

GENERAL FLOOR PLAN NOTES

GENERAL

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND INFORM THE ARCHITECT OF ANY DISCREPANCIES.
- ALL INTERIOR DIMENSIONS GIVEN ARE TO STUD, UNO. ALL EXTERIOR DIMENSIONS GIVEN ARE TO OUTSIDE OF WALL SHEATHING OR FACE OF MASONRY, UNO.
- ROOM NUMBERING IS FOR CONSTRUCTION PURPOSES ONLY. ACTUAL ROOM NUMBERING FOR SIGNAGE IS TO BE VERIFIED WITH OWNER PRIOR TO INSTALLING SIGNAGE.

FRAMING

- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.
- ALL OPENINGS IN NON-BEARING WALLS ARE TO HAVE (2) 2x4 VERTICAL HEADERS.
- PROVIDE CONTINUOUS BLOCKING FOR ALL BATHROOM / RESTROOM ACCESSORIES AND GRAB BAR LOCATIONS AS SHOWN ON INTERIOR ELEVATIONS. PROVIDE BLOCKING FOR ALL NEW DOORS WITH WALL STOPS.
- INSTALL FIREBLOCKING AND DRAFTSTOPPING PER THE SPECIFICATIONS.
- PROVIDE FIRESTOPPING AND JOINT PROTECTION AT INTERSECTION OF ALL RATED WALLS AND CEILINGS.
- DIMENSIONS OF FRAMING AROUND ALL MECHANICAL EQUIPMENT & BULKHEADS SHALL BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION AND SHALL ENSURE SPACE PROVISIONS FOR PIPING, CONTROLS, DUCTWORK, WIRING, ETC. NECESSARY FOR A PROPER INSTALLATION.

THERMAL & MOISTURE PROTECTION

- CAULK AT ALL PENETRATIONS THROUGH SLAB, FOUNDATIONS, WALLS, ROOFS, CEILINGS, ETC. TYPICAL. ALL CAULKING OR OTHER PROTECTION SHALL BE PER ASTM-E-119 AND ASTM-E-814 FOR RATING OF ASSEMBLY PENETRATED.
- CAULK ALL AREAS OF POSSIBLE WATER PENETRATION WITH SEALANT AND BACKER ROD SUITABLE FOR APPLICATION.
- ALL PENETRATIONS IN NON-RATED WALLS, FLOORS AND CEILINGS TO BE SEALED.
- INSULATION MATERIAL SHALL FILL EACH CAVITY SIDE-TO-SIDE AND TOP-TO-BOTTOM, WITHOUT GAPS OR VOIDS AROUND OBSTRUCTIONS AND BE SPLIT, INSTALLED AND FITTED TIGHTLY AROUND WIRING AND OTHER SERVICES IN THE CAVITY.
- GC TO PROVIDE & INSTALL ON ELECTRICAL PANEL AN ENERGY EFFICIENCY CERTIFICATE IDENTIFYING PREDOMINANT R-VALUES OF ROOFS, WALLS, FLOORS OVER UNCONDITIONED SPACE, DUCTS IN UNCONDITIONED SPACE & SLABS; U-VALES FOR GLASS AND DOORS; EFFICIENCIES FOR HEATING/ COOLING SYSTEMS & WATER HEATERS; GC NAME & DATE.

FINISHES

- USE MOISTURE RESISTANT GYPSUM BOARD ON WALLS FRAMED IN FRONT OF MASONRY AND CONCRETE WALLS AS WELL AS IN BATHROOMS AND LAUNDRY ROOMS/CLOSETS.
- CONTROL JOINTS TO BE PROVIDED IN THE GYPSUM BOARD ABOVE EACH DOOR IN THE CORRIDORS.
- RESILIENT FLOORING AND WALL BASE SHALL EXTEND UNDER AND BEHIND REFRIGERATOR. CABINETS TO HAVE FINISHED SIDES.
- PROVIDE PROPER BACKING BEHIND ALL RUBBER BASE TO PREVENT THE BASE FROM BEING PUSHED INWARD.
- PUTTY ALL NAIL HOLES.
- PROVIDE CORNER GUARDS WHERE INDICATED ON THE DRAWINGS.
- ALL ROOMS & SURFACES TO BE PROFESSIONALLY CLEANED - ALL LABELS ARE TO BE REMOVED, EXCEPT FOR FIRE LABELS.

APPLIANCES & EQUIPMENT

- FIRE EXTINGUISHERS TO BE MOUNTED SO THAT BOTTOM OF UNIT IS 27" ABOVE FINISHED FLOOR, MAXIMUM.

ARCHITECTURAL ABBREVIATIONS

AFF	Above Finished Floor	ELEV	Elevation	M	Men's Rest Room
AFG	Above Finished Grade	ELEC	Electric	MTD	Mounted
ASC	Above Suspended Ceiling	EO	Electrical Contractor	NEC	National Electric Code
ACT	Acoustic Ceiling Tile	EQ	Equal	NFPA	National Fire Protection Association
ABS	Acrylonitrile Butadiene Styrene	EQUIP	Equipment	N	North
AC	Air Conditioning	EIFS	Exterior Insulation & Finish System	N/A	Not Applicable
ALUM	Aluminum	EXIST	Existing	NIC	Not in Contact
ADA	Disabilities Act	EXT	Exterior	NTS	Not to Scale
ADAAG	Americans with Disabilities Act Accessibility Guidelines	EXH	Exhaust	(#) NO	Number Occupant(s)
ANSI	American National Standards Institute	EJ	Expansion Joint	OC	On Center
ASTM	American Society for Testing and Materials	FL	Fair Housing	OSB	Oriented Strand Board
AWG	American Wire Gage	FRP	Fiberglass Reinforced	OD	Outside Diameter
AMP	Ampere	FIN	Plastic	PL	Plate
APT	Apartment	FFE	Finished Floor Elevation	PC	Plumbing Contractor
APPROX	Approximate	FE	Fire Extinguisher	PLYWD	Plywood
AR	Area of Refuge	FE	Fire Extinguisher Cabinet	PVC	Polyvinyl Chloride
ACM	Asbestos Containing Materials	FL	Floor	PREFAB	Prefabricated
AVE	Avenue	FD	Floor Drain	PUC	Public Utility Commission
AVG	Average	(F) FT	Foot	RWC	Rain Water Collector
BSMT	Basement	FURN	Furnace	RECP	Receptacle
BM	Beam	GA	Gage or Gauge	RCP	Reflected Ceiling Plan
BRG	Bearing	GALV	Galvanized	REF	Refrigerator
BR	Bedroom	GC	General Contractor	REINF	Reinforce
BLKG	Blocking	GFI	Ground Fault Interrupted	REQD	Required
BO	Board	GYP BD	Gypsum Board	RR	Rest Room
BOT	Bottom	HC	Handicapped	R/W	Right of Way
B/	Bottom of	HDR	Header	RD	Roof Drain
BTU	British Thermal Unit	HV	Hearing & Vision Impaired	RM	Room
BLDG	Building	HT	Height	RO	Rough Opening
BOCA	Building Officials & Code Administrators	HVAC	Heating, Ventilating and Air Conditioning	SCH	Schedule
CB	Catch Basin	HORIZ	Horizontal	SH	Shelves
CLG	Ceiling	HB	Hose Bib	SIM	Similar
CIR BKR	Circuit Breaker	HW	Hot Water	STC	Sound Transmission Class
CO	Clean Out	ICF	Impact Insulation Class	SPEC	Specification
CLR	Clear	ICF	Insulated Concrete Form	SQ	Square
CL	Closet	ICC	International Code Council	SF	Square Feet
CW	Cold Water	IBC	International Building Code	STL	Steel
COL	Column	IEBC	International Existing Building Code	STR	Structural
COMP	Computer	INT	Information	THK	Thickness
CONC	Concrete	(I) IN	Inch	T&G	Tongue & Groove
CMU	Concrete Masonry Unit	IN	Interior	T&S	To Be Selected
CJ	Control Joint	IN	Interior	T/	Top of
CR	Card Reader-Door Hardware	INT	Interior	TYP	Typical
CRS	Course	ID	Inside Diameter	UL	Underwriters Laboratory
CABO	Council of American Building Officials	INV	Invert	UNFIN	Unfinished
CU FT	Cubic Feet	JC	Janitor's Closet	USPS	United States Postal Service
CU IN	Cubic Inch	JO	Joint	UFAS	Uniform Accessibility Standards
CU YD	Cubic Yard	KIT	Kitchen	UCC	Uniform Construction Code
DEMO	Demolition	KP	Keypad-Door Hardware	UNO	Unless Noted Otherwise
DEPT	Department	L&I	Labor and Industry	VTR	Vent Through Roof
(Ø) DIA	Diameter	LAM	Laminate	VIF	Verify In Field
DIM	Dimension	LAV	Lavatory	VERT	Vertical
DW	Dishwasher	LC	Linen Closet	W	Washer
DBL	Double	MAINT	Maintenance	WC	Water Closet
DN	Down	MH	Manhole	WH	Water Heater
DS	Down Spout	MFR	Manufacturer	WWF	Welded Wire Fabric
DWG	Drawing	MO	Masonry Opening	WDW	Window
D	Dryer	MATL	Material	W	With
EA	Each	MAX	Maximum	WD	Wood
EW	Each Way	MIN	Minimum	WP	Working Point
		MECH	Mechanical	W	Yard
		MC	Mechanical Contractor		

EXTERIOR ELEVATION NOTES

- REFER TO DOOR AND WINDOW SCHEDULES FOR TYPE AND STYLE OF UNITS.
- PAINT EXTERIOR METAL DOORS.
- NO DISSIMILAR METALS ARE TO BE IN CONTACT WITH ONE ANOTHER.
- USE HOT DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.
- PROVIDE ACCESSORY TRIM FOR ALL PENETRATIONS THROUGH SIDING INCLUDING GFI RECEPTACLES, VENTS, WALL LIGHTS, ETC.
- PROVIDE SOLID (NON-PERFORATED) SOFFIT FOR 12" TO EACH SIDE OF EACH SOFFIT EXHAUST VENT LOCATION.
- ARCHITECT TO APPROVE CAULK JOINT LOCATIONS FOR SIDING AND TRIM.
- TRIM ALL EXCESS CAULK.
- TRIM INFILTRATION BARRIER THAT IS EXPOSED TO VIEW AT BASE OF SIDING.
- PUTTY ALL NAIL HOLES THAT ARE EXPOSED TO VIEW.
- EXPOSED FLASHING SHALL BE IN A COLOR TO MATCH THE ADJACENT MATERIAL.
- ALL DOWNSPOUTS AND GUTTERS ARE TO BE STANDARD K TYPE.
- DOWNSPOUTS SHALL TIE INTO THE STORM DRAIN SYSTEM. (OR: DOWNSPOUTS SHALL DRAIN ON SPLASH BLOCKS).
- GC SHALL PROVIDE & INSTALL DOWNSPOUTS. PC SHALL PROVIDE & INSTALL BOOTS AND FITTINGS FOR DOWNSPOUTS. COORDINATE INSTALLATION.
- SEAL ALL PENETRATIONS THROUGH EXTERIOR SURFACES.
- ENSURE COMPLETE GROUTING AT ALL FOUNDATION PENETRATIONS.
- PARGE ALL EXPOSED CONCRETE BLOCK.
- PROTECT ALL EXTERIOR SURFACES FROM MUD AND DEBRIS. CLEAN ANY SOILED AREAS THOROUGHLY BEFORE OWNER WILL ACCEPT.

ROOF PLAN NOTES

MOISTURE PROTECTION

- ICE AND WATER SHIELD TO BE INSTALLED AT ALL EAVES, VALLEYS, DORMERS, SADDLES, CRICKETS, AND AREAS OF POTENTIAL WATER OR ICE PENETRATION. INSTALL FROM EDGE OF OVERHANG TO AT LEAST 2'-0" FROM THE INSIDE FACE OF THE BUILDING'S EXTERIOR WALL.
- USE LARGEST AVAILABLE PIECES OF DRIP EDGE, PARTICULARLY AT GABLE ENDS. REPLACE SHORT OR BENT SECTIONS AT THE DIRECTION OF THE ARCHITECT.
- INSTALL SPLASH GUARDS ON GUTTERS AT ALL VALLEYS.
- KICKOUT FLASHING SHALL BE INSTALLED WHERE ANY VERTICAL WALL MEETS A SLOPING ROOF SURFACE INCLUDING AT EAVES AND DORMERS.
- ALL EXTERIOR FINISHES (I.E. SIDING) AT WALL/ ROOF INTERSECTIONS TO BE AT LEAST 2' ABOVE THE ROOF SURFACE.

PENETRATIONS

- COORDINATE LOCATION OF ALL ROOF PENETRATIONS WITH M, P, E DRAWINGS & M, P, E CONTRACTORS.
- ALL PIPES THRU ROOF TO BE PAINTED TO MATCH ADJACENT ROOF COLOR.

REFLECTED CEILING PLAN NOTES

GENERAL

- COORDINATE WITH OTHER TRADES AND EXISTING CONDITIONS.

INTERIOR

- ALL NEW GYP BD CEILINGS ARE HUNG BELOW EXISTING HARD CEILINGS AND BETWEEN FULL HEIGHT GYPSUM BOARD WALLS, UNLESS NOTED OTHERWISE.
- ALL BULKHEADS FOR MECHANICAL DUCTS ARE AS SHOWN ON PLAN(S).
- ALL BULKHEADS ABOVE WALL CABINETS SHALL EXTEND DOWN TO THE TOP OF THE CABINETS. BULKHEADS SHALL FOLLOW THE PERIMETER OF THE WALL CABINETS AND THE FINISHED DIMENSION SHALL EXTEND 1" PAST THE DEEPEST WALL CABINET, UNLESS NOTED OTHERWISE.
- COORDINATE WITH SPRINKLER DESIGNER FOR ALL CLEARANCE REQUIREMENTS FOR BULKHEADS, OBSTRUCTIONS, LIGHTS, DIFFUSERS, ETC.

EXTERIOR

- INSTALL ALUMINUM SOFFIT AT ALL PORCH AREAS.

Floor Area (as per DGS):

Floor Area, Gross: The floor area within the outside perimeter of the exterior walls.

Floor Area, Net: The floor area within the inside perimeter of the exterior walls of all occupied spaces, including built-in casework, but excluding areas such as corridors, stairways, toilet rooms, mechanical rooms, and closets.

Floor Area (as per Building Code):

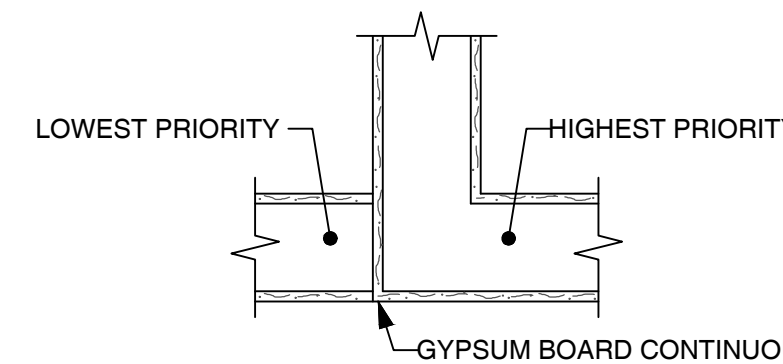
Floor Area, Gross: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

Floor Area, Net: The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

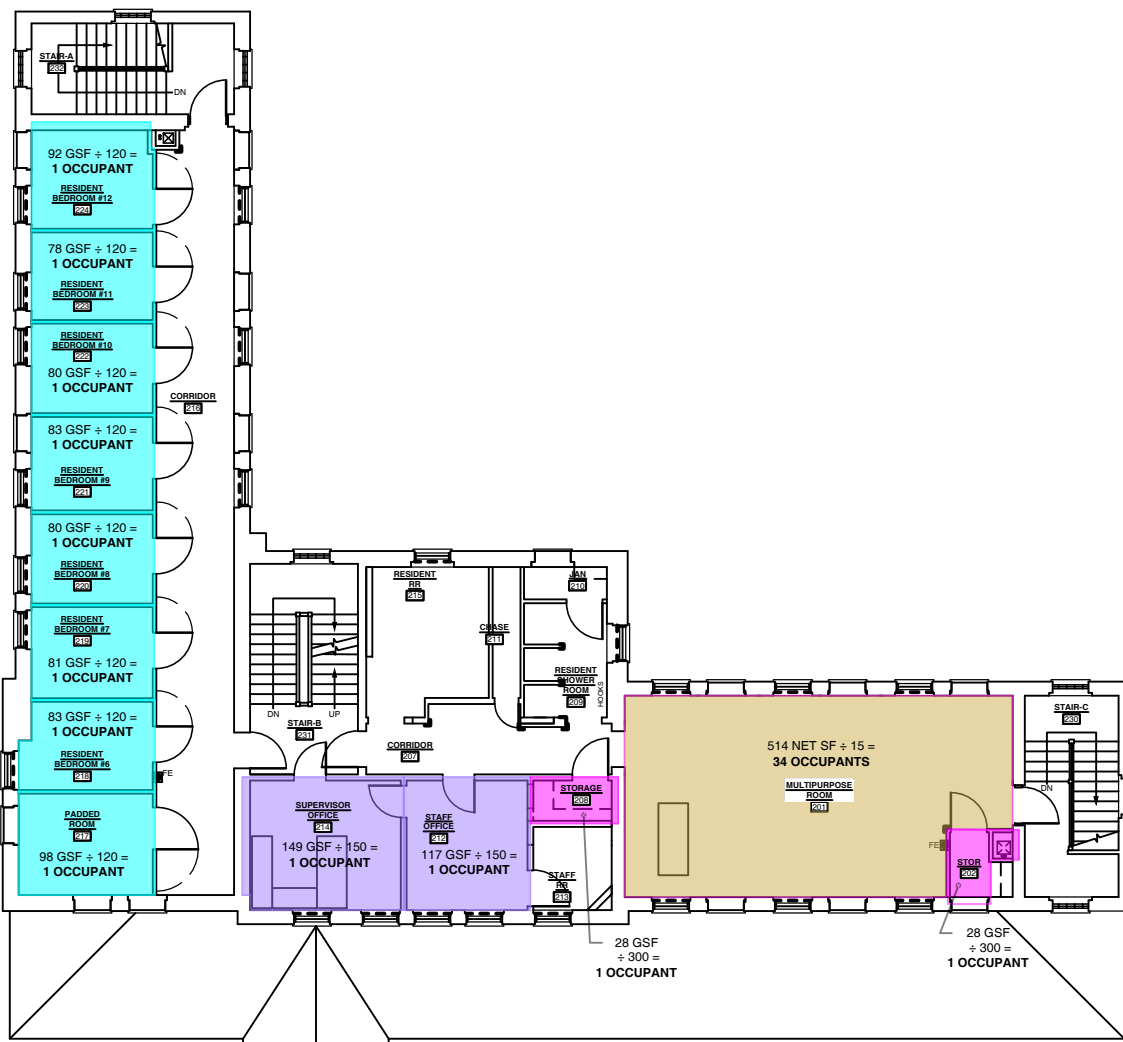
WALL PRIORITY LEGEND

- | | |
|-------------------------------|---------------------|
| TWO HOUR FIRE AND SMOKE WALL | -PRIORITY 1 HIGHEST |
| TWO HOUR FIRE WALL | -PRIORITY 2 |
| ONE HOUR FIRE AND SMOKE WALL | -PRIORITY 3 |
| ONE HOUR FIRE WALL | -PRIORITY 4 |
| SOUND TRANSMISSION RATED WALL | -PRIORITY 5 |
| NON-RATED WALL | -PRIORITY 6 LOWEST |

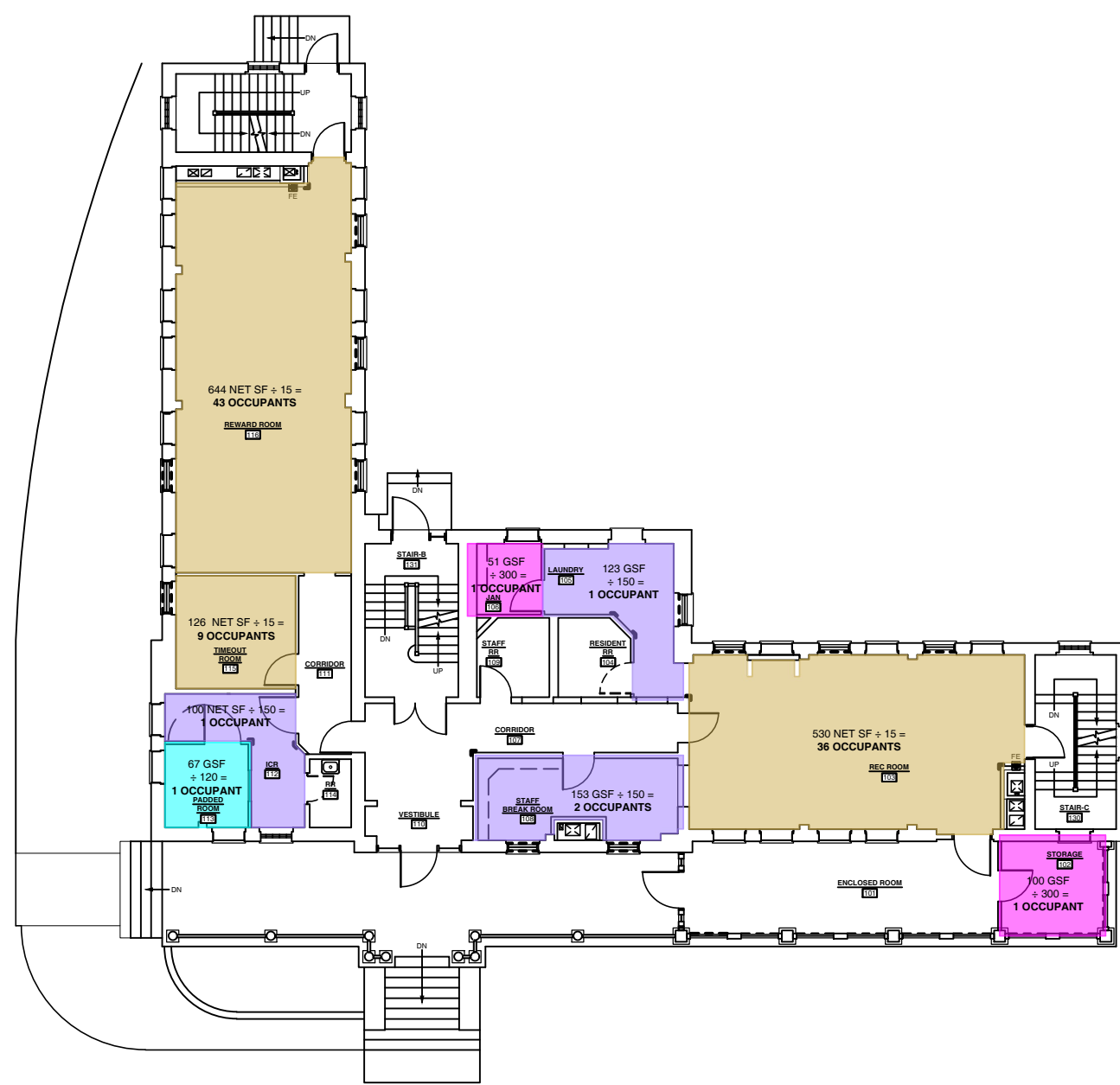
NOTE: ALL PENETRATIONS ARE TO BE SEALED WITH A METHOD PRODUCING A RATING EQUAL TO THE PARTITION RATING.



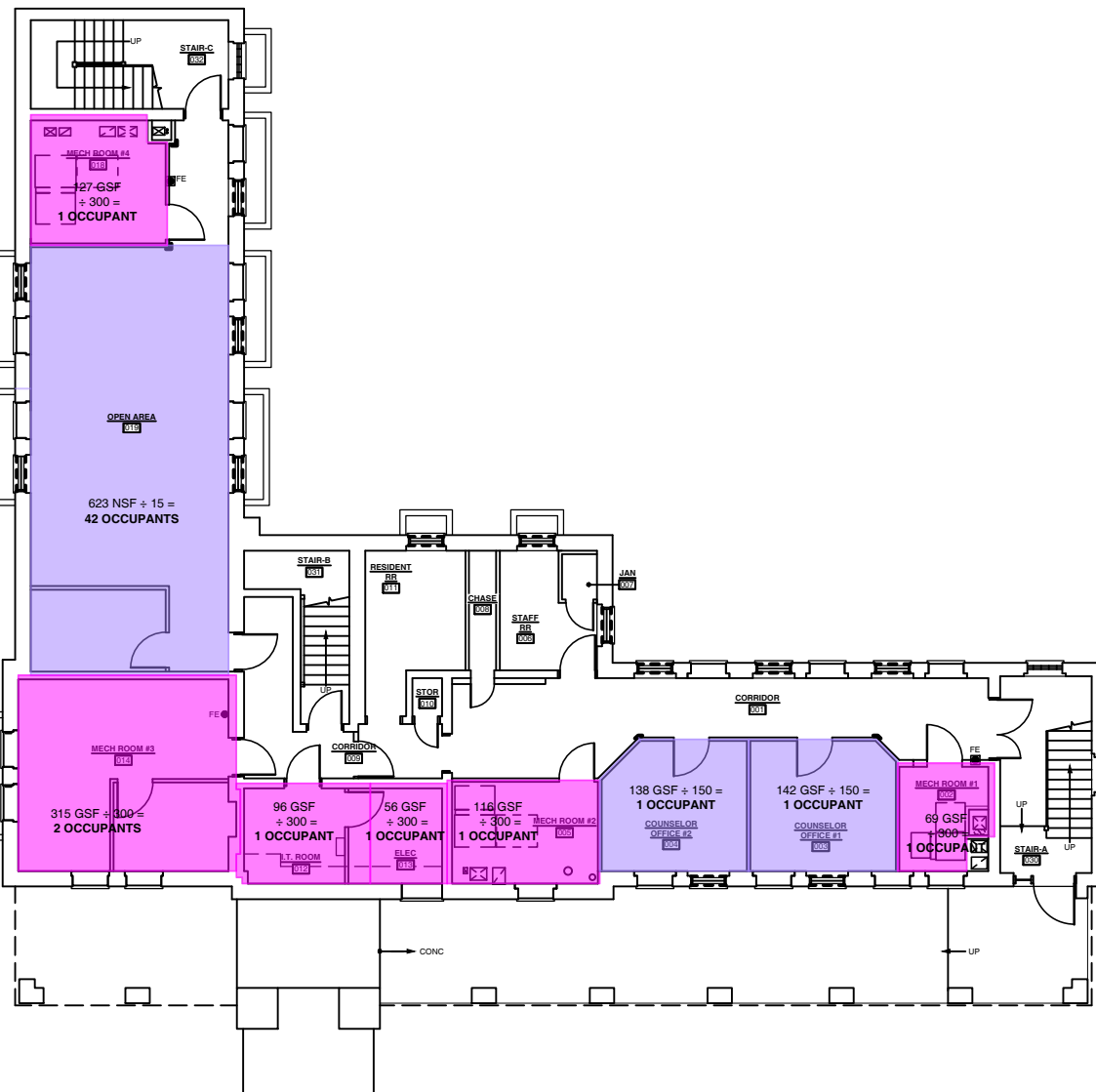
1 WALL PRIORITY DETAIL
G-002 NOT TO SCALE 09250.8



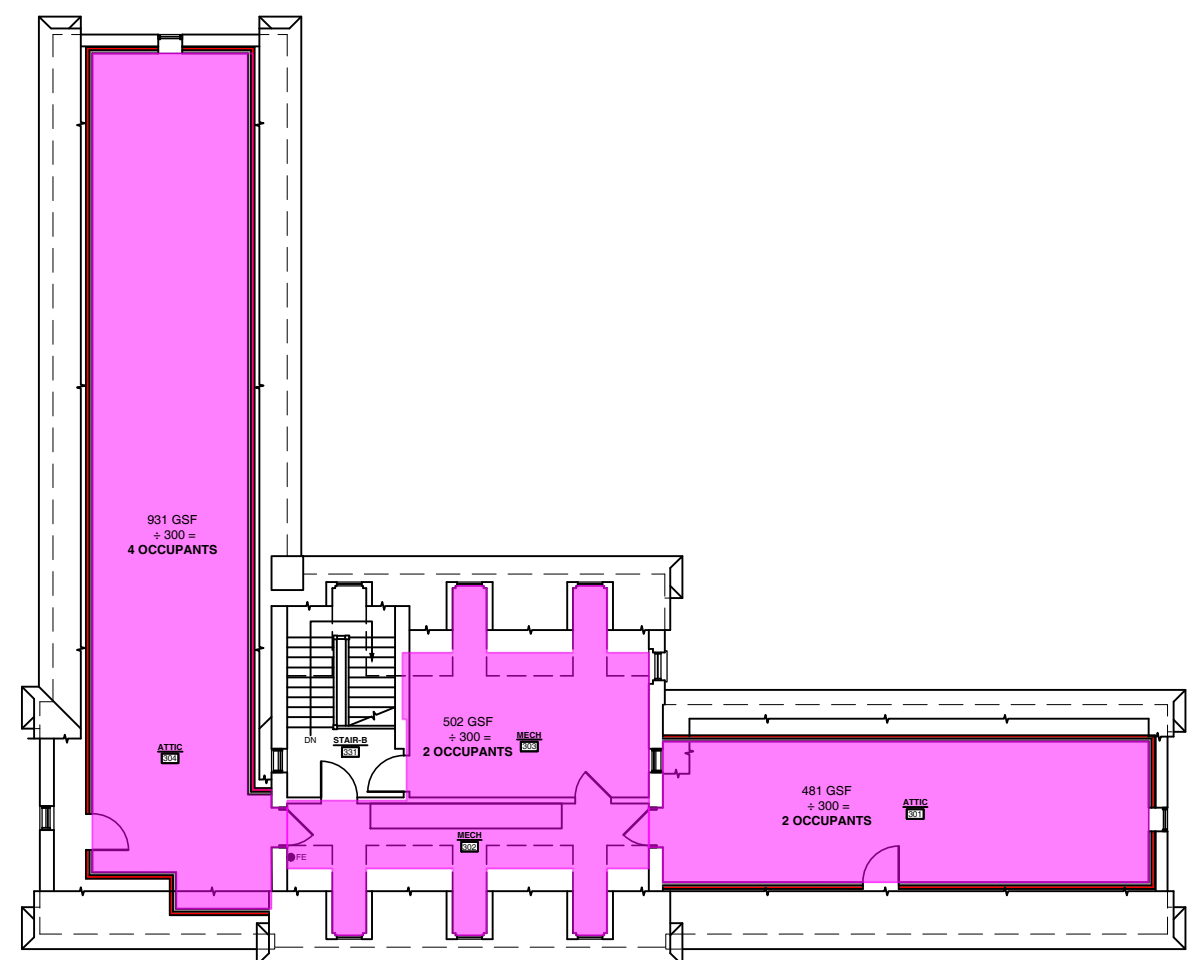
4 SECOND FLOOR OCCUPANT LOAD PLAN
G-002 SCALE: 1/16" = 1'-0" 0 8 16 FT



3 FIRST FLOOR OCCUPANT LOAD PLAN
G-002 SCALE: 1/16" = 1'-0" 0 8 16 FT



2 BASEMENT OCCUPANT LOAD PLAN
G-002 SCALE: 1/16" = 1'-0" 0 8 16 FT



5 THIRD FLOOR OCCUPANT LOAD PLAN
G-002 SCALE: 1/16" = 1'-0" 0 8 16 FT

FROM IBC TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANT LOAD FACTOR	FUNCTION OF SPACE
300 GROSS	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM
15 NET	ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)
150 GROSS	BUSINESS AREAS
120 GROSS	INSTITUTIONAL SLEEPING AREAS

OCCUPANT LOAD		
	AS PER IBC TABLE 1004.5	ACTUAL
BASEMENT:		
002 MECH ROOM #1	1	1
003 COUNSELOR OFFICE #1	1	2
004 COUNSELOR OFFICE #2	1	2
005 MECH ROOM #2	1	1
013 ELECTRIC	1	1
012 IT ROOM	1	1
014 MECH ROOM #3	2	2
018 MECH ROOM #4	1	1
01 OPEN SPACE	42	X
SUBTOTAL:		51 11
FIRST FLOOR:		
102 STORAGE	1	1
103 REC ROOM	36	13
105 LAUNDRY	1	1
106 JANITOR	1	1
108 STAFF BREAKROOM	2	1
112 ICR	1	1
113 PADDED ROOM	1	1
115 TIMEOUT ROOM	9	5
116 REWARD ROOM	43	13
SUBTOTAL:		95 37
SECOND FLOOR:		
201 MULTI-PURPOSE ROOM	34	13
202 STORAGE	1	1
208 STORAGE	1	1
212 STAFF OFFICE	1	1
214 SUPERVISOR OFFICE	1	1
217-224 RESIDENT BEDROOMS	8	8
SUBTOTAL:		49 22
THIRD FLOOR:		
302-304 MECHANICAL	8	8
SUBTOTAL:		8 8
TOTAL OCCUPANTS		203 78

VERIFY SCALE

BAR IS ONE (1) INCH LONG ON ORIGINAL DRAWING:

0 1

IF BAR IS NOT ONE (1) INCH LONG, ADJUST SCALE ACCORDINGLY

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. VARIANCE FROM CONTRACT DOCUMENTS NOT PERMITTED WITHOUT PROFESSIONAL & BUREAU OF CONSTRUCTION APPROVAL.

DRAWING SYMBOLS

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

- WALL TYPE TAG
- NUMBERED NOTE REFERENCE TAG
- DOOR REFERENCE TAG
- SIGN REFERENCE TAG
- WINDOW REFERENCE TAG
- SIDING OR EXTERIOR FINISH REFERENCE TAG
- WORK POINT REFERENCE TAG
- ELEVATION MARKER
- ROOM NAME
- ROOM NUMBER REFERENCE
- PHOTO REFERENCE TAG, ARROW INDICATES DIRECTION OF PHOTO
- DETAIL REFERENCE TAG
- BUILDING ELEVATION REFERENCE
- BUILDING SECTION REFERENCE
- INTERIOR ELEVATION REFERENCE
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER IN CABINET
- ACCESSIBLE CLEAR FLOOR SPACE SYMBOL
- ACCESSIBLE 60" TURNING SPACE SYMBOL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW STUD WALL - FULL HEIGHT
- NEW STUD WALL w/ BRICK VENEER
- NEW MASONRY WALL
- NEW MASONRY WALL w/ BRICK VENEER
- NEW CONCRETE WALL
- SMOKE PARTITION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR

RECORD REVISIONS



UpStreet ARCHITECTS, INC.
541 PHILADELPHIA ST. INDIANA, PA 15701
911 MENOHER BLVD. JOHNSTOWN, PA 15905

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF GENERAL SERVICES
HARRISBURG, PENNSYLVANIA

D.G.S. PROJECT No. **C-0588-0015 PHASE 1**

LOYSVILLE YOUTH DEVELOPMENT CENTER- RENOVATIONS TO ZIMMERMAN-BINGAMAN (ZB) COTTAGE
DEPARTMENT OF HUMAN SERVICES
LOYSVILLE, TYRONE TOWNSHIP, PERRY COUNTY, PA

GENERAL INFORMATION & OCCUPANT LOAD PLANS

DRAWN BY J. GRUBE	DATE 27 JUNE 2023	SHEET No.
CHECKED BY J. RIFFER	SCALE AS NOTED	

G-002