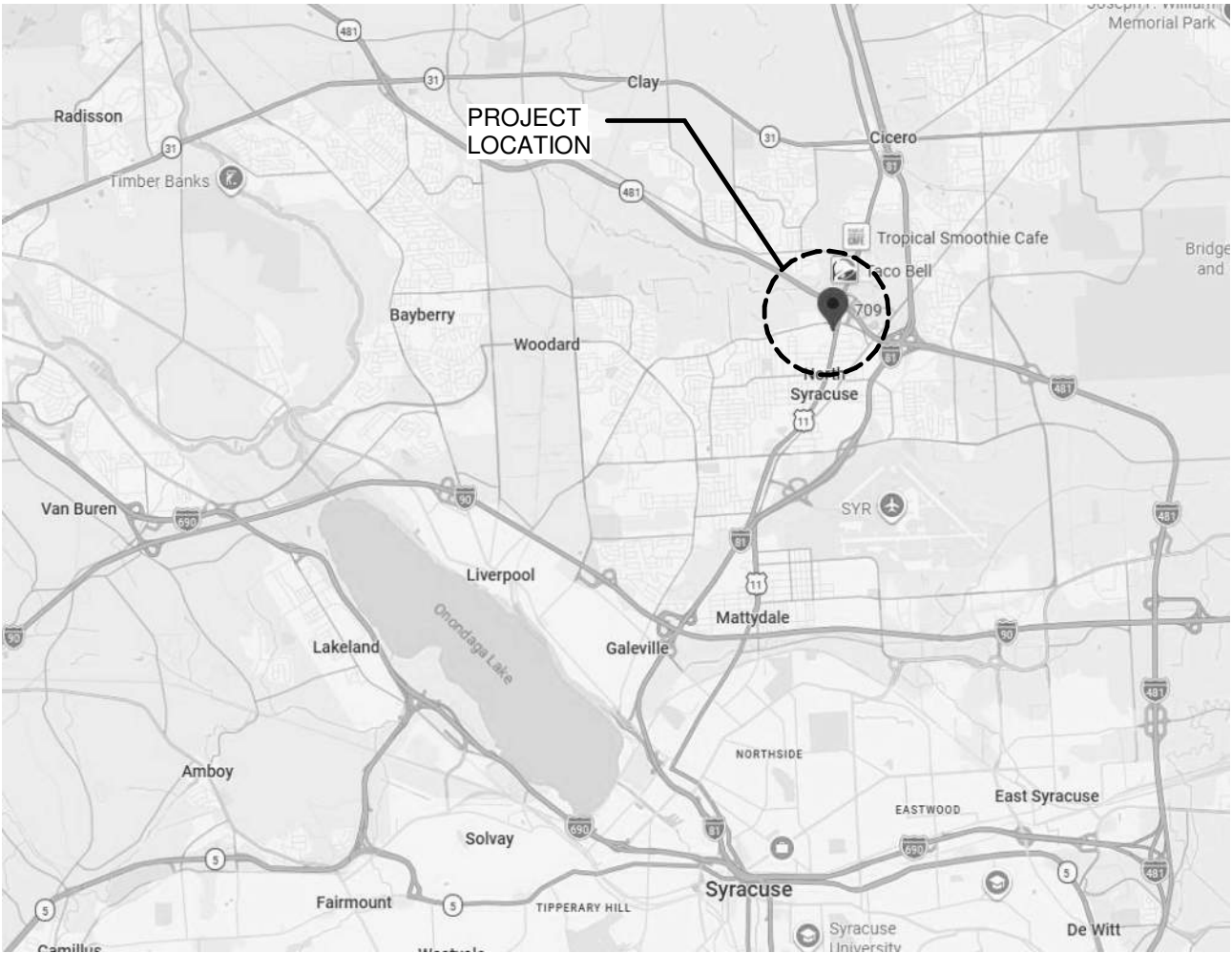




TENANT IMPROVEMENT PROJECT

709 NORTH MAIN STREET, SUITE 10
NORTH SYRACUSE, NY 13212

REGIONAL MAP



SITE MAP



CONTACT INFORMATION

LANDLORD:	709 BEAR RD. PARTNERS, LLC	TENANT:	ENCORE YOUTH PRODUCTIONS
ADDRESS:	244 WEST 39TH ST, 4TH FLOOR NEW YORK, NY 10018	ADDRESS:	315 MARILYN AVE. SYRACUSE, NY 13212
PHONE:	-	PHONE:	315.882.2729
E-MAIL:	-	E-MAIL:	EYPSyracuse@gmail.com

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

ARCHITECT:

JEREMY J. ARTS, NCARB AIA
CORE LEVEL ARCHITECTURE, D.P.C.
ARCHITECT OF RECORD
LICENSE No. 055392

ADDRESS: 831 JAMES STREET
SYRACUSE, NEW YORK 13203
PHONE: 315.579.4278
E-MAIL: jarts@corelevelarch.com

THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING PHASED AND DEFERRED SUBMITTAL ITEMS, AS WELL AS REVIEWING REPORTS FROM OTHER ENGINEERS, INSPECTORS, AND TESTING AGENCIES AS REQUIRED IN IBC CHAPTER 17. SPECIFY THE INDIVIDUAL'S NAME AND PROFESSIONAL LICENSE NUMBER ON THE FRONT COVER SHEET OF THE PLANS.

THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO CONTINUE TO PERFORM THE DUTIES.

PRIOR TO FINAL INSPECTION THE 'REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE' SHALL ASSEMBLE ALL FINAL SPECIAL INSPECTION REPORTS FROM EACH OF THE SPECIAL INSPECTIONS CATEGORIES AND SUBMIT A REPORT NOTING THAT ALL SPECIAL INSPECTIONS REQUIRED HAVE BEEN COMPLETED WITH NO OUTSTANDING ISSUES.

GOVERNING AGENCIES

BUILDING DEPT.:	VILLAGE OF NORTH SYRACUSE CODES/BUILDING DEPT.	FACILITY DEPT.:	DPW DEPT. OF PUBLIC WORKS
ADDRESS:	600 SOUTH BAY ROAD NORTH SYRACUSE, NY 13212	ADDRESS:	600 SOUTH BAY ROAD NORTH SYRACUSE, NY 13212
PHONE:	315.458.4763	PHONE:	315.458.0790
E-MAIL:	codes@northsyracuseny.org	E-MAIL:	DPW@northsyracuseny.org

FIRE DEPT.: NORTH SYRACUSE FIRE DEPT.
ADDRESS: 109 CHESTNUT STREET
NORTH SYRACUSE, NY 13212
PHONE: 315.458.1920
E-MAIL: nsfchief@northsyracusefire.com

GENERAL PROJECT NOTES

PLEASE NOTE ALL CONTRACTORS ARE REQUIRED TO REVIEW ALL DRAWINGS, SPECIFICATIONS, AND PROJECT SITE CONDITIONS. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE PROJECT SITE IN ORDER TO VERIFY THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID TO GENERAL CONTRACTOR. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS, OR ANY OMISSIONS ON THE PLANS SHALL BE REPORTED IN WRITING TO GC TO SUBMIT AND OBTAIN APPROVAL FROM ARCHITECT.

PLEASE FURTHER NOTE GC WILL NOT PAY ANY ADDITIONAL COMPENSATION FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, DUE TO DIFFICULTIES ENCOUNTERED OR CONDITIONS AT THE PROJECT SITE, WHICH SHOULD HAVE BEEN KNOWN OR FORESEEN BY CONTRACTOR DURING ITS PHYSICAL EXAMINATION OF THE PROJECT SITE. IN ADDITION, NO SUBSTITUTE OF SPECIFIED MATERIALS, COLORS, SIZES, OR FINISHES SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF GC'S DESIGN DEPARTMENT AND/OR ARCHITECT. PLEASE PROVIDE SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO GC TO BE FORWARDED ON TO ARCHITECT FOR APPROVAL OF ANY PROPOSED SUBSTITUTION.

ALL WORK SHALL CONFORM TO LANDLORD CRITERIA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, REVIEW & UNDERSTAND THE LANDLORD CRITERIA AND TO INCLUDE ADJUSTMENTS FOR WORK REQUIRED PER LANDLORD CRITERIA IN THE BID PROPOSAL.

PROJECT DATA / APPLICABLE CODES

PROJECT DESCRIPTION:

THE PROJECT IS AN INTERIOR BUILD-OUT OF EXISTING BUILDING ENVELOPE. THE TENANT SPACE WILL BE CONSTRUCTED TO THE LATEST ASPECTS OF ENCORE YOUTH PRODUCTION STANDARDS.

NEW INTERIOR PARTITIONS ARE TO BE PROVIDED THROUGHOUT THE ENTIRE SPACE. NEW INTERIOR FINISHES ARE TO BE PROVIDED ON FLOOR, WALL AND CEILING AREAS PER AS SCHEDULED. ALTERATIONS WILL BE MADE TO ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS TO FACILITATE OPERATION OF NEW EQUIPMENT AND LIGHTING.

AT THE END OF THE CONSTRUCTION, A CLIENT REPRESENTATIVE SHALL OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE LOCAL GOVERNING AUTHORITY.

A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO TENANT OCCUPATION OF SPACE.
SEE BUILDING DIVISION PERSONNEL FOR APPLICATION.

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED.

APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- 2025 NEW YORK STATE BUILDING CODE
- 2025 NEW YORK STATE ELECTRICAL CODE
- 2025 NEW YORK STATE PLUMBING CODE
- 2025 NEW YORK STATE MECHANICAL CODE
- 2025 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
- 2025 NEW YORK STATE FIRE CODE
- 2025 NEW YORK STATE EXISTING BUILDING CODE

WHERE THERE IS CONFLICT OR INCONSISTENCY BETWEEN THE REQUIREMENTS OF THE CODES NOTED ABOVE AND OTHER APPLICABLE LAWS AND RULES, UNLESS OTHERWISE REQUIRED, SUCH CONFLICT SHALL BE RESOLVED IN FAVOR OF THE MORE RESTRICTIVE REQUIREMENT.

CHAPTER 3 - USE and OCCUPANCY CLASSIFICATION

PROPOSED PRIMARY TENANT OCCUPANCY CLASSIFICATION: A-1

OCCUPANT LOAD CALCULATIONS:

TOTAL OCCUPANT LOAD: 314 OCCUPANT LOAD
CLIMATE ZONE: 5A

CHAPTER 5 - GENERAL BUILDING HEIGHTS and AREAS

BUILDING LIMITATIONS: EXISTING TO REMAIN WITHOUT ALTERATION
AREA CALCULATIONS: EXISTING TO REMAIN WITHOUT ALTERATION

GROSS SQUARE FOOTAGE:

GROSS SQUARE FOOTAGE 10,035 SF

CHAPTER 6 - TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: IIB

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

PRIMARY STRUCTURAL FRAME	0
BEARING WALLS	0
EXTERIOR	0
INTERIOR	0
NON-BEARING WALLS AND PARTITIONS	0
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

CHAPTER 8 - INTERIOR FINISHES

ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THE CLASSIFICATION OUTLINED PER OCCUPANCY GROUPS IN TABLE 803.1.1. PLEASE NOTE THAT ALL FINISHES WILL ADHERE TO THE STRICTER GUIDELINES SET FORTH BY THE PRIMARY OCCUPANCY.

PRIMARY

OCCUPANCY A-1 (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIST ACCESS RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

SECONDARY

OCCUPANCY A-3 (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIST ACCESS RAMPS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

OCCUPANCY B (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIST ACCESS RAMPS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C

OCCUPANCY S (SPRINKLERED)

INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS: CLASS C
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIST ACCESS RAMPS: CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

EXISTING SYSTEM TO REMAIN. EXISTING HEADS TO BE TURNED UP. SYSTEM SHALL REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION PROCESS. EXISTING AUTOMATIC SPRINKLER SYSTEM MODIFICATION SHALL BE PROVIDED IN THIS BUILDING UNDER A SEPARATE PERMIT SUBMISSION.

DRAWING LIST

SHEET NUMBER	SHEET NAME	Issue Date	Revision No.	Revision Issue Date
G000	COVER SHEET	03.20.26		
G001	GENERAL PROJECT NOTES and SUBMITTAL REQUIREMENTS	03.20.26		
CC100	CODE COMPLIANCE PLAN	03.20.26		
CC300	PROJECT STANDARDS and ACCESSIBILITY	03.10.26		
D100	DEMOLITION and PREPARATION PLANS	03.20.26		
A001	STANDARD WALL DETAILS and WALL PARTITION SCHEDULE	03.20.26		
A100	NEW WORK FLOOR PLAN and REFLECTED CEILING PLAN	03.20.26		
A101	ENLARGED TOILET ROOM PLAN and INTERIOR ELEVATIONS	03.20.26		
A400	DOOR, FRAME and HARDWARE SCHEDULES and DETAILS	03.20.26		
A500	SECTIONS and DETAILS	03.20.26		

UNDER SEPARATE SUBMISSION

THE FOLLOWING WILL BE PART OF A SEPARATE SUBMISSION FOR PERMITTING:

- FIRE PROTECTION SYSTEMS (IF REQUIRED)
- EXTERIOR SIGNAGE

ARCHITECT



831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER



PROJECT NAME

TENANT IMPROVEMENT PROJECT

709 NORTH MAIN ST., STE. 10
NORTH SYRACUSE, NY 13212

REVISION

REV	DATE	BY	NOTES
-----	------	----	-------

PROJECT NUMBER: 1082

DRAWN BY: STAFF

CHECKED BY: JJA

DATE: 03.20.26

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

PROJECT STATUS

PERMIT SET



- ## GENERAL DEMOLITION NOTES
- A. CONTRACTOR SHALL COORDINATE ALL REMOVALS WITH ALL ASSOCIATED CONTRACTORS INCLUDING, BUT NOT LIMITED TO, MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS.
- B. PRIOR TO EXECUTION OF WORK, THE ELECTRICAL CONTRACTOR SHALL MEET WITH THE OWNER AND AN/COR AND DISCUSS SCOPE OF DEMOLITION WORK. THE ELECTRICAL CONTRACTOR SHALL DISCUSS WITH THE AN/COR AND OWNER ANY AVAILABLE INFORMATION THAT MAY BE OF USE TO THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY INVESTIGATION AND NOTIFY THE FACILITIES ENGINEERING/ MAINTENANCE PERSONNEL OF WORK TO BE PERFORMED SO AS TO AVOID COLLISIONS WITH EXISTING UTILITIES ADJACENT SPACES.
- C. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY OF ALL PERSONNEL, INCLUDING, BUT NOT LIMITED TO, THE ELECTRICAL CONTRACTOR, BY IDENTIFYING AND MAKING SAFE ALL DEMOLITION WORK. THE ELECTRICAL CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT OF ANY SITUATIONS THAT MODIFY OR INCREASE THE SCOPE OF WORK FROM THAT WHICH IS IN THE DRAWINGS.
- D. THE PLANS HAVE BEEN DEVELOPED UTILIZING EXISTING DOCUMENTS AND THEREFORE ARE OBSERVABLE. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXISTING RECEPTACLE, LUMINAIRES, SWITCH, CONDUIT, ETC. FIELD VERIFICATION OF ALL EXISTING DEVICES WILL BE REQUIRED TO BE MADE BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ON EXISTING WALLS WHICH ARE TO BE DEMOLISHED OR ARE IN THE PATH OF CONSTRUCTION THAT BE REMOVED AND/OR RELOCATED AS REQUIRED. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL CONDUIT AND CABLES IN UNANTICIPATED FIELD CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION. NOTE THAT ELECTRICAL OR ELECTRONIC CIRCUIT TRAGERS WERE USED TO LOCATE ALL CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL SYSTEMS PRIOR TO COMMENCEMENT OF WORK.
- E. MAINTAIN AND RESTORE, IF INTERRUPTED BY DEMOLITION OR IN THE PATH OF CONSTRUCTION, ALL CIRCUITS, WIRING AND FEEDERS PASSING THROUGH AND SERVING OUTSIDE DEMOLITION AREA.
- F. EXISTING CONDUIT EXISTING THROUGH FLOOR SERVING ITEMS INCLUDING, BUT NOT LIMITED TO, RECEPTACLES, LUMINAIRES, SWITCHES, ETC. TO BE CUT BELOW FINISHED FLOOR LEVEL, EXISTING FLOOR PATCHED TO MATCH SURROUNDING FINISHES.
- G. ANY TRADING THAT IS TO BE DEMOLISHED SHALL BE REMOVED COMPLETELY BACK TO SOURCE INCLUDING ALL CONDUIT, SUPPORTS, CONDUCTORS, ETC. DO NOT ABANDON ANY TRADING IN WALLS, CEILING OR IN WALLS.
- H. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL TRADING AND MARKED AS SAFE IF NOT REUSED FOR CONSTRUCTION. UPDATE PANEL BOARD AS NECESSARY.
- I. ELECTRICAL CONTRACTOR SHALL INCLUDE IN THEIR BID PRICE THE FIELD TRACING OF ALL FEEDERS AND BRANCH CIRCUITS ASSOCIATED WITH THE DEMOLITION AREA THAT IS TO BE DEMOLISHED. THE ELECTRICAL CONTRACTOR, AT A MINIMUM, THE ELECTRICAL CONTRACTOR SHALL UTILIZE ELECTRONIC CIRCUIT TRACERS TO AID IN THE TRACING OF CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL DOCUMENT ALL FINDINGS, NOTING CONFLICTS AND DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.
- J. IN ANY AREA REQUIRING THE PERFORMANCE OF ANY TRADES WORK, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY OR ALL ELECTRICAL ITEMS IN ACCORDANCE WITH THE PLANS AND/OR AS DIRECTED AFTER COMPLETION OF OTHER TRADES IN THAT AREA.
- M. PRIOR TO REMOVAL OF ANY TRADING, THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL ITEMS INCLUDING, BUT NOT LIMITED TO, LUMINAIRES, DEVICE PLATES, DEVICES, ETC. REINSTATE SAME TO ORIGINAL LOCATION OR AS DIRECTED BY THE AN/COR AND OWNER. THE ELECTRICAL CONTRACTOR SHALL BE SUITABLY CALLED OR REPLACED BY ELECTRICAL CONTRACTOR. EXISTING FLUSH OUTLET BOXES MAY BE REUSED IF AT PROPER HEIGHT, LOCATION AND IN GOOD CONDITION. EXISTING OUTLET BOXES MAY BE REUSED IF IN GOOD CONDITION. RACEWAYS FOR CIRCUITRY SHOWN ON PLANS SHALL REMAIN.
- N. EXISTING FIRE ALARM SYSTEM SHALL BE ACTIVE AND MAINTAINED DURING CONSTRUCTION. VERIFY ALL DEVICES AND WIRING IN FIELD.
- O. PLUMBING, MECHANICAL, ELECTRICAL, AND OTHER TRADES, INCLUDING, BUT NOT LIMITED TO, WATER HEATERS, ETC. IN WORK AREAS INDICATED ON PLANS.
- P. CAP AND SEAL ALL SANITARY VENT, COLD WATER AND HOT WATER CONNECTIONS. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL WORK.
- R. ALL WORK SHALL BE DISPOSED OF PROPERLY PER THE GOVERNING AGENCY REQUIREMENTS.
- S. REQUEST FOR FUTURE NEW WORK TO BE SUBMITTED AS PART OF TENANT IMPROVEMENT PACKAGES NEED TO PREPARE REMOVALS AREAS TO BE CLEAN AND FLUSH IN ORDER TO INSTALL ANY NEW WORK. THESE AREAS SHALL BE TO BE LEFT WITH AN/COR/PROJECT MANAGER AND SUPERINTENDENT PRIOR TO SIGN-OFF.

- | <div> <div></div> <div>DEMOLITION KEYED NOTES</div> </div> | |
|--|---|
| D1. | REMOVE EXISTING INTERIOR STUD WALLS IN THEIR ENTIRETY. ELECTRICAL CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL CONDUITS THAT ARE REQUIRED TO REMAIN IN SERVICE. ELECTRICAL CONTRACTOR TO DISCONNECT ABANDONED RECEPTACLES, WIRING, CONDUITS, SWITCHES, ETC. BACK TO SOURCE OR NEAREST ACTIVE JUNCTION BOX. |
| D2. | REMOVE EXISTING FLOORING DOWN IN ITS ENTIRETY DOWN TO SUBSTRATE. PREP SUBSTRATE TO RECEIVE NEW FLOORING AS INDICATED ON NEW WORK PLAN. |
| D3. | CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF EXISTING MILLWORK IN ITS ENTIRETY. PREP REMOVAL POINTS TO RECEIVE NEW WORK AS INDICATED. |
| D4. | REMOVE FLOOR TILE AND DEBRIS FROM EXISTING POOL. INFILL WITH REINFORCED CONCRETE FLUSH WITH EXISTING SLAB. |
| D5. | PATCH AND REPAIR HOLES IN EXISTING SLAB TO RECEIVE NEW FLOORING AS INDICATED ON NEW WORK PLAN. |
| D6. | REMOVE EXISTING LIGHTING FIXTURES AND ASSOCIATED SUPPORT APPARATUS AS INDICATED ON PLAN. SAVE CIRCUITS FOR REUSE. |

- | |
|-------------|
| WALL LEGEND |
|-------------|

- 

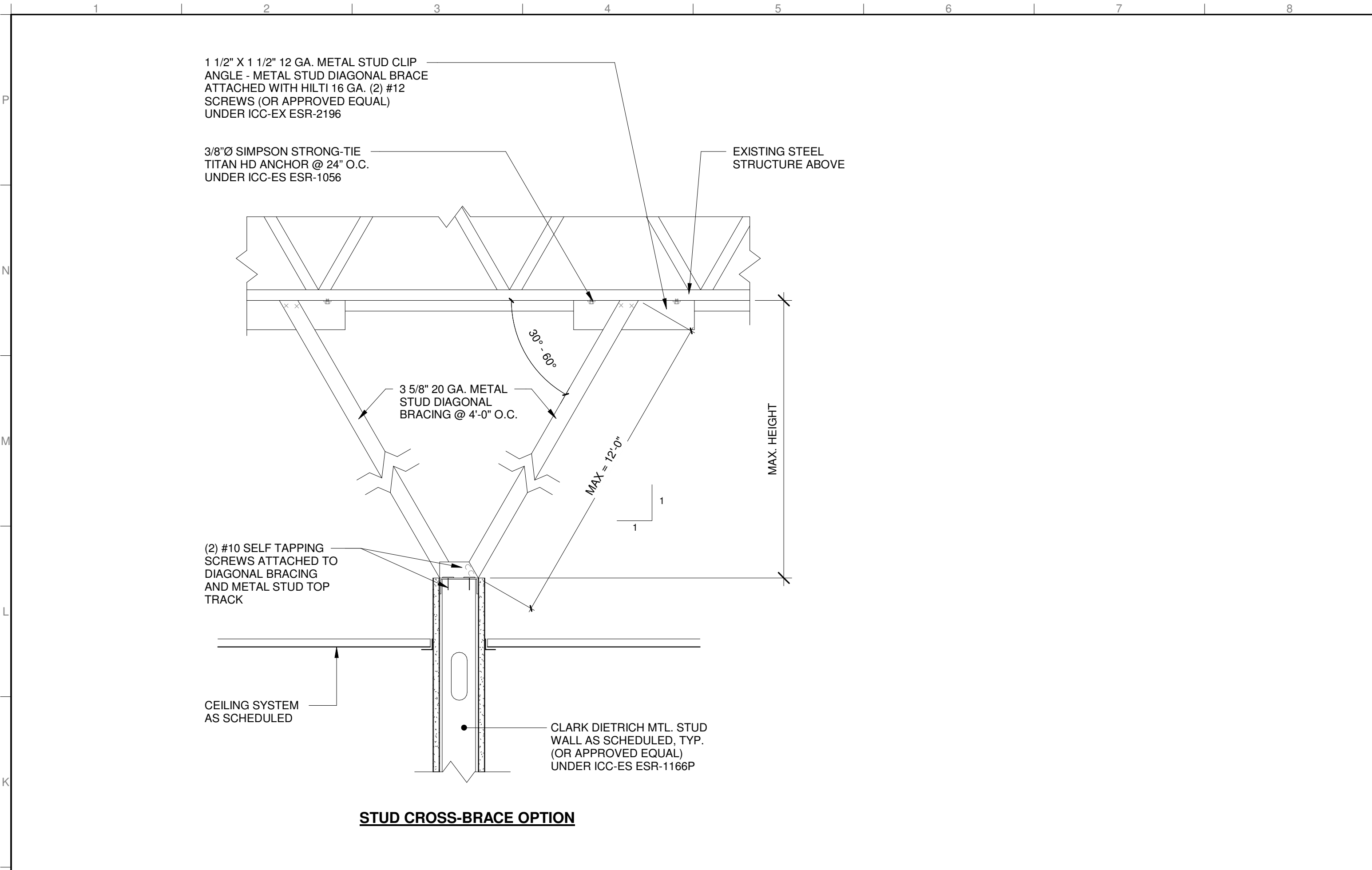
- WALLS TO BE DEMOLISHED NEW METAL STUD WALL PARTITION

- | | |
|---|---|
| | |
| EXISTING WALLS (TO REMAIN) | NEW INSULATED METAL STUD WALL PARTITION |

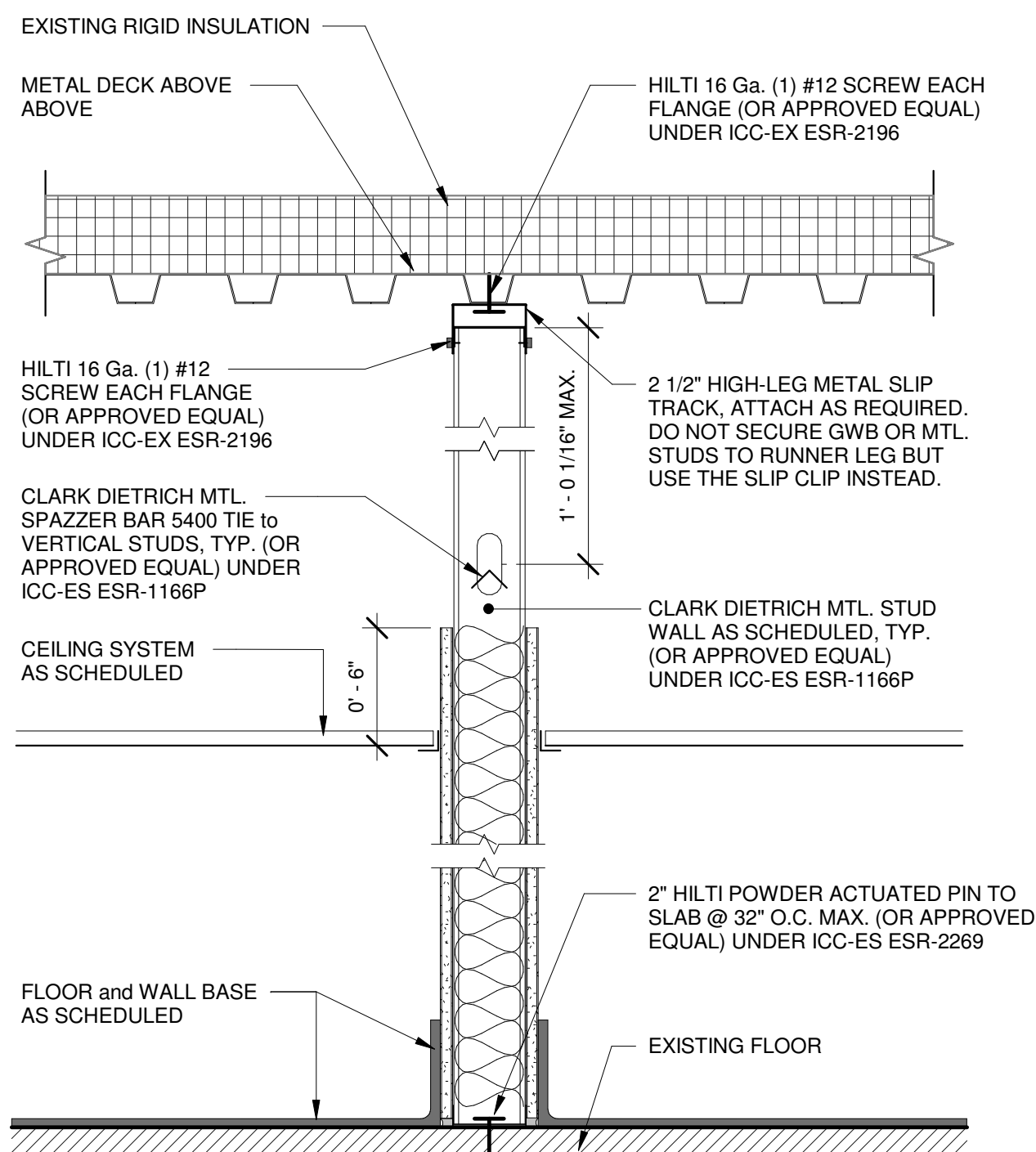
- PLEASE NOTE:**

- THIS SERVES AS A PLAN LEGEND ONLY. REFER TO THE PARTITION
SCHEDULE ON DWG. A001 FOR FULL WALL CONSTRUCTION INFORMATION.

-
- A horizontal number line with tick marks at 17, 18, and 19. A vertical line is drawn at 17.5, labeled 'ENTS' at the bottom left.



STUD CROSS-BRACE OPTION

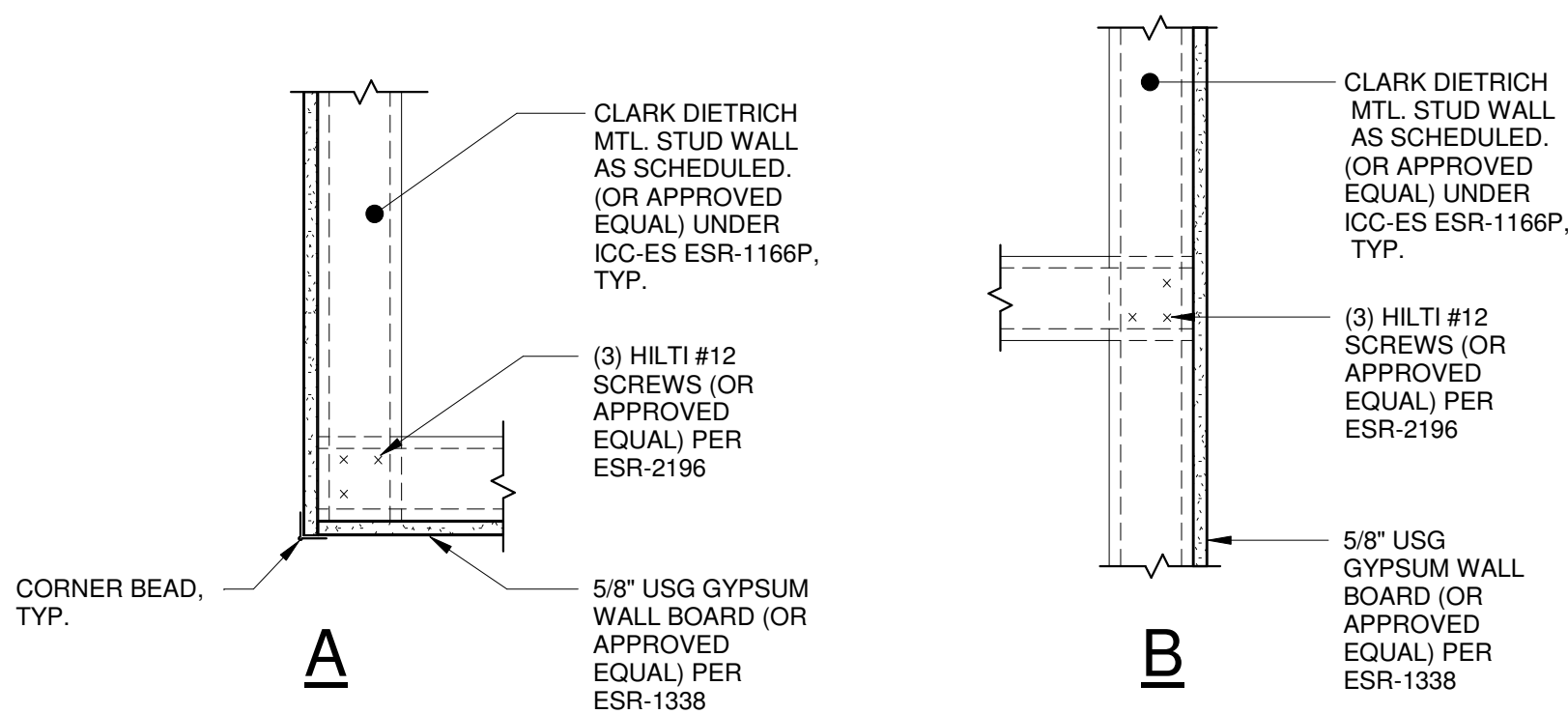


STUD FULL HEIGHT OPTION

SEE THIS SHEET FOR SUBSTRATE HEIGHTS

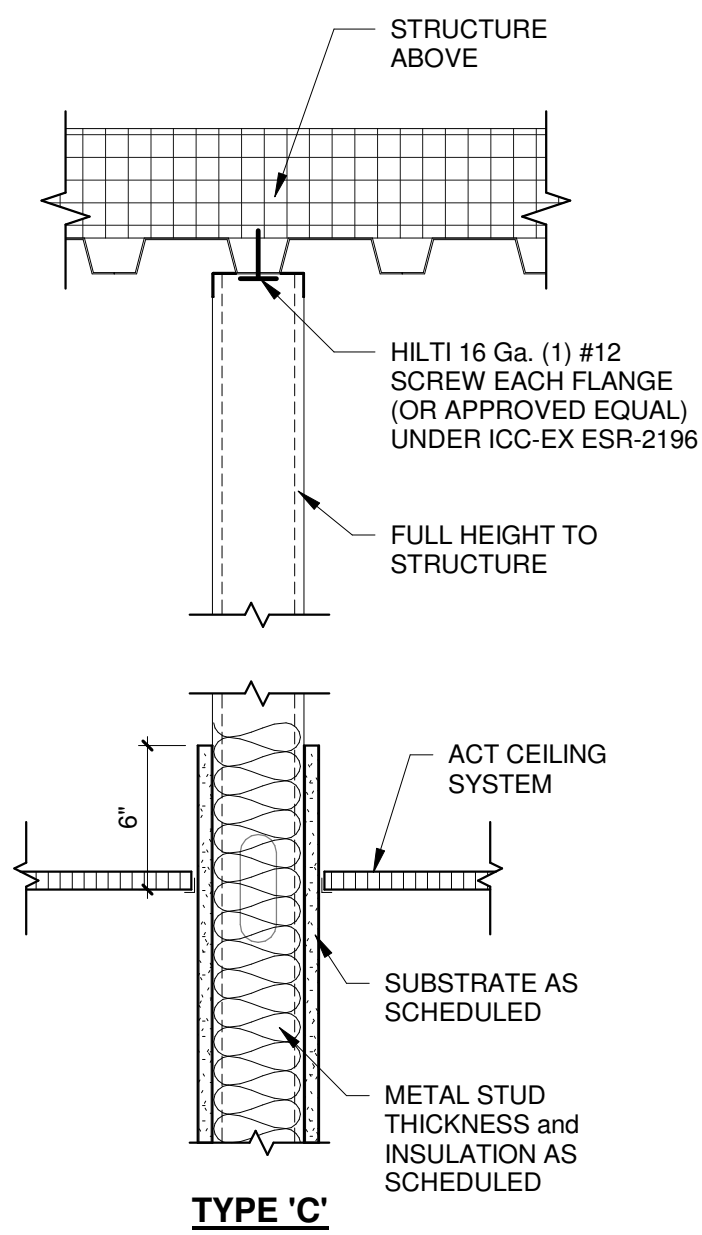
E1 TYPICAL METAL STUD ANCHORING OPTIONS

1 1/2" = 1'-0"



A1 METAL STUD CONNECTION DETAILS

1 1/2" = 1'-0"



TYPE C'

A6 SUBSTRATE HEIGHT DETAIL TYPES

1 1/2" = 1'-0"

WALL TAG DESCRIPTION

NUMBER/LETTER INDICATES NOMINAL WALL THICKNESS:
- R 1/2" RESILIENT CHANNEL
- H 7/8" METAL HAT CHANNEL
- SW C-H SHAFT WALL
- 1 1 5/8" METAL STUD
- 2 2 1/2" METAL STUD
- 3 3 5/8" METAL STUD
- 6 6" METAL STUD
- X ETC.

LETTER INDICATES WALL CONSTRUCTION MATERIAL:
- M MASONRY
- S STEEL STUDS
- C CONCRETE
- E EXISTING WALL

LETTER INDICATES WALL FIRE RATING:
- 0 NO RATING
- 1 1 HOUR RATING
- 2 2 HOUR RATING
- 3 3 HOUR RATING

S 6 AA
0 A F

LETTER INDICATES SUBSTRATE MATERIAL TYPE PER SIDE:
TYPE 'A' GYPSUM WALL BOARD
TYPE 'B' MOISTURE RESISTANT GYPSUM WALLBOARD
TYPE 'C' CEMENT BOARD
TYPE 'D' TILE BACKER BOARD
TYPE 'P' FIRE RESISTANT TREATED PLYWOOD
TYPE 'F' (2) LAYERS SUBSTRATE - SEE WALL PARTITION SCHEDULE FOR MATERIALS DESCRIPTION
TYPE 'X' FIREBRAND GYPSUM WALL BOARD

NOTATION INDICATES SUBSTRATE HEIGHT:
- C END SUBSTRATE 6" MIN. ABOVE CEILING ALL SIDES PER PARTITION TYPE
- F END SUBSTRATE FULL HEIGHT TO DECK ABOVE
- G END SUBSTRATE AT GYPSUM WALLBOARD CEILING ALL SIDES
- H END SUBSTRATE 6" MIN. ABOVE CEILING ONE SIDE & END SUBSTRATE TO DECK ABOVE OTHER SIDE
- I INFILL OPENING TO EXISTING HEADER ABOVE
- J END SUBSTRATE AT GYPSUM WALLBOARD CEILING ONE SIDE. END SUBSTRATE 6" MIN. ABOVE CEILING OTHER SIDE
- K END SUBSTRATE AT GYPSUM WALLBOARD CEILING ONE SIDE. END SUBSTRATE FULL HEIGHT TO DECK ABOVE OTHER SIDE
- L LOW WALL, SEE PLAN FOR HEIGHT

NOTATION INDICATES ACOUSTIC WALL CONSTRUCTION:
- A SOUND ATTENUATION BLANKET, STC RATING AS INDICATED, ACOUSTICALLY SEAL TOP & BOTTOM METAL WALL TRACKS.
- R BATT INSULATION, R-VALUE AS INDICATED

NOTE:

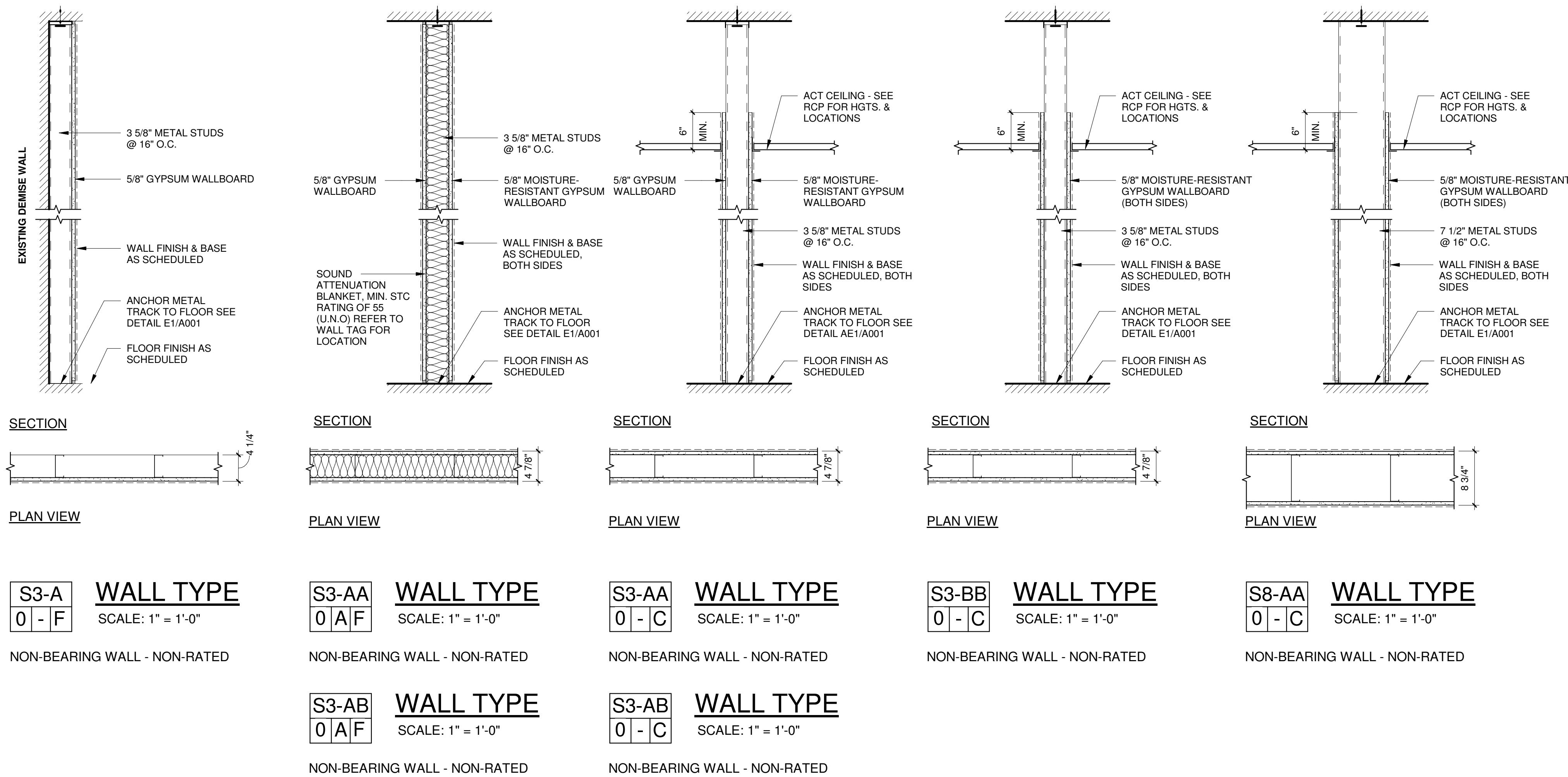
- ALL STUD WALL TYPES ARE INDICATED TO BE 20 GA. STANDARD. SPAN HEIGHTS VARY. REVIEW IN FIELD AND CONFIRM GAUGE REQUIREMENTS BASED ON FIELD VERIFIED SPAN HEIGHTS PER NOTE 'H' IN GENERAL METAL STUD INSTALLATION NOTES ON SHT. A001.
- 5/8" SUBSTRATE MATERIALS TYPICAL. SEE WALL PARTITION SCHEDULE FOR SPECIFIC MATERIAL DESCRIPTIONS.
- REFER TO ANNOTATION PLANS FOR ADDITIONAL WALL TYPE DESCRIPTION KEYED NOTES.
- SEE WALL PARTITION SCHEDULE, AND SEE DETAILS ON SHEET A001.

GENERAL METAL STUD INSTALLATION NOTES

- CONTINUE WALL FINISH TO UNDERSIDE OF STRUCTURE IN ROOMS WITHOUT CEILINGS. VERIFY IF ATTACHING TO UNDERSIDE OF DECK IS ALLOWED PER LANDLORD AGREEMENT.
- PROVIDE 5/8" TILE BACKER BOARD (IN LIEU OF GYPSUM WALLBOARD) AT ALL TILE LOCATIONS. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR LOCATIONS AND EXTENT.
- COORDINATE ALL WALLS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR CONCEALED PLUMBING, CONDUIT, RECESSED ITEMS AND OPENINGS.
- PROVIDE BRACING AT ALL PLUMBING CHASES AND SIMILAR CONDITIONS.
- PROVIDE 2x WOOD BLOCKING OR 16 GA SHEET METAL AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT, FIXTURES AND CASEWORK.
- ALL GYPSUM WALLBOARD IN WET AREAS TO BE MOLD AND MILDEW RESISTANT. ALL RATED WALLS TO HAVE 5/8" TYPE 'X' GYPSUM WALLBOARD.
- METAL RUNNER HEAD CHANNEL TO HAVE 2 1/2" LEGS AT ALL DEFLECTION HEAD. ATTACHMENTS TO DECKS. DO NOT SECURE GYPSUM WALL BOARD OR METAL STUDS TO RUNNER LEG BUT USE THE SLIP CLIP INSTEAD.
- ALL GYPSUM WALLBOARD PARTITIONS TO HAVE METAL STUDS AT 16" O.C. PROVIDE DEPTH, WIDTH AND GAUGE AS INDICATED.
- PROVIDE ACOUSTIC DETAILING AS SHOWN AT ALL WALLS WITHIN AND SURROUNDING SOUND SENSITIVE AREAS. SOUND SENSITIVE AREAS INCLUDE, BUT ARE NOT LIMITED TO:
 - MEMBER'S LOUNGE
 - HAND AND FOOT
 - MASTER GROOMING
 - SHAMPOO
 - ADA TOILET ROOMS
- USE FIRE RATED SEALANT AND FIRE SAFING IN LIEU OF ACOUSTICAL SEALANT 10 PCF GLASS FIBER AT ALL ACOUSTICAL PARTITIONS REQUIRING A FIRE RATING.
- REFER TO CODE COMPLIANCE DRAWINGS FOR ALL FIRE RATED WALL LOCATIONS.
- REFER TO FLOOR PLAN DRAWINGS FOR WALL AND PARTITION TYPES AND LOCATIONS.
- REFER TO WALL SECTIONS AND DETAILS FOR TYPICAL WALL CONSTRUCTION NOTES.
- REFER TO FINISH SCHEDULE FOR BASE AND WALL FINISHES.

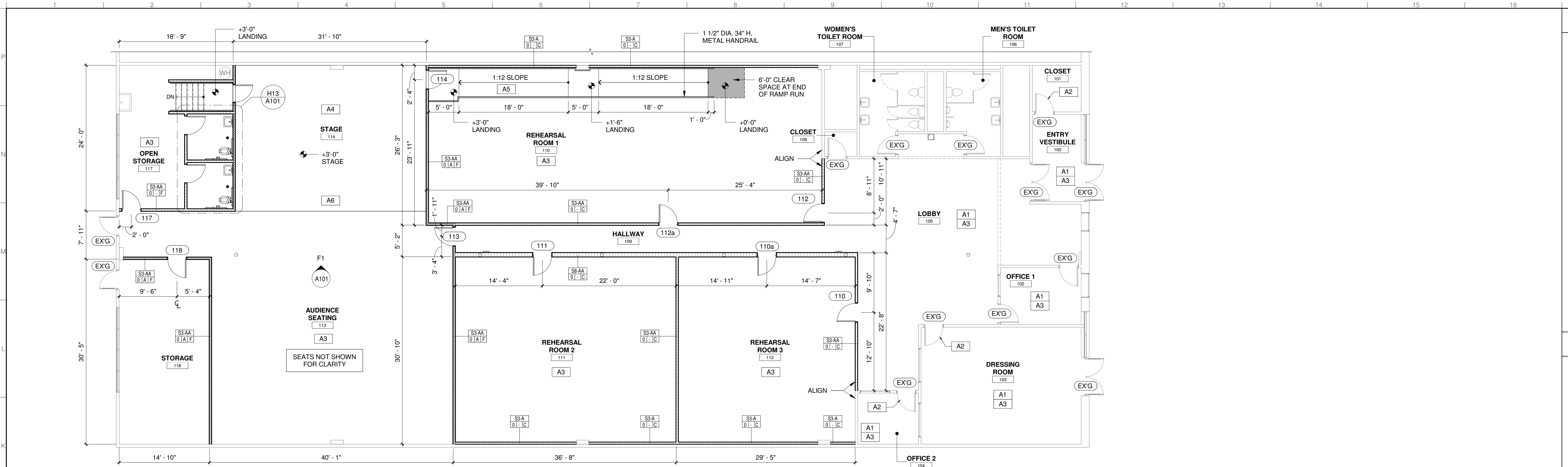
STUD SIZE	GA.	MAX. VERT. SPAN
3 5/8" STUDS	20	15.7 FT
4" STUDS	22	14.11 FT
6" STUDS	22	16.1 FT
8" STUDS	20	31.6 FT

NOTE:
1. ALL 2 1/2" METAL STUDS TO BE BRACED 4'-0" O.C.
2. PROVIDE 20 GA STUDS BACK TO BACK AT ALL DOOR JAMBS.



A11 WALL PARTITION SCHEDULE

1" = 1'-0"

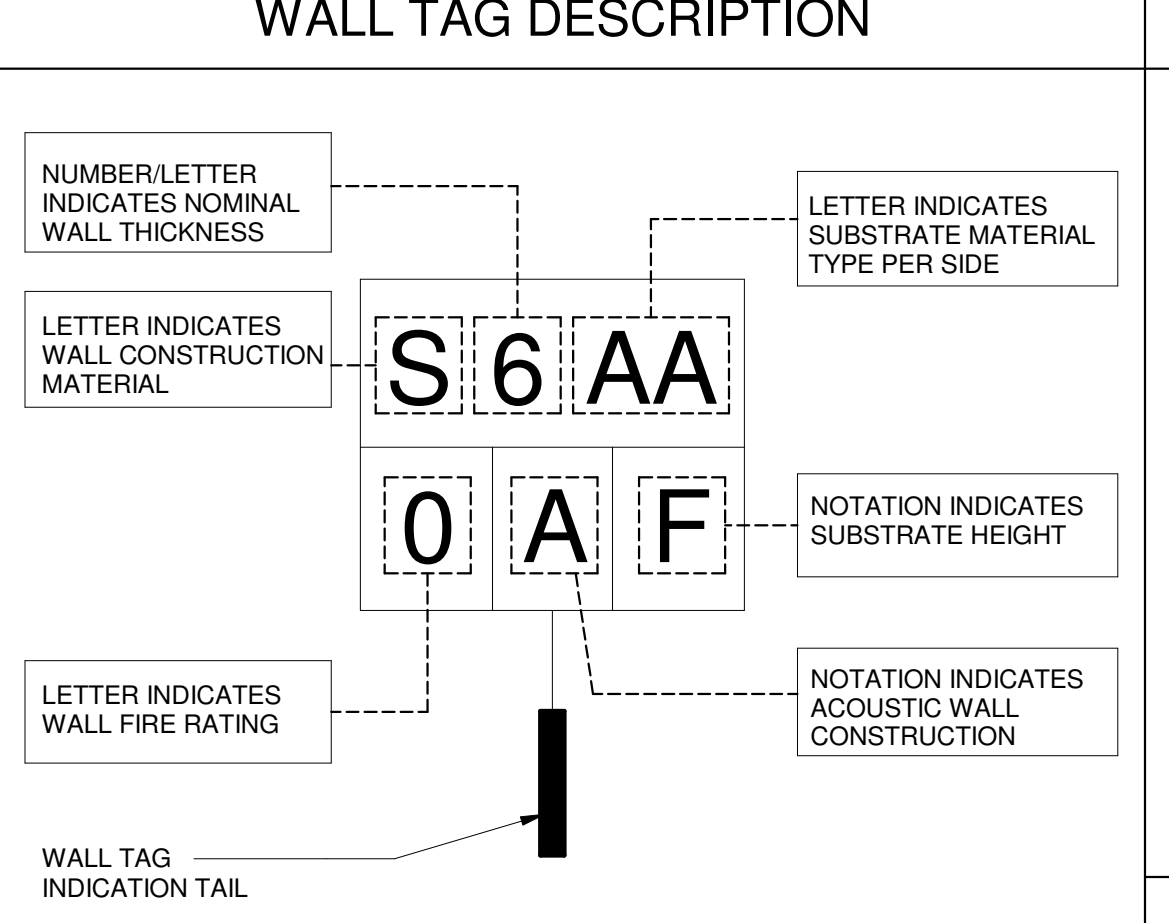
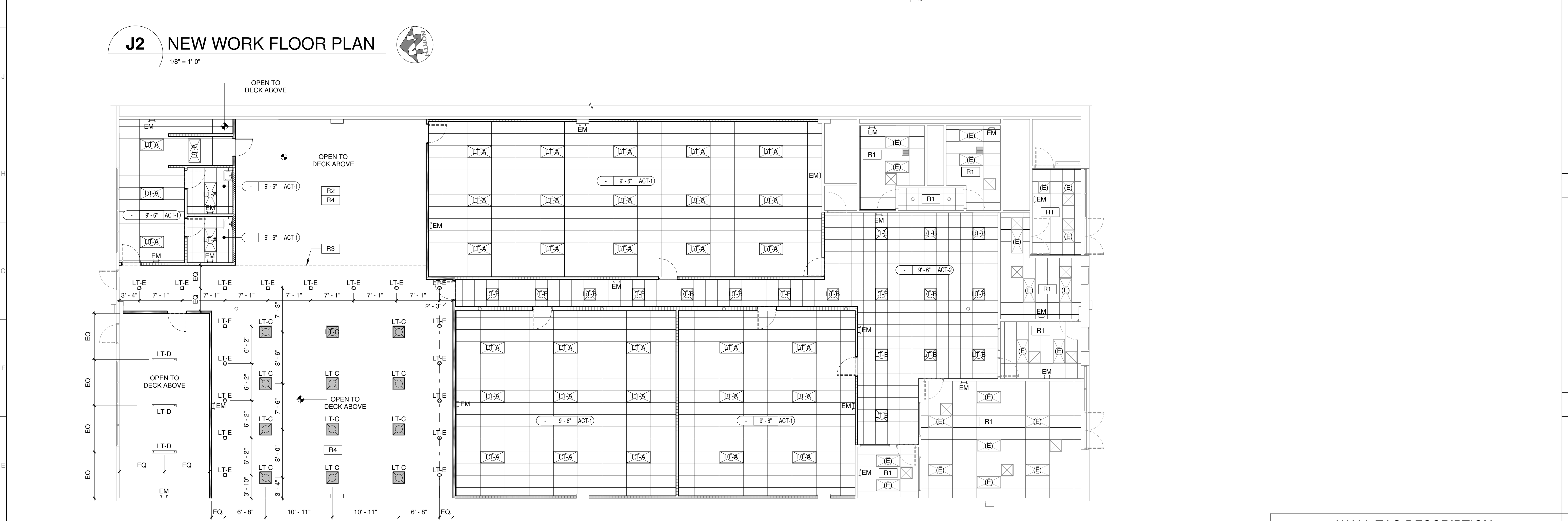


- ### GENERAL NOTES
- A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. REFER TO SAMPLE DIMENSIONS FOR FACE OF DIMENSION GUIDELINES BELOW:
- B. DIMENSIONS FOR CENTERLINE LOCATIONS OF PLUMBING FIXTURES IS FROM FACE OF STUD TO CENTERLINE OF PLUMBING FIXTURE. THICKNESS OF FINISHES MUST BE ACCOUNTED FOR DURING LAYOUT OF PLUMBING.
- C. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ANCOR INC OF ANY DEVIATIONS FROM THESE PLANS.
- D. A MAXIMUM OFFSET OF 1/2" AT ALL THRESHOLDS AND AT ANY CHANGE IN FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM 45° BEVEL.
- E. ALL DOORS NOT DIMENSIONED ARE ASSUMED 4" FROM INSIDE CORNER ROUGH OPENING UNLESS OTHERWISE NOTED.
- F. ALL METAL STUD WALLS SHALL EXTEND TO DECK WITH SCHEDULED FINISH AT OPEN CEILING LOCATIONS. WHERE GYPSUM OF ACOUSTIC CEILING IS TO BE INSTALLED EXTEND 6" ABOVE CEILING PLANE. ACOUSTIC AND FIRE RATED WALL ALWAYS EXTEND FULL HEIGHT TO DECK.
- G. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- H. EXIT SIGNS SHALL BE EXTERNALLY OR INTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

- ### GENERAL CEILING CONSTRUCTION NOTES
- A. ANY CEILING FIXTURE NOT EXPLICITLY DIMENSIONED SHALL BE INSTALLED AT THE CENTER POINT OF THE APPLICABLE SPACE. PENDANTS AND CHANDELIERS POSITIONING SHALL BE COORDINATED W/ OWNER PRIOR TO INSTALLATION.
- C. SUSPENDED CEILING SYSTEMS TO MEET ICC REPORT #1308. HEAVY DUTY T-BAR GRID TO BE USED. SUSPENDED CEILINGS SHALL BE SUBJECT TO PERIODIC INSPECTION REQUIREMENTS. THE INSPECTION ENTAILS MANUFACTURER CERTIFICATION OF COMPONENT PERFORMANCE AND INSPECTION OF THE SUSPENDED CEILING SYSTEM ANCHORAGE SYSTEM.
- D. PAINT EMERGENCY LIGHTING FIXTURE BODIES WITH SPRAY APPLIED PAINT TO MATCH CEILING COLOR. REFER TO ELECTRICAL SHEET FOR LOCATIONS.
- E. THE MEANS OF EGRESS SYSTEM SHALL ILLUMINATE ONE FOOT CANDLE AT FLOOR LEVEL FOR 90 MINUTES.
- F. EXIT SIGNS ARE REQUIRED WHEN TWO EXITS ARE REQUIRED. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED TO 5 FOOT CANDLES. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. EXIST SIGNS ARE TO BE CONNECTED TO THE BUILDING POWER AND EMERGENCY POWER SOURCE PROVIDING 90 MINUTES OF EMERGENCY ILLUMINATION IN CASE OF PRIMARY POWER LOSS.
- G. CEILING GRIDS TO BE CENTERED WITHIN ROOMS UNLESS NOTED OTHERWISE. DECORATIVE TILES TO BE FULL TILE ONLY - DO NOT CUT DECORATIVE CEILING TILES.
- H. SPEAKER SHALL HAVE ITS OWN VOLUME AND STATION CONTROLS. SEE ELECTRICAL DRAWINGS.
- I. CONTRACTOR MAY NOT SUBSTITUTE FIXTURES. VERIFY FIXTURES WITH OWNER PRIOR TO ORDERING.
- J. ALL LIGHTING CONTROLS TO BE WHITE AT P-1 AND NEAR WHITE SURFACES AND BLACK ON MILLWORK AND P-2 PAINT FINISHES.
- K. ALL LIGHTING ON DIMMERS EXCEPT FOR BREAK ROOM, AND UTILITY.
- L. ALL CAN LIGHT TRIMS TO BE BLACK AT DECORATIVE CEILING TILE LOCATIONS. OTHER LOCATIONS SHALL BE WHITE.
- N. OUTLETS/SWITCHES INSTALLED AT SAME HEIGHT SHOULD BE ALIGNED.
- O. ALL LIGHT FIXTURES SHALL BE VERIFIED WITH OWNER PRIOR TO START OF WORK.
- P. ALL LED FIXTURES SHALL BE 0-10V DIMMABLE FIXTURES.

- ### KEYED NOTES
- A1. EXISTING WALLS SHALL BE PREPPED, PRIMED, AND PAINTED. PAINT SELECTION TO BE DETERMINED BY OWNER PRIOR TO THE START OF WORK.
- A2. EXISTING DOORS SHALL BE PREPPED, PRIMED AND PAINTED. PAINT SELECTION TO BE DETERMINED BY OWNER PRIOR TO THE START OF WORK.
- A3. INSTALL NEW LVT FLOORING ON EXISTING FLOOR SUBSTRATE. FINAL LVT SELECTION TO BE VERIFIED WITH CLIENT PRIOR TO THE START OF WORK.
- A4. INSTALL PERFORMANCE STAGE @ 36" A.F.F. STAGE SHALL BE CONSTRUCTED 2x8 WOOD JOISTS @ 12" O.C. ON TOP 2x4 CRIPPLE WALLS w/ STUD FRAMING @ 16" O.C. SUBSTRATE OF PLATFORM SHALL BE 1" PLYWOOD SHEATHING STAGGER JOINTS. GLUE AND SCREW TO THE WOOD STUD FRAMING. PREP SUBSTRATE TO RECEIVE NEW FLOORING FINISH. REFER TO SHEET A500 FOR MORE INFORMATION.
- A5. ACCESSIBLE RAMP FROM REHEARSAL ROOM TO PERFORMANCE STAGE.
- A6. CURTAINS AND ALL OTHER THEATRICAL ACCESSORIES PROVIDED BY OWNER.

- ### KEYED REFLECTED CEILING NOTES
- R1. REMOVE EXISTING CEILING TILES AS NEEDED. PAINT AND REPAIR EXISTING GRID AS NEEDED. EXISTING LIGHTING FIXTURES TO REMAIN.
- R2. SPECIALIZED STAGE LIGHTING PACKAGE TO BE SELECTED BY OWNER.
- R3. OUTLINE OF STAGE BELOW.
- R4. EXISTING STRUCTURE ABOVE TO BE PAINTED BLACK.



CEILING MATERIAL LEGEND

	ACT-1 ACOUSTICAL CEILING TILE 2X4 (WHITE) USG - AC3167 ; GRID: XL 9/16" BOLT SLOT - 1/8" REVEAL; ESR-1308
	ACT-2 ACOUSTICAL CEILING TILE 2X2 (WHITE) USG - AC3167 ; GRID: XL 9/16" BOLT SLOT - 1/8" REVEAL; ESR-1308

WALL LEGEND

	WALLS TO BE DEMOLISHED
	EXISTING WALLS (TO REMAIN)
	NEW METAL STUD WALL PARTITION
	NEW INSULATED METAL STUD WALL PARTITION

PLEASE NOTE:
THIS SERVES AS A PLAN LEGEND ONLY. REFER TO THE PARTITION SCHEDULE ON DWG. A001 FOR FULL WALL CONSTRUCTION INFORMATION.

D2 NEW WORK REFLECTED CEILING PLAN

LIGHTING FIXTURE SCHEDULE															
SYMB.	TYPE	QNTY	DESCRIPTION	MANUFACTURER	MODEL No.	LAMP/ LUMENS	WATTAGE	VOLTAGE	MOUNTING					TYPE	REMARKS
									PENDANT	MOUNTING HEIGHT	SURFACE - CLG. / WALL	MOUNTING HEIGHT	RECESSED		
	LT-A	36	2' x 4' LED TROFFER	EATON LIGHTING	NPTCB-E24	LED	37W	120V	-	-	-	-		LT-A	
	LT-B	18	2' x 2' LED TROFFER	NORA LIGHTING	NPTCB-ESS	LED	33W	120V	-	-	-	-		LT-B	
	LT-B	9	2' x 2' LED TROFFER	MOBERN	SRDIS22-LED35DMV35	LED	33W	120V		9'-0" AFF	-	-	-	LT-C	
	LT-D	3	LINEAR LED FIXTURE	HERA	ELITE-LED	LED	15W	120-277 V		9'-0" AFF	-	-	-	LT-D	
	LT-E	18	PENDANT MOUNTED LED CYLINDER / 4" DIA / CORD MOUNTED	ACCESS LIGHTING	29001-MBL-C	LED	60W	110-120 V		9'-0" AFF	-	-	-	LT-E	
	X	5	LED EXIT SIGN	NORA LIGHTING	NX-603-LEDR	LED	2W	120V						X	SEE REFLECTED CEILING PLAN FOR LOCATIONS
	X2	3	LED EXIT SIGN - DIRECTIONAL	NORA LIGHTING	NX-603-LEDR	LED	2W	120V						X2	SEE REFLECTED CEILING PLAN FOR LOCATIONS
	EM	21	BEVELED INTEGRAL DUAL HEAD EMERGENCY LIGHT	NORA LIGHTING	NE-806-W	LED	6W	120V						EM	SEE REFLECTED CEILING PLAN FOR LOCATIONS

ARCHITECT

CORE LEVEL ARCHITECTURE

831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER

SEAL

PROJECT NAME

TENANT IMPROVEMENT PROJECT
708 NORTH MAIN ST. STE. 10
NORTH SYRACUSE, NY 13212

REVISION
REV DATE BY NOTES

PROJECT NUMBER: 1082
DRAWN BY: STAFF
CHECKED BY: JJA
DATE: 03.20.26

SHEET TITLE

NEW WORK FLOOR PLAN and REFLECTED CEILING PLAN

SHEET NUMBER

A100

PROJECT STATUS

PERMIT SET



FINISH MATERIAL SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL NO.	SIZE	COLOR	FINISH	REMARKS
PAINT								
P-1	WALL/CEILING PAINT	SHERWIN WILLIAMS	-	-	-	TBD	-	
WALL BASE								
WB-1	VINYL BASE	JOHNSONITE	-	-	-	TBD	-	
VINYL FLOORING								
LVT-1	FLOORING	TBD	-	-	-	TBD	-	

FINISH MATERIAL SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL NO.	SIZE	COLOR	FINISH	REMARKS
PAINT								
P-1	WALL/CEILING PAINT	SHERWIN WILLIAMS	-	-	-	TBD	-	
WALL BASE								
WB-1	VINYL BASE	JOHNSONITE	-	-	-	TBD	-	
VINYL FLOORING								
LVT-1	FLOORING	TBD	-	-	-	TBD	-	

FINISH MATERIAL SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	PRODUCT NAME	MODEL NO.	SIZE	COLOR	FINISH	REMARKS
PAINT								
P-1	WALL/CEILING PAINT	SHERWIN WILLIAMS	-	-	-	TBD	-	
WALL BASE								
WB-1	VINYL BASE	JOHNSONITE	-	-	-	TBD	-	
VINYL FLOORING								
LVT-1	FLOORING	TBD	-	-	-	TBD	-	

- ## GENERAL NOTES
- A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. REFER TO SPECIAL DIMENSIONS FOR FACE OF DIMENSION GUIDELINES BELOW.
- The diagram illustrates three types of dimension lines used in the specifications:

 - A line with a solid black circle at each end, labeled "CENTERLINE OF COLUMN TO STUD FACE:".
 - A line with short perpendicular dashes at each end, labeled "STUD FACE TO STUD FACE:".
 - A line with arrows at each end, labeled "EXISTING EXTERIOR WALL FACE TO STUD FACE:".
- B. DIMENSIONS FOR CENTERLINE LOCATIONS OF PLUMBING FIXTURES IS FROM FACE OF STUD TO CENTERLINE OF PLUMBING FIXTURE. THICKNESS OF FINISHES MUST BE ACCOUNTED FOR DURING LAYOUT OF PLUMBING.
- C. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ANCOR INC OF ANY DEVIATIONS FROM THESE PLANS.
- D. A MAXIMUM OFFSET OF 1/2" AT ALL THRESHOLDS AND AT ANY CHANGE IN FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM 45° BEVEL.
- E. ALL DOORS NOT DIMENSIONED ARE ASSUMED 4" FROM INSIDE CORNER ROUGH OPENING UNLESS OTHERWISE NOTED.
- F. ALL METAL STUD WALLS SHALL EXTEND TO DECK WITH SCHEDULED FINISH. A OPENING LOCATIONS, WHERE GYPSUM OF ACoustIC CEILING IS TO BE INSTALLED EXTEND 6" ABOVE CEILING PLANE. ACoustIC AND FIRE RATED WALL ALWAYS EXTEND FULL HEIGHT TO DECK.
- G. EGRESS DOORS SHALL BE READY TO OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- H. EXIT SIGNS SHALL BE EXTERNALLY OR INTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.

- | A/R | KEYED NOTES |
|-----|---|
| A1. | EXISTING WALLS SHALL BE PREPPED, PRIMED, AND PAINTED. PAINT SELECTION TO BE DETERMINED BY OWNER PRIOR TO THE START OF WORK. |
| A2. | EXISTING DOORS SHALL BE PREPPED, PRIMED AND PAINTED. PAINT SELECTION TO BE DETERMINED BY OWNER PRIOR TO THE START OF WORK. |
| A3. | INSTALL NEW LVT FLOORING ON EXISTING FLOOR SUBSTRATE. FINAL LVT SELECTION TO BE VERIFIED WITH OWNER PRIOR TO THE START OF WORK. |
| A4. | INSTALL PERFORMANCE STAGE @ 36" A.F.F. STAGE SHALL BE CONSTRUCTED 2x8 WOOD JOISTS @ 12" O.C. ON TOP 2x4 CRIPPLE WALLS W/ STUD FRAMING @ 16" O.C. SUBSTRATE PLATFORM SHALL BE 3/4" PLYWOOD SHEATHING - STAGGER JOISTS, GLUE AND SCREW TO THE WOOD STUD FRAMING. PREP SUBSTRATE TO RECEIVE NEW FLOORING FINISH. REFER TO SHEET A500 FOR MORE INFORMATION. |
| A5. | ACCESSIBLE RAMP FROM REHEARSAL ROOM TO PERFORMANCE STAGE. |
| A6. | CURTAINS AND ALL OTHER THEATRICAL ACCESSORIES PROVIDED BY OWNER |

WALL LEGEND

- WALLS TO BE DEMOLISHED
- NEW METAL STUD WALL PARTITION
- EXISTING WALLS (TO REMAIN)
- NEW INSULATED METAL STUD WALL PARTITION

PLEASE NOTE:
THIS SERVES AS A PLAN LEGEND ONLY. REFER TO THE PARTITION
SCHEDULE ON DWG. A001 FOR FULL WALL CONSTRUCTION INFORMATION.

ARCHITECT



831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER



PROJECT NAME

ENCORE
Youth Productions

REVISION			
REV	DATE	BY	NOTES

PROJECT NUMBER:	1082
-----------------	------

DRAWN BY:	STAFF
-----------	-------

CHECKED BY:	JJA
-------------	-----

DATE:	03.20.26
-------	----------

ENLARGED
TOILET ROOM
PLAN AND
INTERIOR
ELEVATIONS

SHEET NUMBER

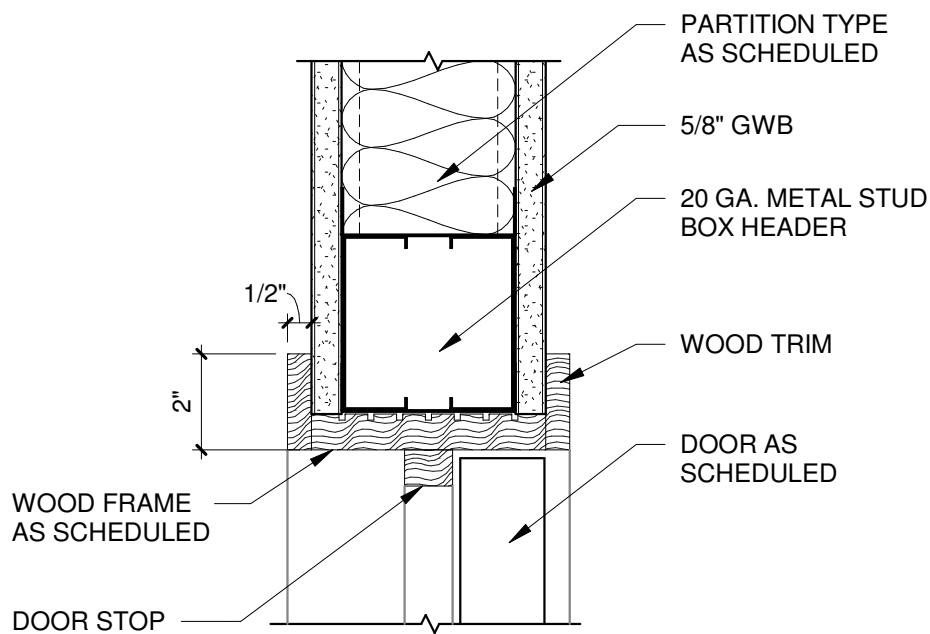
A101

PROJECT STATUS

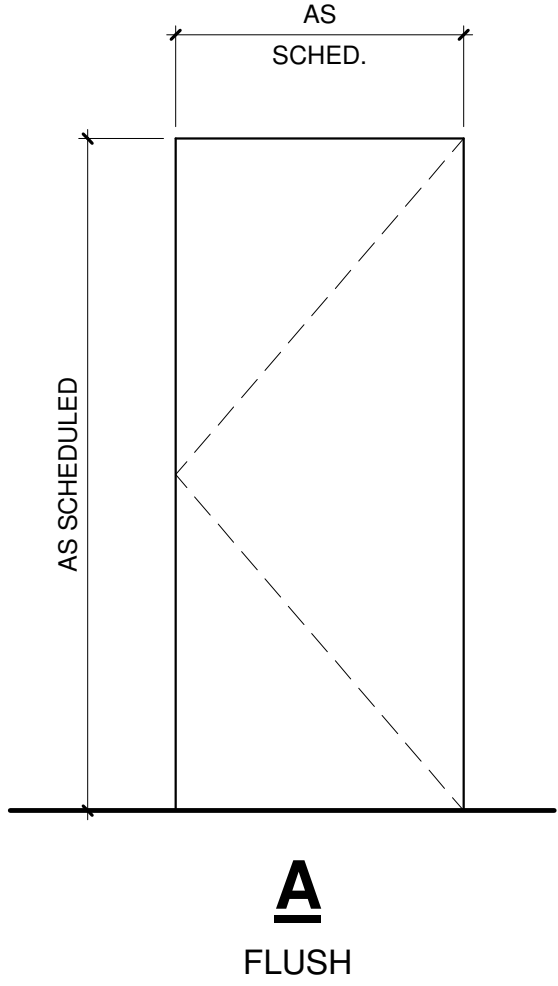
PERMIT SET

DOOR SCHEDULE															
DOOR NUMBER	FROM ROOM	TO ROOM	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	GLAZING TYPE	DOOR HEIGHT	DOOR WIDTH	FRAME TYPE	FRAME MATERIAL	TRIM FINISH	HEAD DETAIL	JAMB DETAIL	HDWE GROUP	NOTES
110	LOBBY	REHEARSAL ROOM 3	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
110a	HALLWAY	REHEARSAL ROOM 3	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
111	HALLWAY	REHEARSAL ROOM 2	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
112	LOBBY	REHEARSAL ROOM 1	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
112a	HALLWAY	REHEARSAL ROOM 1	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
113	HALLWAY	AUDIENCE SEATING	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	3	
114	STAGE	REHEARSAL ROOM 1	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	1	
114a	STAGE	OPEN STORAGE	A	WD	PAINT	-	7'-0"	2'-10"	A	WD	PAINT	J11/A400	J14/A400	1	
115	STORAGE	ADA TOILET ROOM	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	2	
116	STORAGE	ADA TOILET ROOM	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	2	
117	AUDIENCE SEATING	RESTROOM LOBBY	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	2	
118	AUDIENCE SEATING	STORAGE	A	WD	PAINT	-	7'-0"	3'-0"	A	WD	PAINT	J11/A400	J14/A400	2	

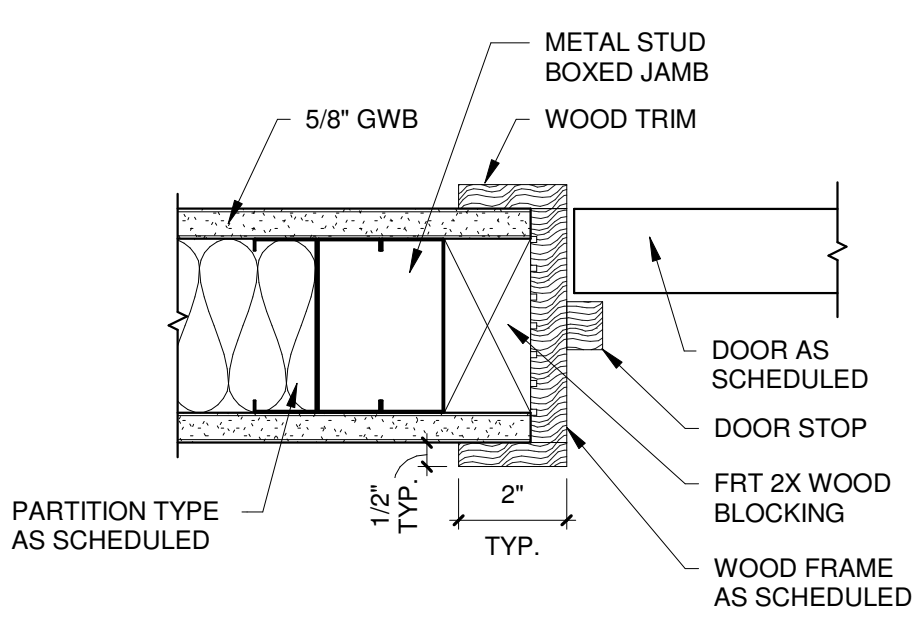
HARDWARE SCHEDULE						
GROUP	HARDWARE	QUANTITY	MANUF.	DESCRIPTION		FINISH
HARDWARE GROUP 1	HINGE ENTRANCE/OFFICE LOCK OR STOP SILENCER	(3) EA.	IVE	58B1 4.5 X 4.5		652
		(1) SET	SCH	ALX80P6 SPA		626
		(1) EA.	GLY	450S		652
		(3) EA.	IVE	SR64		GRY
HARDWARE GROUP 2	HINGE PUSH PLATE PULL PLATE SURFACE CLOSER KICK PLATE MOP PLATE FLOOR STOP SILENCER	(3) EA.	IVE	58B1 4.5 X 4.5		652
		(1) SET	IVE	8200 4" X 16"		630
		(1) EA.	IVE	8303 8" 4" X 16"		630
		(1) EA.	LCN	1461 REG OR PA AS REQ FC		689
		(1) EA.	IVE	8400 10" X 1 1/2" LDW B-CS		630
		(1) EA.	IVE	8400 4" X 2" LDW B-CS		630
		(1) EA.	IVE	FS439		630
		(3) EA.	IVE	SR64		GRY
HARDWARE GROUP 3	CONT. HINGE PANIC HARDWARE RIM CYLINDER 90 DEG OFFSET PULL SURFACE CLOSER SEALS DOOR SWEEP THRESHOLD	(1) EA.	IVE	112XY		626
		(1) EA.	VON	AX-35A-NL-OP-388		626
		(1) EA.	SCH	20-022		626
		(1) EA.	IVE	8190HD 10"		630
		(1) EA.	LCN	4040XP SCUSH PROVIDE MTG BRKT, SPCR & PLATE AS REQ'D		689
		(1)	B/O	BY DOOR MANUFACTURER		
		(1) EA.	ZER	39A		A
		(1) EA.	ZER	103A OR AS DETAILED		A



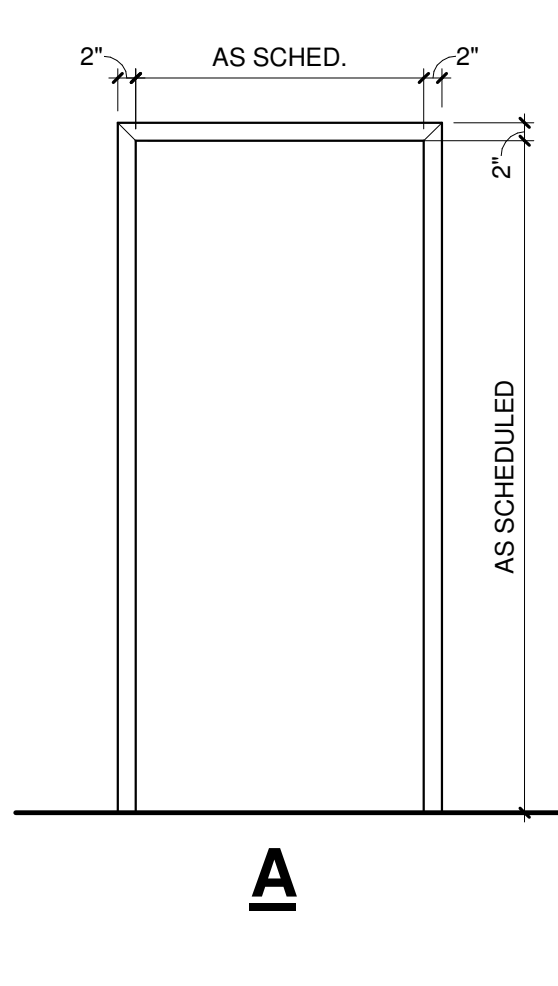
J11 WOOD FRAME HEAD
3" = 1'-0"



E11 DOOR TYPES
1/2" = 1'-0"



J14 WOOD FRAME JAMB
3" = 1'-0"



E14 FRAME TYPES
1/2" = 1'-0"

GENERAL DOOR and FRAME PROJECT NOTES

- A. ALL DOORS SHALL OPERATE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS OR PUSH / PULL ACTIVATING BARS. SEE SPECIFICATIONS.
- B. DOOR CLOSER IF PRESENT MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90° TO A POSITION OF 12 DEGREES FROM THE LATCH.
- C. EFFORT TO OPERATE DOORS WITHIN PRESSURES ALLOWED:
a. INTERIOR DOORS - 5 LBS MAXIMUM PRESSURE TO OPERATE
b. EXTERIOR DOORS - 5 LBS MAXIMUM PRESSURE TO OPERATE
c. FIRE DOORS - 15 LBS MAXIMUM PRESSURE TO OPERATE
- D. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- E. WHERE USED BY THE BUILDING OCCUPANTS, DOOR HARDWARE SHALL BE ACCESSIBLE AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TURNING OF THE WRIST.
- F. CONTRACTOR SHALL FIELD VERIFY ALL DOOR OPENING SIZES PRIOR TO ORDERING.
- G. PROVIDE DOOR BOTTOMS AND EXIT SADDLES ON ALL EXTERIOR DOORS.
- H. ALL EGRESS / EXIT DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE PER CHAPTER 10 OF THE GOVERNING CODE.
- I. PROVIDE ACCESSIBLE COMPLIANT THRESHOLDS AT ALL DOORS SCHEDULED TO HAVE THEM OR INDICATED TO BE A PART OF THE EMERGENCY EGRESS PATH - SEE LIFE SAFETY PLAN. COORDINATE WITH ADJACENT FLOOR FINISHES.
- J. UNLESS OTHERWISE NOTED, PAINTED DOORS AND FRAMES TO HAVE ADJACENT WALL COLOR APPLIED.
- K. UNLESS OTHERWISE NOTED, ALL WOOD DOORS TO BE FACTORY STAINED WITH CLEAR SATIN FINISH.
- L. PROVIDE SILENCERS ON ALL DOOR FRAMES.
- M. PANIC ALARMED HARDWARE TO BE INSTALLED ON 'EXIT ONLY' DOOR.
- N. CLOSER TO BE INSTALLED ON ALL DOORS. REFER TO SPECIFICATION FOR HARDWARE.
- O. UNLESS OTHERWISE NOTED, ALL HARDWARE FOR THE METAL/GLASS DOORS & TOILET PARTITIONS TO BE GALVANIZED STEEL.
- P. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ALL REQUIRED HARDWARE SPECIFICATIONS FOR REVIEW AND APPROVAL BY ARCHITECT OF RECORD PRIOR TO FABRICATION & INSTALLATION.
- Q. ALL DOORS TO REMAIN UNLOCKED WHILE SPACE IS OCCUPIED.
- R. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT PER SECTION 1010.1.9.3 CBC.
- S. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A 3'-0" BY 7'-0" DOOR. A MINIMUM CLEAR WIDTH OF 32 INCHES MUST BE PROVIDED.

GENERAL DOOR-FRAME INSTALLATION NOTES

- A. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW DOOR/FRAME OPENINGS PRIOR TO THE START OF WORK.
- B. GENERAL CONTRACTOR SHALL PROVIDE ANY PATCHING REQUIRED AT NEW DOOR & WINDOW FRAMES LOCATED WITHIN EXISTING OPENINGS TO MATCH ADJACENT EXISTING FINISHES.
- C. ALL SCREWS IN DOOR AND WINDOW FRAMES SHALL BE COUNTER-SUNK INTO FRAME AND THE SAME COLOR AS THE FRAME IN WHICH IT IS INSTALLED.
- D. ANY EXISTING FRAMES INDICATED TO REMAIN AND RECEIVE NEW DOORS SHALL BE PRIMED AND PAINTED. PREP EXISTING FRAMES TO RECEIVE NEW DOORS AND HARDWARE.
- E. EXCESSIVE CAULKING WILL NOT BE ACCEPTABLE. CAULK INSTALLATIONS SHALL BE CLEAN, CONCAVED, AND SMOOTH.
- F. ALL VOIDS IN HEAD AND JAMBS SHALL BE PACKED SOLID WITH BATT INSULATION THAT MEETS THE INTENDED R-VALUE FOR THE INSULATION INDICATED TO BE INSTALLED IN THAT WALL.
- G. GAPS BETWEEN FRAME AND EDGE OF OPENING SHALL NOT EXCEED 1/4" IN WINDOWS AND STOREFRONT INSTALLATIONS AND 1/2" IN CURTAINWALL INSTALLATIONS. PROVIDE BUCKER RODS.
- H. CONTRACTOR IS REQUIRED TO REMOVE ALL EXCESS CAULK AND DEBRIS ON ADJACENT MATERIALS THAT IS A RESULT OF THE INSTALLATION.
- I. ANY FIELD MODIFICATIONS THAT RESULT IN THE NATURAL ALUMINUM BEING VISIBLE SHALL RECEIVE A FINISH THAT MATCHES THE FINISH OF THE ALUMINUM FRAME SYSTEM.
- J. INSTALL LOCKTITE ON ALL MECHANICAL FASTENERS FOR DOOR CLOSERS.

ARCHITECT



831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER



PROJECT NAME

TENANT IMPROVEMENT PROJECT

708 NORTH MAIN ST. STE. 10
NORTH SYRACUSE, NY 13212

REVISION

REV | DATE | BY | NOTES

PROJECT NUMBER: 1082

DRAWN BY: STAFF

CHECKED BY: JJA

DATE: 03.20.26

SHEET TITLE

DOOR, FRAME
AND HARDWARE
SCHEDULES AND
DETAILS

SHEET NUMBER

A400

PROJECT STATUS

PERMIT SET



ERMIT SET