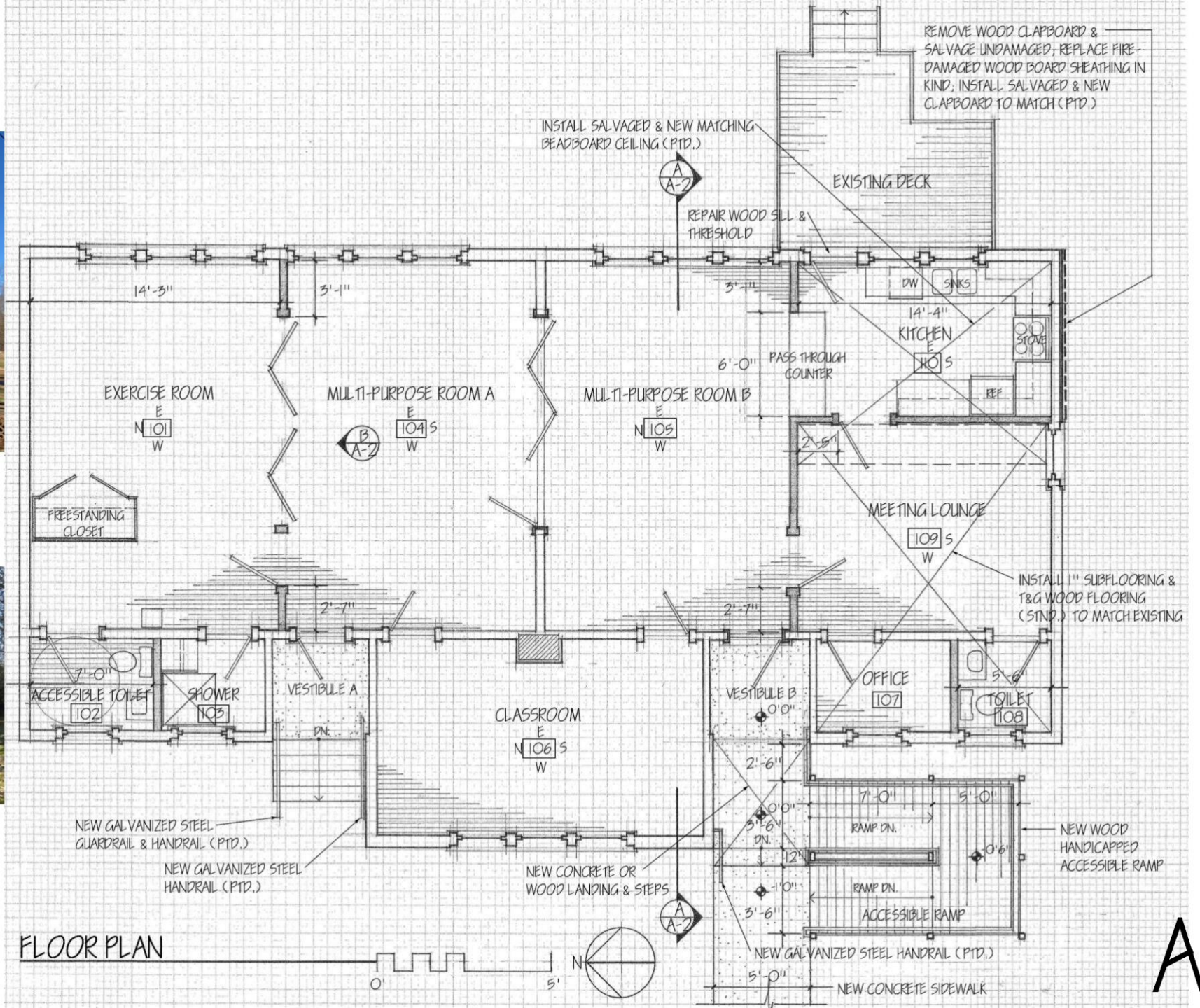




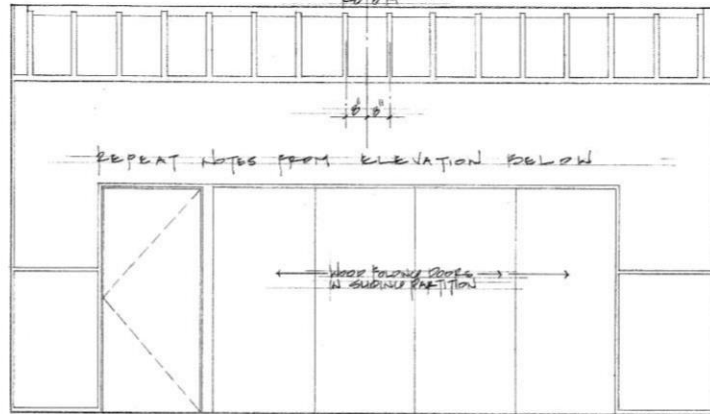
SOUTH & EAST ELEVATIONS



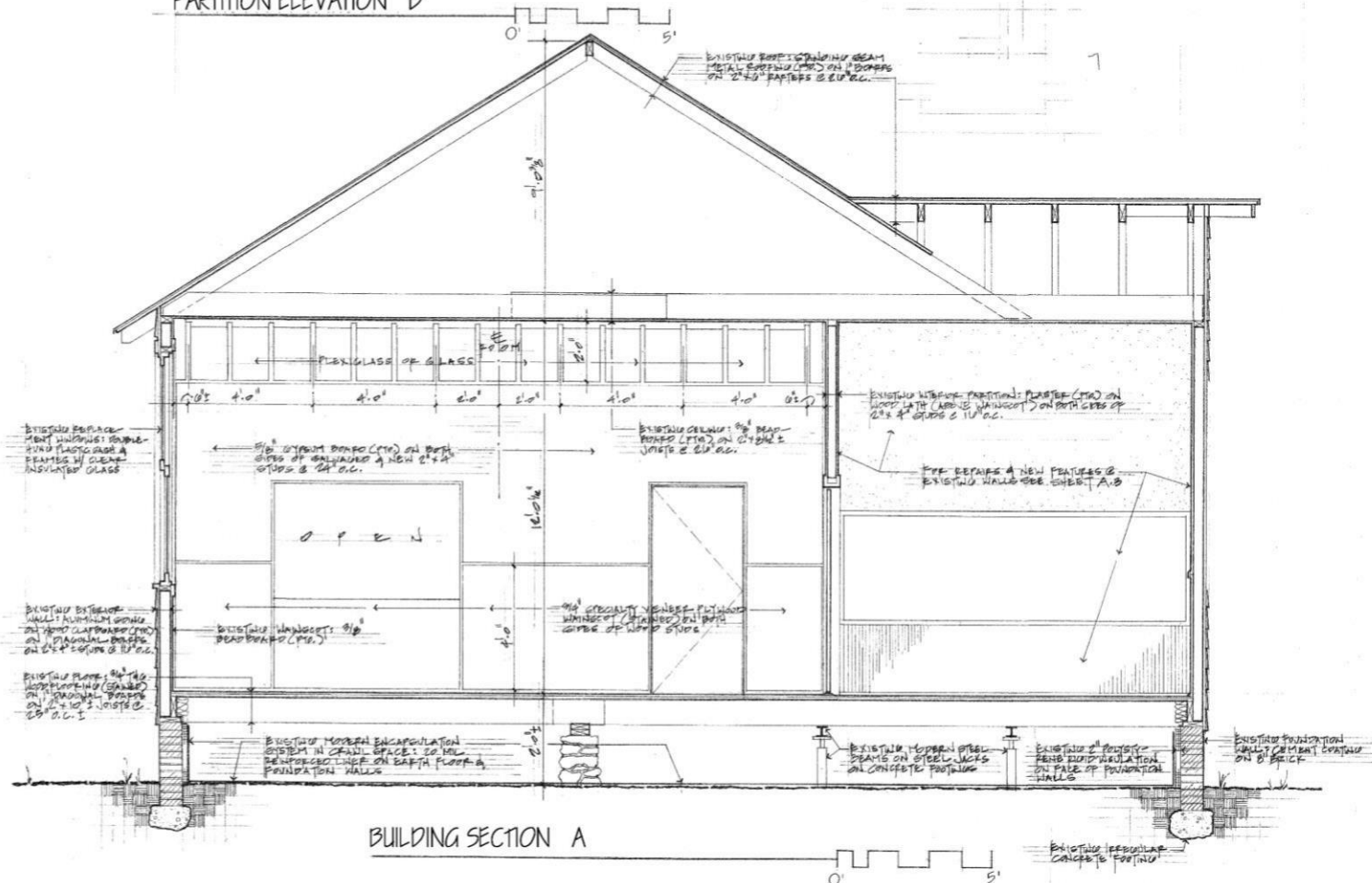
EAST & NORTH ELEVATIONS



A-1



PARTITION ELEVATION B



BUILDING SECTION A

A-2

ROOM 101



EAST

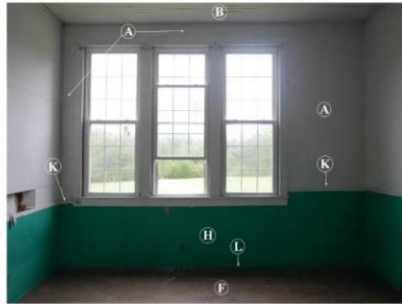


NORTH



WEST

ROOM 104



EAST



SOUTH

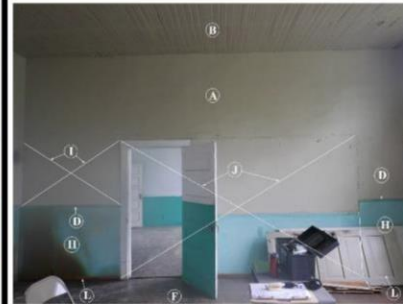


WEST

ROOM 105



EAST

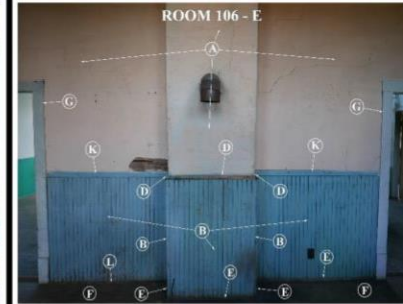


NORTH

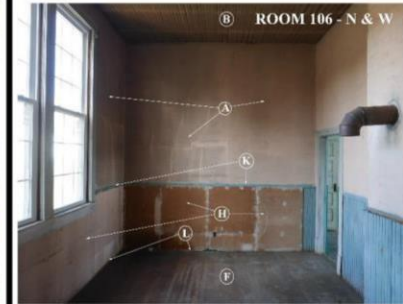


WEST

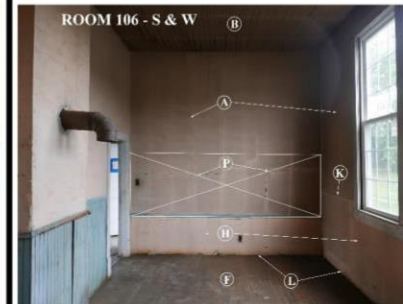
ROOM 106



EAST



NORTH



WEST

ROOM 109 & 110



EAST



SOUTH



WEST

REFERENCED WORK NOTES FOR ROOM PHOTOS

- A. Original painted plaster on wood lath
- B. Original painted beadboard
- C. Original compressed fiber blackboard & original painted wood frame
- D. Original painted wood wainscot cap
- E. Original stained wood shoe molding
- F. Original stained T&G wood flooring
- G. Original painted wood door casing with or without plinth blocks
- H. Remove later gypsum board from original beadboard wainscot below
- I. Remove later gypsum board; install plaster on metal or wood lath to match contiguous plaster

- J. Remove later infill wall & door frame; salvage beadboard, studs & door frame
- K. Replace later or missing wood wainscot cap with new to match original
- L. Replace later or missing wood base with wood shoe molding to match original
- M. Replace missing wood beadboard with new or salvaged to match original
- N. Replace and/or sister severely damaged or missing wood framing
- O. Remove severely damaged wood lath; install plaster on metal or wood lath to match contiguous plaster
- P. Install new compressed fiber blackboard & painted wood frame to match original

**ST JOHN'S ROSENWALD
SCHOOL RENOVATION**
ALBEMARLE COUNTY, VA

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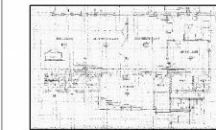
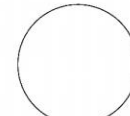
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Project No: 20160

SCALE



SUBMISSION / REVISION **DATE**
xxx mm/dd/yyyy
xxx mm/dd/yyyy

DRAWING PHASE

PRELIMINARY

DRAWING TITLE:

**NEW WORK
FLOOR PLANS**

DRAFTED BY: REC CHECKED BY: REC
DATE: 12/03/2020

MP-1

MECHANICAL LEGEND

- DUCTWORK ROUTED IN ATTIC SPACE
- DUCTWORK ROUTED IN CRAWL SPACE
- FLOOR GRILLE (FG)
- CEILING EXHAUST FAN WITH BACKDRAFT DAMPER

GENERAL NOTES - MECH

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH VIRGINIA STATE BUILDING CODES AND APPLICABLE INDUSTRY STANDARDS (EG, ASHRAE, ARI, SMACNA).
- ALL DUCTWORK SHALL BE GALVANIZED STEEL AND INSULATED IN ACCORDANCE WITH SMACNA STANDARDS. EXCEPTION: WITHIN 5'-FT OF SUPPLY GRILLS MAY BE PREFABRICATED / INSULATED FIBROGLASS DUCTS.
- REFRIGERANT LINES BETWEEN AIR HANDLER AND OUTDOOR UNIT SHALL BE SIZED AND INSULATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- AIR DEVICES (GRILLES, REGISTERS) SHALL BE HART & COOLEY OR APPROVED EQUAL.
- PROVIDE SUBMITTALS FOR ALL PRODUCTS TO ARCHITECT / ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- COORDINATE ALL PENETRATIONS OF EXISTING BUILDING FABRIC AND STRUCTURE WITH ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS.
- CONTRACTOR SHALL PREPARE AND SUBMIT TO OWNER HEATING & COOLING LOAD CALCULATIONS FOR THE BUILDING.

KEY NOTES

- AIR HANDLER AND ALL ASSOCIATED HORIZONTAL DUCTS ARE TO BE LOCATED IN CRAWLSPACE. SUPPORT AIR HANDLER FROM GRADE, AND DUCTWORK FROM FLOOR STRUCTURE ABOVE.
- SUPPORT OUTDOOR HEAT PUMP UNIT ON CONCRETE PAD AND PLASTIC FEET.
- X

PLUMBING LEGEND

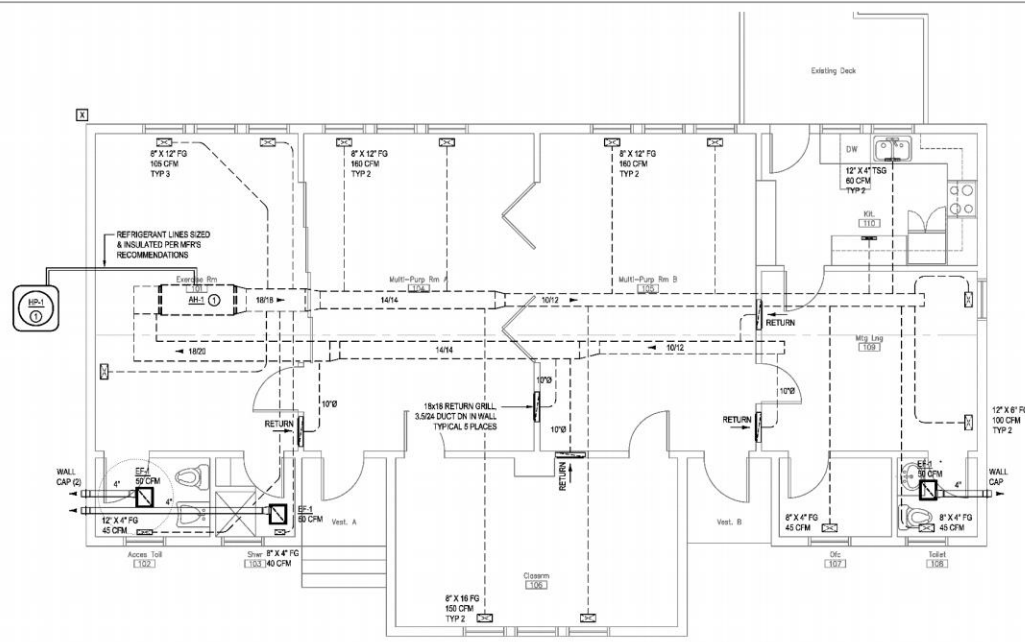
- SAN --- SANITARY WASTE (BELOW FLOOR OR GRADE)
- SAN --- SANITARY WASTE (ABOVE FLOOR OR GRADE)
- CW --- DOMESTIC COLD WATER (CW)
- HW --- DOMESTIC HOT WATER (HW)
- V --- SANITARY VENT
- CO --- CLEANOUT (CO)
- φ BALL VALVE

GENERAL NOTES - PLBG

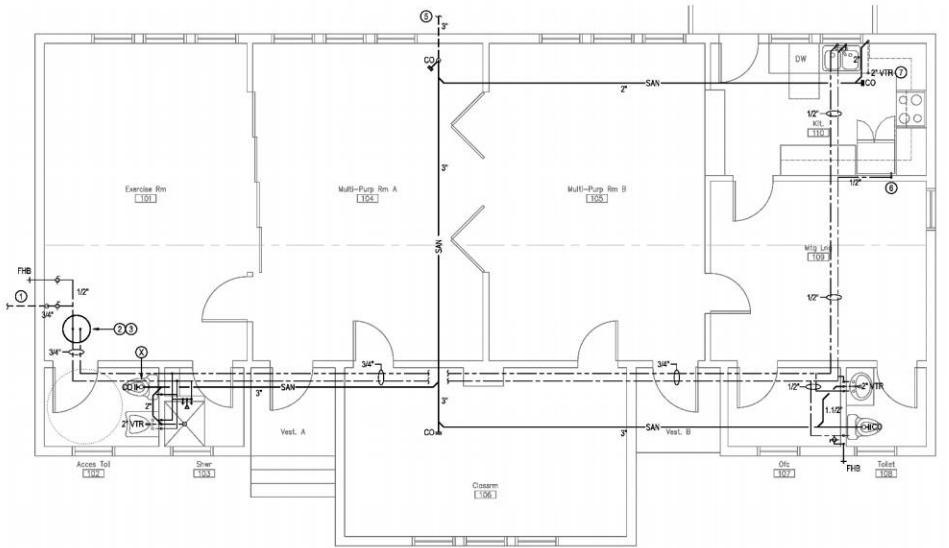
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENTLY ADOPTED EDITIONS OF THE VIRGINIA STATE BUILDING CODES AND APPLICABLE INDUSTRY STANDARDS (E.G., ASPE).
- REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL PLUMBING FIXTURES.
- COORDINATE ALL PIPE ROUTING WITH CEILING HEIGHTS, BEAMS, JOISTS, AND CONSTRUCTION ELEMENTS OF OTHER TRADES PRIOR TO INSTALLATION.
- PLUMBING CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION OF SYSTEMS AND COMMENCEMENT OF INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, HVAC) AS IT AFFECTS OTHER TRADES. TO ENSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- PENETRATIONS THRU CEILINGS, FLOORS OR WALLS SHALL BE SEALED WATER-TIGHT.
- WASTE AND VENT PIPING SHALL BE DRIP PVC.
- WATER SUPPLY PIPING SHALL BE TYPE L COPPER OR PEX, INSULATED IN ACCORDANCE WITH PLUMBING CODE.
- PROVIDE SUBMITTALS FOR ALL PRODUCTS TO ARCHITECT / ENGINEER FOR REVIEW PRIOR TO INSTALLATION.
- COORDINATE ALL PENETRATIONS OF EXISTING BUILDING FABRIC AND STRUCTURE WITH ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS.
- WATER HEATER SHALL BE ELECTRIC, 30 GALLON, LOW-BOY TYPE, STATE, AD SMITH, OR EQUAL.
- PLUMBING FIXTURES SHALL BE LOW CONSUMPTION TYPE.
- UNLESS NOTED OTHERWISE, C/W/HV MANS ARE TO BE 3/4".
- HEAT TRACE DOMESTIC HOT WATER MAIN FROM WATER HEATER TO WITHIN 10'-FT OF MOST REMOTE FIXTURE SERVED.

KEY NOTES

- UNDERGROUND WATER LINE FROM EXISTING WELL SYSTEM. REFER TO CIVIL DRAWINGS.
- DOMESTIC WATER HEATER AND ALL ASSOCIATED WATER SUPPLY LINES ARE TO BE LOCATED IN CRAWLSPACE. SUPPORT WATER HEATER FROM GRADE, AND PIPING FROM FLOOR STRUCTURE ABOVE.
- SUPPORT WATER HEATER ON PRE-FAB CONCRETE PAD.
- FREEZELESS HOSE BIBB, 3/4" ABOVE FINISHED GRADE.
- UNDERGROUND SANITARY. REFER TO CIVIL DRAWINGS.
- ICE MAKER BOX. COORDINATE WITH REFRIGERATOR.
- COORDINATE AND VERIFY ALL VTRs WITH ARCHITECT PRIOR TO ROUGH-IN.



1 FLOOR PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"
MP-2



2 FLOOR PLAN - PLUMBING
SCALE: 1/4" = 1'-0"
MP-1

