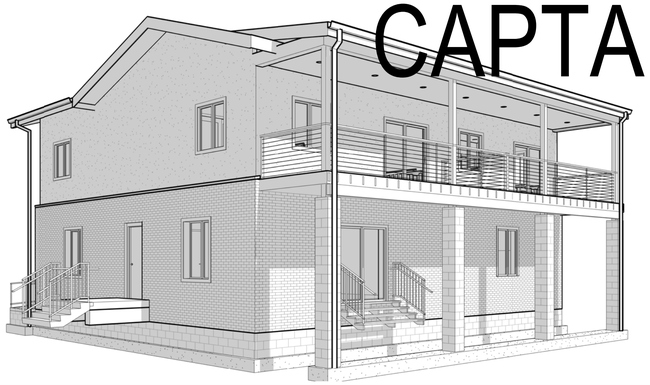
CAPTAIN SINCLAIR - POOL HOUSE



ADAPTIVE RE-USE

WHITTAKER DRIVE
GLOUCESTER, VA

BALZER PROJECT NO. 59220006.00

DRAWING INDEX

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	LW	LIGHTWEIGHT
AP	ACCESS PANEL	LTL	LINTEL
ACT	ACOUSTIC CEILING TILE	LL	LIVE LOAD
ACPL	ACOUSTICAL PLASTER	LVR	LOUVER
A/C	AIR CONDITIONING		
ALUM	ALUMINUM		
AB	ANCHOR BOLT	MH	MAN HOLE
ANOD	ANODIZED	MFR	MANUFACTURER
APPROX	APPROXIMATELY	MAS	MASONRY
AD	AREA DRAIN	MO	MASONRY OPENING
ARCH	ARCHITECT(URAL)	MATL, MAT	MATERIAL
ASPH	ASPHALT	MAX	MAXIMUM
		MECH	MECHANICAL
		MTL	METAL
BP	BASE PLATE	MTL BLDG MFR	METAL BUILDING MANUFACTURER
BSMT	BASEMENT	MFD	METAL FLOOR DECKING
BM	BEAM	MRD	METAL ROOF DECKING
BRG	BEARING	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BIT	BITUMINOUS	MB	MOISTURE BARRIER
BLKG	BLOCKING	MLDG	MOLDING, MOULDING
BD	BOARD	MTG, MNTG	MOUNTING
BOT	BOTTOM		
BRK	BRICK		
BC	BRICK COURSES	NOM	NOMINAL
BLDG	BUILDING	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
		NO. #	NUMBER
CPT	CARPET		
CO	CASED OPENING		
CSMT	CASEMENT	OC	ON CENTER
CLG	CEILING	OPG	OPENING
C/H	CEILING HEIGHT	OPP	OPPOSITE
CL	CENTER LINE	OPH, OPPH	OPPOSITE HAND
CT	CERAMIC TILE	OSB	ORIENTED STRAND BOARD
CR	CHAIR RAIL	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE)	OF	OUTSIDE FACE
CLS	CLOSET	OA	OVERALL
COL	COLUMN	OH	OVERHANG
CONC	CONCRETE		
CMU	CONCRETE MASONRY UNIT		
CONST	CONSTRUCTION	PNL	PANEL
CONT	CONTINUOUS	PVMT	PAVEMENT
CJ	CONTROL JOINT	PTD	PAINTED
CORR	CORRIDOR	PBD	PARTICLE BOARD
CTR	COUNTER	PLAST	PLASTER
CRS	COURSE	PLAM	PLASTIC LAMINATE
		PLT	PLATE
		PLGL	PLATE GLASS
DEM	DEMOLITION	PWD	PLYWOOD
DEPT	DEPARTMENT	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	PFE	PORTABLE FIRE EXTINGUISHER
DIAM	DIAMETER	LB	POUND
DIM	DIMENSION	PSF	POUNDS/SQUARE FOOT
DO	DITTO	PSI	POUNDS/SQUARE INCH
DIV	DIVISION	PC CONC	PRECAST CONCRETE
DR	DOOR	PREFIN	PREFINISHED
DH	DOUBLE HUNG	PL	PROPERTY LINE
DS	DOWN SPOUT	PROP	PROPOSED
D	DRAIN		
DT	DRAIN TILE		
DWG	DRAWING	QT	QUARRY TILE
ELEC	ELECTRIC	RAD	RADIUS
EWC	ELECTRIC WATER COOLER	R	RISER
EP	ELECTRICAL PANEL BOARD	REC	RECEPTACLE/ELECTRICAL
ELEV	ELEVATION	REF	REFRIGERATOR
EMER	EMERGENCY	REG	REGISTER
ENCL	ENCLOSE, ENCLOSURE	REINF	REINFORCED
ENG	ENGINEER(ING)	REM	REMOVE
ENT	ENTRANCE	REQD	REQUIRED
EQ	EQUAL	RES	RESILIENT
EQUIP	EQUIPMENT	RET	RETURN
EXH	EXHAUST	RA	RETURN AIR
EXIST	EXISTING	REV	REVISION
EB	EXPANSION BOLT	RH	RIGHT HAND
EJ	EXPANSION JOINT	ROW	RIGHT OF WAY
EXT	EXTERIOR	RD	ROOF DRAIN
		RM	ROOM
		RO	ROUGH OPENING
FB	FACE BRICK		
FOB	FACE OF BRICK		
FT	FEET, FOOT	SCH	SCHEDULE
FN	FENCE	SEC	SECTION
FIN	FINISH	SHTH	SHEATHING
FIN FL	FINISH FLOOR	SHT	SHEET
FEC	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FHC	FIRE HOSE CABINET	SLDR	SLIDING DOOR
FPL	FIREPLACE	SC	SOLID CORE
FLR	FLOOR(ING)	SCW	SOLID CORE WOOD
FD	FLOOR DRAIN	SYP	SOUTHERN YELLOW PINE
FLUOR	FLUORESCENT	SPEC	SPECIFICATION
FTG	FOOTING	SPR	SPRINKLER
FDN	FOUNDATION	SF	SQUARE FEET
FRA	FRESH AIR	SS	STAINLESS STEEL
FBO	FURNISHED BY OTHERS	STOR	STORAGE
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED
GA	GAGE, GAUGE	SYS	SYSTEM
GALV	GALVANIZED		
GC	GENERAL CONTRACTOR		
GL	GLASS	TELE	TELEPHONE
GLB	GLASS BLOCK	TV	TELEVISION
GD	GRADE, GRADING	THK	THICK(NESS)
GWB	GYPSUM WALL BOARD	TCP	THIN COAT PLASTER
GYP BD	GYPSUM BOARD	THRD	THRESHOLD
		THRU	THROUGH
	HANDICAP	TOIL	TOILET
HC	HARDWARE	T&G	TONGUE and GROOVE
HDWR	HARDWOOD	TSL	TOP OF SLAB
HWD	HEADER	TOS	TOP OF STEEL
HDR	HEATING	TOW	TOP OF WALL
HTG	HEATING/VENTING/AIR CONDITIONING	T	TREAD
HVAC	HEAVY DUTY	TYP	TYPICAL
HD	HEIGHT		
HGT	HOLLOW CORE		
HC	HOLLOW METAL	UNFIN	UNFINISHED
HM	HORIZONTAL	UNO	UNLESS NOTED OTHERWISE
HORIZ	HOSE BIBB		
HB	HOT WATER HEATER		
HW		VB	VAPOR BARRIER
		VTR	VENT THRU ROOF
	INSIDE DIAMETER	VERT	VERTICAL
ID	INCLUDED(ING)	VCB	VINYL COVE BASE
INCL	INSULATE	VBS	VINYL BASE STRAIGHT
INSUL	INTERIOR	VCT	VINYL COMPOSITION TILE
INT		VWC	VINYL WALL COVERING
	JANITOR'S CLOSET	WSCT	WAINSCOT
JAN		WH, WLH	WALL HUNG
	KITCHEN	WH	WALL HYDRANT
KIT	KNOCK DOWN	WC	WATER CLOSET
KD	KNOCKOUT	WP	WATER PROOF
KO		WWF	WELDED WIRE FABRIC
		W	WIDTH, WIDE
	LABEL	WIN	WINDOW
LBL	LAMINATE(D)	WG	WIRE GLASS
LAM	LAVATORY	W/	WITH
LAV	LEFT HAND	W/O	WITHOUT
LH	LENGTH, LONG	WD	WOOD
LG		WB	WOOD BASE

SYMBOLS & MATERIALS

GRAPHIC STANDARDS

- 100A — DOOR NUMBER TAG
- Room name / 101 / 150 SF — ROOM NUMBER TAG
- 5 — WINDOW NUMBER TAG
- 1/A101 SIM — LETTER/NUMBER COMBINATION INDICATES ELEVATION OR DETAIL
- SHEET NUMBER WHERE ELEVATION, SECTION OR DETAIL IS DRAWN
- DRAWING DESIGNATION / SHEET DESIGNATION — BUILDING SECTION
- REVISION CLOUD AND TAG
- SF101 — STOREFRONT ELEVATION
- X'-X" — SPOT ELEVATION
- A — 01 — COLUMN LINE
- 2 — WALL TAG
- (1)U419 — FIRE RATING TAG
- X — NOTE TAG
- #:12 — SLOPE
- DETAIL
- WALL SECTION
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- Name / Elevation — FLOOR/STRUCT LEVEL
- USE NUMBERS HORIZONTALLY, LEFT TO RIGHT
  USE LETTERS VERTICALLY, TOP TO BOTTOM
- 1/A1.01 / 1/A1.02 — MATCHLINE AND REFERENCES
- PROPERTY LINES

LIFE SAFETY LEGEND

- 0 OCC — ACTUAL NUMBER OF OCCUPANTS USING EGRESS COMPONENT
- ### OCC — EGRESS ELEMENT CAPACITY
- FE — FIRE EXTINGUISHER SEMI-RECESSED CABINET
- ILLUMINATED EXIT LIGHT (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- ILLUMINATED EXIT LIGHT WITH DIRECTIONAL ARROW (WITH BATTERY BACKUP OR TIED TO EMERGENCY CIRCUIT, SEE ELEC DRAWINGS)
- EMERGENCY EGRESS LIGHT WITH BACKUP BATTERY
- 1-HOUR RATED WALL
- 2-HOUR RATED WALL
- 3-HOUR RATED WALL
- SMOKE PARTITION
- PATH OF EGRESS

PHASE LEGEND

EXISTING WALLS AND DOORS TO REMAIN
WALLS SHOWN WITHOUT PATTERNS, DOORS AT 45° ANGLE

NEW WALLS AND DOORS
WALLS SHOWN WITH PATTERNS, DOORS AT 90° ANGLE

EXISTING WALLS AND DOORS TO BE REMOVED
ALL ELEMENTS OR PORTIONS OF ELEMENTS SHOWN DASHED

MATERIAL LEGEND

- ALUMINUM
- BRICK (ELEVATION)
- BRICK (PLAN & SECTION)
- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH OR COMPACTED FILL
- INSULATION BATTS
- RIGID INSULATION
- PLYWOOD (DETAILS)
- POROUS FILL
- GRAVEL BASE
- STEEL
- WOOD MILLWORK
- WOOD FRAMING OR BLOCKING
- WOOD SHIMS

PARTITION / WALL LEGEND

- WOOD FRAMED PARTITION / WALL
- WOOD FRAMED PARTITION / WALL
- WOOD FRAMED PARTITION / WALL STC CLASSIFIED
- METAL FRAMED PARTITION / WALL
- METAL FRAMED PARTITION / WALL STC CLASSIFIED
- METAL FRAMED PARTITION / WALL FIRE RATED ASSEMBLY
- CONCRETE MASONRY UNIT PARTITION / WALL
- BRICK VENEER
- CONCRETE PARTITION / WALL

FLOOR FINISH LEGEND

- CERAMIC TILE (CT)
- VINYL COMPOSITE TILE (VCT)
- WOOD (WD)
- CARPET (CPT)
- CONCRETE (CONC)

CEILING LEGEND

- GYPSUM WALL BOARD
- VENTED WD BEAD BOARD SOFFITS
- RECESSED CAN LIGHT FIXTURE, REFER TO ELEC DRAWINGS
- VANITY LIGHT, REFER TO ELEC DRAWINGS
- CEILINGN MOUNTED LIGHT, REFER TO ELEC DRAWINGS

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ENGINEERS / SURVEYORS

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CODE ANALYSIS

Project Description
This proposed project is a **Change of Use** to an existing previously occupied building with a current or past Certificate of Occupancy issued by the Authority Having Jurisdiction (AHJ).

An addition to the existing structure is proposed. The existing building is in a Flood Hazard Area, and is **not** Historic.

This proposed project consists of the addition of a second floor and new gable roof onto an existing one story residential outbuilding structure. The second floor will be primarily wood framing, wood stud walls and a wood truss roof. The building foundation, structure and exterior finishes are to remain as existing. The interstitial floors and roofs are to remain as existing. The work area under this permit is for the east wing only. The first floor has minor demolition and primary work includes constructing a new lift and new foundation walls. The second floor renovation includes construction of 3 bedroom suites and a shared kitchen/laundry.

Code Edition
2018 Virginia Existing Building Code (VEBC) (2018 IEBC w/ Virginia Amendments)
2018 Virginia Construction Code (VCC) (2018 IBC w/ Virginia Amendments)

Existing Use and Occupancy Classification Group: **R-5**
Proposed Use and Occupancy Classification Group: **R-2**
Existing Construction Type: **V-B (unchanged)**
Existing Building Height in Feet Above Grade Plane: **± 14'-6" feet**
Proposed Building Height in Feet Above Grade Plane: **± 27'-0" feet**
Existing Number of Stories Above Grade Plane: **1 story**
Proposed Number of Stories Above Grade Plane: **2 stories**
Existing Floor Area in Square Feet:

1,512 SF	**First Floor Exist**
43 SF	**First Floor Addition**
1,512 SF	**Second Floor**
756 SF	**Second Floor Balcony**
344 SF	**Exterior Circulation**
± 4,167 TOTAL SF	

Sprinkler System: **None existing and None proposed**

Allowable Building Height in Feet Above Grade Plane (VCC Table 504.3): **40 feet**
Allowable Number of Stories Above Grade Plane (VCC Table 504.4): **2 stories**
Allowable Area Factor in Square Feet (VCC Table 506.2): **7,000 square feet**

Accessibility (VECB Chapter 4 & VCC Chapter 11):
1. Where proposed Alterations affect the area(s) of the primary function, the route to the primary function is made accessible and includes toilet facilites and drinking fountains as required by Chapter 11 of the VCC.
   A. Per Section 1107.6.2.2.1 No Type A units are required because we have less than 20 units on the site.
   B. Per Section 1107.6.2.2.2 No Type B units are required because we have less than 4 units per building.
2. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area(s) of primary function. Those proposed improvements are:
   a. Parking improvements (including signage).
   b. Exterior sidewalk improvements.
   c. Construction of accessible ramps to first floor.
   d. Primary public entrance and exit doorways.

Additions (VEBC Chapter 8):
1. The proposed Addition does not increase the total allowable building beyond the permitted provisions of VCC Chapter 5. See summary above.

Fire and Smoke Protection Features (VCC Chapter 7): None.

Interior Finishes (VCC Chapter 8): None.

Fire Protection Systems (VCC Chapter 9):
1. An Automatic Fire Sprinkler System **is not required to** be provided throughout building per VCC Section 903.2.8 Exception 2.
   A. Section 903.2.8 states where necessary water pressure or volume or both for system is not available, a sprinkler is not required if dwelling units are not more than two stories above level of exit discharge and if a two-hour fire barrier is provided between each pair of dwelling units.
2. A Class I standpipe is **not** required per VCC Section 905 (2-story building, fully sprinklered, 2nd Floor less than 35' above grade).
3. An approved Fire Alarm and Detection System **is required to** be provided throughout the building per VCC Section 907.2.9.1 Activation of the fire alarm system shall initiate an emergency voice/alarm communications system per VCC Section 907.5, installed in accordance with National Fire Prevention Code (NFPA) 72.

Means of Egress (VCC Chapter 10):
Refer to the Life Safety Plan(s) for the design occupant load tabulation based on the Maximum Floor Area Allowances Per Occupant (Table 1004.1.2).
1. Minimum Means of Egress Width (Section 1005.1): **36"** required, **36"** provided.
   a. Stairways shall not be less than 44 inches clear for accessible means of egress (Section 1011).
   b. Minimum corridor width shall not be less than **36"** per Table **1020.2**
   c. Door clearance width = 32" per Section 1010.1.1
   d. Common path of travel = 125' per section **1006.2.1 exception 1 for single means of egress**
2. Minimum number of Building Exits and Exit Access Doorways (Section 1006): 2 required, 3 provided first floor, 1 provided second floor.
3. Maximum Exit Access Travel Distance (Table 1017.2): **Refer to Life Safety Plan(s) for proposed configuration and distances.**
4. Interior Exit Stairways and Ramps (horizontal and vertical enclosures), (Section 1023): **See Fire-Resistance Ratings Summary above.**

Change of Occupancy (VEBC Chapter 7):
1. Per Section 701.1, compliance with the current VCC is **only required where the change of occupancy occurs**. The entire existing building is **not** required to be brought into full VCC compliance.
2. Per Section 701.2, compliance with the current VCC is required for any repairs, alterations, or additions undertaken in connection with the proposed change of occupancy.
3. The proposed change of occupancy is **not** a special use or occupancy and is **not** an incidental use as identified by VCC Chapter 4 or VCC Table 509 respectively.
4. Per Section 703.1, interior finishes of walls and ceilings shall comply with VCC Chapter 8 in areas undergoing the change of occupancy. Corridors, and enclosure for exit access stairways, ramps, interior exit stairways and passge ways = Class B
   Rooms and enclosed spaces = Class C
5. Per Sections 704.2 and 704.3, Section 903 of the VCC will govern the requirement or lack thereof of an automatic fire suppression system. See Fire Protection Systems above.
6. The proposed change of occupancy is **greater than** the "means of egress hazard categories" of the existing occupancy per VEBC Table 705.2.
   a. The existing mean(s) of egress appear to meet the egress capacity and load-based means of egress provisions of VCC Chapter 10 for the new occupancy, and have been deemed acceptable.
   b. The new exterior egress stair shall meet the requirements of VCC 1027.
7. New emergency lighting and lighted exit signs shall be provided per VCC Chapter 10 based on the proposed work. **See the Life Safety Plan for proposed arrangement.**
8. The proposed change of occupancy is **greater than** the "heights and areas hazard categories" of the existing occupancy per VEBC Table 706.2. The existing building area and height meet VCC Chapter 5, and have been deemed acceptable.
9. The proposed change of occupancy is **equal to** the "exposure of exterior walls hazard categories" of the existing occupancy per VEBC Table 707.1. The existing exterior walls, including openings, shall be deemed acceptable.
10. Per Sections 708.1, 708.2 and 708.3, the proposed change of occupancy **is not** a special occupancy.
11. Proposed lighting for the new occupancy shall meet the requirements of the VCC.
12. The proposed change of occupancy **is not** subject to increased or different plumbing fixture requirements or increased water supply requirements.
   a. The service to the existing building and existing plumbing fixtures shall be deemed acceptable.
   b. Refer to the **Minimum Number of Required Plumbing Fixtures** tabulation below.
13. The proposed change of occupancy **does not** result in a higher uniform or concentrated structural load based on VCC Table 1607.1.
14. The proposed change of occupancy **does not** result in a higher wind or snow risk category based on VCC Table 1604.5.
15. The proposed change of occupancy **is not** a higher risk category based on VCC Table 1604.5.

PLUMBING FIXTURES

Minimum Number of Required Plumbing Fixtures (Virginia Plumbing Code Table 403.1)
See the Life Safety Plan(s) for Occupancy tabulation and fixture counts.
TOTAL OCCUPANCY = 17 Occupants (**9** Males, **9** Females)

Water Closets:	**1 per dwelling unit =**	**3** total required, **5** provided	
Lavatories:	**1 per dwelling unit =**	**3** total required, **5** provided	
Drinking Fountains:		**0** total required, **0** provided	
Other (Kitchen Sinks):	**1 per dwelling unit =**	**3** total required, **3** provided	
Other (Washer Connection):	**1 per 20 dwelling units**	1 provided	

_ Occupancy (Area Schedule)

Name	Area	Occupant Load Factor	Occupant Load Factor SF Type	Occupant Load
FIRST FL (N.I.C.)	975 SF	200	Gross	4.87
GARAGE	537 SF	300	Gross	1.79
SECOND FL RESIDENCE	1,379 SF	200	Gross	6.90
BALCONY	668 SF	200	Gross	3.34
				16.90

DESIGN/BUILD NOTES

MECHANICAL/ELECTRICAL DESIGN: THIS PROJECT IS A DESIGN-BUILD PROJECT. MECHANICAL, PLUMBING AND ELECTRICAL DESIGN AND ENGINEERING SHALL BE DESIGNED BY OTHERS UNDER CONTRACT WITH THE OWNER AND PERMITTED UNDER TRADE PERMITS. IT SHALL BE THE OWNER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE ANY NECESSARY DRAWINGS AND ENGINEERING OF MECHANICAL/ ELECTRICAL SYSTEMS TO SECURE GENERAL BUILDING AND TRADE PERMITS. ALL DESIGNS SHALL MEET ALL REQUIREMENTS OF THE 2015 VIRGINIA CONSTRUCTION CODE (CURRENT MECHANICAL CODE, PLUMBING CODE AND NATIONAL ELECTRICAL CODE BY REFERENCE).

ENERGY EFFICIENCY

Energy Efficiency (Chapter 13 and Virginia Energy Conservation Code Chapter (VECC) 4 [CE]):
Climate Zone: **4 Except Marine** (Virginia);
Opaque Thermal Envelope Requirements (VECC 2018 Table C402.1.3, C402.1.4, and C402.3).

Roofs
- Insulation entirely above deck: **R-30ci (U-0.032)**
- Metal Buildings: **R-19 + R-11 LS (U-0.035)**
- Attic and Other: **R-38 (U-0.027)**

Walls, Above Grade
- Mass: **R-9.5ci (U-0.104)**
- Metal Building: **R-13 + R-13ci (U-0.052)**
- Metal Framed: **R-13 + R-7.5ci (U-0.064)**
- Wood Framed and Other: **R-13 + R-3.8ci or R-20 (U-0.064)**

Walls, Below Grade
- Below-grade wall: **R-7.5ci (U-0.119)**

Floors
- Mass: **R-10ci (U-0.076)**
- Joist/Framing: **R-30 (U-0.033)**

Slab-On-Grade Floors
- Unheated Slabs: **R-10 for 24" below (F-0.54)**
- Heated Slabs: **R-15 for 24" below + R-5 full slab (F-0.86)**

Doors and Windows
- Fixed Fenestration: **U-0.38, SHGC-0.36**
- Operable Fenestration: **U-0.45, SHGC-0.36**
- Garage door <14% glazing: **U-0.31**
- Entrance Doors: **U-0.77, SHGC-0.36**
- Skylights: **U-0.50, SHGC-0.40**

ADDITION ONLY

CAPTAIN SINCLAIR - POOL HOUSE
ADAPTIVE RE-USE
COVER SHEET
WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	**LNB**
DESIGNED BY	**LNB**
CHECKED BY	**KNC**
DATE	**2023-09-25**
SCALE	**As indicated**
REVISIONS	

T1.01
PROJECT NO 59220006.00

MEANS AND METHODS
1. BALZER AND ASSOCIATES AND THEIR PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, OR FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE.

CONTRACTOR COORDINATION
1. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS.
2. SUBCONTRACTORS, BEFORE STARTING THEIR WORK SHALL CHECK AND VERIFY THEIR PARTICULAR RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, AND SURFACE CONDITIONS NEAR AND ABOUT THEIR WORK. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED. COMMENCEMENT OF WORK SIGNIFIES ACCEPTANCE OF EXISTING CONDITIONS AS SATISFACTORY.
3. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY, ALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS.
4. EACH CONTRACTOR IS RESPONSIBLE FOR FIRST CLASS WORKMANSHIP AND WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF THEIR OWN WORK AND MATERIALS FROM DAMAGE. THEY WILL MAKE GOOD ANY DAMAGE TO THEIR OWN OR OTHER WORK CAUSED BY THEMSELVES OR WORKMEN EMPLOYED BY THEM.

INSURANCE
1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNER AND SATISFACTORY REPLACEMENT IS IN PLACE.

AVAILABLE INFORMATION
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DRAWING DIMENSIONS PRIOR TO COMMENCING ANY WORK. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING WORK. FAILURE TO REPORT INCONSISTENCIES WILL RELIEVE ARCHITECT AND OWNER FROM ANY CLAIM FOR ADDITIONAL WORK REQUIRED RELATED TO THE INCONSISTENCY.
2. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE USED FOR SHOP DRAWINGS.
3. WORK NOTED AS "N.I.C." IS NOT PART OF THIS CONTRACT, AND WILL BE HANDLED BY OWNER UNDER SEPARATE CONTRACT.
4. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PIECES, SHALL BE REPEATED.
5. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN UNLESS ARCHITECT INSTRUCTS OTHERWISE.
6. NOT ALL DETAILS, EQUIPMENT, SYSTEMS OR MATERIALS SECTIONS ARE INCLUDED IN THE DOCUMENTS. THE CONTRACTOR SHALL BASE THEIR BID ON THE SUPPLIED INFORMATION, AND SHALL ALSO INCLUDE ANY ADDITIONAL DETAILS, EQUIPMENT, SYSTEMS OR MATERIAL REQUIRED TO DELIVER A COMPLETE AND FINISHED PRODUCT TO THE OWNER THAT ARE REASONABLY AND NORMALLY INCLUDED IN A COMPLETED PROJECT OF SIMILAR SCOPE, IN COMPLIANCE WITH ALL LAWS, CODES AND ORDINANCES.
7. DO NOT SCALE THE DRAWINGS. RELY ON WRITTEN DIMENSIONS AS GIVEN.
8. ALL INTERIOR DIMENSIONS SHOWN ON THE PLANS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED. EXTERIOR WALL DIMENSIONS ARE FROM INTERIOR FACE OF STUD TO EXTERIOR FACE OF SHEATHING. OTHERWISE ALL DIMENSIONS ARE FROM INTERIOR FACE OF EXTERIOR WALL TO FACE OF STUD. DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS AND DETAILS ARE TO FACE OF STUD, MASONRY, OR CONCRETE GRIDLINES, UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHOWN ON THE PLANS TO ADA RELEVANT BUILDING FEATURES/FIXTURES ARE FROM FACE OF FINISH MATERIAL (BOTH FLOORS AND WALLS). MAKE SPECIAL NOTE OF DIMENSIONS INDICATED AS "CLEAR" OR "ABOVE FINISHED FLOOR".
10. GENERAL CONTRACTOR SHALL OBTAIN AND MAINTAIN ACCESS ON SITE TO COPIES OF ALL RELEVANT CODE RESOURCES FOR REFERENCE. EDITIONS SHALL BE PER THE CURRENT VERSION OF THE VIRGINIA CONSTRUCTION CODE (INDICATED IN THE CODE SUMMARY) AND REFERENCED STANDARDS PER THE VIRGINIA CONSTRUCTION CODE.

SUMMARY
1. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF PLUMBING, MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. COORDINATE SIZE, LOCATION, FIRE RATING, AND TYPE OF ACCESS PANEL WITH OTHER WORK.
2. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS OR TWO (2) WORKING DAYS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER. IF REQUIRED BY OWNER, WORK SHALL BE PERFORMED AFTER NORMAL BUSINESS HOURS.
3. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING OR NEWLY INSTALLED FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER.
4. ALL GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS OR TOOLS WHICH MIGHT ENDANGER SITE VISITORS AND STAFF OF THE OWNER.
5. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES, BLOCKING, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
6. ALL PIPES, DUCTS AND BUS DUCTS, WHICH PENETRATE THE WALLS, CEILINGS, OR FLOOR CONSTRUCTION, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE ASSEMBLY.
7. ALL WALLS SHALL BE ADEQUATELY BRACED TO RESIST ALL HORIZONTAL LOADS FROM WIND, EARTH, AND CONSTRUCTION LOADS DURING INSTALLATION AND UNTIL SUCH TIME AS PERMANENT ANCHORAGE IS IN PLACE. HEAVY COMPACTION EQUIPMENT WILL NOT BE ALLOWED WITHIN A DISTANCE SUBTENDED BY A 45 DEGREE ANGLE BETWEEN THE SURFACE OF THE GROUND AND ANY FOOTING.

TEMPORARY FACILITIES AND CONTROLS
1. PROVIDE A SECURE STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER'S REQUIREMENTS.
2. PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA.
3. PROVIDE PERIODIC INSPECTION OF TEMPORARY BARRIERS, BARRICADES, ENCLOSURES, AND TEMPORARY FENCING TO ENSURE THEIR CONTINUITY AND INTEGRITY.

EXECUTION AND CLOSEOUT REQUIREMENTS
1. FINAL CLEAN UP AND DISPOSAL: REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO ALL PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAIN, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES. AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY.
2. AT PROJECT COMPLETION GENERAL CONTRACTOR SHALL PROVIDE ONE (1) COMPLETE SET OF AS-BUILT DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, VARIANCE AND/OR DEVIATION FROM THE CONSTRUCTION DOCUMENTS, AND ACTUAL LOCATIONS OF CONCEALED WORK, AND FULL COLLECTION OF WARRANTIES AND OPERATIONS INSTRUCTIONS PRIOR TO FINAL PAYMENT.
3. AS PART OF FINAL CLEAN-UP, PRIOR TO TURN-OVER, REPLACE ALL MECHANICAL SYSTEM FILTERS WITH NEW FILTERS (BUT BEFORE FINAL AIR BALANCE TESTING).

DIVISION 01 – GENERAL REQUIREMENTS
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THIS PROJECT.

DIVISION 01 – APPLICABLE CODES
1. ALL CONSTRUCTION MUST COMPLY WITH ALL GOVERNING CODES.
2. CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE SAFETY OF THEIR EMPLOYEES ON SITE. BALZER AND ASSOCIATES AND THEIR PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GC AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OF INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
3. ALL DESIGNS, CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE GOVERNING BUILDING CODE(S), AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY. ALL WORK INCLUDED IN THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CODE(S). BY COMMENCING CONSTRUCTION, CONTRACTOR ACKNOWLEDGES UNDERSTANDING OF THE CODE(S) AND AGREES TO INCORPORATE ALL REQUIRED ELEMENTS, WHETHER INDICATED WITHIN THE DOCUMENTS OR NOT.
4. ALL AREAS SHALL BE ACCESSIBLE TO THE HANDICAPPED, IN ACCORDANCE WITH GOVERNING CODES AND AMENDMENTS AND APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.

DIVISION 01 – TEMPORARY WORK
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, ENGINEERING, PERMITTING AND ERECTION OF ALL TEMPORARY SCAFFOLDING, HOISTS, BRACING, FORM WORK, SHEETING, SHORING AND UNDERPINNING NECESSARY TO PERFORM THE WORK.
2. TEMPORARY BRACING, SHEETING, SHORING, AND SIMILAR TEMPORARY WORK, REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDING, SIDEWALKS, UTILITIES, AND SIMILAR BUILDING ELEMENTS DURING CONSTRUCTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEMPORARY UTILITIES AND SUPPORT FACILITIES NECESSARY TO COMPLETE THE WORK. ALL REQUIRED FEES FOR TEMPORARY SERVICES SHALL BE INCLUDED IN THE CONTRACT. PROVIDE ANY NECESSARY TEMPORARY CONSTRUCTION REQUIRED TO MAINTAIN OWNER/TENANT/PATRON USE OF THE EXISTING PROPERTY OUTSIDE OF THE LIMITS OF CONSTRUCTION.

DIVISION 01 – SHOP DRAWINGS AND SUBMITTALS
1. SHOP DRAWINGS FOR MATERIALS SHALL BE SUBMITTED TO THE ENGINEER/ARCHITECT AND/OR OWNER FOR REVIEW PRIOR TO THE START OF FABRICATION OR COMMENCEMENT OF WORK.
2. A LIST OF PROPOSED SHOP DRAWING SUBMITTALS WITH A SCHEDULE OF REQUIRED APPROVAL DATES SHALL BE SUBMITTED TO THE ARCHITECT WITHIN TEN (10) DAYS OF ISSUANCE OF CONTRACT. BALZER AND ASSOCIATES SHALL HAVE A MINIMUM OF TEN (10) WORKING DAYS TO REVIEW ALL SHOP DRAWINGS AND RESUBMITTALS.
3. GENERAL CONTRACTOR SHALL PROVIDE THREE (3) PRINTED COPIES OF SUBMITTALS AND SHOP DRAWINGS OR A DIGITAL COPY. DIGITAL COPIES ARE PREFERRED.
4. NO PORTION OF THE CONTRACT DRAWINGS MAY BE REPRODUCED FOR SUBMITTAL AS SHOP DRAWINGS UNLESS AUTHORIZED BY BALZER AND ASSOCIATES, INC. IN WRITING.
5. SHOP DRAWINGS SHALL BEAR THE GENERAL CONTRACTOR'S STAMP OF APPROVAL, WHICH SHALL CONSTITUTE CERTIFICATION THAT THEY HAVE VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. UNSTAMPED SUBMITTALS WILL BE REJECTED WITHOUT REVIEW.
6. CHANGES TO SHOP DRAWINGS THAT ARE RE-SUBMITTED MUST BE CLOUDED OR OTHERWISE CLEARLY INDICATE THE CHANGES THAT HAVE BEEN MADE TO A PREVIOUSLY ISSUED AND REVIEWED DRAWING.
7. WHERE SHOP DRAWINGS ARE REQUIRED, ARCHITECT/ENGINEER SHALL NOT BE LIABLE FOR WORK PERFORMED WITHOUT SHOP DRAWINGS APPROVED BY THEIR OFFICE.

DIVISION 01 - SUBSTITUTIONS
1. SUBSTITUTIONS FOR SPECIFIED MATERIALS AND PRODUCTS SHALL BE MADE ONLY WITH PRIOR APPROVAL FROM THE OWNER AND/OR ARCHITECT.
2. SUBSTITUTION REQUESTS SHALL BE MADE IN WRITING A MINIMUM OF 30 DAYS BEFORE MATERIAL IS TO BE INSTALLED. REQUEST WILL PROVIDE DOCUMENTATION THAT SUBSTITUTED PRODUCT COMPLIES WITH ALL SPECIFIED PROPERTIES AND PERFORMANCE OF ORIGINAL COMPONENT OR MATERIAL.
3. ANY COST SAVINGS WILL BE RETURNED TO THE OWNER.
4. NO INCREASE TO COST WILL BE ALLOWED.

DIVISION 01 – DESIGN BUILD
1. PORTIONS OF THIS PROJECT ARE DESIGNED AS A DESIGN - BUILD PROJECT. AS SUCH, NOT ALL DETAILS, EQUIPMENT, SYSTEMS OR MATERIAL SELECTIONS ARE INCLUDED IN THE DOCUMENTS. CONTRACTOR SHALL BASE HIS BID ON THE SUPPLIED INFORMATION, AND SHALL ALSO INCLUDE ANY ADDITIONAL DETAILS, EQUIPMENT, SYSTEMS OR MATERIALS REQUIRED TO DELIVER A COMPLETE AND FINISHED PRODUCT TO THE OWNER, AS REASONABLY AND NORMALLY INCLUDED IN A COMPLETED PROJECT OF SIMILAR SCOPE, IN COMPLIANCE WITH ALL LAWS, CODES AND ORDINANCES.
2. PROVIDE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION, DRAWINGS, ENGINEERING, LABOR AND MATERIAL AS REQUIRED TO OBTAIN REQUIRED PERMITS AND COMPLETE PROJECT.

DIVISION 02 - EXISTING CONDITIONS

1. REFER TO THE DEMOLITION PLANS AND GENERAL NOTES FOR ADDITIONAL NOTES.

DIVISION 04 - MASONRY
(SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION)
1. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-02 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
2. ALL ENGINEERED CONCRETE MASONRY SHOWN ON THE CONTRACT DRAWINGS HAS BEEN DESIGNED BASED ON FULL ALLOWABLE STRESSES. SPECIAL INSPECTION BY A QUALIFIED INSPECTOR SHALL BE REQUIRED.
3. MATERIALS FOR CONCRETE MASONRY WALLS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. HOLLOW LOAD BEARING UNITS
      a. ASTM C90 TYPE 1, GRADE N,
      b. F'M = 1350 PSI ON THE NET AREA.
      c. MAXIMUM WEIGHT = 32 LBS PER 8" X 8" X 16" UNIT,
      d. 47 LBS PER 12" X 8" X 16" UNIT
   B. GROUT: ASTM C476, F'C = 2000 PSI
   C. MORTAR: ASTM C270, TYPE M OR S.
4. ALL MASONRY SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE NOTED ON THE DRAWINGS. BUILD ALL MASONRY LEVEL, SQUARE, PLUMB AND TRUE.
5. BUILD ALL MASONRY LEVEL, SQUARE, PLUMB AND TRUE, USING BATTS FOR CLOSURES ONLY. MAINTAIN MINIMUM 1" CLEAR AIRSPACE BETWEEN FACE OF SHEATHING/INSULATION AND BACK OF VENEER BRICK. VENEER MASONRY SHALL EXTEND TYPICALLY A MINIMUM OF 6" BELOW FINISHED GRADE.
6. PROVIDE MORTAR NET, MANUFACTURED BY WIRE-BOND, ABOVE ALL FLASHING POINTS. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
7. ALL POURED OR PUMPED GROUT SHALL BE FINE GROUT, WITH SLUMP 8"-10". GROUTING TO BE PLACED IN MAXIMUM 4'-0" LIFTS, GROUTING PROCESSES TO BE FULLY MONITORED AND INSPECTED BY SPECIAL INSPECTIONS ENGINEER. PROVIDE INSPECTION PORTS AT BOTTOM OF EACH GROUT LIFT AS REQUIRED ON THE OUTSIDE FACE OF THE CMU. STOP GROUT FOR EACH LIFT 1" BELOW TOP OF LAST CMU COURSE, WITH THE EXCEPTION OF THE TOP COURSE OF THE CMU WALL. IMMEDIATELY AFTER WALLS HAVE BEEN GROUTED, VERTICAL REINFORCING BARS SHALL BE SHAKEN A MINIMUM OF (10) TIMES TO VIBRATE THE GROUT AND PROVIDE ADEQUATE CONSOLIDATION.
8. MORTAR CROSS CELLS TO CONTAIN GROUT IN REINFORCED CELLS ONLY. NO SPILLAGE OF GROUT INTO NON-REINFORCED CELLS ALLOWED. ALL HOLLOW MASONRY WALLS THAT CHANGE IN THICKNESS OR NUMBER OF WYTHES SHALL HAVE A COURSE OF SOLID OR GROUT FILLED UNITS AT THE TRANSITION.
9. WALLS SHALL BE GROUTED AS SOON AS POSSIBLE TO PREVENT SHRINKAGE CRACKING. MASONRY SHALL BE ALLOWED TO CURE A MINIMUM OF 24 HOURS PRIOR TO GROUT PLACEMENT.
10. THE TOP OF UNFINISHED MASONRY WORK AND ALL STORED MASONRY MATERIALS SHALL BE COVERED TO PROTECT THE MASONRY MATERIAL FROM THE WEATHER.
11. MASONRY SHALL NOT BE SUPPORTED ON WOOD GIRDERS OR OTHER FORM OF WOOD CONSTRUCTION. PROVIDE STEEL LINTELS BEARING ON SOLID MASONRY ABOVE ALL OPENINGS.
12. FLASHING AND WEEPS: WALL FLASHING SHALL BE "PERM-A-BARRIER" FLEXIBLE FLASHING BY W.R. GRACE, OR EQUAL, 60MIL SELF-ADHESIVE RUBBERIZED ASPHALT SHEET LAMINATED TO A CROSS LAMINATED POLYETHYLENE FILM AND 12OZ HEMMED STAINLESS STEEL DRIP EDGE STOPPING 3/8" BEYOND FACE OF WALL. INSTALL FLASHING ABOVE ALL WINDOW AND DOOR HEADS, BELOW SILLS, AT FLOOR SLAB, AT INTERSECTIONS OF ROOFING AND VERTICAL WALLS AND AT OTHER INTERRUPTIONS TO DOWNWARD FLOW OF MOISTURE. TURN UP AND SEAL ENDS OF FLASHING TO PREVENT HORIZONTAL MIGRATION OF MOISTURE. PROVIDE OPEN HEAD WEEPS 24" ON CENTER AT ALL FLASHING POINTS. TOP OF FLASHING SHALL TERMINATE BEHIND WALL MOISTURE BARRIER.
13. COMPLETED MASONRY WORK TO BE BRUSHED AND WASHED WITH WARM CLEAN WATER, AND FREE OF EXCESS MORTAR. CLEAN ALL OTHER WORK AFFECTED BY MORTAR SPILLS AND WASHING. NO ACID ALLOWED.
14. PROVIDE VERTICAL CONTROL JOINTS AT 25' O.C. IN ALL MASONRY WALLS UNLESS NOTED. SEAL JOINTS WITH NON-SAG SEALANT MATCHING MASONRY COLOR.

DIVISION 04 - MASONRY REINFORCING, ANCHORS AND LINTELS
(SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION)
1. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
2. PROVIDE REBAR DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM WALL AND SPREAD FOOTINGS. DOWELS SHALL HAVE STANDARD ACI HOOKS AND SHALL LAP 36X BAR DIAMETER WITH FIRST LIFT OF VERTICAL REINFORCING.
3. PROVIDE STANDARD 9 GA. GALVANIZED STEEL TRUSS TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. FOR MASONRY WALLS GREATER THAN 4" THICK, SEE DRAWINGS FOR VERTICAL REINFORCEMENT.
4. VENEER MASONRY SHALL BE ANCHORED TO STUDS WITH 9 GAGE HOT-DIPPED, GALVANIZED STEEL 2-PIECE ANCHORS CONSISTING OF AN ADJUSTABLE TRIANGULAR WIRE TIE WITH FLAT METAL PLATE FOR ANCHORING TO STUD WALLS, SPACED AT 32" ON CENTER HORIZONTAL AND 16" ON CENTER VERTICAL. VENEER ANCHORS BASIS-OF-DESIGN SHALL BE WIRE-BOND BRAND. PROVIDE TRIANGULAR TIES (MODEL# 1100) AND 5" ANCHORS (MODEL# 1001). ANCHORS SHALL BE SCREW ATTACHED THRU SHEATHING AND DIRECTLY TO STUDS THROUGH SELF-SEALING TAPE.
5. LOOSE LINTELS SHALL CONFORM TO ASTM A36 FOR STEEL. ALL LINTELS TO HAVE 8" MINIMUM BEARING ON ONE COURSE OF SOLID GROUTED MASONRY UNITS, UNLESS NOTED OTHERWISE. ALL LOOSE LINTELS TO BE PROVIDED BY STRUCTURAL STEEL CONTRACTOR.
6. PROVIDE ANGLE L5X31/2X5/16" FOR EACH 4" OF MASONRY WALL THICKNESS OVER GRILLES, LOUVERS, PANEL BOXES, DUCTS AND OTHER MISCELLANEOUS OPENINGS NOT LISTED IN SCHEDULE.

DIVISION 04 - REPAIR OF EXISTING MASONRY
1. REPOINTING MORTAR SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH THE DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE CULTURAL RESOURCES PRESERVATION BRIEFS 2, "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS," REVISED EDITION OCTOBER 1998, AND IN COMPLIANCE WITH THE GUIDELINES SET FORTH BY THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.
2. THE REPOINTING OF MORTAR SHALL MATH THE ORIGINAL IN COLOR, GRAIN SIZE, AND TEXTURE. THE COMPRESSIVE STRENGTH OF THE REPOINTING MORTAR SHALL BE EQUAL OR LESS THAN THE COMPRESSIVE STRENGTH OF THE ORIGINAL MORTAR AND SURROUNDING BRICK OR STONE. THE REPLACEMENT MORTAR SHALL CONTAIN APPROXIMATELY THE SAME INGREDIENT PROPORTIONS OF THE ORIGINAL MORTAR.
3. ALL REPLACEMENT MORTAR INGREDIENTS AND MORTAR FORMULATIONS WILL BE ESTABLISHED FROM TEST DATA GATHERED FROM THE ORIGINAL MATERIALS SAMPLED FROM THE SITE AND ANALYZED BY A LABORATORY SPECIALIZING IN HISTORIC MORTAR ANALYSIS.
4. MASONRY CLEANERS SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE CULTURAL RESOURCES PRESERVATION BRIEF 1, "THE CLEANING AND WATERPROOF COATING OF MASONRY BUILDINGS," AND PRESERVATION BRIEF 6, "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS" IN COMPLIANCE WITH GUIDELINES SET FORTH BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.
5. ALL CLEANING TECHNIQUES SHOULD USE THE GENTLEST MEANS POSSIBLE TO AVOID ETCHING, STAINING, BLEACHING, OR MASONRY DAMAGE. SAND BLASTING IS NOT PERMITTED.
6. REPOINTING: LEAVE ONE INTACT AND SERVICEABLE EXAMPLE OF ORIGINAL MORTAR ON THE BUILDING. ALL JOINTS (UNLESS OTHERWISE NOTED) SHALL BE RAKED BACK TO SOUND, SOLID, BACKUP MATERIAL. ALL RAKING OUT SHOULD LEAVE A CLEAN, SQUARE FACE AT THE BACK OF THE JOINT TO PROVIDE FOR MAXIMUM CONTACT OF POINTING MORTAR WITH THE MASONRY BACKUP MORTAR. SHALLOW OR FEATHER EDGING SHALL NOT BE PERMITTED. EXISTING MORTAR JOINTS SHALL BE RAKED OUT A MINIMUM DEPTH OF 2.5 TIMES THE HEIGHT OF THE EXISTING MORTAR JOINTS, HOWEVER, SO AS NOT TO COMPROMISE THE STRUCTURAL STABILITY OF THE WALL, THE JOINT SHOULD NOT BE RAKED OUT MORE THAN HALF THE WIDTH OF THE MASONRY UNIT.
7. USE HAND TOOLS AND POWER TOOLS ONLY AFTER TEST CUTS DETERMINE NO DAMAGE TO MASONRY UNITS RESULTS. VERTICAL (HEAD) JOINTS SHALL NOT BE RAKED OUT USING ROTARY POWER SAWS. DO NOT DAMAGE MASONRY UNITS. EXISTING HORIZONTAL (BED) JOINTS FILLED WITH HARD PORTLAND MORTAR MAY BE RAKED OUT USING A DIAMOND BLADE THAT IS NARROWER THAN THE JOINT WIDTH. THE REMAINING MORTAR SHALL BE REMOVED FROM THE JOINTS BY HAND USING MASONRY CHISELS OR PNEUMATIC CARVING TOOLS.
8. EXISTING HISTORIC MORTAR SHALL BE REMOVED USING ONLY CHISELS THAT ARE NO WIDER THAN HALF THE WIDTH OF THE EXISTING MASONRY JOINTS. CONTRACTOR SHALL NOT WIDEN THE EXISTING MASONRY JOINTS. THE SURROUNDING MASONRY EDGES SHALL NOT BE SPALLED OR CHIPPED DURING MORTAR REMOVAL. CONTRACTOR SHALL REPLACE ALL BRICK DAMAGED DURING MORTAR REMOVAL WITH REPLACEMENT UNITS THAT MATCH THE ORIGINAL EXACTLY.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES (SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION)
1. WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE NATIONAL FOREST PRODUCTS ASSOCIATION (NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION).
2. CONTRACTOR TO PROVIDE WALL BLOCKING FOR ALL SHELVING, EQUIPMENT, GRAB BARS, MOP HOLDERS, FIXTURES, AND SIMILAR ACCESSORIES FOR FIRM SUPPORT. COORDINATE WITH ALL CONTRACTOR, OWNER AND EQUIPMENT SUPPLIER REQUIREMENTS PRIOR TO ENCLOSING FRAMING.
3. WOOD TREATMENT: PRESSURE TREAT ALL SILLS AND PLATES AND ANY OTHER WOOD IN CONTACT WITH MASONRY, CONCRETE OR GROUND, AND AS SHOWN ELSEWHERE ON DRAWINGS. PRESSURE TREATMENT SHALL COMPLY WITH AWPB STANDARDS C2 AND LP-22.
4. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.

DIVISION 06 – FIRE TREATED LUMBER AND SHEATHING
1. FIRE-RETARDANT-TREATED FRAMING LUMBER AND SHEATHING (IF SHOWN) SHALL BEAR LABELS STATING CERTIFICATION AND HAVE A FRAME SPREAD OF 25 OR LESS (CLASS A) WHEN TESTED IN ACCORDANCE WITH ASTM E84 AND UNDERWRITERS LABORATORIES, INC.

DIVISION 06 – CASEWORK
1. THE CASEWORK SUBCONTRACTOR/SHOP SHALL PROVIDE A COMPLETE SET OF CASEWORK SHOP DRAWINGS TO THE GENERAL CONTRACTOR FOR USE AND REFERENCE PERTAINING TO THE CONSTRUCTION OF THE PROJECT. THESE SHOP DRAWINGS SHALL BE CONSIDERED AS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS FOR THE CONSTRUCTION OF THE PROJECT.
2. ALL CASEWORK ITEMS SHALL BE FURNISHED TO THE JOBSITE IN PREFINISHED CONDITION (I.E. STAINED, SEALED, LAMINATED, AND SIMILAR FINISHES) UNLESS SPECIFICALLY NOTED OTHERWISE.
3. CABINETS ARE TO BE FLUSH OVERLAY CONSTRUCTION MEETING AMERICAN WOODWORKERS INSTITUTE (AWI) CUSTOM GRADE STANDARDS.
4. DRAWINGS ARE SCHEMATIC, BALZER AND ASSOCIATES IS NOT RESPONSIBLE FOR DIMENSIONING, FABRICATION DETAILS (INCLUDING BRACING, FASTENING, AND CONCEALED BLOCKING, AND SIMILAR FRAMING) NORMALLY ASSOCIATED WITH SHOP DRAWINGS.
5. ALLOW A MINIMUM OF 1 INCH CLEARANCE FROM THE EDGE OF ALL WALLS AND THE OUTSIDE FACE OF CASEWORK, TYPICAL
6. PROVIDE 1-1/2" HOLE FOR ELECTRICAL, TELEPHONE, AND COMPUTER OUTLET ACCESS IN COUNTERS WHERE CABLE OPENINGS/GROMMETS OCCUR AND WHERE NOTED. VERIFY LOCATION WITH OWNER, COORDINATE POWER AND TELEPHONE PLAN WITH CABINET ELEVATION.
7. FILLER STRIPS ARE TO BE PROVIDED AT ALL WALLS.

DIVISION 06 – LAMINATE PLASTICS
1. SURFACING SHALL BE MELAMINE SURFACE LAMINATED PLASTIC. SHEET BACKING PANELS SHALL BE OF SIMILAR MATERIAL AND THICKNESS, WITHOUT DECORATIVE FINISH. CORE MATERIAL SHALL BE 3/4" THICK MEDIUM DENSITY PARTICLEBOARD; MINIMUM WEIGHT 40 LBS PER CUBIC FOOT. COUNTERTOPS SHALL BE FABRICATED IN SINGLE LENGTHS UP TO 12'-0"; COUNTERTOPS OVER 12'-0" LENGTH SHALL HAVE HAIRLINE JOINTS. ALL EXPOSED EDGES TO BE SMOOTH, SHARP, CLEAN. PROVIDE OPENINGS (I.E. SINKS, GROMMETS, EQUIPMENT, RESTROOM ACCESSORIES, AND SIMILAR PENETRATIONS) IN COUNTERTOP AS REQUIRED FOR EQUIPMENT. CONSULT WITH OWNER TO CONFIRM LOCATIONS.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION
1. RIGID PERIMETER INSULATION SHALL BE ASTM C578, TYPE IV; COMPRESSIVE STRENGTH: 25 LB. PER SQUARE INCH, MINIMUM (ASTM D1621); WATER ABSORPTION: 0.1% BY VOLUME, MAXIMUM (ASTM C272). FOAM BLOWING AGENT SHALL PROVIDE AT LEAST 90% REDUCTION IN OZONE DEPLETION POTENTIAL AS COMPARED WITH STANDARD CFC BLOWING AGENTS. AGED R-VALUE: 4.4 PER INCH @ 75°F - THICKNESS AS INDICATED OR OF THICKNESS TO ACHIEVE NOTED R-VALUE.
2. FIBERGLASS BATT INSULATION FOR CONCEALED INSTALLATIONS: KRAFT-FACED THERMAL BATT INSULATION COMPLYING WITH ASTM C665, TYPE II, CLASS C, WITH MAXIMUM FLAME SPREAD OF 25 AND SMOKE-DEVELOPMENT OF 450 OR LESS.
3. FIBERGLASS BATT INSULATION FOR EXPOSED INSTALLATIONS (INCLUDING ANY FACINGS): SHALL HAVE A FLAME SPREAD RATING PER CURRENT GOVERNING CODE. INSULATION SHALL BE FSK (FOIL) OR PSK (POLY) FACED FIBERGLASS THERMAL BATT INSULATION COMPLYING WITH THE FLAMESPREAD REQUIREMENTS LISTED ABOVE, OR UNFACED HIGH DENSITY MINERAL FIBER, WITH STRAPPING AS REQUIRED BE HELD IN PLACE.
4. EXTERIOR SEALANTS: SHALL BE NON-SAG, SILICONE TYPE. COLOR TO MATCH ADJACENT EXTERIOR MATERIALS, OR EXTERIOR DOOR OR WINDOW FRAMES. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL. NOTE THAT MORE THAN (1) SEALANT COLOR WILL BE REQUIRED. VERIFY COLOR LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
5. INCLUDE SILL PLATE INSULATION, CAULKING OF SILLS AND PLATES AND FOAM INJECTIONS AT WINDOW AND DOOR SHIM SPACE.
6. PROVIDE 15MIL VAPOR BARRIER UNDER CONCRETE SLAB ON GRADE. SEAL ALL JOINTS & PENETRATIONS.
7. PROVIDE 60 MIL BITUTHENE WATERPROOFING MEMBRANE WITH 1/2" PROTECTION BOARD AT ALL BELOW GRADE, EXTERIOR WALLS. CONTINUE MEMBRANE AND PROTECTION BOARD OVER TOP OF FOOTING. WHERE GRADE IS LESS THAN 8" BELOW FINISH FLOOR, EXTEND MEMBRANE 12" UP BEHIND MOISTURE BARRIER.
8. MOISTURE BARRIER BASIS-OF-DESIGN SHALL BE DUPONT TYVEK FLUID APPLIED WEATHER BARRIER, OR EQUAL. CONTINUOUS ON ALL WALL SURFACES, AND INTEGRATED WITH EMBEDDED FLASHING COMPONENTS.

DIVISION 07 - GUTTERS AND FLASHING
1. METAL FLASHING AND ROOF TRIM - STAINLESS STEEL FLASHING'S TO BE MINIMUM 24 GAGE, ASTM A 167, SOFT ANNEALED, WITH NO. 2D FINISH @ INTERSECTIONS OF ROOF & VERTICAL WALLS & OTHER INTERRUPTIONS TO THE DOWNWARD FLOW OF MOISTURE. METAL FLASHING TO BE ATTACHED WITH SCREWS AND NEOPRENE WASHERS.
2. GUTTERS AND DOWNSPOUTS SHALL BE FACTORY FINISHED METAL; 0.027 INCH THICK - GUTTERS, 0.020 INCH THICK DOWNSPOUTS. COLOR AS INDICATED IN DRAWINGS.
3. ALL GUTTERS TO BE "K" STYLE PRE-FINISHED SEAMLESS METAL WITH OVERSIZED DOWNSPOUTS.
4. ROOF SCUPPERS AND OTHER STAINLESS STEEL FLASHING TO BE MINIMUM 24 GAGE, ASTM A 167, SOFT ANNEALED, WITH NO. 2D FINISH. NON-SPECIFIC METAL FLASHING SHALL BE 24 GAGE ALUMINUM, FACTORY FINISHED, COLOR TO MATCH SURROUNDING CONSTRUCTION. ALL FLASHING TO HAVE WATERTIGHT SEAMS WITHOUT EXPOSED FASTENERS, DETAILED PER SMACNA STANDARDS.
5. CAP FLASHING SYSTEM TO BE .050" ALUMINUM OR 24 GAUGE GALVANIZED STEEL, FACTORY FINISHED, COLOR AS SHOWN IN DRAWINGS. ALL CAP FLASHING TO BE FACTORY FORMED, DESIGNED WITH INTERNAL GUTTER/DRAIN CHAIR, DETAILED PER SMACNA STANDARDS, AND DESIGNED FOR THERMAL EXPANSION/CONTRACTION. CLEATS SHALL BE 20 GAUGE GALVANIZED STEEL, COPING TO HAVE CONCEALED SPLICE PLATES TO MATCH COPING COLOR & FINISH, WITH NO EXPOSED FASTENERS. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS, UTILIZING FASTENERS AS SPECIFIED BY MANUFACTURER FOR USE WITH COPING SYSTEM AND SUB-STRUCTURE INDICATED IN DRAWINGS.

DIVISION 07 - ROOFING SYSTEMS (SHINGLE)
1. ALL SHINGLE ROOFING TO BE 30 YEAR. ARCHITECTURAL GRADE ASPHALT OR FIBERGLASS SHINGLES (FOR CONDITIONED NON-VENTED ATTIC OPTION PROVIDE SHINGLE WARRANTEE FOR APPLICATION OVER CONDITIONED/NON-VENTED ATTIC) OVER #30 ASPHALT ROOFING FELT.
2. COLOR TO BE FROM MANUFACTURER STANDARD FULL RANGE AS SELECTED BY ARCHITECT AND/OR OWNER.
3. PROVIDE MINIMUM 26 INCH WIDE CONTINUOUS SELF-ADHERING "ICE AND WATER SHIELD" IN ALL VALLEYS, AT EAVES, AND WHERE ROOF INTERSECTS VERTICAL WALL ELEMENTS. IN VERTICAL INTERSECTIONS, FLASHING SHALL EXTEND A MINIMUM OF 12 INCHES VERTICALLY BEHIND MOISTURE BARRIER MEMBRANE.

DIVISION 08 - OPENINGS
1. ALL NEW DOORS TO BE MINIMUM 3'-0" WIDE X 7'-0" TALL UNLESS OTHERWISE NOTED. PROVIDE "LEVER STYLE" HANDLES. HARDWARE SHALL BE HEAVY DUTY COMMERCIAL CUSTOM GRADE. ALL HINGES TO BE PERMANENTLY MOUNTED TO MINIMUM HEIGHT OF 38" A.F.F. THRESHOLDS TO COMPLY WITH ADA. ALL HARDWARE FINISHES SHALL BE BRUSHED NICKEL UNLESS NOTED OTHERWISE.
2. ALL DOORS AND FRAMES NOTED SPECIFICALLY WITH FIRE RATING CHARACTERISTICS SHALL BE INSTALLED AND MAINTAINED WITH CLEARLY IDENTIFIABLE LABELS WITH U.L. INFORMATION. ALL LABELS SHALL REMAIN UNPAINTED OR TARNISHED.
3. GLAZING
   A. NON-INSULATED: 1/4" THICK, ASTM 1036, TYPE1, QUALITY Q5.
   B. TEMPERED: 1/4" THICK, ASTM 1048, TYPE 1, QUALITY Q5, FULLY TEMPERED
   C. INSULATED: (2) 1/4" THICK FLOAT GLASS SEPARATED BY A 1/2" DEHYDRATED AIR SPACE COMPLYING WITH ASTM E774. TEMPER UNITS AS REQUIRED FOR NON-INSULATED TEMPERED UNITS.

DIVISION 08 - INTERIOR DOORS
1. INTERIOR STEEL DOORS: ANSI/SDI -100, GRADE II, HEAVY DUTY, MINIMUM 18 GAUGE GALVANIZED FACES, SEAMS WELDED AND GROUND SMOOTH. LABEL WHERE INDICATED ON SCHEDULE. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED ELEMENTS.
2. FRAMES: FABRICATE FROM 18 GAUGE. KNOCK-DOWN TYPE FOR INTERIOR DOORS, UNLESS INSTRUCTED BY OWNER OTHERWISE. PROVIDE SILENCERS ON INTERIOR FRAMES. ALL FRAMES TO RECEIVE MINIMUM 26 GAGE MORTAR BOXES IN MORTARED IN FRAMES. PROVIDE ALL ANCHORAGE DEVICES AS REQUIRED FOR WALL TYPE. ANCHORS TO BE CONCEALED TYPE. FACTORY CUT DOORS AND FRAMES FOR HARDWARE INSTALLATION. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED ELEMENTS.
3. INTERIOR WOOD DOORS
   A. RATED DOORS: 1-3/4" THICK, 5-PLY, CROSSBANDED CONSTRUCTION, NON-COMBUSTIBLE CORE, PREMIUM GRADE WOOD FACE. FACTORY STAIN FINISH WITH SATIN POLYURETHANE (MATCHING EDGE) PLAIN SLICED WHITE BIRCH BOOK MATCH. DO NOT PAINT OR CONCEAL LABELS OF FIRE RATED ELEMENTS.
   B. NON-RATED DOORS: 1-3/4" THICK, 7-PLY, CROSSBANDED CONSTRUCTION, PARTICLE BOARD CORE, PREMIUM GRADE WOOD FACE. FACTORY STAIN FINISH WITH SATIN POLYURETHANE (MATCHING EDGE) PLAIN SLICED WHITE BIRCH BOOK MATCH.

DIVISION 08 - EXTERIOR DOORS
1. EXTERIOR STEEL DOORS: ANSI/SDI-100, GRADE III, EXTRA HEAVY DUTY, MINIMUM 16 GAGE GALVANIZED STEEL FACES, SEAMS WELDED AND GROUND SMOOTH. LABEL WHERE INDICATED ON SCHEDULE. INSULATED CORE, R-5 MINIMUM.
2. FRAMES: FABRICATE FROM 16 GAGE GALVANIZED STEEL FOR EXTERIOR APPLICATIONS. FRAMES WITH WELDED CORNERS FOR EXTERIOR DOORS, UNLESS INSTRUCTED BY OWNER OTHERWISE. PROVIDE WEATHERSTRIPPING FOR EXTERIOR DOORS. ALL FRAMES TO RECEIVE MINIMUM 26 GAGE MORTAR BOXES IN MORTARED IN FRAMES. PROVIDE ALL ANCHORAGE DEVICES AS REQUIRED FOR WALL TYPE. ANCHORS TO BE CONCEALED TYPE. FACTORY CUT DOORS AND FRAMES FOR HARDWARE INSTALLATION.

DIVISION 08 - VINYL WINDOWS
1. WINDOWS BASIS-OF-DESIGN SHALL BE SIERRA PACIFIC DOUBLE HUNG AND OR CASEMENT.

DIVISION 09 - FINISHES
1. REFER TO FINISH SCHEDULE, GENERAL FINISH NOTES, AND FINISH PLANS (IF SHOWN) FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. SEE FLOOR PLANS AND/OR REFLECTED CEILING PLANS FOR LAYOUT PATTERNS AND NUMBER OF COLORS/TYPES.
3. ALL TRANSITIONS BETWEEN DIFFERENT TYPES OF FLOORING SHALL BE ADA COMPLIANT. PROVIDE VINYL TRANSITION STRIP AT ALL DOORWAYS/OPENINGS BETWEEN ROOMS WITH CARPET AND ROOMS WITH VCT. PROVIDE TILE TRANSITION/THRESHOLD AT ALL DOORWAYS/OPENINGS BETWEEN ROOMS WITH TILE AND CARPET OR VCT.
4. BEGINNING OF FINISH INSTALLATION SIGNIFIES INSTALLER'S AND MANUFACTURER'S ACCEPTANCE OF SUBSTRATE CONDITIONS AS REQUIRED TO MAINTAIN FINISH MATERIAL WARRANTIES.

DIVISION 09 - GYPSUM BOARD (WALLS AND CEILINGS)
1. GYPSUM BOARD AND WOOD ASSEMBLIES SHALL BE SECURED TO STUDS AT SPACING INDICATED BY GYPSUM BOARD MANUFACTURER WITH FASTENERS SPECIFIED BY SAME. PROVIDE SHEET STEEL ZINC COATED BY HOT DIP PROCESS TRIM ACCESSORIES COMPLYING WITH ASTM C1047. TRIM INCLUDES CORNER BEAD, LC BEAD, SCREW HEADS, AND IRREGULARITIES. SAND SMOOTH. PROVIDE MOISTURE RESISTANT BOARD IN EXTERIOR SOFFITS, BATHROOMS, AROUND OPEN TUBS, AND IN LAUNDRY AND JANITOR ROOMS. PROVIDE CEMENTITIOUS BOARD IN ALL WET AREAS. PROVIDE METAL CONTROL JOINTS PER GA-216-2004; SECTION 4.7.3: "...SO THAT LINEAR DIMENSIONS BETWEEN CONTROL JOINTS DO NOT EXCEED 30 FEET AND TOTAL AREA BETWEEN CONTROL JOINTS DOES NOT EXCEED 900 FEET." BULLNOSE ALL OUTSIDE CORNERS AND ALL INTERIOR GYPSUM WALL BOARD RETURNS AT DOORS AND WINDOWS.
2. ALL EXPOSED GYPSUM BOARD INSTALLATIONS SHALL HAVE A LEVEL 4 FINISH.
3. ALL EXPOSED GYPSUM BOARD INSTALLATIONS SCHEDULED TO RECEIVE HIGH GLOSS PAINT FINISHES SHALL HAVE A LEVEL 5 FINISH.
4. ALL CONCEALED GYPSUM BOARD INSTALLATIONS SHALL HAVE A FINISH LEVEL CONSISTENT WITH REQUIRED FIRE RATING (IF ANY).

DIVISION 09 - PAINTS AND COATINGS
1. PAINTS UTILIZED SHALL MEET THE FOLLOWING SPECIFICATIONS:
   A. EXTERIOR PAINT: UTILIZES ALKYD ENAMEL SEMI-GLOSS FINISH PAINT BY SHERWIN WILLIAMS OR EQUAL. PROVIDE ONE COAT PRIMER AND TWO COATS FINISH.
   B. INTERIOR PAINT: UTILIZE PAINT MATERIALS CONTAINING 0% VOC'S (VOLATILE ORGANIC COMPOUNDS), CONSISTING OF (1) COAT INTERIOR LATEX PRIMER AND (2) COATS OF LATEX FINISH.
   C. DOORS AND FRAMES: EXTERIOR PAINT FOR DOORS AND FRAMES: PROVIDE 1 COAT SHERWIN WILLIAMS OR EQUAL ALL SURFACE ENAMEL LATEX PRIMER AND 2 COATS SHERWIN WILLIAMS OR EQUAL ALL SURFACE LATEX ENAMEL HIGH GLOSS. COLOR PER ELEVATIONS.
2. PROVIDE EXTRA STOCK OF 2% IN EACH COLOR AND TYPE, CLEARLY MARKED TO INDICATE CONTENTS AND LOCATION USED.

DIVISION 09 - VINYL COMPOSITE TILE
1. BASIS-OF-DESIGN SHALL BE "STANDARD EXCELON IMPERIAL TEXTURE" AS MANUFACTURED BY ARMSTRONG WORLD INDUSTRIES, INC. OR EQUAL, 12"x12", 1/8" THICK, CLASS 2, SMOOTH SURFACE, WITH ARMSTRONG'S STANDARD VCT ADHESIVE OR EQUAL.
2. COLOR SELECTIONS FOR VCT AND VCB TO BE CHOSEN BY OWNER FROM MANUFACTURER'S FULL RANGE.
3. PRODUCT TO BE RESISTANT TO IMPACT, STATIC, AND ROLLING. VCT SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM SPECIFICATION F- 1066, CLASS 2, AND SHALL BE ASBESTOS-FREE.
4. TILE TO BE THROUGH PATTERN AND COLOR CONSTRUCTION.
5. PRODUCT SHALL OFFER A LIMITED 5-YEAR COMMERCIAL WARRANTY AGAINST MANUFACTURING DEFECTS.
6. PROVIDE EXTRA STOCK OF 2% IN EACH COLOR, CLEARLY MARKED TO INDICATE CONTENTS AND LOCATION USED.

DIVISION 10 – SPECIALTIES (NONE)

DIVISION 11 – KITCHEN EQUIPMENT
1. ALL EQUIPMENT SHALL BE PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.

DIVISION 12 – FURNISHINGS (NONE)
1. INTERIOR UPFIT WORK (EQUIPMENT, DISPLAYS, AND SIMILAR SYSTEMS PROVIDED BY THE OWNER) TO BE DESIGNED BY OTHERS UNDER SEPARATE CONTRACT.

DIVISION 12 – WINDOW TREATMENTS
1. PROVIDE DRUM ROLLER SHADES AT LOCATIONS INDICATED. MANUAL SHADES SHALL BE CLUTCH AND CHAIN. MOTORIZED SHADES SHALL BE CONNECTED TO BUILDING POWER AND SWITCHED IN THE ROOM WHERE INSTALLED WITH MULTIPLE PRESET STOPS. FABRIC SHALL BE LIGHT FILTERING PVC-COATED FIBERGLASS.

DIVISION 13 – SPECIAL CONSTRUCTION (NONE)

DIVISION 14 – THRU 20 (NOT USED)

DIVISION 21 – FIRE SUPPRESSION (NONE)

DIVISION 22 – PLUMBING (SEE MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL INFORMATION)

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING (SEE MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL INFORMATION)
1. ALL MECHANICAL AND PLUMBING DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT GOVERNING CODE, AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY.
2. PROVIDE VENTILATION FANS TO OUTSIDE FOR ALL TOILETS AND JANITOR ROOMS. OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED.
3. HOT WATER AT TAPS SHALL BE MAINTAINED WITH A RANGE OF 105-120 DEGREES FAHRENHEIT.
4. INSULATE ALL ABOVE GRADE WATER SUPPLY PIPING WITH 1/2" FIBERGLASS OR NEOPRENE PIPE COVERING.
5. PRESSURE TEST ALL WATER LINES WITH 100 PSI FOR LEAKS, AND GRAVITY TEST ALL SANITARY LINES WITH TEN FOOT (10'-0") STANDING HEAD (OR AS DIRECTED BY THE BUILDING OFFICIAL).
6. VACUUM BREAKERS ARE REQUIRED AT ALL HOSE BIBS AND ANY OUTLET OR CONNECTION SUBJECT TO BACKFLOW.
7. PROVIDE SHUT-OFF VALVE AT EACH FIXTURE AND EQUIPMENT CONNECTION FOR FUTURE SERVICE AND REMOVAL. PROVIDE ACCESS PANELS AS REQUIRED IN SOLID WALLS OR CEILINGS.
8. HOT WATER LINES AND EXPOSED DRAIN LINES ARE TO BE INSULATED IN ACCORDANCE WITH ADA REQUIREMENTS.

DIVISION 24 (NOT USED)

DIVISIONS 25 – INTEGRATED AUTOMATION (NONE)

DIVISION 26 – ELECTRICAL (SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION)
1. ALL ELECTRICAL DESIGNS, CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT GOVERNING CODE, AND THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC), AS A MINIMUM LEVEL OF CONSTRUCTION DETAIL AND QUALITY.

DIVISION 27 – COMMUNICATIONS (SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION)

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY (SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION)

DIVISION29 THRU 30 (NOT USED)

DIVISION 31 – EARTHWORK (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)
1. GENERAL CONTRACTOR SHALL REVIEW COMPLETE SITE PLAN PACKAGE, AND NOTIFY ARCHITECT OF PERCEIVED CONFLICTS FOR RESOLUTION PRIOR TO COMMENCING WORK.
2. GENERAL CONTRACTOR SHALL REVIEW GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT (IF ANY) AND SHALL INCLUDE RECOMMENDED WORK IN BID. THE GENERAL CONTRACTOR SHALL PERFORM ANY ADDITIONAL EXPLORATION AS DEEMED NECESSARY PRIOR TO BID TO DETERMINE SUB-SURFACE CONDITIONS TO MINIMIZE CHANCES OF NEED FOR CHANGES TO THE CONTRACT.
3. PROVIDE UNIT PRICES FOR CUT AND/OR FILL (BOTH ON-SITE AND OFF-SITE) AND ROCK REMOVAL.
4. INCLUDE ALL SEASONAL SITE PROTECTION AS NEEDED IN BID FOR DEWATERING, HOT CONDITIONS, COLD CONDITIONS, WET CONDITIONS, AND DRY CONDITIONS.
5. GENERAL CONTRACTOR TO INCLUDE ALL CONSTRUCTION SURVEY AND STAKING WORK FEES/SERVICES IN BID.
6. ALL DISTURBED AREAS OF THE SITE SHALL RECEIVE PAVEMENT, MULCH, LANDSCAPING, SOD, OR SEED AND STRAW PRIOR TO COMPLETION OF THE PROJECT. SEE CIVIL DRAWINGS FOR LAYOUT PLANS AND ADDITIONAL NOTES.
7. TERMITE CONTROL (IF REQUIRED) SHALL COMPLY WITH EPA AND BEAR A REGISTERED LABEL WITH A WARRANTY PERIOD OF (3) THREE YEARS.

DIVISION 32 – EXTERIOR IMPROVEMENTS (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)
1. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN TEMPORARY BARRIERS, BARRICADES, ENCLOSURES, AND TEMPORARY CONSTRUCTION FENCING AS REQUIRED TO PROTECT THE HEALTH AND SAFETY OF THE GENERAL PUBLIC, NEW AND PRE-EXISTING ADJACENT CONSTRUCTION FROM PHYSICAL DAMAGE AND PROVIDE SECURITY OF VALUABLE PROPERTY, UNTIL SUBSTANTIAL COMPLETION.

DIVISION 33 – UTILITIES (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)
1. GENERAL CONTRACTOR SHALL WORK WITH OWNER TO OBTAIN REQUIRED UTILITIES TO PROJECT SITE (IF NOT ALREADY PRESENT) AND WILL NOTIFY OWNER IN WRITING WITHIN TEN (10) DAYS OF REQUIRED DATE(S) WHEN UTILITIES MUST BE AVAILABLE FOR WORK TO BE COMPLETED.

DIVISION 34 – TRANSPORTATION (SEE CIVIL SHEETS FOR ADDITIONAL INFORMATION)

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION (NONE)

BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

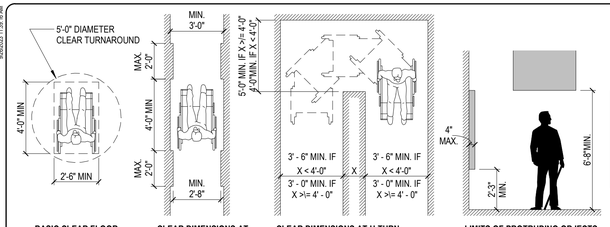
CAPTAIN SINCLAIR - POOL HOUSE
ADAPTIVE RE-USE
OUTLINE SPECIFICATIONS

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	**LNB**
DESIGNED BY	**LNB**
CHECKED BY	**KNC**
DATE	**2023-09-25**
SCALE	**12" = 1'-0"**
REVISIONS	

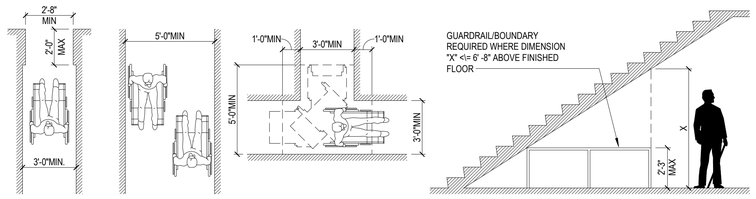
T2.01

PROJECT NO 59220006.00



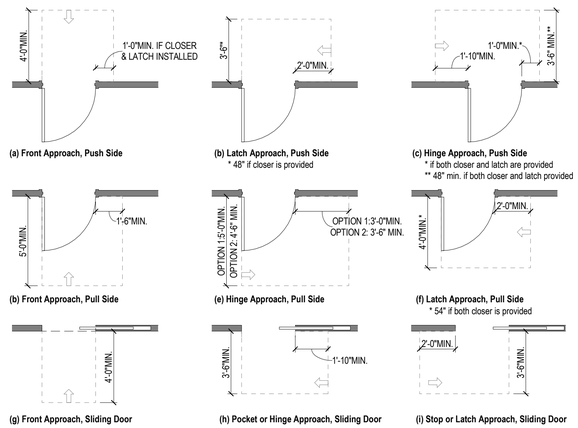
BASIC CLEAR FLOOR DIMENSIONS | CLEAR DIMENSIONS AT ACCESSIBLE PATH | CLEAR DIMENSIONS AT U-TURN | LIMITS OF PROTRUDING OBJECTS

OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE FINISHED FLOOR OR GROUND SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.



CLEAR DIMENSIONS AT OPENING/DOORWAY | CLEAR DIMS. FOR 2 WHEELCHAIRS PASSING | CLEAR DIMENSIONS FOR T-SHAPE 180 DEG. TURN | REDUCED VERTICAL DIMENSIONS

ACCESSIBLE CLEARANCES



(a) Front Approach, Push Side | (b) Latch Approach, Push Side | (c) Hinge Approach, Push Side

* 48" if closer is provided

* if both closer and latch are provided
** 48" min. if both closer and latch provided

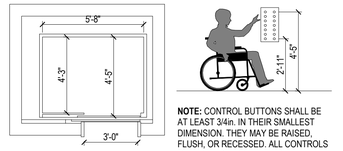
(b) Front Approach, Pull Side | (e) Hinge Approach, Pull Side | (f) Latch Approach, Pull Side

* 54" if both closer is provided

(g) Front Approach, Sliding Door | (h) Pocket or Hinge Approach, Sliding Door | (i) Stop or Latch Approach, Sliding Door

ACCESSIBLE MANEUVERING CLEARANCES

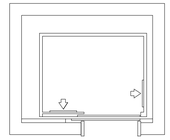
DESIGNATES DIRECTION OF APPROACH



NOTE: ELEVATOR CARS WITH A MINIMUM WIDTH LESS THAN THAT ABOVE BUT NO LESS THAN 54" ARE ALLOWED FOR ELEVATORS WITH CAPABILITIES OF LESS THAN 2000lbs A CENTER OPENING DOOR APPLICATION IS ALLOWABLE.

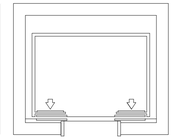
MINIMUM DIMENSIONS OF ELEVATOR CARS

NOTE: CONTROL BUTTONS SHALL BE AT LEAST 3/4in. IN THEIR SMALLEST DIMENSION. THEY MAY BE RAISED, FLUSH, OR RECESSED. ALL CONTROLS SHALL BE NO HIGHER THAN 54in. ABOVE THE FLOOR. EMERGENCY CONTROLS, INCLUDING THE EMERGENCY ALARM AND STOP SHALL BE GROUPED AT THE BOTTOM OF THE PANEL AND SHALL HAVE THEIR CENTERLINES NO LESS THAN 35in. ABOVE THE FLOOR.



NOTE: ALTERNATE LOCATIONS OF CONTROL PANEL WITH SIDE OPENING DOOR.

ELEVATOR CAR CONTROLS



NOTE: ALTERNATE LOCATIONS OF CONTROL PANEL WITH CENTER OPENING DOOR

ELEVATOR CAR CONTROLS

ELEVATOR ACCESSIBILITY

SEE ICC ANSI A117.1-2009 FOR ADDITIONAL REQUIREMENTS

Accessibility Diagrams Disclaimer

This set of ICC/ANSI A117.1-2009 standards has been indicated here for general reference purposes only. In no way does this sheet represent all applicable components of the "Accessible and Usable Buildings and Facilities" National Standard. For clarifications, accompanying texts, descriptions, or interpretations refer to the national standard code. The excerpts from the national standard indicated here have been included for their relevance to this project and are not to be construed as a complete and exhaustive list. For any dimensional discrepancies, please consult the Architect.

GENERAL ACCESSIBILITY NOTES

General

1. Reference 2015 Virginia Construction Code (VCC) and International Code Council (ICC) A117.1-2009 edition for section numbers and as the base for notes and diagrams.
2. General contractor shall provide handicap code compliant men's and women's room signage. Signs shall be mounted on exterior side (if shown on interior elevations) and shall include the international symbol of accessibility.
3. Grab bars shall not rotate within their fittings and shall be installed to withstand a load of 250 lbs. or greater.
4. Primary entrances and required exit access and exits to or from buildings and facilities shall be made accessible to the public way.
5. Every required entrance or passage doorway shall be of a size as to permit the installation of a door not less than 3 feet in width and not less than 6 feet 8 inches in height. Doors shall be capable of opening at least 90 degrees and shall be so mounted that the clear width of the doorway is not less than 32 inches.
6. Latching and locking doors that are hand activated and which are in a path of travel, shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars, or other hardware. This hardware should be designed to provide passage without requiring the ability to tightly grasp, pinch, or require twisting of the wrist to operate the hardware.
7. Hand activated door opening hardware shall be centered between 34 inches and 48 inches above the floor.
8. The floor or landing on each side of an entrance or passage door shall be level (less than 2 percent slope) and clear. The level and clear area shall have a length in the direction of door swing of at least 60 inches and the length opposite the direction of door swing of 46 inches as measured at right angles to the plane of the door in its closed position.
9. The width of the level (less than 2 percent slope) and clear area on the side to which the door swings shall extend 24 inches past the strike edge of the door for a latch approach, 42 inches for a hinge approach and 18" for a front approach. Provide 12 inches of additional space if door is equipped with both a latch and a closer.
10. The floor or landing shall be no more than 1/2 inch lower than the threshold of the doorway change in level between 1/4 inch and 1/2 inch shall be beveled with a slope no greater than 1:2.
11. Floor surfaces shall be constructed of slip-resistant materials to meet local code.
12. Grab bars shall be:
    A. Non-rotating having 1/8 inch minimum edge radius.
    B. Not projecting more than 3 inches into required clear floor space.
    C. Shall be non-rusting non-slip with 1-1/4 inches to 2 inches outside diameter with 1-1/2 inches clearance from wall mounted.
13. Wall reinforcement for grab bars shall be installed in compliance with all applicable codes, including ICC/ANSI A117.1-2009.
14. The top of fire alarm initiating devices (boxes) shall be located 48 inches above the level of the floor working platform, ground surface or sidewalk.
15. Tops of light switches, environmental controls, locks, and electrical outlets shall be mounted no higher than 48 inches above finished floor and no lower than 18 inches (to top) above finished floor.
16. All controls in accessible spaces must meet clear floor requirements.

Site

1. See civil, landscape architect and/or architectural drawings for accessible building entrance on accessible route.
2. See civil, landscape architect and/or architectural drawings for accessible, public, and common use areas.
3. Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding inch and shall be a minimum of 48 inches in width.
4. Surfaces with a slope of 5 percent gradient or greater, including ramps, shall be slip-resistant (broom finish).
5. Surface cross slopes shall not exceed 2 percent (1/4 inch per foot).

Kitchens

1. Accessible washers and dryers (where called for) shall comply with accessible reach requirements as defined in section 611 in ICC/ANSI A117.1-2009.
2. Door pulls and handles shall be mounted within the reach distances defined in ICC/ANSI A117.1-2009.
3. Refrigerator/freezers shall comply with section 804.6.6 in ICC/ANSI A117.1-2009.
4. Floor clearances at each kitchen appliances shall comply with section 804 in ICC/ANSI A117.1-2009.
5. Cabinets, drawer, shelf storage areas shall:
    A. Have door pulls mounted as close to bottom of the upper cabinets as possible.
    B. Have door pulls mounted as close to top of base cabinets as possible.
    C. Have drawer pulls mounted as close to top of the drawer as possible.
6. Ranges (where called for) shall have controls which do not require reaching across burners and ovens shall have controls on front.
7. Range hood controls (where a range hood is called for) should be remote located to the wall on one side of the range in line with the counter backsplash outlets.
8. Dishwashers shall have rack space accessible from front of machine for loading and unloading.

Plumbing

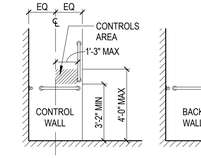
1. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp abrasive surfaces under lavatories and sinks.
2. Rough-in plumbing shall be located, insulated, or guarded to provide clear open knee space.
3. Provide at least one accessible lavatory.
4. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
5. The force required to activate controls shall be no greater than 5 lbs. Lever operated push type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
6. Flush controls for toilets (and urinals when applicable) shall be mounted on the wide side of the toilet, no higher than 44 inches above finished floor.

Stairs and ramps

1. The maximum slope of a ramp that serves as exit way, provides access or is in the path of travel shall be 8 percent maximum (1 foot rise in 12 feet of horizontal run).
2. Access ramp runs with a rise greater than 6 inches but not to exceed the 1:12 (8 percent) slope are required to have handrails.
3. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 inches to 48 inches above the ramp surface, shall extend a minimum of 1 foot beyond the top and bottom of the ramp, and the ends shall be returned to a wall, guard, or floor.
4. Handrails projecting from a wall shall have a space of not less than 1-1/2 inches between the wall and the handrail.
5. All stairs shall have handrails. Handrails shall be 38 inches maximum above nosing, shall extend 12 inches horizontally beyond top riser and one tread beyond the bottom riser.
6. Handrail ends shall be returned to wall, guard, or the landing surface.
7. Nosing shall not project more than 1-1/2 inches past the face of the riser below. Risers shall be sufficiently solid to prevent the passage of objects larger than 4 inches.
8. The leading 2 inches of treads shall have a visual contrast of dark-on-light or light-on-dark from the remainder of the tread.
9. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.
10. Provide stair level identification signs at each floor level landing in all enclosed stairways adjacent to the door leading from the stairwell into the corridor to identify the floor level (ICC 504.9). The exit discharge door shall have a sign with raised characters and braille stating "EXIT".

Door Signage

1. Where a sign containing raised characters and braille is provided at a door, the sign shall be alongside the door at the latch side.
    A. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf.
    B. Where a sign containing raised characters and braille is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door.
    C. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters is provided beyond the arc of any door swing between the closed position and 45-degree open position.



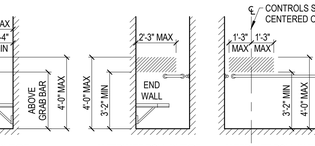
SLOPED FLOOR TRANSITION | VERTICAL OFFSET FLOOR TRANSITION

CARPET FLOOR FINISH TRANSITION

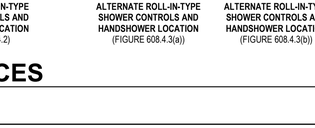
EXTERIOR DOOR THRESHOLD

ACCESSIBLE FLOOR TRANSITIONS

SEE ICC ANSI A117.1-2009 SECTION 302 FOR ADDITIONAL REQUIREMENTS



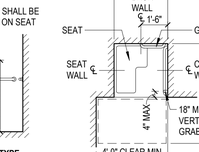
SINK HEIGHT AND KNEE CLEARANCE | CLEAR FLOOR AREA



HAND DRYER | SOAP DISH | NAPKIN DISPENSER | ROBE HOOK

LAVATORY STANDARDS

SEE ICC ANSI A117.1-2009 SECTION 606 FOR ADDITIONAL REQUIREMENTS



CLEAR FLOOR AREA FOR WALL MOUNTED DRINKING FOUNTAIN FORWARD APPROACH (CENTERED ON FIXTURE) | CLEAR FLOOR AREA FOR WALL MOUNTED DRINKING FOUNTAIN PARALLEL APPROACH (CENTERED ON FIXTURE) | CLEAR FLOOR AREA FOR WALL MOUNTED DRINKING FOUNTAIN IN AN ALCOVE FORWARD APPROACH (CENTERED ON FIXTURE)

FOUNTAIN ACCESSIBILITY

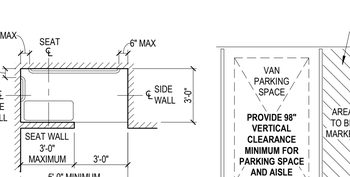
SEE ICC ANSI A117.1-2009 SECTION 602 FOR ADDITIONAL REQUIREMENTS

FOUNTAIN SPOUT LOCATION AND KNEE CLEARANCE

NOTE: INSTALL FIXTURES PER MANUFACTURER INSTRUCTIONS. PROVIDE ACCESSORY APRON AT AMBULATORY HEIGHT FOUNTAIN. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

NOTE: IF BOTTLE FILLING STATIONS ARE PROVIDED, 48" TO HIGHEST PART REQUIRED FOR OPERATION

SEE ICC ANSI A117.1-2009 SECTION 404 FOR ADDITIONAL REQUIREMENTS



WATER CLOSET CLEAR FLOOR AREA PERMITTED TO OVERLAP OTHER ACCESSIBILITY CLEARANCES, BUT IS NOT PERMITTED TO OVERLAP OTHER FIXTURES OR DOOR SWING

LAVATORY CLEAR FLOOR AREA PERMITTED TO OVERLAP OTHER ACCESSIBILITY CLEARANCES, LAVATORY FIXTURE AND WALL-MOUNTED ACCESSORIES BUT IS NOT PERMITTED TO OVERLAP OTHER FIXTURES OR DOOR SWING

NOTE: FOR CHILDREN'S USE RESTROOM SEE ICC ANSI A117.1-2009 SECTION 609 FOR ADDITIONAL REQUIREMENTS

ACCESSIBLE RESTROOM STANDARDS

SEE ICC ANSI A117.1-2009 SECTION 603 AND 604 FOR ADDITIONAL REQUIREMENTS

WATER CLOSET SIDE ELEVATION

WATER CLOSET FRONT ELEVATION

DISPENSER LOCATION ELEVATION

URINAL

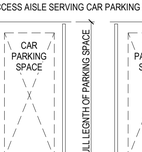
ADDITIONAL STANDARDS

SEE ICC ANSI A117.1-2009 FOR ADDITIONAL REQUIREMENTS

SHOWER FRONT ELEVATION | SHOWER SIDE ELEVATION

LAVATORY SIDE ELEVATION

LAVATORY FRONT ELEVATION



4'-0" MOUNTING HEIGHT TO TOP OF HIGHEST OPERABLE COMPONENT FOR OPERATION FOR EXTINGUISHERS WEIGHING UNDER 40 LBS., 3'-4" FOR EXTINGUISHERS WEIGHING OVER 40 LBS.

ELEVATOR ACCESSIBILITY

SEE ICC ANSI A117.1-2009 FOR ADDITIONAL REQUIREMENTS

TRANSFER-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION (FIGURE 608.4.1)

STANDARD ROLL-IN-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION (FIGURE 608.4.2)

ALTERNATE ROLL-IN-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION (FIGURE 608.4.3(a))

ALTERNATE ROLL-IN-TYPE SHOWER CONTROLS AND HANDSHOWER LOCATION (FIGURE 608.4.3(b))

SHOWER CLEARANCES

SEE ICC ANSI A117.1-2009 SECTION 608 FOR ADDITIONAL REQUIREMENTS

TOILET COMPARTMENTS

SEE ICC ANSI A117.1-2009 SECTION 604 FOR ADDITIONAL REQUIREMENTS

X = 5'-0" MIN
Y = 4'-8" MIN (WALL-MTD FIXTURE)
4'-11" MIN (FLR-MTD FIXTURE)
5'-0" TYPICAL UNO
Z = 2'-8" MIN
3'-0" TYPICAL UNO

STANDARD ACCESSIBLE TOILET COMPARTMENT

In wheelchair accessible compartments, the front partition and at least one side partition shall provide a 9" min. toe clearance extending 6" deep beyond the compartment partition, exclusive of partition support members. Toe clearance at the front of the partition is not required in a compartment greater than 62" deep with a wall-hung water closet or 65" deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66" wide.

X = 5'-0" MIN
5'-6" IF PARTITIONS HAVE NO TOE CLEARANCE
Y = 4'-8" MIN (WALL-MTD FIXTURE)
4'-11" MIN (FLR-MTD FIXTURE)
5'-0" TYPICAL UNO
Z = 2'-8" MIN
3'-0" TYPICAL UNO

MODIFIED ACCESSIBLE TOILET COMPARTMENT

X = 2'-6" MIN
3'-0" TYPICAL UNO
Y = 4'-9" MIN
5'-0" TYPICAL UNO
Z = 2'-0" MIN
2'-6" TYPICAL UNO

TYPICAL ADULT TOILET/URINAL COMPARTMENT (NON-ACCESSIBLE)

X = 3'-0" MIN
Y = 6'-6" MIN (WALL-MTD FIXTURE)
6'-9" MIN (FLR-MTD FIXTURE)
Z = 2'-8" MIN
1'-6" 1'-6"

AMBULATORY ACCESSIBLE TOILET COMPARTMENT

GRAB BAR DETAIL

SEE ICC ANSI A117.1-2009 SECTION 505 FOR ADDITIONAL REQUIREMENTS

ACCESSIBLE PLUMBING FIXTURES

SEE ICC ANSI A117.1-2009 CHAPTER 6 FOR ADDITIONAL REQUIREMENTS

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

TRANSFER-TYPE SHOWER COMPARTMENT SIZE, CLEARANCE AND GRAB BARS (FIGURES 608.2.1 AND 608.3.1)

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT SIZE, CLEARANCE AND GRAB BARS (FIGURE 608.2.2)

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

ALTERNATE ROLL-IN-TYPE SHOWER COMPARTMENT SIZE, CLEARANCE AND GRAB BARS (FIGURES 608.3.3 AND 608.2.3)

PARKING SPACES

SEE ICC ANSI A117.1-2009 SECTION 502 FOR ADDITIONAL REQUIREMENTS

VEHICLE PARKING SPACE AND AISLE SIZES | ALTERNATE VAN PARKING SPACE AND AISLE SIZE

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ENGINEERS / SURVEYORS
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Shenandoah Valley
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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE
ADAPTIVE RE-USE
ADA REFERENCE DETAILS
WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

T3.01
PROJECT NO 59220006.00

9/5/2023 11:19:21 AM

LIFE SAFETY GENERAL NOTES

1. ALL ROOMS WITH AN OCCUPANCY OF FIFTY (50) OR GREATER REQUIRE A POSTED SIGN OUTSIDE ALL DOORS OF THE ROOM STATING THE MAXIMUM OCCUPANT LOAD OF THE ROOM.

FIRE RATING GENERAL NOTES

1. ALL PIPES, DUCTS AND BUSS DUCTS, WHICH PENETRATE THE WALLS, CEILINGS, OR FLOOR CONSTRUCTION DESIGNATED AS FIRE RATED ASSEMBLIES, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE ASSEMBLY.
2. SEE ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, EXIT SIGNAGE LOCATIONS, AND SIMILAR ACCESSORIES.
3. SEE CODE ANALYSIS ON COVER SHEET FOR MEANS OF EGRESS REQUIREMENTS.
4. DOORS SHALL SWING IN DIRECTION OF EGRESS FOR SPACES OR AREAS WITH MORE THAN 50 OCCUPANTS.
5. PROVIDE FLOOR IDENTIFICATION SIGNS IN EXIT ENCLOSURES.
6. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGNS ADJACENT TO EACH DOOR TO AN EXIT STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
7. PROVIDE AND INSTALL ONE (1) MULTI-PURPOSE DRY CHEMICAL TYPE, UL-RATED 4-A:60-B:C, 10# CAPACITY FIRE EXTINGUISHER FOR EACH APARTMENT.

FIRE ALARM PANEL GENERAL NOTES

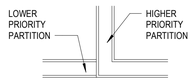
1. GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SHOP DRAWING OF THE FIRE ALARM AND DETECTION SYSTEM (INCLUDING THE MAIN PANEL) AND SUBMIT TO LOCALITY FOR APPROVAL BEFORE CONSTRUCTION.

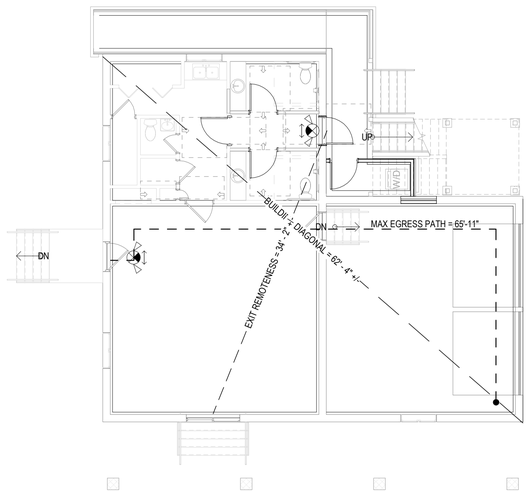
GENERAL FIRE RATED PARTITION NOTES

1. REFER TO UL RATINGS FOR ADDITIONAL NOTES AND/OR REQUIREMENTS.
2. ALL PIPES, DUCTS AND BUS DUCTS, WHICH PENETRATE THE FLOOR CONSTRUCTION, SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE BUILDING.

WALL PRIORITY LEGEND

(HIGHEST PRIORITY)
1 - 2 HOUR FIRE AND SMOKE WALL
2 - 2 HOUR FIRE AND 2 HOUR SHAFT WALL
3 - 1 HOUR FIRE AND SMOKE WALL
4 - 1 HOUR FIRE WALL
5 - NON-RATED
(LOWEST PRIORITY)





1 T4.01 **FIRST FLOOR LIFE SAFETY**
1/8" = 1'-0"

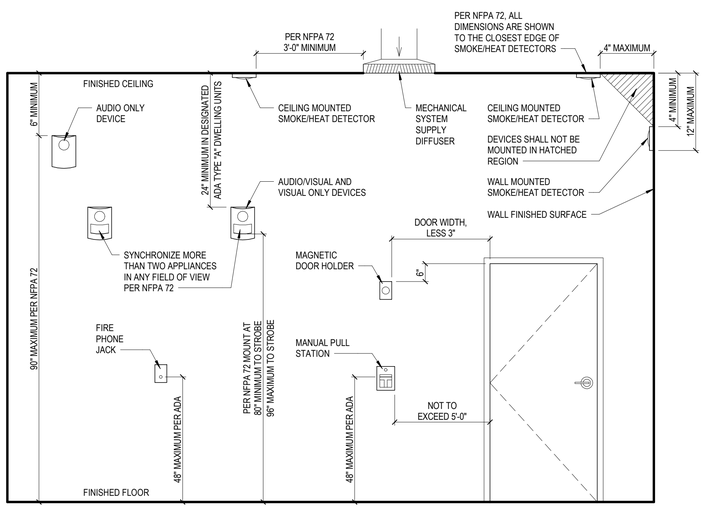
EXTERIOR EXIT STAIR MUST MEET THE PROVISIONS STATED IN VCC SECTION 1027.

PER 1027.6 EXTERIOR EXIT STAIRWAYS SHALL BE SEPARATED PER VCC SECTION 1023.2

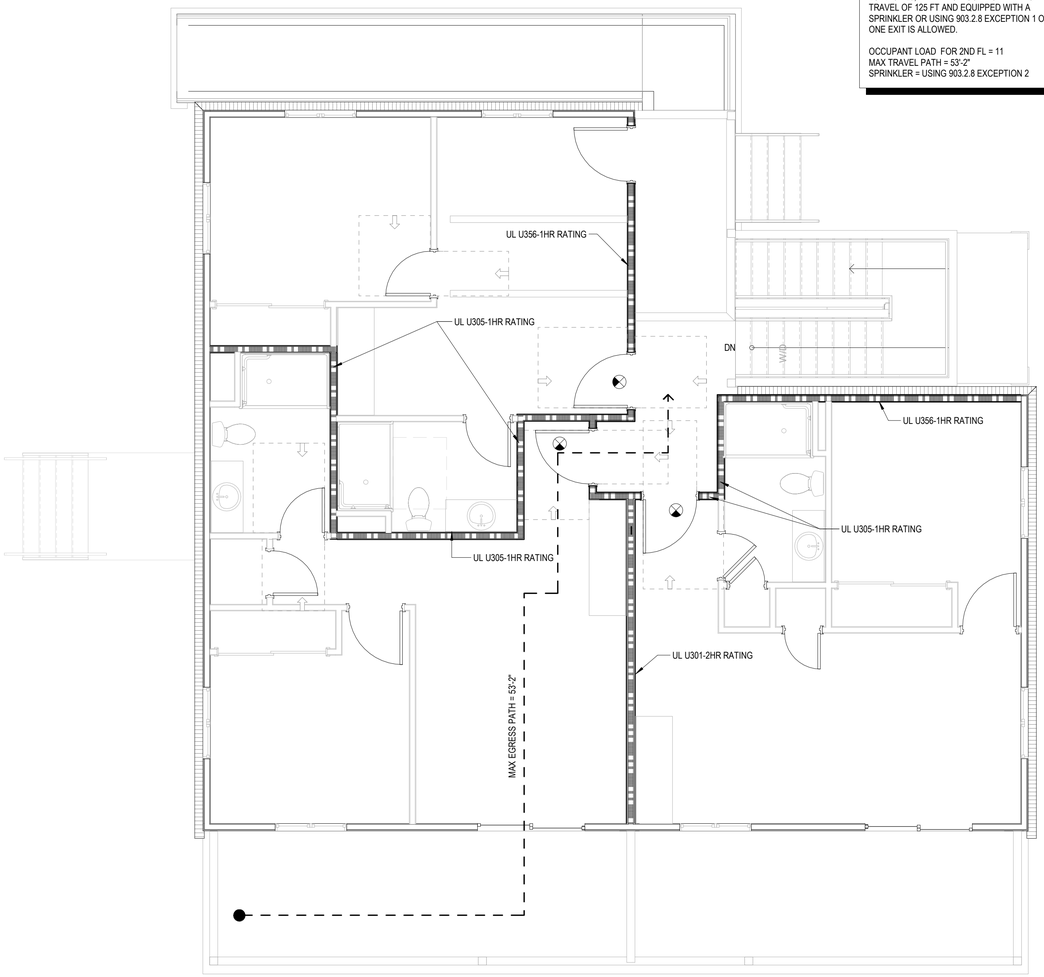
1023.2 STATES ENCLOSURES FOR STAIRWAYS CONNECTING LESS THAN 4 STORIES SHALL HAVE A FIRE RESISTANCE RATING OF 1 HOUR.

SECOND FLOOR - ONE MEANS OF EGRESS:
PER VCC SECTION 1006.2.1, EXCEPTION 1. FOR R-2 DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20, A MAXIMUM COMMON PATH OF TRAVEL OF 125 FT AND EQUIPPED WITH A SPRINKLER OR USING 903.2.8 EXCEPTION 1 OR 2; ONE EXIT IS ALLOWED.

OCCUPANT LOAD FOR 2ND FL = 11
MAX TRAVEL PATH = 53'-2"
SPRINKLER = USING 903.2.8 EXCEPTION 2



LIFE SAFETY DEVICE MOUNTING HEIGHTS
NOT TO SCALE



2 T4.01 **SECOND FLOOR LIFE SAFETY**
NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE

ADAPTIVE RE-USE

LIFE SAFETY PLANS

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

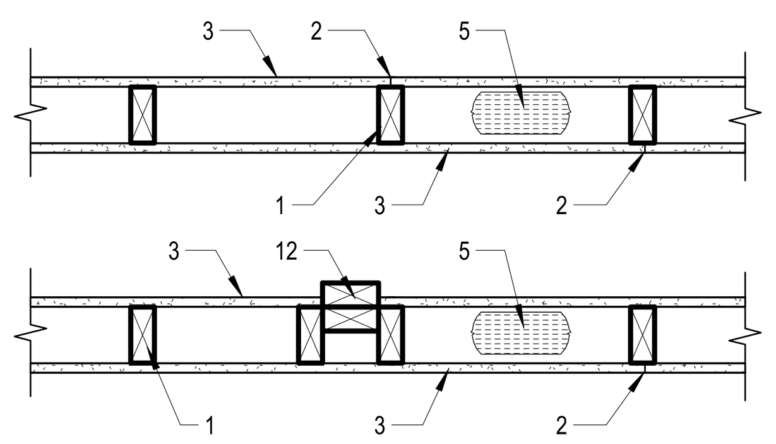
T4.01

PROJECT NO 59220006.00

I:\2020\59220006.00 CAPTAIN SINCLAIR\ARCH\DRAWING\59220006.00 CAPTAIN SINCLAIR POOL HOUSE_Phase 1.rvt

Design No. U305

October 06, 2020
Bearing Wall Rating — 1 Hr
Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.
STC Rating - 56 (See Item 9)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F, **Steel Framing Members***.
When Items 6, 6B, 6C, 6D, 6E, or 6F, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.
AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)
CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing
CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).
CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)
GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).
NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), Type PG-C or PI (finish rating 26 min)
PANEL REY S A — Type GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)
THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)
UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)
USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).
USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5C. Batts and Blankets* — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. Glass Fiber Insulation — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

7. Furring Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:
A. Item 2, above — Nailheads Shall be covered with joint compound.
B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.
C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.
F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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- Authorities Having Jurisdiction should be consulted before construction.
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- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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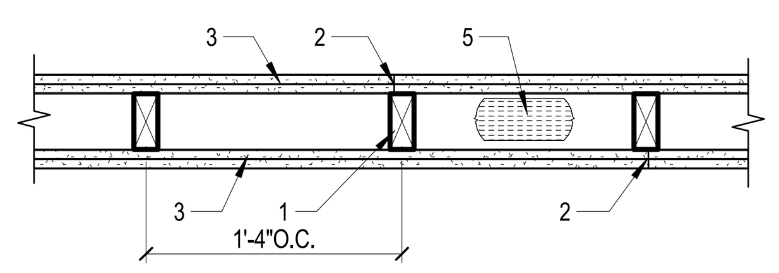
Design No. U301

October 06, 2020
Bearing Wall Rating — 2 Hr
Finish Rating — 66 Min.
STC Rating - 56 (See Item 9)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound. Nails shall be 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

3. Gypsum Board* — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

When used in widths other than 48 in., gypsum panels are to be installed horizontally.

When Item 7, resilient channels are used, 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaces 8 in. OC. All joints in face layers staggered with joins in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 required.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min),

7. Furring Channel (Not Shown) — For use on one side of the wall with Item 4K - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 8 or 9 is required.

8. Batts and Blankets — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, atta hed to the nom 4 in. face of the studs with staples placed 24 in. OC.

ROCKWOOL — Type SAFEnSOUND
THERMAFIBER INC — Type SAFB, SAFB FF

9. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

10. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 9, except:
A. Item 2, above — Nailheads Shall be covered with joint compound.
B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.
C. Item 8, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.
D. Item 7, above — Type RC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.
E. Item 9, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

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- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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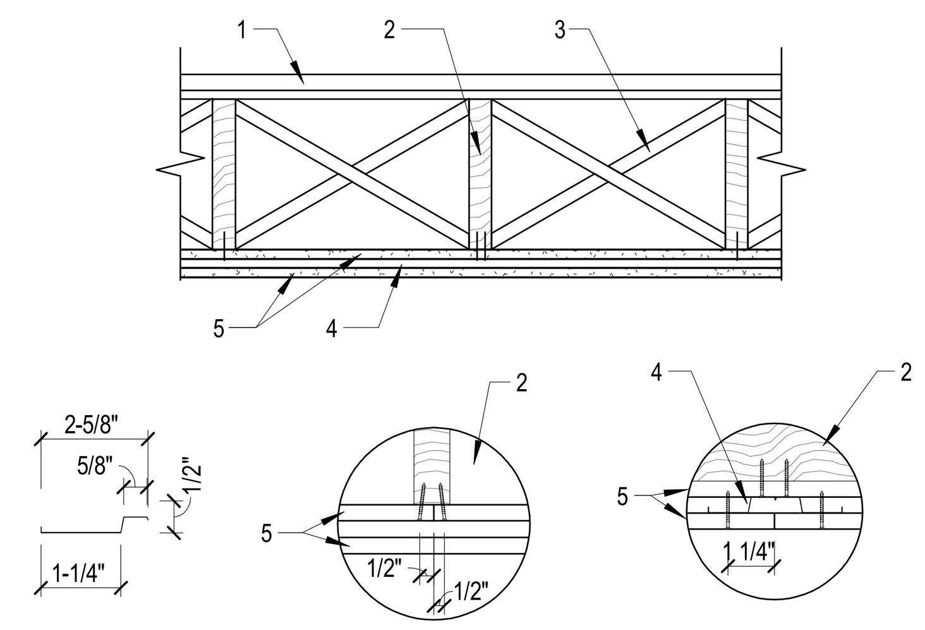
Design No. L511

December 1, 2020
Unrestrained Assembly Rating — 2 Hr.
Finish Rating — 71 Min.
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



RESILIENT CHANNEL DETAIL — FIRST LAYER END JOINT DETAIL — SECOND LAYER END JOINT DETAIL

1. Flooring Systems — The flooring system shall consist of one of the following:

System No. 1
Subflooring — Min 1 by 6 in. T & G lumber fastened diagonally to joists.

Vapor Barrier — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 1 by 3 in. T & G and end matched, laid perpendicular to joists.

OR

System No. 3
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier - (Optional) —Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring — Min 19/32 in. wood structural panels, min grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

OR

System No. 23
Subflooring — Min 15/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered. Fastened to joists.
Finish Floor - Building Units* — Min 1/2 in. thick, supplied in 4 by 8 ft panels, fastened to joists through subfloor. All joints to be staggered a min of 12 in. with adjacent sub-floor joints.
ECTEK INTERNATIONAL INC — Type MegaBoard, 1/2 in. thick.

2. Wood Joists — Min 2 by 10, spaced 16 in. OC and effectively fireblocked in accordance with local codes.

3. Cross Bridging — Min 1 by 3 in. or min 2 by 10 solid blocking.

4. Resilient Channels — Formed of 25 MSG galv steel, spaced 24 in. OC perpendicular to joists and located 12 in. from each side edge of base layer gypsum board. Channels placed with 1/4 in. clearance at the ends and fastened to each joist with 1-7/8 in. long Type S bugle head screws. Min end clearance of channels to walls: 3/8 in. Additional channels 60 in. long, placed adjacent to continuous channels at end joints of second layers of gypsum board (Item 5) and similarly secured. Channel ends to extend 6 in. beyond each side of joint.

5. Gypsum Board* — Two layers of nom 5/8 in. thick, 4 ft wide gypsum board. When resilient channels (Item 4) are used, first layer installed perpendicular to joists with end joints located over bottom of joists. Gypsum board attached to joists with 6d cement coated cooler nails spaced 1 in., 6 in. and 21 in. from each side edge in the field of the board. Butt edges shall occur under joists, fastened with nails spaced 1 in., 6 in., 15 in. and 21 in. from side edges of board, and 1/2 in. back from butt edge. Second layer of gypsum board secured to resilient channels with 1 in. long Type S bugle head screws spaced 12 in. OC with additional screws placed 3 in. from each side edge. End joints of second layer offset from end joints in first layer, and secured to both resilient channels as shown in end joint detail. Screws located 3/4 in. and 1-1/4 in. from side and end joints of boards. When Steel Framing Members (Item 4A, 4B, 4E) are used, sheets installed with long dimensions parallel with joists. Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the joist with one RSIC-1 or Genie clip at each end of the channel. Butted base layer end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted joints and 12 in. OC in the field. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 18 in. from butted side joints of base layer. When Steel Framing Members (Item 4C) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel. Face layer installed per Item 5. When Steel Framing Members (Item 4D) are used, base layer of gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one joist beyond the width of the gypsum panel and be attached to the adjacent joists with one SonusClip at every joist involved with the butt joint.
AMERICAN GYPSUM CO — Type AG-C
CERTAINTEED GYPSUM INC — Type C
CGC INC — Types C, IP-X2, IPC-AR
CONTINENTAL BUILDING PRODUCTS OPERATING CO, LLC — Type LGFC-C/A
GEORGIA-PACIFIC GYPSUM LLC — Types 5, DAPC, TG-C
NATIONAL GYPSUM CO — Types FSK-C, FSW-C, FSW-G
PABCO BUILDING PRODUCTS LLC, DBA PABCO GYPSUM — Type C
PANEL REY S A — Type PRC
THAI GYPSUM PRODUCTS PCL — Type C
UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR
USG BORAL DRYWALL SFZ LLC — Type C
USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

6. Finishing System - (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom. 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum board.

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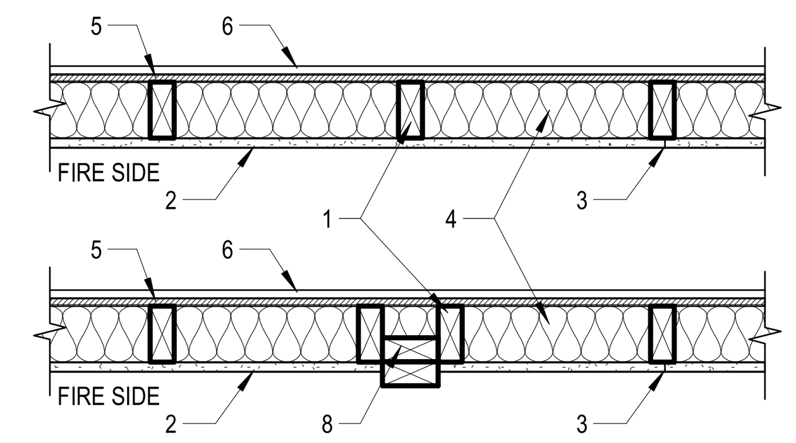
Design No. U356

October 07, 2020
Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only
Finish Rating — 23 Min or 25 Min (See Item 2C)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

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, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item **Steel Framing Members*** (Item 7 or any alternate clips), is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.
AMERICAN GYPSUM CO (View Classification) — CKNX.R14196
BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374
CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370
CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660
CGC INC (View Classification) — CKNX.R19751
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482
GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717
LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809
NATIONAL GYPSUM CO (View Classification) — CKNX.R3501
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094
PANEL REY S A (View Classification) — CKNX.R21796
SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262
THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517
UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319
USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438
USG MEXICO S A DE C V (View Classification) — CKNX.R16089

3. Joints and Fastener Heads — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. Batts and Blankets* — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
See Batts and Blankets* (BKNV) Category in the Building Materials Directory and Batts and Blankets* (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

5. Wood Structural Panel Sheathing — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

6. Exterior Facings — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
A. Vinyl Siding — Molded Plastic* — Contoured rigid vinyl siding having a flame spread value of 20 or less. See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.
E. Brick Veneer — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
F. Exterior Insulation and Finish System (EIFS) — Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See Foamed Plastic (BRYX and CCVW) categories for names of Classified companies.
G. Siding — Aluminum or steel siding attached over sheathing to studs.
H. Fiber-Cement Siding — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

8. Non-Bearing Wall Partition Intersection — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE
ADAPTIVE RE-USE
FIRE RATED ASSEMBLIES
WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	1" = 1'-0"
REVISIONS	

T5.01

PROJECT NO 59220006.00

HAZARDOUS MATERIALS NOTES

1. ANY HAZARDOUS MATERIALS REMOVED (ASBESTOS, OIL, GAS, LEAD-BASE PAINT, OR SIMILAR HAZARDS) SHALL BE COMPLETELY REMOVED FROM WORK AREAS AND DISPOSED OF OFFSITE. DISPOSAL SHALL BE DONE IN A MANNER COMPLIANT WITH ALL LOCAL, STATE AND FEDERAL LAWS AND ALL GOVERNING BODIES HAVING JURISDICTION.

2. THE OWNER SHALL PROVIDE AN ASBESTOS INSPECTION REPORT.
3. SEE SURVEY FOR ASBESTOS-CONTAINING MATERIALS FOR LOCATIONS OF ANY MATERIALS THAT WILL BE DISTURBED AS PART OF DEMOLITION WORK. ANY MATERIALS THAT ARE DISTURBED OR REMOVED DURING DEMOLITION PROCESSES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A MANNER THAT MEETS ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

4. THE OWNER SHALL PROVIDE A LEAD-BASED PAINT INSPECTION REPORT.

GENERAL REPAIR NOTES

1. REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.
2. REPAIR DRYWALL WHERE CASEWORK AND TRIM ARE REMOVED.
3. MAINTAIN CONTINUITY OF FINISHED SURFACE WITH LIKE QUALITIES AND CONSTRUCTION AND WITH LIKE FINISHES.
4. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND FINISH RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.
5. DO NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK.
6. USE MATERIALS FOR CUTTING AND PATCHING THAT ARE IDENTICAL TO EXISTING MATERIALS.
7. COORDINATE ALL DEMOLITION AND RESTORATION WORK WITH OWNERS. USE MATERIALS FOR PATCHING THAT ARE IDENTICAL TO EXISTING MATERIALS.
8. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY EXTEND FINISH RESTORATION INTO RETAINED ADJOINING WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.

GENERAL DEMOLITION FINISH NOTES

1. PATCH AND REPAIR TO MATCH EXISTING CEILINGS, FLOORS, OR WALL FINISHES AFFECTED BY DEMOLITION WORK UNLESS OTHERWISE NOTED ON THE PLANS. NEW WORK TO HAVE SMOOTH AND LEVEL TRANSITION WITH THE EXISTING CONSTRUCTION.
2. ALL ABANDONED FLOOR PENETRATIONS SHALL BE PATCHED WITH LIKE MATERIALS AND REPAIRED TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN FLOOR INTEGRITY.
3. ANY ITEMS REMOVED BY CONTRACTOR FROM WALLS TO HAVE THE REMAINING HOLE PATCHED TO MATCH THE EXISTING CONSTRUCTION.
4. PROVIDE A SKIM COAT OF GYPSUM PLASTER TO SMOOTH OUT WALL BEFORE INSTALLING NEW WALL BASE OR PAINTING AN EXISTING WALL.
5. REPLACE DAMAGED CEILING TILE AND CEILING GRIDS WITH NEW TILE AND GRID TO MATCH EXISTING. PATCH AND REPAIR GYP. BD. CEILINGS AS REQUIRED FOR NEW WORK.

GENERAL SALVAGE NOTES

1. SALVAGE AND REUSE AND/OR RECYCLE MATERIALS AS NOTED IN CONSTRUCTION DRAWINGS AND CONTRACTS.
2. COORDINATE WITH THE OWNER'S REPRESENTATIVE THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS, AND MISCELLANEOUS EQUIPMENT.
3. CARE SHALL BE TAKEN IN REMOVAL OF REUSED ITEMS THAT CAN BE RELOCATED. RETURN TO OWNER ALL OTHER ITEMS.
4. ALL ITEMS WHICH ARE HUNG ON WALLS TO BE DEMOLISHED (BULLETIN BOARDS, ILLUMINATORS, FIRE EXTINGUISHERS, ETC.) SHALL BE OFFERED TO THE OWNER. ITEMS NOT DESIRED BY THE OWNER SHALL BE REMOVED BY THE GENERAL CONTRACTOR.
5. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY MATERIAL BEING REMOVED THAT ARE TO BE STORED FOR REUSE IN CONSTRUCTION OR FUTURE USE BY OWNER.

GENERAL FIRE RATING DEMOLITION NOTES

1. OPENINGS TO BE CLOSED IN EXISTING FIRE OR SMOKE WALLS SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN THE INTEGRITY OF THE WALL. TYPICAL FOR ALL WORK DONE IN AREAS WHERE NEW WORK IS BEING DONE.

GENERAL STRUCTURAL DEMOLITION NOTES

1. THESE DEMOLITION PLAN DRAWINGS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE DEMOLITION WORK. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
2. DEMOLITION ITEMS SHOWN ARE INTENDED TO BE NON- STRUCTURAL ITEMS ONLY. THE GENERAL CONTRACTOR SHALL INSPECT ALL ITEMS TO BE DEMOLISHED PRIOR TO DEMO TO ENSURE ITEMS ARE NOT STRUCTURAL ELEMENTS. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY AND PRIOR TO DEMOLITION FOR ANY ITEMS THAT APPEAR TO BE STRUCTURAL/ LOAD-BEARING.
3. A PROFESSIONAL ENGINEER SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY, PRIOR TO PROCEEDING WITH WORK. PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY BUILDING SHALL PROVIDE REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO THE PROFESSIONAL ENGINEER.

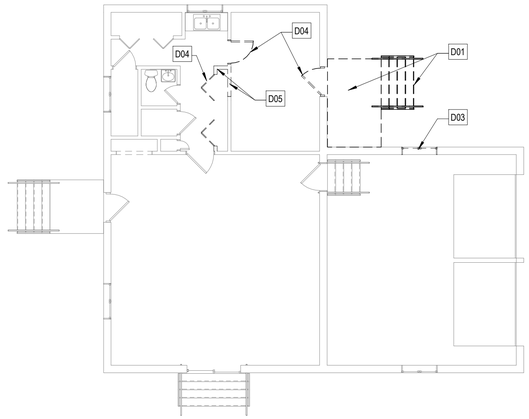
GENERAL MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND COORDINATE INSPECTIONS (IF REQUIRED) BY STATE AGENCIES AND MEET ANY APPLICABLE CODE FOR REUSE OF EXISTING PLUMBING FIXTURES, DIFFUSERS AND DUCTWORK.
2. REMOVE ALL EXISTING NON-COMPLIANT GROUND-FAULT CIRCUIT INTERRUPTED OUTLETS.
3. REMOVE ALL EXISTING BROKEN OR PAINTED OUTLET COVER PLATES.
4. AFTER REMOVAL OF PLUMBING FIXTURES, CAP WASTE LINES BELOW FLOOR SLAB AND SUPPLY LINES ABOVE CEILING.
5. AT ALL AREAS WHERE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT IS REMOVED, PROPERLY CAP AND TERMINATE ALL UTILITIES AS REQUIRED BY ALL PREVAILING NATIONAL AND LOCAL CODES.

GENERAL DEMOLITION NOTES

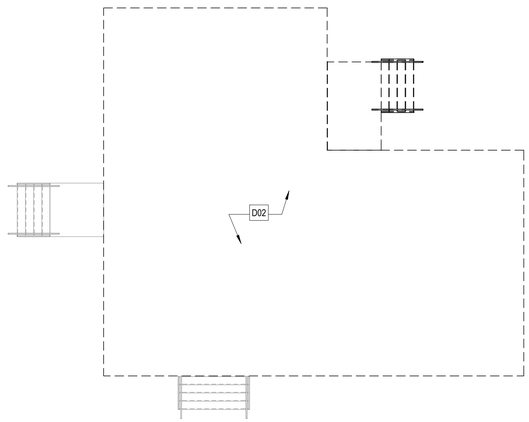
1. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER AND BASED ON FIELD INVESTIGATIONS. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
2. MOST DEMO ITEMS HAVE BEEN NOTED ON PLAN. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DEMOLISH ANY ITEMS NOT NECESSARILY NOTED BUT INTENDED TO BE REMOVED, AND PREPARE EXISTING ITEMS TO REMAIN FOR NEW WORK.PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO DEMO WORK.
3. WHERE ITEMS ARE TO BE REMOVED THE CONTRACTOR SHALL BE CAUTIONED NOT TO DAMAGE ITEMS THAT ARE TO BE RETAINED BY OWNER OR RELOCATED. ALL EXPOSED OR DAMAGED AREAS, AFTER REMOVAL OF ITEMS, SHALL BE REPAIRED.
4. DEMOLITION WORK WILL BE GOVERNED BY THE EXTENT OF NEW CONSTRUCTION INVOLVED. CONTRACTOR WILL VERIFY AND COORDINATE DEMOLITION WORK WITH RESPECT TO THE NEW CONSTRUCTION. CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE START OF WORK.
5. REMOVAL OF EXISTING EQUIPMENT, PIPING, DUCTS, AND SIMILAR UTILITIES SHALL INCLUDE ALL ANCHORS, HANGERS, AND OTHER ACCESSORIES. AFTER REMOVAL, FLOORS, WALLS AND CEILINGS SHALL BE FINISHED TO MATCH ADJOINING SURFACES OR SHALL BE PREPARED TO RECEIVE NEW FINISHES AS INDICATED IN THE NEW FINISH SCHEDULE. MAINTAIN EXISTING FINISHES AS NOTED ON THE NEW FINISH SCHEDULE.
6. MATCH THICKNESS OF EXISTING WALL AND CEILING FINISH MATERIAL WHERE PATCHING AND REPAIRING IS REQUIRED.
7. COORDINATE DEMOLITION PLANS WITH PLANS FOR NEW CONSTRUCTION FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS AND FLOORS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. TAKE REASONABLE CARE IN REMOVAL OF ITEMS TO BE RELOCATED AND REUSED.
8. CONTRACTOR SHALL CHECK ALL EXISTING CORRIDOR WALLS IN THOSE AREAS OF RENOVATION FOR OPENINGS. ANY OPENINGS SHALL BE CLOSED TIGHT AS REQUIRED. TO MATCH EXISTING CONSTRUCTION AND TO MAINTAIN NEW OR EXISTING WALL RATING. THIS IS TYPICAL FOR ALL WORK DONE IN AREAS WHERE RENOVATION IS BEING DONE.
9. ALL WALLS SHOWN BY DASHED LINES ARE TO BE REMOVED COMPLETELY, ALONG WITH DOORS AND FRAMES, ELECTRICAL ITEMS, PLUMBING FIXTURES, CASEWORK, AND SIMILAR INFRASTRUCTURE.
10. CONCRETE FLOORS SHALL BE REMOVED FOR INSTALLATION AND CONNECTION OF NEW PLUMBING. PATCH WITH 3,000 PSI CONCRETE.
11. SEE LIMITS OF CONSTRUCTION ON NEW FLOOR PLANS. GENERALLY, ROOMS OUTSIDE OF LIMITS OF CONSTRUCTION ARE NOT TO HAVE ANY WORK DONE IN THEM WITH THE EXCEPTION OF FLOOR OR CEILING TO BE PATCHED OR REPAIRED FOR INSTALLATION OF NEW WORK. CONTRACTOR SHALL USE EXISTING FLOOR OR CEILING MATERIAL FOR REPAIR; SALVAGED FROM AREAS WHERE EXISTING MATERIALS ARE REMOVED OR ALL NEW MATERIAL IN A ROOM IF NECESSARY THAT MATCH EXISTING FINISHES.
12. ALL EXISTING DIMENSION NOTES ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO NEW WORK. IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITION AND DRAWING, CONTRACTOR MUST NOTIFY THE ARCHITECT IMMEDIATELY AND REQUEST CLARIFICATION.
13. CONTRACTOR MUST REMOVE EXISTING FINISHES AS NECESSARY PRIOR TO INSTALLATION OF NEW FINISHES.
14. ALL FLOORS AND WALLS OF EXISTING AREAS THAT WILL BE AFFECTED BY CONSTRUCTION PROCEDURES INCLUDING DEBRIS REMOVAL MUST RECEIVE PROTECTION. DUST BARRIERS MUST BE INSTALLED BETWEEN WORK AREAS, UNDISTURBED AREAS AND OCCUPIED SPACES.
15. PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURE ABOVE AS REQUIRED WHERE ANY EXISTING LOAD BEARING ELEMENTS (OR PORTION OF) ARE TO BE REMOVED AS REQUIRED BY FLOOR PLAN; PROVIDE NEW HEADER/STRUCTURE/INFILL PER NEW FLOOR PLAN; REPAIR/PATCH WALLS/FLOOR/CEILING AS REQUIRED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES; INCLUDING BUT NOT LIMITED TO: TEMPORARY/PERMANENT BEAMS AND LINTELS; SHORING OF EXISTING CONSTRUCTION; AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THIS PROJECT.
17. ALL DEMOLISHED MATERIAL SHALL BE REMOVED FROM SITE UNLESS NOTED OTHERWISE.

DEMOLITION NOTES		
DEMO	D01	REMOVE STAIR TREADS, RISERS, AND HANDRAILS. AND LANDING
DEMO	D02	REMOVE ROOF MEMBRANE AND SHEATHING DOWN TO WD FRAMING, SEE STRUCTURAL FOR EXTENTS OF FRAMING REMOVAL
DEMO	D03	REMOVE WINDOW, INFILL WITH TO MATCH EXIST CONSTRUCTION
DEMO	D04	REMOVE DOOR, FRAME AND HARDWARE. INFILL OPENING WITH LIKE CONSTRUCTION WHERE APPLICABLE. REFER TO FLOOR PLANS FOR INFILL LOCATIONS.
DEMO	D05	REMOVE WALLS DOWN TO SUBFLOOR. REMOVE ALL FINISHES. PATCH AND REPAIR CEILING AS REQUIRED.



1 D1.01 **FIRST FLOOR DEMOLITION PLAN**
1/8" = 1'-0"

N
ACTUAL NORTH



2 D1.01 **ROOF DEMOLITION PLAN**
1/8" = 1'-0"

N
ACTUAL NORTH

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE
ADAPTIVE RE-USE
DEMOLITION PLAN & NOTES
WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

D1.01

PROJECT NO 59220006.00

DESIGN LOAD SCHEDULE (2018 IBC)

DESIGN ALLOWABLE SOIL BEARING CAPACITY:	1500 psf (ASSUMED)
DEAD LOADS:	
FRAMED FLOOR DEAD LOAD:	12 psf
ROOF DEAD LOAD:	10 psf
UNREDUCED LIVE LOADS:	
FLOOR LIVE LOAD (RESIDENTIAL):	40 psf
ROOF LIVE LOAD:	20 psf
SNOW LOADS:	
GROUND SNOW LOAD:	15 psf
WIND LOAD DESIGN CRITERIA:	
ULTIMATE DESIGN WIND SPEED:	115 mph
EXPOSURE:	C

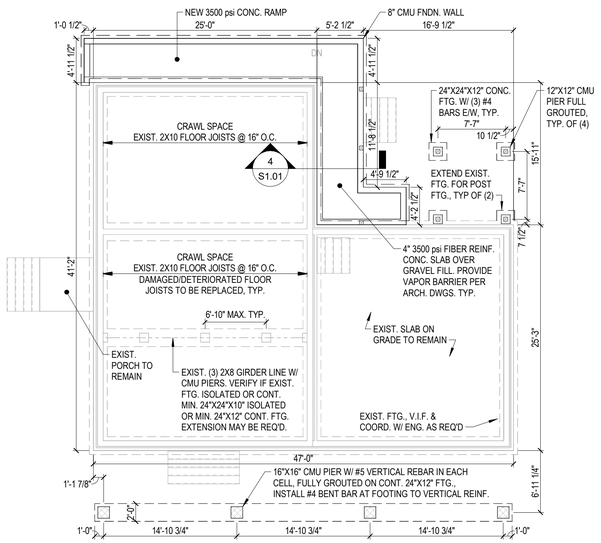
GENERAL NOTES:
1. SCOPE OF WORK INCLUDES ADDITION OF LEVEL 2 FLOOR AND ROOF.

GENERAL FOUNDATION NOTES:
1. SEE ARCHITECTURAL FLOOR PLANS FOR ALL FINAL DIMENSIONS. G.C. COORDINATE/VERIFY ALL DIMENSIONS SHOWN WITH ARCHITECTURAL PLANS.
2. FOOTING SIZES BASED ON AN ASSUMED MINIMUM SOIL BEARING CAPACITY EQUAL TO 1500 PSF. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SOIL IS COMPACTED IN A MANNER CONSISTENT W/ GENERALLY ACCEPTED GEOTECHNICAL RECOMMENDATIONS AND MEETS OR EXCEEDS THE REQUIRED STRENGTH AS LISTED ABOVE.
3. CARRY FOUNDATION DOWN TO FIRM SOIL BEARING, CONTACT ENGINEER IF SUITABLE SOILS ARE NOT PRESENT AT BUILDING SITE.
4. DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND ANY ADDITIONAL DRAWINGS PROVIDED BY SUB-CONTRACTORS, AND MATERIAL & EQUIPMENT SUPPLIERS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL OTHER TRADES WITH THE STRUCTURE.
5. THIS STRUCTURE IS CONSIDERED UNSTABLE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE, FASTENED, PLUMBED, TRUE AND IN ACCORDANCE WITH THESE SIGNED AND SEALED DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, ERECTING, AND REMOVING ANY TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.
6. CONTRACTOR SHALL STRICTLY ADHERE TO ALL SAFETY REGULATIONS. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR PROCEDURES FOR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
7. FLOOD VENTS TO BE PROVIDED BY CONTRACTOR AS REQUIRED BY NFIP. FLOODPROOFING OF CRAWLSPACE OUTSIDE OF SCOPE AND TO BE COORDINATED WITH OWNER AND CONTRACTOR.

GENERAL FLOOR FRAMING NOTES:
1. DRAWINGS HAVE BEEN COMPLETED ACCORDING TO THE 2018 VIRGINIA RESIDENTIAL CODE. FRAMING ELEMENTS SHOWN WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN VIRGINIA. THEY CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS W/ VA AMENDMENTS.
2. SEE ARCHITECTURAL FLOOR PLANS FOR ALL DIMENSIONS.
3. DECKS TO BE CONSTRUCTED PER DCA6 DECK CONSTRUCTION GUIDE.
4. ALL INTERIOR LOAD BEARING WALLS SHALL BE MIN. 2x4 SPF #2 @ 16" O.C. U.N.O.
5. SOLID WALL DENOTES INTERIOR LOAD BEARING WALL (TYP.)
6. ALL INTERIOR WALL FINISHES SHALL BE SHEATHED WITH A MIN. 1/2" GYPSUM WALL BOARD ATTACHED WITH 5d COOLER NAILS @ 7" O.C. @ THE EDGE AND 12" O.C. IN THE FIELD UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONAL LUMBER USED FOR JOISTS, HEADERS AND BEAMS SHALL BE SYP#2. ALL ENGINEERED WOOD BEAMS LABELED LVL SHALL BE MIN. 2.0E AND FLEXURAL STRESS OF 2,600 PSI OR BETTER.
8. ALL HEADERS IN LOAD BEARING WALLS SHALL HAVE 1/2" PLYWOOD FLITCH PLATES OR STRUCTURAL FOAM BOARD BETWEEN MEMBERS.
9. CONTRACTOR MUST FASTEN MULTI-PLY MEMBERS TOGETHER, EXCEPT ROOF TRUSSES, WITH MINIMUM OF (2) ROWS OF 10D (0.131"X3") NAILS AT 12 INCHES ON-CENTER, STAGGERED TOP-TO-BOTTOM, UNLESS NOTED OTHERWISE.
10. ALL POSTS AT BEARING ENDS OF WOOD HEADERS NOT NOTED OTHERWISE SHALL BE (1) 2X JACK + (1) KING STUD FOR 2X8 AND SMALLER HEADER MATERIAL AND (2) 2X JACK + (1) 2X KING STUD FOR 2X10 AND LARGER HEADER MATERIAL.
11. ALL POSTS AT BEARING POINTS OF WOOD BEAMS, VALLEYS, HIPS, AND RIDGES NOT NOTED OTHERWISE SHALL BE A MINIMUM OF (2) 2X STUDS TO MATCH WALL/MEMBER THICKNESS AND TO PROVIDE FULL BEARING WIDTH OF STRUCTURAL MEMBER.
12. PROVIDE 24/16 SPAN-RATED 23/32" OSB T&G FLOOR SHEATHING. PANELS TO BE LAID WITH THE LONG DIRECTION PERPENDICULAR TO FLOOR JOISTS AND SHALL BE FASTENED W/ CONSTRUCTION ADHESIVE & SIMPSON WSNTL (OR EQ.) COLLATED SCREWS @ 6" O.C. ALONG PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS (6/12 PATTERN). INSTALL BLOCKING AT PANEL EDGES IF/WHERE CALLED OUT ON PLANS. TYPICAL DIAPHRAGM ATTACHMENT THIS LEVEL.
13. REFER TO THE "AMERICAN PLYWOOD ASSOCIATION CONSTRUCTION GUIDE" FOR ADDITIONAL SHEATHING INSTALLATION INFORMATION.
14. CONSTRUCTION MATERIALS, EQUIPMENT, OR OTHER HEAVY LOADS SHALL NOT BE PLACED UPON STRUCTURAL COMPONENTS IN CONCENTRATED AREAS. CONSTRUCTION MATERIAL OR EQUIPMENT STAGING SHALL NOT IMPART LOADS TO THE STRUCTURE GREATER THAN THAT SHOWN IN THE DESIGN LOAD SCHEDULE.

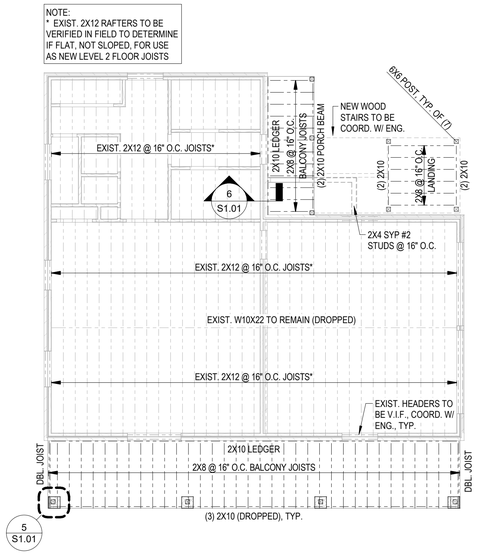
GENERAL ROOF FRAMING NOTES:
1. DRAWINGS HAVE BEEN COMPLETED ACCORDING TO THE 2018 VIRGINIA RESIDENTIAL CODE. FRAMING ELEMENTS SHOWN WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES IN VIRGINIA. THEY CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS W/ VA AMENDMENTS.
2. SEE ARCHITECTURAL FLOOR PLANS FOR ALL DIMENSIONS.
3. PROVIDE SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF VIRGINIA FOR APPROVAL OF PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES.
4. ALL ROOF PLANES TO BE FULLY SHEATHED WITH CONTINUOUS 19/32" PLYWOOD ROOF SHEATHING (40/20 SPAN RATING OR BETTER). UNLESS NOTED OTHERWISE, ATTACH EXTERIOR PLYWOOD ROOF SHEATHING TO ROOF TRUSSES W/ 10d NAILS @ 6" O.C. ALONG PANEL EDGES & 10d NAILS @ 12" O.C. @ INTERMEDIATE SUPPORTS. LONG DIMENSION OF PANELS SHALL BE ACROSS TRUSSES. SHEATHING SHALL BE CONTINUOUS TO ENDS OF ROOF FRAMING MEMBERS, EVEN UNDERNEATH OVERBUILD FRAMING.
5. EXTERIOR WOOD PORCH POST TO BE SECURED TO FOUNDATION WITH SIMPSON ABU66Z OR SIMILAR CONNECTIONS DESIGNED FOR GRAVITY & UPLIFT LOADS.
6. EXTERIOR WOOD PORCH BEAMS TO BEAR ON POST OR APPROVED HANGERS, SECURE TO POSTS WITH SIMPSON AC/LCE OR SIMILAR CONNECTIONS DESIGNED FOR GRAVITY & UPLIFT.
7. ALL EXTERIOR EXPOSED WOOD FRAMING, POSTS, ETC. SHALL BE WRAPPED, PAINT, STAINED, OR PRESSURE TREATED. G.C. COORDINATE IN FIELD
8. REFER TO THE "AMERICAN PLYWOOD ASSOCIATION CONSTRUCTION GUIDE" FOR ADDITIONAL SHEATHING INSTALLATION INFORMATION.
9. AS A MINIMUM, ALL TRUSS BOTTOM CHORDS SHALL BE BRACED WITH 2X LATERAL BRACES LOCATED AT 10'-0" O.C. MAX., EXCEPT BRACING IS NOT REQUIRED IN ATTIC ACCESS AREAS SHEATHED WITH PLYWOOD. A LINE OF DIAGONAL BOTTOM CHORD BRACES SHALL BE LOCATED AT 30'-0" O.C. MAX., BUT SHALL BE LOCATED OUTSIDE OF ACCESS WAYS. WEB MEMBER BRACES SHALL BE LOCATED AS REQUIRED BY THE TRUSS MANUFACTURER. PROVIDE DIAGONAL BRACES FOR REQUIRED WEB MEMBERS EVERY 10 TRUSS SPACINGS (20'-0" O.C. MAX.). SEE TRUSS DRAWINGS BY TRUSS MANUFACTURER FOR FURTHER GUIDANCE REGARDING TRUSS BRACING.

NOTE:
EXISTING CRAWLSPACE PIER SPACING TO BE VERIFIED IN FIELD, NEW PIER/FTG. REQ'D WHERE SPACING EXCEEDS MAXIMUM SPACING DENOTED ON PLANS

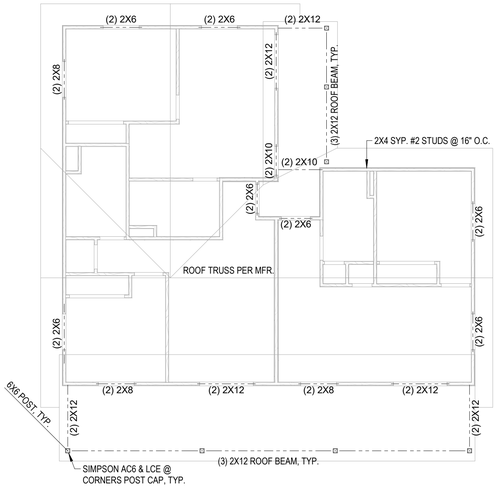


1 S1.01 FOUNDATION PLAN
1/8" = 1'-0"

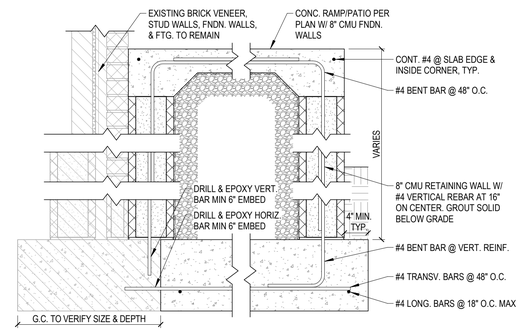
NOTE:
* EXIST. 2X12 RAFTERS TO BE VERIFIED IN FIELD TO DETERMINE IF FLAT, NOT SLOPED, FOR USE AS NEW LEVEL 2 FLOOR JOISTS



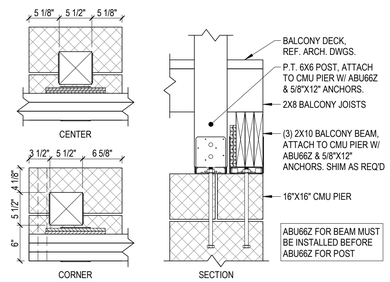
2 S1.01 LEVEL 2 FRAMING PLAN
1/8" = 1'-0"



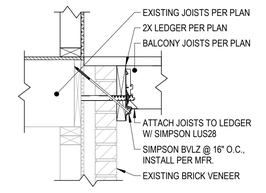
3 S1.01 ROOF FRAMING PLAN
1/8" = 1'-0"



4 S1.01 CONC. RAMP/PATIO
1" = 1'-0"



5 S1.01 BALCONY POST
1" = 1'-0"



6 S1.01 TYPICAL LEDGER
1" = 1'-0"

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COMMONWEALTH OF VIRGINIA
NENIE KATE GOODMAN
Lic. No. 052828
PROFESSIONAL ENGINEER
09-20-2023

CAPTAIN SINCLAIR
POOL HOUSE STRUCTURAL PLANS

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LCO
DESIGNED BY	NKG
CHECKED BY	NKG
DATE	09-20-2023
SCALE	As indicated
REVISIONS	

S1.01
PROJECT NO 59220006.00

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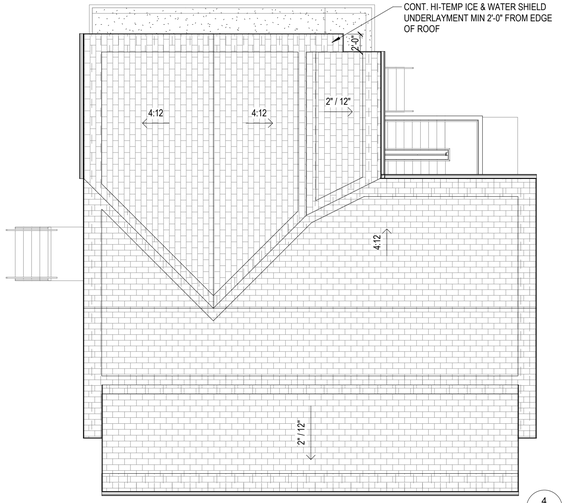

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GENERAL ATTIC VENTILATION NOTES

AREA VENTILATED:	**1,604 SF**
REQUIRED NET FREE VENTILATING AREA:	**770 SQ IN.**
VENTING AREA PROVIDED:	
+/- **120** LINEAR FEET OF SOFFIT @ 9 SQ IN PER LF	= 1,080 SQ IN
+/- **88** LINER FEET OF RIDGE @ 15 SQ IN PER LF	= 1,320 SQ IN
TOTAL VENTING PROVIDED:	**= 2,400 SQ IN**

GENERAL ROOF NOTES

1. ALL ROOFING, UNDERLAYMENT, AND SIMILAR MATERIALS SHALL CURRENT GOVERNING CODE. MATERIAL INSTALLATIONS SHALL BE PER MANUFACTURER INSTRUCTIONS.
2. PROVIDE "CRICKETS" AROUND ALL MECHANICAL EQUIPMENT, AND SIMILAR CONDITIONS AS REQUIRED TO PREVENT FLOW STOPPAGE OR PONDING. GENERAL CONTRACTOR SHALL COORDINATE WITH ROOFING MANUFACTURER.
3. ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION.

GENERAL ROOF FLASHING NOTES

1. ALL METAL FLASHING WORK SHALL CONFORM TO LATEST EDITION OF "SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION" (SMACNA) STANDARD DETAILS.
2. INSTALL CONTINUOUS ICE AND WATER SHIELD/DAM; EXTEND FROM EAVE FACE TO AT LEAST 24 INCHES INSIDE EXTERIOR WALL LINE AND AT ALL RIDGES AND VALLEYS 36" WIDE. ICE DAM AS MANUFACTURER BY "W.R. GRACE, INC" OR EQUAL.
3. PROVIDE FLASHING AT ALL VALLEYS AND DRIP EDGE AT ALL EAVES VIRGINIA CONSTRUCTION CODE SECTION 1507.2.9. PROVIDE ALUMINUM DRIP EDGE (2" X 1-1/2"X 0.032") AT ALL ROOF EDGES.
4. ROOFING CONTRACTOR IS TO INSTALL FLASHING AT ALL ROOF PENETRATIONS AS PER MANUFACTURER'S STANDARD DETAILS.
5. ALL ROOF EDGE CONDITIONS ARE TO BE CONSIDERED PARAPET WALLS UNLESS OTHERWISE NOTED.

GENERAL ATTIC NOTES

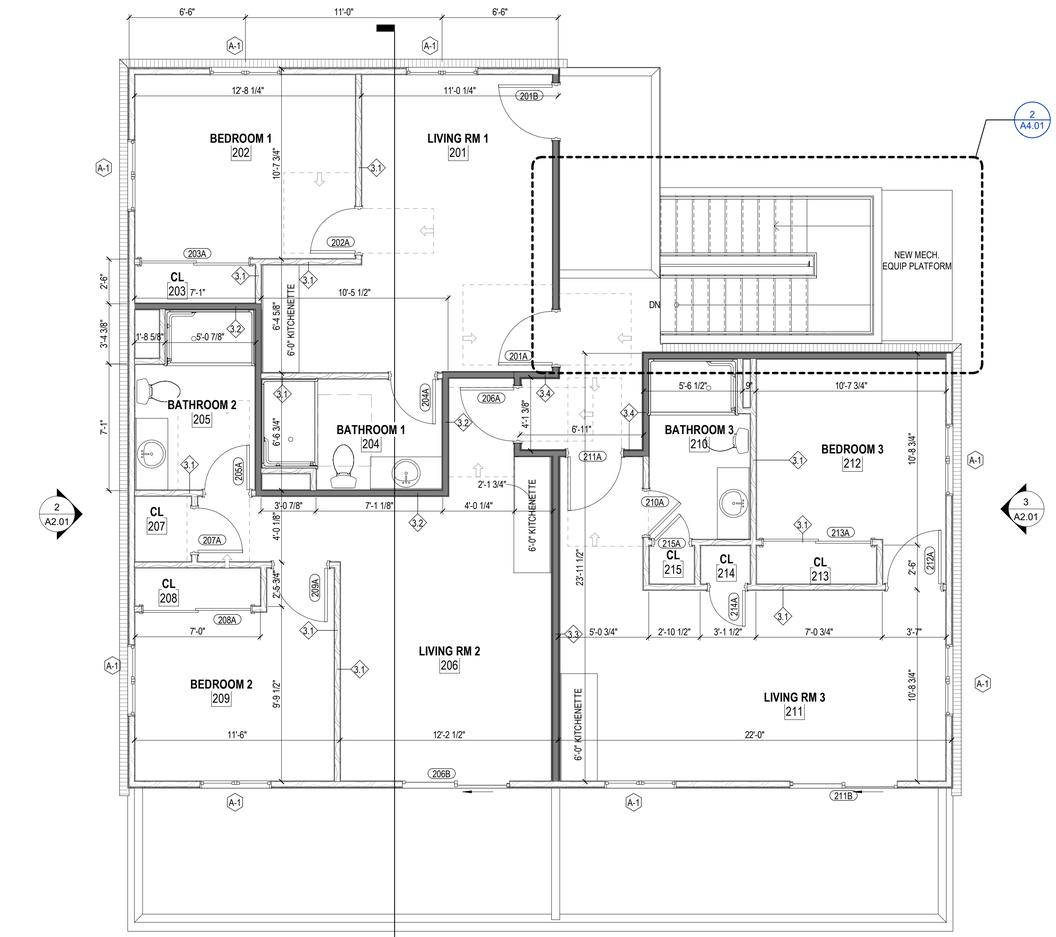
1. PROVIDE ATTIC VENTING PER VIRGINIA CONSTRUCTION CODE 1203.2, MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
2. PROVIDE ATTIC VENTILATION THROUGH SOFFITS AND RIDGE ROOF VENTS; REFER TO INSTALLATION INSTRUCTIONS TO ENSURE THE RIGHT AMOUNT OF INLET AREA. VENTILATION IS INSTALLED AND THE ATTIC CEILING IS ADEQUATELY SEALED TO PREVENT PULLING AIR FROM THE CONDITIONED SPACE. ALL VENTS SHALL HAVE INSECT SCREENS. GENERAL CONTRACTOR COORDINATE FINAL VENTING PROVIDED PER RIDGE AND SOFFIT VENTS SELECTED. PROVIDE BOX VENTS (ON REAR ROOFS ONLY) IN ADDITION TO RIDGE AND SOFFIT VENTING AS REQUIRED TO MAINTAIN NET FREE VENT AREA.

GENERAL FLOOR PLAN NOTES

1. REFER TO ADA ACCESSIBLE CLEARANCE INFORMATION FOR DOORS, CASEWORK, SITE WORK AND PLUMBING FIXTURES.
2. SEE WALL TYPES SCHEDULE FOR WALLS THAT REQUIRE SOUND ATTENUATION BLANKETS AND/OR SPECIFIC SOUND WALL CONSTRUCTIONS.
3. SEE FINISH DRAWINGS AND/OR SCHEDULE FOR SPECIFIC FINISH AND SURFACE PREPARATION REQUIREMENTS.
4. SEE REFLECTED CEILING PLANS FOR SPECIFIC CEILING TYPES, HEIGHTS, DETAILS, LIGHTS, DIFFUSERS, AND SIMILAR CONSTRUCTION.
5. SEE STRUCTURAL DRAWINGS FOR ANY MISCELLANEOUS FRAMING MEMBERS THAT ARE WITH WALL CONSTRUCTION ABOVE FINISH CEILINGS, INDICATE REINFORCEMENT REQUIREMENTS FOR CONCRETE BLOCK WALLS, AND SIMILAR STRUCTURAL ELEMENTS.
6. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS. ENSURE CONCRETE SLAB AND APPLIED FINISHES ARE SLOPED TO DRAIN AS REQUIRED. ENSURE SMOOTH TRANSITIONS.
7. FIRE EXTINGUISHERS (FE) SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR, SEMI-RECESSED CABINET FULL PANEL, CLEAR ACRYLIC DOOR GLAZING, STAINLESS STEEL WITH 1-1/2" SQUARE TRIM. COORDINATE WITH LIFE SAFETY PLANS FOR PROPOSED LOCATIONS.
8. PROVIDE BLOCKING FOR WALL MOUNTED ACCESSORIES AND EQUIPMENT AS REQUIRED.

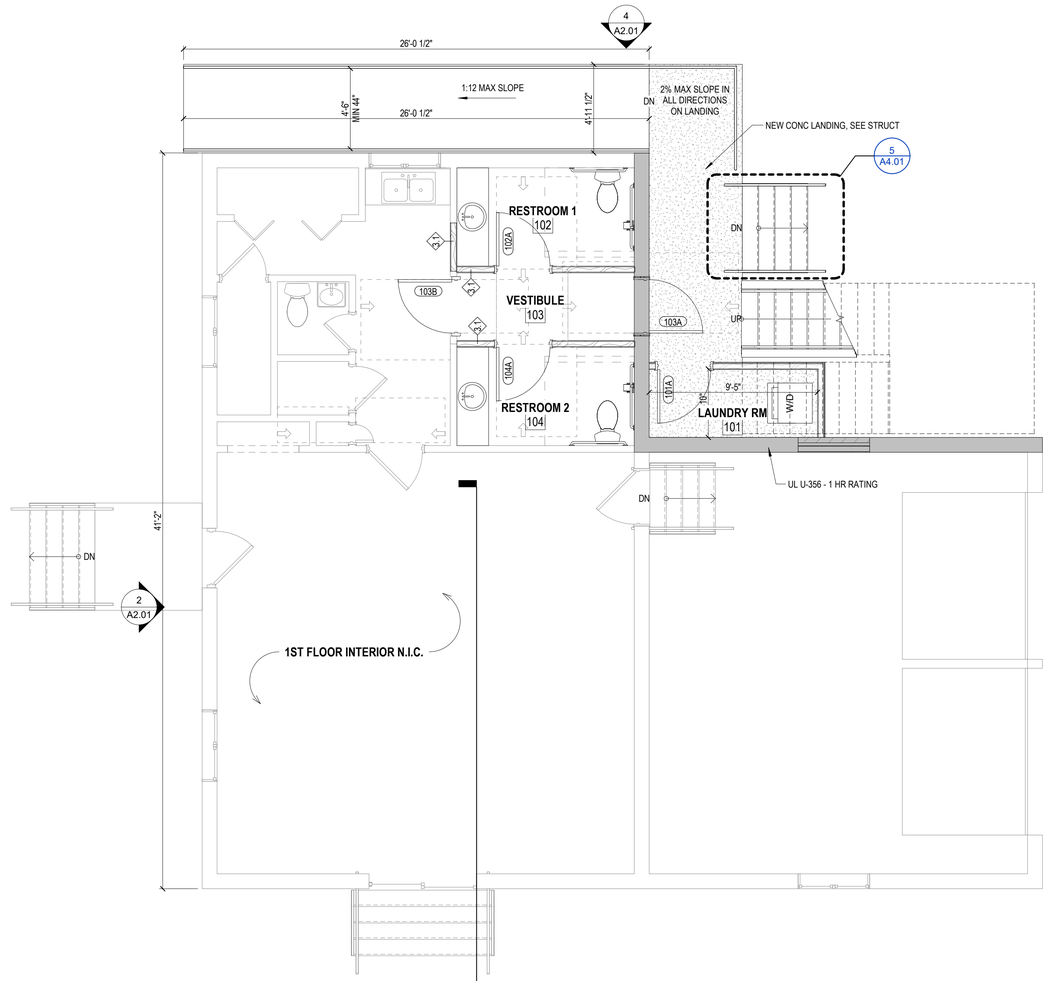
2 A1.01 ROOF PLAN

1/8" = 1'-0"



3 A1.01 SECOND FLOOR PLAN

1/4" = 1'-0"



1 A1.01 FIRST FLOOR PLAN

1/4" = 1'-0"

ACTUAL NORTH

1
A3.01
1
A2.01

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE

ADAPTIVE RE-USE
FLOOR PLAN

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	**LNB**
DESIGNED BY	**LNB**
CHECKED BY	**KNC**
DATE	**2023-09-25**
SCALE	**As indicated**
REVISIONS	

A1.01

PROJECT NO 59220006.00

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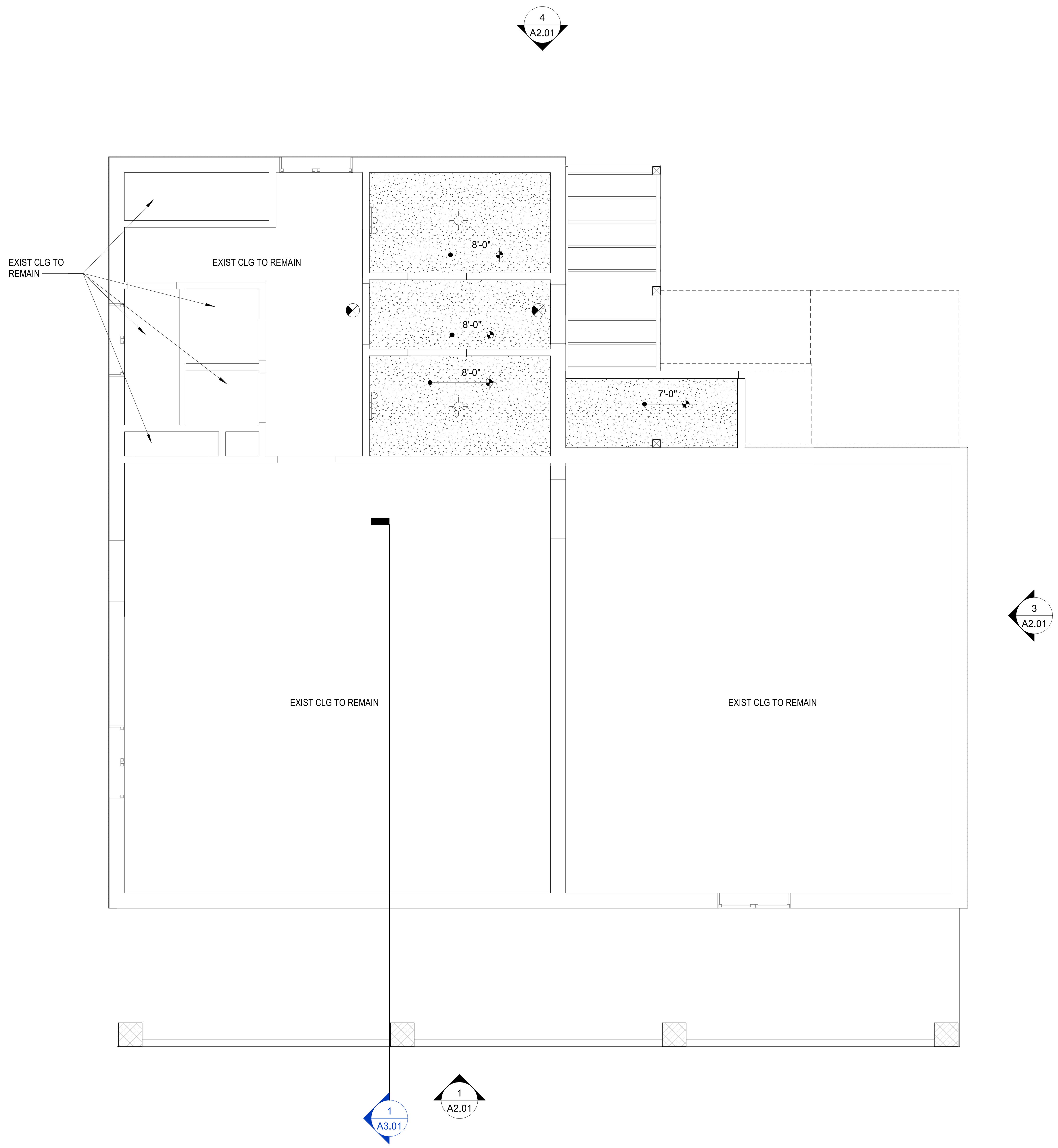
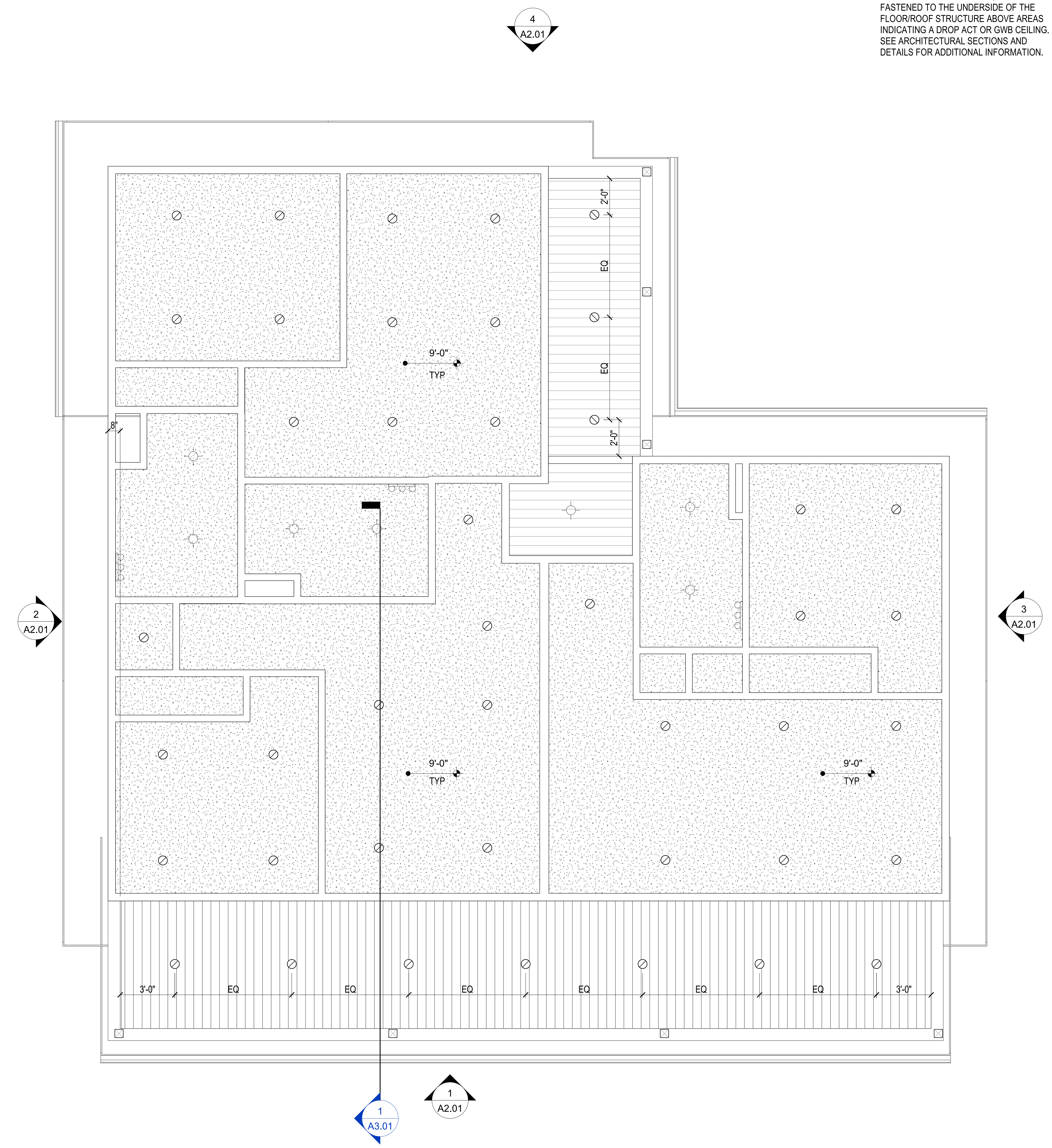


FIRST FLOOR REFLECTED CEILING PLAN

2 A1.02 1/4" = 1'-0"



SECOND FLOOR REFLECTED CEILING PLAN

1 A1.02 1/4" = 1'-0"

CEILING LEGEND

- GYPSUM WALL BOARD
- VENTED WD BEAD BOARD SOFFITS
- RECESSED CAN LIGHT FIXTURE, REFER TO ELEC DRAWINGS
- VANITY LIGHT, REFER TO ELEC DRAWINGS
- CEILINGN MOUNTED LIGHT, REFER TO ELEC DRAWINGS

GENERAL REFLECTED CEILING PLAN NOTES

1. CEILING PLAN LAYOUTS SHALL BE COORDINATED WITH MECHANICAL, AND ELECTRICAL REQUIREMENTS. IN THE EVENT OF CONFLICT, MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION DRAWINGS WILL GOVERN FOR THEIR SPECIFIC COMPONENT.
2. SEE ELECTRICAL DRAWINGS BY OTHERS FOR ALL LIGHTING AND ELECTRICAL LAYOUTS AND FIXTURE SPECIFICATIONS.
3. PROVIDE EXIT SIGNS AND/OR LIGHTS. SEE LIFE SAFETY PLANS AND/OR ELECTRICAL DRAWINGS FOR EMERGENCY EGRESS LIGHTING.
4. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTOR(S) FOR SCHEDULING AND COORDINATION FOR INSTALLATION OF ALL LIGHTING AND ELECTRICAL COMPONENTS.
5. CEILING HEIGHTS SHOWN ARE APPROXIMATE/ NOMINAL DIMENSIONS. GENERAL CONTRACTOR SHALL VERIFY EXACT HEIGHT IN FIELD.
6. GENERAL CONTRACTOR SHALL COORDINATE ACCESS PANEL LOCATIONS AND SIZES REQUIRED IN ANY HARD CEILINGS BASED ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT LOCATED ABOVE "HARD" CEILINGS..
7. UNLESS OTHERWISE NOTED, GWB SHALL BE FASTENED TO THE UNDERSIDE OF THE FLOOR/ROOF STRUCTURE ABOVE AREAS INDICATING A DROP ACT OR GWB CEILING. SEE ARCHITECTURAL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE

ADAPTIVE RE-USE

REFLECTED CEILING PLANS

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

A1.02

PROJECT NO 59220006.00

GENERAL FINISH NOTES

1. CONSULT WITH OWNER FOR ALL REQUIRED FINISH COLORS/TEXTURES. OWNER SHALL HAVE CHOICE OF COLOR FROM MANUFACTURER. FULL RANGE OF COLORS FOR ALL FINISHES SPECIFIED.
2. ALL CLOSETS AND AUXILIARY SPACES SHALL HAVE SAME FLOOR AND WALL FINISHES AS ROOMS THEY ARE LOCATED IN, UNLESS NOTED OTHERWISE.
3. IN ROOMS NOTED IN SCHEDULE PROVIDE BASE AROUND ROOM PERIMETER, UNLESS NOTED OTHERWISE.
4. INTERIOR WALLS AND INTERIOR FACE OF EXTERIOR WALLS SHALL BE PAINTED, CONSISTING OF (1) COAT OF PRIMER AND (2) COATS OF INTERIOR FINISH LATEX, UNLESS OTHERWISE NOTED.
5. SUBSTITUTIONS FOR SPECIFIED PRODUCTS SHALL BE EQUAL TO THOSE SPECIFIED IN COMPOSITION, PHYSICAL PROPERTIES, COLOR AND TEXTURE AND APPEARANCE, AND ENVIRONMENTAL QUALITIES. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

TOILET ACCESSORIES NOTES

1. GENERAL CONTRACTOR TO SUPPLY AND INSTALL SCHEDULED TOILET ACCESSORIES IN RESTROOMS. VERIFY IF OWNER OR OWNER'S VENDOR IS SUPPLYING SCHEDULED ACCESSORIES.
2. PROVIDE WOOD BLOCKING AT ALL WALL-HUNG ITEMS IN FRAMED PARTITIONS.
3. ALL ACCESSORIES MUST BE ACCESSIBILITY (ADA) COMPLIANT, SEE ADA REFERENCE DETAILS SHEET.
4. VERIFY MOUNTING HEIGHT OF TOILET TISSUE HOLDER PRIOR TO MOUNTING. HEIGHT MAY VARY DEPENDING ON UNIT FURNISHED BY OWNER.
5. INSULATE ALL EXPOSED HOT WATER SUPPLY AND DRAIN PIPES.
6. TOILET LEVER SHALL BE TO THE WIDE SIDE OF ROOM OR STALL.
7. PROVIDE VENTILATION FAN TO OUTSIDE FOR ALL TOILETS. OPERATION TO ACTIVATE WHEN LIGHT IS SWITCHED.
8. GENERAL CONTRACTOR SHALL VERIFY FINAL FIXTURE SELECTIONS WITH OWNER PRIOR TO PURCHASING.

GENERAL WINDOW NOTES

1. REFER TO OUTLINE SPECIFICATIONS FOR ADDITIONAL NOTES.
2. COORDINATE LOCATION AND DIMENSIONS WITH INFORMATION FOUND ON FLOOR PLANS AND ELEVATIONS.
3. ALL DIMENSIONS ARE SCHEMATIC NOMINAL SIZES ONLY. CONSULT WITH MANUFACTURER FOR EXACT WINDOW SELECTION AND ROUGH OPENING INFORMATION.

ACCESSIBLE DOOR CLEARANCE NOTES

1. ALL NEW AND SPECIFICALLY DESIGNATED DOORS SHALL MAINTAIN CLEAR AREAS BASED ON THE APPROACH DIRECTION AND THEIR OPERATIONAL SIDE. REQUIRED CLEAR AREAS MUST BE FREE OF "PROJECTIONS" AS DESCRIBED BY THE GOVERNING ADA CODE (THIS INCLUDES WALL MOUNTED ACCESSORIES, PLUMBING FIXTURES, ADJACENT PARTITIONS, CURBS, AND SIMILAR SYSTEMS).
2. DIAGRAMS OF RELEVANT REQUIRED CLEARANCES ARE PROVIDED ON THE ADA REFERENCE PAGE IN THIS DRAWING SET.

GENERAL DOOR NOTES

1. UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE ALL NEW DOORS SHALL BE LOCATED WITH THE DOOR OPENING 4" FROM A PARTITION CORNER (I.E. 2" OF FRAMING AND A 2" DOOR FRAME).
2. FINAL DOOR STYLE SELECTIONS, COLOR, AND HARDWARE ARE TO BE DETERMINED. GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE IN THE FIELD.
3. ALL GLAZING IN DOORS SHALL BE OF AN APPROVED SAFETY TYPE. (VERIFY IN FIELD).
4. PAINT HOLLOW METAL FRAMES AND DOORS WHERE SCHEDULED WITH 2 FINISH COATS OF HIGH-GLOSS ACRYLIC ENAMEL. REFER TO ELEVATIONS AND FINISH SCHEDULE.
5. ALL THRESHOLDS SHALL BE 1/4" MAXIMUM OFFSET, ADA ACCESSIBLE.
6. DOOR DETAILS DO NOT DEPICT ALL INTERIOR FINISHES. REFER TO INTERIOR ELEVATIONS AND FINISH MATERIAL SCHEDULE FOR REQUIRED FINISHES.

GENERAL HARDWARE NOTES

1. ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
2. SEE OUTLINE SPECIFICATIONS FOR REQUIRED FINISHES.
3. ALL LOCKS TO BE MASTER KEYED TO SELECTED SYSTEM. COORDINATE WITH OWNER FOR MASTER/SUB-MASTER KEYING.
4. ALL DOORS SHALL HAVE ADA APPROVED TYPE HARDWARE (VERIFY IN FIELD).
5. PROVIDE FRAME SILENCERS AND DOOR STOPS FOR ALL DOORS. STOPS MAY BE FLOOR MOUNTED OR WALL MOUNTED.
6. PROVIDE 1 1/2 PAIR HINGES PER LEAF UP TO 7'-0" TALL DOORS. PROVIDE 2 PAIR HINGES PER LEAF FOR DOORS EXCEEDING 7'-0" TALL, UNLESS NOTED OTHERWISE.
7. EXIT HARDWARE SHALL COMPLY WITH ALL APPLICABLE CODES.
8. THE MAXIMUM DIMENSION FROM THE TOP OF THE THRESHOLD TO THE EXTERIOR LANDING AT EXTERIOR DOORS SHALL NOT EXCEED 1/2". (VERIFY IN FIELD).
9. ADJUST CLOSERS SUCH THAT SWEEP PERIOD FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. MAXIMUM OPENING FORCE OF DOORS SHALL BE 5 LBF FOR INTERIOR DOORS, AND 15 LBF FOR EXTERIOR DOORS.
10. HARDWARE PROVIDER TO REVIEW HARDWARE SETS, DOOR LOCKING ARRANGEMENTS, OVERALL FUNCTIONALITY ASPECTS & KEYING WITH OWNER AND GENERAL CONTRACTOR TO COMPLETE HARDWARE ORDER. PROVIDE SAMPLES AS REQUIRED.

GENERAL PARTITION NOTES

1. INSTALL CONTINUOUS BLOCKING/FRAMING AT ALL DROP FRAMED CEILING LEVEL(S) AS REQUIRED.
2. ALL PARTITIONS SHALL BE FINISHED PER FINISH SCHEDULE.
3. ALL STUD WALLS NOT EXTENDED TO UNDERSIDE OF ROOF DECK AND TALLER THAN 8'-0" ABOVE FINISHED FLOOR SHALL BE BRACED AT TOP AT ±5'-0" ON CENTER WITH EITHER STUD "KICKERS" OR STUDS EXTENDED UP TO ROOF STRUCTURE FOR ANY WALL GREATER THAN 10'-0" IN LENGTH.
4. ALL GYPSUM WALL BOARD WALL INTERSECTING EXTERIOR WALLS SHALL BE GLUED TO END STUDS AND SEALED AT WALL JOINT CONTINUOUS WITH ACOUSTICAL SEALANT.
5. INFORMATION ON THIS SCHEDULE IS TO BE USED IN CONJUNCTION WITH FLOOR PLANS, REFLECTED CEILING PLANS, INTERIOR ELEVATIONS AND SECTIONS.
6. EXTERIOR ENVELOPE IS NOT SCHEDULED. REFER TO SECTIONS AND DETAILS FOR TYPICAL BUILDING EXTERIOR WALL DESCRIPTION.
7. ALL SINGLE-LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH MULTI-LAYER GYPSUM BOARD WALLS SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH.
8. PARTITION TYPES ARE CONTINUOUS ACROSS DOOR AND WINDOW OPENINGS AND AROUND CORNERS UNLESS OTHERWISE NOTED.

GENERAL PARTITION DEFLECTION NOTES

1. ALL STUD WALLS EXTENDED TO UNDERSIDE OF ROOF STRUCTURE (DECK OR JOISTS) SHALL UTILIZE A DEFLECTION-TYPE TOP CONNECTION WHICH ALLOWS ROOF DEFLECTION.
2. LIMITING HEIGHTS OF GYPSUM BOARD PARTITIONS ARE AS PUBLISHED FOR THE U.S. GYPSUM BOARD PRODUCTS FOR MAXIMUM L/240 DEFLECTION AT 5 PSF LATERAL LOAD. VERIFY ACTUAL LIMITING HEIGHT FOR APPROVED MANUFACTURER'S PRODUCTS. WHERE SCHEDULED PARTITION EXCEEDS LIMITING HEIGHT, INSTALLERS SHALL ADD BRACING ELEMENTS (ABOVE CEILING), OR DECREASE STUD SPACING, AND/OR GAUGE AS REQUIRED TO MAINTAIN L/240 DEFLECTION CRITERIA.
3. INSTALLERS SHALL CONFIRM ALLOWABLE DEFLECTIONS FOR FINISH MATERIALS APPLIED TO STUD PARTITIONS. WHERE ALLOWABLE DEFLECTION OF FINISH MATERIALS IS LESS THAN DEFLECTION OF SCHEDULED PARTITION, STUD SPACING AND/OR GAUGE SHALL BE ADJUSTED TO CONFORM TO FINISH MATERIAL DEFLECTION REQUIREMENTS.

GENERAL MOISTURE RESISTANT PARTITION NOTES

1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET OR DAMP SPACES.
2. MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL GYPSUM WALLBOARD PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE. PARTITIONS IN KITCHEN AREAS, AND AT ALL TOILET ROOM PARTITIONS.

GENERAL SOUND TRANSMISSION (STC) NOTES

1. ALL GYPSUM WALL BOARD CORNER JOINTS SHALL BE SEALED.
2. FOR WALLS EXTENDING TO UNDERSIDE OF STRUCTURE ABOVE, SOUND-RATED INSULATION BLANKETS SHALL BE FULL HEIGHT OF PARTITION.
3. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINERAL FIBER INSULATION.
4. APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED IN SOUND-RATED PARTITIONS ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATE WALLS.

DOOR SCHEDULE

DOOR NO.	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	MATERIAL	LABEL (MIN)	TRHD	DOOR TYPE	FRAME TYPE	HDWR SET #	REMARKS
101A	3'-0"	6'-8"	0'-1 3/4"	WD		No	A	WD	4	
102A	3'-0"	7'-0"	0'-1 3/4"	WD			A	WD	3	
103A	3'-0"	7'-0"	0'-1 3/4"	WD	45 MIN	Yes	B	HM	1	CLOSER REQ'D
103B	3'-0"	7'-0"	0'-1 3/4"	WD			A	WD	1	
104A	3'-0"	7'-0"	0'-1 3/4"	WD			A	WD	3	
201A	3'-0"	7'-0"	0'-1 3/4"	WD	45 MIN	Yes	A	WD	2	CLOSER REQ'D
201B	3'-0"	7'-0"	0'-1 3/4"	WD	45 MIN	Yes	B	WD	5	CLOSER REQ'D
202A	2'-6"	7'-0"	0'-1 3/4"	WD			A	WD	3	
203A	6'-0"	6'-8"	0'-1 3/8"	WD			C	WD	-	
204A	2'-6"	7'-0"	0'-1 3/4"	WD		Yes	A	WD	3	
205A	2'-6"	7'-0"	0'-1 3/4"	WD			A	WD	3	
206A	3'-0"	7'-0"	0'-1 3/4"	WD	45 MIN	Yes	A	WD	2	CLOSER REQ'D
206B	6'-0"	6'-8"	0'-2"	GLASS	45 MIN	Yes	D	WD	5	
207A	2'-6"	7'-0"	0'-1 3/4"	WD			A	WD	4	
208A	6'-0"	6'-8"	0'-1 3/8"	WD			C	WD	-	
209A	3'-0"	7'-0"	0'-1 3/4"	WD			A	WD	3	
210A	2'-6"	7'-0"	0'-1 3/4"	WD			A	WD	3	
211A	3'-0"	7'-0"	0'-1 3/4"	WD	45 MIN	Yes	A	WD	2	CLOSER REQ'D
211B	6'-0"	6'-8"	0'-2"	GLASS	45 MIN	Yes	D	WD	5	
212A	3'-0"	7'-0"	0'-1 3/4"	WD			A	WD	3	
213A	6'-0"	6'-8"	0'-1 3/8"	WD			C	WD	-	
214A	2'-0"	7'-0"	0'-1 3/4"	WD			A	WD	4	
215A	2'-0"	7'-0"	0'-1 3/4"	WD			A	WD	4	

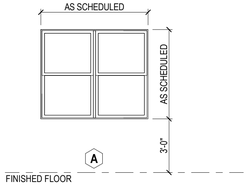
ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALL MTL.	WALL FINISH	CEILING MTL.	CEILING FINISH	REMARKS
101	LAUNDRY RM	CONC	VINYL	GWB	PAINT	GYP BD	PAINT	
102	RESTROOM 1	LVT	VINYL	GWB	PAINT	GYP BD	PAINT	USE MOISTURE RESISTANT GYP BD
103	VESTIBULE	LVT	VINYL	GWB	PAINT	GYP BD	PAINT	
104	RESTROOM 2	LVT	VINYL	GWB	PAINT	GYP BD	PAINT	USE MOISTURE RESISTANT GYP BD
201	LIVING RM 1	LVP	WD	GWB	PAINT	GYP BD	PAINT	
202	BEDROOM 1	LVP	WD	GWB	PAINT	GYP BD	PAINT	
203	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
204	BATHROOM 1	LVP	WD	GWB	PAINT	GYP BD	PAINT	USE MOISTURE RESISTANT GYP BD
205	BATHROOM 2	LVP	WD	GWB	PAINT	GYP BD	PAINT	USE MOISTURE RESISTANT GYP BD
206	LIVING RM 2	LVP	WD	GWB	PAINT	GYP BD	PAINT	
207	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
208	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
209	BEDROOM 2	LVP	WD	GWB	PAINT	GYP BD	PAINT	
210	BATHROOM 3	LVP	WD	GWB	PAINT	GYP BD	PAINT	USE MOISTURE RESISTANT GYP BD
211	LIVING RM 3	LVP	WD	GWB	PAINT	GYP BD	PAINT	
212	BEDROOM 3	LVP	WD	GWB	PAINT	GYP BD	PAINT	
213	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
214	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
215	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	
216	CL	LVP	WD	GWB	PAINT	GYP BD	PAINT	

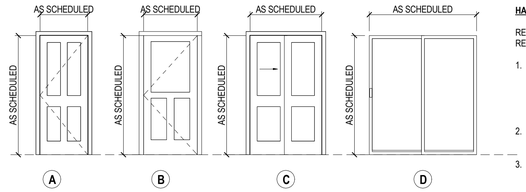
FINISH NOTES: LVP = LAMINATE VINYL PLANK

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	ENERGY STAR	REMARKS
A-1	4'-0"	4'-0"	7'-0"	48" x 48"		



WINDOW TYPES
1/4" = 1'-0"



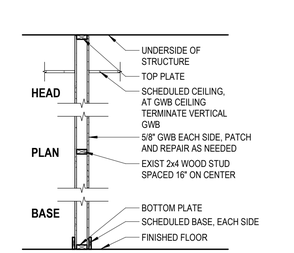
DOOR TYPES
1/4" = 1'-0"

HARDWARE SETS

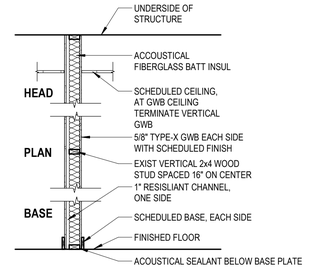
REFER TO DOOR SCHEDULE FOR SIGNAGE REQUIREMENTS

1. ENTRY SINGLE DOOR
   A. (1-1/2) PAIR HINGES
   B. LEVER HANDLE PASSAGE SET
   C. (1) ADA ACCESSIBLE THRESHOLD
   D. (1) CLOSER
   E. (1) WEATHERSTRIPPING
2. ENTRY APARTMENT DOOR
   A. (1-1/2) PAIR HINGES
   B. LEVER HANDLE HOTEL PRIVACY SET
3. BEDROOM/BATHROOM
   A. (1-1/2) PAIR HINGES
   B. LEVER HANDLE PRIVACY SET
4. CLOSET
   A. (1-1/2) PAIR HINGES
   B. LEVER HANDLE CLOSET SET
5. SLIDING BALCONY DOORS
   A. (1-1/2) PAIR HINGES
   B. (1) CLAMP STYLE SLIDING DOOR HANDLE
   C. (1) ADA ACCESSIBLE THRESHOLD
   D. (1) WEATHERSTRIPPING

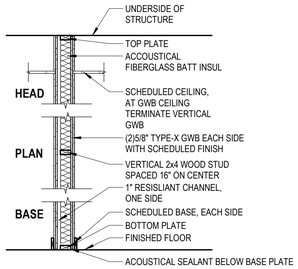
* VERIFY WITH OWNER



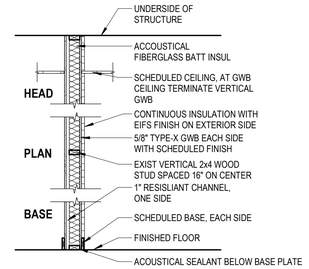
3.1 **3 1/2" WOOD STUD WALL WITH 5/8" GWB EA SIDE**



3.2 **3 1/2" WOOD STUD WALL WITH 5/8" TYPE-X GWB EA SIDE & 1" RESILIANT CHANNEL UL U305 (RATED) 1 HR**



3.3 **3 1/2" WOOD STUD WALL WITH 5/8" TYPE-X GWB (2) EA SIDE & 1" RESILIANT CHANNEL UL U301 (RATED) 2 HR**



3.4 **3 1/2" WOOD STUD WALL WITH 5/8" TYPE-X GWB EA SIDE & 1" RESILIANT CHANNEL UL U305 (RATED) 1 HR - EXTERIOR**

2 / A1.03 **PARTITION TYPES**
1/2" = 1'-0"

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COMMONWEALTH OF VIRGINIA
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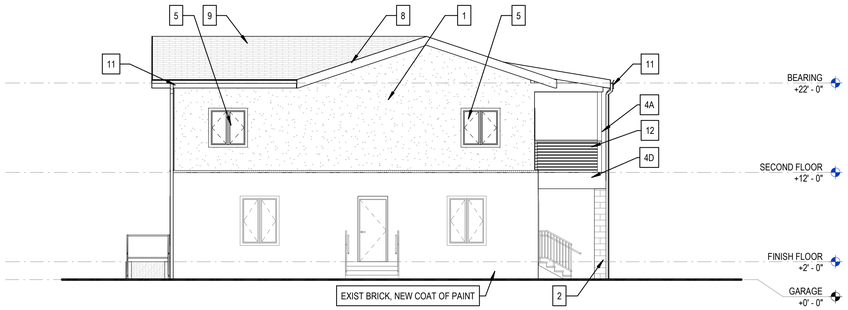
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

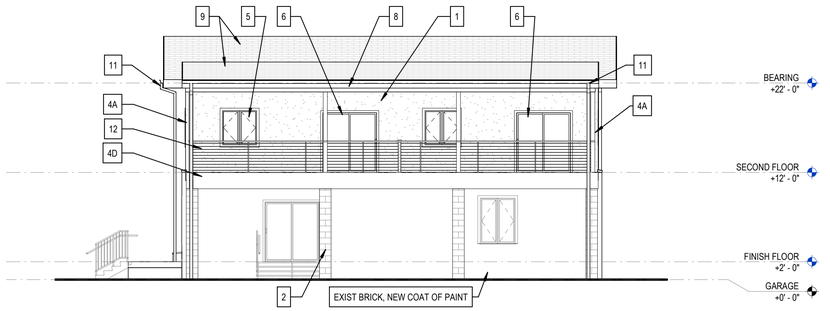
A1.03

PROJECT NO 59220006.00



2 A2.01 WEST ELEV

1/8" = 1'-0"



1 A2.01 SOUTH ELEV

1/8" = 1'-0"

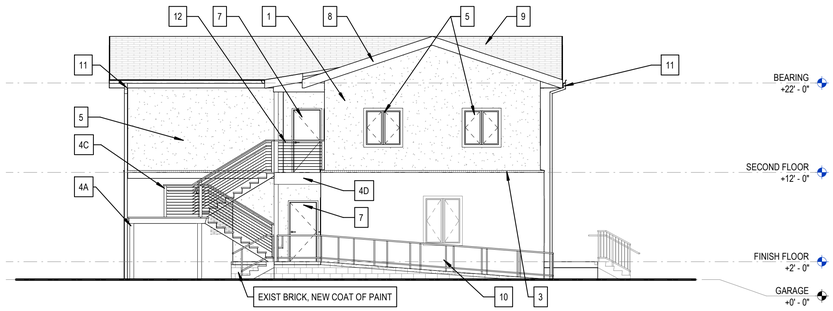
EXTERIOR FINISH SCHEDULE

NO.	MATERIAL	MATERIAL COLOR/FINISH	MFR. / MODEL
1	EIFS SYSTEM	MATCH COLOR TO MAIN HOUSE	DRYVIT
2	CMU W/ PLASTER AND PAINT FINISH	MATCH EIFS	-
3	4" BRICK VENEER	PAINT WHITE	
4A	WOOD DECK COLUMNS	BEHR WOODBRIDGE, SEMI-TRANSPARENT	
4B	WOOD DECK FRAMING	BEHR WOODBRIDGE, SEMI-TRANSPARENT	
4C	WOOD STAIR	BEHR WOODBRIDGE, SEMI-TRANSPARENT	
4D	WOOD DECK FASCIA BOARD	BEHR WOODBRIDGE, SEMI-TRANSPARENT	
5	VINYL WINDOWS	WHITE	JELD-WEN V-4500
6	SLIDING GLASS DOOR		-
7	ENTRY DOOR	CLEAR ANODIZED ALUMINUM	-
8	FASCIA	WHITE	HARDIE WOOD
9	ASPHALT SHINGLE ROOF	-	-
10	GALVANIZED STEEL GUARDRAILS	PAINTED	-
11	GUTTERS AND DOWNSPOUTS	ALUMINUM, PAINT TO MATCH EIFS	-
12	WOOD GUARDRAIL WITH STEEL CABLE	BEHR WOODBRIDGE, SEMI-TRANSPARENT - GALV STEEL FACTORY FINISH	

NOTES:
1. SEALANTS TO MATCH ADJACENT MATERIAL COLOR.
2. PAINT EXHAUST & AIR INTAKE LOUVERS TO MATCH ADJACENT MATERIAL COLOR.

3 A2.01 EAST ELEV

1/8" = 1'-0"



4 A2.01 NORTH ELEV

1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. COORDINATE ALL EXTERIOR WALL PENETRATIONS WITH OTHER TRADES.
2. GRADING CONDITIONS AT THE BUILDING FACE MAY VARY AS SITE CONDITIONS AND BUILDING TECHNIQUES MAY DICTATE.
3. EXTERIOR WALL PLUMBING AND VENTILATION PENETRATIONS ARE NOT SHOWN. COORDINATE PROPOSED LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
4. ALL EXTERIOR FINISHES/COLORS/TEXTURES AND/OR MANUFACTURERS SHOWN HEREIN SHALL BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.

GENERAL EXTERIOR EIFS NOTES

1. ALL EXTERIOR FINISHES/COLORS/TEXTURES AND/OR MANUFACTURERS SHOWN HEREIN SHALL BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE VERTICAL AND HORIZONTAL CONTROL JOINTS IN EIFS AT LOCATIONS SHOWN AND/OR AT MANUFACTURER RECOMMENDED SPACING. SEALANTS USED IN CONTROL JOINTS SHALL MATCH EIFS COLOR(S).
3. TRIM WORK (WINDOW/DOOR CASING) SHALL BE EPS BOARD WITH EIFS FINISH, DESIGN AND STYLE PER EXTERIOR ELEVATIONS; GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER FOR APPROVAL.

GENERAL EXTERIOR SIDING NOTES

1. EXTERIOR FASCIA BOARD, RAKE BOARD, AND PERFORATED VENTED SOFFIT BOARD, SHALL BE PAINTED CEMENTITIOUS MATERIAL. COLOR TO BE SELECTED BY OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER FOR APPROVAL.

GENERAL EXTERIOR PAINT NOTES

1. ALL EXTERIOR FINISHES/COLORS/TEXTURES AND/OR MANUFACTURERS SHOWN HEREIN SHALL BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
2. PAINTING SHALL BE LABELED FOR EXTERIOR APPLICATIONS. USE ONLY PAINT LISTED BY MANUFACTURER FOR INTENDED SUBSTRATES.
3. PAINT ALL EXTERIOR SIDING, TRIM AND SOFFITS. CONSULT OWNER FOR ALL REQUIRED PAINT AND MATERIAL COLORS IF NOT SPECIFICALLY SHOWN HEREIN.
4. MASK ANY EXTERIOR ELEMENTS (LIGHTS, WINDOWS, DOORS, AND SIMILAR OBJECTS) WHICH ARE NOT TO BE PAINTED PRIOR TO PAINTING. REMOVE ANY SPILLS OR EXCESS PAINT BEFORE PAINT DRIES.
5. PAINT ALL EXPOSED UTILITY JUNCTION BOXES/METERS AND ASSOCIATED CONDUIT SHALL BE PAINTED TO MATCH IMMEDIATELY ADJACENT BUILDING COLOR.

GENERAL ROOFING & GUTTERING NOTES

1. ALL EXTERIOR FINISHES/COLORS/TEXTURES AND/OR MANUFACTURERS SHOWN HEREIN SHALL BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
2. CONNECT TO BELOW GRADE PIPING. SEE SCHEMATIC ROOF PLAN FOR DOWNSPOUT LOCATIONS. COLOR TO BE SELECTED BY OWNER, TYPICAL.

GENERAL EXTERIOR BUILDING SIGNAGE NOTES

1. ALL EXTERIOR BUILDING SIGNAGE SHALL BE UNDER A SEPARATE LOCALITY PERMIT. COORDINATE/VERIFY LOCATIONS WITH OWNER SPECIFICATIONS.
2. PROVIDE ELECTRICITY TO ALL EXTERIOR SIGNAGE AS REQUESTED BY OWNER.

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COMMONWEALTH OF VIRGINIA
KEITH N. COOPER
No. 014568
2023-09-25
ARCHITECT

CAPTAIN SINCLAIR - POOL HOUSE

ADAPTIVE RE-USE

EXTERIOR ELEVATIONS

WHITTAKER DRIVE
GLOUCESTER, VA

DRAWN BY	LNB
DESIGNED BY	LNB
CHECKED BY	KNC
DATE	2023-09-25
SCALE	As indicated
REVISIONS	

A2.01

PROJECT NO 59220006.00

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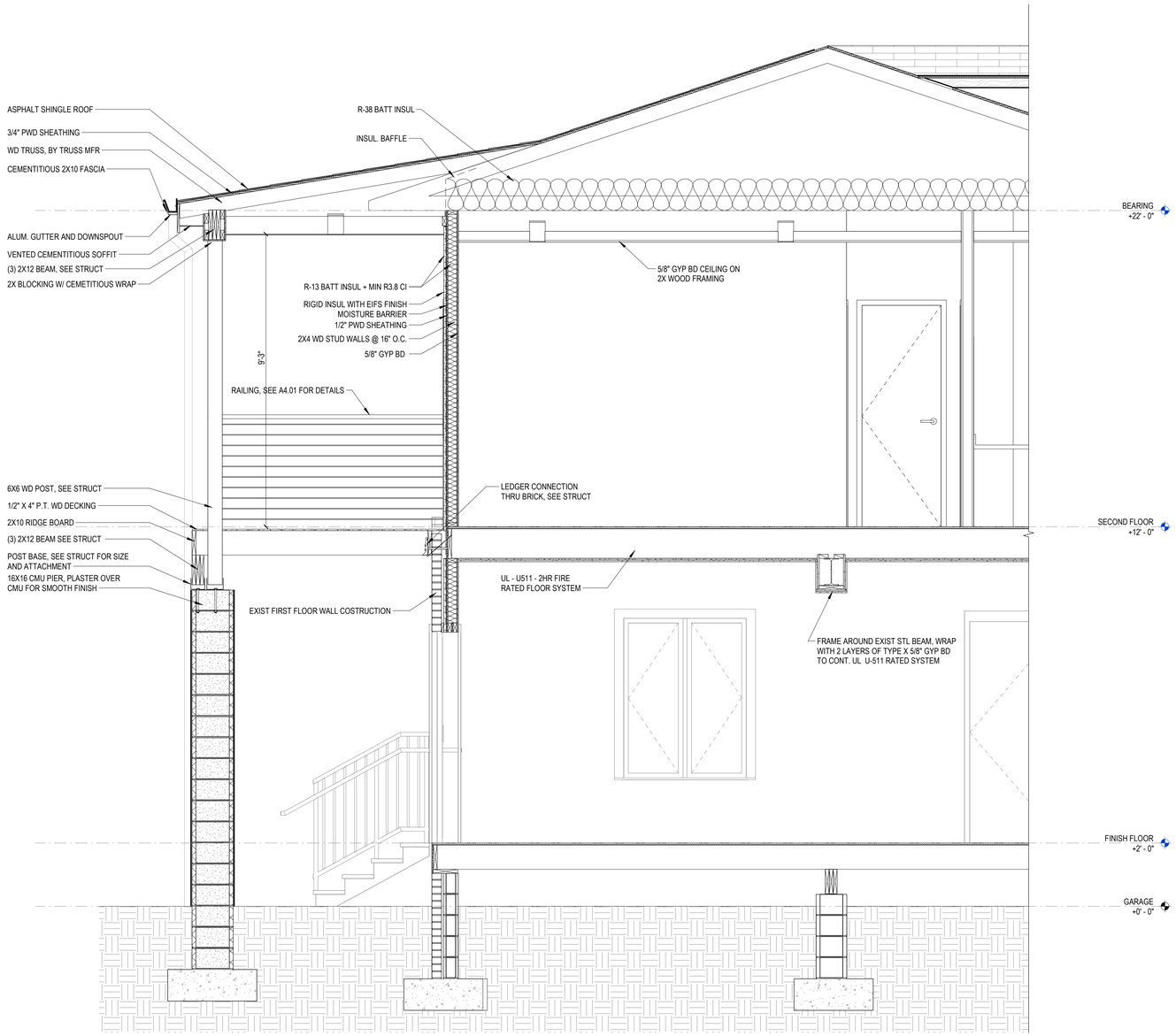

1 A3.01 WALL SECTION THRU PORCH

1/2" = 1'-0"

GENERAL WALL SECTION NOTES

1. ALL DATUM ELEVATIONS ARE INDICATED RELATIVE TO HEIGHT ABOVE MAIN BUILDING SLAB OR FRAMED FLOOR SYSTEMS. REFER TO CIVIL DRAWINGS FOR TOP OF SLAB ELEVATION.
2. REFER TO STRUCTURAL SHEETS FOR ALL SLAB AND FOUNDATION DESIGN FACTORS, DIMENSIONS, NOTES, REINFORCING, AND DEFLECTION CRITERIA.
3. COORDINATE EXTERIOR FINISHES AND DESCRIPTIONS WITH ADDITIONAL NOTES ON EXTERIOR ELEVATIONS.
4. ALL INTERIOR FINISH SURFACES (FLOORS, WALLS, AND CEILINGS) SHALL BE COORDINATED WITH FINISH SCHEDULES, FLOOR FINISH PLANS, AND REFLECTED CEILING PLANS.
5. ALL TRANSITIONAL FLASHING REQUIRED AT ROOF EAVE/PARAPET TRANSITIONS SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURERS OF ADJACENT MATERIALS WITH APPROVED AND CHEMICALLY COMPATIBLE SEALANTS.
6. REFER TO ROOF PLAN FOR ALL SLOPES.
7. REFER TO CODE REVIEW DATA FOR REQUIRED INSULATION MINIMUM VALUES (UNDER-SLAB, WALLS, AND ROOF).
8. PROVIDE AND INSTALL SEALANTS AND/OR EXPANSION FILLER AT ALL DISSIMILAR MATERIALS. INSTALL WITH BACKER RODS PER MANUFACTURER RECOMMENDATIONS.

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WALL SECTIONS

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GLOUCESTER, VA

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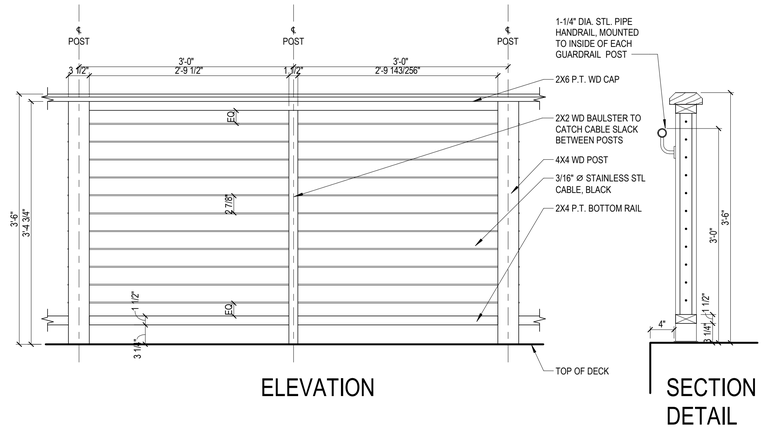
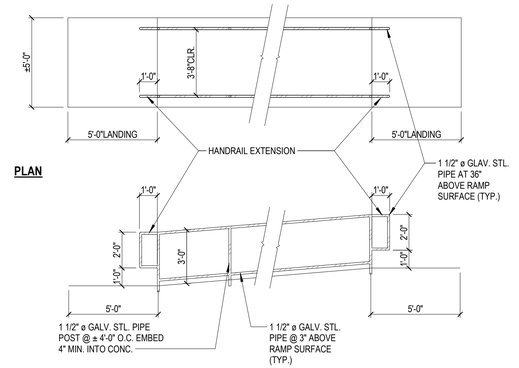


1 RAIL DETAILS
A4.01 — 1" = 1'-0"

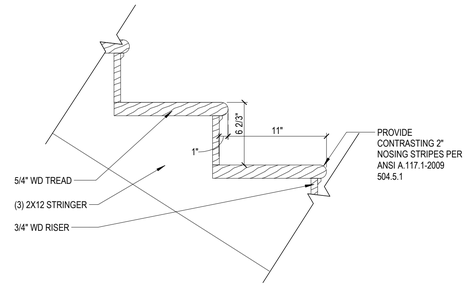


PLAN

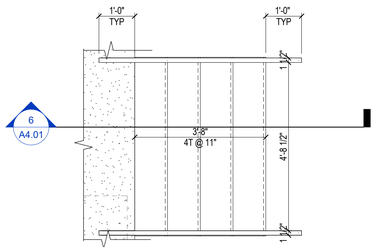
ELEVATION

EXTERIOR RAMP HANDRAIL DETAILS
7 / A4.01 — 1/4" = 1'-0"

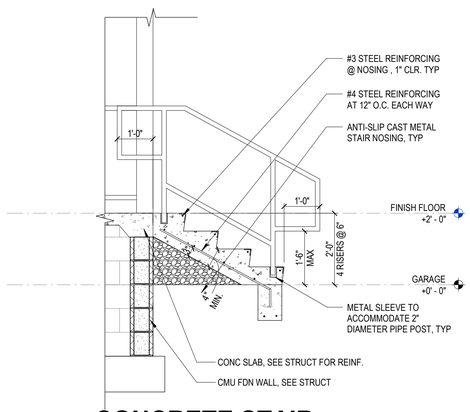
NOTE: HANDRAIL AND GUARDRAIL SYSTEMS, INCLUDING COMPONENTS, CONNECTIONS AND DETAILING, SHALL BE DESIGNED, FABRICATED AND INSTALLED TO WITHSTAND 50 PLF DISTRIBUTED AND 200# CONCENTRATED LIVE (TYPICAL FOR ALL RAILINGS).



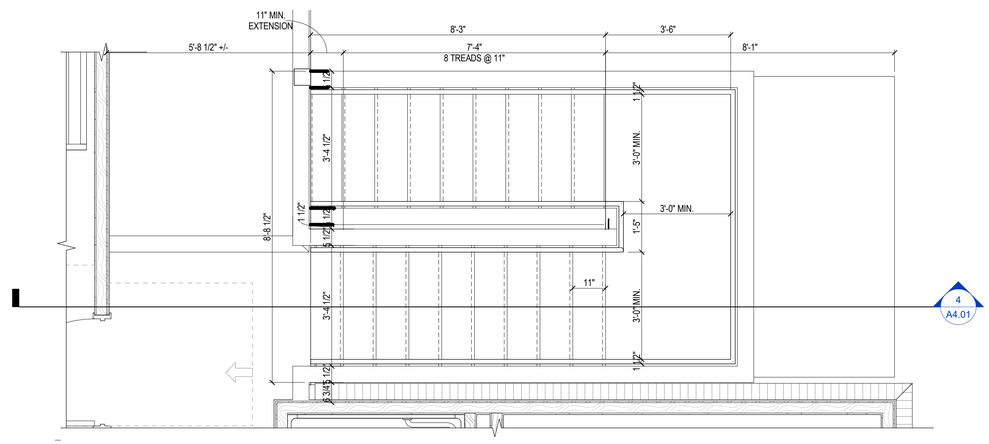
3 STAIR TREAD DETAIL
A4.01 — 1 1/2" = 1'-0"



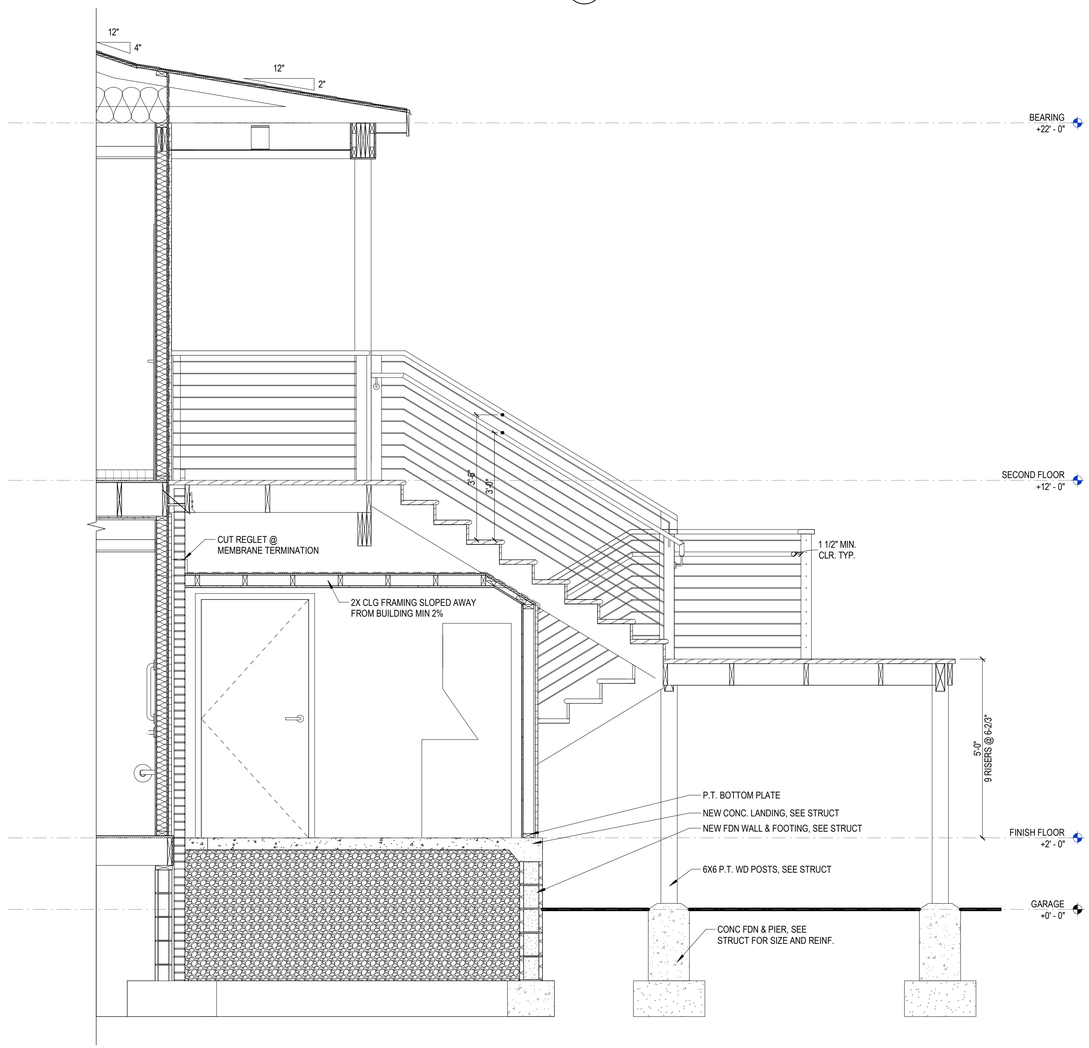
CONCRETE STAIR ENLARGEMENT
5 / A4.01 — 1/2" = 1'-0"



CONCRETE STAIR SECTION
6 / A4.01 — 1/2" = 1'-0"



SECOND FLOOR STAIR ENLARGEMENT
2 / A4.01 — 1/2" = 1'-0"



STAIR SECTION
4 / A4.01 — 1/2" = 1'-0"

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VERTICAL CIRCULATION DETAILS & NOTES
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