

GROVE & DALL'OLIO
ARCHITECTS ^{pllc}

MEMORANDUM

To: All Bidders

From: Matthew Grove
Grove & Dall'Olio Architects PLLC
304 267-2120

Date: July 28, 2020

**Re: Shepherdstown Opera House Renovation
ADDENDUM No. 3**

The following information amends or supersedes the current issue of architectural, structural, and MEP drawings/specifications dated June 22, 2020 and addendums #1 and #2.

1. All household furnishings and projection equipment will be removed from the building prior the start of construction.
2. The leaded glass window sash, 1S1, is to be replicated based on existing leaded glass in main entry transom and early photographs.
3. The attic is to be fully insulated and therefore will not need a dry-pipe sprinkler system.
4. To clarify the power source for rooftop Units OU:M1 and OU:M2; circuit OU:M1 from H2-9,11(2P, 25A OCPD, #10, #10G in 1/2" conduit) and OU:M2 from H3-13, 15A OCPD, #8, #10G in 3/4" conduit).
5. The brown devices with bronze plates note on Addendum #2 applies to all floors except for outdoor devices, devices in mechanical rooms or stair C where devices shall be gray and plates, stainless steel.
6. The means and methods of installing the required sprinkler equipment in the lobby is up to the contractor. Add to the contract a sprinkler equipment vault and vault cover, Bilco TRD-3 48x72 fillable pan vault cover. Location of vault (concrete floor and walls) shall be located as shown on drawings or centered on door 100B. Town of Shepherdstown would also allow a sprinkler vault to occupy space under the sidewalk or doorway landing in front of the building. However, an exterior vault would require water tight and gasketed hatch doors and dehumidification.
7. Provide concrete patching of all existing slabs to remain where cuts and excavation are required for the installation of sprinkler, waste, water and storm water lines. Provide compacted gravel and dowels to tie new concrete to existing.
8. Drawing A1.3: "1 Set" reference to spring hinges equals "1 pair".
9. Drawing A5.1: Doors and frames 101A, 105A, 106A, 106B, 201A, 204B, 302A, and 308A shall be 1-hour rated (not 45 min rated). Door 204C (laundry room door) shall be fitted to the existing door frame with a new 1 hour rated door (type B) and the transom above shall be sealed shut. Door and frame 301A, 211C and 313A shall be 1-hr rated (type C with 1-hr fire rated glass). See revised door schedule A5.1.
10. See Addendum #2, item 16 for locations of floor drains. Be sure to distribute Addenda to all subs.
11. "Stair C Landing" on finish schedule should refer to all of Stair C, not just the landing. Provide rubber sheet flooring throughout Stair C. Provide rubber treads, stringers and risers.
12. Stairway A shall have a minimum of one-hour fire rated assembly throughout. Existing plaster walls in good condition or restored to good condition shall meet 1-hour rating requirement.
13. Replace up to three wood stair treads on Stair A. Sand and refinish wood treads and landings.
14. Second and third floor 3 1/4" pine floors shall be repaired, replaced where badly damaged or missing (with antique heart pine of same dimension, sanded and refinished with 3 coats polyurethane, removing any debris or raised wood between coats.



15. Wood flooring in theater spaces shall be 3 ¼" wide plank (not random width) white oak.
16. Not all drywall is being removed. What has been detached from third and first floor walls shall be removed from the premises along with other drywall and plaster that has been called for removal by the General Contractor.
17. New baseboard shall be installed on new walls and walls that presently do not have baseboard (verify existing field conditions prior to bidding).
18. Locate attic heater generally above Living Room 304 (see M1.2). Unit shall be Qmark model CU935 (240V, 1ph, 5kw w/integral t-stat, mounted horizontally). Circuit from H3-22,24 (2P - 30A OCPD, #10 w/ #10G. IN ½" conduit).
19. Romex is acceptable as allowed by NEC (performer lounge and apartment areas).
20. The wheelchair lift shall be custom color finished.
21. All 24 theater seating clusters shown on drawing A2.4 shall be removable per detail 11/A6.1 and shall have a solid replacement section of flooring to insert when seating is removed for open floor events.
22. Floor framing for skewed seating should not need to be skewed as illustrated on A2.4. However, in order to simplify blocking, add one (1) layer of 11/16" sub-flooring that will remain fully intact when seating standards are removed. Please note auditorium floor is raised above the new concrete slab using blocking and 2x8s @ 16" o.c. Blocking shall be pressure treated and not continuous so as to allow a chase space from front to back of house under floor.
23. Insulate attic floor, walls and ceiling as shown on wall section 4/A3.3.
24. Second floor deck and railing system to be the same as third floor (by Trex). Provide sleepers and rubber membrane beneath with positive slope to gutters.
25. Attic: Provide thermostatically controlled rain-proof vents on east and west sides of attic at existing opening locations. Rectangular opposed blade motor operated damper, Greenheck model ICD-45 or equal. Tie into fire alarm system to automatically close in case of fire.
26. Stair C: Provide a single thermostatically controlled fire rated louver at the top of Stair C to allow heat to escape. Greenheck DFD-210 or equal.
27. The upper patio elevation is noted on drawing A2.2. Other patio elevations are shown on the site plan. There is a retaining wall between upper and lower patio levels as shown on the plans.
28. Rain water collected from roof of Stair C AND 3rd floor roof deck is to be routed via underground 6" dia. Sch. 40 PVC conveyor under new concrete ramp, collecting slot drain (shown on site plan) Zurn Z884 and continuing down ramp to new 8" dia. conveyor (and collector of upper rooftop downspout). Provide 4" downspout from 3rd floor roof gutter to separate drop at bottom of Stair C.
29. Notes on drawing A3.3 Building Sections referring to conveying roof water to French drains should apply only to foundation drains around Stair C and rear portions of building.
30. Interior ¼" window between lounge and auditorium shall be 5'0" wide by 3'6" tall.
31. Rosettes and plinth blocks are not called for on new door openings. Any existing openings that did have rosettes and plinth blocks but are missing, shall have new ones (1 ¼" thick) made with no relief, and only eased edges.
32. Provide treatment of non-pressure treated ground floor lumber and CMU in close proximity of soil prior to pouring of concrete slab. Use spray applied Bora-Care to 36" above grade.
33. Contractor shall install ADA signage (provided by owner) at public bathrooms (4 total) and internal apartment entrances (4 total) and laundry rooms (2 total).
34. Provide and install 5 semi-recessed fire extinguisher cabinets (Rooms 101, 105, M03, 204 & 3rd Fir Stair B. Provide Kidde 468046.
35. Doors on Stair C are to be painted hollow metal doors with 100 s.i. horizontal window. Door 210C is to be factory finished metal clad wood.
36. Solid wood styles and rails with MDF paint grade paneled doors by Simpson are acceptable.
37. A final cleaning is required.
38. Add a line item on the Bid Form for "Insulation".
39. The Bid Due Date has been extended to 3pm, Friday August 7, 2020.
40. Additional outlets require GFCI. See revised E1.1 and E1.2 power and lighting plans showing clouded receptacles.

End Addendum No. 3

Door Schedule

Mark	Door Location	Type	Door Material	Nominal Size			Operation	Door Style			Door Frame			Frame Details			Fire Rating		Openings		Comments			
				Width	Height	Thk		Shape	Style	Glaz. Style	Jamb Thk	Jamb Depth	Frame Type	Material	Head Detail	Jamb Detail	Sill Detail	Frame	Door Slab	HW Set		RO Width	RO Height	
100 A	Stair A Ext Door	Exg A	Wood/Glass	2'10"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood	13	10-1	Exg	-	-	1	2'11 1/2"	6'8 3/4"	Existing historic doors	
100 B	Opera House Entry	Exg A	Wood/Glass	5'8"	6'8"	1 3/4"	Swing Bi-part	Square	Solid	None	3/4"	4 1/2"	Exg 1	Wood	13	10-1	Exg	-	-	2	5'9 1/2"	6'8 3/4"	Existing historic doors	
101 A	Lobby-Stair A	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	11-5	11-5	-	60 min	60 min	3	2'7 1/2"	6'8 3/4"	1 hr separation between use groups	
101 B	Janitor's Closet	D	Wood	2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-1	10-1	16	-	-	4	2'5 1/2"	6'8 3/4"		
101 C	Lobby-Lounge	-	-	4'11 1/2"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-1	10-1	-	-	-	-	5	5'1"	6'8 3/4"	
101 D	Lobby-Ticket Cntr	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-1	10-1	-	-	-	5	2'7 1/2"	6'8 3/4"		
102 A	Wheelchair Lift	Garavanta	Metal/Glass	3'6"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	3	Wood/HM	Garavanta*	Garavanta*	Garavanta*	-	-	-	3	3'7 1/2"	6'8 3/4"	*Garavanta supplied. Add wood trim
102 B	ADA Toilet	D	Wood	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	16	-	-	6	3'1 1/2"	6'8 3/4"		
102 C	Toilet	D	Wood	2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	16	-	-	6	2'5 1/2"	6'8 3/4"		
103 A	Lounge-Auditorium	E	Wood/Glass	3'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood/HM	11-5	11-5	-	-	-	7	3'7 1/2"	6'8 3/4"		
103 B	Auditorium Exit	F	HM	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None	2"	7 1/2"	3	Wood/HM	11-5	11-5	14	45 min	45 min	8	3'4"	7'2"		
104 A	Stage-Backstage	F	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	-	-	5A	2'7 1/2"	6'8 3/4"	This door may be trimless, acoustic treatment		
105 A	Backstage Exit	F	HM	3'0"	7'0"	1 3/4"	Swing Simple	Square	Solid	None	2"	7 1/2"	4	HM	12	12	18	60 min	60 min	9	3'4"	7'2"		
105 B	Backstage Loading	F	HM	3'6"	7'0"	1 3/4"	Swing Simple	Square	Solid	None	2"	7 1/2"	4	HM	12	12	17	-	-	10	3'10"	7'2"		
106 A	HVAC Closet	F	HM	6'0"	6'8"	1 3/4"	Swing Bi-part	Square	Solid	None	2"	4 1/2"	4	HM	12	12	18	60 min	60 min	11	6'4"	6'10"		
106 B	Stair C Exit	C*	HM/GL	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	4	HM	12	12	17	60 min	60 min	9	3'1 1/2"	6'8 3/4"	*100 sq in of glass	
201 A	Apartment Entry	B	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	3"	Exg 3	Wood	11-1	11-1	Exg 15	60 min	60 min	12	2'9 1/2"	6'8 3/4"	Remove trim, install HM frame, reinstall trim	
201 B	Bathroom	Exg B	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood	13	10-2	Exg 15	-	-	Exg	2	2'9 1/2"	6'8 3/4"	
201 C	Kitchenette	-	-	6'0"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	Flush wood	-	-	-	6	6'1 1/2"	6'8 3/4"	
202 A	Salon	-	-	7'8"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-2	10-2	Exg	-	-	-	7	7'9 1/2"	6'8 3/4"	
203 A	Bedroom	Exg B	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-4	10-4	Exg	-	-	5	2'9 1/2"	6'8 3/4"		
203 B	Closet	Exg B	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-2	10-2	Exg	-	-	Exg	2	2'7 1/2"	6'8 3/4"	Adjust door to close properly
203 C	HVAC Closet	Exg B	Wood	2'2"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-2	10-2	Exg	-	-	Exg	2	2'3 1/2"	6'8 3/4"	Adjust door to close properly
204 A	Stair A - Hall	-	-	2'8"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-2	10-2	Exg	-	-	-	2	2'9 1/2"	6'8 3/4"	
204 B	Apartment Entry	B	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	11-5	11-5	15	60 min	60 min	13	2'9 1/2"	6'8 3/4"	*widen door frame	
204 C	Laundry	B	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood/Glass	13	10-2	Exg	Exg	60 min	15	2'9 1/2"	6'8 3/4"	*adjust frame for reverse swing of door	
204 D	Stair B Opening	-	-	2'8"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood/Glass	13	10-2	Exg	-	-	-	2	2'9 1/2"	6'8 3/4"	
205 A	Foyer	D	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	15	20 min	20 min	14	2'9 1/2"	6'8 3/4"		
206 A	Dressing Room	Exg C	Wood/Glass	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood/Glass	13	10-4	Exg	-	-	Exg	2	2'9 1/2"	6'8 3/4"	Adjust door hardware to improve function
206 B	Bathroom	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	6 1/2"	3	Wood	10-5	10-5	16	-	-	5	2'7 1/2"	6'8 3/4"		
207 A	Hall-Corridor	D	Wood	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 3	Wood	10-2	10-2	Exg	-	-	14	3'1 1/2"	6'8 3/4"		
208 A	Dressing Room	Exg C	Wood/Glass	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood/Glass	13	10-4	Exg	-	-	5	2'9 1/2"	6'8 3/4"	Reverse swing of door	
208 B	Bathroom	Exg C*	Wood/Glass	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Salvaged 3	Wood	10-2	10-2	15	-	-	5	2'7 1/2"	6'8 3/4"	*Owner supplied door, trim salvaged on site	
209 A	Corridor	-	-	3'0"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood	10-2	10-2	Exg	-	-	-	3	3'1 1/2"	6'8 3/4"	
209 B	Bathroom	Exg C*	Wood/Glass	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	Salvaged 3	Wood	10-4	10-4	15	-	-	5	2'9 1/2"	6'8 3/4"		
210 A	Pantry	-	-	2'8"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	Exg 2	Wood	10-4	10-4	Exg	-	-	-	2	2'9 1/2"	6'8 3/4"	
210 B	Kitchen	Exg Metal	Exg Metal	2'8"	6'8"	1 3/4"	Cased Opening	Square	Solid	None	3/4"	4 1/2"	3	Wood/Metal	10-5	10-5	-	-	Exg	2	2'9 1/2"	6'8 3/4"	Salvaged roll-down door	
210 C	Performer Entry	H	Wood/Aluminum	9'6"	6'8"	1 3/4"	Swing Complex	Square	Solid	None	3/4"	4 1/2"	5	Wood/Metal	10-5	10-5	Integral	-	-	13	9'7 1/2"	6'8 3/4"		
211 C	Stair C Entry	C*	HM/GL	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	14	60 min	60 min	9	3'1 1/2"	6'8 3/4"	*100 sq in of glass	
301 A	Laundry	D	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	6 1/2"	3	Wood	10-5	10-5	16	60 min	60 min	15	2'9 1/2"	6'8 3/4"		
302 A	Apartment 3A Entry	D	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	6 1/2"	3	Wood	10-5	10-5	15	60 min	60 min	13	2'9 1/2"	6'8 3/4"		
303 A	Bedroom	D	Wood	2'6"	6'8"	1 3/4"	Pocket Simple	Square	Solid	None	3/4"	4 5/8"	6	Wood	10-5	10-5	15	-	-	16	2'7 1/2"	6'8 3/4"		
306 A	Pantry	I	Wood	2'4"	6'8"	1 3/4"	Pocket Simple	Square	Solid	None	3/4"	6 1/2"	6	Wood	10-5	10-5	15	-	-	16	2'5 1/2"	6'8 3/4"		
307 A	Bathroom	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	6 1/2"	3	Wood	10-5	10-5	15	-	-	5	2'7 1/2"	6'8 3/4"		
308 A	Apartment 3B Entry	D	Wood	2'8"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	6 1/2"	3	Wood	10-5	10-5	15	60 min	60 min	13	2'9 1/2"	6'8 3/4"		
308 B	Closet	D	Wood	2'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	0"	4 5/8"	3	Wood	10-5	10-5	-	-	5A	2	2'0"	6'8"		
309 A	Bathroom	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 5/8"	3	Wood	10-5	10-5	15	-	-	5	2'7 1/2"	6'8 3/4"		
310 A	Closet	I	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 5/8"	3	Wood	10-5	10-5	-	-	5A	2	2'7 1/2"	6'8 3/4"		
311 A	Roof Deck Entry	H	Wood/Glass	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 5/8"	3	Wood	11-5	11-5	17	-	-	13	3'1 1/2"	6'8 3/4"		
312 A	Bedroom	D	Wood	2'6"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 5/8"	3	Wood	10-5	10-5	15	-	-	5	2'7 1/2"	6'8 3/4"		
312 B	Closet	I	Wood	4'0"	6'8"	1 3/4"	Bi-fold Bi-part	Square	Solid	None	3/4"	4 5/8"	3	Wood	10-5	10-5	-	-	17	4'1 1/2"	6'8 3/4"			
313 A	Roof Deck-Stair C	C*	HM/GL	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	11-5	11-5	17	60 min	60 min	9	3'1 1/2"	6'8 3/4"	*100 sq in of glass	
Gate	HVAC Deck	G	Trex	4'6"	6'8"	1 3/4"	Swing Bi-part	Square	Solid	None	0"	0"	3	Wood	-	-	-	-	-	-	4	4'6"	6'8"	*Lockable gate latch
M03 A	HVAC Closet	I	Wood	3'0"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	-	-	-	4	3'1 1/2"	6'8 3/4"		
M04 A	Toilet	D	Wood	2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	16	-	-	6	2'5 1/2"	6'8 3/4"		
M05 A	Toilet	D	Wood	2'4"	6'8"	1 3/4"	Swing Simple	Square	Solid	None	3/4"	4 1/2"	3	Wood	10-5	10-5	16	-	-					

131 W. German St.
Shepherdstown
West Virginia

Owner
OPERA HOUSE ALIVE LLC
Stephen & Harriet Pearson

Mech/Elect Engineer
FHC Engineering, PC
4 Weems Lane #277
Winchester, VA 22601
540 247-2939

Structural Engineer
Ruckman Engineering, PLC
22-B Ricketts Drive
Winchester, VA 22601

GDA Architecture Planning Interiors Landscape
Grove & Dall'Otto Architects p.l.c.
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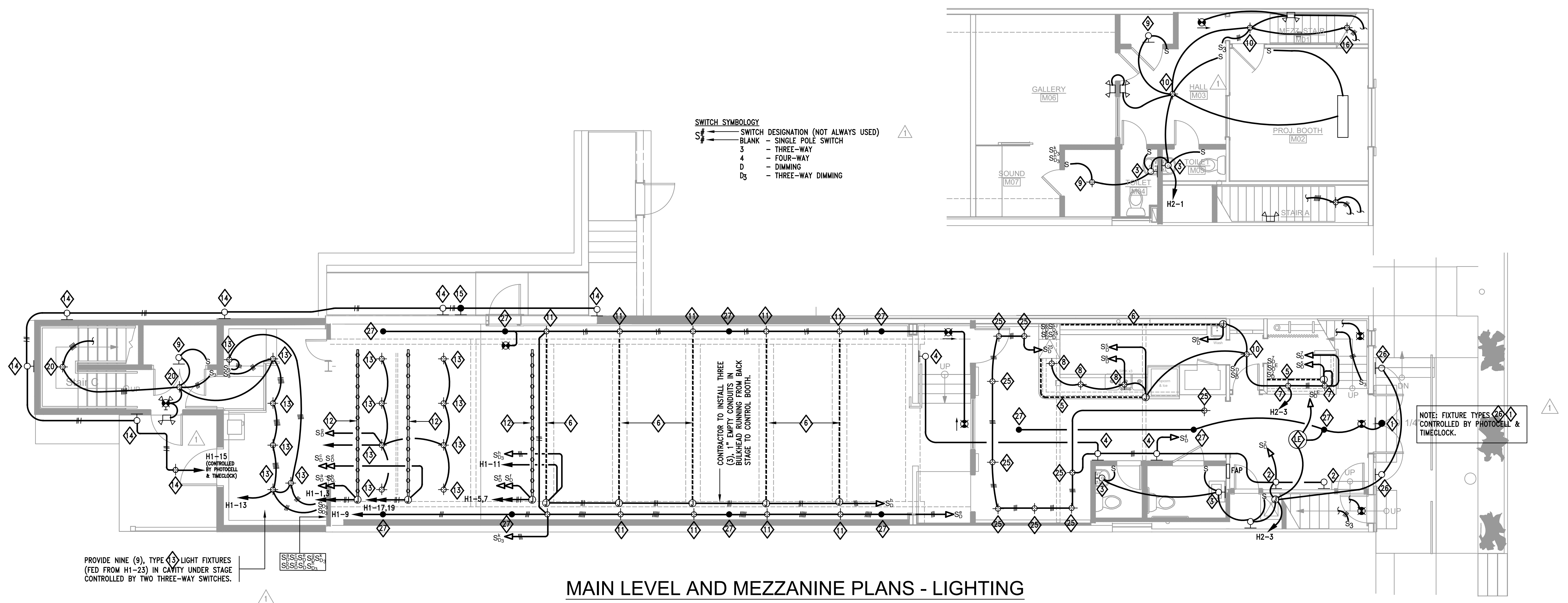
325 Migration Lane, Gerardsburg, WV 25420 304-267-2120
18 West Bowcoven Street, Winchester, VA 22601 540-773-2328

Issue/Revision	Seal
ADDENDA #2	
FM COMMENTS 7/27/20	

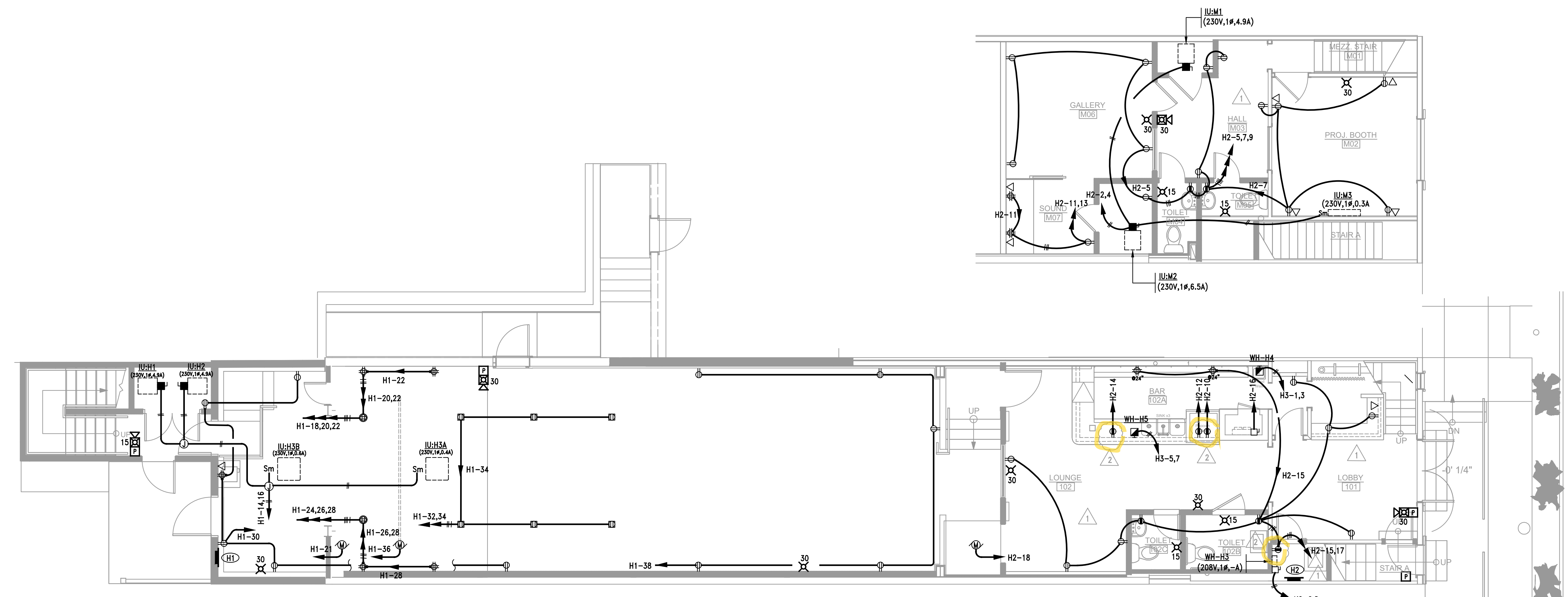
Drawing Title

MAIN LEVEL & MEZZANINE PLANS

Date: JUNE 04, 2020
Scale: As Noted
Project Number: 19820
Drawing Number



MAIN LEVEL AND MEZZANINE PLANS - LIGHTING
SCALE: 3/16" = 1'-0"



MAIN LEVEL AND MEZZANINE PLANS - POWER
SCALE: 3/16" = 1'-0"

131 W. German St.
Shepherdstown
West Virginia

Owner
**OPERA
HOUSE
ALIVE** LLC
Stephen & Harriet Pearson

Mech/Elect Engineer
FHC Engineering, PC
4 Weems Lane #277
Winchester, VA 22601
540 247-2939

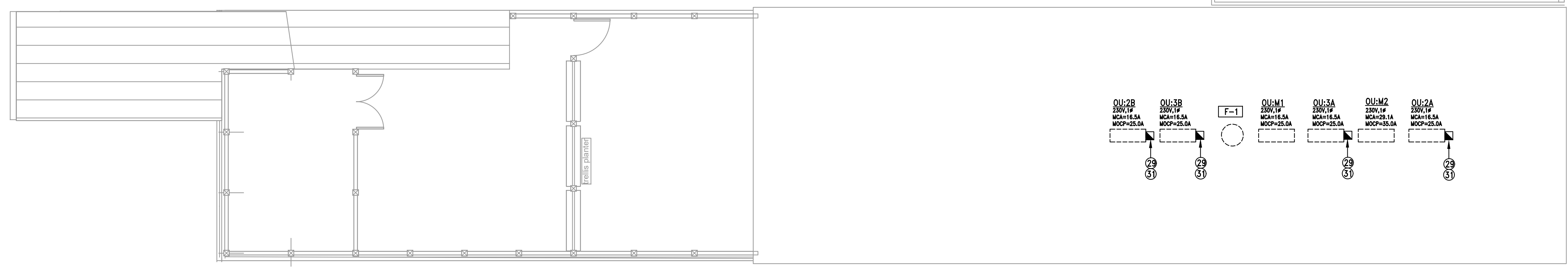
Structural Engineer
Ruckman Engineering, PLC
22-B Ricketts Drive
Winchester, VA 22601

GDA

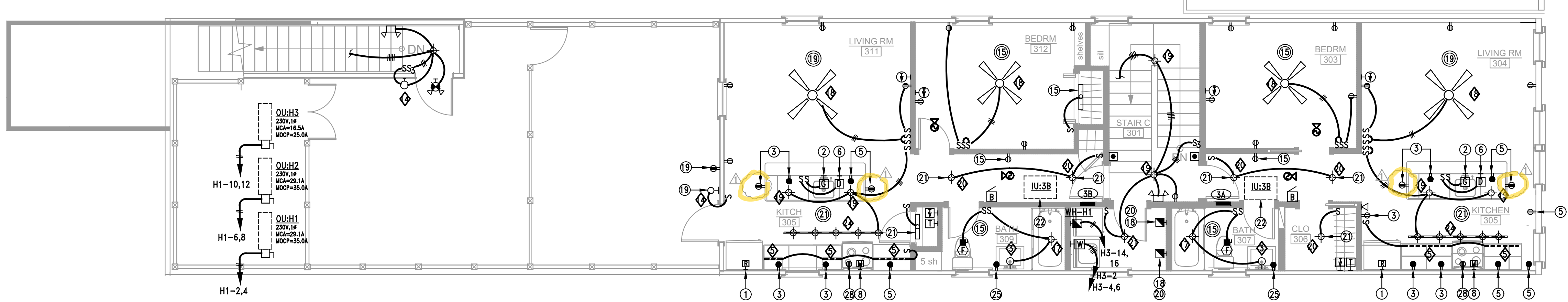
Architecture
Planning
Interiors
Landscape
AIA, LEED AP

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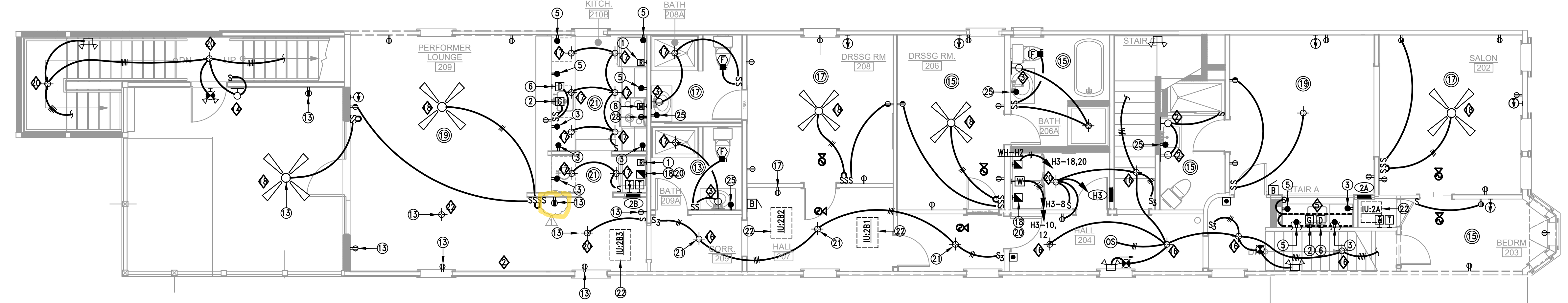
325 Migration Lane 10 West Broad Street
Gerrardstown, WV 25420 Winchester, VA 22601
540-267-2120 540-773-2326



ROOF PLAN
SCALE: 3/16" = 1'-0"



3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL SHEET NOTES

1. ALL WORK IN APARTMENTS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST EDITION OF NEC CURRENTLY IN FORCE WITHIN THE PROJECT JURISDICTION FOR SPACING OF ALL OUTLETS, AND ALL OTHER RESIDENTIAL REQUIREMENTS.
2. ALL BRANCH CIRCUIT WIRING FOR APARTMENTS SHALL BE INSTALLED IN METAL CLAD RACEWAY (MC) WITH SEPERATE GROUND CONDUCTOR. REFER TO LOAD CENTER SCHEDULE FOR WIRE SIZE AND CIRCUIT ASSIGNMENTS.
3. CONTRACTOR SHALL PRE-WIRE, SEPARATE HOMERUNS, ALL APARTMENT TV OUTLETS TO MASTER TV OUTLET APARTMENT USING THE CABLE NOTED IN SYMBOLS LIST.
4. CONTRACTOR SHALL PRE-WIRE, WITH SEPARATE HOMERUNS, ALL APARTMENT TELEPHONE OUTLETS USING THE CABLE NOTED IN THE SYMBOLS LIST.
5. CONTRACTOR MUST TEST ALL PRE-WIRED SYSTEMS BEFORE CLOSING UP WALLS.
6. BACK-TO-BACK OUTLETS OF ANY TYPE SHALL NOT BE PERMITTED BETWEEN APARTMENT UNITS.
A. OUTLETS ON THESE WALLS MUST BE SEPARATED A MINIMUM OF 24" TO MAINTAIN FIRE RATING OF THE WALLS.
B. OR OUTLETS SHALL BE WRAPPED WITH UL APPROVED FIRE RATING ASSEMBLIES MATERIAL EQUAL TO 3M FIRE BARRIER PADS.
C. PROVIDE LOWERTS SOUND PADS INSIDE OUTLET BOXES.
7. PROVIDE GFI PROTECTED OUTLETS FOR ENTIRE KITCHEN
8. PROVIDE GFI OUTLET IN WEATHERPROOF BOX (P&S WP-26 COVERPLATE) FOR TERRACE/BALCONIES.
9. ALL APARTMENT SMOKE DETECTORS SHALL BE CIRCUITED TOGETHER AND EXTENDED TO THE DESIGNATED CIRCUIT.
10. IN ACCORDANCE WITH NEC PARAGRAPHS 422-D, 440-12 EXCEPTIONS 430-102 THE INTENDED DISCONNECT FOR AIR CONDITIONING UNITS IS A KEY LOCKABLE CIRCUIT BREAKER OR HANDLE LOCKS IN THE OFF POSITION UTILIZING A KEY CONTROLLED ONLY BY BUILDING MANAGEMENT.
11. WIRING DEVICES - PRIOR TO ORDERING, THE CONTRACTOR SHALL RE-VERIFY STYLE, COLOR, AND PLATE COVERS WITH ARCHITECT. PRIOR TO LOCATING SWITCHES, RE-VERIFY ALL LOCATIONS WITH THE ARCHITECT.
12. REFER TO ARCHITECTURAL PLANS FOR THICKNESS OF WALL TO ACCOMMODATE RECESSED LOAD CENTER.
13. CONTRACTOR SHALL PROVIDE "ARC FAULT" TYPE CIRCUIT BREAKERS FOR ALL BRANCH CIRCUITS SERVING RECEPTACLES IN BEDROOMS.

APARTMENT UNIT SYMBOLS LIST

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	FLUSH CEILING MOUNTED LIGHT FIXTURE		MICROWAVE HOOD COMBINATION (2P,3W,20A,125V) MAX. 1480W 120V (EXTEND TO CIRCUIT NO. 8) MOUNTED ABOVE RANGE.
	WALL-MOUNTED LIGHT FIXTURE		WALL-MOUNTED SINGLE RECEPTACLE (2P, 3W, 20A, 125V) FOR REFRIGERATOR (EXTEND TO CIRCUIT NO. 1) - MOUNT 48" AFF.
	WALL MOUNTED CLOSET LIGHT (MOUNT ABOVE DOOR HEADER INSIDE OF CLOSET)		PROVIDE FLUSH MOUNTED CONNECTION BOX FOR WASHING MACHINE AND DRYER (INCLUDING HOT AND COLD WATER CONNECTIONS WITH SHUT-OFF VALVES) COORDINATE WITH PLUMBING INSTALLER PROVIDE SINGLE 2P,3W,20A,125V RECEPTACLE FOR WASHER - EXTEND 2#12-G TO UNITS LOAD CENTER PROVIDE SINGLE 3P,4W,30A,250V RECEPTACLE FOR DRYER - EXTEND 3#10-G TO UNITS LOAD CENTER
	SINGLE POLE FLUSH TUMBLER SWITCH (MOUNT 42" AFF/UON).		FLUSH MOUNTED JUNCTION BOX FOR ELECTRIC WATER HEATER
	THREE-WAY FLUSH TUMBLER SWITCH (MOUNT 42" AFF/UON).		MASTER APARTMENT TELEVISION SYSTEM OUTLET (MOUNTED 12" ABOVE CLOSET SHELF).
	600 WATT DIMMER SWITCH (MOUNT @ 42" AFF UON) LIGHTTOLIER TOGGLE STYLE TYPE MATCHING SWITCH STYLE.		A. PROVIDE 6"X6"X2-1/2" FLUSH-MOUNTED BOX WITH TWO GANG COVER PLATES.
	WALL-MOUNTED DUPLEX RECEPTACLE (2P, 3W, 15A, 125V) - MOUNT 18" AFF/UON.		TELEVISION SYSTEM OUTLET (SINGLE GANG PLASTER RING WITH WHITE COVER PLATE AND TV/CABLE SYSTEM JACK INSTALLED MOUNT 18" AFF UON).
	WALL-MOUNTED DUPLEX RECEPTACLE (2P, 3W, 15A, 125V) - TOP HALF SWITCHED (MOUNT 18" AFF/UON).		A. PROVIDE RG6QUAD 90% SHIELDED TYPE COAXIAL CABLE FROM OUTLET TO CONDOMINIUM MASTER TELEVISION OUTLET.
	WALL-MOUNTED DUPLEX RECEPTACLE (2P, 3W, 20A, 125V GFI) BATHROOM/APPLIANCE CIRCUIT - MOUNT 6" ABOVE COUNTERS (KITCHEN/BATHROOMS) 18" AFF OTHER AREAS EXTEND TO CIRCUITS NOTED.		B. COORDINATE CABLE TYPE WITH CABLE TV SERVICE PROVIDER.
	WALL-MOUNTED DUPLEX (2P, 3W, 15A, 125V) OUTLET TO BE GFCI TYPE WITH HINGED WEATHERPROOF COVERPLATE.		C. PROVIDE FIRE RATED BOX WHERE REQUIRED.
	RANGE RECEPTACLE (3P, 4W, 50A, 125/250V) NEMA 14-50R WITH 50A, 2P CIRCUIT BREAKER EXTEND TO CIRCUIT No.28 AND 30.		MASTER APARTMENT SYSTEM TELEPHONE OUTLET
	FLUSH-MOUNTED SINGLE RECEPTACLE (2P,3W,20V,125V) FOR DISHWASHER (EXTEND TO CIRCUIT NO. 6). PROVIDE MATCHING PLUG, PROVIDE CONNECTION TO DISHWASHER FOLLOWING DISHWASHER MANUFACTURER'S SPECIFICATIONS TO ASSURE INTEGRITY OF UL LISTING. COORDINATE PLUG INCLUSION WITH SUPPLIER OF DISHWASHER - MOUNT @ 24" A.F.F. - LOCATE BELOW SINK.		A. PROVIDE 6"X6"X2-1/2" FLUSH-MOUNTED BOX WITH TWO GANG COVER PLATE.
	FLUSH-MOUNTED JUNCTION BOX FOR DISPOSAL, CONTROLLED BY HORIZONTALLY MOUNTED FLUSH TUMBLER SWITCH (EXTEND TO CIRCUIT No.2) MOUNT 24" AFF-LOCATE UNDER SINK.		TELEPHONE SYSTEM OUTLET - MOUNT 18" AFF GENERAL
			A. APARTMENT OUTLETS - SINGLE GANG PLASTER RING WITH WHITE TELEPHONE OUTLET COVERPLATE.
			C. PROVIDE FIRE RATED BOX AT PARTY WALLS OR UTILIZE FIRE RATED WRAP ASSEMBLIES BY 3M.
			FUSED SAFETY SWITCH - IF FIELD FURNISHED AND INSTALLED, DO NOT MOUNT ON EQUIPMENT, MOUNT ON UNSTRUCT ATTACHED TO ROOF.
			SMOKE DETECTOR WITH AUDIBLE ALARM (APARTMENTS ONLY), SURFACE MOUNTED.
			A. UNIT SHALL HAVE 120V POWER SUPPLY (CIRCUIT #26) WITH BATTERY BACK-UP.
			B. UNITS LOCATED IN AREAS WITHOUT DROPPED CEILING SHALL BE WALL MOUNTED A MAXIMUM OF 12" BELOW FINISHED CEILING.
			C. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED TO SIMULTANEOUSLY ALARM WHEN ANY SINGLE DETECTOR SENSES SMOKE.
			APARTMENT LOAD CENTER (DEPTH OF PANEL CAN NOT EXCEED 3 7/8")
			RECESSED TOILET EXHAUST FAN. CONNECT TO CIRCUIT.
			DOOR BELL (PUSHBUTTON) - INTERCONNECT WITH CHIME.
			GENERAL ROOM CIRCUIT DESIGNATION - SPECIFIC CIRCUIT DESIGNATIONS SHALL PREVAIL
			SPECIFIC CIRCUIT DESIGNATION. IF NO SPECIFIC CIRCUIT IS INDICATED FOR LIGHTING AND/OR RECEPTACLES, CIRCUIT TO THE GENERAL ROOM CIRCUIT.
			WALL MOUNTED DOORBELL/CHIME INTERCONNECTED WITH DOORBELL PUSHBUTTON. CONNECT WITH GENERAL LIGHTING CIRCUIT #21.
			FLUSH CEILING MOUNTED JUNCTION BOX FOR FUTURE COMBINATION FAN/LIGHT UNIT.

Issue/Revision Seal

FM COMMENTS 7/27/20

**2ND & 3RD
FLOOR PLANS**

Date: JUNE 04, 2020
Scale: As Noted Project Number: 19820
Drawing Number

E1.2