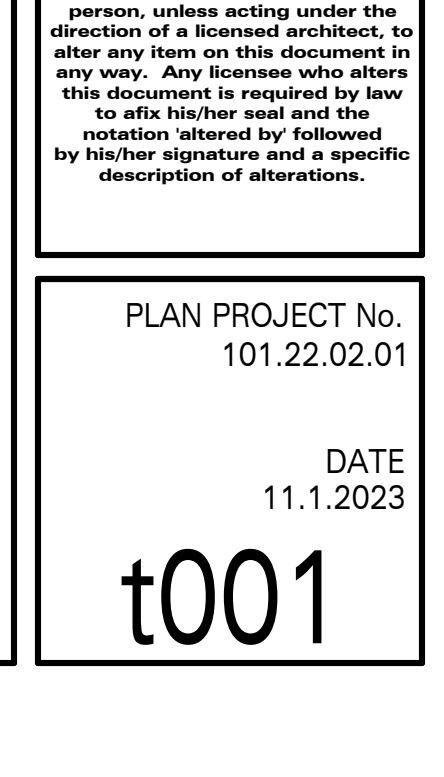
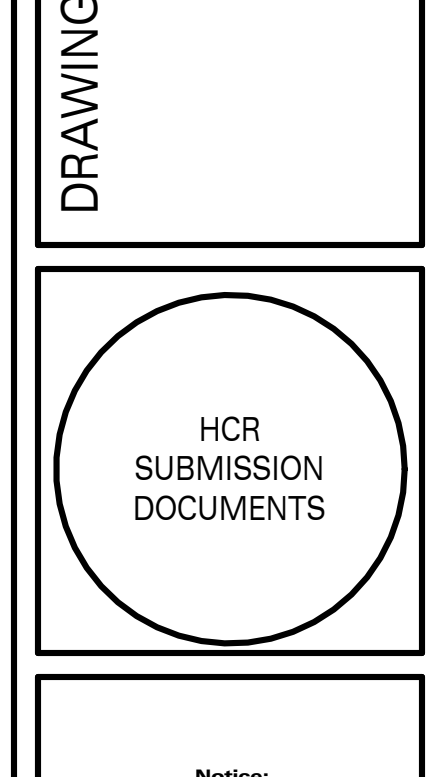
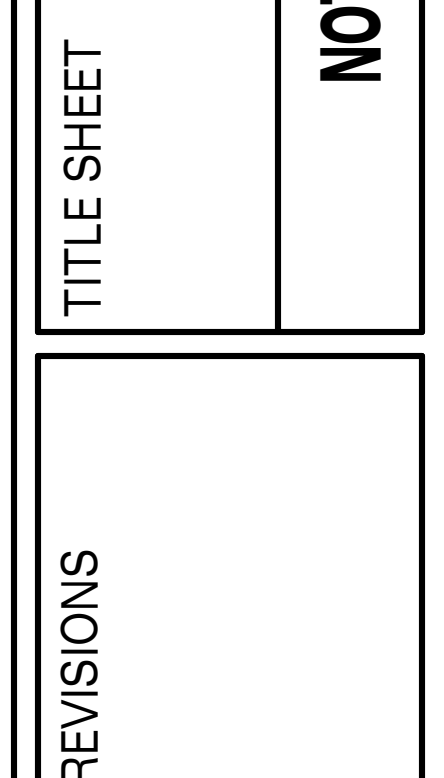
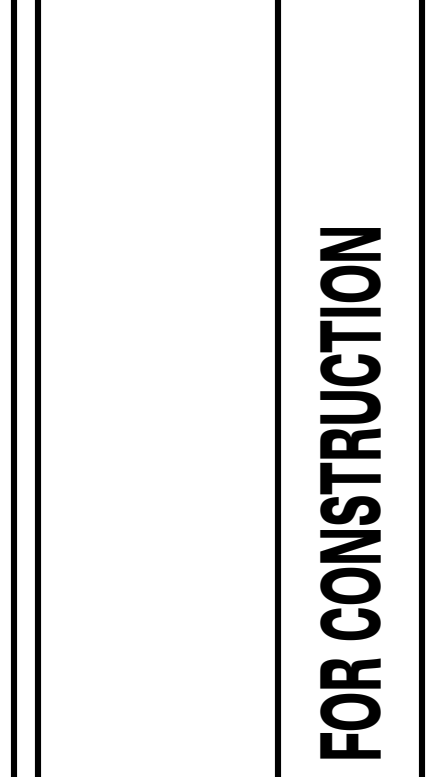
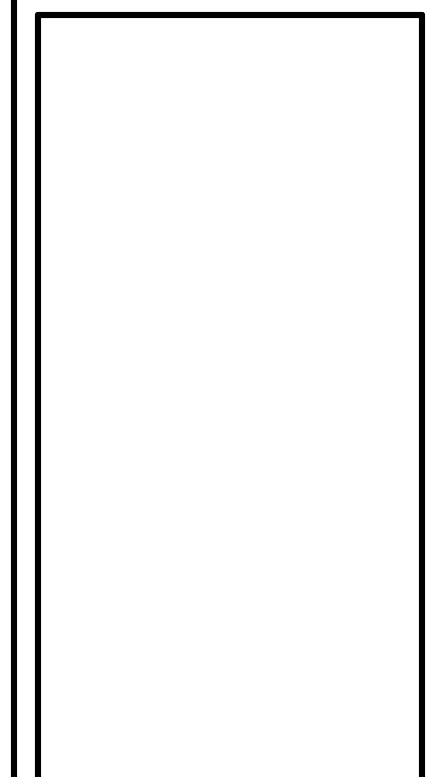


# EDGEMERE DEVELOPMENT

# FERNWOOD MULTI-FAMILY

100 FERNWOOD AVENUE, ROCHESTER, NY, 14621



**ROCHESTER**  
Housing Authority

OWNER / DEVELOPER  
ROCHESTER HOUSING AUTHORITY  
675 WEST MAIN STREET  
ROCHESTER, NY 14611  
phone| 585.235.0447  
contact| SHAWN BURR, EXECUTIVE DIRECTOR

EDGEMERE DEVELOPMENT, INC.  
REAL ESTATE • DEVELOPMENT • CONSULTING

DEVELOPING CONSULTANT  
EDGEMERE DEVELOPMENT, INC.  
277 ALEXANDER STREET, SUITE 400  
ROCHESTER, NY 14607  
phone| 585.325.1450  
contact| BRAD MACK

**plan**  
ARCHITECTURAL STUDIO

ARCHITECT  
PLAN ARCHITECTURAL STUDIO, P.C.  
250 SOUTH AVENUE, SUITE 100  
ROCHESTER, NY 14604  
phone| 585.454.4230  
contact| MARK A. PANDOLF, AIA

**HAMILTON|STERN**  
CONSTRUCTION

CONSTRUCTION MANAGER  
HAMILTON STERN CONSTRUCTION  
80 OFFICE PARK WAY  
PITTSFORD, NY 14534  
phone| 585.586.8101  
contact| RICHARD POTTS, EXECUTIVE VICE PRESIDENT

**TURNER**  
ENGINEERING, P.C.

MEP / FP ENGINEERING  
TURNER ENGINEERING, P.C.  
1 WOODBURY BOULEVARD  
ROCHESTER, NY 14604  
phone| 585.381.3360  
contact| DANIEL D. TURNER, PE

**BME ASSOCIATES**

CIVIL / SITE ENGINEERING  
BME ASSOCIATES  
10 LIFT BRIDGE LANE EAST  
FAIRPORT, NY 14450  
phone| 585.377.7360  
contact| LINC SWEDROCK, PE

**SUSTAINABLE COMFORT**

SUSTAINABILITY CONSULTANT  
SUSTAINABLE COMFORT, INC.  
639 NORTH SALINA STREET  
SYRACUSE, NY 13208  
phone| 508.713.6680  
contact| CHRIS STRAILE, SENIOR MANAGER



CONCEPTUAL MATERIAL STUDY  
**FERNWOOD | MULTI-FAMILY**  
ROCHESTER HOUSING AUTHORITY

NOVEMBER 1, 2023



### DRAWING INDEX

SHEET #	TITLE
GENERAL DRAWINGS	
1001	TITLE SHEET
1002	2020 BUILDING CODE OF NY
1003	2020 BUILDING CODE OF NEW YORK STATE & HCR DESIGN GUIDELINES CHECKLIST
1004	CODE PLANS
ARCHITECTURAL DRAWINGS	
a101	FIRST & SECOND FLOOR PLAN - AREA A
a102	FIRST & SECOND FLOOR PLAN - AREA B
a103	THIRD & FOURTH FLOOR PLAN - AREA A
a104	THIRD & FOURTH FLOOR PLAN - AREA B
a105	ROOF PLAN
a301	EXTERIOR ELEVATIONS
a302	EXTERIOR ELEVATIONS
a500	WALL SECTION
a600	UNIT TYPES
a700	FINISH SCHEDULE & MATERIAL LEGEND

### ABBREVIATIONS

AB	ANCHOR BOLT	PCF	PER CIRC FOOT
AC	AIR CONDITIONING, ABATEMENT CONTRACTOR	PFL	PER LINEAR FOOT
ACT	ADDITIONAL CEILING TILE	PL	PLASTER
ADA	AMERICAN WITH DISABILITIES ACT	PLM	PLASTIC LAMINATE
ADJ	ADJACENT	PSF	PER SQUARE FOOT
AF	AREA FINISHED FLOOR	PSI	POUNDS PER SQUARE INCH
ALUM	ALUMINUM	PT	PINT
AM	ARCHITECTURAL	PTT	PRESSURE TREATED
AMC	ARCHITECTURAL	PTW	PAINTWOOD
AMC	ARCHITECTURAL	QT	QUARRY TILE
BO	BOTTOM OF	R	RIBER
BO	BOTTOM OF	RC	REINFORCING CONTRACTOR
CBU	CEMENTIOUS BOARD UNIT	RE	REINFORCING
CIRC	CIRCUMFERENCE	RF	ROOFING
CL	CENTER LINE	RHS	ROOF HATCH
CL	CENTER LINE	RL	RALING
CMU	CONCRETE MASONRY UNIT	RM	ROOM
CO	CLEARANCE	RO	ROUGH OPENING
CONT	CONTINUOUS	RTU	ROOFTOP UNIT
COL	COLUMN	SCD	SOLID CORE WOOD
CONC	CONCRETE	SH	SHEDDLE
CT	CURTAIN	SM	SMALL
CT	CURTAIN	SM	STANDARD STEEL
CT	CURTAIN	STD	STANDARD
CT	CURTAIN	STR	STRUCTURAL
CT	CURTAIN	SUSP	SUSPENDED
CT	CURTAIN	SYS	SYSTEM
CT	CURTAIN	TEL	TELEPHONE
CT	CURTAIN	T	TREAD
CT	CURTAIN	TO	TOP OF
CT	CURTAIN	TYP	TYPICAL
CT	CURTAIN	UNF	UNFINISHED
CT	CURTAIN	UNO	UNLESS NOTED OTHERWISE
CT	CURTAIN	VB	VINYL BASE
CT	CURTAIN	VCT	VINYL COMPOSITION TILE
CT	CURTAIN	VERT	VERTICAL
CT	CURTAIN	VFF	VINYL FLOOR
CT	CURTAIN	W	WALL
CT	CURTAIN	WV	VINYL WALL COVERING
CT	CURTAIN	WT	WALL TILE
CT	CURTAIN	W	WIDE
CT	CURTAIN	WB	WOOD BASE
CT	CURTAIN	WD	WOOD

### SYMBOLS

BUILDING SECTION	
WALL SECTION	
SECTION DETAIL	
INTERIOR ELEVATION	
PLAN DETAIL	
WALL PARTITION TYPE	
SPOT ELEVATION	
ABATEMENT KEYNOTE	
DEMOLITION KEYNOTE	
RENOVATION KEYNOTE	
ALTERNATE KEYNOTE	
DOOR REFERENCE	
WINDOW REFERENCE	
MATERIAL FINISH TAG	
TOILET ROOM FUTURE / ACCESSORY TAG	
FURNITURE / EQUIPMENT TAG	
REVISION TAG	
ROOM IDENTITY	
ROOM NAME	
ROOM AREA	
NORTH ARROW	

FERNWOOD MULTI-FAMILY

TITLE SHEET

DRAWING REVISIONS

HCR SUBMISSION DOCUMENTS

Notice: It is a violation of law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required to show to the architect and date the notation altered by followed by their signature and a specific description of alterations.

PLAN PROJECT No. 101.22.02.01

DATE 11.1.2023

t001



# 2020 BUILDING CODE OF NEW YORK STATE

## BUILDING CODE ANALYSIS SUMMARY

Occupancy Classification Section 310.3 Residential Group R-2

Construction Type Chapter 5, Section 510 Special Provisions Chapter 6, Section 602.2 Types I and II and Section 602.6, Type V

This building is (3) stories of Construction Type VB over a (1) story podium of Construction Type IA as per Section 510 Special Provisions.

Area and Height Requirements Table 504.3 Allowable Building Height in Feet Above Grade Plane Construction Type VB (As required by Item 6 of Section 510.2)

Allowable: 60 Feet Proposed: 54 Feet (Main Roof Capping)

Table 504.4 Allowable Number of Stories Above Grade Plane Type IA

Allowable: Unlimited Proposed: 1-Story

Type VB Allowable: 3 Stories Proposed: 3-Stories

Section 506 Building Area Allowable Area First Floor Proposed Area First Floor

(Type IA) Unlimited (Type IA) 20,444 GSF

Allowable Area (Type VB) 26,250 GSF

Allowable Stairs (Type VB) X Stairs

Total Allowable Area (Second, Third and Fourth Floor) (Type VB) 78,750 GSF

Proposed Second Floor (Type VB) 20,087 GSF

Proposed Third Floor (Type VB) 20,087 GSF

Proposed Fourth Floor (Type VB) 20,087 GSF

Total Proposed Area (Second, Third and Fourth Floor) (Type VB) 80,261 GSF

Total Proposed Area (Type IA & VB) 80,505 GSF (All Floors)

## Fire Separation Requirements

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy Section 420 Occupancy Group R-2

Chapter 5 - General Building Heights and Areas Section 510 Special Provisions, 510.2 Horizontal Building Separation Allowance

Chapter 6 - Types of Construction Table 601 Fire-Resistance Rating Requirements for Building Elements (Hours)

Table 602 Fire-Resistance Rating Requirements for exterior walls based on fire separation distance

Chapter 7 - Fire and Smoke Protection Features

Table IA Horizontal Assemblies N/A

Table IA Vertical Assemblies 1 Hour

Table VB Horizontal Assemblies 1 Hour

Table VB Vertical Assemblies 1 Hour

Table 602 Fire-Resistance Rating Requirements for exterior walls based on fire separation distance

Table 603 Fire Extinguishers for Class A Fire Hazards

Table 603.1 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.2 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.3 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.4 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.5 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.6 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.7 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.8 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.9 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.10 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.11 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.12 Fire Extinguishers installed within limits per Table 603.1(1)

Table 603.13 Fire Extinguishers installed within limits per Table 603.1(1)

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Table 603.128 Fire Extinguishers installed within limits per Table 603.1(1)

## Table 705.8 Maximum area of exterior wall openings based on fire separation distance and degree of protection.

All Facades: 30% or greater fire separation distance. Unprotected openings: Sprinkler with NFPA 13, No Limit

705.8.1 Unprotected openings. Where unprotected openings are permitted, windows and doors shall be constructed of approved materials. Glazing shall conform to the requirements of Chapters 24 and 26.

705.8.5 Vertical Separation of openings. Exceptions: 1. This section shall not apply to buildings equipped throughout with an NFPA 13 sprinkler system.

705.8.6 Membrane penetrations. Ducts and air transfer openings that penetrate the ceiling membrane of a fire-resistance rated floor/ceiling or rooftop assembly shall be protected with one of the following: 1. A shaft enclosure as required by Section 707.8. 2. A listed ceiling radiation damper installed at the ceiling line and a duct penetrates the ceiling of a fire-resistance-rated floor/ceiling or rooftop assembly.

Section 707 Concealed Spaces 718.1 General. Fireblocking and Draftstopping shall be installed in combustible concealed locations in accordance with this section.

Section 722 Calculated Fire Resistance 722.2 Wood assemblies. 722.1.1 Maximum fire-resistance rating. Fire-resistance ratings calculated for assemblies using the methods in Section 722.6 shall be limited to not more than 1 hour.

Table 722.6.2(1) Type Assigned to Wallboard Membranes 58" Type Gypsum Wallboard 40 Minutes

Table 722.6.2(2) Type Assigned for Combination of Wood Frame Wood Studs 16-inches O.C. Max 20 Minutes

Wood floor and roof joists 16-inches O.C. Max 10 Minutes

Table 722.6.2(3) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(4) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(5) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(6) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(7) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(8) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(9) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(10) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(11) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(12) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(13) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(14) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(15) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(16) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(17) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes

Table 722.6.2(18) Type Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: Class I Fiber Mineral Wool Batts

Rockwool or Sig Material Wool Batts 15 Minutes

Cellulose insulation 15 Minutes



HCR SUSTAINABILITY GUIDELINES SPRING 2022 CHECKLIST

Table with 5 columns: Requirement Level, HCR Requirement, Required, Provided, Notes. Sections include Core Sustainability Requirements, Building Performance Requirements (Appliances, Lighting, Building Envelope, HVAC), Domestic Hot Water, Ventilation, and Water Efficiency.

2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

Commercial Building: For this code, all buildings that are not included in the definition of 'Residential building'... Section 107 Dwellings Units... Section 107.3 Accessible spaces... Section 107.4 Accessible route... Section 107.5.1 Minimum number...

2020 BUILDING CODE OF NEW YORK STATE CONTINUED...

Section 107 Dwellings Units... Section 107.3 Accessible spaces... Section 107.4 Accessible route... Section 107.5.1 Minimum number... Section 107.5.2 Drinking fountains shall be provided in accordance with Sections 1109.5.1 and 1109.5.2...

CHAPTER 14 EXTERIOR WALLS... 1404.3 Vapor retarders... 1404.3.1 Class I and II vapor retarders shall be provided on the interior side of frame walls in Climate Zone 5... CHAPTER 29 PLUMBING SYSTEMS... Section 2902 Minimum Plumbing Facilities...

Vertical sidebar containing logos for Plan Architectural Studio, PC and t003, project name 'FERNWOOD MULTI-FAMILY', and a 'NOT FOR CONSTRUCTION' stamp.



**UNIT COUNT SUMMARY**

<b>TOTAL UNIT COUNT = 65 UNITS</b>		<b>*ACCESSIBLE UNIT COUNT = 7 UNITS (11%)</b>	
(10) STUDIO UNITS	APT. 107 1-BED	(1) 1-BED	APT. 108 1-BED
(53) 1-BEDROOM UNITS	APT. 201 1-BED	(1) 2-BED	APT. 211 2-BED
(12) 2-BEDROOM UNITS	APT. 301 1-BED	(1) 1-BED	APT. 311 1-BED
	APT. 401 1-BED	(1) 2-BED	APT. 411 2-BED
	APT. 501 1-BED		
	APT. 601 1-BED		
	APT. 701 1-BED		
	APT. 801 1-BED		
	APT. 901 1-BED		
	APT. 1001 1-BED		
	APT. 1101 1-BED		
	APT. 1201 1-BED		
	APT. 1301 1-BED		
	APT. 1401 1-BED		
	APT. 1501 1-BED		
	APT. 1601 1-BED		
	APT. 1701 1-BED		
	APT. 1801 1-BED		
	APT. 1901 1-BED		
	APT. 2001 1-BED		
	APT. 2101 2-BED		

**OCCUPANT LOAD**

<b>First Floor Level Residential Space = 113 Occupants</b>	
Accessory storage, mechanical equipment room	827 SF / 300 = 3 Occupants
Assembly without fixed seats, Tables and Chairs	827 SF / 15 = 55 Occupants
Business Areas (Offices)	307 SF / 150 = 3 Occupants
Residential Space	10,067 SF / 200 Gross = 51 Occupants
<b>First Floor Level Tenant A Space = 140</b>	
Accessory storage, mechanical equipment room	556 SF / 300 = 1.86 Occupants
Assembly Areas without fixed seats, Chairs	590 SF / 11 = 54.5 Occupants
Business Areas (Offices)	1,269 SF / 150 = 8.46 Occupants
Library Stack Areas	3,535 SF / 100 = 35.35 Occupants
Library Reading Areas	433 SF / 50 = 8.66 Occupants
<b>Second Floor Level = 101 Occupants</b>	
Residential Space	20,087 / 200 Gross = 101 Occupants
<b>Third Floor Level = 101 Occupants</b>	
Residential Space	20,087 / 200 Gross = 101 Occupants
<b>Fourth Floor Level = 101 Occupants</b>	
Residential Space	20,087 / 200 Gross = 101 Occupants
<b>Total Building Occupant Load = 556 Occupants</b>	

**LEGEND** [CODE PLANS]

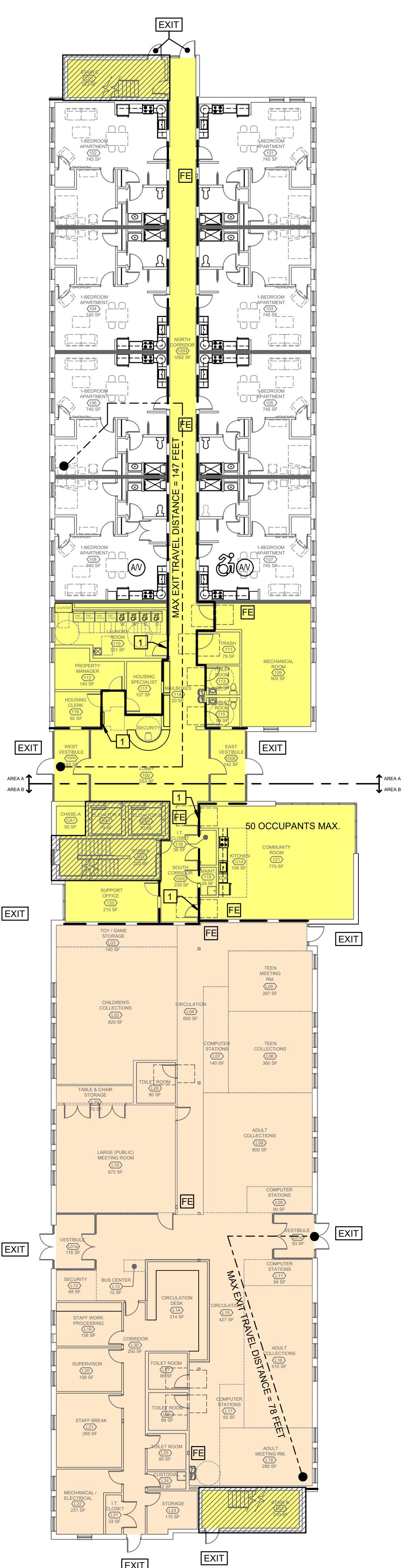
- HCR RESIDENTIAL SPACE
- HCR RESIDENTIAL COMMON SPACE
- HCR NON-RESIDENTIAL SPACE
- 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR WALLS AT ALL APARTMENTS. SEE WALL TYPES SCHEDULE.
- 1-HOUR FIRE-RESISTANCE RATED EXTERIOR WALL ASSEMBLY.
- 1-HOUR FIRE-RESISTANCE-RATED APARTMENT DWELLING UNIT DEMISING WALLS AND RESIDENTIAL COMMON SPACE DEMISING WALLS. SEE WALL TYPES SCHEDULE.
- 2-HOUR FIRE-RESISTANCE-RATED STAIR OR ELEVATOR SHAFT ENCLOSURE. SEE WALL TYPES SCHEDULE.
- FIRE-EXTINGUISHER. SEE FLOOR PLANS. COORDINATE EXACT EXTINGUISHER MODEL AND LOCATION WITH LOCAL FIRE MARSHAL. NOTE: RECESSED FIRE EXTINGUISHER CABINETS SHALL BE FIRE-RESISTANCE-RATED TO MATCH FIRE-RESISTANCE-RATING OF ASSOCIATED WALL ASSEMBLY.

**GENERAL NOTES** [CODE PLANS]

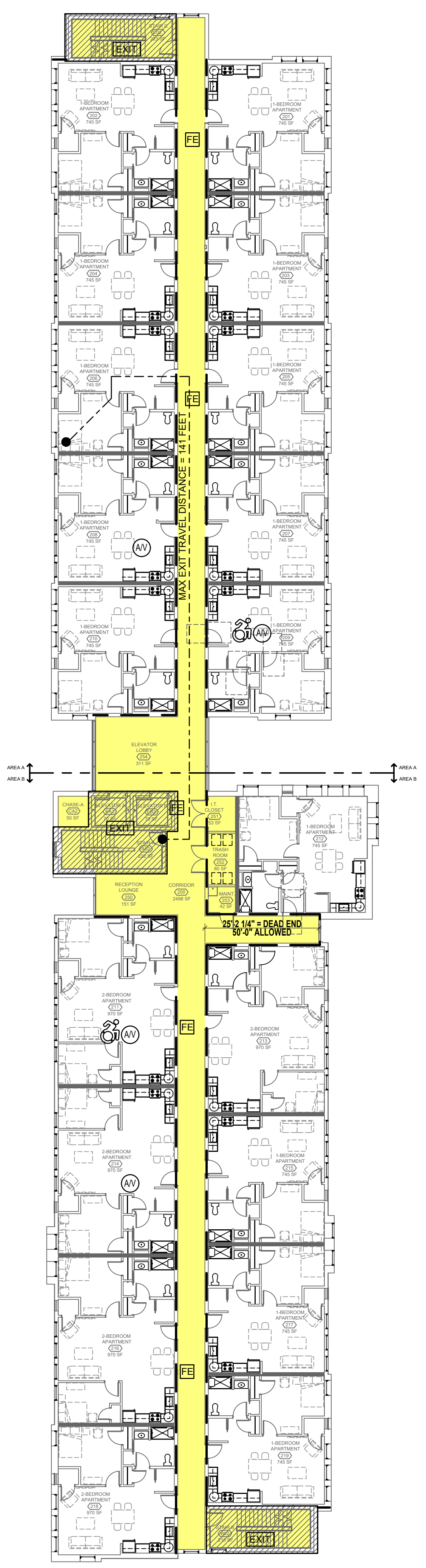
1. THIS BUILDING IS BEING CONSIDERED A PODIUM BUILDING. THERE SHALL BE A 3-HOUR FIRE SEPARATION BETWEEN THE FIRST AND SECOND FLOOR TO CREATE (2) SEPARATE BUILDINGS.
  - a. TYPE I-A CONSTRUCTION, NON-COMBUSTIBLE = FIRST FLOOR
  - b. TYPE V-B CONSTRUCTION, COMBUSTIBLE = SECOND, THIRD AND FOURTH FLOOR.
2. AT ALL GROUND FLOOR STRUCTURAL STEEL COLUMNS AND SECOND FLOOR STRUCTURAL STEEL BEAMS AND MISCELLANEOUS FRAMING (INCLUDING EXTERIOR CANOPSIES) PROVIDE SPRAY APPLIED FIRE-PROOFING EQUAL TO A 1-HOUR FIRE-RESISTANCE-RATING. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
3. ALL DWELLING UNIT DEMISING WALLS, RESIDENTIAL COMMON SPACE DEMISING WALLS, AND CORRIDOR WALLS SHALL EXTEND FROM FLOOR TO DECK TO ACHIEVE FIRE AND SOUND RATING REQUIREMENTS.
  - A. FROM FLOOR - TOP OF SHEATHING/DECK/CONCRETE SLAB.
  - B. TO DECK-UNDERSIDE OF FLOOR/ROOF SHEATHING/DECK/CONCRETE SLAB ABOVE.
  - C. PROVIDE ALL BLOCKING, FURRING, FRAMING, ETC., AS REQUIRED TO EXTEND ALL LAYERS OF WALL ASSEMBLY FROM FLOOR TO DECK, EVEN AT WALLS PERPENDICULAR TO TRUSSES.
  - D. ALL LAYERS INCLUDES BUT IS NOT LIMITED TO: GYPSUM BOARD SHEATHING ON BOTH SIDES, SHEAR-WALL PL/WOOD, RC-CHANNEL, ACoustICAL BATT INSULATION, ETC., AS DERIVED BY THE INTERIOR WALL TYPES SCHEDULE.
4. SPRINKLER SYSTEM SHALL CONFORM TO NFPA-13 THROUGHOUT, TYPICAL ENTIRE BUILDING.
5. FIRESTOP ALL FLOOR / CEILING OPENINGS, PENETRATIONS, JOINTS, ETC., TO MATCH FIRE-RESISTANCE-RATING OF FLOOR / CEILING ASSEMBLY TO MAINTAIN A CONTIGUOUS FIRE-RATING PER CODE. ALL NEW WORK SHALL COMPLY WITH THE CURRENT BUILDING CODE OF NYS. SEE BUILDING CODE OF NYS REVIEW FOR ADDITIONAL INFORMATION.
6. FIRE-RESISTANCE RATED GLAZING SHALL BEAR A LABEL PER THE REQUIRED FIRE-RESISTANCE-RATING ISSUED BY AN AGENCY AND SHALL BE PERMANENTLY IDENTIFIED ON THE GLAZING.
7. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATIONS SHALL:
  - a. BE LOCATED WITHIN 15-FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30-FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
  - b. INCLUDE LETTERING NOT LESS THAN 3-INCHES IN HEIGHT WITH A MINIMUM 3/8-INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS, OR OTHER WORDING.

**KEYNOTES** [CODE PLANS]

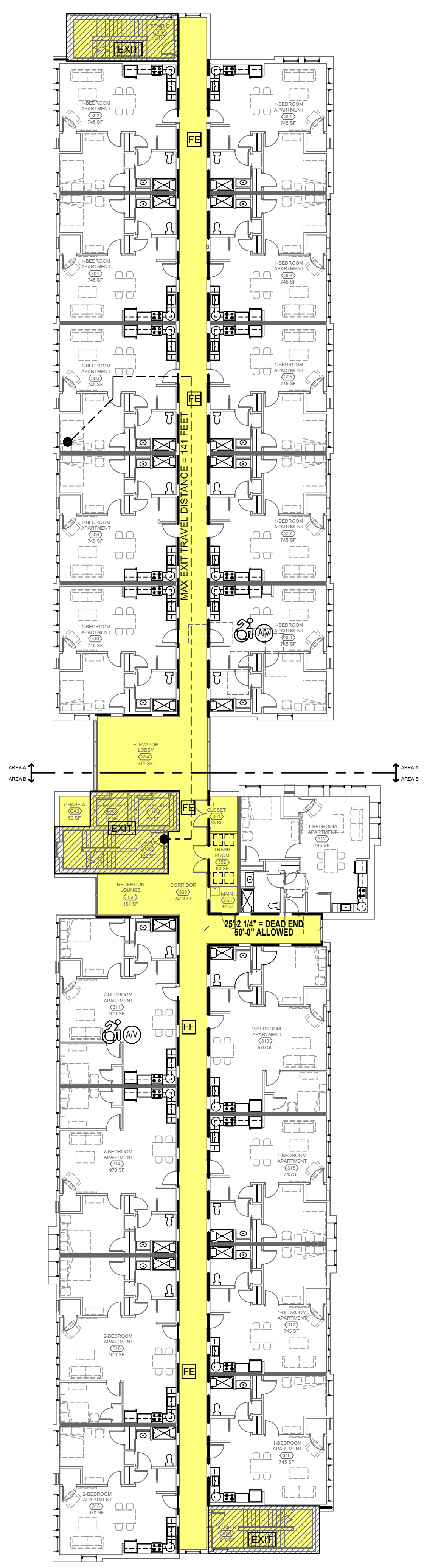
1. 1-HOUR FIRE-RESISTANCE RATED STOREFRONT IN 1-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY. GLAZING SHALL BE 30-MINUTE FIRE-RESISTANCE RATED.
2. 2-HOUR RATED CMU STAIR AND ELEVATOR SHAFTS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, TYPICAL.
3. 2-HOUR RATED CMU STAIR AND ELEVATOR SHAFTS PENETRATE THE ROOF PLANE. SEE ROOF PLAN.



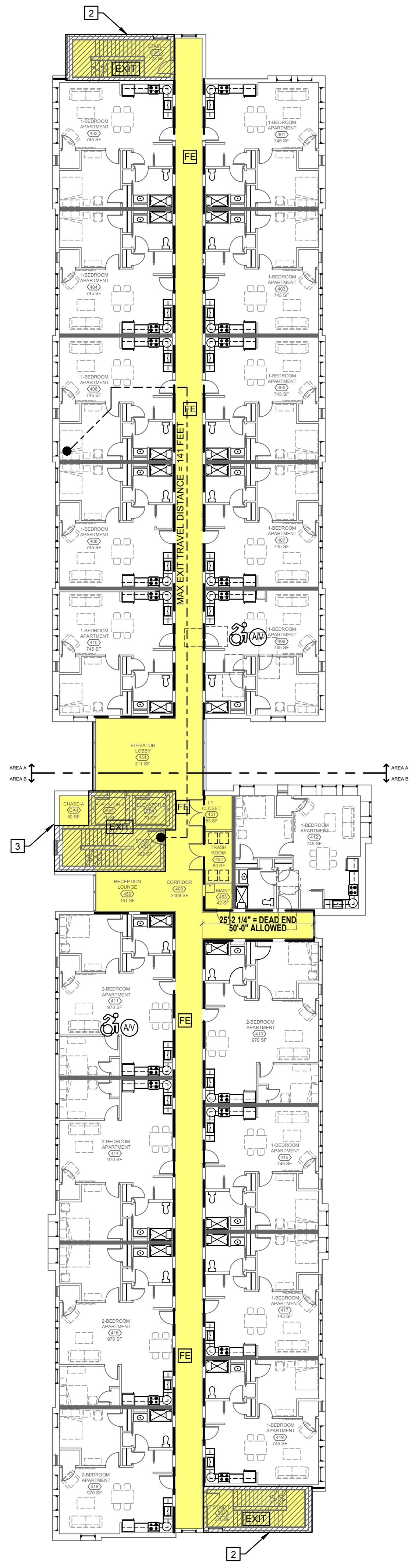
1 FIRST FLOOR CODE PLAN  
SCALE: 1/16" = 1'-0"



2 SECOND FLOOR CODE PLAN  
SCALE: 1/16" = 1'-0"



3 THIRD FLOOR CODE PLAN  
SCALE: 1/16" = 1'-0"



4 FORTH FLOOR CODE PLAN  
SCALE: 1/16" = 1'-0"



**LEGEND** (REFLECTED CEILING PLANS)

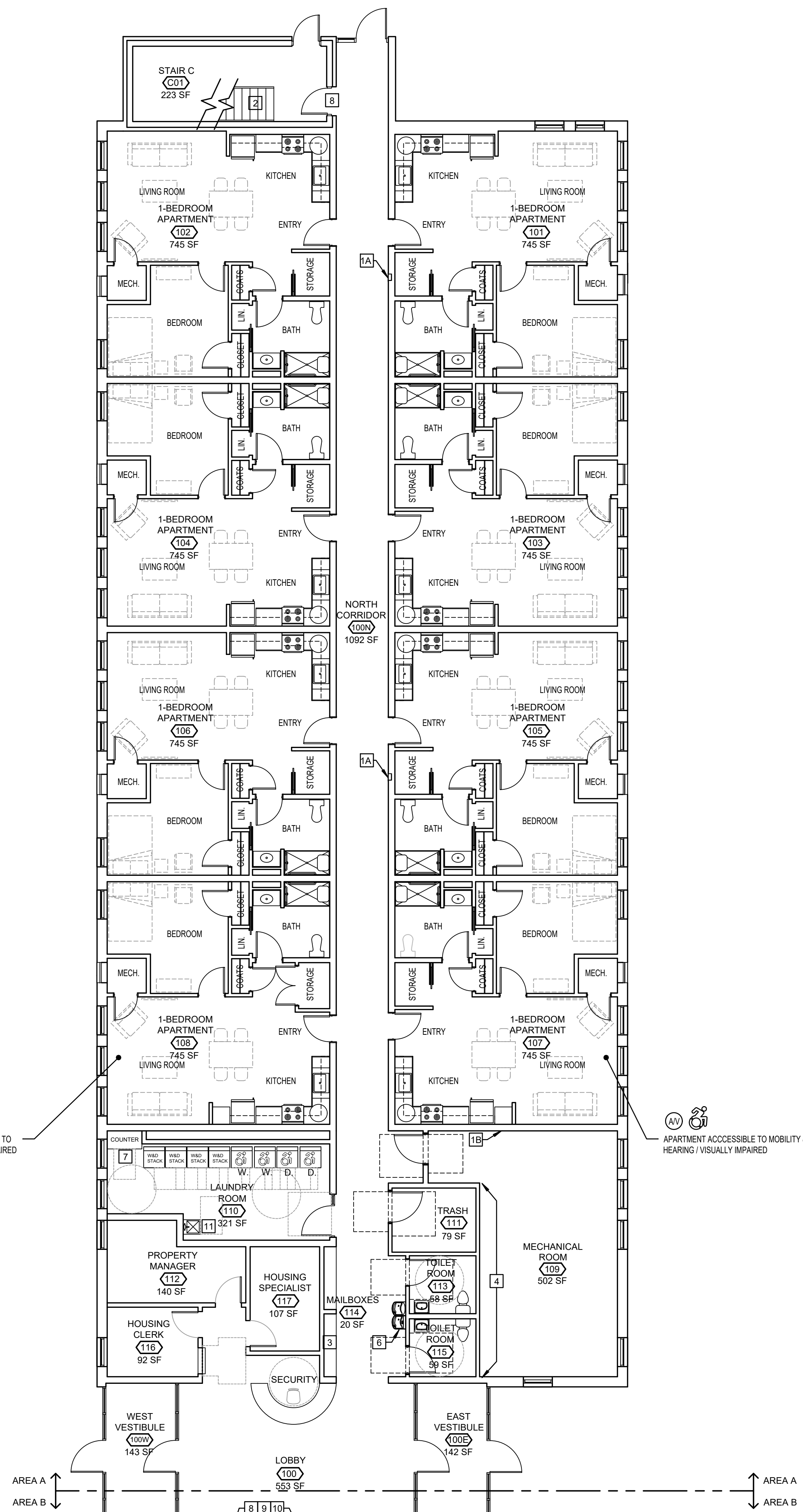
- WALL ASSEMBLY, SEE WALL SCHEDULE.
- CONCRETE WALL, SEE STRUCTURAL DRAWINGS.
- CMU WALL, SEE STRUCTURAL DRAWINGS.
- WINDOW / STOREFRONT / CURTAIN WALL, SEE ASSOCIATED SCHEDULES.
- NEW DOOR, SEE DOOR SCHEDULE.
- ACCESSIBLE APARTMENT, ACCESSIBLE TO MOBILITY IMPAIRED, SEE ENLARGED PLANS.
- ACCESSIBLE APARTMENT, ACCESSIBLE TO HEARING OR VISUALLY IMPAIRED, SEE ELECTRICAL DRAWINGS.

**GENERAL NOTES** (FLOOR PLANS)

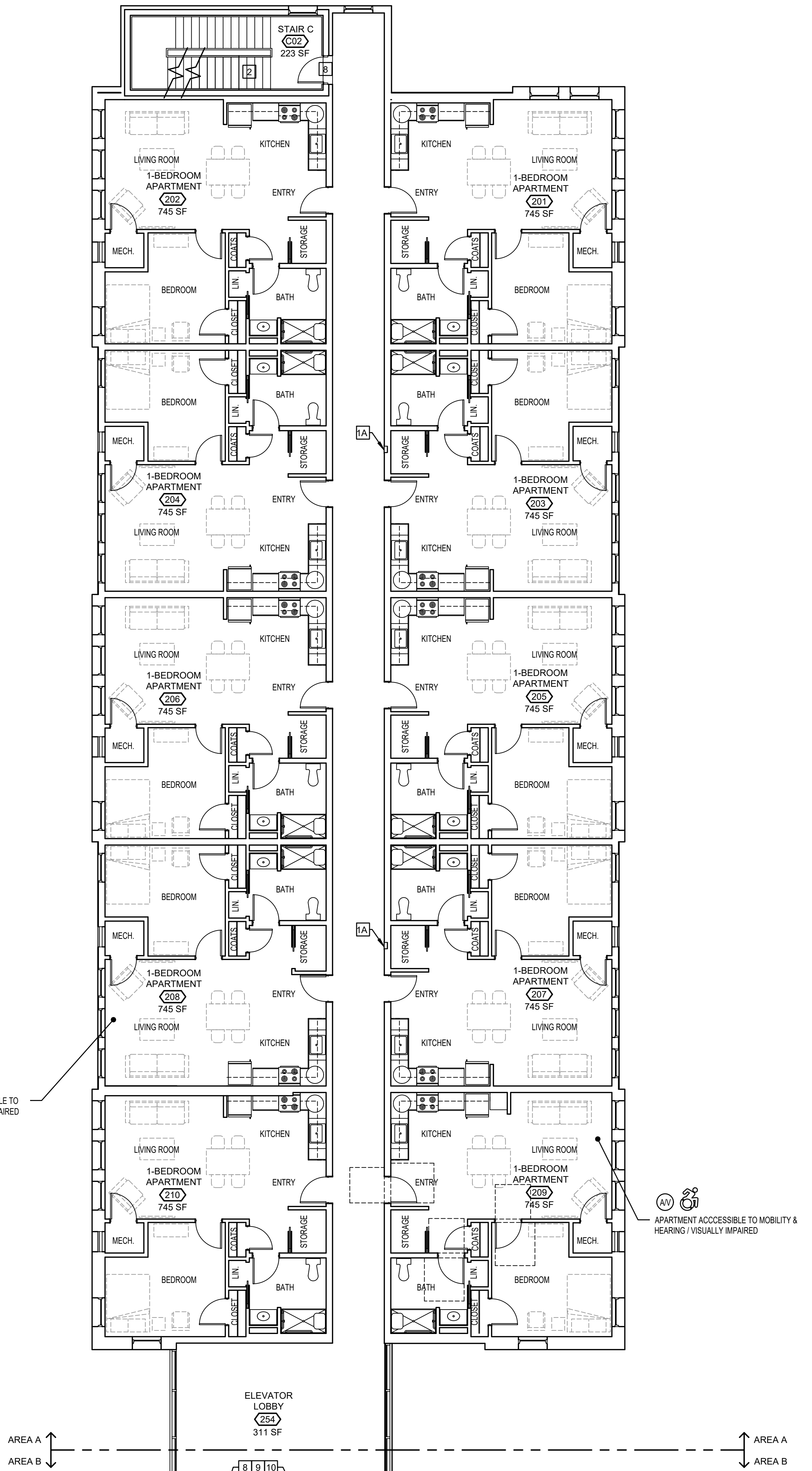
- ALL DOORS ARE EITHER 5-INCHES FROM HINGE SIDE WALL, INCLUDING THE FRAME, OR CENTERED ON A CLOSET, U.N.G.

**KEYNOTES** (FLOOR PLANS)

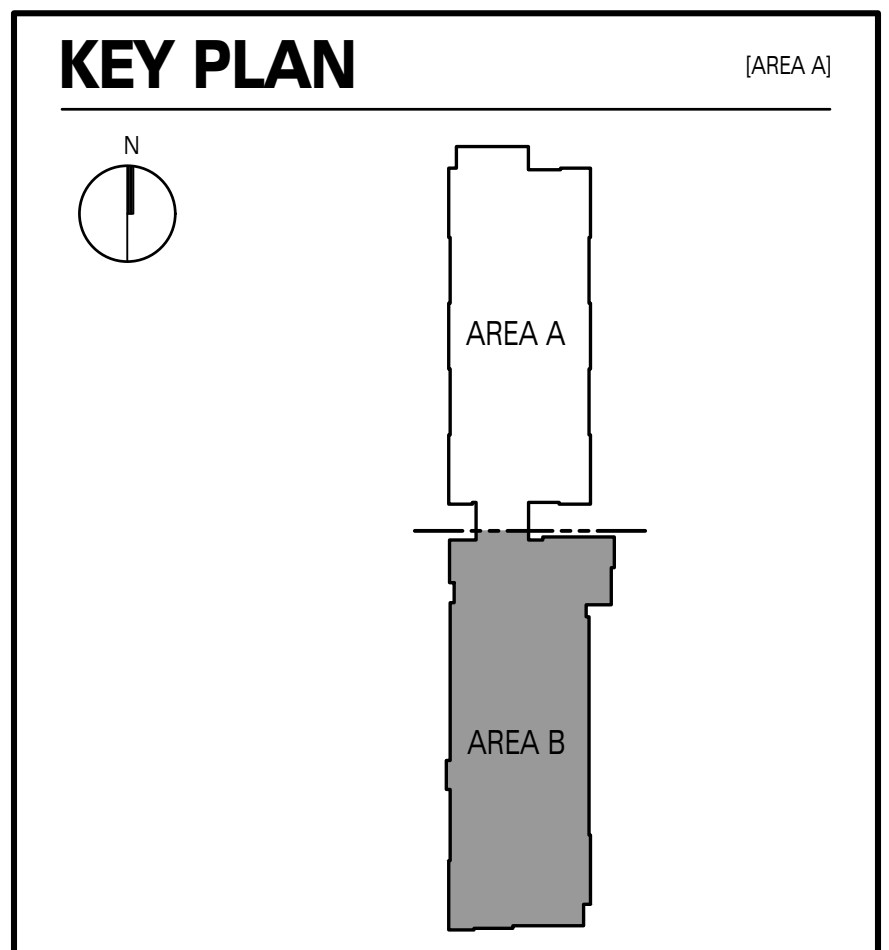
- 1-HOUR FIRE-RATED, SEMI-RECESSED, FIRE EXTINGUISHER CABINET AND ASSOCIATED FIRE EXTINGUISHER. SEE SPECIFICATIONS. COORDINATE EXACT EXTINGUISHER TYPE & LOCATION WITH LOCAL FIRE MARSHAL. MOUNT CABINET AT 5'-12" A.F.F. MEASURED TO BOTTOM OF CABINET.
- WALL MOUNTED FIRE EXTINGUISHER BRACKET AND ASSOCIATED FIRE EXTINGUISHER. SEE SPECIFICATIONS. COORDINATE EXACT FIRE EXTINGUISHER TYPE WITH THE LOCAL FIRE MARSHAL. MOUNT FIRE EXTINGUISHER AT 48" A.F.F. MEASURED TO TOP OF EXTINGUISHER.
- WOOD FRAMED EGRESS STAIR IN STANDARD CONCRETE MASONRY UNIT STAIR SHAFT WITH ROUNDED NOSE RUBBER TREADS AND INTEGRAL RISERS, ETC. PROVIDE WOOD FRAMED WALL UP TO 4-INCHES ABOVE THE HIGHEST LANDING LEVEL (ROOF PENTHOUSE). WALL SHALL BE CAPPED WITH 5/8" FULL WIDTH OF WALL SOLID WOOD CAP WITH EASED EDGES. PROVIDE SOLID OAK HANDRAILS ANCHORED TO SOLID THROUGH-WALL BLOCKING. CENTER HANDRAIL SHALL BE CONTINUOUS WHILE SIDE HANDRAILS SHALL TERMINATE WITH A 12" EXTENSION.
- MALIBOX REQUIREMENTS ARE AS FOLLOWS: (1) 20 DOOR, 2 PARCEL BOXES; (1) 20 DOOR, 1 PARCEL BOX; (2) 2 PARCEL BOX UNITS. TOTAL = 69 MAIL BOXES AND 13 PARCEL BOXES. MALIBOX UNITS SHALL BE STANDARD 4C HORIZONTAL MALIBOXES WITH A SILVER POWDERCOAT FINISH AND U.S. POSTAL SERVICE APPROVED.
- PROVIDE 1/2-INCH PLYWOOD AS ELECTRICAL ROOM TO ACCOMMODATE ELECTRICAL EQUIPMENT.
- PROVIDE & INSTALL 24" x 24" UTILITY OR MOP SINK. THIS LOCATION, SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
- PROVIDE AND INSTALL WALL MOUNTED HIGH / LOW ELECTRIC WATER COOLERS AND BOTTLE FILLING STATION. WATER COOLERS SHALL COMPLY WITH ANSI A17.1.
- PROVIDE AND INSTALL HPL CLOTHES FOLDING COUNTERTOP AT 34-INCH A.F.F. SEE FINISH PLANS. PROVIDE (2) STEEL SUPPORT BRACKETS AND CONTINUOUS SOLID BLOCKING IN WALL.
- FINISHED FLOORS SHALL SEAMLESSLY ALIGN. COORDINATE EXACT FINISH FLOOR ELEVATION BETWEEN CORRIDOR AND STAIR LANDINGS TYPICAL ALL STAIRS, ALL LEVELS, ENTIRE BUILDING.
- GEN3 EDGE MRL ELEVATOR BY OTIS ELEVATOR. CAPACITY = 3500 LB., SPEED = 150 FPM, ELEVATOR PIT = 6'-0" FROM FIRST FLOOR ELEVATION, ELEVATOR OVERTRAVEL = 13'-0" FROM FOURTH FLOOR ELEVATION. ELEVATOR SHAFT SHALL BE STANDARD CONCRETE MASONRY UNITS REINFORCED EVERY OTHER COURSE. ELEVATOR DOOR OPENING FRAME SHALL BE MAGNETIC TO ACCEPT ELEVATOR SMOKE CURTAIN.
- PROVIDE RECESSED ELEVATOR SMOKE CURTAIN AT ALL ELEVATOR STOPS, TYPICAL EQUAL TO CORNELL SMOKESHIELD ELEVATOR MODEL ERF10 OR ARCHITECT APPROVED EQUAL.
- PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.
- PROVIDE BOOK DROP-OFF, THIS LOCATION.



1 FIRST FLOOR PLAN - AREA A  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - AREA A  
SCALE: 1/8" = 1'-0"



**LEGEND** (REFLECTED CEILING PLANS)

- WALL ASSEMBLY, SEE WALL SCHEDULE.
- CONCRETE WALL, SEE STRUCTURAL DRAWINGS.
- CMU WALL, SEE STRUCTURAL DRAWINGS.
- WINDOW / STOREFRONT / CURTAIN WALL, SEE ASSOCIATED SCHEDULES.
- NEW DOOR, SEE DOOR SCHEDULE.
- ACCESSIBLE APARTMENT, ACCESSIBLE TO MOBILITY IMPAIRED, SEE ENLARGED PLANS.
- ACCESSIBLE APARTMENT, ACCESSIBLE TO HEARING OR VISUALLY IMPAIRED, SEE ELECTRICAL DRAWINGS.

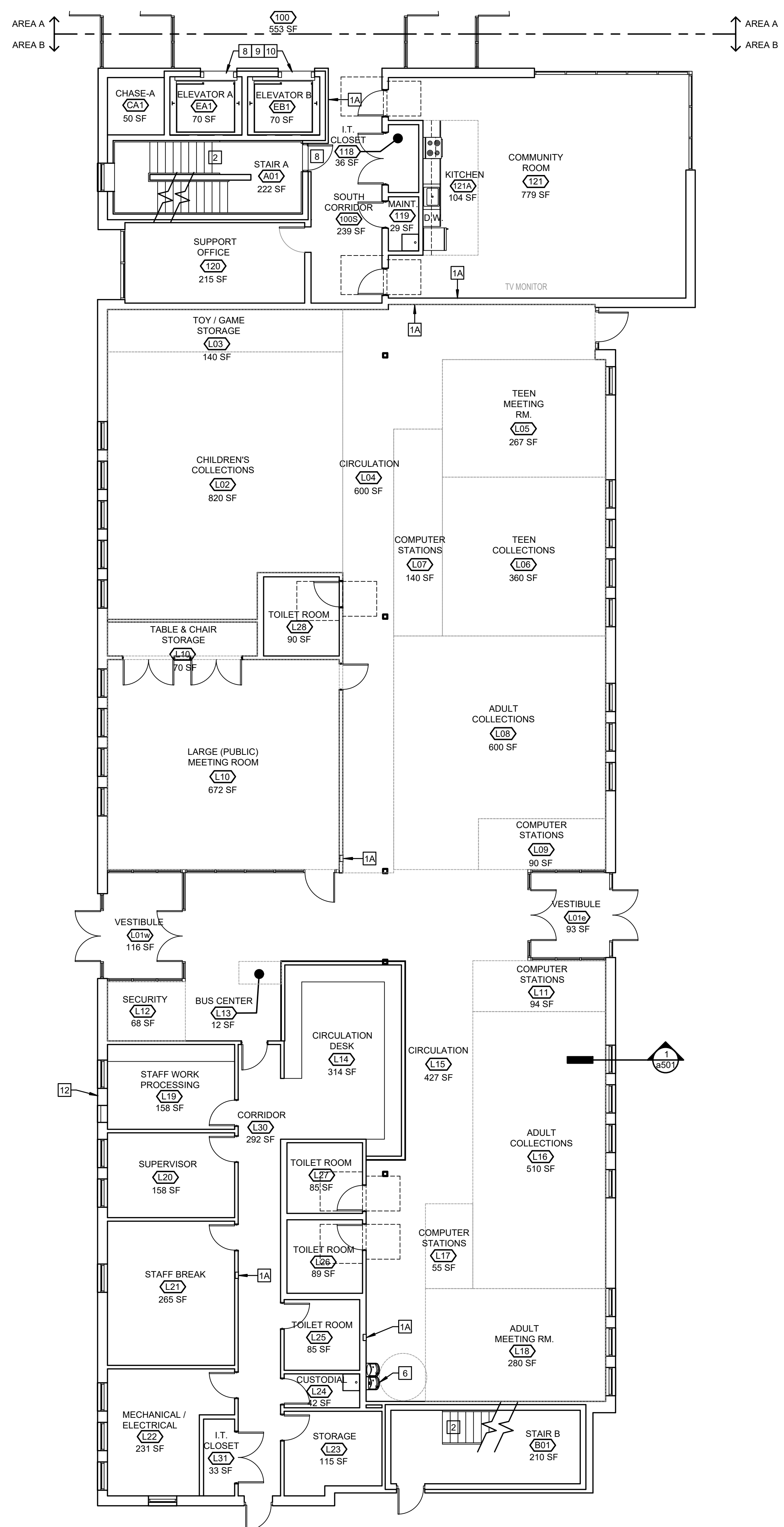
**GENERAL NOTES** (FLOOR PLANS)

- ALL DOORS ARE EITHER 5-INCHES FROM HINGE SIDE WALL, INCLUDING THE FRAME, OR CENTERED ON A CLOSET, U.N.G.

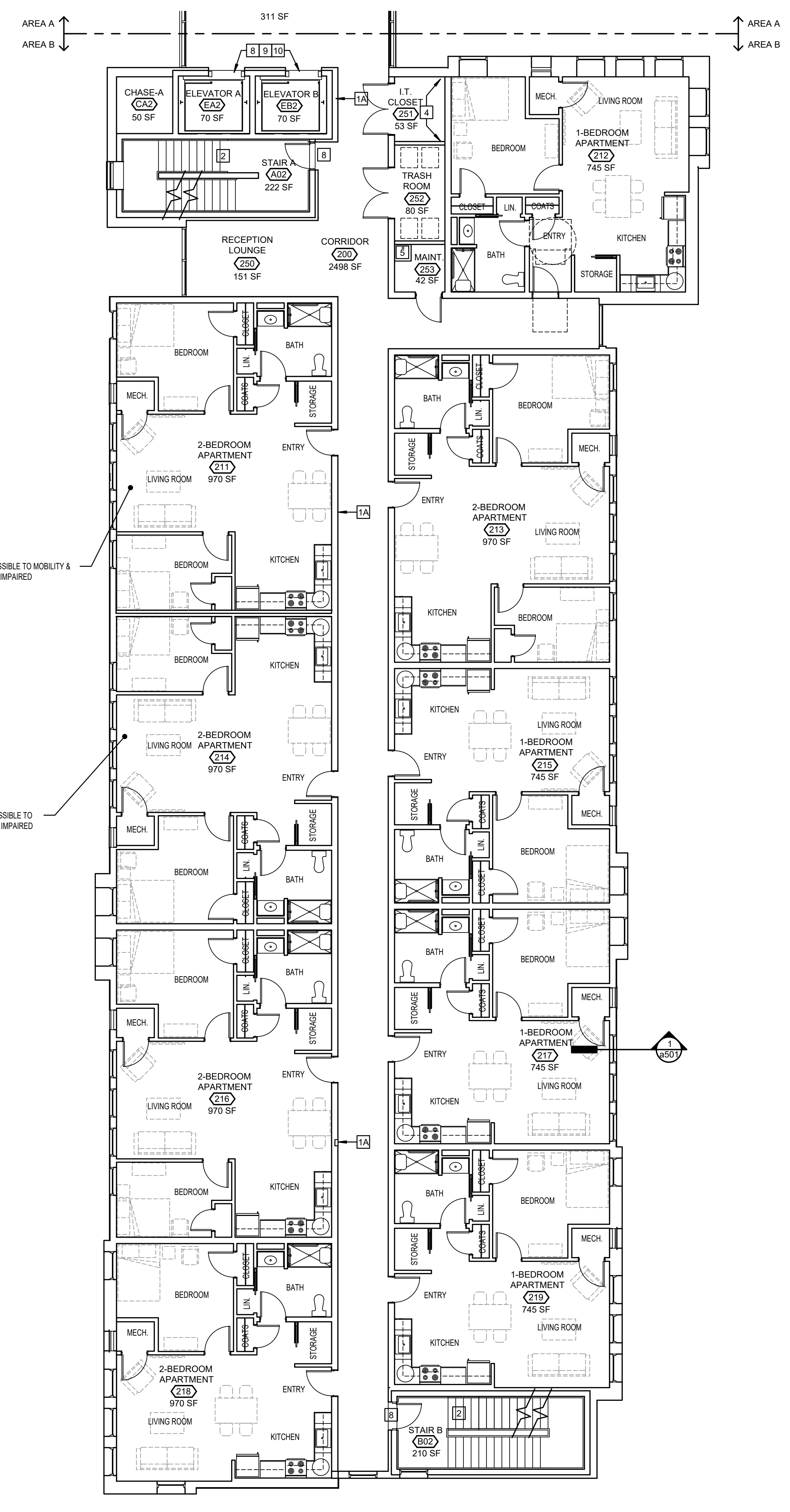
**KEYNOTES** (FLOOR PLANS)

- 1-HOUR FIRE-RATED, SEMI-RECESSED, FIRE EXTINGUISHER CABINET AND ASSOCIATED FIRE EXTINGUISHER, SEE SPECIFICATIONS. COORDINATE EXACT EXTINGUISHER TYPE & LOCATION WITH LOCAL FIRE MARSHAL. MOUNT CABINET AT 5'-12" A.F.F. MEASURED TO BOTTOM OF CABINET.
- WALL-MOUNTED FIRE EXTINGUISHER BRACKET AND ASSOCIATED FIRE EXTINGUISHER, SEE SPECIFICATIONS. COORDINATE EXACT FIRE EXTINGUISHER TYPE WITH THE LOCAL FIRE MARSHAL. MOUNT FIRE EXTINGUISHER AT 48" A.F.F. MEASURED TO TOP OF EXTINGUISHER.
- WOOD FRAMED EGRESS STAIR IN STANDARD CONCRETE MASONRY UNIT STAIR SHAFT WITH ROUNDED NOSE RUBBER TREADS AND INTEGRAL RISERS, ETC. PROVIDE WOOD FRAMED WALL UP TO 44-INCHES ABOVE THE HIGHEST LANDING LEVEL (ROOF TERRACE); WALL SHALL BE CAPPED WITH 5/4" FULL WIDTH OF WALL, SOLID WOOD CAP WITH EASED EDGES. PROVIDE SOLID OAK HANDRAILS ANCHORED TO SOLID THROUGH-WALL BLOCKING. CENTER HANDRAIL SHALL BE CONTINUOUS WHILE SIDE HANDRAILS SHALL TERMINATE WITH A 12" EXTENSION.
- MALIBOX REQUIREMENTS ARE AS FOLLOWS: (1) 20 DOOR, 2 PARCEL BOXES; (1) DOOR, 1 PARCEL BOX; (2) PARCEL BOX UNITS. TOTAL = 69 MAIL BOXES AND 13 PARCEL BOXES. MALIBOX UNITS SHALL BE STANDARD 4C HORIZONTAL MALIBOXES WITH A SILVER POWDERCOAT FINISH AND U.S. POSTAL SERVICE APPROVED.
- PROVIDE 1/2-INCH PLYWOOD AT ELECTRICAL ROOM TO ACCOMMODATE ELECTRICAL EQUIPMENT.
- PROVIDE & INSTALL 24" x 24" UTILITY OR MOP SINK. THIS LOCATION, SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
- PROVIDE AND INSTALL WALL-MOUNTED HIGH / LOW ELECTRICAL WATER COOLERS AND BOTTLE FILLING STATION. WATER COOLERS SHALL COMPLY WITH ANSI A117.1.
- PROVIDE AND INSTALL HPL CLOTHES FOLDING COUNTERTOP AT 34 INCH A.F.F., SEE FINISH PLANS. PROVIDE (2) STEEL SUPPORT BRACKETS AND CONTINUOUS SOLID BLOCKING IN WALL.
- FINISHED FLOORS SHALL SEAMLESSLY ALIGN. COORDINATE EXACT FINISH FLOOR ELEVATION BETWEEN CORRIDOR AND STAIR LANDINGS TYPICAL ALL STAIRS, ALL LEVELS, ENTIRE BUILDING.
- GEN3 EDGE MRL ELEVATOR BY OTIS ELEVATOR. CAPACITY = 3500 LB., SPEED = 150 FPM, ELEVATOR PIT = 4'-0" FROM FIRST FLOOR ELEVATION, ELEVATOR OVERTRAVEL = 13'-0" FROM FOURTH FLOOR ELEVATION. ELEVATOR SHAFT SHALL BE STANDARD CONCRETE MASONRY UNITS REINFORCED EVERY OTHER COURSE. ELEVATOR DOOR OPENING FRAME SHALL BE MAGNETIC TO ACCEPT ELEVATOR SMOKE CURTAIN.
- PROVIDE RECESSED ELEVATOR SMOKE CURTAIN AT ALL ELEVATOR STOPS, TYPICAL EQUAL TO CORNELL SMOKE-SHIELD ELEVATOR MODEL ERF-10 OR ARCHITECT APPROVED EQUAL.
- PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.
- PROVIDE BOOK DROP-OFF, THIS LOCATION.

**KEY PLAN** (AREA B)



**1 FIRST FLOOR PLAN - AREA B**  
SCALE: 1/8" = 1'-0"



**2 SECOND FLOOR PLAN - AREA B**  
SCALE: 1/8" = 1'-0"

**LEGEND** (REFLECTED CEILING PLANS)

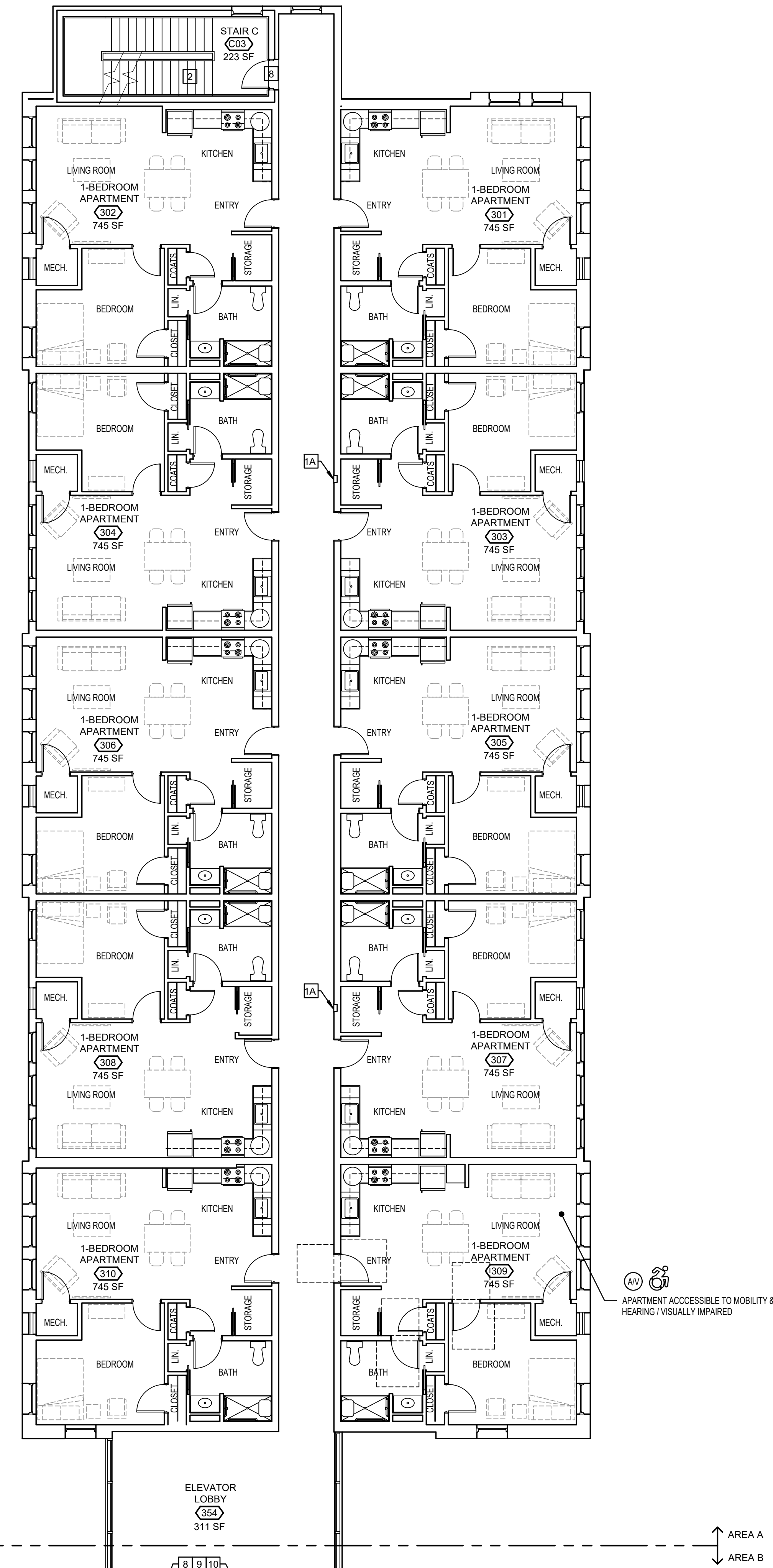
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- CMU WALL, SEE STRUCTURAL DRAWINGS.
- WINDOW / STOREFRONT / CURTAIN WALL, SEE ASSOCIATED SCHEDULES.
- NEW DOOR, SEE DOOR SCHEDULE.
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**GENERAL NOTES** (FLOOR PLANS)

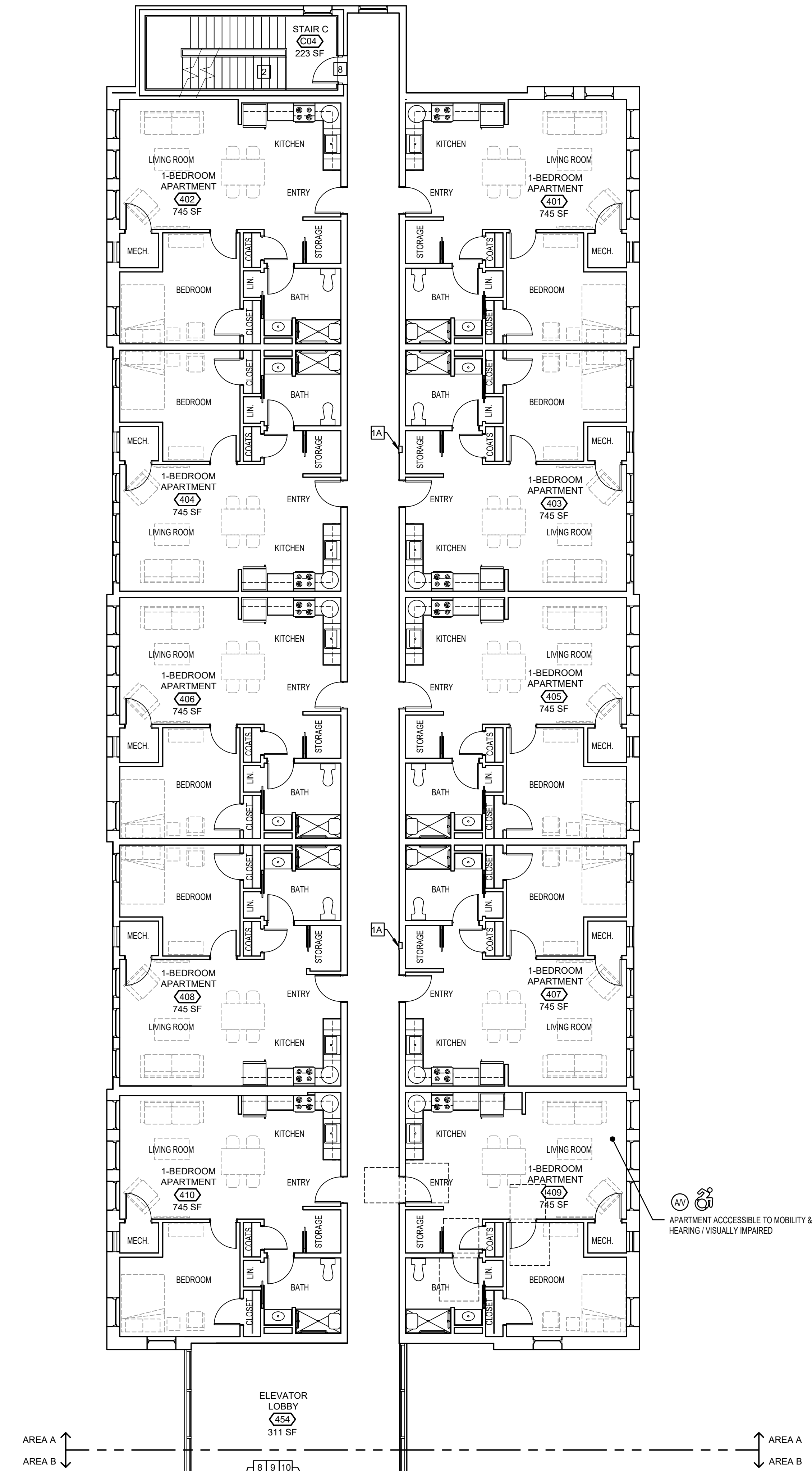
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**KEYNOTES** (FLOOR PLANS)

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- WALL MOUNTED FIRE EXTINGUISHER BRACKET AND ASSOCIATED FIRE EXTINGUISHER, SEE SPECIFICATIONS. COORDINATE EXACT FIRE EXTINGUISHER TYPE WITH THE LOCAL FIRE MARSHAL. MOUNT FIRE EXTINGUISHER AT 48" A.F.F. MEASURED TO TOP OF EXTINGUISHER.
- WOOD FRAMED EGRESS STAIR IN STANDARD CONCRETE MASONRY UNIT STAIR SHAFT WITH ROUNDED NOSE RUBBER TREADS AND INTEGRAL RISERS, ETC. PROVIDE WOOD FRAMED WALL UP TO 4-INCHES ABOVE THE HIGHEST LANDING LEVEL (ROOF PENTHOUSE). WALL SHALL BE CAPPED WITH 5/8" FULL WIDTH OF WALL, SOLID WOOD CAP WITH EASED EDGES. PROVIDE SOLID OAK HANDRAILS ANCHORED TO SOLID THROUGH-WALL BLOCKING. CENTER HANDRAIL SHALL BE CONTINUOUS WHILE SIDE HANDRAILS SHALL TERMINATE WITH A 12" EXTENSION.
- MALBOX REQUIREMENTS ARE AS FOLLOWS: (1) 20 DOOR, 2 PARCEL BOXES; (1) 10 DOOR, 1 PARCEL BOX; (2) 2 PARCEL BOX UNITS. TOTAL = 69 MAL BOXES AND 13 PARCEL BOXES. MALBOX UNITS SHALL BE STANDARD 4C HORIZONTAL MALBOXES WITH A SILVER POWDER COAT FINISH AND U.S. POSTAL SERVICE APPROVED.
- PROVIDE 1/2-INCH PLYWOOD AS ELECTRICAL ROOM TO ACCOMMODATE ELECTRICAL EQUIPMENT.
- PROVIDE & INSTALL 24" x 24" UTILITY OR MOP SINK. THIS LOCATION, SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
- PROVIDE AND INSTALL WALL MOUNTED HIGH / LOW ELECTRIC WATER COOLERS AND BOTTLE FILLING STATION. WATER COOLERS SHALL COMPLY WITH ANSI A17.1.
- PROVIDE AND INSTALL HPL CLOTHES FOLDING COUNTERTOP AT 34-INCH A.F.F., SEE FINISH PLANS. PROVIDE (2) STEEL SUPPORT BRACKETS AND CONTINUOUS SOLID BLOCKING IN WALL.
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- GEN3 EDGE MRL ELEVATOR BY OTIS ELEVATOR. CAPACITY = 3500 LB., SPEED = 150 FPM, ELEVATOR PIT = 4'-0" FROM FIRST FLOOR ELEVATION, ELEVATOR OVERTRAVEL = 13'-0" FROM FOURTH FLOOR ELEVATION. ELEVATOR SHAFT SHALL BE STANDARD CONCRETE MASONRY UNITS REINFORCED EVERY OTHER COURSE. ELEVATOR DOOR OPENING FRAME SHALL BE MAGNETIC TO ACCEPT ELEVATOR SMOKE CURTAIN.
- PROVIDE RECESSED ELEVATOR SMOKE CURTAIN AT ALL ELEVATOR STOPS, TYPICAL EQUAL TO CORNELL SMOKESHIELD ELEVATOR MODEL ERF10 OR ARCHITECT APPROVED EQUAL.
- PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.
- PROVIDE BOOK DROP-OFF, THIS LOCATION.



1 THIRD FLOOR PLAN - AREA A  
SCALE: 1/8" = 1'-0"



2 FORTH FLOOR PLAN - AREA A  
SCALE: 1/8" = 1'-0"

**KEY PLAN** (AREA A)

Notice:  
It is a violation of law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required by law to affix higher seal and the notation altered by followed by higher signature and a specific description of alterations.

FERNWOOD MULTI-FAMILY

THIRD & FORTH FLOOR PLAN - AREA A

DRAWING REVISIONS

HCR SUBMISSION DRAWINGS

PLAN PROJECT No.  
101.22.02.01

DATE  
11.1.2023

**a103**

**NOT FOR CONSTRUCTION**



**LEGEND** (REFLECTED CEILING PLANS)

- WALL ASSEMBLY, SEE WALL SCHEDULE.
- CONCRETE WALL, SEE STRUCTURAL DRAWINGS.
- CMU WALL, SEE STRUCTURAL DRAWINGS.
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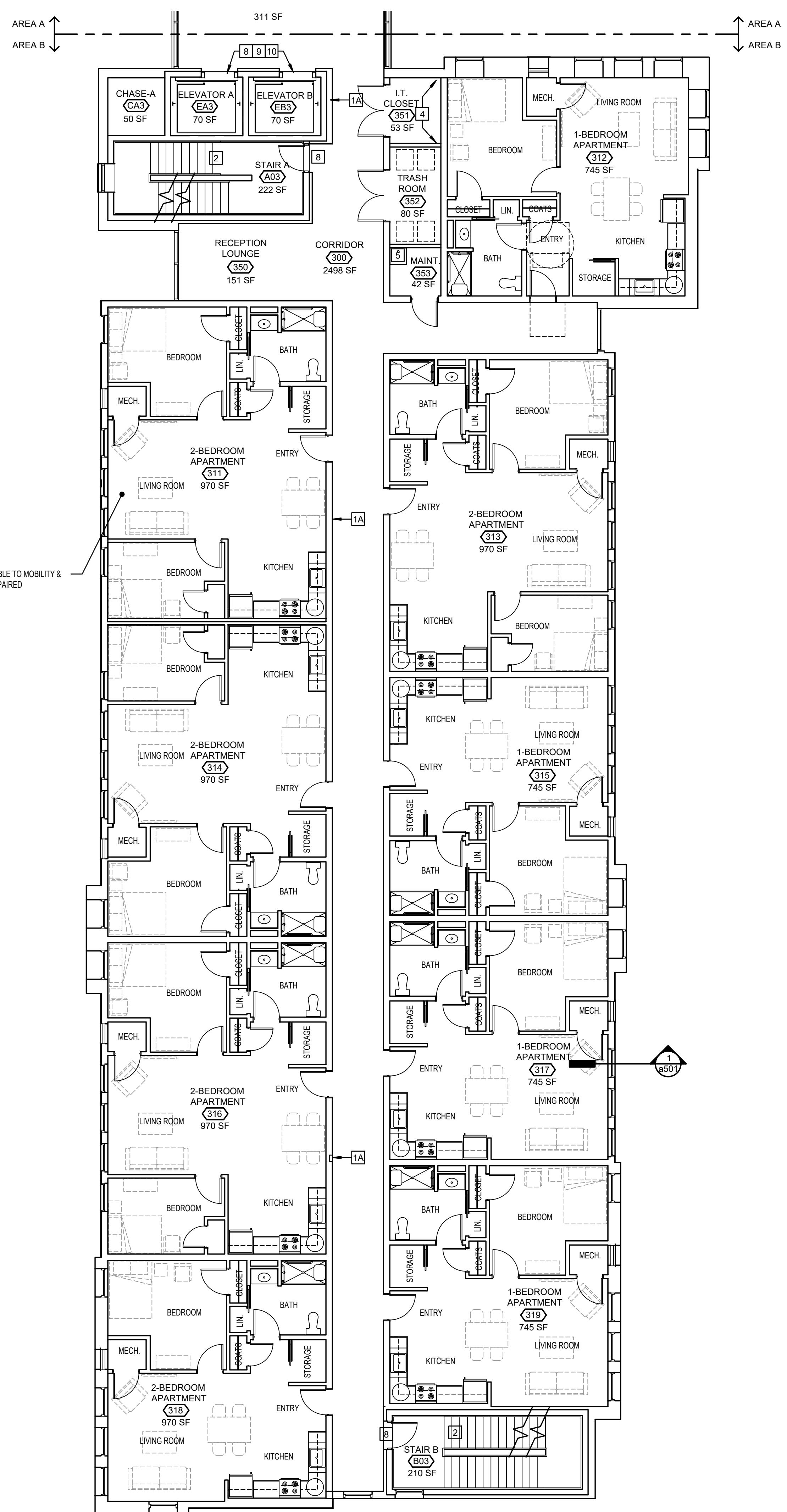
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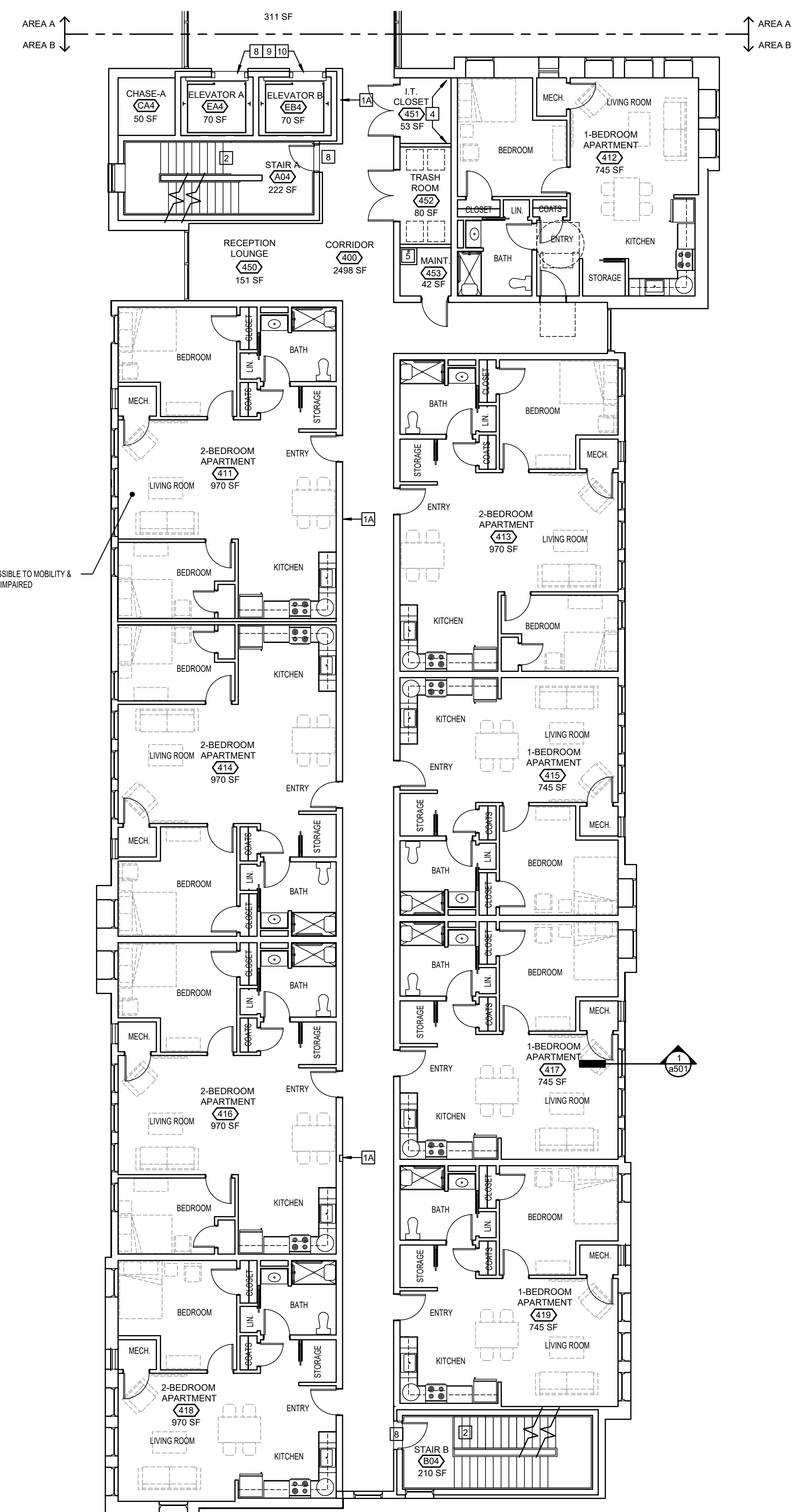
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- PROVIDE 12-INCH PLYWOOD AT ELECTRICAL ROOM TO ACCOMMODATE ELECTRICAL EQUIPMENT.
- PROVIDE & INSTALL 24" x 24" UTILITY OR MOP SINK. THIS LOCATION, SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
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- FINISHED FLOORS SHALL SEAMLESSLY ALIGN. COORDINATE EXACT FINISH FLOOR ELEVATION BETWEEN CORRIDOR AND STAIR LANDINGS TYPICAL ALL STAIRS, ALL LEVELS, ENTIRE BUILDING.
- GEN3 EDGE MRL ELEVATOR BY OTIS ELEVATOR. CAPACITY = 3500 LB., SPEED = 150 FPM, ELEVATOR PIT = 4'-0" FROM FIRST FLOOR ELEVATION, ELEVATOR OVERTRAVEL = 13'-0" FROM FOURTH FLOOR ELEVATION. ELEVATOR SHAFT SHALL BE STANDARD CONCRETE MASONRY UNITS REINFORCED EVERY OTHER COURSE. ELEVATOR DOOR OPENING FRAME SHALL BE MAGNETIC TO ACCEPT ELEVATOR SMOKE CURTAIN.
- PROVIDE RECESSED ELEVATOR SMOKE CURTAIN AT ALL ELEVATOR STOPS, TYPICAL EQUAL TO CORNELL SMOKE-SHIELD ELEVATOR MODEL ERF-10 OR ARCHITECT APPROVED EQUAL.
- PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.
- PROVIDE BOOK DROP-OFF, THIS LOCATION.

**KEY PLAN** (AREA B)

Notice:  
It is a violation of law for any person, unless acting under the direction of a licensed architect, to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his/her seal and the notation altered by followed by his/her signature and a specific description of alterations.



1 THIRD FLOOR PLAN - AREA B  
SCALE: 1/8" = 1'-0"



2 FORTH FLOOR PLAN - AREA B  
SCALE: 1/8" = 1'-0"

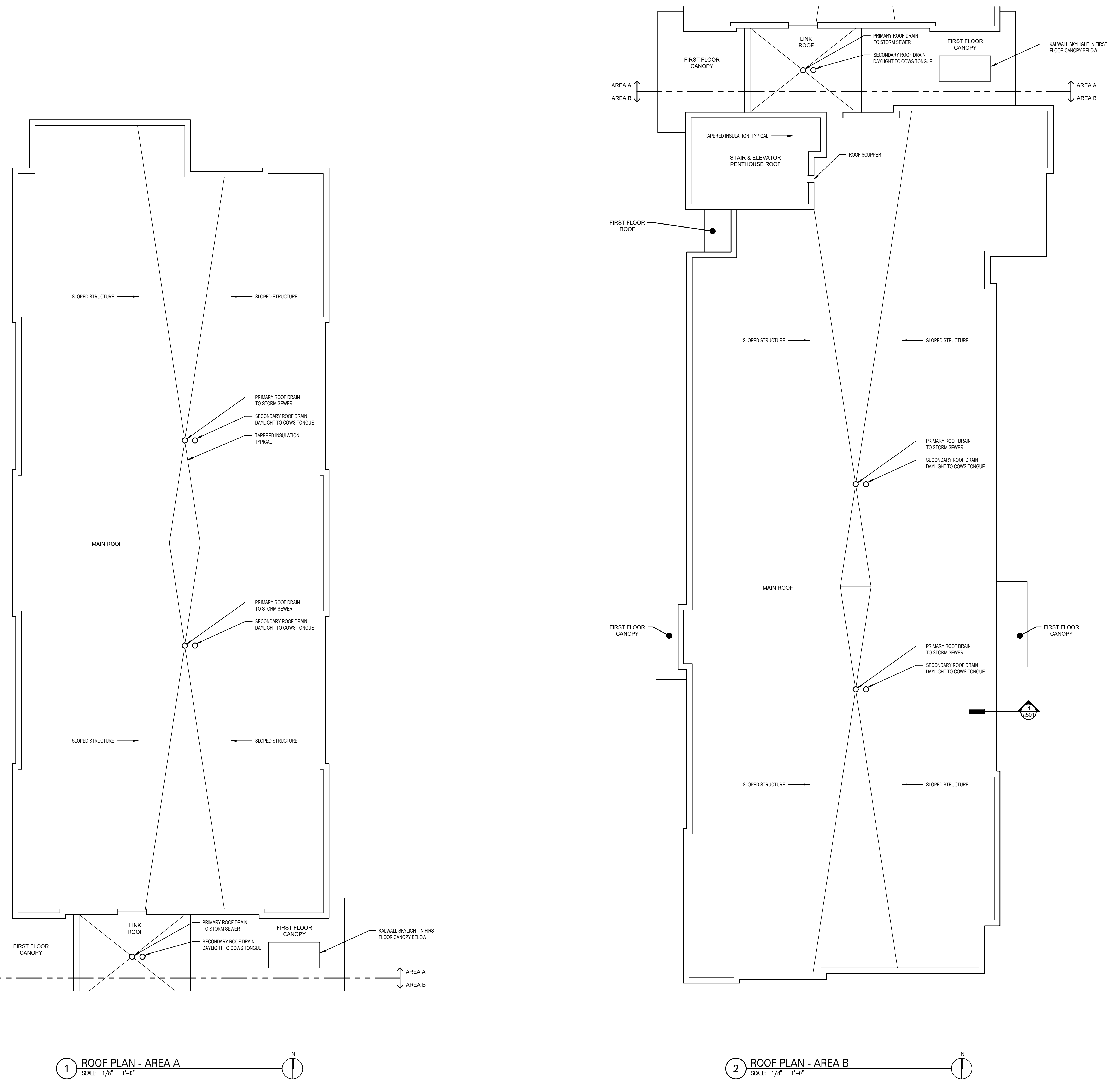


**LEGEND** [REFLECTED CEILING PLANS]

- WALL ASSEMBLY, SEE WALL SCHEDULE.
- CONCRETE WALL, SEE STRUCTURAL DRAWINGS.
- CMU WALL, SEE STRUCTURAL DRAWINGS.
- WINDOW / STOREFRONT / CURTAIN WALL, SEE ASSOCIATED SCHEDULES.
- NEW DOOR, SEE DOOR SCHEDULE.
- ACCESSIBLE APARTMENT: ACCESSIBLE TO MOBILITY IMPAIRED, SEE ENLARGED PLANS.
- ACCESSIBLE APARTMENT: ACCESSIBLE TO HEARING OR VISUALLY IMPAIRED, SEE ELECTRICAL DRAWINGS.

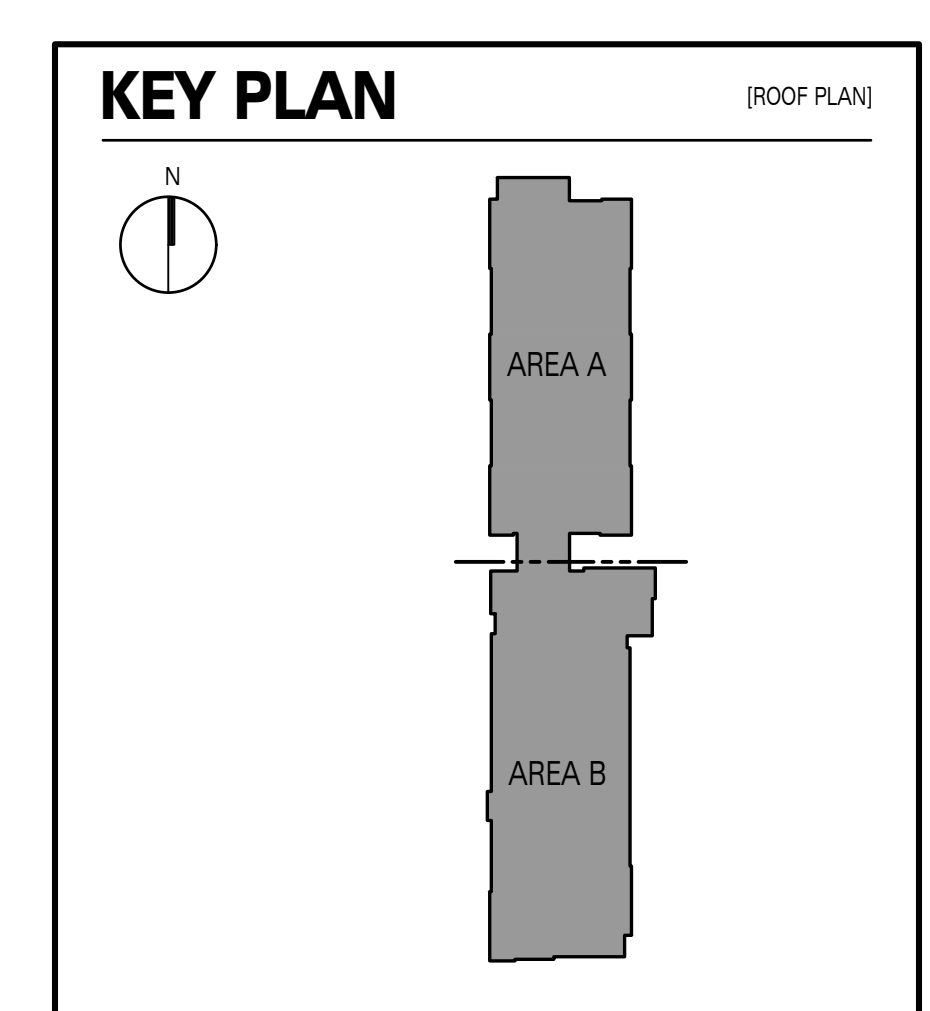
**GENERAL NOTES** [FLOOR PLANS]

- ALL DOORS ARE EITHER 5-INCHES FROM HINGE SIDE WALL, INCLUDING THE FRAME, OR CENTERED ON A CLOSET, U.N.G.

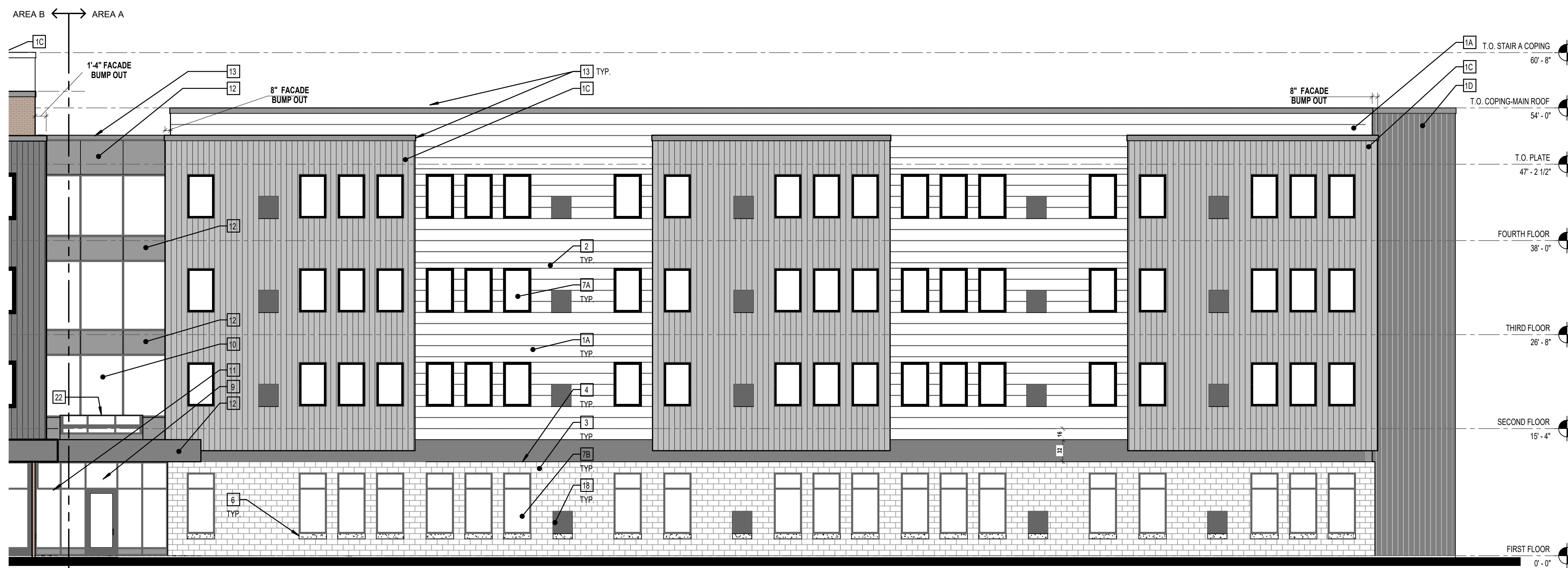


1 ROOF PLAN - AREA A  
SCALE: 1/8" = 1'-0"

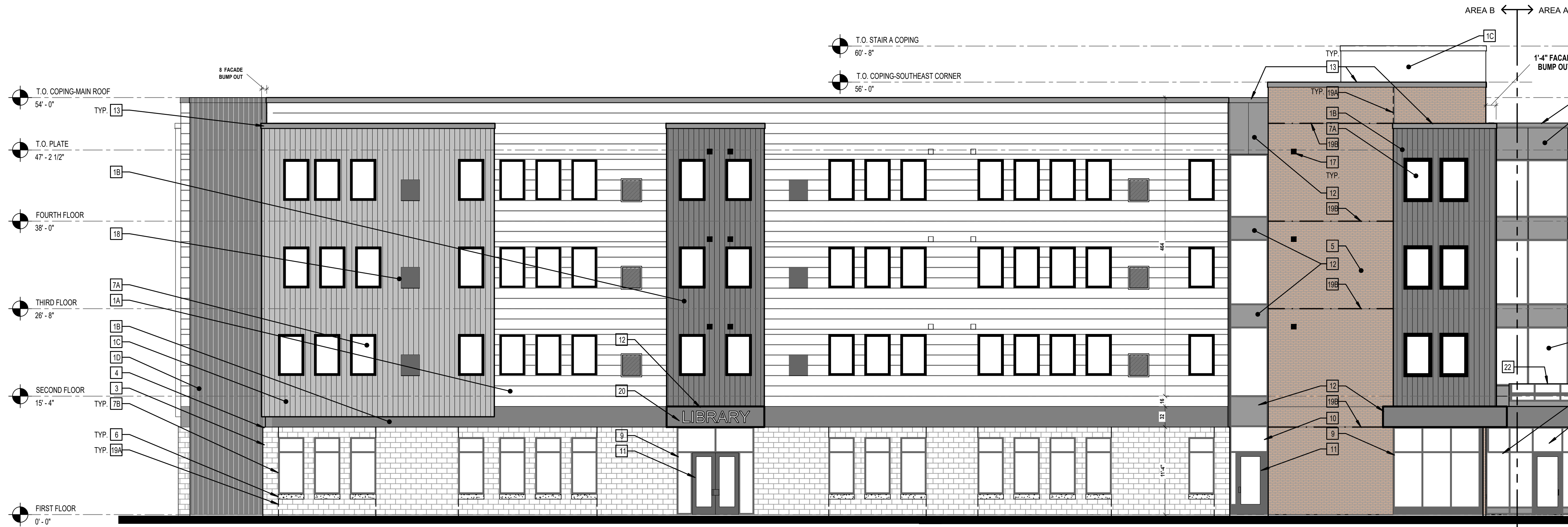
2 ROOF PLAN - AREA B  
SCALE: 1/8" = 1'-0"



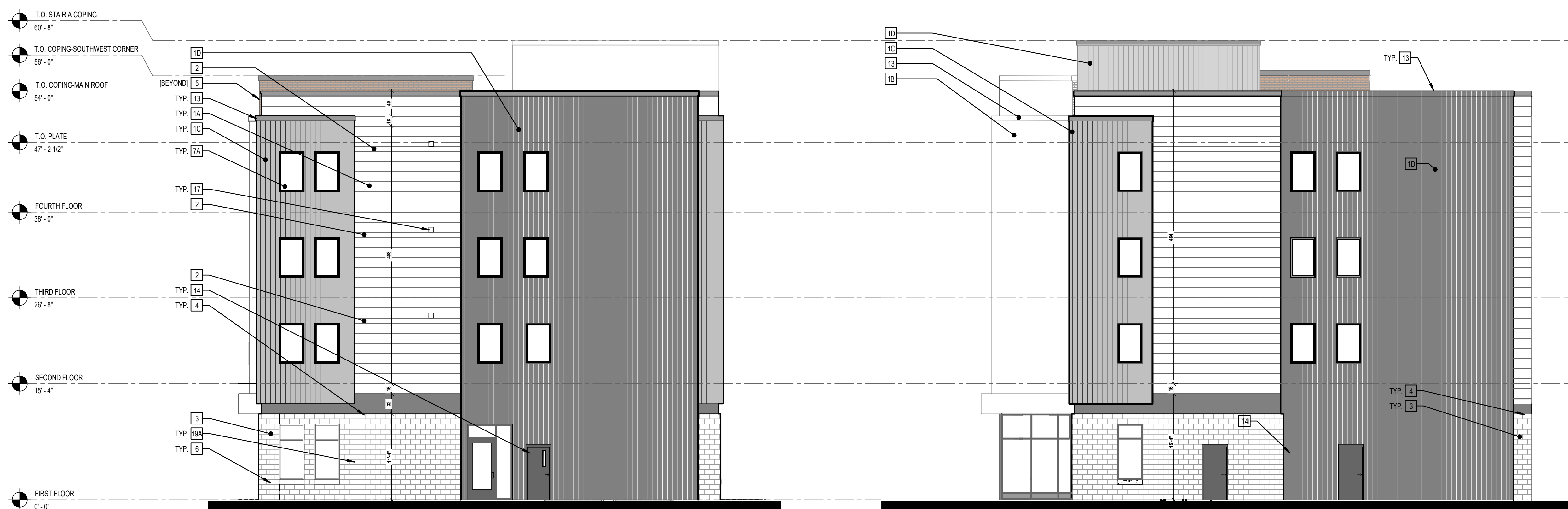




1 EXTERIOR ELEVATION EAST - AREA A  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION EAST - AREA B  
SCALE: 1/8" = 1'-0"



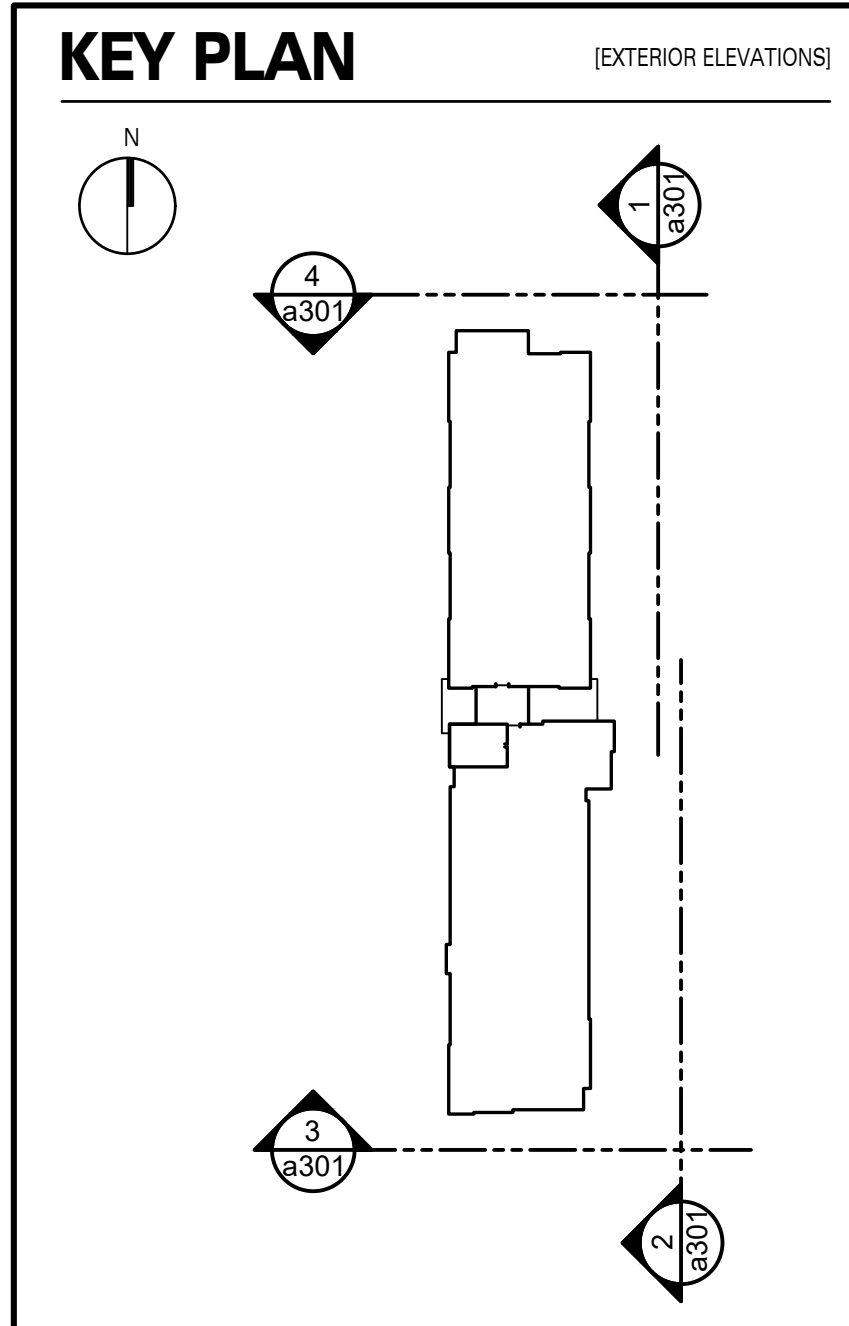
3 EXTERIOR ELEVATION SOUTH  
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION NORTH  
SCALE: 1/8" = 1'-0"

LEGEND		EXTERIOR ELEVATIONS
[Pattern]	SIDING A, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	SIDING B, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	SIDING C, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	SIDING D, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	BRICK, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	GROUND-FACE CMU, SEE EXTERIOR MATERIAL LEGEND.	
[Pattern]	PRE-CAST CONCRETE SILL, SEE EXTERIOR MATERIAL LEGEND.	

- GENERAL NOTES** [EXTERIOR ELEVATIONS]
- REFER TO EXTERIOR MATERIAL LEGEND FOR ADDITIONAL INFORMATION.
- KEYNOTES** [EXTERIOR ELEVATIONS]
- SIDING A: 7/8-INCH THICK, NICHHA FIBER CEMENT WALL PANELS, NOVENARY, COLOR=OPAL, SEE EXTERIOR MATERIAL LEGEND.
  - SIDING B: 7/8-INCH THICK, NICHHA FIBER CEMENT WALL PANELS, VINTAGE WOOD, COLOR=ASH, SEE EXTERIOR MATERIAL LEGEND.
  - SIDING C: 5/8-INCH THICK, NICHHA FIBER CEMENT WALL PANELS, VINTAGE WOOD, COLOR=CEDAR, SEE EXTERIOR MATERIAL LEGEND.
  - SIDING D: 5/8-INCH THICK, NICHHA FIBER CEMENT WALL PANELS, RIBBED, COLOR=INDIGO, SEE EXTERIOR MATERIAL LEGEND.
  - 8-INCH HIGH, 0.040" KYNAR FINISHED ALUMINUM BRAKE METAL BANDING WITH FACTORY FINISH TO MATCH SIDING A, SEE EXTERIOR MATERIAL LEGEND.
  - 4"x8" GROUND-FACE CMU VENEER EQUAL TO BARNES AND CONE ARCHITECTURAL MASONRY. ALL EXPOSED MASONRY SURFACES SHALL BE THOROUGHLY CLEANED OF ALL STAINS, EFFLORESCENCE, MORTAR OR GROUT DROPPINGS, AND DEBRIS. PROVIDE GROUND-FACE LOCK ENHANCER / SEALER: CHEMPROBE AQUA-SEAL (FIRST) AND CHEMPROBE PHYLON VB GROUND-FACE BLOCK ENHANCER (SECOND) TO ALL EXPOSED SURFACES AND MORTAR JOINTS IN THE FIELD AFTER MASONRY HAS BEEN THOROUGHLY CLEANED. SEE EXTERIOR MATERIAL LEGEND.
  - SAME AS KEYNOTE 3 EXCEPT, 100-PERCENT SOLID CHAMFERED SILL BLOCK TO MATCH MASONRY VENEER, TYPICAL.
  - 4"x2-3/8" BRICK VENEER, RUNNING BOND, (COLOR: RED), EQUAL TO: REDLAND BRICK - HARMAR BRICK - #101 MODULAR RED SMOOTH (WECKESSER BRICK COMPANY) TYPICAL. SEE EXTERIOR MATERIAL LEGEND.
  - 8-INCH HIGH PRE-CAST CONCRETE FLUSH WINDOW SILL, SEE SECTION DETAILS.
  - CASEMENT WINDOW: 5'-4" HIGH x 3'-4" WIDE VINYL CASEMENT WINDOW BY VWD, OR ARCHITECT APPROVED EQUAL.
  - STOREFRONT WINDOW: 7'-4" HIGH x 3'-4" WIDE THERMALLY BROKEN ALUMINUM STOREFRONT WITH FACTORY FINISH AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLOR FINISH OPTIONS.
  - PROVIDE TRANSLUCENT, LAMINATED SAFETY GLAZING AT MECHANICAL ROOM AND LAUNDRY ROOM WINDOWS.
  - THERMALLY BROKEN ALUMINUM STOREFRONT WITH FACTORY FINISH. SEE EXTERIOR MATERIAL LEGEND. INFILL PANELS SHALL BE FULL DEPTH OF STOREFRONT, TYPICAL.
  - THERMALLY BROKEN ALUMINUM STOREFRONT, TYPICAL WITH FACTORY FINISH. SEE EXTERIOR MATERIAL LEGEND. INFILL PANELS SHALL BE FULL DEPTH OF STOREFRONT, TYPICAL.
  - THERMALLY BROKEN ALUMINUM STOREFRONT ENTRANCE DOOR TO MATCH STOREFRONT COLOR FINISH, TYPICAL.
  - ALUMINUM COMPOSITE PANELS WITH FACTORY APPLIED FINISH. SEE EXTERIOR MATERIAL LEGEND.
  - COPING: 8-INCH HIGH, 0.040" KYNAR FINISHED ALUMINUM BRAKE METAL TYPICAL. SEE SECTION DETAILS AND EXTERIOR MATERIAL LEGEND.
  - EXTERIOR FULLY INSULATED HOLLOW METAL DOOR AND HOLLOW METAL FRAME, FACTORY PRIME AND FIELD PAINTED CUSTOM COLOR MATCH ADJACENT SIDING COLOR.
  - APPROXIMATE HOSE BIBB LOCATION. COORDINATE EXACT LOCATION AND HEIGHT PER BUILDING CODE AND WITH BUILDING CODE OFFICIAL. PROVIDE STAINLESS STEEL ESCUTCHEON PLATE AT CMU LOCATIONS.
  - APPROXIMATE FOC LOCATION. COORDINATE EXACT LOCATION AND HEIGHT WITH FIRE MARSHAL. PROVIDE STAINLESS STEEL ESCUTCHEON PLATE AT CMU LOCATIONS. PREP, PRIME AND PAINT PIPING TO MATCH ADJACENT CMU.
  - EXHAUST VENT, TYPICAL. FACTORY PRIME AND PAINT TO MATCH ADJACENT WALL. PROVIDE 0.040" ALUMINUM BRAKE METAL TRIM TO MATCH ADJACENT WALL.
  - FURNACE INTAKE / EXHAUST GRILL. PANT TO MATCH ADJACENT SIDING OR CMU, TYPICAL. PROVIDE 0.040" ALUMINUM BRAKE METAL TRIM TO MATCH ADJACENT SIDING.
  - CONTINUOUS VERTICAL MASONRY CONTROL JOINT ("C.V."), TYPICAL.
  - CONTINUOUS HORIZONTAL MASONRY CONTROL JOINT ("C.H."), TYPICAL.
  - 24-INCH HIGH CAST ALUMINUM ARCHITECTURAL LETTERING.
  - PROVIDE BOOK DROP-OFF, THIS LOCATION.
  - CANOPY SKYLIGHT EQUAL TO KALWALL ON 8" CURB. TIE INTO ROOFING SYSTEM PER ROOFING MANUFACTURER'S REQUIREMENTS.



**plan** ARCHITECTURAL STUDIO, PC  
250 South Avenue, Suite 1100  
Rochester, New York, 14604  
T: 585.454.4230  
F: 585.454.4237  
www.planpc.com

**FERNWOOD MULTI-FAMILY**

**EXTERIOR ELEVATIONS**

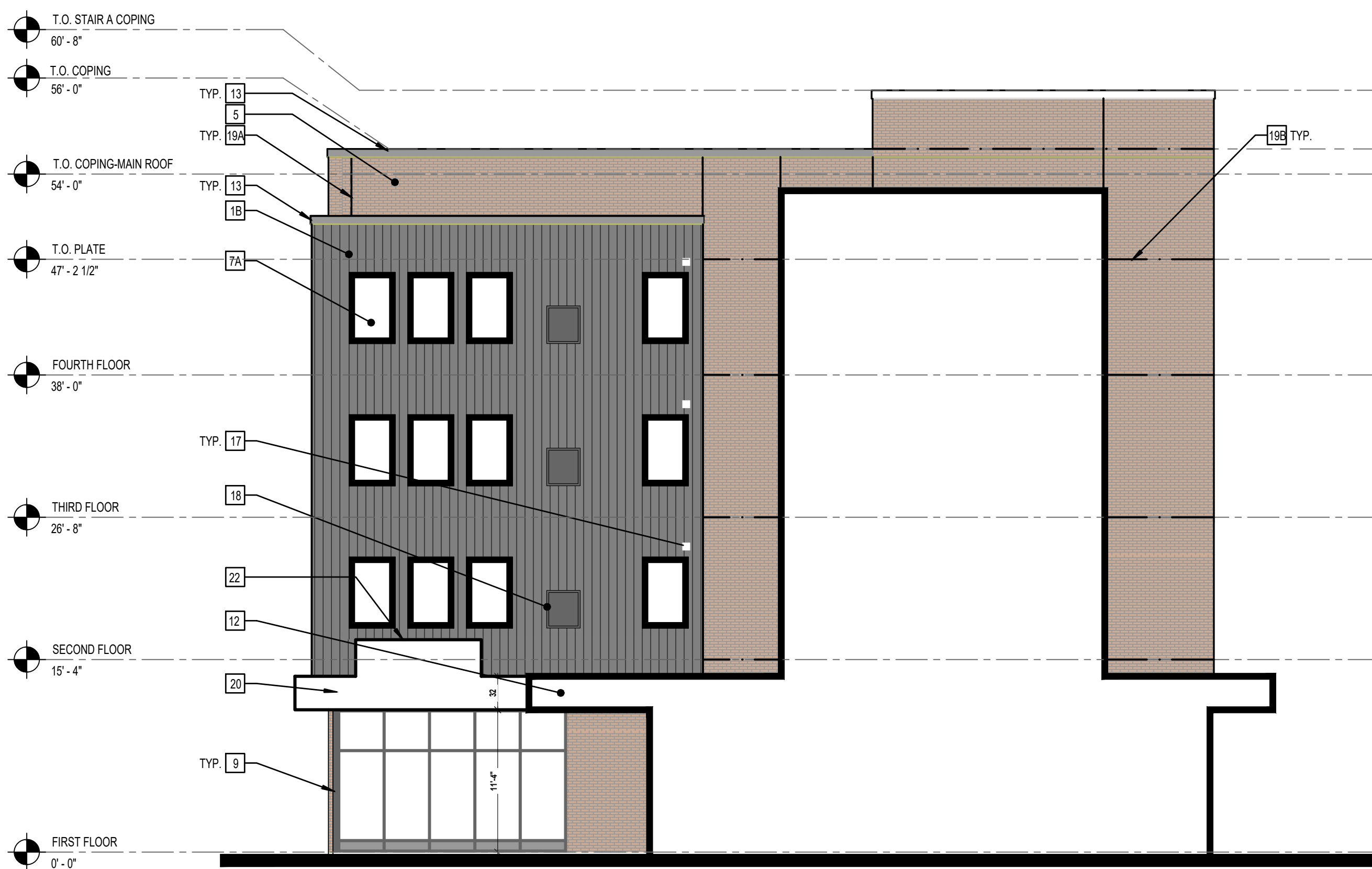
**DRAWING REVISIONS**

HCR SUBMISSION DRAWINGS

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PLAN PROJECT No. 101.22.02.01  
DATE 11.1.2023  
**a301**





1 EXTERIOR ELEVATION LINK  
SCALE: 1/8" = 1'-0"

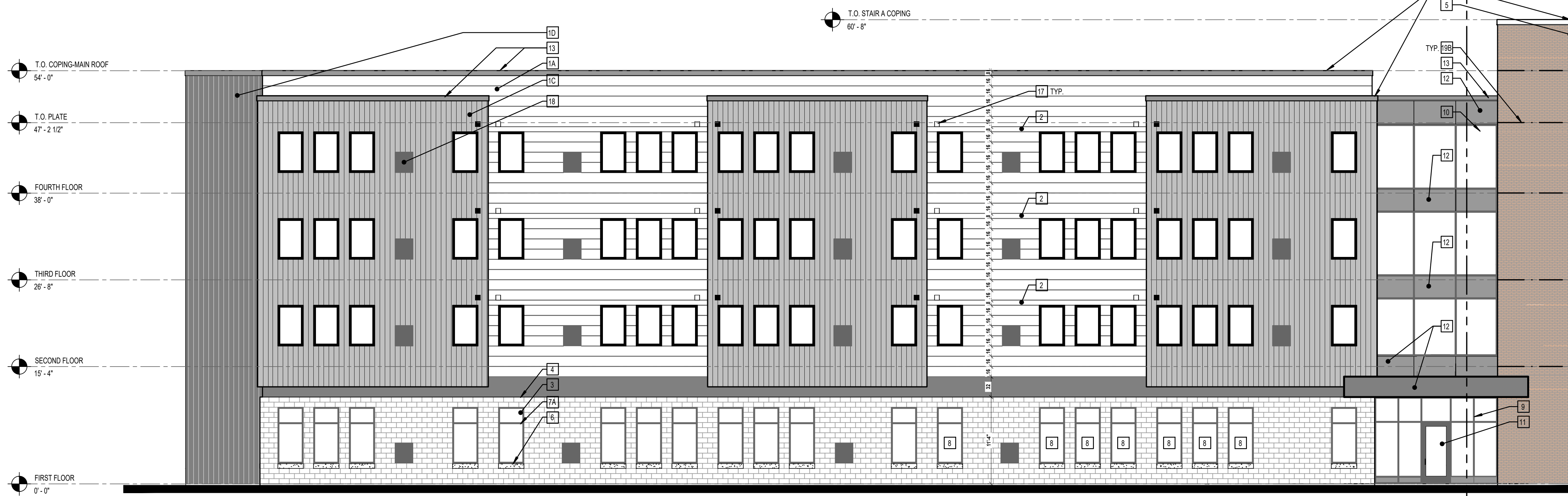
### EXTERIOR MATERIAL LEGEND - VOLUME 6

ITEM	FINISH CODE	MANUFACTURER/SERIES	MODEL NUMBER	COLOR	FORMAT	NOTES
<b>ROOF</b>						
FLAT ROOF AND CANOPY ROOF	EPDM OR TPO	CARLSLE	SURE-SEAL DR SURE-WHITE	BLACK OR WHITE	FULLY-ADHERED	INSTALL PER MANUFACTURER
<b>WALL</b>						
SIDING A	FIBER CEMENT SIDING PANELS	NICHHA FIBER CEMENT	NOVENARY	OPAL	7/8" THICK HORIZONTAL INSTALL	HORIZONTAL INSTALLATION OVER RAINSCREEN SYSTEM, SEE WALL SECTION. PROVIDE ALL ASSOCIATED TRIMS, FLASHING, ETC.
SIDING B	FIBER CEMENT SIDING PANELS	NICHHA FIBER CEMENT	NOVENARY	ASH	7/8" THICK VERTICAL INSTALL	VERTICAL INSTALLATION OVER TWO (2) LAYERS OF COR-A-VENT STURDI-BATTEN RAINSCREEN SYSTEM AND COR-A-VENT SVS AT ALL TOP AND BOTTOM OF WALL AND ALL WINDOW HEADS AND SILLS. PROVIDE ALL ASSOCIATED TRIMS, FLASHING, ETC.
SIDING C	FIBER CEMENT SIDING PANELS	NICHHA FIBER CEMENT	VINTAGEWOOD	CEDAR	5/8" THICK VERTICAL INSTALL	VERTICAL INSTALLATION OVER TWO (2) LAYERS OF COR-A-VENT STURDI-BATTEN RAINSCREEN SYSTEM AND COR-A-VENT SVS AT ALL TOP AND BOTTOM OF WALL AND ALL WINDOW HEADS AND SILLS. PROVIDE ALL ASSOCIATED TRIMS, FLASHING, ETC.
SIDING D	FIBER CEMENT SIDING PANELS	NICHHA FIBER CEMENT	RIBBED	INDIGO	5/8" THICK VERTICAL INSTALL	VERTICAL INSTALLATION OVER TWO (2) LAYERS OF COR-A-VENT STURDI-BATTEN RAINSCREEN SYSTEM AND COR-A-VENT SVS AT ALL TOP AND BOTTOM OF WALL AND ALL WINDOW HEADS AND SILLS. PROVIDE ALL ASSOCIATED TRIMS, FLASHING, ETC.
ARCHITECTURAL CONCRETE UNIT MASONRY	CMU	BARNES AND CONE ARCHITECTURAL MASONRY OR ARCHITECT APPROVED EQUAL	GROUND-FACE	GALWAY GRAVEL	4X8X16 VENER	ALL EXPOSED MASONRY SURFACES SHALL BE THOROUGHLY CLEANED OF ALL STAINS, EFFLORESCENCE, MORTAR OR GROUT DROPPINGS, AND DEBRIS. PROVIDE GROUND-FACE LOCK ENHANCER / SEALER: CHEMPROBE AQUA-SEAL (FIRST) AND CHEMPROBE PHYLOX MB GROUND-FACE BLOCK ENHANCER (SECOND) TO ALL EXPOSED SURFACES AND MORTAR JOINTS IN THE FIELD AFTER MASONRY HAS BEEN THOROUGHLY CLEANED.
LINK AND CANOPY FASCIA CLADDING	ALUMINUM COMPOSITE PANELS	REYNOLDBOND OR ARCHITECT APPROVED EQUAL	-	CHARCOAL	SMOOTH	DRY-JOINT AND RETURN
<b>TRIM</b>						
BRAKE METAL	0.040" ALUMINUM	ATAS OR ARCHITECT APPROVED EQUAL	-	CUSTOM COLOR TO MATCH ADJACENT SIDING	-	MISCELLANEOUS TRIM FOR VERTICAL SIDING.
T.O. WALL COPING	0.040" ALUMINUM	ATAS OR ARCHITECT APPROVED EQUAL	-	DOVE GREY	8-INCH	COPING AT ALL FLAT ROOFS
T.O. WALL COPING	0.040" ALUMINUM	ATAS OR ARCHITECT APPROVED EQUAL	-	CHARCOAL	8-INCH	COPING AT ALL FLAT ROOFS
BRAKE METAL	0.040" ALUMINUM	ATAS OR ARCHITECT APPROVED EQUAL	-	CUSTOM COLOR TO MATCH ADJACENT SIDING	8-INCH	BRAKE METAL BANDING RECESS BETWEEN VERTICAL SIDING AND MASONRY, SEE SECTION DETAILS.
<b>MISCELLANEOUS FINISHES</b>						
CANOPY SOFFIT	LINEAR WOOD CEILING	CERTAINTED	LINEAR PLANKS	NATURAL STAINED WOOD	1X6 WITH 3/4" REVEAL	LINEAR LIGHT FIXTURES MOUNTED FLUSH WITH CEILING.

### LEGEND [EXTERIOR ELEVATIONS]

- [Symbol] SIDING A, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] SIDING B, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] SIDING C, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] SIDING D, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] BRICK, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] GROUND-FACE CMU, SEE EXTERIOR MATERIAL LEGEND.
- [Symbol] PRE-CAST CONCRETE SILL, SEE EXTERIOR MATERIAL LEGEND.

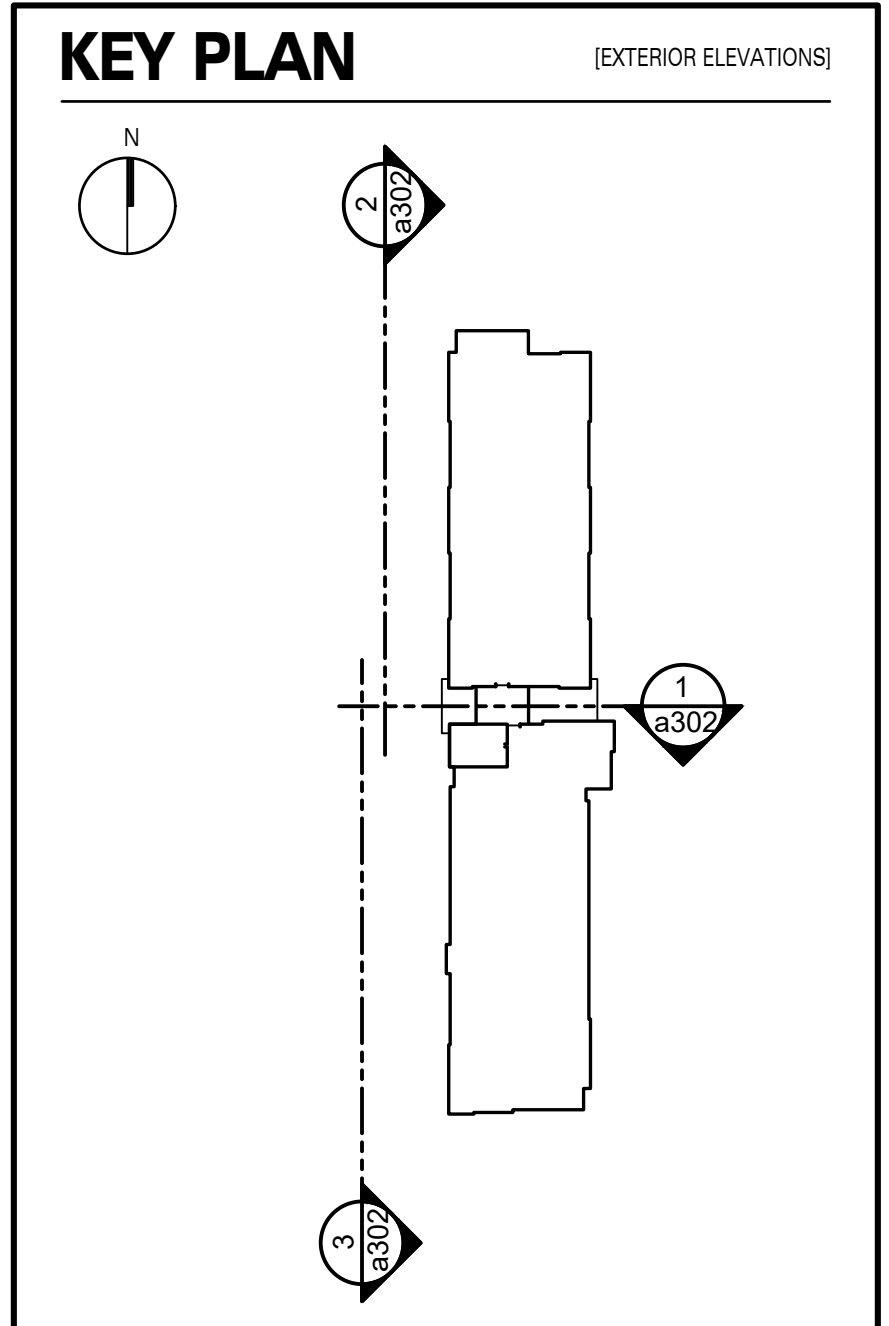
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  - SIDING C: 5/8-INCH THICK, NICHHA FIBER CEMENT WALL PANELS, VINTAGEWOOD, COLOR-CEDAR, SEE EXTERIOR MATERIAL LEGEND.
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  - 8-INCH HIGH 0.040" KYNAR FINISHED ALUMINUM BRAKE METAL BANDING WITH FACTORY FINISH TO MATCH SIDING A, SEE EXTERIOR MATERIAL LEGEND.
  - 4"x8" GROUND FACE CMU VENER EQUAL TO BARNES AND CONE ARCHITECTURAL MASONRY. ALL EXPOSED MASONRY SURFACES SHALL BE THOROUGHLY CLEANED OF ALL STAINS, EFFLORESCENCE, MORTAR OR GROUT DROPPINGS, AND DEBRIS. PROVIDE GROUND-FACE LOCK ENHANCER / SEALER: CHEMPROBE AQUA-SEAL (FIRST) AND CHEMPROBE PHYLOX MB GROUND-FACE BLOCK ENHANCER (SECOND) TO ALL EXPOSED SURFACES AND MORTAR JOINTS IN THE FIELD AFTER MASONRY HAS BEEN THOROUGHLY CLEANED. SEE EXTERIOR MATERIAL LEGEND.
  - SAME AS KEYNOTE 3 EXCEPT, 100-PERCENT SOLID CHAMFERED SILL BLOCK TO MATCH MASONRY VENER, TYPICAL.
  - 4"x2-3/8" BRICK VENER, RUNNING BOND, (COLOR: RED), EQUAL TO: REDLAND BRICK - HARMAR BRICK - #101 MODULAR RED SMOOTH (WICKESSEY BRICK COMPANY) TYPICAL. SEE EXTERIOR MATERIAL LEGEND.
  - 8-INCH HIGH PRE-CAST CONCRETE FLUSH WINDOW SILL, SEE SECTION DETAILS.
  - CASEMENT WINDOW: 5'-4" HIGH x 3'-4" WIDE VINYL CASEMENT WINDOW BY VWD, OR ARCHITECT APPROVED EQUAL.
  - STOREFRONT WINDOW: 7'-4" HIGH x 3'-4" WIDE THERMALLY BROKEN ALUMINUM STOREFRONT WITH FACTORY FINISH AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLOR FINISH OPTIONS.
  - PROVIDE TRANSLUCENT, LAMINATED SAFETY GLAZING AT MECHANICAL ROOM AND LAUNDRY ROOM WINDOWS.
  - THERMALLY BROKEN ALUMINUM STOREFRONT WITH FACTORY FINISH. SEE EXTERIOR MATERIAL LEGEND. INFILL PANELS SHALL BE FULL DEPTH OF STOREFRONT, TYPICAL.
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  - THERMALLY BROKEN ALUMINUM STOREFRONT ENTRANCE DOOR TO MATCH STOREFRONT COLOR FINISH, TYPICAL.
  - ALUMINUM COMPOSITE PANELS WITH FACTORY APPLIED FINISH. SEE EXTERIOR MATERIAL LEGEND.
  - COPING: 8-INCH HIGH, 0.040" KYNAR FINISHED ALUMINUM BRAKE METAL TYPICAL. SEE SECTION DETAILS AND EXTERIOR MATERIAL LEGEND.
  - EXTERIOR FULLY INSULATED HOLLOW METAL DOOR AND HOLLOW METAL FRAME, FACTORY PRIME AND FIELD PAINTED CUSTOM COLOR MATCH ADJACENT SIDING COLOR.
  - APPROXIMATE HOSE BIBB LOCATION. COORDINATE EXACT LOCATION AND HEIGHT PER BUILDING CODE AND WITH BUILDING CODE OFFICIAL. PROVIDE STAINLESS STEEL ESCUTCHEON PLATE AT CMU LOCATIONS.
  - APPROXIMATE FDC LOCATION. COORDINATE EXACT LOCATION AND HEIGHT WITH FIRE MARSHAL. PROVIDE STAINLESS STEEL ESCUTCHEON PLATE AT CMU LOCATIONS. PREP, PRIME AND PAINT PIPING TO MATCH ADJACENT CMU.
  - EXHAUST VENT, TYPICAL. FACTORY PRIME AND PAINT TO MATCH ADJACENT WALL. PROVIDE 0.040" ALUMINUM BRAKE METAL TRIM TO MATCH ADJACENT WALL.
  - FURNACE INTAKE / EXHAUST GRILL. PAINT TO MATCH ADJACENT SIDING OR CMU, TYPICAL. PROVIDE 0.040" ALUMINUM BRAKE METAL TRIM TO MATCH ADJACENT SIDING.
  - CONTINUOUS VERTICAL MASONRY CONTROL JOINT ("C.J."), TYPICAL.
  - CONTINUOUS HORIZONTAL MASONRY CONTROL JOINT ("C.J."), TYPICAL.
  - 24-INCH HIGH CAST ALUMINUM ARCHITECTURAL LETTERINGS.
  - PROVIDE BOOK DROP-OFF, THIS LOCATION.
  - CANOPY SKYLIGHT EQUAL TO KALWALL ON 8" CURB. TIE INTO ROOFING SYSTEM PER ROOFING MANUFACTURER'S REQUIREMENTS.



2 EXTERIOR ELEVATION WEST - AREA A  
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION EAST - WEST B  
SCALE: 1/8" = 1'-0"



250 South Avenue, Suite 100  
Rochester, New York, 14604  
T: 585.454.4230  
F: 585.454.4237  
www.planpc.com

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EXTERIOR ELEVATIONS

DRAWING REVISIONS

HCR SUBMISSION DRAWINGS

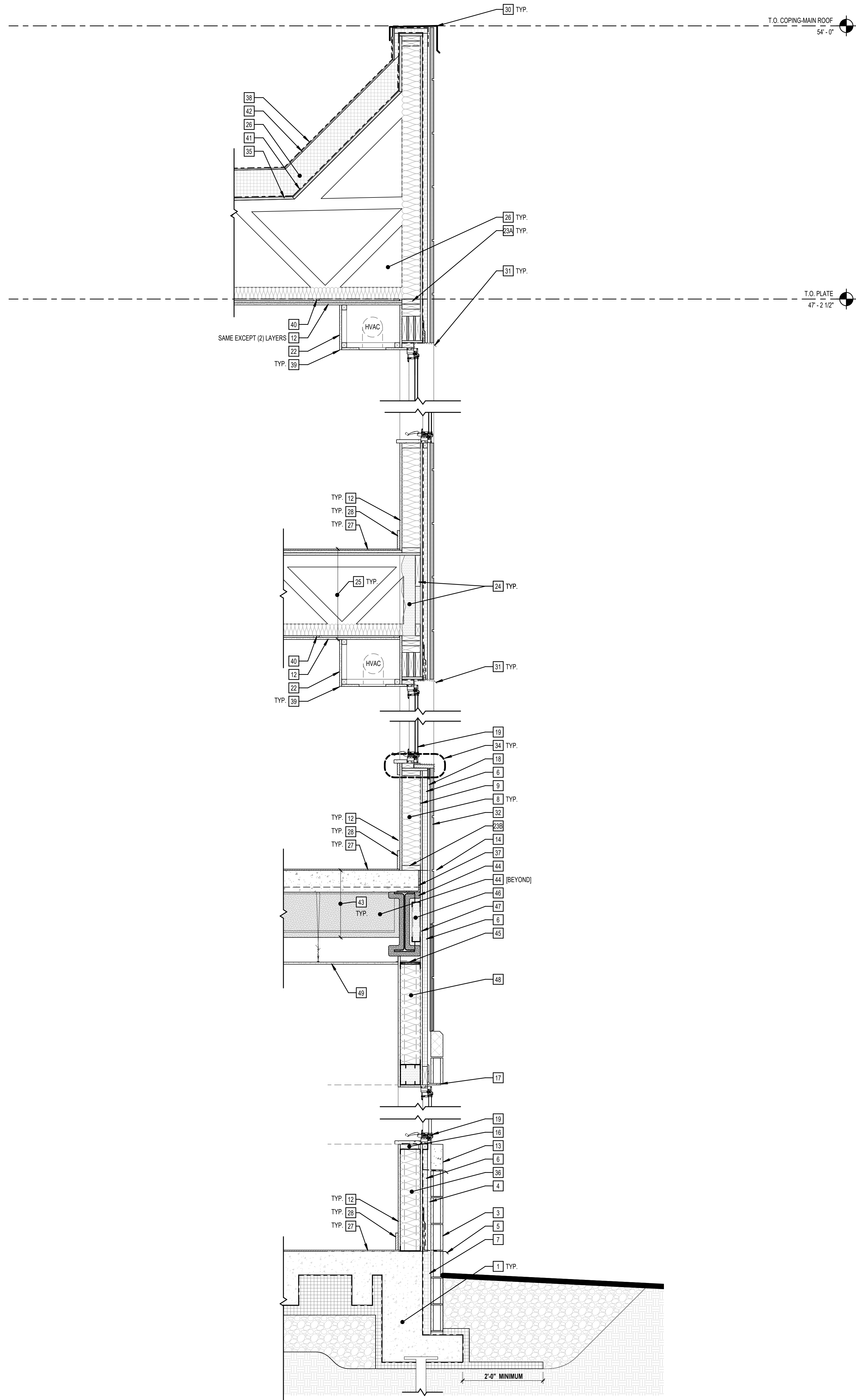
NOT FOR CONSTRUCTION

PLAN PROJECT No.  
101.22.02.01

DATE  
11.1.2023

**a302**





1 TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"

**KEYNOTES** [WALL SECTIONS]

- 1 HELICAL PILE AND CAST-IN-PLACE CONCRETE GEO-JOIST SLAB FOUNDATION SYSTEM BY CMI STRUCTURAL. FOUNDATION SYSTEM INSULATION SHALL BE MINIMUM 3-INCHES THICK (R-11.7).
- 2 2x6 PRESSURE-TREATED BOTTOM PLATE. SEE STRUCTURAL DRAWINGS.
- 3 5/8-INCH THICK GROUND FACE CMU VENEER WITH EXTERIOR-APPLIED CLEAR SEALANT. SEE EXTERIOR ELEVATIONS AND EXTERIOR MATERIAL LEGEND. GROUT CAVITY SOLID UP TO UNDERSIDE OF WEEP FLASHING.
- 4 8-INCH HIGH, CONTINUOUS, MASONRY MORTAR NET.
- 5 MASONRY WEEP HOLES AT 24-INCHES O.C. MAXIMUM AT VERTICAL JOINTS. INSTALL CONTINUOUS ASPHALT COATED COPPER THROUGH-WALL FLASHING WITH INTEGRAL DRIP EDGE BELOW WEEPS AND EXTEND UP SHEATHING, 12-INCHES.
- 6 1-1/2 INCH (R-7.5 MINIMUM) CONTINUOUS XPS RIGID INSULATION.
- 7 2-1/2" (R-10 MINIMUM) CONTINUOUS XPS RIGID INSULATION, ENTIRE PERIMETER OF BUILDING, TYPICAL.
- 8 2x6 WOOD STUD FRAMING AT 16-INCHES O.C., TYPICAL. FILL ENTIRE CAVITY WITH R-20 KRAFT-FACED FIBERGLASS BATT INSULATION.
- 9 5/8-INCH ZIP SHEATHING, TAPE AND ROLL ALL SEAMS, FLASH ALL OPENINGS AND FASTEN PANELS TO STUD FRAMING PER MANUFACTURER'S REQUIREMENTS.
- 10 CLOSED CELL SPRAY FOAM INSULATION, FILL ENTIRE CAVITY (R-20 MIN.).
- 11 5/8-INCH TYPE-X GYPSUM BOARD SHEATHING, PREP, PRIME, & PAINT, SEE FINISH SCHEDULE AND INTERIOR MATERIAL LEGEND.
- 12 PRE-CAST CONCRETE SILL FLUSH WITH EXTERIOR FACE OF CMU. SLOPE TOP SURFACE 1/4-INCH PER FOOT, MINIMUM.
- 13 3-5/8" THICK GROUND FACE, 100 PERCENT SOLID CMU CHAMFERED SILL BLOCK, SEE EXTERIOR ELEVATIONS.
- 14 2x6 SOLID WOOD SILL / JAMB / HEAD BLOCKING, ENTIRE PERIMETER OF ROUGH OPENING. INSTALL FLASHING TAPE AT ENTIRE PERIMETER OF OPENING AND OVERLAP SEAMS BETWEEN BLOCKING AND SHEATHING.
- 15 STRUCTURAL STEEL UNTEL, INSTALL ASPHALT-COATED COPPER FLASHING WITH INTEGRAL DRIP EDGE OVER TOP OF UNTEL AND EXTEND UP SHEATHING, 12-INCHES. TAPE FLASHING INTO SHEATHING PER MANUFACTURER'S REQUIREMENTS.
- 16 RAINSCREEN CAVITY: 1x3 PRESSURE-TREATED FURRING WITH COR-A-VENT SVS AT TOP AND BOTTOM OF ALL WALLS AND WINDOW HEADSILL.
- 17 VINYL CASEMENT WINDOW WITH INTERIOR SCREEN, SEE EXTERIOR ELEVATIONS.
- 18 5/4-INCH POPLAR SILL AND 1x3 POPLAR APRON WITH EASED EDGES, FACTORY PRIMED AND PAINTED, SEE FINISH SCHEDULE AND MATERIAL LEGEND.
- 19 TRIPLE (3) 2x WINDOW HEADER AND 2x ROUGH OPENING, TYPICAL, U/N O.
- 20 HVAC SOFFIT WITH 2x SOLID WOOD FLAT STUD FRAMING AND TYPE-X GYPSUM BOARD SHEATHING TO ACCOMMODATE HVAC DUCTWORK.
- 21 CONTINUOUS, 2x ENGINEERED WOOD DOUBLE TOP PLATE, TYPICAL, ALL LEVELS, ENTIRE BUILDING.
- 22 CONTINUOUS, 2x PRESSURE TREATED ENGINEERED WOOD SILL PLATE, TYPICAL, ALL LEVELS, ENTIRE BUILDING.
- 23 CONTINUOUS RIM JOISTS / HEADER, PROVIDE 3-INCHES (R-20 MINIMUM) CLOSED CELL SPRAY FOAM INSULATION AT ALL LEVELS, ENTIRE PERIMETER OF BUILDING.
- 24 1-HOUR FIRE-RESISTANCE-RATED FLOOR / CEILING ASSEMBLY:  
UL ASSEMBLY: UL L521  
STC RATING: 59  
IC RATING: 48  
EXTENT: SECOND FLOOR CEILING, THIRD FLOOR FLOOR, THIRD FLOOR CEILING, FOURTH FLOOR FLOOR
- 25 TOP OF FINISHED FLOOR:  
1. FLOOR FINISH, SEE MATERIAL LEGEND AND FINISH SCHEDULE  
2. 3/4" GYPSUM FLOOR TOPPING  
3. 3/4" ADVANTECH T&G PLYWOOD DECK, GLUED AND SCREWED TO FLOOR STRUCTURE  
4. PARALLEL CHORD TRUSSES  
5. RC-1 1/2" RESILIENT CHANNEL  
6. 5/8" TYPE-X GYPSUM BOARD SHEATHING  
BOTTOM OF CEILING
- 26 6-INCHES (R-36 MINIMUM) POLYISO ROOF INSULATION ENTIRELY ABOVE ROOF DECK TYPICAL, ENTIRE ROOF, PITCH TO ROOF DRAINS.
- 27 FINISH FLOORING, SEE FINISH SCHEDULE AND MATERIAL LEGEND.
- 28 WALL BASE, SEE FINISH SCHEDULE AND MATERIAL LEGEND.
- 29 ROOF TRUSS WITH SLOPED TOP CHORD AND INTEGRAL ROOF CURB.
- 30 0.040" ALUMINUM COPING WITH KYNAR FINISH, SEE EXTERIOR ELEVATIONS AND EXTERIOR MATERIAL LEGEND.
- 31 STAINLESS STEEL FLASHING AND INTEGRAL DRIP EDGE AT WINDOW HEAD, EXTEND UP WALL 12-INCHES MINIMUM. TAPE SEAMS AS REQUIRED PER SHEATHING MANUFACTURER'S REQUIREMENTS.
- 32 NICHHA FIBER CEMENT WALL PANELS WALL SYSTEM, SEE EXTERIOR ELEVATIONS.
- 33 [NOT USED]
- 34 2x SOLID WOOD AND PLYWOOD SILL / JAMB / HEAD BUCK TO RECESS WINDOWS, TYPICAL AT ALL WINDOWS AT CORRUGATED METAL LOCATIONS.
- 35 3/4" ADVANTECH T&G PLYWOOD ROOF DECK, TYPICAL, ENTIRE ROOM, GLUE AND SCREW TO ROOF TRUSSES.
- 36 6" COLD-FORM METAL STUD FRAMING (CFMF) DESIGNED BY THE METAL STUD MANUFACTURER BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK, FILL ENTIRE STUD CAVITY WITH R-20 MINIMUM KRAFT-FACED FIBERGLASS BATT INSULATION.
- 37 CONTINUOUS, 16-GAUGE MINIMUM, POUR STOP ENTIRE PERIMETER OF SLAB.
- 38 60-MIL FULLY SELF ADHERED EPDM OR TPO ROOFING, SEE ROOF PLAN, EXTERIOR ELEVATIONS, AND EXTERIOR MATERIAL LEGEND.
- 39 CONTINUOUS METAL CORNER BEAD, TYPICAL AT ALL OUTSIDE CORNERS, ENTIRE BUILDING.
- 40 RC-1, 1/2" RESILIENT CHANNEL.
- 41 CONTINUOUS 45-MIL VAPOR BARRIER ON ROOF DECK, TYPICAL, ENTIRE ROOF.
- 42 1/2" OVERLAYMENT BOARD, ENTIRE ROOF, TYPICAL.
- 43 3-HOUR FIRE-RESISTANCE RATED FLOOR / CEILING ASSEMBLY:  
UL ASSEMBLY: CONCRETE SLAB - UL D988 OR D982  
UL ASSEMBLY FIRE PROOFING: UL F732  
STC RATING: 56  
IC RATING: 50  
EXTENT: ENTIRE FIRST FLOOR CEILING / SECOND FLOOR-FLOOR
- 44 TOP OF FINISHED FLOOR:  
1. FLOOR FINISH, SEE MATERIAL LEGEND AND FINISH SCHEDULE  
2. 6-1/2" COMPOSITE DECK (5" STRUCTURAL CONCRETE SLAB, 1-1/2" METAL FORMWORK DECK)  
3. STRUCTURAL STEEL FRAMING WITH 3-HOUR FIRE-RESISTANCE RATED FIRE PROOFING, TYPICAL  
BOTTOM OF STRUCTURE
- 45 3-HOUR FIRE-RESISTANT-RATED, SPRAY APPLIED FIRE PROOFING EQUAL TO "UL F732", TYPICAL AT ALL STEEL BEAMS AND COLUMNS.
- 46 COLD-FORM METAL DEFLECTION TOP TRACK, ATTACH TRACK TO STEEL BEAMS WITH COLD-FORM METAL Z-FURRINGS. ALL COLD-FORM METAL STUD FRAMING SHALL BE DESIGNED BY THE METAL STUD MANUFACTURER BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.
- 47 3-INCHES (R-20 MINIMUM) CLOSED CELL SPRAY FOAM INSULATION, TYPICAL.
- 48 5/8-INCH THICK, DENS-ELEMENT GYPSUM BOARD, NON-COMBUSTIBLE SHEATHING SHEATHING PANEL WITH INTEGRAL WEATHER RESISTANT BARRIER, TAPE ALL SEAMS AND CORNERS, FLASH ALL WINDOWS AND FASTEN PANELS TO STUD FRAMING PER MANUFACTURER'S REQUIREMENTS.
- 49 COLD-FORM METAL BOX HEADER, R-13 MINIMUM, CLOSED CELL SPRAY FOAM INSULATION, FILL ENTIRE HEADER CAVITY.
- 50 SUSPENDED CEILING SYSTEM WITH 5/8-INCH TYPE-X GYPSUM BOARD SHEATHING, PREP, PRIME, & PAINT, SEE FINISH SCHEDULE AND INTERIOR MATERIAL LEGEND.

plan  
Architectural Studio, PC  
250 South Avenue, Suite 1100  
Rochester, New York 14604  
T: 585-454-4230  
F: 585-454-4237  
www.planpc.com

FERNWOOD MULTI-FAMILY

100 FERNWOOD AVENUE  
ROCHESTER, NY 14621

WALL SECTION

NOT FOR CONSTRUCTION

DRAWING REVISIONS

HCR  
SUBMISSION  
DOCUMENTS

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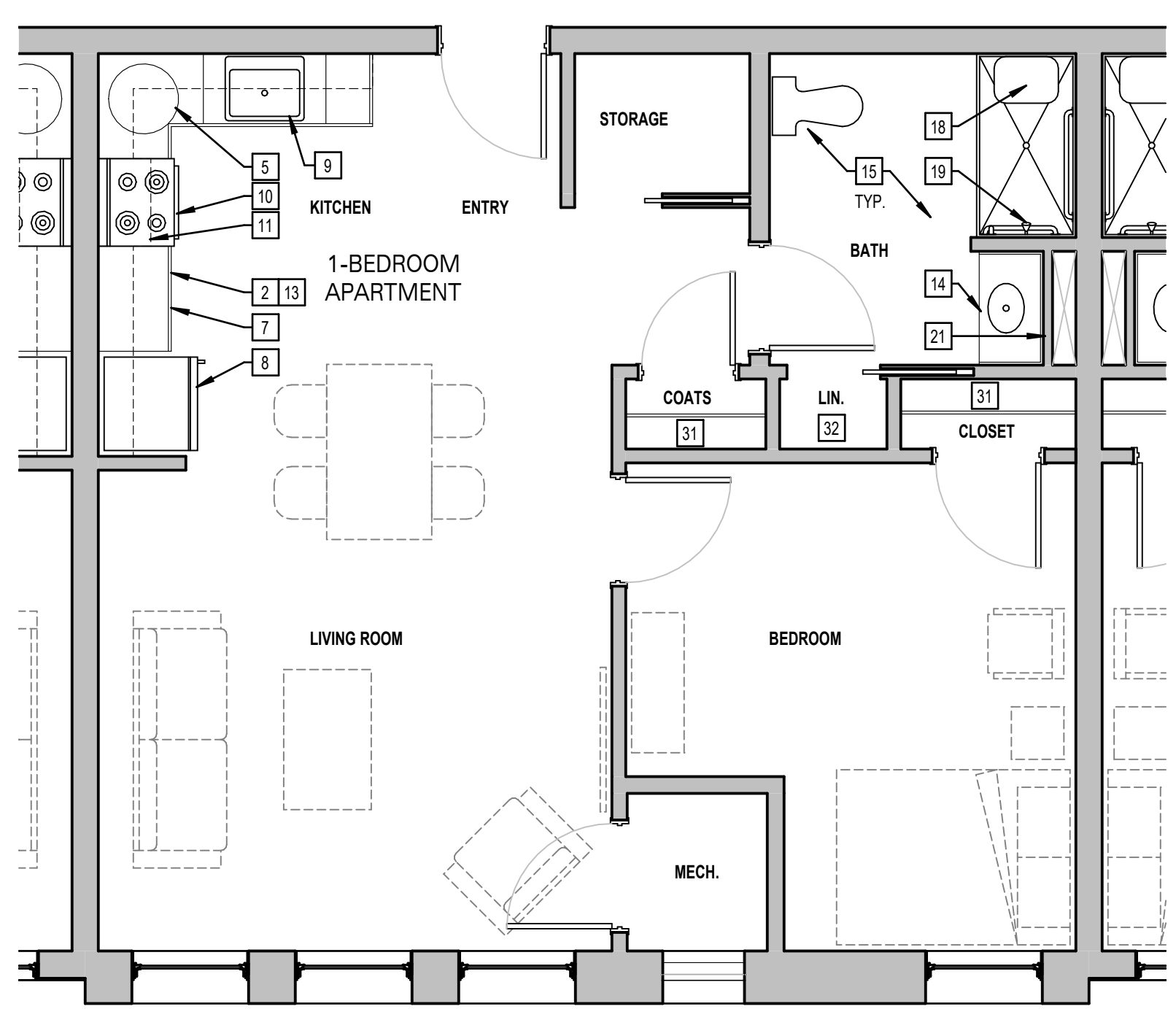
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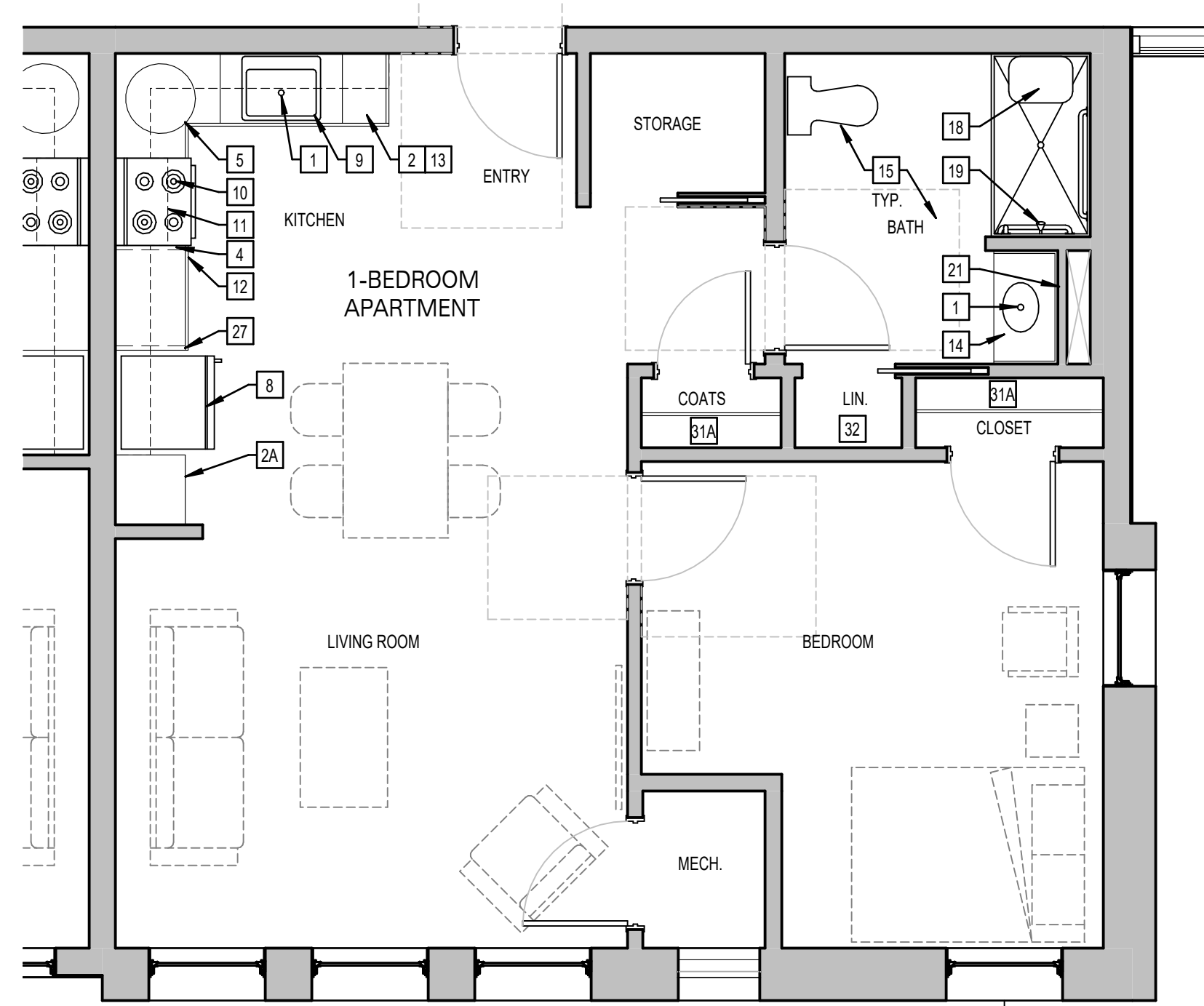
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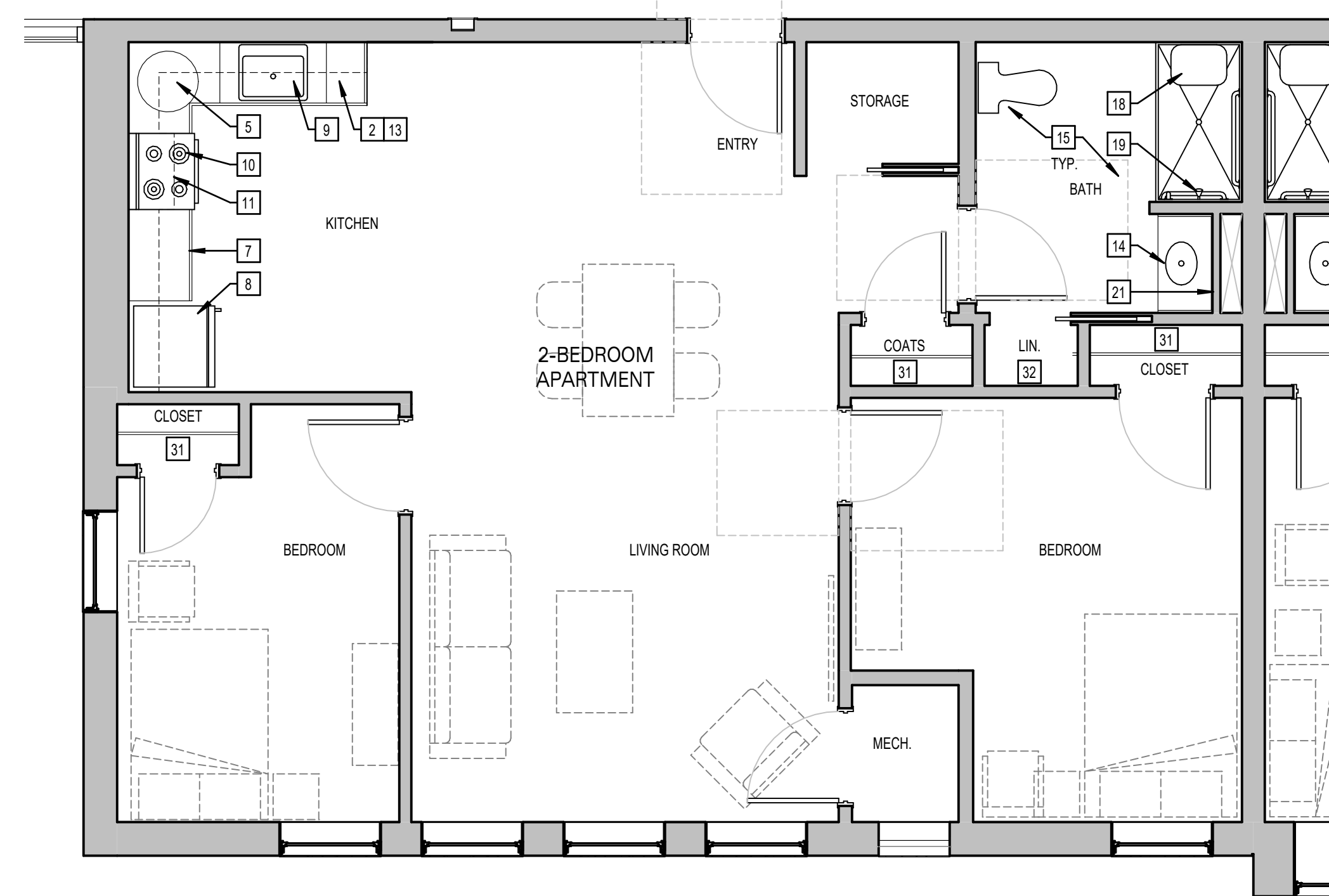
- GENERAL NOTES** [ENLARGED PLAN]
- ALL FURNITURE & EQUIPMENT IS SHOWN FOR REFERENCE ONLY. U.N.O. REFER TO SPECIFICATIONS.
  - SEE MOUNTING HEIGHT DIAGRAM FOR PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, SHELVING, DEVICES, APPARATUS, ETC., DENOTED BY (A). MOUNTING HEIGHTS ARE FOR REFERENCE ONLY. ALL FIXTURES, ACCESSORIES, DEVICES, & APPARATUS TO BE MOUNTED PER THE CURRENT ICC A117.1 ACCESSIBLE AND USEABLE BUILDINGS & FACILITIES.
  - INSTALL SOLID BLOCKING THROUGH ALL WALLS AS REQUIRED TO ACCOMMODATE INSTALLATION OF FIXTURES, ACCESSORIES, DEVICES, APPARATUS, ETC., COMPLETE. PROVIDE SOLID WOOD BLOCKING IN WALL IN ALL ADA UNITS FOR GRAB BAR INSTALLATION. ALL ADA ADAPTABLE UNITS TO RECEIVE BLOCKINGS FOR FUTURE GRAB BAR INSTALLATION.
  - ALL ADA BEDROOM & COAT CLOSETS. PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, HIGH/LOW MDF SHELVES W/ WALL-MOUNTED, SOLID PERIMETER SUPPORT (PAINT). PROVIDE CLOSET ROD. SEE MOUNTING HEIGHT DIAGRAM & SPECS. INSTALL 1x PERIMETER BLOCKING (PAINT).
  - NON-ADA BEDROOM & COAT CLOSET. PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, HIGH/LOW MDF SHELVES W/ WALL-MOUNTED, SOLID PERIMETER SUPPORT (PAINT). PROVIDE CLOSET ROD. SEE MOUNTING HEIGHT DIAGRAM & SPECS. INSTALL 1x PERIMETER BLOCKING (PAINT).
  - LINEN CLOSET: PROVIDE VINYL-COATED WIRE SHELVING 18" DEEP X FULL WIDTH OF CLOSET, MIN. 3 SHELVES PER CLOSET.
  - FIRESTOP ALL PENETRATIONS THROUGH FIRE-RESISTANCE-RATED WALL ASSEMBLIES AND FIRE-RESISTANCE-RATED FLOOR/CEILING ASSEMBLIES TO MATCH FIRE-RATING OF ASSOCIATED WALL AND/OR FLOOR/CEILING ASSEMBLY.
  - REFER TO MATERIAL LEGEND & FINISH SCHEDULE FOR GENERAL FINISHES. REFER TO TYPICAL MILLWORK SECTIONS & DETAILS.
  - ALL BATHROOMS TO RECEIVE NEW MOISTURE RESISTANT TYPE "X" GYP. BD. THROUGHOUT (WALLS / SOFFITS).
  - INSTALL PVC THERMAL PIPE WRAP AT ALL EXPOSED PLUMBING PIPING.
- KEYNOTES** [ENLARGED PLANS & INTERIOR ELEVATION]
- INSTALL PVC THERMAL PIPE WRAP AT ALL EXPOSED PIPING, TYP.
  - BASE CABINETS, UPPER CABINETS, SHELVING, AND ASSOCIATED HARDWARE TYP. SEE DETAILS, FINISH SCHEDULE, & SPECIFICATIONS. FINISH ALL EXPOSED CABINETS END PANELS, TIEBACKS, VALENCES/APRONS, TO MATCH FINISH OF CABINETRY. CABINET HARDWARE SHALL BE BRUSHED NICKEL OR EQUAL.
  - AT APARTMENTS ACCESSIBLE TO THE MOBILITY IMPAIRED, PROVIDE 24" WIDE X 24" DEEP PANTRY CABINET.
  - 45 DEGREE COUNTERTOP GUSSET SUPPORT AT ROLL UNDER COUNTERTOP. GUSSET SHALL MATCH CABINETRY FINISH ANCHOR TO WALL WITH SOLID BLOCKING.
  - CABINETRY END PANEL, MATCH CABINETRY FINISH ANCHOR TO WALL WITH SOLID BLOCKING.
  - LAZY SUSAN TURNABLE CORNER BASE CABINET.
  - [NOT USED]
  - MICROWAVE. SEE SECTIONS & SPECIFICATIONS. PROVIDE POWER AS REQUIRED IN BACK OF CABINET. REFER TO ELECTRICAL DRAWINGS.
  - REFRIGERATOR. SEE SPECIFICATIONS.
  - STAINLESS STEEL SINK FIXTURE. SEE PLUMBING DRAWINGS & SPECIFICATIONS.
  - SLIDE-IN RANGE. PROTECTIVE METAL BACKSPASH DIRECTLY BEHIND RANGE EXCEPT AT LOCATIONS NOTED TO HAVE WALL TILE. REFER TO INTERIOR ELEVATIONS & SPECIFICATIONS.
  - CABINET-MOUNTED RE-CIRCULATING RANGE HOOD. THIS LOCATION. SEE ELECTRICAL DRAWINGS, HVAC DRAWINGS & SPECIFICATIONS. INSTALL SURFACE-MOUNTED FIRE SUPPRESSION DEVICES AT UNDERSIDE OF RANGE HOOD PER MANUFACTURER'S REQUIREMENTS. SEE SPECIFICATIONS.
  - PROVIDE & INSTALL REMOTE SWITCHES FOR RANGE HOOD FAN & LIGHT. THIS LOCATION. SEE ELECTRICAL DRAWINGS. INSTALL CERAMIC DRAWER LOCATIONS. PROVIDE FIXED PANEL AS SHOWN FOR SWITCH. COVER PLATE FINISH SHALL BE STAINLESS STEEL.
  - PLASTIC LAMINATE COUNTERTOP, P1 WITH INTEGRAL BACK SPASH, TYP. SEE FINISH SCHEDULE, SPECIFICATIONS AND SECTIONS.
  - CULTURED MARBLE COUNTER, CM1 WITH INTEGRAL BOWL, APRON, BACKSPASH & SIDE SPASH, REFER TO SECTIONS & SPECIFICATIONS.
  - TYPE-X MOISTURE/OLD-RESISTANT GYPSUM BOARD SHEATHING, PAINT, TYP. SEE FINISH SCHEDULE, AND SPECIFICATIONS.
  - WALL BASE, TYP. SEE FINISH SCHEDULE.
  - CERAMIC WALL TILE, TYP. SEE FINISH SCHEDULE. INSTALL ALL CERAMIC TILE TRIM INCLUDING BULLNOSE TOP COURSE, BULLNOSE OUTSIDE CORNERS, & COVE BASE.
  - PROVIDE & INSTALL PREFABRICATED ROLL-IN SHOWER, WITH REMOVABLE SHOWER SEAT. SEE TOILET ROOM MOUNTING HEIGHT DIAGRAM FOR ADDITIONAL INFORMATION.
  - INSTALL FIXED SHOWER HEAD ABOVE SHOWER/BATH TUB ASSEMBLY, THIS WALL.
  - LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS, TYP.
  - 30" TALL MIRROR MEDICINE CABINET. REFER TO SPECIFICATIONS.
  - PROVIDE FULL HEIGHT (8-FEET HIGH) FIBER REINFORCED PANELS (FRP). REFER TO MATERIAL LEGEND & SPECS.
  - RECESSED, WALL-MOUNTED VERTICAL MAILBOXES. COORDINATE LABELING WITH OWNER & ARCHITECT PRIOR TO ORDERING MAILBOXES. INSTALL ALL FRAMING AND BLOCKING AS REQUIRED TO ACCOMMODATE INSTALLATION. INSTALL MAILBOXES TO COMPLY WITH ANSI A117.1 FOR ACCESSIBILITY. REFER TO SPECIFICATIONS, INTERIOR ELEVATIONS & DETAILS, TYP.
  - PIN MOUNTED SIGNAGE. REFER TO ALLOWANCE & SPECIFICATIONS. OWNER TO PROVIDE ARTWORK.
  - SOLID SURFACE, SS1 REFER TO MATERIAL LEGEND, SECTION DETAILS & SPECIFICATIONS.
  - HEAVY DUTY CONCEALED COUNTER SUPPORT. REFER TO SECTION DETAIL & SPECIFICATIONS.
  - PROVIDE ADA COMPLIANT FINISHED END PANEL TO MATCH COUNTER FINISH.
  - ALIGN, TYP.
  - OPEN TO BEYOND.
  - 5/8" HIGH SUBWAY TILE. REFER TO MATERIAL LEGEND. PROVIDE COVE TRIM (T3) AT WALL TILE BASE & WALL TILE TRIM CAP (T5) AT T.O. WALL TILE. TYP. EXTEND WALL TILE BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERING WITHOUT INTERRUPTION, U.N.O.
  - NON-ADA UNITS: PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, MDF SHELF WITH WALL-MOUNTED, SOLID PERIMETER SUPPORT (PAINT). PROVIDE CLOSET ROD. REFER TO MOUNTING HEIGHT DIAGRAM & SPECIFICATIONS. INSTALL 1x PERIMETER BLOCKING (PAINT).
  - ADA UNITS: PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, HIGH/LOW MDF SHELVES W/ WALL-MOUNTED, SOLID PERIMETER SUPPORT (PAINT). PROVIDE CLOSET ROD. SEE MOUNTING HEIGHT DIAGRAM & SPECS. INSTALL 1x PERIMETER BLOCKING (PAINT).
  - LINEN CLOSET: PROVIDE VINYL-COATED WIRE SHELVING 18" DEEP X FULL WIDTH OF CLOSET, MIN. 3 SHELVES PER CLOSET. REFER TO MOUNTING HEIGHT DIAGRAM & SPECIFICATIONS.



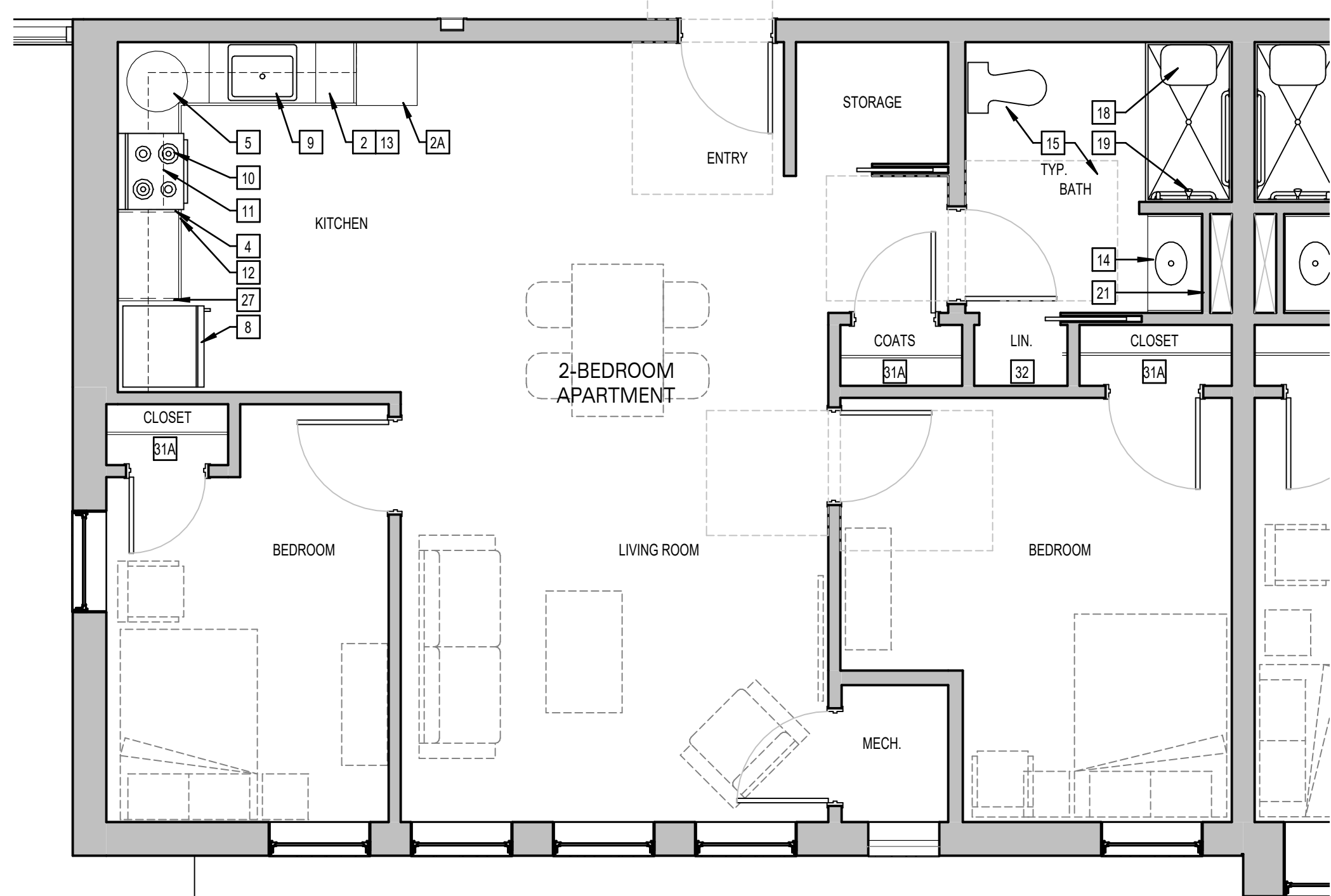
**1 UNIT TYPE 1 - 1 BEDROOM**  
SCALE: 1/4" = 1'-0"



**1A UNIT TYPE 1A - ADA - 1 BEDROOM**  
SCALE: 1/4" = 1'-0"



**2 UNIT TYPE 2 - 2-BEDROOM**  
SCALE: 1/4" = 1'-0"



**2A UNIT TYPE 2A - ADA - 2-BEDROOM**  
SCALE: 1/4" = 1'-0"



FINISH SCHEDULE - FIRST FLOOR										
ROOM NUMBER	ROOM NAME	FLOORING	WALL BASE	WALLS				TRIM/ DOOR	CEILING	NOTES
				NORTH	EAST	SOUTH	WEST			
100	LOBBY	FLT-1	FLT-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS.
100N	NORTH VESTIBULE	WOM-1	FLT-1	PT-2	PT-2	PT-2	PT-2	PT-3	WDC-1	-
100S	SOUTH VESTIBULE	WOM-1	FLT-1	PT-2	PT-2	PT-2	PT-2	PT-3	WDC-1	-
100W	WEST CORRIDOR	LVT-1 / LVT-2	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-1	-
109	MECHANICAL ROOM	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-3	-
110	LAUNDRY ROOM	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-2	-
111	TRASH	FLT-1	FLT-1	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
112	LEASING OFFICE	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-1	-
113	TOILET ROOM	FLT-1	FLT-1	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
114	IT CLOSET	FLT-1	FLT-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
115	TOILET ROOM	FLT-1	FLT-1	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
116	MAINT.	FLT-1	FLT-1	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
117	COMMUNITY ROOM	FLT-1	FLT-1	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
117A	KITCHEN	FLT-1	FLT-1	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	CWT-1 / PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
118	SUPPORT OFFICE	FLT-1	FLT-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.
119	MALIBOXES	FLT-1	FLT-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-1	-
A01	STAR A	CONC-1 / VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	LOWEST FLOOR LEVEL CONC-1, TREADS/RISERS VT-1
B01	STAR B	CONC-1 / VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	LOWEST FLOOR LEVEL CONC-1, TREADS/RISERS VT-1
C01	STAR C	CONC-1 / VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	LOWEST FLOOR LEVEL CONC-1, TREADS/RISERS VT-1
EA1	ELEVATOR A	FLT-1	FLT-1	-	-	-	-	-	-	RECESS ELEVATOR FLOOR TO RECEIVE FLOOR TILE, AS REQUIRED. REFER TO SPECIFICATIONS FOR ELEVATOR SURROUND FINISHES, TYP.
EB1	ELEVATOR B	FLT-1	FLT-1	-	-	-	-	-	-	RECESS ELEVATOR FLOOR TO RECEIVE FLOOR TILE, AS REQUIRED. REFER TO SPECIFICATIONS FOR ELEVATOR SURROUND FINISHES, TYP.
L01	LOBBY	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L01a	VESTIBULE	WOM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L01b	VESTIBULE	WOM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L01c	VESTIBULE	WOM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L02	CHILDRENS COLLECTIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L03	TOY / GAME STORAGE	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L04	CIRCUITRY	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L05	TEEN MEETING ROOM	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L06	TEEN COLLECTIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L07	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L08	ADULT COLLECTIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L09	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L10	LARGE (PUBLIC) MEETING ROOM	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L10a	TABLE & CHAIR STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L10b	TABLE & CHAIR STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L11	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L12	SECURITY	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L13	BUS CENTER	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L14	CIRCULATION DESK	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L15	CIRCULATION	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L16	ADULT COLLECTIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L17	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L18	ADULT MEETING ROOM	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L19	STAFF WORK PROCESSING	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L20	SUPERVISOR	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L21	STAFF BREAK	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L22	MECHANICAL/ELECTRICAL	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L23	STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L24	CUSTODIAL	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L25	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L26	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L27	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L28	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L30	CORRIDOR	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
L31	IT	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

FINISH SCHEDULE - SECOND FLOOR										
ROOM NUMBER	ROOM NAME	FLOORING	WALL BASE	WALLS				TRIM/ DOOR	CEILING	NOTES
				NORTH	EAST	SOUTH	WEST			
200	CORRIDOR	LVT-1 / LVT-2 / FLT-1	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS.
250	RECEPTION LOUNGE	CPT-2	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS. REFER TO INTERIOR ELEVATIONS FOR CUSTOM GRAPHICS DETAILS.
251	IT CLOSET	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
252	TRASH	LVT-1	WB-1	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	PT-3	ACT-2	-
253	MAINT.	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-3	-
A02	STAR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
B02	STAR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
C02	STAR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

FINISH SCHEDULE - THIRD FLOOR										
ROOM NUMBER	ROOM NAME	FLOORING	WALL BASE	WALLS				TRIM/ DOOR	CEILING	NOTES
				NORTH	EAST	SOUTH	WEST			
300	CORRIDOR	LVT-1 / LVT-2 / FLT-1	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	-
350	RECEPTION LOUNGE	CPT-2	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS. REFER TO INTERIOR ELEVATIONS FOR CUSTOM GRAPHICS DETAILS.
351	IT CLOSET	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
352	TRASH ROOM	LVT-1	WB-1	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	PT-3	ACT-2	-
353	MAINT.	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-3	-
A03	STAR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
B03	STAR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
C03	STAR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

FINISH SCHEDULE - FOURTH FLOOR										
ROOM NUMBER	ROOM NAME	FLOORING	WALL BASE	WALLS				TRIM/ DOOR	CEILING	NOTES
				NORTH	EAST	SOUTH	WEST			
400	CORRIDOR	LVT-1 / LVT-2 / FLT-1	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	-
450	RECEPTION LOUNGE	CPT-2	WB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS. REFER TO INTERIOR ELEVATIONS FOR CUSTOM GRAPHICS DETAILS.
451	IT CLOSET	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
452	TRASH ROOM	LVT-1	WB-1	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	WP-1 / PT-2	PT-3	ACT-2	-
453	MAINT.	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-3	-
A04	STAR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
B04	STAR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
C04	STAR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

FINISH SCHEDULE - TYPICAL APARTMENT (FLOORS 1 - 4)										
ROOM NUMBER	ROOM NAME	FLOORING	WALL BASE	WALLS				TRIM/ DOOR	CEILING	NOTES
				NORTH	EAST	SOUTH	WEST			
TYPICAL	TYPICAL APARTMENT KITCHEN	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	REFER TO INTERIOR ELEVATIONS & SECTION DETAILS, TYP.
TYPICAL	TYPICAL APARTMENT LIVING	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
TYPICAL	TYPICAL APARTMENT COATS	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, HIGH/LOW MDF SHELVES W/ CLOSET ROD. REFER TO MOUNTING HEIGHT DIAGRAM & SPECIFICATIONS.
TYPICAL	TYPICAL APARTMENT BULK STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
TYPICAL	TYPICAL APARTMENT BEDROOM	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
TYPICAL	TYPICAL APARTMENT BEDROOM CLOSET	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	PROVIDE & INSTALL 12" DEEP X FULL WIDTH OF CLOSET, HIGH/LOW MDF SHELVES W/ CLOSET ROD. REFER TO MOUNTING HEIGHT DIAGRAM & SPECIFICATIONS.
TYPICAL	TYPICAL APARTMENT BATHROOM	VS-1	-	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	REFER TO INTERIOR ELEVATIONS & SECTION DETAILS, TYP. PROVIDE 6" HIGH INTEGRAL BASE. REFER TO MATERIAL LEGEND.
TYPICAL	TYPICAL APARTMENT LINEN CLOSET	VS-1	B-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	PROVIDE VINYL-COATED WIRE SHELVING 18" DEEP X FULL WIDTH OF CLOSET, MINIMUM 3 SHELVES PER CLOSET. REFER TO MOUNTING HEIGHT DIAGRAM & SPECIFICATIONS.
TYPICAL	TYPICAL APARTMENT MECHANICAL	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

MATERIAL LEGEND-FINAL										
ITEM	FINISH CODE	MANUFACTURER/ SERIES	MODEL NUMBER	COLOR	FORMAT	NOTES				
							MAT.	SPEC		
<b>FLOOR FINISH</b>										
LIQUID DENSIFIER	CONC	1	EUCLID/ EUCCO DIAMOND HARD	-	NATURAL (OR AS SELECTED BY ARCHITECT)	DENSITY SEAL & POLISH CONCRETE PER MANUFACTURER. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. REFER TO FLOOR FINISH PLAN FOR LOCATIONS/ EXTENTS.				
PORCELAIN FLOOR TILE (LOBBY)	FLT	1	BEST TILE	FOUNDRY26	OXIDE (MATE)	REFER TO STRUCTURAL DRAWINGS FOR RECESSED SLAB. PROVIDE 1/8" GROUT JOINT. REFER TO ENLARGED FLOOR FINISH PLAN. MIX 3:3 TILE CARTONS AT INSTALLATION TO INSURE VARIED COLOR BLEND. PER MFG. RECOMMENDATIONS. INSTALL 1/8" RUNNING BOND. TILE PATTERN NOT TO EXCEED 3/8". TYP. PROVIDE LIQUID APPLIED WATERPROOFING. CRACK ISOLATION MEMBRANE. ALLOW CREATE GROUT JOINT AS NEEDED TO ALIGN W/ EXPANSION ISOLATION JOINTS IN SUBSTRATE. LAY TILE PATTERN CENTERED IN SPACE. SQUARE WITH ROOM AXIS. SCORE, CUT AND FIT TILES TO BUTT NEATLY AND TIGHTLY TO VERTICAL SURFACES AND FIXTURES INCLUDING BUT NOT LIMITED TO PIPES AND DOOR FRAMES. TYP. REFER TO FLOOR FINISH PLAN FOR LOCATIONS/ EXTENTS.				
ENGINEERED VINYL PLANK	LVT	1	SHAW CONTRACT	SOUNDSCAPE #4063V	HONEY #63103	6" X 48"	1/3 RUNNING BOND PATTERN, INSTALL DIRECT GLUE.			
ENGINEERED VINYL PLANK	LVT	2	SHAW CONTRACT	SOUNDSCAPE #4063V	CINDER #63376	6" X 48"	1/3 RUNNING BOND PATTERN, INSTALL DIRECT GLUE.			
WALK-OFF MAT	WOM	1	BABCOCK-DAVIS ALUMINUM GRID MAT	GRATE DESIGN	CLEAR ANODIZED	FRAMELESS	TILE INSTALL STACK BOND. REFER TO PLANS FOR LENGTH OF TILE DIRECTION. RECESS CONCRETE SLAB AT ALL LOCATIONS WITH WOM1 FLOOR FINISH. TOP OF MAT TO BE FLUSH WITH TOP OF ADJACENT FINISHED FLOOR. TREAD INSERT: RECYCLED RUBBER, COLOR: MIDNIGHT BLACK.			
RESILIENT SHEET VINYL	VS	1	MANNINGTON	SUBER	SORREL #ETW457	6' ROLL	CAULK PERIMETER TO PROVIDE WATER TIGHT SEAL. TYP. HEAT WELD SEAMS. TYP. PROVIDE WELD ROD, COLOR: #TBD			
CARPET TILE	CPT	1	INTERFACE	NATURALLY WEATHERED	STYLE: #1934004K00. COLOR: GREYSTONE #100021	9.845' X 39.38"	INSTALL: ASHLAR. REFER TO FLOOR FINISH PLAN, TYP. (OFFICE)			
CARPET TILE	CPT	2	INTERFACE	AERIAL	STYLE: #1632004K00 AE 315. COLOR: GRIDGE/PERS					