MYERS CORNER LOT 21 - CTR OFFICE

TENANT UPFIT

OLD OAKS DRIVE STAUNTON, VA 24401



Shenandoah Valley www.balzer.cc 104 Industry Way Suite 102 Staunton, VA 24401

540.248.3220

New River Valley

BALZER PROJECTNO. 33200009.00

ABBREVIATIONS

ASPHAL⁷

BASE PLATE
BASEMENT
BEAM
BEARING
BITUMINOU:
BLOCKING
BOARD
BOTTOM
BRICK
BUILDING

CONTINUOUS

CORRIDOR COUNTER COURSE

DEMOLITION

DIAMETER

DIMENSION DITTO

DOUBLE HUNG

DOWN SPOUT

DRAWING

ELEVATION

EXHAUST

EXISTING

DIVISION

DEPARTMENT DIAGONAL

ACCESS PANEL ACOUSTICAL PLASTER AIR CONDITIONING ANCHOR BOLT APPROXIMATELY MASONRY MASONRY OPENING AREA DRAIN MAXIMUM METAL BUILDING MANUFACTURER MTL BLDG MFR METAL ROOF DECKING MOLDING. MOULDING NOMINAL NOT IN CONTRACT NOT TO SCALE CASED OPENING CASEMENT CEILING CEILING HEIGH OPENING CERAMIC TILE CHAIR RAIL OPPOSITE HAND OUTSIDE DIAMETER CLEAR(ANCE)
CLOSET
COLUMN
CONCRETE
CONCRETE MASONRY UNIT

POLYVINYL CHLORIDE PORTABLE FIRE EXTINGUISHER POUNDS/SQUARE FOOT PC CONC PRECAST CONCRETE PREFINISHED PROP PROPOSED

QUARRY TILE

REFRIGERATOR

REINFORCED

REMOVE REQUIRED RESILIENT

RETURN RETURN AIR

REVISION

RIGHT HAND RIGHT OF WAY

ROOF DRAIN

SHEATHING

SLIDING DOOR

SPECIFICATION

SQUARE FEET

STRUCTURAL

SUSPENDED

TELEVISION

THRESHOLD

TOP OF STEEL

TOP OF WALL

TREAD TYPICAL

UNFINISHED

VAPOR BARRIEF

VENT THRU ROOF

VINYL BASE COVE

THROUGH TOILET

THIN COAT PLASTER

TONGUE and GROOVE

UNLESS NOTED OTHERWISE

SYSTEM

STAINLESS STEEL

SOLID CORE WOOD

SOLID CORE

ROUGH OPENING

RECEPTACLE/ELECTRICAL

ELECTRIC WATER COOLER ELECTRICAL PANEL BOARD ENCLOSE, ENCLOSURE EXPANSION JOINT

FACE BRICK FACE OF BRICK FINISH FLOOR FIRE EXTINGUISHER CABINE FIRE HOSE CABINET **FIREPLACE** FLOOR(ING) FLOOR DRAIN FLUORESCENT FOOTING FRESH AIR FURNISHED BY OTHERS

GALVANIZED GENERAL CONTRACTOR GLASS BLOCK GRADE, GRADING

HARDWARE HEADER **HEATING** HEAVY DUTY HOLLOW CORI HOLLOW METAL HOSE BIBB HOT WATER HEATER

INSULATE INTERIOR JANITOR'S CLOSET

KNOCK DOWN LAMINATE(D LENGTH, LONG

UNFIN

VINYL BASE STRAIGHT VINYL WALL COVERING WAINSCOT WALL HUNG WATER CLOSET WELDED WIRE FABRIC WIDTH, WIDE WIRE GLASS WOOD BASE

ALUMINUM BRICK (SECTION) CONCRETE CONCRETE MASONRY EARTH OR COMPACTED FILL

SYMBOLS & MATERIALS

DOOR NUMBER TAG

ROOM NUMBER TAG

WINDOW NUMBER TAG

SHEET NUMBER WHERE

ELEVATION, SECTION OR DETAIL IS DRAWN

STOREFRONT ELEVATION

SPOT ELEVATION

(100A)

LETTER/NUMBER COMBINATION INDICATES ELEVATION OR DETAIL

FINISH

DRAWING DESIGNATION -

SHEET DESIGNATION

SF 101A

BUILDING SECTION

WALL TAG

REVISION TAG

FLOOR/STRUCT LEVEL

USE NUMBERS HORIZONTALLY, LEFT TO RIGHT

USE LETTERS VERTICALLY, TOP TO BOTTOM

EXISTING WALLS & DOORS

NEW WALLS & DOORS

DEMOLITION WALLS & DOORS

INSULATION BATTS INSULATION RIGID

EMERGENCY EGRESS LIGHT WITH BACKUP BATTERY

EXISTING ILLUMINATED EXIT LIGHT

ILLUMINATED EXIT LIGHT

STEEL

PLYWOOD LARGE SCALE POROUS FILL WOOD BLOCKING WOOD SHIMS WOOD FINISH

& ASSOCIATES

PLANNERS / ARCHITECTS **ENGINEERS / SURVEYORS**

PROJECT DIRECTORY

<u>OWNER</u>

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CODE ANALYSIS

This proposed project is a **Tenant Upfit** to an existing previously occupied building with a current or past Certificate of Occupancy issued by the Authority Having Jurisdiction (AHJ). The proposed project is limited to interior modifications only, and no structural modifications are proposed. The limits of the proposed Tenant Upfit are defined by existing separation walls within the existing structure. The proposed Tenant Upfit is categorized as a Level 2 Alteration.

A change of occupancy is **not** proposed. An addition to the existing structure is **not** proposed. The existing building is **not** in a Flood Hazard

This proposed project consists of the interior upfit of an existing space within a one (1) story commercial building. The tenant space will consist of offices, open office space, a breakroom, etc.

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

(X) (-) Accessibility: Comply with 2018 Virginia Existing Building Code Chapter 4 (-) (X) Repairs: Comply with 2018 Virginia Existing Building Code Chapter 5.

(X) (-) Alterations: Comply with 2018 Virginia Existing Building Code Chapter 6. (-) (X) Change of Occupancy: Comply with 2018 Virginia Existing Building Code Chapter 7 or 14.

(-) (X) Additions: Comply with 2018 Virginia Existing Building Code Chapter 8.

(-) (X) Historic Buildings: Comply with 2018 Virginia Existing Building Code Chapter 9 (-) (X) Moved Buildings: Comply with 2018 Virginia Existing Building Code Chapter 10.

(-) (X) Retrofit Requirements: Comply with 2018 Virginia Existing Building Code Chapter 11

(X) (-) Construction Safeguards: Comply with 2018 Virginia Existing Building Code Chapter 12

VB (5B) (Combustible / Non-Protected) Existing Construction Type:

VB (5B) (Unchanged) Proposed Construction Type: Existing Building Height in Feet Above Grade Plane: ±22'-9" (Unchanged) Existing Number of Stories Above Grade Plane: 1 story (Unchanged) Existing Floor Area in Square Feet: 8,008 square feet (First Floor Gross Area)

Existing Sprinkler System: Allowable Building Height in Feet Above Grade Plane (VCC Table 504.3): 40 feet

Allowable Number of Stories Above Grade Plane (VCC Table 504.4): 2 stories Allowable Area Factor in Square Feet (VCC Table 506.2): General Special Provisions and Special Detailed Requirements (VEBC Chapter 3):

be permitted for repairs and alterations, provided no hazard to life, health or property is created per Section 302.1. Accessibility (VEBC Chapter 4):

1. Except as otherwise required by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall

1. The existing building is already accessibility compliant per VCC Chapter 11 and ICC/ANSI A117.1-2009.

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.

Use and Occupancy Classification (VCC Chapter 3): See Summary above.

General Building Heights and Areas (VCC Chapter 5): See Summary above.

Types of Construction (VCC Chapter 6): See Summary above.

Fire and Smoke Protection Features (VCC Chapter 7): None

Interior Finishes (VCC Chapter 8): None.

Fire Protection Systems (VCC Chapter 9): 1. An Automatic Fire Sprinkler System is not required to be provided throughout building per VCC Section 903.2.

Means of Egress (VCC Chapter 10): Refer to the Life Safety Plan(s) for the design occupant load tabulation based on the Maximum Floor Area Allowances Per Occupant (Table 1004.5).

1. Minimum Means of Egress Width (Section 1005.1): **18 x 0.2 = 3.6in** (governed elsewhere) 2. Stairways shall not be less than 44 inches clear for accessible means of egress (Section 1011).

3. Minimum corridor width shall not be less than 36" per Table 1020.2 (occupant load less than 50), 49" provided.

4. Door clearance width per Section 1010.1.1: 32" min. clear. required; 32" min. clear provided 5. Common path of travel per Table 1006.2.1: 100' min. required; Refer to Life Safety Plan for proposed configuration and distances

6. Minimum number of Building Exits and Exit Access Doorways (Section 1006): 2 required, 2 provided. 7. Maximum Exit Access Travel Distance (Table 1017.2): 200' required; Refer to Life Safety Plan for proposed configuration and distances.

8. Interior Exit Stairways and Ramps (horizontal and vertical enclosures), (Section 1023): See Fire-Resistance Ratings Summary above.

Minimum Number of Required Plumbing Fixtures (Table [P]2902.1, Sections 2902.1.1 and 2902.2)

2,700 SF @ 1:150 = 18 Occupants (**9** Males, **9** Females)

Water Closets Male: 9 Occupants @ 1 per 25 = 1 Water Closets Water Closets Female: 9 Occupants @ 1 per 25 = 1 Water Closets

2 total Water Closets required, 2 provided Lavatories Male: 9 Occupants @ 1 per 40 = 1 Lavatories Lavatories Female: **9** Occupants @ 1 per **40** =

Drinking Fountains (Section 2902.6): Other (Service Sinks) (Table 2902.1, Footnote E):

2 total Lavatories required, 2 provided 1 Drinking Fountains required, 1 provided 1 Service Sinks required, 1 provided

DRAWING INDEX

SHEET TITLE

T1.02 ADA REFERENCE DETAILS

A1.02 GENERAL NOTES & SCHEDULES

A1.01 FIRST FLOOR PLAN

REVISIONS

CODE NOTES

- CONCEALED INSULATION MATERIALS SHALL HAVE FLAME SPREAD INDEX OF 25 OR LESS, AND SMOKE DEVELOPED INDEX OF 450 OR LESS PER VCC 720.2.
- EXPOSED INSULATION MATERIALS SHALL HAVE FLAME SPREAD INDEX OF 25 OR LESS, AND SMOKE DEVELOPED INDEX OF 450 OR LESS PER VIRGINIA CONSTRUCTION CODE SECTION 720.3. 3. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM FLAME SPREAD INDEX RATING OF CLASS C IN ROOMS OR ENCLOSED SPACES, AND CLASS B IN CORRIDORS PROVIDING EXIT ACCESS, PER VIRGINIA
- **CONSTRUCTION CODE SECTION 803.11** FLOOR FINISHES SHALL BE COMPLIANT WITH VIRGINIA CONSTRUCTION CODE SECTION 804.
- 5. PROVIDE PORTABLE FIRE EXTINGUISHERS PER VIRGINIA CONSTRUCTION CODE SECTION 906 AND VIRGINIA FIRE PREVENTION CODE (VFPC) 906. REFER TO FLOOR PLAN FOR LOCATIONS.
- PROVIDE MEANS OF EGRESS ILLUMINATION PER VIRGINIA CONSTRUCTION CODE SECTION 1008. 7. ALL LOCKS, LATCHES AND OPERATIONS SHALL COMPLY WITH VIRGINIA CONSTRUCTION CODE SECTION 1010.1.9. ALL DOORS ARE PROPOSED TO BE EQUIPPED WITH LEVER HANDLES.
- PROVIDE EXIT SIGNS PER VIRGINIA CONSTRUCTION CODE SECTION 1013. 9. ALL PLUMBING FIXTURES TO BE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANT. HANDICAP CONTROLS SHALL COMPLY WITH VIRGINIA CONSTRUCTION CODE SECTION 1109.
- 10. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS AND JANITOR CLOSETS, TO BE ACTIVATED WHEN LIGHT IS SWITCHED ON.

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 2018 VIRGINIA CONSTRUCTION CODE (CURRENT MECHANICAL CODE, PLUMBING CODE AND NATIONAL ELECTRICAL CODE BY REFERENCE).

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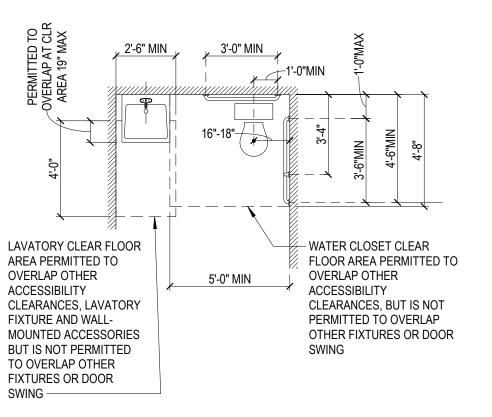
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1'-0"MIN.* ∕1'-10"MIN. (b) Latch Approach, Push Side (c) Hinge Approach, Push Side * 48" if closer is provided * if both closer and latch are provided ** 48" min. if both closer and latch provided OPTION 1:3'-0"MIN. OPTION 2: 3'-6" MIN. (e) Hinge Approach, Pull Side (f) Latch Approach, Pull Side * 54" if both closer is provided

─<u></u>1'-10"MIN

ACCESSIBLE MANEUVERING



ACCESSIBLE RESTROOM CLEARANCES

NOT TO SCALE

2'-0"MIN.

(i) Stop or Latch Approach, Sliding Door

TOWEL BREAKER CLOSET BAR PANEL SHELF & ROD * TO TOP OF HIGHEST OPERABLE COMPONENT FOR OPERATION FOR ACCESSORIES IN DESIGNATED ADA ACCESSIBLE RESIDENTIAL UNITS THERMOSTAT RECEPTACLES 4'-0" MOUNTING HEIGHT TO TOP OF HIGHEST OPERABLE COMPONENT FOR OPERATION FOR EXTINGUISHERS WEIGHING UNDER 40 LBS., 3'-4" FOR EXTINGUISHERS WEIGHING OVER 40 LBS.

ADDITIONAL STANDARDS

NOT TO SCALE

PEEP HOLE FIRE EXTINGUISHER

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.

GENERAL ACCESSIBILITY NOTES

- GENERAL 1. REFERENCE 2015 VIRGINIA CONSTRUCTION CODE AND INTERNATIONAL CODE COUNCIL
- A117.1 2009 EDITION FOR SECTION NUMBERS AND AS THE BASE FOR NOTES AND DIAGRAMS. 2. REFRIGERATOR/FREEZERS SHALL COMPLY 2. GENERAL CONTRACTOR SHALL PROVIDE HANDICAP CODE COMPLIANT MEN'S AND WOMEN'S DOOR SIGNAGE. SIGNS SHALL BE MOUNTED ON EXTERIOR SIDE (AS 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 GREATER. 4. PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE.
- 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 MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32-3/4 INCHES
- 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, PINCH, OR REQUIRE TWISTING OF THE
- WRIST TO OPERATE THE HARDWARE. 7. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FLOOR.
- 8. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL (LESS THAN 2% SLOPE) AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 46" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- 9. THE WIDTH OF THE LEVEL (LESS THAN 2% SLOPE) AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR A LATCH APPROACH, 42" FOR A HINGE APPROACH AND 18" FOR A FRONT APPROACH. PROVIDE 12" ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A
- 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 WITH A SLOPE NO GREATER THAN
- 11. FLOOR SURFACES SHALL BE CONSTRUCTED OF SLIP-RESISTANT MATERIALS TO MEET LOCAL CODE.
- 12. GRAB BARS SHALL BE: A. NON-ROTATING HAVING 1/8" MINIMUM EDGE
- B. NOT PROJECTING MORE THAN 3" INTO REQUIRING CLEAR SPACE.
- C. SHALL BE NON-RUSTING NON-SLIP WITH 1 1/4" TO 2" OUTSIDE DIAMETER WITH 1 1/2" CLEARANCE FROM WALL MOUNTED. 13. WALL REINFORCEMENT FOR GRAB BARS SHALL BE INSTALLED IN COMPLIANCE WITH
- ALL APPLICABLE CODES, INCLUDING ICC/ANS A117.1 2009. 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 15. TOPS OF LIGHT SWITCHES, ENVIRONMENTAL CONTROLS, LOCKS AND ELECTRICAL OUTLETS SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR. 16. ALL CONTROLS IN ACCESSIBLE SPACES MUST

MEET CLEAR FLOOR REQUIREMENTS.

KITCHENS

- 1. DOOR PULLS AND HANDLES SHALL BE MOUNTED WITHIN THE REACH DISTANCES
- DEFINED IN ICC/ANSI A117.1 2009.
- WITH 804.6.6 IN ICC/ANSI A117.1 2009. 3. FLOOR CLEARANCES AT EACH KITCHEN APPLIANCES SHALL COMPLY WITH 804 IN ICC/ANSI A117.1 2009.
- 4. CABINETS, DRAWER, SHELF STORAGE AREAS
- 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. DISHWASHERS SHALL HAVE RACK SPACE ACCESSIBLE FROM FRONT OF MACHINE FOR LOADING AND UNLOADING.

- 1. WATER SUPPLY AND DRAIN PIPES 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.
- 2. ROUGH-IN PLUMBING SHALL BE LOCATED, INSULATED, OR GUARDED TO PROVIDE CLEAR OPEN KNEE SPACE.
- 3. PROVIDE AT LEAST ONE ACCESSIBLE LAVATORY IN EACH RESTROOM. 4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE
- HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE 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 6. FLUSH CONTROLS FOR TOILETS (AND URINALS WHEN APPLICABLE) SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET, NO HIGHER THAN 44" ABOVE FINISHED FLOOR.

DOOR SIGNAGE

- . WHERE A SIGN CONTAINING RAISED CHARACTERS AND BRAILLE IS PROVIDED AT A DOOR, THE SIGN SHALL BE ALONGSIDE THE DOOR AT THE LATCH SIDE.
- 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.
- . 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 New River Valley Shenandoah Valley

www.balzer.cc 104 Industry Way Suite 102



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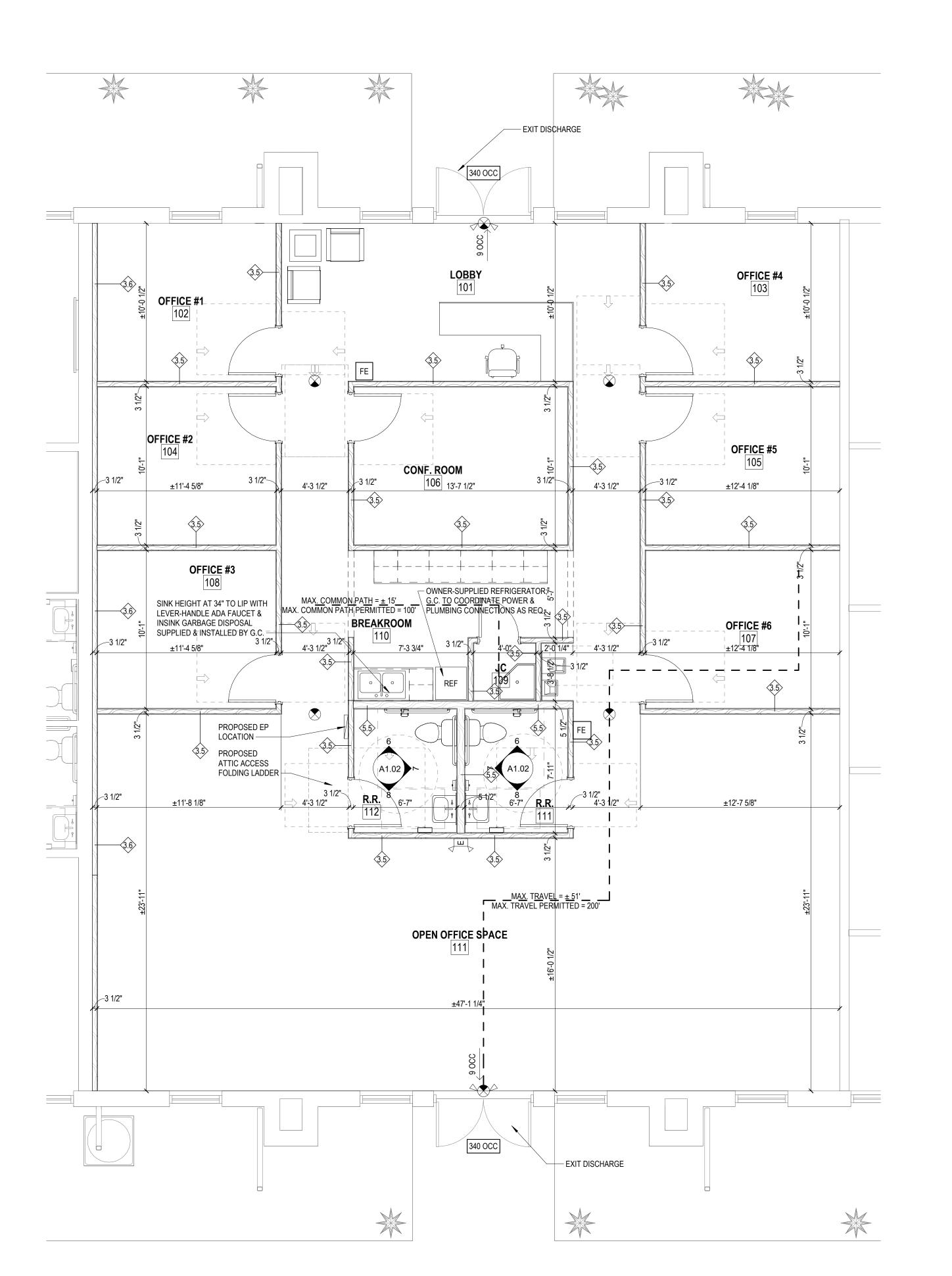
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PARTITION SCHEDULE

		RATING	UL DESIGN	
TYPE	DESCRIPTION	(HOURS)	NO.	HEIGHT
3.5	2X4 WOOD STUDS @ 16" O.C. W/ 2X4 BOTTOM PLATE (PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE) & (2)2X4 TOP PLATE.	N/A	N/A	UNDERSI
	SECURE BOTTOM PLATE TO FLOOR SLAB W/ POWDER-ACTUATED FASTENERS @ 24" O.C. 1/2" GWB EA. SIDE, SECURE TO STUDS W/ NO. 6			OF TRUS
	SCREWS @ 12" O.C. MAX. TAPE & FINISH ALL JOINTS. FINISH PER SCHEDULE.			UNO
3.6	2X4 WOOD STUDS @ 16" O.C. W/ 2X4 BOTTOM PLATE (PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE) & (2)2X4 TOP PLATE.	N/A	N/A	UNDERSI
	SECURE BOTTOM PLATE TO FLOOR SLAB W/ POWDER-ACTUATED FASTENERS @ 24" O.C. 1/2" GWB ON ONE (1) SIDE ONLY, SECURE TO			OF TRUS
	STUDS W/ NO. 6 SCREWS @ 12" O.C. MAX. TAPE & FINISH ALL JOINTS. FINISH PER SCHEDULE.			UNO
5.5	2X6 WOOD STUDS @ 16" O.C. W/ 2X6 BOTTOM PLATE (PRESSURE TREATED WHERE IN CONTACT WITH CONCRETE) & (2)2X6 TOP PLATE.	N/A	N/A	UNDERSI
	SECURE BOTTOM PLATE TO FLOOR SLAB W/ POWDER-ACTUATED FASTENERS @ 24" O.C. 1/2" GWB EA. SIDE, SECURE TO STUDS W/ NO. 6			OF TRUS
	SCREWS @ 12" O.C. MAX. TAPE & FINISH ALL JOINTS. FINISH PER SCHEDULE.			UNO

LIFE SAFETY LEGEND

OCC

ACTUAL NUMBER OF 0 OCC OCCUPANTS USING EGRESS COMPONENT

> EGRESS ELEMENT CAPACITY (0.2" PER OCCUPANT FOR DOORS/CORRIDORS)

FIRE EXTINGUISHER SEMI-RECESSED CABINET (WALL MOUNTED, MULTI-PURPOSE DRY CHEMICAL TYPE, UL-RATED 4-A:60-B:C, 10# CAPACITY)

TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS) ILLUMINATED EXIT LIGHT WITH DIRECTIONAL ARROW (TIED TO EMERGENCY CIRCUIT, SEE ELEC

ILLUMINATED EXIT LIGHT (TIED

DRAWINGS) ILLUMINATED EXIT LIGHT WITH EMERGENCY HEADS (TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)

WALL-MOUNTED EMERGENCY EGRESS LIGHT (TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)

NOTE: EMERGENCY EGRESS LIGHTING SHOWN IS SCHEMATIC ONLY, SEE ELECTRICAL DRAWINGS BY ELECTRICAL ENGINEER OR SUB-CONTRACTOR FOR ACTUAL LIGHTING LAYOUT.

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. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET OR DAMP SPACES. 4. ALL GYPSUM WALL BOARD CORNER JOINTS

SHALL BE SEALED. ALL GYPSUM WALL BOARD WALL

INTERSECTING EXTERIOR WALLS SHALL BE GLUED TO END STUDS AND SEALED AT WALL JOINT CONTINUOUS WITH ACOUSTICAL SEALANT.

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

7. INFORMATION ON THIS SCHEDULE IS TO BE USED IN CONJUNCTION WITH FLOOR PLANS. 8. 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.

9. 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.

10. ALLOWABLE DEFLECTION FOR ALL PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE IS L/360 MAXIMUM. 11. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL GYPSUM WALLBOARD PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE, PARTITIONS IN KITCHEN AREAS, AND AT ALL TOILET ROOM PARTITIONS.

12. FOR WALLS EXTENDING TO UNDERSIDE OF STRUCTURE ABOVE, SOUND-RATED INSULATION BLANKETS SHALL BE FULL HEIGHT OF PARTITION.

13. ALL SINGLE-LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH DOUBLE-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

14. 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 BACKED WITH 2" MINERAL FIBER INSULATION

15. APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED IN SOUND-RATED PARTITIONS ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATE WALLS.

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

& ASSOCIATES

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

> 104 Industry Way Suite 102 Staunton, VA 24401 540.248.3220



OFFICE LOT MYERS CORNER

DESIGNED BY CHECKED BY DATE SCALE

REVISIONS

As indicated

1/4" 0' 1' 2' 4'

FIRST FLOOR PLAN

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
- LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY, ALL DRYWALL 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.

INSURANCE

ALL SUBCONTRACTORS SHALL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER AND LANDLORD 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.

AVAILABLE INFORMATION

THIS PROJECT IS DESIGNED AS A DESIGN-BUILD PROJECT. AS SUCH, NOT ALL DETAILS, EQUIPMENT. SYSTEMS OR MATERIALS SECTIONS ARE INCLUDED IN THE DOCUMENTS. THE GENERAL 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. ALL INTERIOR DIMENSIONS SHOWN ON THE PLANS ARE FROM FACE OF STUD 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 FINISHED FLOOR".

- . 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, AND TYPE OF ACCESS PANEL WITH OTHER
- 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.
- 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. 6. 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.

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 08 - OPENINGS

GLAZING

1. ALL NEW DOORS TO BE MINIMUM 3'-0" WIDE X 7'-0" TALL UNLESS OTHERWISE NOTED

HINGES TO HAVE FINGER PROTECTION SYSTEM, PERMANENTLY MOUNTED TO

B. TEMPERED: 1/4" THICK, ASTM 1048, TYPE 1, QUALITY Q5, FULLY TEMPERED

FINISHES SHALL BE BRUSHED NICKEL UNLESS NOTED OTHERWISE.

A. NON-INSULATED: 1/4" THICK, ASTM 1036, TYPE1, QUALITY Q5.

DRAWINGS FOR ADDITIONAL NOTES.

DIVISION 08 - INTERIOR DOORS

3. INTERIOR WOOD DOORS

DIVISION 09 - FINISHES

PROVIDE "LEVER STYLE" HANDLES. HARDWARE SHALL BE HEAVY DUTY COMMERCIAL

MINIMUM HEIGHT OF 38" A.F.F. THRESHOLDS TO COMPLY WITH ADA. ALL HARDWARE

C. INSULATED: (2) 1/4" THICK FLOAT GLASS SEPARATED BY A 1/2" DEHYDRATED AIR

PER 2015 VIRGINIA ENERGY CONSERVATION CODE. COORDINATE SHADING COEFFICIENT AND U-VALUE WITH MECHANICAL SYSTEMS DESIGNER. REFER TO

ANCHORAGES AND CONNECTIONS TO ADJACENT CONSTRUCTION. LEAVE FRAME

SPREADER BARS INTACT UNTIL FRAMES ARE SET UNPERFECTLY AND SECURELY

1. INTERIOR STEEL DOORS: ANSI/SDI -100, GRADE II, HEAVY DUTY, MINIMUM 18 GAGE

INDICATED ON SCHEDULE. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED

2. FRAMES: FABRICATE FROM 18 GAGE FOR INTERIOR DOORS. 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

A. 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) ROTARY CUT NATURAL BIRCH- BOOK MATCH.

TYPE. ANCHORS TO BE CONCEALED TYPE. FACTORY CUT DOORS AND FRAMES FOR

HARDWARE INSTALLATION. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED

ALL INTERIOR FINISHES SHALL HAVE A MAXIMUM FLAMESPREAD RATING OF ASTM

CLASS C (76-200) IN ROOMS AND ENCLOSED SPACES AND CLASS B (26-75) IN EXIT

FINISHES TO MEET THE REQUIREMENTS AS OUTLINED IN VUSBC SECTION 804.0.

2. GYPSUM BOARD AND WOOD ASSEMBLIES SHALL BE SECURED TO STUDS AT SPACING

INDICATED BY GYPSUM BOARD MANUFACTURER WITH FASTENERS SPECIFIED BY

COMPLYING WITH ASTM C1047. TRIM INCLUDES CORNER BEAD, LC BEAD, SCREW

IN EXTERIOR SOFFITS, BATHROOMS, AROUND OPEN TUBS, AND IN LAUNDRY AND

ACCESS CORRIDORS AND OTHER EXITWAYS (VUSBC TABLE 803.11). INTERIOR FLOOR

SAME. PROVIDE SHEET STEEL ZINC COATED BY HOT DIP PROCESS TRIM ACCESSORIES

HEADS, AND IRREGULARITIES. SAND SMOOTH. PROVIDE MOISTURE RESISTANT BOARD

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

CONTROL JOINTS DOES NOT EXCEED 900 FEET." BULLNOSE ALL OUTSIDE CORNERS

BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET AND TOTAL AREA BETWEEN

AND ALL INTERIOR GYPSUM WALL BOARD RETURNS AT DOORS AND WINDOWS.

A. <u>INTERIOR PAINT:</u> UTILIZE PAINT MATERIALS CONTAINING 0% VOC'S (VOLATILE

5. ALL TRANSITIONS BETWEEN DIFFERENT TYPES OF FLOORING SHALL BE ADA

BETWEEN ROOMS WITH CARPET AND ROOMS WITH VCT. PROVIDE TILE

COMPLIANT. PROVIDE VINYL TRANSITION STRIP AT ALL DOORWAYS/OPENINGS

6. BEGINNING OF FINISH INSTALLATION SIGNIFIES INSTALLER'S AND MANUFACTURER'S

ACCEPTANCE OF SUBSTRATE CONDITIONS AS REQUIRED TO MAINTAIN FINISH

ORGANIC COMPOUNDS), CONSISTING OF (1) COAT INTERIOR LATEX PRIMER AND (2)

SHERWIN WILLIAMS OR EQUAL ALL SURFACE ENAMEL LATEX PRIMER AND 2 COATS

SHERWIN WILLIAMS OR EQUAL ALL SURFACE LATEX ENAMEL HIGH GLOSS. COLOR

B. DOORS AND FRAMES: EXTERIOR PAINT FOR DOORS AND FRAMES: PROVIDE 1 COAT

TRANSITION/THRESHOLD AT ALL DOORWAYS/OPENINGS BETWEEN ROOMS WITH TILE

3. ALL GYPSUM BOARD INSTALLATIONS SHALL HAVE A LEVEL 4 FINISH

4. PAINTS UTILIZED SHALL MEET THE FOLLOWING SPECIFICATIONS:

COATS OF LATEX FINISH.

PER FLEVATIONS.

AND CARPET OR VCT.

GALVANIZED FACES, SEAMS WELDED AND GROUND SMOOTH. LABEL WHERE

3. INSTALLATION: EXERCISE CARE IN SETTING FRAMES TO MAINTAIN SCHEDULED

ATTACHED. TOUCHUP PAINT ANY DAMAGED PRIMER AS REQUIRED.

SPACE COMPLYING WITH ASTM E774. TEMPER UNITS AS REQUIRED FOR NON-

INSULATED TEMPERED UNITS. ALL SAFETY GLAZING LOCATIONS SHALL CONFORM

WITH VIRGINIA CONSTRUCTION SECTION 2406. ALL EXTERIOR GLAZING SHALL BE

CUSTOM GRADE. ALL LOCKS AND LATCHES SHALL COMPLY WITH VUSBC 1010.1.9. ALL

- 2. 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.
- 3. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE USED FOR SHOP DRAWINGS. 4. WORK NOTED AS "N.I.C." IS NOT PART OF THIS CONTRACT, AND WILL BE HANDLED BY OWNER UNDER SEPARATE CONTRACT.
- 5. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING AREAS, SHALL BE REPEATED. 6. SUBSTITUTIONS FOR SPECIFIED MATERIALS AND PRODUCTS SHALL BE MADE ONLY WITH PRIOR APPROVAL FROM THE OWNER AND/OR ARCHITECT.
- 7. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.

DIVISION 01 – APPLICABLE CODES

- . ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES. 2. EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. THIS ARCHITECT 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 PHASES OF THIS PROJECT.
- 3. ALL DESIGNS, CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE VIRGINIA CONSTRUCTION CODE (VCC), 2015 EDITION (2015 IBC W/ VIRGINIA AMENDMENTS), 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. BY COMMENCING CONSTRUCTION. CONTRACTOR ACKNOWLEDGES UNDERSTANDING OF THE VUSBC AND AGREES TO
- DOCUMENTS OR NOT. 4. ALL AREAS SHALL BE ACCESSIBLE TO THE HANDICAPPED, IN ACCORDANCE WITH VIRGINIA CONSTRUCTION CODE (VCC) AND AMENDMENTS AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

INCORPORATE ALL REQUIRED ELEMENTS, WHETHER INDICATED WITHIN THE

DIVISION 01 – TEMPORARY WORK

- 1. 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 OF CONSTRUCTION.

DIVISION 01 – SHOP DRAWINGS

- 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. NO PORTION OF THE CONTRACT DRAWINGS MAY BE REPRODUCED FOR SUBMITTAL AS SHOP DRAWINGS UNLESS AUTHORIZED BY BALZER AND ASSOCIATES, INC. IN WRITING.
- 3. 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.
- 4. 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.
- 5. WHERE SHOP DRAWINGS ARE REQUIRED, ARCHITECT/ENGINEER SHALL NOT BE LIABLE FOR WORK PERFORMED WITHOUT SHOP DRAWINGS APPROVED BY THEIR OFFICE.

DIVISION 02 THRU 05 (NOT USED)

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

- 1. WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DIVISIONS 10 THRU 21 (NOT USED) INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCT ASSOCIATION (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
- 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. 5. UNLESS OTHER WISE NOTED, ALL CONNECTIONS SHALL CONFORM TO THE
- "FASTENING SCHEDULE" TABLE 2304.10.1 OF VIRGINIA CONSTRUCTION CODE (VCC). 6. ALL DIMENSIONAL LUMBER TO BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT OR EQUAL.
- 7. INTERIOR STUD WALLS BEARING ON CONCRETE SLABS MAY BE ANCHORED BY POWDER ACTUATED FASTENERS @ 24" O.C. (MAX).
- 8. PROVIDE FIRE BLOCKING DRAFT STOPPING, AND OTHER MISCELLANEOUS BLOCKING, AS REQUIRED.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (NOT USED)

DIVISION 22 – PLUMBING (SEE DIVISION 23)

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (SEE MECHANICAL AND PLUMBING SHEETS BY OTHERS FOR ADDITIONAL INFORMATION) 1. CONTRACTOR SHALL PROVIDE ALL MECHANICAL AND PLUMBING DESIGN AND

- ENGINEERING DRAWINGS FOR SECURING REQUIRED SUB-PERMITS. ENGINEERING DESIGNS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BASE HIS PRICING ON SUPPLIED INFORMATION, AND SHALL ALSO INCLUDE ANY ADDITIONAL DETAILS, EQUIPMENT, SYSTEMS OR MATERIALS REQUIRED TO DELIVERA COMPLETE AND FINISHED PRODUCT TO THE OWNER, OR REASONABLY AND NORMALLY INCLUDED IN A COMPLETED PROJECT OF SIMILAR SCOPE, IN COMPLIANCE WITH ALL LAWS, CODES AND ORDINANCES. PROVIDE CUT-SHEETS OF ALL PROPOSED MECHANICAL AND PLUMBING SYSTEM COMPONENTS PRIOR TO CONSTRUCTION.
- 2. ALL MECHANICAL AND PLUMBING DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE 2015 EDITION OF THE VIRGINIA PLUMBING CODE (VPC), AND THE 2015 EDITION OF THE VIRGINIA MECHANICAL CODE (VMC), AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS AND JANITOR ROOMS DIMENSIONS. HOLD HEAD LEVEL AND MAINTAIN JAMBS PLUMB AND SQUARE. SECURE
 - OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED. PROVIDE VENTILATION TO ALL OTHER SPACES AS REQUIRED IN VIRGINIA CONSTRUCTION CODE, SECTION 1203, AND ALL CORRESPONDING PROVISIONS OF 2015 VMC.
 - 4. HOT WATER AT TAPS SHALL BE MAINTAINED WITH A RANGE OF 105-120 DEGREES FAHRENHEIT.
 - 5. INSULATE ALL ABOVE GRADE WATER SUPPLY PIPING WITH 1/2" FIBERGLASS PIPE COVERING
 - 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). 7. FLOOR CLEANOUTS FOR INTERIOR DRAIN LINE SHALL BE 4" PIPE WITH CAST BRONZE
 - HOUSING AND COVERS. 8. VACUUM BREAKERS ARE REQUIRED AT ALL HOSE BIBS AND ANY OUTLET OR CONNECTION SUBJECT TO BACKFLOW.
 - 9. PROVIDE SHUT-OFF VALVE AT EACH FIXTURE AND EQUIPMENT CONNECTION FOR FUTURE SERVICE AND REMOVAL.
 - 10. HOT WATER LINES AND EXPOSED DRAIN LINES ARE TO BE INSULATED IN ACCORDANCE WITH ADA REQUIREMENTS.

DIVISIONS 24 AND 25 (NOT USED)

DIVISION 26 - ELECTRICAL (SEE ELECTRICAL SHEETS BY OTHERS FOR ADDITIONAL INFORMATION)

11. ALL HANDICAP CONTROLS SHALL COMPLY WITH VUSBC 1109.13.

- 1. CONTRACTOR SHALL PROVIDE ALL SYSTEMS, EQUIPMENT, MATERIALS AND LABOR TO INSTALL A COMPLETE ELECTRICAL SYSTEM FOR THE PROJECT. CONTRACTOR SHALL BASE HIS PRICING 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, OR REASONABLY AND NORMALLY INCLUDED IN A COMPLETE PROJECT OF SIMILAR SCOPE, IN COMPLIANCE WITH ALL LAWS, CODES AND ORDINANCES. COORDINATE WITH OWNER PRIOR TO CONSTRUCTION TO VERIFY LIGHTING AND POWER EQUIPMENTS. PROVIDE CIRCUIT PANEL, OUTLETS, SWITCHES AND DISCONNECT BOXES AS DIRECTED BY OWNER. PROVIDE CUT-SHEETS FOR ALL PROPOSED LIGHTING TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE 2015 VIRGINIA CONSTRUCTION CODE, AND THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY. OWNER SHALL PROVIDE EXIT SIGNS/LIGHTS IN ACCORDANCE WITH VCC 1011.5.
- PROVIDE EMERGENCY EGRESS LIGHTS IN ACCORDANCE WITH VCC 1006.3, 2702.2.3 AND 2702.2.4 4. PROVIDE CABLE TV, TELEPHONE AND ELECTRICAL SERVICE TO BUILDING AS
- REQUIRED, G.C. SHALL COORDINATE WITH OWNER. 5. ALL LIGHT FIXTURES SHALL BE SUPPLIED W/ SAME COLOR TEMP

DESCRIPTION

E SURFACE MOUNTED TOILET PAPER DISPENSER

J SURFACE MOUNTED PAPER TOWEL DISPENSER

L | SURFACE MOUNTED SOAP DISPENSER

A WATER CLOSET - ADA

B 1-1/2" DIAMETER 42" GRAB BAR

C 1-1/2" DIAMETER 36" GRAB BAR

D 1-1/2" DIAMETER 18" GRAB BAR

F WALL MOUNTED LAVATORY

H 2-0" WIDE X 3'-0" TALL MIRROR

G DRAIN INSULATION

(3000 K RECOMMENDED)

DIVISIONS 27 THRU 35 (NOT USED)

GENERAL FINISH NOTES

- 1. CONSULT WITH OWNER FOR ALL REQUIRED FINISH COLORS/TEXTURES. OWNER SHALL HAVE CHOICE OF COLOR FROM MANUFACTURER. FULL RANGE OF COLORS
 - FOR ALL FINISHES SPECIFIED. 2. ALL CLOSETS AND AUXILIARY SPACES SHALL HAVE SAME FLOOR AND WALL FINISHES AS ROOMS THEY ARE LOCATED IN, UNLESS NOTED OTHERWISE.
 - 3. 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 INTERIOR LATEX PRIMER AND (2) COATS OF INTERIOR FINISH
 - 5. ALL EPOXY BASED GROUT ON FLOORS AND

WITH VCC SECTION 804.

- WALLS SHALL BE DARKER COLOR RANGE. 6. INTERIOR FINISH MATERIAL SHALL BE CLASS C OR BETTER IN ROOMS OR ENCLOSED SPACES, AND CLASS B IN CORRIDORS PROVIDING EXIT ACCESS PER VCC TABLE 803.11. FLOOR FINISHES TO BE COMPLIANT
- 7. PROVIDE ACT CEILING AND GRID. PROVIDE EXTRA STOCK OF 5% OF EACH ACOUSTICAL MATERIAL INSTALLED, CLEARLY MARKED TO INDICATE CONTENTS AND LOCATION USED. SUSPENSION SYSTEM TO BE INTERMEDIATE OR HEAVY-DUTY TYPE AS REQUIRED BY CEILING LOADS DUE TO LIGHT FIXTURES AND AIR DIFFUSERS. HANG INDEPENDENTLY OF WALLS, COLUMNS, DUCTS, PIPES, AND CONDUIT. NON-PERFORATED LAY-IN PANELS
- IN HIGH HUMIDITY AREAS. 8. 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 OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ACCESSIBLE DOOR CLEARANCE NOTES

- ALL NEW AND SPECIFICALLY DESIGNATED DOORS INDICATED ON THE FLOOR PLANS SHALL BE INSTALLED BASED ON THE CODE REQUIRED MINIMUM OPEN CLEARANCES FOR PROPER OPERATION BASED ON THE GOVERNING AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS.
 - 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).

ENGINEERS / SURVEYORS

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03/08/2023

GENERAL DOOR NOTES

- FINAL DOOR STYLE SELECTIONS, COLOR, AND HARDWARE ARE TO BE DETERMINED. GENERAL CONTRACTOR SHALL VERIFY AND
- COORDINATE IN THE FIELD. 2. HOLLOW METAL FRAMES SHALL BE 18 GAUGE STEEL FOR INTERIOR DOORS.
- 3. THE MAXIMUM DIMENSION FROM THE TOP OF THE THRESHOLD TO THE EXTERIOR LANDING AT EXTERIOR DOORS SHALL NOT EXCEED 1/2". (VFRIFY IN FIFI D).
- 4. ALL GLAZING IN DOORS AND WITHIN A 24" ARC OF THE SIDES OF EGRESS DOORS SHALL BE OF AN APPROVED SAFETY TYPE. (VERIFY IN FIFI D).
- 5. PAINT HOLLOW METAL FRAMES AND DOORS WHERE SCHEDULED WITH 2 FINISH COATS OF
- HIGH-GLOSS ACRYLIC ENAMEL. 6. ALL THRESHOLDS SHALL BE 1/4" MAXIMUM OFFSET, ADA ACCESSIBLE.
- 7. ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- 8. ALL DOORS SHALL HAVE "LEVER-TYPE" HARDWARF
- 9. EXIT HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODES.
- 10. CORRIDOR DOORS NOT REQ. TO BE FIRE-RATED (NON-RATED EXIT CORRIDORS, SEE CODE ANALYSIS)
- 11. PRE-HUNG WD DOORS MAY BE PERMITTED IN LIEU OF SCW DOORS & METAL FRAMES, IF APPROVED BY OWNER AND TENANT.

- CONTRASTING BACKGROUND RAISED

MOUNT SIGN ON WALL ADJACENT TO RESTROOM DOOR, 60" ABOVE FLOOR TO TOP OF SIGN, 7" MINIMUM CLEAR FROM LATCH SIDE OF DOOR FRAME (FOR SINGLE DOORS). SEE ADA REFERENCE SHEET FOR ADDITIONAL NOTES.

TYPICAL REGULATORY SIGN DETAIL

- 1. PROVIDE ACCESSIBILITY COMPLIANT
- 1. GENERAL CONTRACTOR TO SUPPLY AND INSTALL SCHEDULED TOILET ACCESSORIES IN RESTROOMS. VERIFY IF OWNER OR OWNER'S VENDOR IS SUPPLYING SCHEDULED ACCESSORIES. OWNER MAY SUBSTITUTE FIXTURES AT THEIR DISCRETION PROVIDED ALL ACCESSIBILITY
- REQUIREMENTS ARE MET. 2. PROVIDE WOOD BLOCKING AT ALL WALL-HUNG ITEMS IN FRAMED PARTITIONS.
- DETAILS SHEET. 4. VERIFY MOUNTING HEIGHT OF TOILET TISSUE HOLDER PRIOR TO MOUNTING. HEIGHT MAY
- 5. INSULATE ALL EXPOSED H.W. SUPPLY AND
- DRAIN PIPES. 6. TOILET LEVER SHALL BE TO WIDE SIDE OF ROOM OR STALL.
- 7. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS, OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED.



INTERIOR SIGNAGE NOTES

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

2. VERIFY ADDITIONAL SIGNAGE REQUIREMENTS WITH OWNER.

TOILET ACCESSORIES NOTES

3. ALL ACCESSORIES MUST BE ACCESSIBILITY (ADA) COMPLIANT, SEE ADA REFERENCE

VARY DEPENDING ON UNIT FURNISHED BY

0' 1' 2' 4'

DRAWN BY **DESIGNED BY** CHECKED BY DATE 03/08/2023 SCALE As indicated

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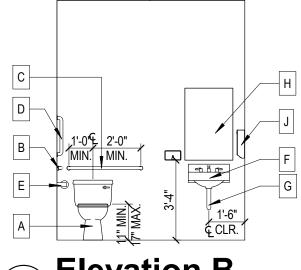
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REVISIONS



RESTROOM ACCESSORY SCHEDULE

MOUNTING HEIGHT

CADET SERIES | SEAT 17"-19" ABOVE FINISHED FLOOR | WHITE WITH SEAT

OF BAR

39" - 41" ABOVE FINISHED FLOOR TO

BOTTOM OF BAR

SINK RIM

OF REFLECTIVE SURFACE

OPERABLE COMPONENT

OF DISPENSER

EXHAUST FAN TO OUTSIDE

UCERNE 0355.012 | 34" ABOVE FINISHED FLOOR TO TOP OF WHITE WITH ADA FAUCET

BASIS-OF-DESIGN BASIS-OF-DESIGN

B-5806.99 X 42

B-5806.99 X 18

B-165-2436

B-262

B-2112

AMERICAN

STANDARD

BOBRICK

BOBRICK

BOBRICK

BOBRICK

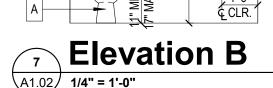
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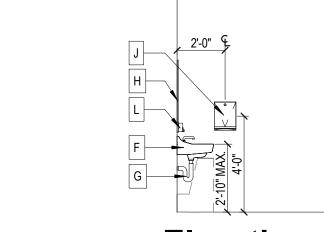
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NOTES

STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE,

33" - 36" ABOVE FINISHED FLOOR TO TOP STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE,

B-5806.99 X 36 33" - 36" ABOVE FINISHED FLOOR TO TOP STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE.

SEE ADA REFERENCE DETAILS MOUNTED TO SINK DRAIN LINE

40" ABOVE FINISHED FLOOR TO BOTTOM STAINLESS STEEL FRAME

48" ABOVE FINISHED FLOOR TO HIGHEST STAINLESS STEEL

39" ABOVE FINISHED FLOOR TO BOTTOM STAINLESS STEEL

REINFORCED WALL

REINFORCED WALL

REINFORCED WALL

BOBRICK B-2740)

24" ABOVE FINISHED FLOOR TO TOP STAINLESS STEEL (VERIFY IF OWNER PREFERS DOUBLE DISPENSER,

