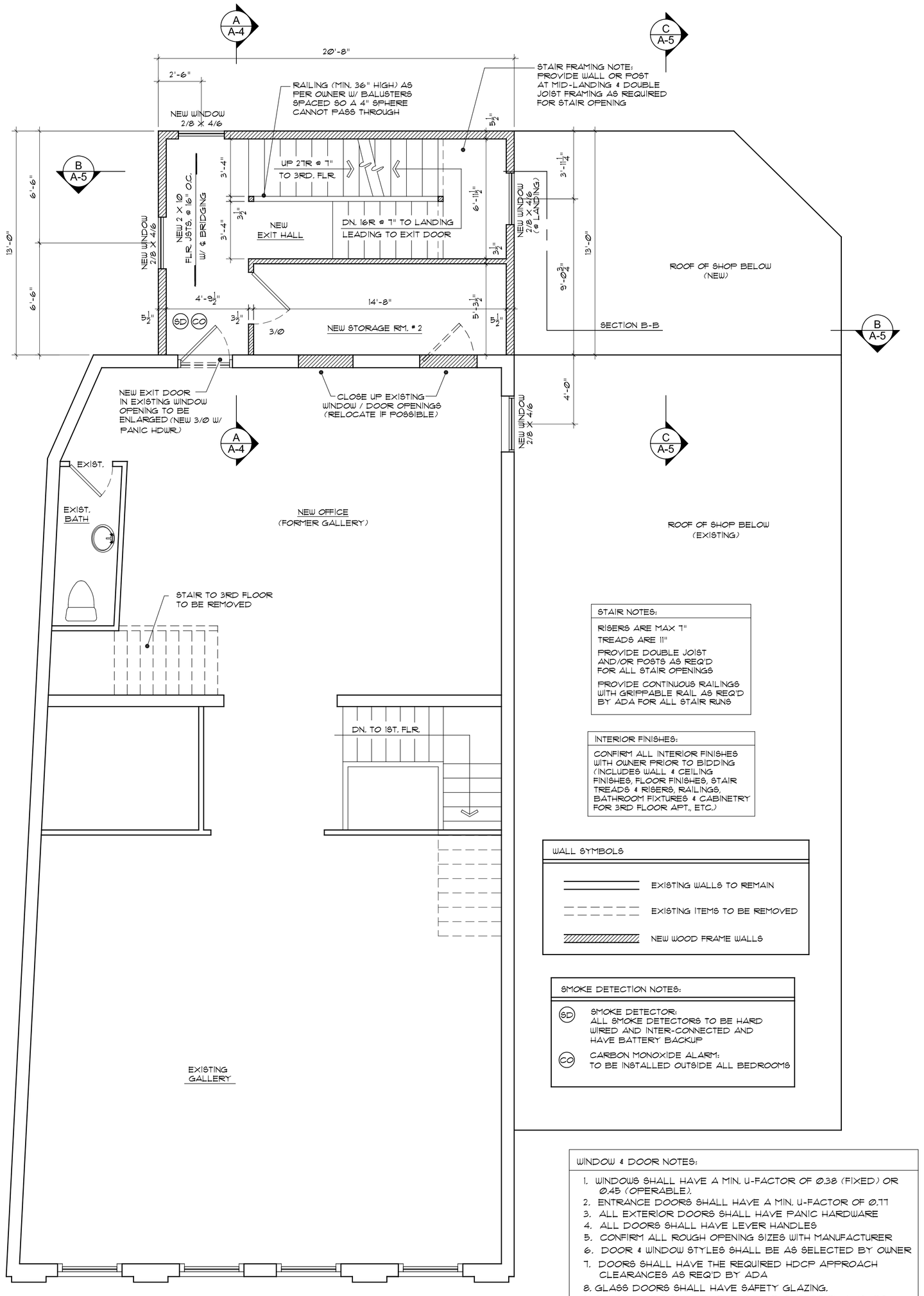


STAIR NOTES:

RISERS ARE MAX 7"

TREADS ARE 11"

PROVIDE DOUBLE JOIST AND/OR POSTS AS REQ'D FOR ALL STAIR OPENINGS

PROVIDE CONTINUOUS RAILINGS WITH GRIPPABLE RAIL AS REQ'D BY ADA FOR ALL STAIR RUNS

INTERIOR FINISHES:

CONFIRM ALL INTERIOR FINISHES WITH OWNER PRIOR TO BIDDING (INCLUDES WALL & CEILING FINISHES, FLOOR FINISHES, STAIR TREADS & RISERS, RAILINGS, BATHROOM FIXTURES & CABINETRY FOR 3RD FLOOR APT., ETC.)

WALL SYMBOLS

- EXISTING WALLS TO REMAIN
- EXISTING ITEMS TO BE REMOVED
- NEW WOOD FRAME WALLS

SMOKE DETECTION NOTES:

(SD) SMOKE DETECTOR: ALL SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP

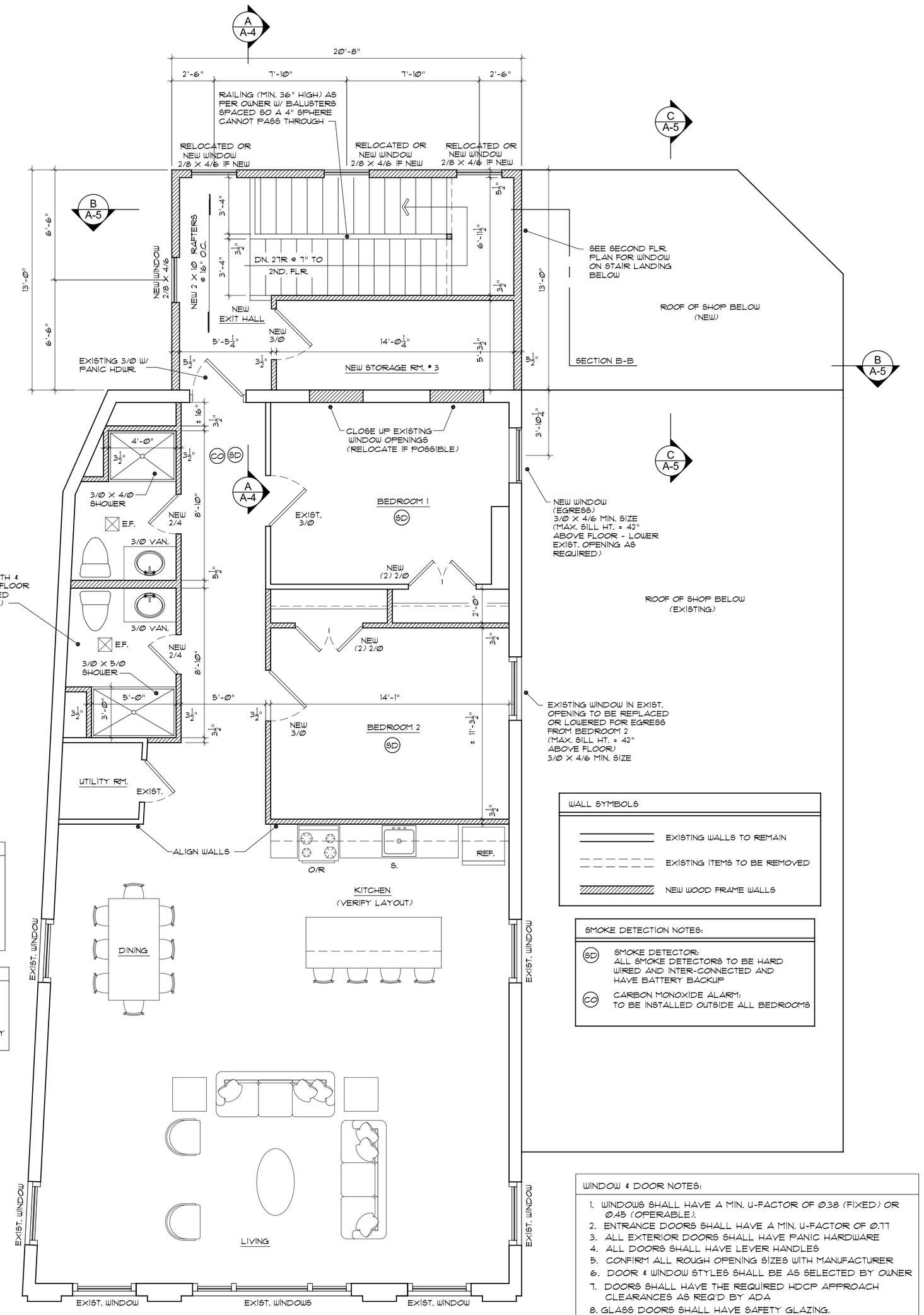
(CO) CARBON MONOXIDE ALARM: TO BE INSTALLED OUTSIDE ALL BEDROOMS

WINDOW & DOOR NOTES:

1. WINDOWS SHALL HAVE A MIN. U-FACTOR OF Ø.38 (FIXED) OR Ø.45 (OPERABLE).
2. ENTRANCE DOORS SHALL HAVE A MIN. U-FACTOR OF Ø.77
3. ALL EXTERIOR DOORS SHALL HAVE PANIC HARDWARE
4. ALL DOORS SHALL HAVE LEVER HANDLES
5. CONFIRM ALL ROUGH OPENING SIZES WITH MANUFACTURER
6. DOOR & WINDOW STYLES SHALL BE AS SELECTED BY OWNER
7. DOORS SHALL HAVE THE REQUIRED HDCP APPROACH CLEARANCES AS REQ'D BY ADA
8. GLASS DOORS SHALL HAVE SAFETY GLAZING.
9. GLASS IN WINDOWS WITH THE SILL HT. CLOSER THAN 18" TO THE FLOOR, ADJACENT TO STAIRS OR RAMPS, OR WET AREAS SHALL BE SAFETY GLASS.

1 / A-2 Second Floor Plan

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



STAIR NOTES:

RISERS ARE MAX 7"

TREADS ARE 11"

PROVIDE DOUBLE JOIST AND/OR POSTS AS REQ'D FOR ALL STAIR OPENINGS

PROVIDE CONTINUOUS RAILINGS WITH GRIPPABLE RAIL AS REQ'D BY ADA FOR ALL STAIR RUNS

INTERIOR FINISHES:

CONFIRM ALL INTERIOR FINISHES WITH OWNER PRIOR TO BIDDING (INCLUDES WALL & CEILING FINISHES, FLOOR FINISHES, STAIR TREADS & RISERS, RAILINGS, BATHROOM FIXTURES & CABINETRY FOR 3RD FLOOR APT., ETC.)

WALL SYMBOLS

- EXISTING WALLS TO REMAIN
- EXISTING ITEMS TO BE REMOVED
- NEW WOOD FRAME WALLS

SMOKE DETECTION NOTES:

(SD) SMOKE DETECTOR: ALL SMOKE DETECTORS TO BE HARD WIRED AND INTER-CONNECTED AND HAVE BATTERY BACKUP

(CO) CARBON MONOXIDE ALARM: TO BE INSTALLED OUTSIDE ALL BEDROOMS

WINDOW & DOOR NOTES:

1. WINDOWS SHALL HAVE A MIN. U-FACTOR OF Ø.38 (FIXED) OR Ø.45 (OPERABLE).
2. ENTRANCE DOORS SHALL HAVE A MIN. U-FACTOR OF Ø.77
3. ALL EXTERIOR DOORS SHALL HAVE PANIC HARDWARE
4. ALL DOORS SHALL HAVE LEVER HANDLES
5. CONFIRM ALL ROUGH OPENING SIZES WITH MANUFACTURER
6. DOOR & WINDOW STYLES SHALL BE AS SELECTED BY OWNER
7. DOORS SHALL HAVE THE REQUIRED HDCP APPROACH CLEARANCES AS REQ'D BY ADA
8. GLASS DOORS SHALL HAVE SAFETY GLAZING.
9. GLASS IN WINDOWS WITH THE SILL HT. CLOSER THAN 18" TO THE FLOOR, ADJACENT TO STAIRS OR RAMPS, OR WET AREAS SHALL BE SAFETY GLASS.

2 / A-2 Third Floor Plan

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

REVISIONS	DATE

Kathleen Rifkin
architect

55 North Street
Middletown, N.Y. 10940
Phone (845) 956-2210
Fax (845) 956-2214

BUILDER / HOMEOWNER:	HUDSON BEACH GLASS
JOB TITLE:	NEW SHOP & STAIR ADDITION & 3RD FLR. RENOVATION
JOB LOCATION:	162 MAIN STREET CITY OF BEACON DUTCHESS COUNTY, NY
JOB	18-438
DATE	MAY, 2018
SCALE	NOTED
DWN BY	KR

SHEET NO :

A-2

OF 5