

PERSPECTIVE VIEW:



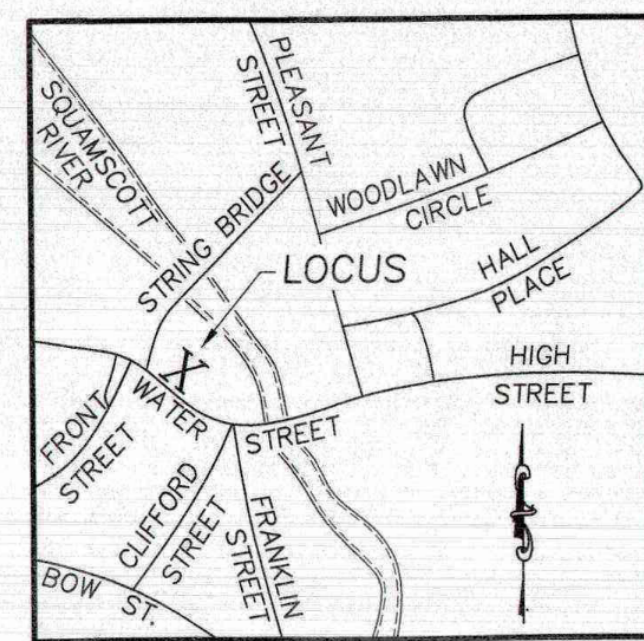
DRAWING LIST

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- A0.01 ANSI 2009 REQUIREMENTS
- A0.10 WALL AND FLOOR TYPES
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- A0.21 LIFE SAFETY PLANS
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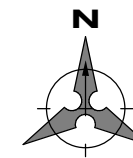
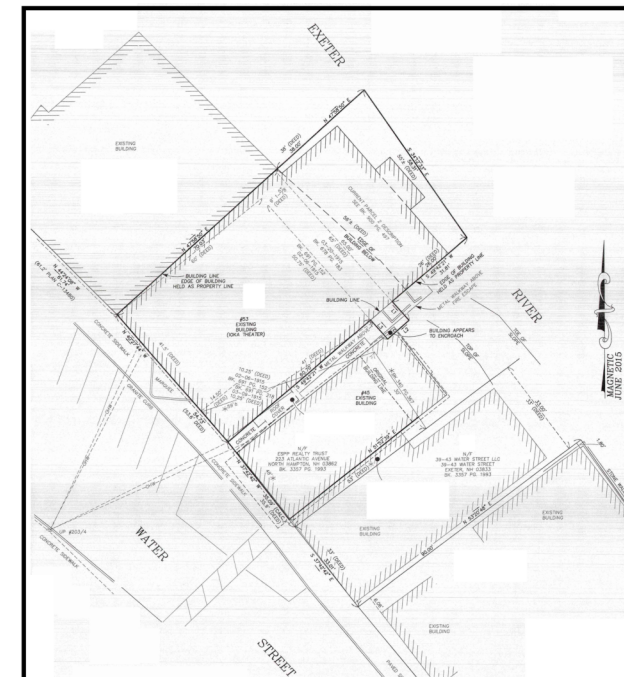
STRUCTURAL

- SN.0 STRUCTURAL GENERAL NOTES
- SN.1 SCHEDULE OF SPECIAL INSPECTIONS
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- S1.0 FIRST FLOOR FRAMING PLAN
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- S5.3 FRAMING DETAILS

LOCUS MAP:



SITE PLAN:



OWNER:

GENERAL CONTRACTOR:

ARCHITECT:

STRUCTURAL ENGINEER:

MEP/FP ENGINEER:



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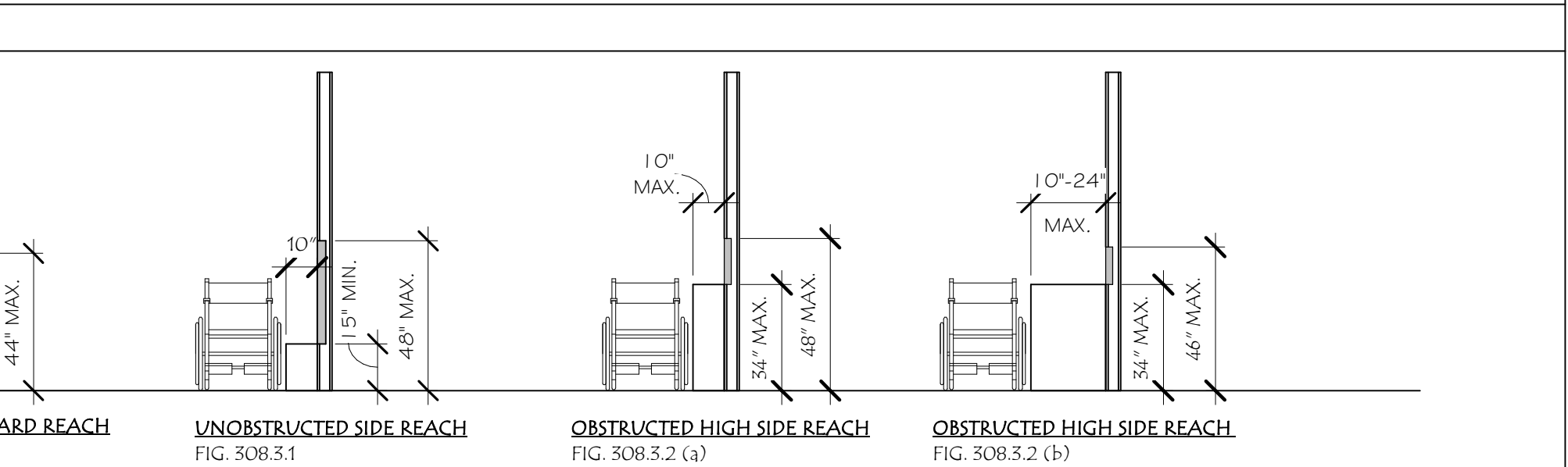
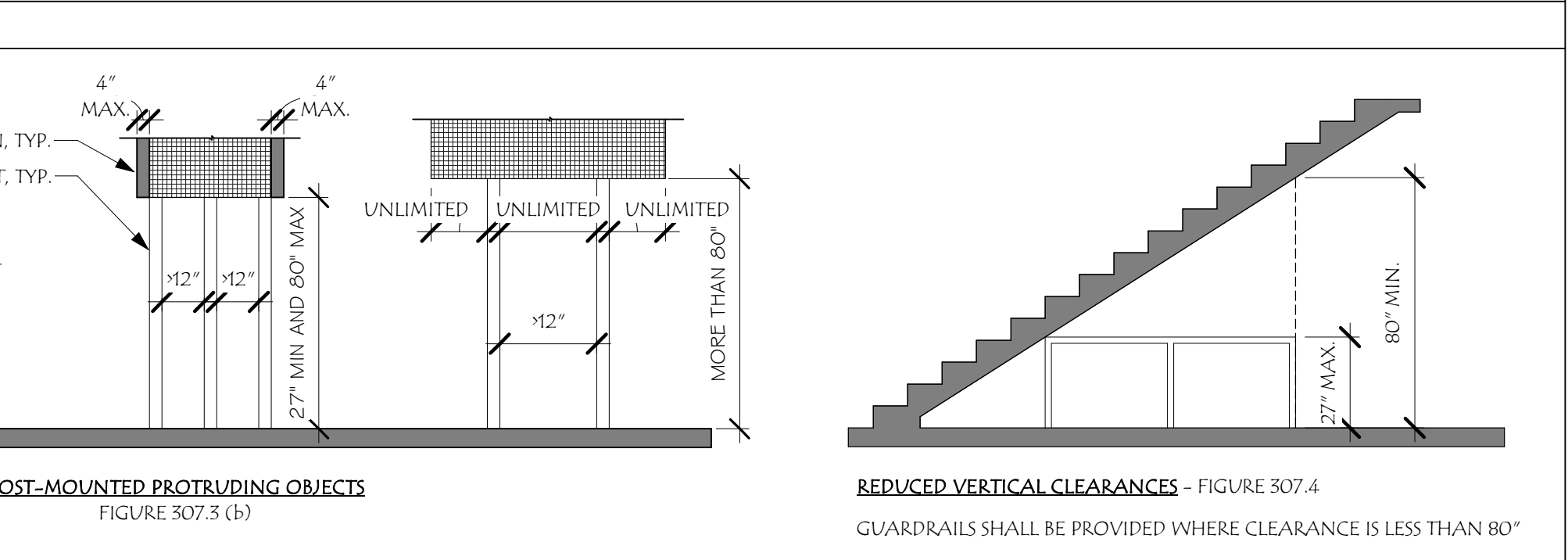
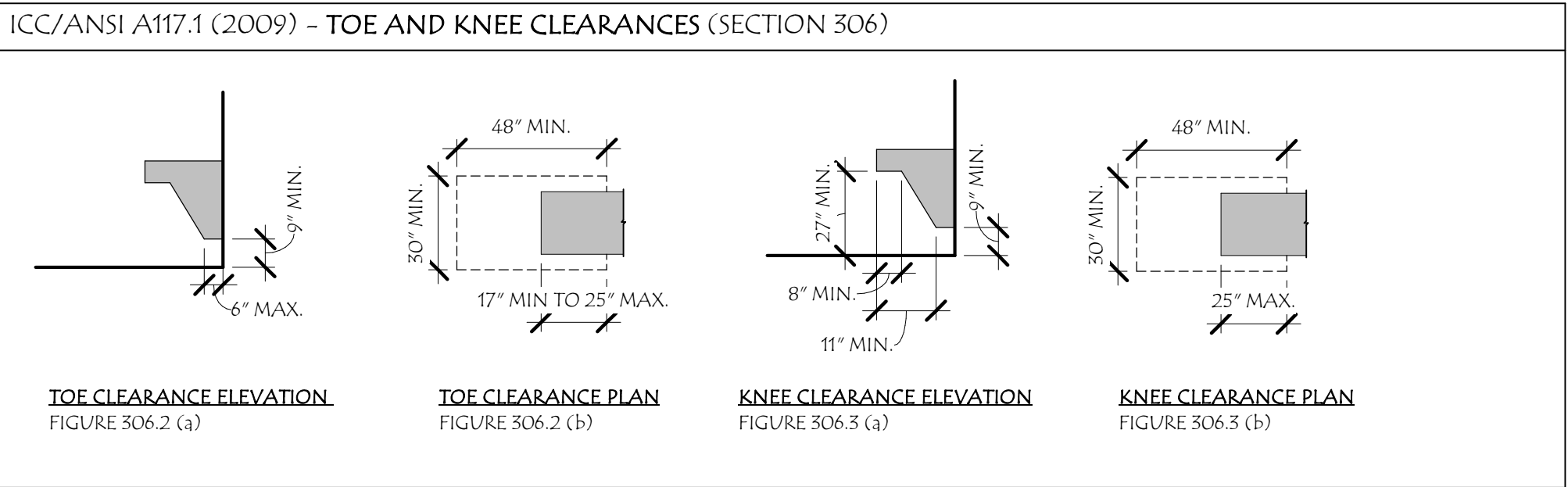
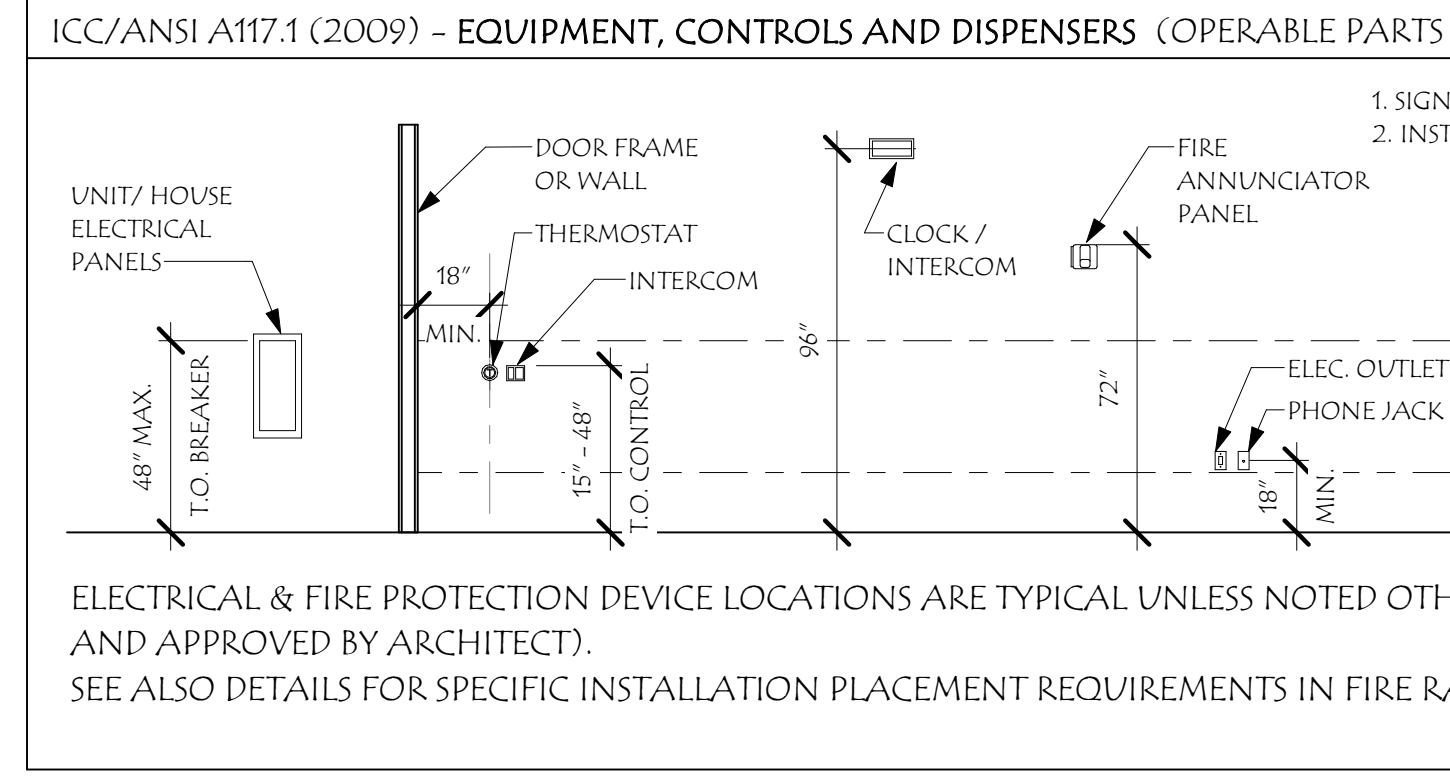
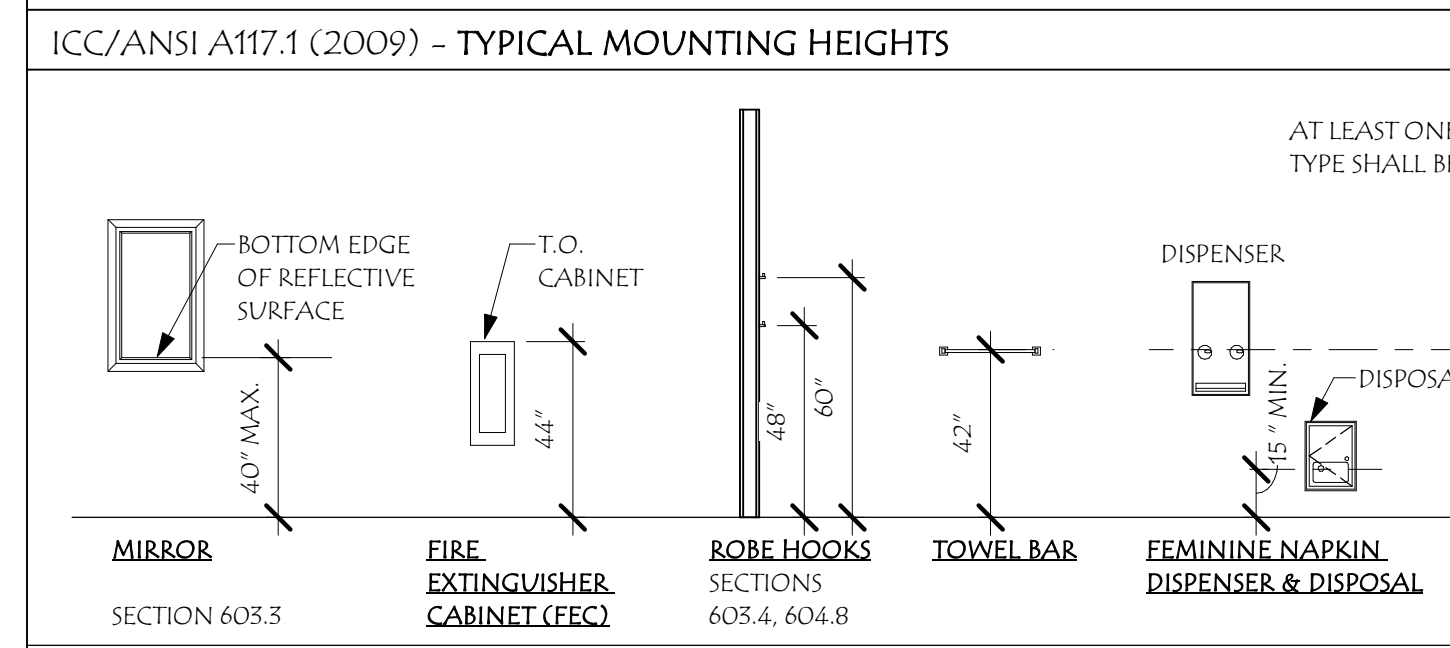
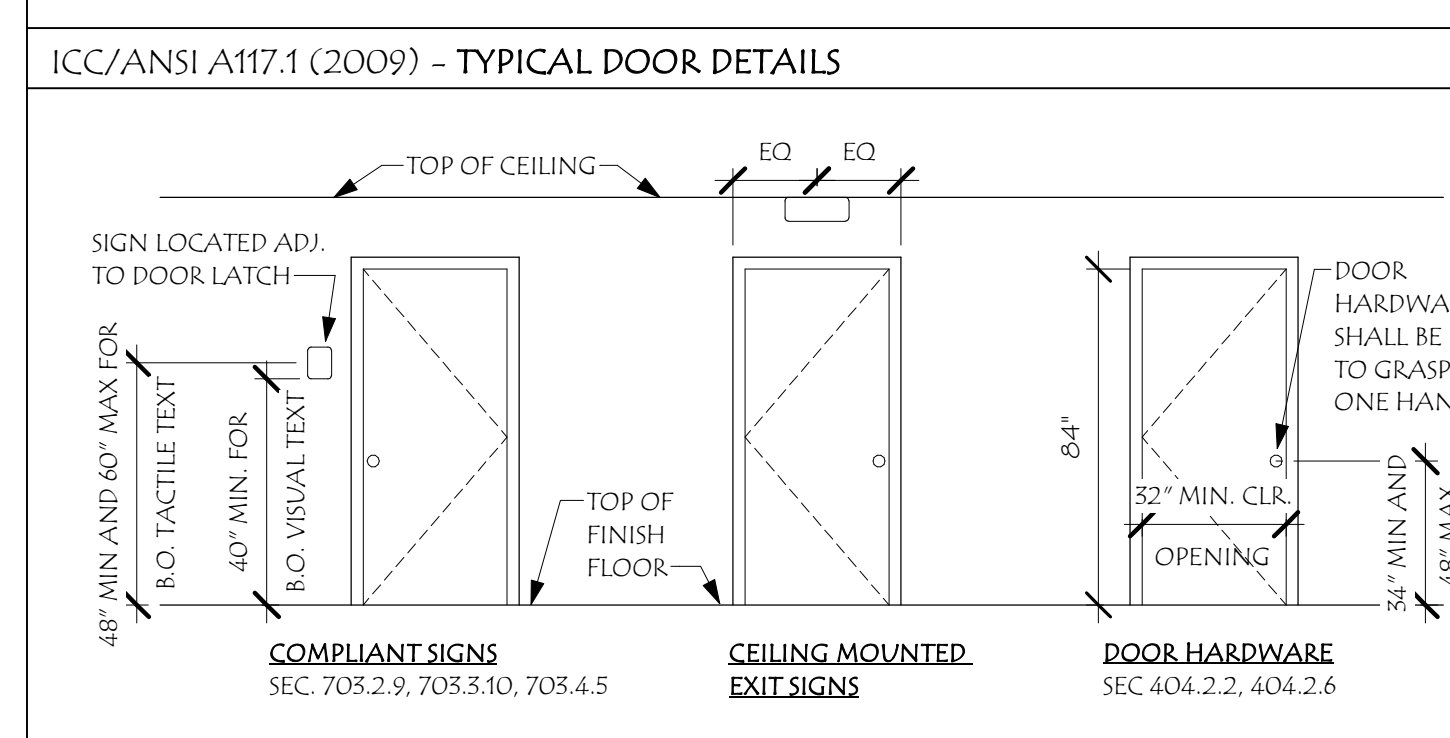
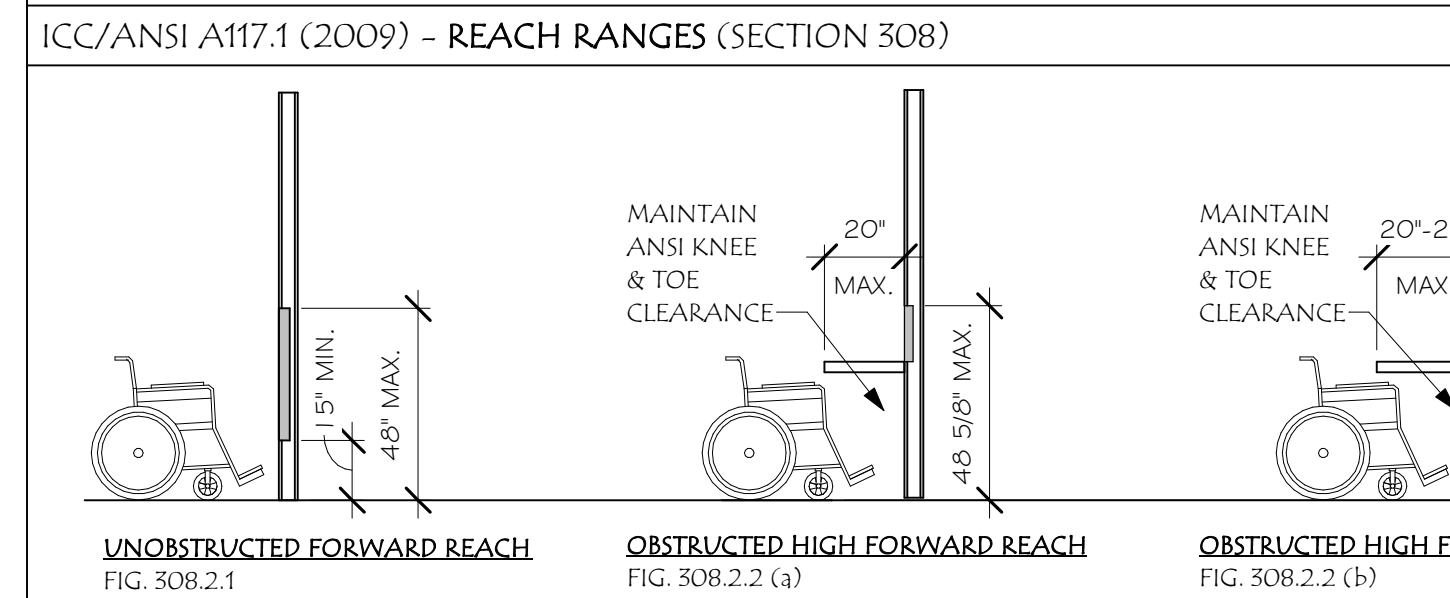
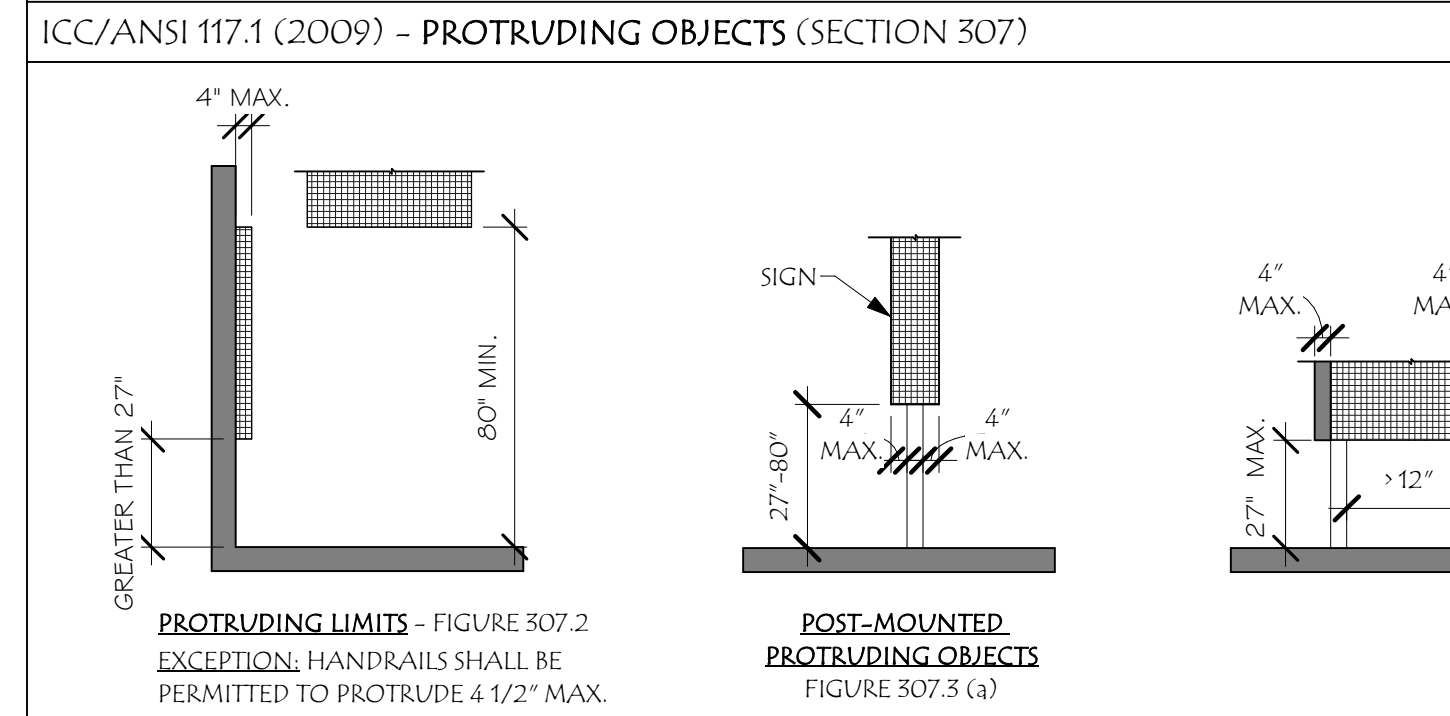
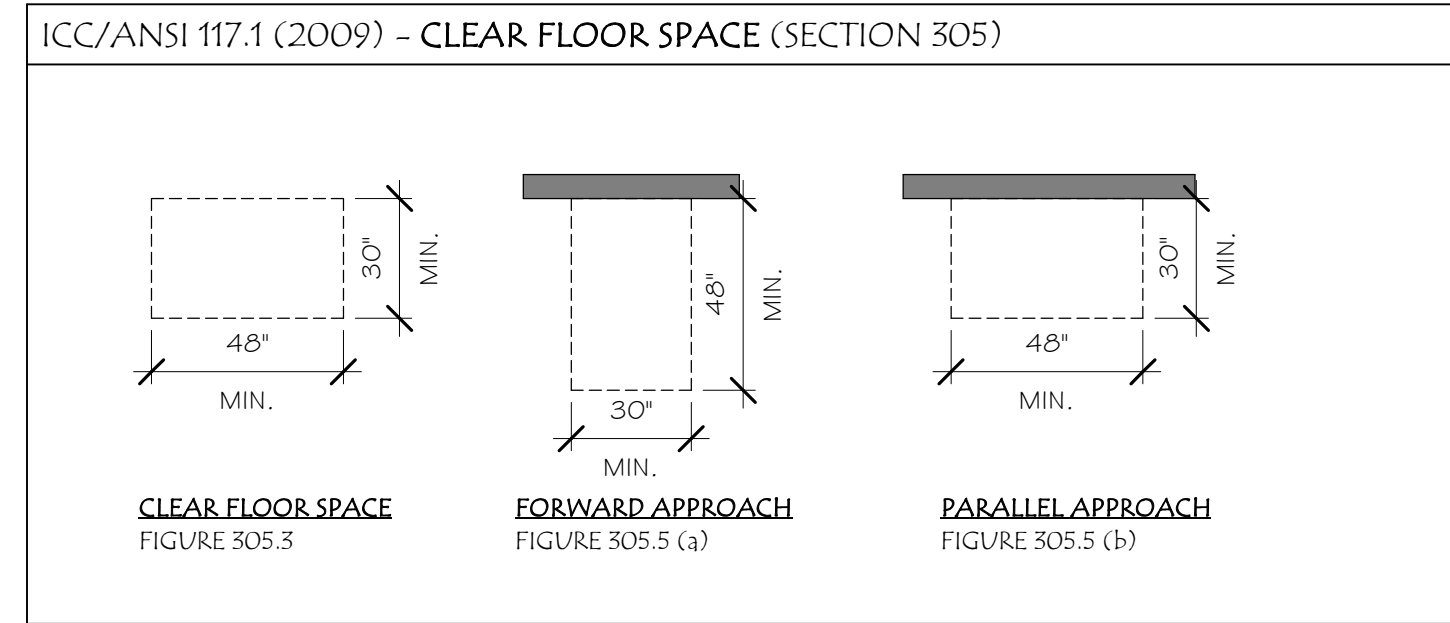
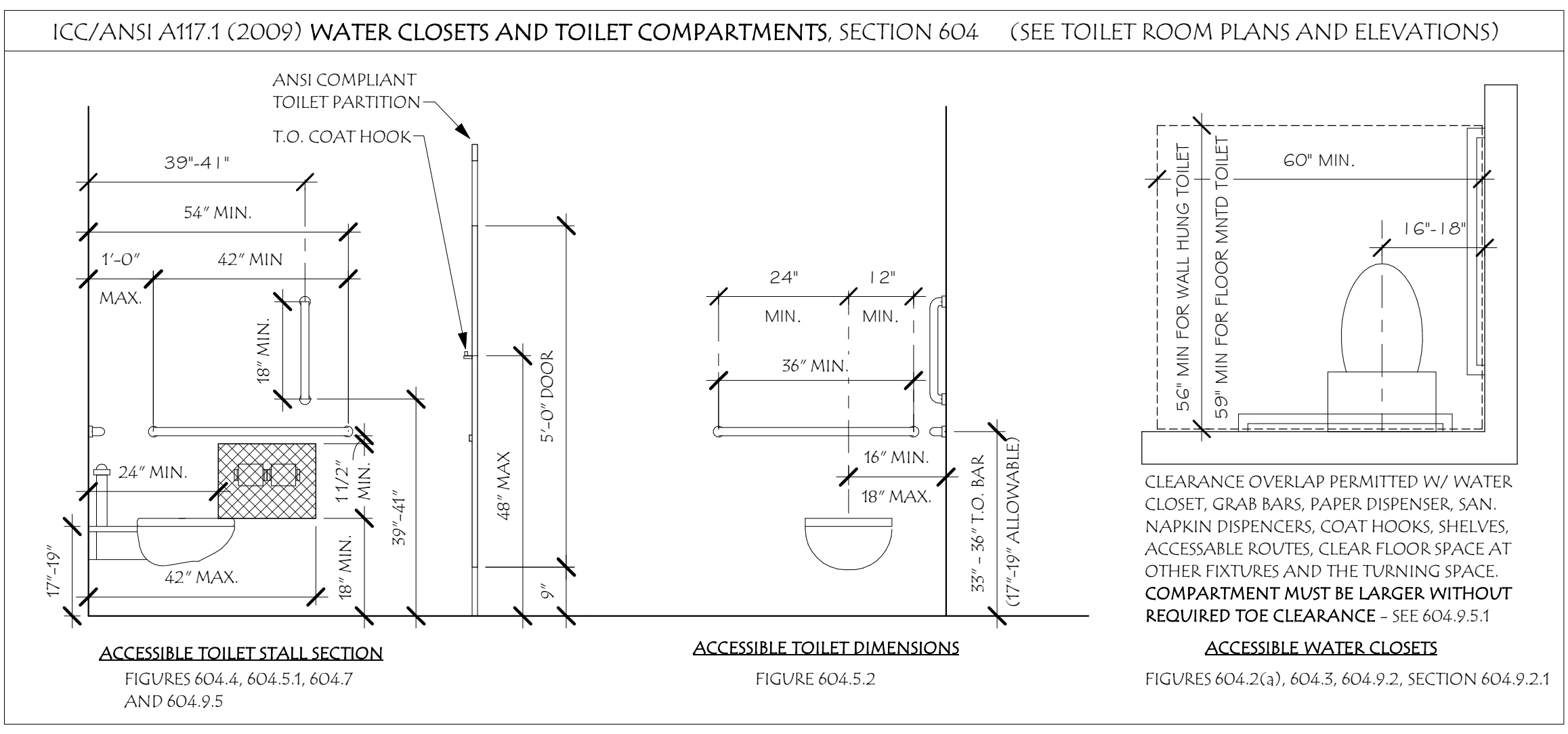
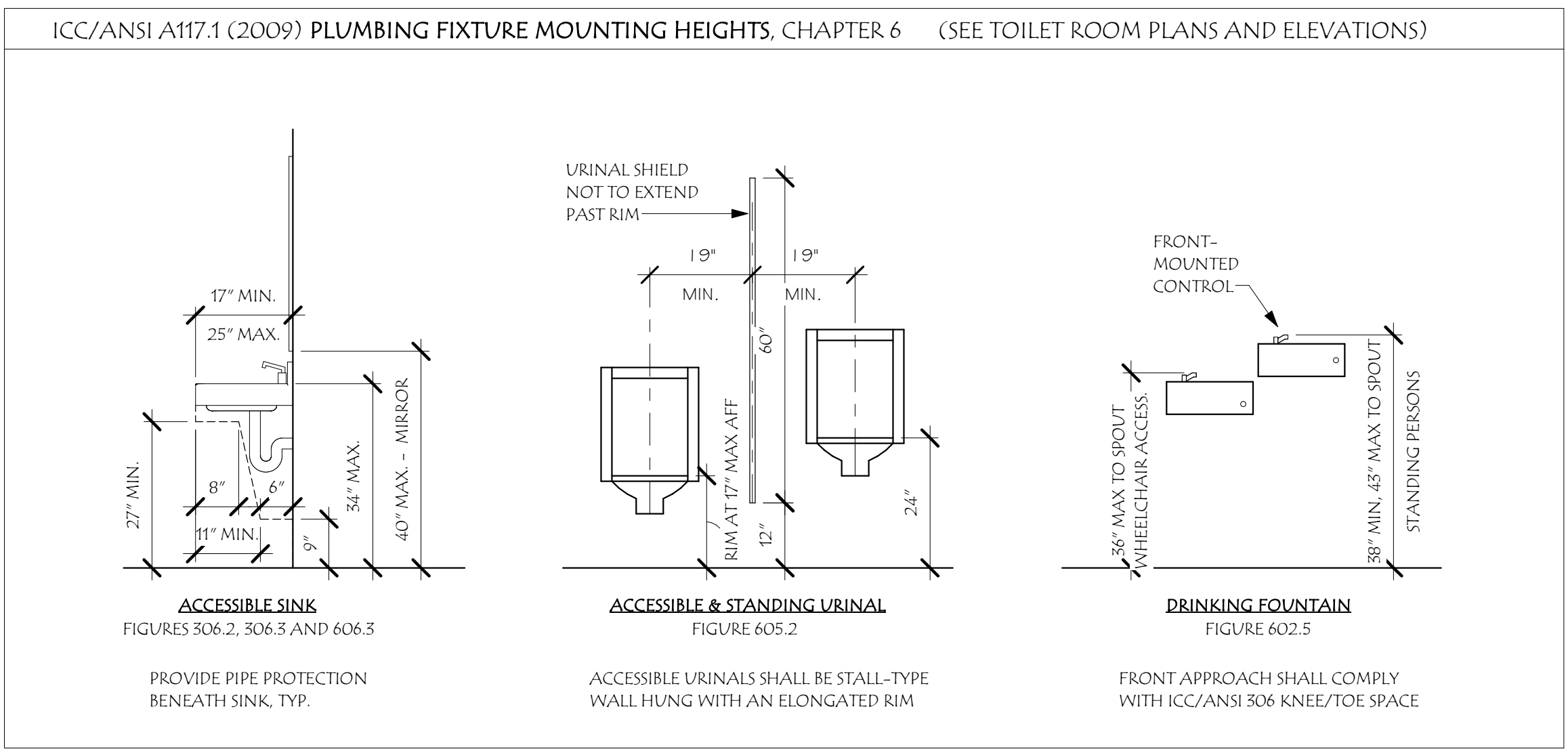
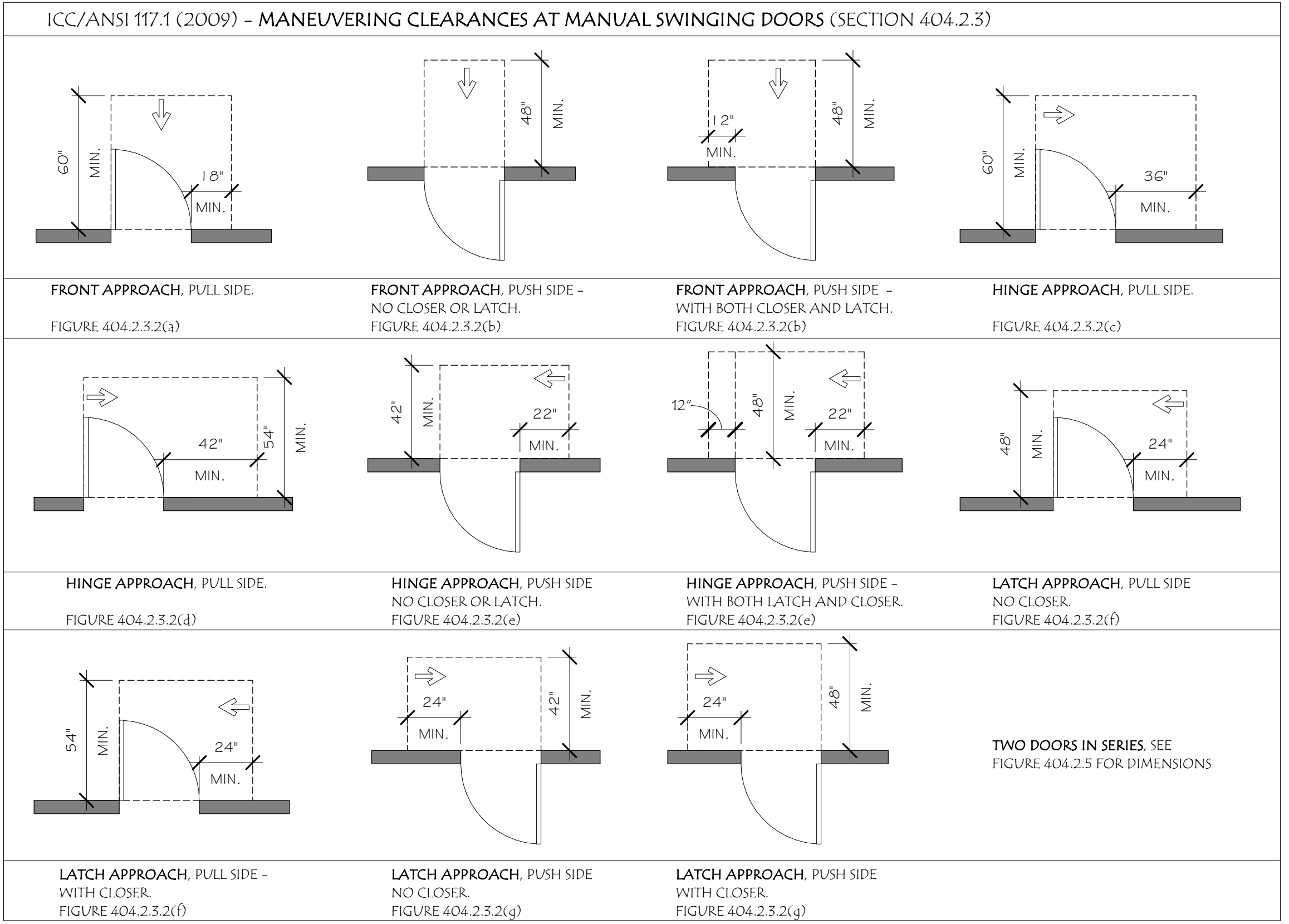


IOKA THEATER

55 WATER STREET
EXETER, NH 03833

CONSTRUCTION DRAWINGS

1/29/21



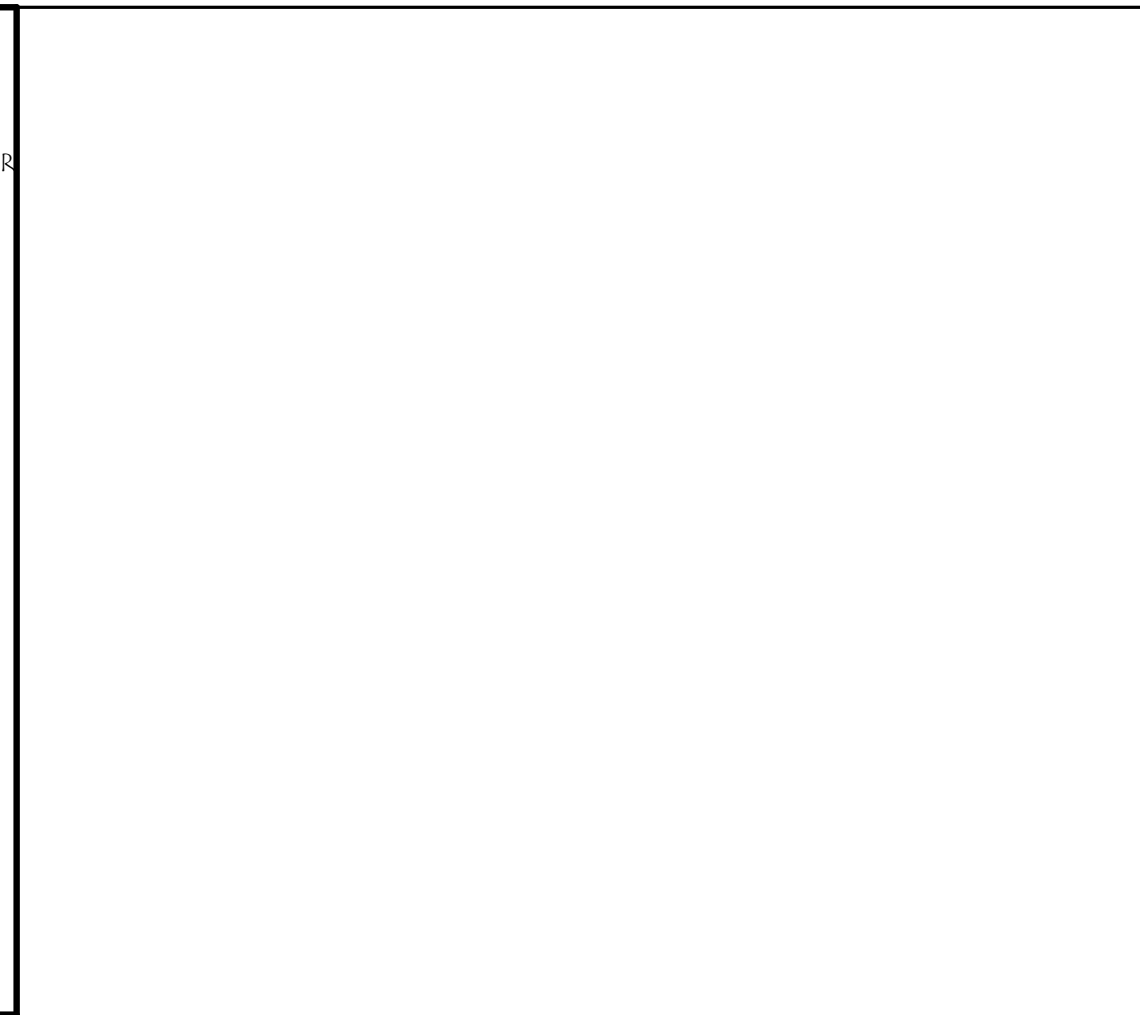
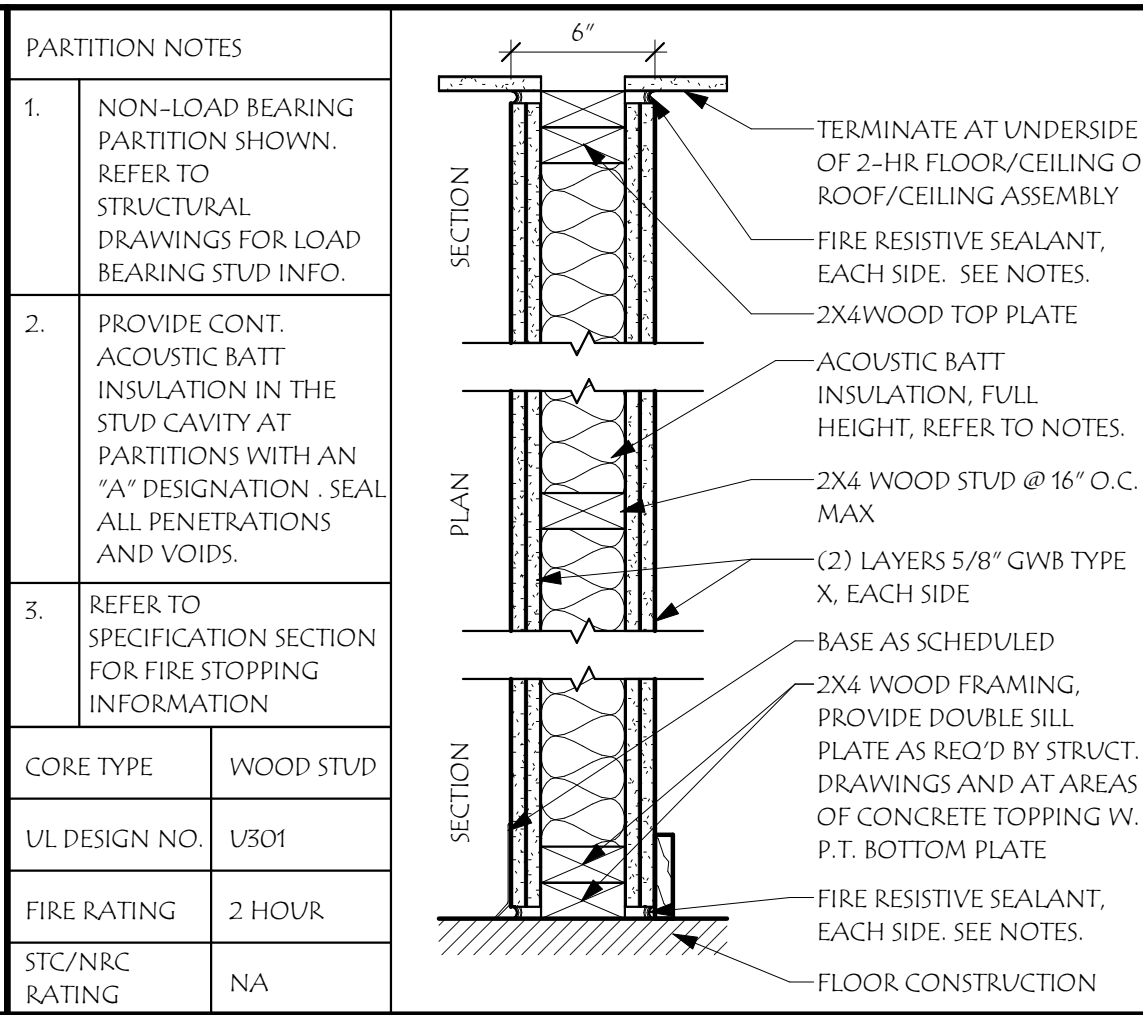
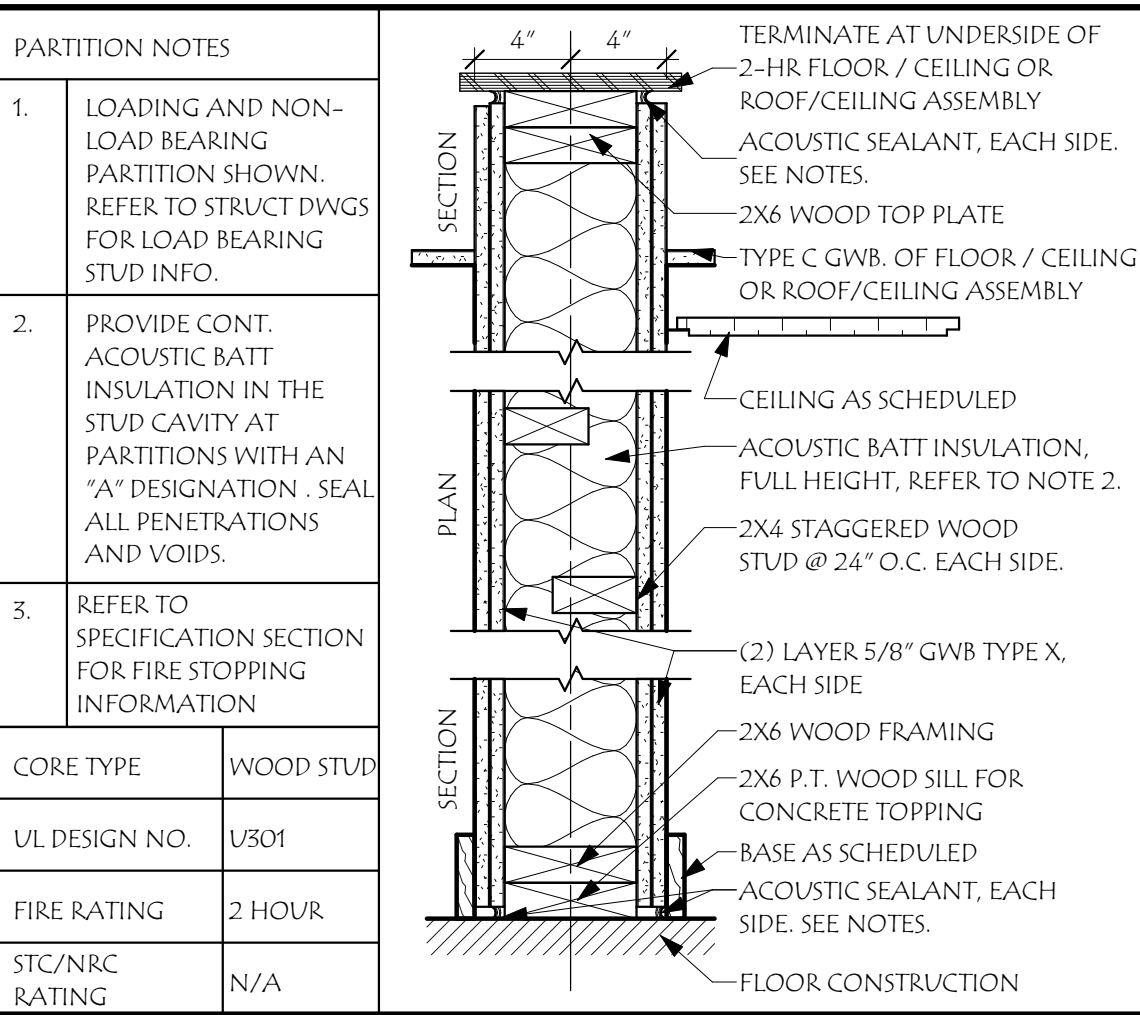
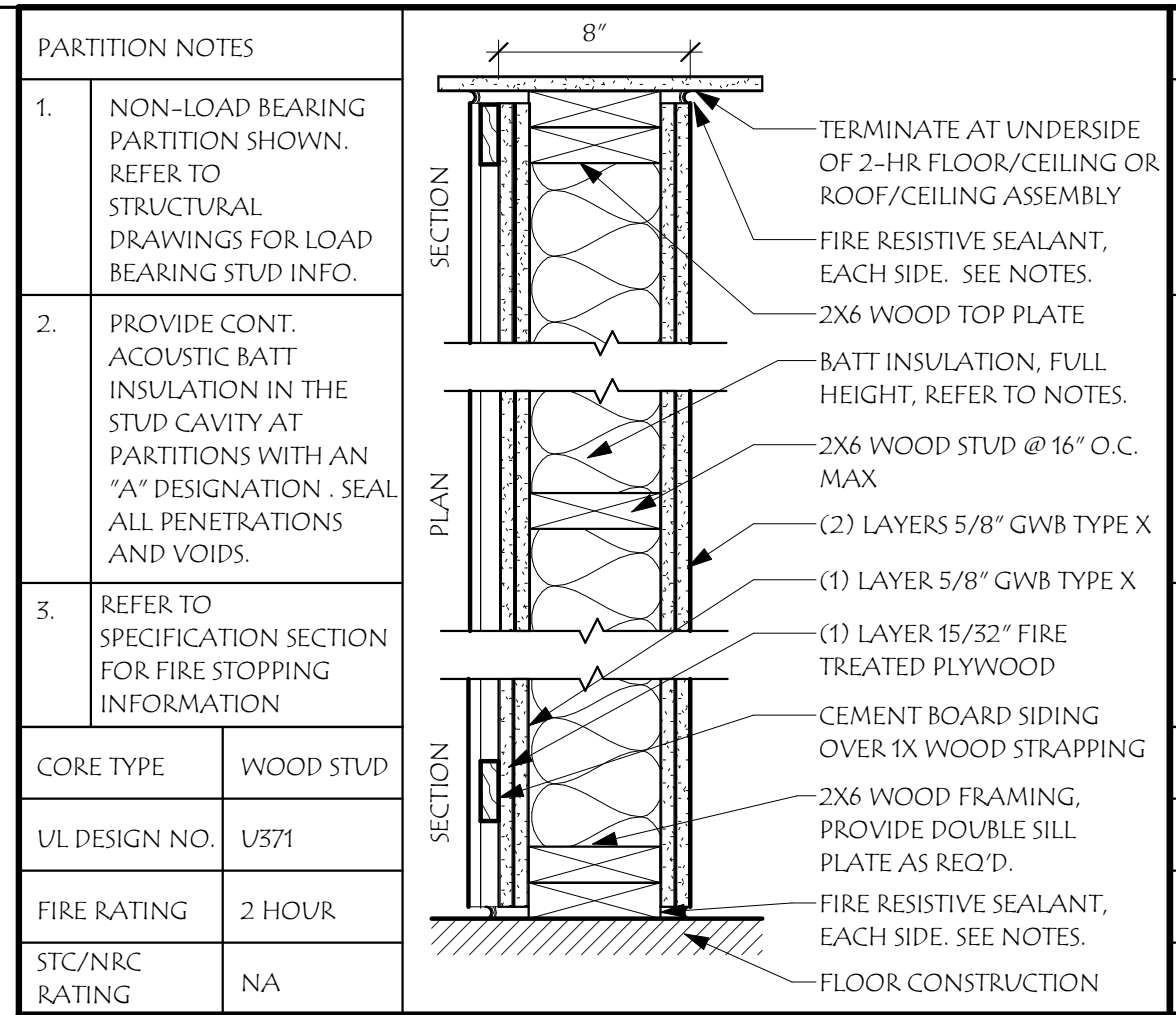
Revisions:	Date
#	
Description	

As Indicated	CMO	MCA	2020016	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:	ANSI 2009 REQUIREMENTS
	A0.01

IOKA THEATER

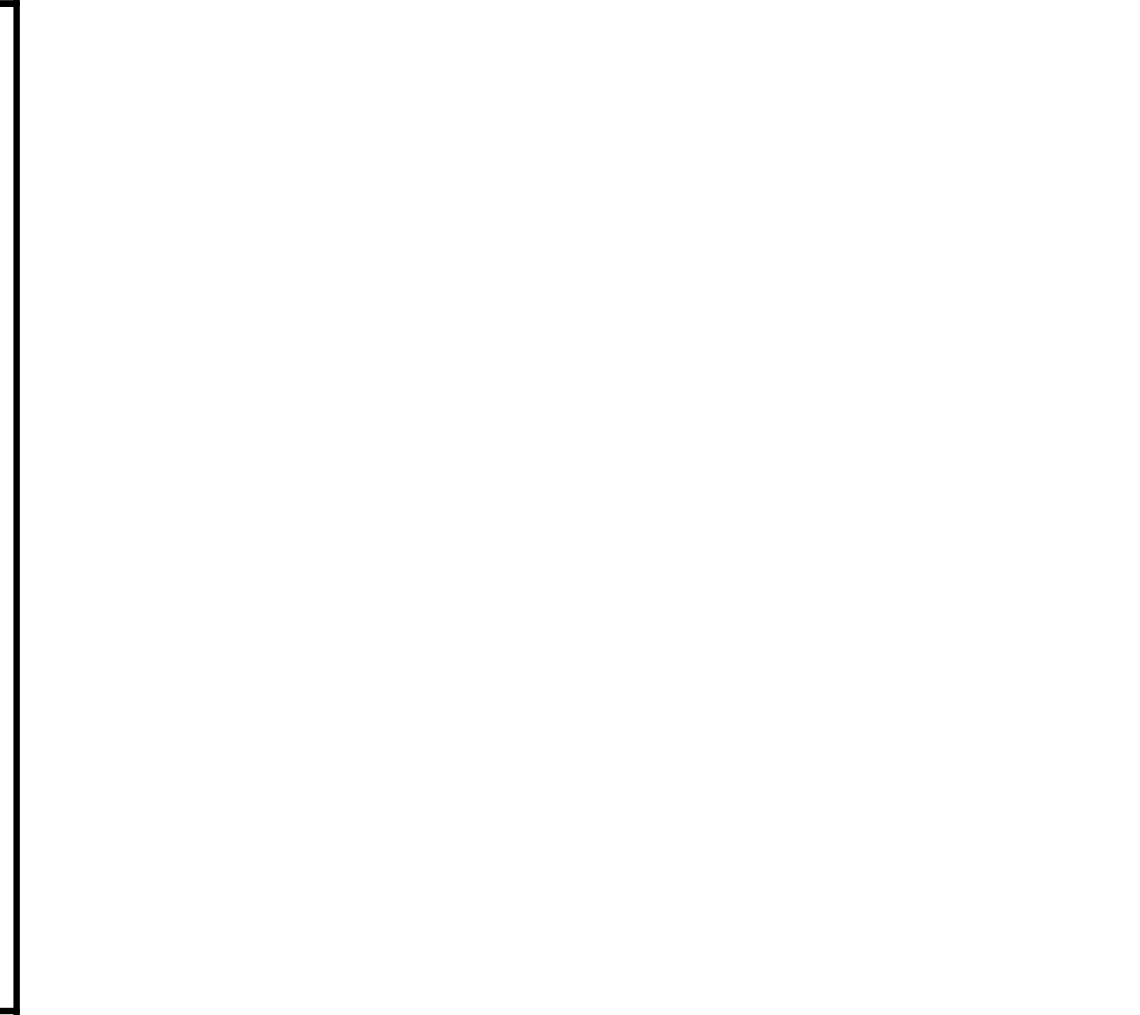
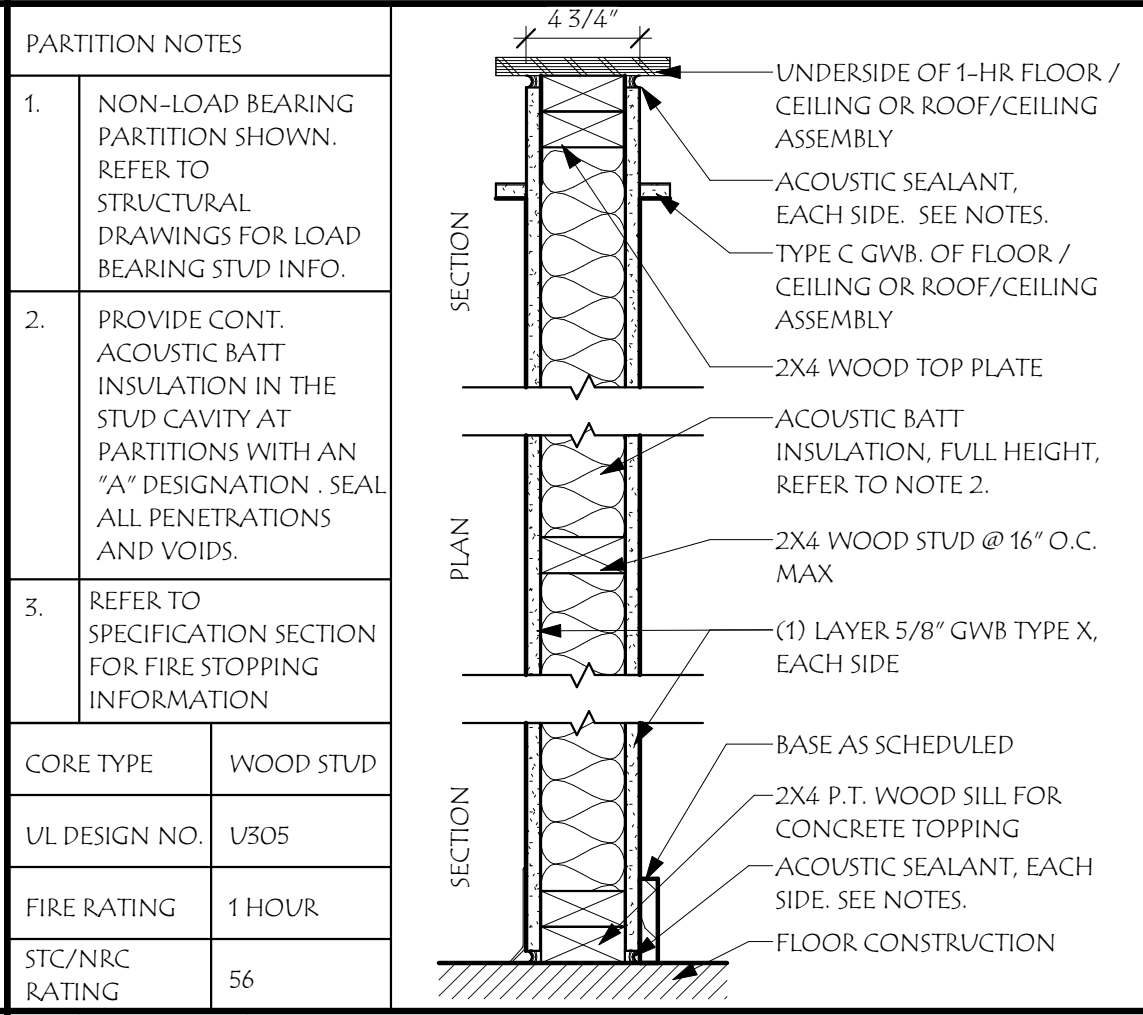
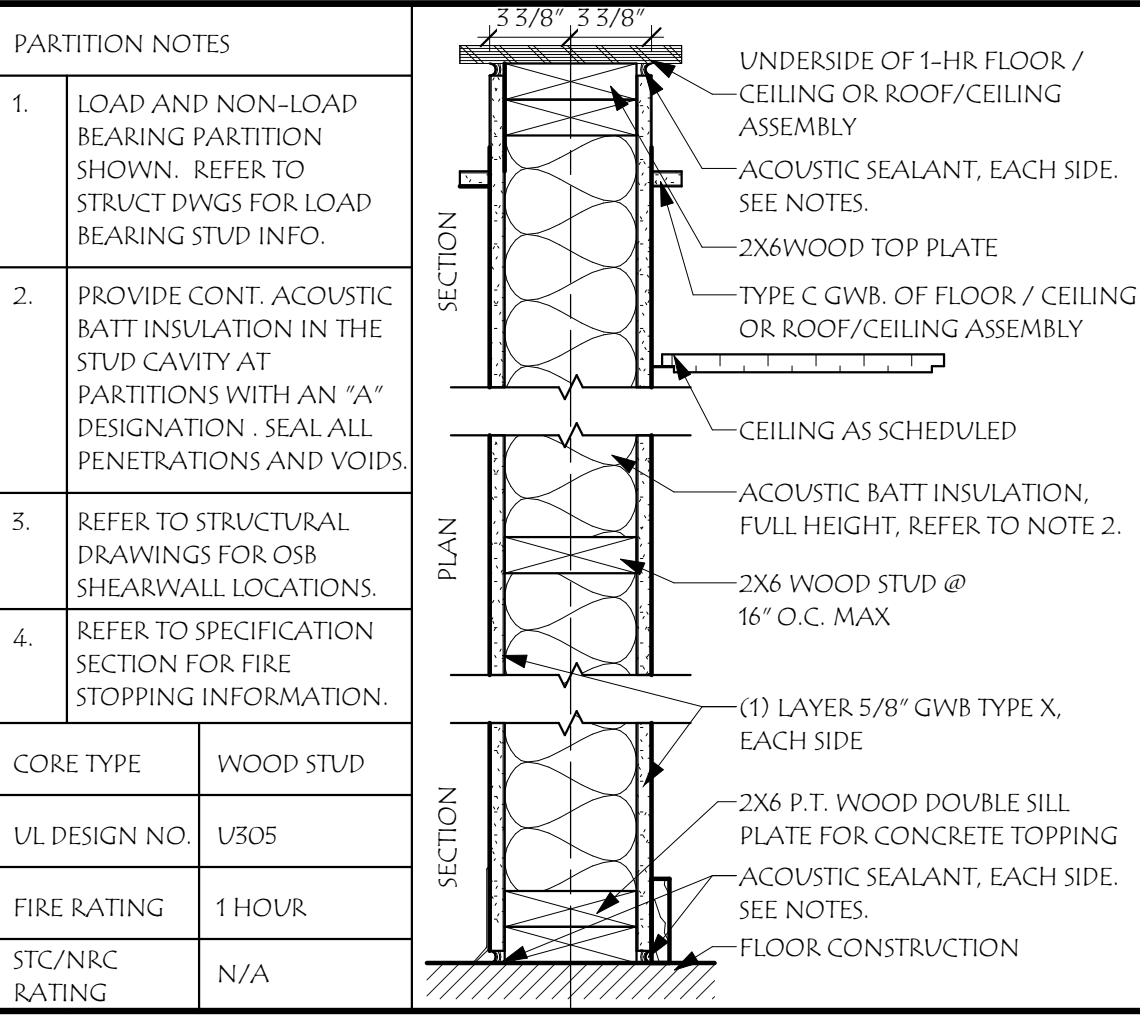
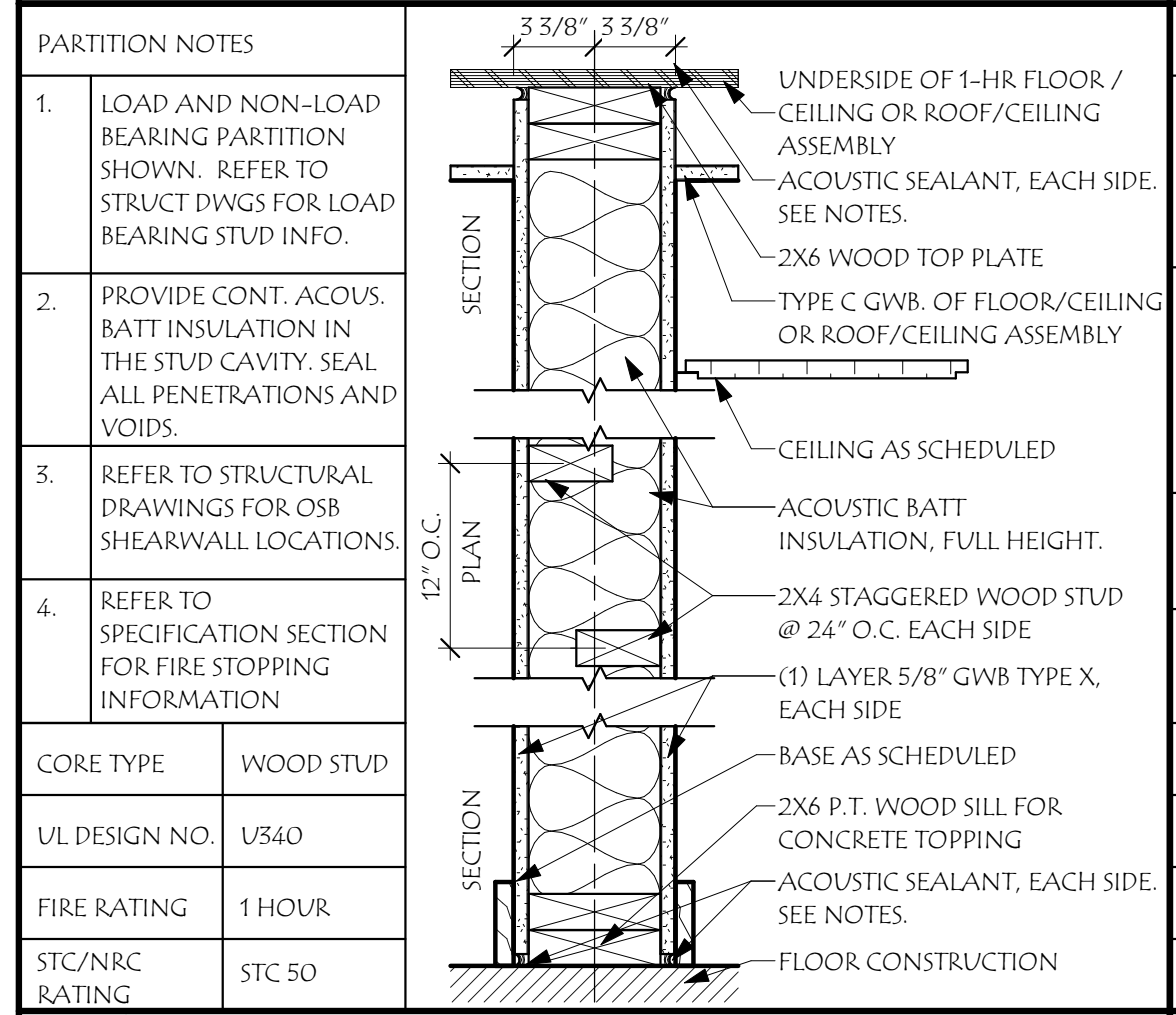
55 WATER STREET
 EXETER, NH 05853



W6.R2 EXTERIOR PARTITION TYPE
 2 HOUR RATED 6" NOM. WOOD STUD PARTITION

W6.R2AD INTERIOR PARTITION TYPE - UNIT DEMISING WALL
 2 HOUR RATED STAGGERED WOOD STUD PARTITION

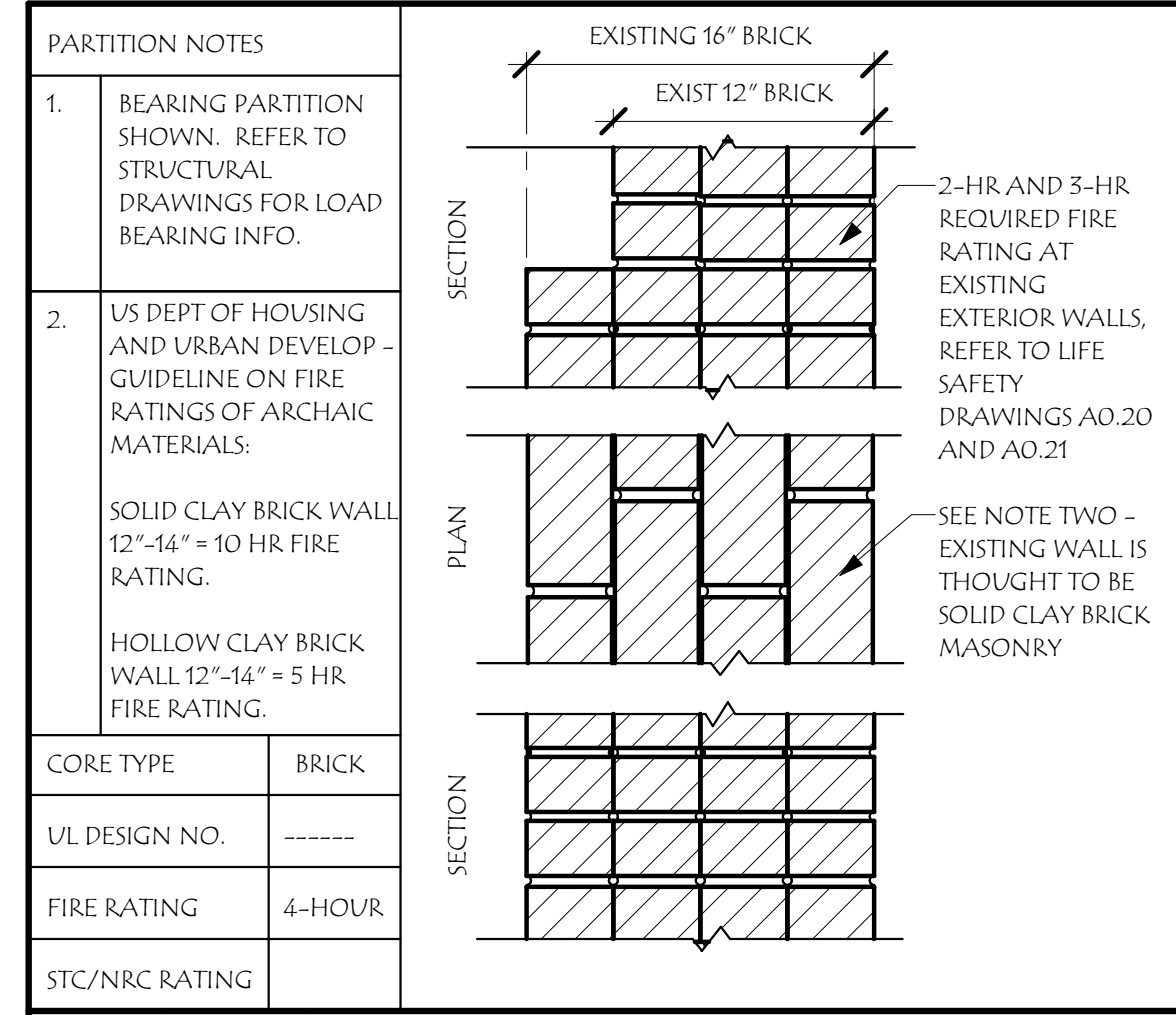
W4.R2 **W4.R2A** INTERIOR PARTITION TYPE
 2 HOUR RATED 4" NOM. WOOD STUD PARTITION



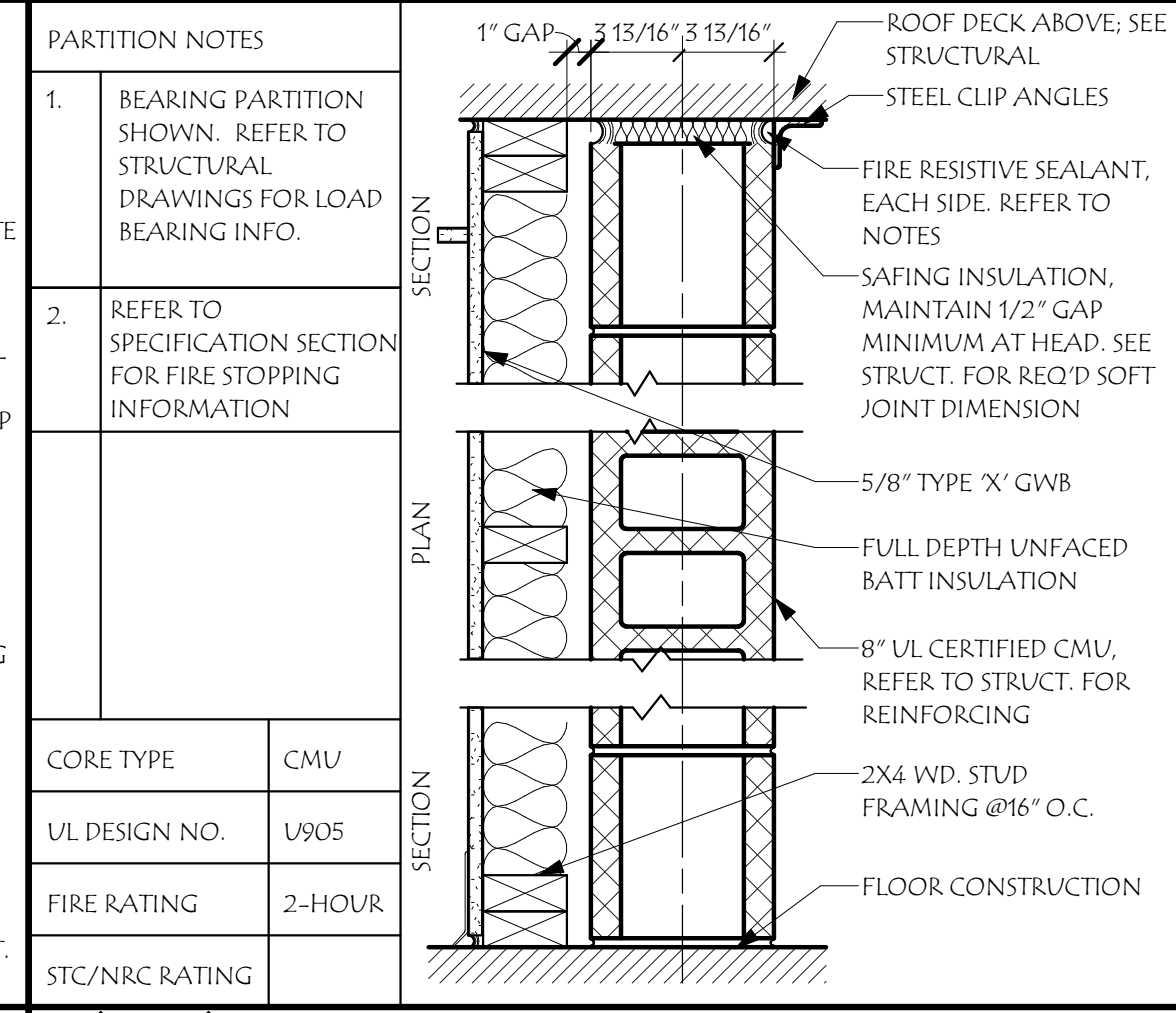
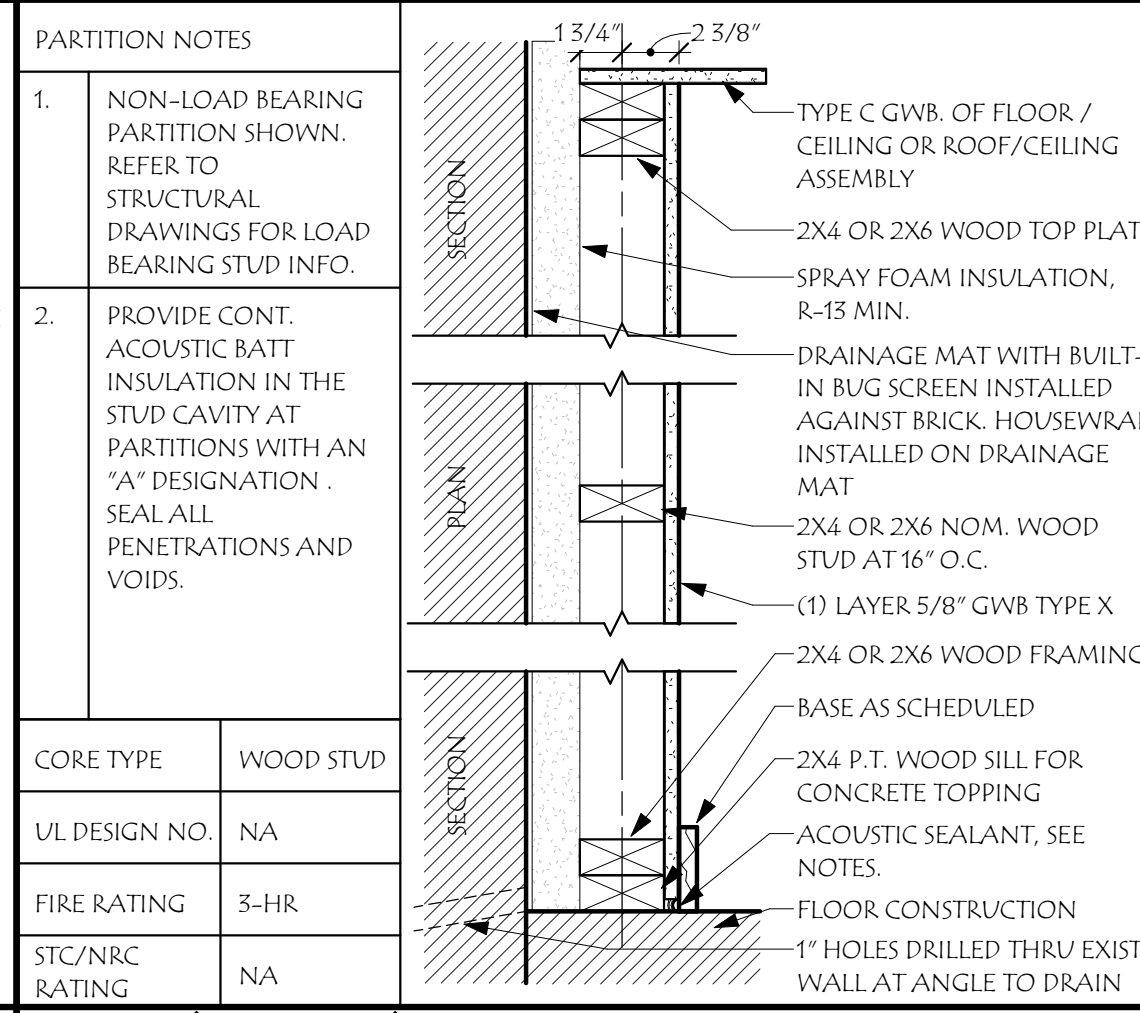
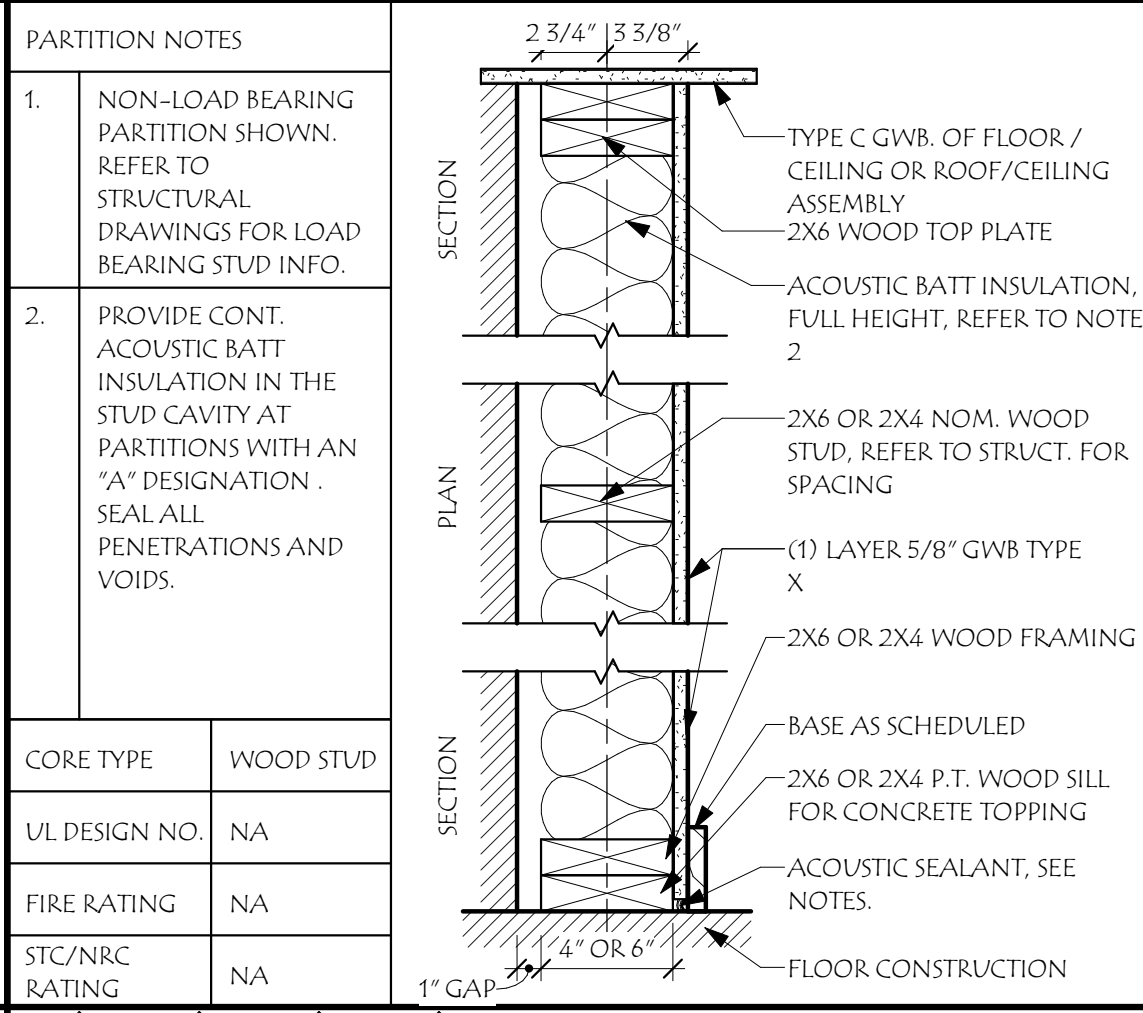
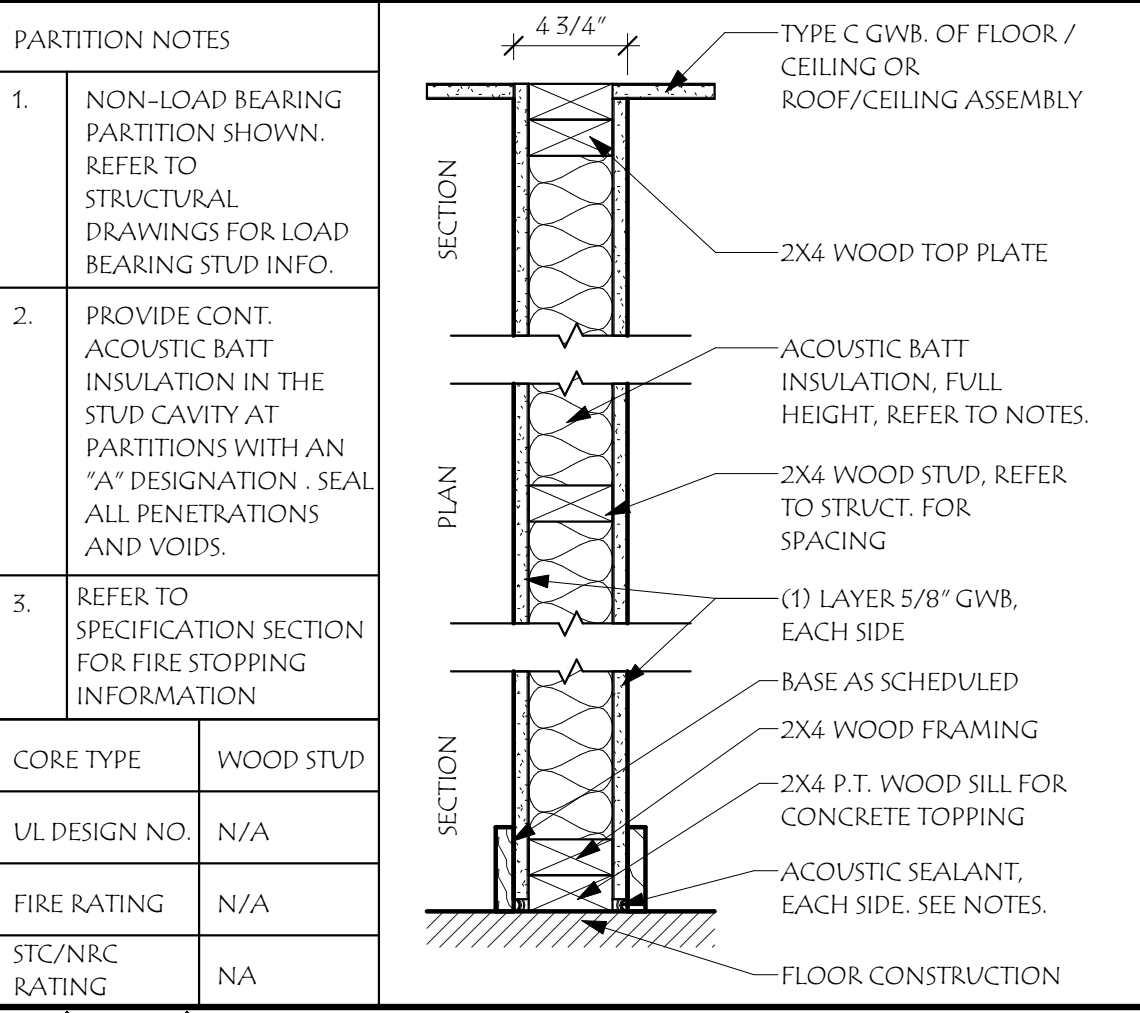
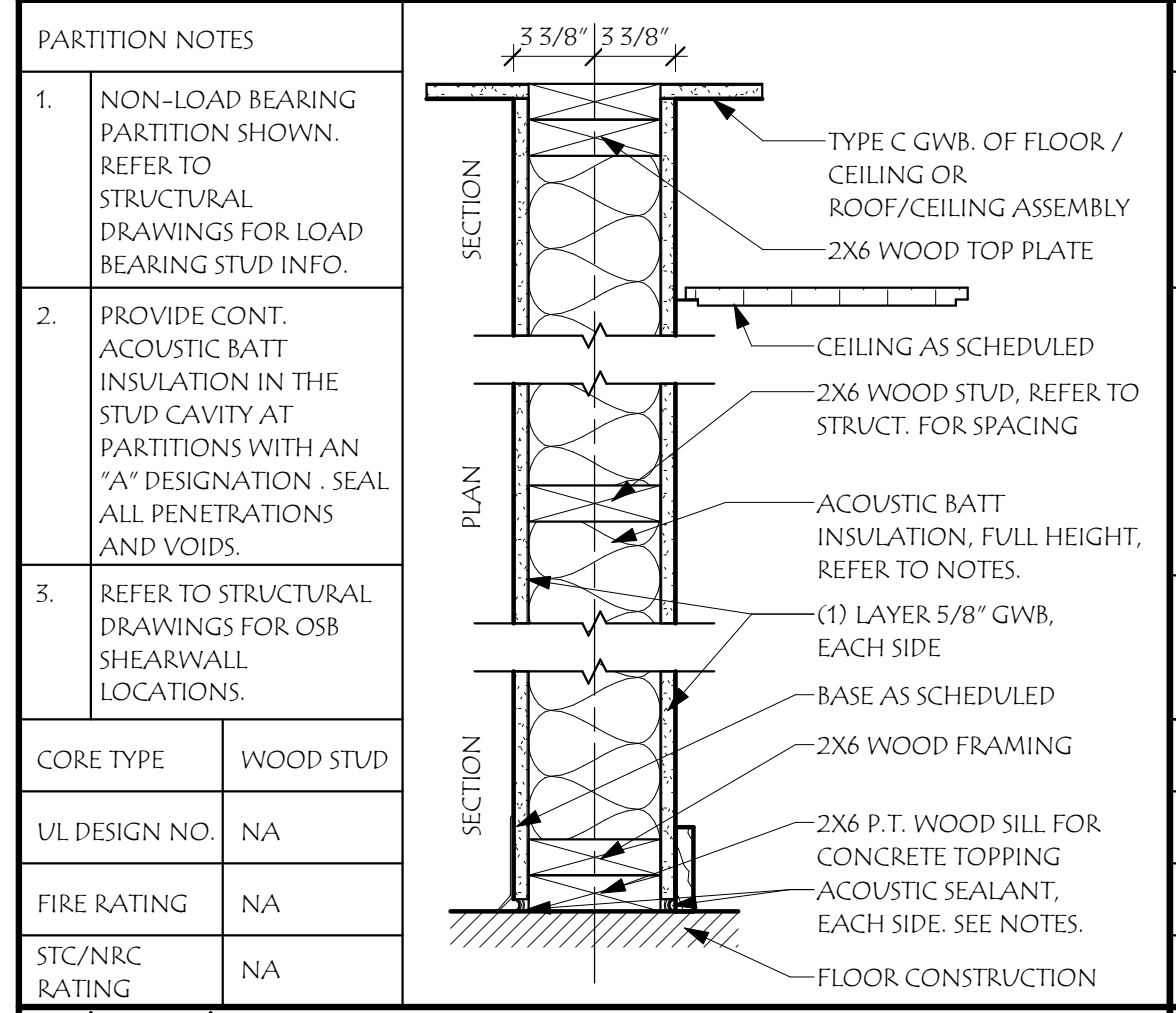
W6.R1AD INTERIOR PARTITION TYPE - UNIT DEMISING WALL
 1 HOUR RATED STAGGERED WOOD STUD PARTITION

W6.R1 **W6.R1A** INTERIOR PARTITION TYPE
 1 HOUR RATED 6" NO. WOOD STUD PARTITION

W4.R1 **W4.R1A** INTERIOR PARTITION TYPE
 1 HOUR RATED 4" NOM. WOOD STUD PARTITION



M12.R4 **M16.R4** EXTERIOR EXISTING MASONRY WALL
 5-HR MIN, 10-HR MAX HISTORIC BRICK



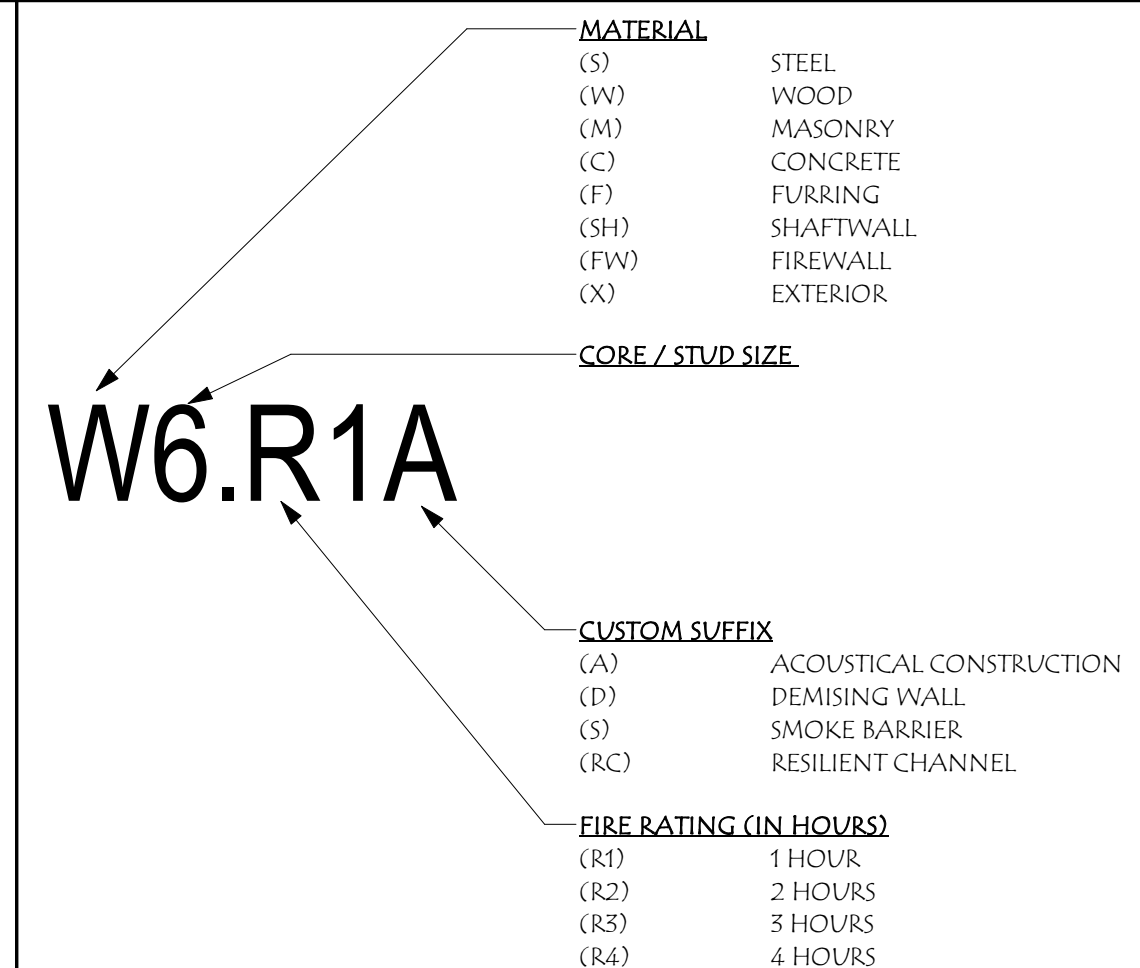
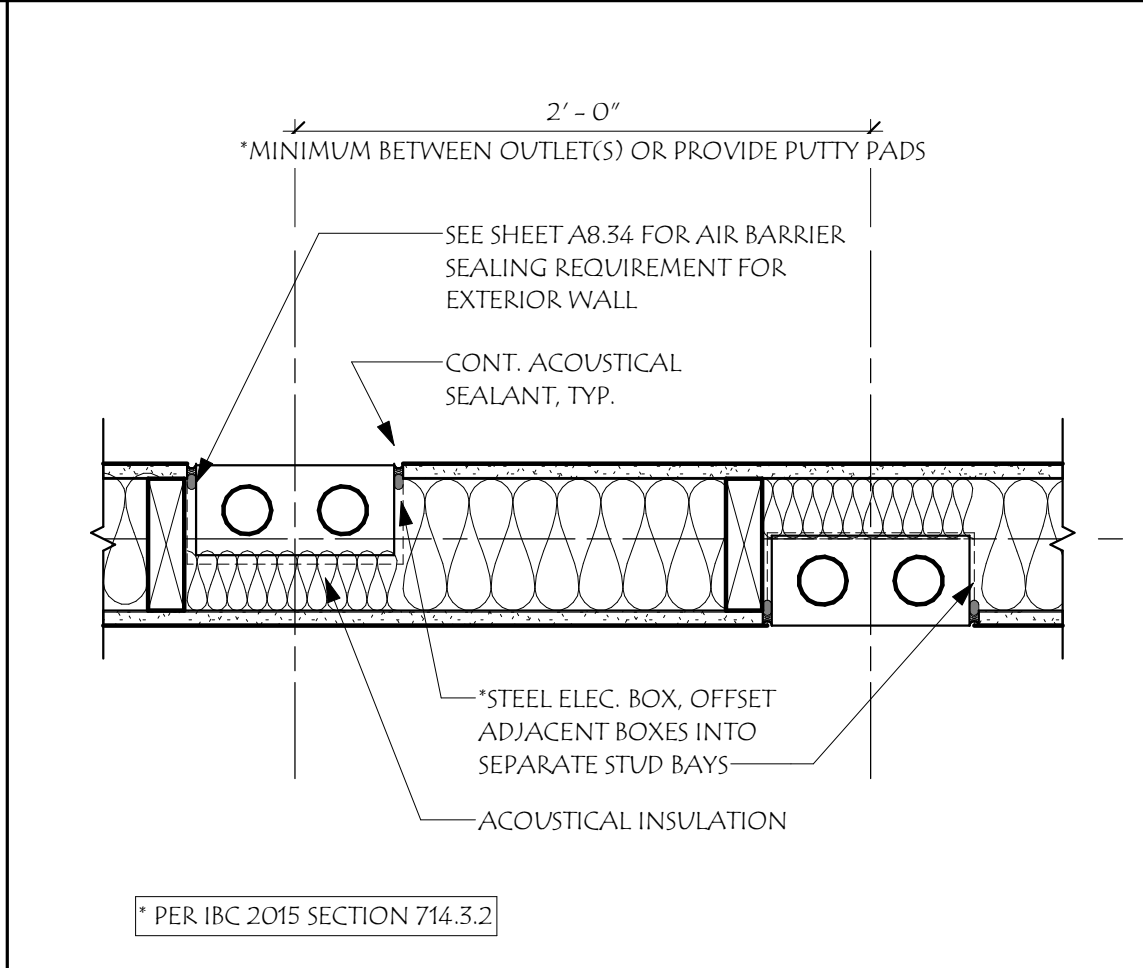
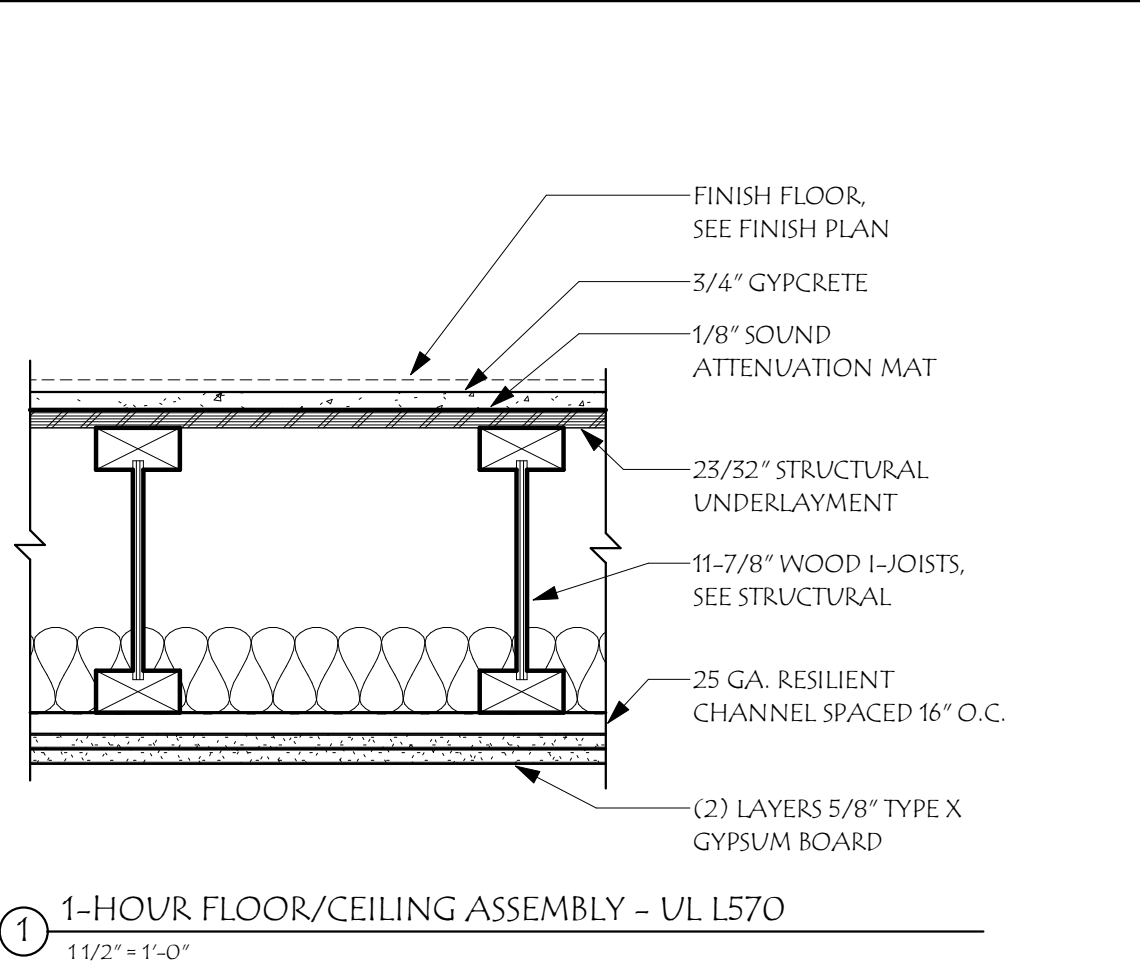
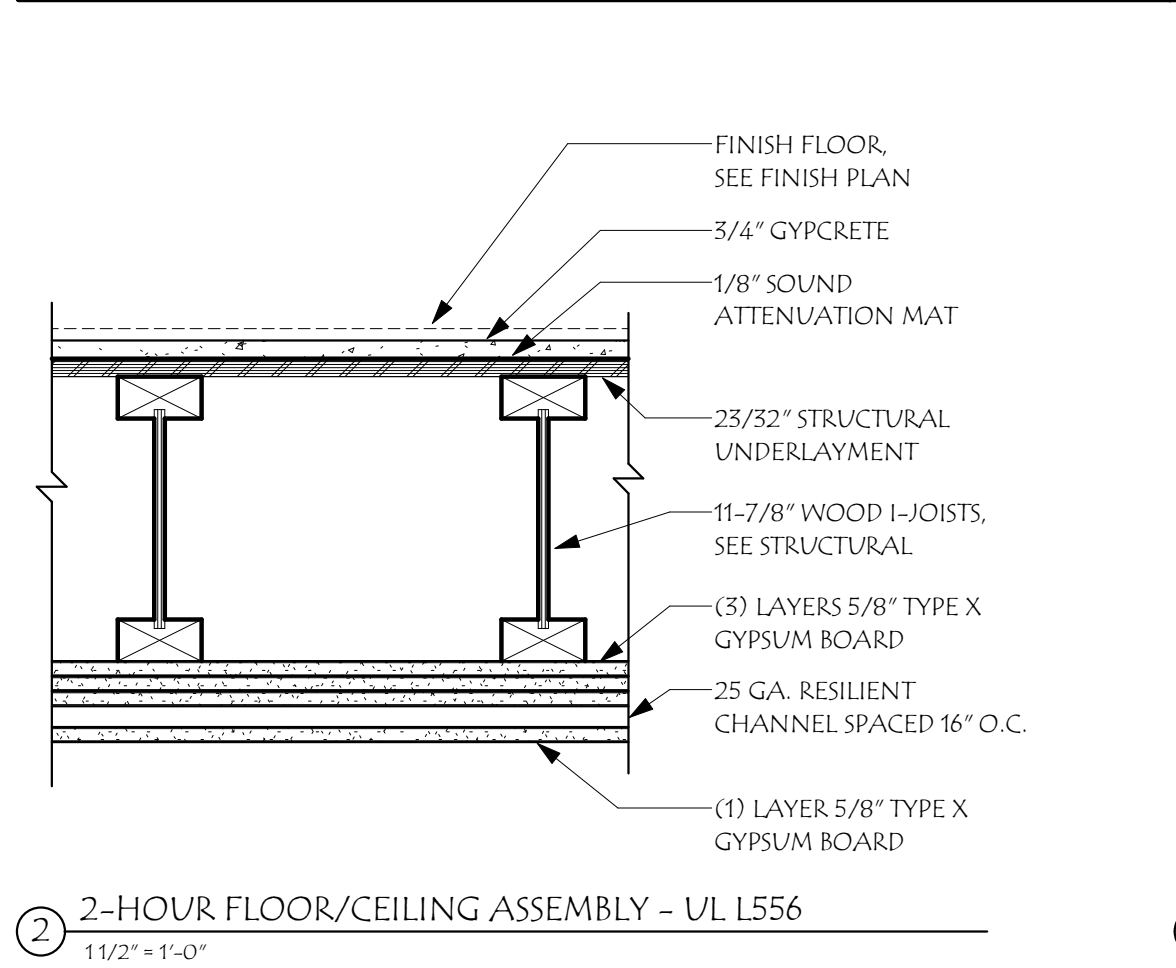
W6 **W6.A** INTERIOR PARTITION TYPE
 NON-RATED 6" NOM. WOOD STUD PARTITION

W4 **W4.A** INTERIOR PARTITION TYPE
 NON RATED 4" NOM. WOOD STUD PARTITION

W6 **WF6A** **WF4** **WF4A** INTERIOR PARTITION TYPE - NON
 RATED 2X WOOD FURRING PARTITION

WF6+2A **WF4+2A** INTERIOR PARTITION TYPE - NON
 RATED 2X WOOD FURRING PARTITION

M8 **M8.R2** INTERIOR PARTITION TYPE
 2-HOUR RATED CONCRETE MASONRY UNIT



PARTITION TYPE GENERAL NOTES

1. MAINTAIN INTEGRITY AND CONTINUITY OF FIRE RATED CONSTRUCTION. TYPICAL PARTITION TYPE DETAILS ARE SCHEMATIC. ALL COMPONENTS OF SPECIFIED UL (OR OTHER APPLICABLE CERTIFICATION AGENCY) ARE TO BE INCLUDED IN CONSTRUCTION.
2. REFER TO SPECIFIC DETAILS FOR TERMINATIONS AND JUNCTIONS OF FIRE RATED ASSEMBLIES.
3. PROVIDE SINGLE OR DOUBLE STUD FLOOR PLATE AS INDICATED ON TYPICAL DETAILS. CONFIRM ALSO WITH STRUCTURAL DESIGN AND PROVIDE DOUBLE PLATE WHERE REQUIRED AT AREAS OF GYPSUM TOPPING INSTALLATION.
4. TYPICAL PARTITION TYPE INFORMATION IS SHOWN PRIMARILY FOR PARTITION CONSTRUCTION COMPONENTS AND ASSEMBLY COMPLIANCE. CONFIRM COMPATIBILITY OF ALL SERVICE/JUNCTION BOXES AND DEVICES MOUNTED IN RATED WALLS WITH RATED ASSEMBLY REQUIREMENTS.

Revisions:

#	Description	Date

Scale: 1 1/2" = 1'-0"

Drawn By: WB

Checked By: MCA

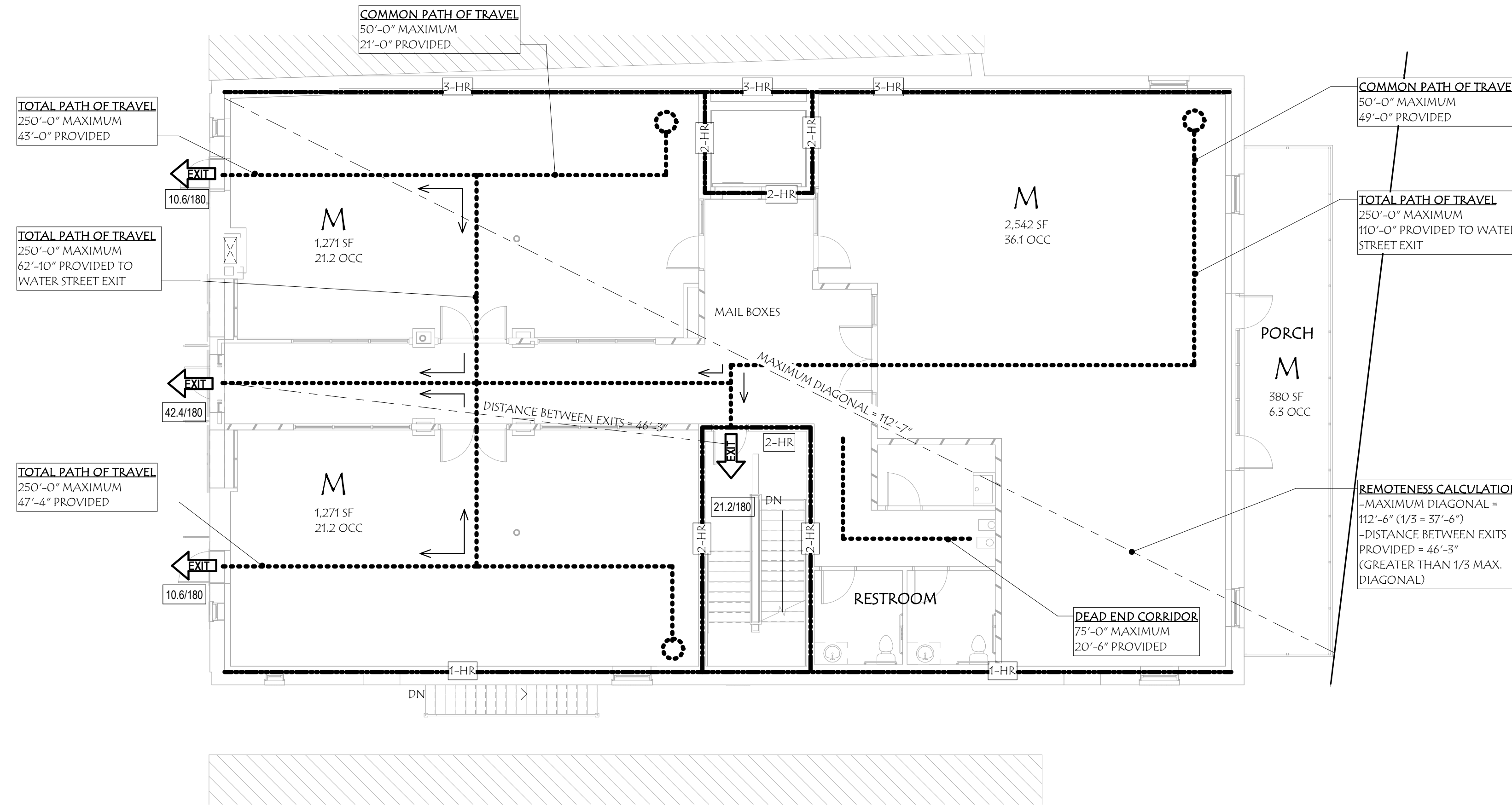
Project No.: 2020016

Date: 01/29/21

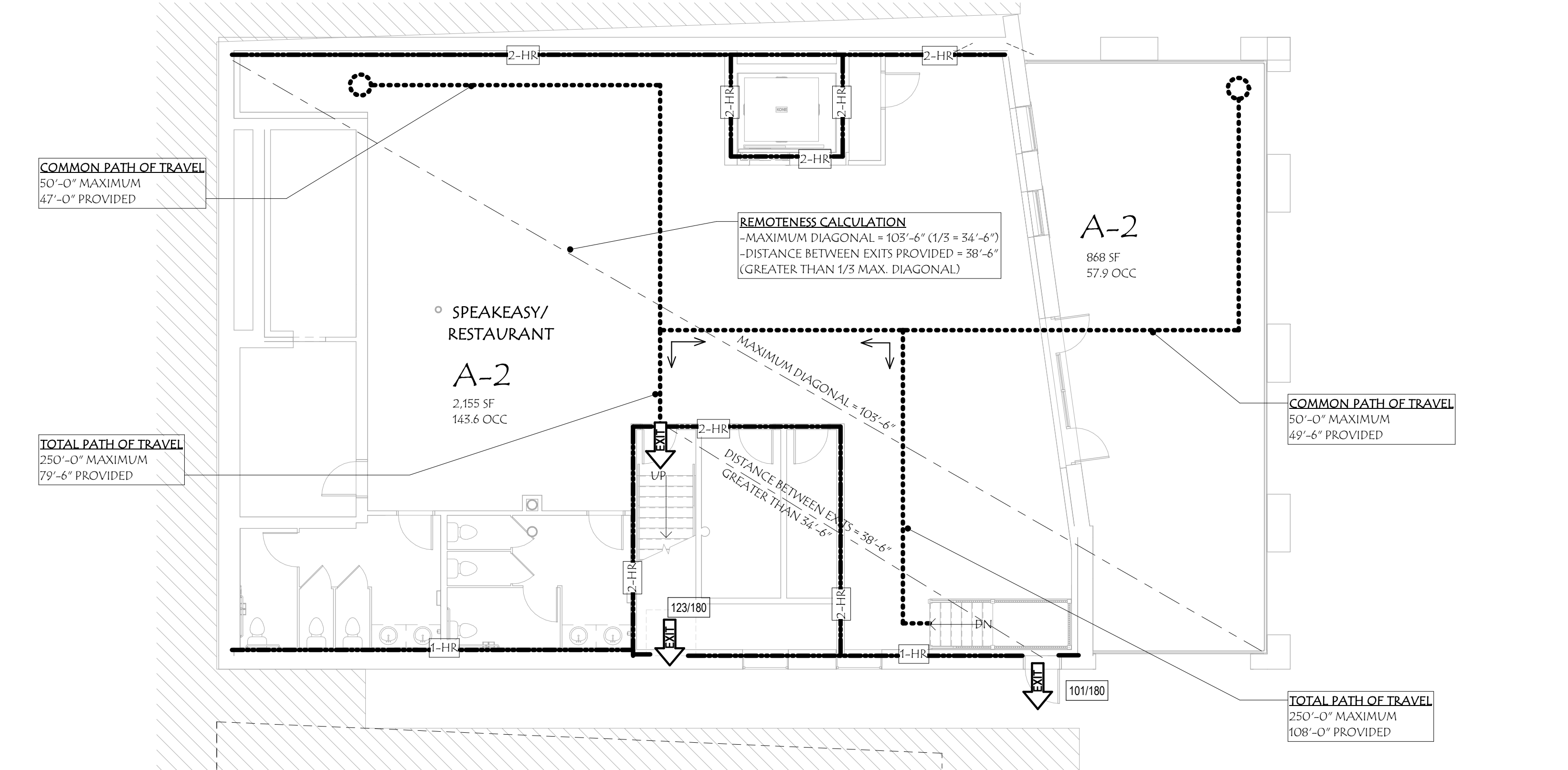
Title: WALL AND FLOOR TYPES

Project No.: AO.10

Date: 1/29/2021 5:00:35 PM



1 1ST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



1 BASEMENT LIFE SAFETY PLAN
1/8" = 1'-0"

BUILDING CODE REPORT

The following information represents a code opinion based on the available information for the property and project described.

Project: IOKA Theater | #2020016
Property: 55 Water Street, Exeter, NH 03835

Applicable Codes:

- NH State Building Code, as amended in accordance with BCR 300
- Guidance Document - Codes and Standards References
- International Building Code, 2015 (IBC)
- International Existing Building Code, 2015 (IEBC)
- International Energy Conservation Code, 2015 (IECC)
- International Mechanical Code, 2015 (IMC)
- International Plumbing Code, 2015 (IPC)
- International Residential Code, 2015
- National Electrical Code, 2017
- State Fire Code SFC 6000
- ICC / ANSI A117.1-2003 - American National Standards Institute Accessible and Usable Buildings and Facilities
- ADAAG - 1998, Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities
- City of Exeter, NH Zoning Ordinance

Description of Proposed Works:

The proposed work represents the renovation and change-of-use of an existing 1915 movie theater with a previous Basement Level "Speakeasy". The existing Basement Level is proposed to become another Speakeasy and the existing First Floor is proposed to become Retail space. Brand new steel and wood frame construction will be installed to create Second and Third Floors with four (4) living units on each floor. A new rooftop patio is proposed on the roof for use by the residents of the eight (8) living units. A new egress stair and elevator will be installed. The entire building will receive an NFPA approved sprinkler system.

Occupancy Classifications (IBC2015 506.2.4, 508.4, 303.3, 309.1, 310.4.1)

Mixed Use - Separated

Groups:	A-2	Assembly Restaurant
	M	Mercantile
	R-2	Residential Multi-housing

General Building Heights and Areas

Construction Type (IBC2015 602.2): Type IIB

IBC 2015 - Tables 504.3, 504.4, and 506.2: Allowable Building Heights and Areas:

Use Group:	Height/Stories Allowed:	Area Allowed:	Area Actual:
Basement = A-2 (S)	75'-0" / 3 stories	28,500 sf	3,670 sf + 868 sf outdoor deck
1st Floor = M (S)	75'-0" / 3 stories	37,500 sf	4,674 sf + 411 sf balcony
2nd Floor = R-2 (S)	60'-0" / 4 stories	16,500 sf	4,690 sf + 240 sf balcony
3rd Floor = R-2 (S)	60'-0" / 4 stories	16,500 sf	4,690 sf + 240 sf balcony
Roof = A for R-2	60'-0" / 4 stories	16,500 sf	735 sf rooftop patio

Overall Building Height = Appx. 36'-6" (street side) and 50'-0" (river side) + 9'-0" rooftop pergola; 3 stories and Basement Level.

Overall Building Footprint = Appx. 47,549 sf (building and balcony)

Conclusion: Construction Type IIB permitted.

Separated Occupancies (Table 508.4 & Table 716.5)

- A/M = 1 hr (1-hr fire barrier with 1-hr protected openings at exit stairs; 1/4-hr protected openings at other 1-hr barriers).
- R/M = 1 hr (1-hr fire barrier with 1-hr protected openings at exit stairs; 1/4-hr protected openings at other 1-hr barriers).

Conclusion: Separated, Mixed Use Building is permitted

Fire and Smoke Protection:

IBC 2015 - Table 601 & Table 508.4 (above)

Type IIB Construction = 0 hr. fire rating for all building elements

Fire-resistance rating requirements for exterior walls based on fire separation distance IBC2015 - Table 602

Where distance is less than 5ft = 2-hr fire rating provided for occupancy group M.
Where distance is less than 5ft = 1-hr fire rating provided for occupancy groups A and R.
Where distance is between 5ft and 10ft = 1-hr fire rating provided for occupancy group M.
Where distance is between 5ft and 10ft = 1-hr fire rating provided for occupancy groups A and R.

Conclusion: 2-hr fire rating at Group M and 1-hr fire rating at Groups A and R.

Wall Opening Protection IBC 2015 - Table 705.8

FSD:	Opening Protection:	Allowable Area:
3 feet and less than 5 feet	UP, 5	15%
Basement Level:	90sf of openings / 835sf of wall = 10.7%	
First Floor Level:	29sf of openings / 876sf of wall = 3.3%	
Second Floor Level:	69sf of openings / 903sf of wall = 7.6%	
Third Floor Level:	69sf of openings / 1487sf of wall = 4.6%	

Fire wall fire resistance rating for Party Wall (Section 706.1.1 and Table 706.4)

Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a fire wall.
Occupancy Groups A and R-2 = 3-hour rating required (Note a = 2-hour in Type II Construction).
Occupancy Group M = 3-hour rating required

Conclusion: 2-hr Party Wall fire rating at Groups A and R; 3-hr Party Wall rating at Group M.

Fire-resistance rating requirements for fire partitions (IBC2015 Section 708.3)

Fire partitions shall have a fire resistance rating of not less than 1-hour.
Exception 1: Corridor walls permitted to have 1/2-hour fire-resistance rating per Table 1020.1
Exception 2: Dwelling and Sleeping Units in Type IIB Construction with sprinkler system permitted to have 1/2-hour fire-resistance rating for partitions.

Conclusion: 1/2-hr fire rating at all Corridor walls and 1/2-hr fire rating at Dwelling and Sleeping Unit partitions.

Fire-resistance ratings of shaft enclosures IBC2015 Section 713.4

Shaft enclosures connecting four stories or more shall be fire-resistive rated 2 hours with 90 min. opening protection.
Stories shall include basements. Shaft enclosure shall not be rated less than the floor assembly penetrated, but need not exceed 2 hours.

Conclusion: Shaft enclosures shall be 2-hr fire rated.

Interior Finishes (IBC 2015 - Table 803.11)

Occ	Exit Enclosures	Corridors	Rooms and Enclosed Spaces
A-2	B	B	C
M	B	C	C
R-2	C	C	C

Fire Protection Systems

Automatic Sprinkler Systems - This building will be protected throughout with an approved NFPA 15 system. Required in A-2 (IBC2015, Section 903.2.1.2).

Portable Fire Extinguishers - Shall be located and installed in Groups A, M and R-2 buildings (IBC2015, Section 906.1).

Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in items 2 thru 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

All Fire Alarm Notification and Detection Systems shall be designed in accordance with IBC and NFPA 101.

Occupant Needs:

Occupant Load per IBC 2015 1004.1.2:			
RL (Indoor) =	A-2 (Assembly)	2,155 sf	15 Net 143.6 occ.
RL (Balcony) =	A-2 (Assembly)	868 sf	15 Net 57.9 occ.
1 st Fl =	M (Mercantile)	5,085 sf	60 Gross 84.8 occ.
2 nd Fl =	R-2 (Residential)	4,930 sf	200 Gross 24.7 occ.
3 rd Fl =	R-2 (Residential)	4,930 sf	200 Gross 24.7 occ.
Roof =	A for R-2 (Resid)	735 sf	15 Net 49.0 occ.
			384.7 occ.

Cumulative Occupant Loads (IBC2015 1004.1.1)

Where the path of egress travel includes intervening rooms, areas or spaces, cumulative occupant loads shall be determined in accordance with this section.

Adjacent Stories (IBC2015 1004.1.1.3) - Other than for the egress components designed for convergence in accordance with Section 1005.6, the occupant load from separate stories shall not be added.

Egress Convergence (1005.6) - Where the means of egress from stories above and below converge at an intermediate level, the capacity of the means of egress from the point of convergence shall not be less than the largest minimum width or the sum of the required capacities for the stairways serving the two adjacent stories, whichever is larger.

Conclusion: The egress door into the alleyway from the rated stairwell is wide enough to accommodate 101 occupants from the Basement Level and the 21.2 occupants from the First Floor (min. 32" required, 36" provided).

Egress Width:

Stairways (IBC2015 1005.3.1) Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.

0.3 in./occ. for stairways min.
143.6 occup (at Basement and 1st Fl) x 0.3" = 43.08" min. required. **44" provided for all stair runs.**

0.2 in./occ. doors & other min.
123 occup (at Basement and 1st Fl) x 0.2" = 24.6" min. required. **36" provided for this and all other egress doors.**
(Min. egress door width shall be 32" wide per IBC 2015 1010.1.1)

Exits and Exit Access:

2 exits shall be provided per IBC 2015 table 1006.2.1

Section 1006.2.1: Exception 1 - In Group R-2 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system and the Common Path of Travel does not exceed 125 feet.

Table 1006.3.2(1): In Group R-2, one means of egress is permitted with a maximum of four (4) dwelling units where the dwelling unit is equipped throughout with an automatic sprinkler system and the Common Path of Egress Travel does not exceed 125 feet.

Max. Dead End Corridor (IBC2015 - 1020.4)

A (sprinklered) = 75 feet; M (sprinklered) = 75 feet
R (sprinklered) = 125 feet (50 feet as per NFPA 101, 30.2.5.4.2)

Max. Common Path of Travel (IBC2015 - Table 1006.2.1)

A (sprinklered) = 50 feet; M (sprinklered) = 50 feet (100 feet as per NFPA 101, 36.2.5.3 (2))
R (sprinklered) = 50 feet (50 feet as per NFPA 101, 30.2.5.3.2)

Max. Travel Distance (IBC2015 - Table 1017.2)

A (sprinklered) = 250 feet; M (sprinklered) = 250 feet (250 feet as per NFPA 101, 36.2.6.2)
R (sprinklered) = 250 feet (200 feet as per NFPA 30.2.6.3.2)

Exit doorway arrangement (IBC 2015 1007.1.1) shall be separated by a distance not less than one-third the length of the maximum diagonal. See Life Safety Plans for calculations.

Energy Code:

Climate Zone: 5A

Building Envelope Requirements:

Roofs:	Attic and Other = R-38
Group R = R-49	
Walls, Above Grade:	Mass = R-11.4ci; Mass Group R = R-13.3ci
	Other = R-15 + R3.8ci or R-20; Other Group R = R-15 + R7.5ci or R-20 + R3.8ci
Walls, Below Grade:	R-7.5ci
Floors:	Mass = R-10ci; Mass Group R = R-12.5ci
Slab on Grade:	NA - existing slab to remain
Fixed:	U 0.38
Envelope Fenestration:	Entrance Door: U 0.77
	PF < 0.2; SHGC 0.40
	0.2 ≤ PF < 0.5; SHGC 0.48
	PF ≥ 0.5; SHGC 0.64

Plumbing Code:

Number of Water Closets:

Use:	#M	#W	Fix M	Fix W
A-2	101/1/40	101/1/40	2.5 req.	2.5 req.
			3 provided	3 provided
M	43/500	43/500	0.09	0.09
			1 provided	1 provided
R-2	1/dwelling unit required		2/dwelling unit provided	

Number of Lavatories:

Use:	#M	#W	Fix M	Fix W
A-2	101/1/75	101/1/75	1.3 req.	1.3 req.
			2 provided	2 provided
M	43/750	43/750	0.06	0.06
			1 provided	1 provided
R-2	1/dwelling unit required		2/dwelling unit provided	

Number of Drinking Fountains:

Use:	#M	#W	Fix M	Fix W
A-2	101/1/500	101/1/500	0.2 req.	0.2 req.
			1 provided	1 provided
M	43/1,000	43/1,000	0.04 req.	0.04 req.
			1 provided	1 provided
R-2	Not Required		None provided	

Number of Service Sinks:

Use:	Fixtures Required	Fixtures Provided
A-2	1 required	1 provided
M	1 required	1 provided
R-2	1 kitchen sink/dwelling unit	1 kitchen sink/dwelling unit provided

LIFE SAFETY LEGEND
1/4" = 1'-0"

- X-X = USE GROUP
- FEC = FIRE EXTINGUISHER CABINET
- EXIT = EGRESS POINT
- OCCH/OCC# = DOOR EGRESS WIDTH CALC #OCCUPANTS REQUIRED / #OCCUPANTS AVAILABLE
- = PATH OF TRAVEL
- X-HR = RATED PARTITION



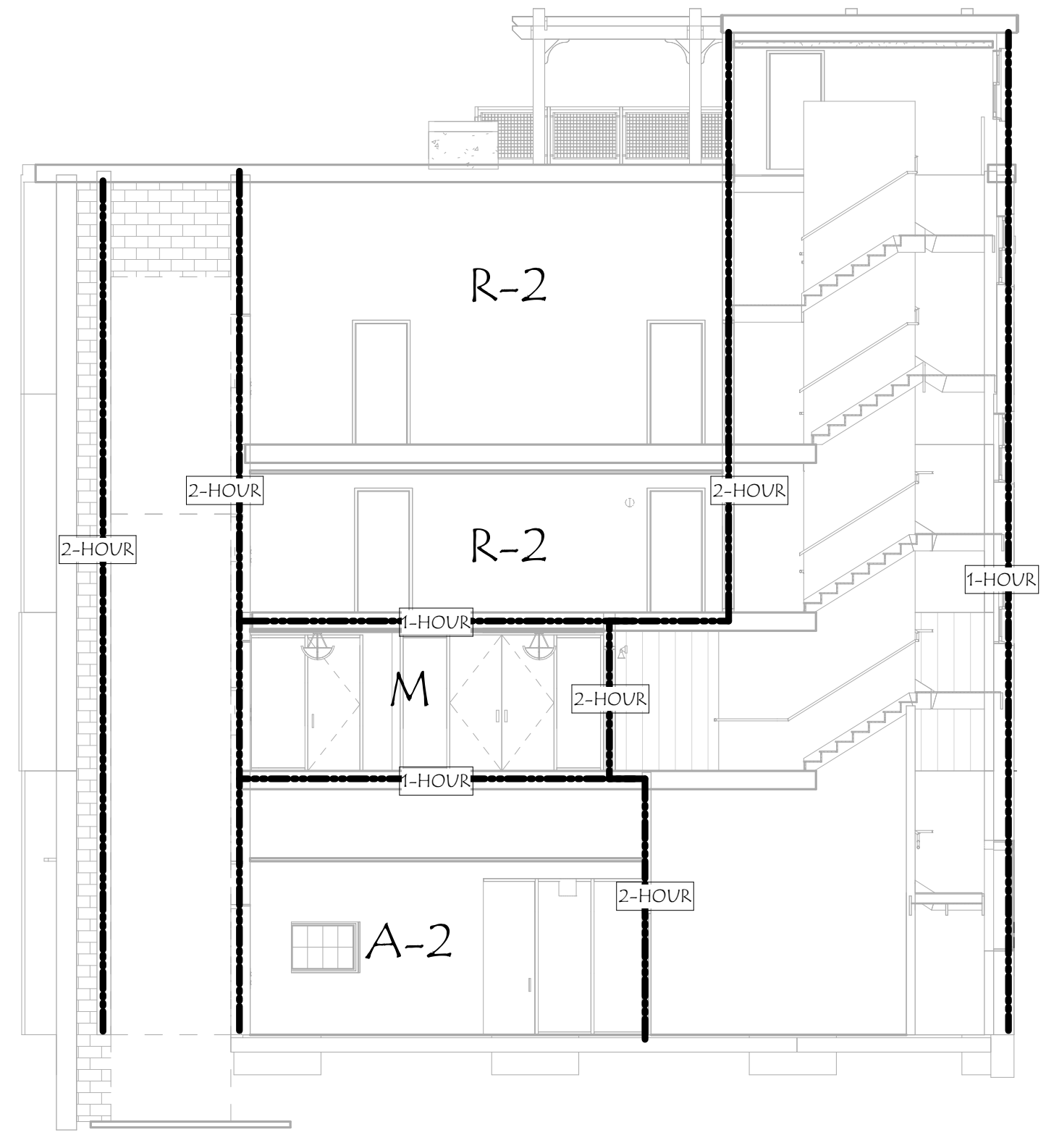
IOKA THEATER

55 WATER STREET
EXETER, NH 03835

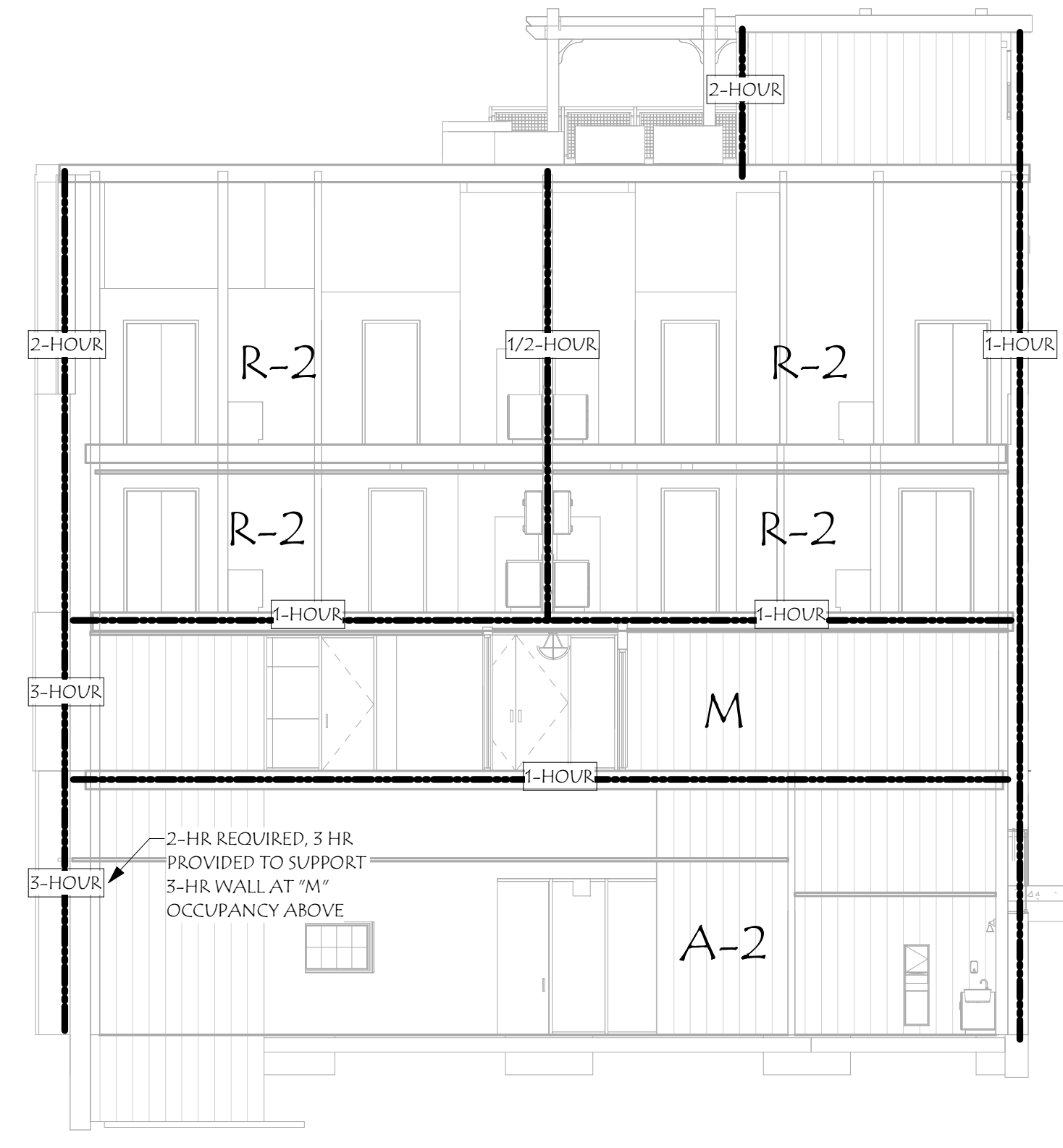
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As Indicated	Scale:	Drawn By:	Checked By:	Project No.:	Date:

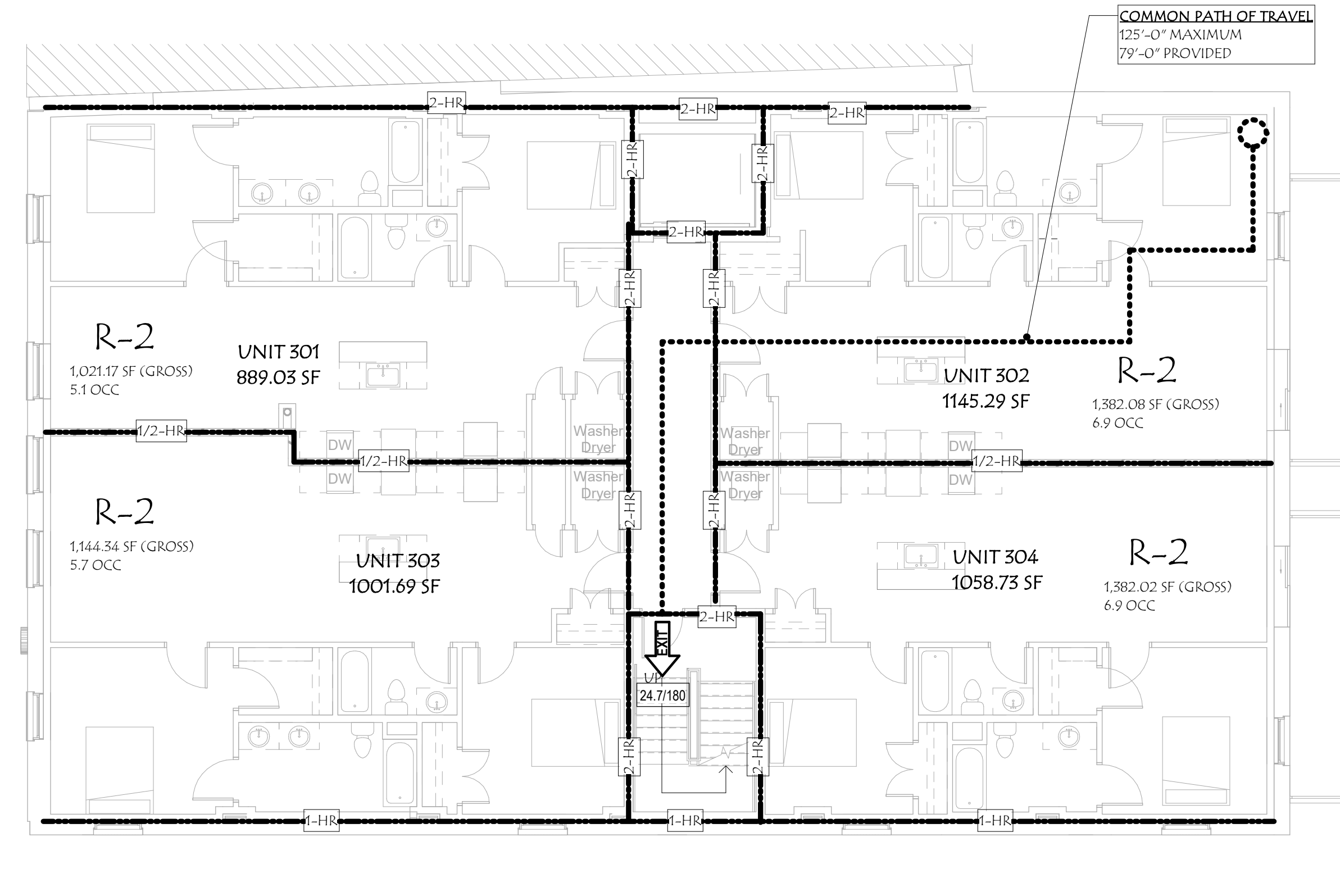
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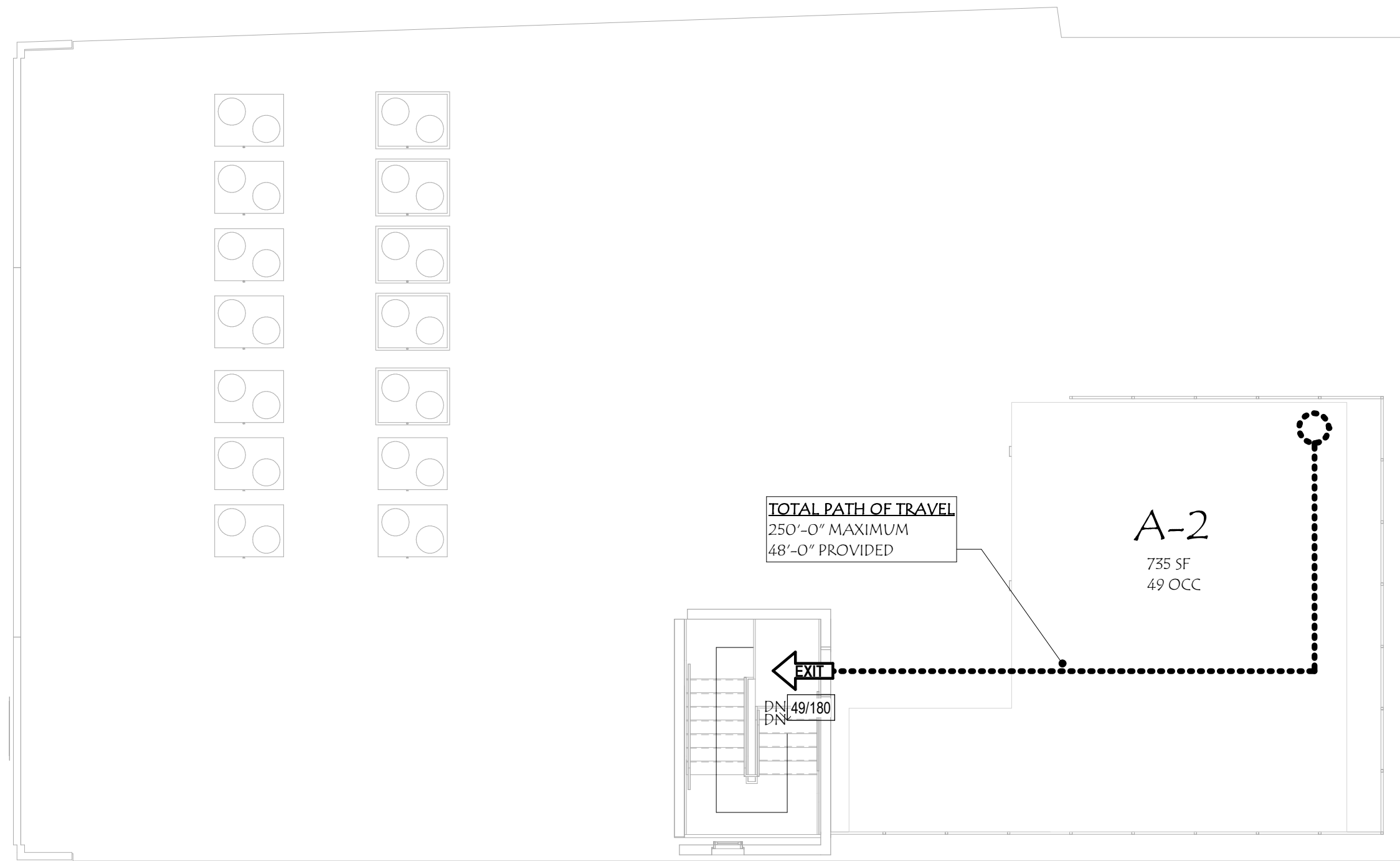
5 LIFE SAFETY SECTION B
1/8" = 1'-0"



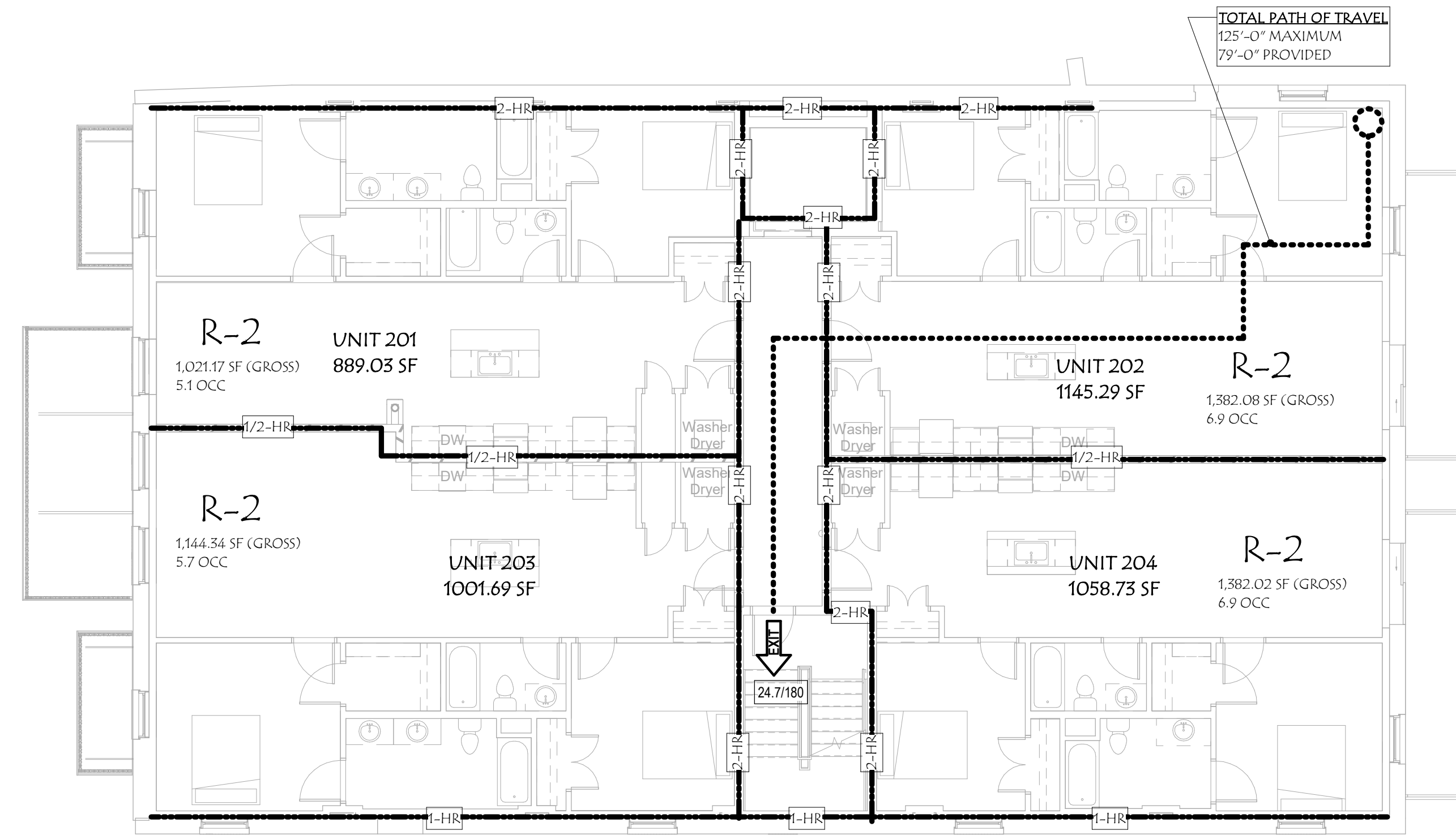
4 LIFE SAFETY SECTION A
1/8" = 1'-0"



2 3RD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



3 ROOF LIFE SAFETY PLAN
1/8" = 1'-0"



1 2ND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

X-X	USE GROUP
FEC	FIRE EXTINGUISHER CABINET
EXIT	EGRESS POINT
OCCR/OCC#	DOOR EGRESS WIDTH CALC #OCCUPANTS REQUIRED/ #OCCUPANTS AVAILABLE
.....	PATH OF TRAVEL
-X-HR-	RATED PARTITION
LIFE SAFETY LEGEND	
1/4" = 1'-0"	

IOKA THEATER

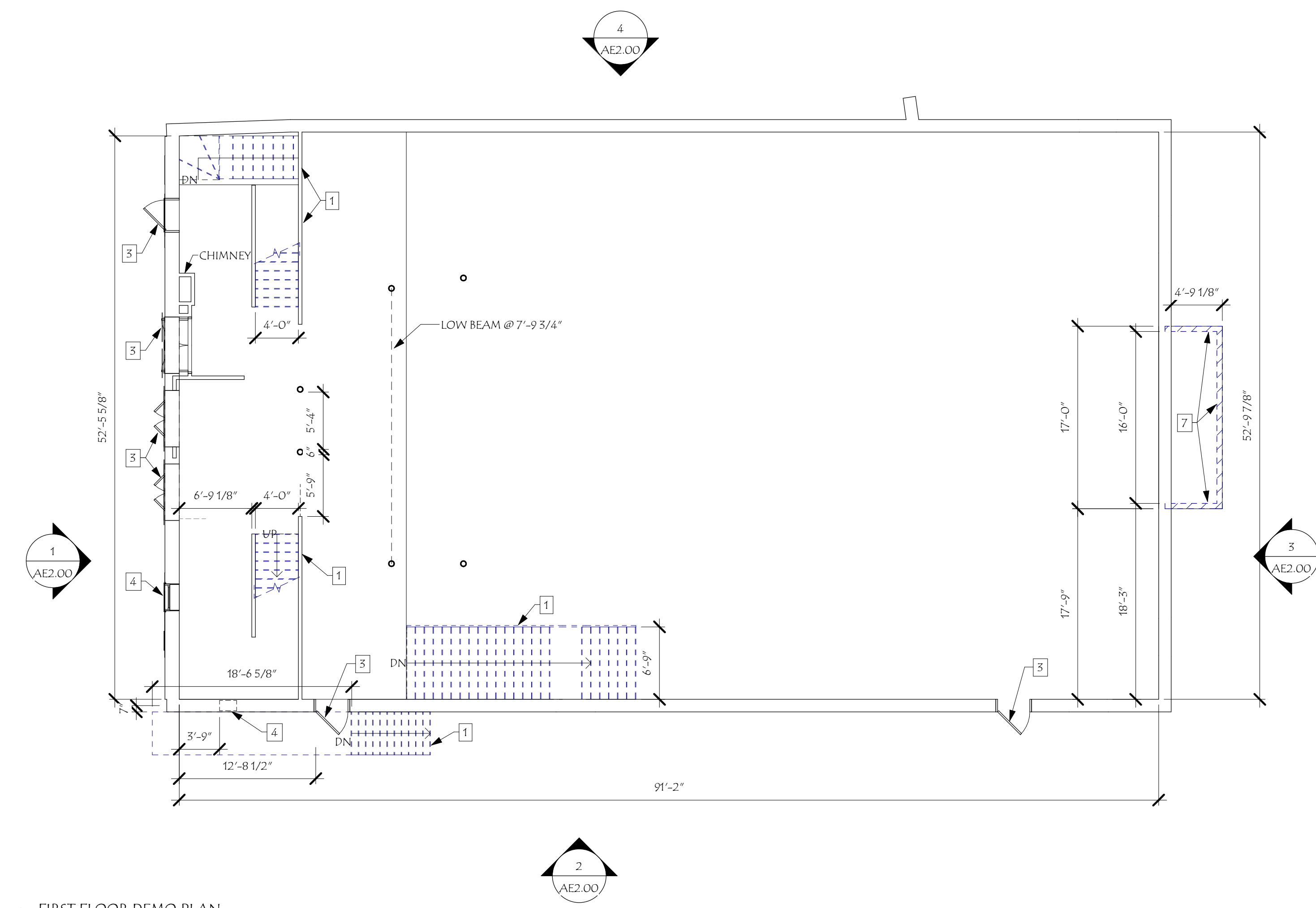
55 WATER STREET
EXETER, NH 05855

Revisions:	#	Description	Date

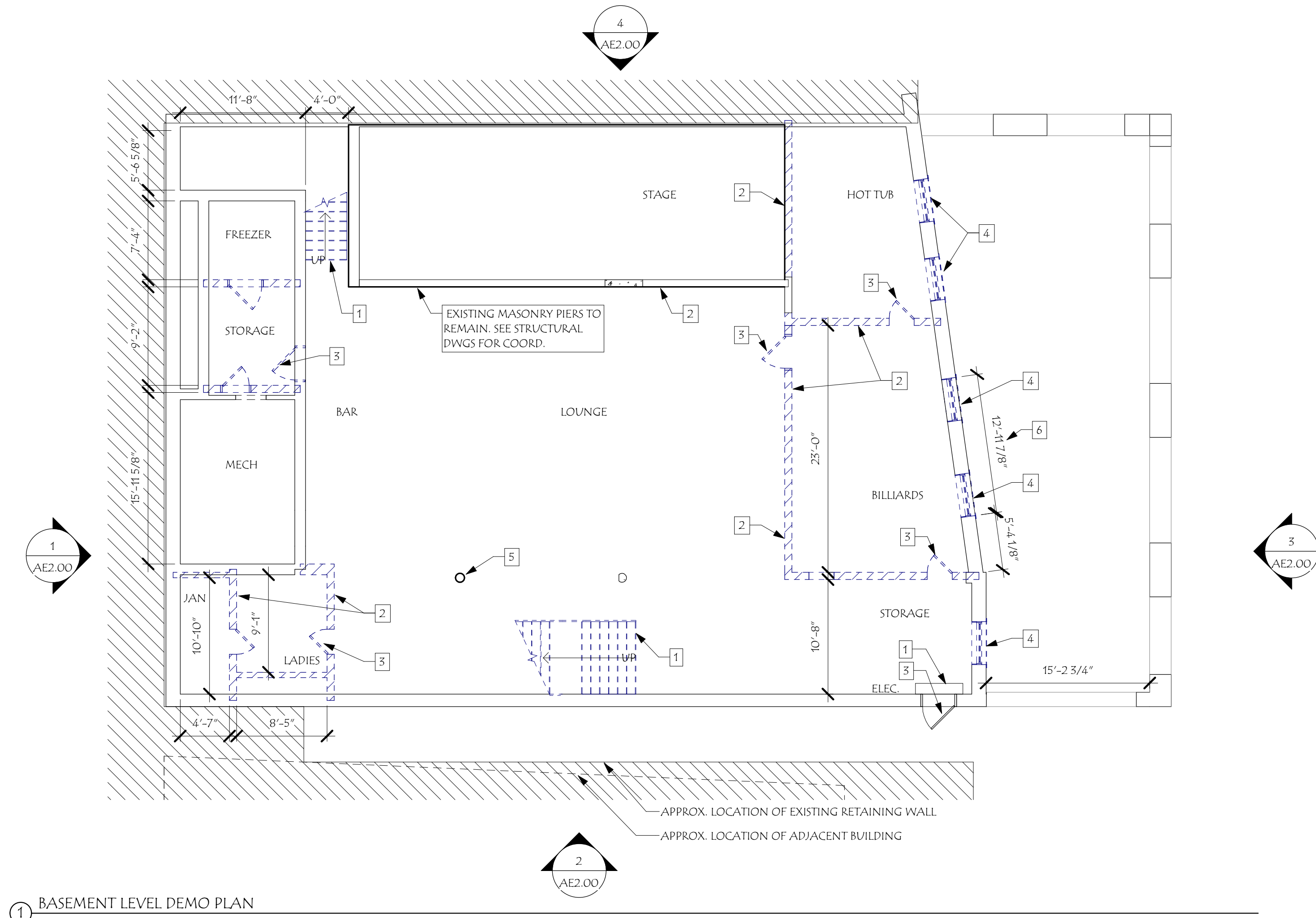
Scale:	As Indicated
Drawn By:	CMO
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



2 FIRST FLOOR DEMO PLAN
 1/8" = 1'-0"



1 BASEMENT LEVEL DEMO PLAN
 1/8" = 1'-0"

PROJECT WASTE MANAGEMENT

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2. PLYWOOD, OSB & PARTICLE BOARD
3. CARDBOARD, PAPER, PACKAGING
4. UNPAINTED GWB
5. PAINT
6. GLASS
7. PLASTICS
8. METALS INCLUDING SIDING, DOORS, AND BATHROOM PARTITIONS
9. CERAMICS

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DEMOLITION LEGEND

DASHED LINES DENOTE ELEMENTS TO BE REMOVED. U.O.N.

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KEY DEMO NOTES

- 1 REMOVE EXISTING STAIR IN ITS ENTIRETY.
- 2 REMOVE EXISTING WALL.
- 3 REMOVE EXISTING DOOR AND FRAME.
- 4 REMOVE EXISTING WINDOW.
- 5 REMOVE EXISTING COLUMN. SEE STRUCTURAL DRAWINGS FOR NEW COLUMN LOCATION.
- 6 REMOVE PORTION OF EXISTING EXTERIOR MASONRY WALL FOR NEW DOOR OPENING.
- 7 REMOVE EXISTING WOOD FRAME STRUCTURE IN ITS ENTIRETY. PREP THE OPENING FOR NEW SLIDING GLASS DOORS AND BRICK INFILL ABOVE DOORS.
- 8 REMOVE PORTION OF EXISTING ROOF FOR NEW STAIRWELL ROOF ACCESS.

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4. DURING ALL PHASES OF THE WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS/BUSINESSES WITHOUT ADEQUATE NOTICE. COMMUNICATE AND COORDINATE DELIVERY AND WORK SCHEDULES WITH NEIGHBORING TENANTS/BUSINESSES. GC TO COORDINATE SERVICE SHUT DOWNS WITH THE BUILDING OWNER.
5. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. GC SHALL OBTAIN APPROVAL OF OWNER FOR DETAILS RELATED TO THE REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS LOCATION OF DUMPSTERS, PRIOR TO THE REMOVAL OF DEBRIS. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS.
6. GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF DEMOLISHED MATERIALS- SEE WASTE MANAGEMENT NOTE BELOW.
7. ANY WALL, PARTITION, FLOOR, CEILING OR CONSTRUCTION NOT SCHEDULED FOR DEMOLITION WHICH IS DAMAGED OR REMOVED DURING DEMOLITION IS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER BY THE DEMOLITION CONTRACTOR. REPAIR AND PREPARE REMAINING WALLS AND FLOORS TO RECEIVE NEW FINISHES AS REQUIRED.
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11. ALL ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS REQUIRED.
12. CLEAN AND PREPARE ALL SURFACES.

Revisions:	#	Description	Date

As Indicated	Author	MCA	2020016	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:	DEMOLITION PLANS
	AD1.00

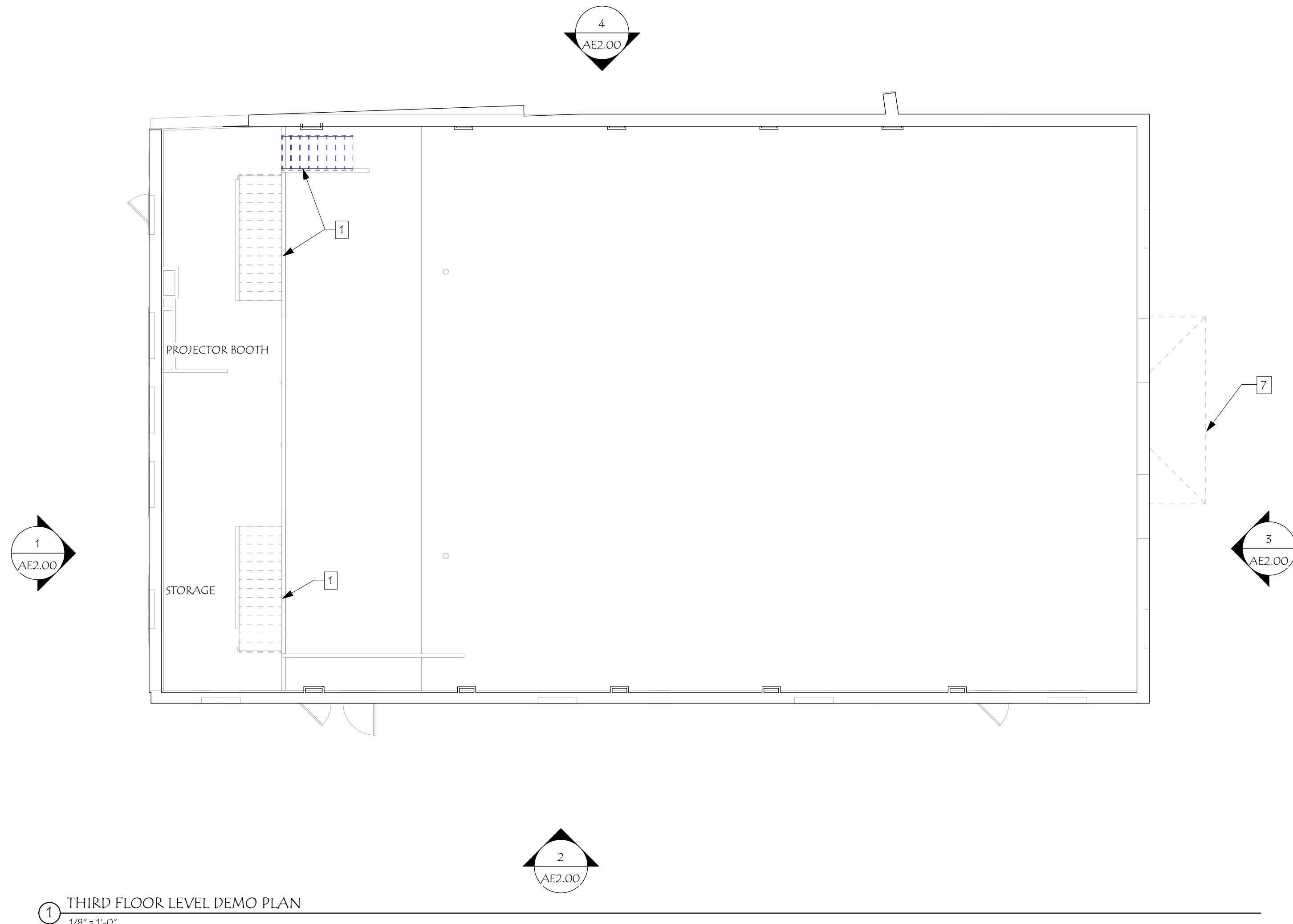
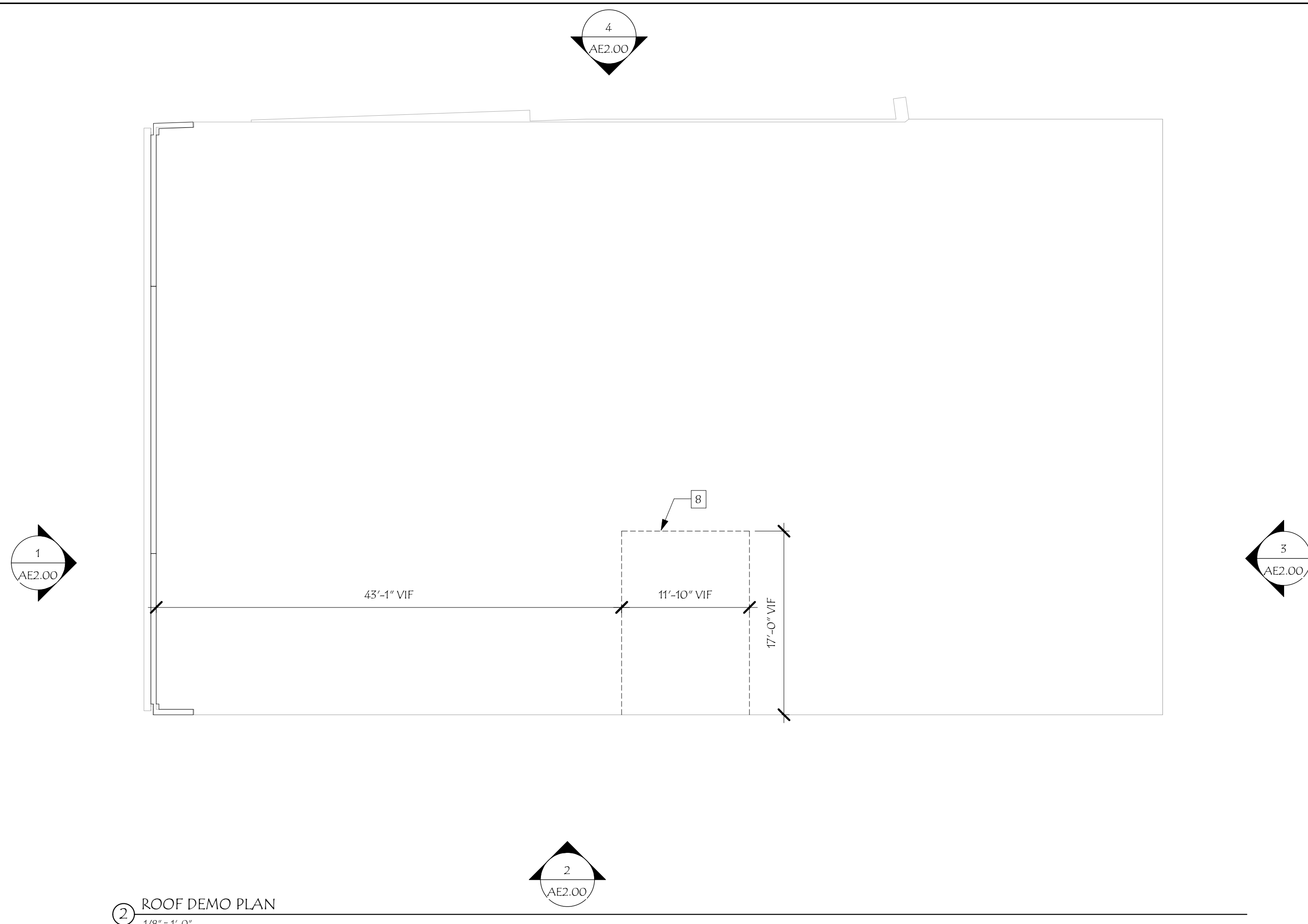
IOKA THEATER

55 WATER STREET
 EXETER, NH 03833

Revisions:	#	Description	Date

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Drawn By:	Author
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Title:	DEMOLITION PLANS
	AD1.01



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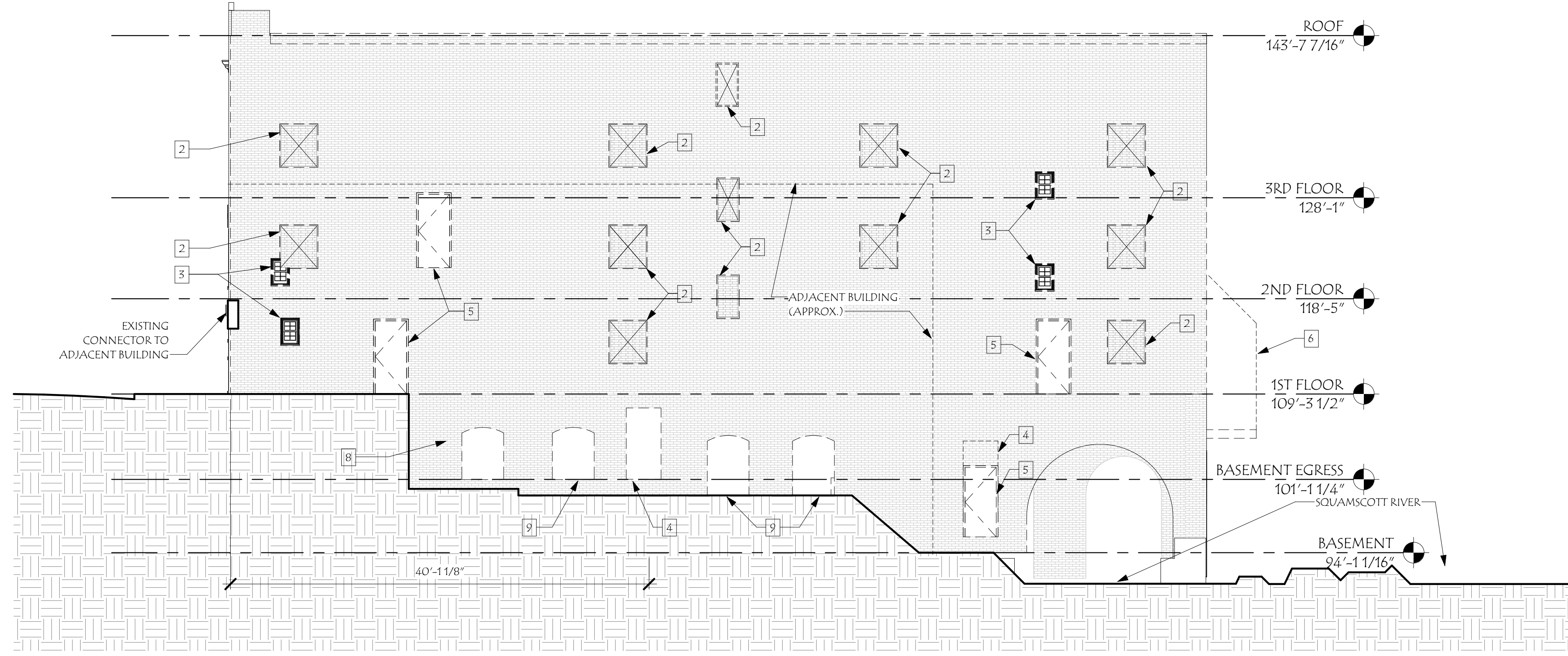
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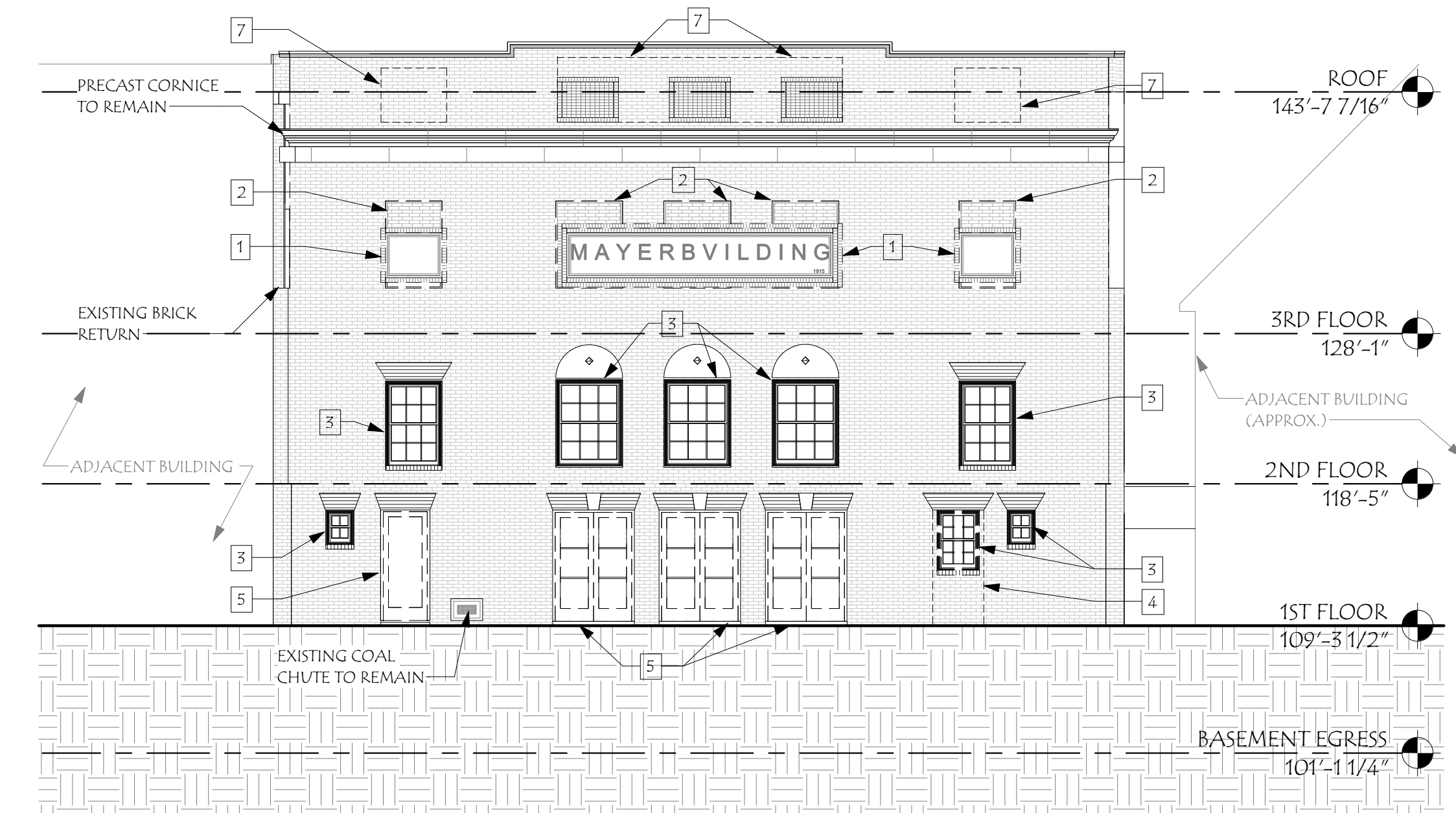
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2 EAST (ALLEY SIDE) DEMO ELEVATION
 1/8" = 1'-0"



1 SOUTH (STREET SIDE) DEMO ELEVATION
 1/8" = 1'-0"

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- 12.

IOKA THEATER

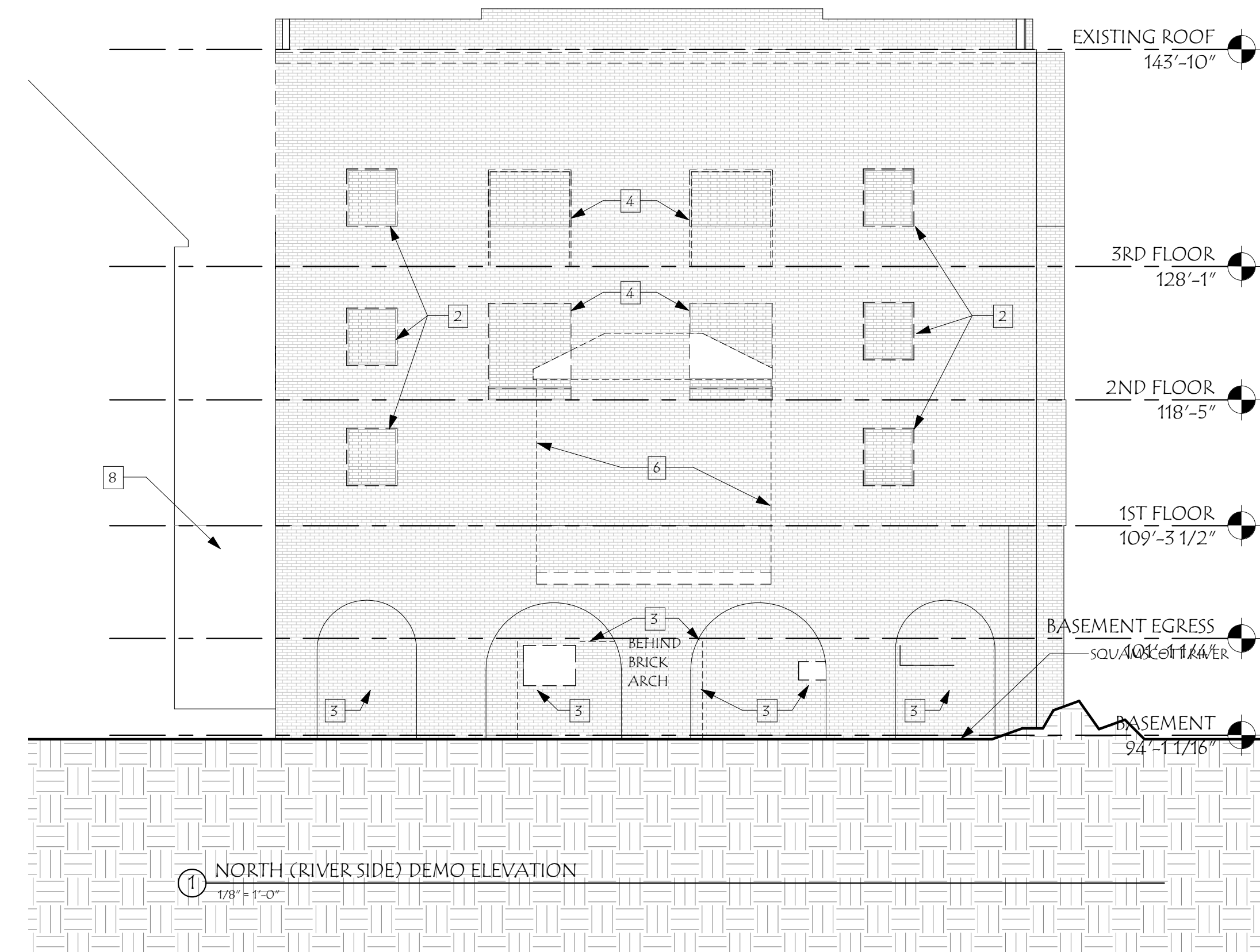
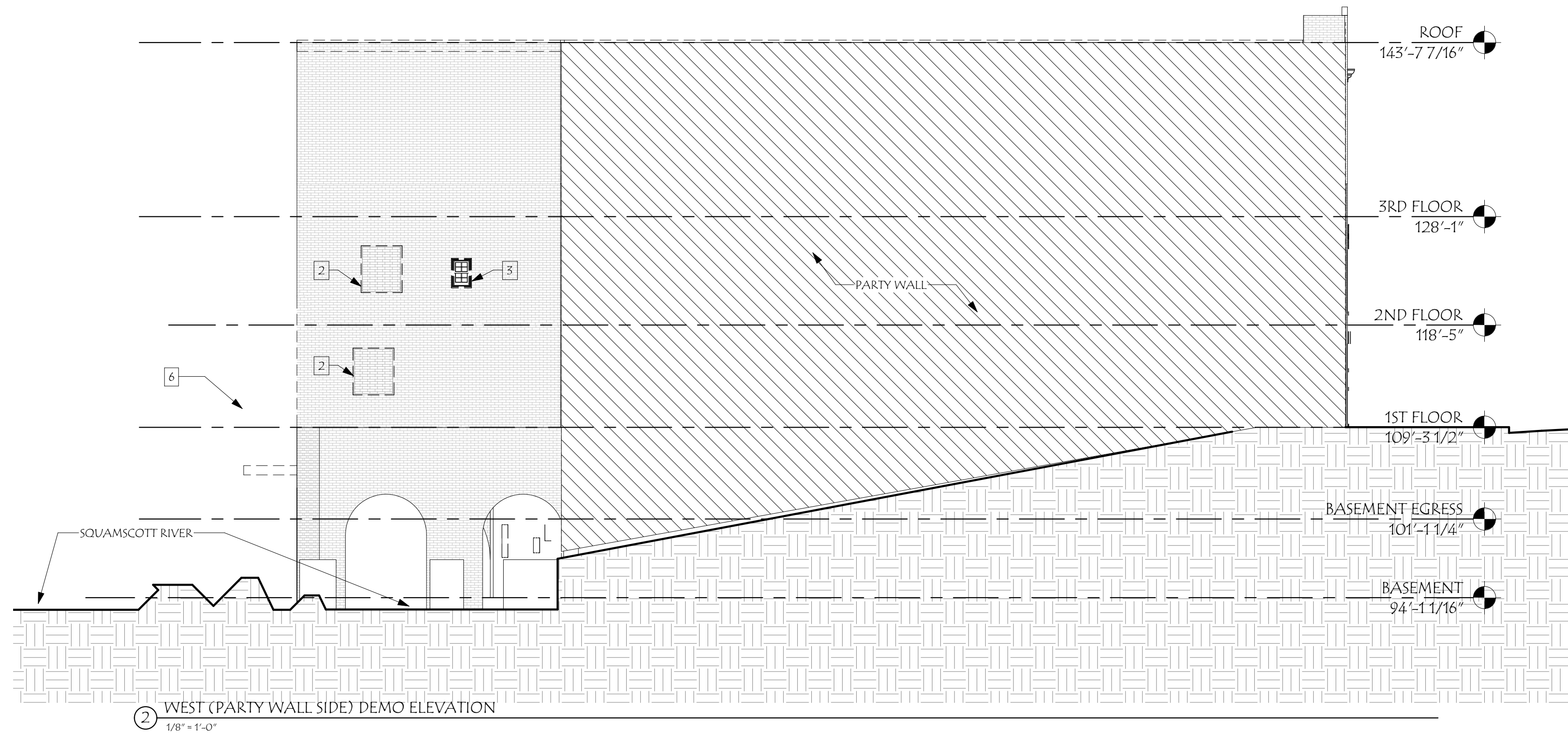
55 WATER STREET
 EXETER, NH 03833

Revisions:	Description	Date

Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
DEMOLITION ELEVATIONS

AD2.00



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5. PROVIDE SUITABLE WASTE DISPOSAL UNITS AND EMPTY REGULARLY. GC SHALL OBTAIN APPROVAL OF OWNER FOR DETAILS RELATED TO THE REMOVAL OF TRASH, INCLUDING SUCH ISSUES AS LOCATION OF DUMPSTERS, PRIOR TO THE REMOVAL OF DEBRIS. DO NOT PERMIT ACCUMULATION OF TRASH AND WASTE MATERIALS.
6. GC SHALL COORDINATE RESPONSIBLE WASTE MANAGEMENT OF DEMOLISHED MATERIALS- SEE WASTE MANAGEMENT NOTE BELOW.
7. ANY WALL, PARTITION, FLOOR, CEILING OR CONSTRUCTION NOT SCHEDULED FOR DEMOLITION WHICH IS DAMAGED OR REMOVED DURING DEMOLITION IS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER BY THE DEMOLITION CONTRACTOR. REPAIR AND PREPARE REMAINING WALLS AND FLOORS TO RECEIVE NEW FINISHES AS REQUIRED.
8. GC TO HAVE A WALK-THRU WITH OWNER AND ARCHITECT TO VERIFY THE EXTENT OF SALVAGED ITEMS WITH OWNER BEFORE DEMOLITION. **ALL BRICK THAT IS REMOVED FOR NEW WINDOW AND DOOR OPENINGS SHALL BE REMOVED CAREFULLY TO BE SALVAGED FOR RE-USE IN THIS PROJECT.** GC SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED ITEMS. ALL EQUIPMENT AND FURNISHINGS REMOVED AND NOT SCHEDULED FOR RELOCATION SHALL BE STORED IN A LOCATION TO BE COORDINATED WITH THE OWNER. GC TO PROVIDE TEMPORARY SUPPORT AS REQUIRED AT ALL BEARING WALL LOCATIONS, EXTERIOR WALLS, EXTERIOR OPENINGS, AND BEAMS AS DETERMINED ON SITE BY GC. COORDINATE WITH STRUCTURAL ENGINEER AS REQUIRED.
9. ALL ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL TO BE REMOVED AND RELOCATED AS REQUIRED.
10. CLEAN AND PREPARE ALL SURFACES.
- 11.
- 12.

IOKA THEATER

55 WATER STREET
 EXETER, NH 05833

Revisions:	Description	Date

As Indicated	Author	MCA	2020016	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:	DEMOLITION ELEVATIONS
	AD2.01

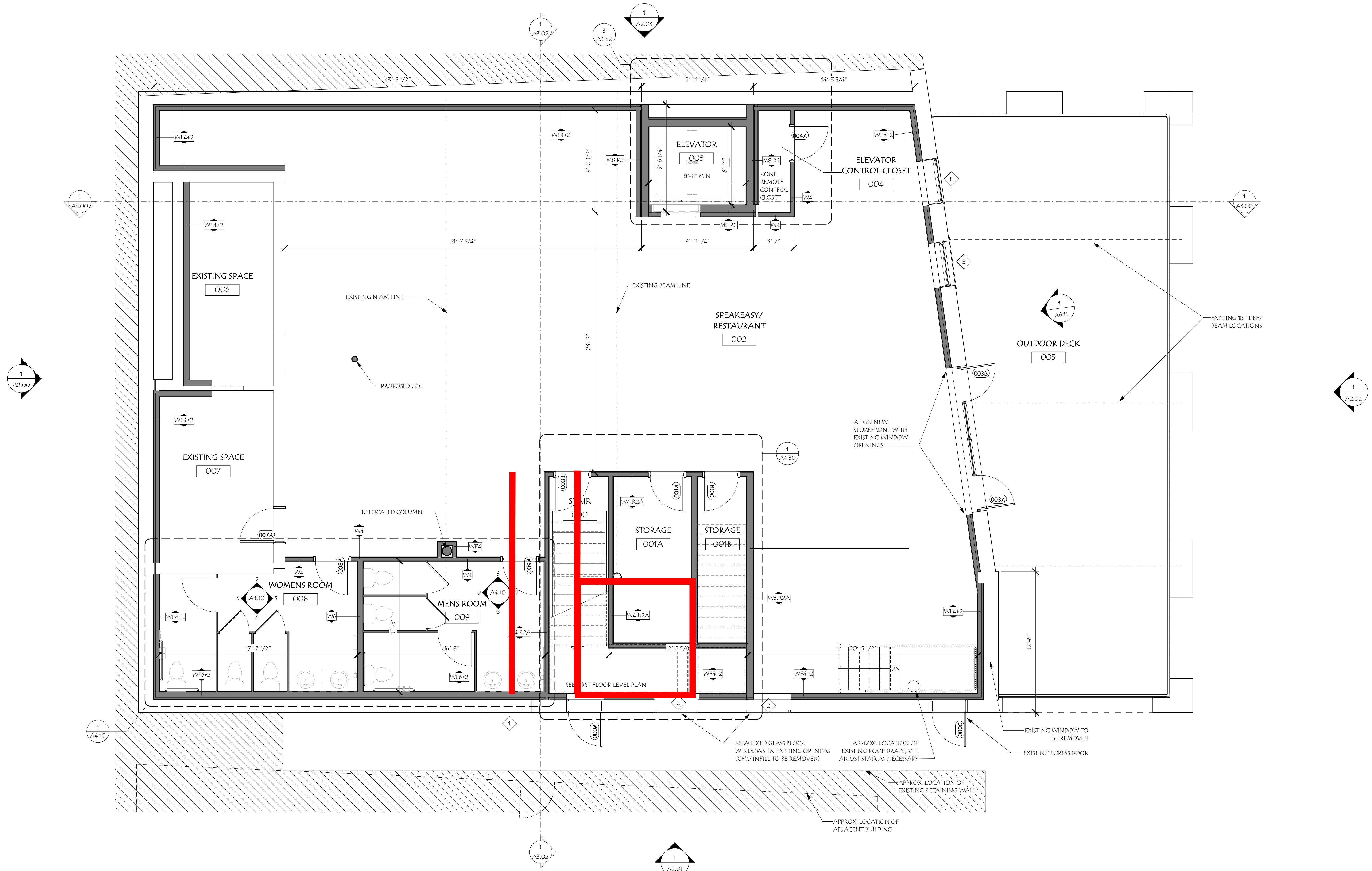
IOKA THEATER

55 WATER STREET
 EXETER, NH 03833

Revisions:	Description	Date

Scale:	As indicated
Drawn By:	WB
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	BASEMENT FLOOR PLAN
	A1.00



1 OVERALL PLAN - BASEMENT
 1/4" = 1'-0"

GENERAL PLAN NOTES

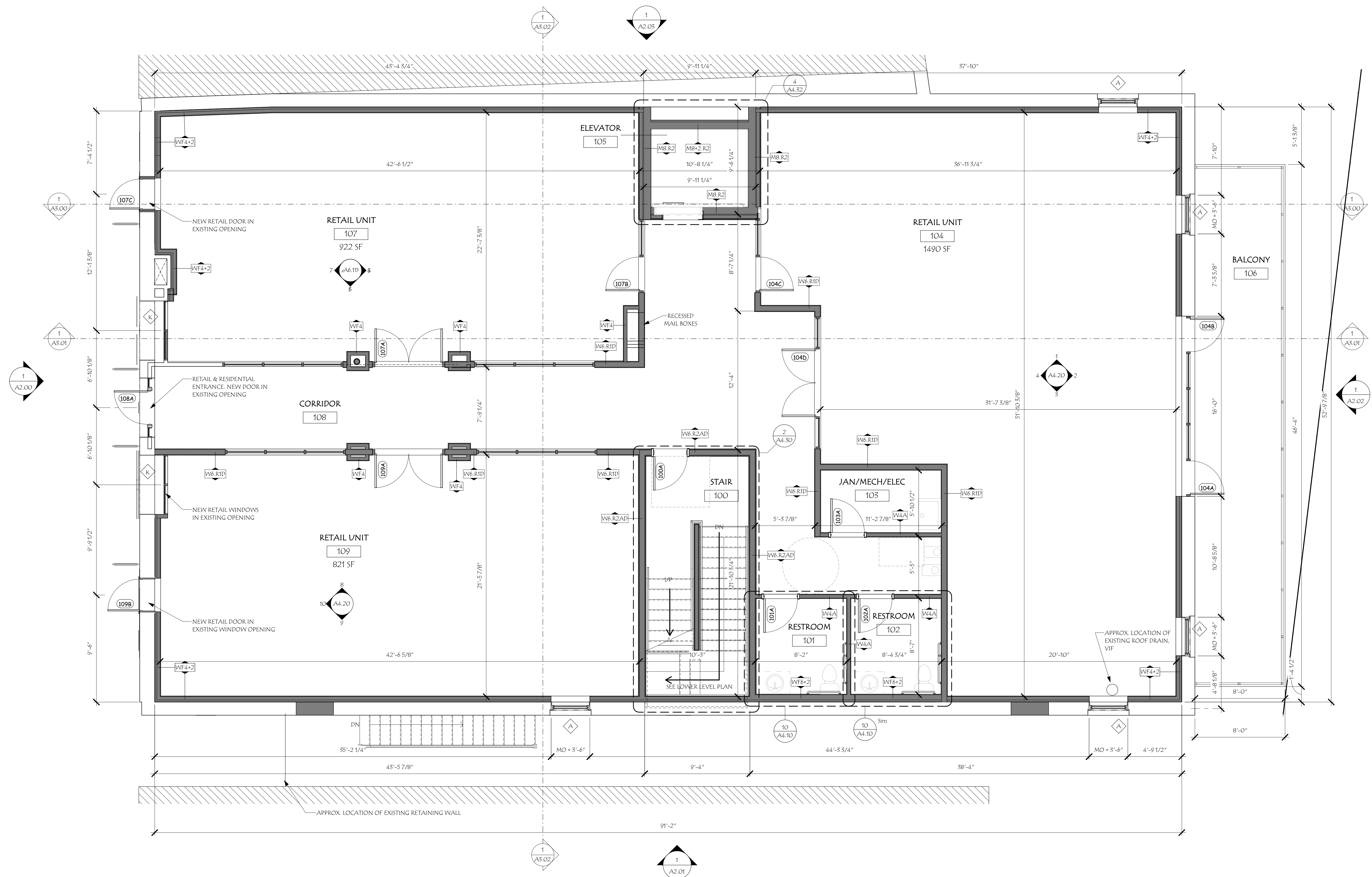
- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION. REFERENCE DRAWING A0.10, A0.11, A0.20 & A0.21 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, EXTERIOR WALL & PARTITION TYPES AND FIRE SAFETY DETAILS.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWING PACKAGE FOR SITE SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
- INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES. SEE SHEET A0.01.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A6.10 FOR DOOR AND FRAME TYPES.
- REFER TO ELEVATIONS AND A6.20 FOR WINDOW AND TRANSOM TYPES.
- REFER TO SHEETS FOR UNIT PLANS & ENLARGED PLANS.
- TYPICAL INTERIOR WALL PARTITION IN TYPE IIB CONSTRUCTION TO BE TYPE W6-A UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
- REFER TO DRAWING A0.00 FOR ABBREVIATIONS, SYMBOLS AND GRAPHIC CONVENTIONS, AND ACCESSIBILITY LEGENDS.
- REFER TO INTERIOR DRAWINGS FOR INTERIOR ELEVATIONS AND FINISHES.

PLAN LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- ADJACENT BUILDINGS/GROUND

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853

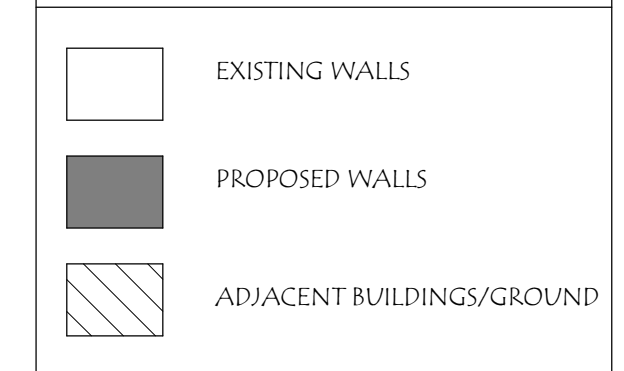


1 OVERALL PLAN - 1ST FLOOR
 1/4" = 1'-0"

GENERAL PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.
- REFERENCE DRAWING A0.10, A0.11, A0.20 & A0.21 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, EXTERIOR WALL & PARTITION TYPES AND FIRE SAFETY DETAILS.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWING PACKAGE FOR SITE SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
- INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES, SEE SHEET A0.01.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A6.10 FOR DOOR AND FRAME TYPES.
- REFER TO ELEVATIONS AND A6.20 FOR WINDOW AND TRANSOM TYPES.
- REFER TO SHEETS FOR UNIT PLANS & ENLARGED PLANS.
- TYPICAL INTERIOR WALL PARTITION IN TYPE IIB CONSTRUCTION TO BE TYPE W6.A UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
- REFER TO DRAWING A0.00 FOR ABBREVIATIONS, SYMBOLS AND GRAPHIC CONVENTIONS, AND ACCESSIBILITY LEGENDS.
- REFER TO INTERIOR DRAWINGS FOR INTERIOR ELEVATIONS AND FINISHES.

PLAN LEGEND



Revisions:	#	Description	Date

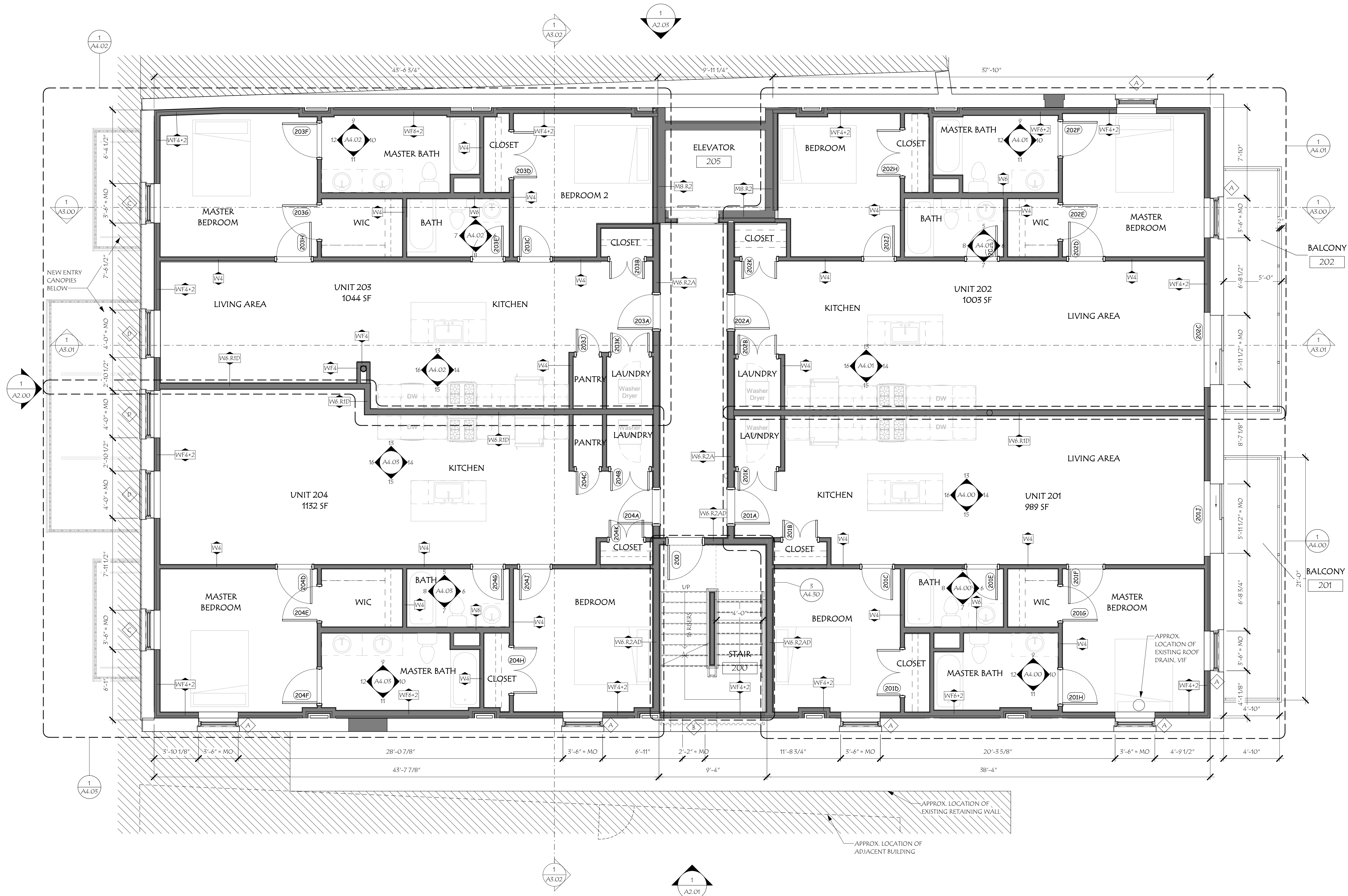
Scale:	As Indicated
Drawn By:	WVB
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title: **FIRST FLOOR PLAN**

A1.01

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



1 OVERALL PLAN - 2ND FLOOR
 1/4" = 1'-0"

GENERAL PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION. REFERENCE DRAWING A0.10, A0.11, A0.20 & A0.21 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, EXTERIOR WALL & PARTITION TYPES AND FIRE SAFETY DETAILS.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWING PACKAGE FOR SITE SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
- INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES, SEE SHEET A0.01.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A6.10 FOR DOOR AND FRAME TYPES.
- REFER TO ELEVATIONS AND A6.20 FOR WINDOW AND TRANSOM TYPES.
- REFER TO SHEETS FOR UNIT PLANS & ENLARGED PLANS.
- TYPICAL INTERIOR WALL PARTITION IN TYPE IIB CONSTRUCTION TO BE TYPE W6.A UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
- REFER TO DRAWING A0.00 FOR ABBREVIATIONS, SYMBOLS AND GRAPHIC CONVENTIONS, AND ACCESSIBILITY LEGENDS.
- REFER TO INTERIOR DRAWINGS FOR INTERIOR ELEVATIONS AND FINISHES.

PLAN LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- ADJACENT BUILDINGS/GROUND

Revisions:	Description	Date

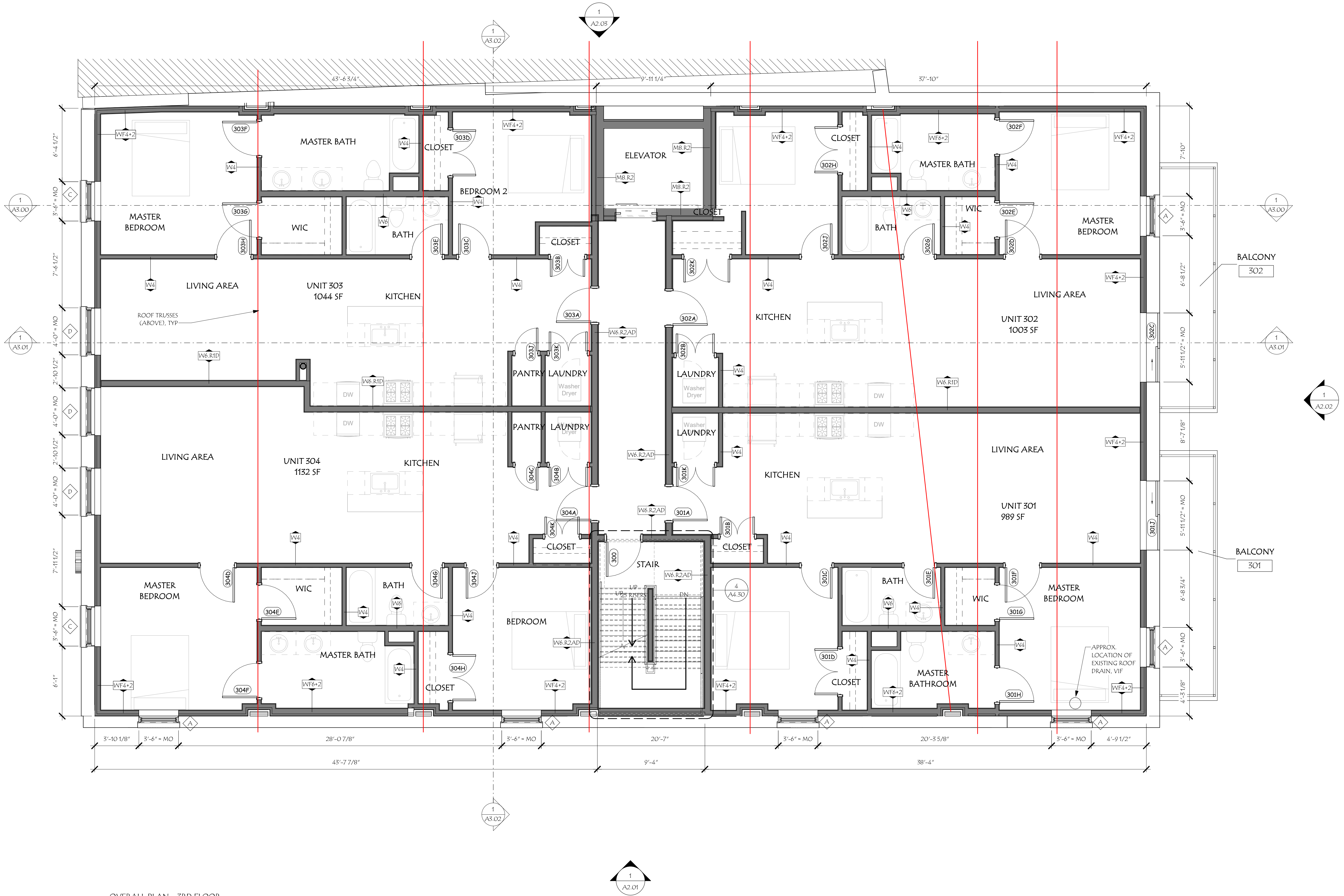
Scale:	As Indicated
Drawn By:	WVB
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
SECOND FLOOR PLAN

A1.02

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



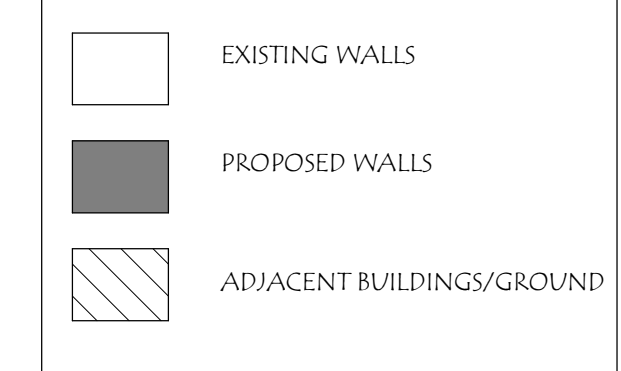
1 OVERALL PLAN - 3RD FLOOR
 1/4" = 1'-0"

GENERAL PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.
- REFERENCE DRAWING A0.10, A0.11, A0.20 & A0.21 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, EXTERIOR WALL & PARTITION TYPES AND FIRE SAFETY DETAILS.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWING PACKAGE FOR SITE SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
- EXTERIOR DIMENSIONS ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
- INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANEUVERING CLEARANCES, SEE SHEET A0.01.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A6.10 FOR DOOR AND FRAME TYPES.
- REFER TO ELEVATIONS AND A6.20 FOR WINDOW AND TRANSOM TYPES.
- REFER TO SHEETS FOR UNIT PLANS & ENLARGED PLANS.
- TYPICAL INTERIOR WALL PARTITION IN TYPE IIB CONSTRUCTION TO BE TYPE W6-A UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
- REFER TO DRAWING A0.00 FOR ABBREVIATIONS, SYMBOLS AND GRAPHIC CONVENTIONS, AND ACCESSIBILITY LEGENDS.
- REFER TO INTERIOR DRAWINGS FOR INTERIOR ELEVATIONS AND FINISHES.

GENERAL PLAN NOTES
 1/8" = 1'-0"

PLAN LEGEND



Revisions:	Description	Date

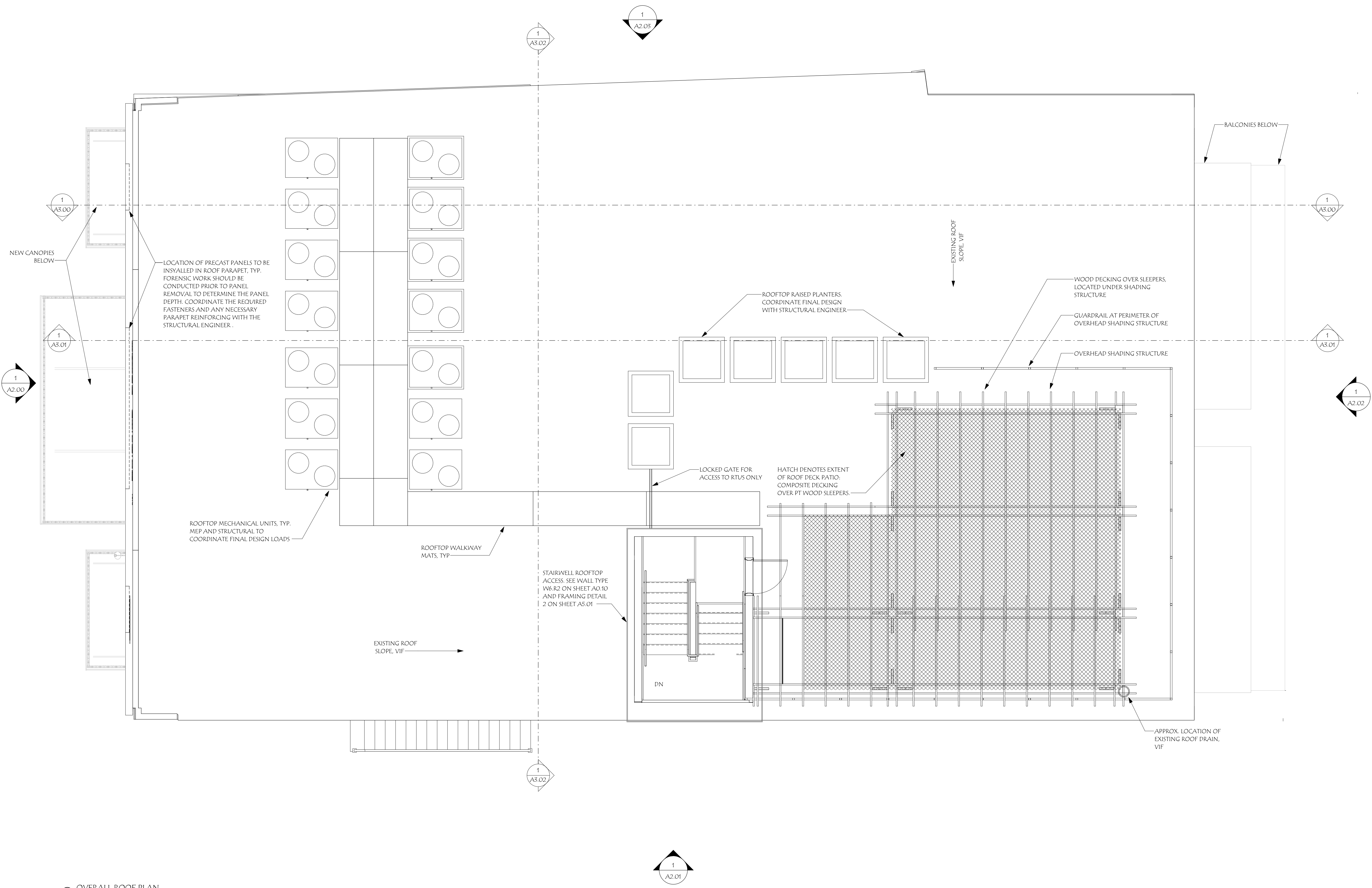
Scale:	As indicated
Drawn By:	WVB
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title: **THIRD FLOOR PLAN**

A1.03

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



1 OVERALL ROOF PLAN
 1/4" = 1'-0"

GENERAL PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT IF FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DRAWINGS.
- REFERENCE LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION. REFERENCE DRAWING A0.10, A0.11, A0.20 & A0.21 FOR ROOF-CEILING ASSEMBLIES, FLOOR-CEILING ASSEMBLIES, EXTERIOR WALL & PARTITION TYPES AND FIRE SAFETY DETAILS.
- REFERENCE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWING PACKAGE FOR SITE-SPECIFIC INFORMATION. SITE INFORMATION SHOWN HERE FOR REFERENCE ONLY.
- ACCESSIBLE CLEARANCES ARE REQUIRED AT ALL ACCESSIBLE FIXTURES AND EQUIPMENT.
- EXTERIOR DIMENSION ARE GIVEN FROM FACE OF BRICK OR CONCRETE TO FACE OF BRICK OR CONCRETE, TYP.
- INTERIOR DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE INSTALLED WITH HINGED SIDE OF FINISHED OPENING 6" FROM ADJACENT WALL, OR CENTERED WITHIN WALL, UNLESS NOTED OTHERWISE.
- ALL DOORS INTENDED FOR PASSAGE MUST MEET ACCESSIBILITY MANUEVERING CLEARANCES, SEE SHEET A0.01.
- EXTERIOR OPENINGS ARE DIMENSIONED TO CENTER LINE OF OPENING UNLESS NOTED OTHERWISE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL CODES AS WELL AS STATE AND FEDERAL GUIDELINES.
- REFER TO A6.10 FOR DOOR AND FRAME TYPES.
- REFER TO ELEVATIONS AND A6.20 FOR WINDOW AND TRANSOM TYPES.
- REFER TO SHEETS FOR UNIT PLANS & ENLARGED PLANS.
- TYPICAL INTERIOR WALL PARTITION IN TYPE IIR CONSTRUCTION TO BE TYPE IWS-A UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WALL AND COLUMN LOCATIONS AND DETAILS.
- REFER TO DRAWING A0.00 FOR ABBREVIATIONS, SYMBOLS AND GRAPHIC CONVENTIONS, AND ACCESSIBILITY LEGENDS.
- REFER TO INTERIOR DRAWINGS FOR INTERIOR ELEVATIONS AND FINISHES.

GENERAL ROOF PLAN NOTES:

- ANY ROOFTOP LIGHTING IS TO BE CODE COMPLIANT FOR EGRESS AND DARK SKY.
- COORDINATE ANY ELEVATOR VENTING THRU ROOFTOP WITH ELEVATOR MANUFACTURER AND MEP ENGINEER.
- CONFIRM THE EXISTING ROOF HAS POSITIVE DRAINAGE TO ROOF DRAIN AND THAT THERE IS NO PONDING ON THE ROOF.
- EXISTING ROOF FLASHING AND ANY LEAKS SHOULD BE EXAMINED AND REPAIRED AS NECESSARY.
- IF A NEW ROOF IS INSTALLED, ADD PROTECTION BOARD UNDER THE NEW ROOF MEMBRANE.
- THE GC SHOULD EXAMINE THE EXISTING ROOF PARAPETS TO MAKE SURE THAT THEY ARE SOUND AND COORDINATE FINDINGS WITH ARCHITECT AND STRUCTURAL ENGINEER.

PLAN LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- ADJACENT BUILDINGS/GROUND

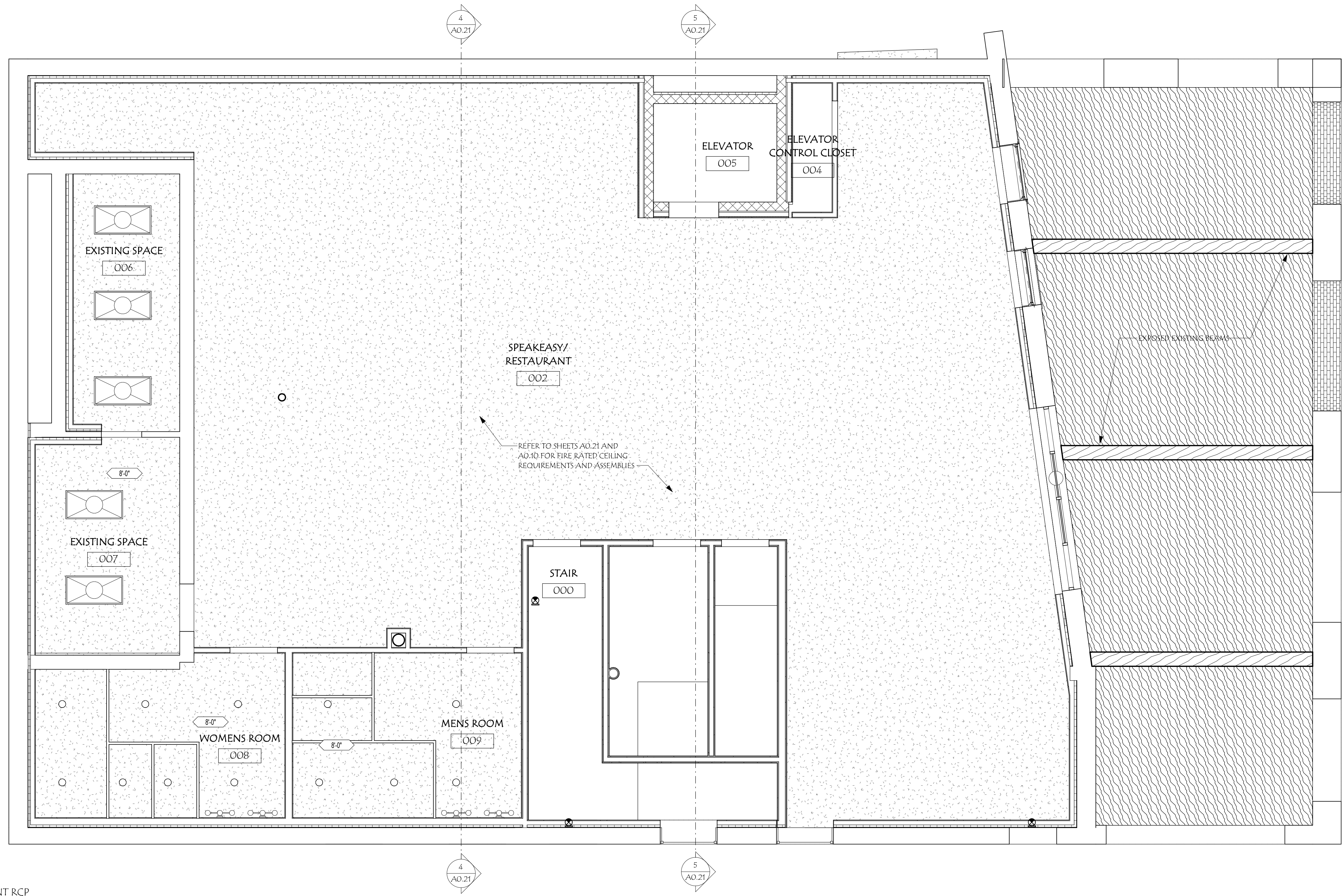
Revisions:	#	Description	Date

Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	ROOF PLAN
	A1.04

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



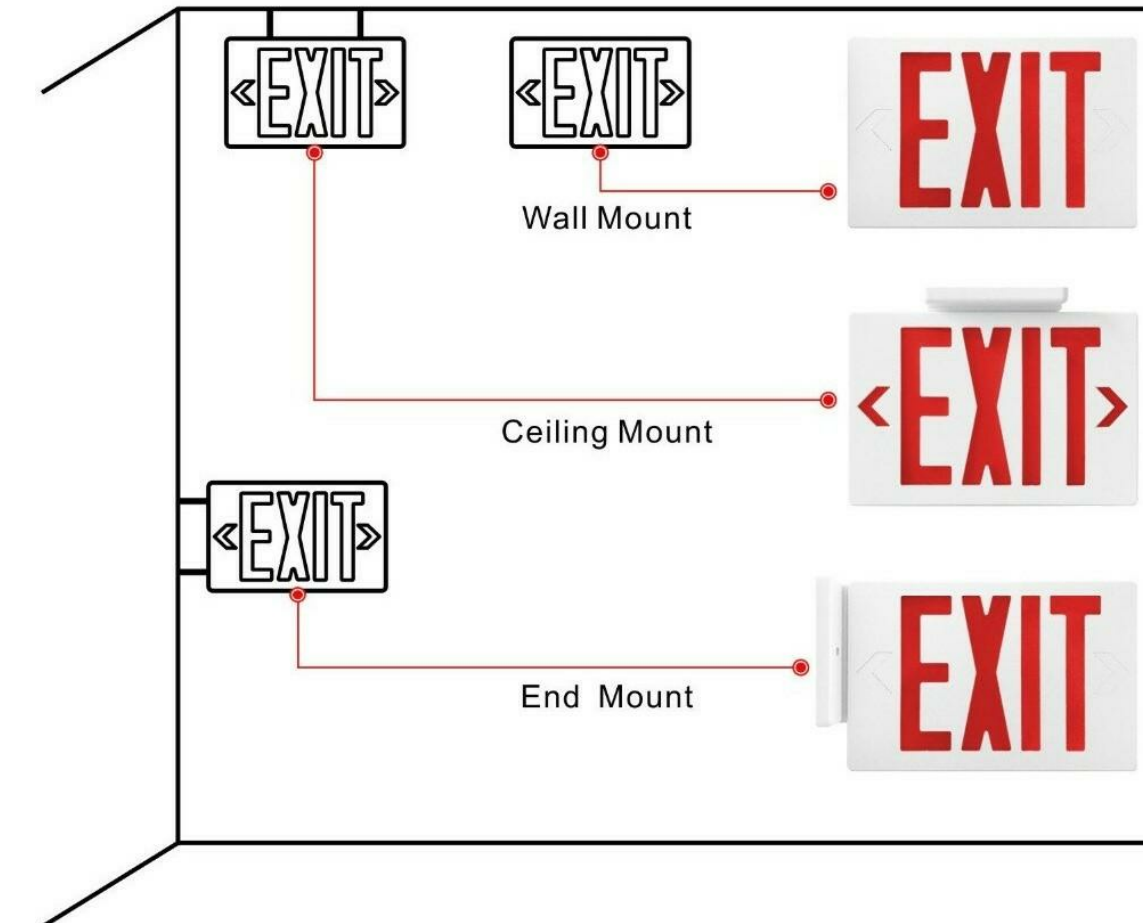
1 BASEMENT RCP
 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

- RCP LEGEND DENOTES GENERAL FIXTURE TYPE. STYLE AND SIZE MAY VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE.
- CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
- ALL CEILING FINISH TO BE GWB. UNO
- ALL GWB ARE TO THE BOTTOM OF THE STRUCTURE PER FLOOR CEILING AND ROOF CEILING ASSEMBLY ON SHEET A0.05 UNLESS TAGGED ON RCP.
- SEE ARCHITECTURAL SHEETS A4.00 SERIES FOR TYPICAL ENLARGED UNIT RCP'S
- CENTER ALL VANITY FIXTURE OVER BATHROOM VANITY. UNO
- CENTER ALL LIGHT FIXTURES IN ROOM. UNO
- CENTER ALL LIGHT FIXTURES IN CEILING GRID UNO
- ALL WALL WASH LIGHT FIXTURE TO BE 2'-0" FROM WALL UNO
- SPRINKLER HEADS ARE NOT SHOWN. SEE FP DWG. AND COORDINATE HEADS IN THE FIELD WITH OTHER TRADES.
- ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLY MUST BE UL PROTECTED. AS REQUIRED TO MAINTAIN SPECIFIED RATING.
- SEE SHEET A5.61 FOR TYPICAL CEILING DETAILS
- SEE ID FINISH SCHEDULE FOR INFORMATION.
- REFER TO ID DRAWINGS FOR SCONCE LOCATIONS
- SOFFIT ARE 2'-0" UNO
- PROVIDE CONTROL JOINTS FOR GWB. CEILING PER SPECIFICATION
- REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN LOCATIONS. COORDINATE IN THE FIELD WITH LIGHTS AND SOFFITS FOR VISIBILITY PURPOSES.
- REFER TO MECHANICAL, PLUMBING, FP AND ELECTRICAL FOR EQUIPMENT.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS OF STRUCTURAL ELEMENTS.
- SEE ID ELEVATIONS FOR SCONCE LOCATION, TYP.
- USE A 1'-0" EXTENSION ROD AT CEILING MOUNTED EXIT SIGNS. OFFSET 2'-0" TYP. DO NOT MOUNT R.O. SIGN BELOW 7'-0". NO EXTENSION RODS TO BE USED IN BACK OF HOUSE AREAS.
- CENTER END MOUNTED EXIT SIGN OVER DOOR. CENTER FLUSH WALL MOUNTED EXIT SIGN OVER DOOR.

RCP LEGEND

	2x2 ACOUSTICAL CEILING TILE; RATED @ TYPE IIA CONST. NON RATED @ TYPE SA CONST. W/ 5/8" TYPE X GWB. LID.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4 ACOUSTICAL CEILING TILE; RATED @ TYPE IIA CONST. NON RATED @ TYPE VA CONST. W/ 5/8" TYPE X GWB. BD. ABOVE		DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		WALL WASH
	PTD GWB CEILING		VANITY FIXTURE. STYLES/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WALL SCONCE. STYLES/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BEAD BOARD, UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT/FAN
	2x2 DIRECT/INDIRECT BASKET FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		
	DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		SURFACE MOUNTED FLUORESCENT		
	RECESSED FLUORESCENT DOWNLIGHT		SURFACE MOUNTED FLUORESCENT LINEAR BOX		
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		INTERIOR BOX BEAM. REFER TO ID DWGS FOR DETAILS		
			CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		



REFLECTED CEILING PLAN NOTES:
 1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH THE ELECTRICAL ENGINEER.

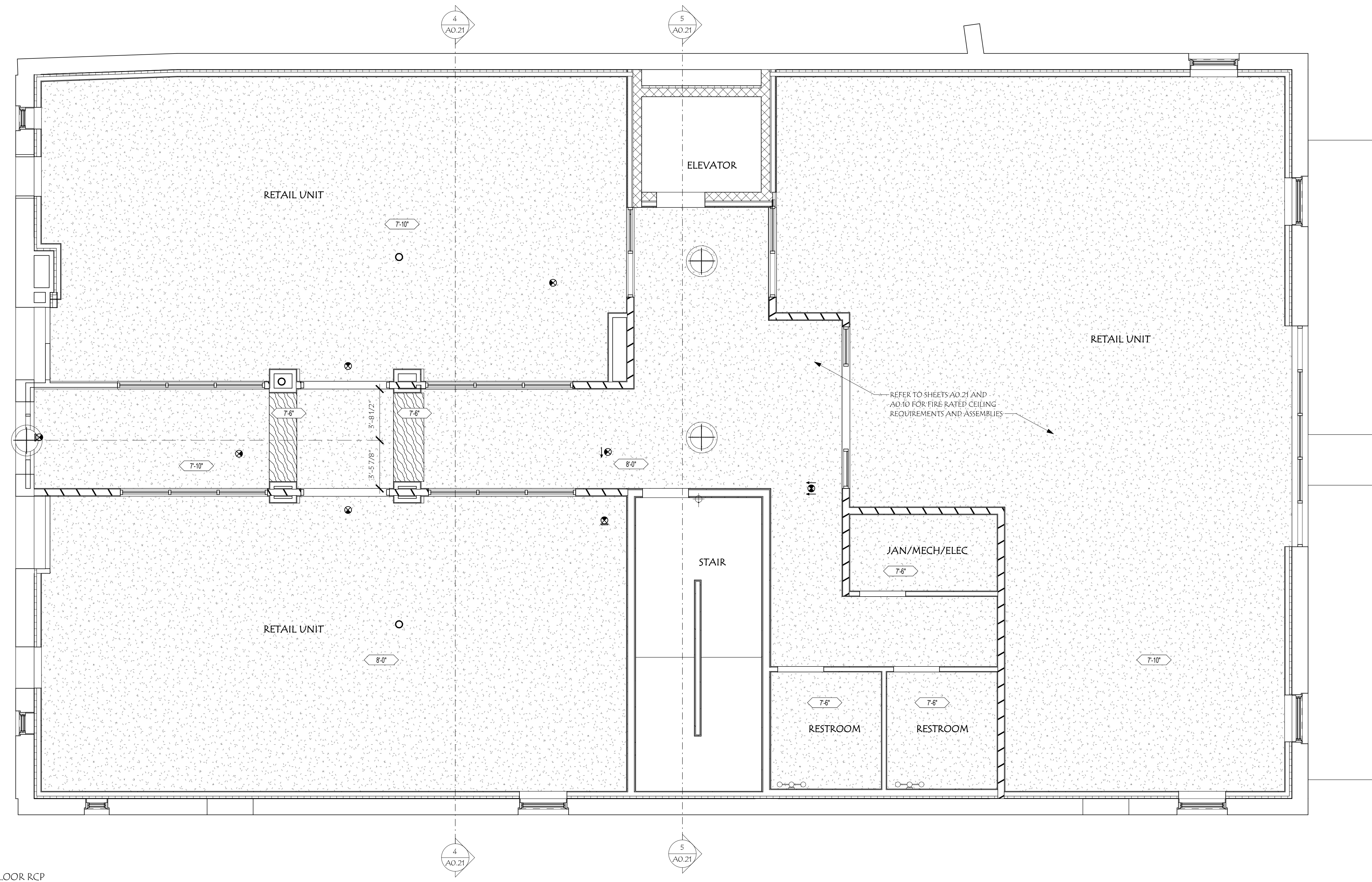
Revisions:	#	Description	Date

As Indicated	Author	MCA	2020/06	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:	REFLECTED CEILING PLANS
	A1.20

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



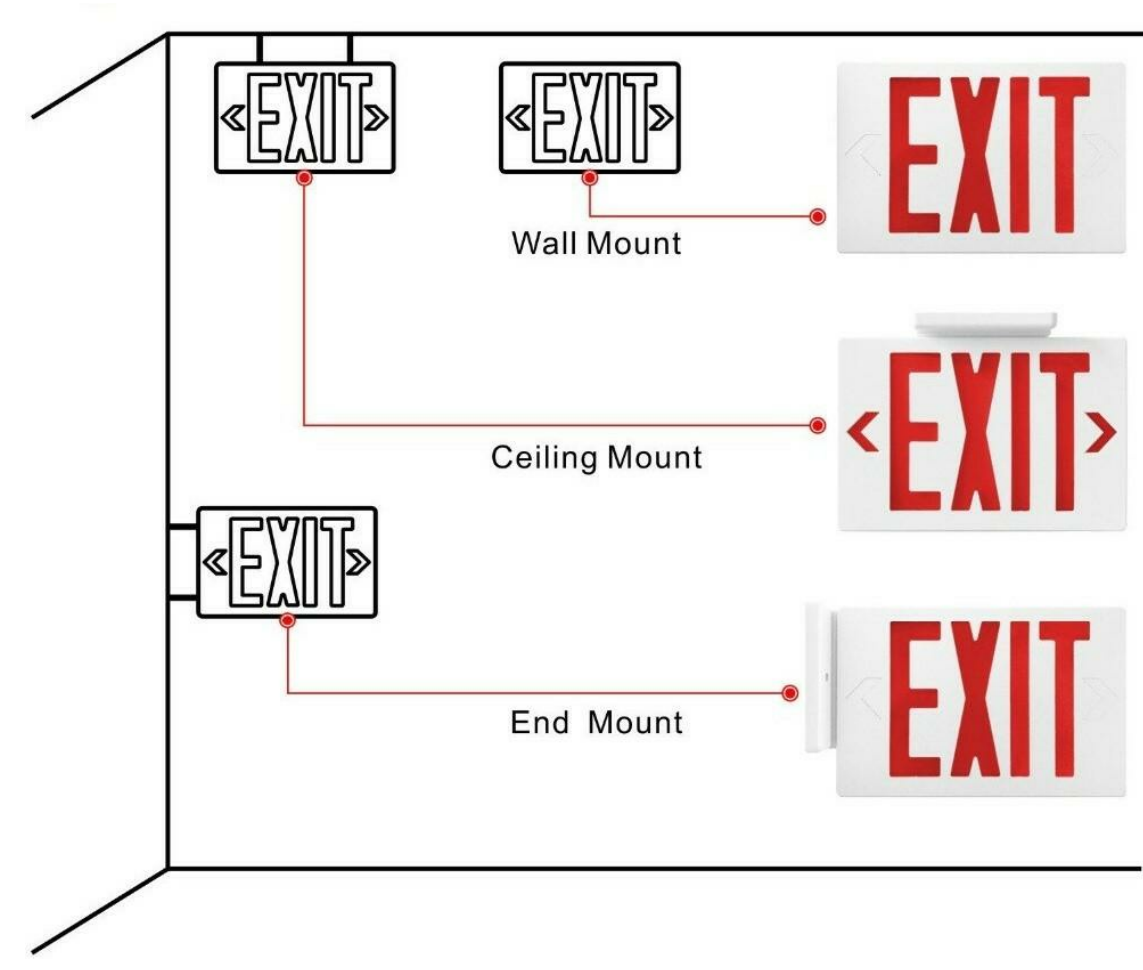
1 FIRST FLOOR RCP
 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

- RCP LEGEND DENOTES GENERAL FIXTURE TYPE, STYLE AND SIZE. MAY VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE.
- CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
- ALL CEILING FINISH TO BE GWB. UNO
- ALL GWB ARE TO THE BOTTOM OF THE STRUCTURE PER FLOOR CEILING AND ROOF CEILING ASSEMBLY ON SHEET A0.03 UNLESS TAGGED ON RCP.
- SEE ARCHITECTURAL SHEETS A4.00 SERIES FOR TYPICAL ENLARGED UNIT RCP'S
- CENTER ALL VANITY FIXTURE OVER BATHROOM VANITY. UNO
- CENTER ALL LIGHT FIXTURES IN ROOM. UNO
- CENTER ALL LIGHT FIXTURES IN CEILING GRID UNO
- ALL WALL WASH LIGHT FIXTURE TO BE 2'-0" FROM WALL UNO
- SPRINKLER HEADS ARE NOT SHOWN. SEE FP DWG. AND COORDINATE HEADS IN THE FIELD WITH OTHER TRADES.
- CENTER ALL SPINKLER HEAD IN CEILING GRID.
- ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLY MUST BE UL PROTECTED. AS REQUIRED TO MAINTAIN SPECIFIED RATING.
- SEE SHEET A5.61 FOR TYPICAL CEILING DETAILS
- SEE ID FINISH SCHEDULE FOR INFORMATION.
- REFER TO ID DRAWINGS FOR SCONCE LOCATIONS
- SOFFIT ARE 2'-0" UNO
- PROVIDE CONTROL JOINTS FOR GWB. CEILING PER SPECIFICATION
- REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN LOCATIONS. COORDINATE IN THE FIELD WITH LIGHTS AND SOFFITS FOR VISIBILITY PURPOSES.
- REFER TO MECHANICAL, PLUMBING, FP AND ELECTRICAL FOR EQUIPMENT.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS OF STRUCTURAL ELEMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS OF STRUCTURAL ELEMENTS.
- USE A 1'-0" EXTENSION ROD AT CEILING MOUNTED EXIT SIGNS, OFFSET 2'-0" TYP. DO NOT MOUNT B.O. SIGN BELOW 7'-0". NO EXTENSION RODS TO BE USED IN RACK OFF HOUSE AREAS.
- CENTER END MOUNTED EXIT SIGN OVER DOOR. CENTER FLUSH WALL MOUNTED EXIT SIGN OVER DOOR.

RCP LEGEND

	2x2 ACOUSTICAL CEILING TILE. RATED @ TYPE IIA CONST. NON RATED @ TYPE 5A CONST. W/ 5/8" TYPE X GWB. LID.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4 ACOUSTICAL CEILING TILE. RATED @ TYPE IIA CONST. NON RATED @ TYPE VA CONST. W/ 5/8" TYPE X GWB. BD. ABOVE.		DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		WALL WASH
	PTD GWB CEILING		VANITY FIXTURE. STYLES/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WALL SCONCE. STYLE/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BEAD BOARD, UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT/FAN
	2x2 DIRECT/INDIRECT BASKET FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		
	DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		SURFACE MOUNTED FLUORESCENT LINEAR BOX		
	RECESSED FLUORESCENT DOWNLIGHT		INTERIOR BOX BEAM. REFER TO ID DWGS FOR DETAILS		
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		



GENERAL REFLECTED CEILING PLAN NOTES:
 1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

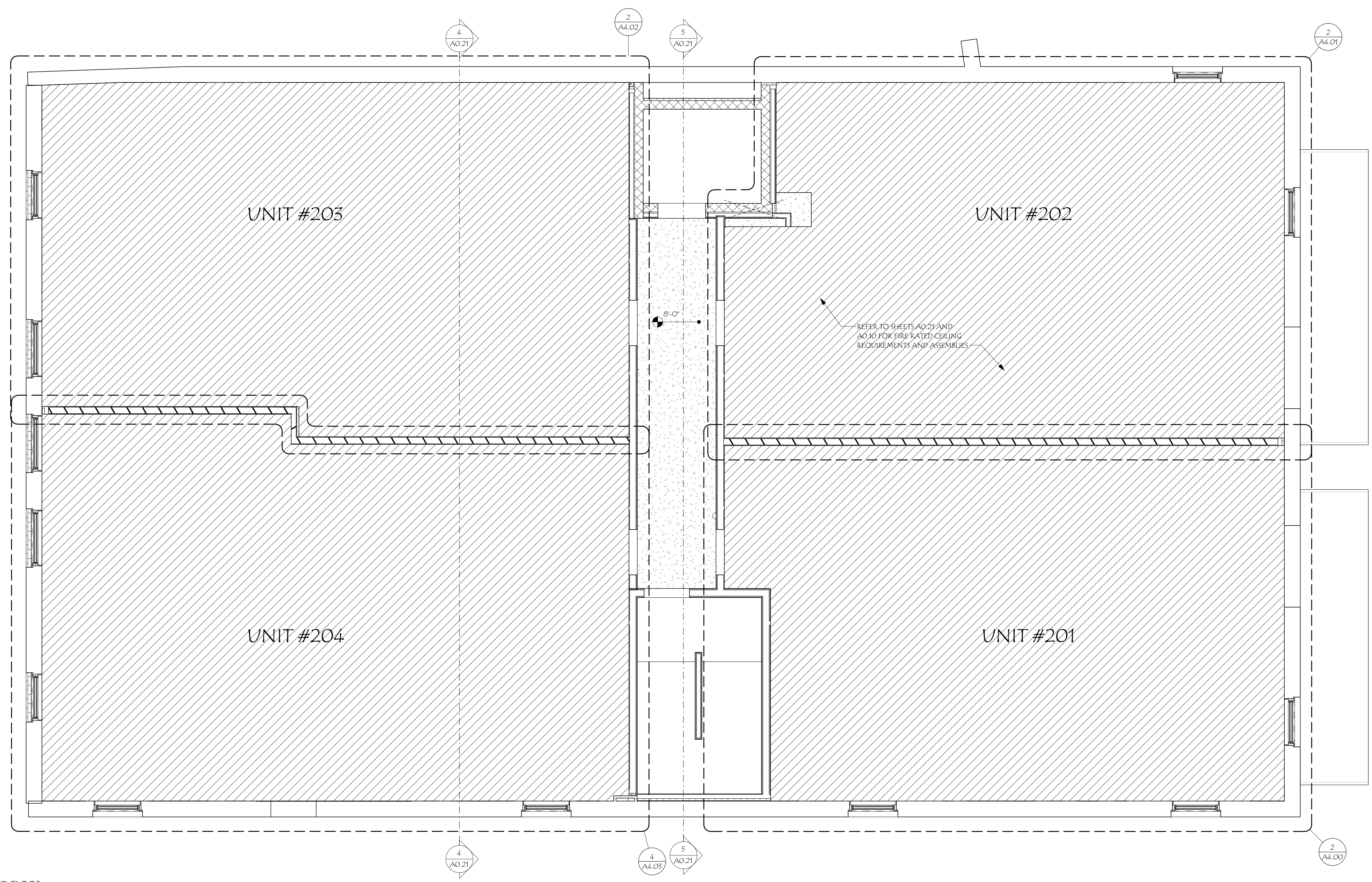
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Scale:	As Indicated
Drawn By:	WJB
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	REFLECTED CEILING PLANS
	A1.21

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



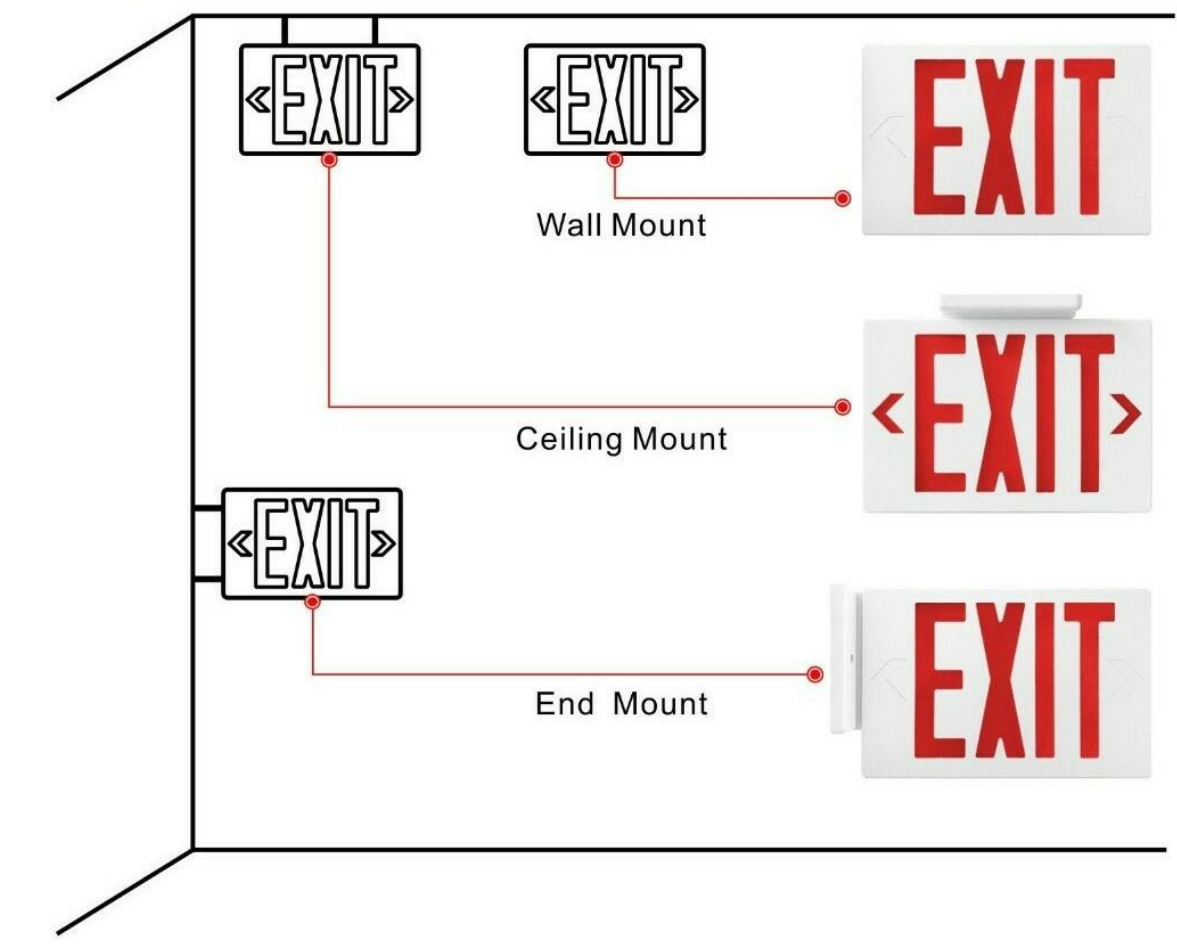
1 2ND FLOOR
 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

- RCP LEGEND DENOTES GENERAL FIXTURE TYPE, STYLE AND SIZE MAY VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE
- CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
- ALL CEILING FINISH TO BE GWB, UNO
- ALL GWB ARE TO THE BOTTOM OF THE STRUCTURE PER FLOOR CEILING AND ROOF CEILING ASSEMBLY ON SHEET A4.03 UNLESS TAGGED ON RCP.
- SEE ARCHITECTURAL SHEETS A4.00 SERIES FOR TYPICAL ENLARGED UNIT RCPS
- CENTER ALL VANITY FIXTURE OVER BATHROOM VANITY, UNO
- CENTER ALL LIGHT FIXTURES IN ROOM, UNO
- CENTER ALL LIGHT FIXTURES IN CEILING GRID UNO
- ALL WALL WASH LIGHT FIXTURE TO BE 2'-0" FROM WALL UNO
- SPRINKLER HEADS ARE NOT SHOWN, SEE FP DWG. AND COORDINATE HEADS IN THE FIELD WITH OTHER TRADES.
- CENTER ALL SPINKLER HEAD IN CEILING GRID.
- ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLY MUST BE UL PROTECTED, AS REQUIRED TO MAINTAIN SPECIFIED RATING.
- SEE SHEET A5.61 FOR TYPICAL CEILING DETAILS
- SEE ID FINISH SCHEDULE FOR INFORMATION.
- REFER TO ID DRAWINGS FOR SCONCE LOCATIONS
- SOFFIT ARE 2'-0" UNO
- PROVIDE CONTROL JOINTS FOR GWB, CEILING PER SPECIFICATION
- REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN LOCATIONS, COORDINATE IN THE FIELD WITH LIGHTS AND SOFFITS FOR VISIBILITY PURPOSES.
- REFER TO MECHANICAL, PLUMBING, FP AND ELECTRICAL FOR EQUIPMENT.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS OF STRUCTURAL ELEMENTS.
- SEE ID ELEVATIONS FOR SCONCE LOCATION, TYP.
- USE A 1'-0" EXTENSION ROD AT CEILING MOUNTED EXIT SIGNS, OFFSET 2'-0" TYP. DO NOT MOUNT R.O. SIGN BELOW 7'-0". NO EXTENSION RODS TO BE USED IN BACK OF HOUSE AREAS.
- CENTER END MOUNTED EXIT SIGN OVER DOOR, CENTER FLUSH WALL MOUNTED EXIT SIGN OVER DOOR.

RCP LEGEND

	2x2' ACOUSTICAL CEILING TILE; RATED @ TYPE I/A CONST. NON RATED @ TYPE SA CONST. W/ 5/8" TYPE X GWB, LID.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE, STYLES/SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4' ACOUSTICAL CEILING TILE; RATED @ TYPE I/A CONST. NON RATED @ TYPE VA CONST. W/ 5/8" TYPE X GWB, BD. ABOVE		DECORATIVE PENDANT LIGHT FIXTURE, STYLES/SIZES VARY PER ROOM.		WALL WASH
	PTD GWB CEILING		VANITY FIXTURE, STYLES/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WALL SCONCE, STYLES/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BEAD BOARD, UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT/FAN
	2x2 DIRECT/INDIRECT BASKET FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN, SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		
	DECORATIVE PENDANT LIGHT FIXTURE, STYLES/SIZES VARY PER ROOM.		SURFACE MOUNTED FLUORESCENT LINEAR BOX		
	RECESSED FLUORESCENT DOWNLIGHT		INTERIOR BOX BEAM, REFER TO ID DWGS FOR DETAILS		
	FLUSH WALL MOUNTED EXIT SIGN, SEE NOTES 21 & 22.		CEILING MOUNTED EXIT SIGN, SEE NOTES 21 & 22.		



GENERAL REFLECTED CEILING PLAN NOTES:
 1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

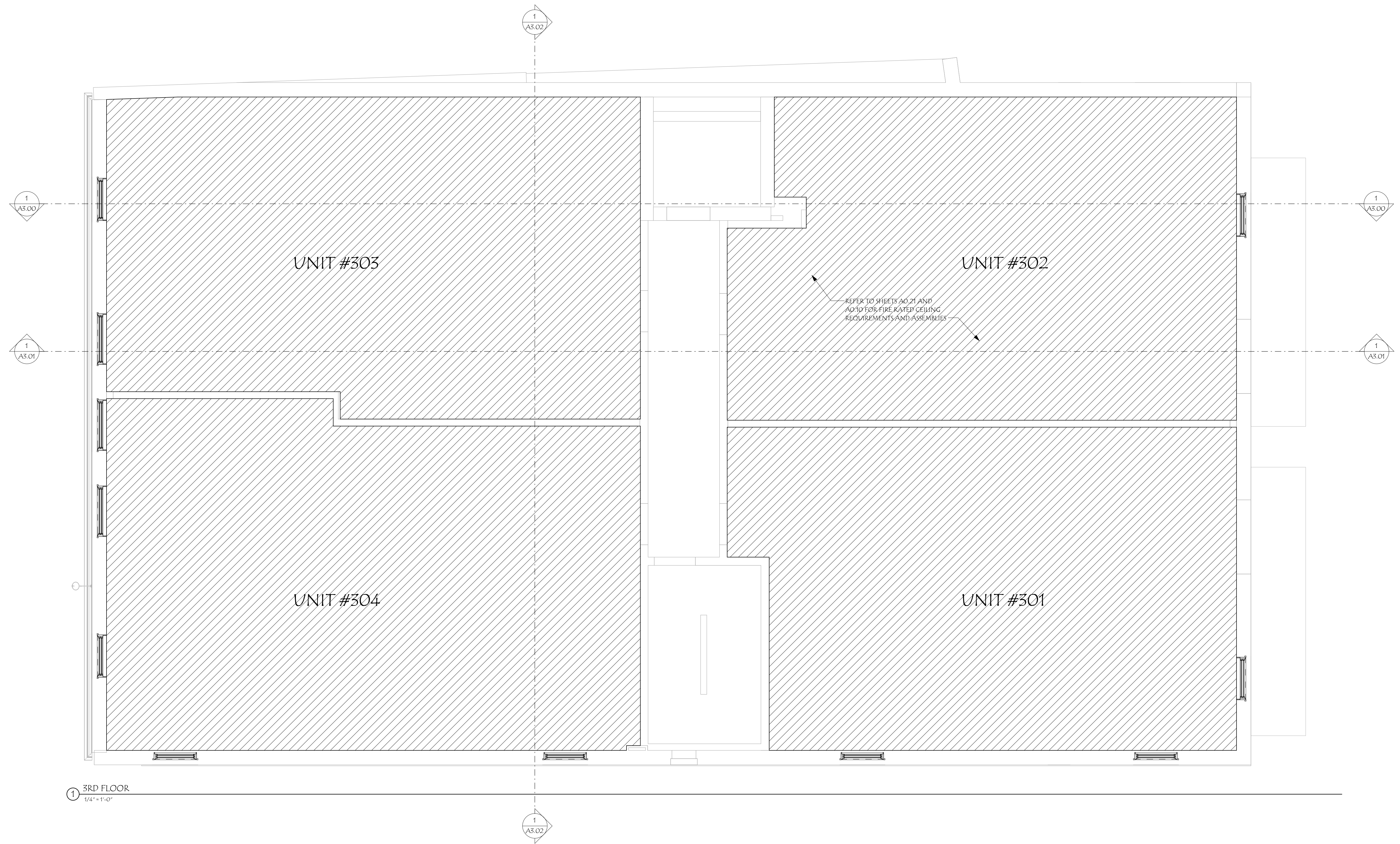
Revisions:	Description	Date
#		

As Indicated	Author	MCA
Scale:	Drawn By:	2020016
	Checked By:	01/29/21
	Project No.:	
	Date:	

Title:	REFLECTED CEILING PLANS
	A1.22

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



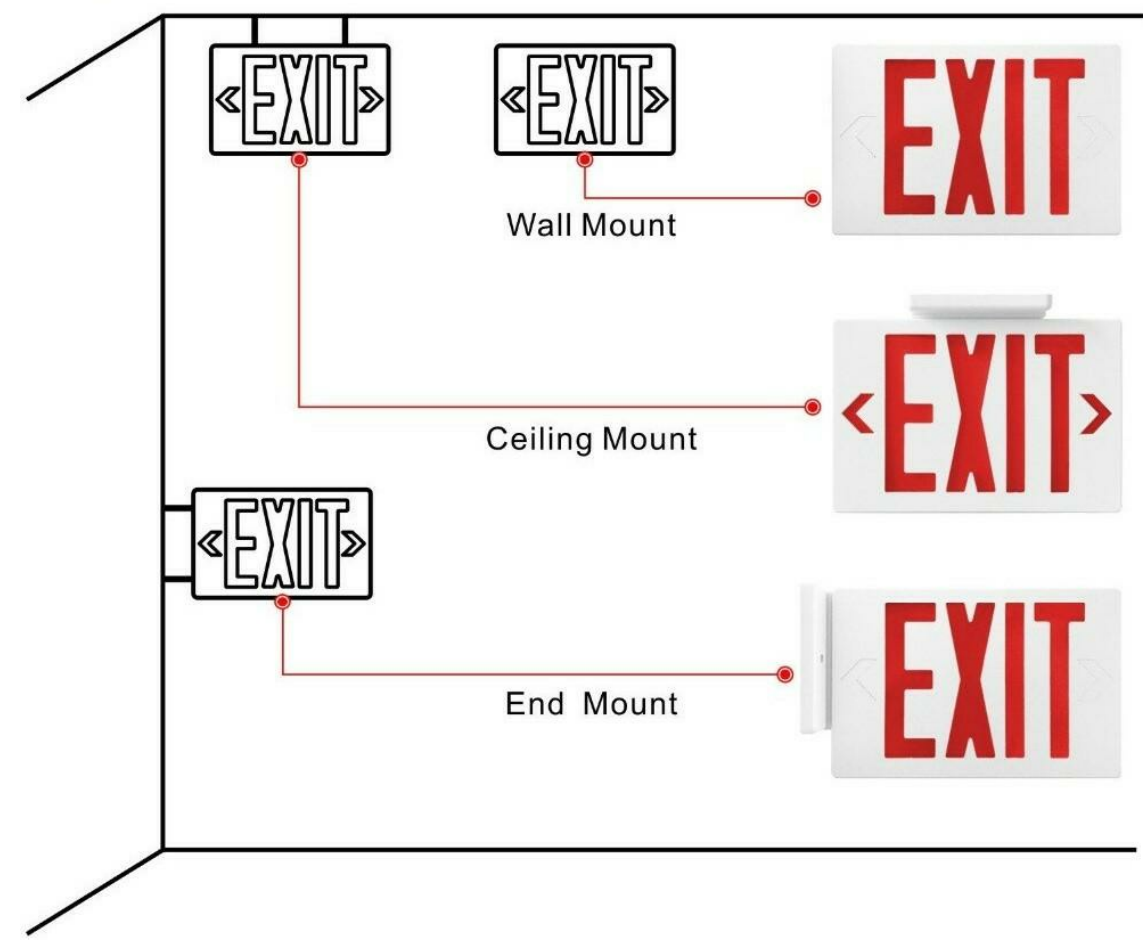
REFLECTED CEILING PLAN NOTES

- RCP LEGEND DENOTES GENERAL FIXTURE TYPE, STYLE AND SIZE MAY VARY PER ROOM. SEE ELECTRICAL DRAWING FOR FIXTURE SCHEDULE
- CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISH CEILING.
- ALL CEILING FINISH TO BE GWB, UNO
- ALL GWB ARE TO THE BOTTOM OF THE STRUCTURE PER FLOOR CEILING AND ROOF CEILING ASSEMBLY ON SHEET AO.03 UNLESS TAGGED ON RCP.
- SEE ARCHITECTURAL SHEETS A4.00 SERIES FOR TYPICAL ENLARGED UNIT RCPs
- CENTER ALL VANITY FIXTURE OVER BATHROOM VANITY, UNO
- CENTER ALL LIGHT FIXTURES IN ROOM, UNO
- CENTER ALL LIGHT FIXTURES IN CEILING GRID UNO
- ALL WALL WASH LIGHT FIXTURE TO BE 2'-0" FROM WALL UNO
- SPRINKLER HEADS ARE NOT SHOWN, SEE FP DWG. AND COORDINATE HEADS IN THE FIELD WITH OTHER TRADES.
- CENTER ALL SPINKLER HEAD IN CEILING GRID.
- ALL LIGHT FIXTURES THAT PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLY MUST BE UL PROTECTED, AS REQUIRED TO MAINTAIN SPECIFIED RATING.

- SEE SHEET A5.61 FOR TYPICAL CEILING DETAILS
- SEE ID FINISH SCHEDULE FOR INFORMATION.
- REFER TO ID DRAWINGS FOR SCONCE LOCATIONS
- SOFFIT ARE 2'-0" UNO
- PROVIDE CONTROL JOINTS FOR GWB, CEILING PER SPECIFICATION
- REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN LOCATIONS, COORDINATE IN THE FIELD WITH LIGHTS AND SOFFITS FOR VISIBILITY PURPOSES.
- REFER TO MECHANICAL, PLUMBING, FP AND ELECTRICAL FOR EQUIPMENT.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS OF STRUCTURAL ELEMENTS.
- SEE ID ELEVATIONS FOR SCONCE LOCATION, TYP.
- USE A 1'-0" EXTENSION ROD AT CEILING MOUNTED EXIT SIGNS, OFFSET 2'-0" TYP. DO NOT MOUNT B.O. SIGN BELOW 7'-0". NO EXTENSION RODS TO BE USED IN BACK OF HOUSE AREAS.
- CENTER END MOUNTED EXIT SIGN OVER DOOR. CENTER FLUSH WALL MOUNTED EXIT SIGN OVER DOOR.

RCP LEGEND

	2x2 ACOUSTICAL CEILING TILE, RATED @ TYPE IIA CONST. NON RATED @ TYPE SA CONST. W/ 5/8" TYPE X GWB, LID.		DECORATIVE SURFACE MOUNTED LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		TRACK LIGHTING
	2x4 ACOUSTICAL CEILING TILE, RATED @ TYPE IIA CONST. NON RATED @ TYPE VA CONST. W/ 5/8" TYPE X GWB, BD. ABOVE		DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM.		WALL WASH
	PTD GWB CEILING		VANITY FIXTURE. STYLES/SIZES VARY PER ROOM.		CEILING HEIGHT TAG
	LINEAR ACT PANEL CEILING		WALL SCONCE. STYLES/SIZES VARY PER ROOM.		BOX BEAM
	CEMENTITIOUS CEILING BEAD BOARD, UNLESS NOTED OTHERWISE.		LED TAPE		CEILING LIGHT/FAN
	2x2 DIRECT/INDIRECT BASKET FLUORESCENT		UNDER CABINET LIGHTING		END MOUNTED EXIT SIGN. SEE NOTES 21 & 22.
	2x4 LINEAR SURFACE FLUORESCENT		SURFACE MOUNTED FLUORESCENT		
	DECORATIVE PENDANT LIGHT FIXTURE. STYLES/SIZES VARY PER ROOM		SURFACE MOUNTED FLUORESCENT LINEAR BOX		
	RECESSED FLUORESCENT DOWNLIGHT		INTERIOR BOX BEAM, REFER TO ID DWGS FOR DETAILS		
	FLUSH WALL MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		CEILING MOUNTED EXIT SIGN. SEE NOTES 21 & 22.		



GENERAL REFLECTED CEILING PLAN NOTES:
 1. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ELECTRICAL ENGINEER.

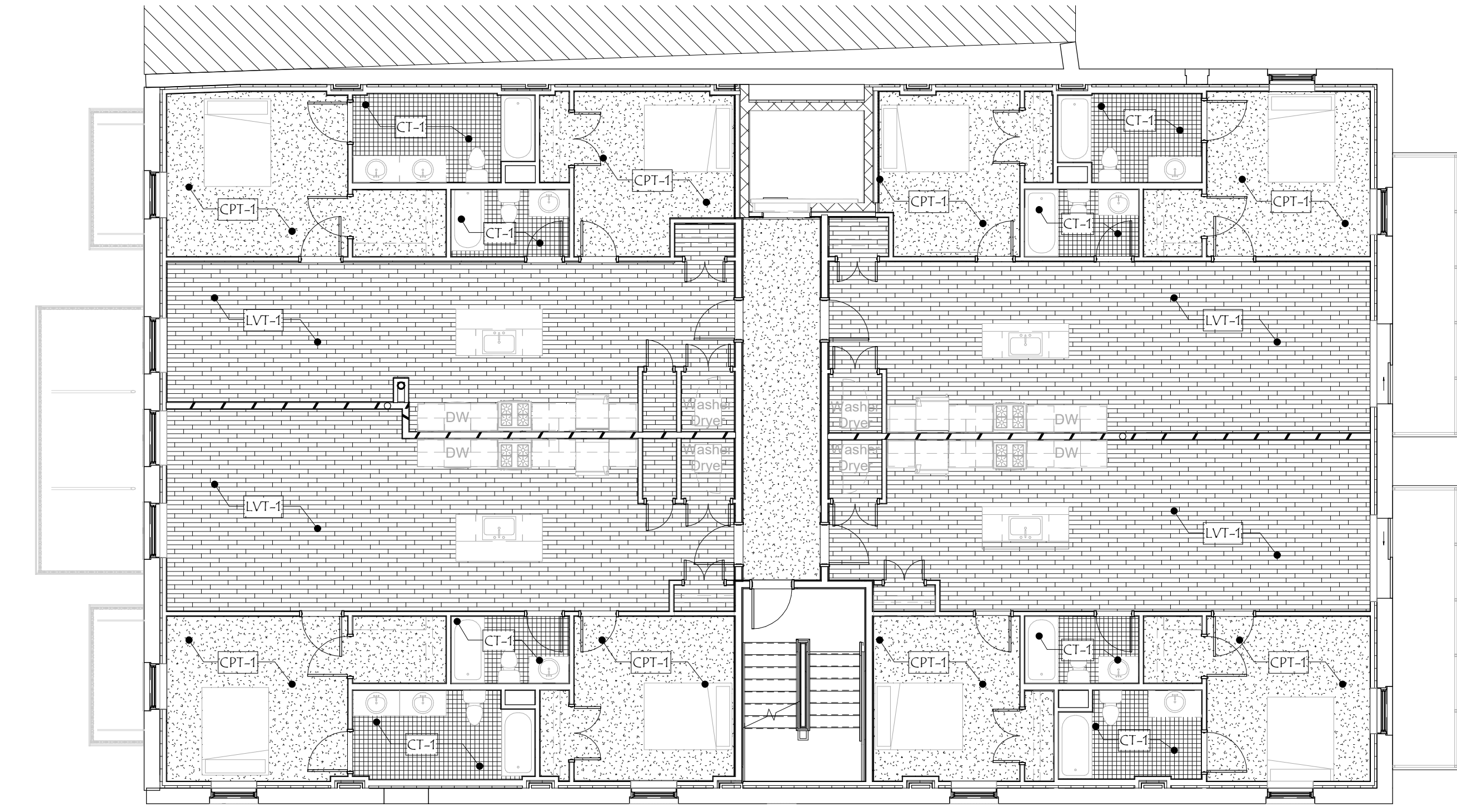
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Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

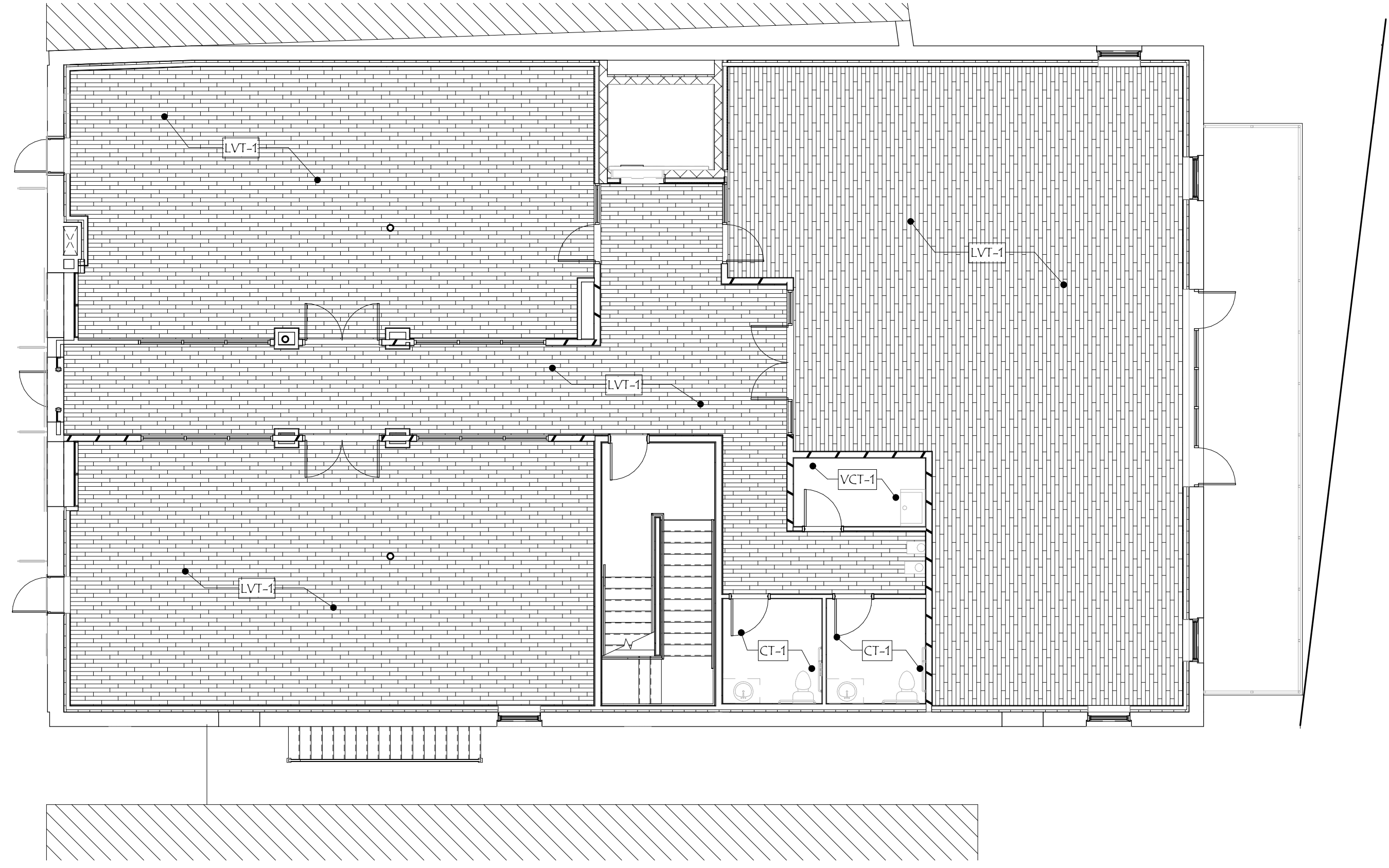
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	A1.23

IOKA THEATER

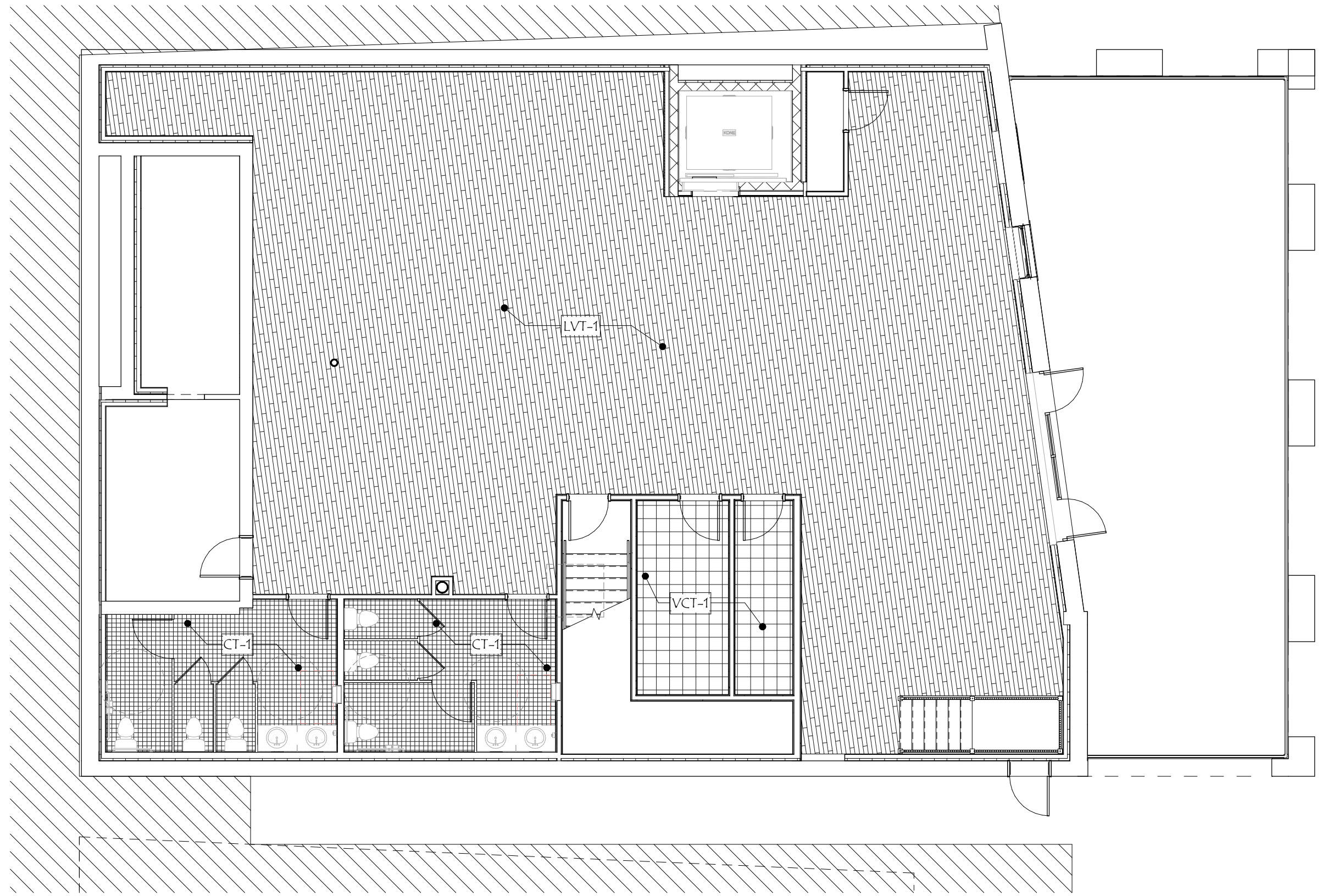
55 WATER STREET
 EXETER, NH 05855



3 2ND & 3RD FLOORS - FINISH PLAN
 1/8" = 1'-0"

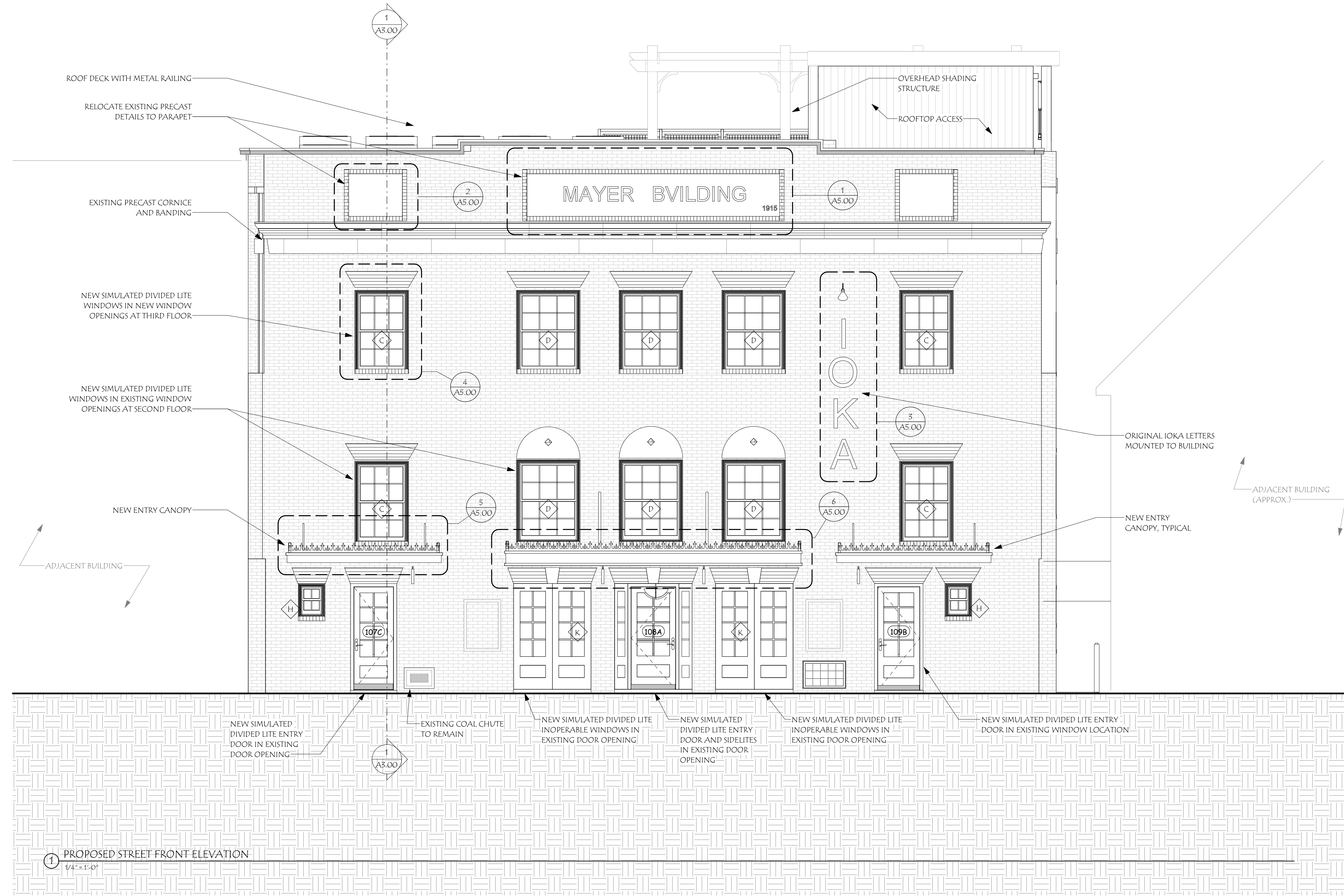


2 1ST FLOOR - FINISH PLAN
 1/8" = 1'-0"



1 BASEMENT - FINISH PLAN
 1/8" = 1'-0"

Title: FINISH FLOOR PLANS	Scale:	1/8" = 1'-0"	Revisions:	#	Description	Date
	Drawn By:	WB				
A1.30	Checked By:	MCA				
	Project No.:	2020016				
	Date:	01/29/21				



1 PROPOSED STREET FRONT ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:
 1. POWER WASH ENTIRE BRICK FACADE AND REPOINT FACADE IN ENTIRETY.
 2. RESTORE METAL COPING AT BRICK PARAPET.

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833

Revisions:	#	Description	Date

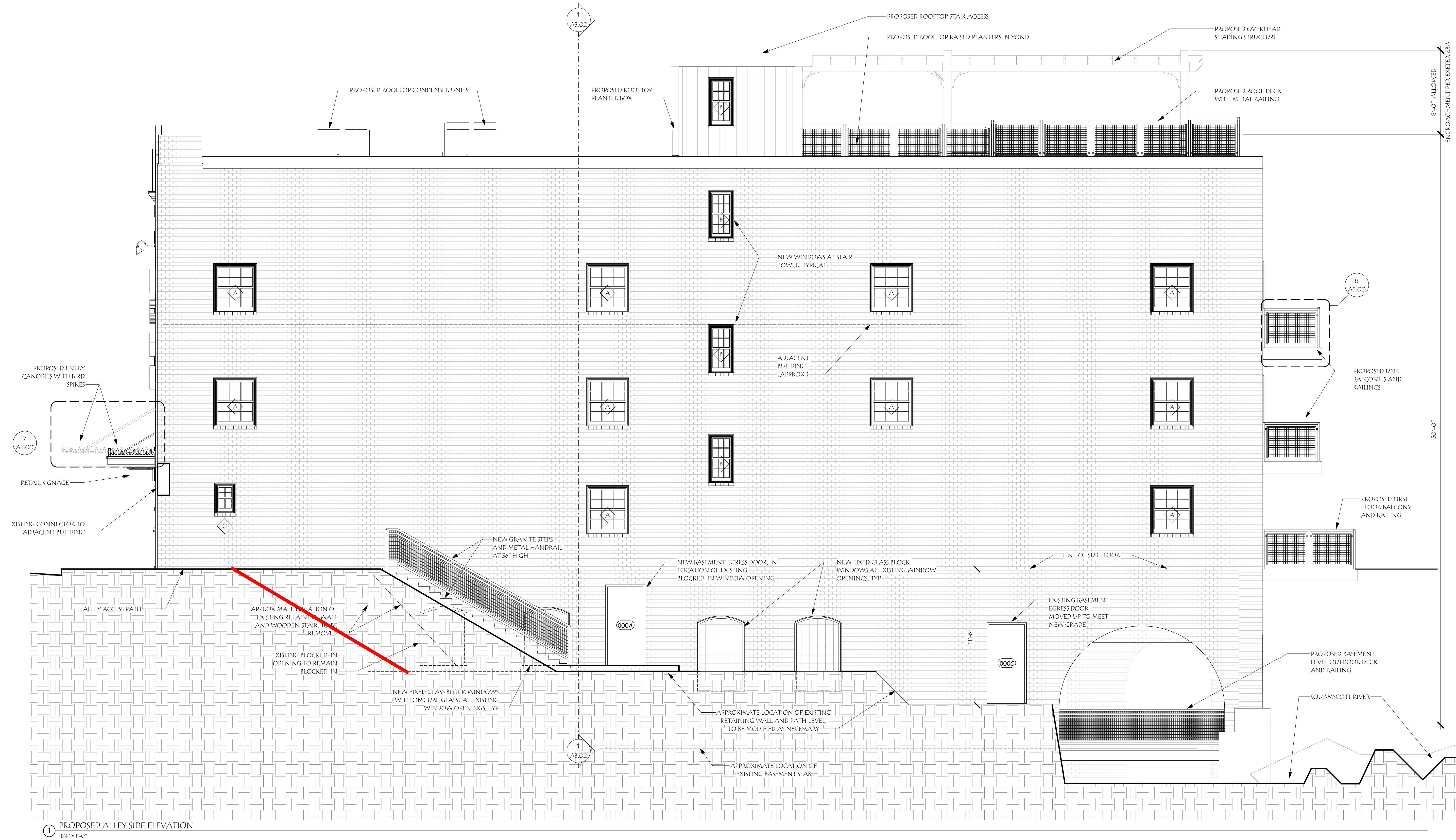
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Drawn By:	PPS
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
SOUTH EXTERIOR ELEVATIONS

A2.00

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



1 PROPOSED ALLEY SIDE ELEVATION
 1/4" = 1'-0"

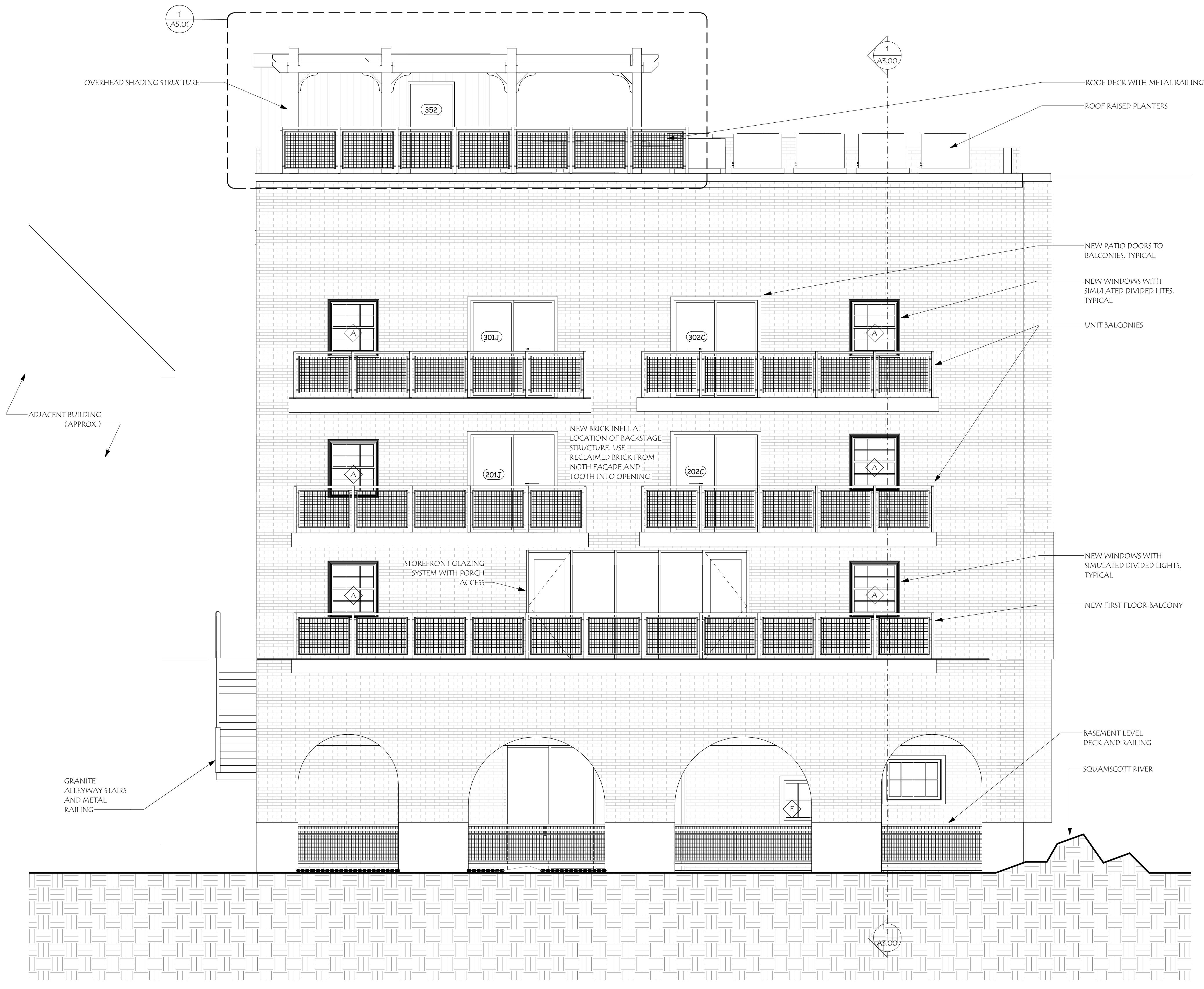
GENERAL NOTES:
 1. POWER WASH ENTIRE BRICK FACADE AND REPOINT FACADE IN ENTIRETY.
 2. RESTORE METAL COPING AT BRICK PARAPET.

Revisions:	Date
# Description	

Scale:	1/4" = 1'-0"
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
EAST EXTERIOR ELEVATIONS

A2.01



IOKA THEATER
 55 WATER STREET
 EXETER, NH 05853

1 PROPOSED RIVER FRONT ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:
 1. POWER WASH ENTIRE BRICK FACADE AND REPOINT FACADE IN ENTIRETY.
 2. RESTORE METAL COPING AT BRICK PARAPET.

Revisions:	#	Description	Date

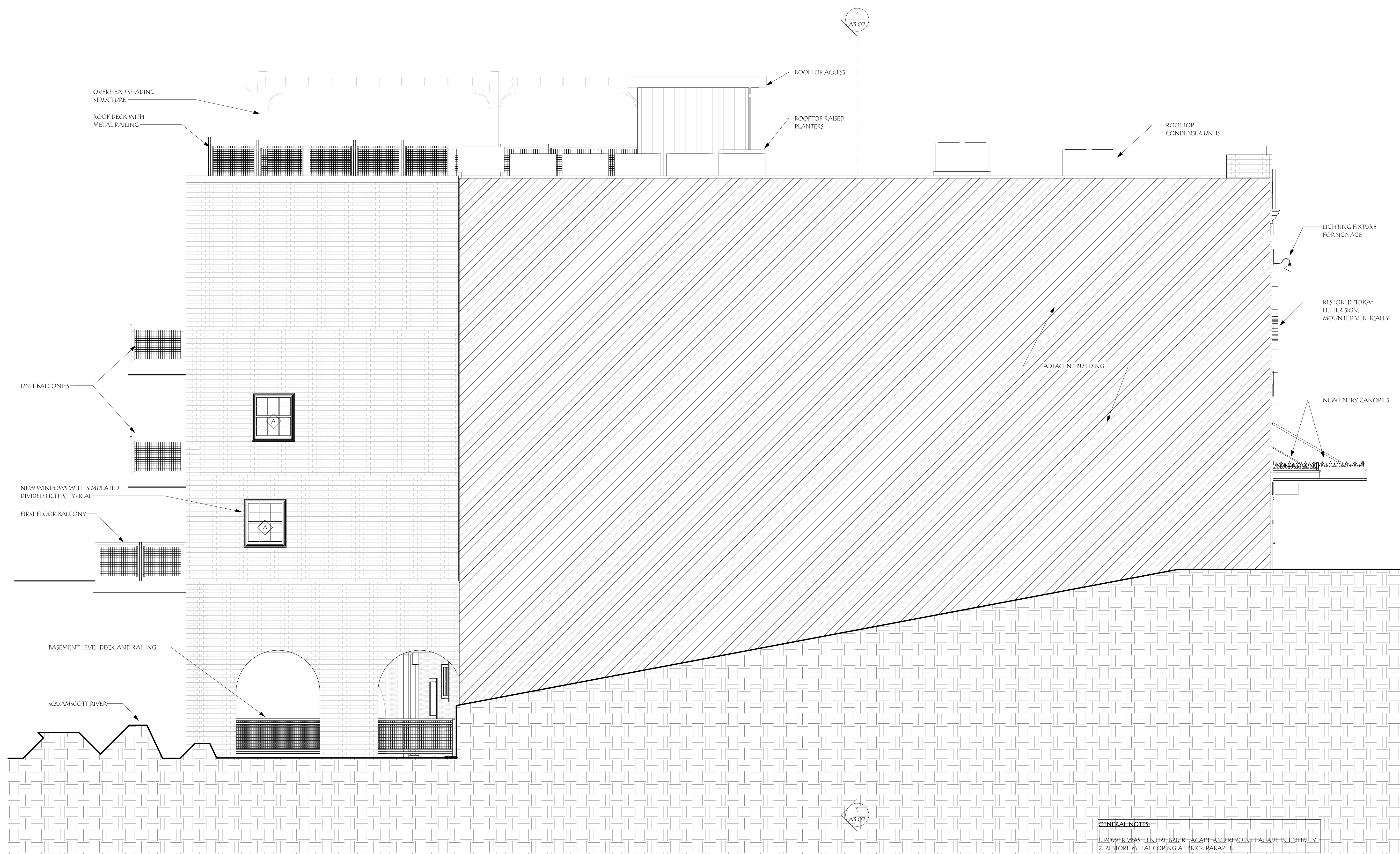
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Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
 NORTH EXTERIOR
 ELEVATIONS

A2.02

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



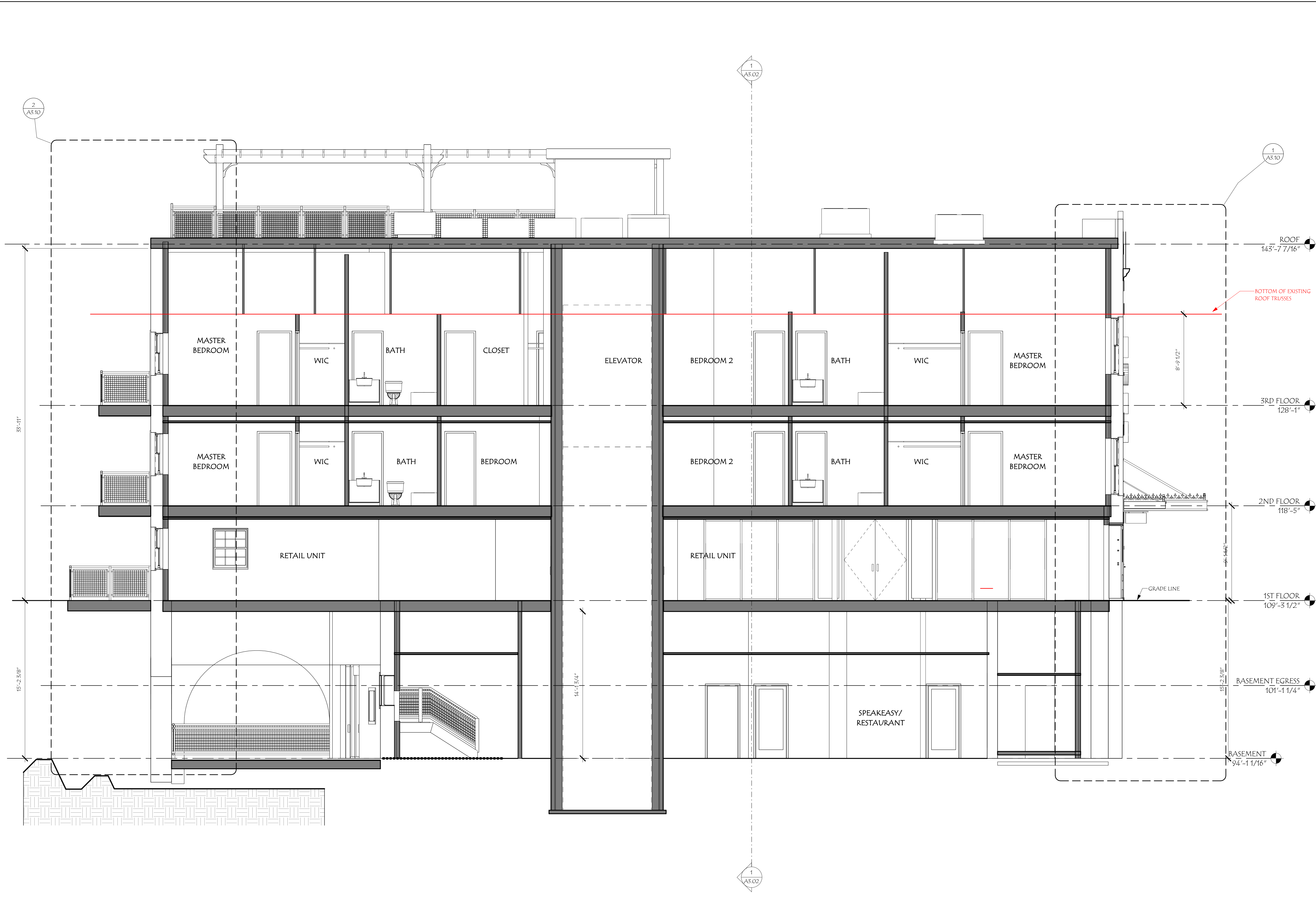
1 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

GENERAL NOTES:
 1. POWER WASH ENTIRE BRICK FACADE AND REPOINT FACADE IN ENTIRETY.
 2. RESTORE METAL COPING AT BRICK PARAPET.

Title: WEST EXTERIOR ELEVATIONS	Scale:	1/4" = 1'-0"	Author:	MCA															
	Drawn By:		Project No.:	2020016															
A2.03	Checked By:		Date:	01/29/21															
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Revisions:	#	Description	Date																

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



1 LONGITUDINAL SECTION 1
 1/4" = 1'-0"

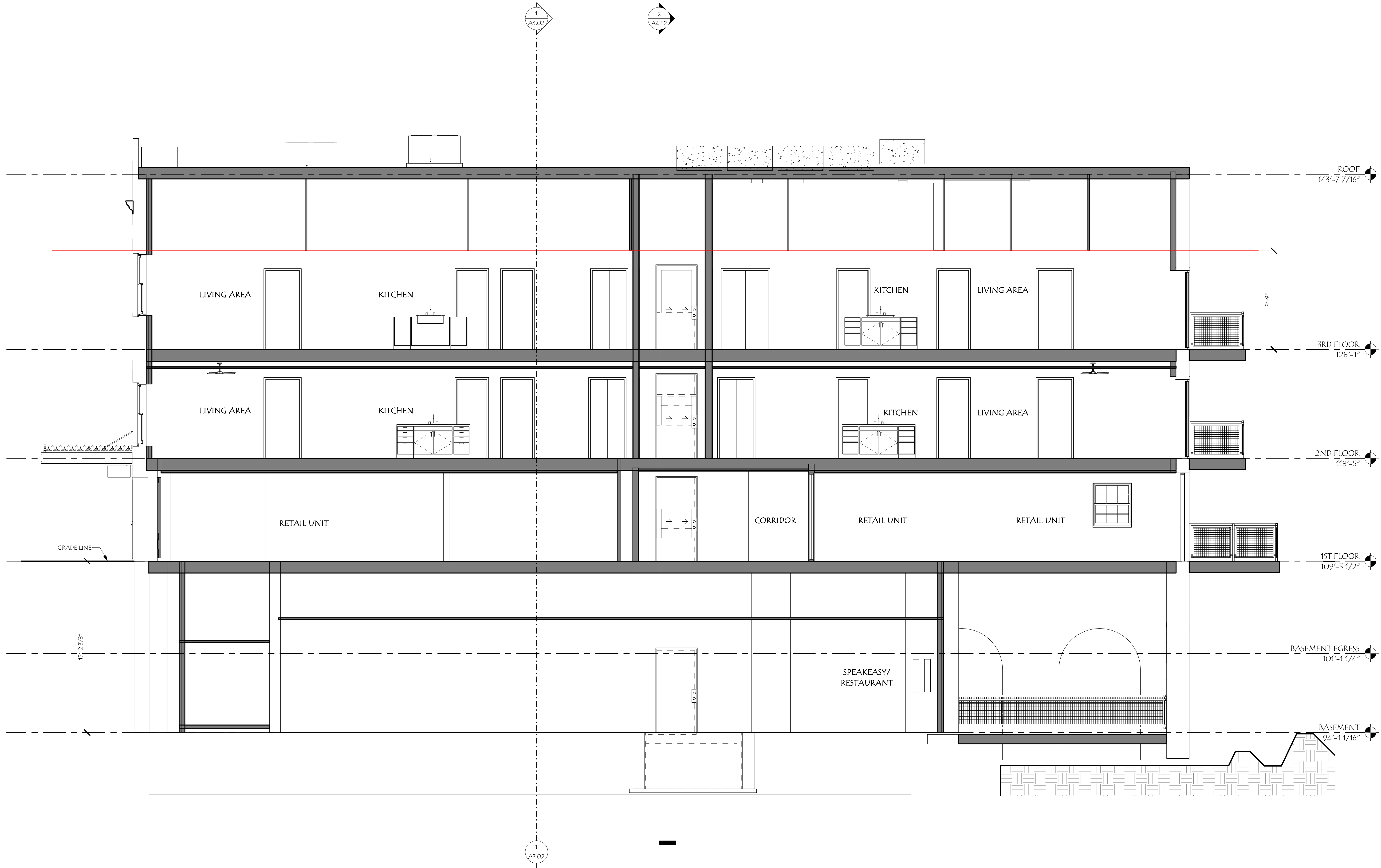
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Scale:	1/4" = 1'-0"
Drawn By:	PPS
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	BUILDING SECTIONS
Sheet No.:	A3.00

IOKA THEATER

55 WATER STREET
 EXETER, NH 05833



1 LONGITUDINAL SECTION 2
 1/4" = 1'-0"

Revisions:	#	Description	Date

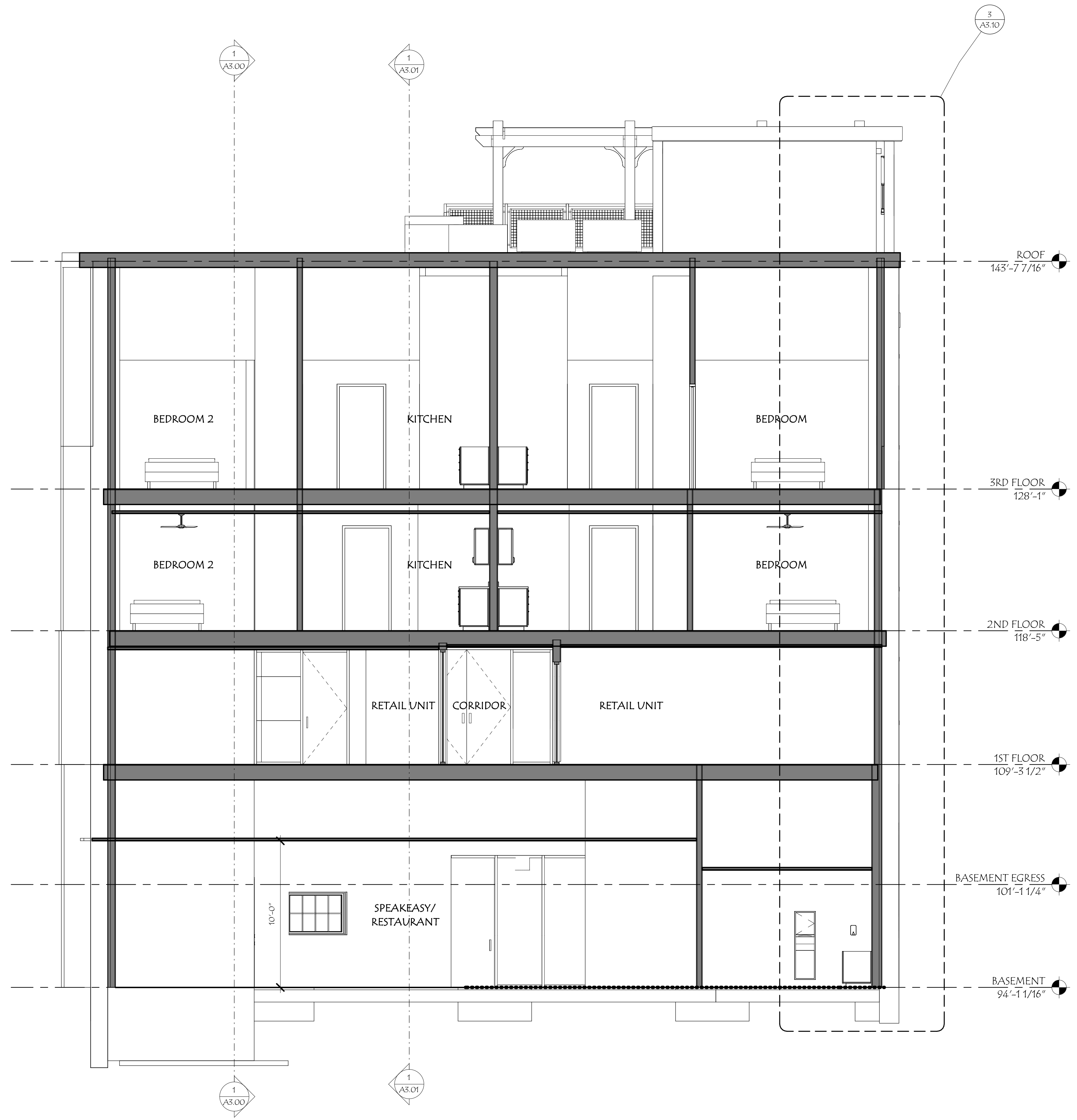
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Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	BUILDING SECTIONS
	A3.01

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IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



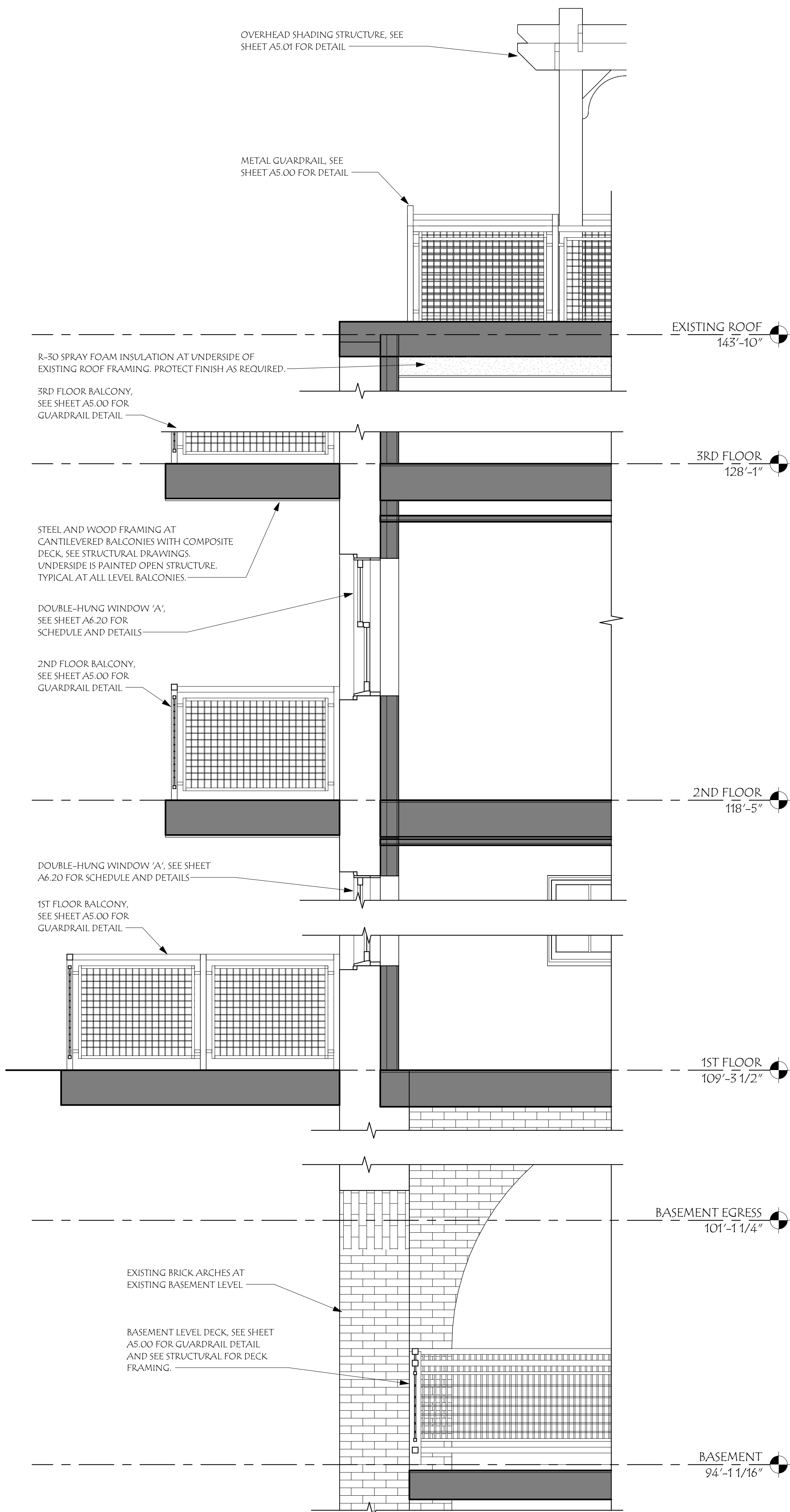
SECTION 3
 1/4" = 1'-0"

Revisions:

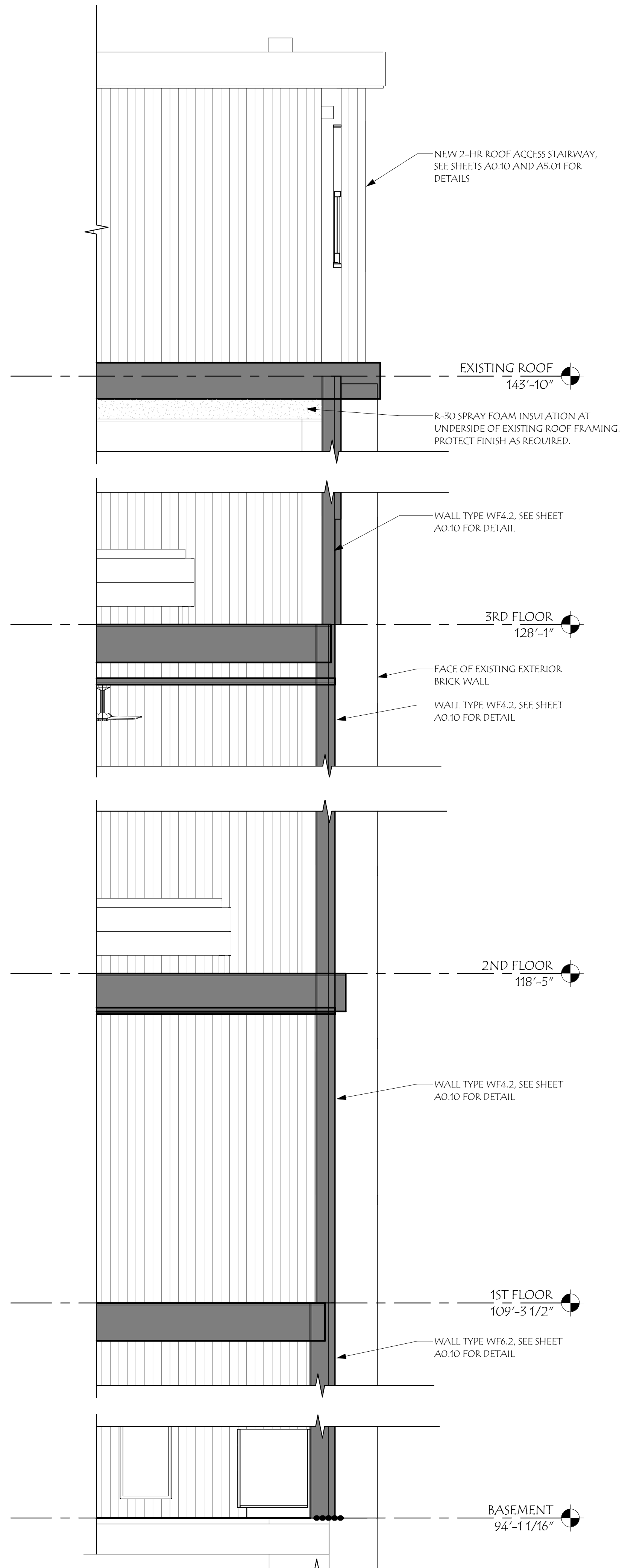
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Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

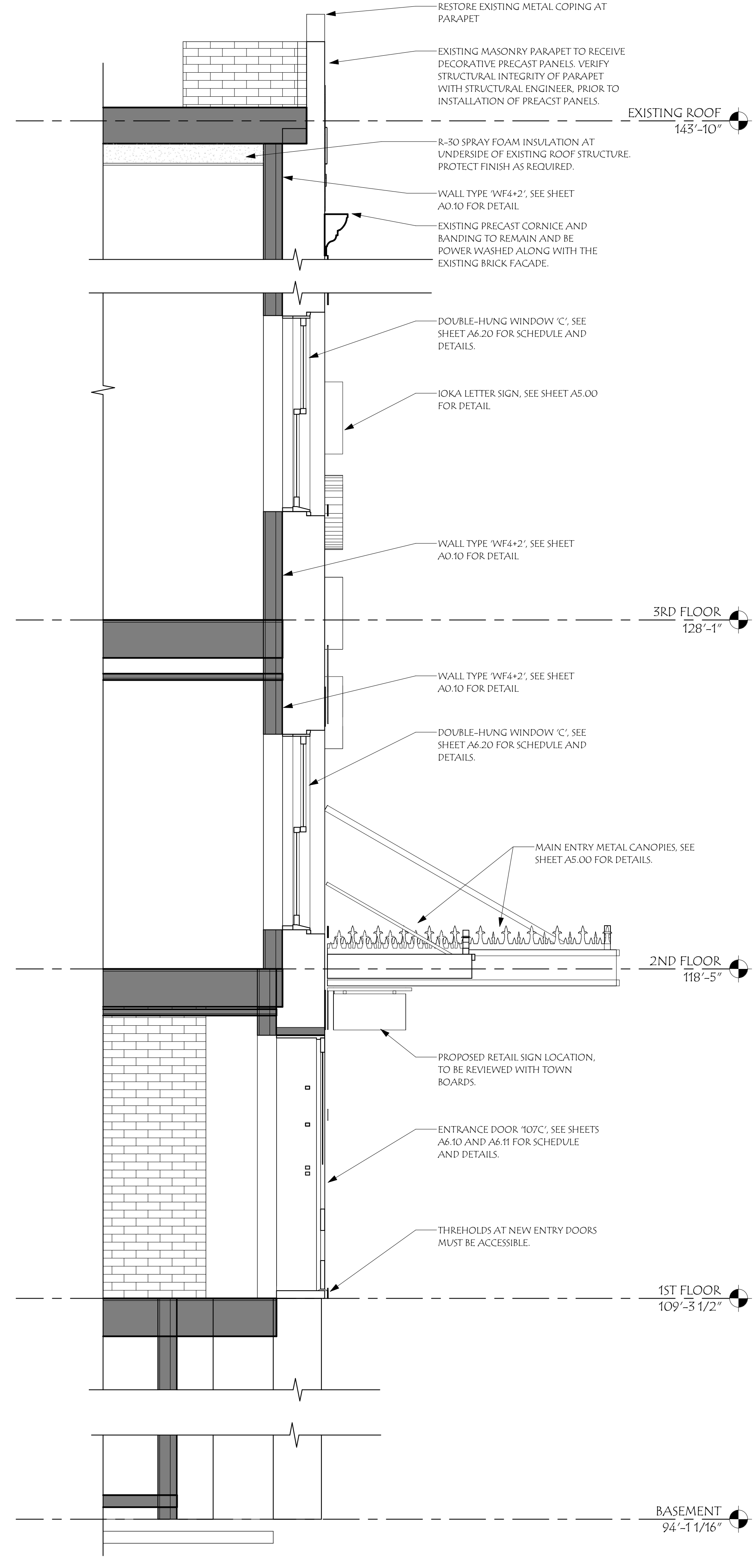
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	A3.02



2 NORTH WALL SECTION
1/2" = 1'-0"



3 EAST WALL SECTION
1/2" = 1'-0"



1 SOUTH WALL SECTION
1/2" = 1'-0"

IOKA THEATER

55 WATER STREET
EXETER, NH 05855

Revisions:	Date
#	Description

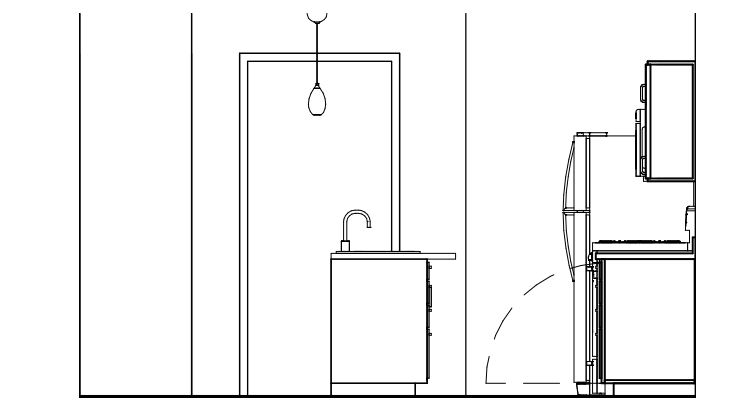
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Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title: WALL SECTIONS

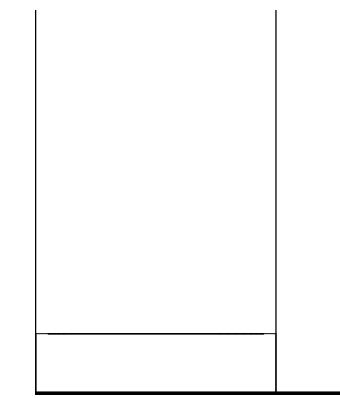
A3.10

IOKA THEATER

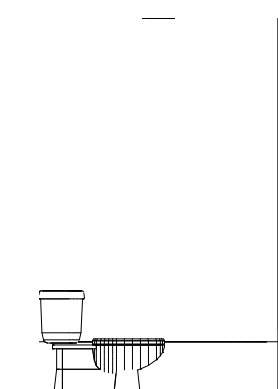
55 WATER STREET
 EXETER, NH 05853



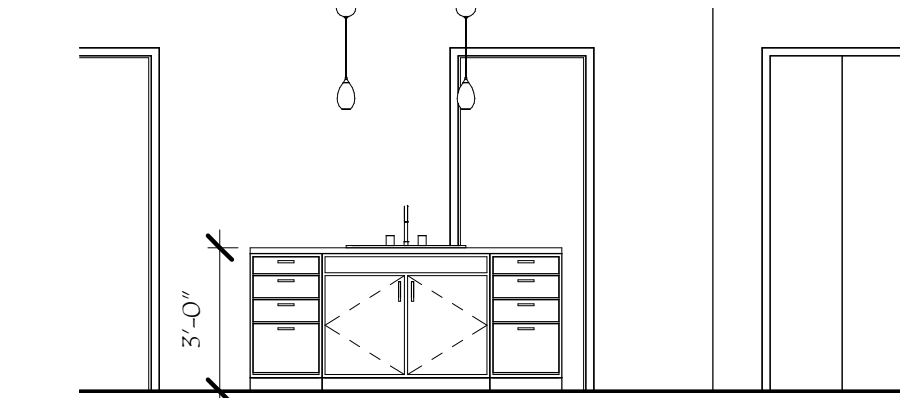
16 UNIT 201 & 301 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



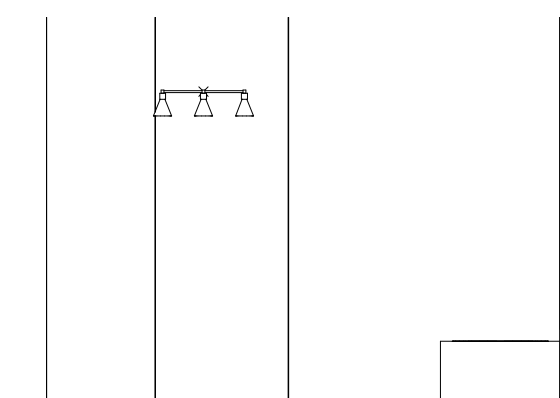
12 UNIT 201 & 301 MASTER BATHROOM ELEVATION 4
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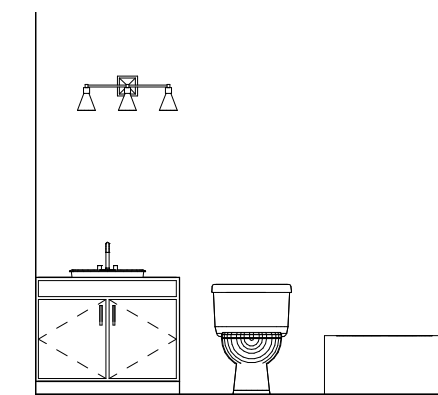
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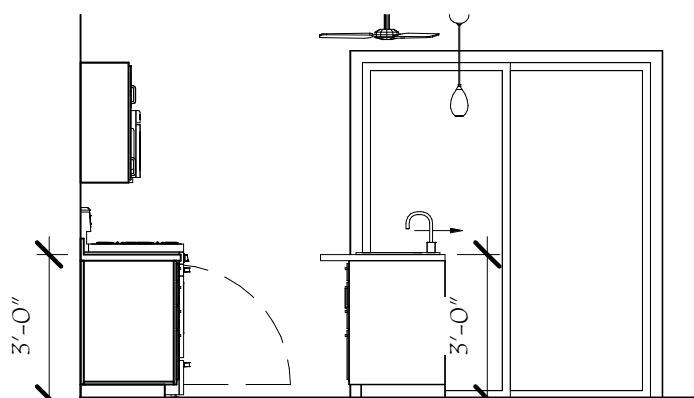
15 UNIT 201 & 301 KITCHEN ELEVATION - 3
 1/4" = 1'-0"



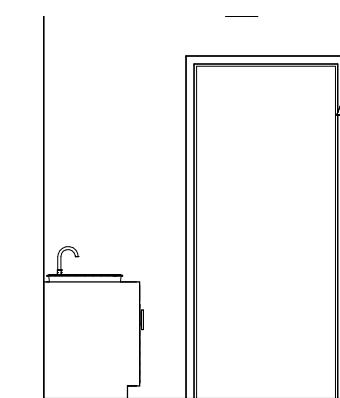
11 UNIT 201 & 301 MASTER BATHROOM ELEVATION 3
 1/4" = 1'-0"



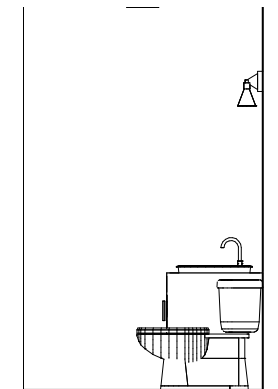
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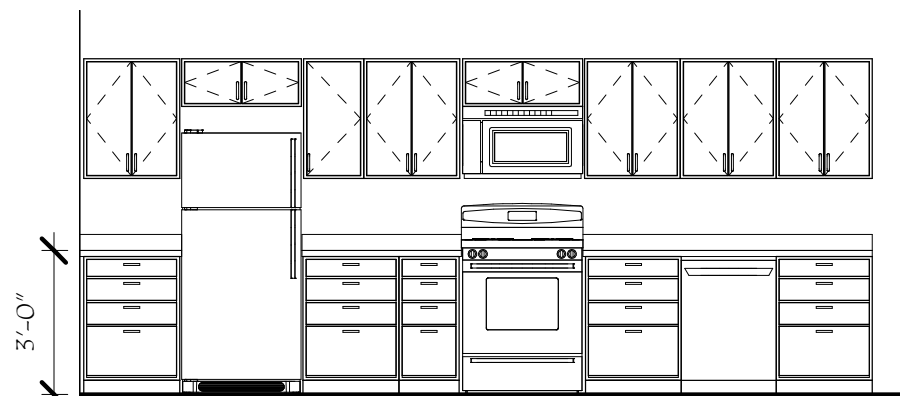
14 UNIT 201 & 301 KITCHEN ELEVATION - 2
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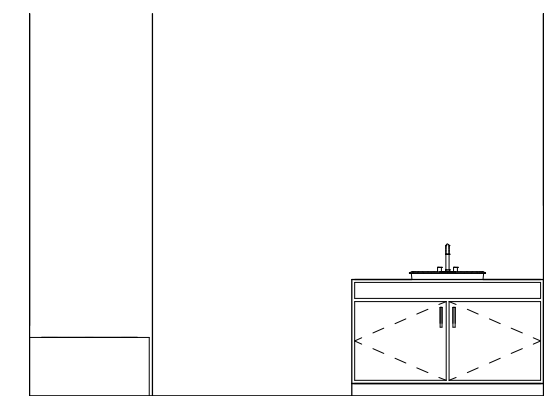
10 UNIT 201 & 301 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



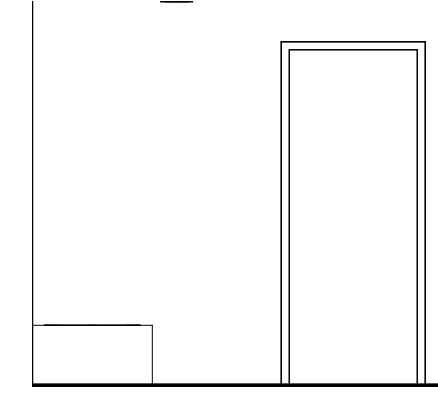
6 UNIT 201 & 301 BATHROOM ELEVATION 2
 1/4" = 1'-0"



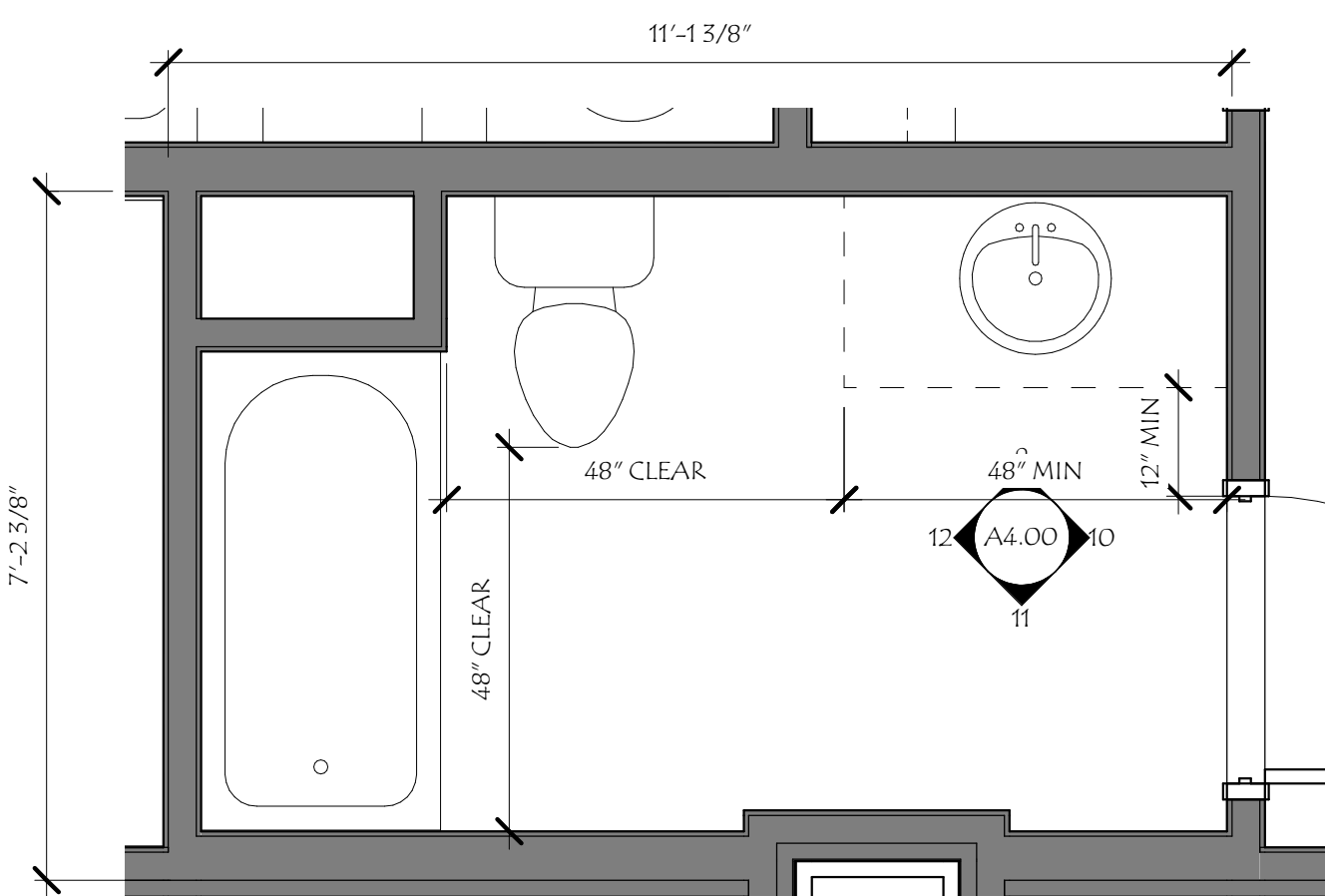
13 UNIT 201 & 301 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



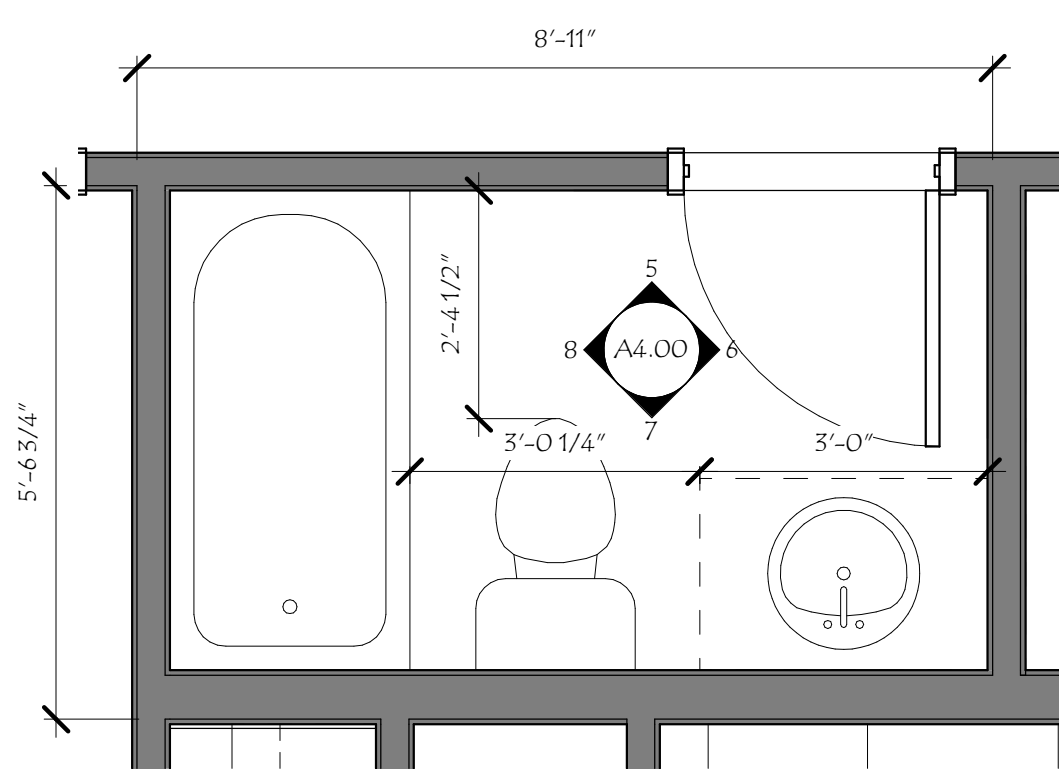
9 UNIT 201 & 301 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



5 UNIT 201 & 301 BATHROOM ELEVATION 1
 1/4" = 1'-0"



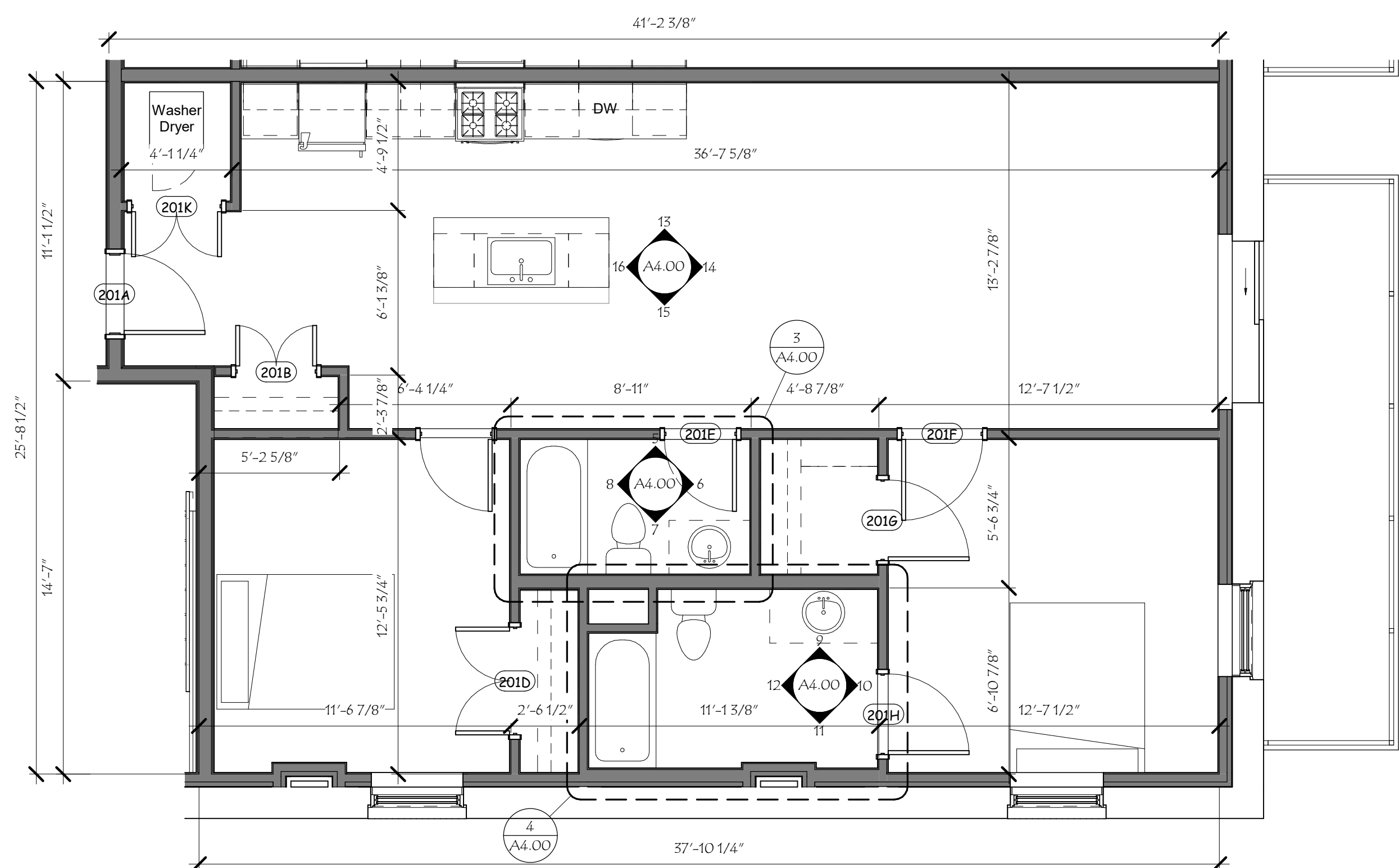
4 UNITS 201 & 301 MASTER BATHROOM PLAN
 1/2" = 1'-0"



3 UNITS 201 & 301 BATHROOM PLAN
 1/2" = 1'-0"



2 ENLARGED RCP - UNITS 201, 301
 1/4" = 1'-0"



1 ENLARGED PLAN - UNITS 201 & 301
 1/4" = 1'-0"

Revisions:	Description	Date

Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

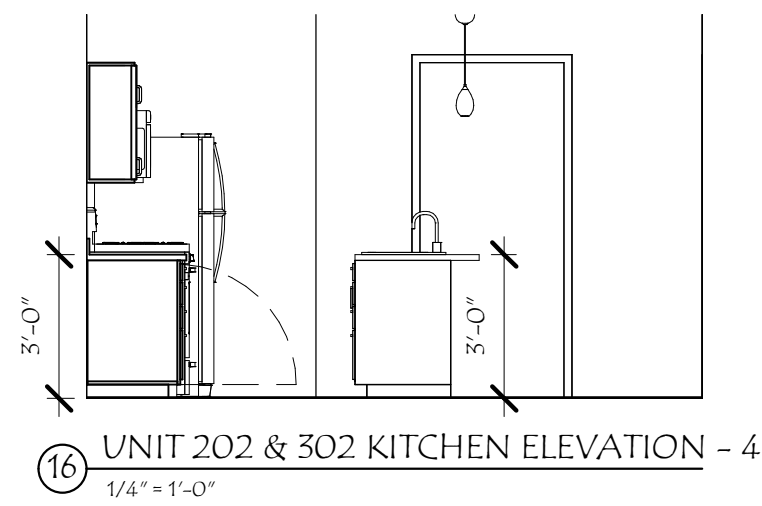
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A4.00

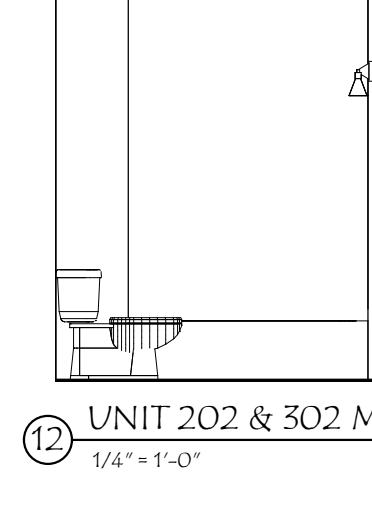
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IOKA THEATER

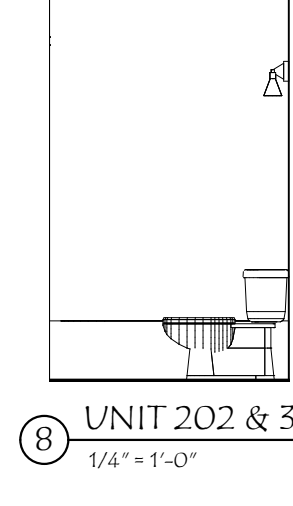
55 WATER STREET
 EXETER, NH 05855



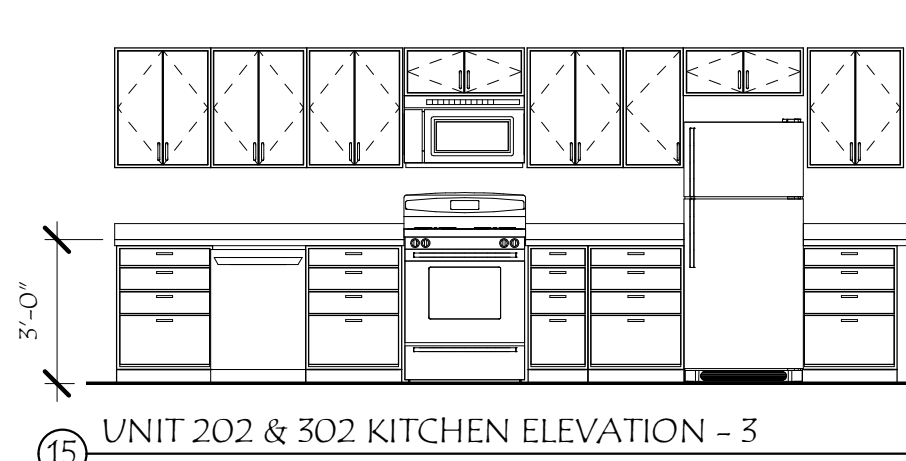
16 UNIT 202 & 302 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



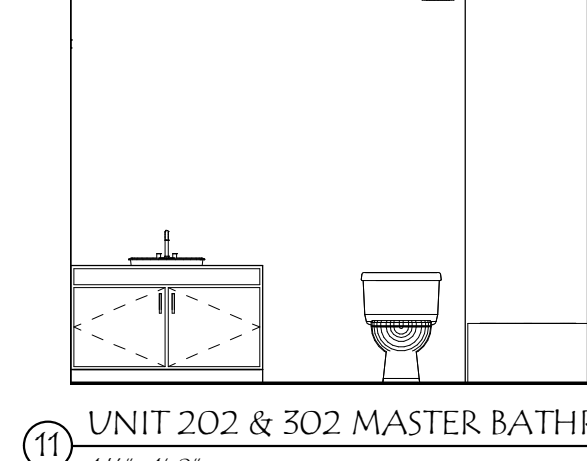
12 UNIT 202 & 302 MASTER BATHROOM ELEVATION 4
 1/4" = 1'-0"



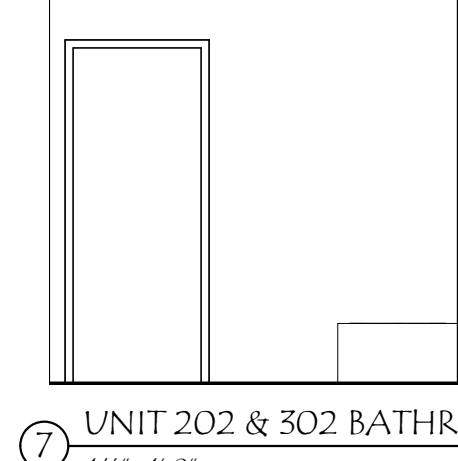
8 UNIT 202 & 302 BATHROOM ELEVATION 4
 1/4" = 1'-0"



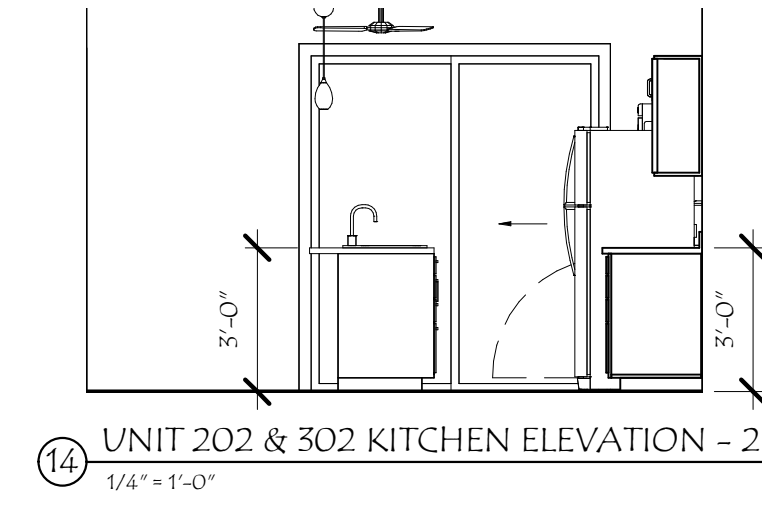
15 UNIT 202 & 302 KITCHEN ELEVATION - 3
 1/4" = 1'-0"



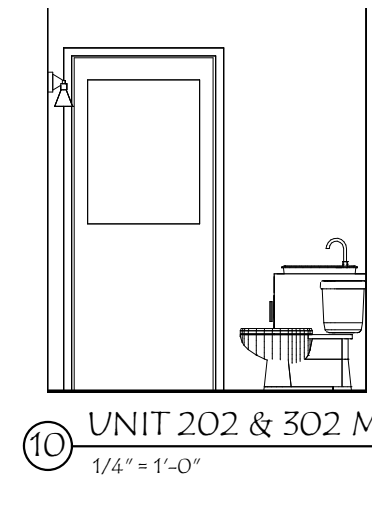
11 UNIT 202 & 302 MASTER BATHROOM ELEVATION 3
 1/4" = 1'-0"



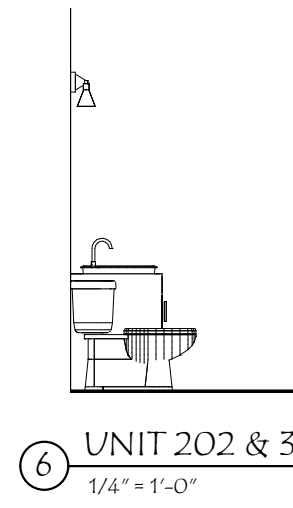
7 UNIT 202 & 302 BATHROOM ELEVATION 3
 1/4" = 1'-0"



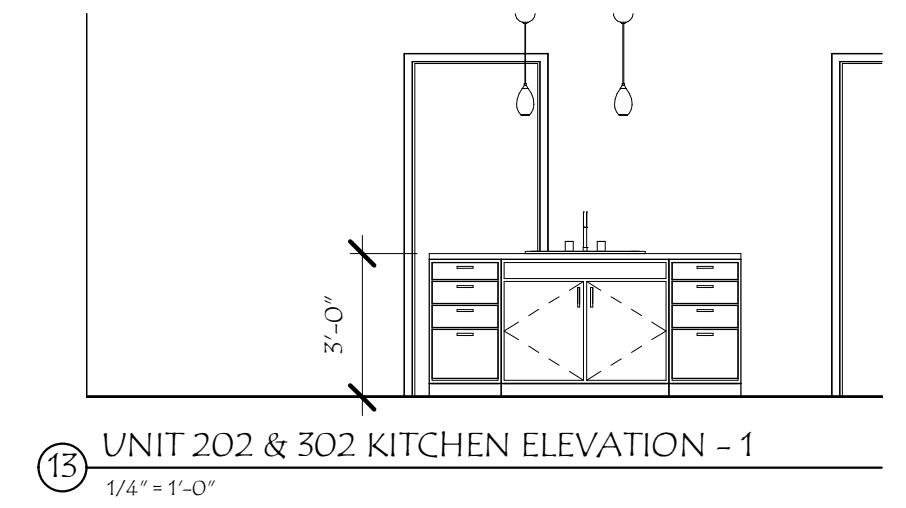
14 UNIT 202 & 302 KITCHEN ELEVATION - 2
 1/4" = 1'-0"



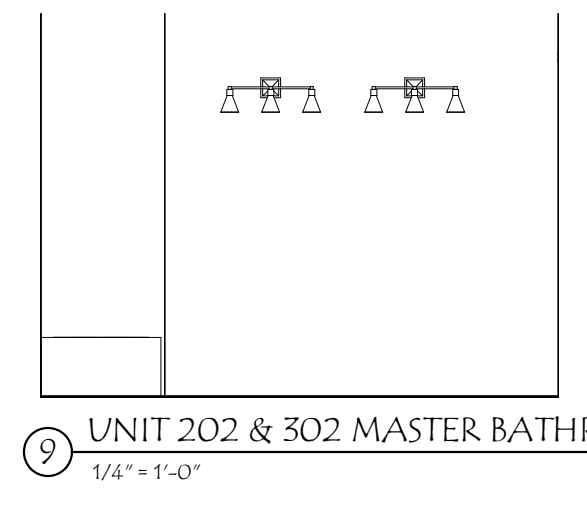
10 UNIT 202 & 302 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



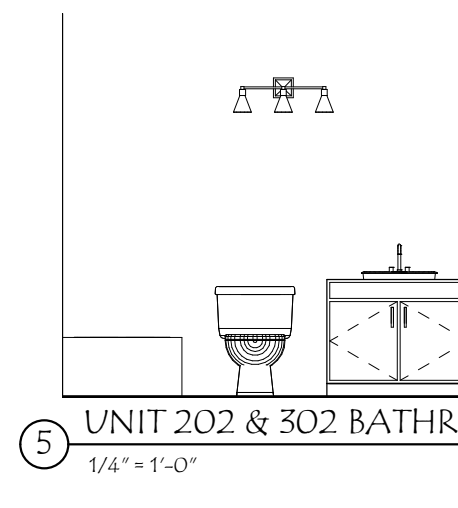
6 UNIT 202 & 302 BATHROOM ELEVATION 2
 1/4" = 1'-0"



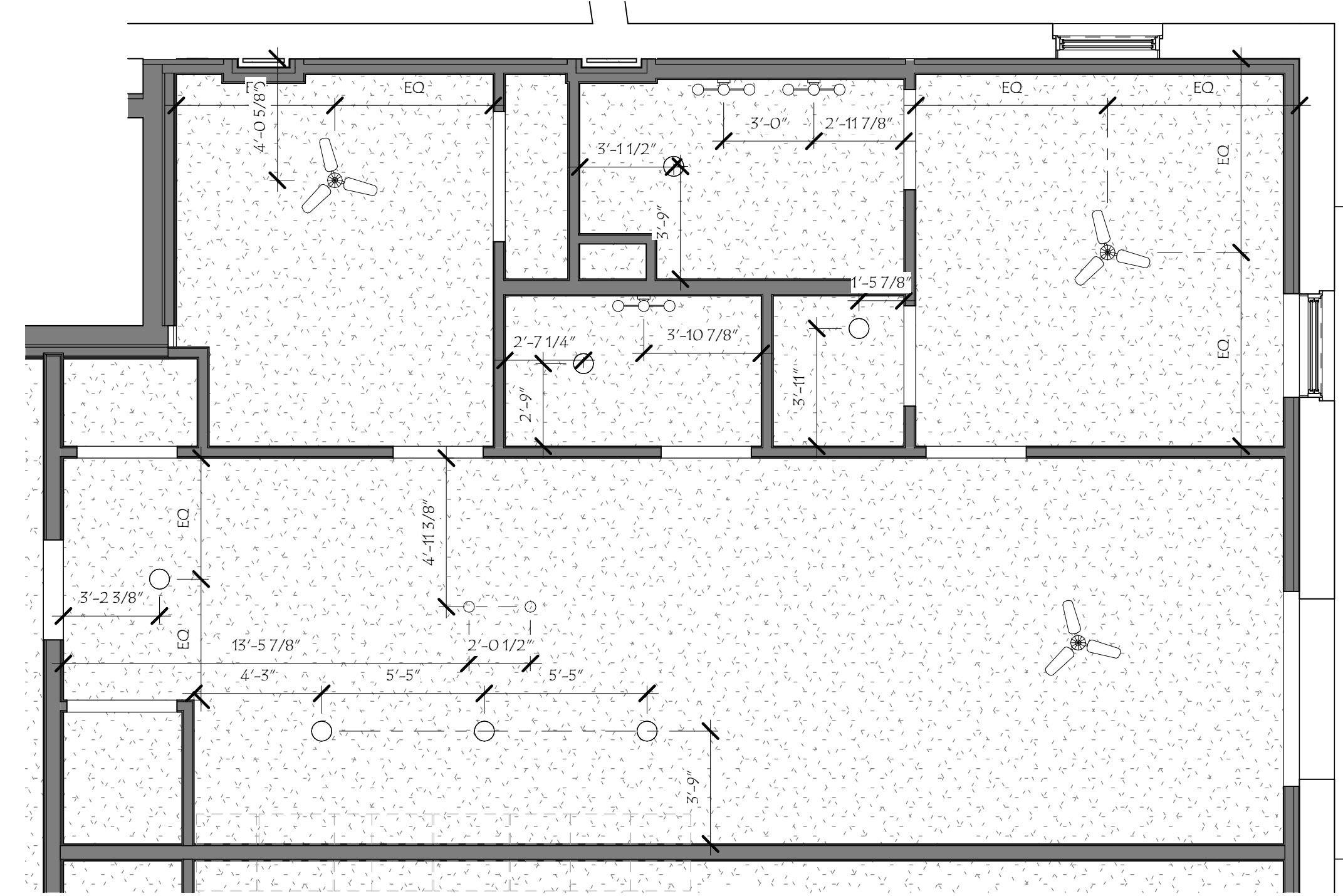
13 UNIT 202 & 302 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



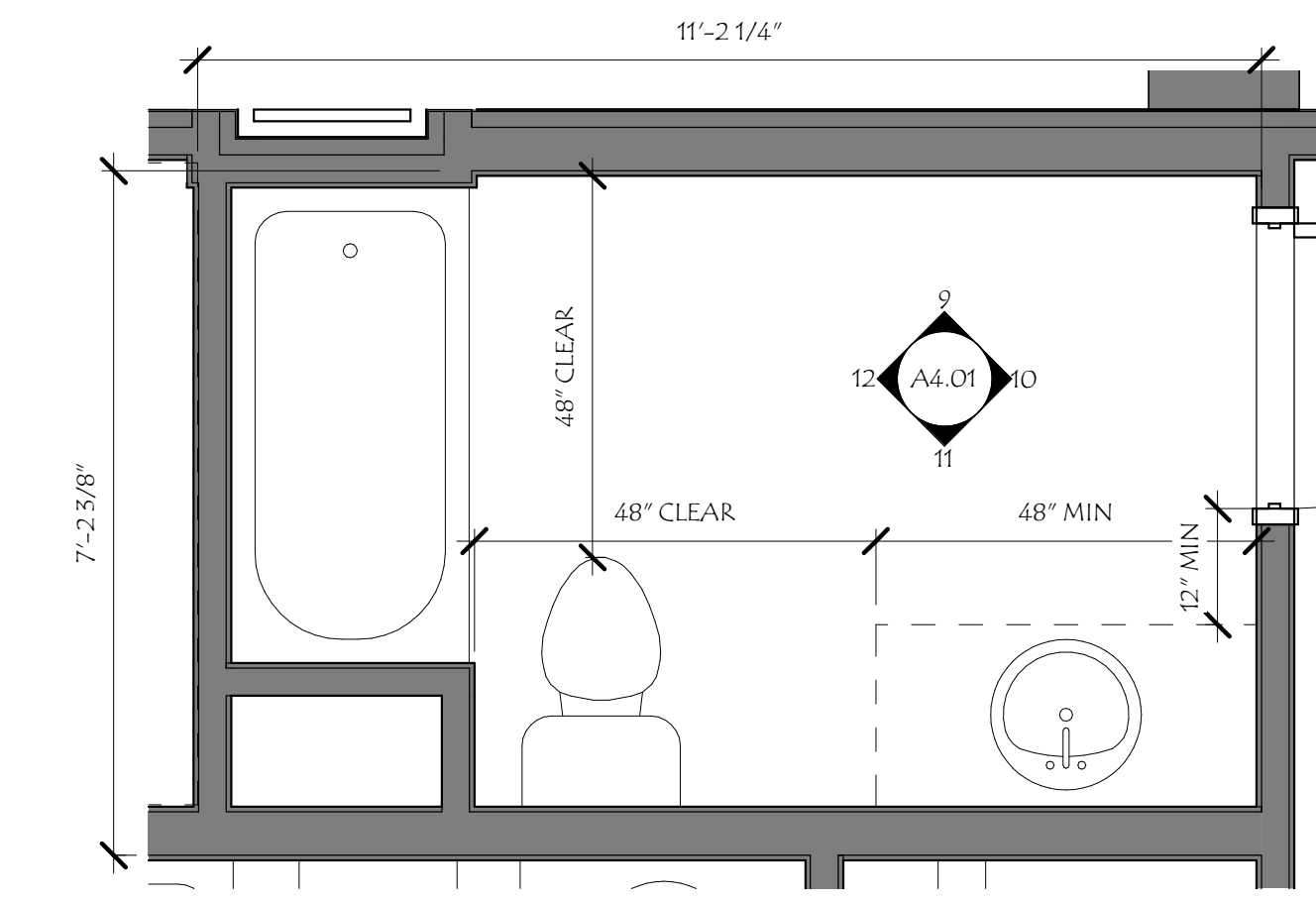
9 UNIT 202 & 302 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



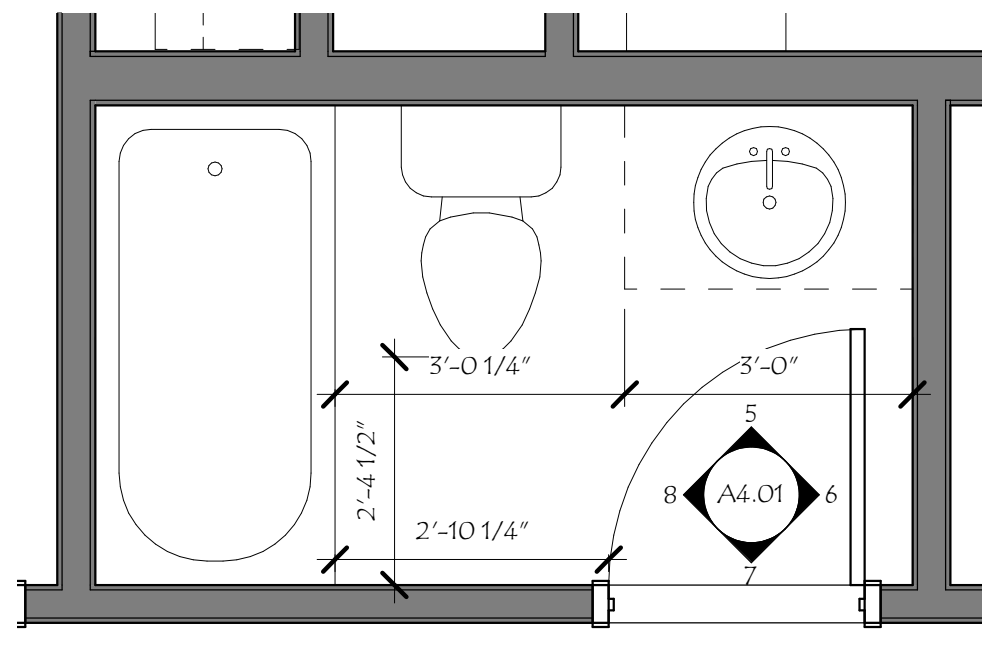
5 UNIT 202 & 302 BATHROOM ELEVATION 1
 1/4" = 1'-0"



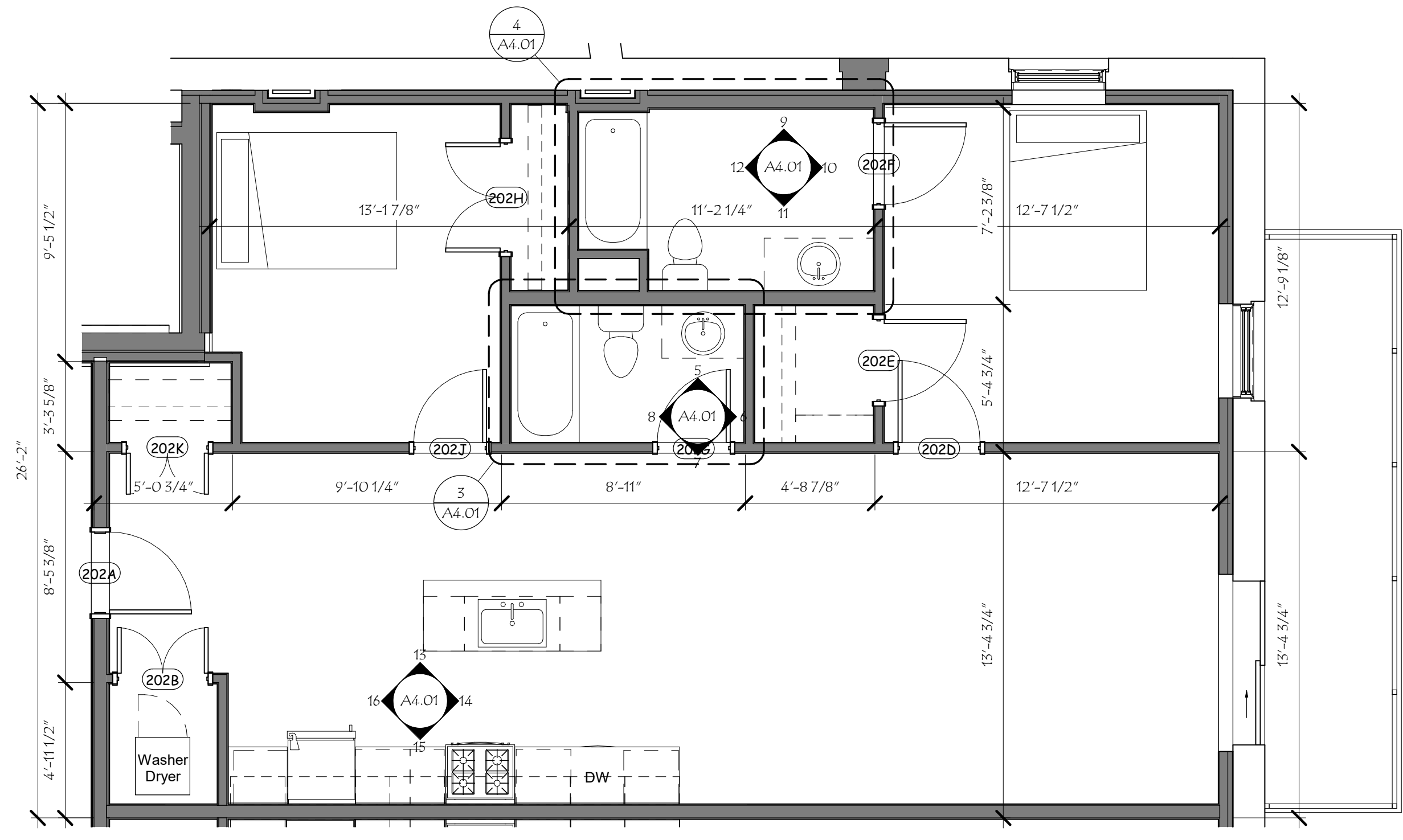
2 ENLARGED RCP - UNITS 202, 302
 1/4" = 1'-0"



4 UNITS 202 & 302 ENLARGED MASTER BATHROOM PLAN
 1/2" = 1'-0"



3 UNITS 202 & 302 ENLARGED BATHROOM PLAN
 1/2" = 1'-0"



1 ENLARGED PLAN - UNITS 202 & 302
 1/4" = 1'-0"

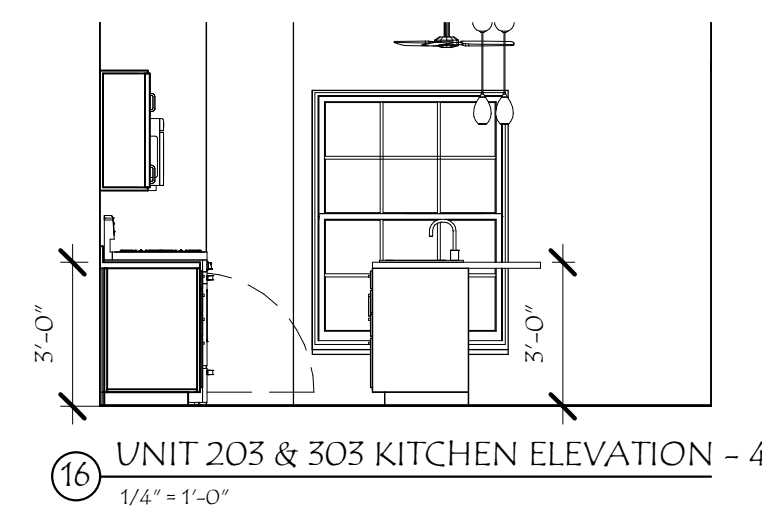
Revisions:	Description	Date

Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:	
ENLARGED UNIT PLAN AND ELEVATIONS	
A4.01	

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853



16 UNIT 203 & 303 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



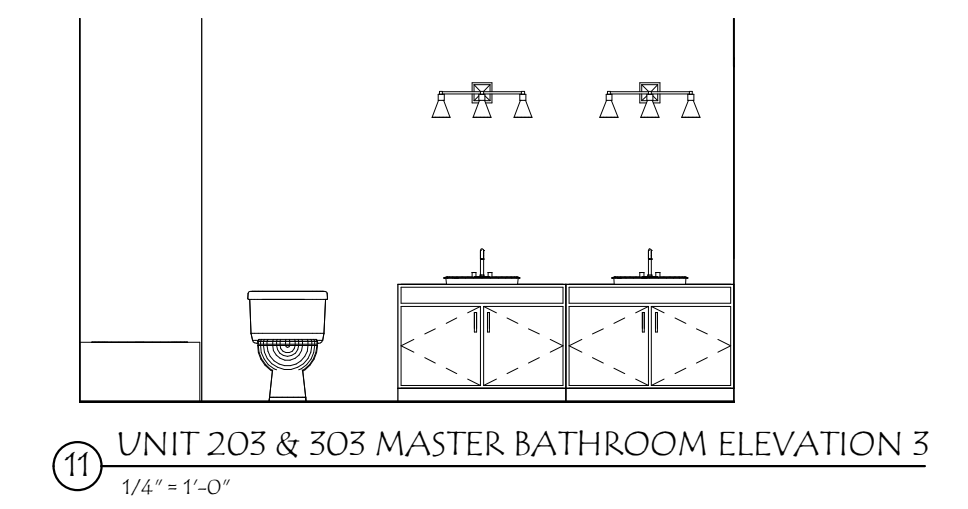
12 UNIT 203 & 303 MASTER BATHROOM ELEVATION 4
 1/4" = 1'-0"



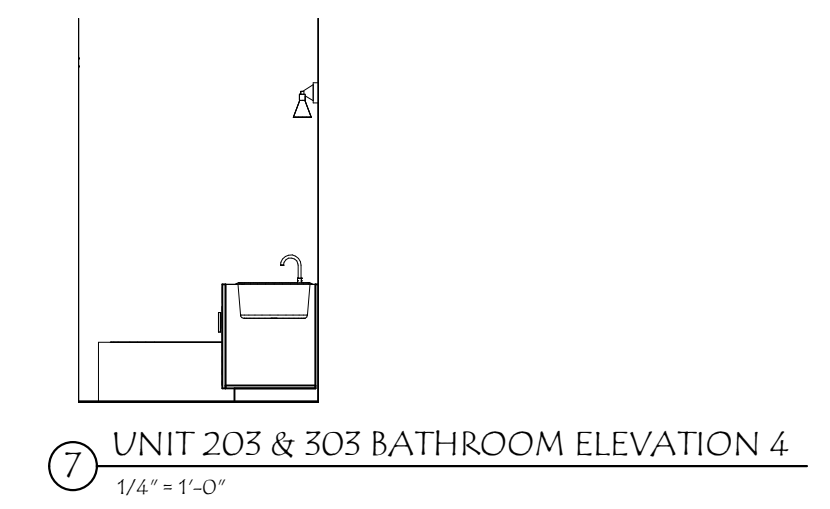
8 UNIT 203 & 303 BATHROOM ELEVATION 3
 1/4" = 1'-0"



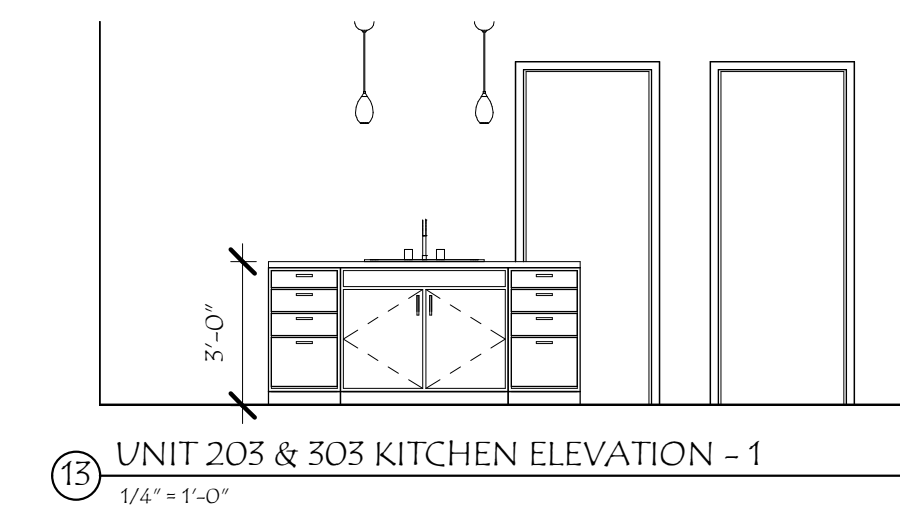
15 UNIT 203 & 303 KITCHEN ELEVATION - 3
 1/4" = 1'-0"



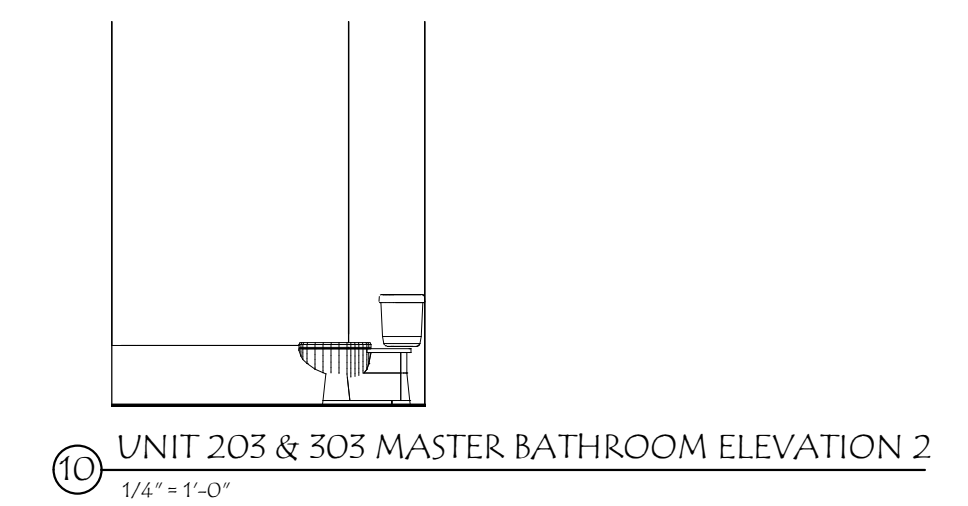
11 UNIT 203 & 303 MASTER BATHROOM ELEVATION 3
 1/4" = 1'-0"



7 UNIT 203 & 303 BATHROOM ELEVATION 4
 1/4" = 1'-0"



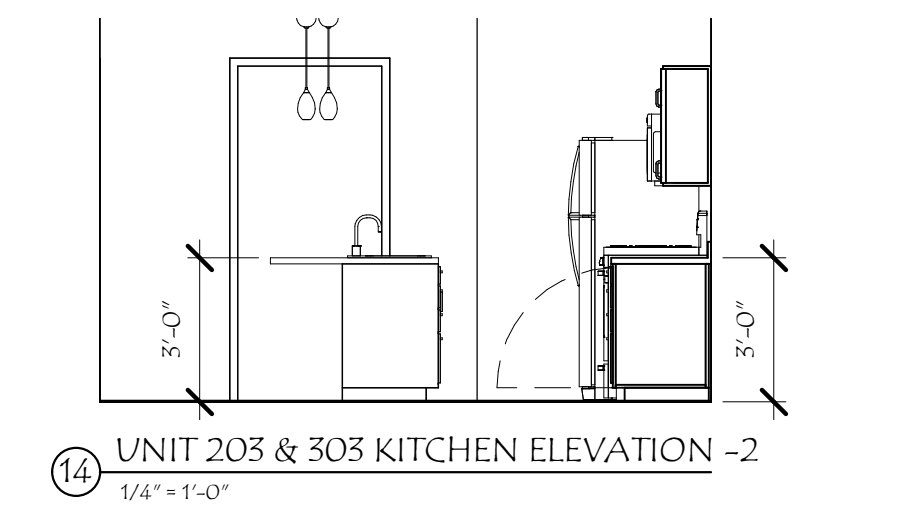
13 UNIT 203 & 303 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



10 UNIT 203 & 303 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



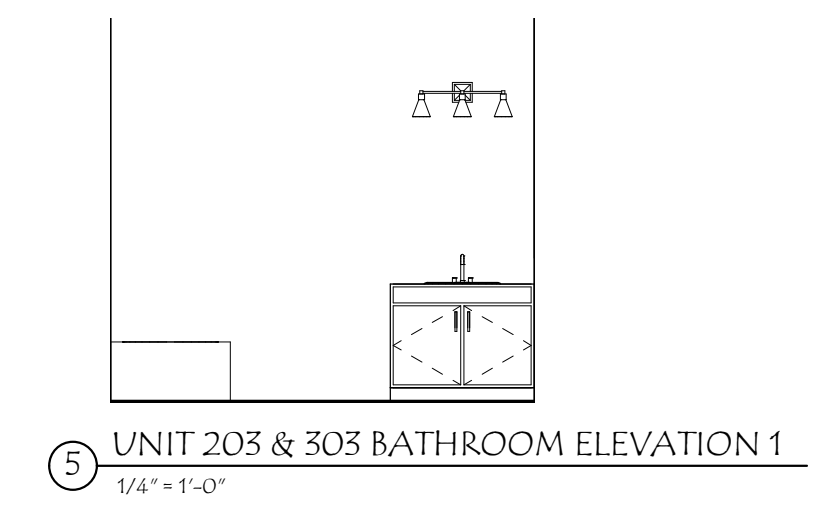
6 UNIT 203 & 303 BATHROOM ELEVATION 2
 1/4" = 1'-0"



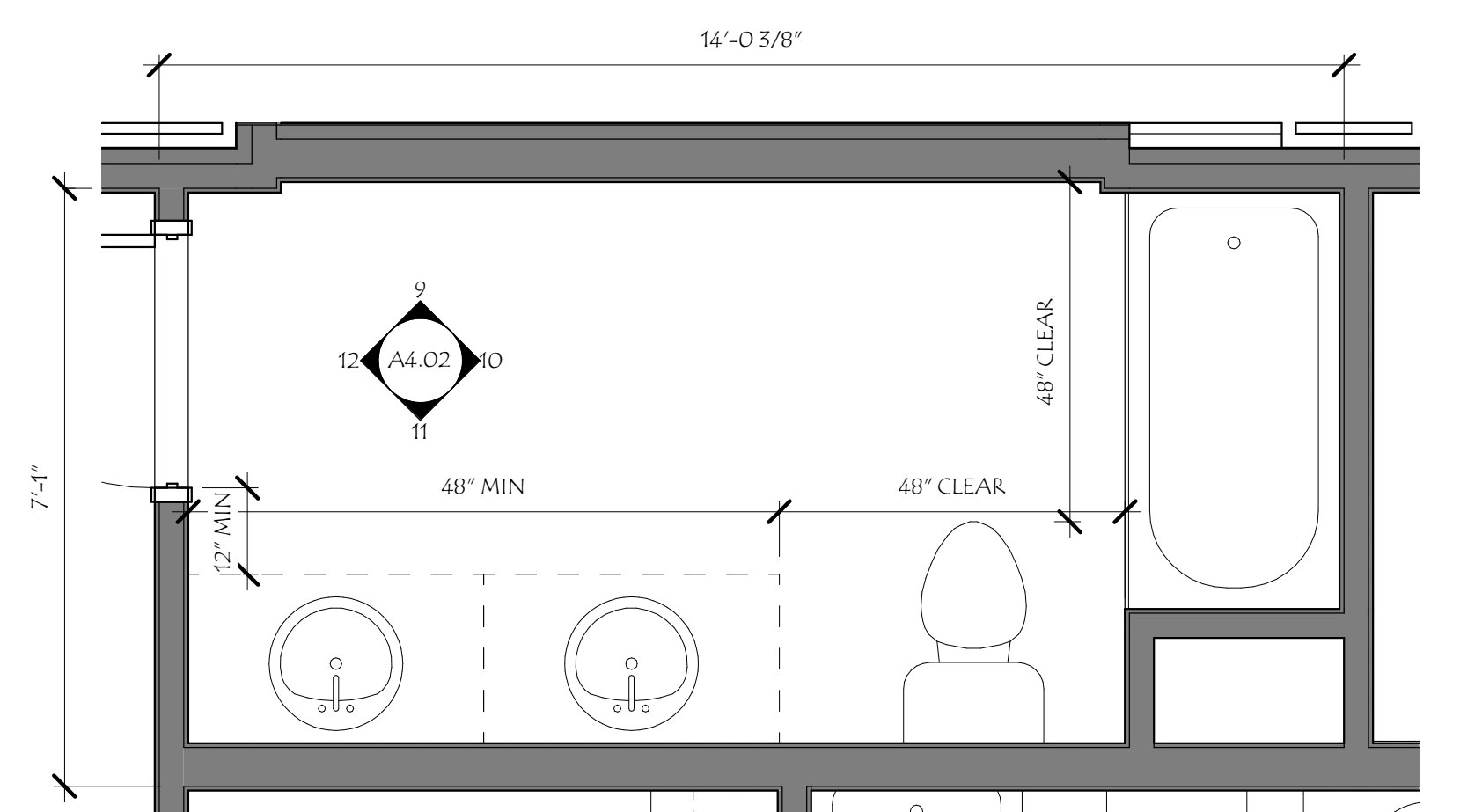
14 UNIT 203 & 303 KITCHEN ELEVATION - 2
 1/4" = 1'-0"



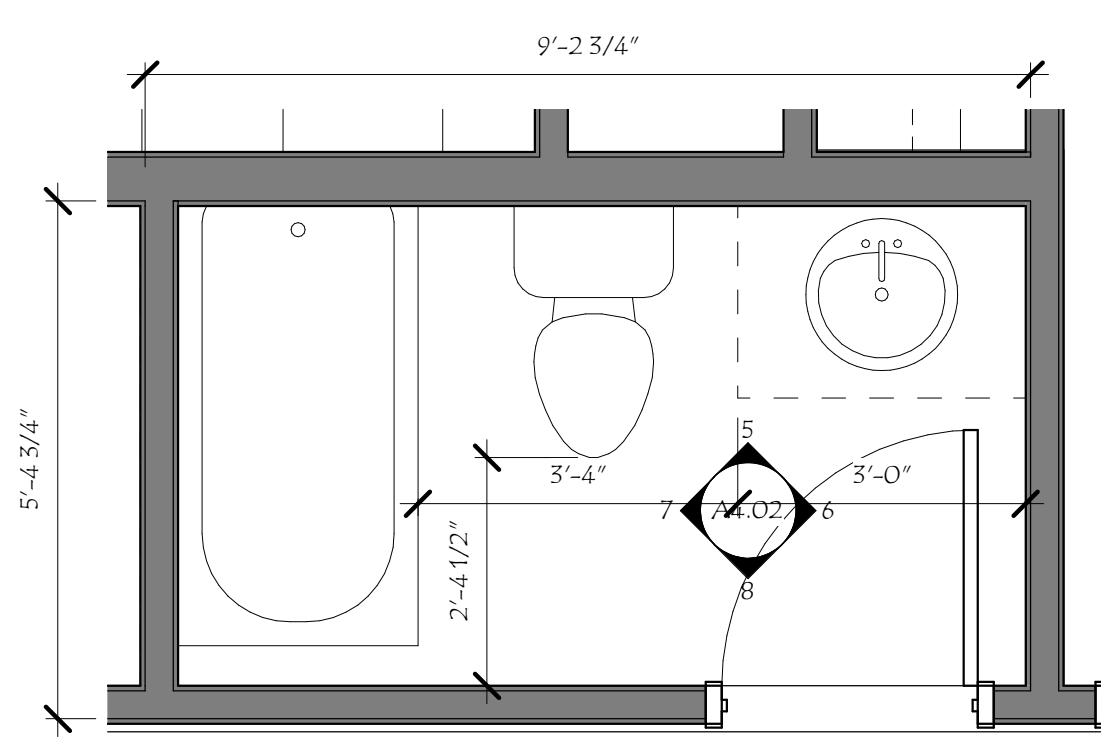
9 UNIT 203 & 303 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



5 UNIT 203 & 303 BATHROOM ELEVATION 1
 1/4" = 1'-0"



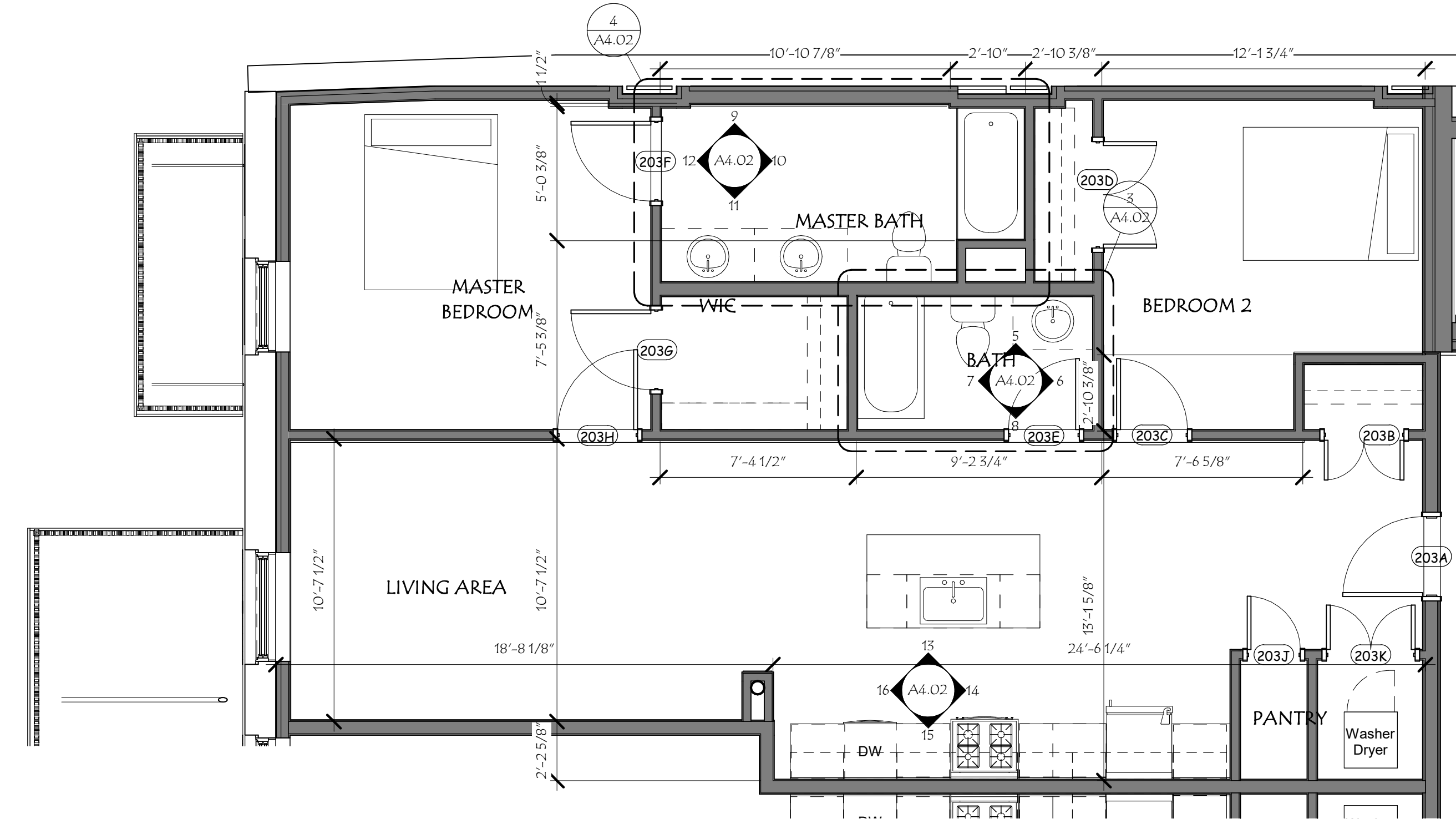
4 UNIT 203 & 303 MASTER BATHROOM PLAN
 1/2" = 1'-0"



3 UNIT 203 & 303 BATHROOM PLAN
 1/2" = 1'-0"



2 ENLARGED RCP - UNITS 203, 303
 1/4" = 1'-0"



1 ENLARGED PLAN - UNITS 203 & 303
 1/4" = 1'-0"

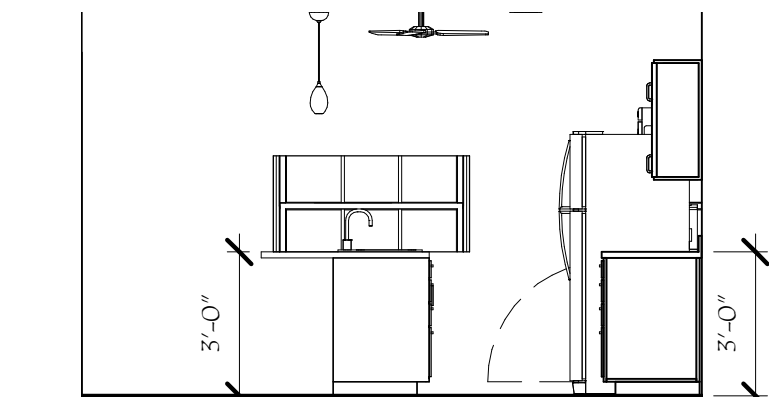
Revisions:	Description	Date

Scale:	As Indicated
Drawn By:	PPS
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

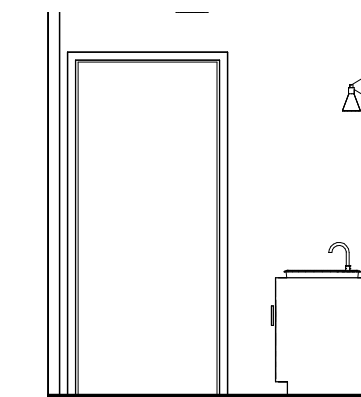
Title: ENLARGED UNIT PLAN AND ELEVATIONS
 A4.02
 © 2019 Market Square Architects 1/29/2021 5:01:25 PM

IOKA THEATER

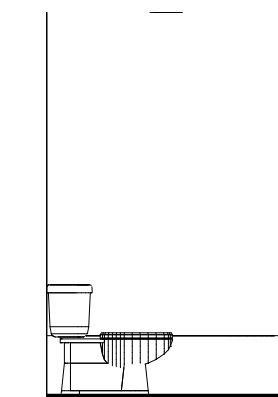
55 WATER STREET
 EXETER, NH 05853



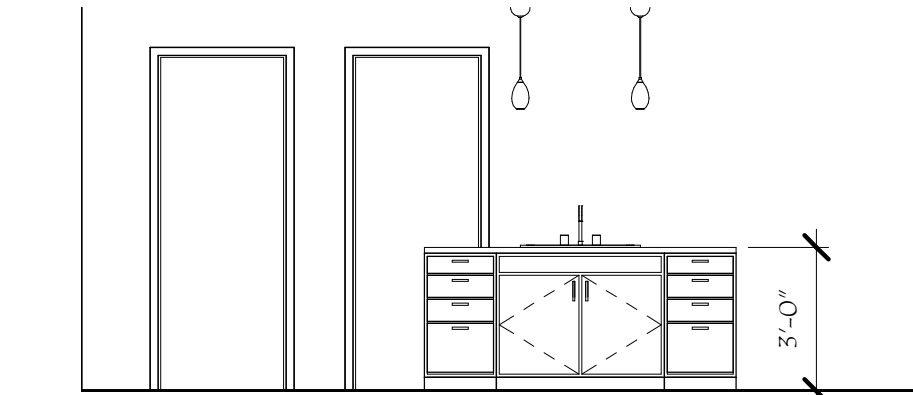
16 UNIT 204 & 304 KITCHEN ELEVATION - 4
 1/4" = 1'-0"



12 UNIT 204 & 304 MASTER BATHROOM ELEVATION 4
 1/4" = 1'-0"



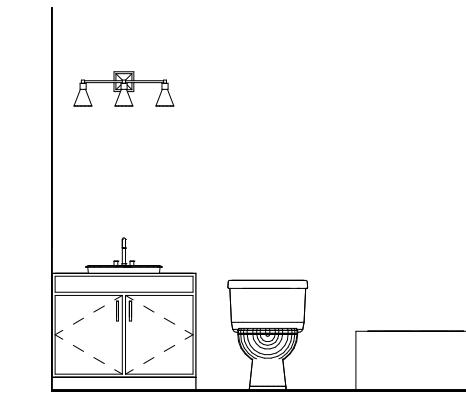
8 UNIT 204 & 304 BATHROOM ELEVATION 4
 1/4" = 1'-0"



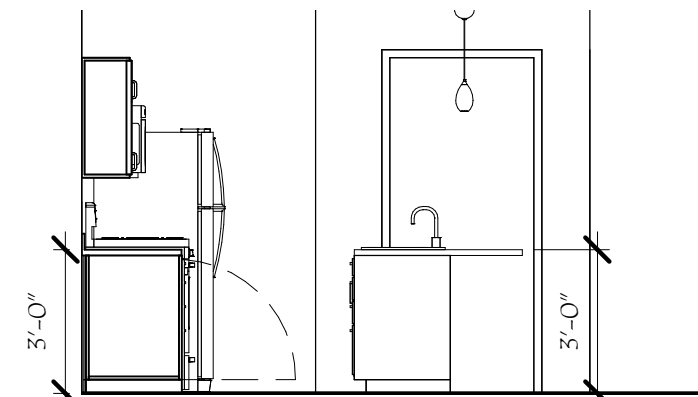
15 UNIT 204 & 304 KITCHEN ELEVATION - 3
 1/4" = 1'-0"



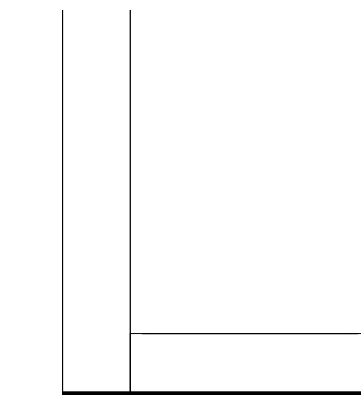
11 UNIT 204 & 304 MASTER BATHROOM ELEVATION 3
 1/4" = 1'-0"



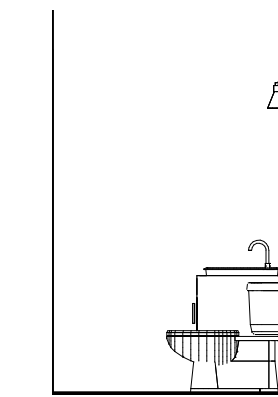
7 UNIT 204 & 304 BATHROOM ELEVATION 3
 1/4" = 1'-0"



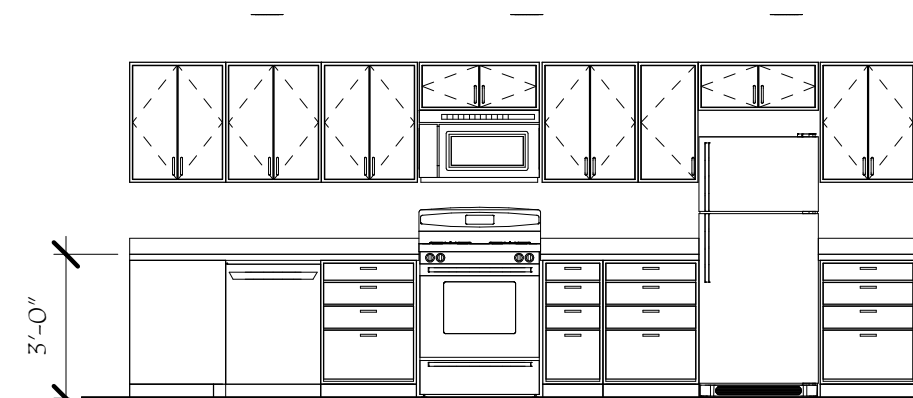
14 UNIT 204 & 304 KITCHEN ELEVATION - 2
 1/4" = 1'-0"



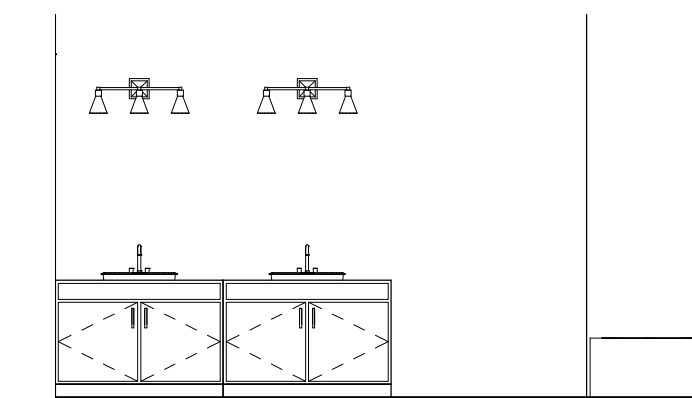
10 UNIT 204 & 304 MASTER BATHROOM ELEVATION 2
 1/4" = 1'-0"



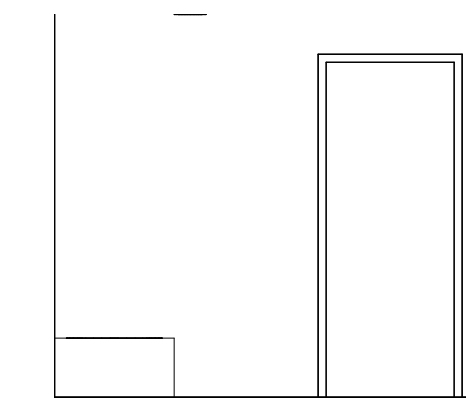
6 UNIT 204 & 304 BATHROOM ELEVATION 2
 1/4" = 1'-0"



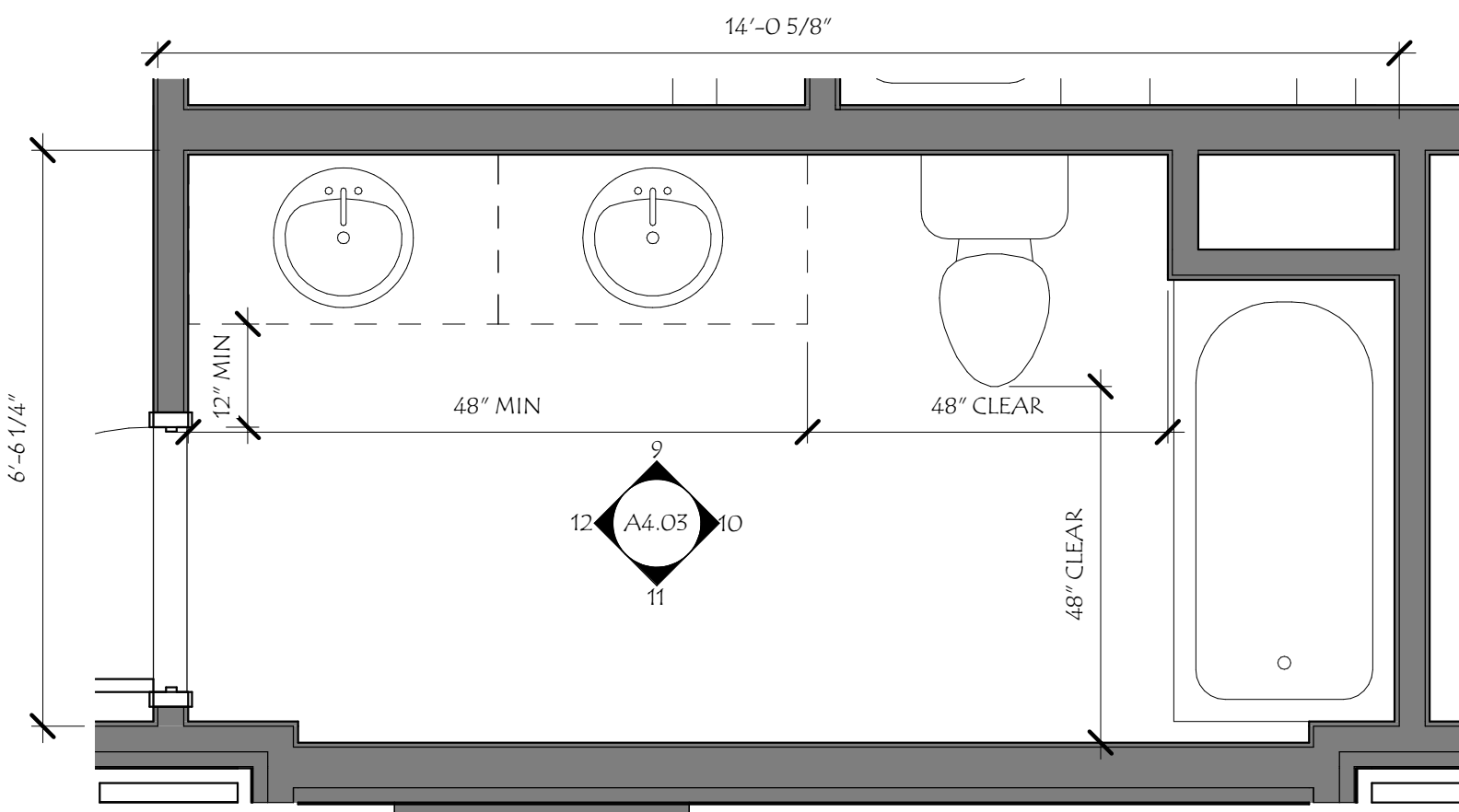
13 UNIT 204 & 304 KITCHEN ELEVATION - 1
 1/4" = 1'-0"



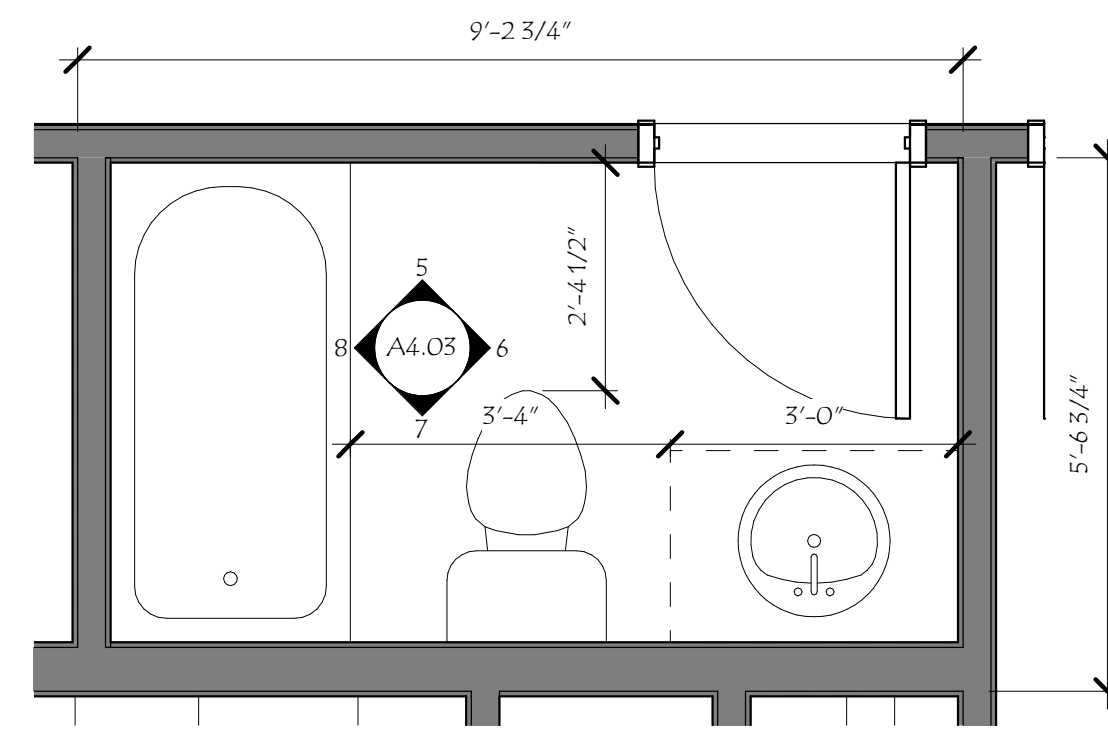
9 UNIT 204 & 304 MASTER BATHROOM ELEVATION 1
 1/4" = 1'-0"



5 UNIT 204 & 304 BATHROOM ELEVATION 1
 1/4" = 1'-0"



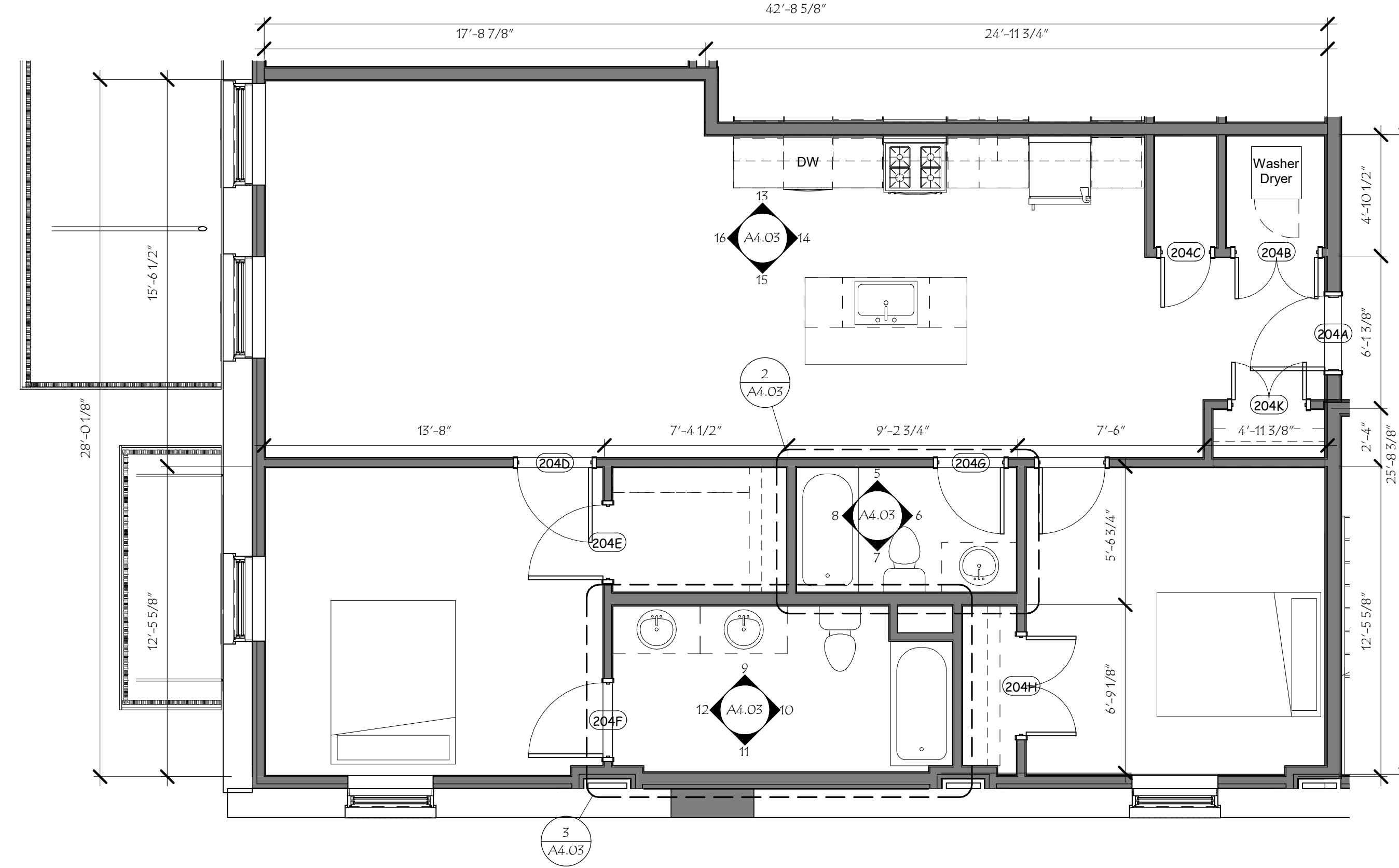
5 UNITS 204 & 304 ENLARGED MASTER BATHROOM PLAN
 1/2" = 1'-0"



2 UNITS 204 & 304 ENLARGED BATHROOM PLAN
 1/2" = 1'-0"



4 ENLARGED RCP - UNITS 204, 304
 1/4" = 1'-0"

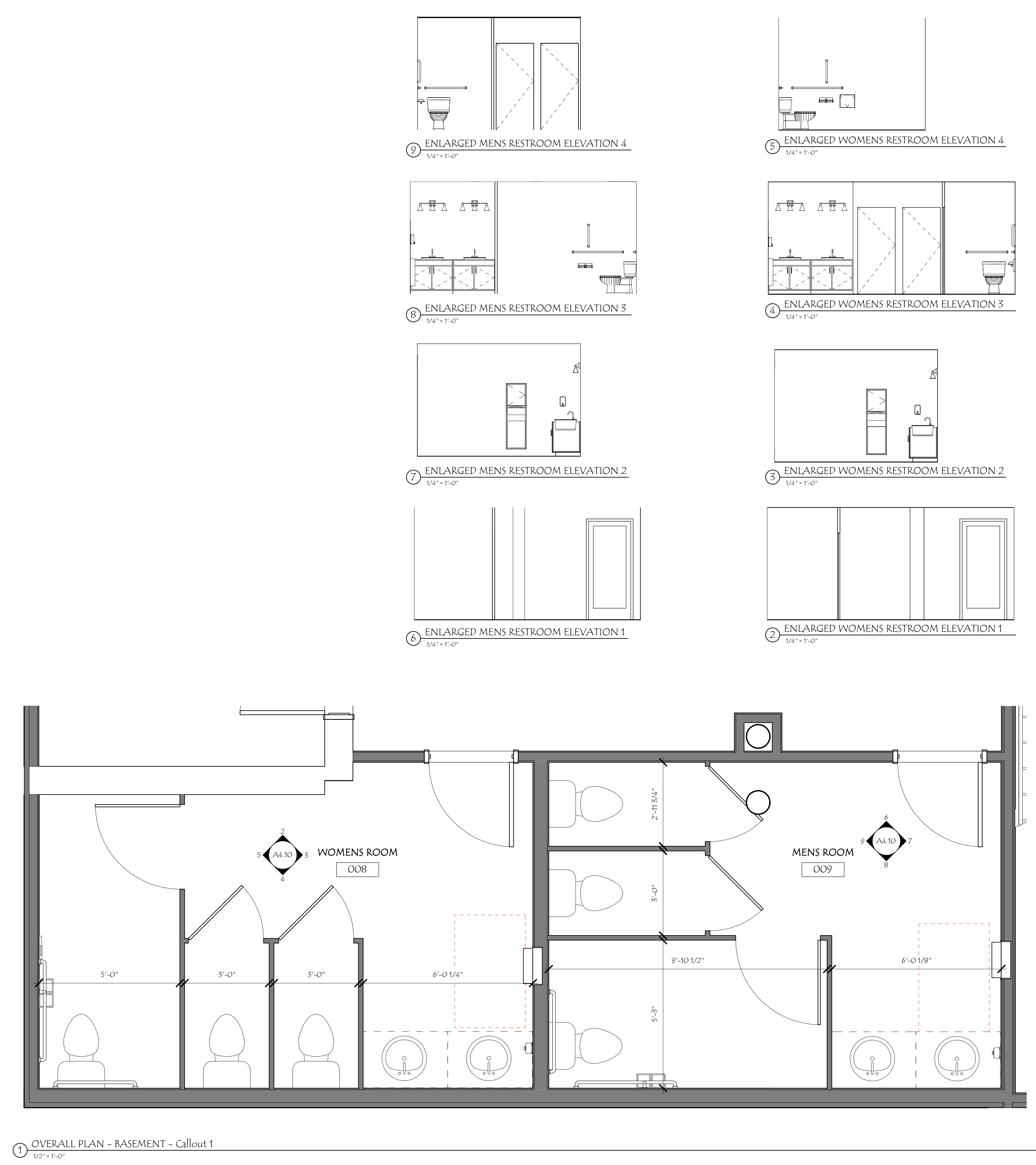
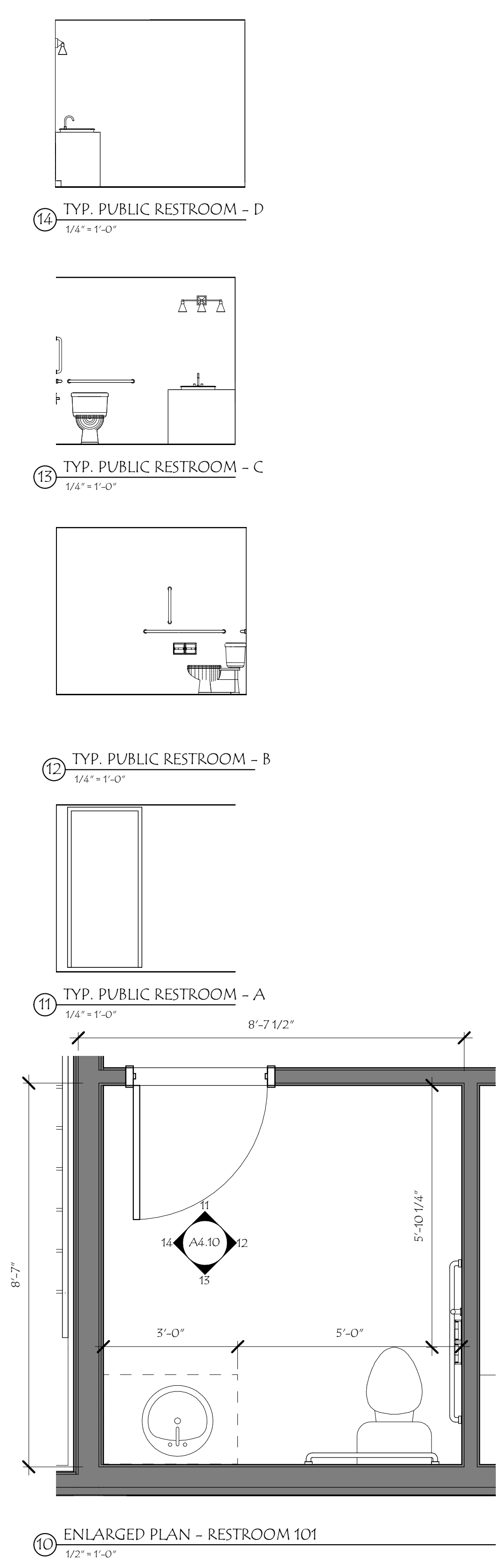


1 ENLARGED PLAN - UNITS 204 & 304
 1/4" = 1'-0"

Revisions:	#	Description	Date
As Indicated			

Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title: ENLARGED UNIT PLAN AND ELEVATIONS		A4.03
2019 Market Square Architects 1/29/2021 5:01:27 PM		



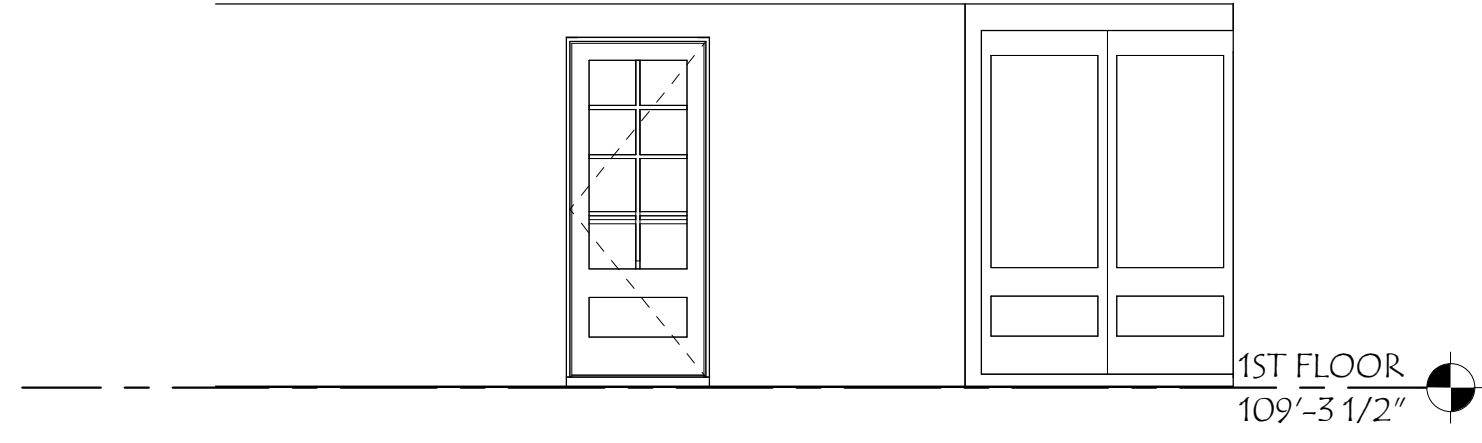
IOKA THEATER

55 WATER STREET
EXETER, NH 05853

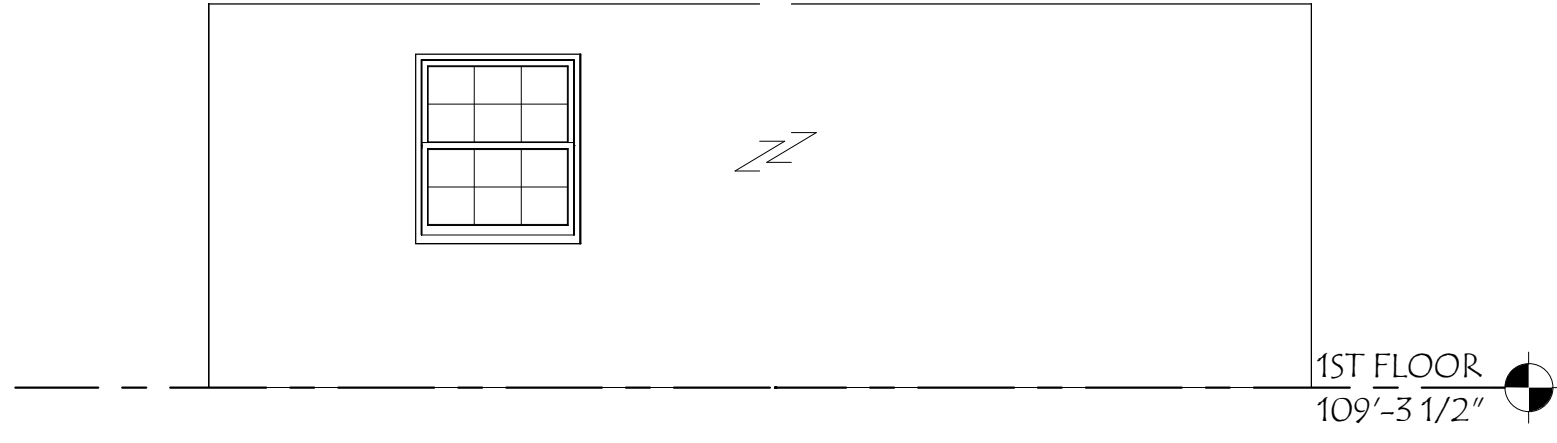
Title: ENLARGED PLANS	Scale:	As Indicated	Revisions:	Date
	Drawn By:	DA	# Description	
A4.10	Checked By:	MCA		
	Project No.:	2020016		
	Date:	01/29/21		

IOKA THEATER

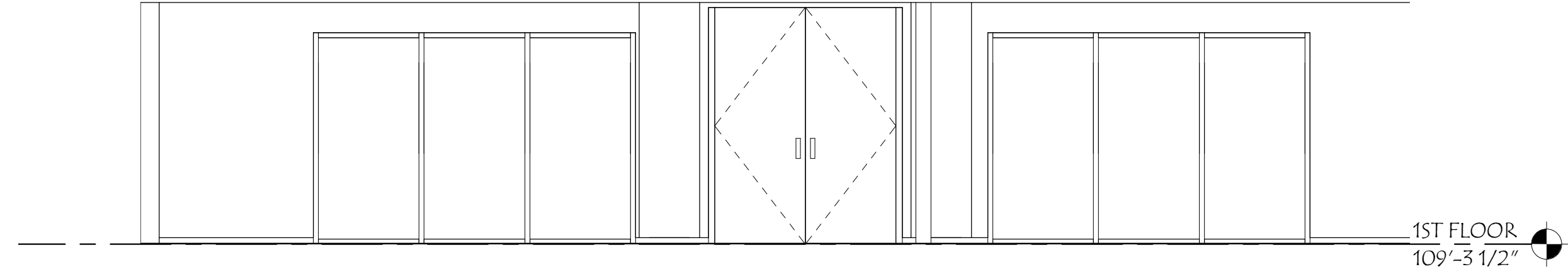
55 WATER STREET
 EXETER, NH 05833



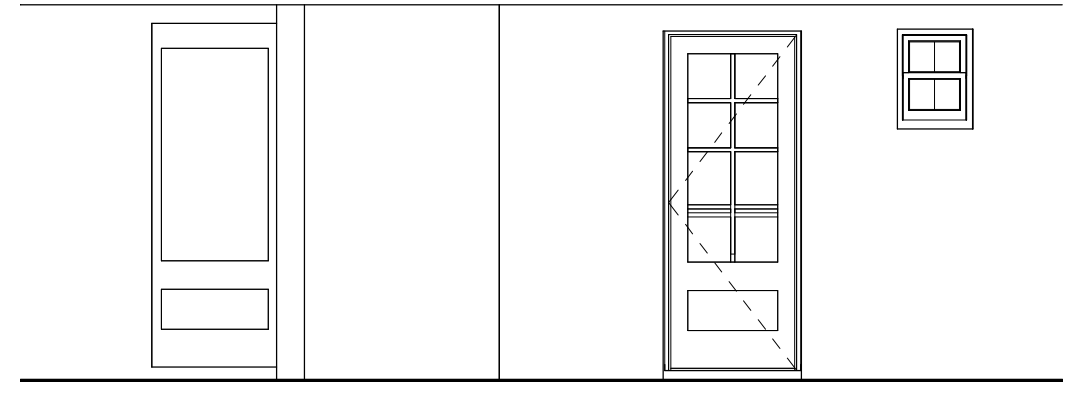
10 RETAIL 109 - 3
 1/4" = 1'-0"



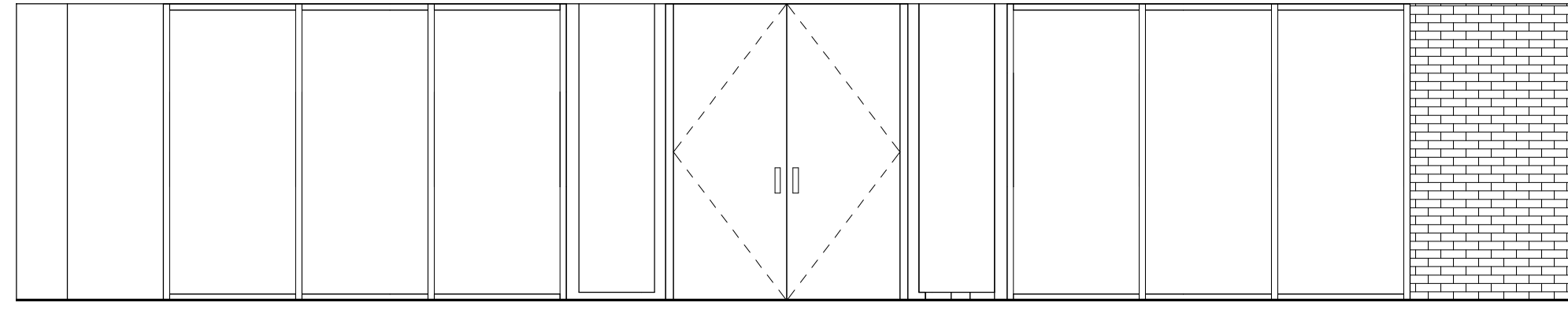
9 RETAIL 109 - 2
 1/4" = 1'-0"



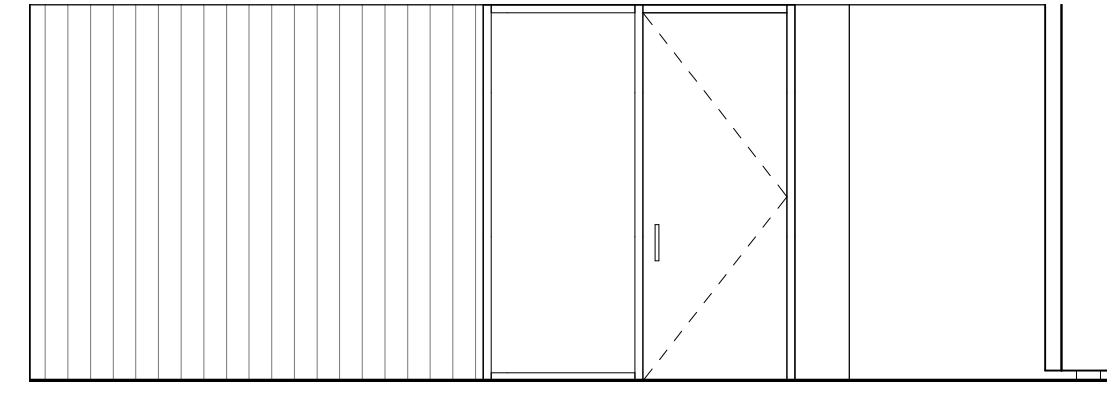
8 RETAIL 109 - 1
 1/4" = 1'-0"



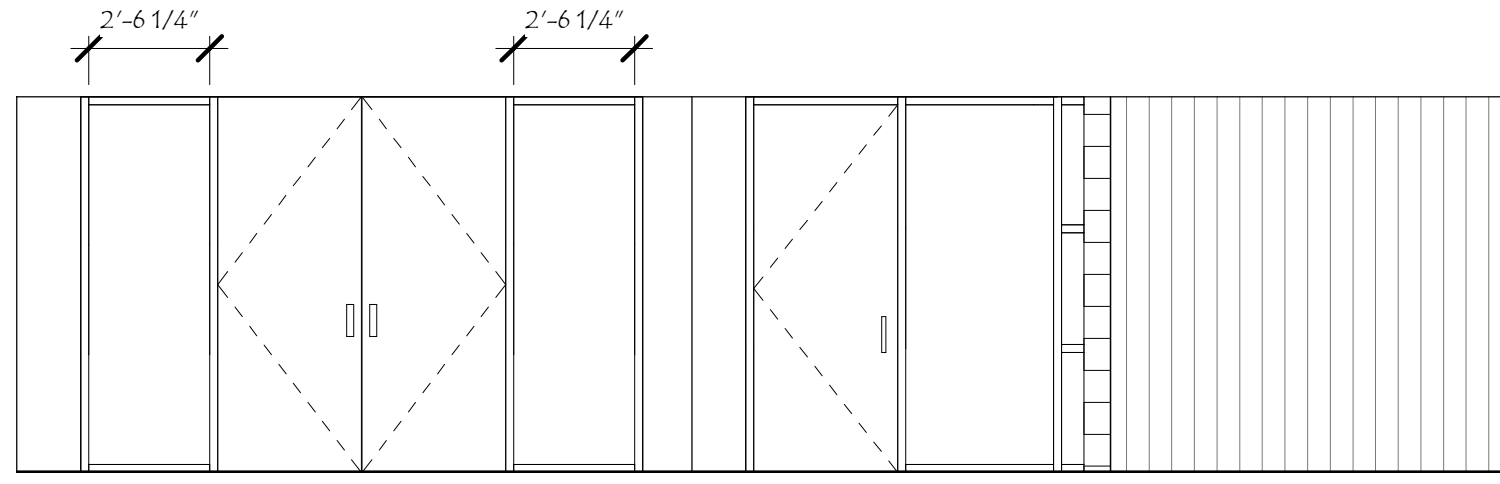
7 RETAIL 107 - 3
 1/4" = 1'-0"



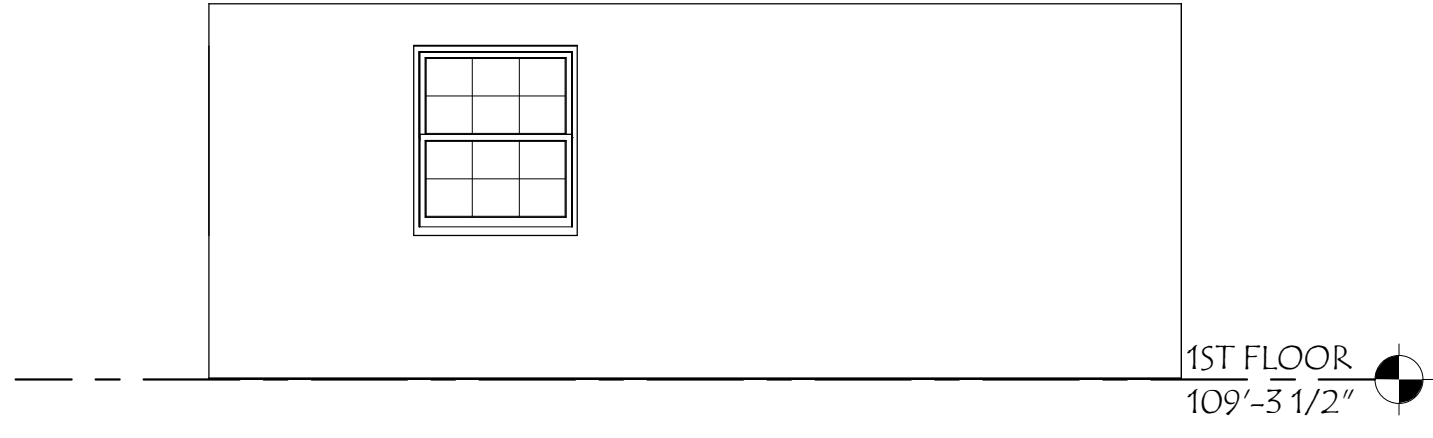
6 RETAIL 107 - 2
 1/4" = 1'-0"



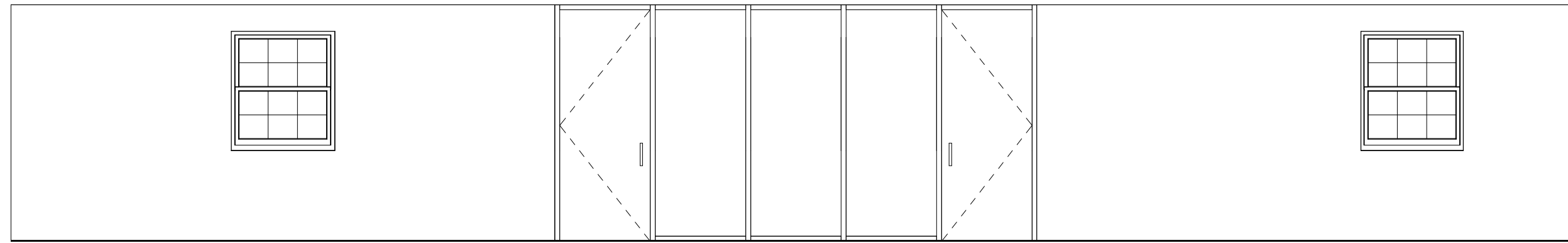
5 RETAIL 107 - 1
 1/4" = 1'-0"



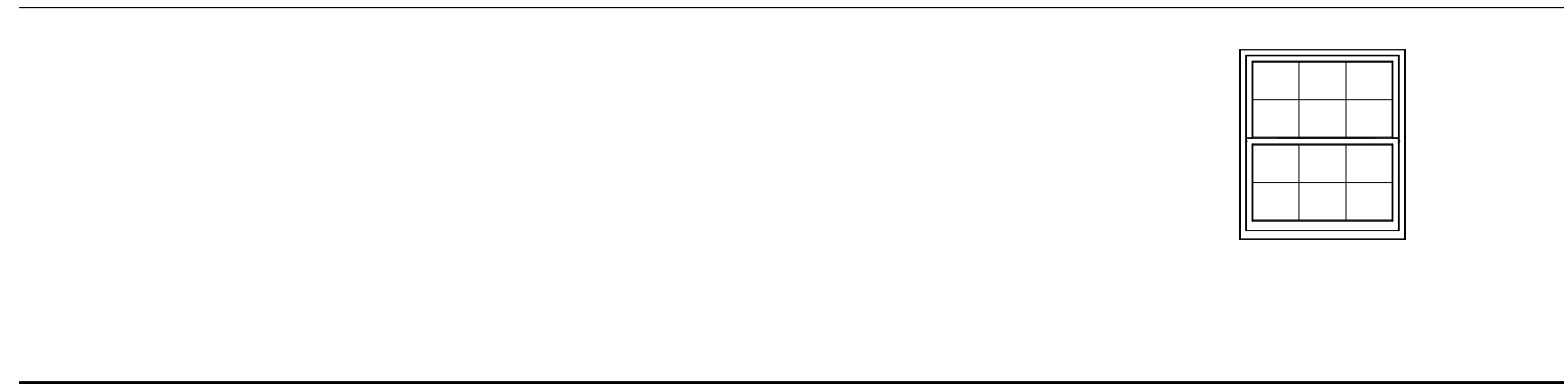
4 RETAIL 104 - 4
 1/4" = 1'-0"



3 RETAIL 104 - 3
 1/4" = 1'-0"



2 RETAIL 104 - 2
 1/4" = 1'-0"

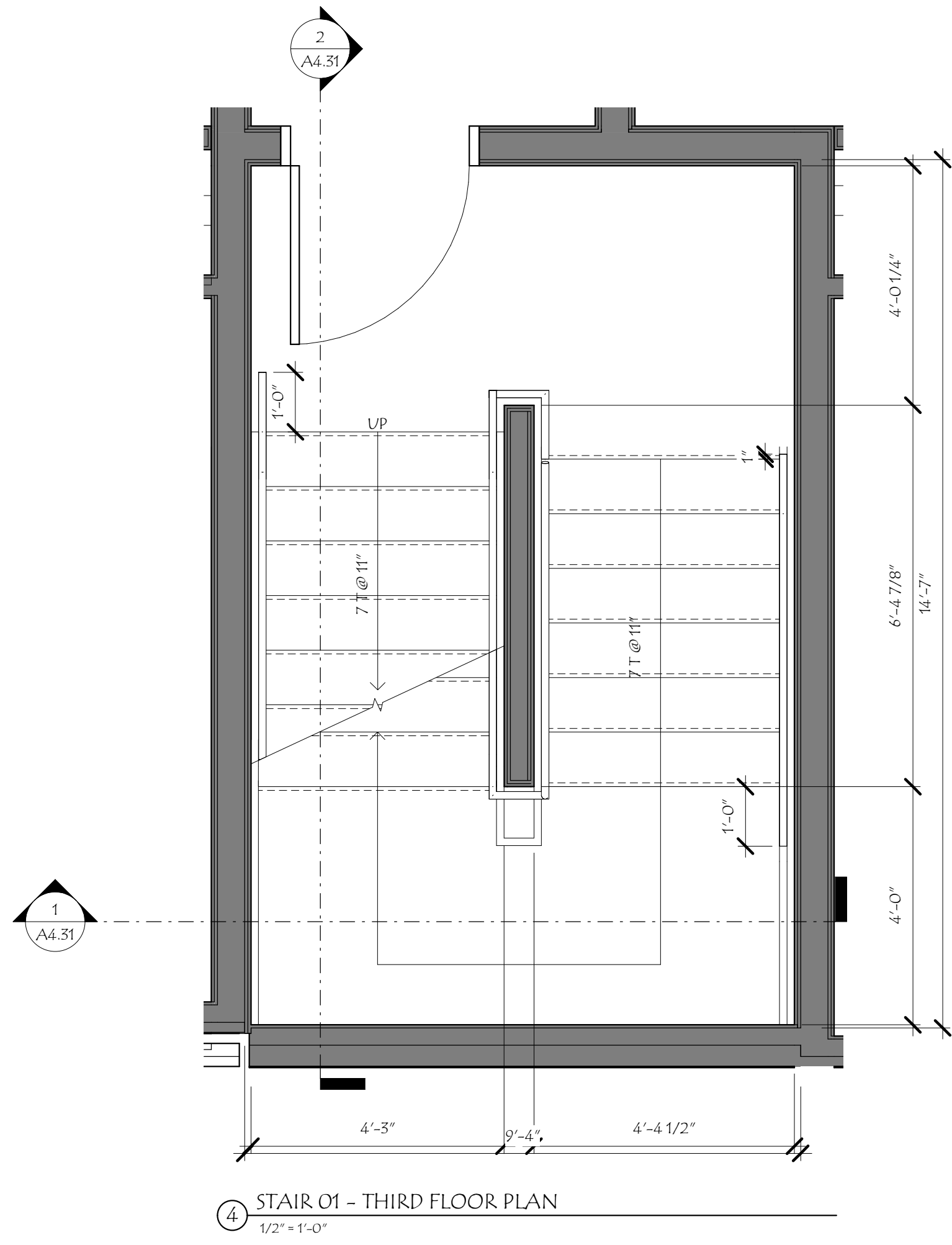


1 RETAIL 104 - 1
 1/4" = 1'-0"

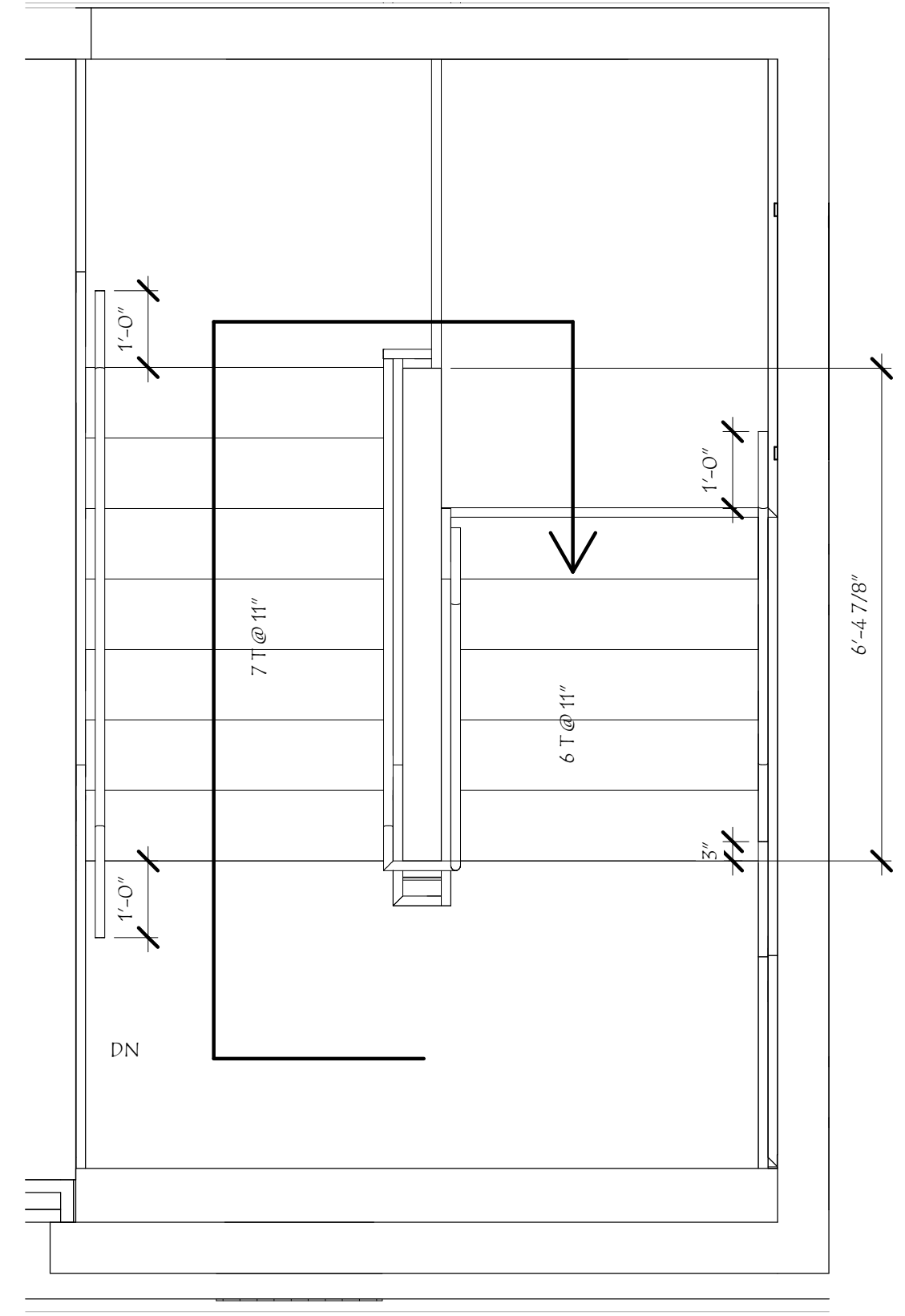
Revisions:	#	Description	Date

Scale:	1/4" = 1'-0"
Drawn By:	CMO
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

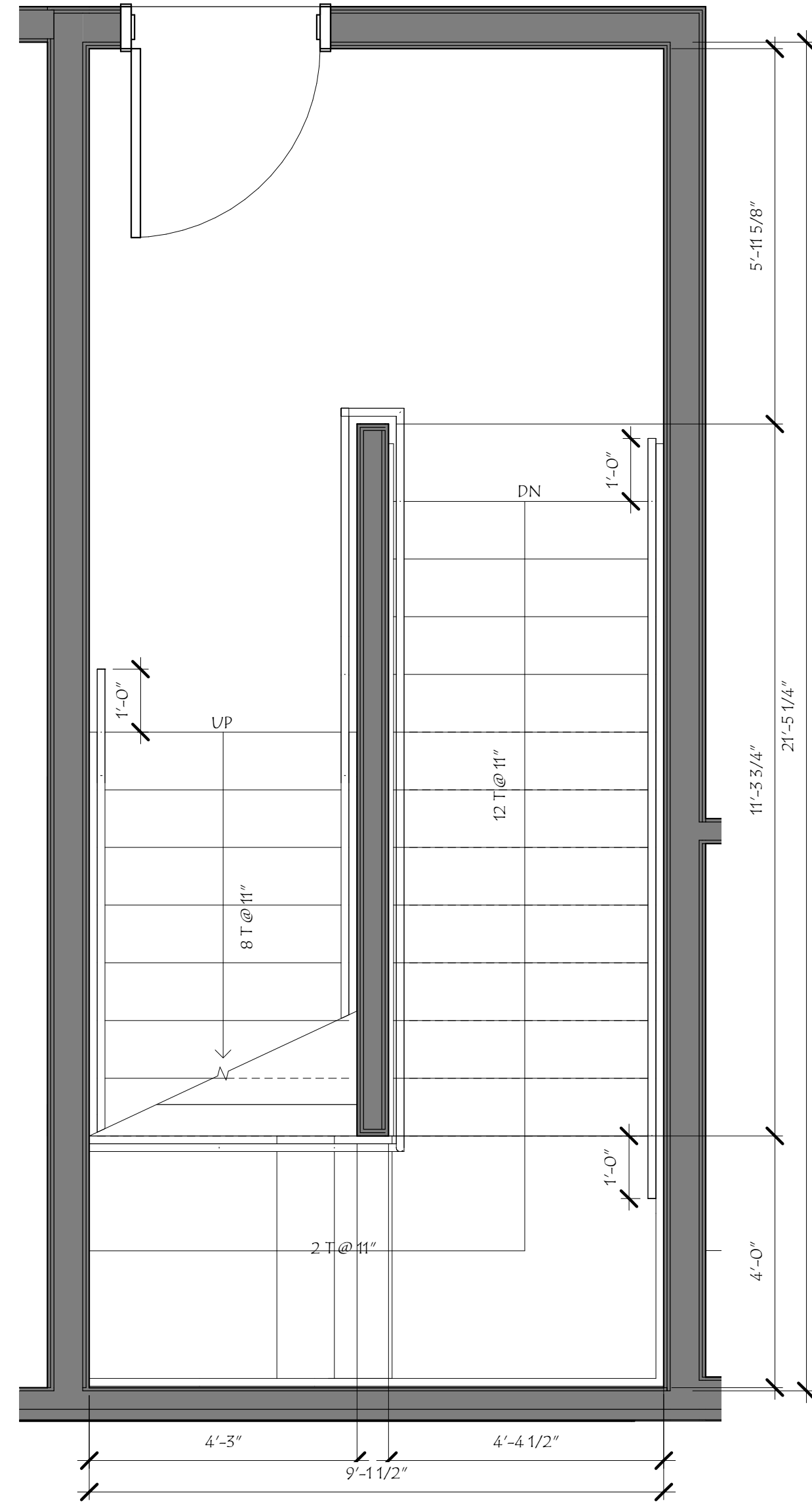
Title:	INTERIOR ELEVATIONS
	A4.20



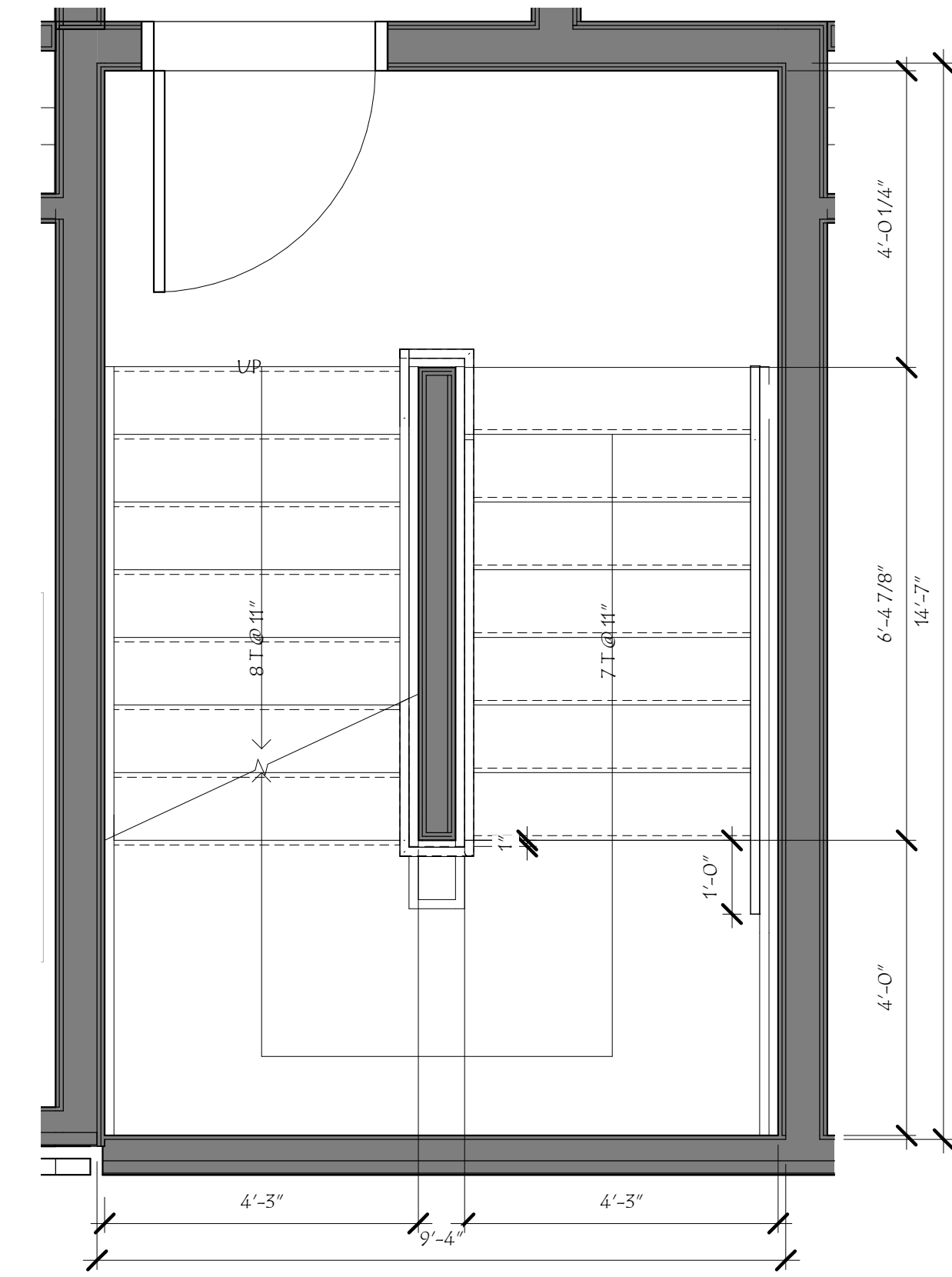
④ STAIR 01 - THIRD FLOOR PLAN
1/2" = 1'-0"



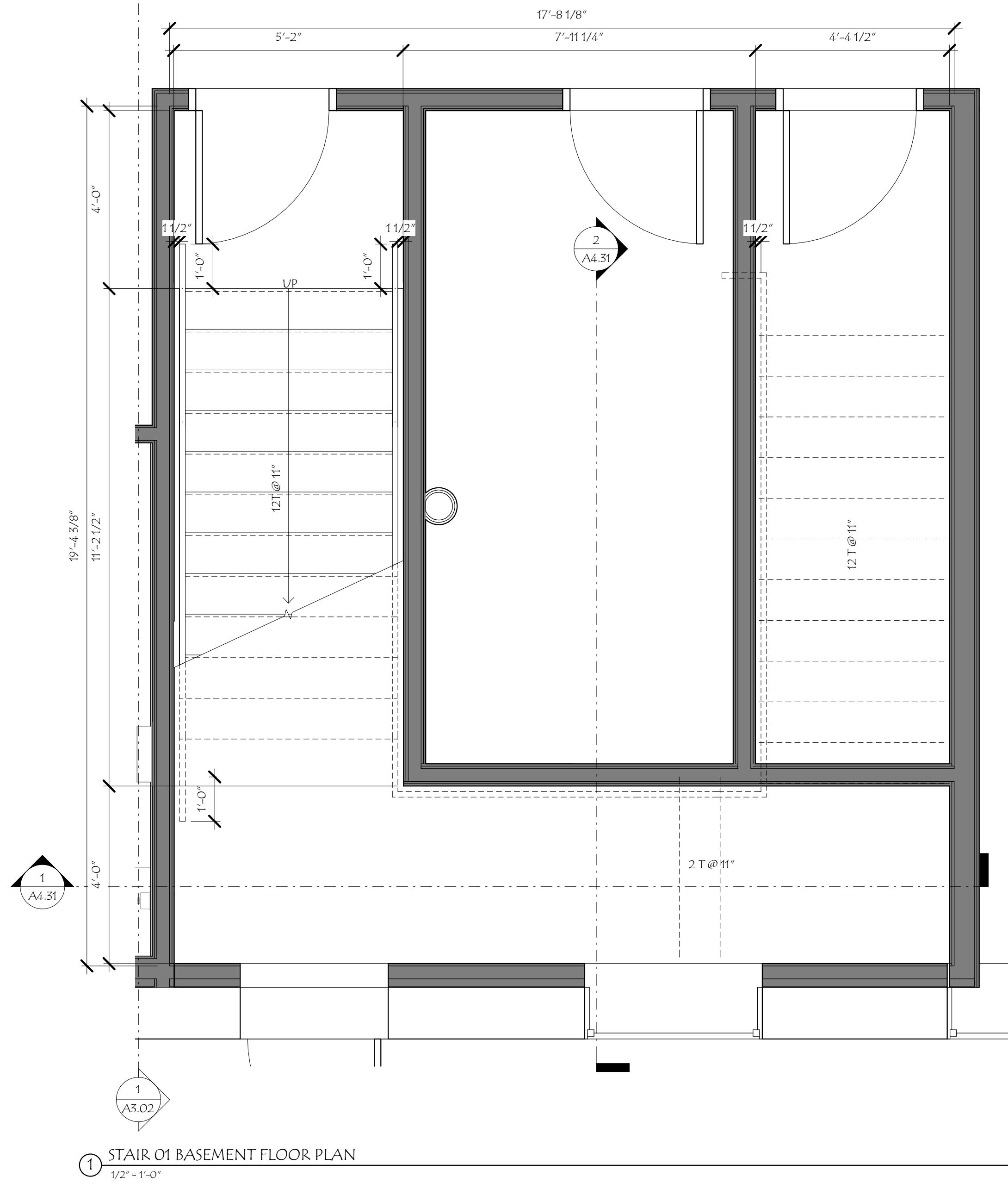
⑤ STAIR 01 - ROOF PLAN
1/2" = 1'-0"



② 1ST FLOOR ENLARGED STAIR PLAN
1/2" = 1'-0"



③ STAIR 01 - SECOND FLOOR PLAN
1/2" = 1'-0"



① STAIR 01 BASEMENT FLOOR PLAN
1/2" = 1'-0"

Title:
ENLARGED PLAN -
STAIR 01

Scale:
1/2" = 1'-0"
Drawn By: Author
Checked By: MCA
Project No.: 2020016
Date: 01/29/21

Revisions:	#	Description	Date

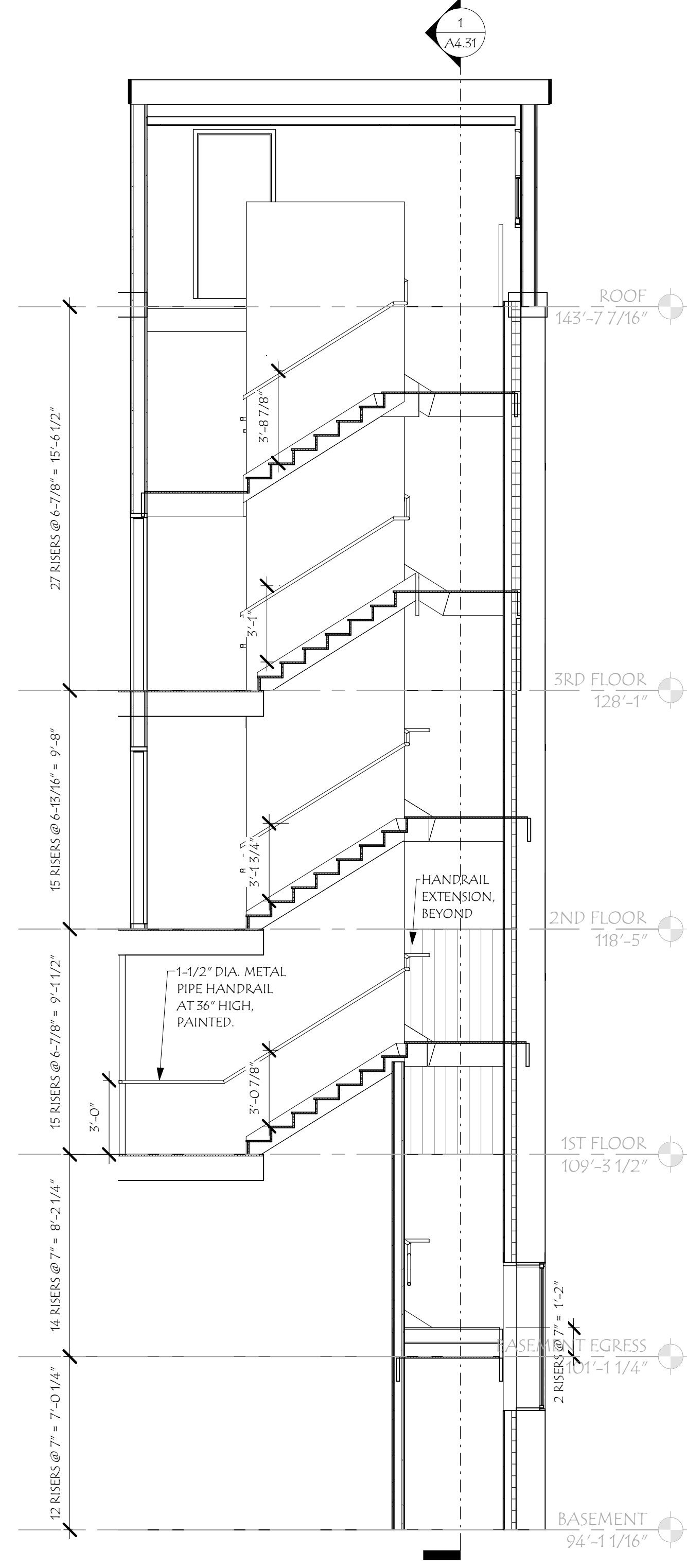
IOKA THEATER

55 WATER STREET
EXETER, NH 05855

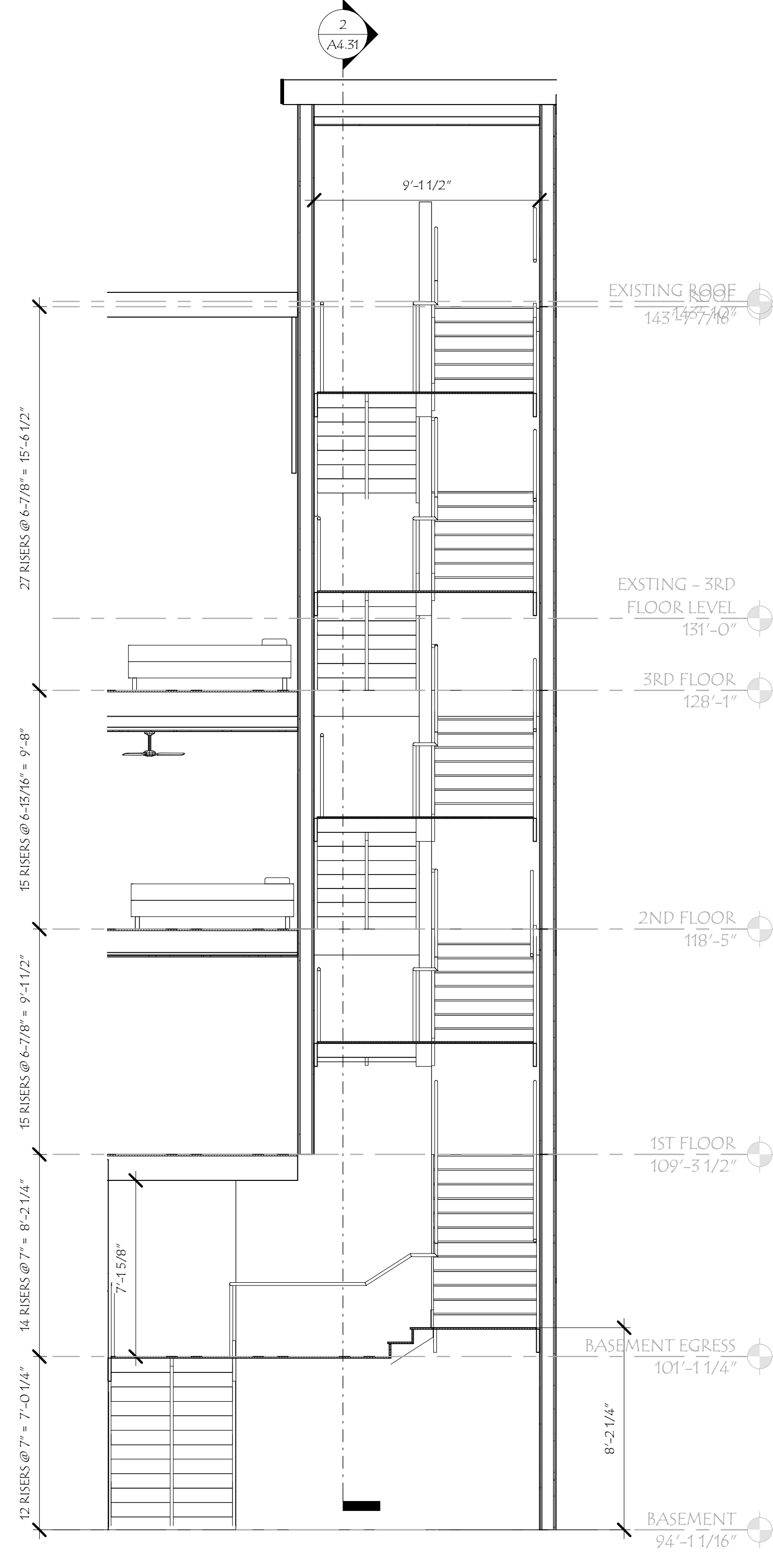
A4.30

IOKA THEATER

55 WATER STREET
 EXETER, NH 05853

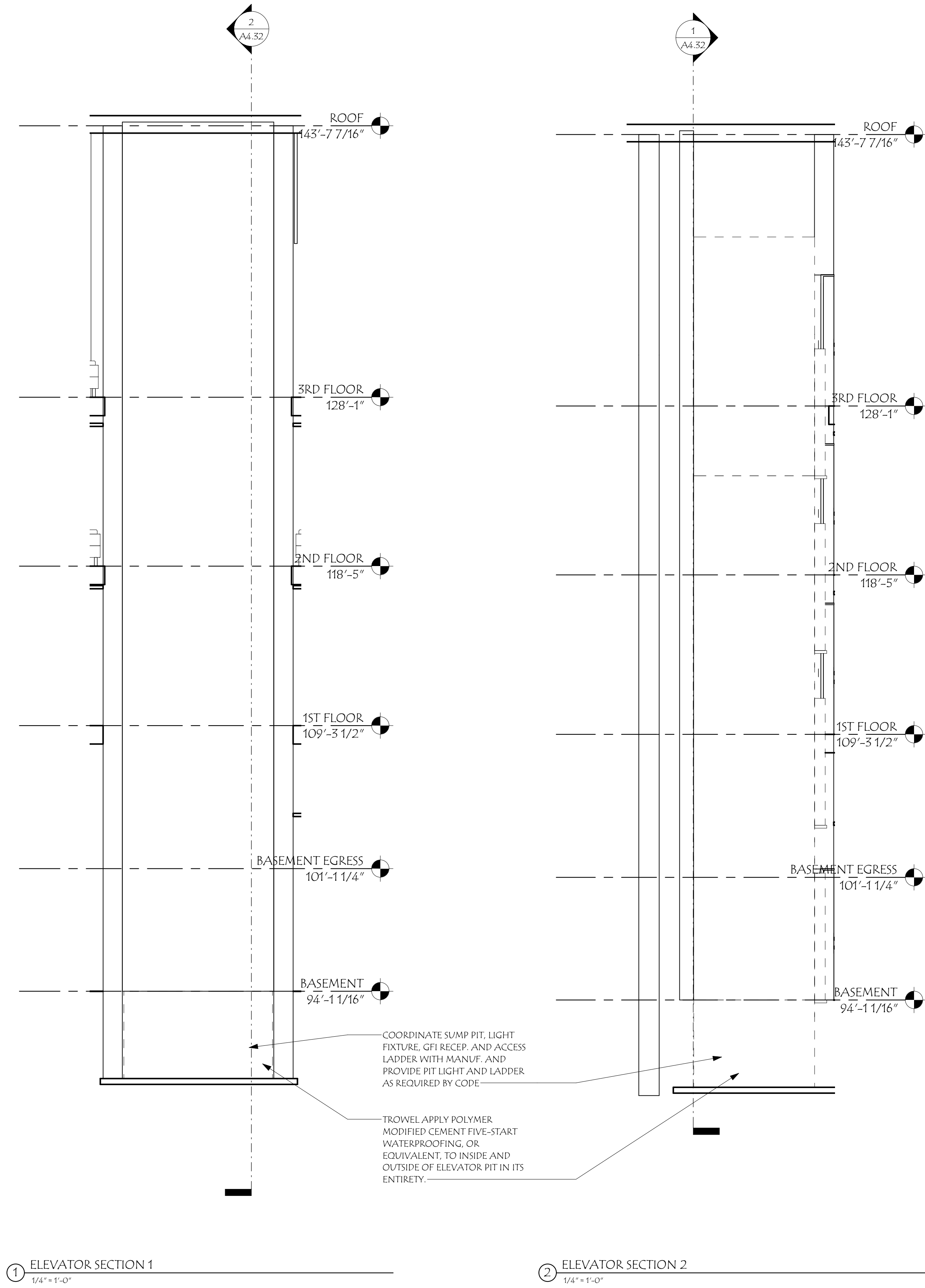


2 STAIR 01 - SECTION 2
 1/4" = 1'-0"



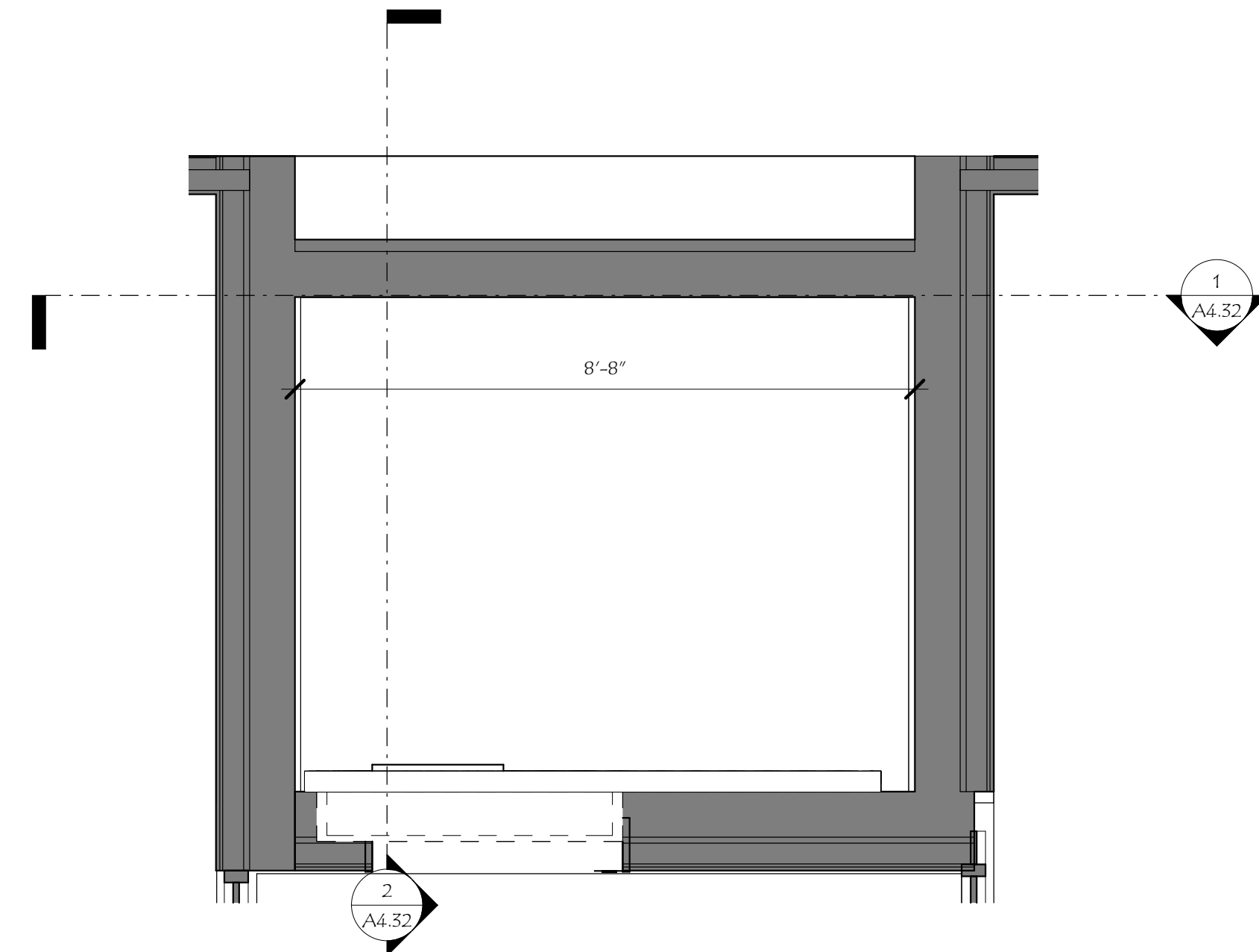
1 STAIR 01 - SECTION 1
 1/4" = 1'-0"

Title: VERTICAL CIRCULATION - STAIR 01	Scale:	1/4" = 1'-0"	Revisions:	
	Drawn By:	Author	#	Description
A4.31	Checked By:	MCA	Date	
	Project No.:	2020016		
	Date:	01/29/21		

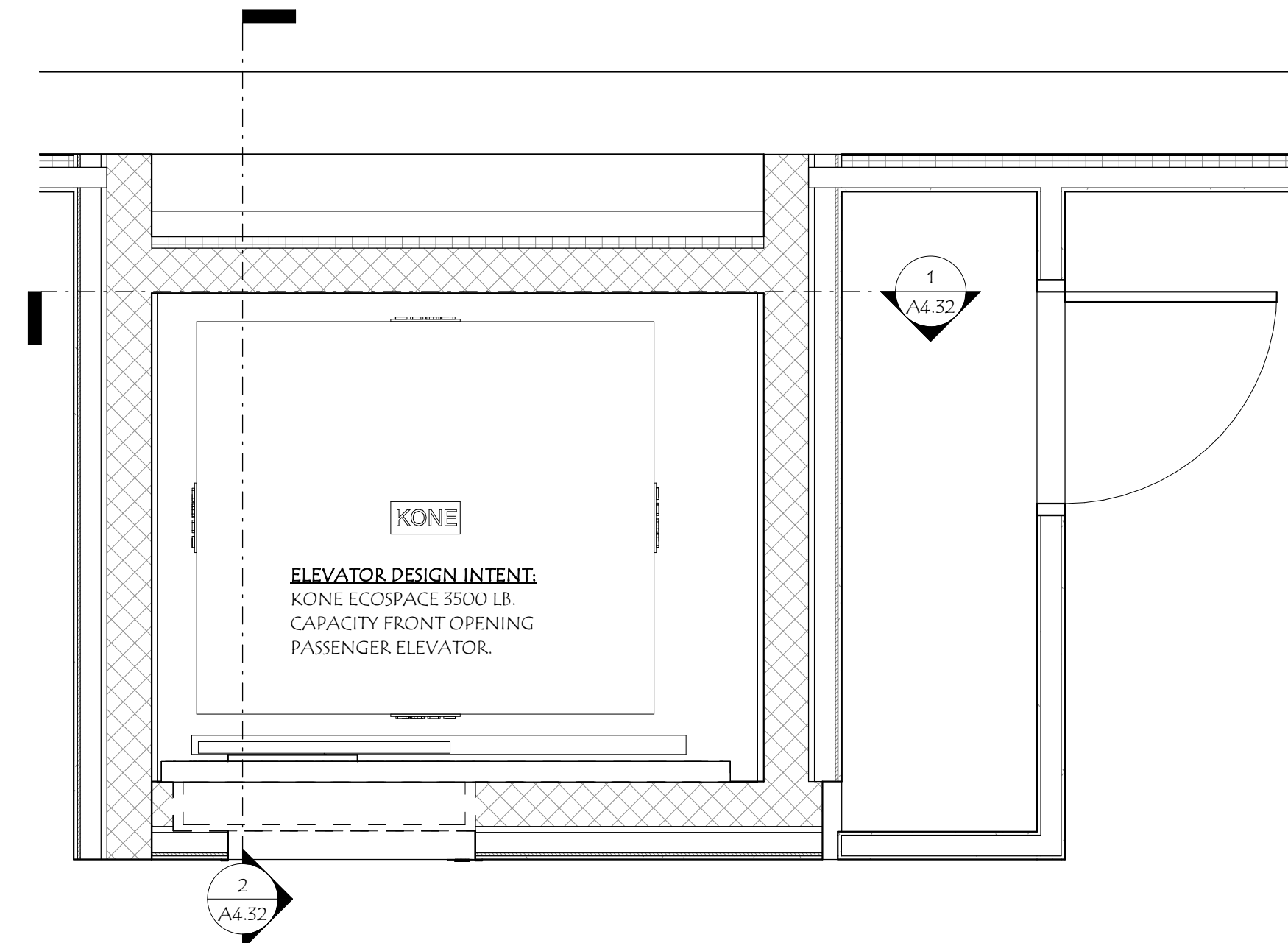


1 ELEVATOR SECTION 1
1/4" = 1'-0"

2 ELEVATOR SECTION 2
1/4" = 1'-0"



4 ENLARGED ELEVATOR PLAN
1/2" = 1'-0"



3 ELEVATOR - BASEMENT PLAN
1/2" = 1'-0"

IOKA THEATER

55 WATER STREET
EXETER, NH 05853

Revisions:	#	Description	Date

As Indicated	WB	MCA	2020016	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:	A4.32
VERTICAL CIRCULATION - ELEVATOR	

IOKA THEATER

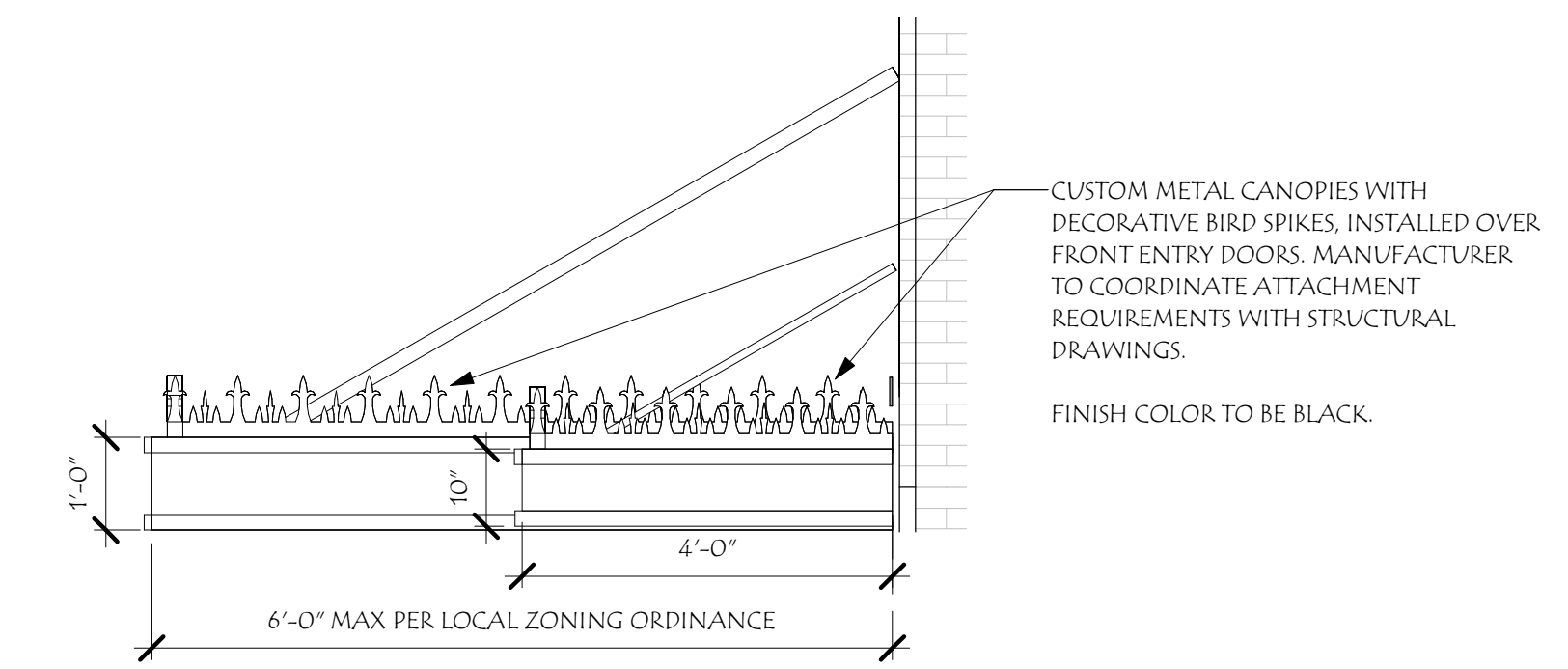
55 WATER STREET
 EXETER, NH 05855

Revisions:	#	Description	Date

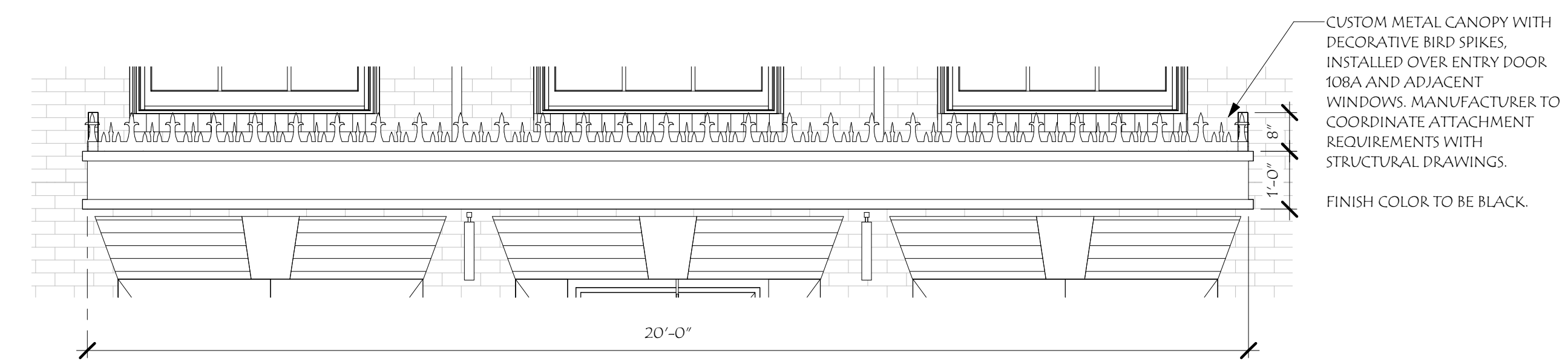
Scale:	1/2" = 1'-0"
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title:
EXTERIOR DETAILS

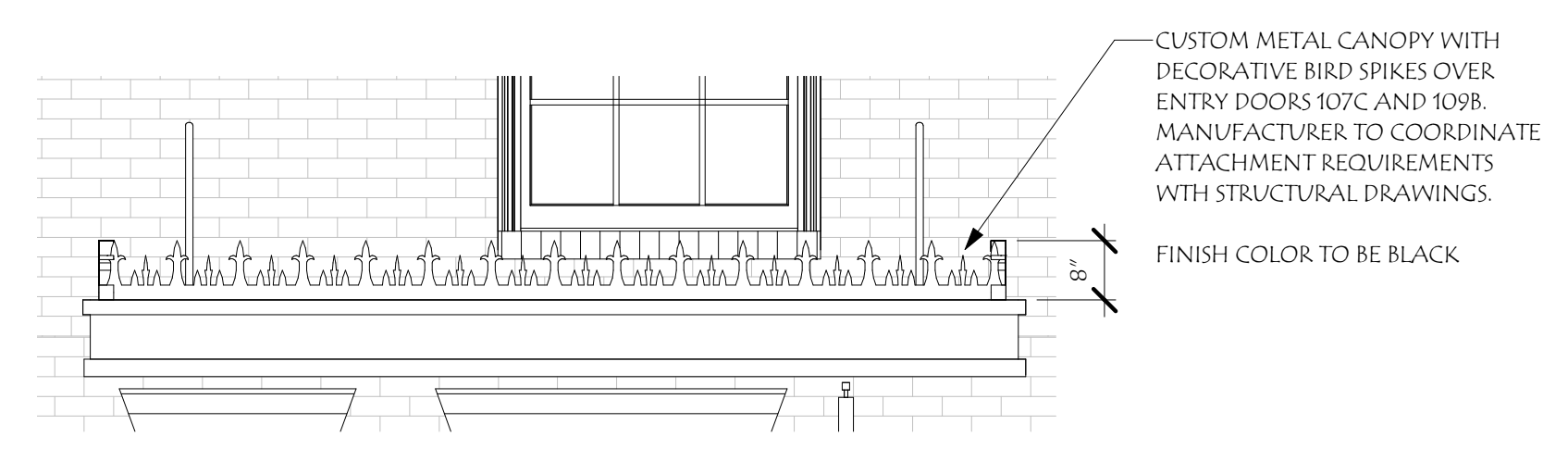
A5.00



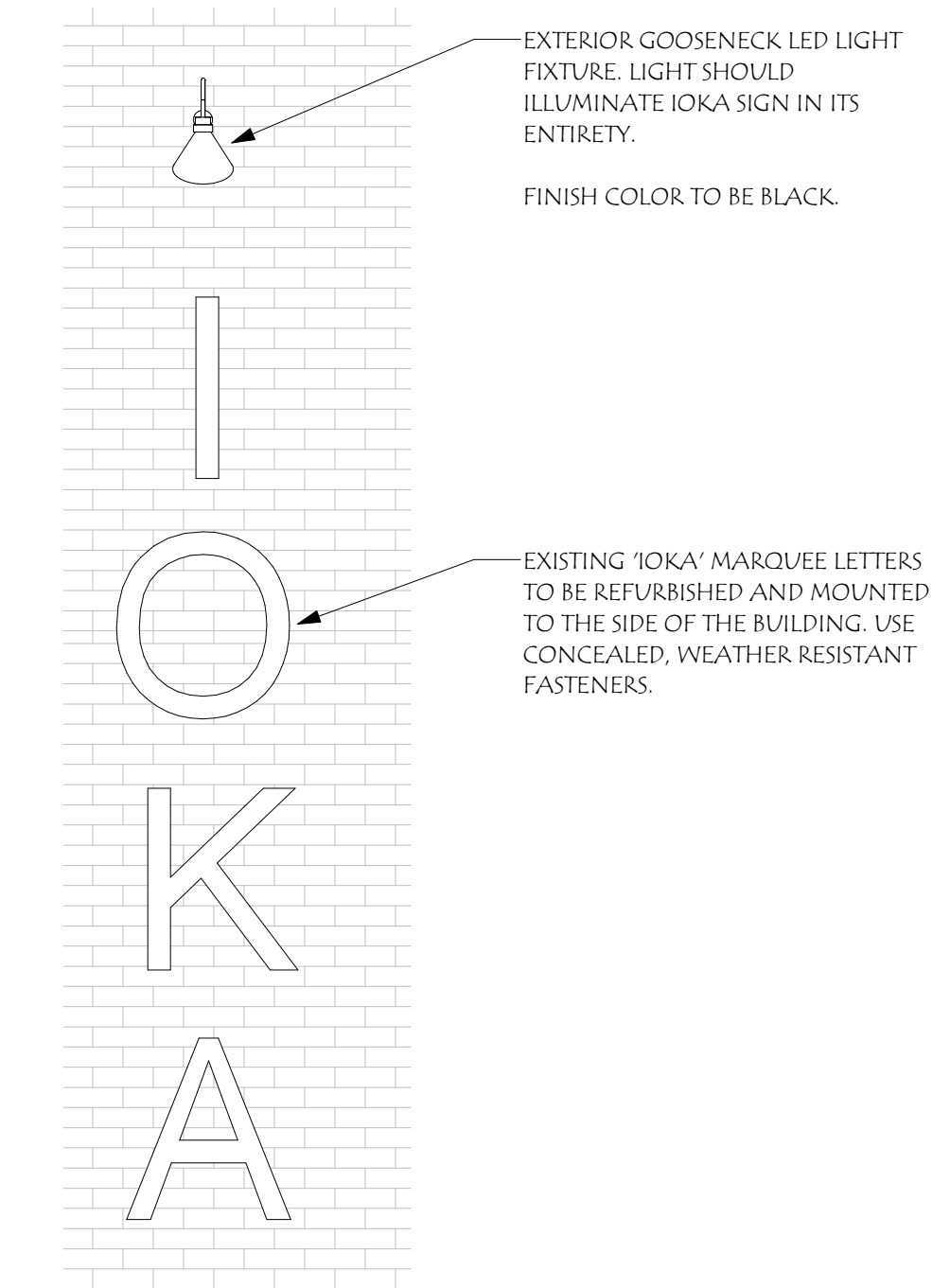
7 EAST ELEVATION - CANOPY DETAIL
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INOFAB LLC FOR PRICING: 603.435.5082;
 ted@inofab.com; www.inofab.com



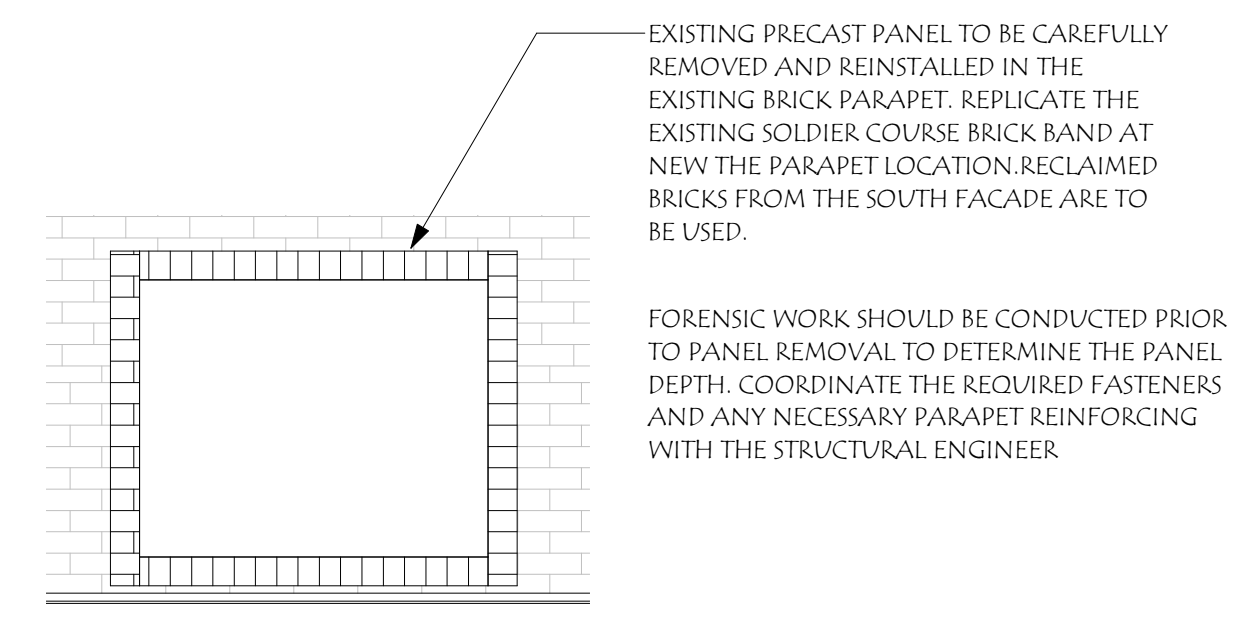
6 SOUTH ELEVATION - MAIN CANOPY
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INOFAB LLC FOR PRICING: 603.435.5082; ted@inofab.com; www.inofab.com



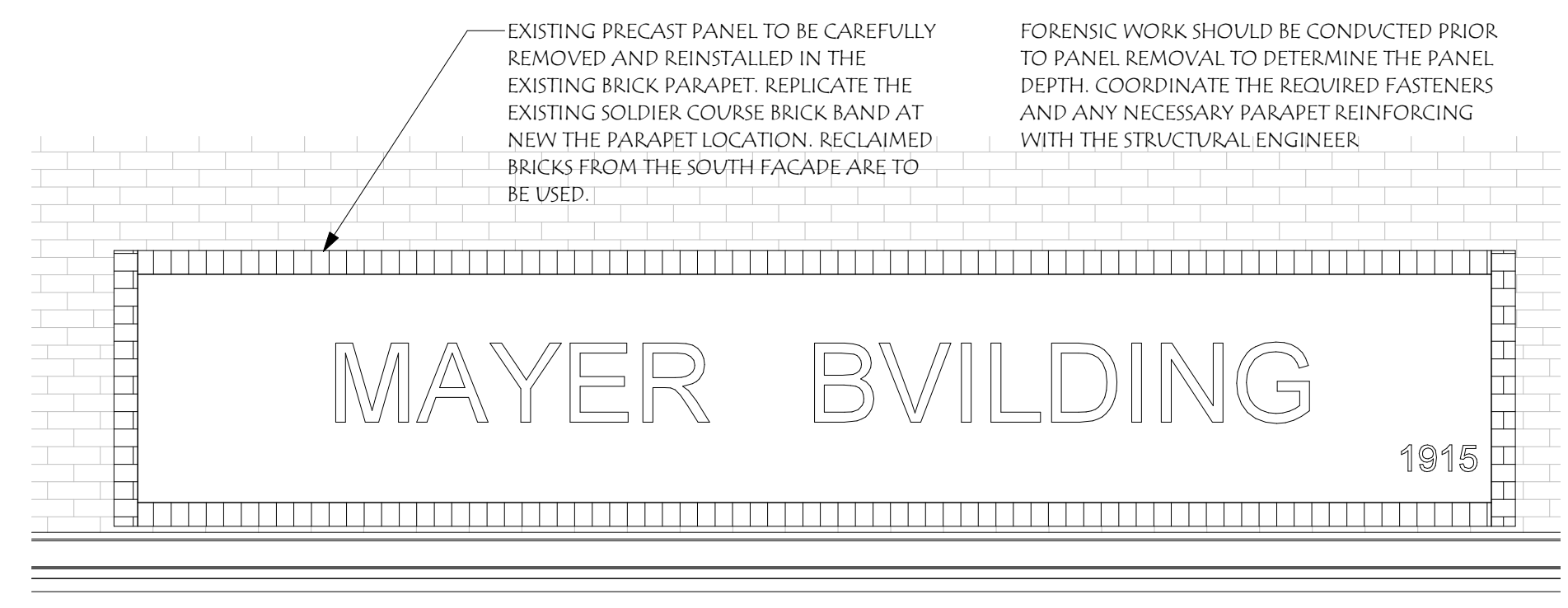
5 SOUTH ELEVATION - SIDE CANOPY
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INOFAB LLC FOR PRICING: 603.435.5082; ted@inofab.com;
 www.inofab.com



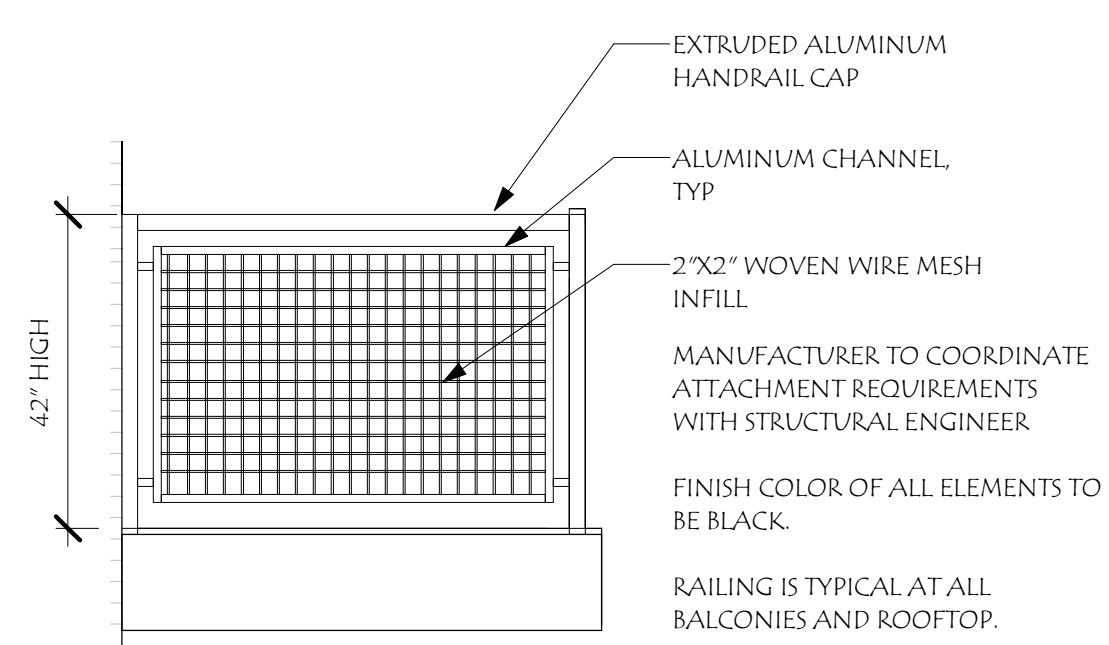
3 SOUTH ELEVATION - IOKA SIGN
 1/2" = 1'-0"



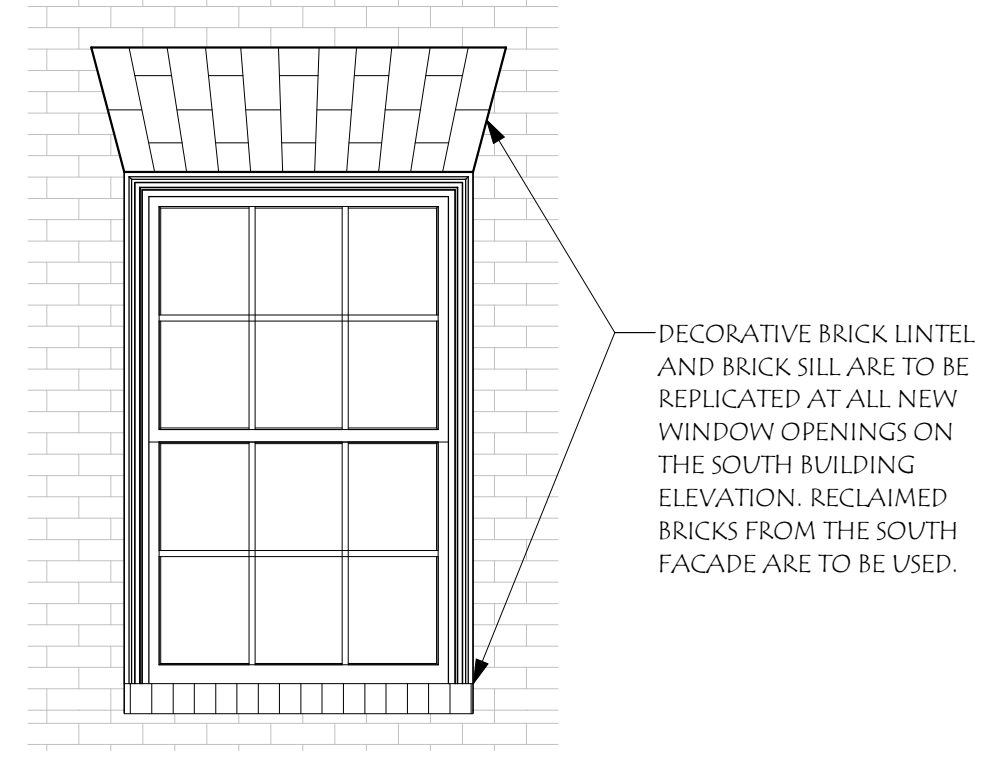
2 SOUTH ELEVATION - PRECAST PANEL
 1/2" = 1'-0"



1 SOUTH ELEVATION - MAYER BUILDING PANEL
 1/2" = 1'-0"



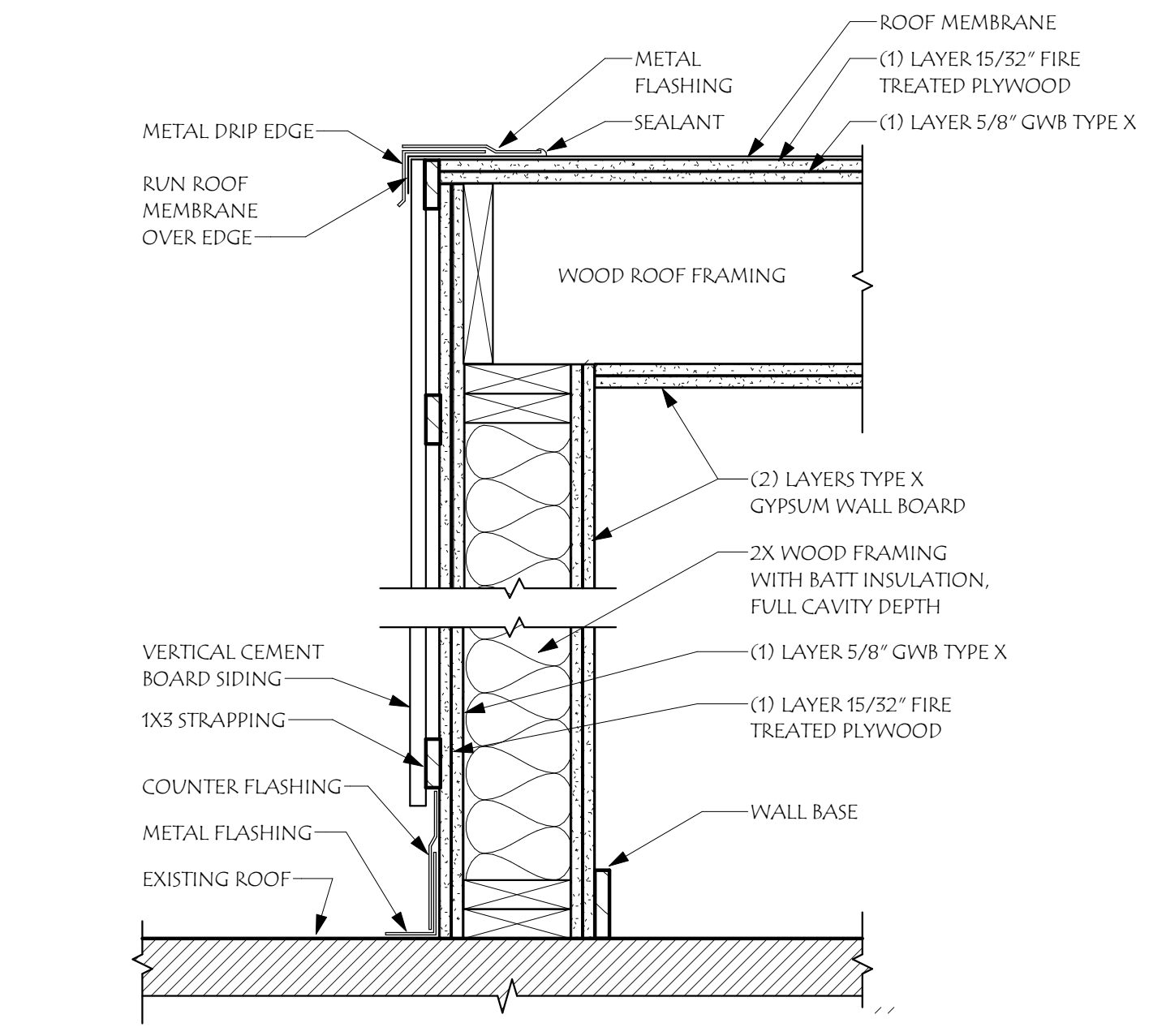
8 EAST ELEVATION - BALCONY RAILING
 1/2" = 1'-0"
 CONTACT TED NEMETZ AT INOFAB LLC FOR PRICING:
 603.435.5082; ted@inofab.com; www.inofab.com



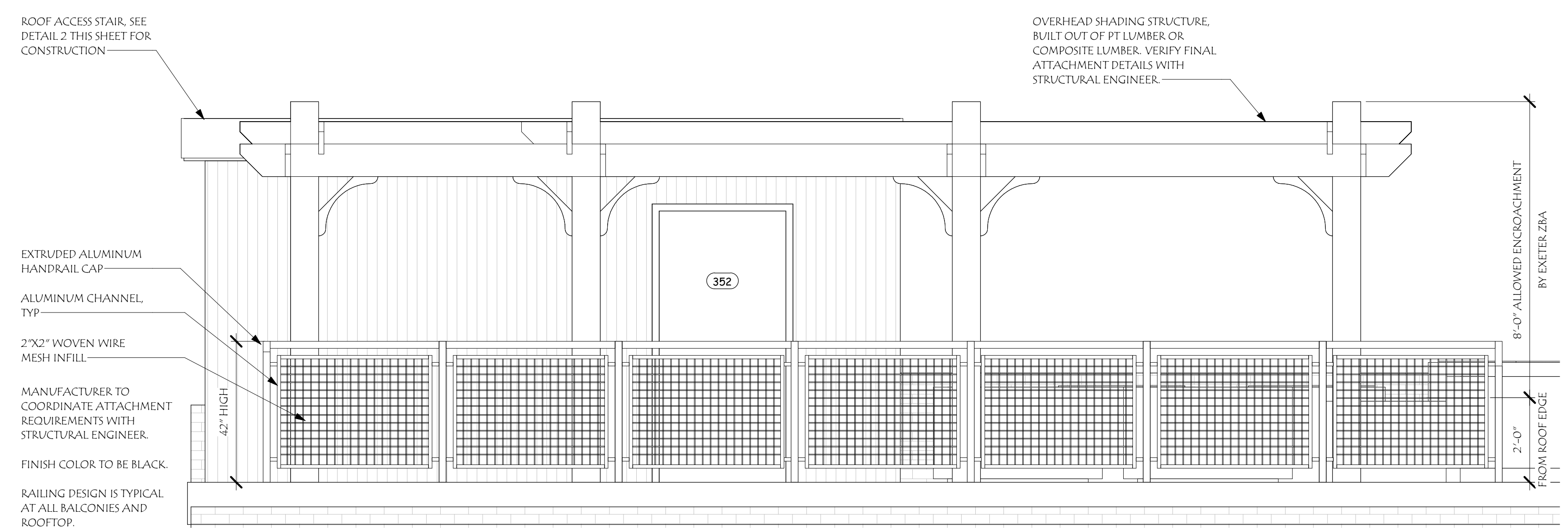
4 SOUTH ELEVATION - WINDOW DETAIL
 1/2" = 1'-0"

IOKA THEATER

55 WATER STREET
 EXETER, NH 03833



② ROOF ACCESS FRAMING DETAILS
 1 1/2" = 1'-0"



① NORTH ELEVATION - ROOFTOP PERGOLA
 1/2" = 1'-0"

Revisions:	#	Description	Date

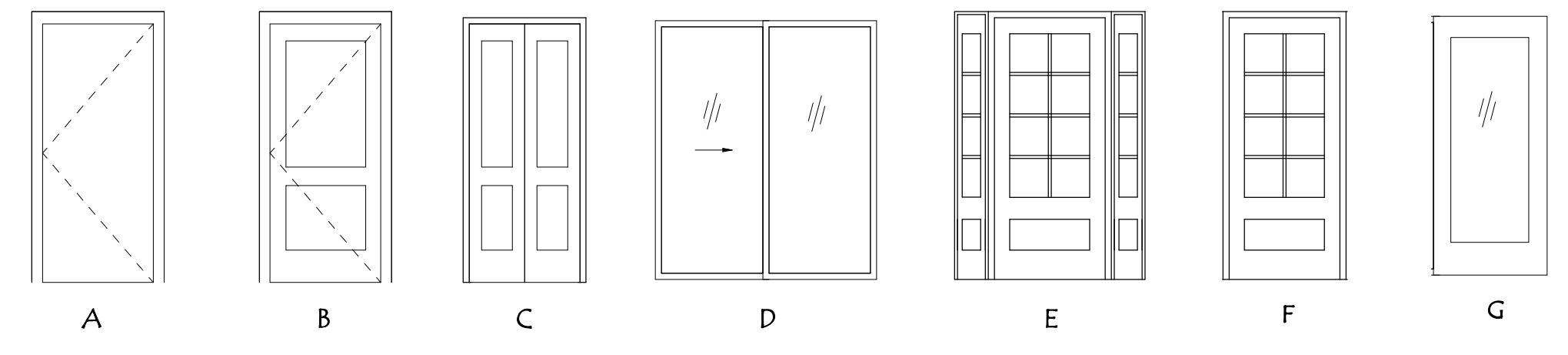
Scale:	As Indicated
Drawn By:	Author
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

Title: EXTERIOR DETAILS

A5.01

DOOR SCHEDULE												
NUMBER	LOCATION	SIZE		DOOR			FRAME			MIN. FIRE RATING	HARDWARE SET	COMMENTS
		HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
BASEMENT												
000A	STAIR	6'-8"	3'-0"	B	METAL	PAINTED		METAL	PAINTED			EXTERIOR DOOR, EGRESS
000B	STAIR	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
000C	SPEAKEASY/RESTAURANT	6'-8"	3'-0"	B	METAL	PAINTED		METAL	PAINTED			EXTERIOR DOOR, EGRESS
001A	STORAGE	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
001B	STORAGE	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
003A	SPEAKEASY/RESTAURANT	8'-10"	2'-11 15/16"	G	METAL	PAINTED		METAL	PAINTED			STOREFRONT GLASS
003B	SPEAKEASY/RESTAURANT	8'-10"	3'-0"	G	METAL	PAINTED		METAL	PAINTED			STOREFRONT GLASS
004A	ELEVATOR CONTROL CLOSET	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED			
007A	EXISTING SPACE	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED			
008A	WOMENS ROOM	7'-0"	3'-0"	B	WOOD	STAINED		METAL	PAINTED			
009A	MENS ROOM	7'-0"	3'-0"	B	WOOD	STAINED		METAL	PAINTED			
1ST FLOOR												
100A	STAIR	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		EGRESS DOOR
101A	RESTROOM	7'-0"	3'-0"	B	WOOD	STAINED		METAL	PAINTED			
102A	RESTROOM	7'-0"	3'-0"	B	WOOD	STAINED		METAL	PAINTED			
103A	JAN/MECH/ELEC	7'-0"	3'-0"	B	WOOD	STAINED		METAL	PAINTED			
104A	RETAIL UNIT	7'-8"	3'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
104B	RETAIL UNIT	7'-8"	3'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
104C	RETAIL UNIT	7'-8"	3'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
104D	RETAIL UNIT	7'-10"	6'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
107A	RETAIL UNIT	7'-10"	6'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
107B	RETAIL UNIT	7'-8"	3'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
107C	RETAIL UNIT	7'-0"	2'-8"	F	WOOD/FIBER GLASS	PAINTED/STAINED		METAL	PAINTED			EXTERIOR DOOR, EGRESS
108A	CORRIDOR	6'-11 1/4"	3'-0"	E	WOOD/FIBER GLASS	PAINTED/STAINED		METAL	PAINTED			EXTERIOR DOOR, EGRESS, SIDELITES
109A	RETAIL UNIT	7'-10"	6'-0"	G	GLASS			METAL	PAINTED			STOREFRONT GLASS
109B	RETAIL UNIT	7'-0"	2'-10"	F	WOOD/FIBER GLASS	PAINTED/STAINED		METAL	PAINTED			EXTERIOR DOOR, EGRESS
2ND FLOOR												
200	STAIR	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		EGRESS DOOR
201A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
201B	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
201C	BEDROOM	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
201D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
201E	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
201F	LIVING AREA	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
201G	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
201H	MASTER BATH	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
201J	BALCONY	7'-0"	6'-0"	D	GLASS			WOOD	STAINED			SLIDING PATIO DOOR
201K	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
202A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
202B	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
202C	BALCONY	7'-0"	6'-0"	D	GLASS			WOOD	STAINED			SLIDING PATIO DOOR
202D	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
202E	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
202F	MASTER BATH	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
202G	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
202H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
202J	BEDROOM	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
202K	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
203A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
203B	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
203C	BEDROOM 2	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
203D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
203E	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
203F	MASTER BATH	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
203G	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
203H	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
203J	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED		WOOD	STAINED			
203K	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			

DOOR SCHEDULE												
NUMBER	LOCATION	SIZE		DOOR			FRAME			MIN. FIRE RATING	HARDWARE SET	COMMENTS
		HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
204A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED			
204B	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
204C	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED		WOOD	STAINED			
204D	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
204E	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
204F	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
204G	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
204H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
204J	BEDROOM	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
204K	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
3RD FLOOR												
300	STAIR	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		EGRESS DOOR
301A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
301B	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
301C	LAUNDRY/MECH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
301D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
301E	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
301F	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
301G	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
301H	MASTER BATHROOM	6'-8"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
301J	BALCONY	7'-0"	6'-0"	D	GLASS			METAL	PAINTED			SLIDING PATIO DOOR
301K	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
302A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
302B	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
302C	BALCONY	7'-0"	6'-0"	D	GLASS			METAL	PAINTED			SLIDING PATIO DOOR
302D	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
302E	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
302F	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
302G	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
302H	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
302J	CLOSET	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
302K	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
303A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
303B	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
303C	BEDROOM 2	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
303D	CLOSET	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
303E	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
303F	MASTER BATH	6'-8"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
303G	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
303H	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
303J	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED		WOOD	STAINED			
303K	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
304A	KITCHEN	7'-0"	3'-0"	B	METAL	PAINTED		METAL	PAINTED	90-MINUTE		
304B	LAUNDRY	7'-0"	3'-4"	C	WOOD	STAINED		WOOD	STAINED			
304C	PANTRY	7'-0"	2'-0"	B	WOOD	STAINED		WOOD	STAINED			
304D	MASTER BEDROOM	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
304E	WIC	7'-0"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
304F	MASTER BATH	6'-8"	3'-0"	B	WOOD	STAINED		WOOD	STAINED			
304G	BATH	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
304H	BEDROOM	7'-0"	4'-0"	C	WOOD	STAINED		WOOD	STAINED			
304J	BEDROOM	7'-0"	2'-8"	B	WOOD	STAINED		WOOD	STAINED			
304K	CLOSET	7'-0"	3'-0"	C	WOOD	STAINED		WOOD	STAINED			
ROOF												
352	STAIR	7'-0"	3'-0"	B								



DOOR LEGEND
1/4" = 1'-0"

NOT FOR CONSTRUCTION

IOKA THEATER

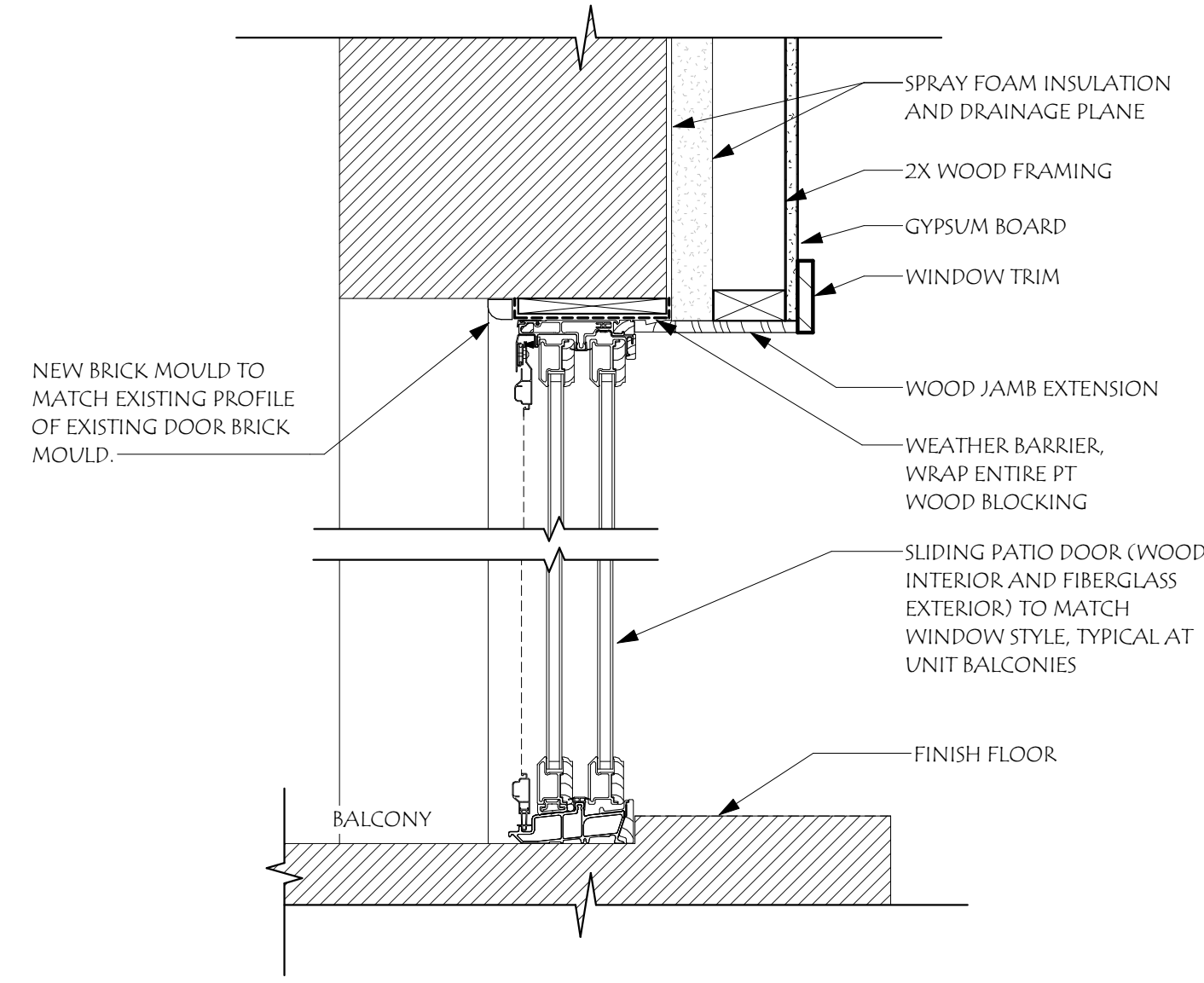
55 WATER STREET
EXETER, NH 05855

Revisions:	Date
# Description	

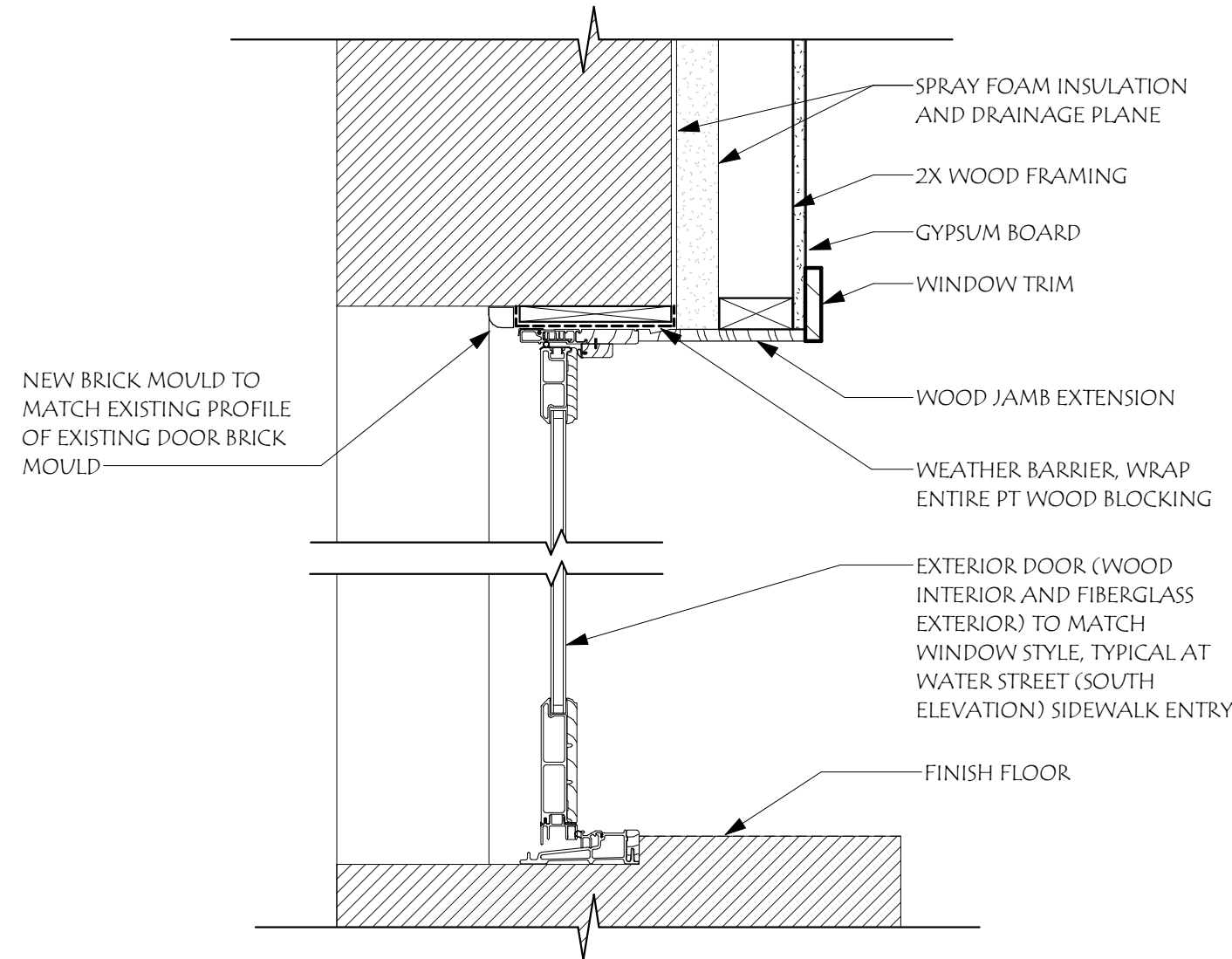
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Drawn By:	CMO
Checked By:	MCA
Project No.:	2020016
Date:	01/29/21

IOKA THEATER

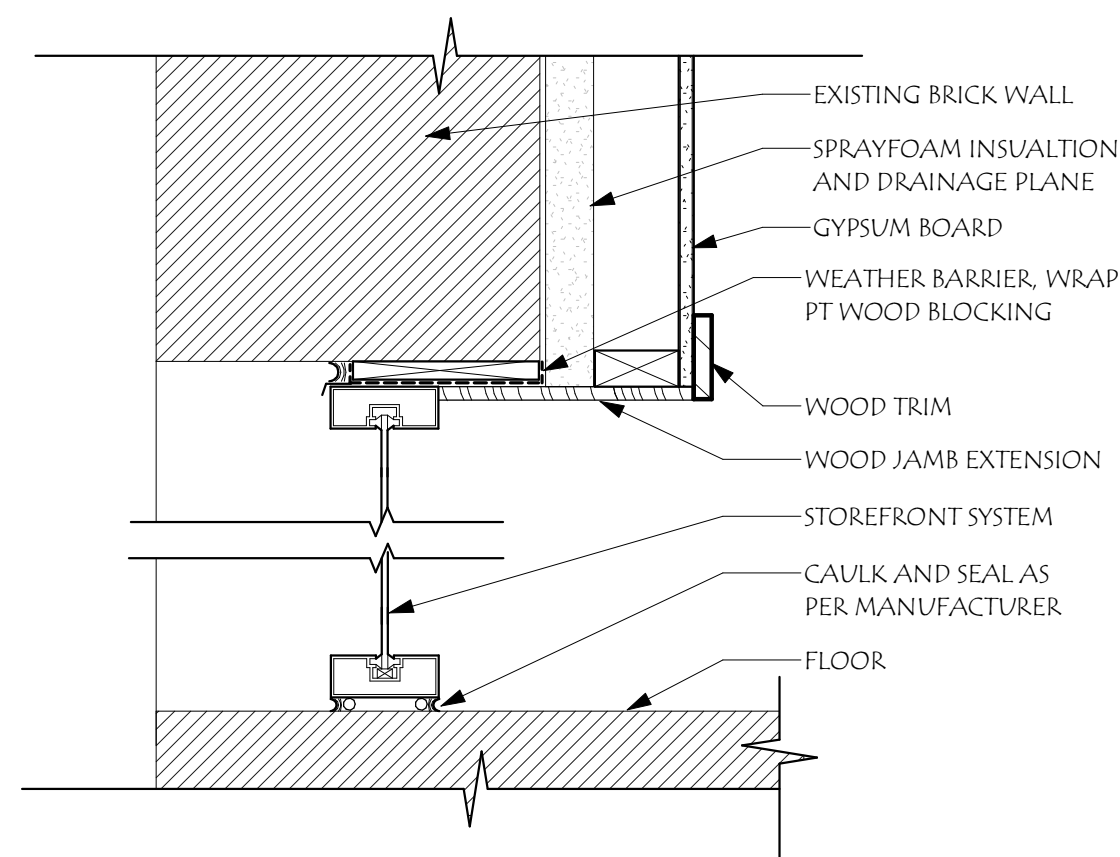
55 WATER STREET
 EXETER, NH 05853



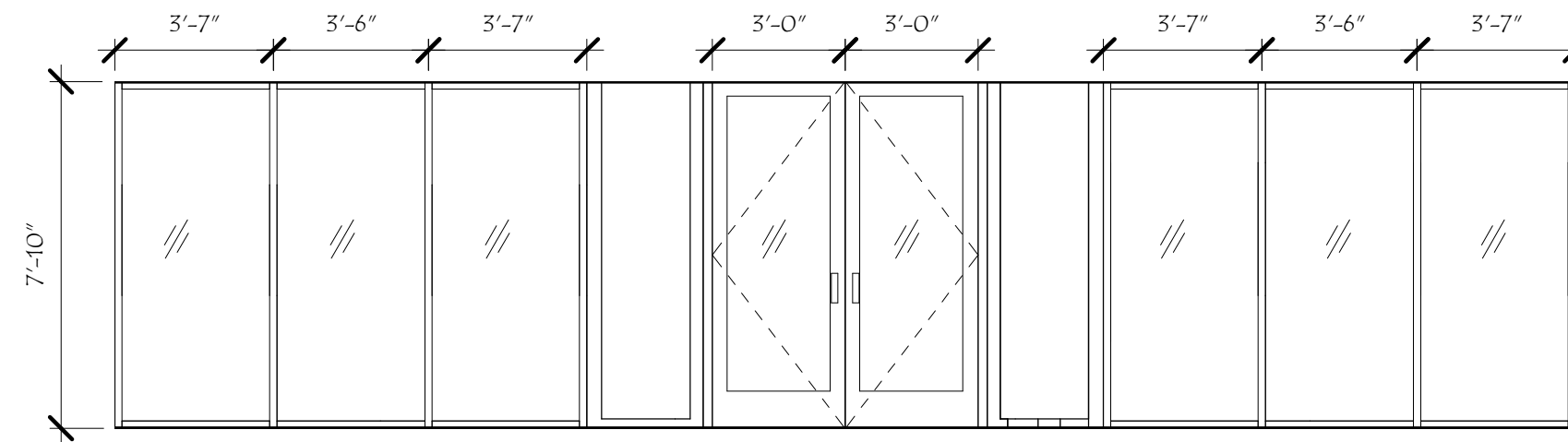
8 SLIDING DOOR DETAIL
 1 1/2" x 1'-0"



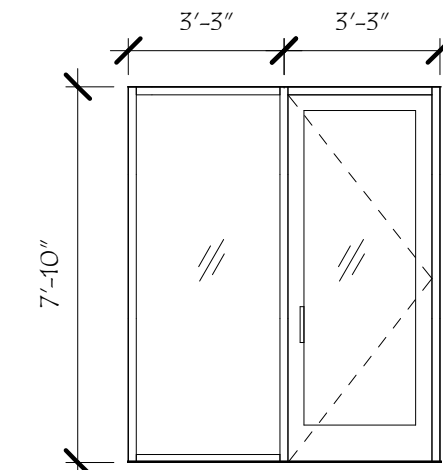
7 HINGED DOOR DETAIL
 1 1/2" x 1'-0"



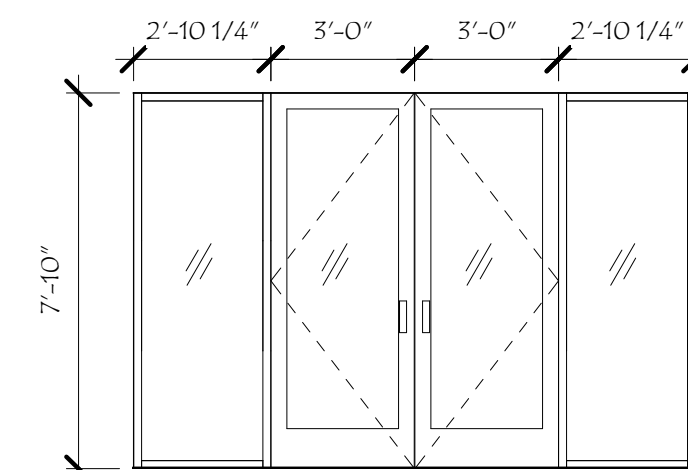
6 STOREFRONT DETAIL
 1 1/2" x 1'-0"



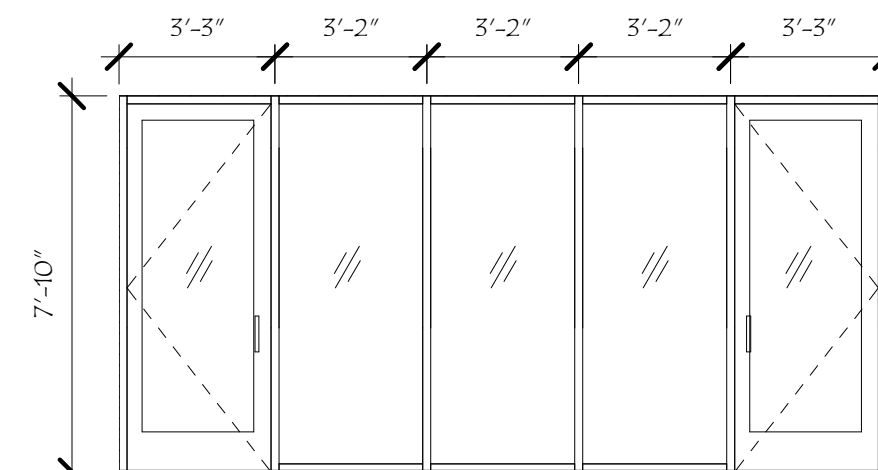
5 RETAIL 107 STOREFRONT 2
 1/4" = 1'-0"



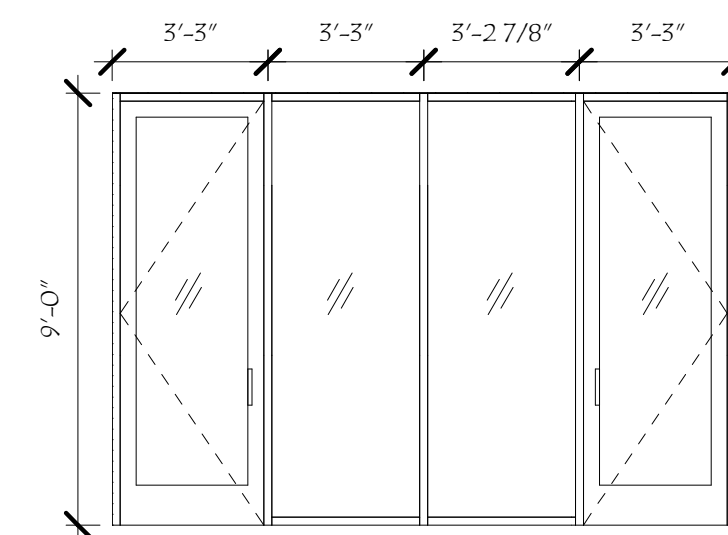
4 RETAIL 107 STOREFRONT
 1/4" = 1'-0"



3 RETAIL 104 STOREFRONT
 1/4" = 1'-0"



2 FIRST FLOOR STOREFRONT A RIVER
 1/4" = 1'-0"



1 BASEMENT STOREFRONT AT RIVER
 1/4" = 1'-0"

GENERAL DOOR SCHEDULE NOTES:

1. PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO DOOR ORDER.
2. G.C. TO COORDINATE ALL DOOR HARDWARE, COLOR SELECTIONS AND INTERIOR FINISH W/ OWNER AND ARCHITECT.
3. PROVIDE JAMB EXTENSIONS AS REQUIRED.
4. ALL INTERIOR AND EXTERIOR DOORS TO BE 1-3/4" THICK.
5. ALL DOOR SWINGS AND OPERATIONS SHALL BE AS SHOWN ON PLANS AND ELEVATIONS.
6. G.C. TO COORDINATE EXACT INTERIOR AND EXTERIOR DOOR MANUFACTURER W/ OWNER AND ARCHITECT, IF NOT NOTED.
7. SC = SOLID CORE, HC = HOLLOW CORE, MTL = METAL, HM = HOLLOW METAL, WD. = WOOD

GENERAL DOOR NOTES:

1. ENTRANCE DOOR FENESTRATION MAX. U-FACTOR = 0.80
2. CURTAIN WALL/STOREFRONT MAX. U-FACTOR = 0.45
3. FENESTRATION MIN. SHGC = 0.40
4. SAFETY GLAZING REQUIRED IN SWINGING DOORS.
5. SAFETY GLAZING REQUIRED IN AN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR, INCLUDING ADJACENT WINDOWS, WITHIN 24" OF THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND WHERE THE BOTTOM EDGE IS LESS THAN 60" A.F.F.
6. SAFETY GLAZING REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
 - EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF.
 - EXPOSED BOTTOM EDGE IS LESS THAN 18" A.F.F.
 - EXPOSED TOP EDGE IS GREATER THAN 36" A.F.F.
 - ONE OR MORE WALKING SURFACES IS WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

Revisions:	Description	Date

As Indicated	CMO	MCA	2020016	01/29/21
Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title:
 STOREFRONT TYPES
 AND DOOR DETAILS

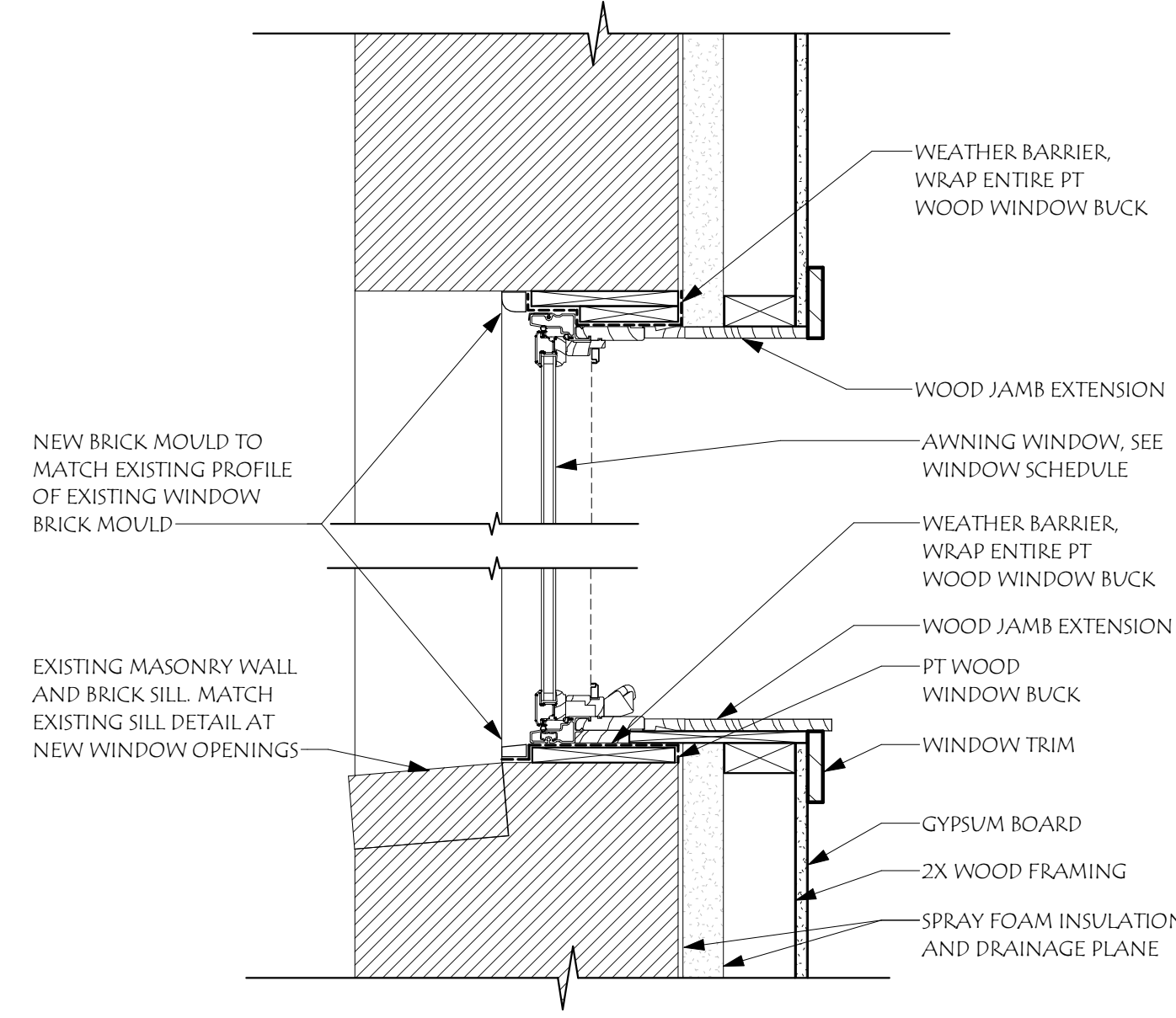
A6.11

IOKA THEATER

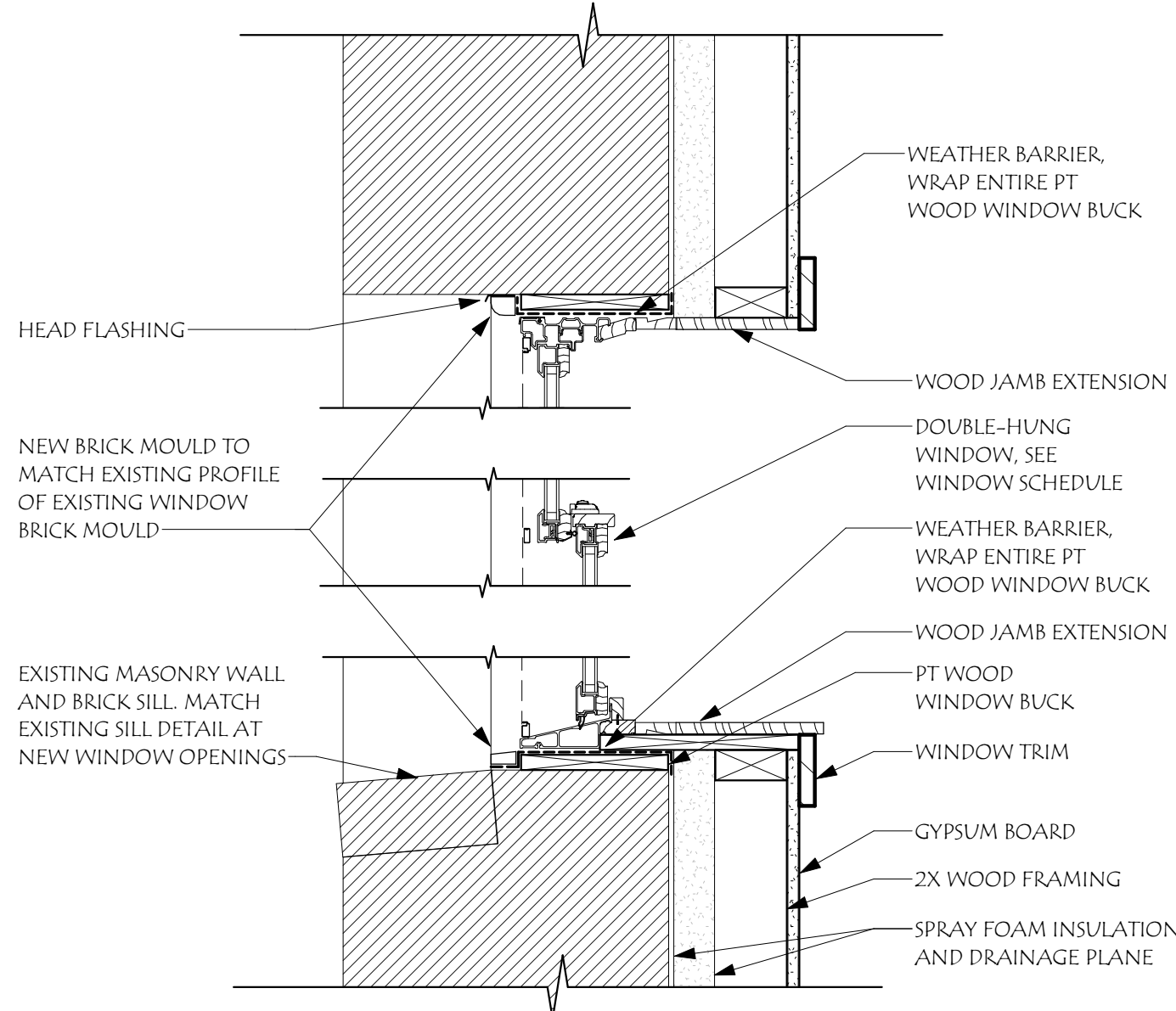
55 WATER STREET
 EXETER, NH 05855

KEY	MANUFACTURER	MODEL	TYPE	FRAME HEIGHT	FRAME WIDTH	MASONRY OPENING (HEIGHT & WIDTH)	COMMENTS
A	MARVIN "ELEVATE" OR EQUIVALENT	ELDH4248	DOUBLEHUNG	3'-11 3/4"	3'-5 1/2"	4'-0" X 3'-6"	
B	MARVIN "ELEVATE" OR EQUIVALENT	ELDH2648	DOUBLEHUNG	3'-11 3/4"	2'-1 1/2"	4'-0" X 2'-2"	
C	MARVIN "ELEVATE" OR EQUIVALENT	ELDH4268 (EGRESS)	DOUBLEHUNG	5'-7 3/4"	3'-5 1/2"	5'-8" X 3'-6"	
D	MARVIN "ELEVATE" OR EQUIVALENT	ELDH4868 (EGRESS)	DOUBLEHUNG	5'-7 3/4"	3'-11 1/2"	5'-8" X 4'-0"	
E	MARVIN "ELEVATE" OR EQUIVALENT	ELAWN4935	AWNING	2'-11 1/8"	4'-0"	2'-11 3/8" X 4'-0 1/2"	
F	MARVIN "ELEVATE" OR EQUIVALENT	ELAWN4919	AWNING	1'-7 1/8"	4'-0"	1'-7 3/8" X 4'-0 1/2"	
G	MARVIN "ELEVATE" OR EQUIVALENT	CUSTOM SIZE	DOUBLEHUNG	2'-6 1/2"	1'-9 5/8"	EXISTING MASONRY OPENING, VIF	
H	MARVIN "ELEVATE" OR EQUIVALENT	CUSTOM SIZE	DOUBLEHUNG	2'-2 1/2"	1'-9 5/8"	EXISTING MASONRY OPENING, VIF	
J	MARVIN "ELEVATE" OR EQUIVALENT	ELDH5448	DOUBLEHUNG	3'-11 3/4"	2'-9 1/2"	4'-0" X 2'-10"	
K	MARVIN "ELEVATE" OR EQUIVALENT			7'-3"	2'-7 1/2"	EXISTING MASONRY OPENING, VIF	CUSTOM MADE TO MIMIC DOOR 108A
1	GLASS BLOCK	CUSTOM SIZE				EXISTING MASONRY OPENING, VIF	
2	GLASS BLOCK	CUSTOM SIZE				EXISTING MASONRY OPENING, VIF	

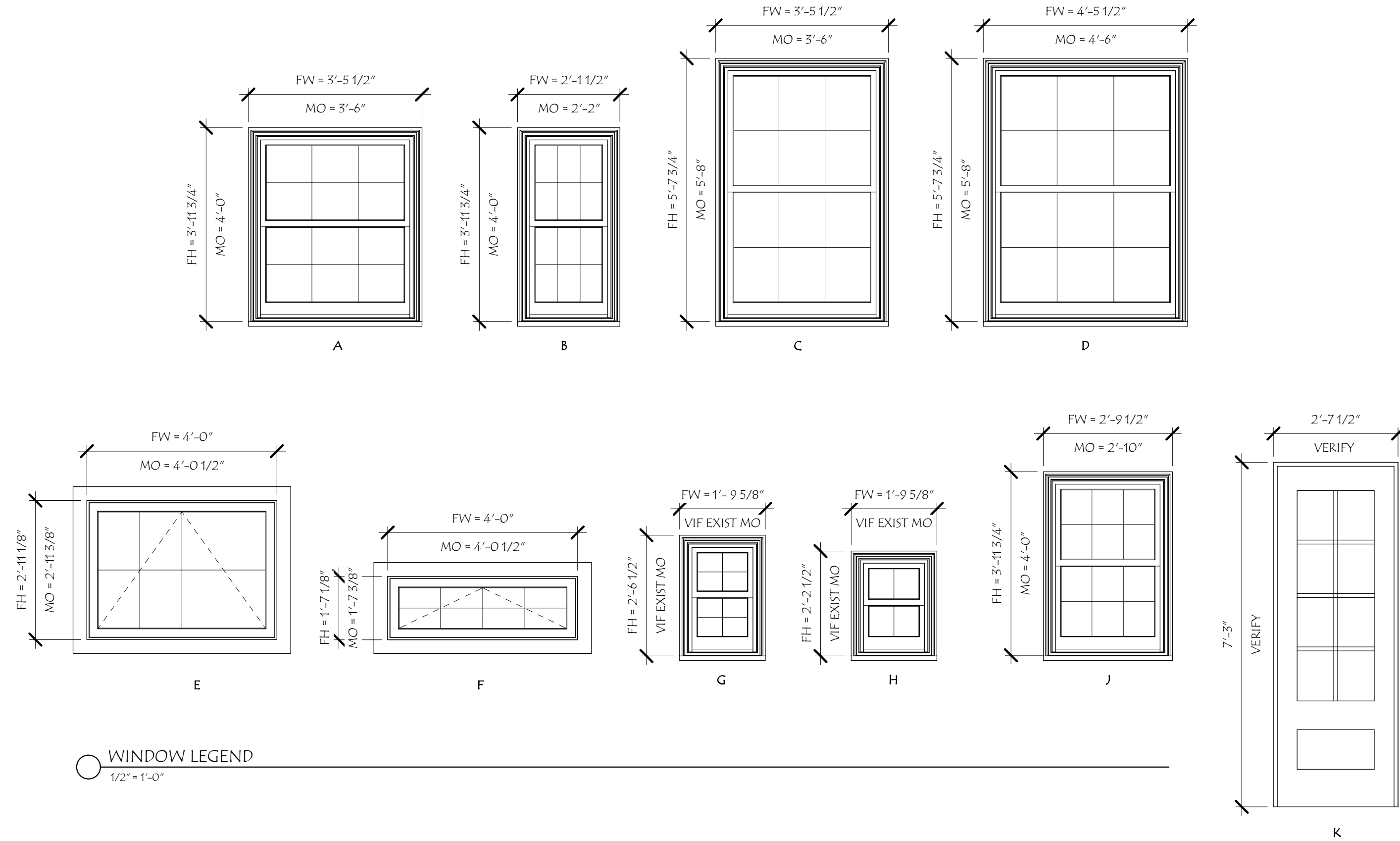
- NOTES**
1. ALL WINDOWS ARE TO BE WOOD INTERIOR WITH FIBERGLASS CLAD EXTERIOR CONSTRUCTION.
 2. ALL WINDOWS ARE TO HAVE 7/8" SIMULATED DIVIDED LITES AND SPACER BAR. THE GRILL PATTERNS SHOWN BELOW IS THE DESIGN INTENT.
 3. BRICK MOULD IS TO MATCH CLOSELY TO EXISTING HISTORIC BRICK MOULD. VERIFY WITH OWNER AND ARCHITECT.
 4. ALL EXISTING MASONRY OPENINGS ARE TO BE FIELD VERIFIED PRIOR TO SHOP DRAWINGS BEING PRODUCED.



2 AWNING WINDOW DETAIL
 1/2" = 1'-0"



1 DOUBLE HUNG WINDOW DETAIL
 1/2" = 1'-0"



WINDOW LEGEND
 1/2" = 1'-0"

Revisions:	Description	Date
#		

As Indicated	Author	MCA
Scale:	Drawn By:	Checked By:
	Project No.:	2020016
	Date:	01/29/21

Title:	WINDOW SCHEDULE AND DETAILS
Scale:	A6.20

GENERAL

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO:
 - 2015 INTERNATIONAL BUILDING CODE
 - ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
 - ACI 318-14 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 - ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
 - AISI STEEL CONSTRUCTION MANUAL, 14TH EDITION
 - ANSII/AISC 308-2015 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
 - TMS 402-13/ACI 530-13/ASCE 5-13 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"

ANY DISCREPANCIES BETWEEN THE ABOVE LISTED CODES AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
- ALL WORK SHALL BE PERFORMED BY PERSONS QUALIFIED IN THEIR TRADE AND LICENSED TO PRACTICE SUCH TRADE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS IN ADDITION TO SPECIFICATIONS AND ANY SHOP DRAWINGS PROVIDED BY SUBCONTRACTORS AND SUPPLIERS.
- ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR (G.C.) AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF WORK.
- UNLESS OTHERWISE NOTED, DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR DETAILS.
- THESE DRAWINGS DO NOT SHOW THE SIZE, LOCATION, OR TYPE OF OPENINGS IN THE FOUNDATION SYSTEM FOR ELECTRICAL, PLUMBING, OR MECHANICAL EQUIPMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THESE ITEMS.
- ALL SHOP DRAWINGS PROVIDED BY OTHERS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF MATERIAL OR THE PURCHASE OF NON-RETURNABLE STOCK. QUANTITY AND DIMENSIONAL REVIEW IS THE CONTRACTOR'S RESPONSIBILITY.
- REFER TO THESE DRAWINGS, CIVIL DRAWINGS, AND THE GEOTECHNICAL REPORT FOR UNDER-DRAIN AND PERIMETER DRAIN REQUIREMENTS IF APPLICABLE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING AND/OR SHORING NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION UNTIL THE BUILDING IS COMPLETE. CONSULT AN INDEPENDENT ENGINEER IF DESIGN ASSISTANCE OR REVIEW IS NEEDED.
- THE BUILDING PERMIT APPLICANT (e.g. OWNER, CONTRACTOR) MUST PROVIDE SPECIAL INSPECTIONS PER THE REQUIREMENTS OF CHAPTER 17 OF THE 2015 INTERNATIONAL BUILDING CODE AND FURNISH INSPECTION REPORTS TO THE CODE OFFICIAL AND TO THE ENGINEER OF RECORD. THE TESTING/INSPECTION AGENCY(S) MUST BE APPROVED BY THE ENGINEER OF RECORD. SEE SHEET SX-X FOR THE SCHEDULE OF SPECIAL INSPECTIONS.
- THE ENGINEER, AT HIS/HER OPTION, MAY PROVIDE THE CONTRACTOR WITH ELECTRONIC FILES FOR HIS/HER CONVENIENCE AND USE IN THE PREPARATION OF SHOP DRAWINGS. DATA CONTAINED ON THESE ELECTRONIC FILES ARE THE ENGINEER'S INSTRUMENT OF SERVICE AND MAY NOT BE ELECTRONICALLY COPIED FOR REUSE AS SHOP DRAWINGS. THESE ELECTRONIC FILES ARE NOT CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS NOT RELIEVED OF HIS/HER DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS. THIS INCLUDES THE NEED TO CONFIRM AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND COORDINATE THE CONTRACTOR'S WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT. THE CONTRACTOR MAY NOT MANUALLY ALTER THE HARD COPIES OF THE CONSTRUCTION DOCUMENTS AND REUSE THEM AS SHOP DRAWINGS.

DESIGN LOADS

- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE TO SUPPORT THE DEAD LOADS OF THE VARIOUS STRUCTURAL AND ARCHITECTURAL SYSTEMS AND THE FOLLOWING MINIMUM LIVE LOADS:

UNIFORMLY DISTRIBUTED LIVE LOADS	
RESIDENTIAL - MULTIFAMILY DWELLINGS	
PRIVATE ROOMS AND CORRIDORS SERVING THEM	= 40 PSF
PUBLIC ROOMS AND CORRIDORS SERVING THEM	= 100 PSF
MERCANTILE	= 100 PSF
SNOW	
BASIC GROUND SNOW LOAD	P _g = 50 PSF
FLAT ROOF SNOW LOAD	P _f = 38.5 PSF
SNOW EXPOSURE FACTOR	C _e = 1.0
THERMAL FACTOR	C _t = 1.1
LOAD IMPORTANCE FACTOR	I _s = 1.0

SOIL BEARING

- ALL FOOTINGS SHALL BE CARRIED DOWN TO REST ON UNDISTURBED SOIL OR SHALL BEAR ON STRUCTURAL FILL COMPACTED IN 12" LAYERS TO 95% COMPACTION. THE UNDERLYING SOILS AND THE STRUCTURAL FILL SHALL HAVE A MINIMUM SAFE LOAD BEARING CAPACITY OF 3000 PSF.
- REMOVE ALL EXISTING TOPSOIL, PAVEMENT, ORGANIC MATERIALS, AND OTHER SOIL THAT APPEARS TO BE UNSUITABLE PRIOR TO PREPARING THE FOOTING SUBGRADE.
- IF ANY ADVERSE SOIL CONDITIONS ARE ENCOUNTERED WHICH EXTEND BELOW FOOTING LEVEL, SUCH AS THOSE LISTED ABOVE, THE GENERAL CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR DETERMINATION OF HOW TO REMEDY THE CONDITION BEFORE CONTINUATION OF THE WORK.
- A GEOTECHNICAL ENGINEER SHALL PROVIDE VERIFICATION THAT THE SOILS ARE SUITABLE FOR THE DESIGN LOADS. THE CONTRACTOR OR OWNER SHALL ASSUME RESPONSIBILITY IF A GEOTECHNICAL ENGINEER IS NOT RETAINED.

CAST-IN-PLACE-CONCRETE

- ALL WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301)
- INTERIOR SLABS ON GRADE TO BE OF THICKNESS SHOWN ON DRAWINGS WITH SECONDARY CONCRETE FIBER REINFORCING. DOSAGE TO BE AS RECOMMENDED BY THE MANUFACTURER.
- PROVIDE A 10-MIL POLYETHYLENE MOISTURE VAPOR RETARDER DIRECTLY BELOW ALL INTERIOR SLABS ON GRADE, UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS. OVERLAP SEAMS A MINIMUM 6" AND TAPE AS REQUIRED TO MAINTAIN POSITION.
- ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL OR CLEAN GRANULAR FILL COMPACTED IN LAYERS OF 12" OR LESS TO 95% COMPACTION.
- MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - CONCRETE CAST AGAINST EARTH: 3 INCHES
 - FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
 - 1-1/2 INCHES FOR #5 BARS AND SMALLER
 - 2 INCHES FOR #6 BARS AND GREATER
- CALCIUM CHLORIDE IS PROHIBITED IN ANY CONCRETE MIX.
- CONCRETE SHALL BE ADEQUATELY PROTECTED FROM HOT OR COLD WEATHER AS REQUIRED BY ACI PUBLICATIONS 305 AND 306, RESPECTIVELY.
- ALL CONCRETE FOR WALLS, FOOTINGS, AND SLABS-ON-GRADE SHALL BE NORMAL-WEIGHT, 3/4" AGGREGATE AND ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (U.N.O.). CYLINDERS SHALL BE TAKEN AND TESTED IN ACCORDANCE WITH ACI RECOMMENDATIONS.
- ALL CONCRETE SHALL BE CURED BY AN APPROVED METHOD AS PRESCRIBED BY ACI.
- MID-RANGE WATER REDUCERS (MRWR) ARE REQUIRED FOR ALL CONCRETE MIXES.
- MAXIMUM WATER TO CEMENT RATIO:
 - A. FOR MIXES WITH MRWR:
 - FOR 3000 PSI CONCRETE 0.5
- MINIMUM CEMENT QUANTITIES:
 - FOR 3000 PSI CONCRETE 517 LB./CY
- MAXIMUM CONCRETE SLUMP:
 - FOR MIXES WITH MRWR 7 IN
- REINFORCING BARS AND ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, MUST BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED. WET-STICKING OF ANCHOR BOLTS, VERTICAL PIER, REINFORCING OR VERTICAL WALL REINFORCING IS NOT ACCEPTABLE.

REINFORCING STEEL

- ALL REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
- WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM A1064. USE FLAT SHEETS ONLY.
- ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST ACI DETAILING MANUAL.
- WHERE CONTINUOUS BARS ARE REQUIRED, THEY SHALL RUN CONTINUOUSLY AROUND CORNERS, LAP AT NECESSARY SPLICES, AND SPLICES SHALL BE STAGGERED AND HOOKED AT DISCONTINUOUS ENDS. LAP LENGTHS SHALL BE AS SHOWN OR NOTED ON THE DRAWINGS. IF LAP/SPLICE LENGTHS ARE NOT INDICATED FOLLOW ACI STANDARDS.

CONCRETE MASONRY UNIT CONSTRUCTION

- CONCRETE MASONRY UNIT (CMU) CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402-13/ACI 530-13/ASCE 5-13).
- REINFORCED MASONRY SHALL CONSIST OF MASONRY UNITS, MORTAR BETWEEN UNITS, GROUT IN CELLS, LINTELS, BOND BEAMS, HORIZONTAL JOINT REINFORCING, AND STEEL REINFORCING IN VERTICAL CELLS, BOND BEAMS AND LINTELS.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90-12 AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI. CERTIFICATION OF UNIT STRENGTH SHALL BE PROVIDED BY MANUFACTURER.
- GROUT SHALL BE CONCRETE WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH (F'_c) OF 2000 PSI, WITH A MAXIMUM COARSE AGGREGATE SIZE OF 3/8". SLUMP AT POINT OF PLACEMENT OF 8 TO 11 INCHES, AND DESIGNED FOR PUMPING. GROUT SHALL CONFORM TO ASTM C 476-10 'SPECIFICATION FOR MORTAR AND GROUT FOR MASONRY.'
- THE MINIMUM COMPRESSIVE STRENGTH OF CMU CONSTRUCTION (F_m) SHALL BE 1500 PSI AND SHALL BE DETERMINED USING THE UNIT STRENGTH METHOD PER TMS 402-13/ACI 530-13/ASCE 5-13 SECTION 1.4.
- MORTAR FOR REINFORCED MASONRY SHALL MEET THE APPLICABLE REQUIREMENTS OF ASTM SPECIFICATION C270-12a, TYPE S.
- GROUT AND MORTAR SHALL BE KEPT ENTIRELY SEPARATE, AND SHALL NOT BE USED INTERCHANGEABLY.
- PROVIDE LADDER-MESH HORIZONTAL JOINT REINFORCEMENT AT 16" ON CENTER (EVERY OTHER COURSE), CONFORMING TO ANSII/ASTM A951, WITH 9-GAGE SIDE RODS AND CROSS TIES. JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH SECTIONS LAPPED 6" MINIMUM, EXCEPT AT CONTROL JOINTS WHERE JOINT REINFORCING SHALL TERMINATE. JOINT REINFORCEMENT IN EXTERIOR WALLS AND INTERIOR WALLS EXPOSED TO MOISTURE SHALL BE HOT-DIP GALVANIZED (ASTM A153). JOINT REINFORCEMENT IN ALL OTHER WALLS SHALL BE MILL GALVANIZED (ASTM A641).
- TYPICAL VERTICAL REINFORCING SHALL BE #5 BARS AT 32" ON CENTER, UNLESS NOTED OTHERWISE ON PLANS. VERTICAL REINFORCING SHALL BE PLACED AT EACH JAMB OF EACH WALL OPENING AND AT EACH CORNER AND WALL INTERSECTION.
- PLACE REINFORCEMENT AND TIES IN GROUT SPACES PRIOR TO GROUTING (PER ACI 530.1 SECTION 3.2E). THIS IS REQUIRED IN ORDER TO AVOID LOSS OF BOND AND MISALIGNMENT OF REINFORCING BARS.
- VERTICAL REINFORCING SHALL BE CONTINUOUS AND SHALL LAP A MINIMUM OF 48 BAR DIAMETERS, (30" FOR #5 BARS). BARS SHALL BE SUPPORTED BY WIRE POSITIONERS AS REQUIRED TO MAINTAIN PROPER POSITION IN CELL.
- CELLS ARE TO BE GROUTED USING LOW-LIFT GROUTING PROCEDURES. CELLS SHALL BE FILLED TO DEPTH OF 4" AND RODDED OR VIBRATED, PERMITTED TO REST FOR A PERIOD OF 30-60 MINUTES, AN ADDITIONAL 4" DEPTH FILLED, AND AGAIN RODDED OR VIBRATED. SECOND VIBRATING SHALL EXTEND AT LEAST 12" INTO PREVIOUSLY GROUTED LAYER. GROUT SHALL BE PUMPED INTO PLACE. GROUT LEVEL AT EACH LIFT SHALL STOP A MIN 1/2" BELOW TOP OF CMU TO FORM A KEYWAY.
- IF HIGH-LIFT GROUTING IS DESIRED, THE CONTRACTOR MUST SUBMIT A WRITTEN PROPOSED PROCEDURE COMPLYING WITH ACI CODE TO THE ENGINEER FOR REVIEW AND APPROVAL.
- MORTAR PLASTICITY SHALL BE MAINTAINED BY RE-TEMPERING AS REQUIRED UP TO 2-1/2 HOURS AFTER ORIGINAL MIXING. MORTAR REQUIRING RE-TEMPERING AFTER THAT PERIOD SHALL BE DISCARDED.
- GROUT SHALL NOT BE RE-TEMPERED, BUT SHALL BE DISCARDED IMMEDIATELY IF PLASTICITY IS LOST BEFORE GROUT IS PLACED IN WALL. GROUT SHALL BE USED WITHIN 1-1/2 HOURS OF INITIAL MIXING.
- COLD OR HOT WEATHER MASONRY CONSTRUCTION SHALL CONFORM TO THE TMS 602-13/ACI 530.1-13/ASCE 6-13 SECTION 1.8 AND ACI 305 AND 306, RESPECTIVELY.
- METAL LATH SHALL BE USED UNDER BOND BEAMS TO CONFINE GROUT FROM HOLLOW CORES.
- PROCEDURES OF NEMA-TEK #3-3A SHALL BE FOLLOWED FOR ALL REINFORCED MASONRY CONCRETE CONSTRUCTION.
- LAY ALL CONCRETE MASONRY UNITS IN RUNNING BOND, UNLESS NOTED OTHERWISE.
- INSPECTION OF MASONRY CONSTRUCTION SHALL BE PERFORMED AS REQUIRED BY IBC 2015 CHAPTER 17.

MASONRY LOOSE LINTEL SCHEDULE

- UNLESS OTHERWISE INDICATED ON THE DRAWINGS PROVIDE AN ANGLE, PLACED WITH LONG LEG VERTICAL, FOR EACH 4" OF MASONRY THICKNESS FOR ALL MASONRY OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

• MAXIMUM OPENING	LINTEL
UP TO 3'-5"	L3-1/2 x 3-1/2 x 3/8"
3'-6" TO 4'-5"	L4 x 3-1/2 x 3/8"
4'-7" TO 6'-0"	L5 x 3-1/2 x 3/8"
6'-1" TO 8'-0"	L6 x 3-1/2 x 3/8"
8'-1" TO 11'-0"	L7 x 4 x 3/8"
- ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED.
- LINTELS SHALL BE 16" LONGER THAN MASONRY OPENING AND SHALL HAVE A MINIMUM OF 8" BEARING ON MASONRY AT EACH END. WHERE LINTEL ABUTS A COLUMN PROVIDE A STRUCTURAL CLIP ANGLE CONNECTION.
- LINTELS SHOWN ARE FOR 4" VENEER THICKNESS ONLY.

WOOD I-JOIST FRAMING SYSTEM

- PROJECT HAS BEEN ENGINEERED USING "I-JOIST" AND "RIM BOARD" FRAMING AS MANUFACTURED BY BOISE CASCADE (OR APPROVED EQUAL).
- INSTALL ALL MANUFACTURED WOOD FRAMING ACCORDING TO THE STRUCTURAL DRAWINGS AND ACCORDING TO THE STANDARD DETAILS AND RECOMMENDATIONS PUBLISHED BY BOISE CASCADE (OR APPROVED EQUAL).
- SUBMIT SUBSTITUTE "I-JOIST" FRAMING SYSTEM STRUCTURAL PROPERTIES AND INFORMATION TO JSN ASSOCIATES, LLC FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OF MATERIAL.
- SUBSTITUTE "I-JOIST" FRAMING SYSTEM COMPONENTS MUST MEET OR EXCEED THE ENGINEERING PROPERTIES OF THE SPECIFIED BRAND COMPONENTS. THIS INCLUDES VALUES FOR F_b, F_c, E, I, S, (MALLOW), AND (VALLOW).
- REFER TO AND STRICTLY COMPLY WITH JOIST MANUFACTURER'S GUIDELINES FOR THE SIZE AND LOCATION OF OPENINGS IN JOIST WEBS.
- REFER TO AND STRICTLY COMPLY WITH JOIST MANUFACTURER'S GUIDELINES FOR THE ATTACHMENT OF MECHANICAL SYSTEMS TO UNDERSIDE OF THE WOOD I-JOISTS.
- INSTALL WEB STIFFENERS AT ALL I-JOIST BEARING LOCATIONS PER MANUFACTURER'S RECOMMENDATIONS.
- INSTALL SOLID BLOCKING BETWEEN FLOOR JOISTS AT ALL BEARING LOCATIONS.

PRESSURE TREATED LUMBER

- PRESSURE TREATED LUMBER SHALL BE TREATED WITH AN ACO PROCESS SUITABLE TO EXTERIOR EXPOSED SERVICE. ACO TREATMENT WITH AMMONIA IS NOT PERMITTED
- USE PT SOUTHERN PINE LUMBER FOR ALL EXTERIOR FRAMING AND FOR SILL PLATES ON FOUNDATION WALLS AND INTERIOR SLABS ON GRADE.
- USE HOT DIPPED GALVANIZED ANCHOR BOLTS TO FASTEN PT PLATES TO FOUNDATION WALLS. USE STAINLESS STEEL OR OTHERWISE ACCEPTED CORROSION RESISTANT POWER ACTUATED FASTENERS IN ALL PLATE TO SLAB CONNECTIONS. USE HOT DIP GALV. NAILS IN ALL FRAMING CONNECTIONS TO PT.
- USE #18S GALVANIZED CONNECTORS (SIMPSON ZMAX OR EQUAL) AND HOT DIPPED GALVANIZED NAILS (#18S OR EQ.) FOR ALL PT CONNECTIONS. USE STAINLESS STEEL CONNECTORS AND STAINLESS STEEL NAILS IN HIGHLY CORROSIVES AREAS SUCH AS OCEAN FRONT.
- FAILURE TO FOLLOW THESE NOTES MAY RESULT IN A RAPID CORROSION OF METAL FASTENERS AND CONNECTORS AND STRUCTURAL FAILURE.

WOOD FRAMING

- ALL FRAMING SHALL BE SPRUCE-PINE-FIR, NO. 1 NO.2 OR BETTER, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS.
- ALL TWO (2) INCH NOMINAL LUMBER SHALL BE SEASONED TO 19% MAXIMUM MOISTURE CONTENT.
- ALL LUMBER AND PLYWOOD SHALL BE GRADE-STAMPED BY THE APPROPRIATE MANUFACTURER'S ASSOCIATION FOR THE APPROPRIATE USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH SHALL BE PRESSURE TREATED SOUTHERN PINE.
- ALL WOOD FRAMING SHALL BE BUILT PLUMB, LEVEL, SQUARE, AND TRUE WITH ADEQUATE BRACING AND CONNECTION HARDWARE TO ENSURE A RIGID STRUCTURE.
- FRAMING CONNECTIONS SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY THE CONDITIONS ENCOUNTERED TO PROVIDE FULL SURFACE CONTACT WITHOUT USE OF SHIMS.
- ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1, UNLESS NOTED OTHERWISE. SHEATHING SHALL BE ADEQUATELY SPACED AT JOINTS (1/8" TYP) AS RECOMMENDED BY THE APA FOR EXPANSION.
- ALL FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED, UNLESS OTHERWISE NOTED. SEE NOTE #7 FOR APA RATINGS.
- ALL SHEATHING SHALL BE LAID WITH LONG DIMENSIONS PERPENDICULAR TO SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS. STAGGER ALL JOINTS.
- ALL SHEATHING SHALL BE NAILED 6" ON CENTER AT SUPPORTED PANEL EDGES AND AT 10" ON CENTER AT INTERMEDIATE SUPPORTS, UNLESS OTHERWISE SHOWN OR NOTED (SPECIFIC SHEAR WALLS & DIAPHRAGMS). FASTENERS MUST NOT BE OVERDRIVEN; HEADS SHOULD BE FLUSH WITH FACE OF SHEATHING.
- ALL INTERIOR DOOR HEADERS SHALL CONSIST OF TWO 2X8'S WITH ONE LAYER OF 1/2" PLYWOOD SPACER, UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS. ALL EXTERIOR WINDOW AND DOOR HEADERS OVER THREE (3) FEET WIDE SHALL BE THREE 2X10'S WITH TWO LAYERS OF 1/2" PLYWOOD, U.N.O.
- ALL HEADERS OVER SIX (6) FEET IN LENGTH SHALL BEAR ON DOUBLE STUD POSTS AS A MINIMUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SIMPSON CONSTRUCTION HARDWARE (OR APPROVED EQUAL) SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND NAILING SCHEDULE. THE GENERAL CONTRACTOR MUST BE FAMILIAR WITH AND HAVE THE APPROPRIATE PRODUCT CATALOGS ON SITE.
 - A. ALL SPECIFIED FASTENERS MUST BE INSTALLED ACCORDING TO THE INSTRUCTIONS IN THE SIMPSON CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL, OR FINISH MAY CAUSE THE CONNECTION TO FAIL. 16d FASTENERS ARE COMMON NAILS (8 GAGE X 3-1/2") AND CANNOT BE REPLACED WITH 16d SINKERS (9 GAGE X 3-1/4") UNLESS OTHERWISE SPECIFIED.
 - B. BOLT HOLES SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER (PER THE 2015 NDS, SECTION 12.1.3.2).
 - C. INSTALL ALL SPECIFIED FASTENERS BEFORE LOADING THE CONNECTION.
 - D. PNEUMATIC NAILERS MAY BE USED TO INSTALL CONNECTORS PROVIDED THE CORRECT QUANTITY AND TYPE OF NAILS ARE PROPERLY INSTALLED IN THE NAIL HOLES. TOOLS WITH NAIL HOLE-LOCATING MECHANISMS SHOULD BE USED. FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND USE THE APPROPRIATE SAFETY EQUIPMENT.
 - E. JOIST SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE JOIST AND THE HEADER SHALL NOT EXCEED 1/8".
- BEAMS NOTED AS "LVL" SHALL BE "VERSA-LAM" AS MANUFACTURED BY BOISE CASCADE (E=2,000,000 PSI, F_b=3,100 PSI). VERSA-LAM PRODUCTS SHALL BE PROPERLY STORED AND PROTECTED FROM WATER DAMAGE DURING CONSTRUCTION.
- COLUMNS NOTED AS "LVL" SHALL BE "VERSA-LAM" AS MANUFACTURED BY BOISE CASCADE (E=1,800,000 PSI, F_b=2,750 PSI, F_c=3,000 PSI). VERSA-LAM PRODUCTS SHALL BE PROPERLY STORED AND PROTECTED FROM WATER DAMAGE DURING CONSTRUCTION.
- WOOD "I-JOISTS" - SEE "WOOD I-JOIST FRAMING SYSTEM" NOTES.
- UNLESS NOTED OTHERWISE, MINIMUM FASTENING OF WOOD MEMBERS SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC.
- ALL POSTS SHALL CONTINUE TO THE FOUNDATION. UNLESS OTHERWISE INDICATED, INSTALL SOLID BLOCKING WITHIN FLOOR PLENUM TO PROVIDE CONTINUITY OF LOAD PATH.

STRUCTURAL STEEL

- STRUCTURAL STEEL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE.
- STRUCTURAL STEEL WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-10)", "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS (ANSI/AISC 303-16)", AND "STRUCTURAL WELDING CODE (AWS D1.1 2015)".
- STRUCTURAL STEEL SHALL BE NEW STEEL CONFORMING TO THE FOLLOWING:
 - A. ROLLED SHAPES AND PLATES - ASTM A36 (EXCEPT AS NOTED BELOW)
 - B. WIDE FLANGE SHAPES - ASTM A992, 50 KSI
 - C. STRUCTURAL RECTANGULAR TUBES- ASTM A500 GRADE C, 50 KSI
 - D. STRUCTURAL CHANNELS - ASTM A500 GRADE C, 50 KSI
 - E. STRUCTURAL ROUND TUBES - ASTM A500 GRADE C, 46 KSI
 - F. ANCHOR RODS - ASTM F1954 GRADE 36 (HEADED BOLTS)
- ALL BOLTED CONNECTIONS SHALL USE NEW BOLTS. SLIP-CRITICAL BOLTS ARE PROHIBITED FROM ALL CONNECTIONS. SLOTTED BOLT HOLES ARE NOT PERMITTED AT BRACED FRAME CONNECTIONS. ALL BOLTS SHALL BE INSTALLED AS BEARS TO A SNUG 'TIGHTENED' CONDITION, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL BOLTED CONNECTIONS SHALL BE DESIGNED, FABRICATED, AND INSTALLED IN COMPLIANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", DATED AUGUST 1, 2014.
- VOIDS BENEATH COLUMN BASE PLATES SHALL BE DRY PACKED WITH NON-SHRINK CONSTRUCTION GROUT BEFORE APPLICATION OF LOADS.
- WELDED CONNECTIONS SHALL BE MADE BY AWS QUALIFIED WELDERS USING FILLER MATERIAL CONFORMING TO E70XX, LOW HYDROGEN.
- STRUCTURAL STEEL SHALL BE TRUE AND PLUMB BEFORE CONNECTIONS ARE FINALLY BOLTED OR WELDED.
- FIELD CUTTING OF STRUCTURAL STEEL OR ANY MODIFICATIONS SHALL NOT BE MADE WITHOUT APPROVAL BY ENGINEER.
- ALL CONNECTIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE FABRICATOR. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. FABRICATOR'S ENGINEER SHALL BE LICENSED IN THE STATE THE PROJECT IS LOCATED, AND CARRY PROFESSIONAL LIABILITY INSURANCE WITH A MINIMUM PER INCIDENT AND ANNUAL COVERAGE OF \$1,000,000. ECCENTRIC CONNECTIONS ARE NOT ACCEPTABLE WITHOUT SPECIFIC APPROVAL FROM JSN ASSOCIATES.
- ALL STEEL THAT WILL BE FIREPROOFED SHALL NOT BE PRIMED. REFER TO ARCHITECTURAL DRAWINGS FOR FIREPROOFING LOCATIONS AND REQUIREMENTS. ALL OTHER STRUCTURAL STEEL SHALL RECEIVE ONE (1) SHOP COAT OF RUST INHIBITIVE PRIMER, UNLESS WAIVED BY OWNER.
- THE STEEL FABRICATOR SHALL BE AISC CERTIFIED, OR BE ABLE TO DEMONSTRATE TO THE ENGINEER'S SATISFACTION THAT ALL AISC PROCEDURES FOR FABRICATION, QUALITY CONTROL, AND RECORD KEEPING ARE STRICTLY ADHERED TO. THE ENGINEER SHALL DETERMINE IF FABRICATOR QUALIFICATIONS ARE ACCEPTABLE.
- SHOP DRAWINGS SHALL BE PREPARED BY FABRICATOR. COPIES OF STRUCTURAL DRAWINGS ARE NOT ACCEPTABLE.
- THE TESTING AGENCY (TO BE APPROVED BY JSN ASSOCIATES, LLC) MUST PERFORM A VISUAL INSPECTION OF ALL SHOP AND FIELD WELDS. ADDITIONALLY, ALL SHOP AND FIELD FILLET AND PARTIAL PENETRATION WELDS MUST BE SPOT TESTED AT A RATE OF ONE TEST PER MEMBER USING THE MAGNETIC PARTICLE METHOD. ONE HUNDRED PERCENT (100%) OF ALL FIELD AND SHOP FULL PENETRATION WELDS MUST BE TESTED USING THE ULTRASONIC METHOD.
- ALL HSS COLUMNS SHALL BE SEALED TO PREVENT WATER PENETRATION DURING CONSTRUCTION OR DURING SERVICE AND SHALL BE PROVIDED WITH A DRAIN HOLE NEAR THE BASE ON SIDE OF COLUMN.



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IOKA THEATER

55 WATER STREET
 EXETER, NH 03855

Revisions:	Date
#	Description

Scale:	12" = 1'-0"
Drawn By:	JDG
Checked By:	JSN
Project No.:	200908
Date:	1/28/2021

Title: STRUCTURAL GENERAL NOTES

S.N.O.

SCHEDULE OF SPECIAL INSPECTIONS

PROJECT: IOKA THEATER
 LOCATION: 55 WATER STREET
 EXETER, NH 03833

ARCHITECT OF RECORD (AOR): CHRISTINE O'BRIEN, AIA

STRUCTURAL ENGINEER OF RECORD (SOR): JEFFREY S. NAWROCKI, PE

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE SPECIAL INSPECTION REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE. IT INCLUDES A SCHEDULE OF SPECIAL INSPECTION SERVICES APPLICABLE TO THIS PROJECT AS WELL AS THE NAME OF SPECIAL INSPECTORS AND THE IDENTITY OF OTHER APPROVED AGENCIES INTENDED TO BE RETAINED FOR CONDUCTING THESE SERVICES.

THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF ALL INSPECTIONS AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER AND ARCHITECT OF RECORD. DISCOVERED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR.

A FINAL REPORT OF SPECIAL INSPECTIONS BY THE SPECIAL INSPECTOR(S) DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

THE SPECIAL INSPECTOR, WHO IS GENERALLY EMPLOYED BY THE PRIMARY TESTING AGENCY, MAY USE VARIOUS INSPECTORS WHO ARE FAMILIAR WITH EACH CATEGORY OF WORK. IF SPECIAL INSPECTIONS ARE ALSO PERFORMED BY AGENTS WHO ARE NOT EMPLOYED BY PRIMARY TESTING AGENCY, EACH OF THESE ADDITIONAL SPECIAL INSPECTORS SHALL ISSUE A FINAL REPORT FOR THEIR CATEGORY OF INSPECTION. ONLY AFTER THE FINAL REPORT(S) HAS(HAVE) BEEN ISSUED BY THE SPECIAL INSPECTOR(S) CAN THE ARCHITECT AND EOR ISSUE FINAL AFFIDAVITS FOR THE PROJECT COMPLETION.

JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

SCHEDULE OF SPECIAL INSPECTION SERVICES

THE FOLLOWING TABLES COMPRISE THE REQUIRED SCHEDULE OF SPECIAL INSPECTIONS FOR THIS PROJECT. THE CONSTRUCTION DIVISIONS WHICH REQUIRE SPECIAL INSPECTIONS FOR THIS PROJECT ARE AS FOLLOWS:

SOILS AND FOUNDATIONS
 WOOD CONSTRUCTION
 STRUCTURAL STEEL
 MASONRY

INSPECTION AGENTS	FIRM	ADDRESS
1. SPECIAL INSPECTOR*	TBD	STREET ADDRESS CITY, STATE, ZIP PHONE
2. TESTING LABORATORY	TBD	STREET ADDRESS CITY, STATE, ZIP PHONE
3. STRUCTURAL ENGINEER	JSN ASSOCIATES, LLC.	ONE AUTUMN STREET PORTSMOUTH, NH 03801 (603) 433-8639

NOTE: THE INSPECTION AND TESTING AGENT SHALL BE ENGAGED BY THE OWNER OR THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL, PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

THE QUALIFICATIONS OF ALL PERSONNEL PERFORMING SPECIAL INSPECTION ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL. THE CREDENTIALS OF ALL INSPECTORS AND TESTING TECHNICIANS SHALL BE PROVIDED IF REQUESTED.

IT IS RECOMMENDED THAT THE PERSON ADMINISTERING THE SPECIAL INSPECTIONS PROGRAM BE A PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF BUILDINGS.

SOILS AND FOUNDATIONS

ITEM	AGENT NO.	SCOPE
1. SHALLOW FOUNDATIONS	1	VERIFY THAT UNSUITABLE BEARING MATERIALS ARE REMOVED. VERIFY THE SOIL LOAD-BEARING CAPACITY COINCIDES WITH THAT IDENTIFIED IN THE CONSTRUCTION DOCUMENTS.
2. CONTROLLED STRUCTURAL FILL	N/A	INSPECT COMPACTED FILL OPERATIONS TO VERIFY THE FILL MATERIAL, LIFT HEIGHTS, AND LEVEL OF COMPACTION ARE IN CONFORMANCE WITH THE REQUIREMENTS OF CONSTRUCTION.
3. DEEP FOUNDATIONS	N/A	N/A
4. OTHER	N/A	N/A

REINFORCED CONCRETE MASONRY

ITEM	AGENT NO.	SCOPE
1. MATERIAL CERTIFICATION	3	REVIEW CERTIFICATES OF COMPLIANCE FOR MASONRY UNITS, MORTAR MIX DESIGNS AND STRENGTH TESTS, GROUT DESIGNS AND STRENGTH TESTS, AND MANUFACTURER'S CATALOG DATA FOR JOINT REINFORCING AND METAL ACCESSORIES.
2. MIXING OF MORTAR AND GROUT	1	INSPECT THE PROPORTIONING AND MIXING OF MORTAR AND GROUT FOR CONFORMANCE WITH ACI 530.1-08, SECTION 2.1 AND 2.6, AND THE CONSTRUCTION DOCUMENTS.
3. INSTALLATION OF MASONRY	1	INSPECT THE PLACEMENT OF MORTAR AND MASONRY UNITS FOR CONFORMANCE WITH ACI 530.1-08, SECTION 3.3, AND THE CONSTRUCTION DOCUMENTS.
4. REINFORCEMENT INSTALLATION	1	INSPECT THE SIZE, CONDITION, LOCATION, AND PLACEMENT OF REINFORCEMENT FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND ACI 530-08, SECTION 3.4.
5. GROUTING OPERATIONS	1	INSPECT THE PLACEMENT OF GROUT (INCLUDING GROUT VIBRATION) FOR CONFORMANCE WITH ACI 530.1-08, SECTION 3.5 AND THE CONSTRUCTION DOCUMENTS.
6. WEATHER PROTECTION	1	INSPECT MASONRY PLACEMENT AND PROTECTION FOR CONFORMANCE WITH ACI 530.1-08, SECTION 1.8 AND THE CONSTRUCTION DOCUMENTS.
7. EVALUATION OF MASONRY STRENGTH	1	DETERMINE STRENGTH BY THE UNIT STRENGTH METHOD IN CONFORMANCE WITH ACI 530.1-08, SECTION 1.4. PROVIDE MANUFACTURER'S TEST DATA AND CERTIFICATES FOR MASONRY UNITS, GROUT, MORTAR, AND REINFORCING.
8. CONNECTIONS	1	VERIFY THAT CONNECTIONS OF THE MASONRY UNITS TO STRUCTURAL MEMBERS ARE PROVIDED WHERE INDICATED IN THE CONSTRUCTION DOCUMENTS.

WOOD CONSTRUCTION

ITEM	AGENT NO.	SCOPE
1. TRUSS FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES	N/A	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES WHICH CONFORM TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE (TPI) AND WOOD TRUSS COUNCIL OF AMERICA (WTCA).
2. MATERIAL GRADING	3	REVIEW SPECIES AND GRADES OF LUMBER USED TO ENSURE CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
3. CONNECTIONS	3	VERIFY THAT WOOD FRAME CONNECTIONS COMPLY WITH CONSTRUCTION DOCUMENTS AND SHOP DRAWINGS.
4. FRAMING DETAILS	3	VERIFY THAT THE FRAMING CONFIGURATION AND ALIGNMENT OF WALL FRAMING BELOW FLOOR AND ROOF FRAMING IS AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS. VERIFY PERMANENT TRUSS BRACING TO CONFORM WITH PROJECT REQUIREMENTS.
5. OTHER	N/A	VERIFY THAT FASTENING OF ALL LATERAL LOAD RESISTING ELEMENTS SUCH AS SHEAR WALLS AND DIAPHRAGMS ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.

STRUCTURAL STEEL

ITEM	AGENT NO.	SCOPE
1. FABRICATOR CERTIFICATION/QUALITY CONTROL PROCEDURES	1	VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES WHICH CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S QUALITY CERTIFICATION PROGRAM. AISI CERTIFICATION SATISFIES THIS.
2. MATERIAL CERTIFICATION	1	REVIEW MILL CERTIFICATES FOR PLATES AND SHAPES. REVIEW BOLT MANUFACTURER'S CERTIFICATES OF COMPLIANCE FOR HIGH-STRENGTH BOLTS. REVIEW WELD MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR WELD FILLER MATERIAL.
3. BOLTING	1	INSPECT INSTALLATION OF HIGH-STRENGTH BOLTS FOR CONFORMANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS BY THE RESEARCH COUNCIL ON STRUCTURAL BOLTS; AND THE CONSTRUCTION DOCUMENTS.
4. WELDING	1	PERFORM VISUAL INSPECTION OF ALL WELDS IN ACCORDANCE WITH AWS D1.1. SUBMIT WELDER QUALIFICATION STATEMENTS. ADDITIONALLY, THE TESTING AGENCY (TO BE APPROVED BY JSN ASSOCIATES, INC.) MUST PERFORM A VISUAL INSPECTION OF ALL FIELD WELDS. MULTI PASS WELDS OR WELDS GREATER THAN 5/16" MUST BE SPOT TESTED AT A RATE OF ONE TEST PER MEMBER USING THE MAGNETIC PARTICLE METHOD. ONE HUNDRED PERCENT (100%) OF ALL FIELD AND SHOP FULL PENETRATION WELDS MUST BE TESTED USING THE ULTRASONIC METHOD.
5. SHEAR CONNECTORS	N/A	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT STUDS FOR FULL 360 DEGREE FLASH. RING TEST ALL SHEAR CONNECTORS WITH A 3 LB HAMMER. BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.
6. STRUCTURAL DETAILS	1, 3	(1) VERIFY THAT THE GENERAL GEOMETRY OF THE ERECTED STEEL FRAME CONFORMS TO THE CONSTRUCTION DOCUMENTS AND APPROVED SHOP DRAWINGS. (3) RANDOM REVIEW.
7. METAL DECK	1	INSPECT WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK. VERIFY SIZE AND QUANTITY OF FASTENERS FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS. FREQUENCY: 100% OF FASTENING PATTERNS. SPOT CHECK 10% OF ALL WORK FOR SIZE AND TYPE OF FASTENERS.



JSN Associates, LLC
 Consulting Structural Engineers
 One Autumn Street
 Portsmouth, NH 03801
 Phone: (603) 433-8639
 www.jsneng.com

IOKA THEATER

55 WATER STREET
 EXETER, NH 03855

Revisions:	Date
#	Description

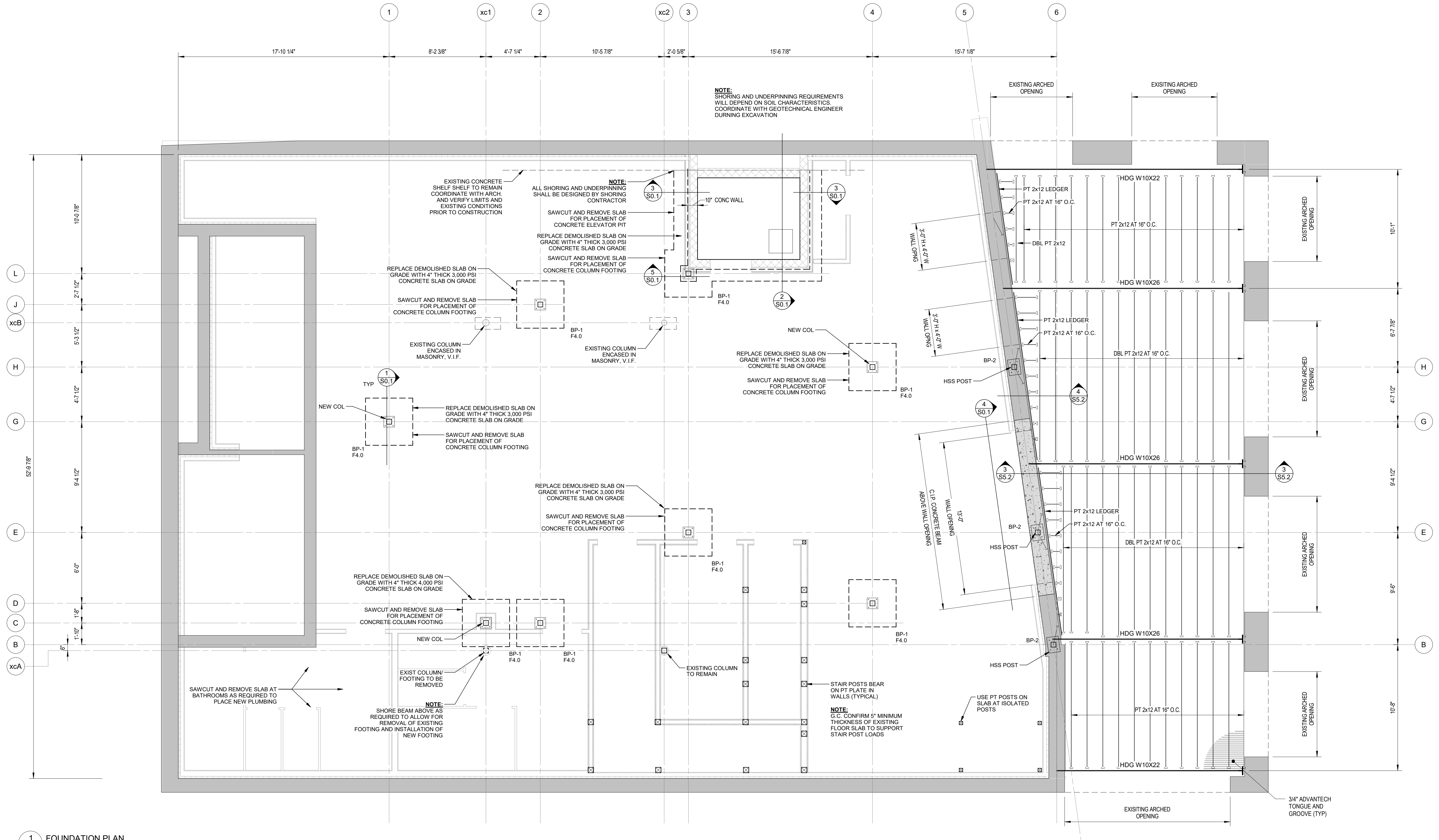
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Drawn By:	JDG
Checked By:	JSN
Project No.:	200908
Date:	1/28/2021

Title: SCHEDULE OF SPECIAL INSPECTIONS

SN.1

IOKA THEATER

55 WATER STREET
 EXETER, NH 03855



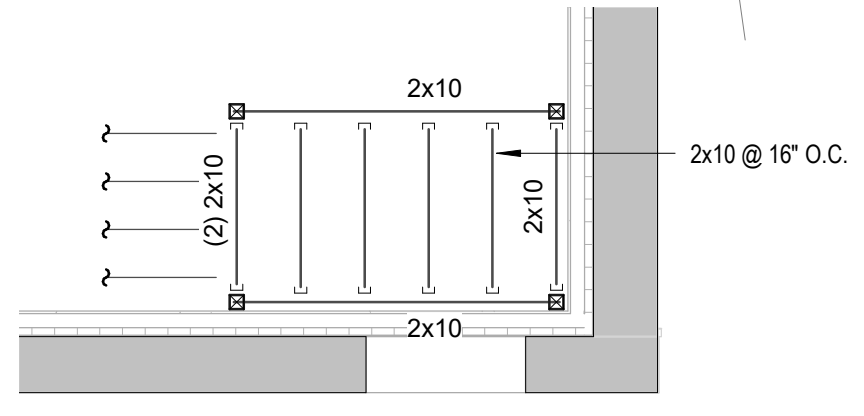
1 FOUNDATION PLAN
 S0.0 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- SEE SHEET SN.0 AND SN.1 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- GENERAL CONTRACTOR SHALL COORDINATE SLAB SLOPE, DRAIN REQUIREMENTS AND UNDERSLAB UTILITIES IF APPLICABLE.
- FOUNDATION CONTRACTOR SHALL FINISH TOP OF FOUNDATION WALL SMOOTH AND LEVEL.
- SAW CUT CONTROL JOINTS IN ALL SLABS AT MAXIMUM SPACING OF 10' ON CENTER.
- G.C. SHALL COORDINATE ALL FINAL SLAB SLOPE WITH ARCHITECT.

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F4.0	4'-0"x4'-0"x1'-2"	(4) #5 BARS EACH WAY

LOCATE REINFORCING BARS WITH 3" CLEAR COVER FROM BOTTOM OF FOOTING. SPACE REINFORCING BARS EVENLY, TIED IN MATS, WITH SPECIFIED NUMBER OF BARS RUNNING EACH WAY.

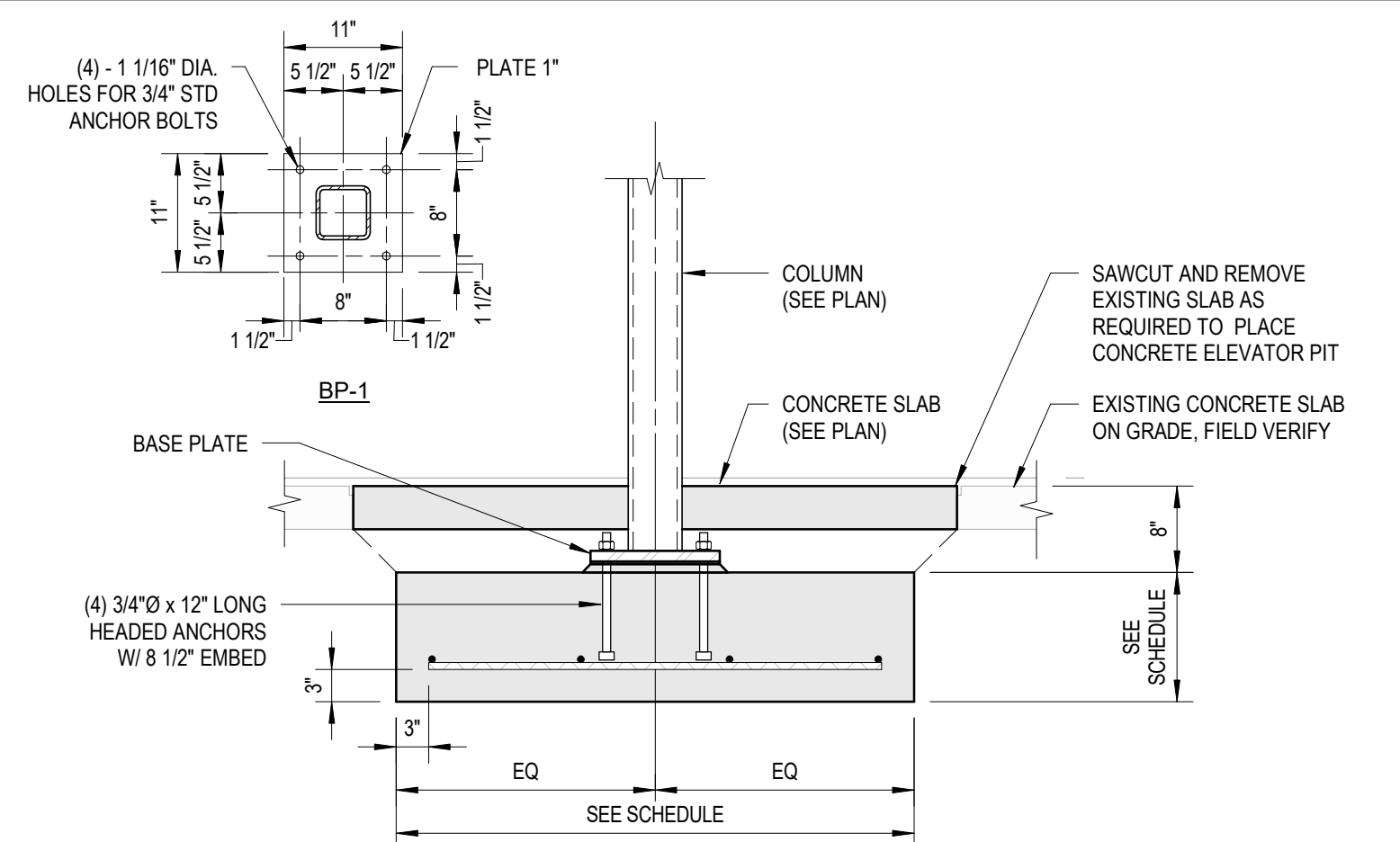


BUILDING ELEVATION CHART		
	T.O. FLOOR/ T.O. SLAB	T.O. STEEL
BASEMENT	94'-1"	N/A
FIRST	109'-3 1/2"	109' - 1 1/4"
SECOND	118'-5"	118'-2 3/4"
THIRD	128'-1"	127'-10 3/4"

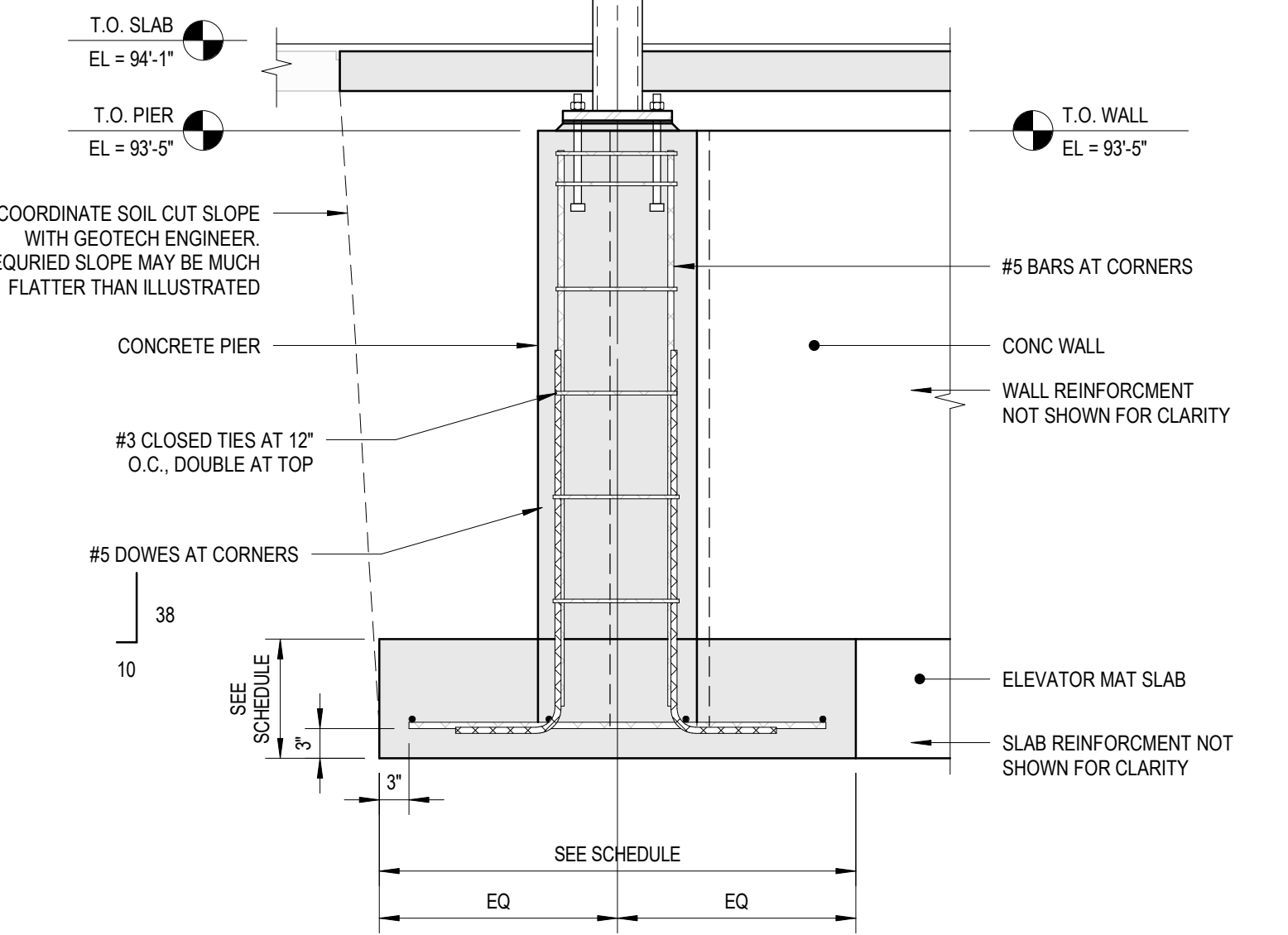
BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Revisions:	Date
# Description	

As indicated	JDG	JSN	200908	1/28/2021
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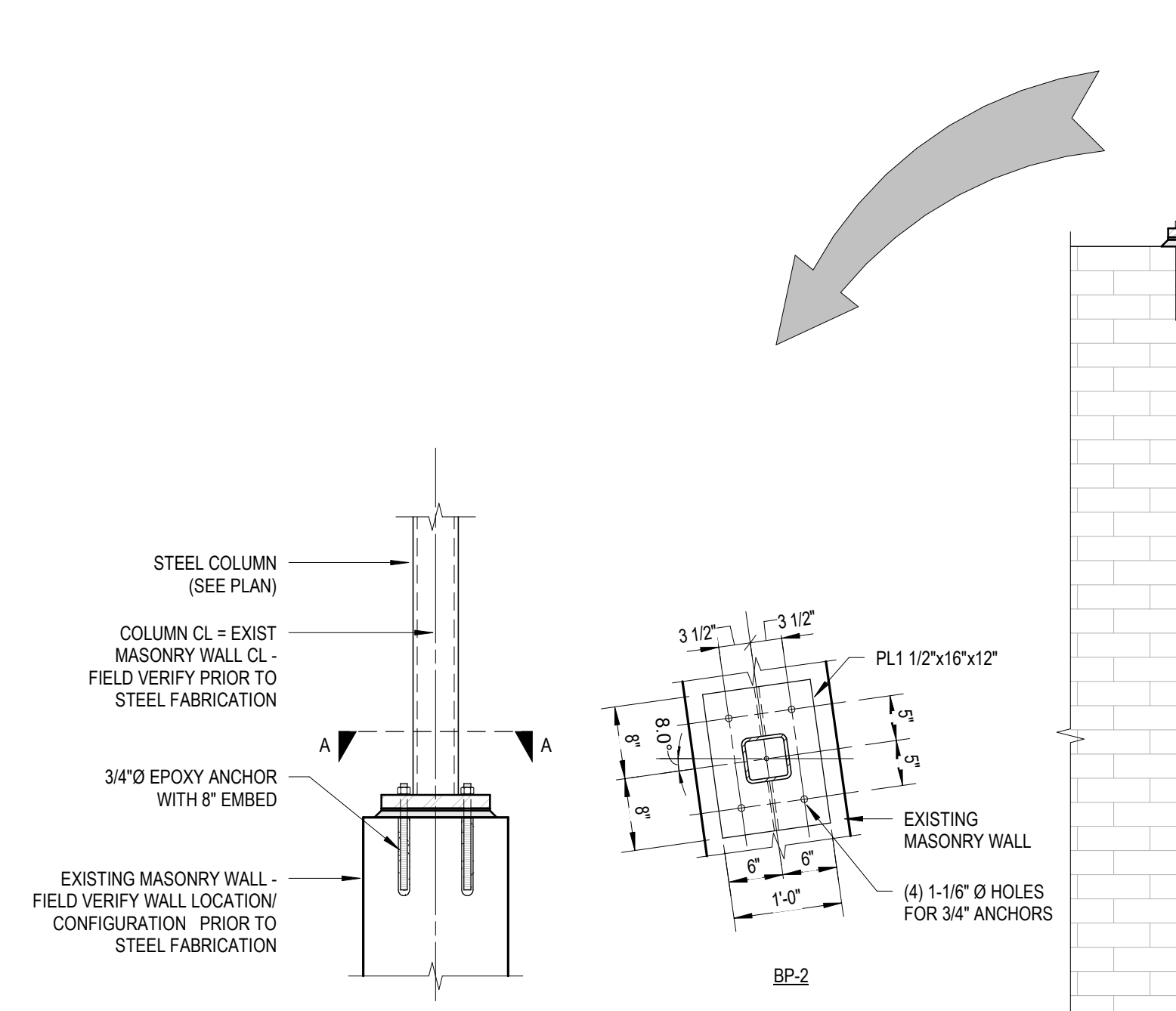


1 COLUMN FOOTING SECTION
S0.1 3/4" = 1'-0"

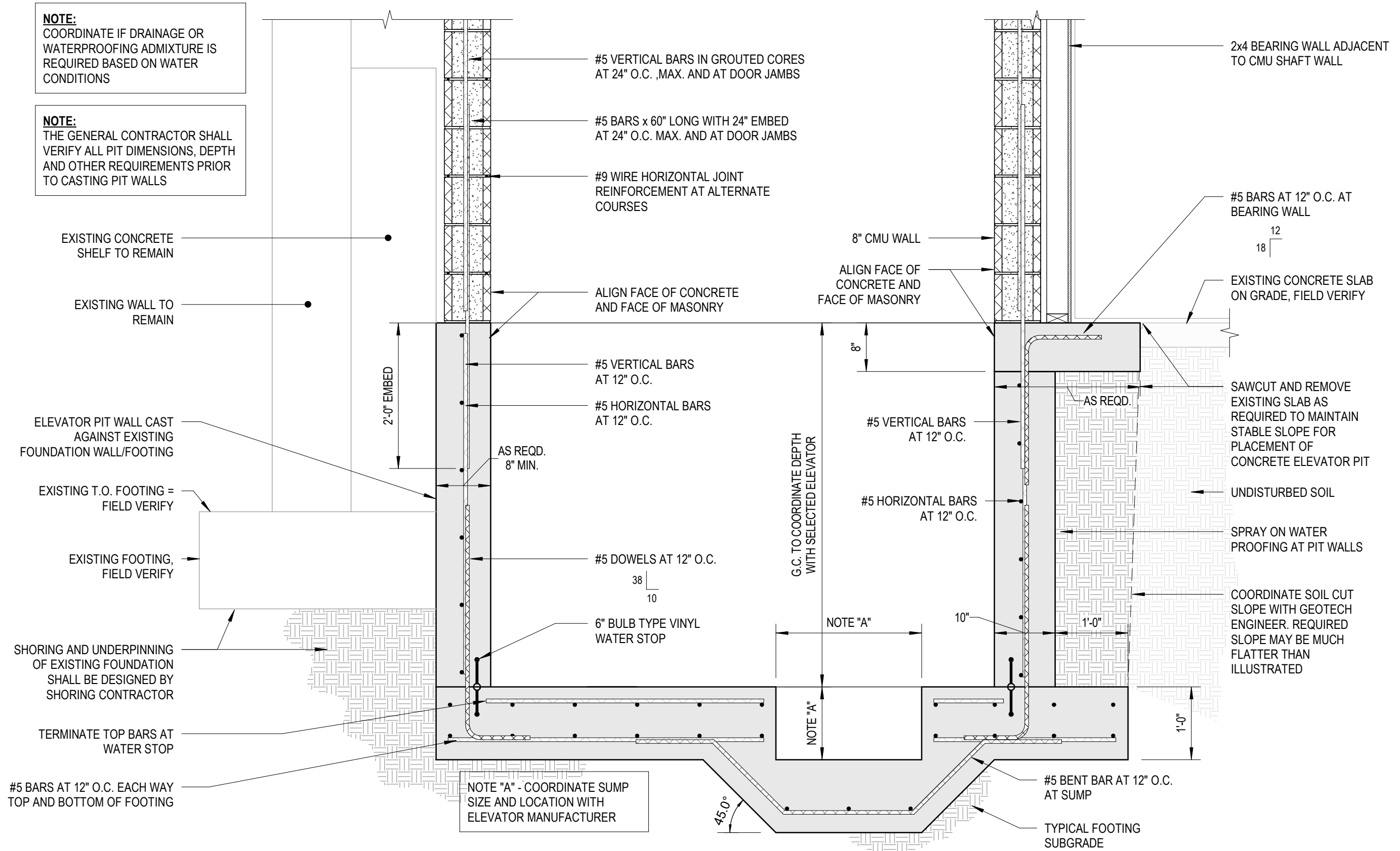


2 ELEVATOR PIT SECTION
S0.1 3/4" = 1'-0"

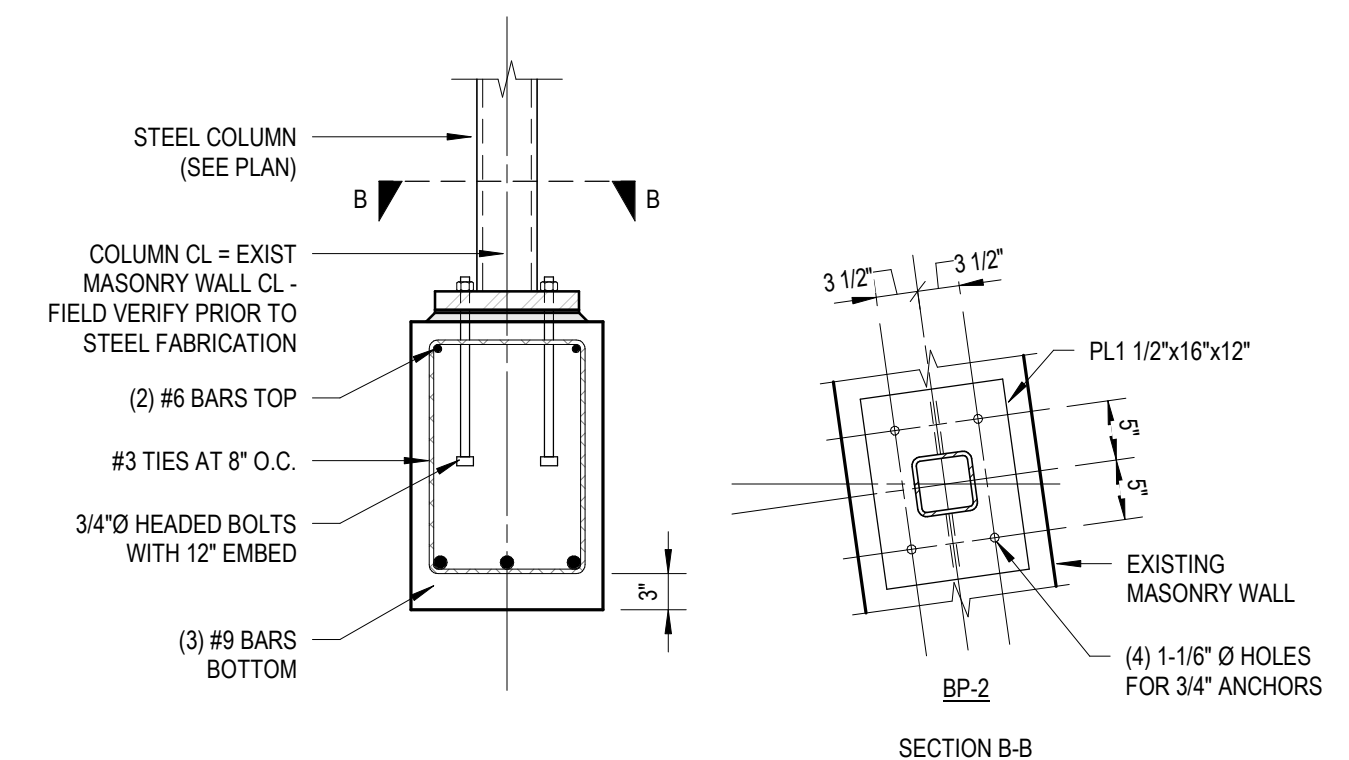
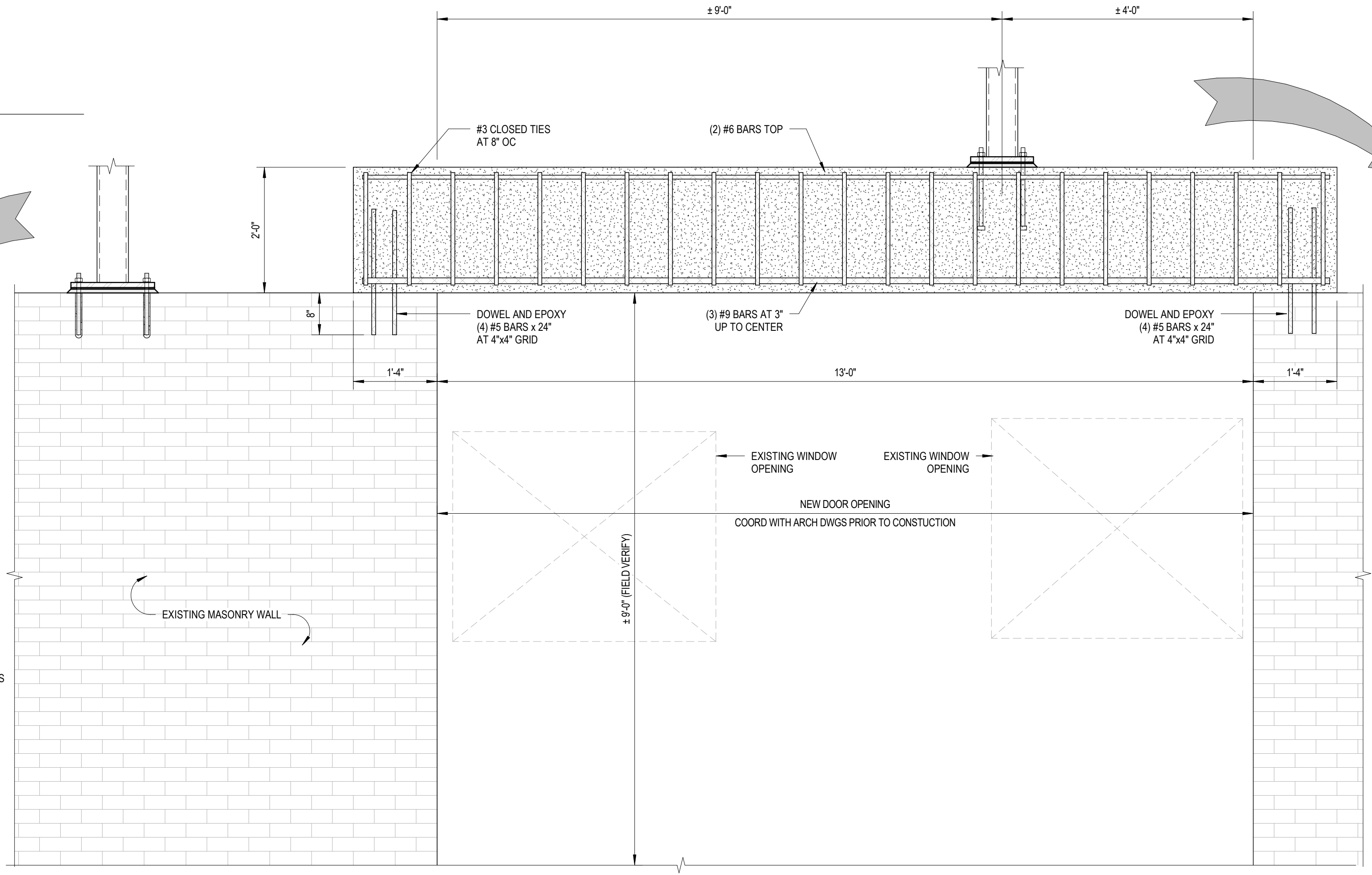
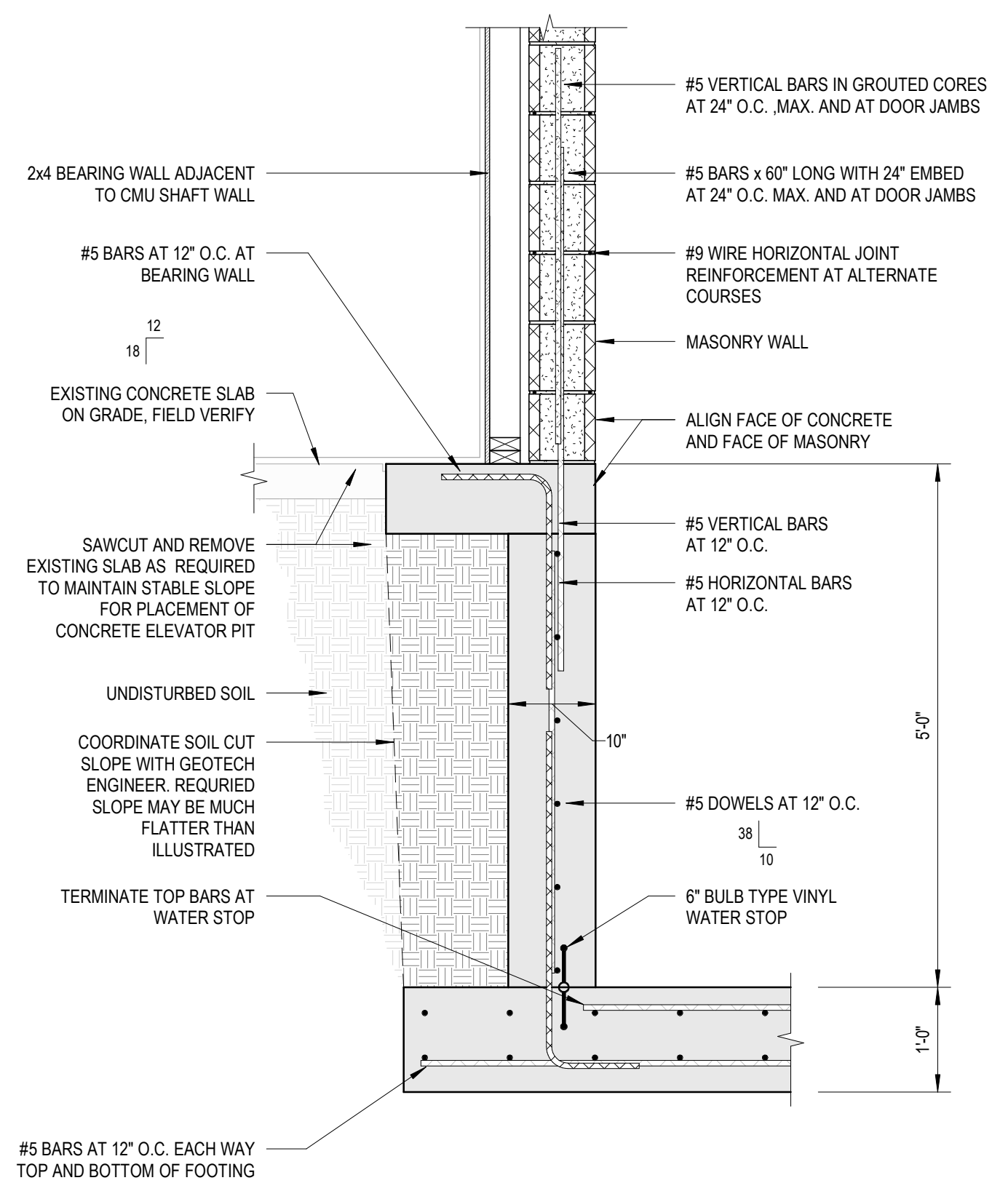
5 COLUMN PIER SECTION
S0.1 3/4" = 1'-0"



4 BASEMENT WALL CONCRETE LINTEL DETAIL
S0.1 3/4" = 1'-0"



3 ELEVATOR PIT SECTION
S0.1 3/4" = 1'-0"

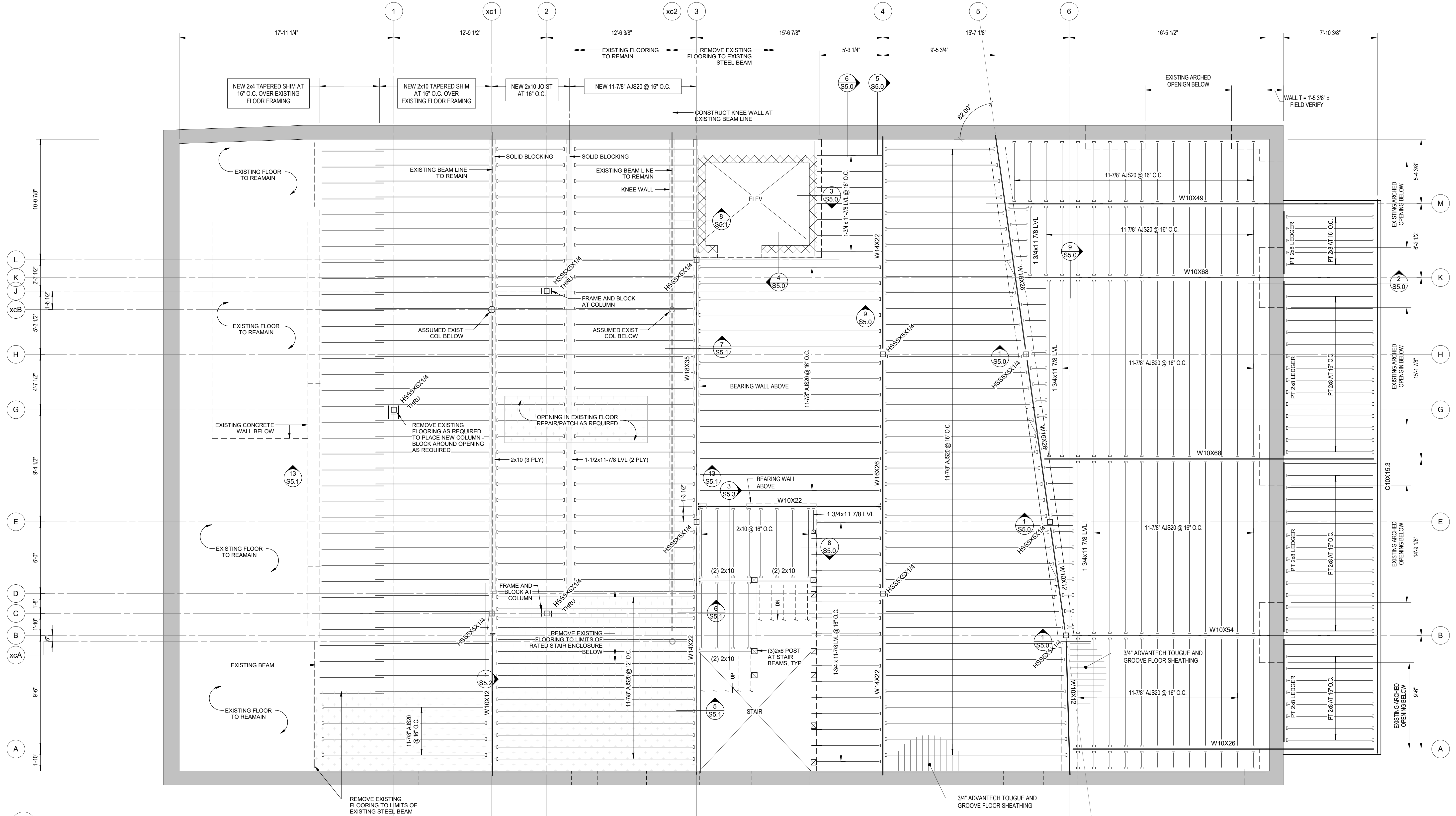


Revisions:	Date
#	Description

Scale:	3/4" = 1'-0"
Drawn By:	JDG
Checked By:	JSN
Project No.:	200908
Date:	1/28/2021

IOKA THEATER

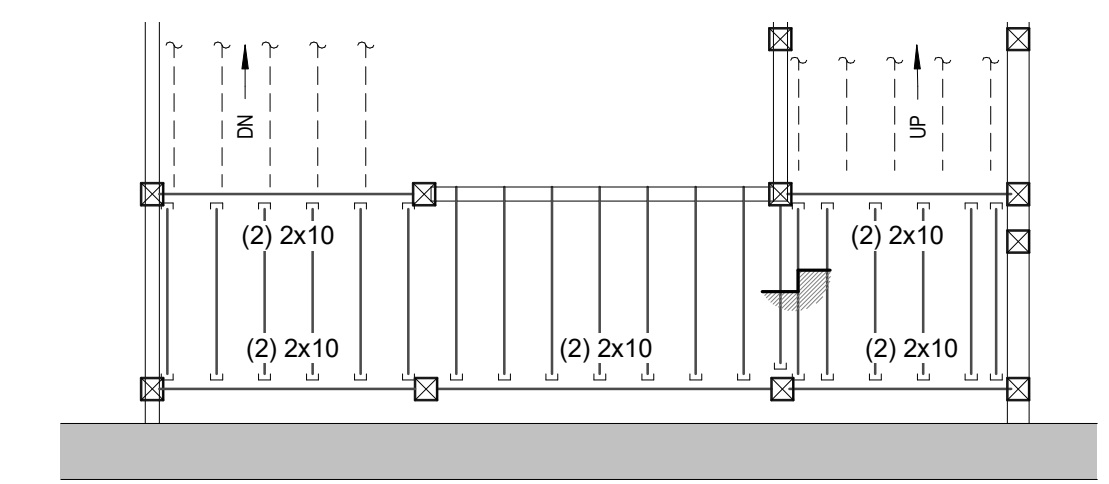
55 WATER STREET
 EXETER, NH 05855



1 FIRST FLOOR FRAMING PLAN
 S1.0 1/4" = 1'-0"

FRAMING PLAN NOTES

- SEE SHEET SN.0 AND SN.1 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- ALL INTERIOR AND CORRIDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 2x6 UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" APA RATED TONGUE AND GROOVE SHEATHING, GLUED AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE 1/8" AS RECOMMENDED BY MANUFACTURER.
- INTERIOR STAIR STRINGERS SHALL BE 2x12 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH (1) 1/2" DIA. X 6" LAG SCREW INTO EACH STUD.
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS.
- SOME OPENINGS MAY NOT BE SHOWN ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS.
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH. OR OTHER PURPOSES. SEE ARCH. DRAWINGS.
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED.



2 PARTIAL STAIR FRAMING PLAN
 S1.0 1/4" = 1'-0"

TYPICAL HANGER SCHEDULE	
MEMBER	HANGER
11-7/8" AIS 20	SIMPSON ITS2.56/11.88 TF
11-7/8" AIS 25	SIMPSON ITS3.56/11.88 TF
1-3/4 x 11-7/8" LVL	SIMPSON ITS1.81/11.88 TF

BUILDING ELEVATION CHART		
	T.O. FLOOR/ T.O. SLAB	T.O. STEEL
BASEMENT	94'-1"	N/A
FIRST	109'-3 1/2"	109' - 1 1/4"
SECOND	118'-5"	118'-2 3/4"
THIRD	128'-1"	127'-10 3/4"

BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Revisions:	Description	Date

As indicated	JDG	JSN	200908	1/28/2021
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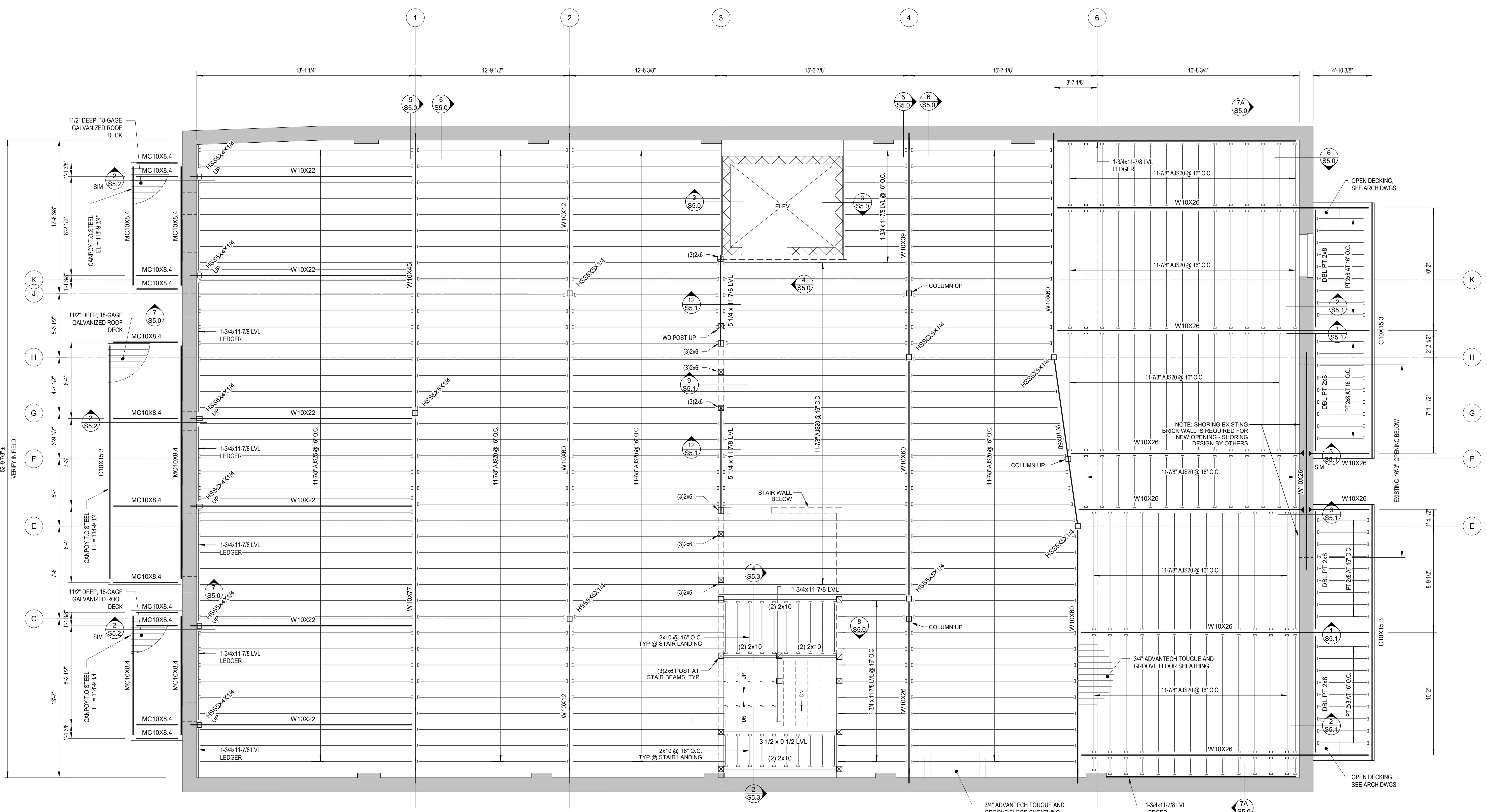
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Title:
FIRST FLOOR FRAMING PLAN

S1.0

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



1 SECOND FLOOR FRAMING PLAN
 S2.0
 1/4" = 1'-0"

FRAMING PLAN NOTES

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- ALL INTERIOR AND CORRIDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 2x6 UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" APA RATED TONGUE AND GROOVE SHEATHING, GLUED AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE 1/8" AS RECOMMENDED BY MANUFACTURER.
- INTERIOR STAIR STRINGERS SHALL BE 2x12 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH (1) 1/2" DIA. X 6" LAG SCREW INTO EACH STUD.
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS.
- SOME OPENINGS MAY NOT BE SHOWN ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS.
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH. OR OTHER PURPOSES. SEE ARCH. DRAWINGS.
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED.

TYPICAL HANGER SCHEDULE	
MEMBER	HANGER
11-7/8" AIS 20	SIMPSON ITS2.56/11.88 TF
11-7/8" AIS 25	SIMPSON ITS3.56/11.88 TF
1-3/4 x 11-7/8" LVL	SIMPSON ITS1.81/11.88 TF

BUILDING ELEVATION CHART		
	T.O. FLOOR/ T.O. SLAB	T.O. STEEL
BASEMENT	94'-1"	N/A
FIRST	109'-3 1/2"	109' - 1 1/4"
SECOND	118'-5"	118'-2 3/4"
THIRD	128'-1"	127'-10 3/4"

BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Revisions:	Description	Date

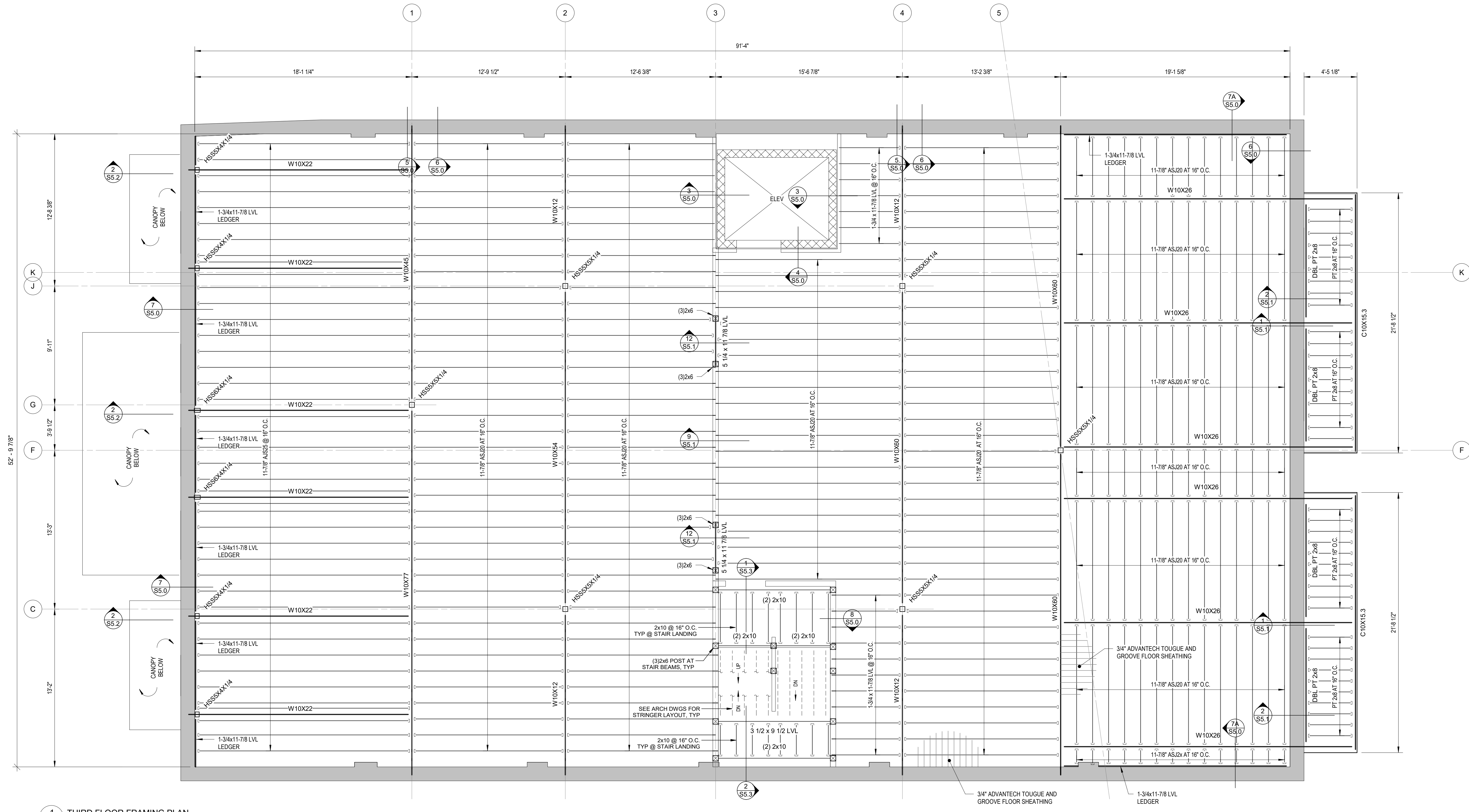
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Title:
SECOND FLOOR FRAMING PLAN

S2.0

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855



1 THIRD FLOOR FRAMING PLAN
 S3.0 1/4" = 1'-0"

FRAMING PLAN NOTES

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TYPICAL HANGER SCHEDULE	
MEMBER	HANGER
11-7/8" AISJ 20	SIMPSON ITS2.56/11.88 TF
11-7/8" AISJ 25	SIMPSON ITS3.56/11.88 TF
1-3/4 x 11-7/8" LVL	SIMPSON ITS1.81/11.88 TF

BUILDING ELEVATION CHART		
	T.O. FLOOR/ T.O. SLAB	T.O. STEEL
BASEMENT	94'-1"	N/A
FIRST	109'-3 1/2"	109' - 1 1/4"
SECOND	118'-5"	118'-2 3/4"
THIRD	128'-1"	127'-10 3/4"

BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Revisions:	Description	Date

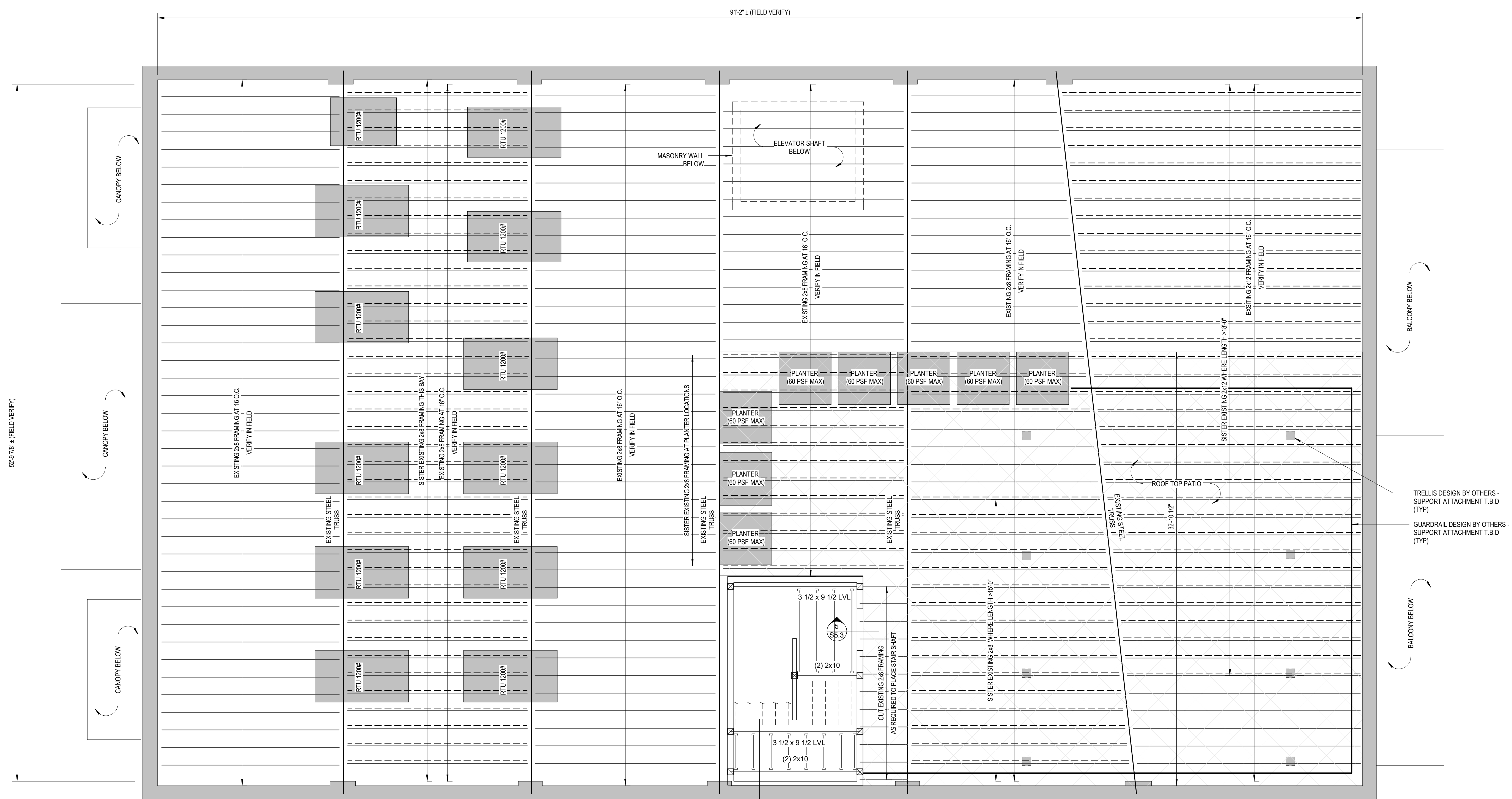
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Scale:	Drawn By:	Checked By:	Project No.:	Date:

Title: **THIRD FLOOR FRAMING PLAN**

S3.0

IOKA THEATER

55 WATER STREET
 EXETER, NH 05855

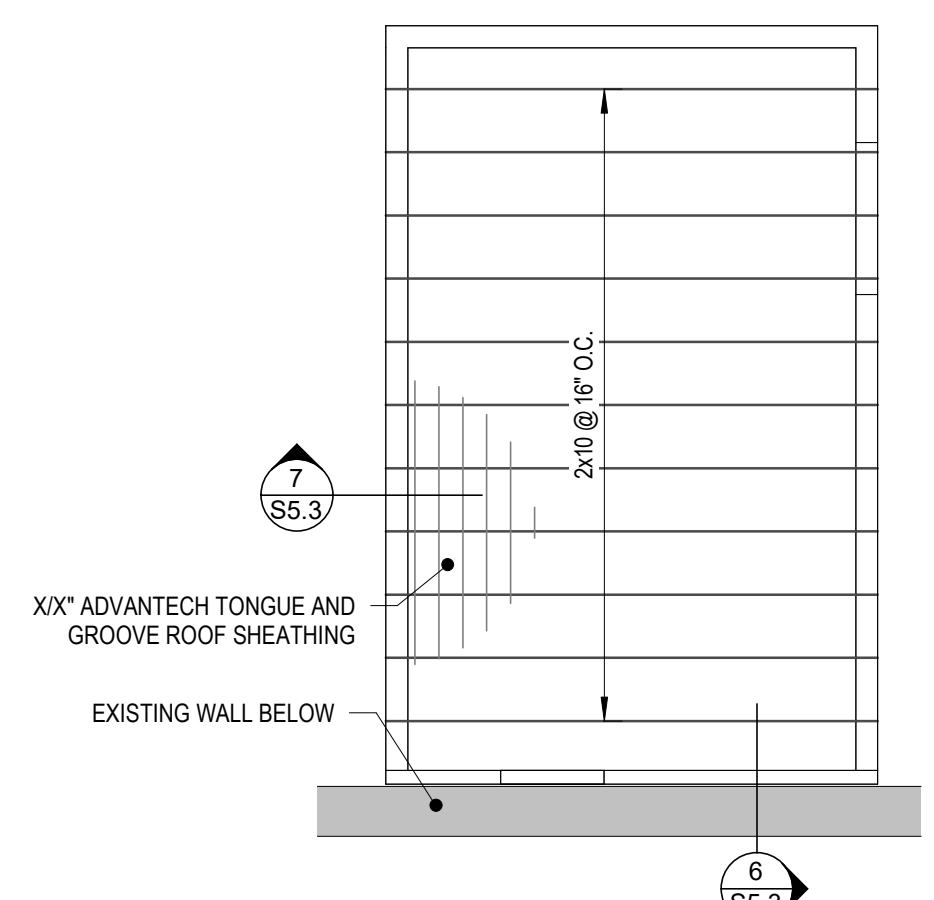


1 ROOF FRAMING PLAN
 S4.0 1/4" = 1'-0"

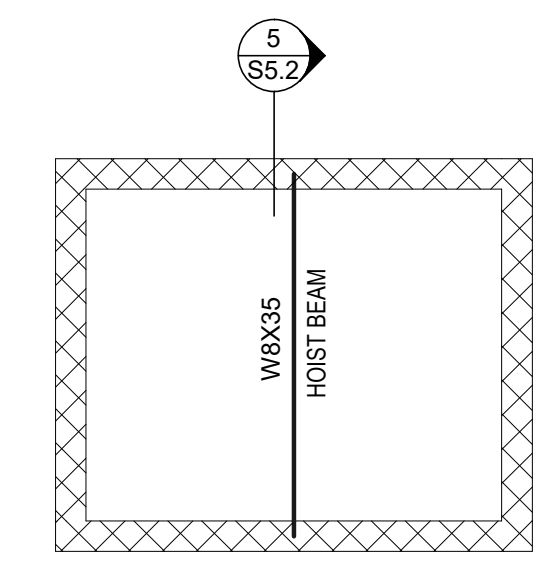
FRAMING PLAN NOTES

- SEE SHEET SN.0 AND SN.1 FOR ADDITIONAL STRUCTURAL NOTES FOR SCHEDULE OF SPECIAL INSPECTIONS.
- G.C. SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. MAY CONTACT ENGINEER IF DIMENSIONAL CLARIFICATION IS NEEDED DUE TO SCALE OF DRAWINGS.
- ALL INTERIOR AND CORRIDOR BEARING WALL STUDS ARE SPACED 16" O.C. STUDS SHALL BE 2x6 UNLESS NOTED OTHERWISE.
- PROVIDE 3/4" APA RATED TONGUE AND GROOVE SHEATHING, GLUED AND NAILED WITH LONG EDGE PERPENDICULAR TO SUPPORT. GAP SHEATHING EDGE 1/8" AS RECOMMENDED BY MANUFACTURER.
- INTERIOR STAIR STRINGERS SHALL BE 2x12 AT 12" O.C. FASTEN EDGE STRINGERS TO WALL STUDS WITH (1) 1/2" DIA. X 6" LAG SCREW INTO EACH STUD.
- NON-BEARING AND PARTITION WALLS ARE NOT SHOWN FOR CLARITY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LAYOUTS AND DIMENSIONS.
- SOME OPENINGS MAY NOT BE SHOWN ON THESE DRAWINGS FOR CLARITY. SEE ARCHITECTURAL DRAWINGS FOR ALL WINDOW AND DOOR OPENING LOCATIONS AND DIMENSIONS.
- ADDITIONAL BLOCKING MAY BE REQUIRED FOR ARCH. OR OTHER PURPOSES. SEE ARCH. DRAWINGS.
- BEARING WALLS AND STAIR WALLS SHALL HAVE BLOCKING AT 4'-0" O.C. ALSO PROVIDE TEMPORARY DIAGONAL BRACING UNTIL SHEATHING IS INSTALLED.

TYPICAL HANGER SCHEDULE	
MEMBER	HANGER
11-7/8" AJS 20	SIMPSON ITS2.56/11.88 TF
11-7/8" AJS 25	SIMPSON ITS3.56/11.88 TF
1-3/4 x 11-7/8" LVL	SIMPSON ITS1.81/11.88 TF



2 PARTIAL ROOF PLAN - STAIR
 S4.0 1/4" = 1'-0"



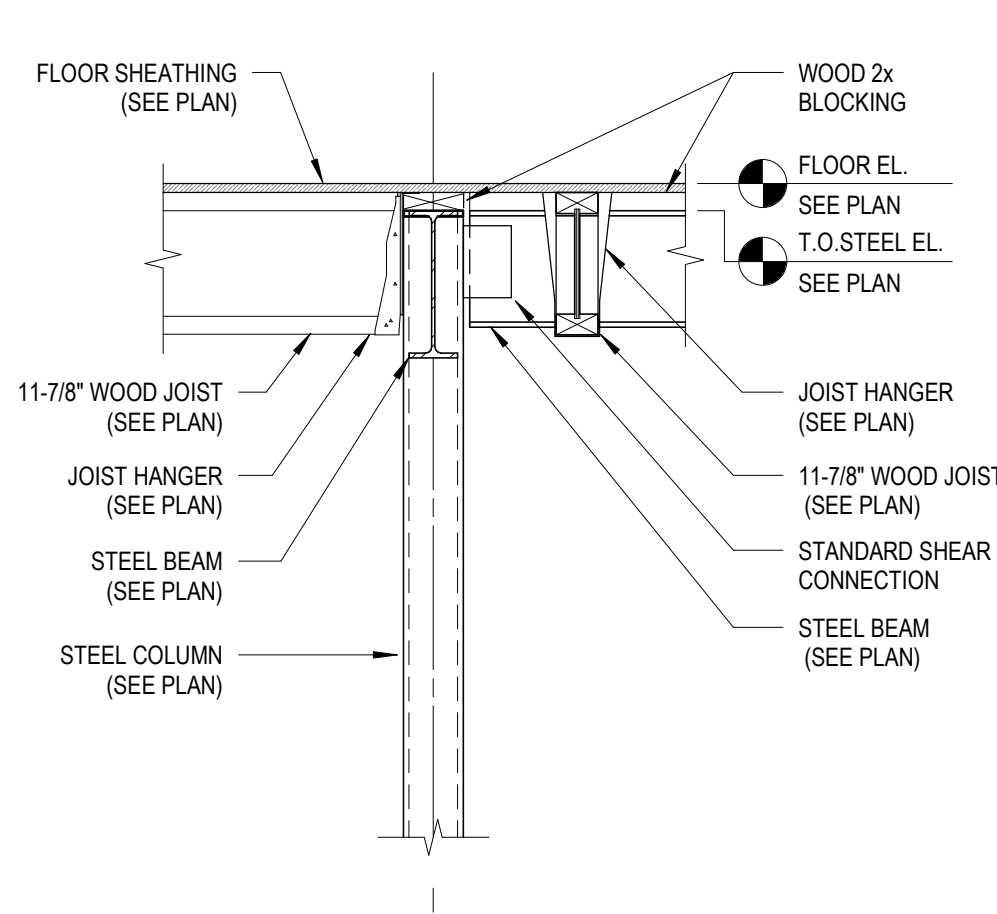
3 ROOF PLAN
 S4.0 1/4" = 1'-0"

BUILDING ELEVATION CHART		
	T.O. FLOOR/ T.O. SLAB	T.O. STEEL
BASEMENT	94'-1"	N/A
FIRST	109'-3 1/2"	109' - 1 1/4"
SECOND	118'-5"	118'-2 3/4"
THIRD	128'-1"	127'-10 3/4"

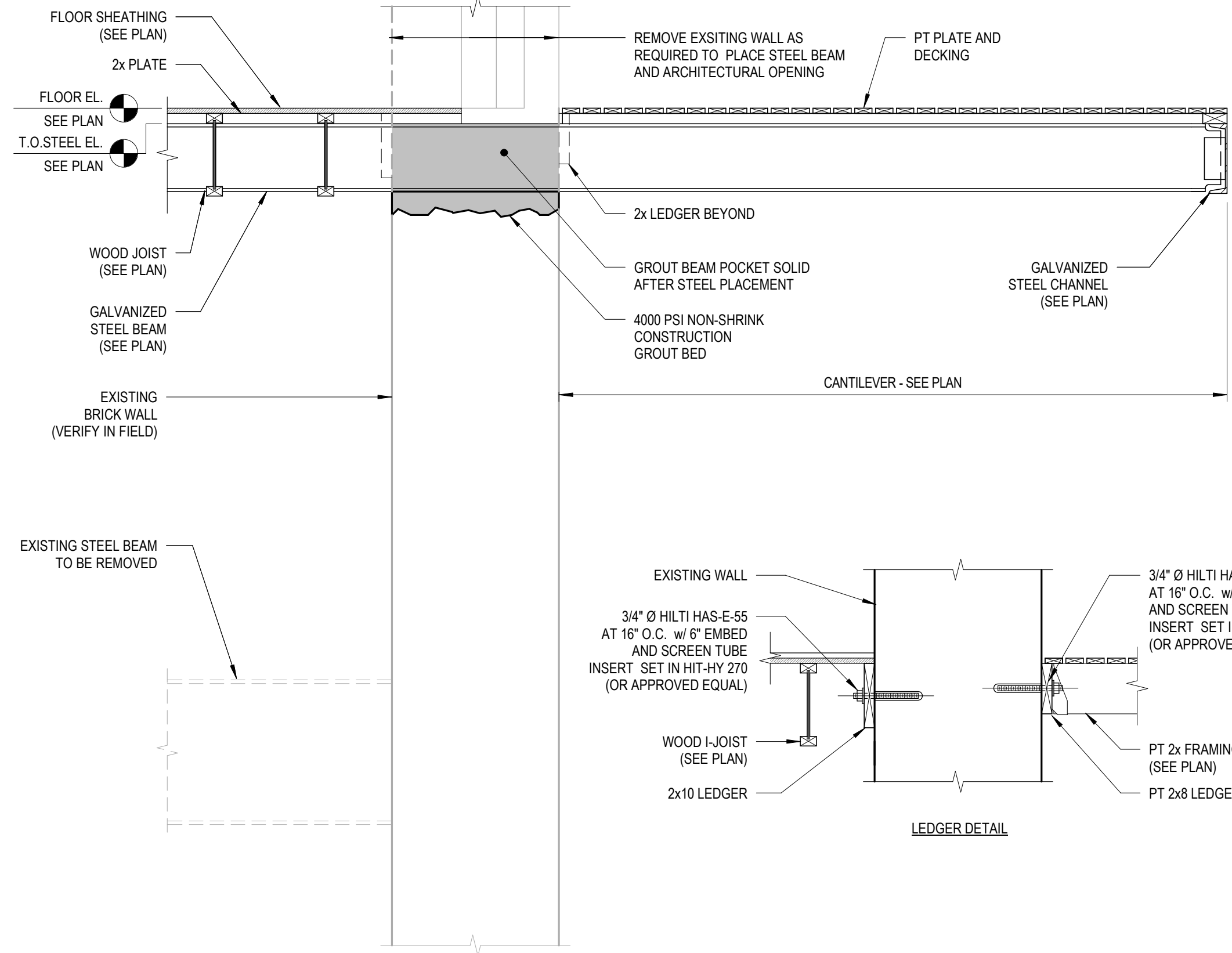
BUILDING ELEVATIONS TYPICAL UNLESS NOTED OTHERWISE

Revisions:	Description	Date

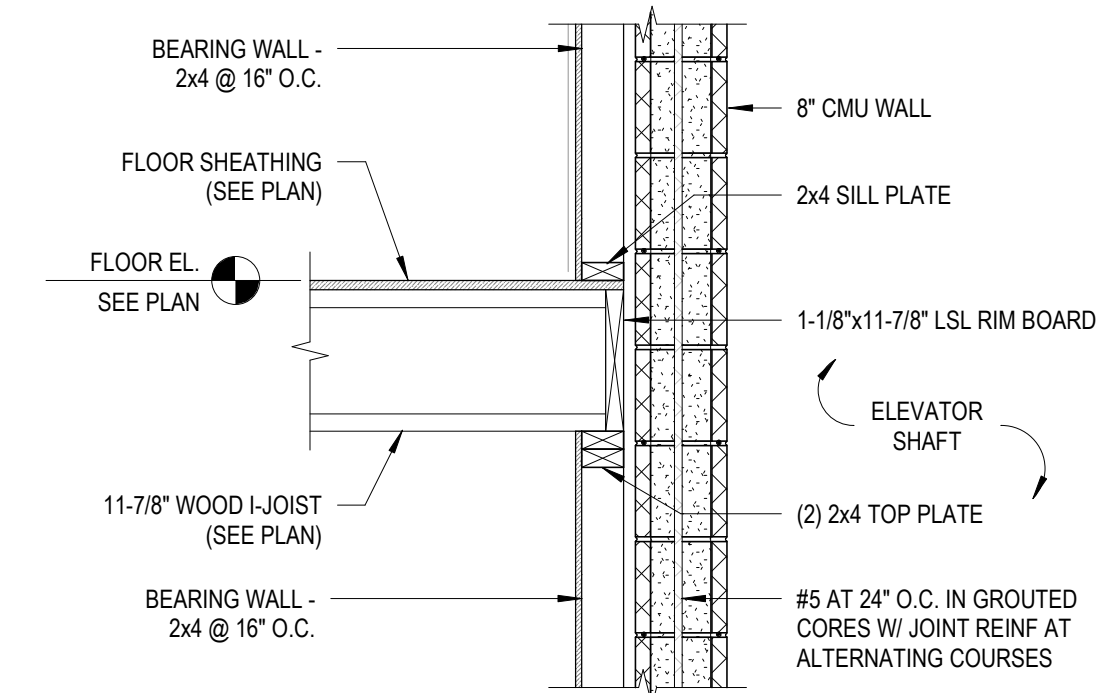
Scale:	As indicated
Drawn By:	JDG
Checked By:	JSN
Project No.:	200908
Date:	1/28/2021



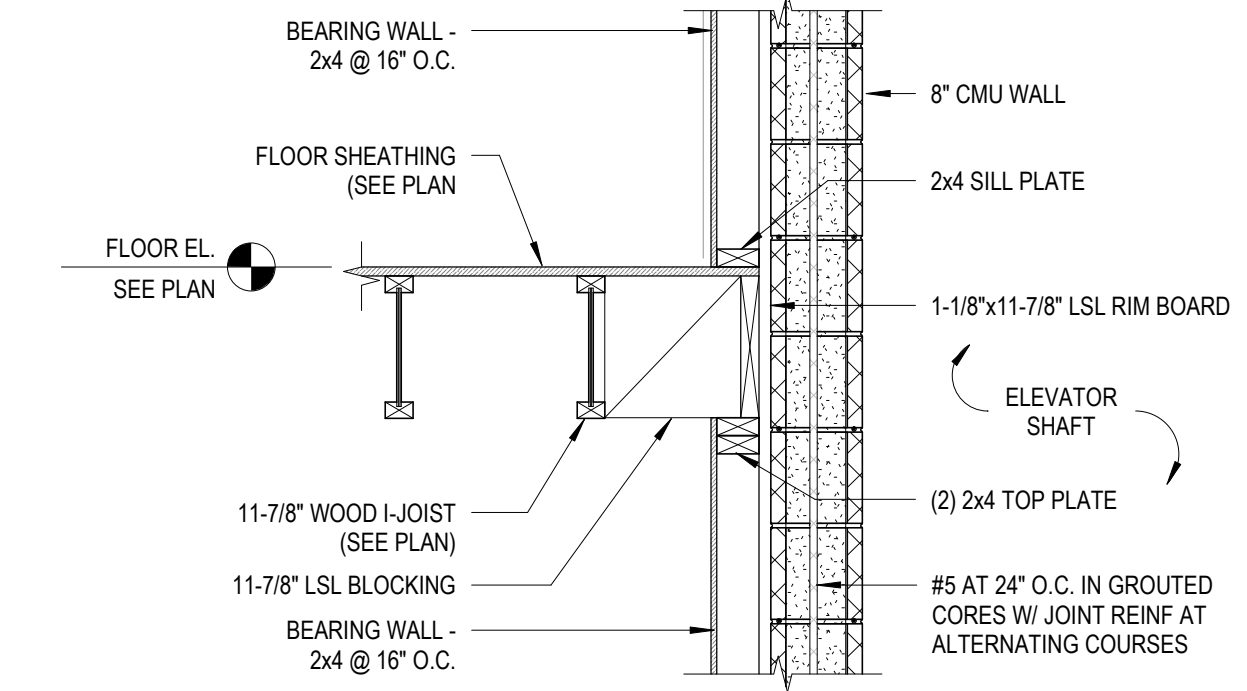
1 FRAMING DETAIL
3/4" = 1'-0"



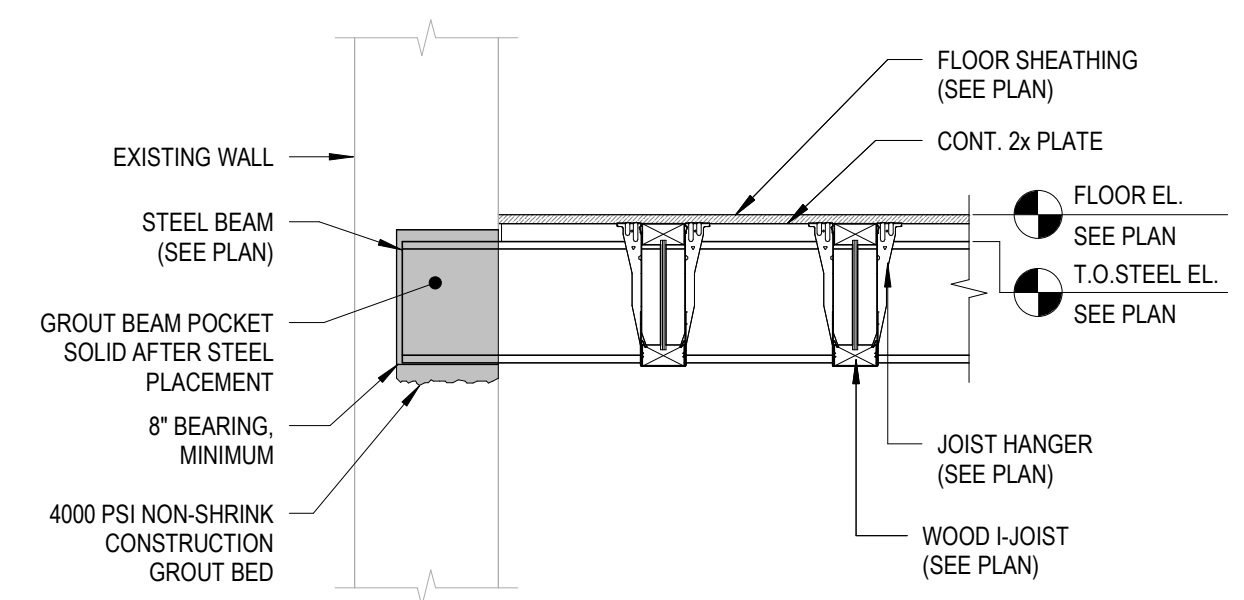
2 FIRST FLOOR FRAMING - CANTILEVERED BALCONY BEAM
3/4" = 1'-0"



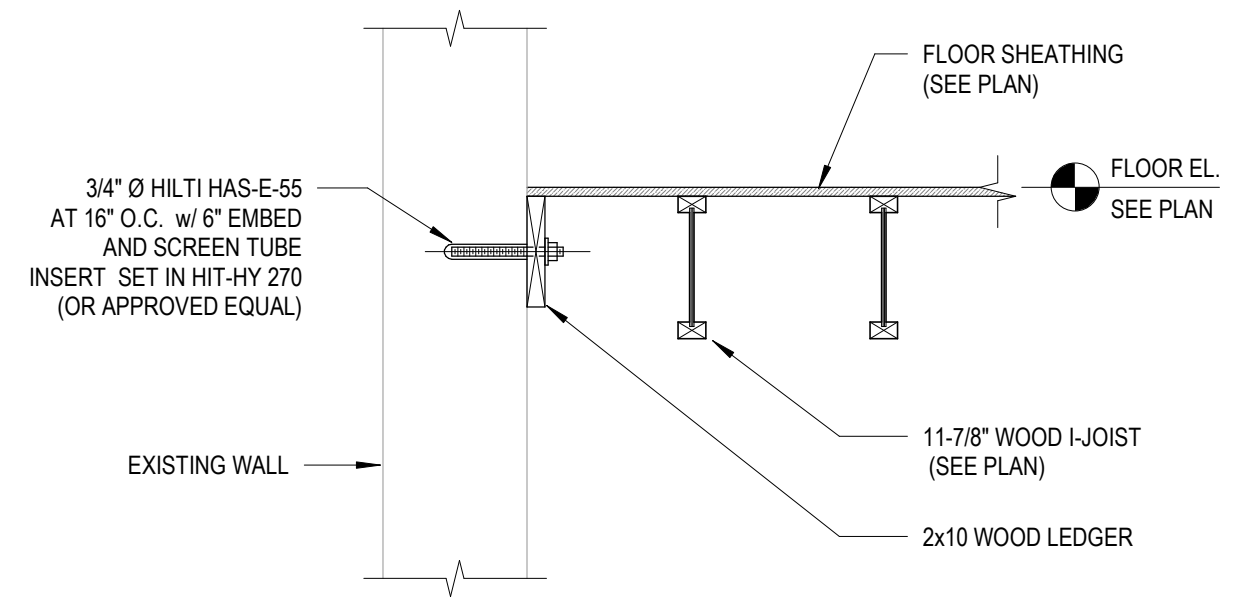
3 FLOOR FRAMING AT ELEVATOR
3/4" = 1'-0"



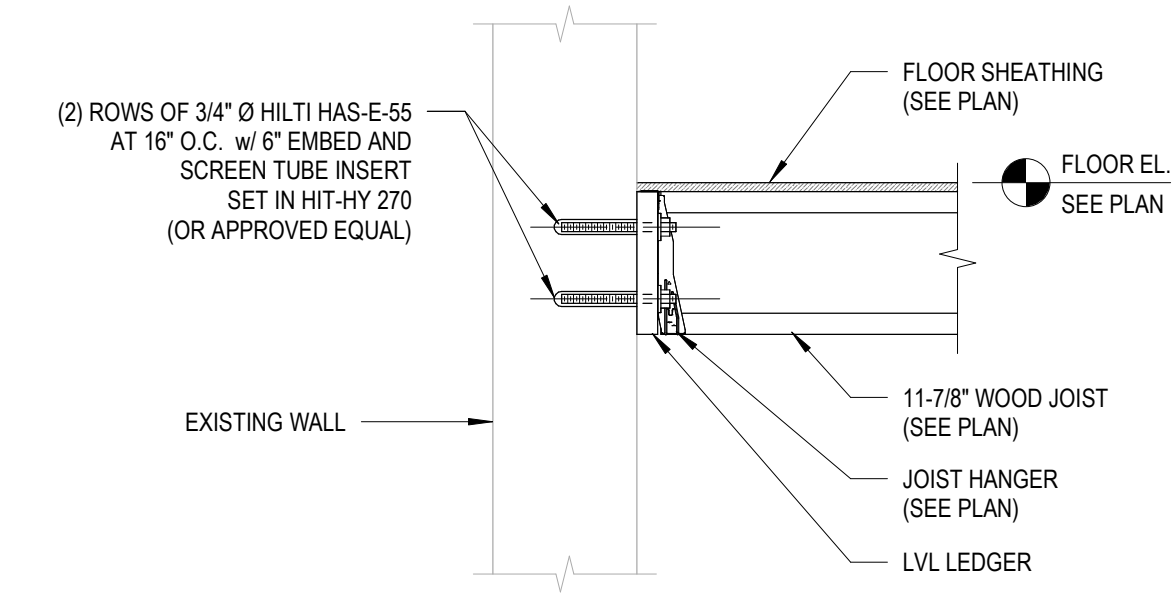
4 FLOOR FRAMING AT ELEVATOR
3/4" = 1'-0"



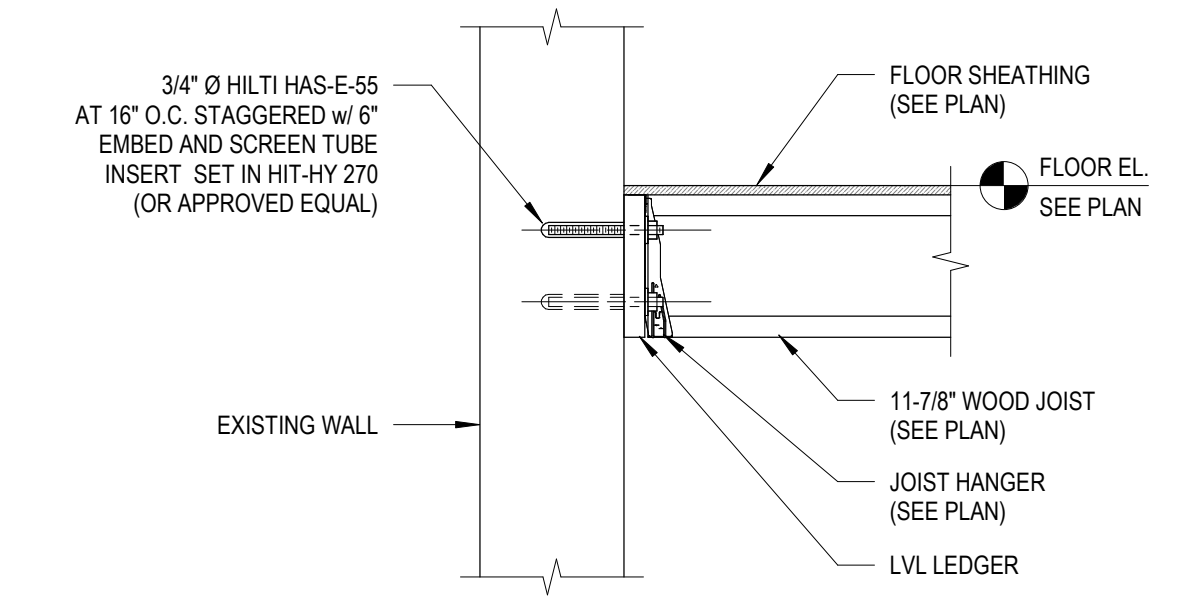
5 FLOOR FRAMING - BEAM POCKET INTO EXISTING MASONRY
3/4" = 1'-0"



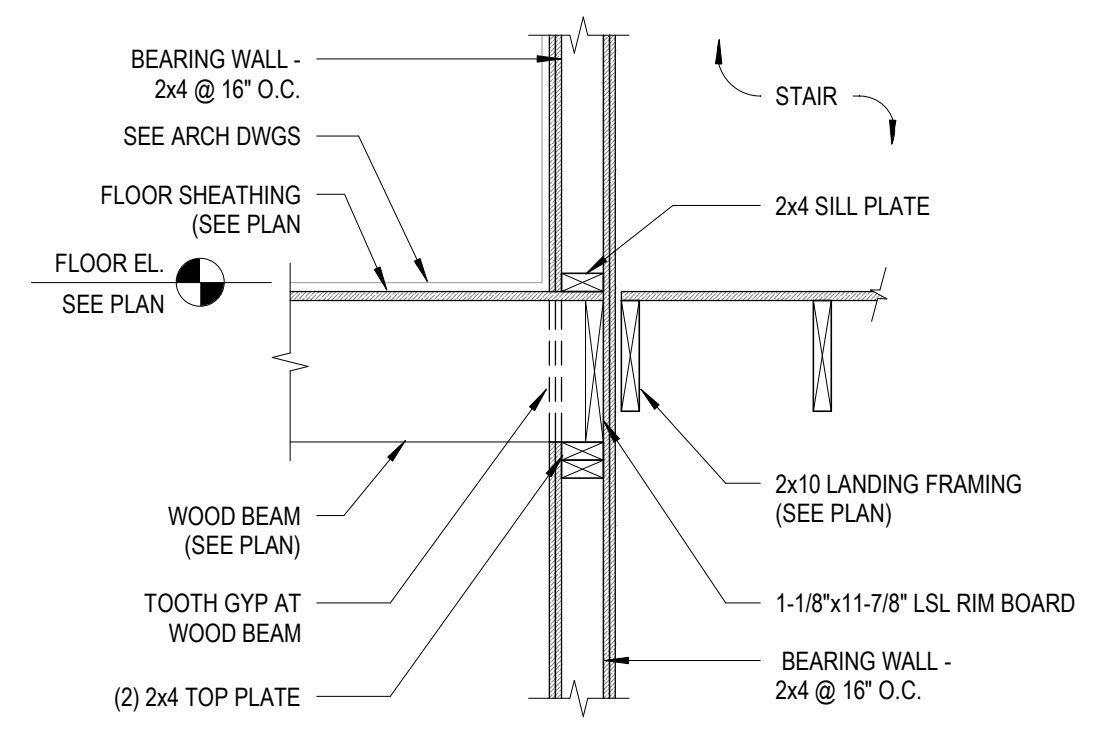
6 FLOOR FRAMING DETAIL
3/4" = 1'-0"



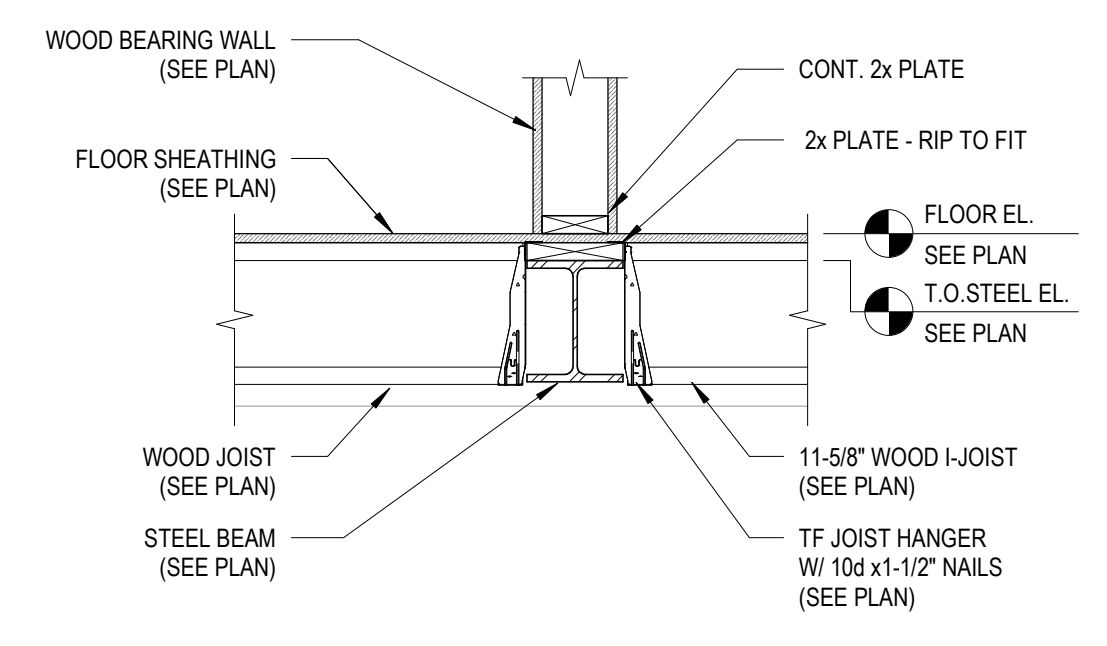
7 FRAMING DETAIL AT EXTERIOR WALL
3/4" = 1'-0"



7A FRAMING DETAIL AT EXTERIOR WALL
3/4" = 1'-0"



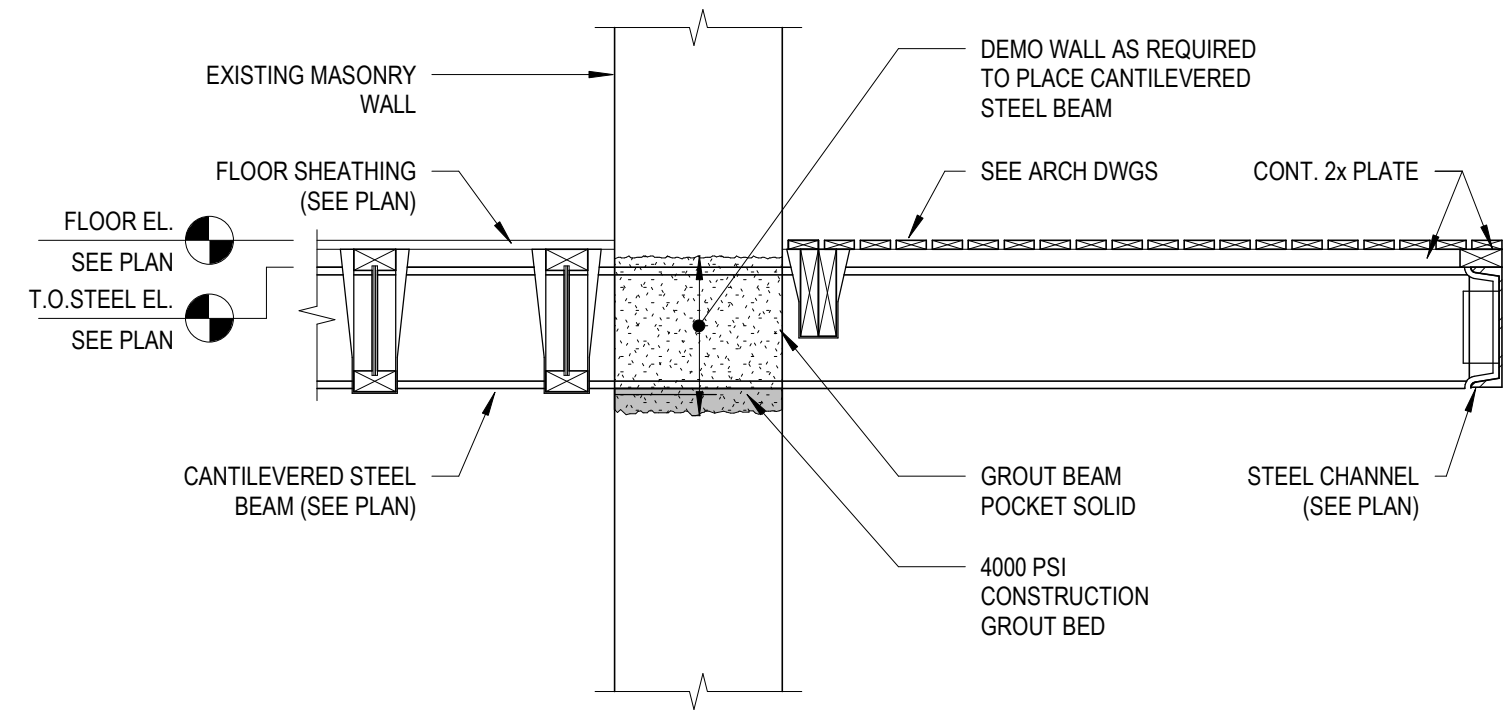
8 FLOOR FRAMING DETAIL
3/4" = 1'-0"



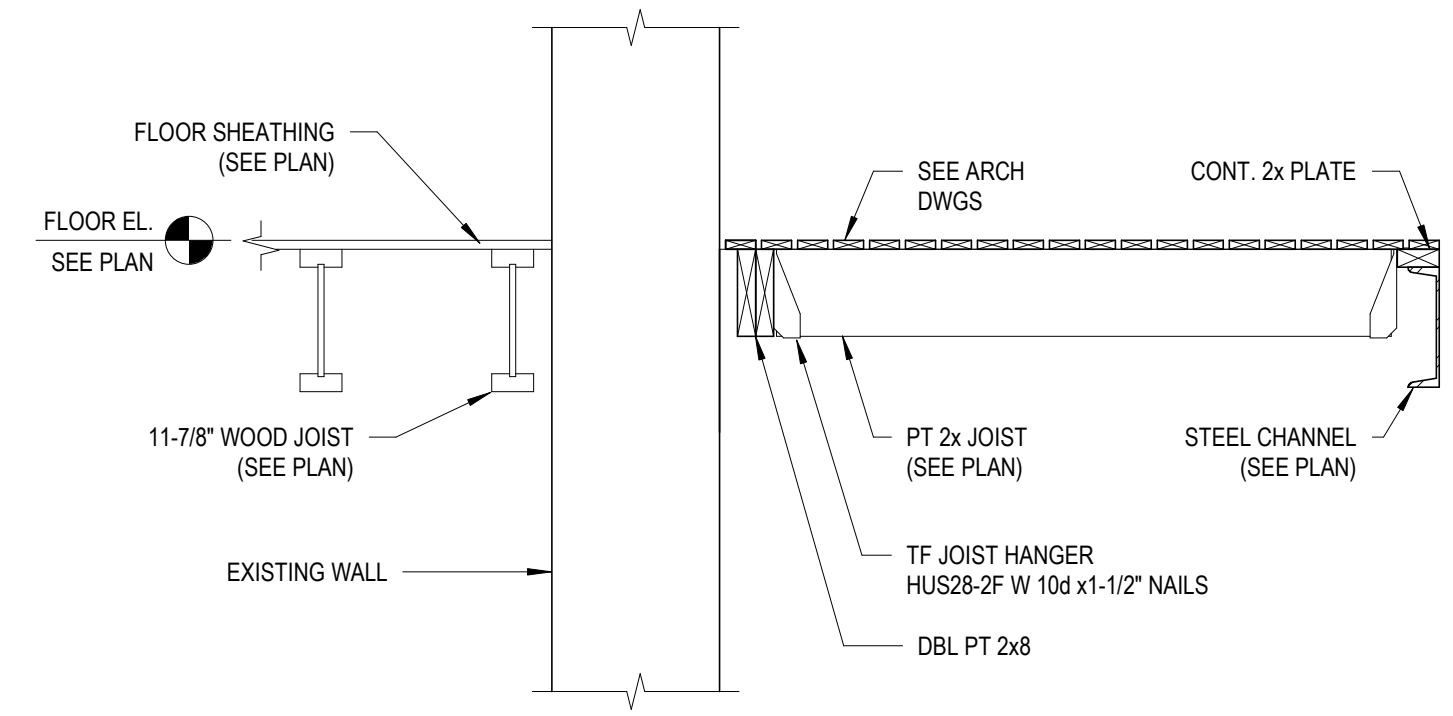
9 FLOOR FRAMING DETAIL
3/4" = 1'-0"

Revisions:	#	Description	Date

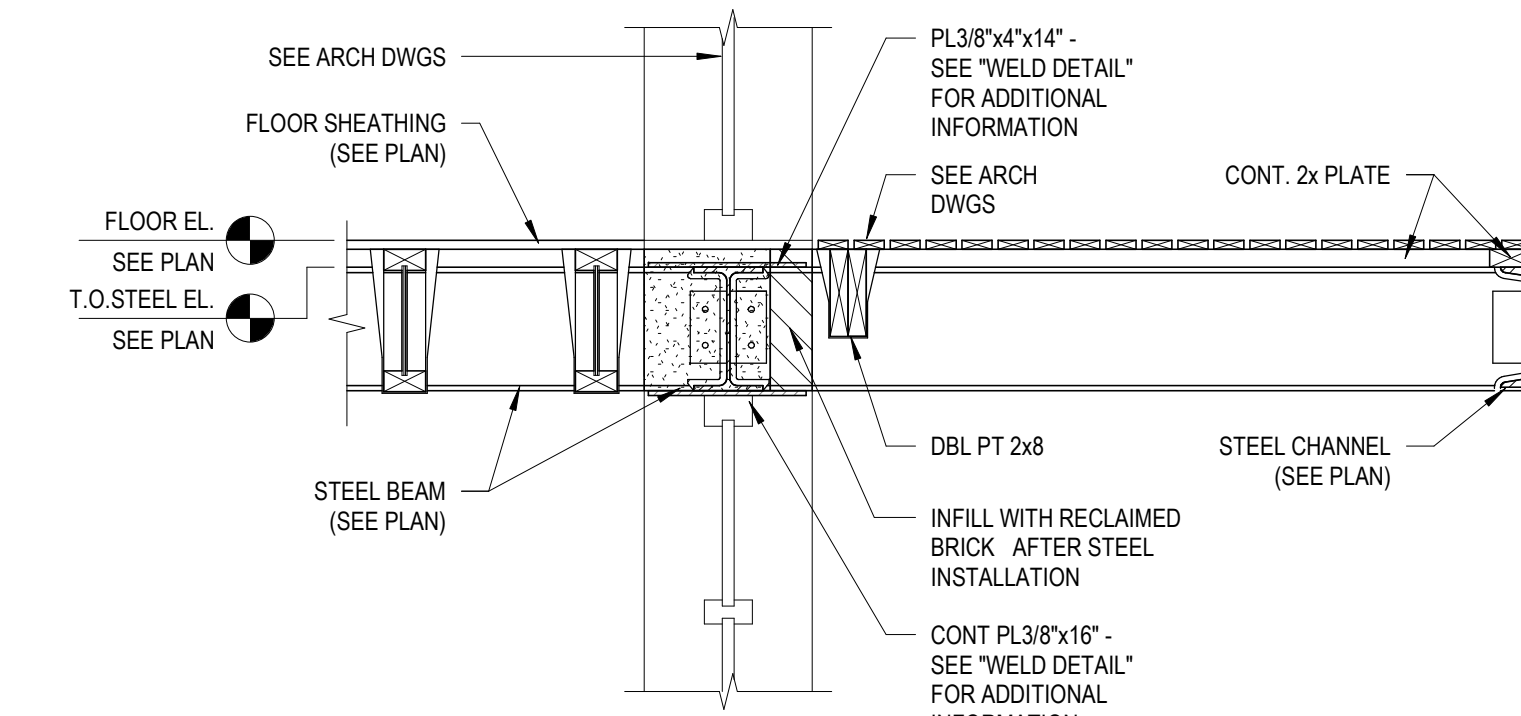
Scale:	3/4" = 1'-0"
Drawn By:	JDG
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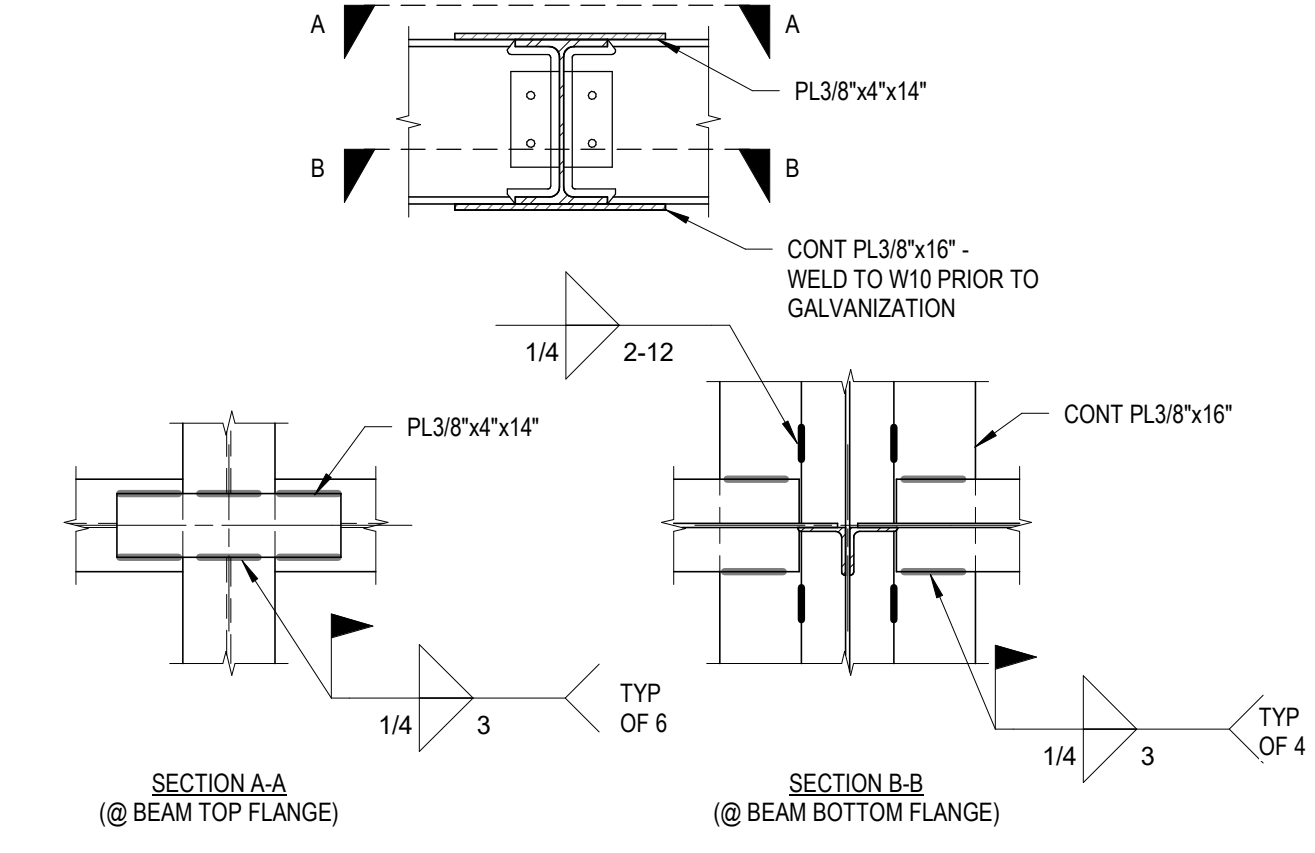
1 CANTILEVERED DECK FRAMING SECTION
S5.1 3/4" = 1'-0"



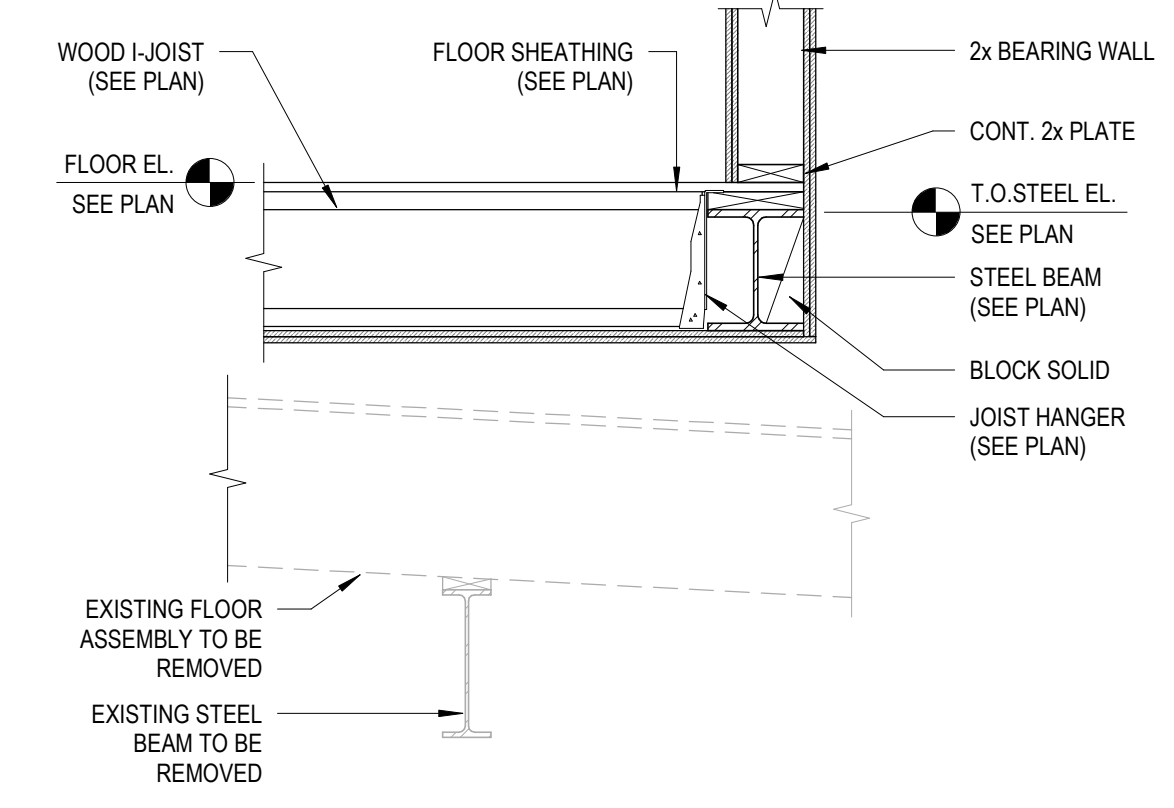
2 CANTILEVERED DECK FRAMING SECTION
S5.1 3/4" = 1'-0"



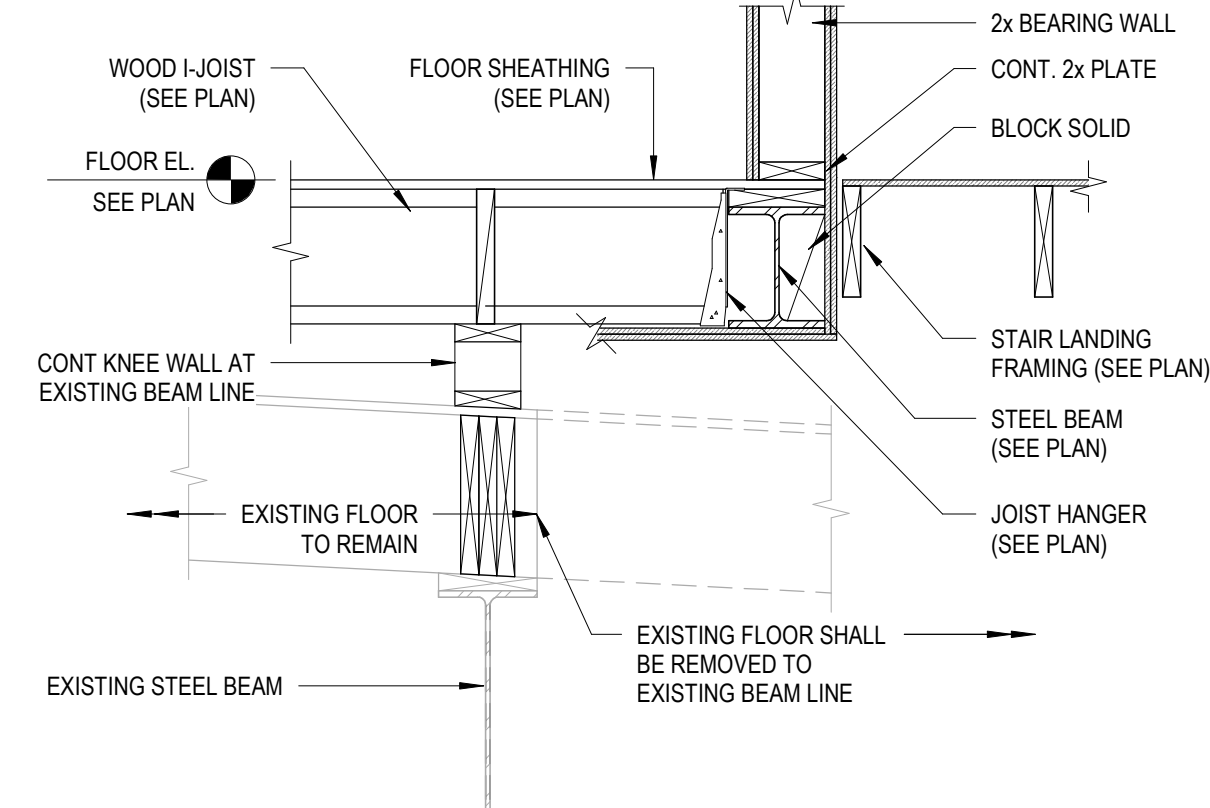
3 CANTILEVERED DECK FRAMING SECTION
S5.1 3/4" = 1'-0"



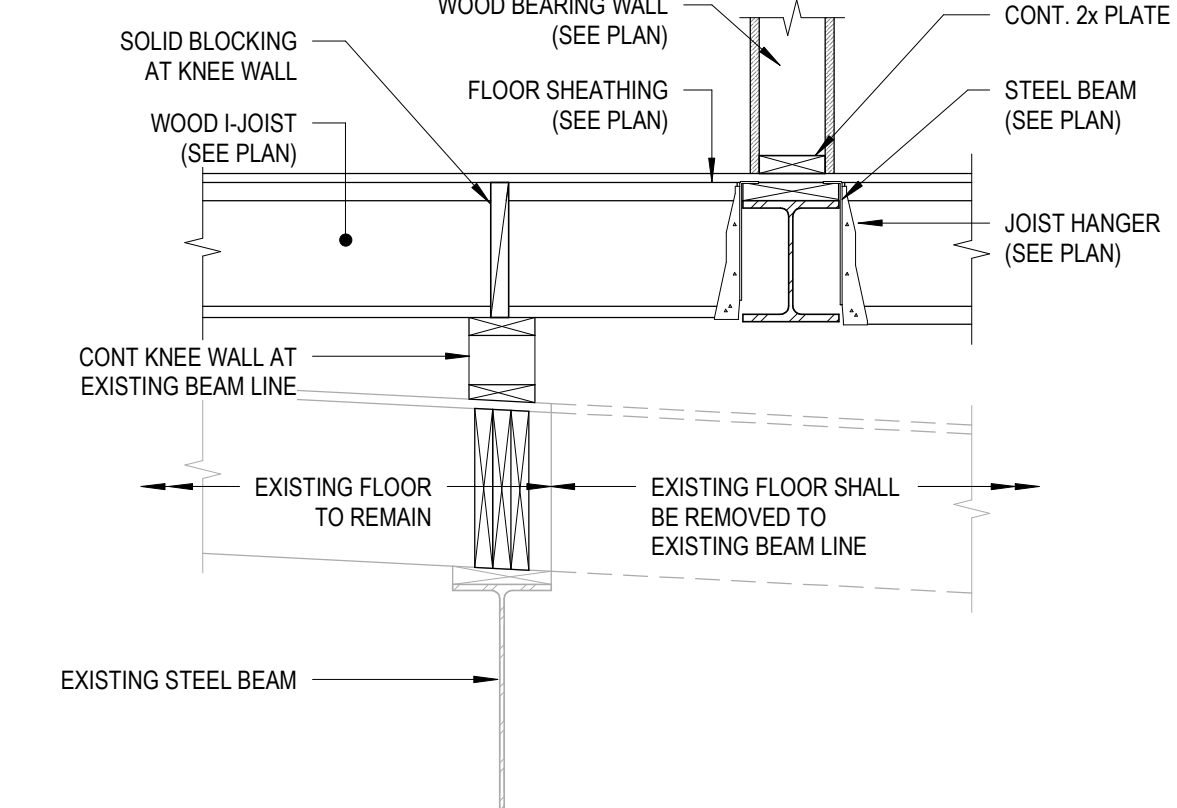
WELD DETAIL



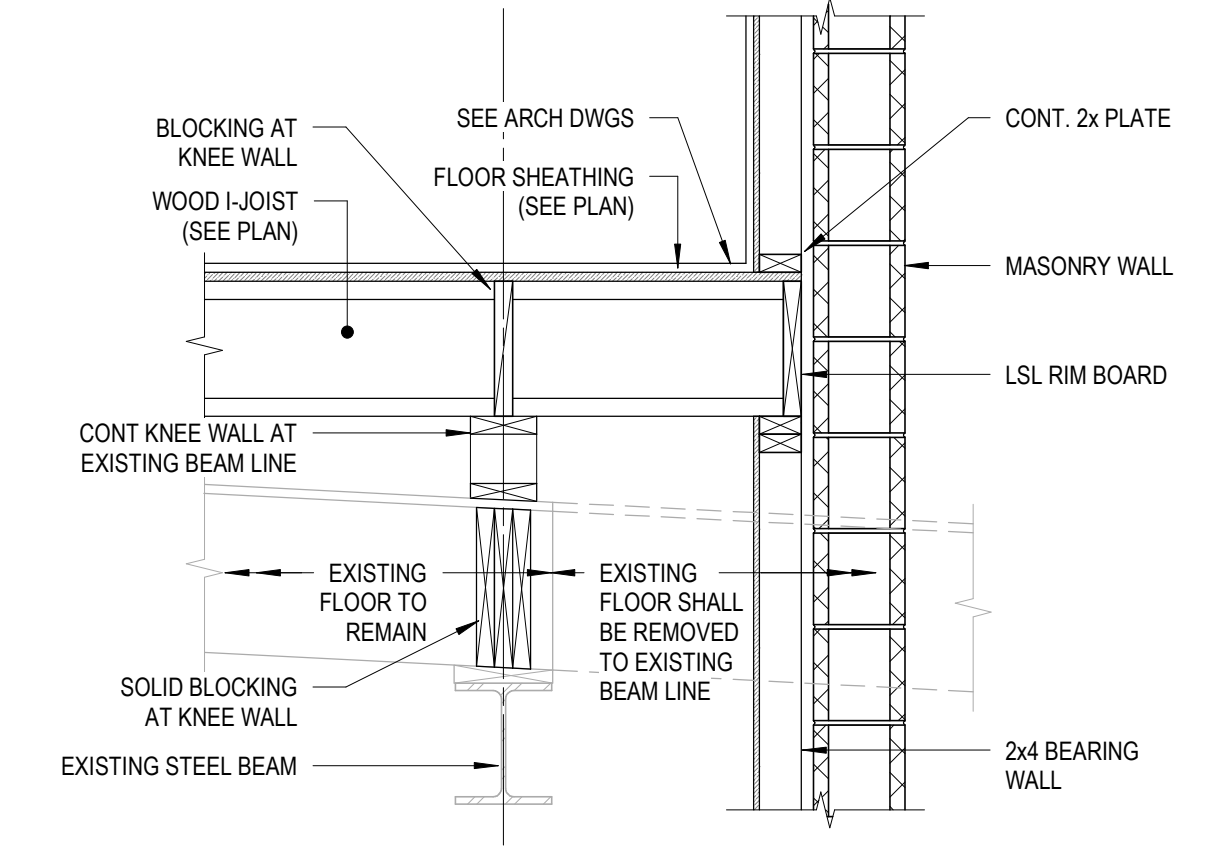
5 FLOOR FRAMING DETAIL
S5.1 3/4" = 1'-0"



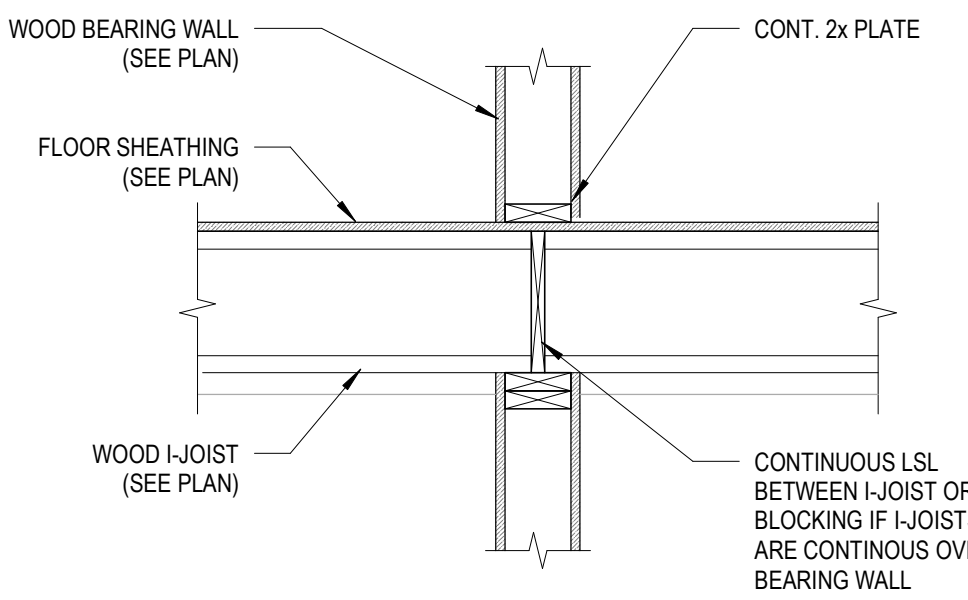
6 FLOOR FRAMING DETAIL
S5.1 3/4" = 1'-0"



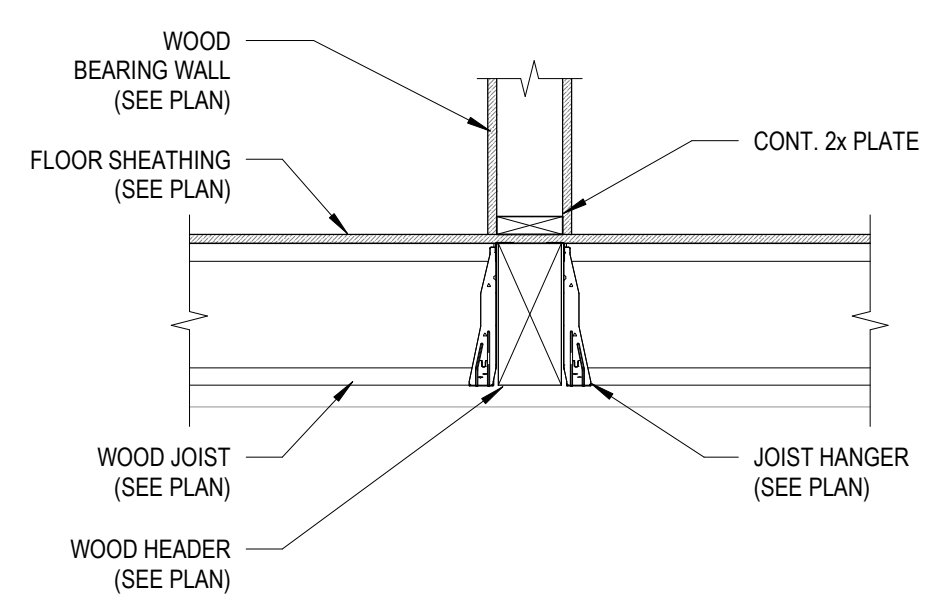
7 FLOOR FRAMING DETAIL
S5.1 3/4" = 1'-0"



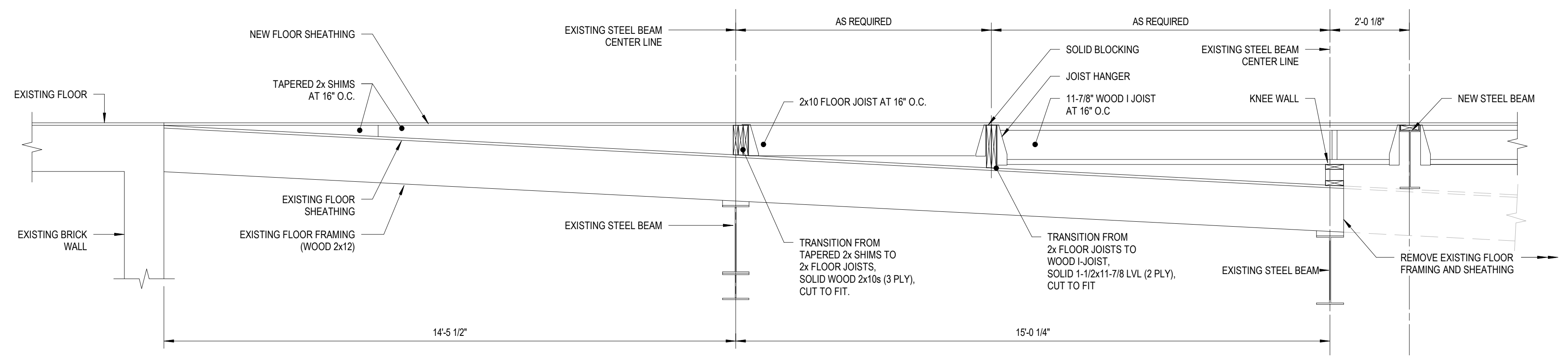
8 FLOOR FRAMING DETAIL AT ELEVATOR
S5.1 3/4" = 1'-0"



9 FLOOR FRAMING DETAIL AT BEARING WALL
S5.1 3/4" = 1'-0"



12 FLOOR FRAMING DETAIL AT BEARING WALL
S5.1 3/4" = 1'-0"

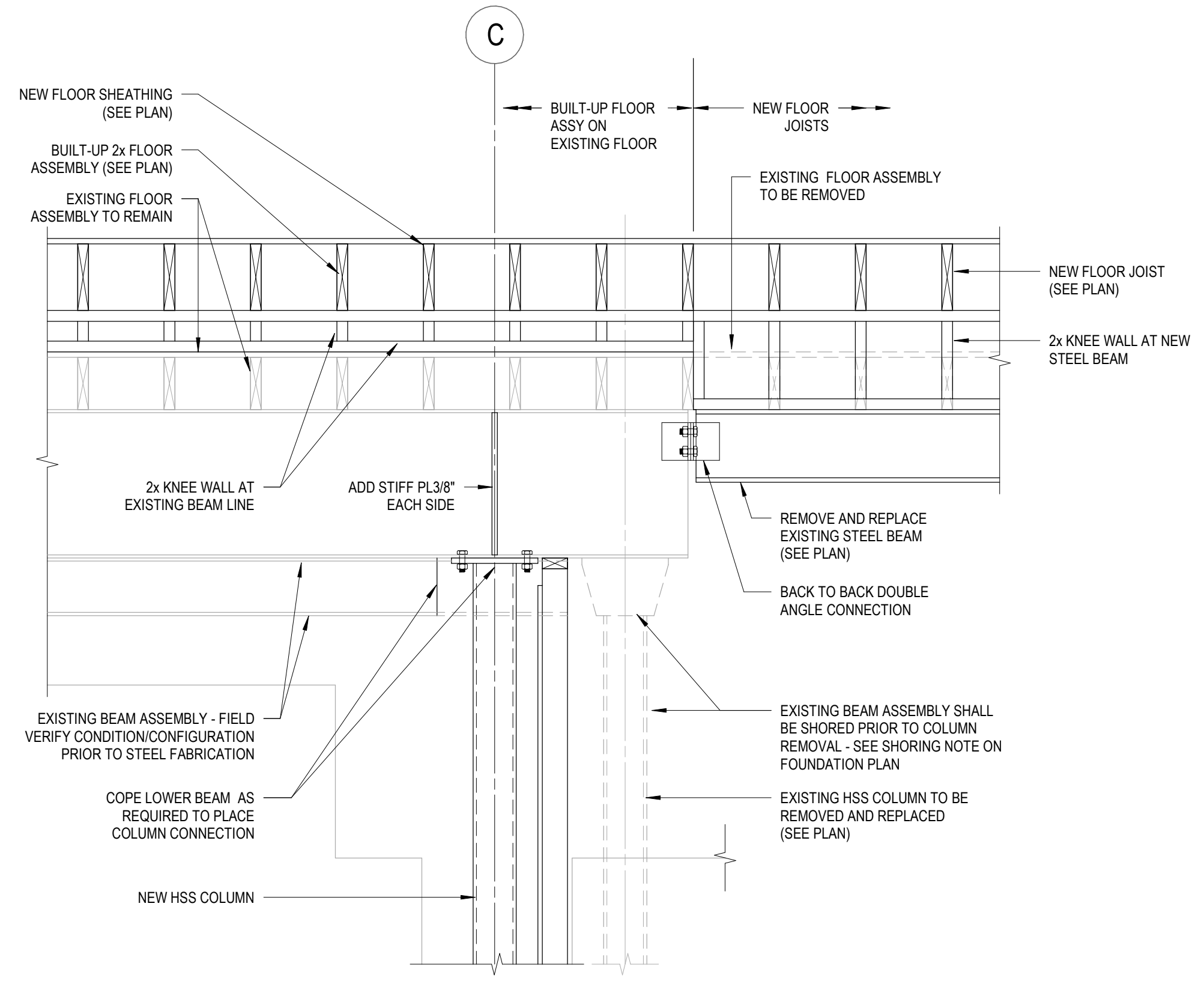


13 FLOOR OVERBUILD FRAMING DETAIL
S5.1 1/2" = 1'-0"

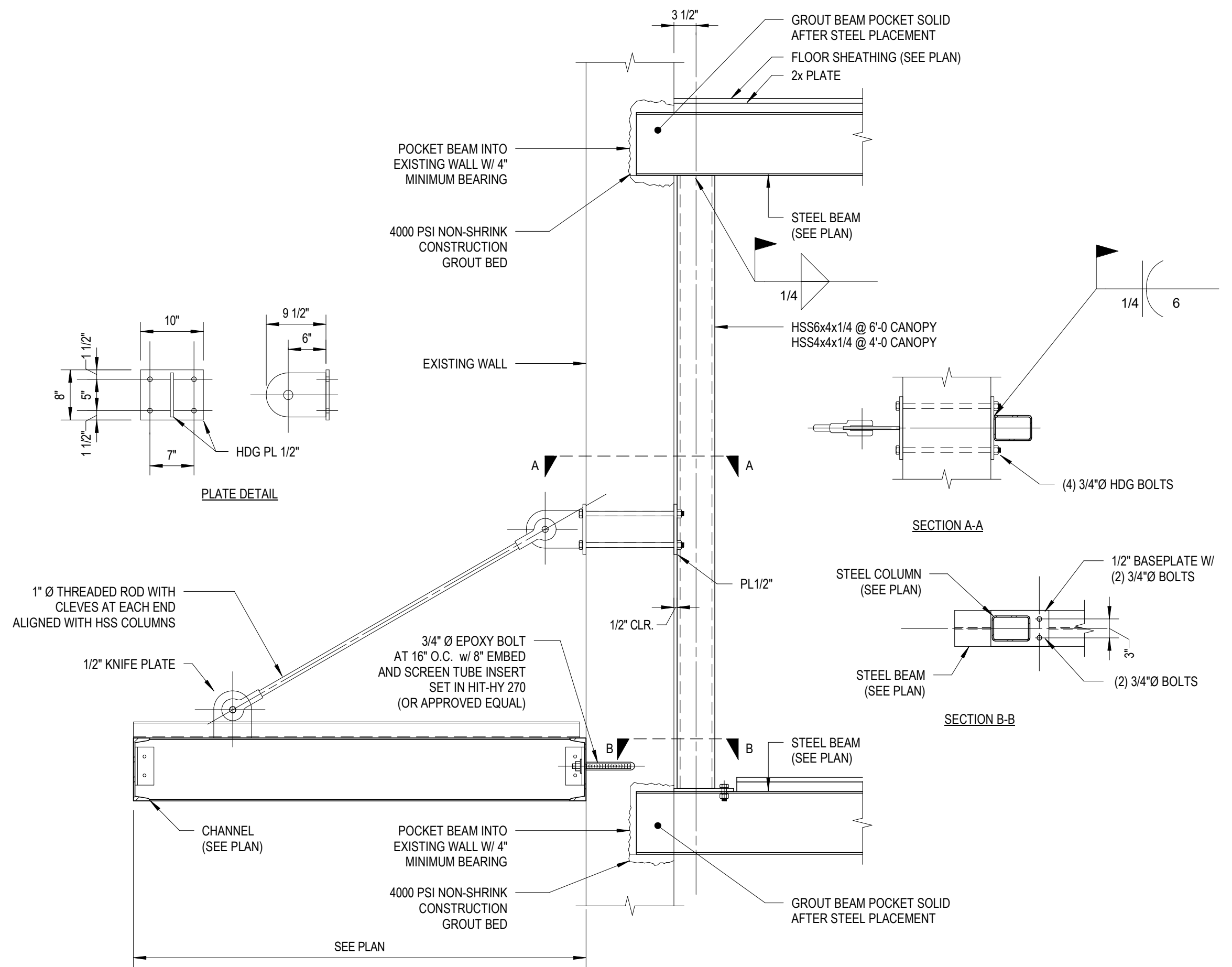
Revisions:	#	Description	Date
As indicated	JDG		
	JSN		

Scale:	Drawn By:	Checked By:	Project No.:	Date:
	JDG	JSN	200908	1/28/2021

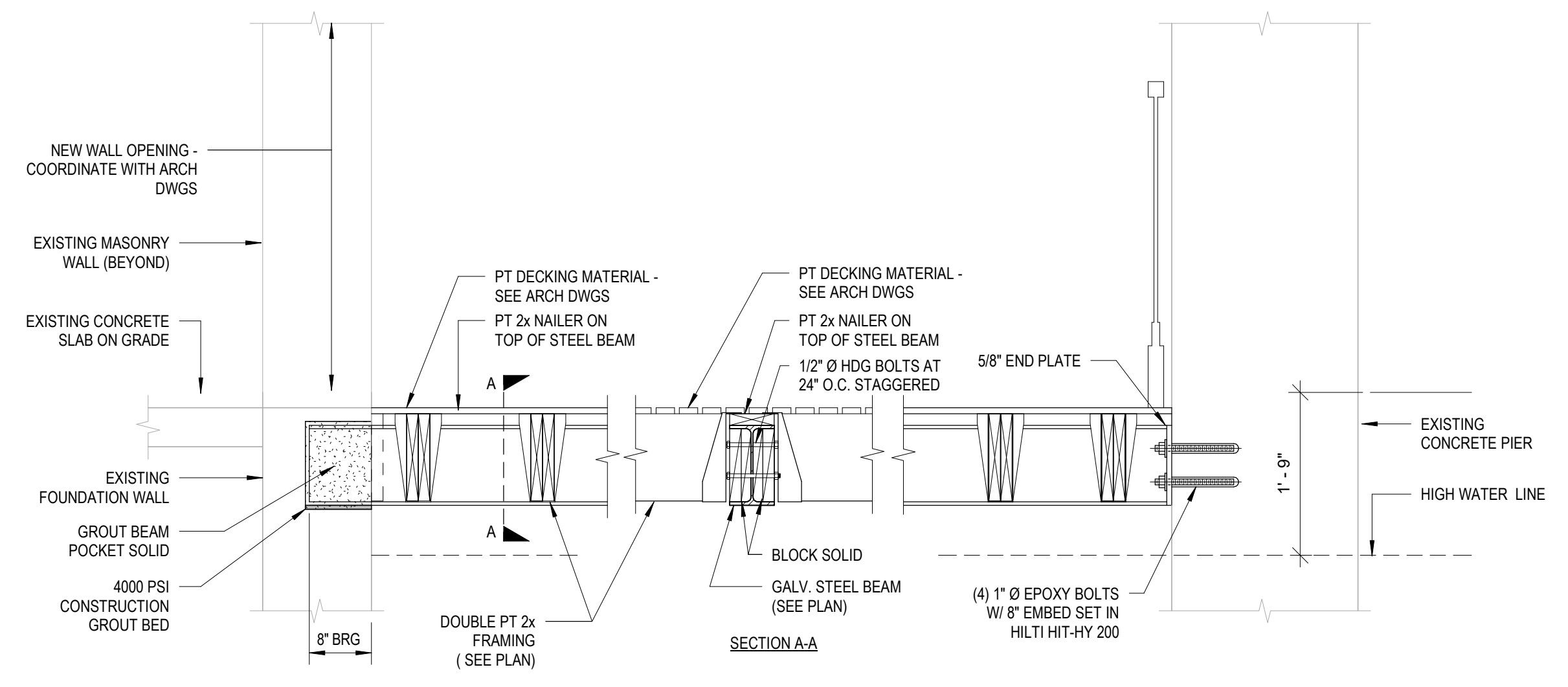
Title:	S5.1
FRAMING DETAILS	



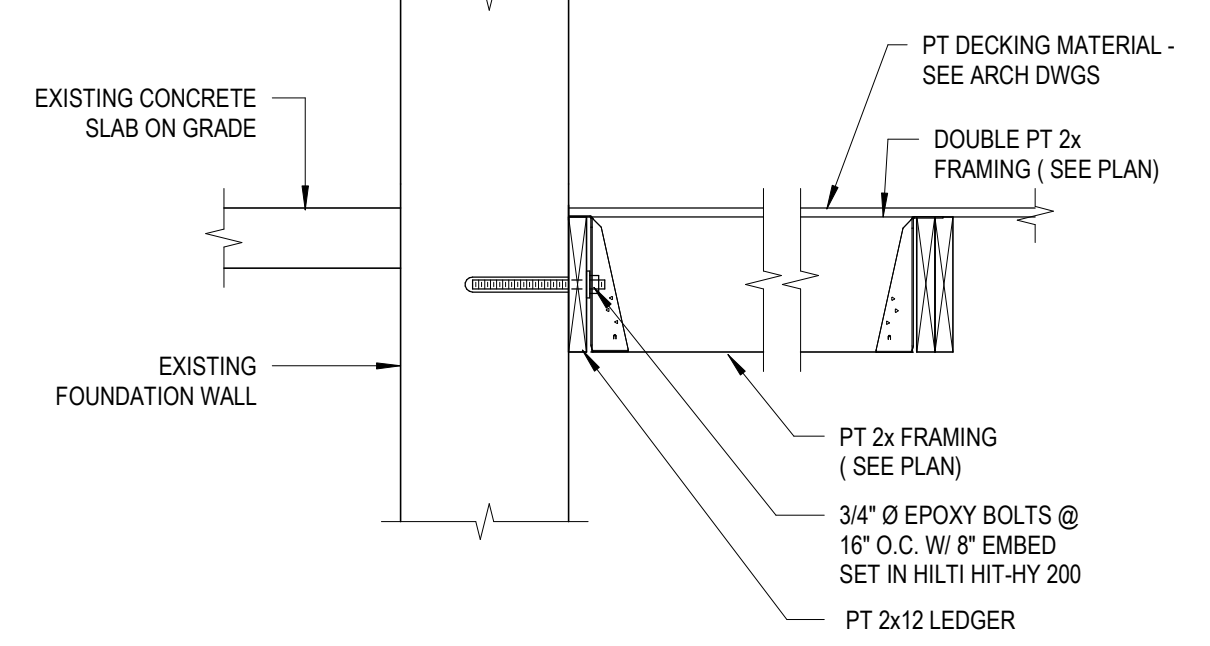
1 COLUMN RELOCATION DETAIL
 S5.2 3/4" = 1'-0"



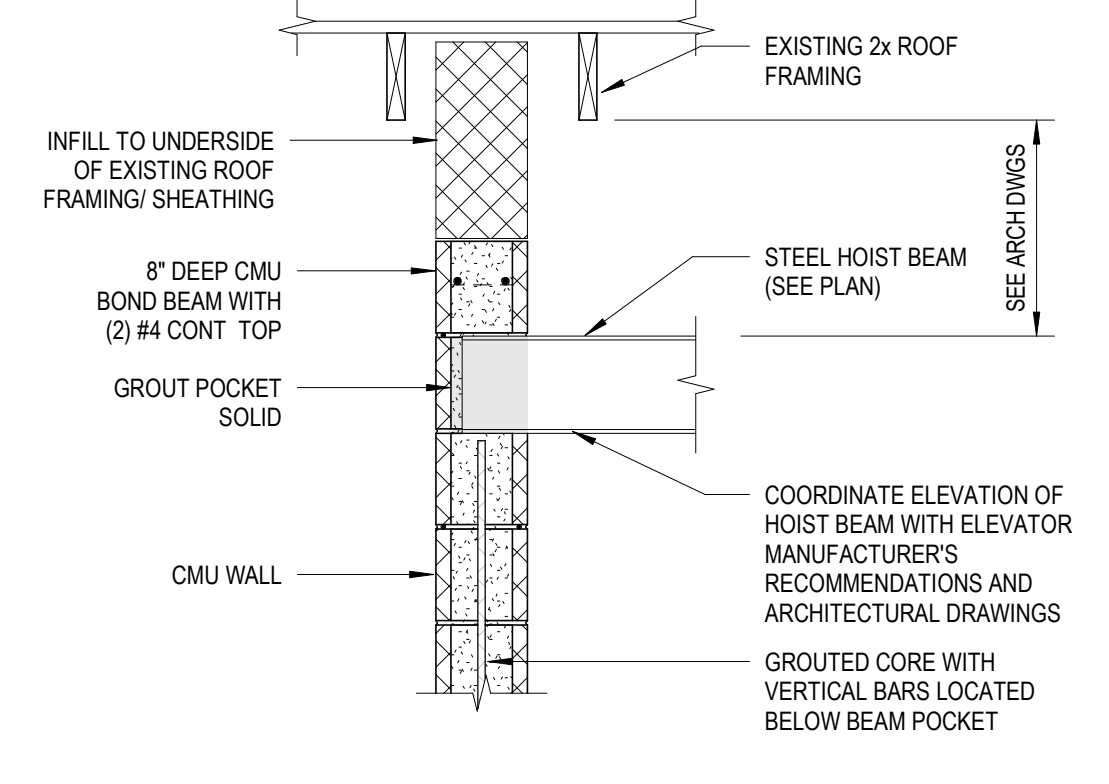
2 CANOPY FRAMING DETAIL
 S5.2 3/4" = 1'-0"



3 BASEMENT DECK FRAMING DETAIL
 S5.2 3/4" = 1'-0"



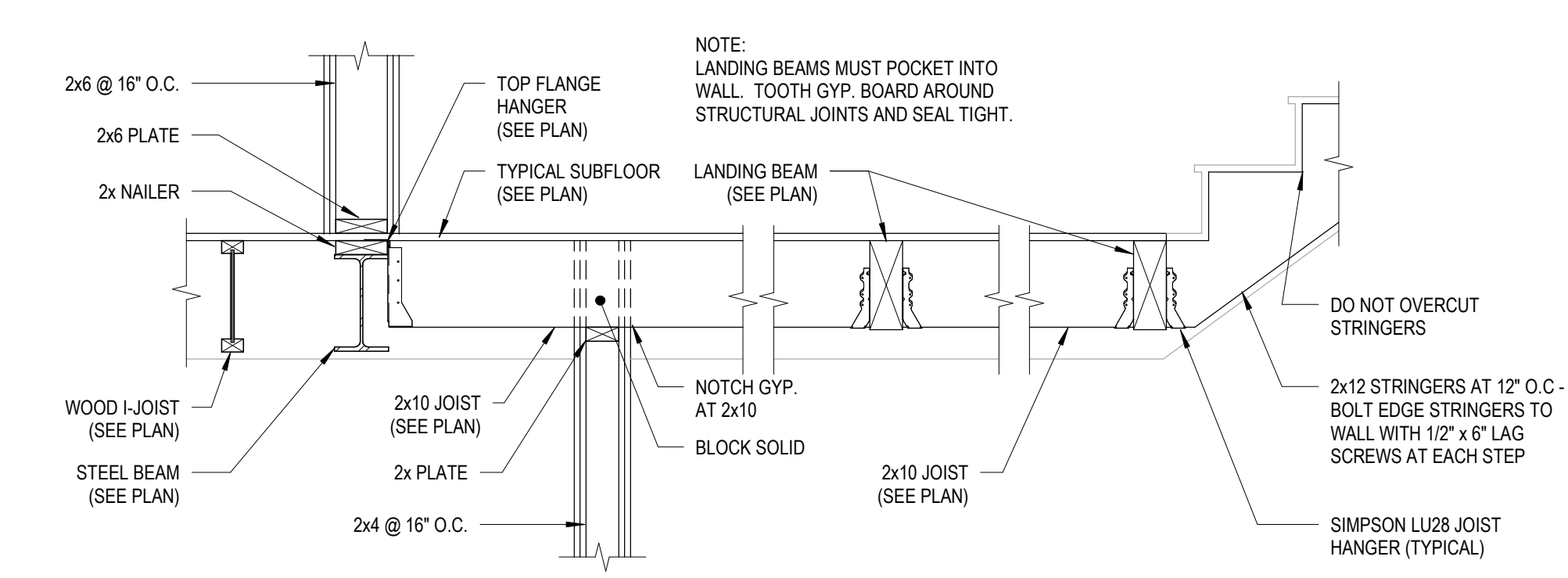
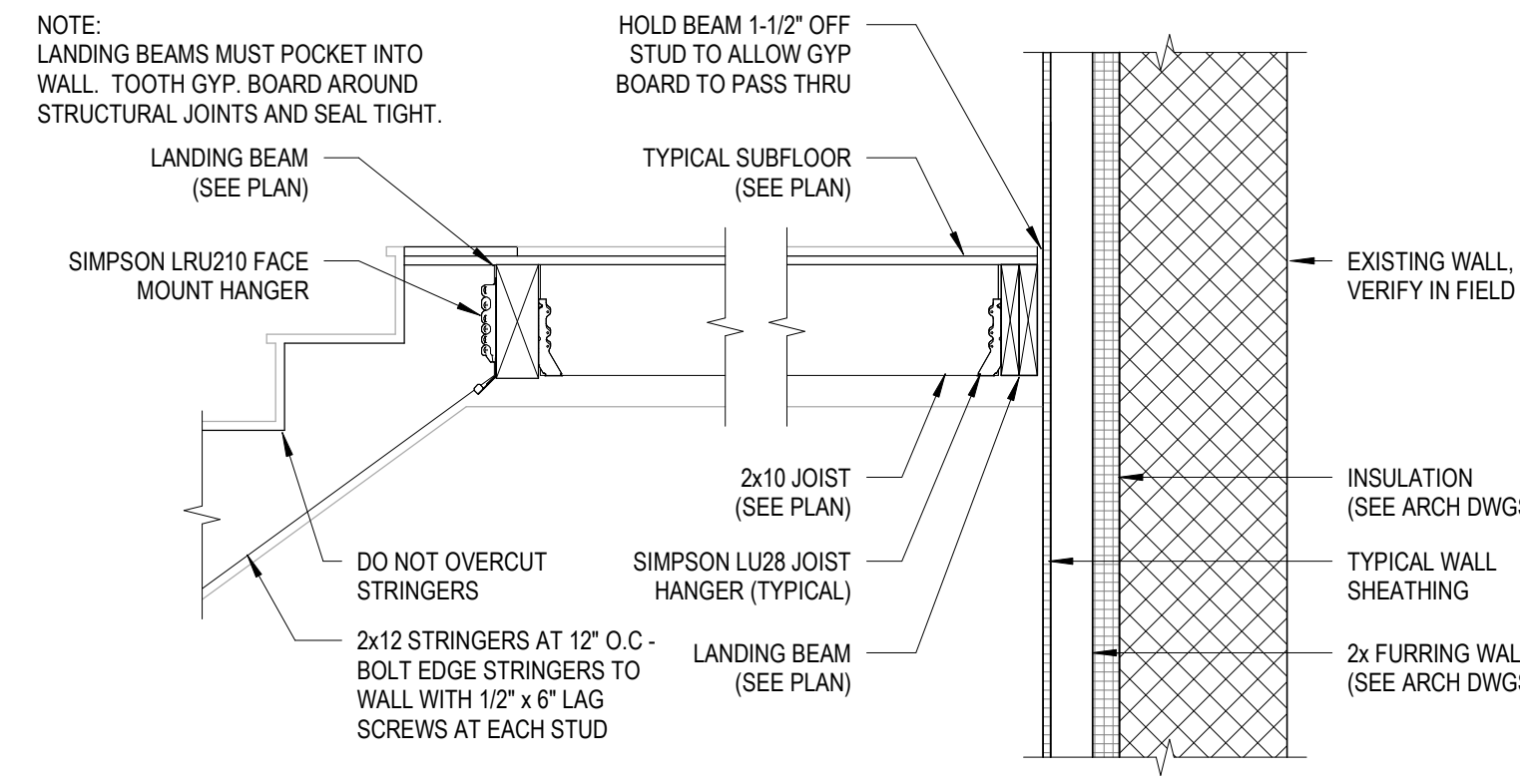
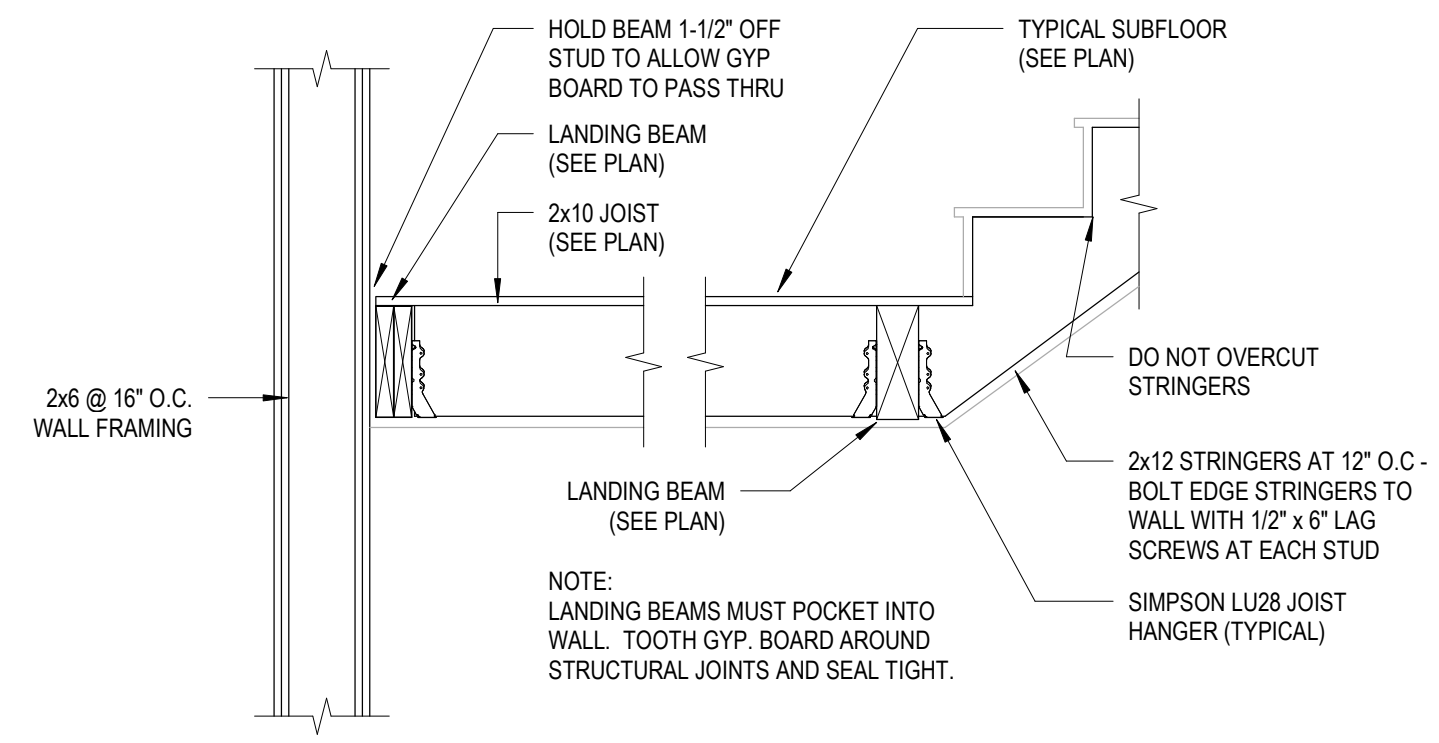
4 BASEMENT DECK FRAMING DETAIL
 S5.2 3/4" = 1'-0"



5 ELEVATOR HOIST BEAM DETAIL
 S5.2 3/4" = 1'-0"

Revisions:	Date
#	Description

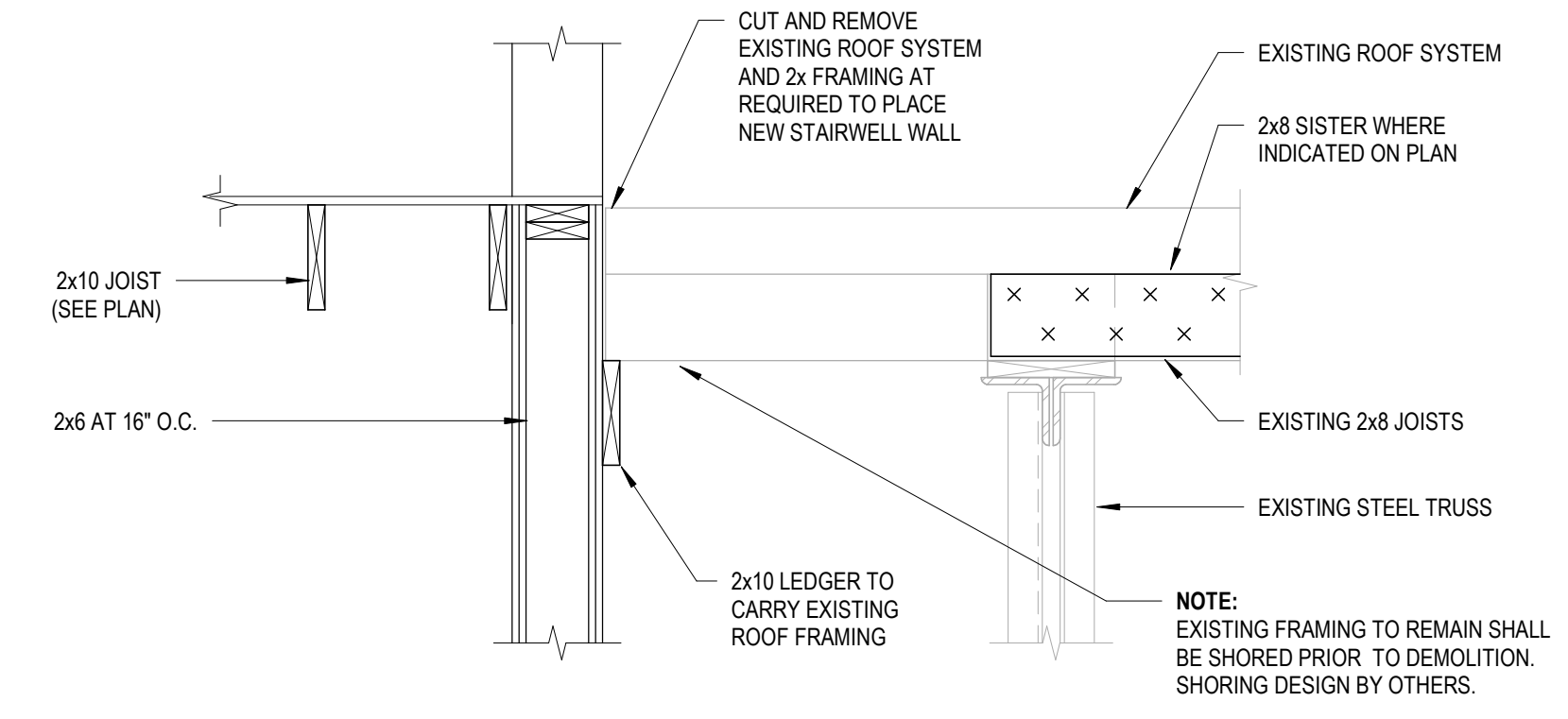
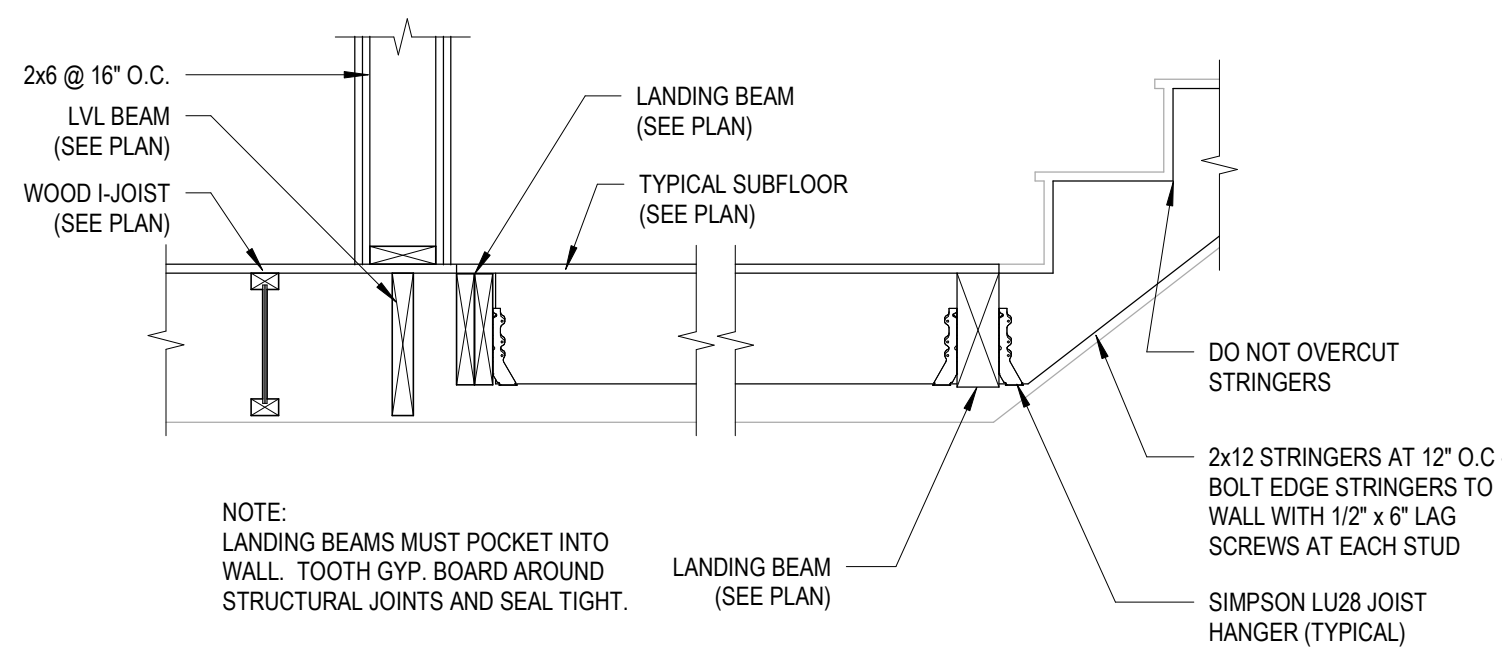
Scale:	3/4" = 1'-0"
Drawn By:	JDG
Checked By:	JSN
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1 STAIR FRAMING DETAIL
S5.3 3/4" = 1'-0"

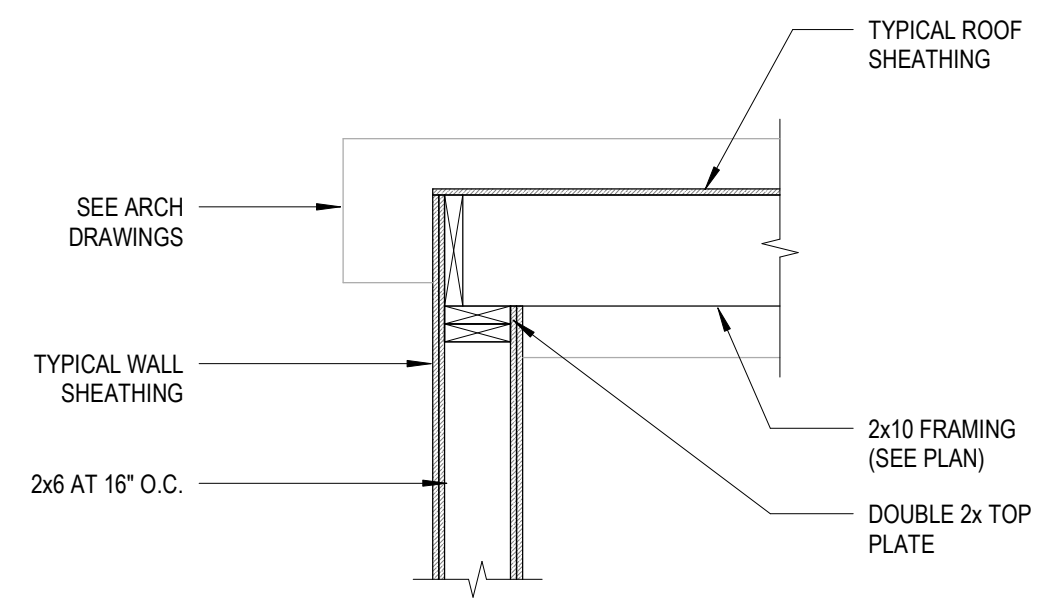
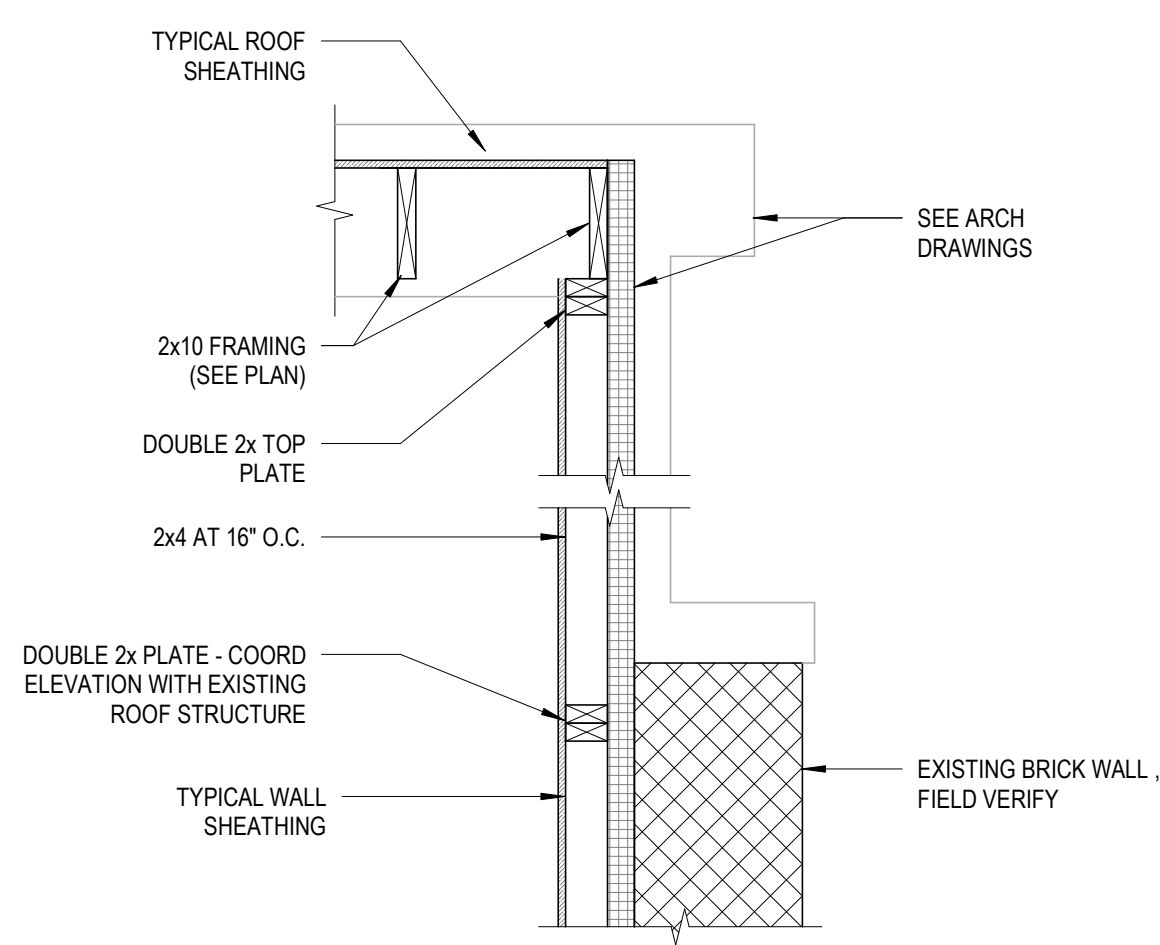
2 STAIR FRAMING DETAIL
S5.3 3/4" = 1'-0"

3 STAIR FRAMING DETAIL
S5.3 3/4" = 1'-0"



4 STAIR FRAMING DETAIL
S5.3 3/4" = 1'-0"

5 ROOF FRAMING SECTION
S5.3 3/4" = 1'-0"



6 STAIR PENTHOUSE FRAMING
S5.3 3/4" = 1'-0"

7 STAIR PENTHOUSE FRAMING
S5.3 3/4" = 1'-0"

Revisions:	#	Description	Date

Scale:	3/4" = 1'-0"
Drawn By:	JDG
Checked By:	JSN
Project No.:	200908
Date:	1/28/2021