

Addendum



Project:

Location:

Date:

Addm. #:

Subject:

To:

From:

Action Required:

Applicable Drawings/Specifications:

Date Required:

Cost Impact:

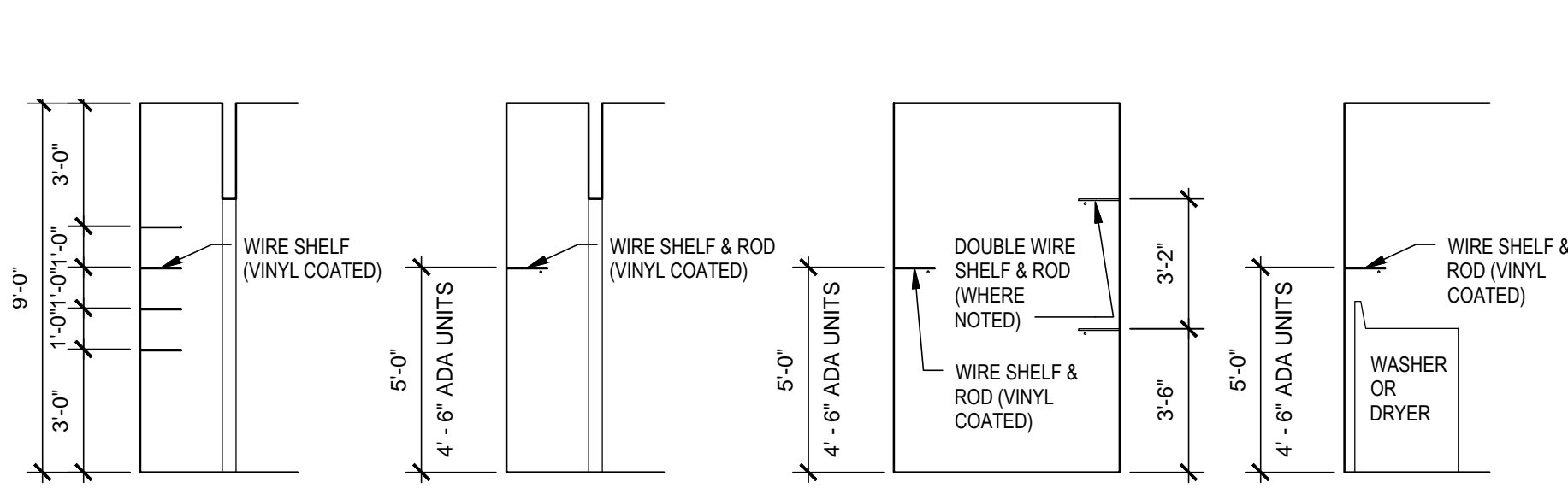
Schedule Impact:

Question:

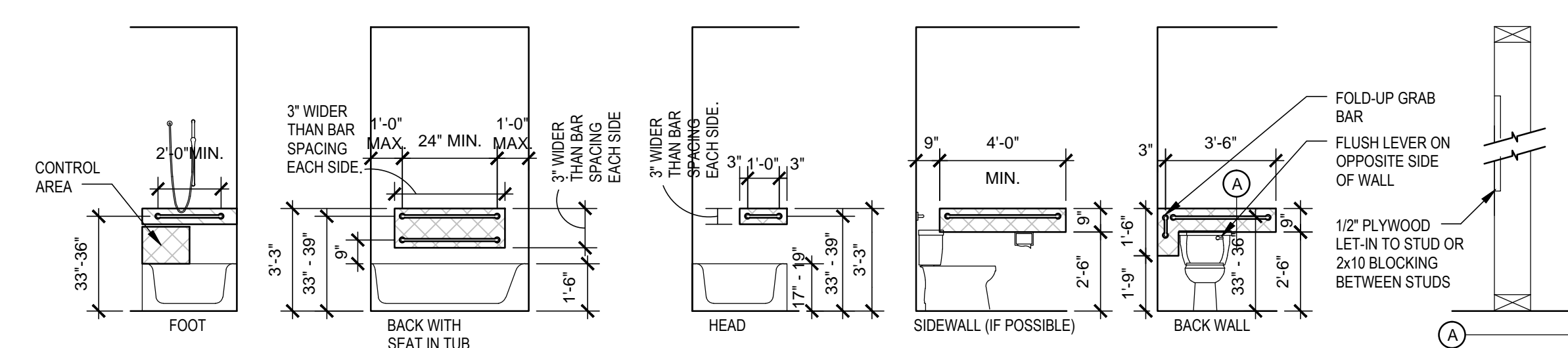
Response Date:

Response By:

Response:



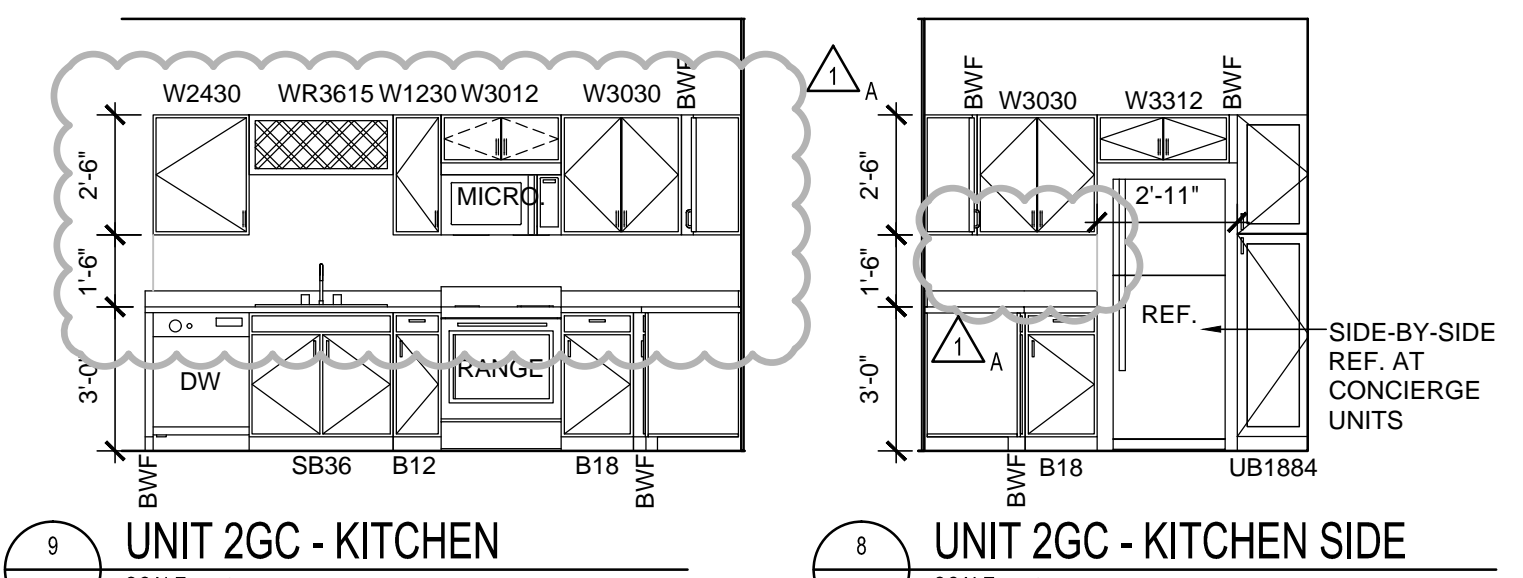
11 TYPICAL SHELVING PROFILES
SCALE: 1/4"=1'-0"



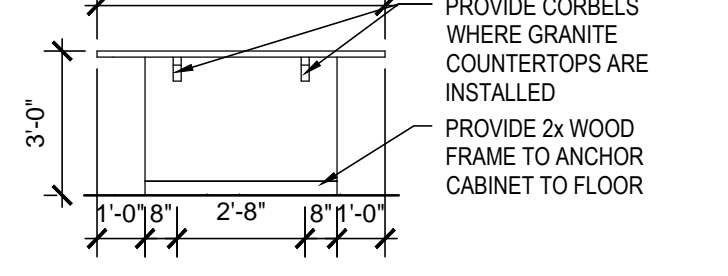
BATHTUB REINFORCING
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

W.C. REINFORCING
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

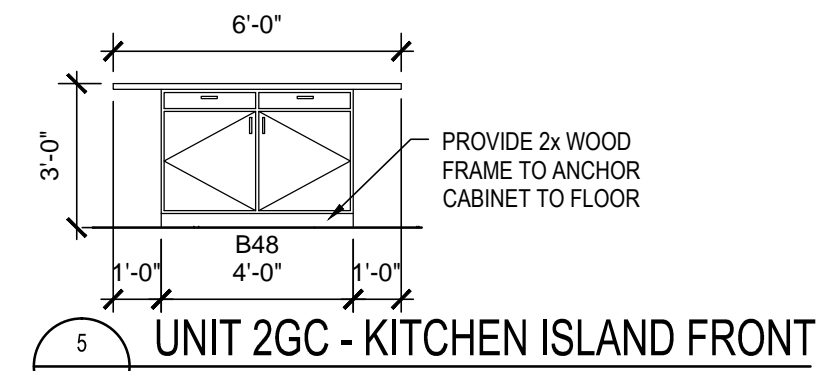
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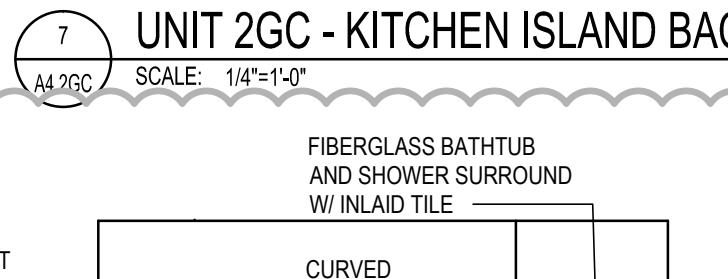
9 UNIT 2GC - KITCHEN
SCALE: 1/4"=1'-0"



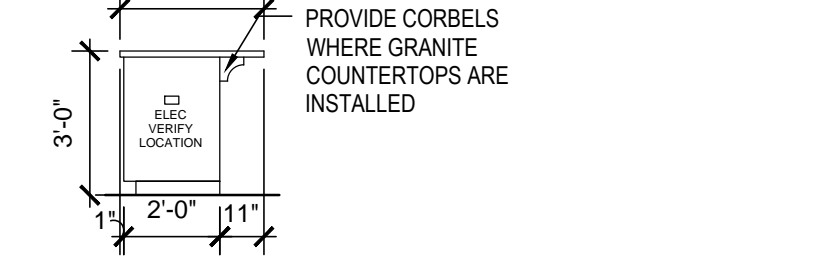
8 UNIT 2GC - KITCHEN SIDE
SCALE: 1/4"=1'-0"



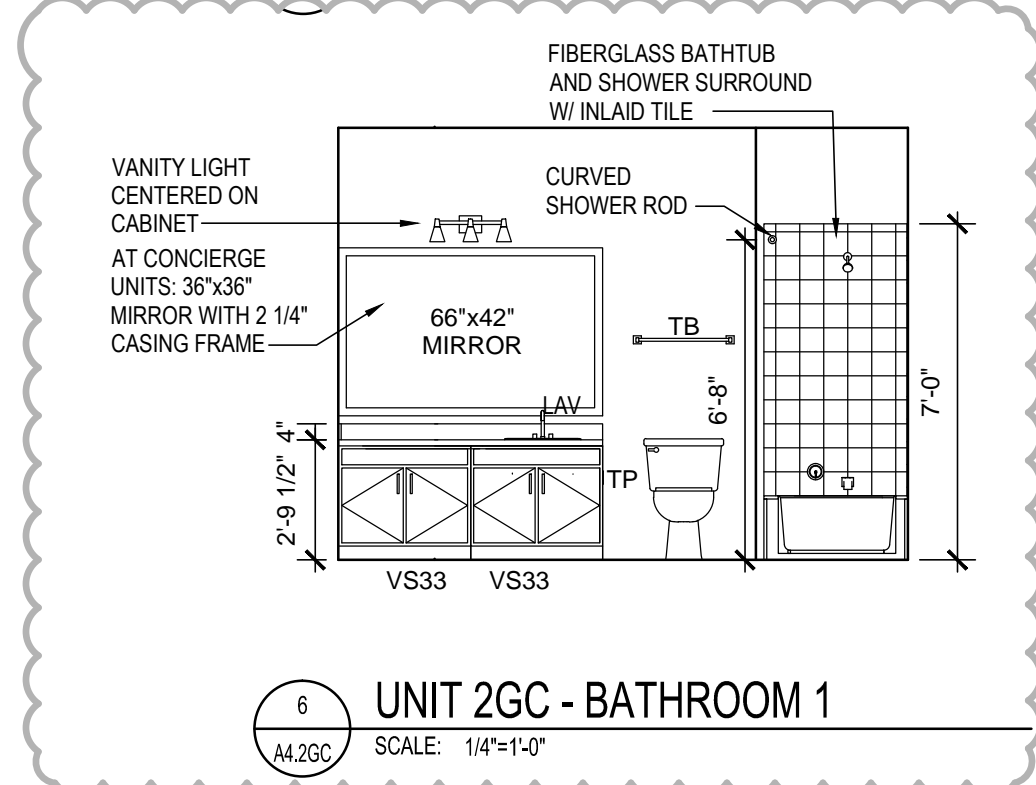
5 UNIT 2GC - KITCHEN ISLAND FRONT
SCALE: 1/4"=1'-0"



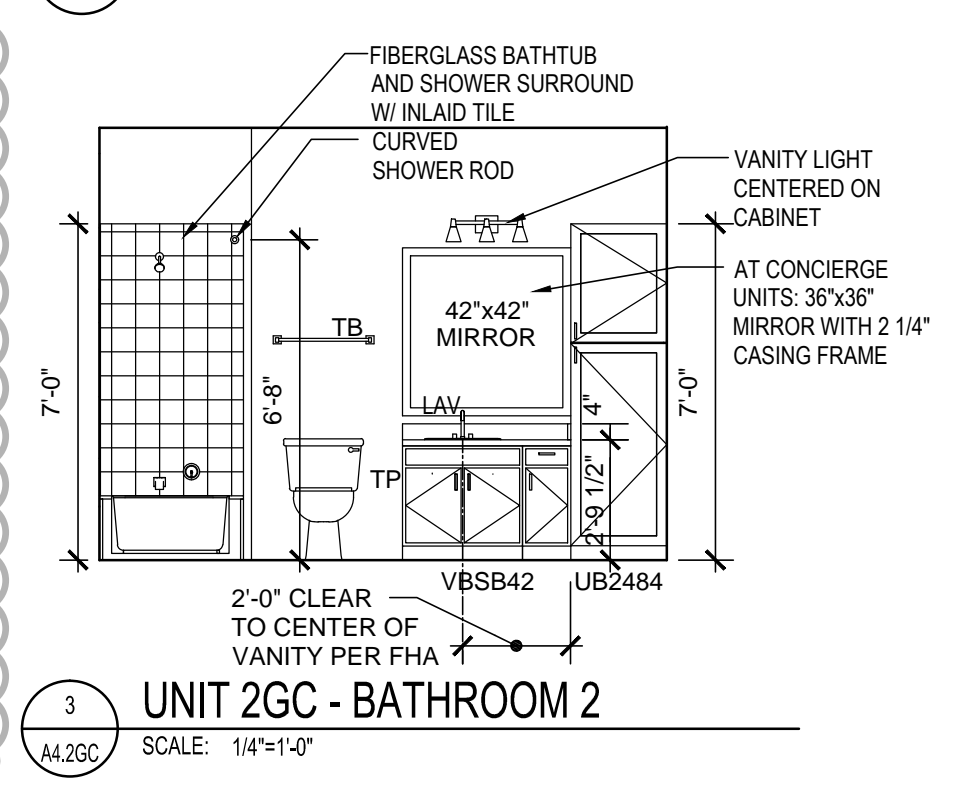
7 UNIT 2GC - KITCHEN ISLAND BACK
SCALE: 1/4"=1'-0"



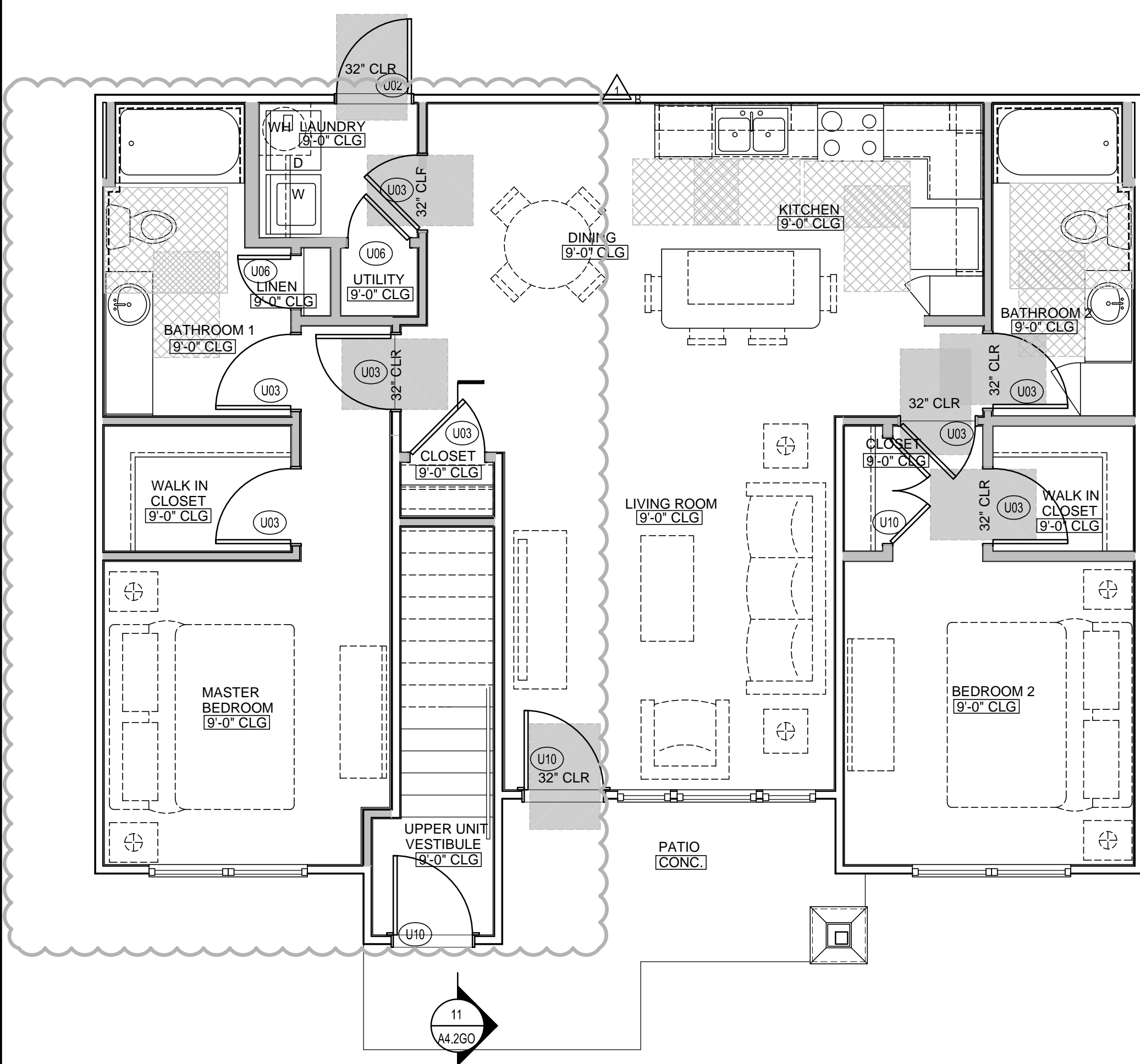
4 UNIT 2GC - KITCHEN ISLAND SIDE
SCALE: 1/4"=1'-0"



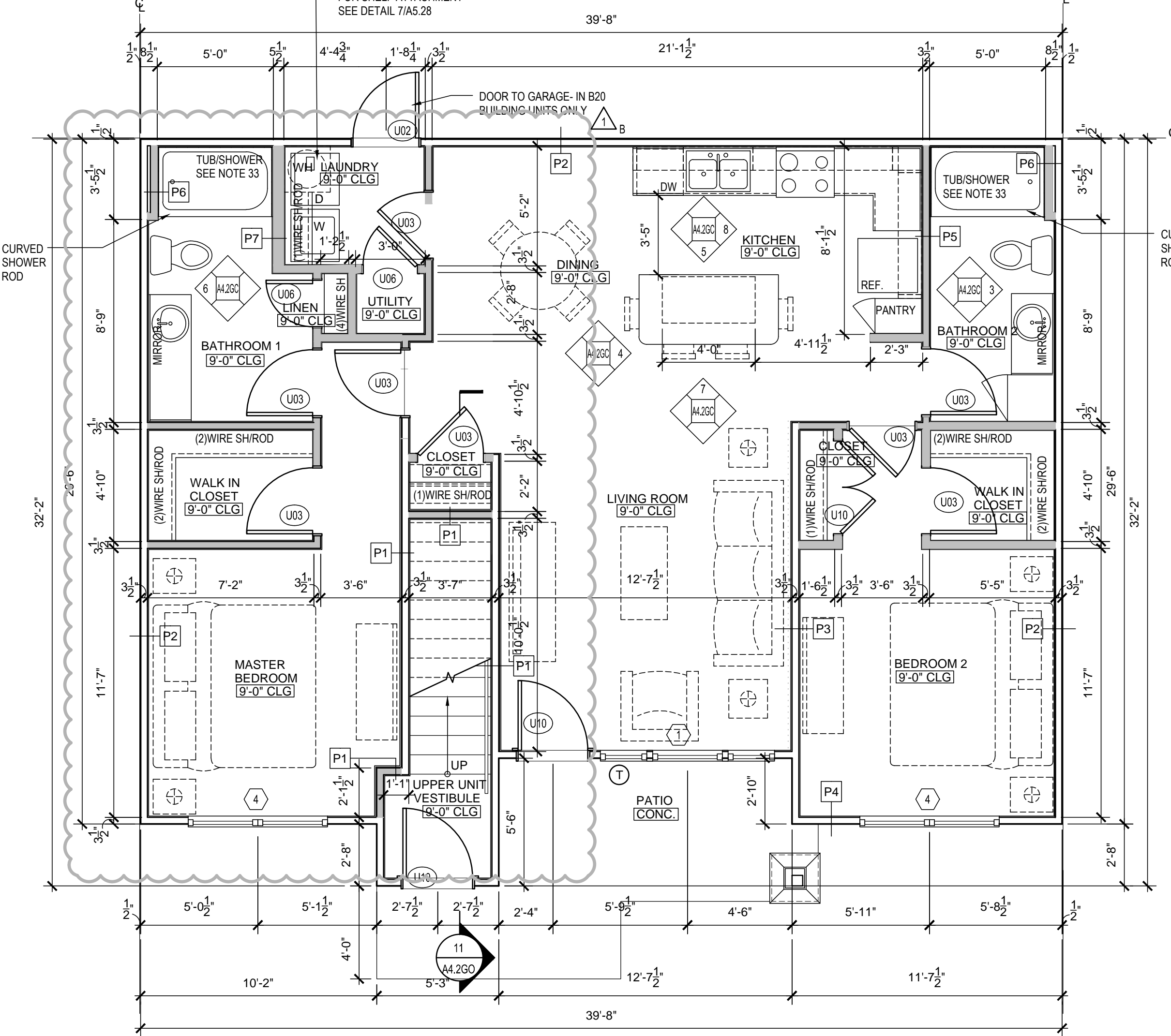
6 UNIT 2GC - BATHROOM 1
SCALE: 1/4"=1'-0"



3 UNIT 2GC - BATHROOM 2
SCALE: 1/4"=1'-0"



2 2 BEDROOM / 2 BATH (OPTION 'A' BATHS) UNIT 2GC - FLOOR PLAN (FHA UNIT TYPE 'B')
SCALE: 1/4"=1'-0"



1 2 BEDROOM / 2 BATH UNIT 2GC - FLOOR PLAN
SCALE: 1/4"=1'-0"

CONDITIONED SPACE	1088 SF
PATIO / BALCONY	70 SF

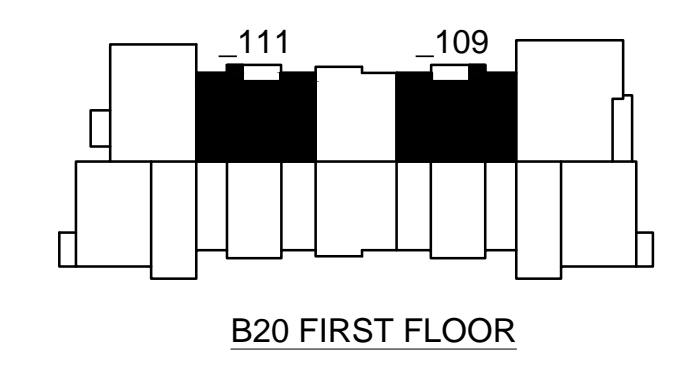
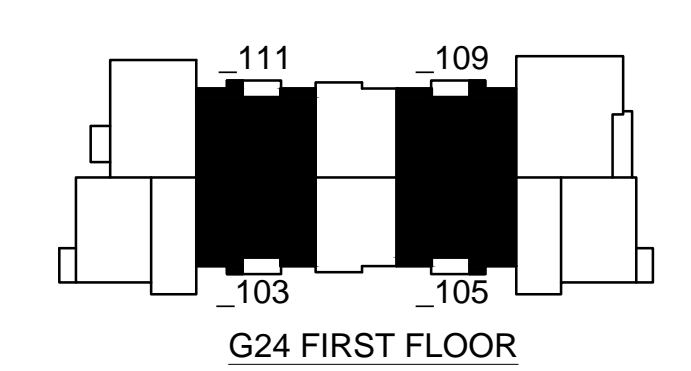
- REVISION #1 SUMMARY**
- REMOVED TILE BACKSPLASH AT CONCERGE UNITS
 - UPDATED UNIT PLAN TO SHOW REVISED CLOSET, BEDROOM, AND BATHROOM LAYOUT
 - UPDATED BATHROOM ELEVATION TO COORDINATE WITH UNIT PLAN

GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON-BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 9'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-6" AND 5'-0". PANTRY AND LINEN CLOSETS (4 SHELVES): MOUNTING HEIGHT: 1ST SHELF @ 3'-0" A.F.F. 2ND THRU 4TH SHELF @ 1'-0" O.C. FROM EACH. INSTALL (1) 10" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE CONCERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD. AT 24" A.F.F.) AND SOAP DISHES (MD. AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-5" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER, FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT-SOUND CONTROL. QT-SCU-4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
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- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE 0WE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER

PLAN LEGEND:

- (T) PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET
Δ	07/22/14	OWNER COMMENTS FOR PERMIT

PROJECT

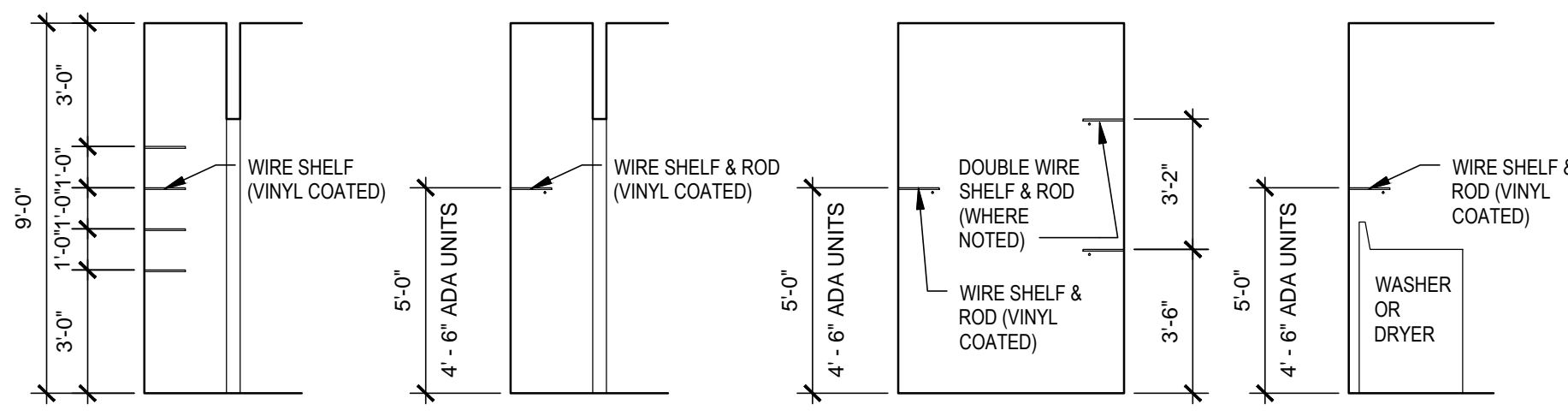
SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 NB675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
(262.502.5500 • FAX 262.502.5522

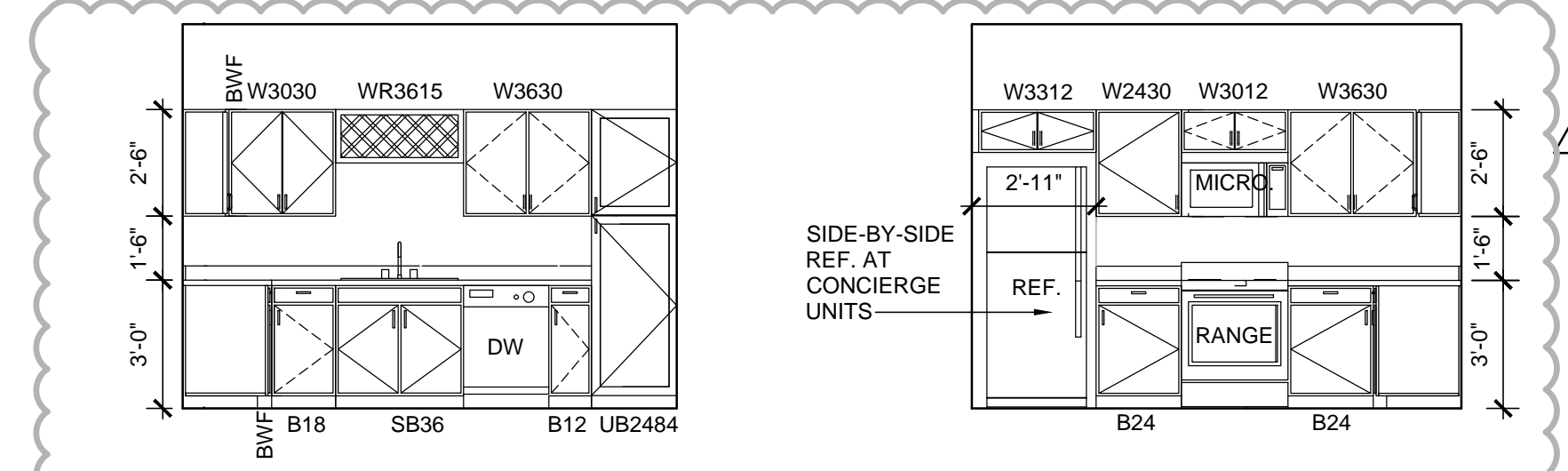
PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY ATL/DEB
DRAWING TITLE UNIT 2GC FLOOR PLAN, ELEVATIONS & DTLs.
SHEET NUMBER A4.2GC

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346

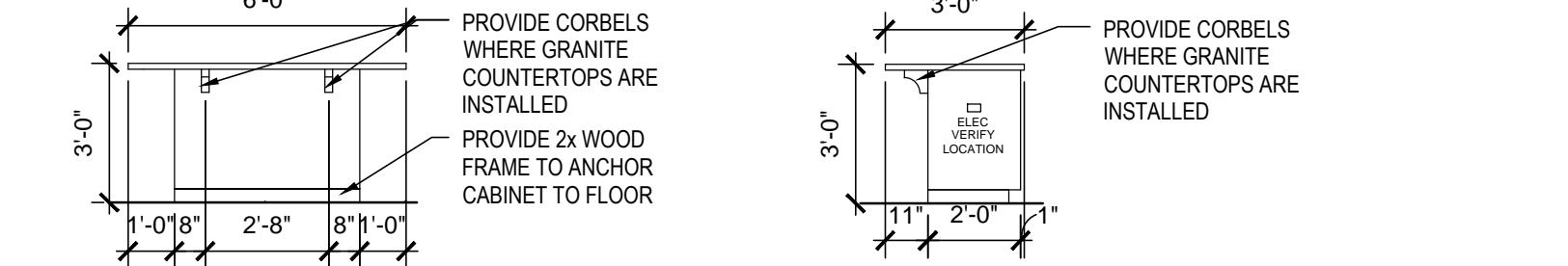


LINEN/PANTRY WHERE APPLICABLE
CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
WIC CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
LAUNDRY

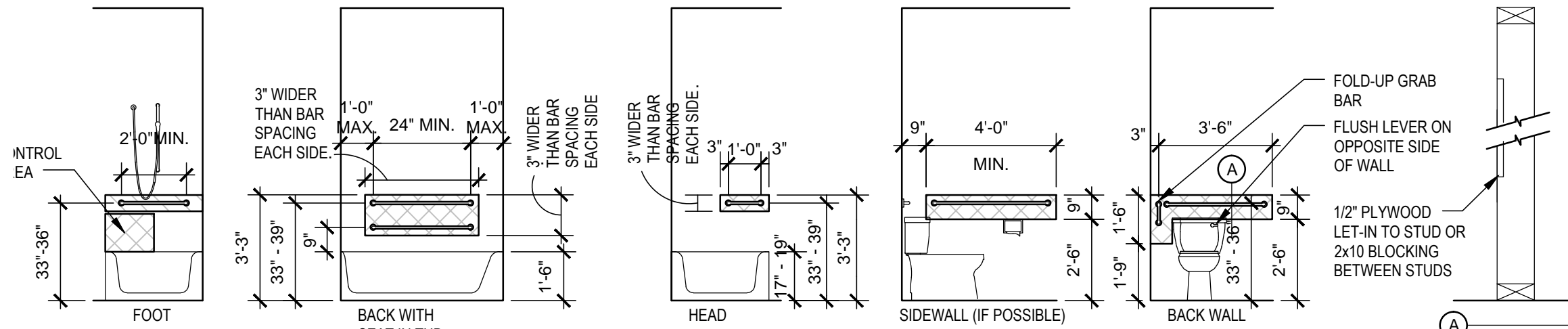
11 TYPICAL SHELVING PROFILES
 SCALE: 1/4"=1'-0"



UNIT 3GC - KITCHEN SIDE SCALE: 1/4"=1'-0"
UNIT 3GC - KITCHEN SCALE: 1/4"=1'-0"
UNIT 3GC - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"

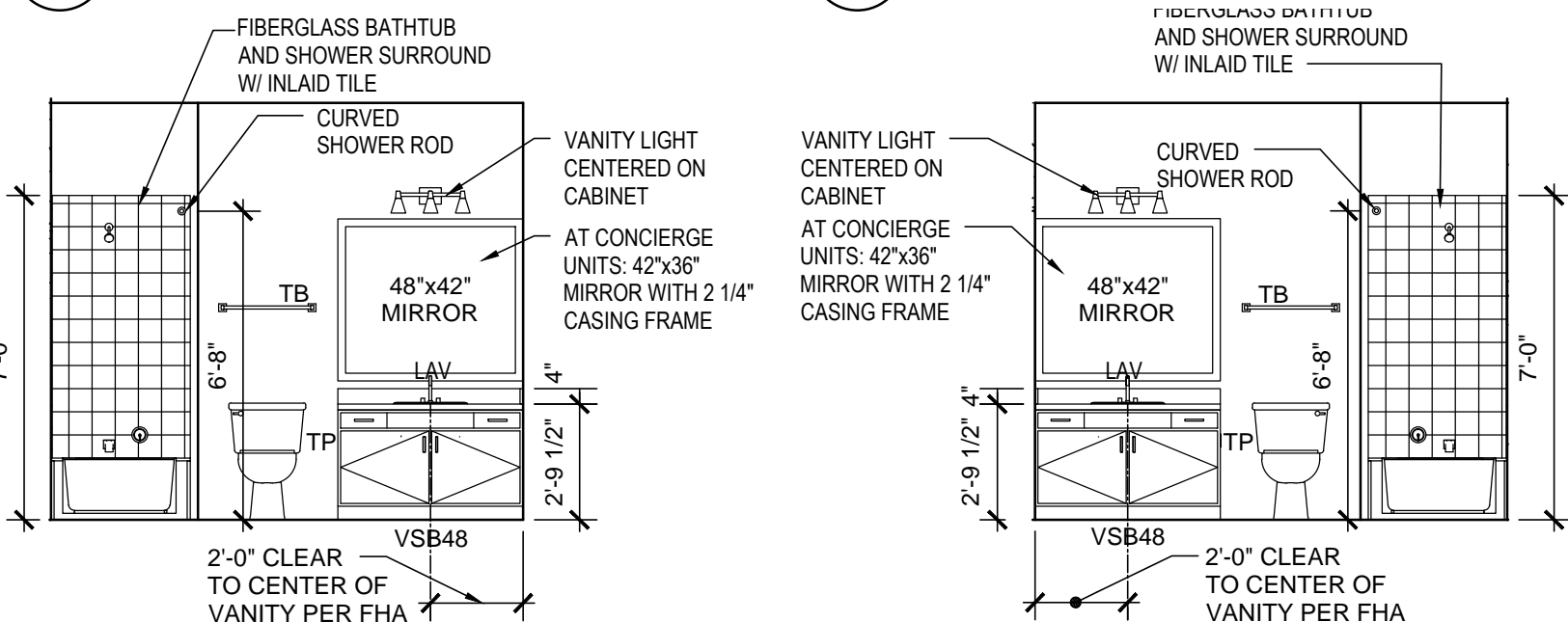


UNIT 3GC - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"
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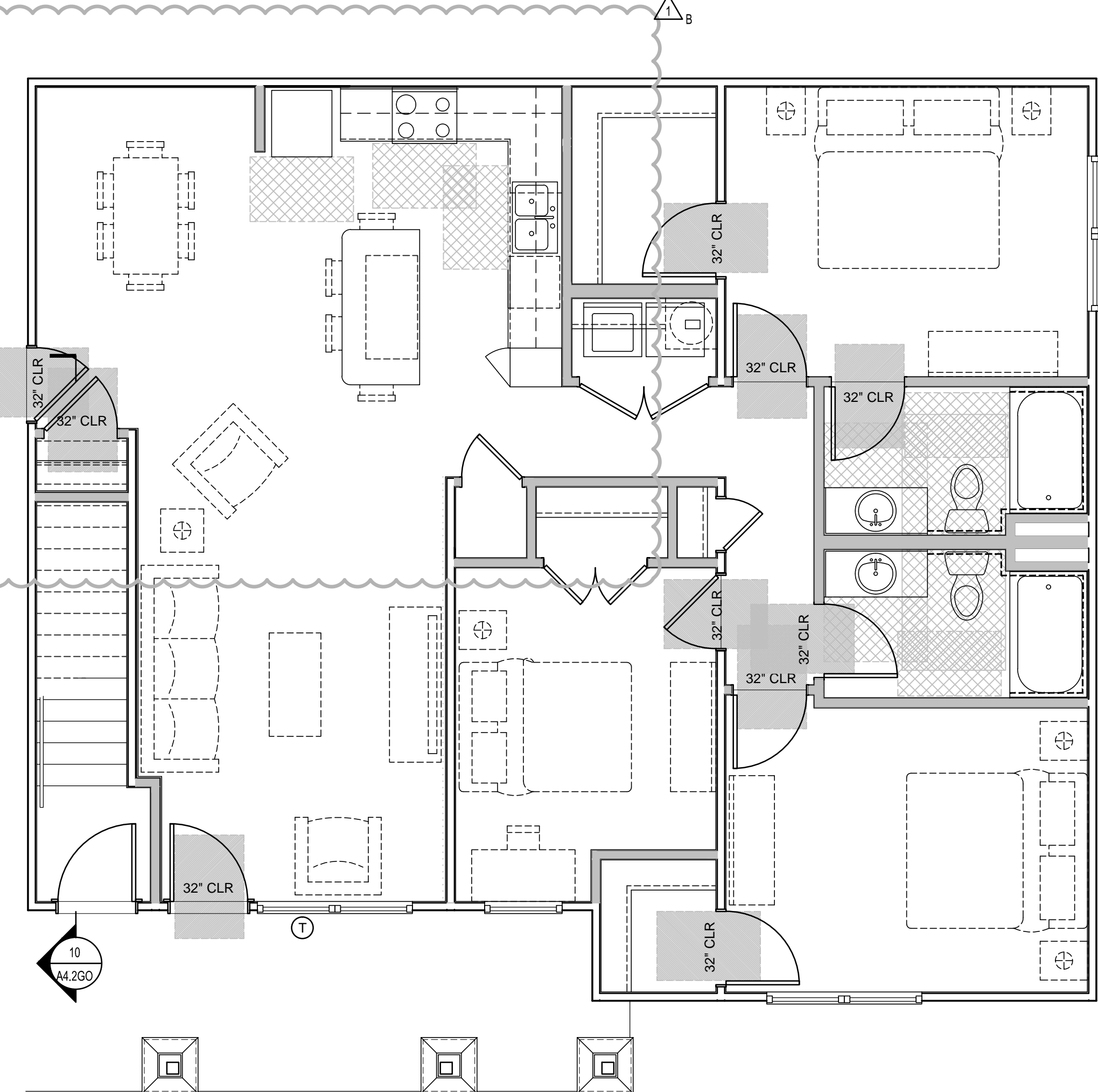


BATHTUB REINFORCING BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED
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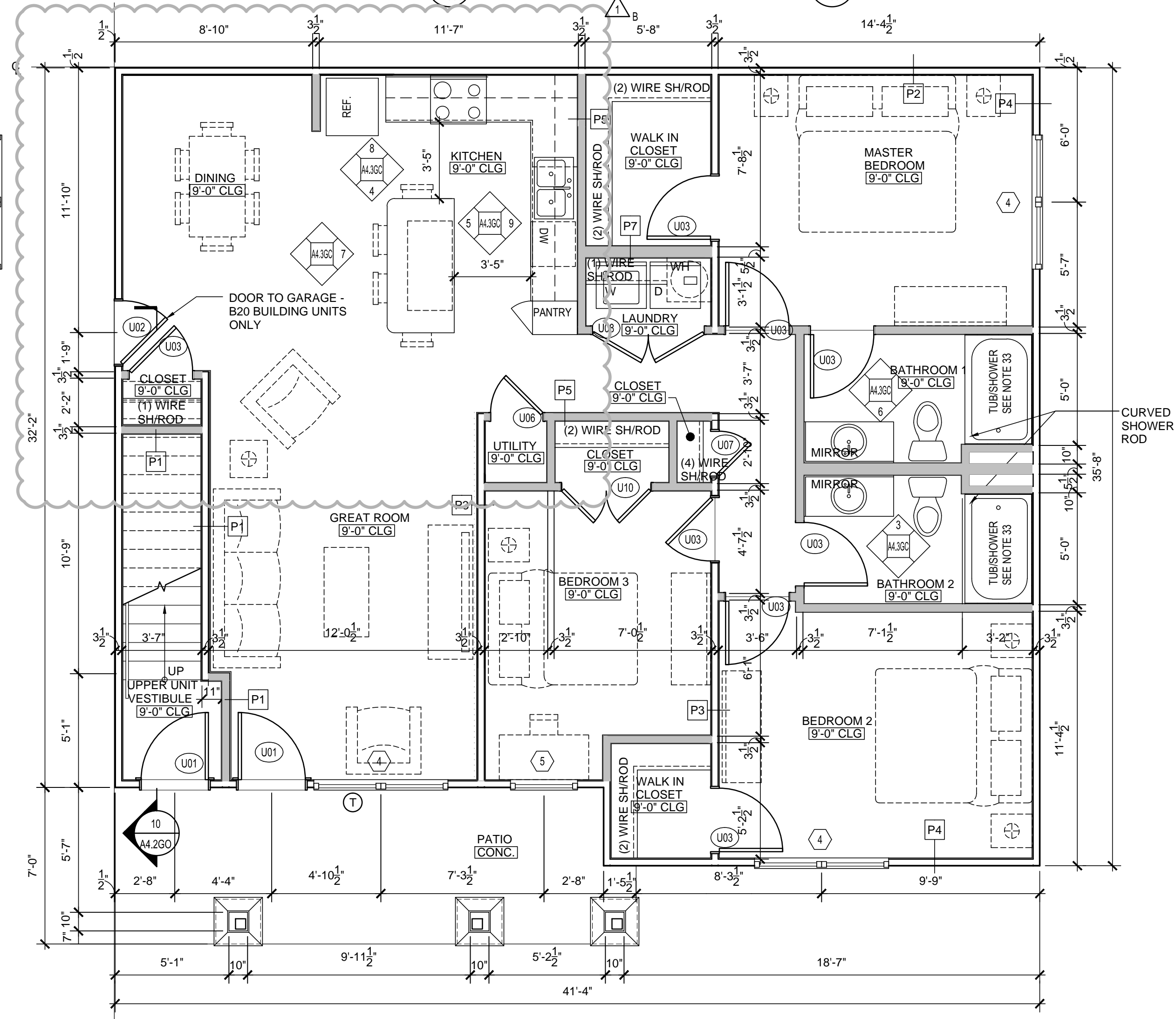
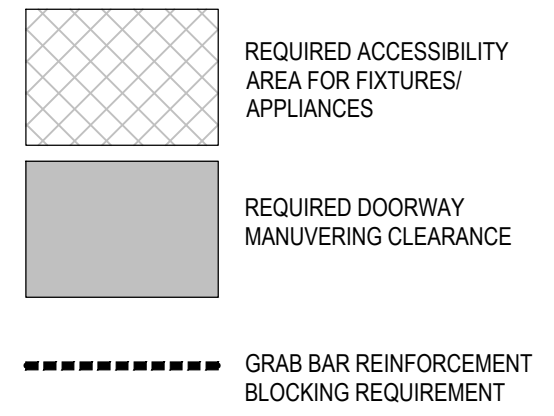
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UNIT 3GC - BATHROOM 1 SCALE: 1/4"=1'-0"
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UNIT 3GC - FLOOR PLAN (FHA UNIT TYPE 'B')
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3 BEDROOM / 2 BATH
UNIT 3GC - FLOOR PLAN
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CONDITIONED AREA	1334 SF
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REVISION #1 SUMMARY

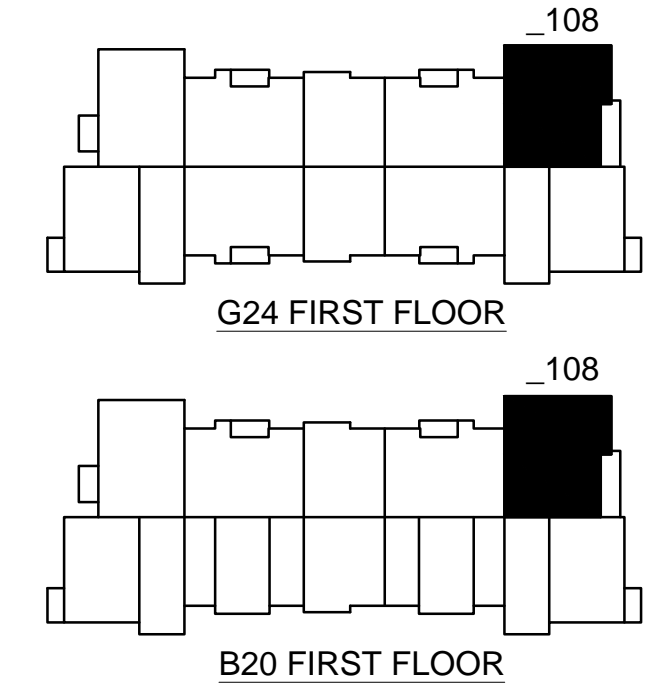
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PLAN LEGEND.

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314
 CONSULTANT

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET
Δ	07/22/14	OWNER COMMENTS FOR PERMIT

SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LA

CONTINENTAL PROPERTIES
 CONTINENTAL 294 FUND LLC
 W134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104
 ISSUE DATE 07/07/14
 DRAWN BY/CHECKED BY ATL/DEB
 DRAWING TITLE

UNIT 3GC
FLOOR PLAN,
ELEVATIONS & DTLs.
 SHEET NUMBER

A4.3GC

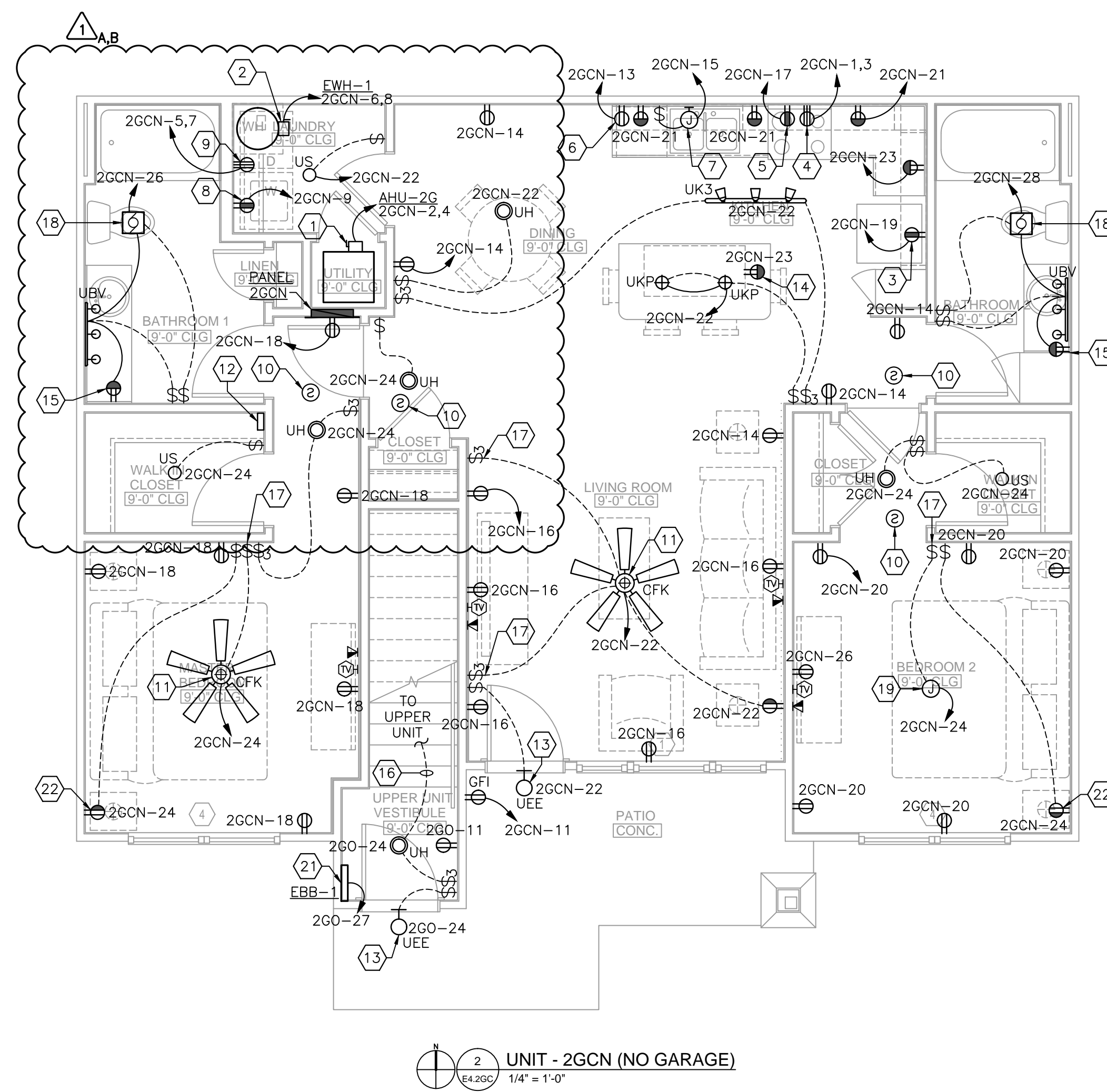
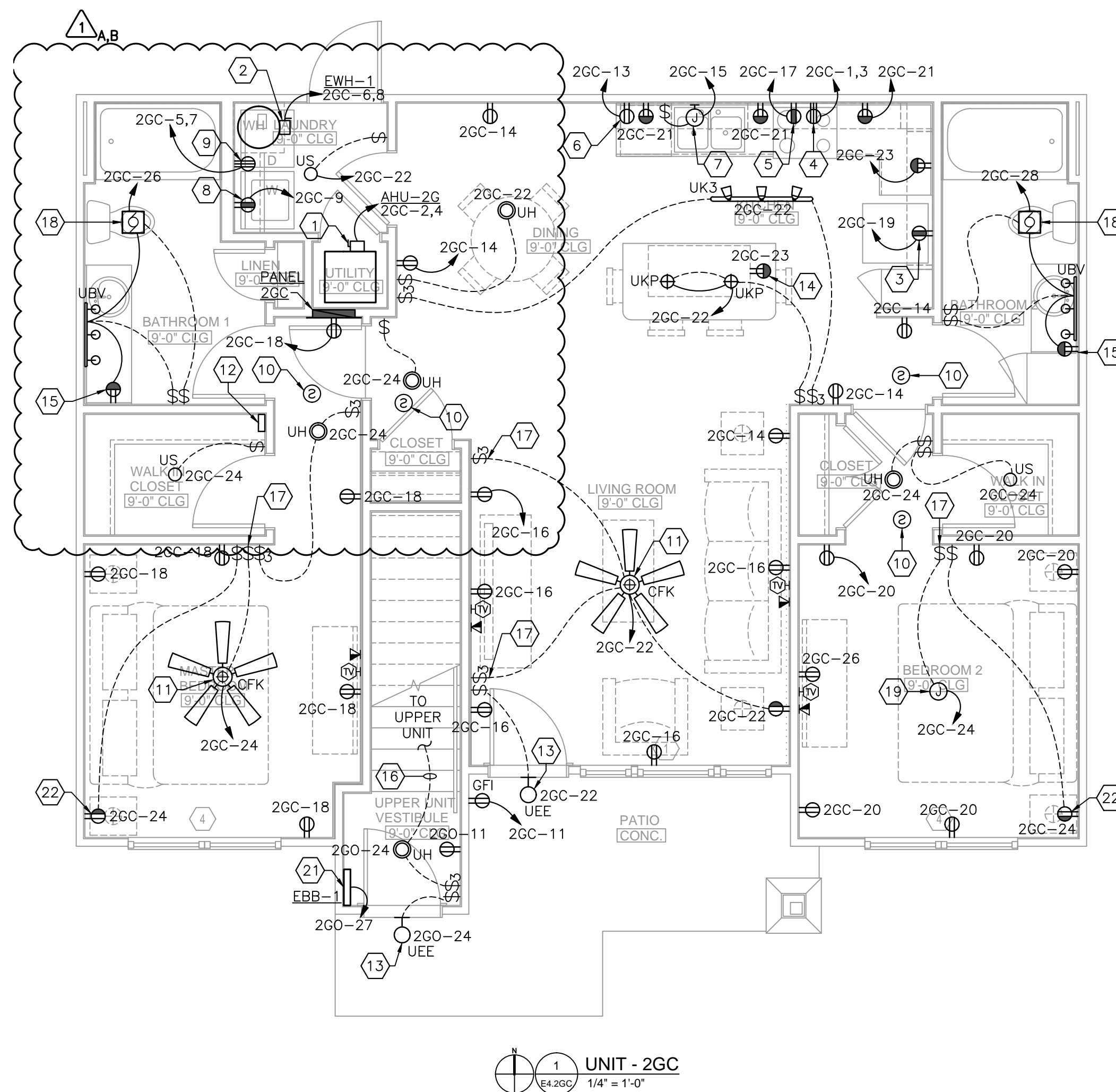
NORTH TERRACES
 400 PERIMETER CENTER TERRACE
 SUITE 650
 ATLANTA, GEORGIA 30346

DWELLING LOAD CALCULATION

Unit 2GC	SQ FT =	1088
GENERAL LOAD		
GENERAL LIGHTING AND RECEPTACLE	3 VA PER SQ FT	3264 VA
SMALL APPLIANCE / LAUNDRY	3 1500VA EACH	4500 VA
DRYER		5600 VA
WATER HEATER		4500 VA
ELECTRIC RANGE		9600
	SUBTOTAL	27464 VA
	FIRST 3KVA @ 100%	3000 VA
	REMAINDER @ 40%	9786 VA
	SUBTOTAL	12786 VA
	HVAC @100%	6500 VA
	TOTAL	19286 VA
	TOTAL/240V =	80 AMPS

ADDENDUM #1 SUMMARY

- A. UPDATED LIGHTING, RECEPTACLE, AND SWITCH LOCATIONS BASED ON ARCHITECT CHANGES.
- B. REMOVED RECEPTACLE(S) FROM DINING AND LAUNDRY.



GENERAL NOTES

ELECTRICAL OUTLETS OR BOXES LOCATED ON OPPOSITE SIDES OF RATED WALLS OR PARTITIONS SHALL MEET ONE OF THE FOLLOWING CRITERIA:

1. BOXES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24".
2. BOXES SHALL BE SURROUNDED ON 5 SIDES WITH FIRE RATED GYPSUM BOARD TO MAINTAIN THE FIRE RATING OF THE WALL.
3. BACK OF BOXES SHALL BE WRAPPED IN FIRE RESISTANT PUTTY SIMILAR TO SPEC-SEAL FIRE RATED PUTTY PADS.
4. PROVIDE 2 HOUR RATED BACK BOXES AND OFFSET BY THE WIDTH OF THE BOX.

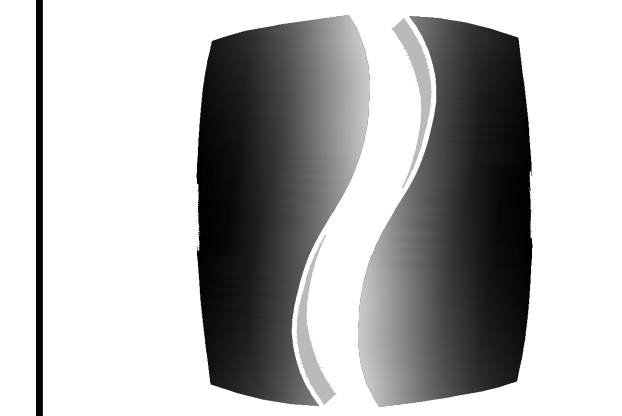
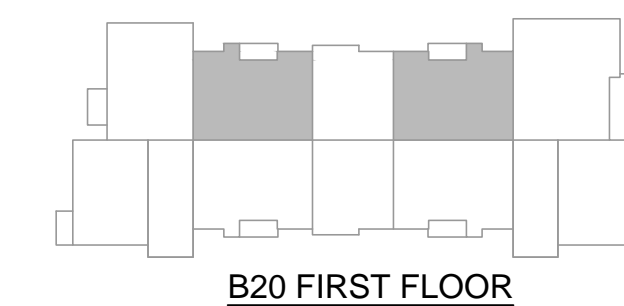
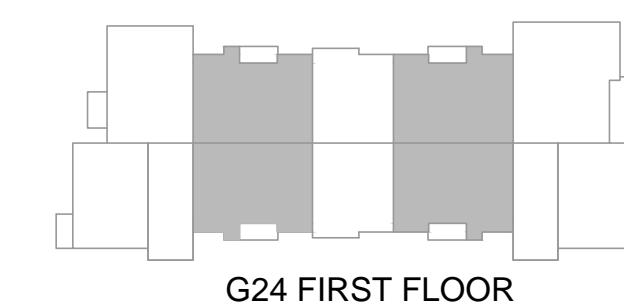
KEYED NOTES

- 1 AIR HANDLING UNIT CONNECTION.
- 2 WATER HEATER CONNECTION LOCATED ABOVE DRYER.
- 3 REFRIGERATOR CONNECTION MOUNT @ 60" AFF.
- 4 RANGE CONNECTION.
- 5 MICROWAVE/HOOD CONNECTION. MOUNT @ 76" AFF.
- 6 DISHWASHER CONNECTION.
- 7 GARBAGE DISPOSAL CONNECTION
- 8 WASHER CONNECTION. MOUNT @ 48" AFF.
- 9 DRYER CONNECTION. MOUNT @ 48" AFF. PROVIDE 4 WIRE RECEPTACLE.
- 10 CONNECT SMOKE DETECTOR AND COMBINATION CARBON MONOXIDE SENSOR/SMOKE DETECTOR AHEAD OF ALL SWITCHING AND GFI DEVICES. MAINTAIN 36" CLEARANCE FROM HVAC SUPPLY GRILLES. TIE ALL DETECTORS TOGETHER SO THAT AN ALARM IN ANY DETECTOR WILL CAUSE ALL DETECTORS IN THAT UNIT TO SOUND. PROVIDE ADDRESSABLE SMOKE DETECTOR WITH SOUNDER BASE TO PROVIDE NFPA 72 SOUND PRESSURE LEVEL.
- 11 ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL CEILING FAN. SEE LIGHT FIXTURE SCHEDULE.
- 12 CABINET FOR COLLECTION OF TELEPHONE, DATA AND TELEVISION WIRING FROM OUTLETS WITHIN THE UNIT. MOUNT AT 8'-0" A.F.F.
- 13 CONNECT VIA SWITCH TO APPROPRIATE UNIT.
- 14 MOUNT BROWN RECEPTACLE WITH BROWN PLATE 8" BELOW TOP OF COUNTER TO BOTTOM.
- 15 GFI MOUNTED 8" ABOVE COUNTER IN BATHROOM.
- 16 CONNECT ALL DEVICES IN THIS FOYER TO ASSOCIATED 2ND FLOOR UNIT.
- 17 PROVIDE SWITCH FOR CEILING FAN CONTROL. PROVIDE FOR 3-WAY OR 4-WAY CONTROL OF LIGHT WHERE APPLICABLE.
- 18 EXHAUST FAN IN BATHROOM. CONNECT TO LIGHTING CIRCUIT.
- 19 PROVIDE FAN RATED BOX WITH BLANK COVER FOR FUTURE FAN OR LIGHTING FIXTURE. PROVIDE CEILING FAN TYPE "CF" IN CONCIERGE UNITS OR AS NOTED ON ARCHITECTURAL DRAWINGS.
- 21 PROVIDE POWER CONNECTION TO ELECTRIC BASEBOARD HEATER INSTALLED IN VESTIBULE BY DIV 15. POWER FROM RESPECTIVE TENANT PANEL.
- 22 CONNECT THE BOTTOM HALF OF OUTLET TO SWITCH.

ALL ELECTRICAL DESIGN AND INSTALLATION SHALL COMPLY WITH 2011 NEC.

ALL GENERAL RECEPTACLES REQUIRED BY NEC 210.52 SHALL BE TAMPER-RESISTANT.

UPGRADED LIGHT FIXTURES "UCK" AND "UCP" TO BE INSTALLED IN ALL CONCIERGE UNITS OR AS NOTED ON ARCHITECTURAL DRAWINGS.



PHILLIPS

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CONSULTANT



SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET
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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
1314 N0675 EXECUTIVE PARKWAY
MENDOTA, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

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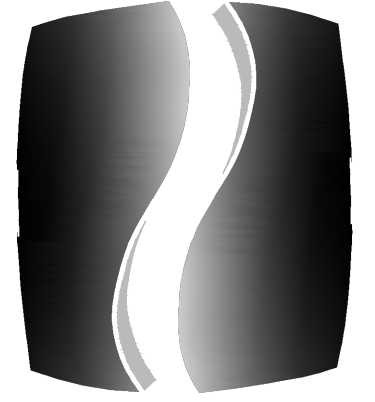
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UNIT 2GC: POWER AND LIGHTING PLANS

SHEET NUMBER

E4.2GC

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



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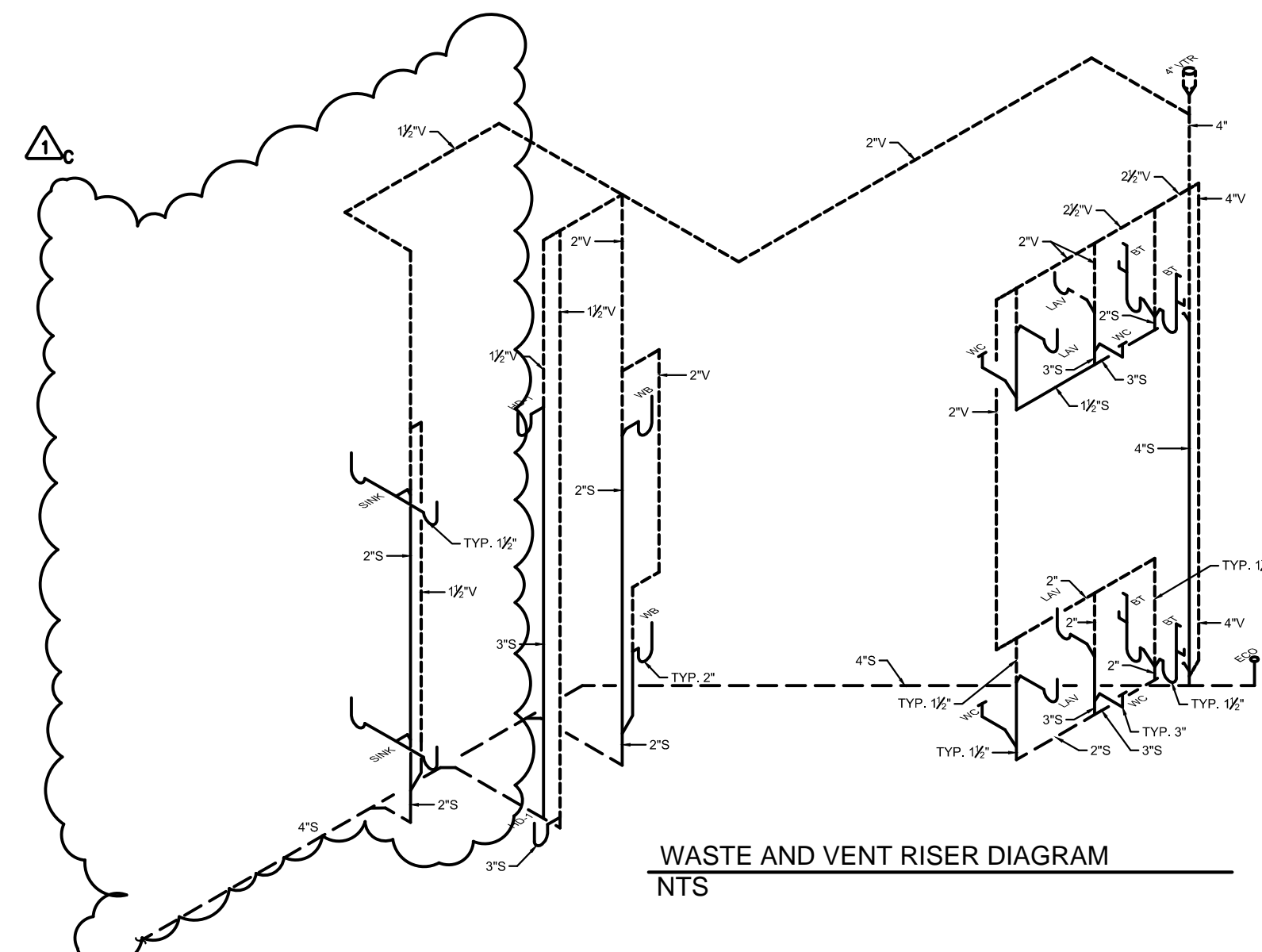
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UNIT 3GC - PLUMBING PLAN

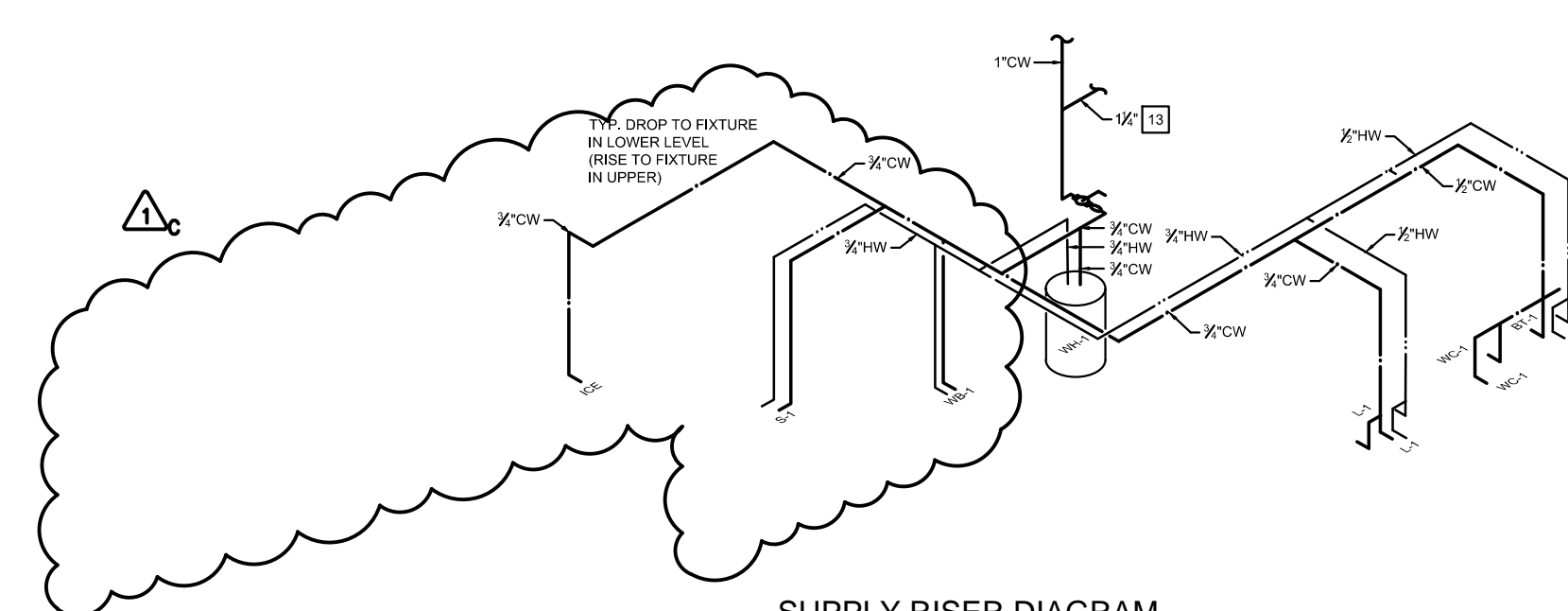
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P4.3GC

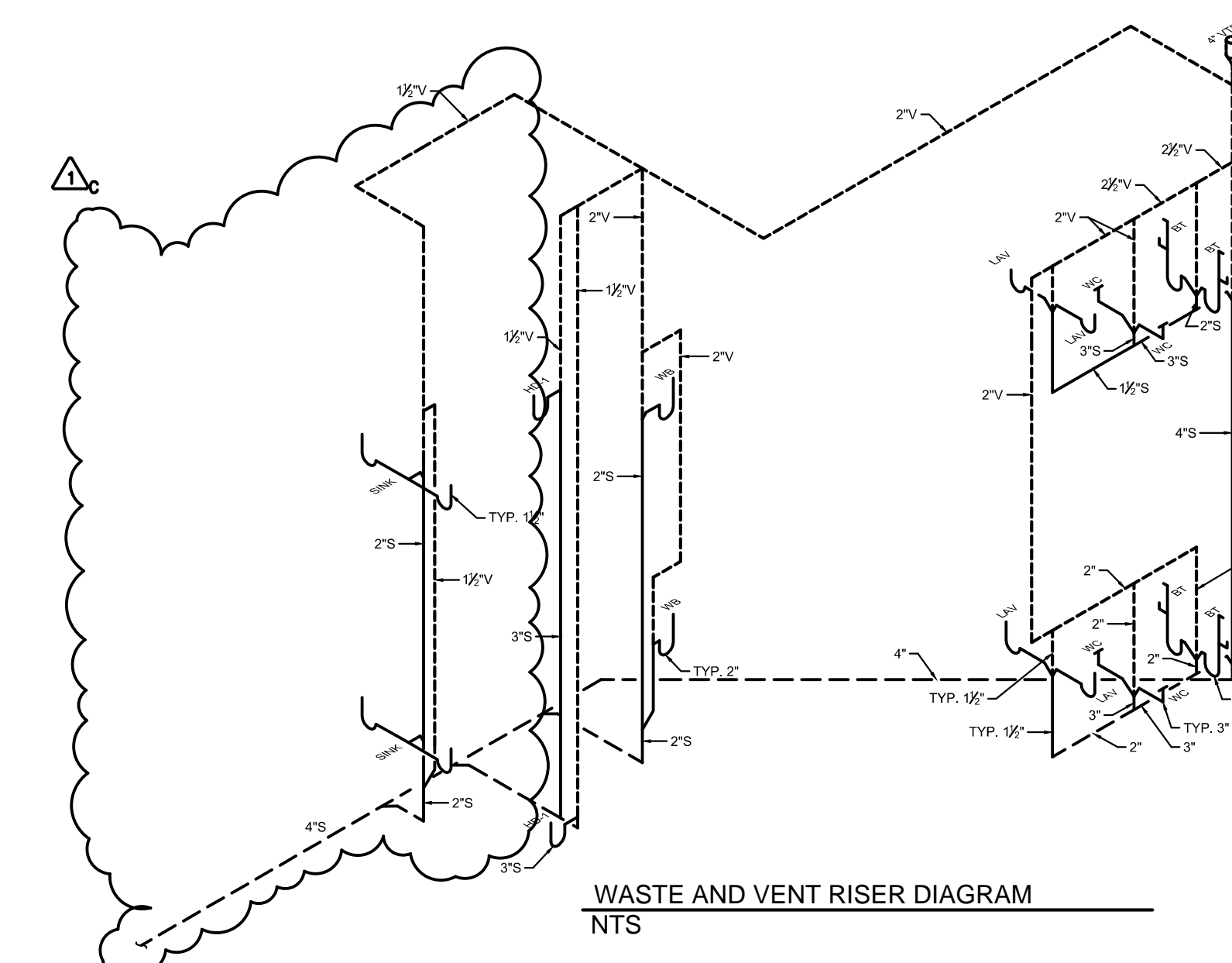
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



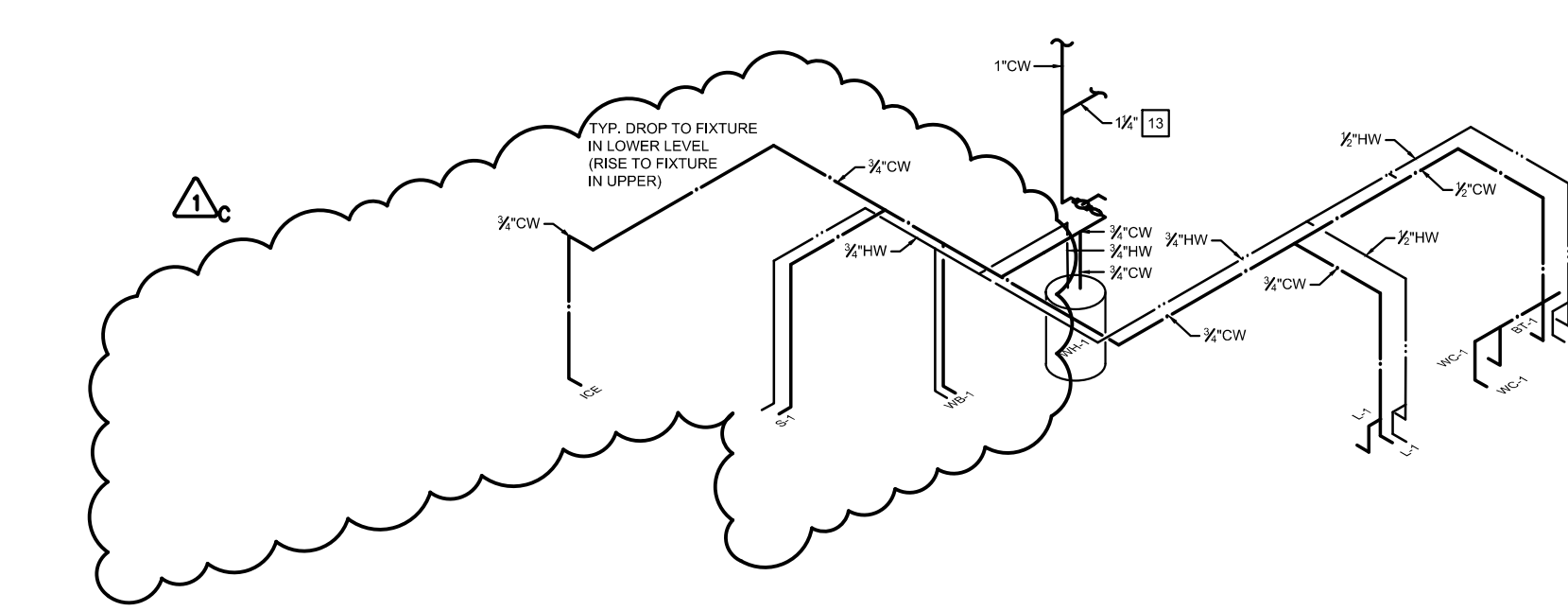
WASTE AND VENT RISER DIAGRAM
NTS



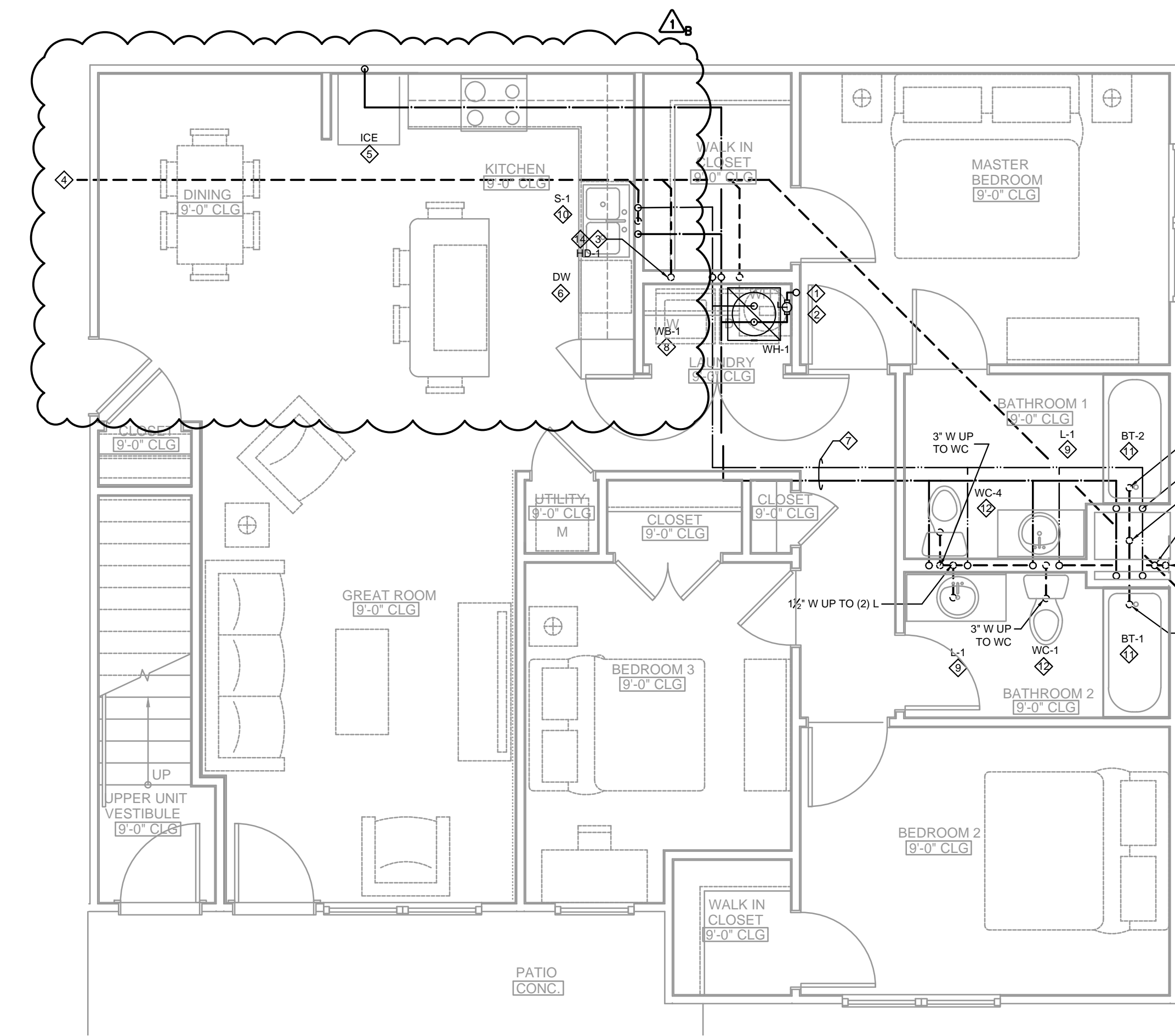
SUPPLY RISER DIAGRAM
NTS



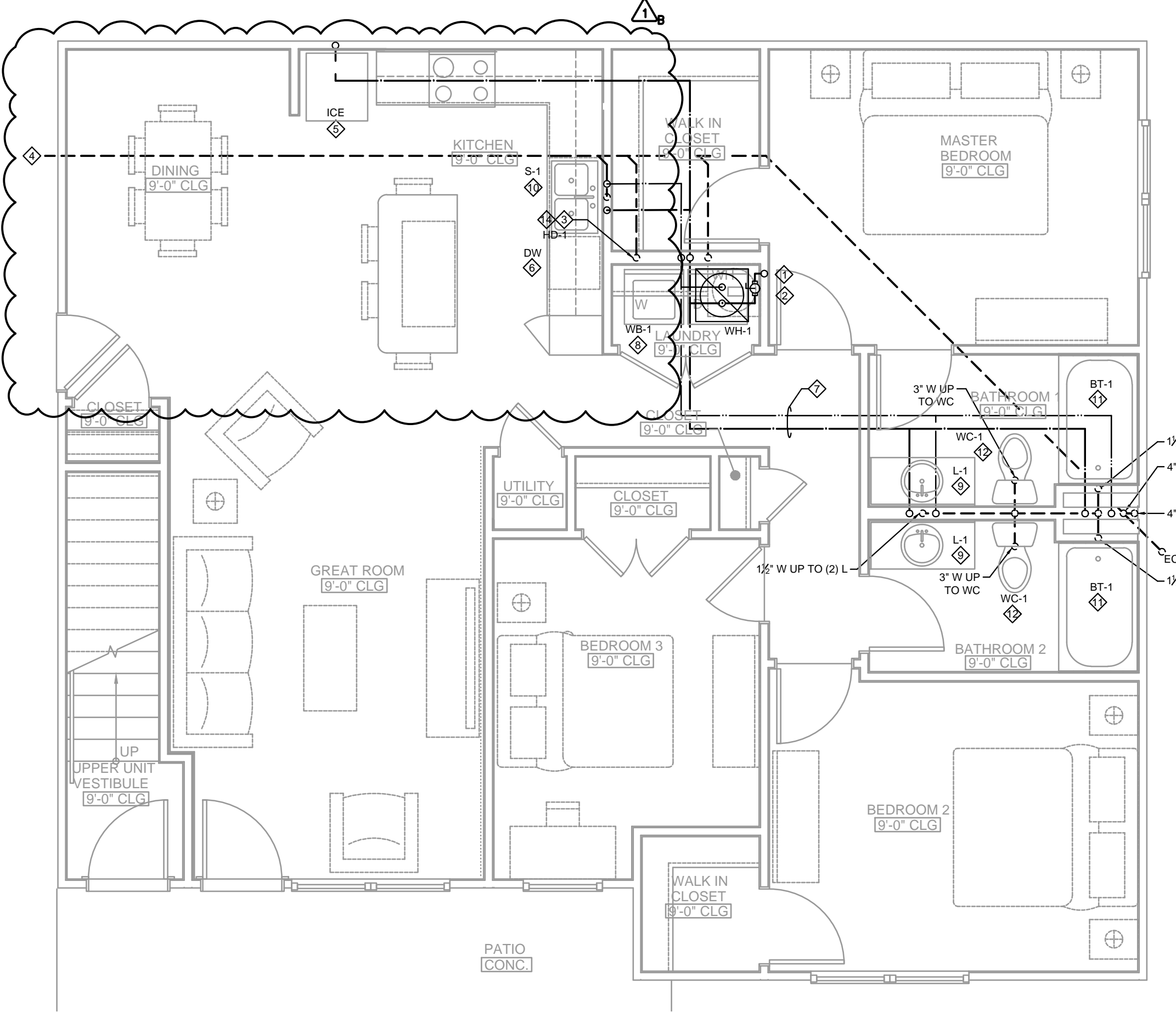
WASTE AND VENT RISER DIAGRAM
NTS



SUPPLY RISER DIAGRAM
NTS



ADA UNIT 3GCA - PLUMBING PLAN
1/4" = 1'-0"



UNIT 3GC - PLUMBING PLAN
1/4" = 1'-0"

GENERAL NOTES:

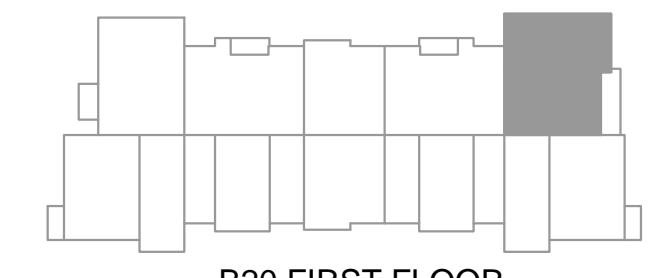
1. INSTALL GROUND FLOOR SANITARY DRAIN AND BRANCHES BELOW FLOOR SLAB
2. INSTALL SECOND FLOOR SANITARY BRANCHES IN JOIST SPACE AND INSTALL VENT HEADERS IN ATTIC.
3. INSTALL WATER DISTRIBUTION WITHIN WARM PORTIONS OF JOIST SPACE.
4. VTR LOCATIONS VARY. SEE BUILDING PLANS.
5. HOT WATER LINES LONGER THAN 20'-0" FROM THE EWH SHALL BE INSULATED WITH R-4 SLEEVE INSULATION.
6. REFER TO BUILDING PLANS FOR PLUMBING RISER TAG NUMBERS.
7. ALL PIPING RUN IN EXTERIOR WALLS SHALL BE INSULATED.
8. ALL PIPING RUN ABOVE GARAGE CEILING SHALL BE INSULATED.

KEY NOTES:

- ① 1" CW MAIN AND SHUT-OFF VALVE FOR UNIT.
- ② 3/4" HW AND CW WITH SHUT OFF VALVE TO WH.
- ③ PROVIDE HUB DRAIN (HD-1) WITH TRAP PRIMER FOR AC UNIT CONDENSATE DRAIN LINE. REFER TO DETAIL 3 ON SHEET P6.02 FOR ADDITIONAL INFORMATION.
- ④ SEE BUILDING PLAN FOR CONTINUATION OF SANITARY PIPING AND P4.3GC FOR RISER DIAGRAM.
- ⑤ PROVIDE 1/2" COLD WATER CONNECTION TO REFRIGERATOR ICE-MAKER AND PROVIDE WITH SUPPLY STOPS.
- ⑥ CONNECT DISHWASHER DISCHARGE TO GARBAGE DISPOS. PROVIDE HOT WATER CONNECTION WITH SUPPLY STOP.
- ⑦ LOCATE MAIN WATER DISTRIBUTION PIPING IN CEILING OF GROUND FLOOR UNIT. TYPICAL
- ⑧ EXTEND 1/2" CW AND HW LINES AND 2" SAN DRAIN LINE TO WASHER BOX.
- ⑨ EXTEND 1/2" CW AND HW LINES TO EACH LAV.
- ⑩ EXTEND 1/2" CW AND 3/4" HW LINES UP TO SINK.
- ⑪ EXTEND 3/4" CW AND 3/4" HW LINES UP TO TUB.
- ⑫ EXTEND 1/2" CW LINE TO WC.
- ⑬ DWM ABOVE FIRST FLOOR CEILING. REFER TO SHEETS P1.A.11 AND P1.B.11 FOR CONTINUATION.
- ⑭ PROVIDE ACCESS PANEL FOR HD-1. ACCESS PANEL SHALL BE LOCATED IN ADJACENT CLOSET TO MECHANICAL CLOSET.

REVISION #1 SUMMARY

- A. REVISED NOTES.
- B. REVISED BASE.
- C. REVISED RISER DIAGRAMS



B20 FIRST FLOOR

G24 FIRST FLOOR