

# French Way Cleaners Rehabilitation Project

413 Euclid Avenue - Permit Set/Construction Documents Revision Date: February 16, 2023

## JURISDICTION

City of Des Moines  
 Permit and Development Center  
 Armory Building  
 602 Robert D. Ray Drive  
 Des Moines, Iowa 50309  
 (515) 283 4200  
 Contact: Terry Berk W. Berk  
 Building Official Administrator  
 (515) 283-4239  
 TWBerk@dmgov.org

## OWNER

Euclid Foresight, LLC  
 2843 Grand Avenue  
 Des Moines, Iowa 50312-4203  
 Contact: Connor Delaney  
 Tel. 515 745-1195  
 chooswhiteoak@gmail.com

## GENERAL CONTRACTOR

SHYFT  
 1300 Walnut Street Suite 100  
 Des Moines, Iowa 50309  
 Contact: Eric Simon  
 Tel: 515 809-1509  
 e.simon@shyftcollective.com

**TYPE OF OCCUPANCY** (Chapter 3):  
 TYPE A-2 (Assembly), B (Business) and  
 R-2 (Residential)

**TYPE OF CONSTRUCTION** (Chapter 6):  
 TYPE III-B

**FIRE SUPPRESSION / LIFE SAFETY**  
 Shall be "Design/Build" by the  
 Subcontractor & shall be submitted under  
 separate cover.

**MECHANICAL / ELECTRICAL /  
 PLUMBING**  
 Shall be "Design/Build" by the  
 Subcontractor & shall be submitted under  
 separate cover.

**USE OF DOCUMENTS**  
 Drawings, specifications and other  
 documents prepared by the architect are  
 instruments of the Architect's service and  
 are for the Owner's use solely with  
 respect to this Project. The Architect shall  
 retain all common law, statutory and  
 other reserved rights, including the  
 copyright. Upon completion of the Project  
 or termination of this Agreement, the  
 Owner's right to use the instruments of  
 service shall cease. When transmitting  
 copyright-protected information for use on  
 the Project, the transmitting party  
 represents that it is either the copyright  
 owner of information, or has permission  
 from the copyright owner to transmit the  
 information for its use on the Project.  
 Goche' Inclusions llc will be the design  
 architect for the project as well as the  
 architect of record.

**ARCHITECT**  
 Goche inclusions llc  
 2026 Country Club Boulevard  
 Ames, Iowa 50014  
 Contact: Peter P. Goche'  
 goche99@gmail.com  
 (515) 520 3384

I hereby certify that the portion of  
 this technical submission described  
 below was prepared by me or  
 under my direct supervision and  
 registered charge. I am a duly  
 registered architect under the laws  
 of the state of Iowa.



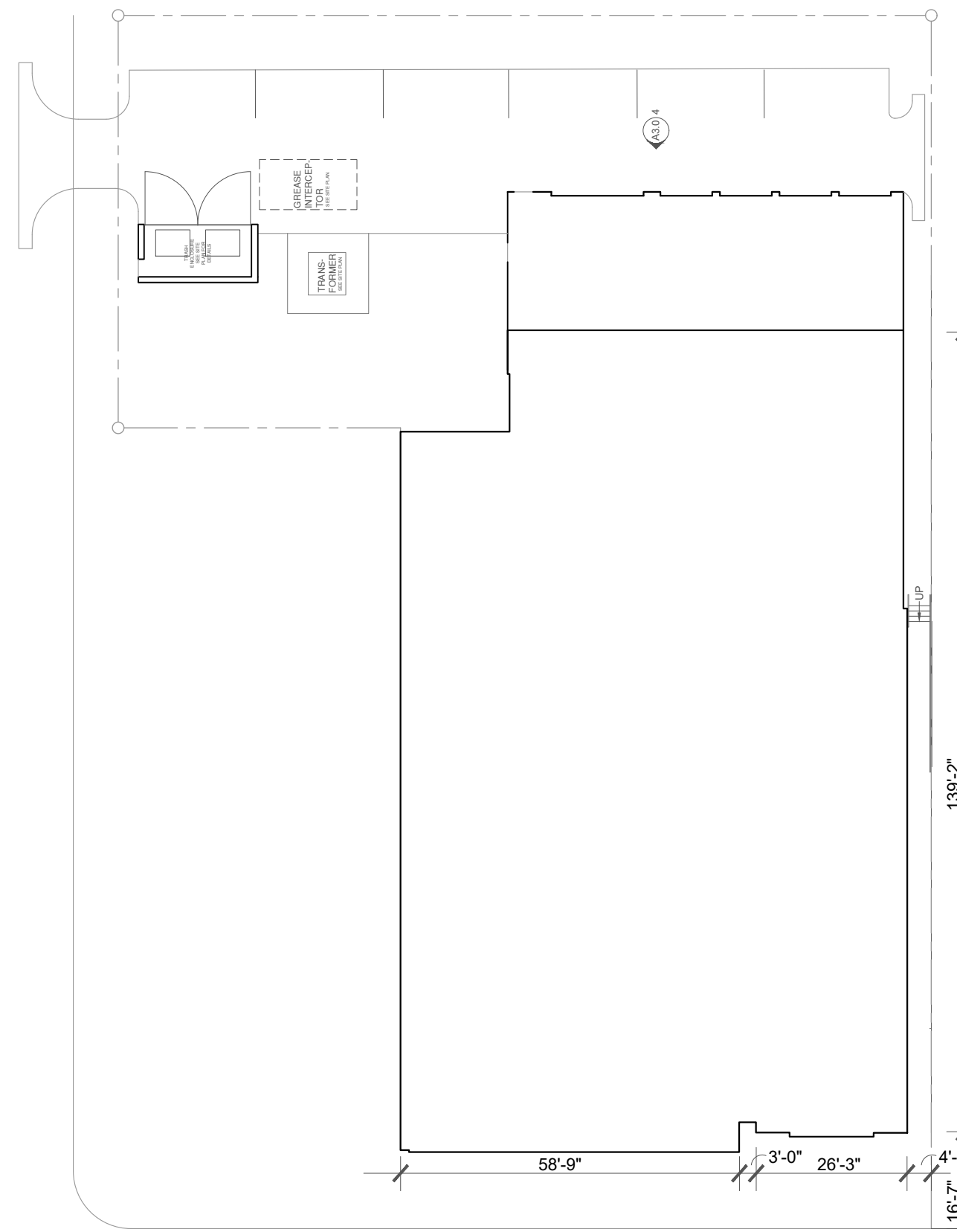
Peter P. Goche' AIA

Signature

Discipline: Architecture  
 Iowa Registration Number: 03748  
 License Renewal Date: June 30, 2024  
 Sheets covered by this seal: A1.0-  
 A6.3  
 Date Issued: June 20, 2022



1 VICINITY PLAN  
 NTS

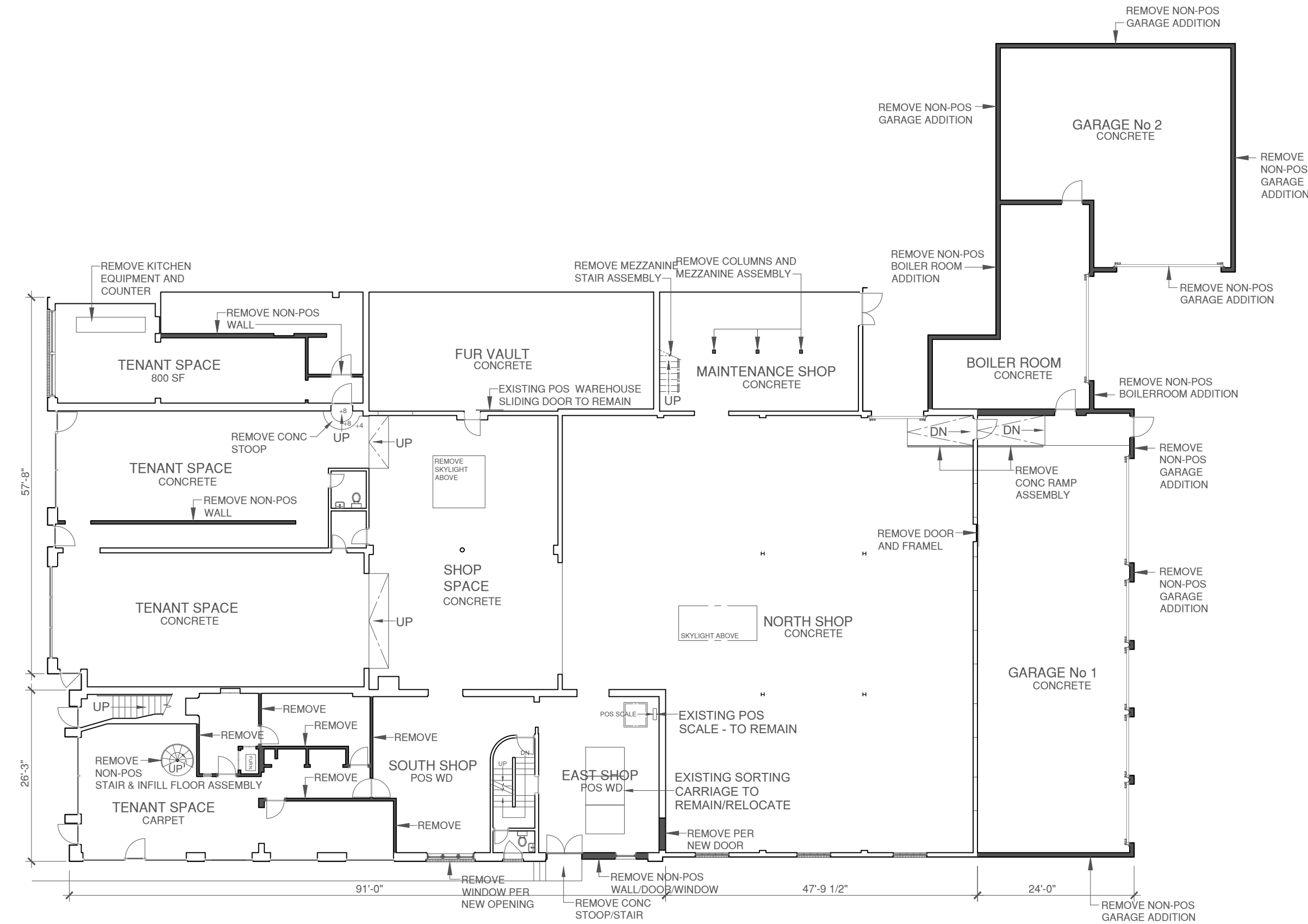


2 PARAMETER PLAN (NTS)

ZONING: COMMERCIAL C-2  
 PARCEL NO.: 070101978-001-000

## GENERAL NOTES

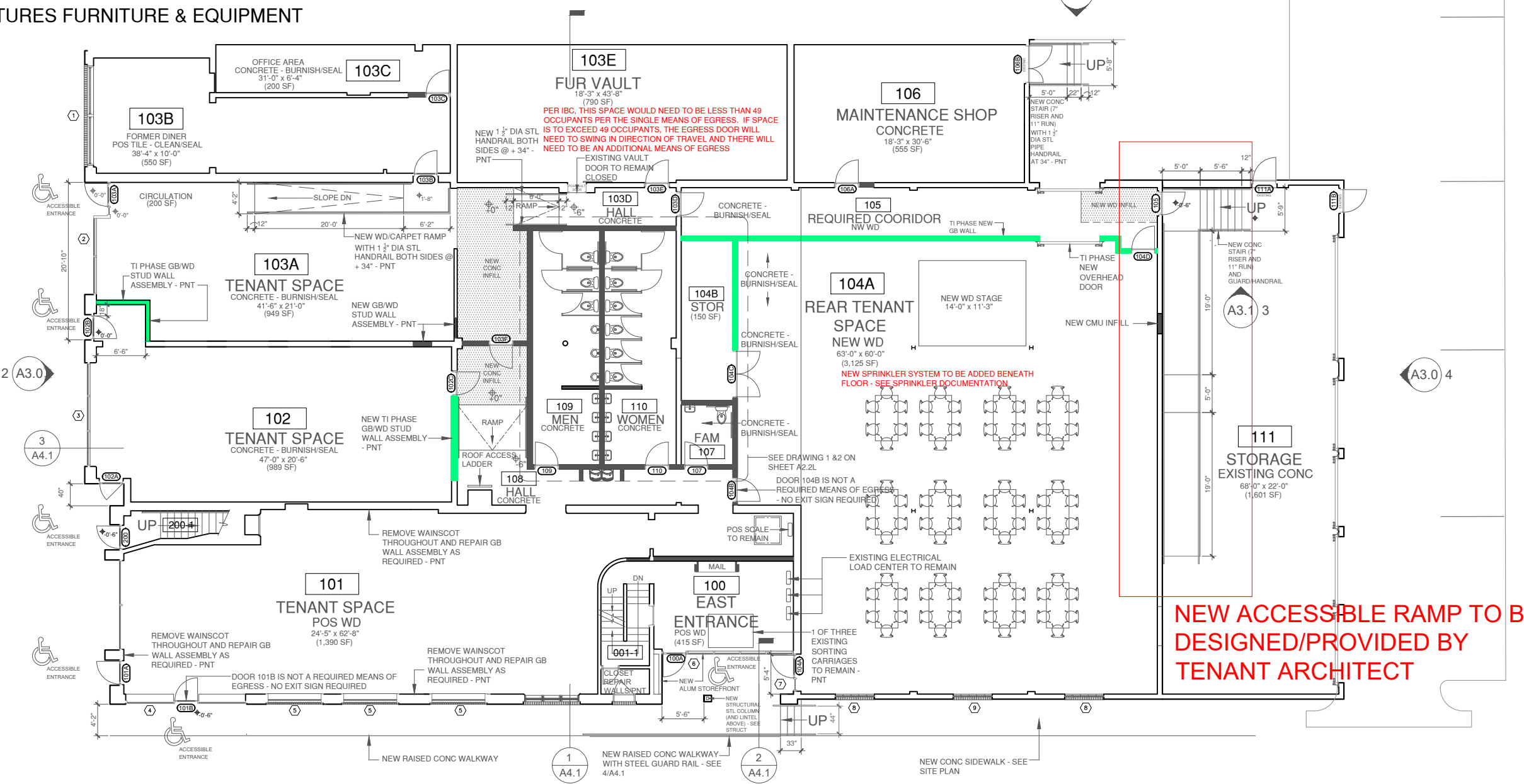
- These documents and the design they represent are the property of Goche' Inclusions llc. No changes to these documents either in whole or in part may be made without written consent.
- Refer to civil, geotechnical, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. References to other disciplines is conceptual for purposes of coordination with architectural design only.
- Before commencement of any work, contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application and disposal requirements, etc.
- The ICC/ANSI is the American nation standard for accessible and usable buildings and facilities and is subject to legal interpretation through the judicial process. Reasonable care was exercised in interpreting the guidelines and all guidelines may not be indicated on these plans; however, failure to identify a guideline does not give this contractor the right to violate them. The contractor must comply with all guidelines as required by the ICC/ANSI A117.1-2003.
- These drawings represent the completed project. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.
- The drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.
- Verify existing conditions prior to fabrication and prior to proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.
- Do not scale drawings in order to determine intended layout or dimensions. If dimensions are in question the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.
- Remove and replace material damaged during the course of construction to the satisfaction of the owner. Repair existing public facilities damaged during the course of construction to the satisfaction of the governing authority.
- All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.
- Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated or inappropriate substrates or conditions.
- By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.
- Contractor to verify all dimensions for purposes of cost estimating and construction.
- All new wall assemblies to be constructed in a manner that provides flat planes that are level and straight.
- All new ceiling planes are to be constructed in a manner that provides a level and flat surface.
- All exposed conduit to corner pull elbows at all 90 degree turns. Any conduit bends otherwise to be approved by architect.



3 SITE DEMOLITION PLAN  
 SCALE: 1/16" = 1'-0"

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- A2.4 LEVEL ONE FLOOR PLAN
- A2.5 LEVEL ONE EXISTING REFLECTED CEILING PLAN
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4 SITE PLAN  
 SCALE: 1/16" = 1'-0"

Code Reference  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electrical Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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French Way Cleaners Rehabilitation Project  
 Project No. 001-21  
 Date: February 16, 2023

Goche' inclusions llc  
 Peter P. Goche', AIA

NOTES/VICINITY PLAN

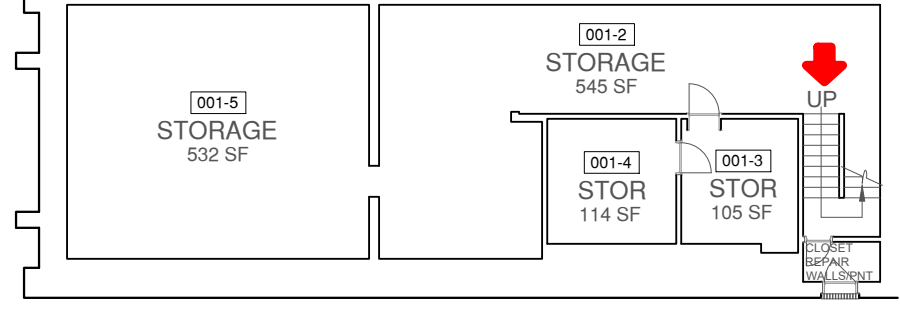
Sheet **A1.0**

**CD REVISIONS**

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 Tel 515 520 3384 goche99@gmail.com

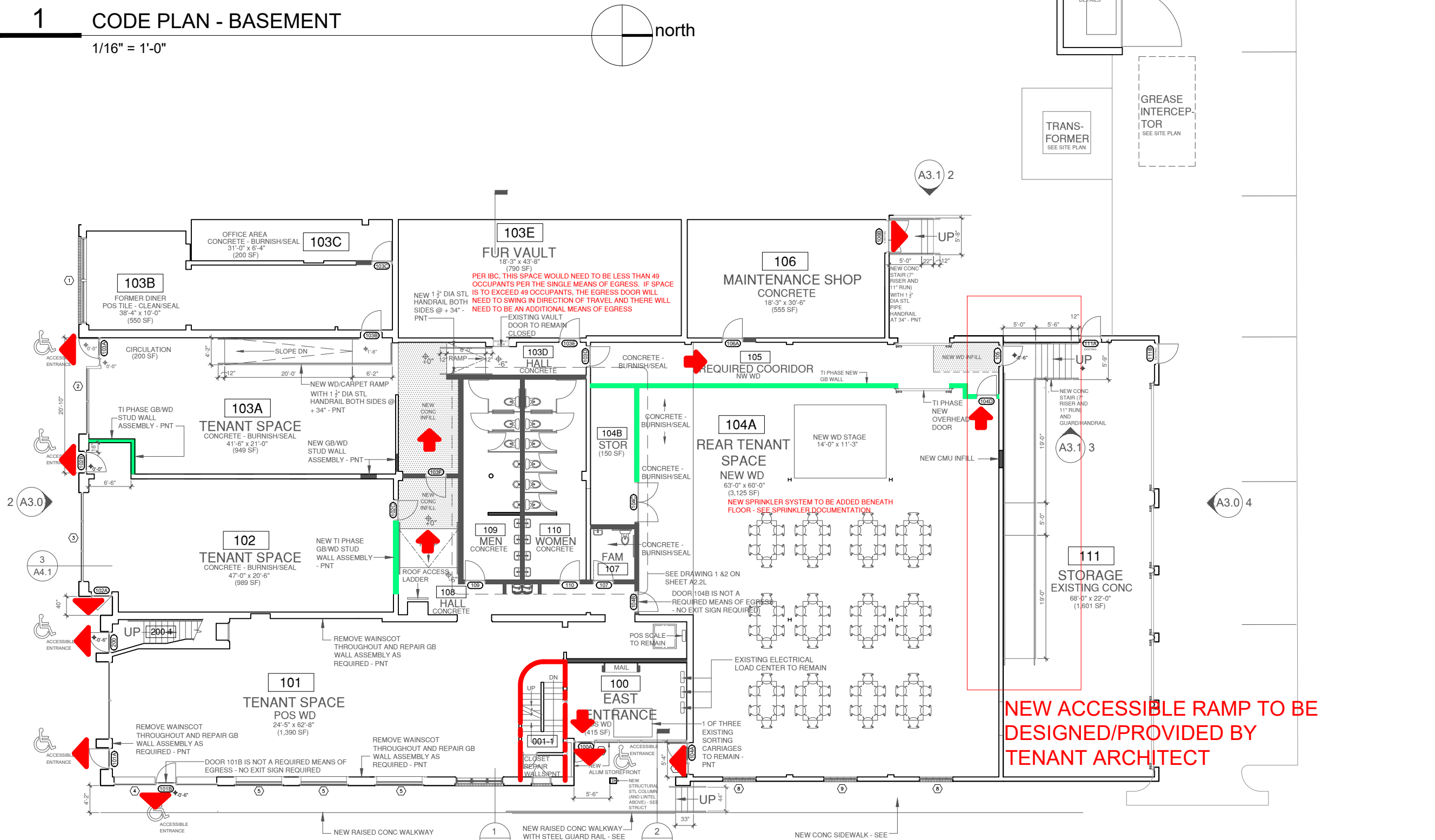
# French Way Cleaners Rehabilitation Project

NOTE: BASEMENT TO BE USED FOR STORAGE - CLEAN AND REMOVE ALL MECHANICAL PIPING AND EQUIPMENT NOT TO BE USED



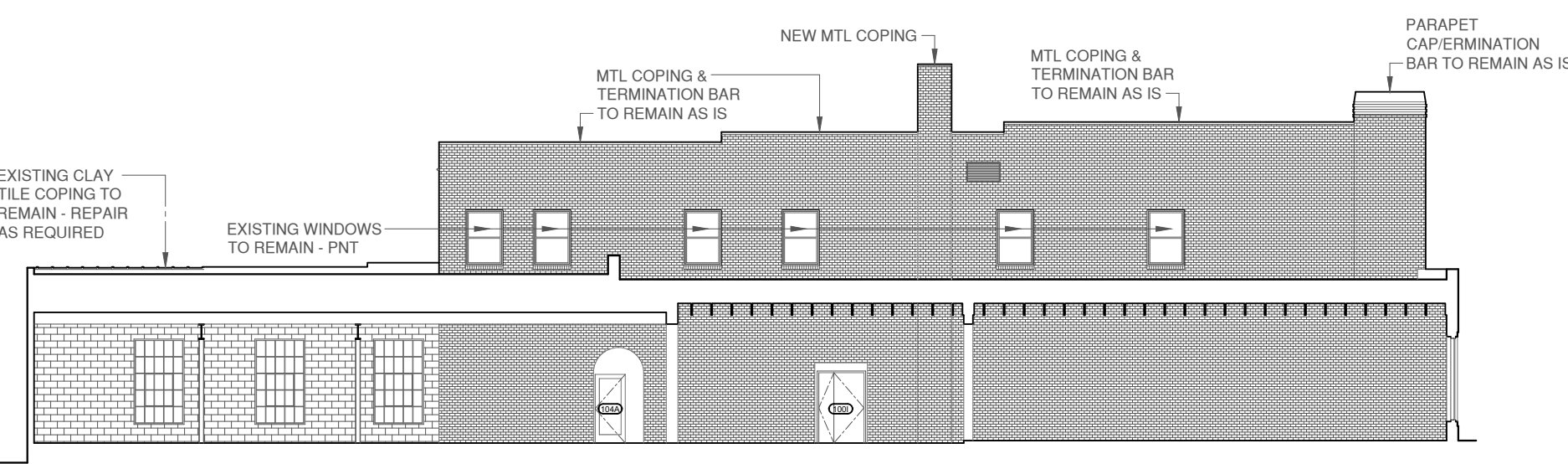
1 CODE PLAN - BASEMENT

1/16" = 1'-0"



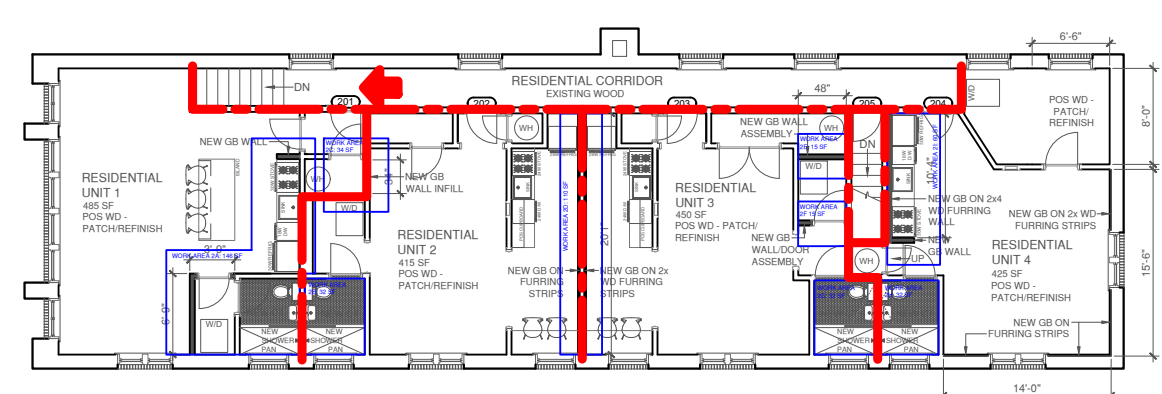
2 CODE PLAN - LEVEL ONE

1/16" = 1'-0"



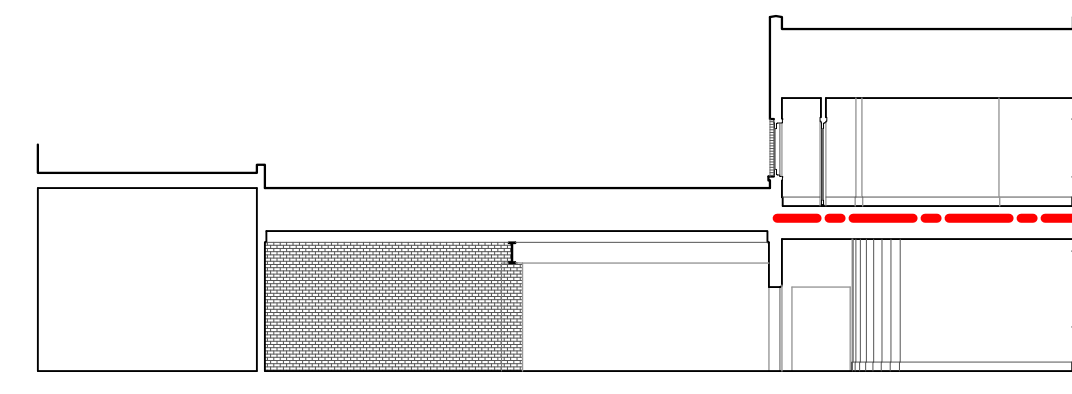
3 CODE SECTION (LONGITUDINAL)

1/16" = 1'-0"



4 CODE PLAN - LEVEL TWO

1/16" = 1'-0"



5 CODE SECTION (TRANSVERSE)

1/16" = 1'-0"

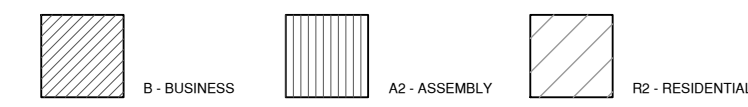
## OCCUPANCY SCHEDULE

LEVEL	NAME	ROOM OCCUPANCY	AREA	SF PER PERSON	PERSONS
BASEMENT	001-1	EXISTING BASEMENT STAIR			
BASEMENT	001-2	FIRE DEPARTMENT	545 SF		
BASEMENT	001-3	VAULT	105 SF		
BASEMENT	001-4	VAULT	114 SF		
BASEMENT	001-5	SERVICE ACCESS	532 SF		
LEVEL ONE	100	EAST ENTRANCE HALL	415 SF		
LEVEL ONE	101A	TENANT SPACE	1,136 SF	15 & 5 NET	114
LEVEL ONE	101B	TENANT SPACE	254 SF	200 GROSS	2
LEVEL ONE	102	TENANT SPACE	989 SF	60 GROSS	17
LEVEL ONE	103A	TENANT SPACE	949 SF	15 NET	64
LEVEL ONE	103B	TENANT SPACE	550 SF	15 NET	37
LEVEL ONE	103C	TENANT SPACE	200 SF	60 GROSS	3
LEVEL ONE	103D	TENANT SPACE	294 SF		
LEVEL ONE	103E	TENANT SPACE	790 SF	15 NET	53
LEVEL ONE	104A	EVENT SPACE	3,125 SF	15 GROSS	208
LEVEL ONE	104B	STORAGE	150 SF	200 GROSS	1
LEVEL ONE	106	MAINTENANCE SHOP	555 SF	200 GROSS	3
LEVEL ONE	107	FAMILY RESTROOM	58 SF		
LEVEL ONE	108	HALL	322 SF		
LEVEL ONE	109	MEN'S RESTROOM	285 SF		
LEVEL ONE	110	WOMEN'S RESTROOM	300 SF		
LEVEL ONE	111	STORAGE	1,601 SF	200 GROSS	9
LEVEL TWO	200-1	SOUTH STAIR			
LEVEL TWO	200-2	COORDINATOR	225 SF		1
LEVEL TWO	200-3	RESIDENTIAL UNIT 1	488 SF		1
LEVEL TWO	200-4	RESIDENTIAL UNIT 2	440 SF		1
LEVEL TWO	200-5	RESIDENTIAL UNIT 3	475 SF		1
LEVEL TWO	200-6	RESIDENTIAL UNIT 4	448 SF		1

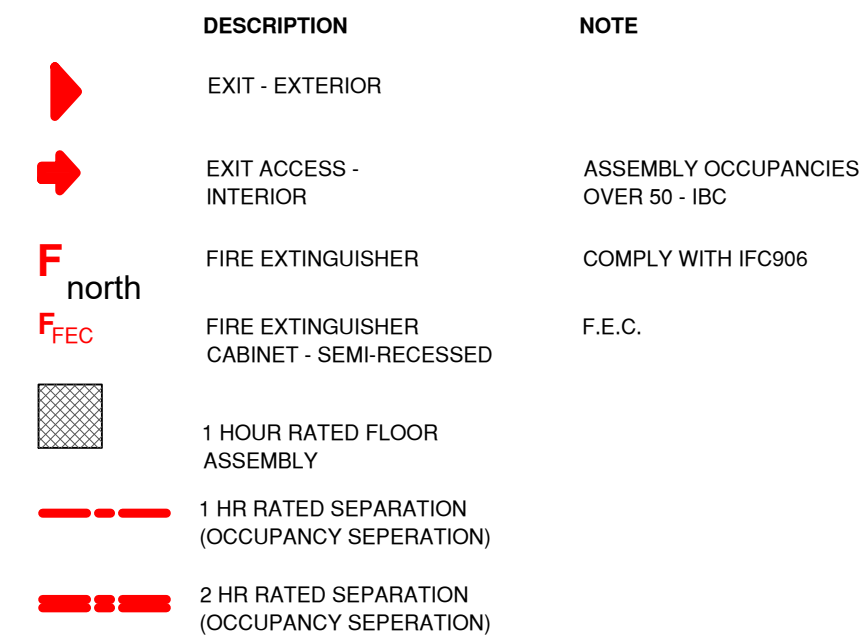
LEVEL	WORK AREA
BASEMENT	
LEVEL ONE	2,412 SF
LEVEL TWO	474 SF
TOTAL WORK/FLOOR AREA	2,889 / 14,245 SF = 21%

LEVEL ONE GROSS AREA: 12,035 SF GROSS  
 BASEMENT GROSS AREA: 1,426 SF  
 LEVEL ONE GROSS AREA: 11,860 SF  
 LEVEL TWO GROSS AREA: 2,385 SF

## USE AND OCCUPANCY CLASSIFICATION LEGEND



## CODE PLAN LEGEND



FINISH SCHEDULE - SEE SHEETS A3.2 FOR RESIDENTIAL FINISH SCHEDULE

NO.	FINISH	AREA	UNIT	REMARKS
1	CONCRETE	100	100	
2	CONCRETE	101	101	
3	CONCRETE	102	102	
4	CONCRETE	103	103	
5	CONCRETE	104	104	
6	CONCRETE	106	106	
7	CONCRETE	107	107	
8	CONCRETE	108	108	
9	CONCRETE	109	109	
10	CONCRETE	110	110	
11	CONCRETE	111	111	
12	CONCRETE	200-1	200-1	
13	CONCRETE	200-2	200-2	
14	CONCRETE	200-3	200-3	
15	CONCRETE	200-4	200-4	
16	CONCRETE	200-5	200-5	
17	CONCRETE	200-6	200-6	

## Existing Building Code Information

CODE REFERENCE: 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

Description of Work:  
 In general, the project consist of remodeling an existing dry cleaning facility and apartments. Change of use from nightclub to A-2, B plus R-2.

Chapter 12 - Historic Buildings  
 Building shall be considered in compliance with Chapter 12 of the 2018 IEBC per the following report from registered design professional (Goche Inclusions LLC) and the supporting letter from State Historic Preservation Office.

Registered Design Professional Report  
 The existing two story building is considered a historic rehabilitation. The building will be re-purposed to include assembly (A-2) and business (B) spaces on level one and residential apartments (R-2) on level two. The property is registered on the National Register of Historic Places.

Zoning: C-2  
 Parcel No.: 070/01978-001-000

PURSUANT THE IEBC 2018 CHAPET 12 - HISTORIC BUILDINGS, THIS ANALYSIS AND ACCOMPANYING DRAWING SET HAS BEEN PREPARED GIVEN ITS HISTORIC DESIGNATION REGISTERED DESIGN PROFESSIONAL REPORT

## CODE SUMMARY

CODE REFERENCE: 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) and 2015 INTERNATIONAL BUILDING CODE (IBC)

USE & OCCUPANCY CLASSIFICATION (Chapter 3): S-1 (LOWER LEVEL), ASSEMBLY A-2 (LEVEL ONE), MERCANTILE M (LEVEL ONE) AND RESIDENTIAL R-2 (LEVEL TWO)

TYPE OF CONSTRUCTION (Section 602.2): TYPE V-B

AUTOMATIC SPRINKLER SYSTEM (Section 903): FIRE SPRINKLER TO BE PROVIDED

BASEMENT AREA (NOT USABLE SPACE): 1,401 GSF  
 LEVEL 1 AREA: 11,900 GSF  
 LEVEL 2 AREA: 2,400 GSF

LEVEL ONE INTERIOR OCCUPANT LOAD (TABLE 1004.1.2):  
 SEE OCCUPANCY SCHEDULE THIS PAGE

TOTAL OCCUPANT LOAD: 502  
 MINIMUM PLUMBING FACILITIES (2018 Uniform Plumbing Code)

ASSEMBLY (101A, 101B, 103A, 103B, 103C & 103D)  
 LEVEL ONE WATER CLOSETS 1 per 75 - (220)/75 = 2 WATER CLOSETS PER GENDER

LEVEL ONE LAVATORIES 1 per 200 - (220)/200 = 1 LAVATORY PER GENDER

MERCANTILE (102 + MAINTENANCE SHOP + STORAGE)  
 LEVEL ONE WATER CLOSETS 1 per 500 - (29)/500 = 1 WATER CLOSETS PER GENDER

LEVEL ONE LAVATORIES 1 per 750 - (29)/750 = 1 LAVATORY PER GENDER

ASSEMBLY (104A & 104B)  
 LEVEL ONE WATER CLOSETS 1 per 40 - (209)/40 = 3 WATER CLOSETS PER GENDER

LEVEL ONE LAVATORIES 1 per 75 - (209)/75 = 2 LAVATORY PER GENDER

TOTAL WATER CLOSETS: 6  
 TOTAL LAVATORIES: 4  
 PLUS 1 FAMILY/ASSISTED-USE RESTROOM PER IBC SECTION 1109.2

## Existing Building Code Information

CODE REFERENCE: 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

Description of Work:  
 In general, the project consist of remodeling an existing building.

Chapter 12 - Historic Buildings This chapter is intended to provide means for the preservation of historic buildings. Historic buildings shall comply with the provisions of this chapter relating to their repair and alteration.

## NOTE

PER CODE, ALL WOOD FLOORS TO BE REPAIRED WITH SAME WOOD WHERE WALLS ARE REMOVED TO MAINTAIN HORIZONTAL FIRE RATED ASSEMBLY.

ALL NEW LIGHTS TO BE SURFACE MOUNTED LED TO MAINTAIN HORIZONTAL ASSEMBLY.

Code Reference  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2021 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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French Way Cleaners Rehabilitation Project

Goche' Inclusions LLC

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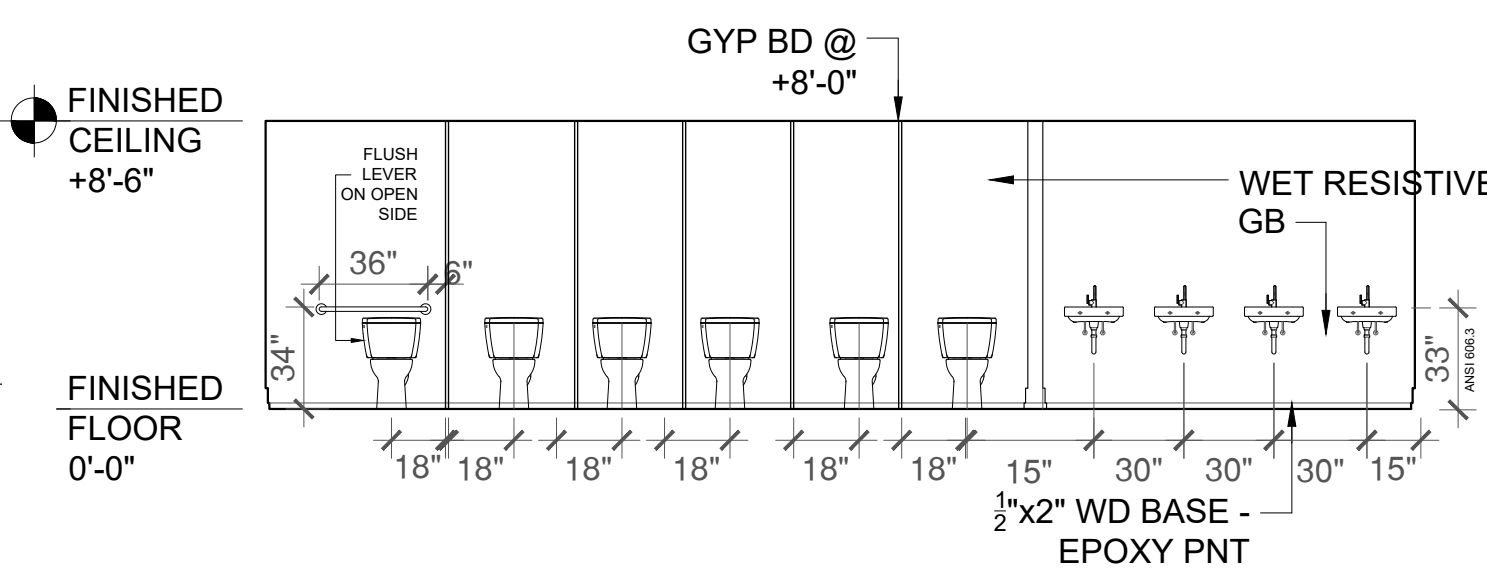
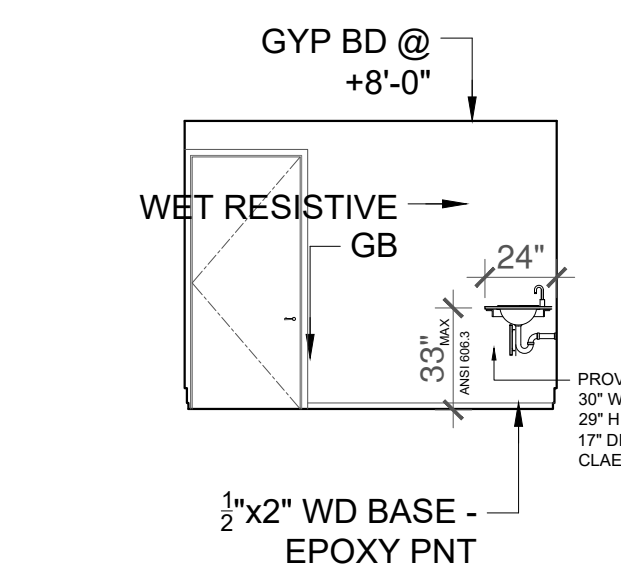
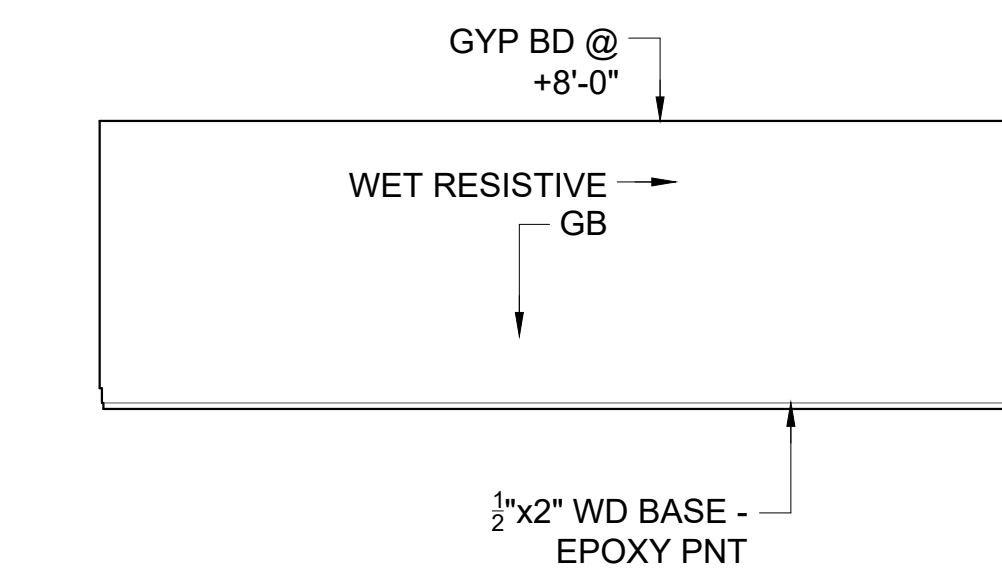
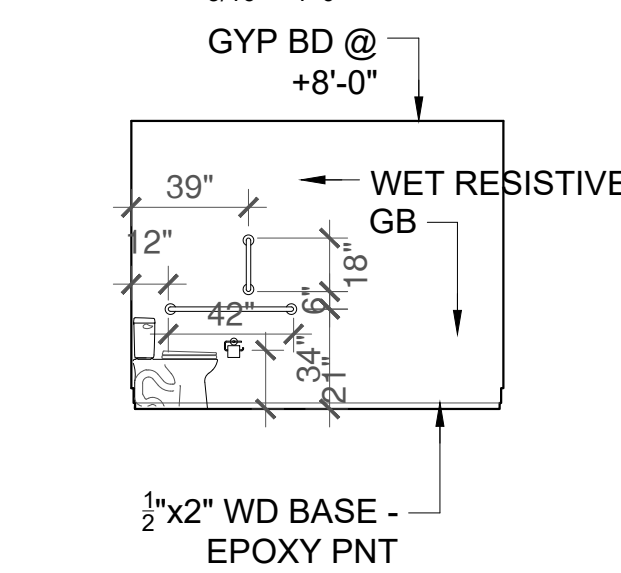
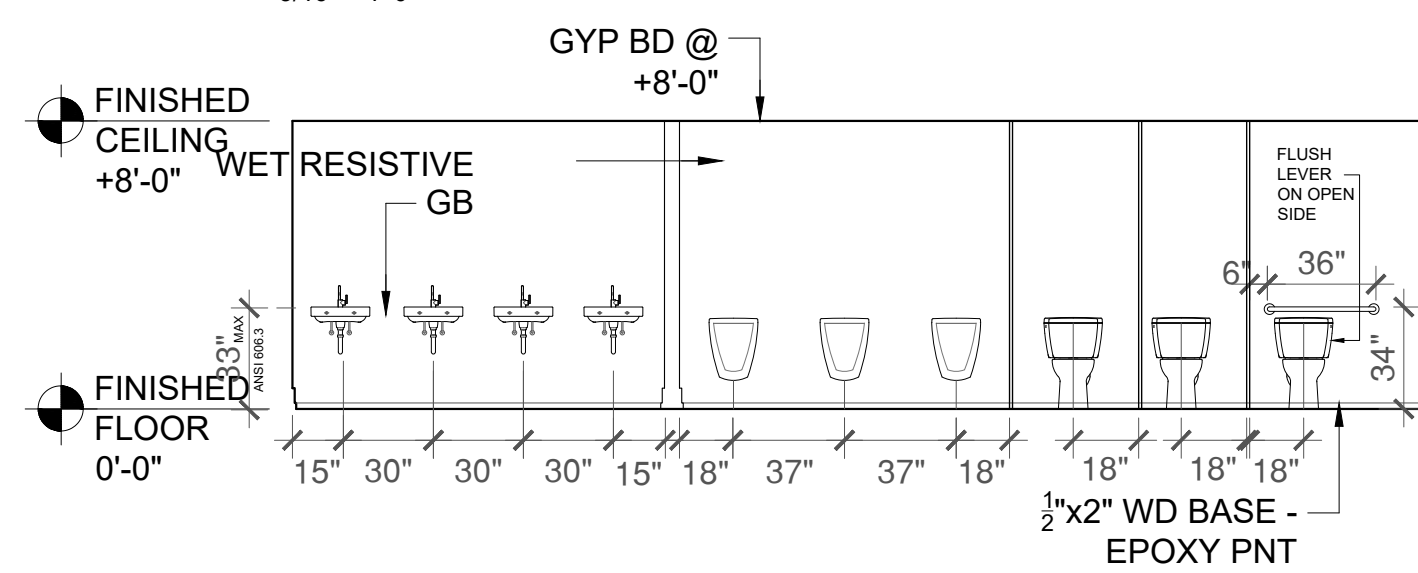
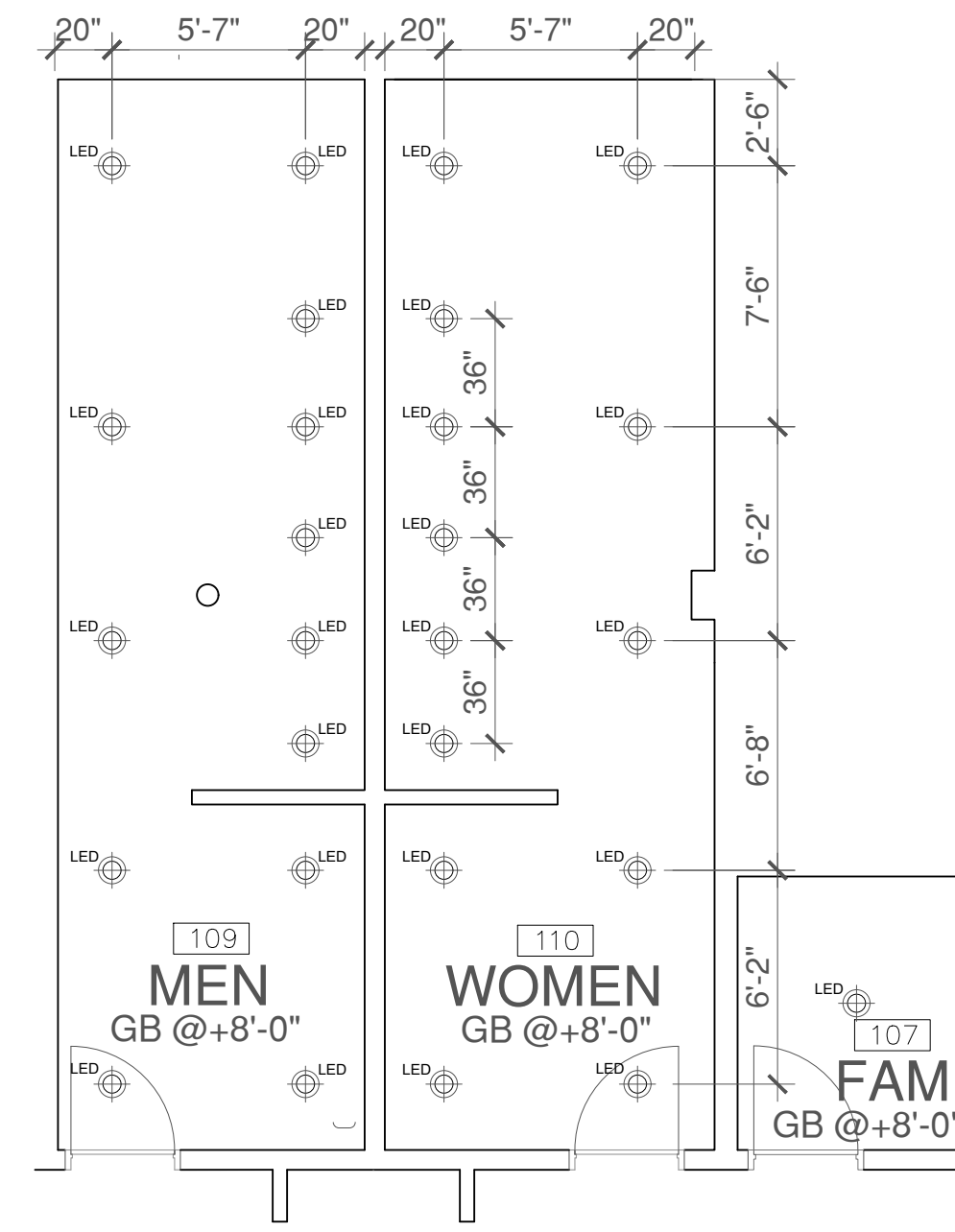
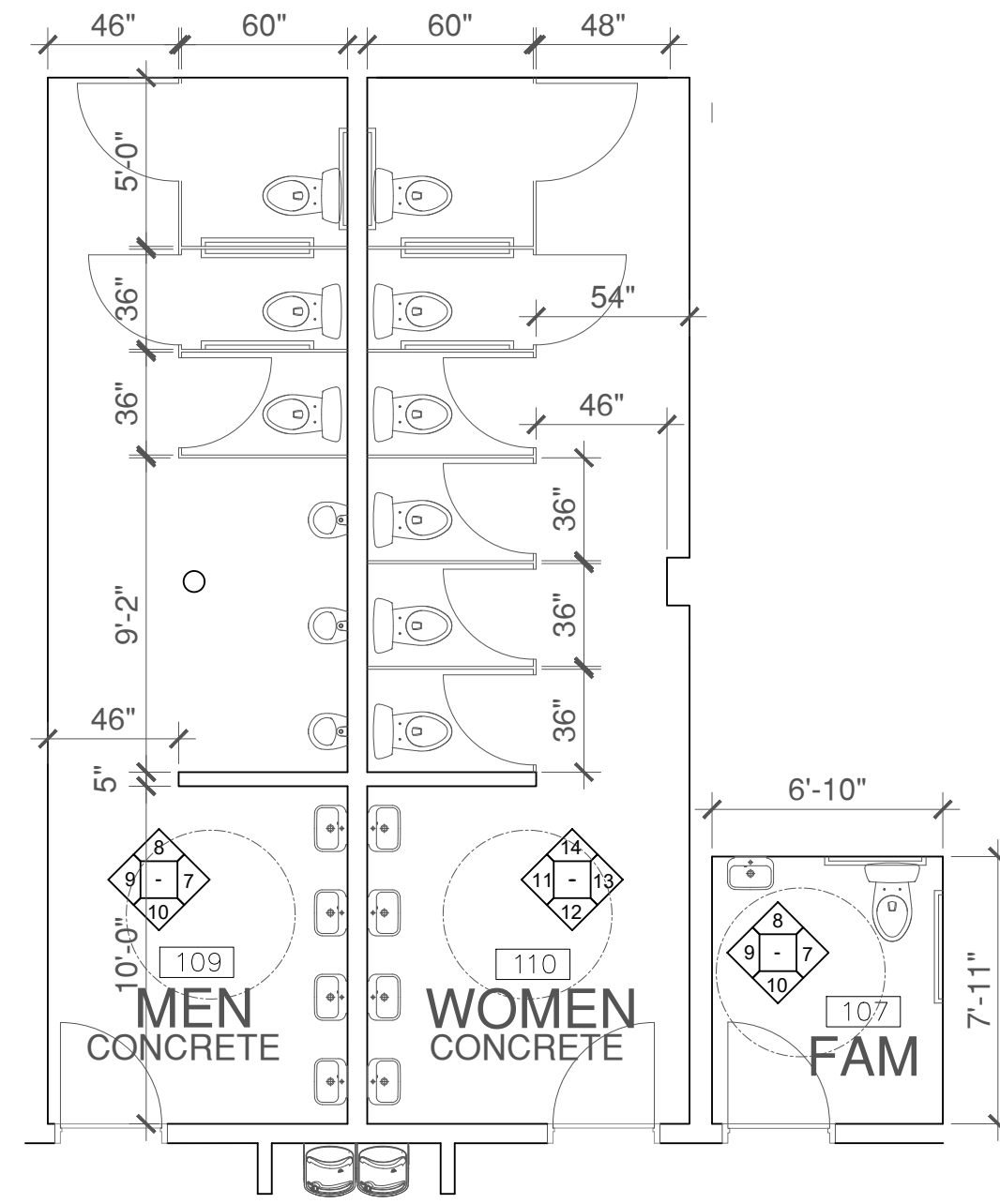
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CODE PLANS

sheet A2.0



# French Way Cleaners Rehabilitation Project



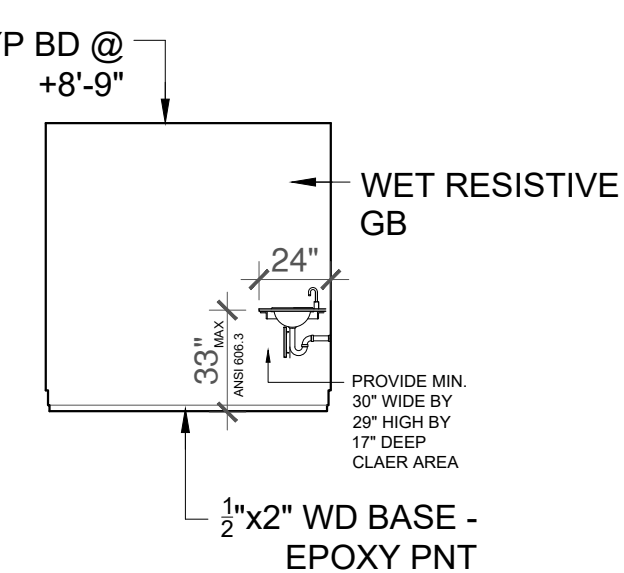
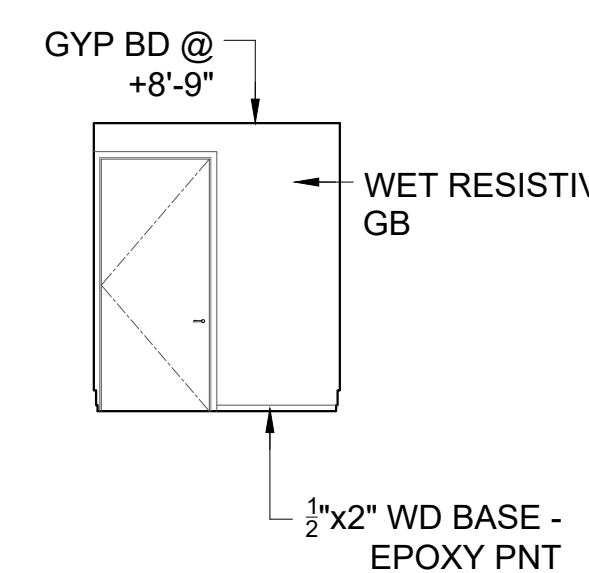
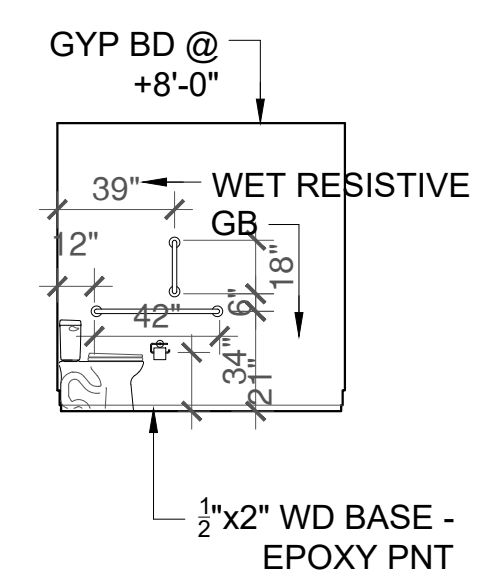
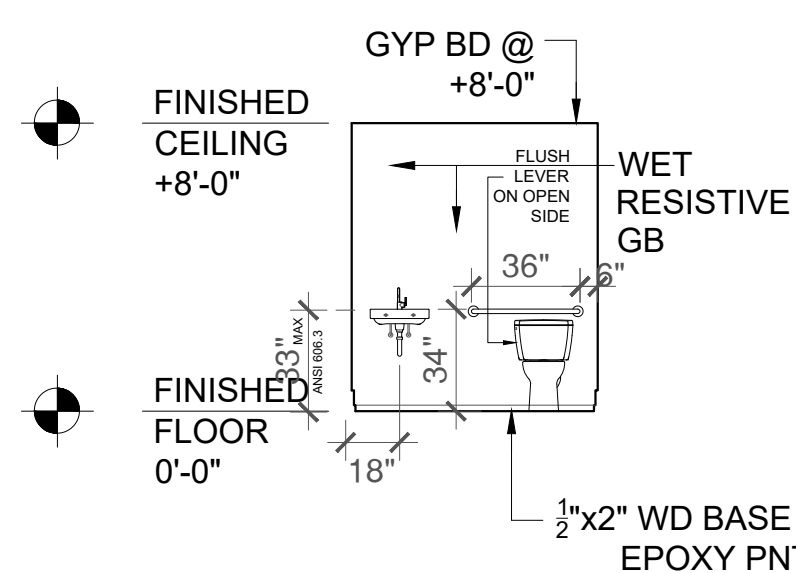
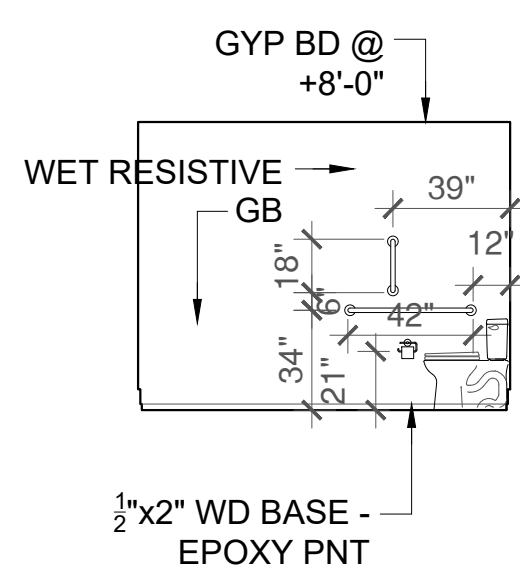
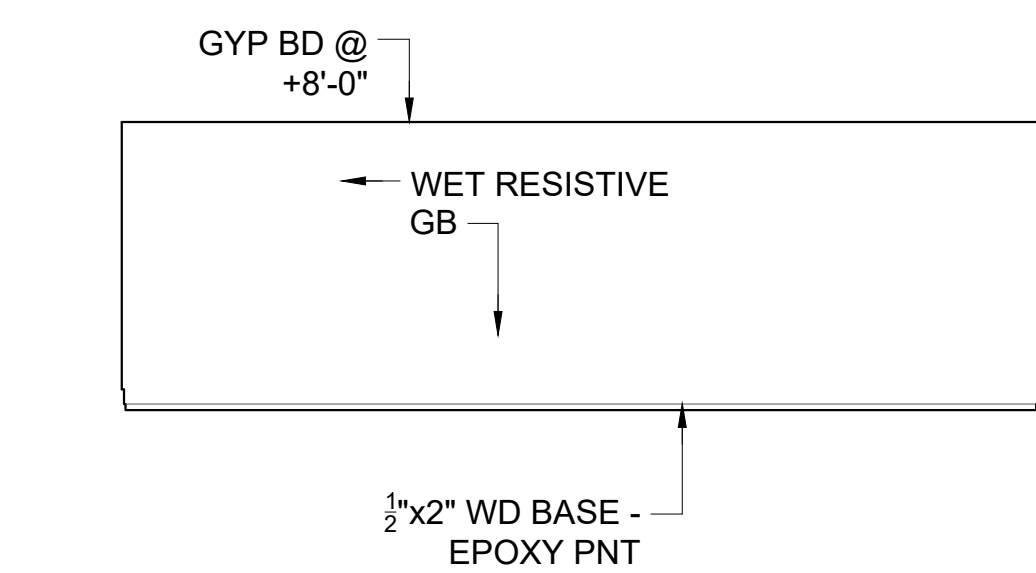
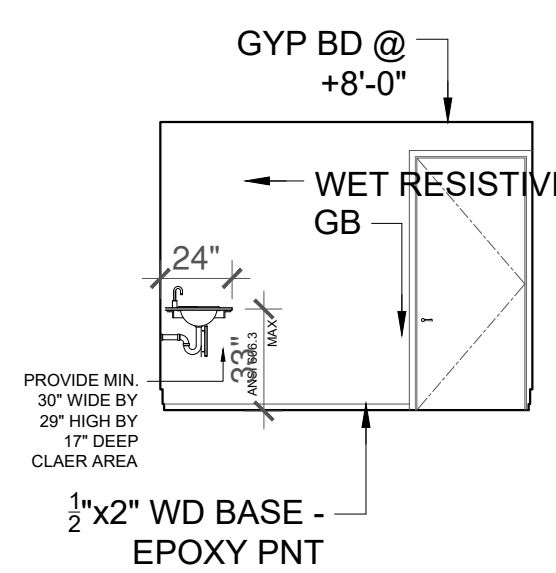
3 INTER ELEVATION  
3/16" = 1'-0"

4 INTER ELEVATION  
3/16" = 1'-0"

5 INTER ELEVATION  
3/16" = 1'-0"

6 INTER ELEVATION  
3/16" = 1'-0"

7 INTER ELEVATION  
3/16" = 1'-0"



8 INTER ELEVATION  
3/16" = 1'-0"

9 INTER ELEVATION  
3/16" = 1'-0"

10 INTER ELEVATION  
3/16" = 1'-0"

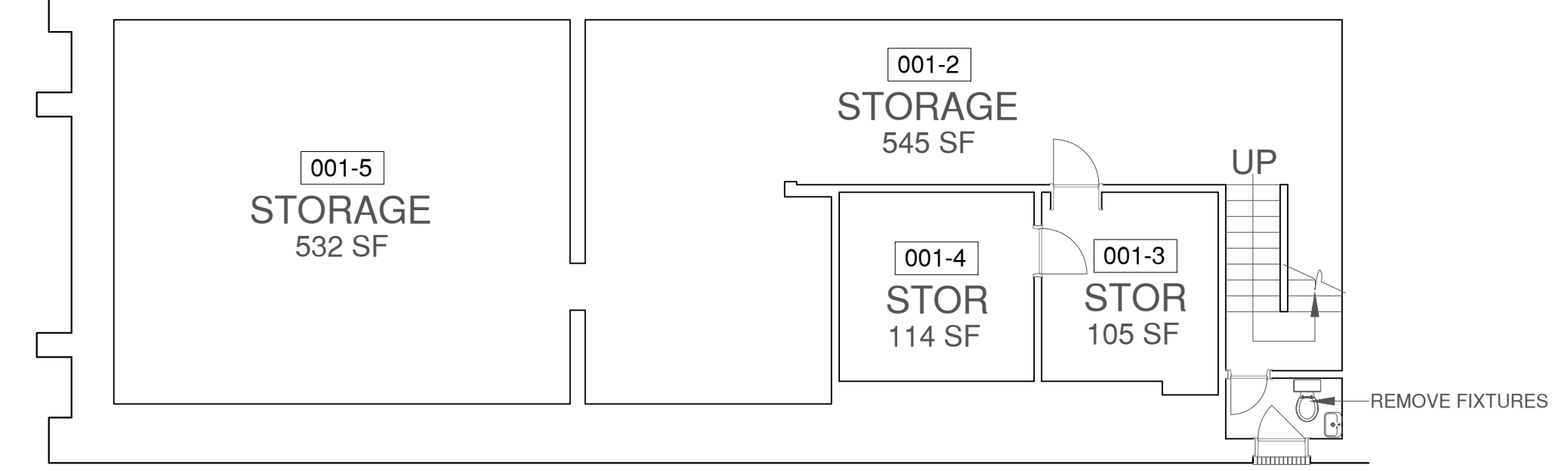
11 INTER ELEVATION  
3/16" = 1'-0"

12 INTER ELEVATION  
3/16" = 1'-0"

13 INTER ELEVATION  
3/16" = 1'-0"

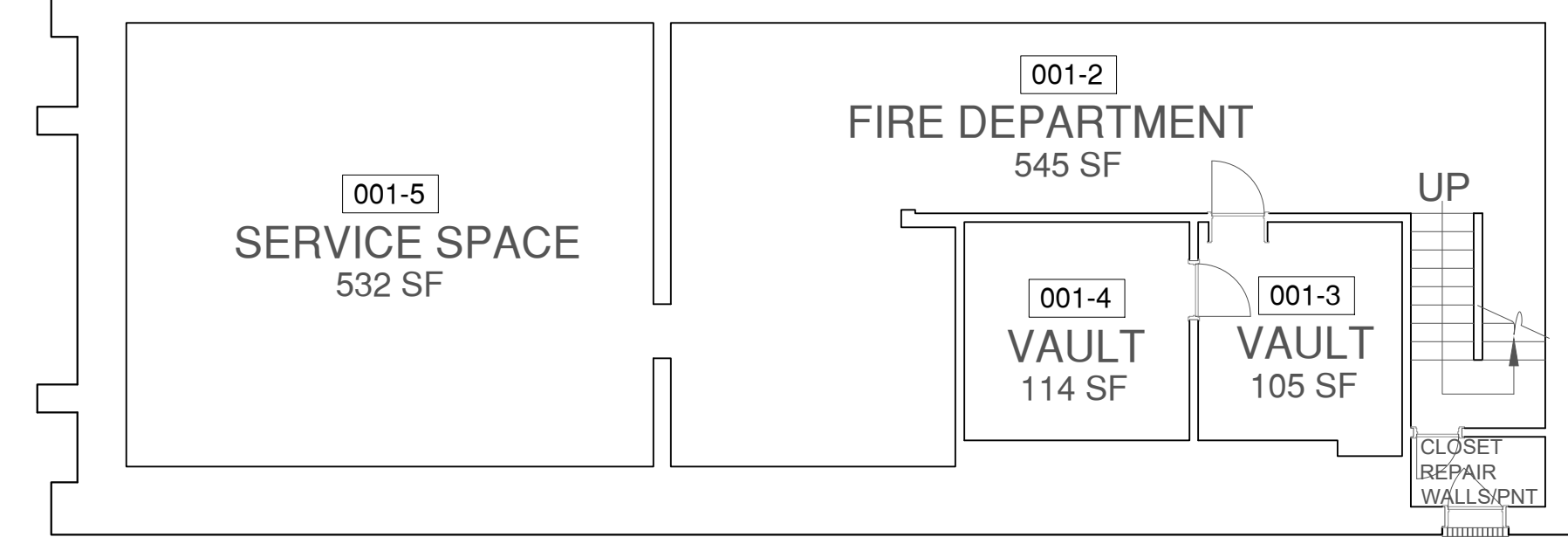
14 INTER ELEVATION  
3/16" = 1'-0"

NOTE: BASEMENT TO BE USED FOR STORAGE - CLEAN AND REMOVE ALL MECHANICAL PIPING AND EQUIPMENT NOT TO BE USED



15 EXISTING PLAN - BASEMENT  
1/8" = 1'-0"

NOTE: BASEMENT TO BE USED FOR STORAGE - CLEAN AND REMOVE ALL MECHANICAL PIPING AND EQUIPMENT NOT TO BE USED



16 NEW PLAN - BASEMENT  
1/8" = 1'-0"

Code Reference  
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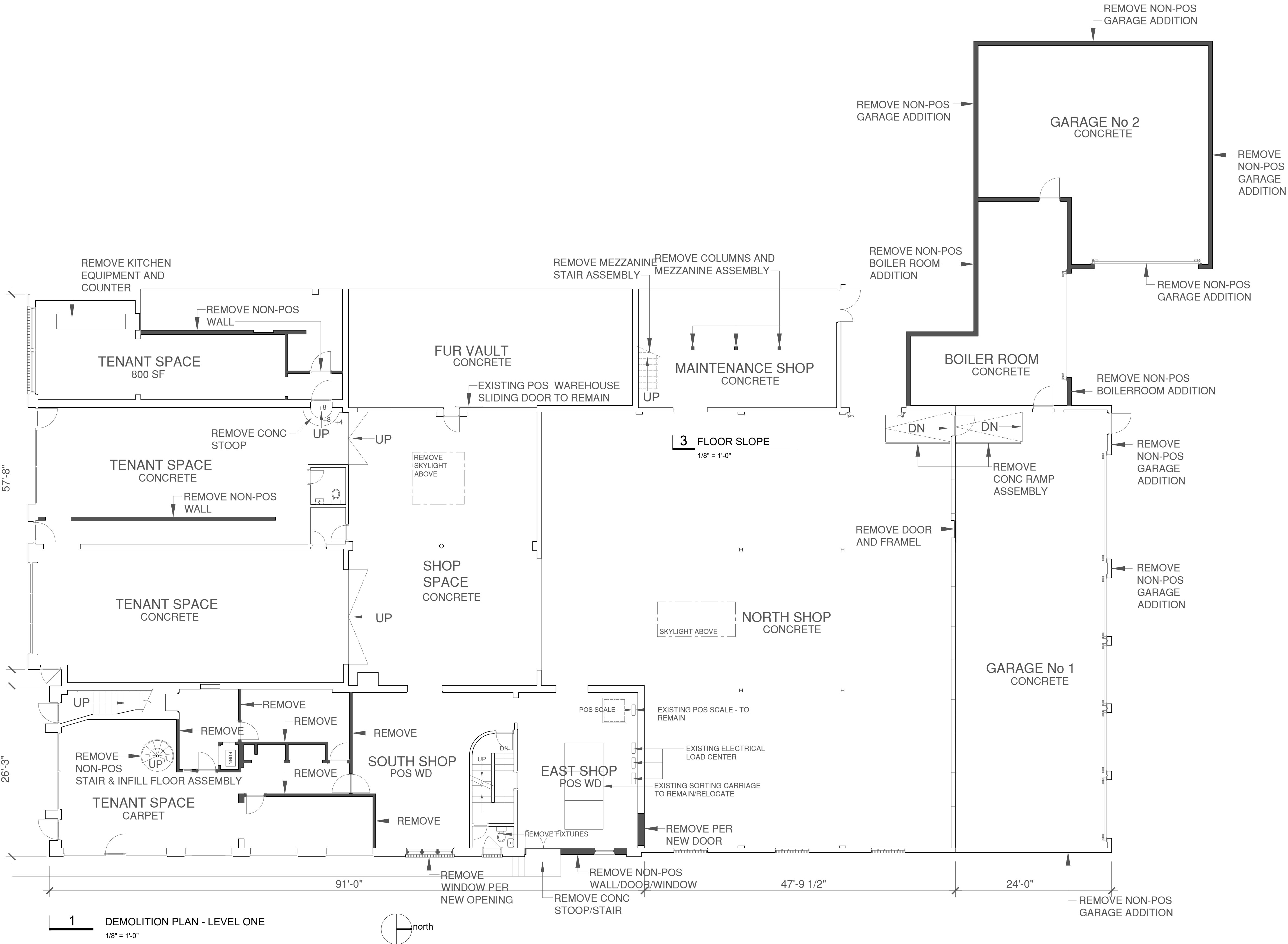
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Peter F. Goche', AIA

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Tel 515 520 3384 goche99@gmail.com

BASEMENT LEVEL PLANS/RESTROOM ELEVATIONS

sheet A2.2

# French Way Cleaners Rehabilitation Project



**1** DEMOLITION PLAN - LEVEL ONE  
1/8" = 1'-0"

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
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 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

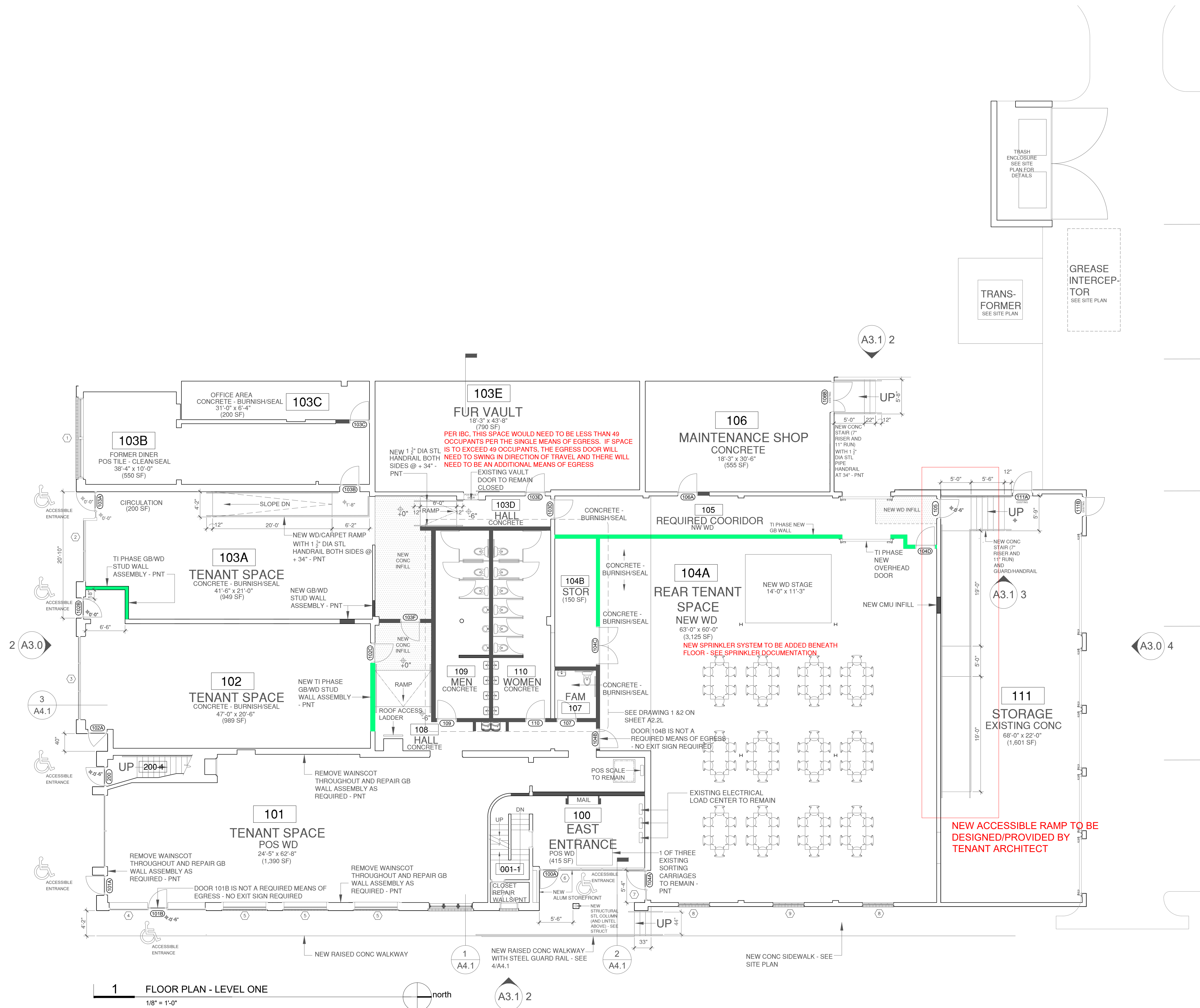
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# French Way Cleaners Rehabilitation Project



1 FLOOR PLAN - LEVEL ONE  
1/8" = 1'-0"

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
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 Peter F. Goche', AIA

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 Tel 515 520 3384 goche9@gmail.com

LEVEL ONE  
 FLOOR PLANS

sheet **A2.4**

# French Way Cleaners Rehabilitation Project



1 EXISTING REFLECTED CEILING PLAN - LEVEL TWO  
1/8" = 1'-0" north

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
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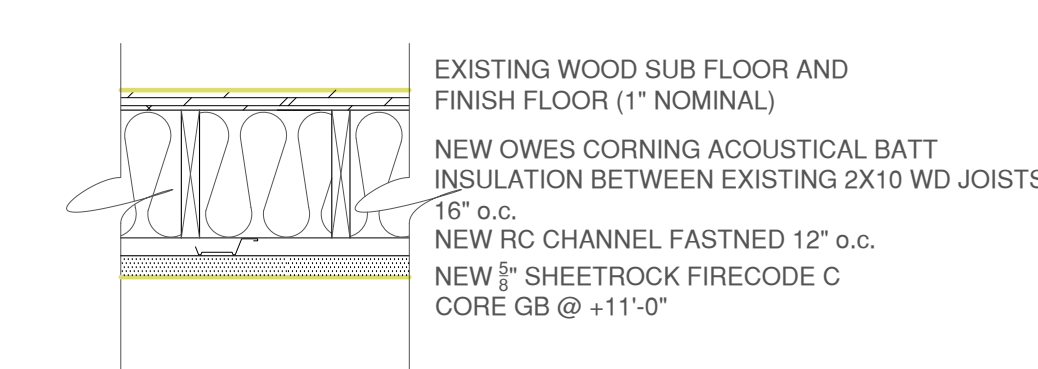
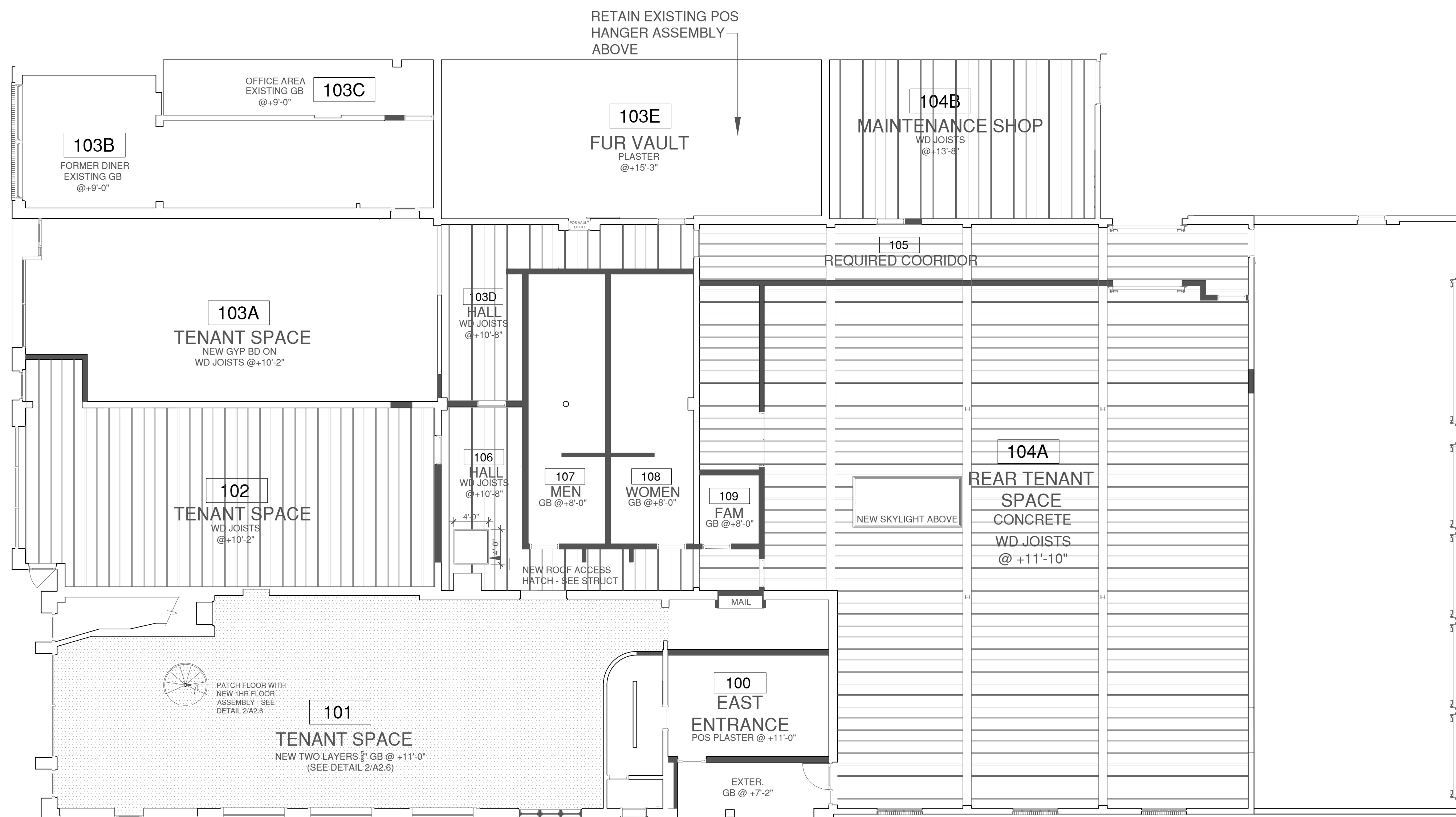
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 Peter F. Goche', AIA

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LEVEL ONE REFLECTED CEILING PLAN

sheet **A2.5**

# French Way Cleaners Rehabilitation Project



**1** REFLECTED CEILING PLAN - LEVEL ONE  
1/8" = 1'-0"  
north

**2** REFLECTED CEILING PLAN - DETAIL (USG TESTING NUMBER UL Des L512)  
NTS

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2021 National Electric Code  
 2021 Uniform Plumbing Code  
 NFPA 54

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## French Way Cleaners Rehabilitation Project

**Goche' inclusions llc**  
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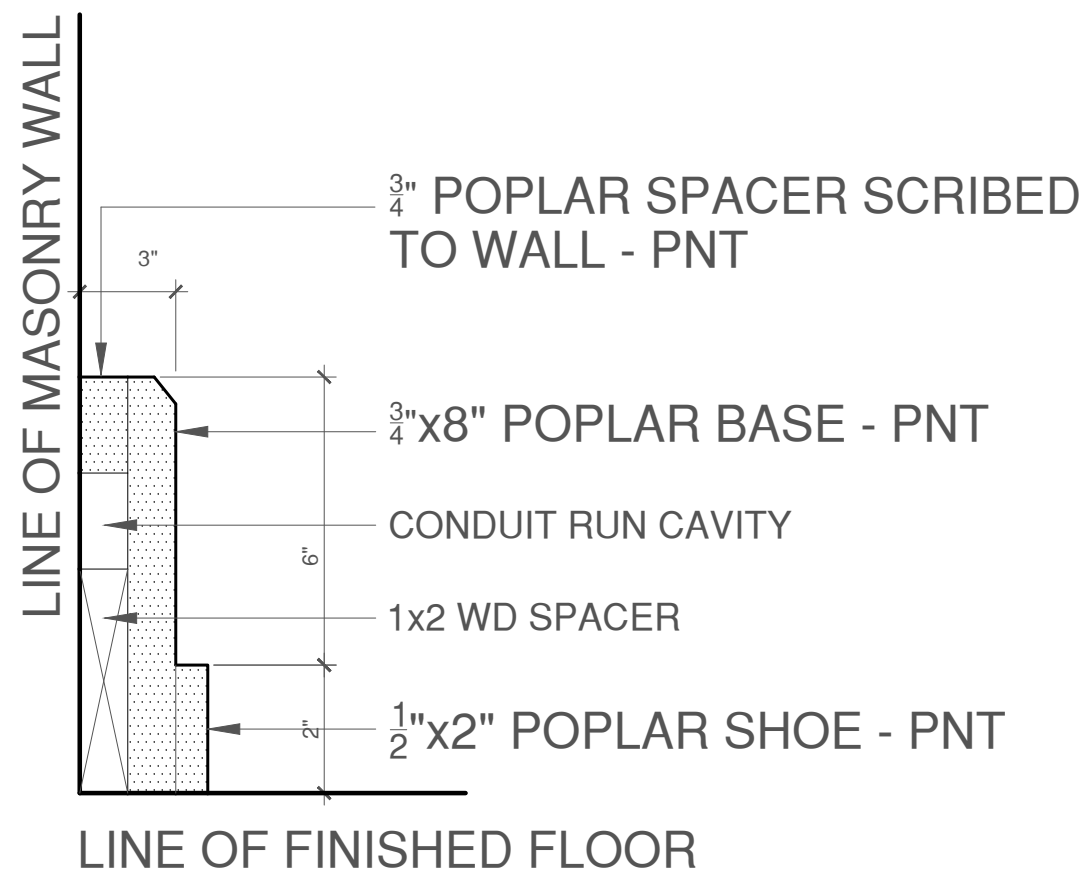
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 Tel 515 520 3384 goche99@gmail.com

LEVEL ONE  
 REFLECTED  
 CEILING PLAN

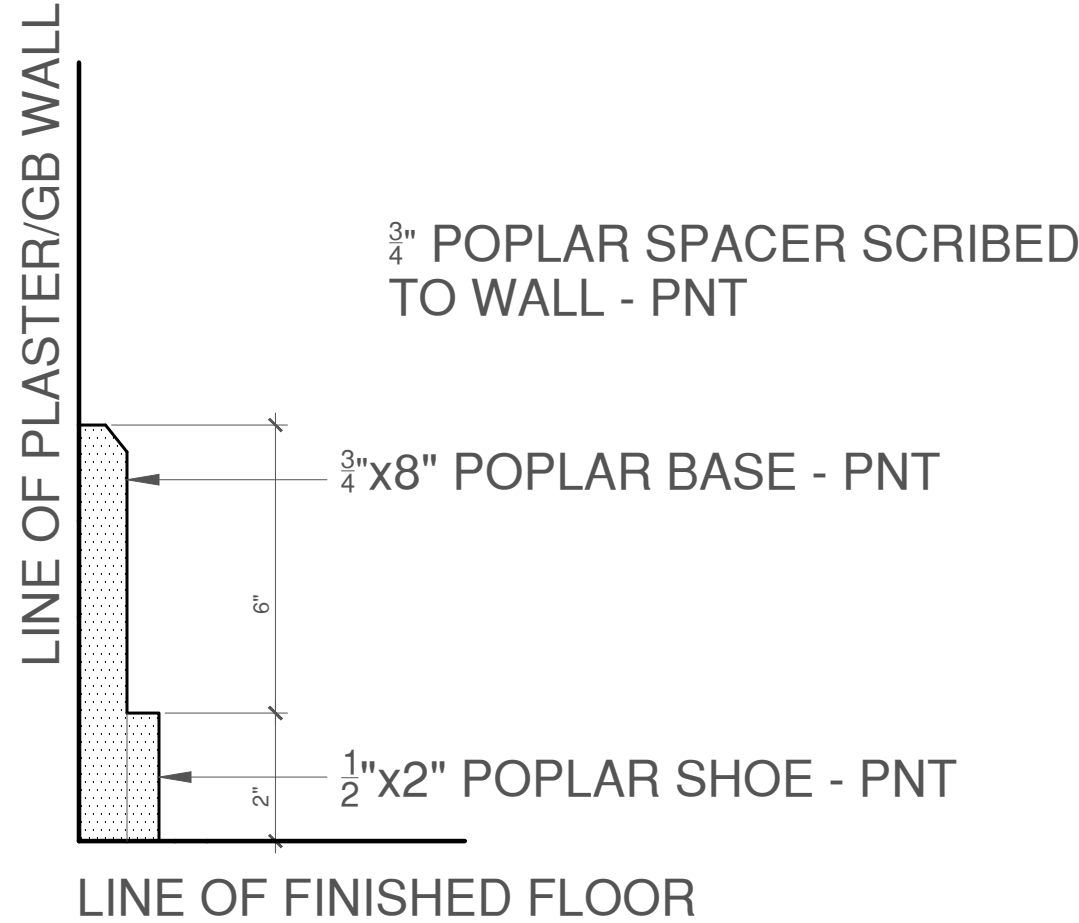
sheet **A2.6**



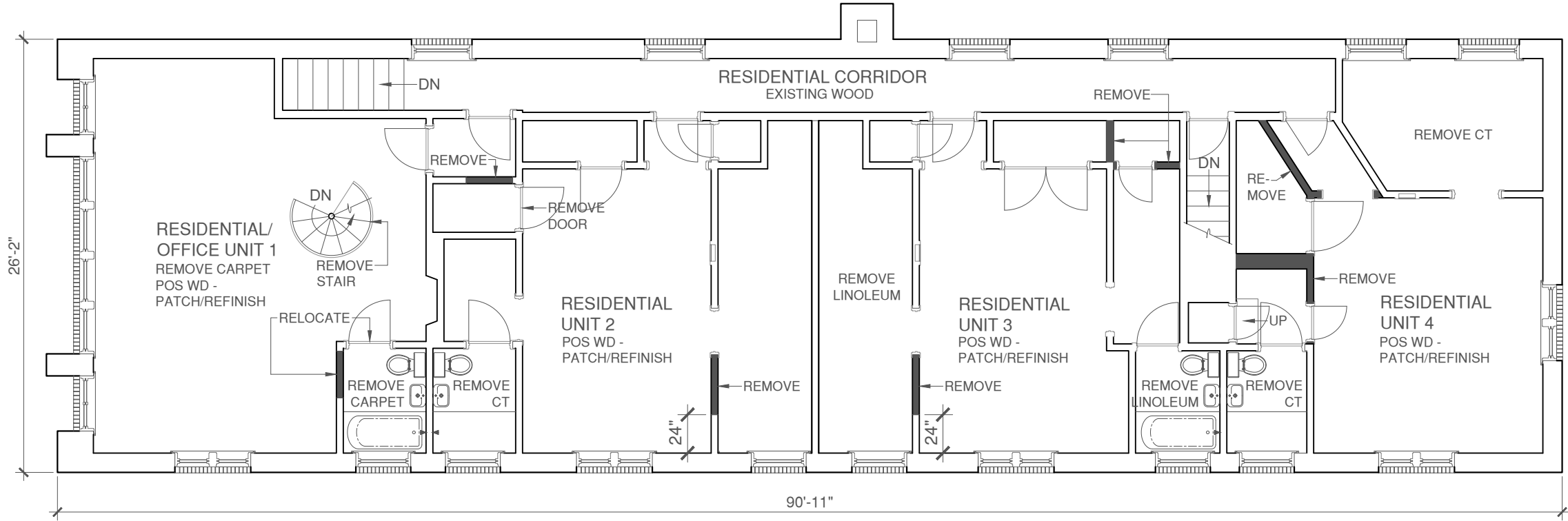
# French Way Cleaners Rehabilitation Project



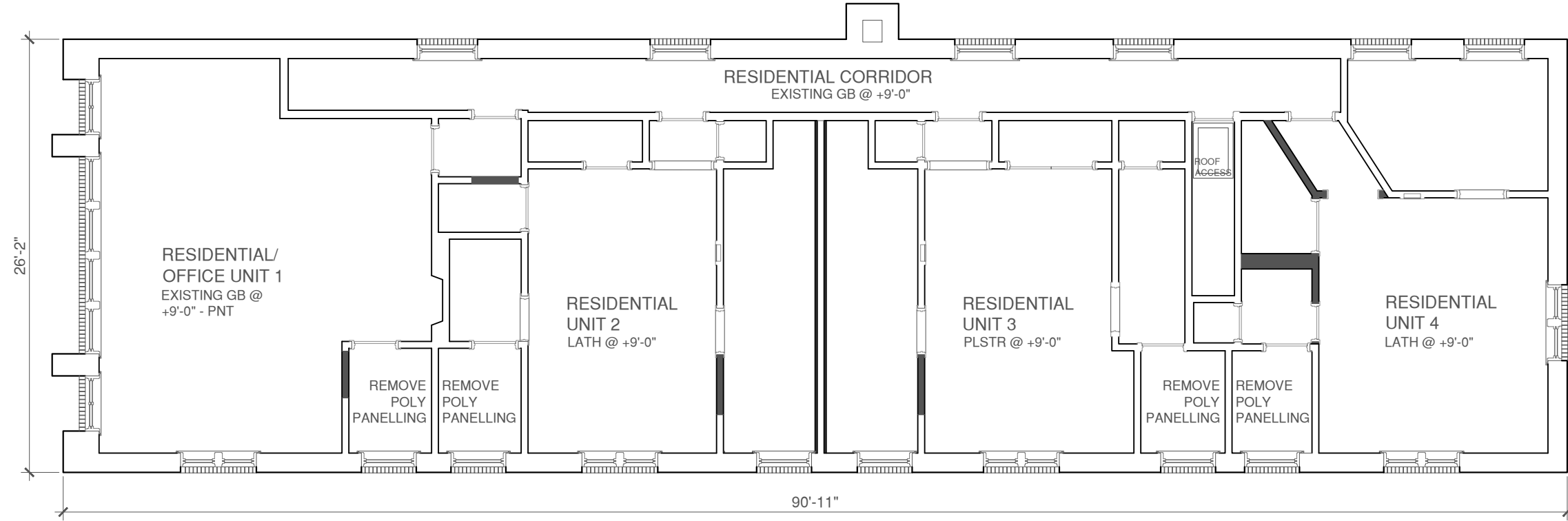
**1** LEVEL TWO BASEBOARD AT MASONRY/PLASTER WALLS  
NTS



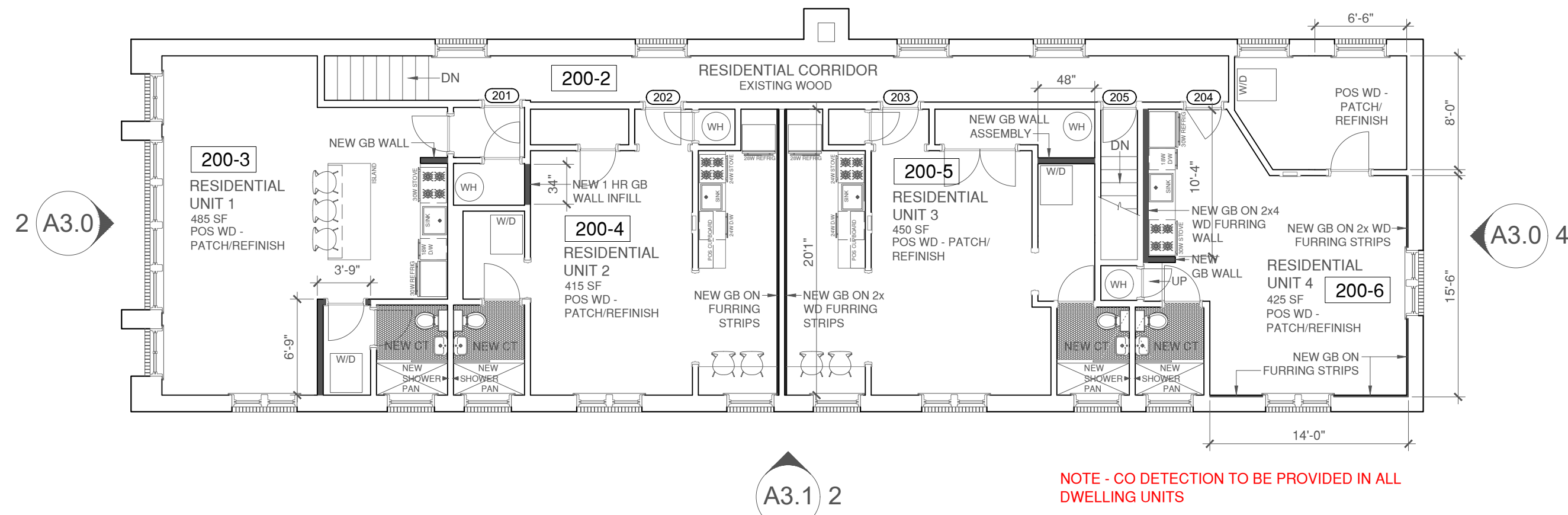
**2** LEVEL TWO BASEBOARD AT WD FRAMED WALLS  
NTS



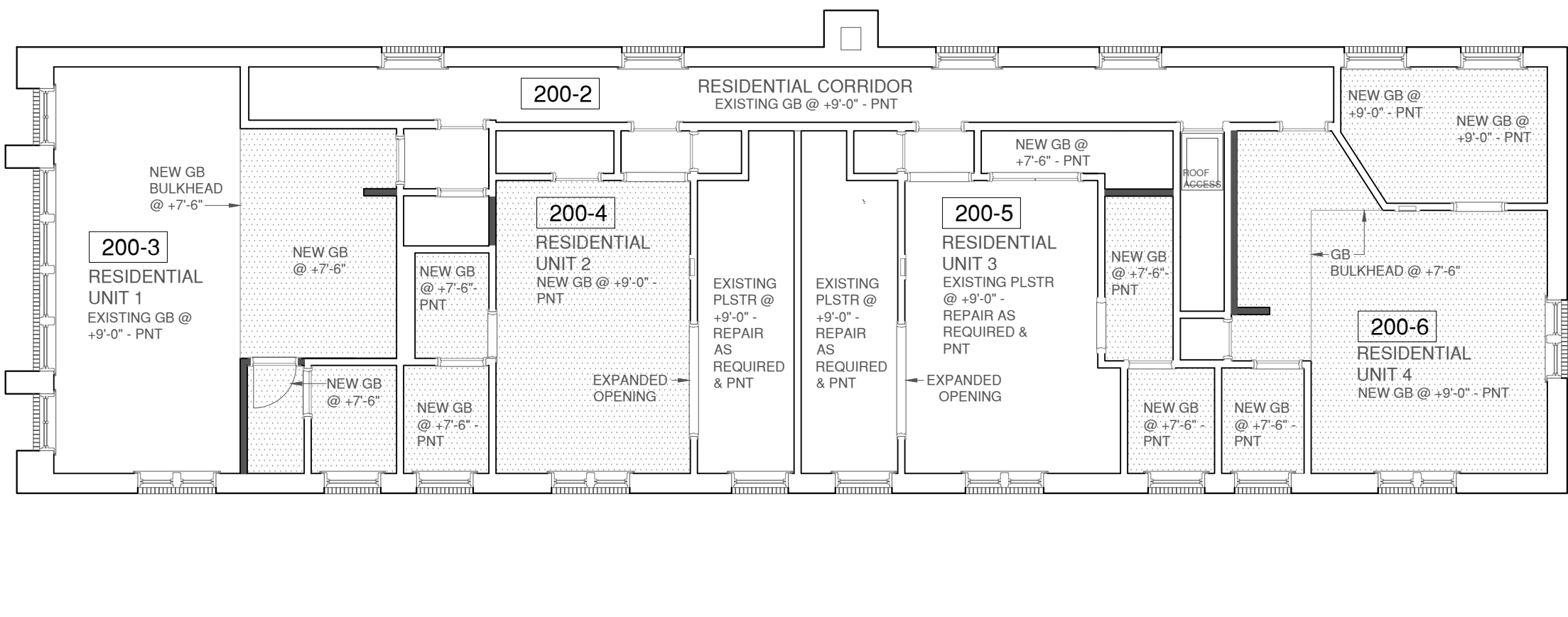
**3** DEMOLITION PLAN - LEVEL TWO  
1/8" = 1'-0"



**4** EXISTING REFLECTED CEILING PLAN - LEVEL TWO  
1/8" = 1'-0"



**5** FLOOR PLAN - LEVEL TWO  
1/8" = 1'-0"



**6** REFLECTED CEILING PLAN - LEVEL TWO  
1/8" = 1'-0"

Code Reference  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2020 National Electric Code  
2021 Uniform Plumbing Code  
NFPA 96A

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## French Way Cleaners Rehabilitation Project

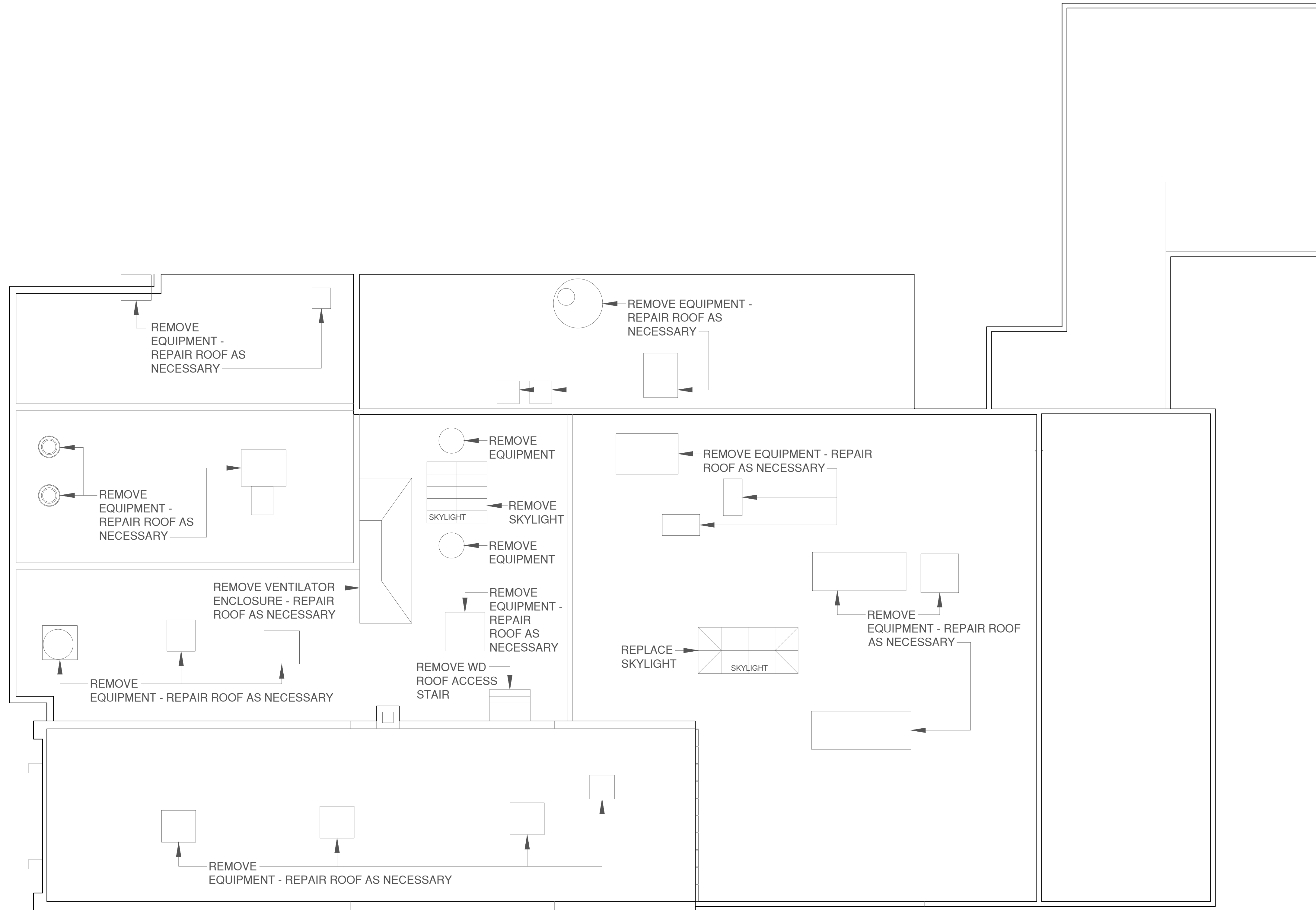
Goche' inclusions llc

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LEVEL TWO PLANS  
& REFLECTED  
CEILING PLANS

# French Way Cleaners Rehabilitation Project



1 EXISTING ROOF PLAN  
1/8" = 1'-0"

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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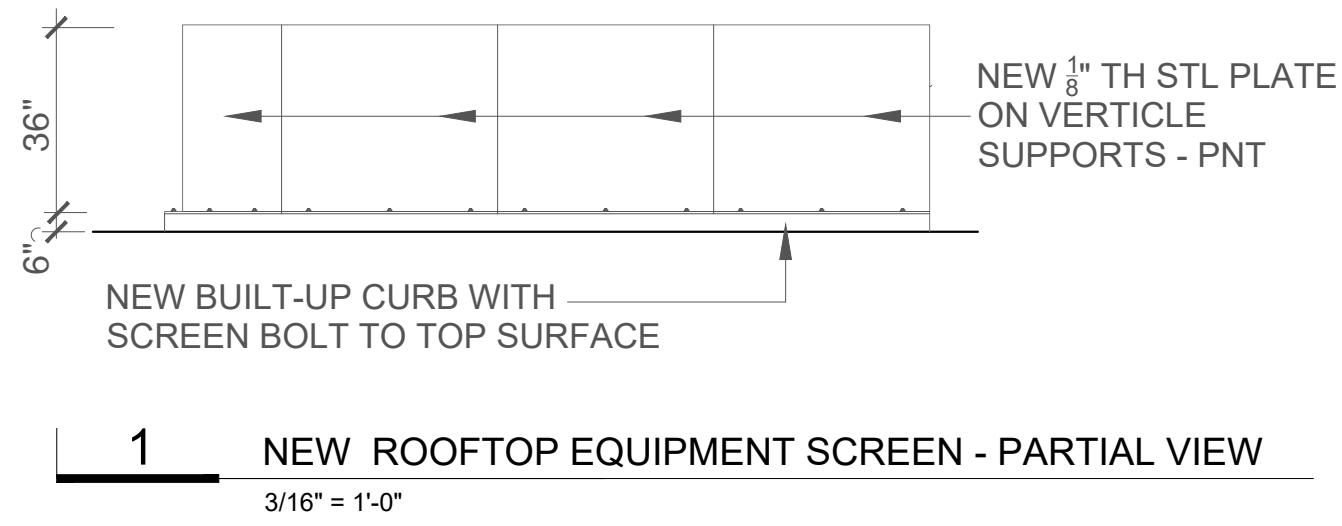
## French Way Cleaners Rehabilitation Project

**Goche' inclusions llc**

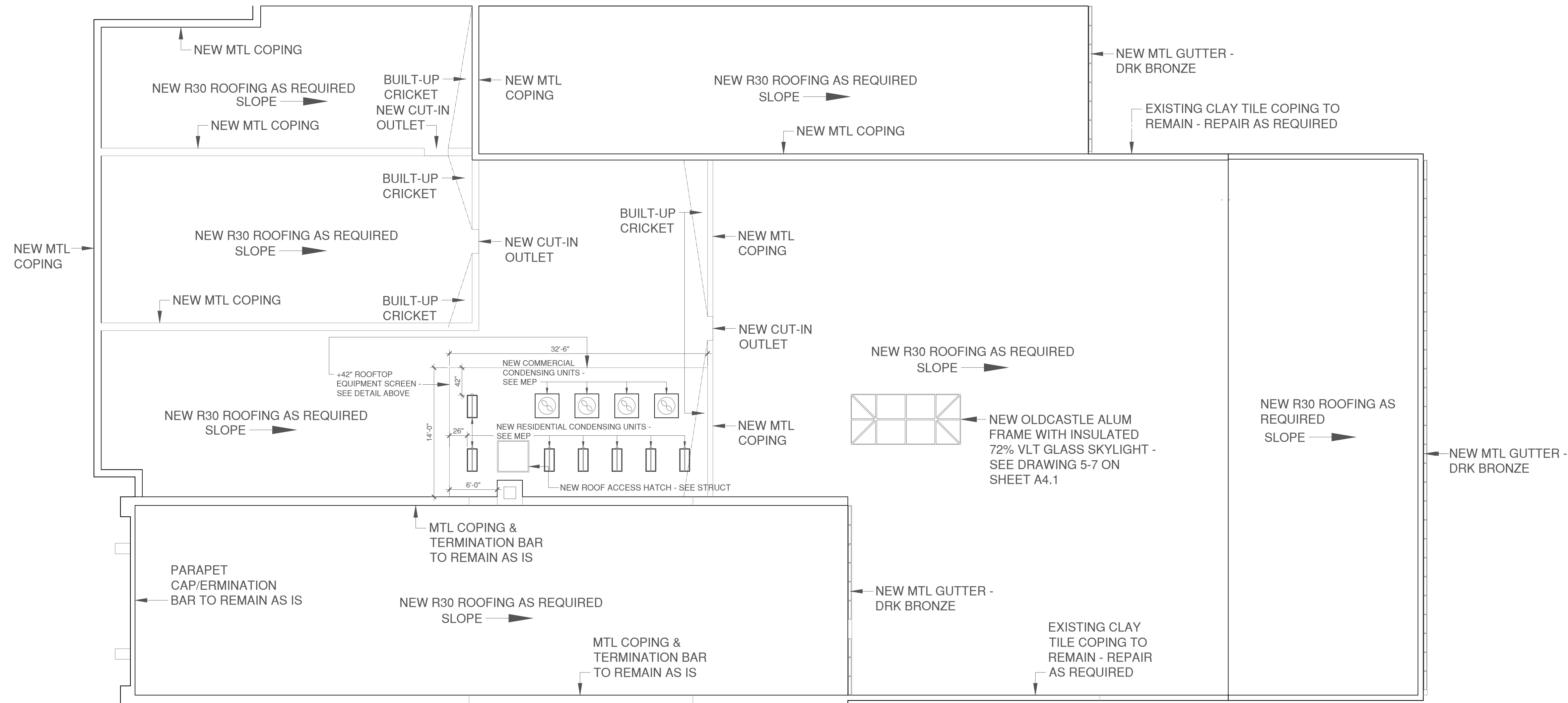
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# French Way Cleaners Rehabilitation Project



1 NEW ROOFTOP EQUIPMENT SCREEN - PARTIAL VIEW  
3/16" = 1'-0"



2 NEW ROOF PLAN  
1/8" = 1'-0"

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French Way Cleaners Rehabilitation Project

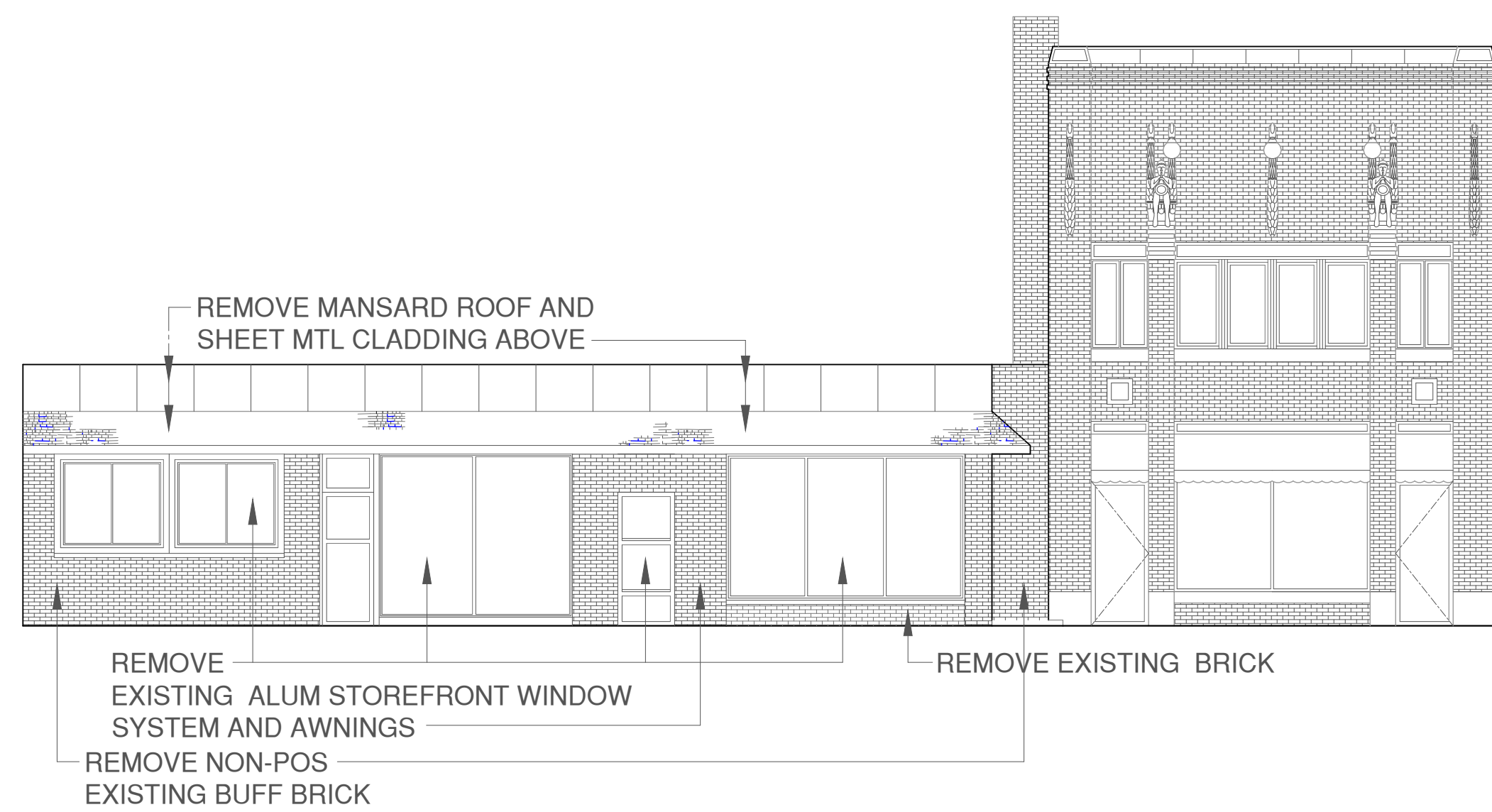
Goche' Inclusions llc

Code Reference  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2020 National Electric Code  
2021 Uniform Plumbing Code  
NFGC NFPA 54

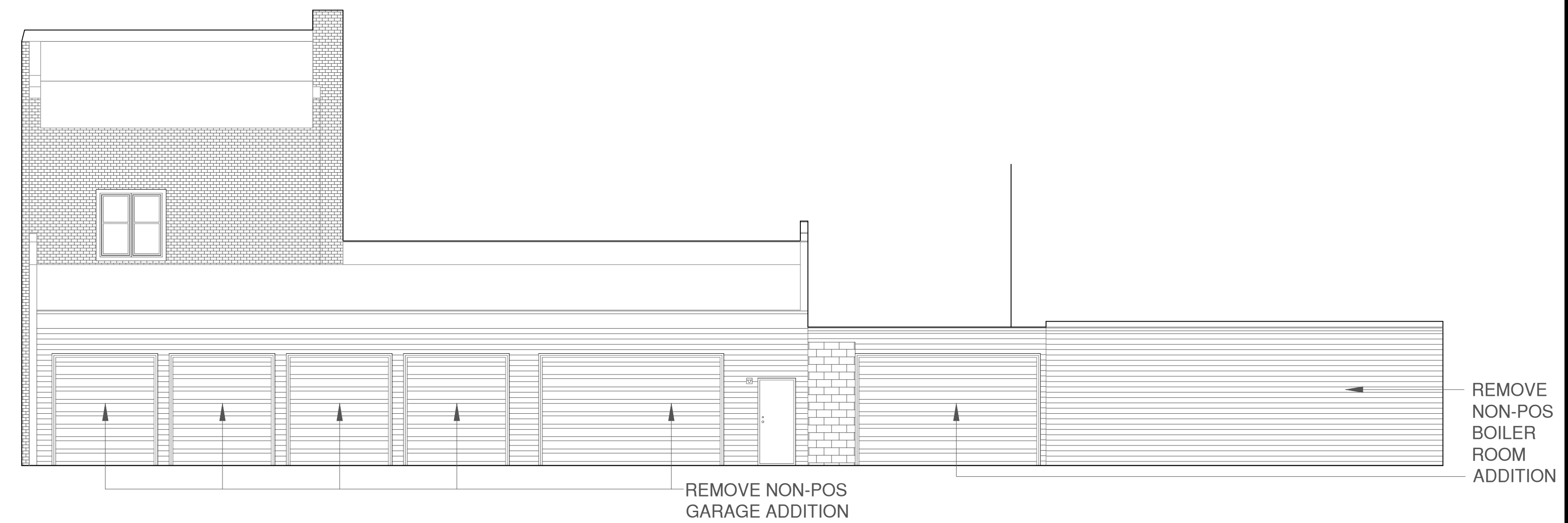
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Tel 515 520 3384 goche99@gmail.com

NEW ROOF PLANS  
sheet  
**A2.9**

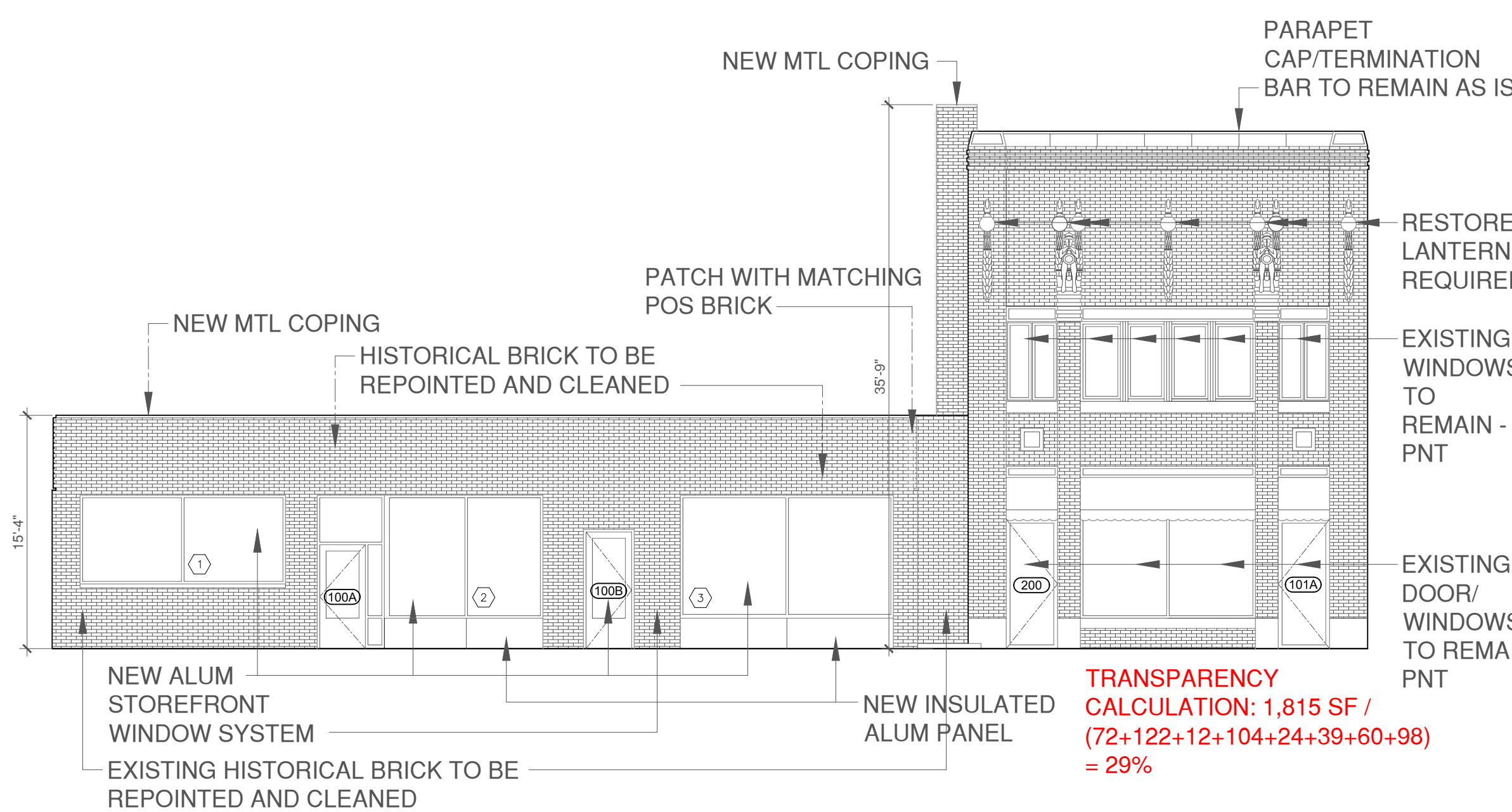
# French Way Cleaners Rehabilitation Project



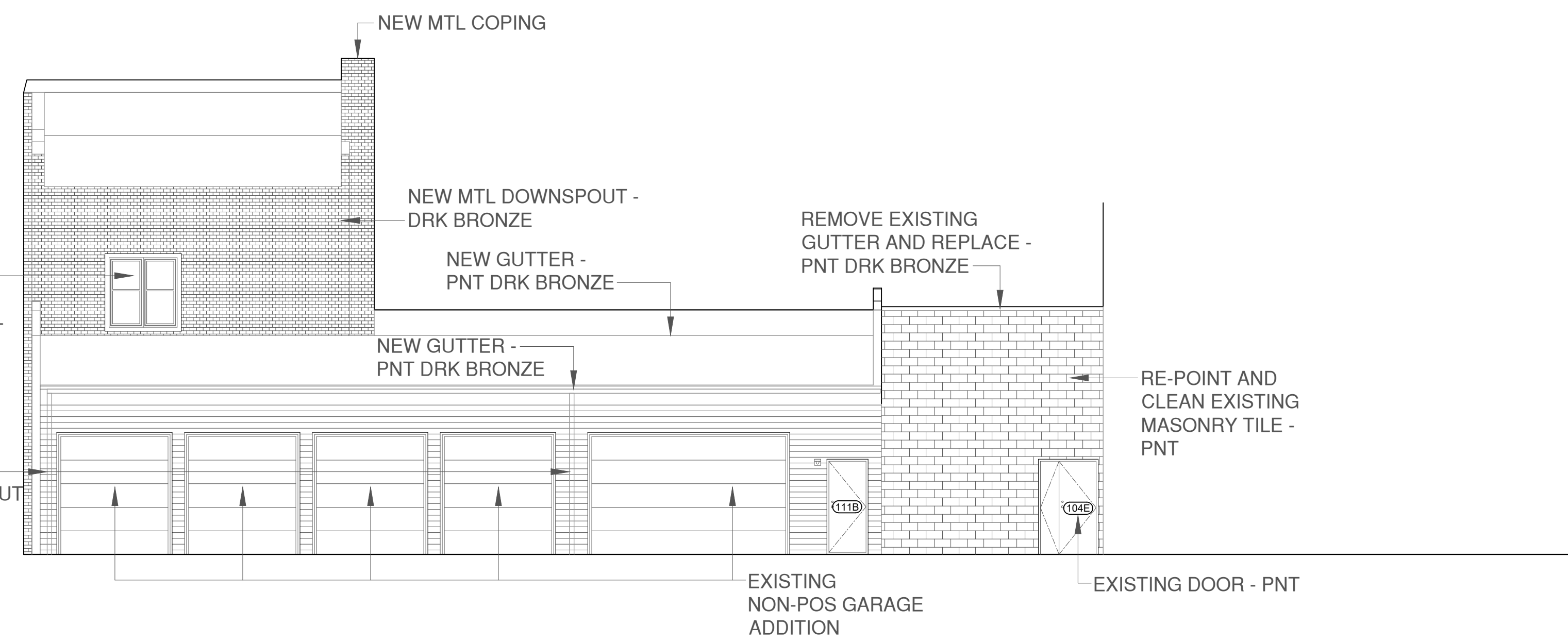
**1** NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



**2** SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



**3** NORTH ELEVATION - NEW  
1/8" = 1'-0"



**4** SOUTH ELEVATION - NEW  
1/8" = 1'-0"

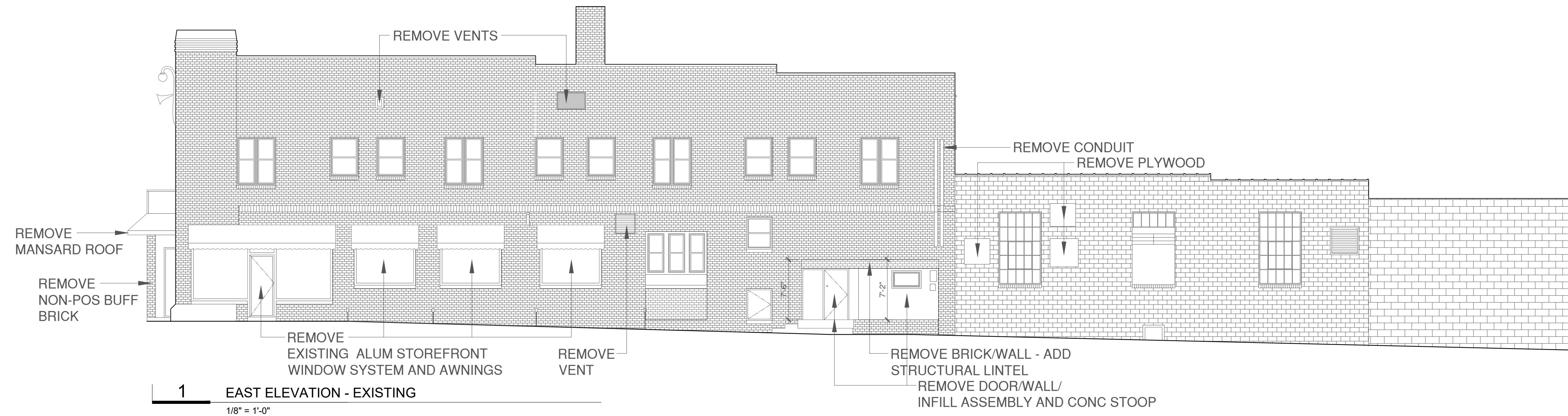
**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2021 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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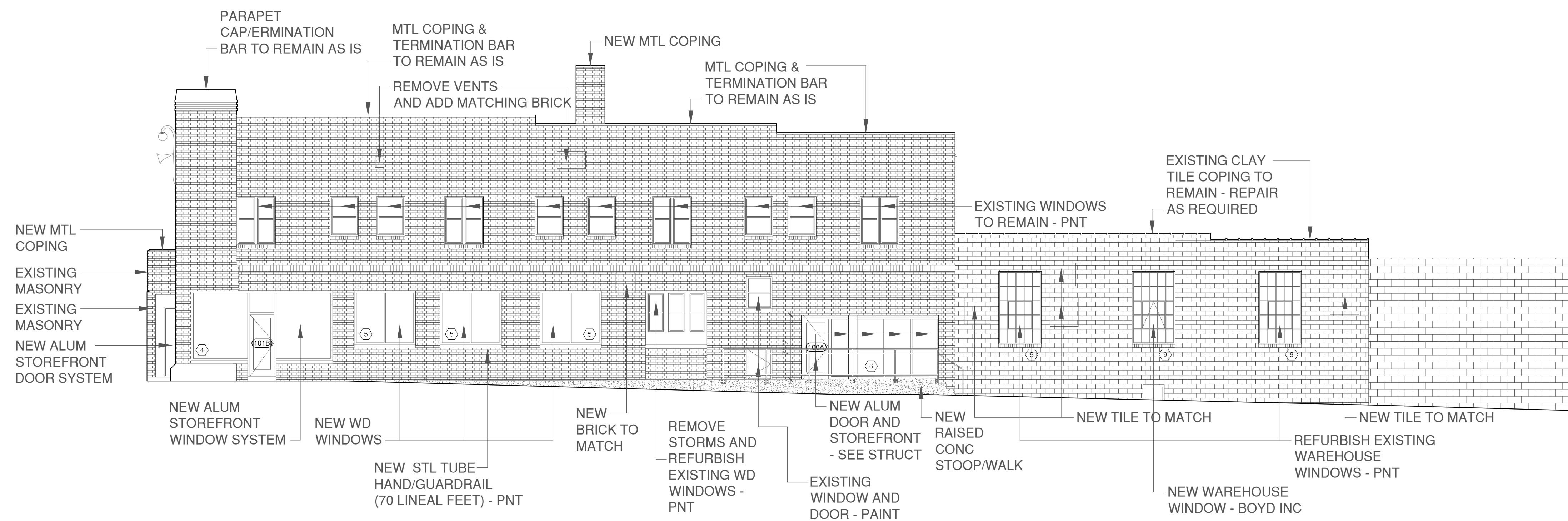
## French Way Cleaners Rehabilitation Project

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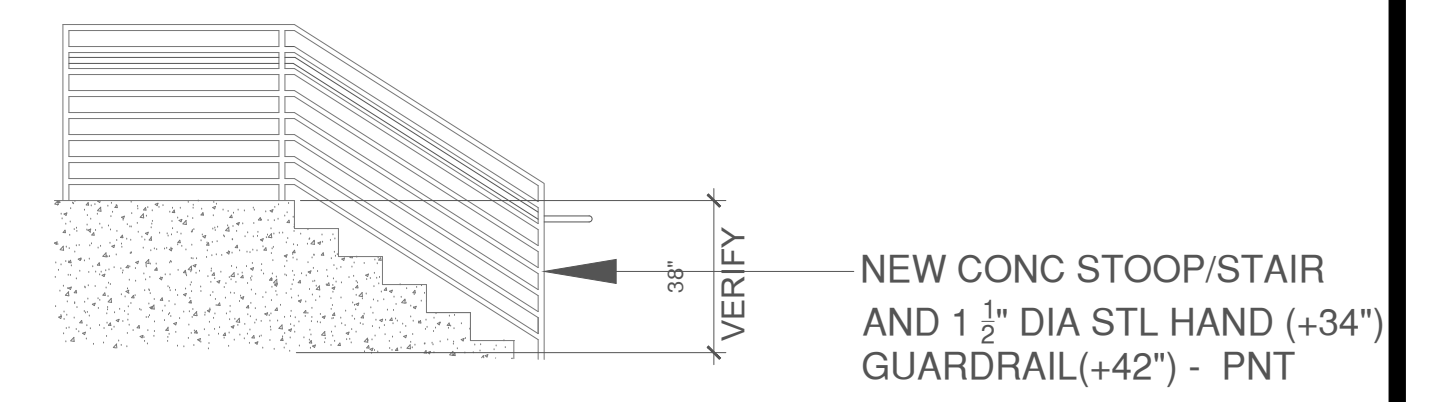
# French Way Cleaners Rehabilitation Project



**1 EAST ELEVATION - EXISTING**  
1/8" = 1'-0"



**2 EAST ELEVATION - NEW**  
1/8" = 1'-0"



**3 INTERIOR REAR STAIR - NEW**  
1/8" = 1'-0"

**Code Reference**  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2020 National Electric Code  
2021 Uniform Plumbing Code  
NFPA 54

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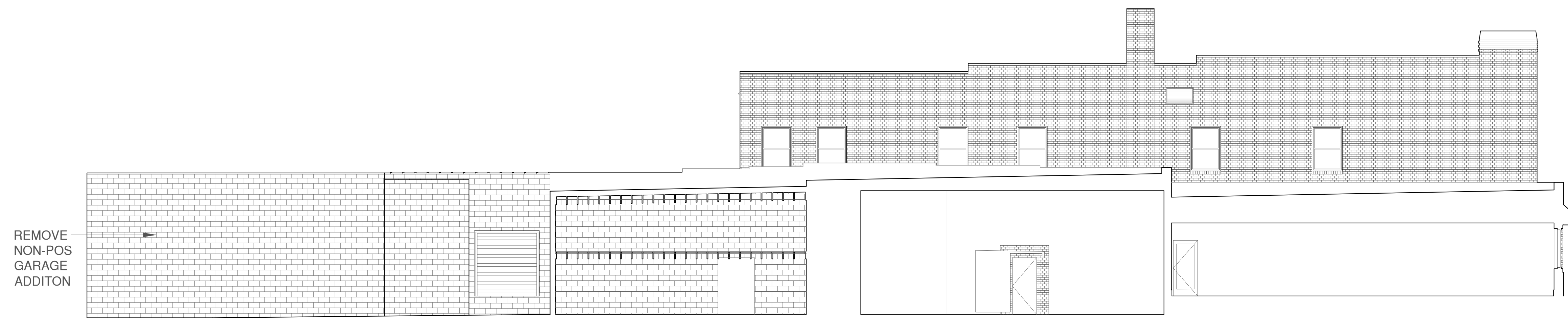
## French Way Cleaners Rehabilitation Project

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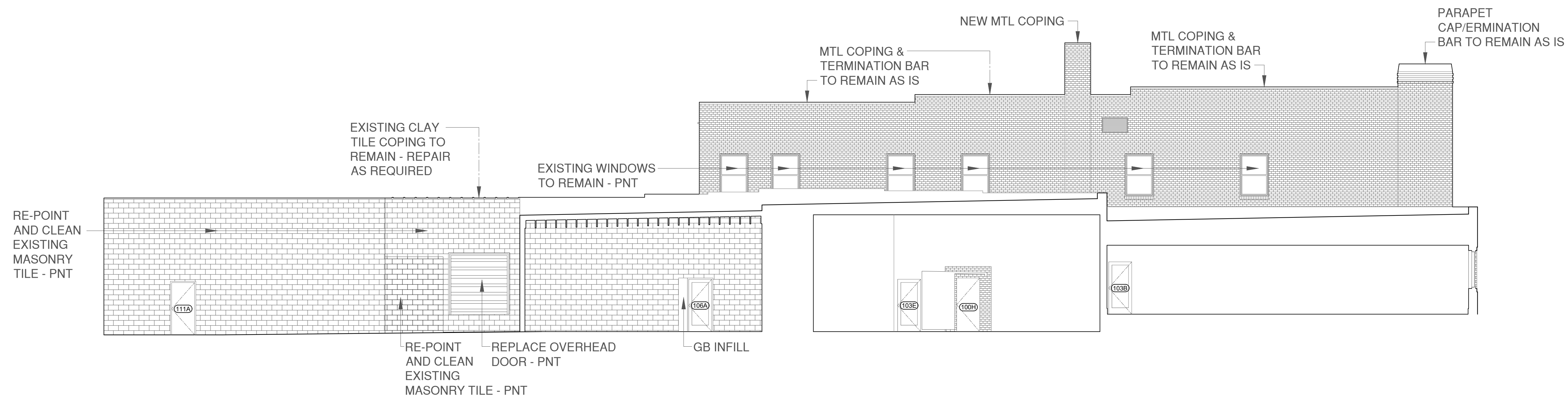
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EXTERIOR ELEVATIONS

# French Way Cleaners Rehabilitation Project



**1** EXISTING BUILDING SECTION - NEW/LOOKING EAST  
1/8" = 1'-0"



**2** NEW BUILDING SECTION - NEW/LOOKING EAST  
1/8" = 1'-0"

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2021 National Electric Code  
 2021 Uniform Plumbing Code  
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**French Way Cleaners Rehabilitation Project**

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BUILDING SECTIONS

sheet **A4.0**

# French Way Cleaners Rehabilitation Project

Code Reference  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

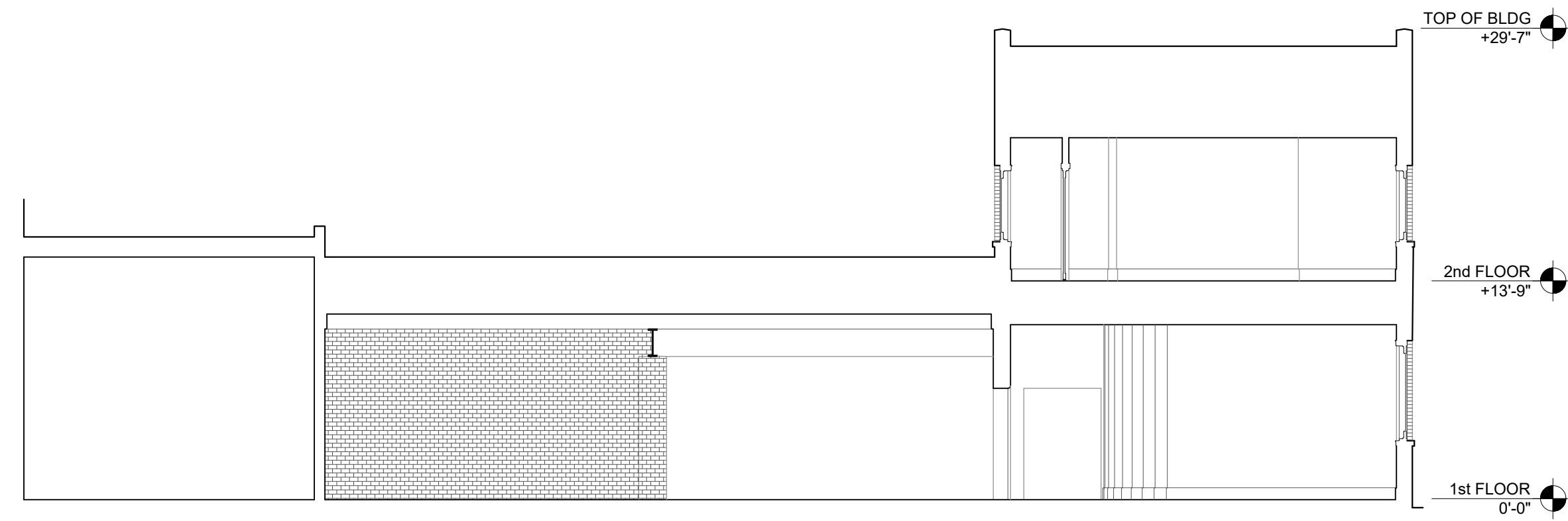
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## French Way Cleaners Rehabilitation Project

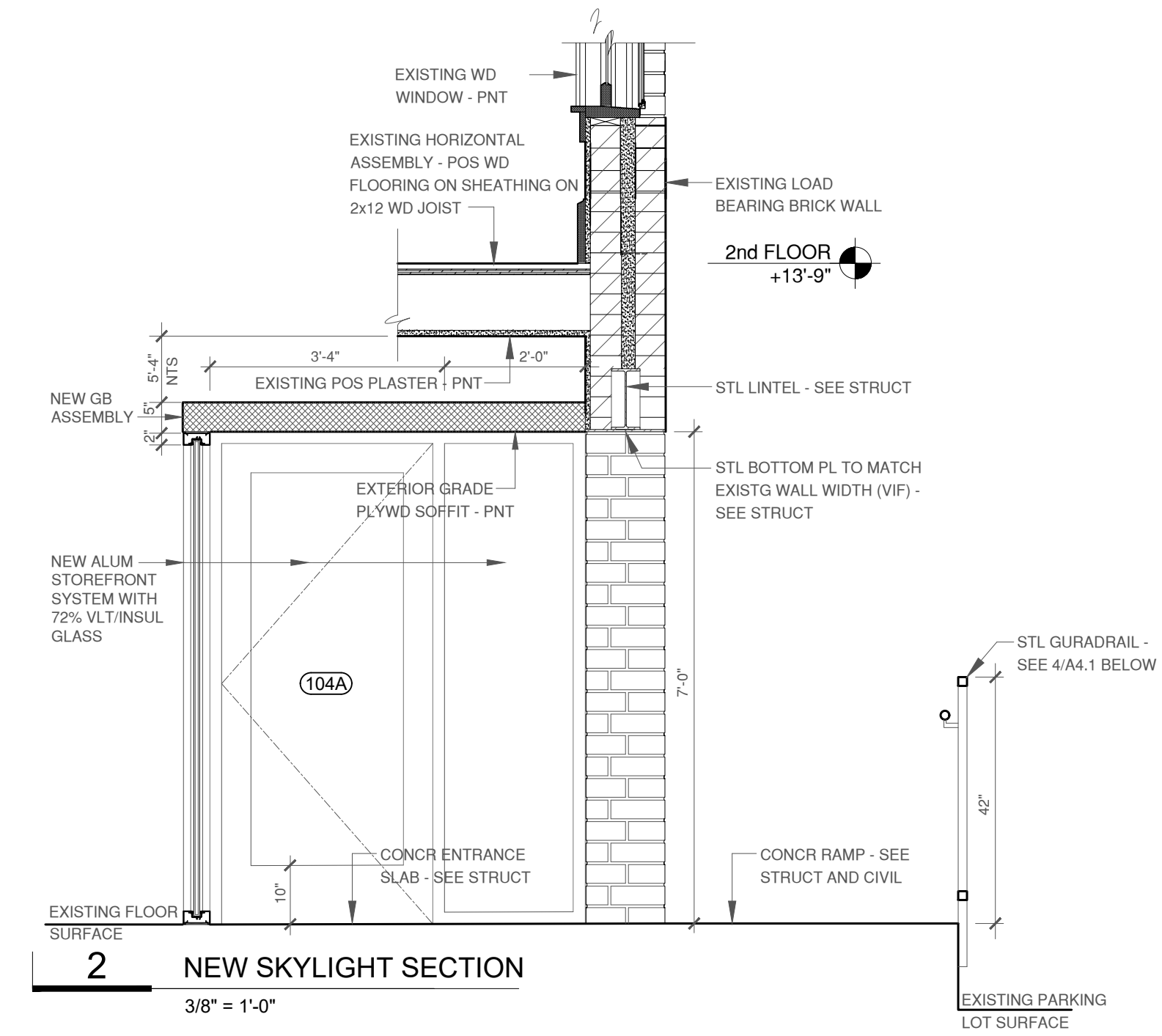
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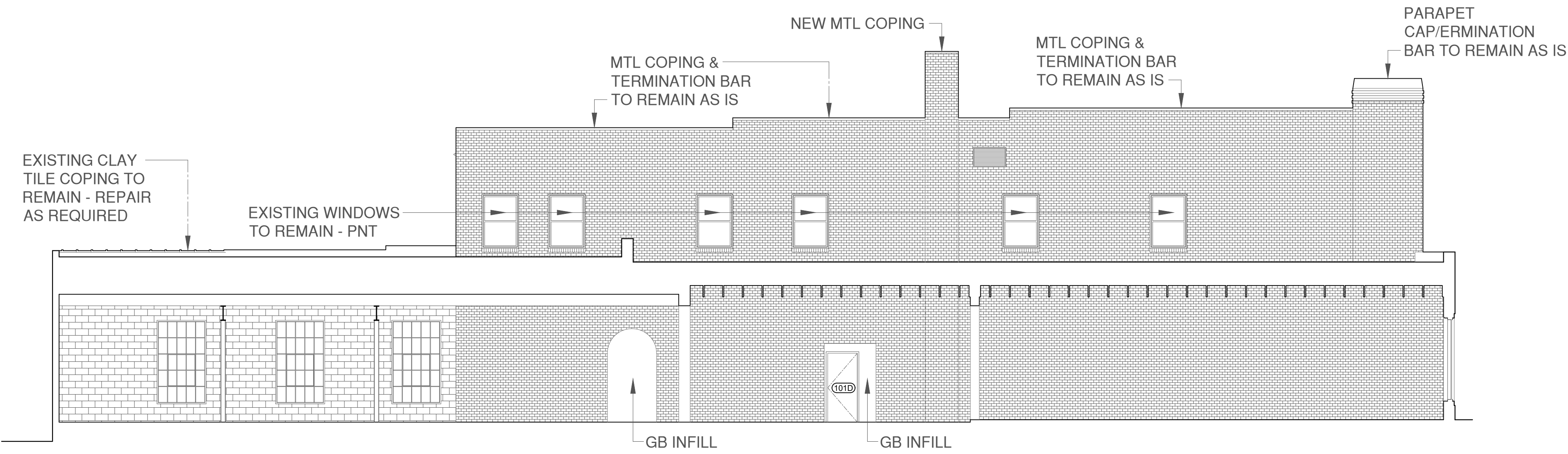
BUILDING AND WALL  
 SECTIONS/MISC DETAILS  
 sheet **A4.1**



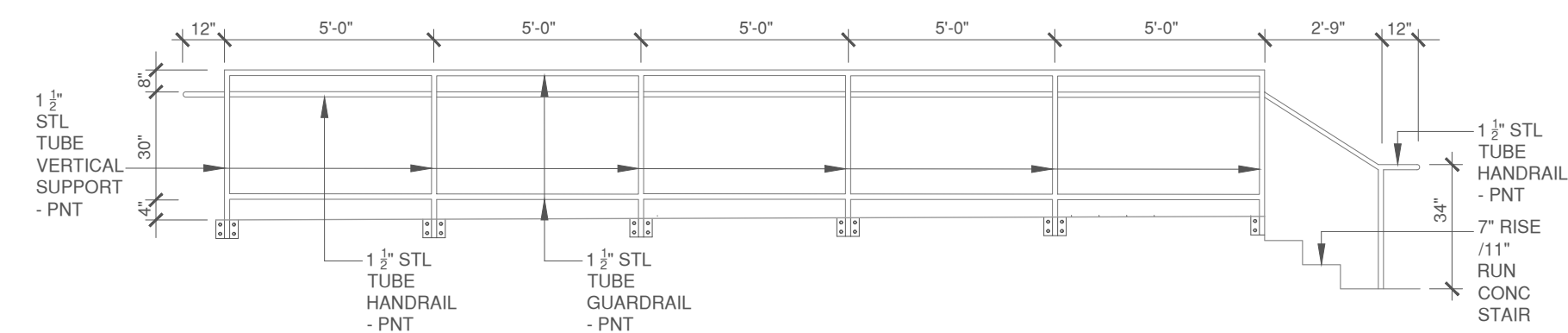
**1** EXISTING BUILDING SECTION LOOKING NORTH  
 1/8" = 1'-0"



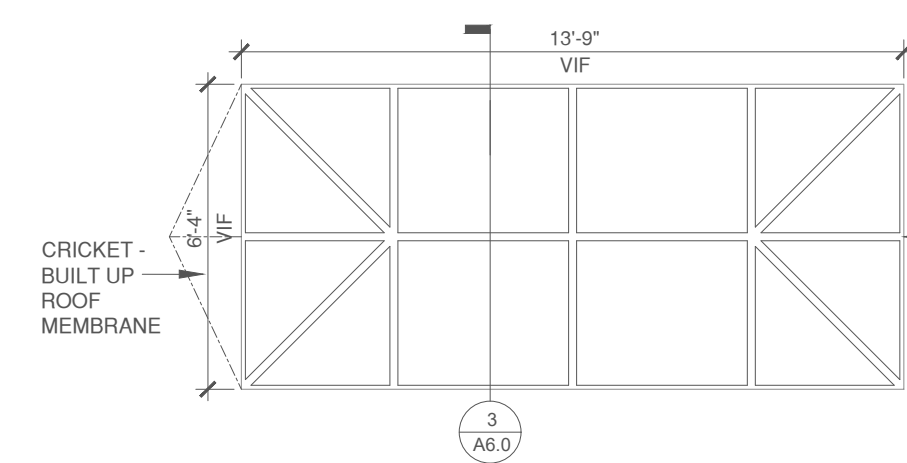
**2** NEW SKYLIGHT SECTION  
 3/8" = 1'-0"



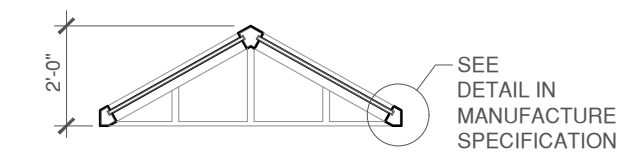
**3** NEW BUILDING SECTION LOOKING EAST  
 1/8" = 1'-0"



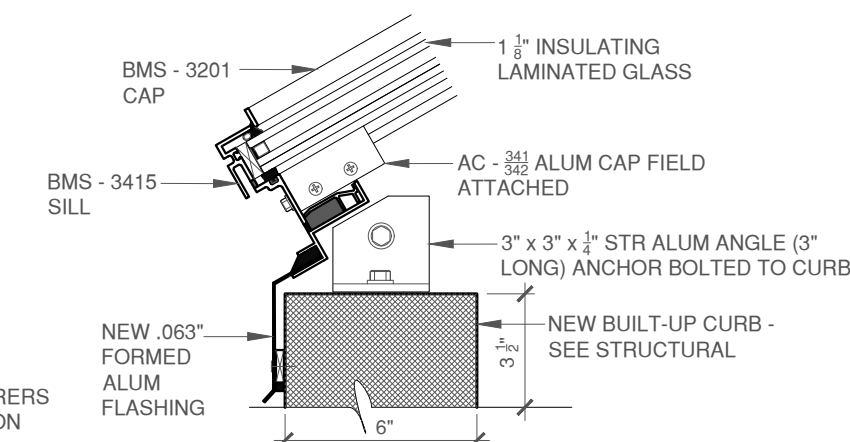
**4** GUARD/HANDRAIL DETAIL  
 3/8" = 1'-0"



**5** NEW SKYLIGHT PLAN  
 3/8" = 1'-0"

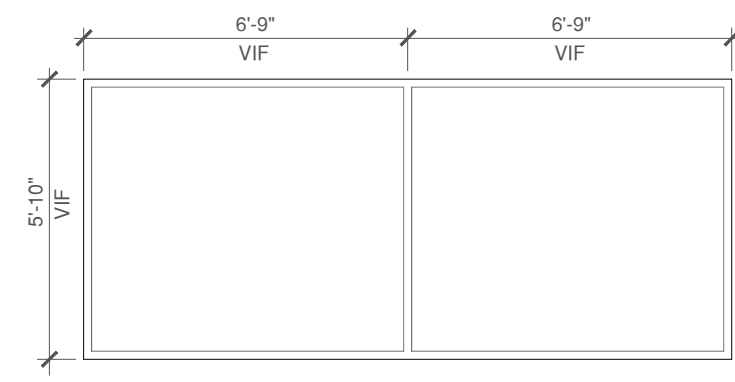


**6** NEW SKYLIGHT SECTION  
 3/8" = 1'-0"

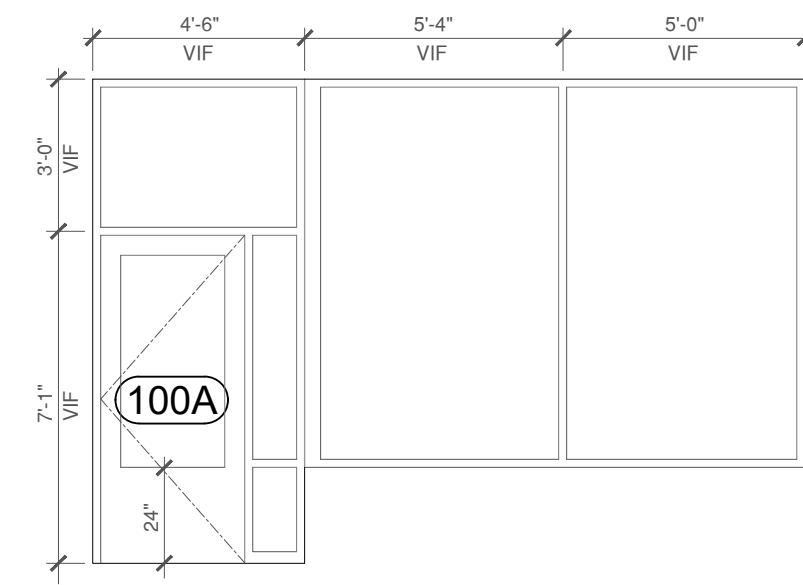


**7** SKYLIGHT CURB DETAIL  
 1" = 1'-0"

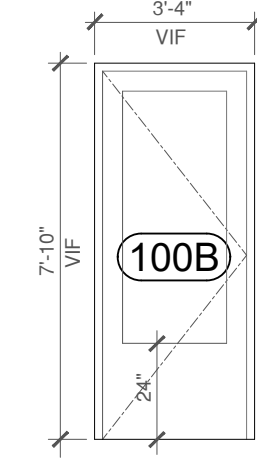
# French Way Cleaners Rehabilitation Project



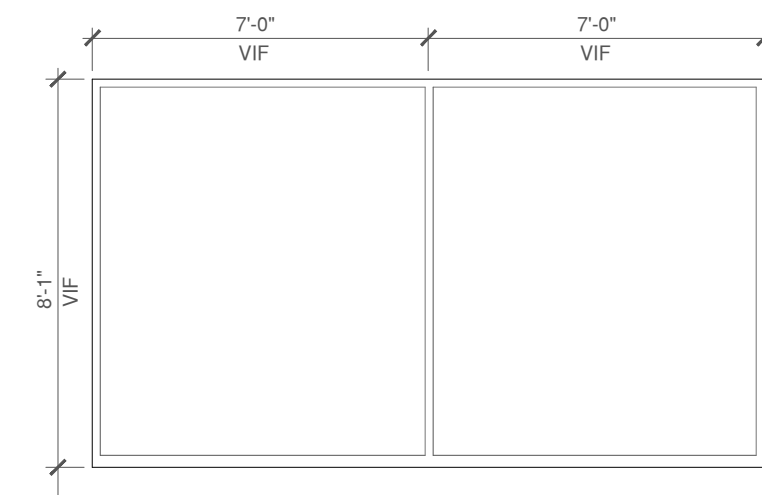
**1 WINDOW - TYPE 1**  
1/4" = 1'-0"



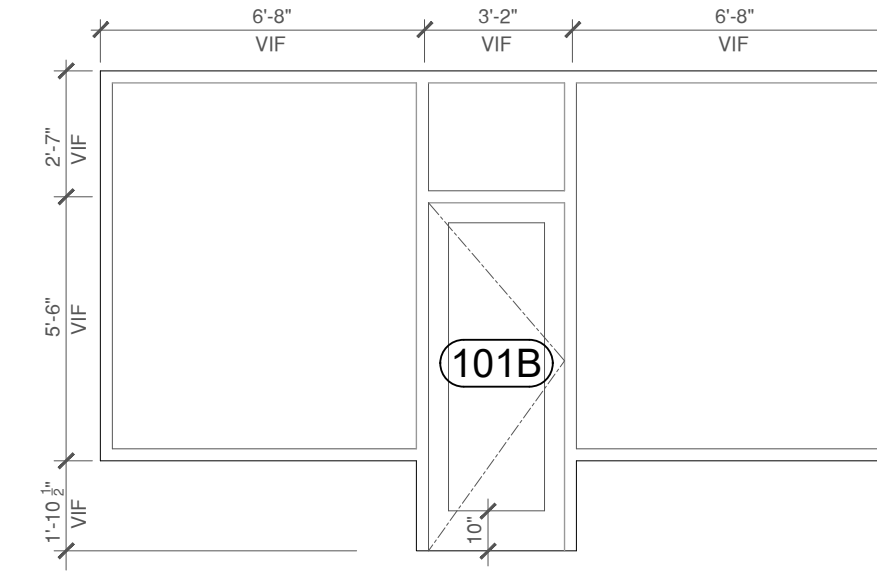
**2 WINDOW - TYPE 2 & DOOR 100A**  
1/4" = 1'-0"



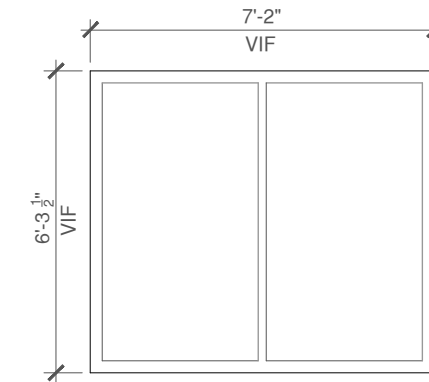
**3 DOOR 100B**  
1/4" = 1'-0"



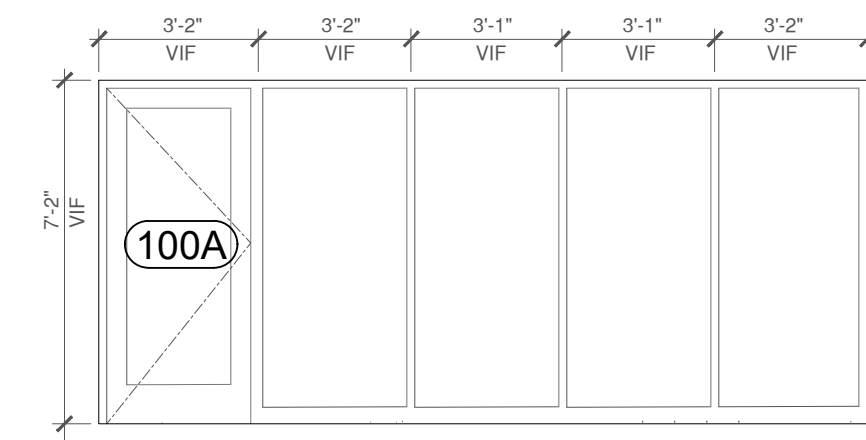
**4 WINDOW - TYPE 3**  
1/4" = 1'-0"



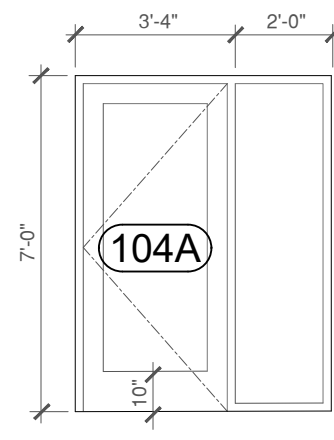
**5 WINDOW - TYPE 4 & DOOR 101B**  
1/4" = 1'-0"



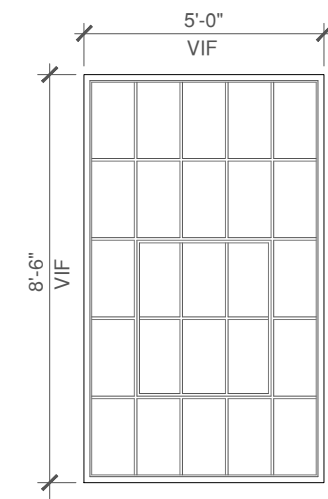
**6 WINDOW - TYPE 5**  
1/4" = 1'-0"



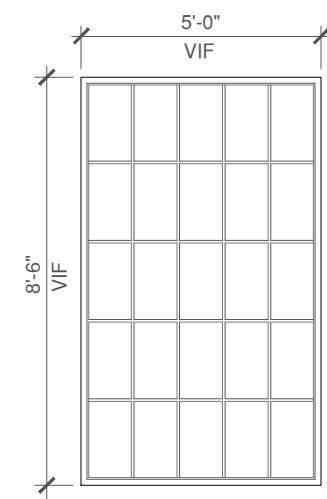
**7 WINDOW - TYPE 6 & DOOR 100A**  
1/4" = 1'-0"



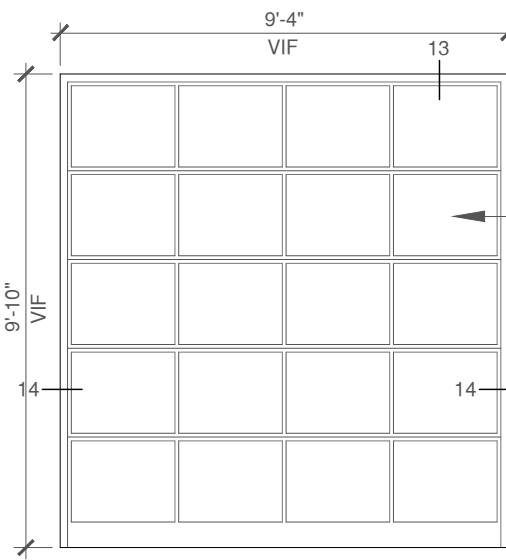
**8 WINDOW - TYPE 7 & DOOR 104A**  
1/4" = 1'-0"



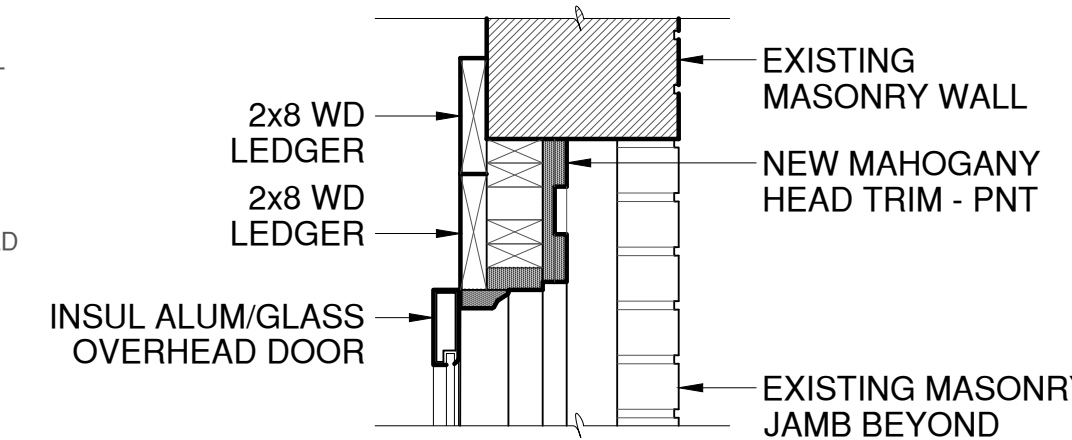
**9 WINDOW - TYPE 8**  
1/4" = 1'-0"



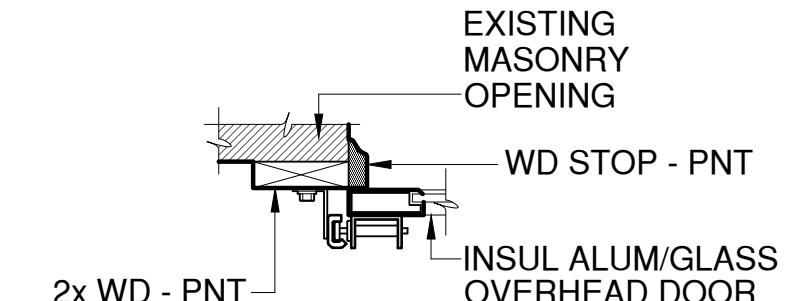
**10 WINDOW - TYPE 9**  
1/4" = 1'-0"



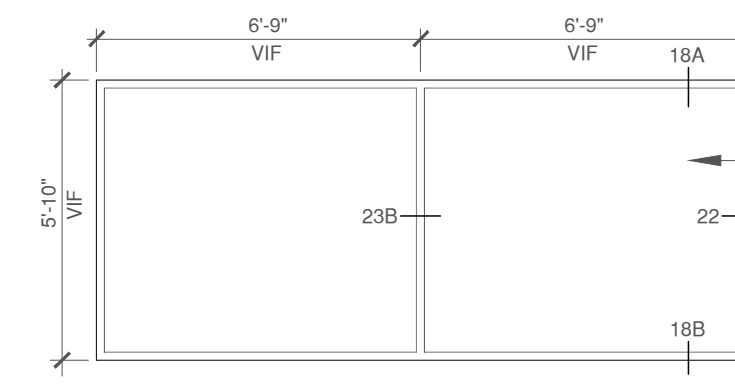
**11 OVERHEAD DOOR - TYPE 1**  
1/4" = 1'-0"



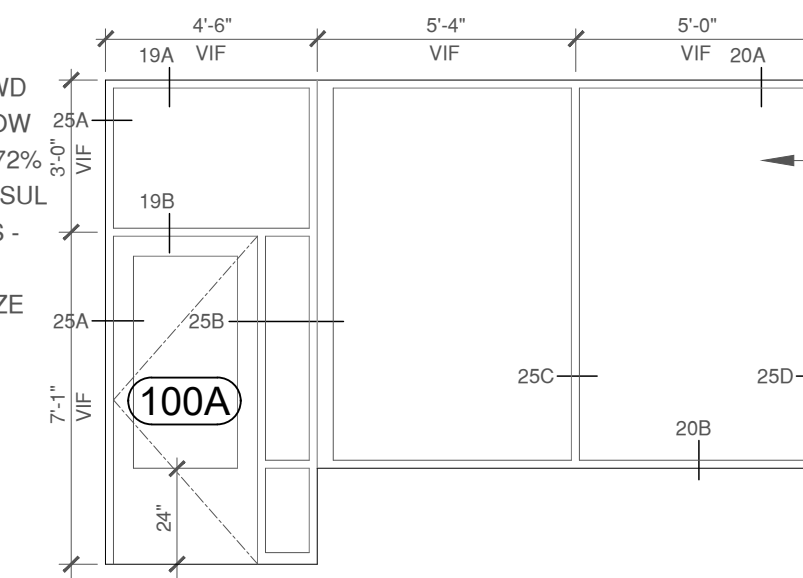
**12 OVERHEAD DOOR - HEAD DETAIL**  
1/4" = 1'-0"



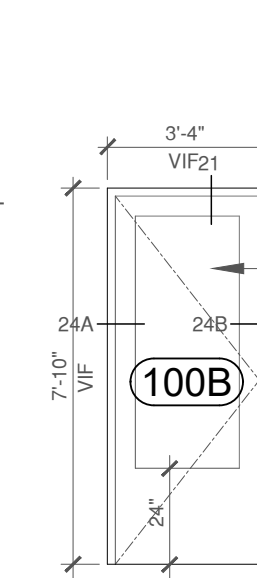
**13 OVERHEAD DOOR - JAMB DETAIL**  
1/4" = 1'-0"



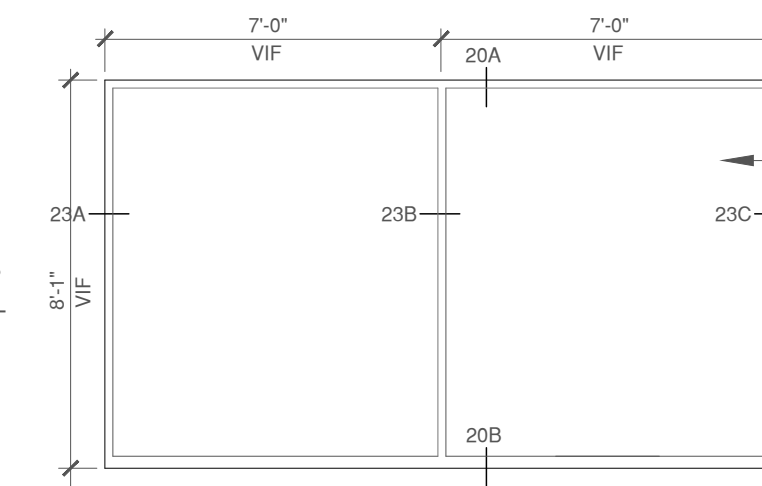
**14 WINDOW - TYPE 1**  
1/4" = 1'-0"



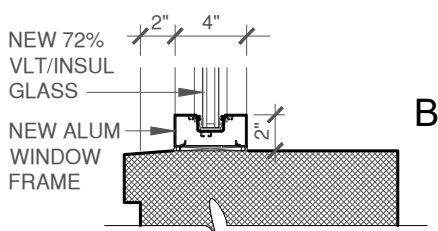
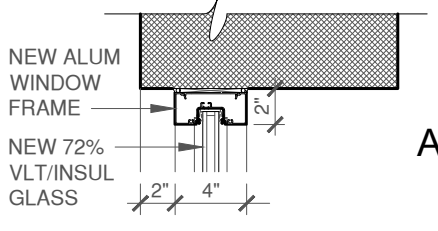
**15 WINDOW - TYPE 2 & DOOR 100A**  
1/4" = 1'-0"



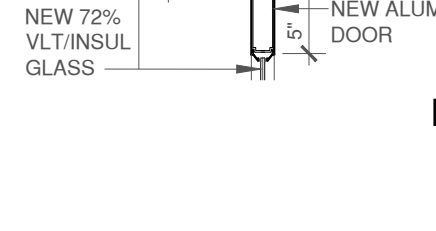
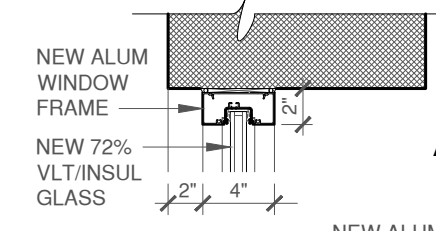
**16 EXISTING WINDOW DETAILS**  
1" = 1'-0"



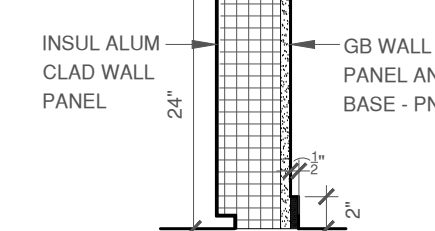
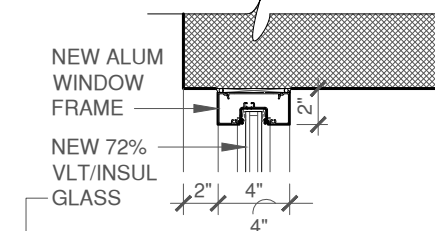
**17 EXISTING WINDOW DETAILS**  
1" = 1'-0"



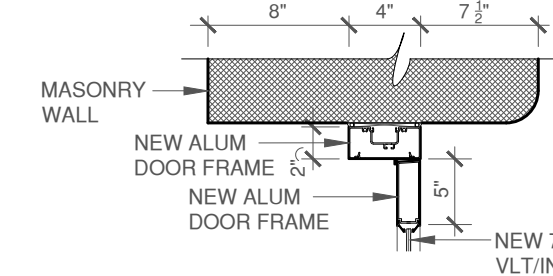
**18 EXISTING WINDOW DETAILS**  
1" = 1'-0"



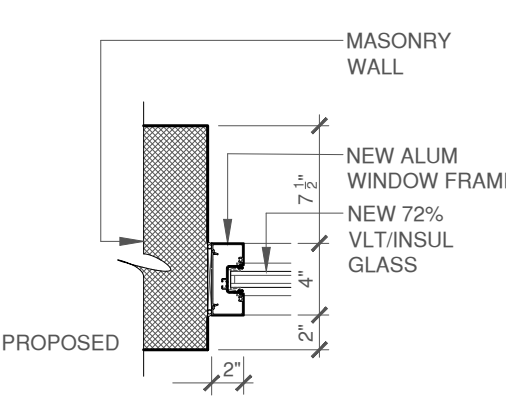
**19 EXISTING WINDOW DETAILS**  
1" = 1'-0"



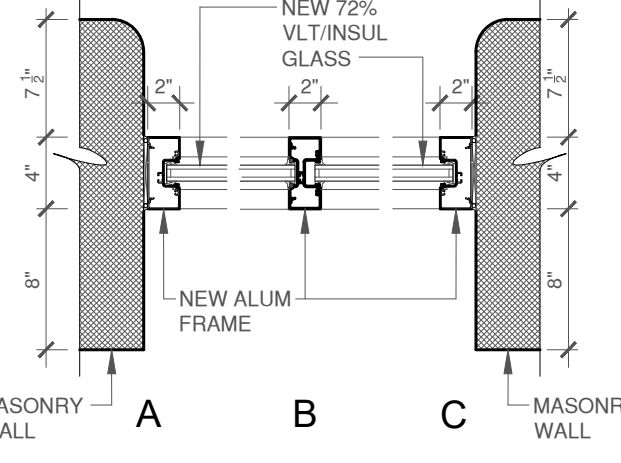
**20 EXISTING WINDOW DETAILS**  
1" = 1'-0"



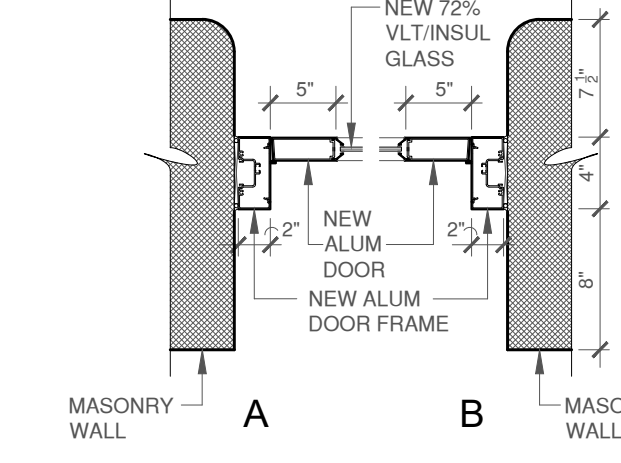
**21 EXISTING WINDOW DETAILS**  
1" = 1'-0"



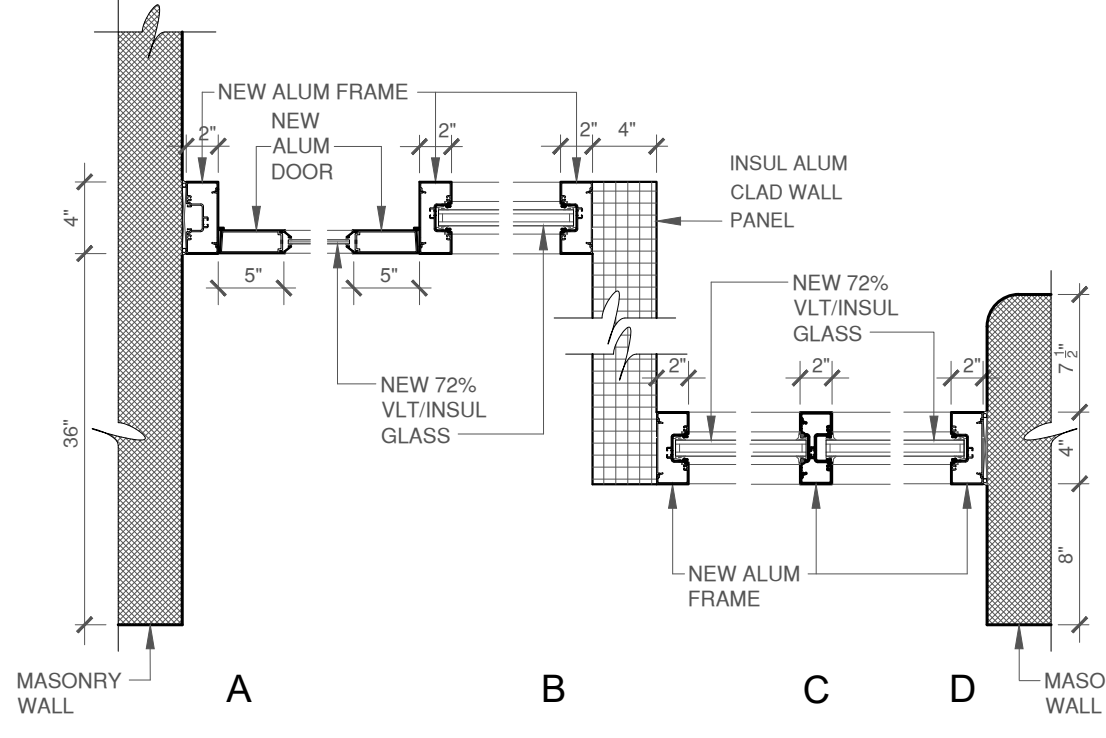
**22 EXISTING WINDOW DETAILS**  
1" = 1'-0"



**23 EXISTING WINDOW DETAILS**  
1" = 1'-0"



**24 EXISTING WINDOW DETAILS**  
1" = 1'-0"



**25 EXISTING WINDOW DETAILS**  
1" = 1'-0"

Code Reference  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2020 National Electric Code  
2021 Uniform Plumbing Code  
NFGC NFPA 54

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French Way Cleaners Rehabilitation Project

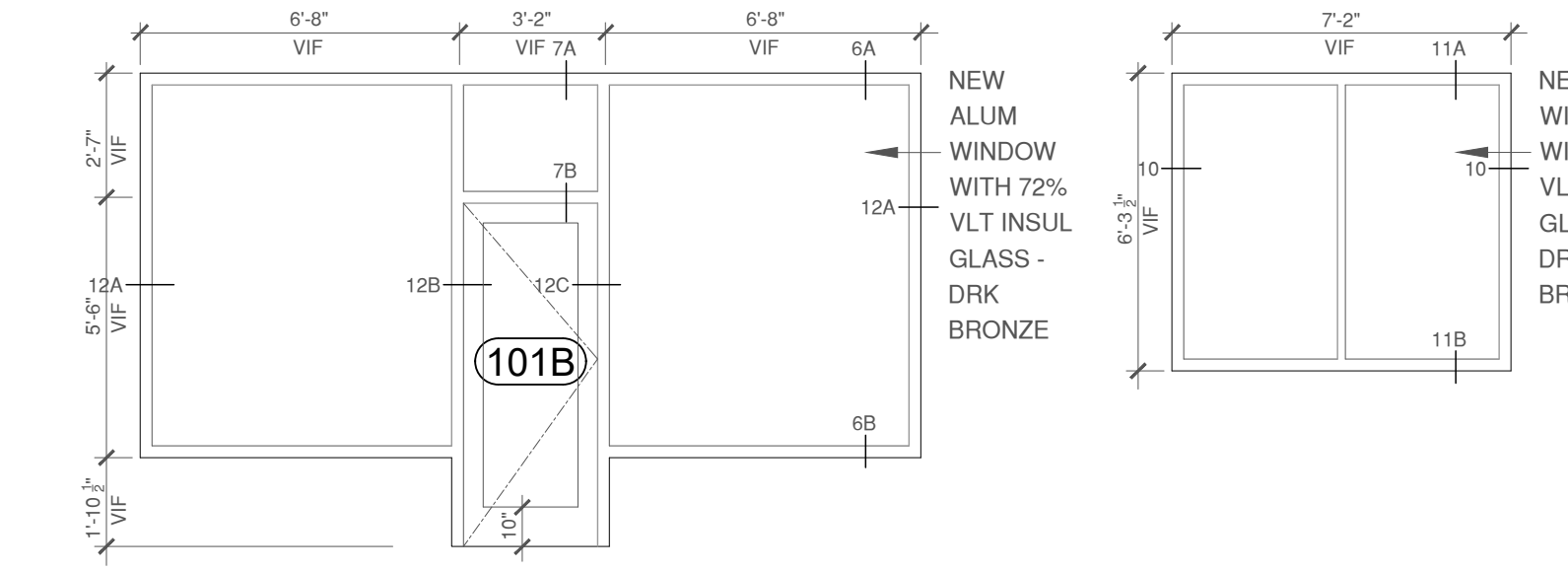
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Tel 515 520 3384 goche9@gmail.com

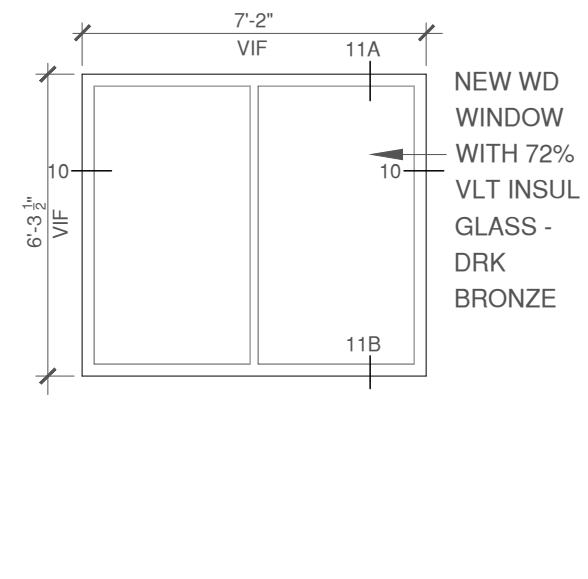
WINDOW DETAILS  
sheet **A5.0**



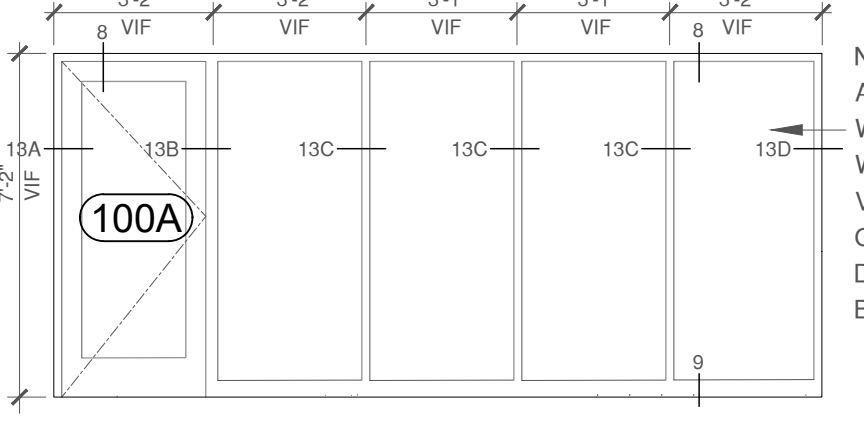
# French Way Cleaners Rehabilitation Project



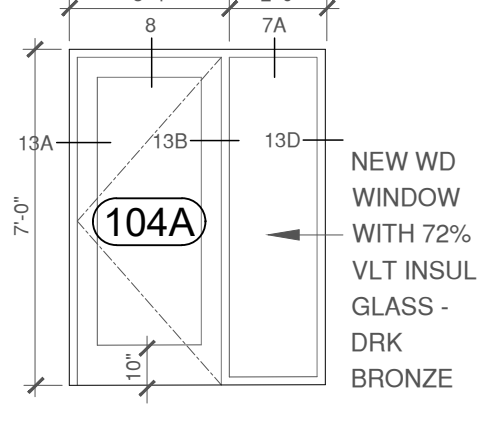
**1 WINDOW - TYPE 4 & DOOR 101B**  
1/4" = 1'-0"



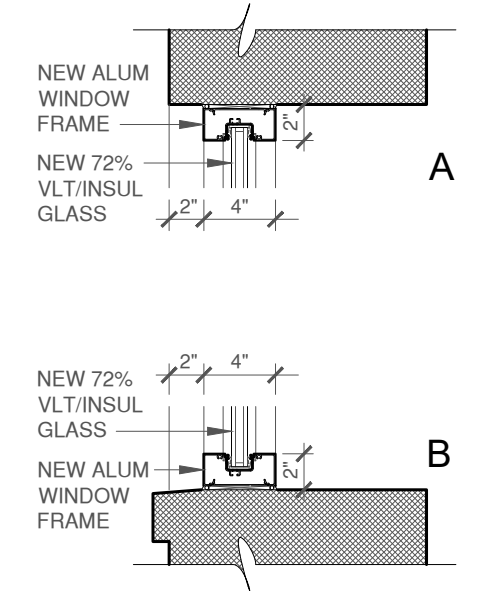
**2 WINDOW - TYPE 5**  
1/4" = 1'-0"



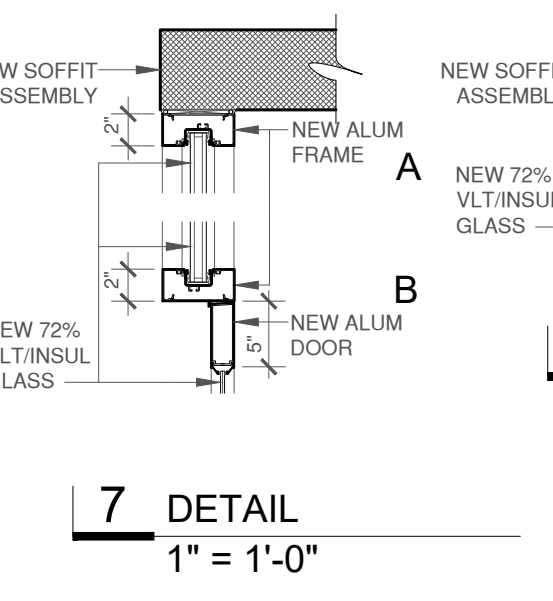
**3 WINDOW - TYPE 6 & DOOR 100A**  
1/4" = 1'-0"



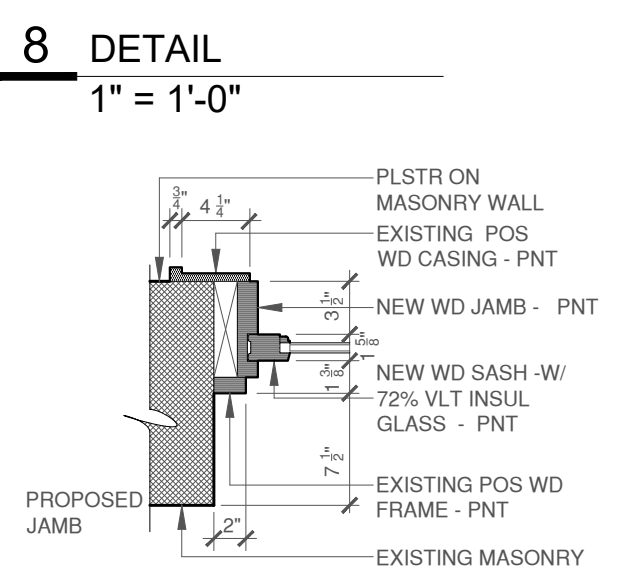
**4 WINDOW - TYPE 7 & DOOR 104A**  
1/4" = 1'-0"



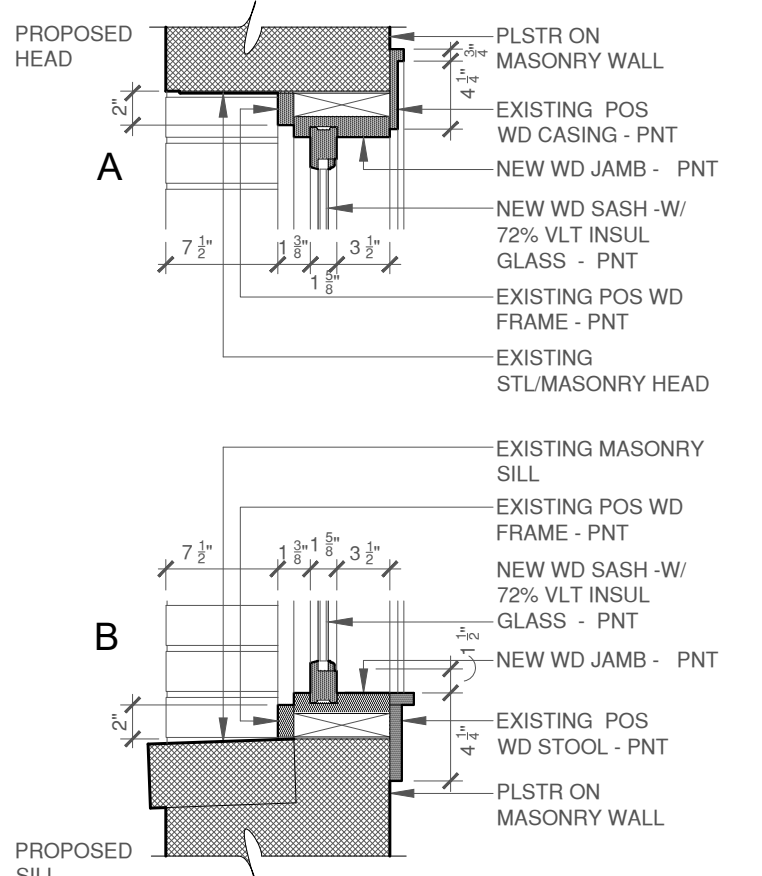
**6 DETAIL**  
1" = 1'-0"



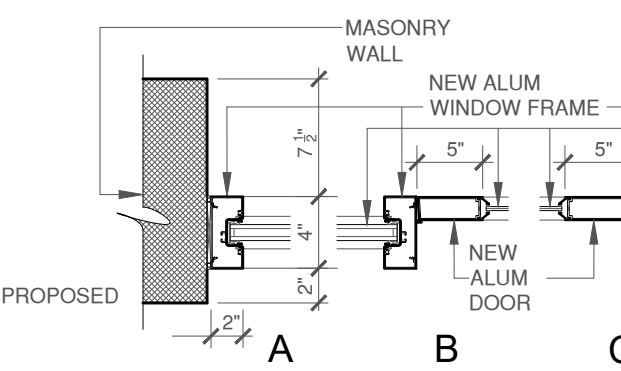
**7 DETAIL**  
1" = 1'-0"



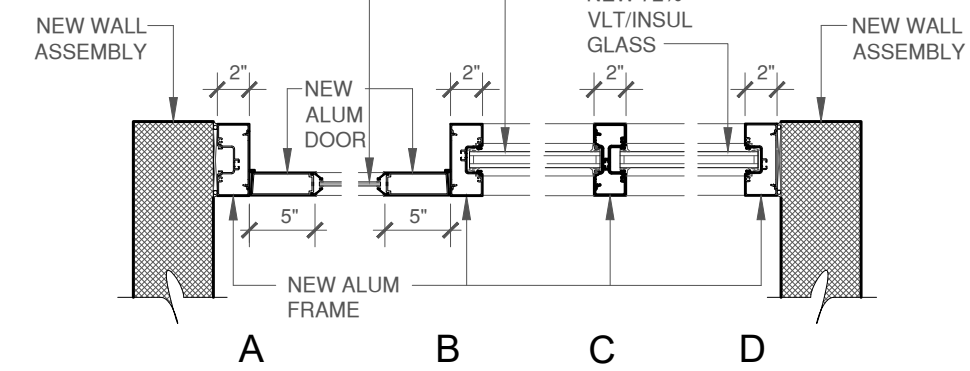
**8 DETAIL**  
1" = 1'-0"



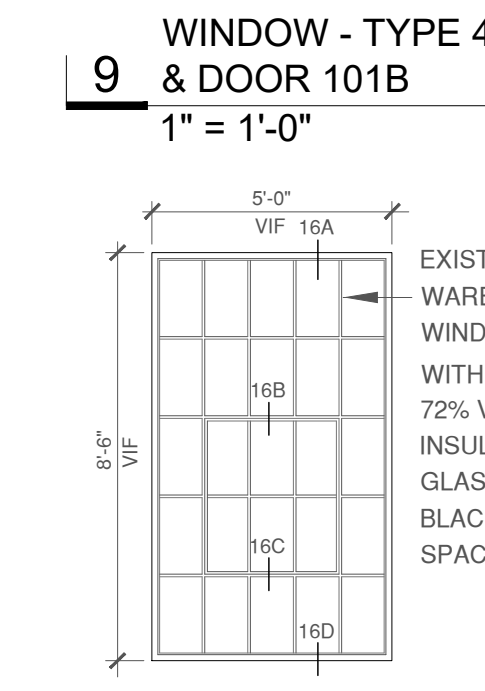
**11 DETAIL**  
1" = 1'-0"



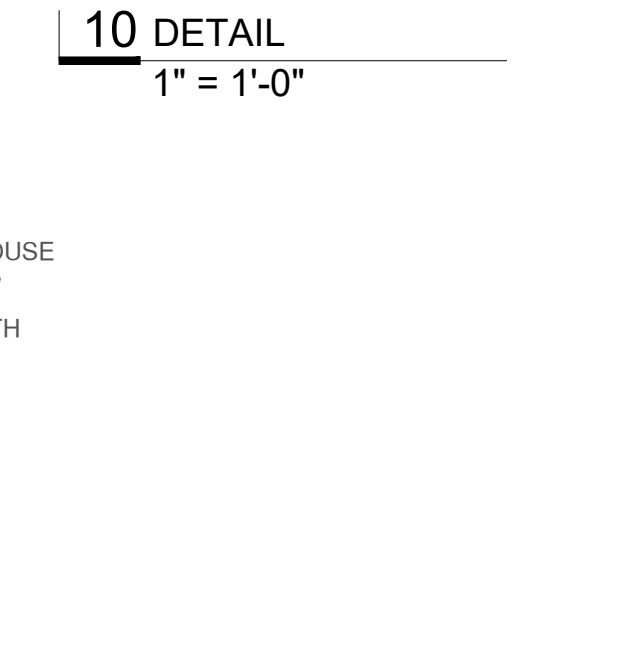
**12 DETAIL**  
1" = 1'-0"



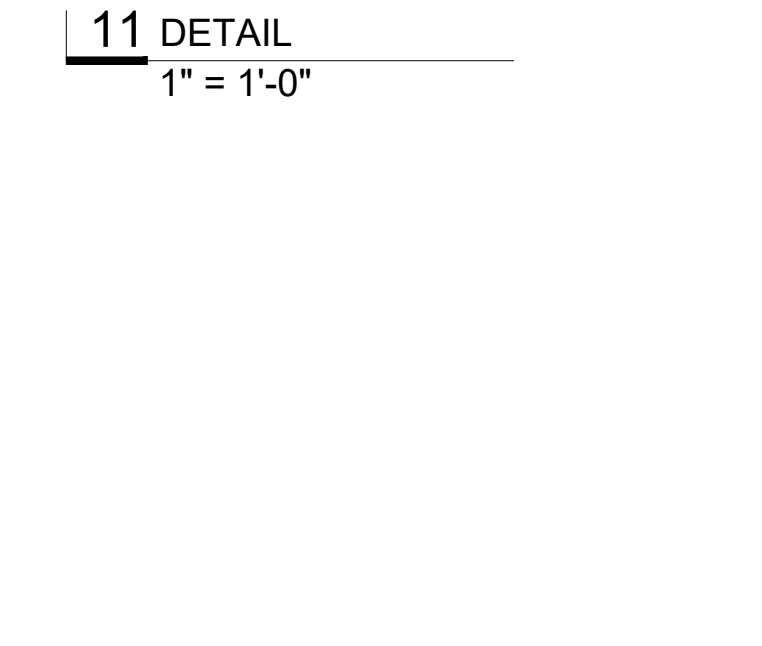
**13 DETAIL**  
1" = 1'-0"



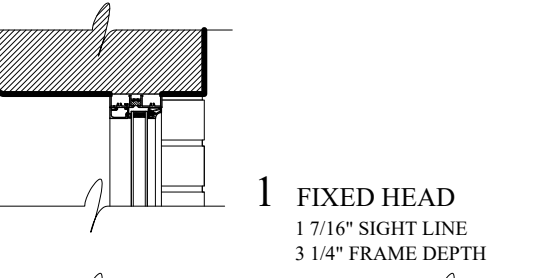
**9 WINDOW - TYPE 9 & DOOR 101B**  
1" = 1'-0"



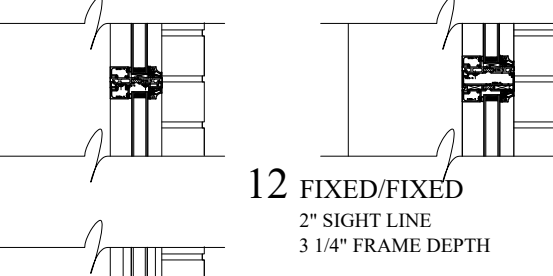
**10 DETAIL**  
1" = 1'-0"



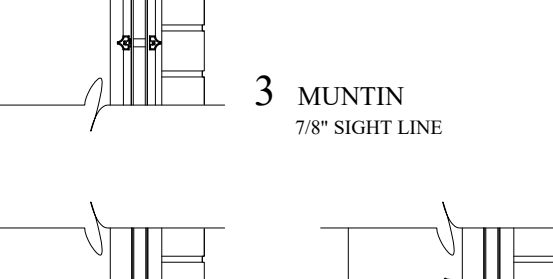
**11 DETAIL**  
1" = 1'-0"



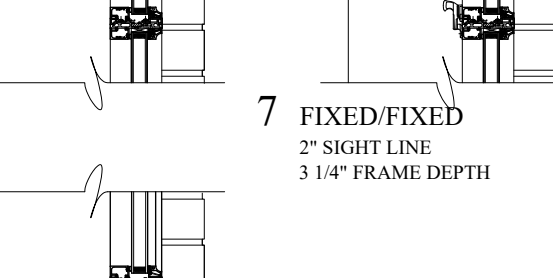
**1 FIXED HEAD**  
1 7/16" SIGHT LINE  
3 1/4" FRAME DEPTH



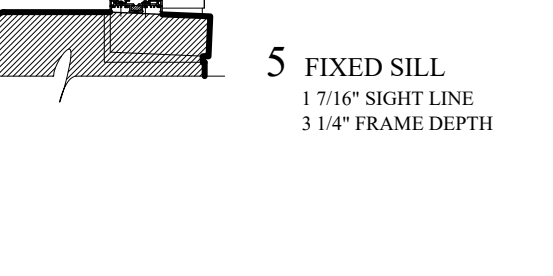
**2 PROJECT OUT HEAD**  
2 7/8" SIGHT LINE  
3 1/4" FRAME DEPTH



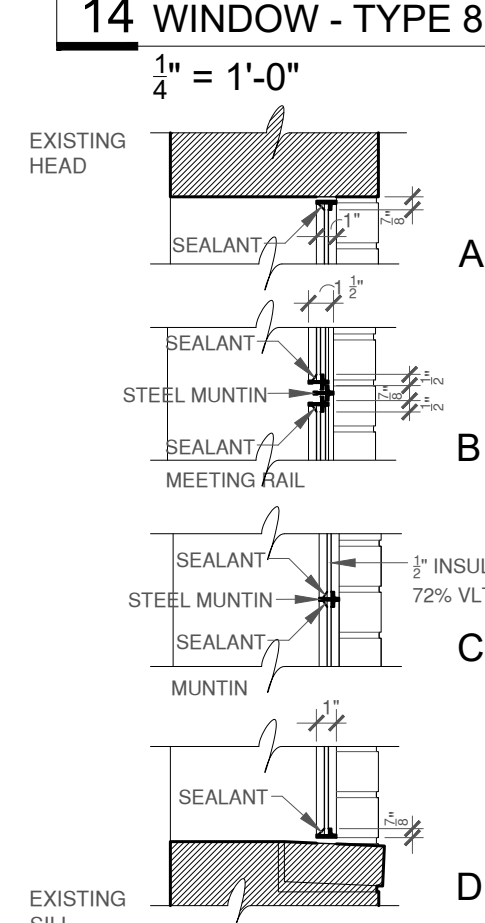
**3 MUNTIN**  
7/8" SIGHT LINE



**4 PROJECT OUT PULL**  
2 7/8" SIGHT LINE  
3 1/4" FRAME DEPTH



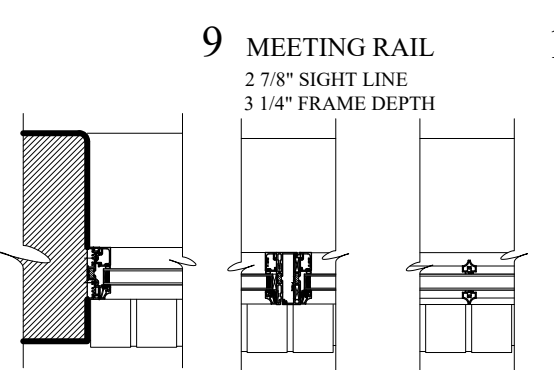
**5 FIXED SILL**  
1 7/16" SIGHT LINE  
3 1/4" FRAME DEPTH



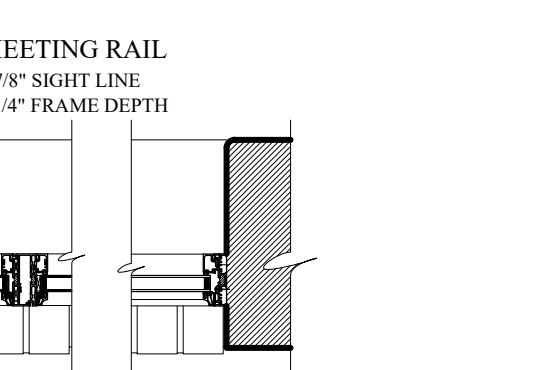
**14 WINDOW - TYPE 8**  
1/4" = 1'-0"



**15 WINDOW - TYPE 9**  
1/4" = 1'-0"



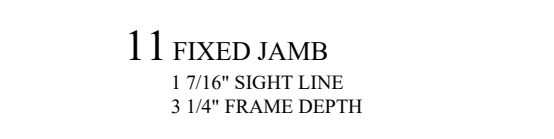
**9 MEETING RAIL**  
2 7/8" SIGHT LINE  
3 1/4" FRAME DEPTH



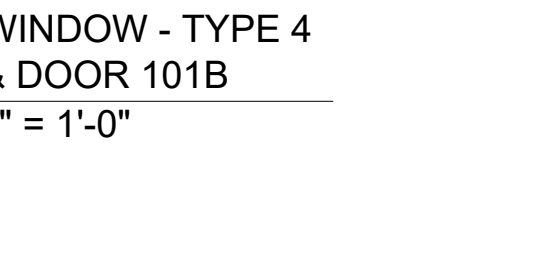
**10 MEETING RAIL**  
2 7/8" SIGHT LINE  
3 1/4" FRAME DEPTH



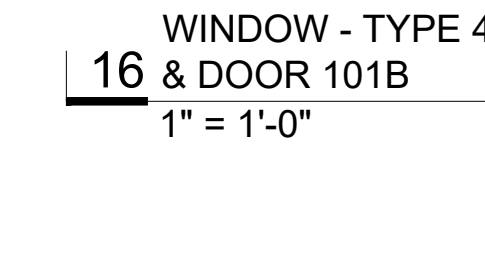
**8 FIXED JAMB**  
1 7/16" SIGHT LINE  
3 1/4" FRAME DEPTH



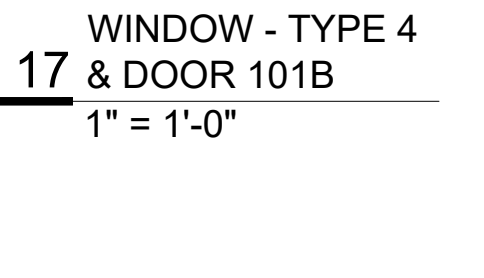
**6 MUNTIN**  
7/8" SIGHT LINE



**18 WINDOW - TYPE 4 & DOOR 101B**  
1" = 1'-0"



**16 WINDOW - TYPE 4 & DOOR 101B**  
1" = 1'-0"



**17 WINDOW - TYPE 4 & DOOR 101B**  
1" = 1'-0"

Code Reference  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2021 National Electric Code  
NFCC NFPA 54

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## French Way Cleaners Rehabilitation Project

Goche' Inclusions llc  
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2026 Country Club Boulevard Ames, Iowa 50014  
Tel 515 520 3384 goche9@gmail.com

DOOR AND MISCELLANEOUS DETAILS

# French Way Cleaners Rehabilitation Project

## UNIT FINISH SCHEDULE

ROOM NO.	Room Description	WALL								FLOOR			CEILING	
		North		West		South		East		Material	Fin.	Base	Material	Color
		Mat'l	Finish	Mat'l	Finish	Mat'l	Finish	Mat'l	Finish					
201A	ENTRY HALL	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
201B	LAUNDRY	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
201C	KITCHEN	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
201D	STUDIO	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
201E	HVAC	PLSTR	PNT	GB	PNT	GB	PNT	PLSTR	PNT	CT		WD	GB	PNT
201F	BATHROOM	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	CT		WD	GB	PNT

**ABBREVIATION LEGEND**  
 WD - POS WOOD  
 CT - POS CERAMIC TILE  
 GB - GYPSUM BOARD  
 PSTR - POS PLSTR

## UNIT 301 DOOR AND FRAME SCHEDULE

OPENG NO.	PAIR	DOOR			TYPE	MAT'L	FIN	U.L. LABEL (MINS.)	FRAME			HARD. GRP.	REMARKS	
		SIZE							DETAILS					
		WIDTH	HEIGHT	THICK					HEAD	JAMB	SILL			
201	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	60	1	WD	PNT	-	01	EXISTING.DOOR.AND.FRAME
201A	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	02	EXISTING.DOOR.AND.FRAME
201B	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	02	
201C	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	02	
201D	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	02	EXISTING.DOOR.AND.FRAME

NOTE: CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS AND HARDWARE INSTALLATION IN FIELD

## HARDWARE GROUPS

The hardware sets listed below represent the design intent of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware, and missing items should be brought to the attention of the architect with corrections.

All rim exit devices, pulls, cylinders, deadbolts, and locksets to be located between 34 and 48 inches.

**Hardware Group No. 01**  
 3 EA HINGES US32D  
 1 EA EMTEK LEVERSET (S100ST-SS)  
 1 EA SCHLAGE SINGLE CYL DEADBOLT (B60626)  
 1 EA SURFACE CLOSER US32D INTERIOR  
 1 SET SMOKE SEAL S886L BLK PEMKO

**Hardware Group No. 02**  
 3 EA HINGES US32D  
 1 EA EMTEK LEVERSET (S100ST-SS)  
 1 EA PRIVACY LOCK



EMTEK STUTTGART STAINLESS STEEL PASSAGE LEVERSET (S100ST-SS) - DOORS 304, 304-1, 304-2 & 304-3

## WALL TYPES

- A** NEW 1-HR RATED WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X6 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK - UL Des U305
- B** NEW WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X4 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK
- C** CERAMIC TILE ON NEW/ EXISTING PLASTER WALL
- D** NEW WALL - 5/8" GYPSUM WALLBOARD AND FURRING ON MASONRY WALL
- E** EXISTING PLASTER WALL

## EXISTING PLAN NOTES

- FACE OF NEW MATERIALS TO BE ALIGNED WITH ADJACENT EXISTING MATERIALS UNLESS NOTED OTHERWISE.
- ASSUME ALL INTERIOR PARTITION FRAMING TO BE WD STUDS @ 16" o.c. UNLESS INDICATED OTHERWISE.
- MATERIAL INFILL AT EXISTING WALLS TO BE SIZED TO MATCH EXISTING WALLS FACE AND ALIGN WITH EXISTING FINISHED FACE ON EACH SIDE OF WALL.
- ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT CENTER OF DOOR LEAF.
- ASSUME ALL WALLS TO BE FULL HEIGHT UNLESS INDICATED OTHERWISE.

## CEILING NOTES

- CEILING HEIGHTS ARE INDICATED ON REFLECTED CEILING PLAN.
- REFER TO ELECTRICAL PLANS AND FIRE PROTECTION DRAWINGS FOR FIXTURE AND EQUIPMENT TYPE.
- SEE INTERIOR ELEVATIONS/SECTIONS AND RELATED DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT BULKHEADS WHERE NOT INDICATED ON REFLECTED CEILING PLAN.
- NEW GYP BD CEILING - 1-HOUR RATED HORIZONTAL ASSEMBLY THROUGHOUT.
- COORDINATE ALL CONDUIT, PIPING, EXPOSED LINES, ETC. WITH ARCHITECT PRIOR TO INSTALLATION.

## KITCHEN COUNTER/ISLAND FINISHED

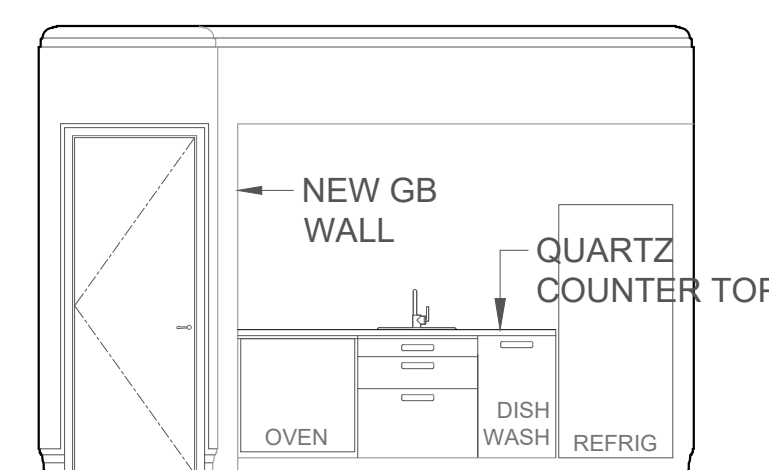
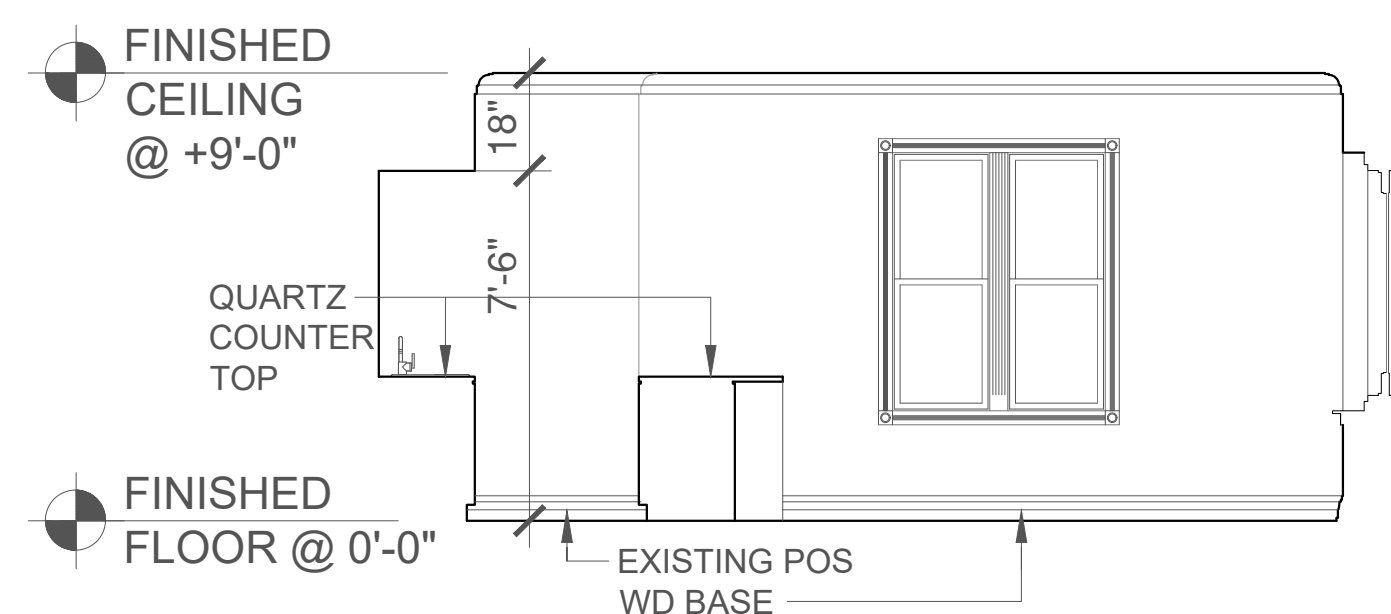
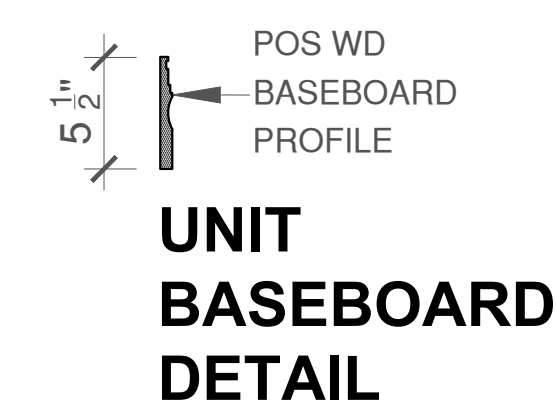
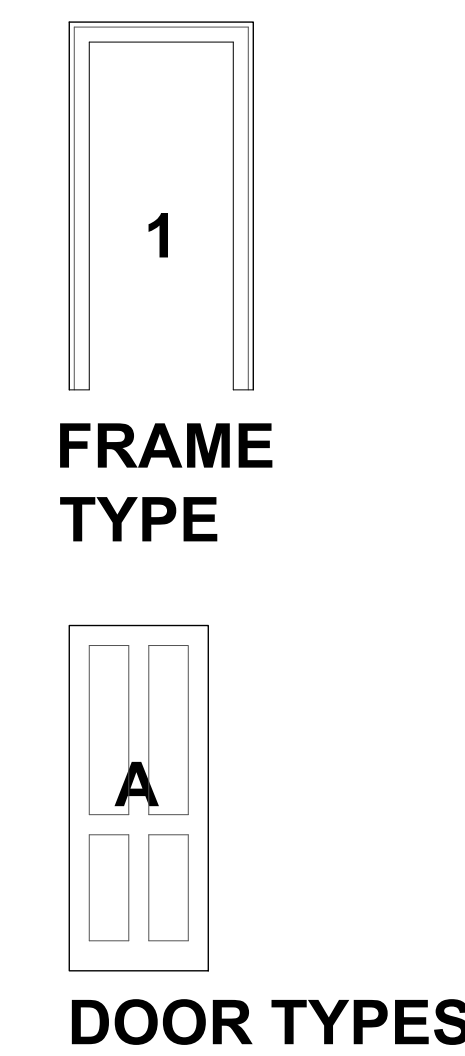
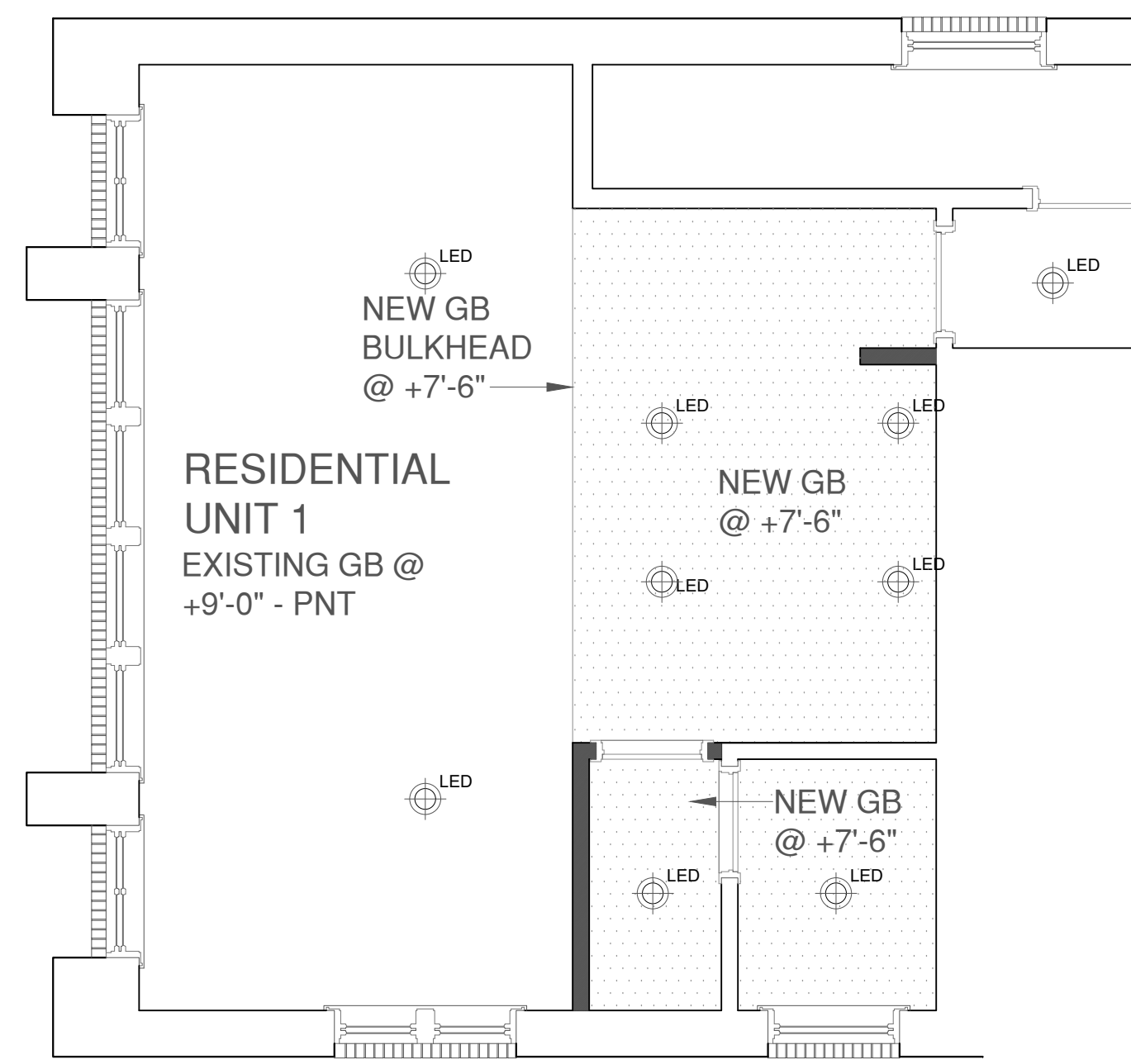
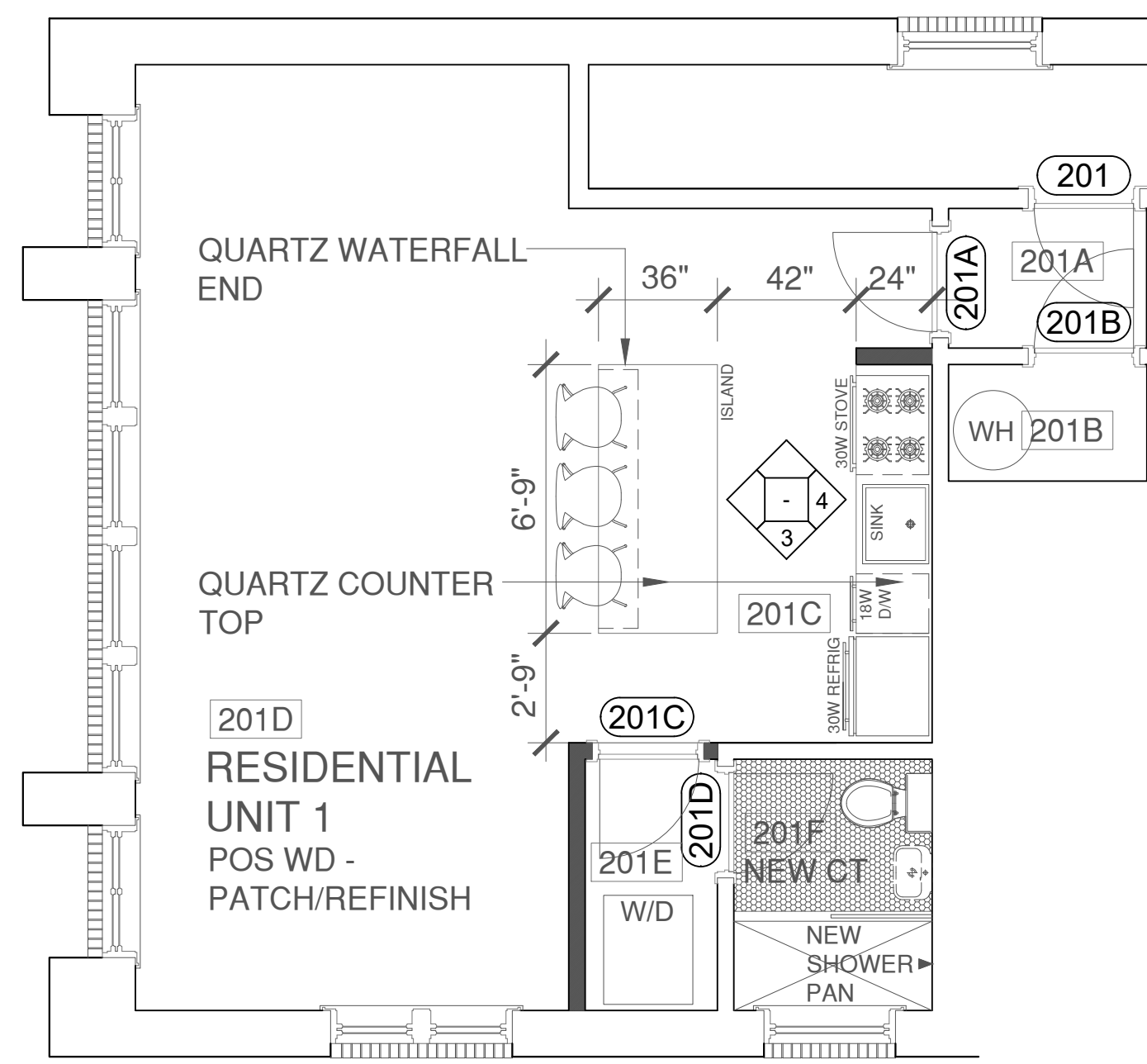
- COUNTER TOPS TO QUARTZ (CAESARSTONE - PIATRA GREY, HONED)
- COUNTER TOPS ON ISLAND TO HAVE WATERFALL EDGE ON WEST
- CABINETS TO BE FLAT PANEL PAINTED WHITE. SEE SHEET A6.3 FOR APPLIANCES AND CABINET PULLS.

## CEILING LEGEND

- RECESSED LED LIGHT
- RECESSED LED CAN LIGHT WITH EXHAUST FAN - WET LISTED
- PENDANT LIGHT

## WALL LEGEND

- ELECTRICAL OUTLET
- GFI OUTLET - LOCATE @ +42"
- S** HVAC SUPPLY
- R** HVAC RETURN
- EXIT** EXIT LIGHT
- T** THERMOSTAT
- SMOKE DETECTOR
- SPRINKLER HEAD
- EMERGENCY LIGHTING



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French Way Cleaners Rehabilitation Project

Goche' Inclusions llc  
 Peter F. Goche', AIA

UNIT 201D PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS & SCHEDULES

Code Reference  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

# French Way Cleaners Rehabilitation Project

## UNIT FINISH SCHEDULE

ROOM NO.	Room Description	WALL								FLOOR				CEILING	
		North		West		South		East		Material	Fin.	Base	Material	Color	
		Matr'l	Finish	Matr'l	Finish	Matr'l	Finish	Matr'l	Finish						
202A	CLOSET	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	PLSTR	PNT	
202B	WATER HEAT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	PLSTR	PNT	
202C	HALL	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	PLSTR	PNT	
202D	BATHROOM	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	CT		WD	GB	PNT	
202E	STUDIO	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT	
202F	KITCHEN	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	PLSTR	PNT	

**ABBREVIATION LEGEND**  
 WD - POS WOOD  
 CT - POS CERAMIC TILE  
 GB - GYPSUM BOARD  
 PLSTR - POS PLSTR

## UNIT 302 DOOR AND FRAME SCHEDULE

OPENG NO.	PAIR	DOOR			U.L. LABEL (MINS.)	FRAME			HARD. GRP.	REMARKS						
		SIZE				TYPE	MAT'L	FIN			DETAILS					
		WIDTH	HEIGHT	THICK							HEAD	JAMB	SILL			
202	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	60	1	WD	PNT	-	-	-	01	EXISTING...DOOR...AND...FRAME
202A	-	3'-0"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	EXISTING...DOOR...AND...FRAME
202B	-	5'-0"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	EXISTING...DOOR...AND...FRAME
202C	-	3'-0"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	EXISTING...DOOR...AND...FRAME

NOTE: CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS AND HARDWARE INSTALLATION IN FIELD

## HARDWARE GROUPS

- The hardware sets listed below represent the design intent of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware, and missing items should be brought to the attention of the architect with corrections.
- All rim exit devices, pulls, cylinders, deadbolts, and locksets to be located between 34 and 48 inches.

**Hardware Group No. 01**  
 3 EA HINGES US32D  
 1 EA EMTEK LEVERSET (S100ST-SS)  
 1 EA SCHLAGE SINGLE CYL DEADBOLT (B60626)  
 1 EA SURFACE CLOSER US32D INTERIOR  
 1 SET SMOKE SEAL S88BL BLK PEMKO

**Hardware Group No. 02**  
 3 EA HINGES US32D  
 1 EA EMTEK LEVERSET (S100ST-SS)  
 1 EA PRIVACY LOCK



EMTEK STUTTGART STAINLESS STEEL PASSAGE LEVERSET (S100ST-SS) - DOORS 304, 304-1, 304-2 & 304-3

## WALL TYPES

- A** NEW 1-HR RATED WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X6 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK - UL Des U305
- B** NEW WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X4 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK
- C** CERAMIC TILE ON NEW/ EXISTING PLASTER WALL
- D** NEW WALL - 5/8" GYPSUM WALLBOARD AND FURRING ON MASONRY WALL
- E** EXISTING PLASTER WALL

## EXISTING PLAN NOTES

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- ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT CENTER OF DOOR LEAF.
- ASSUME ALL WALLS TO BE FULL HEIGHT UNLESS INDICATED OTHERWISE.

## CEILING NOTES

- CEILING HEIGHTS ARE INDICATED ON REFLECTED CEILING PLAN.
- REFER TO ELECTRICAL PLANS AND FIRE PROTECTION DRAWINGS FOR FIXTURE AND EQUIPMENT TYPE.
- SEE INTERIOR ELEVATIONS/SECTIONS AND RELATED DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT BULKHEADS WHERE NOT INDICATED ON REFLECTED CEILING PLAN.
- NEW GYP BD CEILING - 1-HOUR RATED HORIZONTAL ASSEMBLY THROUGHOUT.
- COORDINATE ALL CONDUIT, PIPING, EXPOSED LINES, ETC. WITH ARCHITECT PRIOR TO INSTALLATION.

## KITCHEN COUNTER/ISLAND FINISHED

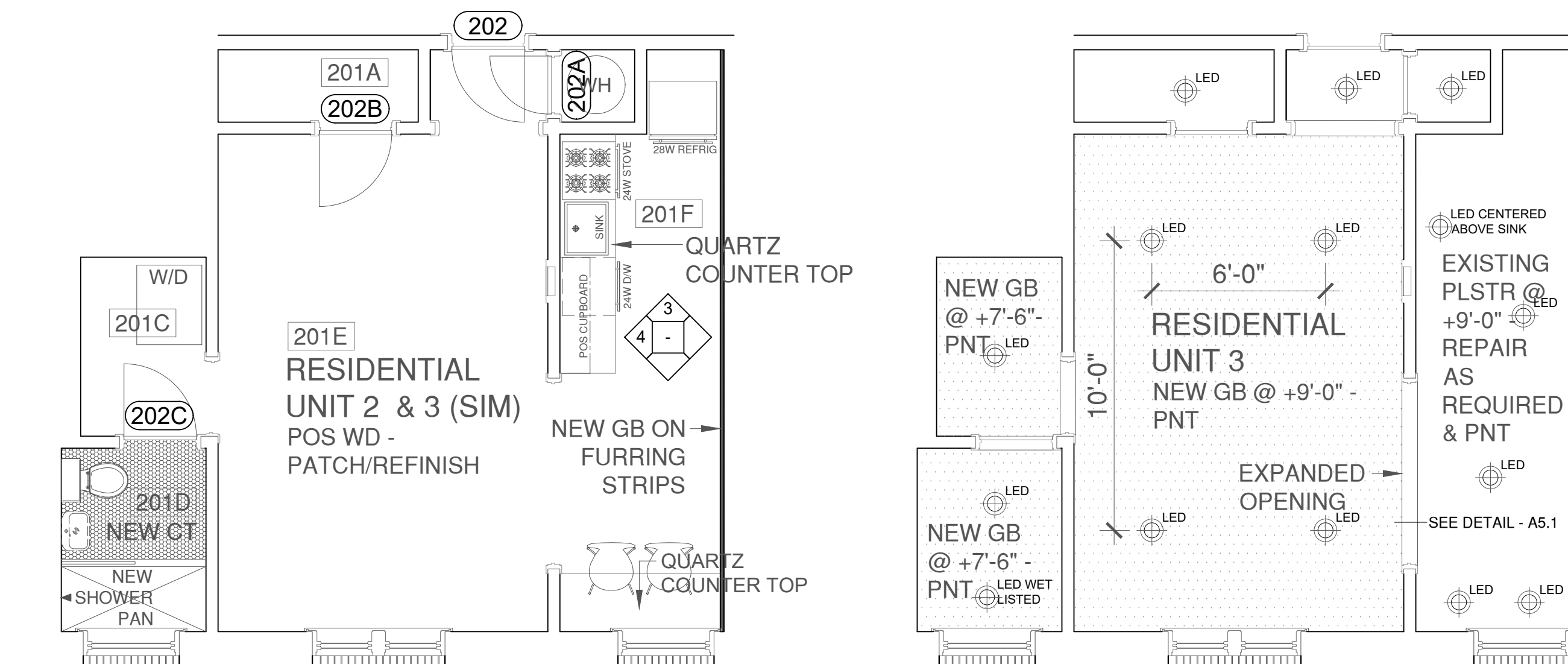
- COUNTER TOPS TO QUARTZ (CAESARSTONE - PIATRA GREY, HONED)
- COUNTER TOPS ON ISLAND TO HAVE WATERFALL EDGE ON WEST
- CABINETS TO BE FLAT PANEL PAINTED WHITE. SEE SHEET A6.3 FOR APPLIANCES AND CABINET PULLS.

## CEILING LEGEND

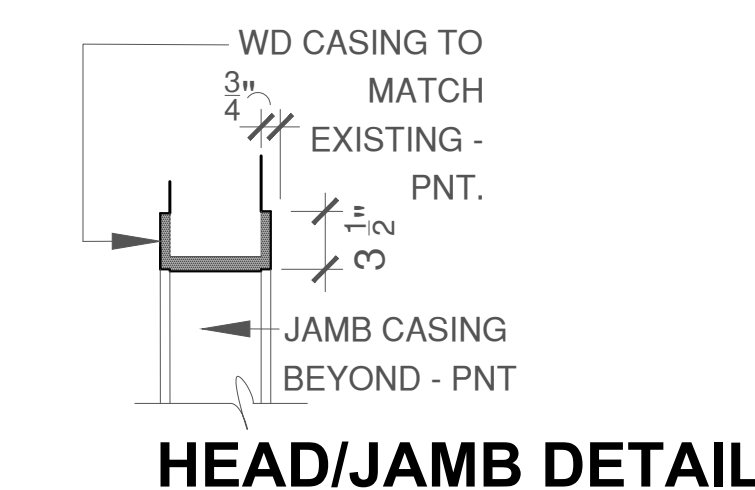
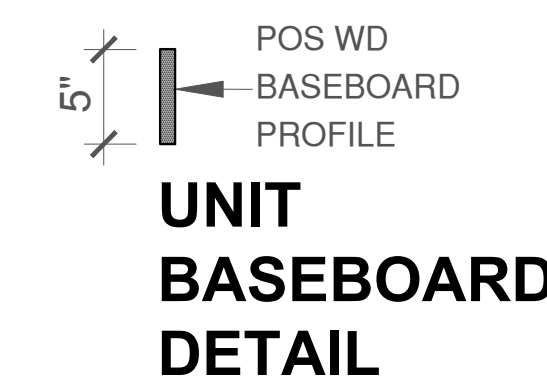
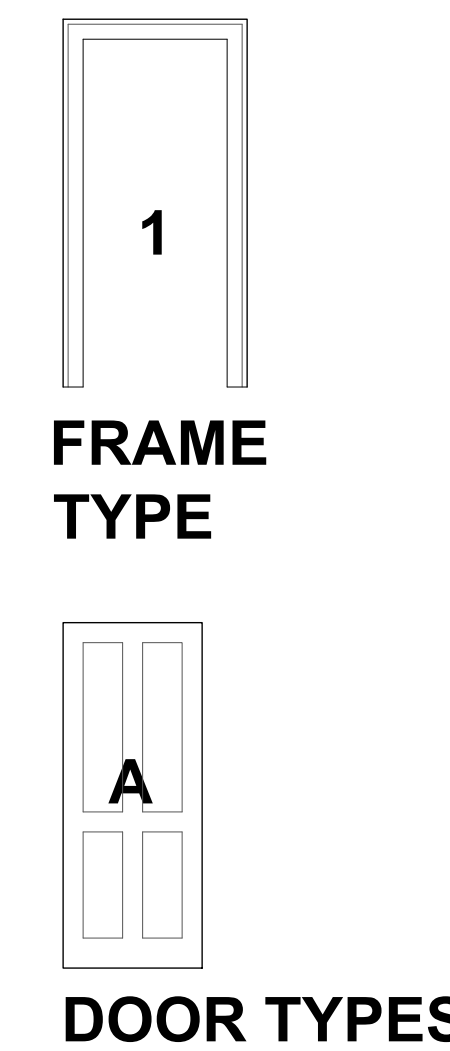
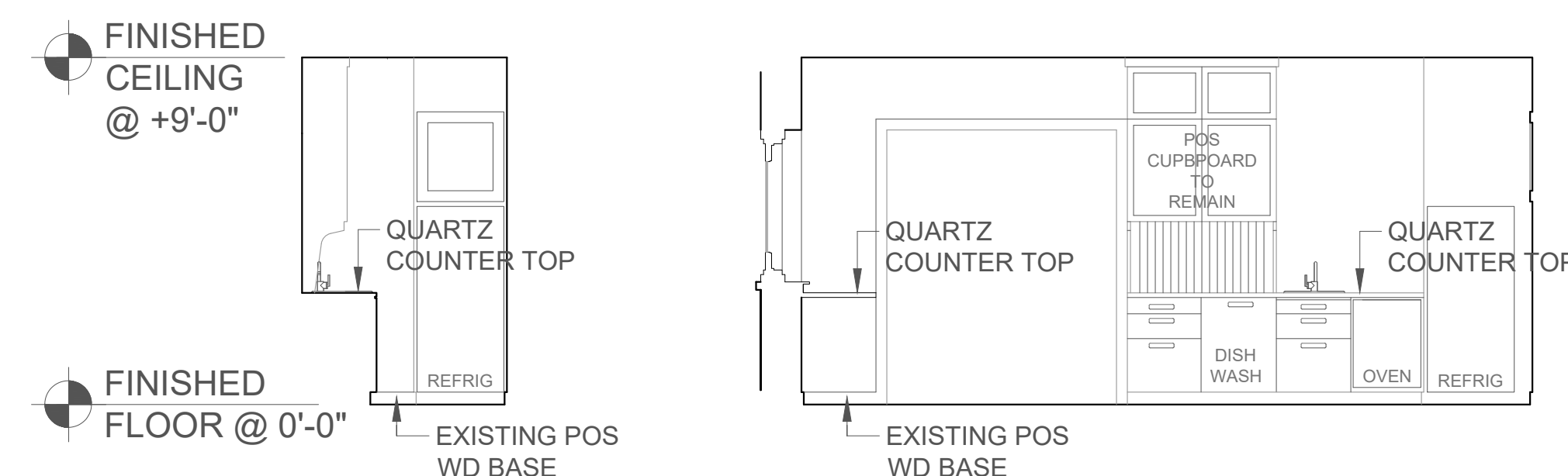
- RECESSED LED LIGHT
- RECESSED LED CAN LIGHT WITH EXHAUST FAN - WET LISTED
- PENDANT LIGHT

## WALL LEGEND

- ELECTRICAL OUTLET
- GFI OUTLET - LOCATE @ +42"
- S** HVAC SUPPLY
- R** HVAC RETURN
- EXIT** EXIT LIGHT
- T** THERMOSTAT
- SMOKE DETECTOR
- SPRINKLER HEAD
- EMERGENCY LIGHTING



1 INTERIOR ELEVATION  
 1/4" = 1'-0"



**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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**French Way Cleaners Rehabilitation Project**

**Goche' Inclusions llc**

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 Tel 515 520 3384 goche9@gmail.com

UNIT 302 PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS & SCHEDULES

sheet **A6.1**

# French Way Cleaners Rehabilitation Project

## UNIT FINISH SCHEDULE

ROOM NO.	Room Description	WALL								FLOOR			CEILING	
		North		West		South		East		Material	Fin.	Base	Material	Color
		Matr'l	Finish	Matr'l	Finish	Matr'l	Finish	Matr'l	Finish					
204A	KITCHEN	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
204B	BATHROOM	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	CT	WD	WD	GB	PNT
204C	LIVING ROOM	GB	PNT	PLSTR	PNT	PLSTR	PNT	GB	PNT	WD	SEAL	WD	GB	PNT
204D	OFFICE	PLSTR	PNT	PLSTR	PNT	GB	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT
204E	LAUNDRY	GB	PNT	PLSTR	PNT	PLSTR	PNT	PLSTR	PNT	WD	SEAL	WD	GB	PNT

**ABBREVIATION LEGEND**  
 WD - POS WOOD  
 CT - POS CERAMIC TILE  
 GB - GYPSUM BOARD  
 PLSTR - POS PLSTR

## UNIT 303 DOOR AND FRAME SCHEDULE

OPENING NO.	PAIR	DOOR							FRAME					HARD. GRP.	REMARKS	
		SIZE			TYPE	MAT'L	FIN	U.L. LABEL (MINS.)	DETAILS							
		WIDTH	HEIGHT	THICK					HEAD	JAMB	SILL					
204	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	60	1	WD	PNT	-	-	-	01	EXISTING..DOOR..AND..FRAME
204A	-	2'-0"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	EXISTING..DOOR..AND..FRAME
204B	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	EXISTING..DOOR..AND..FRAME
204C	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	
204D	-	2'-6"	7'-0"	1 3/4"	A	WD	PNT	-	1	WD	PNT	-	-	-	02	

NOTE: CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS AND HARDWARE INSTALLATION IN FIELD

## HARDWARE GROUPS

- The hardware sets listed below represent the design intent of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware, and missing items should be brought to the attention of the architect with corrections.
- All rim exit devices, pulls, cylinders, deadbolts, and locksets to be located between 34 and 48 inches.

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 1 EA SCHLAGE SINGLE CYL DEADBOLT (B60626)  
 1 EA SURFACE CLOSER US32D INTERIOR  
 1 SET SMOKE SEAL S88BL BLK PEMKO

**Hardware Group No. 02**  
 3 EA HINGES US32D  
 1 EA EMTEK LEVERSET (S100ST-SS)  
 1 EA PRIVACY LOCK



EMTEK STUTTGART STAINLESS STEEL PASSAGE LEVERSET (S100ST-SS) - DOORS 304, 304-1, 304-2 & 304-3

## WALL TYPES

- A** NEW 1-HR RATED WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X6 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK - UL Des U305
- B** NEW WALL - 5/8" GYPSUM WALLBOARD EACH SIDE OF 2X4 WD STUD FRAMING AT 16" O.C. - FLOOR TO DECK
- C** CERAMIC TILE ON NEW/ EXISTING PLASTER WALL
- D** NEW WALL - 5/8" GYPSUM WALLBOARD AND FURRING ON MASONRY WALL
- E** EXISTING PLASTER WALL

## EXISTING PLAN NOTES

- FACE OF NEW MATERIALS TO BE ALIGNED WITH ADJACENT EXISTING MATERIALS UNLESS NOTED OTHERWISE.
- ASSUME ALL INTERIOR PARTITION FRAMING TO BE WD STUDS @ 16" o.c. UNLESS INDICATED OTHERWISE.
- MATERIAL INFILL AT EXISTING WALLS TO BE SIZED TO MATCH EXISTING WALLS FACE AND ALIGN WITH EXISTING FINISHED FACE ON EACH SIDE OF WALL.
- ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT CENTER OF DOOR LEAF.
- ASSUME ALL WALLS TO BE FULL HEIGHT UNLESS INDICATED OTHERWISE.

## CEILING NOTES

- CEILING HEIGHTS ARE INDICATED ON REFLECTED CEILING PLAN.
- REFER TO ELECTRICAL PLANS AND FIRE PROTECTION DRAWINGS FOR FIXTURE AND EQUIPMENT TYPE.
- SEE INTERIOR ELEVATIONS/SECTIONS AND RELATED DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT BULKHEADS WHERE NOT INDICATED ON REFLECTED CEILING PLAN.
- NEW GYP BD CEILING - 1-HOUR RATED HORIZONTAL ASSEMBLY THROUGHOUT.
- COORDINATE ALL CONDUIT, PIPING, EXPOSED LINES, ETC. WITH ARCHITECT PRIOR TO INSTALLATION.

## KITCHEN COUNTER/ISLAND FINISHED

- COUNTER TOPS TO QUARTZ (CAESARSTONE - PIATRA GREY, HONED)
- COUNTER TOPS ON ISLAND TO HAVE WATERFALL EDGE ON WEST
- CABINETS TO BE FLAT PANEL PAINTED WHITE. SEE SHEET A6.3 FOR APPLIANCES AND CABINET PULLS.

## CEILING LEGEND

- RECESSED LED LIGHT
- RECESSED LED CAN LIGHT WITH EXHAUST FAN - WET LISTED
- PENDANT LIGHT

## WALL LEGEND

- ELECTRICAL OUTLET
- GFI OUTLET - LOCATE @ +42"

**S** HVAC SUPPLY

**R** HVAC RETURN

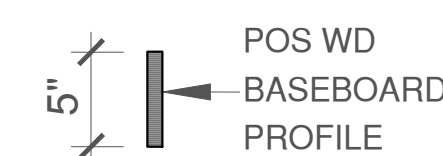
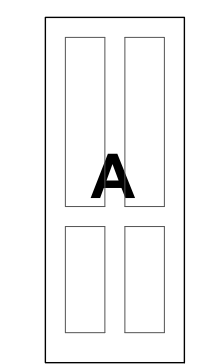
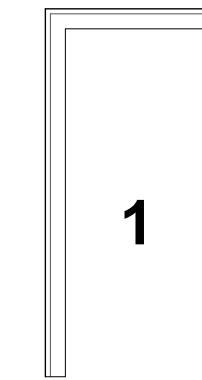
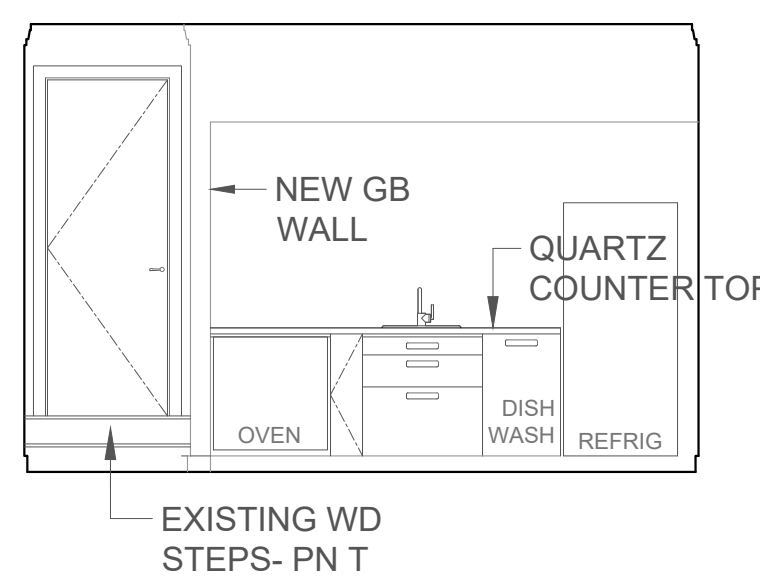
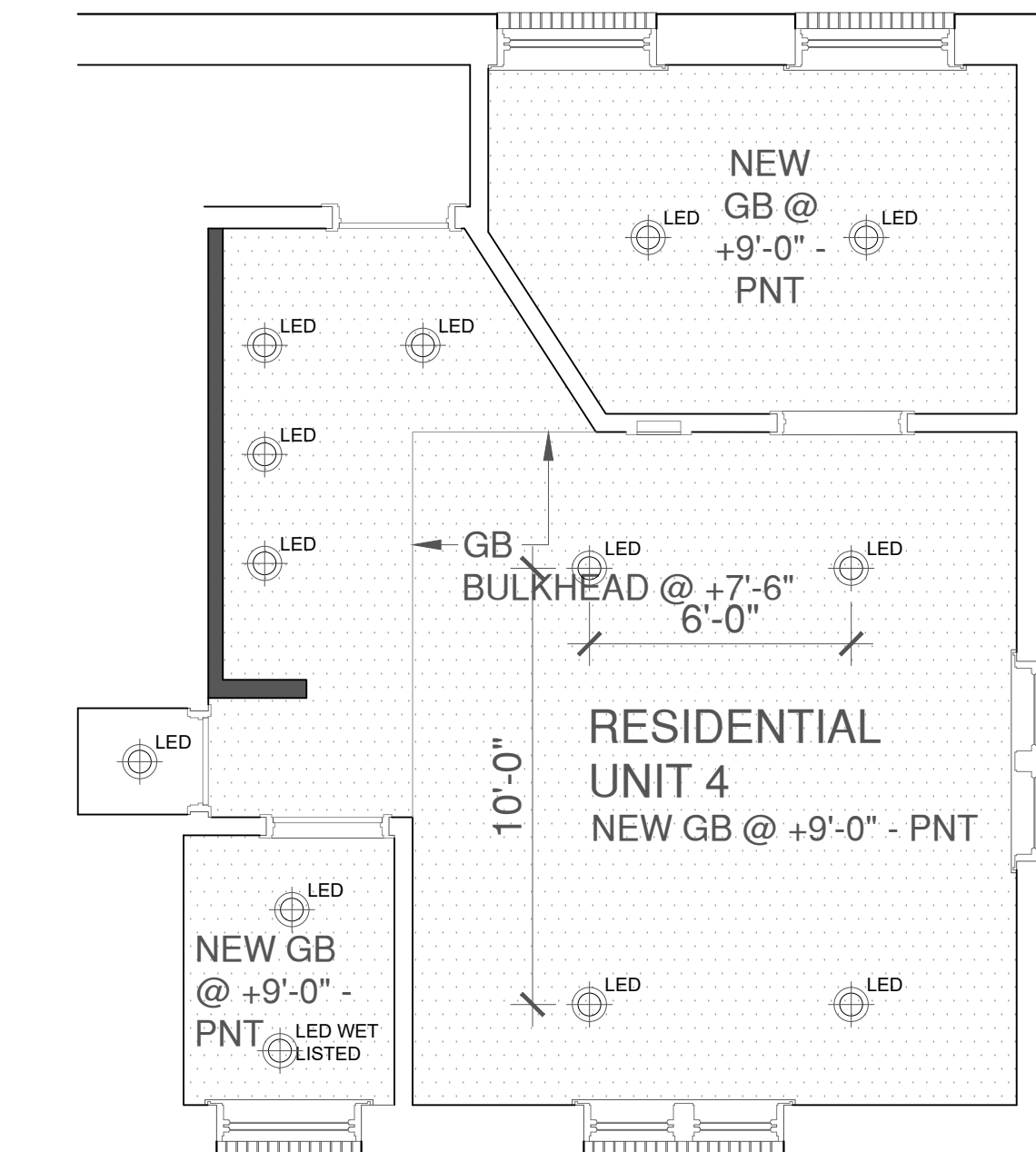
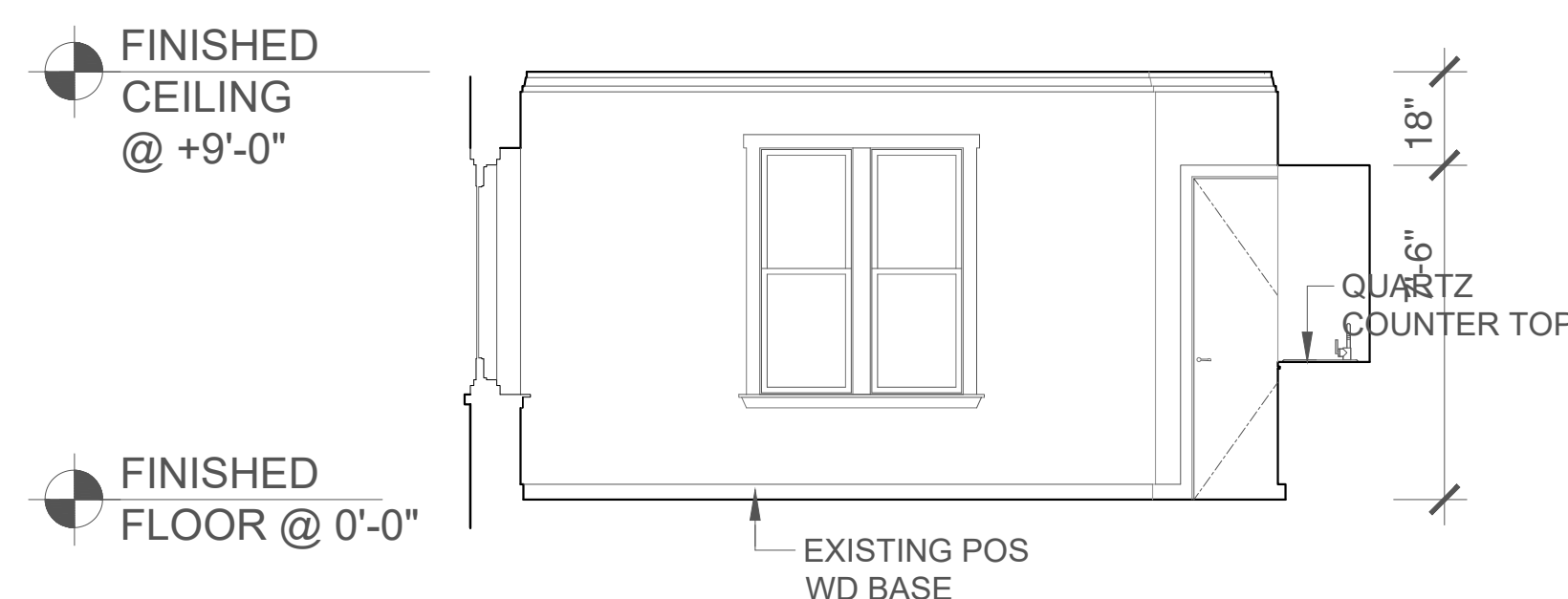
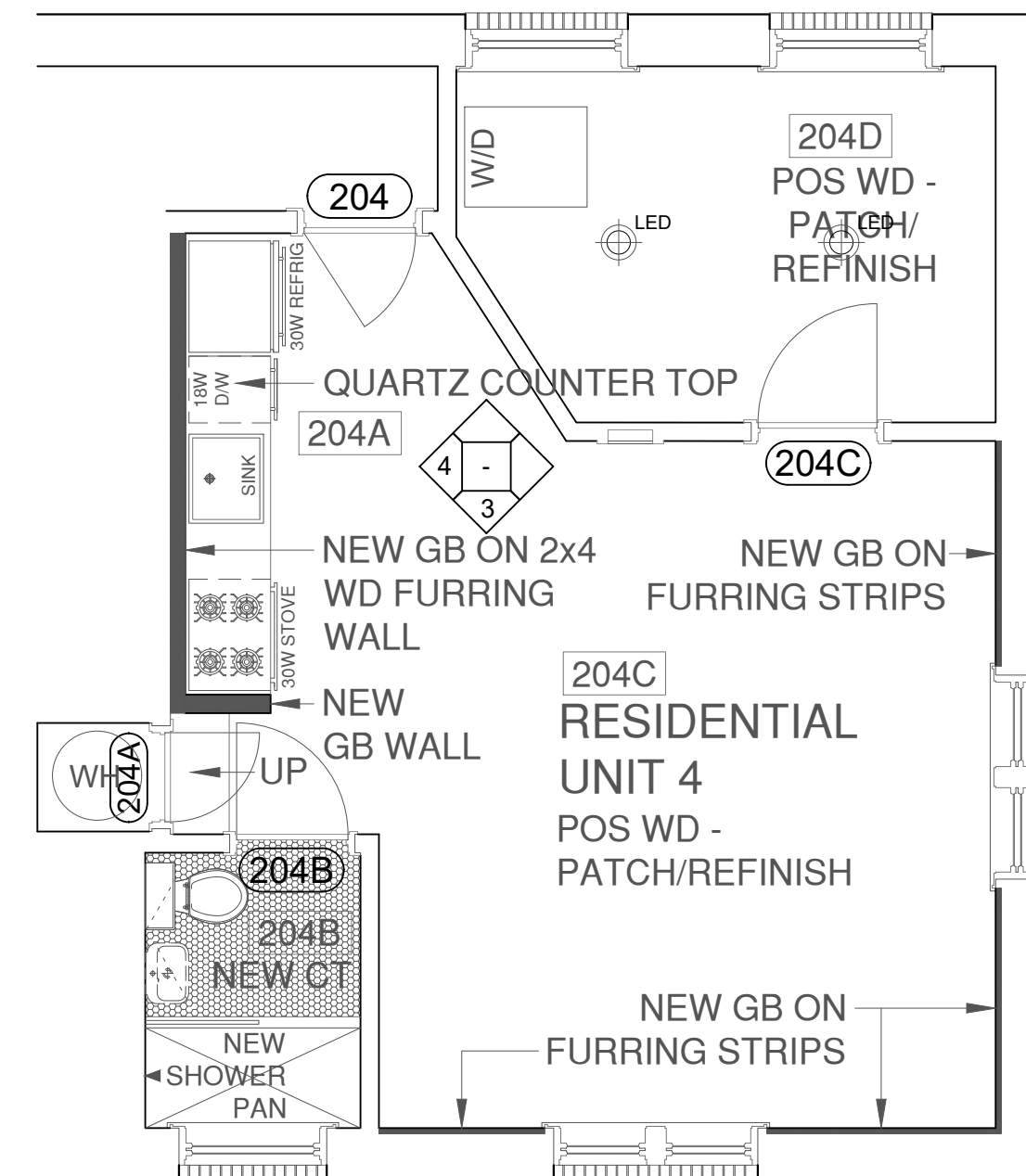
**EXIT** EXIT LIGHT

**T** THERMOSTAT

SMOKE DETECTOR

SPRINKLER HEAD

EMERGENCY LIGHTING



**UNIT BASEBOARD DETAIL**

**Code Reference**  
 2018 International Existing Building Code (IEBC)  
 2018 International Building Code (IBC)  
 2009 American National Standard (ANSI)  
 2020 International Mechanical Code  
 2020 National Electric Code  
 2021 Uniform Plumbing Code  
 NFCC NFPA 54

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**French Way Cleaners Rehabilitation Project**

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UNIT 303 PLAN, REFLECTED CEILING PLAN, INTERIOR ELEVATIONS & SCHEDULES

sheet **A6.2**

# French Way Cleaners Rehabilitation Project

## 1 ALTERNATE RESIDENTIAL UNIT KITCHEN FF&E NTS



OVER-THE-RANGE MICROWAVE (SAMSUNG ME16A4021AS) WITH TRIM KIT STAINLESS STEEL 30" WIDE UNITS 1 & 4 ONLY



ELECTRIC RANGE (SAMSUNG NE63A6111SS) STAINLESS STEEL - 30" WIDE UNITS 1 & 4 AND 24" WIDE UNITS 2 & 3



BUILT-IN DISHWASHER (SAMSUNG DW80R2031US/AA) STAINLESS STEEL - 18" WIDE UNITS 1 & 4 AND 24" WIDE UNITS 2 & 3



REFRIGERATOR (SAMSUNG RT18M6215SR) STAINLESS STEEL - 30" WIDE UNITS 1 & 4 AND 28" WIDE UNITS 2 & 3



BRAVO 3" LONG FINGER CABINET PULL (BERENSON 1058-4026-P) BRUSHED NICKEL



TRINSIC 1.8 GPM SINGLE HOLE PULL DOWN KITCHEN FAUCET (DELTA 9159-QRLS-DST) BRUSHED NICKEL



SINGLE BOWL UNDERCOUNTER KITCHEN SINK (MAINLINE MLUS773) STAINLESS STEEL



COUNTER TOP MICROWAVE (KITCHEN AID KMCS1016GSS) WITH TRIM KIT STAINLESS STEEL



GAS RANGE (KITCHEN AID KSDG950ESS) STAINLESS STEEL - 30" WIDE UNITS 1 & 4 AND 24" WIDE UNITS 2 & 3



BUILT-IN DISHWASHER (KITCHEN AID KDTE204KPS) STAINLESS STEEL - 18" WIDE UNITS 1 & 4 AND 24" WIDE UNITS 2 & 3



BOTTOM MOUNT REFRIGERATOR (KITCHEN AID KBLS19KC) STAINLESS STEEL - 30" WIDE UNITS 1 & 4 AND 28" WIDE UNITS 2 & 3

## 2 RESIDENTIAL UNIT KITCHEN FF&E NTS



BRAVO 3" LONG FINGER CABINET PULL (BERENSON 1058-4026-P) BRUSHED NICKEL



MODERN SINGLE HOLE BATHROOM FAUCET (DELTA) BRUSHED NICKEL



TRINSIC TOILET PAPER HOLDER (DELTA 75950-SS) BRUSHED NICKEL



ELATE 24" TOWEL BAR (KOHLER K-27287-BN) BRUSHED NICKEL



14" DIA CIRCULAR UNDERMOUNT LAVATORY W/ OVERFLOW (UCIF-14) STAINLESS STEEL



DRAKE CLOSE COUPLED TOILET, ADA, 1.6 GPF (TOTO CST744SL) WHITE



TRINSIC MONITOR 14 SERIES SHOWER CONTROL (DELTA) BRUSHED NICKEL UNITS 301-304

## 3 RESIDENTIAL UNIT BATHROOM FF&E NTS

Code Reference  
2018 International Existing Building Code (IEBC)  
2018 International Building Code (IBC)  
2009 American National Standard (ANSI)  
2020 International Mechanical Code  
2021 National Electric Code  
2021 Uniform Plumbing Code  
NFGC-NFPA 54

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French Way Cleaners Rehabilitation Project

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FF&E  
sheet

A6.3