

FLOOR AREA:

APT	SPACE	FLOOR AREA	GROSS
APT. 1-A	1 bdrm.	576 SF	687 SF
APT. 1-B	1 bdrm.	412 SF	574 SF
APT. 1-C	1 bdrm.	480 SF	611 SF
APT. 1-D	1 bdrm.	569 SF	736 SF
APT. 1-E	1 bdrm.	566 SF	718 SF
APT. 1-F	2 bdrms.	814 SF	988 SF
APT. 1-G	1 bdrm.	608 SF	760 SF

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR AREA	Floor Mat'l	Ceiling Finish	Wall Finish
KITCHEN	260 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	190 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM	150 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	58 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
KITCHEN & HALL	199 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
LIVING ROOM	121 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM	159 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	50 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
KITCHEN & HALL	219 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
LIVING ROOM	164 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM	133 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	63 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
KITCHEN & HALL	259 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
LIVING ROOM	166 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM	147 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
DEN	76 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	46 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
ENTRANCE & KITCHEN	311 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
LIVING ROOM	110 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BEDROOM	174 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BATHROOM	70 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
ENTRANCE & KITCHEN	365 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
LIVING ROOM	214 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BEDROOM #1	148 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BEDROOM #2	152 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BATHROOM	68 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
KITCHEN	339 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
LIVING ROOM	174 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BEDROOM	148 SF	CARPET	1/2" DRYWALL	BRICK & DRYWALL
BATHROOM	68 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
LAUNDRY ROOM	191 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
EXERCISE ROOM	204 SF	CERAMIC TILE	1/2" DRYWALL	BRICK & DRYWALL
ENTRANCE CORRIDOR	444 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
STAIR TOWER	183 SF	CONCRETE	5/8" TYPE X DRYWALL	BRICK & DRYWALL

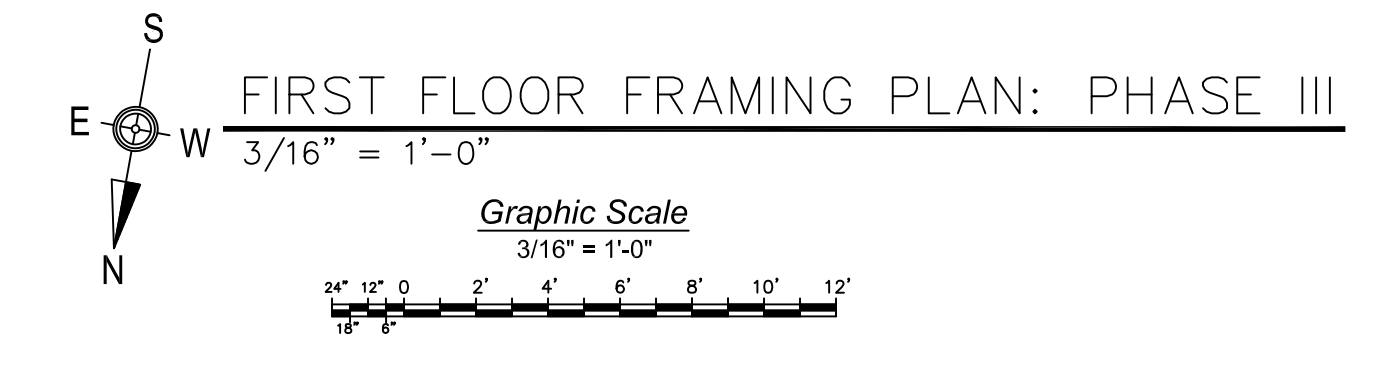
DOOR SCHEDULE

MARK	TYPE	Swing direction	Width	Height	DOOR SIZE	HARDWARE	Remarks
01	HINGE	RIGHT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
02	HINGE	LEFT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
03	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
04	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
05	HINGE	LEFT	1'-10"	6'-8"	1'-10" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
06	HINGE	LEFT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
07	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
08	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
09	HINGE	LEFT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
10	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
11	HINGE	LEFT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
12	HINGE	LEFT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
13	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
14	HINGE	LEFT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
15	HINGE	RIGHT	1'-10"	6'-8"	1'-10" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
16	HINGE	LEFT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
17	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
18	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
19	HINGE	RIGHT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
20	HINGE	LEFT	2'-8"	6'-8"	2'-8" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
21	HINGE	LEFT	2'-0"	6'-8"	2'-0" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
22	HINGE	LEFT	2'-0"	6'-8"	2'-0" x 6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
45	HINGE	NA	6'-3"	7'-0"	6'-3" x 7'-0"	PANIC HARDWARE - CLOSURE	45 MINUTE RATED DOOR & JAMB
46	HINGE	RIGHT	3'-6"	7'-0"	3'-6" x 7'-0"	LEVER LATCH - LOCKING	45 MINUTE RATED DOOR & JAMB
47	HINGE	RIGHT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
48	HINGE	LEFT	3'-4"	7'-0"	3'-4" x 7'-0"	LEVER LATCH - LOCKING	45 MINUTE RATED DOOR & JAMB
49	HINGE	LEFT	3'-0"	7'-0"	3'-0" x 7'-0"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
50	HINGE	LEFT	3'-6"	7'-0"	3'-6" x 7'-0"	PANIC HARDWARE - CLOSURE	45 MINUTE RATED DOOR & JAMB

WINDOW SCHEDULE

MARK	Manufacturer	Cat. #	Type	MATERIAL	Unit Width	Unit Height
1	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
2	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
3	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
4	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
5	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
6	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
7	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
8	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
9	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
10	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
11	Vinyl Replacement Window	-	SINGLE - DOUBLE HUNG	VINYL	36"	80"
12	Vinyl Replacement Window	-	SINGLE - DOUBLE HUNG	VINYL	36"	80"

WINDOW SPECIFICATIONS: VINYLWOOD EDGEMOUNT; DOUBLE HUNG Solorbani 80 Argon and Low-conductance Spacer
 Total Unit U-Value 0.32; Solar Heat Gain Coefficient 0.29
 * THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPERABLE AREA OF 57 SQ. FT., CLEAR OPERABLE WIDTH OF 25" AND CLEAR OPERABLE HEIGHT OF 34"



Site Address:
 1400 Monro Street,
 York, PA 17404
 West York Borough

Project Title:
 PHASE III
 INDUSTRIAL TO 15 UNIT
 APARTMENT CONVERSION

Client:
 Predix & Ilyes Investment LLC
 1193 Westworth Rd
 York, PA 17408

General Contractor:
 Predix & Ilyes Investment LLC
 General Contractor
 1193 Westworth Rd
 York, PA 17408

Date Created:
 08-25-09

Client Approval:
 10-30-09

Last Revision Date:

File:
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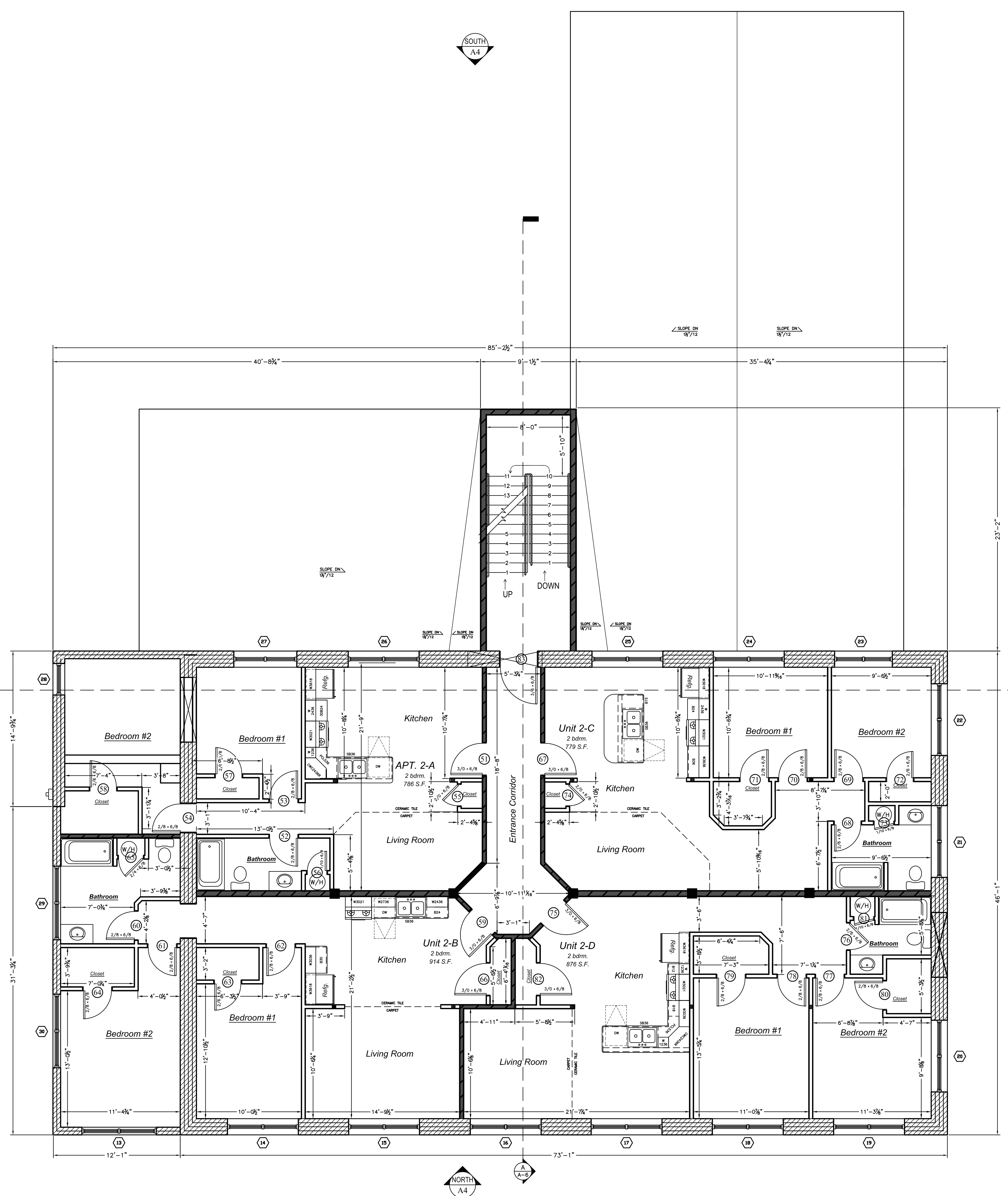
Designed By:
 JEFFREY SHANK

Drawn By:
 JEFFREY SHANK

Scale:
 3/16" = 1'-0"

Sheet Title:
 Phase III
 First Floor
 Framing
 Plan

Sheet #:
A1



FLOOR AREA:

APT	HABITABLE SPACE	GROSS FLOOR AREA
APARTMENT 2-A	590 SF	786 SF
APARTMENT 2-B	604 SF	914 SF
APARTMENT 2-C	538 SF	779 SF
APARTMENT 2-D	617 SF	876 SF

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR AREA	Floor Mat ¹	Ceiling Finish	Wall Finish
KITCHEN & HALL	274 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	99 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	123 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	181 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	50 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
KITCHEN & HALL	281 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	156 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	160 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	192 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	79 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
KITCHEN & HALL	330 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	102 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	138 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	112 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	55 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
KITCHEN & HALL	355 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	108 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #1	173 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	157 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	35 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
CORRIDOR	151 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	5/8" TYPE X DRYWALL
STAIR TOWER	185 SF	CONCRETE	5/8" TYPE X DRYWALL	5/8" TYPE X DRYWALL

DOOR SCHEDULE

MARK	TYPE	Swing	DOOR SIZE	Direction	Width	Height	HARDWARE	Remarks
51	HINGE	LEFT	3'-0" x 7'-0"				LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
52	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
53	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
54	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
55	HINGE	RIGHT	2'-0" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
56	HINGE	RIGHT	1'-10" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
57	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
58	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
59	HINGE	LEFT	3'-0" x 7'-0"				LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
60	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
61	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
62	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
63	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
64	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
65	HINGE	LEFT	2'-4" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
66	HINGE	LEFT	3'-0" x 7'-0"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
67	HINGE	RIGHT	3'-0" x 7'-0"				LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
68	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
69	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
70	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
71	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
72	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
73	HINGE	LEFT	1'-10" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
74	HINGE	LEFT	2'-0" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
75	HINGE	LEFT	3'-0" x 7'-0"				LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
76	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
77	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
78	HINGE	LEFT	2'-8" x 6'-8"				LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
79	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
80	HINGE	RIGHT	2'-8" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
81	HINGE	LEFT	1'-10" x 6'-8"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
82	HINGE	RIGHT	3'-0" x 7'-0"				LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
83	HINGE	LEFT	3'-8" x 7'-0"				PANIC HARDWARE - CLOSURE	45 MINUTE RATED DOOR & JAMB

WINDOW SCHEDULE

MARK	Manufacturer	Col. #	Type	MATERIAL	Unit Width	Unit Height
13	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
14	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
15	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
16	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
17	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
18	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
19	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
20	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
21	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
22	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
23	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
24	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
25	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
26	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
27	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
28	Vinyl Replacement Window	-	SINGLE - DOUBLE HUNG	VINYL	36"	60"
29	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"
30	Vinyl Replacement Window	-	TWIN - DOUBLE HUNG	VINYL	34 3/4"	73 1/4"

WINDOW SPECIFICATIONS: VINYLCO EDGEMENT; DOUBLE HUNG Solution: 80 Argon and Low-conductance Spacer
 Total Unit U-Value 0.32; Solar Heat Gain Coefficient 0.29
 * THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7 SQ. FT., CLEAR OPENABLE WIDTH OF 2" AND CLEAR OPENABLE HEIGHT OF 24".

SECOND FLOOR PLAN: PHASE III
 3/16" = 1'-0"
 Graphic Scale
 3/16" = 1'-0"
 0 2' 4' 6' 8' 10' 12'

Site Address:
 1400 Monrore Street,
 York, PA 17404
 West York Borough

Project Title:
 Industrial to 15 Unit Apartment
 Conversion

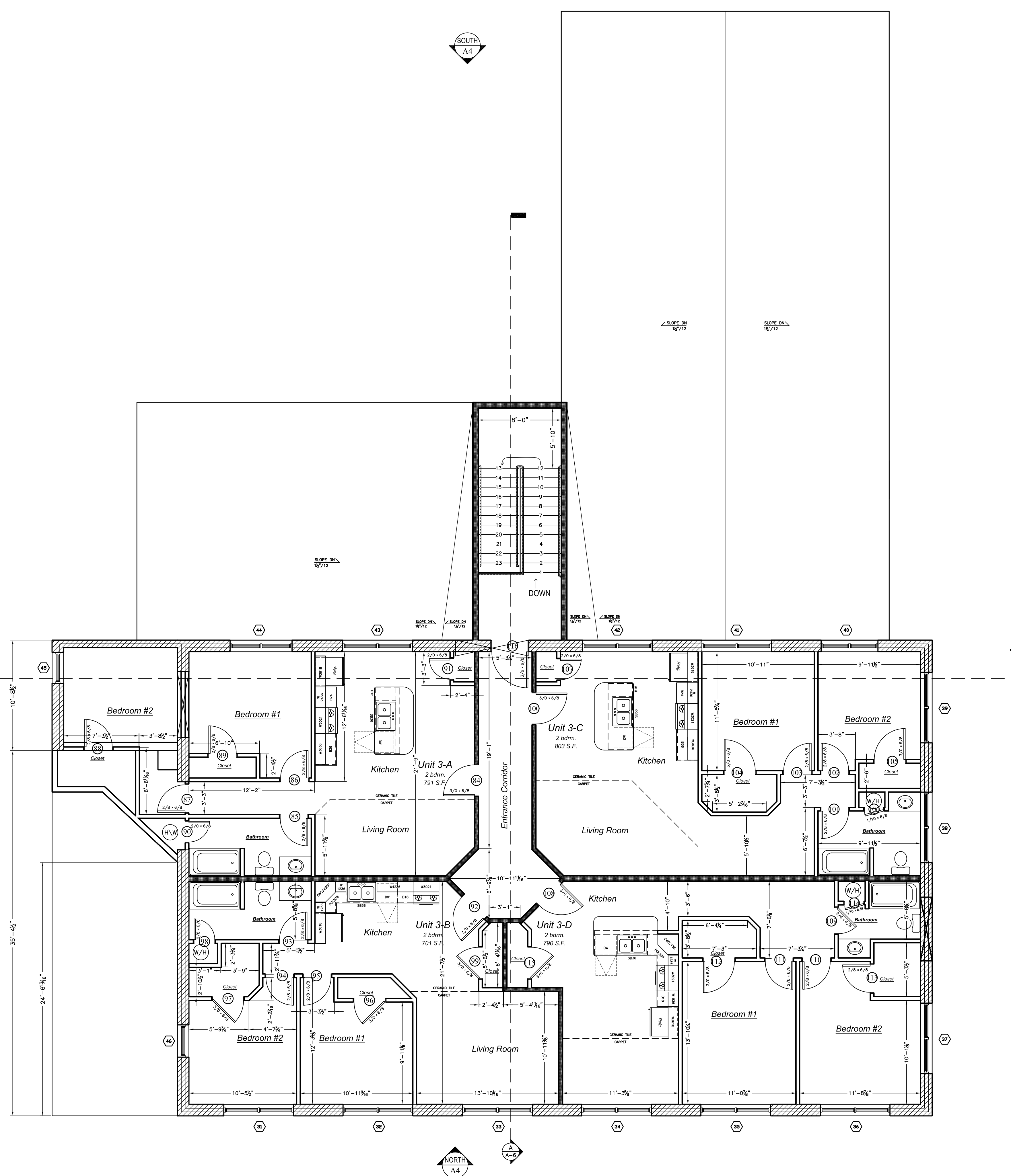
Client:
 Predix & Ilyes Investment LLC
 1193 Wentworth Rd
 York, PA 17408

Client:
 Predix & Ilyes Investment LLC
 General Contractor
 1193 Wentworth Rd
 York, PA 17408

Date Created:
 08-25-09
 Client Approval:
 10-30-09
 Last Revision Date:

File:
 2ndFl-FI-MonroreSt(P3).dwg
 Designed By:
 JEFFREY SHANK
 Drawn By:
 JEFFREY SHANK

Scale:
 3/16" = 1'-0"
 Sheet Title:
 Phase III
 Second Floor
 Plan
 Sheet #:
A2



FLOOR AREA:

APT	SPACE	HABITABLE	GROSS
301	APARTMENT 3-A	584 SF	791 SF
302	APARTMENT 3-B	508 SF	701 SF
303	APARTMENT 3-C	566 SF	803 SF
304	APARTMENT 3-D	533 SF	790 SF

APARTMENT ROOM FINISH SCHEDULE

ROOM NAME	FLOOR AREA	Floor Mat ¹	Ceiling Finish	Wall Finish
KITCHEN & HALL	282 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	109 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	142 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	163 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	61 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	DRYWALL
KITCHEN & HALL	182 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	150 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	129 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	142 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	58 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
KITCHEN & HALL	309 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	120 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	152 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BEDROOM #2	123 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
BATHROOM	58 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
KITCHEN & HALL	279 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
LIVING ROOM	87 SF	CARPET	5/8" TYPE X DRYWALL	DRYWALL
BEDROOM #1	178 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
ROOM	168 SF	CARPET	5/8" TYPE X DRYWALL	BRICK & DRYWALL
ROOM	36 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	BRICK & DRYWALL
CORRIDOR	155 SF	CERAMIC TILE	5/8" TYPE X DRYWALL	5/8" TYPE X DRYWALL
STAR TOWER	183 SF	CONCRETE	5/8" TYPE X DRYWALL	5/8" TYPE X DRYWALL

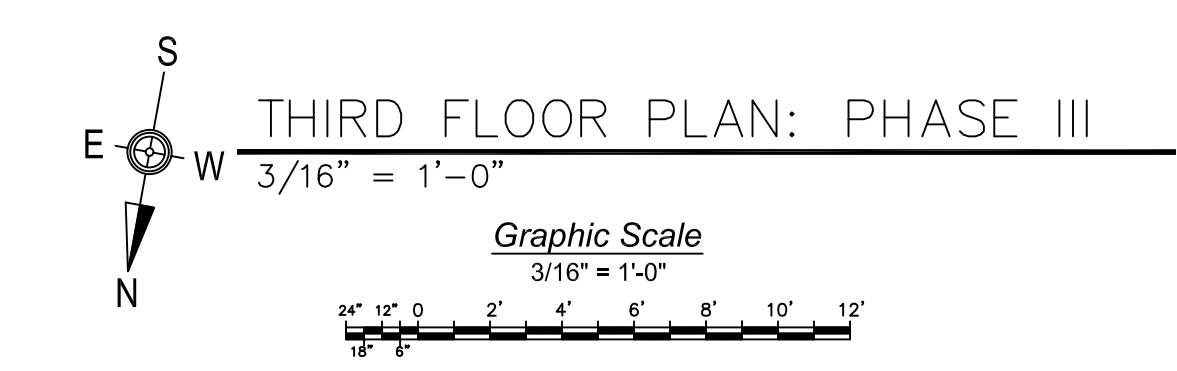
DOOR SCHEDULE

MARK	TYPE	Swing	Direction	Width	Height	HARDWARE	Remarks
84	HINGE	LEFT	3'-0"	7'-0"	7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
85	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
86	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
87	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
88	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
89	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
90	HINGE	LEFT	2'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
91	HINGE	RIGHT	2'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
92	HINGE	LEFT	3'-0"	7'-0"	7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
93	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
94	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
95	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
96	HINGE	LEFT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
97	HINGE	RIGHT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
98	HINGE	LEFT	2'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
99	HINGE	LEFT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
100	HINGE	LEFT	3'-0"	7'-0"	7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
101	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
102	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
103	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
104	HINGE	LEFT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
105	HINGE	RIGHT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
106	HINGE	LEFT	1'-10"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
107	HINGE	LEFT	2'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
108	HINGE	LEFT	3'-0"	7'-0"	7'-0"	LEVER LATCH - LOCKING - CLOSURE	45 MINUTE RATED DOOR & JAMB
109	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
110	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
111	HINGE	LEFT	2'-8"	6'-8"	6'-8"	LEVER LATCH - LOCKING	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
112	HINGE	RIGHT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
113	HINGE	RIGHT	2'-8"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
114	HINGE	LEFT	1'-10"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
115	HINGE	RIGHT	3'-0"	6'-8"	6'-8"	LEVER LATCH - PASSAGE	Masonite™ Flush Primed Hardboard Solid Core Door on Wood Jamb
116	HINGE	LEFT	3'-8"	7'-0"	7'-0"	PANIC HARDWARE - CLOSURE	45 MINUTE RATED DOOR & JAMB

WINDOW SCHEDULE

MARK	Manufacturer	Mat. #	Type	MATERIAL	Unit Width	Unit Height
31	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
32	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
33	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
34	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
35	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
36	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
37	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
38	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
39	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
40	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
41	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
42	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
43	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
44	Vinyl Replacement Window	→	TWIN - DOUBLE HUNG	VINYL	34 3/4"	67"
45	Vinyl Replacement Window	→	SINGLE - DOUBLE HUNG	VINYL	36"	60"
46	Vinyl Replacement Window	→	SINGLE - DOUBLE HUNG	VINYL	36"	60"

WINDOW SPECIFICATIONS: VINYLCO; EDGEWELL; DOUBLE HUNG Solarban® 60 Argon and Low-emissive Spacer
 Total Unit U-Value 0.32, Solar Heat Gain Coefficient 0.29
 * THESE UNITS MEET OR EXCEED THE FOLLOWING DIMENSIONS: CLEAR OPENABLE AREA OF 5.7 SQ. FT., CLEAR OPENABLE WIDTH OF 20" AND CLEAR OPENABLE HEIGHT OF 34".



Site Address:
1400 Monrore Street,
York, PA 17404
West York Borough

Project Title:
Industrial to 15 Unit Apartment
Conversion

Client:
Predix & Ilyes Investment LLC
1193 Wentworth Rd
York, PA 17408

General Contractor
Predix & Ilyes Investment LLC
1193 Wentworth Rd
York, PA 17408

Date Created:
08-25-09

Client Approval:
10-30-09

Last Revision Date:

File:
3ndFl-MonroeSt(P3).dwg

Designed By:
JEFFREY SHANK

Drawn By:
JEFFREY SHANK

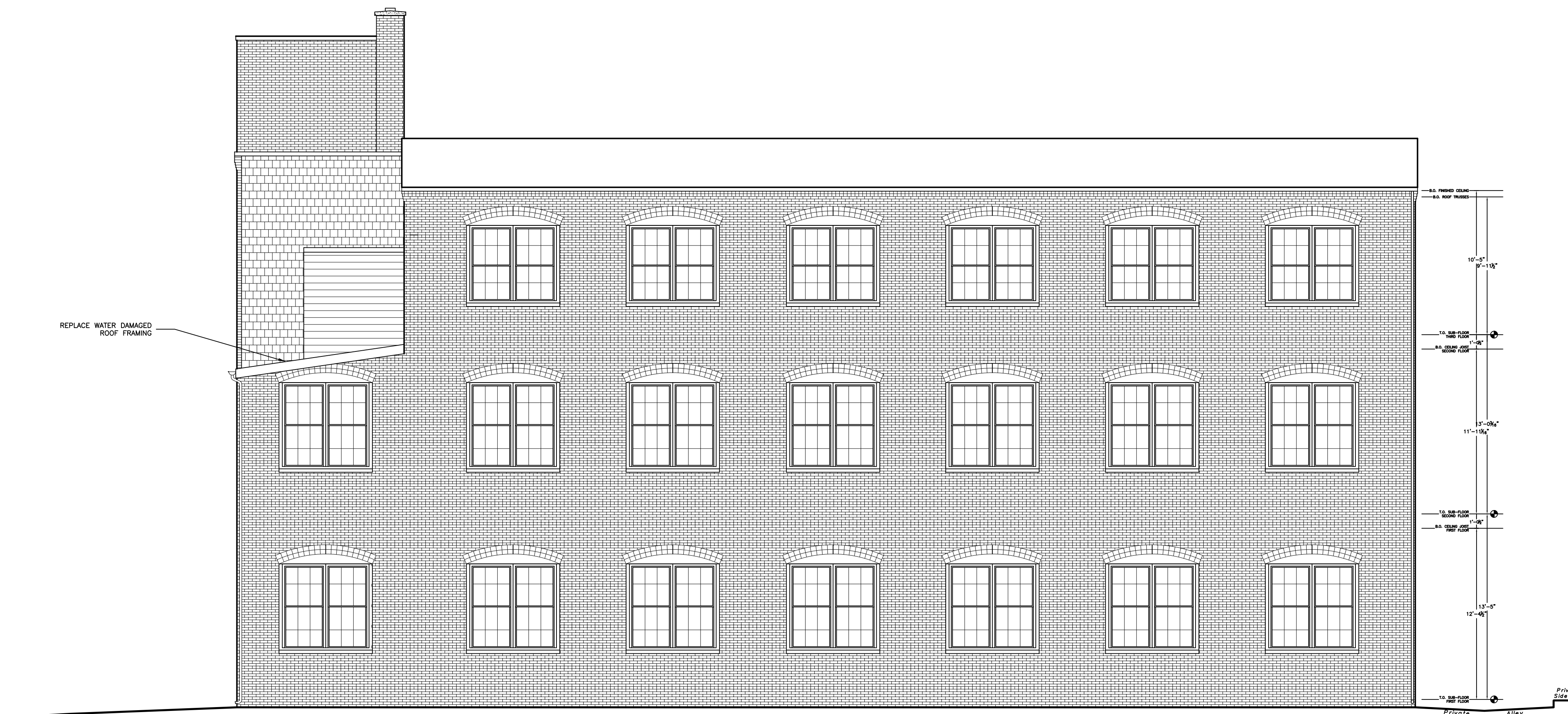
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Sheet Title:
Phase III
Third Floor
Plan

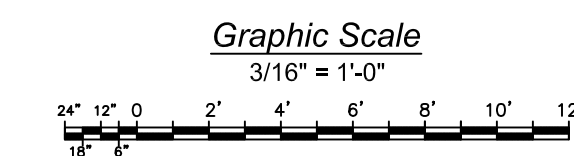
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A3



S SOUTH ELEVATION
 $3/16" = 1'-0"$



N NORTH ELEVATION
 $3/16" = 1'-0"$



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 York, PA 17404
 West York Borough

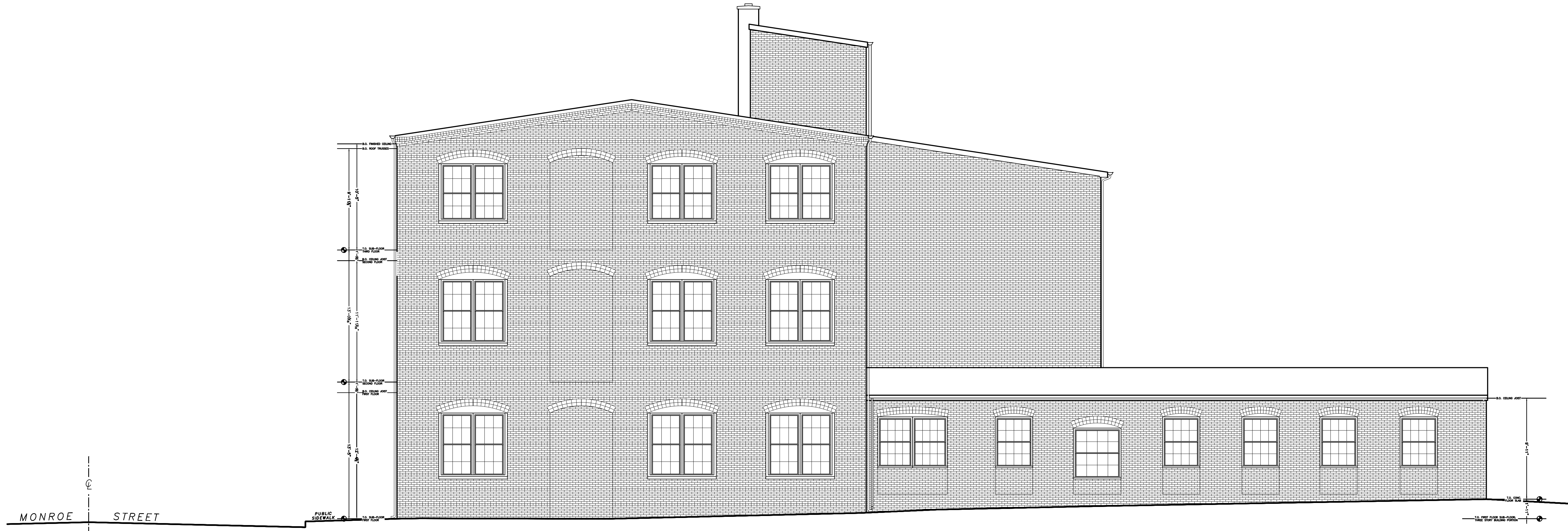
Project Title:
 PHASE III
 Industrial to 15 Unit Apartment
 Conversion

Client:
 Predix & Ilyes Investment LLC
 1183 Wentworth Rd
 York, PA 17408

Predix & Ilyes Investment LLC
 General Contractor
 1183 Wentworth Rd
 York, PA 17408

Date Created:
 08-25-09
 Client Approval:
 10-30-09
 Last Revision Date:
 File:
 Model-MonroeSt(P3).dwg
 Designed By:
 JEFFREY SHANK
 Drawn By:
 JEFFREY SHANK
 Scale:
 $3/16" = 1'-0"$

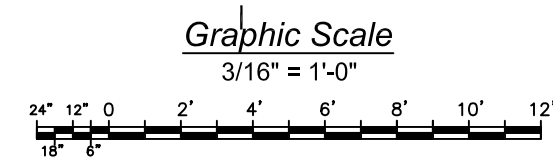
Sheet Title:
 Phase III
 North & South
 Elevation
 Plan
 Sheet #:
A4



W WEST ELEVATION
 3/16" = 1'-0"



E EAST ELEVATION
 3/16" = 1'-0"



Site Address:
 1400 Monroe Street,
 York, PA 17404
 West York Borough

Project Title:
 PHASE III
 Industrial to 15 Unit Apartment
 Conversion

Client:
 Predix & Ilyes Investment LLC
 1183 Wentworth Rd
 York, PA 17408

Predix & Ilyes Investment LLC
 General Contractor
 1183 Wentworth Rd
 York, PA 17408

Date Created:
 08-25-09
 Client Approval:
 10-30-09
 Last Revision Date:
 File:
 Model-MonroeSt(P3).dwg
 Designed By:
 JEFFREY SHANK
 Drawn By:
 JEFFREY SHANK
 Scale:
 3/16" = 1'-0"

Sheet Title:
 Phase III
 East & West
 Elevation
 Plan
 Sheet #:
A5