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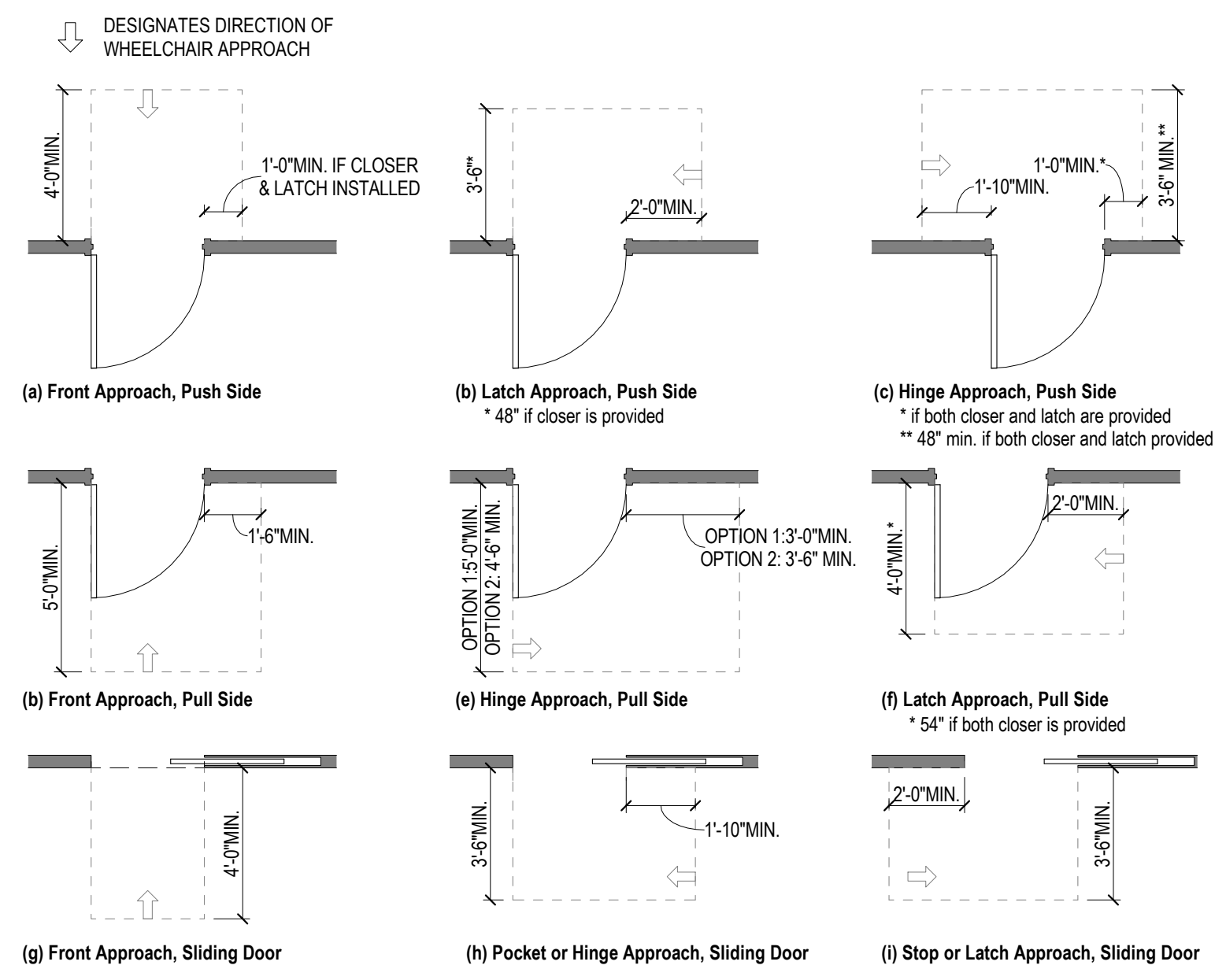
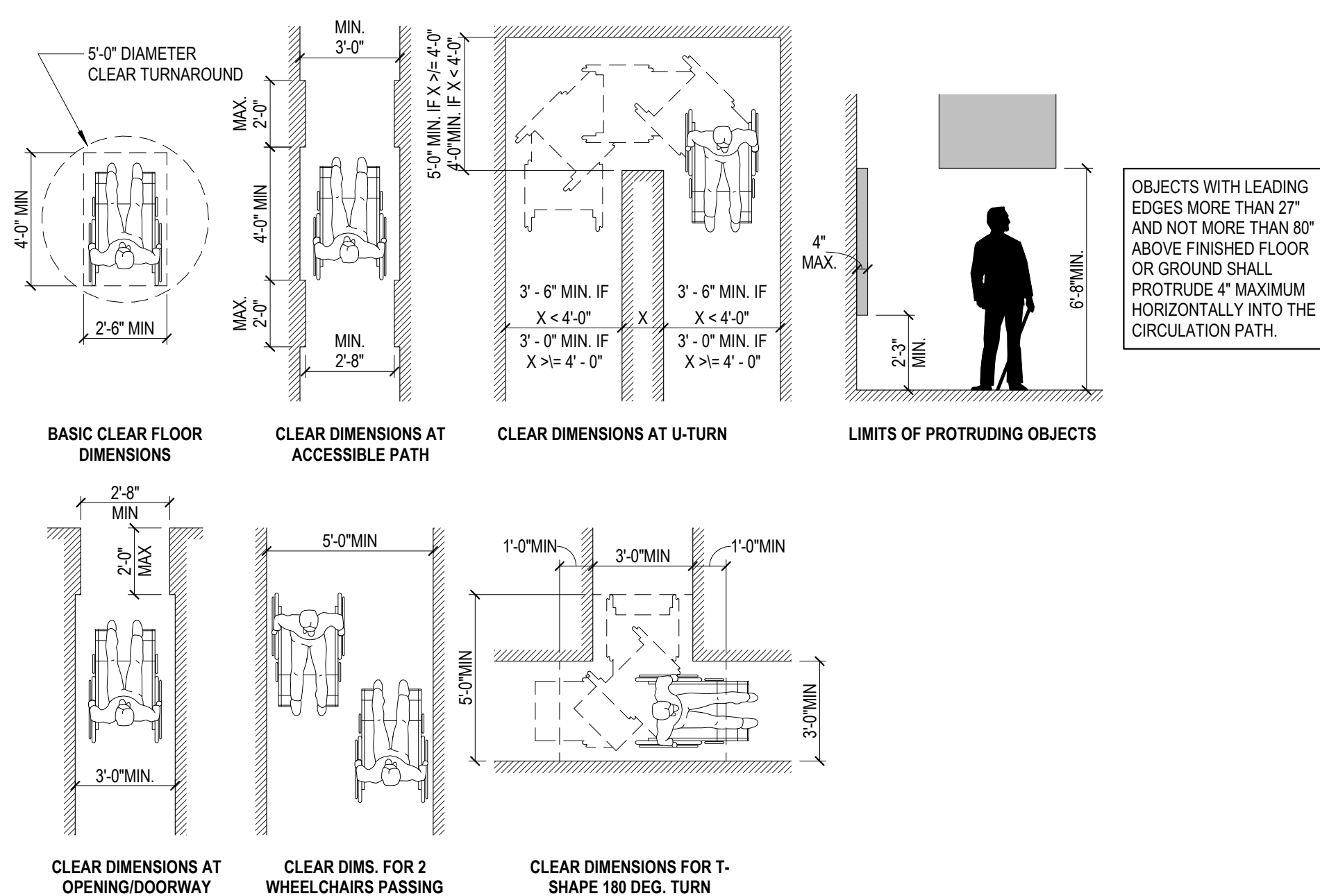
www.balzer.cc
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Suite 102
Staunton, VA 24401
540.248.3220



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.

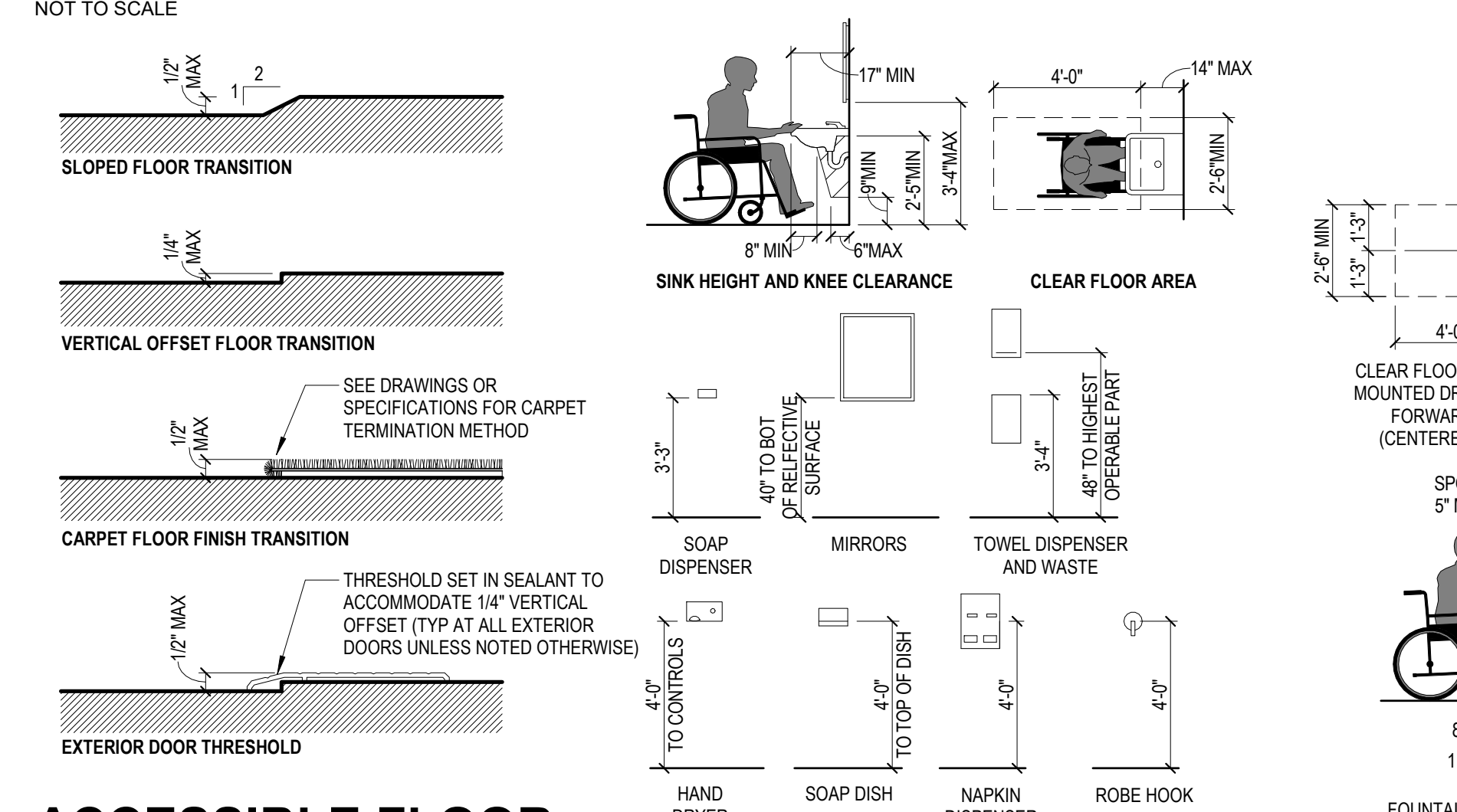
GENERAL ACCESSIBILITY NOTES

- GENERAL**
- REFERENCE 2015 VIRGINIA CONSTRUCTION CODE AND INTERNATIONAL CODE COUNCIL A117.1 2009 EDITION FOR SECTION NUMBERS AND AS THE BASIS FOR NOTES AND DIAGRAMS.
 - GENERAL CONTRACTOR SHALL PROVIDE HANDICAP CODE COMPLIANT MENS AND WOMENS DOOR SIGNAGE. SIGNS SHALL BE MOUNTED ON EXTERIOR SIDE (AS SHOWN ON INTERIOR ELEVATIONS) AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL BE INSTALLED TO WITHSTAND A LOAD OF 250 LBS. OR GREATER.
 - PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE.
 - 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.
 - 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.
 - HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 48 INCHES ABOVE THE FLOOR.
 - 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. PROVIDE 12" ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.
 - 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 1:2.
 - FLOOR SURFACES SHALL BE CONSTRUCTED OF SLIP-RESISTANT MATERIALS TO MEET LOCAL CODE.
 - GRAB BARS SHALL BE:
 - NON-ROTATING HAVING 1/8" MINIMUM EDGE RADIUS.
 - NOT PROJECTING MORE THAN 3" INTO REQUIRING CLEAR SPACE.
 - SHALL BE NON-RUSTING NON-SLIP WITH 1-1/4" TO 2" OUTSIDE DIAMETER WITH 1 1/2" CLEARANCE FROM WALL MOUNTED.
 - WALL REINFORCEMENT FOR GRAB BARS SHALL BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING ICC/ANSI A117.1 2009.
 - 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" ABOVE FINISHED FLOOR AND NO LOWER THAN 15" ABOVE FINISHED FLOOR.
 - ALL CONTROLS IN ACCESSIBLE SPACES MUST MEET CLEAR FLOOR REQUIREMENTS.
- KITCHENS**
- DOOR PULLS AND HANDLES SHALL BE MOUNTED WITHIN THE REACH DISTANCES DEFINED IN ICC/ANSI A117.1 2009.
 - REFRIGERATOR/FREEZERS SHALL COMPLY WITH 804.6.6 IN ICC/ANSI A117.1 2009.
 - FLOOR CLEARANCES AT EACH KITCHEN APPLIANCE SHALL COMPLY WITH 804 IN ICC/ANSI A117.1 2009.
 - CABINETS, DRAWER, SHELF STORAGE AREAS SHALL:
 - HAVE DOOR PULLS MOUNTED AS CLOSE TO BOTTOM OF THE UPPER CABINETS AS POSSIBLE.
 - HAVE DOOR PULLS MOUNTED AS CLOSE TO TOP OF BASE CABINETS AS POSSIBLE.
 - 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.
- PLUMBING**
- 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.
 - ROUGH-IN PLUMBING SHALL BE LOCATED, INSULATED, OR GUARDED TO PROVIDE CLEAR OPEN KNEE SPACE.
 - PROVIDE AT LEAST ONE ACCESSIBLE LAVATORY IN EACH RESTROOM.
 - FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
 - THE FORCE REQUIRED TO ACTIVATE THE 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.
 - 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.
 - 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.
 - 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.



ACCESSIBLE MANEUVERING CLEARANCES

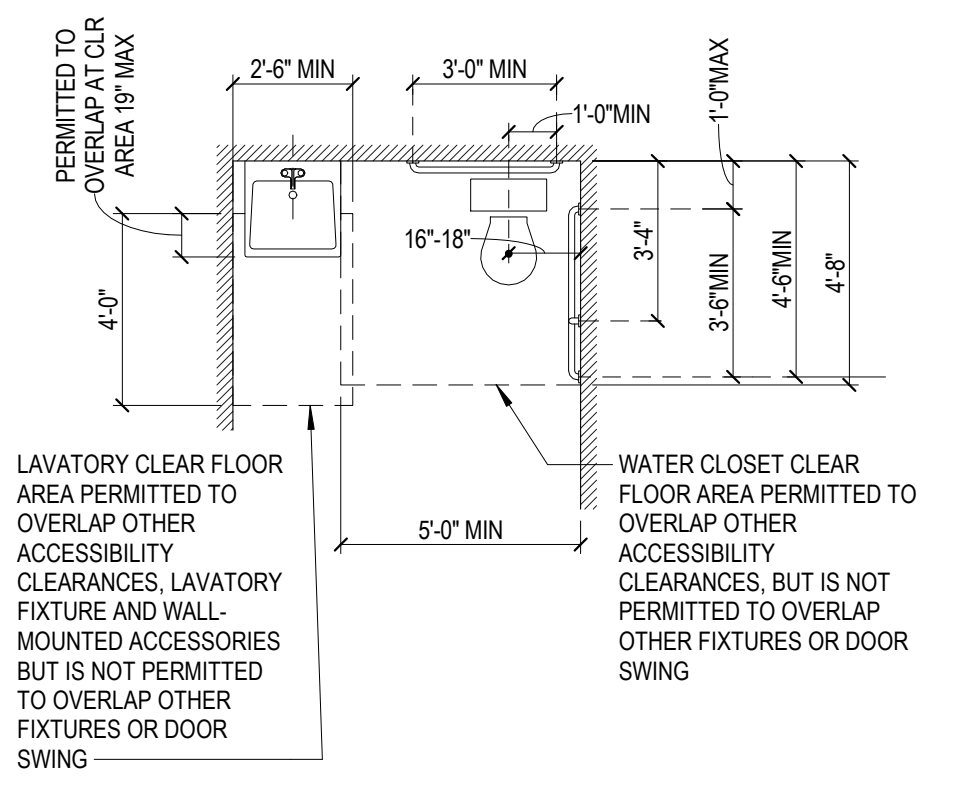
ACCESSIBLE CLEARANCES



ACCESSIBLE FLOOR TRANSITIONS

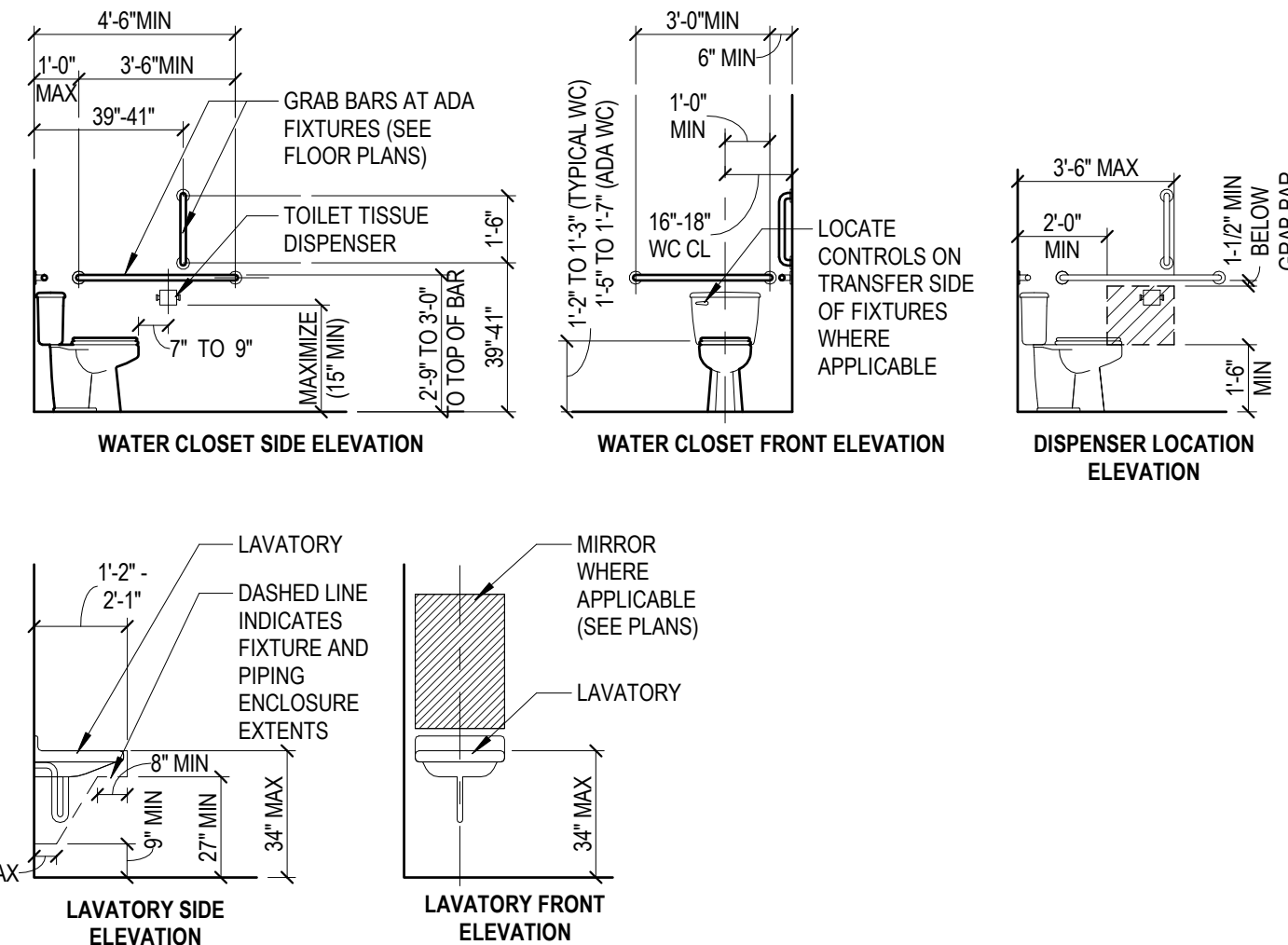
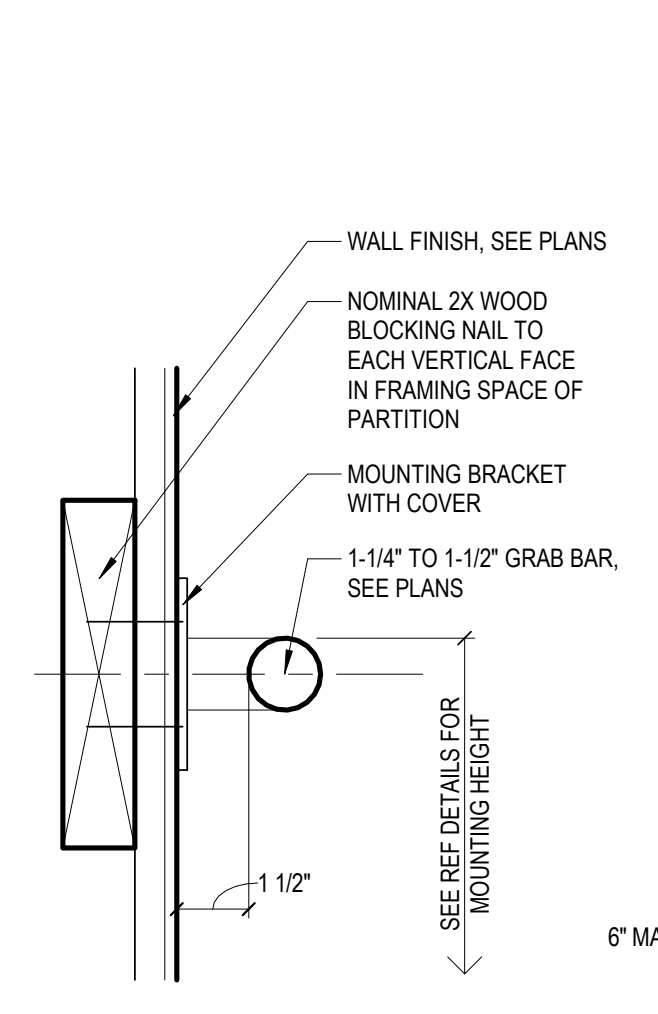
LAVATORY STANDARDS

FOUNTAIN ACCESSIBILITY



ACCESSIBLE RESTROOM CLEARANCES

ADDITIONAL STANDARDS



GRAB BAR DETAIL TYPICAL PLUMBING FIXTURES

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

MYERS CORNER LOT 21 - CTR OFFICE
TENANT UPFIT
ADA REFERENCE DETAILS
010 OAKS DRIVE
STAUNTON, VA 24401

DRAWN BY ENF
DESIGNED BY ENF
CHECKED BY PHS
DATE 03/08/2023
SCALE As indicated
REVISIONS



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

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104 Industry Way
Suite 102
Staunton, VA 24401
540.248.3220



PARTITION SCHEDULE

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

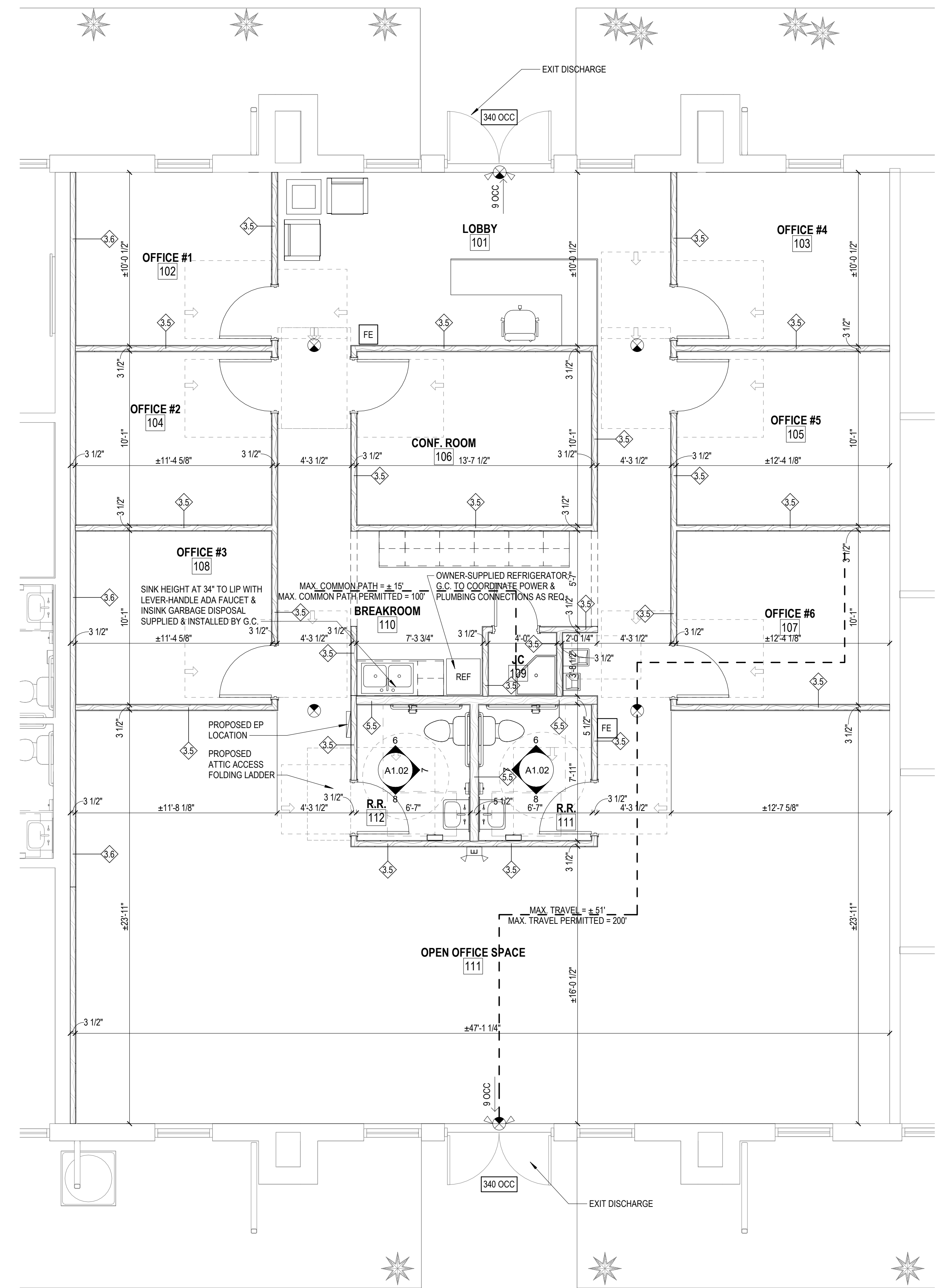
GENERAL PARTITION NOTES

- INSTALL CONTINUOUS BLOCKING/FRAMING AT ALL DROP FRAMED CEILING LEVEL(S) AS REQUIRED.
- INSTALL CONTINUOUS BLOCKING/FRAMING AT MID-HEIGHT OF ALL STUD WALLS GREATER THAN 10' HIGH AS REQUIRED BASED ON MANUFACTURER SPECIFICATIONS.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET OR DAMP SPACES.
- 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.
- PRESSURE-TREATED BOTTOM PLATE REQUIRED AT ALL WOOD FRAMED WALLS RESTING ON SLAB-ON-GRADE OR CONCRETE THAT IS IN DIRECT CONTACT WITH GROUND.
- INFORMATION ON THIS SCHEDULE IS TO BE USED IN CONJUNCTION WITH FLOOR PLANS. 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 DEFLECTION OF FINISH MATERIALS LESS THAN DEFLECTION OF SCHEDULED PARTITION. STUD SPACING AND/OR GAUGE SHALL BE ADJUSTED TO CONFORM TO FINISH MATERIAL DEFLECTION REQUIREMENTS.
- ALLOWABLE DEFLECTION FOR ALL PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE IS L/360 MAXIMUM.
- MOISTURE RESISTANT GYPSUM BOARD PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE, PARTITIONS IN KITCHEN AREAS, AND AT ALL TOILET ROOM PARTITIONS.
- FOR WALLS EXTENDING TO UNDERSIDE OF STRUCTURE ABOVE, SOUND-RATED INSULATION BLANKETS SHALL BE FULL HEIGHT OF PARTITION.
- 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.
- 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.
- APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED IN SOUND-RATED PARTITIONS ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATE WALLS.
- PARTITION TYPES ARE CONTINUOUS ACROSS DOOR AND WINDOW OPENINGS AND AROUND CORNERS UNLESS OTHERWISE NOTED.

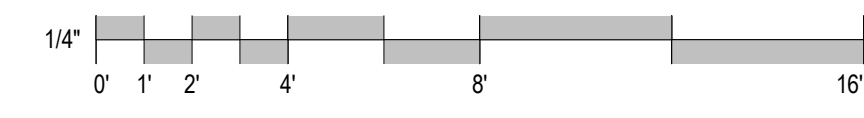
LIFE SAFETY LEGEND

- 0 OCC → ACTUAL NUMBER OF OCCUPANTS USING EGRESS COMPONENT
- ## OCC → EGRESS ELEMENT CAPACITY (0.2' PER OCCUPANT FOR DOORS/CORRIDORS)
- FE → FIRE EXTINGUISHER SEMI-RECESSED CABINET (WALL MOUNTED, MULTI-PURPOSE DRY CHEMICAL TYPE, UL-RATED 4-A-80-B-C, 10# CAPACITY)
- ☉ → ILLUMINATED EXIT LIGHT (TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- ☉↑ → ILLUMINATED EXIT LIGHT WITH DIRECTIONAL ARROW (TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- ☉↙ → ILLUMINATED EXIT LIGHT WITH EMERGENCY HEADS (TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- E → 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.



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



MYERS CORNER LOT 21 - CTR OFFICE

TENANT UPFIT
FIRST FLOOR PLAN

OLD OAKS DRIVE
STAUNTON, VA 24401

DRAWN BY	ENF
DESIGNED BY	ENF
CHECKED BY	PHS
DATE	03/08/2023
SCALE	As indicated
REVISIONS	

A1.01
PROJECT NO 33200009.00

J:\2023\33200009\01 MYERS CORNER LOT 21 - CENTER OFFICE UPFIT\ARCHITECTURE\DWG\33200009.00 MYERS CORNER LOT 21 - CENTER OFFICE UPFIT.rvt

MEANS AND METHODS

1. THIS ARCHITECT AND THEIR PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTIONS AND SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE.

CONTRACTOR COORDINATION

1. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS.
2. 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.
3. 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.
4. 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

1. 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

1. 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.
2. DO NOT SCALE THE DRAWINGS. RELY ON WRITTEN DIMENSIONS AS GIVEN.
3. 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.
4. 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".

SUMMARY

1. 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 WORK.
2. 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.
3. 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.
4. 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.
5. 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.
7. 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.
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

1. 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 INCORPORATE ALL REQUIRED ELEMENTS, WHETHER INDICATED WITHIN THE 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.

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 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 AND LP-22.
4. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
5. UNLESS OTHERWISE 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 MUST 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 08 - OPENINGS

1. 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 LOCKS AND LATCHES SHALL COMPLY WITH VUSBC 1010.1.9. ALL HINGES TO HAVE FINGER PROTECTION SYSTEM, 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. GLAZING
 - A. NON-INSULATED: 1/4" THICK, ASTM 1036, TYPE 1, 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. ALL SAFETY GLAZING LOCATIONS SHALL CONFORM WITH VIRGINIA CONSTRUCTION SECTION 2406. ALL EXTERIOR GLAZING SHALL BE PER 2015 VIRGINIA ENERGY CONSERVATION CODE. COORDINATE SHADING COEFFICIENT AND U-VALUE WITH MECHANICAL SYSTEMS DESIGNER. REFER TO DRAWINGS FOR ADDITIONAL NOTES.
3. INSTALLATION: EXERCISE CARE IN SETTING FRAMES TO MAINTAIN SCHEDULED DIMENSIONS, HOLD HEAD LEVEL, AND MAINTAIN JAMBS PLUMB AND SQUARE. SECURE ANCHORAGES AND CONNECTIONS TO ADJACENT CONSTRUCTION. LEAVE FRAME SPREADER BARS INTACT UNTIL FRAMES ARE SET IMPERFECTLY AND SECURELY ATTACHED. TOUCHUP PAINT ANY DAMAGED PRIMER AS REQUIRED.

DIVISION 08 - INTERIOR DOORS

1. INTERIOR STEEL DOORS: ANISI/SDI -100, GRADE II, HEAVY DUTY, MINIMUM 18 GAGE GALVANIZED FACES. SEAMS WELDED AND GROUND SMOOTH. LABEL WHERE INDICATED ON SCHEDULE. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED ELEMENTS.
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 OR 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 ELEMENTS.
3. INTERIOR WOOD DOORS
 - A. NON-RATED DOORS: 1-3/4" THICK, 7-PLY, CROSSBAND CONSTRUCTION, PARTICLE BOARD CORE, PREMIUM GRADE WOOD FACE. FACTORY STAIN FINISH WITH SATIN POLYURETHANE (MATCHING EDGE) ROTARY CUT NATURAL BIRCH- BOOK MATCH.

DIVISION 09 - FINISHES

1. 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 ACCESS CORRIDORS AND OTHER EXITWAYS (VUSBC TABLE 803.11). INTERIOR FLOOR 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 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 FEET²". BULLNOSE ALL OUTSIDE CORNERS AND ALL INTERIOR GYPSUM WALL BOARD RETURNS AT DOORS AND WINDOWS.
3. ALL GYPSUM BOARD INSTALLATIONS SHALL HAVE A LEVEL 4 FINISH.
4. PAINTS UTILIZED SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - A. INTERIOR PAINT: UTILIZE PAINT MATERIALS CONTAINING 0% VOCs (VOLATILE ORGANIC COMPOUNDS), CONSISTING OF (1) COAT INTERIOR LATEX PRIMER AND (2) COATS OF LATEX FINISH.
 - B. DOORS AND FRAMES: EXTERIOR PAINT FOR DOORS AND FRAMES. PROVIDE 1 COAT SHERWIN WILLIAMS OR EQUAL ALL SURFACE ENAMEL LATEX PRIMER AND 2 COATS SHERWIN WILLIAMS OR EQUAL ALL SURFACE LATEX ENAMEL HIGH GLOSS. COLOR PER ELEVATIONS.
5. ALL TRANSITIONS BETWEEN DIFFERENT TYPES OF FLOORING SHALL BE ADA COMPLIANT. PROVIDE VINYL TRANSITION STRIP AT ALL DOORWAY/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.
6. BEGINNING OF FINISH INSTALLATION SIGNIFIES INSTALLER'S AND MANUFACTURER'S ACCEPTANCE OF SUBSTRATE CONDITIONS AS REQUIRED TO MAINTAIN FINISH MATERIAL WARRANTIES.

DIVISIONS 10 THRU 21 (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 DELIVER A 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.
3. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS AND JANITOR ROOMS. 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.
6. 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 CLEANOUFFS 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.
11. ALL HANDICAP CONTROLS SHALL COMPLY WITH VUSBC 1109.13.

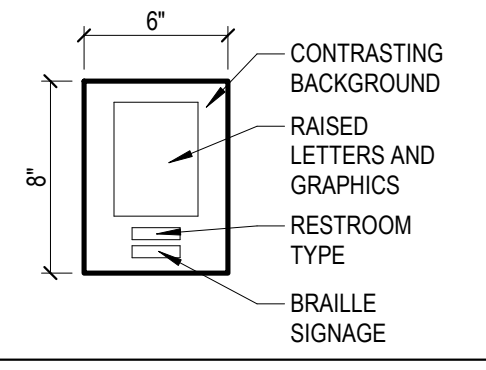
DIVISIONS 24 AND 25 (NOT USED)

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

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.
2. 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.
3. 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 (3000 K RECOMMENDED).

DIVISIONS 27 THRU 35 (NOT USED)

RESTROOM ACCESSORY SCHEDULE						
ID	DESCRIPTION	BASIS-OF-DESIGN	BASIS-OF-DESIGN	MOUNTING HEIGHT	NOTES	
A	WATER CLOSET - ADA	AMERICAN STANDARD	CADET SERIES	SEAT 17"-19" ABOVE FINISHED FLOOR	WHITE WITH SEAT	
B	1-1/2" DIAMETER 42" GRAB BAR	BOBRICK	B-5806.99 X 42	33" - 36" ABOVE FINISHED FLOOR TO TOP OF BAR	STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE, REINFORCED WALL	
C	1-1/2" DIAMETER 36" GRAB BAR	BOBRICK	B-5806.99 X 36	33" - 36" ABOVE FINISHED FLOOR TO TOP OF BAR	STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE, REINFORCED WALL	
D	1-1/2" DIAMETER 18" GRAB BAR	BOBRICK	B-5806.99 X 18	39" - 41" ABOVE FINISHED FLOOR TO BOTTOM OF BAR	STAINLESS STEEL SATIN FINISH WITH PEENED GRIP SURFACE, REINFORCED WALL	
E	SURFACE MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-2730	24" ABOVE FINISHED FLOOR TO TOP	STAINLESS STEEL (VERIFY IF OWNER PREFERS DOUBLE DISPENSER, BOBRICK B-2740)	
F	WALL MOUNTED LAVATORY	AMERICAN STANDARD	LUCERNE 0355.012	34" ABOVE FINISHED FLOOR TO TOP OF SINK RIM	WHITE WITH ADA FAUCET	
G	DRAIN INSULATION	TRUBRO	102 E-Z	SEE ADA REFERENCE DETAILS	MOUNTED TO SINK DRAIN LINE	
H	2'-0" WIDE X 3'-0" TALL MIRROR	BOBRICK	B-165-2436	40" ABOVE FINISHED FLOOR TO BOTTOM OF REFLECTIVE SURFACE	STAINLESS STEEL FRAME	
J	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK	B-262	48" ABOVE FINISHED FLOOR TO HIGHEST OPERABLE COMPONENT	STAINLESS STEEL	
L	SURFACE MOUNTED SOAP DISPENSER	BOBRICK	B-2112	39" ABOVE FINISHED FLOOR TO BOTTOM OF DISPENSER	STAINLESS STEEL	



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

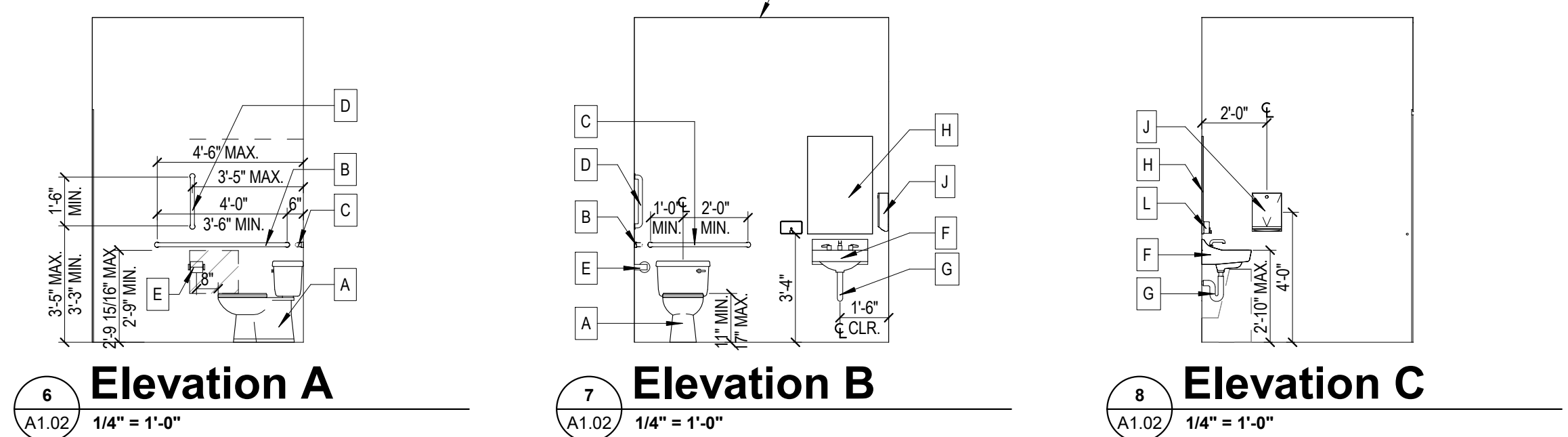
INTERIOR SIGNAGE NOTES

1. 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.
2. VERIFY ADDITIONAL SIGNAGE REQUIREMENTS WITH OWNER.

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. 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.
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 OWNER.
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.

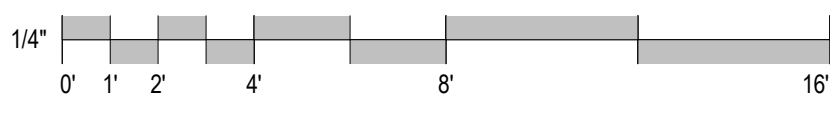
J:\2023\320000\01 MYERS CORNER LOT 21 - CENTER OFFICE LIFT/ACCESS/DRAWINGS\320000.01 MYERS CORNER LOT 21 - CENTER OFFICE LIFT/IT



6 Elevation A
1/4" = 1'-0"

7 Elevation B
1/4" = 1'-0"

8 Elevation C
1/4" = 1'-0"



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
New River Valley
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MYERS CORNER LOT 21 - CTR OFFICE
TENANT UPPIT
GENERAL NOTES & SCHEDULES
C/O OAKS DRIVE
STAUNTON, VA 24401

DRAWN BY ENF
DESIGNED BY ENF
CHECKED BY PHS
DATE 03/08/2023
SCALE As indicated
REVISIONS

A1.02
PROJECT NO 33200009.00