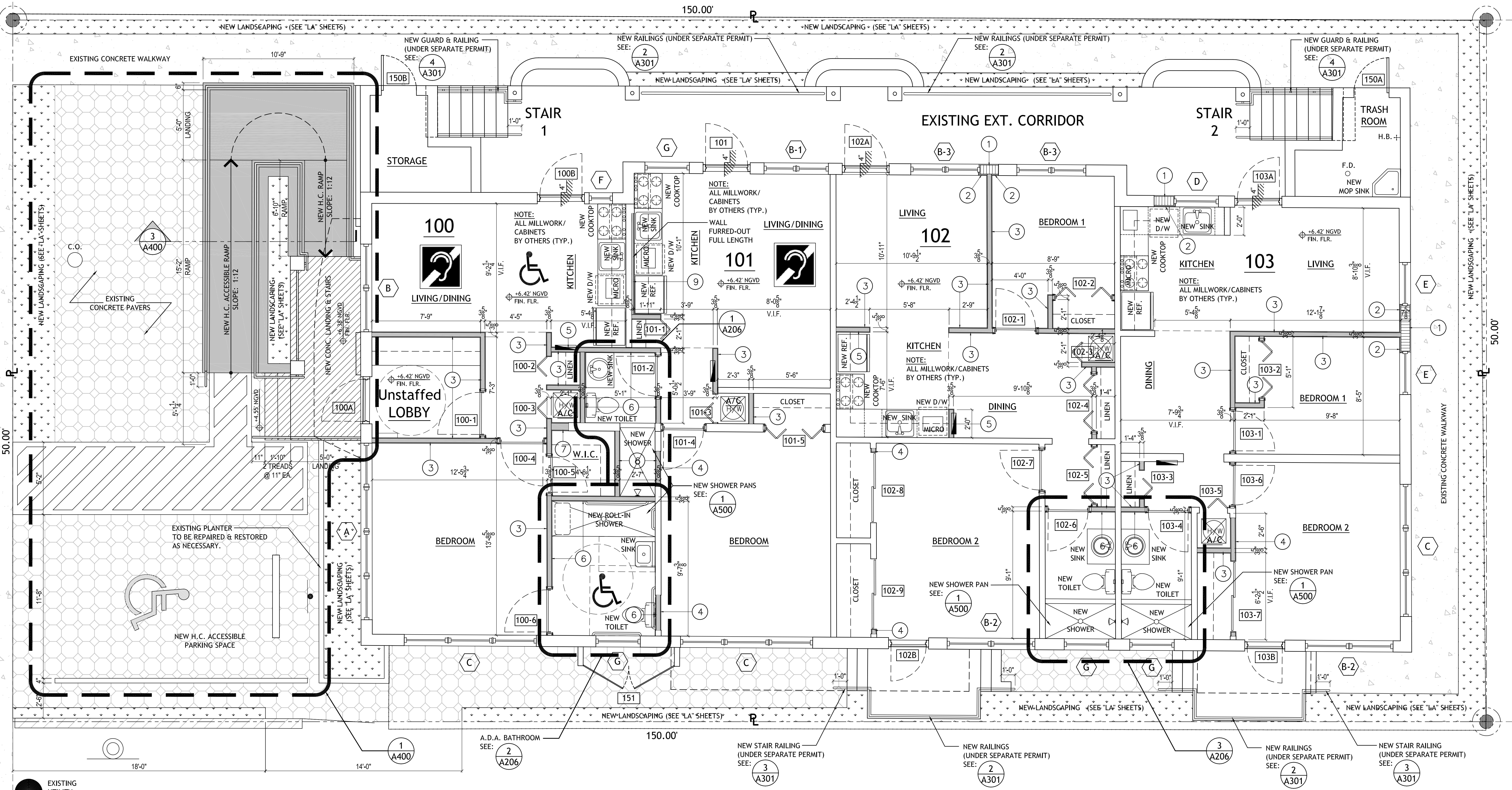


MISCELLANEOUS NOTES:

- ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASE FLOOD ELEVATION (B.F.E.), +8.0' NGVD.
- ALL NEW CONSTRUCTION MATERIALS BELOW BFE (+8.0' NGVD) SHALL BE FLOOD-DAMAGE RESISTANT MATERIALS.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE WITHIN 15" MIN. AND 48" MAX. HIGH. A.F.F.
- PROVIDE NEW ADDRESS NUMBER (1311) TO BE VISIBLE & LEGIBLE FROM THE STREET.
- SHOWER / TUB ENCLOSURES / DOORS, SHALL BE CATEGORY II SAFETY GLASS.
- ALL INTERIOR AREAS TO HAVE A 4" WOOD BASEBOARD EXCEPT ALL RESTROOM AREAS TO HAVE A 4" CERAMIC COVE BASE TILE. (U.O.N.)
- WALL HUNG CABINETS TO BE ANCHORED TO HORIZONTAL MEMBER (20 GA MIN.) SECURELY FASTENED TO MIN (2) 20 GA STUDS, TYPICAL.
- THRESHOLDS AT ALL DOORS SHALL NOT EXCEED 1/2" MAXIMUM & BE LEVEL @ E.A SIDE OF DOOR. SEE DETAIL 2/A500.
- REPLACE ALL EXISTING CORRODED PLUMBING LINES WITH NEW P.V.C. AS NECESSARY. GC TO VERIFY IN FIELD.
- ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- SMOOTH SURFACE, NON-ABSORBANT, SLIP-RESISTANT, CERAMIC-TILED FLOORS & WALLS (20" HIGH MIN.) @ ALL NEW SHOWERS. TYPICAL.
- PATCH & PAINT DAMAGED EXISTING DRYWALL AS REQUIRED.
- SOUNDPROOFING MATERIAL TO BE USED ON ALL FLOORS TO HAVE AN STC RATING OF 50 (MIN.) CLASS II C.
- REFER TO INTERIOR DESIGN (I.D.) DRAWINGS FOR ALL INTERIOR FINISHES, FIXTURES, BASEBOARDS, MILLWORK, HARDWARE, AND APPLIANCES. TYPICAL.
- PAINT ALL NEW INTERIOR WALLS AND ALL NEW CEILING. TYPICAL.
- COORDINATE FLOOR FINISHES & PAINT COLORS WITH OWNER. EXTERIOR PAINT COLORS UNDER SEPARATE PERMIT.
- ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE PERMIT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASING ANY FINISH MATERIALS (TILE, ETC.).

FIRESTOPPING NOTE: (FBC R4409.7.2)

- FIRESTOPPING SHALL BE INSTALLED (WOOD FRAME CONSTRUCTION):**
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS (INCLUDING FURRED SPACES @ CEILING & FLOOR LEVELS TO LIMIT MAX. DIMENSION OF ANY CONCEALED SPACE TO 8 FT).
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS (AT LEAST ONCE IN THE MIDDLE OF EACH RUN, @ TOP & BOTTOM, & BETWEEN STUDS ALONG & IN LINE W/ ADJACENT RUN OF STAIRS OF THE RUN).
 - AT OPENINGS AROUND VENTS, PIPES, & DUCTS.
 - IN CONCEALED SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, FOR THE FULL DEPTH OF THE JOISTS @ THE ENDS & OVER THE SUPPORT.
 - AROUND TOP, BOTTOM, & SIDES OF DOOR POCKETS.



PROPOSED 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLAME SPREAD INDEX: (FBC R302.9.1, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25.

SMOKE DEVELOPED INDEX: (FBC R302.9.2, R302.10.1)

- WALL & CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.
- INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR RETARDERS & VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES & ATTICS SHALL HAVE A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

FLOOR PLAN LEGEND:

- DOOR TYPE, SEE DOOR SCHEDULE (A600)
- WALL TYPE, SEE WALL TYPES (A500)
- WINDOW TYPE, SEE WINDOW SCHEDULE (A700)

SYMBOL LEGEND

- A.D.A. GUEST ROOM
- GUEST ROOM W/ COMMUNICATION FEATURES FOR THE HEARING IMPAIRED
- FIRE ALARM SYSTEM SHALL HAVE A PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARM COMPLYING W/ NFPA 72.
- VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS & DOOR KNOCK/BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES.
- TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE W/ THE TELEPHONE SYSTEM, & SHALL BE SERVED BY AN ELECTRICAL OUTLET LOCATED WITHIN 48" OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

WALL LEGEND (PLAN)

- EXISTING COLUMN OR CONCRETE WALL
- NEW C.M.U. WALL INFILL
- EXISTING STUD PARTITION
- NEW STEEL STUD PARTITION WALL
- PARTITION W/ NEW THERMAFIBER SAFB

NOTE: WHERE NEW SOUND-ATTENUATING BATT INSULATION IS SHOWN WITHIN EXISTING PARTITIONS, REMOVE OLD EXISTING WALL FACE & REPLACE W/ NEW 5/8" DRYWALL.

WEST AVENUE

EXISTING 2 FT. CONC. CURB & GUTTER

EXISTING 5 FT. PARKWAY

EXISTING 5 FT. CONC. SIDEWALK

50.00'

18'-0"

W

EXISTING UTILITY POLE

50.00'

50.00'

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW LANDSCAPING (SEE "LA" SHEETS)

150.00'

NEW LANDSCAPING (SEE "LA" SHEETS)

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW RAILINGS (UNDER SEPARATE PERMIT) SEE: 2/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

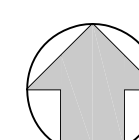
NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301

NEW GUARD & RAILING (UNDER SEPARATE PERMIT) SEE: 4/A301



PROPOSED 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"