## EDGEMERE DEVELOPMENT

# FERNWOOD MULTI-FAMILY

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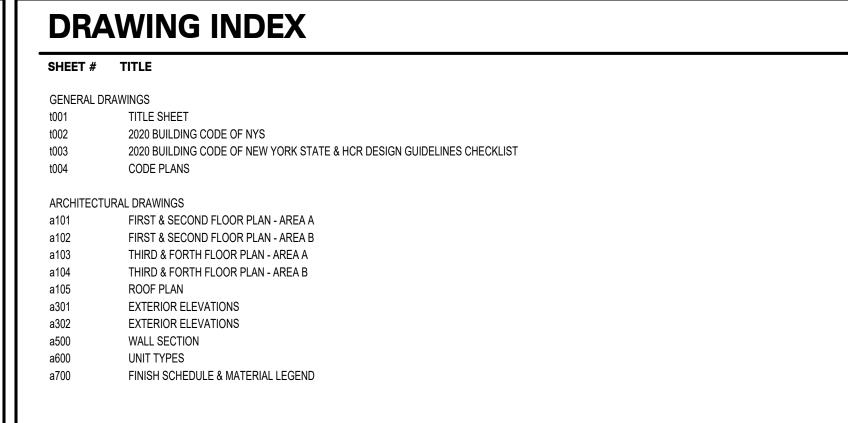
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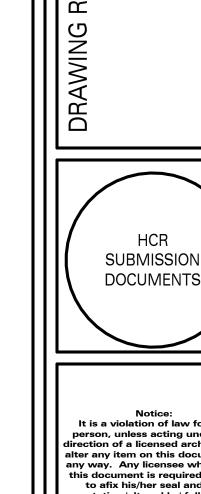
CONCEPTUAL MATERIAL STUDY FERNWOOD | MULTI-FAMILY ROCHESTER HOUSING AUTHORITY

NOVEMBER 1, 2023



A	BBREVIATION	IS		SYMBO	LS
AB AC ACT ADA ADJ AFF	ANCHOR BOLT AIR CONDITIONING, ABATEMENT CONTRACTOR ACOUSTICAL CEILING TILE AMERICANS WITH DISABILITIES ACT ADJACENT ABOVE FINISHED FLOOR	PCF PFL PL PLAM PSF PSI	PER CUBIC FOOT PER LINEAR FOOT PROPERTY LINE PLASTIC LAMINATE PER SQUARE FOOT POUNDS PER SQUARE INCH	BUILDING SECTION	1 a100
ALUM AM ANOD ARCH	ALUMINUM AIR MONITOR CONTRACTOR ANODIZED ARCHITECTURAL	PT PT PLYWD QT	PAINT PRESSURE TREATED PLYWOOD QUARRY TILE	WALL SECTION	1 a100
BD BO CBU CIRC CL	BOARD BOTTOM OF  CEMENTITIOUS BACKER UNIT CIRCUMFERENCE CENTER LINE	R RC REINF REF RFG	RISER ROOFING CONTRACTOR REINFORCING REFERENCE	SECTION DETAIL	1 a100
CLG CMU CO CONT COL	CEILING CONCRETE MASONRY UNIT CLEAN OUT / CONC. OPENINGS CONTINUOUS COLUMN	RFH RL RM RO RTU	ROOFING ROOF HATCH RAILING ROOM ROUGH OPENING ROOFTOP UNIT	INTERIOR ELEVATION	a100
CONC CPT CT DF DIA DIM DWG	CONCRETE CARPET CERAMIC TILE  DRINKING FOUNTAIN DIAMETER DIMENSION DRAWING  EACH	SCWD SCH SIM SS STD STL STRUCT SUSP SYS	SOLID CORE WOOD SCHEDULE SIMILAR STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED SYSTEM	PLAN DETAIL	1 a100
EIFS ELEC ELEV EVP	EXTERIOR INSULATION ELECTRICAL ELEVATION ENGINEERED VINYL PLANK	TEL T TO	TELEPHONE TREAD TOP OF	WALL/PARTITION TYPE	$\langle 1 \rangle$
ETC EWC EXST EXT	ETCETERA ELECTRIC WATER COOLER EXISTING EXTERIOR	TYP UNF UNO	TYPICAL UNFINISHED UNLESS NOTED	SPOT ELEVATION	•
E F ELR END	FIRE EXTINGUISHER CABINET FINISHED FLOOR FLOOR FOUNDATION FRAMED OPENING	VB VCT VERT VIF	OTHERWISE  VINYL BASE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD	ABATEMENT KEYNOTE	1
OIC GA GALV	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR  GAUGE GALVANIZED	VIN VWC VT	VINYL WALL COVERING VINYL TILE	DEMOLITION KEYNOTE	1
GB GC GYP	GRAB BAR GENERAL CONTRACTOR GYPSUM BOARD	W/ W WB WD	WITH WIDE WOOD BASE WOOD	RENOVATION KEYNOTE	1
H HB HC HDR HDWR	HIGH HOUSE BIB HOLLOW CORE HEADER HARDWARE	WD	WOOD	ALTERNATE KEYNOTE	ALT 01
HM HORIZ HVAC	HOLLOW METAL HORIZONTAL HEAT, VENTILATION & AIR CONDITIONING			DOOR REFERENCE	101.0
HWH D	HOT WATER HEATER INSIDE DIAMETER			WINDOW REFERENCE	W1
NSUL NT IC	INSULATION INTERIOR  JANITOR'S CLOSET			MATERIAL FINISH TAG	XXX-
- -AM	ANGLE LAMINATE			TOILET ROOM FIXTURE / ACCESSORY TAG	
LAV LBL LTL LVR	LAVATORY LABEL LINTEL LOUVER			FURNITURE / EQUIPMENT TAG	1
MAX MECH MEMB	MAXIMUM MECHANICAL MEMBRANE			REVISION TAG	1
IEMB IIN IANF IO ITL	MEMBRANE MINIMUM MANUFACTURER MASONRY OPENING METAL			ROOM IDENTITY	ROOM N
NIC.	NOT IN CONTRACT				100 S

NORTH ARROW



PLAN PROJECT No 101.22.02.0

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506.2.3 Single-occupancy, Multistory buildings. The allowable area of a single occupancy building with more than one story above grade plan shall be determined in accordance with Equation 5-2:  $A_a = [A_t + (NS \times I_f)] \times S_a$  $A_a = [21.000 + (7.000 \times .75)] \times 3$ A<sub>a</sub> = 78,750 GSF = Allowable Area [entire Type VB building] \*NOTE: No individual story shall exceed the allowable area (A<sub>a</sub>) as determined by Equation 5-2 using the value of S<sub>a</sub> = 1.  $A_a = [21,000 + (7,000 \times .75)] \times 1$  $A_a = 26,250 \text{ GSF [per story]}$ A<sub>a</sub> = Allowable Area A<sub>t</sub> = Tabular allowable Area Factor from Table 506.2 NS = Tabular allowable area for non-sprinklered building I<sub>f</sub> = Area factor increase due to frontage as calculated with Section 506.3 S<sub>a</sub> = Actual number of building stories above grade plane, not to exceed 4 (NFPA 13). 506.3 Frontage Increase. 506.3.2 Minimum Frontage Distance. Equation 5-4  $W = ((L_1 \times W_1) + (L_2 \times W_2) + (L_3 \times W_3) + L_4 \times W_4))$ \*\*\*REVIEWER'S NOTE: All widths of public way are greater than 30 feet, therefore W=30. W = Calculated width of public way.  $L_n$  = Length of portion of the exterior perimeter wall w<sub>n</sub> = Width of a public way or open space associated with that portion of the exterior perimeter wall F = Building perimeter that fronts on a public way or open space having a width of 20 feet or more. \*NOTE: Where W is greater than 30 feet, a value of 30 shall be used. 506.3.3 Amount of Increase. Equation 5-5  $I_f = [F / P - 0.25] W/30$  $I_f = [809 / 809 - 0.25] \times 30 / 30$ If = Area factor increase due to frontage. F = Building Perimeter that fronts on a public way or open space having a minimum distance of 20 feet. P = Perimeter of entire building (feet). W = Width of public way or open space (feet) in accordance with Section 506.3.2. Section 510 Special Provisions 510.2 Horizontal building separation allowance A building shall be considered as separate and distinct buildings for the purpose of determining area limitations, continuity of fire walls, limitation of number of stories and type of construction where all of the following conditions are met: The buildings are separated with a horizontal assembly having a fire-resistance rating of not less than 3 hours. Where vertical offsets are provided as part of a horizontal assembly, the vertical offset and the structure supporting the vertical offset shall have a *fire-resistance rating* of not less than 3 hours. The building below, including the horizontal assembly, is of Type IA construction. Shaft, and stairway enclosures through the horizontal assembly shall have not less than a 2-hour fire-resistance rating with opening protectives in accordance with Section 716. The building or buildings above the *horizontal assembly* shall be permitted to have R occupancies. The building below the horizontal assembly shall be protected throughout by an approved automatic sprinkler system in accordance with Section 903.3.1.1 and shall be permitted to be an R occupancy. The maximum building height in feet shall not exceed the limits set forth in Section 504.3 for the building having the smaller allowable height as measured from the grade plane. CHAPTER 6 – TYPES OF CONSTRUCTION Table 601 Fire-resistance rating requirements for building elements (hours) Type IA Construction Primary Structural Frame \*NOTE: Not less than the fire-resistance rating required by other sections of this code (Table 602). Exterior Nonbearing walls and partitions \*\*\*REVIEWER'S NOTE: Per Table 602 (Fire separation distance x < 30) Interior Nonbearing walls and partitions \*NOTE: Not less than the fire-resistance rating required by other sections. Floor Construction and associated secondary members 1 1/2 Hour Roof Construction and associated secondary members Type VB Construction Primary Structural Frame \*NOTE: Not less than the fire-resistance rating required by other sections of this code (Table 602). See Table 602 Exterior Nonbearing walls and partitions \*\*\*REVIEWER'S NOTE: Per Table 602 (Fire separation distance x < 30) Interior Nonbearing walls and partitions (\*NOTE: Not less than the fire-resistance rating required by other sections.) Floor Construction and associated secondary members Roof Construction and associated secondary members Table 602 Fire-resistance rating requirements for exterior walls based on fire separation distance. d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located. Construction Type IA - All Facades Fire Separation Distance

X ≥ 30 Fire-resistance rating of Exterior Walls Construction Type VB - All Facades X ≥ 30 Fire Separation Distance Fire-resistance rating of Exterior Walls are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code. of any materials permitted by this code.

combustible materials as allowed by Sections 705.2.3.1 and 705.2.4.

equal to 10 feet shall be rated for exposure to fire from both sides.

exterior walls shall be rated from the inside.

Section 705.5 Fire-Resistance Ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this

section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for

exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or

705.6 Structural stability. Exterior walls shall extend to the height required by Section 705.11. Interior structural elements that brace

the exterior wall but that are not located within the plane of the exterior wall shall have the minimum fire-resistance rating required in Table 601 for that structural element. Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire-resistance rating required in Tables 601 and 602 for the exterior

\*\*\*REVIEWER'S NOTE: All exterior walls have a fire separation distance greater than 10 feet. Any required fire-rated

dwelling units and fire partitions serving as corridor walls. accordance with Section 714.4.2. than the fire-resistance rating required for the shaft enclosure. \*\*\*REVIEWER'S NOTE: Stair A shall be constructed to go all the way to the roof sheathing of the gable roof. 713.14 Elevator hoistways. Section 712, 713 and Chapter 30. Section 711 Floor and Roof Assemblies horizontal assembly supported. resistance rated at the following: 1. Horizontal assemblies at the separations of dwelling units as required by Section 420.3. less than 1-hour fire-resistance-rated construction. Section 713 Shaft Enclosures 713.1 General. Interior exit stairways shall be enclosed in accordance with Section 1023. 713.2 Shaft enclosures shall be constructed as Fire Barriers in accordance with Section 707 or horizontal assemblies in stories or more. Shaft enclosures shall meet the requirements of Section 703.2.1 accordance with Section 707.5. 602.2 Types I and II. Types I and II construction are those types of construction in which the building elements listed in Table 601 713.6 Exterior Walls. Where exterior walls serve as part of a required shaft enclosure, such walls shall comply with the requirements of Section 705 for exterior walls and the fire-resistance-rated enclosure requirements shall not apply. Exception: Exterior walls required to be fire-resistance rated in accordance with Section 1023.7 for interior exit stairways. 602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are **CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES** Section 704 Fire-Resistance Rating of Structural Members 704.1 Requirements. The fire-resistance ratings of structural members and assemblies shall comply with this section and the requirements for the type of construction as specified in Table 601. The fire-resistance ratings shall be not less than the ratings required for the fire-resistance-rated assemblies supported by the structural members. penetrate a shaft enclosure. 704.2 Column protection. Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space accordance with Section 714.4.2. 704.3 Protection of the primary structural frame other than columns. Members of the primary structural frame other than columns that are required to have protection to achieve a fire-resistance rating and support more than two floors or one floor and roof, or support a load-bearing wall or a non-load-bearing wall more than two stories high, shall be provided individual encasement than the fire-resistance rating required for the shaft enclosure. protection by protecting them on all sides for the full length, including connections to other structural members, with materials \*\*\*REVIEWER'S NOTE: All stairs shall be constructed all the way to the roof sheathing. having the required fire-resistance rating. 713.14 Elevator hoistways. Section 712, 713 and Chapter 30. 704.4 Protection of secondary members. Secondary members that are required to have protection to achieve a fire-resistance rating shall be protected by individual encasement protection. Table 716.1(2) Opening Fire Protection Assemblies, Ratings and Markings 704.6 Attachments to structural members. The edges of lugs, brackets, rivets and bolt heads attached to structural members shall Enclosures for shafts and interior exit stairways. be permitted to extend to within 1 inch of the surface of the fire protection Required Wall Assembly Rating 1 1/2 Hours Minimum Fire Door Assembly Rating 704.10 Exterior structural members. Load-bearing structural members located within the exterior walls or on the outside of a 100 sq. in. Door Vision Panel Size building or structure shall be provided with the highest fire-resistance rating as determined in accordance with the following: ≤100 sq. in. = D-H-90 1. As required by Table 601 for the type of building element based on the type of construction of the building. >100 sq. in. = D-H-T-W-90 Fire-rated Glazing Marking Door Vision Panel 2. As required by Table 601 for exterior bearing walls based on the type of construction. Not Permitted Sidelight / Transom Assembly Not Permitted Fire-Rated Glazing Marking Sidelight / Transom Panel 3. As required by Table 602 for exterior walls based on the fire separation distance Fire-Partitions: Corridor Valls & Apartment Demising Walls 704.11 Bottom flange protection. Fire protection is not required at the bottom flange of lintels, shelf angles and plates, spanning not Required Wall Assembly Rating more than 6 feet 4 inches whether part of the primary structural frame or not, and from the bottom flange of lintels, shelf angles and Minimum Fire Door Assembly Rating plates not part of the structural frame, regardless of span. Door Vision Panel Size 704.13 Sprayed fire-resistant materials (SFRM). Sprayed fire-resistant materials (SFRM) shall comply with Sections 704.13.1 Fire-rated glazing marking door vision panel Section 705 Exterior Walls D-H-20 Fire-rated glazing marking sidelight / transom panel 705.2 Projections. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1405. Projections shall not extend any closer to the line used to determine Section 717 Ducts and Air Transfer Openings the fire separation distance than shown in Table 705.2. Table 705.2 Minimum Distance of Projection 5 feet or greater Fire Separation Distance 717.5.2 Fire barriers. Ducts and air transfer openings shall not penetrate enclosures for interior exit stairways. Minimum Distance from line used to determine FSD 40 inches \*\*\*REVIEWER'S NOTE: The only location utilizing fire barriers are the interior exit stairways. \*\*\*REVIEWER'S NOTE: All exterior projections are greater than 40 inches from the line used to determine fire-separation 717.5.3 Shaft enclosures. Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with listed fire and smoke dampers installed in accordance with their listing. 705.2.1 Types I and II construction. Projections from walls of Type I or II construction shall be of noncombustible materials or

705.8.5 Vertical Separation of openings. 1. This section shall not apply to buildings equipped throughout with an NFPA 13 sprinkler system. Exceptions: A parapet need not be provided on an exterior wall where any of the following conditions exist. 1. Parapets need not be required on an exterior wall when the wall is not required to be fire-resistance rated in accordance with Table 602 because of fire-separation distance 6. Where the wall is permitted to have not less than 25 percent of the exterior wall areas containing unprotected openings based on fire separation distance as determined in accordance with Section 705.8. \*\*\*REVIEWER'S NOTE: All exterior walls are permitted to have an unlimited number of unprotected openings. Section 707 - Fire Barriers 707.3.3 Enclosures for exit access stairways. The fire-resistance rating of the fire barrier separating building areas from an exit access stairway or ramp shall comply with Section 713.4. 707.4 Exterior Walls. Where exterior walls serve as part of a required fire-resistance-rated shaft or stairway enclosure, or separation, such walls shall comply with the requirements of Section 705 for exterior walls and the fire-resistance-rated enclosure or separation requirements shall not apply. Exception: Exterior walls required to be fire-resistance rated in accordance with 1023.7 for interior exit stairways. 707.5 Continuity. Fire barriers shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing or deck above and shall be continuous through concealed space, such as the space above a suspended ceiling. Joints and voids at intersections shall comply with Sections 707.8 and 707.9. Shaft enclosures shall be permitted to terminate at a top enclosure complying with Section 713.12. Interior exit stairway enclosures required by Section 1023 and exit access stairway enclosures required by Section 1019 shall be permitted to terminate at a top enclosure complying with Section 713.12. 707.5.1 Supporting Construction. The supporting construction for a fire barrier shall be protected to afford the required fireresistance rating of the fire barrier supported. Hollow vertical spaces within a fire barrier shall be fire-blocked in accordance with Section 718.2 at every floor level. 707.6 Openings. Openings in a fire barrier shall be protected in accordance with Section 716. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 156 square feet. Openings in enclosures for interior exit stairways shall comply with Sections 1023.4. 707.7 Penetrations. Penetrations of fire barriers shall comply with Section 714. 707.7.1 Prohibited penetrations. Penetrations into enclosures for interior exit stairways shall only be allowed where permitted by 707.8 Joints. Joints made in or between fire barriers, and joints made at the intersection of fire barriers with underside of a fireresistance-rated floor sheathing or deck above, and the exterior vertical wall intersection shall comply with Section 715. 707.9 Voids at intersections. The voids created at the intersection of a fire barrier and a nonfire-resistance-rated roof assembly or a nonfire-resistance-rated exterior wall assembly shall be filled. An approved material or system shall be used to fill the void, and shall be securely installed in or on the intersection for its entire length so as not to dislodge, loosed or otherwise impair its ability to accommodate expected building movements and to retard the passage of fire and hot gasses. 707.10 Ducts and air transfer openings. Penetrations in a fire barrier by ducts and air transfer openings shall comply with Section 708.1 General. The following wall assemblies shall comply with this section. 1. Separation walls as required by Section 420.1 for Group R Occupancies. 708.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not less than 1 hour. 708.4 Continuity. Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below and be securely attached to one of the following: 1. The underside of the floor sheathing or deck above. 708.4.1 Supporting Construction. The supporting construction for a fire partition shall have a fire-resistance rating that is equal to or greater than the required fire-resistance rating of the supported fire partition. Exception: In buildings of Type VB construction, the supporting construction requirement shall not apply to fire partitions separating 713.8 Penetrations. Penetrations in a shaft enclosure shall be protected in accordance with Section 714 as required for fire barriers. Structural elements, such as beams or joists, where protected in accordance with Section 714 shall be permitted to 713.8.1 Prohibited penetrations. Penetrations other than those necessary for the purpose of the shaft shall not be permitted in shaft Exception: Membrane penetrations shall be permitted on the outside of shaft enclosures. Such penetrations shall be protected in 713.12 Enclosure at top. A shaft enclosure that does not extend to the underside of the roof sheathing or deck of the building shall be enclosure at the top with construction of the same fire-resistance rating as the topmost floor penetrated by the shaft, but nut less 711.2.2 Continuity. Assemblies shall be continuous without vertical openings, except as permitted by this section and Section 712. 711.2.3 Supporting construction. The supporting construction shall be protected to afford the required fire-resistance rating of the Exceptions: In buildings of Type VB construction, the construction supporting the horizontal assembly is not required to be fire-711.2.4.3 Dwelling Units. Horizontal assemblies serving as dwelling unit separations in accordance with Section 420.3 shall be not 713.4 Fire-resistance rating. Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four \*\*\*REVIEWERS NOTE: Stair A, Stair B, Stair C and the Elevator shafts all connect four stores or more and therefore shall 713.5 Continuity. Shaft enclosures shall be constructed as fire barriers in accordance with Section 707 and shall have continuity in 713.7 Openings. Openings in shaft enclosures shall be protected in accordance with Section 716 as required for fire barriers. 713.7.1 Prohibited Openings. Openings other than those necessary for the purpose of the shaft shall not be permitted in shaft 713.8 Penetrations. Penetrations in a shaft enclosure shall be protected in accordance with Section 714 as required for fire barriers. Structural elements, such as beams or joists, where protected in accordance with Section 714 shall be permitted to 713.8.1 Prohibited penetrations. Penetrations other than those necessary for the purpose of the shaft shall not be permitted in shaft Exception: Membrane penetrations shall be permitted on the outside of shaft enclosures. Such penetrations shall be protected in 713.12 Enclosure at top. A shaft enclosure that does not extend to the underside of the roof sheathing or deck of the building shall be enclosure at the top with construction of the same fire-resistance rating as the topmost floor penetrated by the shaft, but nut less Table 717.3.2.1 Fire Damper Rating. Penetrations through fire-resistance-rated assemblies less than 3-hour require a minimum 1.5

717.5.4 Fire Partitions. Ducts and air transfer openings that penetrate fire partitions shall be protected with listed fire dampers

A corridor damper shall be provided where corridor ceilings, constructed as required for the corridor walls as permitted

2. A ceiling radiation damper shall be provided where the ceiling membrane of a fire-resistance-rated floor-ceiling or roof-

717.5.4.1 Corridors. Duct and air transfer openings that penetrate corridors shall be protected with dampers as follows:

ceiling assembly, constructed as permitted in Section 708.4, Exception 2, is penetrated.

installed in accordance with their listing.

in Section 708.4 exception 4, are penetrated.

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

705.8.3 Unprotected openings. Where unprotected openings are permitted, windows and doors shall be constructed of any

All Facades. 30 feet or greater fire-separation distance

Unprotected openings, sprinkler with NFPA 13: No Limit

approved materials. Glazing shall conform to the requirements of Chapters 24 and 26.

1-500 Occupants 717.6.1 Through penetrations. A duct that penetrates a fire-resistance-rated floor/ceiling assembly that connects not more than two stories is permitted without shaft enclosure protection, provided that a listed fire damper is installed at the floor line or the duct is First Floor Residential protected in accordance with Section 714.5. For air transfer openings, see Section 712.1.9. First Floor Tenant A Second Floor 717.6.2 Membrane penetrations. Ducts and air transfer openings that penetrate the ceiling membrane of a fire-resistance rated Third Floor Fourth Floor floor/ceiling or roof/ceiling assembly shall be protected with one of the following: A shaft enclosure in accordance with Section 713. Section 1007 Exit and Exit Access Doorway Configuration A listed ceiling radiation damper installed at the ceiling line where a duct penetrates the ceiling of a fire-resistance-rated floor/ceiling or roof/ceiling assembly. dimension of the area served when an NFPA 13 sprinkler system is installed. Section 718 Concealed Spaces 718.1 General. Fireblocking and Draftstopping shall be installed in combustible concealed locations in accordance with this section. Section 1008 Means of Egress Illumination Section 722 Calculated Fire Resistance Under emergency power, means of egress illumination shall comply with Section 1008.3. 722.6 Wood assemblies. 722.6.1.1 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) Time Assigned to Wallboard Membranes Exception 3: Dwelling units in R-2 Occupancies. 5/8" Type-X Gypsum Wallboard Table 722.6.2(2) Time Assigned for Contribution of Wood Frame Wood Studs 16-inches O.C. Max Wood floor and roof joists 16-inches O.C. Max 10 Minutes premises' electrical supply. Table 722.6.2(5) Time Assigned for Additional Protection Add to the fire-resistance rating of wood studs if the spaces between the studs are completely filled with: emergency electrical system shall automatically illuminate all of the following areas: Glass Fiber Mineral Wool Batts 2. Corridors. Rockwool or Slag Material Wool Batts Cellulose insulation 3. Exit access stairways and ramps. **CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS** 903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.3.1.1.2. \*\*\*REVIEWER'S NOTE: The entire building shall be NFPA 13 due to the allowable area per Chapter 5, Table 506.2. <u>Bathrooms shall also be sprinklered since they are greater than 55 square feet.</u> 903.3.2 Quick-response and residential sprinklers. Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in all the following areas in accordance with Section 903.3.1 and their listings: 3. Dwelling units in Group R occupancies. Section 906 Portable Fire Extinguishers 906.1 Where required. Portable fire extinguishers shall be installed in Group R Occupancies. 906.2 General Requirements. Portable fire extinguishers shall be selected and installed in accordance with this section and NFPA 4. N/a 5. N/a 906.3(1) Fire Extinguishers for Class A Fire Hazards Light (low) Hazard Occupancy Minimum-rated single extinguisher: 3.000 SF Maximum floor area per unit of A: 11,250 SF Maximum floor area for extinguisher: 75 Feet Maximum distance of travel to extinguisher: 906.5 Conspicuous Location. Portable fire extinguishers shall be in conspicuous locations where they will have ready access and be immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. 906.8 Cabinets. Cabinets used to house portable fire extinguishers shall not be locked. Section 907 Fire alarm and detection systems. 907.2.9 Group R-2. Fire alarm and smoke alarms shall be installed in Group R-2 occupancies as required in Sections 907.2.9.1 907.2.9.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies where any of the following conditions apply: 1. Any dwelling unit is located three or more stories above the lowest level of exit discharge. 3. The building contains more than 16 dwelling units. \*\*\*REVIEWER'S NOTE: A manual fire-alarm system is required since there are dwelling units located on the Fourth Floor and the building contains more than 16 dwelling units, the building shall have a manual fire alarm system. 907.2.10. Group R-2. Single- or multiple-station smoke alarms shall be installed and maintained in Group R-2 regardless of occupant load at all the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. In each room used for sleeping purposes. 907.2.10.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Section 915 Carbon Monoxide Detection 915.1 General. Carbon monoxide alarms and detection shall be installed in new buildings in accordance with Section 915 of the **CHAPTER 10 MEANS OF EGRESS** Section 1004 Occupant Load 1004.3 Multiple function occupant load. Where an area under consideration contains multiple functions having different occupant load factors, the design occupant load for such area shall be based on the floor area of each function calculated independently. Table 1004.5 Maximum Floor Area Allowances per Occupant. Accessory storage areas, mechanical equipment room 300 Gross Assembly without fixed seats 15 Net Unconcentrated (Tables and Chairs) Unconcentrated (Chairs) 7 Net Business Areas (offices) 150 Gross Library - Stack Areas 100 Gross Library - Reading Areas 200 Gross Residential First Floor Level Residential Space = 113 Occupants 681 SF / 300 = 3 Occupants Accessory storage, mechanical equipment room 827 SF / 15 Net = 56 Occupants Assembly without fixed seats, Tables and Chairs 307 SF / 150 = 3 Occupants Business Areas (Offices) Residential Space 10,067 SF / 200 Gross = 51 Occupants First Floor Non-Residential Space = 140 556 SF / 300 = 1.85 Occupants Accessory storage areas, mechanical equipment room 590 SF / 7 Net = 84.15 Occupants Assembly Areas without fixed seats. Chairs Business Areas (Offices) 1,290 SF / 150 = 8.60 Occupants Library Stack Areas 3,535 SF / 100 = 35.35 Occupants Library Reading Areas 433 / 50 = 8.66 Occupants Second Floor Level = 101 Occupants 20,087 / 200 Gross = 101 Occupants Residential Space Third Floor Level = 101 Occupants 20,087 / 200 Gross = 101 Occupants Fourth Floor Level = 101 Occupants 20,087 / 200 Gross = 101 Occupants Total Building Occupant Load = 556 Occupants Section 1005 Means of Egress Sizing 1005.3.1 Stairways. The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of stairways First Floor Residential 113 Occupants x 0.3 inch per occupant = 33.9 Inches 33.9-inches / 3 exit stairs = 11.3-inches First Floor Tenant A 140 Occupants x 0.3 inch per occupant = 42 Inches 42-inches / 3 exit stairs = 14-inches 101 Occupants x 0.3 inch per occupant = 34 inches. 28-inches / 3 exit stairs = 10-inches 101 Occupants x 0.3 inch per occupant = 34 inches.

717.6 Horizontal Assemblies. Penetrations by ducts and air transfer openings of a floor, floor/ceiling or the ceiling membrane of a

roof/ceiling assembly shall be protected by a shaft enclosure that complies with Section 713 or shall comply with Sections 717.6.1

Section 1006.3.2 Minimum Number of Exits or Access to Exits per Story

2 Exits per Story

113 Occupants

140 Occupants

92 Occupants

92 Occupants

92 Occupants

28-inches / 3 exit stairs = 10-inches 101 Occupants x 0.3 inch per occupant = 34 inches. 28-inches / 3 exit stairs = 10-inches \*\*\*REVIEWER'S NOTE: The minimum required stair width for all stairs shall be 44-inches clear. All proposed stairways are 1005.3.2 Other egress components. The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per First Floor Residential = 113 x 0.2 inch per occupant = 22.6-inches. \*\*\* REVIEWER'S NOTE: The minimum proposed corridor width is 72 inches First Floor Tenant A =  $140 \times 0.2$  inch per occupant = 28-inches. \*\*\* REVIEWER'S NOTE: The minimum proposed corridor width is 72 inches Second Floor =  $101 \times 0.2$  inch per occupant = 20.2-inches \*\*\* REVIEWER'S NOTE: The minimum proposed corridor width is 72 inches Third Floor =  $101 \times 0.2$  inch per occupant = 20.2-inches. \*\*\* REVIEWER'S NOTE: The minimum proposed corridor width is 72 inches Fourth Floor =  $101 \times 0.2$  inch per occupant = 20.2-inches. \*\*\* REVIEWER'S NOTE: The minimum proposed corridor width is 72 inches 1005.4 Continuity. The minimum width or required capacity of the means of egress required from any story of a building shall not be reduced along the path of egress travel until arrival at the public way. Section 1006 Number of Exits and Exit Access Doorways Table 1006.2.1 Spaces With One Exit or Exit Access Doorway Maximum Common Path of Egress Travel Distance A Occupancy, 49 Occupants max. per space = 75 feet B Occupancy, 49 Occupants max. per space = 100 feet R-2 Occupancy, 20 Occupants max. per space = 125 Feet S Occupancy, 29 Occupants max. per space = 100 feet All distances are for buildings equipped throughout with NFPA 13 sprinkler system. \*\*\* REVIEWER'S NOTE: All assembly occupancy spaces greater than 49 occupants are proposed with (2) exits. All spaces with (1) exit are below maximum common path of egress travel distance.

electrical system shall automatically illuminate all of the following areas: 1. Interior exit access stairways. 2. Interior exit stairways. of the following areas: Electrical equipment rooms. Fire command centers. Fire pump rooms. with Section 2702. Section 1009 Accessible Means of Egress not less than two accessible means of egress accessible means of egress. consist of one or more of the following components: 1. Accessible routes - Section 1104. 2. Interior Exit Stairways – Sections 1009.3 and 1023. 5. Elevators – Section 1009.4 Sections 1009.3.1 through 1009.3.3. accessible means of egress NFPA 13 sprinkler system. automatic sprinkler system comply as an accessible means of egress. 1009.4.2 Area of Refuge. Areas of refuge are not required at elevators in buildings equipped throughout with an NFPA 13 automatic sprinkler system. 1009.8 Two-way communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. 1009.8.1 System requirements. Two-way communication systems shall provide communication between each required location and the fire command center or a central control point location approved by the fire department. Where the central control point is not a constantly attended location, a two-way communication system shall have a timed automatic telephone dial-out capability to a monitoring location or 9-1-1. The two-way communication system shall include both audible and visible signals. 1009.8.2 Directions. Directions for the use of the two-way communication system, instructions for summoning assistance via the two-way communication system and written identification of the location shall be posted adjacent to the two-way communication system. Signage shall comply with the ICC A117.1 requirements for visual characters. 1009.10 Directional signage. Directional signage indicating the location of all other means of egress and which of those are accessible means of egress shall be provided at the following: 1. At exits serving a required accessible space but not providing an approved accessible means of egress. 2. At elevator landings. Section 1010 Doors, Gates, and Turnstiles 1010.1.1 Size of Doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32 inches. 1010.1.1.1Projections into clear width. There shall not be projections into the required clear opening width lower than 34 inches above the floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the floor or ground shall 1010.1.3 Door opening force. The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not 1010.1.5 Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope). 1010.1.8 Door arrangement. Space between two doors in a series shall be 48 inches minimum plus the width of a door swinging 1010.1.9 Door Operations. Except as specifically permitted by this section, egress door shall be readily openable from the egress side without the use of a key or special knowledge or effort. Item 4: Doors from individual dwelling units of Group R Occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a Item 6. Doors serving roofs not intended to be occupied shall be permitted to be locked preventing entry to the building from the 1010.1.9.6 Unlatching. The unlatching of any door or leaf shall not require more than one operation, except from individual dwelling units in Group R occupancies. 1010.1.9.12 Stairway doors. Interior stairway means of egress doors shall be opening from both sides without the use of special knowledge or effort. 1. Stairway discharge doors shall be openable from the egress side and shall only be locked from the opposite side. 1011.2 Width and capacity. The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches. See Section 1009.3 for accessible means of egress stairways. \*\*\*REVIEWER'S NOTE: All proposed stairways are 44-inches clear between the handrails. 1011.3 Headroom. Stairways shall have a headroom clearance of not less than 80 inches measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing. 1011.5 Stair treads and risers. 1011.5.2 Riser height and tread depth. Stair riser heights shall be 7-inches maximum and 4-inches minimum. Rectangular tread depths shall be 11-inches minimum measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's nosing. 1011.5.4 Dimensional uniformity. Stair treads and risers shall be of uniform size and shape. The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8-inch in any flight of stairs. 1011.5.5 Nosing and riser profile. Nosing's shall have a curvature or bevel of not less than 1/16-inch but not more than 9/16-inch from the foremost projection of the tread. 1011.5.5.1 Nosing projection size. The leading edge or treads shall project not more than 1-1/4-inch beyond the tread below. 1011.5.5.3 Solid Risers. Risers shall be solid. 1011.6 Stairway landings. There shall be a floor or landing at the top and bottom of each stairway. The width of landings, measured perpendicular to the direction of travel, shall not be less than the width of the stairways served. Every landing shall have a minimum depth, measured parallel to the direction of travel, equal to the width of the stairway or 48-inches, whichever is less. Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall

not project more than 7-inches into a landing.

the building, except that wood handrails shall be permitted for all types of construction.

1011.7 Stairway construction. Stairways shall be built of materials consistent with the types permitted for the type of construction of

1011.8 Vertical rise. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings.

1011.12 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). \*\*\*REVIEWER'S NOTE: (4) stories are proposed, and ano roof surface is steeper than 4 / 12. Stair A goes to the roof. 4 Exits Proposed 1011.13 Guards. Guards shall be provided along stairways and landings where required by Section 1015 and shall be constructed 4 Exits Proposed in accordance with Section 1015. Where the roof hatch opening providing the required access is located within 10 feet of the roof 3 Exits Proposed edge, such roof access or roof edge shall be protected by guards installed in accordance with Section 1015. 3 Exits Proposed 1011.16 Ladders. Permanent ladders shall not serve as a part of the means of egress from occupied spaces within a building. 3 Exits Proposed Permanent ladders shall be constructed in accordance with Section 306.5 of the Mechanical Code of New York State. Permanent ladders shall be permitted to provide access to the following areas 1007.1.1 Two exits or exit access doorways. Where two exits or exit access stairways are required from any portion of the exit Spaces frequented only by personnel for maintenance, repair or monitoring of equipment. access, they shall be placed a distance apart equal to not less than one-third of the length of the maximum overall diagonal 2. Non-occupiable spaces accessed only by catwalks, crawl spaces, freight elevators or very narrow passageways. 3. Raised areas used primarily for purposes of security, life safety or fire safety including, but not limited to, observation galleries, prison guard towers, fire towers or lifeguard stands. 1008.1 Means of egress illumination. Illumination shall be provided in the means of egress in accordance with Section 1008.2. 5. Non-occupied roofs that are not required to have stairway access in accordance with Section 1011.12.1. 6. Where permitted to access equipment and appliances in accordance with Section 306.5 of the Mechanical Code of New York 1008.2 Illumination required. The means of egress serving a room or space shall be illuminated at all times that the room or space 1014.2 Height. Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches. 1008.3 Emergency power for illumination. he power supply for means of egress illumination shall normally be provided by the \*\*\*REVIEWER'S NOTE: The proposed stair handrails are 36-inches measured above stair tread nosing. 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more means of egress, an 1014.4 Continuity. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions. Exception 3. Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides of the handrail within 11/2 inches of the bottom of the handrail shall not be considered obstructions. For each 1/2 inch f additional handrail perimeter dimension above 4 inches, the vertical clearance dimension of 11/2 inches shall be permitted to be reduced by 1/8 inch. 1008.3.2 Buildings. In the event of power supply failure in buildings that require two or more means of egress, an emergency Exception 4. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of the handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper 1014.6 Handrail extensions. Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of 4. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1. an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally 5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge. not less than 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. 1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all 1014.7 Clearance. Clear space between a handrail and a wall or other surface shall be not less than 11/2 inches. A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements. 1015.2 Where required. Guards shall be located along open-sided walking surfaces, including stairs and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8. 1008.3.4 Duration. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of 1015.3 Height. Required guards shall be not less than 42 inches high, measured vertically from the adjacent walking surface. storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance 1015.4 Opening limitations. Required guards shall not have openings that allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height. 1015.7 Roof access. Guards shall be provided where the roof hatch opening is located within 10 feet of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof or grade below. The guard shall 1009.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section be constructed so as to prevent the passage of a sphere 21 inches in diameter. 1006.2 or 1006.3 (2 exits per story required) from any accessible space, each accessible portion of the space shall be served by Exception: Guards are not required where personal fall arrest anchorage connector devices that comply with ANSI/ASSE Z 359.1 1015.8 Window Openings. Windows in Group R-2 buildings including dwelling units, where the top of the sill of an operable window \*\*\*REVIEWER'S NOTE: 1006.3.2 requires 2 exits per story, therefore, two accessible means of egress are required. All (3) opening is located less than 36 inches above the finished floor and more than 72 inches above the finished grade or other surface proposed interior exit stairways and (1) of (2) proposed elevators are accessible means of egress for a total of (4) below on the exterior of the building, shall comply with one of the following: 2. Operable windows where the openings will not allow a 4-inch diameter sphere to pass through the opening when the 1009.2 Continuity and components. Each required accessible means of egress shall be continuous to a public way and shall window is in its largest opened position. 1015.8.1 Window opening control devices. Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1030.2. 1009.2.1 Elevators required. In buildings where a required accessible floor is four or more stories above or below a level of exit Table 1017.2 Exit access travel distance R-2 Occupancy, NFPA 13 Sprinkler System = 250 Feet discharge, not less than one required accessible means of egress shall be an elevator complying with Section 1009.4. 1017.3 Measurement. Exit access travel distance shall be measured from the most remote point of each room, area, or space \*\*\*REVIEWER'S NOTE: (2) elevators being provided. Since the building is 4-stories, at least (1) elevator is required to be along the natural and unobstructed path of horizontal and vertical egress travel to the entrance to an exit. accessible. An accessible elevator is required to be on standby power to be considered part of an accessible means of 1017.3.1 Exit access stairways and ramps. Travel distance on exit access stairways or ramps shall be included in the exit access travel distance measurement. The measurement along stairways shall be made on a plane parallel and tangent to the stair tread 1009.3 Stairways. In order to be considered part of an accessible means of egress, a stairway between stories shall comply with nosings in the center of the stair and landings. The measurement along ramps shall be made on the walking surface in the center of the ramp and landings. 1009.3.1 Exit access stairways. Exit access stairways that connect levels in the same story are not permitted as part of an 1009.3.2 Stairway width. The clear width of 48 inches between handrails is not required in buildings equipped throughout with an Table 1020.1 Corridor Fire-Resistance Rating 1-Hour R-2 Occupancy, Occupant greater than 10, NFPA 13 sprinkler system 1009.3.3 Area of Refuge. Areas of refuge are not required at stairways in buildings equipped throughout with an NFPA 13 1020.1.1 Hoistway opening protection. Elevator hoistway openings shall be protected in accordance with Section 3006.2.1. \*\*\* REVIEWER'S NOTE: Based on a compliance with Sections 1009.3.1 through 1009.3.3, Stair A, Stair B and Stair C Table 1020.2 Minimum Corridor Width. 1,009.4 Elevators. In order to be considered part of an accessible means of egress, an elevator shall comply with Sections 1009.4. 44 Inches Any facility not listed in this table. 1009.4.1 Standby power. The elevator shall meet the emergency operation and signaling device requirements of Section 2.27 of 1020.4 Dead Ends. Exception 2. In Group R-2 Occupancies, where the building is equipped throughout with an automatic sprinkler ASME A17.1/CSA B44. Standby power shall be provided in accordance with Chapter 27 and Section 3003.

NFPA 13, the length of the dead-end corridors shall not exceed 50 feet.

from the point of entry into the exit to the exit discharge.

not less than the floor assembly penetrated, but need not exceed 2 hours.

5. Electrical raceway for fire department communication systems.

whether protected or not, between adjacent interior exit stairways and ramps.

\*\*\*REVIEWER'S NOTE: 100-percent of entrances being proposed are accessible.

less than one, of each type of parking space provided shall be accessible.

105.1.7 Dwelling units. At least one accessible entrance shall be provided to each dwelling unit in a facility.

1. Equipment and ductwork necessary for independent ventilation or pressurization.

interrupted by intervening rooms.

Section 1023 Interior Exit Stairways

Fire protection systems.

Two-way communication systems.

ramp, or to the roof line, whichever is lower.

Distance per Table 602.

and facilities.

N/a

accessible building entrance.

CHAPTER 11 ACCESSIBILITY

Section 1104 Accessible Route

all public entrances shall be accessible.

Table 1106.1 Accessible Parking Spaces

Section 1106 Parking and Passenger Loading Facilities.

Total Parking Spaces Provided

Accessible spaces provided

50 to 75 Total parking spaces provided in parking facilities

Required minimum number of accessible spaces

Security systems.

Section 1022 Exits

1020.6 Corridor continuity. Fire-resistance-rated corridors shall be continuous from the point of entry to an exit and shall not be

1. Foyers, lobby's, or reception rooms constructed as required for corridors shall not be construed as intervening rooms.

1022.1 General. Exits shall comply with Sections 1022 through 1027 and the applicable requirements of Sections 1003 through

1015. An exit shall not be used for any purpose that interferes with its function as a means of egress. Once a given level of exit

protection is achieved, such level or protection shall not be reduced until arrival at the exit discharge. Exits shall be continuous

1023.2 Construction. Enclosures for interior exit stairways shall be construction as fire barriers in accordance with Section 707 or

horizontal assemblies constructed in accordance with Section 711, or both. Interior exit stairways shall have a fire-resistance rating

of not less than 2 hours where connecting four stories or more. Interior exit stairways and ramps shall have a fire-resistance rating

1023.4 Openings. Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716.

1023.5 Penetrations. Penetrations into or through interior exit stairways and ramps are prohibited except for the following:

6. Electrical raceway serving the interior exit stairway and ramp and terminating at a steel box not exceeding 16 square inches.

1023.7 Interior exit stairway and ramp exterior walls. Exterior walls of the interior exit stairway or ramp shall comply with the

Such penetrations shall be protected in accordance with Section 714. There shall not be penetrations or communication openings,

requirements of Section 705 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway

or ramps and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building

exterior walls within 10 feet horizontally of a nonrated wall or unprotected opening shall have a fire-resistance rating of not less than

1 hour. Openings within such exterior walls shall be protected by opening protectives having a fire protection rating of not less than

3/4 hour. This construction shall extend vertically from the ground to a point 10 feet above the topmost landing of the stairway or

\*\*\*REVIEWER'S NOTE: The walls adjacent to the interior exit stairway at an angle less than 180 degrees are the ones

rated. The exterior walls creating the exit stairway are not required to be rated unless required by Fire Separation

1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops,

accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance

1104.4 Multistory buildings and facilities. At least one accessible route shall connect each accessible story in multistory buildings

1105.1 Public entrances. In addition to accessible entrances required by Section 1105.1.1 through 1105.1.7, at least 60 percent of

1106.2 Group R-2. Accessible parking spaces shall be provided in Group R-2 Occupancies in accordance with items 1 through 4

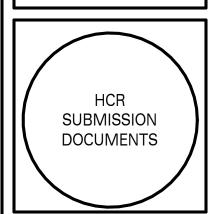
1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking

1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an

In Group R-2 occupancies that are required to have Accessible, Type A or Type B dwelling units, at least 2 percent, but not

1023.3 Termination. Interior exit stairways and ramps shall terminate at an exit discharge or a public way.

CONSTRUCTION OR NOT NOT



It is a violation of law for any person, unless acting under the direction of a licensed architect, alter any item on this document any way. Any licensee who alter this document is required by law to afix his/her seal and the by his/her signature and a specif description of alterations.

> PLAN PROJECT No 101.22.02.0

11.1.2023

UIREMENT LEVEL	HCR REQUIREMENT	REQUIRED	PROVIDED	NOTES
	SECTION 1: C	ORE SUSTA	INABILITY RE	QUIREMENTS
BASELINE	All Electric: All projects must utilize high-performance all-electric heating/cooling and domestic hot water equipment and other in-unit or shared appliances such as dryers and cooktops, ovens or ranges, etc	√	V	-
STRETCH GOAL	Third-party Standard Certification: Select one of the following third-party certification programs to	-		_
	certify the project in lieu of the programs listed in the Baseline Requirements:  1. LEED v4.1 BD&C Zero	-	-	-
	2. 2020 Enterprise Green Communities Plus     3. Passive House PHI/PHIUS or equal	√ -	√ -	- -
	SECTION 2: BU	ILDING PER	FORMANCE R	EQUIREMENTS
			IANCES	
BASELINE	1. All refrigerators, dishwashers, and clothes washers included in the project or supplied by vendors must meet or exceed Energy Star or CEE Tier 1 certification where available. Commercial washing machines may be non-ENERGY STAR rated provided they meet or exceed the energy efficiency, quality, and reduced operational costs associated with ENERGY STAR rated appliances.	d N/A	N/A	-
	All ranges, cooktops, ovens and clothes dryers included in the project or supplied by vendors shall be all-electric. This provision extend to commercial and community kitchens.	ls N/A	N/A	_
STRETCH GOAL	All appliances are Energy Star Most Efficient or CEE Tiers 2,3,4 or Advanced	N/A	N/A	-
BASELINE	All interior and exterior lighting shall be Energy Start Certified LED or provide the equivalent in energy savings and quality.	LIG	HTING	
	All exterior lighting fixtures shall be DarkSky approved or equal.			
	3. All exterior lighting shall have either motion sensor controls, photosensors, or astronomic time-clock operation to limit lighting when the is adequate daylight.	re		
STRETCH GOAL	Living spaces and/or common areas shall be designed to optimize natural daylighting, minimize glare and minimize excessive heat galduring cooling months.	n		
	Interior common area lighting shall be controlled by occupancy sensors or automatic bi-level lighting controls. Exemptions are permitte in areas where 24-hour consistent light levels are required by code and in mechanical and utility rooms.	d		
	3. Integrated photovoltaic cells on exterior light fixtures.			
	4 Building and the following the following the first of the ANV Object France Committee	BUILDIN	G ENVELOPE	
BASELINE	Provide an energy model that demonstrates a building envelope that is 15% more energy efficient than NY State Energy Conservation Construction Code 2020, as applicable per project type.			
STRETCH GOAL	1. Provide an energy model that demonstrates a building envelope that is 30% than NY State Energy Conservation Construction Code 2020, as applicable per project type.			
BASELINE	1. All HVAC equipment must be all high-efficiency, all-electric, and carry an ENERGY STAR certification or provide the equivalent in energy graphy and experienced exerts.		IVAC	
5/10221112	savings, quality and operational costs.			
	2.a.i Cold Climate Air Sourced Heat Pump: Variable Refringent Flow (VRF) with Heat Recovery (3-pipe system) when serving any interior habitable rooms (with no exterior wall exposure. When heat recovery (3-pipe) is not feasible, provide 2-pipe system with distinct zones for climate variations (E North zone and South zone). Design of zones shall include analysis of unbalanced solar heat gains and internal heat gains considering			
	exposure and potential occupant load to verify that conditions where simultaneous heating and cooling in a single zone would not be probable.			
	2.a.il Mini-split Units			
	2.b Cold Climate Water Source Heat Pumps			
	3a. System shall utilize compressor inverter technology efficiently at temperatures at/or above 0 degrees Fahrenheit, without reliance on			
	electric resistance heat.  3b.Electric resistance (within the heat pump unit) required at temperatures below 0 degrees Fahrenheit shall be tied to the VRF-HR system.	m		
	to limit operation above 0 degrees Fahrenheit.			
	3c. Distribution systems must be designed to provide adequate conditioned heating/cooling to each habitable space within the dwelling u	nit.		
	3d. VRF Multi-Split Air Conditioner and Heat Pump equipment must meet the Air Conditioning, Heating and Refrigeration Institute (AHRI) standard 1230 - 2021 with the AHRI label affixed to the equipment.			
	3e. For central VRF-type systems, provide BACnet connection between the heating distribution systems to allow for monitoring capability the temperature setpoints within units (control capability of in-unit set points is not required unless desired to satisfy this stretch goal).	of		
	4a. Ducted systems should be used to the greatest extent feasible.			
	4b. Surface mounted units, when used, are to be located in an inconspicuous area, out of primary sightlines in the dwelling unit.			
	4c. Exterior mounted condensers shall be placed in a suitable inconspicuous location that does not interfere with exiting path used by the			
	residents and is not directly visible through windows of dwelling units. If the condensers are roof mounted, the installation shall be such the it does not damage the roofing system nor detract from the exterior view of the building.	hat		
	5a. All apartments shall be treated as individual heating zones controlled by a wall-mounted programmable thermostat in each apartment			
	capable of maintaining different temperature set points at different times of the day. In buildings with common heating systems, provide either programmable thermostats in each apartment or building system set-back controls, as allowable by the applicable building codes.			
	5b. In common areas, remote wall thermostats accessible to the public should be in a locked enclosure and controlled by the building			
	operations team.  6. All HVAC equipment should be commissioned prior to occupancy and all balancing/commissioning reports submitted to the project			
etheorico	Energy Management Consultant as required for sign off.			
STRECH GOAL	Provide central control capability of heating units through BACnet infrastructure or other equal.	DOMESTIC	C HOT WATER	
BASELINE	1a. High-efficiency electric heat pump water heaters			
	1b. High-efficiency electric sub-central electric water heaters with plants that provide distribution on a floor-by-floor basis where possible.			
	1c. High-efficiency electric In-unit electric instantaneous water heater			
STRETCH GOAL	Solar thermal systems designed to pre-heat domestic hot water. These systems are often paired with heat pumps or instantaneous ho	<u> </u>		
- <del></del>	water heaters to bring water up to temperature  2. Ground source heat pumps that either operate on their own or are in conjunction with heat pumps or instantaneous hot water heaters			
	The state of the s		TLATION	
BASELINE	Meet the ventilation criteria required by the third-party certification program in Section 1.			
STRETCH GOAL	1. Utilize Energy Recovery Ventilation (ERV) or Heat Recovery Ventilation (HRV) equipment that increases indoor air quality and efficient in dwelling units and/or public spaces.	су		
	2. Proper Passive Ventilation: Utilize proper passive ventilation. Design the project to account for building mass, pressure differentials, and	ıd		
	fresh air/natural ventilation (not just operable windows) to generate sufficient natural ventilation flows to reduce energy consumption and operate in whole or in part even during power outages. Advanced design should consider directing natural air flows through filtration systems.			
		WATER	EFFICIENCY	
BASELINE	All fixtures listed below must be WaterSense certified or equal and no more than the following water flow rates by fixture type:			
	1a. Toilets – 1.28 GPF, or dual flush (1.28 GPF max, 0.8 GPF min)  1b. Showerheads – 2.0 GPM			
	1c. Kitchen Faucets – 1.5 GPM (2.2 GPM max, 1.0 GPM min)  1d. Bathroom lavatory faucets and all other fixtures in dwelling units – 1.0 GPM			
TRETCH GOAL	Utilize water fixtures that are more efficient than the baseline requirements listed above.			

#### **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." Residential Building: Buildings that (i) are classified in accordance with Chapter 3 of the Building Code of New York State in Group R-2 and (ii) have not more than three stories above grade plane.

\*\*\*REVIEWER'S NOTE: This building is four stories above grade plane and therefore is considered a commercial building.

Table C402.1.3 Opaque Thermal Envelope Insulation Component Minimum Requirements, R-Value Method Climate Zone 5

Insulation Entirely Above Roof Deck R-30ci (continuous insulation)

Walls, above grade Mass Walls Wood Framed Walls and Other R-20 + R-3.8ci

Attic and Other

Walls, below grade R-7.5ci Below-grade wall

Slab-on-grade Floors Unheated Slabs R-10 for 24" below

Table C402.4 Building Envelope Fenestration Maximum U-factor and SHGC Requirements.

Fixed Fenestration Operable Fenestration **Entrance Doors** SHGC Projection Factor < 0.2

#### 2020 BUILDING CODE OF NEW YORK STATE CONTINUED. . .

Section 1107 Dwelling Units 1107.2 Design. Dwelling units that are required to be accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1. Units required to be Type A units are permitted to be designed and constructed as Accessible units. Units required to be Type B units are permitted to be designed and constructed as Accessible units or Type A

1107.3 Accessible spaces. Rooms and spaces available to the general public or available for use by residents and serving Accessible units, Type A units or Type B units shall be accessible.

1107.4 Accessible route. Not fewer than one accessible route shall connect accessible building or facility entrances with the primary entrance of each Accessible unit, Type A unit and Type B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

1107.6.2 Accessible Units in Group R-2 1107.6.2.2 Apartment houses. Type A units and Type B units shall be provided in apartment houses in accordance with Section

1107.6.2.2.2 Type B units. Where there are four or more dwelling units intended to be occupied as a residence in a single structure, every dwelling unit shall be a Type B unit.

\*\*\*REVIEWER'S NOTE: Accessible Units are being provided per HCR Design Guidelines. 10 percent of units shall be fully accessible to the mobility impaired and hearing / visually impaired. 4-percet of the units shall be accessible to the hearing /visually impaired only. All other units shall be constructed as Type B units.

Section 1109 Other Features and Facilities 1109.2 Toilet and bathing facilities. Each toilet room and bathing room shall be accessible Except as provided for in Sections 1109.2.2 and 1109.2.3, at least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing

1109.4 Kitchens and kitchenettes. Where kitchens and kitchenettes are provided in accessible spaces or rooms, they shall be

1109.5 Drinking fountains shall be provided in accordance with Sections 1109.5.1 and 1109.5.2.

1109.5.1 Minimum number. Not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

2009 ICC A117.1 - Chapter 10. Dwelling and Sleeping Units Section 1002 Accessible Units and Section 1003 Type A Units 1002.11 Toilet and Bathing Facilities. At least one toilet and bathing facility shall comply with Section 1002.11.2. 1002.11.2 Accessible toilet and bathing facility. At least one toilet and bathing facility shall comply with Section 603. At least one

layatory, one water closet and either a bathtub or shower withing the unit shall comply with Sections 604 through 610.

Section 1004 Type B Units 1004.3 Accessible Route Location. At least one accessible route shall connect all spaces and elements that are part of the unit.

Accessible routes shall coincide with or be in the same area as a general circulation path. 1004.11.1 Grab Bar and Shower Seat Reinforcement. Reinforcement shall be provided for future installation of grab bars and

shower seats at water closets, bathtubs, and shower compartments. **CHAPTER 12 INTERIOR ENVIRONMENT** 

Section 1202 Ventilation 1202.2 Roof Ventilation. Roof assemblies shall be ventilated in accordance with this section or shall comply with Section 1202.3. 1202.2.1 Ventilated attics and rafter spaces. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilation openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. An airspace of not less than 1 inch (25 mm) shall be provided between the insulation and the roof sheathing.

1202.2.2 Openings into attic. Exterior openings into the attic space of any building intended for human occupancy shall be protected to prevent the entry of birds, squirrels, rodents, snakes and other similar creatures.

1202.3 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings applied directly to the underside of the roof framing members/rafters and the structural roof sheathing at the top of the roof framing members shall be permitted where all of the following conditions are met: 1. The unvented attic space is completely within the building thermal envelope.

2. No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.

3. Where wood shingles or shakes are used, not less than a 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.

4. In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.

5. Insulation shall be located in accordance with the following:

5.1.Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof

5.1.2. Where air-permeable insulation is provided inside the building thermal envelope, it shall be installed in accordance with Item 5.1.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall

be installed directly above the structural roof sheathing in accordance with the R-values in Table 1202.3 for condensation control. 5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table 1202.3 for condensation control. The air-permeable insulation shall be installed directly under the air-

5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly

5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

Table 1202.3 Insulation for Condensation Control

average outside air temperature of the three coldest months.

impermeable insulation.

Climate Zone 5 Minimum R-20 of air-impermeable insulation. Footnote: a. Contributes to, but does not supersede, the thermal resistance requirements for attic and roof assemblies in the 2020

Energy Conservation and Construction Code of NYS.

1202.5 Natural Ventilation. Natural ventilation of an occupied space shall be through windows, doors, louvers, or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants.

1202.5.1 Ventilation area required. The openable area of the openings to the outdoors shall be not less than 4 percent of the floor area being ventilated.

1202.5.1.1 Adjoining spaces. Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The openable area of the openings to the outdoors shall be based on the total floor area being ventilated.

1202.5.2 Contaminants exhausted. Contaminant sources in naturally ventilated spaces shall be removed in accordance with the Mechanical Code of New York State and the Fire Code of New York State.

1202.5.2.1 Bathrooms. Rooms containing bathtubs, showers, and similar bathing fixtures shall be mechanically ventilated in accordance with the Mechanical Code of New York State. \*\*\*REVIEWER'S NOTE: Bathrooms, Corridors and Common Areas are being mechanically ventilated.

Section 1203 Temperature Control

1203.1 Equipment and systems. Interior spaces intended for human occupancy shall be provided with active or passive space heating systems capable of maintaining an indoor temperature of not less than 68°F at a point 3 feet above the floor on the design

Exception 1: Space heating systems are not required for interior spaces where the primary purpose of the space is not associated with human comfort.

Section 1204 Lighting

1204.1General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Exterior glazed openings shall open directly onto a public way or onto a yard or court in accordance with Section 1205. 1204.2 Natural light. The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

Section 1206 Sound Transmission

1206.2 Airborne sound. Walls, partitions, and floor-ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class of not less than 50. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

1206.3 Structure-borne sound. Floor-ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50.

Section 1207 Interior Space Dimensions

not more than one water closet.

1207.1 Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

1207.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches above the finished floor. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet above the finished floor.

Section 1208 Access to Unoccupied Spaces 1208.2 Attic spaces. An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

Section 1209 Toilet and Bathroom Requirements 1209.2.1 Floors and wall bases. In other than dwelling units, toilet, bathing, and shower room floor finish materials shall have a smooth, hard, nonabsorbent surface. The intersections of such floors with walls shall have a smooth, hard, nonabsorbent vertical

base that extends upward onto the walls not less than 4 inches. 1209.2.2 Walls and partitions. Walls and partitions within 2 feet of service sinks, urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of not less than 4 feet above the floor, and except for structural elements, the materials

used in such walls shall be of a type that is not adversely affected by moisture. Exception: This section does not apply to Dwelling units and / or Toilet rooms that are not accessible to the public and that have

Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture.

1209.2.3 Showers. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72 inches above the drain inlet.

**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. \*\*\*REVIEWER'S NOTE: A Class II vapor retarder is being provided via kraft-faced fiberglass batt insulation at all exterior

1404.3.3 Material vapor retarder class. The vapor retarder class shall be based on the manufacturer's certified testing or a tested assembly. The following shall be deemed to meet the class specified. Class I Sheet polyethylene, nonperforated aluminum foil with a perm rating of less than or equal to 0.1

Class III Latex or enamel paint with a perm rating of greater than 1.0 less than or equal to 10.0. 1404.3.4 Minimum clear airspaces and vented openings for vented cladding. For the purposes of this section, vented cladding shall include the following minimum clear air spaces.

Vinyl polypropylene or horizontal aluminum siding applied over a weather resistive barrier as specified in this chapter.

0.1 and less than or equal to 1.0.

Other approved vented claddings. 1404.11 Metal veneers. Veneers of metal shall be fabricated from approved corrosion-resistant materials or shall be protected front and back with porcelain enamel, or otherwise be treated to render the metal resistant to corrosion. Such veneers shall be not less than 0.0149-inch nominal thickness sheet steel mounted on wood or metal furring strips or approved sheathing on light-frame

1404.11.4 Grounding. Grounding of metal veneers on buildings shall comply with the requirements of Chapter 27 of this code. **CHAPTER 29 PLUMBING SYSTEMS** 

Section 2902 Minimum Plumbing Facilities 2902.1 Minimum number of fixtures. Plumbing fixtures shall be provided in the minimum number shown in Table 2902.1 based on

the actual use of the building or space.

Table 2902.1 Minimum number or required plumbing fixtures.

Class II Kraft-faced fiberglass batts or paint with a perm rating greater than

brick veneer with a clear airspace as specified in this code.

Residential Apartment House [per Dwelling unit] [1 per Dwelling Unit] Water Closets [1 per Dwelling Unit] Lavatories Bathtubs / Showers [1 per Dwelling Unit] Kitchen Sink [1 per Dwelling Unit] Washer [1 per 20 Units]

Business <25 staff [Leasing Office Suite] Water Closets Lavatories Drinking Fountains [1 per 100] Service Sinks Business <25 staff [Library Tenant Space]

<u>Description</u> Water Closets Lavatories [1 per 40] Drinking Fountains [1 per 100] Service Sinks Assembly, Libraries [Library Tenant Space]

Water Closets Male [1 per 125] Water Closets Female [1 per 65] Lavatories Male [1 per 200] Lavatories Female Drinking Fountains [1 per 100] Service Sinks

**CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS** 

3002.1 Hoistway enclosure protection. Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Sections 712 and 713.

3002.4 Elevator car to accommodate ambulance stretcher. Where elevators are provided in buildings four or more stories above. or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.

\*\*\*REVIEWER'S NOTE: Both elevator cars are designed to accommodate a stretcher. Section 3006 Elevator Lobbies and Hoistway Opening Protection 3006.1 General. Elevator hoistway openings and enclosed elevator lobbies shall be provided where hoistway opening protection is

required by Section 3006.2, such protection shall be in accordance with Section 3006.3. 3006.2.1 Rated corridors. Where corridors are required to be fire-resistance rated in accordance with Section 1020.1, elevator hoistway openings shall be protected in accordance with Section 3006.3.

3006.3 Hoistway opening protection. Where Section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following:

3. Additional doors shall be provided at each elevator hoistway door opening in accordance with Section 3002.6. Such door shall comply with the smoke and draft control door assembly requirements in Section 716.2.2.1.1 when tested in accordance with UL

1784 without an artificial bottom seal. \*\*\*REVIEWER'S NOTE: Both elevator openings are designed smoke curtains to comply with item 3 above..

DOCUMENTS

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PLAN PROJECT No 101.22.02.01



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#### **UNIT COUNT SUMMARY**

\*ACCESSIBLE UNIT COUNT = 7 UNITS (10% APT. 107 | 1-BED

\*All accessible units are accessible to the

Arch Arch

APT. 209 | 1-BED APT. 211 | 2-BED

APT. 309 | 1-BED

APT. 311 2-BED

APT. 409 | 1-BED

(53) 1-BEDROOM UNITS

(12) 2-BEDROOM UNITS FIRST FLOOR LEVEL = 8 UNITS

STUDIO UNITS (8) 1-BEDROOM UNITS (0) 2-BEDROOM UNITS

APT. 411 | 2-BED mobility & hearing / visually impaired

(15) 1-BEDROOM UNITS (4) 2-BEDROOM UNITS

(15) 1-BEDROOM UNITS UNIT COUNT = 3 UNITS (4%) (4) 2-BEDROOM UNITS FOURTH FLOOR LEVEL = 19 UNITS APT. 208 | 1-BED APT. 214 | 2-BED (15) 1-BEDROOM UNITS

#### OCCUPANT LOAD

First Floor Level Residential Space = 113 Occupants

Accessory storage , mechanical equipment room 681 SF / 300 = 3 Occupants Assembly without fixed seats, Tables and Chairs 827 SF / 15 Net = 56 Occupants Business Areas (Offices) 307 SF / 150 = 3 Occupants 10,067 SF / 200 Gross = 51 Occupants Residential Space

First Floor Tenant A Space = 140 Accessory storage, mechanical equipment room 556 SF / 300 = 1.85 Occupants Assembly Areas without fixed seats, Chairs 590 SF / 7 Net = 84.15 Occupants 1,290 SF / 150 = 8.60 Occupants Business Areas (Offices) 3,535 SF / 100 = 35.35 Occupants Library Stack Areas Library Reading Areas 433 / 50 = 8.66 Occupants

Second Floor Level = 101 Occupants
Residential Space 20,087 / 200 Gross = 101 Occupants Third Floor Level = 101 Occupants
Residential Space 20,087 / 200 Gross = 101 Occupants

Fourth Floor Level = 101 Occupants 20,087 / 200 Gross = 101 Occupants Total Building Occupant Load = 556 Occupants

**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 \_\_\_\_

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

1-HOUR FIRE-RESISTANCE-RATED APARTMENT DWELLING

#### **GENERAL NOTES**

- 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. TYPÉ IA CONSTRUCTION, NON-COMBUSTIBLE = FIRST FLOOR b. TYPE VB CONSTRUCTION, COMBUSTIBLE = SECOND, THIRD AND FOURTH FLOOR. AT ALL GROUND FLOOR STRUCTURAL STEEL COLUMNS AND SECOND
- FLOOR STRUCTURAL STEEL BEAMS AND MISCELLANOUS FRAMING [INCLUDING EXTERIOR CANOPIES] PROVIDE SPRAY APPLIED FIRE-PROOFING EQUAL TO A 3-HOUR FIRE-RESISTANCE-RATING. SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- 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.
- WALL TYPES SCHEDULE. SPRINKLER SYSTEM SHALL CONFORM TO NFPA-13 THROUGHOUT, TYPICAL,

SHEATHING ON BOTH SIDES, SHEAR-WALL PLYWOOD, RC-CHANNEL, ACOUSTICAL BAT INSULATION, ETC., AS DEFINED BY THE INTERIOR

- 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
- 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.
- 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.
- 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-HOUR FIRE-RESISTANCE RATED STOREFRONT IN 1-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY. GLAZING SHALL BE 20-MINUTE FIRE-RESISTANCE RATED.

2-HOUR RATED CMU STAIR AND ELEVATOR SHAFTS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, TYPICAL. 2-HOUR RATED CMU STAIR AND ELEVATOR SHAFTS PENETRATE THE ROOF PLANE, SEE ROOF PLAN.

PLAN PROJECT No. 101.22.02.01 11.1.2023

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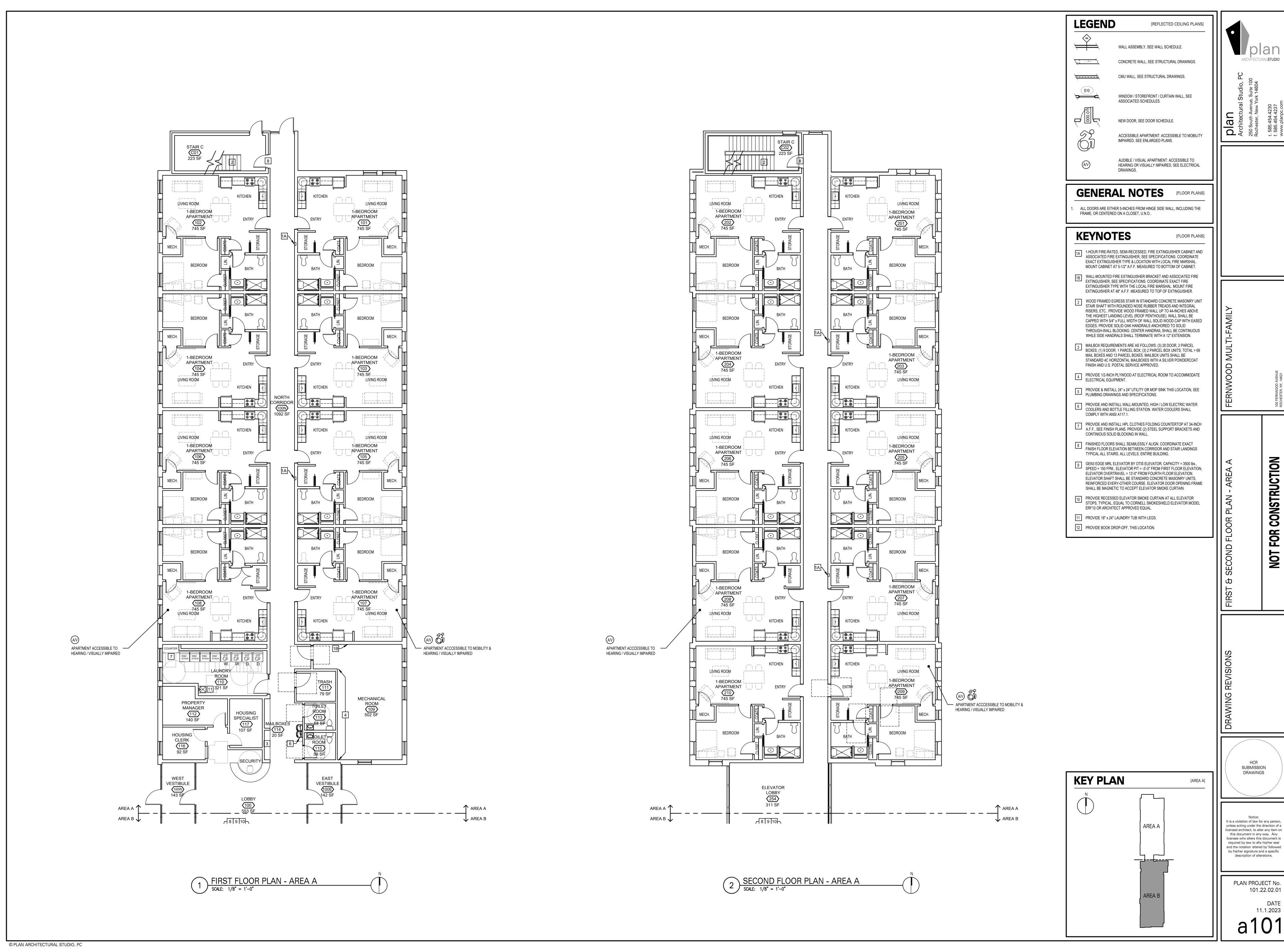
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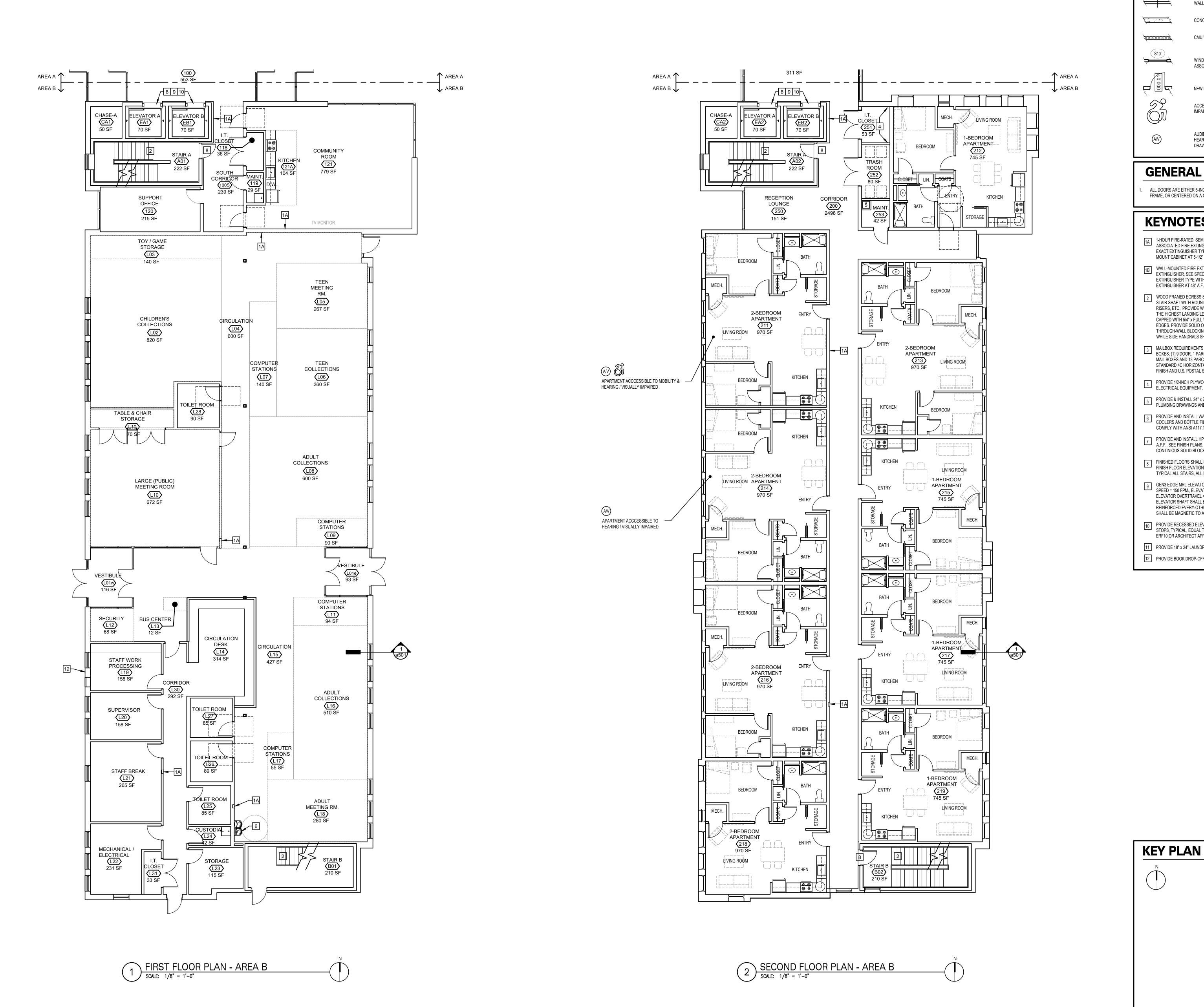
description of alterations.

CONSTRUCTION

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NOT





**LEGEND** [REFLECTED CEILING PLANS] WALL ASSEMBLY, SEE WALL SCHEDULE. CONCRETE WALL, SEE STRUCTURAL DRAWINGS. CMU WALL, SEE STRUCTURAL DRAWINGS. XXXXXXX WINDOW / STOREFRONT / CURTAIN WALL, SEE ASSOCIATED SCHEDULES. NEW DOOR, SEE DOOR SCHEDULE. ACCESSIBLE APARTMENT: ACCESSIBLE TO MOBILITY IMPAIRED, SEE ENLARGED PLANS. AUDIBLE / VISUAL APARTMENT: ACCESSIBLE TO HEARING OR VISUALLY IMPAIRED, SEE ELECTRICAL

#### **GENERAL NOTES**

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

#### **KEYNOTES**

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 5-1/2" A.F.F. MEASURED TO BOTTOM OF CABINET.

(1B) 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 PENTHOUSE). WALL SHALL BE CAPPED WITH 5/4" x 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 HANDRALS SHALL TERMINATE WITH A 12" EXTENSION.

MAILBOX REQUIREMENTS ARE AS FOLLOWS: (3) 20 DOOR, 2 PARCEL BOXES; (1) 9 DOOR, 1 PARCEL BOX; (3) 2 PARCEL BOX UNITS; TOTAL = 69 MAIL BOXES AND 13 PARCEL BOXES. MAILBOX UNITS SHALL BE STANDARD 4C HORIZONTAL MAILBOXES 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

PROVIDE AND INSTALL WALL-MOUNTED, HIGH / LOW ELECTRIC 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

CONTINIOUS 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 lbs., SPEED = 150 FPM., ELEVATOR PIT = -5'-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.

11 PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.

12 PROVIDE BOOK DROP-OFF, THIS LOCATION.

[FLOOR PLANS]

CONSTRUCTION FOR NOT

SUBMISSION DRAWINGS

[AREA B]

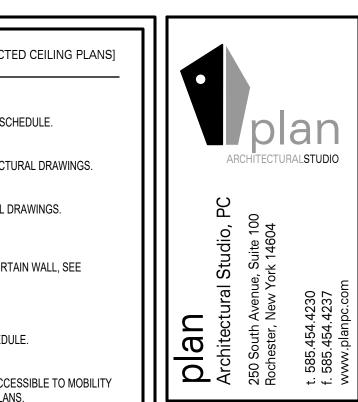
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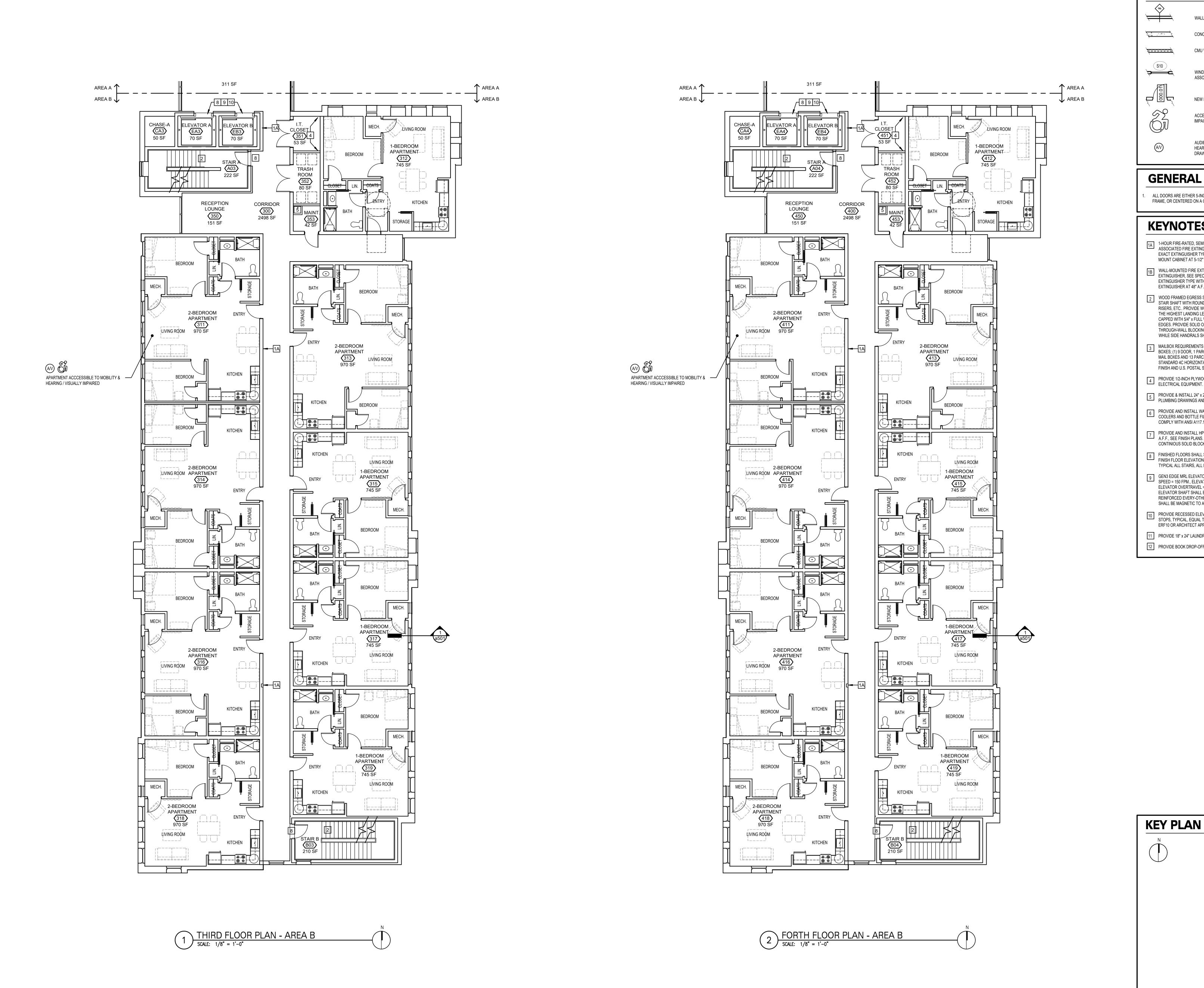
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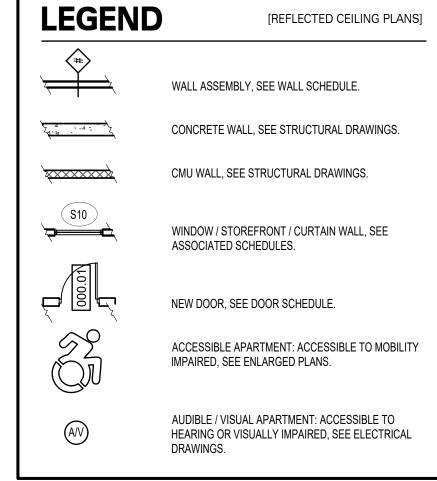
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11.1.2023





#### **GENERAL NOTES**

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

1-HOUR FIRE-RATED, SEMI-RECESSED, FIRE EXTINGUISHER CABINET AND ASSOCIATED FIRE EXTINGUISHER, SEE SPECIFICATIONS. COORDINATE EXACT EXTINGUISHER TYPE & LOCATION WITH LOCAL FIRE MARSHAL.

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 PENTHOUSE). WALL SHALL BE CAPPED WITH 5/4" x 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 HANDRALS SHALL TERMINATE WITH A 12" EXTENSION.

BOXES; (1) 9 DOOR, 1 PARCEL BOX; (3) 2 PARCEL BOX UNITS; TOTAL = 69 MAIL BOXES AND 13 PARCEL BOXES. MAILBOX UNITS SHALL BE STANDARD 4C HORIZONTAL MAILBOXES 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

PROVIDE AND INSTALL WALL-MOUNTED, HIGH / LOW ELECTRIC WATER COOLERS AND BOTTLE FILLING STATION. WATER COOLERS SHALL

PROVIDE AND INSTALL HPL CLOTHES FOLDING COUNTERTOP AT 34-INCH A.F.F., SEE FINISH PLANS. PROVIDE (2) STEEL SUPPORT BRACKETS AND

CONTINIOUS SOLID BLOCKING IN WALL.

FINISH FLOOR ELEVATION BETWEEN CORRIDOR AND STAIR LANDINGS

**KEYNOTES** 

[FLOOR PLANS]

MOUNT CABINET AT 5-1/2" A.F.F. MEASURED TO BOTTOM OF CABINET. (1B) WALL-MOUNTED FIRE EXTINGUISHER BRACKET AND ASSOCIATED FIRE

MAILBOX REQUIREMENTS ARE AS FOLLOWS: (3) 20 DOOR, 2 PARCEL

PLUMBING DRAWINGS AND SPECIFICATIONS.

COMPLY WITH ANSI A117.1.

FINISHED FLOORS SHALL SEAMLESSLY ALIGN. COORDINATE EXACT TYPICAL ALL STAIRS, ALL LEVELS, ENTIRE BUILDING.

9 GEN3 EDGE MRL ELEVATOR BY OTIS ELEVATOR. CAPACITY = 3500 lbs., SPEED = 150 FPM., ELEVATOR PIT = -5'-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.

11 PROVIDE 18" x 24" LAUNDRY TUB WITH LEGS.

12 PROVIDE BOOK DROP-OFF, THIS LOCATION.

CONSTRUCTION

FOR

SUBMISSION DRAWINGS

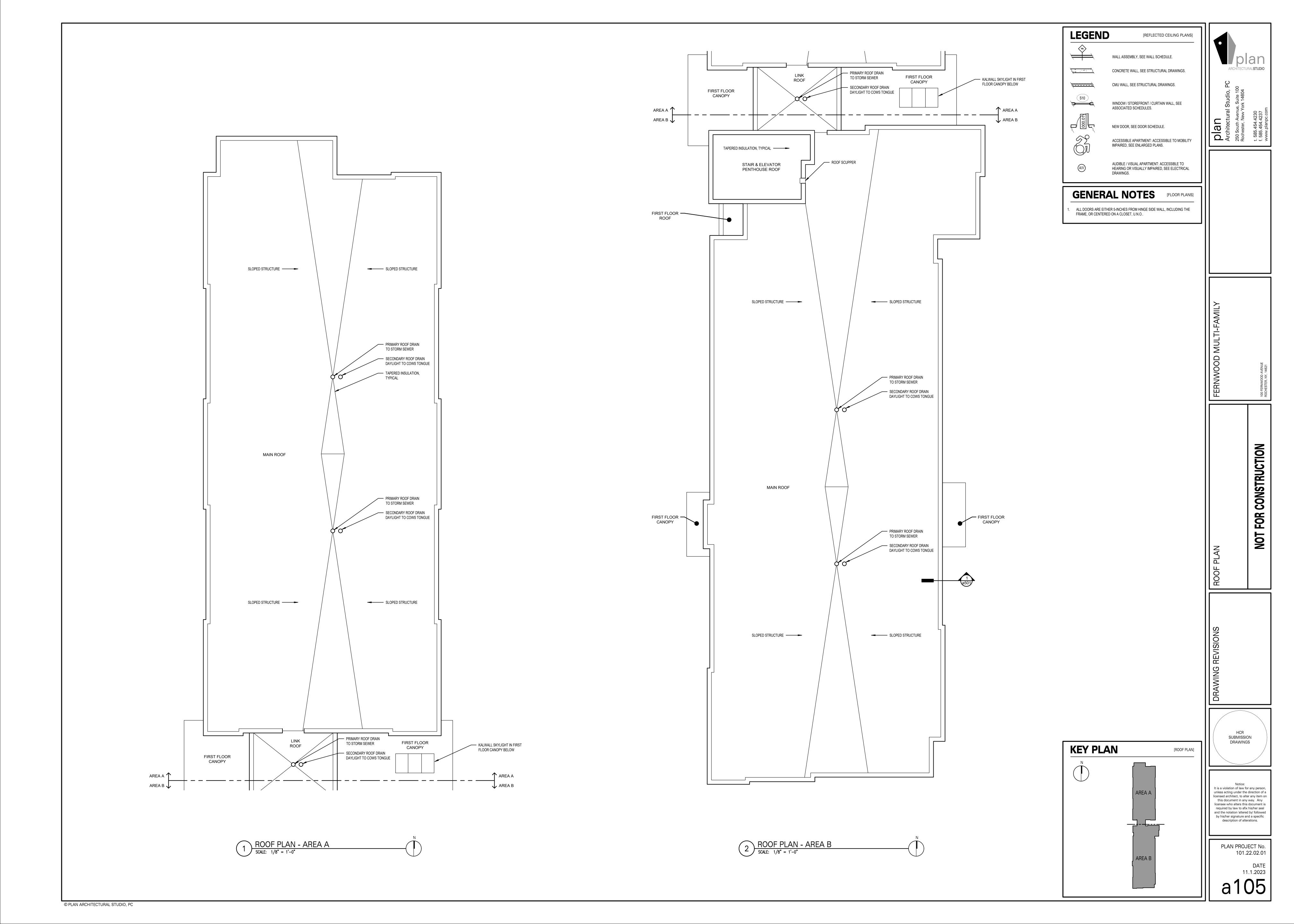
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**GENERAL NOTES** 

REFER TO EXTERIOR MATERIAL LEGEND FOR ADDITIONAL INFORMATION

**KEYNOTES** [EXTERIOR ELEVATIONS]

[EXTERIOR

SIDING A: 7/8-INCH THICK, NICHIHA FIBER CEMENT WALL PANELS, NOVENARY, COLOR=OPAL, SEE EXTERIOR MATERIAL LEGEND.

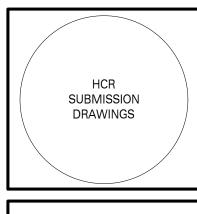
- SIDING B: 7/8-INCH THICK, NICHIHA FIBER CEMENT WALL PANELS, VINTAGE WOOD, COLOR=ASH, SEE EXTERIOR MATERIAL LEGEND.
- SIDING C: 5/8-INCH THICK, NICHIHA FIBER CEMENT WALL PANELS, VINTAGEWOOD, COLOR=CEDAR, SEE EXTERIOR MATERIAL LEGEND.
- SIDING D: 5/8-INCH THICK, NICHIHA FIBER CEMENT WALL PANELS, RIBBED, 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
- 4"x8"x16" 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 WB GROUND-FACE BLOCK ENHANCER (SECOND) TO ALL EXPOSED SURFACES AND MORTAR JOINTS IN THE FIELD AFTER MASONRY HAS BEEN THOROUGHLY CLEANED, SEE EXTERIOR MATERIAL
- SAME AS KEYNOTE 3 EXCEPT, 100-PERCENT SOLID CHAMFERED SILL BLOCK TO MATCH MASONRY VENEER, TYPICAL.
- 4"x2-2/3"x8" BRICK VENEER, RUNNING BOND, (COLOR: RED), EQUAL TO: REDLAND BRICK - HARMAR BRICK - #101 MODULAR RED SMOOTH (WECKESSER BRICK COMPANY) TYPICAL, SEE EXTERIOR MATERIAL
- 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.
- TB 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
- 8 PROVIDE TRANSLUCENT, LAMINATED SAFETY GLAZING AT MECHANICAL ROOM AND LAUNDRY ROOM WINDOWS.
- 9 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 PRIMED 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.
- 17 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.
- 19A CONTINUOUS VERTICAL MASONRY CONTROL JOINT ("C.J."), TYPICAL. 19B CONTINUOUS HORIZONTAL MASONRY CONTROL JOINT ("C.J."), TYPICAL.
- 20 24-INCH HIGH CAST ALUMINUM ARCHITECTURAL LETTERING.
- 21 PROVIDE BOOK DROP-OFF, THIS LOCATION.

**KEY PLAN** 

CANOPY SKYLIGHT EQUAL TO KALWALL ON 8" CURB, TIE INTO ROOFING SYSTEM PER ROOFING MANUFACTURER'S REQUIREMENTS.

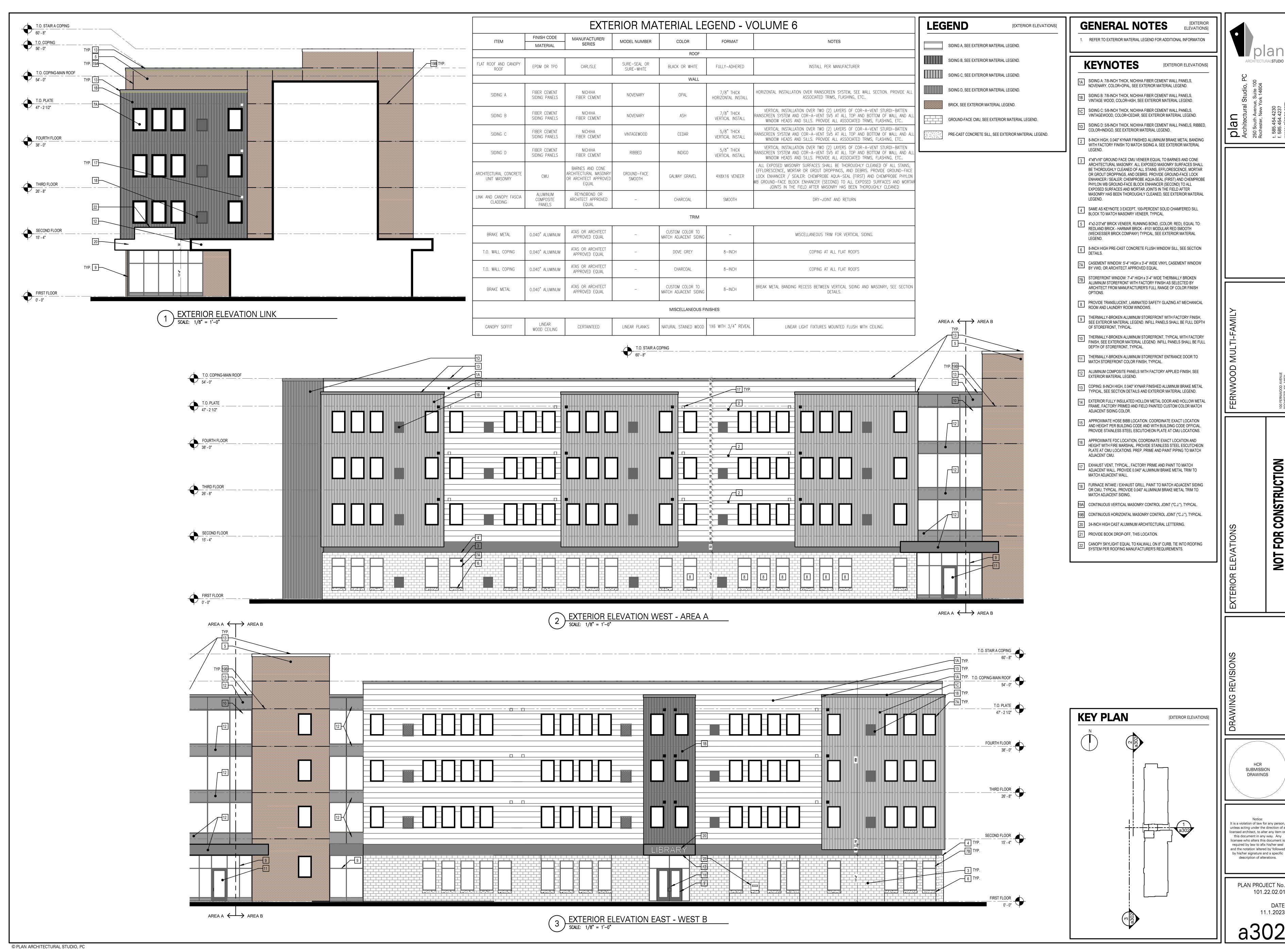
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[EXTERIOR ELEVATIONS]



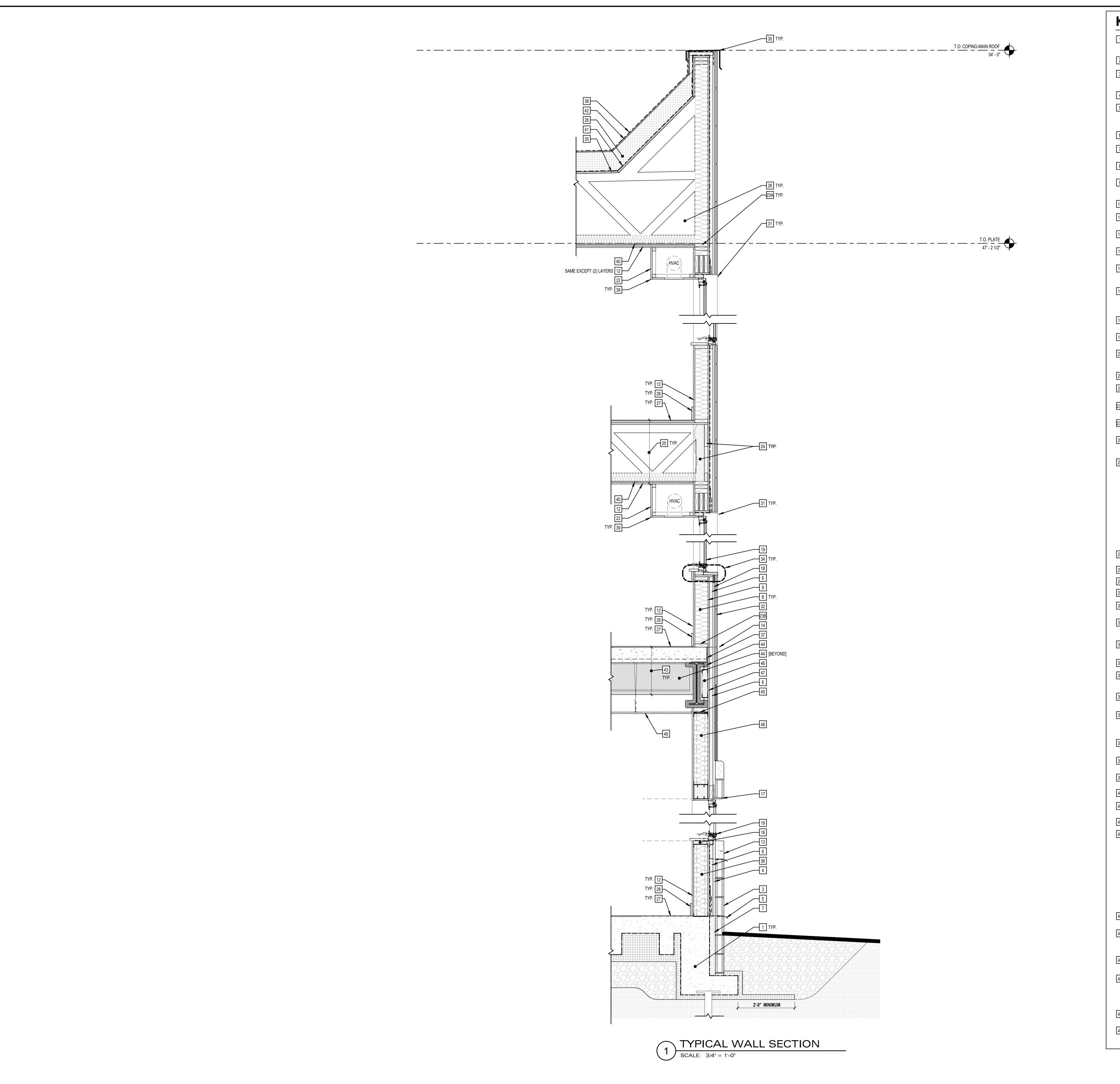
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**KEYNOTES** 

[WALL SECTIONS]

1 HELICAL PILE AND CAST-IN-PLACE CONCRETE GEO-JOIST SLAB FOUDATION 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. 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.).

5/8-INCH TYPE-X GYPSUM BOARD SHEATHING, PREP. PRIME, & PAINT, SEE FINISH SCHEDULE AND INTERIOR MATERIAL LEGEND.

PRE-CAST CONCRETE SILL FLUSH WITH EXTERIOR FACE OF CMU. SLOPE TOP SURFACE 1/4-INCH PER FOOT, MINIMUM. 3-5/8" THICK, GROUND FACE, 100 PERCENT SOLID CMU CHAMFERED SILL

BLOCK, SEE EXTERIOR ELEVATIONS. 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. 17 STRUCTURAL STEEL LINTEL, INSTALL ASPHALT-COATED COPPER FLASHING WITH INTEGRAL DRIP EDGE OVER TOP OF LINTEL AND EXTEND

UP SHEATHING, 12-INCHES. TAPE FLASHING INTO SHEATHING PER MANUFACTURER'S REQUIREMENTS.

RAINSCREEN CAVITY: 1x3 PRESSURE TREATED FURRING WITH COR-A-VENT SV5 AT TOP AND BOTTOM OF ALL WALLS AND WINDOW HEAD/SILL. 19 VINYL CASEMENT WINDOW WITH INTERIOR SCREEN, SEE EXTERIOR ELEVATIONS.

5/4-INCH POPLAR SILL AND 1x3 POPLAR APRON WITH EASED EDGES, FACTORY PRIMED AND PAINTED, SEE FINISH SCHEDULE AND MATERIAL

TRIPLE (3) 2x WINDOW HEADER AND 2x ROUGH OPENING, TYPICAL, U.N.O.. HVAC SOFFIT WITH 2x SOLID WOOD FLAT STUD FRAMING AND TYPE-X GYPSUM BOARD SHEATHING TO ACCOMMODATE HVAC DUCTWORK.

CONTINUOUS, 2x ENGINEERED WOOD DOUBLE TOP PLATE, TYPICAL, ALL LEVELS, ENTIRE BUILDING.

CONTINUOUS, 2x PRESSURE TREATED ENGINEERED WOOD SILL PLATE, TYPICAL, ALL LEVELS, ENTIRE BUILDING.

CONTINUOUS RIM JOISTS / HEADER. PROVIDE 3-INCHES [R-20 MINIMUM] CLOSED CELL SPRAY FOAM INSULATION AT ALL LEVELS, ENTIRE

PERIMETER OF BUILDING. 25 1-HOUR FIRE-RESISTANCE-RATED FLOOR / CEILING ASSEMBLY: UL ASSEMBLY: UL L521

STC RATING: 59

IIC RATING: 48 EXTENT: SECOND FLOOR CEILING, THIRD FLOOR FLOOR THIRD FLOOR CEILING, FOURTH FLOOR FLOOR

TOP OF FINISHED FLOOR 1. FLOOR FINISH, SEE MATERIAL LEGEND AND FINISH SCHEDULE 3/4" GYPSUM FLOOR TOPPING

3. 3/4" ADVANTECH T&G PLYWOOD DECK, GLUED AND SCREWED TO 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

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 NICHIHA FIBER CEMENT WALL PANELS WALL SYSTEM, SEE EXTERIOR ELEVATIONS.

2x SOLID WOOD AND PLYWOOD SILL / JAMB / HEAD BUCK TO RECESS WINDOWS, TYPICAL AT ALL WINDOWS AT CORRUGATED METAL

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 MANUFACTUER BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. FILL ENTIRE STUD CAVITY WITH R-20 MINIMUM,

CONTINUOUS, 16-GAUGE MINIMUM, POUR STOP ENTIRE PERIMETER OF SLAB.

60-MIL, FULLY SELF ADHERED EPDM OR TPO ROOFING, SEE ROOF PLAN, EXTERIOR ELEVATIONS, AND EXTERIOR MATERIAL LEGEND.

CONTINUOIUS METAL CORNER BEAD, TYPICAL AT ALL OUTSIDE CORNERS, ENTIRE BUILDING.

40 RC-1, 1/2" RESILIENT CHANNEL. CONTINUOUS 45-MIL VAPOR BARRIER ON ROOF DECK, TYPICAL, ENTIRE ROOF.

KRAFT-FACED FIBERGLASS BATT INSULATION.

42 1/2" OVERLAYMENT BOARD, ENTIRE ROOF, TYPICAL. 43 3-HOUR FIRE-RESISTANCE RATED FLOOR / CEILING ASSEMBLY: UL ASSEMBLY CONCRETE SLAB: UL D935 OR D902 UL ASSEMBLY FIRE PROOFING: UL P732

STC RATING: 56 IIC RATING: 50 EXTENT: ENTIRE FIRST FLOOR CEILING / SECOND FLOOR-FLOOR. 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

3-HOUR FIRE-RESISTANT-RATED, SPRAY APPLIED FIRE PROOFING EQUAL TO "UL P732", TYPICAL AT ALL STEEL BEAMS AND COLUMNS.

COLD-FORM METAL DEFLECTION TOP TRACK, ATTACH TRACK TO STEEL BEAMS WITH COLD-FORM METAL Z-FURRING. 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.

3-INCHES [R-20 MINIMUM], CLOSED CELL SPRAY FOAM INSULATION, TYPICAL.

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.

COLD-FORM METAL BOX HEADER, R-13 MINIMUM, CLOSED CELL SPRAY FOAM INSULATION, FILL ENTIRE HEADER CAVITY.

SUSPENDED CEILING SYSTEM WITH 5/8-INCH TYPE-X GYPSUM BOARD SHEATHING, PREP. PRIME, & PAINT, SEE FINISH SCHEDULE AND INTERIOR MATERIAL LEGEND.

**SUBMISSION** DOCUMENTS

CONSTRUCTION

FOR

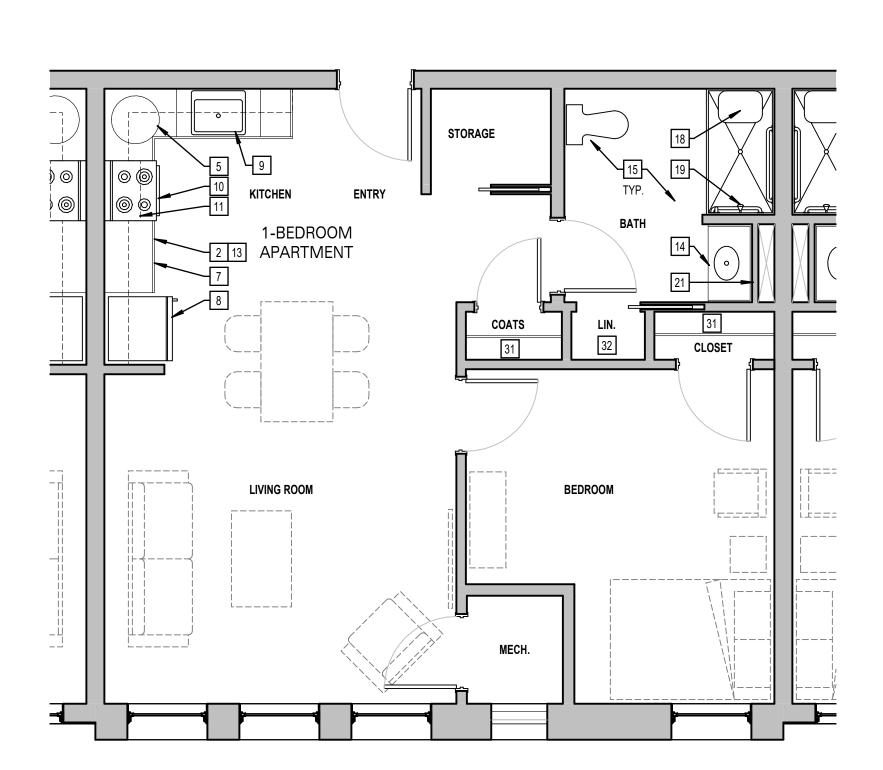
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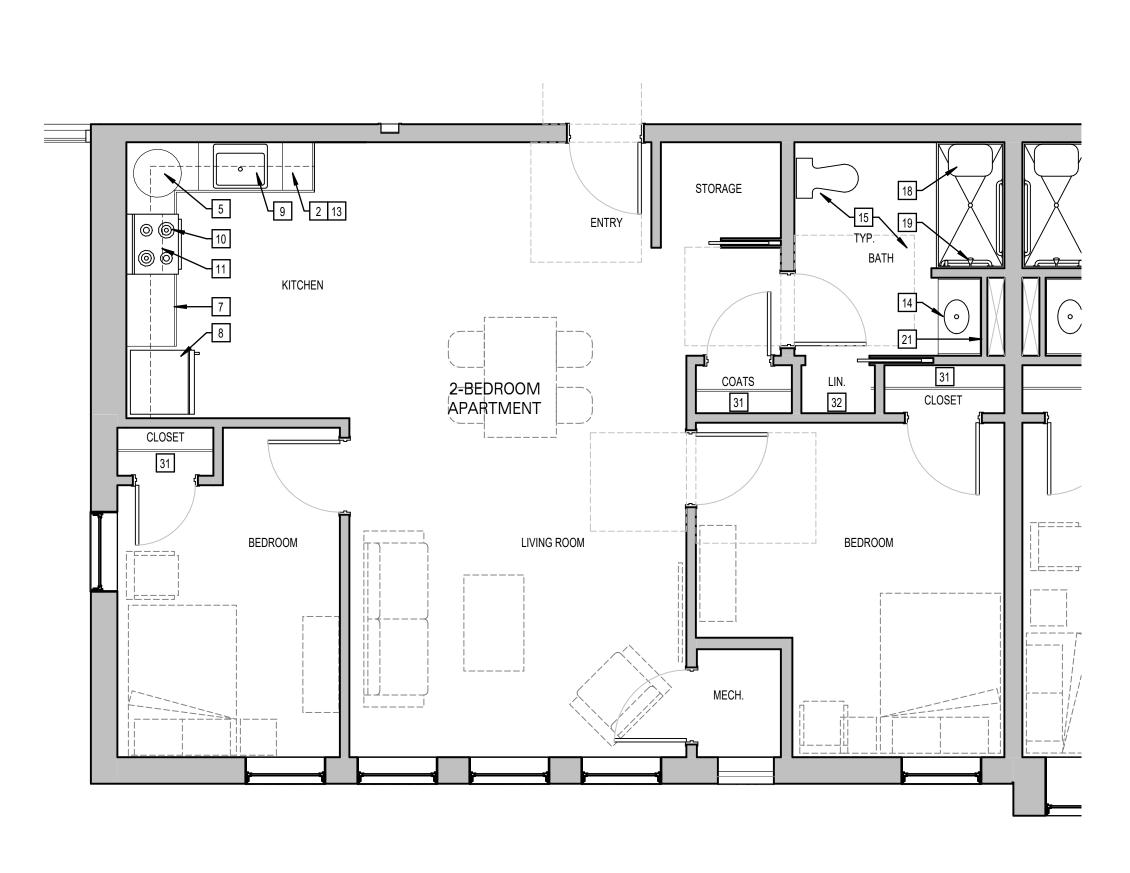
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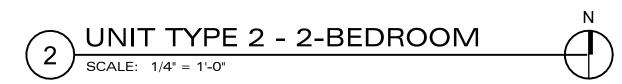
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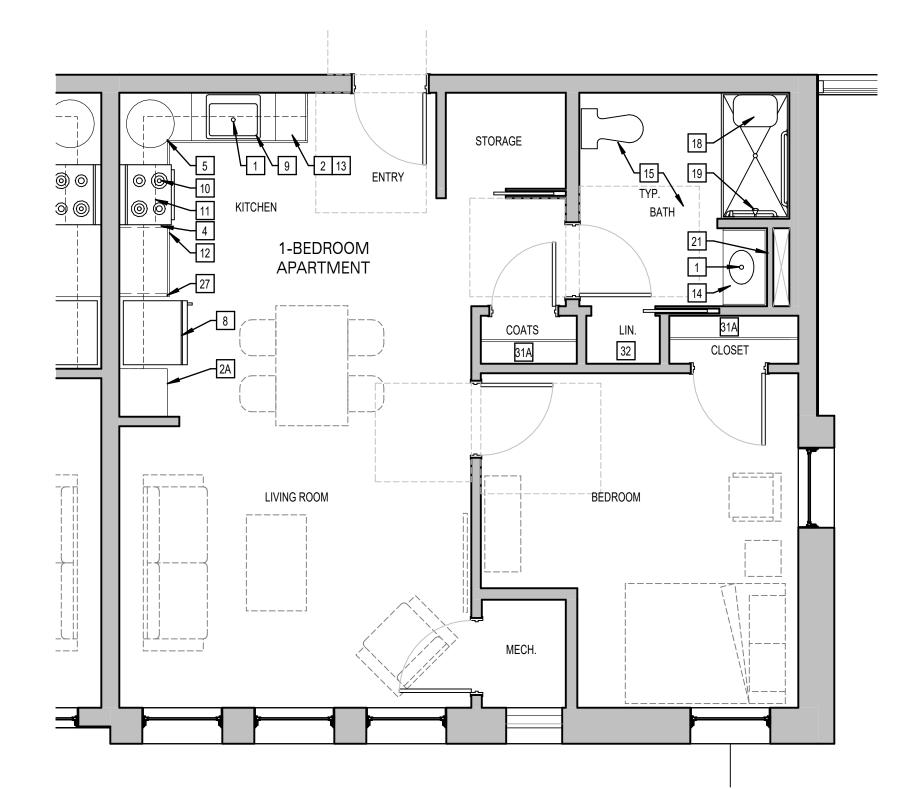
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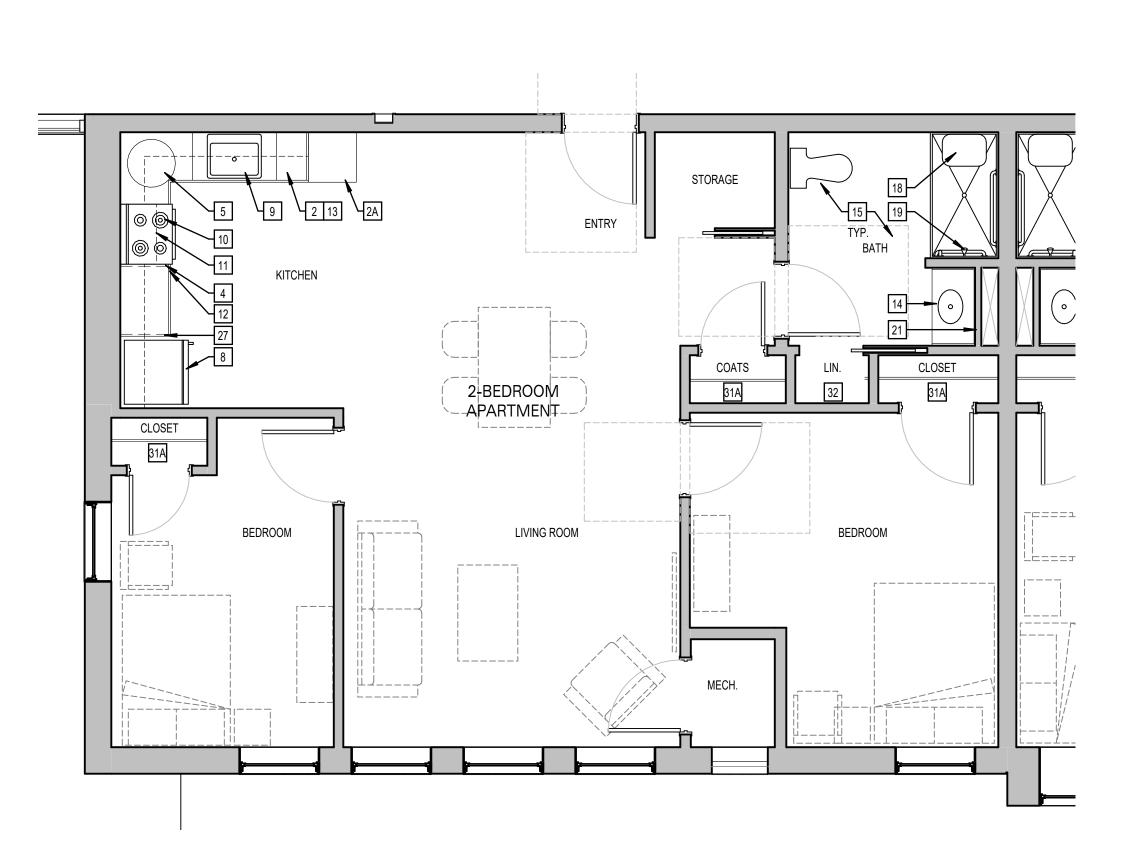






UNIT TYPE 1A - ADA - 1 BEDROOM

SCALE: 1/4" = 1'-0" **3** (4)



UNIT TYPE 2A - ADA - 2-BEDROOM

SCALE: 1/4" = 1'-0"

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 (Δ). 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, APPARATUSES, ETC., COMPLETE. PROVIDE SOLID WOOD BLOCKING IN WALL IN ALL ADA UNITS FOR GRAB BAR INSTALLATION. ALL ADA ADAPTABLE UNITS TO RECEIVE BLOCKING 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 MDF SHELF 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
- 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).
- 10. INSTALL PVC THERMAL PIPE WRAP AT ALL EXPOSED PLUMBING PIPING.

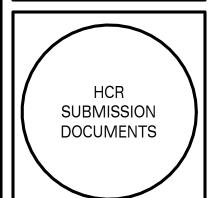
**KEYNOTES** INTERIOR ELEVATION]

1 INSTALL PVC THERMAL PIPE WRAP AT ALL EXPOSED PIPING, TYP.

[ENLARGED PLANS &

- 2 BASE CABINETS, UPPER CABINETS, SHELVING, AND ASSOCIATED HARDWARE TYP., SEE DETAILS, FINISH SCHEDULE, & SPECIFICATIONS. FINISH ALL EXPOSED CABINETRY END PANELS, TOE-KICKS, 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.
- 5 LAZY SUSAN TURNTABLE CORNER BASE CABINET.
- 7 MICROWAVE, SEE SECTIONS & SPECIFICATIONS. PROVIDE POWER AS REQUIRED IN BACK OF CABINET, REFER TO ELECTRICAL DRAWINGS.
- 8 REFRIGERATOR, SEE SPECIFICATIONS. 9 STAINLESS STEEL SINK FIXTURE, SEE PLUMBING DRAWINGS & SPECIFICATIONS.
- SPECIFICATIONS. SLIDE-IN RANGE. PROTECTIVE METAL BACKSPLASH DIRECTLY BEHIND RANGE EXCEPT AT LOCATIONS NOTED TO HAVE WALL TILE REFER TO 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. AT CABINET DRAWER LOCATIONS, PROVIDE FIXED PANEL AS SHOWN FOR SWITCH. COVER PLATE FINISH SHALL BE STAINLESS STEEL.
- PLASTIC LAMINATE COUNTERTOP, PL1 WITH INTEGRAL BACK-SPLASH, TYP., SEE FINISH SCHEDULE, SPECIFICATIONS AND SECTIONS.
- CULTURED MARBLE COUNTER, CM1 WITH INTEGRAL BOWL, APRON, BACKSPLASH & SIDE SPLASH, REFER TO SECTIONS & SPECIFICATIONS.
- TYPE-X MOISTURE/MOLD-RESISTANT GYPSUM BOARD SHEATHING, PAINT, TYP., SEE FINISH SCHEDULE, AND SPECIFICATIONS.
- 16 WALL BASE, TYP., SEE FINISH SCHEDULE.
- 17 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/BATHTUB ASSEMBLY, THIS WALL.
- 20 LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS & SPECIFICATIONS, TYP.
- 21 30" TALL MIRRORED 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.
- 25 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.
- 28 ALIGN, TYP.
- 29 OPEN TO BEYOND.
- [30] 5'-6" 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.

CONSTRUCTION FOR NOT



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> > 11.1.2023

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ROOM					WA	ALLS		TRIM/ DOOR OF UNIC	CELLING			FINISH	H CODE
NUMBER	ROOM NAME	FLOORING	WALL BASE	NORTH	EAST	SOUTH	WEST	TRIM/ DOOR	CEILING	NOTES	ITEM	MAT.	SPEC
100	LOBBY	FLT-1	FLTB-1	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-2 / PT-4	PT-3	ACT-1 / WDC-1	REFER TO FINISH PLANS FOR PAINTED ACCENT WALL EXTENTS.			
100N	NORTH VESTIBULE	WOM-1	FLTB-1	PT-2	PT-2	PT-2	PT-2	PT-3	WDC-1	-			
100S	SOUTH VESTIBULE	WOM-1	FLTB-1	PT-2	PT-2	PT-2	PT-2	PT-3	WDC-1	-	LIQUID DENGIFIED	CONC	1
100W	WEST CORRIDOR	LVT-1 / LVT-2	WB-1 WB-1	PT-2 PT-2	PT-2 PT-2	PT-2 PT-2	PT-2	PT-3 PT-2	ACT-1 ACT-3	•	LIQUID DENSIFIER	CONC	1
109	MECHANICAL ROOM  LAUNDRY ROOM	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-3	-			
111	TRASH	FLT-1	FLTB-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	FLTB-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.	PORCELAIN FLOOR TILE	FLT	1
114	I.T. CLOSET	FLT-1	FLTB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.	(LOBBY)	1 -	'
115	TOILET ROOM	FLT-1	FLTB-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	FLTB-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	FLTB-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	FLTB-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.	ENGINEERED VINYL PLANK	LVT	1
118	SUPPORT OFFICE	FLT-1	FLTB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-2	REFER TO INTERIOR ELEVATIONS FOR WALL TILE EXTENTS, TYP.	ENGINEERED VIIVTET EARNY	LVI	
119	MAILBOXES	-	FLTB-1	PT-2	PT-2	PT-2	PT-2	PT-3	ACT-1	-	ENGINEERED VINYL PLANK	LVT	2
A01	STAIR 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			<u> </u>
B01	STAIR 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	STAIR 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	WALK-OFF MAT	WOM	1
EA1	ELEVATOR A	FLT-1	FLTB-1	-	-	-	-	-	-	RECESS ELEVATOR FLOOR TO RECEIVE FLOOR TILE, AS REQUIRED. REFER TO SPECIFICATIONS FOR ELEVATOR SURROUND FINISHES, TYP.			
EB1	ELEVATOR B	FLT-1	FLTB-1	-	-	-	-	-	-	RECESS ELEVATOR FLOOR TO RECEIVE FLOOR TILE, AS REQUIRED. REFER TO SPECIFICATIONS FOR ELEVATOR SURROUND FINISHES, TYP.	RESILIENT SHEET VINYL	VS	1
L01	LOBBY	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	•			
L01e	VESTIBULE	WOM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	•	CARPET TILE	CPT	1
L01w	VESTIBULE	WOM-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	0, 11, 11, 11, 11, 11, 11, 11, 11, 11, 1	0	
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	-	CARPET TILE	CPT	2
L04	CIRCULATION	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-			
L05	TEEN MEETING ROOM TEEN COLLECTIONS	CPT-1 CPT-1	WB-1 WB-1	PT-2 PT-2	PT-2 PT-2	PT-2 PT-2	PT-2 PT-2	PT-3 PT-3	PT-1 PT-1	•	VINYL TREAD / RISER /		
L06 L07	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2 PT-2	PT-3	PT-1	•	LANDINGS	VT	1
L07	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	-	WOOD WALL BASE (SILL, APRON		T
L10a	TABLE & CHAIR STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1		& TRIM)	WB	1
L10b	TABLE & CHAIR STORAGE	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1		,		
L111	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1		PORCELAIN TILE WALL BASE	FLTB	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	-	CERAMIC WALL TILE	CWT	1
L16	ADULT COLLECTIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	02.0 000 000 000		<u> </u>
L17	COMPUTER STATIONS	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	CERAMIC WALL TILE	CWT	2
L18	ADULT MEETING ROOM	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-			<u> </u>
L19	STAFF WORK PROCESSING	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	FIBERGLASS REINFORCED	WP	1
L20	SUPERVISOR	CPT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	PANELS	WP	'
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	-	SUSPENDED ACOUSTICAL	ACT	1
L25	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	CEILING (COMMON)		
L26	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	SUSPENDED ACOUSTICAL		
L27	TOILET ROOM	FLT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-	CEILING (COMMON BATHROOM)	ACT	2
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	•	SUSPENDED ACOUSTICAL CEILING (OFFICE & UTILITY)	ACT	3
L31	I.T.	CONC-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	1			1

			FINI	SH SC	HEDUI	LE - SE	COND	<b>FLOOR</b>		
ROOM	ROOM NAME	FLOORING	WALL BASE		WA	ALLS		TRIM/ DOOR	CEILING	NOTES
NUMBER	ROOIVI NAIVIE	FLOORING	WALL DASE	NORTH	EAST	SOUTH	WEST	I HIIVI/ DOOK	CEILING	NOTES
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	I.T. 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-2	ACT-3	
A02	STAIR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	•
B02	STAIR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	
C02	STAIR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	•

			FIN	ISH S	CHEDU	JLE - T	HIRD F	LOOR		
ROOM	ROOM NAME	FLOORING	WALL BASE		WA	LLS		TRIM/ DOOR	CEILING	NOTES
NUMBER	ROOIVI NAIVIE	FLOORING	WALL DASE	NORTH	EAST	SOUTH	WEST	I HIIVI/ DOOR	CEILING	NOTES
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	I.T. 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-2	ACT-3	-
A03	STAIR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
B03	STAIR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
C03	STAIR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

	FINISH SCHEDULE - FOURTH FLOOR									
ROOM	DOOM NAME	FLOODING	T		WA	LLS				
NUMBER	ROOM NAME	FLOORING	WALL BASE	NORTH	EAST	SOUTH	WEST	TRIM/ DOOR	CEILING	NOTES
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	I.T. 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-2	ACT-3	-
A04	STAIR A	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
B04	STAIR B	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-
C04	STAIR C	VT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

ROOM	ROOM NAME	FLOORING	WALL BASE		W	ALLS		TRIM	CEILING	NOTES
NUMBER	NOOIVI IVAIVIE	PLOOKING	WALL DASE	NORTH	EAST	SOUTH	WEST	I KIIVI	CEILING	NOTES
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 SHEL 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 SHEL' 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. 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 MECHANCIAL	LVT-1	WB-1	PT-2	PT-2	PT-2	PT-2	PT-3	PT-1	-

<b>GENERAL NOTES</b>
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**NOTES** 

DENSIFY, SEAL & POLISH CONCRETE PER MANUFACTURER, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. REFER

REFER TO STRUCTURAL DRAWINGS FOR RECESSED SLAB. PROVIDE 1/8" GROUT JOINT. REFER TO ENLARGED FLOOR

INSTALL: 1/3 RUNNING BOND. TILE PATTERN NOT TO EXCEED 33%, TYP. PROVIDE LIQUID APPLIED WATERPROOFING,

NEATLY AND TIGHTLY TO VERTICAL SURFACES AND FIXTURES INCLUDING BUT NOT LIMITED TO PIPES AND DOOR

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

CAULK PERIMETER TO PROVIDE WATER TIGHT SEAL, TYP. HEAT WELD SEAMS, TYP. PROVIDE WELD ROD, COLOR: #TBD.

PROVDE 1/8" GROUT JOINT. ALIGN FLOOR & WALL TILE GROUT LINES, TYP. MIX 2-3 TILE CARTONS AT INSTALLATION TO

STACK BOND, ALIGN FLOOR TILE & WALL TILE GROUT LINES, TYP. FULL HEIGHT, WET WALL ONLY. PROVIDE 1/8" GROUT

STANDARD TRIM AT ALL VERTICAL SEAMS, TYP. ALL OUTSIDE CORNERS & EXPOSED EDGES TO RECEIVE COLOR MATCHE

PROVIDE 3/4" REVEAL (BOTH DIRECTIONS), INSTALL: 1/3 OFFSET, ASSEMBLY STYLE: 1/4" X1-1/4" WOOD CROSS PIECE

CEILING, EXPOSED HVAC, DUCTWORK, CONDUIT/ PIPING/ SUPPORTS/ COMPLETE. REFER TO SPECIFICATIONS FOR

REFER TO FINISH SCHEDULE, TYP. REFER TO SPECIFICATIONS FOR SUBSTRATE PRIMERS, TYP.

GENERAL WALL, UTILITY SPACE DOOR & TRIM. WALL FINISH TO BE EG-SHEL, TYP. DOOR & TRIM FINISH TO BE SEMI-GLOSS

HM DOOR & TRIM, WINDOW APRON & SILL, METAL STAIR. REFER TO FINISH SCHEDULE, TYP. REFER TO SPECIFICATIONS

EASED EDGES AT COUNTERS. REFER TO INTERIOR ELEVATIONS & SECTION DETAILS, TYP. PROVIDE INTEGRAL

EASED EDGES AT COUNTERS. REFER TO INTERIOR ELEVATIONS & SECTION DETAILS, TYP. PROVIDE BACKSPLASH.

STANDARD OVERLAY, ALL CABINET HARDWARE SHALL BE SATIN NICKEL. PROVIDE SUBMITTAL WITH ALL STANDARD

ALL COMMON SPACE WINDOWS. VALENCE NOT REQUIRED, MANUALLY OPERATED, HARDWARE FINISH: WHITE, REFER TO

ALL UNIT WINDOWS, VALENCE NOT REQUIRED. SEE SPECIFICATIONS, SEE WINDOW SCHEDULE FOR DIMENSIONS. BLIND

BATHROOM VANITY, REFER TO INTERIOR ELEVATIONS & SECTION DETAILS, TYP. PROVIDE INTEGRAL BACKSPLASH & SIDE

96" HIGH, VERTICAL SEAMS TO BE CENTERED ON EACH WALL SECTION WIDTH, PROVIDE MNF. COLOR MATCHED

INSTALL: 1/3 OFFSET. REFER TO FINISH SCHEDULE & INTERIOR ELEVATIONS FOR EXTENTS, TYP.

BEVELED TEGULAR WITH SUPRAFINE 9/16" SUSPENSION SYSTEM (COLOR: WHITE)

SQUARE LAY-IN WITH PRELUDE 15/16" SUSPENSION SYSTEM (COLOR: WHITE)

BACKER TO BE PAINTED BLACK. REFER TO SPECIFICATIONS.

SQUARE LAY-IN WITH PRELUDE 15/16" SUSPENSION SYSTEM (COLOR FINISH: WHITE)

INSURE VARIED COLOR BLEND, PER MANUFACTURER RECOMMENDATIONS. PROVIDE MNF. INSIDE & OUTSIDE CORNERS

FINISH PLAN. MIX 2-3 TILE CARTONS AT INSTALLATION TO INSURE VARIED COLOR BLEND, PER MNF. RECOMMENDATION\$.

CRACK ISOLATION MEMBRANE. ALIGN/ CREATE GROUT JOINT AS NEEDED TO ALIGN W/ EXPANSION/ ISOLATION JOINTS IN

SUBSTRATE, LAY TILE PATTERN CENTERED IN SPACE, SQUARE WITH ROOM AXIS, SCRIBE, CUT AND FIT TILES TO BUTT

TO FLOOR FINISH PLAN FOR LOCATIONS/ EXTENTS.

1/3 RUNNING BOND PATTERN, INSTALL: DIRECT GLUE.

1/3 RUNNING BOND PATTERN, INSTALL: DIRECT GLUE.

INSERT: RECYCLED RUBBER, COLOR: MIDNIGHT BLACK.

FINISH: SEMI-GLOSS. EASED EDGES, TYP.

AS REQUIRED.

FORMED TRIM, U.N.O, TYP.

SUBSTRATE PRIMERS TYP

FOR SUBSTRATE PRIMERS, TYP.

FLOOR TRANSITION REDUCER

FLOOR MATERIAL TRANSITION

SPASHES AS REQUIRED.

FINISHES FOR ARCHITECT SELECTION.

ALL CABINET DOORS & DRAWERS, TYP.

TO COMPLY WITH ANSI WCMA A100.1. TYP.

THERMALLY-BROKEN SADLE | SHALL COMPLY WITH ANSI A.117.1

FINISH T.O. VS-1 INTEGRAL COVE BASE, TYP.

ACCENT WALL, REFER TO FINISH SCHEDULE, TYP.

ACCENT WALL, REFER TO FINISH SCHEDULE, TYP.

GROUT WIDTH SHALL BE PER MANUFACTURER REQUIREMENTS

GROUT WIDTH SHALL BE PER MANUFACTURER'S REQUIREMENTS

BACKSPLASH. PROVIDE EXTERIOR GRADE PLYWOOD SUBSTRATE, TYP.

SPECIFICATIONS. SHADES TO COMPLY WITH ANSI WCMA A100.1, TYP.

INSTALL: ASHLAR, REFER TO FLOOR FINISH PLAN, TYP. (OFFICE)

INSTALL: ASHLAR, REFER TO FLOOR FINISH PLAN, TYP. (ACCENT CARPET)

PROVIDE MANUFACTURER'S STANDARD LANDINGS TO MATCH TREADS / RISERS.

FRAMES, TYP. REFER TO FLOOR FINISH PLAN FOR LOCATIONS/ EXTENTS.

PROVIDE 6" HIGH INTEGRAL BASE AND CAP TOP OF BASE WITH SCHLUTER TRIM.

MATERIAL LEGEND-FINAL

**FLOOR FINISH** 

6" X 48"

FRAMELESS

6' ROLL

9.845" X 39.38"

9.845" X 39.38"

ROUND NOSE

6" X 12" X 9MM

3" X 6"

48" X 96" X .040"

24" X 24" X5/8"

24" X 24" X 3/4"

24" X 24" X 5/8"

FLAT FINISH

SEMI-GLOSS FINISH

EG-SHEL FINISH

EG-SHEL FINISH

NATURAL (OR AS SELECTED BY

ARCHITECT)

OXIDE (MATTE)

HONEY #63103

CINDER #63760

CLEAR ANODIZED

SORREL #ETW457

STYLE: #163230AK00 AE 315, COLOR:

GREIGE/PERSIMMON #105811

GREY MATTERS #SW7066

OXIDE (MATTE)

BRERA NET

GREY GLOSSY

WHITE

WHITE

WHITE

SOLID MIXED GRAIN HEMLOCK (CLEAR

SHEEN FINISH)

FIRST STAR #SW7646

FIRST STAR #SW7646

GREY MATTERS #SW7066

FLOWER POT #SW6334

GRAY MATTERS #SW7066

SATIN ANODIZED

SATIN ANODIZED

BRUSHED STAINLESS STEEL

STAINLESS STEEL

SILVER TRAVERTINE #1858K-55, FINISH:

FINE VELVET

MARFA #Q6019

SOLID WHITE #3B, FINISH: GLOSS

CABINETS: STAINED

BRUSHED SATIN NICKEL

WHITE / PEARL #002007

WHITE #3205

PORTAGE (SHAKER DOOR UPPER CABINETS: PAINTED WHITE, BASE

**WALL BASE** 

**WALL FINISH** 

**CEILING FINISH** 

INTERIOR GRADE TOPCOAT W/ SATIN 5-1/4" X 8' X 3/4" REVEAL

**ANCILLARY FINISH** 

NATURALLY WEATHERED STYLE: #139400AK00, COLOR: GREYSTONE

#19 HEAVY-DUTY RIBBED | TBD BY ARCHITECT FROM MANUF. FULL

MANUFACTURER/ SERIES | MODEL NUMBER

FOUNDRY26

SOUNDSCAPE #4063V

SOUNDSCAPE #4063V

SUBER

ROUND NOSE TREAD

PAINTED SOLID POPLAR

FOUNDRY26 COVE BASE

STEEL ART

BRIXTON

STANDARD FRB PANELS

#1494

LINEAR WOOD CEILING

PROMAR ZERO VOC

**EPOXY GROUT** 

**EPOXY GROUT** 

AEU-XX

AE-XX

Q-XX

HIGH PRESSURE

LAMINATE

QUARTZ SELECT

CULTURED MARBLE W/

INTEGRAL WAVE BOWL (W)

W/ V-NOTCH)

NOUVEAU, 8-13/16"

SQUARE PULL

ROLLER SHADE,

E-SCREEN, 3% OPENESS

2" HORIZONTAL PVC

MINI-BLIND

EUCLID/ EUCO DIAMOND HARD

BEST TILE

SHAW CONTRACT

SHAW CONTRACT

BABCOCK-DAVIS/ ALUMINUM GRID

MANNINGTON

INTERFACE

INTERFACE

BEST TILE

BEST TILE

**BEST TILE** 

MARLITE

ARMSTRONG CANYON

ARMSTRONG ARMATUFF

ARMSTRONG CORTEGA

CERTAINTEED

SHERWIN-WILLIAMS

SHERWIN-WILLIAMS

SHERWIN-WILLIAMS

SHERWIN-WILLIAMS

SHERWIN-WILLIAMS

LATICRETE SPECTRALOCK PRO

LATICRETE SPECTRALOCK PRO

SCHLUTER/ RENO-U

SCHLUTER/ SCHIENE

SCHLUTER/ QUADEC

PEMKO

WILSONART

WILSONART

RYNONE

SMART CABINETRY

MYKNOBS.COM

MERMET

SWF CONTRACT

PAINT (CEILING, SOFFIT) PT

PAINT (GENERAL)

PAINT (HM DOOR, SILL, APRON &

TRIM, STAIR)

PAINT (ACCENT)

PAINT (ACCENT)

GROUT (FLOOR & BASE)

GROUT (WALL)

FLOOR TRANSITION STRIP

(HEIGHT TRANSITION)

FLOOR TRANSITION STRIP

(MATERIAL TRANSITION)

FLOOR TRANSITION CAP

FLOOR THRESHOLD

HPL COUNTERTOP

QUARTZ COUNTERTOP

CULTURED MARBLE

COUNTERTOP

WOOD CABINETRY

WINDOW TREATMENT

CABINET HARDWARE (PULLS) | HDW |

WINDOW TREATMENT WT 2

[FINISH PLAN]

1. ALL FINISHES TO COMPLY WITH ADA ACCESSIBILITY GUIDELINES, ANSI

CONTRACTOR TO PROVIDE REQUIRED TRANSITIONS AT ALL FLOOR

FINISH CHANGES. TRANSITION PROFILES TO COMPLY WITH ADA REQUIREMENTS. REFER TO SPECIFICATIONS. ALL UTILITY SPACE/ FURNACE CLOSET DOORS & TRIM TO BE

PAINTED TO MATCH ADJACENT WALL FINISH, TYP. FINISH TO BE SEMI-GLOSS. REFER TO MATERIAL LEGEND AND SPECIFICATIONS, TYP.

ARCHITECTURAL CABINETS TO COMPLY WITH AWI QUALITY STANDARDS FOR CUSTOM BUILT CABINETRY. ALL CABINETS

TO HAVE EUROPEAN CONCEALED HINGES, TYPICAL, U.N.O. ALL GYPSUM BOARD CEILINGS/ SOFFITS TO BE PAINTED PT1, FINISH TO BE FLAT. ALL WALLS TO BE PAINTED PT2, FINISH TO BE EG-SHELL,

ALL SWITCH/ POWER DEVICES, ELECTRICAL COVER PLATES, HVAC REGISTERS, GRILLES, & DIFFUSERS SHALL BE WHITE,

REFER TO INTERIOR ELEVATIONS FOR MILLWORK AND

COUNTER TOP FINISHES.

REFER TO SPECIFICATIONS FOR DOOR HARDWARE & CABINET PULL FINISH.

CENTER FLOOR MATERIAL TRANSITIONS ON DOOR PANEL

10. ANY COLORS/ FINISHES NOT SPECIFICALLY IDENTIFIED SHALL BE SELECTED FROM MANUFACTURER'S STANDARD COLOR/ FINISHES DURING SUBMITTAL REVIEW.

PREP WALL/ CEILING SUBSTRATE TO ACHIEVE A LEVEL 4 PAINTED FINISH, TYP, EDGES OF PAINT ADJOINING OTHER COLORS OR MATERIALS TO BE SHARP AND CLEAN WITHOUT OVERLAP. SURFACES TO RECEIVE PAINT TO BE EXAMINED CAREFULLY FOR DEFECTS. WORK SHALL NOT PROCEED UNTIL ANY OR ALL DEFECTS ARE CORRECTED BY CONTRACTOR.

WHENEVER NECESSARY TO OBTAIN REQUIRED RESULTS, AN ENTIRE WALL SHALL BE REFINISHED RATHER THAN SPOT FINISHING WHERE A PORTION OF THE FINISH HAS BEEN DAMAGED OR IS UNSATISFACTORY.

13. EXTEND FLOOR MATERIAL/ WALL BASE INTO RECESSES AND UNDER OR BEHIND MILLWORK, EQUIPMENT AND FIXTURES TO FORM COMPLETE COVERING WITHOUT INTERRUPTION, U.N.O.

14. CONTRACTOR TO PROTECT ALL ADJACENT WORK BY SUITABLE COVERING DURING WORK PROGRESS.

15. FULLY CAULK BASE AT ALL LOCATIONS WITH VINYL SHEET FLOORING, VS1 TO CREATED WATERTIGHT INSTALLATION.

16. PROVIDE ONE COAT OF PRIMER, TWO COATS OF EG-SHELL PAINT AT WALLS, TYP.

. ALL PAINTS, FINISHES, ADHESIVES, SEALANTS TO BE LOW-VOC AND MEET GREEN SEAL STANDARD.

18. PROVIDE WINDOW TREATMENTS AT ALL WINDOWS, TYP. REFER TO SPECIFICATIONS.

19. FINISH SPECIFICATION ALTERNATES OR SUBSTITUTIONS TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO PROCUREMENT.

20. CONTRACTOR SHALL REPAIR, FINISH, RECONSTRUCT ALL EXISTING FINISHES AND CONSTRUCTION WHICH MAY HAVE BEEN AFFECTED BY DEMOLITION OR OTHER WORK, AS REQUIRED TO BE SUITABLE TO RECEIVE NEW FINISHES AS

LAY FLOOR FINISH CENTERED IN SPACE, SQUARE WITH ROOM AXIS. SCRIBE, CUT, AND FIT FLOOR FINISH TO BUTT NEATLY AND TIGHTLY TO VERTICAL SURFACES AND PERMANENT FIXTURES INCLUDING BUT NOT LIMITED TO BUILT-IN FURNITURE, CABINETS, PIPES, OUTLETS, AND DOOR FRAMES. MAINTAIN MANUFACTURER RECOMMENDED GAP TO ALLOW FOR EXPANSION/ CONTRACTION AS REQUIRED.

ALL CONCRETE SUBSTRATES TO BE PREPARED. CURED & TESTED FOR MOISTURE AND PH (ALKALINITY): MOISTURE TESTING MUST BE CONDUCTED IN ACCORDANCE WITH ASTM F 2170 STANDARD TEST METHOD FOR DETERMINING RELATIVE HUMIDITY IN CONCRETE FLOOR SLABS USING IN SITU PROBES. TEST RESULTS MUST NOT EXCEED THE LIMITS OF THE ADHESIVE. IF THE TEST RESULTS EXCEED THE LIMITATIONS, THE INSTALLATION MUST NOT PROCEED UNTIL CORRECTIVE MEASURES HAVE BEEN MADE. SUBSTRATE TO BE FREE OF THE FOLLOWING BUT NOT LIMITED TO ADHESIVES, CURING COMPOUNDS, WAX, SOAP, OIL, AND SILICONE PRIOR TO INSTALLATION OF NEW MATERIAL.

22. FINISHES TO BE CONDITIONED TO INSTALLATION AREAS AND STORED PER MNF. RECOMMENDATION PRIOR TO INSTALLATION.

23. EXAMINE ALL SUBSTRATES, AREAS AND CONDITIONS WHERE NEW MATERIAL WILL BE INSTALLED. VERIFY SUBSTRATES ARE PREPARED TO MANUFACTURERS RECOMMENDATION FOR INSTALLATION. REPAIR OR CORRECT ANY CONDITION THAT DOES NOT COMPLY PRIOR TO INSTALLATION OF SCHEDULED

24. ADHESIVES, LEVELING COMPOUNDS AND PATCHING COMPOUNDS TO BE RECOMMENDED OR APPROVED BY

MATERIAL.

MANUFACTURER FOR EACH MATERIAL AND APPLICATION. 25. SHOP DRAWINGS OF PLANS, ELEVATIONS, SECTIONS AND ATTACHMENTS TO BE SUBMITTED TO DESIGNER FOR

26. MAINTAIN DYE LOT INTEGRITY AND DO NOT MIX DYE LOTS IN SAME AREA.

APPROVAL PRIOR TO FABRICATION.

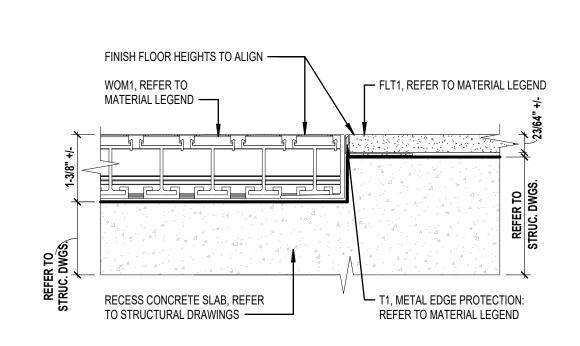
27. PROVIDE BUILDING OWNER WITH WARRANTY AND MAINTENANCE INFORMATION FOR ALL INSTALLED FINISHES.

28. ALL WINDOWS TO RECEIVE QUARTZ SILL. THICKNESS: 3CM / 1.18", EASED EDGES. WINDOW SILL WIDTH TO ALIGN WITH WIDTH OF WINDOW AND EXTEND BEYOND FACE OF WALL 1", TYP. REFER TO MATERIAL LEGEND & SPECIFICATIONS.

29. ALL NEW & EXISTING EXPOSED HVAC DUCTWORK/ CONDUIT/ PIPING/ SUPPORTS/ STRUCTURE/ COMPLETE TO BE PAINTED. CLEAN & PREP SURFACES PRIOR TO APPLICATION OF FINISH. REFER TO MATERIAL LEGEND & SPECIFICATIONS FOR FINISH.

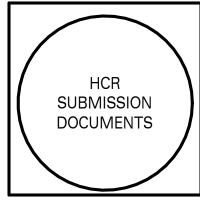
30. ALL HOLLOW METAL FRAMES & TRIM TO BE PAINTED, SEMI-GLOSS FINISH, TYP. U.N.O. REFER TO MATERIAL LEGEND.

31. ALL INTERIOR UNIT DOORS TO HAVE MANUFACTURER STANDARD TRANSPARENT WOOD STAIN FINISH, REFER TO SPECIFICATIONS, TYP.





CONSTRUCTION 9 R 0



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