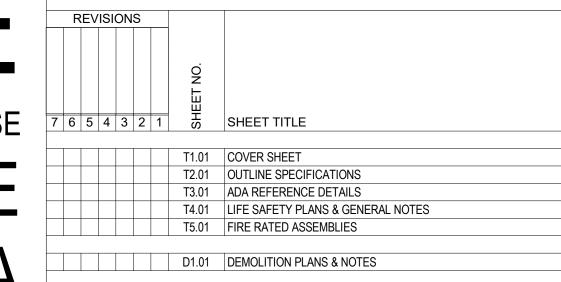
ADAPTIVE RE-USE

WHITTAKER DRIVE GLOUCESTER, VA

BALZER PROJECT NO. 59220006.00

DRAWING INDEX



A1.01 FIRST FLOOR PLAN

A1.02 2ND FLOOR PLAN AND DETAILS

A1.03 REFLECTED CEILING PLAN & SCHEDULES

& ASSOCIATES PLANNERS / ARCHITECTS Roanoke / Richmond

ENGINEERS / SURVEYORS Shenandoah Valley New River Valley / Lynchbur www.balzer.cc

15871 City View Drive Midlothian, VA 23113 804.794.0571

HOUSE

MAIN

SINCLAIR-

CAPTAIN

DRAWN BY

DESIGNED BY

CHECKED BY

DATE

SCALE

REVISIONS

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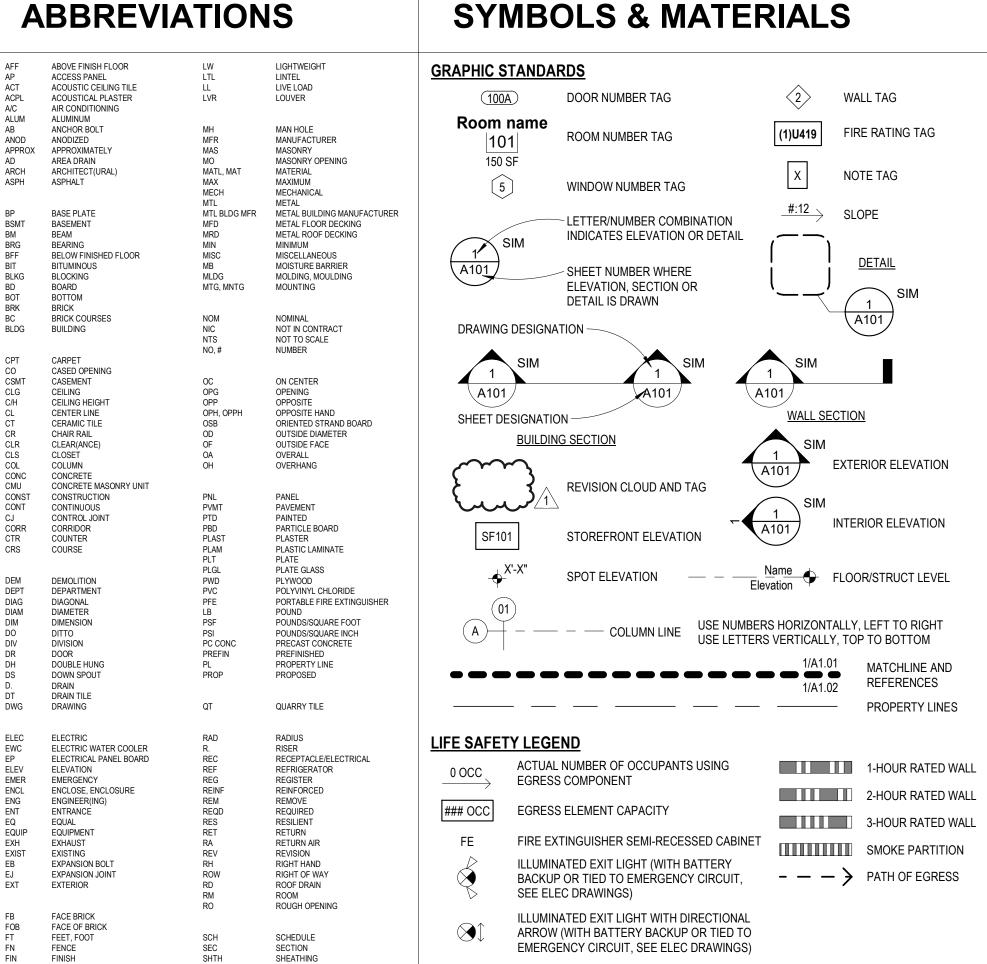
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As indicated



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PHASE LEGEND

MATERIAL LEGEND

ALUMINUM

CONCRETE

INSULATION BATTS

BRICK (ELEVATION)

BRICK (PLAN & SECTION)

CONCRETE MASONRY UNIT

EARTH OR COMPACTED FIL

SLIDING DOOR

SOLID CORE

SPECIFICATION

STAINLESS STEEL

SQUARE FEET

STRUCTURAL

TELEPHONE

THROUGH

TOP OF SLAB

TOP OF STEEL

TOP OF WALL

TYPICAL

UNFINISHED

VENT THRU ROOF

VERTICAL VINYL COVE BASE

WALL HUNG

WATER CLOSE

WATER PROOF

WIDTH, WIDE

WOOD BASE

WINDOW WIRE GLASS

VINYL BASE STRAIGHT

VINYL COMPOSITION TILE

UNFIN

WH. WLH

THIN COAT PLASTER

TONGUE and GROOVE

UNLESS NOTED OTHERWISE

SYSTEM

SOUTHERN YELLOW PINE

EMERGENCY EGRESS LIGHT WITH BACKUP

EXISTING WALLS AND DOORS TO REMAIN

NEW WALLS AND DOORS

WALLS SHOWN WITHOUT PATTERNS, DOORS AT 45° ANGLE

ALL ELEMENTS OR PORTIONS OF ELEMENTS SHOWN DASHED

RIGID INSULATION

PLYWOOD (DETAILS)

WOOD MILLWORK

WOOD FRAMING OR BLOCKING

WOOD SHIMS

POROUS FILL

GRAVEL BASE

WALLS SHOWN WITH PATTERNS, DOORS AT 90° ANGLE

EXISTING WALLS AND DOORS TO BE REMOVED

FINISH FLOOR

FIREPLACE

FLOOR DRAIN

FLUORESCENT

FOUNDATION

FRESH AIR

GAGE, GAUGE

GALVANIZED

GLASS BLOCK

GRADE, GRADING

GYPSUM BOARD

HARDWOOD

HOLLOW CORE

HOLLOW METAL

HOT WATER HEATER

INSIDE DIAMETER

JANITOR'S CLOSET

KNOCK DOWN

KNOCKOUT

LAVATORY

LEFT HAND

LENGTH, LONG

INSULATE

INTERIOR

INSUL INT

HORIZONTAL

HEADER HEATING

GYPSUM WALL BOARD

HEATING/VENTING/AIR CONDITIONING

FURNISHED BY OTHERS

GENERAL CONTRACTOR

FLUOR

FIRE HOSE CABINET

FIRE EXTINGUISHER CABINE

& ASSOCIATES

PLANNERS / ARCHITECTS **ENGINEERS / SURVEYORS**

PROJECT DIRECTORY

OWNER

PARTITION / WALL LEGEND

WOOD FRAMED PARTITION / WALL

WOOD FRAMED PARTITION / WALL

WOOD FRAMED PARTITION / WALL

METAL FRAMED PARTITION / WALL

METAL FRAMED PARTITION / WALL

METAL FRAMED PARTITION / WALL

FIRE RATED ASSEMBLY

PARTITION / WALL

BRICK VENEER

CERAMIC TILE

CONCRETE

(CONC)

CEILING LEGEND

VINYL COMPOSITE TILE

TYPICAL CEILING GRID SYSTEM,

EXPOSED (OPEN) DECK, REFER

RECESSED CAN LIGHT FIXTURE,

TYPICAL 2'X2' RECESSED LIGHT

TYPICAL 2'X4' RECESSED

LIGHT FIXTURE, REFER TO

TO STRUCTURAL DRAWINGS

REFER TO ELEC DRAWINGS

FIXTURE, REFER TO ELEC

ELEC DRAWINGS

SOUND BATT INSULATION

PLACED ABOVE CEILING

DRAWINGS

REFER TO SCHEDULE FOR

DIMENSIONS AND TYPE

GYPSUM WALL BOARD

FLOOR FINISH LEGEND

CONCRETE MASONRY UNIT

CONCRETE PARTITION / WALL

STC CLASSIFIED

Middle Peninsula Chesapeake Bay Public Access Authority CONTACT: Lewis Lawerence ADDRESS: 125 Bowden Street

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BALZER & ASSOCIATES, INC. CONTACT: Keith Cooper, R.A. ADDRESS: 15871 City View Drive, Suite 200 Midlothian, VA 23113 PHONE: 804-794-0571 EMAIL: kcooper@balzer.cc WEBSITE: www.balzer.cc

STRUCTURAL ENGINEER

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CODE ANALYSIS

Project Description This proposed project is a Change of Use to an existing previously occupied building with a current or past Certificate of Occupancy issued by the Authority Having Jurisdiction (AHJ).
An addition to the existing structure is used assessed. The existing building is in a Flood Harrord Assessed in useful lateria. The existing building

An addition to the existing structure is **not** proposed. The existing building is in a Flood Hazard Area, and is **not** Historic. The existing building overall footprint will remain the same.

This proposed project consists of the renovation of an existing single family residence to a commercial residential 2 story building. The building foundation, structure and exterior finishes are to remain as existing. The interstitial floors and roofs are to remain as existing. The work area under this permit is for the east wing only. The first floor has minor demolition and primary work includes constructing a new lift and new foundation walls. The second floor renovation includes construction of 3 bedroom suites and a shared kitchen/laundry.

2018 Virginia Existing Building Code (VEBC) (2018 IEBC w/ Virginia Amendments) 2018 Virginia Construction Code (VCC) (2018 IBC w/ Virginia Amendments)

Existing Use and Occupancy Classification Group(s): Proposed Construction Type **Existing Construction Type:** V-B (unchanged) Existing Building Height in Feet Above Grade Plane: ± 22 feet (unchanged) Existing Number of Stories Above Grade Plane: 2 stories (unchanged) Existing Floor Area in Square Feet: 1,900 SF Ground Floor 2.810 SF Main Floor (N.I.C) 1,900 SF Second Floor 1,296 SF Covered Porches (N.I.C)

None existing and None proposed

Accessibility (VEBC Chapter 4): 1. Where proposed Alterations affect the area(s) of the primary function (i.e. SUITES), the route to the primary function is made accessible and

± 7.906 TOTAL SF(unchanged)

2. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area(s) of primary

 Exterior sidewalk improvements. b. Construction of accessible path to primary entrance

Primary entrance and exit doorways. Improvements to door hardware.

e. Construction of a lift.

Alterations (VEBC Chapter 6)

1. Levels of fire protection for existing building elements shall be maintained. 2. Level of protection for existing means of egress shall be maintained.

3. All new work and **new** finishes shall comply with relevant sections of the VCC.

4. The proposed occupant load of the story is **not** increased by more than 20 percent based on calculations for the existing structure. 5. Alterations to existing buildings are permitted without requiring the entire building or structure to comply with the Energy Conservation (VCC Chapter 13 and Virginia Energy Conservation Code Chapter 4 [CE]) requirements.

Change of Occupancy (VEBC Chapter 7):

1. Per Section 701.1, compliance with the current VCC is **only required where the change of occupancy occurs**. The entire existing building is **not** required to be brought into full VCC compliance. 2. Per Section 701.2, compliance with the current VCC is required for any repairs, alterations, or additions undertaken in connection with the

3. The proposed change of occupancy is **not** a special use or occupancy and is **not** an incidental use as identified by VCC Chapter 4 or VCC Table 509 respectively.

4. Per Section 703.1, interior finishes of walls and ceilings shall comply with VCC Chapter 8 in areas undergoing the change of occupancy. a. Per Sections 704.2 and 704.3, Section 903 of the VCC will govern the requirement or lack thereof of an automatic fire suppression system. An Automatic Fire Sprinkler System is not required to be provided throughout the areas where the change of occupancy occurs per VCC Section 903.2.8 Exception 2.

 Section 903.2.8 states where necessary water pressure or volume or both for system is not available, a sprinkler is not required if dwelling units are not more than two stories above level of exit discharge and if a two-hour fire barrier is provided between each pair of

b. A Class I standpipe is not required per VCC Section 905.

c. An approved Fire Alarm and Detection System **shall** be provided throughout the areas where the change of occupancy occurs per VCC Section 907.2.9.1 & Section 907.2.9.2

5. The proposed change of occupancy is **greater than** the "means of egress hazard categories" of the existing occupancy per VEBC Table 705.2. Per 705.3.5 exception 10.1 the interior stairway is not exceeding 2 stories and only hold 3 dwelling units. a. The existing mean(s) of egress appear to meet the egress capacity and load-based means of egress provisions of VCC Chapter 10 for the new occupancy, and have been deemed acceptable.

6. New emergency lighting and lighted exit signs shall be provided per VCC Chapter 10 based on the proposed work. See the Life Safety Plan for proposed arrangement. The proposed change of occupancy is greater than the "heights and areas hazard categories" of the existing occupancy per VEBC Table

706.2. The existing building area and height meet VCC Chapter 5, and have been deemed acceptable. 1. Allowable Building Height in Feet Above Grade Plane (Table 504.3): 40 feet

2. Allowable Number of Stories Above Grade Plane (Table 504.4): 2 stories 3. Allowable Area Factor in Square Feet (Table 506.2): **7,000 square feet** 8. The proposed change of occupancy is equal to the "exposure of exterior walls hazard categories" of the existing occupancy per VEBC Table 707.1. The existing exterior walls, including openings, shall be deemed acceptable.

9. Per Sections 708.1, 708.2 and 708.3, the proposed change of occupancy is not a special occupancy.

10. Proposed lighting for the new occupancy shall meet the requirements of the VCC. 11. The proposed change of occupancy is not subject to increased or different plumbing fixture requirements or increased water supply

a. The service to the existing building and existing plumbing fixtures shall be deemed acceptable. b. Refer to the **Minimum Number of Required Plumbing Fixtures** tabulation below.

12. The proposed change of occupancy does not result in a higher uniform or concentrated structural load based on VCC Table 1607.1. 13. The proposed change of occupancy does not result in a higher wind or snow risk category based on VCC Table 1604.5. 14. The proposed change of occupancy **is not** a higher risk category based on VCC Table 1604.5.

DESIGN/BUILD NOTES

MECHANICAL/ELECTRICAL DESIGN: THIS PROJECT IS A DESIGN-BUILD PROJECT. MECHANICAL, PLUMBING AND ELECTRICAL DESIGN AND ENGINEERING SHALL BE DESIGNED BY OTHERS UNDER CONTRACT WITH THE OWNER AND PERMITTED UNDER TRADE PERMITS. IT SHALL BE THE OWNER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY NECESSARY DRAWINGS AND ENGINEERING OF MECHANICAL/ ELECTRICAL SYSTEMS TO SECURE GENERAL BUILDING AND TRADE PERMITS. ALL DESIGNS SHALL MEET ALL REQUIREMENTS OF THE 2015 VIRGINIA CONSTRUCTION CODE (CURRENT MECHANICAL CODE, PLUMBING CODE AND NATIONAL ELECTRICAL CODE BY REFERENCE).

Occupancy (Area Schedule)

Area	Occupant Load Factor	Occupant Load Factor SF Type	Occupant Load	
2,476 SF	200	Gross	12.38	
492 SF	200	Gross	2.46	
82 SF	200	Gross	0.41	
1,249 SF	200	Gross	6.25	
487 SF	300	Gross	1.62	
1,226 SF	200	Gross	6.13	
			29.25	
	2,476 SF 492 SF 82 SF 1,249 SF 487 SF	Area Factor 2,476 SF 200 492 SF 200 82 SF 200 1,249 SF 200 487 SF 300	Area Factor SF Type 2,476 SF 200 Gross 492 SF 200 Gross 82 SF 200 Gross 1,249 SF 200 Gross 487 SF 300 Gross	

ENERGY EFFICIENCY

Energy Efficiency (Chapter 13 and Virginia Energy Conservation Code Chapter (VECC) 4 [CE]): Climate Zone: 4 Except Marine (Virginia) Opaque Thermal Envelope Requirements (VECC 2018 Table C402.1.3, C402.1.4, and C402.3).

Insulation entirely above deck: R-30ci (U-0.032) Metal Buildings: R-19 + R-11 LS (U-0.035) Attic and Other: R-38 (U-0.027) Walls, Above Grade Mass: R-9.5ci (U-0.104)

Metal Building: R-13 + R-13ci (U-0.052) Metal Framed: R-13 + R-7.5ci (U-0.064) Wood Framed and Other: R-13 + R-3.8ci or R-20 (U-0.064) Walls, Below Grade

Below-grade wall: R-7.5ci (U-0.119)

Mass: R-10ci (U-0.076) Joist/Framing: R-30 (U-0.033) Slab-On-Grade Floors Unheated Slabs: R-10 for 24" below (F-0.54) Heated Slabs: R-15 for 24" below + R-5 full slab (F-0.86) Doors and Windows Fixed Fenestration: U-0.38, SHGC-0.36

Operable Fenestration: U-0.45, SHGC-0.36 Garage door <14% glazing: U-0.31 Entrance Doors: U-0.77, SHGC-0.36 Skylights: U-0.50, SHGC-0.40

CONTRACTOR COORDINATION

. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS

- SUBCONTRACTORS, BEFORE STARTING THEIR WORK SHALL CHECK AND VERIFY THEIR PARTICULAR RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, AND SURFACE CONDITIONS NEAR AND ABOUT THEIR WORK. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED. COMMENCEMENT OF WORK SIGNIFIES
- ACCEPTANCE OF EXISTING CONDITIONS AS SATISFACTORY LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY, ALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS.
- EACH CONTRACTOR IS RESPONSIBLE FOR FIRST CLASS WORKMANSHIP AND WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF THEIR OWN WORK AND MATERIALS FROM DAMAGE. THEY WILL MAKE GOOD ANY DAMAGE TO THEIR OWN OR OTHER WORK CAUSED BY THEMSELVES OR WORKMEN EMPLOYED BY THEM.

. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER AND SATISFACTORY REPLACEMENT

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DRAWING DIMENSIONS PRIOR TO COMMENCING ANY WORK. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. FAILURE TO REPORT INCONSISTENCIES WILL RELIEVE ARCHITECT AND OWNER FROM ANY CLAIM FOR ADDITIONAL WORK REQUIRED RELATED TO THE INCONSISTENCY.
- UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE USED FOR SHOP DRAWINGS. WORK NOTED AS "N.I.C." IS NOT PART OF THIS CONTRACT, AND WILL BE HANDLED BY OWNER UNDER SEPARATE CONTRACT.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PIECES, SHALL BE REPEATED.
- IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN UNLESS ARCHITECT INSTRUCTS OTHERWISE.
- 6. NOT ALL DETAILS, EQUIPMENT, SYSTEMS OR MATERIALS SECTIONS ARE INCLUDED IN THE DOCUMENTS. THE CONTRACTOR SHALL BASE THEIR BID ON THE SUPPLIED INFORMATION, AND SHALL ALSO INCLUDE ANY ADDITIONAL DETAILS, EQUIPMENT, SYSTEMS OR MATERIAL REQUIRED TO DELIVER A COMPLETE AND FINISHED PRODUCT TO THE OWNER THAT ARE REASONABLY AND NORMALLY INCLUDED IN A COMPLETED PROJECT OF SIMILAR SCOPE, IN COMPLIANCE WITH ALL LAWS, CODES AND ORDINANCES.
- DO NOT SCALE THE DRAWINGS. RELY ON WRITTEN DIMENSIONS AS GIVEN. 8. ALL INTERIOR DIMENSIONS SHOWN ON THE PLANS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED. EXTERIOR WALL DIMENSIONS ARE FROM INTERIOR FACE OF STUD TO EXTERIOR FACE OF SHEATHING. OTHERWISE ALL DIMENSIONS ARE FROM INTERIOR FACE OF EXTERIOR WALL TO FACE OF STUD. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE OF STUD, MASONRY, OR CONCRETE GRIDLINES, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ON THE PLANS TO ADA RELEVANT BUILDING FEATURES/FIXTURES ARE FROM FACE OF FINISH MATERIAL (BOTH FLOORS AND WALLS). MAKE SPECIAL NOTE OF DIMENSIONS INDICATED AS "CLEAR" OR "ABOVE
- 0. GENERAL CONTRACTOR SHALL OBTAIN AND MAINTAIN ACCESS ON SITE TO COPIES OF ALL RELEVANT CODE RESOURCES FOR REFERENCE. EDITIONS SHALL BE PER THE CURRENT VERSION OF THE VIRGINIA CONSTRUCTION CODE (INDICATED IN THE CODE SUMMARY) AND REFERENCED STANDARDS PER THE VIRGINIA CONSTRUCTION CODE.

- ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF PLUMBING, MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. COORDINATE SIZE, LOCATION, FIRE RATING, AND TYPE OF ACCESS PANEL WITH OTHER WORK.
- WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS OR TWO (2) WORKING DAYS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER. IF REQUIRED BY OWNER. WORK SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS.
- THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING OR NEWLY INSTALLED FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION
- OF THE OWNER . ALL GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS
- WHICH MIGHT ENDANGER SITE VISITORS AND STAFF OF THE OWNER. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS. BRACINGS. BACK-UP PLATES, BLOCKING, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-
- MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT. ALL PIPES, DUCTS AND BUS DUCTS, WHICH PENETRATE THE WALLS, CEILINGS, OR FLOOR CONSTRUCTION, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE ASSEMBLY.
- ALL WALLS SHALL BE ADEQUATELY BRACED TO RESIST ALL HORIZONTAL LOADS FROM WIND. EARTH, AND CONSTRUCTION LOADS DURING INSTALLATION AND UNTIL SUCH TIME AS PERMANENT ANCHORAGE IS IN PLACE. HEAVY COMPACTION EQUIPMENT WILL NOT BE ALLOWED WITHIN A DISTANCE SUBTENDED BY A 45 DEGREE ANGLE BETWEEN THE SURFACE OF THE GROUND AND ANY FOOTING.

TEMPORARY FACILITIES AND CONTROLS

- PROVIDE A SECURE STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER'S REQUIREMENTS.
- PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA.
- PROVIDE PERIODIC INSPECTION OF TEMPORARY BARRIERS, BARRICADES. ENCLOSURES, AND TEMPORARY FENCING TO ENSURE THEIR CONTINUITY AND INTEGRITY

EXECUTION AND CLOSEOUT REQUIREMENTS

- . FINAL CLEAN UP AND DISPOSAL: REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO ALL PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAIN, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES. AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.
- AT PROJECT COMPLETION GENERAL CONTRACTOR SHALL PROVIDE ONE (1) COMPLETE SET OF AS-BUILT DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES. VARIANCE AND/OR DEVIATION FROM THE CONSTRUCTION DOCUMENTS, AND ACTUAL LOCATIONS OF CONCEALED WORK, AND FULL COLLECTION OF WARRANTIES AND OPERATIONS INSTRUCTIONS PRIOR TO FINAL PAYMENT.
- AS PART OF FINAL CLEAN-UP, PRIOR TO TURN-OVER, REPLACE ALL MECHANICAL SYSTEM FILTERS WITH NEW FILTERS (BUT BEFORE FINAL AIR BALANCE TESTING).

DIVISION 01 – GENERAL REQUIREMENTS

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THIS PROJECT.

DIVISION 01 – APPLICABLE CODES

- . ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES. 2. CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA
- STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. BALZER AND ASSOCIATES AND THEIR PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GC AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OF INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. ALL DESIGNS, CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH
- THE GOVERNING BUILDING CODE(S), AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY. ALL WORK INCLUDED IN THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CODE(S). BY COMMENCING CONSTRUCTION, CONTRACTOR ACKNOWLEDGES UNDERSTANDING OF THE CODE(S) AND AGREES TO INCORPORATE ALL REQUIRED ELEMENTS, WHETHER INDICATED WITHIN THE DOCUMENTS OR NOT.
- 4. ALL AREAS SHALL BE ACCESSIBLE TO THE HANDICAPPED, IN ACCORDANCE WITH GOVERNING CODES AND AMENDMENTS AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

DIVISION 01 – TEMPORARY WORK

 CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, ENGINEERING, PERMITTING AND ERECTION OF ALL TEMPORARY SCAFFOLDING, HOISTS, BRACING, FORM WORK,

- SHEETING, SHORING AND UNDERPINNING NECESSARY TO PERFORM THE WORK. 2. TEMPORARY BRACING, SHEETING, SHORING, AND SIMILAR TEMPORARY WORK, REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDING, SIDEWALKS, UTILITIES, AND SIMILAR BUILDING ELEMENTS DURING CONSTRUCTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEMPORARY UTILITIES AND SUPPORT FACILITIES NECESSARY TO COMPLETE THE WORK. ALL REQUIRED FEES FOR TEMPORARY SERVICES SHALL BE INCLUDED IN THE CONTRACT. PROVIDE ANY NECESSARY TEMPORARY CONSTRUCTION REQUIRED TO MAINTAIN OWNER/TENANT/PATRON USE OF THE EXISTING PROPERTY OUTSIDE OF THE LIMITS

DIVISION 01 – SHOP DRAWINGS AND SUBMITTALS

- 1. SHOP DRAWINGS FOR MATERIALS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT AND/OR OWNER FOR REVIEW PRIOR TO THE START OF
- FABRICATION OR COMMENCEMENT OF WORK. 2. A LIST OF PROPOSED SHOP DRAWING SUBMITTALS WITH A SCHEDULE OF REQUIRED APPROVAL DATES SHALL BE SUBMITTED TO THE ARCHITECT WITHIN TEN (10) DAYS OF ISSUANCE OF CONTRACT. BALZER AND ASSOCIATES SHALL HAVE A MINIMUM OF TEN
- (10) WORKING DAYS TO REVIEW ALL SHOP DRAWINGS AND RESUBMITTALS. 3. GENERAL CONTRACTOR SHALL PROVIDE THREE (3) PRINTED COPIES OF SUBMITTALS AND SHOP DRAWINGS OR A DIGITAL COPY. DIGITAL COPIES ARE PREFERRED.
- 4. NO PORTION OF THE CONTRACT DRAWINGS MAY BE REPRODUCED FOR SUBMITTAL AS SHOP DRAWINGS UNLESS AUTHORIZED BY BALZER AND ASSOCIATES, INC. IN WRITING. SHOP DRAWINGS SHALL BEAR THE GENERAL CONTRACTOR'S STAMP OF APPROVAL,
- WHICH SHALL CONSTITUTE CERTIFICATION THAT THEY HAVE VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. UNSTAMPED SUBMITTALS WILL BE REJECTED WITHOUT REVIEW.
- 6. CHANGES TO SHOP DRAWINGS THAT ARE RE-SUBMITTED MUST BE CLOUDED OR OTHERWISE CLEARLY INDICATE THE CHANGES THAT HAVE BEEN MADE TO A PREVIOUSLY ISSUED AND REVIEWED DRAWING.
- 7. WHERE SHOP DRAWINGS ARE REQUIRED, ARCHITECT/ENGINEER SHALL NOT BE LIABLE FOR WORK PERFORMED WITHOUT SHOP DRAWINGS APPROVED BY THEIR OFFICE.

1. SUBSTITUTIONS FOR SPECIFIED MATERIALS AND PRODUCTS SHALL BE MADE ONLY WITH PRIOR APPROVAL FROM THE OWNER AND/OR ARCHITECT. 2. SUBSTITUTION REQUESTS SHALL BE MADE IN WRITING A MINIMUM OF 30 DAYS BEFORE MATERIAL IS TO BE INSTALLED. REQUEST WILL PROVIDE DOCUMENTATION

THAT SUBSTITUTED PRODUCT COMPLIES WITH ALL SPECIFIED PROPERTIES AND

- PERFORMANCE OF ORIGINAL COMPONENT OR MATERIAL 3. ANY COST SAVINGS WILL BE RETURNED TO THE OWNER.
- 4. NO INCREASE TO COST WILL BE ALLOWED.

AND ORDINANCES.

- 1. PORTIONS OF THIS PROJECT ARE DESIGNED AS A DESIGN BUILD PROJECT. AS SUCH, NOT ALL DETAILS, EQUIPMENT, SYSTEMS OR MATERIAL SELECTIONS ARE INCLUDED IN THE DOCUMENTS. CONTRACTOR SHALL BASE HIS BID ON THE SUPPLIED INFORMATION, AND SHALL ALSO INCLUDE ANY ADDITIONAL DETAILS, EQUIPMENT SYSTEMS OR MATERIALS REQUIRED TO DELIVER A COMPLETE AND FINISHED PRODUCT TO THE OWNER, AS REASONABLY AND NORMALLY INCLUDED IN A COMPLETED PROJECT OF SIMILAR SCOPE. IN COMPLIANCE WITH ALL LAWS. CODES
- 2. PROVIDE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS, ENGINEERING, LABOR AND MATERIAL AS REQUIRED TO OBTAIN REQUIRED PERMITS AND COMPLETE PROJECT.

DIVISION 02 - EXISTING CONDITIONS

1. REFER TO THE DEMOLITION PLANS AND GENERAL NOTES FOR ADDITIONAL NOTES

DIVISION 04 - MASONRY

(SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION)

- 1. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-02 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES". 2. ALL ENGINEERED CONCRETE MASONRY SHOWN ON THE CONTRACT DRAWINGS HAS
- BEEN DESIGNED BASED ON FULL ALLOWABLE STRESSES. SPECIAL INSPECTION BY A QUALIFIED INSPECTOR SHALL BE REQUIRED. 3. MATERIALS FOR CONCRETE MASONRY WALLS SHALL BE IN ACCORDANCE WITH THE
- FOLLOWING SPECIFICATIONS: A. HOLLOW LOAD BEARING UNITS
- a. ASTM C90 TYPE 1, GRADE N,
- b. F'M = 1350 PSI ON THE NET AREA. c. MAXIMUM WEIGHT = 32 LBS PER 8" X 8" X 16" UNIT,
- d. 47 LBS PER 12" X 8" X 16" UNIT B. GROUT: ASTM C476, F'C = 2000 PSI C. MORTAR: ASTM C270, TYPE M OR S.
- DRAWINGS. BUILD ALL MASONRY LEVEL, SQUARE, PLUMB AND TRUE. 5. BUILD ALL MASONRY LEVEL, SQUARE, PLUMB AND TRUE, USING BATTS FOR CLOSURES ONLY. MAINTAIN MINIMUM 1" CLEAR AIRSPACE BETWEEN FACE OF

4. ALL MASONRY SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE NOTED ON THE

- SHEATHING/INSULATION AND BACK OF VENEER BRICK. VENEER MASONRY SHALL EXTEND TYPICALLY A MINIMUM OF 6" BELOW FINISHED GRADE. 6. PROVIDE MORTAR NET, MANUFACTURED BY WIRE-BOND, ABOVE ALL FLASHING POINTS. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 7. ALL POURED OR PUMPED GROUT SHALL BE FINE GROUT, WITH SLUMP 8"-10". GROUTING TO BE PLACED IN MAXIMUM 4'-0" LIFTS, GROUTING PROCESSES TO BE FULLY MONITORED AND INSPECTED BY SPECIAL INSPECTIONS ENGINEER. PROVIDE INSPECTION PORTS AT BOTTOM OF EACH GROUT LIFT AS REQUIRED ON THE OUTSIDE FACE OF THE CMU. STOP GROUT FOR EACH LIFT 1" BELOW TOP OF LAST CMU COURSE, WITH THE EXCEPTION OF THE TOP COURSE OF THE CMU WALL. IMMEDIATELY AFTER WALLS HAVE BEEN GROUTED, VERTICAL REINFORCING BARS SHALL BE SHAKEN A MINIMUM OF (10) TIMES TO VIBRATE THE GROUT AND PROVIDE
- ADEQUATE CONSOLIDATION. 8. MORTAR CROSS CELLS TO CONTAIN GROUT IN REINFORCED CELLS ONLY. NO SPILLAGE OF GROUT INTO NON-REINFORCED CELLS ALLOWED. ALL HOLLOW MASONRY WALLS THAT CHANGE IN THICKNESS OR NUMBER OF WYTHES SHALL HAVE A COURSE OF SOLID OR GROUT FILLED UNITS AT THE TRANSITION
- 9. WALLS SHALL BE GROUTED AS SOON AS POSSIBLE TO PREVENT SHRINKAGE CRACKING. MASONRY SHALL BE ALLOWED TO CURE A MINIMUM OF 24 HOURS PRIOR TO GROUT PLACEMENT.
- 10. THE TOP OF UNFINISHED MASONRY WORK AND ALL STORED MASONRY MATERIALS SHALL BE COVERED TO PROTECT THE MASONRY MATERIAL FROM THE WEATHER. 11. MASONRY SHALL NOT BE SUPPORTED ON WOOD GIRDERS OR OTHER FORM OF WOOD CONSTRUCTION. PROVIDE STEEL LINTELS BEARING ON SOLID MASONRY ABOVE ALL
- 12. FLASHING AND WEEPS: WALL FLASHING SHALL BE "PERM-A-BARRIER" FLEXIBLE FLASHING BY W.R. GRACE, OR EQUAL, 60MIL SELF-ADHESIVE RUBBERIZED ASPHALT SHEET LAMINATED TO A CROSS LAMINATED POLYETHYLENE FILM AND 12OZ HEMMED STAINLESS STEEL DRIP EDGE STOPPING 3/8" BEYOND FACE OF WALL. INSTALL FLASHING ABOVE ALL WINDOW AND DOOR HEADS, BELOW SILLS, AT FLOOR SLAB, AT INTERSECTIONS OF ROOFING AND VERTICAL WALLS AND AT OTHER INTERRUPTIONS TO DOWNWARD FLOW OF MOISTURE. TURN UP AND SEAL ENDS OF FLASHING TO PREVENT HORIZONTAL MIGRATION OF MOISTURE. PROVIDE OPEN HEAD WEEPS 24" ON CENTER AT ALL FLASHING POINTS. TOP OF FLASHING SHALL TERMINATE BEHIND WALL
- 13. COMPLETED MASONRY WORK TO BE BRUSHED AND WASHED WITH WARM CLEAN WATER, AND FREE OF EXCESS MORTAR. CLEAN ALL OTHER WORK AFFECTED BY MORTAR SPILLS AND WASHING. NO ACID ALLOWED.
- 14. PROVIDE VERTICAL CONTROL JOINTS AT 25' O.C. IN ALL MASONRY WALLS UNLESS NOTED. SEAL JOINTS WITH NON-SAG SEALANT MATCHING MASONRY COLOR.

DIVISION 04 - MASONRY REINFORCING, ANCHORS AND LINTELS

- (SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION) ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60. 2. PROVIDE REBAR DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM WALL AND SPREAD FOOTINGS. DOWELS SHALL HAVE STANDARD ACI HOOKS AND SHALL LAP 36X BAR DIAMETER WITH FIRST LIFT OF VERTICAL
- 3. PROVIDE STANDARD 9 GA. GALVANIZED STEEL TRUSS TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. FOR MASONRY WALLS GREATER THAN 4" THICK, SEE DRAWINGS FOR VERTICAL REINFORCEMENT
- 4. VENEER MASONRY SHALL BE ANCHORED TO STUDS WITH 9 GAGE HOT-DIPPED, GALVANIZED STEEL 2-PIECE ANCHORS CONSISTING OF AN ADJUSTABLE TRIANGULAR WIRE TIE WITH FLAT METAL PLATE FOR ANCHORING TO STUD WALLS, SPACED AT 32" ON CENTER HORIZONTAL AND 16" ON CENTER VERTICAL. VENEER ANCHORS BASIS-OF-DESIGN SHALL BE WIRE-BOND BRAND. PROVIDE TRIANGULAR TIES (MODEL# 1100) AND 5" ANCHORS (MODEL# 1001). ANCHORS SHALL BE SCREW ATTACHED THRU SHEATHING AND DIRECTLY TO STUDS THROUGH SELF-SEALING TAPE.
- 5. LOOSE LINTELS SHALL CONFORM TO ASTM A36 FOR STEEL. ALL LINTELS TO HAVE 8" MINIMUM BEARING ON ONE COURSE OF SOLID GROUTED MASONRY UNITS. UNLESS NOTED OTHERWISE. ALL LOOSE LINTELS TO BE PROVIDED BY STRUCTURAL STEEL CONTRACTOR
- 6. PROVIDE ANGLE L5X31/2X5/16" FOR EACH 4" OF MASONRY WALL THICKNESS OVER GRILLES, LOUVERS, PANEL BOXES, DUCTS AND OTHER MISCELLANEOUS OPENINGS NOT LISTED IN SCHEDULE.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES (SEE STRUCTURAL NOTES FOR

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
- 2. CONTRACTOR TO PROVIDE WALL BLOCKING FOR ALL SHELVING, EQUIPMENT, GRAB BARS, MOP HOLDERS, FIXTURES, AND SIMILAR ACCESSORIES FOR FIRM SUPPORT. COORDINATE WITH ALL CONTRACTOR, OWNER AND EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ENCLOSING FRAMING.
- 3. WOOD TREATMENT: PRESSURE TREAT ALL SILLS AND PLATES AND ANY OTHER WOOD IN CONTACT WITH MASONRY, CONCRETE OR GROUND, AND AS SHOWN ELSEWHERE ON DRAWINGS. PRESSURE TREATMENT SHALL COMPLY WITH AWPB STANDARDS C2
- 4. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED
- GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

DIVISION 06 – FIRE TREATED LUMBER AND SHEATHING

- FIRE-RETARDANT-TREATED FRAMING LUMBER AND SHEATHING (IF SHOWN) SHALL BEAR LABELS STATING CERTIFICATION AND HAVE A FRAME SPREAD OF 25 OR LESS (CLASS A) WHEN TESTED IN ACCORDANCE WITH ASTM E84 AND UNDERWRITERS LABORATORIES, INC.
- DIVISION 06 CASEWORK 1. THE CASEWORK SUBCONTRACTOR/SHOP SHALL PROVIDE A COMPLETE SET OF CASEWORK SHOP DRAWINGS TO THE GENERAL CONTRACTOR FOR USE AND REFERENCE PERTAINING TO THE CONSTRUCTION OF THE PROJECT. THESE SHOP
- DRAWINGS SHALL BE CONSIDERED AS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF THE PROJECT. 2. ALL CASEWORK ITEMS SHALL BE FURNISHED TO THE JOBSITE IN PREFINISHED
- CONDITION (I.E. STAINED, SEALED, LAMINATED, AND SIMILAR FINISHES) UNLESS SPECIFICALLY NOTED OTHERWISE
- 3. CABINETS ARE TO BE FLUSH OVERLAY CONSTRUCTION MEETING AMERICAN WOODWORKERS INSTITUTE (AWI) CUSTOM GRADE STANDARDS. 4. DRAWINGS ARE SCHEMATIC, BALZER AND ASSOCIATES IS NOT RESPONSIBLE FOR DIMENSIONING, FABRICATION DETAILS (INCLUDING BRACING, FASTENING, AND
- 5. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE

CONCEALED BLOCKING, AND SIMILAR FRAMING) NORMALLY ASSOCIATED WITH SHOP

- OUTSIDE FACE OF CASEWORK, TYPICAL PROVIDE 1-1/2" HOLE FOR ELECTRICAL, TELEPHONE, AND COMPUTER OUTLET ACCESS IN COUNTERS WHERE CABLE OPENINGS/GROMMETS OCCUR AND WHERE NOTED. VERIFY LOCATION WITH OWNER, COORDINATE POWER AND TELEPHONE PLAN WITH CABINET ELEVATION.
- 7. FILLER STRIPS ARE TO BE PROVIDED AT ALL WALLS.
- **DIVISION 06 LAMINATE PLASTICS** 1. SURFACING SHALL BE MELAMINE SURFACE LAMINATED PLASTIC. SHEET BACKING PANELS SHALL BE OF SIMILAR MATERIAL AND THICKNESS, WITHOUT DECORATIVE FINISH. CORE MATERIAL SHALL BE 3/4" THICK MEDIUM DENSITY PARTICLEBOARD; MINIMUM WEIGHT 40 LBS PER CUBIC FOOT. COUNTERTOPS SHALL BE FABRICATED IN SINGLE LENGTHS UP TO 12'-0"; COUNTERTOPS OVER 12'-0" LENGTH SHALL HAVE HAIRLINE JOINTS. ALL EXPOSED EDGES TO BE SMOOTH, SHARP, CLEAN. PROVIDE OPENINGS (I.E. SINKS, GROMMETS, EQUIPMENT, RESTROOM ACCESSORIES, AND SIMILAR PENETRATIONS) IN COUNTERTOP AS REQUIRED FOR EQUIPMENT. CONSULT WITH OWNER TO CONFIRM LOCATIONS.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- 1. RIGID PERIMETER INSULATION SHALL BE ASTM C578, TYPE IV; COMPRESSIVE STRENGTH: 25 LB. PER SQUARE INCH, MINIMUM (ASTM D1621); WATER ABSORPTION: 0.1% BY VOLUME, MAXIMUM (ASTM C272). FOAM BLOWING AGENT SHALL PROVIDE AT LEAST 90% REDUCTION IN OZONE DEPLETION POTENTIAL AS COMPARED WITH STANDARD CFC BLOWING AGENTS. AGED R-VALUE: 4.4 PER INCH @ 75°F - THICKNESS
- AS INDICATED OR OF THICKNESS TO ACHIEVE NOTED R-VALUE. 2. FIBERGLASS BATT INSULATION FOR CONCEALED INSTALLATIONS: KRAFT-FACED THERMAL BATT INSULATION COMPLYING WITH ASTM C665, TYPE II, CLASS C, WITH MAXIMUM FLAME SPREAD OF 25 AND SMOKE-DEVELOPMENT OF 450 OR LESS.
- . FIBERGLASS BATT INSULATION FOR EXPOSED INSTALLATIONS (INCLUDING ANY FACINGS): SHALL HAVE A FLAME SPREAD RATING PER CURRENT GOVERNING CODE. INSULATION SHALL BE FSK (FOIL) OR PSK (POLY) FACED FIBERGLASS THERMAL BATT INSULATION COMPLYING WITH THE FLAMESPREAD REQUIREMENTS LISTED ABOVE, OR UNFACED HIGH DENSITY MINERAL FIBER, WITH STRAPPING AS REQUIRED BE HELD IN
- 4. EXTERIOR SEALANTS: SHALL BE NON-SAG, SILICONE TYPE. COLOR TO MATCH ADJACENT EXTERIOR MATERIALS, OR EXTERIOR DOOR OR WINDOW FRAMES. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL. NOTE THAT MORE THAN (1) SEALANT COLOR WILL BE REQUIRED. VERIFY COLOR LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- 5. INCLUDE SILL PLATE INSULATION, CAULKING OF SILLS AND PLATES AND FOAM INJECTIONS AT WINDOW AND DOOR SHIM SPACE.
- 6. PROVIDE 15MIL VAPOR BARRIER UNDER CONCRETE SLAB ON GRADE. SEAL ALL JOINTS & PENETRATIONS. 7. PROVIDE 60 MIL BITUTHENE WATERPROOFING MEMBRANE WITH 1/2" PROTECTION
- BOARD AT ALL BELOW GRADE. EXTERIOR WALLS. CONTINUE MEMBRANE AND PROTECTION BOARD OVER TOP OF FOOTING. WHERE GRADE IS LESS THAN 8" BELOW FINISH FLOOR, EXTEND MEMBRANE 12" UP BEHIND MOISTURE BARRIER. 8. MOISTURE BARRIER BASIS-OF-DESIGN SHALL BE DUPONT TYVEK FLUID APPLIED

INTEGRATED WITH EMBEDDED FLASHING COMPONENTS.

DIVISION 07 - GUTTERS AND FLASHING 1. METAL FLASHING AND ROOF TRIM - STAINLESS STEEL FLASHING'S TO BE MINIMUM 24 GAGE, ASTM A 167, SOFT ANNEALED, WITH NO. 2D FINISH @ INTERSECTIONS OF ROOF & VERTICAL WALLS & OTHER INTERRUPTIONS TO THE DOWNWARD FLOW OF MOISTURE. METAL FLASHING TO BE ATTACHED WITH SCREWS AND NEOPRENE

WEATHER BARRIER, OR EQUAL. CONTINUOUS ON ALL WALL SURFACES, AND

- WASHERS. 2. GUTTERS AND DOWNSPOUTS SHALL BE FACTORY FINISHED METAL; 0.027 INCH THICK -GUTTERS, 0.020 INCH THICK DOWNSPOUTS. COLOR AS INDICATED IN DRAWINGS.
- 3. ALL GUTTERS TO BE "K" STYLE PRE-FINISHED SEAMLESS METAL WITH OVERSIZED DOWNSPOUTS. 4. ROOF SCUPPERS AND OTHER STAINLESS STEEL FLASHING TO BE MINIMUM 24 GAGE. ASTM A 167, SOFT ANNEALED, WITH NO. 2D FINISH. NON-SPECIFIC METAL FLASHING SHALL BE 24 GAGE ALUMINUM, FACTORY FINISHED, COLOR TO MATCH SURROUNDING CONSTRUCTION. ALL FLASHING TO HAVE WATERTIGHT SEAMS WITHOUT EXPOSED
- FASTENERS, DETAILED PER SMACNA STANDARDS. CAP FLASHING SYSTEM TO BE .050" ALUMINUM OR 24 GAUGE GALVANIZED STEEL, FACTORY FINISHED, COLOR AS SHOWN IN DRAWINGS. ALL CAP FLASHING TO BE FACTORY FORMED, DESIGNED WITH INTERNAL GUTTER/DRAIN CHAIR, DETAILED PER SMACNA STANDARDS, AND DESIGNED FOR THERMAL EXPANSION/CONTRACTION. CLEATS SHALL BE 20 GAUGE GALVANIZED STEEL, COPING TO HAVE CONCEALED SPLICE PLATES TO MATCH COPING COLOR & FINISH, WITH NO EXPOSED FASTENERS. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS, UTILIZING FASTENERS AS SPECIFIED BY MANUFACTURER FOR USE WITH COPING SYSTEM AND SUB-STRUCTURE

DIVISION 07 - ROOFING SYSTEMS (METAL)

INDICATED IN DRAWINGS.

- 1. STANDING SEAM METAL ROOFING SHALL BE MINIMUM 24 GAGE ZINC COATED SHEET STEEL, ASTM A653/A653M, G90, 12" FACTORY FORMED WIDE PANS, 1-1/2" SEAM HEIGHT, FACTORY PRIMED AND FINISHED WITH FLOROPOLYMER TWO-COAT ORGANIC FINISH SYSTEM, COLOR AS SELECTED BY OWNER FROM MANUFACTURER'S FULL RANGE, 20 YEAR FINISH WARRANTY; "FIELD-LOK" SERIES BY ATLAS, OR EQUAL.
- 2. PANELS SHALL BE CONTINUOUS FROM RIDGE TO EAVE, AND MECHANICALLY JOINED BY ROLLER MACHINE PER MANUFACTURERS WRITTEN SPECIFICATIONS. PANELS SHALL BE MOUNTED WITH CONCEALED CLEATS 12" ON CENTER, TO ALLOW PANEL MOVEMENT, WITH CONTINUOUS SEALANT BEAD IN SEAM AND DOUBLE FOLD. NO EXTERNAL
- FASTENERS WILL BE PERMITTED. 3. UNDERLAYMENT SHALL BE TYPE II NO. 30 ASPHALT - SATURATED ORGANIC FELT. WITH ROSIN SIZED, BUILDING PAPER SLIP SHEET. ROOF SYSTEM TO COMPLY WITH UL 580 FOR CLASS 115 WIND UPLIFT RESISTANCE.
- RECOMMENDED SPACING. 5. NO PARTIAL PANEL SHALL BE LESS THAN 6" WIDE. ALL SCREWS SHALL EXTEND THROUGH INSULATION AND INTO ROOF STRUCTURAL DECK BELOW. TO BE DETERMINED BY STANDING SEAM ROOF MANUFACTURER AND STRUCTURAL ROOF

4. PROVIDE SNOW GUARDS (COLOR TO MATCH ROOF) AT MANUFACTURER

DIVISION 07 - ROOFING SYSTEMS (SHINGLE)

DECKING.

- 1. ALL SHINGLE ROOFING TO BE 30 YEAR. ARCHITECTURAL GRADE ASPHALT OR FIBERGLASS SHINGLES (FOR CONDITIONED NON-VENTED ATTIC OPTION PROVIDE SHINGLE WARRANTEE FOR APPLICATION OVER CONDITIONED/NON-VENTED ATTIC) OVER #30 ASPHALT ROOFING FELT.
- 2. COLOR TO BE FROM MANUFACTURER STANDARD FULL RANGE AS SELECTED BY ARCHITECT AND/OR OWNER.
- 3. PROVIDE MINIMUM 26 INCH WIDE CONTINUOUS SELF-ADHERING "ICE AND WATER SHIELD" IN ALL VALLEYS, AT EAVES, AND WHERE ROOF INTERSECTS VERTICAL WALL ELEMENTS. IN VERTICAL INTERSECTIONS, FLASHING SHALL EXTEND A MINIMUM OF 12

INCHES VERTICALLY BEHIND MOISTURE BARRIER MEMBRANE

DIVISION 08 - OPENINGS

- ALL NEW DOORS TO BE MINIMUM 3'-0" WIDE X 7'-0" TALL UNLESS OTHERWISE NOTED PROVIDE "LEVER STYLE" HANDLES. HARDWARE SHALL BE HEAVY DUTY COMMERCIAL CUSTOM GRADE. ALL HINGES TO BE PERMANENTLY MOUNTED TO MINIMUM HEIGHT OF 38" A.F.F. THRESHOLDS TO COMPLY WITH ADA. ALL HARDWARE FINISHES SHALL BE
- BRUSHED NICKEL UNLESS NOTED OTHERWISE. 2. ALL DOORS AND FRAMES NOTED SPECIFICALLY WITH FIRE RATING CHARACTERISTICS SHALL BE INSTALLED AND MAINTAINED WITH CLEARLY IDENTIFIABLE LABELS WITH U.L. INFORMATION. ALL LABELS SHALL REMAIN UNPAINTED OR TARNISHED.
- GLAZING A. NON-INSULATED: 1/4" THICK, ASTM 1036, TYPE1, QUALITY Q5.
- B. TEMPERED: 1/4" THICK, ASTM 1048, TYPE 1, QUALITY Q5, FULLY TEMPERED C. INSULATED: (2) 1/4" THICK FLOAT GLASS SEPARATED BY A 1/2" DEHYDRATED AIR SPACE COMPLYING WITH ASTM E774. TEMPER UNITS AS REQUIRED FOR NON-

INSULATED TEMPERED UNITS. **DIVISION 08 - INTERIOR DOORS**

- 1. INTERIOR STEEL DOORS: ANSI/SDI -100, GRADE II, HEAVY DUTY, MINIMUM 18 GAUGE GALVANIZED FACES, SEAMS WELDED AND GROUND SMOOTH. LABEL WHERE INDICATED ON SCHEDULE. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED FLEMENTS.
- FRAMES: FABRICATE FROM 18 GAUGE. KNOCK-DOWN TYPE FOR INTERIOR DOORS. UNLESS INSTRUCTED BY OWNER OTHERWISE. PROVIDE SILENCERS ON INTERIOR FRAMES. ALL FRAMES TO RECEIVE MINIMUM 26 GAGE MORTAR BOXES IN MORTARED IN FRAMES. PROVIDE ALL ANCHORAGE DEVICES AS REQUIRED FOR WALL TYPE. ANCHORS TO BE CONCEALED TYPE. FACTORY CUT DOORS AND FRAMES FOR HARDWARE INSTALLATION. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED
- FLEMENTS INTERIOR WOOD DOORS
- A. RATED DOORS: 1-3/4" THICK, 5-PLY, CROSSBANDED CONSTRUCTION, NON-COMBUSTIBLE CORE, PREMIUM GRADE WOOD FACE, FACTORY STAIN FINISH WITH SATIN POLYURETHANE (MATCHING EDGE) PLAIN SLICED WHITE BIRCH BOOK MATCH. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED ELEMENTS.
- B. NON-RATED DOORS: 1-3/4" THICK, 7-PLY, CROSSBANDED CONSTRUCTION, PARTICLE BOARD CORE, PREMIUM GRADE WOOD FACE. FACTORY STAIN FINISH WITH SATIN POLYURETHANE (MATCHING EDGE) PLAIN SLICED WHITE BIRCH BOOK MATCH.

- **DIVISION 08 EXTERIOR DOORS** 1. EXTERIOR STEEL DOORS: ANSI/SDI-100, GRADE III, EXTRA HEAVY DUTY, MINIMUM 16 GAGE GALVANIZED STEEL FACES, SEAMS WELDED AND GROUND SMOOTH. LABEL
- WHERE INDICATED ON SCHEDULE. INSULATED CORE, R-5 MINIMUM . FRAMES: FABRICATE FROM 16 GAGE GALVANIZED STEEL FOR EXTERIOR APPLICATIONS. FRAMES WITH WELDED CORNERS FOR EXTERIOR DOORS, UNLESS INSTRUCTED BY OWNER OTHERWISE. PROVIDE WEATHERSTRIPPING FOR EXTERIOR DOORS, ALL FRAMES TO RECEIVE MINIMUM 26 GAGE MORTAR BOXES IN MORTARED IN FRAMES. PROVIDE ALL ANCHORAGE DEVICES AS REQUIRED FOR WALL TYPE. ANCHORS TO BE CONCEALED TYPE. FACTORY CUT DOORS AND FRAMES FOR HARDWARE INSTALLATION.

MATERIAL WARRANTIES.

- **DIVISION 09 FINISHES** 1. REFER TO FINISH SCHEDULE, GENERAL FINISH NOTES, AND FINISH PLANS (IF SHOWN)
- FOR ADDITIONAL NOTES AND REQUIREMENTS 2. SEE FLOOR PLANS AND/OR REFLECTED CEILING PLANS FOR LAYOUT PATTERNS AND NUMBER OF COLORS/TYPES.
- 3. ALL TRANSITIONS BETWEEN DIFFERENT TYPES OF FLOORING SHALL BE ADA COMPLIANT. PROVIDE VINYL TRANSITION STRIP AT ALL DOORWAYS/OPENINGS BETWEEN ROOMS WITH CARPET AND ROOMS WITH VCT. PROVIDE TILE
- TRANSITION/THRESHOLD AT ALL DOORWAYS/OPENINGS BETWEEN ROOMS WITH TILE AND CARPET OR VCT. 4. BEGINNING OF FINISH INSTALLATION SIGNIFIES INSTALLER'S AND MANUFACTURER'S ACCEPTANCE OF SUBSTRATE CONDITIONS AS REQUIRED TO MAINTAIN FINISH

DIVISION 09 - GYPSUM BOARD (WALLS AND CEILINGS)

- 1. GYPSUM BOARD AND WOOD ASSEMBLIES SHALL BE SECURED TO STUDS AT SPACING INDICATED BY GYPSUM BOARD MANUFACTURER WITH FASTENERS SPECIFIED BY SAME. PROVIDE SHEET STEEL ZINC COATED BY HOT DIP PROCESS TRIM ACCESSORIES COMPLYING WITH ASTM C1047. TRIM INCLUDES CORNER BEAD, LC BEAD, SCREW HEADS, AND IRREGULARITIES. SAND SMOOTH. PROVIDE MOISTURE RESISTANT BOARD IN EXTERIOR SOFFITS, BATHROOMS, AROUND OPEN TUBS, AND IN LAUNDRY AND JANITOR ROOMS. PROVIDE CEMENTITIOUS BOARD IN ALL WET AREAS. PROVIDE METAL CONTROL JOINTS PER GA-216-2004; SECTION 4.7.3: "...SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET AND TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 FEET." BULLNOSE ALL OUTSIDE CORNERS AND ALL INTERIOR GYPSUM WALL BOARD RETURNS AT DOORS AND WINDOWS.
- . ALL EXPOSED GYPSUM BOARD INSTALLATIONS SHALL HAVE A LEVEL 4 FINISH. 3. ALL EXPOSED GYPSUM BOARD INSTALLATIONS SCHEDULED TO RECEIVE HIGH GLOSS
- PAINT FINISHES SHALL HAVE A LEVEL 5 FINISH. 4. ALL CONCEALED GYPSUM BOARD INSTALLATIONS SHALL HAVE A FINISH LEVEL

CONSISTENT WITH REQUIRED FIRE RATING (IF ANY). **DIVISION 09 - PAINTS AND COATINGS**

- 1. PAINTS UTILIZED SHALL MEET THE FOLLOWING SPECIFICATIONS: A. EXTERIOR PAINT: UTILIZES ALKYD ENAMEL SEMI-GLOSS FINISH PAINT BY SHERWIN WILLIAMS OR EQUAL. PROVIDE ONE COAT PRIMER AND TWO COATS FINISH. B. INTERIOR PAINT: UTILIZE PAINT MATERIALS CONTAINING 0% VOC'S (VOLATILE
- ORGANIC COMPOUNDS), CONSISTING OF (1) COAT INTERIOR LATEX PRIMER AND (2) COATS OF LATEX FINISH. C. DOORS AND FRAMES: EXTERIOR PAINT FOR DOORS AND FRAMES: PROVIDE 1 COAT SHERWIN WILLIAMS OR FOUAL ALL SURFACE FNAMEL LATEX PRIMER AND 2 COATS SHERWIN WILLIAMS OR EQUAL ALL SURFACE LATEX ENAMEL HIGH GLOSS. COLOR
- PER ELEVATIONS 2. PROVIDE EXTRA STOCK OF 2% IN EACH COLOR AND TYPE, CLEARLY MARKED TO

INDICATE CONTENTS AND LOCATION USED.

CONTENTS AND LOCATION USED.

OR EQUAL.

- **DIVISION 09 VINYL COMPOSITE TILE** 1. BASIS-OF-DESIGN SHALL BE "STANDARD EXCELON IMPERIAL TEXTURE" AS MANUFACTURED BY ARMSTRONG WORLD INDUSTRIES, INC. OR EQUAL, 12"x12", 1/8" THICK, CLASS 2, SMOOTH SURFACE, WITH ARMSTRONG'S STANDARD VCT ADHESIVE
- 2. COLOR SELECTIONS FOR VCT AND VCB TO BE CHOSEN BY OWNER FROM MANUFACTURER'S FULL RANGE.
- 3. PRODUCT TO BE RESISTANT TO IMPACT, STATIC, AND ROLLING, VCT SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM SPECIFICATION F- 1066, CLASS 2, AND
- SHALL BE ASBESTOS-FREE. 4. TILE TO BE THROUGH PATTERN AND COLOR CONSTRUCTION. 5. PRODUCT SHALL OFFER A LIMITED 5-YEAR COMMERCIAL WARRANTY AGAINST
- MANUFACTURING DEFECTS. 6. PROVIDE EXTRA STOCK OF 2% IN EACH COLOR, CLEARLY MARKED TO INDICATE

DIVISION 10 – SPECIALTIES (NONE)

DIVISION 11 – KITCHEN EQUIPMENT

1. ALL EQUIPMENT SHALL BE PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.

DIVISION 12 – FURNISHINGS (NONE)

1. INTERIOR UPFIT WORK (EQUIPMENT, DISPLAYS, AND SIMILAR SYSTEMS PROVIDED BY

THE OWNER) TO BE DESIGNED BY OTHERS UNDER SEPARATE CONTRACT.

DIVISION 12 – WINDOW TREATMENTS 1. PROVIDE DRUM ROLLER SHADES AT LOCATIONS INDICATED. MANUAL SHADES SHALL BE CLUTCH AND CHAIN. MOTORIZED SHADES SHALL BE CONNECTED TO BUILDING POWER AND SWITCHED IN THE ROOM WHERE INSTALLED WITH MULTIPLE PRESET

STOPS. FABRIC SHALL BE LIGHT FILTERING PVC-COATED FIBERGLASS.

DIVISION 13 – SPECIAL CONSTRUCTION (NONE)

DIVISION 14 – CONVEYING EQUIPMENT

- 1. BASIS OF DESIGN IS SAVARIA V-1504 ENCLOSED LIFT. 2. GENERAL CONTRACTOR TO COORDINATE THE STOP HEIGHT OF ELEVATOR IS EVEN
- WITH FINISHED FLOOR AT EACH LEVEL. 3. PRIOR TO PURCHASING THE LIFT, THE GENERAL CONTRACTOR SHALL SUBMIT SPECIFICATIONS WHICH INCLUDE THE FOLLOWING INFORMATION FOR APPROVAL BY
- THE ARCHITECT AND/OR OWNER: A. CAB FINISHES (WALL/CEILING/LIGHTING)
- 4. IN THE EVENT OF A POWER LOSS, LIFT MUST AUTOMATICALLY RETURN TO THE LOWEST LEVEL AND ALLOW PASSENGERS TO SAFELY EXIT.

5. PROVIDE LIGHTING AND CONVENIENCE OUTLETS IN SHAFT PER MANUFACTURER

RECOMMENDATIONS. PROVIDE TWO-WAY COMMUNICATION.

B. CAB SIZE, SPEED AND CAPACITY

DIVISIONS 15 THRU 20 (NOT USED)

DIVISION 21 – FIRE SUPPRESSION (NONE)

DIVISION 22 – PLUMBING (SEE MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL

- DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (SEE MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL INFORMATION)
- 1. ALL MECHANICAL AND PLUMBING DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT GOVERNING
- CODE, AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY. 2. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS AND JANITOR ROOMS.
- OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED. 3. HOT WATER AT TAPS SHALL BE MAINTAINED WITH A RANGE OF 105-120 DEGREES
- 4. INSULATE ALL ABOVE GRADE WATER SUPPLY PIPING WITH 1/2" FIBERGLASS OR NEOPRENE PIPE COVERING. 5. PRESSURE TEST ALL WATER LINES WITH 100 PSI FOR LEAKS, AND GRAVITY TEST ALL SANITARY LINES WITH TEN FOOT (10'-0") STANDING HEAD (OR AS DIRECTED BY THE
- **BUILDING OFFICIAL)** 6. VACUUM BREAKERS ARE REQUIRED AT ALL HOSE BIBS AND ANY OUTLET OR
- CONNECTION SUBJECT TO BACKFLOW. PROVIDE SHUT-OFF VALVE AT EACH FIXTURE AND EQUIPMENT CONNECTION FOR FUTURE SERVICE AND REMOVAL. PROVIDE ACCESS PANELS AS REQUIRED IN SOLID

8. HOT WATER LINES AND EXPOSED DRAIN LINES ARE TO BE INSULATED IN ACCORDANCE WITH ADA REQUIREMENTS.

DIVISIONS 25 – INTEGRATED AUTOMATION (NONE)

DIVISION 26 – ELECTRICAL (SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION) 1. ALL ELECTRICAL DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT GOVERNING CODE, AND THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AS A MINIMUM LEVEL OF

CONSTRUCTION DETAIL AND QUALITY. DIVISION 27 - COMMUNICATIONS (SEE ELECTRICAL SHEETS FOR ADDITIONAL

INFORMATION) DIVISION 28 - ELECTRONIC SAFETY AND SECURITY (SEE ELECTRICAL SHEETS FOR

ADDITIONAL INFORMATION)

WORK FEES/SERVICES IN BID.

WORK TO BE COMPLETED.

WALLS OR CEILINGS.

DIVISION29 THRU 30 (NOT USED) DIVISION 31 – EARTHWORK (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION) 1. GENERAL CONTRACTOR SHALL REVIEW COMPLETE SITE PLAN PACKAGE, AND NOTIFY

- ARCHITECT OF PERCEIVED CONFLICTS FOR RESOLUTION PRIOR TO COMMENCING . GENERAL CONTRACTOR SHALL REVIEW GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT (IF ANY) AND SHALL INCLUDE RECOMMENDED WORK IN BID. THE GENERAL
- CONTRACTOR SHALL PERFORM ANY ADDITIONAL EXPLORATION AS DEEMED NECESSARY PRIOR TO BID TO DETERMINE SUB-SURFACE CONDITIONS TO MINIMIZE
- CHANCES OF NEED FOR CHANGES TO THE CONTRACT. 3. PROVIDE UNIT PRICES FOR CUT AND/OR FILL (BOTH ON-SITE AND OFF-SITE) AND ROCK
- 4. INCLUDE ALL SEASONAL SITE PROTECTION AS NEEDED IN BID FOR DEWATERING, HOT CONDITIONS, COLD CONDITIONS, WET CONDITIONS, AND DRY CONDITIONS. 5. GENERAL CONTRACTOR TO INCLUDE ALL CONSTRUCTION SURVEY AND STAKING

LANDSCAPING, SOD, OR SEED AND STRAW PRIOR TO COMPLETION OF THE PROJECT. SEE CIVIL DRAWINGS FOR LAYOUT PLANS AND ADDITIONAL NOTES. 7. TERMITE CONTROL (IF REQUIRED) SHALL COMPLY WITH EPA AND BEAR A REGISTERED

6. ALL DISTURBED AREAS OF THE SITE SHALL RECEIVE PAVEMENT, MULCH,

LABEL WITH A WARRANTY PERIOD OF (3) THREE YEARS.

DIVISION 32 – EXTERIOR IMPROVEMENTS (SEE CIVIL SHEETS FOR ADDITIONAL 1. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN TEMPORARY BARRIERS, BARRICADES, ENCLOSURES, AND TEMPORARY CONSTRUCTION FENCING AS REQUIRED TO PROTECT THE HEALTH AND SAFETY OF THE GENERAL PUBLIC, NEW AND PRE-

1. GENERAL CONTRACTOR SHALL WORK WITH OWNER TO OBTAIN REQUIRED UTILITIES TO PROJECT SITE (IF NOT ALREADY PRESENT) AND WILL NOTIFY OWNER IN WRITING WITHIN TEN (10) DAYS OF REQUIRED DATE(S) WHEN UTILITIES MUST BE AVAILABLE FOR

EXISTING ADJACENT CONSTRUCTION FROM PHYSICAL DAMAGE AND PROVIDE

SECURITY OF VALUABLE PROPERTY, UNTIL SUBSTANTIAL COMPLETION.

DIVISION 33 – UTILITIES (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)

DIVISION 34 – TRANSPORTATION (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION (NONE)

PLANNERS / ARCHITECTS

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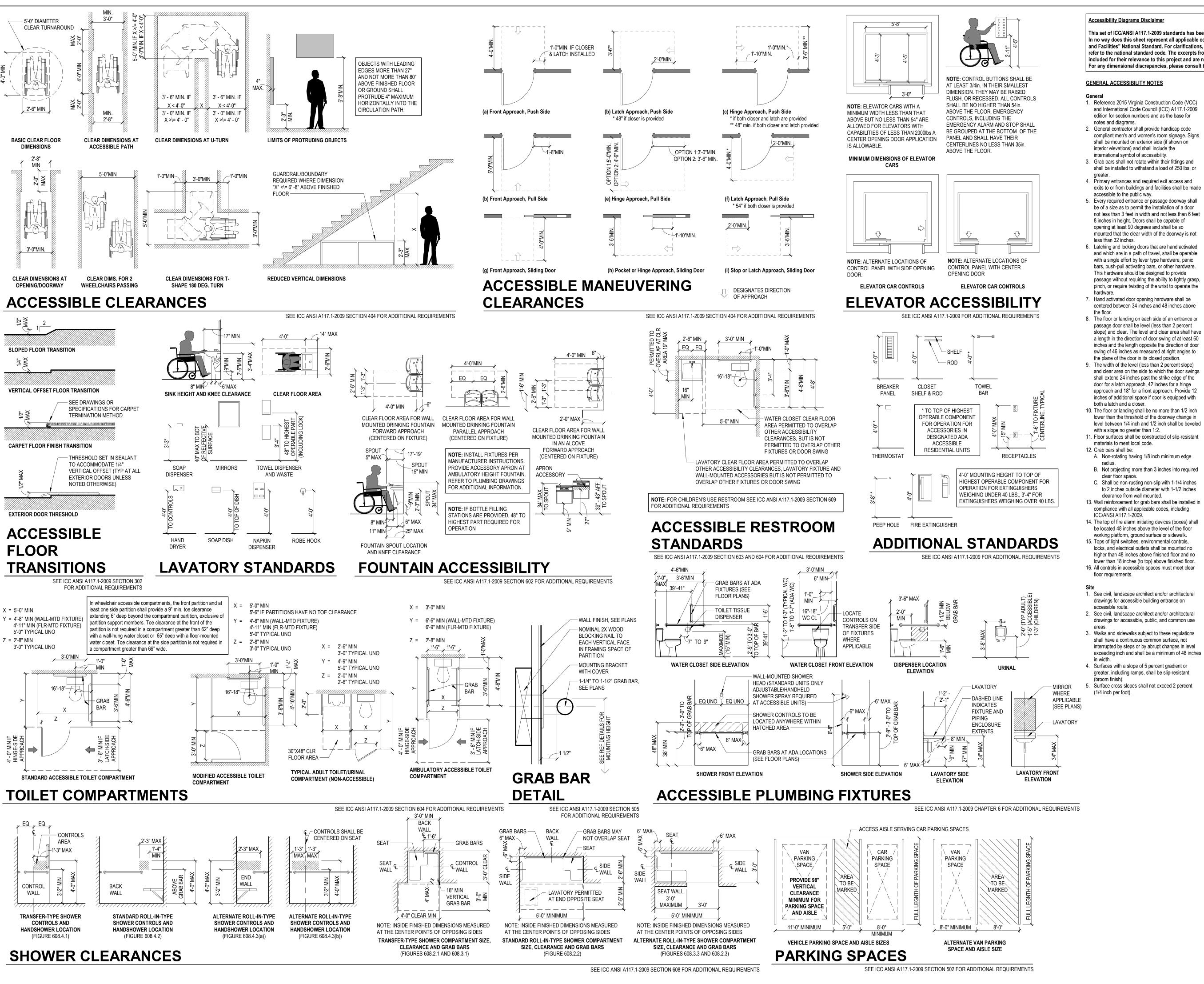
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2023-02-20

12" = 1'-0"



Accessibility Diagrams Disclaimer

This set of ICC/ANSI A117.1-2009 standards has been indicated here for general reference purposes only. In no way does this sheet represent all applicable components of the "Accessible and Usable Buildings and Facilities" National Standard. For clarifications, accompanying texts, descriptions, or interpretations refer to the national standard code. The excerpts from the national standard indicated here have been included for their relevance to this project and are not to be construed as a complete and exhaustive list. For any dimensional discrepancies, please consult the Architect.

1. Reference 2015 Virginia Construction Code (VCC) and International Code Council (ICC) A117.1-2009

- 2. General contractor shall provide handicap code shall be mounted on exterior side (if shown on interior elevations) and shall include the
- international symbol of accessibility. 3. Grab bars shall not rotate within their fittings and
- shall be installed to withstand a load of 250 lbs. or 4. Primary entrances and required exit access and
- 5. Every required entrance or passage doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. Doors shall be capable of opening at least 90 degrees and shall be so
- 6. Latching and locking doors that are hand activated and which are in a path of travel, shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware. This hardware should be designed to provide passage without requiring the ability to tightly grasp,
- 7. Hand activated door opening hardware shall be
- 8. The floor or landing on each side of an entrance or passage door shall be level (less than 2 percent slope) and clear. The level and clear area shall have a length in the direction of door swing of at least 60 5. inches and the length opposite the direction of door swing of 46 inches as measured at right angles to the plane of the door in its closed position.
- 9. The width of the level (less than 2 percent slope) shall extend 24 inches past the strike edge of the door for a latch approach, 42 inches for a hinge approach and 18" for a front approach. Provide 12 inches of additional space if door is equipped with
- 10. The floor or landing shall be no more than 1/2 inch lower than the threshold of the doorway change in level between 1/4 inch and 1/2 inch shall be beveled
- 11. Floor surfaces shall be constructed of slip-resistant materials to meet local code.
- A. Non-rotating having 1/8 inch minimum edge
- B. Not projecting more than 3 inches into required
- to 2 inches outside diameter with 1-1/2 inches clearance from wall mounted. 13. Wall reinforcement for grab bars shall be installed in
- compliance with all applicable codes, including 14. The top of fire alarm initiating devices (boxes) shall be located 48 inches above the level of the floor
- working platform, ground surface or sidewalk. Tops of light switches, environmental controls, locks, and electrical outlets shall be mounted no higher than 48 inches above finished floor and no
- lower than 18 inches (to top) above finished floor. 16. All controls in accessible spaces must meet clear
- 1. See civil, landscape architect and/or architectural drawings for accessible building entrance on
- drawings for accessible, public, and common use 3. Walks and sidewalks subject to these regulations shall have a continuous common surface, not
- interrupted by steps or by abrupt changes in level exceeding inch and shall be a minimum of 48 inches 4. Surfaces with a slope of 5 percent gradient or
- greater, including ramps, shall be slip-resistant 5. Surface cross slopes shall not exceed 2 percent

- 1. Accessible washers and dryers (where called for) shall comply with accessible reach requirements as defined in section 611 in ICC/ANSI A117.1-2009.
- 2. Door pulls and handles shall be mounted within the reach distances defined in ICC/ANSI A117.1-2009. compliant men's and women's room signage. Signs 3. Refrigerator/freezers shall comply with section 804.6.6 in
 - ICC/ANSI A117.1-2009. 4. Floor clearances at each kitchen appliances shall comply with section 804 in ICC/ANSI A117.1-2009.
 - 5. Cabinets, drawer, shelf storage areas shall: A. Have door pulls mounted as close to bottom of the upper cabinets as possible. B. Have door pulls mounted as close to top of base
 - cabinets as possible C. Have drawer pulls mounted as close to top of the drawer as possible 6. Ranges (where called for) shall have controls which do
 - have controls on front. 7. Range hood controls (where a range hood is called for) should be remote located to the wall on one side of the range in line with the counter backsplash outlets.

not require reaching across burners and ovens shall

- 8. Dishwashers shall have rack space accessible from front of machine for loading and unloading.
- 1. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp abrasive surfaces under lavatories and sinks.

operable with one hand and shall not require tight

- 2. Rough-in plumbing shall be located, insulated, or guarded to provide clear open knee space. Provide at least one accessible lavatory. 4. Faucet controls and operating mechanisms shall be
- grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbs. Lever operated push type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the
- faucet remains open for at least 10 seconds. and clear area on the side to which the door swings 6. Flush controls for toilets (and urinals when applicable) shall be mounted on the wide side of the toilet, no higher than 44 inches above finished floor.
 - Stairs and ramps . The maximum slope of a ramp that serves as exit way, provides access or is in the path of travel shall be 8 percent maximum (1 foot rise in 12 feet of horizontal
 - Access ramp runs with a rise greater than 6 inches but not to exceed the 1:12 (8 percent) slope are required to
 - 3. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 inches to 48 inches above the ramp surface, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and the ends shall be returned to a wall,
 - guard, or floor. Handrails projecting from a wall shall have a space of not less than 1-1/2 inches between the wall and the handrail. . All stairs shall have handrails. Handrails shall be 38
 - inches maximum above nosing, shall extend 12 inches horizontally beyond top riser and one tread beyond the bottom riser. 6. Handrail ends shall be returned to wall, guard, or the
 - landing surface. Nosing shall not project more than 1-1/2 inches past the
 - face of the riser below. Risers shall be sufficiently solid to prevent the passage of objects larger than 4 inches. 8. The leading 2 inches of treads shall have a visual
 - contrast of dark-on-light or light-on-dark from the remainder of the tread.
 - 9. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water. 10. Provide stair level identification signs at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the

floor level (ICC 504.9). The exit discharge door shall have a sign with raised characters and braille stating

- 1. Where a sign containing raised characters and braille is provided at a door, the sign shall be alongside the door
- A. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the
- sign shall be located on the inactive leaf. B. Where a sign containing raised characters and braille is provided at double doors with two active leaves,
- the sign shall be to the right of the right-hand door. **C.** Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position and 45-degree

open position.

& ASSOCIATES PLANNERS / ARCHITECTS **ENGINEERS / SURVEYORS** Roanoke / Richmond Shenandoah Valley New River Valley / Lynchburg www.balzer.cc

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KEITH N. COOPER No. 014568 2023-02-20

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FOR THEIR SPECIFIC COMPONENT. SEE ELECTRICAL DRAWINGS BY OTHERS FOR ALL LIGHTING AND ELECTRICAL LAYOUTS AND FIXTURE SPECIFICATIONS.

PROVIDE EXIT SIGNS AND/OR LIGHTS. SEE LIFE SAFETY PLANS AND/OR ELECTRICAL DRAWINGS FOR EMERGENCY EGRESS LIGHTING.

GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTOR(S) FOR SCHEDULING AND COORDINATION FOR INSTALLATION OF ALL LIGHTING AND ELECTRICAL COMPONENTS.

GENERAL CONTRACTOR SHALL COORDINATE ACCESS PANEL LOCATIONS AND SIZES REQUIRED IN ANY HARD CEILINGS BASED ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT LOCATED ABOVE "HARD"

CEILINGS. REFER TO GENERAL FINISH NOTES AND FINISH SCHEDULES FOR ADDITIONAL

INFORMATION. UNLESS OTHERWISE NOTED, GWB SHALL BE FASTENED TO THE UNDERSIDE OF THE

FLOOR/ROOF STRUCTURE. SOFFITS SHALL BE 1 INCH BELOW ADJACENT LOWEST CEILING HEIGHT, UNLESS OTHERWISE NOTED ON PLAN.

ACCESSIBLE DOOR CLEARANCE NOTES

UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE ALL NEW DOORS SHALL BE LOCATED WITH THE DOOR OPENING 4" FROM A PARTITION CORNER (I.E 2" OF FRAMING AND A 2" DOOR FRAME).

ALL NEW AND SPECIFICALLY DESIGNATED DOORS SHALL MAINTAIN CLEAR AREAS BASED ON THE APPROACH DIRECTION AND THEIR OPERATIONAL SIDE. REQUIRED CLEAR AREAS MUST BE FREE OF "PROJECTIONS" AS DESCRIBED BY THE GOVERNING ADA CODE (THIS INCLUDES WALL MOUNTED ACCESSORIES, PLUMBING FIXTURES, ADJACENT PARTITIONS, CURBS, AND SIMILAR

SYSTEMS). DIAGRAMS OF RELEVANT REQUIRED CLEARANCES ARE PROVIDED ON THE ADA REFERENCE PAGE IN THIS DRAWING SET. THIS SET OF ICC.ANSI A117.1-2009 STANDARDS HAS BEEN INDICATED HERE FOR GENERAL REFERENCE PURPOSES ONLY. IN NO WAY DOES THIS SHEET REPRESENT ALL APPLICABLE COMPONENTS OF THE "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" NATIONAL STANDARD.

GENERAL DOOR NOTES

PROVIDE WEATHERSTRIPPING AND DOOR SWEEPS AT ALL EXTERIOR DOORS.

FINAL DOOR STYLE SELECTIONS, COLOR, AND HARDWARE ARE TO BE DETERMINED. GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE IN THE FIELD. HOLLOW METAL FRAMES SHALL BE 16 GAUGE

STEEL FOR EXTERIOR DOORS AND 18 GAUGE

PROVIDE DOOR FRAMES WITH 4" HEADS AT ALL DOORS WITHIN MASONRY WALLS AS REQUIRED TO MAINTAIN COURSING. ALL GLAZING IN DOORS AND WITHIN A 24"

ARC OF THE SIDES OF EGRESS DOORS SHALL BE OF AN APPROVED SAFETY TYPE. (VERIFY IN FIELD). PAINT HOLLOW METAL FRAMES AND DOORS

WHERE SCHEDULED WITH 2 FINISH COATS OF HIGH-GLOSS ACRYLIC ENAMEL. REFER TO ELEVATIONS AND FINISH SCHEDULE.

ALL THRESHOLDS SHALL BE 1/4" MAXIMUM OFFSET, ADA ACCESSIBLE DOOR DETAILS DO NOT DEPICT ALL INTERIOR FINISHES. REFER TO INTERIOR ELEVATIONS

AND FINISH MATERIAL SCHEDULE FOR REQUIRED FINISHES. STOREFRONT DOORS AND FRAMES ARE

SCHEDULED AROUND KAWNEER PRODUCTS.

GENERAL HARDWARE NOTES

ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE SEE OUTLINE SPECIFICATIONS FOR

REQUIRED FINISHES. ALL LOCKS TO BE MASTER KEYED TO

SELECTED SYSTEM. COORDINATE WITH OWNER FOR MASTER/SUB-MASTER KEYING.

ALL DOORS SHALL HAVE ADA APPROVED TYPE HARDWARE (VERIFY IN FIELD). PROVIDE FRAME SILENCERS AND DOOR STOPS FOR ALL DOORS. STOPS MAY BE

FLOOR MOUNTED OR WALL MOUNTED. PROVIDE 1 1/2 PAIR HINGES PER LEAF UP TO 7'-0" TALL DOORS. PROVIDE 2 PAIR HINGES PER LEAF FOR DOORS EXCEEDING 7'-0" TALL,

UNLESS NOTED OTHERWISE. EXIT HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODES.

THE MAXIMUM DIMENSION FROM THE TOP OF THE THRESHOLD TO THE EXTERIOR LANDING AT EXTERIOR DOORS SHALL NOT EXCEED 1/2". (VERIFY IN FIELD). ADJUST CLOSERS SUCH THAT SWEEP

PERIOD FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. MAXIMUM OPENING FORCE OF DOORS SHALL BE 5 LBF FOR INTERIOR DOORS, AND 15 LBF FOR EXTERIOR DOORS

). HARDWARE PROVIDER TO REVIEW HARDWARE SETS, DOOR LOCKING ARRANGEMENTS, OVERALL FUNCTIONALITY ASPECTS & KEYING WITH OWNER AND GENERAL CONTRACTOR TO COMPLETE HARDWARE ORDER. PROVIDE SAMPLES AS

INTERIOR SIGNAGE NOTES

PROVIDE ACCESSIBILITY COMPLIANT SIGNAGE TO ALL PUBLICLY ACCESSED AREAS WITHIN THE BUILDING. THIS INCLUDES BUT IS NOT LIMITED TO RESTROOMS, LOBBY AREAS, AND MECHANICAL ROOMS. VERIFY ADDITIONAL SIGNAGE

REQUIREMENTS WITH THE OWNER.

REFER TO CODE SUMMARY FOR ADDITIONAL

GENERAL FINISH NOTES

FOR ALL FINISHES SPECIFIED.

 CONSULT WITH OWNER FOR ALL REQUIRED FINISH COLORS/TEXTURES. OWNER SHALL HAVE CHOICE OF COLOR FROM

MANUFACTURER. FULL RANGE OF COLORS 2. ALL CLOSETS AND AUXILIARY SPACES SHALL HAVE SAME FLOOR AND WALL FINISHES AS

ROOMS THEY ARE LOCATED IN, UNLESS NOTED OTHERWISE. 3. IN ROOMS NOTED IN SCHEDULE PROVIDE BASE AROUND ROOM PERIMETER, UNLESS

NOTED OTHERWISE. 4. INTERIOR WALLS AND INTERIOR FACE OF EXTERIOR WALLS SHALL BE PAINTED, CONSISTING OF (1) COAT OF PRIMER AND (2) COATS OF INTERIOR FINISH LATEX, UNLESS OTHERWISE NOTED.

5. SUBSTITUTIONS FOR SPECIFIED PRODUCTS SHALL BE EQUAL TO THOSE SPECIFIED IN COMPOSITION, PHYSICAL PROPERTIES, COLOR AND TEXTURE AND APPEARANCE, AND ENVIRONMENTAL QUALITIES. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

TOILET ACCESSORIES NOTES

1. GENERAL CONTRACTOR TO SUPPLY AND INSTALL SCHEDULED TOILET ACCESSORIES IN RESTROOMS. VERIFY IF OWNER OR OWNER'S VENDOR IS SUPPLYING

SCHEDULED ACCESSORIES. 2. PROVIDE WOOD BLOCKING AT ALL WALL-HUNG ITEMS IN FRAMED PARTITIONS. 3. ALL ACCESSORIES MUST BE ACCESSIBILITY

(ADA) COMPLIANT, SEE ADA REFERENCE **DETAILS SHEET** 4. VERIFY MOUNTING HEIGHT OF TOILET TISSUE

HOLDER PRIOR TO MOUNTING, HEIGHT MAY VARY DEPENDING ON UNIT FURNISHED BY

5. INSULATE ALL EXPOSED HOT WATER SUPPLY AND DRAIN PIPES. 6. TOILET LEVER SHALL BE TO THE WIDE SIDE OF ROOM OR STALL.

ALL TOILETS. OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED. 8. GENERAL CONTRACTOR SHALL VERIFY FINAL FIXTURE SELECTIONS WITH OWNER PRIOR

PROVIDE VENTILATION FAN TO OUTSIDE FOR

TO PURCHASING. NOTE: HANDRAIL AND

GUARDRAIL SYSTEMS, INCLUDING COMPONENTS, CONNECTIONS AND DETAILING, SHALL BE DESIGNED, FABRICATED AND INSTALLED TO WITHSTAND 50 PLF DISTRIBUTED

AND 200# CONCENTRATED LIVE

(TYPICAL FOR ALL RAILINGS).

LIFE SAFETY GENERAL NOTES

1. ALL ROOMS WITH AN OCCUPANCY OF FIFTY (50) OR GREATER REQUIRE A POSTED SIGN OUTSIDE ALL DOORS OF THE ROOM STATING THE MAXIMUM OCCUPANT LOAD OF THE

FIRE RATING GENERAL NOTES

1. ALL PIPES, DUCTS AND BUSS DUCTS, WHICH PENETRATE THE WALLS, CEILINGS, OR FLOOR CONSTRUCTION DESIGNATED AS FIRE RATED ASSEMBLIES, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE ASSEMBLY.

2. SEE ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, EXIT SIGNAGE LOCATIONS, AND SIMILAR ACCESSORIES 3. SEE CODE ANALYSIS ON COVER SHEET FOR

MEANS OF EGRESS REQUIREMENTS. 4. DOORS SHALL SWING IN DIRECTION OF EGRESS FOR SPACES OR AREAS WITH MORE

THAN 50 OCCUPANTS. 5. PROVIDE FLOOR IDENTIFICATION SIGNS IN EXIT ENCLOSURES.

6. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGNS ADJACENT TO EACH DOOR TO AN EXIT STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

FIRE ALARM PANEL GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SHOP DRAWING OF THE FIRE ALARM AND DETECTION SYSTEM (INCLUDING THE MAIN PANEL) AND SUBMIT TO LOCALITY FOR APPROVAL BEFORE CONSTRUCTION.

GENERAL PARTITION NOTES

1. INSTALL CONTINUOUS BLOCKING/FRAMING AT ALL DROP FRAMED CEILING LEVEL(S) AS REQUIRED.

2. INSTALL CONTINUOUS BLOCKING/FRAMING AT MID-HEIGHT OF ALL STUD WALLS GREATER THAN 10'-0" HIGH AS REQUIRED

BASED ON MANUFACTURER SPECIFICATIONS. 3. ALL PARTITIONS SHALL BE FINISHED PER FINISH SCHEDULE.

4. ALL STUD WALLS <u>NOT</u> EXTENDED TO UNDERSIDE OF ROOF DECK AND TALLER THAN 8'-0" ABOVE FINISHED FLOOR SHALL BE BRACED AT TOP AT ±6'-0" ON CENTER WITH EITHER STUD "KICKERS" OR STUDS EXTENDED UP TO ROOF STRUCTURE FOR

ANY WALL GREATER THAN 10'-0" IN LENGTH. 5. ALL GYPSUM WALL BOARD WALL INTERSECTING EXTERIOR WALLS SHALL BE GLUED TO END STUDS AND SEALED AT WALL JOINT CONTINUOUS WITH ACOUSTICAL

6. PRESSURE-TREATED BOTTOM PLATE REQUIRED AT ALL WOOD FRAMED WALLS RESTING ON SLAB-ON-GRADE OR CONCRETE AND/OR MASONRY THAT IS IN DIRECT CONTACT WITH GROUND.

7. INFORMATION ON THIS SCHEDULE IS TO BE USED IN CONJUNCTION WITH FLOOR PLANS REFLECTED CEILING PLANS, INTERIOR

ELEVATIONS AND SECTIONS. 8. EXTERIOR ENVELOPE IS NOT SCHEDULED. REFER TO SECTIONS AND DETAILS FOR TYPICAL BUILDING EXTERIOR WALL DESCRIPTION.

9. ALL SINGLE-LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH MULTI-LAYER GYPSUM BOARD WALLS SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH. STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.

10. PARTITION TYPES ARE CONTINUOUS ACROSS DOOR AND WINDOW OPENINGS AND AROUND CORNERS UNLESS OTHERWISE NOTED.

GENERAL PARTITION DEFLECTION NOTES

1. ALL STUD WALLS EXTENDED TO UNDERSIDE OF ROOF STRUCTURE (DECK OR JOISTS) SHALL UTILIZE A DEFLECTION-TYPE TOP CONNECTION WHICH ALLOWS ROOF

DEFLECTION. 2. LIMITING HEIGHTS OF GYPSUM BOARD PARTITIONS ARE AS PUBLISHED FOR THE U.S. GYPSUM BOARD PRODUCTS FOR MAXIMUM L/240 DEFLECTION AT 5 PSF LATERAL LOAD. VERIFY ACTUAL LIMITING HEIGHT FOR APPROVED MANUFACTURER'S PRODUCTS WHERE SCHEDULED PARTITION EXCEEDS LIMITING HEIGHT, INSTALLERS SHALL ADD BRACING ELEMENTS (ABOVE CEILING), OR DECREASE STUD SPACING, AND/OR GAUGE AS REQUIRED TO MAINTAIN L/240 DEFLECTION CRITERIA.

INSTALLERS SHALL CONFIRM ALLOWABLE DEFLECTIONS FOR FINISH MATERIALS APPLIED TO STUD PARTITIONS. WHERE ALLOWABLE DEFLECTION OF FINISH MATERIALS IS LESS THAN DEFLECTION OF SCHEDULED PARTITION, STUD SPACING AND/OR GAUGE SHALL BE ADJUSTED TO CONFORM TO FINISH MATERIAL DEFLECTION

REQUIREMENTS. 4. ALLOWABLE DEFLECTION FOR ALL PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE IS L/360 MAXIMUM.

GENERAL FIRE RATED PARTITION NOTES

1. REFER TO UL RATINGS FOR ADDITIONAL NOTES AND/OR REQUIREMENTS.

2. ALL PIPES, DUCTS AND BUS DUCTS, WHICH PENETRATE THE FLOOR CONSTRUCTION, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND

GENERAL MOISTURE RESISTANT PARTITION

STRUCTURAL INTEGRITY OF THE BUILDING.

 PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET OR DAMP SPACES. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL GYPSUM WALLBOARD PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE, PARTITIONS IN KITCHEN

PARTITIONS PROVIDE TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE, SEE INTERIOR DETAILS FOR TILE

AREAS, AND AT ALL TOILET ROOM

GENERAL SOUND TRANSMISSION (STC) NOTES

4. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND

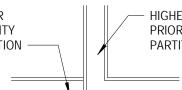
APPROVED PERMANENT AND RESILIENT IN SOUND-RATED PARTITIONS ALONG THE JOINT BETWEEN THE FLOOR AND ALL

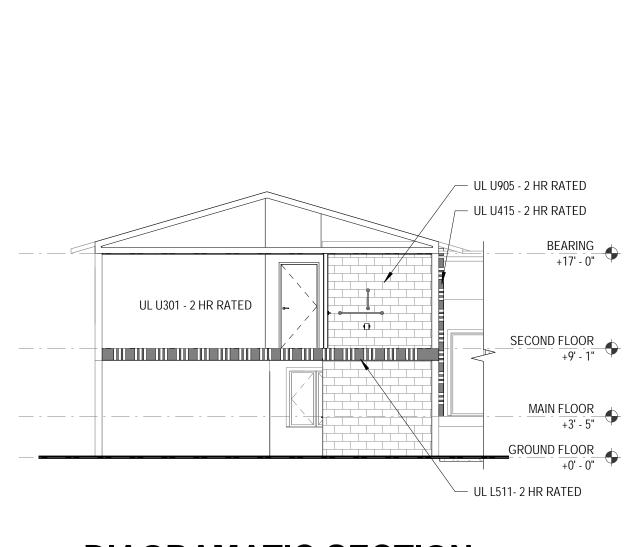
WALL PRIORITY LEGEND

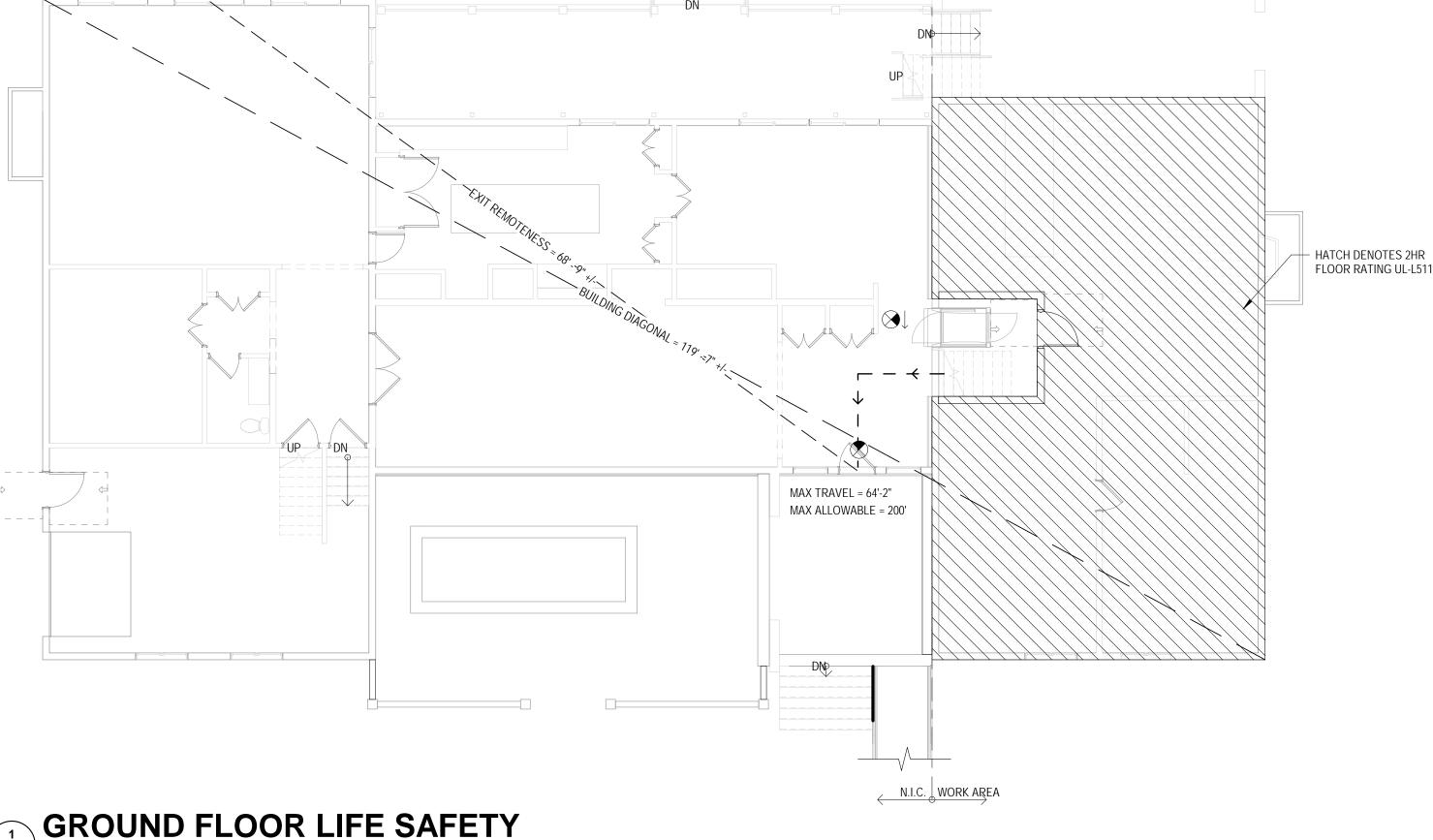
5 - NON-RATED

(LOWEST PRIORITY)









N.I.C. WORK AREA

DIAGRAMATIC SECTION

1-HOUR RATED WALL

2-HOUR RATED WALL

LIFE SAFETY LEGEND

ACTUAL NUMBER OF OCCUPANTS USING EGRESS COMPONENT

OCC EGRESS ELEMENT CAPACITY FIRE EXTINGUISHER SEMI-RECESSED CABINET ILLUMINATED EXIT LIGHT (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT,

SEE ELEC DRAWINGS)

ILLUMINATED EXIT LIGHT WITH DIRECTIONAL EMERGENCY EGRESS LIGHT WITH BACKUP

ARROW (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)

LOCATIONS.

1. ALL GYPSUM WALL BOARD CORNER JOINTS SHALL BE SEALED.

2. WHERE SOUND TRANSMISSION CLASS (STC) RATINGS ARE INDICATED, PROVIDE MATERIALS AND INSTALLATION IDENTICAL IN EVERY RESPECT TO MANUFACTURERS TESTED SYSTEM OF INDICATED RATING. . FOR WALLS EXTENDING TO UNDERSIDE OF

STRUCTURE ABOVE, SOUND-RATED INSULATION BLANKETS SHALL BE FULL HEIGHT OF PARTITION. FOR WALLS EXTENDING 6" ABOVE FINISH CEILING, LAY SOUND-RATED BLANKETS 24" FROM EACH SIDE OF PARTITION.

BACKED WITH 2" MINERAL FIBER INSULATION.

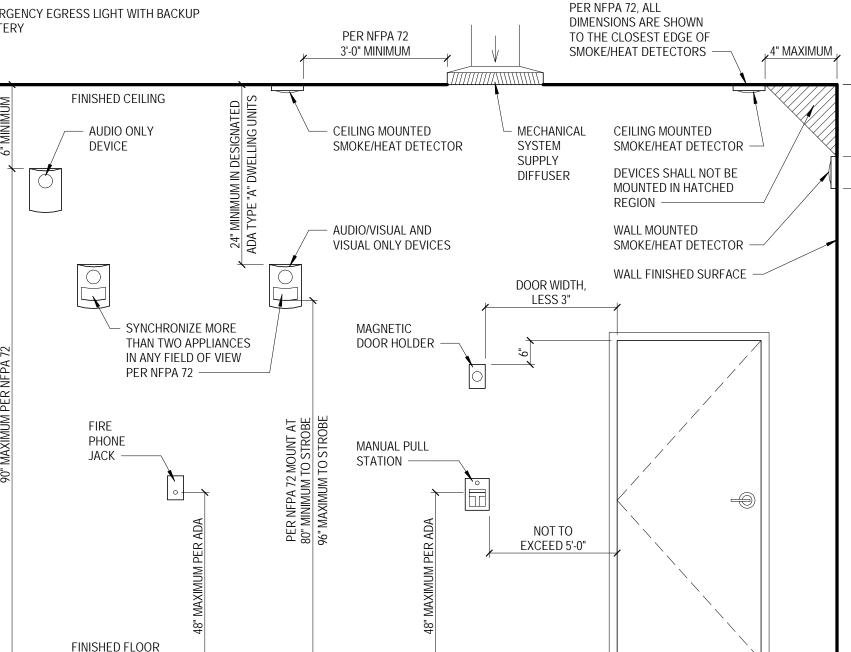
ACOUSTICAL SEALANT SHALL BE PROVIDED SEPARATE WALLS.

(HIGHEST PRIORITY) 1 - 2 HOUR FIRE AND SMOKE WALL 2 - 2 HOUR FIRE AND 2 HOUR SHAFT WALL 3 - 1 HOUR FIRE AND SMOKE WALL 4 - 1 HOUR FIRE WALL

HIGHER

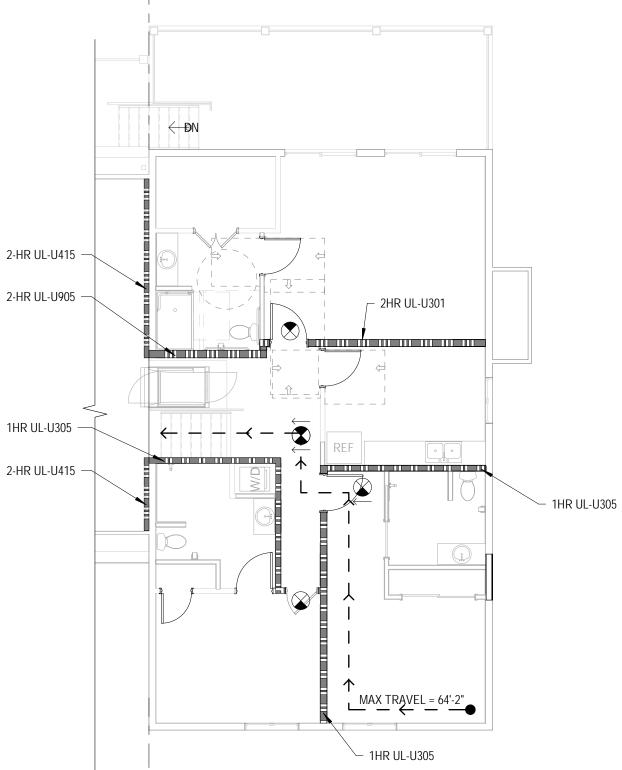


3-HOUR RATED WALL SMOKE PARTITION - - → PATH OF EGRESS OCCUPANT LOAD FOR 2ND FL = 7 MAX COMMON PATH = 24'-6" PER NFPA 72, ALL DIMENSIONS ARE SHOWN PER NFPA 72 TO THE CLOSEST EDGE OF 3'-0" MINIMUM SMOKE/HEAT DETECTORS —



LIFE SAFETY DEVICE MOUNTING **HEIGHTS**

SECOND FLOOR - ONE MEANS OF EGRESS: PER VCC SECTION 1006.3.3, TABLE 1006.3.3(2) FOR R-2 SLEEPING UNITS ONE STORY ABOVE GRADE PLAN: ONE EXIT IS ALLOWED IF LESS THAN 10 OCCUPANTS PER STORY AND LESS THAN 75 FT FOR MAX COMMON PATH OF TRAVEL.



SECOND FLOOR LIFE SAFETY

N.I.C. WORK AREA

N.I.C. WORK AREA

PLANNERS / ARCHITECTS **ENGINEERS / SURVEYORS** Roanoke / Richmond Shenandoah Valley New River Valley / Lynchburg www.balzer.cc

> 804.794.0571 KEITH N. COOPER No. 014568 2023-02-20

15871 City View Drive

Suite 200

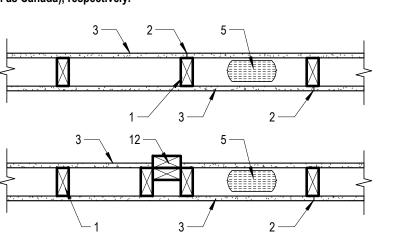
Midlothian, VA 23113

HOUS MAIN SINCLAIR **CAPTAIN**

DRAWN BY **DESIGNED BY** LNB CHECKED BY KNC DATE 2023-02-20 SCALE As indicated

REVISIONS

restriction factor shall be used — See Guide BXUV or BXUV7 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F. Steel Framing Members*. When Items 6, 6B, 6C, 6D, 6E, or 6F, Steel Framing Members*, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish

rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min) CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum

Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior **CERTAINTEED GYPSUM INC** — Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating

23 min), GlasRoc-2, Type Habito (finish rating 26 min). CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating

24 min), Type ULIX (finish rating 20 min) CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min) **GEORGIA-PACIFIC GYPSUM L L C** — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing -Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min),

Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min) NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX

Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing -

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR. PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13

(Nails increased to 2 in.), Type PG-C or PI (finish rating 26 min) PANEL REY S A — Type GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min),

PRX2 (finish rating 21 min) SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min) UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

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.

5C. Batts and Blankets* — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.

THERMAFIBER INC — Type SAFB, SAFB FF

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.

7. Furring Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

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

9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6,

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound. C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced

fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the

partition perimeter for sound control. F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

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

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· Authorities Having Jurisdiction should be consulted before construction.

· Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction

When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information

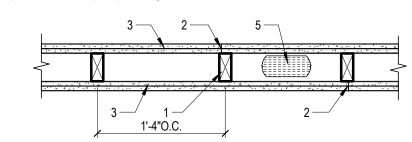
includes specifics concerning alternate materials and alternate methods of construction. Only products which bear UL's Mark are considered Certified.

Design No. U301

October 06, 2020 Bearing Wall Rating — 2 Hr

Finish Rating — 66 Min. STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively



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. Nails shall be 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

3. Gypsum Board* — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

When used in widths other than 48 in., gypsum panels are to be installed horizontally.

When Item 7, resilient channels are used, 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaces 8 in. OC. All joints in face layers staggered with joins in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 required.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish

7. Furring Channel (Not Shown) — For use on one side of the wall with Item 4K - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 8 or 9 is required.

8. Batts and Blankets — Required for use with resilient channels, Item 7, min. 3 in, thick mineral wool batts, placed to fill interior of wall, atta hed to the nom 4 in. face of the studs with staples placed 24 in. OC.

ROCKWOOL — Type SAFEnSOUND **THERMAFIBER INC** — Type SAFB, SAFB FF

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

10. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 9,

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound. C. Item 8, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 7, above — Type RC-1 clips shall be used to attach gypsum board to studs on either side of the wall E. Item 9, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the

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

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- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

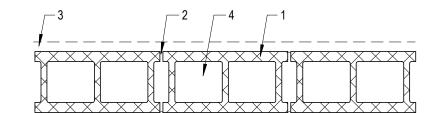
Design No. U905

November 09, 2020 Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load

restriction factor shall be used — See Guide BXUV or BXUV7 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Concrete Blocks* — Various designs. Classification D-2 (2 hr). See Concrete Blocks category for list of eligible manufacturers.

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

"Thermasheath-3", "Durasheath-3"

2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr.

4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to

5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1). ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation. Thermax IH Insulation. Thermax Plus Liner Panel. Thermax Heavy Duty Plus (HDP). TUFF-R™ ci Insulation. Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286" RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath",

JOHNS MANVILLE — Type "AP Foil-Faced Foam Sheathing" 5A. Building Units* — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in. HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

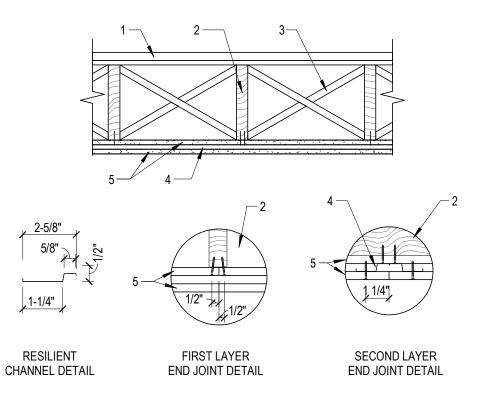
RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI". "ECOBASEci", "ThermaBase-CI".

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

Design No. L511

December 1, 2020 Unrestrained Assembly Rating — 2 Hr.

Finish Rating — 71 Min. This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring Systems — The flooring system shall consist of one of the following:

Vapor Barrier — Nom 0.010 in. thick commercial rosin-sized building paper

System No. 1

Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists.

Finish Flooring — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.

System No. 3 Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier - (Optional) —Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 23

Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered. Fastened to joists. Finish Floor - Building Units* — Min 1/2 in. thick, supplied in 4 by 8 ft panels, fastened to joists through subfloor. All joints to be staggered a min of 12 in. with adjacent sub-floor joints. **ECTEK INTERNATIONAL INC** — Type MegaBoard, 1/2 in. thick.

2. Wood Joists — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.

3. Cross Bridging — Min 1 by 3 in. or min 2 by 10 solid blocking.

4. Resilient Channels — Formed of 25 MSG galv steel, spaced 24 in. OC perpendicular to joists and located 12 in. from each side edge of base layer gypsum board. Channels placed with 1/4 in. clearance at the ends and fastened to each joist with 1-7/8 in. long Type S bugle head screws. Min end clearance of channels to walls: 3/8 in. Additional channels 60 in. long, placed adjacent to continuous channels at end joints of second layers of gypsum board (Item 5) and similarly secured. Channel ends to extend 6 in. beyond each side of joint.

5. Gypsum Board* — Two layers of nom 5/8 in. thick, 4 ft wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints located over bottom of joists. Gypsum board attached to joists with 6d cement coated cooler nails spaced 1 in., 6 in. and 21 in. from each side edge in the field of the board. Butt edges shall occur under joists, fastened with nails spaced 1 in., 6 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from butt edge. Second layer of gypsum board secured to resilient channels with 1 in. long Type S bugle head screws spaced 12 in. OC with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints in first layer, and secured to both resilient channels as shown in end joint detail. Screws located 3/4 in. and 1-1/4 in. from side and end joints of boards. When Steel Framing Members (Item 4A, 4B, 4E) are used, sheets installed with long dimensions parallel with joists. Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1 or Genie clip at each end of the channel. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in, long Type S bugle head steel screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When Steel Framing Members (Item 4C) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel. Face layer installed per Item 5. When Steel Framing Members (Item 4D) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the adjacent joists with one SonusClip at every joist involved with the butt joint.

AMERICAN GYPSUM CO — Type AG-C **CERTAINTEED GYPSUM INC** — Type C CGC INC — Types C, IP-X2, IPC-AR CONTINENTAL BUILDING PRODUCTS OPERATING CO, LLC — Type LGFC-C/A GEORGIA-PACIFIC GYPSUM LLC — Types 5, DAPC, TG-C NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G PABCO BUILDING PRODUCTS LLC, DBA PABCO GYPSUM — Type C PANEL REY S A — Type PRC THAI GYPSUM PRODUCTS PCL — Type C UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR **USG BORAL DRYWALL SFZ LLC** — Type C

heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom. 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum board. * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification

6. Finishing System - (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-

(such as Canada), respectively.

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USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

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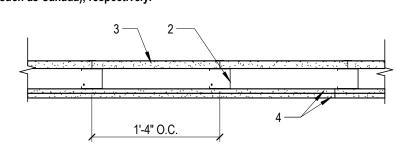
includes specifics concerning alternate materials and alternate methods of construction. Only products which bear UL's Mark are considered Certified.

Design No. U415

February 14, 2022 Non-Bearing Wall Rating — 2 Hr

STC Rating - 56 (See Item 9) This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

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



1. Floor, Side and Ceiling Runners — "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs may be used as side runners in place of "J" - shaped runners.

2. Steel Studs — "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, 4D or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floorto-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

3. Gypsum Board* — Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips. CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

4. Gypsum Board* - System B — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX,

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR, or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1,

IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX. USG BORAL DRYWALL SFZ LLC — 1/2 in, Type C: 5/8 in, Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX 5. Joint Tape and Compound (Not Shown) — Joints on outer layers of gypsum boards (Item 4 and 4A) covered with

paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with

8. Batts and Blankets — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any

ROCKWOOL — Type AFB, min. density 1.8 pcf / 28.8 kg/m3

THERMAFIBER INC — Type SAFB, SAFB FF

nuance encountered in the field.

square edges. Exposed screw heads covered with joint compound.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL

mineral wool or glass fiber batt mineral bearing the UL Classification Marking as to Fire Resistance.

Certification (such as Canada), respectively. REPRINT FROM THE ONLINE CERTIFICATIONS DIRECTORY WITH PERMISSION FROM UL

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• Only products which bear UL's Mark are considered Certified.

Design/System/Construction/Assembly Usage Disclaimer · Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.

 Authorities Having Jurisdiction should be consulted before construction. · Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction

When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.

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KEITH N. COOPER

2023-02-20

No. 014568

804.794.0571

EMBLI U

LNB 2023-02-20

1" = 1'-0"

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THE OWNER SHALL PROVIDE AN ASBESTOS INSPECTION REPORT. THE OWNER SHALL PROVIDE A LEAD-BASED

PAINT INSPECTION REPORT.

BODIES HAVING JURISDICTION.

GENERAL REPAIR NOTES

REPAIR DRYWALL WHERE CASEWORK AND TRIM ARE REMOVED. MAINTAIN CONTINUITY OF FINISHED SURFACE WITH LIKE QUALITIES AND CONSTRUCTION AND

WITH LIKE FINISHES. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND FINISH RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE

EVIDENCE OF PATCHING AND REFINISHING. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. 5. USE MATERIALS FOR CUTTING AND PATCHING

THAT ARE IDENTICAL TO EXISTING MATERIALS. COORDINATE ALL DEMOLITION AND RESTORATION WORK WITH OWNERS. USE MATERIALS FOR PATCHING THAT ARE IDENTICAL

TO EXISTING MATERIALS. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND FINISH RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

GENERAL DEMOLITION FINISH NOTES

PATCH AND REPAIR TO MATCH EXISTING CEILINGS, FLOORS, OR WALL FINISHES AFFECTED BY DEMOLITION WORK UNLESS OTHERWISE NOTED ON THE PLANS. NEW WORK TO HAVE SMOOTH AND LEVEL TRANSITION WITH THE EXISTING CONSTRUCTION.

ALL ABANDONED FLOOR PENETRATIONS SHALL BE PATCHED WITH LIKE MATERIALS AND REPAIRED TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN FLOOR INTEGRITY.

ANY ITEMS REMOVED BY CONTRACTOR FROM WALLS TO HAVE THE REMAINING HOLE PATCHED TO MATCH THE EXISTING

CONSTRUCTION. PROVIDE A SKIM COAT OF GYPSUM PLASTER TO SMOOTH OUT WALL BEFORE INSTALLING NEW WALL BASE OR PAINTING AN EXISTING

REPLACE DAMAGED CEILING TILE AND CEILING GRIDS WITH NEW TILE AND GRID TO MATCH EXISTING, PATCH AND REPAIR GYP. BD. CEILINGS AS REQUIRED FOR NEW WORK.

GENERAL SALVAGE NOTES

SALVAGE AND REUSE AND/OR RECYCLE MATERIALS AS NOTED IN CONSTRUCTION

DRAWINGS AND CONTRACTS. 2. COORDINATE WITH THE OWNER'S REPRESENTATIVE THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND MISCELLANEOUS EQUIPMENT.

CARE SHALL BE TAKEN IN REMOVAL OF REUSED ITEMS THAT CAN BE RELOCATED. RETURN TO 8. CONTRACTOR SHALL CHECK ALL EXISTING OWNER ALL OTHER ITEMS.

. ALL ITEMS WHICH ARE HUNG ON WALLS TO BE DEMOLISHED (BULLETIN BOARDS, ILLUMINATORS, FIRE EXTINGUISHERS, ETC.) SHALL BE OFFERED TO THE OWNER. ITEMS NOT DESIRED BY THE OWNER SHALL BE REMOVED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE

WITH OWNER FOR ANY MATERIAL BEING REMOVED THAT ARE TO BE STORED FOR REUSE IN CONSTRUCTION OR FUTURE USE BY OWNER.

GENERAL FIRE RATING DEMOLITION NOTES

OPENINGS TO BE CLOSED IN EXISTING FIRE OR SMOKE WALLS SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN THE INTEGRITY OF THE WALL. TYPICAL FOR ALL WORK DONE IN AREAS WHERE NEW WORK IS BEING DONE.

GENERAL STRUCTURAL DEMOLITION NOTES

THESE DEMOLITION PLAN DRAWINGS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED

DEMOLITION ITEMS SHOWN ARE INTENDED TO BE NON- STRUCTURAL ITEMS ONLY. THE GENERAL CONTRACTOR SHALL INSPECT ALL ITEMS TO BE DEMOLISHED PRIOR TO DEMO TO ENSURE ITEMS ARE NOT STRUCTURAL ELEMENTS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY AND PRIOR TO DEMOLITION FOR ANY ITEMS THAT APPEAR TO BE STRUCTURAL/ LOAD-BEARING.

A PROFESSIONAL ENGINEER SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY, PRIOR TO PROCEEDING WITH WORK. PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING SHALL PROVIDE REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO THE PROFESSIONAL

GENERAL MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AGENCIES AND MEET ANY APPLICABLE CODE FOR REUSE OF EXISTING PLUMBING FIXTURES.

DIFFUSERS AND DUCTWORK. 2. REMOVE ALL EXISTING NON-COMPLIANT GROUND-FAULT CIRCUIT INTERRUPTED OUTLETS.

3. REMOVE ALL EXISTING BROKEN OR PAINTED

OUTLET COVER PLATES. 4. AFTER REMOVAL OF PLUMBING FIXTURES, CAP WASTE LINES BELOW FLOOR SLAB AND SUPPLY

LINES ABOVE CEILING. 5. AT ALL AREAS WHERE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT IS REMOVED, PROPERLY CAP AND TERMINATE ALL UTILITIES AS REQUIRED BY ALL PREVAILING NATIONAL AND LOCAL CODES.

GENERAL DEMOLITION NOTES

 DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER AND BASED ON FIELD INVESTIGATIONS. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

2. MOST DEMO ITEMS HAVE BEEN NOTED ON PLAN. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DEMOLISH ANY ITEMS NOT NECESSARILY NOTED BUT INTENDED TO BE REMOVED, AND PREPARE EXISTING ITEMS TO REMAIN FOR NEW WORK, PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO DEMO WORK.

3. WHERE ITEMS ARE TO BE REMOVED THE CONTRACTOR SHALL BE CAUTIONED NOT TO DAMAGE ITEMS THAT ARE TO BE RETAINED BY OWNER OR RELOCATED. ALL EXPOSED OR DAMAGED AREAS, AFTER REMOVAL OF ITEMS, SHALL BE REPAIRED. 4. DEMOLITION WORK WILL BE GOVERNED BY THE EXTENT OF NEW CONSTRUCTION

INVOLVED. CONTRACTOR WILL VERIFY AND COORDINATE DEMOLITION WORK WITH RESPECT TO THE NEW CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE START OF WORK.

REMOVAL OF EXISTING EQUIPMENT, PIPING, DUCTS, AND SIMILAR UTILITIES SHALL INCLUDE ALL ANCHORS, HANGERS, AND OTHER ACCESSORIES. AFTER REMOVAL, FLOORS, WALLS AND CEILINGS SHALL BE FINISHED TO MATCH ADJOINING SURFACES OR SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED IN THE NEW FINISH SCHEDULE. MAINTAIN EXISTING FINISHES AS NOTED ON

THE NEW FINISH SCHEDULE. 6. MATCH THICKNESS OF EXISTING WALL AND CEILING FINISH MATERIAL WHERE PATCHING AND REPAIRING IS REQUIRED. 7. COORDINATE DEMOLITION PLANS WITH PLANS FOR NEW CONSTRUCTION FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS AND FLOORS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION TAKE REASONABLE CARE IN REMOVAL OF ITEMS TO

BE RELOCATED AND REUSED. CORRIDOR WALLS IN THOSE AREAS OF RENOVATION FOR OPENINGS. ANY OPENINGS SHALL BE CLOSED TIGHT AS REQUIRED. TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN NEW OR EXISTING WALL RATING. THIS IS TYPICAL FOR ALL WORK DONE IN

AREAS WHERE RENOVATION IS BEING DONE. 9. ALL WALLS SHOWN BY DASHED LINES ARE TO BE REMOVED COMPLETELY, ALONG WITH DOORS AND FRAMES. ELECTRICAL ITEMS, PLUMBING FIXTURES, CASEWORK, AND SIMILAR INFRASTRUCTURE.

10. CONCRETE FLOORS SHALL BE REMOVED FOR INSTALLATION AND CONNECTION OF NEW PLUMBING. PATCH WITH 3,000 PSI CONCRETE

11. SEE LIMITS OF CONSTRUCTION ON NEW FLOOR PLANS, GENERALLY, ROOMS OUTSIDE OF LIMITS OF CONSTRUCTION ARE NOT TO HAVE ANY WORK DONE IN THEM WITH THE EXCEPTION OF FLOOR OR CEILING TO BE PATCHED OR REPAIRED FOR INSTALLATION OF NEW WORK. CONTRACTOR SHALL USE EXISTING FLOOR OR CEILING MATERIAL FOR REPAIR; SALVAGED FROM AREAS WHERE EXISTING MATERIALS ARE REMOVED OR ALI NEW MATERIAL IN A ROOM IF NECESSARY THAT MATCH EXISTING FINISHES.

12. ALL EXISTING DIMENSION NOTES ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO NEW WORK. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITION AND DRAWING, CONTRACTOR MUST NOTIFY THE ARCHITECT IMMEDIATELY AND REQUEST CLARIFICATION.

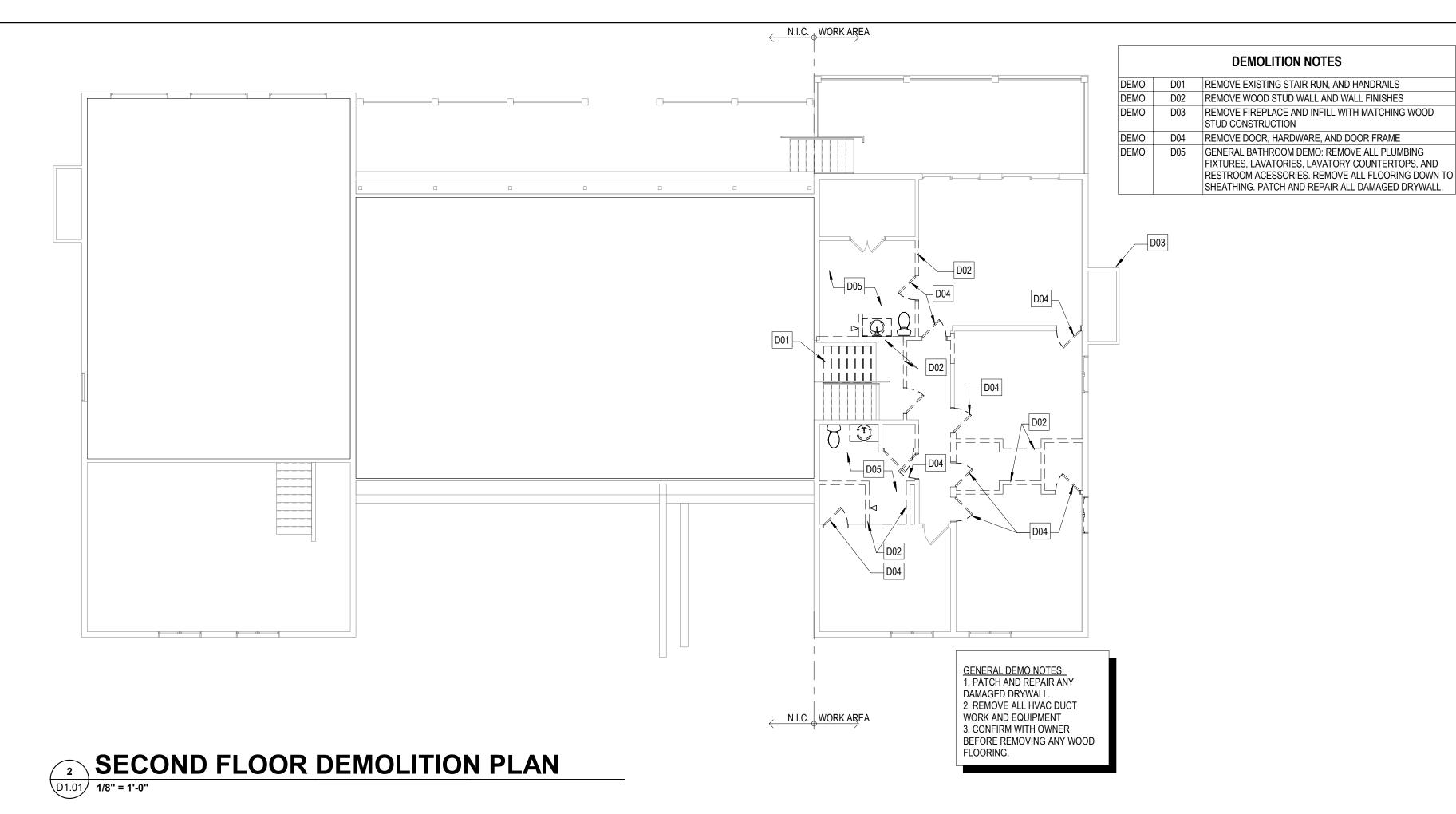
13. CONTRACTOR MUST REMOVE EXISTING FINISHES AS NECESSARY PRIOR TO INSTALLATION OF NEW FINISHES.

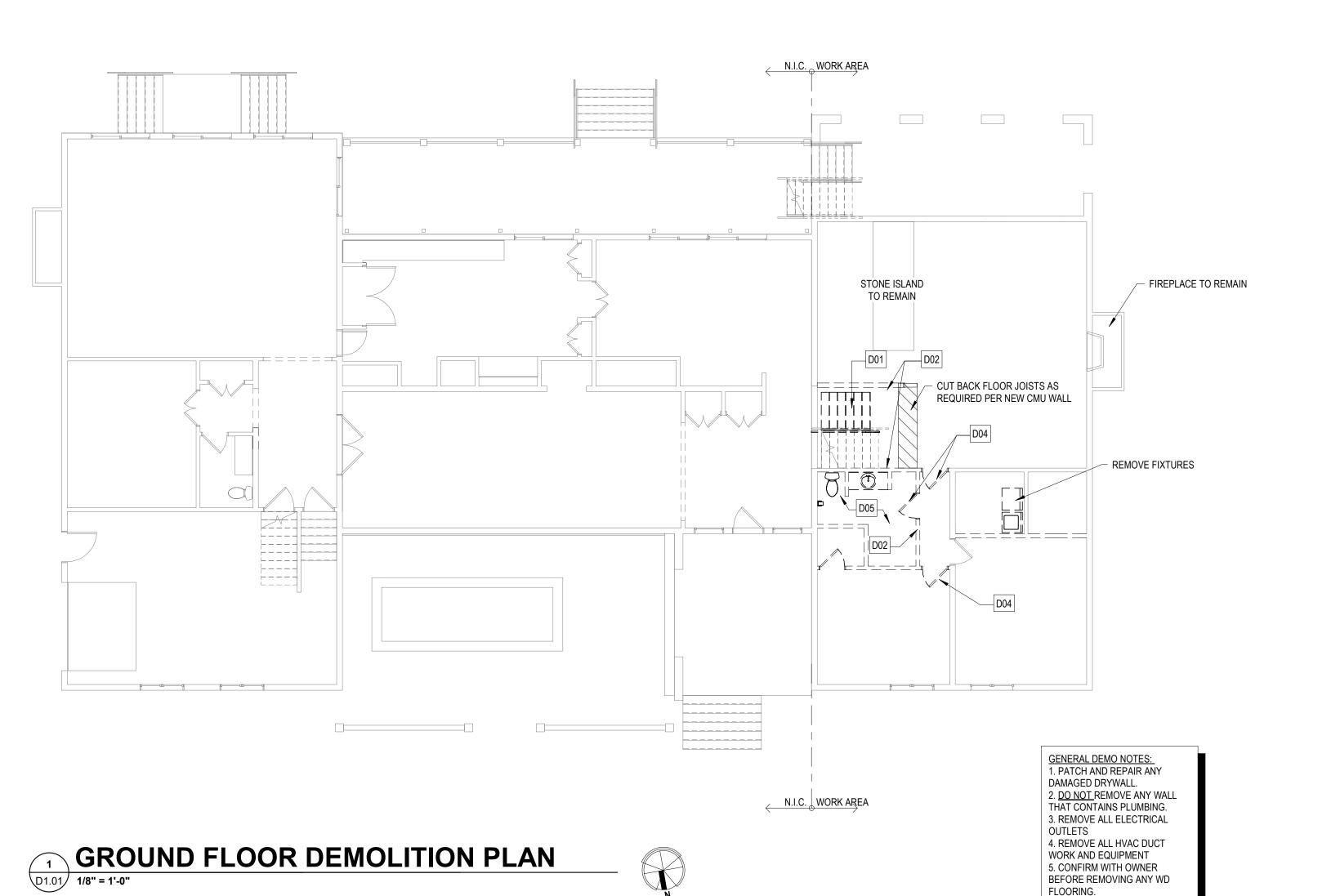
14. ALL FLOORS AND WALLS OF EXISTING AREAS THAT WILL BE AFFECTED BY CONSTRUCTION PROCEDURES INCLUDING DEBRIS REMOVAL MUST RECEIVE PROTECTION. DUST BARRIERS MUST BE INSTALLED BETWEEN WORK AREAS, UNDISTURBED AREAS AND OCCUPIED SPACES.

15. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE ABOVE AS REQUIRED WHERE ANY EXISTING LOAD BEARING ELEMENTS (OR PORTION OF) ARE TO BE REMOVED AS REQUIRED BY FLOOR PLAN; PROVIDE NEW HEADER/STRUCTURE/INFILL PER NEW FLOOR PLAN; REPAIR/PATCH WALLS/FLOOR/CEILING AS REQUIRED.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES; INCLUDING BUT NOT LIMITED TO: TEMPORARY/PERMANENT BEAMS AND LINTELS; SHORING OF EXISTING CONSTRUCTION; AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THIS PROJECT

17. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM SITE UNLESS NOTED





ACTUAL NORTH



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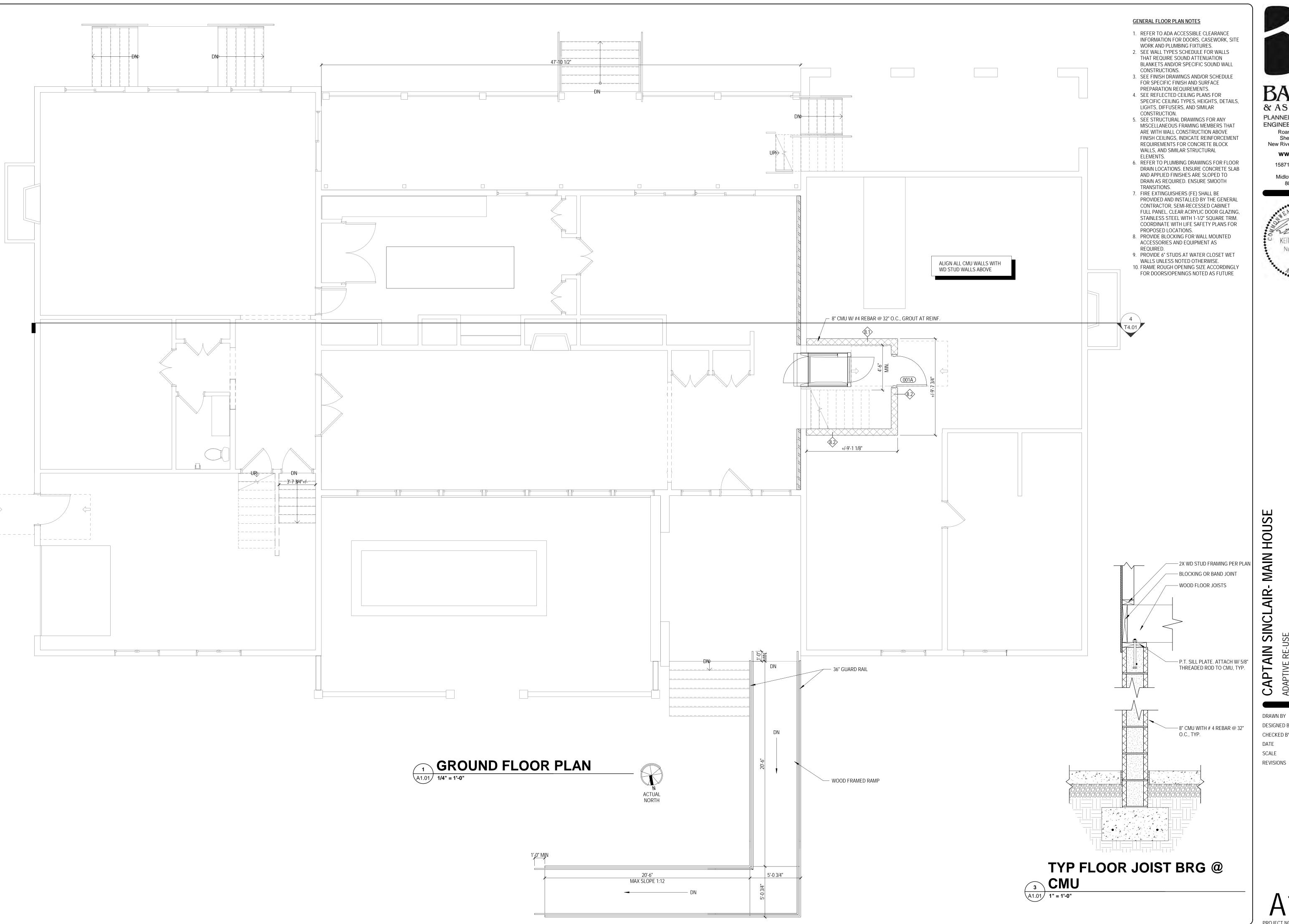
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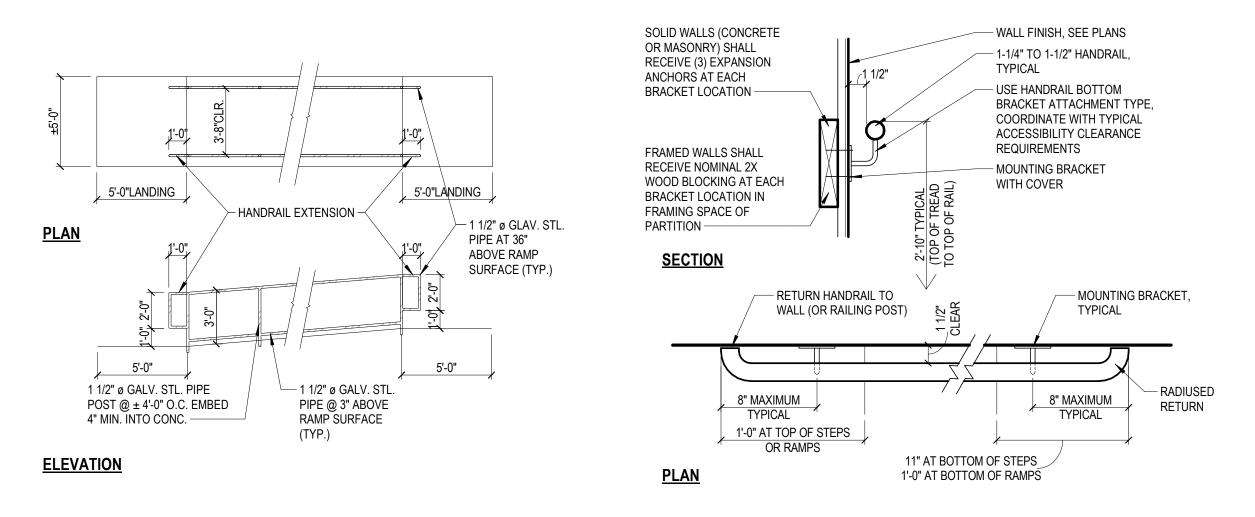
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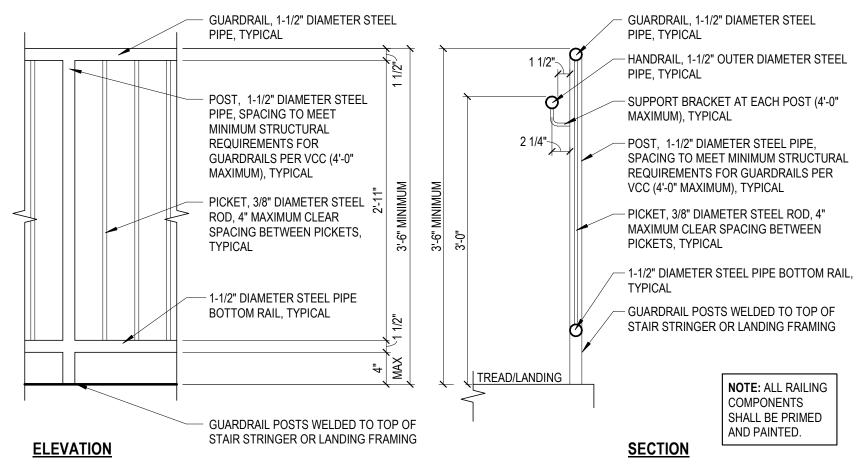


EXTERIOR RAMP HANDRAIL DETAILS

A1.02 3/16" = 1'-0"

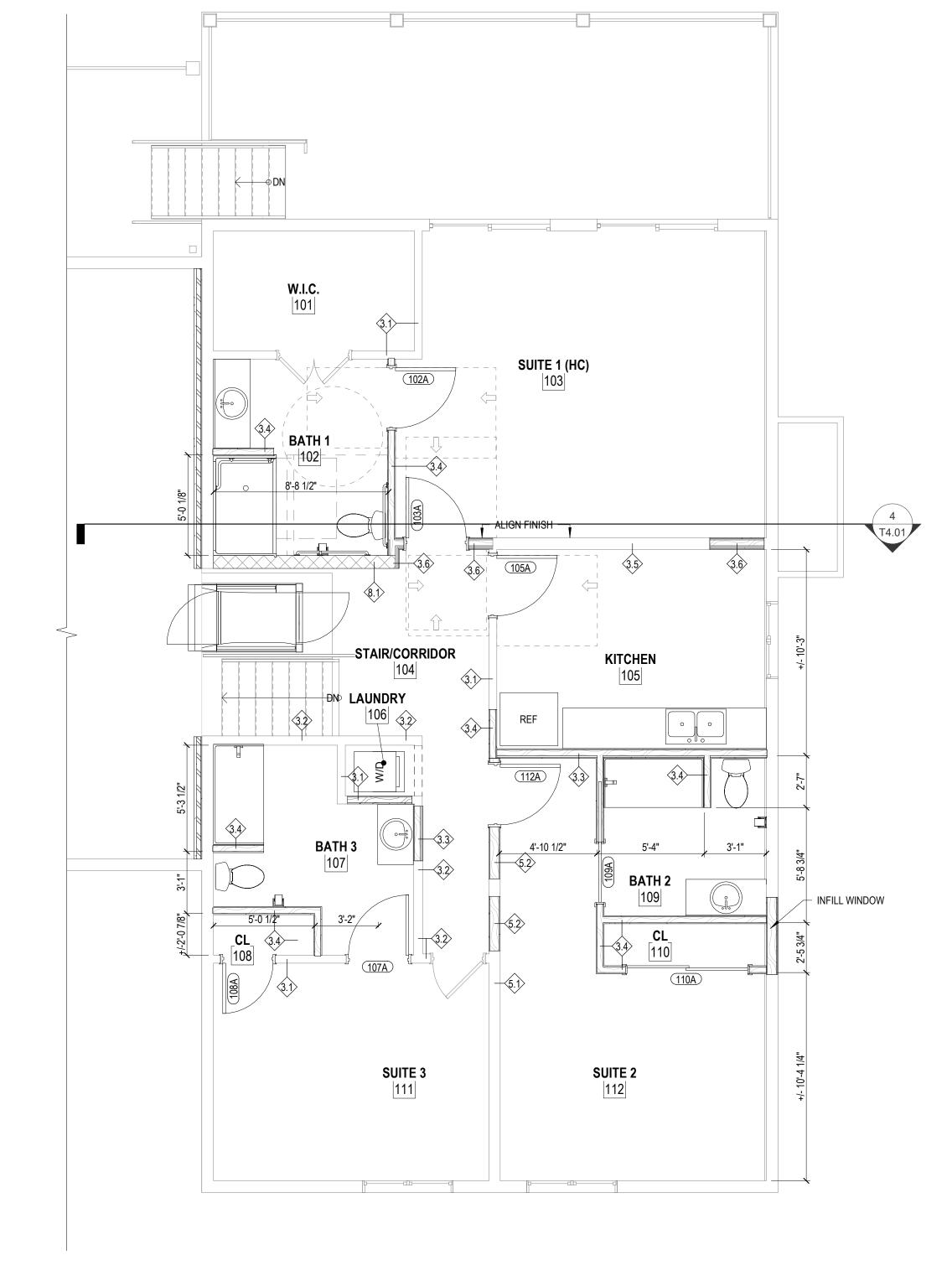
WALL MOUNTED HANDRAIL DETAILS

A1.02 1 1/2" = 1'-0"



GUARDRAIL AND HANDRAIL DETAILS

A1.02 1" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

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