

ABBREVIATIONS

AB	ANCHOR BOLT	L	LENGTH/LONG
ADJ	ADJACENT	LIN	LINEAR
AFT	ABOVE FINISHED FLOOR	LH	LONG LEG HORIZONTAL
ALUM	ALUMINUM	LLV	LONG LEG VERTICAL
ALT	ALTERNATE	LONG	LONGITUDINAL
APPROX	APPROXIMATELY	LOUV	LOUVER
ARCH	ARCHITECTURAL	LT	LIGHT
ASPH	ASPHALT		
AVG	AVERAGE	MAS	MASONRY
		MAX	MAXIMUM
BET	BETWEEN	MECH	MECHANICAL
BIT	BITUMINOUS	MED	MEDIUM
BLDC	BUILDING	MEM	MEMBER
BLK	BLOCK	MEMB	MEMBRANE
BLKG	BLOCKING	MET	METAL
BM	BEAM (BENCHMARK)	MFR	MANUFACTURER
BOT (B)	BOTTOM	MH	MANHOLE
BRK	BRICK	MIN	MINIMUM
BSMT	BASEMENT	MISC	MISCELLANEOUS
BUR	BUILT-UP-ROOF	MO	MASONRY OPENING
CB	CATCH BASIN	N	NORTH
CEM	CEMENT	NF	NEAR FACE
CF	CUBIC FOOT (FEET)	NIC	NOT IN CONTRACT
CI	CAST IRON	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR	NORM	NORMAL
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CO	CLEAN OUT (COMPANY)		
COL	COLUMN	OC	ON CENTER(S)
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OFF	OFFICE
CONST	CONSTRUCTION	OH	OVERHEAD
CONT	CONTINUOUS	OPN	OPENING
CONTR	CONTRACTOR	OPP	OPPOSITE
CORR	CORRIDOR (CORRUGATED)		
CTR	CENTER	PART	PARTITION
CY	CUBIC YARD(S)	PAVMT	PAVEMENT
		PCC	PRE CAST CONCRETE
DET	DETAIL	PERF	PERFORATED
DF	DRINKING FOUNTAIN	PERM	PERMANENT
DIA	DIAMETER	PL	PLATE
DIAG	DIAGONAL	PLBG	PLUMBING
DIM	DIMENSION	PLY	PLYWOOD
DN	DOWN	PSF	POUNDS PER SQUARE FOOT
DS	DOWN SPOUT	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
DWL	DOWEL		
		RAD	RADIUS
E	EAST	RD	ROOF DRAIN
EA	EACH	REF	REFERENCE
EG	EPOXY COATED	REINF	REINFORCE(D), (ING)
EF	EACH FACE	RIC	REQUIRED
EL	ELEVATION	REV	REVISION(S), REVISED
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR	ROW	RIGHT-OF-WAY
EQ	EQUAL		
EQUIP	EQUIPMENT	S	SOUTH
EST	ESTIMATED	S/S	STAINLESS STEEL
ETR	EXISTING TO REMAIN	SAN	SANITARY
EW	EACH WAY	SCH	SCHEDULE
EXIST	EXISTING	SEC	SECTION
EXP	EXPANSION (EXPAND)	SF	SQUARE FOOT (FEET)
EXT	EXTERIOR	SIM	SIMILAR
		SPEC	SPECIFICATION(S)
FDN	FOUNDATION	SQ	SQUARE
FF	FINISHED FLOOR	ST	STREET
FIN	FINISHED	STD	STANDARD
FL	FLANGE	STEEL	STEEL
FLASH	FLASHING	STR	STRUCTURE(AL)
FLEX	FLEXIBLE	SY	SQUARE YARD
FLR	FLOOR(ING)	SYM	SYMMETRY(CAL)
FOC	FACE OF CONCRETE		
FOM	FACE OF MASONRY	T	TREAD (TOP)
FOW	FACE OF WALL	T&G	TONGUE AND GROOVE
FP	FIRE PROTECTION	TEMP	TEMPORARY
FT	FOOT OR FEET	THK	THICK
FTG	FOOTING	TRANS	TRANSVERSE
FUT	FUTURE	TYP	TYPICAL
GA	GALVE	UNEX	UNEXCAVATED
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR		
GEN	GENERAL	VAR	VARIES(ABLE)
GWB	GYP-SUM W. WALL BOARD	VERT	VERTICAL
HB	HOSE BIB	W	WEST (WIDE)
HCP	HOLLOW CORE	W/	WITH
HDRP	HANDICAPPED	W/O	WITHOUT
HDR	HEADER	WD	WOOD
HGT	HEIGHT	WP	WATERPROOFED(ING)
HM	HOLLOW METAL	WT	WEIGHT
HOR	HORIZONTAL	WFB	WELDED WIRE FABRIC
HVAC	HEATING/VENTILATING/ AIR CONDITIONING		
		&	AND
ID	INSIDE DIAMETER	Ø	DIAMETER OR ROUND
IN	INCH OR INCHES	%	PERCENT
INSUL	INSULATED(ION)	L	ANGLE
INT	INTERIOR	C	CENTERLINE
INV	INVERT	#	NUMBER (BEFORE), POUND (AFTER)
		E	PROPERTY LINE
J	JOIST		
JT	JOINT		

GENERAL NOTES:

- THE CONTRACTOR SHALL CAREFULLY REVIEW THE CONTRACT DOCUMENTS AND INFORM THE PROJECT ARCHITECT OF ANY INCONSISTENCIES OR INADEQUATE DESCRIPTIONS OF WORK PRIOR TO THE SUBMITTAL OF BIDS.
- ALL WORK OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE STATE ENERGY CONSERVATION CODE, AND ALL OTHER APPLICABLE STATE AND FEDERAL CODES AND REGULATIONS.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO LAYING OUT NEW WORK.
- NOTIFY PROJECT ARCHITECT IMMEDIATELY IF EXISTING CONDITIONS, DIMENSIONS, ETC., VARY FROM THOSE SHOWN ON THE DRAWINGS.
- MATERIALS, DETAILS, AND WORK PRACTICES INDICATED ON ONE PORTION OF CONTRACT DOCUMENTS SHALL BE OF THE SAME NATURE AT SAME OR SIMILAR SITUATIONS SHOWN ON THE DRAWINGS, EXCEPT AS OTHERWISE NOTED.
- WHEN EXISTING CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED, OR RENOVATED IN ANY WAY, CONTRACTOR SHALL PROVIDE PATCHING, PAINTING, AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH EXISTING ADJACENT SURFACES. REFINISH SURFACES AS NECESSARY TO PROVIDE AN EVEN CONTIGUOUS FINISH.
- DURING CUTTING, PATCHING, AND REMOVAL OF WORK, CLEAN AND PROTECT WORK IN PROGRESS, ADJOINING WORK, AND EXISTING CONSTRUCTION ON A BASIS OF CONTINUOUS MAINTENANCE.
- ALL SALVAGEABLE ITEMS NOTED ON DRAWINGS SHALL BE DELIVERED TO THE FACILITIES AREA, EXCEPT AS OTHERWISE DIRECTED BY OWNER. ITEMS THAT ARE NOTED ON THE DRAWINGS FOR REUSE SHALL BE PROTECTED, HANDLED, STORED, AND REINSTALLED IN LOCATIONS INDICATED, AND OPERATE CONSISTENT WITH THAT PRIOR TO WORK.
- REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER WASTE MATERIALS RESULTING FROM WORK OF THIS PROJECT.
- PROVIDE ALL BLOCKING, FURRING, AND SHIMMING NECESSARY FOR INSTALLATION AND COMPLETION OF WORK.
- ALL NEW WORK SHALL BE PLUMB, LEVEL, AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
- THE CONTRACTOR SHALL INFORM THE PROJECT ARCHITECT, PRIOR TO THE SUBMISSION OF BID, OF ANY ITEMS OR QUANTITY OF ITEMS NOT SPECIFIED OR REFERENCED ON THE DRAWINGS BUT REQUIRED FOR THE COMPLETION OF THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR FROM PROVIDING ALL WORK AS REQUIRED TO COMPLETE PROJECT REQUIREMENTS.

20 Windsor Street
Interior Fit Out

Rochester, New York

LIST OF DRAWINGS:

ARCHITECTURAL:

- C1 COVER SHEET
- D1 FIRST & SECOND INTERIOR DEMO PLANS
- D2 BASEMENT DEMO PLAN
- A0 CODE REVIEW & PARTITION TYPES
- A1 BASEMENT FLOOR PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ROOF PLAN
- A5 STAIR -1 PLANS & SECTIONS
- A6 STAIR -2 PLANS & SECTIONS
- A7 SCHEDULES & DETAILS
- A8 KITCHEN ELEVATIONS
- A9 BATHROOM DETAILS

STRUCTURAL:

- S1 ---
- S2 ---
- S3 ---

WINDSOR STREET
INTERIOR FIT-OUT

20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISIONS:

NOT FOR CONSTRUCTION

DATE:

COVER SHEET

DRAWING TITLE:

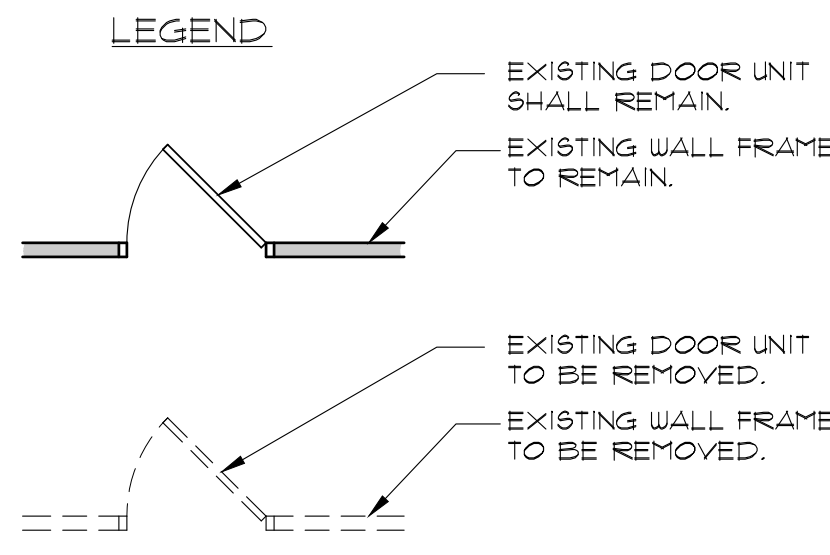
SHEET NO:

PROJECT NO: 23-031

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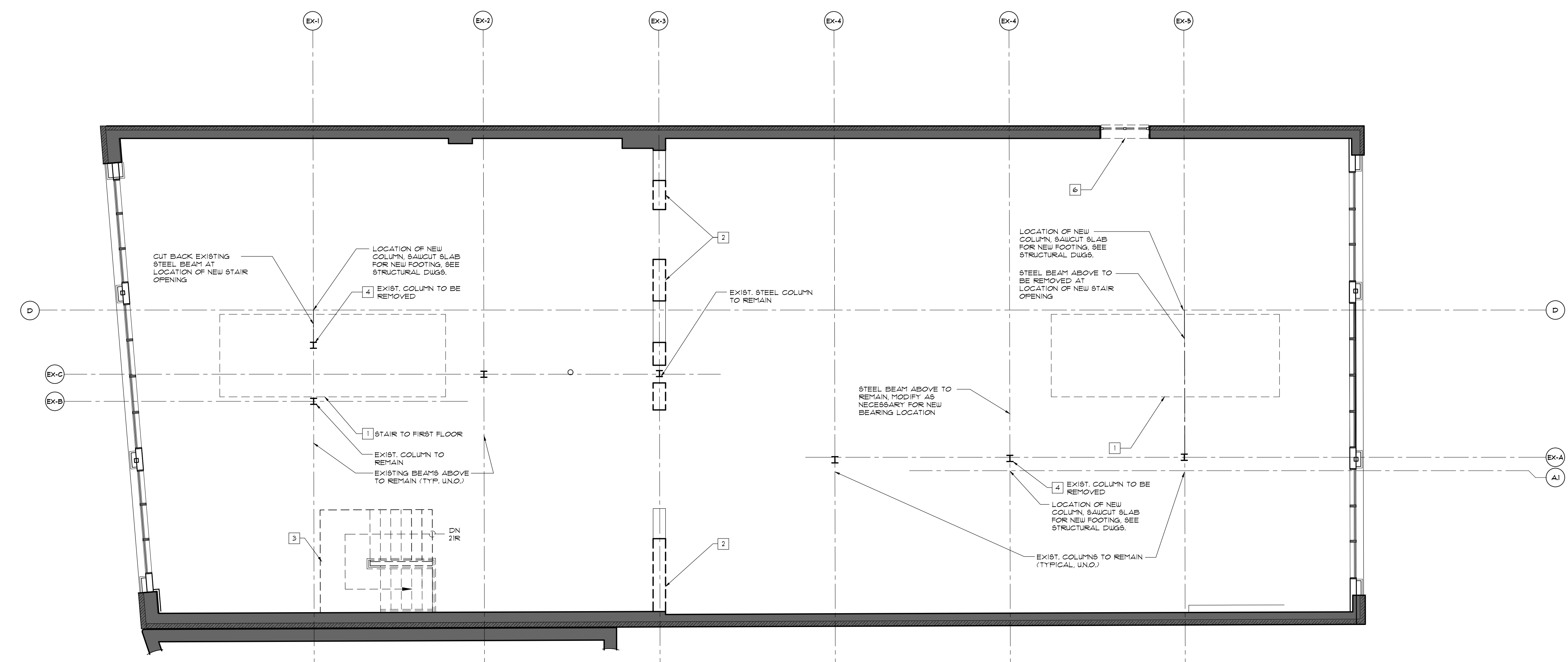


DEMOLITION NOTES:

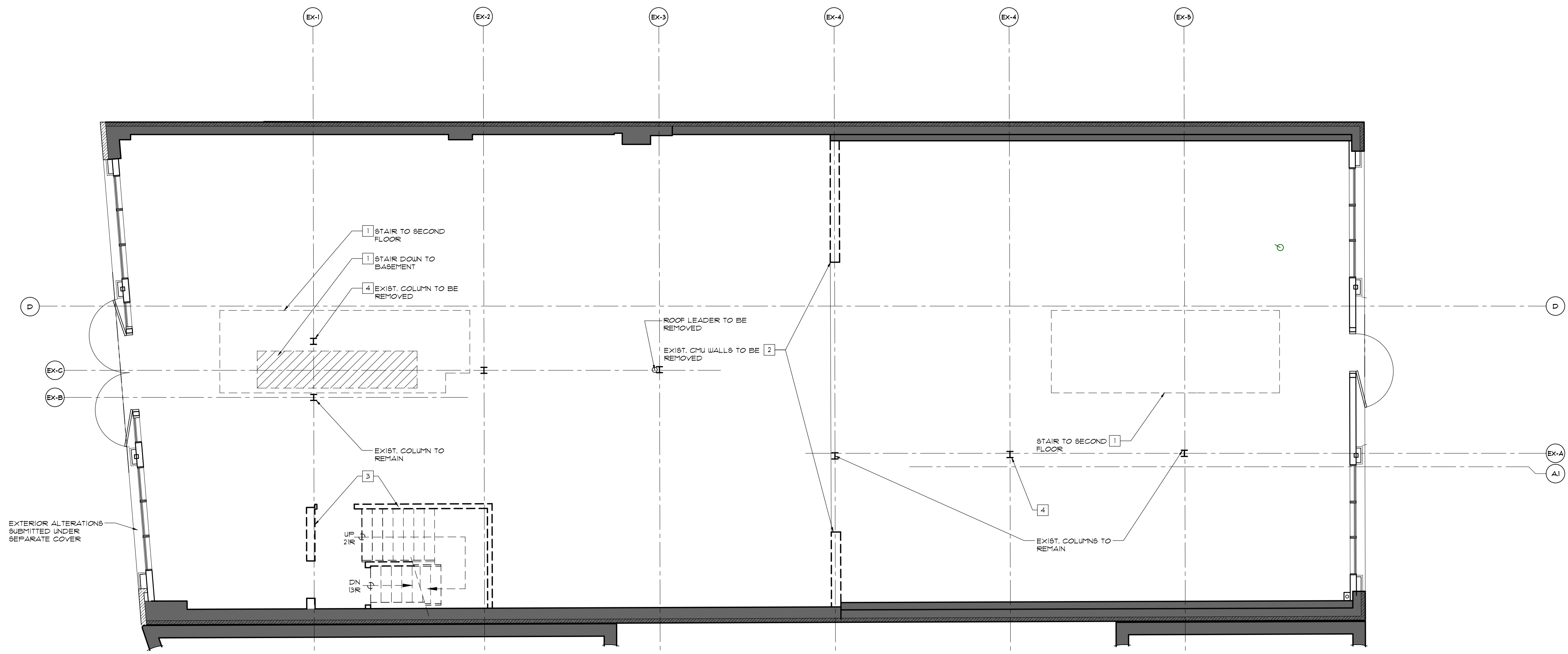
1. DEMOLITION OF INTERIOR AREAS ONLY. EXTERIOR WORK SUBMITTED UNDER SEPARATE COVER. ALL DEMO WORK & EXTERIOR SHELL WORK TO BE COMPLETED PRIOR TO UNIT BUILD-OUT.
2. REMOVE ALL INTERIOR FINISHES REMAINING TO LIMITS NEEDED FOR THE INSTALLATION AND FRAMING OF THE PROPOSED ALTERATIONS & MODIFICATIONS. ALL LIMITS SHALL BE REVIEWED BETWEEN OWNER AND CONTRACTOR PRIOR TO START OF ANY DEMOLITION WORK.
2. PRIOR TO THE REMOVAL OF ANY STRUCTURAL BEARING CONDITIONS, NOTIFY ARCHITECT/ENGINEER AS NECESSARY SHOULD SITE CONDITIONS WARRANT ON SITE REVIEW. PROVIDE NECESSARY SHORING AND BRACING OF EXISTING FRAMING SCHEDULED TO REMAIN.
3. GC SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING OF WORK. IF ANY UTILITIES REQUIRE ANY MODIFICATIONS, GC SHALL NOTIFY UTILITIES COMPANY ACCORDINGLY.
4. REFER TO FLOOR PLANS FOR SIZE & LOCATIONS OF NEW EXTERIOR WINDOW UNITS. GC AND OWNER SHALL REVIEW ALL LIMITS OF INTERIOR AND EXTERIOR WORK FOR THE REMOVAL AND REPLACEMENT OF WINDOW UNITS-INCLUDING INTERIOR FINISH WORK.

DEMOLITION KEYNOTES:

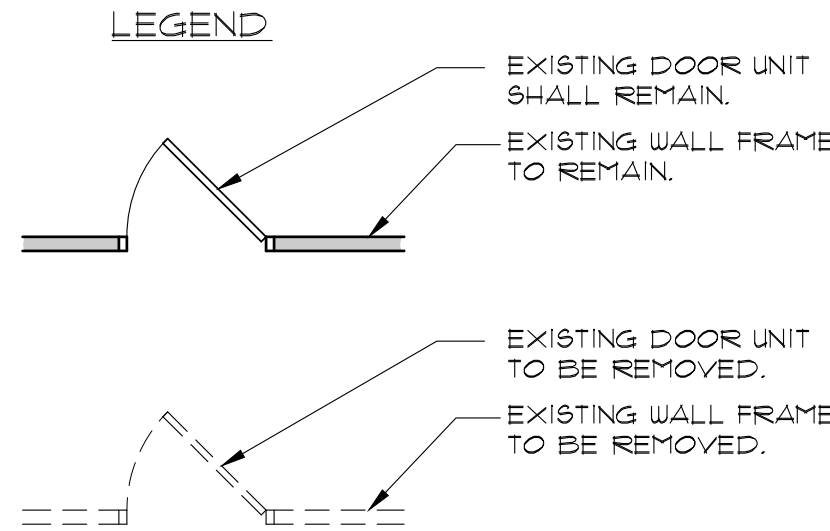
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- 2 REMOVE EXISTING LOAD BEARING WALL. GC PROVIDE SHORING OF FLOOR JOISTS ABOVE.
- 3 EXISTING WOOD FRAME STAIRS TO BASEMENT TO BE REMOVED. REMOVE WALLS SURROUNDING STAIRS. SEE FLOOR PLAN.
- 4 SHORE FLOOR FRAMING ABOVE AS REQ'D.
- 5 EXISTING WALL TO BE REMOVED.
- 6 EXISTING WINDOW TO BE REMOVED AND FILLED IN.



2
D1
SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"
NORTH



1
D1
FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"
NORTH

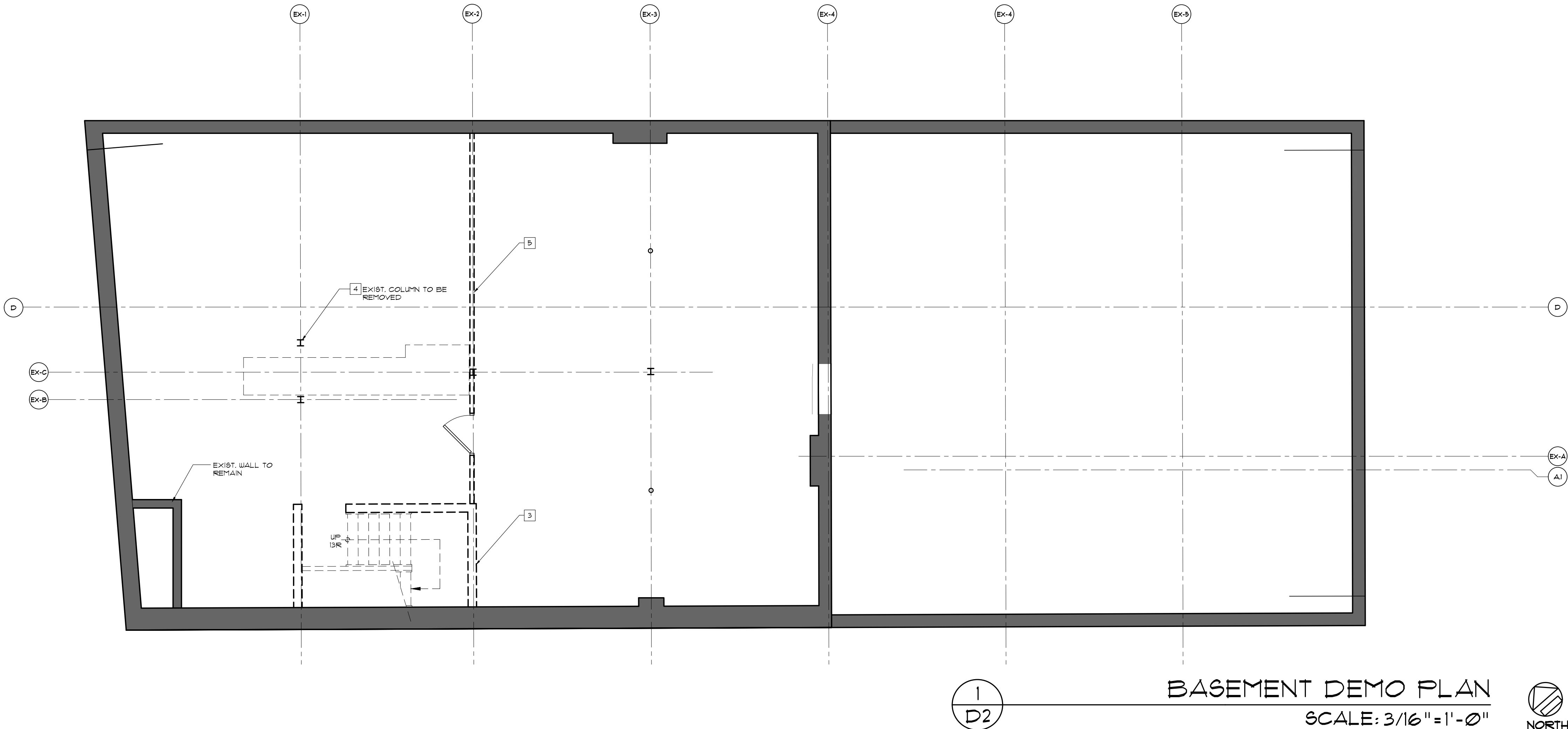


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BUILDING CODE INFORMATION:

PROJECT SCOPE CONSISTS OF ALL INTERIOR WORK WITHIN THE BUILDING SHELL, SUBMITTED SEPARATELY, INCLUDING STRUCTURE, APARTMENT UNITS, DEMISING WALLS, EGRESS PATHS, ROOFTOP & BASEMENT AREAS.

STANDARDS: BUILDING CODE: 2020 BUILDING CODE OF NEW YORK STATE (BCNYS)
EXISTING BUILDING CODE: 2020 EXISTING BUILDING CODE OF NEW YORK STATE (EBCNYS)
ENERGY CODE: 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS)
ACCESSIBILITY: ANSI A117.1-2003

COMPLIANCE NOTE:
To the best of my knowledge, information and belief, the plans and specifications are in accordance with the applicable requirements of the Building Code of NY and the Energy Conservation Construction Code of NY.

EXISTING BUILDING: (2020 EBCNYS 603):
ALTERATION LEVEL 3 - INTERIOR SCOPE OF WORK EXCEEDS 50% OF BLDG. AREA
CHANGE OF OCCUPANCY - PREVIOUS A-1 USE AT FIRST FLOOR
PREVIOUS B USE AT SECOND FLOOR

OCCUPANCY CLASSIFICATION (2020 BCNYS 302):
RESIDENTIAL GROUP (R-2) - APARTMENTS, FIRST & SECOND FLOOR

CONSTRUCTION TYPE CLASSIFICATION (2020 BCNYS 602):
VB CONSTRUCTION - PROPOSED MODIFICATIONS
(III)B CONSTRUCTION - EXISTING BUILDING CONSTRUCTION

BUILDING AREA (2020 BCNYS 506):
ALLOWABLE AREA PER FLOOR- TYPE VB:
R-2 OCCUPANCY: 1,000 SF (\$13R SYSTEM)

EXISTING BUILDING w/ MODIFICATIONS:

SECOND FLOOR:	3,704 SF +/-	(4 UNITS)
FIRST FLOOR:	3,656 SF +/-	(4 UNITS)
BASEMENT:	2,034 SF +/-	
TOTAL:	7,360 SF +/-	(cni basement per 506.13)
ALLOWABLE:	14,000 SF	(R-2 occupancy in type VB.)

BUILDING HEIGHT: (BCNYS 504)
EXISTING: 2-story w/ parapet 28'-6"
PROPOSED: 2-story w/ parapet 32'-6"
(added rooftop stair)
ALLOWABLE HEIGHT: - (3) story- 60'-0"

SEPARATIONS: (BCNYS 508 & 708)
DEMISING WALLS BETWEEN UNITS: 1 HR REQ.
CORRIDOR WALLS: 1 HR REQ.
FLOOR ASSEMBLIES (AT APTS): 1 HR REQ.
STAIRWAYS: 1 HR REQ.

OCCUPANT LOAD: (1004)
LOAD FACTORS:
RESIDENTIAL: 200 GROSS SF/ PERSON
MECHANICAL ROOMS: 300 GROSS SF/ PERSON
SECOND FLOOR: 19 OCCUPANTS
FIRST FLOOR: 19 OCCUPANTS
BASEMENT: 7 OCCUPANTS
BUILDING TOTAL: 45 OCCUPANTS

MEANS OF EGRESS: (CH 10)
MINIMUM EXITS SHALL BE REQUIRED PER FLOOR:
First & Second Floor- 1 (max. 4 dwelling units) Provided- 2.
MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 250'
Provided- 81'-6"
MAXIMUM COMMON PATH OF EGRESS TRAVEL: 125'-0"
Provided- 42'-0"

SPRINKLERS: (903)
FULLY SPRINKLERED NFPA 13R SYSTEM TO BE PROVIDED.

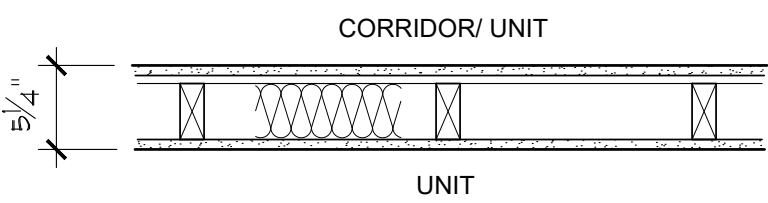
PLUMBING FIXTURE CALCULATIONS (2902.1):

R-2	TOTAL REQUIRED	TOTAL PROVIDED
TOILETS	1 PER DWELLING UNIT	1 PER DWELLING UNIT
LAVATORY	1 PER DWELLING UNIT	1 PER DWELLING UNIT
BATHUB OR SHOWER	1 PER DWELLING UNIT	1 PER DWELLING UNIT
KITCHEN SINK	1 PER DWELLING UNIT	1 PER DWELLING UNIT
CLOTHES WASHER CONN.	1 PER 20 DWELLING UNITS	1 PER DWELLING UNIT- PROVIDED IN BASEMENT

EXITS:

E.E.R.O. TO EACH SLEEPING ROOM NOT REQUIRED PER EXISTING BUILDING CODE- CHANGE OF OCCUPANCY (1011)
-SHALL BE COMPLIANT WITH CH. 9 (EBCNYS)
EBCNYS - 905
MEANS OF EGRESS SHALL COMPLY WITH SECTION 905 OF EBCNYS
EBCNYS - 905.3.1.1
ONLY ONE EXIT REQUIRED FROM STORIES OF THE FOLLOWING OCCUPANCIES:
6. IN GROUP R-2 BUILDINGS NOT MORE THAN (5) STORIES, PROVIDED THE REQUIRED BUILDING FEATURES IN TABLE 905.3.1.1(2) SHALL BE PROVIDED. - TABLE PROVIDED BELOW

INTERIOR PARTITION WALL TYPES - WOOD CONSTRUCTION

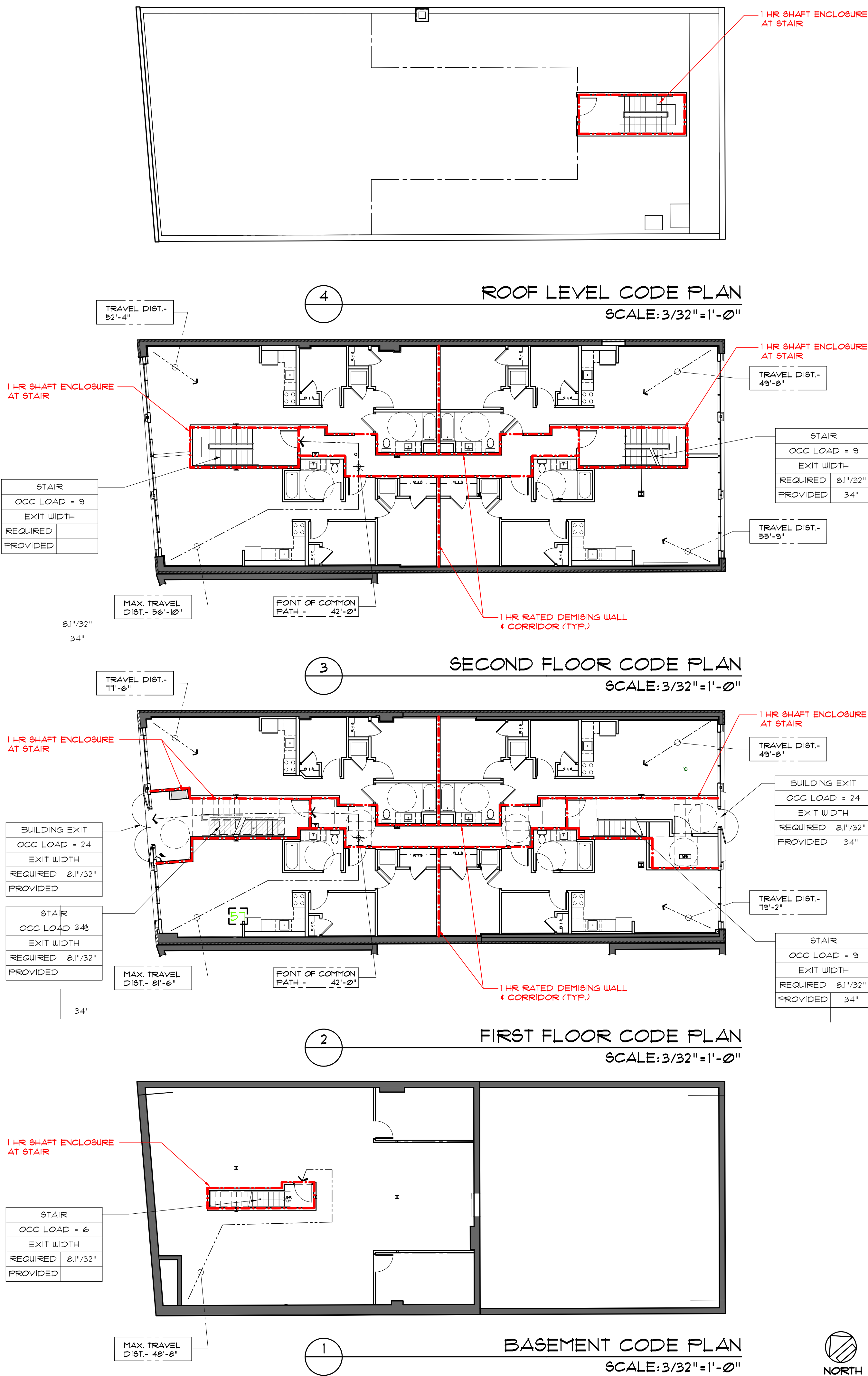


W1 CORRIDOR WALL - NON-LOAD BEARING WALL - 1 HR. RATED - U327 - STC 50

- 2x4 WOOD STUDS @ 16" O.C.
- P.T. BOTTOM PLATE @ CONCRETE FLOOR ASSEMBLIES
- 5-1/2" BATT
- RESILIENT CHANNELS (ONE-SIDE)
- 5/8" TYPE 'X' GYP. BD. (1 LAYER EACH SIDE)

W2 INTERIOR PARTITION WALL - NON-LOAD BEARING NON-RATED WALL

- 2x4 WOOD STUDS @ 16" O.C.
- P.T. BOTTOM PLATE @ CONCRETE FLOOR ASSEMBLIES
- 5/8" GYP. BD. (1 LAYER EACH SIDE)



LEGEND

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- EXISTING WALL FRAMING TO REMAIN

UNLESS NOTED OTHERWISE:

- Ⓢ

SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN. AT ALL FLOORS.
- PROVIDE FIRE ALARM SYSTEM PER NFPA 72.

GENERAL NOTES:

1.

THESE PLANS ARE FOR INTERIOR ALTERATIONS & WINDOW REPLACEMENTS/ NEW OPENINGS. OTHER EXTERIOR MODIFICATIONS (DOORS, AND PORCHES) ARE SHOWN FOR REFERENCE, BUT FINAL PLACEMENTS, DETAILS, AND DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER, PENDING REVIEW BY PRESERVATION BOARD.
2.

ALL DIMENSIONS FOR INTERIOR WALLS TAKEN FROM FACE OF STUDS.
3.

EXISTING FLOOR OR CEILING JOISTS THAT ARE NOTCHED, MISSING, OR OTHERWISE PREVIOUSLY DAMAGED TO BE REPLACED IN-KIND. FINAL QUANTITIES & LOCATIONS TBD IN FIELD BY GC & OWNER.

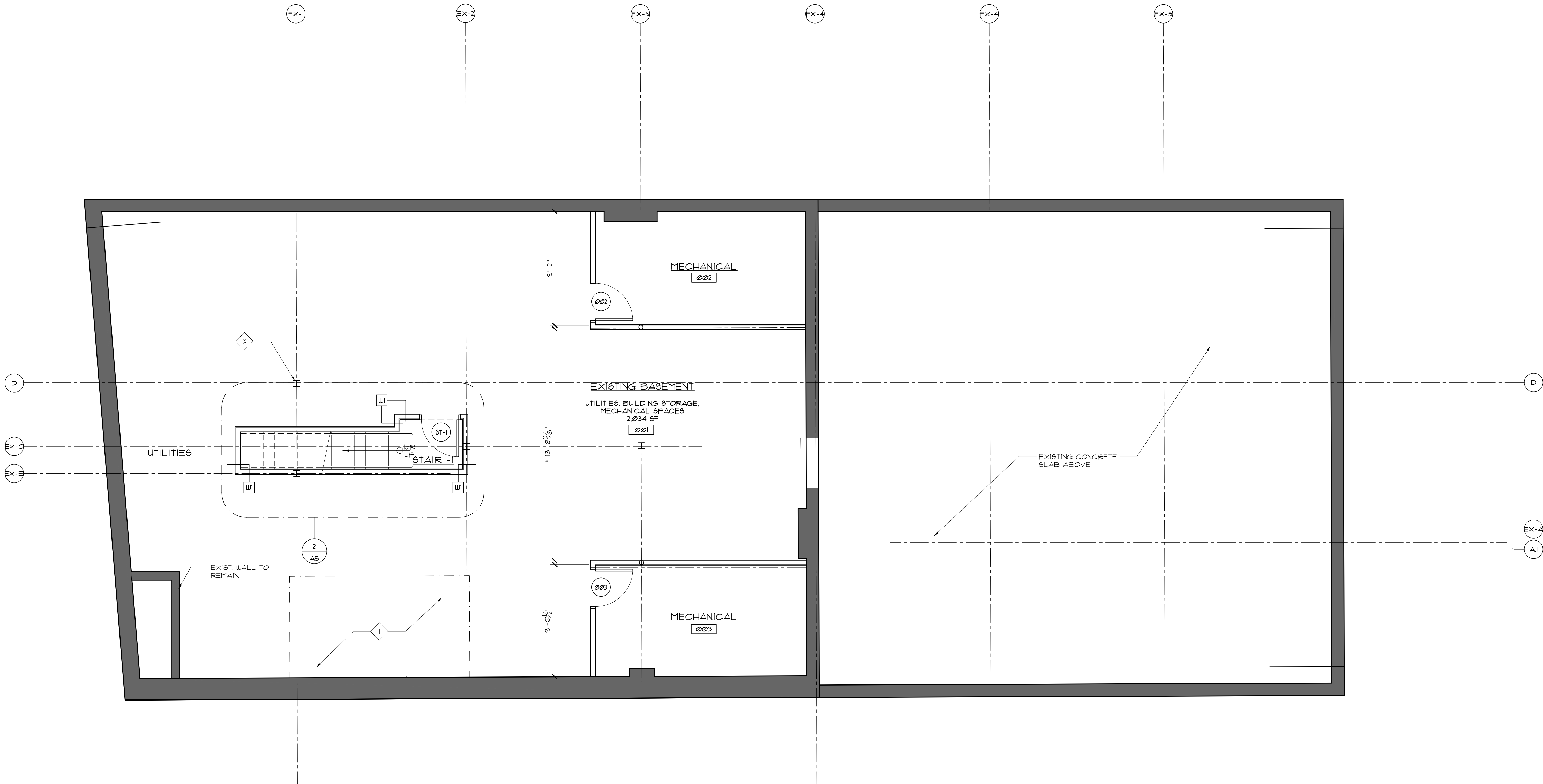
BASEMENT KEY NOTES:

- 1

LOCATION OF REMOVED STAIR REPAIR EXISTING CONCRETE SLAB AS NECESSARY FOR INTENDED STORAGE USE.
- 2

LOCATION OF EXISTING UTILITIES. - FINAL SCOPE OF WORK TO BE DETERMINED BY UTILITY SUBCONTRACTORS, COORDINATED BY G.C.
- 3

NEW STEEL COLUMN w/ CONCRETE FOOTING.



1
A1

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



WINDSOR STREET
EXTERIOR ALTERATIONS
20 WINDSOR STREET
ROCHESTER, NEW YORK

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REVISED:
ISSUED FOR PERMIT
DATE:
BASEMENT PLAN
DRAWING TITLE:
SHEET NO:
PROJECT NO: 23-031

LEGEND

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- EXISTING WALL FRAMING TO REMAIN

UNLESS NOTED OTHERWISE:

- SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN. AT ALL FLOORS.
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GENERAL NOTES:

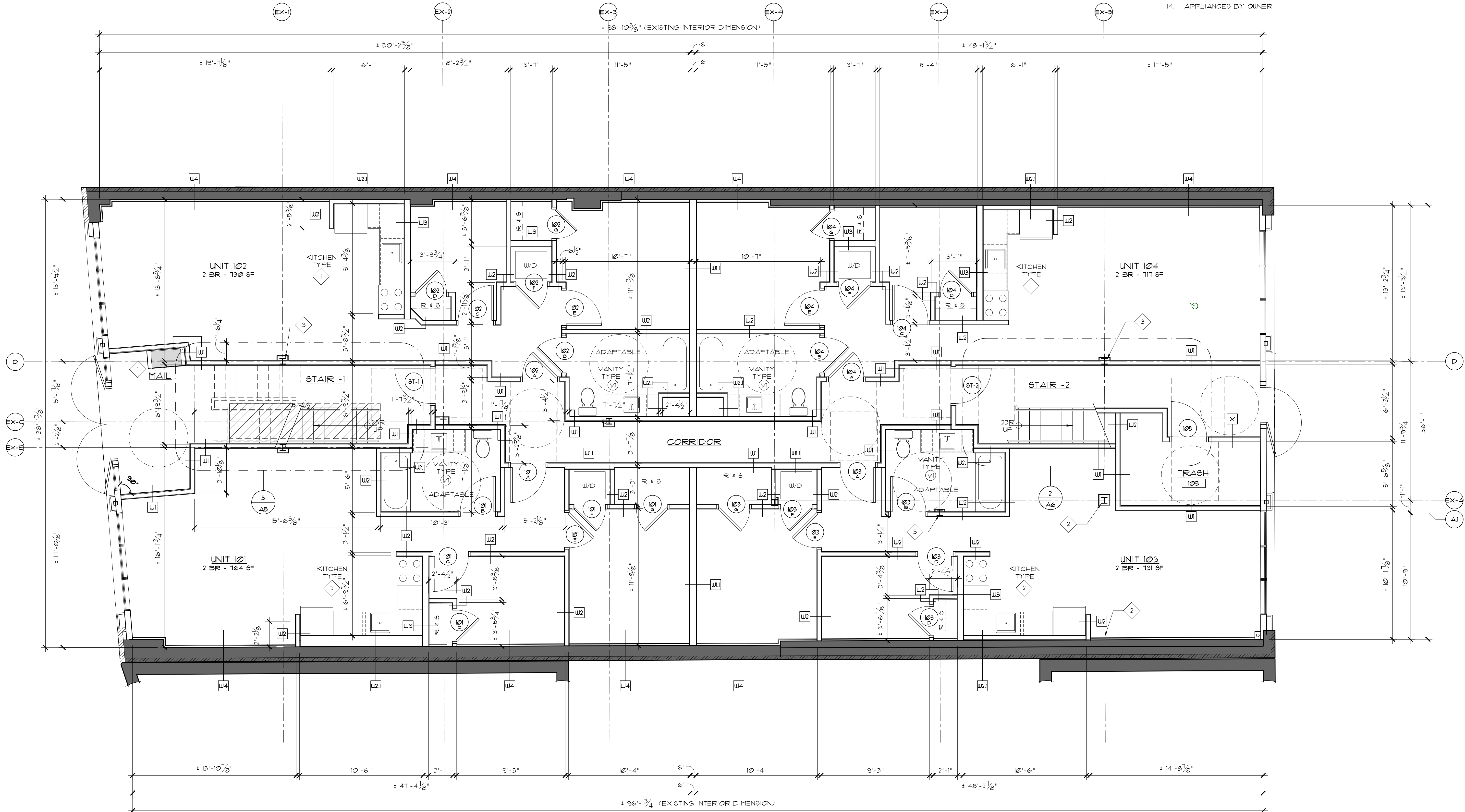
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FLOOR PLAN KEY NOTES:

- PROVIDE (8) MAILBOXES (TOTAL). FINAL PRODUCT SELECTION BY OWNER. RECESS IN DRYWALL/STUD PARTITION.
- BOX OUT EXISTING STEEL COLUMN WITH DRYWALL.
- NEW STEEL COLUMN SEE STRUCTURAL DRAWINGS.

FLOOR PLAN & FINISH NOTES:

- REFER TO SHEET (TBD) FOR WALL, FLOOR, & CEILING TYPES.
- REFER TO UL FIRE RESISTANCE DIRECTORY FOR FIRE RATED DETAILS ON WALLS, COLUMNS, FLOOR/CEILING, & CEILING/ROOF ASSEMBLIES & PENETRATIONS.
- REFER TO HVAC/MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, & STRUCTURAL FOR ASSOCIATED WORK.
- PROVIDE MOISTURE RESISTANT G.W.B. AT ALL WET AREAS. (TOILETS, KITCHENS, ETC.)
- ALL DIMENSION LINES AT INTERIOR WALLS MEASURED FROM FINISH FACE OF G.W.B.
- 2-HOUR RATED MECHANICAL SHAFT ASSEMBLIES TO BE CONTINUOUS FROM FIRST FLOOR DECK TO UNDERSIDE OF ROOF SHEATHING. SUPPORTED BY FIRST FLOOR DECK. REFER TO WALL TYPE SWI ON SHEET (TBD) FOR ASSEMBLY DETAILS.
- PROVIDE RATED ACCESS PANEL AT EACH FLOOR AT ALL MECHANICAL SHAFTS. ACCESS DOOR TO BE AT CORRIDOR SIDE G.C. TO COORDINATE w/ MECHANICAL CONTRACTOR.
- REFER TO SHEET (TBD) FOR FINISH LEGEND, SYMBOLS, AND NOTES.
- INTERIOR UNIT PARTITIONS TO BE 2x4 STUD CONSTRUCTION WITH (1) LAYER 5/8" TYPE 'X' G.W.B. @ EA. SIDE FOR A TOTAL THICKNESS OF 4 3/4" UNLESS NOTED OTHERWISE.
- ALL CLOSETS IN UNITS TO BE 2'-0" DEEP UNLESS NOTED OTHERWISE.
- PROVIDE SHELF & COAT ROD AT ALL CLOSETS AS SHOWN. EXCEPT LINEN CLOSETS AND PANTRIES TO RECEIVE 4 EVENLY SPACED SHELVES.
- GAS FIREPLACE BASIS OF DESIGN: HEATILATOR - NOVUS NBV36-1PT. INSTALL PER MFR. INSTRUCTIONS INCLUDING FIRE RESISTANT CONSTRUCTION. PROVIDE MANTEL ABOVE.
- 2" FAUX WOOD BLINDS AT ALL WINDOWS. COLOR: WHITE
- APPLIANCES BY OWNER

1
A2

FIRST FLOOR PLAN

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

WINDSOR STREET
EXTERIOR ALTERATIONS20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISED:

ISSUED FOR PERMIT

DATE:

FIRST FLOOR
PLAN

DRAWING TITLE:

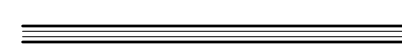
A2

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LEGEND

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PROVIDE FIRE ALARM SYSTEM PER NFPA T2.

GENERAL NOTES:

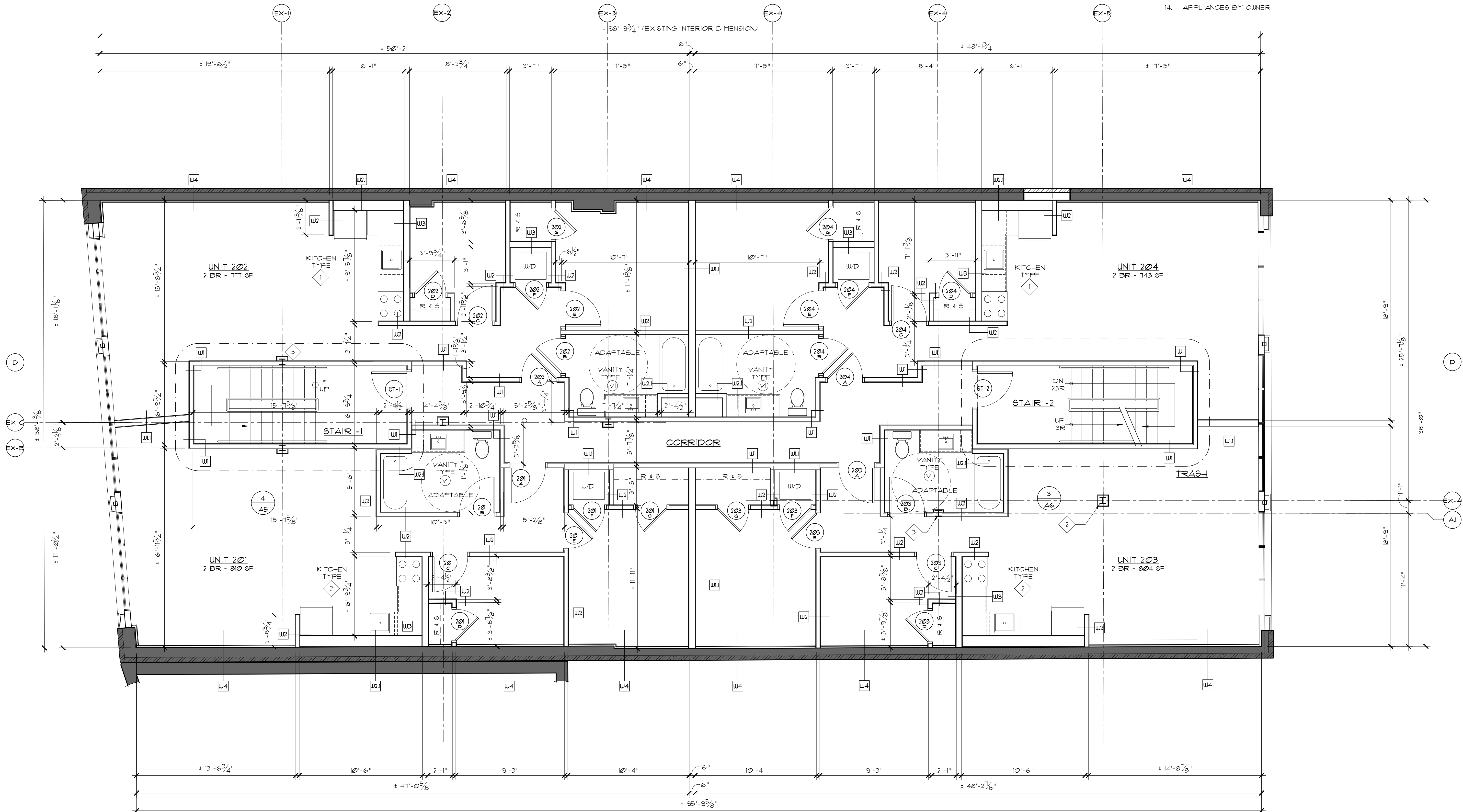
- THESE PLANS ARE FOR INTERIOR ALTERATIONS & WINDOW REPLACEMENTS/ NEW OPENINGS. OTHER EXTERIOR MODIFICATIONS (DOORS, AND PORCHES) ARE SHOWN FOR REFERENCE, BUT FINAL PLACEMENTS, DETAILS, AND DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER, PENDING REVIEW BY PRESERVATION BOARD.
- ALL DIMENSIONS FOR INTERIOR WALLS TAKEN FROM FACE OF STUDS.
- EXISTING FLOOR OR CEILING JOISTS THAT ARE NOTCHED, MISSING, OR OTHERWISE PREVIOUSLY DAMAGED TO BE REPLACED IN-KIND. FINAL QUANTITIES & LOCATIONS TBD IN FIELD BY GC & OWNER.

FLOOR PLAN KEY NOTES:

- PROVIDE (8) MAILBOXES (TOTAL). FINAL PRODUCT SELECTION BY OWNER. RECESS IN DRYWALL/STUD PARTITION.
- BOX OUT EXISTING STEEL COLUMN WITH DRYWALL.
- NEW STEEL COLUMN SEE STRUCTURAL DRAWINGS.

FLOOR PLAN # FINISH NOTES:

- REFER TO SHEET (TBD) FOR WALL, FLOOR, & CEILING TYPES.
- REFER TO UL FIRE RESISTANCE DIRECTORY FOR FIRE RATED DETAILS ON WALLS, COLUMNS, FLOOR/CEILING, & CEILING/ROOF ASSEMBLIES & PENETRATIONS.
- REFER TO HVAC/MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, & STRUCTURAL FOR ASSOCIATED WORK.
- PROVIDE MOISTURE RESISTANT G.W.B. AT ALL WET AREAS. (TOILETS, KITCHENS, ETC.)
- ALL DIMENSION LINES AT INTERIOR WALLS MEASURED FROM FINISH FACE OF G.W.B.
- 2-HOUR RATED MECHANICAL SHAFT ASSEMBLIES TO BE CONTINUOUS FROM FIRST FLOOR DECK TO UNDERSIDE OF ROOF SHEATHING. SUPPORTED BY FIRST FLOOR DECK. REFER TO WALL TYPE SW1 ON SHEET (TBD) FOR ASSEMBLY DETAILS.
- PROVIDE RATED ACCESS PANEL AT EACH FLOOR AT ALL MECHANICAL SHAFTS. ACCESS DOOR TO BE AT CORRIDOR SIDE G.C. TO COORDINATE w/ MECHANICAL CONTRACTOR.
- REFER TO SHEET (TBD) FOR FINISH LEGEND, SYMBOLS, AND NOTES.
- INTERIOR UNIT PARTITIONS TO BE 2x4 STUD CONSTRUCTION WITH (1) LAYER 5/8" TYPE 'X' G.W.B. @ EA. SIDE FOR A TOTAL THICKNESS OF 4 3/4" UNLESS NOTED OTHERWISE.
- ALL CLOSETS IN UNITS TO BE 2'-0" DEEP UNLESS NOTED OTHERWISE.
- PROVIDE SHELF & COAT ROD AT ALL CLOSETS AS SHOWN, EXCEPT LINEN CLOSETS AND PANTRIES TO RECEIVE 4 EVENLY SPACED SHELVES.
- GAS FIREPLACE BASIS OF DESIGN: HEATILATOR - NOVUS NBV36-1PT. INSTALL PER MFR. INSTRUCTIONS INCLUDING FIRE RESISTANT CONSTRUCTION. PROVIDE MANTEL ABOVE.
- 2" FAUX WOOD BLINDS AT ALL WINDOWS, COLOR: WHITE
- APPLIANCES BY OWNER

1
A3

SECOND FLOOR PLAN

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

WINDSOR STREET
EXTERIOR ALTERATIONS20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISED:

ISSUED FOR PERMIT
DATE:SECOND
FLOOR PLAN

DRAWING TITLE:

A3

SHEET NO:

PROJECT NO: 23-031

HN
HANLON ARCHITECTS1300 UNIVERSITY AVENUE
ROCHESTER, NY 14607
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LEGEND

- 2x6 STUD FRAMING @ 16" O.C.
- 2x4 STUD FRAMING @ 16" O.C.
- EXISTING WALL FRAMING TO REMAIN

UNLESS NOTED OTHERWISE:

- Ⓢ

SMOKE DETECTORS: HARDWIRED PER CODE w/ FINAL LOCATIONS TO BE VERIFIED BY GC AND ELECTRICIAN. AT ALL FLOORS.
PROVIDE FIRE ALARM SYSTEM PER NFPA 72.

GENERAL NOTES:

1.

THESE PLANS ARE FOR INTERIOR ALTERATIONS & WINDOW REPLACEMENTS/ NEW OPENINGS. OTHER EXTERIOR MODIFICATIONS (DOORS, AND PORCHES) ARE SHOWN FOR REFERENCE, BUT FINAL PLACEMENTS, DETAILS, AND DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER, PENDING REVIEW BY PRESERVATION BOARD.
2.

ALL DIMENSIONS FOR INTERIOR WALLS TAKEN FROM FACE OF STUDS.
3.

EXISTING FLOOR OR CEILING JOISTS THAT ARE NOTCHED, MISSING, OR OTHERWISE PREVIOUSLY DAMAGED TO BE REPLACED IN-KIND. FINAL QUANTITIES & LOCATIONS TBD IN FIELD BY GC & OWNER.

FLOOR PLAN KEY NOTES:

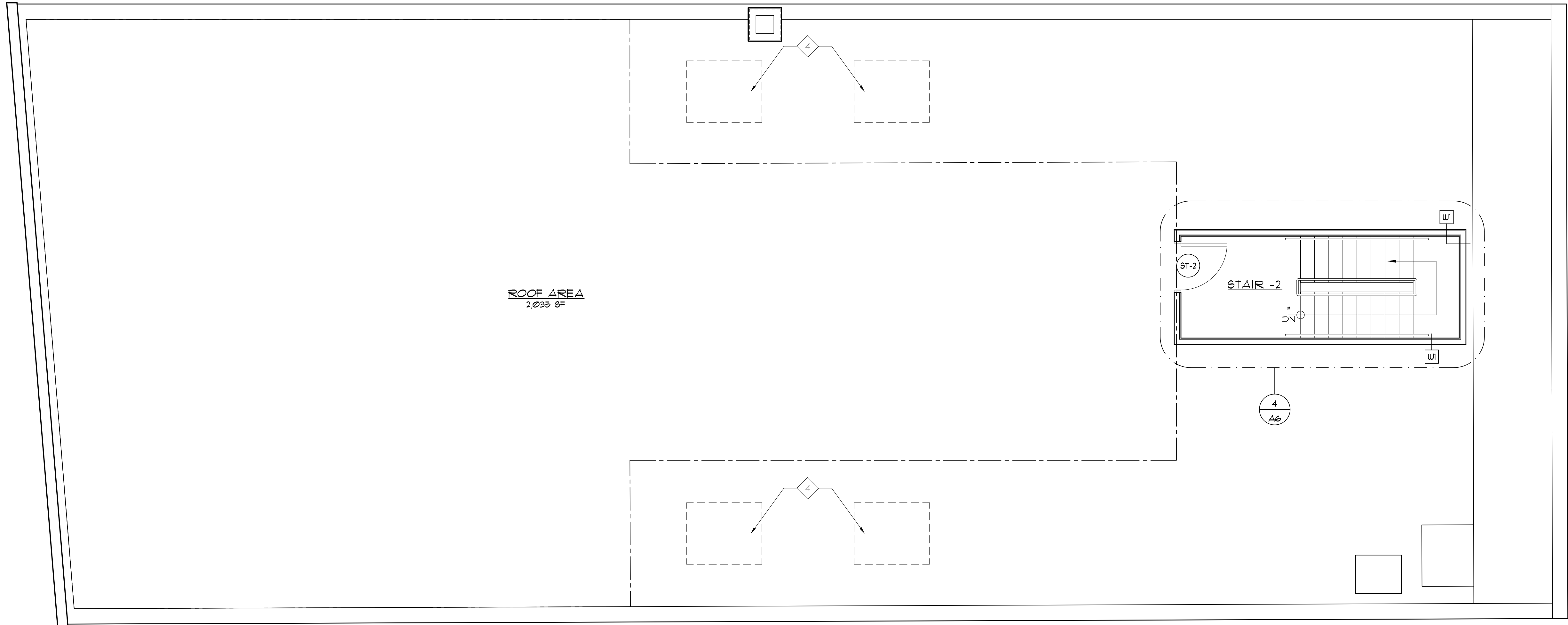
- 1

PROVIDE (8) MAILBOXES (TOTAL). FINAL PRODUCT SELECTION BY OWNER, RECESS IN DRYWALL/STUD PARTITION.
- 2

BOX OUT EXISTING STEEL COLUMN WITH DRYWALL.
- 3

NEW STEEL COLUMN SEE STRUCTURAL DRAWINGS.
- 4

NEW ROOFTOP UNIT. FINAL SIZE & LOCATION TO BE DETERMINED BY HVAC SUBCONTRACTOR. COORDINATION BY G.C.



1
A4

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



WINDSOR STREET
EXTERIOR ALTERATIONS
20 WINDSOR STREET
ROCHESTER, NEW YORK

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DOOR SCHEDULE NOTES:

1. ALL DOORS TO BE 1 3/4" THICK. ALL FRAMES TO BE 16ga. PROVIDE ANCHORAGE TYPE TO SUIT WALL CONSTRUCTION. ALL FRAMES TO OVERLAP WALL FINISH. PROVIDE (2) 20ga STUDS AT JAMBS IN GYPSUM BOARD WALLS.

2. WHERE RATED DOORS ARE INDICATED, DOOR FRAME RATING TO EQUAL DOOR RATING. FRAMES FOR WINDOWS INSTALLED IN RATED PARTITIONS TO BE RATED SAME AS DOOR FRAMES AND BE COMPATIBLE WITH WALL TYPE.

U.L. LABELS: A LABEL = 3 HOURS

B LABEL = 1 1/2 HOURS

C LABEL = 3/4 HOURS

3. FINISHED DOOR OPENINGS SHALL BE NOMINAL 2" FROM FINISHED CORNER OF ROOM AT HINGED SIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. ON THE 'PULL' SIDE OF A DOOR OPENING, THE STRIKE SIDE SHALL BE A NOMINAL 18" FROM A PERPENDICULAR WALL. ON THE 'PUSH' SIDE OF A DOOR EQUIPPED WITH BOTH A CLOSER AND LATCH, THE STRIKE SHALL BE NOMINAL 12" FROM A PERPENDICULAR.

4. FINAL HARDWARE SELECTION SHALL BE VERIFIED.

5. ALL GLASS SHALL BE 1/4" TEMPERED.

6. ALL RATED DOORS TO HAVE CLOSERS.

7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.

8. ALUMINUM FINISH OF ALUM/GLASS DOORS SHALL BE CLEAR ANODIZED- GLASS SHALL BE CLEAR

9. HOLLOW METAL FRAMES SHALL BE PAINTED TO MATCH COLOR OF ADJACENT WALLS.

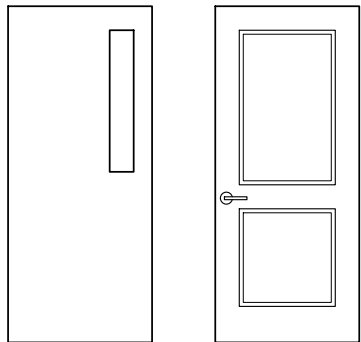
10. FINAL DOOR AND TENANT ENTRY CONFIGURATION TO BE VERIFIED WITH OWNER

11. ALL HM DOOR FRAME HEADS IN GARAGE BASEMENT SHALL BE SIZED TO MEET CMU COURSING- TYPICALLY 4" HEADS.

12. ALL ALUMINUM STOREFRONT FINISH TO BE DARK BLONZE UNLESS NOTED OTHERWISE.

13. FINAL LOCKSET ON EXTERIOR DOORS & UNIT DOORS TO BE SELECTED BY OWNER (KEY/FOB) & COORDINATION BY G.C.

DOOR ELEVATIONS



A

B

LEGEND

ALUM	ALUMINUM	P	PASSAGE SET
AL/GL	ALUMINUM/ GLASS	PB	PANIC BAR RELEASE
C	CLOSER	PR	PRIVACY SET
HM	HOLLOW METAL	SCWD	SOLID CORE WOOD DOOR
L-S	LOCKSET, STORE ROOM	PP	PUSH PLATE/PULL HANDLES, KICK PLATES
L-O	LOCKSET, OFFICE-ENTRY		
L-EXT	EXTERIOR LEVER HANDLE		
	LOCKSET, CLOSER		

DOOR SCHEDULE

BASEMENT FLOOR

NO.	SIZE	DOOR		FRAME		HREDURE FUNCTION SEE NOTE 4.	LABEL	REMARKS
		MAT.	ELEV.	MAT.	ELEV.			
ST-1	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	

DOOR SCHEDULE

FIRST FLOOR

NO.	SIZE	DOOR		FRAME		HREDURE FUNCTION SEE NOTE 4.	LABEL	REMARKS
		MAT.	ELEV.	MAT.	ELEV.			
101 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
101 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
101 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
101 D	2'-8"x1'-0"	HM	B	HM	I		P	
101 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
101 F	2'-8"x1'-0"	HM	B	HM	I		P	
101 G	2'-8"x1'-0"	HM	B	HM	I		P	
102 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
102 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
102 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
102 D	2'-8"x1'-0"	HM	B	HM	I		P	
102 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
102 F	2'-8"x1'-0"	HM	B	HM	I		P	
102 G	2'-6"x1'-0"	HM	B	HM	I		P	
103 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
103 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
103 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
103 D	2'-6"x1'-0"	HM	B	HM	I		P	
103 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
103 F	2'-8"x1'-0"	HM	B	HM	I		P	
103 G	2'-8"x1'-0"	HM	B	HM	I		P	
104 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
104 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
104 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
104 D	2'-8"x1'-0"	HM	B	HM	I		P	
104 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
104 F	2'-8"x1'-0"	HM	B	HM	I		P	
104 G	2'-4"x1'-0"	HM	B	HM	I		P	
105	3'-0"x1'-0"	HM	B	HM	I		P	
ST-1	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	
ST-2	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	

DOOR SCHEDULE

SECOND FLOOR

NO.	SIZE	DOOR		FRAME		HREDURE FUNCTION SEE NOTE 4.	LABEL	REMARKS
		MAT.	ELEV.	MAT.	ELEV.			
201 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
201 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
201 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
201 D	2'-8"x1'-0"	HM	B	HM	I		P	
201 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
201 F	2'-8"x1'-0"	HM	B	HM	I		P	
201 G	2'-8"x1'-0"	HM	B	HM	I		P	
202 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
202 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
202 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
202 D	2'-8"x1'-0"	HM	B	HM	I		P	
202 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
202 F	2'-8"x1'-0"	HM	B	HM	I		P	
202 G	2'-6"x1'-0"	HM	B	HM	I		P	
203 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
203 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
203 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
203 D	2'-8"x1'-0"	HM	B	HM	I		P	
203 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
203 F	2'-8"x1'-0"	HM	B	HM	I		P	
203 G	2'-8"x1'-0"	HM	B	HM	I		P	
204 A	3'-0"x1'-0"	HM	B	HM	I	20 MIN.	L/C	UNIT ENTRY DOOR, PROVIDE FOB
204 B	3'-0"x1'-0"	HM	B	HM	I		FR/C	
204 C	3'-0"x1'-0"	HM	B	HM	I		FR/C	
204 D	2'-8"x1'-0"	HM	B	HM	I		P	
204 E	3'-0"x1'-0"	HM	B	HM	I		FR/C	
204 F	2'-8"x1'-0"	HM	B	HM	I		P	
204 G	2'-8"x1'-0"	HM	B	HM	I		P	
ST-1	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	
ST-2	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	

DOOR SCHEDULE

ROOF FLOOR

NO.	SIZE	DOOR		FRAME		HREDURE FUNCTION SEE NOTE 4.	LABEL	REMARKS
		MAT.	ELEV.	MAT.	ELEV.			
ST-1	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	LOCKED BOTH SIDES
ST-2	3'-0"x1'-0"	HM	A	HM	I	P/C	1 HR	LOCKED BOTH SIDES

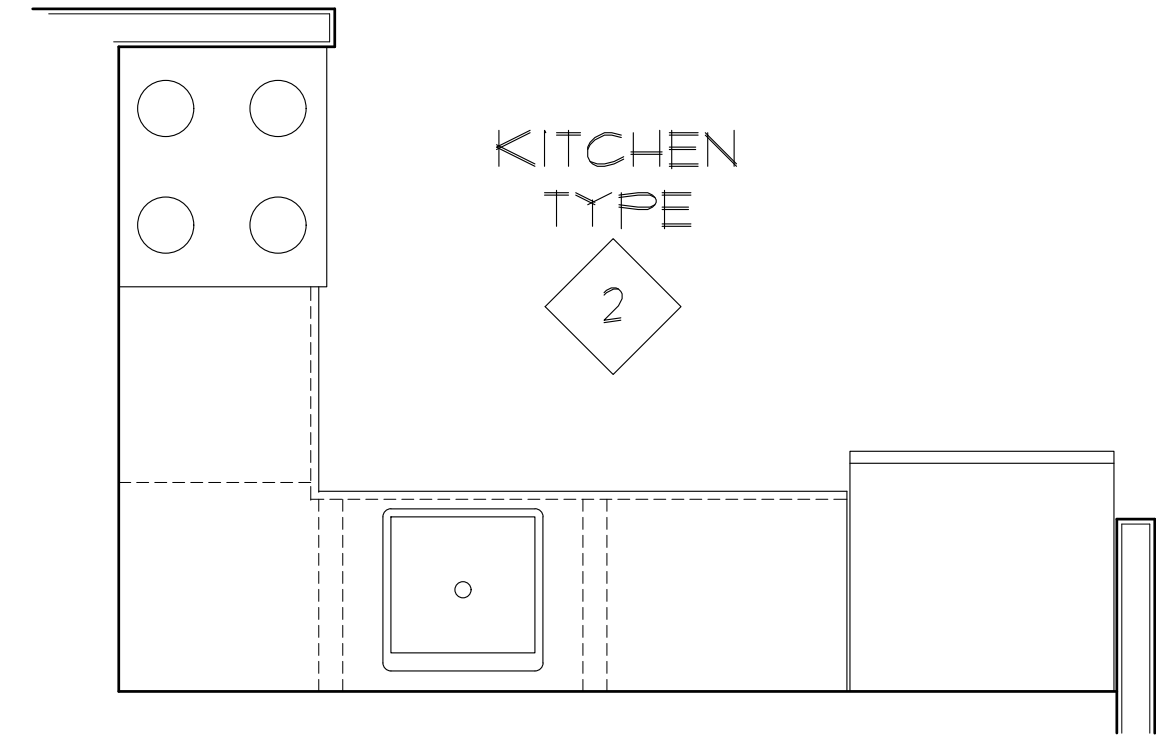
6
A8
KITCHEN 2 ELEVATION- SIDE
SCALE: 1/2"=1'-0"

B

5
A8
KITCHEN 2 ELEVATION- FRONT
SCALE: 1/2"=1'-0"

A

4
A8
KITCHEN TYPE 2 (PLAN)
SCALE: 1/2"=1'-0"



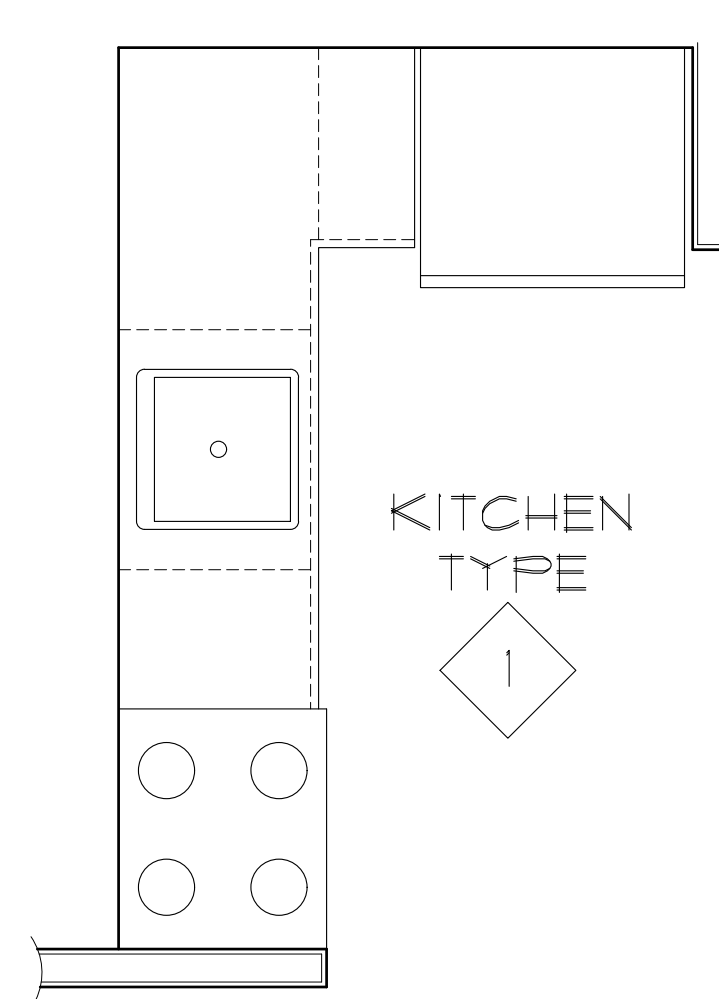
3
A8
KITCHEN 1 ELEVATION- SIDE
SCALE: 1/2"=1'-0"

B

2
A8
KITCHEN 1 ELEVATION- FRONT
SCALE: 1/2"=1'-0"

A

1
A8
KITCHEN TYPE 1 (PLAN)
SCALE: 1/2"=1'-0"



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WINDSOR STREET
EXTERIOR ALTERATIONS

20 WINDSOR STREET
ROCHESTER, NEW YORK

REVISED:

ISSUED FOR PERMIT
DATE:

KITCHEN
ELEVATIONS

DRAWING TITLE:

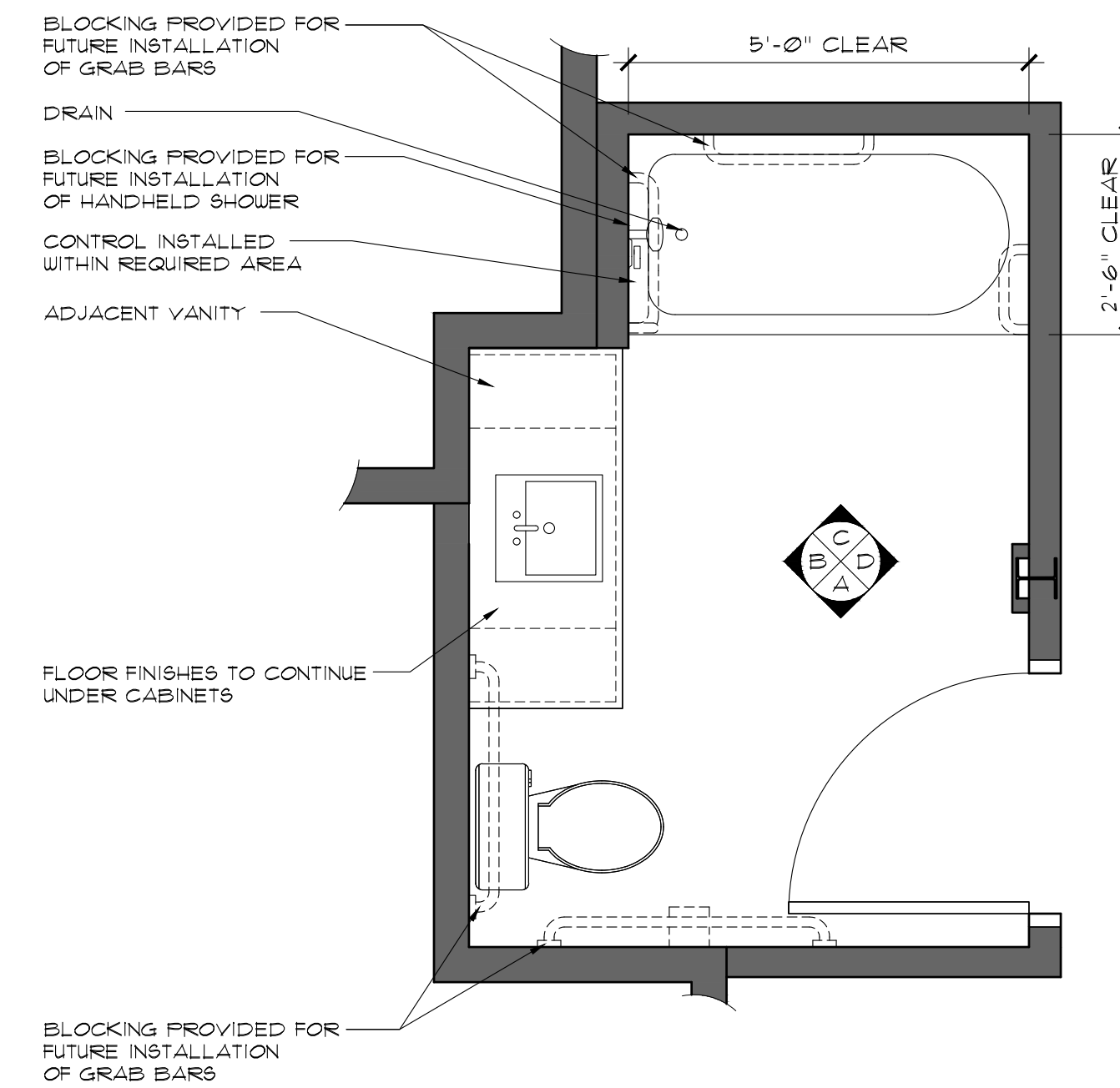
A8
SHEET NO:

PROJECT NO: 23-031

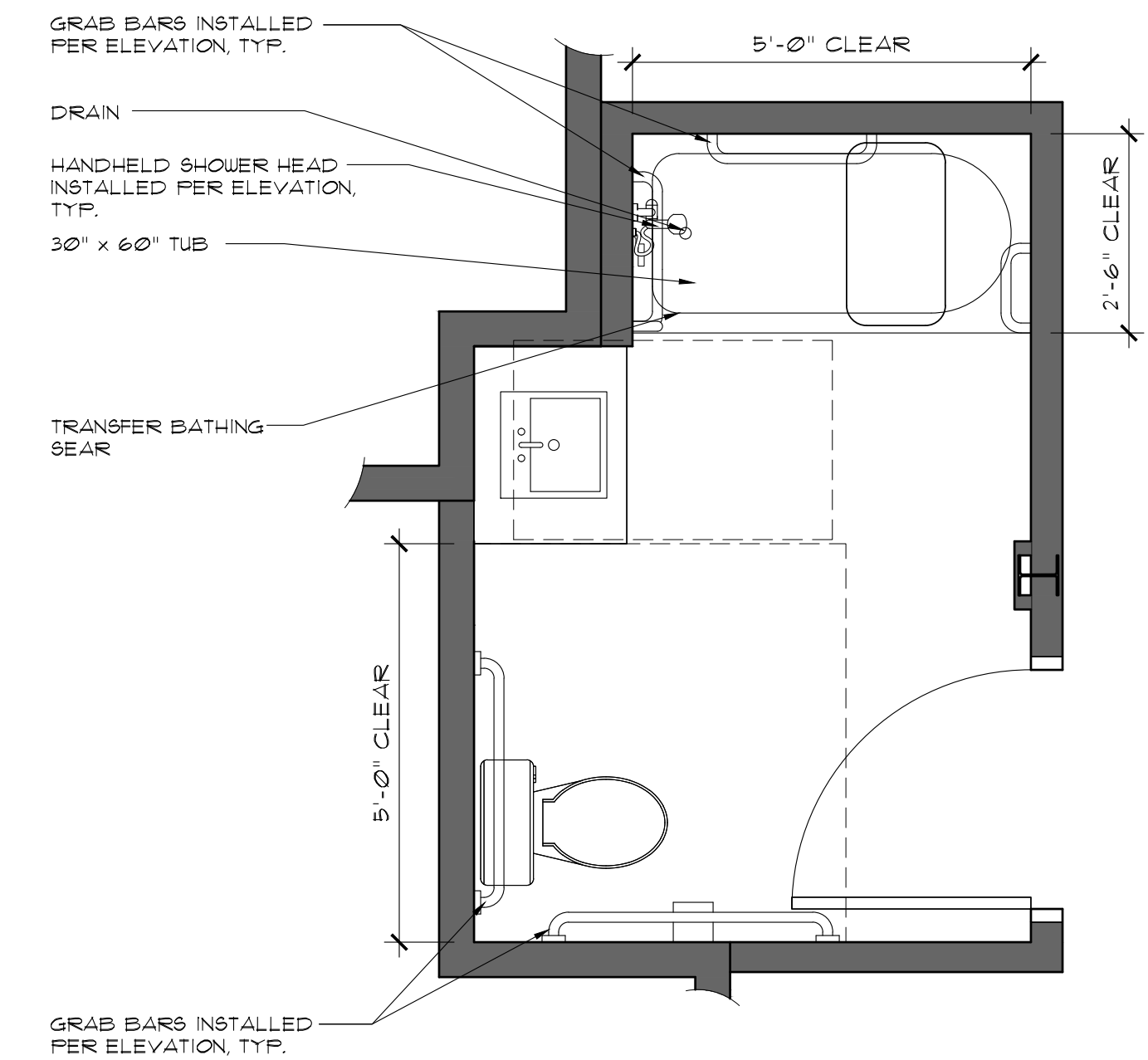
- 1 PROVIDE BLOCKING AS SHOWN FOR FUTURE INSTALLATION OF GRAB BARS, AS NEEDED
- 2 TOILET PAPER DISPENSER
- 3 WATER CLOSET
- 4 TOWEL BAR
- 5 FRAMED MIRROR SIZED TO FIT VANITY. REFER TO VANITY ELEVATIONS ON THIS SHEET & INTERIOR FINISH SPECS
- 6 RECESSED SHELF TO BE DETERMINED
- 7 SURROUND TO BE DETERMINED
- 8 60" 1-PIECE FIBERGLASS BATH TUB.
- 9 SHOWER HEAD
- 10 1 1/4" DIAMETER CURVED CHROME SHOWER CURTAIN ROD.
- 11 GLASS SHOWER DOOR TBD
- 12 2 CM QUARTZ VANITY, SS-I
- 13 UNDER MOUNT SINK, SEE KITCHEN & BATH LEGEND
- 14 PROVIDE BLOCKING FOR FUTURE INSTALLATIONS OF HANDHELD SHOWER WITH ADJUSTABLE BAR. BOTTOM OF UNIT TO BE 38" MINIMUM & 48" MAXIMUM ABOVE SHOWER FLOOR
- 15 ADA AREA OF CONTROL LOCATION
- 16 IN THE EVENT OF ADAPTABLE UNIT BECOMING ACCESSIBLE, PROVIDE A SEAT WALL EXTENDING 24" FROM THE EDGE OF SHOWER & PROVIDE A FOLDING TRANSFER SEAT OR BATHING SEAT AT A HEIGHT OF 17" MIN & 19" MAX ABOVE SHOWER FLOOR.
- 17 36" x 60" SHOWER PAN. THRESHOLD SHALL BE 1/2" MAXIMUM IN HEIGHT AND BE BEVELED

NOTES:

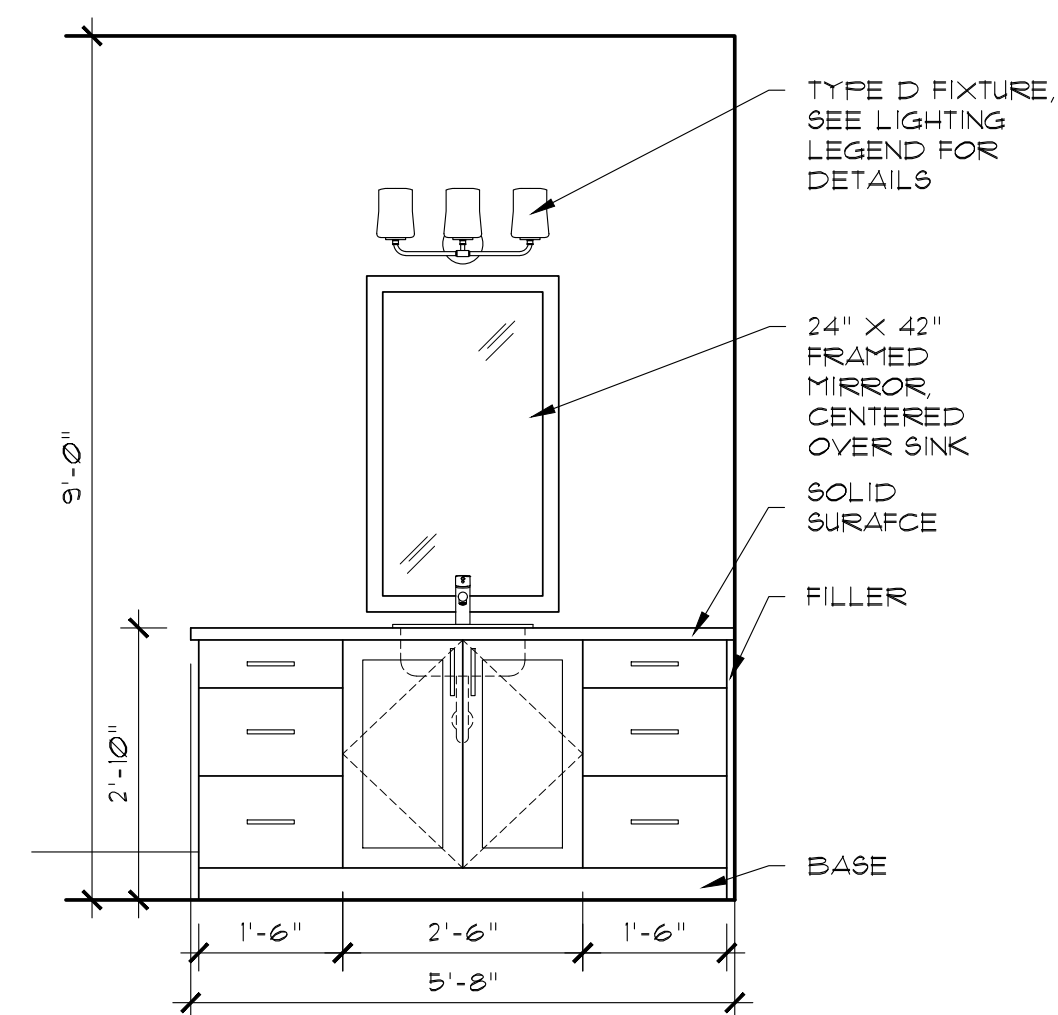
1. ALL APARTMENT UNITS DESIGNED AS TYPE 'B' UNITS IN COMPLIANCE WITH 107.6.2 - WHICH INCLUDES THE DESIGN OF AT LEAST ONE TOILET BATHING FACILITY IN EACH UNIT TO CONFORM TO TYPE 'A' REQUIREMENTS.
2. REFER TO INTERIOR DRAWINGS FOR FINISH SELECTIONS, ORIENTATIONS, & SPECIFICATION
3. FLOOR FINISHES IN ADAPTABLE BATHROOM TO CONTINUE UNDERNEATH CABINETS



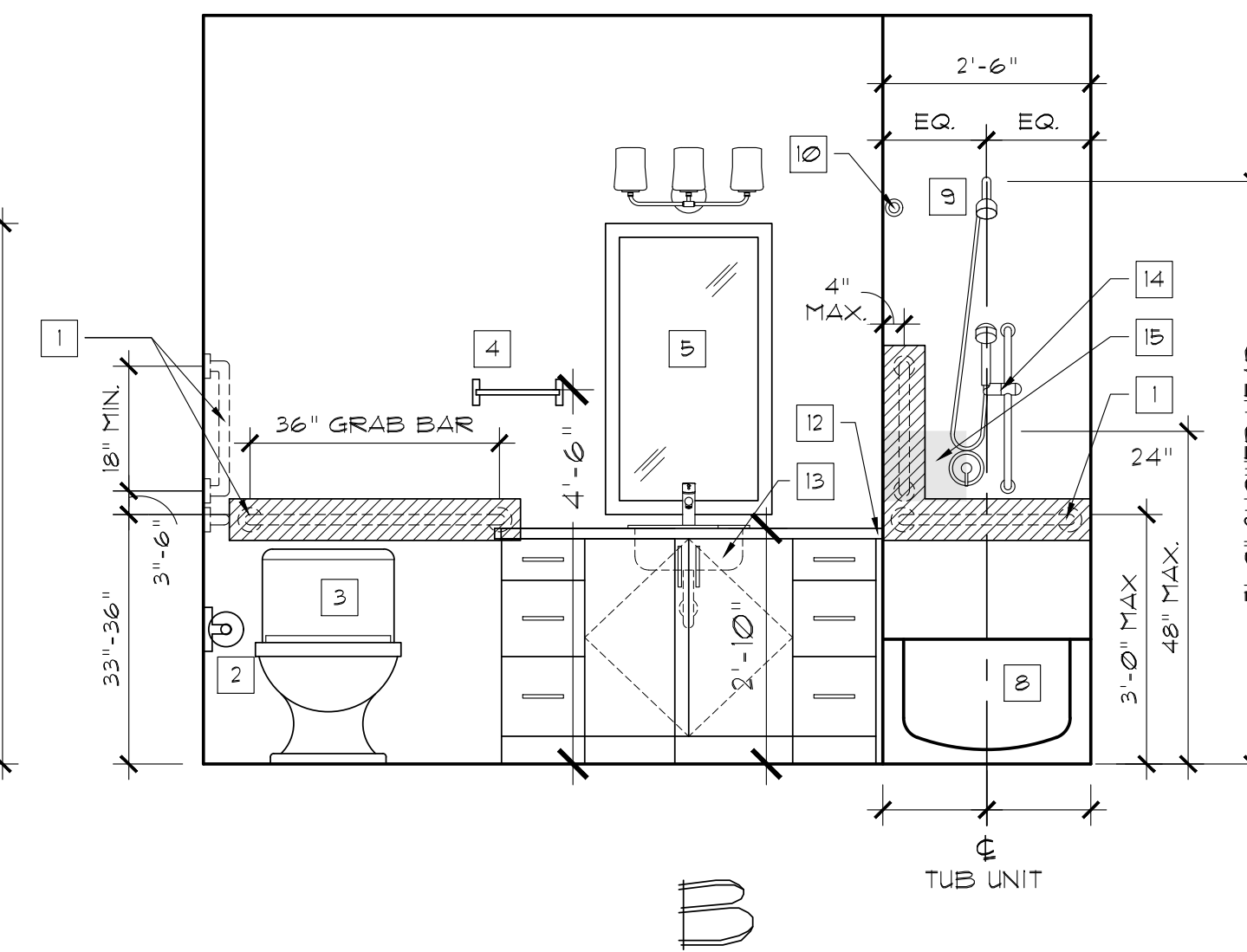
TYPE 'A' BATHROOM
(AS CONSTRUCTED)



TYPE 'A' FULLY ADAPTED BATHROOM
(WITH ALTERNATE ROLL-IN TYPE SHOWER)



Technical drawing of a shower pan assembly. The drawing shows a cross-section of the assembly with various components labeled with numbers in boxes and dimensions. The components include a shower pan (1), a drain (2), a curb (3), a wall (4), a door (5), a shower pan (6), a drain (7), a curb (8), a wall (9), and a door (10). Dimensions include 1'-0" SHOWER HEAD, 12" MIN., 12" MAX., 24" MIN., 24" MAX., 33'-4" MIN., 33'-6" MIN., 6'-6" MIN., and 12" MIN.



33"-36"
TO GRAB BAR

17"-19"

39"-41"

VERT. BAR TYP.

12"

42" MIN.
GRAB BAR

18" MIN.

39"-41"

18" MIN.

8"

6"

3

2

1

TOILET

GRAB BAR

VERT. BAR