



BASEMENT CONSTRUCTION PLAN
SCALE: 1/8"=1'-0"

LEGEND:

- EXISTING CMU WALL TO REMAIN
- EXISTING WALLS/ PARTITION TO REMAIN
- NEW 12" NOMINAL MASONRY FOUNDATION WALL WITH 3/8" METAL STUD FURRING CHANNEL AND ONE LAYER OF 5/8" GYP. BOARD ON INTERIOR FACE. BATT INSULATION R-11 BETWEEN STUDS. PREPARE WALL FOR SPECIFIED FINISH. REFER TO WALL SECTION DRAWING AND STRUCTURAL DRAWINGS FOR DETAILS
- 1 HOUR RATED INTERIOR WALL TO CONSIST OF 2X6 WOOD STUDS SPACED 16" O.C. WITH 2X6 PRESERVATIVE TREATED SOLE PLATE & DOUBLE 2X6 TOP PLATE AND ONE LAYER 5/8" TYPE "X" GYP. BOARD EACH SIDE. FILL SPACE BETWEEN JOISTS W/ SOLID BLOCKING AND USE THERMAFIBER SAFING INSUL. PROVIDE USG THERMAFIBER THROUGH-PENETRATION FIRE STOP SYSTEM BETWEEN FLOORS. PREPARE WALL FOR SPECIFIED FINISH. PROVIDE FIREBLOCKING AT MAX. 10-FOOT INTERVALS VERTICAL AND HORIZONTAL PARTITION TO COMPLY WITH UL DESIGN U305. REFER TO PARTITION TYPES DRAWING AND STRUCTURAL DRAWINGS FOR DETAILS
- 2 HOUR RATED OCCUPANCIES SEPARATION INTERIOR WALL TO CONSIST OF 2X6 WOOD STUDS SPACED 16" O.C. WITH 2X6 PRESERVATIVE TREATED SOLE PLATE & DOUBLE 2X6 TOP PLATE AND TWO LAYER 5/8" TYPE "X" GYP. BOARD EACH SIDE. FILL SPACE BETWEEN JOISTS W/ SOLID BLOCKING AND USE THERMAFIBER SAFING INSUL. PROVIDE USG THERMAFIBER THROUGH-PENETRATION FIRE STOP SYSTEM BETWEEN FLOORS. PREPARE WALL FOR SPECIFIED FINISH. PROVIDE FIREBLOCKING AT MAX. 10-FOOT INTERVALS VERTICAL AND HORIZONTAL PARTITION TO COMPLY WITH UL DESIGN U301. REFER TO PARTITION TYPES DRAWING AND STRUCTURAL DRAWINGS FOR DETAILS
- INTERIOR PARTITION TO CONSIST OF 25 GA 3 5/8" METAL STUDS SPACED 24" O.C. WITH ONE LAYER 5/8" GYP. BOARD EACH SIDE. PARTITIONS TO EXTEND TO 6" ABOVE CEILING. FILL SPACES BETWEEN STUDS WITH SOUND ATTENUATING BATT INSULATION. PREPARE WALL FOR SPECIFIED FINISH. REFER TO PARTITION TYPES DRAWING FOR DETAILS
- INTERIOR 1 HOUR RATED PARTITION TO CONSIST OF 20 GA 3 5/8" METAL STUDS SPACED 24" O.C. WITH ONE LAYER 5/8" TYPE "X" GYP. BOARD EACH SIDE. PARTITIONS TO EXTEND TO UNDERSIDE OF DECK ABOVE. FILL SPACES BETWEEN STUDS WITH SOUND ATTENUATING BATT INSULATION. PREPARE WALL FOR SPECIFIED FINISH. PARTITION TO COMPLY WITH UL DESIGN U425. REFER TO PARTITION TYPES DRAWING FOR DETAILS
- PLUMBING WALL TO CONSIST OF 25 GA 3 5/8" METAL STUDS SPACED 24" O.C. WITH ONE LAYER 5/8" GYP. BOARD ON ROOM SIDE. PARTITIONS TO EXTEND TO UNDERSIDE OF DECK ABOVE. PREPARE WALL FOR SPECIFIED FINISH. REFER TO PARTITION TYPES DRAWING FOR DETAILS
- EXISTING WALL TO BE UPGRADED TO 1 HOUR RATED CORRIDOR WALL. PROVIDE NEW LAYER (2) 3/8" MINERAL AND FIBER BOARD GYPSUM BOARDS, 4'-0" WIDE MAX. WITH MIN. DENSITY OF 18 PCF FASTENED TO CEILING, SIDE AND FLOOR RUNNERS. PARTITION TO COMPLY WITH UL DESIGN No. U447. REFER TO PARTITION TYPES DRAWING FOR DETAILS
- NEW DOOR. REFER TO DOOR AND HARDWARE SCHEDULE FOR ADDITIONAL INFORMATION.
- ROOM NUMBER.
- WINDOW NUMBER.

KEY NOTE:

- ① EXISTING MASONRY OPENING SHALL BE PATCHED W/ MASONRY TO MATCH EXISTING
- ② EXISTING SINK, TOILET FIXTURE AND RELATED ITEMS TO BE REPLACED WITH NEW. SEE PLUMBING DRAWINGS FOR SPECIFICATIONS.
- ③ 2 HOUR RATED COLUMN ENCLOSURE TO CONSIST OF 1 3/8" 25 GA STEEL STUDS AND 3 LAYERS OF 5/8" "ULTRACODE" GYPS. BOARD. ENCLOSURE TO COMPLY WITH UL DESIGN No. X520
- ④ PROVIDE A TWO WAY COMMUNICATION SYSTEM FOR AREAS OF REFUGE. SYSTEM IS TO BE APPROVED BY A LOCAL AUTHORITIES. CENTRAL CONTROL POINT TO BE DETERMINED BY WEICHERT REALTORS.

GENERAL NOTES:

1. SEE A-110 FOR CONSTRUCTION NOTES AND DETAILS.

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ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	02.20.04	ISSUE FOR OWNER REVIEW	MBJ
2	03.03.04	ISSUE FOR BIDDING	MBJ
3	10.01.04	REVISED AS NOTED	MBJ
4	11/18/04	REVISED AS NOTED	WSM
5	12.10.04	REVISED AS NOTED	MBJ

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	10.01.04	REVISED AS NOTED	MBJ

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NJ State Board Of Architects Authorization No. 161
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278177

Project: **WEICHERT REALTORS - WASHINGTON TOWNSHIP 5070 ROUTE 42 BLACKHORSE PIKE TURNERSVILLE, NJ**

Project Number: WR-5-03-284	Scale: AS NOTED
Drawn By: WSM/GH	Approved By: MBJ

Drawing Name:
BASEMENT CONSTRUCTION PLAN

Drawing Number:
A-110

Initial Date: **01-28-04**