



QUISENBERRY ARCARI MALIK LLC.

195 Scott Swamp Road, Farmington, CT 06032 www.qamarch.com t (860) 677 - 4594 f (860) 677 - 8534

ADA Upgrades

MCKENNA COURT

WALLINGFORD HOUSING AUTHORITY

BID SET: 04/15/2019

MCKENNA COURT

WALLINGFORD, CT

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CONSULTANTS

MEP CONSULTANT:

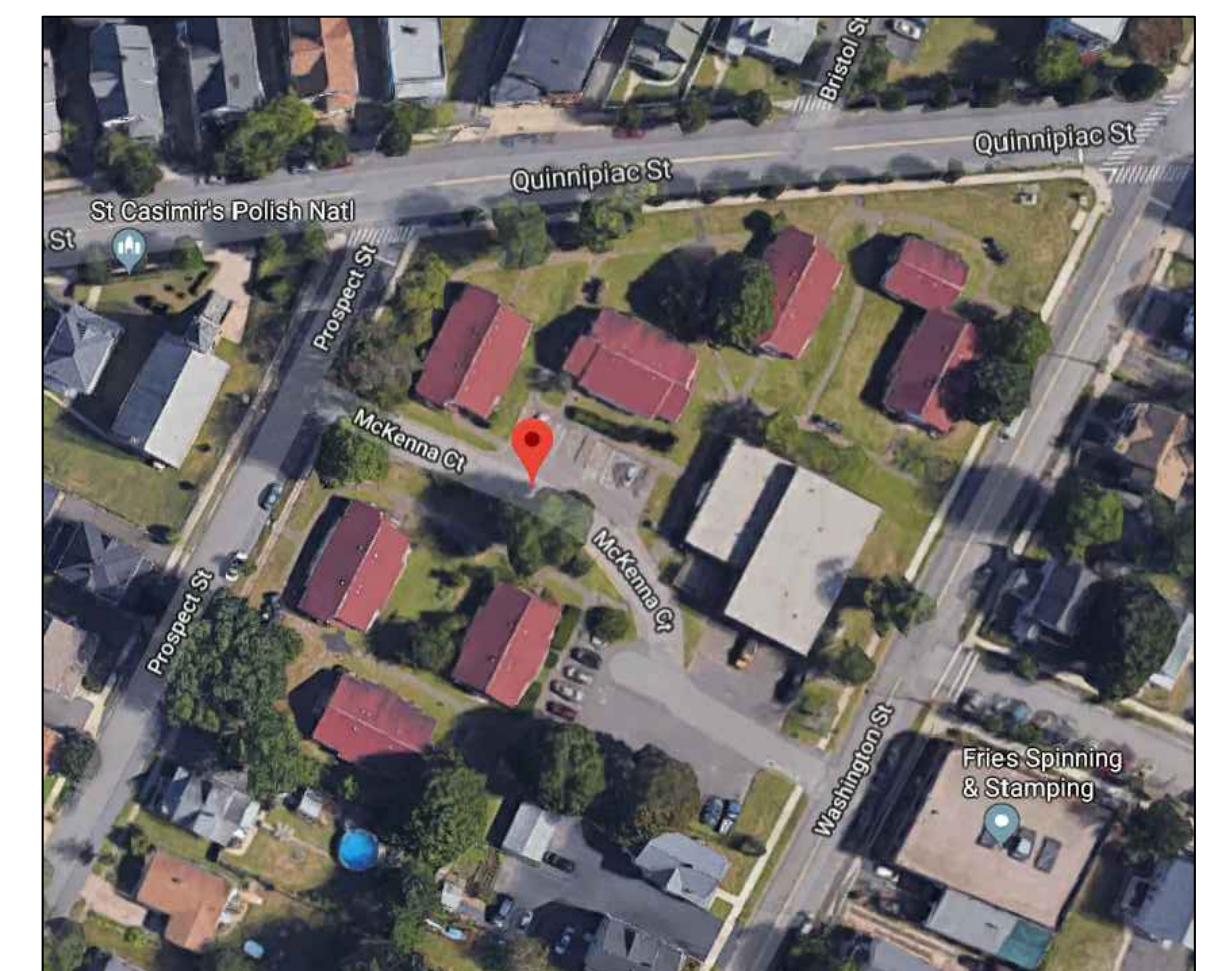
ACORN CONSULTING ENGINEERING

244 Farms Village RD
West Simsbury, Connecticut 06092

OWNER

HOUSING AUTHORITY OF
THE TOWN OF WALLINGFORD
45 TREMPER DRIVE
WALLINGFORD CONNECTICUT 06492
ROBERT WIEDENMANN, JR. VICE-CHAIRMAN
GERALDINE BRONNER TENANT COMMISSIONER
NICHOLAS LOMBARDI COMMISSIONER
JAMES LOUGHLIN COMMISSIONER
FRANK S. STELLATO COMMISSIONER

LOCATION MAP



TRUE NORTH:

PROJECT NORTH:

ABBREVIATIONS

A.F.F.	Above Finish Floor	HGT.	Height
A.C.	Acoustic, Acoustical	H.M.	Hollow Metal
A.C.T.	Acoustical Tile	HORIZ	Horizontal
A/C	Air Conditioning	H.B.	Hose Bibb
A.H.U.	Air Handling Unit	IN.	Inch
ALT.	Alternate	INCL.	Included
ALUM.	Aluminum	INFO.	Information
ALF.	Aluminum Frame	I.D.	Inside Diameter
ANCH.	Anchor, Anchorage	INSUL.	Insulation
AB.	Anchor Bolt	INT.	Interior
L	Angle	JT.	Joint
ANOD.	Anodized	K.P.	Kick Plate
APPR.	Approved	LAB	Laboratory
ARCH.	Architect, Architectural	LAV.	Lavatory
ASB.	Asbestos	LTG.	Lighting
A.P.B.O.	As Provided By Owner	MACH.	Machine
A.S.B.O.	As Selected By Owner	MAINT.	Maintenance
ASPH.	Asphalt	MFRG.	Manufacturer
ASSY.	Assembly	M.B.D.	Marker Board
ASST.	Assistant	MAS.	Masonry
AUTO.	Automatic	M.O.	Masonry Opening
BM	Beam	MAT.	Material
BRG.	Bearing	MAX.	Maximum
BEV.	Bevel, Beveled	MECH.	Mechanical
BIT.	Bituminous	MEZZ.	Mezzanine
BLK.	Block	MIN.	Minimum
BLKG.	Blocking	MISC.	Miscellaneous
BD.	Board	N	North
BOT.	Bottom	N.I.C.	Not In Contract
B.O.	Bottom Of	N.T.S.	Not To Scale
B.E.J.	Brick Expansion Joint	OFF.	Office
BLDG.	Building	O.C.	On Center
B.U.R.	Built Up Roofing	O.H.	Overhead
CAB.	Cabinet	O.D.	Outside Diameter
C.U.H.	Cabinet Unit Heater	PTD.	Painted
CAP.	Capacity	PR.	Pair
CASE	Casement	P.T.D.	Paper Towel Dispenser
CLG.	Ceiling	PASS.	Passage
CLGHT.	Ceiling Height	PERP.	Perpendicular
CEM.	Cement	PLAS.	Plaster
CTR.	Center	PLAM.	Plastic Laminate
CL	Centerline	PL	Plate
C.T.	Ceramic Tile	PLUMB.	Plumbing
C.BD.	Chalk Board	PLYWD.	Plywood
CLO.	Closet	PVC.	Polyvinylchloride
COL.	Column	P.E.J.	Precast Expansion Joint
CONC.	Concrete	PREFAB.	Prefabricated
CONF.	Conference	QTY.	Quantity
CJ	Control Joint	Q.T.	Quarry Tile
CONT.	Continuous	RAD.	Radius
CONTR.	Contractor	RWC	Rain Water Conductor
CORR.	Corridor	RECV.	Receiving
CRS.	Course, Courses	REFR.	Refrigerator
DEG.	Degree	REINF.	Reinforce
DEMO.	Demolition	REM	Remove
DEPT.	Department	REQD	Required
DET.	Detail	REV.	Revised, Revision
DIA.	Diameter	R.	Riser
DIM.	Dimension	R.D.	Roof Drain
DIST.	Distance	RM	Room
DR.	Door	S.N.D.	Sanitary Napkin Dispenser
DBL.	Double	S.N.R.	Sanitary Napkin Receptacle
D.H.	Double Hung	SCHED.	Schedule
DN	Down	SC.	Scupper
D.S.	Downspout	SECT.	Section
DWG.	Drawing	S.J.	Seismic Joint
D.F.	Drinking Fountain	SHT.	Sheet
EA.	Each	SIM.	Similar
ELEC.	Electric, Electrical	S.D.	Soap Dispenser
EWC.	Electric Water Cooler	S.T.D.	Sound Transmission Class
EL.	Elevation	S.T.C.	Sound Transmission Coefficient
ELEV.	Elevator	SPEC.	Specifications
EMERG.	Emergency	SQ.	Square
EQ.	Equal	S.F.	Square Feet
EQUIP.	Equipment	S.S.	Stainless Steel
EXIST.	Existing	STD.	Standard
E.T.R.	Existing To Remain	STL.	Steel
EXP.	Expansion	STOR.	Storage
E.J.	Expansion Joint	STRUCT.	Structure, Structural
EXT.	Exterior	S.STL.	Structural Steel
E.I.F.S.	Exterior Insulation Finish System	SUSP.	Suspend, Suspension
FT.	Feet, Foot	S.A.T.C.	Susp. Acoustic Tile Ceiling
F.R.G.P.	Fiber Reinforced Gypsum Panel	T.BD.	Tack Board
FIN.	Finish, Finished	THRU	Through
F.E.	Fire Extinguisher	T.P.D.	Toilet Paper Dispenser
F.R.	Fire Retardant	T.M.E.	To Match Existing
FPRFG.	Fireproofing	T&G	Tounge and Groove
FIXT.	Fixture	T.O.	Top Of
FLASH	Flashing	T.	Tread
FLR.	Floor	TYP.	Typical
F.D.	Floor Drain	U.L.	Underwriter's Laboratory
FLR.FIN.	Floor Finish	U.H.	Unit Heater
FTG.	Footing	U.V.	Unit Ventilator
FDN	Foundation	U.O.N.	Unless Otherwise Noted
FURN.	Furnish, Furnishings, Furniture	VEST.	Vestibule
FURR.	Furred, Furring	VCT.	Vinyl Composition Tile
GA.	Gauge	W.P.	Waterproofing
GALV.	Galvanized	W.W.F.	Welded Wire Fabric
GYP.BD.	Gypsum Board	W.BD.	White Board
G.C.	General Contractor	W/	With
H.C.	Handicapped	WD.	Wood

ARCHITECTURAL SYMBOLS

	EXISTING WALL
	WALL TO BE DEMOLISHED
	NEW STUD WALL
	NEW CMU WALL
	NEW FOUNDATION WALL
	OFFICE
	ROOM NAME / ROOM NUMBER
	SECTION MARKER
	ELEVATION MARKER
	DOOR IDENTIFICATION
	WINDOW IDENTIFICATION
	WALL IDENTIFICATION
	COLUMN IDENTIFICATION
	ELEVATION MARKER
	EXISTING DOOR
	NEW DOOR

WALL NOTES

- FIRECODE GYPSUM BOARD IN A ONE OR TWO HOUR RATED PARTITION MUST BEAR THE U.L. CLASSIFICATION.
- ALL FIRE AND SMOKE RESISTANT SEPARATIONS ARE TO EXTEND OR BE EXTENDED TO THE UNDERSIDE OF FLOOR OR ROOF DECK ABOVE, TYPICAL.
- FOR SMOKE RESISTANT SEPARATIONS, PROVIDE FIRE SAFING AND SEALANT AT FLOOR, ROOF DECK AND ALL PENETRATIONS TO PREVENT THE PASSAGE OF SMOKE.
- FOR ALL FIRE RATED PARTITIONS, PROVIDE FIRE SAFING AND SEALANT AT FLOOR, ROOF DECK AND ALL PENETRATIONS TO PREVENT THE PASSAGE OF SMOKE. THE FIRE SAFING AND SEALANT SYSTEM MUST MAINTAIN THE RATING OF THE SEPARATION
- AT ALL NON-RATED PARTITIONS, FILL ALL VOIDS INCLUDING METAL DECK FLUTES WHERE PARTITIONS MEET THE STRUCTURE ABOVE WITH BATT INSULATION.
- AT ALL NON-RATED PARTITIONS, FILL ALL VOIDS BETWEEN PIPES, ELECTRICAL CONDUITS, DUCTWORK, ETC. WHERE THEY PENETRATE WALLS, WITH BATT INSULATION
- PROVIDE SMOKE DAMPERS AT ALL MECHANICAL PENETRATIONS THROUGH ONE HOUR RATED SMOKE BARRIERS.
- PROVIDE FIRE DAMPERS AT ALL MECHANICAL PENETRATIONS THROUGH TWO HOUR FIRE RATED PARTITIONS.
- EXTEND ALL METAL STUD PARTITIONS UNDERSIDE OF DECK/STRUCTURE, UNLESS OTHERWISE NOTED.
- AT ALL NON-RATED PARTITIONS AND PARTITIONS WITH NO S.T.C. REQUIREMENTS, EXTEND SHEATHING TO THE FINISHED CEILING CONSTRUCTION, TYPICAL.
- SEE WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION

ELECTRICAL MOUNTING HEIGHTS

- ALL DIMENSIONS ARE TO THE CENTER OF THE DEVICE UNLESS OTHERWISE NOTED. SEE ELECTRICAL DRAWINGS FOR TYPES AND LOCATIONS.
- RECEPTACLES: 18" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF RECEPTACLE AT 2" ABOVE BACKSPASH, AT LOCATIONS BELOW CASEWORK, MOUNT AT 24" A.F.F.)
- WIREMOLD: 24" A.F.F. (AT LOCATIONS ABOVE CASEWORK, MOUNT BOTTOM OF WIREMOLD AT 2" ABOVE BACKSPASH)
- EXTERIOR RECEPTACLES: 24" A.F.F. (20" A.F.F.)
- SWITCHES: 48" A.F.F.
- BOILER EMERGENCY SWITCHES: 60" A.F.F.
- DATA / PHONE OUTLETS: 18" A.F.F.
- TV OUTLETS: 18" A.F.F. OR 18" BELOW FINISHED CEILING
- WALL PHONE: 48" A.F.F. TO CENTER OF EARPIECE
- SECURITY KEYPAD: 48" A.F.F.
- MICROPHONE WALL JACK: 18" A.F.F.
- FIRE ALARM PULL STATION: 48" A.F.F.
- FIRE ALARM VISUAL / AUDIO INDICATING UNITS: 6'-8" TO BOTTOM OF UNIT
- AREA OF REFUGE CALL STATION: 48" A.F.F.
- EMERGENCY SHUT-OFF SWITCH / PUSH BUTTON: 48" A.F.F.
- EMERGENCY CALL SWITCH: 36" A.F.F.
- EMERGENCY CALL BELL / LIGHT: +/- 7'-6" A.F.F. - CENTER ABOVE DOOR

CODES

- INTERNATIONAL BUILDING CODE 2012
 - IBC CONNECTICUT SUPPLEMENT 2016
 - INTERNATIONAL EXISTING BUILDING CODE 2012
 - INTERNATIONAL MECHANICAL CODE 2012
 - INTERNATIONAL PLUMBING CODE 2012
 - NFPA 70 NATIONAL ELECTRIC CODE 2014
 - INTERNATIONAL ENERGY CONSERVATION CODE 2012
- REHABILITATION ACT 1973, SECTION 504 INCLUDING UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND SECTION 504 REGULATIONS
- ICC/ANSI A117.1 - 2009 INCLUDING THE CURRENT CONNECTICUT BASIC BUILDING CODE
- THE AMERICANS WITH DISABILITIES ACT, TITLE II, INCLUDING THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND ADA REGULATIONS
- (H) CURRENT CONNECTICUT PUBLIC HEALTH CODES
 (O) CURRENT O.S.H.A. - TITLE 29/LABOR
 (GS) CONNECTICUT GENERAL STATUTES

GENERAL NOTES

- GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY INCONSISTENCIES IN THE DRAWINGS, EXISTING CONDITIONS OR THE PROPOSED CONSTRUCTION IMMEDIATELY.
- GENERAL CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL BE HELD RESPONSIBLE FOR THE SAME.
- ALL NOTES AND DIMENSIONS DESIGNATED AS "TYP." OR "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSION LINES AND NOTES SUPERSEDE ALL SCALED REFERENCES.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF STUD AND CENTERLINE OF STRUCTURAL STEEL COLUMNS UNLESS OTHERWISE NOTED.
- PROVIDE A DIVIDER STRIP AT ALL DOOR THRESHOLDS WHERE TWO DIFFERENT FINISHES MEET UNLESS OTHERWISE NOTED.
- CONTRACTOR WILL BE ALLOWED TO WORK IN MAXIMUM (4) APARTMENT UNITS AT A TIME.
- TENANTS WILL BE ALLOWED TO OCCUPY UNDISTURBED AREAS OF THEIR APARTMENTS DURING CONSTRUCTION. CONTRACTOR IS TO ENSURE AN OPERABLE TOILET IS AVAILABLE TO THE TENANT AT THE END OF WORKING HOURS.

FINISHES

- GYPSUM BOARD
- PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD, AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE PARTS THEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THE SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OF THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.
 - PROVIDE AND INSTALL MOISTURE-RESISTANT GYPSUM WALLBOARD WHERE REQUIRED. PROVIDE TYPE X GYPSUM BOARD AS CALLED FOR ON THE DRAWINGS.
- PAINT
- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS AND WITH PRIOR APPROVAL.
- FLOORING MATERIAL
- INSTALL CERAMIC TILE OR NATURAL STONE TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S INSTRUCTIONS.
 - PROVIDE MANUFACTURER APPROVED UNDERLAYMENT FOR ALL FLOORING TYPES CALLED OUT IN CONTRACT DOCUMENTS

DEMOLITION NOTES

- REMOVE ALL MATERIALS, ASSEMBLIES AND CONSTRUCTED ELEMENTS AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION.
- PROTECT ALL EXISTING FINISHES AND SPACES NOT AFFECTED BY THE CONSTRUCTION OR DIRECTLY ADJACENT TO THE CONSTRUCTION. ALL EXISTING FINISHES AFFECTED BY THE DEMOLITION WORK ARE TO BE RETURNED TO A STATE OF FINISH EQUIVALENT TO THAT PRIOR TO COMMENCEMENT OF THE WORK.
- PROVIDE DUST-PROOF PARTITIONS SEPARATING THE DEMOLITION AND WORK AREAS FROM AREAS UNAFFECTED BY THE CONSTRUCTION.
- CLEAN ALL AREAS OF THE PROJECT PERIODICALLY TO MAINTAIN A SAFE AND CLEAR WORKING ENVIRONMENT. PROVIDE FINAL CLEANING OF THE ENTIRE PROJECT SITE AT THE COMPLETION OF THE PROJECT WORK.
- PROVIDE TEMPORARY SHORING OR BRACING AS REQUIRED TO PROPERLY COMPLETE THE WORK. COORDINATE SHORING WITH ALL SUB-CONTRACTORS, AND NOTIFY THE ARCHITECT OF ANY PROBLEMS OR CONCERNS IMMEDIATELY.
- ENSURE THAT EXISTING MECHANICAL AND ELECTRICAL SYSTEMS CONTINUE TO FUNCTION AS PRACTICAL THROUGHOUT THE CONSTRUCTION PROCESS. COORDINATE WITH THE OWNER DIRECTLY ANY TIME PERIODS DURING WHICH ESSENTIAL SERVICES MAY BE NON-FUNCTIONING OR DISCONNECTED.
- REMOVE EXISTING ROOF AND SIDING AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. ERECT TEMPORARY BARRIERS OR PROTECTIONS AS NECESSARY TO PROTECT THE EXISTING BUILDING FROM THE ELEMENTS DURING THE CONSTRUCTION PROCESS.

ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- ELECTRICAL CONTRACTOR SHALL DESIGN, PURCHASE AND INSTALL ALL NEW COMPONENTS AS REQUIRED TO PROPERLY SERVICE THE SPACE(S) AFFECTED BY THIS CONSTRUCTION PROJECT. IF THE MODIFICATION OF EXISTING ELECTRICAL SYSTEMS IS NECESSARY, SUCH MODIFICATIONS SHALL NOT ADVERSELY AFFECT THE OPERATION OF THESE SYSTEMS.
- COORDINATE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES. DO NOT ALTER THE WORK OF PREVIOUS TRADES WITHOUT PRIOR APPROVAL.
- PERFORM ALL NEW ELECTRICAL WORK IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED STANDARDS OF PRACTICE.
- COORDINATE THE FINAL LOCATION OF ALL ELECTRICAL DEVICES AND THEIR INTENDED OPERATION WITH THE OWNER.

CRITICAL NEEDS IMPROVEMENTS AT:
 MCKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 WALLINGFORD, CT
 MCKENNA COURT

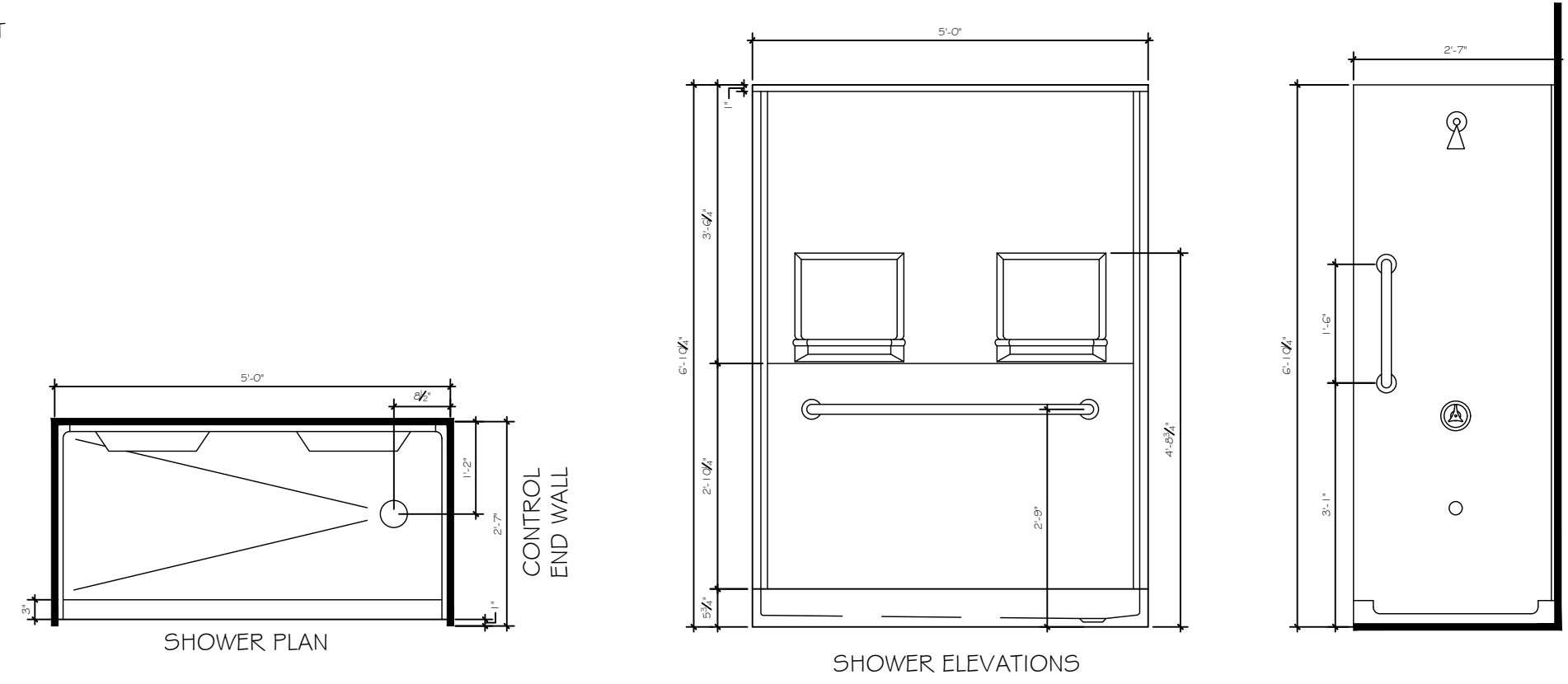
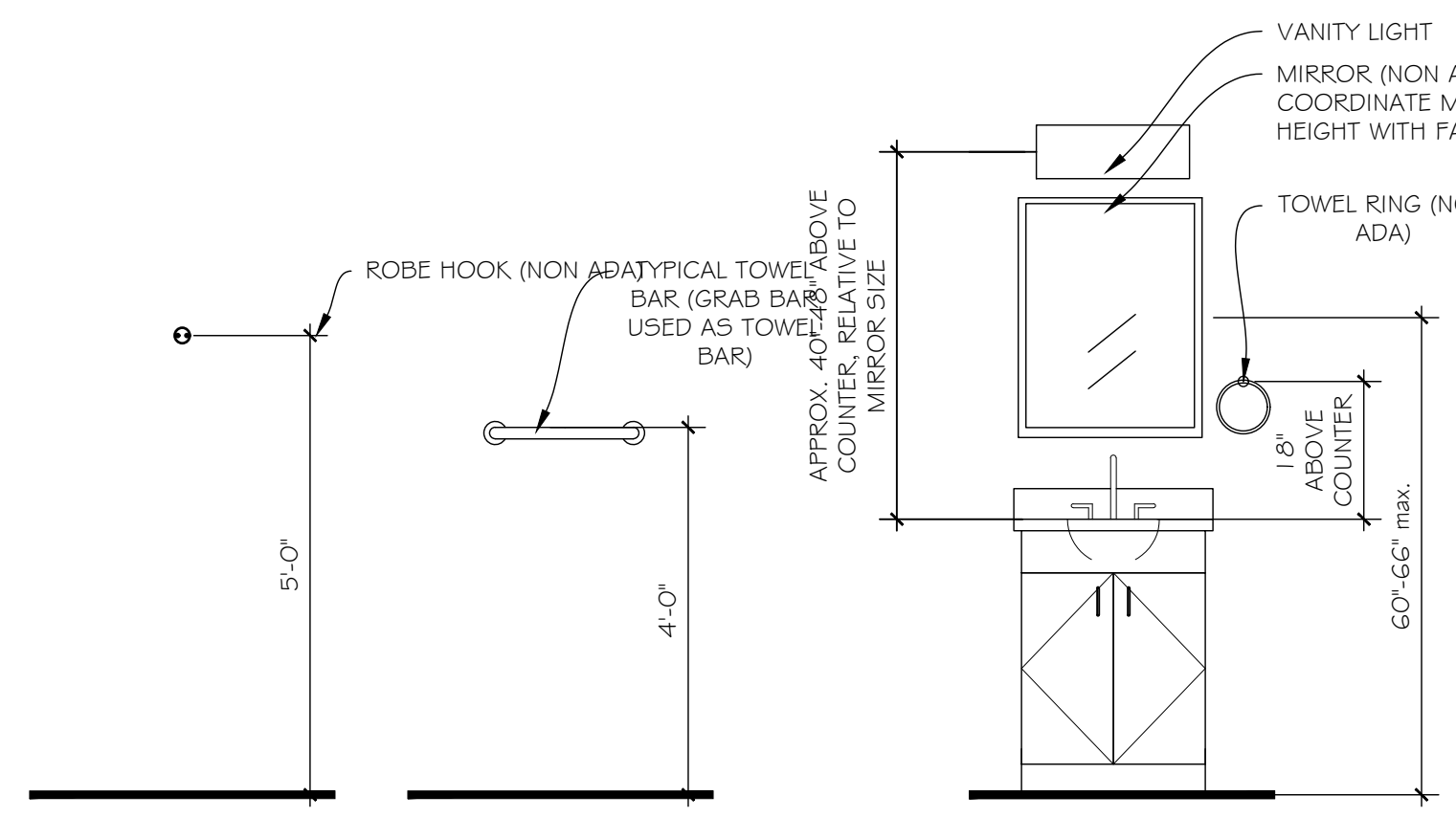
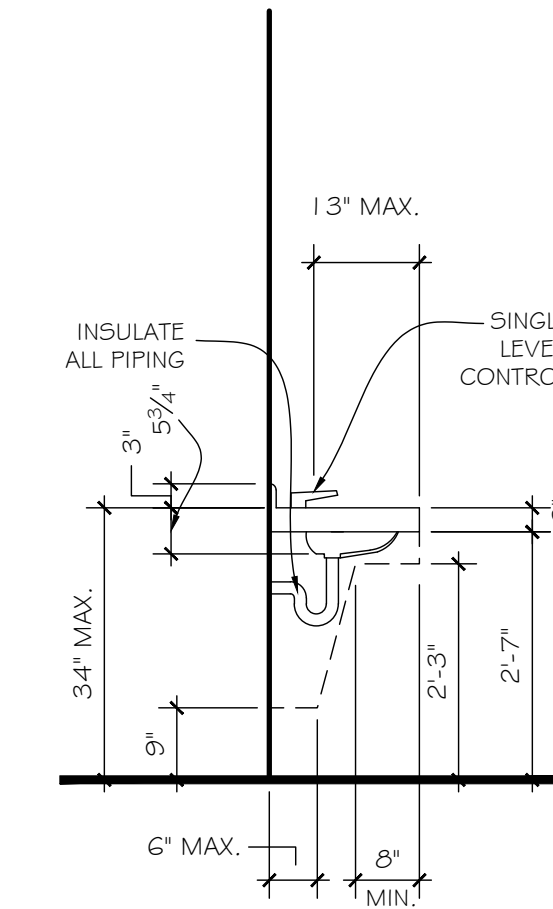
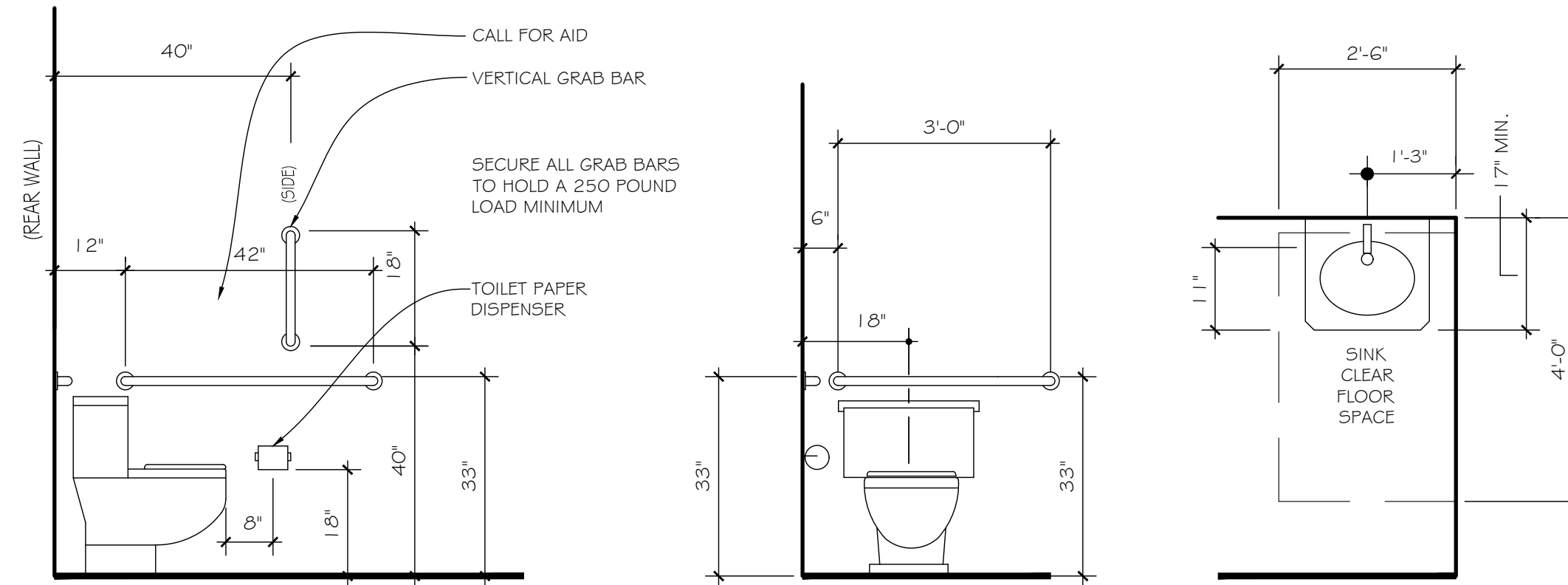
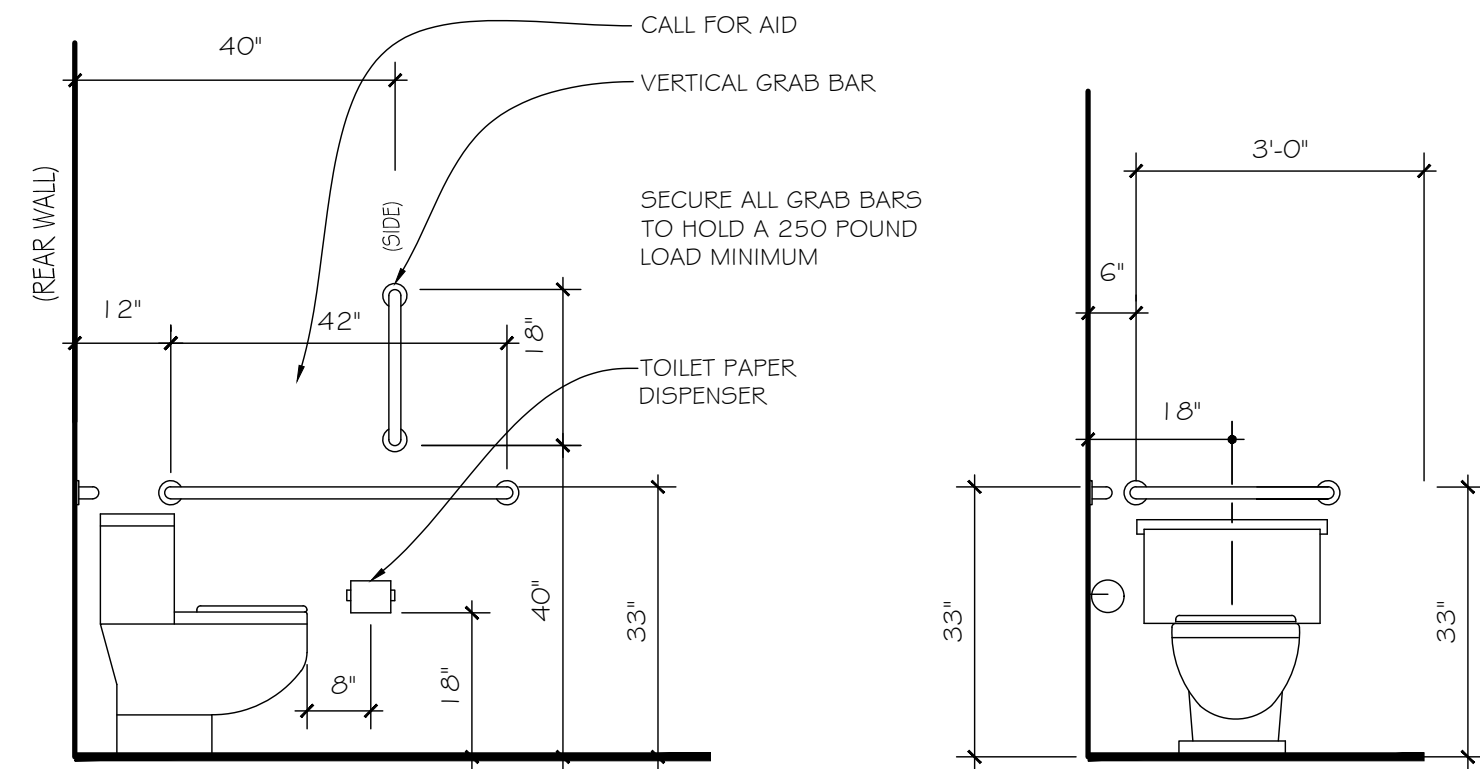
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GENERAL NOTES

Issue Dates: 3/25/19

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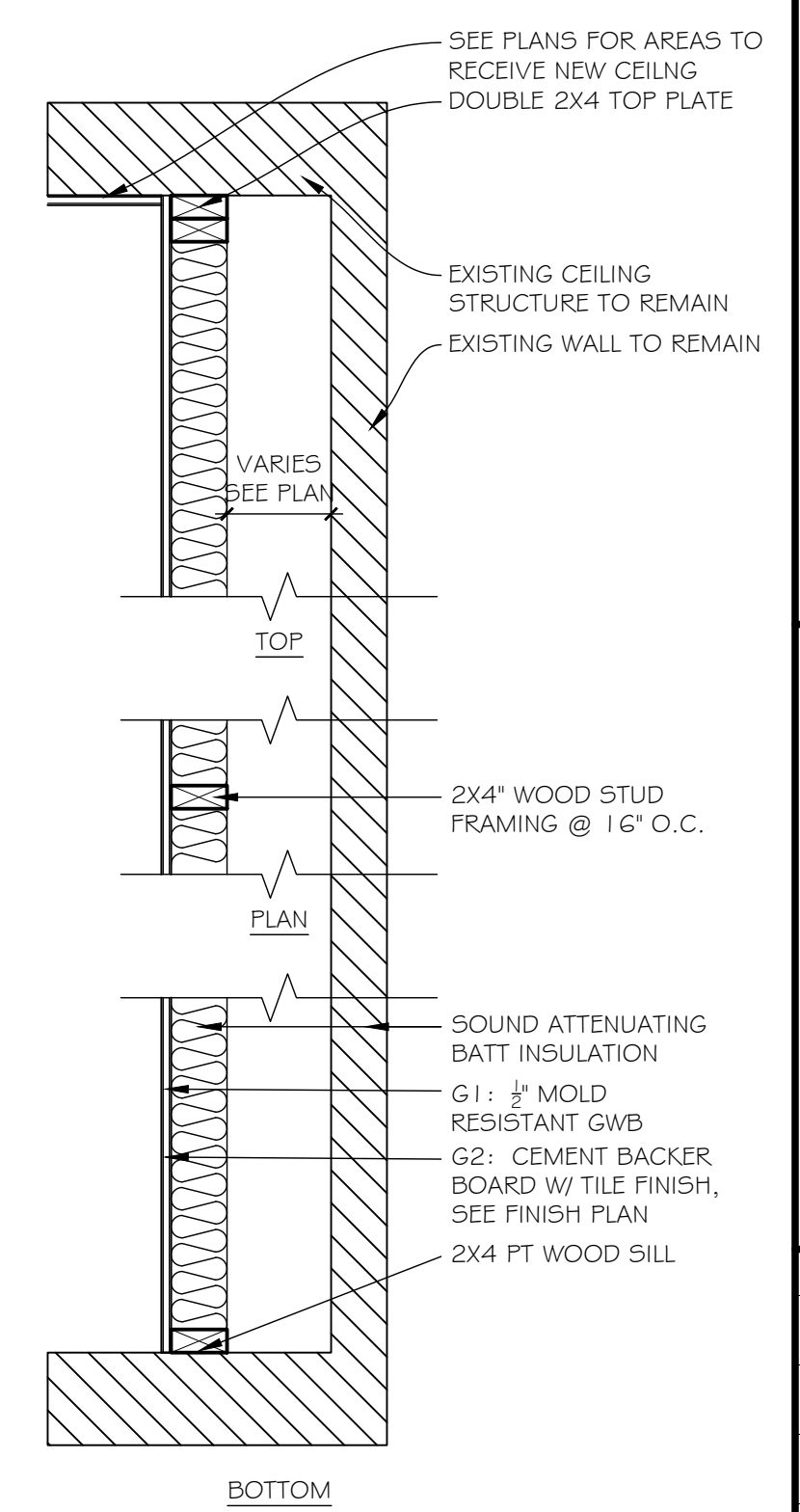
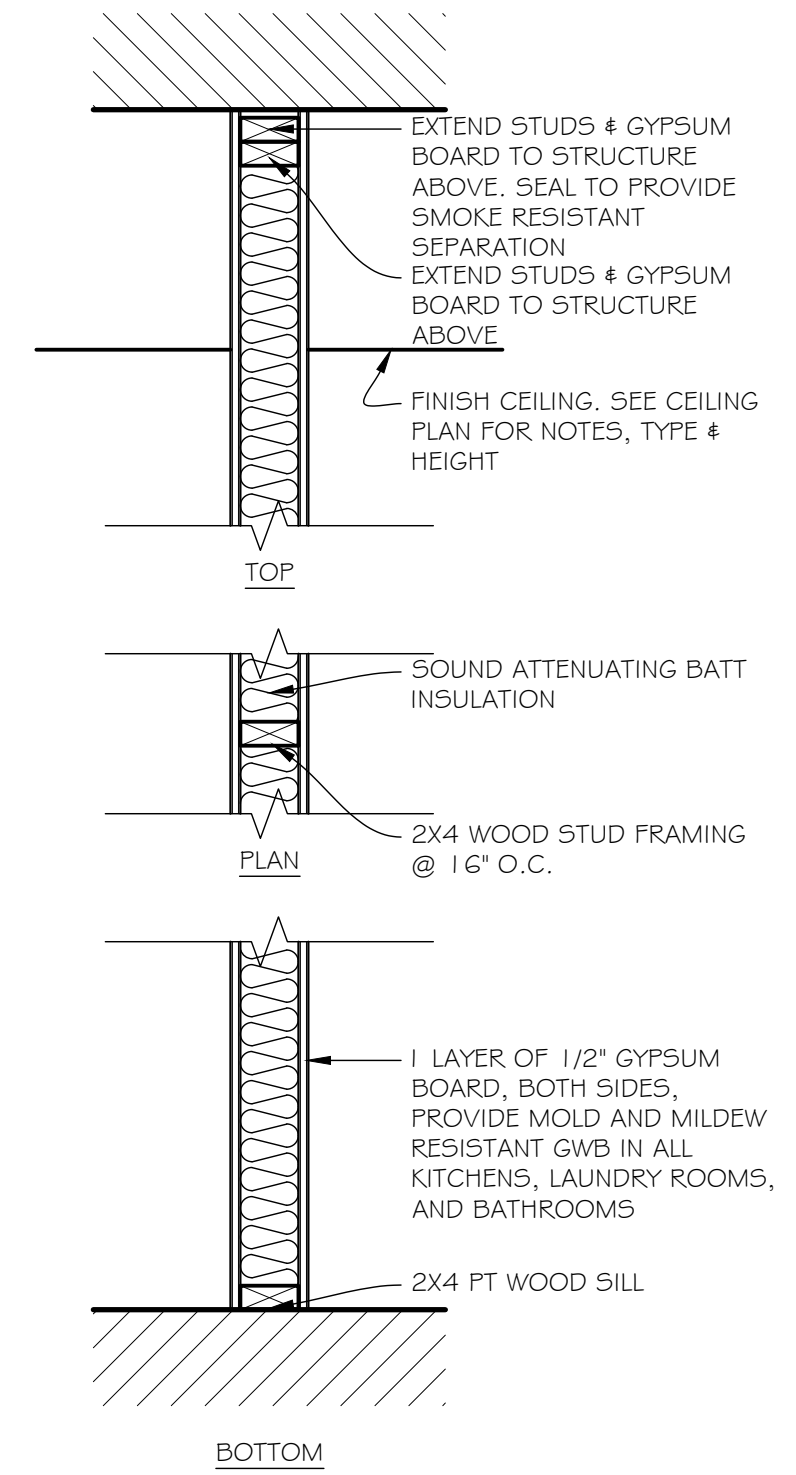


FEATURES:
 -FIVE-PIECE GELCOAT / FIBERGLASS SHOWER MODULE
 -AVAILABLE IN RIGHT AND LEFT DRAIN (VERIFY IN FIELD)
 -"REAL TILE" WALL FINISH, WHITE STANDARD
 -INTEGRAL FULL WOOD BACKING FOR STRENGTH AND UNLIMITED ACCESSORY PLACEMENT
 -EASY IN-PLACE INSTALLATION FROM FRONT

BASIS OF DESIGN:
 MANUFACTURER: BEST BATH SYSTEMS
 MODEL: 5LR56030

WALL NOTES

1. FIRECODE GYPSUM BOARD IN A ONE OR TWO HOUR RATED PARTITION MUST BEAR THE U.L. CLASSIFICATION.
2. ALL FIRE AND SMOKE RESISTANT SEPARATIONS ARE TO EXTEND TO THE UNDERSIDE OF FLOOR OR ROOF DECK ABOVE, TYPICAL.
3. FOR SMOKE RESISTANT SEPARATIONS, PROVIDE FIRE SAFING AND SEALANT AT FLOOR, WOOD DECK AND ALL PENETRATIONS TO PREVENT THE PASSAGE OF SMOKE, PER APPROVED U.L. ASSEMBLY
4. FOR ALL FIRE RATED PARTITIONS, PROVIDE FIRE SAFING AND SEALANT AT FLOOR, WOOD DECK AND ALL PENETRATIONS TO PREVENT THE PASSAGE OF SMOKE PER APPROVED U.L. ASSEMBLY. THE FIRE SAFING AND SEALANT SYSTEM MUST MAINTAIN THE RATING OF THE SEPARATION.
5. AT ALL NON-RATED PARTITIONS, FILL ALL VOIDS INCLUDING WOOD DECK FLUTES WHERE PARTITIONS MEET THE STRUCTURE ABOVE WITH BATT INSULATION.
6. AT ALL NON-RATED PARTITIONS, FILL ALL VOIDS BETWEEN PIPES, ELECTRICAL CONDUITS, DUCTWORK, ETC., WHERE THEY PENETRATE WALLS, WITH BATT INSULATION, REF. MEP DWGS. FOR ADDITIONAL REQUIREMENTS.
7. PROVIDE SMOKE DAMPERS AT ALL MECHANICAL PENETRATIONS THROUGH ONE HOUR RATED SMOKE BARRIERS, REF. MECH. DWGS. FOR ADDITIONAL REQUIREMENTS.
8. PROVIDE FIRE DAMPERS AT ALL MECHANICAL PENETRATIONS THROUGH TWO HOUR (AND GREATER) FIRE RATED PARTITIONS, REF. MECH. DWGS FOR ADDITIONAL REQUIREMENTS..
9. EXTEND ALL WOOD STUD PARTITIONS TO THE UNDERSIDE OF DECK/STRUCTURE, UNLESS OTHERWISE NOTED.
10. WOOD STUD CONTRACTOR TO PROVIDE AND COORDINATE PLACEMENT OF WOOD STUD SLIP SILLS AT ALL STUD WALLS BUILT ON TOP OR UNDER STRUCTURAL STEEL BRACING FRAMES, TYPICAL. SIMILAR CONDITION APPLIES WHERE WOOD STUDS ATTACH TO THE UNDERSIDE OF ROOF DECK AT THE MIDDLE 1/3RD OF A SPAN GREATER THAN 15'
11. SEE WALL TYPES FOR ADDITIONAL INFORMATION.
12. PROVIDE MOISTURE RESISTANT GWB IN LOCATIONS SUBJECT TO MOISTURE (INCLUDING BUT NOT LIMITED TO BATHROOMS, TOILET ROOMS, SHOWER ROOMS & LOCKER ROOMS).



A 3 1/2" WOOD STUD PARTITION
 MIN. STC RATING: 51
 FIRE RATING: NONE
 SOUND TEST: KAL-11-90-166

B1 PLUMBING CHASE
 MIN. STC RATING: 47
 FIRE RATING: NONE

B2 PLUMBING CHASE
 MIN. STC RATING: 47
 FIRE RATING: NONE

CRITICAL NEEDS IMPROVEMENTS AT:

McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 WALLINGFORD, CT
 McKENNA COURT

Sheet Description:

GENERAL NOTES

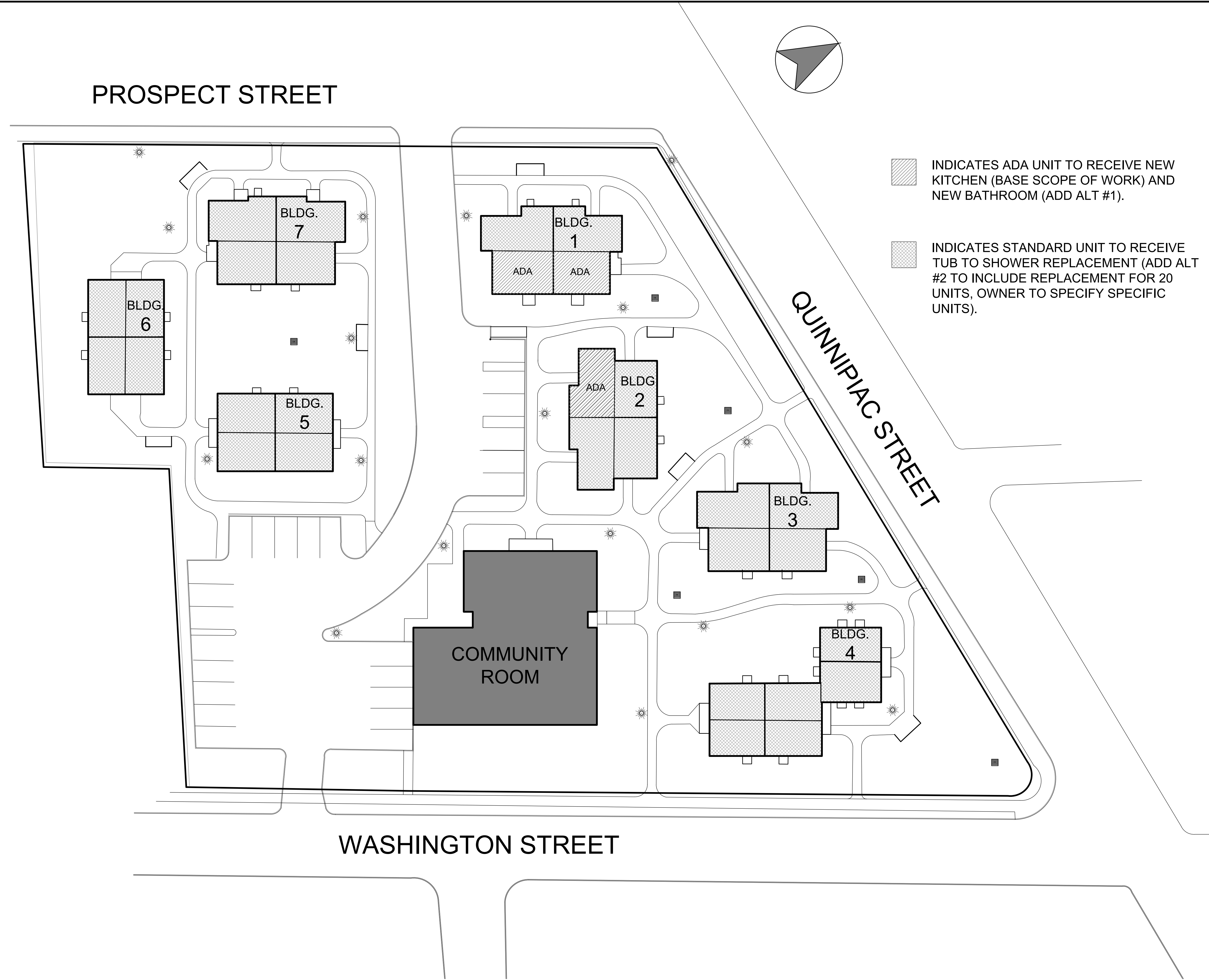
Issue Dates: 3/25/19

Project #:
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 bap

Sheet #:

G1.1



- INDICATES ADA UNIT TO RECEIVE NEW KITCHEN (BASE SCOPE OF WORK) AND NEW BATHROOM (ADD ALT #1).
- INDICATES STANDARD UNIT TO RECEIVE TUB TO SHOWER REPLACEMENT (ADD ALT #2 TO INCLUDE REPLACEMENT FOR 20 UNITS, OWNER TO SPECIFY SPECIFIC UNITS).

CRITICAL NEEDS IMPROVEMENTS AT:
 MCKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 MCKENNA COURT
 WALLINGFORD, CT

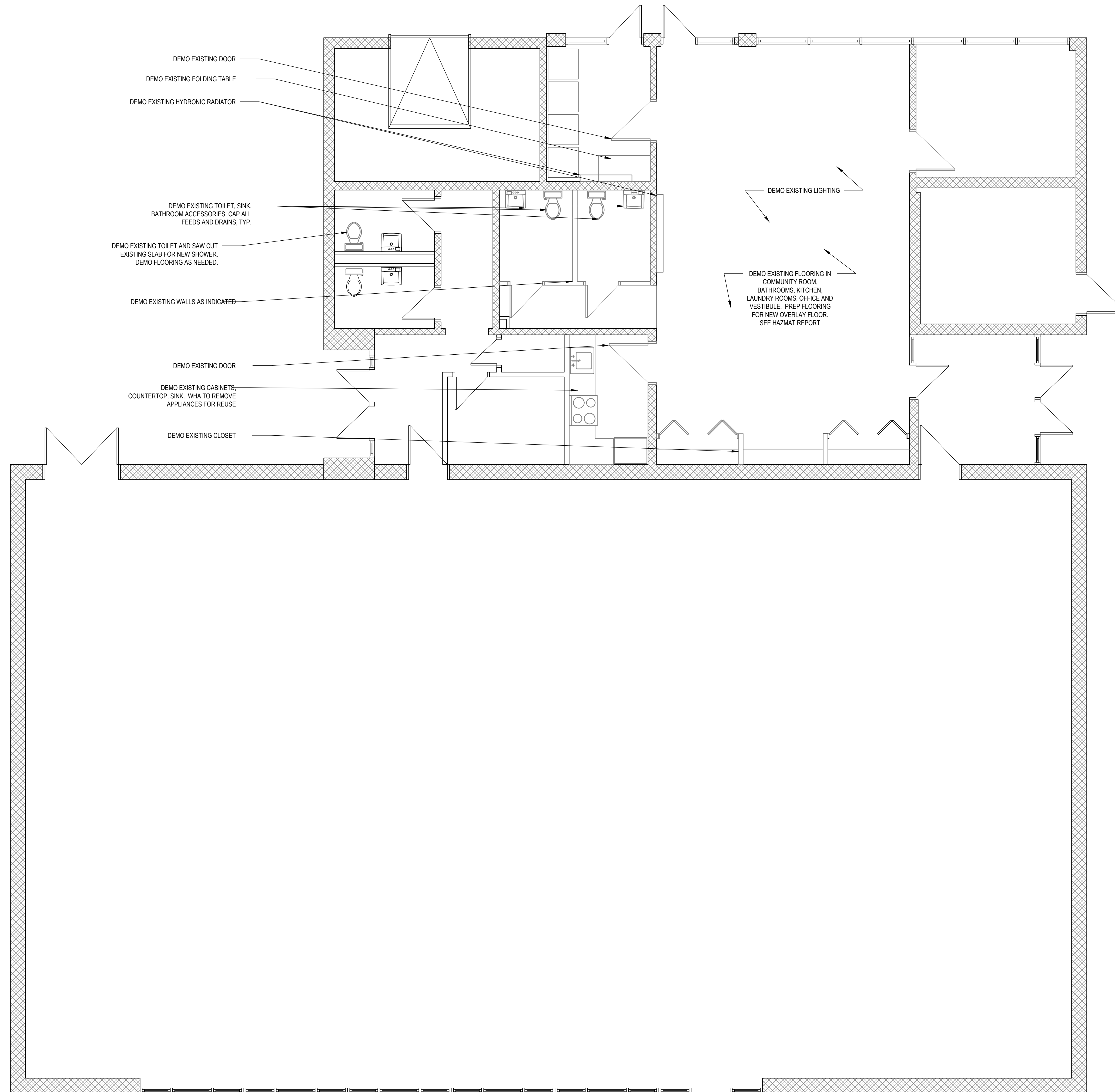
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 SITE REFERENCE PLAN

Issue Dates: 3/25/19

Project #: 1929 Drawn By:

Sheet #:
A0.0

SITE REFERENCE PLAN
 SCALE: N.T.S



DEMOLITION COMMUNITY ROOM PLAN

SCALE: 1/2" = 1'-0"

1

CRITICAL NEEDS IMPROVEMENTS AT:

McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY

McKENNA COURT WALLINGFORD, CT

Sheet Description:

DEMOLITION
 COMMUNITY
 ROOM PLAN

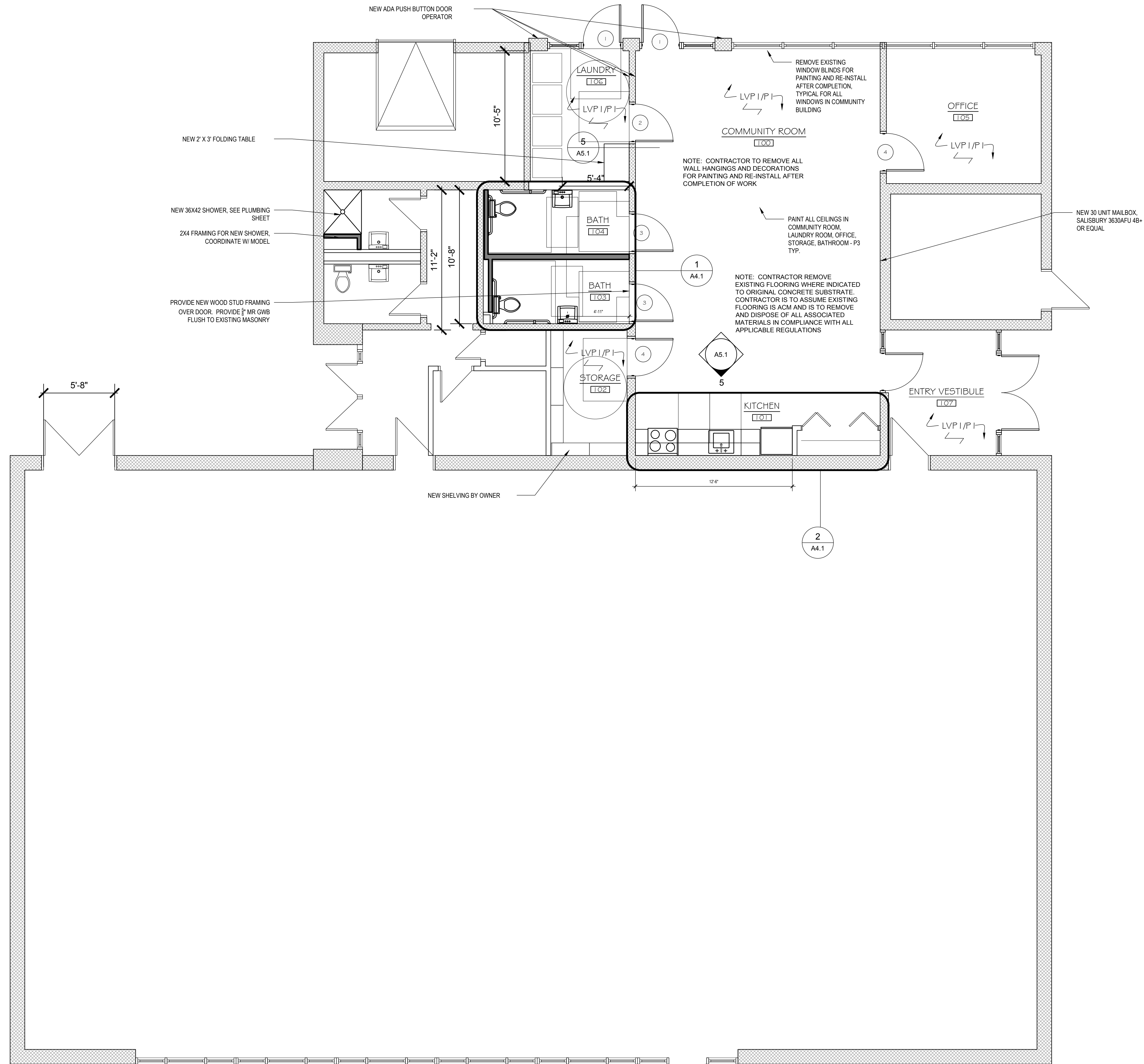
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Project #: 1929

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Sheet #:

D1.1



PROPOSED COMMUNITY ROOM PLAN

SCALE: 1/2" = 1'-0"

1

CRITICAL NEEDS IMPROVEMENTS AT:

McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY

McKENNA COURT WALLINGFORD, CT

Sheet Description:

PROPOSED
 COMMUNITY
 ROOM PLAN

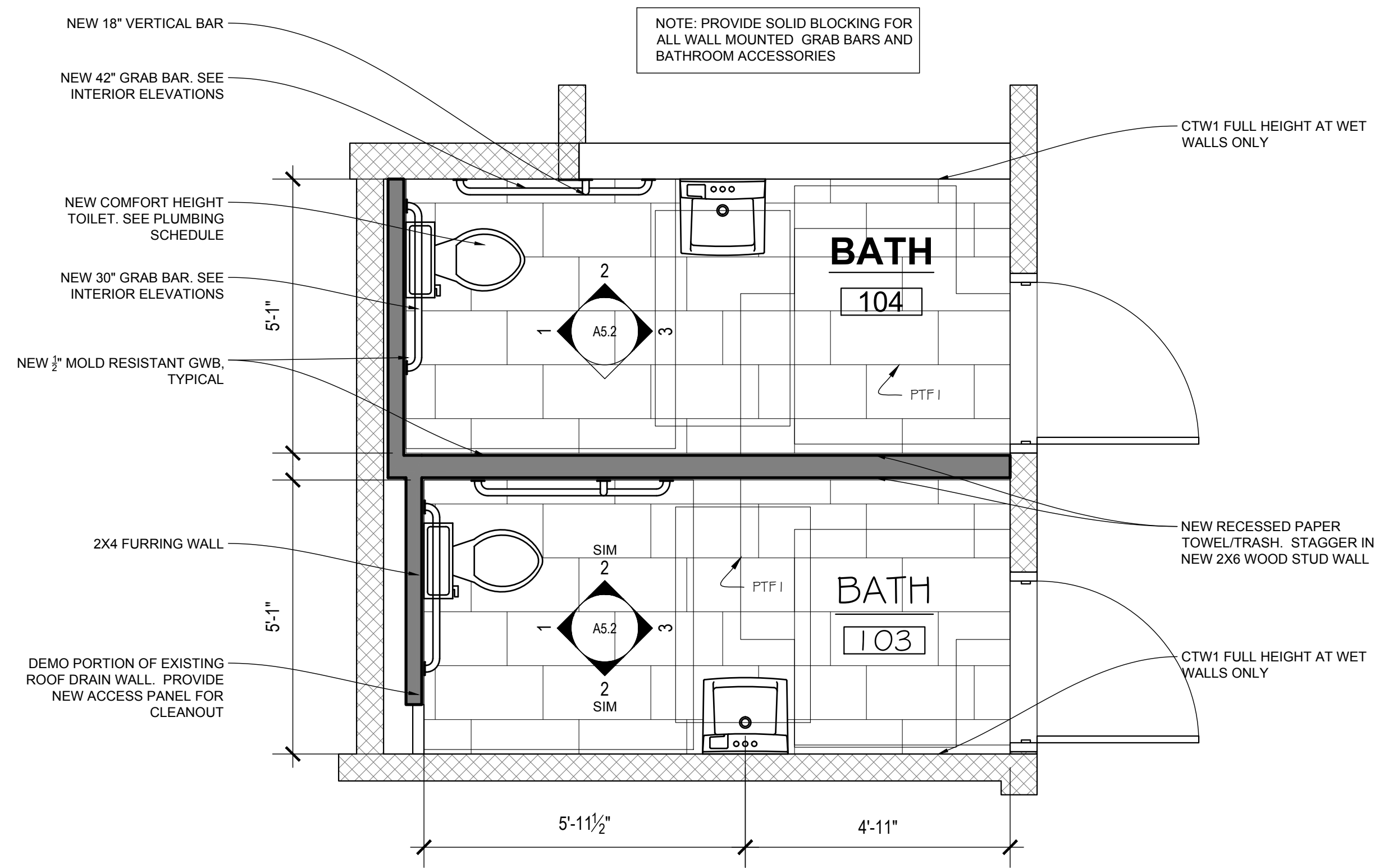
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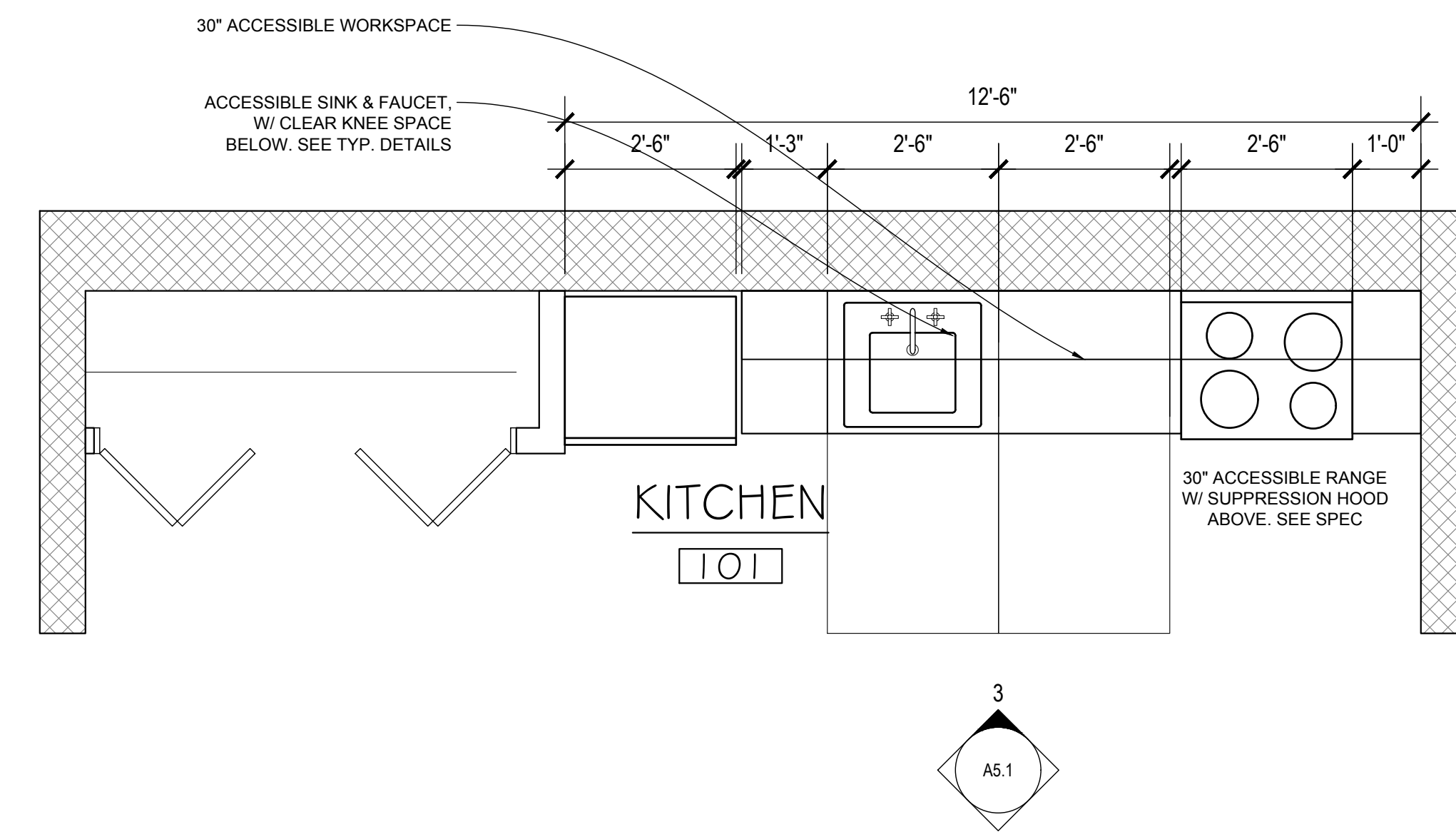
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PROPOSED COMMUNITY TOILETS

SCALE: 1/2" = 1'-0"

2



PROPOSED COMMUNITY KITCHEN

SCALE: 1/2" = 1'-0"

1

CRITICAL NEEDS IMPROVEMENTS AT:
 McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 McKENNA COURT
 WALLINGFORD, CT

Sheet Description:

ENLARGED
 COMMUNITY
 ROOM PLANS

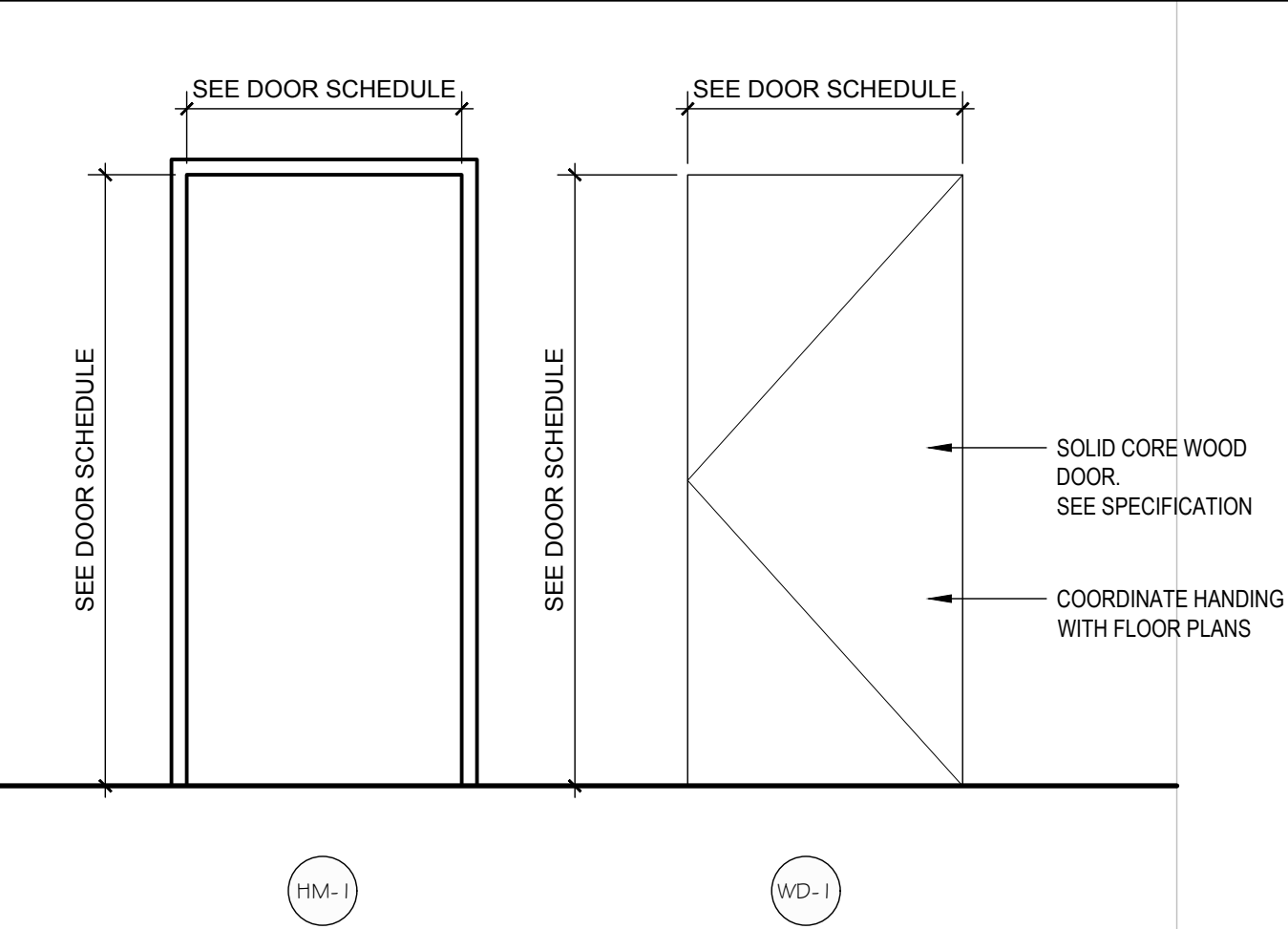
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Drawn By:

Sheet #:

A1.2



DOOR ELEVATIONS

SCALE: N.T.S.

7

DOOR ID	LOCATION	DOOR SIZE (WxH)	DOOR MATERIAL- TYPE (SEE DOOR ELEVATIONS)	FRAME MATERIAL- TYPE (SEE FRAME ELEVATION)	HARDWARE-SEE SPECIFICATIONS													REMARKS				
					FIRECODE																	
					PANIC BAR	AUTOMATIC CLOSER	SELF-CLOSING HINGES	DELAYED ACTION CLOSER	1.80" SWING	LEVER HANDLES (ADA-COMPLIANT)	ACCESSIBLE THRESHOLD	KICK PLATES	PRIVACY LOCKSET	STOREROOM LOCKSET	CLASSROOM LOCKSET	DEADBOLTS	DUAL POINT LOCKING SYSTEM (NO KEY)		FULL PERIMETER WEATHERSTRIPPING	ELECTRIC STRIKE	BUTTS HINGES	HINGE STOP
1	ENTRY	3'-0" x 6'-8" V.I.F.	EX	EX																		NEW PUSH BUTTON OPENER ON EXISTING DOOR
2	LAUNDRY	3'-0" x 6'-8" V.I.F.	WD-1	HM-1																		LOCKSET TO BE ON TIMER TO RESTRICT ACCESS TO COMMUNITY ROOM AFTER HOURS
3	BATHROOM	3'-0" x 6'-8" V.I.F.	WD-1	HM-1																		PREP ADJACENT SURFACES FOR NEW DOORS. PROVIDE MARBLE THRESHOLD
4	COMMUNSTORAGE/OFFICE	3'-0" x 6'-8" V.I.F.	HM-2	HM-1																		PREP ADJACENT SURFACES FOR NEW DOORS

DOOR SCHEDULE

SCALE: N.T.S.

6

GENERAL NOTES:

DOOR SIZES ARE APPOINTED FOR PURPOSES OF BIDDING AND ARE FOR REFERENCE ONLY. GENERAL CONTRACTOR AND DOOR SUPPLIER TO FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING AND INSTALLING NEW DOORS AND FRAMES. DOOR MUST BE SIZED TO ACCOMMODATE CHANGE IN FLOOR THICKNESS.

GENERAL CONTRACTOR AND DOOR SUPPLIER TO VERIFY ALL FINAL SIZES AND QUANTITIES OF DOORS PRIOR TO ORDERING AND INSTALLATION.

GENERAL CONTRACTOR AND DOOR MANUFACTURER TO FIELD VERIFY AND DETERMINE WHICH DOOR UNITS WILL REQUIRE TEMPERED GLAZING AND PROVIDE TEMPERED GLAZING WHERE REQUIRED BY THE BUILDING CODE.

REMOVE EXISTING DOORS AS REQUIRED. PREPARE OPENING TO RECEIVE NEW DOOR UNIT.

ENTRY DOORS SHALL BE PREHUNG ON ROT RESISTANT FRAMES WITH HINGES, MILL COMPOSITE ADJUSTABLE SILL, SWEEPS & FULL WEATHER STRIPPING

ALL EXTERIOR DOOR GLAZING SHALL 1" TEMPERED INSULATED GLAZING WITH LOW-E, TYP.

PROVIDE ADA COMPLIANT THRESHOLDS AT ALL APARTMENT UNITS

PROVIDE (8) KEYS PER APARTMENT UNIT, (DIFFERENT KEYING PER APARTMENT UNIT) KEYED TO MASTER

ALL ENTRY LOCKSETS & DEADBOLTS SHALL BE KEYED TO THE HOUSING AUTHORITY MASTER SYSTEM, PROVIDE (10) MASTER KEYS TO HOUSING AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COST.

ATTIC STOCK PROVIDE (6) CORES WITH (8) KEYS PER CORE.

APARTMENT DOORS TO HAVE PVC TRIM WITH RABBETED SIDE TO RECEIVE SIDING

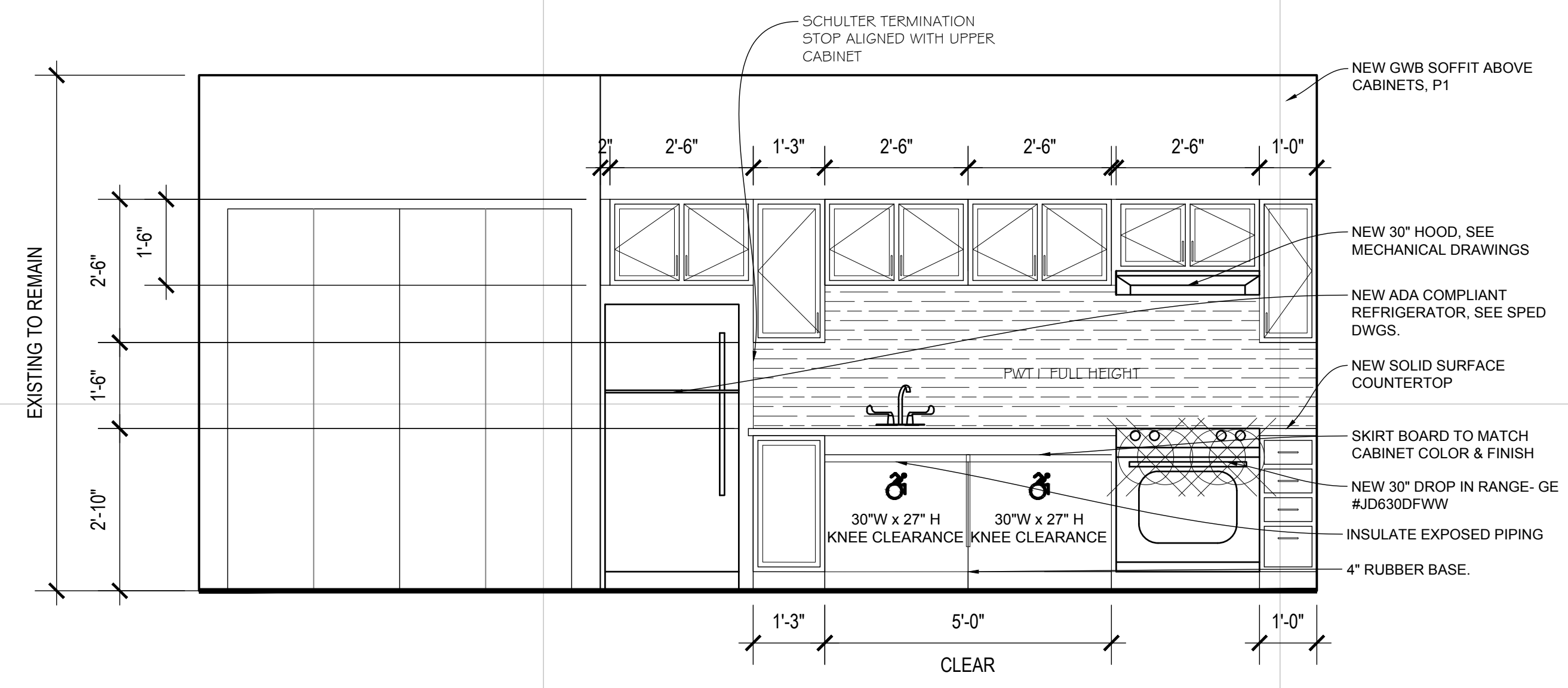
GENERAL CONTRACTOR TO PATCH, REPAIR & REPAINT ADJACENT FINISHES DISTURBED BY DOOR INSTALLATION AS REQUIRED

INTERIOR TRIM FOR APARTMENT DOORS IS TO BE PRE-PRIMED & PAINTED, MATCH WHA STANDARD COLOR. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS.

SWINGS TO MATCH EXISTING, FIELD VERIFY.

REFER TO SPECIFICATIONS AND FINISH DRAWINGS FOR ALL FINISH INFORMATION

PROVIDE AND INSTALL PAN FLASHING OVER ROUGH SILL FRAMING, INCLUSIVE OF THE CORNERS OF THE SILL FRAMING; SIDE FLASHING THAT EXTENDS OVER THE PAN FLASHING, AND TOP FLASHING THAT EXTENDS OVER THE SIDE FLASHING OR EQUIVALENT DETAILS FOR STRUCTURAL MASONRY WALLS.



ADA KITCHEN ELEVATION A

SCALE: 1/2" = 1'-0"

4

GENERAL NOTES:

COORDINATE OUTLETS WITH BACKSPLASH, TOP OF OUTLETS OVER THE COUNTERTOP TO BE 4" ABOVE FINISH FLOOR. SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

INTERIOR ELEVATION DIMENSIONS TAKEN TO FACE OF GYPSUM WALLBOARD

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE ORDERING CABINETS, TYP

IF FILLER EXCEEDS 3" INCREASE CABINETS TO NEXT SIZE

SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

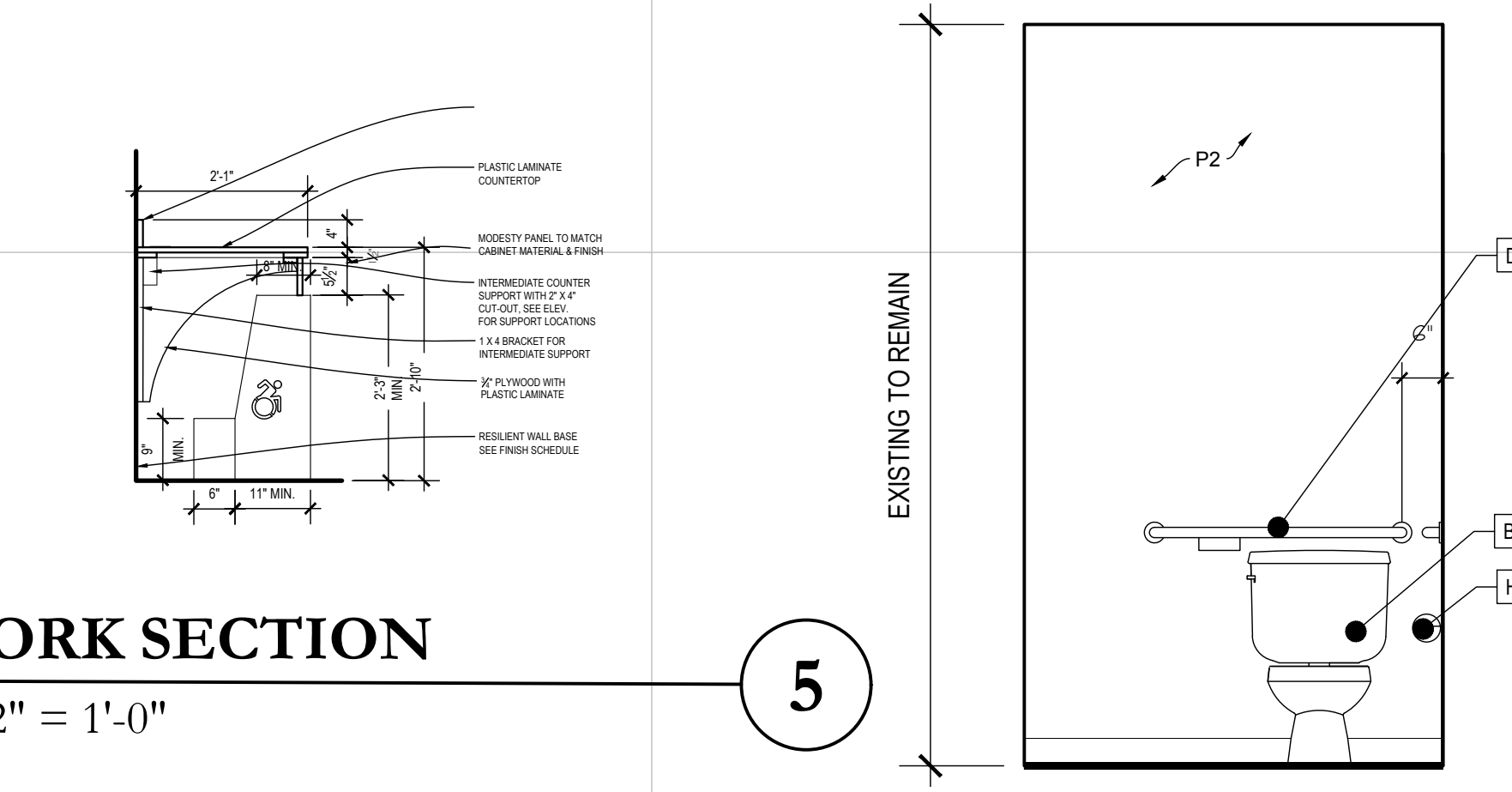
PAINT ALL KITCHEN AND BATHROOM WALLS AND DOOR AND WINDOW TRIM.

ALL EXPOSED END PANELS TO BE FINISHED

ALL APPLIANCES ARE TO BE NEW, COORDINATE DISPOSAL WITH TENANT/OWNER. GC TO CARRY ALL DISPOSAL COST.

BATHROOM FIXTURE LEGEND

A - BEST BATH SHOWER-MODEL# SLE2633AIFTB
 B - COMFORT HEIGHT TOILET, SEE PLUMB. DWGS
 C - 18" VERTICAL GRAB BAR
 D - 36" GRAB BAR
 E - 42" GRAB BAR
 F - WALL HUNG SINK, SEE PLUMB. DWGS.
 G - TOWEL BAR
 H - TOILET PAPER DISPENSER
 J - SOAP DISH
 K - ADA TILT MIRROR
 L - SHOWER CURTAIN ROD
 N - 24" TOWEL BAR
 P - VANITY LIGHT
 Q - TOWEL RING
 M - SOAP DISPENSER



MILLWORK SECTION

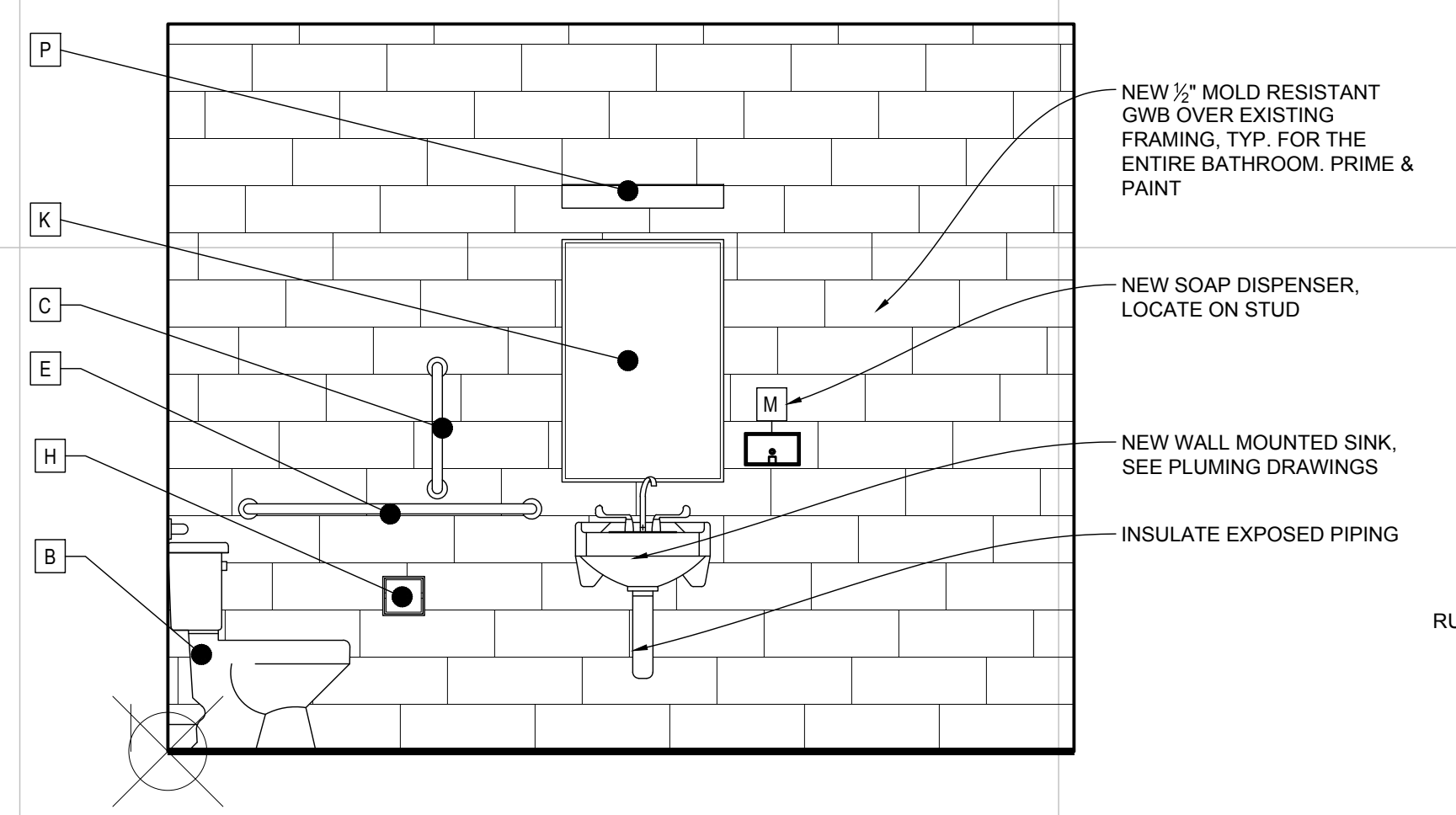
SCALE: 1/2" = 1'-0"

5

ADA BATHROOM ELEVATION A

SCALE: 1/2" = 1'-0"

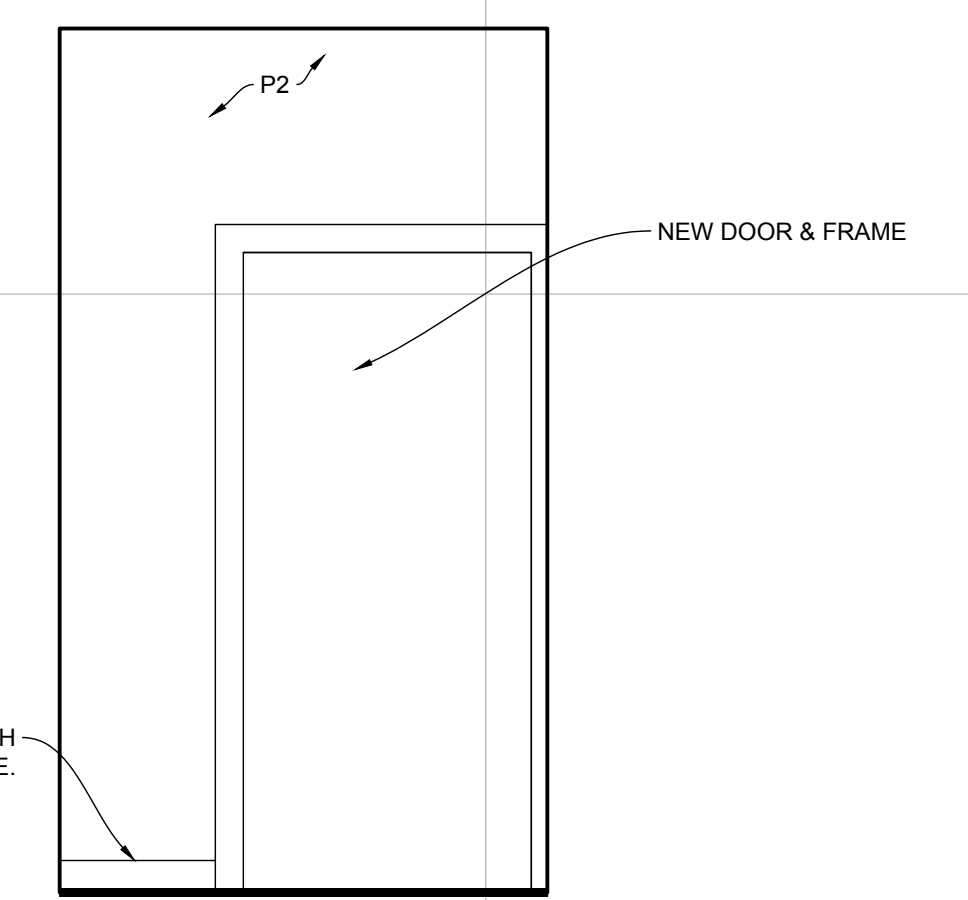
3



ADA BATHROOM ELEVATION B

SCALE: 1/2" = 1'-0"

2



ADA BATHROOM ELEVATION C

SCALE: 1/2" = 1'-0"

1

CRITICAL NEEDS IMPROVEMENTS AT:

McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY

McKENNA COURT
 WALLINGFORD, CT

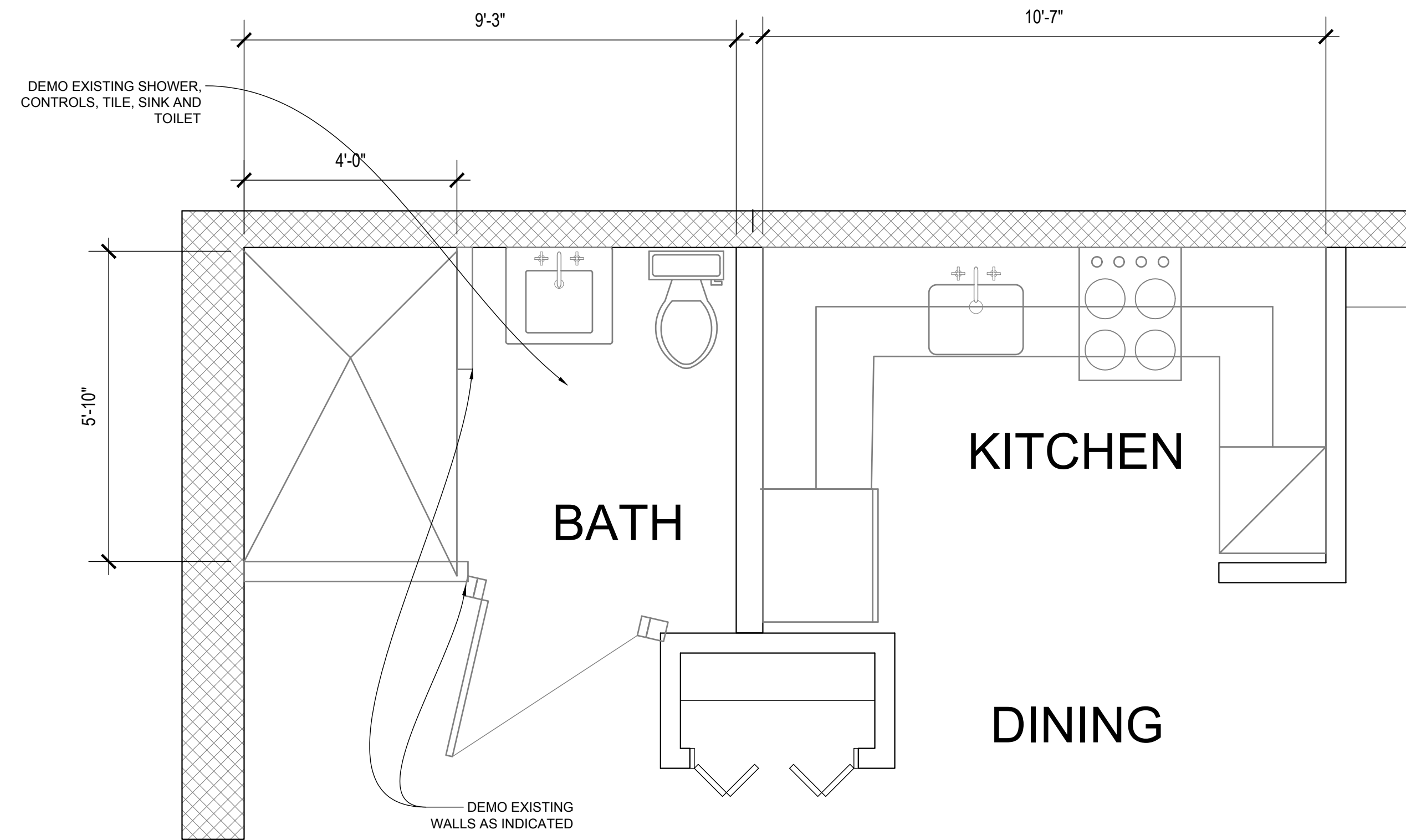
Sheet Description:
INTERIOR ELEVATIONS

Issue Dates: 3/25/19

Project #: 1929
 Drawn By:

Sheet #:

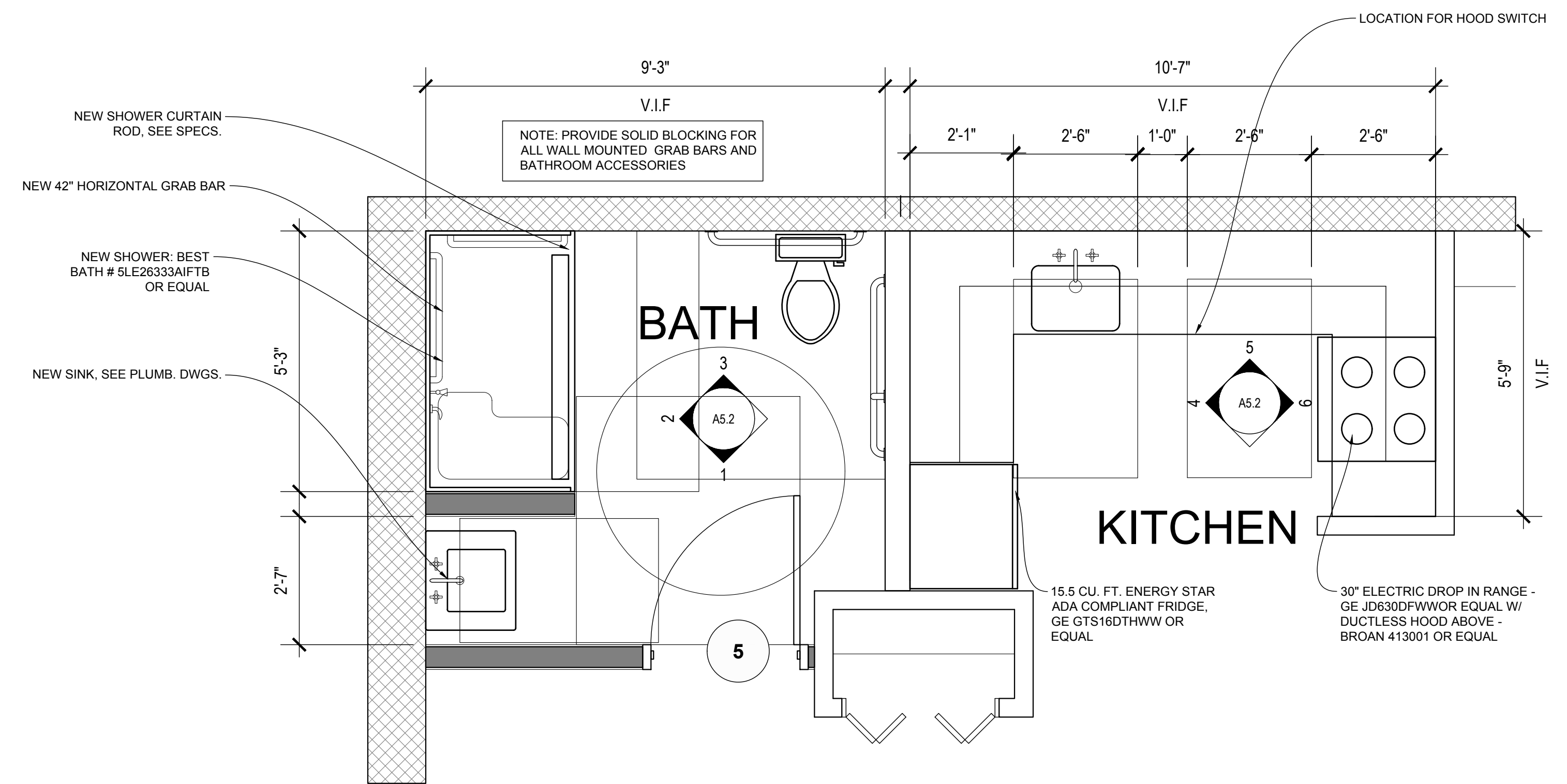
A1.3



DEMO ADA UNIT (BLDG. 1)

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

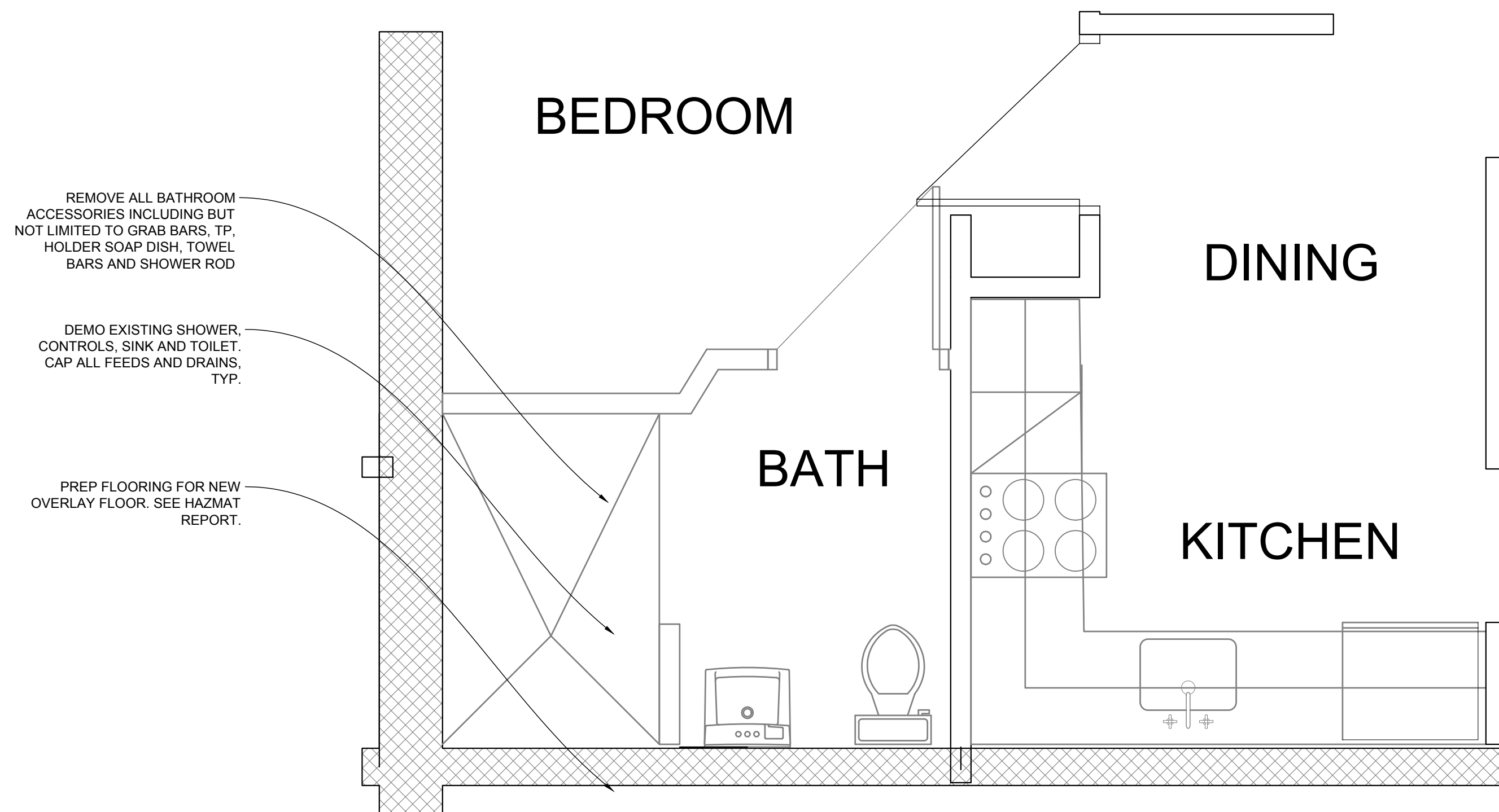
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PROPOSED ADA UNIT (BLDG. 1)

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

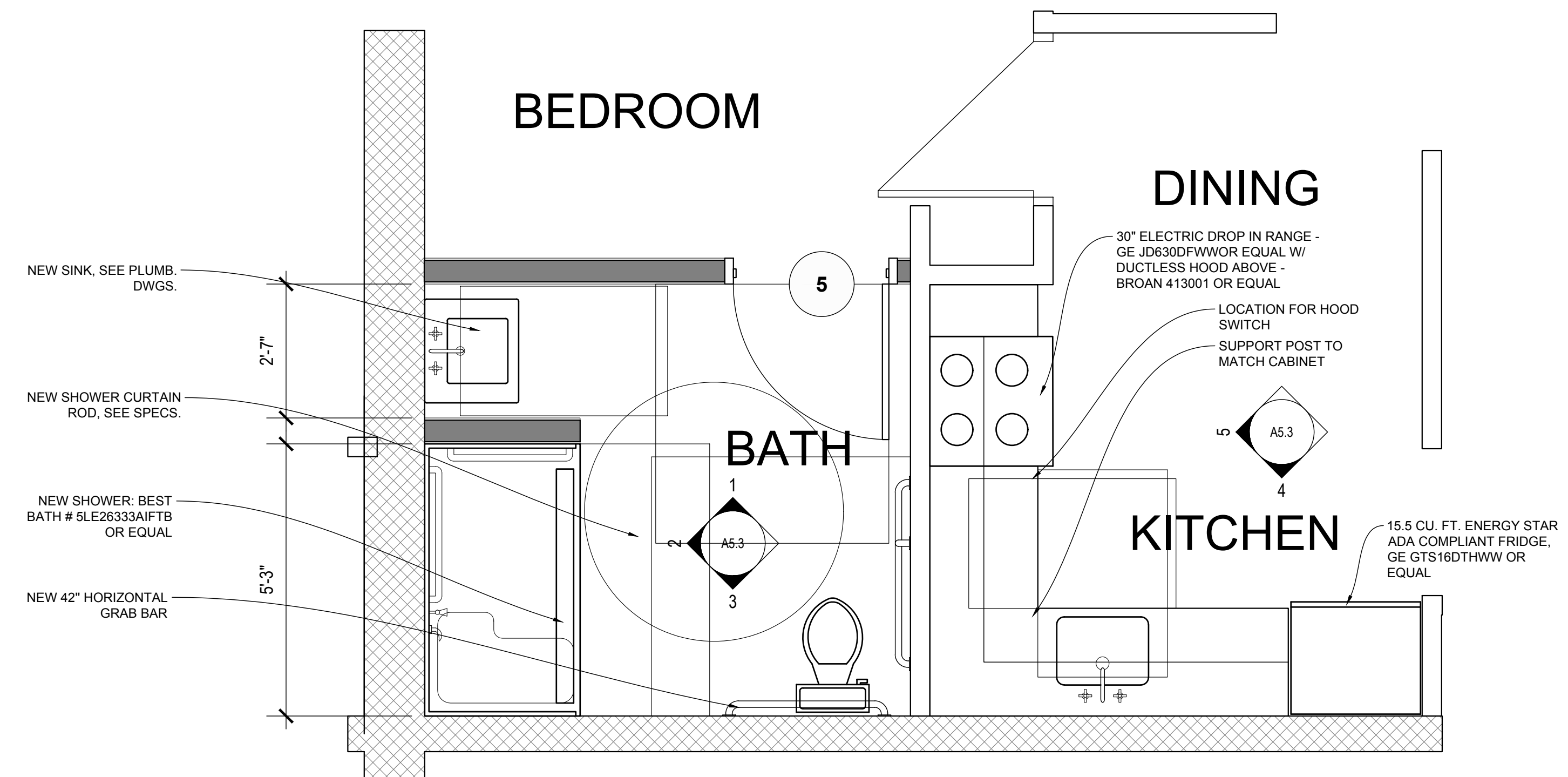
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DEMO ADA UNIT (BLDG. 2)

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

1



PROPOSED ADA UNIT (BLDG. 2)

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

2

CRITICAL NEEDS IMPROVEMENTS AT:
 MCKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 WALLINGFORD, CT

Sheet Description:

ENLARGED ADA UNITS

Issue Dates: 3/25/19

Project #: 1929

Drawn By:

Sheet #:

A2.0

GENERAL NOTES:

COORDINATE OUTLETS WITH BACKSPLASH. TOP OF OUTLETS OVER THE COUNTERTOP TO BE 4" ABOVE FINISH FLOOR. SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

INTERIOR ELEVATION DIMENSIONS TAKEN TO FACE OF GYPSUM WALLBOARD

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE ORDERING CABINETRY. TYP

IF FILLER EXCEEDS 3" INCREASE CABINETS TO NEXT SIZE

SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

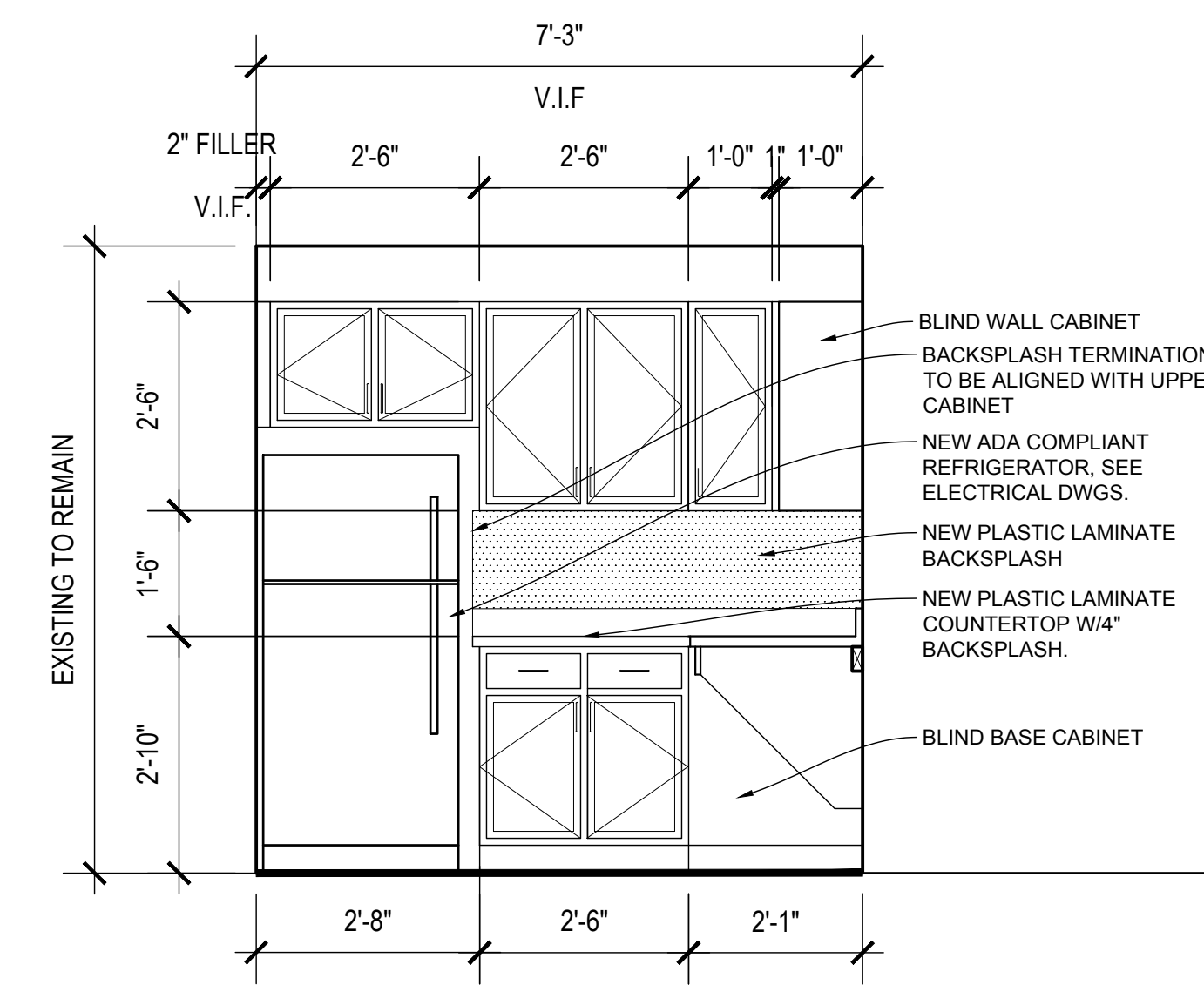
PAINT ALL KITCHEN AND BATHROOM WALLS AND DOOR AND WINDOW TRIM.

ALL EXPOSED END PANELS TO BE FINISHED

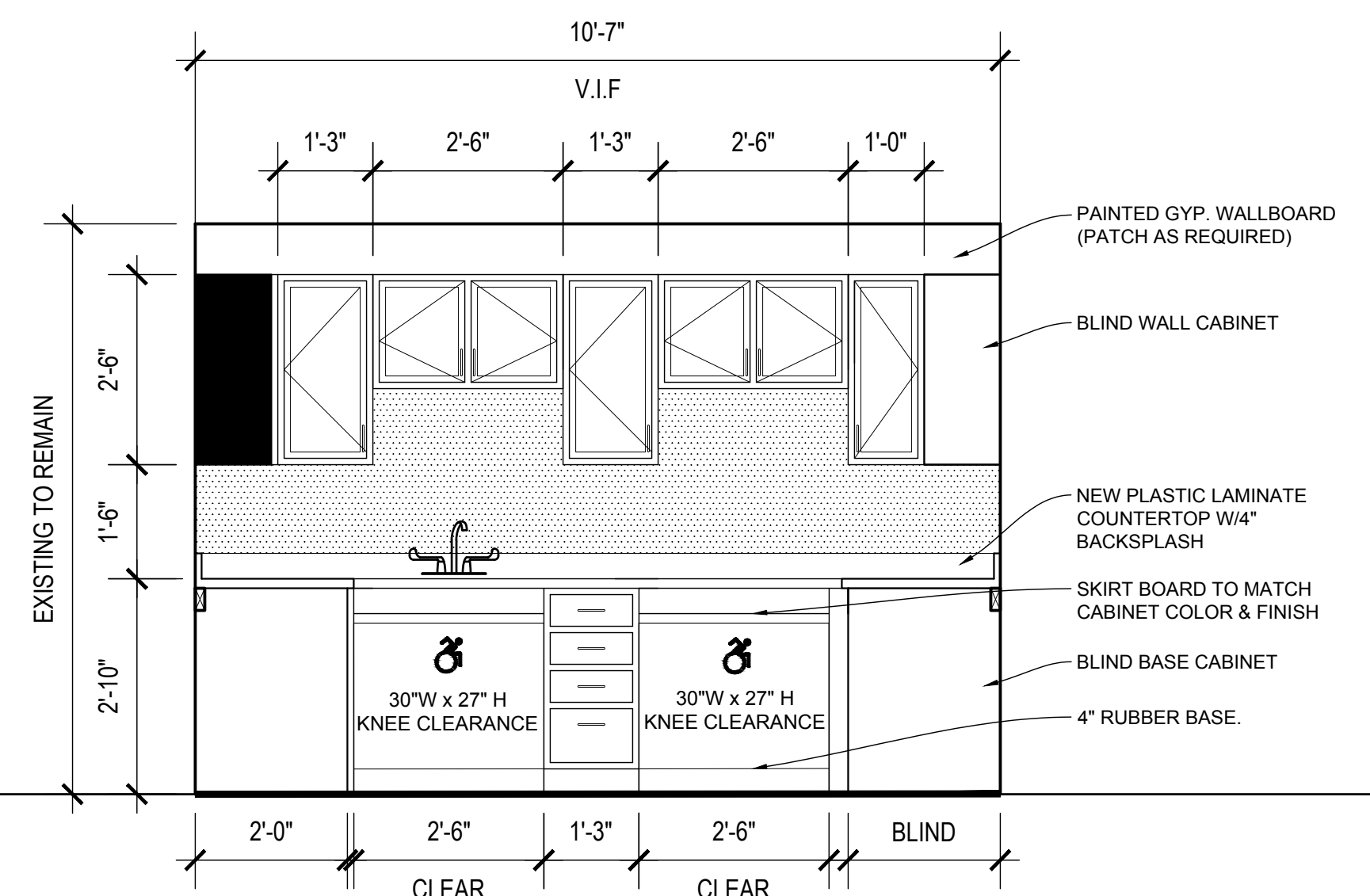
ALL APPLIANCES ARE TO BE NEW. COORDINATE DISPOSAL WITH TENANT/OWNER. GC TO CARRY ALL DISPOSAL COST.

BATHROOM FIXTURE LEGEND

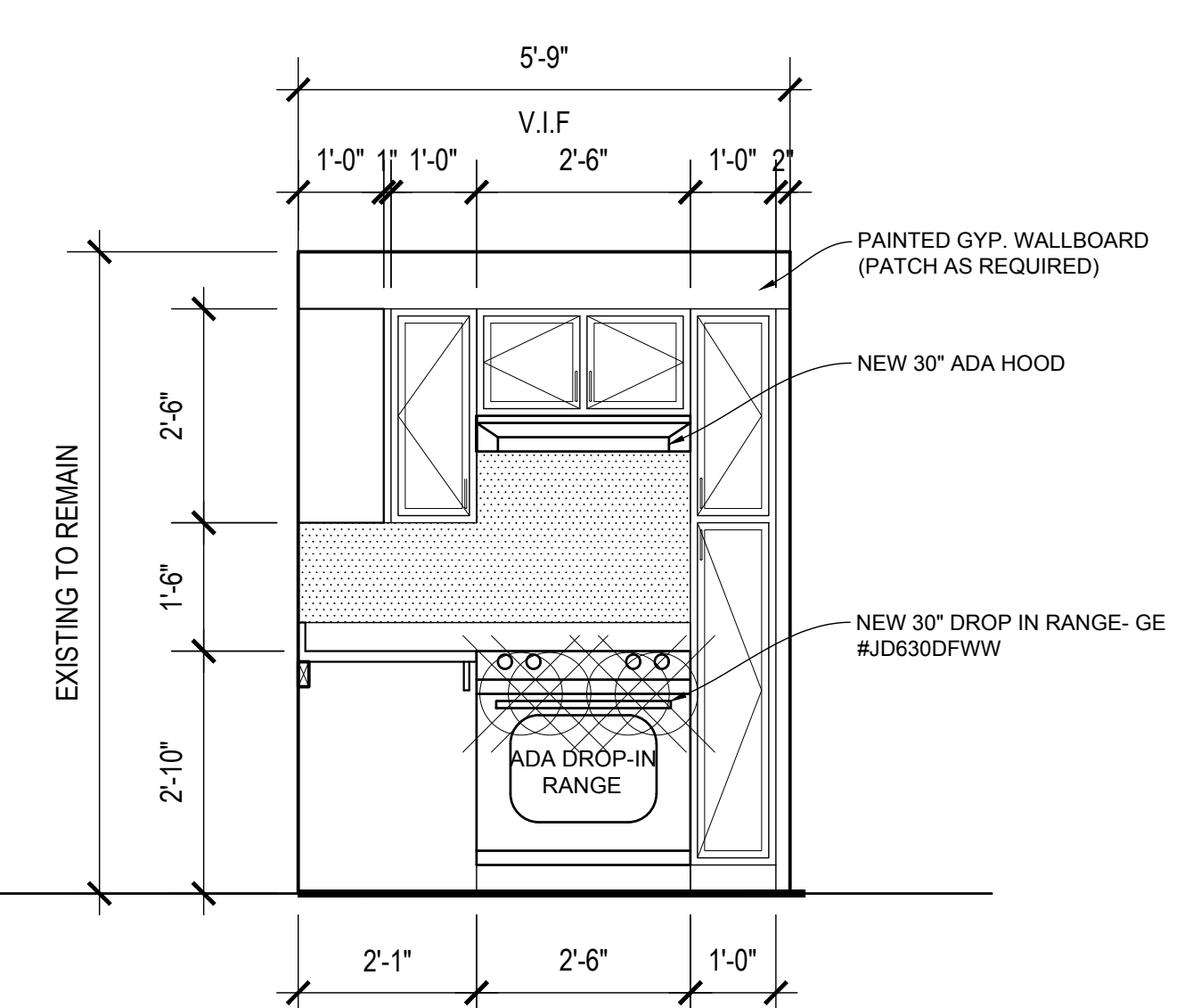
- A - BEST BATH SHOWER-MODEL# 5LE26333AIFTB
- B - COMFORT HEIGHT TOILET. SEE PLUMB. DWGS
- C - 18" VERTICAL GRAB BAR
- D - 36" GRAB BAR
- E - 42" GRAB BAR
- F - WALL HUNG SINK. SEE PLUMB. DWGS.
- G - TOWEL BAR
- H - TOILET PAPER DISPENSER
- J - SOAP DISH
- K - ADA TILT MIRROR
- L - SHOWER CURTAIN ROD
- N - 24" TOWEL BAR
- P - VANITY LIGHT
- Q - TOWEL RING
- R - ROBE HOOK



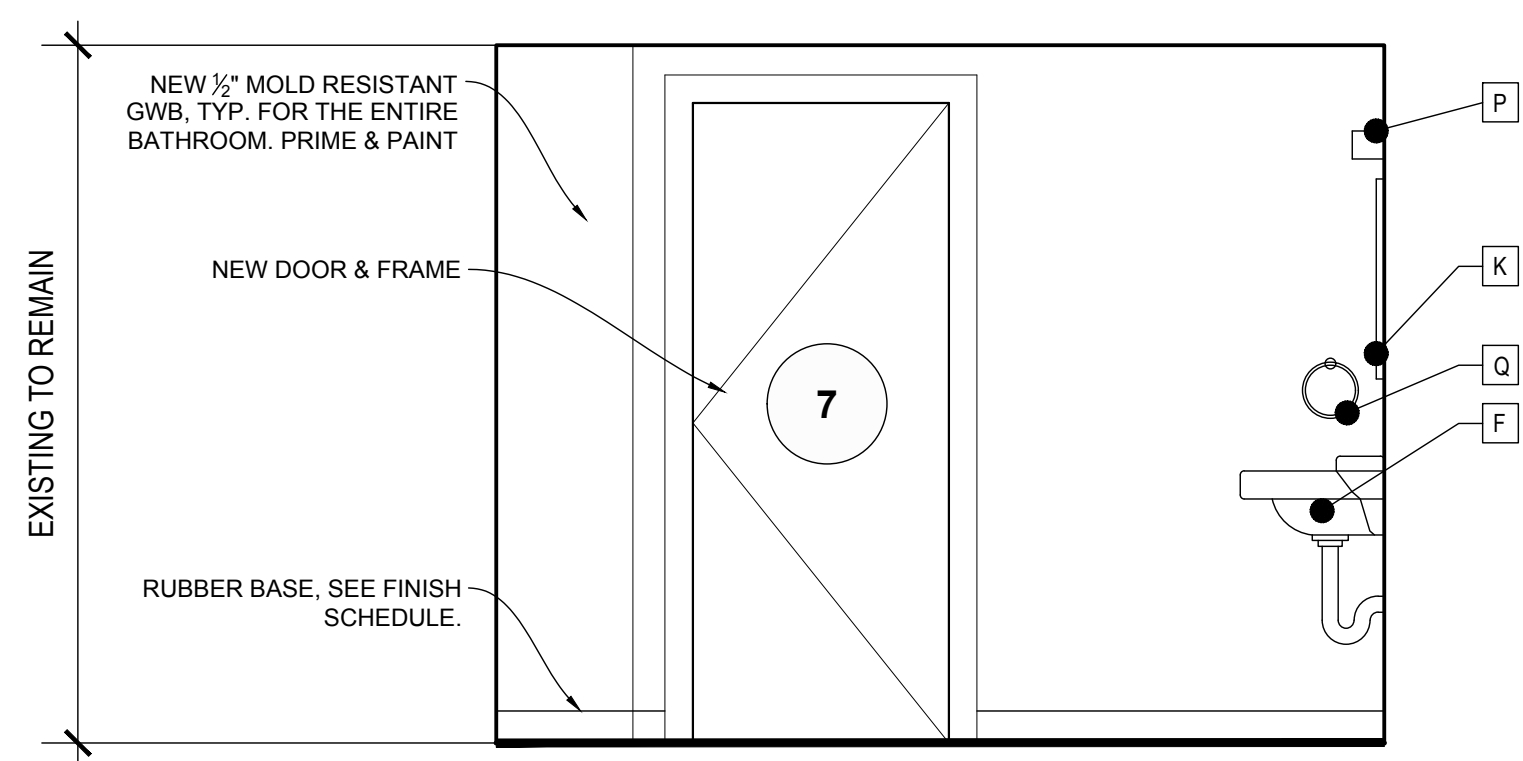
ADA KITCHEN ELEVATION A ③
 SCALE: 1/2" = 1'-0"



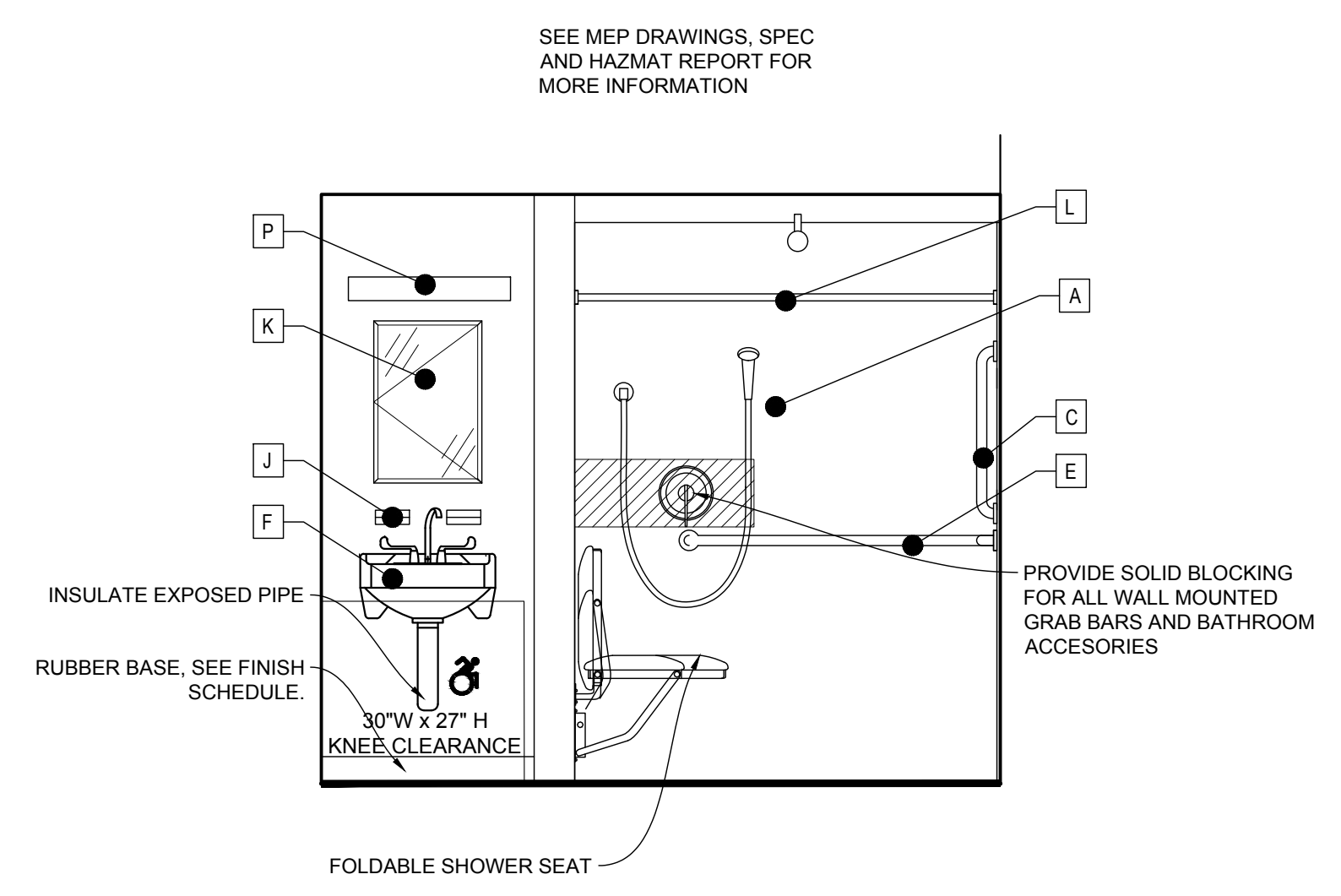
ADA KITCHEN ELEVATION B ⑤
 SCALE: 1/2" = 1'-0"



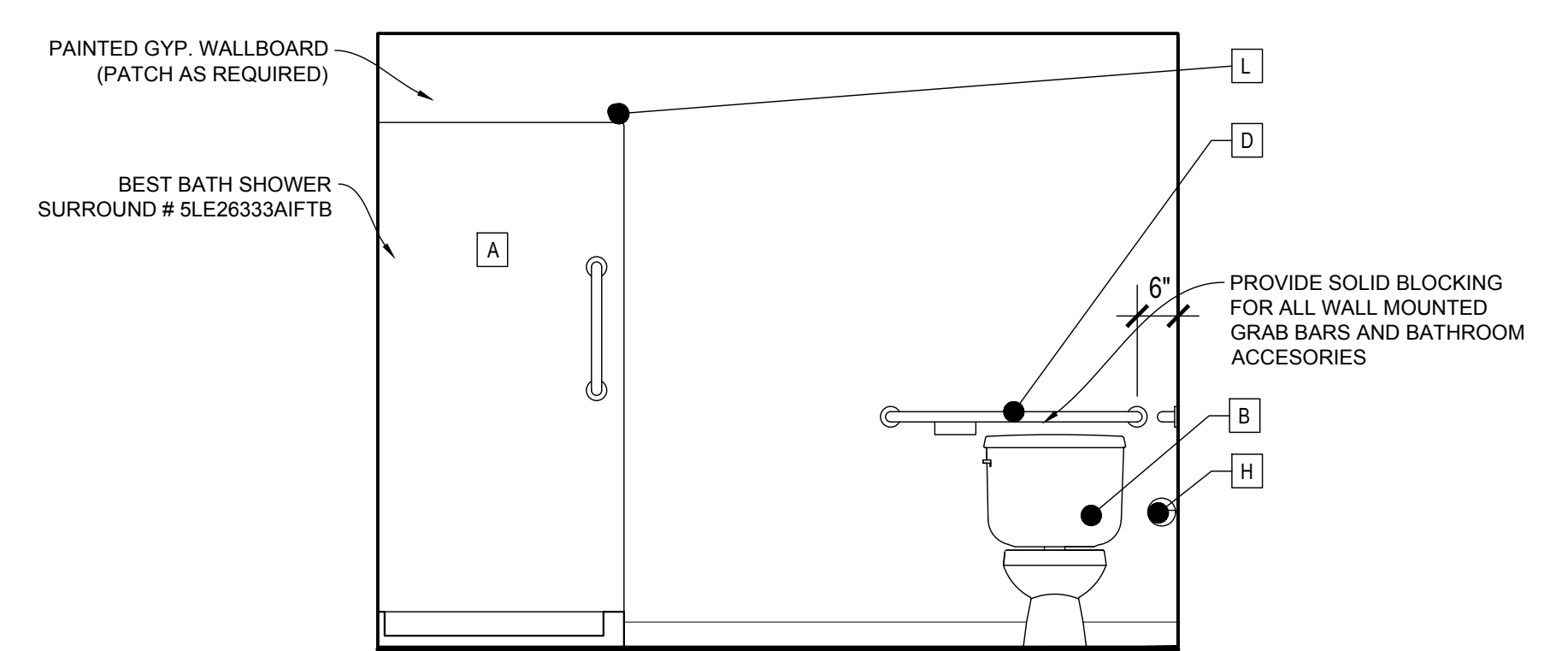
ADA KITCHEN ELEVATION C ④
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION A ③
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION B ②
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION C ①
 SCALE: 1/2" = 1'-0"

CRITICAL NEEDS IMPROVEMENTS AT:

McKENNA COURT
 WALLINGFORD HOUSING AUTHORITY

WALLINGFORD, CT
 McKENNA COURT

Sheet Description:

INTERIOR ELEVATIONS

Issue Dates: 3/25/19

Project #: 1929

Drawn By:

Sheet #:

A2.1

GENERAL NOTES:

COORDINATE OUTLETS WITH BACKSPLASH, TOP OF OUTLETS OVER THE COUNTERTOP TO BE 4" ABOVE FINISH FLOOR. SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

INTERIOR ELEVATION DIMENSIONS TAKEN TO FACE OF GYPSUM WALLBOARD

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD BEFORE ORDERING CABINETRY, TYP

IF FILLER EXCEEDS 3" INCREASE CABINETS TO NEXT SIZE

SEE ELECTRICAL DRAWINGS FOR PLUG AND SWITCH LOCATIONS

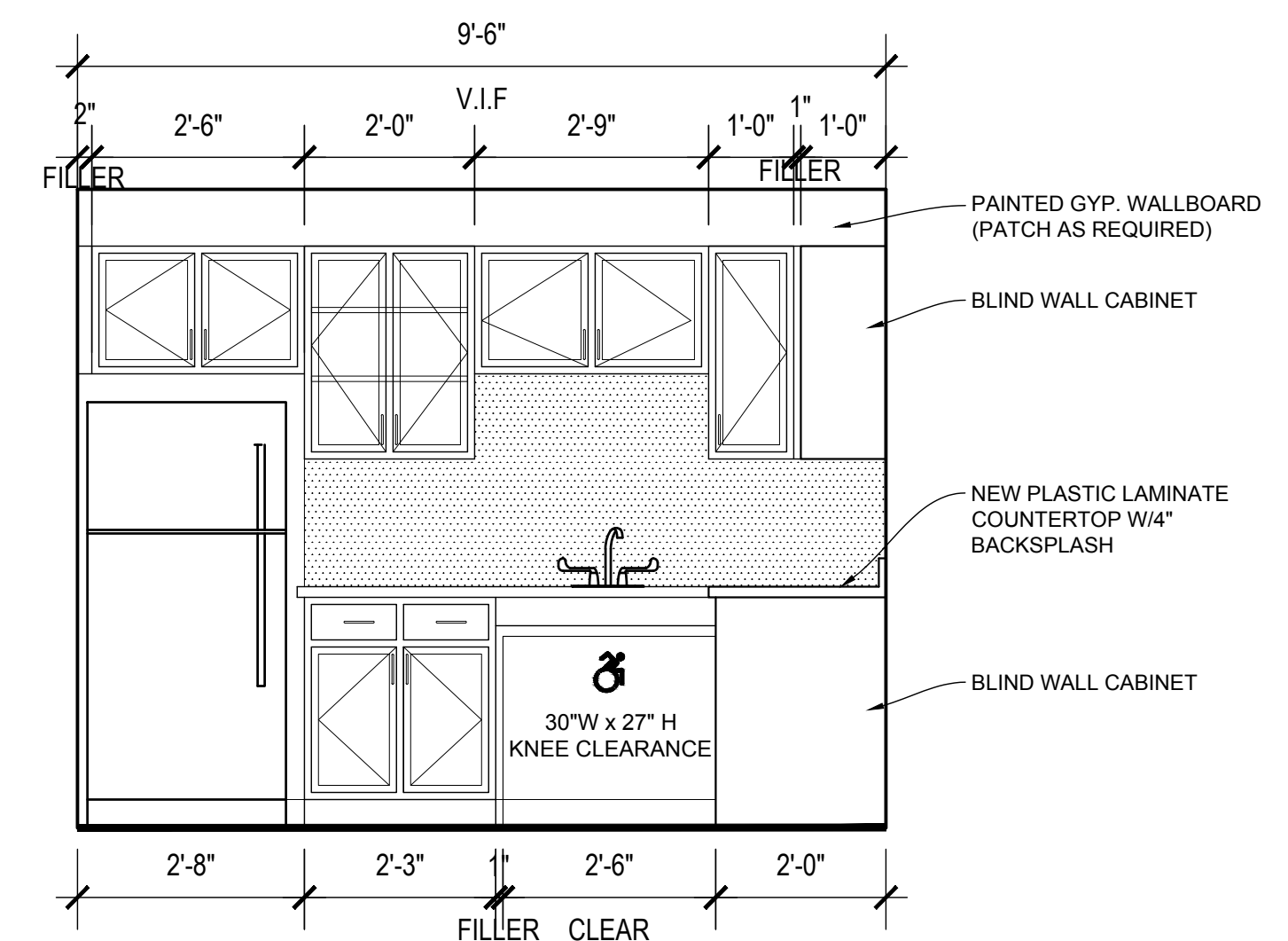
PAINT ALL KITCHEN AND BATHROOM WALLS AND DOOR AND WINDOW TRIM.

ALL EXPOSED END PANELS TO BE FINISHED

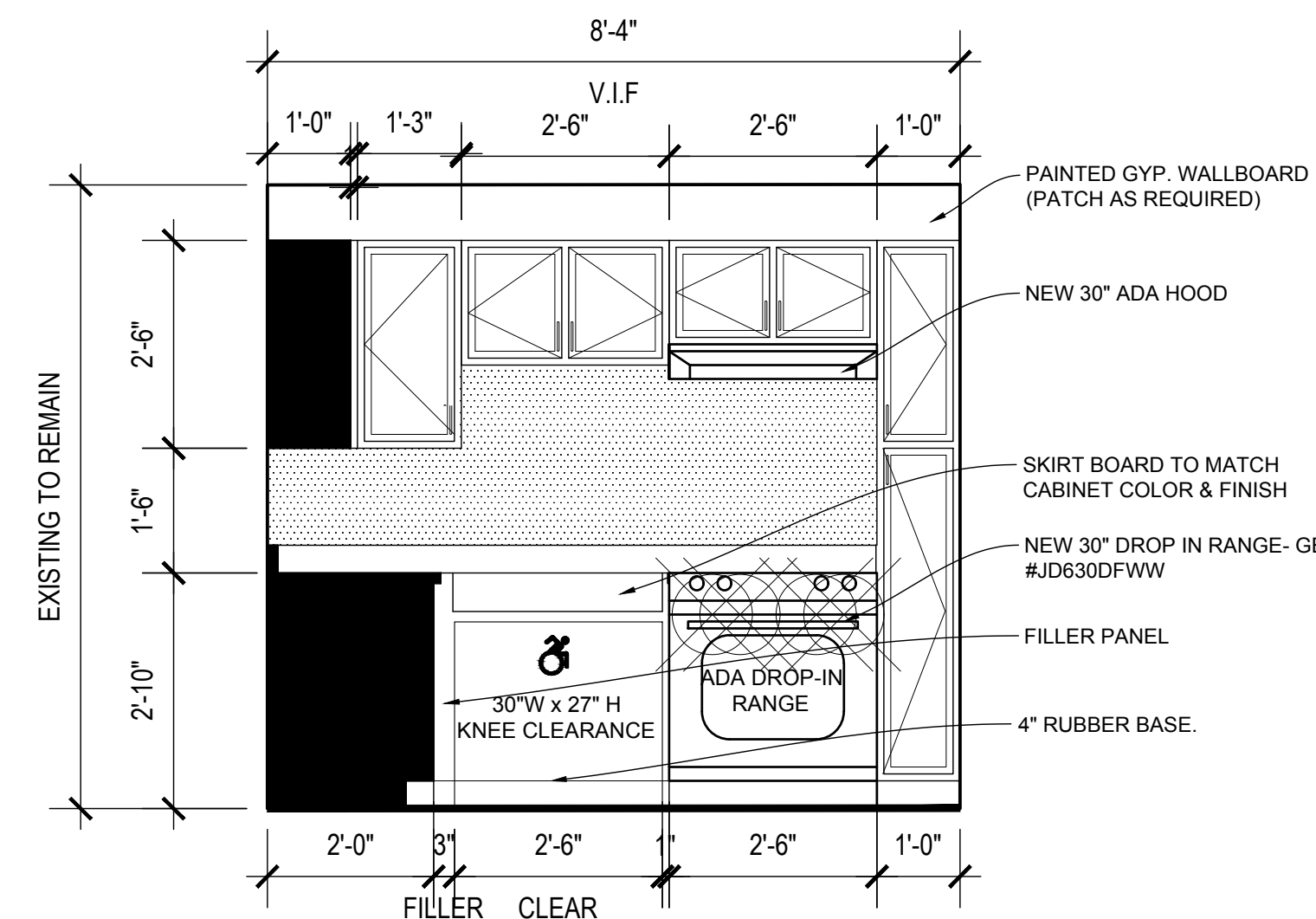
ALL APPLIANCES ARE TO BE NEW, COORDINATE DISPOSAL WITH TENANT/OWNER. GC TO CARRY ALL DISPOSAL COST.

BATHROOM FIXTURE LEGEND

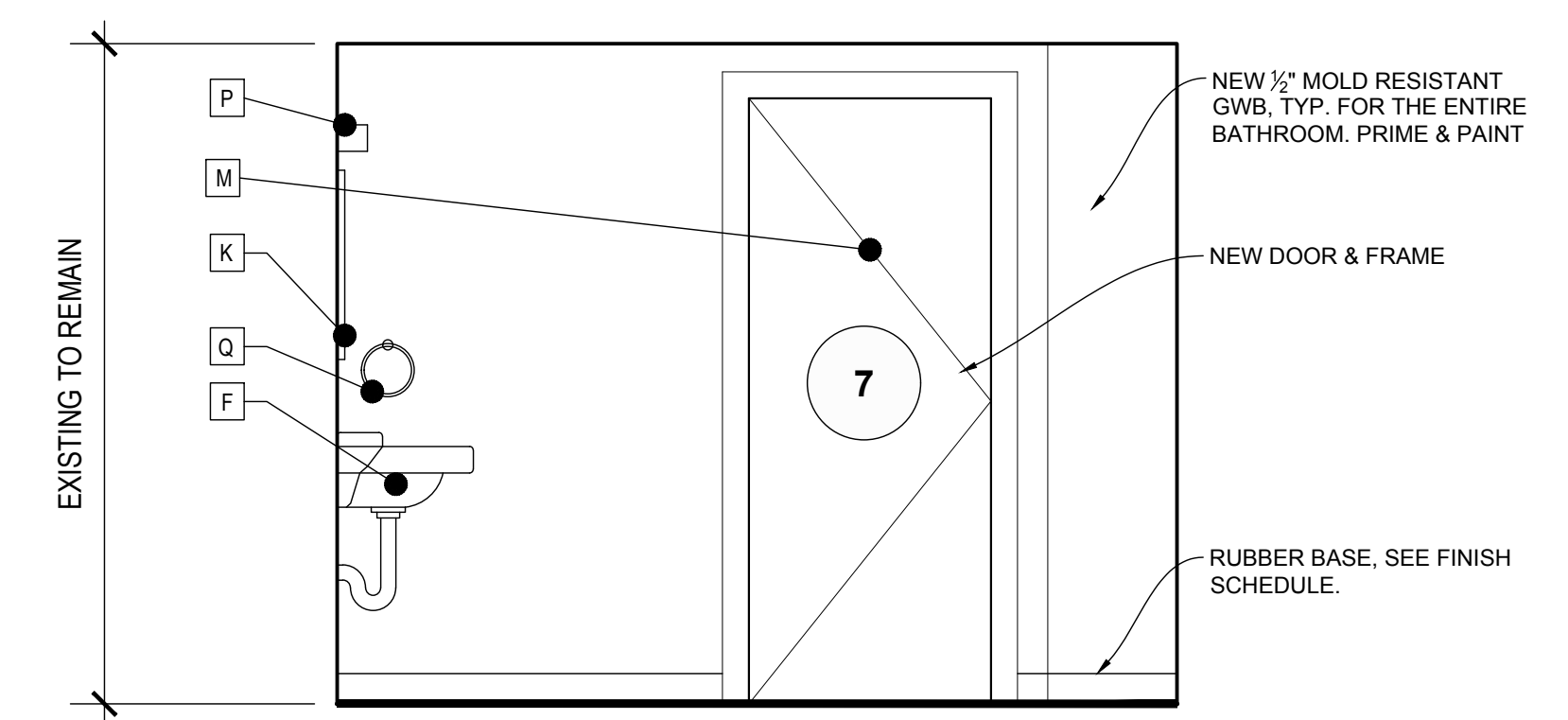
- A - BEST BATH SHOWER-MODEL# 5LE26333AIFTB
- B - COMFORT HEIGHT TOILET, SEE PLUMB. DWGS
- C - 18" VERTICAL GRAB BAR
- D - 36" GRAB BAR
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- Q - TOWEL RING



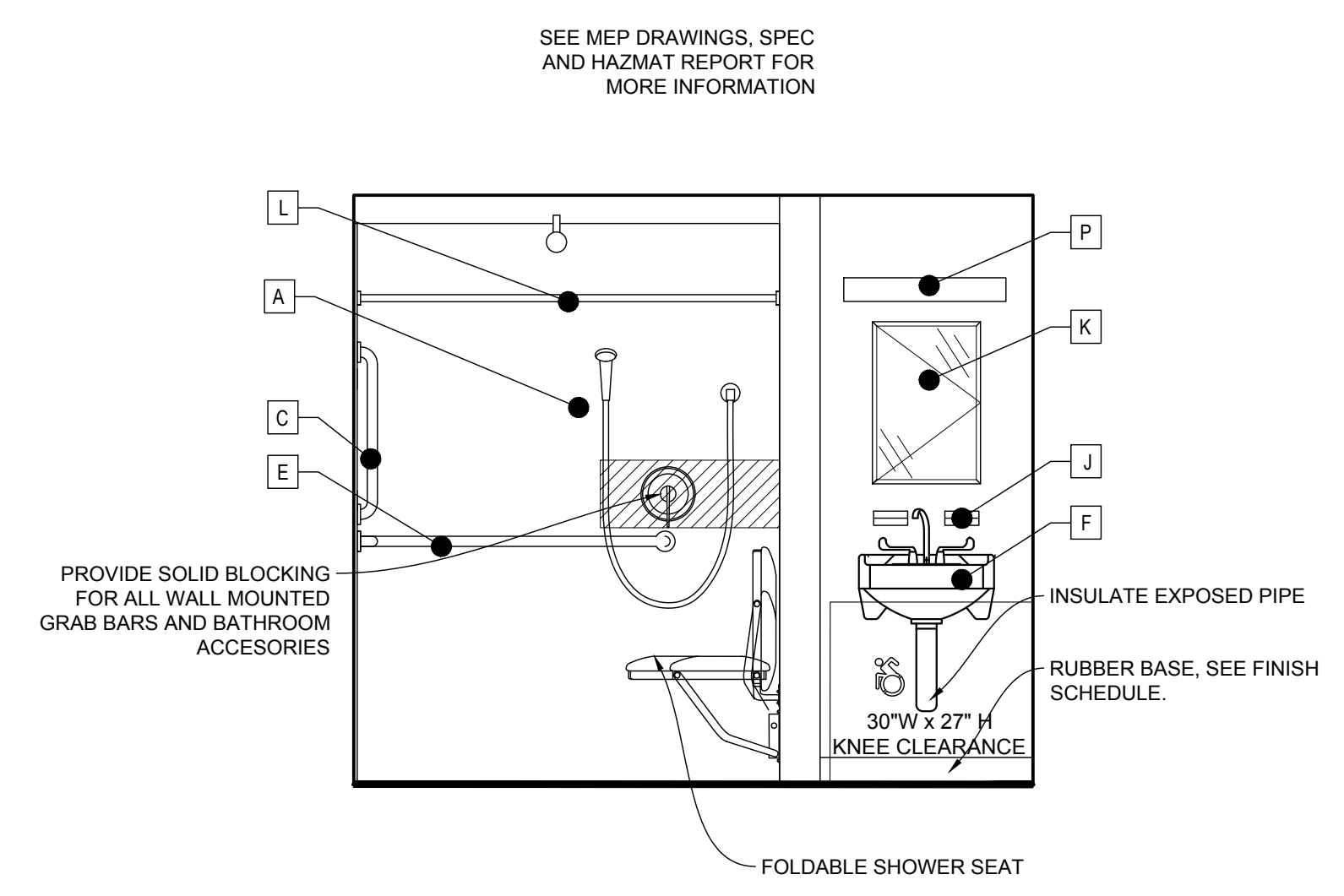
ADA KITCHEN ELEVATION A 5
 SCALE: 1/2" = 1'-0"



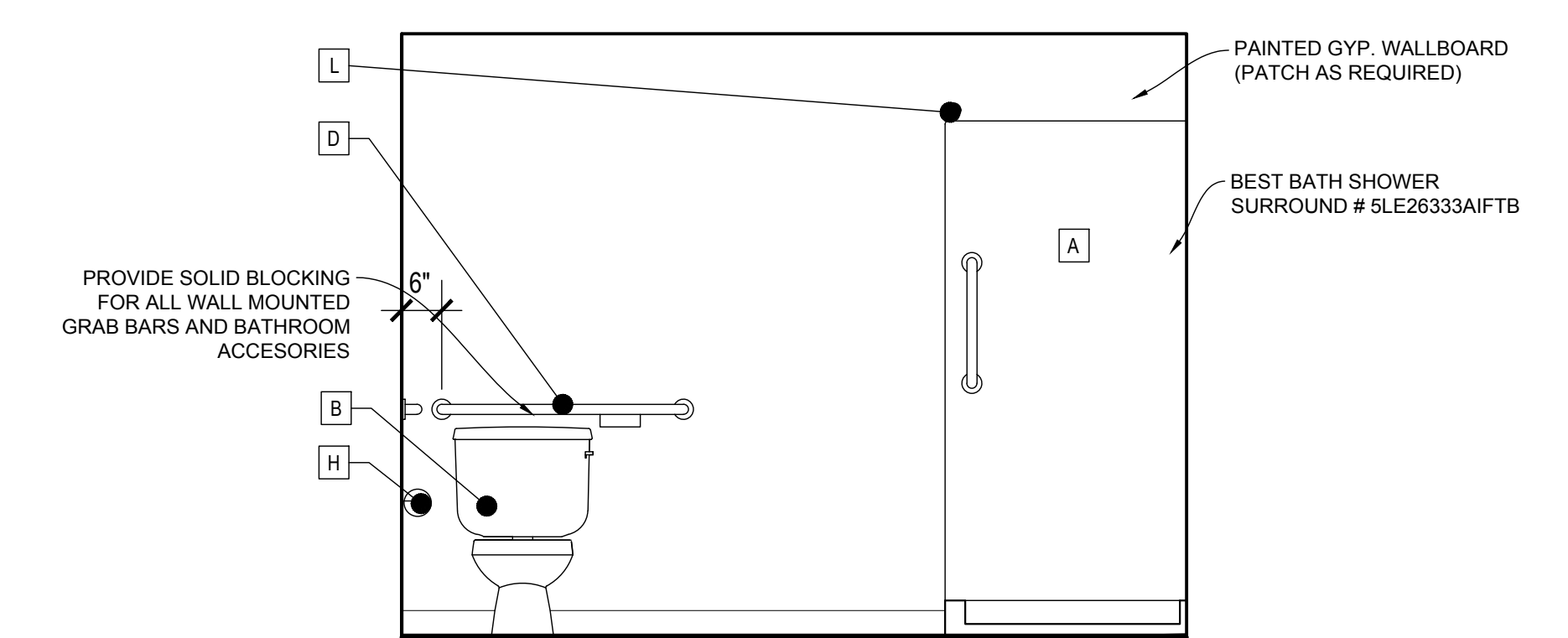
ADA KITCHEN ELEVATION B 4
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION A 3
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION B 2
 SCALE: 1/2" = 1'-0"



ADA BATHROOM ELEVATION C 1
 SCALE: 1/2" = 1'-0"

CRITICAL NEEDS IMPROVEMENTS AT:
 MCKENNA COURT
 WALLINGFORD HOUSING AUTHORITY
 WALLINGFORD, CT
 MCKENNA COURT

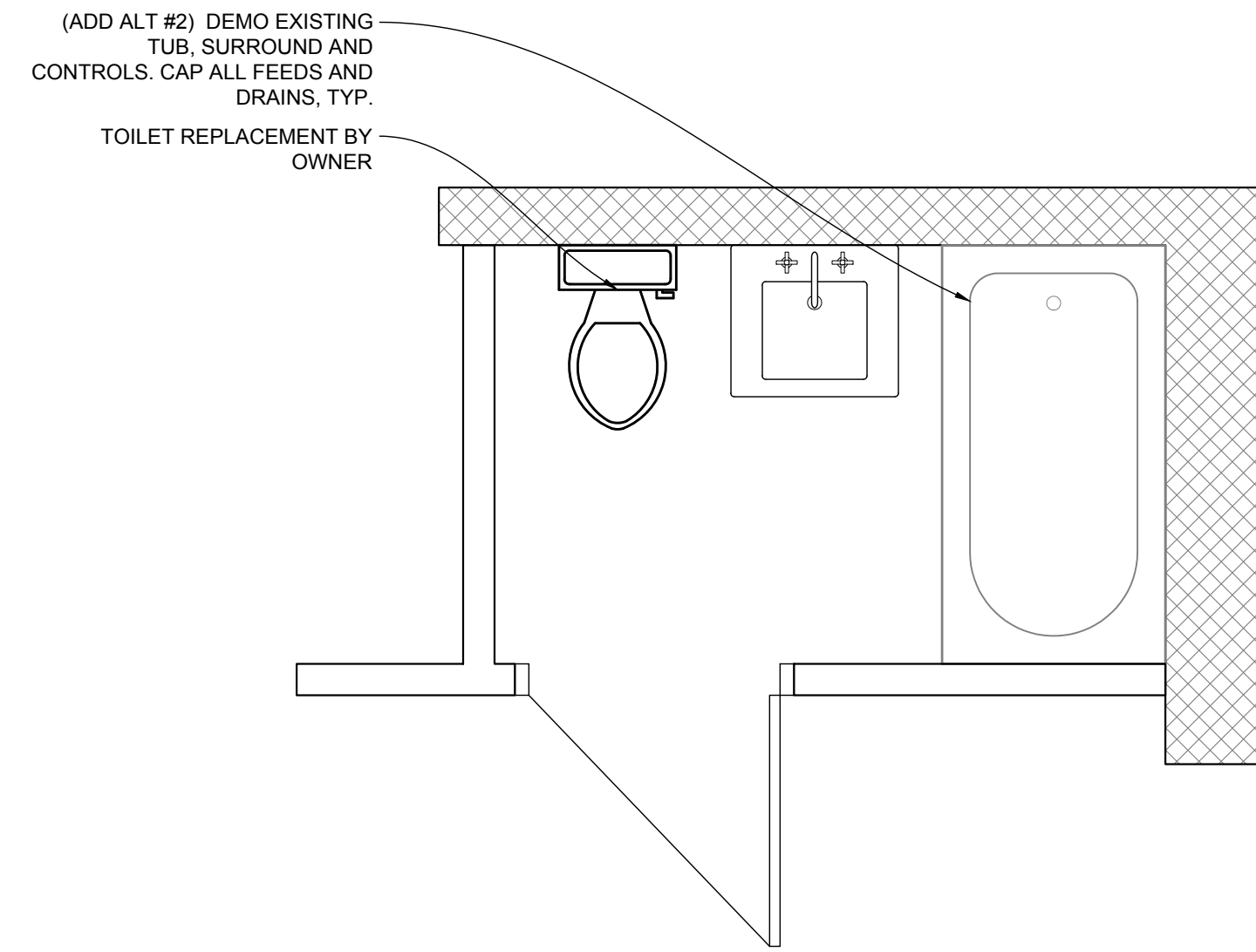
Sheet Description:
INTERIOR ELEVATIONS

Issue Dates: 3/25/19

Project #: 1929
 Drawn By:

Sheet #:

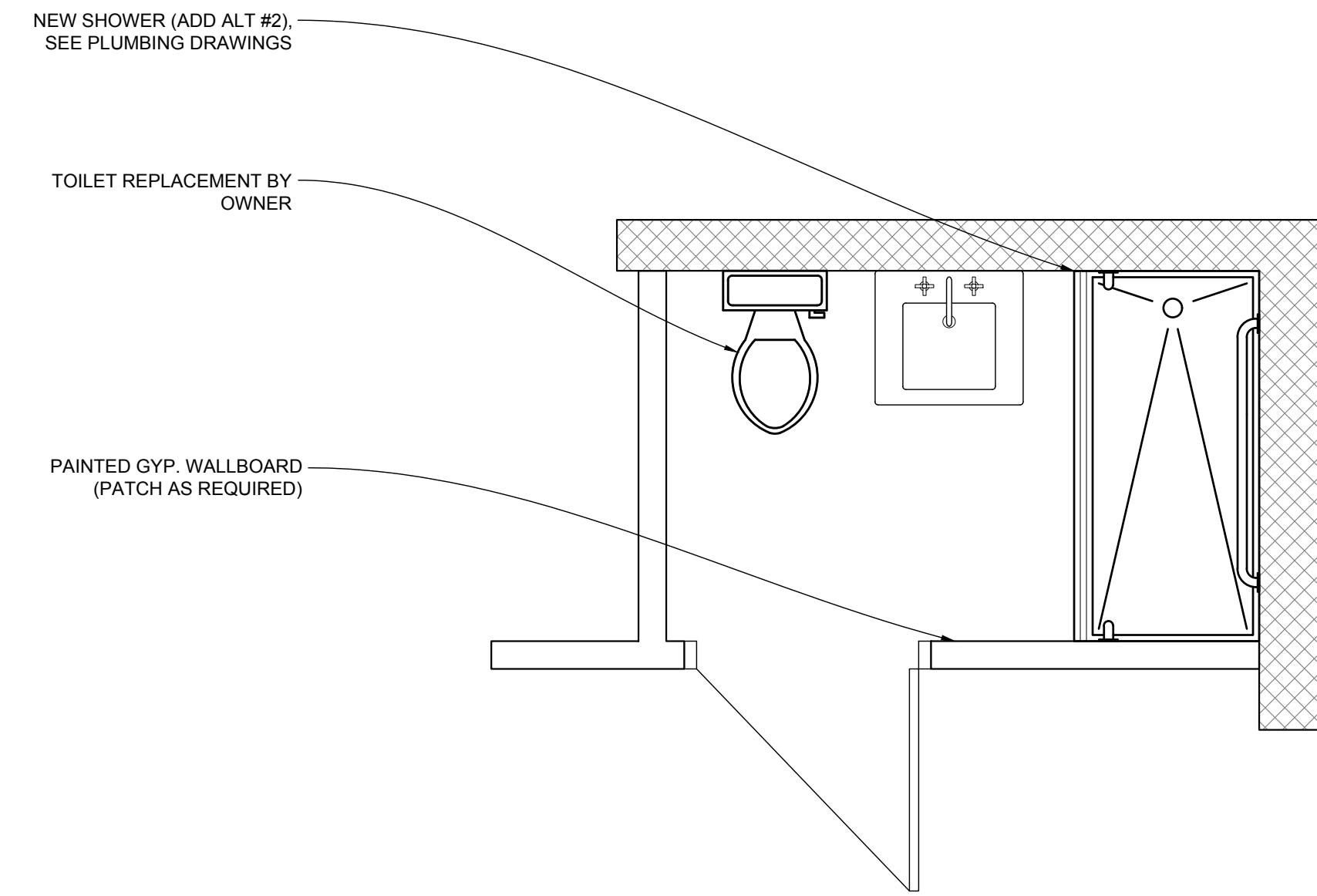
A2.2



STANDARD UNIT TUB DEMO

SCALE: 1/2" = 1'-0"

1



STANDARD UNIT TUB TO SHOWER REPLACEMENT

SCALE: 1/2" = 1'-0"

2

CRITICAL NEEDS IMPROVEMENTS AT:

MCKENNA COURT
 WALLINGFORD HOUSING AUTHORITY

MCKENNA COURT WALLINGFORD, CT

Sheet Description:

STANDARD UNIT
 TUB TO SHOWER
 (ADD ALT #2)

Issue Dates: 3/25/19

Project #: 1929

Drawn By:

Sheet #:

A3.0

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW ONLY

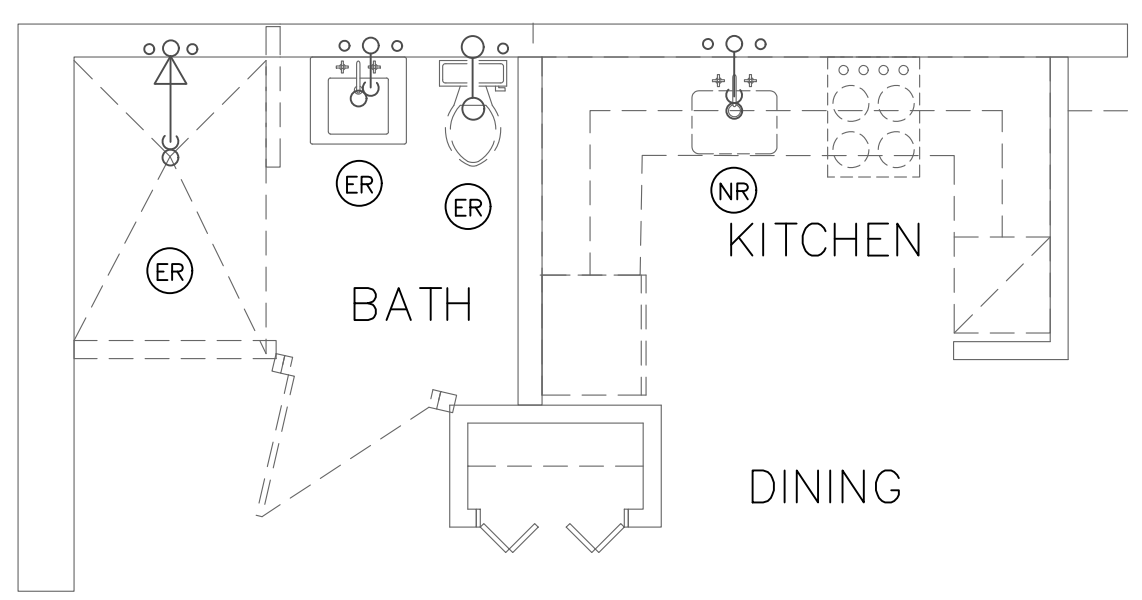
PROJECT DESCRIPTION FOR:
MCKENNA APT. REHAB
 CITY / TOWN
 STREET ADDRESS

Sheet Description:
**ADA APARTMENT
 UPGRADES -
 MECHANICAL &
 PLUMBING**

Issue Dates:
 Final Drawings - 03/29/2019

Project #: 19051
 Drawn By: RJC/DT
 Sheet #:

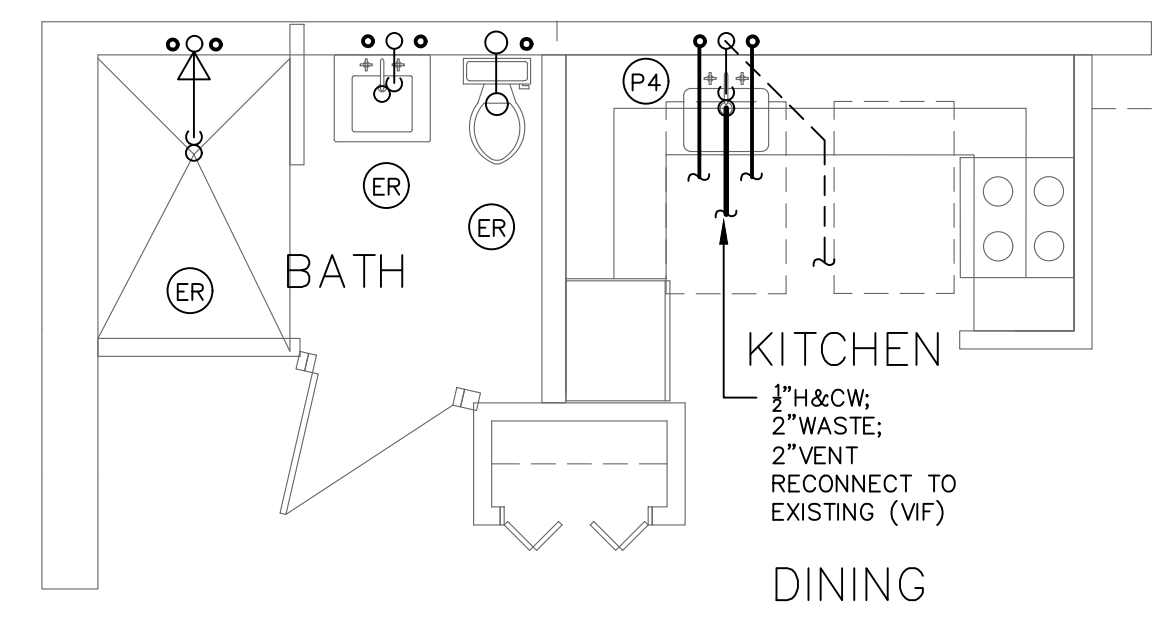
MP1.2



DEMO ADA UNIT (BLDGS. 1 & 2)

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

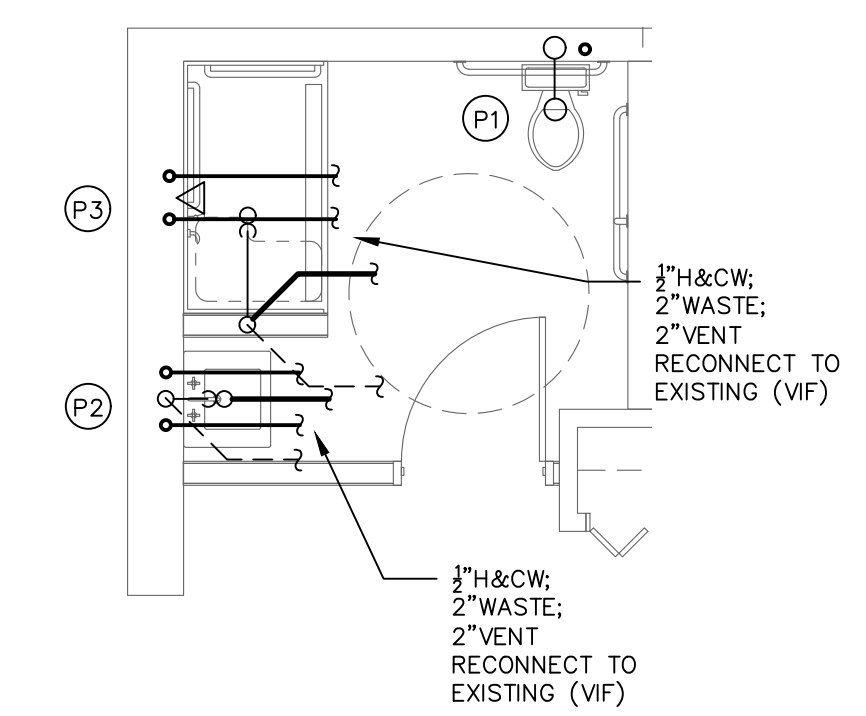
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PROPOSED ADA UNIT (BLDGS. 1 & 2)

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

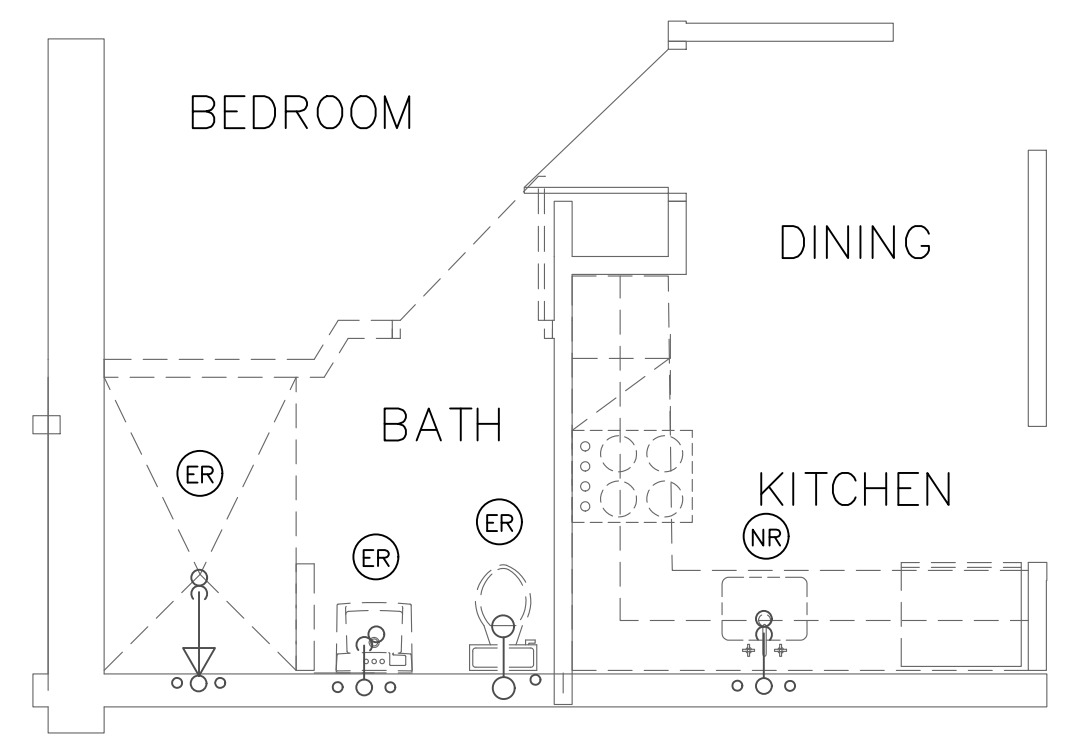
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ALT. BATHROOM ADA UNIT (BLDGS. 1 & 2)

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

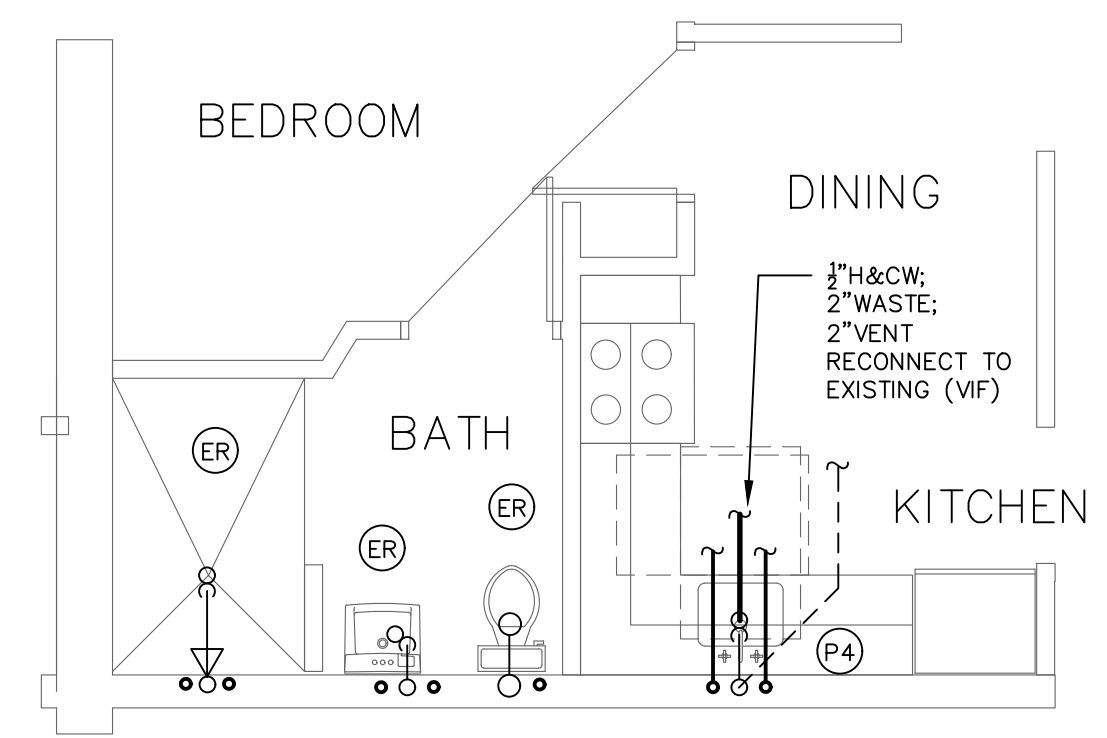
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DEMO ADA UNIT (BLDGS. 1 & 2)

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

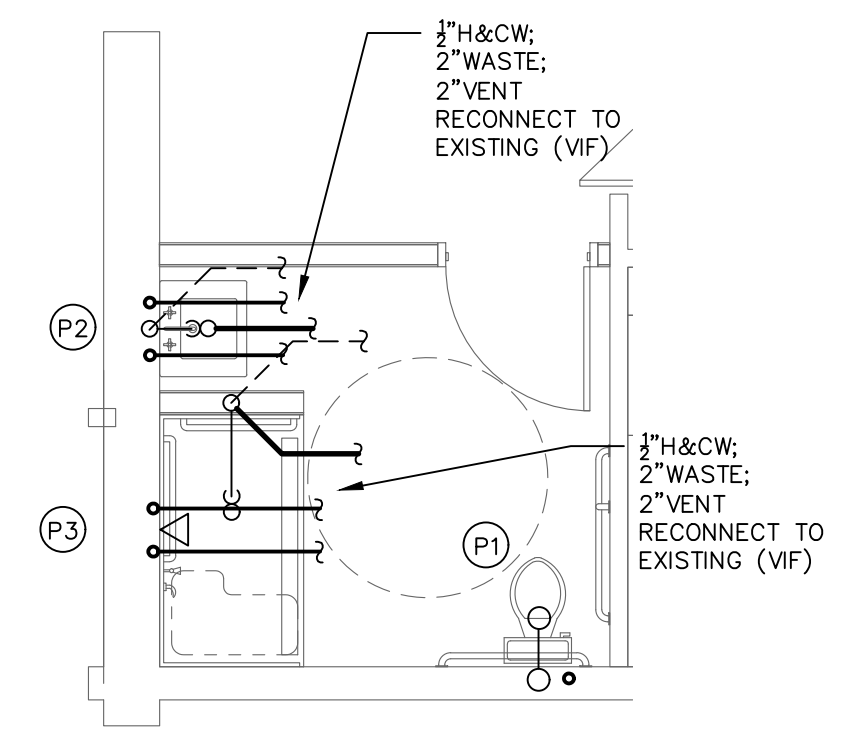
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PROPOSED ADA UNIT (BLDGS. 1 & 2)

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

5



ALT. BATHROOM ADA UNIT (BLDGS. 1 & 2)

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

6

DEMOLITION NOTES:
 1. REMOVE ALL EXISTING PLUMBING FIXTURES AS NOTED ON PLAN.
 2. CUT BACK TO MAIN ALL REMAINING PIPING NOT BEING REUSED; CAP PIPING BELOW SLAB, BEHIND WALL OR ABOVE CEILING AS IT OCCURS; CONTRACTOR TO ASSURE CONTINUITY OF THE PLUMBING LINES TO THE REMAINING FIXTURES.

LEGEND

ER	EXISTING TO REMAIN
NR	NEW TO REPLACE EXISTING

FIXTURE SCHEDULE

P1	FIXTURE: "Kohler", Highline, Comfort Height, Class Five Elongated Toilet, Model #K-3658 Vitreous china, 16 1/2" Comfort Rim Height, 1.28 Gal. flush, Elongated bowl, Floor mounted, Floor outlet. Provide Braided supplies, stops & escutcheons. Fixture is ADA Compliant. Seat: "Olsonite" #44 Elongated bowl, closed front seat with cover.
P2	FIXTURE: "Kohler", Soho, Wall mounted lavatory, Model #K-2054, Vitreous china, 4" center holes, concealed arms. Provide with wall carrier, Braided supplies, stops & escutcheons, 1 1/4" 17ga chrome P-trap, Front overflow, 22"x19 3/4" size. Undersink protection by "TRUEBRO LAV GUARD" Model #103. Trim: "Symmons" Model #S-20-2-W--5, 6" Lever chrome finish faucet with pop-up assembly, vandal resistant 1/2 GPMerator. Fixture is ADA Compliant.
P3	FIXTURE: "Best Bath", GelCoat Multi-piece ADA Roll-in Shower with tile finish. Model #5LES2633A1FTB, size OD 34"x63"x79 1/4". Trim: "SYMMONS" ORIGINS Model #S-9600-PLR-X. Pressure balanced valve with chrome finish lever handle, integral check stops, hose & spray, slide bar and vacuum breaker. Fixture is ADA Compliant.
P4	FIXTURE: "Elkay", ADA CR Series Countertop Single Bowl Sink Model GEGR2521-3-R, Self-rimming, Stainless Steel. Provide braided supplies, stops & escutcheons, 1 1/2" 17ga chrome P-trap. Insulate exposed hot & cold water and P-trap piping below with Truebro Model #103 insulation kit. Trim: "SYMMONS" Model #S-23-1-W, 6" Single lever chrome finish kitchen faucet, 8 3/4" swing spout with swivel spray aerator, Polished chrome finish, 2.2 GPM flow.

SCHEDULE OF SIZING FOR ROUGHING FOR PLUMBING FIXTURES

WATER CLOSET- TANK TYPE	1/2" CW	3" S	2" V
LAVATORY SINK	1/2" H & CW	1-1/2" W	1-1/2" V
KITCHEN SINK	1/2" H & CW	1-1/2" W	1-1/2" V
SHOWER	1/2" H & CW	2" W	1-1/2" V

NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW ONLY

PROJECT DESCRIPTION FOR:
MCKENNA APT. REHAB
 CITY / TOWN
 STREET ADDRESS

Sheet Description:
**TYPICAL ADA UNIT
 KITCHEN AND BATH
 FLOOR PLAN**

Issue Dates:
 Final Drawings - 03/29/2019

Project #: 19051
 Drawn By: RJC

Sheet #:
P2.1

- PLUMBING NOTES:** NOTES PERTAIN TO ALL DRAWINGS
1. ALL WATER PIPING TO BE WITHIN THE HEATED ENVELOPE OF BUILDING. ALL BRANCH PLUMBING WATER PIPES TO HAVE STOP AND WASTE VALVES.
 2. PIPING AS SHOWN IS ONLY DIAGRAMMATICALLY PRESENTED; CONTRACTOR IS TO COORDINATE WITH OTHER TRADES AND NEW STRUCTURAL ELEMENTS.
 3. ALL PENETRATIONS OF RATED ASSEMBLIES TO BE SEALED WITH APPROVED FIRE RATED CAULK; FIRE PENETRATION SYSTEMS SHALL MEET THE UL LISTING FOR EXISTING WALL OR FLOOR CONSTRUCTION.
 4. PROVIDE ACCESS DOORS AS NEEDED FOR ALL SHUT-OFF VALVES AND COMPONENTS NEEDING ACCESS; COORDINATE WITH GENERAL CONTRACTOR.
 5. SEE ARCHITECTURAL DRAWINGS FOR FIXTURE MOUNTING HEIGHTS.
 6. INSULATE EXPOSED PIPING BELOW HANDICAP LAVATORIES AND SINKS.
 7. ALL FIXTURE WATER TERMINATIONS TO BE COPPER & THROUGH THE WALLS (UNLESS ON AN EXTERIOR WALL, THEN THROUGH FLOOR TO BE PERMITTED) AND HAVE ESCUTCHEON PLATES. ROUGH OPENINGS TO BE FILLED WITH EXPANDING FOAM SO CAVITY IS COMPLETELY SEALED BEHIND ESCUTCHEONS.
 8. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD ALL LOCATIONS AND SIZE OF EXISTING MAIN SANITARY AND WATER PIPING BEING TIED INTO AND VERIFY CONTINUITY, CONDITION AND PROPER SIZE. IF PIPING DOES NOT CONFORM TO ALL CONDITIONS THEN THE ARCHITECT & ENGINEER IS TO BE NOTIFIED; ALL BRANCH WASTE PIPE, "P" TRAPS AND HOT-COLD WATER CONNECTION PIPING TO FIXTURES IS TO BE REPLACED WITH NEW.

- FIXTURE SCHEDULE**
- (P1) FIXTURE: "Best Bath", Fiberglass five piece Shower. Model #SLRS6030. size OD 31"x60"x82.25".
 Trim: "SYMMONS" ORIGINS Model #S-9603-PLR-X. Pressure balanced valve with chrome finish lever handle, integral check stops, hose & spray, slide bar and vacuum breaker. Fixture is ADA Compliant.

LEGEND

•ER	EXISTING TO REMAIN
•RE	REMOVE EXISTING

- DEMOLITION NOTES:**
1. REMOVE ALL EXISTING PLUMBING FIXTURES AS NOTED ON PLAN.

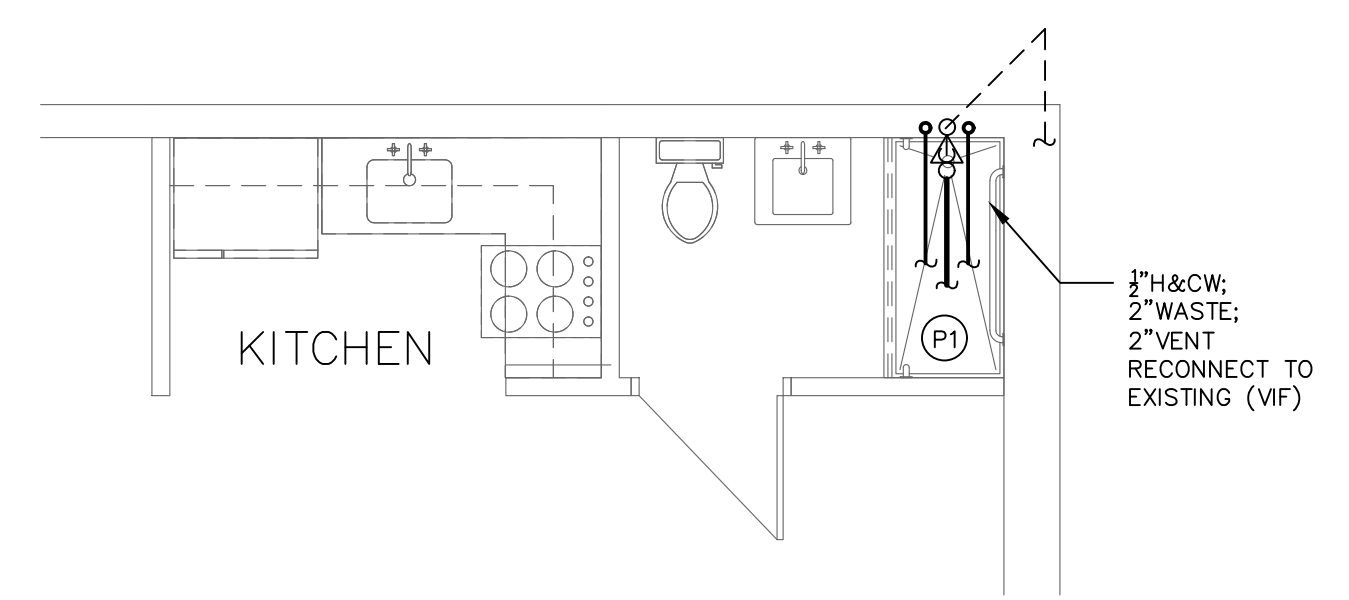
SCHEDULE OF SIZING FOR ROUGHING FOR PLUMBING FIXTURES

SHOWER	1/2" H & CW	2"W	1-1/2"V
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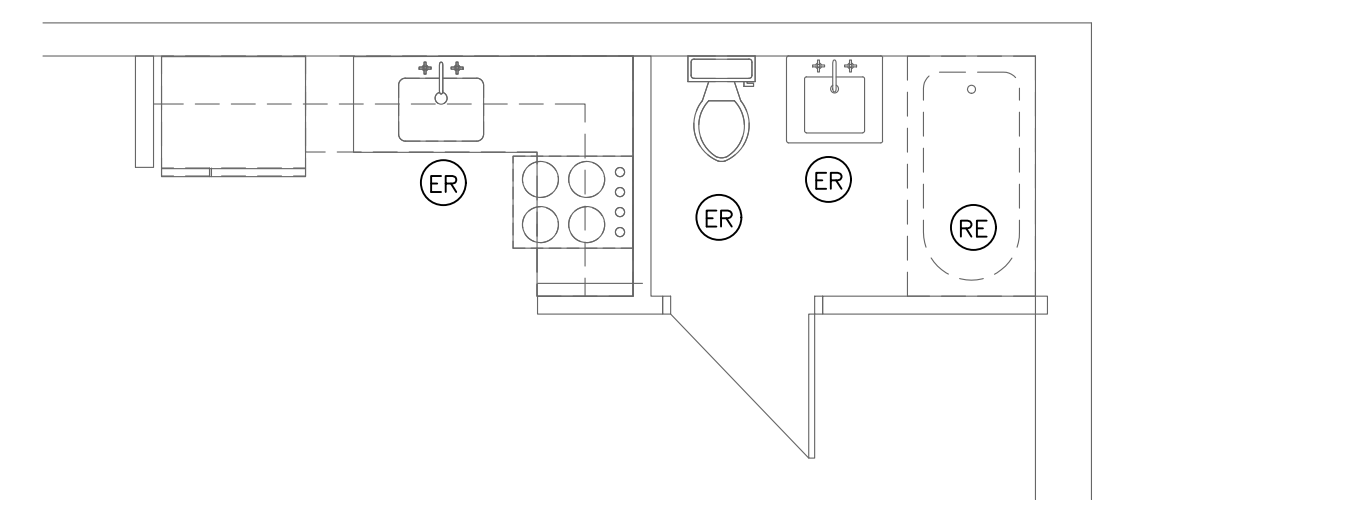
SYMBOL LIST

• ———	COLD WATER PIPE (CW)
• - - - - -	HOT WATER PIPE (HW) (110°F)
• - - - - -	HOT WATER RECIRCULATION PIPE (HWR) (110°F)
• - - - - -	HOT WATER PIPE (140°F)
• - - - - -	HOT WATER CIRCULATION PIPE (140°F)
• — S —	SANITARY PIPE (BROKEN LINE IS BELOW FLOOR)
• — ST —	STORM PIPE
• — EMST —	EMERGENCY STORM PIPE
• - - - - -	VENT PIPE (V)
• — CD —	CONDENSATE / DRY PIPE
• —>	DIRECTION OF FLOW
• WCO —	WALL CLEANOUT
• — —	CHECK VALVE
• W.S.	WASTE STACK
• V.S.	VENT STACK
• S.S.	SOIL STACK
• V.T.R.	VENT THROUGH ROOF
• — —	GATE VALVE
• — —	BALL VALVE
• — G —	GAS PIPE
• — —	GAS SHUT OFF
• — —	BACKFLOW PREVENTER
• — —	PRESSURE REDUCING VALVE
• — —	BALANCING VALVE
• H.B. +	HOSE BIBB (NON-FREEZE WHEN INDICATED)
• F.D. —	FLOOR DRAIN
• FCC —	FLOOR CLEANOUT
• FCCO —	FINISH GRADE CLEANOUT
• (VF)	VERIFY IN FIELD

- PLUMBING SPECIFICATION NOTES**
- A. IPC – International Plumbing Code 2015 with CT. Supplements.
 B. All plumbing equipment, materials and accessories necessary to complete the plumbing system as shown on drawings and described, or as required to put the system in operation, are a part of this Contract.
 C. The plumbing system for the building shall consist of, but not be limited to, the following:
 1. A complete gravity sanitary system to be connected into existing site sanitary system.
 2. A complete vent pipe system.
 3. A complete cold water piping system to fixtures & hot water equipment.
 4. The insulation of piping, as hereinafter described.
 D. Soil, waste, and vent branch piping installed above floor slab in walls shall be plastic pipe type "PVC" Schedule 40 with fittings. Joints to be solvent-cemented. Soil & waste piping installed below floor slab shall be plastic pipe type "PVC" Schedule 40 with fittings. Joints to be solvent-cemented. (Contractor to use plenum rated materials as required.)
 E. Hot and cold water piping shall be hard drawn copper tubing Type "L". Joints to be 95-5 solder.
 F. Piping shall be supported from the building structure by means of approved hangers and supports. Pipeline shall be supported to maintain required grading and pitching of lines to prevent vibration and to secure piping in place, and shall be so arranged as to provide for expansion and contraction. The maximum spacing to be 4 feet.
 G. Valves shall be Crane, Jenkins, Red & White or Nibco, all branch mains to be valved, typical located (not all) shown on Drawings.
 H. All insulation and covering on pipe and tubing to meet the IBC2015 Section for flame spread index.
 I. Hot Water Lines: All hot water pipes shall be insulated with closed cell elastomeric insulation, 3/4" thick, as manufactured by Armstrong Corporation, Johns-Manville, or approved thermal equal.
 J. Cold Water Lines: All cold water pipes, including horizontal and vertical runs, shall be insulated with closed cell elastomeric insulation, 1/2" thick, with factory applied vapor barrier jacket, as manufactured by Armstrong Corporation, Johns-Manville, or approved thermal equal.
 K. Plumbing contractor shall furnish and install all fixtures in accordance with the Drawings and with the schedule.
 L. Where escutcheons are not furnished with plumbing fixtures, the plumbing contractor shall supply them.
 M. The Owner and the Architect shall be the final judges as to whether fixtures fulfill the requirements of the specifications and as to whether they are of a suitable quality.
 N. Plumbing contractor shall furnish, set and connect all fixtures and accessories shown and specified, including all necessary supports, connections, fittings and parts required to fully complete the plumbing installation.
 O. Test all drainage piping, including vents to a minimum of 10 feet head for 2 hours without leakage or any drop in water level.
 P. Test all hot and cold water piping hydraulically to 150 psig for 24 hours without leaks or loss of pressure.
 Q. Flush all piping to remove all dirt and debris before starting up any system.
 R. Perform disinfecting of domestic water piping system, as required by Code.

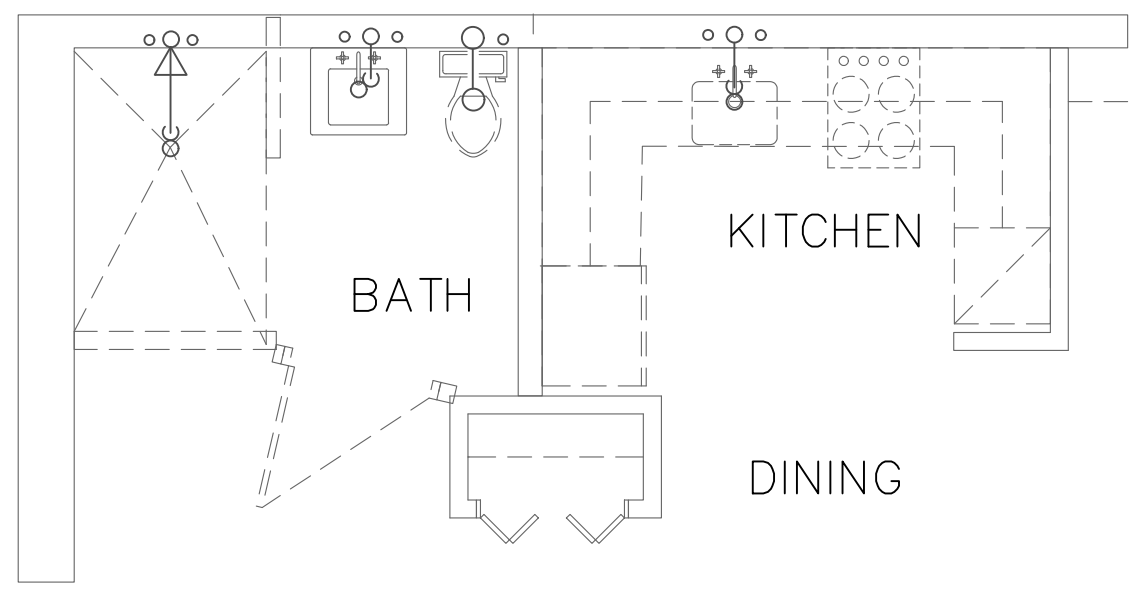


PROPOSED TYP. UNIT
 SCALE: 1/4" = 1'-0" 2



EXISTING TYP. UNIT
 SCALE: 1/4" = 1'-0" 1

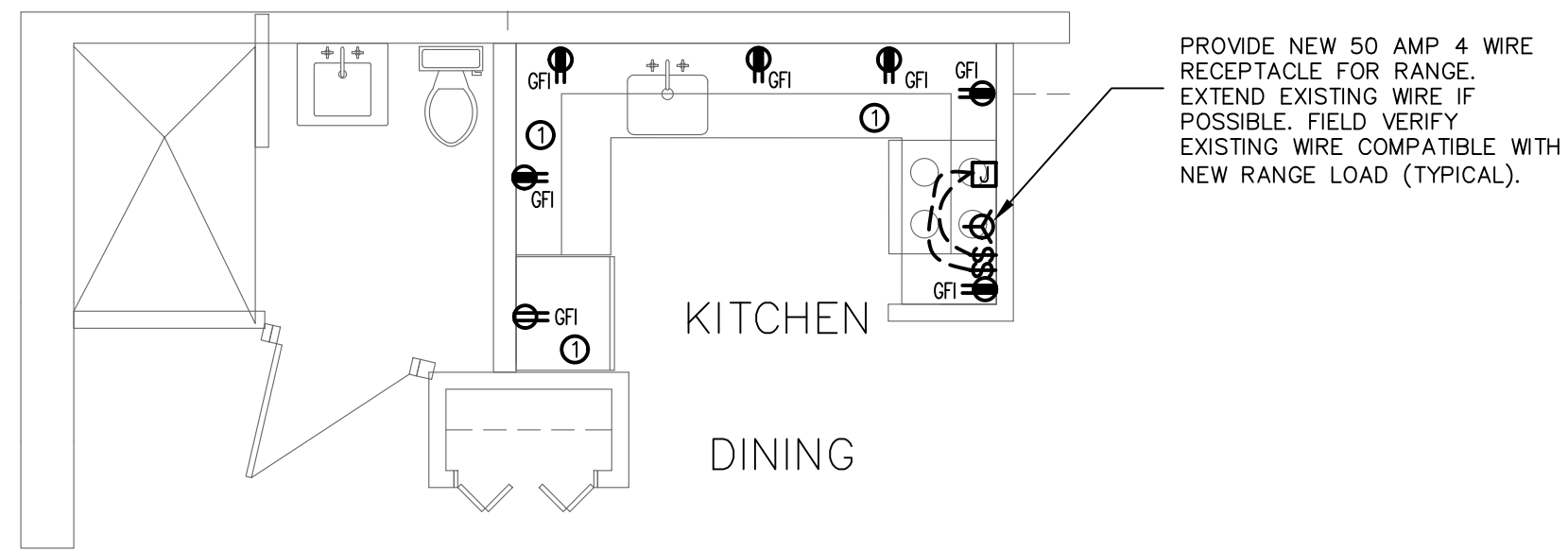
KEYED NOTES	
①	PROVIDE GFCI AND ARC-FAULT PROTECTION AS REQUIRED BY 2017 NEC. REFRIGERATOR ARC FAULT AND GFCI MUST BE ACCESSIBLE.



DEMO ADA UNIT (BLDGS. 1 & 2)

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

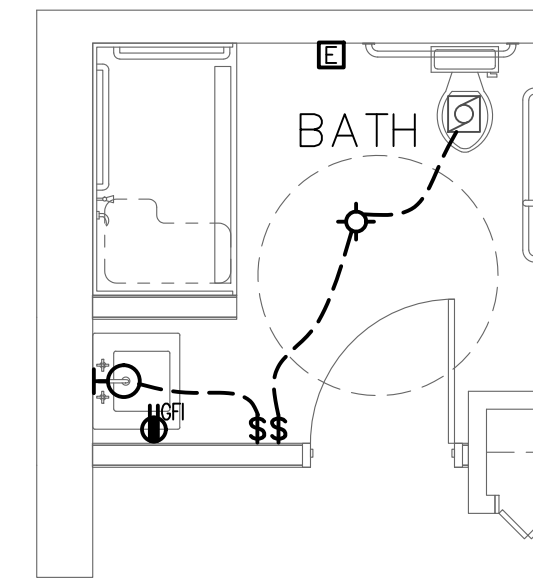
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PROPOSED ADA UNIT (BLDGS. 1 & 2)

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

2

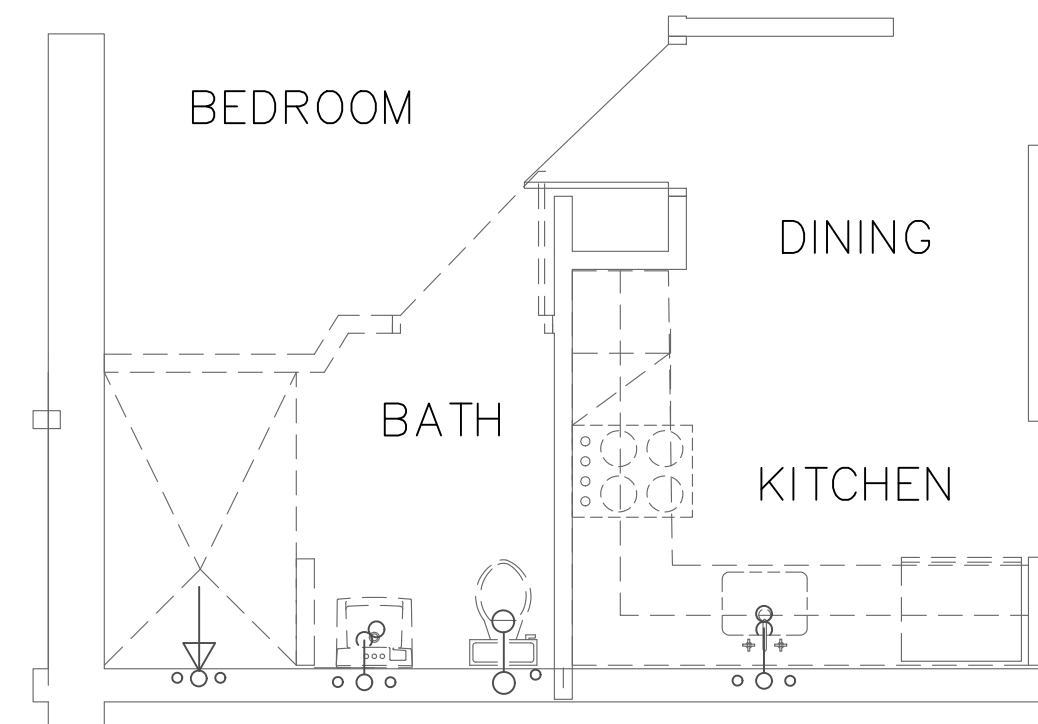


ALT. BATHROOM ADA UNIT (BLDGS. 1 & 2)

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

3

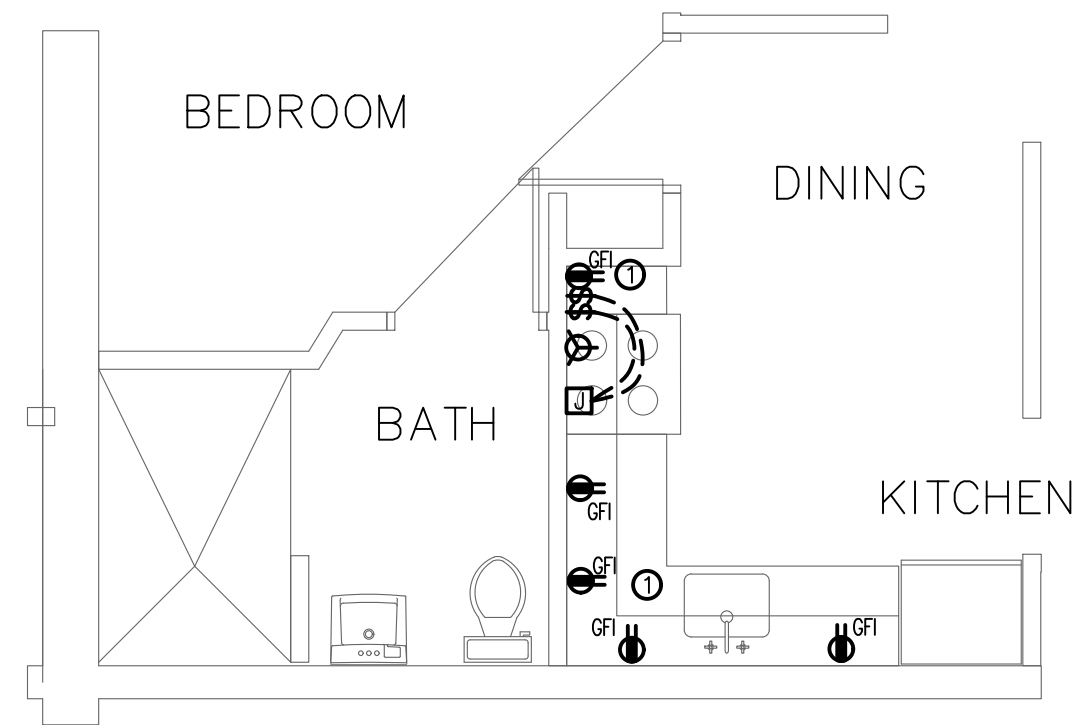
NOT FOR CONSTRUCTION
 ISSUED FOR REVIEW ONLY



DEMO ADA UNIT (BLDGS. 1 & 2)

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

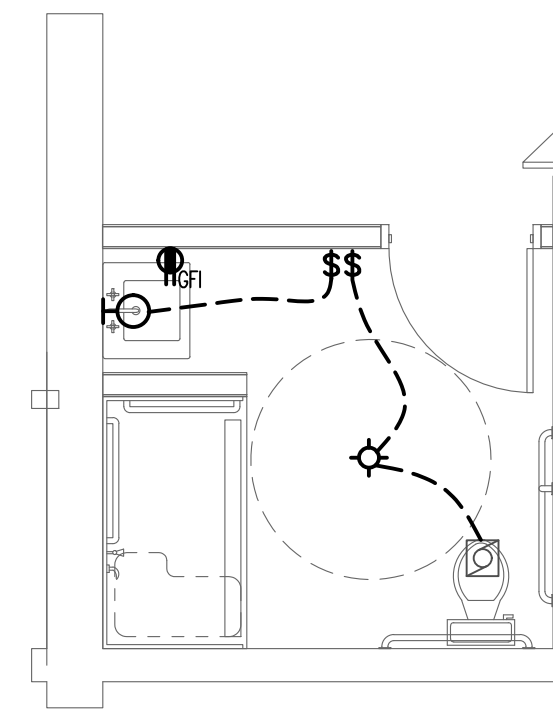
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PROPOSED ADA UNIT (BLDGS. 1 & 2)

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

5



ALT. BATHROOM ADA UNIT (BLDGS. 1 & 2)

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

6

PROJECT DESCRIPTION FOR:
MCKENNA APT. REHAB
 CITY / TOWN
 STREET ADDRESS

Sheet Description:

ADA APARTMENT
 UPGRADES -
 ELECTRICAL

Issue Dates:

Final Drawings - 03/29/2019

Project #:
19051

Drawn By:
SES

Sheet #:

E1.2