Ronald McDonald House

of Portland, Maine
250 Brackett Street
Portland, Maine 04102

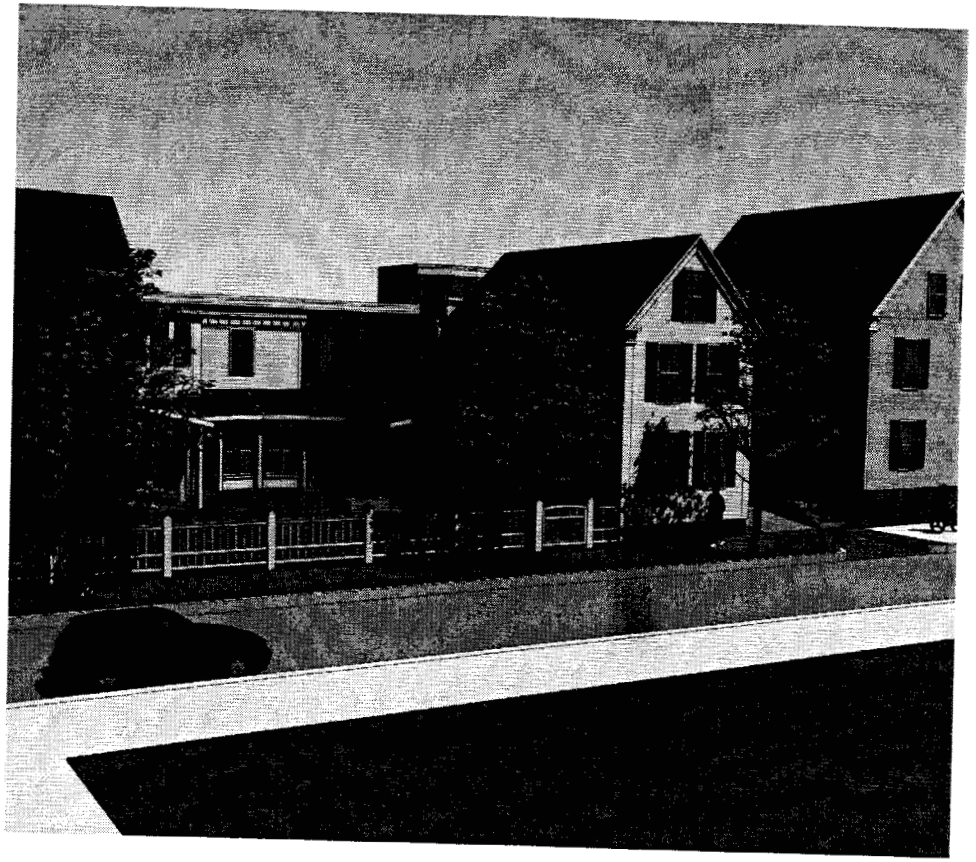
Owner:
Ronald McDonald House of Portland, Maine
250 Brackett Street
Portland, ME 04102
phone: 207 780-6262
fax: 207 780-0198
e-mail: execdir@rmhportlandme.org
web: www.rmhportlandme.org

Architect:
Scott Simons Architects
75 York Street
Portland, Maine 04101
phone: 207 772-4656
fax: 207 828-4656
e-mail: stephen@simonsarchitects.com
web: www.simonsarchitects.com

Structural Engineer:
Allied Engineering
1 Westbrook Common
Westbrook, ME 04092
tel: 207 854-8126
fax: 207 854-0603

Mechanical, Electrical & Plumbing Engineer:
Allied Engineering
1 Westbrook Common
Westbrook, ME 04092
tel: 207 854-8126
fax: 207 854-0603

DeLuca Hoffman Associates, Inc.
778 Main Street, Suite Eight
South Portland, ME 04106
tel: 207 775-1121
fax: 207 879-0896



ABBREVIATIONS

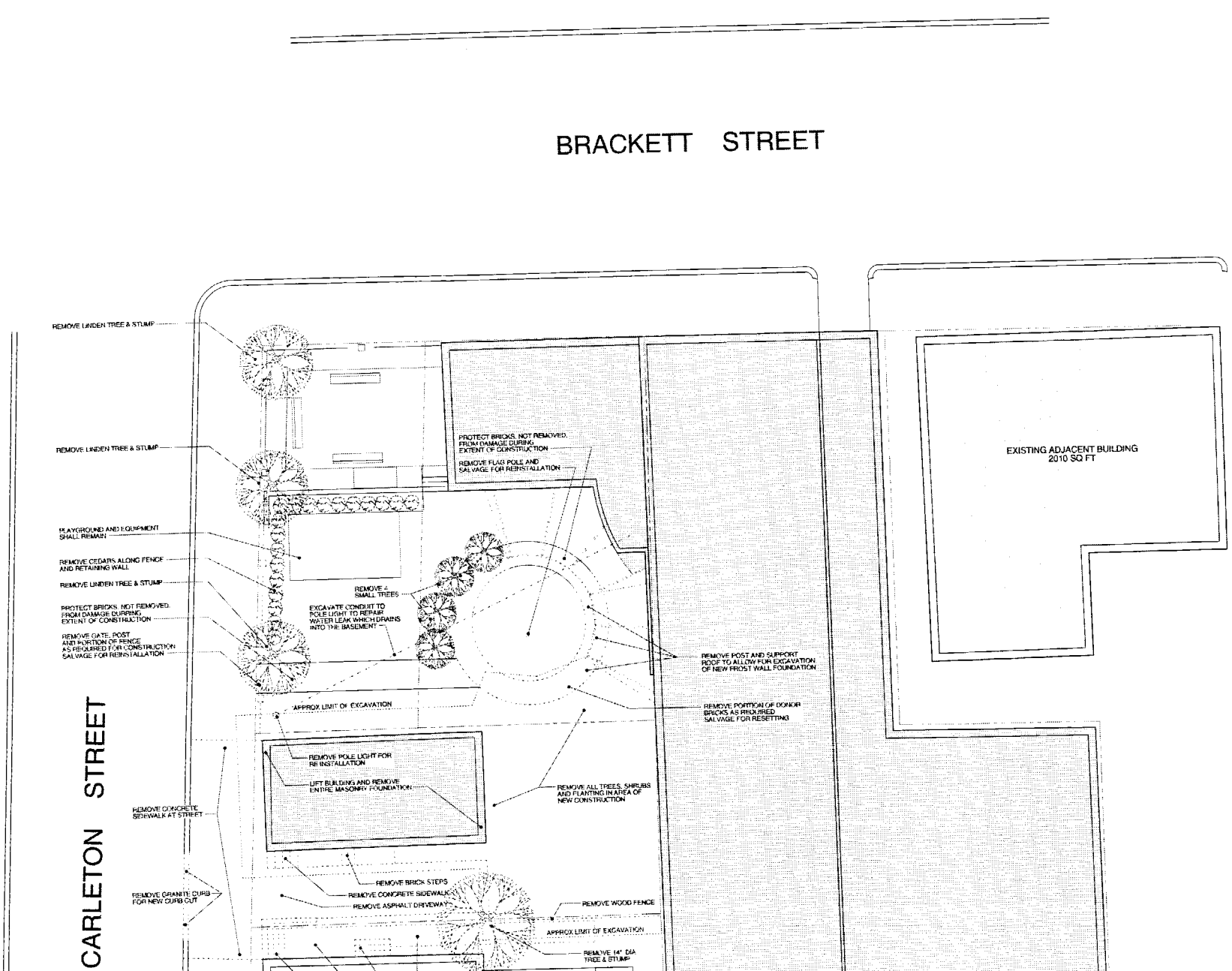
AB	ANCHORBOLT
ACT	ACOOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ACCESS PANEL
APV	ASPHALT PAVER
ARCH	ARCHITECT
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK
BR	BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTW	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CIRC	CIRCLE/CIRCULAR
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CORR	CORRUGATED
COORD	COORDINATED
CRS	COURSE
CT	CERAMIC TILE
CTW	CABLE TV (BROADBAND)
FCP	FIRE CONTROL PANEL
FE	FIRE EXTINGUISHER
FIN	FINISH
FL	FLOOR
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GR	GRANITE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HD	HIGH DENSITY
HR	HOUR
HC	HOLLOW CORE
HDWR	HARDWARE
HFS	HALF FULL SCALE
HGT	HEIGHT
HM	HOLLOW METAL
HO	HOLD OPEN
HORZ	HORIZONTAL
HTG	HEATING
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HW	HOT WATER
HYD	HYDRANT
INCL	INCLUDE/INCLUDING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATE/INSULATION
INT	INTERIOR
INV	INVERT
PART BD	PARTICLE BOARD
PC	PIECE
PL	PLATE
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNT	PAINT
POLY	POLYURETHANE
PREP	PREPARATION
PSF	POUNDS / SQUARE FOOT
PSI	POUNDS / SQUARE INCH
PT	PRESERVATIVE TREATED
PTD	PAINTED
PVMT	PAVEMENT
QT	QUART
R	RADIUS/RISER/RANGE
RD	ROOF DRAIN
REC	RECREATION
RECT	RECTANGLE
REF	REFERENCE
REQD	REQUIRED
REFR	REFRIGERATOR
REINF	REINFORCE/REINFORCING
RESIL	RESILIENT
REV	REVISE/REVISION
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
S	SOUTH/SINK
SAN	SANITARY
SC	SOLID CORE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR

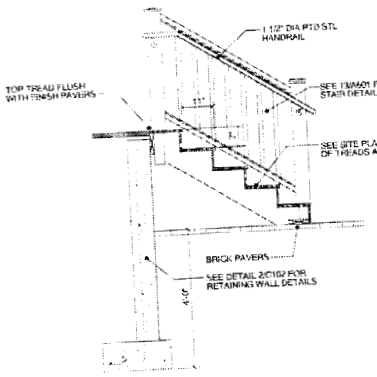
CODE & ZONING SUMMARY

BUILDING CODE: BOCA 1999
USE GROUP: R-1 HOTEL, MOTEL & BOARDING
TYPE OF CONSTRUCTION: TYPE 5 UNPROTECTED
MAX HEIGHT: 2 STORY AND 35'
MAX AREA: 14,400 SQ FT PER FLOOR
AUTOMATIC SPRINKLER: YES

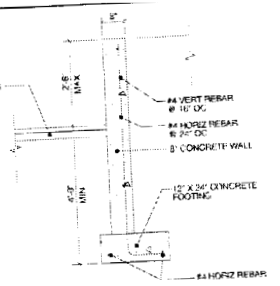
LIFE SAFETY CODE: 2003 NFPA 101
OCCUPANCY: NEW HOTEL & DORMITORY
CONSTRUCTION TYPE: TYPE V 000
EXISTING HOTEL: 15,196 SQ FT
ADDITION: 1,629 SQ FT
RENOVATION: 1,574 SQ FT
TOTAL AREA: 18,399 SQ FT

ZONING: PORTLAND ZONING ORDINANCE
DISTRICT: RESIDENTIAL (R-6) CONTRACT ZONE APPROVED
MAX HEIGHT: 37'-0 (45'-0 ALLOWED)
FRONT SETBACK: 0'-0 EXISTING (10' REQUIRED)
SIDE SETBACK: 0'-0 EXISTING (10'-0 REQUIRED)
REAR SETBACK: 3'-0 APPROVED (20'-0 REQUIRED)
CARLETON STREET SIDELOT
MAX LOT COVERAGE: 75% APPROVED (80% ALLOWED)

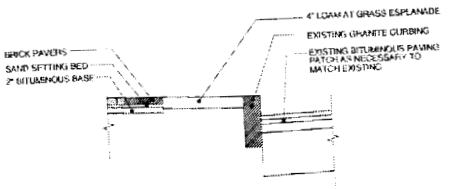

BRACKETT STREET
CARLETON STREET
EXISTING ADJACENT BUILDING
2010 SQ FT
REMOVE LINDEN TREE & STUMP
REMOVE LINDEN TREE & STUMP
PLAYGROUND AND EQUIPMENT SHALL REMAIN
REMOVE CEDARS ALONG FENCE AND RETAINING WALL
REMOVE LINDEN TREE & STUMP
PROTECT BRICKS, NOT REMOVED, FROM DAMAGE DURRING EXTENT OF CONSTRUCTION
REMOVE GATE, POST AND PORTION OF FENCE AS REQUIRED FOR CONSTRUCTION SALVAGE FOR REINSTALLATION
PROTECT BRICKS, NOT REMOVED, FROM DAMAGE DURRING EXTENT OF CONSTRUCTION
REMOVE FLAG POLE AND SALVAGE FOR REINSTALLATION
REMOVE 4 SMALL TREES
EXCAVATE CONDUIT TO POLE LIGHT TO REPAIR WATER LEAK WHICH DRAINS INTO THE BASEMENT
REMOVE POST AND SUPPORT ROOF TO ALLOW FOR EXCAVATION OF NEW FROST WALL FOUNDATION
REMOVE PORTION OF DONOR BRICKS AS REQUIRED SALVAGE FOR RESETTING
APPROX LIMIT OF EXCAVATION
REMOVE POLE LIGHT FOR RE INSTALLATION
LIFT BUILDING AND REMOVE ENTIRE MASONRY FOUNDATION
REMOVE ALL TREES, SHRUBS AND PLANTING IN AREA OF NEW CONSTRUCTION
REMOVE CONCRETE SIDEWALK AT STREET
REMOVE GRANITE CURB FOR NEW CURB CUT
REMOVE BRICK STEPS
REMOVE CONCRETE SIDEWALK
REMOVE ASPHALT DRIVEWAY
REMOVE WOOD FENCE
APPROX LIMIT OF EXCAVATION
REMOVE 14" DIA TREE & STUMP



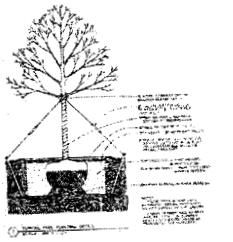
1 C-102 **TYPICAL SITE STAIR DETAIL**
SCALE : 1/2" = 1'-0"



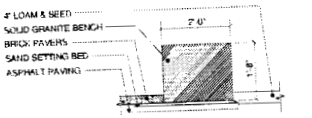
2 C-102 **RETAINING WALL DETAIL**
SCALE : 1/2" = 1'-0"



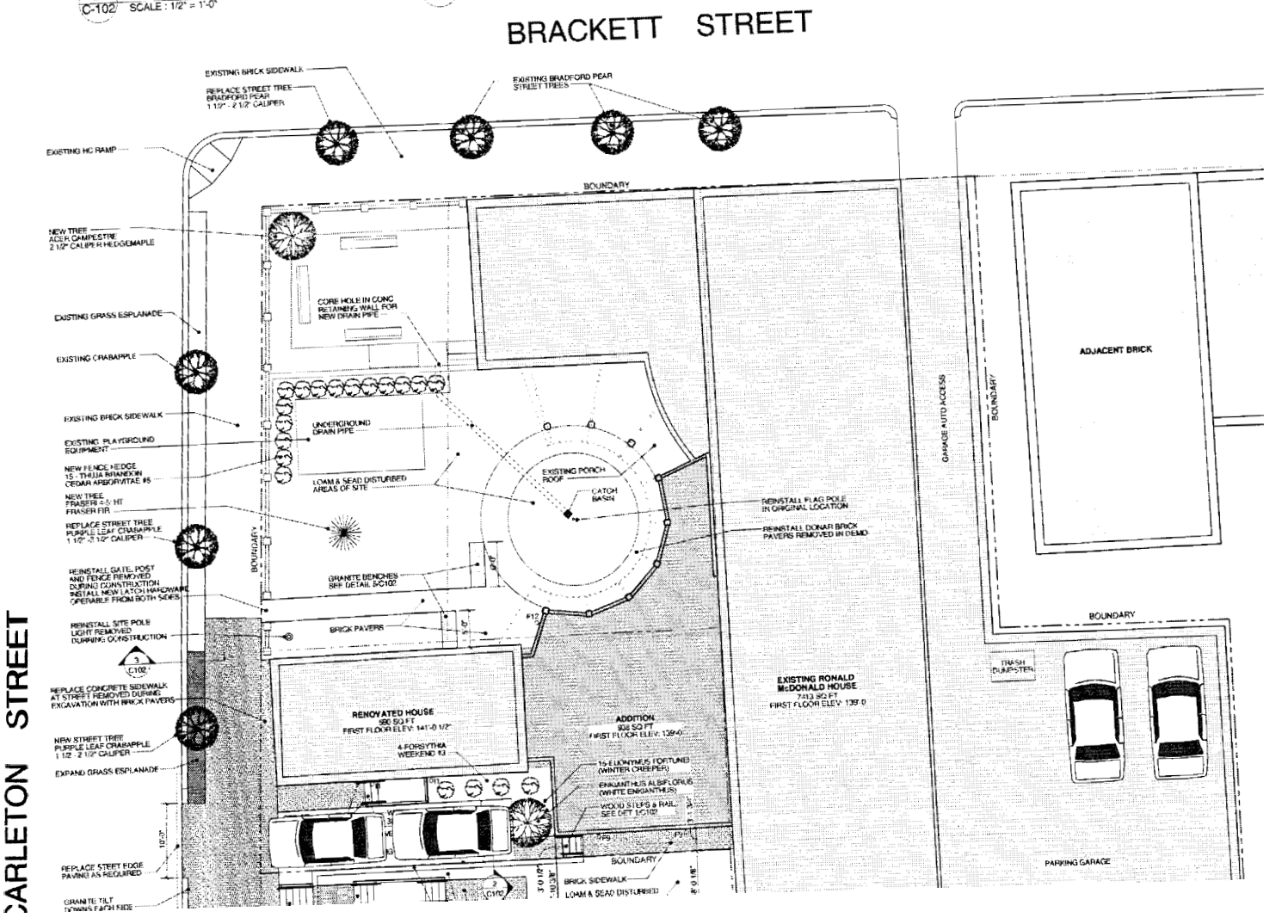
3 C-102 **SIDEWALK & CURB DETAIL**
SCALE : 1/2" = 1'-0"

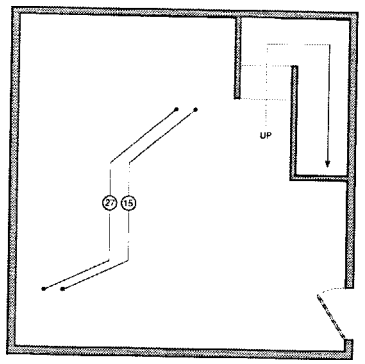


4 C-102 **TREE PLANTING DETAIL**
SCALE : NTS

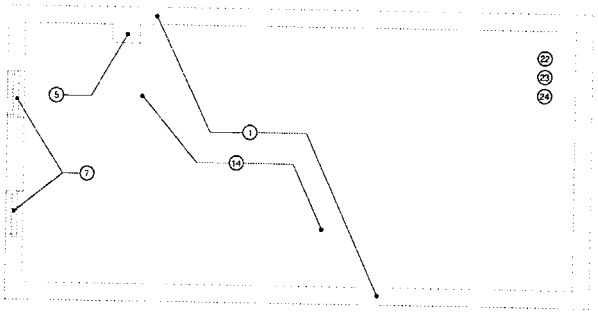


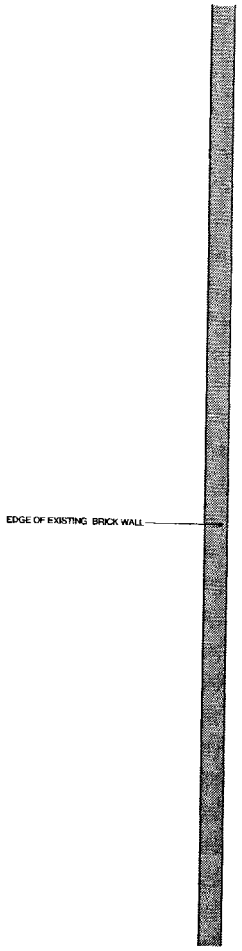
5 C-102 **GRANITE BENCH DETAIL**
SCALE : 1/2" = 1'-0"



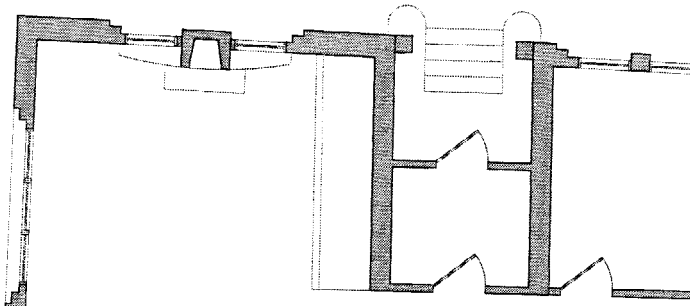


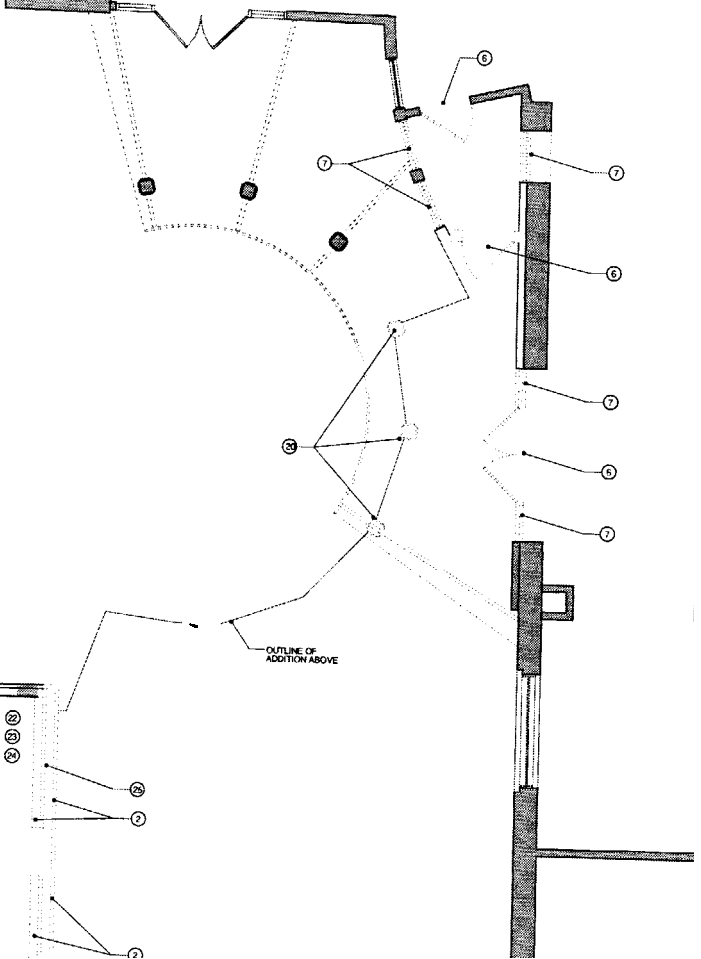
1 TEEN RM DEMO PLAN
SCALE : 1/4" = 1'-0"

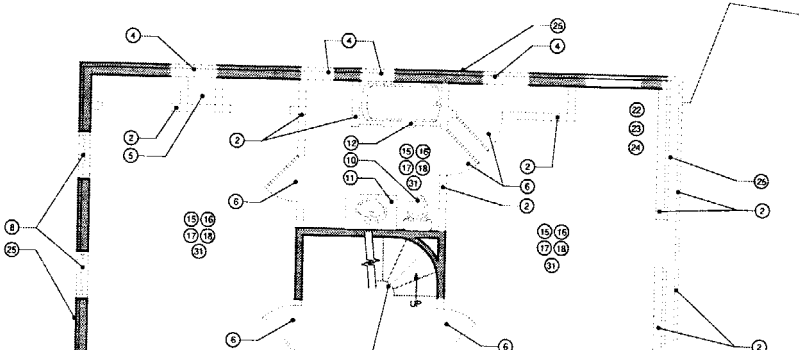


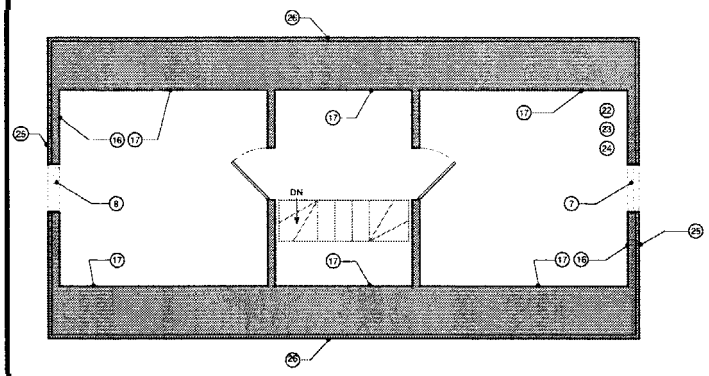


2 A-101 BASEMENT DEMOLITION PLAN
SCALE : 1/4" = 1'-0"

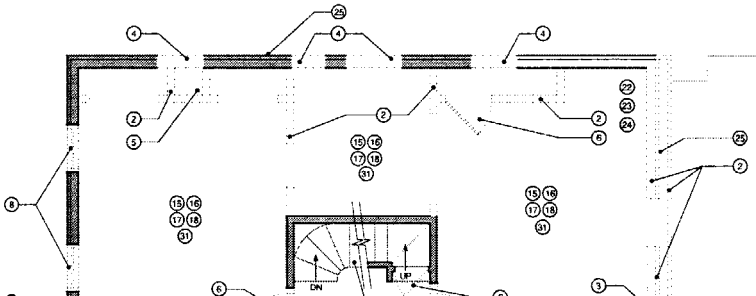


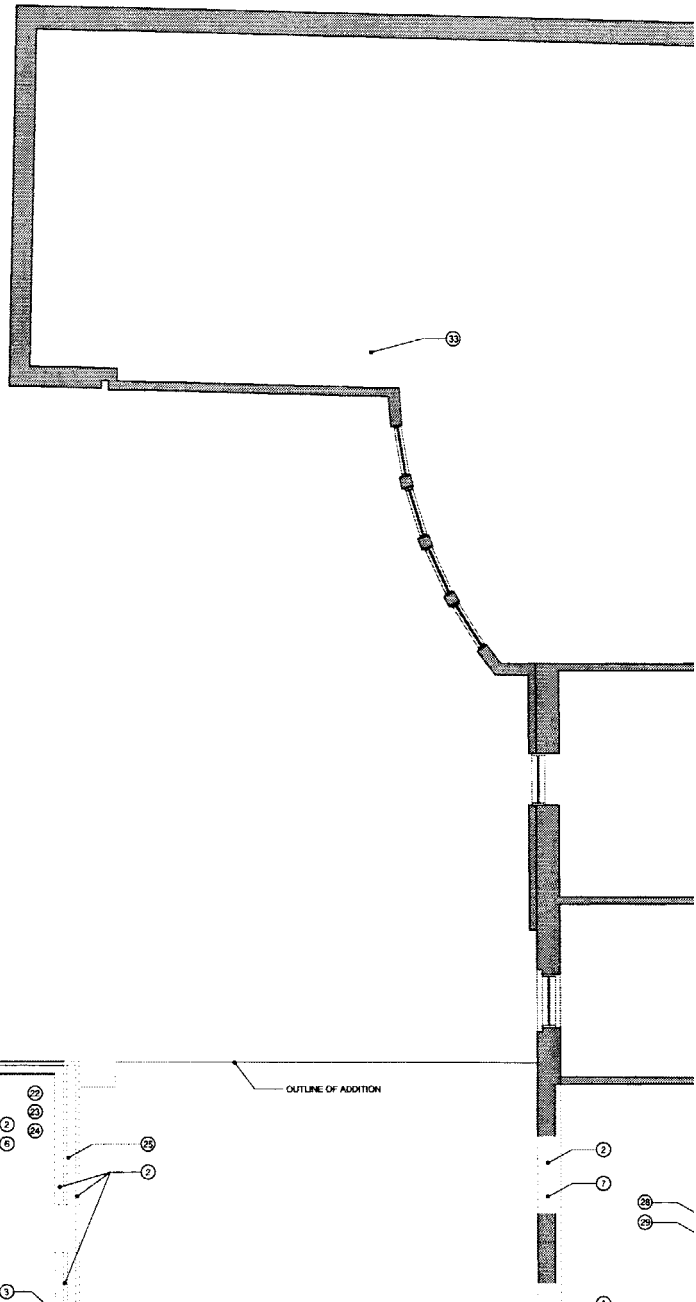


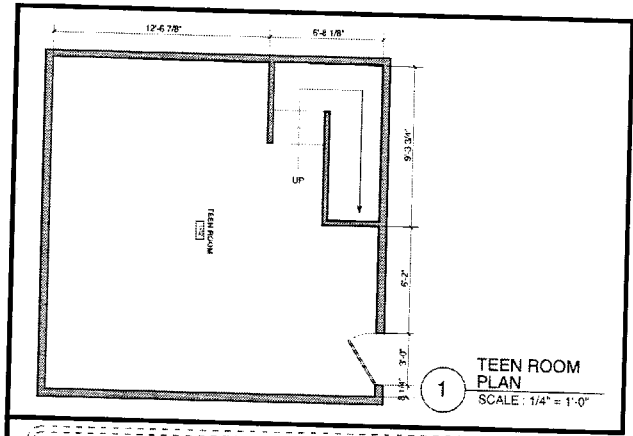




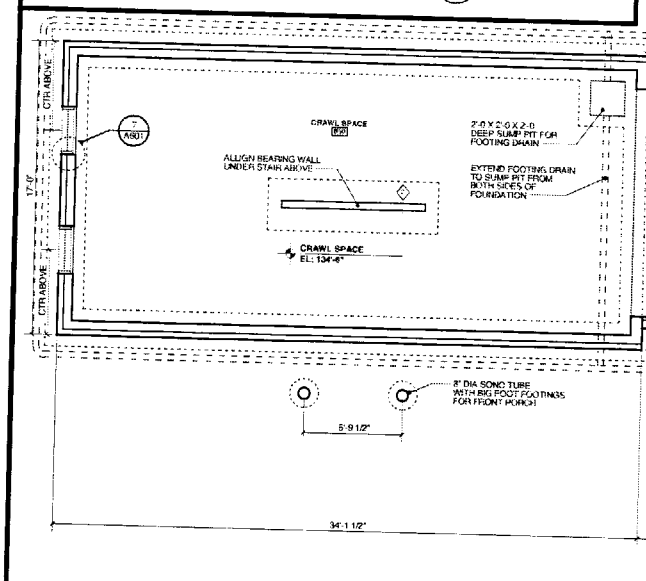
1 ATTIC/ROOF DEMO PLAN
SCALE : 1/4" = 1'-0"

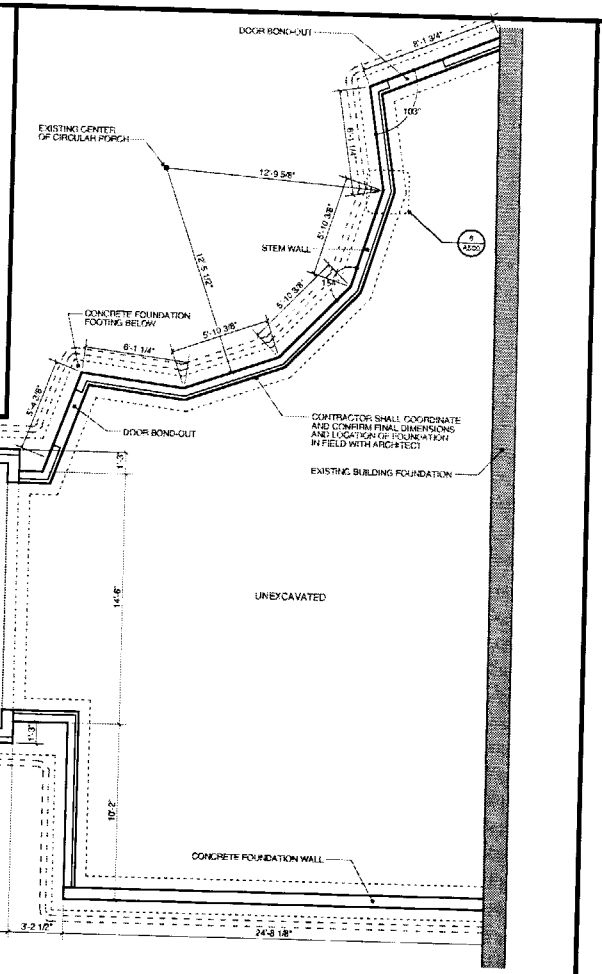






1 TEEN ROOM PLAN
SCALE : 1/4" = 1'-0"

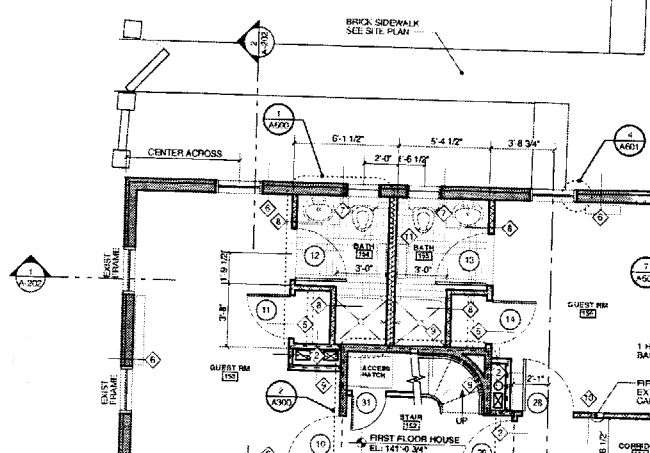


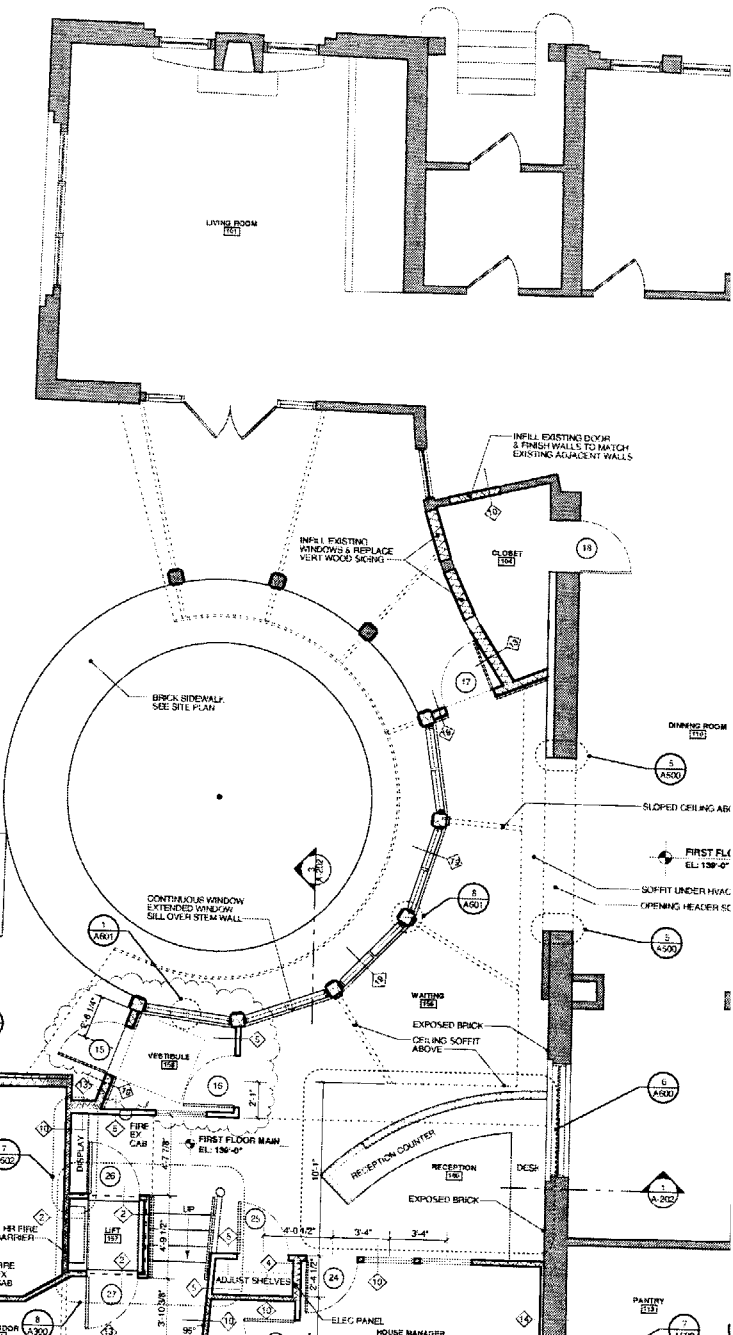


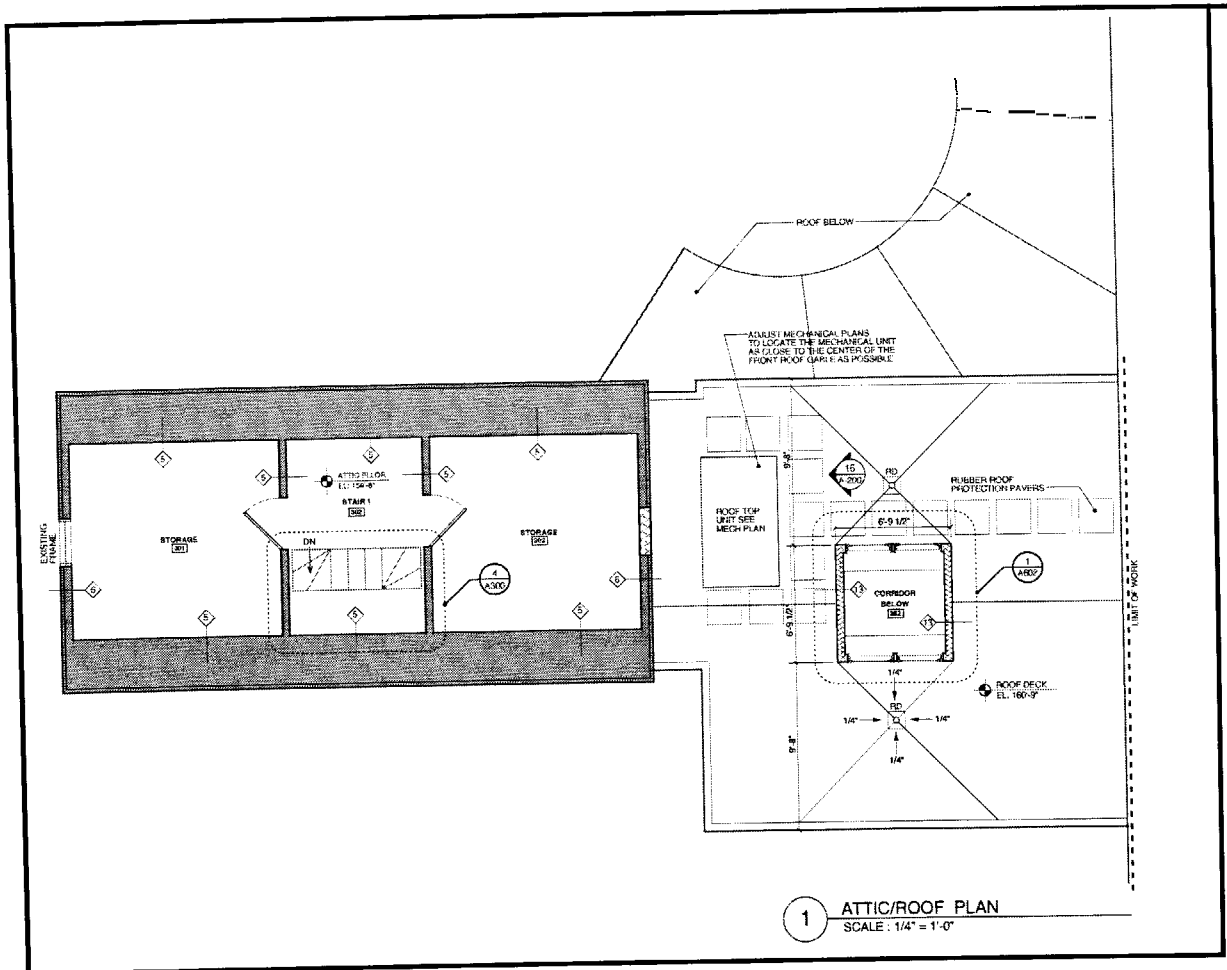
2 CRAWL SPACE
SCALE : 1/4" = 1'-0"

NO	NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING FINISH	REMARKS
100	TEEN ROOM	CARPET	PAINT	PAINT	PAINT	PAINT	PAINT	PATCH & PAINT	
100	CRAWL SPACE	CONCRETE						PART GWB	
104	CLOSET	VCT	VINYL	GWB	GWB	GWB	GWB	GWB	
105	CONFERENCE	CARPET	PAINT	PAINT	PAINT	PAINT	PAINT	ACT	
110	DINING ROOM	REFINISH					PAINT	PATCH & PAINT	
115A	LAUNDRY	VCT	VINYL	GWB	GWB	GWB	GWB	ACT	
115B	STAIR	CARPET	VINYL	GWB	GWB	GWB	GWB	ACT	
116	STORAGE	CARPET	VINYL	GWB	GWB	GWB	GWB	ACT	
117	ENTRY HALL	CARPET	VINYL	PAINT	PAINT	PAINT	GWB	PATCH ACT	
150	EX DIRECTOR	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
151	COMMBOOK	CARPET	WD	GWB	GWB	GWB	GWB	GWB/ACT	
152	STAIR	WD/CARPET	WD	GWB	GWB	GWB	GWB	GWB	REFINISH STAIR
153	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	GWB	
154	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
155	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
156	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	GWB	
157	LIFT	CARPET	VINYL	GWB	GWB	GWB	GWB	GWB	
158	VESTIBULE	W.O.MAT	WD	GWB	GWB	GWB	GWB	GWB	
160	WAITING	CARPET	WD	GWB	GWB	GWB	GWB	ACT/GWB	
160	RECEPTION	CARPET	WD	GWB	GWB	GWB	GWB	ACT/GWB	
161	HOUSE MANAGER	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
162	OFFICE MANAGER	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
217	HALL	CARPET	WD	PTD	PTD	PTD	GWB	PATCH ACT	
230	WINTER GARDEN	REFINISH							
250	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
251	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	GWB	
252	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
253	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
254	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	GWB	
255	GUEST ROOM	CARPET	TILE	GWB	GWB	GWB	GWB	GWB	
256	BATH	MOSAIC TILE	WD	GWB	GWB	GWB	GWB	ACT	
257	GUEST ROOM	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
258	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
259	BATH	MOSAIC TILE	WD	GWB	GWB	GWB	GWB	GWB	
260	GUEST RM	CARPET	WD	GWB	GWB	GWB	GWB	GWB	
261	BATH	MOSAIC TILE	TILE	GWB	GWB	GWB	GWB	GWB	
262	CORRIDOR	CARPET	WD	GWB	GWB	GWB	GWB	ACT	
301	STORAGE	EXIST	EXIST	GWB	GWB	GWB	GWB	GWB	
302	STAIR	EXIST	EXIST	GWB	GWB	GWB	GWB	GWB	
303	STORAGE	EXIST	EXIST	GWB	GWB	GWB	GWB	GWB	

SEE REFLECTED CEILING PLANS WHICH SHOW EXTENT OF CEILING REMOVAL AND REPLACEMENT IN THE EXISTING FACILITY.



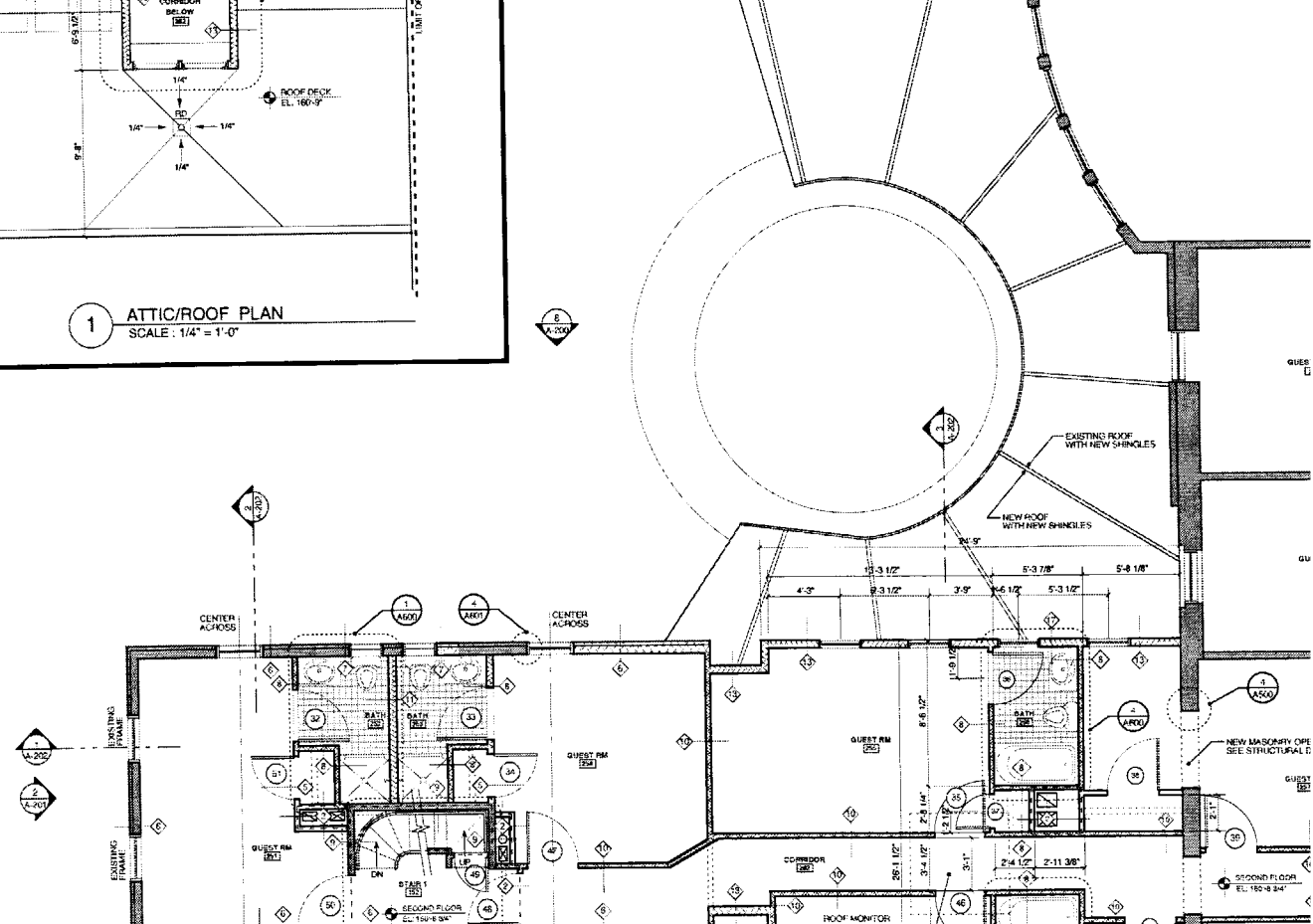




1 ATTIC/ROOF PLAN
SCALE : 1/4" = 1'-0"

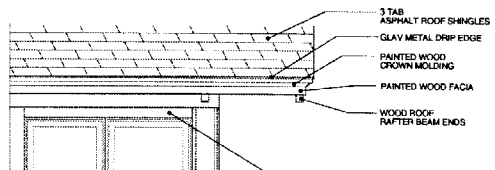
NO	LABEL	FRAME MATERIAL	FRAME TYPE	OPEN WIDTH	OPEN HEIGHT	JAMB DEPTH	JAMB DETAIL	DOOR MAT	DOOR TYPE	HDWR GROUP	REMARKS
10	60 MIN	HM	F1	3'-0	6'-8"	5"	J1	WD	D4	HW1	
11		WD	F1	2'-6"	6'-8"	4 3/4"	J2	WD	D4	HW2	UNDERCUT
12		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT
13		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW2	
14		WD	F1	2'-6"	6'-8"	4 3/4"	J2	WD	D2	HW5	MARVIN
15		ALUM CLAD WD	F1	3'-0	6'-8"	6 5/8"	J3	ALUM CLAD WD	D2	HW4	
16		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D5	HW5	MARVIN
17		ALUM CLAD WD	F1	3'-0	6'-8"	6 5/8"	J3	ALUM CLAD WD	D2	HW6	CONFIRM SIZE
18		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	EXIST	REUSE DR & HDWR
19		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW6	
20		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	EXIST	REUSE DR & HDWR
21		HM	F1	3'-0	7'-0	4 3/4"	J4	STL	D4	HW8	
22		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW8	
23		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW8	
24		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW6	
25		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW5	
26	45 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1	WD	D4	HW9	
27	45 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW10	
28	60 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J1	WD	D4	HW6	HOLD OPEN
29	60 MIN	HM	F1	3'-0	6'-8"	5"	J5	WD	D1	HW4	FIT EXISTING
30		WD	F1	3'-0	6'-8"	5"	J5	WD	D4	HW11	CONFIRM SIZE
31	20 MIN	HM	F1	2'-0"	5'-6"	4 3/4"	J1	WD	D4	HW3	UNDERCUT
32		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT
33		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW2	
34		WD	F1	2'-6"	6'-8"	4 3/4"	J2	WD	D4	EXIST	REUSE DR & HDWR
35		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT REUSED DOOR
36		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW2	
37		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW12	REUSE DR
38		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW10	
39	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT REUSED DOOR
40		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT REUSED DOOR
41		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW10	
42	20 MIN	WD	F1	2'-0	6'-8"	4 3/4"	J2	WD	D4	HW2	
43		WD	F1	2'-0	6'-8"	4 3/4"	J2	WD	D4	HW3	UNDERCUT REUSED DOOR
44		WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW2	
45		WD	F1	2'-0	6'-8"	4 3/4"	J2	WD	D4	HW10	
46	20 MIN	WD	F1	2'-0	6'-8"	4 3/4"	J2	WD	D4	HW10	
47	20 MIN	WD	F1	3'-0	6'-8"	4 3/4"	J2	WD	D4	HW9	HOLD OPEN
48	60 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1	WD	D4	HW11	CONFIRM SIZE
49	60 MIN	HM	F1	2'-0	6'-8"	4 3/4"	J1	WD	D4	HW1	
50	60 MIN	HM	F1	3'-0	6'-8"	4 3/4"	J1	WD	D4	HW2	
51		WD	F1	2'-6"	6'-8"	4 3/4"	J2	WD			EXISTING
60											EXISTING
61											

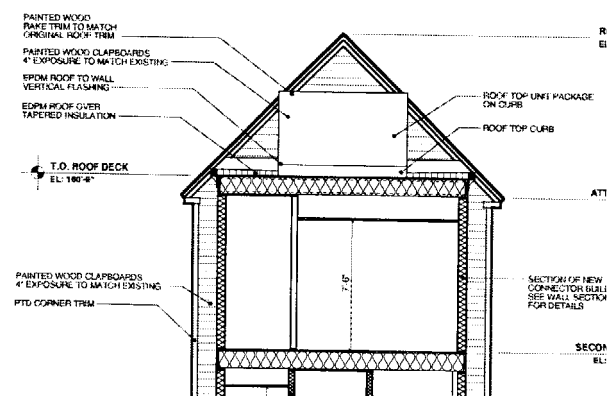
WIDTH

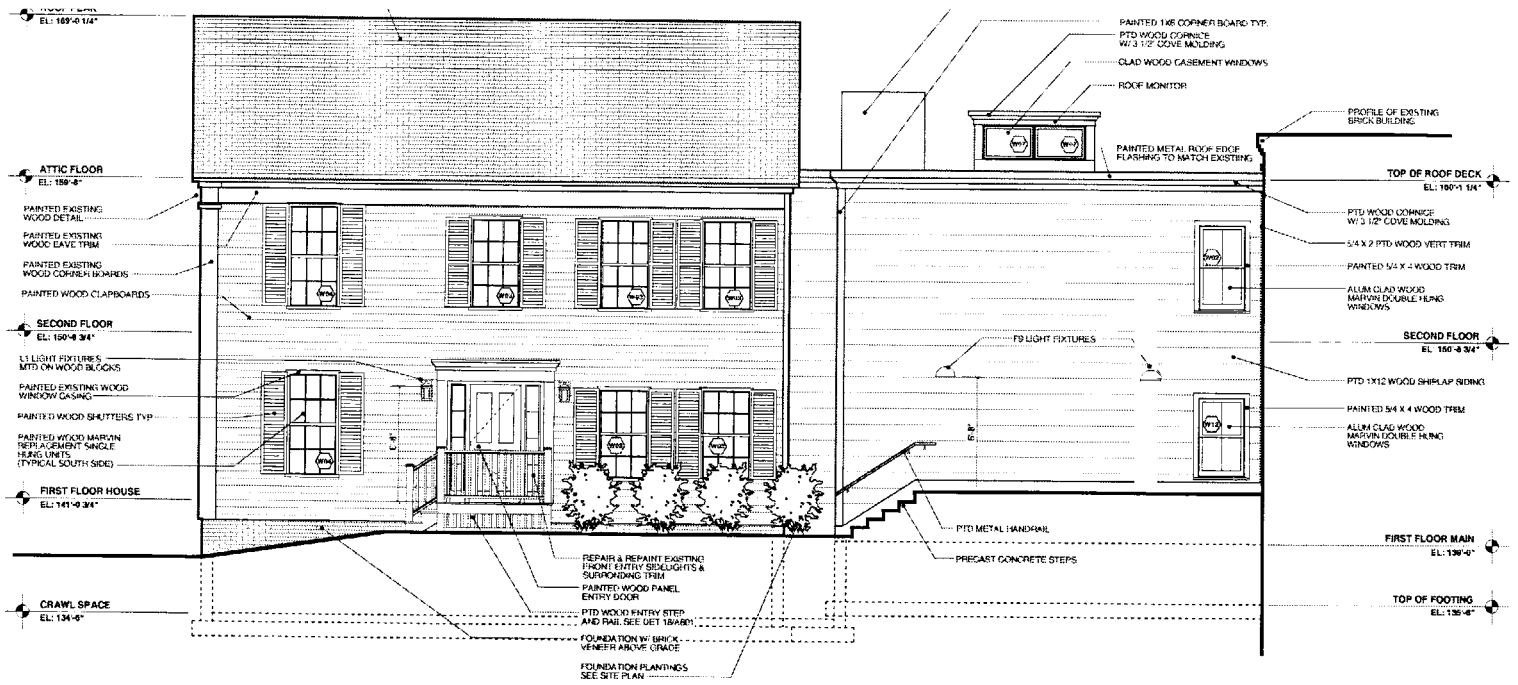


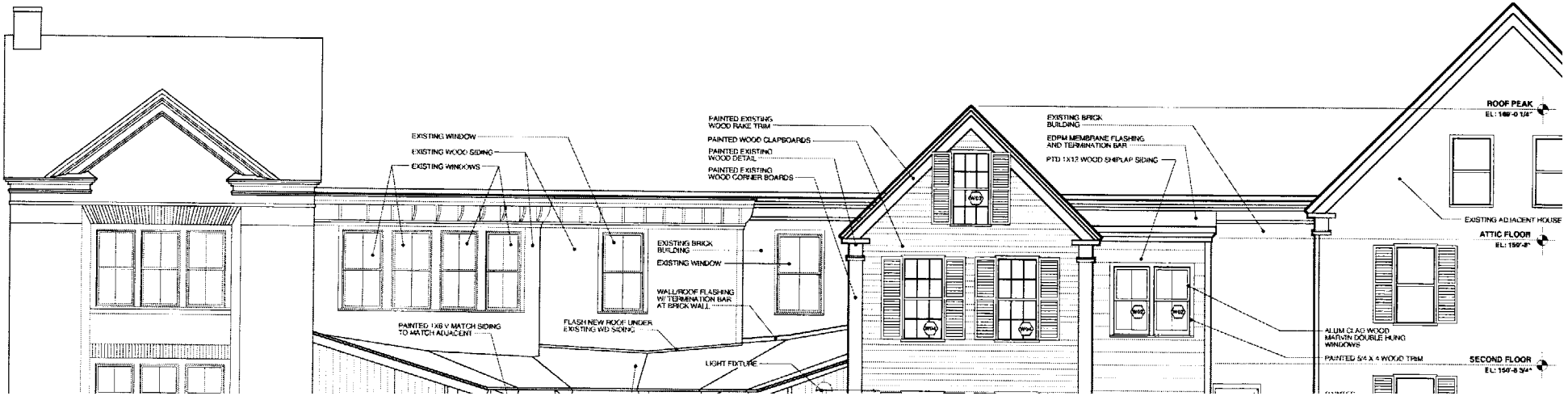
NO	MANUF	TYPE	MATERIAL	MODEL	GLAZING	NOTES
1	MARVIN	AWNING	ALUM CLAD	CAWN2224	CLEAR GLASS	
2	MARVIN	ULTIMATE DOUBLE HUNG	ALUM CLAD	CUDH2428	LOW E	
3	MARVIN	ULTIMATE INSERT SINGLE HUNG	WOOD	35" X 80"	CLEAR GLASS	VERIFY SIZE
4	MARVIN	ULTIMATE INSERT SINGLE HUNG	WOOD	33" X 68"	CLEAR GLASS	VERIFY SIZE
5	MARVIN	AWNING	ALUM CLAD	CAWN2432	CLEAR GLASS	
6	MARVIN	CASEMASTER	ALUM CLAD	CCM2448	LOW E	
7	MARVIN	AWNING	ALUM CLAD	CAWN2224	LOW E	
8	MARVIN	ULTIMATE DOUBLE HUNG	ALUM CLAD	CUDH2436	LOW E	
9	MARVIN	OUTSWING FRENCH	ALUM CLAD	COFC3068	LOW E	
10	MARVIN	FIXED FRENCH TRANSOM	ALUM CLAD	COFC0816	LOW E	
11	MARVIN	ULTIMATE SINGLE HUNG	WOOD	WUSH2831	CLEAR GLASS	
12	MARVIN	ULTIMATE DOUBLE HUNG	ALUM CLAD	CUDH2424	LOW E	

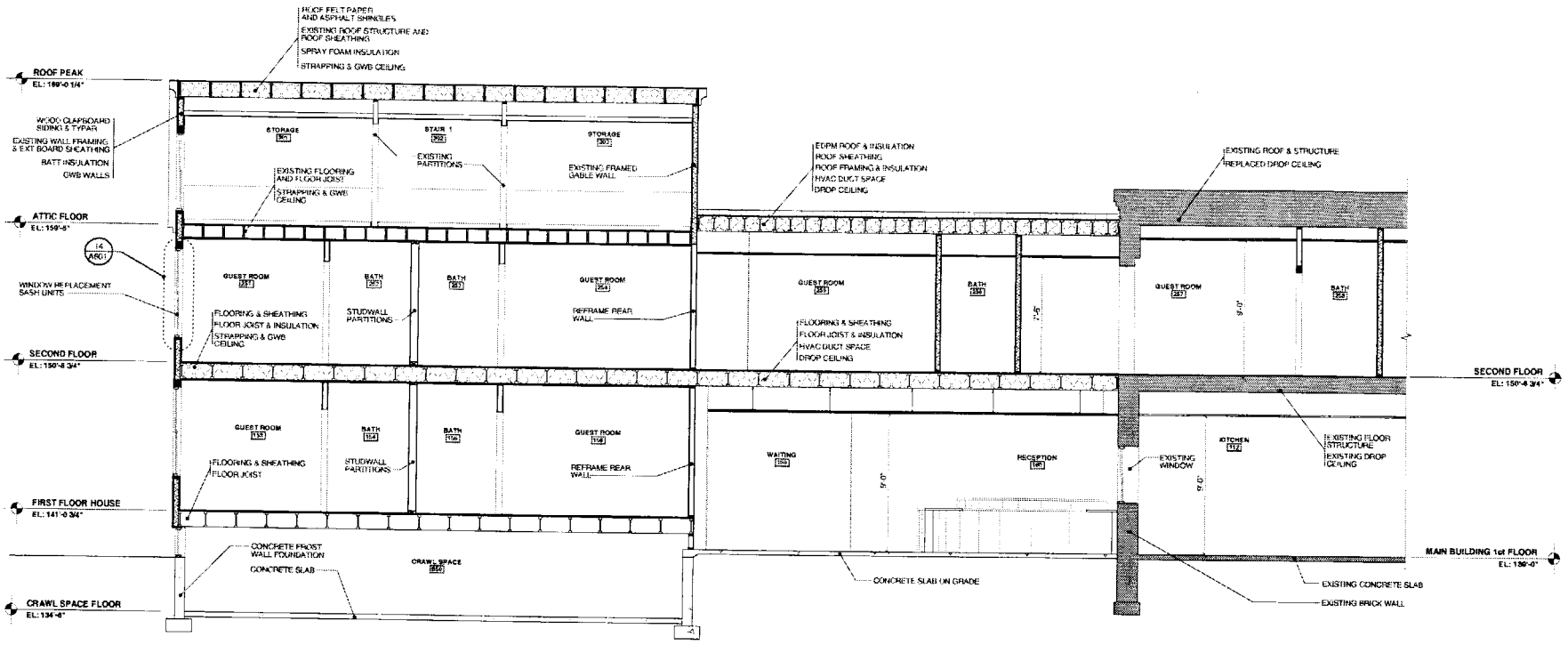
10 A-101 **WINDOW SCHEDULE**
SCALE : NTS

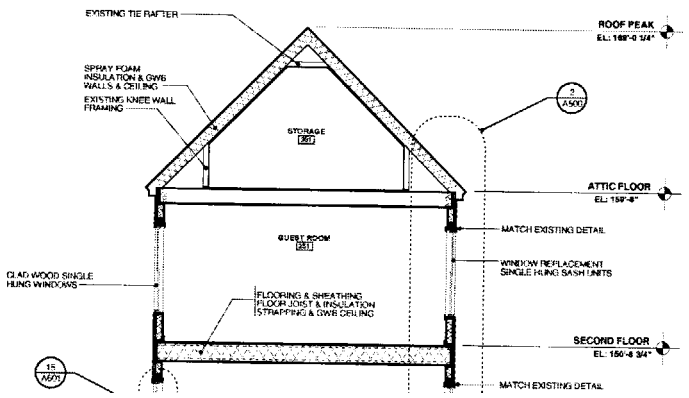


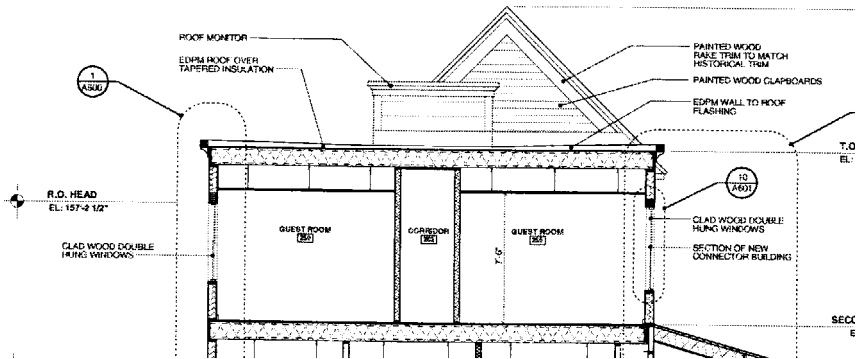



ROOF PEAK
EL: 169'-0 1/4"
ATTIC FLOOR
EL: 159'-8"
PAINTED EXISTING WOOD DETAIL
PAINTED EXISTING WOOD EAVE TRIM
PAINTED EXISTING WOOD CORNICE BOARDS
PAINTED WOOD CLAPBOARDS
SECOND FLOOR
EL: 150'-8 3/4"
L1 LIGHT FIXTURES MTD ON WOOD BLOCKS
PAINTED EXISTING WOOD WINDOW CASING
PAINTED WOOD SHUTTERS TYP
PAINTED WOOD MARVIN REPLACEMENT SINGLE HUNG UNITS (TYPICAL SOUTH SIDE)
FIRST FLOOR HOUSE
EL: 141'-0 3/4"
CRAWL SPACE
EL: 134'-6"
PAINTED 1X6 CORNER BOARD TYP.
PTD WOOD CORNICE W/ 3 1/2" COVE MOLDING
CLAD WOOD CASEMENT WINDOWS
ROOF MONITOR
PAINTED METAL ROOF EDGE FLASHING TO MATCH EXISTING
PROFILE OF EXISTING BRICK BUILDING
TOP OF ROOF DECK
EL: 160'-1 1/4"
PTD WOOD CORNICE W/ 3 1/2" COVE MOLDING
5/4 X 2 PTD WOOD VERT TRIM
PAINTED 5/4 X 4 WOOD TRIM
ALUM CLAD WOOD MARVIN DOUBLE HUNG WINDOWS
SECOND FLOOR
EL: 150'-8 3/4"
F9 LIGHT FIXTURES
PTD 1X12 WOOD SHIPLAP SIDING
PAINTED 5/4 X 4 WOOD TRIM
ALUM CLAD WOOD MARVIN DOUBLE HUNG WINDOWS
PTD METAL HANDRAIL
PRECAST CONCRETE STEPS
FIRST FLOOR MAIN
EL: 139'-0"
TOP OF FOOTING
EL: 135'-6"
REPAIR & REPAINT EXISTING FRONT ENTRY SIDELIGHTS & SURROUNDING TRIM
PAINTED WOOD PANEL ENTRY DOOR
PTD WOOD ENTRY STEP AND RAIL SEE DET 18/A601
FOUNDATION W/ BRICK VENEER ABOVE GRADE
FOUNDATION PLANTINGS SEE SITE PLAN

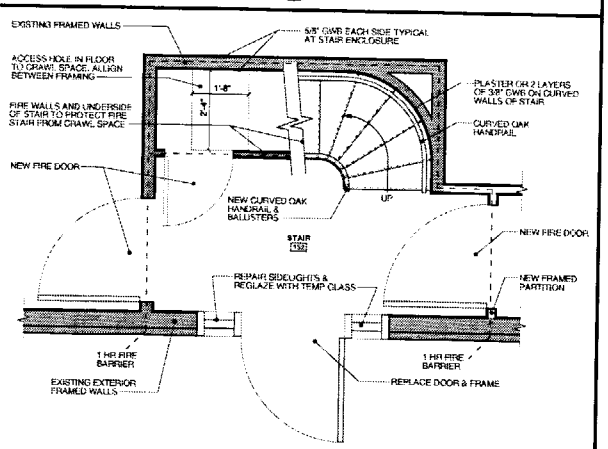

EXISTING WINDOW
EXISTING WOOD SIDING
EXISTING WINDOWS
PAINTED 1X6 V MATCH SIDING TO MATCH ADJACENT
FLASH NEW ROOF UNDER EXISTING WD SIDING
EXISTING BRICK BUILDING
EXISTING WINDOW
WALL/ROOF FLASHING W/ TERMINATION BAR AT BRICK WALL
LIGHT FIXTURE
PAINTED EXISTING WOOD RAKE TRIM
PAINTED WOOD CLAPBOARDS
PAINTED EXISTING WOOD DETAIL
PAINTED EXISTING WOOD CORNER BOARDS
EXISTING BRICK BUILDING
EDPM MEMBRANE FLASHING AND TERMINATION BAR
PTD 1X12 WOOD SHIPLAP SIDING
ALUM CLAD WOOD MARVIN DOUBLE HUNG WINDOWS
PAINTED 5/4 X 4 WOOD TRIM
ROOF PEAK
EL: 169'-0 1/4"
EXISTING ADJACENT HOUSE
ATTIC FLOOR
EL: 159'-8"
SECOND FLOOR
EL: 150'-8 3/4"


ROOF FELT PAPER AND ASPHALT SHINGLES
EXISTING ROOF STRUCTURE AND ROOF SHEATHING
SPRAY FOAM INSULATION
STRAPPING & GWB CEILING
ROOF PEAK
EL: 169'-0 1/4"
WOOD CLAPBOARD SIDING & TYPAR
EXISTING WALL FRAMING & EXT BOARD SHEATHING
BATT INSULATION
GWB WALLS
STORAGE 301
STAIR 1 302
STORAGE 303
EXISTING PARTITIONS
EXISTING FRAMED GABLE WALL
EXISTING FLOORING AND FLOOR JOIST
STRAPPING & GWB CEILING
EDPM ROOF & INSULATION
ROOF SHEATHING
ROOF FRAMING & INSULATION
HVAC DUCT SPACE
DROP CEILING
EXISTING ROOF & STRUCTURE
REPLACED DROP CEILING
ATTIC FLOOR
EL: 159'-8"
14 A601
WINDOW REPLACEMENT SASH UNITS
GUEST ROOM 257
BATH 253
BATH 252
GUEST ROOM 254
GUEST ROOM 251
BATH 254
GUEST ROOM 257
BATH 256
FLOORING & SHEATHING
FLOOR JOIST & INSULATION
STRAPPING & GWB CEILING
STUDWALL PARTITIONS
REFRAME REAR WALL
FLOORING & SHEATHING
FLOOR JOIST & INSULATION
HVAC DUCT SPACE
DROP CEILING
SECOND FLOOR
EL: 150'-8 3/4"
GUEST ROOM 113
BATH 114
BATH 115
GUEST ROOM 116
WAITING 109
RECEPTION 108
KITCHEN 112
EXISTING FLOOR STRUCTURE
EXISTING DROP CEILING
EXISTING WINDOW
FLOORING & SHEATHING
FLOOR JOIST
STUDWALL PARTITIONS
REFRAME REAR WALL
FIRST FLOOR HOUSE
EL: 141'-0 3/4"
CONCRETE FROST WALL FOUNDATION
CONCRETE SLAB
CRAWL SPACE 001
CRAWL SPACE FLOOR
EL: 134'-6"
CONCRETE SLAB ON GRADE
MAIN BUILDING 1st FLOOR
EL: 150'-0"
EXISTING CONCRETE SLAB
EXISTING BRICK WALL

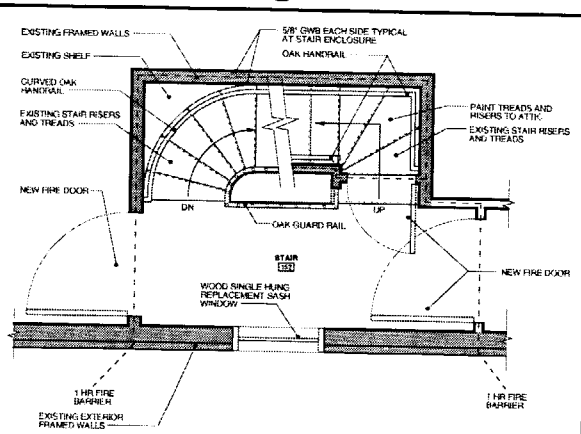

EXISTING TIE RAFTER
ROOF PEAK
EL: 169'-0 1/4"
SPRAY FOAM INSULATION & GWB WALLS & CEILING
EXISTING KNEE WALL FRAMING
2 A500
STORAGE 257
ATTIC FLOOR
EL: 159'-8"
GUEST ROOM 251
MATCH EXISTING DETAIL
WINDOW REPLACEMENT SINGLE HUNG SASH UNITS
CLAD WOOD SINGLE HUNG WINDOWS
FLOORING & SHEATHING
FLOOR JOIST & INSULATION
STRAPPING & GWB CEILING
SECOND FLOOR
EL: 150'-8 3/4"
15 A601
MATCH EXISTING DETAIL


ROOF MONITOR
EDPM ROOF OVER TAPERED INSULATION
1 A500
PAINTED WOOD RAKE TRIM TO MATCH HISTORICAL TRIM
PAINTED WOOD CLAPBOARDS
EDPM WALL TO ROOF FLASHING
R.O. HEAD
EL: 157'-2 1/2"
10 A601
GUEST ROOM 250
CORRIDOR 305
GUEST ROOM 251
CLAD WOOD DOUBLE HUNG WINDOWS
CLAD WOOD DOUBLE HUNG WINDOWS
SECTION OF NEW CONNECTOR BUILDING

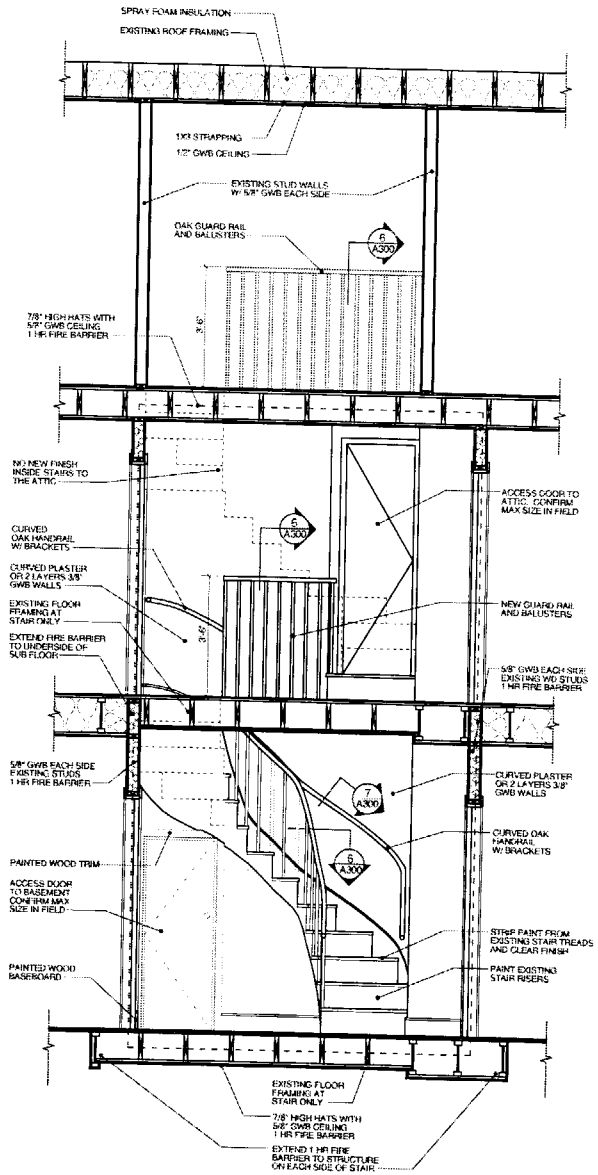
1 A-101 NOT USED
SCALE : NTS



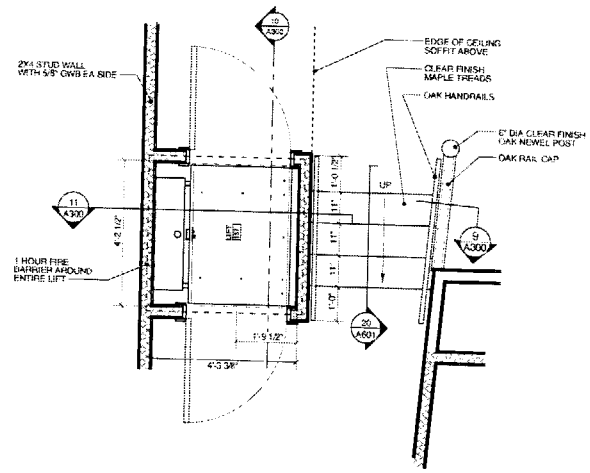
2 A-101 STAIR FIRST FLOOR PLAN
SCALE : 1/2" = 1'-0"



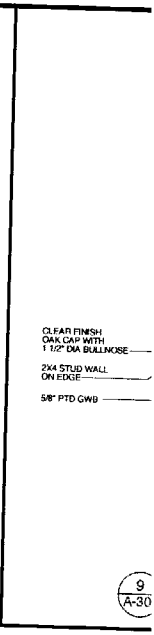
3 A-102 STAIR SECOND FLOOR PLAN
SCALE : 1/2" = 1'-0"



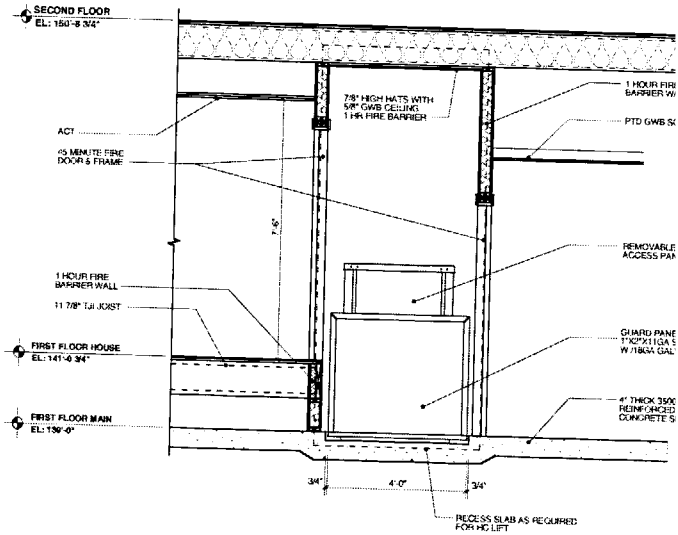
5 A-300 STAIR SECTION
SCALE : 1/2" = 1'-0"



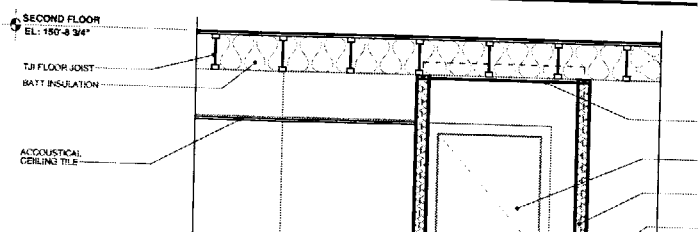
8 A-101 STAIR/LIFT PLAN
SCALE : 1/2" = 1'-0"

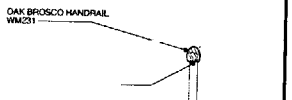


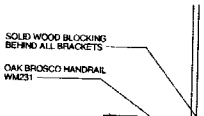
9 A-30

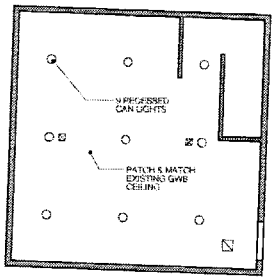


10 A-102

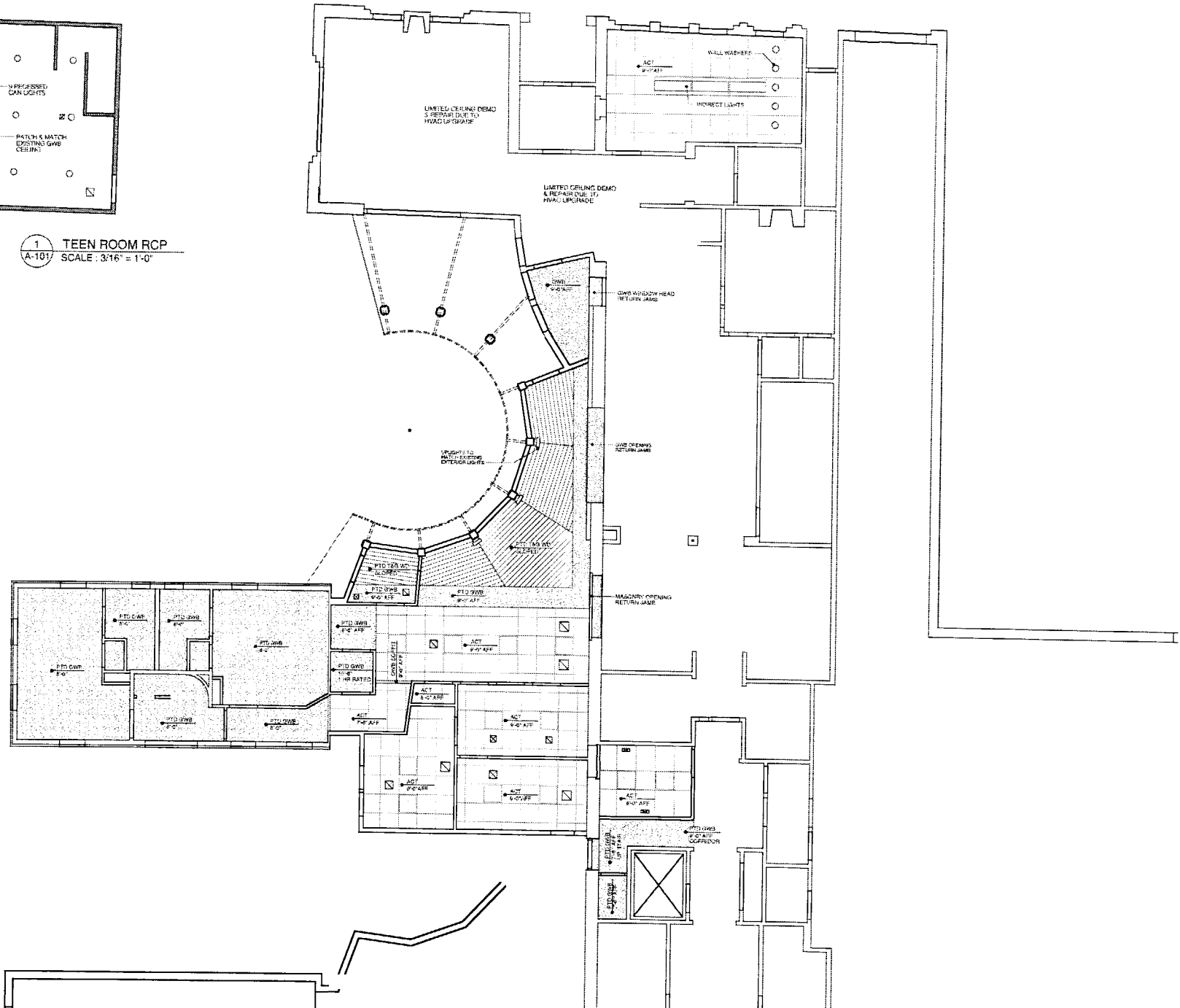


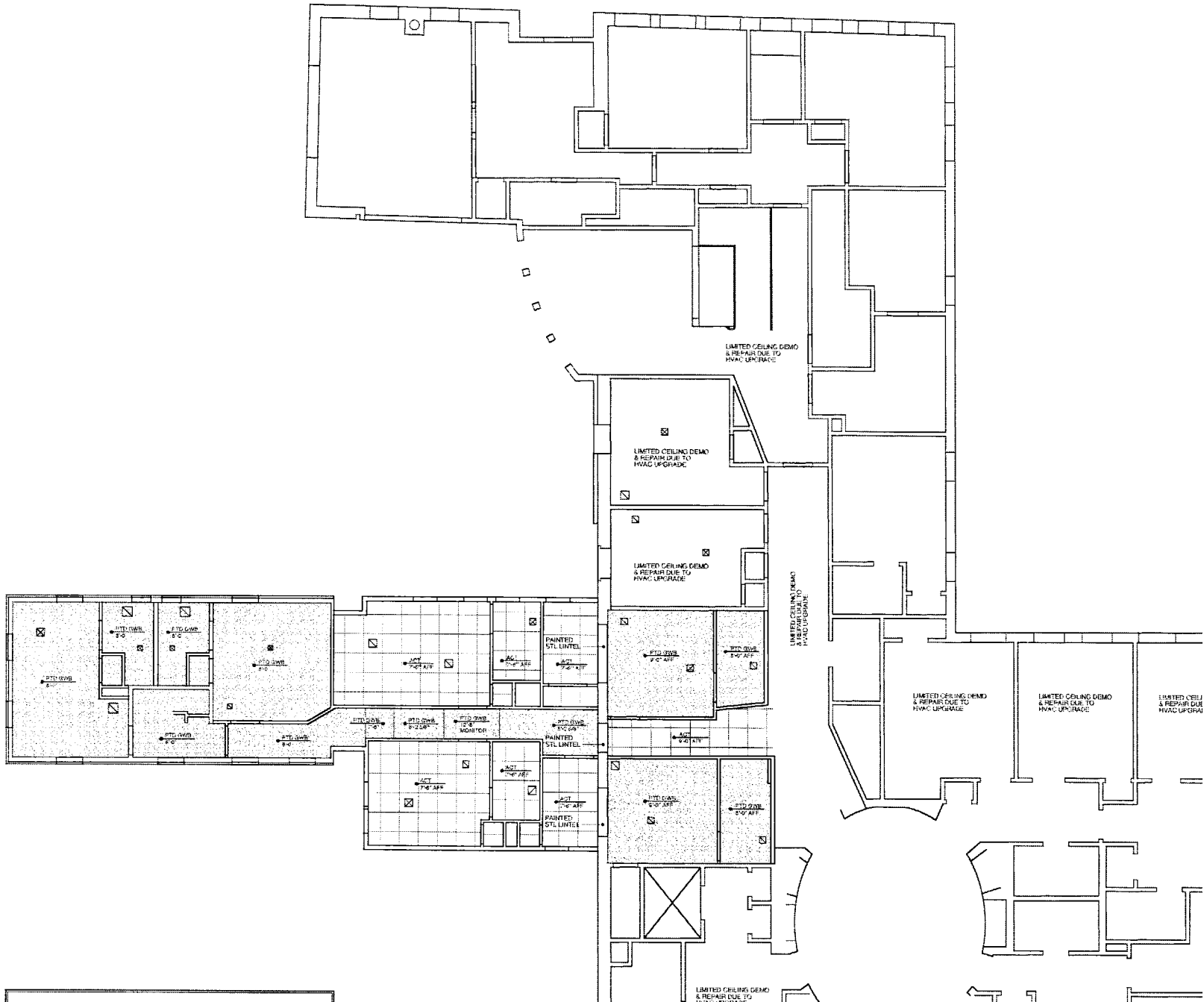


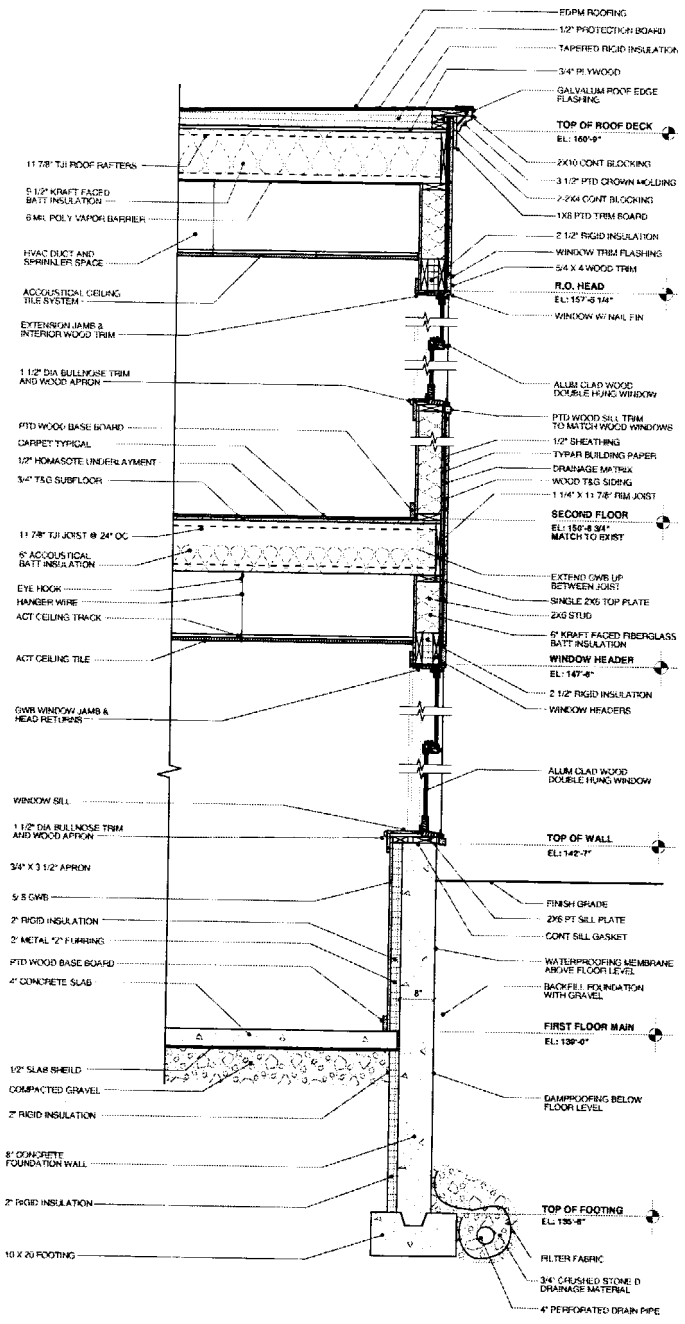


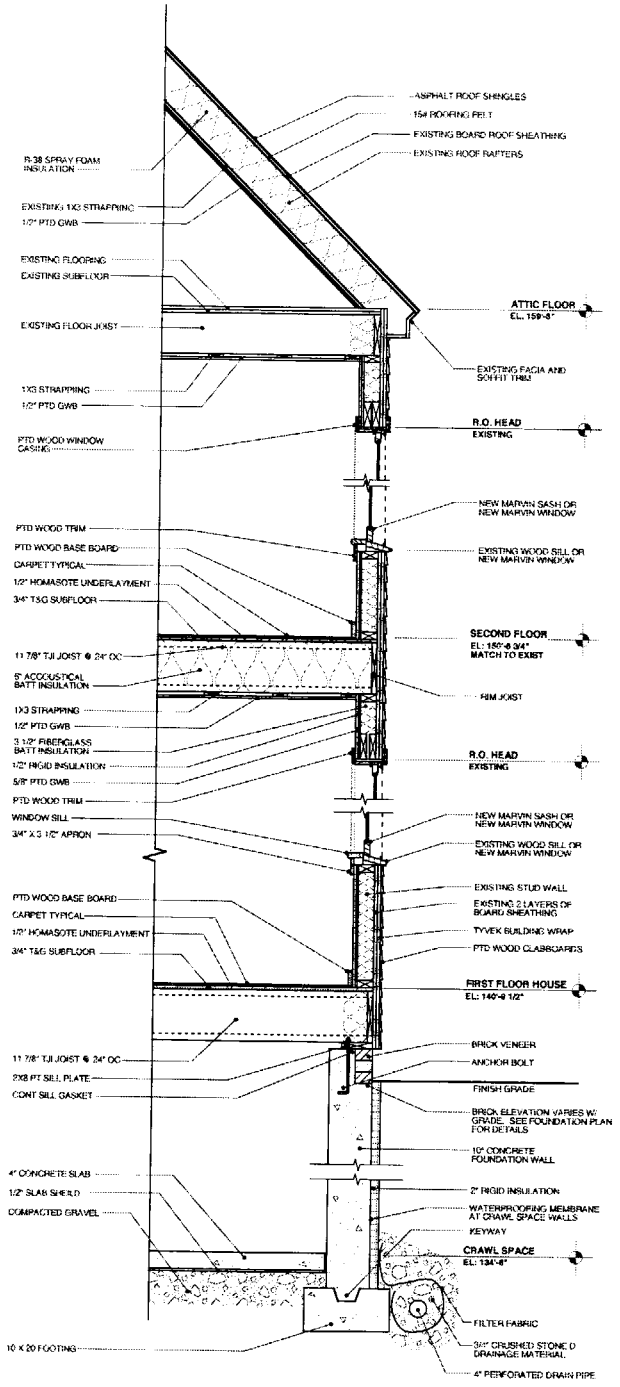


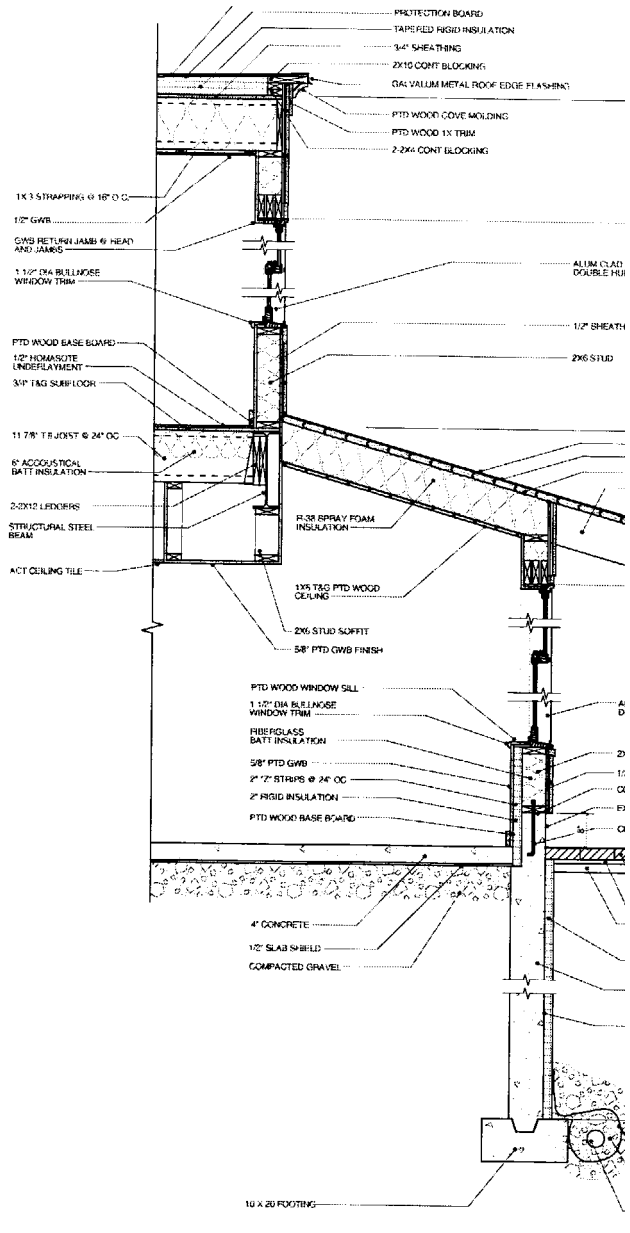
1 / A-101 TEEN ROOM RCP
SCALE : 3/16" = 1'-0"

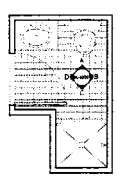



LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
LIMITED CEILING DEMO & REPAIR DUE TO HVAC UPGRADE
PTD GWB
ACT
PAINTED STL LINTEL
MONITOR

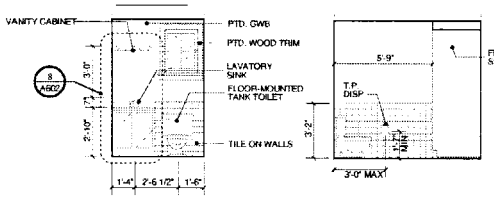

EDPM ROOFING
1/2" PROTECTION BOARD
TAPERED RIGID INSULATION
3/4" PLYWOOD
GALVALUM ROOF EDGE FLASHING
TOP OF ROOF DECK
EL: 160'-9"
11 7/8" TJI ROOF RAFTERS
2X10 CONT BLOCKING
3 1/2" PTD CROWN MOLDING
2-2X4 CONT BLOCKING
1X8 PTD TRIM BOARD
5 1/2" KRAFT FACED BATT INSULATION
6 MIL POLY VAPOR BARRIER
2 1/2" RIGID INSULATION
WINDOW TRIM FLASHING
HVAC DUCT AND SPRINKLER SPACE
5/4 X 4 WOOD TRIM
R.O. HEAD
EL: 157'-8 1/4"
ACCOUSTICAL CEILING TILE SYSTEM
WINDOW W/ NAIL FIN
EXTENSION JAMB & INTERIOR WOOD TRIM
1 1/2" DIA BULLNOSE TRIM AND WOOD APRON
ALUM CLAD WOOD DOUBLE HUNG WINDOW
PTD WOOD BASE BOARD
PTD WOOD SILL TRIM TO MATCH WOOD WINDOWS
CARPET TYPICAL
1/2" SHEATHING
1/2" HOMASOTE UNDERLAYMENT
TYPAR BUILDING PAPER
3/4" T&G SUBFLOOR
DRAINAGE MATRIX
WOOD T&G SIDING
1 1/4" X 11 7/8" RIM JOIST
SECOND FLOOR
EL: 150'-8 3/4"
MATCH TO EXIST
11 7/8" TJI JOIST @ 24" OC
6" ACCOUSTICAL BATT INSULATION
EXTEND GWB UP BETWEEN JOIST
EYE HOOK
SINGLE 2X6 TOP PLATE
HANGER WIRE
2X6 STUD
ACT CEILING TRACK
6" KRAFT FACED FIBERGLASS BATT INSULATION
ACT CEILING TILE
WINDOW HEADER
EL: 147'-6"
2 1/2" RIGID INSULATION
GWB WINDOW JAMB & HEAD RETURNS
WINDOW HEADERS
ALUM CLAD WOOD DOUBLE HUNG WINDOW
WINDOW SILL
1 1/2" DIA BULLNOSE TRIM AND WOOD APRON
TOP OF WALL
EL: 142'-7"
3/4" X 3 1/2" APRON
5/8 GWB
FINISH GRADE
2" RIGID INSULATION
2X6 PT SILL PLATE
2" METAL "Z" FURRING
CONT SILL GASKET
PTD WOOD BASE BOARD
WATERPROOFING MEMBRANE ABOVE FLOOR LEVEL
4" CONCRETE SLAB
BACKFILL FOUNDATION WITH GRAVEL
8"
FIRST FLOOR MAIN
EL: 138'-0"
1/2" SLAB SHIELD
COMPACTED GRAVEL
DAMPPROOFING BELOW FLOOR LEVEL
2" RIGID INSULATION
8" CONCRETE FOUNDATION WALL
2" RIGID INSULATION
TOP OF FOOTING
EL: 135'-8"
10 X 20 FOOTING
FILTER FABRIC
3/4" CRUSHED STONE D DRAINAGE MATERIAL
4" PERFORATED DRAIN PIPE


ASPHALT ROOF SHINGLES
15# ROOFING FELT
EXISTING BOARD ROOF SHEATHING
EXISTING ROOF RAFTERS
R-38 SPRAY FOAM INSULATION
EXISTING 1X3 STRAPPING
1/2" PTD GWB
EXISTING FLOORING
EXISTING SUBFLOOR
ATTIC FLOOR
EL: 159'-8"
EXISTING FLOOR JOIST
EXISTING FACIA AND SOFFIT TRIM
1X3 STRAPPING
1/2" PTD GWB
R.O. HEAD
EXISTING
PTD WOOD WINDOW CASING
NEW MARVIN SASH OR NEW MARVIN WINDOW
PTD WOOD TRIM
PTD WOOD BASE BOARD
EXISTING WOOD SILL OR NEW MARVIN WINDOW
CARPET TYPICAL
1/2" HOMASOTE UNDERLAYMENT
3/4" T&G SUBFLOOR
SECOND FLOOR
EL: 150'-8 3/4"
MATCH TO EXIST
11 7/8" TJI JOIST @ 24" OC
6" ACCOUSTICAL BATT INSULATION
RIM JOIST
1X3 STRAPPING
1/2" PTD GWB
3 1/2" FIBERGLASS BATT INSULATION
R.O. HEAD
EXISTING
1/2" RIGID INSULATION
5/8" PTD GWB
PTD WOOD TRIM
WINDOW SILL
NEW MARVIN SASH OR NEW MARVIN WINDOW
3/4" X 3 1/2" APRON
EXISTING WOOD SILL OR NEW MARVIN WINDOW
EXISTING STUD WALL
PTD WOOD BASE BOARD
EXISTING 2 LAYERS OF BOARD SHEATHING
CARPET TYPICAL
1/2" HOMASOTE UNDERLAYMENT
TYVEK BUILDING WRAP
3/4" T&G SUBFLOOR
PTD WOOD CLAPBOARDS
FIRST FLOOR HOUSE
EL: 140'-9 1/2"
BRICK VENEER
11 7/8" TJI JOIST @ 24" OC
ANCHOR BOLT
2X8 PT SILL PLATE
FINISH GRADE
CONT SILL GASKET
BRICK ELEVATION VARIES W/ GRADE. SEE FOUNDATION PLAN FOR DETAILS
10" CONCRETE FOUNDATION WALL
4" CONCRETE SLAB
2" RIGID INSULATION
1/2" SLAB SHIELD
WATERPROOFING MEMBRANE AT CRAWL SPACE WALLS
COMPACTED GRAVEL
KEYWAY
CRAWL SPACE
EL: 134'-8"
FILTER FABRIC
10 X 20 FOOTING
3/4" CRUSHED STONE D DRAINAGE MATERIAL
4" PERFORATED DRAIN PIPE


PROTECTION BOARD
TAPERED RIGID INSULATION
3/4" SHEATHING
2X10 CONT BLOCKING
GALVALUM METAL ROOF EDGE FLASHING
PTD WOOD COVE MOLDING
PTD WOOD 1X TRIM
2-2X4 CONT BLOCKING
1X 3 STRAPPING @ 16" O.C.
1/2" GWB
GWB RETURN JAMB @ HEAD AND JAMBS
1 1/2" DIA BULLNOSE WINDOW TRIM
1/2" SHEATH
PTD WOOD BASE BOARD
2X6 STUD
1/2" HOMASOTE UNDERLAYMENT
3/4" T&G SUBFLOOR
11 7/8" TJI JOIST @ 24" OC
6" ACCOUSTICAL BATT INSULATION
2-2X12 LEDGERS
R-38 SPRAY FOAM INSULATION
STRUCTURAL STEEL BEAM
ACT CEILING TILE
1X6 T&G PTD WOOD CEILING
2X6 STUD SOFFIT
5/8" PTD GWB FINISH
PTD WOOD WINDOW SILL
1 1/2" DIA BULLNOSE WINDOW TRIM
FIBERGLASS BATT INSULATION
5/8" PTD GWB
2" "Z" STRIPS @ 24" OC
2" RIGID INSULATION
PTD WOOD BASE BOARD
4" CONCRETE
1/2" SLAB SHIELD
COMPACTED GRAVEL
10 X 20 FOOTING

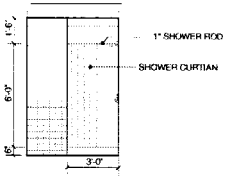


1 A-101 BATH 252 PLAN
SCALE : 1/4" = 1'-0"

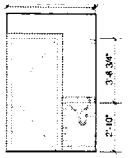


A A-600 TYPICAL BATH ELEV.
SCALE : 1/4" = 1'-0"

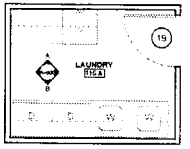
B A-600 TYPICAL BATH ELEV.
SCALE : 1/4" = 1'-0"



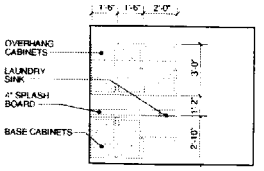
C A-600 TYPICAL BATH ELEV.
SCALE : 1/4" = 1'-0"



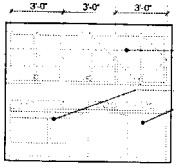
D A-600 TYPICAL BATH ELEV.
SCALE : 1/4" = 1'-0"



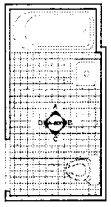
7 A101 LAUNDRY 115A PLAN
SCALE : 1/4" = 1'-0"



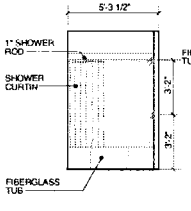
A A600 LAUNDRY ELEV.
SCALE : 1/4" = 1'-0"



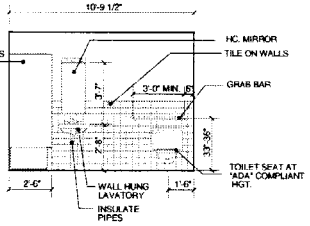
B 115A LAUNDRY ELEV.
SCALE : 1/4" = 1'-0"



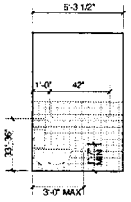
2 A-102 ADA BATH 250 PLAN
SCALE : 1/4" = 1'-0"



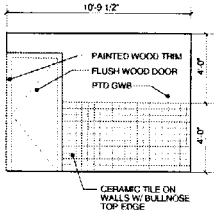
A A-600 ADA BATH 250 ELEV.
SCALE : 1/4" = 1'-0"



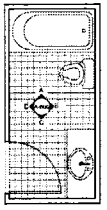
B A-600 ADA BATH 250 ELEV.
SCALE : 1/4" = 1'-0"



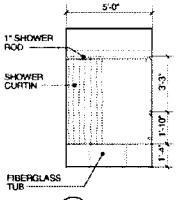
C A-600 ADA BATH 250 ELEV.
SCALE : 1/4" = 1'-0"



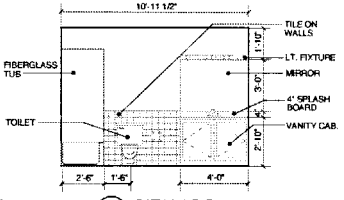
D A-600 ADA BATH 250 ELEV.
SCALE : 1/4" = 1'-0"



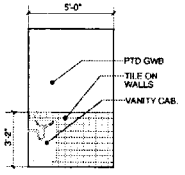
3 A-102 BATH 258 PLAN
SCALE : 1/4" = 1'-0"



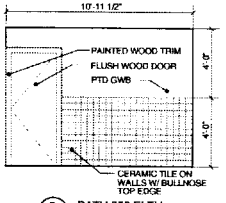
A A-600 BATH 258 ELEV.
SCALE : 1/4" = 1'-0"



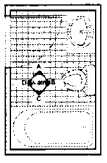
B A-600 BATH 258 ELEV.
SCALE : 1/4" = 1'-0"



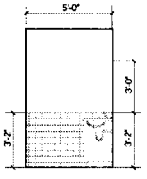
C A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"



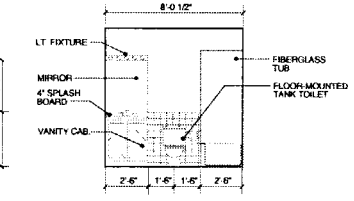
D A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"



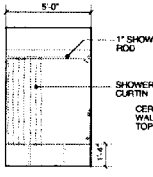
4 A-102 BATH 259 PLAN
SCALE : 1/4" = 1'-0"



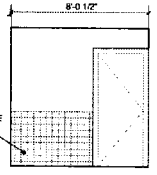
A A-600 BATH 259 ELEV.
SCALE : 1/4" = 1'-0"



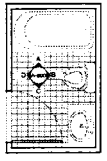
B A-600 BATH 259 ELEV.
SCALE : 1/4" = 1'-0"



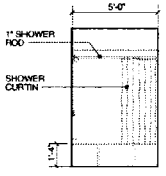
C A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"



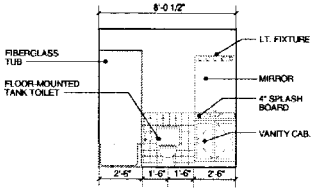
D A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"



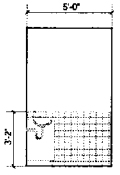
5 A-102 BATH 259 PLAN
SCALE : 1/4" = 1'-0"



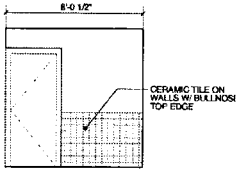
A A-600 BATH 259 ELEV.
SCALE : 1/4" = 1'-0"



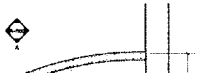
B A-600 BATH 259 ELEV.
SCALE : 1/4" = 1'-0"

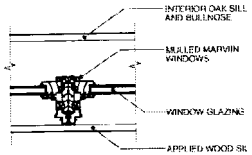


C A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"

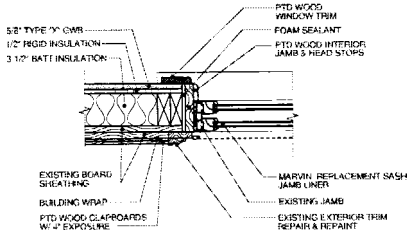


D A-600 BATH 252 ELEV.
SCALE : 1/4" = 1'-0"

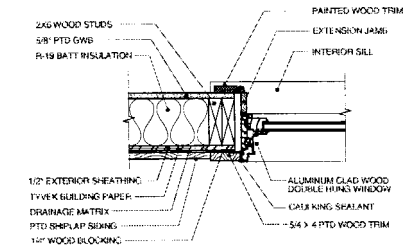




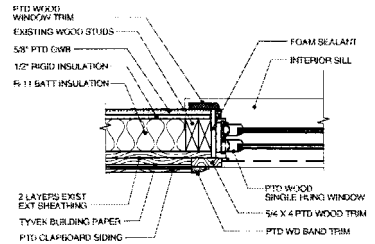
1 A-101 MULLED DOUBLE HUNG
SCALE : 1" = 1'-0"



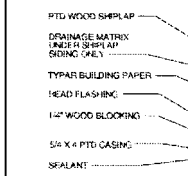
2 A-101 REPLACEMENT SINGLE HUNG
SCALE : 1" = 1'-0"



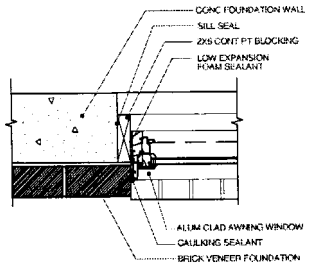
3 A-101 CLAD DOUBLE HUNG
SCALE : 1" = 1'-0"



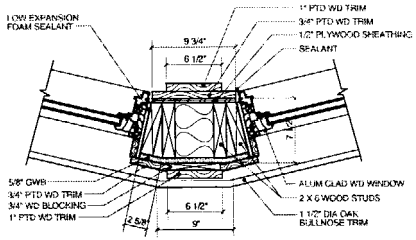
4 A-101 WOOD SINGLE HUNG
SCALE : 1" = 1'-0"



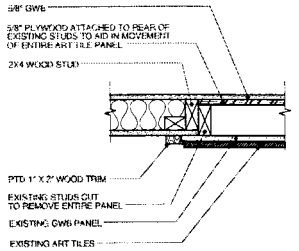
6 A-101 NOT USED
SCALE : NTS



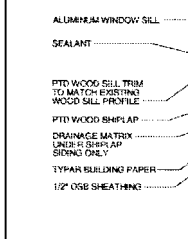
7 A-101 CLAD AWNING
SCALE : 1" = 1'-0"

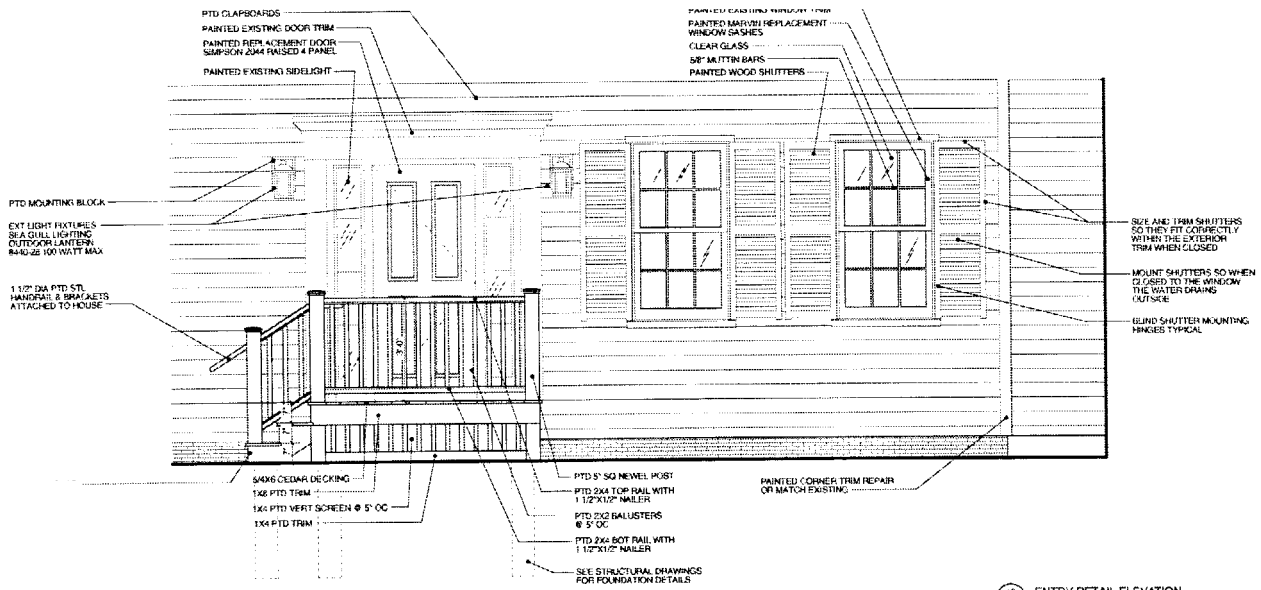


8 A-101 CLAD DOUBLE HUNG @ PILASTERS
SCALE : 1" = 1'-0"

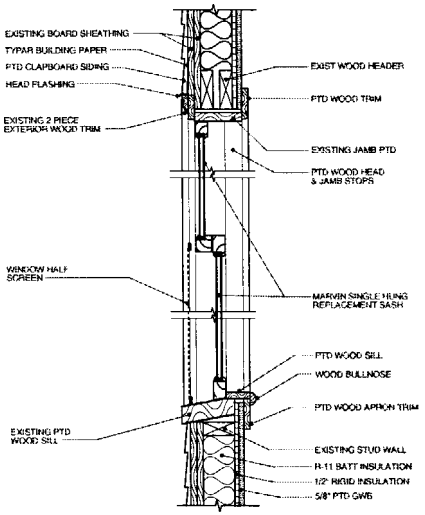


9 A-101 ART TILE WALL
SCALE : 1" = 1'-0"

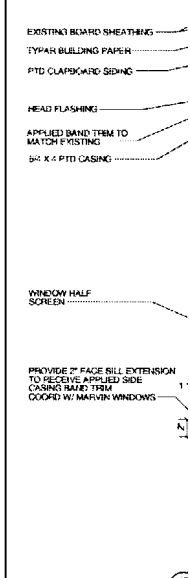


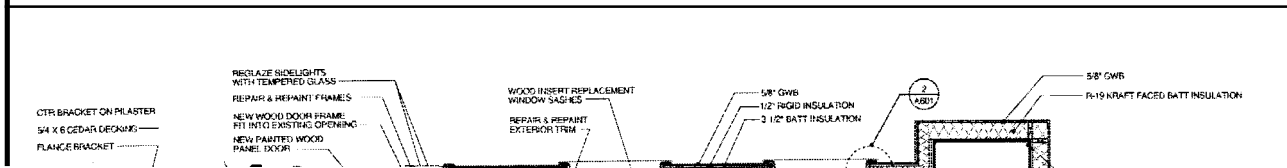


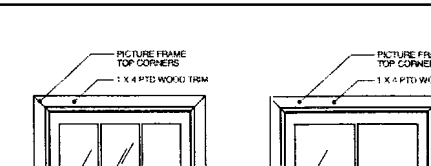
13 A-601 ENTRY DETAIL ELEVATION
SCALE : 1/2" = 1'-0"

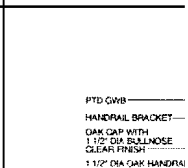


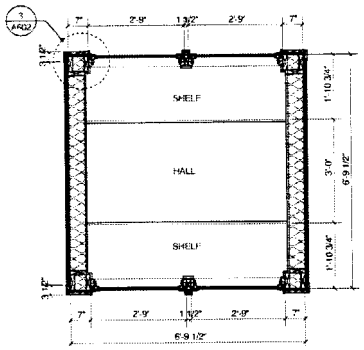
14 A202 REPLACEMENT WINDOW SECTION
SCALE : 1" = 1'-0"



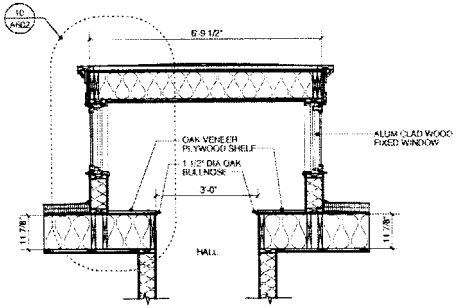




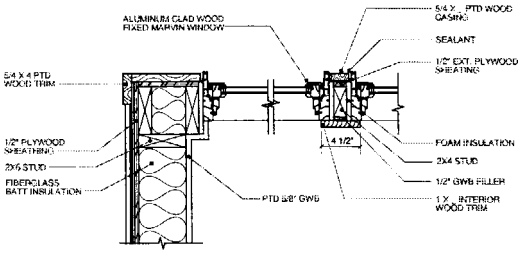




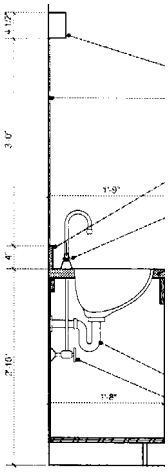
1 ROOF MONITOR PLAN
A-100 SCALE : 1/2" = 1'-0"

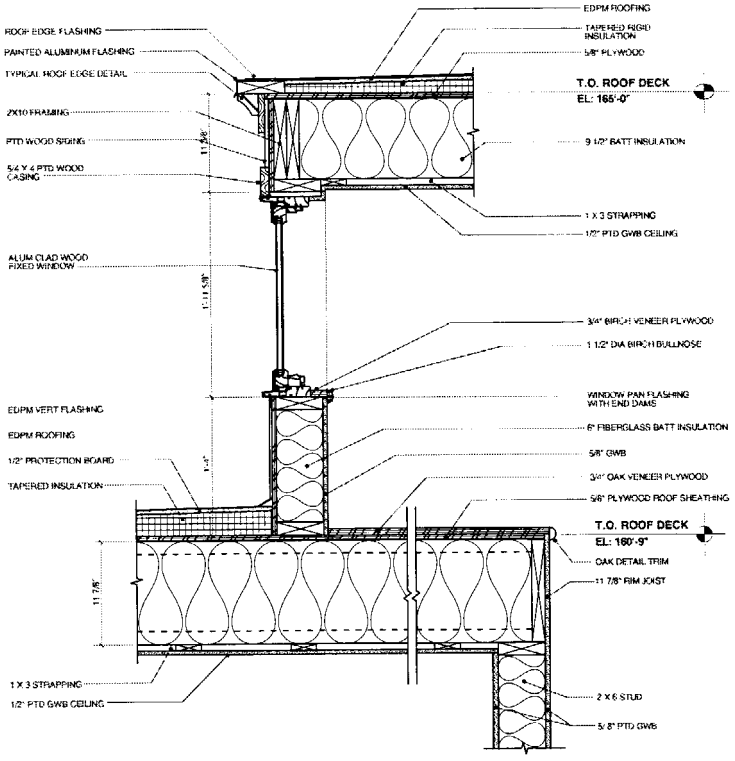


2 ROOF MONITOR SECTION
A-100 SCALE : 1/2" = 1'-0"

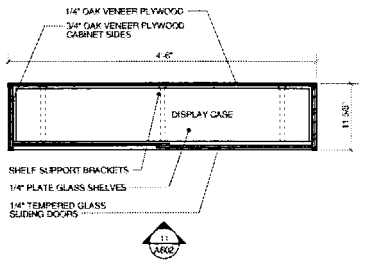


3 ROOF MONITOR PLAN DETAIL
A-100 SCALE : 1" = 1'-0"

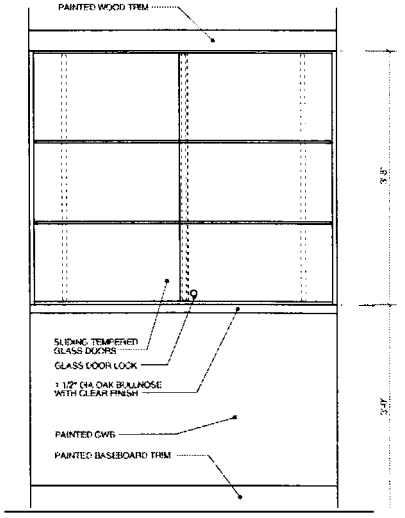




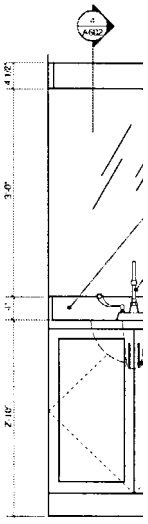
10 ROOF MONITOR SECTION
A602 SCALE : 1/2" = 1'-0"

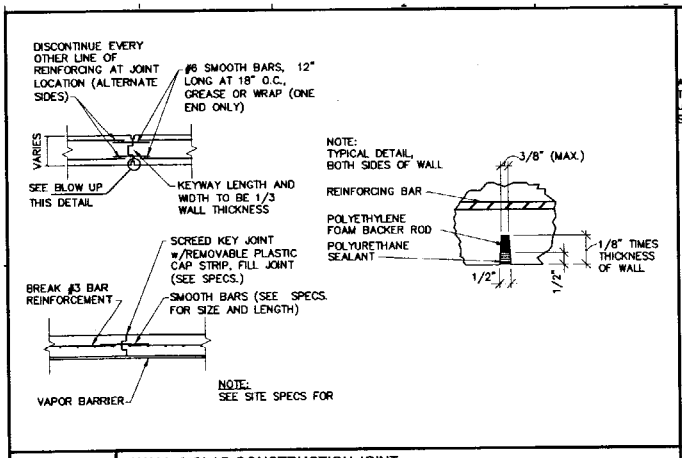


7 DISPLAY CASE PLAN
A-100 SCALE : 1" = 1'-0"

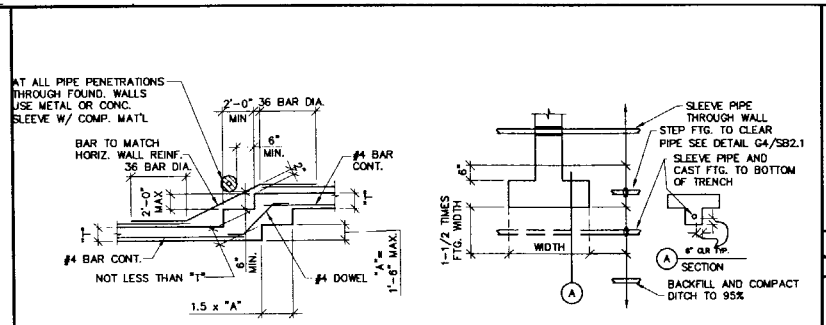


11 DISPLAY CASE ELEVATION
A602 SCALE : 1" = 1'-0"

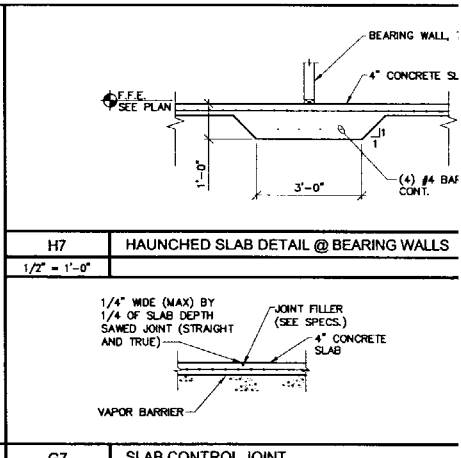




G1	WALL & SLAB CONSTRUCTION JOINT
1/2" = 1'-0"	

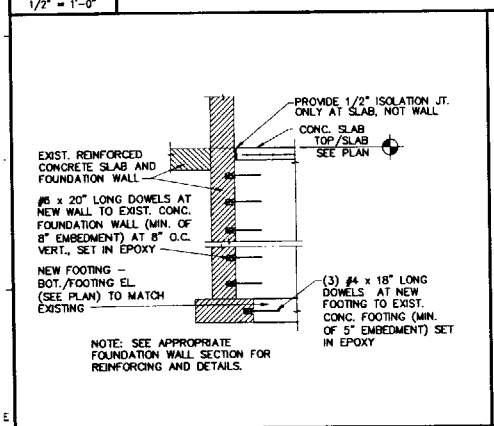


G4	TYPICAL STEP FOOTING DETAIL
1/2" = 1'-0"	

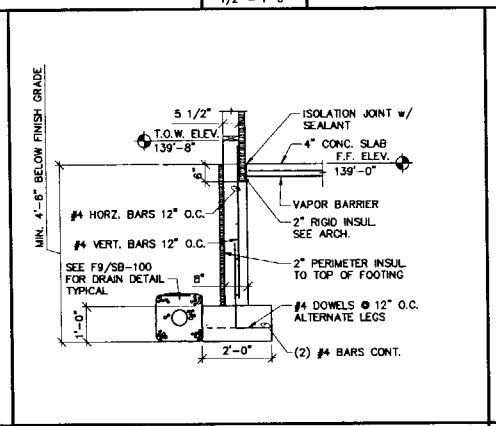


H7	HAUNCHED SLAB DETAIL @ BEARING WALLS
1/2" = 1'-0"	

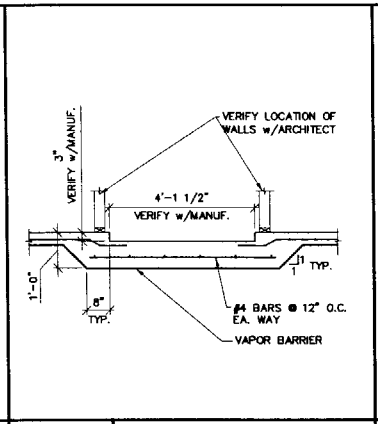
G7	SLAB CONTROL JOINT
1/2" = 1'-0"	



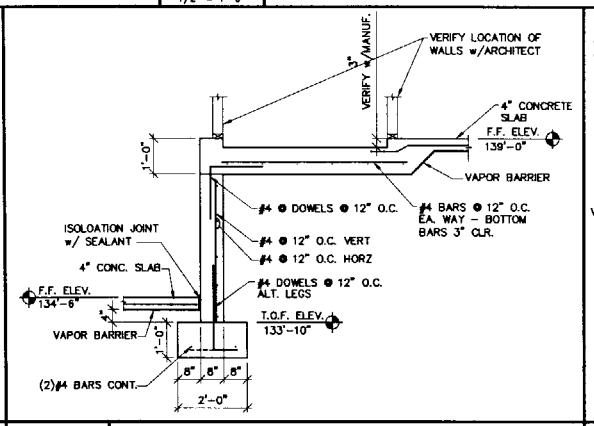
F1	EXISTING TO NEW FOUNDATION CONNECTION
1/2" = 1'-0"	



F3	FOUNDATION WALL SECTION
1/2" = 1'-0"	



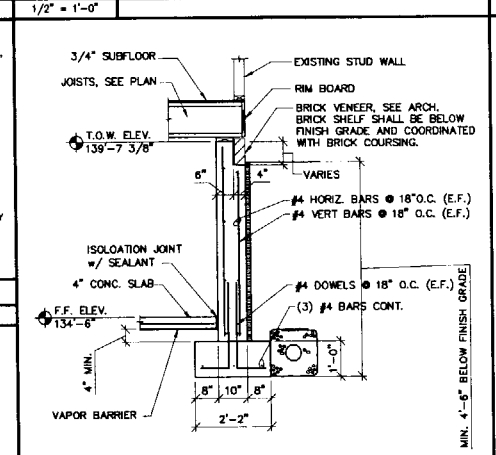
F5	SLAB DETAIL
1/2" = 1'-0"	



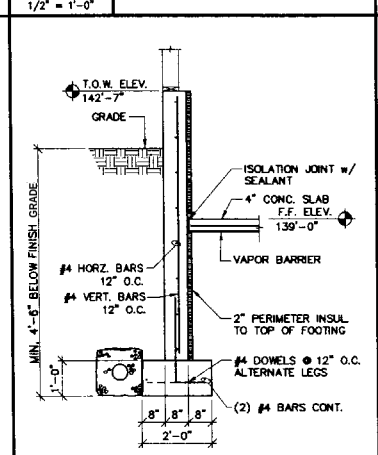
F6	SLAB DETAIL
1/2" = 1'-0"	

1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE IBC 2003.
2. THE CONTRACTOR SHALL VISIT THE SITE AT A DESIGNATED TIME APPROVED BY THE OWNER, TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, LOCATION OF EXISTING UTILITIES, ETC. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITHOUT EXCEPTION.
3. ALL WORK SHALL BE DONE IN AN ORDERLY AND PROFESSIONAL MANNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE DONE BY SUBCONTRACTORS, LOCAL AUTHORITIES, STATE AGENCIES AND/OR UTILITY COMPANIES WHICH MAY HAVE JURISDICTION OVER THIS PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY EXISTING ITEMS DAMAGED BY NEW CONSTRUCTION, AND FOR ANY INCIDENTAL REPAIRS OF EXISTING FINISHED SURFACES DISTURBED BY NEW CONSTRUCTION; SUCH REPAIRS SHALL MATCH EXISTING TO THE OWNER'S SATISFACTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING, HANDLING, AND STORAGE OF ALL ITEMS/MATERIALS TO REMAIN THE PROPERTY OF THE OWNER WITH THE OWNER'S REPRESENTATIVE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS AND ALL TEMPORARY SHORING, PRECAUTIONS DURING BUILDING OPERATIONS, PROTECTION OF PUBLIC AND WORKERS, REMOVAL OF WASTE MATERIAL, PROTECTION OF ADJACENT PROPERTY, PROTECTION OF HAZARDOUS OPENINGS, SAFETY PRECAUTIONS, AND SANITARY PROVISIONS OF EMPLOYEES AND SUBCONTRACTORS AS REQUIRED FOR THE DURATION OF THE CONTRACT.

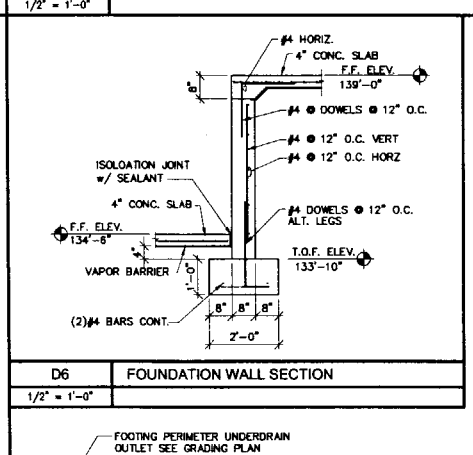
D1	GENERAL NOTES
-	



C3	FOUNDATION WALL SECTION
1/2" = 1'-0"	



C5	FOUNDATION WALL SECTION
1/2" = 1'-0"	



D6	FOUNDATION WALL SECTION
1/2" = 1'-0"	

SPREAD

MARK	PLAN
F1	3'-0"

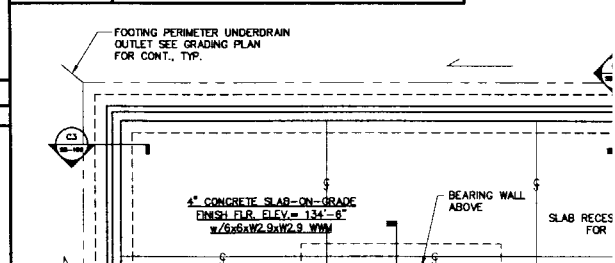
1. MINIMUM LOADING REQUIREMENTS:
   A. ROOF LOADS: (EXCEPT AT DRIFTING SNOW LOCATIONS AND THOSE LISTED BELOW)
      LIVE (SNOW) LOAD: 48.0 P.S.F. (FLAT) (IMPORTANCE FACTOR= 1.0)
      DEAD LOAD: 18.0 P.S.F.
   B. DRIFTING SNOW, MECHANICAL UNITS, AND SPECIAL CONDITIONS:
      ROOFTOP EQUIPMENT AND SNOW DRIFT CONDITIONS HAVE BEEN ACCOUNTED FOR IN THE ROOF FRAMING DESIGN.
   C. FLOOR LOADS:
      (DEAD LOAD BASED ON FLOOR CONSTRUCTION – SEE PLAN)
      1. PRIVATE ROOMS & COORIDORS SERVING THEM: LIVE LOAD = 40 PSF.
      2. UNINHABITABLE ATTICS WITHOUT STORAGE: LIVE LOAD = 10 PSF.
      3. PUBLIC ROOMS & COORIDORS SERVING THEM: LIVE LOAD = 100 PSF.

   WIND LOADS:
   A. FACTORS:
      BASIC WIND SPEED: 100 MPH — EXPOSURE CATEGORY: "C"
      IMPORTANCE FACTOR: 1.0 — BUILDING HEIGHT: 30'
   B. MINIMUM ROOF UPLIFT DESIGN LOADS: (FM 1-90 CLASSIFICATION)
      FIELD: 22
      PERIMETER (12' WIDE): 32
      CORNERS (12'x12'): 40

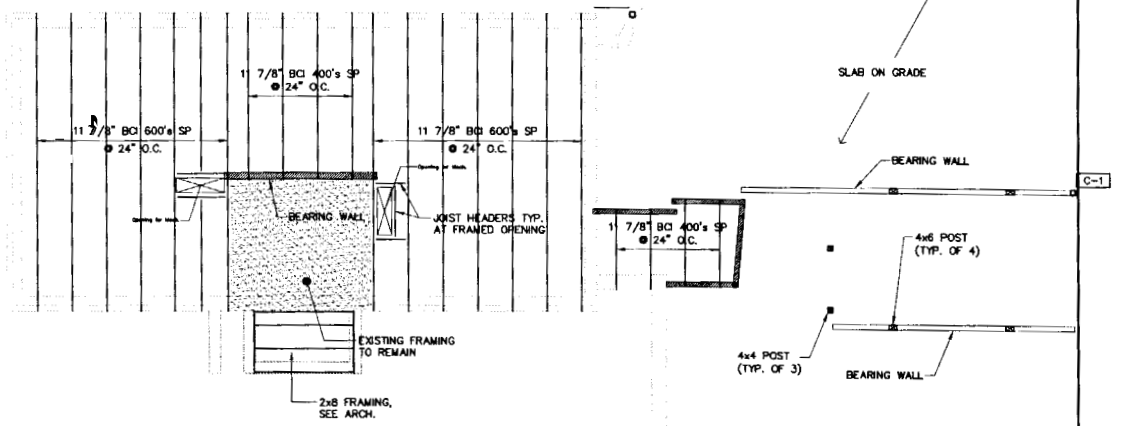
   SEISMIC LOADS:
   OCCUPANCY CATEGORY (TABLE1-1) = II
   SEISMIC USE GROUP (TABLE 9.1.4) = I
   $S_S(\%) = 0.373$ — $S_{DS} = 0.373$

8. ALL OPENINGS IN WOOD-FRAMED WALLS SHALL HAVE A MINIMUM OF (2) JACK STUDS ON EACH END, UNLESS OTHERWISE NOTED.
9. COMPOSITE LUMBER BEAM AND PREFABRICATED WOOD JOIST MANUFACTURER SHALL PROVIDE ALL WEB STIFFENERS, BLOCKING PANELS, BRACING AND TOP BEARING HANGERS AS REQUIRED FOR MAXIMUM PERFORMANCE OF THE ENTIRE FRAMING SYSTEM. MANUFACTURER NOTE: ALL HANGERS SUPPORTED BY STEEL BEAMS WILL BE MANUFACTURED 1/2"

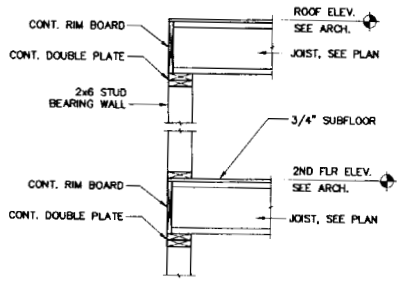
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FLOOR DRAIN SETTING FOR ELEVATION AND PLUMBNESS TO ASSURE COMPLETE AREA DRAINAGE.
6. ALL EXPOSED CONCRETE SHALL BE NEATLY FINISH-RUBBED.
7. ALL FOOTINGS SHALL BEAR ON VIRGIN SOIL OR STRUCTURAL BACKFILL COMPACTED TO A UNIFORM 95% STANDARD DENSITY.
8. ALL MECHANICAL EQUIPMENT RESTING ON THE CONCRETE FLOOR SLAB WILL HAVE A 4" HIGH CONCRETE PAD UNDERNEATH, REINFORCED WITH #3 BARS AT 18" O.C. EACH WAY.



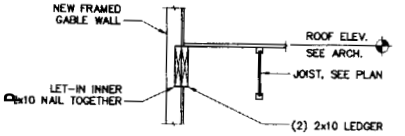
COLUMN SCHEDULE	
TAG	COLUMN SIZE
C-1	HSS 4x4x3/8



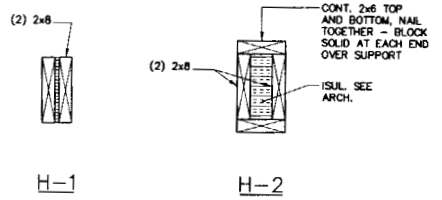
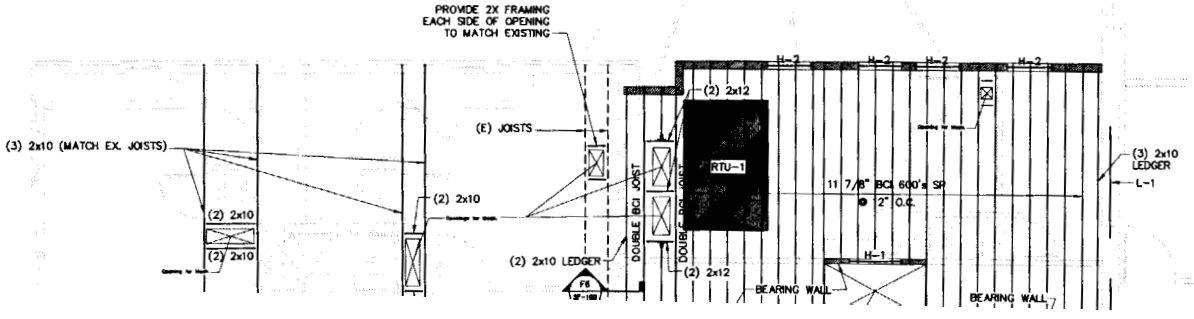
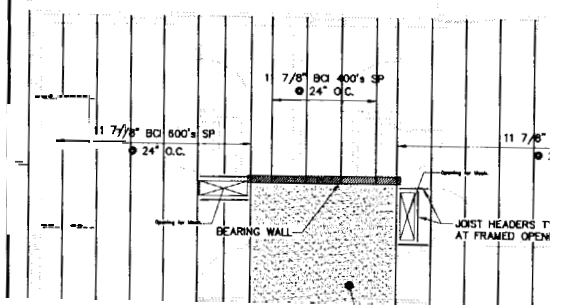
E1	FRAMING PLAN ~ FIRST FLOOR
1/4" = 1'-0"	



G6	DETAIL
3/4" = 1'-0"	



F6	DETAIL
3/4" = 1'-0"	



E6	HEADER DETAILS
1 1/2" = 1'-0"