

CONSTRUCTION NOTES

PROPERTY LINE DIMENSIONS AND BEARINGS TAKEN FROM SURVEY MAP PROVIDED BY OWNER

LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN EXISTING AND PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.

ANY DRAINAGE STRUCTURES, ASPHALT, CURBS OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.

ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.

IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.

THIS PLAN IS INTENDED FOR SITE PLAN REVIEW AND APPROVAL ONLY. FURTHER DETAILED INFORMATION MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.

GENERAL NOTES

INFORMATION ON THESE PLANS ARE BASED ON EXISTING CONDITIONS AND SURVEY PROVIDED BY THE OWNER TO THE ARCHITECT.

DUE TO THE PRELIMINARY NATURE AND THE DIFFICULTY IN REVIEWING EXISTING CONDITIONS, CERTAIN ASSUMPTIONS HAVE BEEN MADE. THE BUILDING INSPECTOR SHALL MAKE FINAL DETERMINATIONS AS TO REQUIREMENTS AND/OR FURTHER INVESTIGATIVE INFORMATION.

ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK SHALL BE DONE BY LICENSED SUBCONTRACTORS IN COMPLIANCE WITH ALL APPLICABLE CODES.

BUILDER SHOULD COMPLY WITH STATE ENERGY CODES.

THE GENERAL CONTRACTOR SHALL THOROUGHLY INSPECT EXISTING CONDITIONS AT THE SITE. HE SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY INCONSISTENCIES WHICH MAY BE FOUND AMONG SITE, PLANS, AND EXISTING CONDITIONS, AND SHALL BE HELD RESPONSIBLE FOR VERIFYING ALL JOB CONDITIONS AND CHECKING ALL DIMENSIONS.

"AS REQUIRED" SHALL MEAN AS REQUIRED TO PRODUCE A FULLY COMPLETED PROJECT OR RESULT TO THE SATISFACTION OF THE ARCHITECT AND CODES.

"ASSURE" SHALL MEAN TO ASSURE A MINIMUM COMPONENT OR PROVIDE AS REQUIRED.

"VERIFY" OR "CONFIRM" SHALL MEAN TO CHECK AND PROVIDE INFORMATION TO THE ARCHITECT.

DIMENSIONS OF WORK SHALL NOT BE DETERMINED BY SCALE OR RULE. FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES.

WHERE SPECIAL CONDITIONS OCCUR, OR WHERE THERE IS UN- CERTAINTY AS TO INTERPRETATION, BEFORE EXECUTING WORK, INFORM THE ARCHITECT WHO WILL PROVIDE ADDITIONAL DRAWINGS AND/OR OTHER INFORMATION REQUIRED.

DETAIL DRAWINGS ARE SHOWN FOR THE MOST, BUT NOT ALL, JOB CONDITIONS. THE BALANCE OF THE WORK SHALL BE DONE ASSUMING "REASONABLE" INFERENCE OF THE DETAILS SHOWN, AND CODE REQUIREMENTS.

FOUNDATION: THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON INORGANIC, UNDISTURBED SOIL HAVING A PRESUMPTIVE BEARING VALUE OF 3,000 PSF. SUCH SOIL IS ANTICIPATED AT THE BOTTOM OF FOOTING ELEVATIONS NOTED ON THE FOUNDATION PLAN. NO FOUNDATION WILL BE PLACED ON SOIL OTHER THAN DESCRIBED ABOVE.

CONCRETE SLABS AND FOUNDATION WALLS SHALL BE POURED CONCRETE OF 3,000 PSI MIX OF SIZES AND DIMENSIONS SHOWN ON THE DRAWINGS.

ANCHOR BOLTS FOR SILLS, TECO CONNECTORS, STRAPS, JOIST HANGERS, BOLTS PLATES, STRUCTURAL STEEL AS SHOWN ON THE DRAWINGS OR AS REQUIRED.

ATTACHMENT OF OTHER WORK: MISCELLANEOUS METAL WORK SHALL BE CUT, PUNCHED, DRILLED AND TAPPED AS REQUIRED FOR THE ATTACHMENT OF OTHER WORK AS INDICATED OR REQUIRED.

MASONRY

1. ALL BLOCK SHALL BE HOLLOW CORE, LOAD BEARING, ASTM C-90 GRADE U-1 (MOISTURE CONTROLLED) AND SHALL BE MADE OF STANDARD OR EXPANDED SHALE AGGREGATED AS ADULTER OR WATTLE. NO ONDERBLOCK SHALL BE USED.

2. MORTAR TYPE SHALL BE M OR S.

3. UNLESS OTHERWISE NOTED ON THE PLANS, JOINT REINFORCEMENT SHALL BE STANDARD WEIGHT GALVANIZED DUR-O-WALL OR EQUAL ON EVERY COURSE OF BLOCK.

3. ALL EXPOSED SURFACE MUST BE CLEANED.

4. UNLESS OTHERWISE NOTED ON THE PLANS, REINFORCEMENT SHALL BE DONE BY CODES.

1. ALL LOADS ARE GIVEN IN POUNDS PER SQUARE FOOT.

2. FOR SPECIAL LOADINGS AREAS, SEE FRAMING PLANS.

3. AT ROOF, LIVE LOAD GIVEN IS GROUND SNOW LOAD AND SHALL BE INCREASED FOR SNOW DRIFTING, WHERE REQUIRED

SNOW LOAD:

GROUND SNOW LOAD (Pg) = 30 PSF

FLAT ROOF SNOW LOAD (P_f) = 21 PSF

SNOW EXPOSURE FACTOR (Cs) = 0.9

THERMAL FACTOR (c_e) = 1.0

SNOW LOAD IMPORTANCE FACTOR (I) = 1.15

WIND LOAD:

BASIC WIND SPEED (V) = 95 MPH

WIND LOAD IMPORTANCE FACTOR (I) = 1.15

WIND EXPOSURE CATEGORY = B

SEISMIC LOAD:

Ss = .4 Fa = 1.2

Si = .09 Fv = 1.7

SITE CLASS = C

SEISMIC IMPORTANCE FACTOR (I) = 1.25

SEISMIC USE GROUP = I

SEISMIC DESIGN CATEGORY = B

SYSTEM: 1. ORDINARY STEEL MOMENT FRAMES

(Ro = 4.0/09 = 3, Cdb = 3.5)

ANALYSIS PROCEDURE PER IBC 2021 SECTIONS 1613 THRU 1617

FRAMING

1. ALL STRUCTURAL LUMBER SHALL BE NO LESS THAN DOUGLAS FIR #2 STRESS GRADE LUMBER UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

FB = 1,500 PSI

FV = 75 PSI

E = 1,400,000 PSI

3. ROOF AND WALL SHEATHING SHALL BE ONE HALF INCH (1/2") CDX 32/16 PLYWOOD WITH AN APPROVED AGENCY STAMP UNLESS OTHERWISE NOTED.

4. FLOOR SHEATHING SHALL BE FIVE EIGHTS INCH (5/8") T & G CDX.

5. PROVIDE METAL HANGER FOR ALL FLUSH FRAMED OPENING.

6. ALL GIRDERS SHALL BE DOUGLAS FIR #1 OR MICRO-LAM AS NOTED ON THE PLANS.

7. GLU-LAMINATED BEAMS AND MICRO-LAM BEAMS: SHALL BE AS MANUFACTURED BY "TRUS-JOINT" OR EQUAL

- GLU-LAMINATED BEAMS SHALL BE SOUTHERN PINE OR HEMFIR AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

FB = 2,400 PSI

FV = 155 PSI

E = 1,600,000 PSI

8. WOOD HEADERS

- ALL HEADERS AT BEARING CONDITIONS SHALL BE OF SIZES AS SPECIFIED ON THE PLANS WITH SOLID WOOD POSTS AT EACH END TO REST UPON SOLID BEARING AS PER SCHEDULE BELOW

- UNLESS OTHERWISE NOTED ON PLANS, ALL HEADERS AT BEARING CONDITIONS SHALL BE AS FOLLOWS:

UP TO 4'-0" (2)-2"x 6" W/ (2) - 2X4 POST

4'-0" TO 6'-0" (2)-2"x8" W/ (2) - 2X4 POST

6'-0" TO 8'-0" (2)-2"x10" W/ (2) - 2X4 POST

OVER 8'-0" AS NOTED ON THE PLANS

9. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO THE FRAMING AND AT CABINETS AND OVERHANGS.

10. NOTCHES IN THE TOP OR BOTTOM OF JOIST SHALL NOT EXCEED ONE-SIXTH (1/6) THE DEPTH OF THE JOIST AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. WHERE JOISTS ARE NOTCHES ON THE ENDS, THE NOTCH SHALL NOT EXCEED ONE FOURTH (1/4) OF THE JOIST DEPTH. CANTILEVERED PORTIONS LESS THAN FOUR INCHES (4") WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND THE LUMBER DEFECTS ARE CONSIDERED IN DESIGN.

11. HOLES BORED IN JOISTS SHALL NOT BE WITHIN TWO INCHES (2") OF THE TOP AND BOTTOM OF THE JOIST AND THEIR DIAMETERS SHALL NOT EXCEED ONE-THIRD (1/3) OF THE DEPTH OF JOISTS.

12. END JOINTS IN LUMBER USED AS SUB-FLOORING SHALL OCCUR OVER SUPPORTS UNLESS END-MATCHED LUMBER IS USED. IF END-MATCHED LUMBER USED, EACH PIECE SHALL BEAR ON AT LEAST TWO (2) JOISTS. SUB-FLOORING MAY BE OMITTED WHEN JOIST SPACING DOES NOT EXCEED SIXTEEN INCHES (16") AND ONE INCH (1") NOMINAL TONGUE AND GROOVE WOOD STRIP FLOORING IS APPLIED PERPENDICULAR TO THE JOIST.

14. JOIST UNDER PARTITIONS SHALL BE DOUBLED OR A BEAM OF EQUIVALENT SIZE SHALL BE PROVIDED. DOUBLE JOISTS WHICH ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE SOLID BLOCKED AND SPACED A MAXIMUM OF FOUR FEET (4'-0") ON CENTER.

15. OPENING IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND DOUBLED TRIMMER JOISTS. THE HEADER JOISTS SHALL BE DOUBLED AND OF SUFFICIENT CROSS-SECTION TO SUPPORT THE FLOOR JOIST FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTION.

16. PROVIDE BRIDGING WITH A MAXIMUM SPACING OF EIGHT FEET (8') ON CENTER.

17. STRUCTURAL LOAD FOR WOOD FRAMING:

LIVE LOAD (LBS) + DEAD LOAD (LBS) = TOTAL LOAD (LBS)

ROOF RAFTER 30 10 40

ATTIC FLOOR 20 10 30

SECOND FLOOR 40 10 50

19. INSTALL PRESSURE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR MASONRY.

20. EXTERIOR WOOD SHALL BE TREATED PINE, AIR SEASONED OR KILN DRIED.

21. STUD PARTITIONS SHALL BE 2" X 4" OR 2" X 6" AT 16" O.C. OR 24" O.C. AS INDICATED OR REQUIRED. STUDS SHALL BE DOUBLED AT ALL OPENINGS AND TRIPLED BELOW BEAMS UNLESS OTHERWISE NOTED. ASSURE CONTINUOUS BEARING TO FOUNDATIONS.

22. ALL BUILT UP GIRDERS AND HEADERS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH TWO ROWS OF NAILS AT 12" O.C. (10 D COMMON NAILS FOR 1-1/4" PLIES AND 12 D COMMON NAILS FOR 1-3/4" PLIES)

23. ALL HEADERS IN EXTERIOR WALLS TO BE SUPPORTED WITH A MINIMUM OF DOUBLE JACK STUD AT EACH END.

24. STANDARD PIPE COLUMN TO FOUNDATION AND BEAM

-1/2" CAP PLATE (ASSURE ADEQUATE SIZE).

-3/4" BOLTS TO STEEL, LAG BOLT TO WOOD BEAM WITH 5/8" BOLTS.

-3/4" X 4 X 10 BASE PLATE.

* TYPICAL

-WELD PLATES TO COLUMNS.

-MULTIPLE STRUCTURAL MEMBERS SHOULD BE LAG BOLTED.

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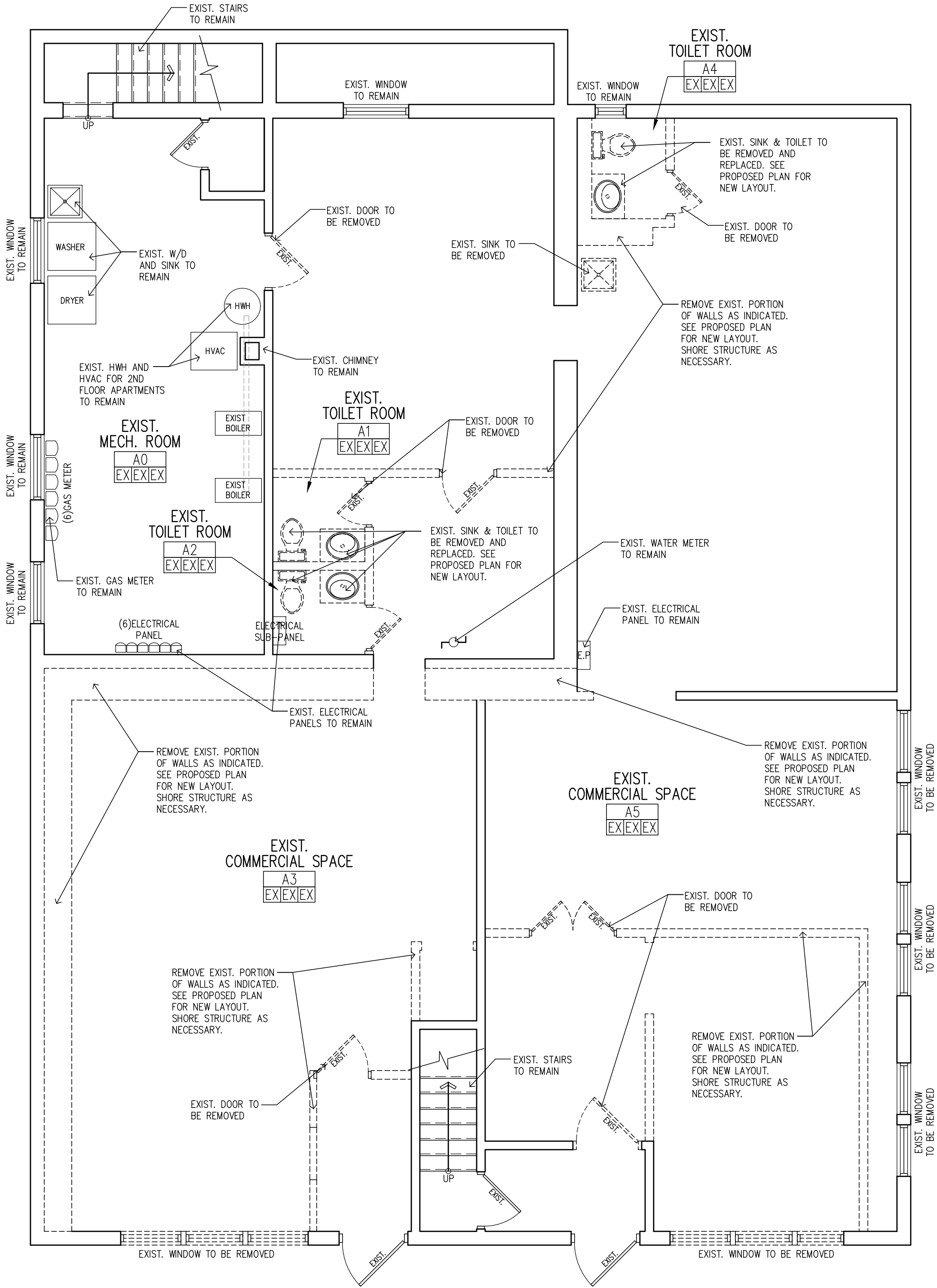
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LEGEND
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED

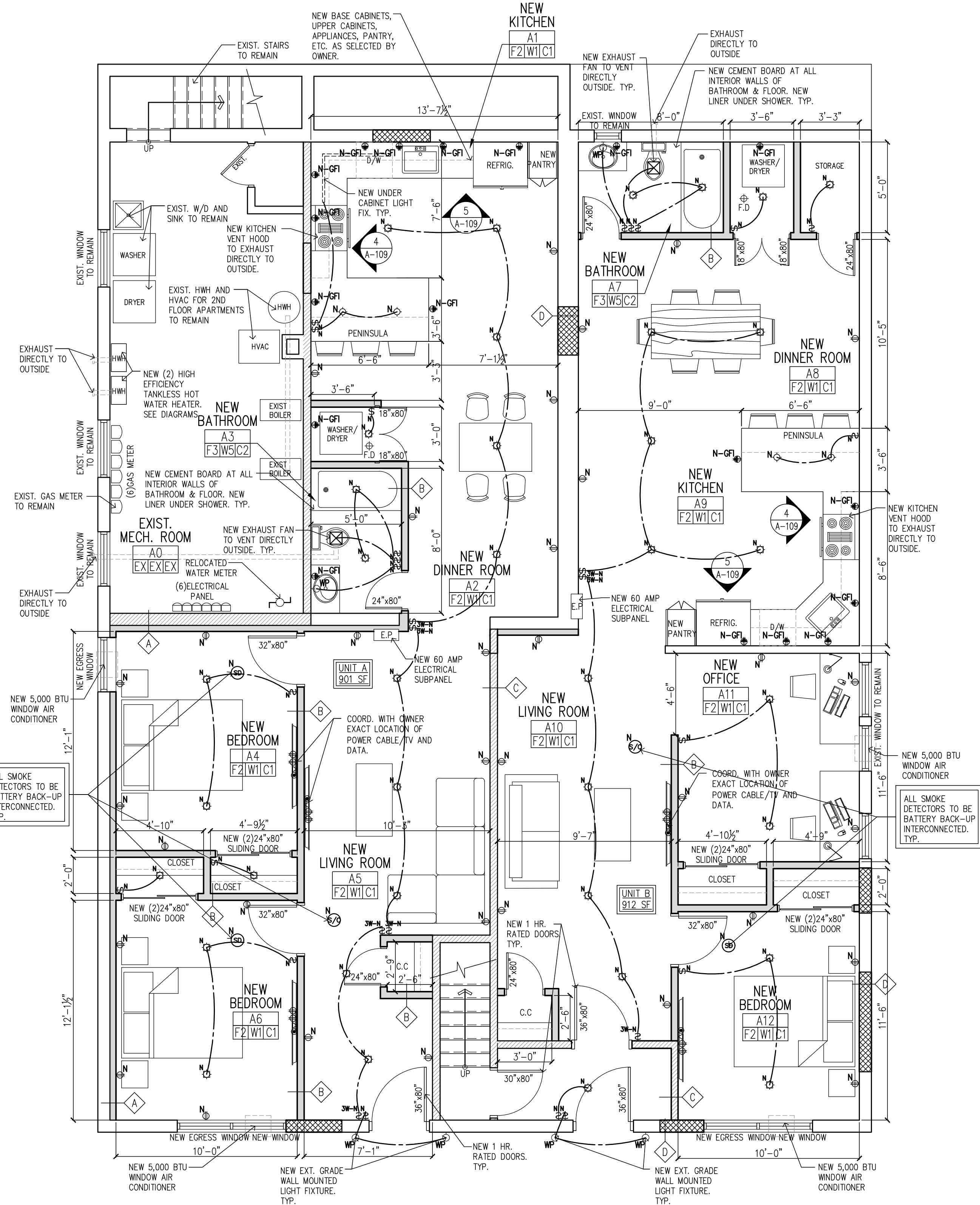
- DEMOLITION NOTES**
- CONTRACTOR FOR DEMOLITION WORK SHALL COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS.
 - CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION WORK.
 - CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY ARCHITECT AND AWAIT INSTRUCTIONS FROM SAME.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ON-SITE CONDITIONS BEFORE SUB-MISSION OF PROPOSALS FOR WORK AND SHALL BE RESPONSIBLE FOR SAME THROUGHOUT THE COURSE OF THE PROJECT.
 - CONTRACTOR SHALL REPAIR AND RESTORE ANY ADJACENT WORK DAMAGED BY HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE SHORING AND BRACING AND PROTECTION OF ALL NEW WORK AND ALL ADJACENT EXIST. WORK AND UTILITIES AGAINST COLLAPSE, DISPLACEMENTS OR OTHER DAMAGE IN ACCORDANCE WITH PRINCIPLES OF GOOD PRACTICE AND CONFORMANCE TO APPLICABLE LAWS.
 - CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR EXIST. STRUCTURES AS REQUIRED FOR THE DEMOLITION WORK OR NEW CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY STRUCTURAL BRACING, ALL TEMPORARY BRACING SHALL CONFORM TO ALL APPLICABLE PROVISIONS BY CODES IN FORCE AND EFFECT AT THE SITE.
 - CONTRACTOR SHALL IMMEDIATELY REPORT ANY STRUCTURAL DEFECTS OR DEVIATIONS TO THE ARCHITECT AND ENGINEERING CONSULTANTS.
 - CONTRACTOR SHALL REPORT THE EXISTENCE OF ANY STRUCTURAL ELEMENT NOT SHOWN ON DRAWINGS OR KNOWN EXIST.
 - ALL MATERIAL REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE, UNLESS DIRECTED OTHERWISE BY THE OWNER IN THE CASE OF ELEMENTS DESIGNATED FOR SALVAGE.
 - ALL DEBRIS TO BE REMOVED FROM THE SITE 100%.
 - REMOVE PLUMBING FIXTURE AS INDICATED AND CAP PLUMBING RISERS TEMPORARILY.
 - TEMPORARILY CAP ALL ELECTRICAL WIRES EXPOSED DURING DEMOLITION.
 - ALL PLUMBING CONNECTION THAT WILL NOT BE REUSED SHALL BE CAPPED.



**FIRST FLOOR
DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

ELECTRICAL PLAN NOTES:
1. ALL ELECTRICAL RECEPTACLES TO BE TAMPER RESISTANT AS PER SECTION 406.11 OF THE NATIONAL ELECTRICAL CODE.
2. PROVIDE ARC-FAULT PROTECTION AS PER SECTION 210.12 OF THE NATIONAL ELECTRICAL CODE.

INTERNATIONAL ENERGY CONSERVATION CODE NOTES:
1. AIR SEALED ALL ELECTRICAL/PHONE BOXES INSTALLED IN EXTERIOR WALLS AS PER SECTION 402.4.1 & 402.4.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.
2. RECESSED LIGHTING INSTALLED IN BUILDING ENVELOPE MUST BE AIR TIGHT AS PER SECTION 402.4.5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.
3. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS AS PER SECTION 402.1 OF THE INTERNATIONAL ENERGY CONSERVATION CODE.



**PROPOSED FIRST
FLOOR PLAN**
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND

EXISTING FOUNDATION WALL TO REMAIN (NOT APPLICABLE)
NEW 10" THK. FOUNDATION WALL (NOT APPLICABLE)
INDICATES EXISTING WALLS TO REMAIN
INDICATES EXISTING WALLS OR DOORS TO BE REMOVED
INDICATES NEW WALL CONSTRUCTION
INTERIOR WALLS: 1/2" GYP. BD. ON EACH SIDE OF 2 X 4 WOOD STUDS @ 16" O.C.
EXTERIOR WALLS: 1/2" GYP. BD. ON ONE SIDE OF 2"X6" WOOD STUDS @ 16" O.C. W/ R-19 BUTT INSULATION, EXT. SHEATHING & BUILDING WRAP, UNLESS OTHERWISE NOTED ON PLAN. (SEE TYPICAL WALL SECTION)

ELECTRICAL SYMBOLS

WALL SWITCH
DIMMER SWITCH
COLOR SWITCH
SWITCH RELOCATE
EXIST SWITCH
3 WAY SWITCH
DUPLEX WALL RECEPTACLE
EXISTING DUPLEX WALL RECEPTACLE
GROUND FAULT PROTECTED WALL RECEPTACLE (GFI)
TELEPHONE AND/OR DATA
CABLE TELEVISION

CEILING SYMBOLS

EXHAUST FAN, VENT TO EXTERIOR DIRECTLY TYP. (75 CFM MIN. DUCTED TO EXTERIOR)
EXHAUST FAN W/ LIGHT, VENT TO EXTERIOR DIRECTLY TYP. (75 CFM MIN. DUCTED TO EXTERIOR)
HEAT DETECTOR
SMOKE DETECTOR-HARDWIRED W/BATTERY BACKUP.
SMOKE & CARBON MONOXIDE COMBO DETECTOR. ALL BEDROOMS TYP.
CEILING RECESSED DOWN LIGHT
TYPE
CEILING MOUNTED FIXTURE
TYPE
4" RECESSED SPOT LIGHT FIXTURE
TYPE
WALL MOUNTED EXTERIOR OR INTERIOR FIXTURE
TYPE
UNDER CABINET LED STRIP
EXISTING 2' X 4' PRISMATIC FLUORESCENT LAY IN FIXTURE
EXISTING SUPPLY REGISTER
EXISTING RETURN REGISTER
NEW SUPPLY REGISTER
NEW RETURN REGISTER
NEW RETURN REGISTER TO EXHAUST FAN
EMERGENCY LIGHT
EXIT SIGN - CEILING MOUNTED
EXIT SIGN - WALL MOUNTED
FIRE EXTINGUISHER - WALL MOUNTED WITH SIGN PER CODE
FIRE ALARM HORN STROBE LIGHT
FIRE ALARM PULL STATION

- NOT USED.
- 4" THK. CONC. SLAB W/ 8" X 8" #6 REINF. ON 4" STONE OR GRAVEL/ COMPACTED SUB GRADE(TYP.). EXPANSION JOINT & JOINT FILLER AS REQUIRED
- STAIR: PROVIDE MAX. 8 1/4" RISERS AND MIN. 9" TREADS. PROVIDE 36" HGT RAILING W/ BAL 4" O.C.(TYP)
- PROVIDE MIN. ONE SHELF & CHROME HANGER IN CLOSET, MIN. FIVE SHELVES IN LINEN CLOSET & PANTRY UNLESS OTHERWISE NOTED ON PLANS
- BATH ROOM
A. DOUBLE UP FRAMING BELOW AT BATHTUBS AND WHIRLPOOL
B. EXHAUST DIRECTLY TO OUTSIDE (SEE ELEVATION)
C. BATH ROOM FIXTURES, FURNITURE, VANITY TOPS, BATHTUBS, WHIRLPOOL, & ACCESSORIES TO BE SELECTED AND PROVIDED BY OWNER
D. ALL SHOWER ROOM GLASS DOORS & WALLS TO BE MIN 3/8" TEMPERED GLASS W/ FRAME & ACCESSORIES AS REQUIRED
- UNITS MARKED * MEET OR EXCEED THE FOLLOWING DIMENSIONS:
CLEAR OPENABLE AREA OF 5.7 SQ. FT. CLEAR OPENABLE WIDTH 20" AND HEIGHT OF 24"
- STRUCTURE TO BE REINFORCED BY LOCATION OF HVAC/ MECHANICAL EQUIPMENT
- DOOR & WINDOW TO BE LOCATED ON CENTER OF THE WALL UNLESS OTHERWISE NOTED.
- KITCHEN
A. CONTRACTOR TO COORDINATE FINAL LAY-OUT, ALL APPLIANCES & UTILITIES REQUIREMENTS, I.E. GAS, ELECTRIC, PLUMBING.
B. GAS OVEN RANGE, 30" W KITCHEN HOOD & EXHAUST FAN TO ROOF
C. PROVIDE (2)-2X12'S HEADER AND (2)-2X6 W/ JACK STUD @ ALL NEW DOOR & WINDOW, UNLESS OTHERWISE NOTED
- CONTRACTOR CONFIRM EXIST STRUCTURE BEFORE DEMOLITION
- USE TREATED WOOD FOR ALL EXPOSED TO OUTSIDE OR CONTACT CONC' OR SOIL.
- PROVIDE DOOR SILL AT PLACES WHERE FLOOR MATERIAL IS CHANGED
- CONTRACTOR TO PROVIDE DOOR HARDWARE AS REQUESTED BY CODE
- ALL DIMENSION IS FRAME DIM. UNLESS OTHERWISE NOTED

FINISH LEGEND

ROOM NO.	NAME	
	FLOOR	CEILING
F1	CARPET	W1 PAINT
F2	WOOD FLOOR	W2 WALL PAPER
F3	PORCELAIN TILE	W3 UNFINISHED
F4	STONE TILE	W4 CERAMIC TILE
F5	UNFINISHED	W5 TILE & PAINT
F6	EXIST	W6 EXIST
		C1 PAINT
		C2 WATER RES. PNT.
		C3 BEAD BOARD
		C4 NOT USED
		C5 UNFINISHED
		C6 EXIST



ARCHITECTURE, INTERIOR DESIGN & CONSTRUCTION ADMINISTRATION, PLANNING, PROGRAMING & CODE ANALYSIS
WWW.AMARCHITECTSTUDIO.COM

ARCHITECT

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CLIFTON, NJ 07011
T. 973) 270-5166
E. INFO@AMARCHITECTSTUDIO.COM

CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTIONS

PROJECT

CONVERSION OF EXISTING
COMMERCIAL 2 SPACES TO 2
NEW APARTMENTS AT:

715 MAIN ST. NORTH CALDWELL, NJ

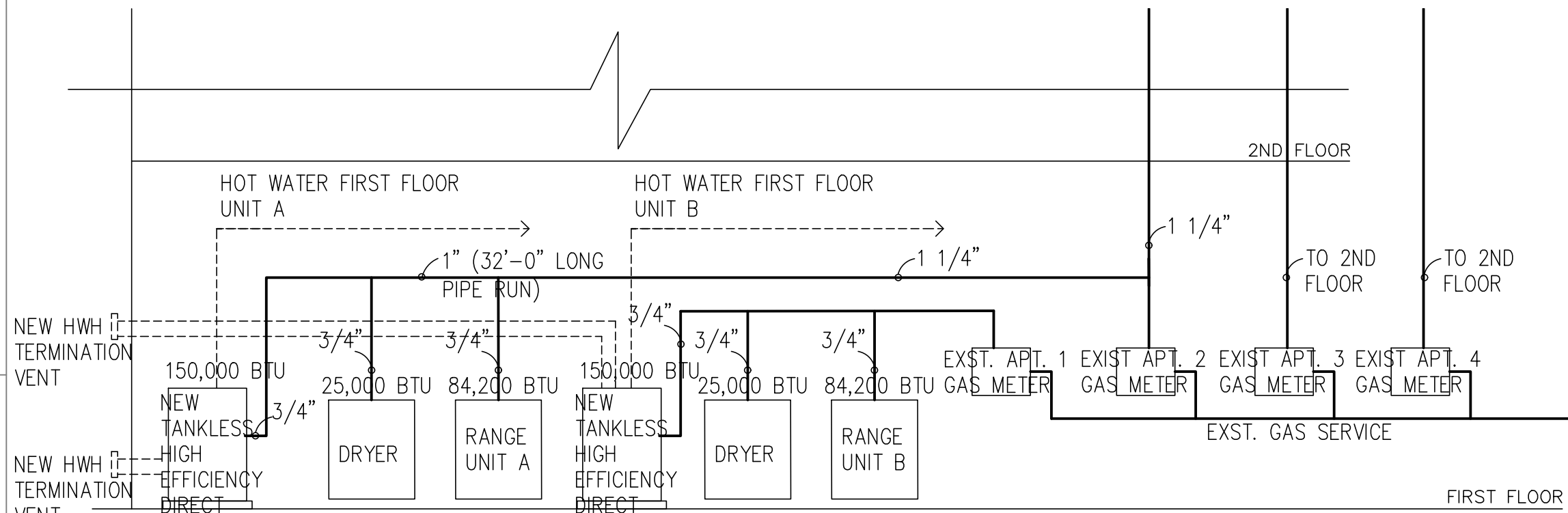
SHEET TITLE

DEMOLITION AND PROPOSED FIRST
FLOOR PLAN

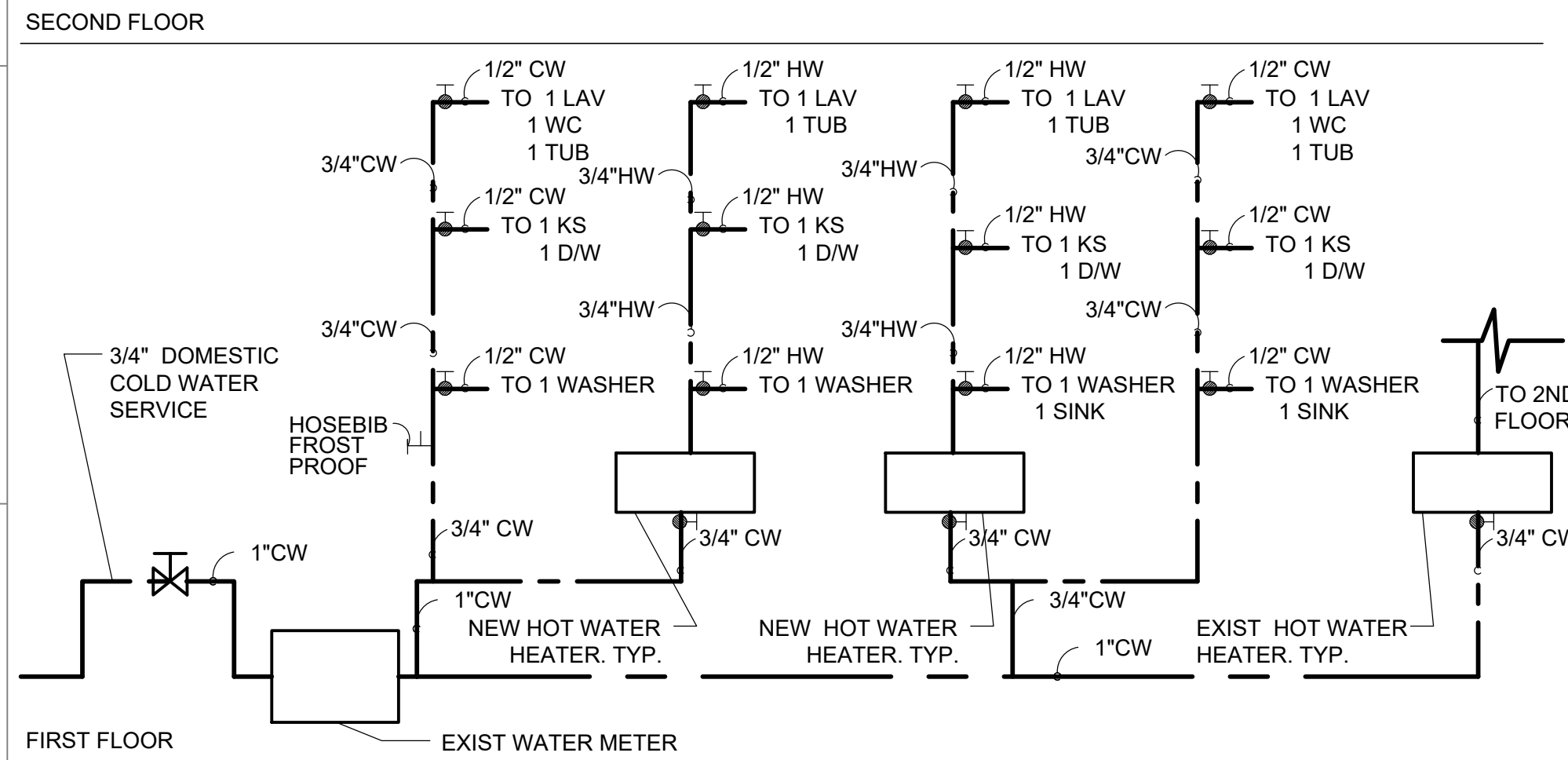
SEAL & SIGNATURE

DATE: 1-4-2024
PROJECT NO.: 2023-339
DRAWING BY: A.C.
CHECKED BY: AM
DRAWING NO.

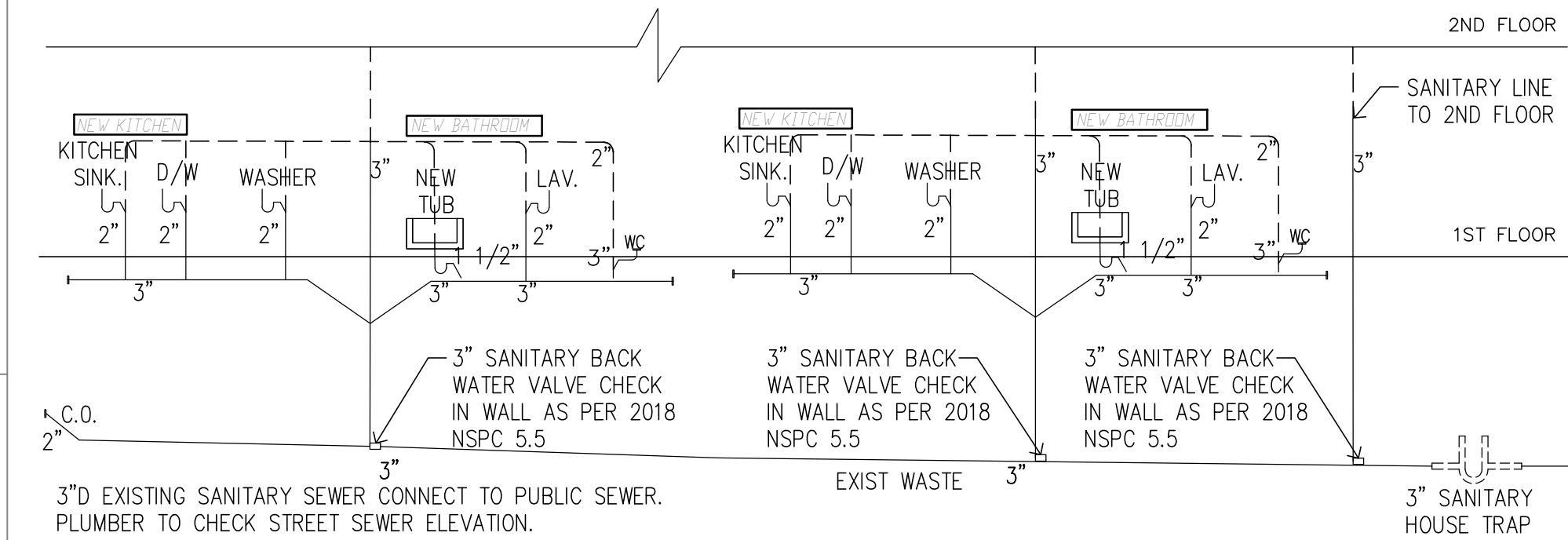
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1 GAS RISER DIAGRAM
SCALE: N.T.S.

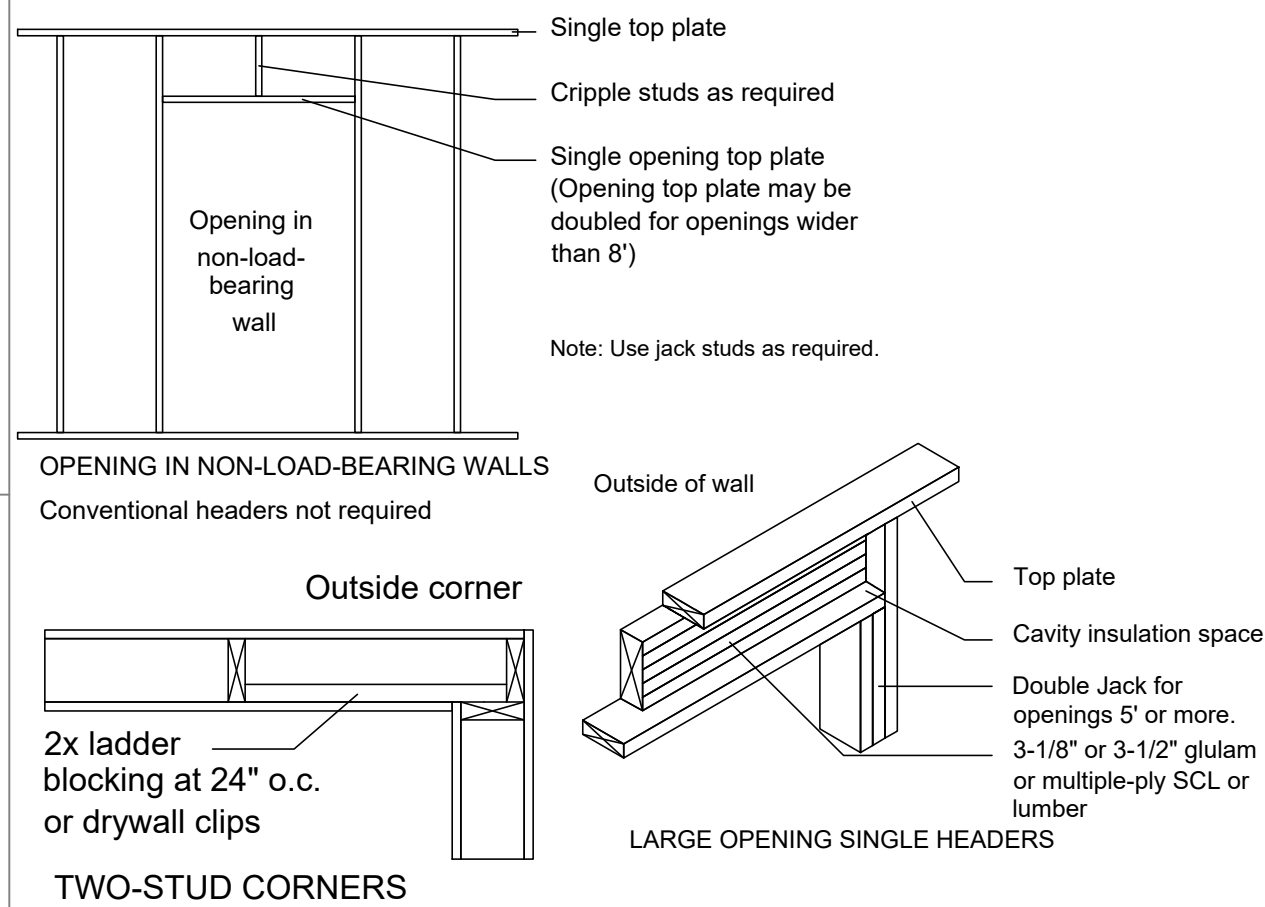


2 HOT & COLD WATER RISER DIAGRAM
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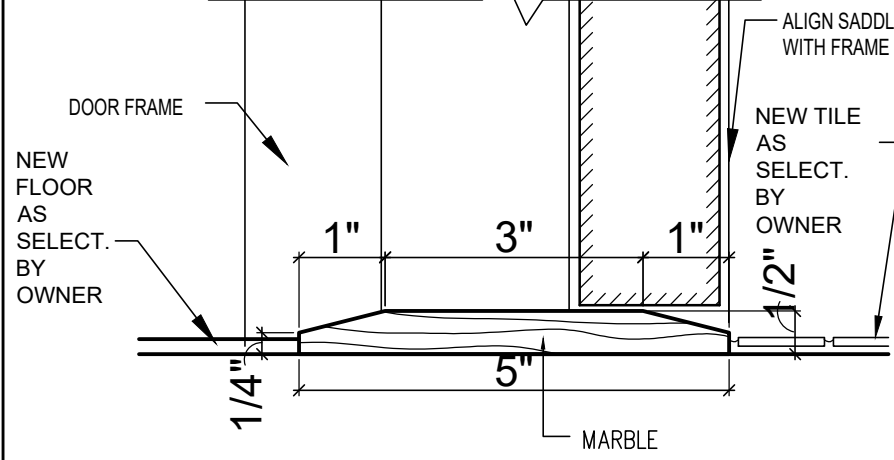


3 SANITARY RISER DIAGRAM
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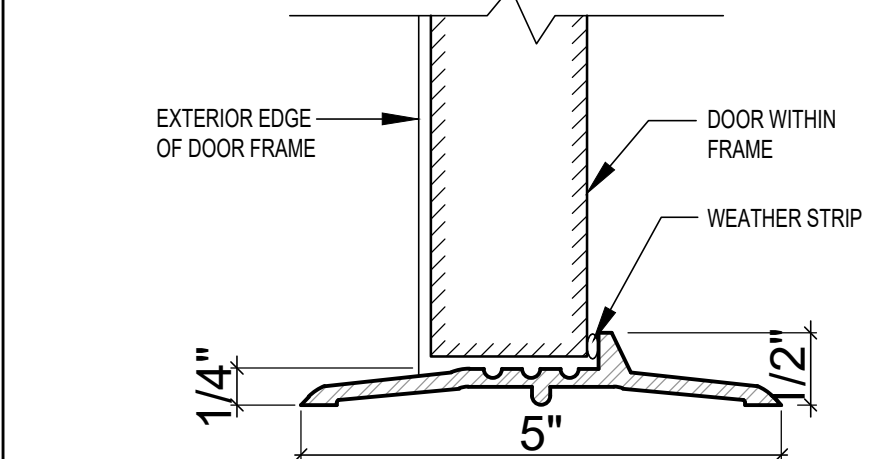
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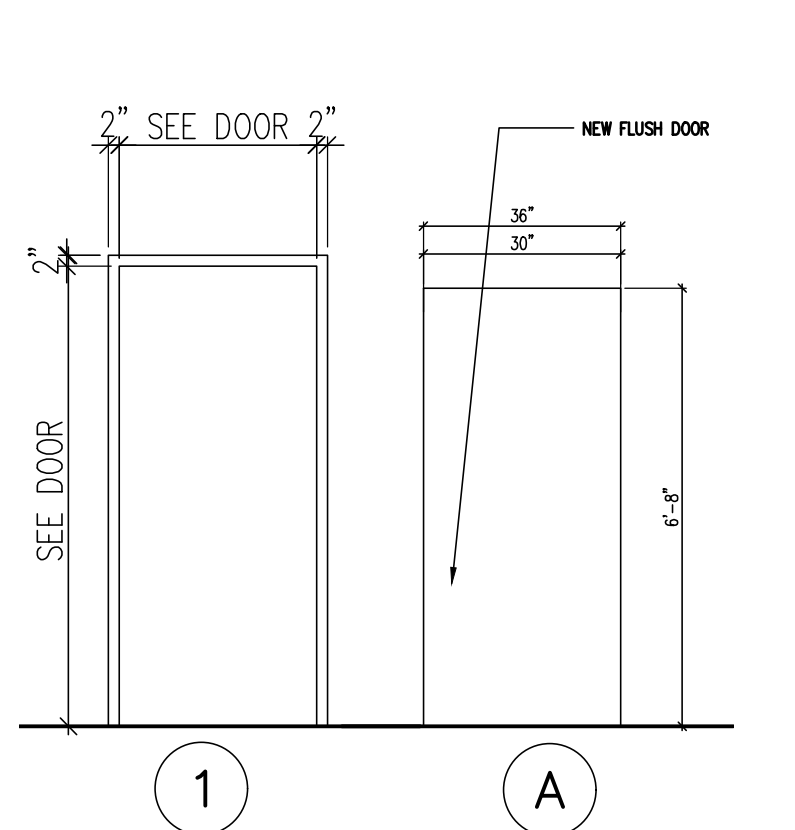
MARBLE SADDLE DETAIL:



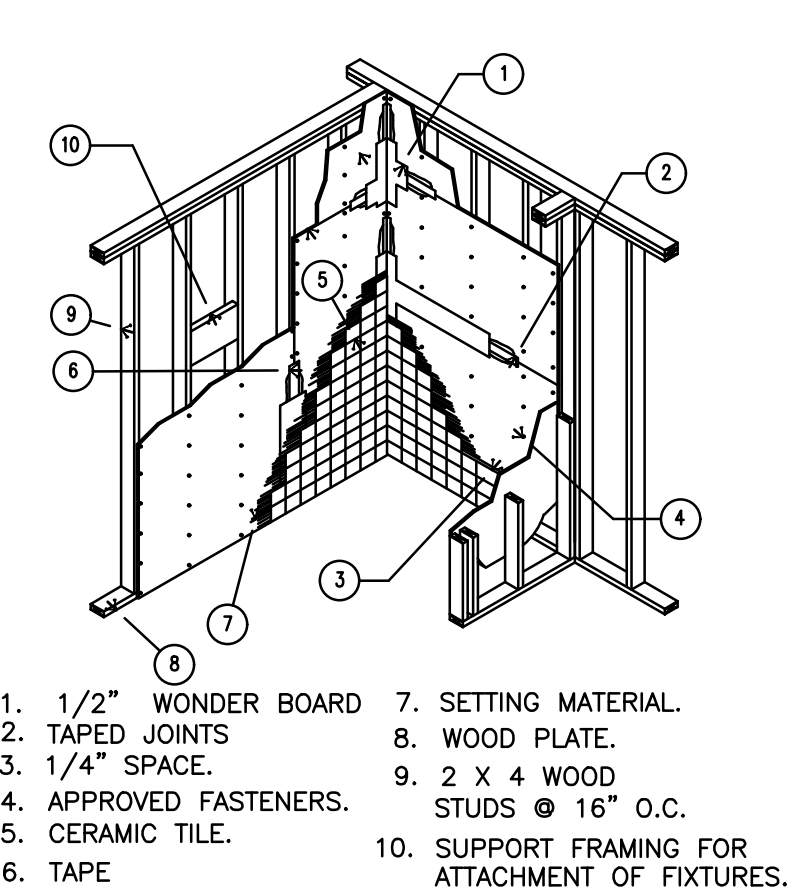
SILL DETAIL:



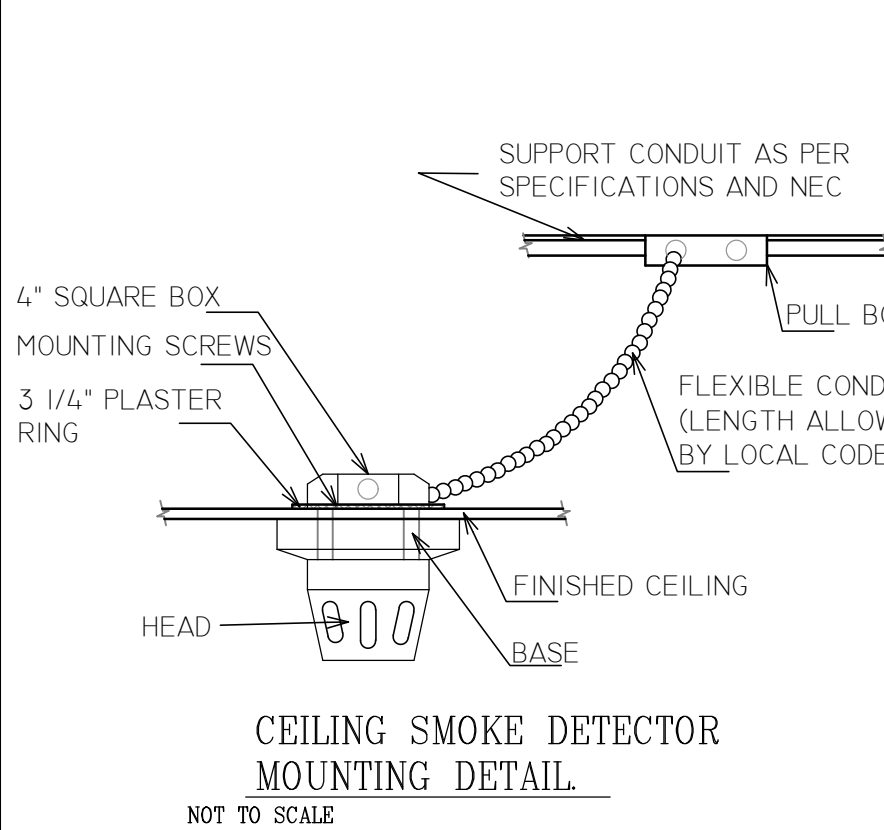
DOOR FRAMES & TYPES:



BATHROOM DETAIL:

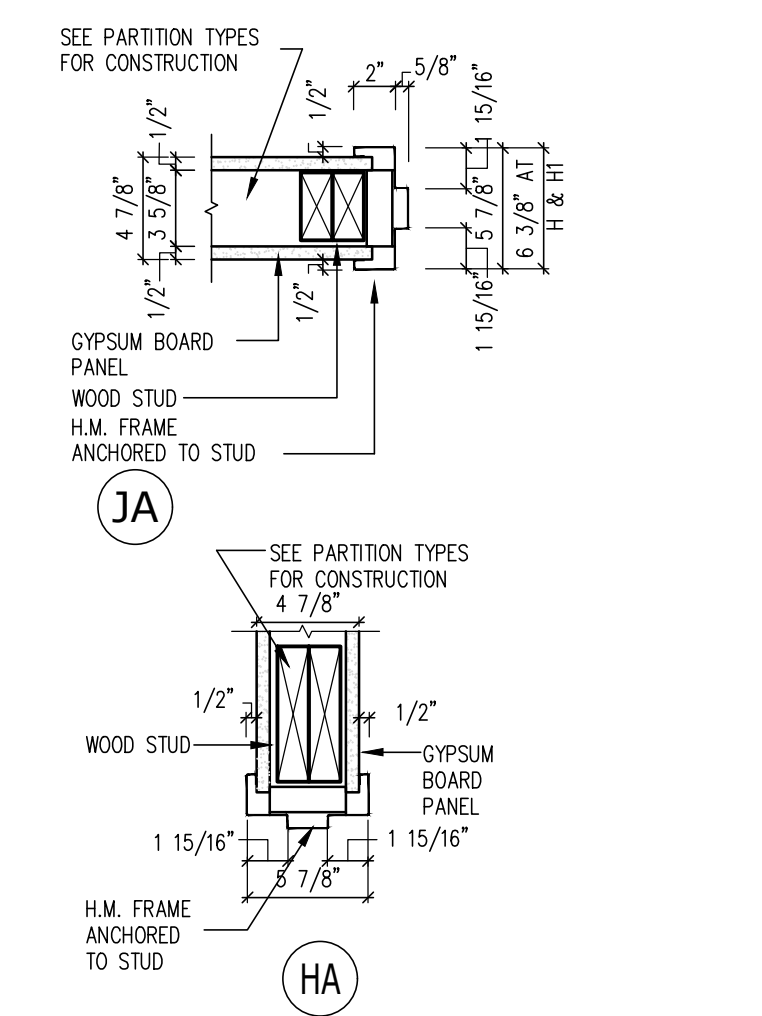


SMOKE DETECTOR DETAIL:

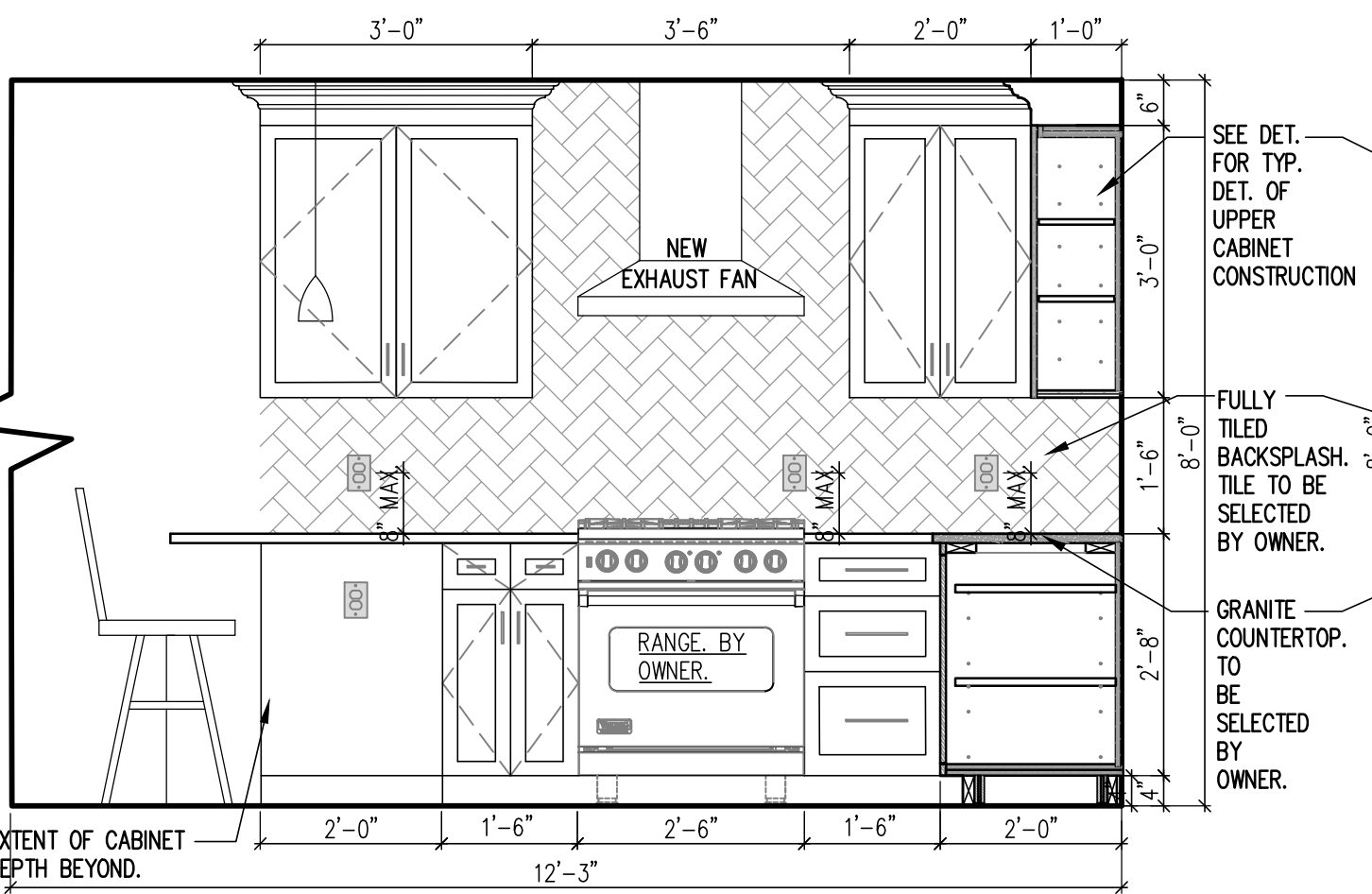


8 NEW CONCRETE FLOOR SLAB DETAIL
SCALE: 1" = 1'-0"

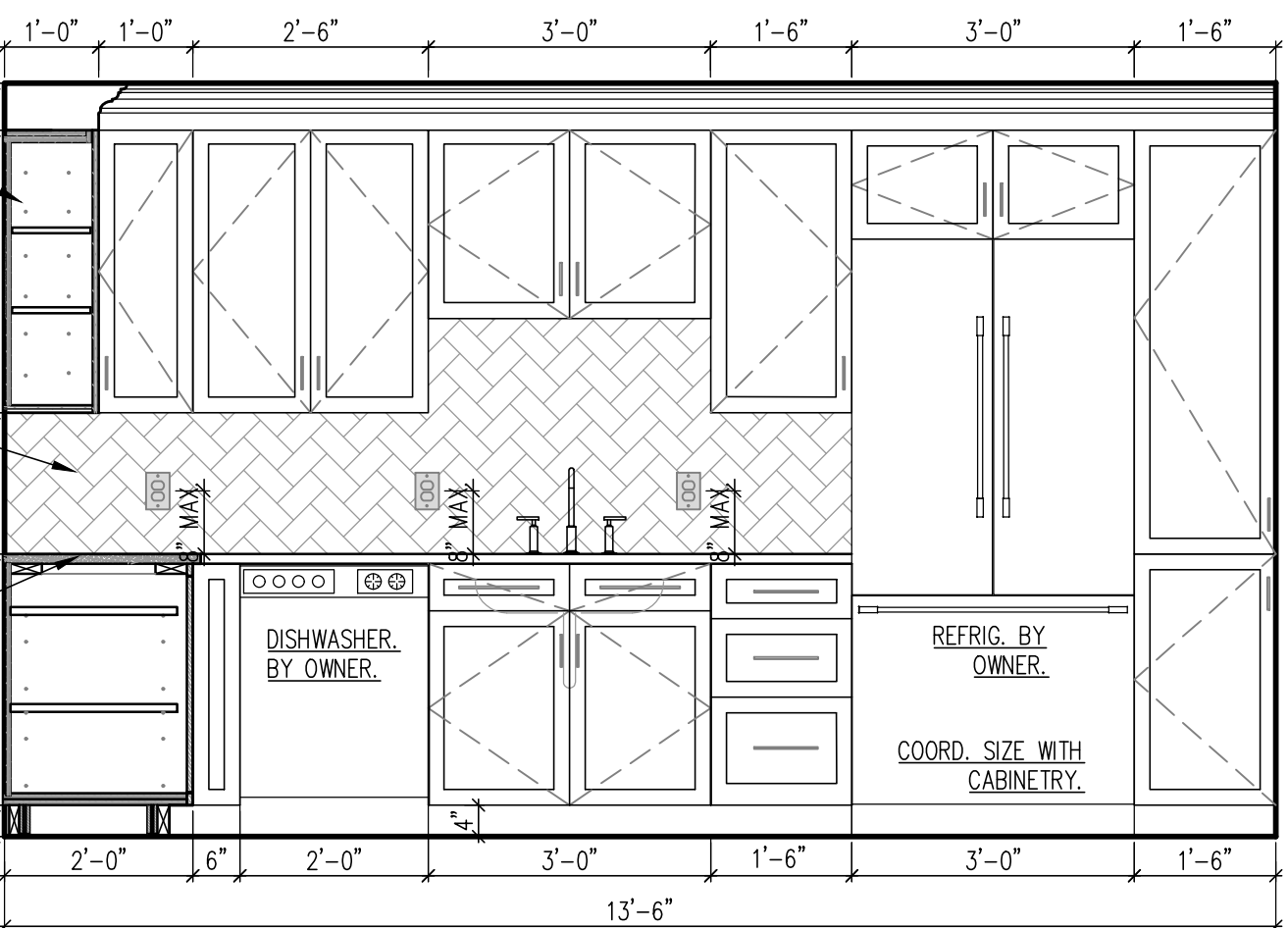
JAMB & HEAD DETAILS:



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



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



PLUMBING SYSTEMS SUMMARY											REMARKS		
SERVICE	SMALL PIPE		TYPE FOR EXPOSED PIPING			TYPE FOR BELOW GRADE PIPING			INSULATION THICKNESS (IN)			VELOCITY	
	SIZE (IN)	PIPE	FITTINGS	INSULATION	PIPE	FITTINGS	INSULATION	EXPOSED	CONCEALED	TARGET		MAXIMUM	
Potable Water	3/4	Type L	Wrought Copper Fiberglass		Type K	Wrought Copper Fiberglass		3/4	3/4	5 Ft/Sec	8 Ft/Sec		
Cold Water	3/4	Copper	With 95/5 Solder With Jacket		Copper	With 95/5 Solder With Jacket		1	1	5 Ft/Sec	8 Ft/Sec		
Hot Water	3/4	Copper	With 95/5 Solder With Jacket		Copper	With 95/5 Solder With Jacket		1	1	5 Ft/Sec	8 Ft/Sec		
OTHER										SLOPE		REMARKS	
										TARGET MINIMUM			
Sanitary	3"	PVC or CIP	PVC or CIP	N/A	PVC or CIP	PVC or CIP	N/A	N/A	N/A	1/4"	1/4"-1/8"	PVC Piping Is Not Allowed In Return Air Plenum Spaces.	
Vent	2"	PVC or CIP	PVC or CIP	N/A	PVC or CIP	PVC or CIP	N/A	N/A	N/A	1/4"	1/4"-1/8"	PVC Piping Is Not Allowed In Return Air Plenum Spaces.	
NOTES:													
1. CIP = Cast Iron Pipe													
2. PVC = Solid-wall Schedule 40 PVC only													

FIXTURE CONNECTION SCHEDULE								
TAG	TYPE	PIPE SIZES				DFU	WSFU	
		TRAP WASTE VENT		COLD	HOT (NSPC) (NSPC)			
	WC Water Closet (Flush Tank)	-	3"	2"	1/2"	-	4	3.5
	LAV Lavatory	1-1/4"x 1-1/2"	1-1/2"	1/2"	1/2"	1	1	
	SH Shower	1-1/2"	2"	1-1/2"	1/2"	1/2"	2	2
	BT Bathtub	2"	2"	1-1/2"	1/2"	1/2"	2	3.5
	KS Sink	1-1/2"x 1-1/2"	1-1/2"	1-1/2"	1/2"	1/2"	2	1.5
	W/D Clothes Washer	2"	2"	1-1/2"	1/2"	1/2"	3	4



ARCHITECTURE, INTERIOR DESIGN & CONSTRUCTION ADMINISTRATION, PLANNING, PROGRAMING & CODE ANALYSIS

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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTIONS

PROJECT

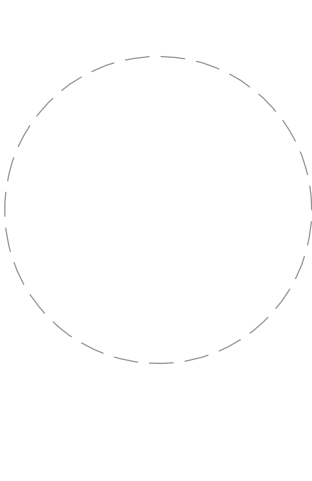
CONVERSION OF EXISTING COMMERCIAL 2 SPACES TO 2 NEW APARTMENTS AT:

715 MAIN ST. NORTH CALDWELL, NJ

SHEET TITLE

RISER DIAGRAMS, KITCHEN ELEVATIONS AND DETAILS

SEAL & SIGNATURE



DATE:	1-4-2024
PROJECT NO.:	2023-339
DRAWING BY:	A.C.
CHECKED BY:	AM
DRAWING NO.	
A-101	
2 OF 3	