

BRYANT & STRATTON COLLEGE

LOWER LEVEL RENOVATIONS



10950 W Potter Rd
Wauwatosa, WI 53226

145 BATHURST DR., TONAWANDA, N.Y. 14150
716-435-0617

ARCHITECT:

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SHEET INDEX

ARCHITECTURAL:

COVER SHEET

A-001	ACCESSIBILITY REQUIREMENTS 1 OF 2
A-002	ACCESSIBILITY REQUIREMENTS 2 OF 2
A-003	GENERAL NOTES, PARTITION TYPES & DETAILS
A-004	CODE COMPLIANCE PLAN
AD-101	LOWER LEVEL DEMOLITION PLAN
AD-102	LOWER LEVEL REFLECTED CEILING DEMOLITION PLAN
A-101	LOWER LEVEL FLOOR PLAN
A-102	LOWER LEVEL REFLECTED CEILING PLAN
A-201	PARTIAL EXTERIOR ELEVATION
A-401	ENLARGED FLOOR PLANS & ELEVATIONS
A-501	MILLWORK SECTIONS
A-601	DOOR SCHEDULE, TYPES, & DETAILS
A-602	ROOM FINISH LEGEND, SCHEDULE, & GENERAL NOTES
A-603	LOWER LEVEL FINISH FLOOR PLAN

MECHANICAL:

PLUMBING:

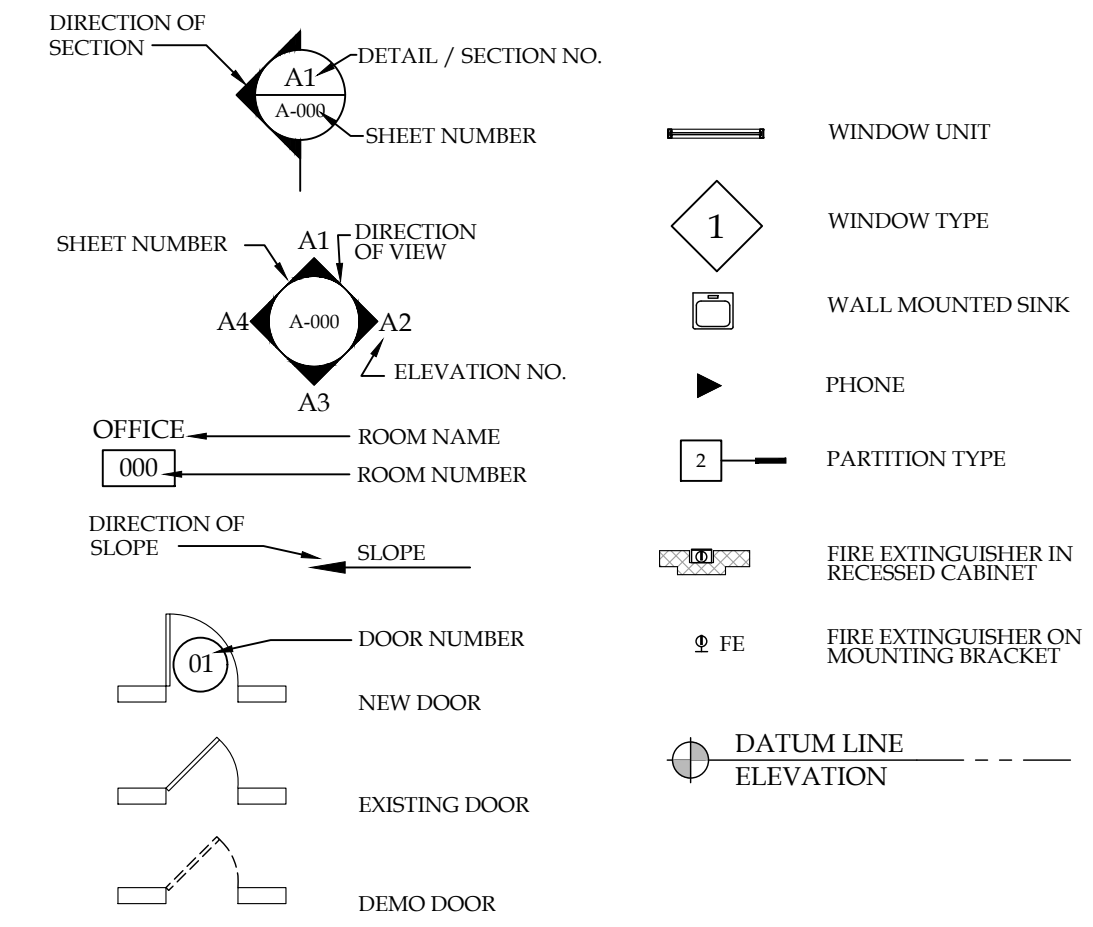
ELECTRICAL:

FIRE PROTECTION:

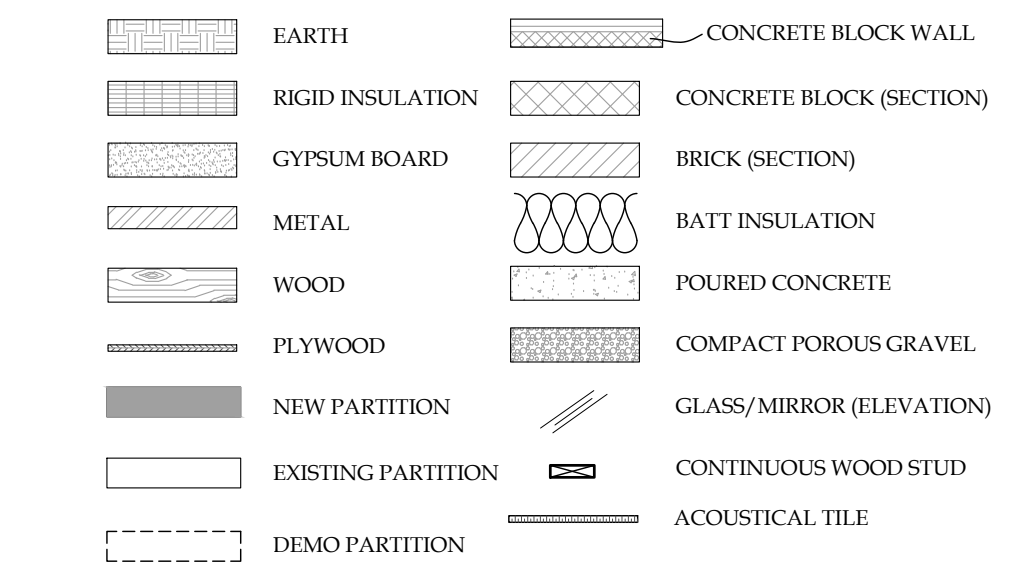
ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
ACT.	ACOUSTICAL TILE	N.T.S.	NOT TO SCALE
A.C.	AIR CONDITION	NOM.	NOMINAL
ALT.	ALTERNATE	NO.	NUMBER
ALUM.	ALUMINUM		
APPROX.	APPROXIMATE	ON CENTER	
ARCH.	ARCHITECTURAL	OPENING	
AUTO.	AUTOMATIC	OPPOSITE	
		OPPOSITE HAND	
		OVERHEAD	
BM	BEAM	PMBC	PRINGENGINEERED METAL BUILDING CONTRACTOR
BRG.	BEARING	PNT	PAINT (ED)
BM.	BENCH MARK	PNL	PNEL
BLK.	BLOCK	P.T.D.	PAPER TOWEL DISPENSER
BLKG.	BLOCKING	P.T.R.	PAPER TOWEL RECEPTOR
BO.	BOARD	PVMT	PAVEMENT
BOT.	BOTTOMS	PC. BD	PCG BOARD
BRK.	BRICK	PLAS.	PLASTER
B.E.J.	BRICK EXPANSION JOINT	P.LAM	PLASTIC LAMINATE
B.C.	BRICK COURSE	PL.	PLATE
BLDG.	BUILDING	POL.	POLISHED
BUR.	BUILT-UP ROOFING	PWD	PLYWOOD
		PSI	POUNDS PER SQ. INCH
CLG.	CEILING	PRE. FAB.	PREFABRICATED
CAB.	CABINET	PREF.	PREFINISHED
CPT.	CASEWORK	PROJ.	PROJECTION
C.W.	CATCH WORK	PL.	PROPERTY LINE
C.B.	CATCH BASIN		
CEM.	CEMENT	QT	QUARRY TILE
CT	CHALK BOARD		
CHBD	CHALK BOARD		
CLR.	CLEAR		
COL.	COLUMN		
CONC.	CONCRETE		
CONC.	CONCRETE MASONRY UNIT		
CONT.	CONTINUOUS		
CONTR.	CONTRACTOR		
CTJ.	CONTROL JOINT		
C.G.	CORNER GUARD		
CRS.	COURSE		
DET.	DETAIL	RAD.	RADIUS
D.A.	DIAMETER	R.W.L.	RAIN WATER LEADER
DIM.	DIMENSION	RECT.	RECEPTACLE, ELECTRIC
DISP.	DISPENSER	REC.	RECESS
DN.	DOWN	REFR.	REFRIGERATOR
DS.	DOWNSPOUT	REG.	REGISTER
DWG.	DRAWING	REINFC.	REINFORCE (D) (ING)
D.F.	DRINKING FOUNTAIN	REQ'D	REQUIRED
DIFF.	DIFFUSER	RES.	RECESS (ED)
		R.C.P.	REFLECTED CEILING PLAN
EA.	EACH	RET.	RETURN
E.A.	EXTERIOR INSULATION & FINISH SYSTEM	RA.	RETURN AIR
EIPS.	ELECTRICAL	RS.	REVERSE
ELEC.	ELECTRIC PANEL	REV.	REVISION
EPNL.	ELEVATOR	RI.	RIGHT HAND
ELEV.	ELEVATION	R.O.W.	RIGHT OF WAY
EQ.	EQUAL	R.	RISER
EX. F.	EXHAUST FAN	R.D.	ROOF DRAIN
EXST.	EXISTING	REG.	ROOFING
EXP. JT.	EXPANSION JOINT	RM.	ROOM
		RND.	ROUND
FB.	FACE BRICK	SDL.	SADDLE
FIN.	FINISH (ED)	SEAT.	SEATING
F.A.	FIRE ALARM	SHATH.	SHATHING
FEC.	FIRE EXTINGUISHER CABINET	SHIT.	SHEET
FHC.	FIRE HOSE CABINET	SHR.	SHOWER
F.P.	FIRE PROOFING	SIM.	SIMILAR
FL.	FLOOR	SPKR.	SPEAKER
F.L.D.	FLOOR DRAIN	SPC.	SPECIFICATIONS
FT.	FOOT	SQ.	SQUARE
F.W.C.	FACE WALL COVERING	SS.	STAINLESS STEEL
FIG.	FOOTING	SP.	STAND PIPE
FDIM.	FOUNDATION	STD.	STANDARD
FUR.	FURRING	SD.	STORM DRAIN
		S.G.T.	STRUCTURAL GLAZED TILE
GAL.	GALLON	STRUC.	STRUCTURAL
GA.	GAGE	SUSP.	SUSPENDED
G.C.	GENERAL CONTRACTOR	SW.	SWITCH
GL.	GLASS	SWBD.	SWITCH BOARD
G.B.	GRAB BAR	SV.	SHEET VINYL
G.W.B.	GYP.SUM WALL BOARD		
GYP.	GYP.SUM		
HDW.	HARDWARE	T.B.	TACKBOARD
HD.WD.	HARDWOOD	TEL.	TELEPHONE
HWAC.	HEATING, VENTILATING, & AIR CONDITIONING	TEMP.	TEMPERATURE
		TEX.	TEXTURE
HT.	HEIGHT	THK.	THICK (NESS)
HC.	HOLLOW CORE	THRSH.	THRESHOLD
HM.	HOLLOW METAL	TP.	TOILET PAPER HOLDER
HORIZ.	HORIZONTAL	T/O.	TOP OF
HB.	HOSE BIB	TB.	TOWEL BAR
H.W.	HOT WATER	TYP.	TYPICAL
INSUL.	INSULATE (D) (ION)	U.C.L.	UNDER CABINET LIGHT
INS. GL.	INSULATED GLASS	UR.	UNDERCUT URINAL
INV.	INVERT		
JAN.	JANITOR	V.T.R.	VENT THRU ROOF
JT.	JOINT	VENT.	VENTILATOR
KIT.	KITCHEN	VERT.	VERTICAL
KN.	KNOCK OUT	VEST.	VESTIBULE
LAM.	LAMINATED	V.C.T.	VINYL COMPOSITE TILE
LAV.	LAVATORY	V.F.	VEHICLE IN FIELD
LH.	LEFT HAND	V.W.C.	VINYL WALL COVERING
LGT.	LENGTH		
LT.	LIGHT		
L.F.	LINEAR FEET	WSCT.	WAINSCOT
L.H.	LINTEL	WS.	WEATHER STRIP
LI.	LIVE LOAD	WT.	WEIGHT
L.H.H.	LONG LEG HORIZONTAL	WWF.	WELDED WIRE FABRIC
L.L.V.	LONG LEG VERTICAL	W.C.D.F.	WHEEL CHAIR DRINKING FOUNTAIN
L.M.F.	LIGHT GAUGE METAL FRAMING	W/.	WITH
LVR.	LOUVER	W/O.	WITHOUT
L.P.	LOW POINT	WD.	WOOD
MACH.	MACHINE		
M.H.	MANHOLE		
MFR.	MANUFACTURE		
MAS.	MASONRY		
M.O.	MASONRY OPENING		
MATL.	MATERIAL		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MEMB.	MEMBRANE		
MET.	METAL		
M.T.P.	METAL TOILET PARTITION		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MULL.	MULLION		

DRAFTING SYMBOLS



MATERIAL SYMBOLS



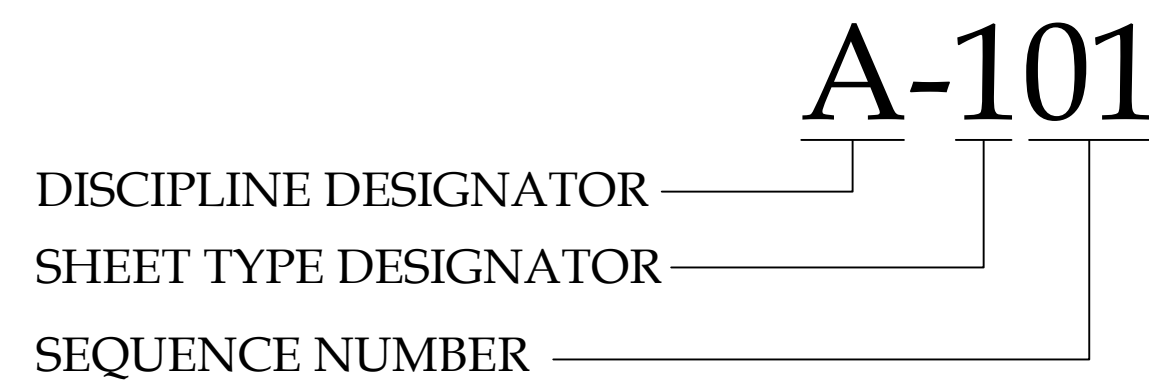
BUILDING DATA

OCCUPANCY CLASSIFICATION: B
CONSTRUCTION TYPE: IIB
GROSS PROJECT AREA: 5,932 SF
SPRINKLERED: NFPA 13

ISSUE

3/25/2020 ISSUED FOR BID

SHEET IDENTIFICATION LOGIC



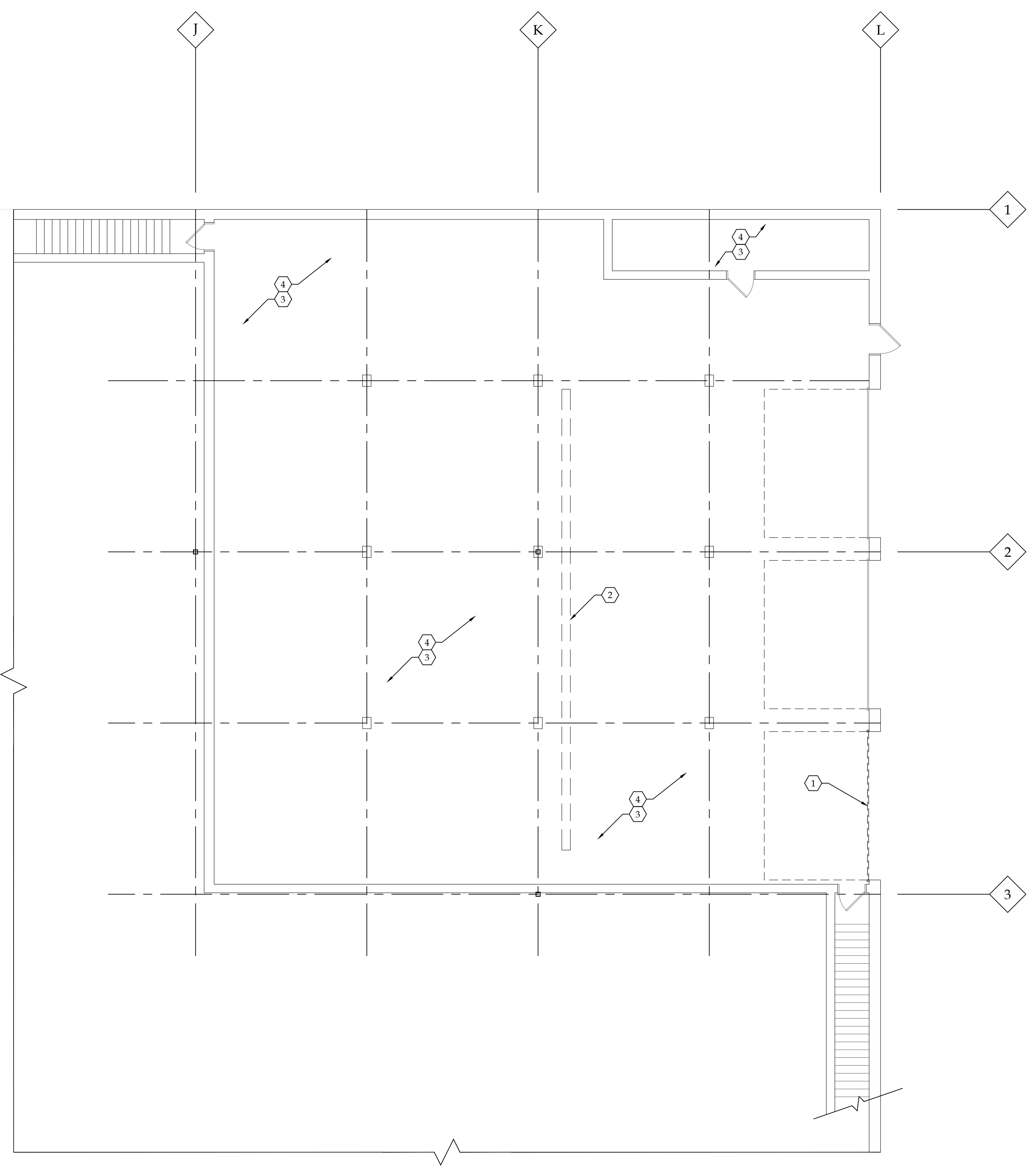
DISCIPLINE DESIGNATOR	SHEET TYPE DESIGNATOR
G	GENERAL
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
A	ARCHITECTURAL
F	FIRE PROTECTION
P	PLUMBING
M	MECHANICAL
E	ELECTRICAL
0	GENERAL
1	PLANS
2	ELEVATIONS
3	SECTIONS
4	LARGE SCALE VIEWS
5	DETAILS
6	SCHEDULES & DIAGRAMS

BRYANT & STRATTON COLLEGE
LOWER LEVEL RENOVATIONS

GREGORY A. TOMSIC
REGISTERED ARCHITECT

10950 W Potter Rd
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145 BATHURST DR., TONAWANDA, N.Y. 14150
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1 LOWER LEVEL DEMOLITION PLAN
SCALE: 1/8"=1'-0"

GENERAL DEMOLITION NOTES


- REMOVE ALL EXISTING CONSTRUCTION, FINISHES, AND FIXTURES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. REFER TO MEP DRAWING FOR SCOPE. PATCH AS REQUIRED. ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. VERIFY WITH OWNER. THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- IN GENERAL, ITEMS TO BE REMOVED ARE SHOWN DASHED. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL ITEMS INDICATED, IMPLIED OR OTHERWISE NECESSARY TO ALLOW FOR NEW CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD ANY ADDITIONAL DEMOLITION REQUIRED TO PREPARE AREA FOR NEW CONSTRUCTION PER PLANS.
- COORDINATE ALL NEW OPENINGS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR TO PROTECT ALL EXISTING FINISHES SCHEDULED TO REMAIN DURING CONSTRUCTION AND REPLACE DAMAGED FINISHES AS NECESSARY.
- THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION OR CONSTRUCTION AND IS TO REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEMOLISHED ITEMS FROM THE SITE. ALL DEMOLISHED ITEMS TO BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- ALL EXISTING SURFACES LEFT EXPOSED AFTER DEMOLITION SHALL BE PROTECTED AND SAFEGUARDED FROM EXPOSURE FROM WEATHER AND OR DAMAGE FROM CONSTRUCTION DURING CONSTRUCTION.
- IF ANY WASTE MATERIALS ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASE ARE FOUND TO CONTAIN LEAD, ASBESTOS, POLYCHLORINATED BIIPHENYL (PCBS) (SUCH AS FLUORESCENT LAMP BALLASTS), OR OTHER HARMFUL SUBSTANCES, THEY SHALL BE HANDLED AND REMOVED IN ACCORDANCE WITH FEDERAL AND STATE LAWS AND REQUIREMENTS CONCERNING HAZARDOUS WASTE.

DEMOLITION PLAN NOTES

- REMOVE EXIST. OVERHEAD DOOR IN IT'S ENTIRETY.
- TRENCH DRAIN TO BE CAPPED TO ACCOMMODATE NEW FLOOR FINISH.
- PREP SUBFLOOR TO RECEIVE NEW FLOORING PER FINISH DRAWINGS.
- PREP ALL WALLS TO RECEIVE NEW FINISH PER FINISH DRAWINGS.
- REMOVE EXISTING LIGHTING IN ITS ENTIRETY.

REVISION RECORD		
NO.	DATE	REMARKS

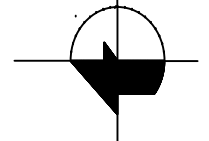
IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A NEW YORK STATE ARCHITECT OR ENGINEER, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. IF ANY ITEM ON THIS DOCUMENT IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF SUCH ALTERATION.



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LOWER LEVEL RENOVATIONS
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Wauwatosa, WI 53226

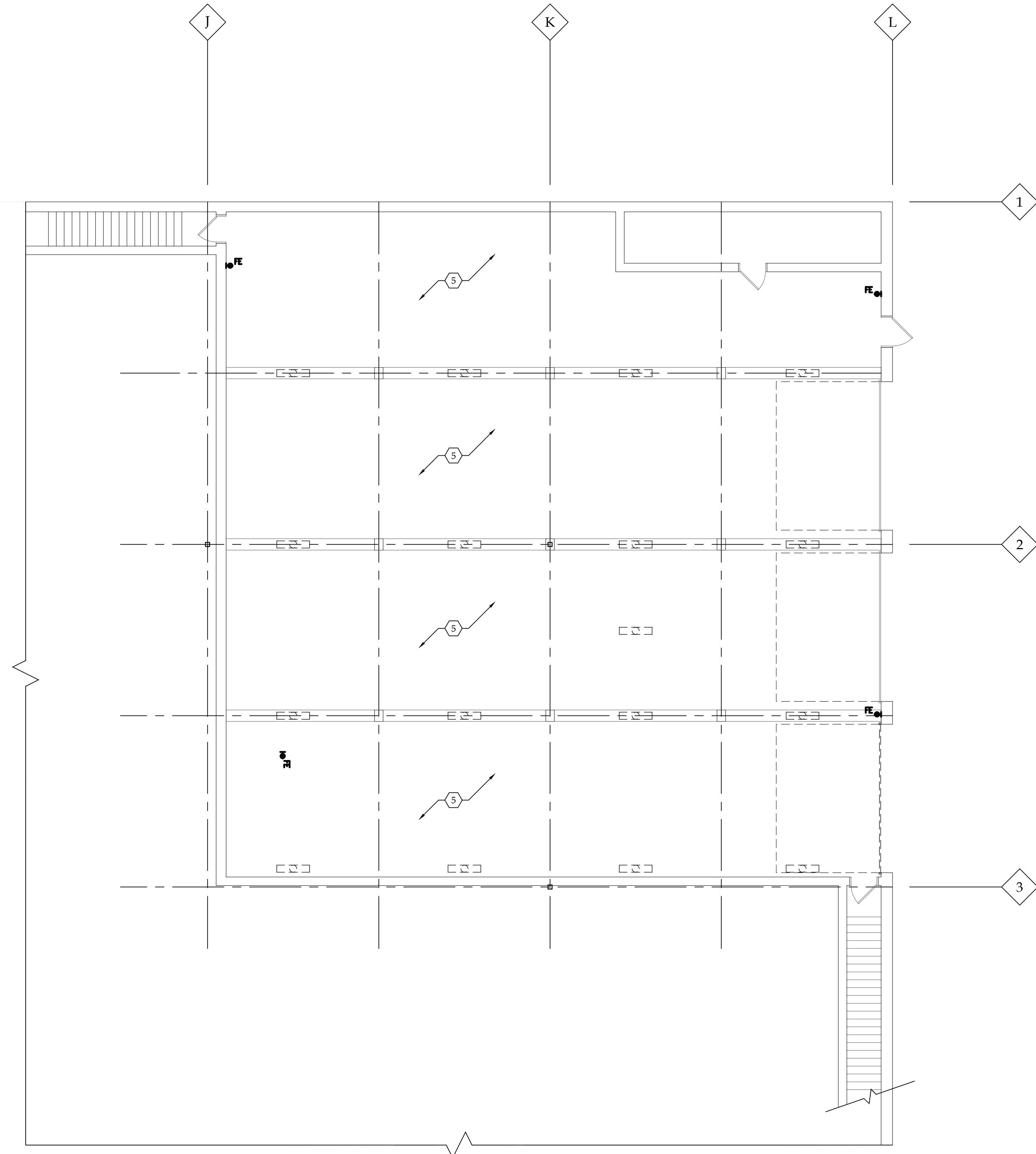
SEAL:

LOWER LEVEL DEMOLITION PLAN



GREGORY A. TOMSIC
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145 BATHHURST DR., TONAWANDA, N.Y. 14150
716-433-0617

SCALE	JOB NO.
DRAWN	DWG. NO.
CHECKED	AD-101
DATE	CONTRACT NO.
02/12/20	



1 LOWER LEVEL REFLECTED CEILING DEMOLITION PLAN
SCALE: 1/8"=1'-0"

GENERAL DEMOLITION NOTES

- REMOVE ALL EXISTING CONSTRUCTION, FINISHES, AND FIXTURES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. REFER TO MEP DRAWING FOR SCOPE. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. VERIFY WITH OWNER. THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
- IN GENERAL, ITEMS TO BE REMOVED ARE SHOWN DASHED. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL ITEMS INDICATED, IMPLIED OR OTHERWISE NECESSARY TO ALLOW FOR NEW CONSTRUCTION. CONTRACTOR TO VERIFY IN FIELD ANY ADDITIONAL DEMOLITION REQUIRED TO PREPARE AREA FOR NEW CONSTRUCTION PER PLANS.
- COORDINATE ALL NEW OPENINGS WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR TO PROTECT ALL EXISTING FINISHES SCHEDULED TO REMAIN DURING CONSTRUCTION AND REPLACE DAMAGED FINISHES AS NECESSARY.
- THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING DEMOLITION OR CONSTRUCTION AND IS TO REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL DEMOLISHED ITEMS FROM THE SITE. ALL DEMOLISHED ITEMS TO BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- ALL EXISTING SURFACES LEFT EXPOSED AFTER DEMOLITION SHALL BE PROTECTED AND SAFEGUARDED FROM EXPOSURE FROM WEATHER AND OR DAMAGE FROM CONSTRUCTION DURING CONSTRUCTION.
- IF ANY WASTE MATERIALS ENCOUNTERED DURING THE DEMOLITION OR CONSTRUCTION PHASE ARE FOUND TO CONTAIN LEAD, ASBESTOS, POLYCHLORINATED BI-PHENYL (PCBS) (SUCH AS FLUORESCENT LAMP BALLASTS), OR OTHER HARMFUL SUBSTANCES, THEY SHALL BE HANDLED AND REMOVED IN ACCORDANCE WITH FEDERAL AND STATE LAWS AND REQUIREMENTS CONCERNING HAZARDOUS WASTE.

DEMOLITION PLAN NOTES

- REMOVE EXIST. OVERHEAD DOOR IN IT'S ENTIRETY.
- TRENCH DRAIN TO BE CAPPED TO ACCOMMODATE NEW FLOOR FINISH.
- PREP SUBFLOOR TO RECEIVE NEW FLOORING PER FINISH DRAWINGS.
- PREP ALL WALLS TO RECEIVE NEW FINISH PER FINISH DRAWINGS.
- REMOVE EXISTING LIGHTING IN ITS ENTIRETY.

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Bryant and Stratton College

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Wauwatosa, WI 53226

SEAL:

LOWER LEVEL REFLECTED CEILING DEMOLITION PLAN

GREGORY A. TOMSIC

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145 BATHURST DR., TONAWANDA, N.Y. 14150
716-433-0617

SCALE	JOB NO.
DRAWN	DWG. NO.
CHECKED	AD-102
DATE	CONTRACT NO.
02/12/20	

608 Shower Compartments
608.1 General. Accessible shower compartments shall comply with Section 608.1
608.2 Size, clearance and seat. Shower compartments shall have sizes, clearances and seats complying with Section 608.2
608.2.1 Transfer-type Shower Compartments. Transfer-type shower compartments shall comply with Section 608.2.1
608.2.1.1 Size. Transfer-type shower compartments shall have a clear inside dimension of 36 inches in width and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided.
608.2.1.2 Clearance. A clearance of 48 inches minimum in length measured perpendicular from the control wall, and 36 inches minimum in depth shall be provided adjacent to the open face of the compartment.
608.2.1.3 Seat. A folding or non-folding seat complying with Section 610 shall be provided on the wall opposite the control wall.

EXCEPTION: A seat is not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.
608.2.2 Standard Roll-in-type Shower Compartments. Standard roll-in-type shower compartments shall comply with Section 608.2.2
608.2.2.1 Size. Standard roll-in-type shower compartments shall have a clear inside dimension of 60 inches minimum in width and 30 inches minimum in depth, measured at the center point of opposing sides. An entry 60 inches minimum in width shall be provided.
608.2.2.2 Clearance. A clearance of 60 inches minimum in length adjacent to the 60-inch width of the open face of the shower compartment, and 30 inches minimum in depth, shall be provided.

EXCEPTION: A lavatory complying with Section 606 shall be permitted at the end of the clearance opposite the seat.
608.2.2.3 Seat. A folding seat complying with Section 610 shall be provided on an end wall.
EXCEPTIONS:
 1. A seat is not required to be installed in a shower for a single occupant accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.
 2. A fixed seat shall be permitted where the seat does not overlap the minimum clear inside dimension required by Section 608.2.2.1.

608.2.3 Alternate Roll-in-type Shower Compartments. Alternate roll-in-type shower compartments shall comply with Section 608.2.3
608.2.3.1 Size. Alternate roll-in-type shower compartments shall have a clear inside dimension of 60 inches minimum in width, and 36 inches in depth, measured at the center point of opposing sides. An entry 36 inches minimum in width shall be provided at one end of the 60-inch width of the compartment. A seat wall, 24 inches minimum and 36 inches maximum in length, shall be provided on the entry side of the compartment.
608.2.3.2 Seat. A folding seat complying with Section 610 shall be provided on the seat wall opposite the back wall.

EXCEPTION: A seat is not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of a shower seat.
608.3 Grab Bars. Grab bars shall comply with Section 609 and shall be provided in accordance with Section 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the floor.
EXCEPTION: Grab bars are not required to be installed in a shower for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 608.3.

608.3.1 Transfer-Type Showers. Grab bars for transfer type showers shall comply with Section 608.3.1
608.3.1.1 Horizontal Grab Bars. Horizontal grab bars shall be provided across the control wall and on the back wall to a point 18 inches from the control wall.
608.3.1.2 Vertical Grab Bar. A vertical grab bar 18 inches minimum in length shall be provided on the control end wall 3 inches minimum and 6 inches maximum above the horizontal grab bar, and 4 inches maximum inward from the front edge of the shower.

608.3.2 Standard Roll-in-Type Showers. In standard roll-in-type showers, a grab bar shall be provided on the back wall beginning at the edge of the seat. The grab bars shall not be provided above the seat. The back wall grab bar shall extend the length of the wall but shall not be required to exceed 48 inches in length. Where a side wall is provided opposite the seat within 72 inches of the seat wall, a grab bar shall be provided on the side wall opposite the seat. The side wall grab bar shall extend the length of the wall but shall not be required to exceed 30 inches in length. Grab bars shall be 6 inches maximum from the adjacent wall.
608.3.3 Alternate Roll-in-Type Showers. In alternate roll-in-type showers, grab bars shall be provided on the back wall and the end wall adjacent to the seat. Grab bars shall not be provided above the seat. Grab bars shall be 6 inches maximum from the adjacent wall.

608.3.4 Controls and Hand Showers. Controls and hand showers shall comply with Sections 608.4 and 309.4.
608.4.1 Transfer-Type Showers. In transfer-type showers, the controls and hand shower shall be located:
 1. On the control wall opposite the seat.
 2. At a height of 38 inches minimum and 48 inches maximum above the shower floor, and
 3. 15 inches maximum, from the centerline of the control wall toward the shower opening.

608.4.2 Standard Roll-in Showers. In standard roll-in showers, the controls and hand shower shall be located on the back wall above the grab bar, 48 inches (1220 mm) maximum above the shower floor and 16 inches minimum and 27 inches maximum from the end wall behind the seat.
608.4.3 Alternate Roll-in Showers. In alternate roll-in showers, the controls and hand shower shall be located 38 inches minimum and 48 inches maximum above the shower floor. In alternate roll-in showers with controls and hand shower located on the end wall adjacent to the seat, the controls and hand shower shall be 27 inches maximum from the seat wall. In alternate roll-in showers with the controls and hand shower located on the back wall opposite the seat, the controls and hand shower shall be located within 12 inches, left or right, of the centerline of the seat.
608.5 Hand Showers. A hand shower with a hose 59 inches minimum in length, that can be used both as a fixed shower head and as a hand shower shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. Where provided, an adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars.

EXCEPTION: In other than Accessible units and Type A units, a fixed shower head located 48 inches maximum above the shower floor shall be permitted in lieu of a hand shower.
608.6 Thresholds. Thresholds in roll-in-type shower compartments shall be 1/2 inch maximum in height in accordance with Section 303. In transfer-type shower compartments, thresholds 1/2 inch maximum in height shall be beveled, rounded, or vertical.
EXCEPTION: In existing facilities, in transfer-type shower compartments where provision of a threshold 1/2 inch in height would disturb the structural reinforcement of the floor slab, a threshold 2 inches maximum in height shall be permitted.

608.7 Shower Enclosures. Shower compartment enclosures for shower compartments shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats. 608.8 Water Temperature. Showers shall deliver water that is 120°F (49°C) maximum.

609 Grab Bars
609.1 General. Grab bars in accessible toilet or bathing facilities shall comply with Section 609.
609.2 Cross Section. Grab bars shall have a cross section complying with Section 609.2.1 or 609.2.2.
609.2.1 Circular Cross Section. Grab bars with a circular cross section shall have an outside diameter of 1 1/4 inch minimum and 2 inches maximum.
609.2.2 Noncircular Cross Section. Grab bars with a noncircular cross section shall have a cross section dimension of 2 inches maximum, and a perimeter dimension of 4 inches minimum and 4.8 inches maximum.

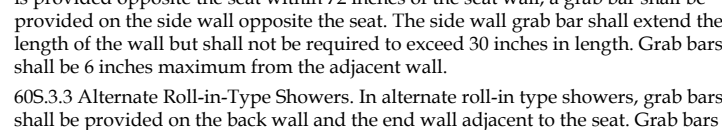


FIG. 609.2 SIZE OF GRAB BARS
 609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above the grab bar shall be 12 inches minimum.
EXCEPTIONS:
 1. The space between the grab bars and shower controls, shower fittings, and other grab bars above the grab bar shall be permitted to be 1 1/2 inches minimum.
 2. Recessed dispensers projecting from the wall 1/4 inch maximum measured from the face of the dispenser and complying with Section 604.7 shall be permitted within the 12-inch space above and the 1 1/2 inch spaces below and at the ends of the grab bar.

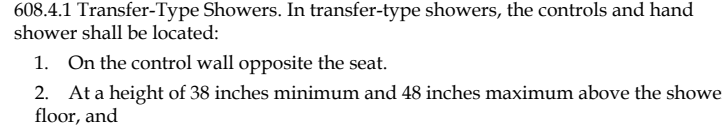


FIG. 609.3 SPACING OF GRAB BARS
 609.4 Position of Grab Bars.
609.4.1 General. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface or shall be installed as required by Items 1 through 3.
 1. The lower grab bar on the back wall of a bathtub shall comply with Section 607.4.1.1 or 607.4.2.1.

- Vertical grab bars shall comply with Sections 604.5.1, 607.4.1.2.2, 607.4.2.2, and 608.3.1.2.
 - Grab bars at water closets primarily for children's use shall comply with Section 609.4.2.
- 609.4.2 Position of Children's Grab Bars.** At water closets primarily for children's use complying with Section 604.1.1, grab bars shall be installed in a horizontal position 18 inches minimum and 27 inches maximum above the floor measured to the top of the gripping surface. A vertical grab bar shall be mounted with the bottom of the bar located between 21 inches minimum and 30 inches maximum above the floor and with the centerline of the bar located between 34 inches minimum and 36 inches maximum from the rear wall.

- 609.5 Surface Hazards. Grab bars, and any wall or other surfaces adjacent to grab bars, shall be free of sharp or abrasive elements. Edges shall be rounded.
- 609.6 Fittings. Grab bars shall not rotate within their fittings.
- 609.7 Installation and Configuration. Grab bars shall be installed in any manner that provides a gripping surface at the locations specified in this standard and does not obstruct the clear floor space. Horizontal vertical grab bars shall be permitted to be separate bars, a single piece bar, or combination thereof.
- 609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener mounting device, or supporting structure.

610 Seats
610.1 General. Seats in accessible bathtubs and shower compartments shall comply with Section 610.
610.2 Bathtub Seats. The height of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom floor, measured to the top of the seat. Removable tub seats shall be 15 inches minimum and 16 inches maximum in depth. Removable in-tub seats shall be capable of secure placement. Permanent seats shall be 15 inches minimum in depth and shall extend from the back wall to or beyond the outer edge of the bathtub. Permanent seats shall be positioned at the head of the bathtub.

610.3 Shower Compartment Seats. The height of shower compartment seats shall be 17 inches minimum and 19 inches maximum above the bathroom floor, measured to the top of the seat. In transfer-type and alternate roll-in-type showers, the seat shall extend along the seat wall to a point within 3 inches of the compartment entry. In standard roll-in-type showers, the seat shall extend from the control wall to a point within 3 inches of the compartment entry. Seats shall comply with Section 610.3.1 or 610.3.2

610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches maximum from the back wall of a transfer-type shower and 1 1/2 inches maximum from the control wall of a roll-in-type shower.
610.3.2 L-shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the 'L' portion of the seat shall be 1 1/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the 'L' shall be 22 inches minimum and 23 inches maximum from the main seat wall.

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used where a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener mounting device, or supporting structure.

701 General
 701.1 Scope. Communications elements and features required to be accessible by the hearing provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7.

702 Alarms
 702.1 General. Accessible audible and visible alarms and notification appliances shall be installed in accordance with NFPA 72 listed in Section 105.2.2; be powered by a commercial light and power source; be permanently connected to the wiring of the premises electric system, and be permanently installed.

703 Signs
 703.1 General. Accessible signs shall comply with Section 703.1. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters or two separate signs, one with visual, and one with raised characters, shall be provided.
 703.1.1 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 703.1.2 and 703.3.
 703.1.2 Directional and Informational Signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with Section 703.2.
 703.1.3 Pictograms. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with Section 703.3 and shall have text descriptions located directly below the pictogram field and complying with Sections 703.2 and 703.3.

703.1.4 Pictograms. Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

703.2 Visual Characters
 703.2.1 General. Visual characters shall comply with the following:
 1. Visual characters that also serve as raised characters shall comply with Section 703.3, or
 2. Visual characters on VMS signage shall comply with Section 703.7, or
 3. Visual characters not covered in Items 1 and 2 shall comply with Section 703.2.
EXCEPTION: The visual and raised requirements of Item 1 shall be permitted to be provided by two separate signs that provide corresponding information provided one sign complies with Section 703.2.2 and the second sign complies with Section 703.3.

703.2.2 Case. Characters shall be uppercase, lowercase, or a combination of both.
 703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
 703.2.4 Character Height. The uppercase letter "T" shall be used to determine the allowable height of all characters of a font. The uppercase letter "T" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.
EXCEPTION: In assembly seating where the maximum viewing distance is 100 feet or greater, the height of the uppercase "T" of fonts shall be permitted to be 1 inch for every 30 feet of viewing distance, provided the character height is 8 inches minimum. Viewing distance shall be measured as the horizontal distance between the character and where someone is expected to view the sign.

703.2.5 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "T" of the font.
 703.2.6 Stroke Width. The uppercase letter "I" shall be used to determine the allowable stroke width of all characters of a font. The stroke width shall be 10 percent minimum and 30 percent maximum of the height of the uppercase "T" of the font.
 703.2.7 Character Spacing. Spacing shall be measured between the two closest points of adjacent characters within a message, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 30 percent maximum of the character height.
EXCEPTION: In assembly seating where the maximum viewing distance is 100 feet or greater, the spacing between the baselines of separate lines of characters within a message shall be permitted to be 130 percent minimum and 170 percent maximum of the character height.
EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with Section 703.2.9.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 130 percent minimum and 170 percent maximum of the character height.
EXCEPTION: In assembly seating where the maximum viewing distance is 100 feet or greater, the height of the raised uppercase letter "T" shall be permitted to be 1/2 inch minimum.

703.3 Case. Characters shall be uppercase.
 703.3.1 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
 703.3.2 Character Height. The uppercase letter "T" shall be used to determine the allowable height of all characters of a font. The height of the uppercase letter "T" of the font, measured vertically from the baseline of the character, shall be 5/8 inch minimum, and 2 inches maximum.
EXCEPTION: Where separate raised and visual characters with the same information are provided, the height of the raised uppercase letter "T" shall be permitted to be 1/2 inch minimum.

703.3.3 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "T" of the font.
 703.3.4 Stroke Width. Raised character stroke width shall comply with Section 703.3.7. The uppercase letter "T" of the font shall be used to determine the allowable stroke width of all characters of a font.
 703.3.5 Maximum. The stroke width shall be 15 percent maximum of the height of the uppercase letter "T" measured at the top surface of the character, and 10 percent maximum of the height of the uppercase letter "T" measured at the base of the character.
 703.3.6 Minimum. When characters are both visual and raised, the stroke width shall be 10 percent minimum of the height of the uppercase letter "T".
 703.3.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual raised characters shall be 1/8 inch minimum measured at the top surface of the characters, 1/16 inch minimum measured at the base of the characters, and four times the raised character stroke width minimum. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

703.3.8 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.
EXCEPTION: Where separate raised and visual characters with the same information are provided, the background of the raised characters shall be permitted to be the same as the background of the visual characters.

703.3.9 Raised Characters.
 703.3.9.1 General. Raised characters shall comply with Section 703.3, and shall be duplicated in braille complying with Section 703.4.
 703.3.9.2 Depth. Raised characters shall be raised 1/32 inch minimum above their background.
 703.3.9.3 Case. Characters shall be uppercase.
 703.3.9.4 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
 703.3.9.5 Character Height. The uppercase letter "T" shall be used to determine the allowable height of all characters of a font. The height of the uppercase letter "T" of the font, measured vertically from the baseline of the character, shall be 5/8 inch minimum, and 2 inches maximum.
EXCEPTION: Where separate raised and visual characters with the same information are provided, the height of the raised uppercase letter "T" shall be permitted to be 1/2 inch minimum.

703.3.9.6 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "T" of the font.
 703.3.9.7 Stroke Width. Raised character stroke width shall comply with Section 703.3.7. The uppercase letter "T" of the font shall be used to determine the allowable stroke width of all characters of a font.
 703.3.9.8 Maximum. The stroke width shall be 15 percent maximum of the height of the uppercase letter "T" measured at the top surface of the character, and 10 percent maximum of the height of the uppercase letter "T" measured at the base of the character.
 703.3.9.9 Minimum. When characters are both visual and raised, the stroke width shall be 10 percent minimum of the height of the uppercase letter "T".
 703.3.9.10 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual raised characters shall be 1/8 inch minimum measured at the top surface of the characters, 1/16 inch minimum measured at the base of the characters, and four times the raised character stroke width minimum. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

703.3.9.11 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background.
EXCEPTION: Where separate raised and visual characters with the same information are provided, the background of the raised characters shall be permitted to be the same as the background of the visual characters.

703.3.9.12 Braille. Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4.
 703.3.9.13 Uppercase Letters. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.
 703.3.9.14 Dimensions. Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.5.

TABLE 703.4.5 BRAILLE MEASUREMENT

Measurement Range	Minimum in inches Maximum in inches
Dot base diameter	0.09 to 0.13
Distance between two dots in the same cell	0.060 to 0.100
Distance between corresponding dots in adjacent cells	0.241 to 0.300
Dot height	0.025 to 0.027
Distance between corresponding dots from one cell	0.395 to 0.400

703.4 General. Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4.
 703.4.1 Position. Braille shall be placed below the corresponding text. If text is multilined, braille shall be placed below entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 1/8 inch minimum from raised borders and decorative elements. Braille provided on elevator car controls shall be separated 3/16 inch minimum either directly below or adjacent to the corresponding raised characters or symbols.
 703.4.2 Mounting Height. Braille shall be 48 inches minimum and 60 inches maximum above the floor, measured to the baseline of the braille cells.
EXCEPTION: Elevator car controls shall not be required to comply with Section 703.4.5.
 703.4.3 Pictograms. Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located in the pictogram field.

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 703.4.6 Pictograms. Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located in the pictogram field.

703.4.7 Pictograms. Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

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703.4.15 Pictograms. Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

703.9 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.
EXCEPTION: Raised characters for elevator car controls shall not be required to comply with Section 703.3.10.

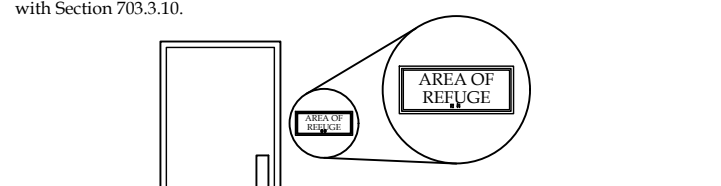


FIG. 703.3.10 HEIGHT OF RAISED CHARACTERS ABOVE FLOOR
 703.3.11 Location. Where a sign containing raised characters and braille is provided at a door, the sign shall be alongside the door at the latch side. Where a sign containing raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a sign containing raised characters and braille is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the latch side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Signs containing raised characters and braille shall be located on a clear floor area 18 inches minimum by 18 inches minimum, centered on the raised characters is provided below the arc of door swing between the closed position and 45 degree open position.
EXCEPTION: Signs containing raised characters and braille shall be permitted on the push side of doors with closers and without hold-open devices.

703.3.12 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background, or dark characters on a light background.
EXCEPTION: Where separate raised characters and visual characters with the same information are provided, raised characters are not required to have non-glare finish or to contrast with their background.

703.4 Braille
 703.4.1 General. Braille shall be contracted (Grade 2) braille and shall comply with Section 703.4.
 703.4.2 Uppercase Letters. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, or acronyms.
 703.4.3 Dimensions. Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.5.

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Distance between corresponding dots from one cell	0.395 to 0.400

703.4.4 Position. Braille shall be placed below the corresponding text. If text is multilined, braille shall be placed below entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 1/8 inch minimum from raised borders and decorative elements. Braille provided on elevator car controls shall be separated 3/16 inch minimum either directly below or adjacent to the corresponding raised characters or symbols.
 703.4.5 Mounting Height. Braille shall be 48 inches minimum and 60 inches maximum above the floor, measured to the baseline of the braille cells.
EXCEPTION: Elevator car controls shall not be required to comply with Section 703.4.5.
 703.4.6 Pictograms. Pictograms shall have a field 6 inches minimum in height. Characters or braille shall not be located in the pictogram field.

703.4.7 Pictograms. Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

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703.4.26 Pictograms. Pictograms that provide information about a room or space, such as "No Smoking", occupant logos, and the International Symbol of Accessibility, are not required

ACCESSIBILITY NOTES

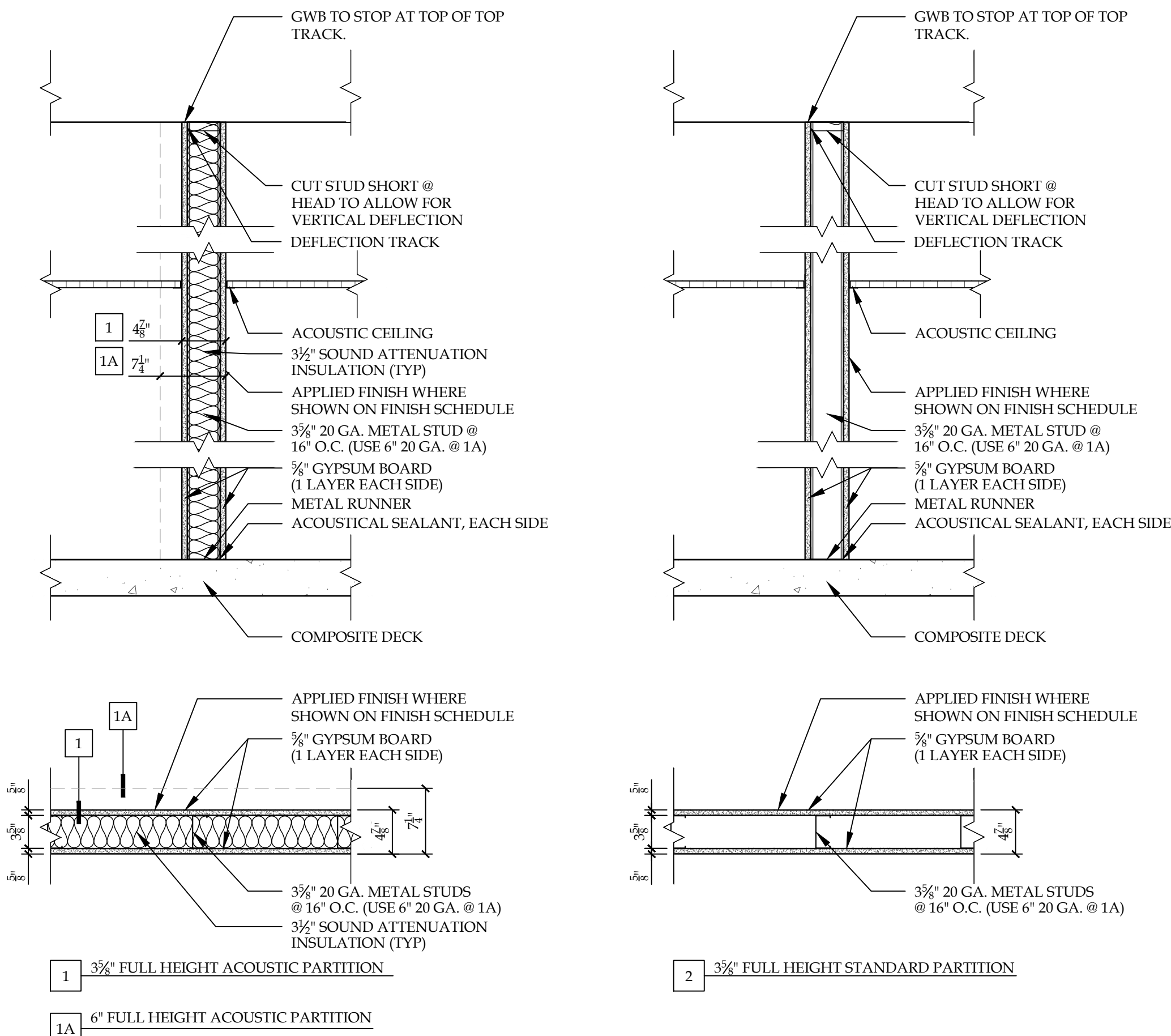
- ACCESSIBILITY TO PERSONS WITH DISABILITIES SHALL BE REQUIRED THROUGHOUT ALL AREAS OF THE LEASED SPACE IN ACCORDANCE WITH THE MORE STRINGENT OF: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, INTERNATIONAL BUILDING CODE 2003, 2010 BUILDING CODE OF NEW YORK STATE, 2004 ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES (ABAAS) & ANSI-A117.1-2003, AND SHALL BE INSTALLED AND COORDINATED WITH TENANT IMPROVEMENTS. TO THE EXTENT THE STANDARD REFERENCED IN THE PRECEDING SENTENCE CONFLICTS WITH LOCAL ACCESSIBILITY REQUIREMENTS, THE MORE STRINGENT STANDARD SHALL APPLY.

GENERAL WALL NOTES

- SEE SPECIFICATIONS FOR APPLICATIONS OF GYPSUM PRODUCTS, UNLESS NOTED ON DRAWINGS. REFER TO SPECIFICATIONS FOR SPECIAL APPLICATIONS, THICKNESS, AND TYPES, (I.E. MOLD & MOISTURE RESISTANCE, TILE BACKER BOARDS, ETC.)
- REFER TO THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY FOR ADDITIONAL REQUIREMENTS ON UL RATED ASSEMBLIES AS NOTED IN THE WALL SCHEDULE.
- USE ONLY PARTITIONS IDENTIFIED ON THE PLANS.
- STC = SOUND TRANSMISSION CLASS - REFER TO THE WALL SCHEDULE IN PLAN FOR WALLS THAT ARE SOUND RATED.
- ALL SEALANTS IN RATED WALL LOCATIONS REFERENCED IN THE WALL TYPE DETAILS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY. IN ADDITION TO FIRE RESISTANCE, WALL LOCATIONS CALLED OUT WITH REQUIRED ACOUSTICAL VALUE, AS NOTED IN WALL SCHEDULE, SHALL HAVE SEALANTS THAT MAINTAIN THE MINIMUM SOUNDS VALUE OF THE WALL PARTITION.
- FIRE CAULK ALL PENETRATIONS IN RATED WALL ASSEMBLIES.
- ASSEMBLIES SHOULD BE AIRTIGHT. HAIRLINE CRACKS AND HOLES ARE NOT ALLOWED.
- RECESSED WALL FIXTURES SUCH AS CABINETS, OUTLETS, AND OTHER ITEMS WHICH PENETRATE THE GYPSUM BOARD SURFACE SHOULD NOT BE LOCATED BACK TO BACK IN THE SAME STUD CAVITY.
- ANY OPENINGS CUT FOR ANY FIXTURES SHALL BE CAREFULLY CUT TO SIZE, PROPERLY FASTENED, INSULATED PER WALL ASSEMBLY AND PROPERLY CAULKED.
- THE ENTIRE PERIMETER OF A SOUND INSULATING ASSEMBLY MUST BE MADE AIRTIGHT TO PREVENT SOUND FROM "FLANKING".
- AN ACOUSTICAL SEALANT SHOULD BE USED TO SEAL BETWEEN THE SOUND INSULATING ASSEMBLY AND ALL DISSIMILAR ASSEMBLIES AND BETWEEN THE ASSEMBLY AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING AND CAULKING OF GYPSUM BOARD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.
- ASTM RECOMMENDED PRACTICES E-497 SHOULD BE FOLLOWED FOR GOOD SOUND CONTROL. ALSO CONSULT THE MANUFACTURER OF THE GYPSUM BOARD FOR ANY SPECIAL RECOMMENDATIONS RELATING TO THEIR SYSTEM.
- USE MOISTURE & MOLD RESISTANT GYP. BD. AT ALL WET LOCATIONS

GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE 2010 NEW YORK STATE BUILDING CODES, OSHA STANDARDS AND FIRE SAFETY CODE / RELEVANT SECTIONS OF THE N.F.P.A. & ANY LOCAL CODES BEING MORE RESTRICTIVE THAN THE MINIMUMS LISTED.
- CONSTRUCTION MEANS, METHODS, TECHNIQUES AND CRAFTSMANSHIP ARE THE RESPONSIBILITY OF THE CONTRACTOR. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. CONTACT ARCHITECT IF MAJOR DISCREPANCIES OCCUR BETWEEN DRAWINGS AND EXISTING CONDITIONS.
- THE CONTRACTOR IS REQUIRED TO INSPECT THE PROJECT SITE IN ORDER TO DETERMINE THE EXTENT OF THE REQUIRED WORK. THIS INSPECTION SHALL BE COMPLETED PRIOR TO THE SUBMISSION OF ANY PROPOSAL TO COMPLETE THIS PROJECT. INSPECTION TIMES SHALL BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL INFORMATION ON THE DRAWINGS.
- ALL DIMENSIONS SHOWN FOR EXISTING STRUCTURES ARE BASED ON RECORD DRAWINGS AND FIELD MEASUREMENTS. THE CONTRACTOR IS ADVISED THAT SAID DRAWINGS MAY NOT ACCURATELY REFLECT AS BUILT CONDITIONS. ACCURATE FIELD MEASUREMENTS SHOULD BE MADE PRIOR TO ORDERING ANY PREFABRICATED MATERIALS. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND SHALL BE REFLECTED ON THE CONTRACTORS SHOP DRAWINGS.
- THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FOR THIS PROJECT WILL BE COMPLETED TO THE SCOPE OF THE PROJECT IN COMPLIANCE WITH THE OWNER AND DESIGN TEAM. ANY CHANGES TO THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WILL ONLY BE DONE BY A CHANGE ORDER THAT IS APPROVED BY THE OWNER.
- CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS AS TO THE AMOUNT AND / OR SCOPE OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS, AND CONDITIONS INDICATED IN THE CONSTRUCTION DOCUMENTS OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL IMMEDIATELY OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK.
- CONTRACTORS SHALL RECORD ALL DEVIATIONS FROM THE DESIGN DOCUMENTS IN THE DRAWINGS, AND PROVIDE A COPY TO THE ARCHITECT UPON THE COMPLETION OF WORK.
- PROVIDE APPROVED SEPARATION BY MEANS OF COATINGS, GASKETS, OR OTHER EFFECTIVE MEANS TO PREVENT GALVANIC CORROSION BETWEEN ALL DISSIMILAR METALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THE CONSTRUCTION OPERATIONS OF THIS PROJECT TO ADJACENT PROPERTY, UTILITIES, PAVEMENT, LANDSCAPING, STRUCTURES OR IMPROVEMENTS OF ANY KIND. THE CONTRACTOR SHALL REPAIR ALL SUCH DAMAGED ITEMS TO THE CONDITION THEY WERE IN PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES OR BETTER.
- WHERE IT IS NECESSARY TO INSURE STABILITY, CONTRACTOR IS TO PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS OR BRACE PARTITIONS ABOVE CEILINGS.
- ALL OWNER SUPPLIED ITEMS WILL BE COORDINATED WITHIN THE CONTRACTOR'S CONSTRUCTIONS SCHEDULES PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION BEFORE BEGINNING CONSTRUCTION.
- ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE AND THE LIFE SAFETY CODE (NFPA-101). HOWEVER, WHERE THE DRAWINGS AND / OR SPECIFICATIONS ARE MORE STRINGENT THEY SHALL GOVERN. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CODE DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK SHALL COMPLY WITH OSHA STANDARDS.
- ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR MASONRY, CENTERLINE OF COLUMNS AND BEAMS, AND FINISH TO FINISH, UNLESS OTHERWISE NOTED
- THE STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO PROCEEDING WITH SAID WORK.
- DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SOME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- CONTRACTOR SHALL VERIFY AND ESTABLISH THE LOCATIONS AND ELEVATIONS OF ALL UTILITIES WITHIN THE WORK AREA, AND SHALL COORDINATE WITH THE OWNER AND THE UTILITY COMPANIES PRIOR TO THE START OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONAL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL CEILING HEIGHTS AS SHOWN ON DETAILS OR PLANS OR NOTES ARE FROM TOP OF CONCRETE DECK TO FINISH CEILING. USE OF THE TERM ABOVE FINISH FLOOR (A.F.F.) MEANS MEASURED FROM THE TOP OF CONCRETE DECK. CONTRACTOR SHALL ALLOW FOR AND COORDINATE WORK WITH FLOOR FINISH MATERIAL AND INSTALLATION METHOD.
- PROVIDE INDEPENDENT SUSPENSION FOR ALL LIGHT FIXTURES. SUSPENSION FOR CEILING AND LIGHT FIXTURES SHALL BE INDEPENDENT OF SUSPENSION FOR DUCT WORK.
- ALL EQUIPMENT AND MATERIALS INSTALLED IN THIS JOB SHALL BE NEW AND FREE OF ANY DEFECTS UNLESS OTHERWISE NOTED.
- ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER, MAINTAIN BUILDING AREAS CLEAN AND FREE OF ACCUMULATED DIRT AND DEBRIS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WORK WITH EQUIPMENT INSTALLATIONS AND OWNER'S REQUIREMENTS.
- INTERIOR AND / OR EXTERIOR THRESHOLDS SHALL BE A MAXIMUM 1/2" ABOVE THE ADJACENT FLOOR.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL EFFORT OR KNOWLEDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTED INDUSTRY / TRADE STANDARDS FOR GOOD DESIGN AND CONSTRUCTION.
- LOCATE ALL CONVENIENCE OUTLETS A MINIMUM OF 18" FROM THE FINISHED FLOOR.
- NEITHER THE OWNER NOR THE ARCHITECT / ENGINEER ASSUMES RESPONSIBILITY FOR THE POSSIBILITY THAT UTILITIES OTHER THAN THOSE SHOWN EXIST.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF HIS WORK AND SCHEDULE WITH WORK BEING PERFORMED BY OTHERS AND THE USER / OWNER OF THE BUILDING.
- THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE WITH THE OWNER FOR ALL BUILDING AND CONSTRUCTION SIGNAGE.
- THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING HOOK-UPS AND / OR CONNECTIONS FOR ALL OWNER FURNISHED EQUIPMENT.
- ALL HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE SHALL BE ADA COMPLIANT HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED AND MADE WATER TIGHT UNLESS NOTED OTHERWISE.
- ALL MANUALLY OPERATED SWITCHES AND CONTROLS ARE TO BE MOUNTED BETWEEN 36" AND 48" A.F.F., UNLESS NOTED.
- CONTRACTOR SHALL INSTALL CONTROL JOINTS ON ALL INTERIOR GYP. BOARD PARTITIONS AT 30" MAX. IN EITHER DIRECTION AND AT ALL DOOR JOINTS (TWO PER OPENING).
- ELECTRICAL CONTRACTOR RESPONSIBLE TO PROVIDE POWER FOR ALL OTHER TRADES' EQUIPMENT.
- ALL SUBMITTALS AND RFTS ARE TO BE SUBMITTED, THROUGH THE CONSTRUCTION MANAGER, TO THE ARCHITECT IN WRITING.



1 INTERIOR PARTITION TYPES
SCALE: 1" = 1'-0"

REVISION RECORD		
NO.	DATE	REMARKS

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BRYANT & STRATTON
COLLEGE
LOWER LEVEL RENOVATIONS
10950 W Potter Rd
Wauwatosa, WI 53226

SEAL

GENERAL NOTES, PARTITION TYPES & DETAILS

GREGORY A. TOMSIC
REGISTERED ARCHITECT
145 BATHURST DR., TONAWANDA, N.Y. 14150
716-455-4617

SCALE	25	JOB NO.
DRAWN		DWG. NO.
CHECKED		A-003
DATE	03.24.2020	CONTRACT NO.

REVISION RECORD		
NO.	DATE	REMARKS

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Bryant and Stratton College

BRYANT & STRATTON COLLEGE
LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
 Wauwatosa, WI 53226

SEAL:

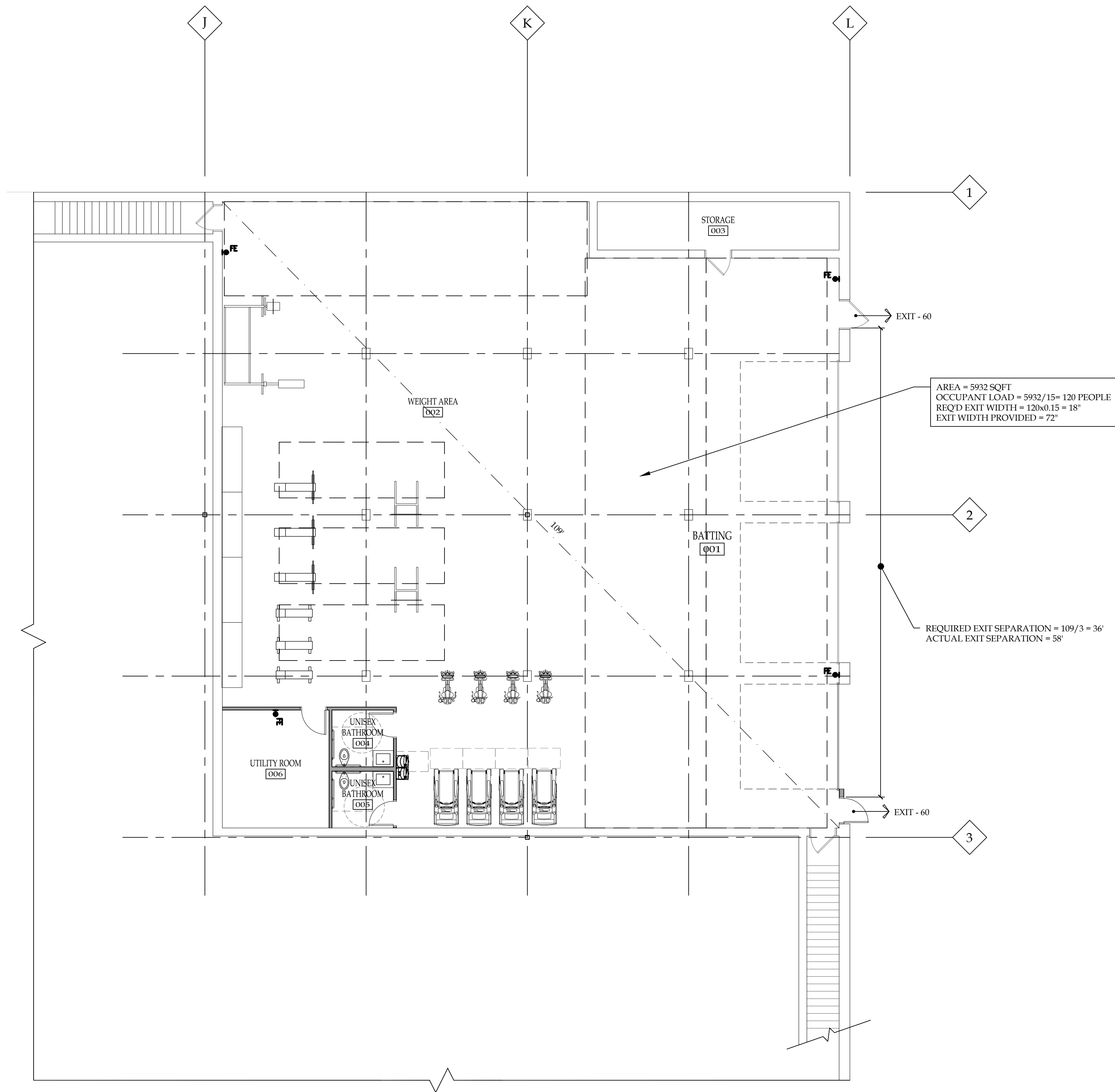
LOWER LEVEL CODE COMPLIANCE PLAN

GREGORY A. TOMSIC

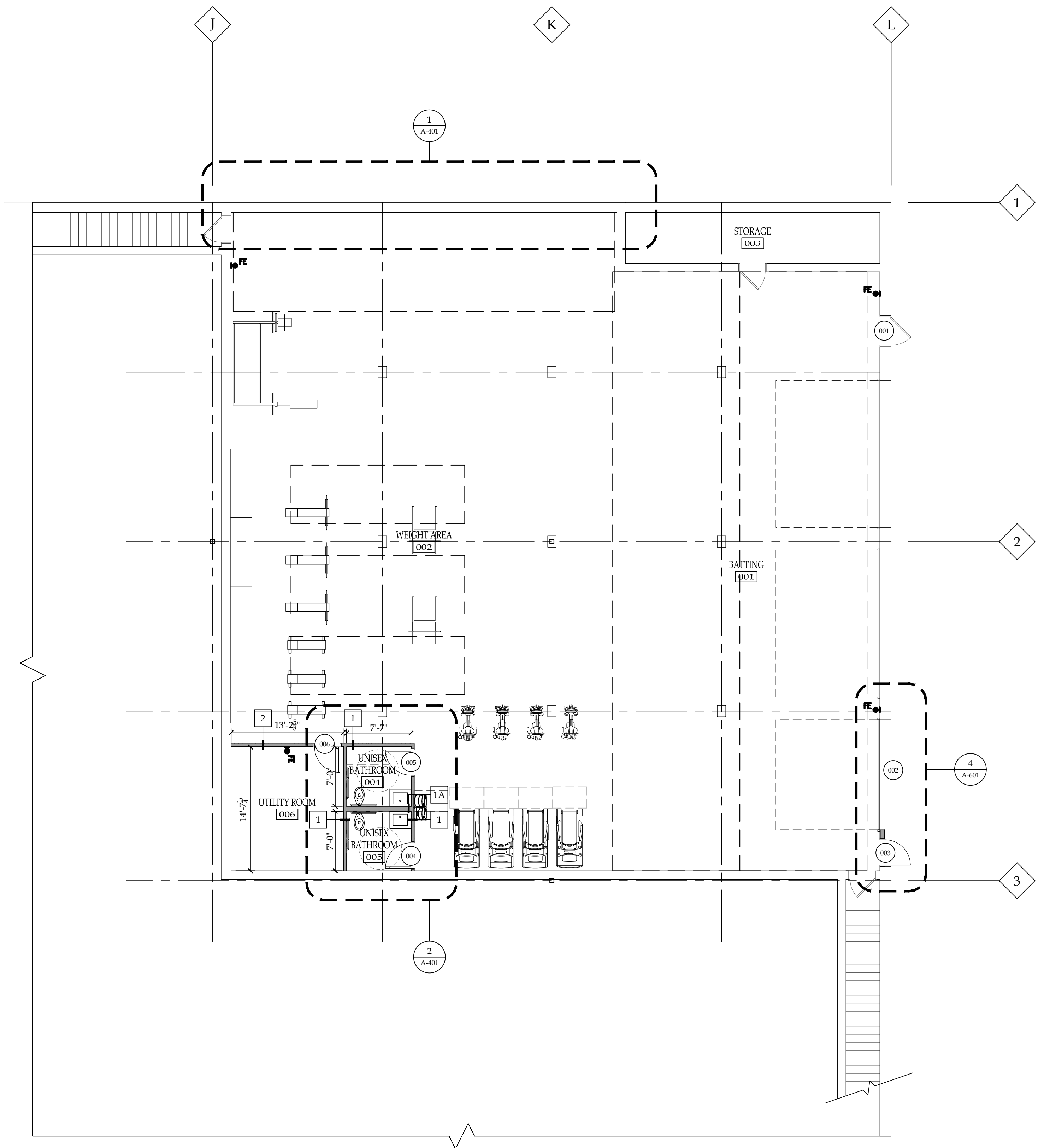
REGISTERED ARCHITECT

145 BATHURST DR., TONAWANDA, N.Y. 14150
 716-435-4617

SCALE	JOB NO.
DRAWN	DWG. NO.
CHECKED	A-004
DATE	CONTRACT NO.
03.24.2020	



REQUIRED SANITARY FIXTURES						
TOTAL OCCUPANCY = 120						
MALE = 60						
FEMALE = 60						
	REQUIRED			PROVIDED		
	WC	LAV	DF	WC	LAV	DF
M	1	1	1	M	1	1
F	1	1	1	F	1	1



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION RECORD		
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LOWER LEVEL RENOVATIONS
10950 W Potter Rd
Wauwatosa, WI 53226

SEAL:

LOWER LEVEL FLOOR PLAN

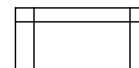
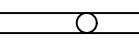
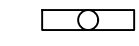
GREGORY A. TOMSIC
REGISTERED ARCHITECT
145 BATHURST DR., TONAWANDA, N.Y. 14150
716-433-0617

SCALE	JOB NO.
DRAWN	DWG. NO.
CHECKED	A-101
DATE	CONTRACT NO.
02/12/20	

REFLECTED CEILING GENERAL NOTES

1. ALL EXISTING EXPOSED CEILINGS SHALL BE PAINTED.

REFLECTED CEILING PLAN LEGEND

 2x4' CEILING TILE
 8' LED FIXTURE
 4' LED FIXTURE

REVISION RECORD		
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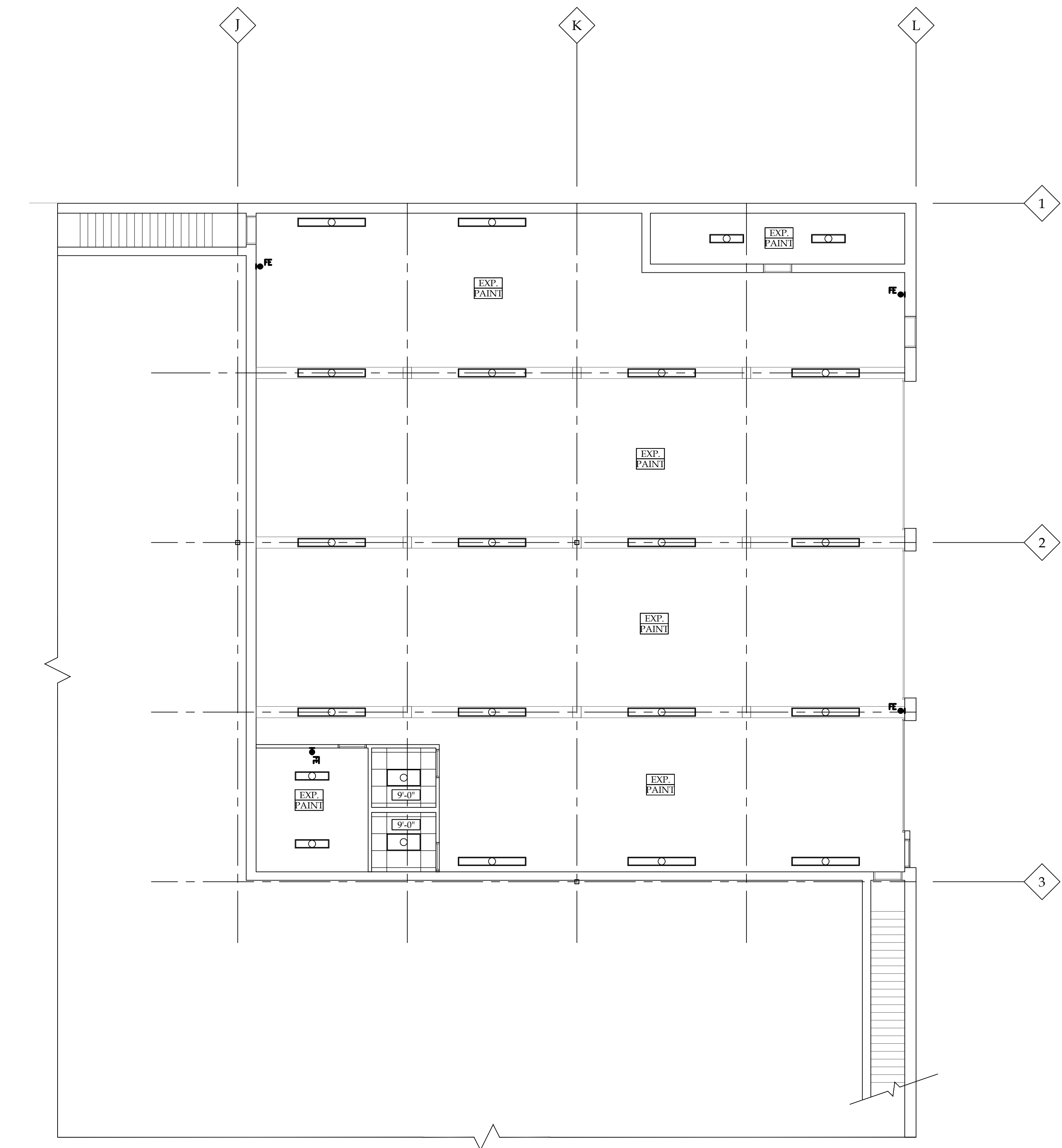
BRYANT & STRATTON COLLEGE
 LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
 Wauwatosa, WI 53226

SEAL:

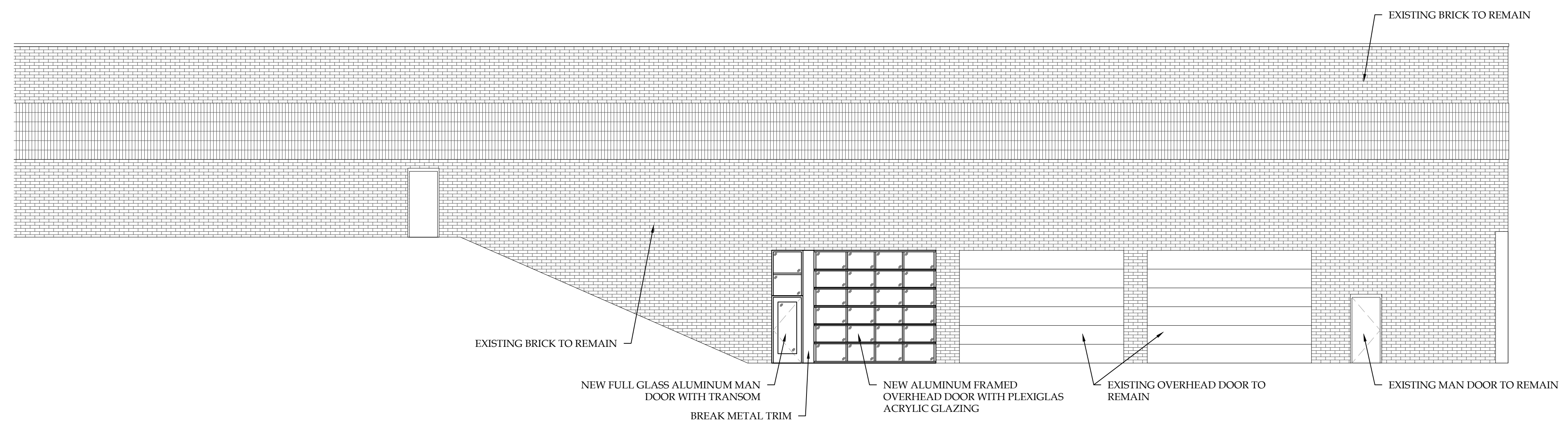
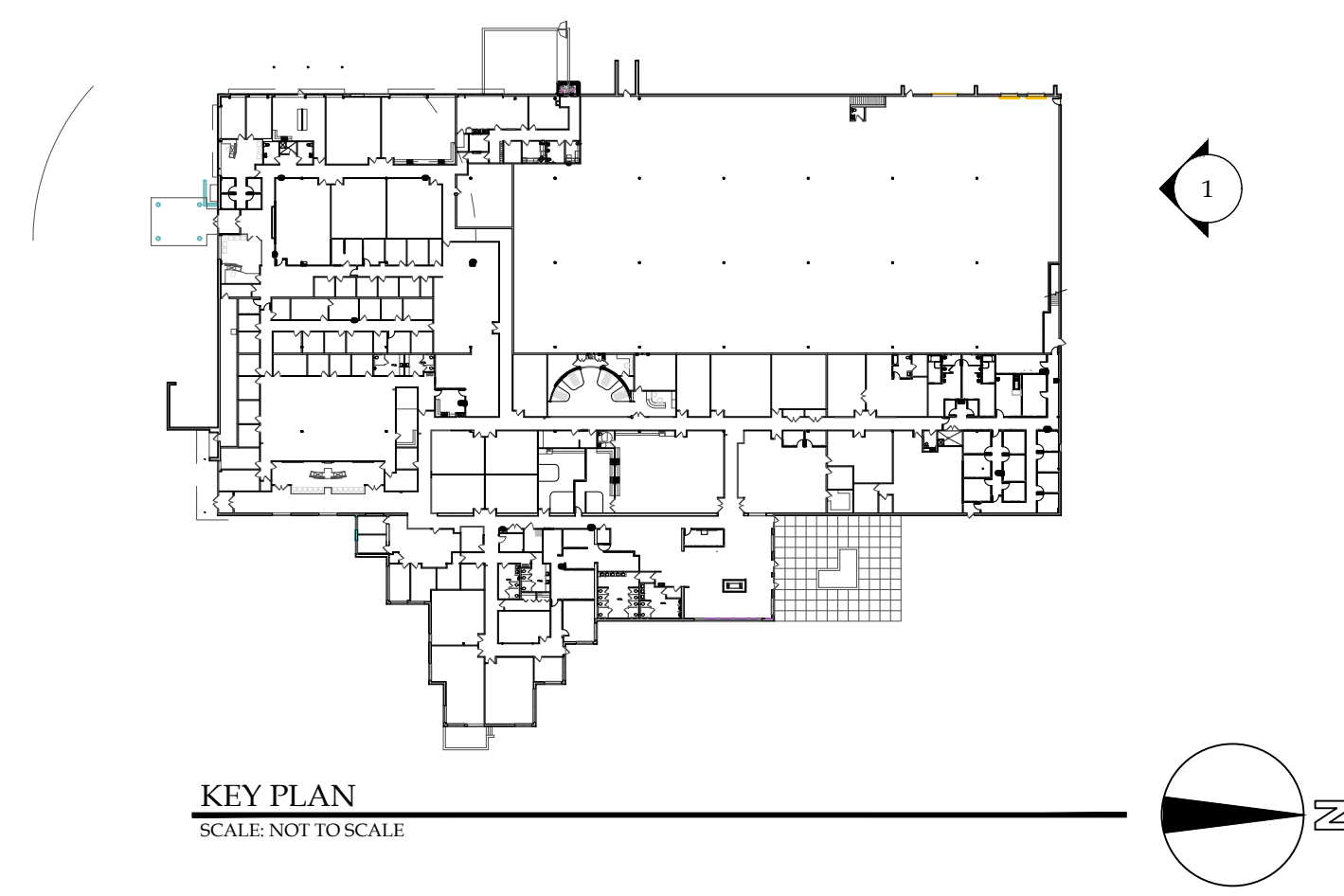
LOWER LEVEL REFLECTED CEILING PLAN

GREGORY A. TOMSIC
 REGISTERED ARCHITECT
 145 BATHURST DR., TONAWANDA, N.Y. 14150
 716-433-0617

SCALE	JOB NO.
	25
DRAWN	DWG. NO.
	A-102
CHECKED	
DATE	CONTRACT NO.
02/12/20	



1 LOWER LEVEL REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1"=1'-0"

REVISION RECORD		
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BRYANT & STRATTON COLLEGE
LOWER LEVEL RENOVATIONS
10950 W Potter Rd
Wauwatosa, WI 53226

SEAL:

EXTERIOR ELEVATION

GREGORY A. TOMSIC
REGISTERED ARCHITECT
145 BATHURST DR., TONAWANDA, N.Y. 14150
716-433-0617

SCALE	JOB NO.
DRAWN	25
CHECKED	DWG. NO.
DATE	A-201
03.24.2020	CONTRACT NO.

ACCESSORIES SCHEDULE

MARK	ITEM	MODEL #	SUPPLIER	BACKUP SUPPORT	LOCATION/NOTES
A	42" HORIZONTAL GRAB BAR	B-680642	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING
B	36" HORIZONTAL GRAB BAR	B-680636	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING
C	18" VERTICAL GRAB BAR	B-680618	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING
D	1/4" 18"x36" FRAMELESS PLATE GLASS MIRROR	TBD	TBD	TBD	SPACERS TO BE USED BEHIND MIRROR FOR LEVEL APPLICATION. MIRRORS TO BE MOUNTED ON STAND STAINLESS STEEL STAND OFF.
E	SURFACE MOUNTED HAND SOAP DISPENSER	5150-06	GOJO	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING. OPERABLE POINT LOCATED NO HIGHER THAN 48" AFF. COLOR: DOWI GRAY
F	SURFACE MOUNTED TOILET TISSUE DISPENSER	09604	KIMBERLY CLARK PROFESSIONAL	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING. COLOR BLACK.
G	SURFACE MOUNTED AUTOMATIC PAPER TOWEL DISPENSER	99488A	GEORGIA PACIFIC	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING. COLOR GRAY
H	STAINLESS STEEL SURFACE MOUNTED COAT HOOK/DOOR STOP	B-212	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	BACK OF RESTROOM TOILET ROOM DOORS
I	SURFACE MOUNTED SANITARY WASTE RECEPTACLE	B-270	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING
J	SEMI RECESSED WASTE RECEPTACLE	B-43644	BOBRICK WASHROOM EQUIPMENT, INC.	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING
K	AIR FRESHENER DISPENSER	261214	BRIGHTON	PER MANUFACTURER'S REQUIREMENTS	SEE DRAWING FOR LOCATION.

REVISION RECORD		
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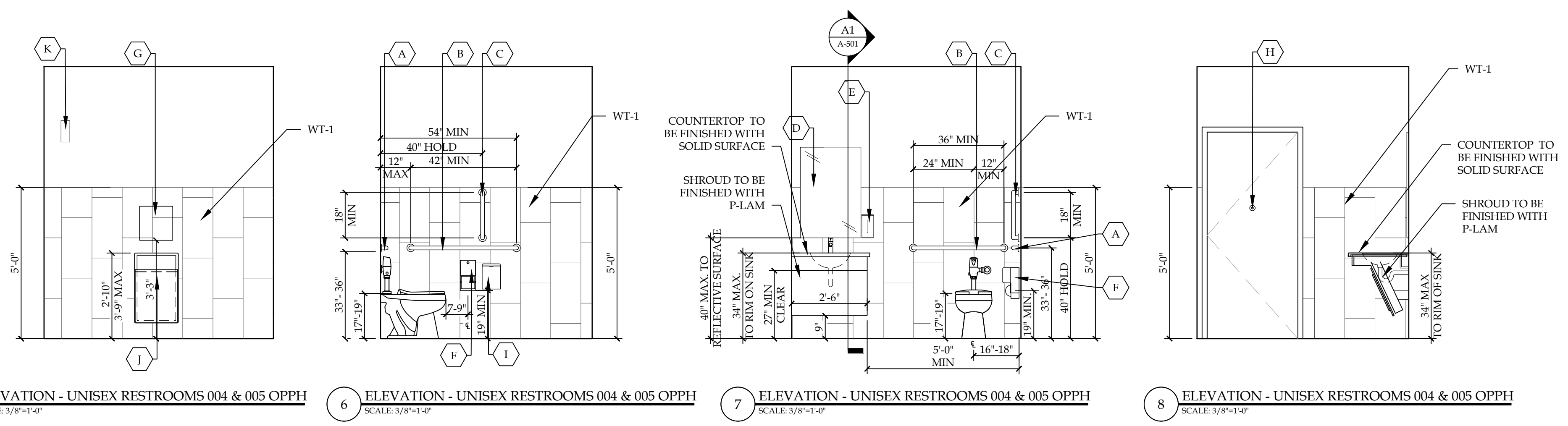
BRYANT & STRATTON COLLEGE
 LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
 Wauwatosa, WI 53226

SEAL:

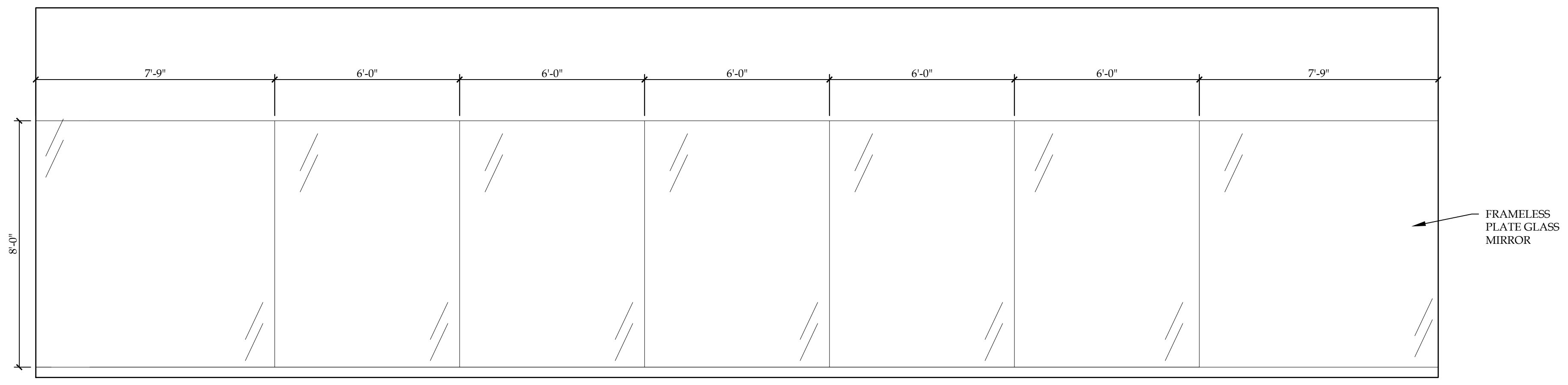
ENLARGED PLANS & ELEVATIONS

GREGORY A. TOMSIC
 REGISTERED ARCHITECT
 145 BATHURST DR., TONAWANDA, N.Y. 14150
 716-433-0617

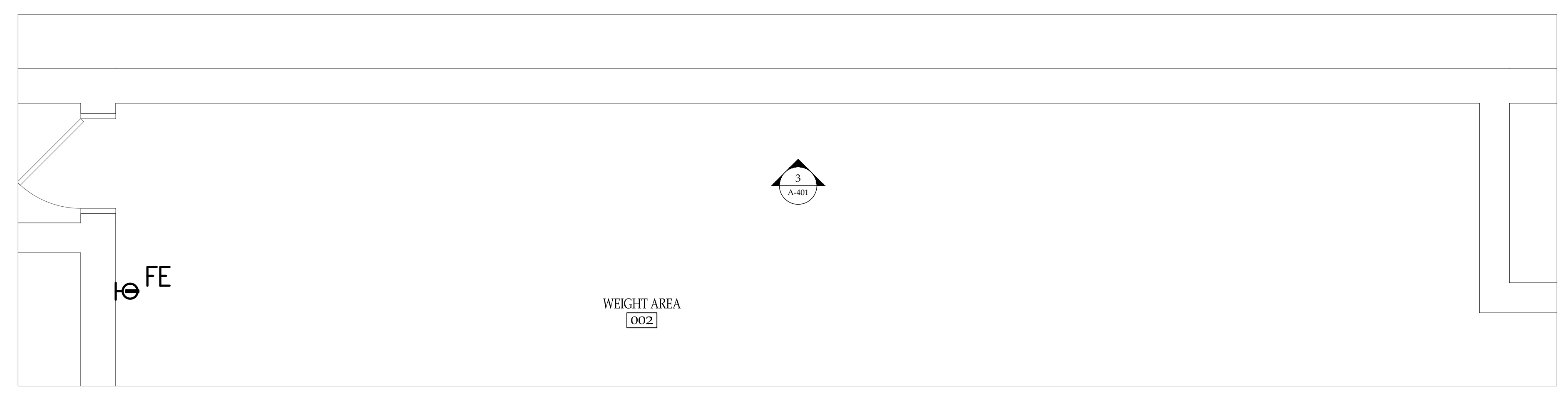
SCALE	JOB NO.
DRAWN	25
CHECKED	DWG. NO.
	A-401
DATE	CONTRACT NO.
03.24.2020	



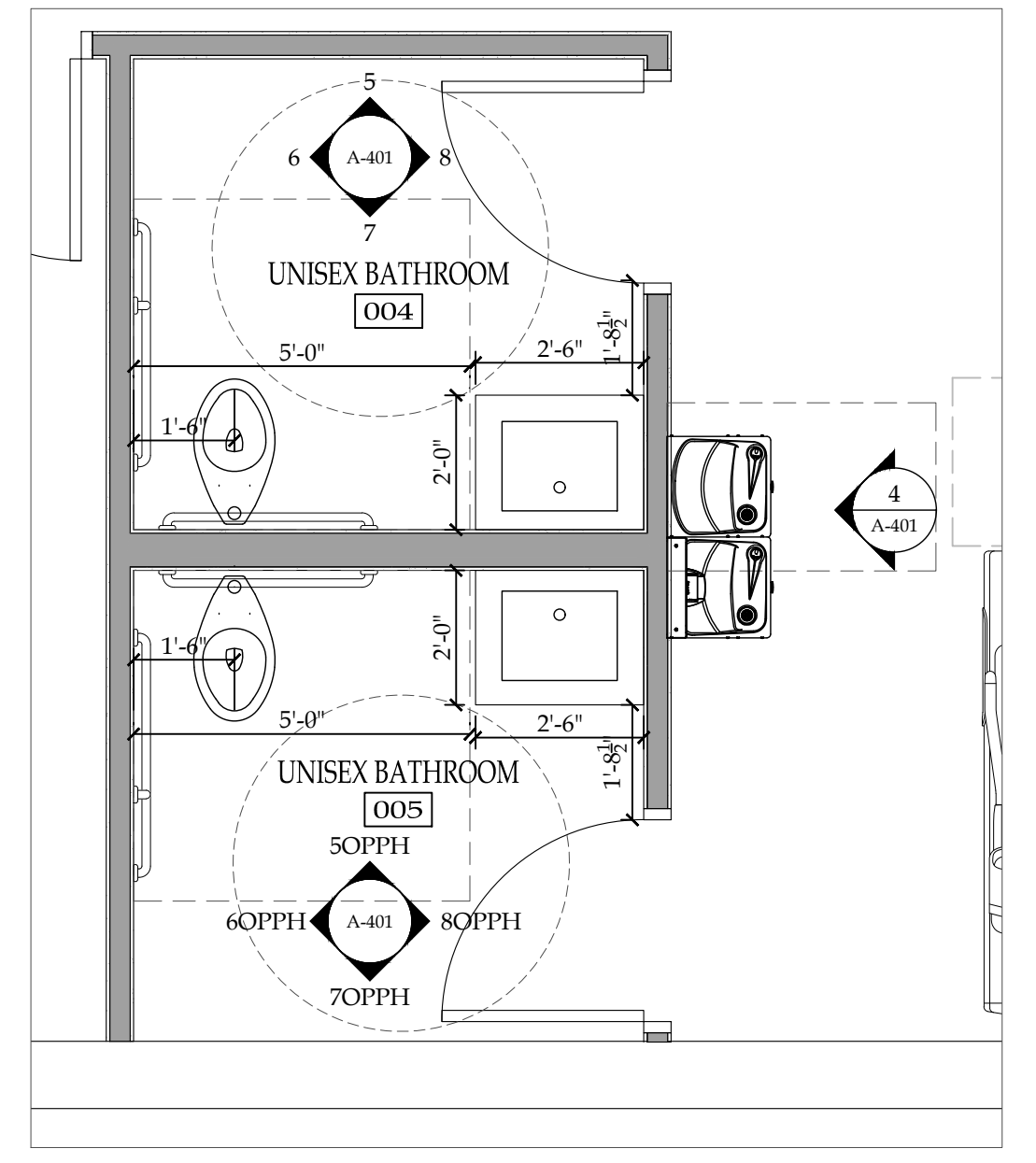
5 ELEVATION - UNISEX RESTROOMS 004 & 005 OPPH SCALE: 3/8"=1'-0"
 6 ELEVATION - UNISEX RESTROOMS 004 & 005 OPPH SCALE: 3/8"=1'-0"
 7 ELEVATION - UNISEX RESTROOMS 004 & 005 OPPH SCALE: 3/8"=1'-0"
 8 ELEVATION - UNISEX RESTROOMS 004 & 005 OPPH SCALE: 3/8"=1'-0"



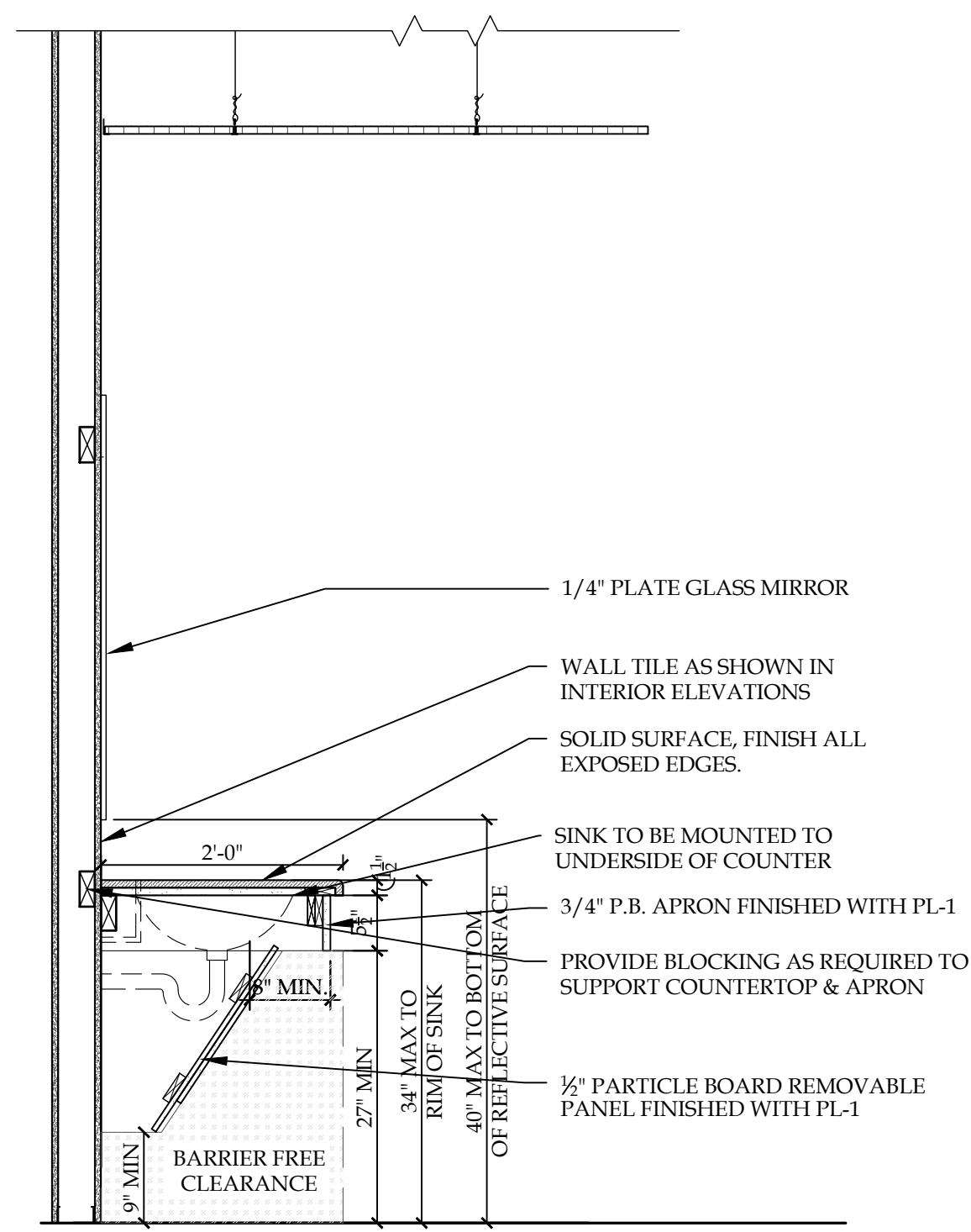
3 ELEVATION - MIRRORS AT WEIGHT ROOM SCALE: 3/8"=1'-0"
 4 ELEVATION - DRINKING FOUNTAIN SCALE: 3/8"=1'-0"



1 ENLARGED PLAN - WEIGHT ROOM SCALE: 3/8"=1'-0"



2 ENLARGED PLAN - UNISEX BATHROOM 004 & 005 SCALE: 3/8"=1'-0"



A1 SECTION - TYPICAL SHROUD
SCALE: 3/4"=1'-0"

REVISION RECORD		
NO.	DATE	REMARKS

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Bryant and Stratton College

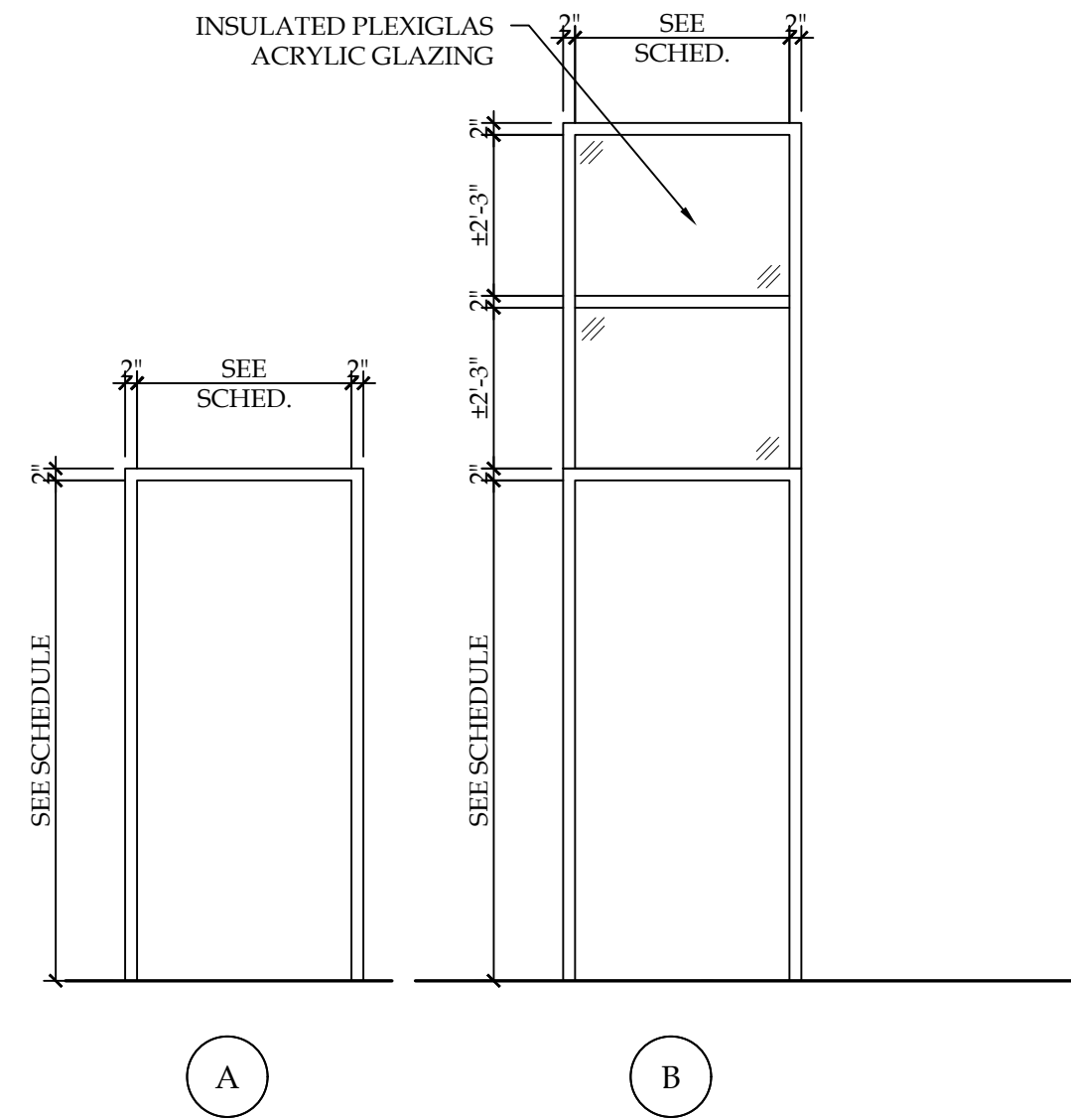
BRYANT & STRATTON COLLEGE
 LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
 Wauwatosa, WI 53226

SEAL:

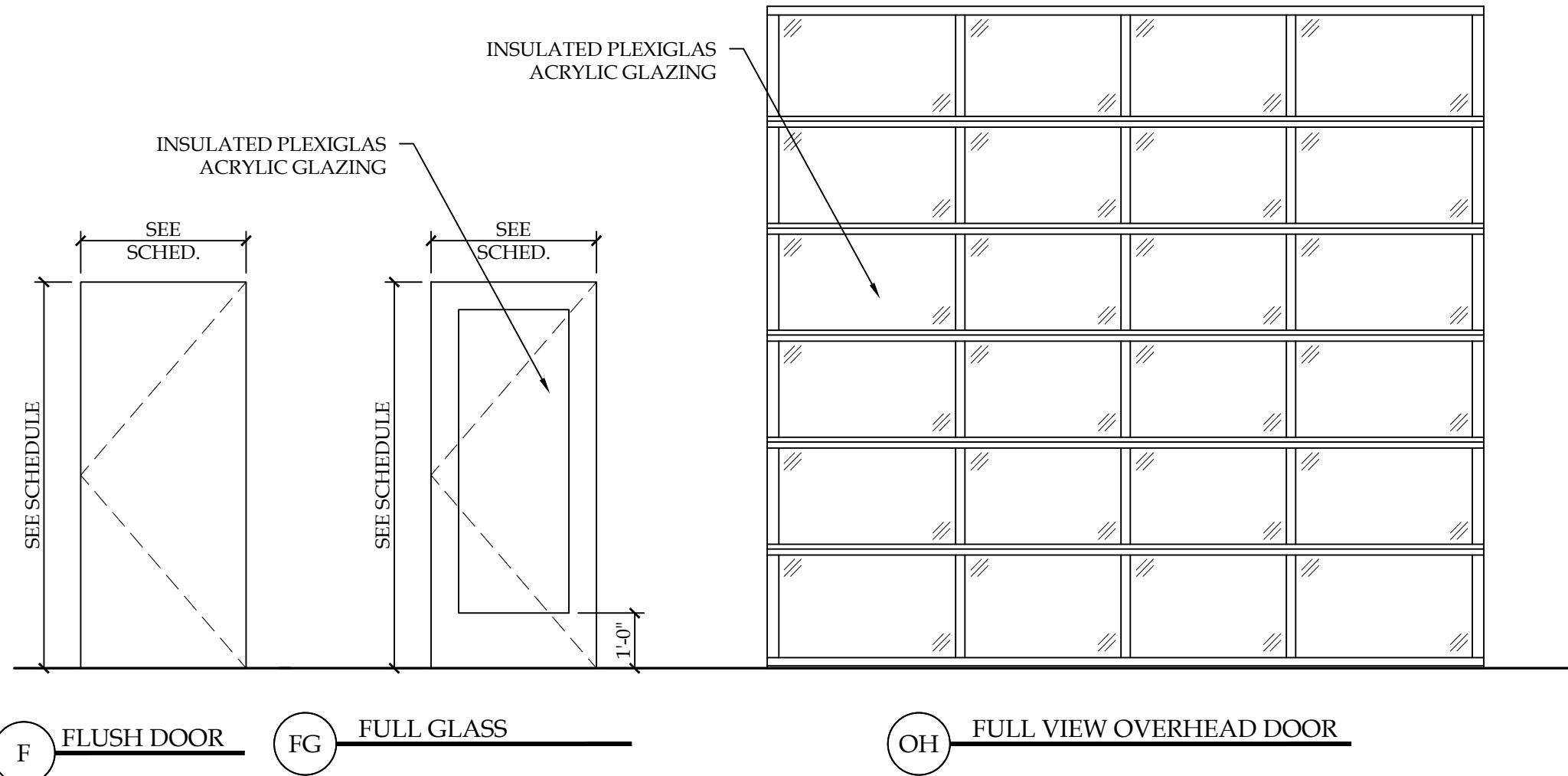
MILLWORK SECTIONS

GREGORY A. TOMSIC
 REGISTERED ARCHITECT
 145 BATHHURST DR., TONAWANDA, N.Y. 14150
 716-433-0617

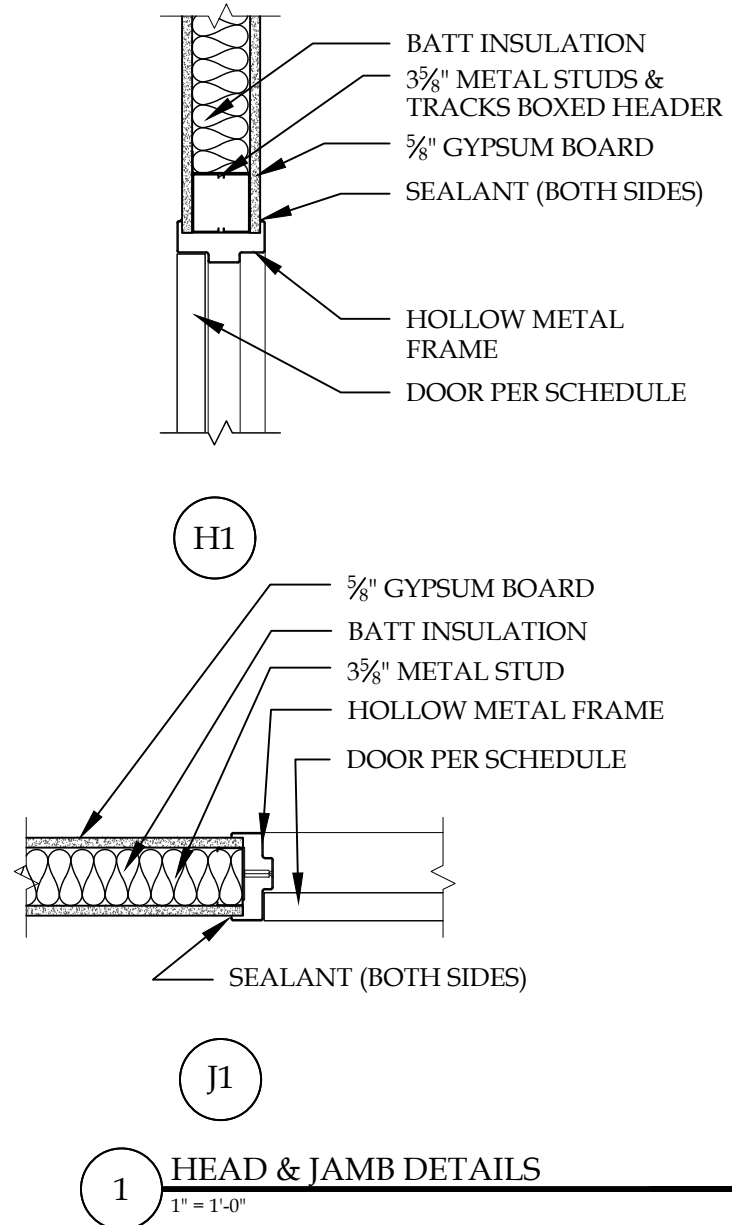
SCALE	JOB NO.
	25
DRAWN	DWG. NO.
	A-501
CHECKED	
DATE	CONTRACT NO.
03.24.2020	



3 FRAME TYPES
3/8" = 1'-0"



2 DOOR TYPES
3/8" = 1'-0"



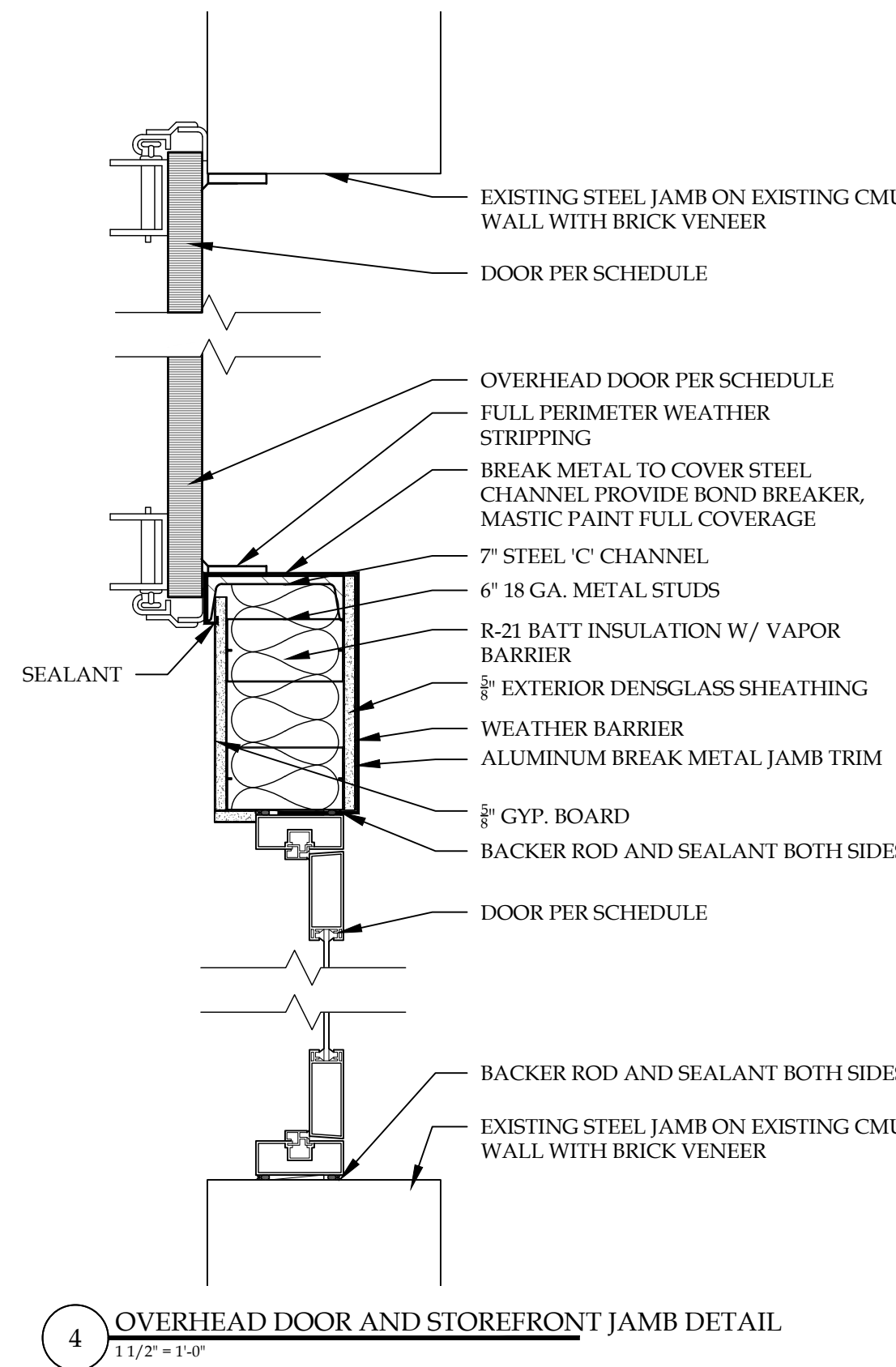
1 HEAD & JAMB DETAILS
1" = 1'-0"

DOOR AND FRAME SCHEDULE														
DOOR NO.	ROOM NAME	DOORS						FRAMES				FIRE RATING	HDW SET #	REMARKS
		SIZE			DOOR TYPE	MAT'L	GLAZING	MAT'L	FRAME TYPE	DETAILS				
		WIDTH	HEIGHT	THK						HEAD	JAMB			
101	EXIST. EXTERIOR	EXISTING DOOR TO REMAIN						EXIST.	-	-	-	-	4	
102	NEW OH	13'-0"	12'-0"	2"	OH	ALUM	P	ST	-	-	4/A-601	-		
103	NEW EXTERIOR	3'-0"	7'-0"	1 1/2"	FG	ALUM	P	ALUM	B	-	4/A-601	1		
104	BATHROOM	3'-0"	7'-0"	1 1/2"	F	SCWD		HM	A	H1	J1	2		
105	BATHROOM	3'-0"	7'-0"	1 1/2"	F	SCWD		HM	A	H1	J1	2		
106	UTILITY	3'-0"	7'-0"	1 1/2"	F	SCWD		HM	A	H1	J1	3		

- GENERAL NOTES
- REUSE SALVAGED DOORS AND HARDWARE, WHERE POSSIBLE. VERIFY ALL EXISTING DOOR SWINGS AND HARDWARE, PROVIDE NEW AS REQUIRED. NEW DOORS TO BE FINISHED TO MATCH EXISTING.
 - ALL DOORS & FRAMES TO INCLUDE ALL NECESSARY HARDWARE & ACCESSORIES FOR INSTALLATION & OPERATION. REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - HOLLOW METAL DOOR FRAMES TO MATCH DEPTH OF WALLS, (V.I.F.).
 - ALL DOOR FRAME ANCHORS TO BE OF MANUFACTURE'S STANDARD WITH TYPE PER FRAME AND OPENING CONDITIONS UNLESS NOTED OTHERWISE.
 - ALL EXIT DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE
 - HEIGHT OF DOOR THRESHOLDS SHALL NOT EXCEED 1/2" ABOVE FINISHED FLOOR.
 - ALL DOOR HARDWARE MATERIAL & FUNCTION TO BE COORDINATED WITH ARCHITECT.
 - KEYING SCHEDULE TO BE DIRECTLY COORDINATED WITH OWNER.
 - COORDINATE AND FIELD VERIFY ALL ROUGH OPENINGS & FRAMING PRIOR TO UNIT FABRICATION OR INSTALLATION.
 - MANUFACTURER SHALL ENGINEER ALL FRAME AND GLAZING ASSEMBLIES FOR ALL LOADS ACCORDING TO REQUIREMENTS OF ALL BUILDING CODES.
 - ALL FRAME ANCHORS TO BE OF MANUFACTURE'S STANDARD WITH TYPE PER FRAME AND OPENING CONDITIONS UNLESS NOTED OTHERWISE.
 - PROVIDE SILENCERS AND WALL BUMPERS ON ALL OPENINGS.

MATERIAL LEGEND:

ALUM	= ALUMINUM
HM	= HOLLOW METAL
MTL	= METAL
SCWD	= SOLID CORE WOOD
P	= INSULATED PLEXIGLAS ACRYLIC GLAZING



4 OVERHEAD DOOR AND STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"

REVISION RECORD		
NO.	DATE	REMARKS

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Bryant and Stratton College

BRYANT & STRATTON COLLEGE
LOWER LEVEL RENOVATIONS
10950 W Potter Rd
Wauwatosa, WI 53226

SCALE:

DOOR SCHEDULE, TYPES, AND DETAILS

GREGORY A. TOMSIC

REGISTERED ARCHITECT

145 BATHURST DR., TONAWANDA, N.Y. 14150
716-433-0617

SCALE	JOB NO.
DRAWN	25
CHECKED	DWG. NO.
DATE	A-601
03.24.2020	CONTRACT NO.

FINISH SELECTIONS	
PAINT (P-X):	
(P-1) (TYPICAL)	
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	KNITTING NEEDLES SW7672
FINISH:	EGGSHELL
(P-2) (EXPOSED CEILING)	
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	CEILING BRIGHT WHITE SW7007
FINISH:	MATTE
(P-3) (DOOR FRAMES & EXISTING METAL DOORS)	
MANUFACTURER:	SHERWIN WILLIAMS
COLOR:	PEPPERCORN SW7674
FINISH:	SEMI-GLOSS
(P-4) (EXISTING CONCRETE FLOORS)	
MANUFACTURER:	SHERWIN WILLIAMS
TYPE:	ARMORSEAL 8100
COLOR:	DECK GRAY
FINISH:	SATIN
VINYL WALL GRAPHICS (VW-X):	
(VW-1)	
SUPPLIER:	TO BE SELECTED BY GC
NOTE:	DESIGN INTENT OF WALL GRAPHIC TO BE PROVIDED BY TENANT
WALL TILE (WT-X):	
(WT-1)	
MANUFACTURER:	BEST TILE
STYLE:	STAX
COLOR:	BIANCO
SIZE:	12"x24"
INSTALLATION:	SEE A-400S FOR DETAILS, INSTALL AT 5' A.F.F.
GROUT:	FLEXITILE -
PADDED WALL PANELS (PWP-X):	
(PWP-1)	
MANUFACTURER:	RESILITE
STYLE:	LITEWEIGHT WALL PADDING
COLOR:	BRIGHT BLUE
HEIGHT:	6"
LOCATION:	WRAPPED AT COLUMNS
NOTE:	USE EDGE TRIM CAP AT TOP
INTERLOCKING TILE (IT-X):	
(IT-1)	
MANUFACTURER:	ECORE
STYLE:	ROSTER
COLOR:	CHARCOAL
THICKNESS:	8MM
TILE (T-X):	
(T-1) (RESTROOMS)	
MANUFACTURER:	OLYMPIA TILE
STYLE:	OIKOS
COLOR:	ANTHRACITE
SIZE:	12"x24"
INSTALLATION:	1/3 BRICK LAY
GROUT:	FLEXITILE - NORTH SEA GREY
RUBBER BASE (RB-X):	
(RB-1)	
MANUFACTURER:	JOHNSONITE
SIZE:	4" COVE BASE
COLOR:	CHARCOAL
LOCATION:	WHERE NEW FLOORING IS BEING INSTALLED
TURF (TF-X):	
(TF-1)	
MANUFACTURER:	ECORE
DISTRIBUTOR:	SPARTAN SURFACES
STYLE:	FITTURE
SOLID SURFACE (SS-X):	
(SS-1) (RESTROOM COUNTER)	
MANUFACTURER:	CORIAN
COLOR:	VENARO WHITE
PLASTIC LAMINATE (PL-X):	
(PL-1) (RESTROOM SHROUD)	
MANUFACTURER:	FORMICA
COLOR:	GREIGE SOFTWOOD 4924
ACOUSTIC CEILING TILE (ACT-X):	
(ACT-1)	
MANUFACTURER:	USG
STYLE #:	MARS HEALTHCARE CLEAN ROOM ACOUSTICAL PANELS 88256
STYLE #:	88256
SIZE:	2'X4'
EDGE:	SQUARE
COLOR:	WHITE
SUSPENSION SYS.:	DX/DXL IN WHITE
TRANSITION (TS-X):	
(TS-1) (GENERAL)	
MANUFACTURER:	SCHLUTER SYSTEMS
STYLE & SIZE:	RENO-TK SIZE TO BE V.L.F. IN ACCORDANCE WITH MATERIAL(S) THICKNESS
STYLE:	CLEAR SATIN ANODIZED ALUMINUM
LOCATION(S):	FLOORING MATERIAL CHANGES AS NECESSARY.
NOTE(S):	PLEASE SEE GENERAL NOTES RE: TRANSITIONS.
FIBERGLASS REINFORCED PANEL (FRP-X):	
(FRP-1)	
MANUFACTURER:	CRANE COMPOSITES
STYLE:	GLASBORD WITH SURFASEAL
COLOR:	EMBOSSED WHITE
STYLE:	CLASS A FIRE RATED
LOCATION(S):	STORAGE RM
RUBBER STAIR MATERIAL (RSM-X):	
(RSM-1)	
MANUFACTURER:	JOHNSONITE
STYLE:	HAMMERED
NOTE:	(VHTR) W. VISUALLY IMPAIRED GRIT T TAPE STRIP
INSERT COLOR:	BLACK
PROFILE:	SQUARE
TREAD/ RISER COLOR:	CHARCOAL
NOTE:	CLIENT WILL SUPPLY IMAGE FOR LOGO TO INTEGRATE ON STAIRS

GENERAL NOTES
<ul style="list-style-type: none"> ANY AND ALL FINISH SELECTIONS/ COLORS MUST BE SUBMITTED TO ARCHITECT FOR APPROVAL ACCOUNTING FOR PROPER LEAD TIME. ANY FINISH THAT IS INSTALLED WITHOUT ARCHITECTS APPROVAL MAY BE REQUIRED TO BE REMOVED AND REPLACED BY THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ORDER ALL MATERIALS AT THE APPROPRIATE TIME. ANY FEES INCURRED AS A RESULT OF FINISHES NOT BEING ORDERED ON TIME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES BETWEEN ARCHITECTURAL ELEVATION(S), PLAN(S), SCHEDULE(S) AND NOTES MUST BE BROUGHT TO ARCHITECTS ATTENTION. ARCHITECT MUST BE CONTACTED AND GIVE APPROVAL TO MOVE FORWARD WITH SPECIFIC DIRECTION PRIOR TO ANTICIPATED ACTION. ALL INTERIOR PRODUCTS TO MEET/EXCEED FLAME SPREAD RATING PER CODE ALL FLOOR FINISHES TO EXTEND BENEATH ALL MILLWORK. ALL ELECTRICAL PANEL COVERS AND/OR MECHANICAL EQUIPMENT AND/OR DUCTING TO BE PAINTED TO MATCH ADJOINING WALL. ANY CEILING HVAC SUPPLY/DIFFUSERS ETC. TO BE PAINTED TO MATCH SURROUNDING CEILING FINISH. ANY QUESTIONS OR CONCERN TO BE BROUGHT TO ARCHITECT'S ATTENTION FOR FINAL DECISION PRIOR TO ORDER/INSTALL BY CONTRACTOR OR OTHER. <p>CEILING:</p> <ul style="list-style-type: none"> ALL EXPOSED MECHANICAL DUCT COVERS SHALL BE PAINTED TO MATCH THE SURROUNDING WALL/CEILING COLOR. PRIME AS NECESSARY. <p>WALLS:</p> <ul style="list-style-type: none"> PROVIDE (1) COAT WALL PRIMER FOLLOWED BY (2) COATS WALL PAINT ON ALL INTERIOR WALL SURFACE UNLESS OTHERWISE NOTED IN SPECIFICATIONS. SEE SPEC FOR DETAILS. WHERE DARK PAINT COLORS ARE APPLIED, USE DEEP GRAY BASE PRIMER TO PREVENT BURNISHING. PROVIDE SPACERS AS NEEDED BEHIND MIRRORING IN RESTROOM TO ACCOUNT FOR TILE THICKNESS. <p>FLOORS:</p> <ul style="list-style-type: none"> PROVIDE CORIAN OR EQUAL THRESHOLD AT ALL TOILET ROOM TRANSITIONS UNLESS OTHERWISE SPECIFIED. ARCHITECT TO CHOOSE FROM MANUFACTURER FULL RANGE OF COLORS. NO CHANGES OR SUBSTITUTIONS WILL BE MADE TO THE FOLLOWING FINISHES UNLESS DIRECTED BY THE OWNER OR ARCHITECT. CONTRACTOR TO PROVIDE (TS-1) AT ALL FLOORING MATERIAL CHANGES NEEDING THRESHOLDS. NECESSARY SIZES TO BE DETERMINED BY CONTRACTOR AND V.L.F. BASED ON MATERIAL THICKNESS. EXISTING CONCRETE FLOORS IN STORAGE 003 & UTILITY RM 006 TO BE CLEANED AND PAINTED P-4. <p>MILLWORK:</p> <ul style="list-style-type: none"> PROVIDE CLEAR BEAD OF SILICONE OR CLEAR CALK TO SEAL BETWEEN MILLWORK PIECES (IE: COUNTER TOP AND BACKSPLASH) AND MILLWORK AND WALL. (TYPICAL). <p>OUTLETS:</p> <ul style="list-style-type: none"> ALL OUTLET SWITCHES AND COVERS TO BE WHITE. <p>SIGNAGE:</p> <ul style="list-style-type: none"> SIGNAGE LOCATIONS WILL BE PROVIDED BY TENANT. SIGNAGE TO MATCH CURRENT INTERIOR BUILDING SIGNAGE. CONTRACTOR TO PURCHASE & INSTALL.

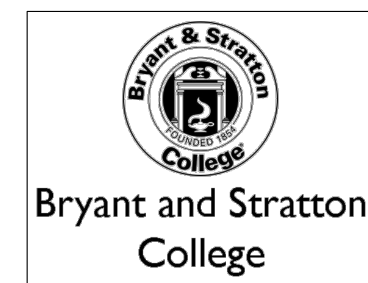
ROOM FINISH LEGEND	
FLOORS	MISCELLANEOUS
IT = INTERLOCKING TILE	TS = TRANSITION STRIP
T = TILE	MISC = MISCELLANEOUS
TF = TURF	MATERIALS
PC = PAINTED CONCRETE	P.B. = PARTICLE BOARD
BASE	GYP. = GYPSUM BOARD
RB = RUBBER BASE	
WALLS	
P = PAINT	
WT = WALL TILE	
VW = VINYL WALL GRAPHIC	
FRP = FIBER REINFORCED PANEL	
PWP = PADDED WALL PANEL	
CEILING	
ACT = ACOUSTIC CEILING TILE	

REMARKS
1. REFER TO REFLECTED CEILING PLAN FOR EXACT DETAILS (MATERIALS, HEIGHTS, SIZES, ETC...) FOR CEILING LAYOUT. 2. WALL TILE IN RESTROOMS WILL ACT AS WALL BASE. REFER TO A-400'S FOR EXACT TILE LAYOUT AND HEIGHTS. 3. FRP-1 TO BE INSTALLED AT 4'-6" A.F.F. P-1 TO BE PAINTED ABOVE FRP.

ROOM FINISH SCHEDULE								
ROOM NUMBER	ROOM NAME	BASE	FLOOR	WALLS	CEILING	MILLWORK		REMARKS
						CABINET/SHROUD	COUNTERTOP/BACKSPLASH	
001	BATTING	RB-1	TF-1	P-1	EXIST-P-2			1
002	WEIGHT AREA	RB-1	IT-1	P-1	EXIST-P-2			1
003	STORAGE	RB-1	PC-1	P-1	EXIST			
004	UNISEX RESTROOM		T-1	WT-1/P-1	ACT-1	PL-1	SS-1	2
005	UNISEX RESTROOM		T-1	WT-1/P-1	ACT-1	PL-1	SS-1	2
006	UTILITY RM	RB-1	PC-1	P-1/FRP-1	EXIST			3

REVISION RECORD		
NO.	DATE	REMARKS

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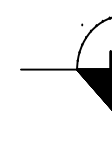


BRYANT & STRATTON
COLLEGE
 LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
 Wauwatosa, WI 53226

SEAL:

ROOM FINISH LEGEND, SCHEDULE, & GENERAL NOTES

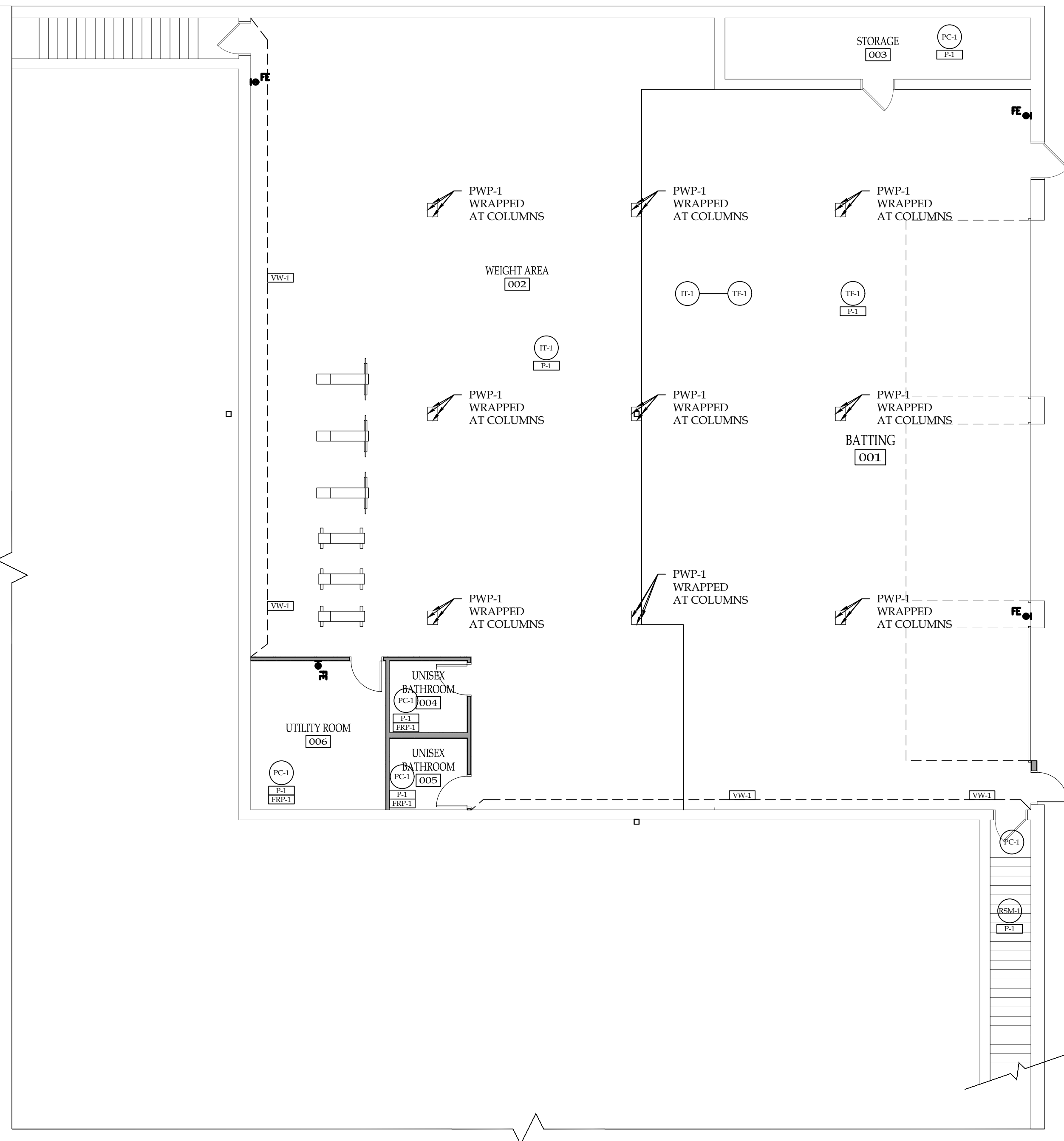
GREGORY A. TOMSIC



REGISTERED ARCHITECT

145 BATHURST DR., TONAWANDA, N.Y. 14150
 716-435-0617

SCALE	JOB NO.
	25
DRAWN	DWG. NO.
	A-602
CHECKED	
DATE	CONTRACT NO.
03.24.2020	



1 LOWER LEVEL FINISH FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISION RECORD		
NO.	DATE	REMARKS

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Bryant and Stratton College

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 LOWER LEVEL RENOVATIONS
 10950 W Potter Rd
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SEAL:

LOWER LEVEL FINISH FLOOR PLAN

GREGORY A. TOMSIC
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 716-433-0617

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