

MONTE NIDO - ROCKLAND

290 PHILLIPS HILL ROAD
NEW CITY, NY 10956

CODE SUMMARY

NAME OF PROJECT: MONTE NIDO - ROCKLAND
ADDRESS: 290 PHILLIPS HILL ROAD
NEW CITY, NY 10956
PROPOSED USE: R-4, RESIDENTIAL CONDITION 1
OWNER: MONTE NIDO & AFFILIATES
CODE ENFORCEMENT: ROCKLAND COUNTY, NY
CATEGORY: ALTERATIONS, LEVEL 3

PROJECT SCOPE:
THE WORK EXTENDS TO AN ADDITION AND LEVEL 3 ALTERATIONS FOR THE CHANGE OF USE FROM A SINGLE-FAMILY RESIDENCE TO A 14-BED GROUP HOME FOR THE TREATMENT OF EATING DISORDERS. THE NEW USE WILL BE R-4 RESIDENTIAL, CONDITION 1. MANY OF THE ALTERATIONS INCLUDE REVISIONS TO MAKE THE HOME MORE ACCESSIBLE AND MEET THE NEEDS OF PROGRAM REQUIREMENTS. THE ENTIRE BUILDING WILL BE PROVIDED WITH A 13D SPRINKLER SYSTEM COMPLYING WITH NFPA 101.
THE FIRST FLOOR WILL BE MADE ACCESSIBLE BY THE INSTALLATION OF A RAMP TO THE PRIMARY ENTRANCE INTO THE BUILDING. ALL PRIMARY FUNCTIONS FOR THE FACILITY ARE ACCOMMODATED ON THE FIRST FLOOR ALONG AN ACCESSIBLE ROUTE. AN ACCESSIBLE BEDROOM AND IN-SUITE BATHROOM ARE INCLUDED ON THE FIRST FLOOR. THE EXISTING PRIMARY BEDROOM SUITE WILL BE CONVERTED TO A GROUP/MOVEMENT THERAPY ROOM, A NURSE OFFICE, A STAFF OFFICE, AND A STAFF TOILET ROOM. ANOTHER FIRST FLOOR BEDROOM WILL BE USED FOR A FAMILY THERAPY ROOM. AN EXISTING POWDER ROOM WILL BE RENOVATED TO PROVIDE AN ADA COMPLIANT TOILET ROOM. THE EXISTING DINING ROOM WILL BE ENCLOSED TO CREATE A LARGE OFFICE AND AN EXISTING BAR AREA WILL BE ENCLOSED AND USED AS AN INDIVIDUAL THERAPY ROOM. THE FLOOR OF THE CURRENT SUN ROOM WILL BE RAISED AND THE ROOM RENOVATED TO SERVE AS THE DINING ROOM. A BAR HEIGHT COUNTER AT THE KITCHEN ISLAND WILL BE LOWERED TO PROVIDE AN ACCESSIBLE WORK SURFACE FOR THE CLIENTS. ONE OF THE GARAGE BAYS WILL BE USED TO CREATE AN ACCESSIBLE LAUNDRY ROOM AND ALSO A FIRE PUMP ROOM.
THE LOWER LEVEL (BASEMENT) IS CURRENTLY UNFINISHED AND WILL BE PARTIALLY FINISHED TO PROVIDE FOR A REDUNDANT GROUP/MOVEMENT THERAPY ROOM, THREE ADDITIONAL INDIVIDUAL THERAPY ROOMS, AN ADDITIONAL STAFF OFFICE SPACE, AND TWO TOILET ROOMS. THE REMAINDER OF THE SPACE WILL BE USED FOR STORAGE. THE LOWER LEVEL HAS AN ACCESSIBLE ENTRY/EXIT AT GRADE.
SECOND FLOOR CHANGES INCLUDE BISECTING AN UPSTAIRS LIVING ROOM AND CONVERTING THE AREA TO TWO BEDROOMS. A LARGE BEDROOM SUITE WILL BE REORGANIZED AND A DORMER ADDITION WILL BE CONSTRUCTED TO ACCOMMODATE AN ADDITIONAL BEDROOM AND AN UPSTAIRS LAUNDRY. TWO EXISTING BEDROOMS WITH A JACK-AND-JILL BATHROOM WILL REMAIN AND AN ADDITIONAL BATHROOM WILL BE ADDED IN THE LARGE, OPEN SITTING AREA AT THE BALCONY.

BUILDING CODES & ORDINANCES

BUILDING CODE: 2020 BUILDING CODE OF NYS
PLUMBING CODE: 2020 EXISTING BUILDING CODE OF NYS
ELECTRICAL CODE: 2020 BUILDING CODE OF NYS, CHAPTER 27 (MUST COMPLY W/ EC 2008 & NFPA 70)
MECHANICAL CODE: 2020 MECHANICAL CODE OF NYS
FIRE PROTECTION: 2020 FIRE CODE OF NYS
ENERGY CODE: 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
ACCESSIBILITY CODE: 2009 A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
FUEL GAS: 2020 FUEL GAS CODE OF NYS

CODE CLASSIFICATION

OCCUPANCY GROUP: R-4, CONDITION 1
CONSTRUCTION CLASSIFICATION: TYPE VB
AUTOMATIC FIRESUPPRESSION SYSTEM: YES, 13D
NUMBER OF STORIES: 2 (PLUS WALK-OUT BASEMENT)
CLIMATE ZONE: 5A

AREA BREAKDOWN

	EXISTING	PROPOSED
LOWER LEVEL	3,208 SF	3,208 SF
FIRST FLOOR (GARAGE SF)	3,774 SF. (874 SF.)	3,904 SF. (745 SF.)
SECOND FLOOR	1,958 SF	2,154 SF
TOTAL:	8,938 SF.	9,266 SF.

THE BUILDING FOOTPRINT REMAINS UNCHANGED.
FIRST FLOOR: ADDITIONAL FLOOR AREA IS GENERATED BY UTILIZING APPROXIMATELY 129 SF. OF THE EXISTING GARAGE SPACE.
SECOND FLOOR: ADDITIONAL FLOOR AREA IS GENERATED BY THE ADDITION OF A DORMER OVER THE EXISTING FIRST FLOOR BELOW. THIS CREATES APPROXIMATELY 198 SF. OF NEW SECOND FLOOR AREA.

MAX. LENGTH OF EXIT TRAVEL

ALLOWED TRAVEL DISTANCE: 250 FT. MAX (125 FT. MAX COMMON PATH OF TRAVEL)
ACTUAL TRAVEL DISTANCE: 99'-5" FT MAX (16 FT. COMMON PATH OF TRAVEL)

DESIGN LOADS

SLEEPING ROOMS: 30 UNIFORM (PSF) - LIVE LOAD
ROOM OTHER THAN SLEEPING ROOMS: 40 UNIFORM (PSF) - LIVE LOAD
ROOF LOAD: 30 UNIFORM (PSF) - GROUND SNOW LOAD

OCCUPANT LOAD

FUNCTION OF SPACE: RESIDENTIAL
LOAD FACTOR: 200 SF PER PERSON

LOWER LEVEL:	3,208 SF / 200 = 17
FIRST FLOOR:	3,904 SF / 200 = 20
SECOND FLOOR:	2,154 SF / 200 = 11
TOTAL	9,266 SF 48 TOTAL OCCUPANT LOAD

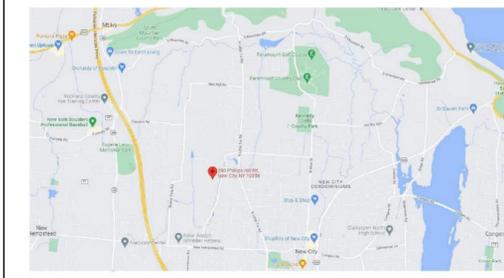
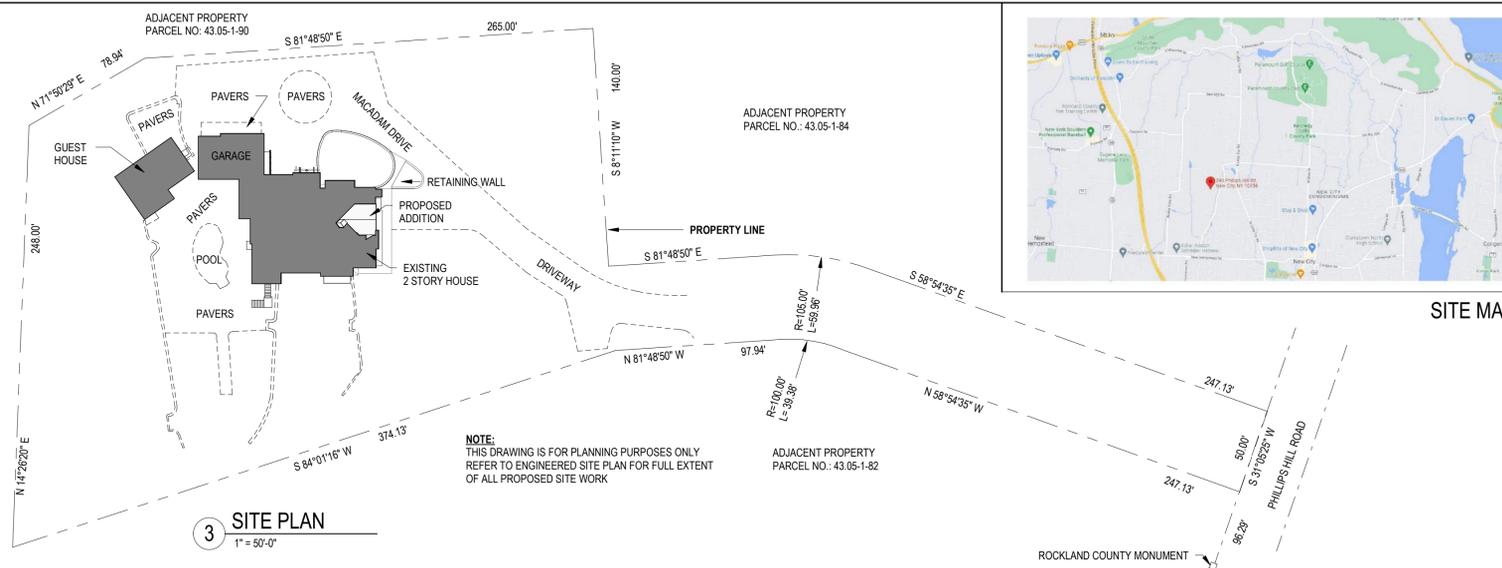
NOTES

ACCESSIBLE PATH OF TRAVEL SLOPES NOT TO EXCEED RUNNING SLOPE OF 1:20 (5%) MAX AND CROSS SLOPE OF 1:50 (2%) MAX
ACCESSIBLE PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

- PROVIDE FIRE EXTINGUISHERS THROUGHOUT SPACE AS REQUIRED BY NFPA 10 AND THE CODE OFFICIAL.
- FIRE EXTINGUISHER SPECIFICATION: "AMEREX" ABC MULTIPURPOSE DRY CHEMICAL
MODEL: B500T FIRE EXTINGUISHER FM APPROVED; YES
CAPACITY: 5 LB MOUNTING: WALL BRACKET
APPLICATION: HOSE & NOZZLE RANGE: 10-15'
UL RATING: 2A: 10B; C DISCHARGE TIME: 14 SEC
- MANUFACTURED AND TESTED TO ANSULU STANDARDS, ISO-9001:2000/ISO-14001:2004 CERTIFIED UL LISTED, FM AND USCG APPROVED
- OWNER APPROVED ALTERNATE MANUFACTURER MAY BE PROVIDED, SO AS LONG AS ALL SPECIFICATIONS AND CERTIFICATIONS ARE EQUAL OR GREATER.



2 PERSPECTIVE VIEW



SITE MAP

ISSUE LOG

LEGEND: T - TENANT L - LANDLORD C - CONTRACTOR V - VENDOR P - PERMIT (BUILDING & HEALTH DEPARTMENTS)

DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS
06/28/2022	PERMIT SUBMISSION	ENTIRE SET, SEE SHEET INDEX	O.P

SHEET INDEX

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AD102	FIRST FLOOR - DEMOLITION PLAN
AD103	SECOND FLOOR - DEMOLITION PLAN
AD105	LOWER LEVEL - RCP - DEMOLITION
AD106	FIRST FLOOR - RCP - DEMOLITION
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A101	LOWER LEVEL FLOOR PLAN
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A107	ROOF PLAN
A201	ELEVATIONS
A401	ENLARGED PLANS & SECTIONS AT ENTRY
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A502	DETAILS, SECTIONS, SCHEDULES
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A602	FIRESTOPPING DETAILS
A603	FIRESTOPPING DETAILS
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ID1001	GENERAL INTERIOR FINISH NOTES
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INTERIORS	
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ID102	FIRST FLOOR - FLOOR FINISH PLAN
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ID701	INTERIOR ELEVATIONS
ID801	INTERIOR DETAILS
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F101	FIRE PROTECTION SPRINKLER
MECHANICAL DEMOLITION	
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MECHANICAL	
M101	LOWER LEVEL
M102	FIRST FLOOR
M103	SECOND FLOOR
PLUMBING DEMOLITION	
P001	REMOVALS
PLUMBING	
P101	LOWER LEVEL
P102	FIRST FLOOR
P103	SECOND FLOOR

Grand total: 48



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> project information

> owner agency

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MONTE NIDO - ROCKLAND
290 PHILLIPS HILL ROAD
NEW CITY, NY 10956

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revision schedule		
no.	description	date

> drawing information

project #: 22-027
date: 06.28.2022
drawn by: DMD/JPB
checked by: EES
scale: As indicated

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> sheet name

COVER SHEET

G001
sheet number

GENERAL NOTES

PRE-CONSTRUCTION

A. THE WORK EXTENDS TO AN ADDITION AND LEVEL 3 ALTERATIONS FOR THE CHANGE OF USE FROM A SINGLE-FAMILY RESIDENCE TO A 14-BED GROUP HOME FOR THE TREATMENT OF EATING DISORDERS. THE NEW USE WILL BE R-4 RESIDENTIAL, CONDITION 1. MANY OF THE ALTERATIONS INCLUDE REVISIONS TO MAKE THE HOME MORE ACCESSIBLE AND MEET THE NEEDS OF PROGRAM REQUIREMENTS. THE ENTIRE BUILDING WILL BE PROVIDED WITH A 130 SPRINKLER SYSTEM COMPLYING WITH NFPA 101. THE FIRST FLOOR WILL BE MADE ACCESSIBLE BY THE INSTALLATION OF A RAMP TO THE PRIMARY ENTRANCE INTO THE BUILDING. ALL PRIMARY FUNCTIONS FOR THE FACILITY ARE ACCOMMODATED ON THE FIRST FLOOR ALONG AN ACCESSIBLE ROUTE. AN ACCESSIBLE BEDROOM AND IN-SUITE BATHROOM ARE INCLUDED ON THE FIRST FLOOR. THE EXISTING PRIMARY BEDROOM SUITE WILL BE CONVERTED TO A GROUP/MOVEMENT THERAPY ROOM, A NURSE OFFICE, A STAFF OFFICE, AND A STAFF TOILET ROOM. ANOTHER FIRST FLOOR BEDROOM WILL BE USED FOR A FAMILY THERAPY ROOM. AN EXISTING POWDER ROOM WILL BE RENOVATED TO PROVIDE AN ADA COMPLIANT TOILET ROOM. THE EXISTING DINING ROOM WILL BE ENCLOSED TO CREATE A LARGE OFFICE AND AN EXISTING BAR AREA WILL BE ENCLOSED AND USED AS AN INDIVIDUAL THERAPY ROOM. THE FLOOR OF THE CURRENT SUN ROOM WILL BE RAISED AND THE ROOM RENOVATED TO SERVE AS THE DINING ROOM. A BAR HEIGHT COUNTER AT THE KITCHEN ISLAND WILL BE LOWERED TO PROVIDE AN ACCESSIBLE WORK SURFACE FOR THE CLIENTS. ONE OF THE GARAGE BAYS WILL BE USED TO CREATE AN ACCESSIBLE LAUNDRY ROOM AND ALSO A FIRE PUMP ROOM. THE LOWER LEVEL (BASEMENT) IS CURRENTLY UNFINISHED AND WILL BE PARTIALLY FINISHED TO PROVIDE FOR A REDUNDANT GROUP/MOVEMENT THERAPY ROOM, THREE ADDITIONAL BEDROOMS, AN ADDITIONAL STAFF OFFICE SPACE, AND TWO TOILET ROOMS. THE REMAINDER OF THE SPACE WILL BE USED FOR STORAGE. THE LOWER LEVEL HAS AN ACCESSIBLE ENTRY/EXIT AT GRADE. SECOND FLOOR CHANGES INCLUDE BISECTING AN UPSTAIRS LIVING ROOM AND CONVERTING THE AREA TO TWO BEDROOMS. A LARGE BEDROOM SUITE WILL BE REORGANIZED AND A DORMER ADDITION WILL BE CONSTRUCTED TO ACCOMMODATE AN ADDITIONAL BEDROOM AND AN UPSTAIRS LAUNDRY. TWO EXISTING BEDROOMS WITH A JACK-AND-JILL BATHROOM WILL REMAIN AND AN ADDITIONAL BATHROOM WILL BE ADDED IN THE LARGE, OPEN SITTING AREA AT THE BALCONY.

B. THE ARCHITECT HAS VISITED THE SITE AND OBSERVED THE STRUCTURE, SPACES, AND THE BUILDING INTERIOR IN THE "EXISTING" OR "AS-IS" CONDITION. THESE DOCUMENTS HAVE BEEN PREPARED BASED ON FIELD OBSERVATIONS AND ANECDOTAL INFORMATION PROVIDED BY THE OWNER AVAILABLE TO THE ARCHITECT DURING THE COURSE OF HIS WORK. THE ARCHITECT HAS NOT PERFORMED ANY DEMOLITION FOR OBSERVATION OR INSPECTION BY THE ARCHITECT OR ANY OTHER CONSULTING PROFESSIONALS. THE ARCHITECT'S WORK IS BASED ON REVIEW OF ORIGINAL CONSTRUCTION DRAWINGS AND OBSERVATION OF OPEN AND CONCEALED STRUCTURAL ELEMENTS AND FINISHED INTERIOR SPACES. CONCEALED STRUCTURAL ELEMENTS AND CONCEALED SPACES SHALL BE THE RESPONSIBILITY OF THE OWNER TO UNCOVER AND OR DISASSEMBLE TO PROVIDE ANY FURTHER OBSERVATION, DOCUMENTATION, OR TESTING REQUIRED BY THE ARCHITECT FOR THE PROJECT.

C. THE ARCHITECT HAS INDICATED BOTH EXISTING CONDITIONS AND REQUIRED DEMOLITION, CHANGES, ADDITIONS, AND MODIFICATIONS ON THESE DOCUMENTS. THESE DRAWINGS REPRESENT THE KNOWN AND REASONABLY FORESEEABLE CONDITIONS REQUIRED FOR CODE COMPLIANCE.

D. THE ARCHITECT HAS PERFORMED NO EXAMINATION OF SUB-GRADE CONDITIONS REGARDING EXCAVATION, BACKFILL, FOOTINGS AND FOUNDATIONS, DRAINAGE, OR GRADING, AND HAS REPRESENTED ANY SUCH INFORMATION AS ASSUMED. ALL STRUCTURE OR ASSUMED CONDITIONS. EXISTING FOUNDATIONS ARE ASSUMED SUFFICIENT FOR ALL LOADS APPLIED AS SHOWN FOR REPAIRS, REMODELING, OR NEW CONSTRUCTION AS SHOWN.

E. ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.

F. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED, TO SUIT SITE CONDITIONS. SUCH ALTERATIONS SHALL NOT ALTER ANY APPLICABLE CODES, NOR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.

G. ALL DIMENSIONS SHOWN ARE +/- APPROXIMATE. OWNER/CONTRACTOR SHALL VERIFY IN FIELD ALL NOTES AND DIMENSIONS BEFORE CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN AND FIELD VERIFY AS REQUIRED.

H. THE WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.

I. APPLICABLE CODE REQUIREMENTS MAY VARY ALONG WITH CONSTRUCTION STANDARDS AND TECHNIQUES. VERIFY ALL SETBACKS AND GRADE ELEVATIONS WITH BUILDING INSPECTOR AND LICENSED LAND SURVEYOR BEFORE BEGINNING ANY WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING ANY WORK.

J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING/ELECTRICAL/MECHANICAL/PLUMBING/SANITARY AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CONSERVATION CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.

K. THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT ALL WINDOWS AND DOORS INSTALLED (SPECIFIED OR APPROVED SUBSTITUTIONS) MEET THE REQUIREMENTS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NYS AND ALL CODE REQUIREMENTS FOR NATURAL LIGHT, VENTILATION, AND EMERGENCY EGRESS.

L. ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.

M. EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. SUBMISSION OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTIONS AND HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

N. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY OR ALL DEVIATIONS FROM THESE DRAWINGS. THE ARCHITECT SHALL BE HELD HARMLESS AS A RESULT OF ANY UNAUTHORIZED CHANGES TO THESE PLANS. ADDITIONAL FEES MAY OCCUR FOR "AS BUILT" DOCUMENTATION DUE TO CIRCUMSTANCES BEYOND THE ARCHITECT'S CONTROL, OR OWNER / CONTRACTOR CHANGES TO THESE DRAWINGS.

O. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE LOCAL ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL INDIVIDUALS UNDER THIS CONTRACT.

P. THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND AMOUNTS OF COVERAGE AS REQUIRED BY THE STATE OF NEW YORK AND THE LOCAL MUNICIPALITY. ALL CONTRACTORS THAT HAVE SIGNED CONTRACTS WITH THE OWNER SHALL HAVE THE OWNER AND THE ARCHITECT OF RECORD LISTED AS AN "ADDITIONAL INSURED." THE OWNER AND ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY ALL CLAIMS ARISING FROM WORK PERFORMED BY THE CONTRACTOR'S EMPLOYEES AND ANY SUBCONTRACTOR AND THEIR EMPLOYEES BY ACCEPTANCE OF THESE DOCUMENTS.

Q. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN STATE, SATISFACTORY TO THE OWNER.

R. THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULTY MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH STATE OF NEW YORK GENERAL BUSINESS LAW.

S. THE ARCHITECT HAS NOT BEEN RETAINED FOR AND IS NOT RESPONSIBLE FOR CONSTRUCTION OBSERVATION FOR THIS PROJECT NOR DOES THE ARCHITECT HAVE THE AUTHORITY TO ACT ON BEHALF OF THE OWNER.

T. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONSTRUCTION SPECIFICATIONS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY THE OWNER, AND ARCHITECT, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

U. IF THE CONTRACTOR(S) PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE OWNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFOR AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

GENERAL SPECIFICATIONS

CONCRETE/FOUNDATION SPECIFICATIONS

A. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL HAVING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2,000 POUNDS PER SQ. FT. ALL FOOTINGS TO BE AT MINIMUM 4" BELOW FINISHED GRADE - CONTRACTOR TO VERIFY FOOTINGS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, THE OWNER AND /OR CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH A SOIL/GEO/TECHNICAL ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.

B. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 2,000 POUNDS PER SQ. FT. ARE ENCOUNTERED, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY A GEOTECHNICAL ENGINEER.

C. THE ARCHITECT AND/OR ENGINEER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY OF THE SUBSURFACE CONDITIONS.

D. ANY OBSTRUCTIONS ENCOUNTERED DURING EXCAVATION WHICH MAY INTERFERE WITH THE CONSTRUCTION OF ANY OF THE FOUNDATIONS OR WALLS MUST BE REMOVED AND REPLACED IN COMPLIANCE WITH A GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

E. GENERAL CONTRACTOR SHALL INSURE COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND LOCAL BUILDING ORDINANCES.

F. UNLESS OTHERWISE NOTED, EXTERIOR SLABS ON GRADE: SHALL BE ON 6" CRUSHED GRAVEL MINIMUM WITH 6#6 W/1.4W/1.4 W/M OR FIBERMESH REINFORCING. INTERIOR SLABS ON GRADE: SHALL BE PLACED ON MIN 6 MIL THICK POLYETHYLENE VAPOR BARRIER OVER A SUB-BASE OF MINIMUM 6" OF COMPACTED FORDUMS FILL.

G. PROVIDE 1/2" MINIMUM AIR SPACE ON THE TOP, SIDES, AND ENDS OF WOOD BEAMS AT BEAM PEAKS UNLESS THE BEAM IS PRESSURE TREATED. ALLOW FOR MIN 3-INCH BEARINGS. SET BEAM ON BUILDING FELT OVER CONCRETE/CMU.

H. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS AND A BUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS. PROVIDE CANTILEVER FLOOR EDGING OR EQUAL IN PLACE OF EXPANSION JOINT MATERIAL IN ALL BASEMENT AREAS. INSTALL PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS.

I. PLACE 1/2" DIAMETER X 12" ANCHOR BOLTS THROUGH SILL PLATE AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND AT EACH CORNER AND BOTH EDGES OF OPENINGS.

J. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL SLABS BOTH DIRECTIONS. SAW CUT TO A DEPTH OF 1/5 OF THE DEPTH OF THE SLAB.

K. NO CONCRETE SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

L. ALL CONCRETE AND FOUNDATIONS SHALL BE PROTECTED AGAINST FROST UNTIL THE PROJECT IS COMPLETED.

M. BACKFILL UNDER ANY PORTION OF THE BUILDING OR FOUNDATION SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED FILL AS APPROVED BY A GEOTECHNICAL ENGINEER.

N. ALL CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-LATEST EDITION) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301, LATEST EDITION).

O. CONCRETE SHALL HAVE A SLUMP OF GREATER THAN 7" FOR AIR ENTRAINMENT OF 5-7%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH ALL A.C.I. REQUIREMENTS.

P. ALL STEEL SIZES ARE TO BE STANDARD STRUCTURAL STEEL PER AISC.

Q. INTERIOR REINFORCING SHALL CONFORM TO A.S.T.M. A-615, GRADE 60.

R. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE WITH THE PROPER RADI ESTABLISHED BY THE A.C.I. UNDER NO CIRCUMSTANCES SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.

S. CONCRETE COVER PROTECTION FOR REINFORCING BARS:
FOUNDATION/ BASEMENT WALLS: 2" CLEAR
BOTTOM OF FOOTINGS AND GRADE BEAMS: 3" CLEAR
BEAMS, COLUMNS, AND STRUCTURAL SLABS: 1 1/2" CLEAR
T. CMU FOUNDATION WALL REINFORCING:
- VERTICAL: #4 AT 48" O.C.
- HORIZONTAL: "DUR-O-WALL LADUR" OR EQUAL OR SINGLE W/THIE TRUSSES AT 24" ON VERTICAL AT PARTIAR JOINTS
- FOOTING: (2) #5 BARS EQ. SPACED W/ MIN. 3" COVER ALL SIDES

U. ALL FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND TAMPING OPERATIONS.

V. TILE NEW PERIMETER DRAINAGE INTO EXISTING PERIMETER DRAINAGE SYSTEM. COORDINATE WITH OWNER. PERIMETER DRAINAGE TO BE FORM-A-DRAIN BY CERTAINTED OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, ALTERNATE: 4" PPVC.

W. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONSISTENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.

X. BASEMENT SLABS AND INTERIOR SLABS ON GRADE NOT EXPOSED TO WEATHER TO HAVE A MIN. COMPRESSIVE STRENGTH OF 2,500psi.

Y. BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000psi.

Z. PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO WEATHER TO HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500psi.

MASONRY
A. CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82.
B. ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S - 1 PART PORTLAND CEMENT, 1 1/4 PART LIME, 3 PARTS SAND.
C. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED METAL TIES SPACED 24" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
D. INSTALL CONTINUOUS APPROVED FLASHING AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.

STRUCTURAL STEEL
A. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36.
B. UNLESS OTHERWISE NOTED, PROVIDE A 2x PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 2'-0" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES.
C. SHOP-PRIME AND PAINT TP-P-20, TT-P-31C, TP-P-8G. FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.

DOOR HARDWARE
A. ALL DOOR HARDWARE SHOULD BE SINGLE LEVER ACTION.
B. ENTIRE HOUSE SHALL HAVE FOUR KEYS, TO BE KEVED ALIKE.
1. GENERAL KEY TO FIT MOST INTERIOR AND EXTERIOR DOOR LOCKS.
2. SEPARATE KEY FOR IT ROOM.
3. KEY TO FIT ALL CABINETS, EXCEPT FOR MEDICAL STORAGE CABINET.
4. MEDICAL STORAGE CABINET TO BE DOUBLE LOCKED WITH A KEY TO FIT ALL CABINETS AND A SEPARATE KEY.
C. NO DEADBOLTS ARE PERMITTED.
D. ALL EXTERIOR DOORS TO HAVE CLASSROOM TYPE LOCKS.
E. ALL BATHROOM DOORS ARE TO BE KEVED OFFICE TYPE LOCKS W/ PUSH BUTTON ON INSIDE.
F. ALL BEDROOMS, THERAPY ROOMS, AND OFFICES ARE TO HAVE CLASSROOM TYPE LOCKS.
G. PHONE ROOM, LAUNDRY ROOM, AND ALL STORAGE AND UTILITY ROOMS TO HAVE CLASSROOM TYPE LOCKS.
H. PROVIDE LOCKS FOR THREE (3) KITCHEN CABINETS AND THREE (3) KITCHEN DRAWERS, COORDINATE WITH OWNER.
I. PROVIDE LOCKS FOR DOORS AND DRAWERS IN NURSE'S OFFICE, COORDINATE W/ OWNER.
J. ALL ROOMS, CLOSETS, AND STORAGE ROOMS SHALL NOT ALLOW A PERSON TO BE LOCKED IN AND DOOR CAN EASILY BE OPENED TO EXIT.
K. NO LOCKS PERMITTED ON CLOSETS.
L. DOOR HARDWARE TO BE COMMERCIAL GRADE 2, SARGENT 11 LINE SINGLE LEVER ACTION HARDWARE.

GENERAL SPECIFICATIONS

CARPENTRY

A. UNLESS NOTED OTHERWISE, MINIMUM FRAMING MEMBER SHALL BE DOUGLAS FIR OR SUGAR PINE. BEAMS, HEADERS, COLUMNS, AND FLOOR JOISTS SHALL HAVE AN ALLOWABLE BENDING STRESS OF 1200 psi.
B. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS, OR SHALES.
C. UNLESS NOTED OTHERWISE PROVIDE:
1. DOUBLE HEADER JOIST AND TRIMMER AT ALL FLOOR OPENINGS.
2. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
3. THE BRACING OF 1x2 CROSS BRACING OR METAL BRIDGING PER JOIST SPAN.
4. FLOOR CONSTRUCTION: 3/4" CDX PLYWOOD OR ADVANTECH SUB-FLOOR, T&G
5. DOUBLE JOISTS BELOW KITCHEN ISLANDS.
D. STAIR CONSTRUCTION SHALL CONSIST OF (2) 2x12 STRINGERS, 5/4 OR 2x THICK TREAD AND 3/4" THICK RISER - OR FABRICATED BY COMPONENT MANUFACTURER.
E. UNLESS NOTED OTHERWISE, RAFTERS, CEILING JOISTS, COLLAR TIES, AND PURLINS TO BE SIZED AS PRESCRIBED BY THE BUILDING CODE.
F. ROOF AND FLOOR TRUSS(S) LAYOUT IS SCHEMATIC ONLY. TRUSS DESIGN INCLUDING SPACING SHALL BE DETERMINED BY TRUSS MANUFACTURER/ENGINEER.
G. "MICROLLAM" IS MANUFACTURED BY WEYERHAEUSER, FEDERAL WAY, WASHINGTON. BENDING STRESS, 16-2600psi. THIS PRODUCT IS MANUFACTURED GLUE LAMINATED PRODUCT WITH SMALL LAMINATIONS SIMILAR TO PLYWOOD. PARALLAM, TIMBERSTRAND, AND TJI JOISTS ARE ALSO MANUFACTURED BY WEYERHAEUSER. CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF ANY SUBSTITUTIONS SUBMITTED BY THE OWNER OR CONTRACTOR SHALL BE ACCOMPANIED BY A WRITTEN REPORT SHOWING STRUCTURAL LAYOUT AND PLACEMENT OF BEAMS, JOISTS, HEADERS, COLUMNS, ETC. ALONG WITH CALCULATIONS AND INSTALLATION INSTRUCTIONS AND REQUIREMENTS.
H. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS (OR EQUAL).
I. EXTERIOR TRUSSES TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, FIREPLACE, AND PROJECTIONS OR PENETRATIONS.
J. MINIMUM FIBER STRESS IN BENDING (Fb) FOR ALL FRAMING LUMBER TO BE 1150 PSI, #2 HEM-FIR OR BETTER.
K. PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, THICKNESS AS SHOWN, APA-RATED SHEATHING EXP-1, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED, AND AS REQUIRED BY THE BUILDING CODE.
L. ALL WOOD STRUCTURAL, FRAMING, FURRING, AND SHEATHING ELEMENTS AND COMPONENTS IN CONTACT WITH CONCRETE/MASONRY, OR IN CRAWL SPACES OR UNEXCAVATED AREAS CLOSER THAN ALLOWED BY CODE TO BE TO EXPOSED GROUND SHALL BE FULLY WOOD PRESERVATIVE-TREATED IN ACCORDANCE WITH BUILDING CODE.
M. OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) TO BE CAULKED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
N. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK DESCRIBED HEREON.
O. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
P. ALL SILL PLATES TO BE PRESSURE-TREATED AND INSTALLED OVER A FIBROUS SILL SEALER.
Q. CUTTING AND NOTCHING OF STUDS AND TOP PLATES TO COMPLY WITH SECTION 2308.4.2.4 OF THE BUILDING CODE OF NYS. NOTCHES ON THE END OF JOISTS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE M MIDDLE THIRD OF THE SPAN. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF JOIST.

INSULATION, GYPSUM WALL BOARD AND FINISHES:
A. ALL MATERIALS USED IN THIS PROJECT SHALL BE NON-ASBESTOS AND NON-LEAD CONTAINING.
B. INSTALL ELECTRICAL WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES AND LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
C. INSTALL MIN. 6 MIL. POLYETHYLENE VAPOR BARRIERS AGAINST ALL INSULATION. LAP JOISTS 18" MIN. TAPE IF LESS.
D. EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD (ACCEPTABLE ALTERNATIVE: 1/2" OSB).
E. ALL INTERIOR WALLS ARE TO BE COVERED WITH 1/2" GYPSUM WALL BOARD, U.N.O.; USE 5/8" GYPSUM BOARD ON CEILINGS WITH JOISTS, RAFTERS OR TRUSSES AT 24" O.C. SPACING (OPTIONAL, USE AT 18" O.C. CEILING MEMBER SPACING). ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. AT MINIMUM, FINISH WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS).
F. GARAGE WALLS AND CEILINGS COMBON TO THE HOUSE ARE TO BE COVERED WITH ONE LAYER 5/8" TYPE 'X' GWB. AT HOUSE WALLS COMMON TO GARAGE W/ ONE LAYER 1/2" TYPE 'X' GWB. DOORS TO BE SOLID WOOD, STEEL OR 20-MINUTE LABELED. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
G. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN ALL BATH AND TOILET AREAS.
H. ALL CARPET TO BE REMOVED AND REPLACED WITH OWNER SELECTED CARPET.
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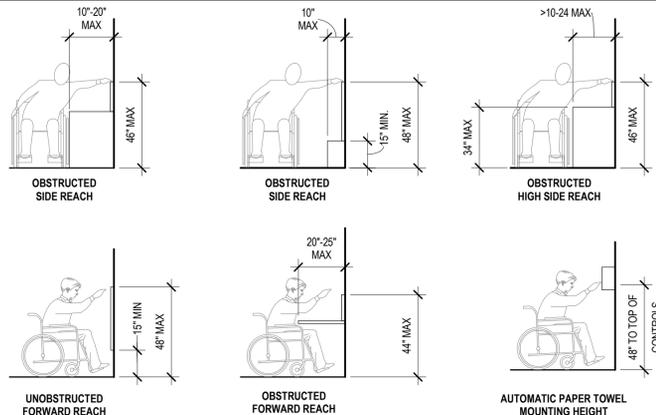
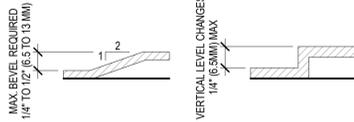
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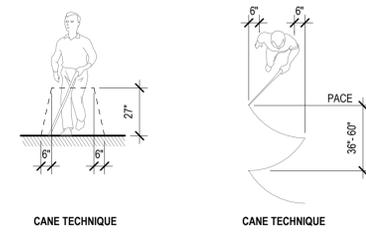
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C. INSTALL MIN. 6 MIL. POLYETHYLENE VAPOR BARRIERS AGAINST ALL INSULATION. LAP JOISTS 18" MIN. TAPE IF LESS.
D. EXTERIOR WALL SHEATHING TO BE 1/2" CDX PLYWOOD (ACCEPTABLE ALTERNATIVE: 1/2" OSB).
E. ALL INTERIOR WALLS ARE TO BE COVERED WITH 1/2" GYPSUM WALL BOARD, U.N.O.; USE 5/8" GYPSUM BOARD ON CEILINGS WITH JOISTS, RAFTERS OR TRUSSES AT 24" O.C. SPACING (OPTIONAL, USE AT 18" O.C. CEILING MEMBER SPACING). ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. AT MINIMUM, FINISH WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS).
F. GARAGE WALLS AND CEILINGS COMBON TO THE HOUSE ARE TO BE COVERED WITH ONE LAYER 5/8" TYPE 'X' GWB. AT HOUSE WALLS COMMON TO GARAGE W/ ONE LAYER 1/2" TYPE 'X' GWB. DOORS TO BE SOLID WOOD, STEEL OR 20-MINUTE LABELED. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
G. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CEILINGS IN ALL BATH AND TOILET AREAS.
H. ALL CARPET TO BE REMOVED AND REPLACED WITH OWNER SELECTED CARPET.
I. ALL WOOD FLOORS TO BE PROTECTED DURING CONSTRUCTION.
J. ALL TILE SURFACES TO REMAIN U.N.O., COORDINATE WITH OWNER.
K. BASE FOR TILE: MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN BUILDING CODE OF NYS TABLE 2509.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING ARE



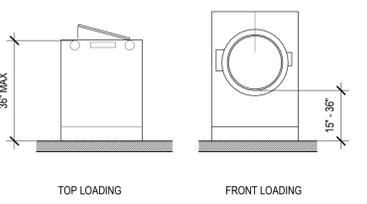
WALKING SURFACE WITH A RUNNING SLOPE NOT STEEPER THAN 1/20.



611.2 CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH 305 POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE APPLIANCE.

611.3 OPERABLE PARTS. OPERABLE PARTS, INCLUDING DOORS, LINT SCREENS, AND DRYER AND BLEACH COMPARTMENTS SHALL COMPLY WITH 308.

611.4 HEIGHT. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 INCHES (380 MM) MINIMUM AND 36 INCHES (915 MM) MAXIMUM ABOVE THE FINISH FLOOR.

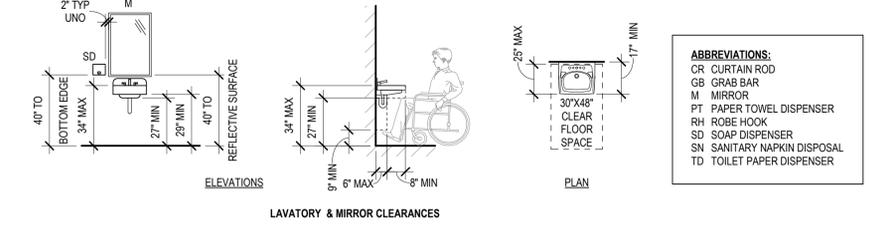
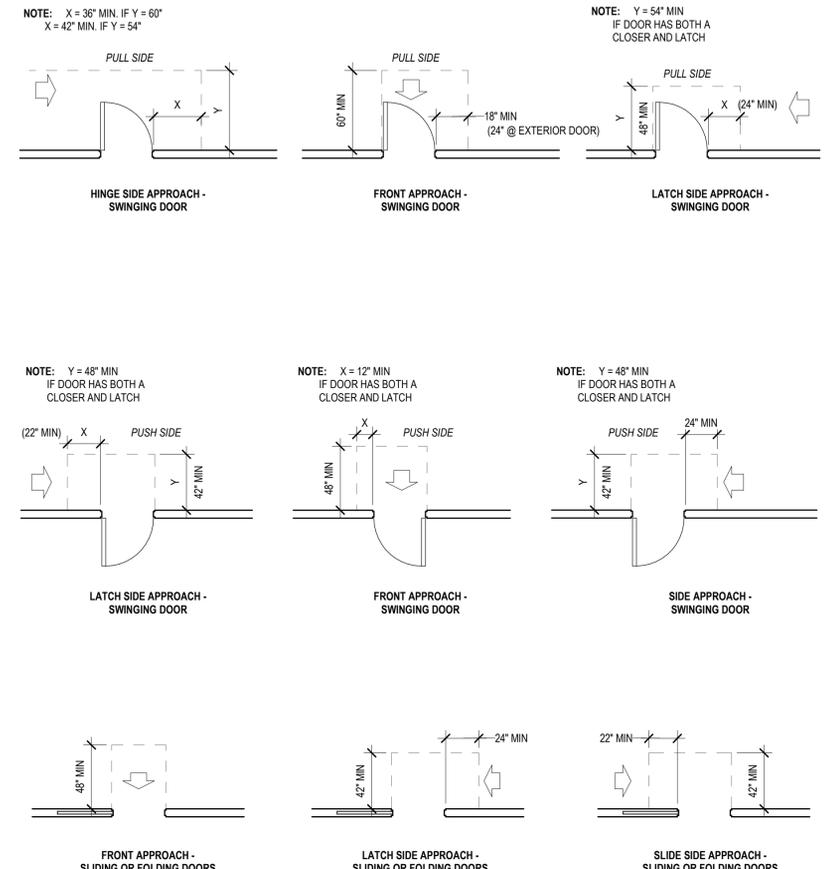
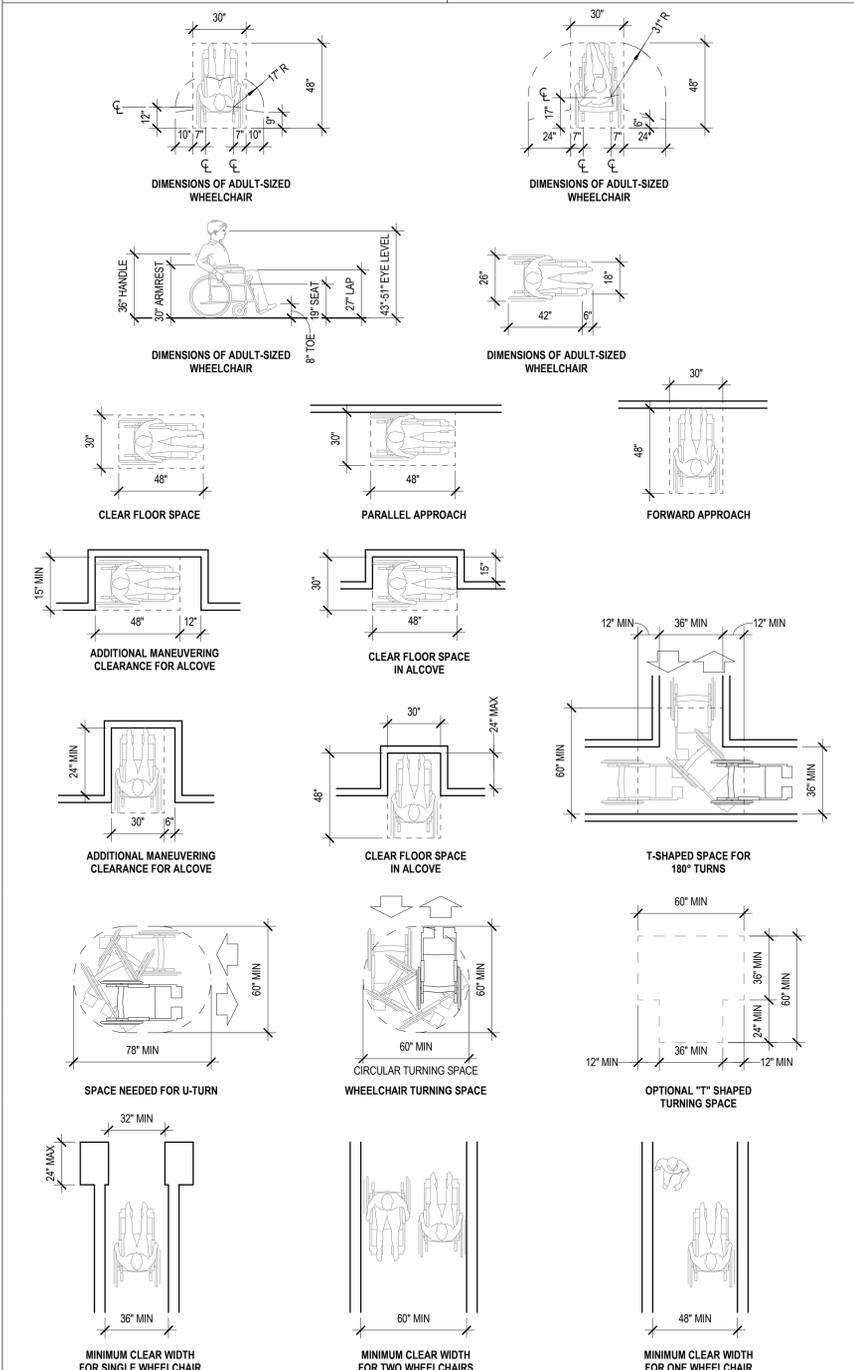


SECTION 303 CHANGES IN LEVEL

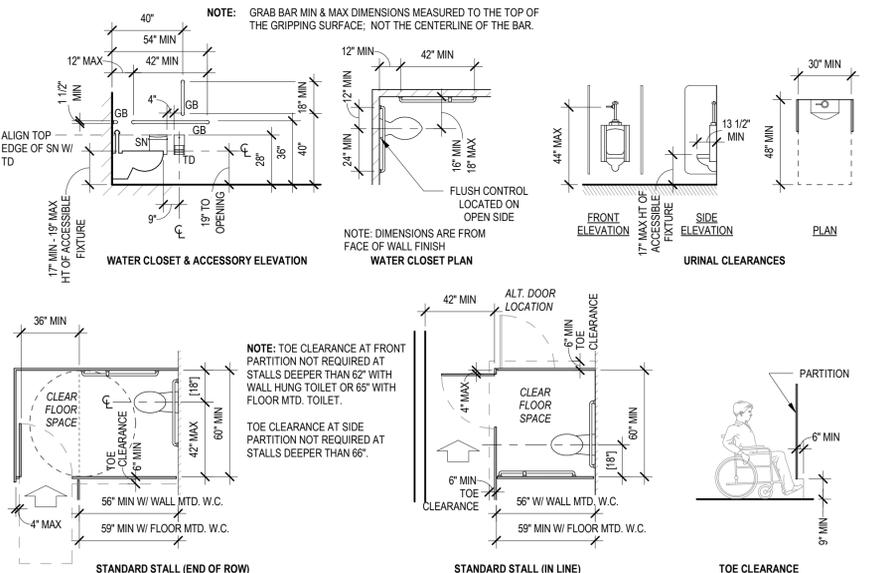
SEC. 308 REACH RANGES

SECTION 402 ACCESSIBLE ROUTE

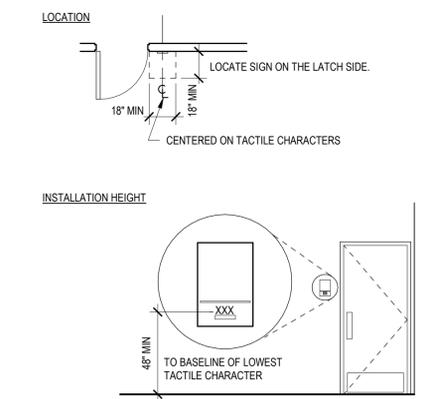
SEC. 611 WASHING MACHINES AND CLOTHES DRYERS



SEC. 603.3 & 606 MIRROR & LAVATORIES



SECTION 604 WATER CLOSETS AND TOILET COMPARTMENTS & 605 URINALS



SECTIONS 304 & 305 CLEAR FLOOR & GROUND SPACE REQUIREMENTS

SECTION 404 DOORS

SECTION 703 TACTILE SIGNS

> design team

> interior design:



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> project



revision schedule		
no.	description	date

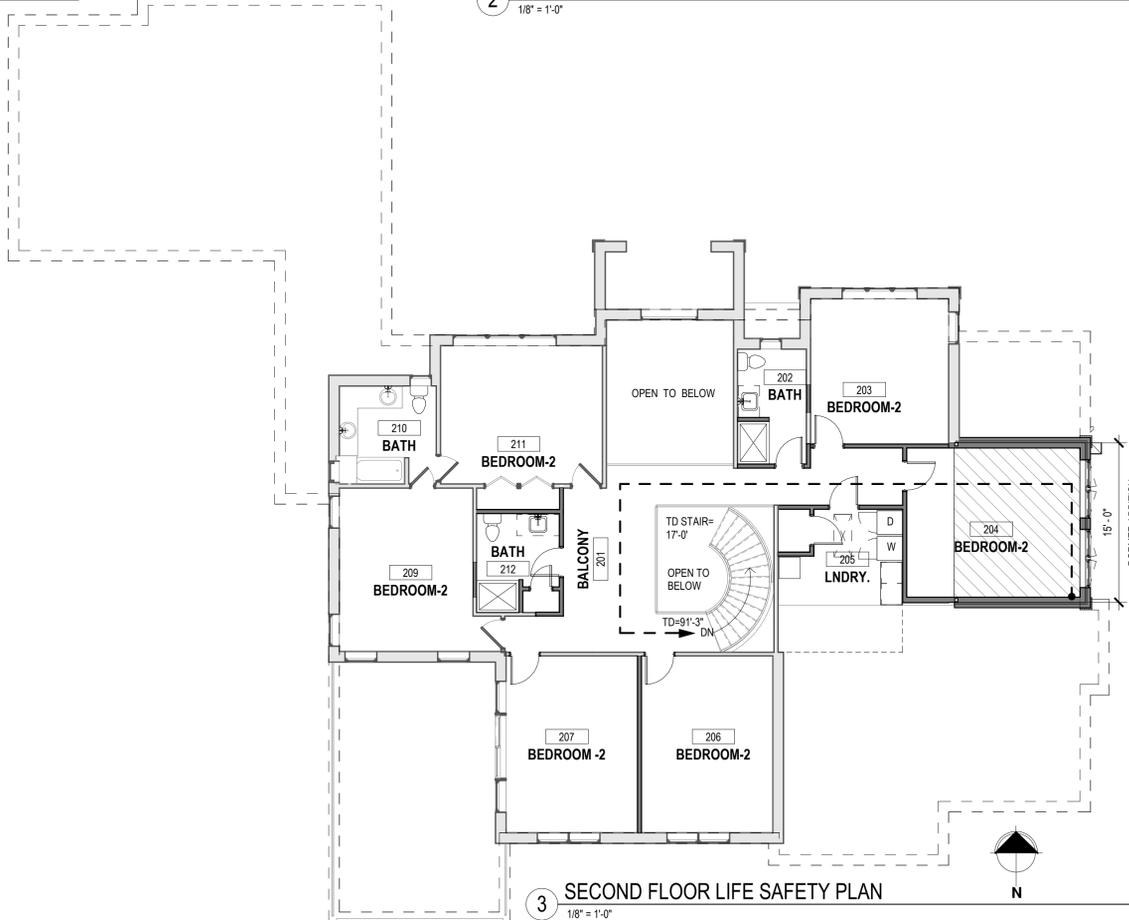
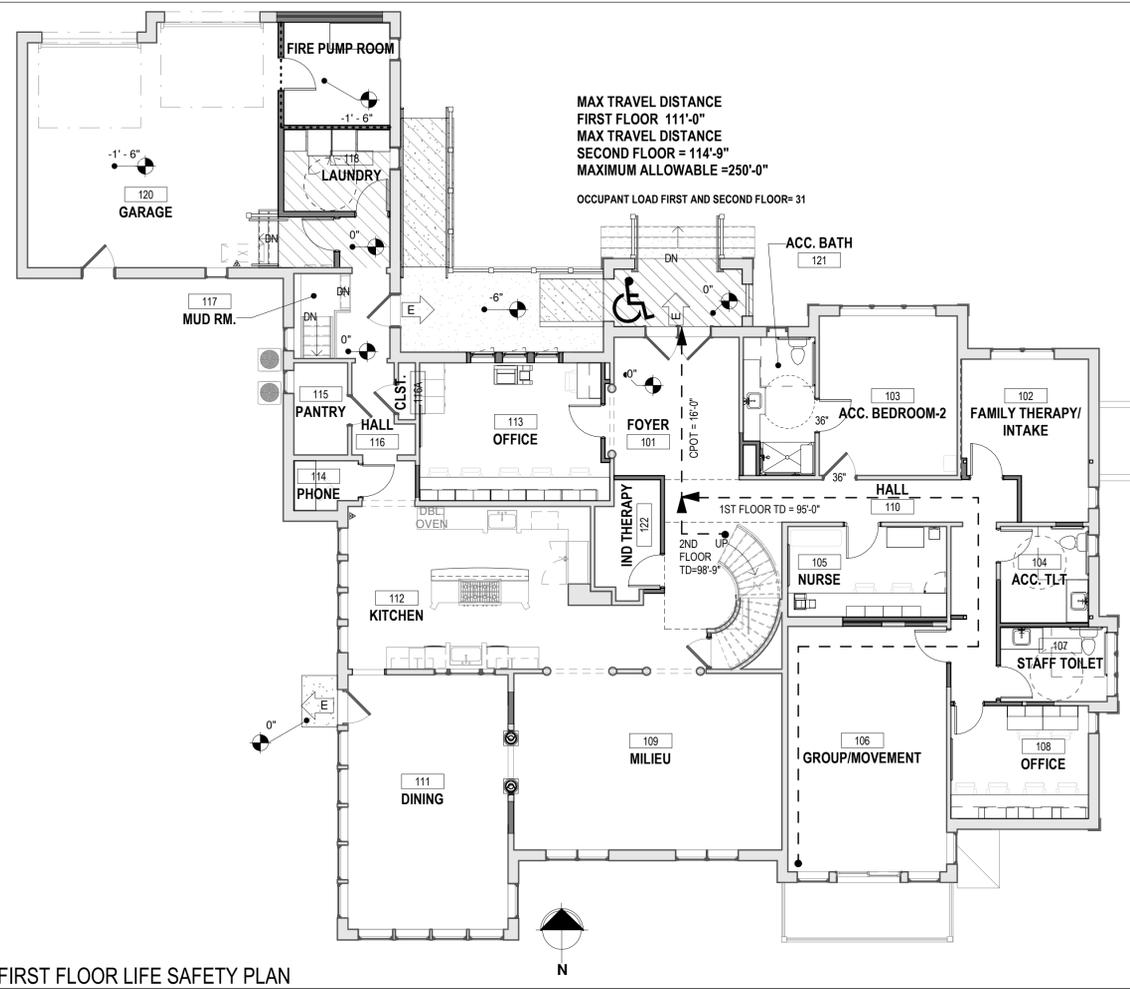
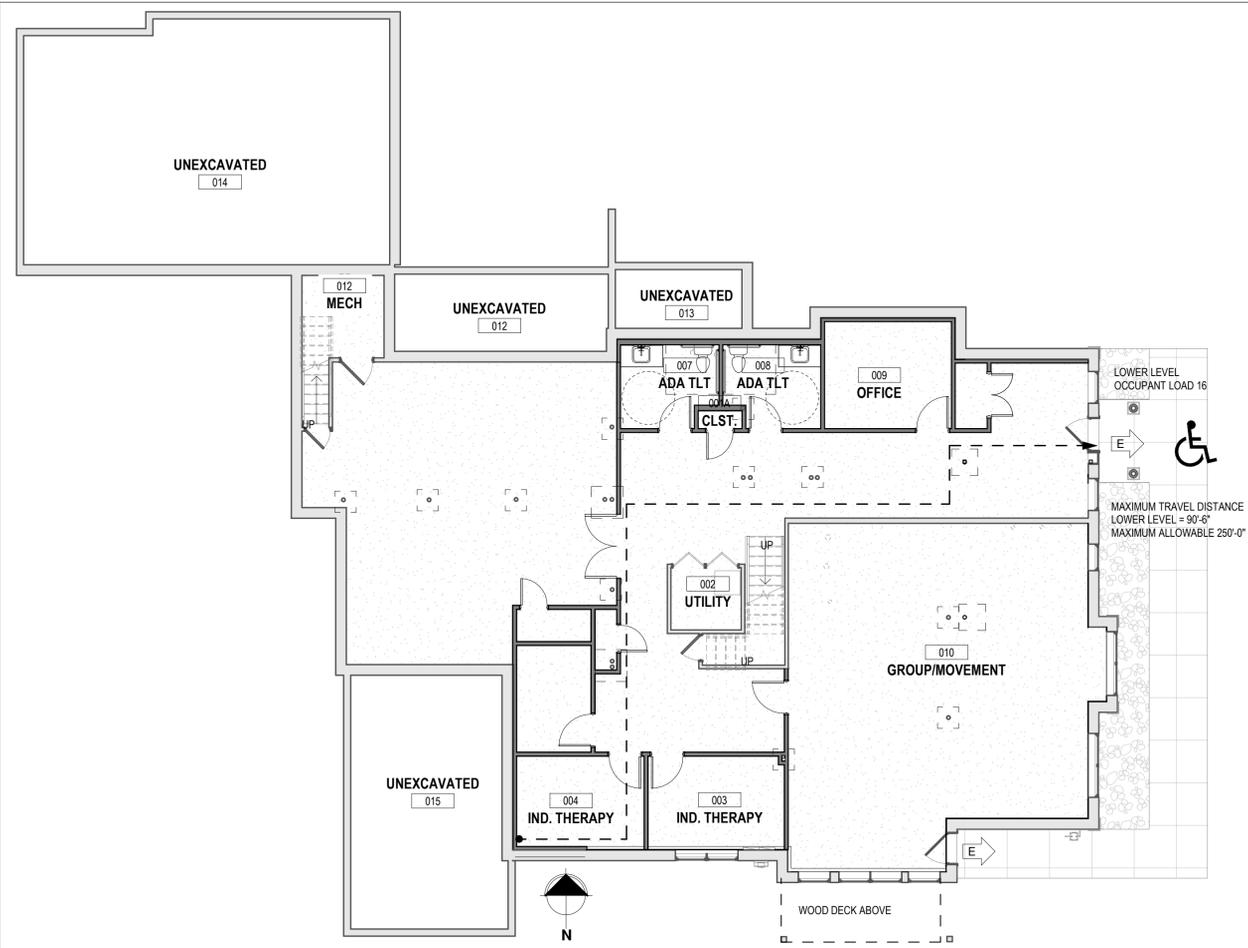
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project #: 22-027
date: 06.28.2022
drawn by: JPB
checked by: EES
scale: 1/4" = 1'-0"

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ACCESSIBILITY GUIDELINES

Reference: C:\ProgramData\NY_20207 New City Rockland_L-35-02.rvt (11/03/22) Jempp.Ht
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FIRE AND LIFE SAFETY LEGEND

- 1 HOUR FIRE RATED PARTITION
- PATH OF TRAVEL TRAVEL DISTANCE (IN FEET) (250' MAX)
- ACCESSIBLE EXIT
- EXIT (NOT ALL EXITS ARE ACCESSIBLE)

ACTUAL TD: 248'



> design team
interior design: dig DESIGN + IMPLEMENTATION GROUP
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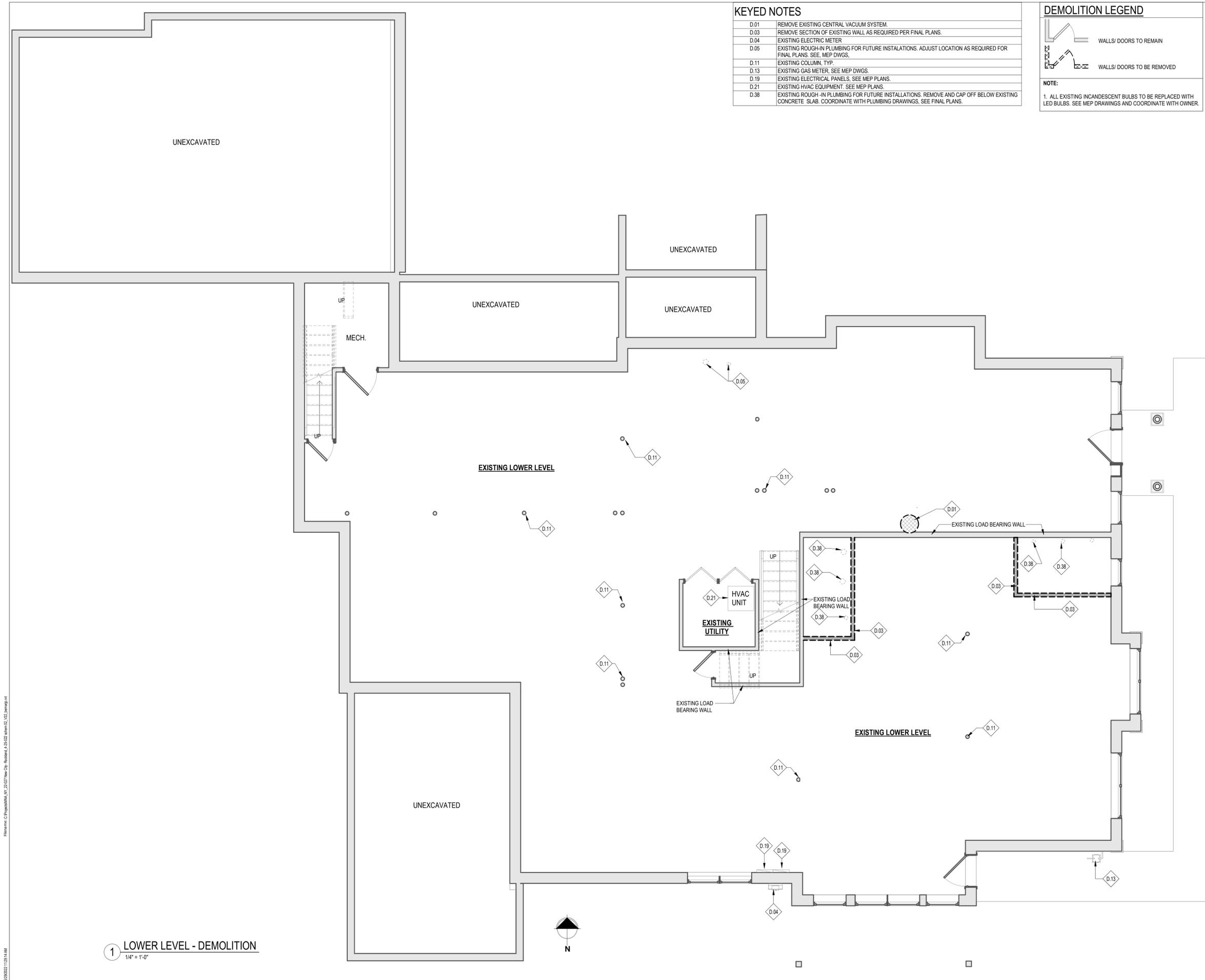
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LIFE SAFETY PLANS

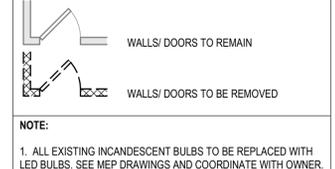
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KEYED NOTES

D.01	REMOVE EXISTING CENTRAL VACUUM SYSTEM.
D.03	REMOVE SECTION OF EXISTING WALL AS REQUIRED PER FINAL PLANS.
D.04	EXISTING ELECTRIC METER
D.05	EXISTING ROUGH-IN PLUMBING FOR FUTURE INSTALLATIONS. ADJUST LOCATION AS REQUIRED FOR FINAL PLANS. SEE, MEP DWGS.
D.11	EXISTING COLUMN, TYP.
D.13	EXISTING GAS METER, SEE MEP DWGS.
D.19	EXISTING ELECTRICAL PANELS, SEE MEP PLANS.
D.21	EXISTING HVAC EQUIPMENT, SEE MEP PLANS.
D.38	EXISTING ROUGH-IN PLUMBING FOR FUTURE INSTALLATIONS. REMOVE AND CAP OFF BELOW EXISTING CONCRETE SLAB. COORDINATE WITH PLUMBING DRAWINGS, SEE FINAL PLANS.

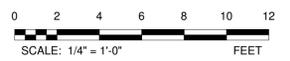
DEMOLITION LEGEND



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1 LOWER LEVEL - DEMOLITION
1/4" = 1'-0"



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REGISTERED ARCHITECT
EDWIN E. SMART
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revision schedule		
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> drawing information

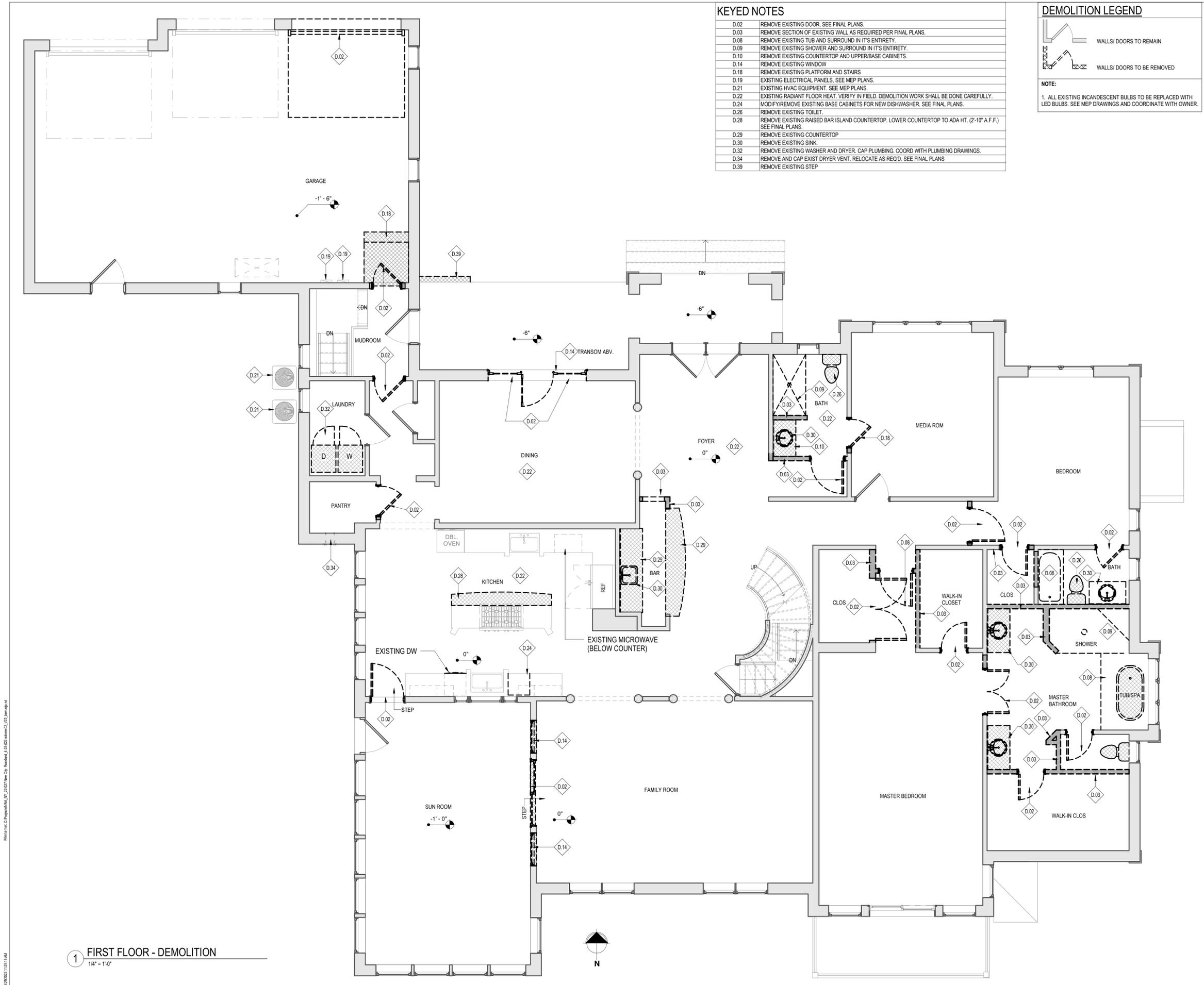
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LOWER LEVEL - DEMOLITION PLAN

AD101
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KEYED NOTES

D.02	REMOVE EXISTING DOOR. SEE FINAL PLANS.
D.03	REMOVE SECTION OF EXISTING WALL AS REQUIRED PER FINAL PLANS.
D.08	REMOVE EXISTING TUB AND SURROUND IN ITS ENTIRETY.
D.09	REMOVE EXISTING SHOWER AND SURROUND IN ITS ENTIRETY.
D.10	REMOVE EXISTING COUNTERTOP AND UPPER/BASE CABINETS.
D.14	REMOVE EXISTING WINDOW
D.18	REMOVE EXISTING PLATFORM AND STAIRS
D.19	EXISTING ELECTRICAL PANELS. SEE MEP PLANS.
D.21	EXISTING HVAC EQUIPMENT. SEE MEP PLANS.
D.22	EXISTING RADIANT FLOOR HEAT. VERIFY IN FIELD. DEMOLITION WORK SHALL BE DONE CAREFULLY.
D.24	MODIFY/REMOVE EXISTING BASE CABINETS FOR NEW DISHWASHER. SEE FINAL PLANS.
D.26	REMOVE EXISTING TOILET.
D.28	REMOVE EXISTING RAISED BAR ISLAND COUNTERTOP. LOWER COUNTERTOP TO ADA HT. (2'-10" A.F.F.) SEE FINAL PLANS.
D.29	REMOVE EXISTING COUNTERTOP
D.30	REMOVE EXISTING SINK.
D.32	REMOVE EXISTING WASHER AND DRYER. CAP PLUMBING. COORD WITH PLUMBING DRAWINGS.
D.34	REMOVE AND CAP EXIST DRYER VENT. RELOCATE AS REQD. SEE FINAL PLANS
D.39	REMOVE EXISTING STEP

DEMOLITION LEGEND



NOTE:
1. ALL EXISTING INCANDESCENT BULBS TO BE REPLACED WITH LED BULBS. SEE MEP DRAWINGS AND COORDINATE WITH OWNER.

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NEW CITY, NY 10956

> project



revision schedule

no.	description	date

> drawing information

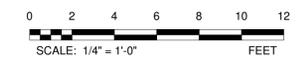
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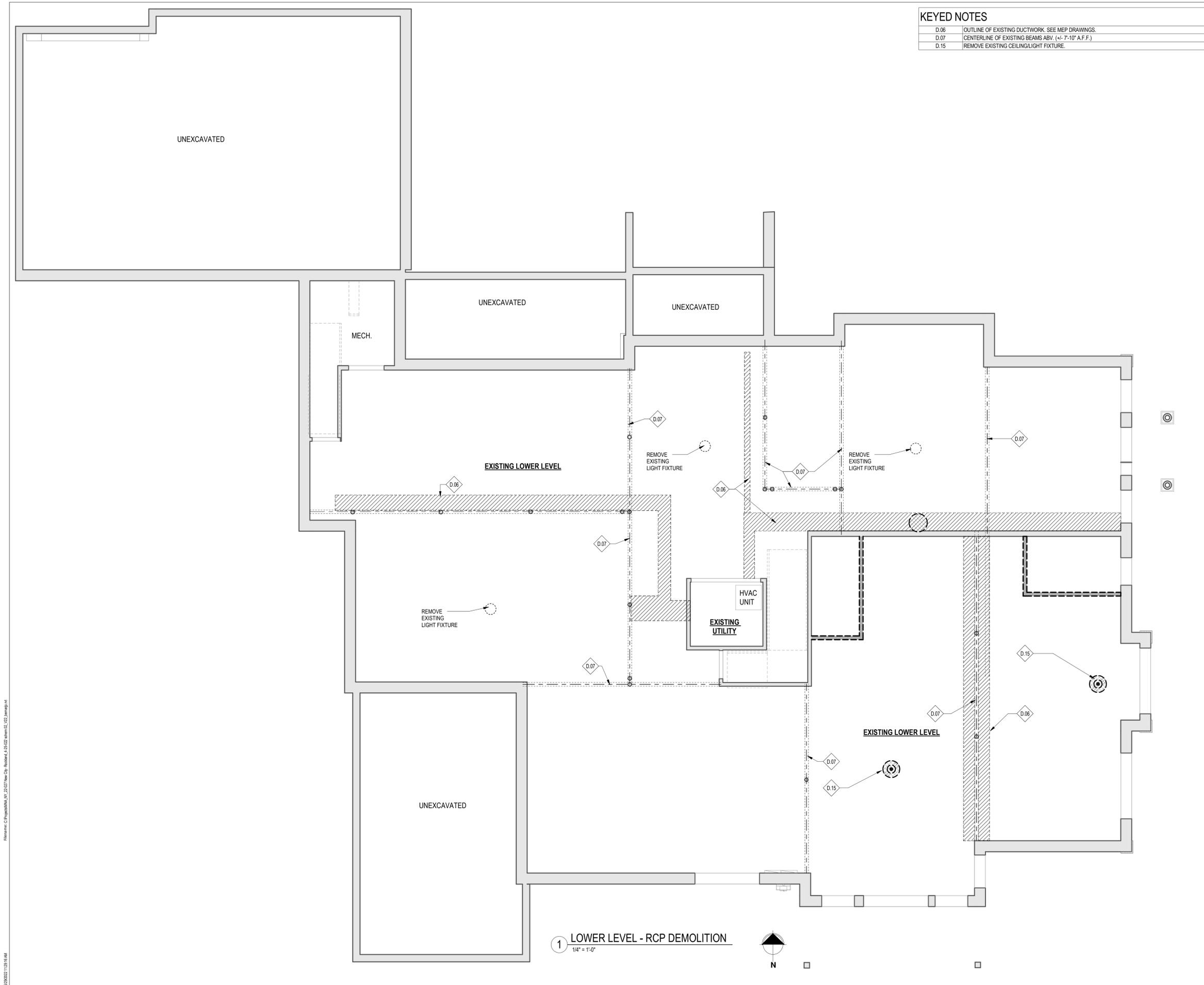
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FIRST FLOOR - DEMOLITION PLAN

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



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KEYED NOTES

D.06	OUTLINE OF EXISTING DUCTWORK. SEE MEP DRAWINGS.
D.07	CENTERLINE OF EXISTING BEAMS ABV. (+/- 7'-10" A.F.F.)
D.15	REMOVE EXISTING CEILING/LIGHT FIXTURE.

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> design team

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> project



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> drawing information

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checked by: EES
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**LOWER LEVEL - RCP -
DEMOLITION**

AD105
sheet number

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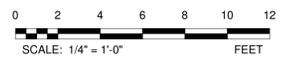


KEYED NOTES

D.15	REMOVE EXISTING CEILING/LIGHT FIXTURE
D.16	REMOVE AND REPLACE EXISTING FIXTURE. SEE FINAL PLANS.
D.17	REMOVE EXISTING CEILING FINISHES AS REQUIRED PER FINAL PLANS.
D.27	EXISTING ATTIC ACCESS HATCH

- GENERAL DEMOLITION NOTES:**
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 - L. REMOVE ALL EXISTING TELEPHONE AND COAXIAL CABLES. PATCH IN ANY EXPOSED OR DAMAGED AREAS TO MATCH/BLEND WITH ADJACENT FINISHES.
 - M. WHERE REQUIRED FOR NEW CONSTRUCTION ON FINAL PLANS, CAREFULLY REMOVE WAINSCOTING AND CROWN, CHAIR, AND BASE MOLDING AND STORE FOR REUSE.
 - N. REMOVE ALL APPLIANCES REQUIRED BY FINAL PLANS AND TURN OVER TO OWNER. GC TO STORE AND REINSTALL SELECT APPLIANCES AS DIRECTED BY OWNER.
 - O. REMOVE ALL CENTRAL VAC SYSTEMS. REMOVE EXISTING INLETS/ RECEPTACLES. PATCH/REPAIR OPENINGS AND DAMAGED SURFACES.

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



> design team

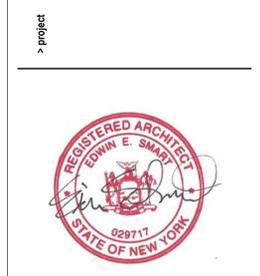
> interior design:
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revision schedule

no.	description	date

> drawing information

project #: 22-027
date: 06.28.2022
drawn by: DMD/JPB
checked by: EES
scale: 1/4" = 1'-0"

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FIRST FLOOR - RCP - DEMOLITION

AD106
sheet number

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KEYED NOTES	
D.15	REMOVE EXISTING CEILINGLIGHT FIXTURE.
D.16	REMOVE AND REPLACE EXISTING FIXTURE, SEE FINAL PLANS.
D.33	REMOVE EXISTING ATTIC ACCESS HATCH

- GENERAL DEMOLITION NOTES:**
ALL DIRECTIVES ONLY AS REQUIRED BY FINAL PLANS:
- A. ALL DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
 - B. PROVIDE TEMPORARY SUPPORT AND STABILIZE ANY STRUCTURE AND OR PARTITIONS THAT BECOME UNBRACED DUE TO SELECTIVE OR PARTIAL DEMOLITION.
 - C. PATCH OUT FLOORS AND WALLS AT REMOVED PARTITIONS TO MATCH EXISTING ADJACENT FINISHES WHERE NEW FINISHES ARE NOT SCHEDULED.
 - D. FILL AND LEVEL FLOORS AT REMOVED PARTITIONS AS REQUIRED TO PROVIDE A SMOOTH TRANSITION. SLOPE NOT TO EXCEED 1/16" PER FOOT.
 - E. REMOVE ALL CARPETING, RUGS, SHEET FLOORING, AND OTHER FINISHES COMPLETELY TO EXISTING SUBFLOOR. REPLACE ALL CARPETING W/ OWNER SELECTED CARPET. ONLY AS REQUIRED BY FINAL PLANS.
 - F. REMOVE ALL PLUMBING FIXTURES AND SUPPLY DRAIN LINES TO BELOW SUBFLOOR. TERMINATE LINES LOCALLY FOR RE-USE, OR AT MAIN AS REQUIRED BY FINAL PLANS.
 - G. REMOVE ALL ELECTRICAL FIXTURES, OUTLETS, SUPPLY BOXES, AND WIRES AT WALLS AND CEILINGS AS REQUIRED BY FINAL PLANS. TERMINATE LINES BELOW SUBFLOOR (MINIMUM) OR AT MAIN PANEL.
 - H. ALL WOOD FLOORS TO REMAIN UNLESS DIRECTED BY OWNER. COORDINATE WITH OWNER REGARDING EXISTING TILE FLOORS. ANY EXISTING FLOORING TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
 - I. ALL EXISTING WINDOW TREATMENTS TO REMAIN UNLESS DIRECTED OTHERWISE.
 - J. REMOVE ALL EXISTING BUILT-IN STEREO SPEAKERS. PATCH IN ANY EXPOSED OR DAMAGED AREAS TO MATCH/BLEND WITH ADJACENT FINISHES.
 - K. REMOVE ALL CORNER SENSORS AND ALARM PANELS. PATCH IN ANY EXPOSED OR DAMAGED AREAS TO MATCH/BLEND WITH ADJACENT FINISHES.
 - L. REMOVE ALL EXISTING TELEPHONE AND COAXIAL CABLES. PATCH IN ANY EXPOSED OR DAMAGED AREAS TO MATCH/BLEND WITH ADJACENT FINISHES.
 - M. WHERE REQUIRED FOR NEW CONSTRUCTION ON FINAL PLANS, CAREFULLY REMOVE WAINSCOTING AND CROWN, CHAIR, AND BASE MOLDING AND STORE FOR REUSE.
 - N. REMOVE ALL APPLIANCES REQUIRED BY FINAL PLANS AND TURN OVER TO OWNER. GC TO STORE AND REINSTALL SELECT APPLIANCES AS DIRECTED BY OWNER.
 - O. REMOVE ALL CENTRAL VAC SYSTEMS. REMOVE EXISTING INLETS/ RECEPTACLES. PATCH/REPAIR OPENINGS AND DAMAGED SURFACES.

1 SECOND FLOOR - RCP DEMOLITION
1/4" = 1'-0"

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revision schedule		
no.	description	date

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project #: 22-027
date: 06.28.2022
drawn by: DMD/JPB
checked by: EES
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**SECOND FLOOR - RCP
- DEMOLITION**

AD107
sheet number

> design team

> interior design:



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> project



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> drawing information

project #: 22-027
date: 06.28.2022
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scale: As indicated

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> sheet name

LOWER LEVEL FLOOR PLAN

A101
sheet number

KEYED NOTES

1.01	EXISTING ELECTRIC PANELS AND MISC ELEC COORD WITH MEP DWGS.
1.03	EXISTING GAS METER, SEE MEP DWGS.
1.06	NEW 2X WALL AT EXISTING COLUMN. PROVIDE 1/2" GWB O/ 2X4 WOOD STUDS AT 16" O.C.
1.07	EXISTING HVAC EQUIPMENT, SEE MEP DWGS.
1.11	EXISTING COLUMN.
1.14	NEW FLOOR MOUNT TOILET. SEE MEP DWGS.
1.15	NEW WALL: 2X4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB EACH SIDE.
1.21	STAINLESS STEEL ADA COMPLIANT GRAB BARS.
1.29	NEW FOOTING TO EXTEND 18" FROM CENTERLINE OF PROPOSED COLUMN IN ALL DIRECTIONS, DOWEL TO EXISTING ADJACENT COLUMN FOOTING. SEE DETAIL.
1.37	EXISTING ELEC/GAS METER.
1.40	PROVIDE NEW ADA COMPLIANT COUNTERTOP, UNDERMOUNT SINK WITH REMOVABLE MODESTY PANEL. SEE ELEVATIONS, INTERIOR DESIGNER SPECIFICATIONS, AND MEP DRAWINGS FOR FURTHER DETAILS.
1.44	NEW 2X FURRED WALL AT EXISTING EXTERIOR CONC. WALL. PROVIDE 1/2" GWB O/ 2X6 WOOD STUDS AT 16" O.C. W/ MIN. R-15 BATT INSULATION O/ 1/2" RIGID INSULATION BOARD.
1.47	PROVIDE NEW GWB OVER EXISTING STUD WALL.
1.59	NEW 2X FURRED WALL AT EXISTING EXTERIOR CONC. WALL. PROVIDE 1/2" GWB O/ 2X4 WOOD STUDS AT 16" O.C. W/ MIN R-15 BATT INSULATION O/ 1/2" RIGID INSULATION BOARD.

GENERAL NOTES

- ALL ROOM/WALL DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO FACE OF FRAMING OF NEW WALLS. ALL FOUNDATION WALL DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF CMU/CONCRETE WALL, OR FROM OUTSIDE FACE OF CMU/CONCRETE WALL TO CENTERLINE OF SUPPORT BEAM OR SUPPORT POST.
- ALL INTERIOR FRAMED WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, COUNTERS, GRAB BARS, SHELVING, ETC.
- PROVIDE ACOUSTIC SOUND-ATTENUATING BATT INSULATION IN ALL NEW BATHROOM, OFFICE, AND THERAPY ROOM WALLS AND IN ANY EXISTING WALLS WHERE THE FRAMING IS EXPOSED.
- ALL EXISTING STAIRS & HANDRAILS ARE TO REMAIN U.N.O.
- ALL NEW DOORS, TRIM, AND MOLDINGS TO MATCH EXISTING STYLE, PROFILES, AND FINISHES.
- ALL EXISTING ACCESS HATCHES TO ATTIC SPACES TO BE SECURED SHUT WITH FOUR SCREWS.
- FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO FABRICATION.
- TOILET ROOM ACCESSORIES (i.e. TOILET PAPER DISPENSER, SOAP DISPENSER, MIRRORS, ETC.) TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. ACCESSORIES FOR ACCESSIBLE TOILET ROOMS TO BE INSTALLED PER 2009 ICC A117.1 ACCESSIBILITY CODE REQUIREMENTS.
- PATCH IN AND REPAIR ANY EXPOSED OR DAMAGED AREAS (TO MATCH/BLEND WITH ADJACENT FINISHES) AT LOCATIONS OF REMOVED EXISTING ALARM SYSTEMS, DEVICES, SMOKE DETECTORS, BUILT-IN STEREO SPEAKERS, AND CENTRAL-VAC RECEPTACLES.

TYPICAL HEADER SCHEDULE

UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

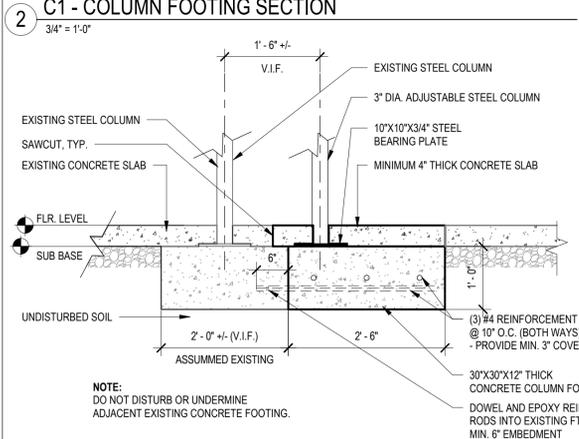
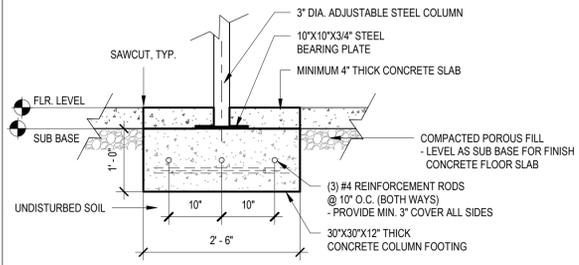
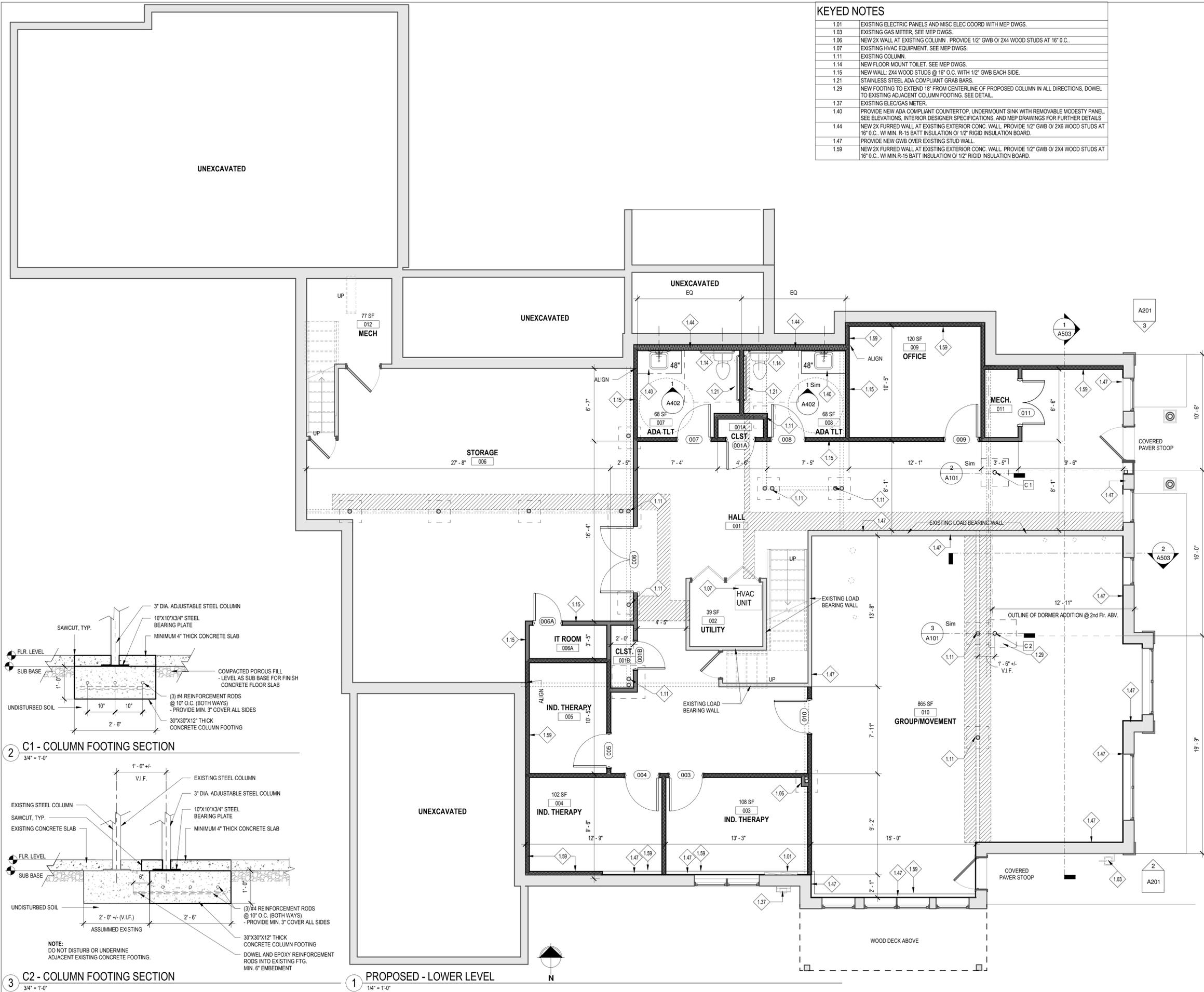
NOTE:
- PROVIDE (2) 1/2" PLY. WD. GUSSETS- 2X6 WALL
- PROVIDE (1) 1/2" PLY. WD. GUSSETS- 2X4 WALL
- GLUE AND NAIL ALL HEADERS

BEAM SCHEDULE

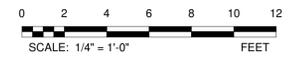
BEAM #	BEAM DESCRIPTION	BEAM LOCATION
B1	(3) 1-3/4" x 14" MICROLAM FINAL LVL BEAM SIZING BY MFR/SUPPLIER; PROVIDE METAL POST-BEAM CONNECTOR.	FIRST FLOOR
B2	(3) 1-3/4" x 14" MICROLAM FINAL LVL BEAM SIZING BY MFR/SUPPLIER; PROVIDE METAL POST-BEAM CONNECTOR.	SECOND FLOOR

COLUMN SCHEDULE

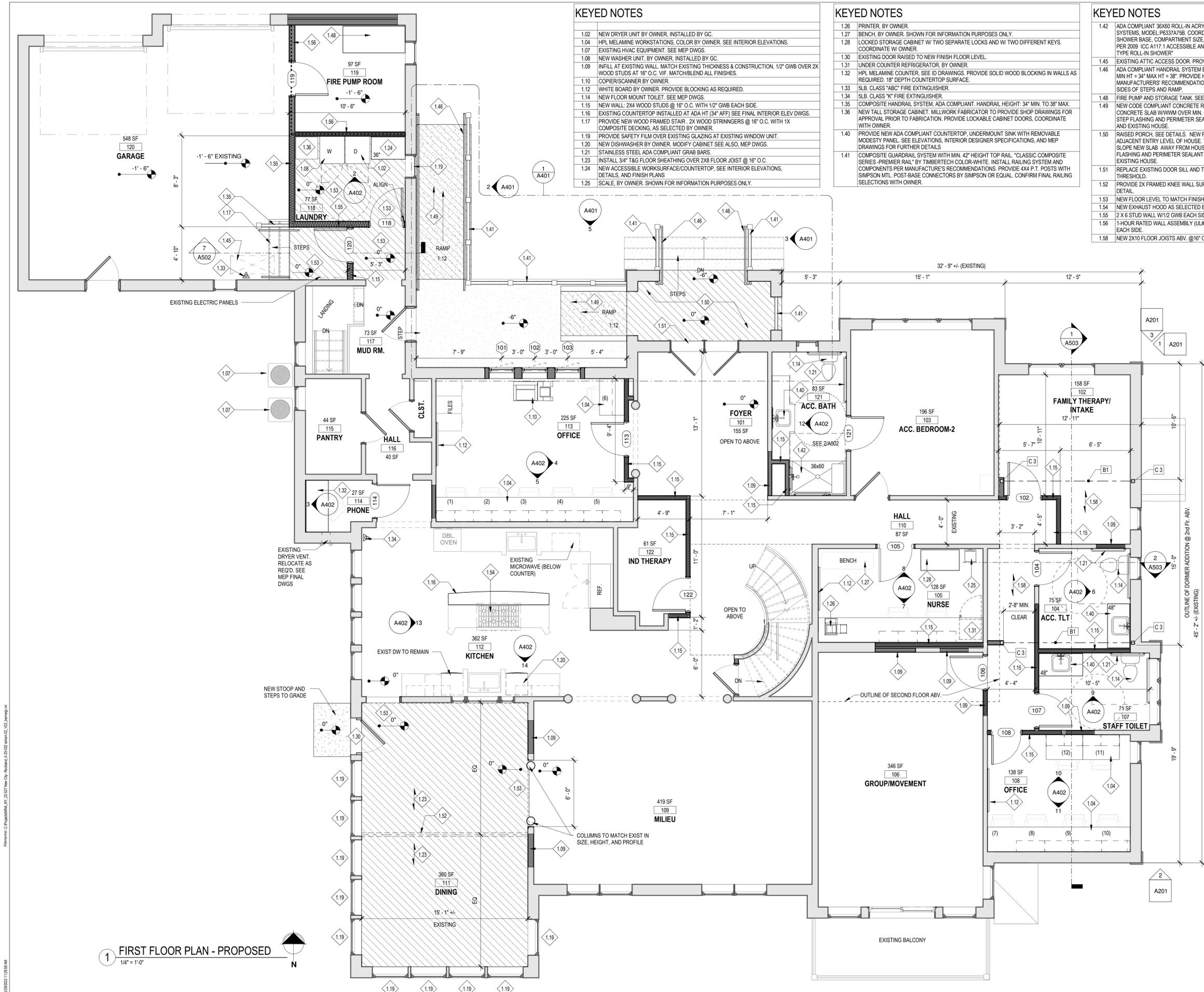
COL. #	COL. DESCRIPTION	LOCATION
C 1	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"x30"x12" CONCRETE ISOLATED FOOTING. SEE DETAILS.	LOWER LEVEL
C 2	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"x30"x12" CONCRETE ISOLATED FOOTING. DO NOT DISTURB OR UNDERMINE ADJACENT EXISTING CONCRETE FOOTING.	LOWER LEVEL
C 3	PROVIDE MIN. (3) 2x4/2x6 BUILT-UP SUPPORT COLUMN (SPIKED AND GLUED) AT BEAM END W/ METAL POST-BEAM CONNECTOR (SIMPSON OR EQUAL, TYPICAL) SOLID CONTINUOUS BEARING AT ALL MICROLAM BEAM ENDS. VERTICAL SUPPORT MUST BE CONTINUOUS FROM BEAM TO FOUNDATION BELOW.	FIRST & SECOND FLR.



1 PROPOSED - LOWER LEVEL
1/4" = 1'-0"



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- ### KEYED NOTES
- 1.02 NEW DRYER UNIT BY OWNER. INSTALLED BY GC.
 - 1.04 HPL MELAMINE WORKSTATIONS. COLOR BY OWNER. SEE INTERIOR ELEVATIONS.
 - 1.07 EXISTING HVAC EQUIPMENT. SEE MEP DWGS.
 - 1.08 NEW WASHER UNIT. BY OWNER. INSTALLED BY GC.
 - 1.09 INFILL AT EXISTING WALL. MATCH EXISTING THICKNESS & CONSTRUCTION, 1/2" GWB OVER 2X WOOD STUDS AT 16" O.C. W/IF. MATCH/BLEND ALL FINISHES.
 - 1.10 COPIER/SCANNER BY OWNER.
 - 1.12 WHITE BOARD BY OWNER. PROVIDE BLOCKING AS REQUIRED.
 - 1.20 NEW FLOOR MOUNT TOILET. SEE MEP DWGS.
 - 1.15 NEW WALL: 2X4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB EACH SIDE.
 - 1.16 EXISTING COUNTERTOP INSTALLED AT ADA HT (34" AFF) SEE FINAL INTERIOR ELEV DWGS.
 - 1.17 PROVIDE NEW WOOD FRAMED STAIR. 2X WOOD STRINGERS @ 16" O.C. WITH 1X COMPOSITE DECKING. AS SELECTED BY OWNER.
 - 1.19 PROVIDE SAFETY FILM OVER EXISTING GLAZING AT EXISTING WINDOW UNIT.
 - 1.20 NEW DISHWASHER BY OWNER. MODIFY CABINET SEE ALSO, MEP DWGS.
 - 1.21 STAINLESS STEEL ADA COMPLIANT GRAB BARS.
 - 1.23 INSTALL 3/4" T&G FLOOR SHEATHING OVER 2X8 FLOOR JOIST @ 16" O.C.
 - 1.24 NEW ACCESSIBLE WORKSURFACE/COUNTERTOP. SEE INTERIOR ELEVATIONS, DETAILS, AND FINISH PLANS.
 - 1.25 SCALE. BY OWNER. SHOWN FOR INFORMATION PURPOSES ONLY.

- ### KEYED NOTES
- 1.26 PRINTER. BY OWNER.
 - 1.27 BENCH. BY OWNER. SHOWN FOR INFORMATION PURPOSES ONLY.
 - 1.28 LOCKED STORAGE CABINET W/ TWO SEPARATE LOCKS AND W/ TWO DIFFERENT KEYS. COORDINATE W/ OWNER.
 - 1.30 EXISTING DOOR RAISED TO NEW FINISH FLOOR LEVEL.
 - 1.31 UNDER COUNTER REFRIGERATOR. BY OWNER.
 - 1.32 HPL MELAMINE COUNTER. SEE ID DRAWINGS. PROVIDE SOLID WOOD BLOCKING IN WALLS AS REQUIRED. 18" DEPTH COUNTERTOP SURFACE.
 - 1.33 SLB CLASS "ABC" FIRE EXTINGUISHER.
 - 1.34 SLB CLASS "K" FIRE EXTINGUISHER.
 - 1.35 COMPOSITE HANDRAIL SYSTEM. ADA COMPLIANT. HANDRAIL HEIGHT: 34" MIN. TO 38" MAX.
 - 1.36 NEW TALL STORAGE CABINET. MILLWORK FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. PROVIDE LOCKABLE CABINET DOORS, COORDINATE WITH OWNER.
 - 1.40 PROVIDE NEW ADA COMPLIANT COUNTERTOP. UNDERMOUNT SINK WITH REMOVABLE MODESTY PANEL. SEE ELEVATIONS, INTERIOR DESIGNER SPECIFICATIONS, AND MEP DRAWINGS FOR FURTHER DETAILS.
 - 1.41 COMPOSITE GUARDRAIL SYSTEM WITH MIN. 42" HEIGHT TOP RAIL. "CLASSIC COMPOSITE SERIES - PREMIER RAIL" BY TIMBERTECH COLOR-WHITE. INSTALL RAILING SYSTEM AND COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 4X4 P.T. POSTS WITH SIMPSON MTL. POST-BASE CONNECTORS BY SIMPSON OR EQUAL. CONFIRM FINAL RAILING SELECTIONS WITH OWNER.

- ### KEYED NOTES
- 1.42 ADA COMPLIANT 36X60 ROLL-IN ACRYLIC SHOWER BASE. MANUFACTURER: BEST BATH SYSTEMS. MODEL: P637A75B. COORDINATE COLOR/FINISH SELECTIONS WITH OWNER. SHOWER BASE, COMPARTMENT SIZE, CLEARANCES, AND COMPONENTS TO BE COMPLIANT PER 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. *ADA STANDARD TYPE ROLL-IN SHOWER*
 - 1.45 EXISTING ATTIC ACCESS DOOR. PROVIDE LOCK. COORDINATE W/ OWNER.
 - 1.46 ADA COMPLIANT HANDRAIL SYSTEM BY TIMBERTECH. PVC TUBE WITH AN ALUMINUM INSERT. MIN HT = 34" MAX HT = 38". PROVIDE HANDRAIL EXTENSIONS AS REQUIRED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND PER CODE REQUIREMENTS. TYPICAL BOTH SIDES OF STEPS AND RAMP.
 - 1.48 FIRE PUMP AND STORAGE TANK. SEE MEP DRAWINGS.
 - 1.49 NEW CODE COMPLIANT CONCRETE RAMP. MAX SLOPE 1"12". PROVIDE MIN. 4" THICK CONCRETE SLAB W/ W/M OVER MIN. 4" COMPALED SUB-BASE. PROVIDE NEW CONCEALED STEP FLASHING AND PERIMETER SEALANT AT INTERFACES BETWEEN NEW CONCRETE SLAB AND EXISTING HOUSE.
 - 1.50 RAISED PORCH. SEE DETAILS. NEW FINISHED ELEVATION OF PORCH TO BE FLUSH W/ ADJACENT ENTRY LEVEL OF HOUSE. THIS IS TO PROVIDE A NEW ADA COMPLIANT ENTRY. SLOPE NEW SLAB AWAY FROM HOUSE AT 1/8"FT. PROVIDE NEW CONCEALED STEP FLASHING AND PERIMETER SEALANT AT INTERFACES BETWEEN NEW CONCRETE SLAB AND EXISTING HOUSE.
 - 1.51 REPLACE EXISTING DOOR SILL AND THRESHOLD WITH NEW ADA-COMPLIANT SILL AND THRESHOLD.
 - 1.52 PROVIDE 2X FRAMED KNEE WALL SUPPORTS BELOW NEW FLOOR FRAMING. SEE SECTION DETAIL.
 - 1.53 NEW FLOOR LEVEL TO MATCH FINISH LEVEL OF ADJACENT WOOD FLOOR.
 - 1.54 NEW EXHAUST HOOD AS SELECTED BY OWNER. SEE MEP DWGS.
 - 1.55 2 X 6 STUD WALL W/ 1/2" GWB EACH SIDE.
 - 1.56 1-HOUR RATED WALL ASSEMBLY (UL# U505) 2X4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
 - 1.58 NEW 2X10 FLOOR JOISTS ABV. @ 16" O.C.

TYPICAL HEADER SCHEDULE

UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

NOTE:
 - PROVIDE (2) 1/2" PLY. WD. GUSSETS - 2X6 WALL
 - PROVIDE (1) 1/2" PLY. WD. GUSSETS - 2X4 WALL
 - GLUE AND NAIL ALL HEADERS

BEAM SCHEDULE

BEAM #	BEAM DESCRIPTION	BEAM LOCATION
B1	(3) 1-3/4" x 14" MICROLLAM FINAL LVL BEAM SIZING BY MFR/SUPPLIER. PROVIDE METAL POST-BEAM CONNECTOR.	FIRST FLOOR
B2	(3) 1-3/4" x 14" MICROLLAM FINAL LVL BEAM SIZING BY MFR/SUPPLIER. PROVIDE METAL POST-BEAM CONNECTOR.	SECOND FLOOR

COLUMN SCHEDULE

COL #	COL DESCRIPTION	LOCATION
C1	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"X30"X12" CONCRETE ISOLATED FOOTING. SEE DETAILS.	LOWER LEVEL
C2	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"X30"X12" CONCRETE ISOLATED FOOTING. DO NOT DISTURB OR UNDERMINE ADJACENT EXISTING CONCRETE FOOTING.	LOWER LEVEL
C3	PROVIDE MIN. (3) 2x4/2x6 BUILT-UP SUPPORT COLUMN (SPIKED AND GLUED) AT BEAM END W/ METAL POST-BEAM CONNECTOR (SIMPSON OR EQUAL, TYPICAL) SOLID CONTINUOUS BEARING AT ALL MICROLLAM BEAM ENDS. VERTICAL SUPPORT MUST BE CONTINUOUS FROM BEAM TO FOUNDATION BELOW.	FIRST & SECOND FLR.

- ### GENERAL NOTES
- ALL ROOM/WALL DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO FACE OF FRAMING OF NEW WALLS. ALL FOUNDATION WALL DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF CMU/CONCRETE WALL, OR FROM OUTSIDE FACE OF CMU/CONCRETE WALL TO CENTERLINE OF SUPPORT BEAM OR SUPPORT POST.
 - ALL INTERIOR FRAMED WALLS TO BE 2x4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, COUNTERS, GRAB BARS, SHELVING, ETC.
 - PROVIDE ACOUSTIC SOUND-ATTENUATING BATT INSULATION IN ALL NEW BATHROOM, OFFICE, AND THERAPY ROOM WALLS AND IN ANY EXISTING WALLS WHERE THE FRAMING IS EXPOSED.
 - ALL EXISTING STAIRS & HANDRAILS ARE TO REMAIN U.N.O.
 - ALL NEW DOORS, TRIM, AND MOLDINGS TO MATCH EXISTING STYLE, PROFILES, AND FINISHES.
 - ALL EXISTING ACCESS HATCHES TO ATTIC SPACES TO BE SECURED SHUT WITH FOUR SCREWS.
 - FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO FABRICATION.
 - TOILET ROOM ACCESSORIES (i.e. TOILET PAPER DISPENSER, SOAP DISPENSER, MIRRORS, ETC.) TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. ACCESSORIES FOR ACCESSIBLE TOILET ROOMS TO BE INSTALLED PER 2009 ICC A117.1 ACCESSIBILITY CODE REQUIREMENTS.
 - PATCH IN AND REPAIR ANY EXPOSED OR DAMAGED AREAS (TO MATCH/BLEND WITH ADJACENT FINISHES) AT LOCATIONS OF REMOVED EXISTING ALARM SYSTEMS, DEVICES, SMOKE DETECTORS, BUILT-IN STEREO SPEAKERS, AND CENTRAL-VAC RECTANGLES.

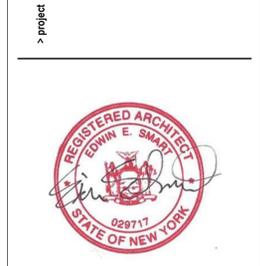
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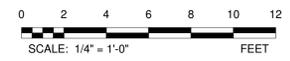
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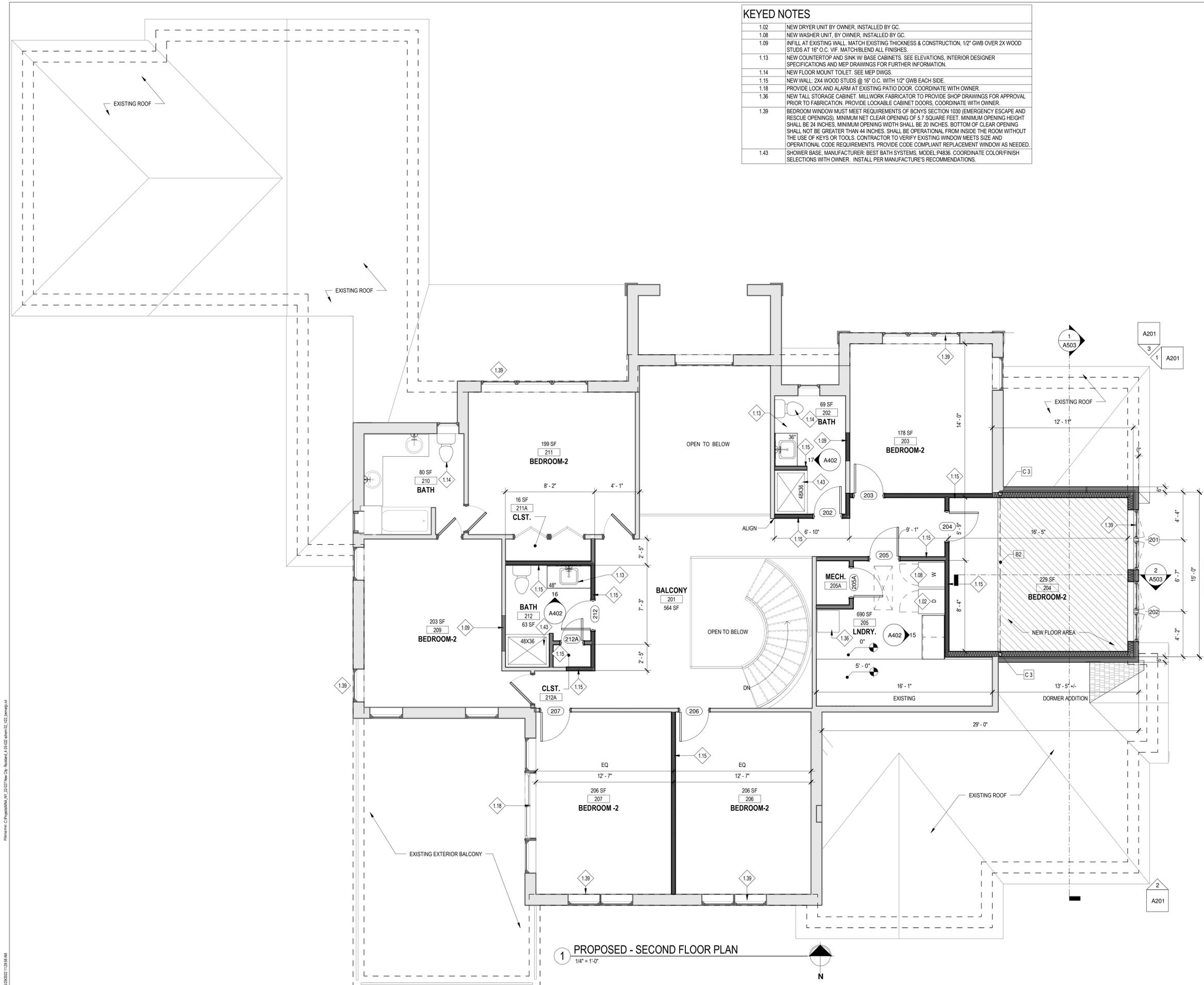
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FIRST FLOOR PLAN

A102
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KEYED NOTES

1.02	NEW DRYER UNIT BY OWNER. INSTALLED BY GC.
1.08	NEW WASHER UNIT BY OWNER. INSTALLED BY GC.
1.09	INFILL AT EXISTING WALL. MATCH EXISTING THICKNESS & CONSTRUCTION, 1/2" GWB OVER 2X WOOD STUDS AT 16" O.C. VIF. MATCH/BLEND ALL FINISHES.
1.13	NEW COUNTERTOP AND SINK W/ BASE CABINETS. SEE ELEVATIONS, INTERIOR DESIGNER SPECIFICATIONS AND MEP DRAWINGS FOR FURTHER INFORMATION.
1.14	NEW FLOOR MOUNT TOILET. SEE MEP DWGS.
1.15	NEW WALL: 2X4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB EACH SIDE.
1.18	PROVIDE LOCK AND ALARM AT EXISTING PATIO DOOR. COORDINATE WITH OWNER.
1.36	NEW TALL STORAGE CABINET. MILLWORK FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. PROVIDE LOCKABLE CABINET DOORS, COORDINATE WITH OWNER.
1.39	BEDROOM WINDOW MUST MEET REQUIREMENTS OF BCNYS SECTION 1030 (EMERGENCY ESCAPE AND RESCUE OPENINGS). MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. MINIMUM OPENING HEIGHT SHALL BE 24 INCHES. MINIMUM OPENING WIDTH SHALL BE 20 INCHES. BOTTOM OF CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES. SHALL BE OPERATIONAL FROM INSIDE THE ROOM WITHOUT THE USE OF KEYS OR TOOLS. CONTRACTOR TO VERIFY EXISTING WINDOW MEETS SIZE AND OPERATIONAL CODE REQUIREMENTS. PROVIDE CODE COMPLIANT REPLACEMENT WINDOW AS NEEDED.
1.43	SHOWER BASE, MANUFACTURER: BEST BATH SYSTEMS, MODEL P4836. COORDINATE COLOR/FINISH SELECTIONS WITH OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

- ### GENERAL NOTES
- ALL ROOM/WALL DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALLS TO FACE OF FRAMING OF NEW WALLS. ALL FOUNDATION WALL DIMENSIONS ARE FROM OUTSIDE FACE TO OUTSIDE FACE OF CMU/CONCRETE WALL, OR FROM OUTSIDE FACE OF CMU/CONCRETE WALL TO CENTERLINE OF SUPPORT BEAM OR SUPPORT POST.
 - ALL INTERIOR FRAMED WALLS TO BE 2X4 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, COUNTERS, GRAB BARS, SHELVING, ETC.
 - PROVIDE ACOUSTIC SOUND-ATTENUATING BATT INSULATION IN ALL NEW BATHROOM, OFFICE, AND THERAPY ROOM WALLS AND IN ANY EXISTING WALLS WHERE THE FRAMING IS EXPOSED.
 - ALL EXISTING STAIRS & HANDRAILS ARE TO REMAIN U.N.O.
 - ALL NEW DOORS, TRIM, AND MOLDINGS TO MATCH EXISTING STYLE, PROFILES, AND FINISHES.
 - ALL EXISTING ACCESS HATCHES TO ATTIC SPACES TO BE SECURED SHUT WITH FOUR SCREWS.
 - FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO FABRICATION.
 - TOILET ROOM ACCESSORIES (I.E. TOILET PAPER DISPENSER, SOAP DISPENSER, MIRRORS, ETC.) TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. ACCESSORIES FOR ACCESSIBLE TOILET ROOMS TO BE INSTALLED PER 2009 ICC A117.1 ACCESSIBILITY CODE REQUIREMENTS.
 - PATCH IN AND REPAIR ANY EXPOSED OR DAMAGED AREAS (TO MATCH/BLEND WITH ADJACENT FINISHES) AT LOCATIONS OF REMOVED EXISTING ALARM SYSTEMS, DEVICES, SMOKE DETECTORS, BUILT-IN STEREO SPEAKERS, AND CENTRAL-VAC RECEPTACLES.

TYPICAL HEADER SCHEDULE

UNLESS OTHERWISE NOTED		
OPENING	2X6 WALL	2X4 WALL
UP TO 4'-0"	(3) 2X8	(2) 2X8
5'-0"	(3) 2X8	(2) 2X8
6'-0"	(3) 2X10	(2) 2X10
7'-0"	(3) 2X10	(2) 2X12
8'-0"	(3) 2X12	(2) 2X12

NOTE:
 - PROVIDE (2) 1/2" PLY. WD. GUSSETS - 2X6 WALL
 - PROVIDE (1) 1/2" PLY. WD. GUSSETS - 2X4 WALL
 - GLUE AND NAIL ALL HEADERS

BEAM SCHEDULE

BEAM #	BEAM DESCRIPTION	BEAM LOCATION
B1	(3) 1-3/4" x 14" MICROLAM FINAL LVL BEAM SIZING BY MFR./SUPPLIER. PROVIDE METAL POST-BEAM CONNECTOR.	FIRST FLOOR
B2	(3) 1-3/4" x 14" MICROLAM FINAL LVL BEAM SIZING BY MFR./SUPPLIER. PROVIDE METAL POST-BEAM CONNECTOR.	SECOND FLOOR
B#		

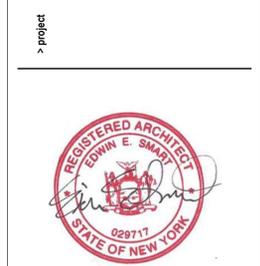
COLUMN SCHEDULE

COL. #	COL. DESCRIPTION	LOCATION
C 1	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"x30"x12" CONCRETE ISOLATED FOOTING. SEE DETAILS.	LOWER LEVEL
C 2	3" DIAMETER ADJUSTABLE STEEL COLUMN ON MINIMUM 30"x30"x12" CONCRETE ISOLATED FOOTING. DO NOT DISTURB OR UNDERMINE ADJACENT EXISTING CONCRETE FOOTING.	LOWER LEVEL
C 3	PROVIDE MIN. (3) 2x4/2x6 BUILT-UP SUPPORT COLUMN (SPIKED AND GLUED) AT BEAM END W/ METAL POST-BEAM CONNECTOR (SIMPSON OR EQUAL - TYPICAL). SOLID CONTINUOUS BEARING AT ALL MICROLAM BEAM ENDS. VERTICAL SUPPORT MUST BE CONTINUOUS FROM BEAM TO FOUNDATION BELOW.	FIRST & SECOND FLR.

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revision schedule

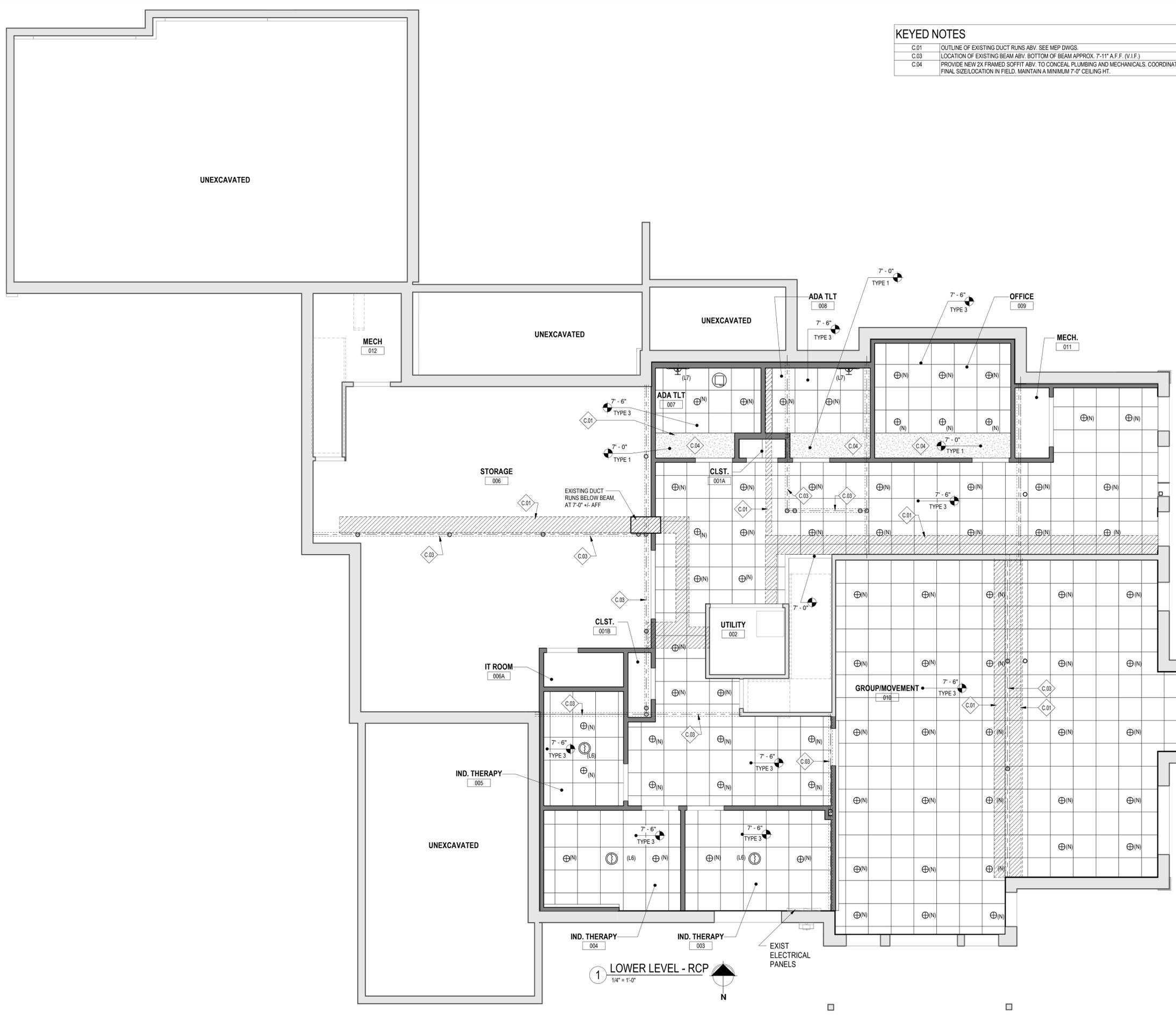
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SECOND FLOOR PLAN

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KEYED NOTES	
C.01	OUTLINE OF EXISTING DUCT RUNS ABV. SEE MEP DWGS.
C.03	LOCATION OF EXISTING BEAM ABV. BOTTOM OF BEAM APPROX. 7'-11" A.F.F. (V.I.F.)
C.04	PROVIDE NEW 2X FRAMED SOFFIT ABV. TO CONCEAL PLUMBING AND MECHANICALS. COORDINATE FINAL SIZE/LOCATION IN FIELD. MAINTAIN A MINIMUM 7'-0" CEILING HT.

LIGHT FIXTURE LEGEND	
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE, APPROVED FOR WET LOCATIONS
	1x4 LIGHT FIXTURE
	DECORATIVE WALL SCONCE
	DECORATIVE PENDANT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT

NOTE:
 1. ALL FIXTURES LABELED "N" ARE NEW FIXTURES, REFER TO MEP DRAWINGS FOR SPECIFICATIONS.
 2. ALL FIXTURES LABELED "L" ARE NEW FIXTURES, SEE LIGHTING SPECIFICATIONS PROVIDED BY INTERIOR DESIGNER AND REFER TO MEP DRAWINGS.
 3. ALL EXISTING INCANDESCENT BULBS TO BE REPLACED WITH LED BULBS. COORDINATE WITH OWNER EXTEND OF EXISTING CAN LIGHT FIXTURES TO BE RETROFITTED WITH REPLACEMENT LED LENSES AND TRIM.

CEILING LEGEND	
	TYPE 1 NEW GWB CEILING FINISH
	TYPE 2 REPAIR/INFILL SECTION TO MATCH/BLEND WITH ADJACENT FINISHES.
	TYPE 3 2' X 2' SUSPENDED CEILING SYSTEM. FINAL SELECTION BY OWNER.
	TYPE 4 1-HOUR RATED ASSEMBLY (GA-FC-5406 AND RC-2601) (2) LAYERS 5/8" TYPE X GWB O/ STRUCTURE ABV.

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> project



revision schedule		
no.	description	date

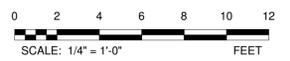
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LOWER LEVEL - RCP



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LIGHT FIXTURE LEGEND

	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE, APPROVED FOR WET LOCATIONS
	1'x4' LIGHT FIXTURE
	DECORATIVE WALL SCONCE
	DECORATIVE PENDANT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT

NOTE:
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 2. ALL FIXTURES LABELED "L#" ARE NEW FIXTURES, SEE LIGHTING SPECIFICATIONS PROVIDED BY INTERIOR DESIGNER AND REFER TO MEP DRAWINGS.
 3. ALL EXISTING INCANDESCENT BULBS TO BE REPLACED WITH LED BULBS. COORDINATE WITH OWNER EXTEND OF EXISTING CAN LIGHT FIXTURES TO BE RETROFITTED WITH REPLACEMENT LED LENSES AND TRIM.

CEILING LEGEND

	TYPE 1	NEW GWB CEILING FINISH
	TYPE 2	REPAIR/INFILL SECTION TO MATCH/BLEND WITH ADJACENT FINISHES.
	TYPE 3	2' X 2' SUSPENDED CEILING SYSTEM. FINAL SELECTION BY OWNER.
	TYPE 4	1-HOUR RATED ASSEMBLY (GA-FC-5406 AND RC-2001) (2) LAYERS 5/8" TYPE X GWB O/ STRUCTURE ABV.

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revision schedule

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FIRST FLOOR - RCP

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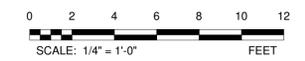


LIGHT FIXTURE LEGEND	
	CAN LIGHT FIXTURE
	CAN LIGHT FIXTURE, APPROVED FOR WET LOCATIONS
	1'x4' LIGHT FIXTURE
	DECORATIVE WALL SCONCE
	DECORATIVE PENDANT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT

NOTE:
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CEILING LEGEND	
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	TYPE 2 REPAIR/FILL SECTION TO MATCH/BLEND WITH ADJACENT FINISHES.
	TYPE 3 2' X 2' SUSPENDED CEILING SYSTEM. FINAL SELECTION BY OWNER.
	TYPE 4 1-HOUR RATED ASSEMBLY (GA-FC-5406 AND RC-2001) (2) LAYERS 5/8" TYPE X GWB O/ STRUCTURE ABV.

1 SECOND FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"



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SECOND FLOOR - RCP

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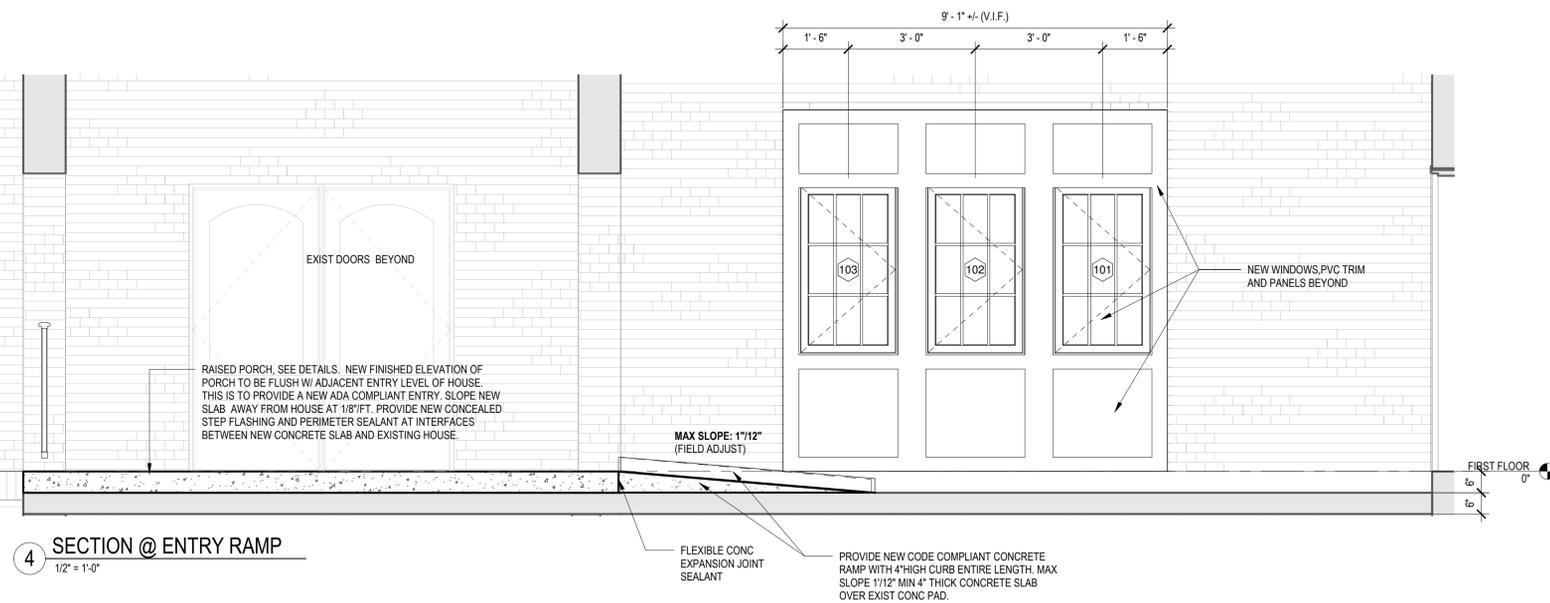
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ENLARGED PLANS & SECTIONS AT ENTRY

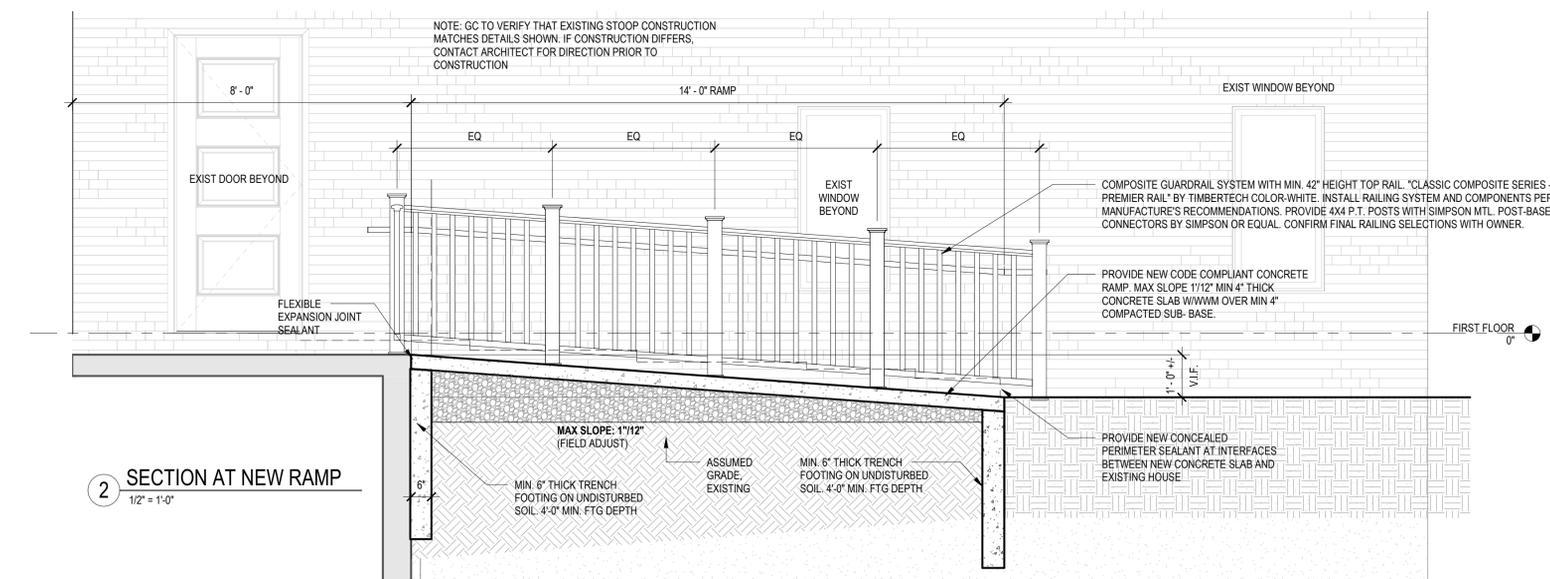
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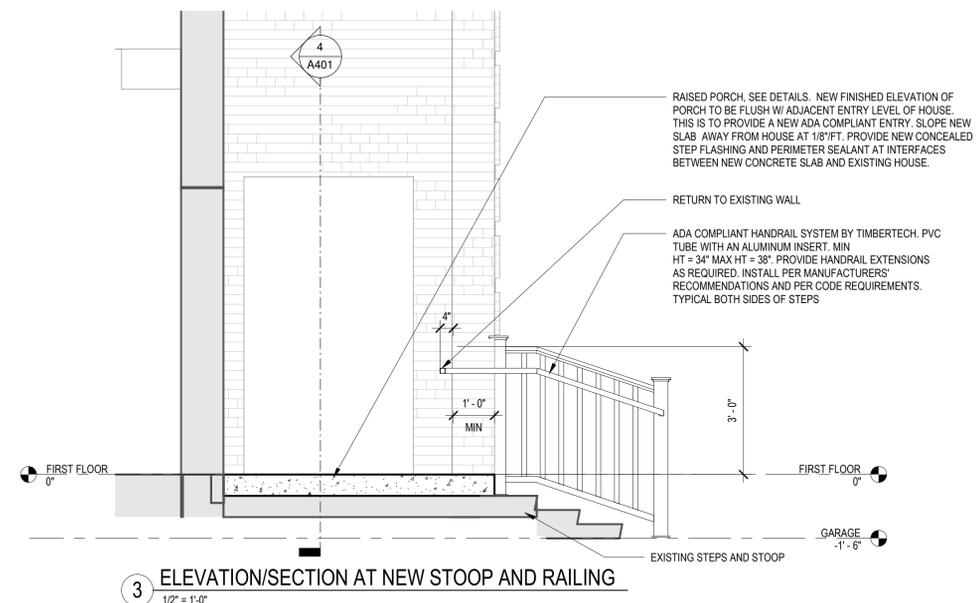
5 ELEVATION AT MAIN ENTRY
1/2" = 1'-0"



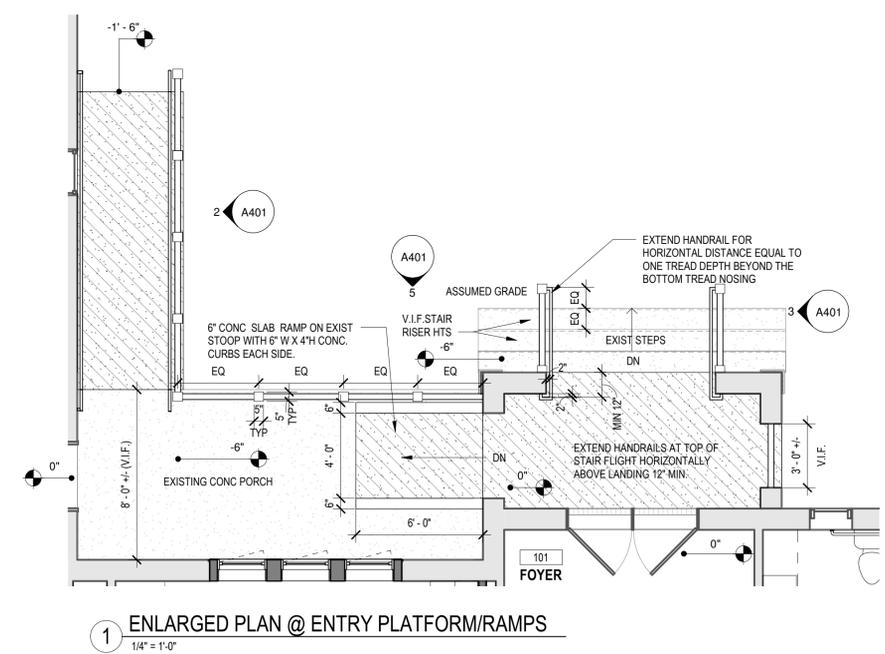
4 SECTION @ ENTRY RAMP
1/2" = 1'-0"



2 SECTION AT NEW RAMP
1/2" = 1'-0"



3 ELEVATION/SECTION AT NEW STOOP AND RAILING
1/2" = 1'-0"



1 ENLARGED PLAN @ ENTRY PLATFORM/RAMPS
1/4" = 1'-0"

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> project



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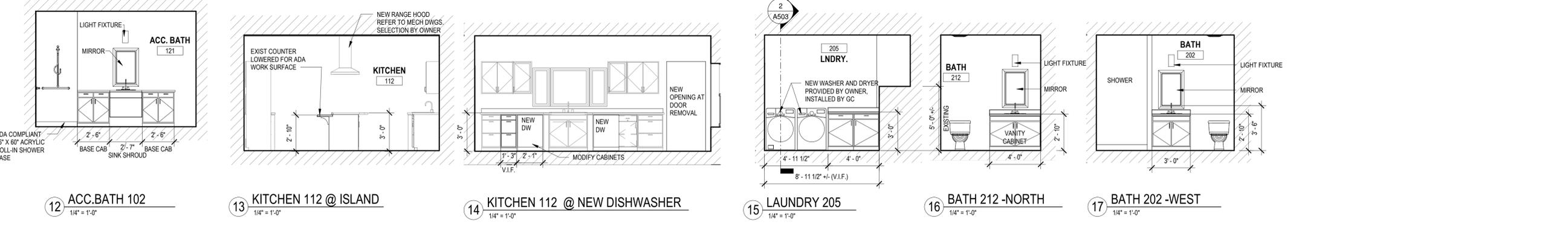
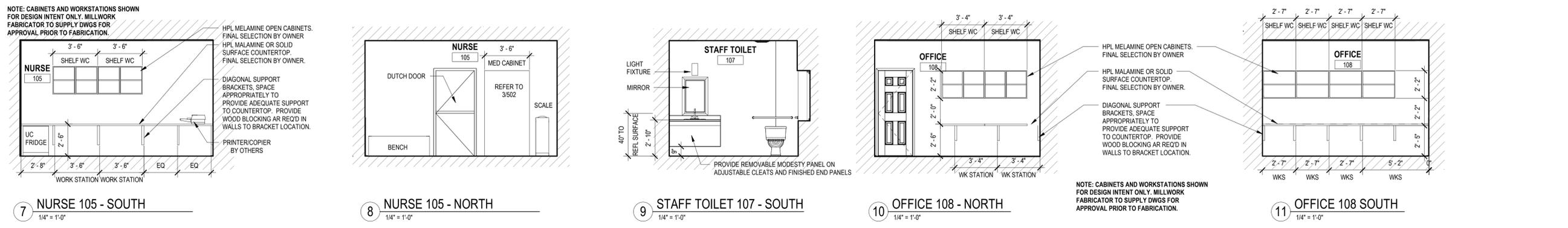
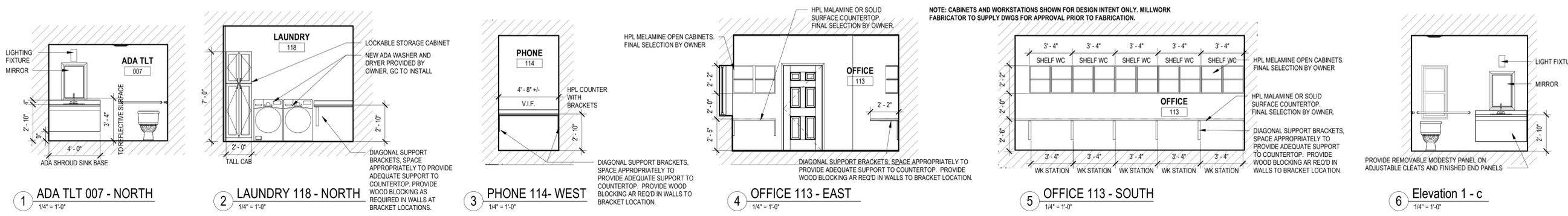
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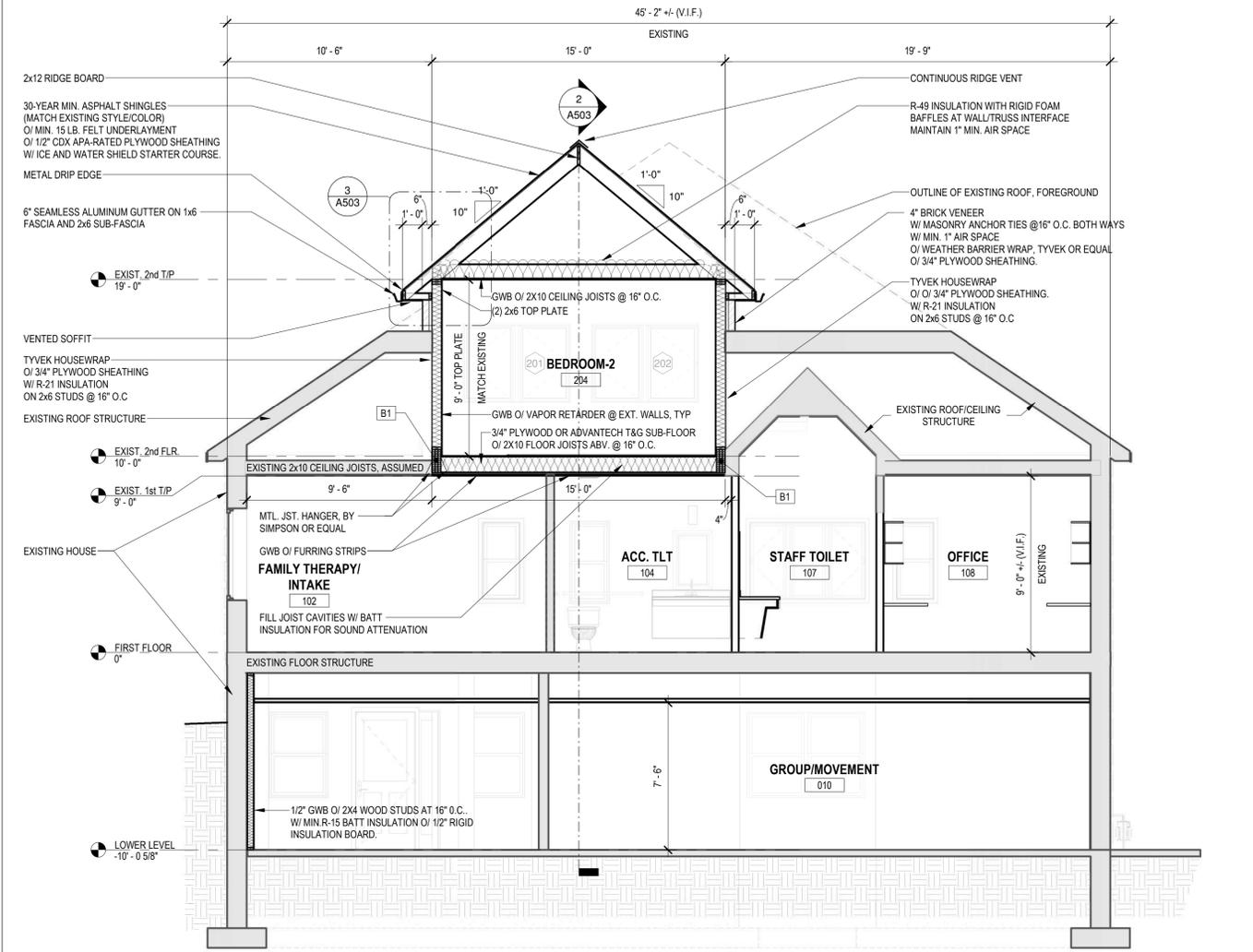
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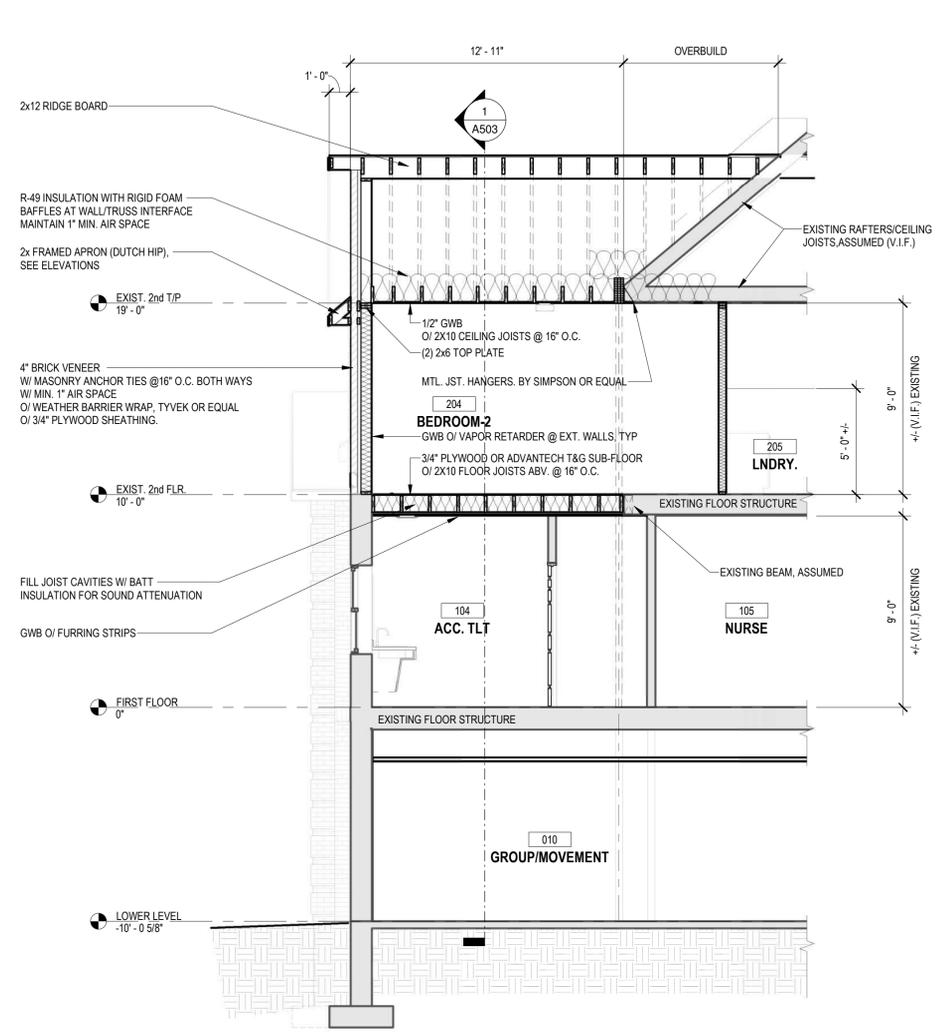
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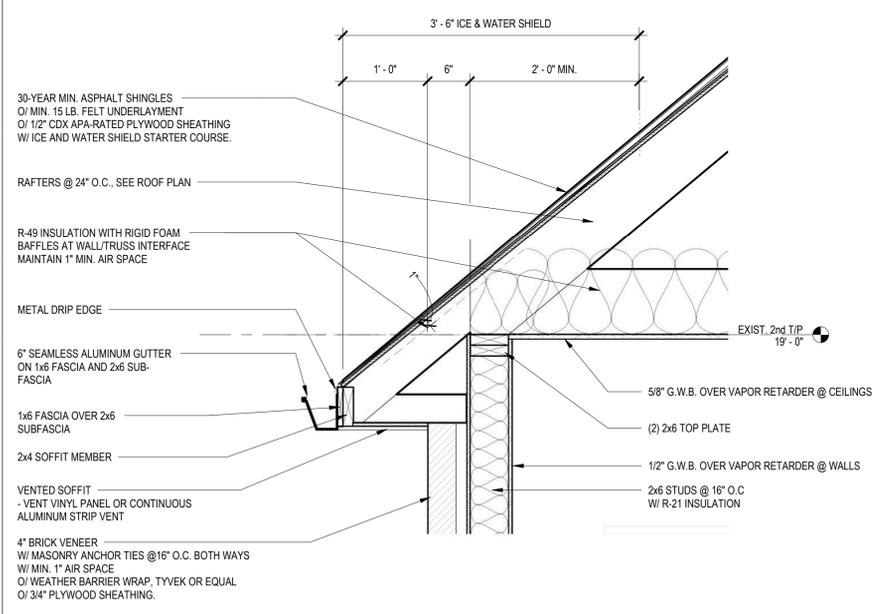
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1 BUILDING SECTION - N/S
1/4" = 1'-0"



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



3 SECTION AT EAVE
1" = 1'-0"

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> project



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BUILDING SECTIONS/
DETAILS

A503
sheet number

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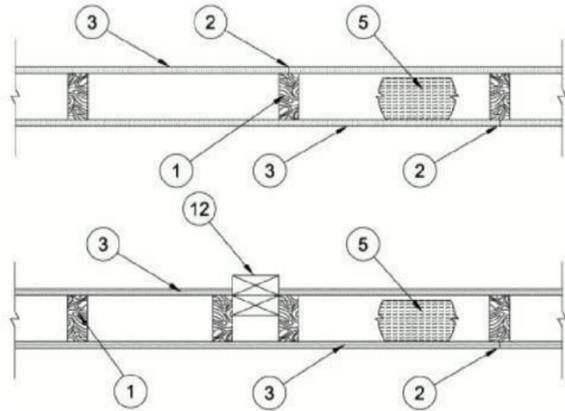
Design No. U305

June 28, 2019

Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)



- 1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.
- 2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.
- 3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
- 3B. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
- 3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
- 3D. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
- 3E. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
- 3F. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
- 3G. **Gypsum Board*** — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
- 3H. **Gypsum Board*** — (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
- 3J. **Gypsum Board*** — (As an alternate to Item 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured per item 3 or 3A.
- 3K. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
- 3L. **Gypsum Board*** — (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".

3M. **Gypsum Board*** — (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.

3N. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.

3O. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.

3P. **Gypsum Board*** — (As an alternate to Item 3, Not Shown) — Two layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.

3Q. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3R. **Gypsum Board*** — (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board*** — 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.

3T. **Wall and Partition Facings and Accessories*** — (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.

4. **Steel Corner Fasteners** — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets*** — (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

5D. **Glass Fiber Insulation** — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets*** — (Required for use with Wall and Partition Facings and Accessories, Item 3D) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

8. **Caulking and Sealants** — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

11. **Cementitious Backer Units*** — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.

12. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2019-06-28

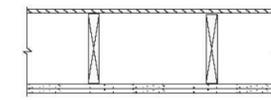
GA FILE NO. RC 2601

GENERIC

1 HOUR FIRE

GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. Ceiling provides one hour fire resistance protection for framing, including trusses.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

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> project



revision schedule		
no.	description	date

> drawing information

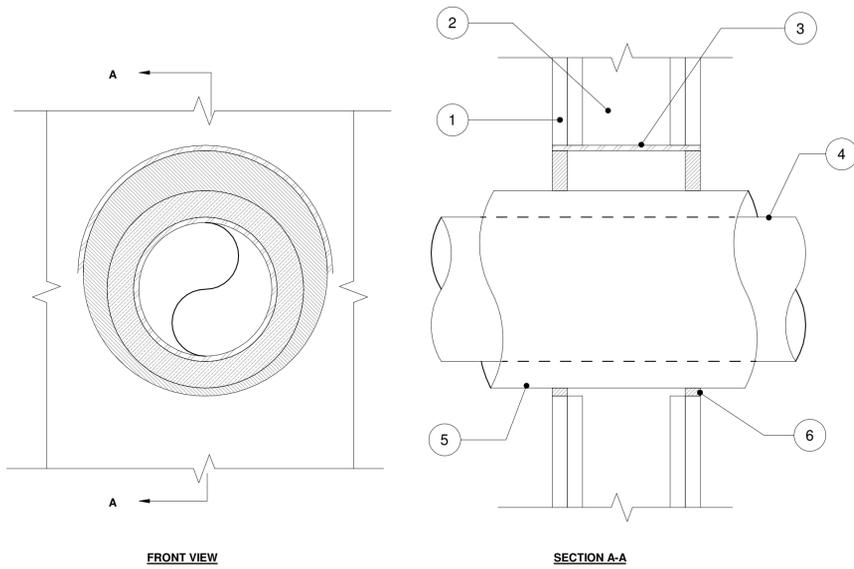
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date: 06.28.2022
drawn by: DMD/JPB
checked by: EES
scale: 1/2" = 1'-0"

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sheet name
UL DETAILS - WALL AND ROOF ASSEMBLIES

A601
sheet number

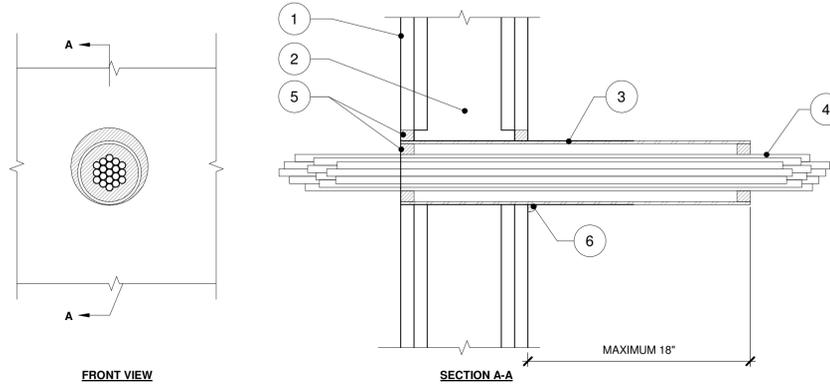
ULcUL SYSTEM NO. W-L-5096
INSULATED METAL PIPE THROUGH A SLEEVE IN GYPSUM WALL
 F-RATING = 1-HR. OR 2-HR.
 T-RATING = 0-HR., 1/2-HR., OR 1-HR.



1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. (OPTIONAL): MAXIMUM 18" DIAMETER STEEL PIPE SLEEVE (SCHEDULE 40 OR HEAVIER).
4. PENETRATING ITEM TO BE ANY OF THE FOLLOWING:
 - A. MAXIMUM 12" NOMINAL DIAMETER STEEL PIPE (SCHEDULE 40 OR HEAVIER).
 - B. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
5. MAXIMUM 2" THICK GLASS-FIBER PIPE INSULATION.
6. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
7. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

- NOTES:**
1. MAXIMUM DIAMETER OF OPENING:
 - A. 18" FOR STEEL STUD WALLS.
 - B. 14-1/2" FOR WOOD STUD WALLS.
 2. ANNULAR SPACE FOR INSULATED STEEL PIPE = 0", MAXIMUM 1/2".
 3. ANNULAR SPACE FOR INSULATED COPPER PIPE = 0", MAXIMUM 1-7/8".

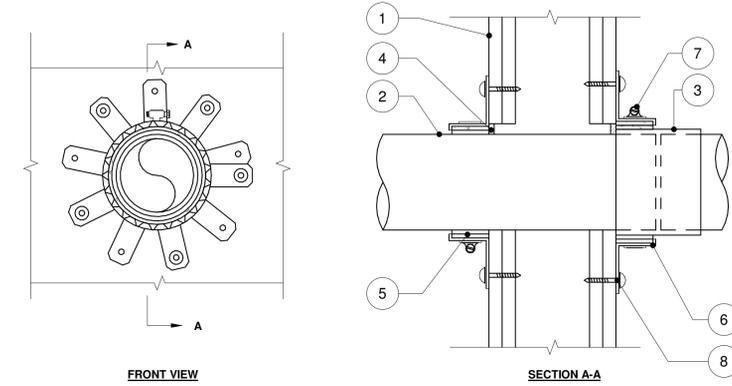
ULcUL SYSTEM NO. W-L-3065
CABLE BUNDLE THROUGH GYPSUM WALL ASSEMBLY
 F-RATING = 1-HR. OR 2-HR.
 T-RATING = 0-HR.



1. GYPSUM WALL ASSEMBLY (ULcUL CLASSIFIED U300, U400, OR V400) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. (OPTIONAL) MAXIMUM 4" NOMINAL DIAMETER EMT, STEEL PIPE (SCHEDULE 50R HEAVIER) OR 28 GA. GALVANIZED STEEL SLEEVE. CAST INTO WALL WITH JOINT COMPOUND FLUSH WITH WALL SURFACES (SEE NOTE NO.5 BELOW).
4. CABLE BUNDLE TO CONSIST OF ANY COMBINATION OF THE FOLLOWING:
 - A. MAXIMUM 7/C NO.12 AWG POWER CABLE WITH PVC JACKET.
 - B. MAXIMUM 25 PAIR NO. 24 AWG TELEPHONE CABLE WITH PVC JACKET.
 - C. RG/U COAXIAL CABLE WITH PVC JACKET.
 - D. MAXIMUM 3/C NO.8 AWG METAL-CLAD CABLE.
 - E. MAXIMUM 3/C (-GROUND) NO.8 AWG COPPER CONDUCTOR CABLE (ROMEX).
 - F. MAXIMUM 5/8" DIAMETER FIBER-OPTIC CABLE WITH PVC JACKET.
 - G. MAXIMUM 3/4" DIAMETER COPPER GROUND CABLE WITH OR WITHOUT PVC JACKET.
 - H. MAXIMUM 1-1/4" DIAMETER SINGLE OR MULTIPLE CONDUCTOR TYPE MI CABLE (SEE NOTE NO.4 BELOW).
 - I. ANY CABLES, METAL-CLAD CABLES, OR ARMORED CABLES CURRENTLY LISTED UNDER THE THROUGH PENETRATING PRODUCTS CATEGORY.
5. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, CP 601S ELASTOMERIC FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT OR CP 618 FIRESTOP PUTTY STICK.
6. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT, CP 601S ELASTOMERIC FIRESTOP SEALANT, CP 606 FLEXIBLE FIRESTOP SEALANT OR CP 618 FIRESTOP PUTTY STICK APPLIED AT WALL/SLEEVE INTERFACE WHEN STEEL SLEEVE EXTENDS BEYOND ONE OR BOTH SIDES OF WALL.

- NOTES:**
1. MAXIMUM DIAMETER OF OPENING WITH SLEEVE = 5-1/2".
 2. MAXIMUM DIAMETER OF OPENING WITHOUT SLEEVE = 4".
 3. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1".
 4. A MINIMUM 1/8" SEPARATION SHOULD BE MAINTAINED BETWEEN MI CABLES AND ANY OTHER TYPES OF CABLE.
 5. CABLES TO FILL MAXIMUM 45% OF CROSS-SECTIONAL AREA OF OPENING.
 6. WHEN SCHEDULE 5 STEEL PIPE OR EMT IS USED, SLEEVE MAY EXTEND UP TO 18" BEYOND WALL SURFACE.

UL SYSTEM NO. W-L-2411
PLASTIC PIPE WITH COUPLING THROUGH GYPSUM WALL ASSEMBLY
 F RATINGS = 1-HR OR 2-HR
 T RATING= 0-HR OR 1-1/2-HR

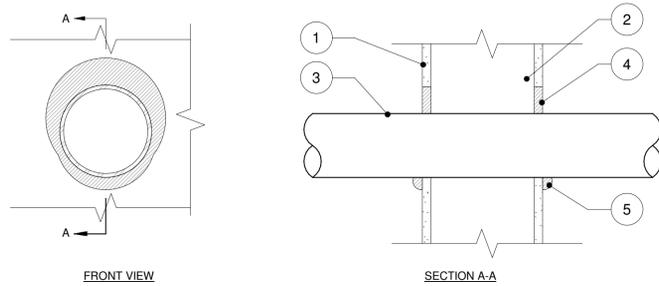


1. GYPSUM WALL ASSEMBLY (ULcUL CLASSIFIED U300, U400 OR V400 SERIES) (1 HR OR 2 HR FIRE-RATING) (2 HR SHOWN) TO INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
 - A. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER (SPACED MAXIMUM 16" OC) STEEL STUDS TO BE MINIMUM 3-1/2" WIDE (SPACED MAXIMUM 24" OC)
 - B. NOMINAL 5/8" THICK GYPSUM WALL BOARD. TYPE, NUMBER OF LAYERS AND SHEET ORIENTATION AS SPECIFIED IN THE INDIVIDUAL UL DESIGN.
2. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - A. MAXIMUM 4" NOMINAL DIAMETER PVC PLASTIC PIPE (CELLULAR OR SOLID CORE)
 - B. MAXIMUM 4" NOMINAL DIAMETER ABX PLASTIC PIPE (CELLULAR OR SOLID CORE)
 - C. MAXIMUM 4" NOMINAL DIAMETER CPVC PLASTIC PIPE (CLOSED PIPING SYSTEM ONLY)
 - D. MAXIMUM 4" NOMINAL DIAMETER FRPP PLASTIC PIPE.
3. (OPTIONAL) PIPE COUPLING TO BE SAME SIZE AND TYPE OF PIPE (SEE NOTE NO 4 BELOW).
4. MINIMUM 1/4" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT REQUIRED WHEN COUPLING IS RECESSED INTO OPENING.
5. HILTI CP 648E WRAP STRIP (SIZE SHOWN IN THE TABLE BELOW) CONTINUOUSLY WRAPPED AROUND THE OUTER CIRCUMFERENCE OF THE PIPE, COVERING TWO TIMES, AND HELD IN PLACE WITH TAPE.
6. HILTI RETAINING COLLAR (SIZED TO MATCH WRAP STRIP) WRAPPED OVER WRAP STRIPS, OVERLAPPING MINIMUM 1".
7. HILTI COLLAR CLAMP(S) FASTENED AT MID-HEIGHT OF RETAINING COLLAR.
8. FASTEN EVERY OTHER TAB OF RETAINING COLLAR TO GYPSUM WALL WITH 1-1/2" LONG STEEL DRYWALL OR LAMINATE SCREWS AND 3/4" STEEL WASHERS.

PIPE SIZE	FIRESTOP PRODUCT
2" OR SMALLER	CP 648E W25/1"
GREATER THAN 2"	CP 648E W45/1-3/4"

- NOTES:**
1. MAXIMUM DIAMETER OF OPENING = 5".
 2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 1/2".
 3. CLOSED OR VENTED PIPING SYSTEMS (PVC, ABS, FRPP = SCHEDULE 40, CPVC = SDR 13.5).
 4. PIPE COUPLING MAY BE INSTALLED FLUSH WITH EITHER SIDE OF WALL OR RECESSED SUCH THAT THE COUPLING EXTENDS 1/4" BEYOND THE RETAINING COLLAR ON EITHER SIDE OF THE WALL.

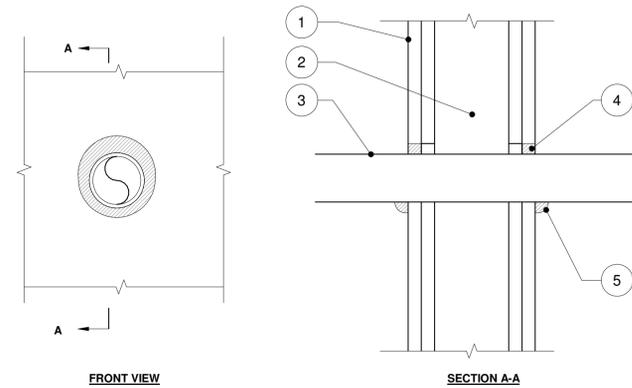
ULcUL SYSTEM NO. W-L-1054
METAL PIPE THROUGH 1-HR. GYPSUM WALL ASSEMBLY
 F-RATING = 1-HR. OR 2-HR.
 T-RATING = 0-HR.
 L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ. FT.
 L-RATING AT 400°F = 4 CFM/SQ. FT.



1. GYPSUM WALL ASSEMBLY (UL/ULC CLASSIFIED U300 OR U400 SERIES) (1-HR. OR 2-HR. FIRE-RATING) (2- HR. SHOWN).
2. (NOT SHOWN). WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - A. MAXIMUM 30" DIAMETER STEEL PIPE (SCHEDULE 10 OR HEAVIER).
 - B. MAXIMUM 30" DIAMETER CAST IRON PIPE.
 - C. MAXIMUM 6" NOMINAL DIAMETER COPPER PIPE.
 - D. MAXIMUM 6" NOMINAL DIAMETER STEEL CONDUIT.
 - E. MAXIMUM 4" NOMINAL DIAMETER EMT.
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

- NOTES:**
1. MAXIMUM DIAMETER OF OPENING:
 - A. 32-1/4" FOR STEEL STUD WALLS.
 - B. 14-1/2" FOR WOOD STUD WALLS.
 2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 2-1/4".
 3. PIPE MAY BE INSTALLED WITH CONTINUOUS POINT OF CONTACT.
 4. PIPE MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45° FROM PERPENDICULAR.

UL SYSTEM NO. W-L-2244
PLASTIC PIPE THROUGH GYPSUM WALL ASSEMBLY
 F RATINGS = 1 AND 2-HR
 T RATING= 1 AND 2-HR
 L-RATING AT AMBIENT = LESS THAN 1 CFM/SQ FT
 L-RATING AT 400°F = 4 CFM/SQ FT



1. GYPSUM WALL ASSEMBLY (ULcUL CLASSIFIED U300, U400 OR V400 SERIES) (1 HR OR 2 HR FIRE-RATING) (2 HR SHOWN).
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2" x 4" LUMBER. STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING ITEM TO BE ONE OF THE FOLLOWING:
 - A. MAXIMUM 2" NOMINAL DIAMETER PVC PLASTIC PIPE (SCHEDULE 40 OR HEAVIER) (CELLULAR OR SOLID CORE) (CLOSED PIPING SYSTEM ONLY).
 - B. MAXIMUM 2" NOMINAL DIAMETER CPVC PLASTIC PIPE (SDR 11 OR SDR 13.5)(CLOSED PIPING SYSTEM ONLY).
4. MINIMUM 5/8" DEPTH HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT.
5. MINIMUM 1/2" BEAD HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT AT POINT OF CONTACT.

- NOTES:**
1. MAXIMUM DIAMETER OF OPENING = 3".
 2. ANNULAR SPACE = MINIMUM 0", MAXIMUM 5/8"

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> interior design:



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revision schedule		
no.	description	date

> drawing information

project #: 22-027
 date: 06.28.2022
 drawn by: DMD/JPB
 checked by: EES
 scale: As indicated

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> sheet name

**FIRESTOPPING
 DETAILS**

A602
 sheet number

> design team



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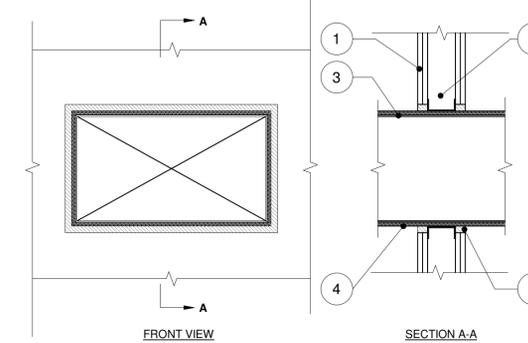
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**FIRESTOPPING
DETAILS**

A603

sheet number

UL/cUL SYSTEM NO. W-L-7059
**INSULATED DUCT THROUGH 1-HR. OR 2-HR. GYPSUM
WALL ASSEMBLY**
F-RATING = 1-HR. OR 2-HR.
T-RATING = 1/2-HR. OR 3/4-HR.

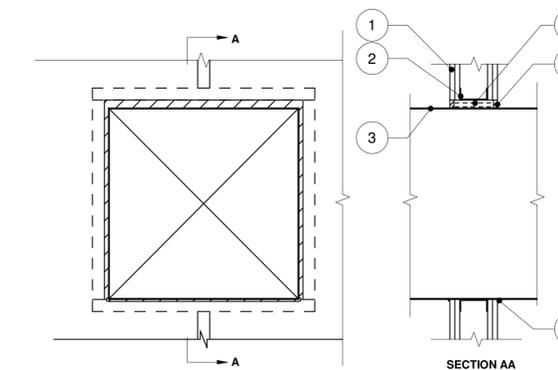


1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U400 SERIES WALL) (1-HR. OR 2-HR. FIRE-RATING) (2-HR. SHOWN).
2. (NOT SHOWN), STEEL STUDS TO BE MINIMUM 2-1/2" WIDE. OPENING TO BE "FRAMED OUT" ON ALL SIDES OF OPENING WITH LIGHT GAGE METAL STUD MATERIAL.
3. MAXIMUM 24" x 12" RECTANGULAR SHEET METAL DUCT (MINIMUM 24 GA.). (NOTE: NOT FOR USE IN DUCT SYSTEMS CONTAINING A FIRE DAMPER).
4. MAXIMUM 1-1/2" THICKNESS GLASS FIBER DUCT INSULATION (MIN. 3/4 PCF DENSITY) WITH FOIL-SCRM-KRAFT FACING. (SEE NOTE NO 2 BELOW).
5. HILTI FS-ONE INTUMESCENT FIRESTOP SEALANT:
A. MINIMUM 5/8" DEPTH OF SEALANT FOR A 1-HR. FIRE-RATING.
B. MINIMUM 1-1/4" DEPTH OF SEALANT FOR A 2-HR. FIRE-RATING.

NOTES:

1. MAX. AREA OF OPENING = 395 SQ IN. WITH A MAX. DIM. OF 26-3/4".
2. INSULATION SHOULD BE COMPRESSED 50% SUCH THAT THE ANNULAR SPACE = MIN. 1/4", MAX. 1".

UL/cUL SYSTEM NO. W-L-7143
SHEET METAL DUCT THROUGH GYPSUM WALL ASSEMBLY
F RATINGS -- 1 AND 2 HR (SEE ITEMS 1 AND 2)
T RATINGS -- 0 AND 1/2 HR (SEE ITEM 1)



1. GYPSUM WALL ASSEMBLY (UL/CUL CLASSIFIED U400 SERIES) (1-HR. OR 2HR. FIRE-RATING) (2-HR. SHOWN).
2. STEEL STUDS TO BE MINIMUM 3-1/2" WIDE. OPENING TO BE COMPLETELY "FRAMED OUT".
3. MAXIMUM 24"x 24" RECTANGULAR SHEET METAL DUCT (MIN. 24 GA.) (NOT FOR USE IN DUCT SYSTEMS CONTAINING A FIRE DAMPER.)
4. MINIMUM 3-3/4" OR 5" THICKNESS MINERAL WOOL (MIN 4" PCF DENSITY) TIGHTLY PACKED INTO OPENING FOR 1-HR. OR 2-HR. FIRE-RATED WALLS, RESPECTIVELY.
5. MINIMUM 1/2" DEPTH HILTI CP 606 FLEXIBLE FIRESTOP SEALANT.
6. MINIMUM 1/4" BEAD HILTI CP 606 FLEXIBLE FIRESTOP SEALANT APPLIED AT POINT OF CONTACT (SEE NOTE NO 3 BELOW).

NOTES:

1. MAXIMUM SIZE OF OPENING = 25"x 25".
2. ANNULAR SPACE = MINIMUM 1/2", MAXIMUM 1".
3. FOR 2-HR. FIRE-RATED WALLS ONLY, SHEET METAL DUCT MAY HAVE 0" ANNULAR SPACE AT THE BOTTOM OF THE DUCT.

GENERAL INTERIOR FINISH NOTES

GENERAL FINISH NOTES

- FOR ANY QUESTIONS REGARDING INTERIOR DESIGN DRAWINGS AND SPECIFICATIONS CONTACT DEANNA MARTINEZ: (760) 519-6214.
- ALL MATERIALS/PRODUCTS ARE TO BE INSTALLED PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- NO SUBSTITUTION OF ANY FINISHES IS ALLOWED WITHOUT APPROVAL OF DESIGN BUILD CONTRACTOR AND INTERIOR DESIGNER.
- ALL ROOMS CALLED OUT TO HAVE TILE ON WALLS AND FLOOR TO INCLUDE MANUFACTURER'S TRIM/ ACCESSORY PIECES AS REQUIRED FOR COMPLETE INSTALLATION.
- VARIOUS TILES INSTALLED TOGETHER IN PATTERNS ON ONE SURFACE (EITHER HORIZONTAL OR VERTICAL) MUST BE INSTALLED WITH THE FINISH SURFACE OF ALL TILES FLUSH WITH EACH OTHER. MAKE SURE TO CHECK ALL TILE THICKNESS AND TILE PATTERNS IN ADVANCE OF INSTALLATION TO INSURE PROPER FLUSH FINISHED SURFACE.
- ALIGN ALL CERAMIC AND PORCELAIN BASE AND FLOOR TILE.
- ALL CERAMIC AND PORCELAIN WALL TILE TO FLUSH OUT WITH BASE.
- PROVIDE SUBMITTALS OF ALL INTERIOR FINISHES, PRODUCTS AND EQUIPMENT BEING SPECIFIED ON THIS PROJECT FOR REVIEW AND APPROVAL PRIOR TO ORDER ENTRY.

CEILING FINISHES

- REFER TO ARCHITECTURAL DRAWINGS FOR NOTES ON ALL CEILING TYPES.
- REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING LOCATIONS.
- WHERE GYP. BOARD CEILINGS ARE CALLED OUT TO BE PAINTED, PAINT P7 U.N.O.
- ALL EXISTING CROWN MOULDING TO BE REPLACED WITH CM1, U.O.N.

INTERIOR DOORS AND FRAMES

- REFER TO ARCHITECTURAL DRAWINGS FOR DOOR SCHEDULE.
- ALL EXISTING PAINTED DOORS & TRIM TO REMAIN. PAINT TOUCH-UPS AS REQ'D. COLOR & PAINT SHEEN TO MATCH EXISTING ADJACENT DOOR/TRIM.
- NEW PAINTED DOORS & TRIM TO MATCH EXISTING. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS.

PAINT

- ALL SURFACE PREPARATION AND CLEANING PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH THE INSTRUCTIONS AND SPECIFICATIONS OF THE PAINT MANUFACTURER WHO'S PRODUCTS ARE BEING USED.
- CONTRACTOR TO SUBMIT PAINT DRAW DOWNS TO DESIGNER FOR APPROVAL PRIOR TO APPLICATION.
- FURNISH CERTIFICATION BY THE PAINT MANUFACTURER THAT THE PRODUCTS COMPLY WITH LOCAL REGULATIONS CONTROLLING THE USE OF VOLATILE ORGANIC COMPOUNDS (VOC'S).
- ALL PRIMERS AND FINISH COATS MUST BE LOW VOC. PROVIDE PRIMER AND FINISH-COAT MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND THE SUBSTRATE INDICATED AS RECOMMENDED BY THE MANUFACTURER.
- PRIMERS: DEEP BASE PRIMERS WILL BE REQUIRED FOR DARK/SATURATED OR POOR HIDING COLORS FOLLOW BY 2-3 FINISH COATS.
- PAINT SPECS:
 - INTERIOR GYPSUM BOARD SUBSTRAIGHTS: BENJAMIN MOORE ULTRA SPEC 500 ZERO VOC. PROVIDE 1 COAT OF APPROPRIATE PRIMER FOLLOWED BY 2 FINISH COATS.
 - INTERIOR METAL DOORS AND METAL FRAMES: BENJAMIN MOORE COROTECH PRE CATALYZED EPOXY SEMI GLOSS (V341)
- PAINT SHEENS AS FOLLOWS:
 - ALL LOCATIONS **EXCEPT** TOILET ROOMS (NON WET AREAS)
WALLS: SATIN (NON WET AREAS)
CEILING: FLAT (NON WET AREAS)
 - ALL TOILET ROOMS, BATHROOMS & WET LOCATIONS
WALLS: SEMI GLOSS (WET AREAS)
CEILINGS: SEMI GLOSS (WET AREAS)
 - PAINTED DOOR; SEMI GLOSS OR TO MATCH EXISTING
PAINTED DOOR FRAMES: SEMI GLOSS
PAINTED WINDOW FRAMES: SEMI GLOSS

MECHANICAL & ELECTRICAL GRILLES/DIFFUSERS & PANELS

- ELECTRICAL PANELS, ACCESS PANELS, HVAC VENTS AND EXPANSION JOINTS TO BE SPRAY PAINTED TO MATCH THE ADJACENT WALL COLOR. PANELS PAINTED BY BRUSH ARE NOT ACCEPTABLE.
- THERMOSTATS TO BE PLACED NEAR A CORNER OF THE ROOM OR BY LIGHT SWITCHES. DO NOT INSTALL IN THE CENTER OF A WALL.

LIGHT SWITCHES & COVER PLATES

- ALL NEW SWITCHES & COVER PLATES TO MATCH EXISTING, UNLESS NOTED OTHERWISE.

FIRE PROTECTION NOTES

- ALL WALL & CEILING FINISHES IN VERTICAL EXIT WAYS & EXIT CORRIDORS TO MEET MINIMUM CLASS A RATING.
- ALL WALL & CEILING FINISHES IN ALL OTHER SPACES TO MEET MINIMUM CLASS C RATING.
- FLOOR FINISHES FOR EXIT ENCLOSURES, ACCESS CORRIDORS, AND ADJACENT NON-SEPARATED SPACES WILL PROVIDE A MINIMUM CLASS II RATING. IN ALL OTHER AREAS THE FLOOR FINISHES WILL PROVIDE A MINIMUM CRITICAL RADIANT HEAT FLUX OF 0.1 W/CM PER NFPA 101 7.1.4.2, 10.2.8.2, 12.3.3.3, 28.3.3.3 & 42.8.3.3.3.

MILLWORK SHOP DRAWINGS

- PROVIDE MILLWORK SHOP DRAWINGS FOR DESIGNERS REVIEW AND APPROVAL PRIOR TO FABRICATION OF ALL MILLWORK

TRANSITION BETWEEN MATERIALS

TRANSITION	MATERIAL	DETAIL
CARPET TO TILE	MARBLE THRESHOLD, TS3	1/ID801
CARPET TO CARPET	BUTT JOIN AND GLUE ENTIRE SEAM SECURELY IN PLACE	N/A
TILE TO HARDWOOD	WOOD SADDLE, TS1	2/ID801
CARPET TO HARDWOOD	WOOD SADDLE, TS1	3/ID801

TRANSITION NOTES

- LEVEL CHANGES TO BE FEATHERED BACK NO LESS THAN 48".
- ALL TRANSITIONS OCCURRING UNDER DOORS TO BE CENTERED UNDER DOOR.
- ALL TRANSITIONS TO MEET ADA REQUIREMENTS.

TRANSITION STRIPS

- FOR ALL TRANSITION STRIP SPECIFICATIONS AND FINISHES, SEE SPEC SHEET ID002.

SHEET INDEX

- ID001 GENERAL INTERIOR FINISH NOTES
- ID002 INTERIOR FINISH SPECIFICATIONS
- ID101 LOWER LEVEL FLOOR - FLOOR FINISH PLAN
- ID102 FIRST FLOOR - FLOOR FINISH PLAN
- ID103 SECOND FLOOR - FLOOR FINISH PLAN
- ID201 LOWER LEVEL FLOOR - WALL FINISH PLAN
- ID202 FIRST FLOOR - WALL FINISH PLAN
- ID203 SECOND FLOOR - WALL FINISH PLAN
- ID701 INTERIOR ELEVATIONS
- ID801 INTERIOR DETAILS

> design team

> interior design:



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project #: 22-027
date: 06.06.2022
drawn by: -
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**GENERAL INTERIOR
FINISH NOTES**

INTERIOR FINISH SPECIFICATIONS

CARPET

CPT1 BROADLOOM CARPET - STAIRS, CORRIDORS, PUBLIC AREAS
MFR: SIGNATURE CARPET
SERIES: ARTISTRY 1009
COLOR: SCULPTURE 8704
FIBER: 100% CONTINUOUS FILAMENT PET
BACKING: HIGH PERFORMANCE SBR LATEX W/ ATTACHED WOVEN SECONDARY
WEIGHT: 36 OZ. PER SQ. YD
REPEAT: 9.5"W x 27.5"L
WIDTH: 12' BROADLOOM
CONTACT: ADAM PELKOFSKY, (845) 337-0918 ADAM@EVANSHATZ.COM

CPT2 CARPET TILE - STAFF OFFICE
MFR: BENTLEY MILLS
COLLECTION: LOST ANGELES
PATTERN: TRESPASS
COLOR: BRONSON CAVE 806301
STYLE NO: 8TE200AA0K
SIZE: 18" x 36"
BACKING: AFIRMA HARDBACK TILE
CONSTRUCTION: TUFTEDED TEXTURED LOOP
FIBER: ANTRON LUMENA TYPE 6.6 SOLUTION DYED NYLON
FINISH: XTERA SOIL STAIN PROTECTION
YARN WEIGHT: 21 OZ. / SQ. YD.
THICKNESS: 0.205" / 5.2MM
RADIANT PANEL CLASS I ASTM-E648
INSTALLATION: BRICK PATTERN
CONTACT: WENDY JORGENSEN, (201) 310-7069 WENDY.JORGENSEN@BENTLEYMILLS.COM

CPT3 CARPET TILE - BEDROOMS
DISTR: BENTLEY MILLS
MFR: MODULYSS
COLLECTION: 42 PATCHWORK
COLOR: 957
SIZE: 19.7" x 19.7"
BACKING: BACK2BACK ENHANCED W/ THERMOPLASTIC ELASTOMER REINFORCED W/ GLASS FIBER FLEECE
CONSTRUCTION: TUFTEDED 1/10" LOOP, PRINTED
FIBER: 100% PA 6 IMPREL
YARN WEIGHT: 17.8 OZ. / SQ. YD.
THICKNESS: 0.26"
RADIANT PANEL CLASS I ASTM-E648
INSTALLATION: QUARTER TURN
CONTACT: WENDY JORGENSEN, (201) 310-7069 WENDY.JORGENSEN@BENTLEYMILLS.COM

CPT4 CARPET TILE - THERAPY ROOMS
MFR: INTERFACE CARPET
COLLECTION: WORLD WOVEN
PATTERN: FRENCH SEAMS
COLOR: VERSAILLES 105610
STYLE NO: 25550AK00
SIZE: 9.845" x 39.38" / 25CM x 1M
BACKING: GLASBAC
CONSTRUCTION: TUFTEDED CUT & LOOP
FIBER: POST CONSUMER AQUAFIL TYPE 6.6 SOLUTION DYED NYLON
FINISH: PROTEKT SOIL STAIN PROTECTION
YARN WEIGHT: 21 OZ. / SQ. YD.
THICKNESS: 0.085" / 2.2MM
RADIANT PANEL CLASS I ASTM-E648
INSTALLATION: ASHLAR
CONTACT: HARRISON GANZ, (203) 940-0236 HARRISON.GANZ@INTERFACE.COM

RESILIENT FLOORING

LVT1 LUXURY VINYL PLANK TILE - NURSE OFFICE & LOWER LEVEL
MFR: TARKETT CONTRACT
SERIES: ID LATITUDE SERIES - WOOD
COLOR: SCOUT PLWD 4694 WW
NOMINAL SIZE: 6" x 48" PLANK
WEAR LAYER: 20 MIL
THICKNESS: 3MM (0.120")
EDGE: SQUARE
EMBOSS: STANDARD
CONTACT: JOHN MAIOLO, (516) 967-0017 JOHN.MAIOLO@TARKETT.COM

FLOOR TILE

FT1 PORCELAIN TILE - BATHROOM FLOORS
MFR: GARDEN STATE TILE
SERIES: ARKSTONE FLOAT
COLOR: MELTED ICE
FINISH: HONED
THICKNESS: 8MM
SIZE: 12" x 24"
GROUT: BOSTIK - LUNAR H196 (SANDED)
GROUT SIZE: PER MFR'S RECOMMENDATION
NOTE: N/A
CONTACT: GINA VANARELLI, (201) 486-5006 GVANARELLI@GSTILE.COM

FT2 PORCELAIN TILE
MFR: GARDEN STATE TILE
SERIES: PARQUET
COLOR: NOGAL
FINISH: MATTE
THICKNESS: 11.3MM
SIZE: 6" x 48"
GROUT: MAPEI - COCOA 79 (SANDED)
GROUT SIZE: PER MFR'S INSTRUCTIONS
NOTE: N/A
CONTACT: GINA VANARELLI, (201) 486-5006 GVANARELLI@GSTILE.COM

BASE

B1 WALL BASE
EXISTING WALL BASE TO REMAIN. IF TOUCHUPS ARE REQ'D, PAINT P2.

B2 WALL BASE
PROVIDE NEW WALL BASE TO MATCH EXISTING ADJ. AREAS.
FINISH: PAINT, P2

PAINT

P1 PAINT - ALL WALLS, U.O.N.
MFR: BENJAMIN MOORE
COLOR: HORIZON
SKU: 1478
FINISH: PER ID001 NOTES

P2 PAINT - TRIM
MFR: BENJAMIN MOORE
COLOR: WHITE DOVE
SKU: OC-17
FINISH: PER ID001 NOTES

P3 PAINT - THERAPY ROOMS
MFR: BENJAMIN MOORE
COLOR: GRAY WISP
SKU: 1570
FINISH: PER ID001 NOTES

P4 PAINT - BATHROOMS
MFR: BENJAMIN MOORE
COLOR: MT. RAINIER GRAY
SKU: 2129-60
FINISH: PER ID001 NOTES

P5 PAINT - ACCENT
MFR: BENJAMIN MOORE
COLOR: BLACK PEPPER
SKU: 2130-40
FINISH: PER ID001 NOTES

P6 PAINT - ACCENT
MFR: BENJAMIN MOORE
COLOR: BAKED TERRACOTTA
SKU: 1202
FINISH: PER ID001 NOTES

P7 PAINT - CEILINGS
MFR: BENJAMIN MOORE
COLOR: DECORATOR'S WHITE
SKU: OC-149
FINISH: PER ID001 NOTES

P8 PAINT - KITCHEN CABINETS
MFR: BENJAMIN MOORE
COLOR: EVENING DOVE
SKU: 2128-30
FINISH: PER ID001 NOTES

WALL TILE

WT1 WALL TILE - SHOWER WALLS
MFR: GENROSE TILE
SERIES: PANE
COLOR: BIANCO
FINISH: POLISHED
SIZE: 4" x 12"
GROUT: MAPEI - WHITE 00 (UNSANDED)
GROUT SIZE: PER MFR'S RECOMMENDATION
NOTE: INSTALL IN HORIZONTAL STACKED JOINT PATTERN
CONTACT: RACHEL WINTNER (516) 680-4800 RACHELW@GENROSE.COM

WT2 WALL TILE - KITCHEN BACKSPLASH
MFR: GENROSE TILE
COLLECTION: IBIZA
COLOR: ARCTIC
FINISH: POLISHED
SIZE: 2.5" X 8"
GROUT: MAPEI - WHITE 00 (UNSANDED)
NOTE: INSTALL IN VERTICAL STACKED JOINT PATTERN
CONTACT: RACHEL WINTNER (516) 680-4800 RACHELW@GENROSE.COM

TRANSITION STRIPS

TS1 METAL TILE TRIM - TILE CAP
MFR: SCHLUTER SYSTEMS
TYPE: JOLLY
FINISH: SATIN ANODIZED ALUMINUM
SIZE: AS REQ'D PER INSTALLATION
NOTE: USE MATCHING 90° INSIDE & OUTSIDE CORNER TRIM PIECE AT ALL INSIDE & OUTSIDE CORNERS OF TILE WAINSCOT.

TS2 WOOD SADDLE THRESHOLD - FLOORING TRANSITIONS
PROFILE: DOUBLE BEVEL
SPECIES: OAK
FINISH: TO BE STAINED TO MATCH PL1
SIZE: AS REQ'D PER INSTALLATION, VERIFY HEIGHT OF FLOORING.
NOTE: PROVIDE DESIGNER SAMPLE FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

CHAIR RAIL

CR1 CHAIR RAIL - GROUP / CLASSROOM
MFR: DYKE'S LUMBER OR EQ.
PROFILE: 524 CHAIR RAIL
SIZE: 3-1/4"H x 3/4"D
FINISH: TO BE PAINTED, P2.

CROWN MOULDING

CM1 CROWN MOULDING
MFR: DYKE'S LUMBER OR EQ.
PROFILE: 165 CROWN
SIZE: 3-1/2"H x 11/16"D
FINISH: TO BE PAINTED, P2.
NOTE: TO REPLACE EXISTING CROWN MOULDING LOCATIONS ONLY.

WALL PROTECTION

WP1 WALL PROTECTION - GROUP / CLASSROOM
MFR: C-S ACROVYN
TYPE: RIGID SHEET VINYL
THICKNESS: .040"
COLOR: FOG #265
TEXTURE: SUEDE
SIZE: 4' x 10'
NOTE: USE ALL COLOR MATCHED INSIDE / OUTSIDE CORNER PIECES & TRIM.

PLASTIC LAMINATE

PL1 PLASTIC LAMINATE
MFR: WILSONART
COLOR: WALNUT HEIGHTS
ITEM#: 7965-12
FINISH: SOFT GRAIN W/ AEON
CONTACT: PATRICIA DAURIA, (516) 935-6980 DAURIA@WILSONART.COM

QUARTZ SURFACING

OZ1 QUARTZ SURFACE - BATHROOM VANITIES
MFR: CAESARSTONE
COLLECTION: SUPER NATURAL
COLOR: STATUARIO MAXIMUS 5031
FINISH: POLISHED
EDGE PROFILE: EASED
SIZE: STANDARD SLAB, 56.5" x 120"
RATING: NSF CERTIFIED

CABINET PULL

CP1 CABINET PULL
MFR: RICHELIEU
STYLE: CONTEMPORARY METAL PULL - 107
MODEL#: BP1076140
SIZE: 4" CENTER TO CENTER
4-3/8" OVERALL LENGTH
FINISH: CHROME
CONTACT: MINDI KAUNFER, MKAUNFER@RICHELIEU.COM (973) 219-8314

MIRROR

MR1 MIRROR - RESIDENT BATHROOMS
MFR: SHADES OF LIGHT
PRODUCT: REFRESHINGLY RECTANGULAR MIRROR
SKU: MW19139 GL
FINISH: GOLD
SIZE: 24"W x 36"H x 1"D
NOTE: DESIGNER SPECIFIED & SUPPLIED, CONTRACTOR INSTALLED

MR2 MIRROR - BATHROOM #210
MFR: SHADES OF LIGHT
PRODUCT: MINIMAL ESSENTIALS MIRROR - RECTANGLE
SKU: MW19082 BK
FINISH: BLACK
SIZE: 40"W x 22"H (TO BE INSTALLED HORIZONTALLY)
NOTE: DESIGNER SPECIFIED/SUPPLIED, CONTRACTOR INSTALLED.

SHOWER CURTAIN

SC1 SHOWER CURTAIN
DISTRIBUTOR: WAYFAIR
MFR: WROUGHT STUDIO
PRODUCT: CAMPANELLA STRIPE COTTON SINGLE SHOWER CURTAIN
SKU: W000617783
CONTENTS: 100% COTTON
SIZE: STANDARD 72" x 72"
CARE: MACHINE WASHABLE
INCLUDES: 12 STITCH ENFORCED HOOK HOLES
NOTE: DESIGNER SPECIFIED AND SUPPLIED, CONTRACTOR INSTALLED

SC2 SHOWER CURTAIN LINER
DISTRIBUTOR: WAYFAIR
MFR: LAURA ASHLEY
PRODUCT: PEVA SINGLE SHOWER CURTAIN LINER
SKU: KBFC1114
COLOR: FROSTY
CONTENTS: PEVA VINYL
SIZE: STANDARD 72" x 72"
INCLUDES: 12 STITCH ENFORCED HOOK HOLES
NOTE: DESIGNER SPECIFIED AND SUPPLIED, CONTRACTOR INSTALLED

> design team

> interior design:



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> project



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no.	description	date

> drawing information

project #: 22-027
date: 06.06.2022
drawn by: -
checked by: -
scale: AS NOTED

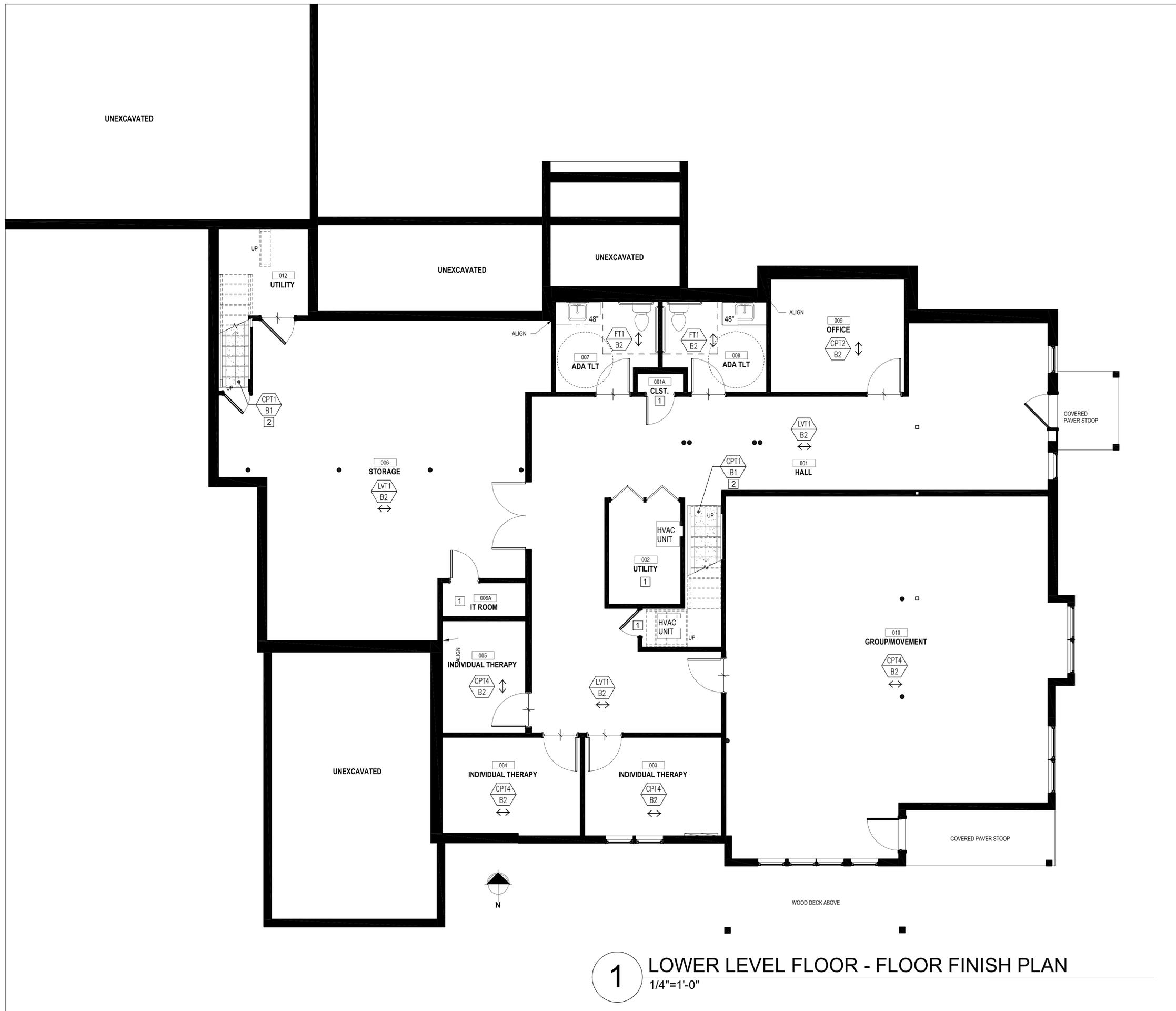
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INTERIOR FINISH
SPECIFICATIONS

ID002

sheet number



1 LOWER LEVEL FLOOR - FLOOR FINISH PLAN
1/4"=1'-0"

GENERAL NOTES

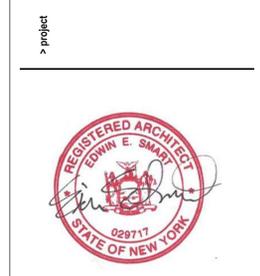
- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- FLOORING TRANSITIONS BETWEEN NEW AND EXISTING FLOORING TO BE CENTERED UNDER DOOR. REFER TO TRANSITION MATRIX ON ID001 FOR TRANSITION TYPE AND DETAIL.

SYMBOL LEGEND

- 1 KEYNOTE
- LVT1
B1 FLOOR FINISH
— BASE FINISH
- + FLOORING MATERIAL TRANSITION. WHERE TRANSITION OCCURS AT DOOR OPENINGS, TRANSITION SHALL BE CENTERED UNDER DOOR. REFER TO D001 FOR TRANSITION NOTES.
- ↔ DIRECTION OF FLOORING
- 1 D701 DETAIL REFERENCE
— DETAIL NUMBER
— SHEET NUMBER
- ↔ ALIGN SURFACES

KEYNOTES

- CONTINUE ADJACENT FLOORING AND BASE INTO ROOM. DIRECTION AS INDICATED.
- CARPET ON STAIRS TO HAVE 4" EXPOSED FLOORING ON EITHER SIDE. EXPOSED EDGES OF CARPET TO BE BOUND. EXISTING STRINGER TO REMAIN. TOUCH UP AS REQ'D TO MATCH EXISTING.
- CLEAN AND PREP GARAGE FLOORING FOR NEW SEALER. CONFIRM W/ OWNER PRIOR TO WORK COMMENCEMENT.
- SHOWER BASE PAN PER ARCHITECTURAL DRAWINGS.
- AREA NOTED HAS EXISTING RADIANT SUB-FLOOR, WHICH IS TO REMAIN. CAREFULLY DEMO EXISTING TILE FLOOR THROUGHOUT AND PROVIDE NEW PORCELAIN FLOOR TILE (FT2). DIRECTION AS NOTED ON PLAN. EXISTING WALL BASE TO REMAIN, TO BE PAINTED P2. WHERE DEMO OCCURS, PROVIDE B2.
- EXISTING PORCELAIN TILE TO REMAIN. STEAM CLEAN & RESEAL GROUT AS REQ'D.



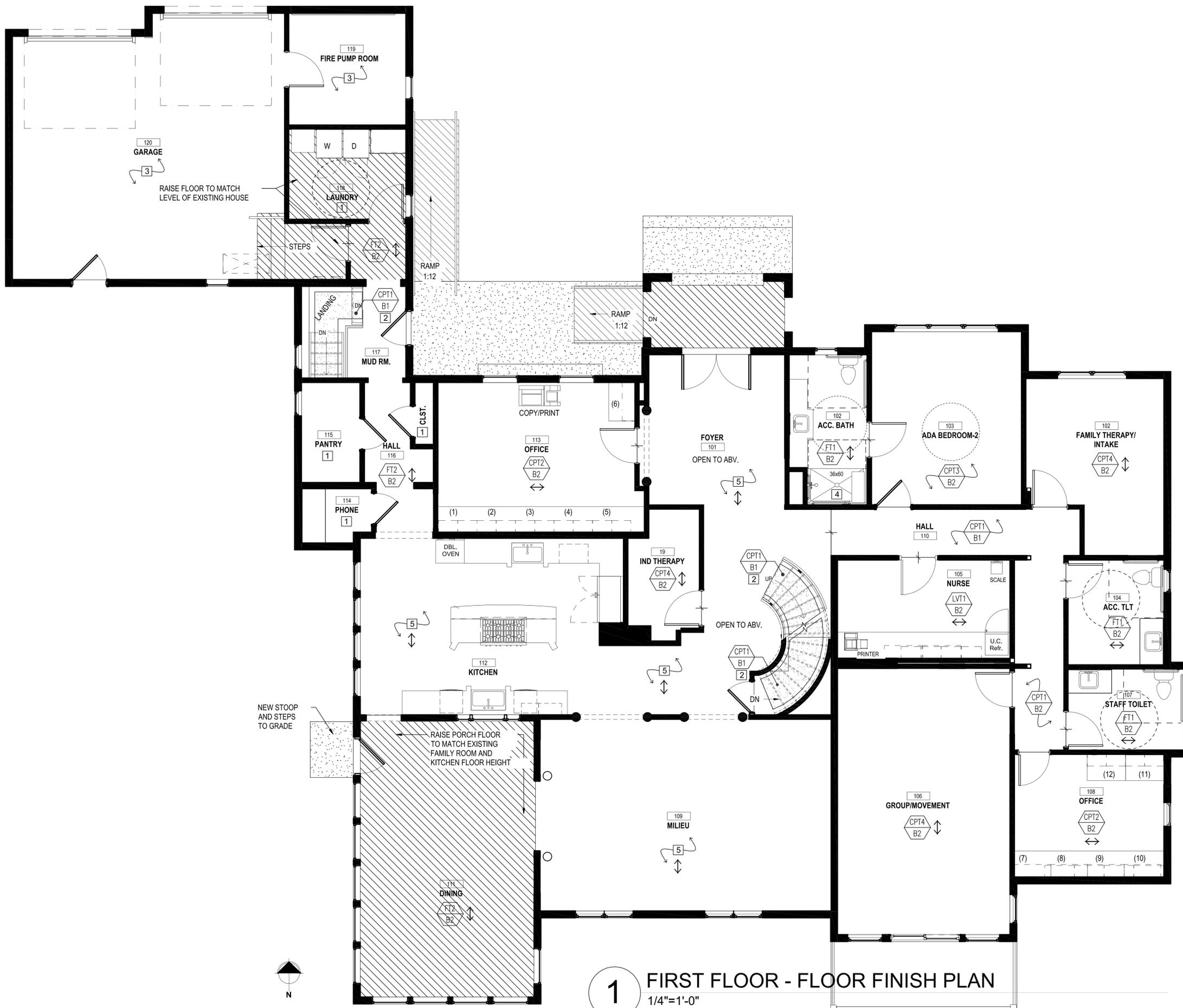
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project #: 22-027
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LOWER LEVEL
FLOOR FINISH PLAN

ID101
sheet number



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

GENERAL NOTES

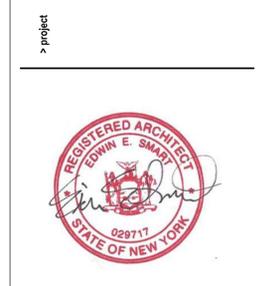
- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- FLOORING TRANSITIONS BETWEEN NEW AND EXISTING FLOORING TO BE CENTERED UNDER DOOR. REFER TO TRANSITION MATRIX ON ID001 FOR TRANSITION TYPE AND DETAIL.

SYMBOL LEGEND

- 1 KEYNOTE
- LVT1 B1 FLOOR FINISH
- B1 BASE FINISH
- FLOORING MATERIAL TRANSITION. WHERE TRANSITION OCCURS AT DOOR OPENINGS, TRANSITION SHALL BE CENTERED UNDER DOOR. REFER TO D001 FOR TRANSITION NOTES.
- DIRECTION OF FLOORING
- DETAIL REFERENCE
- 1 D701 DETAIL NUMBER
- SHEET NUMBER
- ALIGN SURFACES

KEYNOTES

- CONTINUE ADJACENT FLOORING AND BASE INTO ROOM. DIRECTION AS INDICATED.
- CARPET ON STAIRS TO HAVE 4" EXPOSED FLOORING ON EITHER SIDE. EXPOSED EDGES OF CARPET TO BE BOUND. EXISTING STRINGER TO REMAIN. TOUCH UP AS REQ'D TO MATCH EXISTING.
- CLEAN AND PREP GARAGE FLOORING FOR NEW SEALER. CONFIRM W/ OWNER PRIOR TO WORK COMMENCEMENT.
- SHOWER BASE PAN PER ARCHITECTURAL DRAWINGS.
- AREA NOTED HAS EXISTING RADIANT SUB-FLOOR, WHICH IS TO REMAIN. CAREFULLY DEMO EXISTING TILE FLOOR THROUGHOUT AND PROVIDE NEW PORCELAIN FLOOR TILE (FT2). DIRECTION AS NOTED ON PLAN. EXISTING WALL BASE TO REMAIN, TO BE PAINTED P2. WHERE DEMO OCCURS, PROVIDE B2.
- EXISTING PORCELAIN TILE TO REMAIN. STEAM CLEAN & RESEAL GROUT AS REQ'D.



revision schedule

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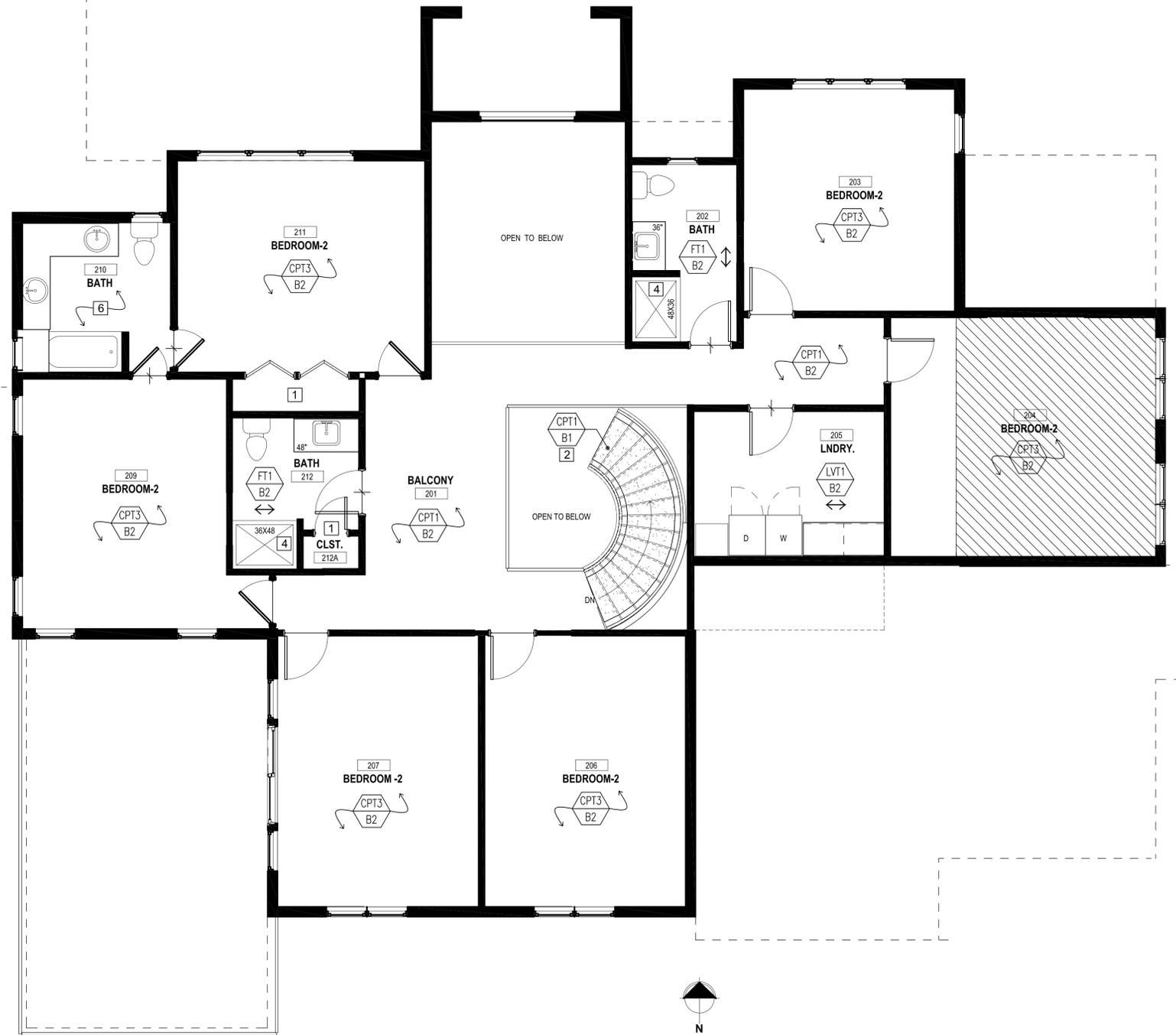
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> sheet name
FIRST FLOOR
FLOOR FINISH PLAN

ID102
sheet number



1 SECOND FLOOR - FLOOR FINISH PLAN
1/4"=1'-0"

GENERAL NOTES

- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- FLOORING TRANSITIONS BETWEEN NEW AND EXISTING FLOORING TO BE CENTERED UNDER DOOR. REFER TO TRANSITION MATRIX ON ID001 FOR TRANSITION TYPE AND DETAIL.

SYMBOL LEGEND

- 1 KEYNOTE
- LVT1 B1 — FLOOR FINISH
- B1 — BASE FINISH
- FLOORING MATERIAL TRANSITION. WHERE TRANSITION OCCURS AT DOOR OPENINGS, TRANSITION SHALL BE CENTERED UNDER DOOR. REFER TO D001 FOR TRANSITION NOTES.
- ↔ DIRECTION OF FLOORING
- DETAIL REFERENCE
- 1 D7071 — DETAIL NUMBER
- SHEET NUMBER
- ↔ ALIGN SURFACES

KEYNOTES

- CONTINUE ADJACENT FLOORING AND BASE INTO ROOM. DIRECTION AS INDICATED.
- CARPET ON STAIRS TO HAVE 4" EXPOSED FLOORING ON EITHER SIDE. EXPOSED EDGES OF CARPET TO BE BOUND. EXISTING STRINGER TO REMAIN. TOUCH UP AS REQ'D TO MATCH EXISTING.
- CLEAN AND PREP GARAGE FLOORING FOR NEW SEALER. CONFIRM W/ OWNER PRIOR TO WORK COMMENCEMENT.
- SHOWER BASE PAN PER ARCHITECTURAL DRAWINGS.
- AREA NOTED HAS EXISTING RADIANT SUB-FLOOR, WHICH IS TO REMAIN. CAREFULLY DEMO EXISTING TILE FLOOR THROUGHOUT AND PROVIDE NEW PORCELAIN FLOOR TILE (FT2). DIRECTION AS NOTED ON PLAN. EXISTING WALL BASE TO REMAIN, TO BE PAINTED P2. WHERE DEMO OCCURS, PROVIDE B2.
- EXISTING PORCELAIN TILE TO REMAIN. STEAM CLEAN & RESEAL GROUT AS REQ'D.

> design team

> interior design:
dig
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BRONX, NY 10470
718-252-0225

> MEP consultant:
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> owner agency
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290 PHILLIPS HILL ROAD
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> project



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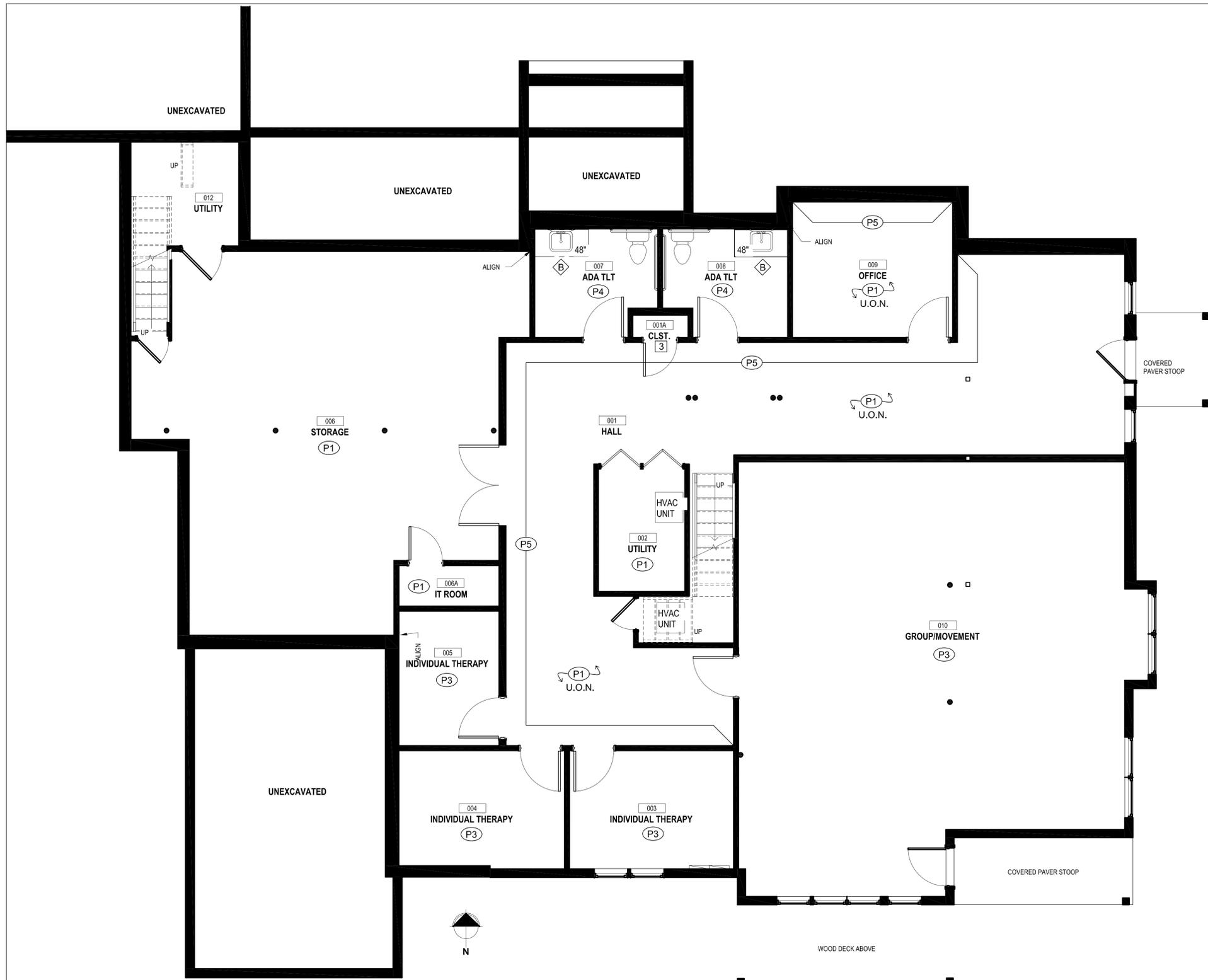
> drawing information

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> sheet name
SECOND FLOOR
-
FLOOR FINISH
PLAN

ID103
sheet number



1 LOWER LEVEL FLOOR - WALL FINISH PLAN
1/4"=1'-0"

GENERAL NOTES

- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- ALL WALLS TO BE PAINTED P1, U.O.N.
- ALL EXISTING CROWN MOULDING TO BE REPLACED WITH CM1, U.O.N.
- ALL EXISTING PAINTED COLUMNS, TRIM, BASE, STAIR RISERS, STRINGERS, BALUSTERS, WINDOW FRAMES, DOORS & DOOR FRAMES TO BE PAINTED P2.

SYMBOL LEGEND

- (P1) WALL FINISH
- [1] KEYNOTE
- (A) CABINETS FINISH
- (1) ELEVATION REFERENCE
- (D701) ELEVATION NUMBER
- (D701) SHEET NUMBER

KEYNOTES

- EXISTING WALL FINISHES TO REMAIN.
- WALLS TO BE FINISHED WITH A WAINSCOT OF WALL PROTECTION. WP1 WITH CHAIR RAIL, CR1 ABOVE. CENTER OF CHAIR RAIL TO BE MOUNTED AT 32" A.F.F. WALLS ABOVE TO BE PAINTED. COLOR AS INDICATED ON PLAN.
- CONTINUE ADJACENT WALL FINISHES INTO THIS AREA.
- TYPICAL NEW SHOWER FINISHES, REFER TO ELEVATIONS 1-2/D701.
- EXISTING CROWN MOULDING TO BE DEMO'D. PATCH & REPAIR WALL AS REQ'D AND PREP FOR PAINT. COLOR AS INDICATED ON PLAN.
- EXISTING VANITY AND PLUMBING FIXTURES TO REMAIN. PROVIDE NEW VANITY MIRROR, MR2 ABOVE EACH SINK.

CABINETS FINISHES

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND MEP DRAWINGS FOR PLUMBING SPECIFICATIONS.

- (A) STAFF / MISC. AREAS
TOPS: PL1
FACES: PL1
CABINET HARDWARE: CP1
- (B) NEW BATHROOM VANITIES
TOPS & BACKSPLASH: QZ1
FACES: PL1
CABINET HARDWARE: CP1
REFER TO ELEVATION 3/ID701 FOR TYP. VANITY MIRROR & LIGHTING INSTALLATION HEIGHTS.
- (C) KITCHEN CABINETS
EXISTING KITCHEN CABINETS TO REMAIN / BE MODIFIED PER ARCHITECTURAL DRAWINGS.
EXISTING CABINETS TO BE SANDED & PREPPED FOR PAINT.
FACES: P8
NEW COUNTERTOPS: QZ1
NEW BACKSPLASH: WT2
CABINET HARDWARE: REPURPOSE EXISTING.

> design team

> interior design:



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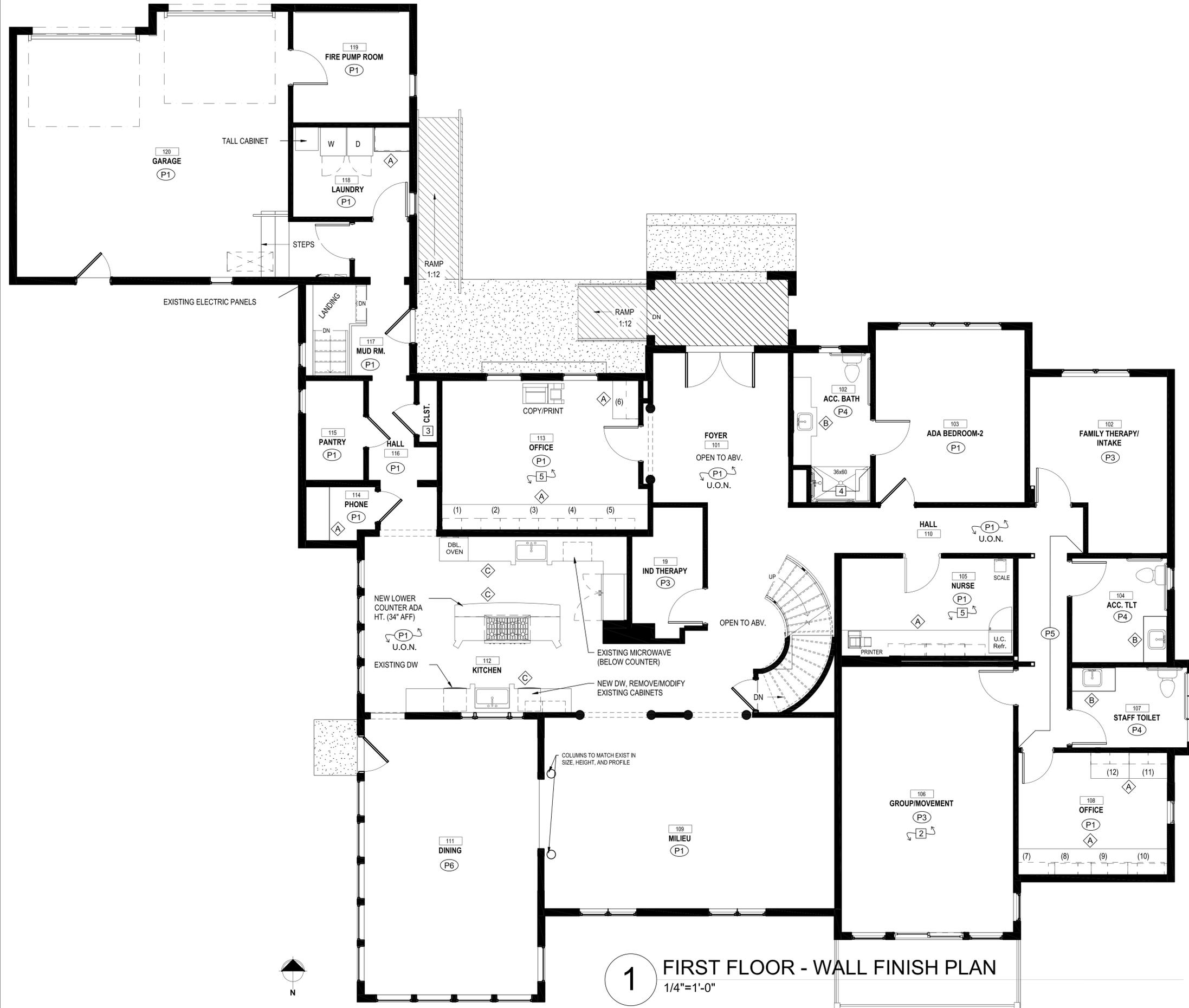
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> sheet name

LOWER LEVEL
WALL FINISH PLAN



1 FIRST FLOOR - WALL FINISH PLAN
1/4"=1'-0"

GENERAL NOTES

- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- ALL WALLS TO BE PAINTED P1, U.O.N.
- ALL EXISTING CROWN MOULDING TO BE REPLACED WITH CM1, U.O.N.
- ALL EXISTING PAINTED COLUMNS, TRIM, BASE, STAIR RISERS, STRINGERS, BALUSTERS, WINDOW FRAMES, DOORS & DOOR FRAMES TO BE PAINTED P2.

SYMBOL LEGEND

- (P1) WALL FINISH
- [1] KEYNOTE
- (A) CABINETRY FINISH
- (1 / 701) ELEVATION REFERENCE
ELEVATION NUMBER
SHEET NUMBER

KEYNOTES

- EXISTING WALL FINISHES TO REMAIN.
- WALLS TO BE FINISHED WITH A WAINSCOT OF WALL PROTECTION, WP1 WITH CHAIR RAIL, CR1 ABOVE. CENTER OF CHAIR RAIL TO BE MOUNTED AT 32" A.F.F. WALLS ABOVE TO BE PAINTED. COLOR AS INDICATED ON PLAN.
- CONTINUE ADJACENT WALL FINISHES INTO THIS AREA.
- TYPICAL NEW SHOWER FINISHES, REFER TO ELEVATIONS 1-2/D701.
- EXISTING CROWN MOULDING TO BE DEMO'D. PATCH & REPAIR WALL AS REQ'D AND PREP FOR PAINT. COLOR AS INDICATED ON PLAN.
- EXISTING VANITY AND PLUMBING FIXTURES TO REMAIN. PROVIDE NEW VANITY MIRROR, MR2 ABOVE EACH SINK.

CABINETRY FINISHES

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND MEP DRAWINGS FOR PLUMBING SPECIFICATIONS.

- (A) STAFF / MISC. AREAS
TOPS: PL1
FACES: PL1
CABINET HARDWARE: CP1
- (B) NEW BATHROOM VANITIES
TOPS & BACKSPLASH: QZ1
FACES: PL1
CABINET HARDWARE: CP1
REFER TO ELEVATION 3/ID701 FOR TYP. VANITY MIRROR & LIGHTING INSTALLATION HEIGHTS.
- (C) KITCHEN CABINETRY
EXISTING KITCHEN CABINETS TO REMAIN / BE MODIFIED PER ARCHITECTURAL DRAWINGS. EXISTING CABINETS TO BE SANDED & PREPPED FOR PAINT.
FACES: P8
NEW COUNTERTOPS: QZ1
NEW BACKSPLASH: WT2
CABINET HARDWARE: REPURPOSE EXISTING.

> design team

> interior design:
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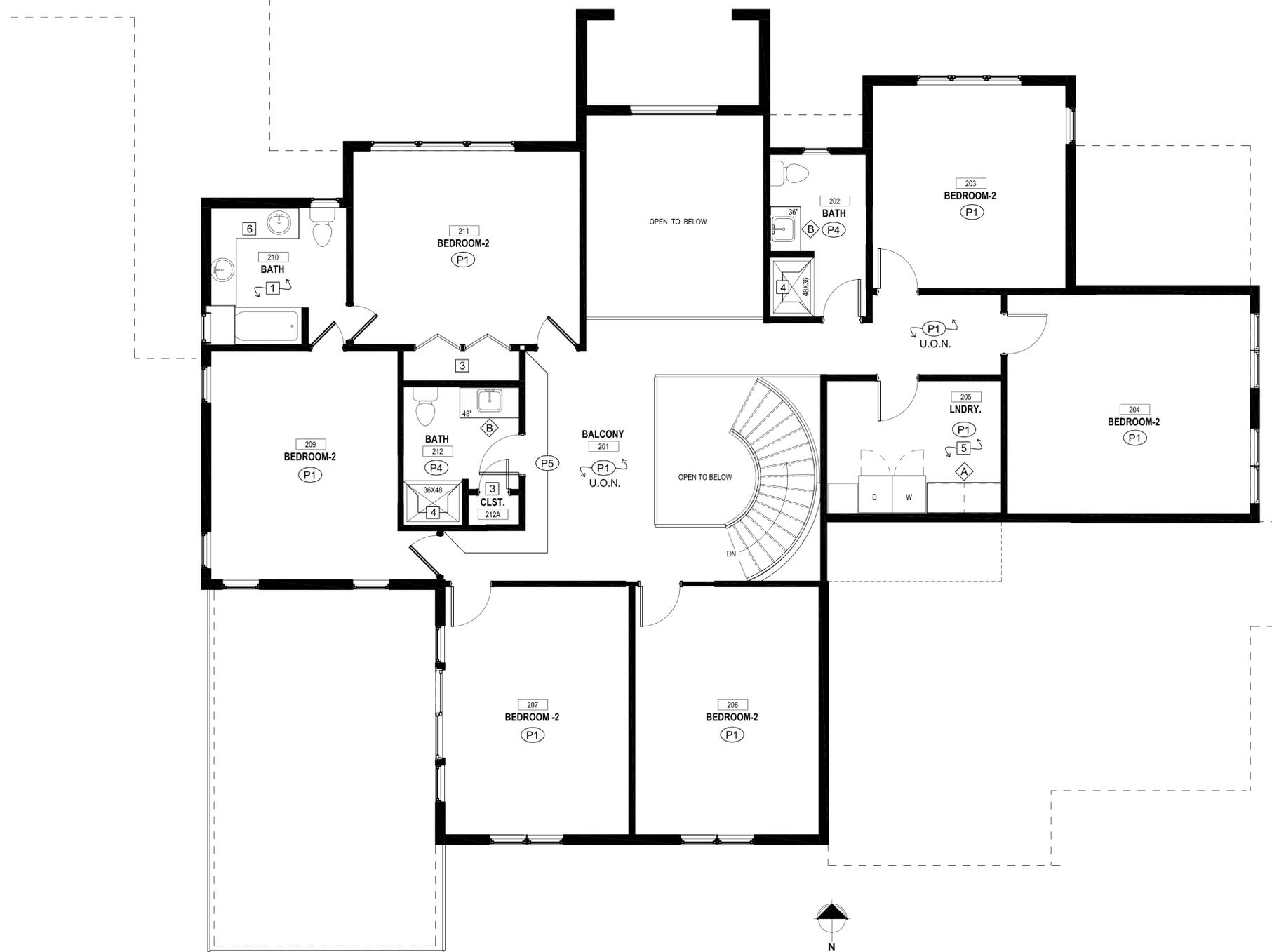
> drawing information

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> sheet name
FIRST FLOOR
-
WALL FINISH PLAN

ID202
sheet number



1 SECOND FLOOR - WALL FINISH PLAN
1/4"=1'-0"

GENERAL NOTES

- SEE SHEET ID001 FOR GENERAL FINISH NOTES.
- SEE SHEET ID002 FOR FINISH SPECIFICATIONS.
- ALL WALLS TO BE PAINTED P1, U.O.N.
- ALL EXISTING CROWN MOULDING TO BE REPLACED WITH CM1, U.O.N.
- ALL EXISTING PAINTED COLUMNS, TRIM, BASE, STAIR RISERS, STRINGERS, BALUSTERS, WINDOW FRAMES, DOORS & DOOR FRAMES TO BE PAINTED P2.

SYMBOL LEGEND

- (P1) WALL FINISH
- [1] KEYNOTE
- (A) CABINETS FINISH
- (1 / D701) ELEVATION REFERENCE
ELEVATION NUMBER
SHEET NUMBER

KEYNOTES

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- EXISTING CROWN MOULDING TO BE DEMO'D. PATCH & REPAIR WALL AS REQ'D AND PREP FOR PAINT. COLOR AS INDICATED ON PLAN.
- EXISTING VANITY AND PLUMBING FIXTURES TO REMAIN. PROVIDE NEW VANITY MIRROR, MR2 ABOVE EACH SINK.

CABINETS FINISHES

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND MEP DRAWINGS FOR PLUMBING SPECIFICATIONS.

- (A) STAFF / MISC. AREAS
TOPS: PL1
FACES: PL1
CABINET HARDWARE: CP1
- (B) NEW BATHROOM VANITIES
TOPS & BACKSPLASH: QZ1
FACES: PL1
CABINET HARDWARE: CP1
REFER TO ELEVATION 3/ID701 FOR TYP. VANITY MIRROR & LIGHTING INSTALLATION HEIGHTS.
- (C) KITCHEN CABINETS
EXISTING KITCHEN CABINETS TO REMAIN / BE MODIFIED PER ARCHITECTURAL DRAWINGS.
EXISTING CABINETS TO BE SANDED & PREPPED FOR PAINT.
FACES: P8
NEW COUNTERTOPS: QZ1
NEW BACKSPLASH: WT2
CABINET HARDWARE: REPURPOSE EXISTING.

> design team

> interior design:



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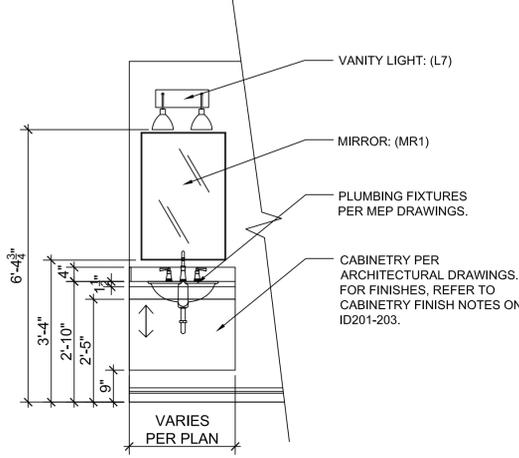
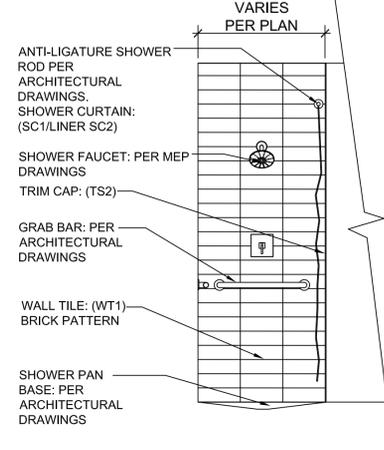
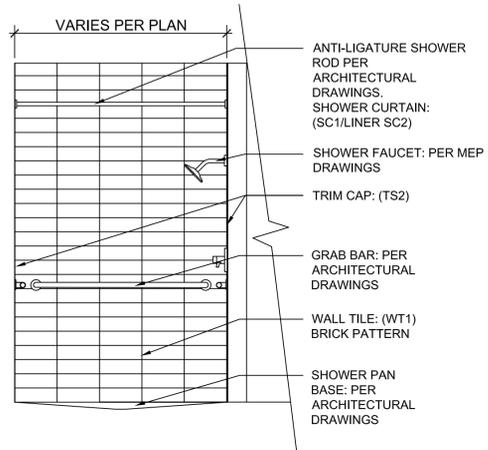
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SECOND FLOOR
WALL FINISH PLAN

ID203
sheet number



1 TYP. TILED SHOWER WALLS
1/2"=1'-0"

2 TYP. TILED SHOWER WALLS
1/2"=1'-0"

3 TYP. VANITY LIGHT MOUNTING
1/2"=1'-0"

> design team

> interior design:



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INTERIOR ELEVATIONS

> design team



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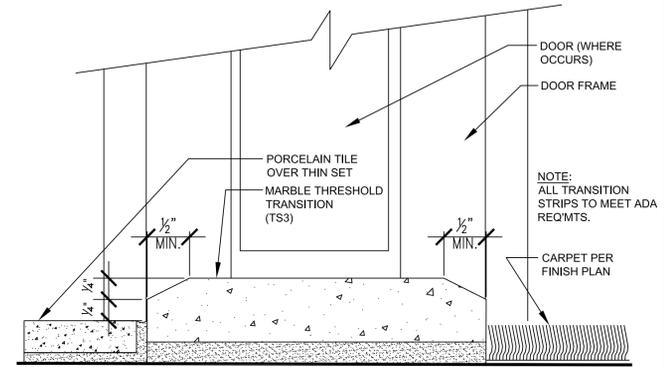
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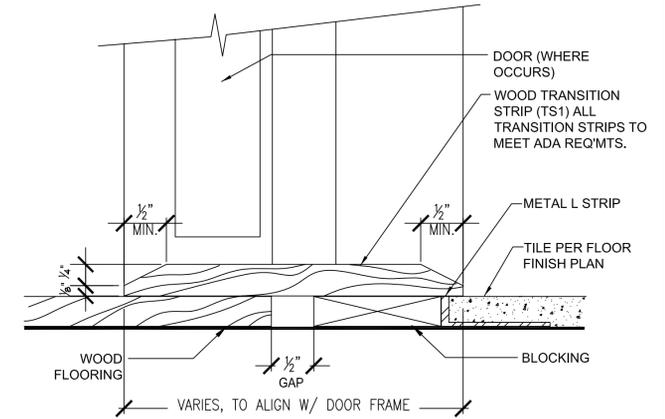
INTERIOR DETAILS

ID801

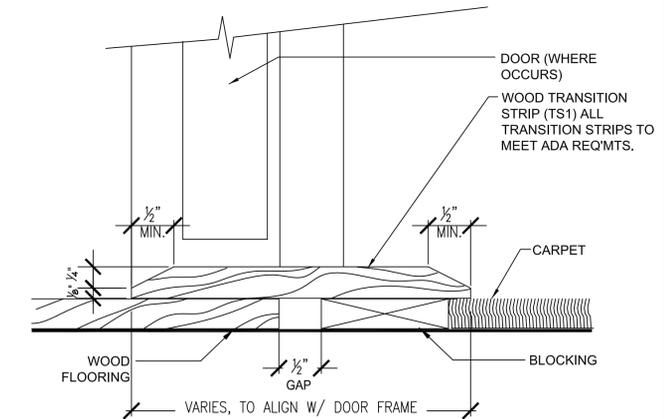
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1 CARPET TO TILE
NOT TO SCALE



2 TILE TO HARDWOOD FLOORING
NOT TO SCALE



3 CARPET TO WOOD FLOORING
NOT TO SCALE

> design team

> interior design:



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> project



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no.	description	date

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project #: 22-027
date: 06.28.2022
drawn by: CWE
checked by: CGW
scale: sheet scale 1 inch

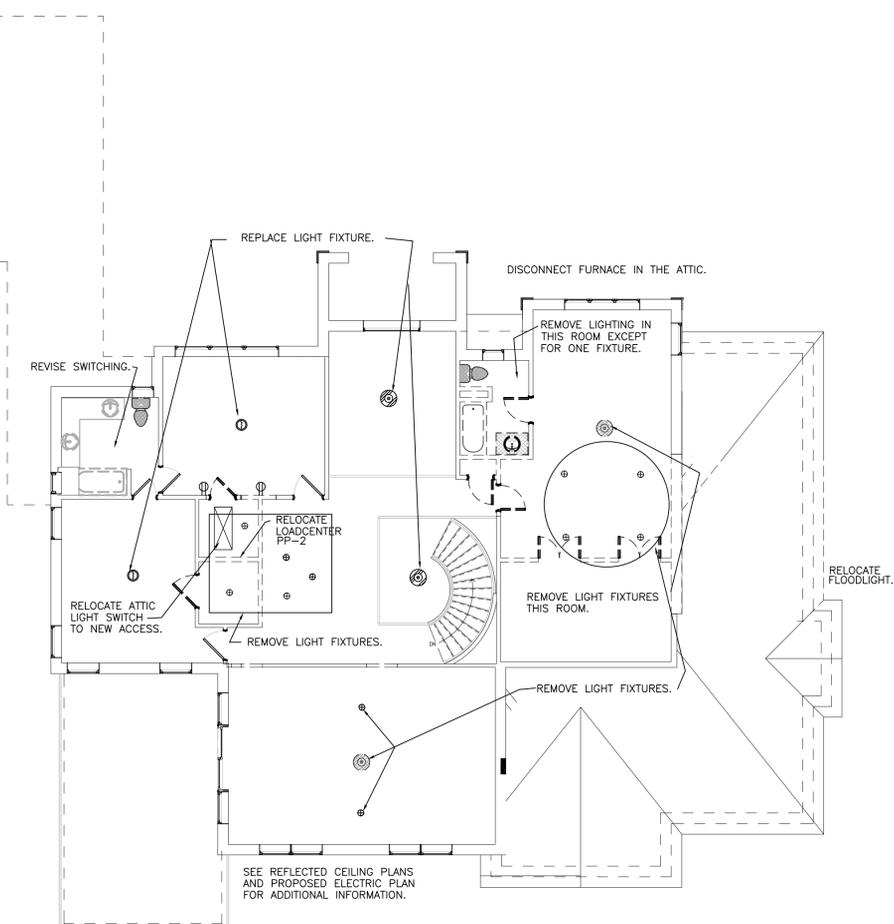
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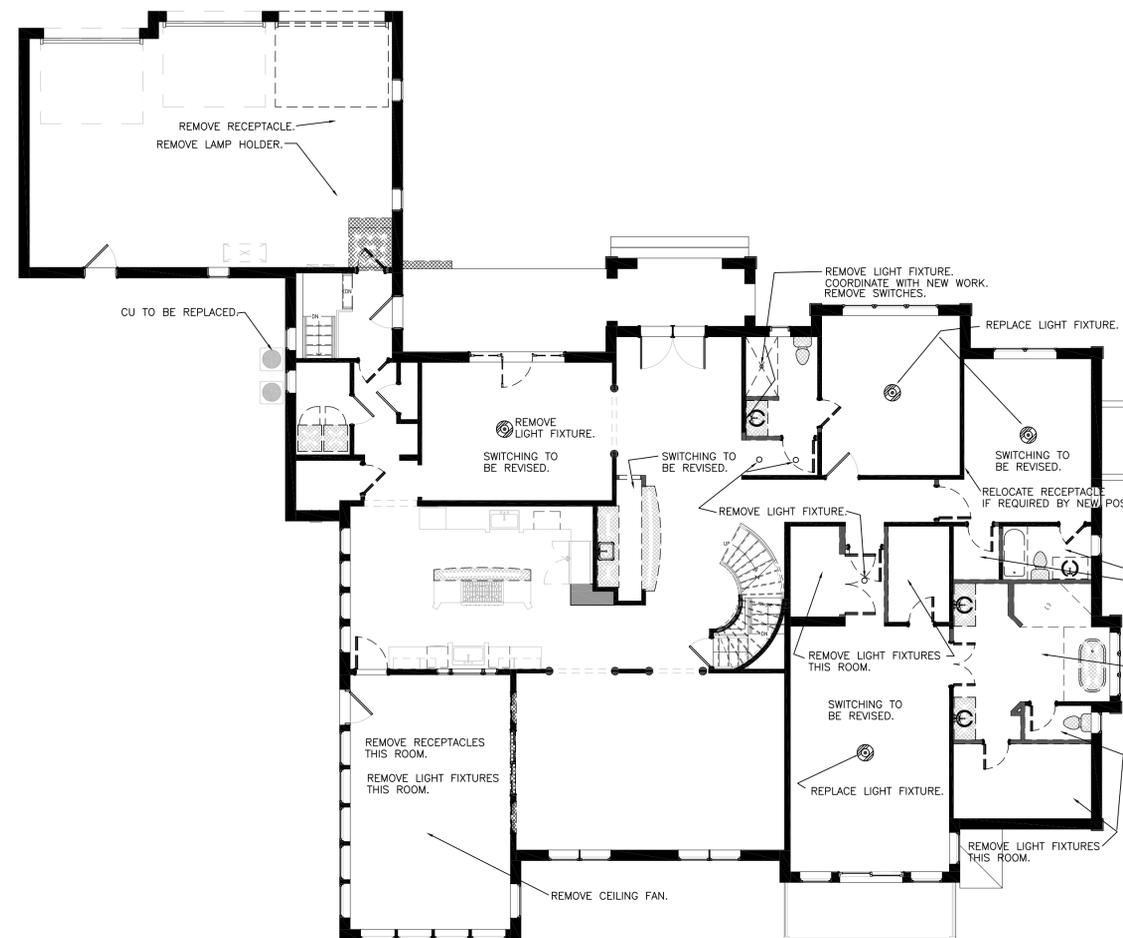
REMOVALS

E001

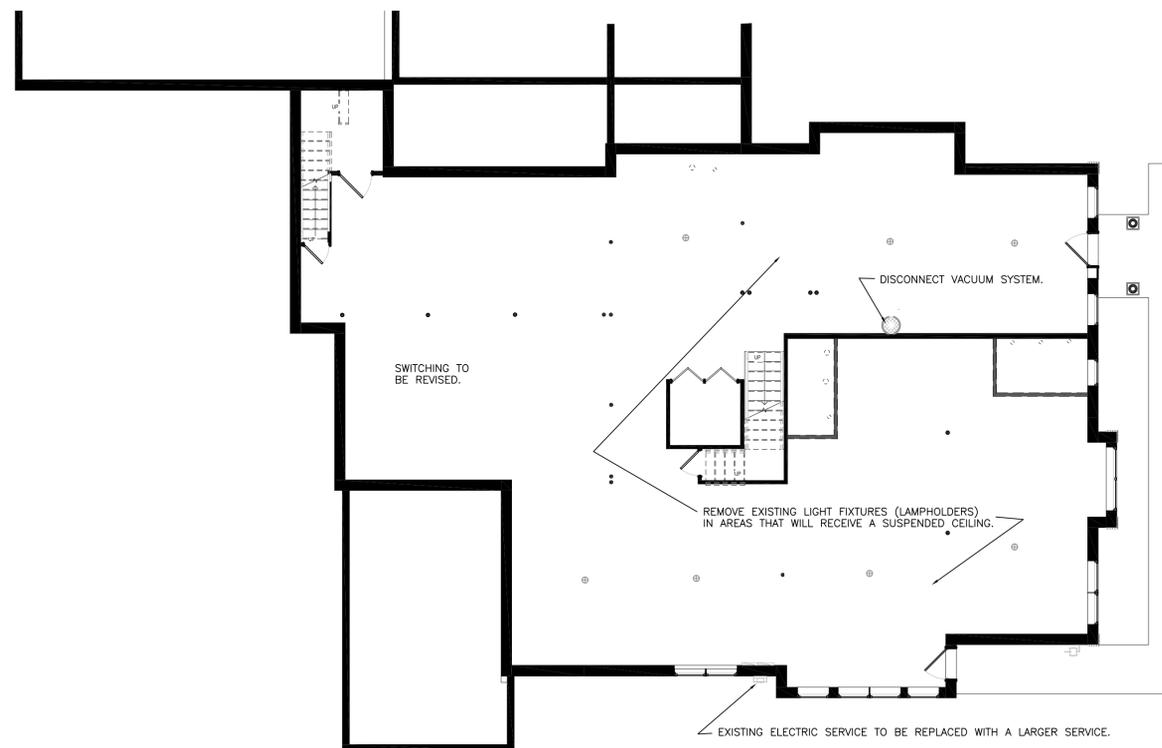
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SECOND FLOOR PLAN - REMOVALS
1/8" = 1'-0"



FIRST FLOOR PLAN - REMOVALS
1/8" = 1'-0"



LOWER LEVEL PLAN - REMOVALS
1/8" = 1'-0"

SYMBOLS - ELECTRICAL

⊕	DUPLEX RECEPTACLE
⊕	QUAD RECEPTACLE
⊕ _C	RECEPTACLE - COUNTER (GFI IF NEAR SINK)
⊕ _T	RECEPTACLE - TOILET ROOM (44", GFI)
⊕ _{EX}	RECEPTACLE - EXTERIOR (WEATHERPROOF, GFI)
⊕	RECEPTACLE - SPECIAL
◁	TELEPHONE/DATA/CATV OUTLET
—	HOME RUN CIRCUIT
—••	CIRCUIT DESIGNATION: PANELBOARD-CIRCUIT PANELBOARD DESIGNATION E.G. PP-*
GFI	RECEPTACLE - GROUND FAULT INTERRUPTING
⊏	DISCONNECT (SAFETY SWITCH) CONTROLLER
⊏	SWITCH
⊏ ₃	SWITCH - 3 WAY (4 WAY)
⊏ ₀	OCCUPANCY SENSOR (WALL SWITCH)
⊏ _V	VACANCY SENSOR (WALL SWITCH)
⊏ _d	SWITCH - DIMMER
⊏	OCCUPANCY SENSOR (CEILING)
⊏	OCCUPANCY SENSOR RELAY
EF	EXHAUST FAN
NL	NIGHT LIGHT
⊗	EXIT SIGN
⊏	EMERGENCY LIGHT
⊏	PHOTOELECTRIC CONTROL
E	EXISTING DEVICE
◁IC	INTERCOM STATION
⊏	DOOR BELL
⊏	DOOR BELL BUTTON

REMOVALS

1. "REMOVE" TO INCLUDE DISCONNECT AND REMOVE THE DEVICE AND EXISTING CIRCUIT.
2. "DISCONNECT" TO INCLUDE DISCONNECT AND REMOVE EXISTING CIRCUIT.
3. WALL REMOVAL - REMOVE WIRING IN AND ON EXISTING WALLS WHICH WILL BE DEMOLISHED. RELOCATE AND EXTEND ANY EXISTING CIRCUITS TO REMAIN.
4. AT REMOVALS REPAIR WALL AND CEILING SURFACES TO MATCH THE ADJACENT SURFACE.
5. "RELOCATE" TO INCLUDE EXTEND EXISTING CIRCUIT TO THE NEW LOCATION.
6. REMOVE THE EXISTING FIRE ALARM DEVICES AND SMOKE ALARMS (SEE NEW WORK).
7. DURING REMOVALS AND RELOCATIONS, MARK EXISTING CIRCUITS ON THE "AS-BUILT" FIELD DRAWINGS.
8. REMOVE EXISTING DEVICES IF AFFECTED OR COVERED BY NEW CONSTRUCTION.
9. NOTE EXISTING CIRCUITS DURING REMOVALS AND CONSTRUCTION. PROVIDE NEW COMPLETE DIRECTORIES FOR THE EXISTING PANELBOARDS.
10. REMOVE AND REVISE EXISTING LIGHT SWITCHING WHERE SHOWN AND REQUIRED BY THE NEW PLAN.

> design team

> interior design:



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> project



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> drawing information

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checked by: CGW
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> sheet name

LOWER LEVEL

E101

sheet number

BUILDING SYSTEMS
PROVIDE ALL POWER CONNECTIONS, DEVICES, AND WIRING REQUIRED.
SUBMIT PRODUCT DATA AND WIRING DIAGRAMS.

TEL/DATA
COORDINATE WITH THE OWNER.
PROVIDE TEL/DATA OUTLETS WITH CABLE TO THE DESIGNATED IT LOCATION.
PROVIDE TWO TELEPHONE LINES FROM THE FIRE ALARM PANEL TO THE BUILDING DEMARK.
PROVIDE RISER RATED CAT 6 UTP CABLE
CONTACT TEL CO TO COORDINATE SERVICE.

INTERCOM - PROVIDE INTERCOM SYSTEM
AIPHONE LEF
10 STATION MASTER STATION
SUB-STATIONS WITH CALL BUTTON.
PROVIDE POWER SUPPLY, WIRING AND ALL ACCESSORIES.
VERIFY LOCATIONS WITH THE OWNER.

DOOR BELL - PROVIDE DOOR BELL SYSTEM.
PROVIDE DOOR BELL BUTTONS AT TWO EXTERIOR ENTRANCE DOORS.
EITHER/BOTH BUTTON TO SOUND ALL DOOR BELLS.
PROVIDE POWER SUPPLY, WIRING AND ALL ACCESSORIES.

ALARM SYSTEM - PROVIDE ALARM SYSTEM.
OWNER SPECIFIED.

CCTV - PROVIDE CCTV SYSTEM
OWNER SPECIFIED.

FIRE ALARM SYSTEM

R-4 OCCUPANCY
COMPLY WITH BSNY & NFPA 101.

PROVIDE COMPLETE WORKING FIRE ALARM SYSTEM.
PROVIDE ADDRESSABLE FIRE ALARM SYSTEM.

CONTRACTOR SHALL PROVIDE COMPLETE SYSTEM DOCUMENTATION AND SHOP DRAWINGS AS
REQUIRED BY THE AHJ. CERTIFICATION OF THE SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF
THE CONTRACTOR.

PROVIDE SHOP DRAWINGS THAT INCLUDE WIRING DIAGRAMS, MANUFACTURERS MODEL NUMBERS AND
LISTING INFORMATION, BATTERY CALCULATIONS, VOLTAGE DROP CALCULATIONS, CONDUCTOR TYPES
AND SIZES, SEQUENCE OF OPERATION MATRIX, AND ANY ADDITIONAL INFORMATION REQUIRED BY
THE AHJ.

PROVIDE COMPLETE TESTING, PROGRAMMING, AND CERTIFICATION.

- LOCATE MAIN CONTROL PANEL AS SHOWN.
- COORDINATE MONITORING WITH THE OWNER. PROVIDE DIGITAL COMMUNICATOR (DACT). PROVIDE
TELEPHONE LINES TO THE BUILDING TELEPHONE SERVICE ENTRANCE AND MAKE CONNECTIONS
(RJ31X JACK OR AS REQUIRED). COORDINATE WITH THE TEL CO TO ASSURE CONNECTIONS.
PROVIDE TRANSMISSION FORMAT AS REQUIRED BY THE OWNERS MONITORING SERVICE.
- PROVIDE ALL POWER CONNECTIONS AND BATTERY BACK-UP.
- PROVIDE DEVICES AS SHOWN ON THE DRAWINGS. PROVIDE SLC, NAC AND ACCESSORY CIRCUITS
AS REQUIRED.
- INSTALL DEVICES IN ACCORDANCE WITH NFPA AND STATE ACCESSIBILITY CODES.
- PROVIDE NOTIFYING APPLIANCE POWER EXTENDER PANEL AS REQUIRED.
- PROVIDE CONTROL RELAYS AND CONNECTIONS FOR FUNCTIONS AS SHOWN. PROVIDE POWER
CONNECTIONS AND POWER SUPPLIES.
- PROVIDE REMOTE ANNUNCIATOR DISPLAY/KEYPAD AT THE MAIN ENTRANCE.
- PROVIDE CONNECTIONS TO SPRINKLER FLOW/PRESSURE SWITCH AND VALVE SUPERVISORY
SWITCHES.
- PROVIDE CO (CARBON MONOXIDE) DETECTORS WITH ALARM CO NOTIFICATION ALARM.

COMPLY WITH THE PROVISIONS OF NFPA 101 CHAPTER 32.

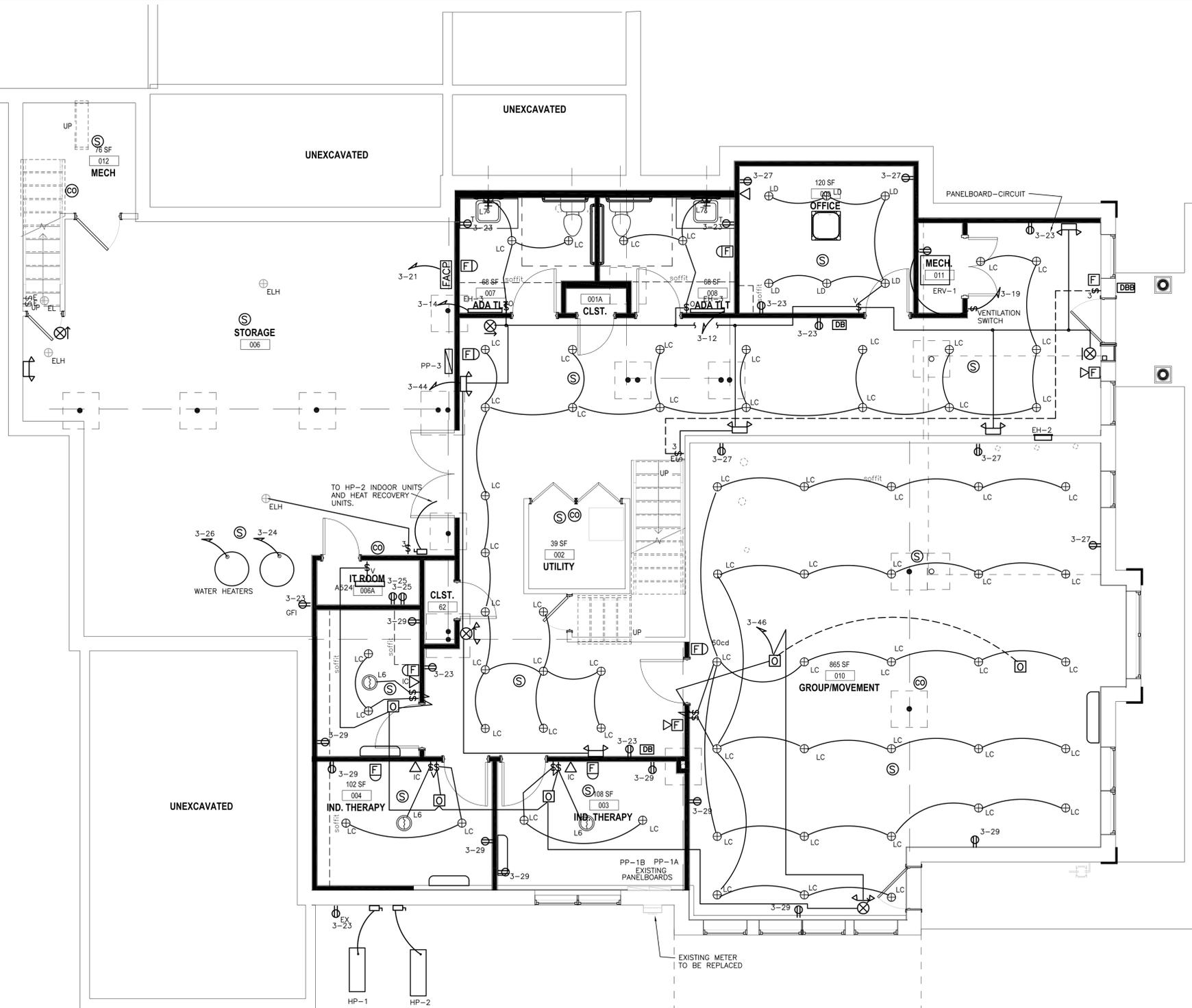
- PROVIDE HEAT DETECTORS IN THE ATTIC. PROVIDE DETECTORS WITH SPACING CRITERIA TO
PROTECT THE ATTIC AND WITH TEMPERATURE RATING APPROPRIATE FOR THE ATTIC.
- PROVIDE SMOKE DETECTORS IN ALL LIVING AREAS.

SPRINKLER ALARM

SPRINKLER ALARM - IN ADDITION TO THE FIRE ALARM SYSTEM PROVIDE A INDEPENDENT CIRCUIT
FOR THE SPRINKLER FLOW ALARM. PROVIDE WIRING TO EACH FLOW SWITCH (INDEPENDENT OF
THE FIRE ALARM MONITORING) AND TO THE EXTERIOR WALL MOUNTED AUDIO/VISUAL ALARM.
AUDIO/VISUAL ALARM TO ACTIVE WHEN ANY BUILDING FLOW ALARM IS ACTIVATED.
COORDINATE WITH THE SPRINKLER SYSTEM.

FIRE ALARM

- ⊙ SMOKE DETECTOR
- ⊕ HEAT DETECTOR
- ⊞ FIRE ALARM PULL STATION
- ⊞ FIRE ALARM AUDIO/VISUAL
- ⊞ FIRE ALARM VISUAL (STROBE)
- ⊞ LF FIRE ALARM AUDIO/VISUAL - LOW FREQUENCY
- FACP FIRE ALARM CONTROL PANEL
- FAA FIRE ALARM ANNUNCIATOR
- ⊞ FIRE ALARM - SPRINKLER FLOW SWITCH
- ⊞ FIRE ALARM - VALVE SUPERVISORY (TAMPER) SWITCH
- ⊞ FIRE ALARM - SUPERVISORY MONITOR
- ⊞_A HEAT DETECTOR - IN ATTIC ABOVE
- ⊞ CARBON MONOXIDE DETECTOR



LOWER LEVEL PLAN - PROPOSED
1/4" = 1'-0"

> design team



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> project



revision schedule

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> drawing information

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checked by: CGW
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> sheet name

FIRST FLOOR

E102

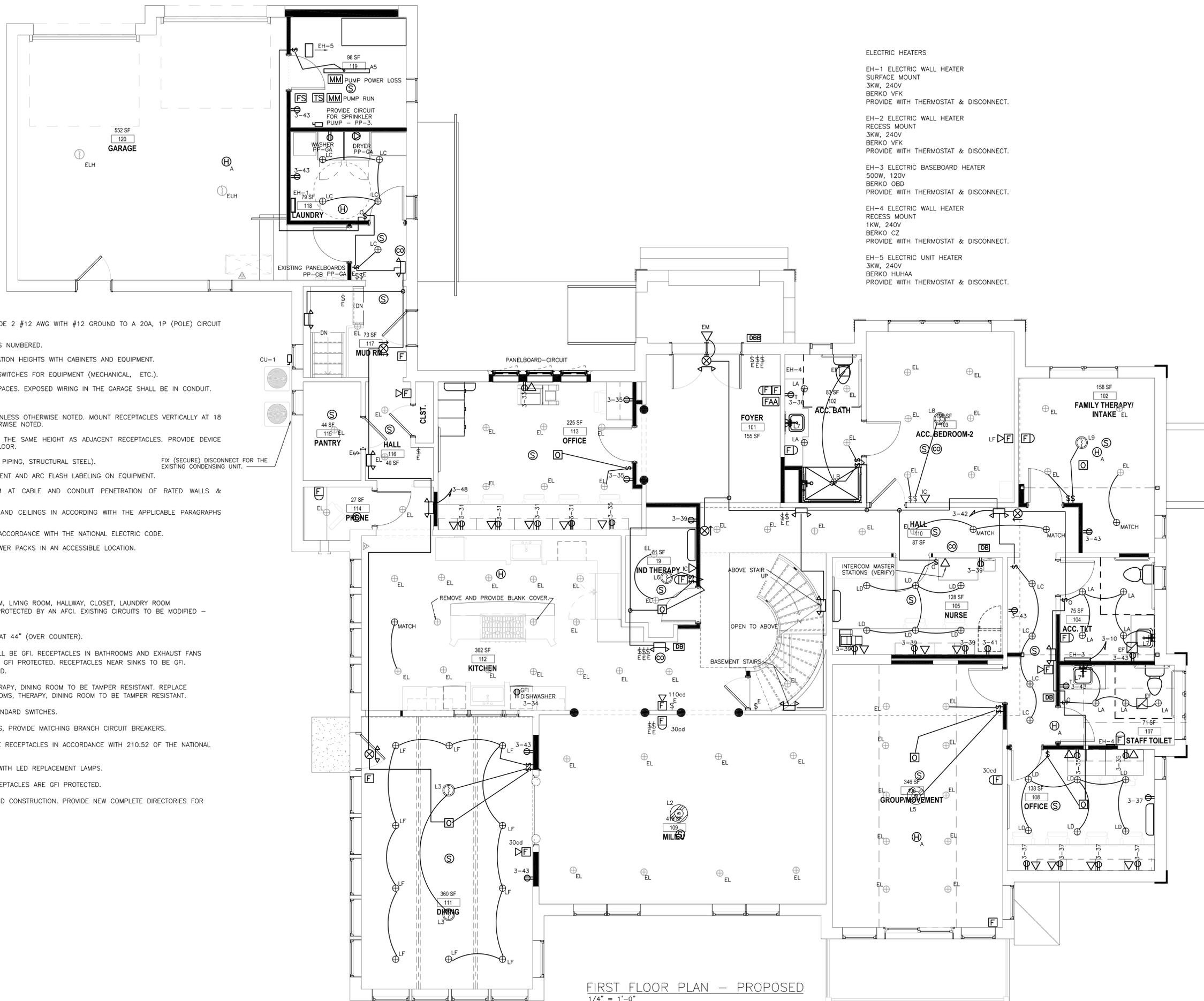
sheet number

NOTES - ELECTRICAL

- CIRCUITS - UNLESS OTHERWISE NOTED, PROVIDE 2 #12 AWG WITH #12 GROUND TO A 20A, 1P (POLE) CIRCUIT BREAKER.
- PROVIDE COMPLETE CIRCUITS AS SHOWN OR AS NUMBERED.
- COORDINATE RECEPTACLE AND SWITCH INSTALLATION HEIGHTS WITH CABINETS AND EQUIPMENT.
- PROVIDE ELECTRIC DISCONNECTS AND SAFETY SWITCHES FOR EQUIPMENT (MECHANICAL, ETC.).
- INSTALL ALL CABLE CONCEALED IN FINISHED SPACES. EXPOSED WIRING IN THE GARAGE SHALL BE IN CONDUIT.
- DO NOT COMBINE NEUTRALS.
- MOUNT SWITCHES 44 INCHES ABOVE FLOOR, UNLESS OTHERWISE NOTED. MOUNT RECEPTACLES VERTICALLY AT 18 INCHES ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- TEL/DATA OUTLET - INSTALL OUTLET BOX AT THE SAME HEIGHT AS ADJACENT RECEPTACLES. PROVIDE DEVICE WALL BOX WITH 1" CONDUIT TO BELOW THE FLOOR.
- PROVIDE BONDING TO BUILDING SYSTEMS (E.G. PIPING, STRUCTURAL STEEL).
FIX (SECURE) DISCONNECT FOR THE EXISTING CONDENSING UNIT.
- PROVIDE ALL REQUIRED AVAILABLE FAULT CURRENT AND ARC FLASH LABELING ON EQUIPMENT.
- PROVIDE LISTED FIRE STOP SEALANT/SYSTEM AT CABLE AND CONDUIT PENETRATION OF RATED WALLS & PARTITIONS.
- INSTALL DEVICE BOXES IN RATED PARTITIONS AND CEILINGS IN ACCORDING WITH THE APPLICABLE PARAGRAPHS OF SECTION 714 OF THE BUILDING CODE.
- PROVIDE ALL MATERIALS AND INSTALLATION IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.
- PROVIDE AND LOCATE OCCUPANCY SENSOR POWER PACKS IN AN ACCESSIBLE LOCATION.

PROJECT NOTES

- ALL NEW CIRCUITS SERVING KITCHEN, BEDROOM, LIVING ROOM, HALLWAY, CLOSET, LAUNDRY ROOM RECEPTACLES AND LIGHT OUTLETS SHALL BE PROTECTED BY AN AFCI. EXISTING CIRCUITS TO BE MODIFIED - REPLACE CIRCUIT BREAKER WITH AFCI.
- BATHROOM RECEPTACLES SHALL BE MOUNTED AT 44" (OVER COUNTER).
- RECEPTACLES SERVING KITCHEN COUNTER SHALL BE GFI. RECEPTACLES IN BATHROOMS AND EXHAUST FANS INSTALLED OVER THE BATHTUB/SHOWER TO BE GFI PROTECTED. RECEPTACLES NEAR SINKS TO BE GFI. DISHWASHER OUTLETS SHALL BE GFI PROTECTED.
- RECEPTACLES IN BEDROOMS, BATHROOMS, THERAPY, DINING ROOM TO BE TAMPER RESISTANT. REPLACE EXISTING RECEPTACLES IN BEDROOMS, BATHROOMS, THERAPY, DINING ROOM TO BE TAMPER RESISTANT.
- REPLACE EXISTING DIMMER SWITCHES WITH STANDARD SWITCHES.
- WHERE CONNECTING TO EXISTING PANELBOARDS, PROVIDE MATCHING BRANCH CIRCUIT BREAKERS.
- IN RENOVATED BEDROOMS PROVIDE AND SPACE RECEPTACLES IN ACCORDANCE WITH 210.52 OF THE NATIONAL ELECTRIC CODE.
- REPLACE ALL EXISTING INCANDESCENT LAMPS WITH LED REPLACEMENT LAMPS.
- VERIFY EXISTING BATHROOM AND KITCHEN RECEPTACLES ARE GFI PROTECTED.
- NOTE EXISTING CIRCUITS DURING REMOVALS AND CONSTRUCTION. PROVIDE NEW COMPLETE DIRECTORIES FOR THE EXISTING PANELBOARDS.



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

- ELECTRIC HEATERS
- EH-1 ELECTRIC WALL HEATER
SURFACE MOUNT
3KW, 240V
BERKO VFK
PROVIDE WITH THERMOSTAT & DISCONNECT.
 - EH-2 ELECTRIC WALL HEATER
RECESS MOUNT
3KW, 240V
BERKO VFK
PROVIDE WITH THERMOSTAT & DISCONNECT.
 - EH-3 ELECTRIC BASEBOARD HEATER
500W, 120V
BERKO OBD
PROVIDE WITH THERMOSTAT & DISCONNECT.
 - EH-4 ELECTRIC WALL HEATER
RECESS MOUNT
1KW, 240V
BERKO CZ
PROVIDE WITH THERMOSTAT & DISCONNECT.
 - EH-5 ELECTRIC UNIT HEATER
3KW, 240V
BERKO HUHA
PROVIDE WITH THERMOSTAT & DISCONNECT.

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revision schedule

no.	description	date

> drawing information

project #: 22-027
date: 06.28.2022
drawn by: CWE
checked by: CGW
scale: sheet scale 1 inch

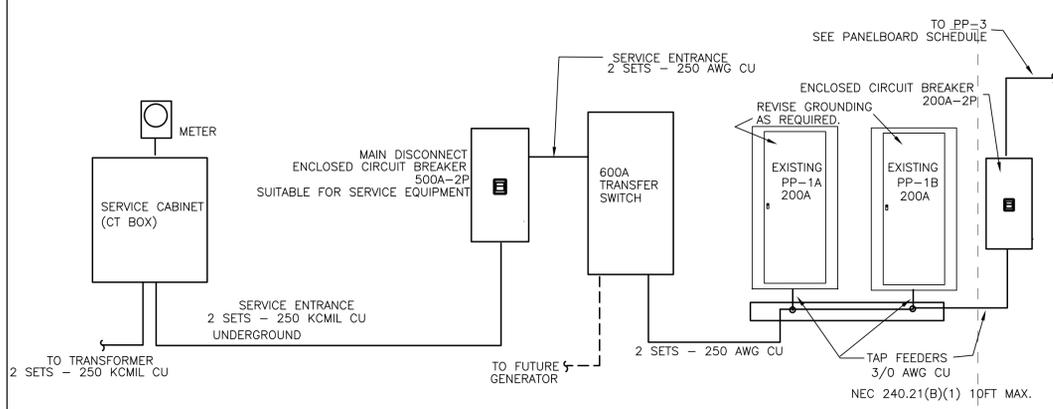
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SECOND FLOOR

E103

sheet number



REVISED SERVICE SCHEMATIC
NOT TO SCALE

REPLACE ELECTRIC SERVICE
120/240V/1PH/3W

NOT TO SCALE

INSTALL SERVICE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND THE ELECTRIC UTILITY REQUIREMENTS.
PROVIDE GROUNDING IN ACCORDANCE WITH THE NEC.
WIRING SIZES ARE COPPER.
GROUNDING ELECTRODE CONDUCTOR - #1/0
COORDINATE WITH THE ELECTRICAL UTILITY.

PANELBOARD SCHEDULE

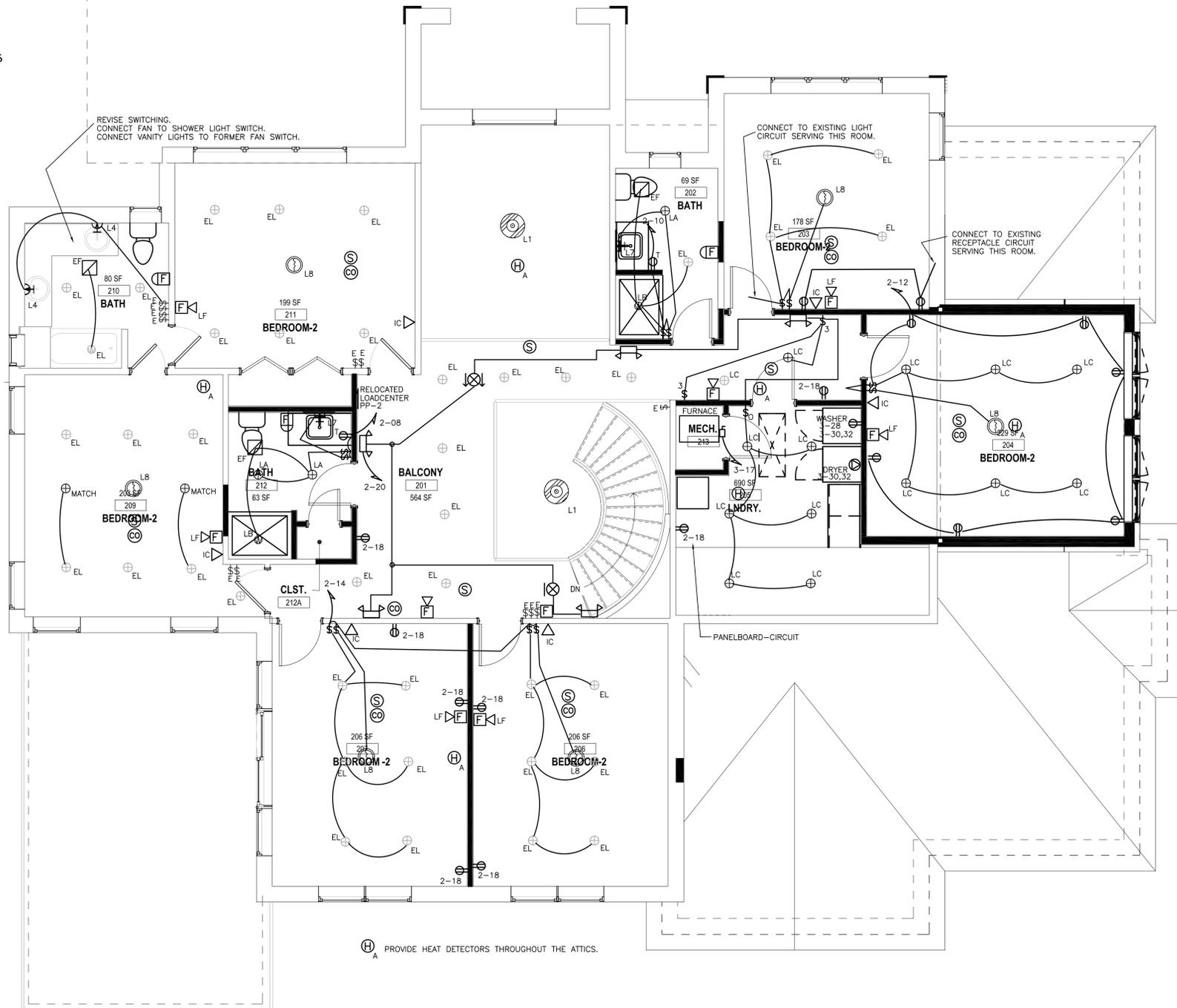
#	VOLTAGE PHASE	FRAME AMPS	MCB AMPS	UL SCCR	SPACES	MOUNT.	FEEDER			
							CONDUCT. AWG	GROUND AWG	SOURCE	CB/FUSE
PP-3	240/1/3W	225	200	10KA	54	SURFACE	3/0	4	SERVICE	200A-2P

PROVIDE REQUIRED BRANCH CIRCUIT BREAKERS.
CONDUCTOR SIZES ARE FOR COPPER.

CIRCUIT SCHEDULE

CONNECTION	WIRE (AWG)	GROUND (AWG)	PANELBOARD	CIRCUIT BREAKER	ACCESSORIES
DRYER	10	10	PP-3	30A-2P	NEMA 14-30R
WASHER	12	12	PP-3	20A-1P	NEMA 5-20R
HP-1 (a)	10	10	PP-3	30A-2P HACR	NEMA 3R SAFETY SWITCH
HP-2	8	10	PP-3	40A-2P HACR	NEMA 3R SAFETY SWITCH
HP-2 INDOOR	12	12	PP-3	20A-2P HACR	SAFETY SWITCH
EH-1,2 3KW	12	12	PP-3	20A-2P	
EH-3 500W	12	12	PP-3	20A-1P	
EH-4 1KW	12	12	PP-3	15A-2P	
EH-5 3KW	12	12	PP-3	20A-2P	DISCONNECT
CU-1	8	10	PP-3	40A-2P HACR	NEMA 3R SAFETY SWITCH

VERIFY ACTUAL EQUIPMENT ELECTRIC REQUIREMENTS PRIOR TO FEEDER INSTALLATION.
(a) WIRING TO THE INDOOR UNIT TO INSTALLED WITH THE PIPE BUNDLE.



SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"

LIGHT FIXTURES - REFER TO INTERIOR DESIGN SPECIFIED LIGHT FIXTURES
L1 CHANDELIER (12) E12
L2 CHANDELIER (6) A
L3 PENDANT (8) E12
L4 VANITY LED 40W
L5 CHANDELIER (4) E12
L6 CEILING LIGHT (4) E12
L7 VANITY (2) E26
L8 CEILING LIGHT (3) E26
L9 CEILING LIGHT (9) G9
PROVIDE LED LAMPS FOR ALL FIXTURES.

LIGHT FIXTURES - EXISTING
RE-LAMP ANY EXISTING INCANDESCENT LAMPS WHICH REMAIN WITH LED REPLACEMENT LAMPS.

EL EXISTING DOWNLIGHT
ELH EXISTING LAMP HOLDER

REPLACE ALL EXISTING DIMMER SWITCHES WITH STANDARD SWITCHES.

LIGHT FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	LAMP	MODEL
A5	LED 48" STRIP DROP LENS	41W, 5000L, 3500K	LITHONIA ZL1D
A524	LED 24" STRIP DROP LENS	22W, 2500L, 3500K	LITHONIA ZL1D
LA	LED 4" DOWN LIGHT, IC, AT	11W, 900L, 3000K	JUNO
LB	LED 4" DOWN LIGHT, IC, AT, WET LOCATION	11W, 900L, 3000K	JUNO
LC	LED 4" DOWN LIGHT, IC, AT	11W, 900L, 3000K	JUNO
LD	LED 6" DOWN LIGHT, IC, AT	15W, 1400L, 3000K	JUNO K22LED
LF	LED 4" DOWN LIGHT, IC, AT	11W, 900L, 3000K	JUNO
⊗	EXIT - LED, GREEN, BATTERY		LITHONIA LQM S WG ELN SD
⊗	EXIT LED, GREEN, WITH EMERGENCY LIGHT		LITHONIA LHQM LED HO SD
⊕	EMERGENCY FIXTURE		LITHONIA ELM2L SDRT
EMD	REMOTE EMERGENCY LIGHT, EXTERIOR 0 DEG.		

120V UNLESS OTHERWISE NOTED
SPECIFIED FIXTURES REPRESENT MIN. EFFICIENCIES

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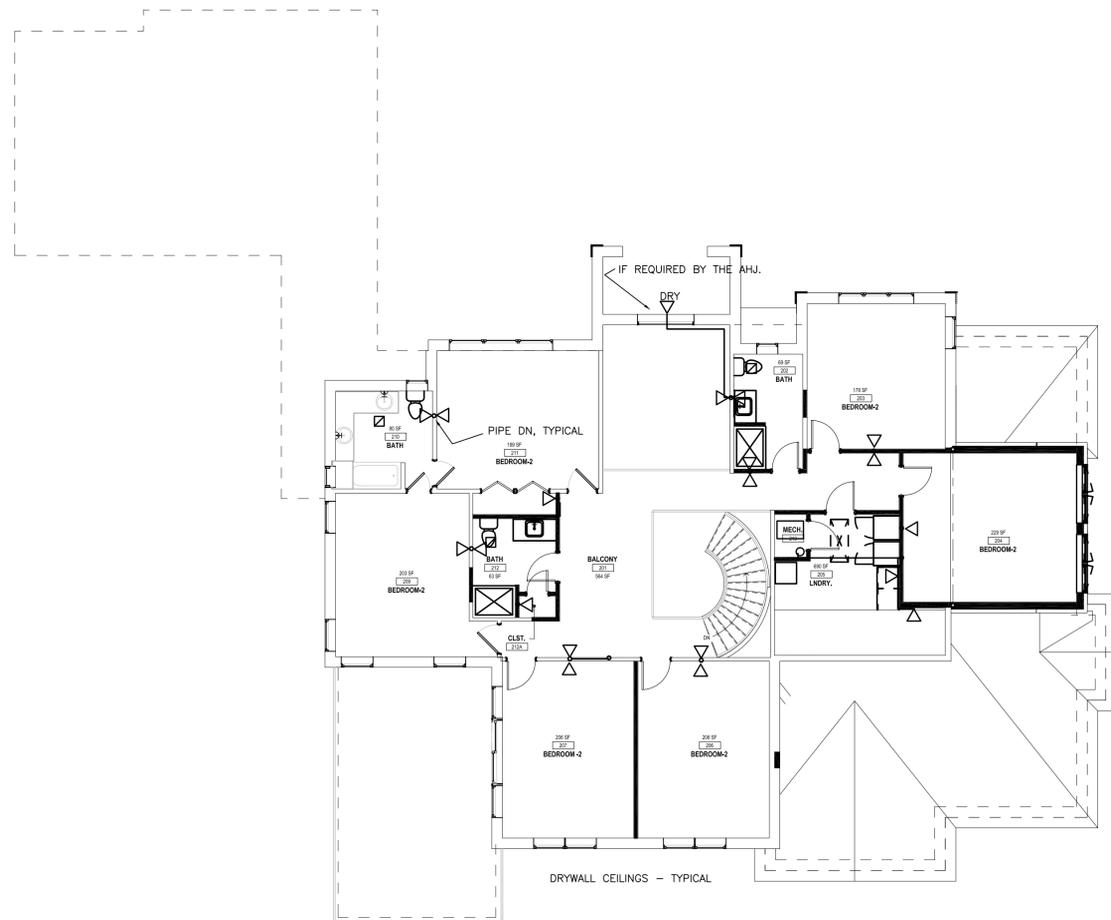
project #: 22-027
date: 06.28.2022
drawn by: CWI
checked by: CGW
scale: sheet scale 1 inch

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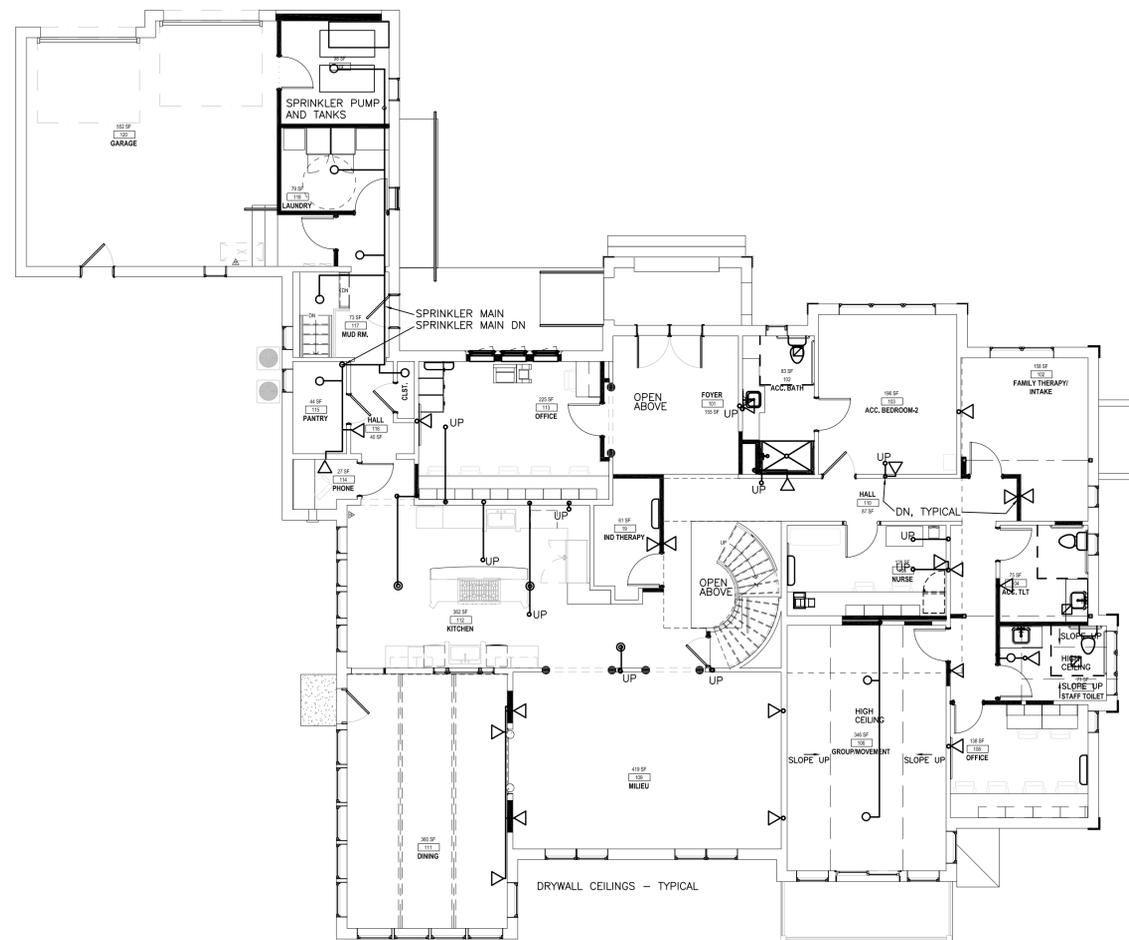
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**FIRE PROTECTION
SPRINKLER**

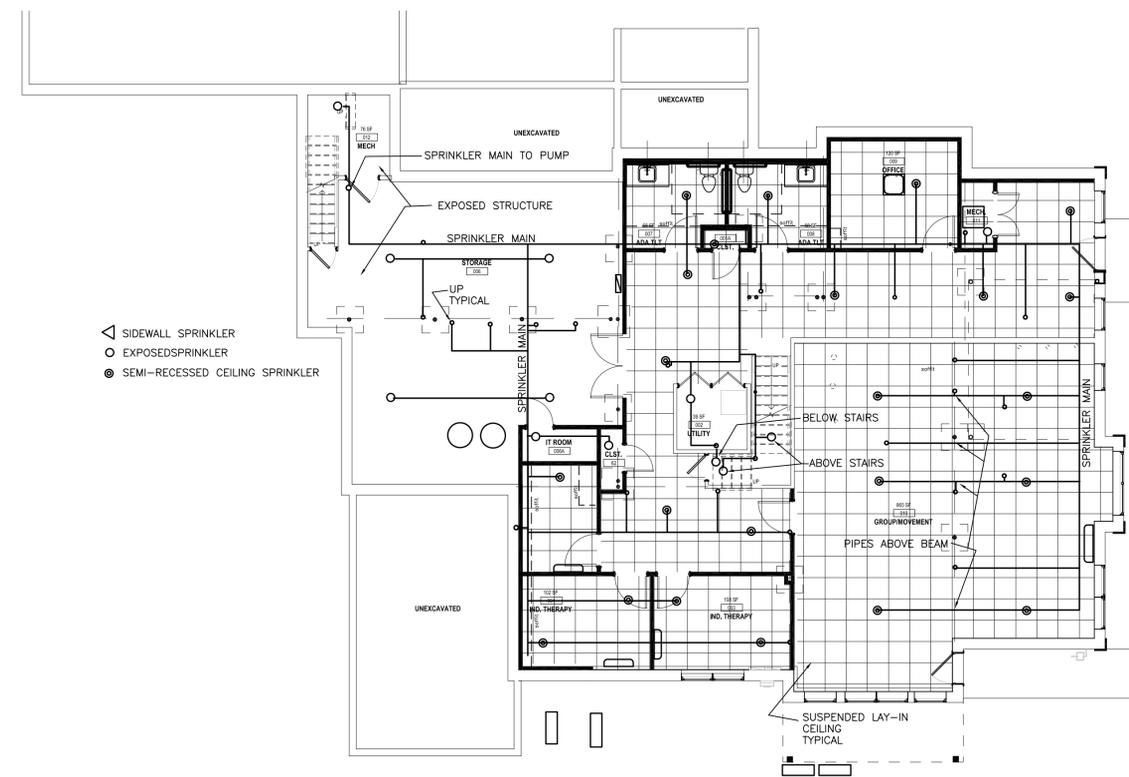
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SECOND FLOOR PLAN - REMOVALS
1/8" = 1'-0"



FIRST FLOOR PLAN - REMOVALS
1/8" = 1'-0"



LOWER LEVEL PLAN - REMOVALS
1/8" = 1'-0"

FIRE PROTECTION SPRINKLER

GROUP R-4 CONDITION 1
NFPA 13D - 2016
NFPA 101 CHAPTER 32

ADDITIONAL REQUIREMENTS:

PROVIDE SPRINKLERS IN (ALL SIZES) ALL CLOSETS, STORAGE ROOMS, BATHROOMS, TOILET ROOMS.
PROVIDE SPRINKLERS IN THE GARAGE.
PROVIDE SPRINKLERS IN COVERED PORCHES.
COMPLY WITH THE PROVISIONS OF NFPA 101 CHAPTER 32.

PROVIDE AUTOMATIC TANK AND PUMP SYSTEM.

WATER STORAGE TO BE SIZED FOR 30 MINUTE FLOW (NFPA 101).
PROVIDE SPRINKLERS AS TO LIMIT COVERAGE TO REDUCE THE STORAGE REQUIREMENTS.

BID DRAWING IS INTENDED TO SHOW THE GENERAL SCOPE OF WORK AND GENERAL AESTHETIC REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE A COMPLETE WORKING SYSTEM. THE CONTRACTOR SHALL BASE PIPE SIZES ON THE CONTRACTOR HYDRAULIC CALCULATIONS. THE CONTRACTOR SHALL BASE SPRINKLER LAYOUT ON THE EXISTING CONDITIONS, AND THE ARCHITECTURAL AND STRUCTURAL BUILDING PLANS AND DETAILS. PROVIDE COMPLETE SYSTEMS PER NFPA 13D AND AS REQUIRED BY THE BUILDING CODE OF NEW YORK STATE.

1. PROVIDE COMPLETE HYDRAULICALLY DESIGNED SYSTEM INCLUDING ALL ACCESSORIES REQUIRED BY NFPA 13D.
2. COORDINATE WITH OTHER TRADES. PROVIDE PIPING AND SPRINKLERS TO AVOID BUILDING COMPONENTS. PROVIDE ADDITIONAL SPRINKLERS TO COVER AROUND OBSTRUCTIONS. REFER TO ALL THE BUILDING DRAWINGS.
3. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION REQUIRED FOR THE PERMIT AND AS REQUESTED BY THE AHJ. CERTIFICATION OF THE SHOP DRAWINGS AS REQUIRED BY THE AHJ SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. PIPING SIZE TO BE 1" MINIMUM. PROVIDE 1" CONNECTIONS TO SPRINKLER HEADS (UNLESS OTHERWISE NOTED) INCLUDING SPRINKLER HEADS UNDER OBSTRUCTIONS.
5. ALL COMPONENTS SHALL BE LISTED.
6. PROVIDE FLOW SWITCHES. PROVIDE TAMPER SWITCH ON ALL VALVES. PROVIDE EXTERIOR SPRINKLER ALARM.
7. UNLESS OTHERWISE NOTED INSTALL PIPING IN THE BASEMENT. FOR THE FIRST FLOOR AND SECOND FLOOR GENERALLY PROVIDE PIPING UP WALLS TO SIDEWALL SPRINKLERS. COORDINATE WITH THE BUILDING CONSTRUCTION AND OTHER TRADES. CONCEAL PIPING WHERE POSSIBLE.
8. PROVIDE INSPECTORS TEST VALVE. PROVIDE TEST WITH RETURN TO THE TANK.
9. PROVIDE SPARE SPRINKLERS WITH WALL MOUNTED CABINET LOCATED AT THE RISER.
10. PROVIDE LISTED RESIDENTIAL SPRINKLERS. QUICK RESPONSE SPRINKLERS MAY BE USED IN LOCATIONS PER NFPA 13D.

AUTOMATIC TANK AND PUMP SYSTEM

SIZE PUMP AND TANK AS REQUIRED BY THE CALCULATED SYSTEM DEMAND.

GENERAL AIR PRODUCTS OR EQUAL.

PUMP

230V-1PH
STAINLESS STEEL PUMP.
PROVIDE AUTOMATIC CONTROL PANEL.
PROVIDE CONTACTS FOR POWER LOSS AND PUMP RUN.

TANK

VERTICAL TANK. PROVIDE MULTIPLE TANKS IF REQUIRED.
PROVIDE AUTOMATIC FILL VALVE.
OVERFLOW DRAIN.

PROJECT NOTES

- A. THERE IS EXISTING CORNICE TRIM THROUGH THE FIRST FLOOR AND THE SECOND FLOOR. COORDINATE SIDEWALL SPRINKLERS WITH IT.

- ◁ SIDEWALL SPRINKLER
- EXPOSED SPRINKLER
- SEMI-RECESSED CEILING SPRINKLER

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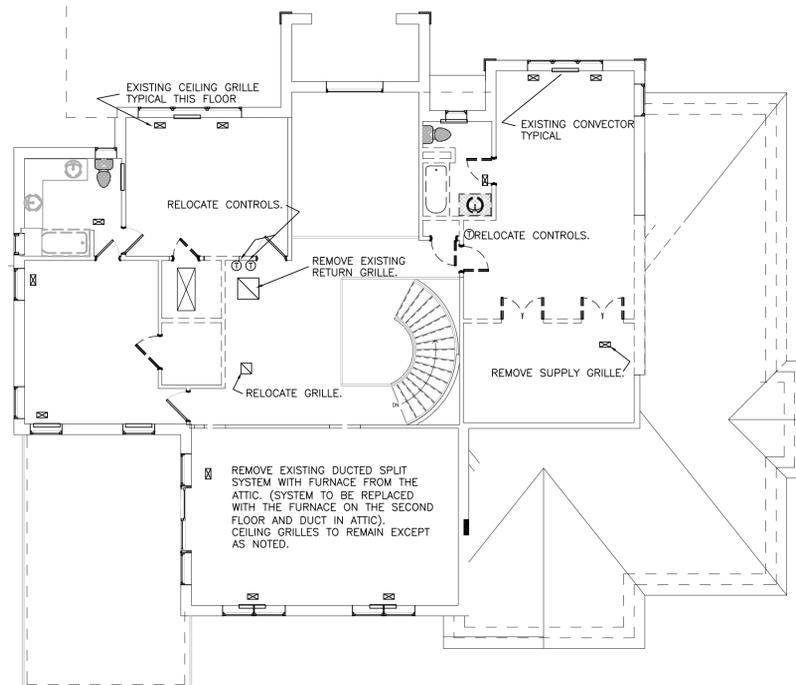
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project #: 22-027
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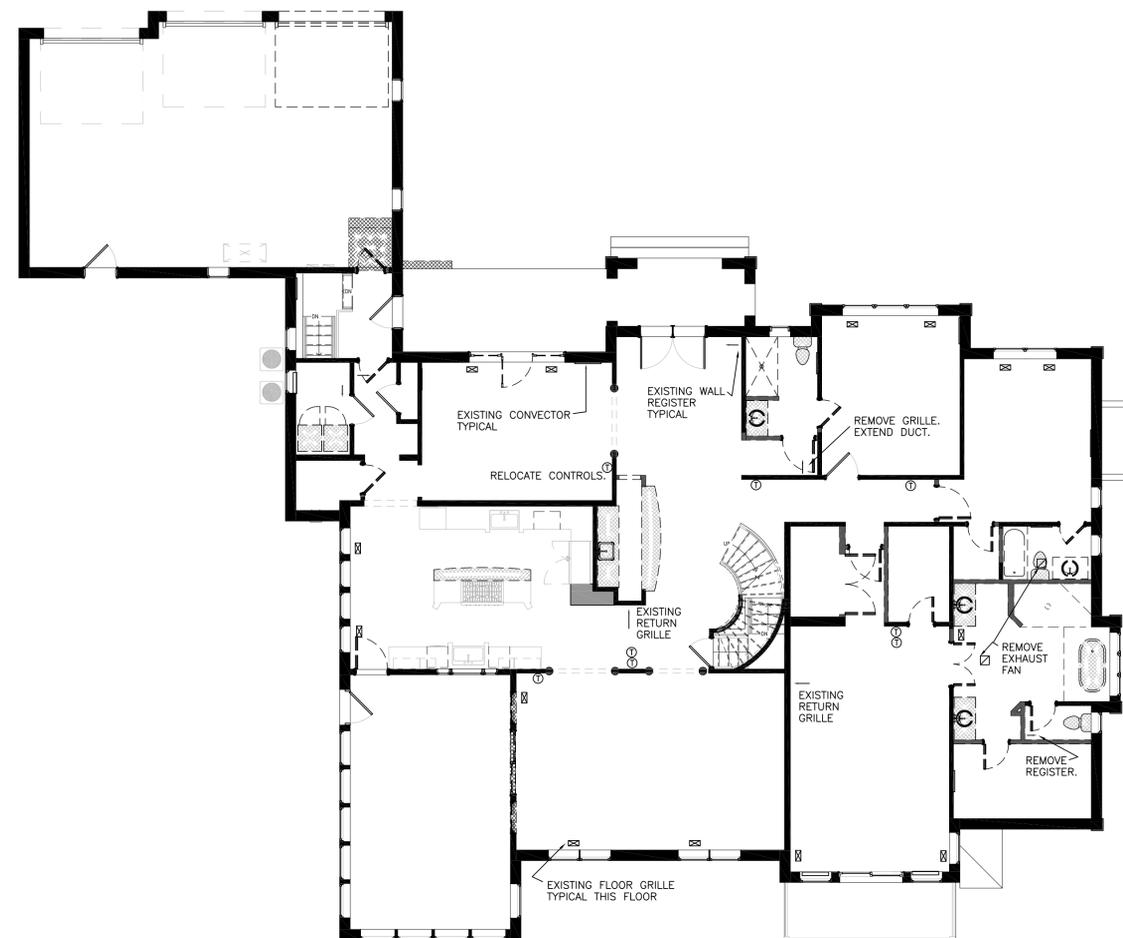
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REMOVALS

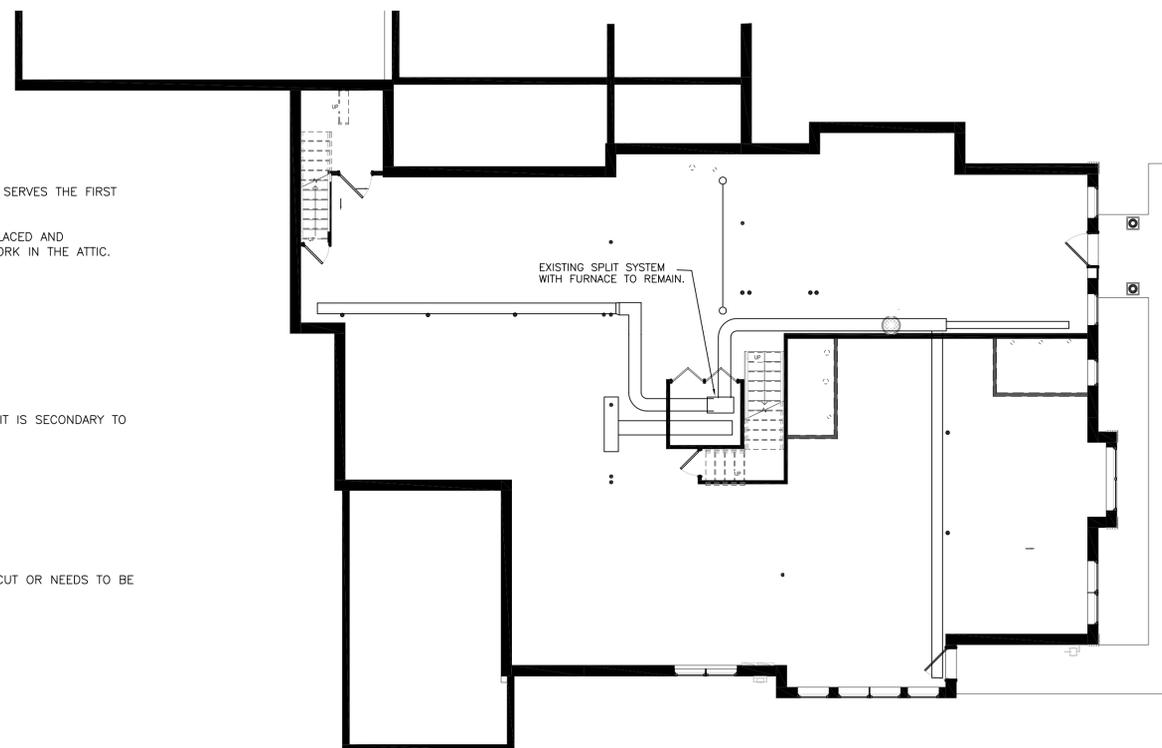
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SECOND FLOOR PLAN - REMOVALS
1/8" = 1'-0"



FIRST FLOOR PLAN - REMOVALS
1/8" = 1'-0"



LOWER LEVEL PLAN - REMOVALS
1/8" = 1'-0"

REMOVALS

THE EXISTING DUCTED SPLIT SYSTEM WITH FURNACE (LOCATED IN THE LOWER LEVEL) THAT SERVES THE FIRST FLOOR WILL REMAIN IN PLACE. THE SYSTEM WILL BE REVISE AND EXTENDED.

THE EXISTING DUCTED SPLIT SYSTEM WITH FURNACE (LOCATED IN THE ATTIC) WILL BE REPLACED AND EXTENDED. THE NEW FURNACE LOCATION WILL BE ON THE SECOND FLOOR WITH THE DUCTWORK IN THE ATTIC.

EXISTING HOT WATER HEATING SYSTEM

THE EXISTING HOT WATER HEATING SYSTEM IS TO REMAIN IN PLACE. REVISE CONTROL SO IT IS SECONDARY TO THE CENTRAL AIR HEAT (FURNACE).

DISABLE THE DOMESTIC HOT WATER CONNECTION AND CONTROL.

MARK THE FOLLOWING ITEMS ON THE AS-BUILT SET:

1. VERIFY WHICH CONVECTORS ARE ON WHICH ZONE.
2. DETERMINE EXTENT OF THE IN-FLOOR HEATING.
3. VERIFY WHICH THERMOSTATS SERVE WHICH ZONE.
4. ANY CHANGES TO THE EXISTING SYSTEM DUE TO CONSTRUCTION.

DURING CONSTRUCTION, WORK WITH THE OTHER TRADES TO DETERMINE IF ANY PIPING IS CUT OR NEEDS TO BE DISCONNECTED.

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project #: 22-027
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drawn by: CW
checked by: CGW
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LOWER LEVEL

M101
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NOTES - HVAC

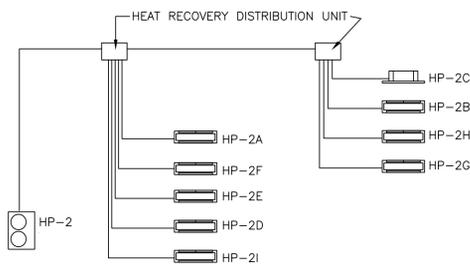
1. INSULATE UNLINED SUPPLY AIR DUCT R-6 MINIMUM. INSULATE OUTSIDE AIR DUCT, LOUVER PLENUMS, AND DUCTS IN ATTIC SPACES R-8 MINIMUM.
2. BALANCE AIR SYSTEMS. BALANCE. SUBMIT COPIES OF START UP AND BALANCE REPORTS TO THE OWNER.
3. PROVIDE OPERATING AND MAINTENANCE LABELS IN ACCORDANCE WITH THE ENERGY CODE.
4. PROVIDE AND INSTALL EQUIPMENT AND DUCT IN ACCORDANCE WITH NEW YORK STATE ENERGY CODE AND MECHANICAL CODE.
5. COORDINATE DUCTWORK WITH OTHER TRADES PRIOR TO INSTALLATION. PROVIDE OFFSETS AND TRANSITIONS.
6. PROVIDE CONDENSATE DRAIN PIPING TO AN INDIRECT DRAIN. COORDINATE WITH PLUMBING.
7. REFRIGERANT PIPING - REFRIGERANT PIPING SHALL BE SIZED BY THE CONDENSING UNIT MANUFACTURER. INSULATE THE ENTIRE SUCTION LINE. PROVIDE FINISH ON EXTERIOR INSULATION. INSTALL EXPOSED PIPING NEATLY AND PLUMB TO THE BUILDING. PROVIDE SUPPORTS.
8. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. PROVIDE OPERATION AND MAINTENANCE INFORMATION TO THE OWNER. PROVIDE AS-BUILT DOCUMENTATION TO THE OWNER.
10. PROVIDE SUPPORTS FOR PIPING. SUPPORT STRAPS FOR TUBING. HANGERS FOR SUSPENDED AND SLOPED PIPING.

DUCTWORK

DUCTWORK SHALL BE GALVANIZED STEEL CONSTRUCTED IN ACCORDANCE WITH SMACNA 1" PRESSURE CLASS AND C SEAL CLASS. IN ADDITION ALL SEAMS AND JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE ENERGY CODE. ROUND DUCT SHALL BE SPIRAL.

FABRICATE DUCTS IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. INSTALL AND SUPPORT DUCTS IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS.

PROVIDE RADIUS DUCT ELBOWS. IF USED, PROVIDE TURNING VANES IN ALL MITERED ELBOWS. PROVIDE A VOLUME DAMPER IN EACH BRANCH TO SUPPLY OUTLETS (EXCEPT WHERE DAMPERS ARE SHOWN AT THE DIFFUSERS, VENTILATION AIR OUTLETS (INSTALL WHERE SHOWN) AND TO EXHAUST GRILLES. ALL DUCT BRANCHES SHALL BE 45 DEG. TAP TYPE. BRANCHES TO DIFFUSERS AND GRILLES SHALL BE THE SIZE OF THE DIFFUSER NECK UNLESS OTHERWISE NOTED.



VRF SCHEMATIC
NOT TO SCALE

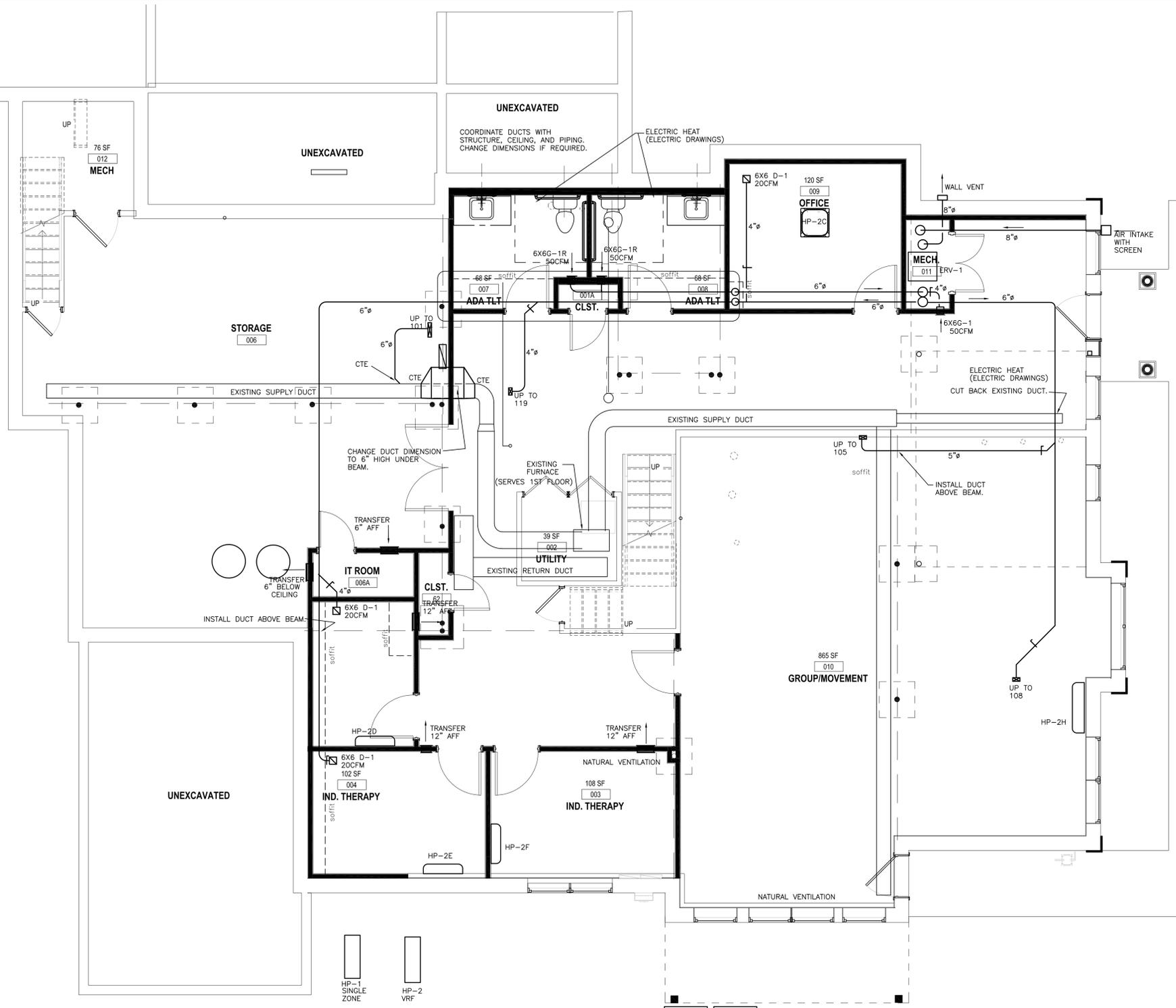
HP-2 - VRF HEAT RECOVERY PROVIDE COMPLETE SYSTEM.
COOLING - 60MBH
HEATING - 64MBH
240V, 1PH
LG ARUB060GSS4
REMOTE CONTROLLER - LG PREMTBVC2

INDOOR UNITS
HP-2A WALL MOUNT, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053SJA4
HP-2B WALL MOUNT, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053SJA4
HP-2C RECESSED CEILING, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053TRD4
HP-2D WALL MOUNT, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053SJA4
HP-2E WALL MOUNT, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053SJA4
HP-2F WALL MOUNT, COOLING 5.5MBH, HEATING 6.1MBH, LG ARNU053SJA4
HP-2G WALL MOUNT, COOLING 9.6MBH, HEATING 10.9MBH, LG ARNU093SJA4
HP-2H WALL MOUNT, COOLING 15.4MBH, HEATING 17.1MBH, LG ARNU153SJA4
HP-2I WALL MOUNT, COOLING 7.5MBH, HEATING 8.5MBH, LG ARNU073SJA4

HEAT PUMP VRF SYSTEMS
PROVIDE COMPLETE SUBMITTAL INCLUDING CONTROLS.
INSULATE PIPING.
PROVIDE VINYL FINISH COATING FOR EXPOSED OUTSIDE INSULATION.
INSTALL PIPING NEAT AND PLUMB.
PROVIDE CONDENSATE DRAIN PIPING.
PROVIDE CONDENSATE DRAIN TRAP IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
WALL MOUNTED UNITS - PROVIDE CHECK VALVE IN THE DRAIN LINE.
PROVIDE INTERNAL CONDENSATE PUMP WHERE REQUIRED.
INSTALL HEAT PUMPS A MINIMUM OF 12" ABOVE THE GROUND.
PROVIDE LISTED CABLE CONTROL.
CONCEAL EXTERIOR AND REFRIGERANT PIPING WHERE POSSIBLE. PROVIDE LINE SET COVERS FOR PIPING EXTERIOR AND INTERIOR THAT CAN NOT BE CONCEALED OTHERWISE.
RECTORSAL OR EQUAL, COLOR TO BE SELECTED BY THE ARCHITECT/OWNER.
SEAL/CAULK PENETRATIONS OF EXTERIOR WALLS.
PROVIDE NEAT FINISH FOR ANY EXPOSED PENETRATIONS.

PROVIDE COMPLETE CONTROL.
PROVIDE COMPLETE SET UP AND PROGRAMING.

LOWER LEVEL PLAN - PROPOSED
1/4" = 1'-0"



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FIRST FLOOR

M102
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EQUIPMENT - HVAC

DIFFUSER AND GRILLES

- D-1 SUPPLY GRILLE, 1 WAY, KRUEGER 180
- D-2 SUPPLY GRILLE, 2 WAY, KRUEGER 180
- G-1 GRILLE - RETURN LOUVERED SURFACE, KRUEGER S80
- G-1R GRILLE - RETURN LOUVERED SURFACE, OPPOSED BLADE DAMPER, KRUEGER S80
- G-2 SUPPLY GRILLE, HORIZONTAL LOUVERED, KRUEGER 80
- R-1 SUPPLY HEAVY DUTY FLOOR REGISTER, LIMA 850

- EF-1 - CEILING EXHAUST FAN WITH GRILLE
70 CFM @ .25"
115V, EC MOTOR
1 SONE
GREENHECK SP-A90

- EF-2 - CEILING EXHAUST FAN WITH GRILLE
50 CFM @ .35"
115V, EC MOTOR
<1 SONE
BROAN AE80

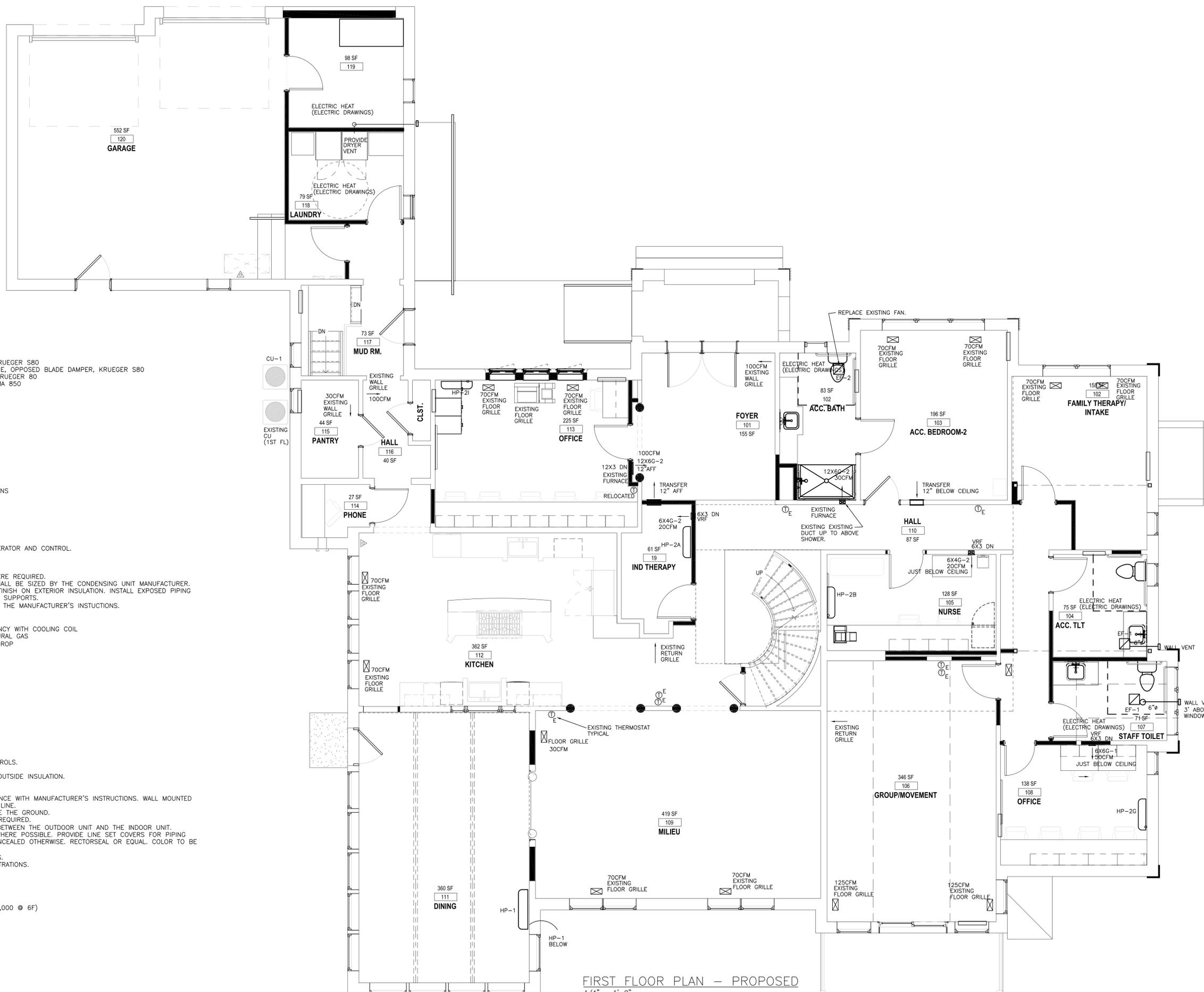
- ERV-1 - PACKAGED HEAT EXCHANGER WITH FANS
EXHAUST - 150 CFM @ .6"
OUTSIDE AIR - 150 CFM @ 0.6"
120V ECM
RENEWAIRE EV PREMIUM L
PROVIDE 2" PLEATED DISPOSABLE FILTERS.
PROVIDE EXHAUST BACKRAFT DAMPER.
PROVIDE TIMER CONTROLLER - WALL MOUNT.
LOW LEAKAGE (CLASS 1) DAMPER OA WITH OPERATOR AND CONTROL.

- SPLIT SYSTEM - COOLING WITH FURNACE
ACCESSORIES FOR LONG LINE APPLICATION WHERE REQUIRED.
REFRIGERANT PIPING - REFRIGERANT PIPING SHALL BE SIZED BY THE CONDENSING UNIT MANUFACTURER.
INSULATE THE ENTIRE SUCTION LINE. PROVIDE FINISH ON EXTERIOR INSULATION. INSTALL EXPOSED PIPING NEATLY AND PLUMB TO THE BUILDING. PROVIDE SUPPORTS.
PROVIDE FURNACE VENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

- F-1 - FURNACE - DIRECT VENT HIGH EFFICIENCY WITH COOLING COIL
80 MBH TWO STAGE INPUT, 96% MINIMUM NATURAL GAS
1,200 CFM @ .5" ESP PLUS COIL PRESSURE DROP
115V ECM
COIL - 4 TON, R-410A, CASED
PROVIDE CONDENSATE NEUTRALIZER.
2" PLEATED FILTER
CU-1 - CONDENSING UNIT
4 TON, 14 SEER, R-410A
TWO STAGE
SEER 15 MIN.
208/230V, 1PH
YORK, CARRIER

- HEAT PUMP SPLIT SYSTEMS - TYPICAL
PROVIDE COMPLETE SUBMITTAL INCLUDING CONTROLS.
INSULATE PIPING.
PROVIDE VINYL FINISH COATING FOR EXPOSED OUTSIDE INSULATION.
INSTALL PIPING NEAT AND PLUMB.
PROVIDE CONDENSATE DRAIN PIPING.
PROVIDE CONDENSATE DRAIN TRAP IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WALL MOUNTED UNITS - PROVIDE CHECK VALVE IN THE DRAIN LINE.
INSTALL HEAT PUMPS A MINIMUM OF 12" ABOVE THE GROUND.
PROVIDE INTERNAL CONDENSATE PUMP WHERE REQUIRED.
PROVIDE LISTED CABLE FOR POWER/CONTROL BETWEEN THE OUTDOOR UNIT AND THE INDOOR UNIT.
CONCEAL EXTERIOR AND REFRIGERANT PIPING WHERE POSSIBLE. PROVIDE LINE SET COVERS FOR PIPING EXTERIOR AND INTERIOR THAT CAN NOT BE CONCEALED OTHERWISE. RECTORSEAL OR EQUAL. COLOR TO BE SELECTED BY THE ARCHITECT/OWNER.
SEAL/CAULK PENETRATIONS OF EXTERIOR WALLS.
PROVIDE NEAT FINISH FOR ANY EXPOSED PENETRATIONS.

- HP-1
SPLIT SYSTEM HEAT PUMP
INDOOR UNIT - WALL MOUNT
18,000 BTUH COOLING, SEER 24
21,600 BTUH HEATING, HSPF 13 (HEATING 21,000 @ 6F)
208/230V-1PH
LG LA180HYV3
PROVIDE BASE PAN HEATER.



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

> design team

> interior design:



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NEW CITY, NY 10956

> project



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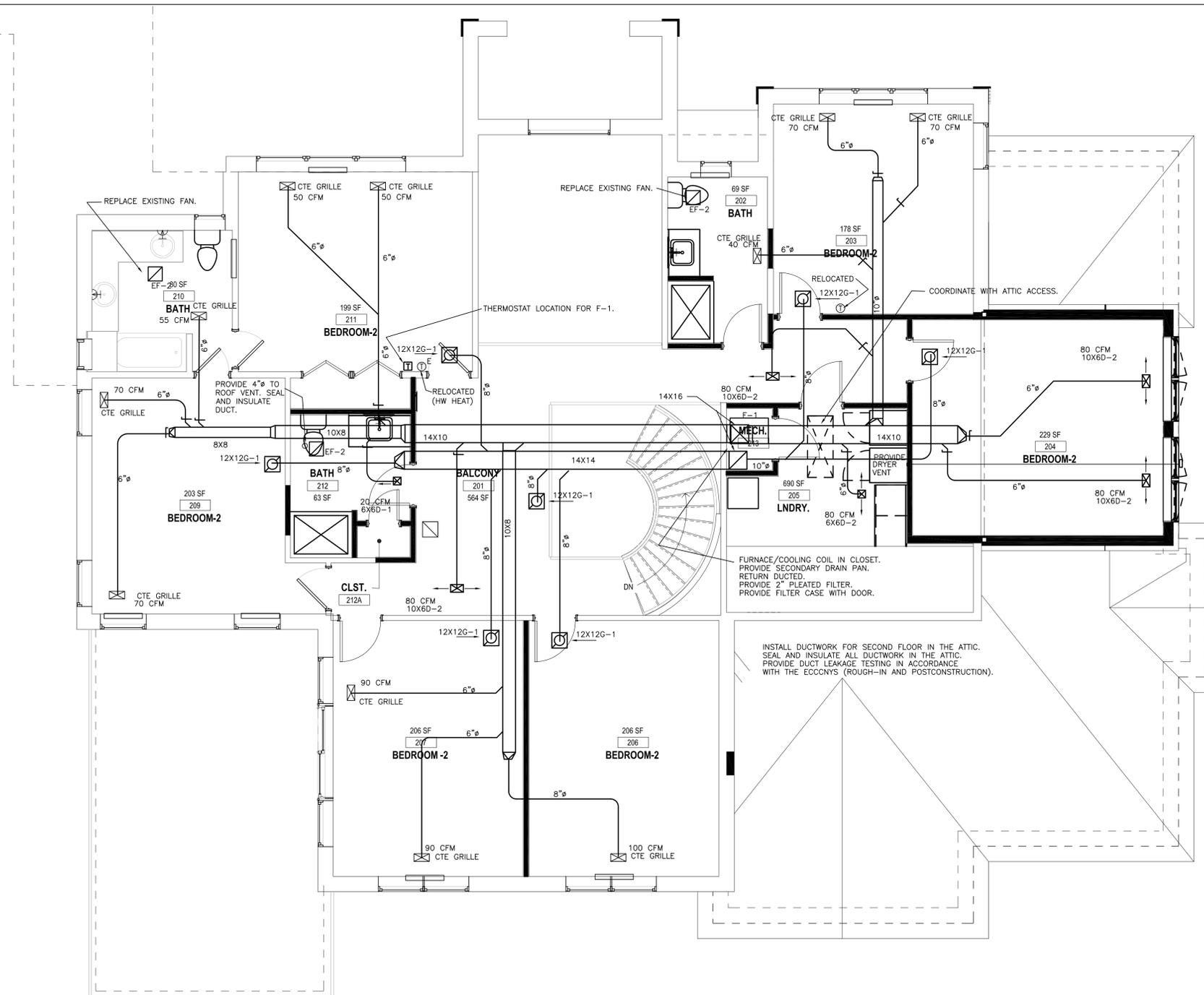
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SECOND FLOOR

M103
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SECOND FLOOR PLAN - PROPOSED
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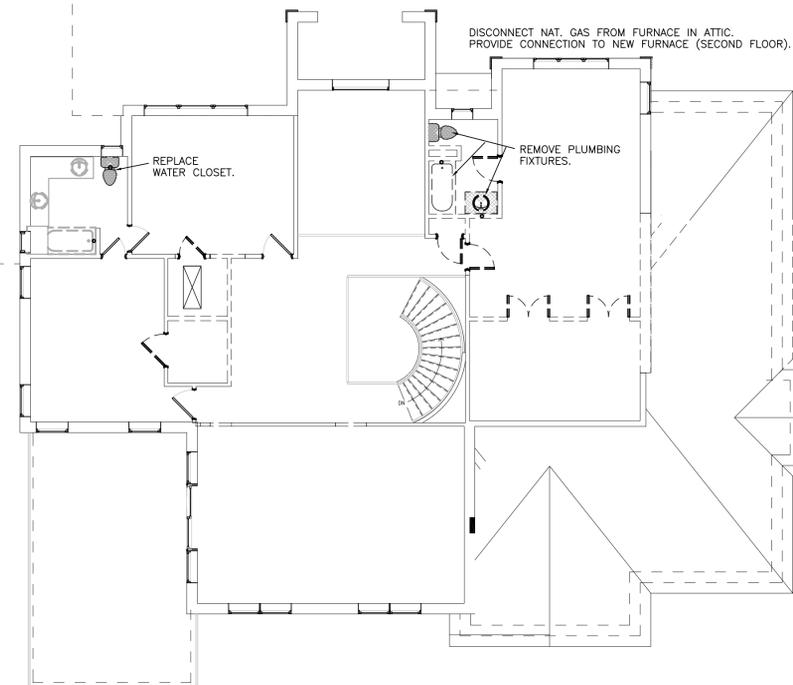
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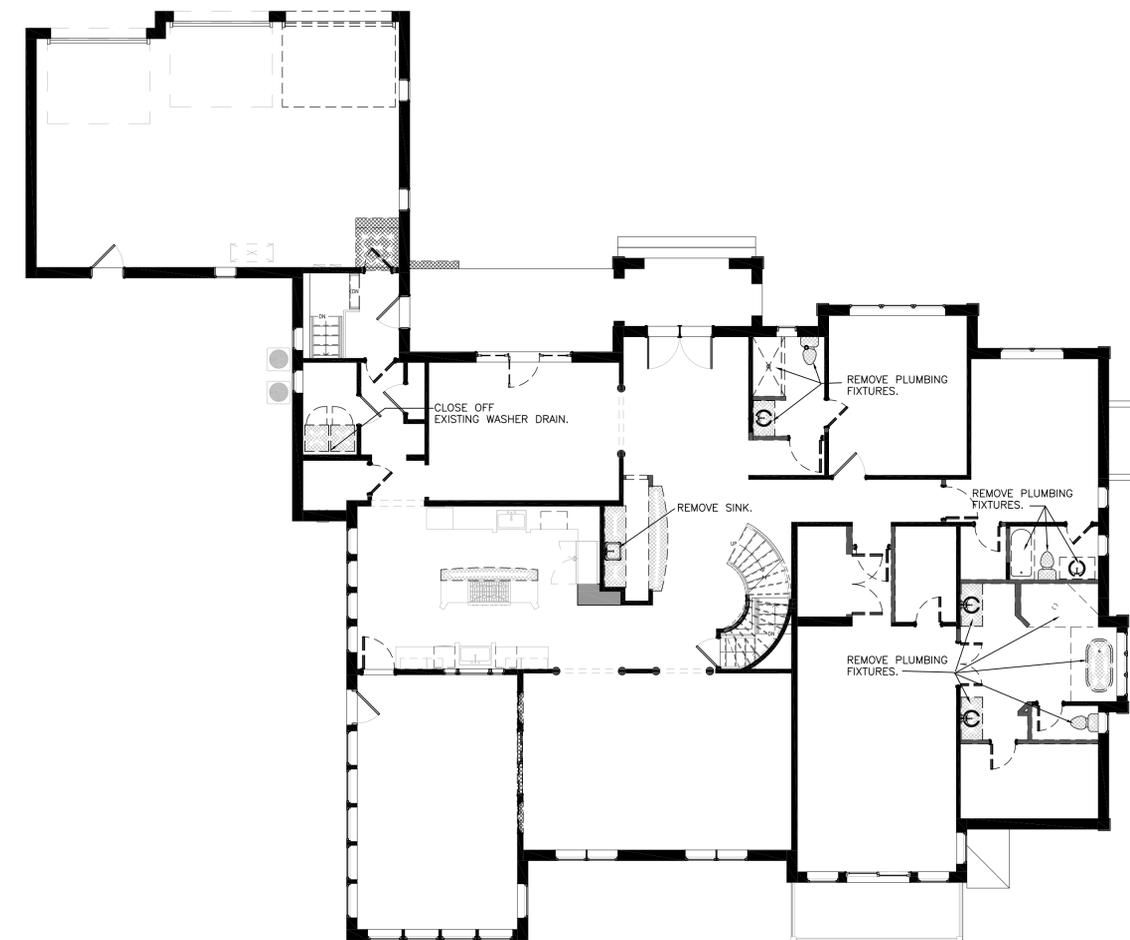
REMOVALS

P001

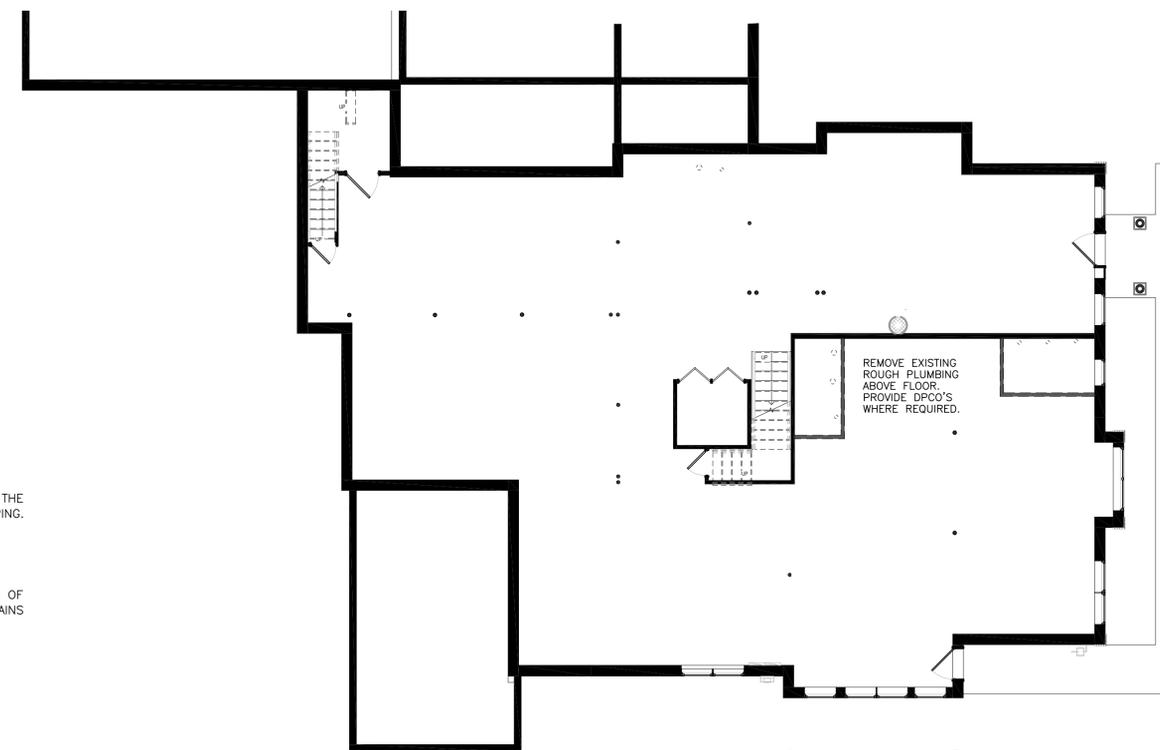
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SECOND FLOOR PLAN - REMOVALS
1/8" = 1'-0"



FIRST FLOOR PLAN - REMOVALS
1/8" = 1'-0"



LOWER LEVEL PLAN - REMOVALS
1/8" = 1'-0"

PRIOR TO ANY WORK: DETERMINE THE LOCATION, DEPTH, AND DIRECTION OF THE EXISTING UNDERGROUND SANITARY PRIOR TO INSTALLATION OF ANY NEW PIPING. USE NECESSARY EQUIPMENT.

REMOVALS - PLUMBING

- WHERE FIXTURES ARE SHOWN TO BE REMOVED COORDINATE TERMINATIONS OF EXISTING PIPING WITH NEW WORK. REMOVE BRANCH PIPING TO THE MAINS AND CAP.
- PATCH SURFACES TO MATCH EXISTING.

> design team

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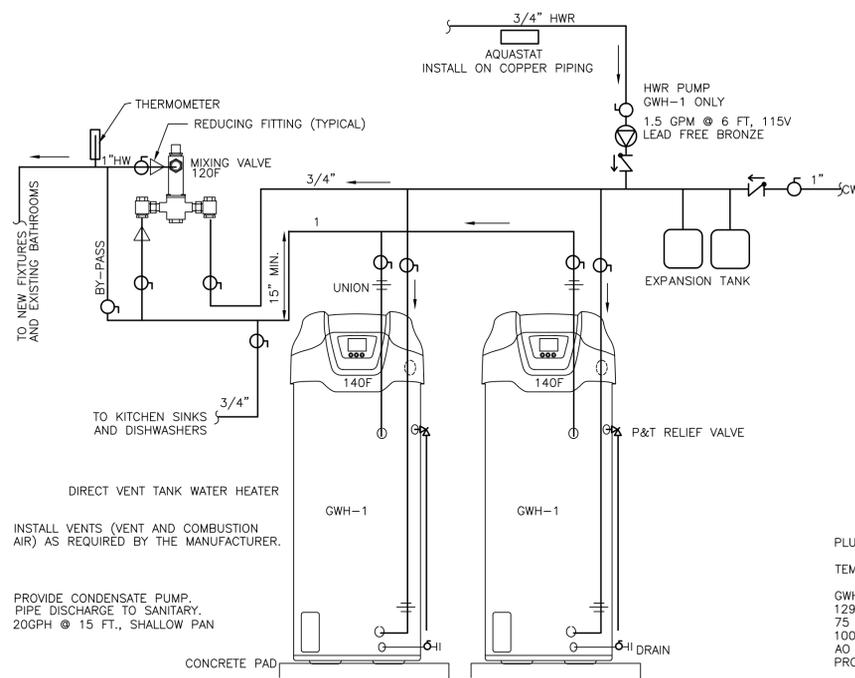
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LOWER LEVEL

P101
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SYMBOLS - PLUMBING

- ▽ LISTED GAS VALVE
- BALL VALVE
- ||| UNION
- FD FLOOR DRAIN
- FD-TB FLOOR DRAIN WITH ASSE 1072 TRAP BARRIER
- CW COLD WATER
- HW HOT WATER
- HWR HOT WATER RECIRCULATION
- SAN SANITARY DRAINAGE (WASTE OR SOIL)
- V VENT
- CV CIRCUIT VENT
- WV WET VENT
- WSV WASTE STACK VENT
- DPCO DECK PLATE CLEAN OUT (FLOOR)
- CO CLEAN OUT
- WCO WALL CLEAN OUT
- ICL CLEAN OUT
- VTR VENT THROUGH ROOF
- IW INDIRECT WASTE
- WH WALL HYDRANT (HOSE BIB)
- WHA WATER HAMMER ARRESTOR
- PD PUMP DISCHARGE
- AAV AIR ADMITTANCE VALVE
- DH DRAIN HUB
- NG NATURAL GAS
- CTE CONNECT TO EXISTING



LOWER LEVEL PLAN - PROPOSED
1/4" = 1'-0"

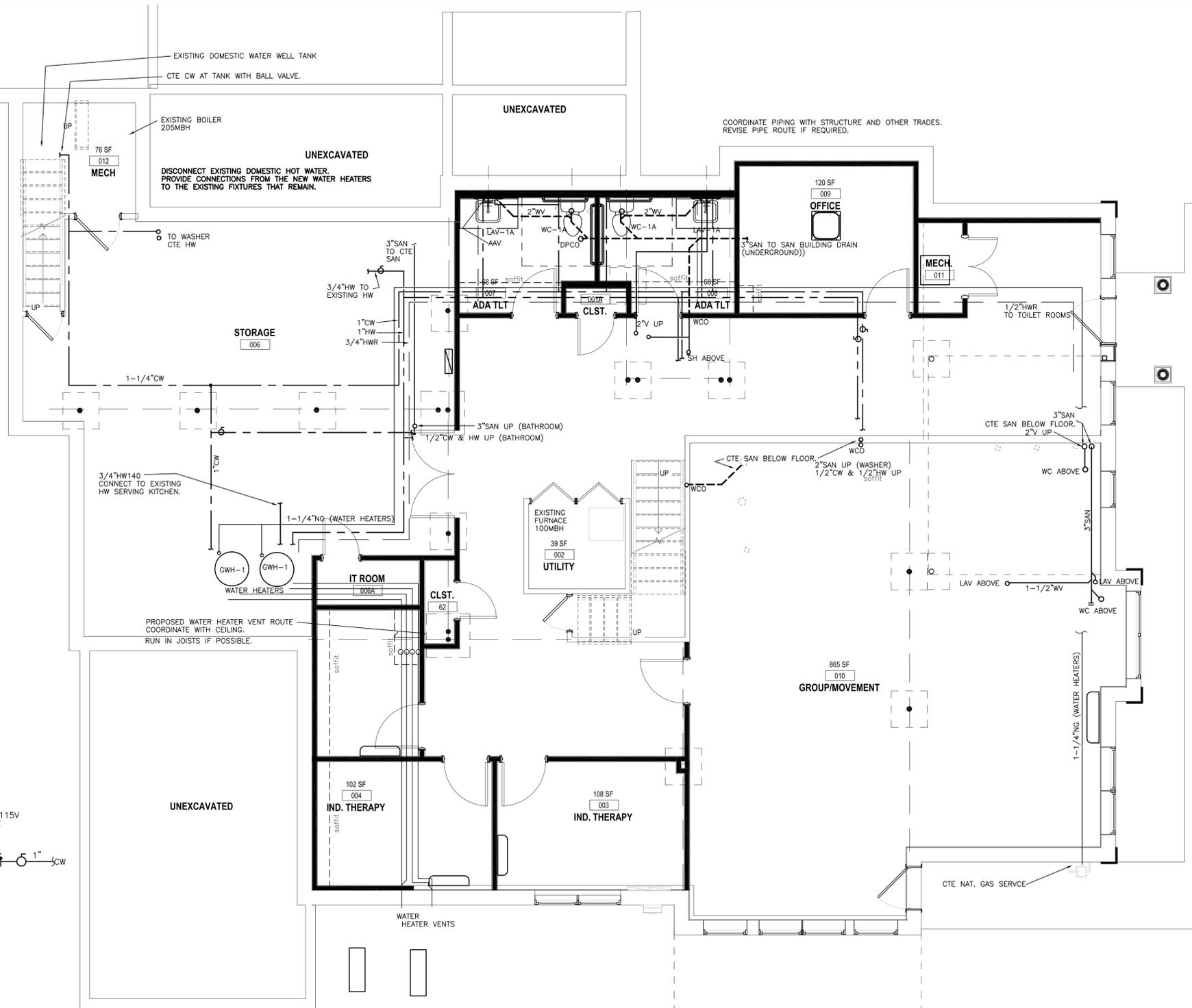
- PLUMBING EQUIPMENT
- TEMPERING VALVE - ASSE 1070 CHROME - POWERS LFE480-01
 - GWH-1 - DIRECT VENT WATER HEATER
129GPH
75 GALLON
100MBH NAT. GAS
AO SMITH GDHE-75
PROVIDE VENTS TO EXTERIOR.
 - EXPANSION TANK - WATTS PLT-20, 40 PSIG PRE-CHARGE
 - MIXING VALVE - POWERS LFSH1432 19GPM @ 5 PSI

PROJECT NOTES

- A. NEW ACCESSIBLE WATER CLOSETS THAT REPLACE EXISTING WATER CLOSETS MAY NEED TO BE MOVED TO COMPLY WITH ICC A117.1. REVISE PIPING AS NECESSARY.
 - B. VERIFY DOMESTIC WATER PUMP PRESSURE SWITCH SETTINGS. COORDINATE WITH OWNER IF LESS OR MORE THAN 40/60.
 - C. REPLACE EXISTING DOMESTIC HOT WATER SYSTEM. PROVIDE CONNECTIONS TO EXISTING PIPING. PROVIDE HOT WATER RECIRCULATION TO TOILET ROOMS.
- NATURAL GAS PIPING
1. PROVIDE PLUG VALVE, UNION, AND DIRT LEG AT ALL FUEL GAS CONNECTIONS TO EQUIPMENT.
 2. COORDINATE WITH THE LOCAL UTILITY.
 3. EXTERIOR PIPING SHALL BE COATED (PRIMED AND PAINTED), ON SIDE OF BUILDING COLOR TO MATCH BUILDING.
 4. VERIFY PIPING IS CORRECTLY BONDED.
 5. SIZES ARE BASED ON SCHEDULE 40 STEEL PIPE.

NOTES - PLUMBING

1. COORDINATE FIXTURES WITH THE ARCHITECTURAL PLANS. ACCESSIBLE FIXTURES TO COMPLY WITH ICC A117.1 STANDARDS. ACCESSIBLE SINKS - INSULATE OR PROTECT PIPING UNDER LAV PER A117.1.
2. PROVIDE ALL PIPING INCLUDING CONNECTIONS TO EQUIPMENT AND FIXTURES.
3. PROVIDE AND INSTALL MATERIALS IN ACCORDANCE WITH THE PLUMBING CODE.
4. INSULATE ALL NEW DOMESTIC COLD WATER, HOT WATER, AND HOT WATER RECIRCULATION PIPING. R3 INSULATION
5. PROVIDE COMPLETE SYSTEM IN ACCORDANCE WITH STATE AND LOCAL CODES. PAY ALL ASSOCIATED FEES AND OBTAIN ALL REQUIRED INSPECTIONS.
6. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. PROVIDE ROUGH AND FINISH PLUMBING FOR FIXTURES. PROVIDE STOP VALVES FOR WATER CONNECTIONS.
8. PROVIDE OPERATION AND MAINTENANCE INFORMATION TO THE OWNER. PROVIDE AS-BUILT DOCUMENTATION TO THE OWNER.
9. PROVIDE FLOOR CUT, TRENCHING, BACKFILL AND FLOOR PATCH FOR UNDER FLOOR PIPING.



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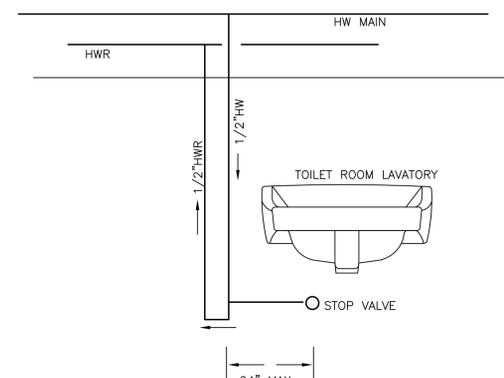
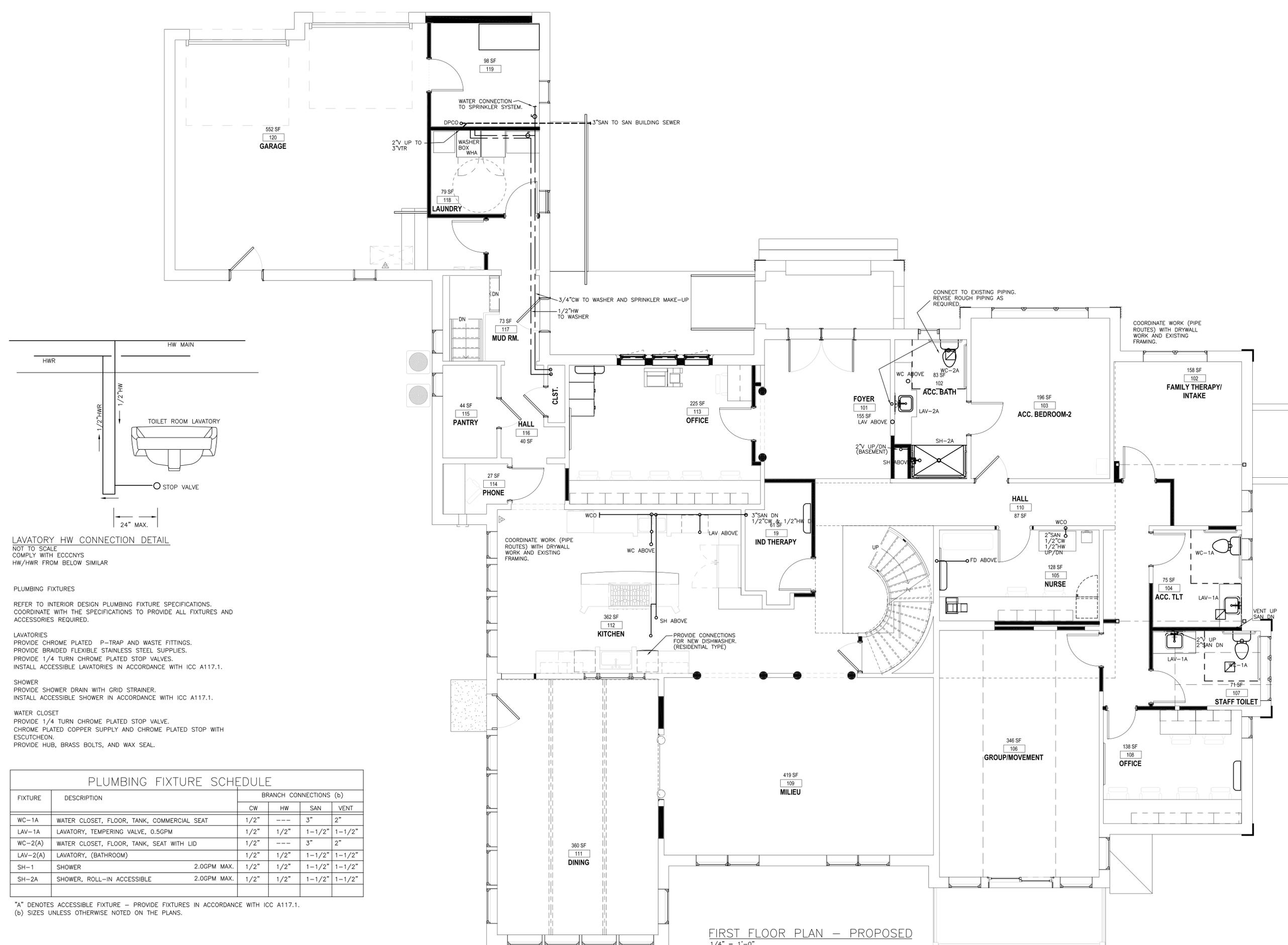
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FIRST FLOOR

P102
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LAVATORY HW CONNECTION DETAIL

NOT TO SCALE
COMPLY WITH ECCCNYS
HW/HWR FROM BELOW SIMILAR

PLUMBING FIXTURES

REFER TO INTERIOR DESIGN PLUMBING FIXTURE SPECIFICATIONS.
COORDINATE WITH THE SPECIFICATIONS TO PROVIDE ALL FIXTURES AND ACCESSORIES REQUIRED.

LAVATORIES
PROVIDE CHROME PLATED P-TRAP AND WASTE FITTINGS.
PROVIDE BRAIDED FLEXIBLE STAINLESS STEEL SUPPLIES.
PROVIDE 1/4 TURN CHROME PLATED STOP VALVES.
INSTALL ACCESSIBLE LAVATORIES IN ACCORDANCE WITH ICC A117.1.

SHOWER
PROVIDE SHOWER DRAIN WITH GRID STRAINER.
INSTALL ACCESSIBLE SHOWER IN ACCORDANCE WITH ICC A117.1.

WATER CLOSET
PROVIDE 1/4 TURN CHROME PLATED STOP VALVE.
CHROME PLATED COPPER SUPPLY AND CHROME PLATED STOP WITH ESCUTCHEON.
PROVIDE HUB, BRASS BOLTS, AND WAX SEAL.

PLUMBING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	BRANCH CONNECTIONS (b)			
		CW	HW	SAN	VENT
WC-1A	WATER CLOSET, FLOOR, TANK, COMMERCIAL SEAT	1/2"	---	3"	2"
LAV-1A	LAVATORY, TEMPERING VALVE, 0.5GPM	1/2"	1/2"	1-1/2"	1-1/2"
WC-2(A)	WATER CLOSET, FLOOR, TANK, SEAT WITH LID	1/2"	---	3"	2"
LAV-2(A)	LAVATORY, (BATHROOM)	1/2"	1/2"	1-1/2"	1-1/2"
SH-1	SHOWER	2.0GPM MAX.	1/2"	1/2"	1-1/2"
SH-2A	SHOWER, ROLL-IN ACCESSIBLE	2.0GPM MAX.	1/2"	1/2"	1-1/2"

*"A" DENOTES ACCESSIBLE FIXTURE - PROVIDE FIXTURES IN ACCORDANCE WITH ICC A117.1.
(b) SIZES UNLESS OTHERWISE NOTED ON THE PLANS.

FIRST FLOOR PLAN - PROPOSED
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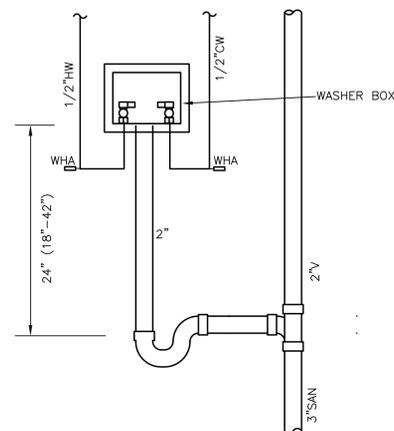
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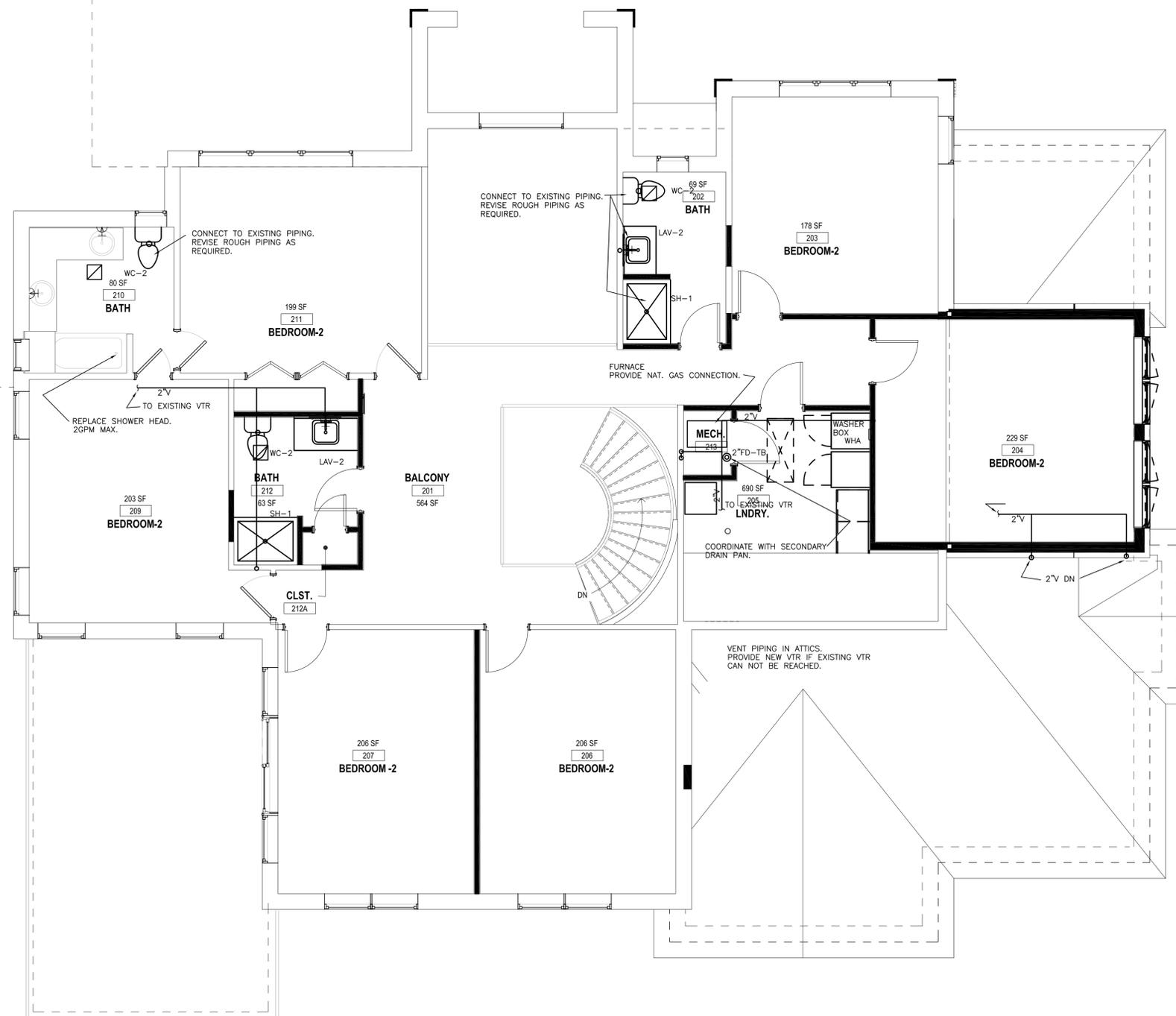
SECOND FLOOR

P103

sheet number



CLOTHES WASHER BOX DETAIL
NOT TO SCALE



SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"