GENERAL NOTES:

1. Dimensions are to rough studs of new work and finishes of existing to remain.
2. Interior stud walls are 2 x 4 @ 16" O/C with 1/2" gyp board both sides except as noted.
3. ▬▬ Designates wood stud wall
4. Provide blocking behind all necessary items such as cabinets, screens, wall items, grab bars, etc.
5. Min Lumber values

size	Fb	Fv	E
ALL	850	70	1,400,000

6. All dimensions should be read or calculated; not scaled.
7. Provide MIN 90 CFM exhaust fan in bathrooms. Exhaust directly to outside. Insulate exhaust duct and provide backdraft damper.
8. Provide moisture resistant gypsum board in all bathrooms.
9. Provide insulation around walls of bathroom.
10. Wall and ceiling finishes shall have a flame spread classification of not greater than 200 and a smoke-developed index of not greater than 450.
11. Install all materials in accordance with manufacturer's instructions and the current Residential Code of Ohio.
12. The plumbing system shall conform to the current Ohio Plumbing code. Re-route / provide supply hot and cold water lines, waste lines and venting for each fixture provided.
13. Hvac work shall comply with the current residential code. Re-work / provide supply and return air to each required space. Provide exhaust fan per note #7.
16. The electrical system shall conform to the current National Electric Code. Re-work existing circuiting or provide new circuits to connect all new lighting and receptacles. Electrician to investigate the existing panel/service to determine feasibility.
17. Any glass in doors shall be safety glazing.
18. Interior wood doors and casing, window casing and baseboard shall match existing.
19. The following items shall be selected by owner prior to bidding:
    - A. Bathroom cabinetry and tops
    - B. Bathroom accessories
    - C. Finish flooring
    - D. Plumbing fixtures
    - E. Lighting fixtures
    - F. Paint colors
    - G. Carpeting

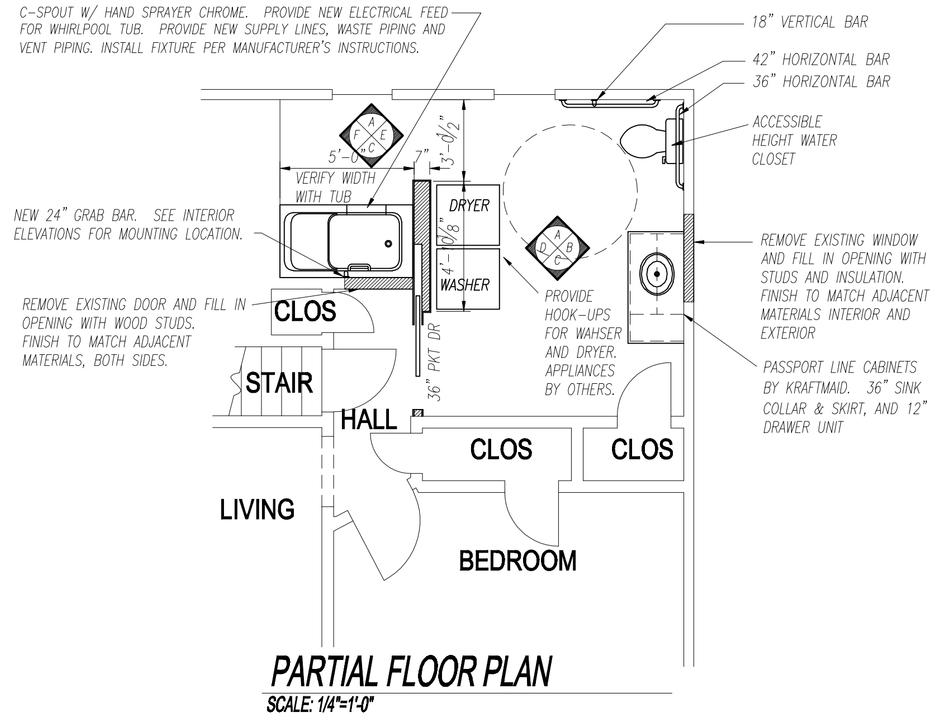
PROJECT SPECIFIC NOTES:

1. All doors shall have a maximum threshold height of 1/2".
2. All doors shall have lever type hardware and kickplates.
3. All lightswithces and thermostats shall be placed at a maximum height of 48" above finish floor.
4. Electrical outlets shall be placed between 18" and 48" above finish floor.
5. Closets: hanger rod placed between 42"and 48" above finish floor.
6. Lavatory: Provide lever type faucet handles.
7. All edges on lavatory tops shall have bull nosed edges.
8. Shower shall have a detachable shower head. Provide blocking for grab bars.
9. Bathroom and shower shall have a non-slip ceramic or vinyl tile floor.

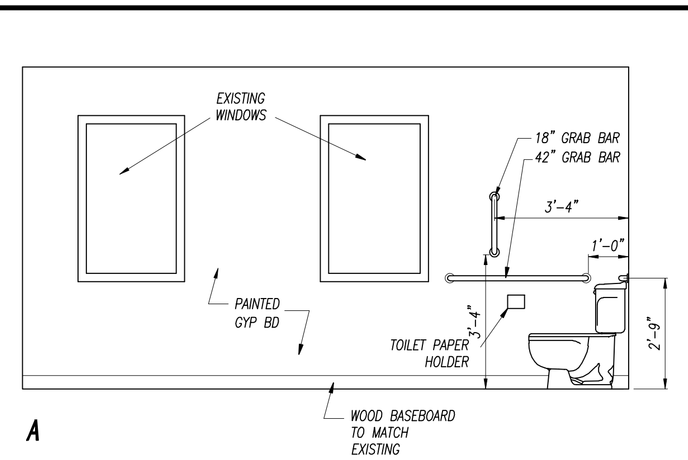
DEMOLITION NOTES:

1. The contractor shall use this drawings as a general guide and provide demolition as shown as well as components not necessarily shown but are required for a complete job.
2. The Contractor shall furnish equipment, labor and removal of debris from the site.
3. Contractor will be permitted to use his own methods of removal of wall sections, being careful not to damage the building or seriously weaken it.
4. Consult with Architect if any special problem starts to develop.
5. Take care not to damage existing work. Any such careless damage shall be repaired at Contractor's expense.
6. Care shall be taken to protect the public during the demolition procedures.
7. All debris shall be removed from the site to an approved dumping location.
8. When removing walls, seal off the rest of the building with temporary means, taping joints to keep dust from those parts as much as practically possible.
9. After construction of Alterations. All remaining existing surfaces disturbed during demolition and/or construction shall be patched and refinished to match the adjacent existing finish.
10. Remove any electrical devices and wiring in areas of demolition.
11. Remove any plumbing fixtures and piping in areas of demolition.
12. The homeowner may want to keep some items removed as part of the demolition work. Coordinate with the home owner before starting demolition work.

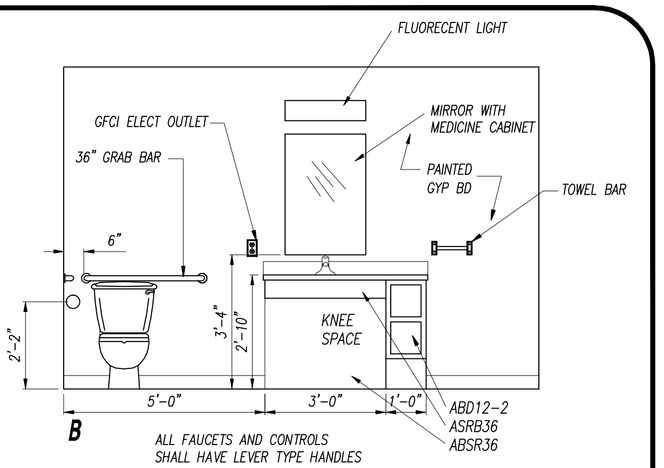
AMERICAN STANDARD 32"X60" WALK-IN WHIRLPOOL TUB MODEL NO. 3260.210.W LEFT DRAIN CONFIGURATION, LINEN COLOR, QUICK DRAIN (90UD), WHIRLPOOL HEATER (9ILH), CHROMATHERAPY(9CTP) AND NECK REST (9NR). FAUCET -MOEN M9993 ROUGH-IN TUB VALVE W/ BUILT IN HAND SHOWER DIVERTER AND MT922 KINGSLEY ROMAN TUB TRIM C-SPOUT W/ HAND SPRAYER CHROME. PROVIDE NEW ELECTRICAL FEED FOR WHIRLPOOL TUB. PROVIDE NEW SUPPLY LINES, WASTE PIPING AND VENT PIPING. INSTALL FIXTURE PER MANUFACTURER'S INSTRUCTIONS.



PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"

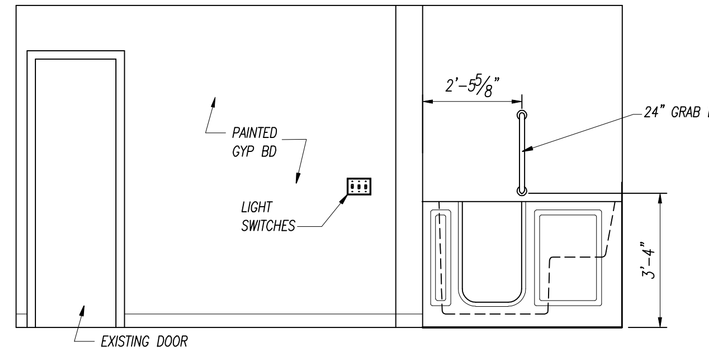


A

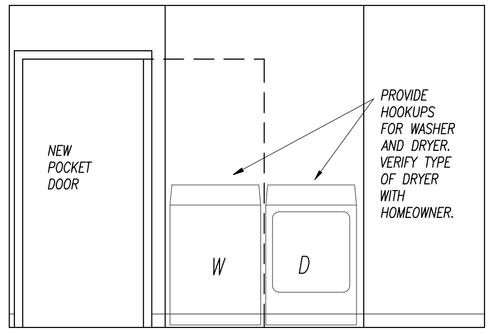


B

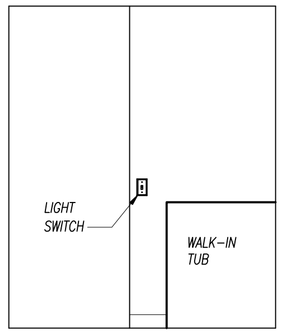
ALL FAUCETS AND CONTROLS SHALL HAVE LEVER TYPE HANDLES



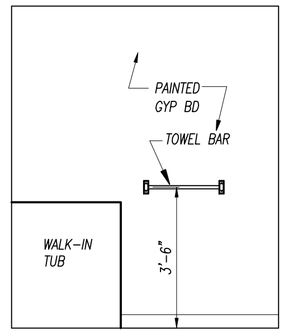
C



D

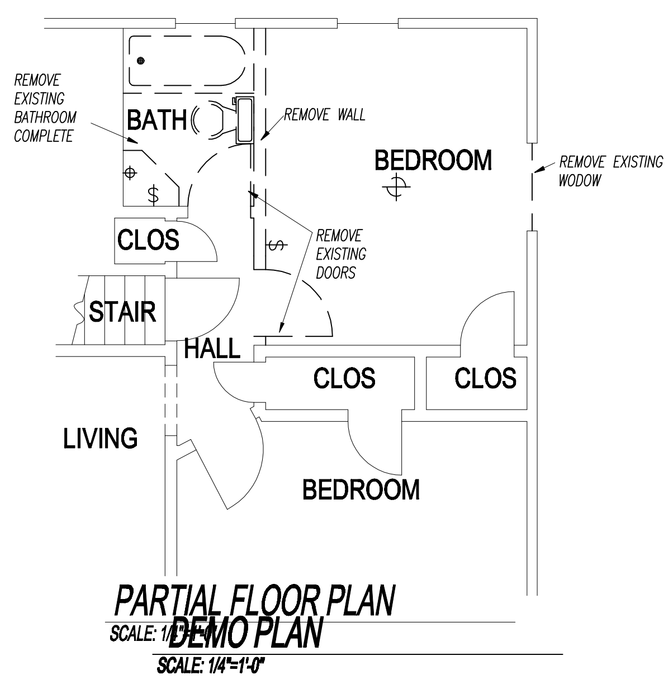


E

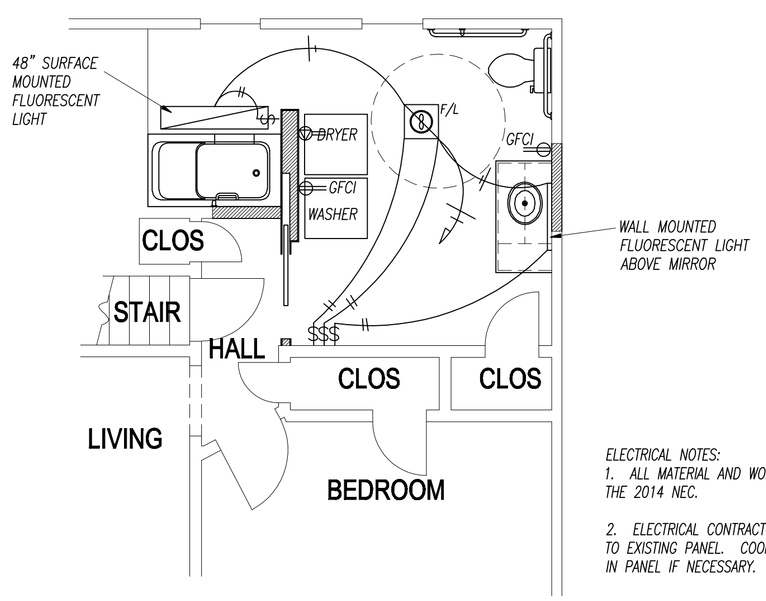


F

INTERIOR ELEVATIONS
SCALE: 3/8"=1'-0"



PARTIAL FLOOR PLAN - DEMO PLAN
SCALE: 1/4"=1'-0"



ELECTRICAL NOTES:
1. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE 2014 NEC.
2. ELECTRICAL CONTRACTOR SHALL CONNECT NEW CIRCUITS TO EXISTING PANEL. COORDINATE IN FIELD, BALANCE LOADS IN PANEL IF NECESSARY.

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

#	REVISED	BY

SEXTON ASSOCIATES ARCHITECTS, inc.
611 HOUSEL CRAFT RD CORTLAND, OH 44410
PH 330-889-0065 FAX 330-889-0065

Documents prepared by the Architect for this project are instruments of the Architect's services for use solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall not reuse or permit the reuse of the Architect' documents except by mutual agreement in writing and with appropriate compensation to the Architect. Submission or distribution of documents to meet official regulatory requirements or for similar purposes in connection with this Project is not to be construed as publication in derogation of the Architect's reserved rights.

PROJECT
INTERIOR ALTERATIONS
RESIDENCE
BUCKEYE AVE
MANSFIELD, OH 44906

SEAL

DRAWN BY	ORIGINAL PRINT DATE
TS	2/12/2016
CHECKED BY	SCALE
TS	AS NOTED

JOB NO. 2016-05-205-36

SHEET 1

SHEET 1 OF 1