NEW APARTMENT BUILDING FOR:

PREDIX PROPERTIES

1100 SCHELLY AVENUE
YORK, PENNSYLVANIA 17401
YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCOPE OF WORK

ARCHITECTURAL
ENTIRE CONSTRUCTION OF A 4 STORY APARTMENT BUILDING.

STRUCTURAL
ENTIRE CONSTRUCTION OF A 4 STORY APARTMENT BUILDING.

MECHANICAL
HVAC, ELEVATOR, ECT. TO BE INSTALLED TO SUPPORT A 4 STORY APARTMENT BUILDING.

PLUMBING
ENTIRE INSTALLATION OF PLUMBING TO SUPPORT A 4 STORY APARTMENT BUILDING.

ELECTRICAL
LIGHTING, OUTLETS, ECT. TO BE INSTALLED FOR A 4 STORY APARTMENT BUILDING.

FIRE PROTECTION
SPRINKLERS, FIRE ALARMS, ECT. TO BE INSTALLED ACCORDING TO NFPA 13.

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E10.0	ONE-LINE DIAGRAMS

SITE LOCATION

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DRAWING LEGEND

1 / 4 A-101 2 / 3	SHEET NUMBER & INTERIOR ELEVATION DESIGNATION
11	WINDOW TAG
101A Room name	ROOM NAME & NUMBER
8'-0" / GWB-1	CEILING HEIGHT & CEILING TYPE
101	NEW DOOR WITH DOOR TAG

DRAWING SUBMITTAL SCHEDULE

DISCIPLINE	INCLUDED	DEFERRED	NOT APPLICABLE
CIVIL			
ARCHITECTURAL			
STRUCTURAL			
MECHANICAL			
PLUMBING			
ELECTRICAL			
FIRE ALARM			
SPRINKLERS			

RECORD OF ISSUE

DATE	ISSUE
2019.08.12	ISSUED FOR REVIEW

mulá DESIGN

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NEW APARTMENT BUILDING FOR:
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1100 SCHELLY AVENUE
YORK, PENNSYLVANIA 17401

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COVER SHEET

A-000

CHAPTER 3: BUILDING BLOCKS

302 Floor or Ground Surfaces

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.

Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed exposed edge. Carpet edge trim shall comply with 303.

Figure 302.2 Carpet Pile Height

303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

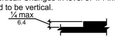


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

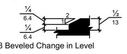


Figure 303.3 Beveled Change in Level

304 Turning Space
304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

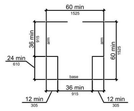


Figure 304.3.2 T-Shaped Turning Space

Figure 305.3 Clear Floor or Ground Space

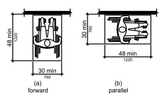


Figure 305.5 Position of Clear Floor or Ground Space

306 Knee and Toe Clearance

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

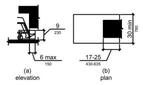


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

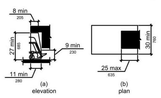


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

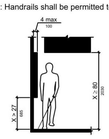


Figure 307.2 Limits of Protruding Objects

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

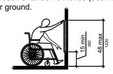


Figure 308.2.2 Obstructed High Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

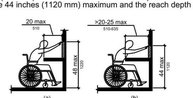


Figure 308.3.1 Unobstructed Side Reach

1 CHAPTER 3 - BUILDING BLOCKS
A-090 3/16" = 1'-0"

CHAPTER 4: ACCESSIBLE ROUTES

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces
403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. the running slope of walking surfaces shall not be steeper than 1:20. the cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

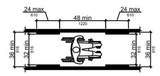
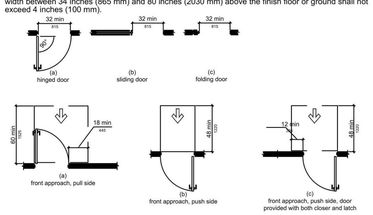


Figure 403.5.1 Clear Width of an Accessible Route

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).



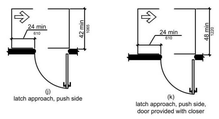


Figure 404.2.3.2
Maneuvering clearance at manual swining doors

406 Curb Ramps
406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

Figure 406.2 Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

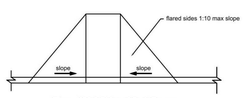


Figure 406.3 Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

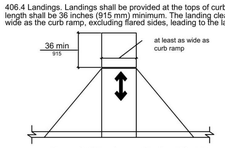


Figure 406.4 Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

2 CHAPTER 4 - ACCESSIBLE ROUTES
A-090 3/16" = 1'-0"

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General
501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces
502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

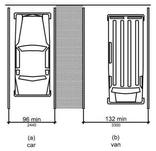


Figure 502.2 Vehicle Parking Spaces

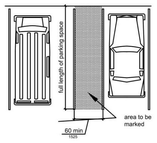


Figure 502.3 Parking Space Access Aisle

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

504 Stairways
504.1 General. Stairs that are part of the means of egress is required to comply with 504

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

Figure 504.5 Stair Nosings

505 Handrails
505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

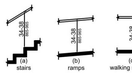


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.

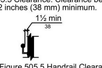


Figure 505.5 Handrail Clearance

Figure 505.6 Horizontal Projections Below Gripping Surface

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
505.9 Fittings. Handrails shall not rotate within their fittings.
505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

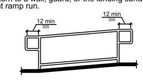


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Figure 505.10.2 Top Handrail Extension at Stairs

Figure 505.10.3 Bottom Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

4 CHAPTER 5 - GENERAL SITE AND BUILDING ELEMENTS
A-090 3/16" = 1'-0"

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains
602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.
EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

603 Toilet and Bathing Rooms
603.2 Clearances. Clearances shall comply with 603.2.
603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.
603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom

604 Water Closets and Toilet Compartments
604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

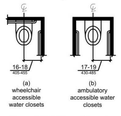


Figure 604.2 Water Closet Location

Figure 604.3.1 Size of Clearance at Water Closets

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

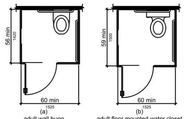


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

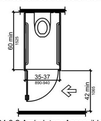


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

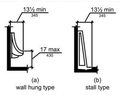


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

5 CHAPTER 6 - PLUMBING ELEMENTS AND FACILITIES
A-090 3/16" = 1'-0"

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

703 Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

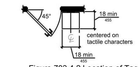


Figure 703.4.2 Location of Tactile Signs at Doors

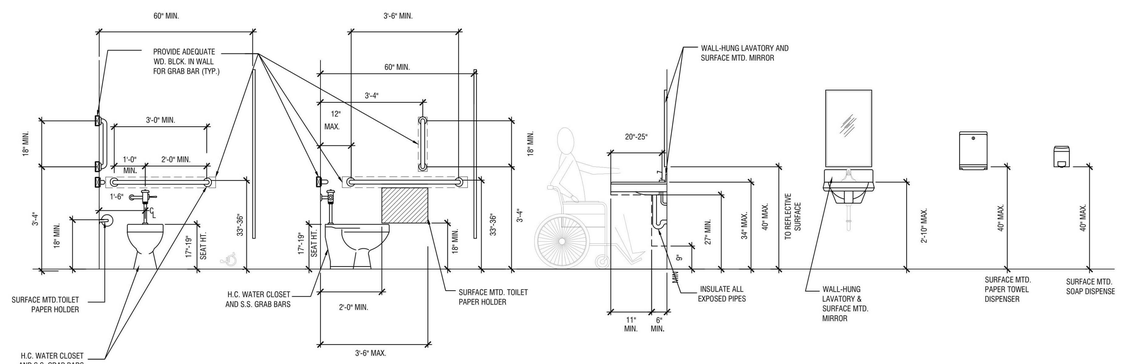
6 CHAPTER 7 - COMMUNICATION ELEMENTS AND FEATURES
A-090 3/16" = 1'-0"

TYPICAL WATER CLOSET CLEARANCES

TYPICAL WATER CLOSET CLEARANCES

TYPICAL LAVATORY CLEARANCES

TYPICAL LAVATORY CLEARANCES



3 TYPICAL ADA RESTROOM CLEARANCES
A-090 1/2" = 1'-0"

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ACCESSIBILITY DETAILS

A-090

CODE INFORMATION
- 2015 INTERNATIONAL BUILDING CODE
BUILDING SQUARE FOOTAGE:
- AREA: 40,157 SF
CONSTRUCTION CLASSIFICATION:
(IBC SECTION 602.5) = VA
FIRE RESISTANCE REQUIREMENTS:
(IBC TABLES 601, 602, & 706.4) ARE REQUIRED AND PROVIDED)

FLOOR CONSTRUCTION	1 HR
ROOF CONSTRUCTION	1 HR
STRUCTURAL FRAMING	1 HR
INTERIOR BEARING	1 HR
INTERIOR NON-BEARING	0 HR
FIRE WALL (PARTY WALL)	2 HR

OCCUPANCY CLASSIFICATION:
- USE GROUP: R-2
OCCUPANCY LOAD:
SEE OCCUPANT LOAD CALCULATION TABLE

FIRE EXTINGUISHERS:
2015 IFC - INTERNATIONAL FIRE CODE (IBC TABLE 906.3)(1)NFPA 10:
MIN. SIZE 2A:10 B-C REQUIRED PER 6000 SF OF FLOOR (MAX 11,250 SF PER FLOOR AREA) AND NO MORE THAN 75' IN ANY DIRECTION TO REACH THE NEAREST FIRE ESTINGUISHER, ARE REQUIRED AND PROVIDED.
SPRINKLER SYSTEM:
YES
COMBUSTIBLE DECORATIVE MATERIALS:
THE PERMISSIBLE AMOUNT OF DECORATIVE MATERIALS MEETING FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED.
-10% OF ____ = ____ SF
-SF OF DECORATIVE MATERIALS = _____ SF

3 GENERAL NOTES
A-091 NTS

19 / 352 — ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD

EXIT — EMERGENCY EXIT AND LIGHT COMBO WITH BATTERY POWER BACKUP

PROPOSED WALL

1HR FIRE RATING

2HR FIRE RATING

COMMON PATH OF EGRESS

EXIT ACCESS TRAVEL DISTANCE

2 DRAWING KEY
A-091 NTS

BUILDING SQUARE FOOTAGE

-	EXISTING	PROPOSED
FIRST FLOOR	0	9,980
SECOND FLOOR	0	10,059
THIRD FLOOR	0	10,059
FOURTH FLOOR	0	10,059
TOTAL SF	0	40,157

FIRE RESISTANCE RATINGS

DESIGN NO.	RATING (HR.)	APPLICATION
GA RC 2602	1	ROOF-CEILING SYSTEM
GA RC 2751	2	ROOF-CEILING SYSTEM OVER STAIRWELLS
GA WP 8105	1	INTERIOR WALLS
GA WP 4136	2	STAIR AND ELEVATOR SHAFT
UL U937	1	ELEVATOR SHAFT
UL U348	1	EXTERIOR WALLS
UL L570	1	FLOOR ASSEMBLY

SEE A-601 FOR DETAILS

OCCUPANT LOAD CALCULATIONS

AREA LABEL	AREA NAME	CLASSIFICATION	CALCULATION	SQUARE FOOTAGE	OCCUPANTS
RESIDENTIAL	RESIDENTIAL	R-2	200 GROSS	FIRST FLOOR 9,980 SF	50 OCCUPANTS
				SECOND, THIRD, FOURTH FLOOR 10,059 SF	51 OCCUPANTS
				TOTAL OCCUPANT LOAD	203 OCCUPANTS

LAVATORY CALCULATIONS

AREA	OCCUPANTS MALE	OCCUPANTS FEMALE	CALCULATION	LAVATORY MALE / FEMALE	DRINKING FOUNTAINS	OTHER
RESIDENTIAL	1	1	1 PER 10	1 PER DWELLING UNIT	-	1 KITCHEN SINK PER DWELLING UNIT

2 SECOND FLOOR LIFE SAFETY PLAN
A-091 3/16" = 1'-0"

RESIDENTIAL R-2
200 GROSS
40,157 SQ. FT.
40,157 SQ. FT. / 200 GROSS
201 OCCUPANTS

1 FIRST FLOOR LIFE SAFETY PLAN
A-091 3/16" = 1'-0"

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FIRST & SECOND FLOOR LIFE SAFETY

A-091

19 — ACTUAL OCCUPANT LOAD

352 — ALLOWABLE OCCUPANT LOAD

EXIT — EMERGENCY EXIT AND LIGHT COMBO WITH BATTERY POWER BACKUP

PROPOSED WALL

1HR FIRE RATING

2HR FIRE RATING

COMMON PATH OF EGRESS

EXIT ACCESS TRAVEL DISTANCE

3 DRAWING KEY
A-093 NTS

2 FOURTH FLOOR LIFE SAFETY PLAN
A-093 3/16" = 1'-0"

1 THIRD FLOOR LIFE SAFETY PLAN
A-093 3/16" = 1'-0"

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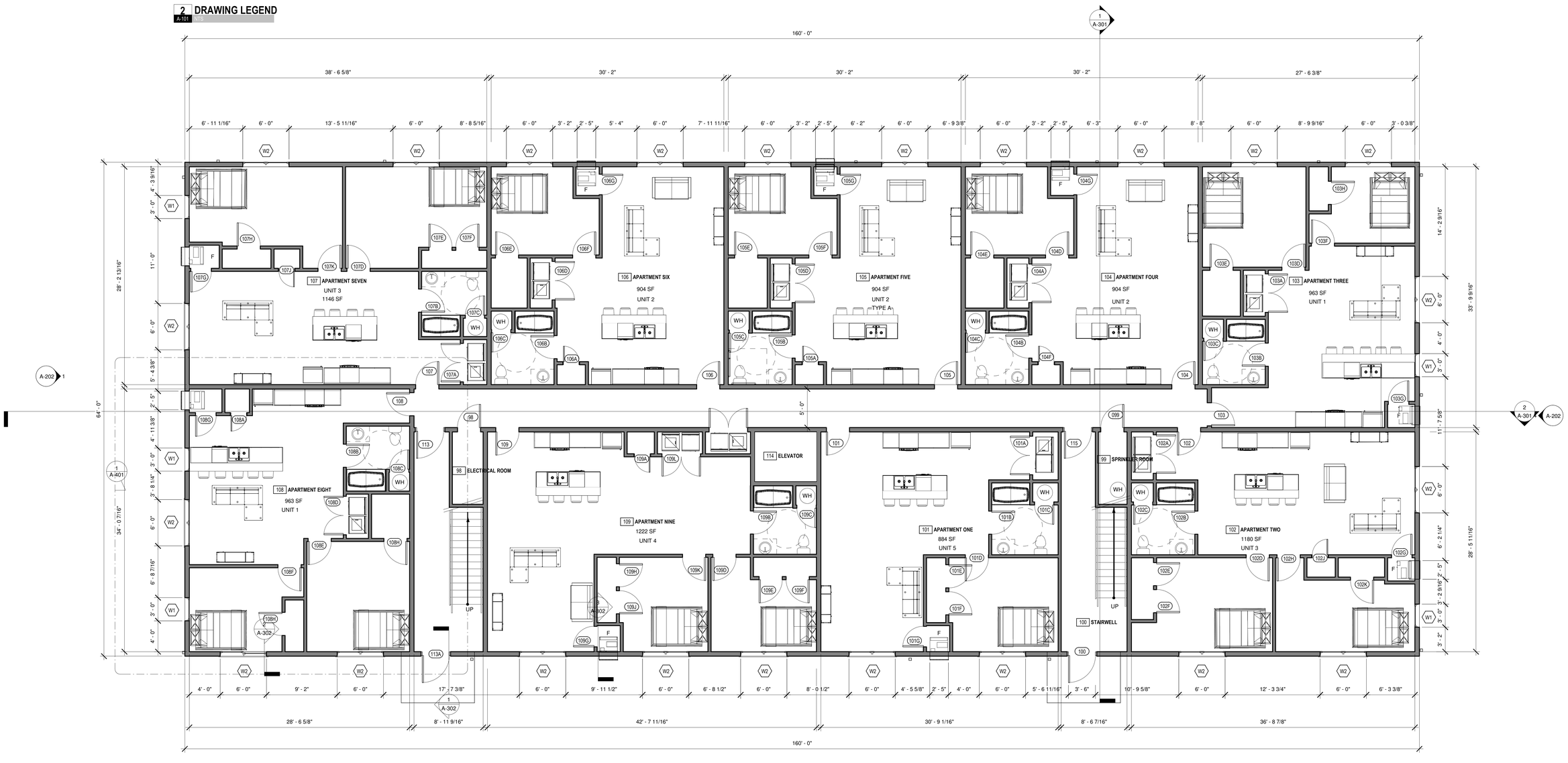
THIRD FLOOR LIFE SAFETY

A-092

NEW DOOR

PROPOSED WALL

2 DRAWING LEGEND
A-101 NTS



1 FIRST FLOOR PLAN
A-101 1/8" = 1'-0"

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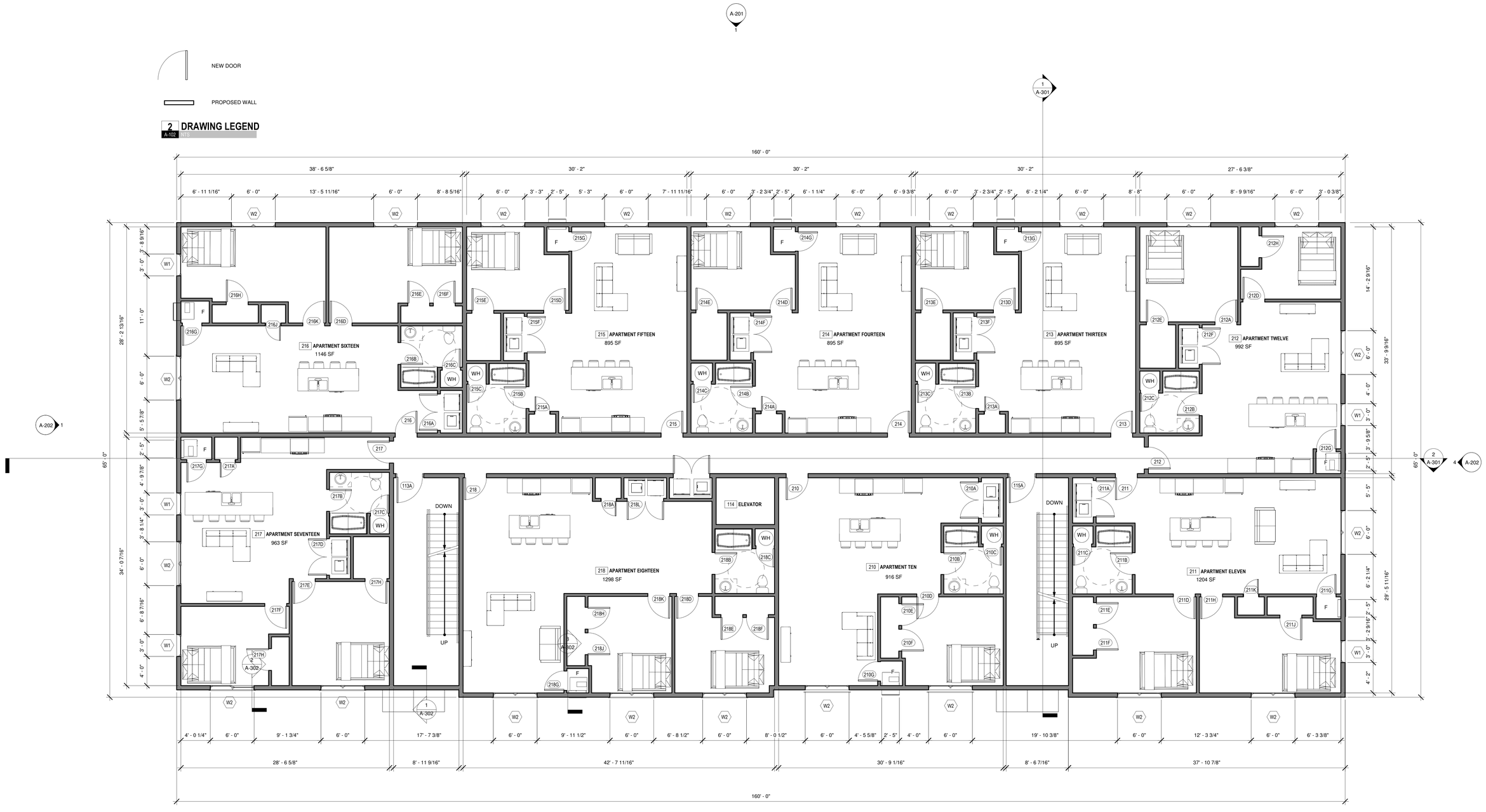
FIRST FLOOR PLAN

A-101

NEW DOOR

PROPOSED WALL

2 DRAWING LEGEND
A-102 1/8"



1 SECOND FLOOR PLAN
A-102 1/16" = 1'-0"

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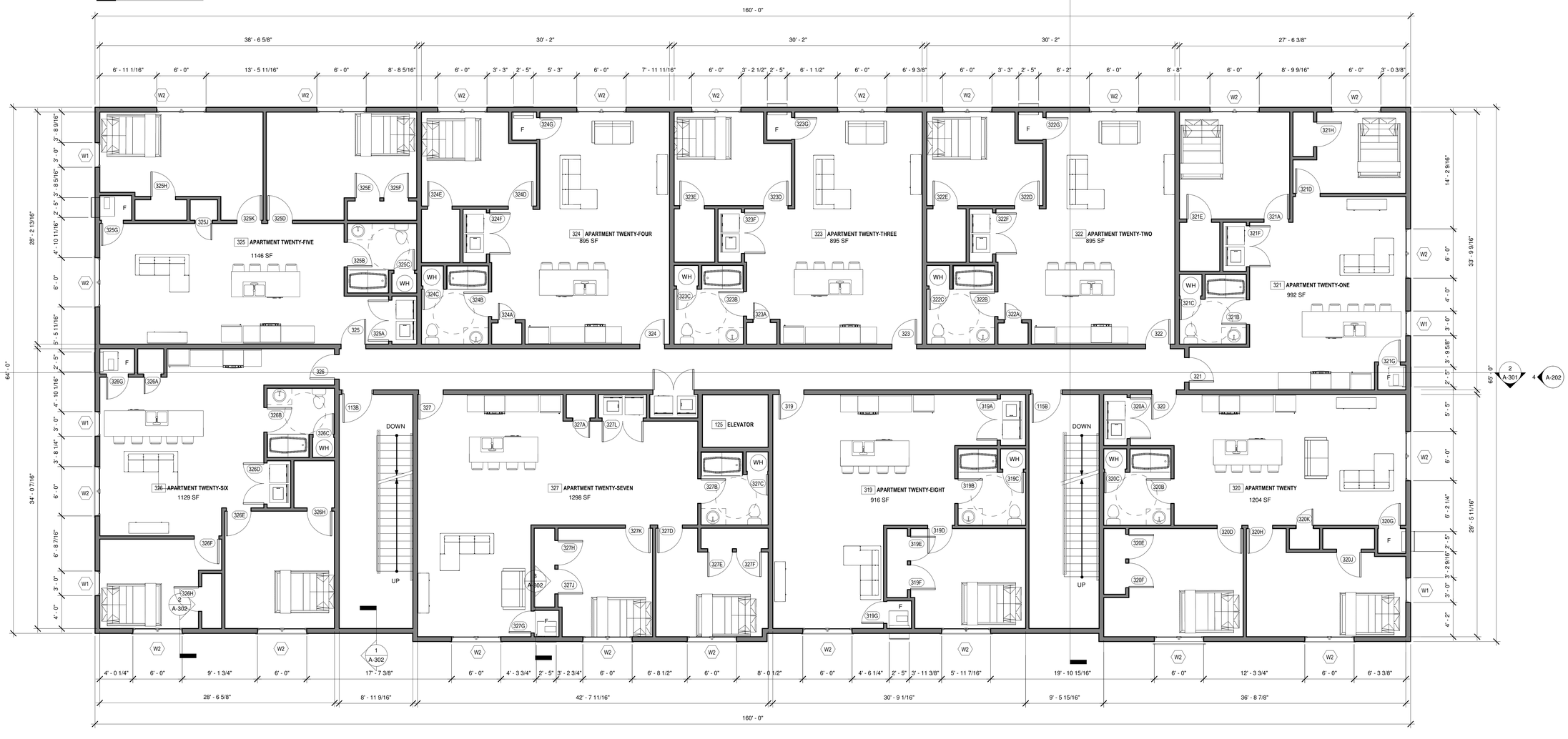
SECOND FLOOR PLAN

A-102

NEW DOOR

PROPOSED WALL

2 DRAWING LEGEND
A-103 1/8" = 1'-0"



1 THIRD FLOOR PLAN
A-103 1/8" = 1'-0"

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THIRD FLOOR PLAN

A-103

NEW DOOR

PROPOSED WALL

2 DRAWING LEGEND
A-104 NTS

1 FOURTH FLOOR PLAN
A-104 3/16" = 1'-0"

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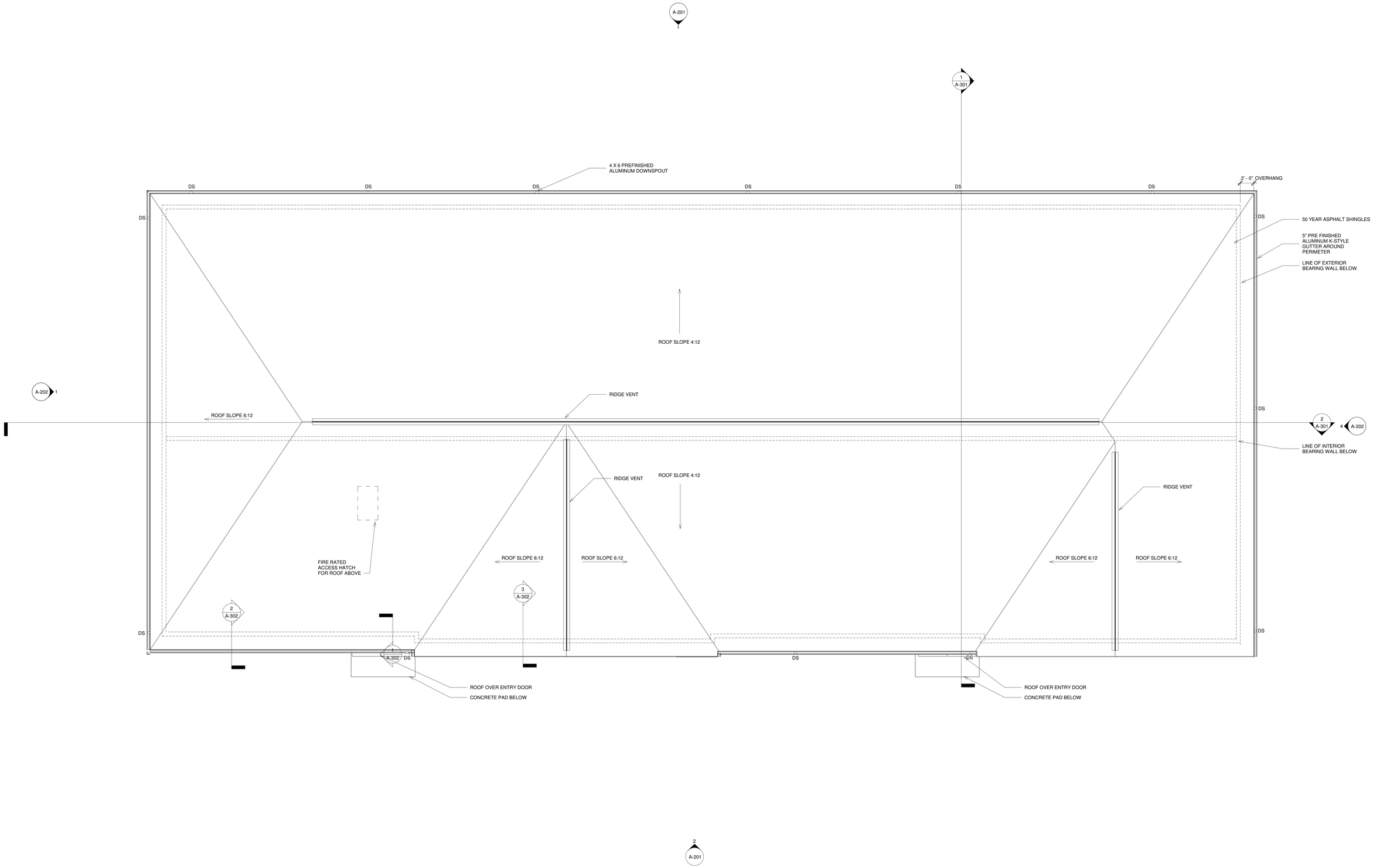
FOURTH FLOOR PLAN

A-104



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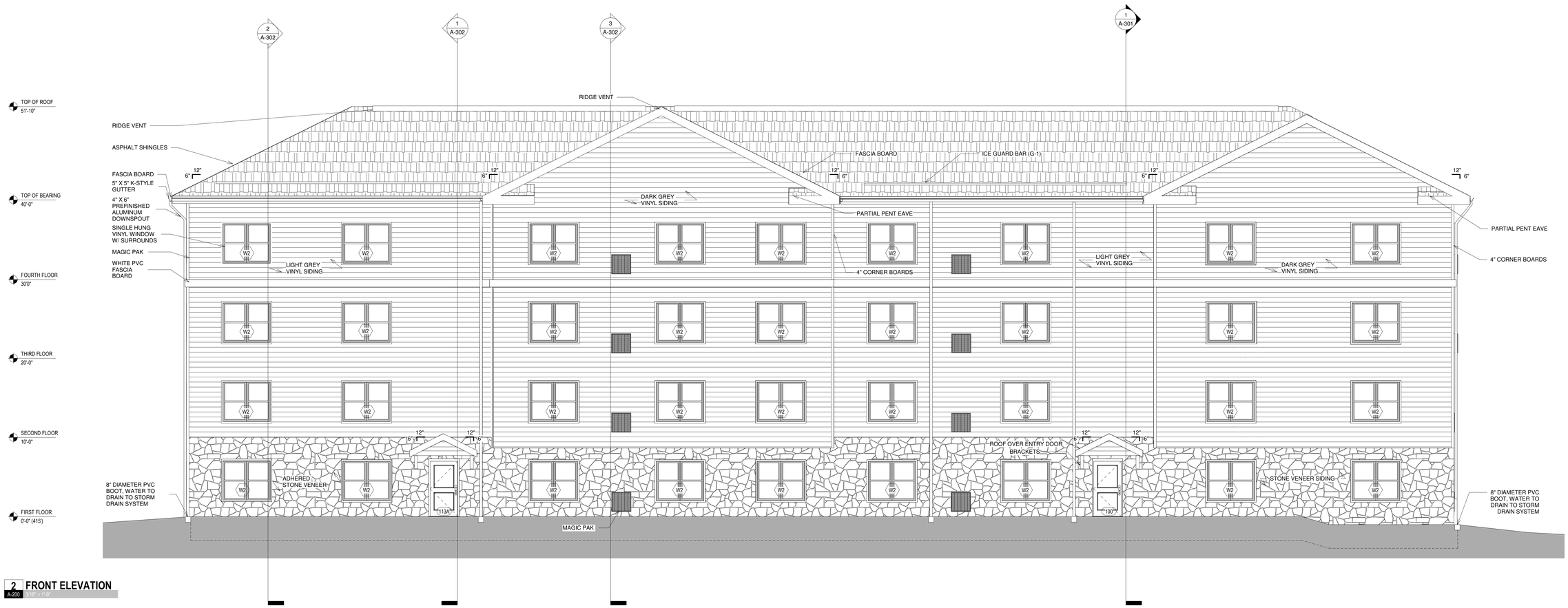
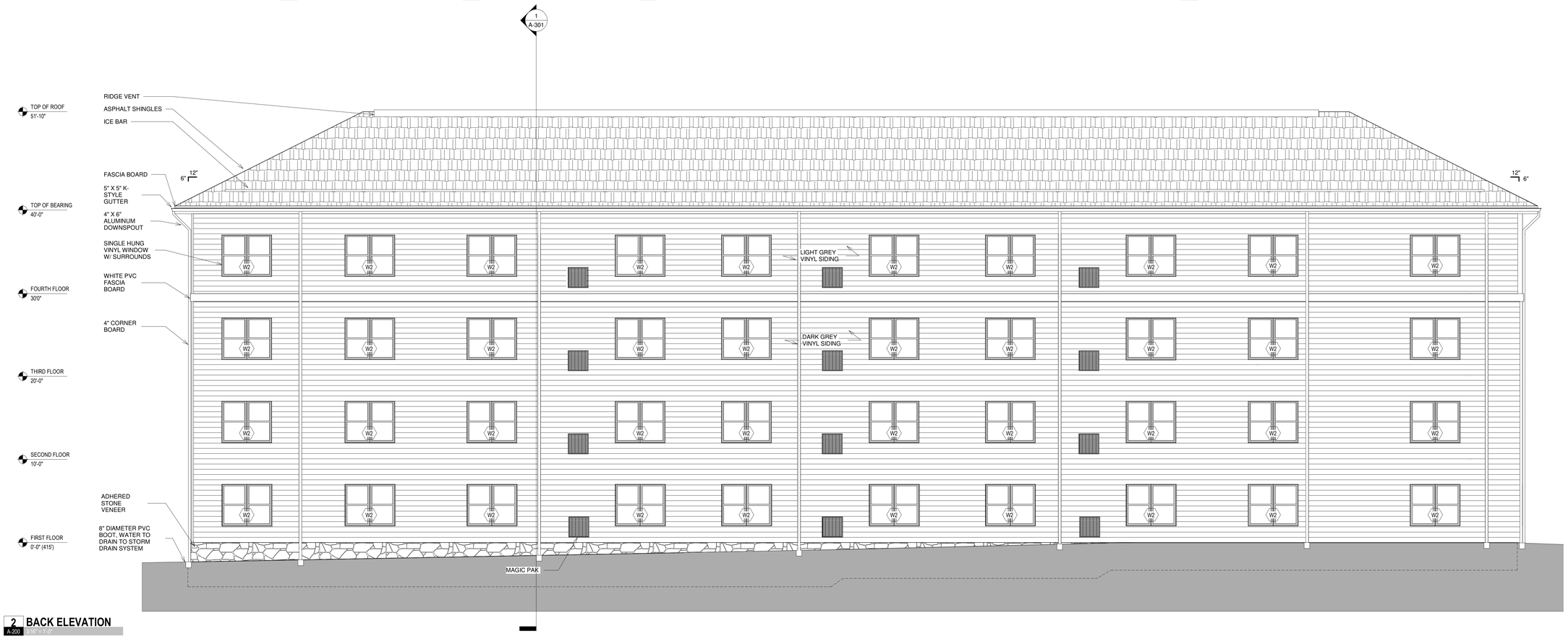
ROOF PLAN

A-105



2 FRONT ELEVATION
A-200 3/16" = 1'-0"



2 BACK ELEVATION
A-200 3/16" = 1'-0"

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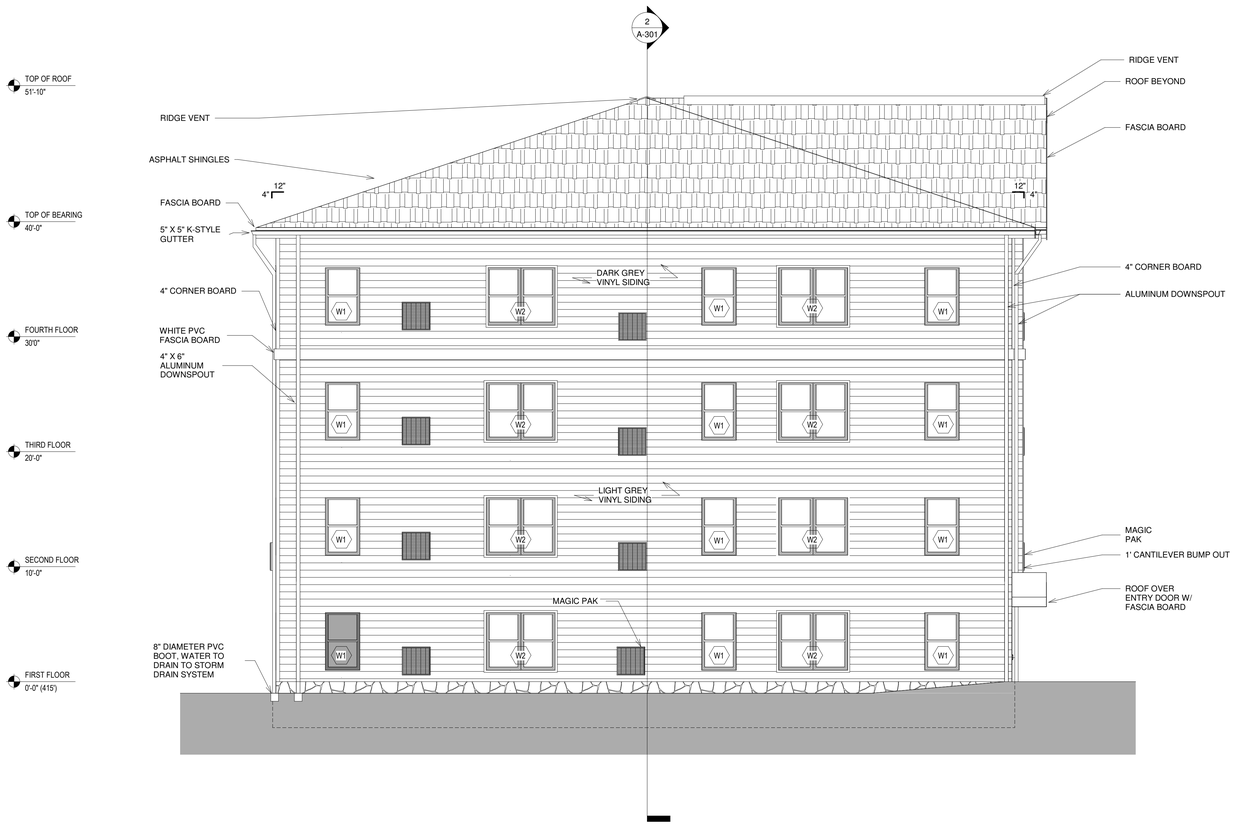
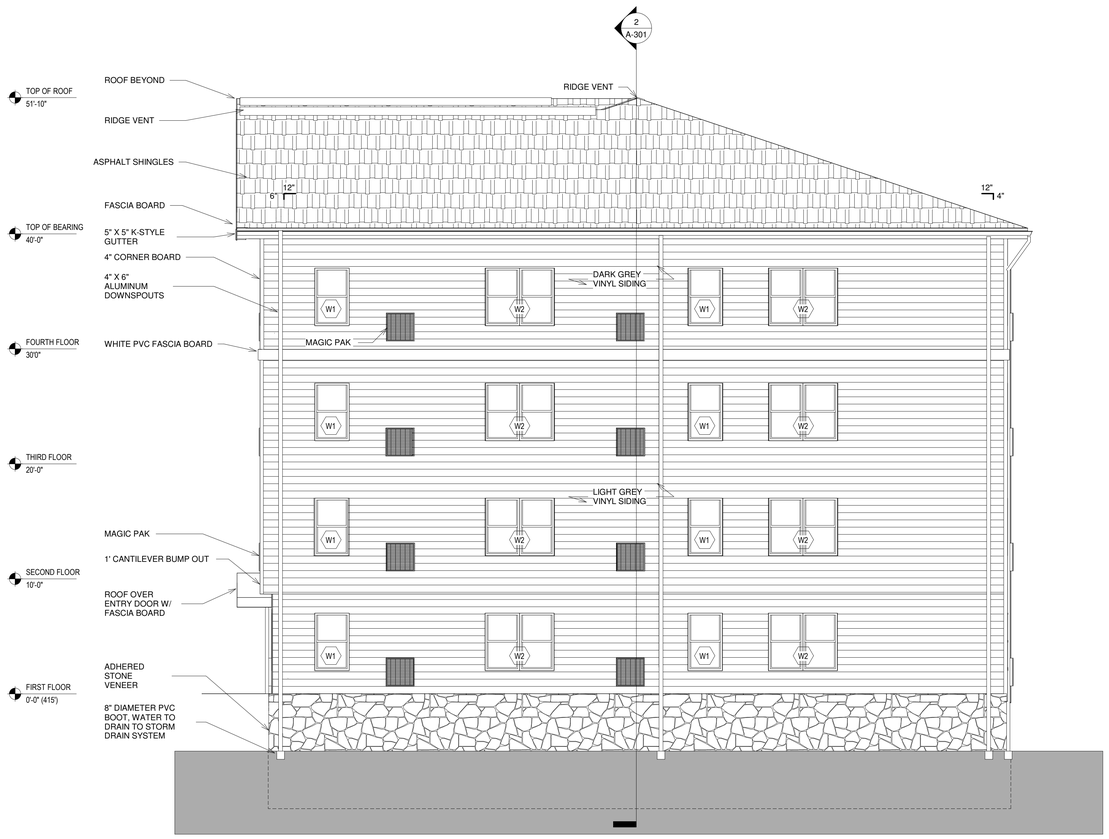
EXTERIOR ELEVATIONS

A-201



1 WEST ELEVATION
A-201 1/8" = 1'-0"



2 EAST ELEVATION
A-201 1/8" = 1'-0"

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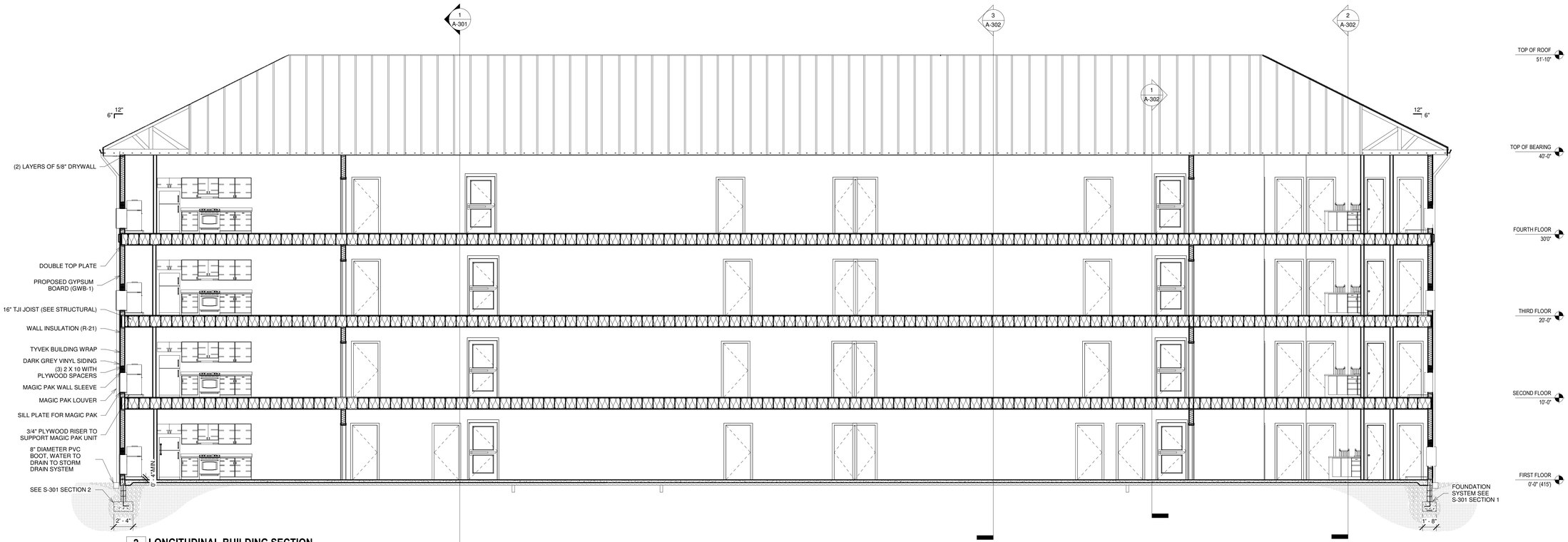
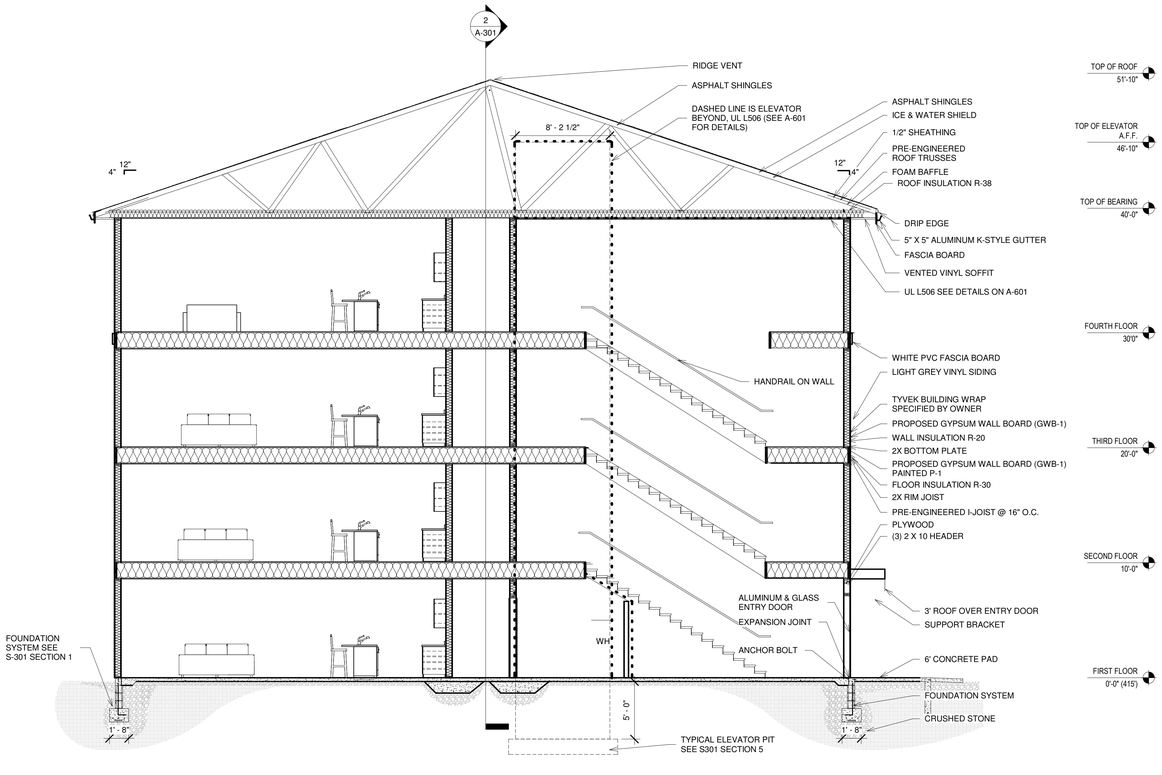
EXTERIOR ELEVATIONS

A-202



2 A-301 **LONGITUDINAL BUILDING SECTION** 3/8" = 1'-0"



1 A-301 **BUILDING SECTION** 3/8" = 1'-0"

- - - - - - - 1HR FIRE RATING

- - - - - - - 2HR FIRE RATING

3 A-302 **FIRE RATING LEGEND** NTS

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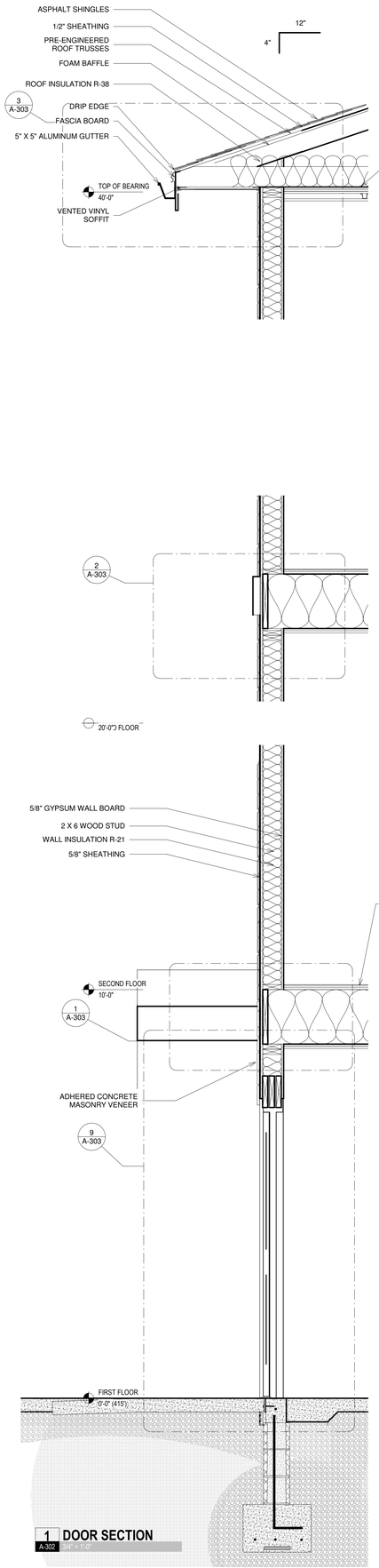
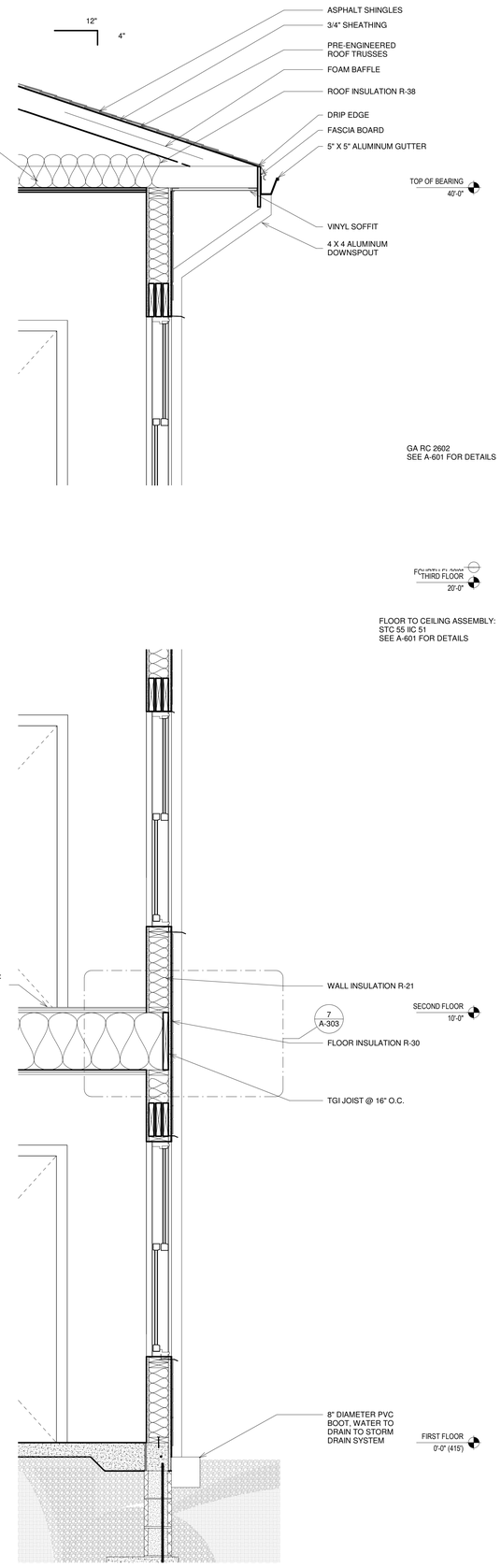
BUILDING SECTIONS

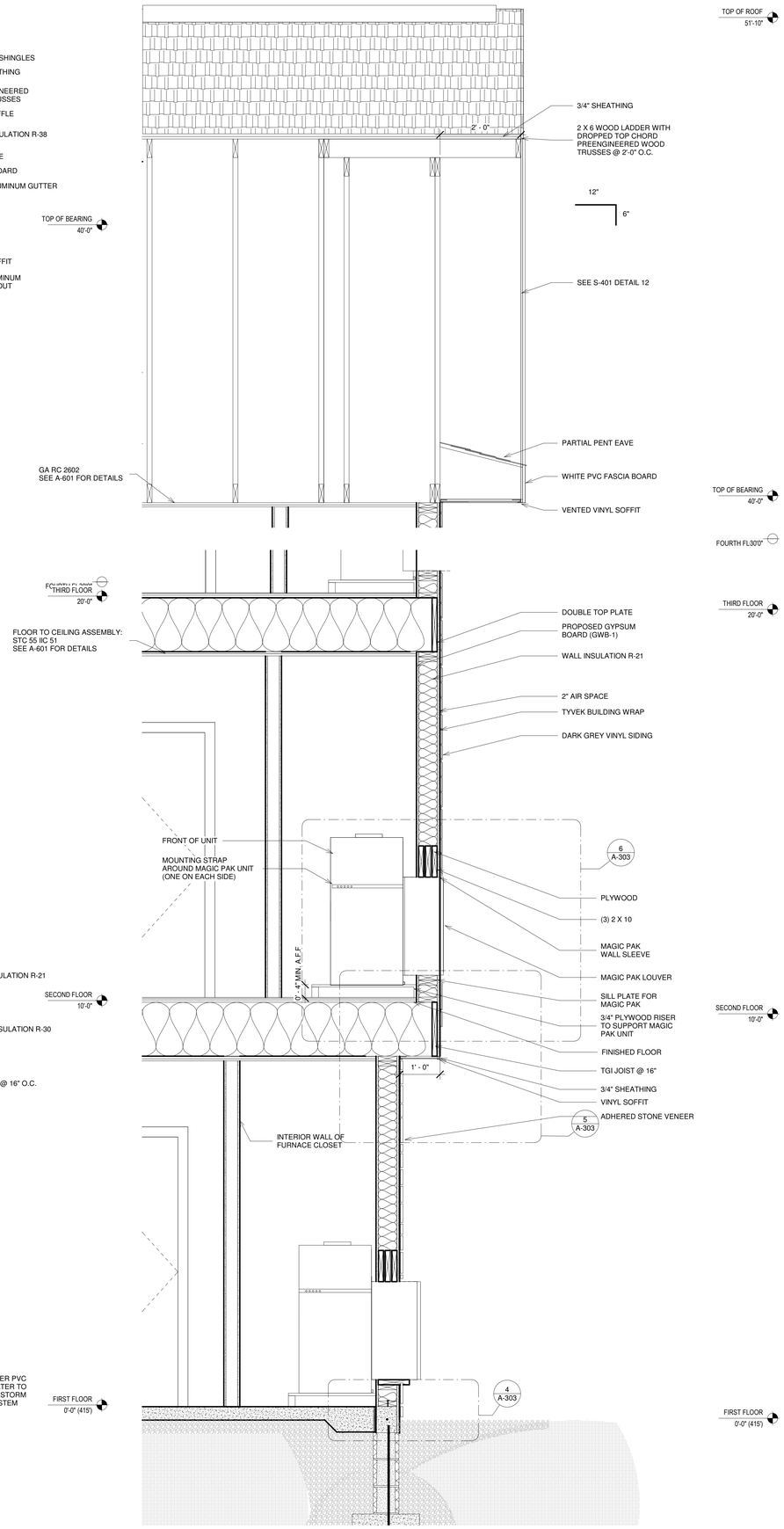
A-301



1 DOOR SECTION
A-302 3/4" = 1'-0"



2 WINDOW SECTION
A-302 3/4" = 1'-0"



3 MAGIC PAK DETAIL WALL SECTION
A-302 3/4" = 1'-0"

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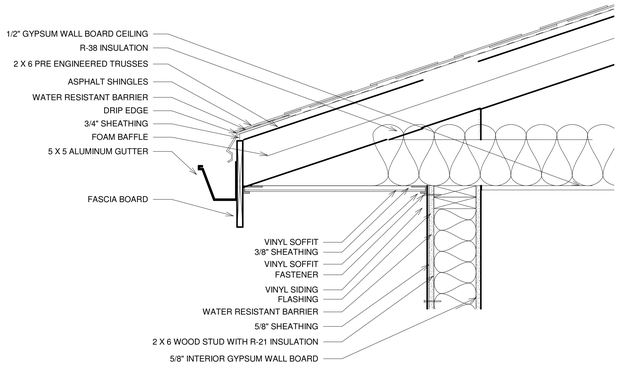
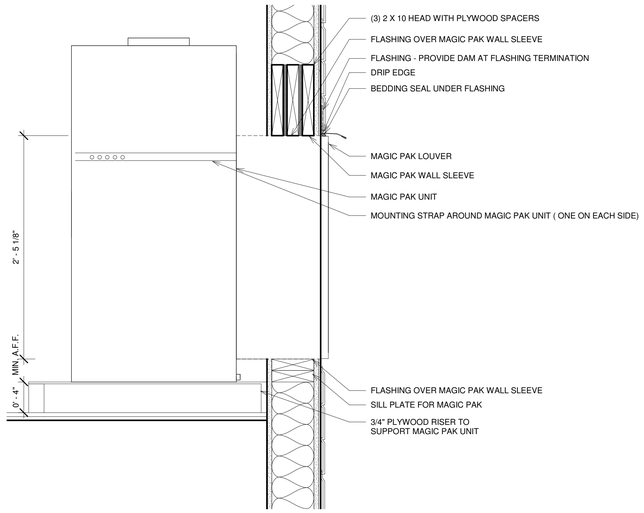
WALL SECTIONS

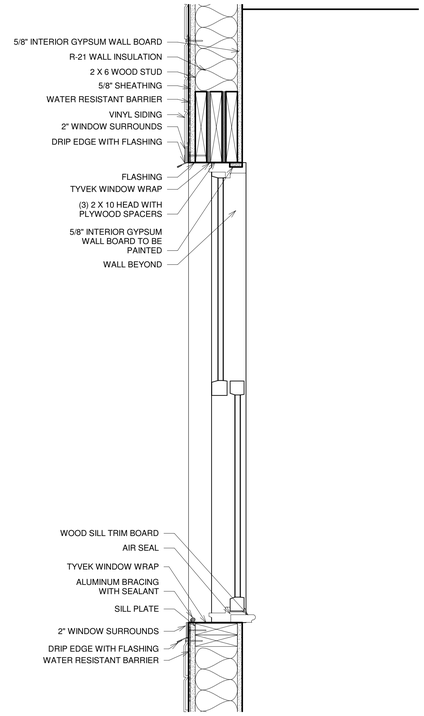
A-302



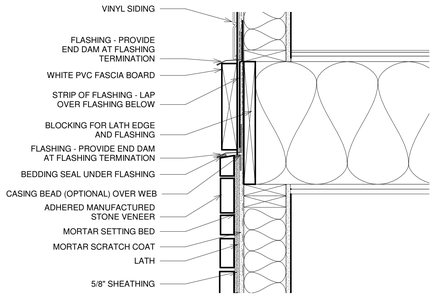
3 A-303 **ROOF DETAIL**
3/16" = 1'-0"



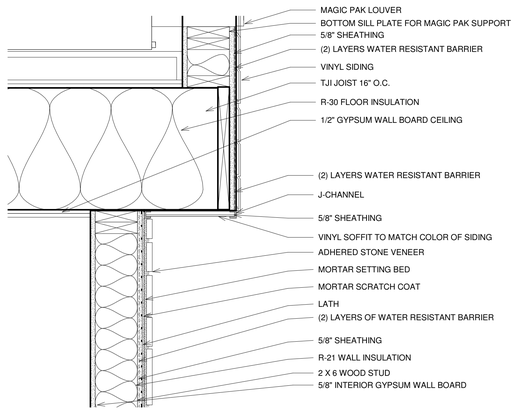
6 A-303 **MAGIC PAK SECTION DETAIL**
3/16" = 1'-0"



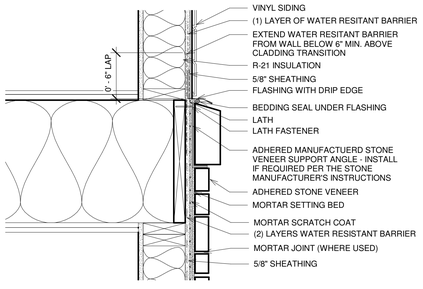
8 A-303 **WINDOW SECTION**
3/16" = 1'-0"



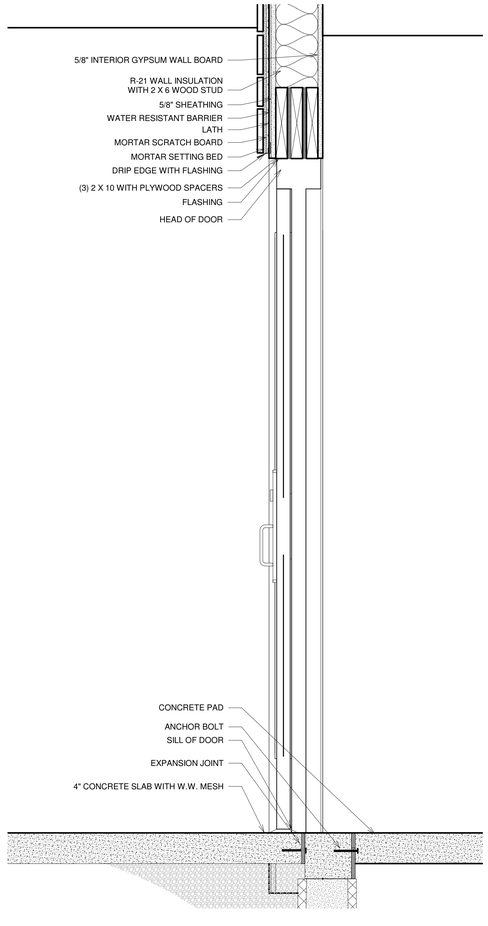
2 A-303 **BANDBOARD TRANSITION DETAIL**
3/16" = 1'-0"



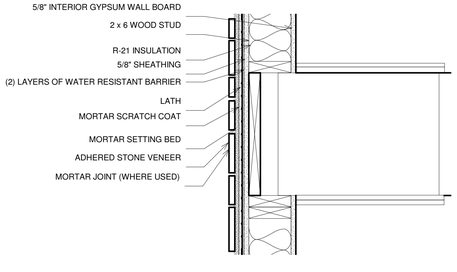
5 A-303 **CANTILEVER DETAIL**
3/16" = 1'-0"



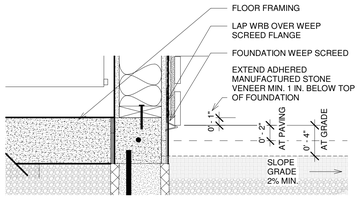
7 A-303 **MATERIAL TRANSITION DETAIL**
3/16" = 1'-0"



9 A-303 **DOOR SECTION DETAIL**
3/16" = 1'-0"



1 A-303 **TYPICAL WALL SECTION FOR STONE**
3/16" = 1'-0"



4 A-303 **FOUNDATION WALL BASE DETAIL**
3/16" = 1'-0"

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NEW APARTMENT BUILDING FOR:
PREDIX PROPERTIES
1100 SCHELLY AVENUE
YORK, PENNSYLVANIA 17401

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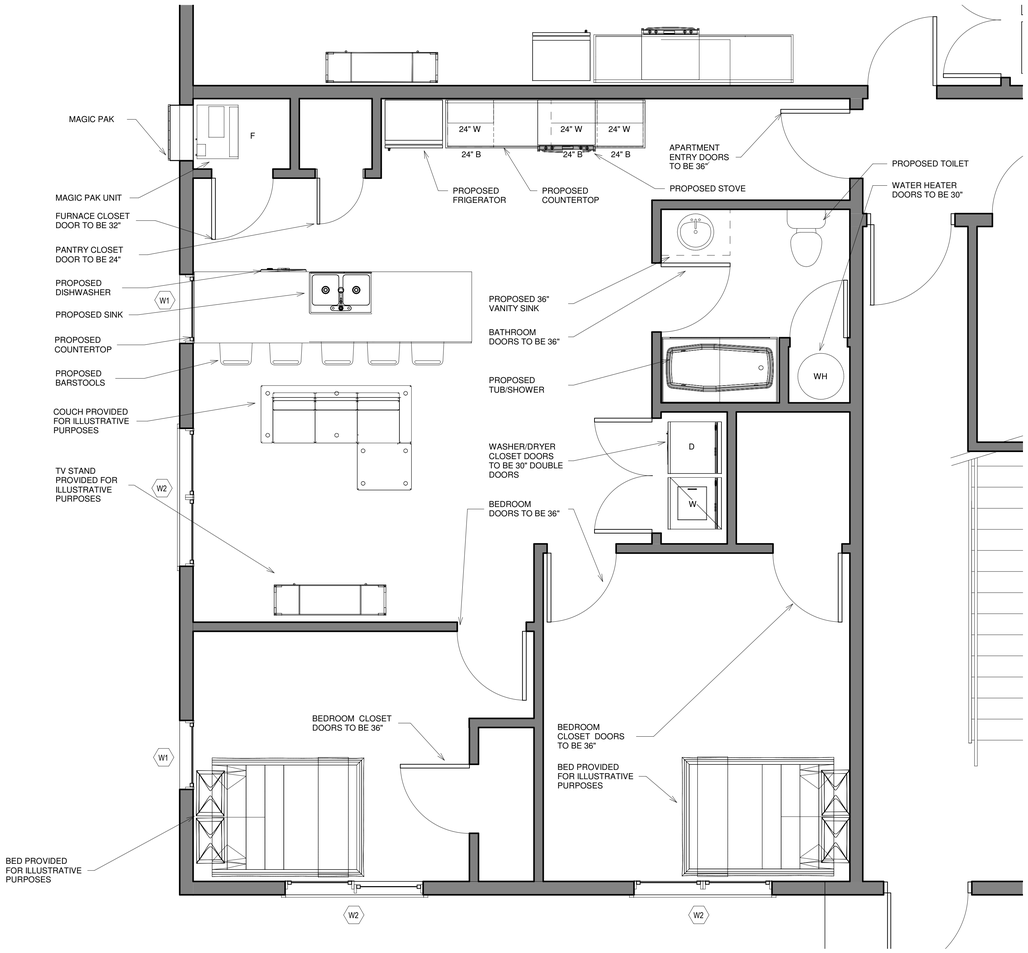
SECTION DETAILS

A-303



1 **APARTMENT 107**
A-105 3/8" = 1'-0"

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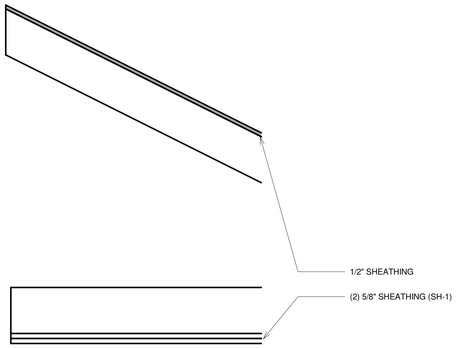
PLAN DETAILS

A-401

FIRE RESISTANCE RATINGS

DESIGN NO.	RATING (HR.)	APPLICATION
GA RC 2602	1	ROOF-CEILING SYSTEM
GA RC 2751	2	ROOF-CEILING SYSTEM OVER STAIRWELLS
GA WP 8105	1	INTERIOR WALLS
GA WP 4136	2	STAIR AND ELEVATOR SHAFT
UL U937	1	ELEVATOR SHAFT
UL U348	1	EXTERIOR WALLS
UL L570	1	FLOOR ASSEMBLY

7 FIRE RATINGS KEY
A-601 NTS



1 GA RC 2602
A-601 NTS

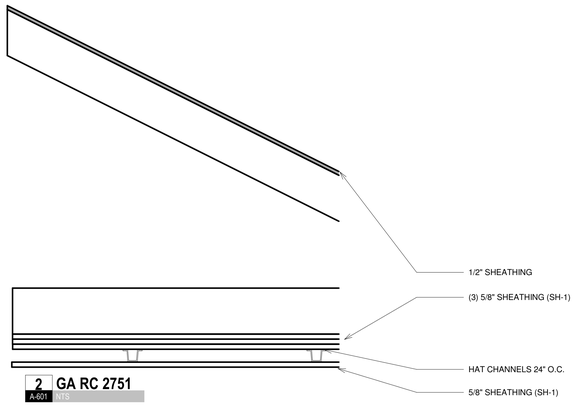
ROOF-CEILING SYSTEMS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD TRUSSES 24" O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES AND 1-1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING 1/2" WOOD STRUCTUAL PANELS APPLED AT RIGHT ANGLES TO TRUSSES WITH 8D NAILS. APPROPRIATE ROOF COVERING.

GENERIC

1HOUR FIRE

APPROXIMATE CEILING WEIGHT: 5PSF
FIRE TEST: FM FC 172, 2-25-72, ITS, 8-6-98



2 GA RC 2751
A-601 NTS

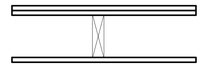
ROOF-CEILING SYSTEMS

BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO WOOD TRUSSES 24" O.C. WITH 1-1/4" TYPE W OR S DRYWALL SCREWS 24" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO TRUSSES WITH 1-7/8" TYPE W OR S DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE TRUSSES AND 1-1/2" TYPE G DRYWALL SCREWS 12" O.C. PLACED 2" BACK ON EITHER SIDE OF END JOINTS. JOINTS OFFSET 24" FROM BASE LAYER JOINTS. WOOD TRUSSES SUPPORTING 1/2" WOOD STRUCTUAL PANELS APPLED AT RIGHT ANGLES TO TRUSSES WITH 8D NAILS. APPROPRIATE ROOF COVERING.

GENERIC

2 HOUR FIRE

APPROXIMATE CEILING WEIGHT: 12 PSF
FIRE TEST: 4-27-01, UL DESIGN L556



3 WP 8105
A-601 NTS

GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2 X 4 WOOD STUDS 24" O.C. WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE: ONE LATER 5/8" TYPE X GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. (LOAD-BEARING)

GENERIC

1 HOUR FIRE

THICKNESS: VARIES
APPROXIAMTE WEIGHT: 7PSF
FIRE TEST: SEE WP 3510
(UL R3501-47..48, 9-17-65,
UL DESIGN U309
UL R1319-129, 7-22-70,
UL DESIGN U314)

4 WP 4136
A-601 NTS

GYPSUM WALLBOARD, GYSPUM SHEATHING, WOOD STUDS

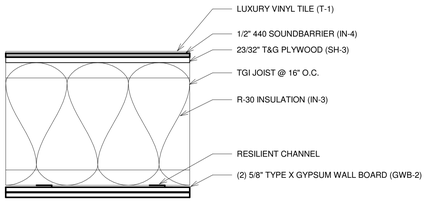
BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2 X 4 WOOD STUDS 16" O.C. WITH 1-1/4" TYPE W DRYWALL SCREWS 12" O.C. FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALEL OR AT RIGHT ANGLES TO EACH SIDE WITH 1-7/8" TYPE W DRYWALL SCREWS 12" OC.C. AND OFFSET 6" FROM SCREWS IN BASE LAYER.

JOINTS STAGGERED 16" EACH LATER AND SIDE. (LOAD-BEARING)

GENERIC

2 HOUR FIRE

THICKNESS: 6-1/8"
APPROXIAMTE WEIGHT: 12 PSF
FIRE TEST: SWRI 01-5920-614, 12-5-94
SOUND TEST: SEE WP 4135 (NGC 2363, 4-1-70)



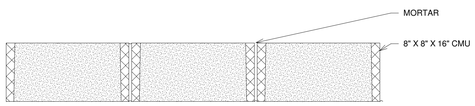
5 UL L570
A-601 NTS

FLOOR ASSEMBLY
SYSTEM NO. 7
SUBFLOORING-NOM 19/32 IN. THICK WOOD STRUCTURAL PANELS INSTALLED PERPENDICULAR TO THE JOISTS WITH END JOINTS STAGGERED. PLYWOOD OR PANELS SECURED TO JOISTS WITH CONSTRUCTION ADHESIVE AND NO. 6D RINGED SHANK NAILS, SPACED 12 IN. O.C. ALONG EACH JOIST. STAPLES HACING EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6D NAILS.

FINISH FLOOR - MINERAL AND FIBER BOARD - MIN 1/2 IN. THICK, SUPPLIED IN SIZES RANGING FROM 3 FT. BY 4 FT. TO 8 FT. BY 12 FT. ALL JOINST TO BE STAGGERED A MIN OF 12IN. WITH ADJACENT SUB-FLOOR JOINTS.

HOMOSOTE CO. - TYPE 440-32 MINERAL AND FIBER BOARD

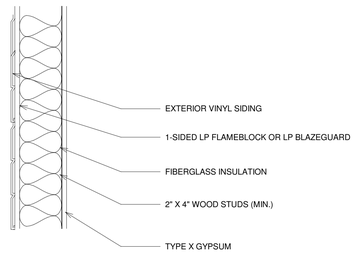
1 HOUR FIRE



6 UL U937
A-601 NTS

ELEVATOR SHAFT
CONCRETE BLOCKS- NOMINAL 8 BY 8 BY 16 IN. OR 12 BY 8 BY 16 IN. CONCRETE BLOCKS. CLASSIFICATION 2HR. AND 4HR.
MORTAR- BLOCKS LAID IN FULL BED OF TYPE S MORTAR, NOM. 3/8" THICK. VERTICAL JOINTS STAGGERED.

2 HOUR FIRE



7 UL U348
A-601 NTS

EXTERIOR WALL ASSEMBLIES

1. WOOD STUDS - NOM 2 BY 4 IN., SPACED 16 IN. O.C. IN WITH TWO 2 BY 4 TOP AND ONE 2 BY 4 BOTTOM PLATES. AS AN OPTION, NOM 2 BY 6 IN., SPACED 24 IN. O.C. WITH TWO 2 BY 6 TOP AND ONE 2 BY 6 BOTTOM PLATES MAY BE USED IN LIEU OF 2 BY 4 STUDS AND PLATES. STUDS EFFECTIVELY FIRE STOPPED.

2. GYPSUM BOARD - ANY 5/8 IN. THICK UL CLASSIFIED GYPSUM BOARD THAT IS ELIGIBLE FOR USE IN DESIGN NOS. L501, G512 OR U305. NOM. 5/8 IN. THICK, 4FT. WIDE, APPLIED VERTICALLY, AND NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. WITH 6D CEMENT COATED NAILS, 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM. AND 1/4 IN. DIAM. HEAD. WHEN STEEL FRAMING IS SUBSTITUTED FOR WOOD FRAMING, 1 IN. LONG TYPE S STEEL SCREWS ARE USED IN LIEU OF NAILS.

3. JOINTS AND NAILHEADS - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

4. BATTS AND BLANKETS - FACED OR UNFACED MINERAL FIBER INSULATION, 3-1/2 IN. THICK, NOM 3.0 PCF, PRESSURE FIT IN THE WALL CAVITY BETWEEN STUD, PLATES, AND CROSS BRACING.

5. BUILDING UNIT - BUILDING UNITS PLACED WITH THE LAMINATE FACE AGAINST, AND NAILED TO, THE WOOD FRAMING WITH 1-7/8 IN. LONG, 6D NAILS, SPACED 6 IN. O.C. ON THE PERIMETER AND 12 IN. O.C.

6. EXTERIOR FACINGS - INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

1HOUR FIRE

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NEW APARTMENT BUILDING FOR:
PREDIX PROPERTIES
1100 SCHELLY AVENUE
YORK, PENNSYLVANIA 17401

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UL DETAILS

A-601

TYPE	QUANTITY	DIMENSIONS	MATERIALS	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
F	8	3'-0" X 7'-0"	ALUMINUM & GLASS	ALUMINUM	ENTRY	1HR	FRONT ENTRY DOOR
G	1	6'-0" X 7'-0"	ALUMINUM & GLASS	ALUMINUM	ENTRY	1HR	FRONT ENTRY DOOR
A	2	3'-0" X 6'-8"	SOLID CORE	F-1	CLOSET	1HR	MECHANICAL ROOM & SPRINKLER
A	8	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	1HR	WASHER/DRYER EVERY FLOOR

6 DOOR SCHEDULE
A-602 NTS

TYPE	QUANTITY	DIMENSIONS	MATERIAL	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
A	1	3'-0" X 6'-8"	SOLID CORE	F-1	ENTRY	1HR	ENTRY
B	2	2'-6" X 6'-8"	HOLLOW CORE	F-2	CLOSET	NR	WASHER/DRYER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BATHROOM
C	1	2'-6" X 6'-8"	HOLLOW CORE	F-3	CLOSET	NR	WATER HEATER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BEDROOM
A	2	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	NR	CLOSET
D	1	2'-0" X 6'-8"	HOLLOW CORE	F-4	CLOSET	NR	PANTRY
E	1	2'-8" X 6'-8"	HOLLOW CORE-VENTED	F-5	CLOSET	NR	FURNACE

5 UNIT 5 - DOOR SCHEDULE (4)
A-602 NTS

TYPE	QUANTITY	DIMENSIONS	MATERIAL	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
A	1	3'-0" X 6'-8"	SOLID CORE	F-1	ENTRY	1HR	ENTRY
B	2	2'-6" X 6'-8"	HOLLOW CORE	F-2	CLOSET	NR	WASHER/DRYER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BATHROOM
C	1	2'-6" X 6'-8"	HOLLOW CORE	F-3	CLOSET	NR	WATER HEATER
A	2	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BEDROOM
A	4	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	NR	CLOSET
D	1	2'-0" X 6'-8"	HOLLOW CORE	F-4	CLOSET	NR	PANTRY
E	1	2'-8" X 6'-8"	HOLLOW CORE-VENTED	F-5	CLOSET	NR	FURNACE

4 UNIT 4 - DOOR SCHEDULE (4)
A-602 NTS

TYPE	QUANTITY	DIMENSIONS	MATERIAL	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
A	1	3'-0" X 6'-8"	SOLID CORE	F-1	ENTRY	1HR	ENTRY
B	2	2'-6" X 6'-8"	HOLLOW CORE	F-2	CLOSET	NR	WASHER/DRYER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BATHROOM
C	1	2'-6" X 6'-8"	HOLLOW CORE	F-3	CLOSET	NR	WATER HEATER
A	2	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BEDROOM
A	3	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	NR	CLOSETS
D	1	2'-0" X 6'-8"	HOLLOW CORE	F-4	CLOSET	NR	PANTRY
E	1	2'-8" X 6'-8"	HOLLOW CORE-VENTED	F-5	CLOSET	NR	FURNACE

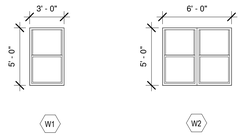
3 UNIT 3 - DOOR SCHEDULE (8)
A-602 NTS

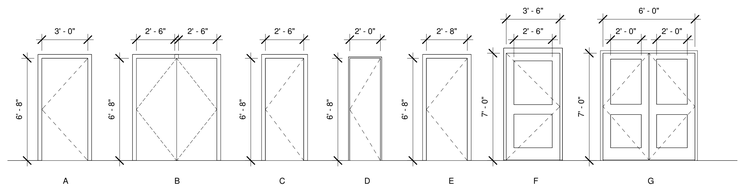
TYPE	QUANTITY	DIMENSIONS	MATERIAL	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
A	1	3'-0" X 6'-8"	SOLID CORE	F-1	ENTRY	1HR	ENTRY
B	2	2'-6" X 6'-8"	HOLLOW CORE	F-2	CLOSET	NR	WASHER/DRYER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BATHROOM
C	1	2'-6" X 6'-8"	HOLLOW CORE	F-3	CLOSET	NR	WATER HEATER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BEDROOM
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	NR	CLOSET
D	1	2'-0" X 6'-8"	HOLLOW CORE	F-4	CLOSET	NR	PANTRY
E	1	2'-8" X 6'-8"	HOLLOW CORE-VENTED	F-5	CLOSET	NR	FURNACE

2 UNIT 2 - DOOR SCHEDULE (12)
A-602 NTS

TYPE	QUANTITY	DIMENSIONS	MATERIAL	DOOR FRAME	DOOR HARDWARE	FIRE RATING	NOTES
A	1	3'-0" X 6'-8"	SOLID CORE	F-1	ENTRY	1HR	ENTRY
B	2	2'-6" X 6'-8"	HOLLOW CORE	F-2	CLOSET	NR	WASHER/DRYER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BATHROOM
C	1	2'-6" X 6'-8"	HOLLOW CORE	F-3	CLOSET	NR	WATER HEATER
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	PRIVATE	NR	BEDROOM
A	1	3'-0" X 6'-8"	HOLLOW CORE	F-1	CLOSET	NR	CLOSET
D	1	2'-0" X 6'-8"	HOLLOW CORE	F-4	CLOSET	NR	PANTRY
E	1	2'-8" X 6'-8"	HOLLOW CORE-VENTED	F-5	CLOSET	NR	FURNACE

1 UNIT 1 - DOOR SCHEDULE (8)
A-602 NTS





9 DOORS & WINDOWS
A-602 NTS

FINISH LEGEND	MANUFACTURER	LINE	NAME	COLOR	SIZE	FINISH NOTES
AS-1	TBD	TBD	TBD	TBD	TBD	ARCHITECTURAL SHINGLES
CPT-1	TBD	TBD	TBD	TBD	TBD	CARPET
G-1	PMC INDUSTRIES	ACE CLAMP	A2 SNOW RETENTION SYSTEM	TBD	TWO BAR-HEAVY DUTY	MODERATE TO HEAVY SNOW LOADS
GT-1	TBD	TBD	TBD	TBD	TBD	GRANITE COUNTERTOPS
GWB-1	USG	SHEETROCK	ULTRALIGHT		1/2"	DRYWALL UNLESS REQUIRED FOR FIRE PROTECTION
GWB-2	TBD	TBD	TYPE X		5/8"	FLOOR TO CEILING ASSEMBLY
IN-1	TBD	TBD				R-38 ROOF INSULATION
IN-2	TBD					R-21 WALL INSULATION
IN-3	TBD					R-30 FLOOR INSULATION
IN-4	HOMOSOTE	440 SOUNDBARRIER			1/2"	SOUND INSULATION
PNT-1			EGGSHELL			WALL PAINT
PNT-2			SEMIGLOSS			DOORS AND TRIM
PNT-3						CEILING
PNT-4						ACCENT PAINT
SH-1		FIRECODE	TYPE X		5/8"	WALL AND ROOF SHEATHING
SH-2					3/4"	ROOF SHEATHING
SH-3	T&G PLYWOOD				23/32"	
SH-4	TBD	TBD	TBD	TBD	1/2"	1 HR ROOF TO CEILING SYSTEM
T-1	TBD	TBD	TBD	TBD		FLOOR TILE
T-2	TBD	TBD	TBD	TBD		BATHROOM FLOORING
VS-1	TBD	TBD	TBD	DARK GREY		VINYL SIDING
VS-2	TBD			LIGHT GREY		VINYL SIDING
WT-1	TBD	TBD	TBD	TBD	TBD	WALL TRIM

6 FINISH SCHEDULE
A-602 NTS

RECORD OF ISSUE	
DATE	ISSUE
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SCHEDULES

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