KEY NOTES - NEW WORK PLANS

N1 ELEVATOR OVERRUN, 3' OFF FINISHED FLOOR. PROVIDE RATED 2 HR SHAFT WALL WITH 5/8" T+G PLYWOOD BACKER FOR SUPPORT.

N2 NEW PLUMBING LINES AND FIXTURES AT BATHROOMS. TYP., SEE MEP.

N3 DECORATIVE WINDOW PLANTERS.

N4 NEW PLUMBING LINES, CABINETS, APPLIANCES AND FIXTURES AT KITCHEN. TYP., SEE MEP.

N5 PROVIDE NEW 1" INSULATED GLAZING.

N6 PROVIDE NEW PLYWOOD AND LOUVER.

N7 NEW FLOOR INFILL: 2" x 12" WITH 3/4" AND 1/2" SHEATHING 16" O.C., SEE 4/A001.

N8 INSTALL NEW MAIL BOXES. MAILBOX.COM SALISBURY 4C (2) 3713D-13 RECESSED. PROVIDE LINTEL IN MASONRY.

N9 NEW PRESSURE TREATED 2" x 6" WITH 5/8" SHEATHING GLUED AND SCREWED. SHIM AS REQUIRED TO MAKE FLUSH WITH EXISTING. SHOWN WITH HATCH.

N10 PROVIDE NEW 4" SLAB ON GRADE. REINFORCE WITH 6" x 6" - 6/6 WWF. PROVIDE STEGO 15 MIL. (SHOWN HATCH)

N11 PROVIDE CLOSET SHELF, ADD ROD, SEE A600 FOR ADDITIONAL INFORMATION, CL-1.

N12 PROVIDE CLOSET MAID SHELF, SEE A600 FOR ADDITIONAL INFORMATION, CL-2.

N13 REFER TO 3/A002 FOR BEARING WALL SHORING DETAIL.

N14 PROVIDE NEW TREADS AT 10" MIN, RISERS AT 7.75" MIN. PROVIDE NEW HANDRAIL 3/4" WD BARSTOCK TOP RAIL AT WALL AND GUARDRAIL AT OPEN SIDE, SEE A700+A701

N15 INSTALL NEW KANTECH TELEPHONE ENTRY SYSTEM, PROVIDE LINTEL IN MASONRY.

N16 4 STEPS, WOOD WITH VINYL AT 12" MIN., 7" RISERS, SEE A701 FOR HANDRAIL DETAILS AT WALL.

N17 PROVIDE NEW GWB AT AREAS OF REMOVAL FOR NEW MEP PIPING, OR VENTING, REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.

SYMBOL LEGEND - NEW WORK PLAN

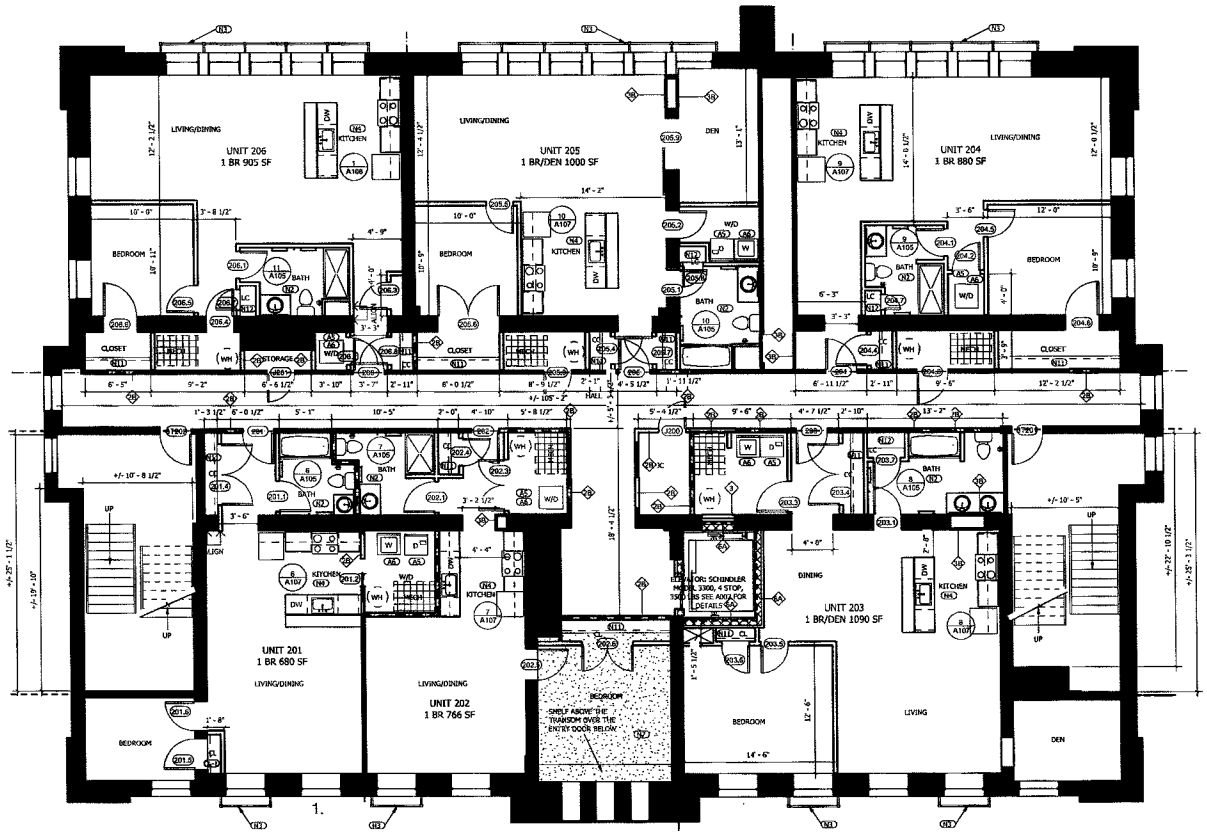
INDICATES NEW DOOR

INDICATES NEW WALL

INDICATES EXISTING WALLS TO REMAIN

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
3. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF STRUCTURE, CENTER OF OPENING, OR CENTER OF FIXTURE, UNLESS NOTED OTHERWISE.
4. GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO MAKE WORK COMPLETE WHETHER INDICATED ON DRAWINGS OR NOT. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
5. MINOR ITEMS OF WORK SUCH AS CUTTING, TRIM, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE DRAWINGS OR NOT.
6. PROVIDE BLOCKING TO SUPPORT FIXTURES, EQUIPMENT, SHELVING, GRAB BARS, TOILET ACCESSORIES, MILLWORK, AND SIMILAR WALL MOUNTED CONSTRUCTION AS REQUIRED FOR STABLE INSTALLATION. FIELD VERIFY ALL SUCH LOCATIONS.
7. LOCATE DOOR FRAMES 4" MIN FROM NEAREST PERPENDICULAR WALL OR CENTER ON WALL SEGMENT, UNLESS DIMENSIONED OTHERWISE, OR BASED ON EXISTING CONDITIONS.
8. WHERE NO SPECIFIC PRODUCT IS SPECIFIED, CONTRACTOR SHALL PROVIDE PRODUCTS THAT MEET THE INDUSTRY STANDARD AND ARE COMPATIBLE WITH ALL ADJACENT AND ASSOCIATED CONSTRUCTION. WHERE THERE IS AESTHETIC IMPACT, THE CONTRACTOR SHALL SUBMIT THE PROPOSED PRODUCT FOR ARCHITECT'S APPROVAL.
9. REFER TO SHEET A001 FOR PARTITION TYPES, WALL TYPES AND GENERAL PARTITION NOTES.
10. SEE STRUCTURAL DRAWINGS FOR FRAMING DETAILS, A002.
11. ALL CORRIDOR WALLS AND EXISTING UNIT DEMISING WALLS TO EXTEND TO UNDERSIDE OF FLOOR ABOVE. SEE DETAIL 6/A001.
12. TYPE [illegible] WALLS AT ALL NEW WALLS UNLESS NOTED OTHERWISE.
13. REFER TO A600 FOR UNIT FINISHES.
14. REFER TO MEP DRAWINGS FOR ALL EXISTING DEVICES, LINES, UNITS, PANELS ETC. THAT ARE EXISTING TO REMAIN, AND NEW SERVICES TIED TO.
15. REFER TO 3/A001 FOR EXISTING RATED FLOORS.
16. AT ALL NEW MASONRY OPENINGS, PROVIDE LINTELS PER 1/A002.
17. REFER TO A501 FOR DOOR SCHEDULE.
18. ALL WINDOWS TO BE SCRAPED, PAINTED, AND RECAULKED, TYP.
19. PROVIDE RATED ACCESS PANEL PER MECHANICAL DRAWINGS AT CHASES.



Please Note: Test for lead paint was positive on the exterior of the windows in units 201 - per plan

1. NEW - SECOND FLOOR PLAN
3/16" = 1'-0"

SEAL

PROJECT TITLE

THE VAN DAM CONDOMINIUMS

77 Van Dam St.
Saratoga Springs, NY 12866

SHEET TITLE

SECOND FLOOR NEW WORK PLANS

CONSULTANT

DRAWN BY	CHECKED BY
PH/MT	PH/ST

DATE 1/29/19

PROJECT NO. 18-010

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	01/29/19

PRINTED ON: 9/13/2019 2:48:05 PM

SHEET NO.

A102

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