

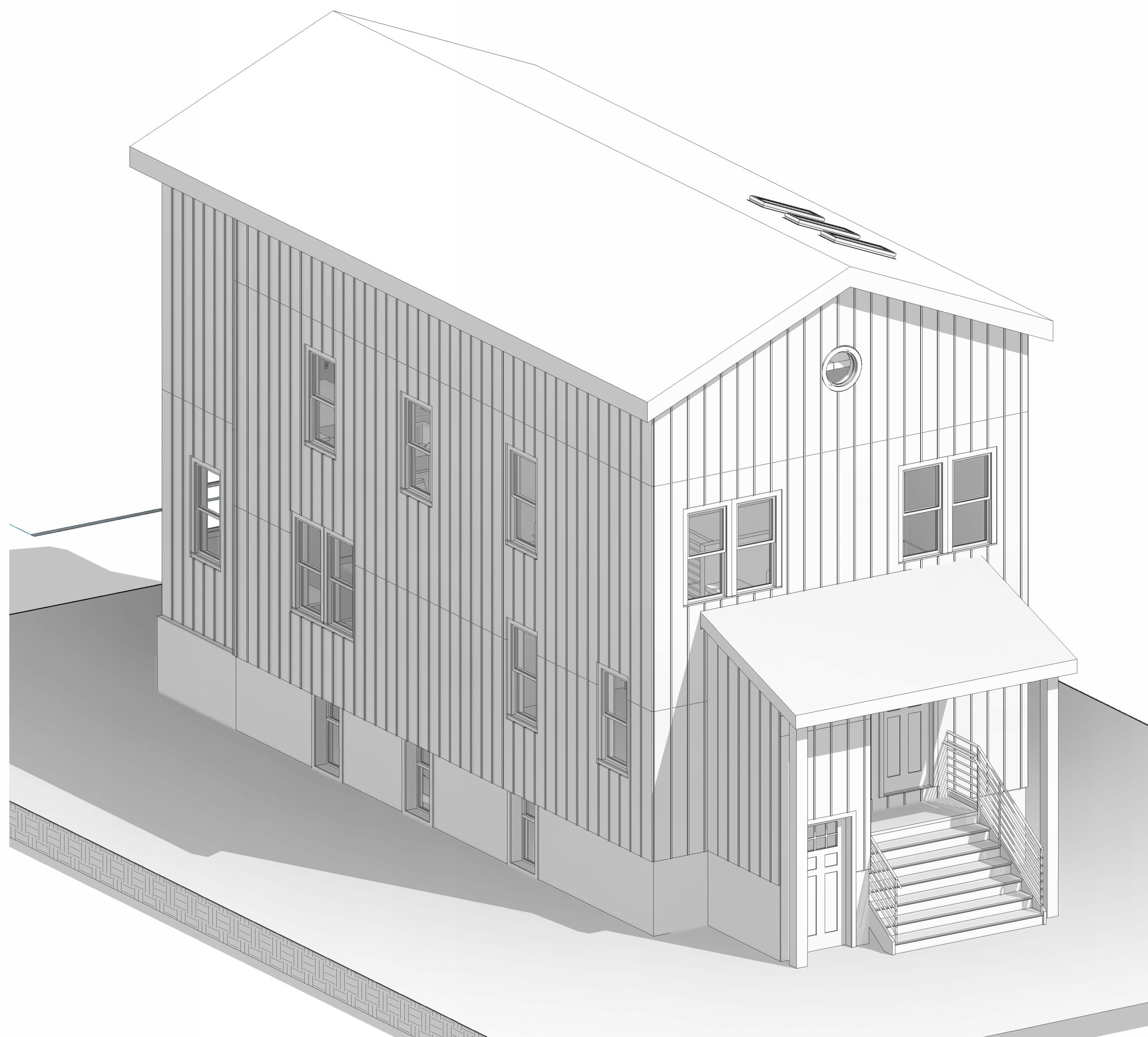
35 FREDERICK STREET

MULTI-FAMILY RESIDENCE - BELLEVILLE, NJ 07109
BLOCK 1401, LOT 40

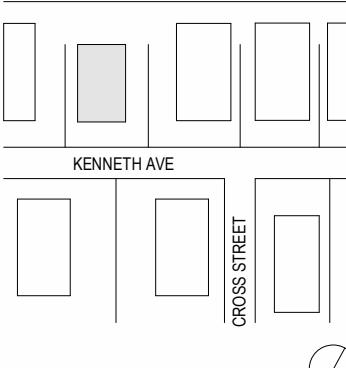
ISSUED FOR CONSTRUCTION
DECEMBER 20TH, 2024

(G) GENERAL

(A) ARCHITECTURAL



KEYPLAN



3 12/20/2024 ISSUED FOR CONSTRUCTION
2 07/23/2024 ISSUED FOR ZONING REVIEW
1 05/29/2024 ISSUED FOR OWNER'S REVIEW

NO. DATE DESCRIPTION

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER

T-001

1 OF 15

A. GENERAL NOTES:

- THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
- WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
- VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
- COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
- PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
- COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
- "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
- "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
- "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.

- ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

- STRUCTURAL DRAWINGS
- LARGE SCALE DETAILS
- SMALL SCALE DETAILS
- ENLARGED VIEWS
- E. FLOOR PLANS AND ELEVATIONS

- MINIMUM DIMENSIONS FOR CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.

- FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.

- VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR "AFF".

- CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.

- DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

- EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.

EXAMPLE: A201

"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING

"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET

"01" INDICATES THE SHEET NUMBER

- NUMBER MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.

EXAMPLE: EL201A

"E" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING

"2" INDICATES SECTOR "A" OF PLAN SHEET "201", REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.

- DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.

- DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET, REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION	Q EQUIPMENT
C CIVIL	F FIRE PROTECTION
L LANDSCAPE	P PLUMBING
S STRUCTURAL	M MECHANICAL
A ARCHITECTURAL	E ELECTRICAL
I INTERIORS	T TELECOMMUNICATIONS

- DRAWING CATEGORY IDENTIFICATION, REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:

- E. SPECIAL REMODELING NOTES:

- IN AREAS TO BE REMODELED OR ADDED TO, ABSOLUTE ACCURACY OF DIMENSIONS IS NOT INTENDED. DIMENSIONS SHOW ARE FOR MOST ACCURATE AVAILABLE INFORMATION. CONTRACTOR TO VERIFY DIMENSION IN THE FIELD PRIOR TO CONSTRUCTION.

- THE SCOPE OF ARCHITECT'S RESPONSIBILITY FOR THIS PROJECT IS LIMITED TO THIS DRAWING SET.

- THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, ARE TO BE FURNISHED BY OTHER:

- SELECTION OF INTERIOR FINISHES, CABINETS AND HARDWARE

- DESIGN OF ANY REQUIRED MECHANICAL, ELECTRICAL AND PLUMBING, AND COORDINATION.

- ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE IBC ADOPTED BY THE STATE OF NEW JERSEY & THE F.H.A. MINIMUM PROPERTY STANDARDS. ALL ARE READILY AVAILABLE TO ALL TRADES.

- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS, AND TECHNIQUES FOR CONSTRUCTION.

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

- FIRE STOP AND SMOKE STOP REQ. SHALL BE APPLIED TO ANY PENETRATIONS OF FIRE RATED WALLS OR FLOORS USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.

- THE CONTRACTOR IS RESPONSIBLE FOR FILING AND SECURING ALL PERMITS.

- THE CONTRACTOR IS TO BE PRESENT AT FINAL INSPECTION WITH THE BUILDING DEPARTMENT INSPECTOR.

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE THE UNIFORM CONSTRUCTION CODE (NJAC 5:23) AND APPLICABLE MODEL CODES

- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REQUIREMENTS OF CHAPTER 33, "SAFEGUARDS DURING CONSTRUCTION OR DEMOLITION" AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE UNTIL COMPLETION AND FINAL ACCEPTANCE OF THE WORK.

- PERMIT FOR WORK BEYOND THE BUILDING LINE SIDEWALK AND VAULTS WILL BE OBTAINED BY THE CONTRACTOR BEFORE CONSTRUCTION IS STARTED, AS PER THE DEPARTMENT OF HIGHWAYS.

- THE CONTRACTOR IS TO PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATIONS TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER PER SECTION BC 3304.

- A CERTIFICATE OF OCCUPANCY SHALL BE ISSUED, PROVIDED SUCH STRUCTURE SHALL COMPLY WITH THE PROVISIONS OF NJ.A.C. 5:23-6 AND AS A RESULT OF A GENERAL INSPECTION OF THE VISIBLE PARTS OF THE BUILDING, NO VIOLATIONS OF NJ.A.C. 5:23-14 HAVE BEEN DETERMINED TO HAVE OCCURRED AND NO UNSAFE CONDITIONS VIOLATIVE OF NJ.A.C. 5:23-32 HAVE BEEN FOUND, AND THAT THE EXISTING USE OF THE BUILDING HAS HERETOFORE LAWFULLY EXISTED.
- IF APPLICABLE CONTRACTOR IS RESPONSIBLE TO KEEP THE CONSTRUCTION LOG AND ADDITIONAL REQUIREMENTS OF ALL WORK PERFORMED IN ACCORDANCE TO NJ.A.C. 5:23-2.14
- MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION - CODE TEST METHOD: WHENEVER THE BUILDING CODE PRESCRIBES A METHOD OF TESTING, SUCH TEST SHALL BE MADE BY A TESTING SERVICE OR A LABORATORY ACCEPTABLE TO THE COMMISSIONER.
- ARCHITECTURAL DRAWINGS TO CONTAIN THE REQUIREMENTS OF SECTION NJ.A.C. 5:23-2.15(b)
- OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED WORK PERMITS AND FEES PER SECTIONS NJ.A.C. 5:23-2.15 AND NJ.A.C. 5:23-4.
- CONTRACTOR TO PROVIDE LICENSE ACCORDING TO THE REQUIREMENTS OF NJ.A.C. 5:23-2.15.
- CONTRACTOR TO SIZE ALL FRAMING CONNECTIONS

E. STRUCTURAL DESIGN LOADS

HEADER SPAN TABLES

WOOD HEADERS SHALL BE AS INDICATED BELOW (UNO)

INTERIOR
1 SPANS UP TO 2'-6" - 2'-2X6's
2 SPANS 2'-6" TO 3'-6" - 2'-2X8's
3 SPANS 3'-6" TO 6'-6" - 2'-2X10's
4 SPANS 6'-6" OR MORE - SEE PLANS

EXTERIOR
1) SPANS UP TO 2'-0" - 2'-2X6's
2) SPANS 2'-0" TO 3'-0" - 2'-2X8's
3) SPANS 3'-0" TO 5'-0" - 2'-2X10's
4) SPANS 5'-0" OR MORE - SEE PLANS

CARPENTRY

1. ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH:
A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
B. NATIONAL FOREST PRODUCTS ASSOC-DESIGN SPEC. FOR WOOD
C. AMERICAN PLYWOOD ASSOCIATION
D. AMERICAN WOOD PRESERVERS ASSOCIATION

2. ALL STRUCTURAL LUMBER (JOISTS, RAFTERS 2 X 6 OR LARGER) SHALL BE DOUG-FIR LARCH # (MINIMUM) STRESS GRADE LUMBER: E=1,400,000 PSI FB=1450 PSI FV=75 PSI

3. ALL 2X4 OR 2X6 WALL STUD LUMBER SHALL BE DOUG-FIR LARCH CONSTRUCTION GRADE (MINIMUM) LUMBER: E=1,200,000 PSI FB=925 PSI

4. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER'S "CONSTRUCTION MANUAL".

5. ALL EXTERIOR STRUCTURAL LUMBER SHALL BE PRE STRESS TREATED DOUG-FIR OR SOUTHERN YELLOW PINE. TREATED LUMBER SHALL BEAR APA MARKING. ALL TREATED LUMBER SHALL BE 25 POUNDS CUBIC FOOT % (MAXIMUM) OF WOOD (MINIMUM). ALL LUMBER SHALL BE KILN DRIED TO A MOISTURE CONTENT OF 15% MAXIMUM. E=1,900.00 PSI FB=1,850 PSI FV=95 PSI

6. ALL MICRO-LAM (M.L.), PARALLAM (P.L.) AND 1 1/4"X TIMBERSTRAND RIM BOARD (LSL) SHALL BE AS ENGINEERED AND MANUFACTURED BY TRUSS-JOIST CORP. OR APPROVED EQUAL. THE ALLOWABLE DESIGN STRESSES FOR MICRO-LAM BEAMS ARE AS FOLLOWS: M.L. E=1,900,000 PSI FB=2,600 PSI FV=285 PSI
P.L. E=2,000,000 PSI FB=2,900 PSI FV=290 PSI

7. ALL WOOD I-JOISTS ARE TO BE TJI PRO SERIES MANUFACTURED BY TRUSS- JOIST CORP. (SERIES VARY, SEE PLANS), OR APPROVED EQUAL.

8. FOR ALL WOOD I-JOIST FLOORS 1 1/4"X (THE FLOOR DEPTH) TIMBERSTRAND RIM BOARD IS TO BE INSTALLED. FOR ALL HOLE CUTS IN BEAMS & JOISTS AND FOR ALL DETAILS SEE MANUF. SPECS. TYP.

9. ALL SUBSTITUTIONS BY DIFFERENT MANUF. FOR ALL ENGINEERED LUMBER MUST MAINTAIN EQUAL OR GREATER DESIGN PROPERTIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE.

10. THE DESIGN LOADS FOR FRAMING MEMBERS ARE AS FOLLOWS (UNLESS OTHERWISE NOTED):

ROOF LL=30 PSF
DL=10 PSF
FLOOR LL=40 PSF (LIVING SPACE)
DL=10 PSF (LIVING SPACE)
LL=30 PSF (SLEEPING SPACE)
DL=10 PSF (SLEEPING SPACE)
STAIR LANDING PLATFORMS LL=60 PSF
EXTERIOR BALCONIES AND DECKS 60-PSF
WIND LOAD=25 PSF ATTIC FLOOR=20 PSF

11. DOUBLE FLOOR JOISTS UNDER ALL INTERIOR PARTITIONS RUNNING PARALLEL TO FRAMING WHEN USING DIMENSIONAL LUMBER OR MANUFACTURED FLOOR JOISTS. DOUBLE JOISTS UNDER KITCHEN & ALL TUBS IN BATHROOMS.

12. ROOF SHEATHING TO BE 5/8" CDX PLYWOOD & INSTALLED IN COMPLIANCE WITH APA REQUIREMENTS.

13. FLOOR SHEATHING TO BE 3/4" T&G INTERIOR/EXTERIOR PLYWOOD 32/24. PROVIDE CONTINUOUS CONSTRUCTION ADHESIVE BEAD AT TOP OF FLOOR JOISTS AND NAILED AS PER BOCA.

14. WALL SHEATHING TO BE 12" RATED SHEATHING AND INSTALLED IN COMPLIANCE WITH APA REQUIREMENTS.

15. CEMENTMENT BACKER BOARD (1/2") SHALL BE INSTALLED AT ALL WALL LOCATIONS TO RECEIVE CERAMIC TILE AND THROUGHOUT BATHROOMS. CONTRACTOR TO VERIFY EXACT LOCATIONS WITH OWNER UPON SELECTING TILE.

16. PROVIDE STRUCTURAL SHEATHING AT ALL SIDES OF CORNERS FOR CORNER BRACING.

17. PROVIDE FIRESTOPPING AND DRAFTSTOPPING TO CUT ALL CONCEALED DRAFT OPENINGS (HORIZONTAL AND VERTICAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STUDS AND FLOOR/CEILING ASSEMBLIES.

18. ALL HEADERS AND TRIMMERS SHALL CONSIST OF DOUBLE TRIMMERS. PROVIDE SOLID BLOCKING IN ALL FLOORS FOR SOLID BEARING FOR ALL POSTS ABOVE.

19. BRIDGING SHALL BE 5/4" X 3" SPRUCE AT 8'-0" O.C. MAX. FOR DIMENSIONAL LUMBER. ALL ENGINEERED LUMBER BRIDGING TO BE INSTALLED AS PER MANUF. SPECS.

ALLOWABLE HOLES - SOLID SAW JOISTS

NOTCHING IS PERMITTED IN THE TOP NOT FURTHER FROM FACE OF SUPPORT THAN DEPTH OF JOIST HOLES TO BE MAX 1/3 THE DEPTH OF THE JOIST. 2" MIN FROM ALL SIDES

NOTCH SHALL NOT BE GREATER THAN 1/6 THE JOIST DEPTH AND MAY NOT OCCUR WITHIN THE MIDDLE THIRD OF THE JOIST FOR LUMBER 4" WIDE OR GREATER NOTCHING ON TENSION SIDE OF JOIST NOT PERMITTED

HAND RAIL AND GUARDS

36" MIN HEIGHT, NO OPENING LARGER THAN 4" DIAMETER

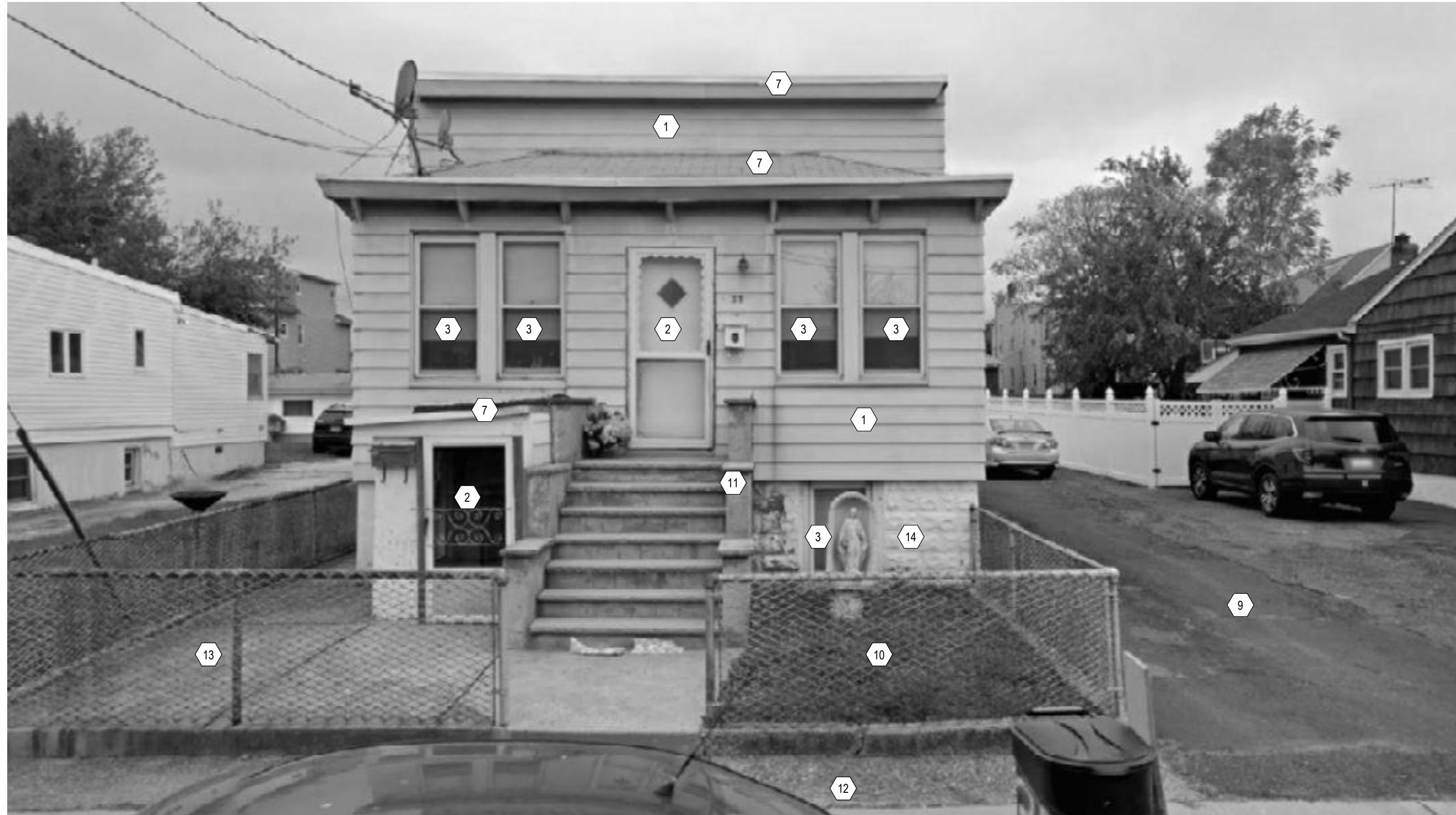
HANDRAIL HEIGHT BETWEEN 34"-38" MAX

F. BUILDING CODE NOTES

- FOR PROJECT INFORMATION INCLUDING LOCATION, CONSTRUCTION TYPE, USE GROUP AND SCOPE OF WORK REFER TO G-001, ITEM 1 PROJECT INFORMATION.
- NO ALTERATION TO EXISTING BUILDING FOUNDATIONS. PLEASE FIND STRUCTURAL ENGINEER'S LETTER ATTACHED TO THIS SHEET IN REQUIREMENT TO SECTION NJ.A.C. 5:23-2.19.
- GROUP R-2 THREE DWELLING UNITS IN A SINGLE STRUCTURE IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER SECTIONS NJ.A.C. 5:23-7 AND 1103.2.3.2.
- REHABILITATION COST LESS THAN 50 PERCENT OF THE REPLACEMENT COST OF THE BUILDING TO FOLLOW NJ.A.C. 5:23-6.1
- EXISTING CONDITIONS FOR BASEMENT AND FIRST FLOOR WERE PREVIOUSLY FILED BY OTHERS. OWNER TO PROVIDE EXISTING CONDITION DRAWING TO A.O.R. FOR INCORPORATION INTO THIS SET OF DRAWINGS.
- WINDOWS MUST BE OPERABLE TO A MIN OF 50% OF ITS SIZE. WINDOW SIZE EQUAL TO A MINIMUM OF 8% OF THE ROOM AREA PER CODE SECTION NJ. ADMIN. CODE 5:10-16.1

G. ELECTRICAL

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL WIRING, RELATED FIXTURES, ELECTRIC HEAT ELEMENTS, AND CONTROLS. ALL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. TERMINAL HOOK-UP IS REQUIRED AT ALL FIXTURES, APPLIANCES, MOTORS, FANS AND CONTROLS.
- ELECTRICAL SYSTEM LAYOUTS ARE DIAGRAMATIC, LOCATION OF THE OUTLETS AND THE EQUIPMENT IS APPROXIMATE. EXACT ROUTING OF WIRING, LOCATIONS OF OUTLETS AND FIXTURES SHALL BE DETERMINED BY STRUCTURAL CONDITIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION SHALL BE READILY ACCESSIBLE.
- ANY WIRING LOCATED WITHIN PLANTING AREAS SHALL BE PLACED A MINIMUM 18" BELOW GRADE FINISH.
- ALL ELECTRICAL EQUIPMENT, BREAKERS, AND TIME CLOCK CONTROLS SHALL BE PROPERLY LABELED.
- THE CONTRACTOR SHALL ASSESS EXISTING SERVICE AND DETERMINE SUITABILITY.
- APPLIANCE CIRCUITS SHALL BE SEPARATE 20 AMP WITH #12 AWG COPPER CONDUCTORS.
- MATERIALS AND EQUIPMENT SHALL BE NEW AND BY LISTED UL MANUFACTURERS.
- VERIFY AND LOCATE ALL RECEPTACLES PRIOR TO THE INSTALLATION OF DRYWALL.
- INSTALL ALL RECEPTACLES AT 1'-0" TO CENTER LINE ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED OR TO MATCH EXISTING.
- INSTALL LIGHT SWITCHES AT 3'-



1 DEMOLITION EXTERIOR NTS

GENERAL DEMOLITION NOTES

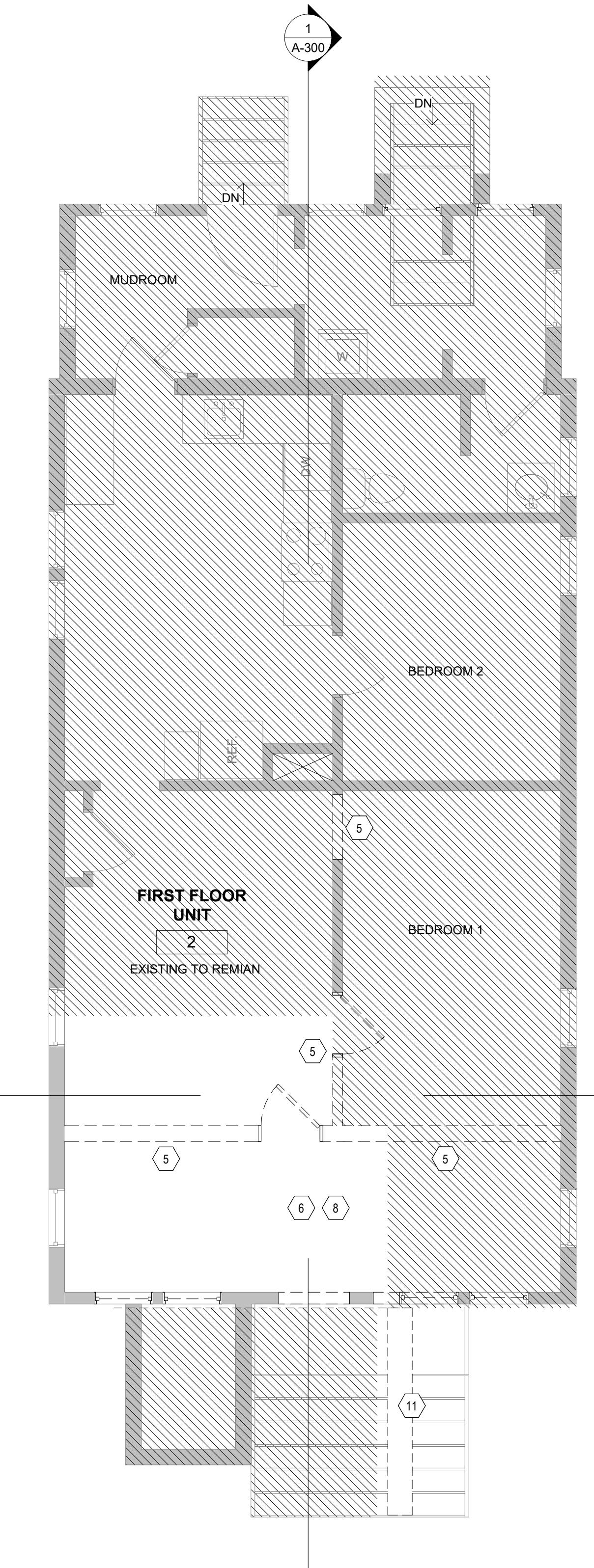
1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.
2. PROVIDE ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
3. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION / CONSTRUCTION AREA. KEEP AREA CLEAN.
4. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
5. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
6. THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT & POWER IN THE SPACE DURING CONSTRUCTION.
7. CAREFULLY REMOVE ALL EXISTING LIGHT FIXTURES AND LENSES (WHERE DEMOLITION IS NOTED AND RETURN TO BLDG OWNER).
8. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/ OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUB-CONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.
10. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, IF NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN ITS INTENDED PURPOSE.
11. ALL EXISTING FLOOR MOUNTED OUTLETS SHALL BE REMOVED AND CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.
12. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE- USED.
13. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
14. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES SERVICE OWNER OR TENANT DATA/ COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
15. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
16. CAREFULLY REMOVE ALL EXISTING WALL FINISH AT EXISTING WALLS, AS NOTED.
17. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
18. STAIRWAYS AND EXIT PATHS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

THIS PROJECT IS AN EXISTING VACANT SPACE. THE CONSTRUCTION WORK SCOPE THAT IS DEPICTED IS BASED ON CONDITIONS THAT WERE READILY VIEWABLE AT THE TIME THE DOCUMENTS WERE PREPARED. ADDITIONAL WORK SCOPE MAY OCCUR FOLLOWING FULL OR SEQUENTIAL DEMOLITION AND DURING CONSTRUCTION ACTIVITIES THAT REVEAL HIDDEN OR UNFORESEEN CONDITIONS. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL NOT INITIATE ADDITIONAL SCOPE WITHOUT SUBMITTING CHANGE ORDERS FOR REVIEW AND APPROVAL.

2 DEMOLITION FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

DEMOLITION PLAN KEY NOTES

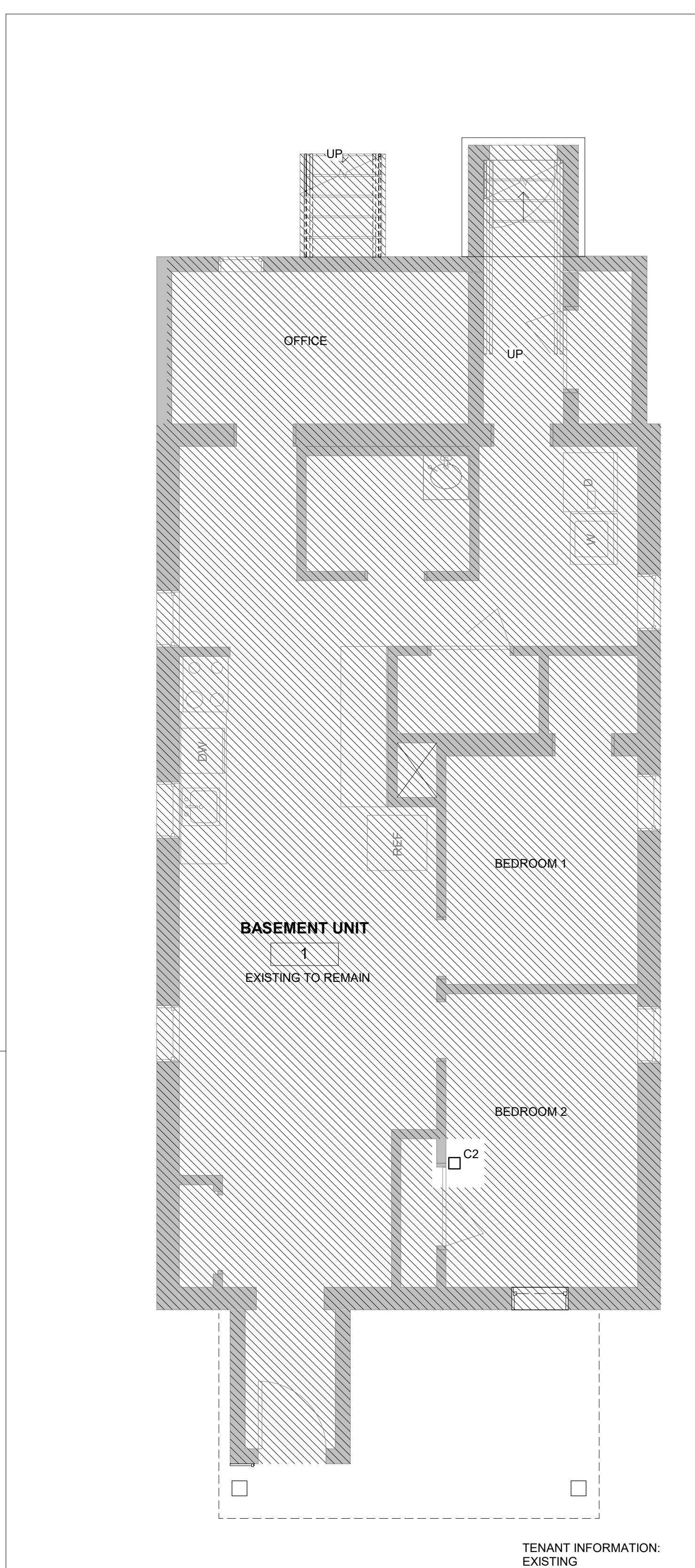
- 1 REMOVE ALL EXTERIOR SIDING AND COMPONENTS ALL AROUND THE BLDG.
- 2 REMOVE EXTERIOR DOOR.
- 3 REMOVE WINDOWS.
- 4 THE GC SHALL PROVIDE AN NYC CODE COMPLIANT CONSTRUCTION FENCE AND SIDEWALK SHED AS REQUIRED TO COMPLETE THE EXTERIOR SCOPE OF WORK. PROVIDE ALL PERMITS AND APPROVALS AS REQUIRED. COORDINATE THIS WORK WITH THE LANDLORD AND CLIENT.
- 5 REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES.
- 6 REMOVE EXISTING CEILING PANELS, GRID FRAMING, HANGERS, LIGHT FIXTURES AND ALL ASSOCIATED ELEMENTS ONLY WHERE NECESSARY TO BUILD THE SECOND FLOOR UNIT.
- 7 REMOVE THE ENTIRE EXISTING ROOF AND COMPONENTS. PROTECT DEVICES.
- 8 REMOVE EXISTING CARPET, PLYWOOD FLOORING, VCT, ETC RECEIVE NEW FLOORING FINISH AS REQ. REFER TO FINISH PLAN FOR ALL NEW FLOOR FINISHES.
- 9 REMOVE ASPHALT DRIVEWAY AS REQUIRED TO INSTALL PAVERS. REFER TO EXTENT OF PAVERS IN THE G-SERIES.
- 10 REMOVE EXISTING FENCE, REMOVE AND PROTECT EXISTING STATUE.
- 11 REMOVE EXISTING GUARD RAIL AND RAILING TO EXTEND CONCRETE STEPS.
- 12 DEMOLISH EXISTING SIDEWALK TO BUILD NEW.
- 13 REMOVE CONCRETE TO GIVE ROOM TO NEW GRASS. REFER TO G-SERIES FOR EXTENT.
- 14 REMOVE FINISH AND PREPARE TO RECEIVE NEW STONE FINISH.



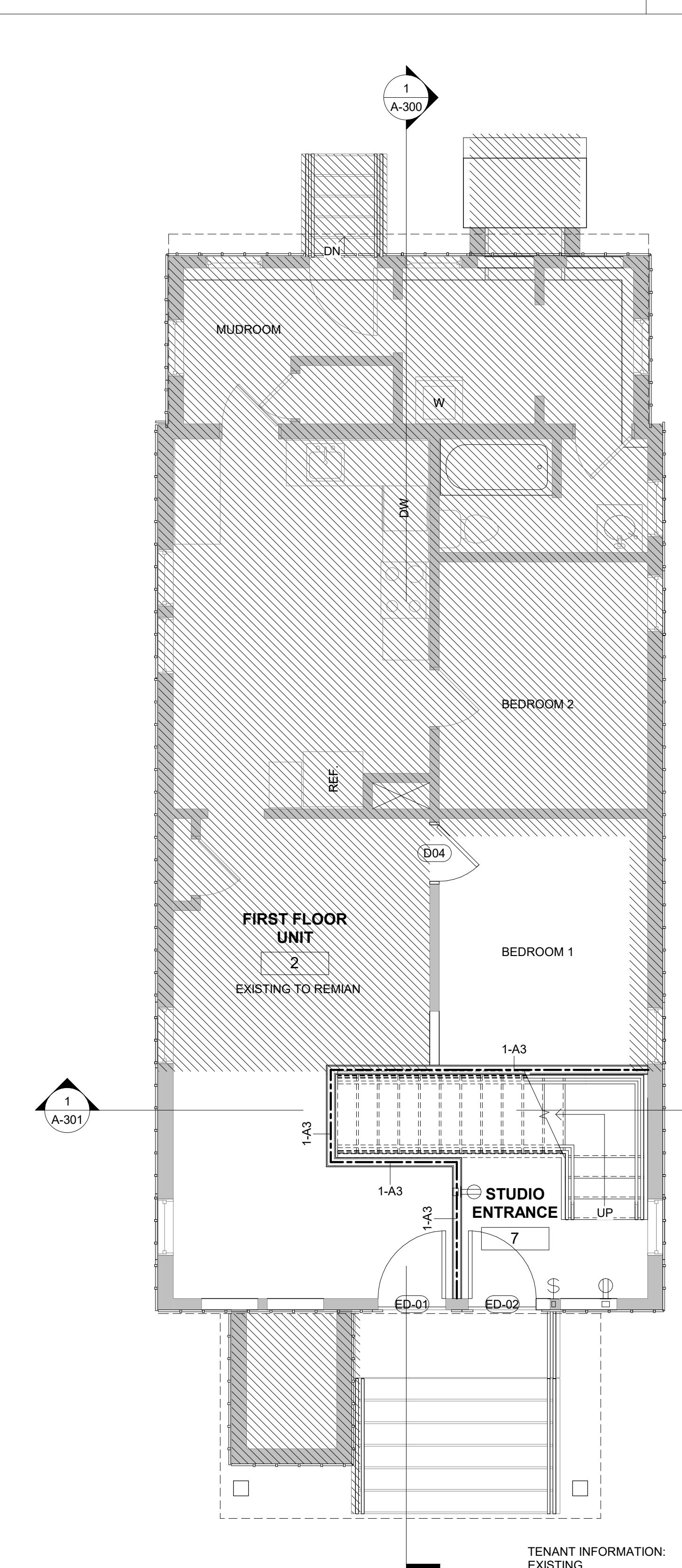
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DEMOLITION PLAN AND ELEVATIONS

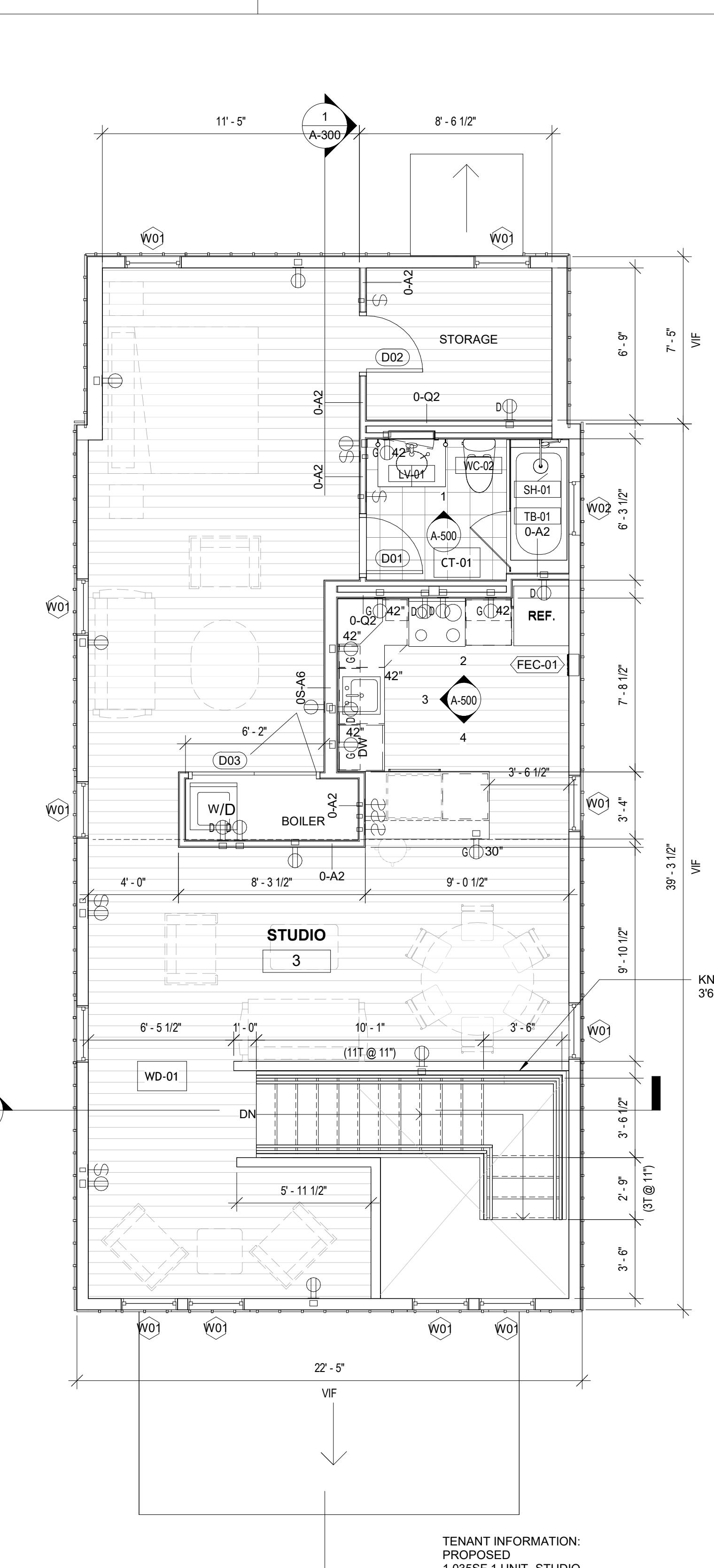
DRAWING NUMBER
A-001



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



2 EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

1. ALL PARTITIONS SHALL BE LAID-OUT IN THE FIELD AND FINAL LOCATIONS REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. WALL LOCATIONS TO BE ADJUSTED BY CONTRACTOR PER ARCHITECT'S DIRECTION.
2. ALL MILLWORK SHALL BE SQUARE, PLUMB, AND SCRIBED TO ADJACENT WALL FINISHES.
3. GC TO PROVIDE ALLOWANCES INDICATED NOTES.
4. FOR ADDITIONAL INFORMATION, REFER TO SHEET G-SERIES

CONSTRUCTION KEY NOTES:

1. PRIOR TO THE INSTALLATION OF FRAMING OR FINISH MATERIALS THE GC SHALL INSPECT THE ENTIRE BUILDING ENVELOP TO INSURE THAT ALL OPENINGS ARE PROPERLY WATER TIGHT. THE GC SHALL FILL ALL GAPS, CRACKS AND OPENINGS WITH A SUITABLE FIRE RATED MATERIAL, MINERAL SAFING MATERIAL, TAPE & SPACKLE, FIRE CAULK, ETC. TO INSURE AN AIR TIGHT AND FIREPROOF ASSEMBLY. SPECIAL CARE SHALL BE GIVEN TO THE AREAS BETWEEN DECKS AND DEMOLITION PARTITIONS, AROUND DUCTWORK, PIPING, CONDUITS, DOORS, BEAMS. UPON COMPLETION THE GC SHALL NOTIFY THE ARCHITECT TO REVIEW ALL WORK.
2. PROVIDE FIREPROOFING MATERIAL WHERE NECESSARY TO MAINTAIN REQUIRED FIRE RATING. GC TO COORDINATE WITH ARCHITECT PRIOR TO WORK ON ANY EXISTING ELEMENTS OF THE BUILDING.
3. PROVIDE FIRE TREATED PLYWOOD BLOCKING WITHIN PARTITIONS AS REQUIRED FOR MOUNTING SHELVES, MILLWORK, ETC.
4. FIRESTOP PENETRATIONS THROUGH RATED WALLS & FLOORS BY INCLUDING, BUT NOT LIMITED TO, DUCTS, SPRINKLER PIPES, CONDUITS AND CABLING.
5. PROVIDE CUTTING AND PATCHING IN KIND TO RESTORE EXISTING FINISHES TO THEIR ORIGINAL CONDITION.
6. REPAIR EXISTING CONTIGUOUS CONSTRUCTION TO REMAIN TO ALIGN, FIT AND ADJOIN WORK. WORK SHALL INCLUDE, BUT NOT LIMITED TO, PREPARING SURFACES TO RECEIVED FINISHES.
7. PATCH AND REPAIR EXISTING PARTITIONS DAMAGED DURING CONSTRUCTION.
8. PATCH AND REPAIR EXISTING PARTITIONS AT AND AROUND NEW INSTALLATIONS TO MATCH EXISTING CONSTRUCTION IN ALL RESPECTS. ION. SUCH NEW INSTALLATIONS INCLUDE, BUT NOT LIMITED TO, THE INSTALLATION OF ELECTRICAL OUTLETS, SWITCHES, TELEPHONE OUTLETS, ADJOINING WALLS, DOOR FRAMES AND OTHER PENETRANTS.
9. FLASH PATCH A MAXIMUM OF 1/8" OVER 12' TO PROVIDE A SMOOTH TRANSITION FROM THE EXTERIOR GRADE TO THE INTERIOR FINISH FLOOR.
10. PROVIDE AND INSTALL FIRE EXTINGUISHER AND CABINET AS SPECIFIED. PROVIDE PARTITION AS REQUIRED
11. GC TO REMOVE EXISTING PAINTED METAL CURB COVER TO UNCOVER EXISTING SUBSTRUCTURE. PARGE AND REPAIR AS REQUIRED.

CONSTRUCTION LEGEND

	AREA NOT IN CONTRACT
	SOFFIT, CABINET OR OTHER ITEMS ABOVE
	DOOR NUMBER NEW DOOR, FRAME & HARDWARE ASSEMBLY
	ALIGN (EXIST) (NEW) INDICATES ALIGNMENT OF FINISH SURFACES
	EXISTING PARTITION
	EXISTING DOOR & FRAME TO REMAIN
	M3A PARTITION TYPE NEW PARTITION AS INDICATED
	FEC NEW FIRE EXTINGUISHER CABINET - STEEL, SOLID FLUSH PANEL, FULLY RECESSED
	1HR RATED WALL FLOOR FINISH (WOOD FLOORING OWNER TO PROVIDE GC TO INSTALL)
	2HR RATED WALL FLOOR FINISH (CERAMIC TILE OWNER TO PROVIDE GC TO INSTALL)
	CT-01

3 12/20/2024 ISSUED FOR CONSTRUCTION

2 07/23/2024 ISSUED FOR ZONING REVIEW

1 05/29/2024 ISSUED FOR OWNER'S REVIEW

NO. DATE DESCRIPTION

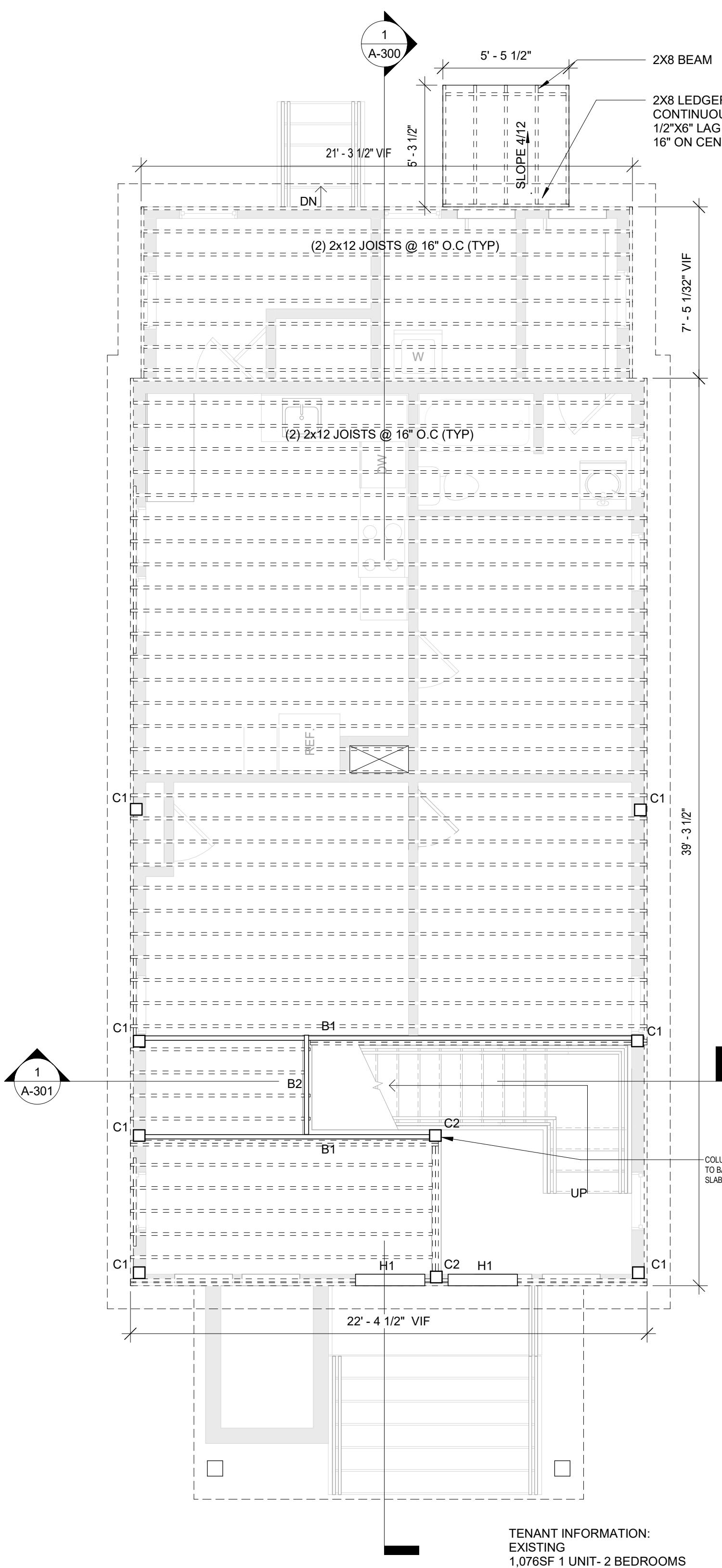
DRAWING TITLE

FLOOR AND POWER FLOOR PLANS

DRAWING NUMBER

A-100

5 OF



1 | SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

GENERAL FRAMING NOTES:

1. ALL PARTITIONS SHALL BE LAID-OUT IN THE FIELD AND FINAL LOCATIONS REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. WALL LOCATIONS TO BE ADJUSTED BY CONTRACTOR PER ARCHITECT'S DIRECTION.

2. ALL MILLWORK SHALL BE SQUARE, PLUMB, AND SCRIBED TO ADJACENT WALL FINISHES.

3. GC TO PROVIDE ALLOWANCES INDICATED NOTES.

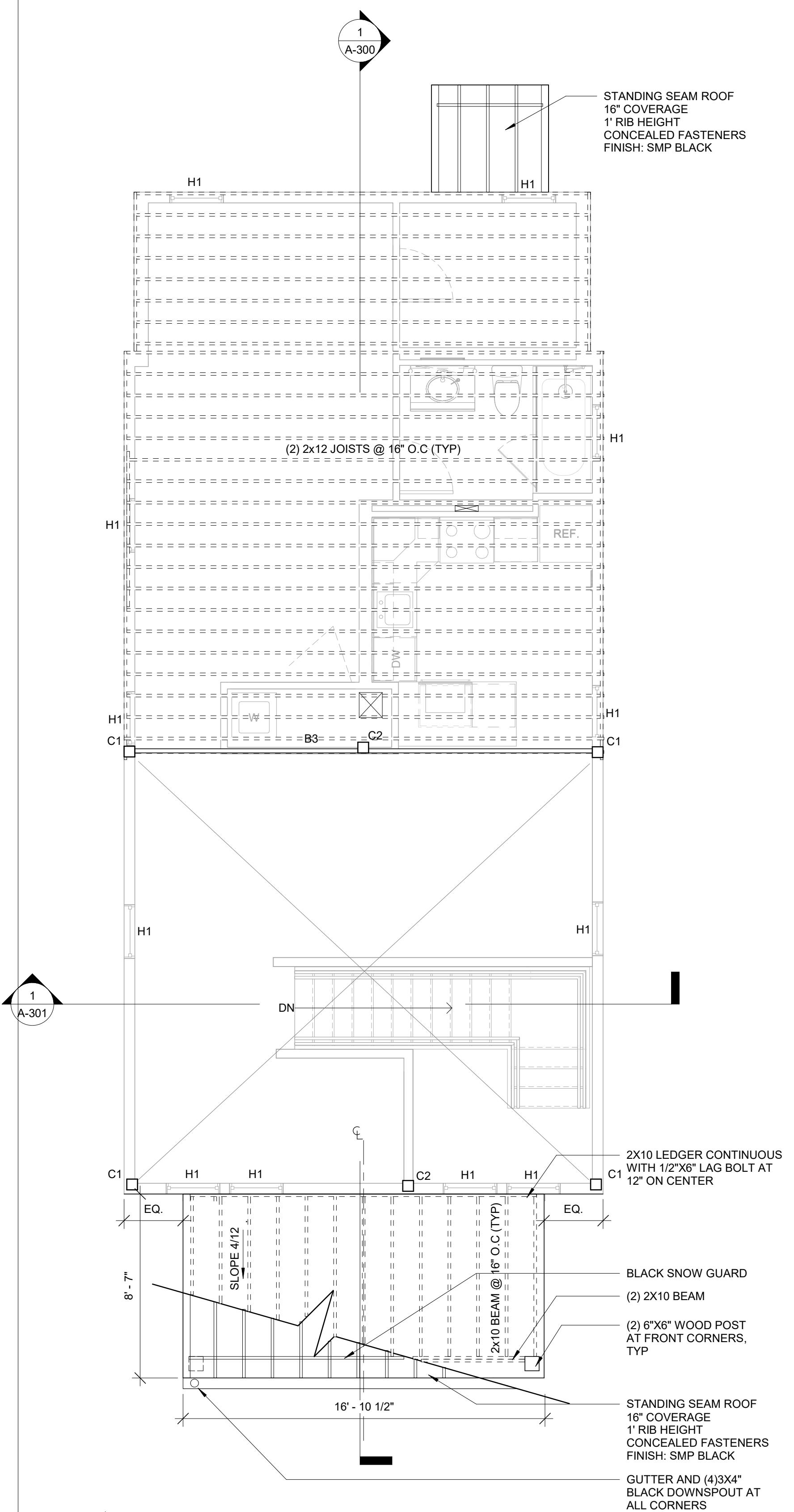
WOOD FRAMING MEMBER LEGEND:

B1 = 5-1/4" x 11-7/8" LVL
B2 = 3-1/2" x 9-1/4" LVL
B3 = (3) 1-3/4" x 14" LVL

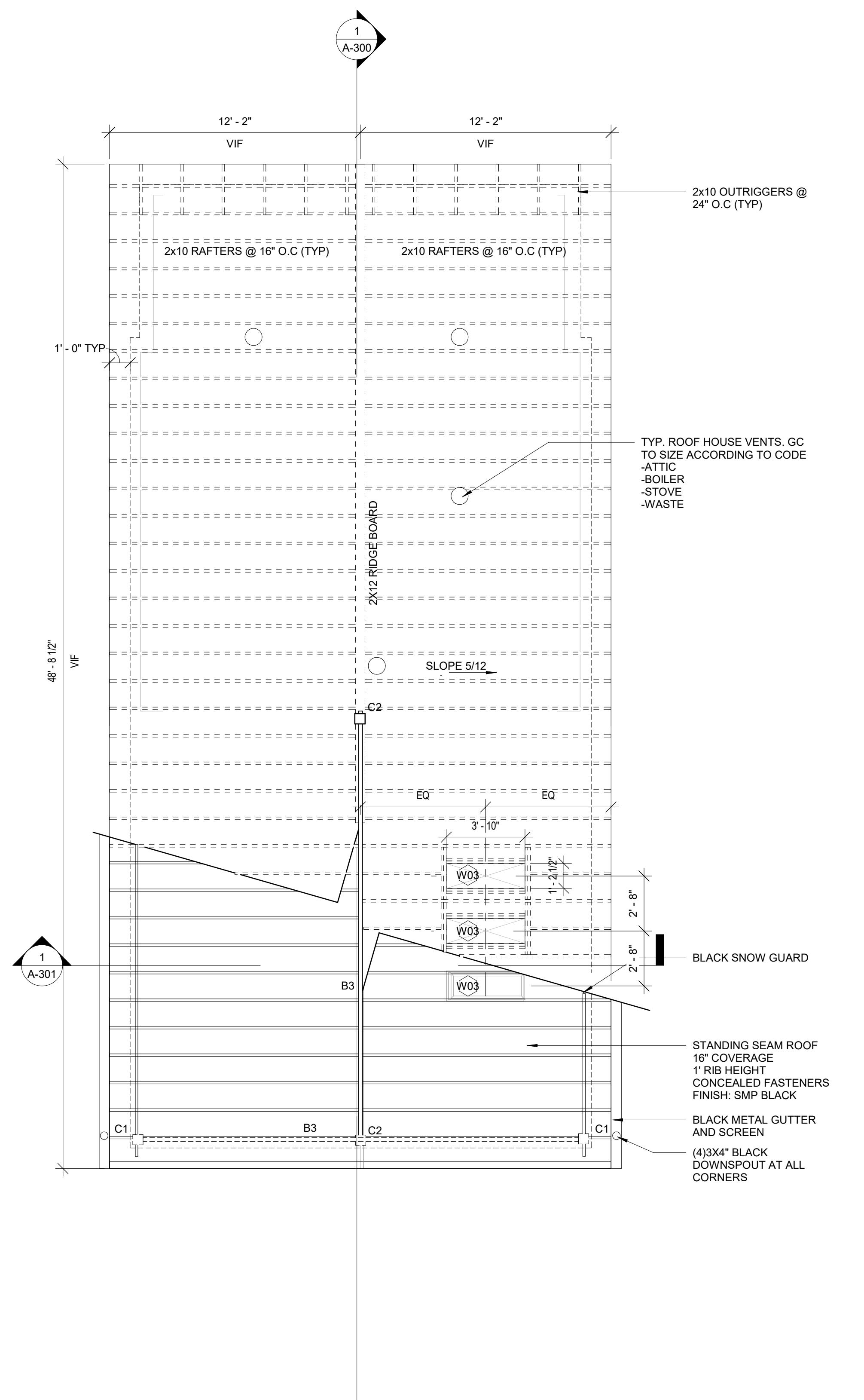
C1 = (4)-2x6 STUDS OR 4x6 PSL POST
C2 = 6 x 6 PSL POST

H1= (2)2X6@ 12" OC

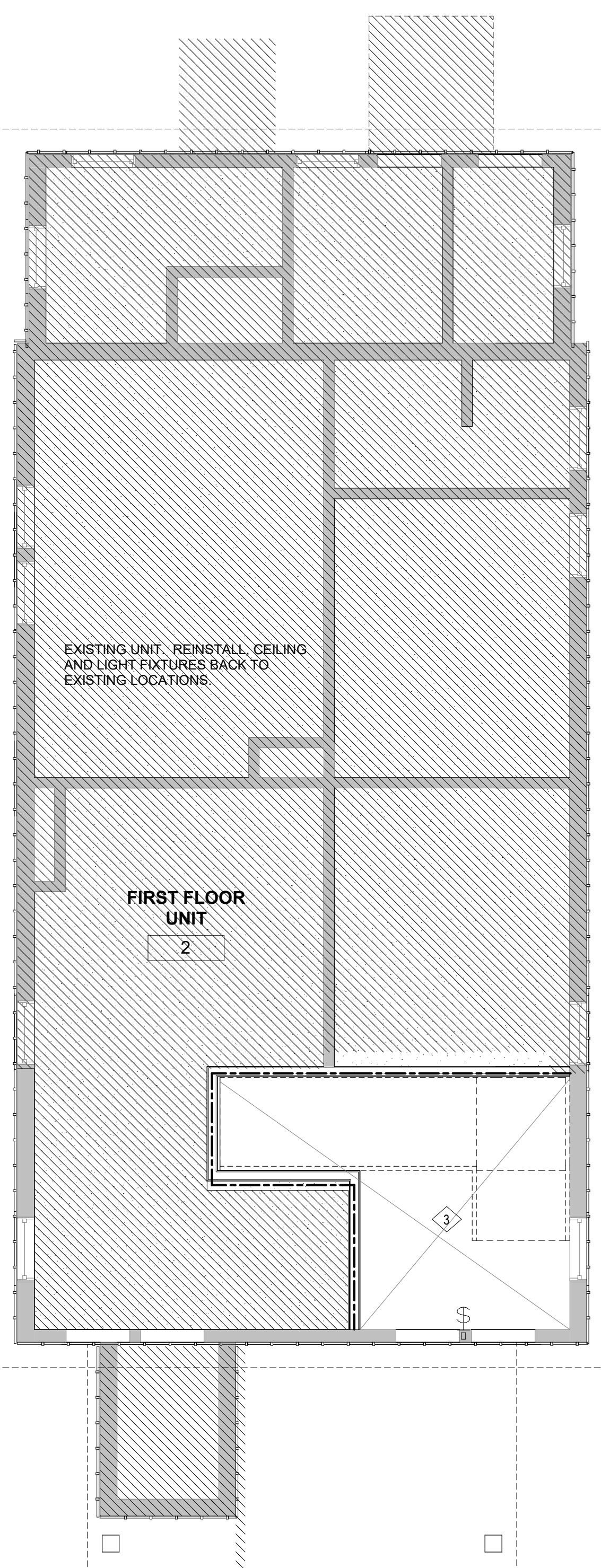
4. REFER TO G-SERIES FOR ADDITIONAL CARPENTRY AND STRUCTURAL NOTES



2 | ATTIC FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 | ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR

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

2 SECOND FLOOR

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

GENERAL RCP NOTES

- ALL UNDER CABINET LIGHTING TO HAVE AN INDEPENDENT SWITCH AT EACH LOCATION WHERE NOTED.
- GC TO PROVIDE: A. DUCTS, AIR MOVEMENT REQUIREMENTS AND SIZES OF GRILLES AND REGISTERS.
- ARCHITECT TO REVIEW ALL LIGHT/ CEILING FIXTURE LOCATIONS PRIOR TO INSTALLATION.
- ARCHITECT TO REVIEW LOCATIONS OF ALL SLOT DIFFUSERS, SPRINKLERS, SMOKE DETECTORS, ETC. IN GYP BD CEILINGS.
- REFLECTED CEILING PLANS INDICATE: A. GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES OF SIGNAL & EQUIPMENT DEVICES.
- GC TO PROVIDE: A. CIRCUITING AND WIRING OF LIGHT FIXTURES AND SWITCHES. B. LIFE SAFETY EQUIPMENT. C. LOCATION OF REQUIRED EMERGENCY LIGHT FIXTURES. D. LIGHT FIXTURE SPECIFICATIONS.
- ALL LIGHT FIXTURES TO BE PROVIDED AND INSTALLED BY GC.

RCP KEY NOTES

- UNDER CABINET LIGHTING TO BE CONTROLLED BY SWITCH. SWITCH BE LOCATED AT ADJACENT DEMISING WALL BETWEEN PANTRY AND PENINSULA. COORDINATE LENGTHS OF UNDER CABINET FLUORESCENT FIXTURES AND HARDWARE ITEMS.
- GC TO PROVIDE JUNCTION BOX, CALCULATE LOADS, GANG AND BOX SIZES PER NFPA 70
- REFER TO EOR DRAWINGS FOR FIRE PROTECTION AND SPRINKLER LOCATIONS



TYP. ROOF ASSEMBLY
R-49
-5/8" EXT. GRADE PLYWOOD SHEATHING.
-PROVIDE TAR IMPREGNATED ROOFING
FELT
-ICE AND WATER SHIELD AT EAVES,
INSULATION BAFFLES
-R23 MINERAL WOOL INSULATION
PROVIDE POLYETHYLENE, SEAL ALL
GAPS (FOR A CONTINUOUS VAPOR
BARRIER)
-GYPUM BOARD AS INDICATED IN THE
RCP

ROOF
34' - 0"

TYP. EXTERIOR WALL ASSEMBLY
R-30
-SIDING AS SCHEDULED
WEATHER BARRIER
-SHEATHING
- R23 MINERAL WOOL INSULATION
FOILED FACED OR PROVIDE
POLYETHYLENE, SEAL ALL GAPS
- GYPUM BOARD
- PAINT

SEAL

ATTIC
23' - 3"

TYP. 1HR FLOOR CEILING ASSEMBLY
(1) 5/8" GYPSUM WALLBOARD
JOIST MIN 2X10 @ 16 OC, 6D COATED NAILS 1 7/8"
LONG
1" WOOD SUBFLOORING
1" NOMINAL WOOD FINISH FLOORING OR 19/32"
PLYWOOD WITH LONG EDGE T&G 15/32" INT
PLYWOOD WITH EXTERIOR GLUE SUBFLOORING
PERPENDICULAR TO JOISTS STAGGERED
35-39 STC
UL R3501-5
UL DESIGN L501

SECOND FLOOR
14' - 3"

NEW DOOR SILL AND
FLASHING AT ENTRANCE

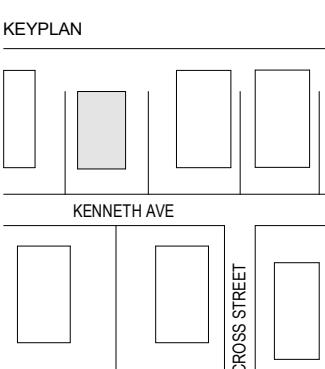
9'-0"

FIRST FLOOR
5' - 0"

GROUND FLOOR
0' - 0"

BASEMENT
-2' - 5"

7'-5"



3 12/20/2024 ISSUED FOR CONSTRUCTION

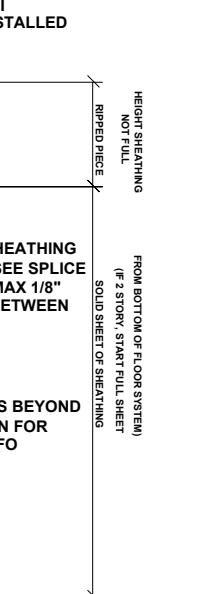
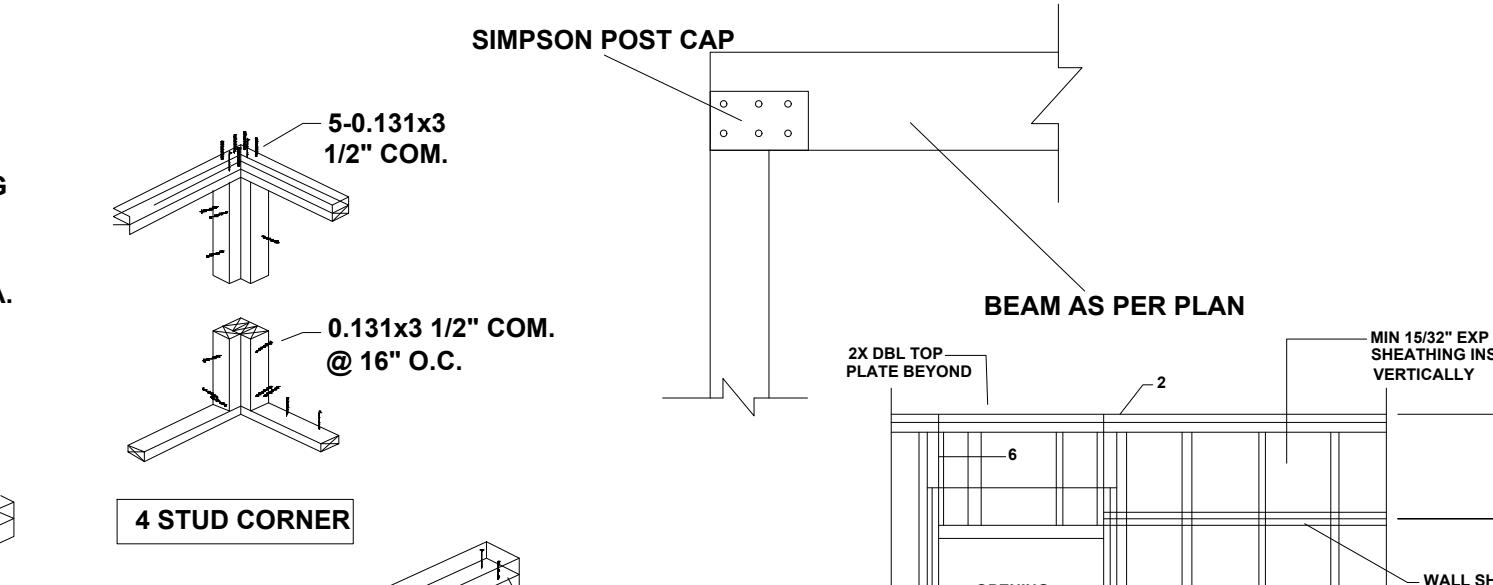
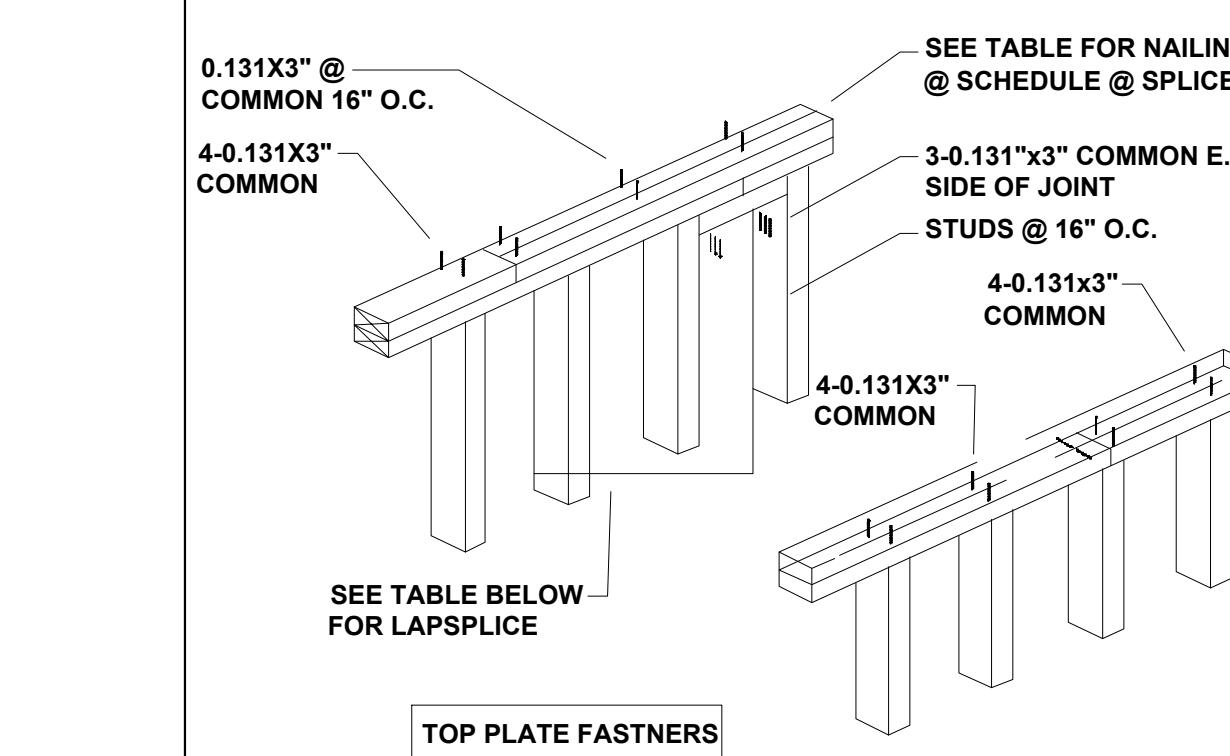
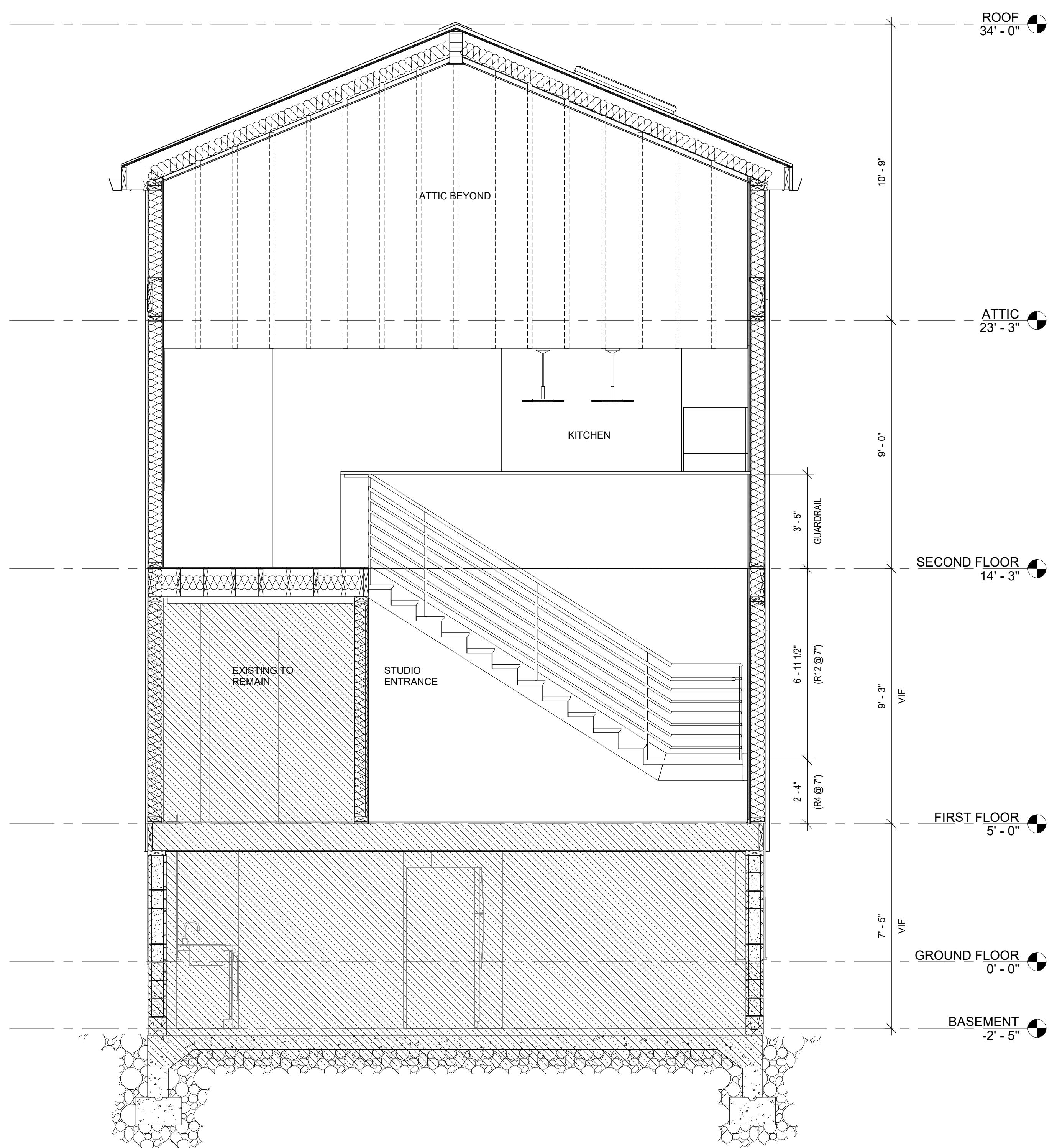
NO. DATE DESCRIPTION

DRAWING TITLE

BUILDING SECTIONS

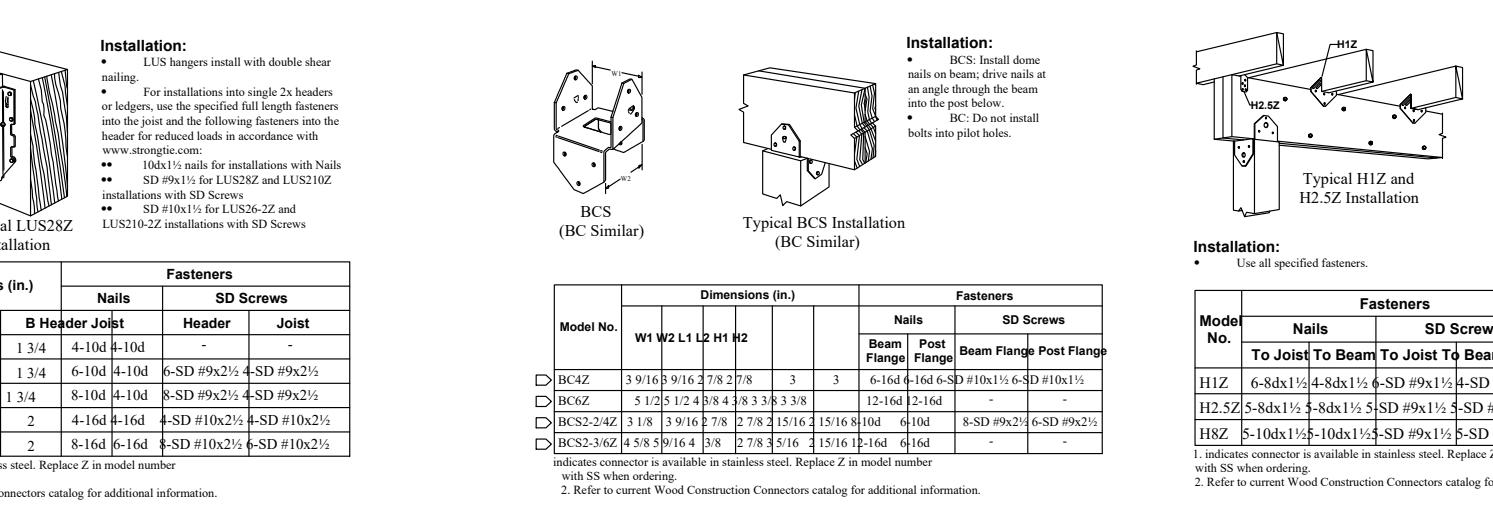
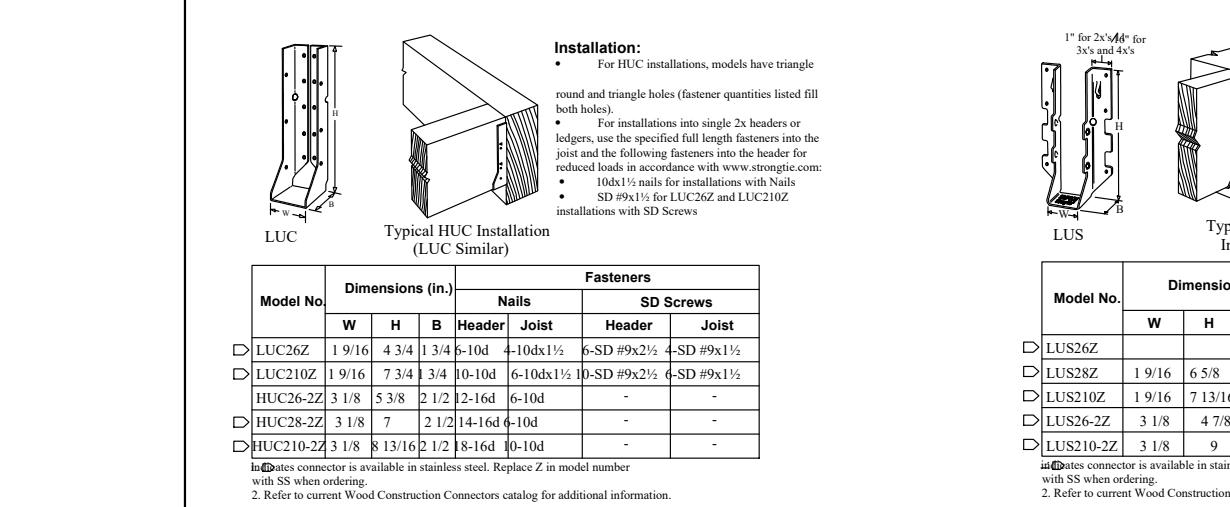
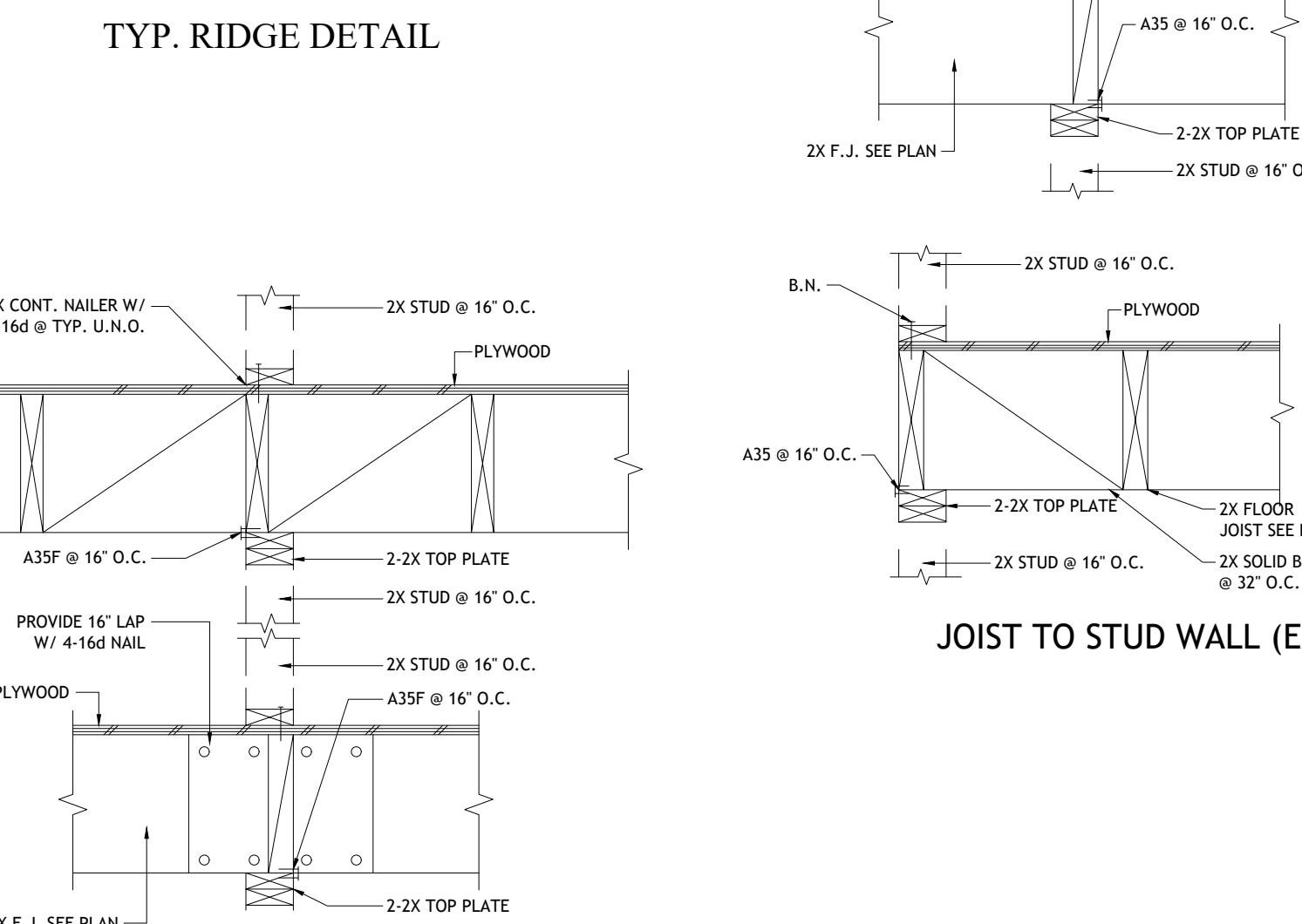
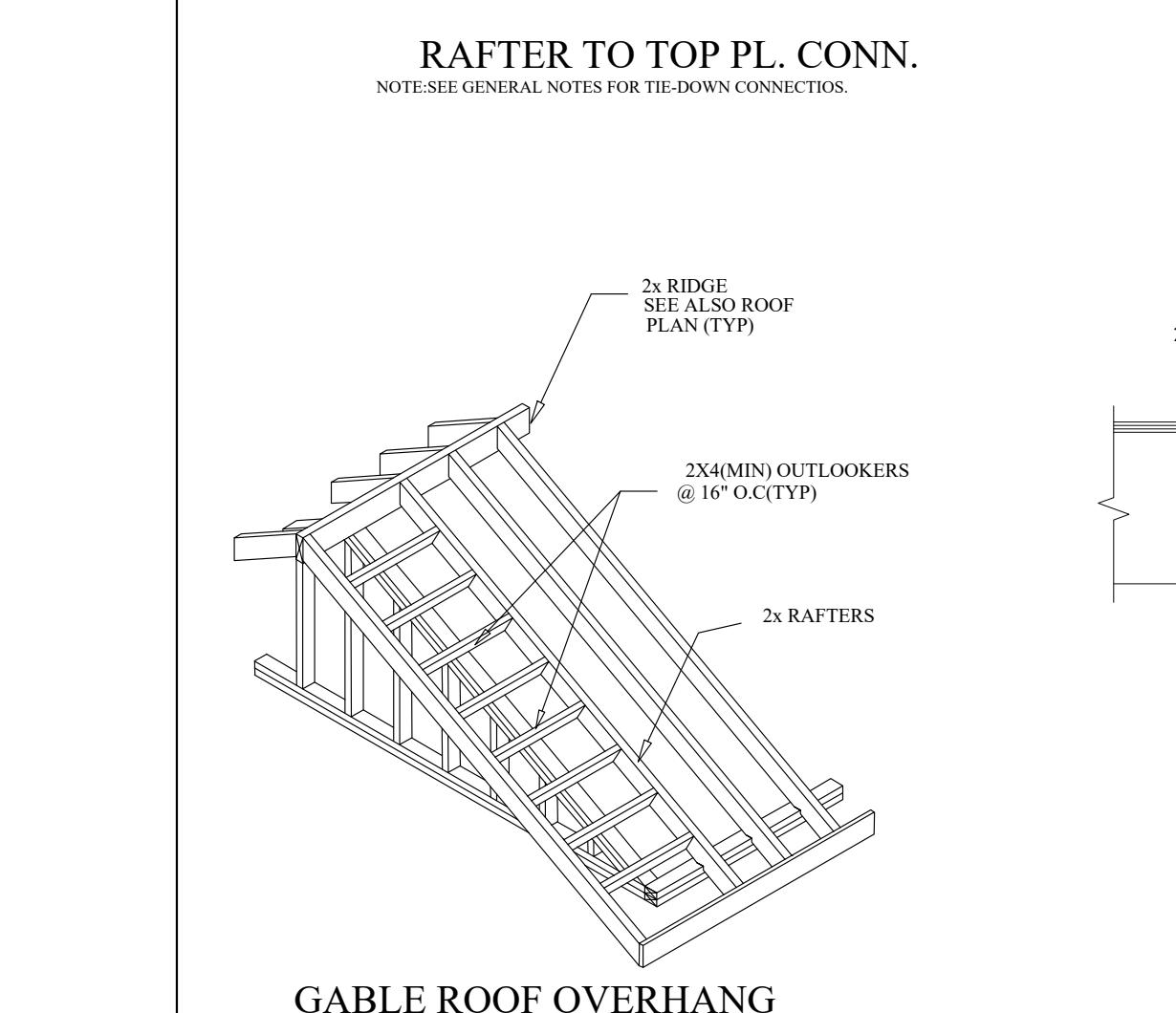
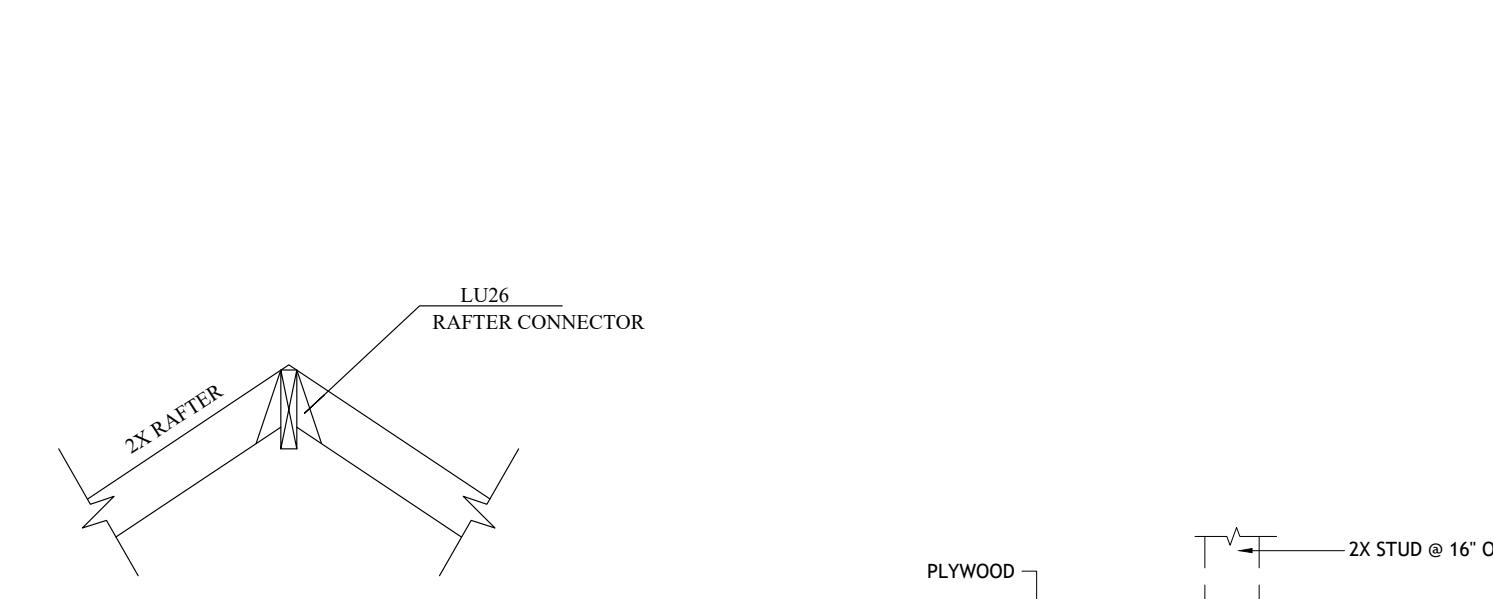
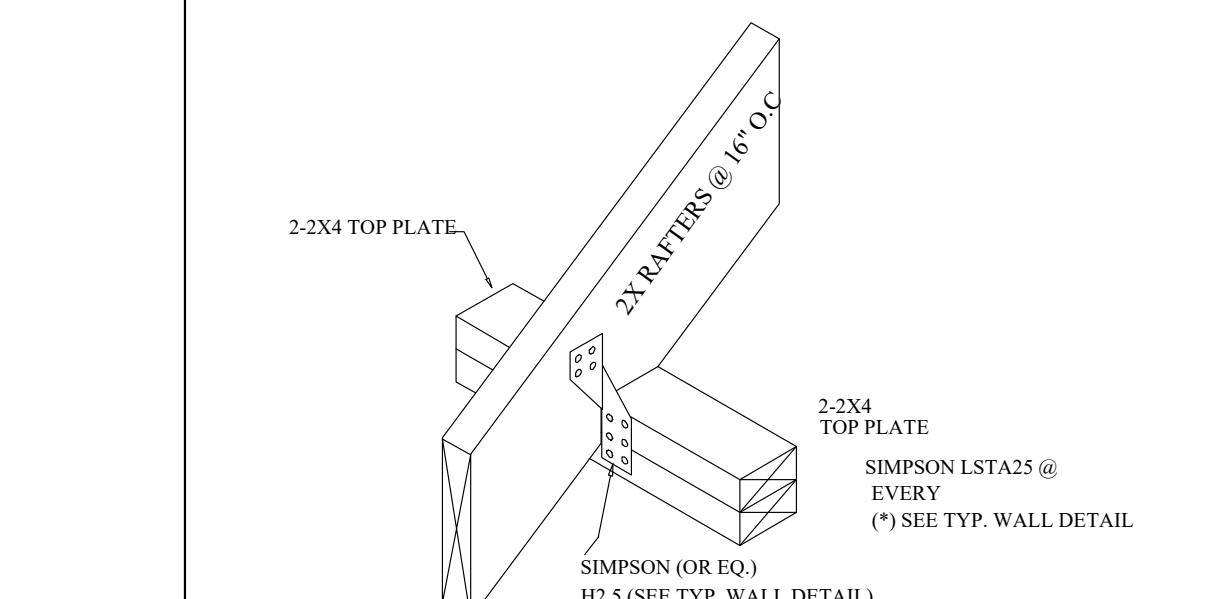
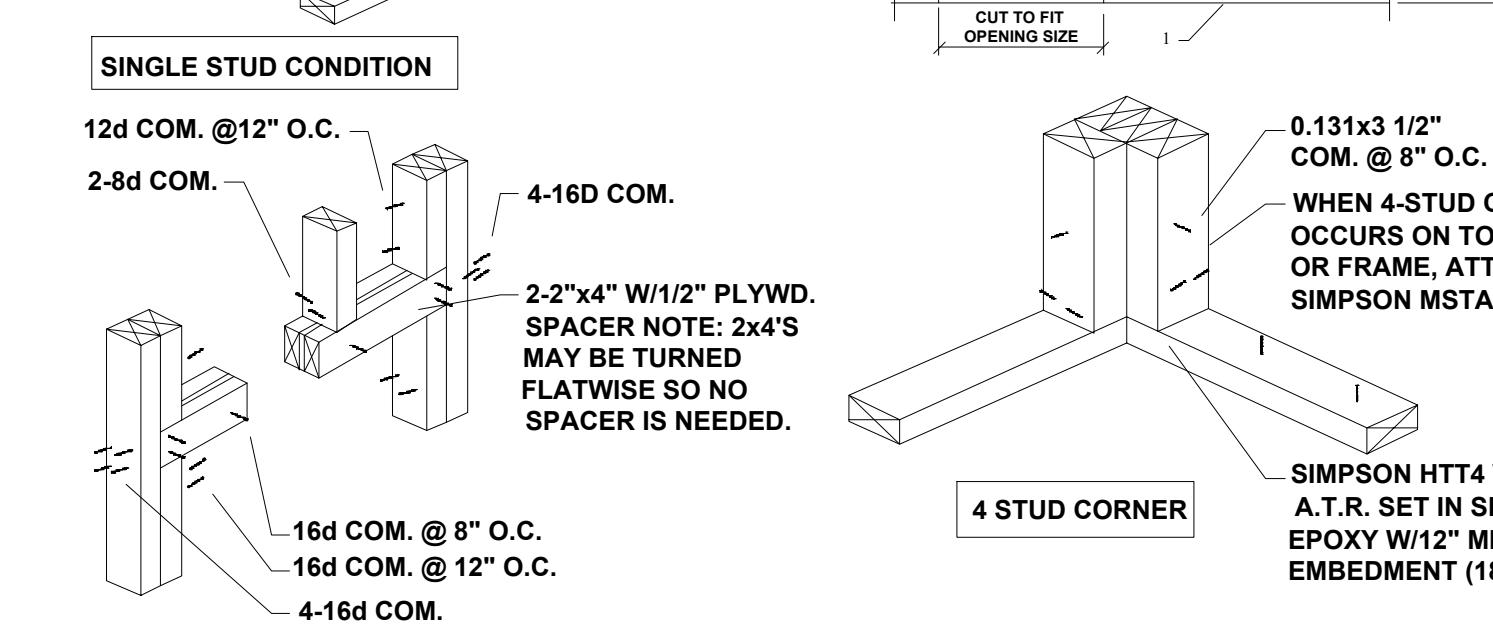
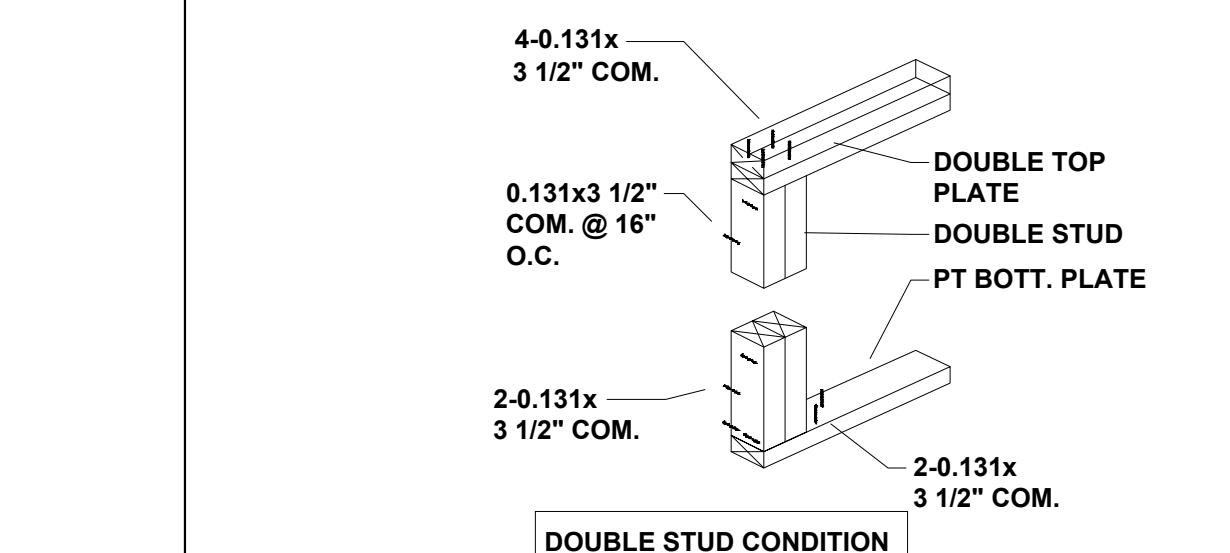
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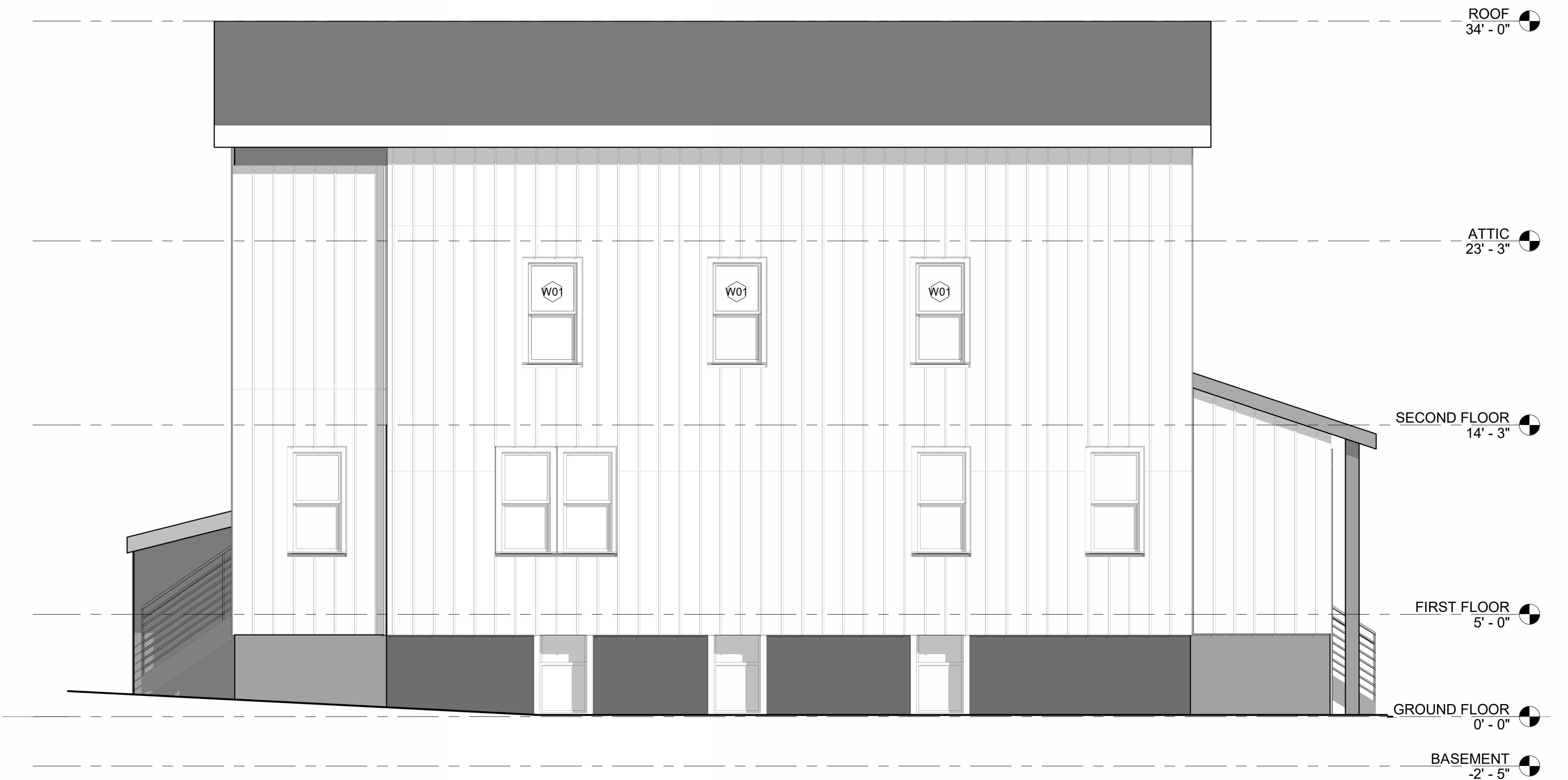
A-300



0.131x3 1/2" COM. @ 8" O.C.
WHEN 4-STUD CORNER OCCURS ON TOP OF GIRDER OR FRAME, ATTACHE W/(2) SIMPSON MSTA36 STRAPS.

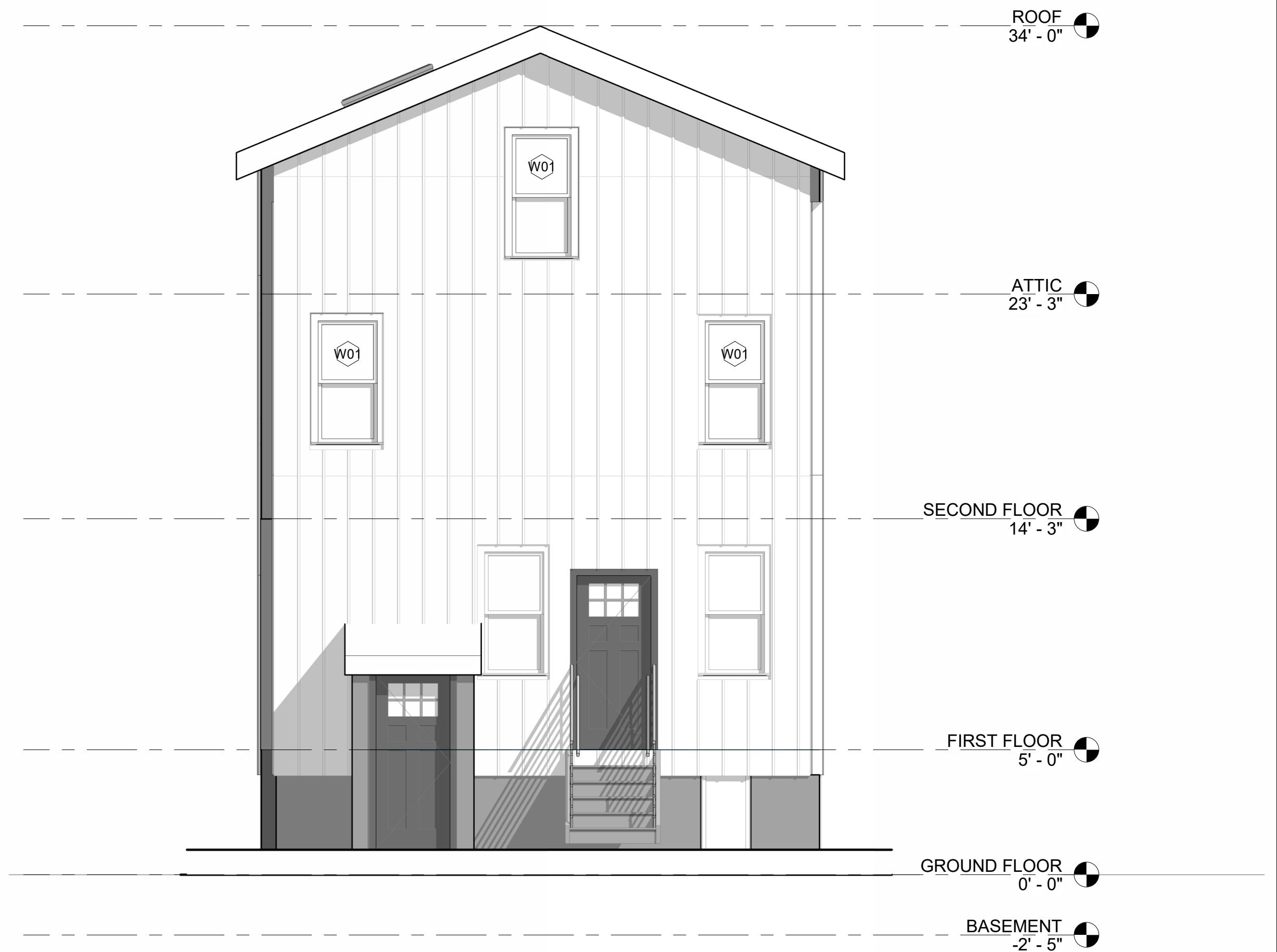
SIMPSON HTT4 W(1) 5/8"
A.T.R. SET IN SIMPSON SET EPOXY W/12" MIN.
EMBEDMENT (18) 16D NAILS.





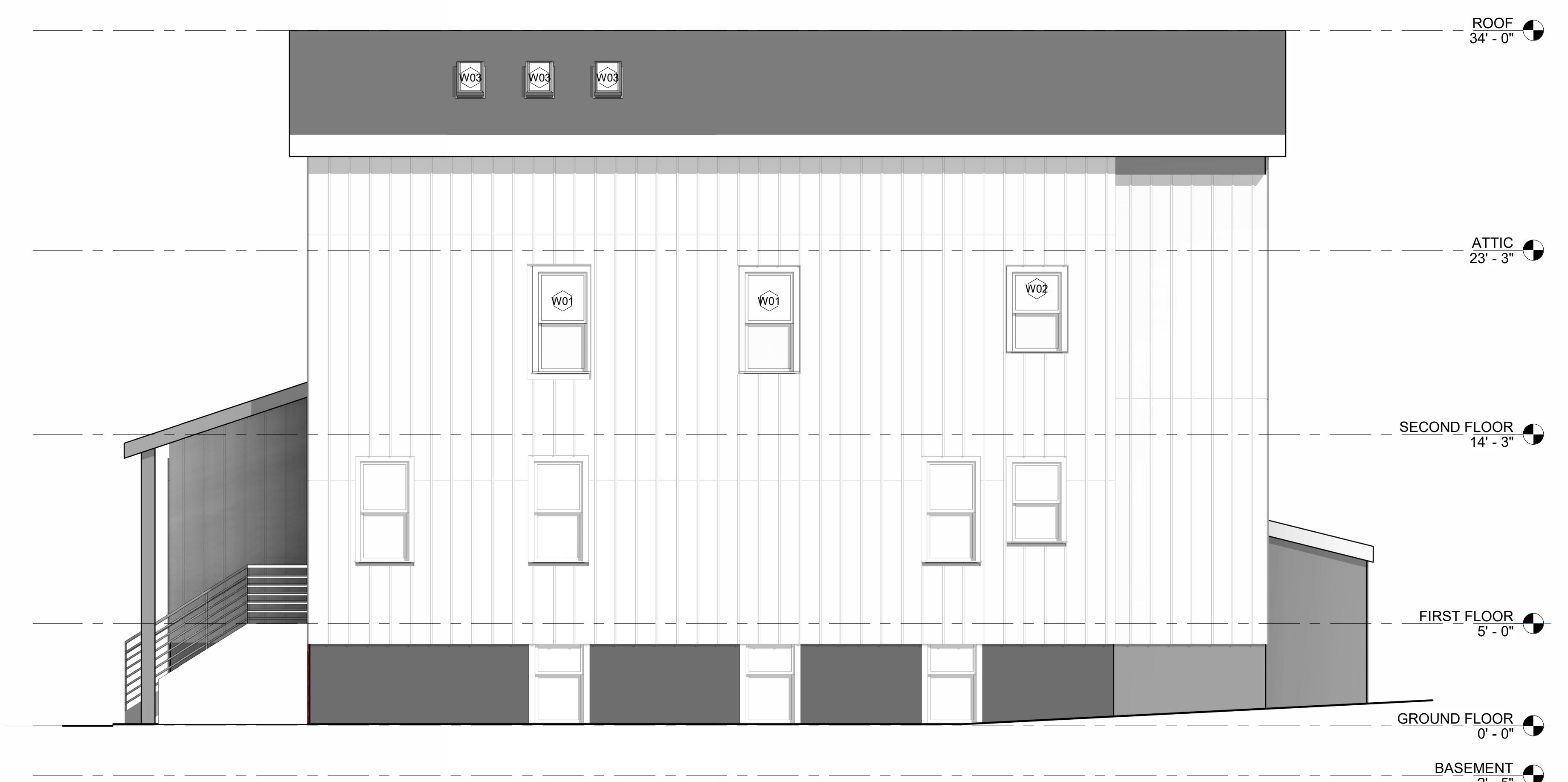
4 WEST ELEVATION

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



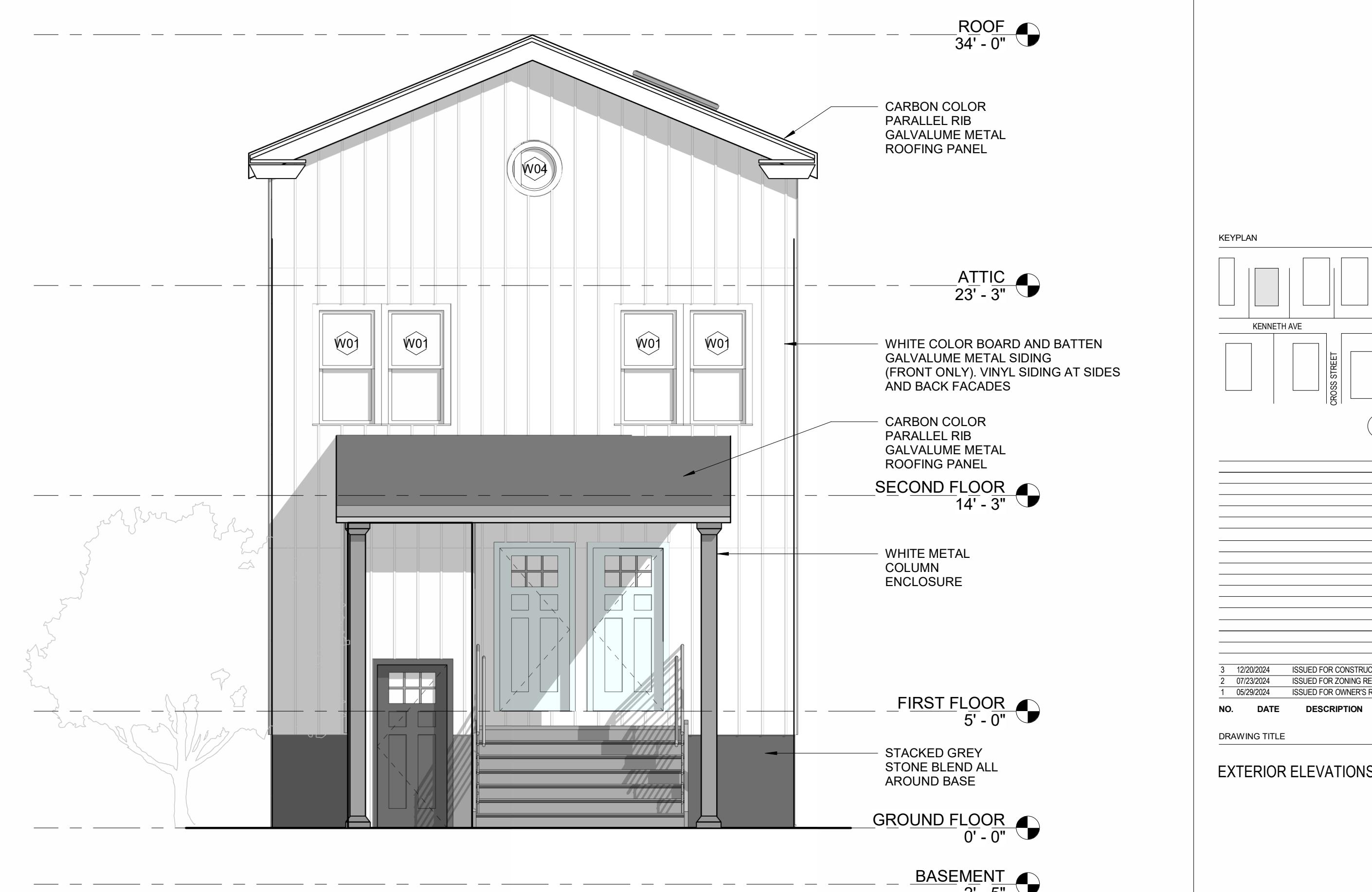
3 NORTH ELEVATION

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



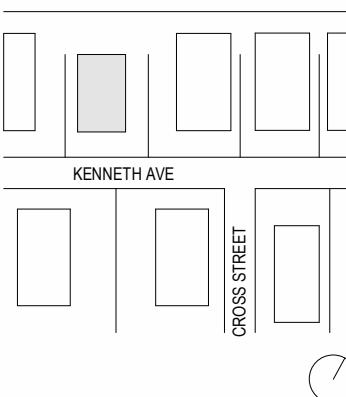
2 EAST ELEVATION

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



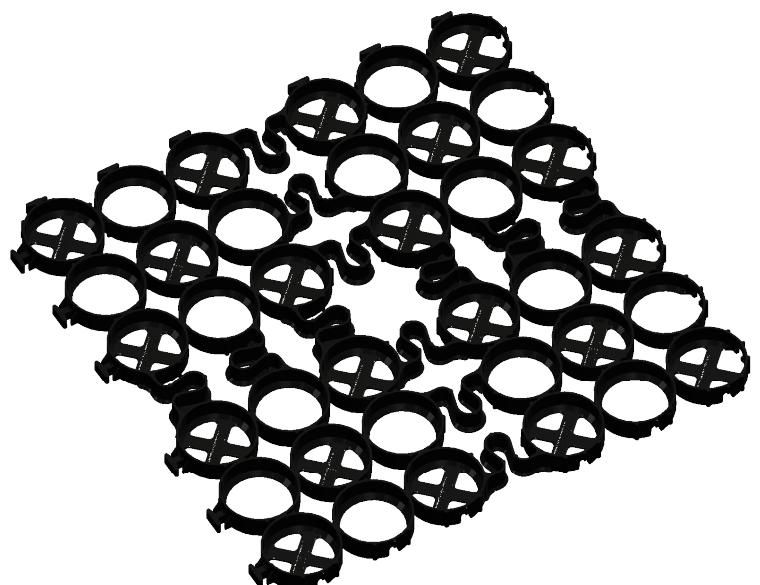
1 SOUTH ELEVATION

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



1 | EXISTING GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



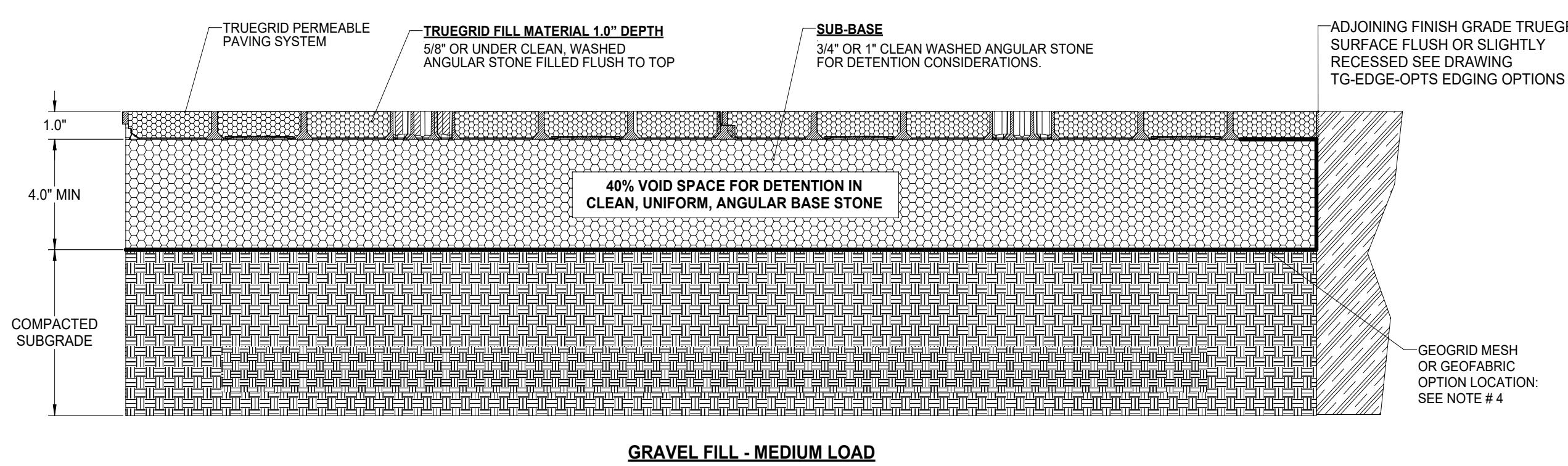


TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET.
RECONFIGURED AS NEEDED. NO EXTRA TOOLING
OR ACCESSORIES REQUIRED

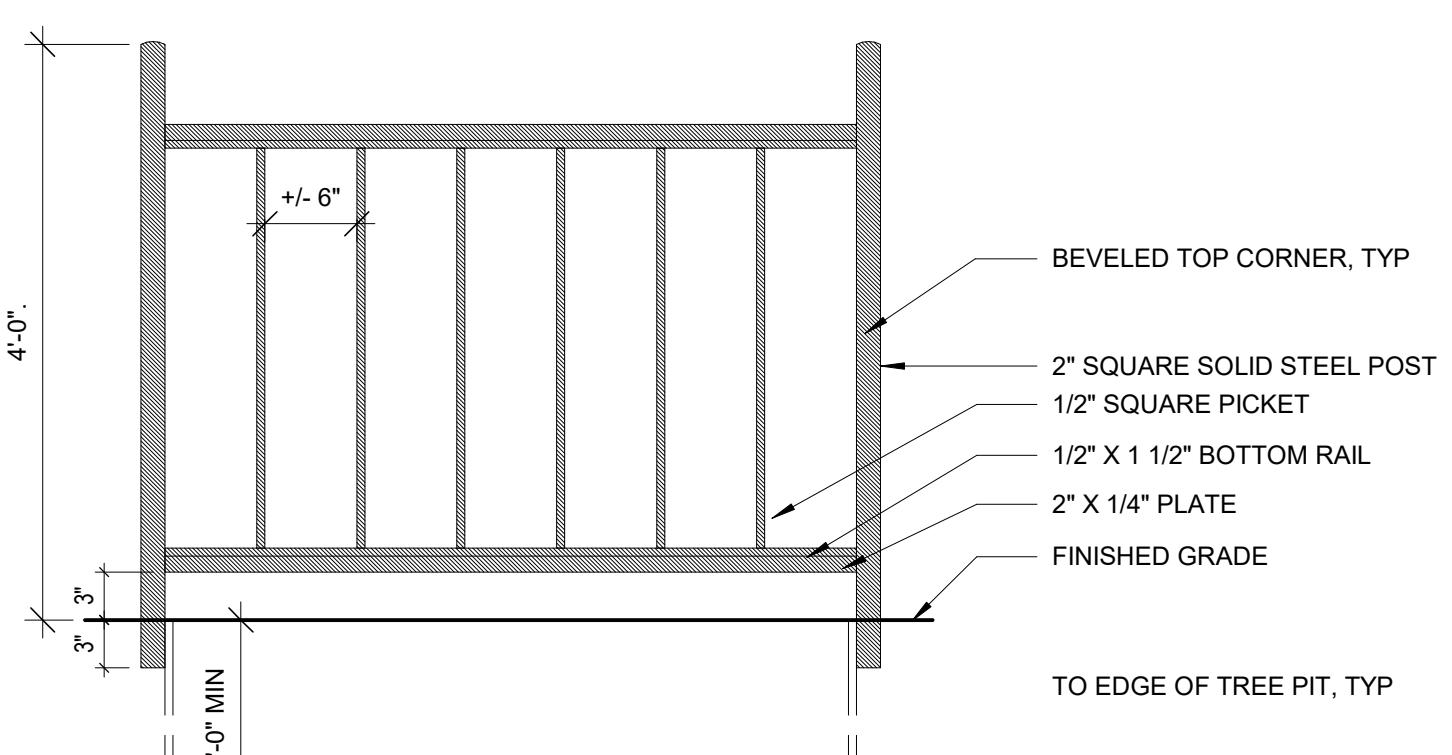
APPLICATION EXAMPLES:

DRIVEWAYS
RV PADS
OVERFLOW PARKING

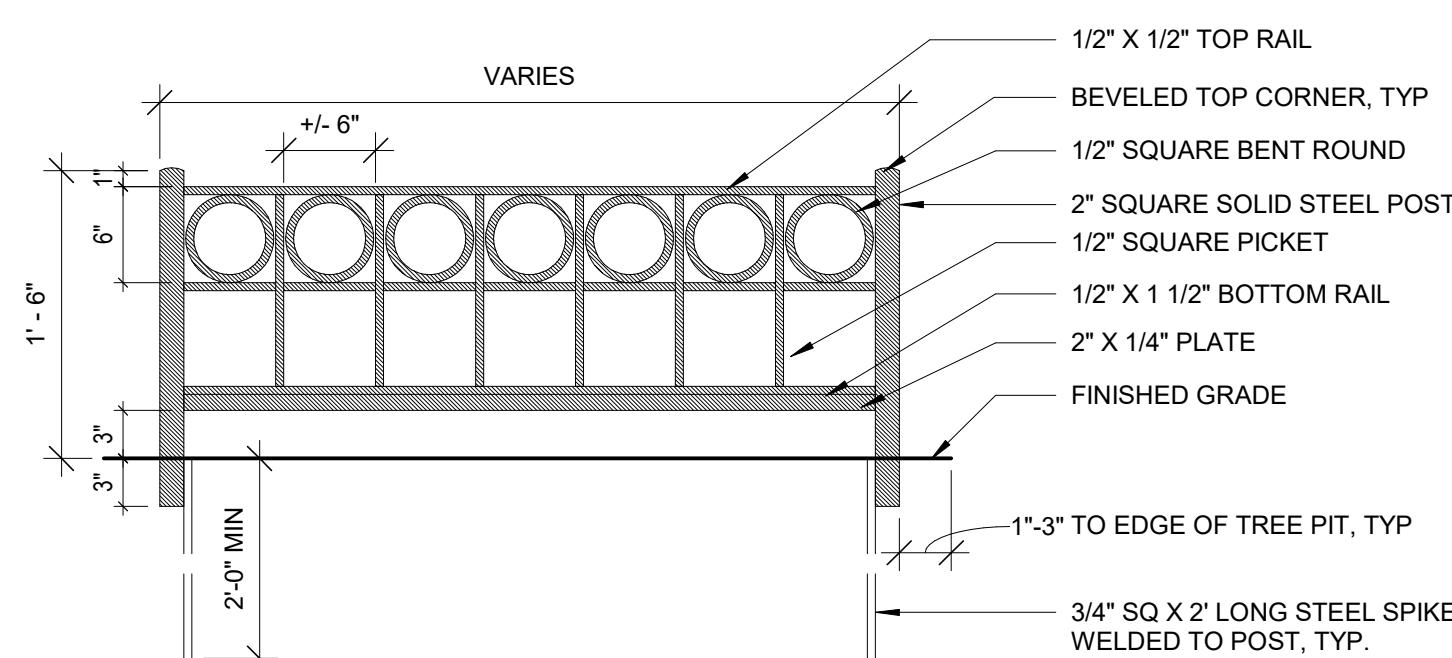
5 DRIVE WAY AND PARKING PERMEABLE PAVERS
NTS



GRAVEL FILL - MEDIUM LOAD

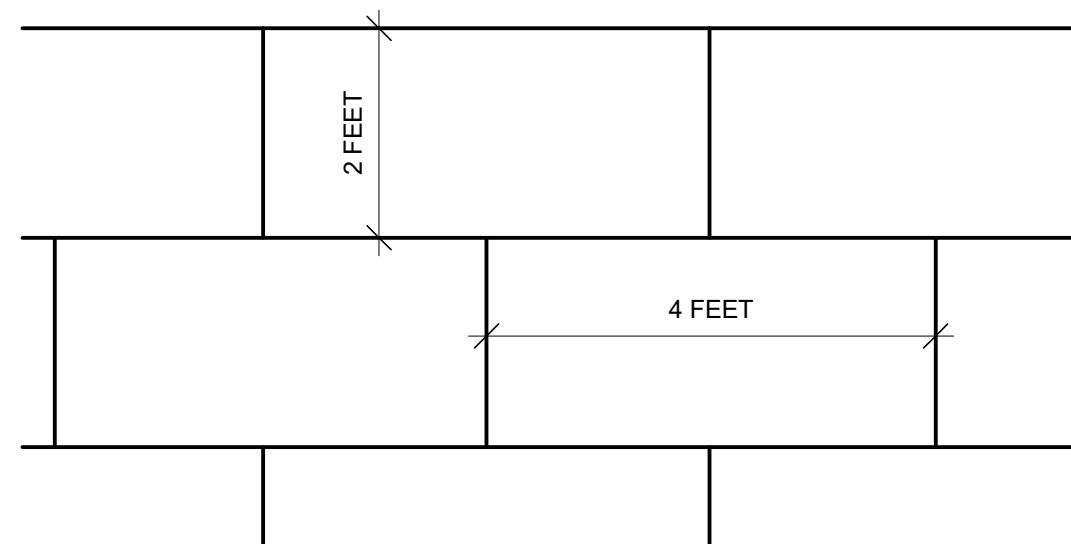


4 ENTRANCE FENCE
NTS

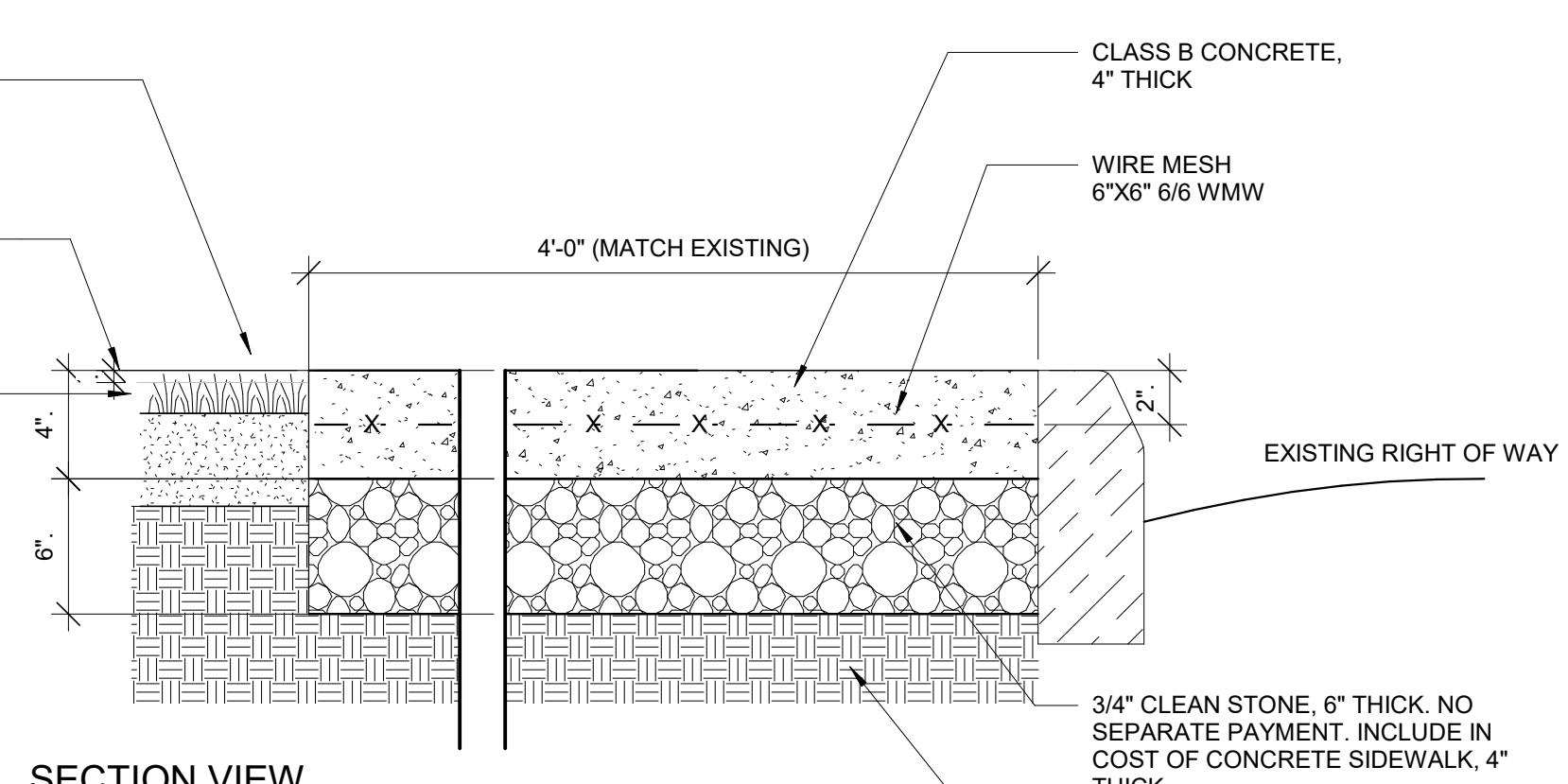


NOTES:
GUARD TYPE TO FOLLOW THE REQUIREMENTS OF THE AHJ
ALL COMPONENTS SOLID STEEL WITH THREE SHOP APPLIED
COATS OF PAINT, PER SPECIFICATIONS.

3 TREE PIT GUARD TYPE 'B'
NTS

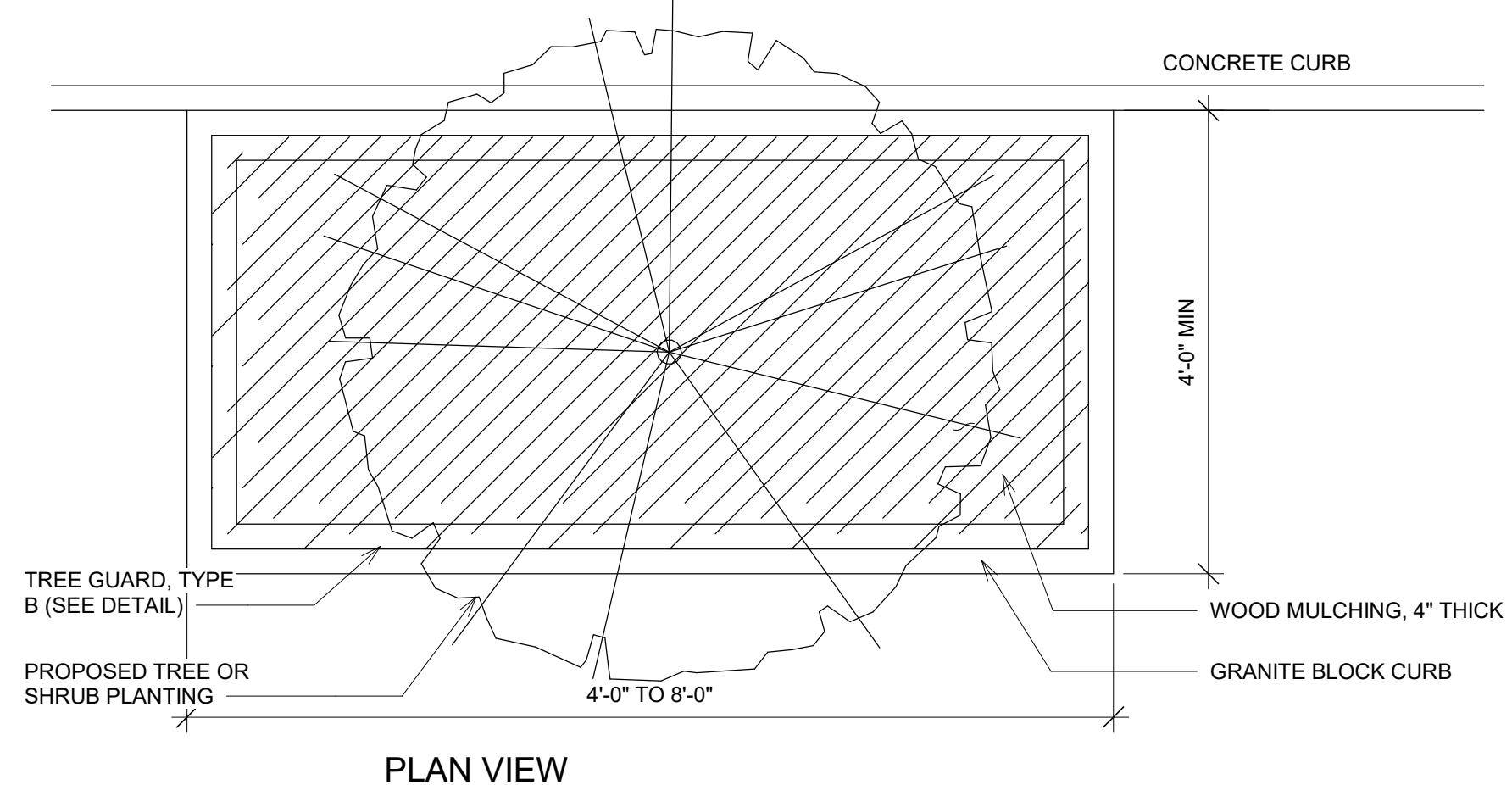


NOTES:
SIDEWALK SCORING PATTERN TO FOLLOW THE REQUIREMENTS OF THE AHJ

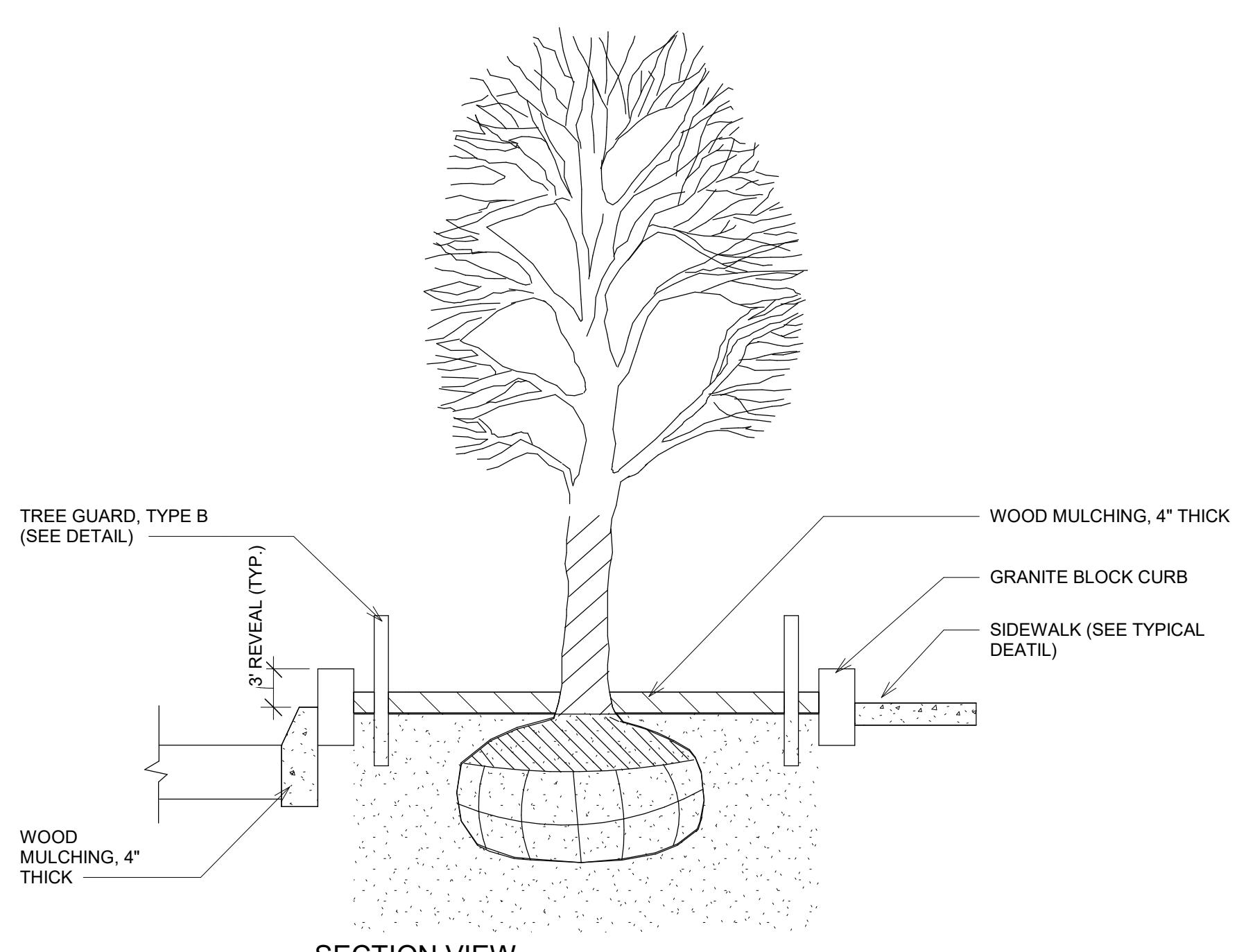


NOTES:
1. SUBGRADE SHALL BE COMPACTION TO THE SATISFACTION OF THE ENGINEER.
2. EXPANSION JOINTS OF 1/2" WIDE BITUMINOUS CELLULAR TYPE JOINT FILLER
WILL BE PROVIDED EVERY 12' MAX IN BOTH DIRECTIONS.
3. LONGITUDINAL JOINTS, 1/4" WIDE, SHALL BE PROVIDED BETWEEN CURBS
AND ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREMOLDED
BITUMINOUS TYPE JOINT FILLER.
4. TRANSVERSE SURFACE GROOVES SHALL BE CUT IN SIDEWALKS BETWEEN
EXPANSION JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH.
5. ALL CONCRETE SHALL BE CLASS 'B' AIR ENTRAINED.
6. ALL JOINTS AND EDGES ARE TO BE TOOLED.
7. SURFACE SHALL BE FINISHED TRANSVERSELY TO A NEAT FINISH.
8. LIQUID MEMBRANE FORMING COATING COMPOUND SHALL BE APPLIED IN
COMPLIANCE WITH N.J.D.O.T. SPECS.
9. SCORING JOINTS WILL BE 10' O.C.

2 CONCRETE SIDEWALK, 4" THICK
NTS



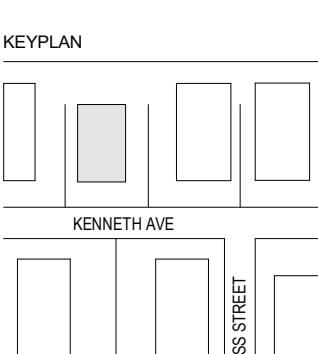
PLAN VIEW



SECTION VIEW

NOTES:
1. ALL SIDEWALK TREES SHALL BE OF AN APPROVED SPECIES
ACCORDING TO THE AHJ.

1 PLANTING AND TREE PITS
NTS



3 12/20/2024 ISSUED FOR CONSTRUCTION
2 07/23/2024 ISSUED FOR ZONING REVIEW
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NO. DATE DESCRIPTION

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SITE PLAN DETAILS

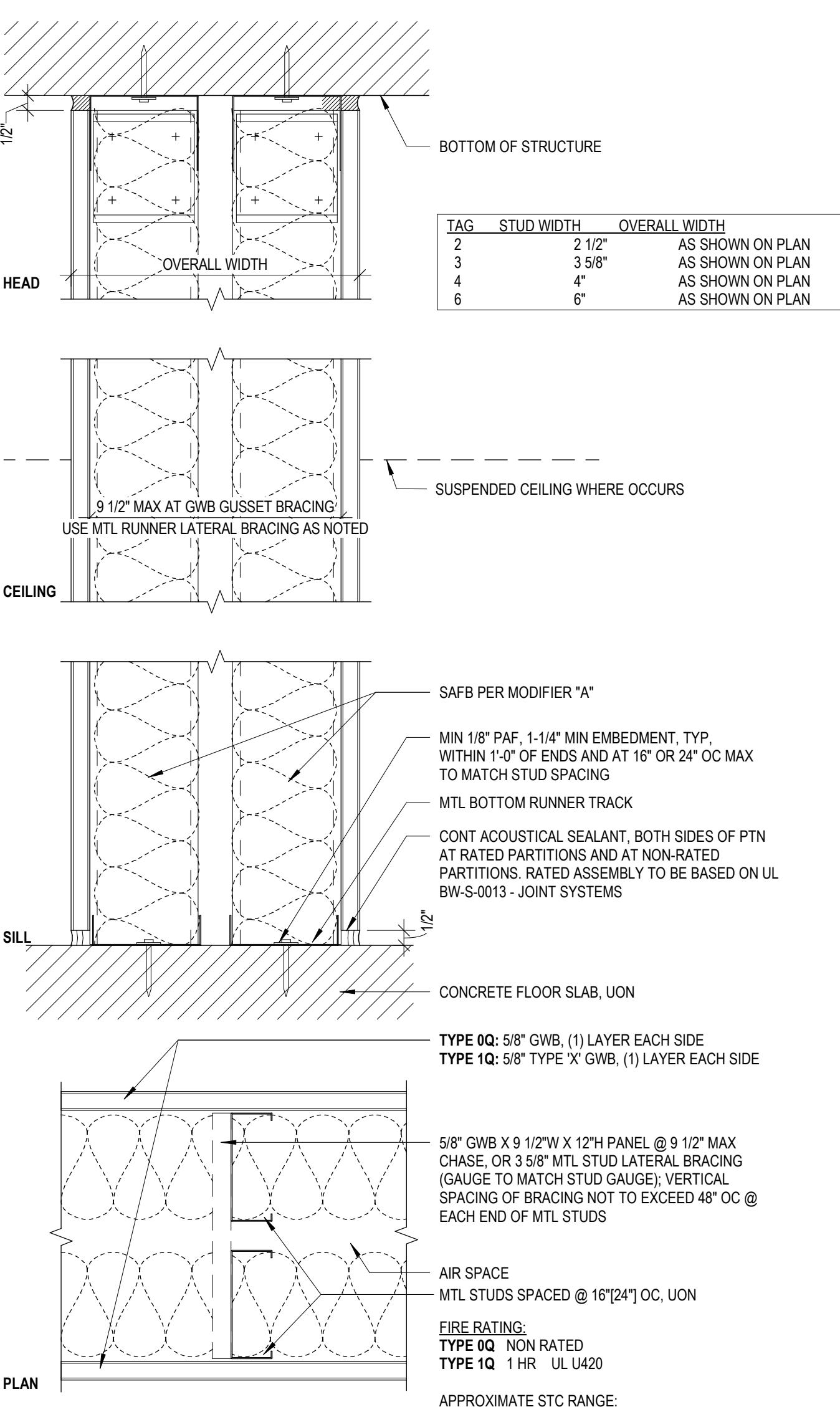
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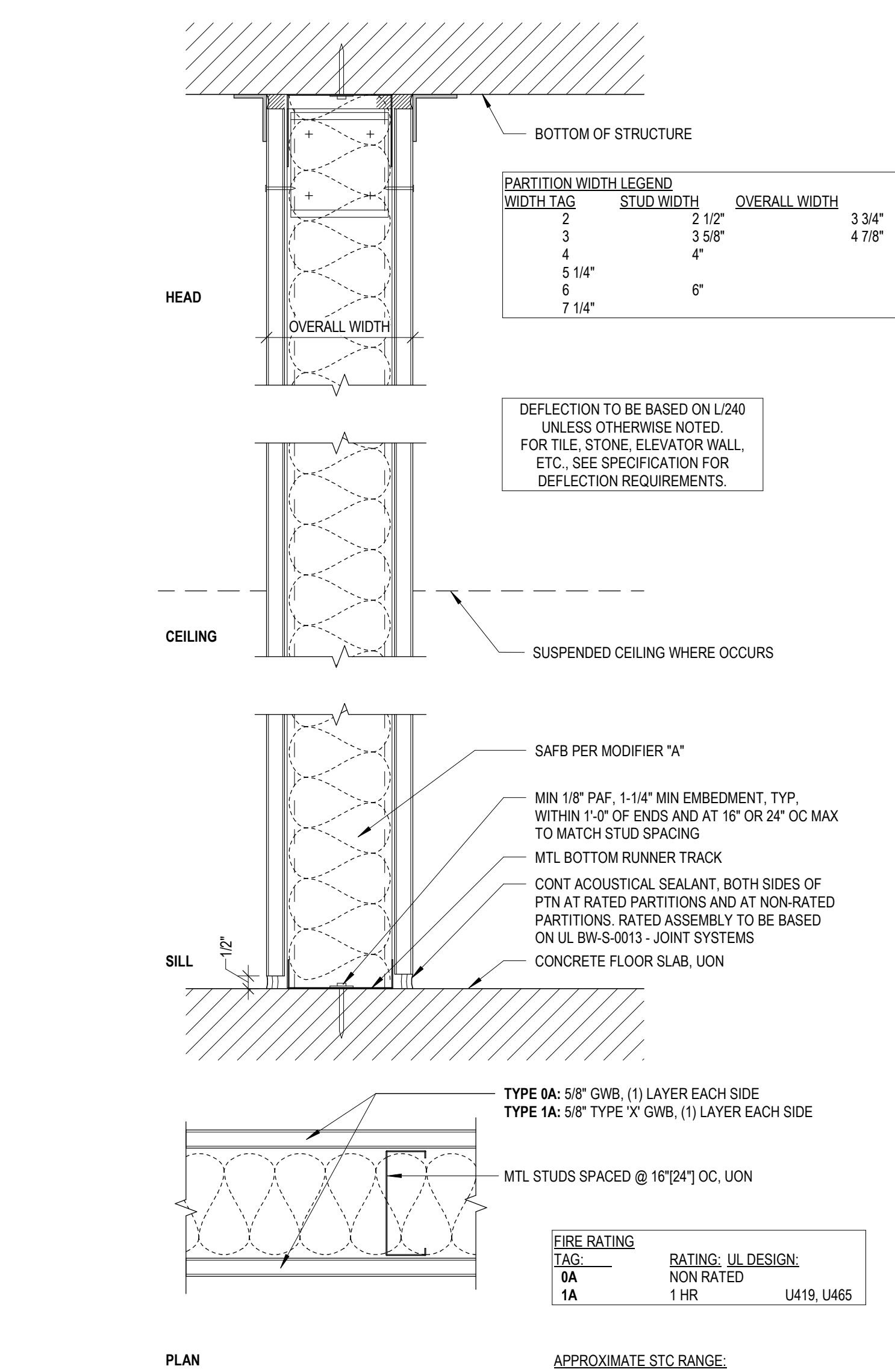
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DRAWING NUMBER

A-501

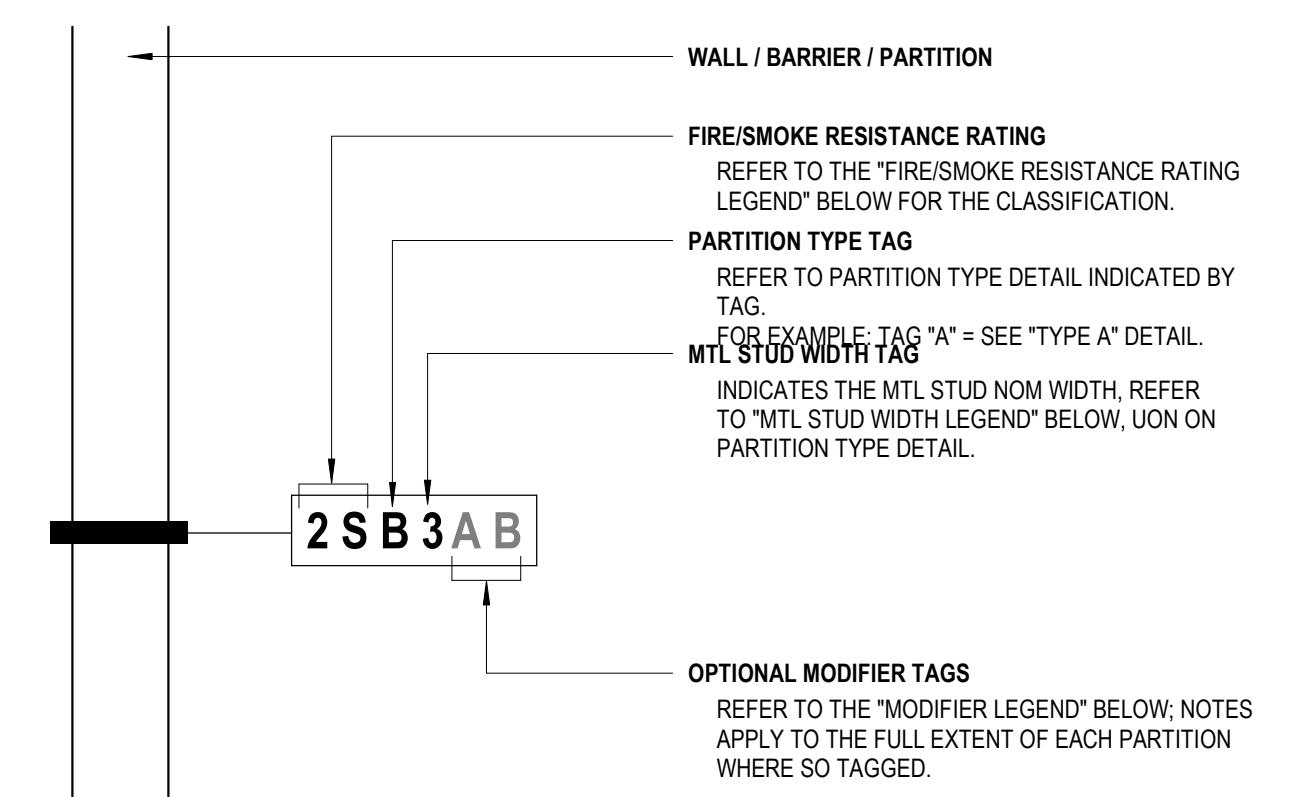


3 | TYPE Q: CHASEWALL: 0- & 1-HR RATED
SCALE: 3" = 1'-0"



1 | TYPE A: FULL HEIGHT: 0- & 1-HR RATED
SCALE: 3" = 1'-0"

LEGEND FOR INTERIOR GWB & CMU PARTITIONS



FIRE/SMOKE RESISTANCE RATING LEGEND

THE COMPLETE ASSEMBLY OF EACH PARTITION WITH A FIRE/SMOKE RATING TAG SHALL COMPLY WITH ALL REQUIREMENTS OF THE FIRE-RESISTANCE/SMOKE BARRIER CLASSIFICATION:

TAG	FIRE RATING CLASSIFICATION	TAG	FIRE/SMOKE RATING CLASSIFICATION
0	NON-RATED	0S	NON-RATED SMOKE PARTITION
1	1 HOUR FIRE RESISTANCE	1S	1 HOUR FIRE-RESISTANT SMOKE BARRIER
2	2 HOUR FIRE RESISTANCE	2S	2 HOUR FIRE-RESISTANT SMOKE BARRIER
3	3 HOUR FIRE RESISTANCE	3S	3 HOUR FIRE-RESISTANT SMOKE BARRIER
4	4 HOUR FIRE RESISTANCE	4S	4 HOUR FIRE-RESISTANT SMOKE BARRIER

MTL STUD WIDTH LEGEND

TAG	STUD WIDTH	TAG	STUD WIDTH
0	7/8" FURRING	4	4"
CHANNEL	5"	5	5 5/8"
1	1 1/8"	6	6"
2	2 1/2"	10	9 5/8"
3	3 5/8"	12	11 5/8"

MODIFIER LEGEND

THE FOLLOWING NOTES APPLY TO THE FULL EXTENT OF EACH PTN, WHERE "MODIFIER" CHARACTER(S) ARE SHOWN ON THE TAG:

TAG DESCRIPTION

- A PROVIDE SAFB: 2" THK AT 2-1/2" STUD; 3" THK AT 3-5/8", 4", 5" AND 6" STUDS, UON.
- B PROVIDE IMPACT/ABUSE RESISTANT GWB COMPLYING WITH HARD BODY IMPACT CLASSIFICATION LEVEL 3 IN LIEU OF INNER LAYER OF GWB ON OUTER SIDE OF STAIR OR ELEVATOR ENCLOSURE OR 2 LAYERS OF IMPACT RESISTANT BOARD, EACH OF WHICH COMPLIES WITH HARD BODY IMPACT CLASSIFICATION LEVEL 2.
- G GROUT ALL CMU VOIDS SOLID

