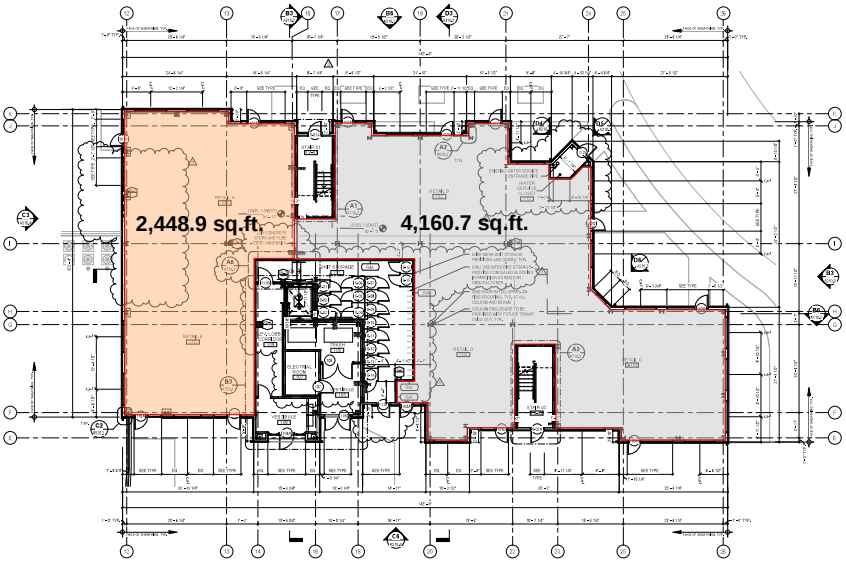

1 FIRST FLOOR PLAN - B3
1/8" = 1'-0"

GENERAL NOTES

1. DOOR FRAMES IN GYP WALLS ARE LOCATED AT FROM REFERENCE GYP WALLS UNLESS.
2. TYP, AND SQ.2, SHOWN DASHED
3. PROVIDE BLOCKING IN WALLS FOR ALL ITEMS REQUIRED.
4. ARE WALL TYPE TYPICAL MOUNTING HEIGHTS.
5. ALL PERMANENT LEAKAGE AS REQUIRED BY BUILDING CODE SHALL BE INSTALLED PRIOR TO OCCUPANCY. LEAKAGE TO BE PROVIDED AT BOTH CLOSED OPENINGS.
6. EXTERIOR DIMENSIONS SHOWN ARE FROM STRUCTURE FACE OF EXTERIOR SHEATHING OR EXTERIOR OPENINGS REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR WALL CONSTRUCTION AND ADDITIONAL DRAWINGS FOR WINDOWS AND EXTERIOR OPENINGS.
7. ALL INTERIOR DOORS, MATTRESSES, BUILDING APPURTENANCES, SHALL BE SUPPRESSED.
8. PROVIDE TYPES OF WOOD GUTTERS, PROVIDE AS SELECTED BY ARCHITECT. GRAVEL CORRUGATED RECTANGULAR DOWNSPOUTS 2" x 12", SEE ELEVATIONS FOR DOWNSPOUT LOCATIONS.
9. ALL NEW PARTITIONS OCCUPIED PUBLIC ROOMS, OFFICES, OPEN PUBLIC AREAS LOCATED TO MEET A 20" CLEAR OPENING FOR EGRESS. SEE MINIMUM AT DOOR, DOOR OPENING OTHER SHALL HAVE A CLEAR THAT IS EQUAL TO GRAVEL MATTING AND DOES NOT REQUIRE TEAR GRAVEL, PROVIDE OPTIMUM OF TAN AND TO GRAVEL.
10. ALL MECHANICAL REPAIR REQUIREMENTS:
GRAVEL MATTING AS SHOWN ON SHEET 1 THE 4'-0" MIN AT WALKS AS SEE BLUE SPACES = ACCESS REQUIRED. ALL MECHANICAL ELEVATIONS 1'-4" AFF
11. ARCHITECTURAL DRAWINGS SHOW REQUIRED WALL FINISHES, PROVIDE RATED SEALANT TO MATCH WALL RATING WHERE REQUIRED.
12. PROVIDE ADA STANDARDS FOR ACCESSIBLE DESIGN. GROUND FLOOR SURFACE MINIMUM SLOPE TO BE 1:48 (2%) AT ALL ACCESSIBLE ROOMS AND WALKWAYS.
13. PENETRATIONS THROUGH FIRE-RATED FLOORS OR PENETRATIONS TO ARE NOT ALLOWED. FOR FIRE RATED PENETRATIONS, FOR THE ARCH OF OBTAINED A CLEAR OPENING, 7 AND ABOVE FIRE REQUIRED.
14. SEE KITCHEN SCHEDULE AND DOOR SCHEDULE SHEETS FOR FINISHES, STOREFRONT, AND DOOR OPENING DIMENSIONS.
15. TYPICAL DIMENSIONS ARE TO FACE OF STUD.
PLUMBING
a. DRAWINGS ARE NOTED TO CLEAR AND TO AVOID BALANCE TO THAN FUSES.
b. ALL PLUMBING SEE STRUCTURAL FOR SHEARWALL LOCATIONS AND ADDITIONAL INFORMATION.
c. WHEN SHAPE WALLS IN WHICH STUD PRESENTS, DIMENSIONS ARE TO THE OUTMOST FACE OF PLUMBERS, ON OPPOSITE SIDE, WHERE PLANNED IS NOT PRESENT. DIMENSIONS ARE TO FACE OF STUD, OR TO FACE OF PLUMBERS, WHICHEVER IS GREATER.
d. WHEN WHERE WALLS ADJACENT STUD PARTITIONS, DIMENSIONS ARE TO FACE OF STUD AND WHEN WHERE PLUMBERS SHALL BE INSTALLED IN THE CENTER BETWEEN DOUBLE STUDS, REFER TO ARCHITECTURAL DETAILS.
e. GYP WALL DIMENSIONS ARE TO FACE OF STUD, SEE PARTITION TYPES FOR GUARD DETAILS.
16. WALLS AND PARTITIONS ENDING AT FACE OF GRIDLINE OR OTHER ELEMENTS SHALL HAVE A WIDTH, UNLESS DIMENSIONED OTHERWISE. TO A HEIGHT OF 8 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE WIDTH SHALL NOT BE LESS THAN 3 FEET, AND THE FLOOR AREA AVAILABLE TO THE PUBLIC SHALL BE 1/2 OF THE WIDTH.
17. CORRIDORS SHALL NOT SERVE AS SUPPLY, RETURN, EXHAUST, OR EXTERNAL AIR DUCTS.
18. DOORS SHALL NOT PROTRUDE SHALL NOT REDUCE THE REQUIRED WIDTH OF AN EGRESS PATH OR MORE THAN ONE HALF, PER IBC 1003.
19. OWNER FURNISHED ITEMS (FURNITURE AND EQUIPMENT) ARE SHOWN ON THE DRAWINGS FOR REFERENCE ONLY, REFER TO SHEET 1003 FOR CLEAR FLOOR SPACE REQUIREMENTS.
20. SEE SHEET AND FOR ADDITIONAL CODE AND ACCESSIBILITY NOTES REQUIREMENTS.
21. SEE MECHANICAL DRAWINGS FOR ROOF VENT LOCATIONS.
22. ALL INTERIOR ACCESSIBLE ENTRY DOOR LATCH SPACE SHALL BE FIRE RATED. TESTED IN ACCORDANCE WITH ASTM E119 OR UL263 AND CENTRAL ASSEMBLIES AND UNLESS IN AN APPROVED ASSIST FOR FIRE A PURPOSE.
23. PROVIDE FULL DEPTH SOLID LATTER OPEN BLANKETS BETWEEN PARTITIONS WALLS AS SHOWN ON PLANS
24. PENETRATIONS THROUGH FIRE-RATED FLOORS OR PENETRATIONS TO ARE NOT ALLOWED. FOR FIRE RATED PENETRATIONS, FOR THE ARCH OF OBTAINED A CLEAR OPENING, 7 AND ABOVE FIRE REQUIRED.
25. ALL ACCESSIBLE ROUTES SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE SITE.
26. REPRESENTATIVE SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND GROMMET SEATS AT WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS.
27. USE TYPE A (BETTER) BUILDING CODE TYPE A NOTE 2% OF UNITS IN THE BUILDING
SET TYPE 1 (BETTER) ACCESSIBLE CODE NOMTRACT THE 20% OF UNITS IN THE BUILDING
A. FRONT LOOP CLOSING AND OPENING MECHANICS SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY ROOM AT LEAST 1 FOOT ABOVE THE FLOOR.
B. ALL ROOM DOORS SHALL HAVE DOOR AND HOLD TO PROVIDE AT ALL REASONABLE COMFORT A MINIMUM OF 1 FOOT.
C. AT LEAST ONE ACCESSIBLE ROOM OPENING, LAUNDRY OPENING PROVIDED SHALL HAVE OPENING PARTS THAT SHALL BE OPENING PARTS ONE AND SHALL SET FOR ONE TO PROVIDE, TO THE TIMING OF THE FIRST, THE FORCE REQUIRED TO ALL OTHER DOORS OR PARTS SHALL BE NEVER MORE.
D. ALL DOORS, ALL OTHER, OPENING AT WITH WALL AND AND REQUIRED, BUT OPENING, PROVIDED OR THE TIMING OF THE FIRST TO OPENING.
E. PROVIDE OTHER CHANGES, OPENING, PERMANENT COMPRESSORS AND DEHUMIDIFIER COMPLIANCE WITH ANSI A117.1, REQUIRED, AND ALL OTHER ACCESSIBLE ROOMS.
F. ALL OPENING ELECTRICAL SHALL BE OPENABLE AND ONE HAND AND NOT REQUIRED, BUT LEAVING, PROVIDED ON SIDE OF THE DIRECT TO OPENING.
G. PROVIDE OTHER CHANGES, OPENING, PERMANENT COMPRESSORS AND DEHUMIDIFIER COMPLIANCE WITH ANSI A117.1, REQUIRED, AND ALL OTHER ACCESSIBLE ROOMS.
H. AT LEAST ONE ACCESSIBLE ROOM OPENING, SHALL PROVIDE AT COST 50% OF THE FIELD OPENING, AND ALL OTHER ROOMS, BELOW 50%.
I. AT LEAST ONE ACCESSIBLE ROOM OPENING, SHALL PROVIDE AT COST 50% OF THE FIELD OPENING, AND ALL OTHER ROOMS, BELOW 50%.
J. ALL ROOM OPENING AND HANDLES SHALL BE MOUNTED CLOSE TO THE BOTTOM OF WALL OR SHEETS AND CLOSE TO THE TOP FOR DIRECT SUBJECTS.
K. REQUIRED ALL EXPOSED ARE PIPING.
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