EXISTING TO REMAIN, U.N.O., PROTECT FROM DAMAGE DURING DURATION OF WORK.
- REPAIR / REPLACE ANY / ALL ADJACENT EXISTING BUILDING MATERIALS SPECIFIED TO REMAIN THAT BECOME DAMAGED AS A RESULT OF DEMOLITION WORK.
- REMOVE AND DISPOSE OF IN A SAFE AND LEGAL MANNER ANY / ALL DEMOLISHED MATERIALS, INCLUDING DEBRIS, RUBBISH AND ANY OTHER WASTE MATERIALS RESULTING FROM DEMOLITION WORK.
- ALL EXTERIOR DOORS AND WINDOWS SHALL REMAIN.
- ALL EXTERIOR FINISH MATERIALS AND SUBSTRATES SHALL REMAIN.
- ALL FRAMING SHALL REMAIN.
- ALL CHIMNEYS SHALL REMAIN.

KEYNOTES

DEMOLITION

- NO WORK, U.N.O., THIS AREA.
- REMOVE AND DISPOSE OF ALL FURNITURE AND DEBRIS, COMPLETE.
- REMOVE AND DISPOSE OF ALL INTERIOR DOOR AND WINDOW TRIM, WINDOW TREATMENTS, WALL BASE AND CROWN MOLDINGS, COMPLETE.
- REMOVE AND DISPOSE OF ALL BUILT-IN CABINETRY AND COUNTERTOPS, COMPLETE.
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- REMOVE AND DISPOSE OF ALL FINISH MATERIALS AND SUBSTRATES FROM CEILINGS BACK TO JOIST. REMOVE ALL INSULATION FROM JOIST CAVITIES. ATTIC FLOOR SHALL REMAIN.
- ALL BASEBOARD HEAT EXCHANGERS AND BOILER LINES SHALL REMAIN, PROTECT FROM DAMAGE DURING DURATION OF WORK.
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- ROCHESTER HOUSING AUTHORITY SHALL DETERMINE FEASIBILITY OF ADAPTING EXISTING FURNACE SYSTEM WITH NEW A/C COIL FOR FUTURE USE.

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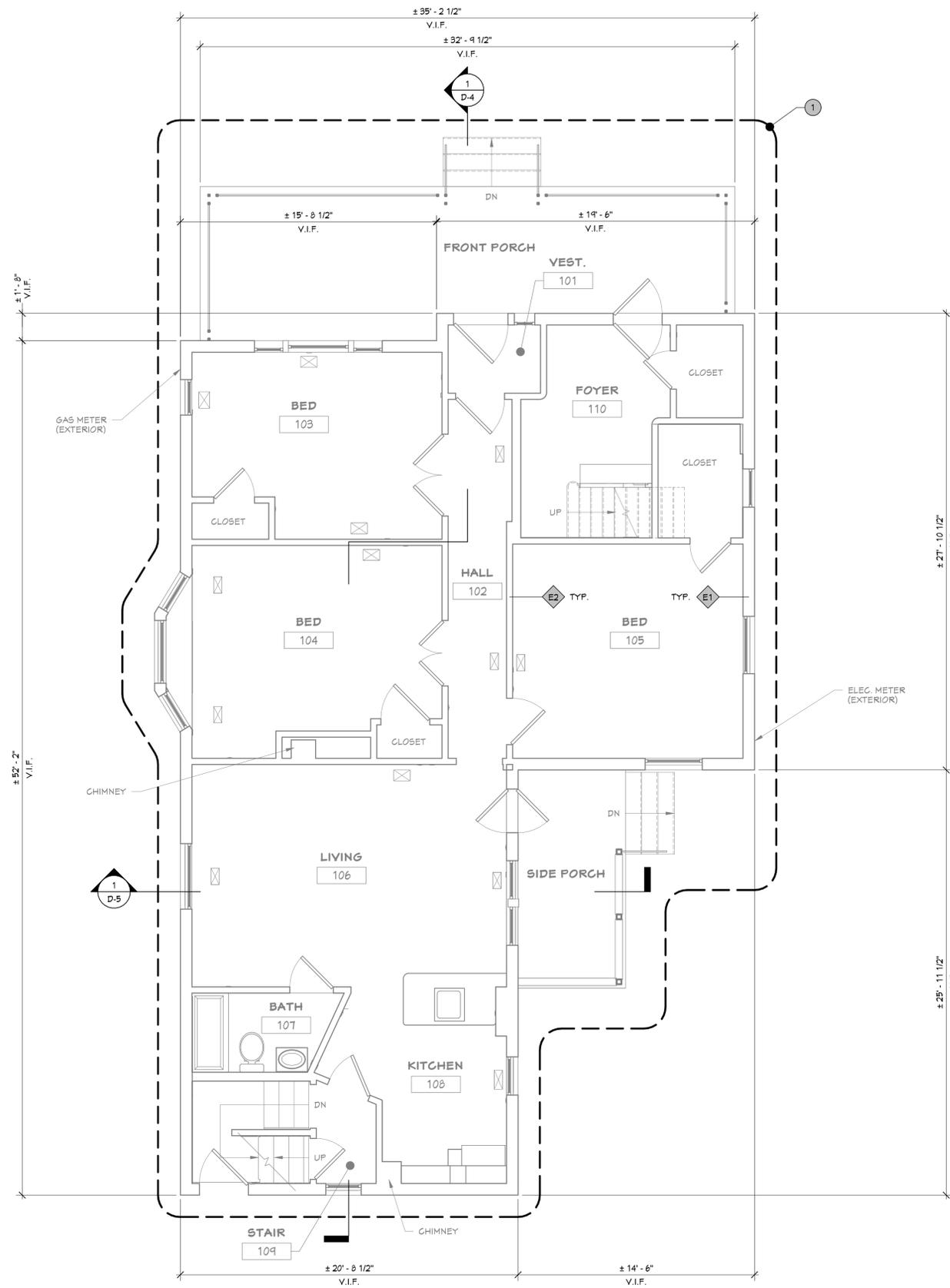
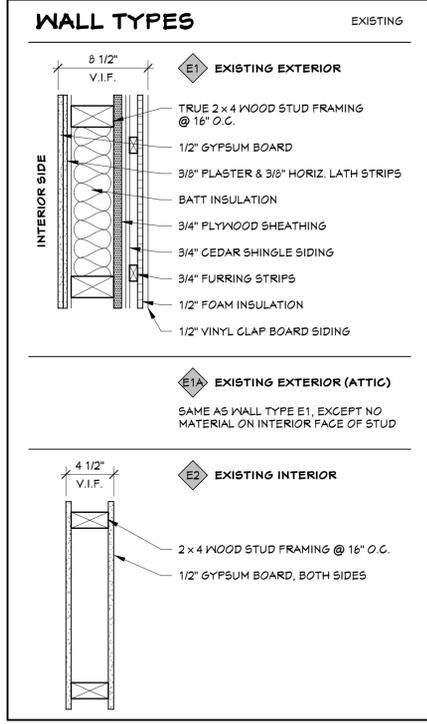
REVISIONS		
#	DESCRIPTION	DATE
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ROCHESTER HOUSING AUTHORITY
 DUPLEX RENOVATION - PHASE 1
 255 HAMILTON STREET
 ROCHESTER, NY 14620

DRAWING TITLE
DEMOLITION PLAN - BASEMENT

DRAWING NO.	drawn by	.AAP
D-0	checked	XXX
	proj. capt.	XXX
	date	2.6.2026
	proj. no.	XX-XX

ISSUE DATE



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

LEGEND

DEMOLITION PLAN

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- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW / STOREFRONT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED

GENERAL NOTES

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REVISIONS		
#	DESCRIPTION	DATE
1		

ROCHESTER HOUSING AUTHORITY
DUPLX RENOVATION - PHASE 1
255 HAMILTON STREET
ROCHESTER, NY 14620

DRAWING TITLE
DEMOLITION PLAN - FIRST FLOOR

DRAWING NO.	drawn by	.AAP
D-1	checked	XXX
	proj. capt.	XXX
	date	2.6.2026
	proj. no.	XX-XX

ISSUE DATE



Peter L. Morse

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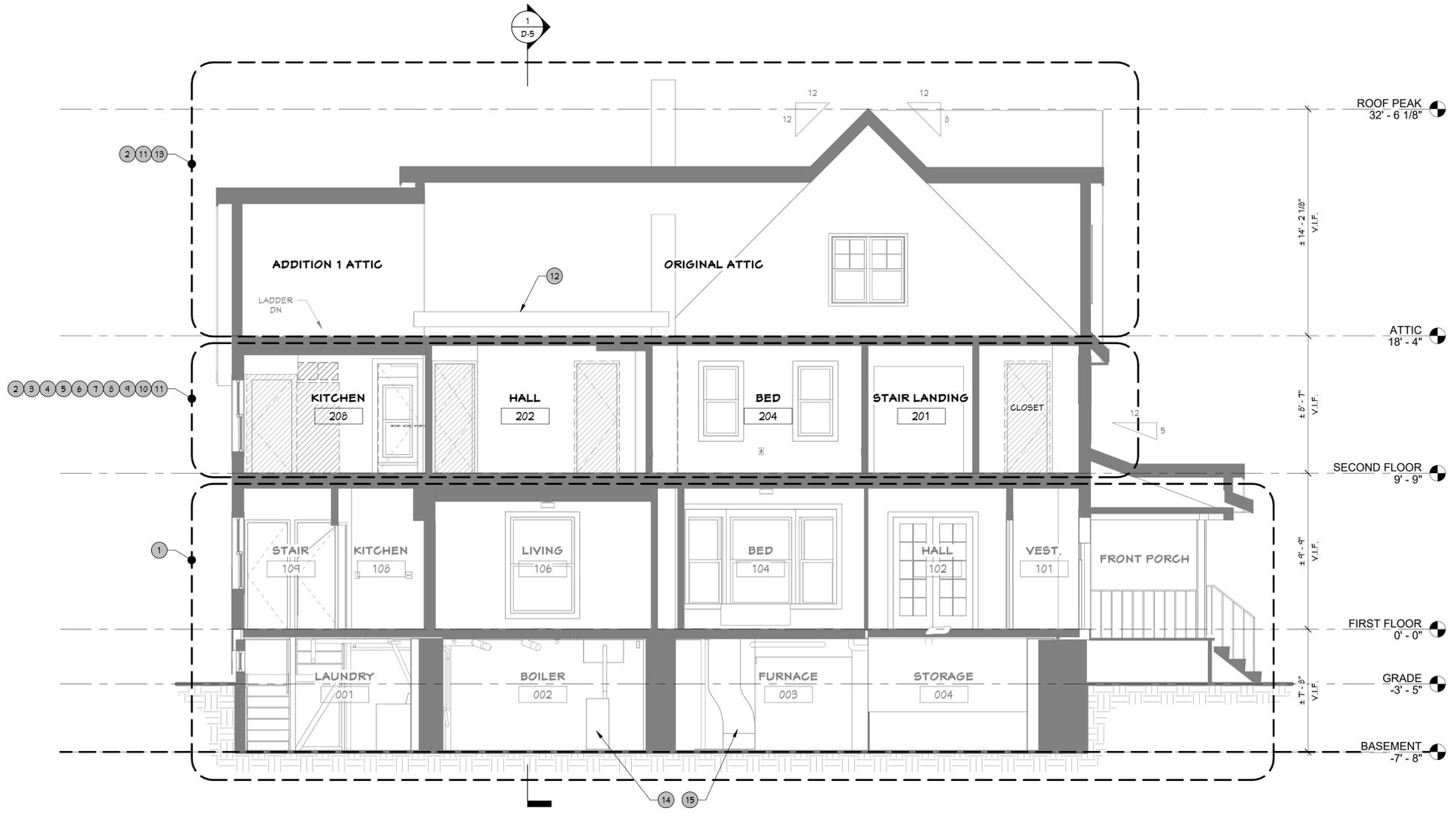
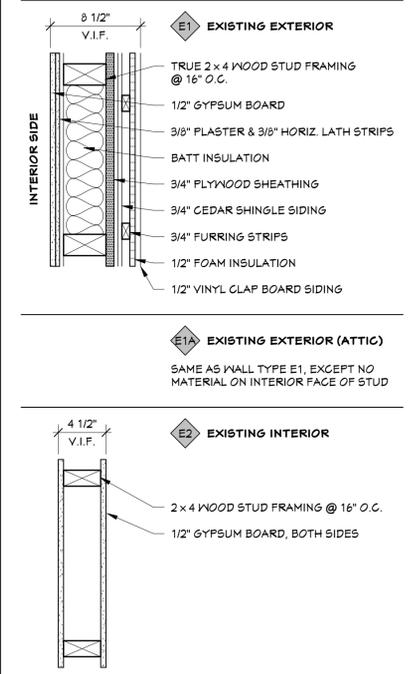
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- 15 ROCHESTER HOUSING AUTHORITY SHALL DETERMINE FEASIBILITY OF ADAPTING EXISTING FURNACE SYSTEM WITH NEW A/C COIL FOR FUTURE USE.

WALL TYPES EXISTING



1 BUILDING SECTION N/S
 1/4" = 1'-0"

REVISIONS	#	DESCRIPTION	DATE
	1		

ROCHESTER HOUSING AUTHORITY
 DUPLEX RENOVATION - PHASE 1
 255 HAMILTON STREET
 ROCHESTER, NY 14620

DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.	drawn by	.AAP
D-4	checked	XXX
	proj. capt.	XXX
	date	2.6.2026
	proj. no.	XX-XX

ISSUE DATE



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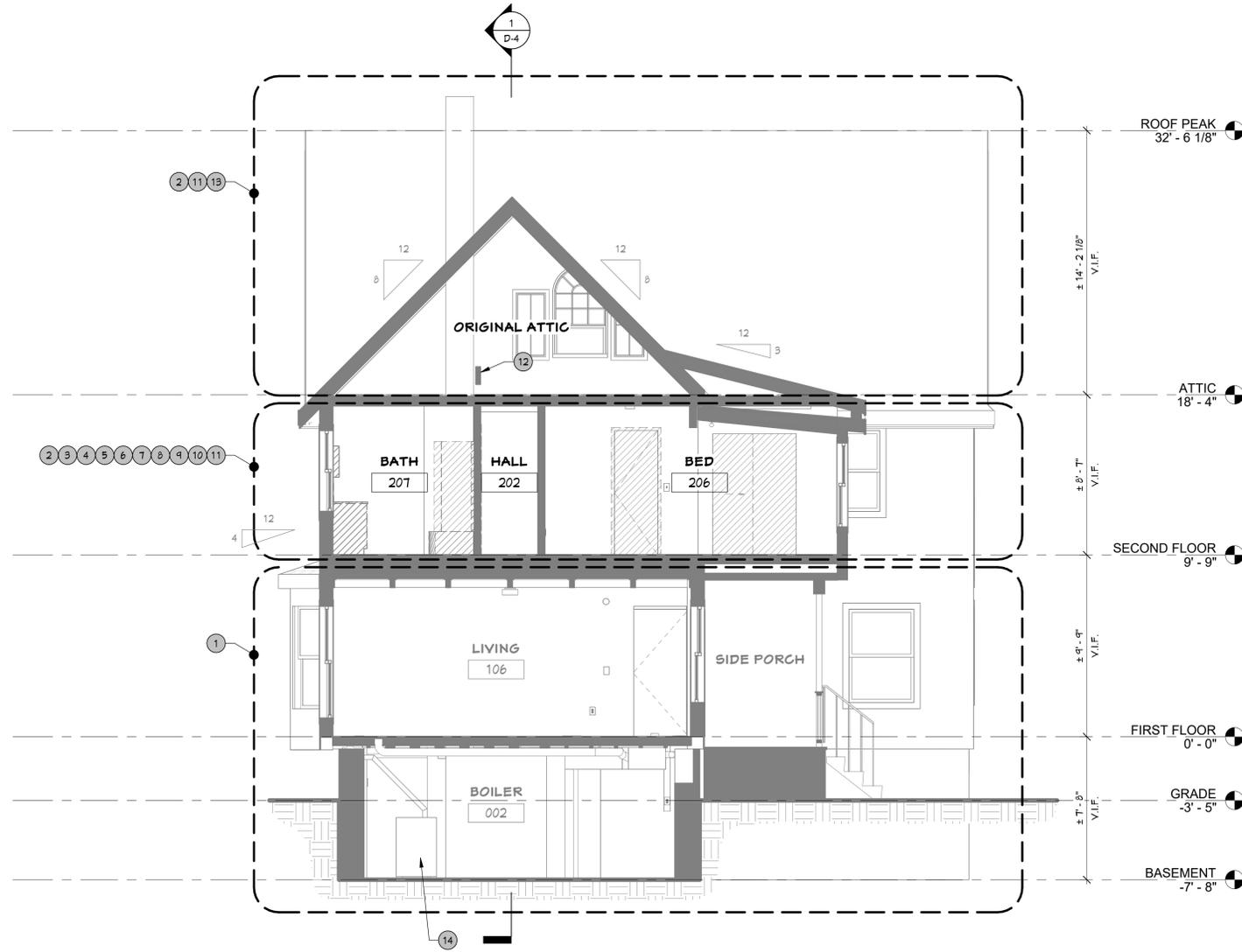
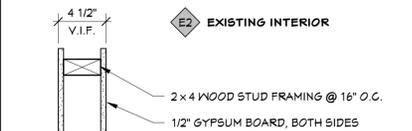
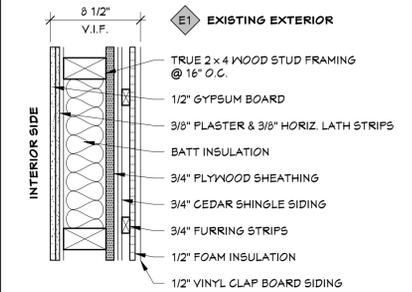
GENERAL NOTES DEMOLITION

1. ALL BUILDING MATERIALS / COMPONENTS SHOWN ON THIS SHEET ARE EXISTING TO REMAIN, U.N.O., PROTECT FROM DAMAGE DURING DURATION OF WORK.
2. REPAIR / REPLACE ANY / ALL ADJACENT EXISTING BUILDING MATERIALS SPECIFIED TO REMAIN THAT BECOME DAMAGED AS A RESULT OF DEMOLITION WORK.
3. REMOVE AND DISPOSE OF IN A SAFE AND LEGAL MANNER ANY / ALL DEMOLISHED MATERIALS, INCLUDING DEBRIS, RUBBISH AND ANY OTHER WASTE MATERIALS RESULTING FROM DEMOLITION WORK.
4. ALL EXTERIOR DOORS AND WINDOWS SHALL REMAIN.
5. ALL EXTERIOR FINISH MATERIALS AND SUBSTRATES SHALL REMAIN.
6. ALL FRAMING SHALL REMAIN.
7. ALL CHIMNEYS SHALL REMAIN.

KEYNOTES DEMOLITION

- 1 NO WORK, U.N.O., THIS AREA.
- 2 REMOVE AND DISPOSE OF ALL FURNITURE AND DEBRIS, COMPLETE.
- 3 REMOVE AND DISPOSE OF ALL INTERIOR DOOR AND WINDOW TRIM, WINDOW TREATMENTS, WALL BASE AND CROWN MOLDINGS, COMPLETE.
- 4 REMOVE AND DISPOSE OF ALL BUILT-IN CABINETRY AND COUNTERTOPS, COMPLETE.
- 5 REMOVE AND DISPOSE OF ALL INTERIOR DOORS, FRAMES, AND HARDWARE, COMPLETE.
- 6 REMOVE AND DISPOSE OF ALL FINISH MATERIALS AND SUBSTRATES ON INTERIOR FACE OF INTERIOR AND EXTERIOR WALLS BACK TO STUDS. REMOVE ALL INSULATION FROM STUD CAVITIES, EXTERIOR SHEATHING AND FINISH MATERIALS SHALL REMAIN.
- 7 REMOVE AND DISPOSE OF ALL FINISH MATERIALS AND SUBSTRATES FROM CEILINGS BACK TO JOIST. REMOVE ALL INSULATION FROM JOIST CAVITIES. ATTIC FLOOR SHALL REMAIN.
- 8 ALL BASEBOARD HEAT EXCHANGERS AND BOILER LINES SHALL REMAIN, PROTECT FROM DAMAGE DURING DURATION OF WORK.
- 9 REMOVE AND DISPOSE OF ALL LIGHT FIXTURES, COMPLETE. ALL ELECTRICAL BOXES AND WIRING SHALL REMAIN.
- 10 REMOVE AND DISPOSE OF ALL PLUMBING FIXTURES, COMPLETE. CAP PLUMBING SUPPLY LINES FOR FUTURE USE. PLUG PLUMBING WASTE LINES FOR FUTURE USE.
- 11 ALL FLOORING, STAIRS, AND HANDRAILS SHALL REMAIN, PROTECT FROM DAMAGE DURING DURATION OF WORK.
- 12 ATTIC STRUCTURAL BEAM SHALL REMAIN, PROTECT FROM DAMAGE DURING DURATION OF WORK.
- 13 REMOVE AND DISPOSE OF ALL INTERIOR MISCELLANEOUS MATERIALS FROM ATTIC ROOF FRAMING, COMPLETE.
- 14 ROCHESTER HOUSING AUTHORITY SHALL DETERMINE FEASIBILITY OF REUSING EXISTING BOILER SYSTEM FOR FUTURE USE.
- 15 ROCHESTER HOUSING AUTHORITY SHALL DETERMINE FEASIBILITY OF ADAPTING EXISTING FURNACE SYSTEM WITH NEW A/C COIL FOR FUTURE USE.

WALL TYPES EXISTING



1 BUILDING SECTION E/W
1/4" = 1'-0"

REVISIONS

#	DESCRIPTION	DATE
1		

ROCHESTER HOUSING AUTHORITY
DUPLEX RENOVATION - PHASE 1
255 HAMILTON STREET
ROCHESTER, NY 14620

DRAWING TITLE

BUILDING SECTIONS

DRAWING NO.	drawn by	.AAP
D-5	checked	XXX
	proj. capt.	XXX
	date	2.6.2026
	proj. no.	XX-XX

ISSUE DATE