WORKSPACES - DC

641 S St. NW Washington, DC

ISSUE FOR BID

PROJECT TEAM

CONSTRUCTION MANAGER
CAPITAL CONSTRUCTION MANAGEMENT
DAVID PRESTIDGE- PRINCIPAL
202.509.4011

ARCHITECT
HICKOK COLE ARCHITECTS
1023 31st STREET, NW
WASHINGTON, DC 20007
202-667-9776

MEP ENGINEER
GREENMAN-PEDERSEN INC
530 GAITHER ROAD SUITE 100
ROCKVILLE MD 20850
240-268-1820

STRUCTURAL ENGINEER
ROBERT SILMAN ASSOCIATES
1053 31ST STREET NW
WASHINGTON DC 20007
202-333-6230

GENERAL CONTRACTOR
TBD
ADDRESS
XXX.XXX.XXXX

ABBREVIATIONS

ABV above
ACOUS acoustical
ACT acoustical ceiling tile
AD area drain
ADJ adjustable
AFF above finished floor
ALUM aluminum
ALT alternate
APPROX approximate
ARCH architect

BALC balcony
BD board
BET between
BLDG building
BLKG blocking
BLW below
BM beam
BO bottom of
BOT bottom
BRKT bracket
BULKHD bulkhead

CAB cabinet
CALK calking
CEM cement
CER ceramic
CJ construction joint
CL center line
CLG ceiling
CLOS closet
CLR clear
CO cased opening
COL column
CONC concrete
CONT continuous
CPT carpet
CT ceramic tile
CTR center

DBL double
DET detail
DIA diameter
DIM dimension
DISP disposer
DN down
DR door
DS down spout
DW dishwasher
DWG drawing

E east
EA each
ELEC electric(al)
ELEV elevation
EMER emergency
ENCL enclosure
EQ equal
EQUIP equipment
ETR existing to remain
EXIST existing
EWC electrical water cooler

FA fire alarm
FD floor drain
FE fire extinguisher
FEC fire extinguisher cabinet
FH fire hydrant
FHC fire hose cabinet
FIN finish
FLR floor
FLUOR fluorescent
FT foot or feet
FUR furring
FO face of
FOF face of finish

GAL gallon
GALV galvanized
GB grab bar
GFI ground fault interupt
GL glass
GND ground
GYP gypsum
GWB gypsum wall board

HC handicapped
HDWD hardwood
HDWR hardware
HT height
HM hollow metal
HORIZ horizontal
HR hour

ID inner diameter
INCAN incandescent
INSUL insulation
INT interior

JAN janitor
JST joist
JT joint

KD knock down

LAV lavatory
LB(S) pounds
LDG landing
LT light

MAX maximum
MECH mechanical
MEMB membrane
MFR manufacturer
MIN minimum
MISC miscellaneous
MTD mounted
MTL metal

N north
NIC not in contract
NO number
NOM nominal
NTS not to scale

OA overall
OC on center
OD outside diameter
OFF office
OH opposite hand
OPG opening
OPP opposite

PG paint grade
PL property line
PLAM plastic laminate
PLAS plaster
PLYWD plywood
PNT paint
PR pair
PSL panel support leg
PTD painted
PTN partition

R riser
RAD radius
RD roof drain
REF refrigerator, refer
REINF reinforced
REQD required
RESIL resilient
REV revision
RM room
RO rough opening

S south
SAFB sound attenuation fiber blanket
SCHED schedule
SC WD solid core wood door
SEAL sealant
SECT section
SF square foot
SHT sheet
SIM similar
SP standpipe
SPEC specification
SQ square
SS stainless steel
STD standard
STL steel
STOR storage
STRUCT structural
SUSP suspended
SYM symmetrical

T tread
TEL telephone
TER terrazzo
T&G tounge & groove
THK thick(ness)
THR threshold
TO top of
TYP typical

UC undercut
UNFIN unfinished
UON unless otherwise noted
UNO unless noted otherwise
UTIL utility

VCT vinyl composition tile
VE value engineering
VERT vertical
VIF verify in field
VWC vinyl wall covering

W west
W/ with
WC wall covering
WD wood
W/I within
W/O without
WLD welded
WP waterproof
WSCT wainscot
WS wetstack
WT weight

VICINITY MAP

BUILDING LOCATION

SYMBOLS LEGEND

DETAIL REFERENCE MARK (DETAIL NO. / SIM / A101 / SHEET NO.)

SECTION REFERENCE MARK (DETAIL NO. / SIM / A101 / SHEET NO.)

SINGLE ELEVATION MARK (C1 / DRAWING NO. / SHEET NO. / A101)

MULTIPLE VIEW ELEVATION MARK (C1 / C2 / A101 / D3 / D4 / DRAWING NO. / SHEET NO.)

DOOR TAG (132 / 1 A / DOOR NO. / HARDWARE SET / DOOR TYPE)

ROOM TAG (ROOM NAME / 1003)

PLAN NOTE (33)

PARTITION TYPE (33)

WINDOW TYPE (33)

REVISION

ELEVATION HEIGHT (85'-10")

ALIGN SYMBOL (ALIGN)

CENTERLINE

PROJECT DESCRIPTION

PROJECT SCOPE: INTERIOR BUILD-OUT OF ENTIRE FLOOR IN RENNOVATED BUILDING SHELL. EXISTING SHELL SPACE IS CURRENTLY UNDER CONSTRUCTION. NEW WORK WILL INCLUDE, BUT IS NOT LIMITED TO, NEW PARTITIONS, DOORS, MECHANICAL, ELECTRICAL, PLUMBING AND ASSOCIATED FINISH MATERIALS, AS INDICATED ON PLANS.

BUILDING DATA

USE GROUP:	
BUILDING:	B (BUSINESS)
TENANT:	B (BUSINESS)
TYPE OF CONSTRUCTION:	IIIB
FULLY SPRINKLERED:	YES
PROPOSED TENANT FLOOR AREA:	19,483 GROSS SF
HIGH RISE BUILDING:	NO
NUMBER OF STORIES	4 ABOVE GRADE/ 1 BELOW GRADE

FIRE RATED ASSEMBLY:
STRUCTURAL FRAMING: (PER 2006 IBC TABLE 601 & 602)
0 HOUR REQUIRED, 0 HOUR PROVIDED

FLOOR/CEILING:
0 HOUR REQUIRED, 0 HOUR PROVIDED

ROOF/CEILING:
0 HOUR REQUIRED, 0 HOUR PROVIDED

DRAWING INDEX

SHEET INDEX - ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
G-000	COVER SHEET
G-002	PARTITION TYPES AND DETAILS
G-003	DOOR SCHEDULE, ELEVATIONS, AND HARDWARE SCHEDULE
I-101	PARTITION PLAN
I-201	REFLECTED CEILING PLAN
I-301	TELEPHONE/DATA/ELECTRICAL PLAN
I-401	FINISH PLAN
I-501	FURNITURE PLAN
I-700	ENLARGED PLANS & ELEVATIONS - PANTRY & RESTROOM
I-701	ELEVATIONS - ENTRY & CONFERENCE
I-702	ELEVATIONS - CORE
I-703	ELEVATIONS - CORE & LIBRARY
I-704	ELEVATIONS - SOCIAL MEDIA & TEAMING
I-801	MILLWORK SECTIONS - PANTRY
I-802	MILLWORK SECTIONS - SCREEN & LIBRARY
I-803	MILLWORK SECTIONS - SOCIAL MEDIA
I-804	MILLWORK SECTIONS - TEAMING
I-805	MILLWORK SECTIONS - FEATURE WALL & RECEPTION
I-810	DETAILS - FLOOR AND CEILING TRANSITIONS

SHEET INDEX - MECHANICAL	
M001	SPECIFICATIONS, ABBREVIATIONS, LEGENDS, AND NOTES
M200	THIRD FLOOR PLAN - NEW WORK
M300	SCHEDULES AND DETAILS

SHEET INDEX - ELECTRICAL	
E001	COVERSHEET
E002	LIGHTING, OCCUPANCY SENSOR SCHEDULES, AND DETAILS
E100	THIRD FLOOR PLAN - LIGHTING
E200	THIRD FLOOR PLAN - TELE/DATA/ELEC
E300	THIRD FLOOR PLAN - MECHANICAL POWER
E400	THIRD FLOOR PLAN - FIRE ALARM
E500	PANEL SCHEDULES AND PART RISER

SHEET INDEX - PLUMBING	
P100	SPECIFICATIONS, NOTES, DETAIL, LEGEND & ABBREVIATIONS
P200	THIRD FLOOR & PARTIAL FIRST FLOOR PLAN - NEW WORK AND RISER DIAGRAMS

SHEET INDEX- STRUCTURAL	
SHEET NUMBER	SHEET NAME
S-100	THIRD FLOOR FRAMING PLAN
S-200	SECTIONS AND DETAILS
S-201	SECTIONS AND DETAILS

CODE ANALYSIS

TENANT BUILDOUT CONFORMS TO ALL APPLICABLE BUILDING AND ZONING CODES IN THE DISTRICT OF COLUMBIA.

2005 NATIONAL ELECTRIC CODE
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2006 INTERNATIONAL FIRE PREVENTION CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL PLUMBING CODE
2003 ANSI A117.1
DC LAW 8-36 DISTRICT OF COLUMBIA EPA OF 1989
DCMR 12 BUILDING CODE REGULATIONS (2008)
DCMR TITLE 11 - ZONING REGULATIONS
GREEN BUILDING ACT OF 2006

OCCUPANT LOAD:
19483 SF/100 SF PER PERSON
TOTAL OCCUPANTS 194

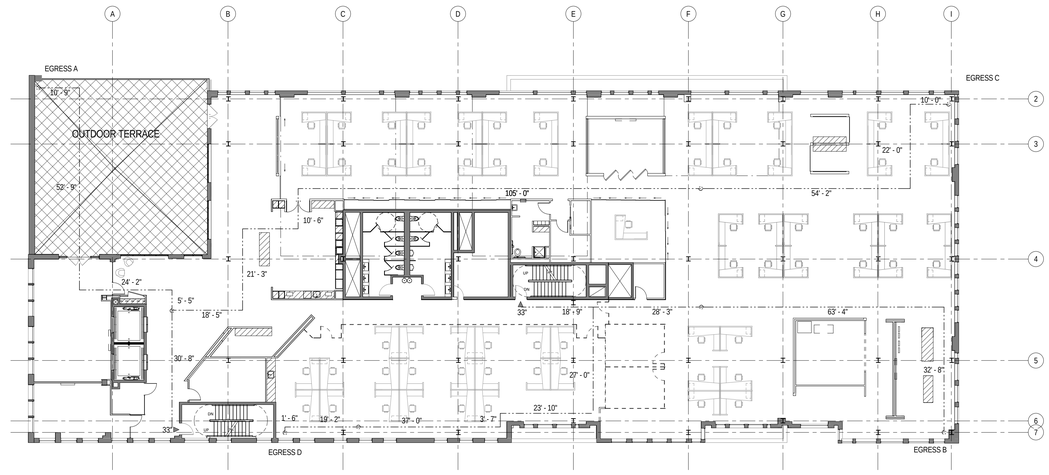
STAIR WIDTH CAPACITY:
REQUIRED (TOTAL OCCUPANTS X 0.2) 39"
MINIMUM 44"
PROVIDED (2 STAIRS @44" EACH) 88"

DOOR WIDTH:
REQUIRED (TOTAL OCCUPANTS X 0.15) 29"
MINIMUM 32"
PROVIDED (2 DOORS @33" EACH) 66"

MEANS OF EGRESS:
MAX. LENGTH OF EXIT ACCESS TRAVEL 300'
MAX COMMON PATH OF TRAVEL 100'
DEAD END CORRIDOR 50'

EGRESS - TOTAL TRAVEL DISTANCE	
PATH ID	TRAVEL DISTANCE
EGRESS PATH A	123' - 7 23/32"
EGRESS PATH B	142' - 11 15/16"
EGRESS PATH C	285' - 9 11/16"
EGRESS PATH D	130' - 9 11/16"

EGRESS - COMMON PATH OF TRAVEL	
PATH ID	TRAVEL DISTANCE
EGRESS PATH A	93' - 0"
EGRESS PATH B	95' - 11 15/16"
EGRESS PATH C	86' - 2 1/8"
EGRESS PATH D	20' - 7 7/8"



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CONSULTANT

DESCRIPTION	DATE
ISSUE FOR PERMIT/OWNER REVIEW	11.08.2012
ISSUE FOR BID	12.14.2012

WORKSPACES - DC
641 S St. NW Washington, DC

DRAWING TITLE
COVER SHEET

STAMP

PROJECT NO. 12021.00
DRAWN BY: LAG
SCALE: As indicated
DATE: 11.27.2012
DWG. NO.

G-000

INSTRUCTIONS TO BIDDERS

1. Bid Format: Pricing shall be provided in standard CSI format with a breakdown by trades including quantities and unit prices where applicable. Material cost should be separated from labor and overhead/profit for each trade.

2. Provide at Tenant's request, full back-up for bids from subcontractors including actual bid documents provided to the General Contractor. It is the responsibility of the General Contractor to distribute complete bid packages to all trades.

3. Substitutions and Qualifications: Pricing shall be based on the contract documents without substitution or alteration. However, the General Contractor may offer product or construction method substitutions wherever substantial savings may be available to the Tenant/Landlord as long as the substitutions do not compromise the project intent. It is the responsibility of the General Contractor to call out and clearly identify proposed substitutions as an add or deduct alternate to the base bid. It is the Contractor's responsibility to verify that the proposed substitutions comply with the specifications. The Architect and Tenant shall review proposed substitutions following receipt of bids and shall accept or reject at Tenant/Architect/Landlord sole discretion.

4. Proposed substitutions shall be reviewed by the Architect who shall have the final authority to accept or reject substitutions as "equal" to the specified item or assembly. If the General Contractor does not identify and receive Architect approval for substitutions, then the Architect retains the right to demand that the product or construction method originally specified be installed without additional cost to the Tenant.

5. Prior to submitting bid, the General Contractor and the appropriate and approved subcontractors shall thoroughly examine the site and the construction documents to ensure their knowledge of relevant field conditions and requirements affecting the Work. Any items which may conflict with the proposed Work shall be brought to the Architects attention prior to the submission of the bid. The General Contractor shall be familiar with Landlord Rules and Regulations. No claim for extra compensation will be allowed for the General Contractor's or subcontractors' failure to comply with this requirement.

6. Submit a complete list of proposed subcontractors to the Architect, Mechanical/Electrical/Plumbing (MEP) Engineer, Tenant, and Landlord. Subcontractors shall at the discretion of the Architect, MEP Engineer, Tenant, or Landlord, submit qualifications for the type of work specified.

7. Provide a proposed construction schedule showing the phasing of the work and the time required for each element of each phase with the bid. Also provide a schedule for required shop drawings and submittals. ***A LEED documentation schedule shall also be provided with the bid.*** Notify the Architect of any long lead items that will affect the date of substantial completion and provide alternate sources prior to beginning the Work.

8. Construction meetings shall be held weekly unless otherwise agreed upon. Provide meeting minutes, agenda including LEED items, complete project schedule, detailed project schedule, RFI log, shop drawing log, and finish submittal log at each meeting.

9. Prior to start of construction, submit resumes for project managers and site supervisors intended/proposed for the project. The Architect, Tenant, Landlord or MEP Engineer may request an alternate selection at their discretion. The General Contractor cannot substitute project manager or site supervisor after project's commencement without prior approval of Architect.

10. The Project is seeking to obtain a minimum LEED Silver certification based on LEED-CI, Version 3.0 Other LEED prerequisites and credits needed to obtain LEED certification depend on material selections and may not be specifically identified as LEED requirements. Compliance with requirements needed to obtain LEED prerequisites and credits may be used as one criterion to evaluate substitution requests and comparable product requests. A LEED scorecard will be provided for reference.

11. Bidders to provide seperate pricing of identified spaces as noted on I-101. Line items must be included for all trades associated to each space. See RFP description for further items that require stand alone pricing.

GENERAL NOTES

1. The Contract Documents are to include AIA document A201 "General Conditions of the Contract for Construction". WorkSpaces LLC, shall be designated as the "Tenant", Hickok Cole Architects PC shall be designated as the "Architect". Douglas Development shall be designated as the "Landlord". The Contract Documents consist of the Agreement between the Owner and Contractor, Performance and Payment Bonds, Conditions of the Contract (General, Supplementary and other Conditions), Specifications, Drawings, Addenda, Contract Modifications, Building Rules & Regulations and any other documents required by the Owner.

Drawings and Specifications are complementary. What is required by one shall be as binding as if required by all. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until clarification has been made by the Architect. In case of an inconsistency between Drawings and Specifications or within either Document, not clarified by Addenda or Contract Modification, the more specific provision will take precedence over less specific; more stringent will take precedence over less stringent; more expensive item will take precedence over less expensive. Detail drawings take precedent over drawings of smaller scale. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.

2. The General Contractor (GC) shall be both licensed and bonded in Washington, DC and shall provide documents upon the Architect's request.

3. The Work shall be done in accordance with rules and regulations of applicable safety and building codes. The General Contractor is responsible for securing and paying for permits required for the Work and for the scheduling of required inspections during the course of the Work.

4. Review the existing conditions, Landlord Rules and Regulations, and base building construction documents, and comply with base building requirements and design criteria. Document and notify Architect of any existing conditions or damages prior to start of construction. Notify the Architect of discrepancies, errors, inconsistencies or ambiguities discovered.

5. Provide protection and be responsible for any existing finishes to remain, including restrooms, lobbies and corridors, and shall repair or replace any damaged areas as a result of the Work. Existing finishes to remain shall be cleaned at the completion of construction.

6. Materials and systems shall be installed as per manufacturer's specifications and construction shall be of industry standard or better. The Architect shall be the ultimate judge of quality.

7. Only new items of recent manufacture, of standard quality, free from defects, will be permitted in the Work, U.O.N. Rejected items shall be removed immediately from the Work and replaced with items of the quality specified. Failure to remove rejected materials and equipment shall not relieve the General Contractor from the responsibility for quality of items used nor from any other obligation imposed on them by the Contract.

8. Do not scale drawings. Stated & written dimensions govern. Verify dimensions in the field and confirm their accuracy. No extra charge or compensation shall be allowed because of difference between actual dimensions and those indicated on the drawings, unless they contribute to a change in the scope of the Work. Any difference which may be found shall be submitted to the Architect for decision prior to ordering, manufacturing, or proceeding with the Work. Horizontal dimensions indicated are to/from face of GWB, unless otherwise noted . Vertical dimensions are to be from face of finished floor (AFF), U.O.N. Dimensions are not adjustable without approval of Architect unless noted +/-.

9. In the event of conflict between data shown on drawings and data shown on the specification, the specification shall govern. Detail drawings take precedent over drawings of smaller scale. Should the General Contractor at any time discover an error in a drawing or specification, or any discrepancy, or variation between dimensions on the drawings and measurements at site, or lack of dimensions or other information, the Contractor shall not proceed with the work affected until clarification has been made by the Architect. In case of an inconsistency between Drawings and Specifications or within either Document, not clarified by addenda, the more specific provision will take precedence over less specific; more stringent will take precedence over less stringent; more expensive item will take precedence over less expensive. Better quality or greater quantity of Work shall be provided in accordance with Architect's interpretation. On Drawings, figures take precedence over scaled dimensions. Scaling of dimensions, if done, is done at the Contractor's own risk.

10. Verify that no conflicts exist in locations of mechanical, telephone, electrical, plumbing and sprinkler equipment (to include piping, duct work, sprinklers, structural members and conduit) and that clearances for installation and maintenance of equipment is provided. Elements in conflict shall be determined and reviewed with the Architect prior to work proceeding. Coordinate the Work with existing conditions.

11. Provide shop drawings for the Architect's review and approval for the following: Shop fabricated millwork, carpet layout and seaming diagrams, flooring, light fixtures, doors, misc. steel, metal fabrication, glass/glazing, sprinkler layouts, and hardware. Shop drawings shall be submitted in the form of 3 sets of prints. Shop drawings shall not be reproductions of contract documents. Refer to individual specification divisions for additional submittal requirements.

12. Provide the manufacturer's cut sheets and specifications including VOC content for products and equipment including but not limited to: adhesives and sealants, paints, carpet, composite wood, light fixtures, plumbing equipment, electrical equipment, fans, supplementary heating and cooling elements, hardware, security equipment, and appliances.

13. The General Contractor shall not proceed with work which he/she expects additional compensation beyond the contract amount, if completed in strict conformance with the construction documents, will result in additional Work beyond the scope of the Contract without written authorization from the Architect and Tenant. Failure to obtain such authorization shall invalidate a claim for extra compensation. Any field conditions that significantly vary from the contract documents or will result in additional Work shall be brought to the attention of the Architect prior to proceeding with the Work.

14. Include x-ray and core drill costs. Core drilling of the slab shall be approved by the Structural Engineer prior to proceeding with the Work. Contractor shall submit proposed locations to Architect and Structural Engineer for review prior to proceeding with the Work.

15. Patch, repair and install fireproofing as required by code. Fireproof any new penetrations required by the Work.

16. Coordinate and review size and location of slab penetrations. Required penetrations shall be made in accordance with the Tenant and Landlord's standard approval procedures and methods. Penetrations shall be properly sealed according to the Architect, Tenant, Landlord requirements and applicable codes.

17. Continuously check architectural and structural clearances for accessibility of equipment and mechanical and electrical systems. No allowances of any kind will be made for the General Contractor's negligence to foresee means of installing equipment into position.

18. The finished Work shall be firm, well-anchored, in true alignment, plumb, and level, with smooth, clean, uniform, appearance without waves, distortions, holes, marks, cracks, stains, or discoloration. Jointing shall be close fitting, neat and well scribed. The finished Work shall have no exposed unsightly anchors or fasteners and shall not present hazardous, unsafe corners. The Work shall have the provision for expansion, contraction and shrinkage as necessary to prevent cracks, buckling, and warping due to temperature and humidity conditions.

19. Attachments, connections or fasteners of any nature are to be properly and permanently secured in conformance with best practice and the General Contractor is responsible for improving them accordingly. The drawings highlight special conditions only and by no means illustrate every connection. Start of installation shall imply acceptance of substrate.

20. The General Contractor shall waive "Common Practice" and "Common Usage" as construction criteria wherever details and contract documents of governing codes, ordinances, etc. require quantity or better quality than common practice or common usage would require.

21. Submit shop drawings and submittals and order/schedule delivery of materials in ample time to avoid delays in construction. If an item is found to be unavailable or to have a long lead time, notify the Architect immediately with a proposed alternative.

22. Notify the Tenant, Landlord, and Architect in writing of any deficiencies in base building conditions prior to the commencement of the Work. Any unreported deficiencies will become the responsibility of the General Contractor to correct. Submit shop drawing and submittal schedule with the bid package.

23. Exercise extreme care and precaution during the construction of the Work and schedule the Work to minimize disturbances to adjacent spaces and /or structures and their occupants, property, public thoroughfares, etc. Take precautions and be responsible for the safety of building occupants from construction procedures. The General Contractor shall be responsible for any overtime costs incurred thereby.

24. Debris shall be removed from the site on a daily basis when possible. Upon completion of the Work, remove debris from the building created by the Work provided under this Contract and leave the site clean.

25. Abandoned miscellaneous nails, hangers, staples, wires and conduits shall be removed from the walls and areas of exposed ceilings. Remove abandoned pipe sleeves in floor slabs. Patch existing slab as required to maintain UL fire rating of floor slab where pipes and conduits have been removed.

26. Slab penetrations less than 2" around new and existing piping, conduit, ductwork, etc. shall be filled with acoustic foam and/or sealant with a VOC content of 250 g/L or less to ensure acoustical separation between floor slabs. Slab penetrations greater than 2" around new and exiting piping, conduit, ductwork, etc. shall be filled with concrete. Piping, conduit, ductwork, etc. shall be wrapped with expansion material prior to filling with concrete. Expansion material shall be approved by the MEP Engineer.

27. Notify Architect of any access panels which may be required before proceeding with the Work. No access panels shall be located in GWB ceilings without Architect's approval. Contractor shall be responsible for coordinating trades. Required access panels shall be included in the General Contractor's scope. Verify with MEP Engineer the location(s) of required access panels. Access panel frame to be fabricated with galvanized casing bead welded to perimeter for assemblies installed in gypsum board surfaces. Non-rated flush doors to be fabricated of not less than 14 gage sheet materials. Equip with concealed spring hinges or concealed continuous piano hinge designed to open 175 degrees minimum. Fire-rated flush doors to be fabricated of not less than 20 gage sheet materials of sandwich type construction with manufacturer's standard core. Equip with continuous piano hinge, self-closing mechanism and interior latch release mechanism. Locking devices to be flush, screwdriver-operated cam locks of number required to hold door in flush, smooth plane when closed. Finish to be manufacturer's standard primer coat. Field paint final finish coat. Paint to match adjacent surfaces.

28. The General Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures including LEED compliance (if required) for coordinating and constructing all portions of the Work.

29. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor air intakes.

30. Develop and implement an Indoor Air Quality Management Plan for construction and pre-occupancy to meet SMACNA IAQ Guidelines for Occupied Buildings under Construction. Submit plan to Architect for review prior to commencement of the Work.

31. Develop and implement a waste management plan, quantifying material diversion goals. Submit waste management plan to Architect for review prior to commencement of the Work. Recycle and/or salvage at least 75% of construction, demolition and packaging debris. Track waste throughout construction. Calculation may be done by weight or volume, but must be consistent throughout.

32. Track recycled content materials during construction to ensure that the specified recycled content materials are installed and quantify the total percentage of recycled content materials installed per LEED Materials & Resources Credit 4.

33. Track chain-of-custody certificates certifying that wood products specified to be made from certified wood comply with forest certification requirements. Include evidence that wood manufacturer is certified for chain of custody by an FSC-accredited certification body. Include statement indicating costs for each certified wood product.

34. Track VOC (volatile organic compound) in adhesives / sealants, paints/ coatings, carpet systems, composite woods / laminate adhesives and furniture per LEED Indoor Environmental Quality Credit 4. Monitor subcontractors to ensure that the subcontractors use the correct product. Submittals must state the VOC level of each product. Product VOC requirement are as follows:
a. Adhesives must meet or exceed the limits of the South Coast Air Quality Management District Rule #1168 and all sealants used as a filler must meet of exceed Bay Area Air Quality Management District Reg. 8, Rule 51
b. Paints and coatings must meet of exceed the VOC and chemical component limits of Green Seal requirements
c. Carpet systems must meet or exceed the Carpet and Rug Institute Green Label Indoor Air Quality Test Program
d. Composite wood and agrifiber products must contain no added urea-formaldehyde resins

DEMOLITION NOTES

1. Visually inspect existing conditions and coordinate any outstanding demo issues with the Architect prior to beginning the Work.

2. Consult engineering notes for extent of existing building systems to be removed or to be relocated. Removal work is intended to include associated built-in items such as electrical/data outlets, switches, conduits, controls, piping, mounting blocks, etc. Refer to MEP drawings for procedures concerning these trades in demolition areas.

3. The General Contractor is responsible for the replacement of any base building finishes that are damaged as a result of demolition. Include in the pricing a contingency for base building repairs which may occur. Coordinate base building finishes with the Landlord. Protect interior walls, ceilings, and floors to remain from damage during demolition and construction. Base building frames, window sills, and core partitions are required to be free from mastic or other building residue and ready to receive new finish.

4. Remove existing conduit and associated wiring not used, U.O.N., back to panel. Existing data wiring shall be removed, U.O.N. Data wiring shall be supported in accordance with current code. Mechanical devices to be evaluated and a report shall be submitted prior to the start of demolition noting condition of equipment.

5. Remove any incomplete or partially constructed or demolished walls and ceilings back to primary building structure. Remove existing walls and doors within the areas of construction in compliance with the drawings. Remove any remaining finishes within the areas of construction as described by the drawings.

6. Save demolished doors and code-compliant hardware in good condition for reuse as specified in drawings or return to Landlord. Existing doors and hardware shall be carefully removed and stored prior to installation. Reinstalled doors shall be cleaned, filled, smoothed and refinished as needed to match finish of new doors and frames, U.O.N.

7. Provide dumpster(s) for waste removal. Coordinate location with Landlord. Remove demolition materials and vacuum and/or broom sweep the Work before leaving site each day.

8. Protect existing equipment, furniture and finishes scheduled to remain. Provide hard walled, temporary construction barriers where required to eliminate dust and sound transmission into occupied space. Construction barriers shall maintain clear paths of egress.

9. There is no presence of asbestos and lead based paint in the existing building to the best of the Landlord and Architect's knowledge. If a material is found which may be suspected of containing hazardous material, work shall stop and the General Contractor shall notify the Architect and Landlord immediately. If it is determined that the materials are hazardous, the material shall be fully abated according to applicable laws.

DOORS, FRAMES, AND HARDWARE NOTES

1. Refer to Door, Frame and Hardware Schedule for extent, type and additional notes. Acceptable wood door manufacturers to be Marshfield, Eggers, Mohawk or Architect approved equal. Provide a hardware schedule and catalogue cuts including VOC content, FSC certified wood, recycled content, and rapidly renewable materials for doors and finish hardware for approval by the Architect. Wood doors to be fabricated with FSC certified wood and to contain no urea formaldehyde including adhesives and resins. Hardware schedule should include: location of hardware set cross-referenced to indications on drawings, manufacturer's name and product number, finish and other similar information describing hardware. Items of hardware not definitely specified but needed for satisfactory installation of hardware shall be provided. Such items shall be of type and quality suitable for service needed and comparable to adjacent hardware.

2. Doors shall be set 6" off adjacent perpendicular wall, U.O.N. Levers, pulls and locks are to be provided by a single manufacturer. Hinges and other miscellaneous exposed hardware shall be in similar and compatible finishes as indicated on the Hardware Schedule.

3. Coordinate keying system with Tenant, Landlord, and Architect. Coordinate security system with system vendor.

4. Provide hardware, door pulls, hinges, closers, electromagnetic devices, etc. required to provide a full and complete installation. Provide silencers at metal frames. Provide wool pile sound seal at aluminum frames. Provide floor mounted door stops unless existing conditions require wall mounted. Ensure adequate blocking for wall mounted stops. Submit to Architect for approval. Doors specified to receive electric strikes, which also require a request for exit device, shall be tied into the fire alarm system and shall be failsafe, U.O.N.

5. Provide 4 1/2 x 4 1/2, full mortise, template, 5-knuckle, heavy duty, button tip hinges with non-rising loose pins and anti-friction, ball-bearing type. Doors with mortise locksets shall be furnished with non-removable pin hinges. Provide 1 1/2 pair hinges for doors up to 90" in height. Add 1 hinge for every additional 30" in height.

6. Heavy duty cylindrical locksets and latchsets shall conform to ANSI A156.2, Series 4000, Grade 1. Functions as listed in schedule. Heavy duty mortise locksets, latchsets, and levers shall conform to ANSI A156.13 Series, 1000, Grade 1. Overhead Closers shall be surface mounted or concealed overhead as noted in the hardware schedule and shall be heavy duty, fully hydraulic, rack and pinion action and sized to be in compliance with requirements for accessibility for handicapped and recommendations of manufacturer. Furnish complete with necessary hardware. Furnish 2 keys per lock with a maximum of 8 keys per keyed alike set. Before final completion, adjust hardware so that doors operate in perfect order. Test and adjust hardware for quiet, smooth operation and adjust closers for proper operation. At final completion, properly tag and identify keys and deliver to Tenant.

7. Undercut doors to clear top of floor finish by 1/4" maximum, U.O.N.

INTERIOR DRYWALL AND FRAMING NOTES

1. Installation of interior GWB metal framing systems shall conform to ASTM C754. Fire rated partitions shall conform to UL design number indicated. Refer to UL Fire Resistance Directory - Volume I (latest edition) for additional information. Sound rated partitions shall conform to ASTM E497, Standard Practice for Installing Sound-Isolating Lightweight Partitions.

2. Metal stud gauge for partitions shall be 25 gauge minimum, U.O.N. Metal studs at fire rated or STC rated door frames shall be 20 gauge minimum. Metal runners shall correspond in size and gauge to metal studs. Metal runners shall be continuous and attachment shall be at 16" or 24" o.c., minimum or as specified on drawings. Metal furring spacing shall be 16" or 24" o.c., minimum or as specified on drawings. Metal framing shall contain average recycled content (post consumer plus one-half preconsumer) of not less than 25%.

3. For gypsum panel product, provide 100% post-consumer recycled content paper face and maximum gypsum recycled content available or minimum 95% synthetic gypsum, or a combination of both recycled gypsum and synthetic gypsum. Gypsum panel product shall be provided by a manufacturer within a 500 mile radius of construction site per LEED Materials & Resources Credit 5.1. Laminating adhesives or joint componds to have a VOC content of 50 g/L or less. Sound attenuation blankets, where specified, to comply with ASTM C 665, Type I.

4. Wood blocking shall be fire resistant treated (FRT) and FSC certified. Install 3/4" FRT wood blocking in partitions at wall hung shelving, cabinets, millwork, guardrails, handrails and equipment requiring blocking as indicated on the drawings and as necessary for proper support. Verify blocking requirements with millwork subcontractor and review with Architect for acceptance prior to installation. Metal attachment plates for handrails, grab bars, etc. shall be 16 gauge min. and shall span a minimum of two studs.

5. Metal framing for GWB ceilings shall consist of 1 1/2" cold rolled steel channels or approved @ 4'-0" o.c. suspended by 8 gauge galvanized wire hangers @ 4'-0" o.c. with 7/8" 25 gauge metal furring channels running parallel @ 2'-0" o.c. attached to channels with approved clips, or use GWB ceiling hangers as an alternative. Metal framing shall not be attached to the ductwork.

6. GWB work shall be performed by a qualified installer with experience in commercial applications similar in scope to this job. GWB installation shall conform to ASTM C840, the recommendation of the Gypsum Association, the specific recommendations of the mfg., and the requirements of the UL Fire Resistance Directory (at fire rated partitions). Apply tape and joint compound over joints, interior angles, fastener heads, metal trims, and accessories as outlined in the Gypsum Association Publication 214.

7. Mechanical, electrical, and plumbing penetrations in fire rated partitions shall be sealed at their perimeter with approved fire-rated sealer. Mechanical, electrical, and plumbing penetrations in sound rated partitions shall be sealed at their perimeter with approved acoustical sealer. Sealants to have VOC content of 250 g/L or less.

8. Partitions and horizontal dimensions are dimensioned to face of GWB, unless otherwise noted. Dimensions indicated as HOLD shall be maintained. Dimensions indicated as CLEAR and CLR shall be minimum dimension. Any discrepancies or variations in these dimensions shall be reviewed with the Architect before beginning construction. Align face of partitions with face of adjacent column, unless otherwise noted.

9. Clearly lay-out partitions and notify Architect of date for partition layout. Layout shall be complete and shall be reviewed by Architect before beginning construction. Alignments are to be verified in the field.

10. GWB shall be finished within 1/4" of floor slab at all partitions. Partitions, edge trim, corner beads, performed reveals and joints to existing drywall surfaces shall be taped, bedded in joint compound and sanded smooth with no visible joints ("J" trim shall not be used). Provide proper backing for reveals as recommended by the manufacturer.

11. Outside corners of GWB shall have metal corner beads (screwed type), unless otherwise noted. Metal edge trim shall comply with Gypsum Association "L" Series in sizes corresponding to gypsum wallboard thickness.

12. Control joints shall be installed in unbroken partitions and ceilings exceeding 30 feet. Control joints in fire rated partitions shall conform to those tested in accordance with ASTM E 119. Locations of control joints to be approved by Architect prior to installation.

13. Alignment of door heads and other critical horizontal elements shall be maintained at a constant level relative to the ceiling plans, and shall not follow variations in the floor plane. Partition types above doors and windows shall be same as the adjacent partitions, unless otherwise noted.

14. Gypsum wall board finish levels to be as indicated below and according to ASTM C 840;
Level 1: Ceiling plenum areas, concealed areas and where indicated
Level 2: Panels that are substrate for tiles
Level 3: At panel surfaces receiving medium- or heavy-textured finishes before painting or heavy wall coverings where lighting conditions are not critical
Level 4: At painted surfaces receiving light-textured finish, wall covering, and flat paint
Level 5: At surfaces receiving gloss and semigloss paints, ceiling and other surfaces subject to severe lighting and where indicated

REFLECTED CEILING PLAN

1. Refer to Reflected Ceiling Plan and Schedule for extent and type of ceiling finishes. Submit 3 samples of each type of ceiling tile and grid selected for use including recycled content. Upon completion of project, supply Tenant with an amount of ceiling tile equal to 5% of each type. Extra stock shall be provided boxed and clearly marked for Tenant's future use.

2. Borders at lay-in and tegular acoustical ceiling panels shall be cut to match factory edge profile. Edge shall be painted to match factory finish. Ceiling tile width smaller than 4" is not acceptable. No exposed fasteners shall be permitted including pop rivets and tappets.

3. Height of ceilings shall be measured from face of finished floor to finish face of GWB or face of ceiling grid as indicated on the Architectural Reflected Ceiling Plan, U.O.N.

4. Light fixtures are to be installed according to the Reflected Ceiling Plan. Architect to review ceiling layout including bulkheads and grid prior to installation. Joint between edge mold of ceiling grid and partition shall be consistent with no gaps. Lamp temperature shall be consistent throughout Tenant space, U.O.N.

5. Light fixture types, quantities and locations only are noted on Reflected Ceiling Plans. Specifications, switching, exit lights, emergency lighting, life safety equipment, and circuiting are noted on Engineering documents. Architectural drawings supercede MEP drawings. The General Contractor is responsible for bringing any discrepancies to the Architect's attention.

6. Dimensioned light fixtures are from finished face of partitions to centerline of fixture and from centerline of fixture to centerline of fixture. Group fixtures are to be aligned. Fixtures shall be installed in center of ceiling tile unless noted otherwise. Any discrepancies with light fixtures, switches, thermostats, or diffusers as to location between architectural and engineering drawings or between the drawings and existing field conditions shall be clarified with the Architect before proceeding with installation.

7. Provide 5 extra lamps of each type which are not building standard for Tenant stock. Provide lamp product reorder list to Tenant at completion of project.

8. Sprinkler shop drawings showing exact location of sprinkler heads shall be submitted for review prior to proceeding with ceiling construction. Locate base building items (speakers, strobes, etc.) for review by Architect prior to installation.

9. Install control joints where an expansion joint occurs in structure and/or exterior wall. Distance between control joints in partitions and furring shall not exceed 30'-0". Partition height door frames may be considered a control joint. Distance between controls joints in ceilings shall not exceed 50'-0" in either direction with a maximum area between joints not greater than 2,500 square feet. A control joint shall be installed where ceiling framing or furring changes direction.

FLOOR FINISH NOTES

1. Refer to Floor Finish Plan and Finish Schedule for extent and type of floor finishes. Submit manufacturer's literature describing carpet and underlayment system products including documentation indicating compliance with Green Label Plus prior to ordering. Submit scaled shop drawings of each area to be carpeted that clearly indicate locations of seams, direction of carpet, type of adhesive, and installation procedures. Adhesive to have VOC content of 50 g/L or less. Shop drawings shall include name of manufacturer, color of carpet for each area, quantities for each area including roll length, notations as to where product changes occur and location and type of resilient moldings. Adjacent dye lot changes are not allowed. Submit 3 samples of each carpet selected for use, sufficiently sized to clearly indicate construction, but not less than 12" x 12". Upon completion of project, supply Tenant with an amount of extra carpet from same dye lot equal to 5% of each type and color. Extra stock shall be provided neatly rolled and/boxed and clearly marked for Tenant's future use.

2. Floor surfaces scheduled to receive carpet shall be properly prepared to accept a direct-glue down installation in accordance with manufacturer's specifications. Joints shall be tightly butted to form minimal seams without gaps. Seams at doorways shall be on the centerline of the door. Flash patch slab to align carpet with adjacent floor finish.

3. Resilent base shall be as specified on the Finish Schedule. Use rolled goods only. Unroll rolled goods 48 hours prior to installation. Outside corners to be pre-formed. Inside corners to be field fabricated. Provide resilient transition strip at joint between carpet and resilient flooring or concrete. Carpet edge strip to be Johnsonite - #eg-xx-b or equal and carpet reducer strip to be Johnsonite - crs-xx-b or equal. Color to be determined by Architect. Install resilient trim where carpet terminates at other floor coverings or do not abut a vertical surface. Use full length pieces only. Allow adhesive to acclimate for 48 hours before application. Use cove base at resilient flooring and straight base at carpet, U.O.N.

4. Concrete floor substrates shall be tested for moisture. Test shall be calcium chloride test as manufactured by Roofing Products. Remove sub-floor ridges and bumps. Carpet shall be unrolled, relaxed, and allowed to ventilate.

5. Flashpatch floor to provide a level surface that shall not exceed 1/4± over 10 feet cumulative. At floor finish transitions flash patch to smooth transition of finished material to maintain level finished floor surface. Fill low spots, cracks, joints, holes, and other defects, using subfloor filler compatible with carpet and adhesives. Do not use gypsum-based leveling and patching materials.

6. Carpet installation shall be laid tight and flat, well fastened and present a uniform pleasing appearance. Ensure a monolithic color, pattern and texture match within any one area. Prepare seams in compliance with manufacturer's recommendations. Seem shall be kept to a minimum, not overlapped or peaked and free of gaps. Carpet shall be secured to floor with adhesive as recommended by manufacturer. Protect installation from rolling traffic by using sheets of hardboard, plywood, or rolled paper in affected areas. Do not use adhered carpet protector on new carpet.

7. Carpet cushion underlayment to be styrene-butadiene rubber, polycellular urethane, chemically bonded to a woven polypropylene substrate or high density open cell urethane in 5/32" (.15625") thickness minimum, or as directed by carpet manufacturer and shall comply with Green Label Plus. Cushion adhesive to be pressure sensitive, hi-viscosity release adhesive and shall comply with Green Label Plus. Double glue application to be installed per manufacturer's recommendations.

8. Contractor to provide a minimum 4'x4' mock up of selected stain and sealer finishes applied to existing WF-1 Wood flooring for Architect and Tenant approval prior to area of work being complete. Architect to review condition of wood sub floor with the Contractor to note if any nail filling or patching is required prior to prep and staining of the floor.

PAINT AND WALL FINISH NOTES

1. Refer to Wall Finish Plan and Finish Schedule for extent and type of all wall finishes. Wall surfaces, metal frames, and trim shall be painted, U.O.N. Surfaces to be painted shall be prepared for priming in accordance with the manufacturer's specifications. Paints to contain no or low VOC content. Paints to comply with Green Seal and South coast Air Quality Management District (SMAQMD) Rule 1113, Architectural Coatings.

2. Painted surfaces shall receive 1 prime and 2 finish coats as follows:
GWB walls - Interior eggshell latex paint
Hollow Metal/Wood - Odorless interior semi-gloss latex enamel
GWB ceilings - Interior flat latex paint

3. Paint is to be applied by a roller or brush on all surfaces. Only the prime coat may be spray applied. Provide 3 12"x12" samples for each color for Architect's approval prior to the start of the Work.

4. Paint reveals and filler strips to match adjacent partition finish, U.O.N.

5. Provide one unopened gallon container to Tenant of each type of opaque top paint in each color and sheen used in the Work.

FABRIC WALL NOTES

1. Fabric panels shall be installed by a qualified installer with experience in commercial applications. Submit manufacturer's literature describing products including VOC content, recycled content and rapidly renewable material content. Submit scaled shop drawings showing arrangement of panel joints, thickness, locations of seams, methods of joining seams, direction of fabric and other similar detailed information necessary to fully describe the installation. Submit 3 samples of each type of mounting channel, fabric facing and core material. Sample size to be 12" x 12" or as appropriate to material.

2. It is the responsibility of the General Contractor to obtain accurate field measurements and verify dimensions. Any dimensions or field conditions which vary from the design intent of the drawings shall be brought to the attention of the Architect for review. Provide necessary blocking.

3. Submit test reports for stretched fabric panel system prepared by an independent testing laboratory indicating full compliance with both acoustical and fire resistance performance requirements. Fire ratings shall be for a complete assembly including core material and fabric covering.

4. Protect materials from excessive moisture in shipment, storage and handling. Fabric facings shall be inspected upon arrival for flaws or defects. Fabric that is flawed shall be rejected. Do not store fabric in bolts in an upright position, or beneath other materials. Maintain ambient temperature and humidity within spaces to receive stretched fabric panel system at levels required by manufacturer. Provide manufacturer's standard three year warranty. Levels shall be maintained continuously prior to installation and until space is turned over to the Tenant. Provide attic stock of 5% of fabric or equivalent of 3 drops of same dye lot to Tenant upon completion.

WALL COVERING NOTES

1. Wall covering shall be installed by a qualified installer with experience in commercial applications. Submit manufacturer's literature describing products including material content, VOC content, recycled content and rapidly renewable material content. Submit scaled shop drawings showing locations of seams, direction of wall covering, and other similar detailed information necessary to fully describe the installation. Submit 3 samples of each type of wall covering. Sample size to be 12" x 12" or as appropriate to material.

2. It is the responsibility of the General Contractor to obtain accurate field measurements and verify dimensions. Any dimensions or field conditions which vary from the design intent of the drawings shall be brought to the attention of the Architect for review.

3. Submit test reports prepared by an independent testing laboratory indicating full compliance with fire resistance performance requirements.

4. Protect materials from excessive moisture in shipment, storage and handling. Wall covering facings shall be inspected upon arrival for flaws or defects. Wall covering that is flawed shall be rejected. Do not store wall covering in bolts in an upright position, or beneath other materials. Maintain ambient temperature and humidity within spaces to receive wall covering at levels required by manufacturer. Provide mfr. standard three year warranty. Levels shall be maintained continuously prior installation and until space is turned over to the Tenant. Provide attic stock of 5% or equivalent of 3 drops of fabric of same dye lot to the Tenant upon completion.

5. Install wall covering in strict compliance with shop drawings and manufacturer's instructions. Surfaces shall be fully covered and free from wrinkles, sags, blisters and foreign matter. Install wall covering with warp and weft threads plumb, level, and true. Patterns, textures, and grain of wallcovering shall be aligned and matched at seams. Throughout entire seam, join wall panels without distortion to geometry of wall covering or pattern. Install seams not less than 6" from corners and horizontal seams are not allowed. Remove switch plates and all surface mounted fixtures to permit wall covering installation and re-install upon completion.

6. Use mildew-resistant, nonstaining adhesive, for use with specific wall coverings and substrate application, as recommended in writing by the wall covering manufacturer and with a VOC content of 50 g/L or less.

MECHANICAL NOTES

See mechanical drawings by Engineers for further notes, details and specifications. Coordinate requirements with architectural drawings.

1. Mechanical work is to be carried out per the mechanical drawings and specifications. Construction shall be carried out in accordance with applicable codes and in keeping with good engineering practices.

2. Provide and install necessary equipment, sheet metal ductwork, hangers, flexible ductwork, thermostat controls, fire dampers, piping, access panels, etc., required to meet applicable mechanical codes, and to provide the Tenant with a fully operational and balanced mechanical system.

3. Mechanical equipment shall be new where noted and shall meet all UL standards where applicable.

4. The installation of mechanical equipment and assemblies shall be of industry standard or better.

5. Coordinate the tie-in to existing building systems with the Landlord.

6. Exact locations of the thermostats, indicated on engineering drawings, shall be identified by the General Contractor and verified in field by the Architect prior to installation.

7. Perform testing and balancing of the system. Balancing shall not begin until the system is completed and in full working order. Maintain access to ductwork at locations to facilitate balancing.

GLASS & GLASS ENTRANCE NOTES

1. Provide hardware, door pulls, hinges, closers, electromagnetic devices, etc. needed to provide a full and complete installation. Submit manufacturer's literature describing glass system products including VOC content and recycled content. Submit shop drawings for system showing scaled elevations and sections. Submit 3 samples of each finished metal and glass material. Size as appropriate to material. Provide certification by Safety Glazing Certification Council that safety glazing materials meet specified requirements. Provide glazing at Hazardous Locations as determined by CPSC 16 CFR 1201. Glazing shall be in compliance with Consumer Product Safety Act and shall have been tested and labeled. Safety glazing shall conform to requirements of ANSI Z97.1. Glass to be tempered, ASTM C1048, Classifications: ASTM C1036; Type 1, class 1 where required. See drawings for thickness and finish.

2. Install all-glass entrance system and/or glass doors in compliance with manufacturer's instructions. Use a method of attachment to structure to permit sufficient adjustment to accommodate construction tolerances and irregularities. Install necessary support structure required by system. Fit, align and adjust door assemblies plumb and level to provide a smooth operation. Clearances at door head and jambs to be 1/8" at door sills and 1/4" butt glazing joints except between sidelights and glass transoms, which shall be 1/8".

3. Rail fittings to be as follows: top rail, 1 3/4" x 4" nominal; bottom rail, 1 3/4" x 4" nominal. Finish to be stainless steel #4, satin brushed or BHMA #625 (US26), U.O.N. Acceptable products include Blumcraft - 640C, Brite Vue Glass - Frameless Door Entrance System, Guardian/Falconer - standard 4" door rail; type P door or Virginia Glass - VGS 60-55; type P door.

4. Patch fittings to be as follows: top corner patch, 2" x 6 1/2" nominal; bottom corner patch, 2" x 6 1/2" nominal. Finish to be stainless steel #4, satin brushed or match BHMA #625 (US26), U.O.N. Acceptable products include Brite Vue Glass - Total Vision Concept Entrance System, Guardian/Falconer - Designer door series; type A or Virginia Glass - VIR 92-01/02; type AGA door. Patch fittings can not be used with overhead closers.

5. Glazing channels as indicated on drawings but not less than the top channel: 1" x 2" nominal and bottom channel: 1" x 1" nominal. Finish to be stainless steel #4, satin brushed or BHMA #625 (US26), U.O.N.

6. Concealed overhead closers to be heavy duty, fully hydraulic, full rack and pinion action with adjustable spring power. Closers shall be sized in compliance with requirements for accessibility for handicapped and recommendations of manufacturer. Acceptable product include Dorma - RTS88 or Architect approved equal.

7. Provide floor closers with separate valves to control closing, latching, and back check, complete with cement case, top pivot, botton arm, and finish plate. Closers shall be sized in compliance with requirements for accessibility for handicapped and recommendations of manufacturer. Acceptable products include Dorma - BTS 75, Dor-O-Matic - 3300 or Rixon - G5023-5025. Verify that existing floor slab can accommodate closer prior to proceeding with work.

8. Push/pull bars shall be horizontal push bar/offset pull bar combination. Size to be 1 1/4" diameter, projection 2 1/2" nominal and offset 2 1/4" nominal. Pull bar to be 12" center to center and push bar to be 33" center to center. Finish to be BHMA #630 (US32D) or BHMA # 625 (US26), U.O.N. Acceptable products include Builders Brass Works - 2960 and Hiawatha - 658B x 1081 LBP. Long pulls to be by Forms & Surfaces, DT1214, 1 1/4", square ends, straight, round posts, satin stainless, 80" long for 7'-0" door and 92" long for 8'-0" door.

9. Framing system, joint sealants and weatherseal sealants used inside of a weatherproofing system to have a VOC content of 250 g /L or less. For structural glazing sealants used inside of a weatherproofing system to have a VOC content of 100 g/L or less.

POWER, TELEPHONE & DATA NOTES

See electrical drawings by Engineers and power, telephone, data by Hickok Cole Architects for further notes, details and specifications.

1. Electrical work is to be carried out as per the electrical drawings and electrical specifications. Construction shall be carried out in accordance with applicable codes and in keeping with good engineering practices.

2. It is the responsibility of the General Contractor to fully review the existing electrical service equipment, panel boards, etc., as well as the relevant construction documents. No claim for extra compensation will be allowed due to the General Contractor's failure to fulfill this requirement. ***NOTE: Coordinate with Tenant's vendors for telephone, AV, security, and data systems proposed.***

3. Provide and install wire, cable, wiring devices, panel boards, fixtures, conduits, outlets, switches, etc., required to provide the Tenant with a complete and fully operational installation as described in the construction documents, unless instructed otherwise. Material shall be new, first-class and in compliance with the requirements of the National Board of Fire Underwriters Laboratory. The Work shall be installed in accordance with the latest edition of the National Electrical Code and the local electrical code, which are hereby made part of the construction documents. Electrical work where exposed to view shall be installed such that the workmanship is above industry standards. Wiring shall be secured to thread hangers at track locations.

4. Do not cause a shutdown of any electrical, lighting, alarm security, data or communication system in any occupied area of the building during normal business hours without obtaining permission 72 hours prior from the Tenant and Landlord.

5. Multiple switch locations are to be ganged and installed with a single face plate. Cover plates shall not be cut and butted together. Receptacles, switches, telephone and data jacks shall be white with stainless steel cover plates, U.O.N. Device color may vary, see electrical drawings. Devices located on columns to be centered, U.O.N.

6. The Electrical Contractor is not responsible for the installation of telephone lines, data lines or equipment, U.O.N., but shall install rigid conduit in slab to slab partitions, flexible conduit in half-height partitions and pull- strings at ceiling height partitions. It is the responsibility of the General Contractor to coordinate the installation of the telephone and cabling system and associated equipment such as cable trays and "J" hooks, with that of the electrical system. If the General Contractor finds that the telephone or cabling vendor is unable to provide their services in a timely manner, inform the Architect, Tenant, and Landlord immediately.

7. Engineer, provide and install any code required smoke and/or fire alarm systems and provide coordination with any security system selected by the Tenant and/or Landlord.

8. It is the responsibility of the General Contractor to coordinate the work of the Electrical Contractor to ensure that services and controls are provided for fans supplementing heating and cooling apparatus, security alarms, smoke and fire alarms, etc.

9. Receptacles and telephone outlets shall not be mounted back to back. Outlets shown grouped together shall not be more than 5" (centerline to centerline) apart and shall be spaced equally. Should a conflict occur between the architectural drawings and any requirement for proper functioning, it is the responsibility of the General Contractor to bring the conflict to the attention of the Architect prior to proceeding with the Work.

10. Outlet boxes (electrical, data, and telephone) on sound rated partitions shall be offset, one per stud space maximum on one side of partition. Provide acoustical gaskets/sealant/foam at outlet boxes, (electrical data and telephone) at sound rated partitions. See Elec., Tele., and Data plans for further information.

11. The surface area of outlet boxes shall not exceed 16 square inches in fire rated partitions. The aggregate surface area of outlet boxes shall not exceed 100 square inches in any 100 square feet at fire rated partitions. Boxes located on opposite sides of partitions shall be separated by a minimum horizontal distance of 24 inches at fire rated partitions

13. Provide and install smoke detectors as required per code. Submit type and location to Architect for approval. Refer to engineering documents for types, specifications and circuiting of devices.

15. Any discrepancies or conflicts between architectural power, telephone & data plans and engineering documents, architectural elevations, millwork and/or field conditions shall be clarified with the Architect before beginning of the Work. The General Contractor shall be responsible for providing power and circuiting to fixtures and devices shown on the architectural drawings.

16. Floor outlets are to be marked and reviewed by Architect in the field prior to installation. Plug mold/raceways and exposed conduit shall be painted to match adjacent surface, U.O.N.

17. Receptacles within 6'-0" of "wet" areas shall be Ground Fault Interruption (GFI) type.

18. Provide telephone and data outlet with a single gang box and 1" conduit from box to ceiling plenum at insulated and non-accessible partitions. Extend conduit 4" above adjacent ceiling and provide 90 degree bend pointed toward telco closet with pull string. All other telephone and data outlets to be provided with pull string and trim ring.

MILLWORK NOTES

1. Millwork shall be fabricated and installed by a qualified woodworker with experience in commercial applications similar in scope to this job. Submit shop drawings, product literature including VOC content, FSC certified wood certificates, recycled content, rapidly renewable materials and hardware catalog cuts of millwork for review by Architect and in accordance with the construction documents. Shop drawings shall show the design and the dimensions and clearly indicate at a large scale to the Architect the method and means of construction. Fabrication of millwork shall not proceed until shop drawings have been reviewed and approved by the Architect. Shop drawings must be included for all stainless steel millwork components and metal panels.

2. The method of manufacturing, fabricating and installing millwork, equipment, and its structural components defined in the contract documents is representative and indicates design intent only. If the materials, details or dimensioned properties are at variance with the General Contractor's or manufacturer's recommendations, alternate details will be considered for review by the Architect. It is the responsibility of the General Contractor to guarantee that the millwork and equipment will have proper support, stability and fault-free performance and to provide necessary blocking. Work shall conform to American Woodwork Standards 2009 (AWS) standards for Premium Grade construction. Custom Grade construction acceptable for plam casework.

3. Cabinets shall be of flush overlay construction with hardware as specified on the drawings. Interior surfaces of cabinets not exposed to view shall be melamine with plastic laminate edgebanding to match melamine. Cabinet exterior surfaces exposed to view shall be plastic laminate. Open cabinet shelving shall be plastic laminate with plastic laminate edgebanding to match. Counter supports shall be plastic laminate. Counters used as work surfaces and all paneling shall be balanced and have phenolic backer laminated to entire underside or back face. Cabinet doors shall have plastic laminate on all faces and edges. Casework shall comply with AWS Section 10 for Premium Grade construction. Custom Grade construction acceptable for plam casework.

4. Millwork covered with plastic laminate shall be fabricated and assembled by skilled workmen to the satisfaction of the Architect. Exposed surfaces shall be free from dents, tool marks, warpage, buckling, or open joints. Joints, corners and mitered connections shall be made tightly so the edges are entirely concealed. It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions and to provide shop drawings to ensure an accurate fit.

5. Only exposed hardware is specified in this document. Supply necessary hardware to complete the Work. Unspecified hardware shall be of the highest quality commercial grade heavy duty. Provide catalog cuts of hardware for review by Architect. Provide 3" plastic grommets at cabinetry and counters for wire management as noted in the drawings. Submit catalog and samples to Architect for approval.

6. Millwork to be installed plumb, level, true and straight with no distortions. Shim as required using concealed shims. Provide required blocking at new or existing construction for installation of millwork. Scribe and cut millwork to fit adjoining work. Provide sealant to match adjacent surfaces at all gaps. General carpenty adhesive to have a VOC content of 30 g/L or less. Paneling adhesives to have a VOC content of 50 g/L or less and multi-purpose construction adhesive to have a VOC content of 70 g/L or less. Exposed anchors, nail heads, screw heads, chips, indentations or imperfection in the wood surface to be painted shall be filled, sanded, sealed and prepared for painting. Lumber, particle board, finish wood, plywood, blocking, etc. shall contain no urea formaldehyde and be fire retardent treated (FRT) where required by local building codes, as interpreted by the local Code Official. No exposed fasteners.

7. The General Contractor shall be responsible for making certain that the millwork items are not delivered until areas are sufficiently dry so that the millwork will not be damaged by excessive changes in moisture content. Delivered units shall match the final approved shop drawings and samples. Units which are marred, chipped or otherwise damaged shall be repaired or replaced as determined by the Architect. Units shall be protected during shipment and installation. After installation of units in their proper location and substantial completion of the Work, protection shall be removed and surfaces shall be thoroughly cleaned to the complete satisfaction of the Architect.

8. Flush wood paneling shall conform to AWS Section 8 Premium Grade. Wood veneer to have "AA" face with 3/4" MDF core with no urea formaldehyde. Core to comply with ANSI A208.2, Grade MD. See drawings for species and cut. Veneer shall be book matched, balance match panel faces and sequenced between adjacent panels, U.O.N. Exposed edges to be veneered same species and finish as face. Provide sound back of similar species.

9. To the greatest extent possible, furnish millwork with shop applied finishes. Defer only final touch-up, cleaning, and polishing until after installation. Shop applied finishes shall comply with AWS Section 5, Premium Grade, TR-3 lacquer, post-catalyzed, semi-filled, satin finish, U.O.N.

10. Millwork within atriums or exposed to exterior glazing shall receive a UV finish protection.

STONE AND TILE NOTES

1. Tile shall be installed by a qualified installer with experience in commercial applications. The Architect to be notified of the availability of stone slabs and tiles at the distributor for inspection prior to delivery to the shop for fabrication. Once the materials have been delivered to the shop, contact Architect to review tile and slab layout prior to cutting. Allowance should be made in the schedule for this review time. Submit dimensioned shop drawings showing layout and 3 samples of each type and color of tile, marble, or stone, and grout selected for review by Architect and in accordance with the construction documents. Mount tiles on plywood backing and grout to demonstrate tile patterns. Submit product literature for tile and adhesives that including VOC content and recycled content.

2. It is the responsibility of the General Contractor to obtain accurate field measurements and to verify dimensions. Any dimensions or field conditions which vary from the design intent of the drawings shall be brought to the attention of the Architect by the General Contractor for review prior to proceeding with the Work. It is the responsibility of the General Contractor to provide all necessary blocking. Fabrication tolerance for stone unit: +/- 1/16".

3. Tile shall be manufactured in compliance with Standard Grade Requirements of ANSI A137.1. Installation of tile shall be in compliance with requirements set forth in Handbook for Ceramic Tile Installation produced by the Tile Council of America. Provide all necessary caps, stops, returns, trimmers, and other shapes to complete installation (color and finish to match adjacent tile). Provide a quantity equal to 2% of each type and color of tile from same production run as installed material for attic stock. Grout to be sanded for floors, unsanded for walls. Color to be determined by Architect.
a. Floors: Thin set, TCA F122
b. Walls: Organic adhesive, TCA W242
c. Expansion Joints: TCA EJ171
d. Epoxy Adhesive: TCA F116

Ceramic Tile: ANSI A137.1
Selections: Refer to Schedule of Finishes
Floor Tile: Unglazed, Wall Tile: Glazed
Trim Tiles: Furnish type, size, and color, to match field
Wainscot Cap: Bullnose
Base: Cove bottom/Straight top with matching wall tile above
Inside Corners: Square, Outside Corners: Bullnose
Jambs: Bullnose where tiles project from jamb

4. For tile exhibiting color variations, blend tile in factory and package accordingly so that tile units taken from one package show the same range in colors as those taken from other packages and match approved samples. Where factory-mounted tile is required, provide back-face or edge-mounted tile assemblies as standard with manufacturer unless another mounting method is indicated.

5. Natural Stone Tile Marble to meet requirements of ASTM C503 Granite; ASTM C615. Abrasive Resistance: ASTM C241; 12 Ha minimum. Marble Threshold, ASTM C503 to be White Georgia, Imperial Black or Antique Silver and Honed. Refer to Schedule of Finishes for size, finish and thickness.

6. Thin Set Mortar: ANSI A118.1, Commercially prepared dry mixture of Portland cement, inert fillers, and chemical additive with VOC content of 65 g/L or less. Do not use water-based adhesive setting methods with green-colored stone. Obtain setting instructions from supplier. Organic Adhesive: ANSI A136.1; Type 1, High performance, multi-purpose floor and wall adhesive with VOC content of 65 g/L or less. Epoxy Adhesive: factory prepared, 100% epoxy resin and hardener with sand or mineral filler material with VOC content of 65 g/L or less to complying with ANSI A118.3 for thin-set applications for chemical resistant, water cleanable quarry tile installations. Grout: Latex portland cement; ANSI A118.6, Commercially prepared dry mixture of portland cement, sand, mineral fillers, and chemical additives with VOC content of 65 g/L or less. Color: Refer to Finish Schedule

7. Mix materials and prepare surface in accordance with manufacturer's recommendations. Grind or fill concrete substrates as needed to comply with TCA allowable variations. Areas scheduled to receive tile flooring shall receive membrane application. Crack Isolation Membrane to be one-part elastomeric seamless membrane, 30 mil (cured thickness) and no water permeability as manufactured by Custom or Mapei.

8. Comply with manufacturer's instructions for installation of each material needed as well as ANSI and TCA requirements. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering without interruptions, except as otherwise shown. Terminate work neatly at obstructions, edges and corners without disrupting pattern or joint alignments. Layout tile work and center tile fields in both directions in each space or on each wall area. Avoid tiles less than one half size. Align joints when adjoining tiles on floor, base, walls and trim that are the same size. Provide uniform joint widths at ceramic tile to be not less than 1/16" or greater than 1/8". Natural stone tile to be butt jointed. Where stone tile abuts dissimilar flooring materials, provide terrazzo divider strips or other similar metal angle device to help prevent edge chipping caused by impact: Terrazzo Divider Strip or Schluter Trims #E100.

9. Thin Set Application shall be per ANSI A108.5. Organic Adhesive Application shall be per ANSI A108.4. Use latex portland cement grout conforming to ANSI A108.10. Tile shall be firmly set before grouting, allow a minimum of 48 hours. Remove mortar or adhesive from face and edges of tile.

10. Provide expansion joints as follows: Natural stone tile same as grout joint; but not less than 1/4". Ceramic Tile not less than 1/8". Install expansion joints at 24' max. in each direction, where tile work abuts restraining surfaces such as perimeter walls, dissimilar floors, curbs, columns, and pipes, where changes occur in backing materials, at expansion, control, construction, cold and seismic joints in structure. Expansion joints shall be constructed during installation of tile. Do not cut joints after tile installation.

11. Remove surface laitance with a dry polishing cloth. Do not use acid in final cleaning of tile. Provide a non-yellowing, penetrating sealer on floor ceramic tile which does not leave a film or visible coating. Keep floor areas free from general traffic for at least 72 hours following installation. Protect walls from impact, vibrations and heavy hammering on adjacent and opposite walls.

MODIFIED POLYMER COATING NOTES

1. Coatings shall be installed by a qualified installer with experience in commercial applications. Submit manufacturer's literature describing products necessary to fully describe the installation. Submit 3 samples of each type of finish. Sample size to be 12" x 12". Samples shall be of production type and represent minimum quality of work to be furnished. Coatings to contain no or low VOC content. Coatings to comply with Green Seal and South coast Air Quality Management District (SMAQMD) Rule 1113, Architectural Coatings.

2. It is the responsibility of the General Contractor to verify existing field conditions prior to beginning work. Any field conditions which vary from the drawings shall be brought to the attention of the Architect for review. Schedule application of coating system during non-business hours and coordinate with the Building Manager to avoid disruption of building Tenants.

3. Provide materials necessary for a complete finish system as recommended by manufacturer including primer and finish coats. Refer to Finish Schedule for colors.

4. Surfaces shall be tested and no coating shall be applied when moisture content exceeds 12%. Prepare surface per manufacturer's recommendations. Patch and repair defects and damaged surfaces prior to beginning finish work.

5. Materials shall be applied under adequate illumination, evenly spread and smoothly applied, free from runs, sags, indentations, lap marks, air bubbles and pin holes to assure a consistent finish. Make edges of coating system adjoining other materials, finishes or colors sharp and clean without overlapping.

STEEL FINISH NOTES

1. Refer to Finish Schedule, Finish Plan and details for extent and type. Steel to be hot rolled in sizes and shapes as indicated on the drawings and details. Exposed welds to be neat, straight, consistent, even and better than industry standard. Provide a physical example to be used as the control sample for weld quality throughout the Work.

2. Steel to have natural finish. Minimal grinding is permitted. Do not remove finish. Steel shall be cleaned with steel wool to remove loose mill scale.

3. Following installation, clean and degrease steel prior to the installation of glass, adhesives or tape. Following the installation of glass, clean, remove fingerprints and any debris. Apply (2) light coats of Penetrol with a lint-free rag. Remove excess and let dry between coats. Apply per manufacturer's recommendations. Provide a finish sample for Architect's approval prior to the start of the Work to be used as the control sample.

4. Submit product literature for steel and accessories that include recycled content and VOC content. Ornamental joint sealants to have a VOC content of 250 g/L or less. Contact adhesive to have a VOC content of 250 g/L or less. Metal to metal adhesives to have a VOC content of 30 g/L or less. Multi-purpose construction adhesive to have a VOC content of 70 g/L or less.

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DATE	DESCRIPTION
12.14.2012	ISSUE FOR BID

DRAWING TITLE
SPECIFICATIONS

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PROJECT NO.
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Author
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12" = 1'-0"
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11.27.2012
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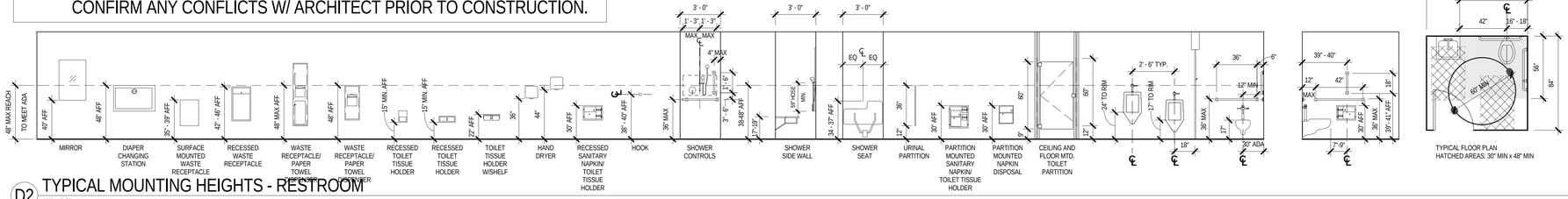
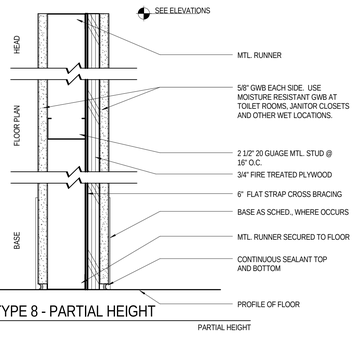
G-001

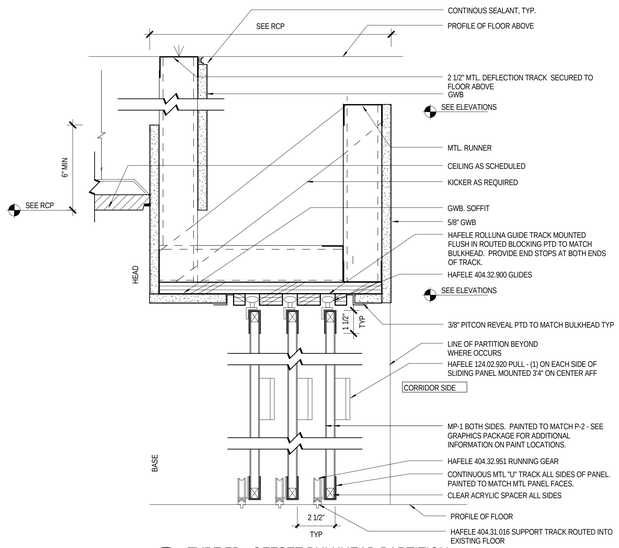
NOTE: NEW WORK TO CONFORM TO ADA AND APPLICABLE BUILDING CODES. CONFIRM ANY CONFLICTS W/ ARCHITECT PRIOR TO CONSTRUCTION.



D2 TYPICAL MOUNTING HEIGHTS - RESTROOM
1/4" = 1'-0"

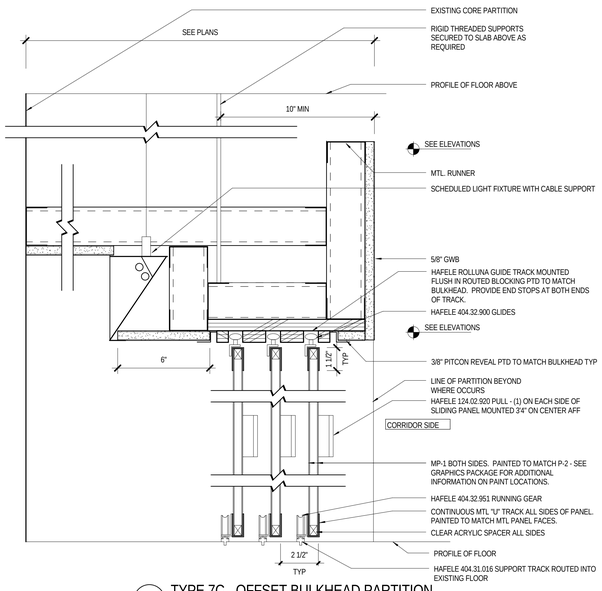


8 TYPE 8 - PARTIAL HEIGHT



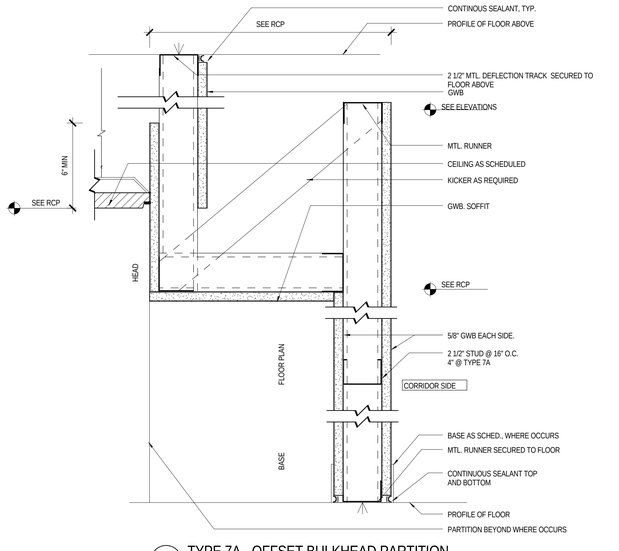
7B TYPE 7B - OFFSET BULKHEAD PARTITION
SLAB TOSLAB PARTITION WITH SLIDING PANELS

NOTE: NUMBER OF SLIDING PANELS VARIES, SEE PLANS &ELEVATIONS FOR ADDITIONAL INFORMATION



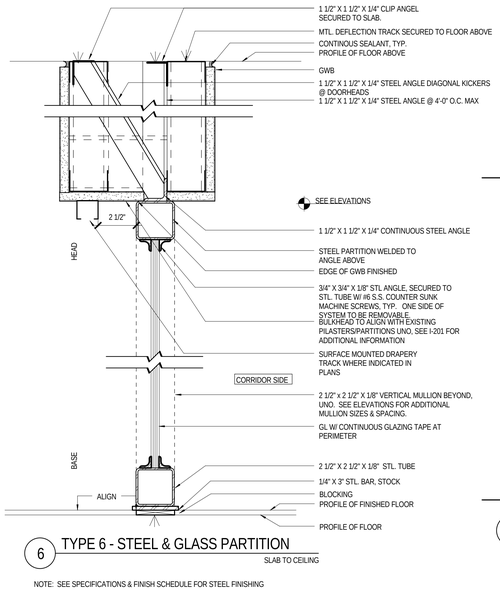
7C TYPE 7C - OFFSET BULKHEAD PARTITION
CORE PARTITION WITH SLIDING PANELS

NOTE: NUMBER OF SLIDING PANELS VARIES, SEE PLANS &ELEVATIONS FOR ADDITIONAL INFORMATION



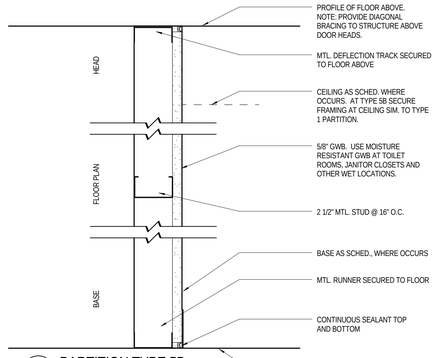
7A TYPE 7A - OFFSET BULKHEAD PARTITION
SIM TO TYPE 7 - 4" MTL STUDS

7 TYPE 7 - OFFSET BULKHEAD PARTITION
SLAB TO SLAB PARTITION



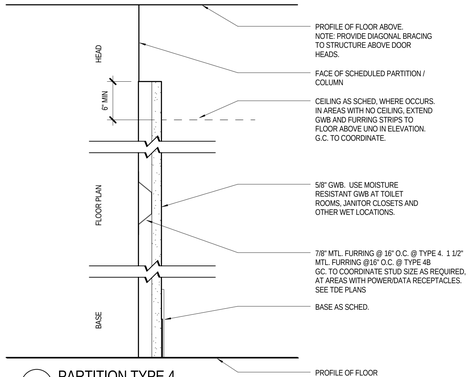
6 TYPE 6 - STEEL & GLASS PARTITION
SLAB TO CEILING

NOTE: SEE SPECIFICATIONS & FINISH SCHEDULE FOR STEEL FINISHING



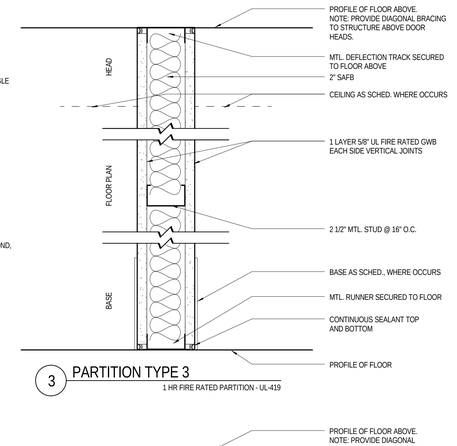
5B PARTITION TYPE 5B
SLAB TO SLAB - ONE SIDE GWB

5 PARTITION TYPE 5
SLAB TO SLAB - ONE SIDE GWB

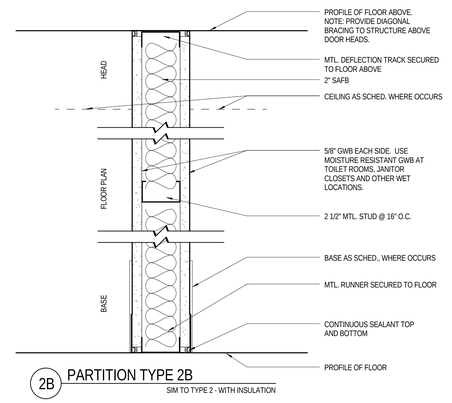


4B PARTITION TYPE 4
TDE FURRING PARTITION

4 PARTITION TYPE 4
FURRING PARTITION

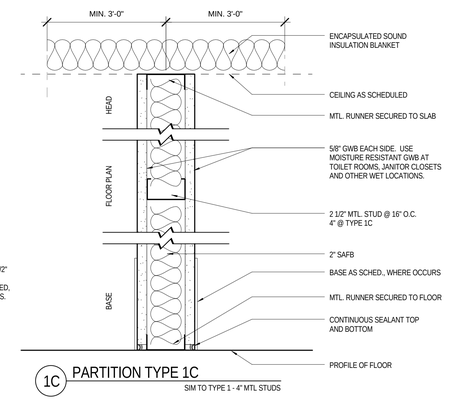


3 PARTITION TYPE 3
1 HR FIRE RATED PARTITION - UL-419



2B PARTITION TYPE 2B
SIM TO TYPE 2 - WITH INSULATION

2 PARTITION TYPE 2
SLAB TO SLAB - NO INSULATION



1C PARTITION TYPE 1C
SIM TO TYPE 1 - 4" MTL STUDS

1B PARTITION TYPE 1B
SIM TO TYPE 1 - WITH INSULATION

1 PARTITION TYPE 1
SLAB TO CEILING PARTITION - NO INSULATION

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DATE	DESCRIPTION
11.08.2012	ISSUE FOR PERMIT/OWNER REVIEW
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G-002

DOOR SCHEDULE												
DOOR TYPE	DOOR PANEL DIMENSIONS			FRAME		DETAIL		DOOR PANEL		UL RATING	COMMENTS
	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	HEAD	JAMB	MATERIAL	FINISH		
A	3' - 0"	8' - 0"	1 3/4"	ALUM		G-003/A1	G-003/A1	SC			
B	3' - 0"	8' - 0"	1/2"	STL		G-003/C1	G-003/C1	GL			
C	4' - 0"	8' - 0"	1 3/4"	WD	PTD	G-003/B1	G-003/B1	SC	PTD		DOOR & FRAME PAINTED TO MATCH PARTITION
D	3' - 10"	6' - 10 1/2"	1 3/4"	NA				SC			SEE SHEET I-802 FOR ADDITIONAL INFORMATION AND DETAILS
E	3' - 0"	8' - 0"	1 3/4"	WD	PTD			SC	PTD		DOOR & FRAME PAINTED TO MATCH PARTITION. GC TO COORDINATE FRAME DETAILS WITH POCKET DOOR HARDWARE MANUFACTURER.
EX	6' - 0"	7' - 0"	1/2"	NA							
H	6' - 0"	7' - 0"	1/2"	NA		G-003/B2	G-003/B2 SIM	GL			

DOOR HARDWARE SCHEDULE

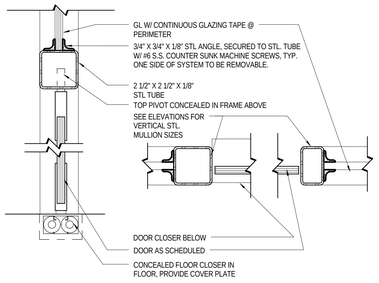
ITEM	MANUFACTURER	FINISH	FUNCTION	NOTES
HARDWARE SET 1 - STORAGE (SINGLE DOOR)				
BUTT HINGES				
CYLINDRICAL LOCKSET	SCHLAGE ND-SERIES	626	STOREROOM	
SURFACE MOUNTED CLOSER	LCN 400 SERIES			
FLOOR STOP				
HARDWARE SET 2 - CLOSET (SINGLE DOOR)				
LEVER	SCHLAGE ND-SERIES		DUMMY PULL	
FLOOR STOP				
ROLLER LATCH / ANGLE STOP				
HARDWARE SET 3 - CONFERENCE (SINGLE DOOR)				
OFFSET PIVOT W/ INTEGRAL FLOOR CLOSER	RIXON			
PUSH / PULL BARS	ELMES G630-01-001		HANDLE SET	BRUSHED STAINLESS STEEL FINISH
FLOOR STOP				
ROLLER LATCH / ANGLE STOP				
HARDWARE SET 4 - GLASS DOOR (SINGLE W/ NO SECURITY)				
CENTER PIVOTS W/ INTEGRAL FLOOR CLOSER	RIXON			SELECTIVE HOLD OPEN
PUSH / PULL BARS	ELMES		DUMMY	
ROLLER LATCH / ANGLE STOP				
FLOOR STOP				
HARDWARE SET 5 - GLASS DOOR (SINGLE W/ CARD READER)				
OVERHEAD CNCLD CLOSER	DORMA			
PUSH / PULL BARS	ELMES G630-01-001		DUMMY	BRUSHED STAINLESS STEEL FINISH
SURFACE MOUNTED OVERHEAD ELECTROMAGNETIC LOCK				
CARD READER				
MOTION SENSOR				
REQUEST TO EXIT BUTTON				
FLOOR STOP				
HARDWARE SET 6 - SINGLE USER TOILET ROOM				
BUTT HINGES				
CYLINDRICAL LOCKSET	SCHLAGE ND-SERIES	626	PRIVACY	
SURFACE MOUNTED CLOSER	LCN 400 SERIES			
CARD READER				
FLOOR STOP				
HARDWARE SET 7 - GLASS DOOR (PAIR W/ CARD READER				
OVERHEAD CNCLD CLOSER	DORMA			
SURFACE MOUNTED OVERHEAD ELECTROMAGNETIC LOCK			DUMMY	
CARD READER				
PUSH / PULL BARS	ELMES- H2160-26-047-L2000			ANODIZED BLACK FINISH
MOTION SENSOR				
REQUEST TO EXIT BUTTON				
FLOOR STOP				
HARDWARE SET 8 - POCKET DOOR				
DOOR TRACK				
FIXED PULL BOTH SIDES	ELMES G630-01-001			BRUSHED STAINLESS STEEL FINISH
HARDWARE SET 9 - PIVOT DOOR				
CENTER PIVOT W/OVERHEAD DOOR CLOSER AND HOLD OPEN	DORMA			

DOOR SCHEDULE - GENERAL NOTES

ABBREVIATIONS:

ALUM	ALUMINUM
SC	SOLID CORE DOOR
HM	HOLLOW METAL
PTD	PAINT (PT-X)
WD	STAIN (ST-X)
GL	GLASS
STL	STEEL

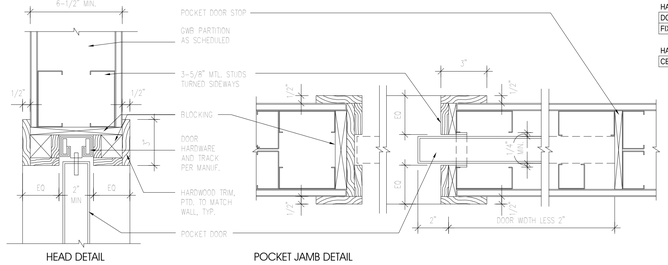
1. SC WD DOOR MATERIAL TO BE PLAIN SLICED MAPLE VENEER.
2. NEW DOORS ARE TO MATCH EX. DOOR HEIGHTS. FIELD VERIFY AND COORDINATE WITH ARCHITECT.
3. HARDWARE MOUNTING AND FUNCTION TO MEET ADA REQUIREMENTS.
4. COORDINATE WITH LANDLORD/TENANT FOR DOORS/FRAMES TO BE PREPARED WITH SECURITY HARDWARE AND FUNCTIONS.
5. FOR FRAME CONDITIONS AND SIZES, SEE PARTITION TYPES & REFER TO DETAILS. COORDINATE THROAT DIMENSIONS W/ PARTITION TYPES.
6. SEE INTERIOR ELEVATIONS AND DETAILS FOR FURTHER INFORMATION.
7. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
8. ELECTRONIC LOCKING DEVICES TO ALLOW ACCESS IN DIRECTION OF INGRESS VIA CARD READER AND UNIMPEDED ACCESS IN DIRECTION OF EGRESS IN COMPLIANCE WITH CODE.
9. COORDINATE FAIL SAFE LOCKS W/ REQ'S OF FIRE MARSHAL AND FIRE ALARM SYSTEM.
10. PROVIDE RING AND STRING FOR LOW VOLTAGE DOOR SECURITY REQUIREMENTS. SECURITY VENDOR TO PROVIDE TIE-INS.
11. DIMENSION, MATERIALS, AND INSTALLATION AS PER MANUFACTURERS SPECIFICATION AND RECOMMENDATION.



HEAD DETAIL JAMB DETAIL

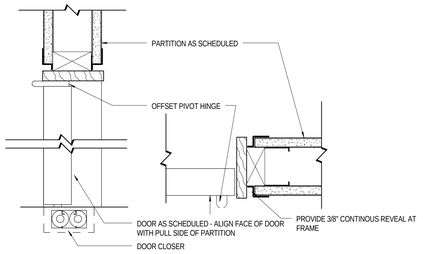
NOTE: SEE SPECIFICATIONS & FINISH SCHEDULE FOR STEEL FINISHING

C1 DOOR DTL - GLASS @ STEEL FRAME
3" = 1'-0"



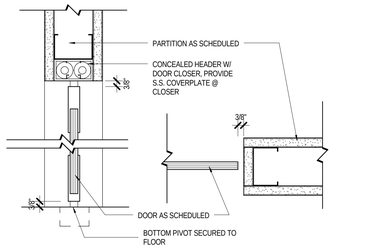
HEAD DETAIL POCKET JAMB DETAIL

C2 DOOR DTL - POCKET DOOR
3" = 1'-0"



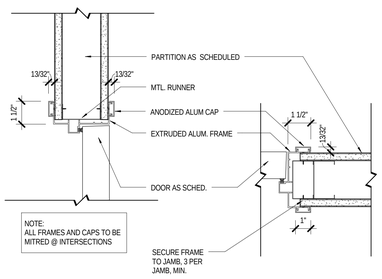
HEAD DETAIL JAMB/SIDELIGHT DETAIL

B1 DOOR DTL - FRAMELESS WOOD
3" = 1'-0"



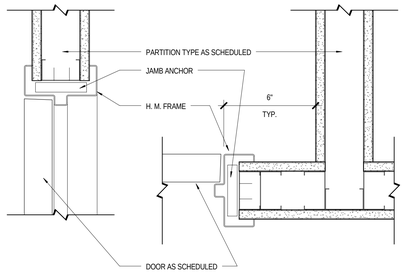
HEAD DETAIL JAMB DETAIL

B2 DOOR DTL - GLASS DOOR
3" = 1'-0"



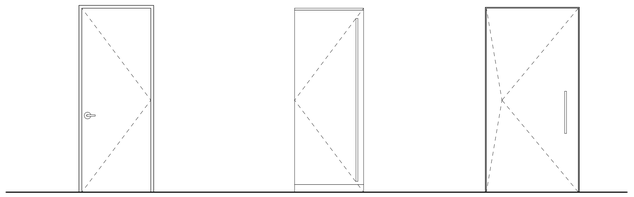
HEAD DETAIL JAMB DETAIL

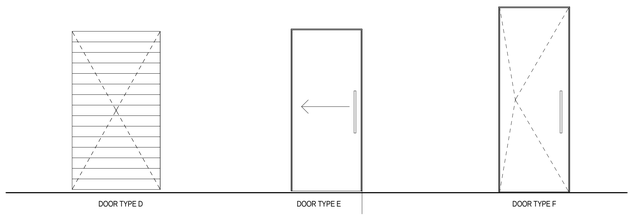
A1 DOOR DTL - ALUM. FRAME
3" = 1'-0"

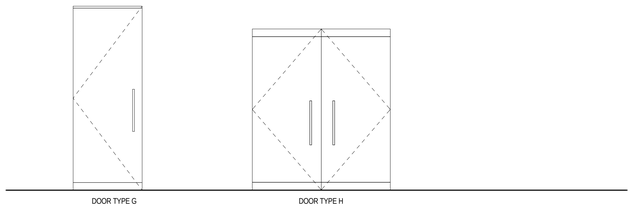


HEAD DETAIL JAMB DETAIL

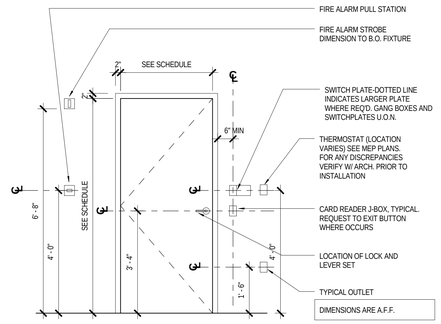
A2 DOOR DTL - HM FRAME
3" = 1'-0"







DOOR TYPE ELEVATIONS
3/8" = 1'-0"



DOOR - TYPICAL MOUNTING HEIGHTS
1/2" = 1'-0"

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As indicated

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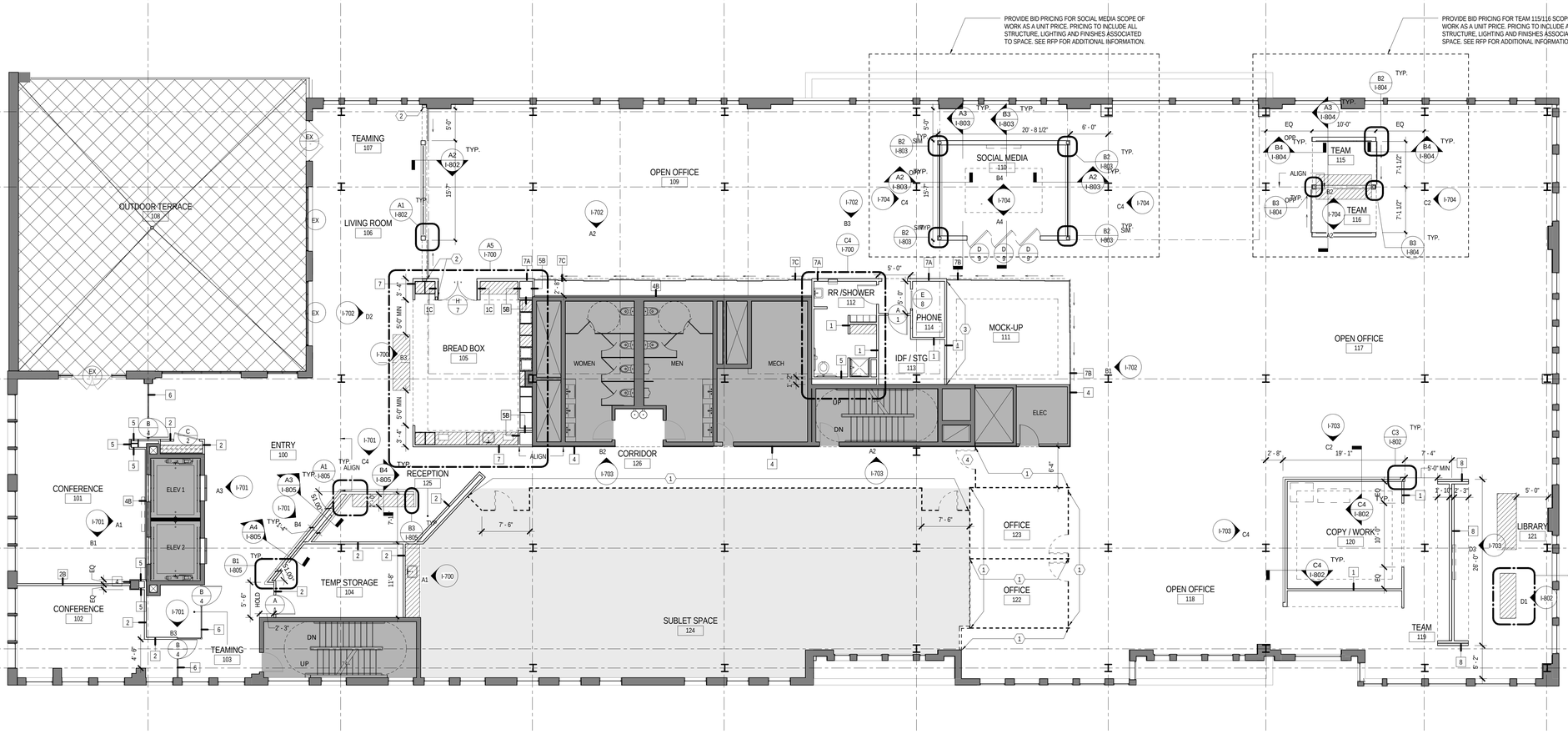
G-003



PARTITION - LEGEND

- EXISTING WALL
- NEW WALL
- NEW DOOR
- MILLWORK

PARTITION - SHEET NOTES

1. PROVIDE BULKHEAD TO RECEIVE DEMOUNTABLE PARTITION BY OWNER. COORDINATE LOCATION WITH ARCHITECT/OWNER.
2. STEEL SUPPORT. FINISH ALL EXPOSED STEEL TO MATCH MTL-1. SEE STRUCTURAL DRAWINGS.
3. PROVIDE 3/4" FIRE TREATED PLYWOOD BLOCKING FULL HEIGHT AND WIDTH OF PARTITION INTERIOR
4. COORDINATE CARD READER AND DOOR HARDWARE WITH DEMOUNTABLE WALL/DOOR MANUFACTURER

PARTITION - GENERAL NOTES

1. PARTITIONS TO BE TYPE 1, U.N.O. REFERENCE PARTITION TYPES AND DETAILS.
2. TENANT BUILD OUT TO CONFORM TO ALL APPLICABLE CODES IN WASHINGTON DC, INCLUDING ADA.
3. MILLWORK ITEMS, INCLUDING COUNTERS, WORK SURFACES, BASE CABINETS, AND ANY OTHER ITEMS TO COMPLY FULLY WITH ADA.
4. PARTITIONS TO BE PARALLEL OR PERPENDICULAR TO EXTERIOR PERIMETER OF WALL, U.O.N.
5. NEW PARTITIONS BUILT CONTIGUOUS TO EXISTING PARTITIONS ARE TO ALIGN WITH EXISTING PARTITIONS, U.O.N.
6. DOORS AND FRAMES ARE TO BE 6" FROM ADJACENT PARTITION, U.O.N.
7. DOORS AND WINDOWS SHOULD MEET THE STC RATING OF THE WALLS IN WHICH THEY ARE LOCATED.
8. COLUMNS ARE TO BE FURRED OUT AS PER WALL TYPE 4.
9. REQUIRED DEMOLITION IS INCLUDED TO MAKE THIS PLAN EXECUTABLE.
10. CONCEALED FIRE WALLS, VERTICAL FIRE SEPARATION ASSEMBLIES, FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE DESIGNATED ABOVE CEILINGS AND ON THE INSIDE OF ALL CEILING ACCESS DOORS WHICH PROVIDE ACCESS TO SUCH FIRE RATED ASSEMBLIES BY SIGNAGE HAVING LETTERS NO SMALLER THAN 1 INCH AND SHALL INDICATE RATING AND TYPE OF ASSEMBLY AND BE PROVIDED AT HORIZONTAL INTERVALS OF NO MORE THAN 8 FEET. EXAMPLE: "ONE HOUR FIRE PARTITION"
11. AREAS NOT UNDER CONSTRUCTION, BUT AFFECTED BY CONSTRUCTION INCLUDING LOBBIES AND CORRIDORS, ARE TO BE PROTECTED; FLOORS AND CARPET ARE TO BE COVERED WITH PROTECTIVE MATERIAL; DUST BARRIERS SHALL BE ERECTED WHERE NECESSARY FOR ADDED PROTECTION.
12. PROVIDE FIRE RETARDANT BLOCKING IN ALL PARTITIONS RECEIVING MILLWORK.
13. BASE BUILDING CORE, PERIMETER PARTITIONS, AND EXISTING PARTITIONS TO REMAIN ARE TO BE PATCHED, REPAIRED, AND SKIMMED AS NECESSARY TO BE "PAINT READY".

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PARTITION PLAN

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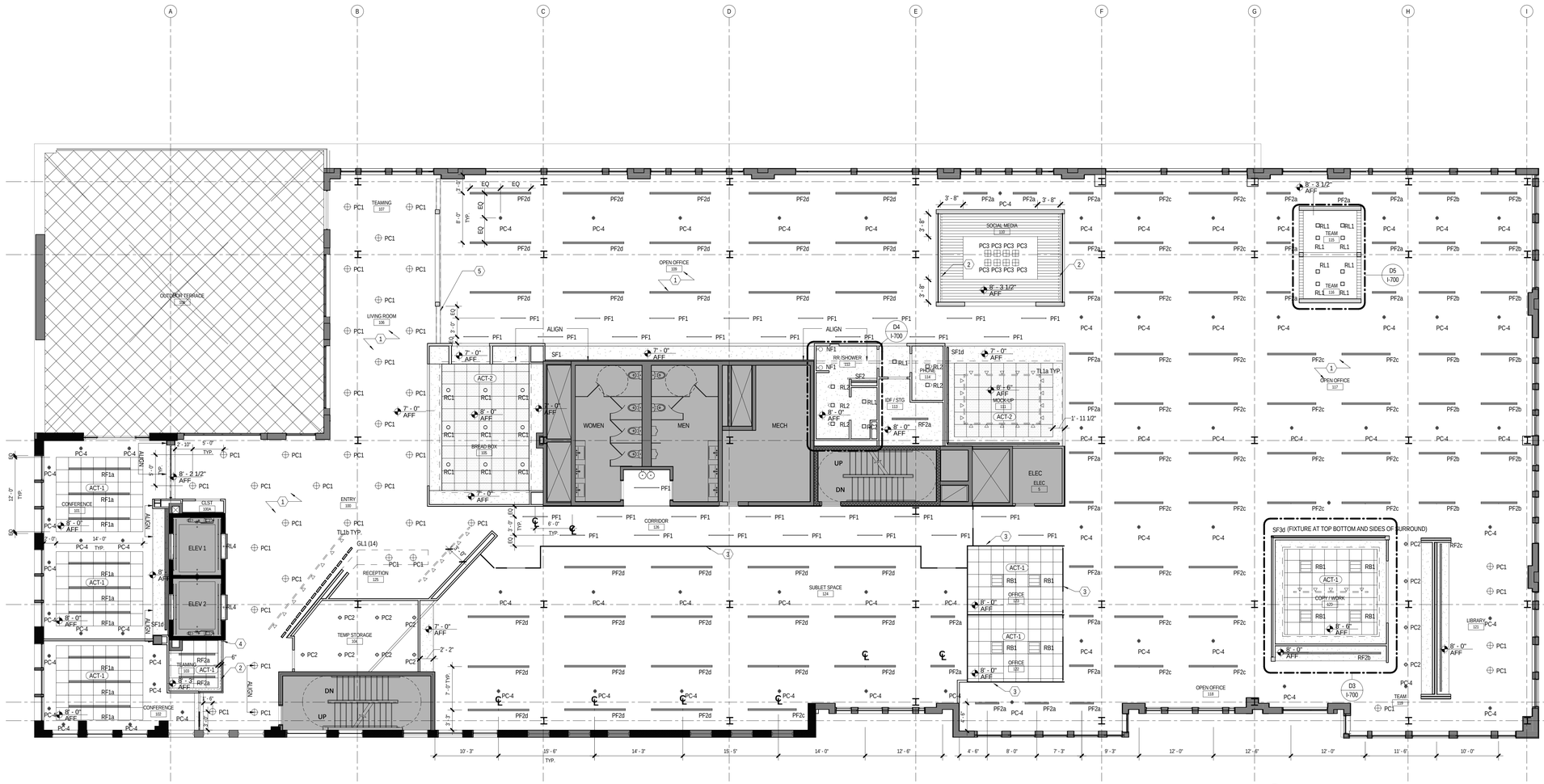

REFLECTED CEILING PLAN - LEGEND

TYPE	MFR.	MFR. #	DESCRIPTION	NOTES
ACT-1	---	---	24" X 24" ACOUSTIC CEILING TILE	SEE FINISH SCHEDULE
ACT-2	---	---	24" X 24" METAL CEILING TILE	SEE FINISH SCHEDULE
GWB	---	---	PAINTED GYPSUM BOARD CEILING	
GL1	---	---	RECESSED FLOOR @ FEATURE WALL	
NF1	---	---	RECESSED WALL @ MIRROR	
PC1	---	---	PENDANT CEILING @ ENTRY AND LIBRARY	
PC1b	---	---	PENDANT CEILING @ ENTRY AND LIBRARY	
PC2	---	---	PENDANT @ STORAGE	
PC3	---	---	PENDANT @ SOCIAL MEDIA	
PC4	---	---	PENDANT CEILING @ OPEN OFFICE & TENANT	
PF1	---	---	LINEAR PENDANT @ CORRIDORS	
PF2a	---	---	LINEAR PENDANT @ OPEN OFFICE	
PF2b	---	---	LINEAR PENDANT @ OPEN OFFICE	
PF2c	---	---	LINEAR PENDANT @ OPEN OFFICE	
PF2d	---	---	LINEAR PENDANT @ OPEN OFFICE	

REFLECTED CEILING PLAN - LEGEND (CONT.)

TYPE	MFR.	MFR. #	DESCRIPTION	NOTES
RB1	---	---	2'X2' RECESSED	
RC1	---	---	RECESSED DOWNLIGHT @ PANTRY	
RC2	---	---	RECESSED DOWNLIGHT @ SHOWER	
RF1a	---	---	LINEAR RECESSED	
RF2a	---	---	LINEAR RECESSED	
RF2b	---	---	LINEAR RECESSED	
RF2c	---	---	LINEAR RECESSED	
RL1	---	---	RECESSED LED DOWNLIGHT	
RL2	---	---	RECESSED LED WALL WASHER	
RL3	---	---	RECESSED LED ADJUSTABLE	
RL4	---	---	RECESSED LED WALL DOWNLIGHT	
SF1	---	---	COVE LIGHT	
SF1d	---	---	COVE LIGHT	
SF2	---	---	UPLIGHT @ LOCKERS	
SF3d	---	---	COVE LIGHT @ LIBRARY	
TL1a	---	---	TRACK LIGHT	TO BE USED WITH TT1/TT2 TRACK PER CEILING CONDITION
TL1b	---	---	TRACK LIGHT	TO BE USED WITH TT1/TT2 TRACK PER CEILING CONDITION

NOTE: REFER TO LIGHTING FIXTURE SCHEDULE SPECIFICATIONS AND ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

REFLECTED CEILING PLAN - SHEET NOTES

1. ALL LIGHT FIXTURES TO BE COORDINATED WITH EXISTING CEILING JOIST LOCATIONS. WHERE CONFLICTS OCCUR GC TO REVIEW IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE CURTAIN TRACKS #88001-S-90D DRAPERY TRACK AT NOTED LOCATIONS. REFER PARTITION TYPES FOR DETAILS.
3. COORDIANTE BULKHEAD LOCATIONS FOR DEMOUNTABLE FURNITURE SYSTEMS WITH ARCHITECT.
4. BULKHEAD OF TEAMING PARTITION TO BE SET BACK 6" FROM FACE OF ELEVATOR WALL.
5. STEEL BEAM SEE STRUCTURAL DETAILS FOR ADDITIONAL INFORMATION. FINISHED TO MATCH MTL-1.

REFLECTED CEILING PLAN - GENERAL NOTES

1. LIGHTS, FIXTURES, EXIT SIGNS AND OTHER CEILING ACCESSORIES ARE SHOWN FOR FIXTURE TYPE AND LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR INFORMATION ON POWER REQUIREMENTS, CIRCUITING SWITCHING, FIXTURE SPECIFICATIONS AND EMERGENCY LIGHTING.
2. REFER TO ENGINEER'S DRAWINGS FOR LOCATIONS OF EXHAUST FANS, STROBES, EXIT LIGHTS, GRILLS, EMERGENCY LIGHTS, SMOKE DETECTORS, ETC.
3. IF ANY DISCREPANCY EXISTS BETWEEN DRAWINGS AND FIELD OR ARCHITECTURAL AND ENGINEERING DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.
4. ALL CEILING HEIGHTS TO BE AT 8'-0" AFF, U.N.O.
5. VERIFY ALL START, STOP AND ORIG. POINTS OF ACT CEILING GRID.
6. GANG MULTIPLE SWITCHES WITH SINGLE COVER PLATE MOUNT. ALL COVER PLATES TO BE <WHITE>. DIMMABLE SWITCH DEVICES TO BE ROCKER TYPE (LUTRON 'DECOR' OR EQUAL). DIMMER SWITCHES TO BE SLIM PROFILE SLIDE TYPE
7. SPRINKLER HEADS AND SPRINKLER LINES ARE TO BE LOCATED SO THAT THEY WILL NOT COME IN CONFLICT WITH THE LIGHTS AS SHOWN ON THE PLAN.
8. SPRINKLER HEADS INSTALLED IN ACT CEILING SHALL BE SEMI-RECESSED; SEMI RECESSED HEADS SHALL BE <WHITE>. SPRINKLER HEADS INSTALLED IN GWB CEILINGS SHALL BE FULLY RECESSED; COVER PLATES SHALL BE <WHITE>.
9. ANY CUT ACT TILE OR EXPOSED EDGES SHALL BE TREATED WITH AN ARMSTRONG OR EQUAL CEILING PANEL TOUCH-UP PAINT.
10. EXIT DEVICES TO BE CENTERED ON HALLWAY OR OPENING AND IN CENTER OF ACT IF APPLICABLE, U.N.O.
11. PAINT EXPOSED DUCTS, CABLES, J-BOXES, SPRINKLER PIPES, AND OTHER EQUIPMENT TO MATCH CEILING.
12. ACOUSTICAL CEILING TILE (EXCEPT AT ANGLED FACES) TO BE FULL 2'X2' TILE, WHERE POSSIBLE.
13. LIGHT FIXTURES TO BE UL RATED.
14. ACCESS PANELS ARE NOT PERMITTED TO BE LOCATED WITH IN GWB CEILINGS. WHERE REQUIRED REVIEW W/ARCHITECT.
15. COORDINATE ALL LOCATIONS AND HEIGHTS OF T-STATS WITH SWITCH LOCATIONS. REVIEW ALL LOCATIONS OF WITH ARCHITECT AT TIME OF ROUGH IN.

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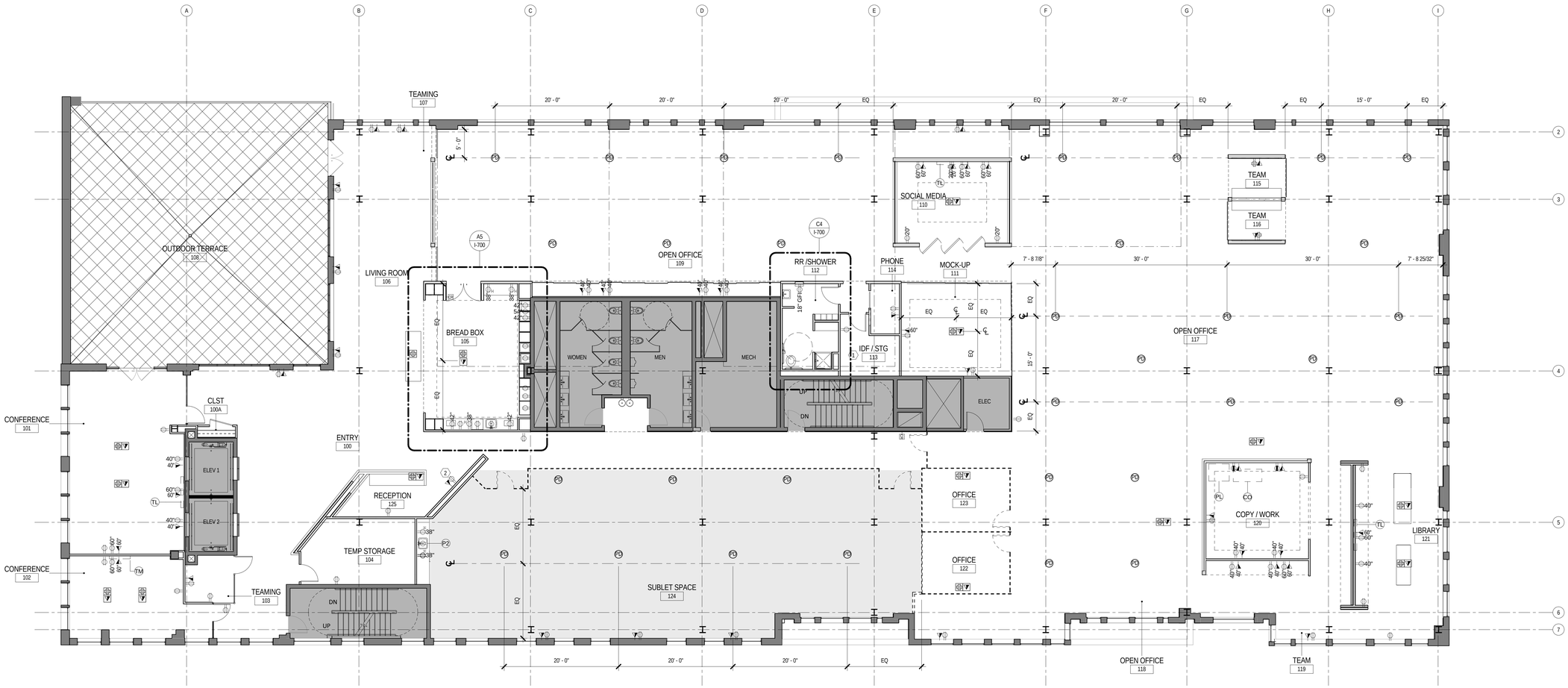

1/8" = 1'-0"

TELEPHONE/DATA/ELECTRICAL LEGEND

- TEXT INDICATES HEIGHT ABOVE FINISHED FLOOR
- GFI — TEXT INDICATES GROUND FAULT CIRCUIT INTERRUPTER DUPLEX ELECTRICAL RECEPTACLE
- WALL MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED HORIZONTAL DUPLEX RECEPTACLE
- DESIGNATED WALL MOUNTED DUPLEX RECEPTACLE
- DEDICATED WALL MOUNTED DUPLEX RECEPTACLE
- WALL MOUNTED QUADRAPLEX RECEPTACLE
- DEDICATED WALL MOUNTED QUADRAPLEX RECEPTACLE
- WALL MOUNTED TELEPHONE/DATA OUTLET
- FB — WALL MOUNTED FURNITURE BASE FEED OUTLET: ELECTRICAL AND DATA. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS – COORDINATE DATA REQUIREMENTS W/ FURNITURE.
- WALL MOUNTED JUNCTION BOX
- CARD READER
- PUSH BUTTON RELEASE
- SPECIALTY 1
- SPECIALTY 2
- SPECIALTY 3
- CABLE TV

TELEPHONE/DATA/ELEC LEGEND CONT.

- BP — BLANK PLATE
- WALL MOUNTED ANALOG
- WALL MOUNTED SWITCH
- WALL MOUNTED SWITCH DIMMER
- WALL MOUNTED DEDICATED SIMPLEX
- WALL MOUNTED NEMA
- WALL MOUNTED TSTAT
- CORE DRILL W/ POKE-THRU, DEDICATED DUPLEX OUTLET – COORDINATE FINAL LOCATION W/ ARCHITECT AND TENANT'S FURNITURE VENDOR.
- CORE DRILL W/ POKE-THRU, DUPLEX OUTLET – COORDINATE FINAL LOCATION W/ ARCHITECT AND TENANT'S FURNITURE VENDOR.
- CORE DRILL W/ POKE-THRU, QUADRAPLEX OUTLET – COORDINATE FINAL LOCATION W/ ARCHITECT AND TENANT'S FURNITURE VENDOR.
- CORE DRILL W/ POKE-THRU, VOICE/DATA OUTLET – COORDINATE FINAL LOCATION W/ ARCHITECT AND TENANT'S FURNITURE VENDOR.
- CORE DRILL
- ABOVE CEILING JUNCTION BOX
- ABOVE CEILING DUPLEX
- ABOVE CEILING QUAD
- FIRE RATED SLEEVE BOX
- ABOVE CEILING VOICE/DATA
- FB — FLOOR MOUNTED FURNITURE BASE FEED: ELECTRICAL AND DATA AS REQUIRED. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL REQUIREMENTS – COORDINATE DATA REQUIREMENTS WITH FURNITURE – COORDINATE FINAL LOCATION W/ TENANT'S FURNITURE VENDOR.

TELE/DATA/ELECTRICAL - SHEET NOTES

1. COORDINATE TELE/DATA/ELEC REQUIREMENTS AT THIS LOCATION W/ TENANT & TENANT'S VENDOR.
2. PROVIDE PRE-WIRING FOR POWER AND DATA FOR FUTURE USE AT THIS LOCATION ONLY.

TELE/DATA/ELECTRICAL - GENERAL NOTES

1. REFER TO ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION. IF ANY DISCREPANCY EXISTS BETWEEN ARCHITECT AND ENGINEER'S DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.
2. REFER TO THE POWER/TELE/DATA PLAN FOR DIMENSIONS & LOCATIONS OF CRITICALLY LOCATED OUTLETS.
3. STAGGER ELECTRICAL BOXES IN PARTITION. DO NOT PLACE BACK TO BACK IN PARTITION.
4. FIRE STOP FLOOR PENETRATIONS AS REQUIRED BY CODE.
5. ADJACENT OUTLETS SHALL BE GANGED WHERE POSSIBLE. IF THEY CANNOT BE GANGED THEY SHALL BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS. ARCHITECT SHALL FIELD APPROVE OUTLET LOCATIONS PRIOR TO CLOSE IN.
6. OUTLETS TO BE LOCATED 18" A.F.F., U.O.N.
7. OUTLET DEVICES FOR POWER AND COMMUNICATION SHOULD MATCH EXISTING. COLOR CODE RECEPTACLES AS IDENTIFIED ON ENGINEERING DRAWINGS. SWITCHES SHALL BE ROCKER TYPE GANGED TOGETHER WITH A SINGLE COVERPLATE.
8. FLOOR MTD ELECTRICAL, VOICE AND DATA OUTLETS TO BE INSTALLED FLUSH IN THE FLOOR UNLESS OTHERWISE NOTED.
9. SEE MILLWORK ELEVATIONS FOR ADDITIONAL POWER/TELE/DATA REQUIREMENTS.
10. PROVIDE ELECTRIC BOXES TO MATCH UL RATING OF CONSTRUCTION ASSEMBLY.
11. ALL COVER PLATES TO BE <WHITE>. REPLACE ALL EXISTING PLATES TO MATCH.
12. PROVIDE JUNCTION BOX AND POWER FOR CARDREADERS. CARDREADERS SHALL BE FURNISHED AND INSTALLED BY OTHERS.
13. SYSTEMS FURNITURE SHOWN FOR LOCATION ONLY. SYSTEMS FURNITURE TO BE SUPPLIED AND INSTALLED BY OTHERS.
14. CABLE BELOW FLOOR TO BE IN CONDUIT.
15. PROVIDE 1" CONDUIT FROM J BOX TO ABOVE CEILING WHERE PARTITIONS ARE SLAB TO SLAB OR INSULATED, TYP.
16. COORDINATE ELECTRICAL OUTLET LOCATIONS OF APPLIANCES AS SHOWN ON DRAWINGS (i.e. PANTRY, COPY).
17. COORDINATE WITH FURNITURE VENDOR FOR EXACT BASE FEED LOCATIONS.
18. COORDINATE T-STAT HEIGHTS W/ SYSTEMS FURNITURE.
19. "E" SUBSCRIPT DESIGNATES AN EXISTING RECEPTACLE TO REMAIN. "D" DESIGNATES AN EXISTING RECEPTACLE TO BE DEMOLISHED. LACK OF SUBSCRIPT INDICATES NEW RECEPTACLE. REFERENCE MEP DRAWINGS FOR ADDITIONAL NOTES.

EQUIPMENT SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	PROCURED BY	
OFFICE EQUIPMENT						
BP	BREAD PAN	MAGNA INDUSTRIES	SINGLE BREAD PAN FOLDED END-MA-13730	ABLE KITCHEN.COM - 16"X4"X 4"D ALUMINIZED STEEL- PROVIDE (2) S.S. "S" HOOKS FOR EACH PAN	G.C.	
BR	BAKERS RACK	WINCO	ALRK-10 TIER ED ALUMINUM RACK	39"H 20.25"W 26"D- PROVIDE 10 SHEET PANS WITH EACH RACK	G.C.	
CO	COPIER/PRINTER COLOR	TBD			TENANT	
PL	LARGE FORMAT PRINTER	TBD			TENANT	
TL	LARGE WALL MTD FLAT SCREEN TV	TBD			TENANT VENDOR	
TM	MEDIUM WALL MTD FLAT SCREEN TV	TBD			TENANT VENDOR	
PANTRY						
CM	COFFEE MAKER	TBD			TENANT	
DW	DISHWASHER	FISHER & PAYKEL	DD24DI7- REQUIRES CUSTOM PANELS	CUSTOM MILLWORK FRONT TO MATCH ADJACENT MILLWORK	G.C.	
FR	FREEZER	MIELE	F 1411 Vi- ACCEPTS CUSTOM PANEL	CUSTOM MILLWORK FRONT TO MATCH ADJACENT MILLWORK	G.C.	
IM	ICE MACHINE	U LINE ORIGINS SERIES	BI98	NO DRAIN REQUIRED		
MW	MICROWAVE	PANASONIC	NN-SN661S	STAINLESS STEEL		
R	REFRIGERATOR	MIELE	K 1901 Vi - ACCEPTS CUSTOM PANEL	CUSTOM MILLWORK FRONT TO MATCH ADJACENT MILLWORK	G.C.	
SF	SODA FOUNTAIN	TBD			TENANT	
T	TOASTER OVEN	TBD			TENANT	
WC	WATER COOLER	PURE WATER TECHNOLOGIES	WATERMATIC	BLACK	G.C.	
WI	WINE REFRIGERATOR	AVANTI	WC400SS 40 BOTTLE	CLEAR GLASS FRONT- SS TRIM	G.C.	
PLUMBING						
L	LOCKER	HOLLMAN	Z-LOCKER-LAMINATE SERIES	DIGI LOCK	G.C.	
P1	UNDERMOUNTED SINK W/ FAUCET & GARBAGE DISPOSAL			SEE PLUMBING FIXTURE SCHEDULE FOR DETAILS		
P2	UNDERMOUNTED STAINLESS STEEL SINK W/FAUCET & GARBAGE DISPOSL			SEE PLUMBING FIXTURE SCHEDULE FOR DETAILS		
P4	TOILET, SEAT & FLUSH VALVE - ADA			SEE PLUMBING FIXTURE SCHEDULE FOR DETAILS		
P5	SHOWER SURROUND INCLUDING ADA COMPLIANT GRAB BARS, CONTROLS & FOLDING SEAT			SEE PLUMBING FIXTURE SCHEDULE FOR DETAILS		
R1	42" GRAB BAR	BOBRICK				
R2	36" GRAB BAR	BOBRICK				
R3	18" GRAB BAR	BOBRICK				
R4	RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE	BOBRICK				
R5	RECESSED TOILET PAPER DISPENSER	BOBRICK				

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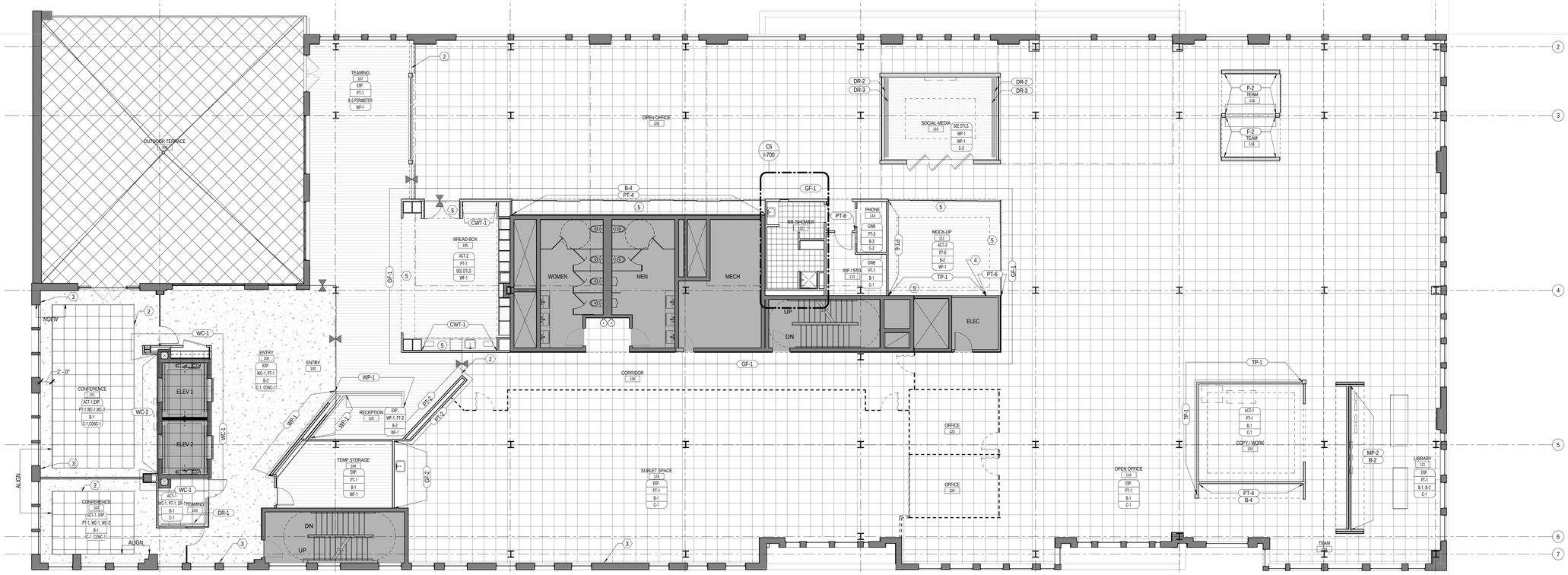

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FINISH SCHEDULE

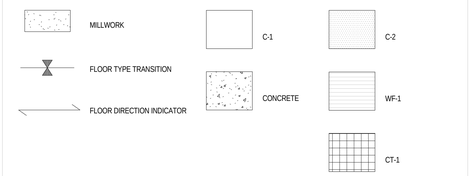
DESIGNATION	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	SIZE	COMMENT
CEILING							
ACT-1	ACOUSTIC CEILNG TILE	ARMSTRONG	2'X2' X1" OPTIMA 3251	WHITE-FINE TEXTURE	SQUARE TEGULAR 9/16" GRID		
ACT-2	ACOUSTIC CEILNG TILE	TBD	PERFORATED ACOUSTIC TILE	PTD TO MATCH ADJACENT GWB BULKHEAD			
FLOORING							
C-1	CARPET	BOLYU	RUSH	RSH57 COAL SPARK		24"X24"	PROVIDE CUSHION BACKING- MONOLITHIC INSTALLATION
C-2	CARPET	TRETFORD	CARPET TILE	580 LETTUCE LEAF		19 11/16" X 19 11/16"	SOCIAL MEDIA/TELEPHONE ROOM
C-3	CARPET						
CFT-1	CERAMIC FLOOR TILE	CEASAR CERAMICHE	PORCELAIN TILE	D SIGN-SKYLINE		12"X12"	FLOOR, WALL TILE AND CUT BASE @ RESTROOM
CONC-1	SEALED CONCRETE	N/A	SEE SPECIFICATIONS				EXISTING CONRETE FLOORING TO BE SEALED. REFER TO SPECIFICATIONS
WF-1	WOOD FLOOR	EXISTING WOOD SUB FLOOR	TBD	STAIN AND SEALER TO BE SELECTED			EXISTING WOOD FLOOR- REFER TO SPECIFICATIONS
GLASS							
GL-1	3/8" TEMPERED	N/A				VARIES	CONFERENCE ROOM-SOCIAL MEDIA-TEAMING DOORS
MILLWORK							
MP-1	METAL PANEL	MCNICHOLS	PERFORATED METAL	STEEL	16 GA	3/16" RD 5/16 STG	PERF METAL PANEL
MP-2	METAL PANEL	MCNICHOLS	PERFORATED METAL HANGING PANEL	STEEL	20 GA	PS/CR V4RD	PERF METAL LIBRARY WALL- PAINTED PT-1 SHOP APPLIED FINISH
PL-1	PLASTIC LAMINATE	FORMICA	COLOR CORE	7223--MC	NEW WHITE MICRODOT FINISH		PANTRY MILLWORK
SS-1	SOLID SURFACE	RICHLITE	NORTHWEST	BLACK DIAMOND		VARIES	PROVIDE RICHLITE COLOR ENHANCER FINISH- REFER TO MANUFACTURER'S INSTRUCTIONS
WD-1	LAQUERED MDF	MILLWORKER	3/4" MDF	PT-3	HIGH GLOSS		
WALL							
B-1	VINYL WALL BASE	JOHNSONITE	VINYL BASE	29 MOON ROCK		2 1/2"	TYPICAL BASE
B-2	MDF WALL BASE	MILLWORKER	5/8" MDF	TO MATCH PARTITION COLOR WHERE APPLIED	SEMI GLOSS	2 1/2"	ENTRY/RECEPTION
B-3	VINYL WALL BASE	JOHNSONITE	VINYL BASE	103 SPROUT		2 1/2"	TEL ROOM
B-4	VINYL WALL BASE	JOHNSONITE	VINYL BASE	83 MIDNIGHT		2 1/2"	ACCENT WALLS
CWT-1	SUBWAY TILE	DALTILE	RITTENHOUSE SQUARE	0790 ARCTIC WHITE	MATTE	3"X6"	PANTRY- PROVIDE GROUT COLOR CHART FOR SELECTION
CWT-2	MOSAIC TILE	DALTILE	1"X1" PENNY ROUND	D617 ARCTIC WHITE	GLOSSY	1" X1"	RESTROOM- PROVIDE GROUT COLOR CHART FOR SELECTION
DR-1	DRAPERY	KNOLL	D1469/2	FIZZ		59" INCHES	TEAMING SHEER
DR-2	DRAPERY	KNOLL	D1469/3	NEXT WAVE		59" INCHES	SOCIAL MEDIA SHEER
DR-3	DRAPERY	KNOLL	K1325/4	SHALE		55" INCHES	SOCIAL MEDIA PRIVACY DRAPERY
F-1	FELT	FILZ FELT	DESIGN FELT	170 GRAY	3MM	70 3/4" WIDTH	SINGLE LAYER OF 3MM GREY FELT- BY THE YARD
F-2	FELT	FILZ FELT	PERFORATED PANEL	170 GRAY	ROUND PERFORATED	68"X96" SHEETS	DOUBLE LAYER OF FELT. 5MM PERFORATED GREY FELT ON EXTERIOR W/SINGLE LAYER OF F-3 FELT BEHIND.
F-3	FELT	FILZ FELT	DESIGN FELT	272 BLUE	3MM	70 3/4" WIDTH	SINGLE LAYER OF 3MM GREY FELT- BY THE YARD
GF-1	GRAPHIC- APPLIED VINYL	RJF INTERNATIONAL CORP.	KOROGRAPHICS	CHAMOIS MATTE WHITE	MATTE	54" WIDE	CORE GRAPHICS-REFER TO SPECIFICATIONS AND GRAPHICS PACKAGE FOR ARTWORK. ALL PARTITIONS SCHEDULED FOR GRAPHIC TO MEET MANUF. GUIDELINES FOR SURFACE PREP.
GF-2	GRAPHIC- APPLIED VINYL	RJF INTERNATIONAL CORP.	KOROGRAPHICS	CHAMOIS MATTE WHITE	MATTE	54" WIDE	SUBLET PANTRY- REFER TO SPECIFICATIONS- ARTWORK TBD
MTL-1	METAL FINISH	EXPOSED STEEL	PER SPEC	PER SPEC	PER SPEC	PER SPEC	AT PARTITION TYPE 6
PT-1	PAINT	BEN MOORE	2124-70	DISTANT GRAY	PER SPEC		TYPICAL PAINT COLOR
PT-2	PAINT	BEN MOORE	AC-26	OZARK SHADOWS	PER SPEC		EXPOSED CEILING, DUCT WORK - ACCENT WALL
PT-3	PAINT	BEN MOORE	2018-20	ORANGE	PER SPEC		ACCENT- PANTRY MILLWORK
PT-4	PAINT	BEN MOORE	2064-10	BOLD BLUE	PER SPEC		ACCENT WALL
PT-5	PAINT	BEN MOORE	2027-20	SPRING MOSS	PER SPEC		ACCENT WALL
PT-6	PAINT	BEN MOORE	HC-166	KENDALL CHARCOAL	PER SPEC		ACCENT WALL
TP-1	TACK PANEL	WALLTALKER	C250-82	QUARRY		48" WIDTH	LIBRARY TAC WALL
WB-1	WHITE BOARD	HIGHTOWER	CHAT BOARD SERIES- CB600	P03 METAL TAUPE		35.4" HX47.2"W	MAGNETIC GLASS BOARD
WC-1	WALLCOVERING	MDC	W2TD01/4708	TA DOT	SUGAR RUSH		ELEVATOR CORE
WC-2	WALLCOVERING	MDC	W2TD01/4708	TA DOT	THE MINIMALIST		CONFERENCE ROOM ACCENT
WC-3	WALLCOVERING	TBD					RESTROOM WALLCOVERING
WP-1	WOOD PANELING-CUSTOM BLOCK PANELS	PIONEER MILLWORK	ANTIQUE HEART PINE & STANDARD PINE			VARIES	FEATURE WALL, RECEPTION DESK, SOCIAL MEDIA, TEAMING & LIBRARY

FINISH - GENERAL NOTES & LEGEND

1. FINISHES TO BE OF THE SAME PRODUCTION RUN.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL FINISH INFORMATION.
3. PROVIDE TRANSITION STRIPS AND THRESHOLDS AS REQUIRED. ARCHITECT TO APPROVE.
4. FINISH LOCATIONS AND START/STOP POINTS TO BE REVIEWED WITH ARCHITECT IN FIELD PRIOR TO INSTALLATION.
5. REFER TO ELEVATIONS FOR ADDITIONAL INFORMATION.
6. ROOMS TO HAVE BELOW FINISH DESIGNATION UNLESS OTHERWISE NOTED .

(ACT-1) CEILING
(PT-1) WALL FINISH
(B-1) BASE
(C-1) FLOOR FINISH

FINISH - LEGEND



FINISH - SHEET NOTES

1. G.C. TO REVIEW CONDITION OF EXISTING CONCRETE & TONGUE AND GROOVE WOOD FLOOR TO REMAIN WITH ARCHITECT PRIOR TO WORK. PROTECTION MUST BE MAINTAINED OF THESE AREAS DURING CONSTRUCTION.
2. PROVIDE GOODAY HARDWARE ANODIZED ALUMINUM CARPET TRIM MODEL NUMBER FT29.9G FOR ALL CARPET TO WOOD & CONCRETE FLOORING CONDITIONS
3. NO BASE TO BE APPLIED TO EXPOSED BRICK WALL CONDITIONS.
4. PROVIDE 1/2" ALUMINUM VERTICAL EDGE TRIM TO ABUTT TAC WALL AND PT-6 PAINT FINISH
5. GWB BULKHEAD TO BE PAINTED PT-6

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PROJECT NO. 12021.00
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SCALE: 1/8" = 1'-0"
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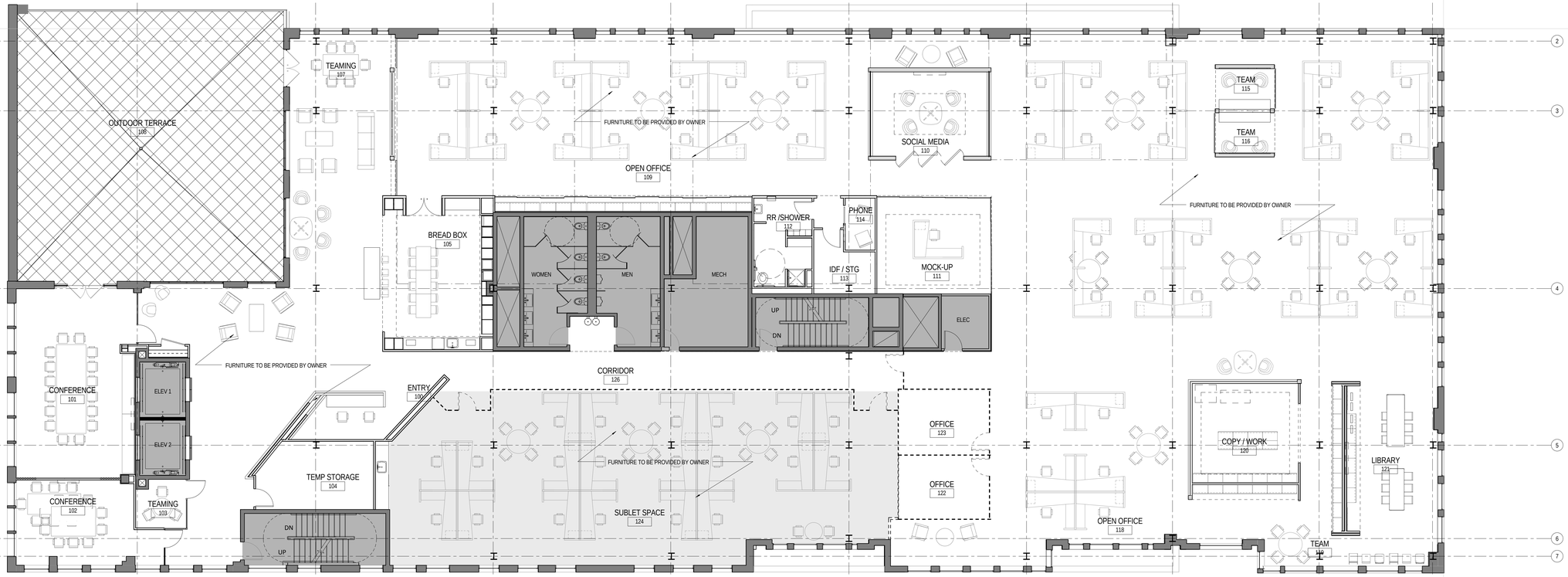

0 8 16 24 32

1/8" = 1'-0"

FURNITURE - GENERAL NOTES

THIS DRAWING HAS BEEN REVIEWED FOR LIFE SAFETY ONLY. HICKOK COLE ARCHITECTS, PC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SYSTEMS FURNITURE PANEL & COMPONENTRY DESIGN & LAYOUT.

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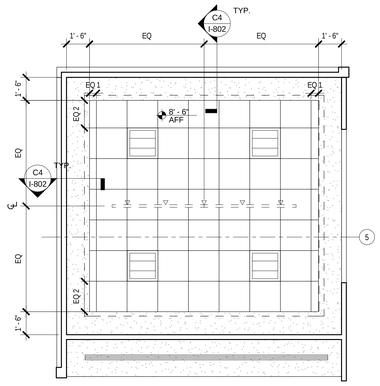
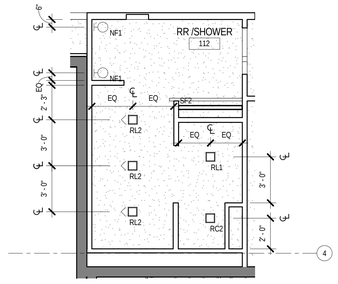
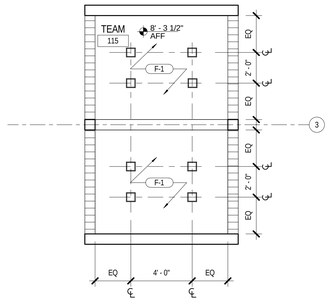


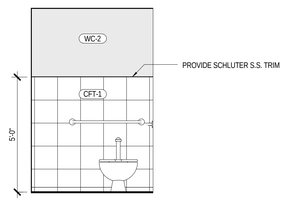
D3 ENLARGED RCP - COPY/WORK 120
1/4" = 1'-0"



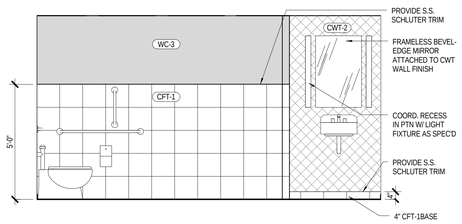
D4 ENLARGED RCP - RESTROOM 112
1/4" = 1'-0"



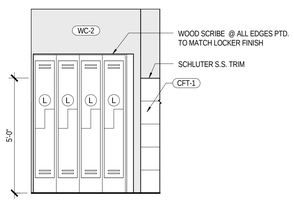
D5 ENLARGED RCP - TEAM ROOM 115
1/4" = 1'-0"



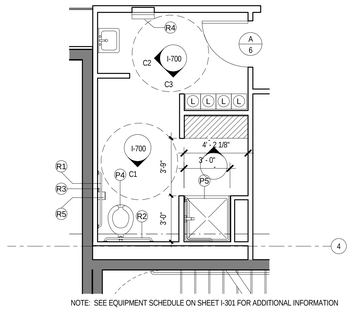
C1 ELEV - W.C.
3/8" = 1'-0"



C2 ELEV - RESTROOM - SOUTH
3/8" = 1'-0"

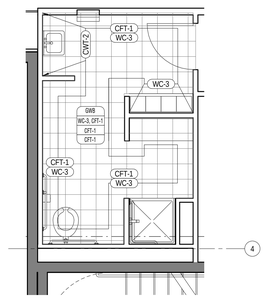


C3 ELEV - RESTROOM - EAST
3/8" = 1'-0"

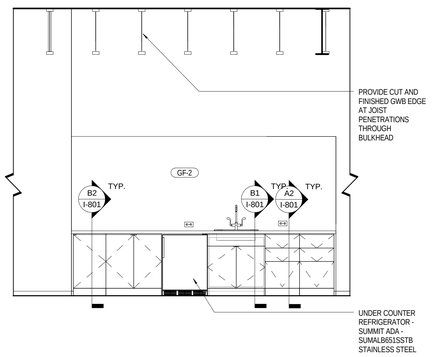


NOTE: SEE EQUIPMENT SCHEDULE ON SHEET I-301 FOR ADDITIONAL INFORMATION

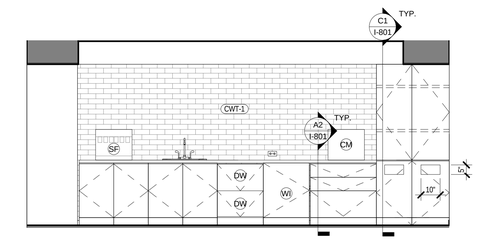
C4 ENLARGED PLAN - RESTROOM
1/4" = 1'-0"



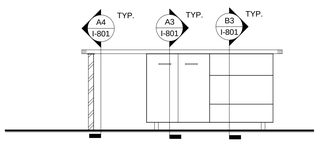
C5 ENLARGED PLAN - RESTROOM FINISHES
1/4" = 1'-0"



A1 ELEV - SUBLET PANTRY NORTH
3/8" = 1'-0"

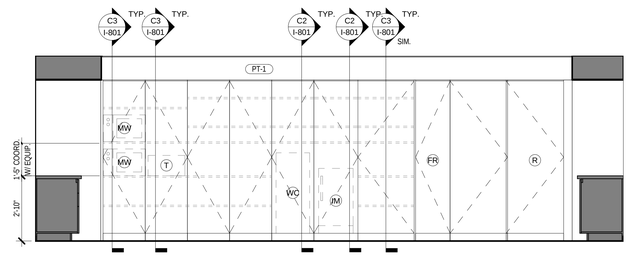


A2 ELEV - PANTRY - EAST
3/8" = 1'-0"

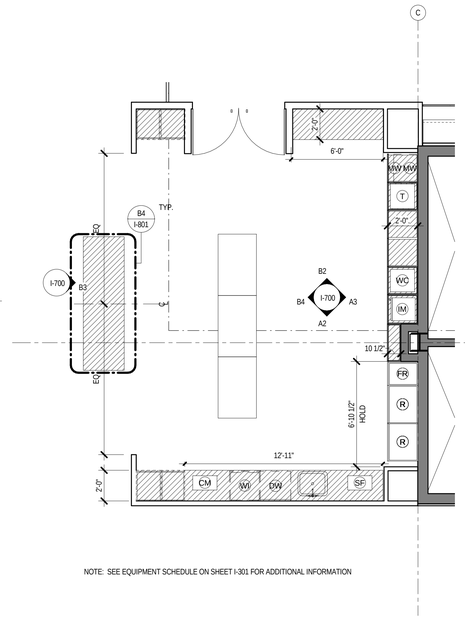


B3 ELEV - PANTRY - ISLAND
3/8" = 1'-0"

B4 ELEV - PANTRY - ISLAND FRONT
3/8" = 1'-0"



A3 ELEV - PANTRY - NORTH
3/8" = 1'-0"



NOTE: SEE EQUIPMENT SCHEDULE ON SHEET I-301 FOR ADDITIONAL INFORMATION

A5 ENLARGED PLAN - PANTRY
1/4" = 1'-0"

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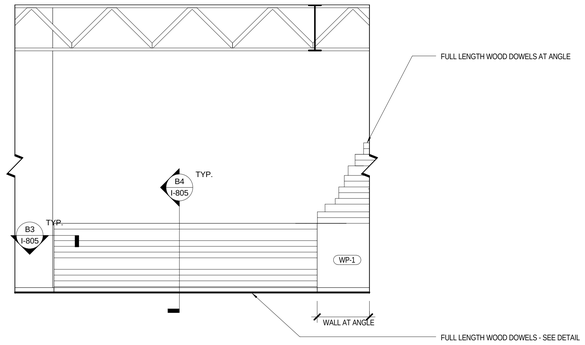
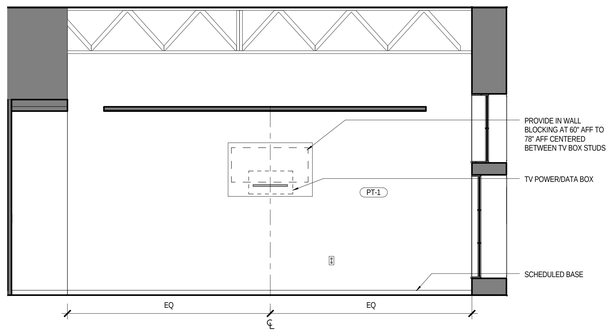
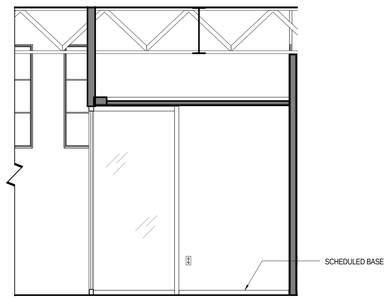


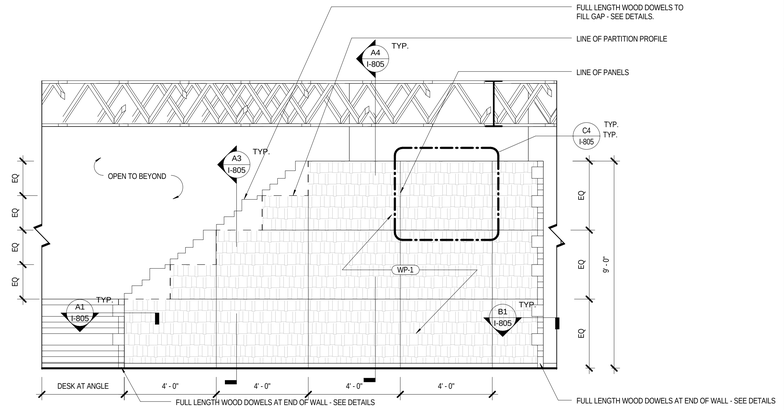
C4 ELEV - ENTRY - RECEPTION
3/8" = 1'-0"



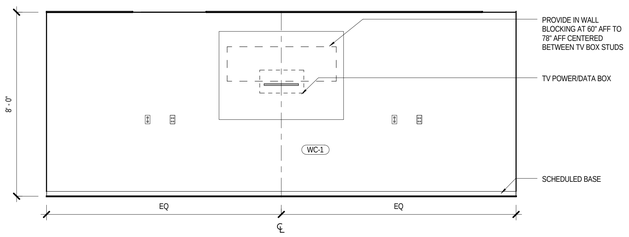
B1 ELEV - CONF - PARTITION
3/8" = 1'-0"



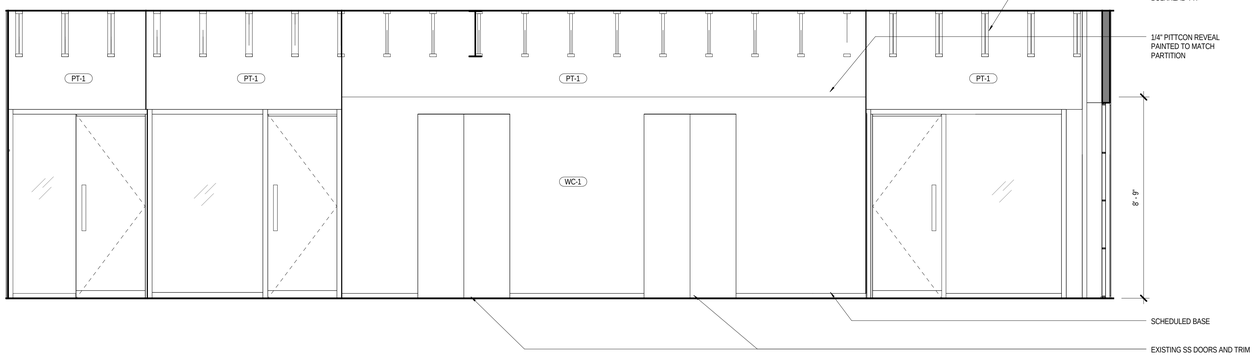
B3 ELEV - CONF - TEAMING
3/8" = 1'-0"



B4 ELEV - ENTRY - FEATURE WALL
3/8" = 1'-0"



A1 ELEV - CONF - WORK WALL
3/8" = 1'-0"



A3 ELEV - ENTRY - ELEVATORS
3/8" = 1'-0"

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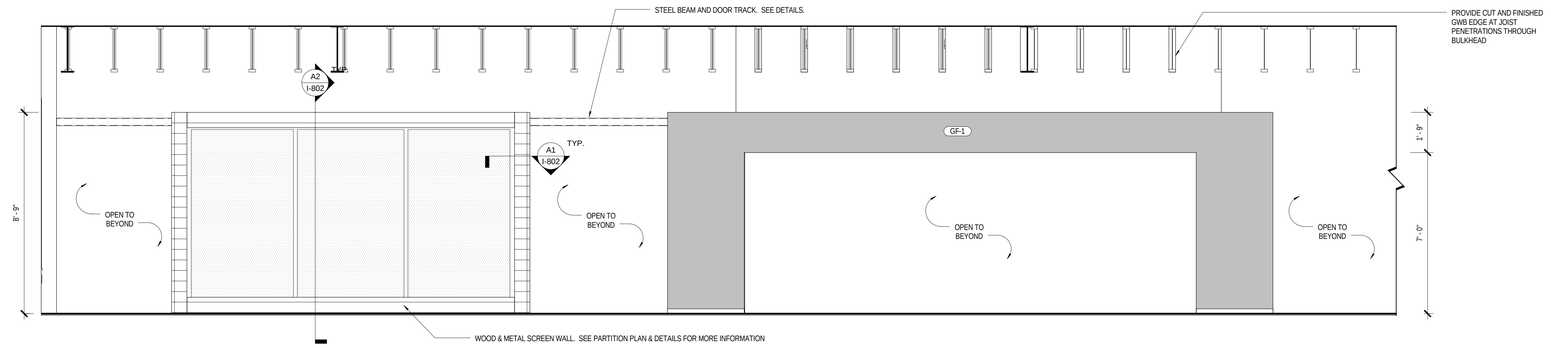
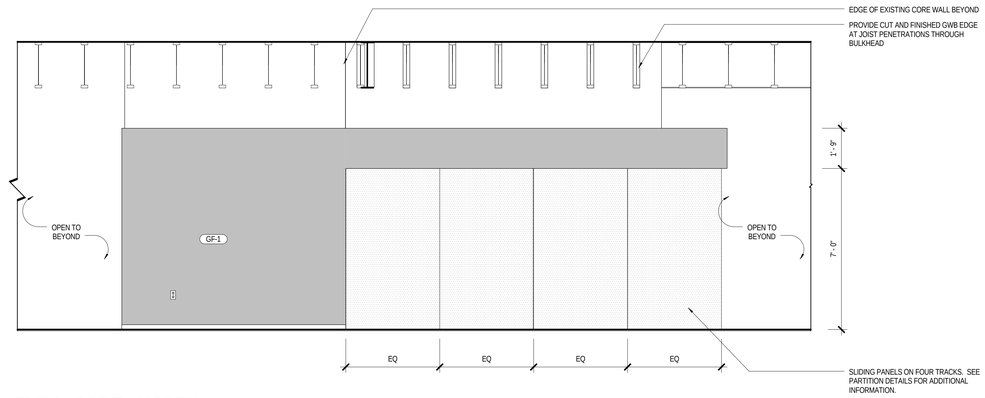
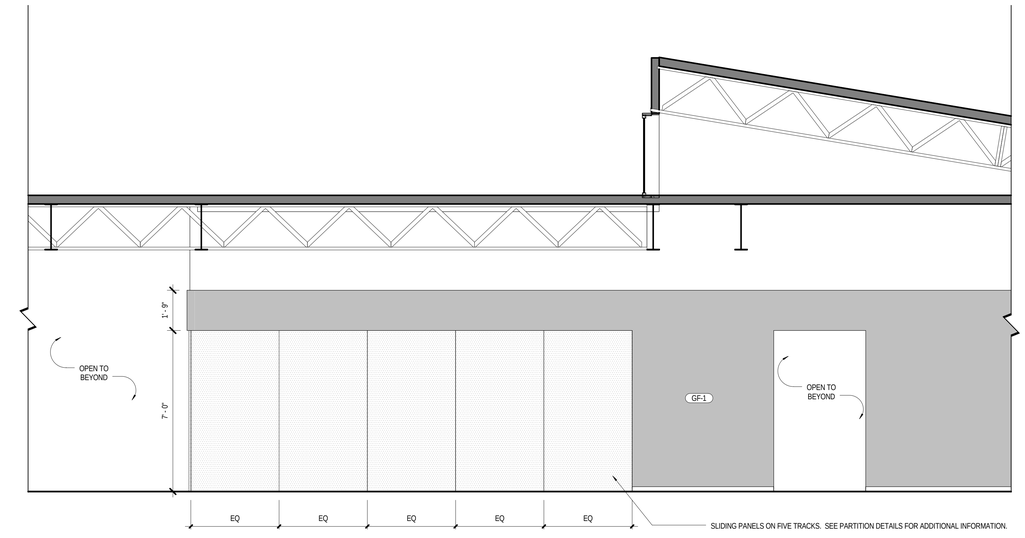


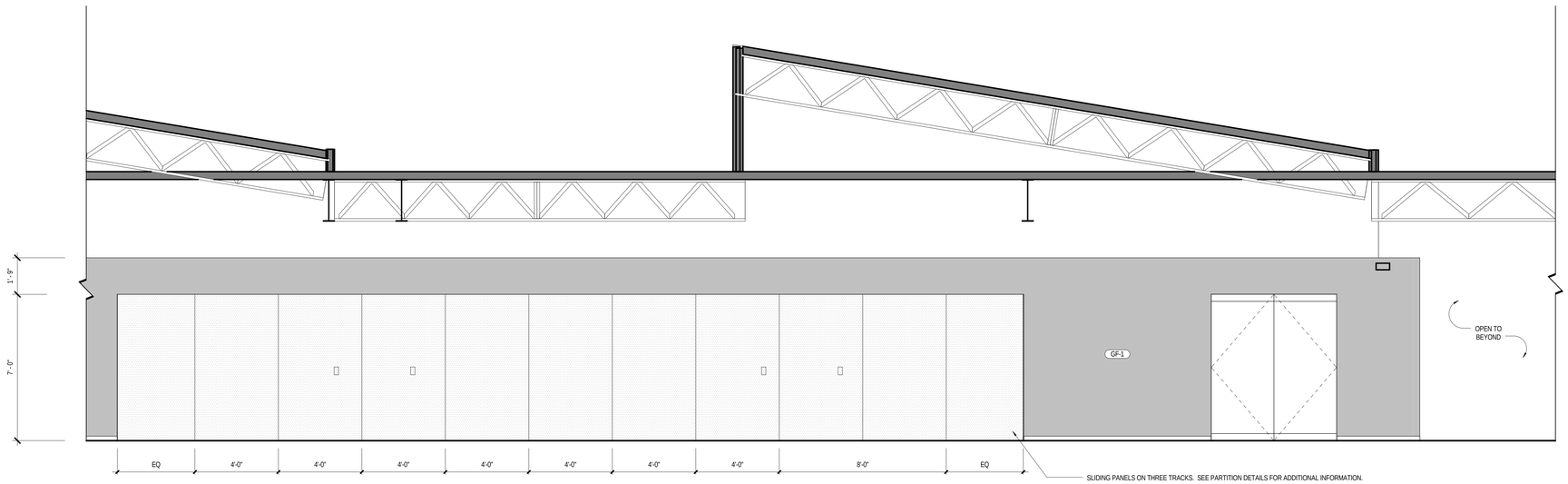
D2 ELEV - CORE - SOUTH
3/8" = 1'-0"



B1 ELEV - CORE - NORTH
3/8" = 1'-0"



B3 ELEV - CORE - WEST - MOCKUP
3/8" = 1'-0"



A2 ELEV - CORE - WEST - PANTRY SIDE
3/8" = 1'-0"

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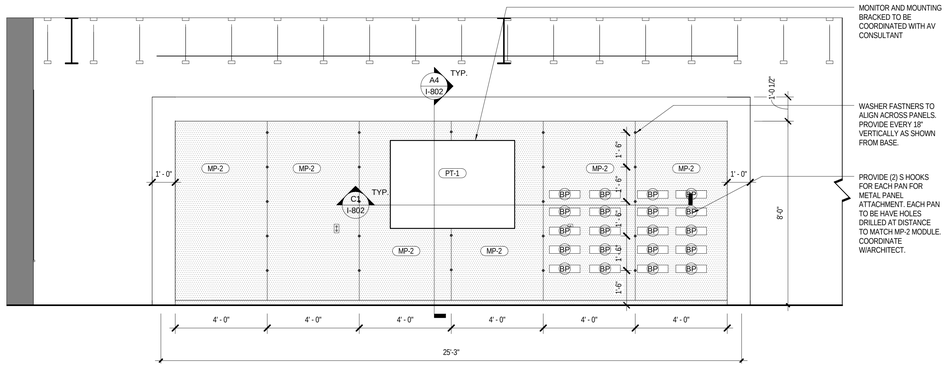
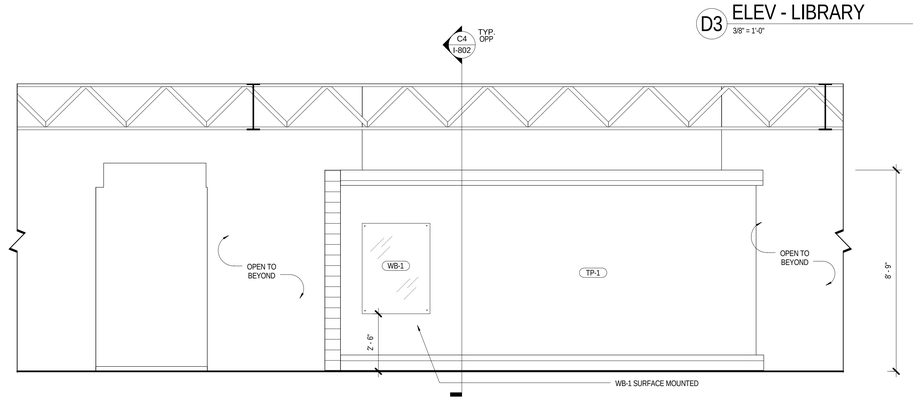
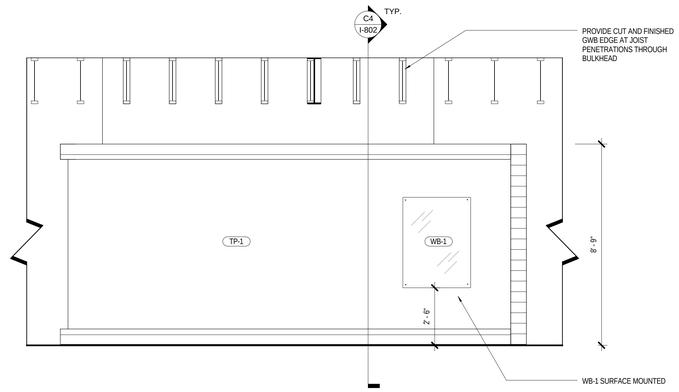


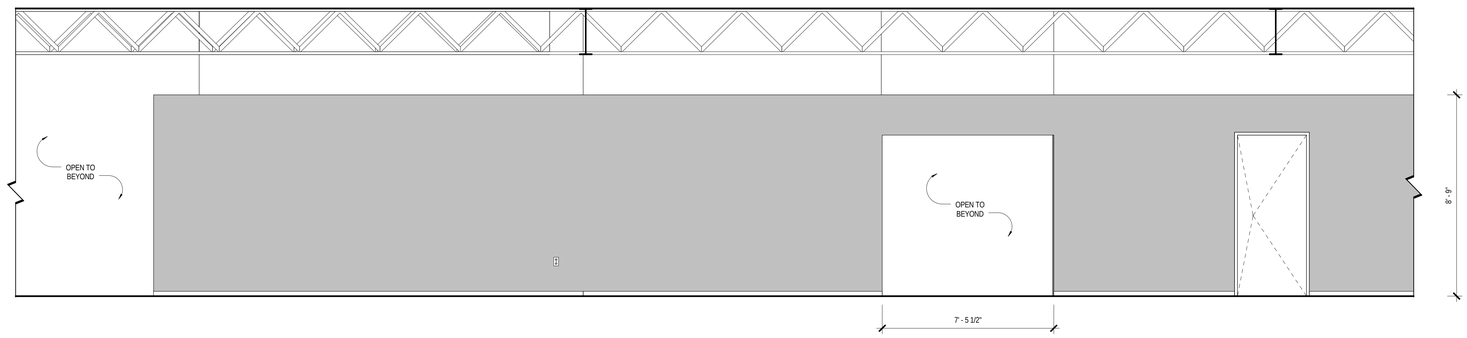
D3 ELEV - LIBRARY
3/8" = 1'-0"



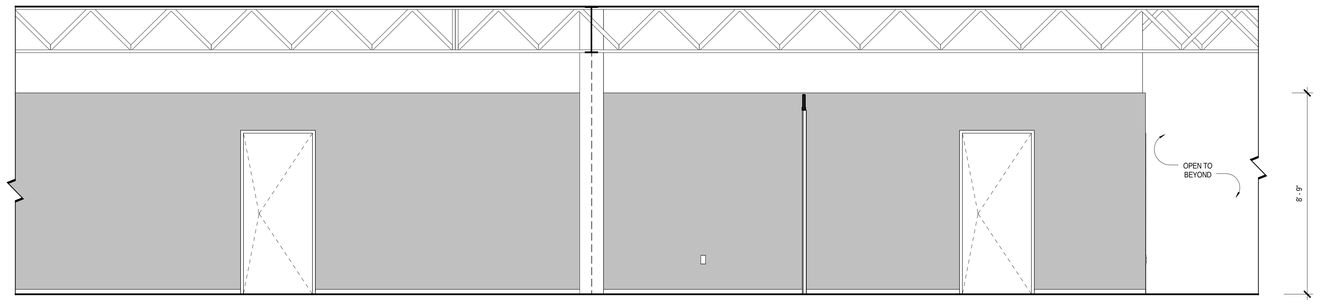
C2 ELEV - LIBRARY - EAST
3/8" = 1'-0"



C4 ELEV - LIBRARY - NORTH
3/8" = 1'-0"



B2 ELEV - CORE - SOUTH EAST
3/8" = 1'-0"



A2 ELEV - CORE - NORTH EAST
3/8" = 1'-0"

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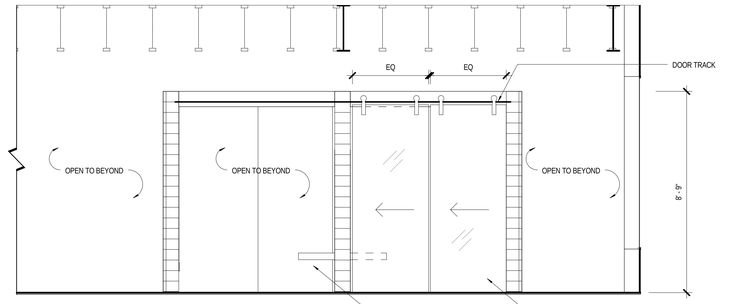
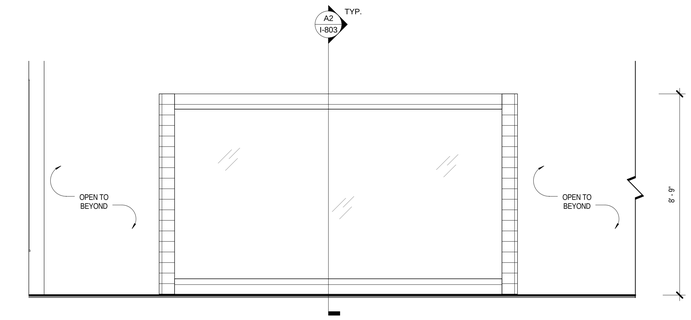
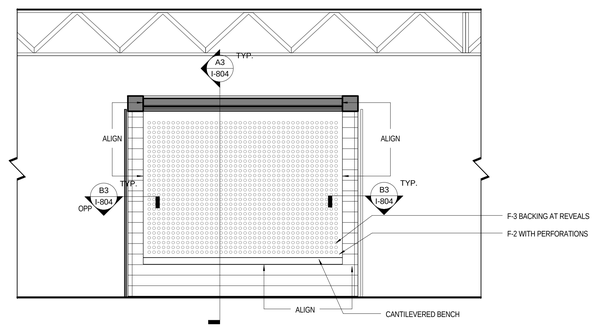


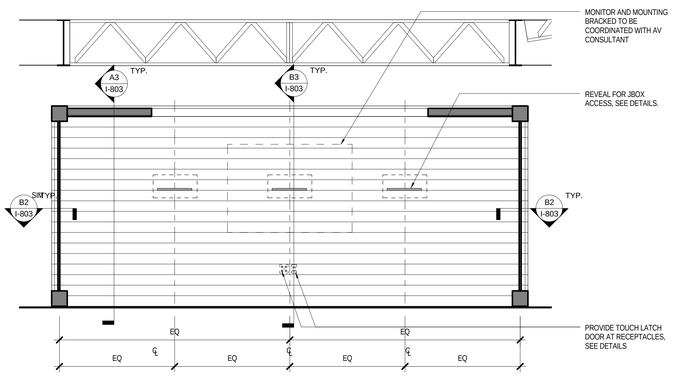
C2 ELEV - TEAM EXTERIOR
3/8" = 1'-0"



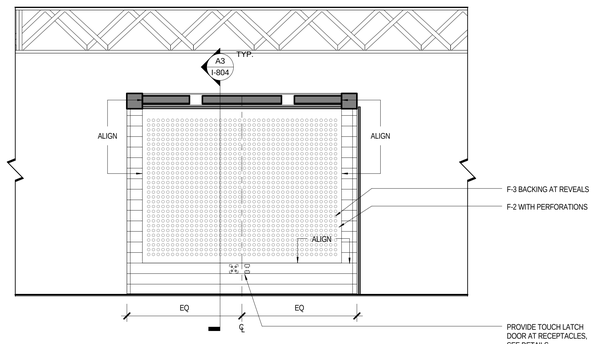
C4 ELEV - SOCIAL MEDIA EXTERIOR
3/8" = 1'-0"



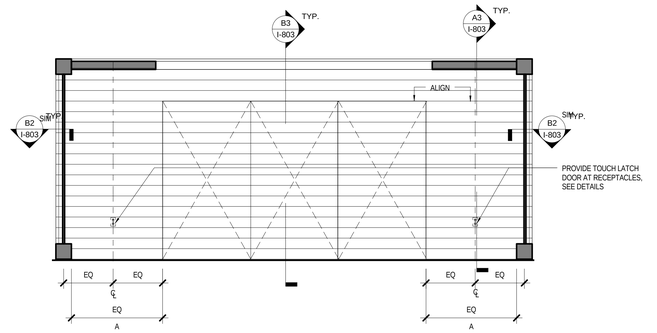
B2 ELEV - TEAM BENCH
3/8" = 1'-0"



B4 ELEV - SOCIAL MEDIA WEST
3/8" = 1'-0"



A2 ELEV - TEAM
3/8" = 1'-0"



A4 ELEV - SOCIAL MEDIA EAST
3/8" = 1'-0"

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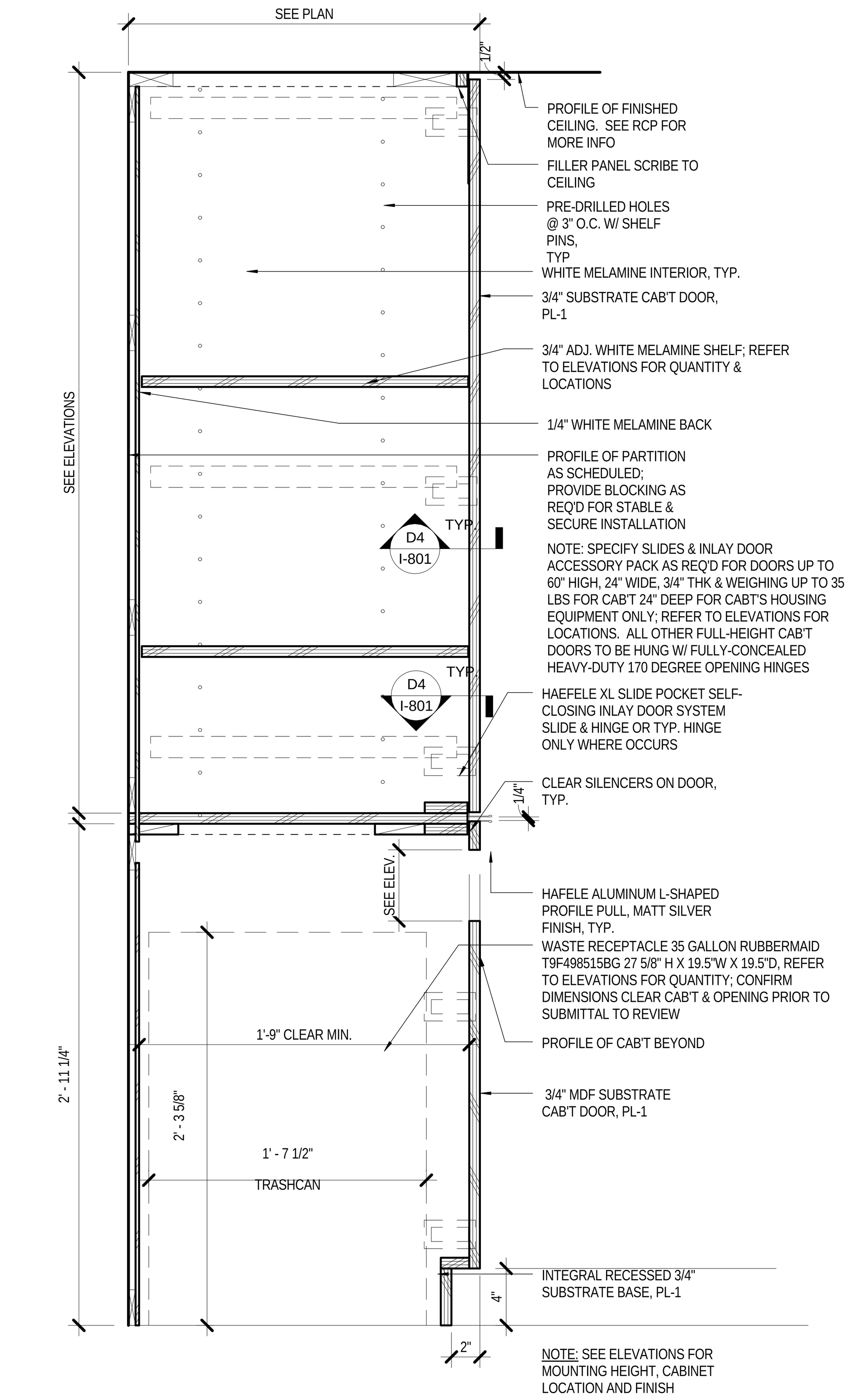
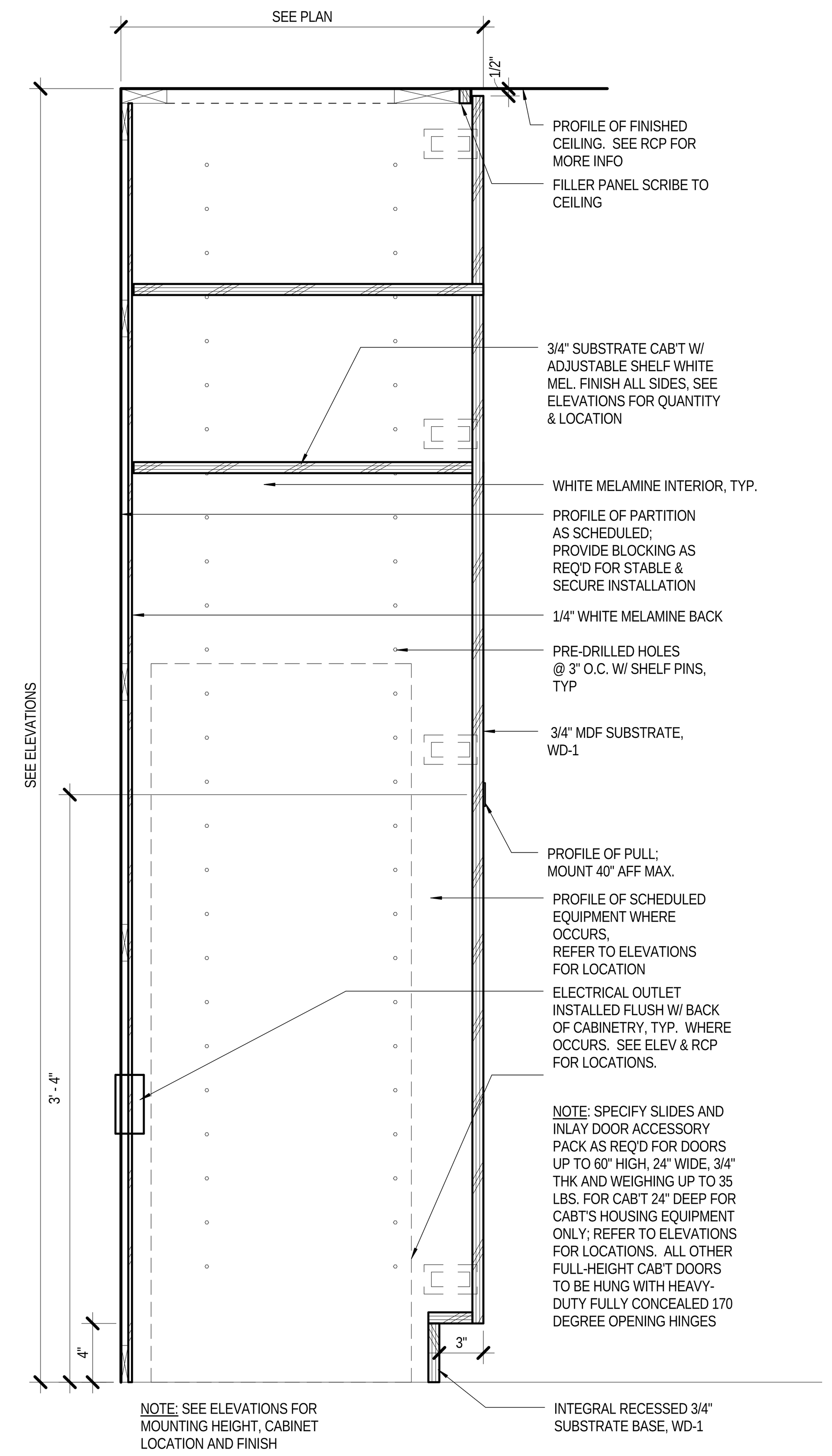
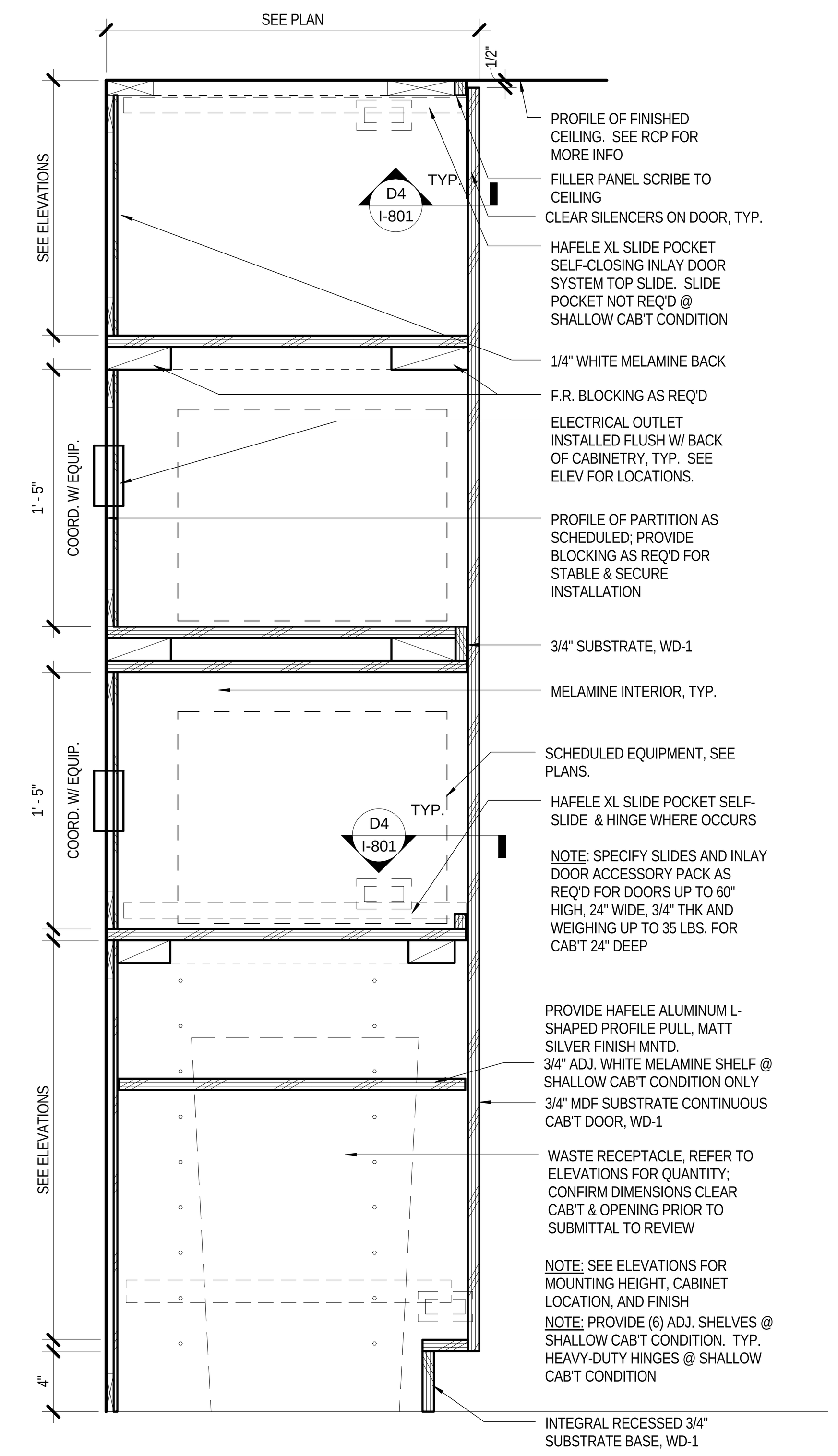


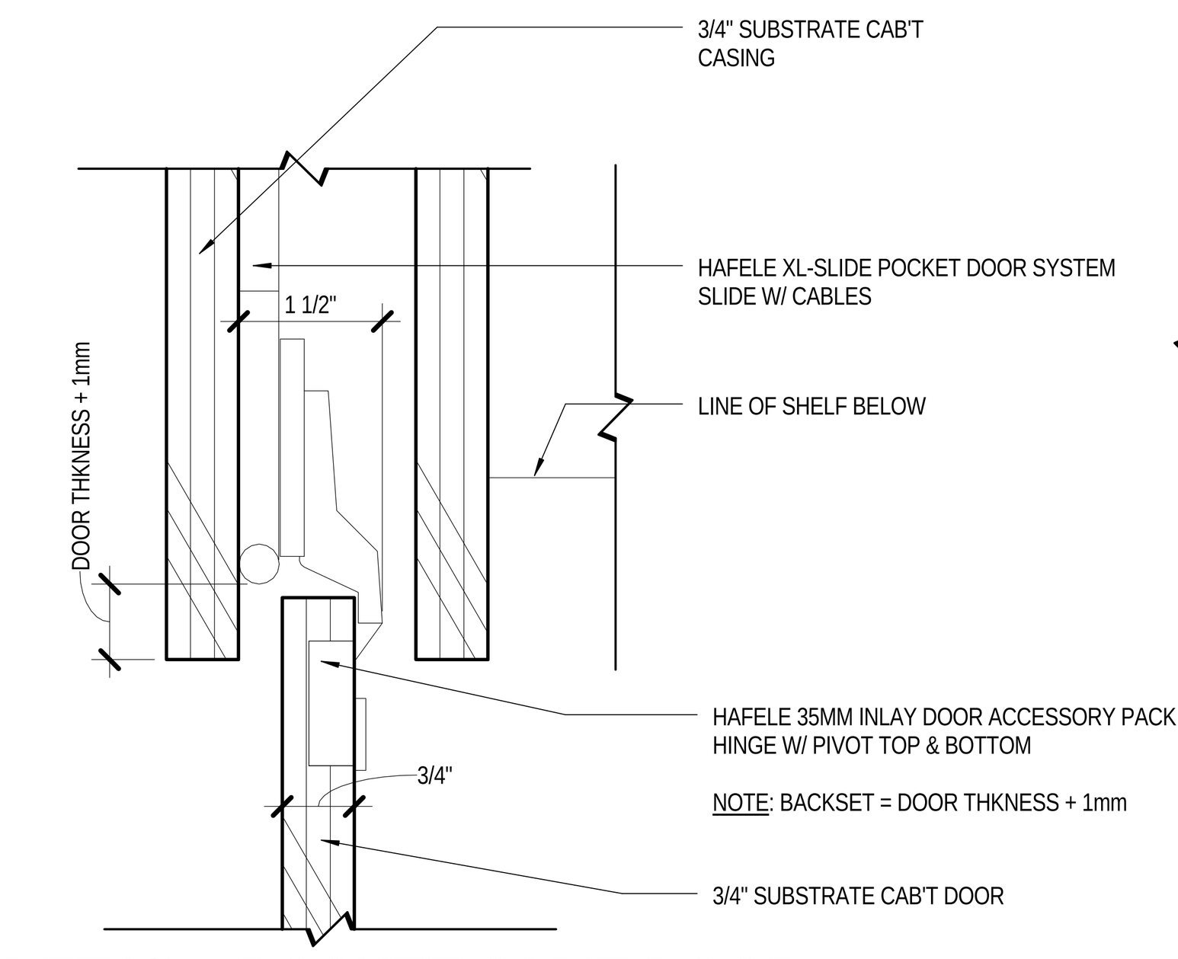
C1 MILLWORK DTL - FULL HEIGHT CAB'T W/ RECEPTACLE BASE
1 1/2" = 1'-0"



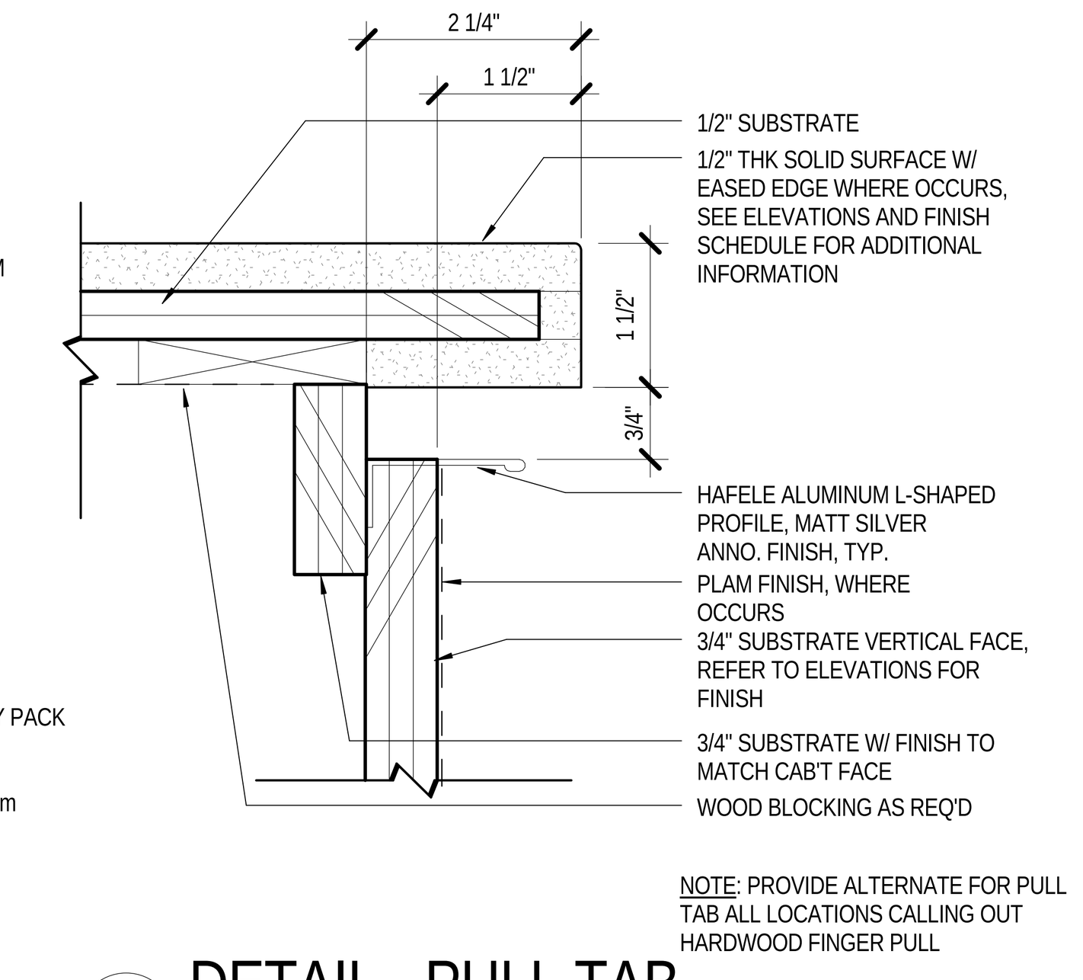
C2 MILLWORK DTL - FULL HEIGHT CAB'T W/ SHELVES
1 1/2" = 1'-0"



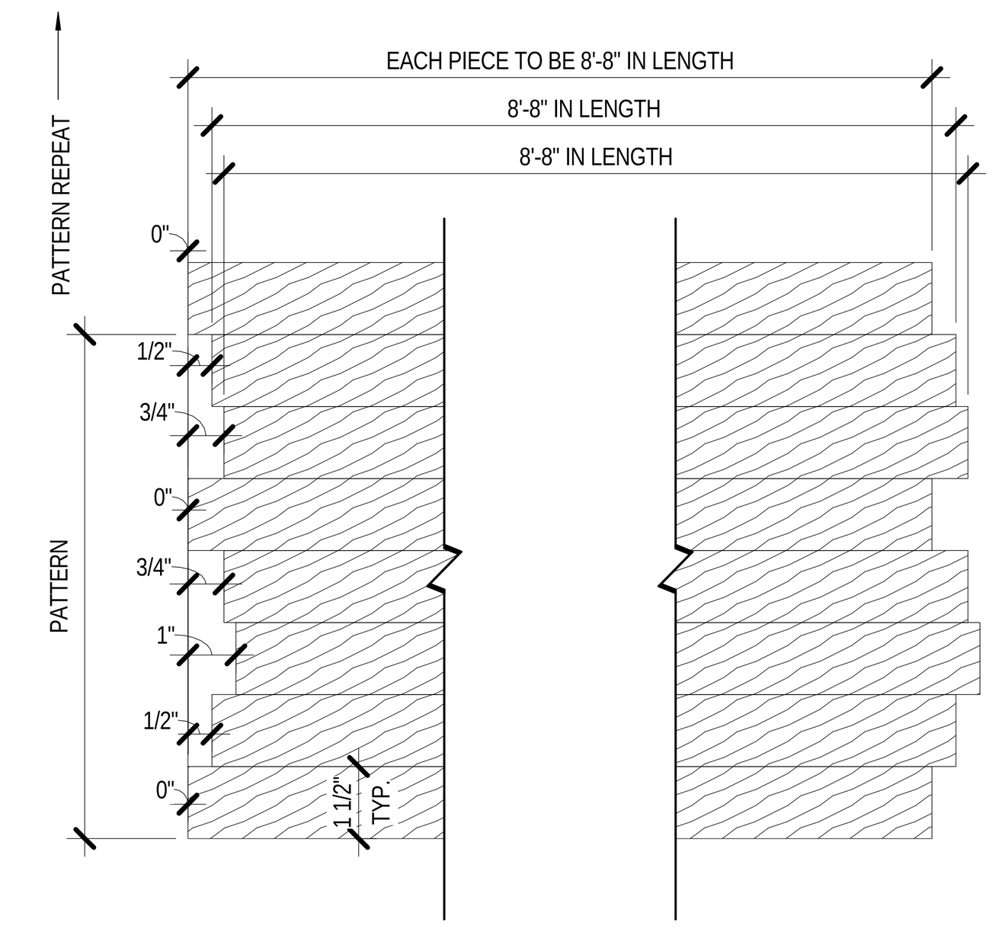
C3 MILLWORK DTL - MICROWAVE MILLWORK
1 1/2" = 1'-0"



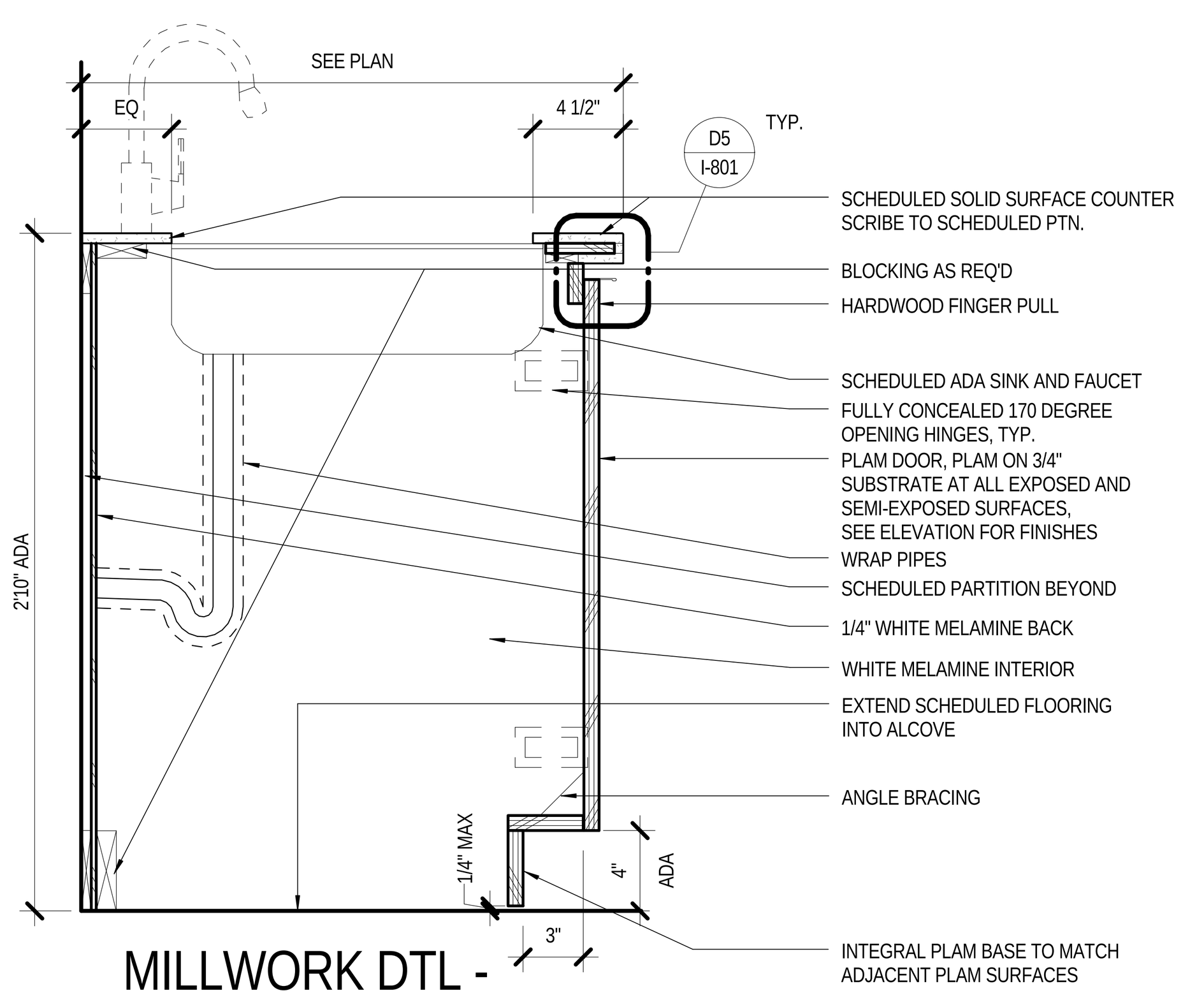
D4 DETAIL - POCKET CAB'T DOOR
6" = 1'-0"



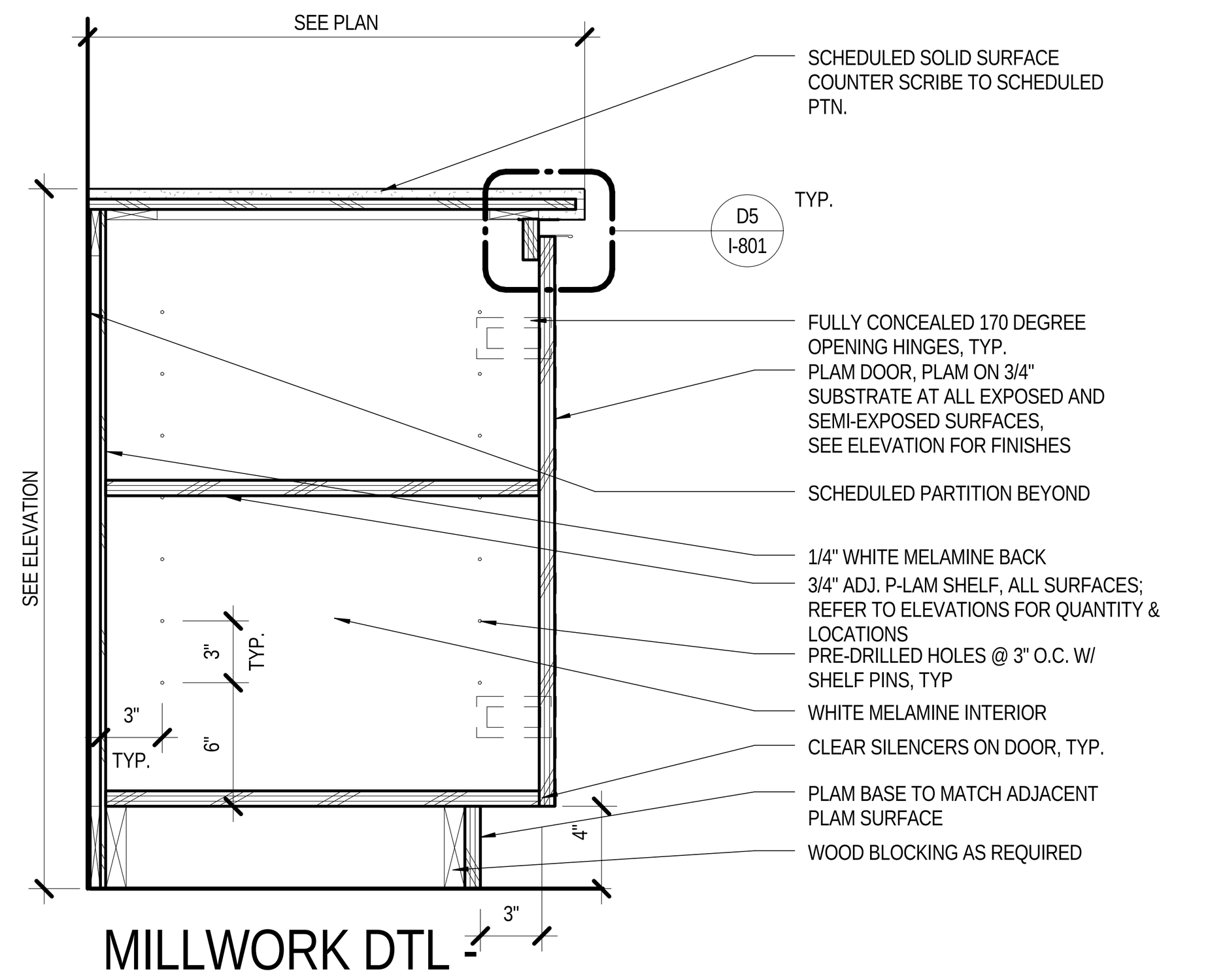
D5 DETAIL - PULL TAB
6" = 1'-0"



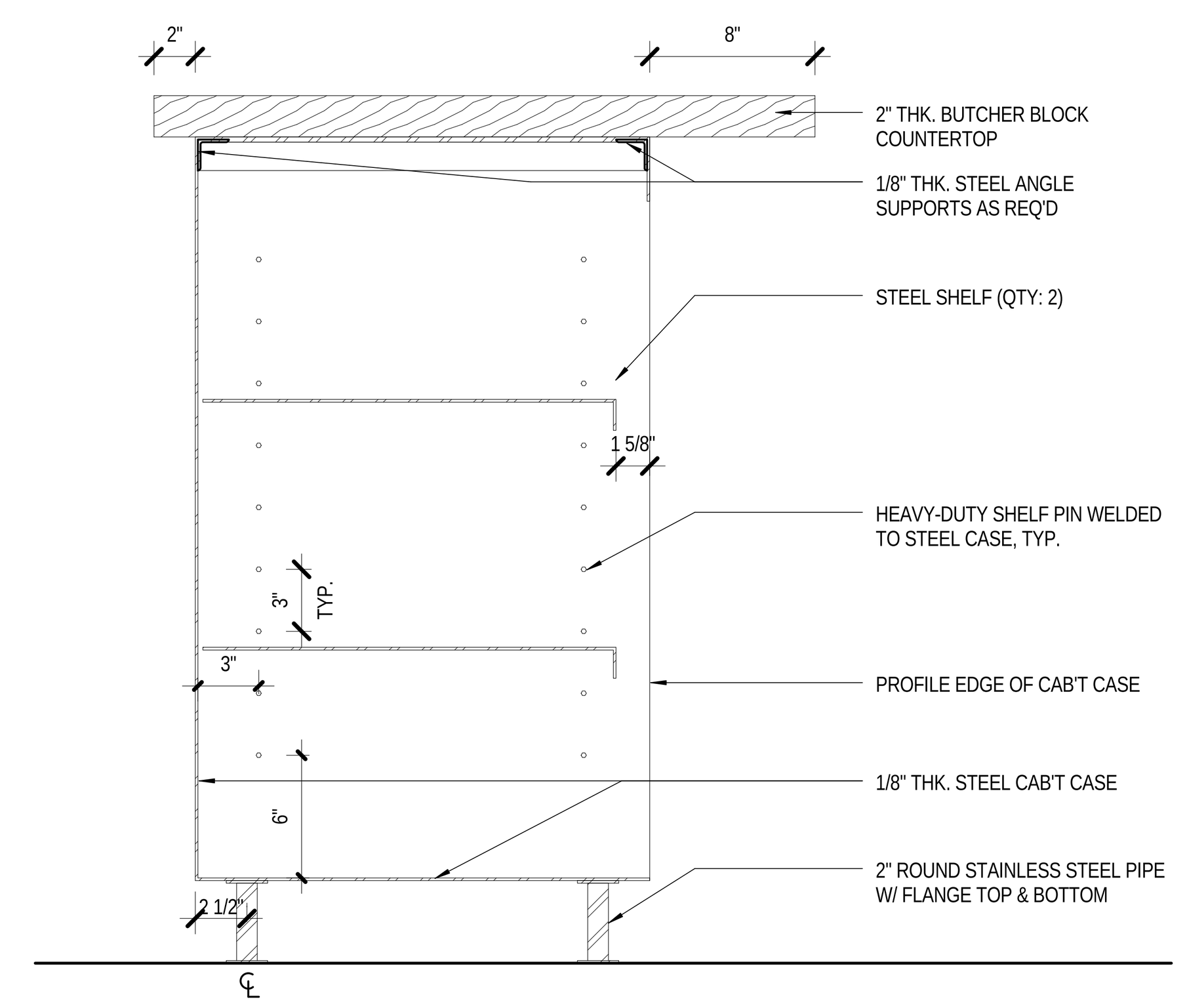
C4 ENLARGED DTL - PANTRY ISLAND PATTERN
3" = 1'-0"



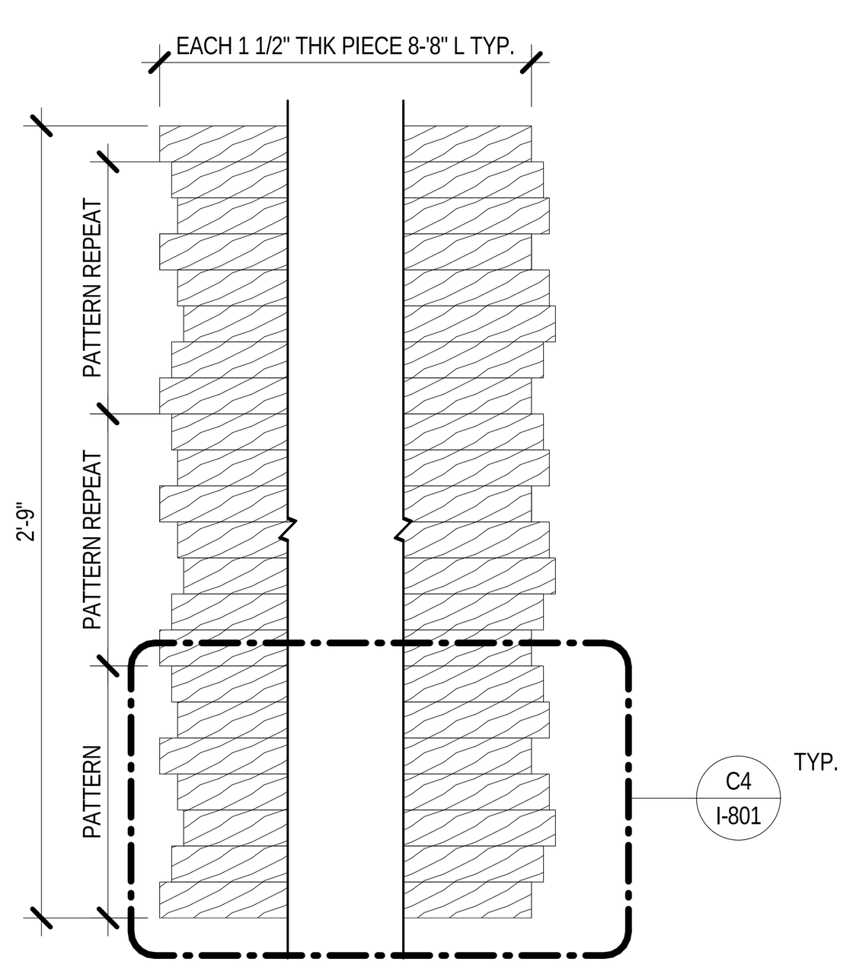
B1 MILLWORK DTL - SS BASE CABINET W/ ADA SINK
1 1/2" = 1'-0"



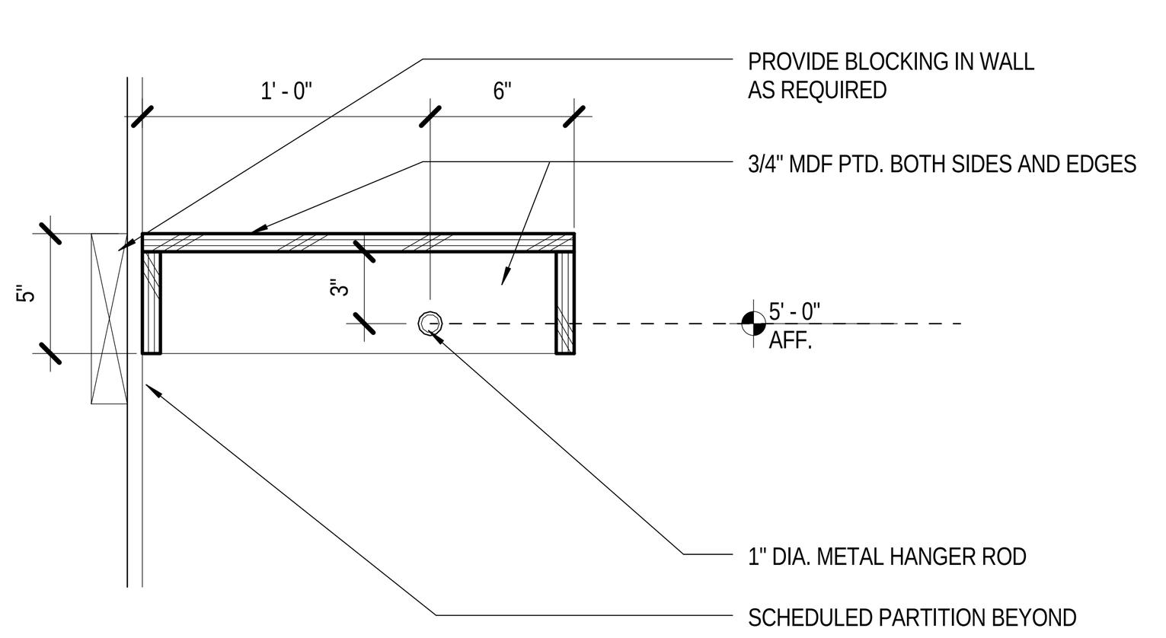
B2 MILLWORK DTL - SS BASE CABINET NO DRAWER
1 1/2" = 1'-0"



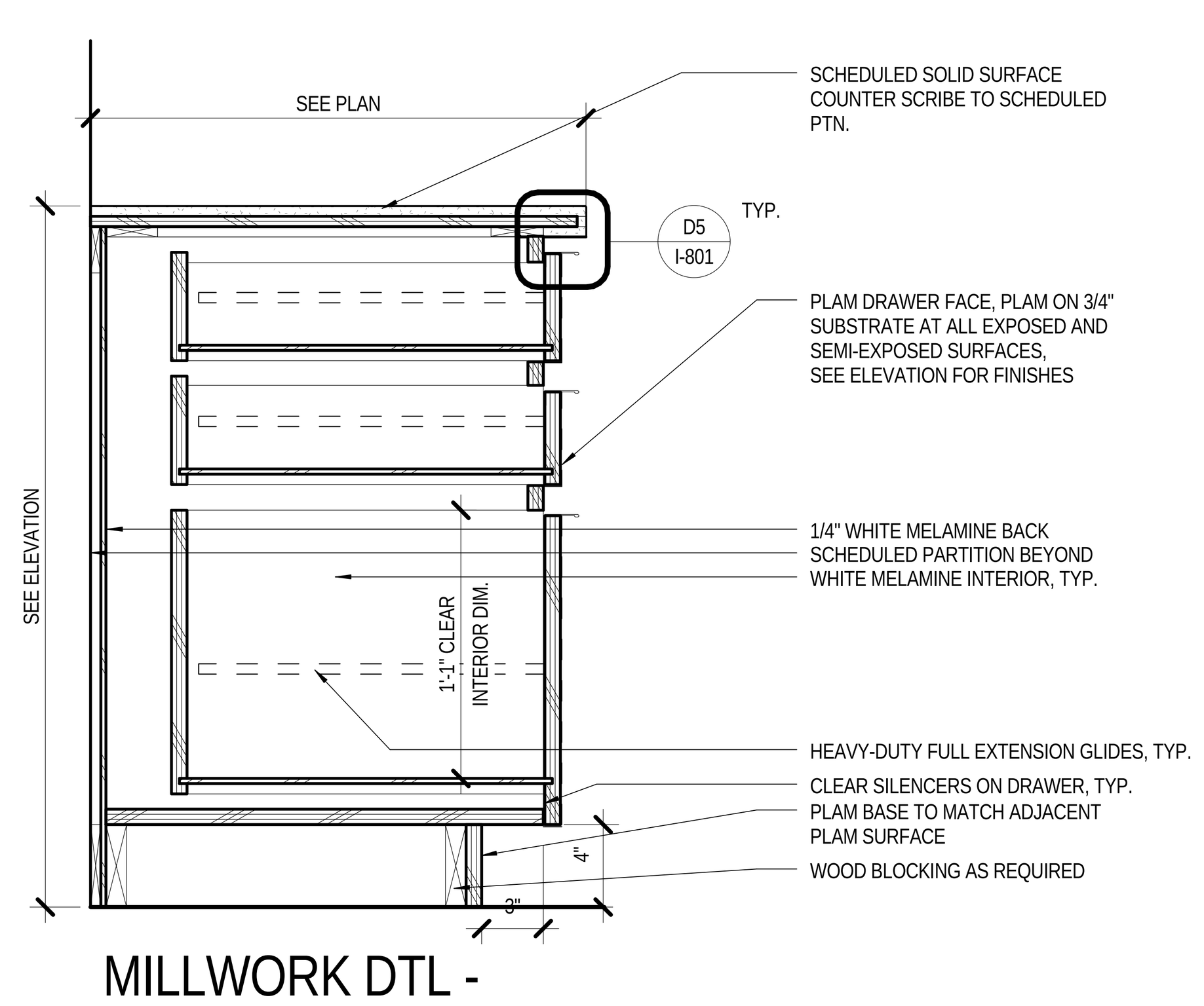
B3 DETAIL - PANTRY ISLAND OPEN SHELVES
1 1/2" = 1'-0"



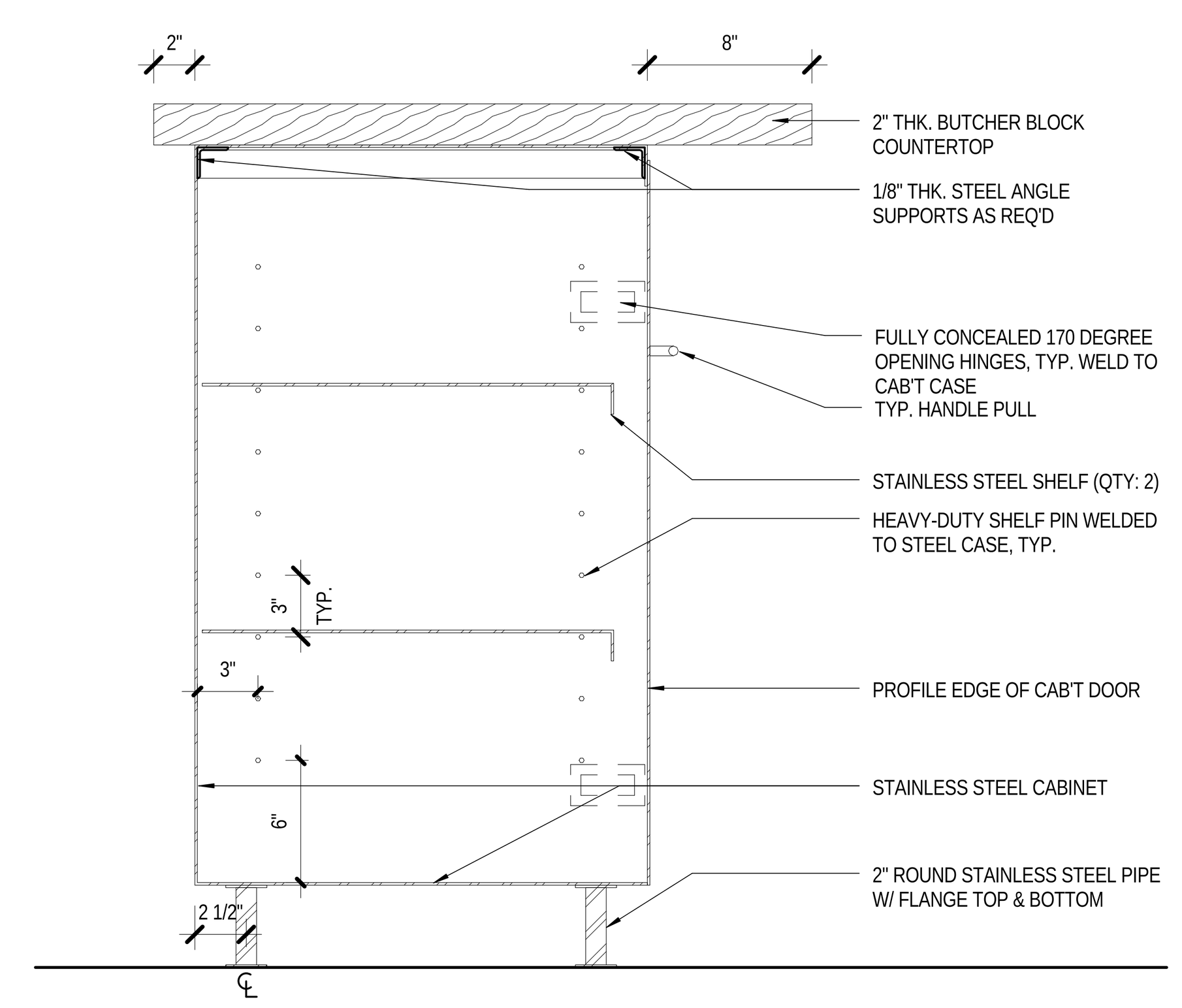
B4 ENLARGED DTL - PANTRY ISLAND
1 1/2" = 1'-0"



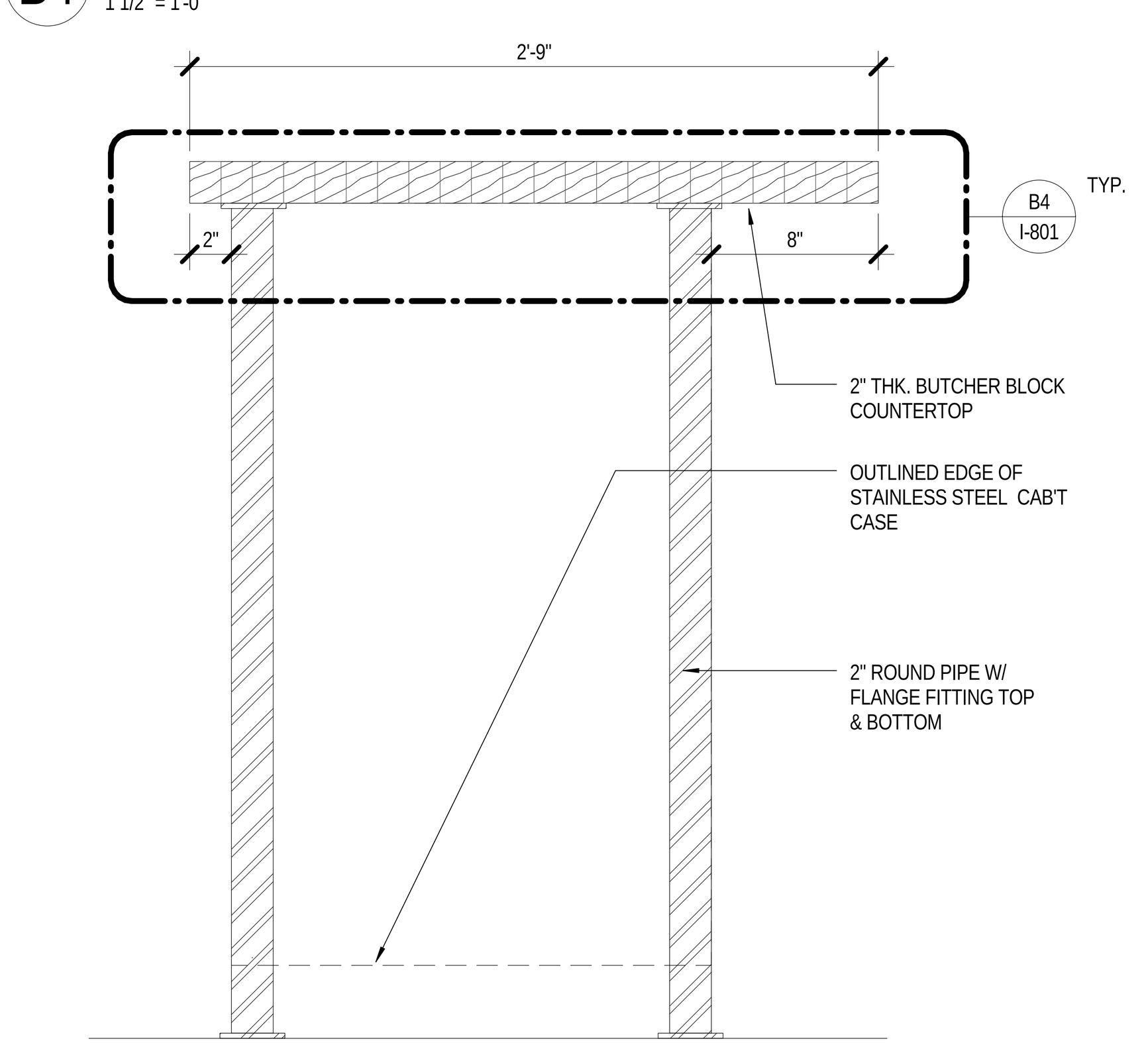
A1 MILLWORK DTL - COAT ROD AND SHELF
1 1/2" = 1'-0"



A2 MILLWORK DTL - BASE CABINET W/ DRAWERS
1 1/2" = 1'-0"



A3 DETAIL - PANTRY ISLAND CAB'T W/ DOORS
1 1/2" = 1'-0"



A4 MILLWORK DETAIL - PANTRY ISLAND W/ LEG
1 1/2" = 1'-0"

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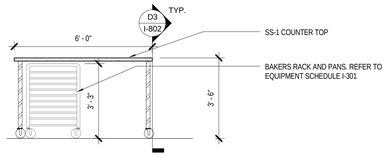
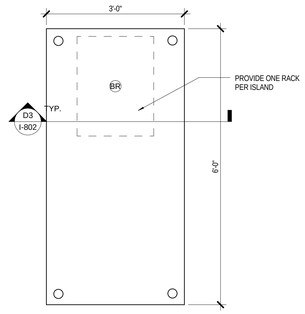
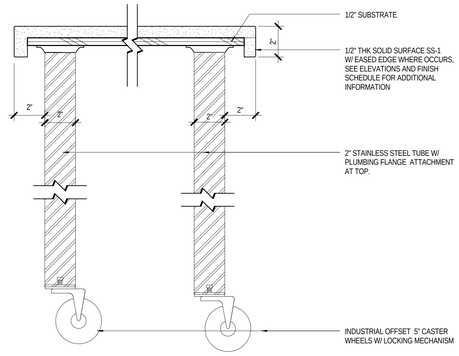


D1 ELEV - LIBRARY ISLAND
3/8" = 1'-0"

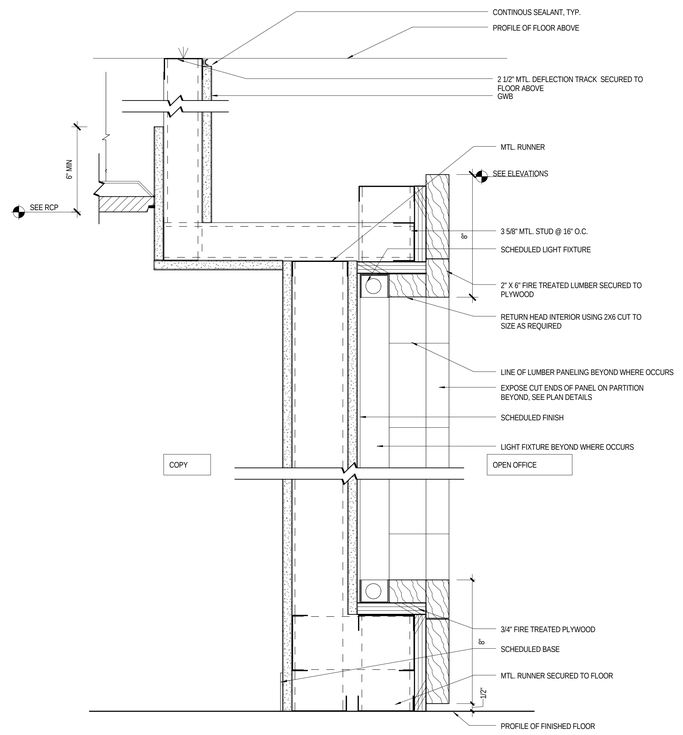


D2 ENLARGED PLAN - LIBRARY MILLWORK TABLE
3/4" = 1'-0"

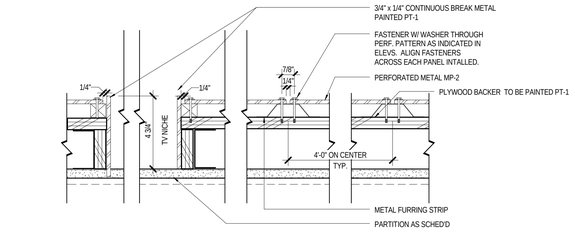


D3 MILLWORK DETAIL - LIBRARY TABLE
3" = 1'-0"

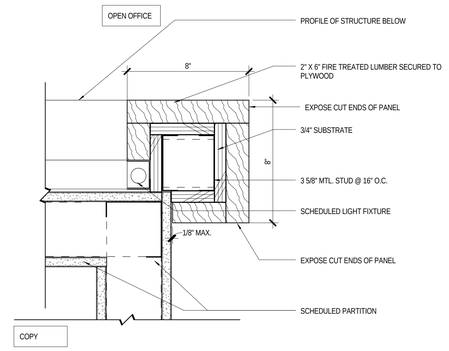
NOTE:
1. DIMENSIONED LUMBER TO BE RECLAIMED PINE BY PINONEER MILLWORK.



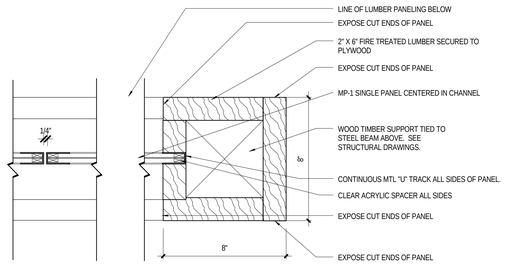
C4 LIBRARY - SECTION
3" = 1'-0"



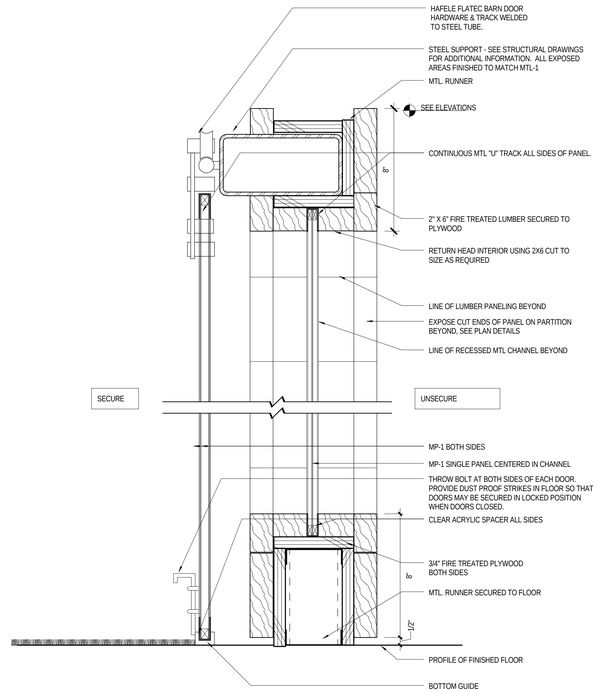
C1 DTL - LIBRARY TV WALL PLAN VIEW
3" = 1'-0"



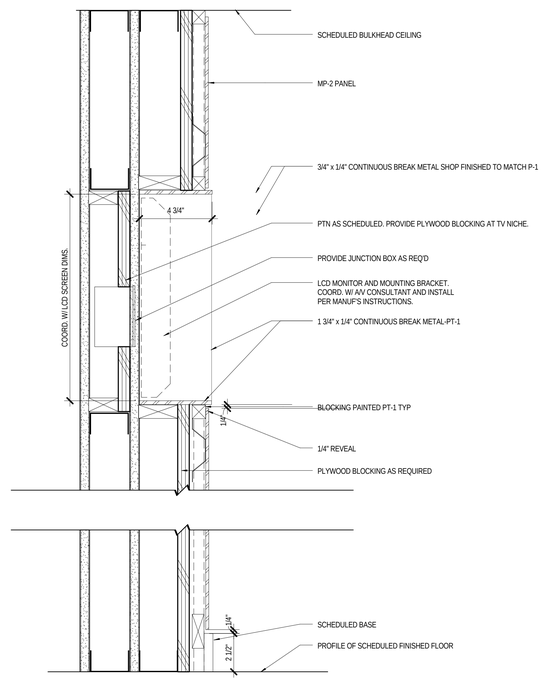
C3 LIBRARY - PLAN VIEW - OUTSIDE CORNER
3" = 1'-0"



A1 SCREEN WALL - PLAN DETAIL
3" = 1'-0"



A2 SCREEN -SECTION
3" = 1'-0"



A4 DTL - LIBRARY TV WALL
3" = 1'-0"

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12/19/2012 10:32:31 P:\Revit Local Files\worksspaces\20021 - WORKSPACES - JESSICA- CD02.rvt

NOTE:
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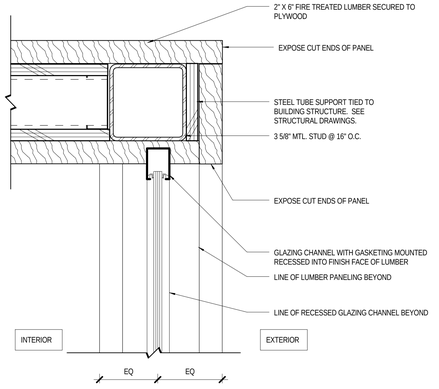
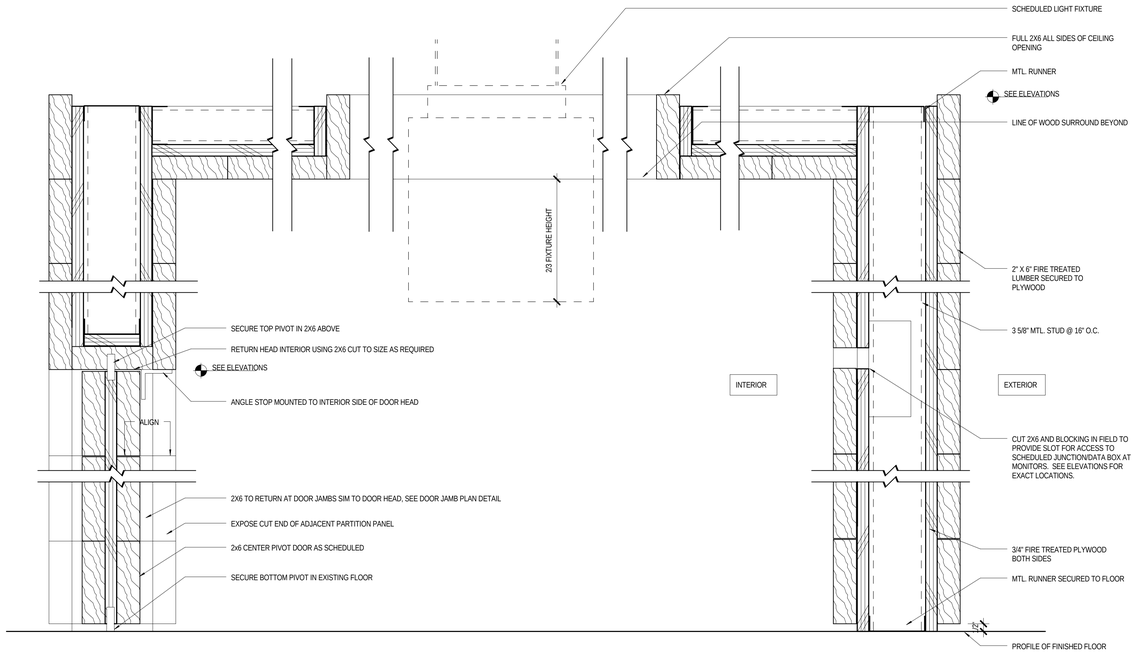
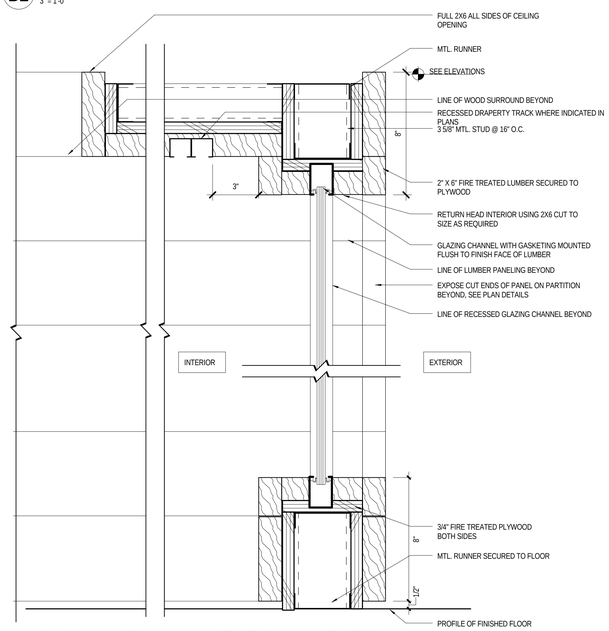


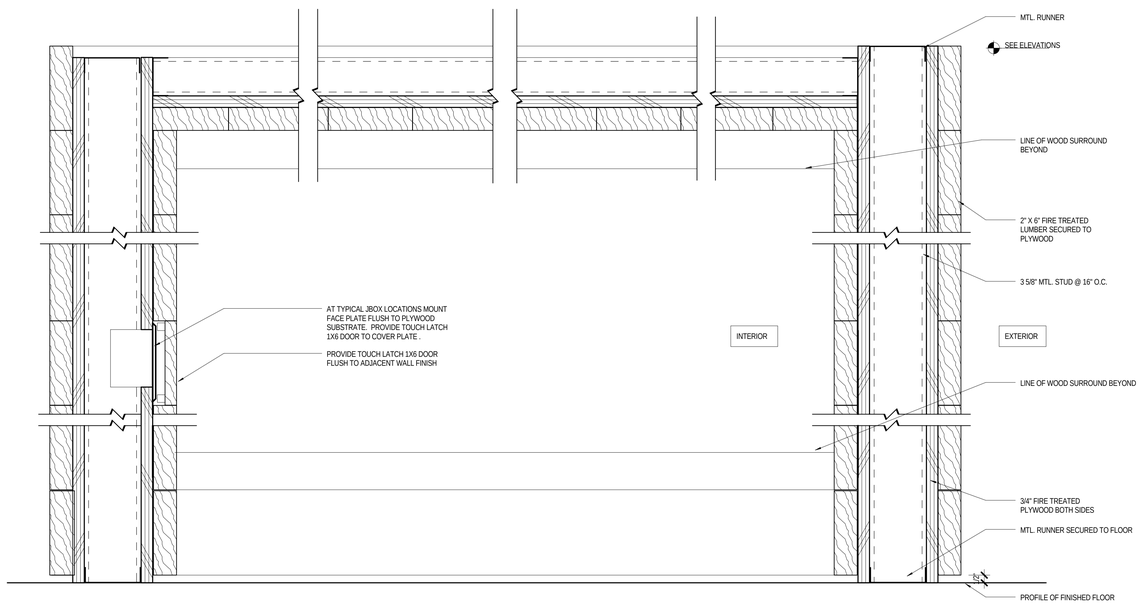
B2 SOCIAL MEDIA - PLAN DETAIL
3" = 1'-0"



B3 SOCIAL MEDIA - E/W SECTION @ CENTER
3" = 1'-0"



A2 SOCIAL MEDIA - N/S SECTION @ CENTER
3" = 1'-0"



A3 SOCIAL MEDIA - E/W SECTION
3" = 1'-0"

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3" = 1'-0"
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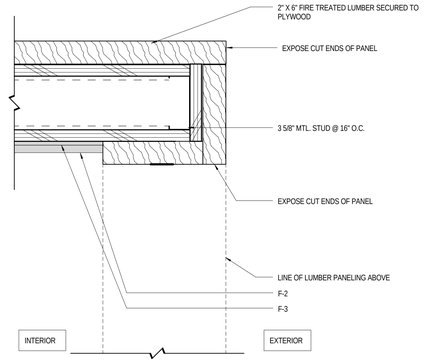
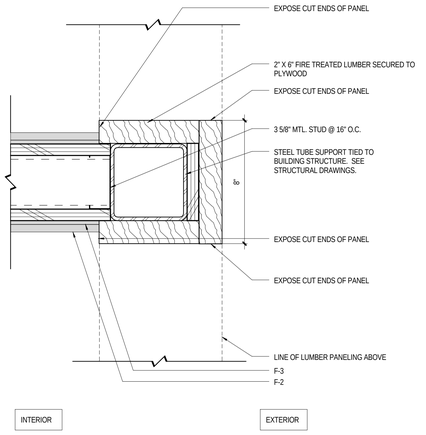
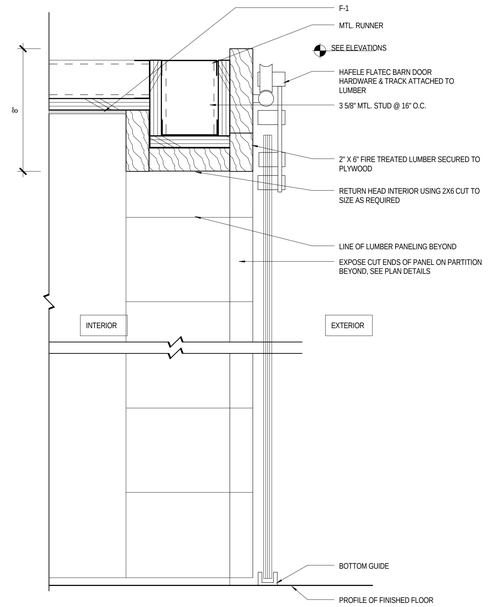
NOTE:
1. DIMENSIONED LUMBER TO BE RECLAIMED PINE BY PINONEER MILLWORK.



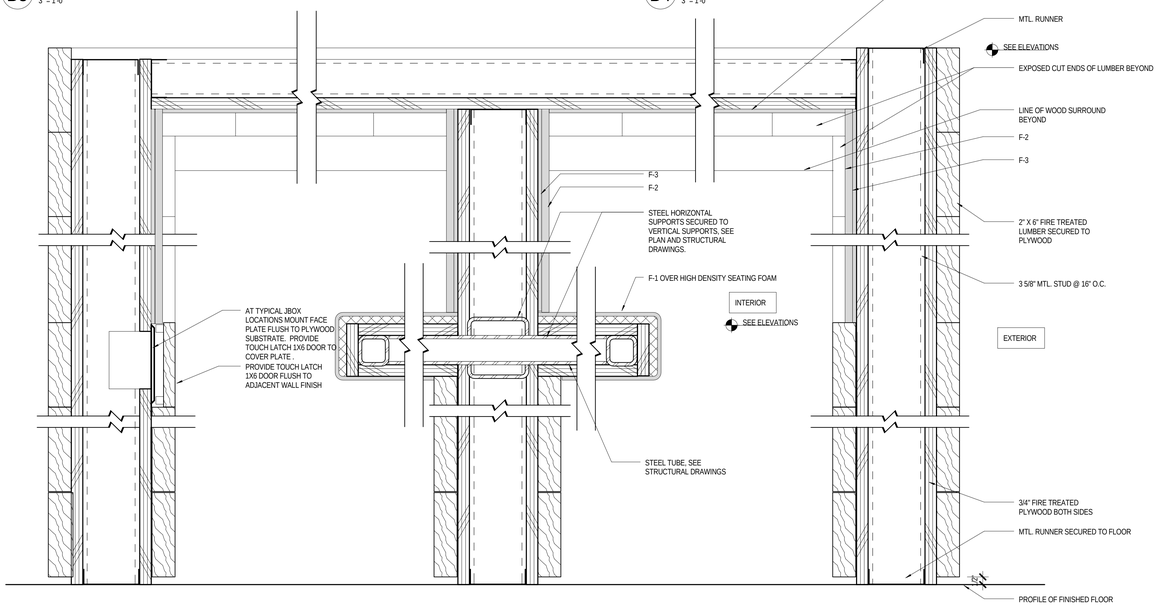
B2 TEAMING - PLAN DETAIL - OUTSIDE CORNER
3" = 1'-0"



B3 TEAMING - PLAN DETAIL - CENTER
3" = 1'-0"



B4 TEAMING - N/S SECTION
3" = 1'-0"



A3 TEAMING - E/W SECTION
3" = 1'-0"

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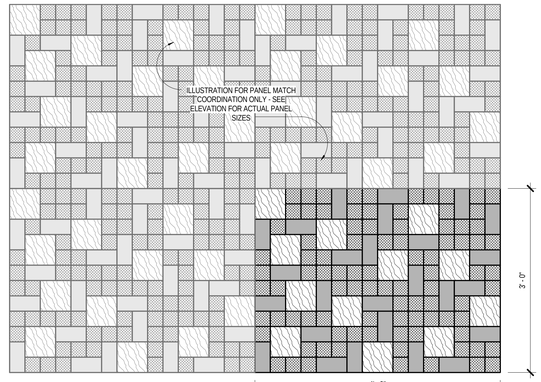
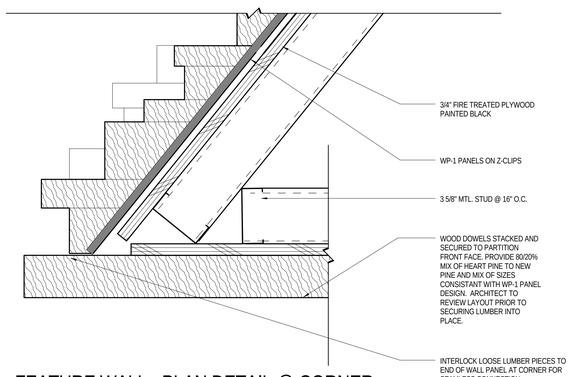
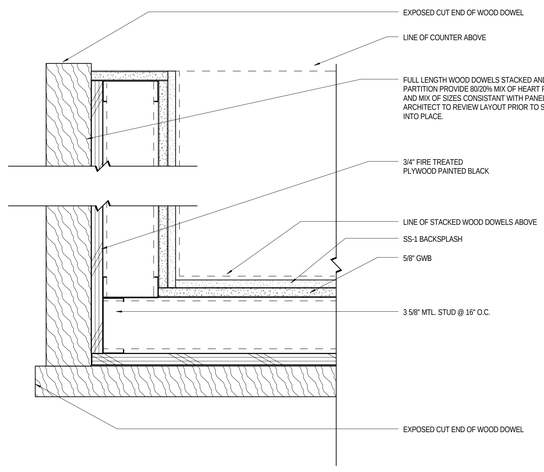
NOTE:
1. DIMENSIONED LUMBER AND WOOD DOWELS TO BE RECLAIMED PINE BY PINONEER MILLWORK.



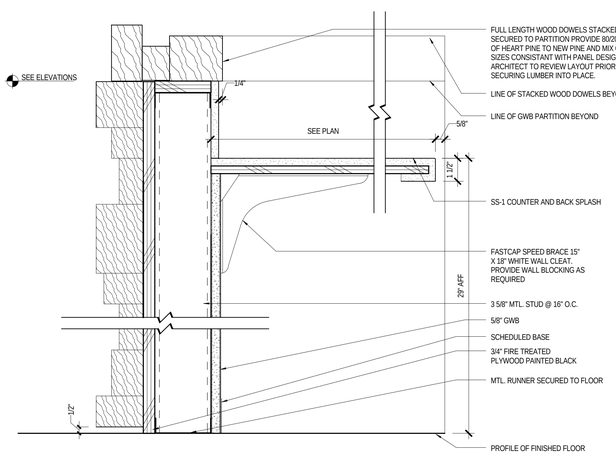
C4 DETAIL - WP-1
1" = 1'-0"



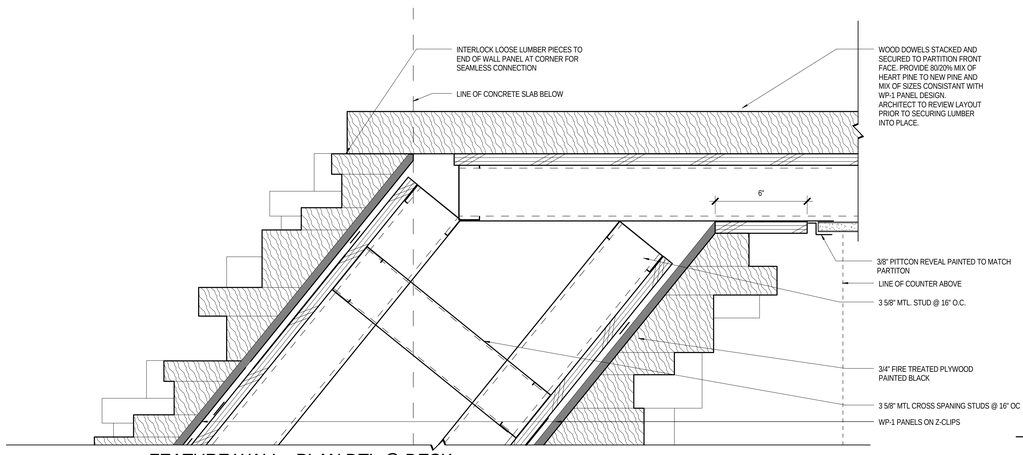
B1 FEATURE WALL - PLAN DETAIL @ CORNER
3" = 1'-0"



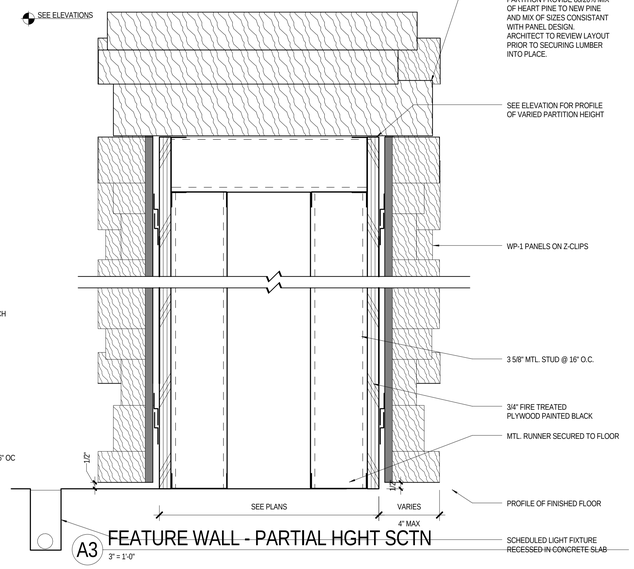
B3 RECEPTION - PLAN
3" = 1'-0"



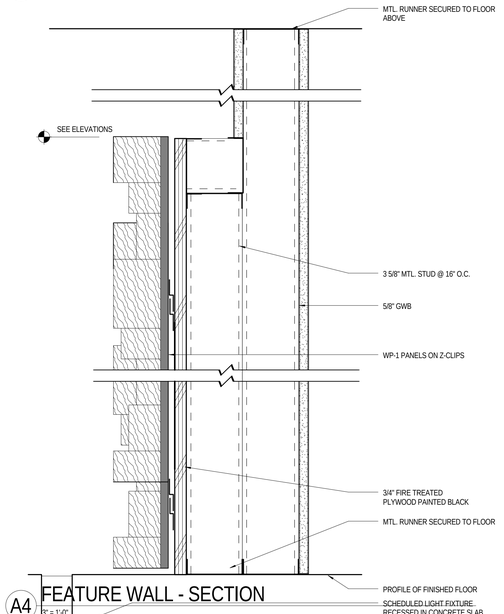
B4 RECEPTION - SECTION
3" = 1'-0"



A1 FEATURE WALL - PLAN DTL @ DESK CORNER
3" = 1'-0"



A3 FEATURE WALL - PARTIAL HGHT SCTN
3" = 1'-0"



A4 FEATURE WALL - SECTION
3" = 1'-0"

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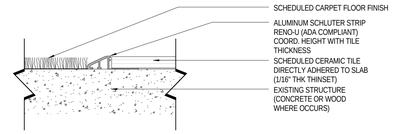
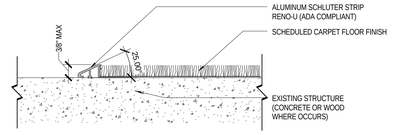


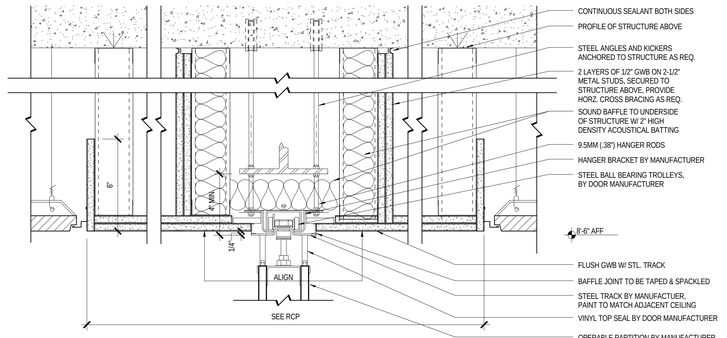
FLOOR TRANSITION DETAIL - CARPET TO CERAMIC TILE FLOORING

D4 6" = 1'-0"



FLOOR TRANSITION DETAIL - CARPET TO FINISHED STRUCTURAL FLOOR

D5 6" = 1'-0"

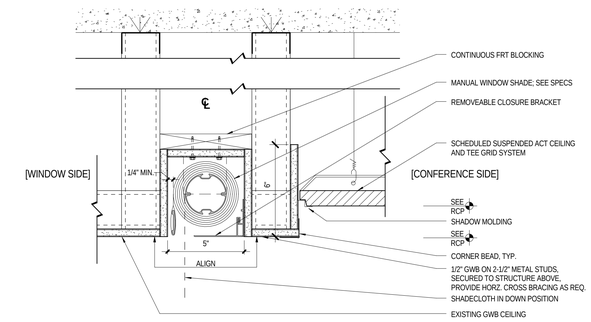


CEILING TRANSITION DETAIL - OPERABLE PARTITION @ GWB

C3 3" = 1'-0"

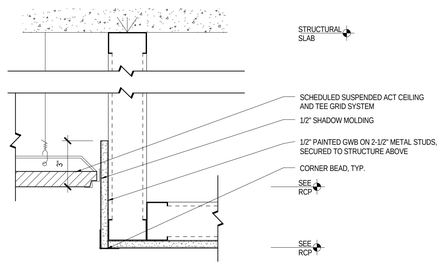
NOTE: CAULK / SEAL DRYWALL JOINTS BETWEEN SHEETS, CEILING DECK , ETC...

NOTE: COORDINATE ACCOUSTIC REQUIREMENTS W/ CARPET BREAK WHERE OCCURS.



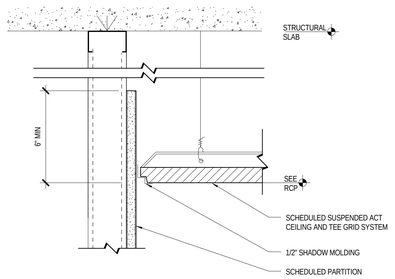
CEILING TRANSITION DETAIL - SHADE POCKET DETAIL

C5 3" = 1'-0"



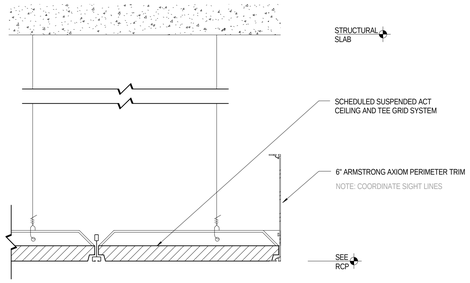
CEILING TRANSITION DETAIL - ACT TO GWB BULKHEAD

B5 3" = 1'-0"



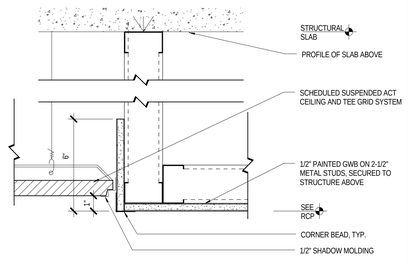
CEILING TRANSITION DETAIL - ACT W/ SHADOW MOLDING

A2 3" = 1'-0"



CEILING TRANSITION DETAIL - ACT PAD TO OPEN CEILING

A4 3" = 1'-0"



CEILING TRANSITION DETAIL - ACT TO GWB

B3 3" = 1'-0"

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DETAILS - FLOOR AND CEILING TRANSITIONS

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LEED COMMISSIONING REQUIREMENTS

THE FUNDAMENTAL COMMISSIONING PROCESS SHALL BE AS FOLLOWS:

1.1 PURPOSE

A. AN INDEPENDENT COMMISSIONING AGENT SHALL BE THE COMMISSIONING AUTHORITY (CxA) AND SHALL DEVELOP COMMISSIONING PLAN. THE PLAN SHALL BE REVIEWED BY THE OWNER, CONTRACTOR(S) AND THE ARCHITECT AND SHALL THEN BE SUBMITTED TO THE USGBC. THE INDIVIDUAL DESIGNATED AS THE CxA SHALL HAVE COMMISSIONING EXPERIENCE IN AT LEAST 2 BUILDING PROJECTS.

B. COMMISSIONING DURING THE CONSTRUCTION PHASE IS INTENDED TO ACHIEVE THE FOLLOWING SPECIFIC OBJECTIVES ACCORDING TO THE CONTRACT DOCUMENTS:

1. VERIFY THAT APPLICABLE EQUIPMENT AND SYSTEMS ARE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND TO INDUSTRY ACCEPTED MINIMUM STANDARDS AND THAT THEY RECEIVE ADEQUATE OPERATIONAL CHECKOUT BY INSTALLING CONTRACTORS.
2. VERIFY AND DOCUMENT PROPER PERFORMANCE OF EQUIPMENT AND SYSTEMS.

1.2 COORDINATION

A. COMMISSIONING TEAM

THE MEMBERS OF THE COMMISSIONING TEAM CONSIST OF THE COMMISSIONING AUTHORITY (CxA), THE PROJECT MANAGER (PM), THE DESIGNATED REPRESENTATIVE OF THE OWNER'S CONSTRUCTION MANAGEMENT FIRM (CM), THE GENERAL CONTRACTOR (GC), THE ARCHITECT AND DESIGN ENGINEERS (MECHANICAL ENGINEER), THE MECHANICAL CONTRACTOR (MC), THE ELECTRICAL CONTRACTOR (EC), THE TAB REPRESENTATIVE, THE CONTROLS CONTRACTOR (CC), ANY OTHER INSTALLING SUBCONTRACTORS OR SUPPLIERS OF EQUIPMENT. IF KNOWN, THE OWNER'S BUILDING OR PLANT OPERATOR/ENGINEER IS ALSO A MEMBER OF THE COMMISSIONING TEAM.

B. SCHEDULING

THE CxA WILL WORK WITH THE CM AND GC ACCORDING TO ESTABLISHED PROTOCOLS TO SCHEDULE THE COMMISSIONING ACTIVITIES. THE GC IS ULTIMATELY RESPONSIBLE FOR GENERATING SCHEDULE AND MAKING SURE ALL SUB-CONTRACTORS ARE PRESENT WHEN NEEDED. THE GC WILL PROVIDE SUFFICIENT NOTICE TO THE CXA FOR SCHEDULING COMMISSIONING ACTIVITIES. THE GC WILL INTEGRATE ALL COMMISSIONING ACTIVITIES INTO THE MASTER SCHEDULE. ALL PARTIES WILL ADDRESS SCHEDULING PROBLEMS AND MAKE NECESSARY NOTIFICATIONS IN A TIMELY MANNER IN ORDER TO EXPEDITE THE COMMISSIONING PROCESS.

1.3 COMMISSIONING PLAN

A. THE COMMISSIONING PLAN SHALL BE DEVELOPED BY THE CxA AND PROVIDED TO ALL PARTIES AND WILL CONSIST OF:

1. CONSTRUCTION DOCUMENTS.
2. GENERAL PROJECT INFORMATION, BASIS OF DESIGN, OWNER'S PROJECT REQUIREMENTS, ETC.
3. A NARRATIVE DESCRIBING THE SYSTEMS TO BE COMMISSIONED.
4. RESPONSIBILITIES OF ALL PARTIES.
5. PRE-FUNCTIONAL CHECKLISTS.
6. FUNCTIONAL PERFORMANCE CHECKLISTS.
7. RESOLUTION PROCESS FOR DEFICIENCIES.
8. ACCEPTANCE OF BUILDING SYSTEMS.

B. DEFINITIONS:

1. PRE-FUNCTIONAL CHECKLISTS (PC): PRE-FUNCTIONAL CHECKLISTS SHALL BE DEVELOPED BY THE CxA PRIOR TO START OF THE COMMISSIONING. THE CHECKLISTS SHALL BE PROVIDED TO THE GC FOR DISTRIBUTION TO THE SUB-CONTRACTORS. THE SUB-CONTRACTORS SHALL CHECK THE INSTALLED EQUIPMENT FOR THE WORK UNDER THEIR DISCIPLINE AND SIGN-OFF ON THE CHECKLISTS. THE PRE-FUNCTIONAL CHECKLISTS SHALL BE COMPLETED PRIOR TO THE START OF ACTUAL COMMISSIONING BY CxA. THE CxA IS NOT REQUIRED TO BE PRESENT WHEN THE PRE-FUNCTIONAL CHECKLISTS ARE COMPLETED. IN THE CASE OF LARGE OR SPECIAL EQUIPMENT THE CxA SHALL BE PRESENT. IN SUCH CASES THE GC WILL BE NOTIFIED IN ADVANCE TO SCHEDULE A SITE VISIT BY THE CxA.

2. FUNCTIONAL PERFORMANCE TESTS (FT): TEST OF THE DYNAMIC FUNCTION AND OPERATION OF EQUIPMENT AND SYSTEMS BY DIRECT OBSERVATION OR MONITORING METHODS. THE SYSTEMS ARE RUN THROUGH ALL THE CONTROL SYSTEM'S SEQUENCES OF OPERATION AND COMPONENTS ARE VERIFIED TO BE RESPONDING AS THE SEQUENCES STATE. THE CxA DEVELOPS THE FUNCTIONAL TEST PROCEDURES IN A SEQUENTIAL WRITTEN FORM, COORDINATES, OVERSEES AND DOCUMENTS THE ACTUAL TESTING, WHICH IS USUALLY PERFORMED BY THE INSTALLING CONTRACTOR OR VENDOR. FT's ARE PERFORMED AFTER PRE-FUNCTIONAL CHECKLISTS AND STARTUP ARE COMPLETE. TAB WORK MUST BE COMPLETED PRIOR TO FUNCTIONAL PERFORMANCE TESTS OF AIR AND WATER SYSTEMS.

1.4 RESPONSIBILITIES

A. ALL PARTIES

1. FOLLOW THE COMMISSIONING PLAN.
2. ATTEND COMMISSIONING SCOPING MEETING AND ADDITIONAL MEETINGS, AS NECESSARY.

B. ARCHITECT

THE ARCHITECT SHALL:

1. PROVIDE ALL PROJECT RELATED INFORMATION TO THE CxA TO COMPLETE THE COMMISSIONING PLAN.
2. ATTEND THE COMMISSIONING SCOPING MEETING AND SELECTED COMMISSIONING TEAM MEETINGS, IF NECESSARY.
3. PERFORM CONSTRUCTION OBSERVATION.

C. COMMISSIONING AUTHORITY (CxA)

THE CxA SHALL:

1. DEVELOP AND COORDINATE THE EXECUTION OF A TESTING PLAN, OBSERVE AND DOCUMENT PERFORMANCE, THAT SYSTEMS ARE FUNCTIONING IN ACCORDANCE WITH THE DOCUMENTED DESIGN INTENT AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTORS SHALL PROVIDE ALL TOOLS OR THE USE OF TOOLS TO START, CHECK-OUT AND FUNCTIONALLY TEST EQUIPMENT AND SYSTEMS.
2. PERFORM CONSTRUCTION OBSERVATION AS REQUIRED.
3. ATTEND COMMISSIONING SCOPING MEETINGS AND OTHER SELECTED COMMISSIONING TEAM MEETINGS, AS NECESSARY.
4. COORDINATE WITH GC, EC, MC, TAB AND CONTROLS CONTRACTOR WHEN WRITING THE TESTING PROCEDURES.
5. PARTICIPATE IN THE RESOLUTION OF SYSTEM DEFICIENCIES IDENTIFIED DURING COMMISSIONING, ACCORDING TO THE CONTRACT DOCUMENTS.
6. WRITE THE FINAL COMMISSIONING REPORT AND SUBMIT TO THE USGBC.

D. CONSTRUCTION MANAGER, OWNER'S REPRESENTATIVE (CM)

THE CM SHALL:

1. FACILITATE THE COORDINATION OF THE COMMISSIONING WORK BY THE CxA, AND, WITH THE GC AND CxA, ENSURE THAT COMMISSIONING ACTIVITIES ARE BEING SCHEDULED INTO THE MASTER SCHEDULE.
2. REVIEW AND APPROVE THE FINAL COMMISSIONING PLAN.
3. ATTEND A COMMISSIONING SCOPING MEETING AND OTHER COMMISSIONING TEAM MEETINGS, IF NECESSARY.
4. REVIEW AND APPROVE THE FUNCTIONAL PERFORMANCE TEST PROCEDURES SUBMITTED BY THE CxA, PRIOR TO TESTING.
5. REVIEW COMMISSIONING PROGRESS AND DEFICIENCY REPORTS.
6. COORDINATE THE RESOLUTION OF NON-COMPLIANCE AND DESIGN DEFICIENCIES IDENTIFIED IN ALL PHASES OF COMMISSIONING.
7. SIGN-OFF (FINAL APPROVAL) ON INDIVIDUAL COMMISSIONING TESTS AS COMPLETED AND PASSING.

E. OWNER'S PROJECT MANAGER (PM)

THE PM SHALL:

1. MANAGE THE CONTRACT FOR THE OWNER.
2. ARRANGE FOR FACILITY OPERATING AND MAINTENANCE PERSONNEL TO ATTEND VARIOUS FIELD COMMISSIONING ACTIVITIES.
3. PROVIDE FINAL APPROVAL FOR THE COMPLETION OF THE COMMISSIONING WORK.

F. GENERAL CONTRACTOR (GC)

THE GC SHALL:

1. FACILITATE THE COORDINATION OF THE COMMISSIONING WORK BY THE CxA WITH ALL SUB-CONTRACTORS AND THE OWNER.
2. INCLUDE THE COST OF COMMISSIONING IN THE TOTAL CONTRACT PRICE.
3. FURNISH A COPY OF ALL CONSTRUCTION DOCUMENTS, ADDENDA, CHANGE ORDERS AND APPROVED SUBMITTALS AND SHOP DRAWINGS (IF APPLICABLE) RELATED TO COMMISSIONED EQUIPMENT TO THE CxA.
4. IN EACH PURCHASE ORDER OR SUBCONTRACT WRITTEN, INCLUDE REQUIREMENTS FOR COMMISSIONING TASKS.
5. PROVIDE ALL NECESSARY STAFF, TOOLS AND INSTRUMENTATION AND COORDINATION REQUIRED FOR THE COMMISSIONING WORK.
6. ENSURE THAT ALL SUBS EXECUTE THEIR COMMISSIONING RESPONSIBILITIES ACCORDING TO THE CONTRACT DOCUMENTS AND SCHEDULE.
7. A REPRESENTATIVE SHALL ATTEND A COMMISSIONING SCOPING MEETING AND OTHER NECESSARY MEETINGS SCHEDULED BY THE CxA TO FACILITATE THE Cx PROCESS.
8. COMPLETE ALL CONSTRUCTION CHECKLISTS INCLUDING MANUFACTURER'S CHECK, TEST AND START-UP DOCUMENTATION.

1.5 FINAL COMMISSIONING REPORT:

THE FINAL COMMISSIONING REPORT SHALL BE PREPARED BY CxA AND SHALL CONSIST OF THE FOLLOWING:

1. EXECUTIVE SUMMARY OF THE PROCESS AND THE RESULTS OF THE COMMISSIONING PROGRAM, INCLUDING OBSERVATIONS, CONCLUSIONS, AND ANY OUTSTANDING ITEMS.
2. HISTORY OF ANY SYSTEM DEFICIENCIES IDENTIFIED AND HOW THEY WERE RESOLVED, INCLUDING ANY OUTSTANDING ISSUES OR SEASONAL TESTING SCHEDULED FOR A LATER DATE.
3. PRE-FUNCTIONAL AND FUNCTIONAL PERFORMANCE CHECKLISTS, SIGNED BY ALL PARTIES INVOLVED.
4. CONFIRMATION FROM THE CXA INDICATING WHETHER INDIVIDUAL SYSTEMS MEET THE DESIGN REQUIREMENTS.

1.6 COMMISSIONED SYSTEMS:

COMMISSIONING PROCESS ACTIVITIES SHALL BE COMPLETED FOR THE FOLLOWING ENERGY-RELATED SYSTEMS:

1. HEATING, VENTILATING, AIR CONDITIONING AND REFRIGERATION SYSTEMS AND ASSOCIATED CONTROLS.
2. DOMESTIC HOT WATER SYSTEMS.

MECHANICAL SPECIFICATIONS

DUCTWORK

A. ALL DUCTWORK CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH:

B. THE HVAC DUCT CONSTRUCTION STANDARDS - 2005 EDITION PREPARED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA), "HVAC DUCT CONSTRUCTION STANDARDS".

NFPA-90A: AIR CONDITIONING AND VENTILATING STANDARDS

C. MINIMUM GAUGE 24, DUCT PRESSURE UP TO 2" W.G., SEAL CLASS B.

D. DUCTWORK DIMENSIONS INDICATED ARE CLEAR INSIDE DUCT DIMENSIONS AND SHALL BE INCREASED TO COMPENSATE FOR THE THICKNESS OF DUCT LINING.

E. FLEXIBLE DUCTWORK SHALL BE WIRE HELIX SUPPORTING A BLANKET OF FIBERGLASS INSULATION OVER A FIBERGLASS SCRIM AND POLYETHYLENE VAPOR BARRIER. DUCTWORK SHALL BE U.L. LISTED AS A CLASS 1 AIR DUCT CONNECTOR, AND COMPLYING WITH NFPA STANDARDS 90A AND 90B. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX MODEL G-KM. PROVIDE SPIN-ON COLLAR WITH BUTTERFLY VOLUME DAMPER AT EACH FLEXIBLE DUCTWORK TAP. FLEXIBLE DUCT LENGTH SHALL NOT EXCEED 6'-0".

F. ALL EXPOSED ROUND DUCTWORK SHALL BE RIGID TYPE.

G. MANUAL BALANCING DAMPERS SHALL BE REINFORCED TO PREVENT VIBRATION AND PROVIDED WITH LOCKING QUADRANT LEVERS WHICH ARE CLEARLY MARKED FOR POSITION AND DAMPERS BOLTED, RIVETED OR OTHERWISE SECURED TO QUADRANT TO REFLECT THEIR TRUE POSITION. MANUAL BALANCING DAMPERS SHALL BE OPPOSED BLADE TYPE WITH BLADES 8 INCHES WIDE MAXIMUM AND 48 INCHES LONG MAXIMUM. CONSTRUCTION SHALL BE IN ACCORDANCE WITH SMACNA LOW VELOCITY DUCT CONSTRUCTION STANDARDS.

DUCTWORK INSULATION

A. MATERIAL: DUCT INSULATION SHALL BE FIBERGLASS HAVING A K FACTOR OF .27 AT 75 DEGREES MEAN TEMPERATURE, WITH A LAMINATED ALUMINUM FOIL GLASS REINFORCED AND WHITE KRAFT PAPER VINYL COATED JACKET IN CONCEALED SPACES. THE JACKET SHALL SERVE AS A VAPOR BARRIER AND FINAL FINISH FOR INSULATION COVERING ALL BUILDING SERVICES INDICATED HEREIN.

B. SUPPLY AIR DUCTWORK: 1-1/2 INCH THICK INSULATION, ONE POUND DENSITY.

C. ALL INSULATION SHALL BE A PRODUCT OF ONE MANUFACTURER. THE APPLICATION OF ALL COVERING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

D. ALL INSULATION AND ACCESSORIES SHALL HAVE A COMPOSITE FIRE HAZARD RATING AS TESTED BY ASTM E-84, NFPA 255, OR U.L. 723 NOT TO EXCEED 25 FLAME SPREAD AND 50 SMOKE DEVELOPED.

E. INSULATION ON COLD SURFACES MUST BE APPLIED WITH UNBROKEN VAPOR SEALS. THE INSULATION SHALL BE CONTINUOUS THROUGH WALL OPENINGS AND SLEEVES. ALL DUCT HANGERS SHALL BE INSTALLED OUTSIDE OF THE DUCT INSULATION. ALL APPURTENANCES CONNECTED TO COLD SURFACES SHALL BE INSULATED TO PREVENT CONDENSATION.

F. DUCTWORK SHALL BE SOUNDLINED WHERE INDICATED ON DRAWINGS. SOUND LINING SHALL BE CONTINUOUS GLASS FIBER FIRMLY BONDED INTO A RESILIENT BLANKET. LINING SHALL BE COATED ON ONE SIDE. LINING SHALL BE ONE INCH THICK, 3 POUND PER CUBIC FOOT DENSITY. FIRE HAZARD CLASSIFICATION SHALL NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED. SOUND LINING SHALL BE CERTAINTEED TOUGHGUARD-R OR APPROVED EQUAL. THE LINER SURFACE SHALL BE TREATED WITH AN EPA REGISTERED ANTI-MICROBIAL AGENT TO PREVENT THE GROWTH OF MOLD, FUNGUS AND BACTERIA.

G. INSULATION ON EXPOSED DUCTWORK SHALL INTERIOR LINING AND SHALL BE RIGID.

PRELIMINARY BALANCING

A. PERFORM A PRELIMINARY AIR AND WATER BALANCE OF THE SYSTEM. VERIFY THAT ALL FITTINGS, DAMPERS, CONTROL DEVICES, TEST DEVICES AND VALVES ARE PROPERLY LOCATED AND INSTALLED. EXAMINE EACH SYSTEM TO SEE THAT IS FREE FROM OBSTRUCTIONS. DETERMINE THAT ALL DAMPERS, REGISTERS AND VALVES ARE IN A SET OR FULL OPEN POSITION, THAT MOVING EQUIPMENT IS LUBRICATED; AND THE REQUIRED FILTERS ARE CLEAN AND FUNCTIONING. REPAIRS THAT ARE REQUIRED BASED ON ANY DEFICIENCIES DISCOVERED DURING THIS INITIAL BALANCING RELATED BUT NOT LIMITED TO ITEMS LISTED BELOW IS CONSIDERED WORK TO BE PERFORMED BY THIS MECHANICAL CONTRACTOR.

- DUCTWORK LEAKAGE
- CONTROL COMPONENTS OF UNITS (INCLUDING DAMPERS, THERMOSTATS, ETC.)
- INADEQUATE MOTOR CAPACITY ON FANS
- MODIFICATIONS TO ADJUSTABLE SHEAVES (PROVIDE NEW SHEAVES IF REQUIRED)
- BALANCING DEVICES (DAMPERS & BALANCING VALVES)
- ANY ADDITIONAL DEVICES REQUIRED FOR THE FINAL AIR BALANCING
- OTHER MISCELLANEOUS TASKS/REPAIRS (E.G. TORN FLEX CONNECTIONS, DUCT OPENINGS, ETC.)

B. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY THAT HE HAS PROPERLY IDENTIFIED ANY OF THE DEFICIENCIES AND HAS PERFORMED SATISFACTORY REPAIRS PRIOR TO INSTALLATION OF CEILING AND CONCEALMENT.

BALANCING

A. PROVIDE AND PERFORM A BALANCING OF THE AIR AND WATER DISTRIBUTION SYSTEM TO QUANTITIES INDICATED. ADJUST EACH REGISTER, DIFFUSER AND TERMINAL UNIT TO HANDLE AND PROPERLY DISTRIBUTE THE DESIGN AIRFLOW. ADJUST RETURN AIR DAMPERS AS REQUIRED DURING BALANCE PROCEDURES. ADJUST ALL BALANCING VALVES SO THAT EACH COIL IS FURNISHED WITH THE DESIGN FLUID FLOW. ALL BALANCING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCEDURES AS OUTLINED BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU, (NEBB), OR THE ASSOCIATED AIR BALANCE COUNCIL (AABC) AND THE SMACNA "HVAC SYSTEM-TESTING, ADJUSTING AND BALANCING" MANUAL. AIR AND WATER BALANCING SHALL BE PERFORMED BY A FIRM THAT IS INDEPENDENT OF THE MECHAHNICAL CONTRACTOR AND SHEET METAL INSTALLERS, AND THAT IS A MEMBER OF NEBB OR AABC. MECHANICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY VOLUME DAMPERS AND BALANCING VALVES TO ACHIEVE AIR AND WATER QUANTITIES INDICATED ON DRAWINGS.

B. BALANCING OF NEW AND EXISTING EQUIPMENT SHALL BE PERFORMED WITH CLEAN FILTERS.

C. FOR VARIABLE AIR VOLUME SYSTEMS, THE TAB CONTRACTOR SHALL NOTE AT THE TIME OF BALANCING THE FOLLOWING:
- DUCT STATIC PRESSURE SETTING
- ACTUAL DUCT STATIC PRESSURE USING TRAVERSE
- VFD HERTZ

D. DOCUMENT THE RESULTS ON FORMS PER THE NATIONAL ENVIRONMENTAL BALANCING BUREAU AND SUBMIT FOUR (4) COPIES TO ENGINEER FOR THE REVIEW AND APPROVAL.

E. REVIEW OF THE SPACE AND FINAL BALANCING OF THE SYSTEM SHALL BE PERFORMED PRIOR TO CONCEALMENT OF HVAC COMPONENTS AND PRIOR TO TENANT OCCUPANCY AND ALL BUILDING COMPONENTS (CEILINGS, DOORS, LIGHT FIXTURES, ETC.) BEING IN PLACE.

F. AFTER ALL DEFICIENCIES HAVE BEEN CORRECTED FROM THE ENGINEERS REVIEW OF THE BALANCING REPORT AND THE TENANT HAS OCCUPIED THE SPACE, THE TAB CONTRACTOR SHALL MAKE ONE ADDITIONAL SITE VISIT TO THE SPACE TO MAKE ADJUSTMENTS TO THE HVAC SYSTEM TO RECTIFY ANY OCCUPANT COMFORT COMPLAINTS. THIS SHALL BE PART OF THE CONTRACTORS SCOPE OF SERVICES.

LEED CI-REQUIREMENTS

THE FOLLOWING LEED POINTS ARE ASSIGNED UNDER THE MECHANICAL DESIGN OF THIS PROJECT:

ENERGY AND ATMOSPHERE:

PRE-REQUISITE 2: MINIMUM ENERGY PERFORMANCE

1. PROVIDE EQUIPMENT TO MEET ENERGY REQUIREMENTS AS SHOWN ON DWG M300.

PRE-REQUISITE 3: FUNDAMENTAL REFRIGERANT MANAGEMENT

1. PROVIDE ALL HVAC EQUIPMENT UTILIZING REFRIGERANTS WITH THE FOLLOWING REFRIGERANTS: R-407C, R-410A AND R-134A. THE USE OF CFC OR HCFC REFRIGERANTS IS PROHIBITED.
2. SUBMITTALS: PROVIDE PRODUCT DATA FOR ALL REFRIGERANTS DOCUMENTING ZERO USE OF CFCs OR HCFCs.

INDOOR ENVIRONMENTAL QUALITY

PRE-REQUISITE 1: MINIMUM IAQ PERFORMANCE

CREDIT 7.1: THERMAL COMFORT, DESIGN

MECHANICAL GENERAL NOTES

A. ALL WORK UNDER THIS AND OTHER SECTIONS SHALL BE SUBJECT TO THE OWNER'S "GENERAL CONDITIONS BY AND BETWEEN OWNER AND CONTRACTOR" AND "GENERAL CONTRACTOR AGREEMENT BETWEEN OWNER AND CONTRACTOR."

B. THE CONTRACTOR SHALL COMPLY WITH ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL LOCAL AND STATE GOVERNMENTAL AUTHORITIES, THE RULES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AS INTERPRETED BY THE ENFORCING AUTHORITY HAVING JURISDICTION AND OF THE PUBLIC UTILITIES HAVING CONNECTION WITH ANY OF THE SYSTEMS HEREIN SPECIFIED.

C. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY OF THE FOREGOING AUTHORITIES, AND PAY FOR ALL OTHER COSTS IN CONNECTION WITH THE WORK. ALL CERTIFICATES SHALL BE IN DUPLICATE AND SHALL BE DELIVERED TO THE OWNER.

D. THE SITE, LOCATION AND ROUTING OF SYSTEMS INDICATED TO HAVE NEW CONNECTIONS MADE TO THEM ARE SHOWN AS ACCURATELY AS FIELD CONDITIONS WOULD PERMIT. CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY EXAMINE THE CONTRACT DRAWINGS. ALL EXISTING CONDITIONS SHALL BE EXAMINED AND THEIR EXACT LOCATIONS VERIFIED. THE CONTRACTOR SHALL REPORT TO THE ENGINEER ANY CONDITIONS WHICH MIGHT MAKE INSTALLATION OF REQUIRED EQUIPMENT A PROBLEM. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO INVESTIGATE CONDITIONS OR MISUNDERSTANDINGS OF THE CONTRACTUAL REQUIREMENTS.

E. THE CONTRACTOR SHALL SO ARRANGE AND PROSECUTE HIS WORK THAT ANY CONNECTIONS BOTH TEMPORARY OR PERMANENT TO, OR REARRANGEMENT OF, PRESENT EQUIPMENT, PIPING, ETC., SHALL BE MADE IN SUCH A MANNER AS TO ASSURE FULL RESUMPTION OF SERVICE AT THE TIME DESIGNATED BY THE OWNER.

F. IF TEMPORARY CONNECTIONS ARE NECESSARY TO ASSURE THIS CONTINUITY OF SERVICES, THEY SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE TO THE OWNER AND SHALL BE REMOVED WHEN NO LONGER NECESSARY.

G. THE CONTRACTOR SHALL INSTALL AND CONNECT ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND, UNLESS OTHERWISE SHOWN OR SPECIFIED, FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION REQUIREMENTS AND RECOMMENDATIONS AND FURNISH AND INSTALL ALL REQUIRED AUXILIARY ITEMS COMPLETE.

H. THE CONTRACTOR SHALL INSTALL ALL PIPING, DUCTWORK, ETC., AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM. ALL PIPING SHALL BE RUN PARALLEL TO OR PERPENDICULAR TO BUILDING WALLS IN A NEAT AND WORKMANLIKE MANNER. EQUIPMENT AND PIPING SHALL BE SUPPORTED FROM STRUCTURE ABOVE.

I. ALL EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN FULL FROM DEFECT FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK.

J. THE CONTRACTOR SHALL TEST ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT AND DEMONSTRATE TO THE OWNER ITS PROPER OPERATIONS. ALL NEW EQUIPMENT SHALL BE MOUNTED VIBRATION FREE.

K. ALL EQUIPMENT INSTALLED SHALL BE NEW (UNLESS INDICATED OTHERWISE) AND THE CURRENT MODEL FOR WHICH REPLACEMENT PARTS ARE AVAILABLE. SUBSTITUTIONS SHALL ONLY BE ACCOMPLISHED AT THE DISCRETION OF THE ENGINEER. SUBSTITUTIONS TO THE SPECIFIED EQUIPMENT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO EQUIPMENT PURCHASE AND INSTALLATION.

L. THE CONTRACTOR SHALL REPAIR ALL WALLS, CEILING, FLOORS, ETC., THAT ARE REQUIRED TO BE PENETRATED, OR OTHERWISE DISTURBED. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE WALL INTEGRITY.

M. DEFINITIONS

1. "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL.
2. "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS HIDDEN BY ARCHITECTURAL WALLS AND CEILINGS.
3. "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW.
4. "INDICATED" UNDER THIS CONTRACT IS DEFINED AS SHOWN IN THE CONTRACT DOCUMENTS.

N. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, WASHING GLASS, REMOVING SPOTS AND STAINS, CLEANING ALL FIXTURES AND WASHING ALL FLOORS, WALLS AND CEILINGS (IF APPROPRIATE).

O. THE PLANS ARE GENERALLY DIAGRAMMATIC AND THE CONTRACTOR SHALL COORDINATE THE WORK OF THE DIFFERENT TRADES IN ORDER THAT INTERFERENCES BETWEEN WORK WILL BE AVOIDED. FURNISH ALL NECESSARY OFFSETS IN PIPING, DUCTWORK AND FITTINGS, ETC., REQUIRED TO PROPERLY INSTALL THE WORK. ALL OFFSETS REQUIRED SHALL BE FURNISHED AND INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IN CASE INTERFERENCE DEVELOPS, THE ENGINEER WILL DECIDE WHICH EQUIPMENT SHALL BE RELOCATED REGARDLESS OF WHICH WAS FIRST INSTALLED. IF THE CONTRACTOR INSTALLS HIS WORK BEFORE COORDINATING WITH OTHER TRADES OR SO AS TO CAUSE INTERFERENCES WITH WORK OF OTHER TRADES, HE SHALL MAKE NECESSARY CHANGES IN HIS WORK TO CORRECT THE CONDITION WITHOUT EXTRA CHARGE.

P. MAINTAIN THE EXISTING ESSENTIAL SERVICES IN OPERATION DURING THE ENTIRE PERIOD OF CONSTRUCTION. ANY WORK REQUIRING INTERRUPTION OF SERVICES SHALL BE DONE ONLY WITH THE APPROVAL OF THE OWNER. APPLY FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE ANTICIPATED TIME FOR PERFORMANCE OF THE WORK. ALL INTERRUPTION TO SERVICES SHALL BE MADE ONLY AT THOSE TIMES AND OF SUCH LENGTH AS IS APPROVED BY THE OWNER.

Q. CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN FULL ACCESSIBLE POSITIONS. IF REQUIRED FOR BETTER ACCESSIBILITY, FURNISH ACCESS DOORS FOR THIS PURPOSE. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, BUT CHANGES OF MAGNITUDE WHICH INVOLVE EXTRA COSTS SHALL NOT BE MADE WITHOUT APPROVAL.

R. ALL DIMENSIONS FOR EXISTING DUCTWORK SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION, WHERE NEW WORK CONNECTIONS ARE INDICATED. NEW DUCT DIMESIONS SHOWN ARE INSIDE CLEAR DIMENSIONS.

S. OPENINGS REMAINING IN EXISTING PIPING/DUCTWORK AS A RESULT OF DEMOLITION SHALL BE SEALED WITH AN AIRTIGHT/WATERTIGHT SHEET METAL CAP. WHERE EXISTING SYSTEMS ARE INSULATED, WORK SHALL INCLUDE REPAIR AND REPLACEMENT OF INSULATION EITHER DAMAGED OR REMOVED AS A RESULT OF DEMOLITION.

T. REFERENCE TO CATALOGS, STANDARDS, CODES, SPECIFICATIONS, RECOMMENDATIONS AND SIMILAR PUBLICATIONS SHALL MEAN THE USE OF THE LATEST EDITION OF SUCH PUBLICATIONS IN EFFECT AT THE DATE OF THE INVITATION TO BID, UNLESS OTHERWISE INDICATED. ALL WORK IN THIS DIVISION IS SUBJECT TO THE REQUIREMENTS OF ALL PERTINENT LOCAL CODES AND THE FOLLOWING:

1. SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC., (SMACNA):
   HVAC DUCT CONSTRUCTION STANDARDS, 2005 EDITION

2. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
   NFPA-70 NATIONAL ELECTRICAL CODE
   NFPA-90A AIR CONDITIONING AND VENTILATING STANDARDS

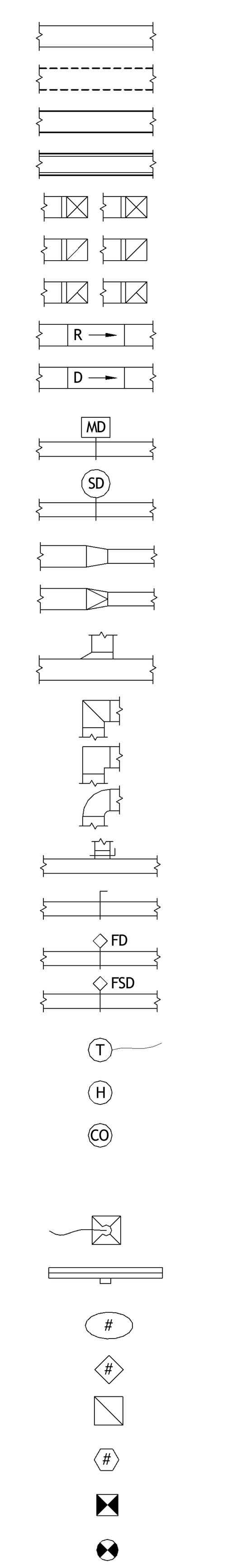
3. OCCUPATIONAL SAFETY AND HEALTH ACT

U. SHOP DRAWINGS AND PRODUCT DATA: SUBMIT TO OWNER 6 COPIES OF SHOP DRAWINGS AND MANUFACTURER'S CERTIFIED CAPACITY DATA FOR ALL NEW EQUIPMENT. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BEFORE EQUIPMENT IS INSTALLED.

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(ER)	EXISTING TO BE RELOCATED
(ERR)	EXISTING TO BE REMOVED AND RELOCATED
AC	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BAS	BUILDING AUTOMATION SYSTEM
BTUH	BRITISH THERMAL UNITS PER HOUR
CFM	CUBIC FEET PER MINUTE
CRAC	COMPUTER ROOM AIR CONDITIONING UNIT
CU	CONDENSING UNIT
DB	DRY BULB
DX	REFRIGERANT
EAT	ENTERING AIR TEMPERATURE
EF	EXHAUST FAN
ESP	EXTERNAL STATIS PRESSURE
EWT	ENTERING WATER TEMPERATURE
FLA	FULL LOAD AMPS
FPB	FAN POWERED BOX
FT	FOOT, FEET
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HZ	HERTZ
IN	INCH, INCHES
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
OA	OUTSIDE AIR
PH	PHASE
RA	RETURN AIR
RLA	RATED LOAD AMPS
RTU	ROOFTOP UNIT
SA	SUPPLY AIR
TAD	TRANSFER AIR DUCT
TAO	TRANSFER AIR OPENING
TF	TRANSFER FAN
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
V	VOLT, VOLTS
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB
WG	WATER GAUGE

LEGEND



EXISTING DUCTWORK, EQUIPMENT OR PIPING TO REMAIN
EXISTING DUCTWORK, EQUIPMENT OR PIPING TO BE REMOVED OR RELOCATED
NEW DUCTWORK, EQUIPMENT OR PIPING
DUCTWORK WITH SOUNDLINING
SUPPLY AIR DUCT TURNING UP/DOWN
RETURN AIR DUCT TURNING UP/DOWN
EXHAUST AIR DUCT TURNING UP/DOWN
CHANGE IN ELEVATION OF DUCTWORK IN DIRECTION OF AIRFLOW - RISE
CHANGE IN ELEVATION OF DUCTWORK IN DIRECTION OF AIRFLOW - DROP
MOTORIZED DAMPER
DUCT MOUNTED SMOKE DETECTOR
SQUARE TO SQUARE TRANSITION
SQUARE TO ROUND TRANSITION
BRANCH DUCT
ELBOW WITH TURNING VANES
ELBOW WITHOUT TURNING VANES
RADIUS ELBOW
SPIN-IN COLLAR WITH INTEGRAL VOLUME DAMPER
VOLUME DAMPER
FIRE DAMPER
FIRE SMOKE DAMPER
THERMOSTAT WITH CONTROL WIRE
HUMIDISTAT
CARBON MONOXIDE SENSOR
CARBON DIOXIDE SENSOR
SQUARE CEILING DIFFUSER
LINEAR SLOT DIFFUSER
CFM DESIGNATION
DIFFUSER OR GRILLE TYPE DESIGNATION
RETURN GRILLE
KEYED NOTE
POINT OF REMOVAL
POINT OF CONNECTION

DRAWING LIST

M001	SPECIFICATIONS, ABBREVIATIONS, LEGENDS, AND NOTES
M200	THIRD FLOOR PLAN - NEW WORK
M300	SCHEDULES AND DETAILS

DEDUCTION ALTERNATE

1. CONTRACTOR SHALL PROVIDE A DEDUCTION ALTERNATE TO PROVIDE EXTERNAL INSULATION PER THE SPECIFICATIONS IN LIEU OF INTERNAL LINING FOR ALL THE MEDIUM PRESSURE DUCTWORK.

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Project #: 2012184.00

WORKSPACES - DC
641 S St. NW Washington, DC

	DATE	DESCRIPTION
1	11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
2	12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS

DRAWING TITLE
SPECIFICATIONS, ABBREVIATIONS, LEGENDS, AND NOTES

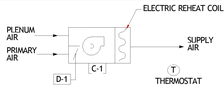
STAMP

PROJECT NO.
RCK-2012184.00
DRAWN BY:
KRH
SCALE:
1/8" = 1'-0"
DATE:
10.18.2012
DWG. NO.

M001

12/14/2012 2:51:46 PM C:\Users\peuler\Documents\2012184.00 - MEP Central_peuler.rvt

SEQUENCE OF OPERATIONS - SERIES FAN-POWERED VAV AIR TERMINAL UNIT WITH ELEC. HEAT



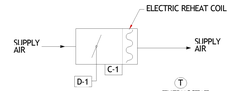
THE VAV BOX FAN SHALL BE ENERGIZED FROM THE EMS TO 'OCCUPIED' MODE.

A THERMOSTAT, LOCATED AS SHOWN, ACTING THROUGH A MICROPROCESSOR-BASED VAV BOX CONTROLLER, SHALL MODULATE THE SUPPLY AIR CONTROL DAMPER, MIXING THE SUPPLY AIR AND RECIRCULATING ROOM AIR TO PROVIDE A CONSTANT VOLUME OF AIR TO THE SPACE TO MAINTAIN AN ADJUSTABLE COOLING SET POINT UNTIL THE SUPPLY AIR DAMPER GOES TO MINIMUM SUPPLY AIR FLOW.

WHEN THE SPACE TEMPERATURE CALLS FOR HEAT AFTER THE PRIMARY AIR DAMPER IS CLOSED TO MINIMUM FLOW AND THE VAV BOX IS IN MAXIMUM RECIRCULATION, CONTROL SHALL THEN PASS THROUGH THE TEMPERATURE DEAD BAND. WHEN THE SPACE TEMPERATURE HAS DROPPED THROUGH THE TEMPERATURE DEAD BAND THE FAN SHALL START. IF THE HEATING SETPOINT IS STILL NOT ACHIEVED, THE ELECTRIC REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE HEATING SETPOINT.

WHEN IN THE "UNOCCUPIED MODE", DAMPER "D-1" SHALL BE AT MIN. WHEN THE SPACE TEMPERATURE CALLS FOR HEAT, THE VAV BOX FAN SHALL CYCLE THROUGH AN ADJUSTABLE DEADBAND AND THE FAN SHALL START. IF THE HEATING SETPOINT IS STILL NOT ACHIEVED, THE ELECTRIC REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE HEATING SETPOINT.

SEQUENCE OF OPERATIONS - VAV AIR TERMINAL UNIT WITH ELEC. HEAT

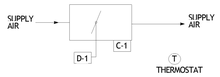


THE VAV BOX SHALL BE ENERGIZED FROM THE EMS TO 'OCCUPIED' MODE. ROOM THERMOSTAT SHALL CONTROL DAMPER OPERATOR FOR VARIABLE VOLUME TERMINAL UNIT.

ON A DROP IN ROOM TEMPERATURE BELOW THE SET POINT, ROOM THERMOSTAT, THRU DDC CONTROLLER, SHALL REDUCE THE AIR FLOW TO THE ROOM TO THE UNIT MINIMUM SETTING. WHEN THE SPACE TEMPERATURE CALLS FOR HEAT AFTER THE PRIMARY AIR DAMPER IS CLOSED TO MINIMUM FLOW, CONTROL SHALL THEN PASS THROUGH THE TEMPERATURE DEAD BAND. WHEN THE SPACE TEMPERATURE HAS DROPPED THROUGH THE TEMPERATURE DEAD BAND THE ELECTRIC REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE HEATING SETPOINT.

WHEN IN THE "UNOCCUPIED MODE", DAMPER "D-1" SHALL BE AT MIN. WHEN THE SPACE TEMPERATURE CALLS FOR HEAT, THE VAV BOX SHALL CYCLE THROUGH AN ADJUSTABLE DEADBAND, AND ELECTRIC REHEAT COIL SHALL BE ENERGIZED TO MAINTAIN THE HEATING SETPOINT.

SEQUENCE OF OPERATIONS - VAV AIR TERMINAL UNIT (COOLING ONLY)



THE ROOM THERMOSTAT SHALL CONTROL DAMPER OPERATOR FOR VARIABLE VOLUME TERMINAL UNIT.

ON A DROP IN ROOM TEMPERATURE BELOW THE SET POINT, THE ROOM THERMOSTAT, THRU THE CONTROLLER, SHALL MODULATE THE DAMPER CLOSED UNTIL THE MINIMUM SETTING IS REACHED.

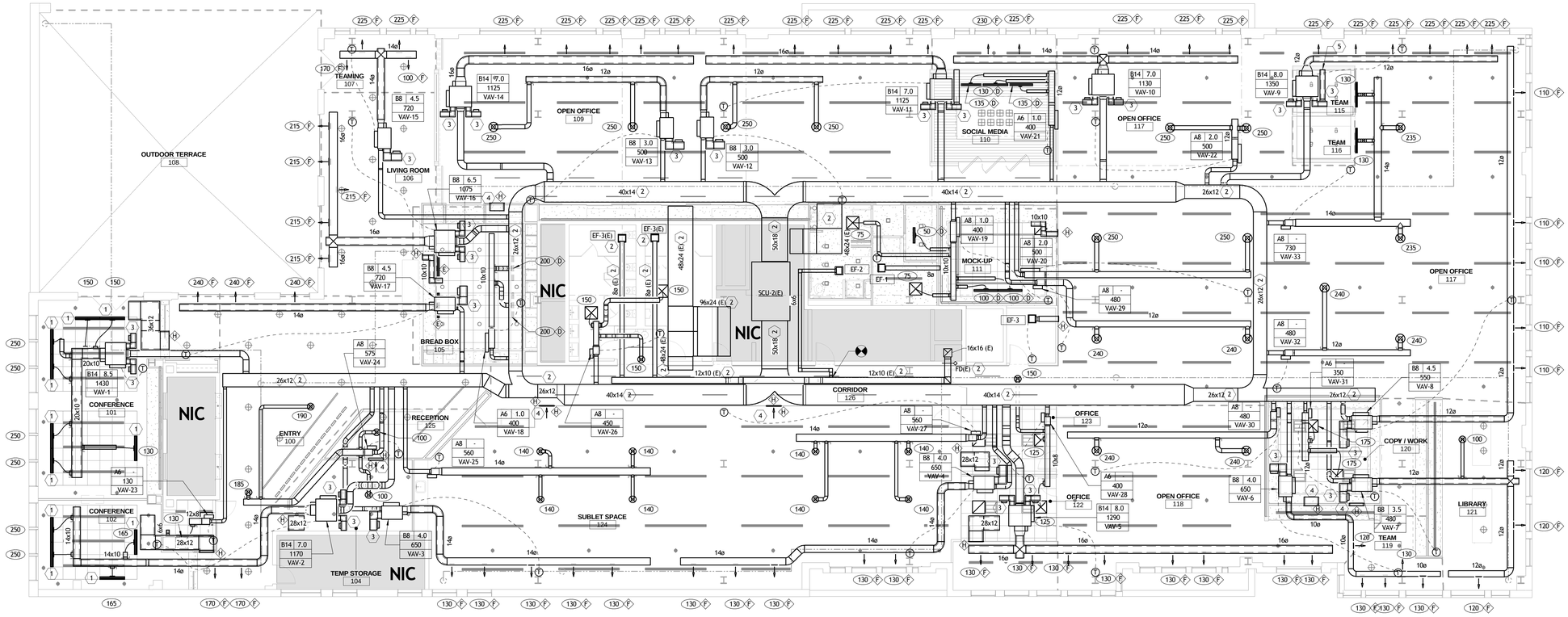
ON A RISE IN ROOM TEMPERATURE ABOVE THE SET POINT, THE ROOM THERMOSTAT, THRU THE CONTROLLER SHALL MODULATE THE DAMPER FULLY OPEN.

GENERAL NOTES

1. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING EQUIPMENT IS OPERATIONAL PRIOR TO PERFORMING NEW WORK. IN THE EVENT THAT ANY EXISTING EQUIPMENT IS FOUND TO BE FAULTY, REPORT DEFICIENCIES TO BUILDING ENGINEER IN WRITING IMMEDIATELY.
2. AIR RETURN PATH VIA CEILING RETURN GRILLES TO CEILING PLENUM BACK TO OPEN END DUCT.
3. DURING THE COURSE OF CONSTRUCTION, IF EXISTING MEDIUM PRESSURE SUPPLY AIR DUCTWORK AND/OR LOW PRESSURE SUPPLY AIR DUCTWORK IS DISCOVERED TO BE UNINSULATED OR OTHERWISE WITHOUT SOUND LINING THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER IN WRITING AND PREPARE AND SUBMIT A COST ESTIMATE GOVERNING ALL INSULATION WORK. NEW INSULATION SHALL BE IN ACCORDANCE WITH 2006 INTERNATIONAL ENERGY CONSERVATION CODE, AND ALL APPLICABLE CODES GOVERNING THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
4. LOCATE THERMOSTAT 4'-6" AFF. COORDINATE LOCATION WITH ELECTRICAL DEVICES.
5. CAP AND SEAL AIRTIGHT ALL UNUSED DUCT TAPS AND DUCT OPENINGS.
6. PROVIDE RIGID ROUND DUCT THROUGH ALL FULL HEIGHT WALLS.
7. COORDINATE ROUTING OF DUCTWORK ABOVE CEILING WITH EXISTING CONDITIONS.
8. COORDINATE VAV BOX LOCATION ABOVE CEILING WITH EXISTING CONDITIONS. PROVIDE MANUFACTURER AND CODE REQUIRED CLEARANCES FOR ACCESS AND MAINTENANCE.
9. INSULATE ALL NEW DUCTWORK. SEE SPECIFICATIONS ON DRAWING M001.
10. NEW VAV BOXES SHALL INTERFACE WITH EXISTING ENERGY MANAGEMENT SYSTEM (EMS). VERIFY THAT EXISTING EMS IS EXPANDABLE AND CAN ACCOMODATE NEW VAV BOXES. PROVIDE ALL REQUIRED PROGRAMMING, MODIFICATIONS AND HARDWARE TO ENSURE EMS/VAV INTERFACE. MODIFY GRAPHICS TO INDICATE AND IDENTIFY NEW VAV BOXES, INCLUDING ALL EXISTING CONTROL POINTS. ALL VAV BOX CONTROLS WIRING SHALL BE COORDINATED WITH BUILDING ENGINEERS.
11. ACCESS PANELS SHALL BE PROVIDED FOR VAV BOXES LOCATED ABOVE HARD CEILINGS. SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION. COORDINATE FINAL LOCATION OF ACCESS PANELS WITH BUILDING ENGINEER.
12. ALL 24x24 CEILING DIFFUSERS SHALL BE AIR DEVICE TYPE "A." ALL 24x24 CEILING RETURN AIR PANELS SHALL BE AIR DEVICE TYPE "B." ALL 48x4 LINEAR SLOT SUPPLY DIFFUSER SHALL BE AIR DEVICE TYPE "C," UNLESS NOTED OTHERWISE. ALL ROUND CEILING DIFFUSERS SHALL BE AIR DEVICE TYPE "G." ALL SPIRAL DUCT-MOUNTED GRILLES SHALL BE AIR DEVICE TYPE "F." REMAINING AIR DEVICES SHALL BE AS NOTED.

KEYED NOTES

1. LINEAR DIFFUSER SHALL BE WHITE.
2. SHALL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL PROVIDE A SEPARATE COST FOR THE ASSOCIATED WORK.
3. CONTRACTOR SHALL FIELD FABRICATED RETURN AIR BOOTS WITH SOUND-LINING. SEE DETAIL ON DRAWING M300 FOR MORE INFORMATION.
4. 28x12 RETURN AIR TRANSFER DUCT.
5. EXTEND DUCTWORK OF THE RETURN AIR BOOT TO LOCATE THE FILTER IN AN ACCESSIBLE LOCATION.



THIRD FLOOR - NEW WORK PLAN

1/8" = 1'-0"

Hickok Cole ARCHITECTS

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Washington, DC 20007

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CONSULTANT

GPI Greenman-Pedersen, Inc.
Engineering and Construction Services
530 Gaither Road, Suite 100, Rockville, MD 20850
240-268-1820 www.gpinet.com
Project #: 2012184.00

WORKSPACES - DC
641 S St. NW Washington, DC

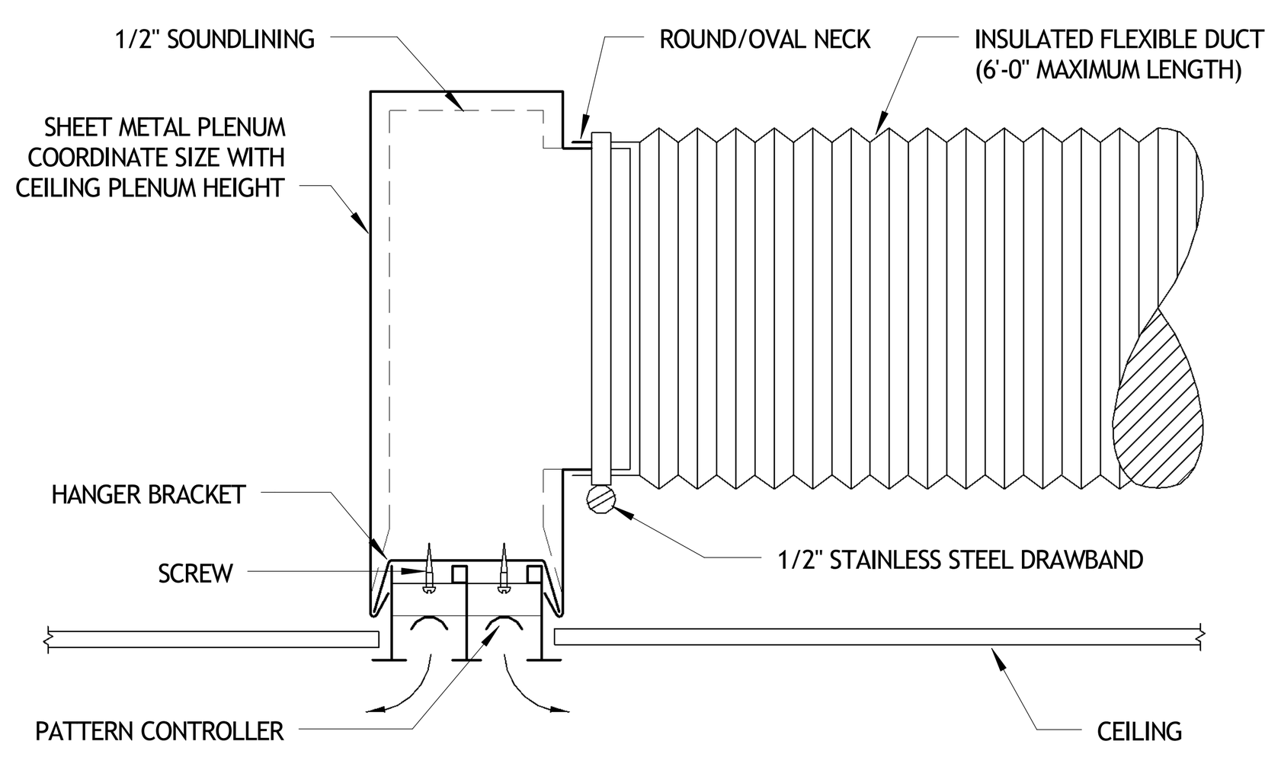
DATE	DESCRIPTION
11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS
1	
2	

DRAWING TITLE
THIRD FLOOR PLAN - NEW WORK

STAMP

PROJECT NO.
RCK-2012184.00
DRAWN BY:
KRH
SCALE:
1/8" = 1'-0"
DATE:
10.18.2012
DWG. NO.

M200

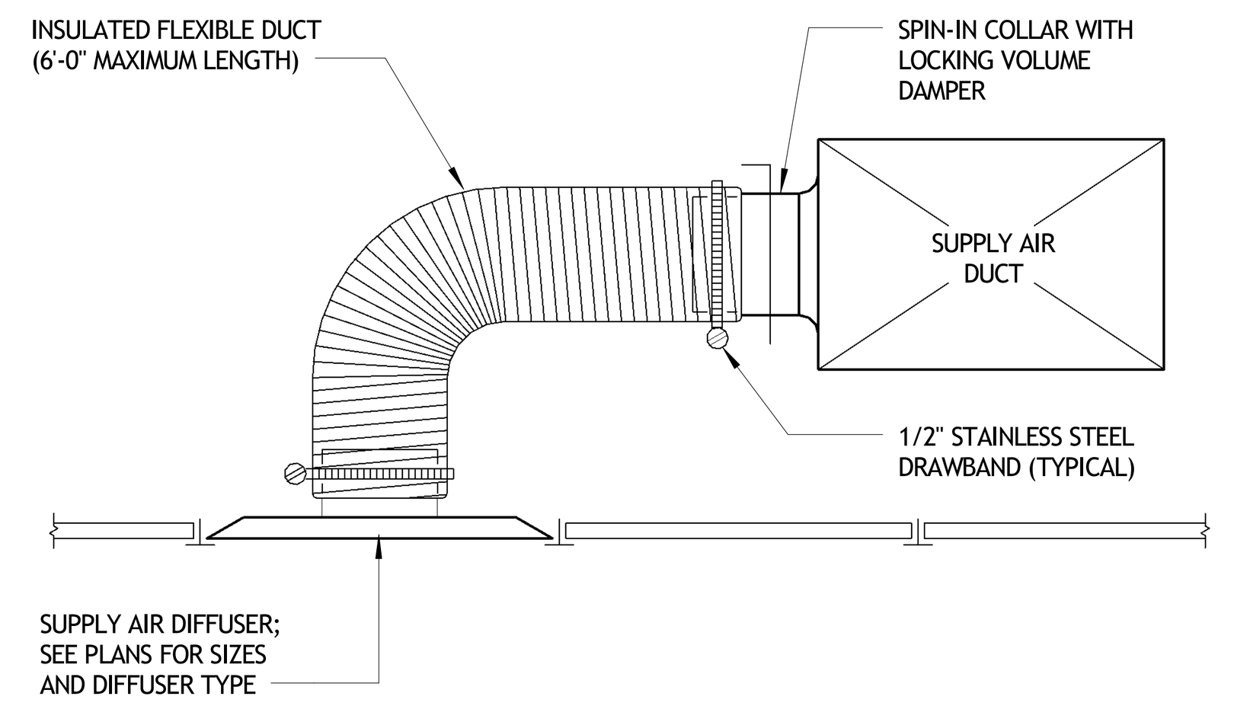


NOTES

1. ADJUST VOLUME DAMPERS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR SPECIFIED AIR FLOW.
2. REFER TO DIFFUSER SCHEDULE FOR QUANTITY AND SIZES OF SLOTS.

LINEAR SLOT DIFFUSER INSTALLATION DETAIL

NOT TO SCALE

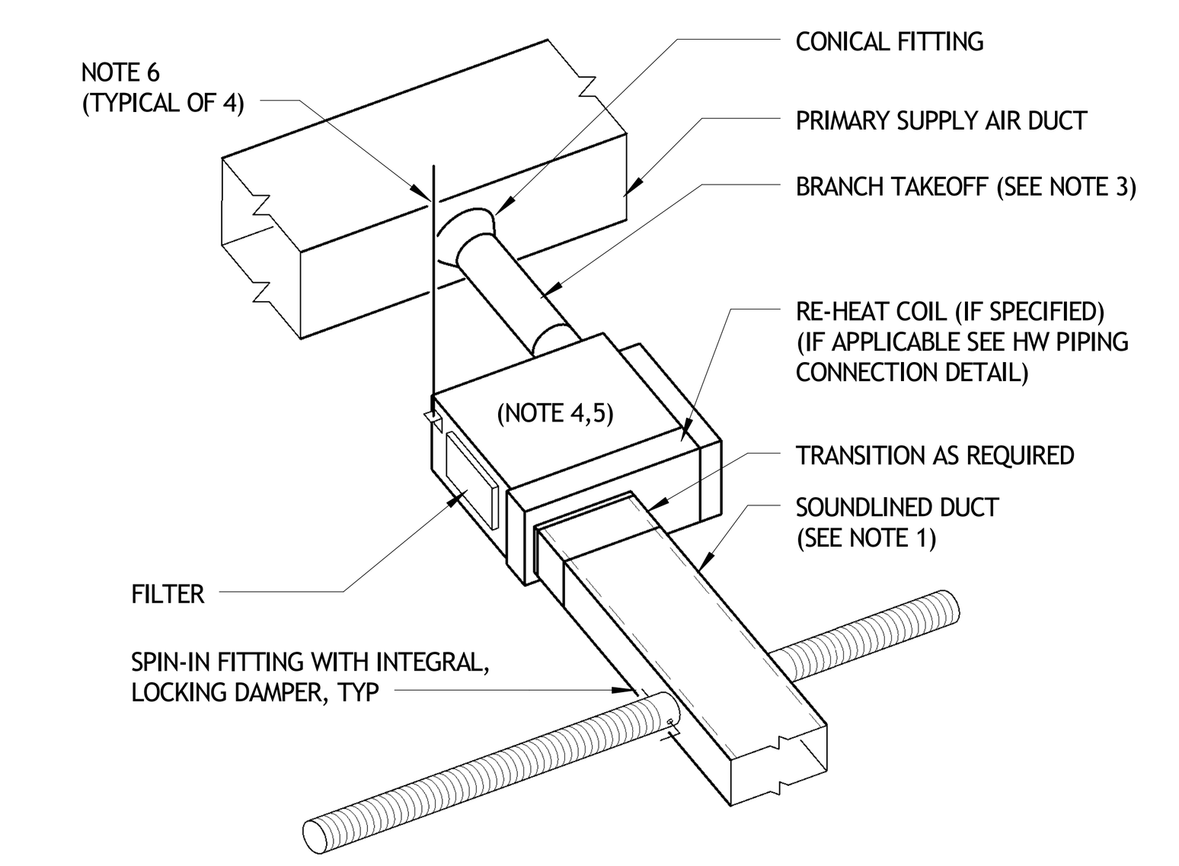


NOTE:

1. FLEXIBLE DUCT SHALL BE SUPPORTED FROM STRUCTURE ABOVE TO PREVENT SAGGING.

SUPPLY AIR DIFFUSER DUCT CONNECTION DETAIL

NOT TO SCALE

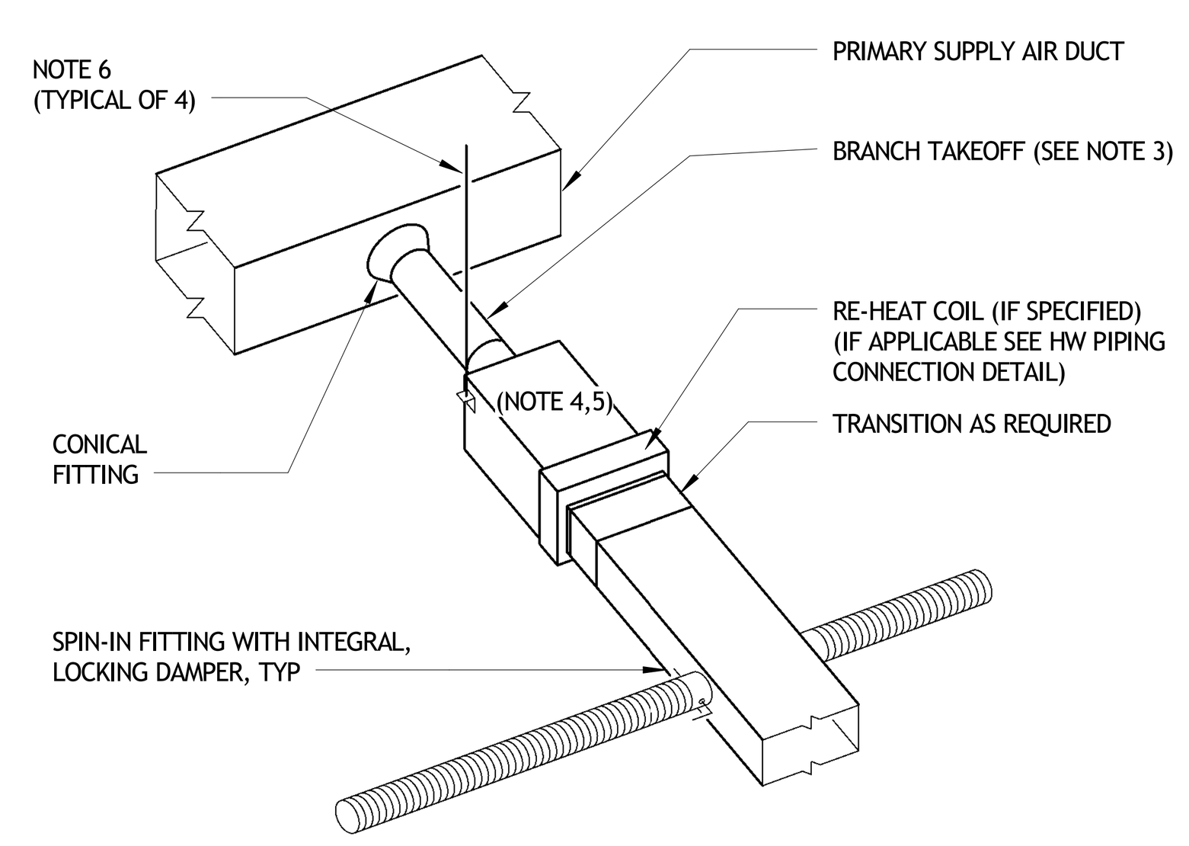


NOTES:

1. UNLESS OTHERWISE NOTED, FIRST 10'-0" OF LOW PRESSURE SUPPLY AIR DUCTWORK DOWNSTREAM OF VAV BOX SHALL BE SOUNDLINED. REFER TO FLOOR PLANS FOR DUCT DIMENSIONS.
2. ALLOW 48" OF STRAIGHT DUCT DOWNSTREAM OF BOX BEFORE FIRST RUNOUT OR TRANSITION.
3. PROVIDE MINIMUM LENGTH OF STRAIGHT DUCT PRIOR TO THE INLET OF THE VAV BOX, AS RECOMMENDED BY VAV BOX MANUFACTURER, BUT NOT LESS THAN 3 DUCT DIAMETERS. CONNECTION SHALL BE HARD DUCT.
4. PROVIDE MANUFACTURER RECOMMENDED, FILTER AND MAINTENANCE ACCESS.
5. PROVIDE CODE REQUIRED ELECTRICAL CLEARANCES.
6. SUPPORT VAV BOX WITH ALL-THREAD ROD AND NEOPRENE VIBRATION ISOLATORS IN CONJUNCTION WITH THE HANGER BRACKETS PROVIDED ON THE EQUIPMENT. ATTACHMENT TO BUILDING STRUCTURE SHALL BE COORDINATED WITH THE BUILDING ENGINEER.

FAN-POWERED BOX DETAIL

NOT TO SCALE

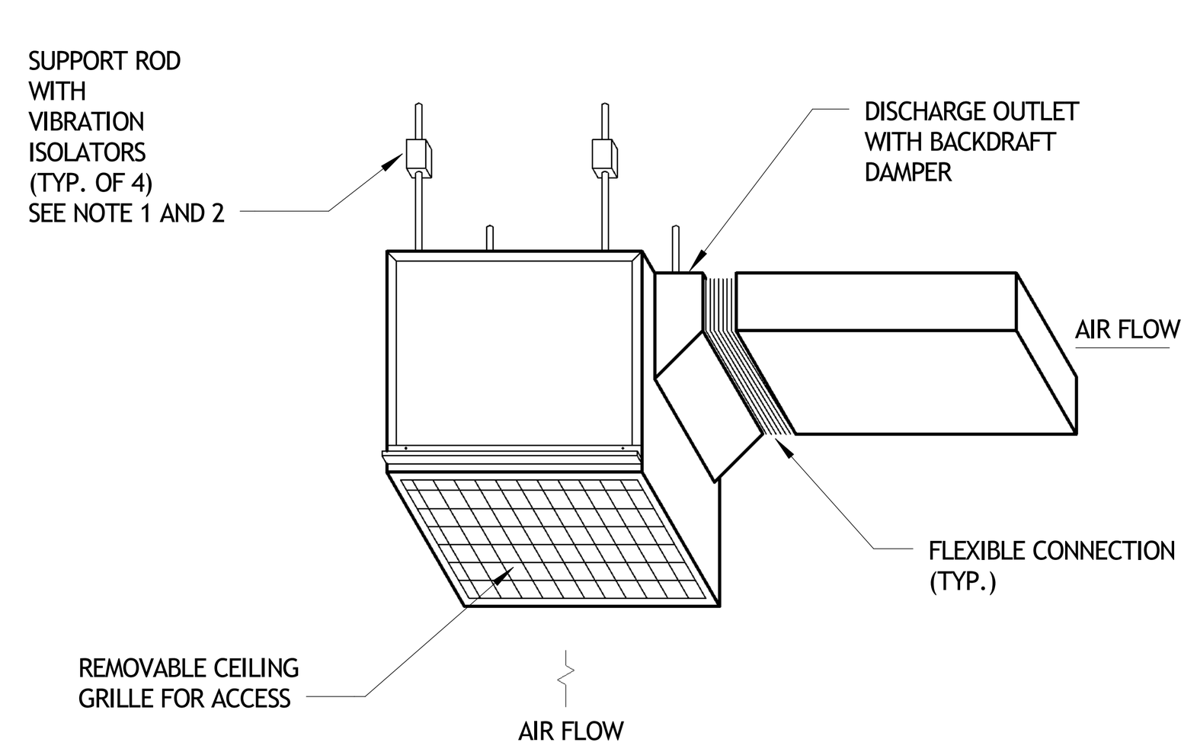


NOTES:

1. REFER TO FLOOR PLANS FOR DUCT DIMENSIONS.
2. ALLOW 48" OF STRAIGHT DUCT DOWNSTREAM OF BOX BEFORE FIRST RUNOUT OR TRANSITION, WHEN ELECTRIC HEATING COIL ARE USED.
3. PROVIDE MINIMUM LENGTH OF STRAIGHT DUCT PRIOR TO THE INLET OF THE VAV BOX, AS RECOMMENDED BY VAV BOX MANUFACTURER, BUT NOT LESS THAN THREE DUCT DIAMETERS. CONNECTION SHALL BE HARD DUCT.
4. PROVIDE MANUFACTURER RECOMMENDED, MAINTENANCE ACCESS.
5. PROVIDE CODE REQUIRED ELECTRICAL CLEARANCES.
6. SUPPORT VAV BOX WITH ALL-THREAD ROD IN CONJUNCTION WITH THE HANGER BRACKETS PROVIDED ON THE EQUIPMENT. ATTACHMENT TO BUILDING STRUCTURE SHALL BE COORDINATED WITH THE BUILDING ENGINEER.

SHUT-OFF BOX DETAIL

NOT TO SCALE

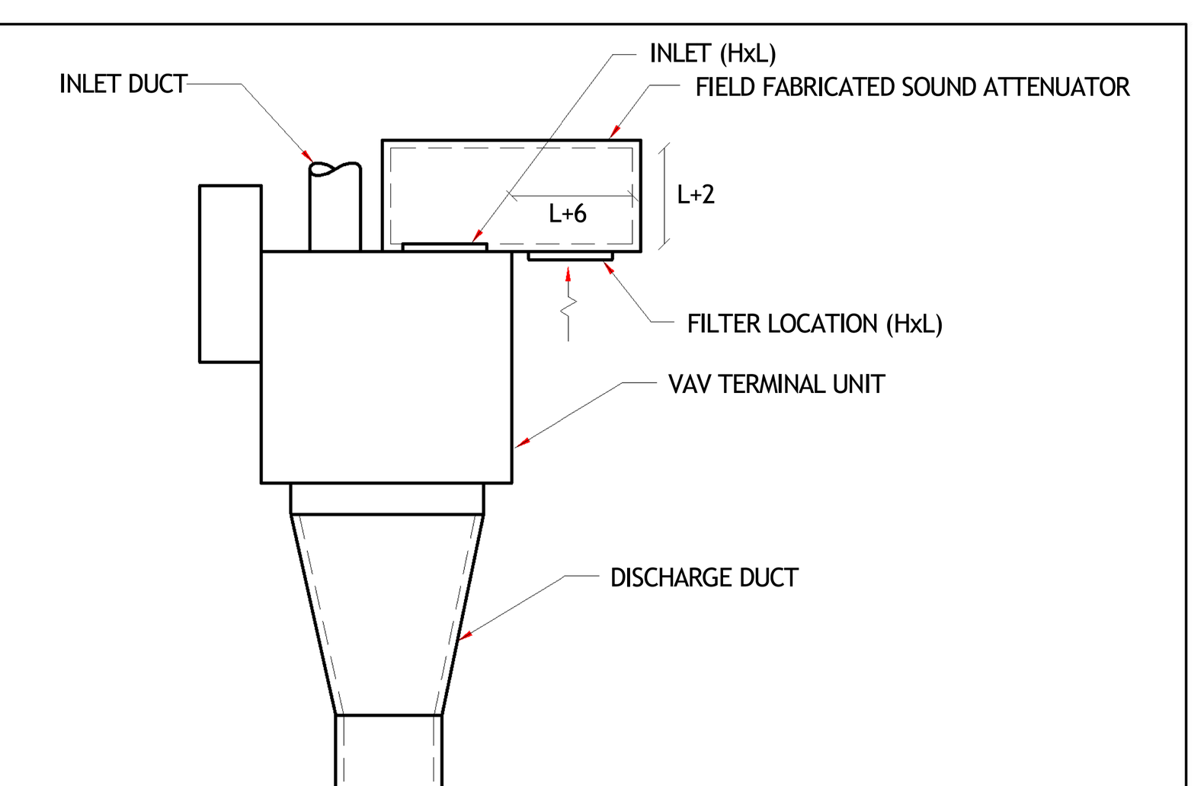


NOTES:

1. VIBRATION ISOLATOR SHALL BE SIMILAR TO MASON INDUSTIES, TYPE HD NEOPRENE HANGER.
2. SUPPORT FAN WITH ALL THREAD ROD & VIBRATION ISOLATION IN CONJUNCTION WITH HANGER BRACKETS PROVIDED ON THE EQUIPMENT. ATTACHEMENT TO BUILDING STRUCTURE SHALL BE COORDINATED WITH THE BASE BUILDING ENGINEER.

CEILING EXHAUST FAN DETAIL

NOT TO SCALE



NOTES:

1. PROVIDE SOUND-LINED, FIELD-FABRICATED SOUND ATTENUATOR. SOUND LINING SHALL BE 1".
2. PROVIDE CLIPS TO HOLD FILTER AT NEW SOUND ATTENUATOR.
3. FOR VAV TERMINAL UNITS WITH TWO (2) RETURN AIR INLETS, PROVIDE ATTENUATORS AT BOTH INLETS.
4. REFER TO VAV TERMINAL UNIT DETAIL FOR ADDITIONAL INFORMATION.
5. HEIGHT OF ATTENUATOR SHALL MATCH HEIGHT OF VAV TERMINAL UNIT.
6. ATTENUATOR DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.

VAV TERMINAL UNIT SOUND ATTENUATOR DETAIL

NOT TO SCALE

AIR TERMINAL UNIT SCHEDULE

A# / KW / CFM / TAG	PRIMARY AIR VALVE			MAX HEIGHT	BASIS OF DESIGN (TITUS)	NOTES
	(#) INLET SIZE	CFM RANGE	MAX APD			
SHUT-OFF VAV BOX	6" RD	0-400	0.2	10"	DESV	1,2,3,4,5,6,7,8,10,11
	8" RD	405-750	0.2	12"		
	10" RD	755-1100	0.2	14"		
	12" RD	1105-1600	0.2	16"		

B# / KW / CFM / TAG	PRIMARY AIR VALVE			FAN DATA			FAN MOTOR DATA				MAX HEIGHT	BASIS OF DESIGN (TITUS)	NOTES
	(#) INLET SIZE	CFM RANGE	MAX APD	CFM	ESP	FAN SIZE	MOTOR TYPE	HP	FLA	V/RD			
LOW HEIGHT SERIES FAN-POWERED VAV BOX	(8) 8" RD	405-750	0.4	405-750	0.3	-	PSC(SCR)	1/4	2.4	208/1	11"	DFLS	1,2,3,4,5,6,9,10,11
	(14) 8"x14"	755-1600	1.6	751-1100	0.3	-	PSC(SCR)	(2) 1/6	3.4	208/1	11"		

NOTES:

1. HEATER VOLTAGE AND STEPS: (IF APPLICABLE)
   0-2 KW (1 STEP) 208/1PH
   2.1-4 KW (2 STEPS) 208/1PH
   4.1-10 KW (3 STEPS) 208/1PH
2. FURNISH WITH SCR CONTROLLER FOR ELECTRIC HEAT.
3. EACH TERMINAL UNIT SHALL BE PROVIDED WITH A DAMPER ACTUATOR PROVIDED BY THE HVAC CONTROLS CONTRACTOR AND FACTORY INSTALLED BY THE TERMINAL UNIT MANUFACTURER. EACH TERMINAL UNIT SHALL BE PROVIDED WITH A UNIT CONTROLLER PROVIDED BY THE HVAC CONTROL MANUFACTURER AND FIELD INSTALLED BY HVAC CONTROLS CONTRACTOR.
4. EACH TERMINAL UNIT SHALL BE FURNISHED WITH SINGLE POINT OF ELECTRICAL CONNECTION. A 24V (50 VA) TRANSFORMER MOUNTED IN THE CONTROL BOX WILL PROVIDE VOLTAGE FOR CONTROLS.
5. REFER TO FLOOR PLANS FOR CONTROL BOX CONFIGURATION (LEFT HAND VS. RIGHT HAND).
6. EACH TERMINAL UNIT SHALL BE FURNISHED WITH 1/2" FIBERGLASS MATTE FACED INSULATION.
7. (SHUT-OFF COOLING ONLY): ADJUST MIN SET POINT OF PRIMARY AIR VALVE TO 20% OF MAX PRIMARY AIR CFM.
8. (SHUT-OFF REHEAT): ADJUST MIN SET POINT OF PRIMARY AIR VALVE TO 20% OF MAX PRIMARY AIR CFM OR 70 CFM PER KW, WHICH EVER IS GREATER.
9. ADJUST MIN SET POINT OF PRIMAY AIR VALVE TO 20% OF MAX PRIMARY AIR CFM. ADJUST FAN CFM TO 100% OF MAX PRIMARY AIR.
10. FURNISH DDC CONTROLS TO ALL NEW BOXES TO MATCH BASE BUILDING STANDARD.
11. FURNISH AIR TERMINAL UNIT WITH THERMOSTAT WHICH MATCHES BASE BUILDING STANDARD.

AIR DEVICE SCHEDULE

TAG NUMBER	CFM RANGE	NECK SIZE (# SLOTS)	FACE SIZE (INxIN)	THROW PATTERN (NOTE 1)	THROW (FT)	MAX APD (IN. WG.)	MAX N.C.	MATERIAL	BASIS OF DESIGN	NOTE
A	0-125	6" RD	24x24	4-WAY	6	0.1	25	STEEL	TITUS OMNI CEILING SUPPLY DIFFUSER	1,2,8,9
	130-250	8" RD	24x24	4-WAY	10	0.1	25	STEEL		
	255-350	10" RD	24x24	4-WAY	13	0.1	25	STEEL		
B	0-1500	-	24x24	-	-	0.05	30	STEEL	TITUS PXP PERFORATED RETURN	2
C	0-150	6" RD (2)	48x4	2-WAY ADJ.	12	0.15	30	STEEL	TITUS TBDI-10 LINEAR SLOT DIFFUSER	1,2,4,6
	155-250	8" RD (2)	48x4	2-WAY ADJ.	17	0.15	30	STEEL		
	255-380	10" RD (2)	48x4	2-WAY ADJ.	25	0.15	30	STEEL		
D	0-200	6" RD (1)	48x4	2-WAY ADJ.	20	0.18	24	STEEL	TITUS FL-10-HT LINEAR SLOT DIFFUSER	1,2,4,5,7,8
	205-230	8" RD (1)	48x4	2-WAY ADJ.	22	0.18	30	STEEL		
E	0-200	-	48x4	-	-	0.05	30	STEEL	TITUS FL-10-HT LINEAR RETURN DIFFUSER W/ LIGHT SHIELD	2
F	0-200	10x4	10x4	2-WAY ADJ.	14	0.20	30	STEEL	TITUS S300F SPIRAL DUCT-MOUNTED GRILLE	1,2,3
	205-250	12x4	12x4	2-WAY ADJ.	16	0.20	32	STEEL		
G	0-200	6" RD	14" RD	4-WAY	12	0.11	24	STEEL	TITUS MODEL R-OMNI ROUND SUPPLY DIFFUSER	1,2
	205-350	8" RD	18" RD	4-WAY	12	0.12	24	STEEL		
H	0-175	6x6	6x6	-	-	0.16	30	STEEL	TITUS 350FL RETURN GRILLE	2,10
	180-415	10x10	10x10	-	-	0.10	30	STEEL		
	420-1400	28x12	28x12	-	-	0.10	30	STEEL		
	1405-2000	36x12	36x12	-	-	0.10	30	STEEL		

NOTES:

1. THROW DATA IS BASED ON 50FPM TERMINAL VELOCITY AT MAXIMUM CFM.
2. PROVIDE FRAME AND/OR ACCESSORIES AS REQUIRED TO MATCH CEILING TYPE. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROVIDE WITH AIR SCOOP DAMPER/EXTRACTOR.
4. PROVIDE WITH INTEGRAL, INSULATED PLENUM.
5. PROVIDE WITH CONTINUOUS SLOT APPEARANCE.
6. SLOT WIDTH SHALL BE 1", # OF SLOTS SHALL BE 2.
7. SLOT WIDTH SHALL BE: 1", # OF SLOTS SHALL BE 1.
8. PROVIDE DIFFUSERS WITH VOLUME DAMPERS ADJUSTABLE FROM FACE IN HARD CEILING AREA.
9. PROVIDE ALUMINUM AIR DEVICE IN RESTROOM/SHOWER 112.
10. CONTRACTOR SHALL PAINT THE GRILLE TO MATCH THE WALL COLOR.

FAN SCHEDULE

UNIT NO.	LOCATION	SERVES	AIRFLOW (CFM)	STATIC PRESSURE (WG)	SPEED (RPM)	TYPE	DRIVE	WEIGHT (LB)	MOTOR		BASIS OF DESIGN (GREENHECK)	NOTES
									WATTS	V/PH/HZ		
EF-1	IDF/STORAGE 113	IDF/STORAGE 113	200	0.125	900	-	DIRECT	24	48.2	115/1/60	SP-A200	1,2,4,5,6,7
EF-2	RR/SHOWER 112	RR SHOWER 112	125	0.25	1400	-	DIRECT	17	113	115/1/60	SP-A190	1,3,4,5,6,7,8
EF-3	ELECTRICAL CLOSET	ELECTRICAL CLOSET	200	0.125	900	-	DIRECT	24	48.2	115/1/60	SP-A200	1,2,4,5,6,7

NOTES:

PROVIDE FAN WITH THE FOLLOWING:

1. VIBRATION ISOLATION KIT.
2. WALL MOUNTED THERMOSTAT SWITCH, SET AT 80° F (ADJ).
3. INTERLOCK WITH LIGHT SWITCH.
4. DOOR LOUVER.
5. FAN SHALL BEAR THE AMCA SEAL FOR APPROVED PERFORMANCE AND NOISE LEVEL.
6. UNIT MOUNTED SPEED CONTROLLER FOR INITIAL BALANCING.
7. FACTORY MOUONTED TERMINAL BOX.

Project Name: WorkSpaces	Unit Total Supply Air: 23,000 cfm
Date: 10/25/2012	Unit Total Outdoor Air: 2,360 cfm
Unit Designation: SCU-2 (E)	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Room Number	Description	Area (ft²) (Az)	Area Outdoor Air Rate per VMC Table 403.3 (Ra)	Area Outdoor Air (RaAz)	Occupant Load Rate per VMC Table 403.3 (People/ 1000 ft2)	Occupancy C x F/1000 (Pz)	Occupant Outdoor Air Rate per VMC Table 403.3 (Rp)	Occupant Outdoor Air (RpPz)	Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)	Zone Air Distribution Effectiveness (Ez)	Zone Outdoor Air (Voz = Vbz / Ez)	Supply Air Design (Vpz)	Secondary Recirculated Air	Outdoor Air Fraction (Zp = Voz / Vpz)
015 - Front Porch	corridor	90	0.06	5	0	0	0	0	5	0.8	7	260	0	0.027
037 - Front Porch	corridor	150	0.06	9	0	0	0	0	9	0.8	12	330	0	0.036
038 - Front Porch	corridor	115	0.06	7	0	0	0	0	7	0.8	9	460	0	0.020
051 - Corridor	corridor	540	0.06	32	0	0	0	0	32	1	32	300	0	0.107
100 - Entry East	corridor	100	0.06	6	0	0	0	0	6	0.8	8	340	0	0.024
100 - Entry Interior	corridor	610	0.06	37	0	0	0	0	37	1	37	375	0	0.099
100 - Entry West	corridor	320	0.06	19	0	0	0	0	19	0.8	24	480	0	0.050
101 - Conference	conference	650	0.06	39	50	33	5	165	204	0.8	255	1430	0	0.178
102 - Conference	conference	315	0.06	19	50	16	5	80	99	0.8	124	830	0	0.149
103 - Teaming	conference	70	0.06	4	50	4	5	20	24	1	24	130	0	0.185
104 - Temp Storge	storage rm	205	0.12	25	0	0	0	0	25	1	25	100	0	0.250
105 - Bread Box	pantry	480	0.06	29	5	3	5	15	44	0.8	55	400	0	0.138
106 - Living Room	pantry	550	0.06	33	5	3	5	15	48	0.8	60	1075	0	0.056
107 - Teaming	conference	170	0.06	10	50	9	5	45	55	0.8	69	720	0	0.096
109-Open Off. Int.	office	1320	0.06	79	5	7	5	35	114	0.8	143	1000	0	0.143
109-Open Off. Per.	office	790	0.06	47	5	7	5	35	82	0.8	103	2250	0	0.046
110 - Social Media	conference	285	0.06	17	50	15	5	75	92	0.8	115	400	0	0.288
111 - Mock-Up	office	300	0.06	18	5	2	5	10	28	0.8	35	200	0	0.175
112 - Restrm/Shwr	corridor	145	0.06	9	0	0	0	0	9	0.8	12	75	0	0.160
113 - IDF/Storage	storage rm	90	0.12	11	0	0	0	0	11	0.8	14	75	0	0.187
114 - Phone	corridor	40	0.06	2	0	0	0	0	2	0.8	3	50	0	0.060
115 - Team	conference	70	0.06	4	50	4	5	20	24	1	24	130	0	0.185
116 - Team	conference	70	0.06	4	50	4	5	20	24	1	24	130	0	0.185
117-Open Off. Int.	office	3230	0.06	194	5	17	5	85	279	1	279	2430	0	0.115
117-Open Off. N	office	520	0.06	31	5	3	5	15	46	0.8	58	550	0	0.105
117-Open Off. W	office	660	0.06	40	5	5	5	25	65	0.8	82	2020	0	0.041
118-Open Off. Int.	office	620	0.06	37	5	4	5	20	57	1	57	480	0	0.119
118-Open Off. Per.	office	430	0.06	26	5	3	5	15	41	0.8	52	960	0	0.054
119 - Team	conference	150	0.06	9	50	8	5	40	49	0.8	62	650	0	0.095
120 - Copy/Work	copy rm	440	0.06	26	5	3	5	15	41	1	41	350	0	0.117
121 - Library	office	470	0.06	28	5	3	5	15	43	0.8	54	480	0	0.113
122 - Office	office	160	0.06	10	5	1	5	5	15	1	15	125	0	0.120
123 - Office	office	160	0.06	10	5	1	5	5	15	1	15	125	0	0.120
124 - Sublet Interior	office	1480	0.06	89	5	14	5	70	159	1	159	1120	0	0.142
124 - Sublet Per.	office	850	0.06	51	5	6	5	30	81	0.8	102	1300	0	0.078
125 - Reception	office	140	0.06	8	5	1	5	5	13	1	13	100	0	0.130
Totals		16785		1024		176		880	1904		2203	22230	0	0.288

2009 OA Version 6.0 A-1 Option - FFX - REG - 3/15/10

Do not utilize Occupant Diversity without specific approval from the Authority Having Jurisdiction

Occupant Diversity D = Ps/∑all zones Pz: 1.000

Total Required Outdoor Air: 2214

E_v: 0.860

Uncorrected O.A. Vou = D ∑all zones RpPz + ∑all zones RaAz: 1904

System Population (Ps): Diversity → 176

Percentage of Outdoor Air: 10%

Method: IMC Chart

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240-268-1820 www.gpinet.com
Project #: 2012184.00

WORKSPACES - DC
641 S St. NW Washington, DC

	DATE	DESCRIPTION
1	11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
2	12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS

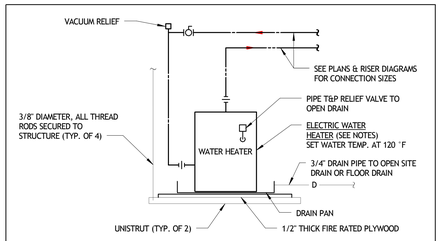
DRAWING TITLE
SCHEDULES AND DETAILS

STAMP

PROJECT NO.: RCK-2012184.00
DRAWN BY: KRH
SCALE: 1/8" = 1'-0"
DATE: 10.18.2012
DWG. NO.: M300

FIRE SUPPRESSION SPECIFICATIONS

1. GENERAL:
   A. THE BUILDING IS PRESENTLY FULLY SPRINKLERED WITH A WET PIPE SYSTEM. PIPING IS EXPOSED WITH UPRIGHT HEADS.
   B. THE WORK SHALL BE PERFORMED BY AN ACCREDITED AUTOMATIC SPRINKLER CONTRACTOR, REGULARLY ENGAGED IN BUSINESS. THE WASHINGTON, DC METROPOLITAN, FOR AT LEAST THE PAST FIVE YEARS AND FAMILIAR WITH THIS TYPE OF WORK.
   C. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING SPRINKLER PIPING LAYOUT. THE CEILING SPACE IS EXTREMELY LIMITED AND MUST BE COORDINATED FOR ALL UTILITIES TO FIT WITHIN THE LIMITED SPACE PROVIDED. SPRINKLER MAINS AND BRANCH PIPING SHALL BE RELOCATED AS REQUIRED TO AVOID CONFLICTS WITH LIGHTING, DUCTWORK, DIFFUSERS, PIPING, EQUIPMENT, ETC. REQUESTS FOR CHANGE ORDERS DUE TO A LACK OF COORDINATION SHALL BE REJECTED.
   D. ALL WORK SHALL BE IN ACCORDANCE WITH NFPA-13 AND THE LOCAL FIRE MARSHAL'S OFFICE. WITHIN THIRTY (30) DAYS OF CONTRACT AWARD, SUBMIT TO THE ENGINEER FOR APPROVAL ALL DEVICES TO BE USED IN THE WORK. SUBMITTALS SHALL INCLUDE PIPE, HANGERS AND SPRINKLER HEADS. INCLUDE ANY DRAWINGS OF ADDITIONAL DATA PROVIDED TO AUTHORITIES HAVING JURISDICTION.
   E. BEFORE COMMENCING ANY OF THIS WORK, VERIFY ALL GOVERNING DIMENSIONS AT THE SITE AND EXAMINE ADJOINING WORK ON WHICH THIS WORK WILL BE DEPENDENT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE OWNER.
   F. PROVIDE ALL PIPE, FITTINGS, ETC. REQUIRED TO CONNECT TO EXISTING SYSTEMS.
   G. COORDINATE SHUTDOWN OF EXISTING SYSTEMS WITH THE OWNER. SHUTDOWN TIME SHALL BE KEPT TO A MINIMUM, AND PERFORMED WHEN CONVENIENT TO THE OWNER.
   H. THE ARCHITECTURAL DRAWINGS INDICATE LIMIT OF CONSTRUCTION. PROVIDE ADDITIONAL SPRINKLER HEADS AND RELATED PIPING WHERE REQUIRED TO COMPLETE COVERAGE.
   I. FURNISH THE OWNER WITH A WRITTEN GUARANTEE, STATING THAT ALL MATERIALS AND INSTALLATION ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND ARE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, AND THAT ALL WORK WHICH PROVES DEFECTIVE DURING THAT TIME SHALL BE REPLACED AT NO COST TO THE OWNER.
2. SCOPE OF WORK:
   A. THE GENERAL SCOPE OF THIS PROJECT CONSISTS OF PROVIDING NEW SPRINKLER HEADS AND PIPING TO COORDINATE WITH NEW CEILINGS AND ROOM LAYOUTS. REROUTE EXISTING PIPING AS REQUIRED TO COORDINATE WITH NEW LIGHTING, DUCTWORK, PIPING, AND EQUIPMENT. RE-USE EXISTING SPRINKLER HEADS WHERE POSSIBLE. THE SYSTEM SHALL BE HYDRAULICALLY CALCULATED AND THE ENTIRE PROJECT AREA SHALL BE FULLY SPRINKLERED. REFER TO ARCHITECTURAL DRAWINGS FOR AREA OF WORK.
   B. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS.
   C. CONTRACTOR SHALL OBTAIN ALL NECESSARY FLOW DATA TO HYDRAULICALLY CALCULATE NEW SPRINKLER SYSTEM.
3. PRODUCTS:
   A. SPRINKLER PIPING: MATCH EXISTING.
   B. FITTINGS: MATCH EXISTING.
   C. FIRE SPRINKLER HEADS: CONCEALED PENDANT, WHITE FINISH.
   D. SUBMIT PLANS AND CALCULATIONS TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL. UPON RECEIPT OF SAID APPROVALS, CONTRACTOR SHALL FURNISH THE OWNER ONE (1) SET BEARING STAMP OF APPROVAL PRIOR TO CONSTRUCTION AND TWO (2) SETS OF "AS-BUILTS" AT COMPLETION OF PROJECT.
4. EXECUTION AND TESTING:
   A. ALL PIPE SHALL BE INSTALLED ABOVE CEILINGS, INSIDE WALLS OR IN CONCEALED SPACES WITHIN THE AREA.
   B. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR THE FIRE SPRINKLER INSTALLATION.
   C. ALL SYSTEMS SHALL BE SUBJECTED TO HYDROSTATIC TEST OF 200 PSI FOR TWO HOURS, WITHOUT LEAKS OR LOSS OF PRESSURE. TESTING SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS. GIVE THREE (3) DAYS NOTICE TO THE OWNER'S REPRESENTATIVE PRIOR TO TESTING. SUBMIT COMPLETED "CONTRACTOR'S MATERIALS AND TEST CERTIFICATE" TO THE OWNER'S REPRESENTATIVE AFTER SUCCESSFUL COMPLETION OF TESTING.



NOTES:
1. WATER HEATER WH-1: A.O. SMITH #DEL-15, 15 GALLON STORAGE, WT. 180 LBS, 4.0 KW, 208V, 1 PHASE.
2. WATER HEATER WH-2: A.O. SMITH #DEL-10, 10 GALLON STORAGE, WT. 140 LBS, 2.0 KW, 208V, 1 PHASE.
3. EXACT HOT WATER AND COLD WATER CONNECTION MAY VARY FROM MANUFACTURER TO MANUFACTURER.

DETAIL - ELECTRIC WATER HEATER
NOT TO SCALE

PLUMBING FIXTURE SPECIFICATIONS

WC — WATER CLOSET (HANDICAP): KOHLER K-4302 "HIGHEREST", WHITE VITREOUS CHINA, FLOOR MOUNTED, ELONGATED BOWL. SLOAN SOLIS 8111-1.6 GPF FLUSH VALVE, CHURCH 9500-SSC OPEN FRONT SEAT AND CHECK HINGE.

LAV — LAVATORY (HANDICAP): AMERICAN STANDARD 014.001 "LUCIA", WALL MOUNTED, WHITE VITREOUS CHINA, 0059.020 KNEE GUARD. AMERICAN STANDARD 6055.165. SENSOR CENTERSET FAUCET, BATTERY OPERATED, 0.5 GPM, CHROME-PLATED BRASS ANGLE STOP VALVES, SUPPLY PIPES AND ESCUTCHEONS; GRID DRAIN AND TAILPIECE, 1-1/4" x 1-1/2" CHROME-PLATED BRASS P-TRAP, WASTE PIPE COVER TUBE AND ESCUTCHEON.

SINK-1 — SINK: JUST USF-ADA-1620A, ADA COMPLIANT, 18-GAUGE, 18-8 STAINLESS STEEL, SOUND DEADENING, 5-1/2" DEEP BOWL, CENTER REAR DRAIN. PROVIDE IN-SINK-ERATOR "EVOLUTION COMPACT" DISPOSER; 3/4 HP, 120V.
FAUCET: ALFI "LEON" AB2039, SINGLE HANDLE, CHROME-PLATED BRASS ANGLE STOP VALVES, SUPPLY PIPES AND ESCUTCHEONS, 1-1/4" x 1-1/2" CHROME PLATED BRASS P-TRAP, WASTE PIPE COVER TUBE AND ESCUTCHEON.

SINK-2 — SINK: ELKAY ELUHAD1916, ADA COMPLIANT, 18-GAUGE, 18-8 STAINLESS STEEL, SOUND DEADENING, 5-1/2" DEEP BOWL. KOHLER K-596 "SIMPLICE" FAUCET, SINGLE HANDLE, CHROME-PLATED BRASS ANGLE STOP VAVLES, SUPPLY PIPES AND ESCUTCHEONS, 1-1/4" x 1-1/2" CHROME PLATED BRASS P-TRAP, WASTE PIPE COVER TUBE AND ESCUTCHEON.

SH — SHOWER (ADA COMPLIANT): 1 PIECE, WHITE BARRIER FREE SHOWER. KOHLER FREEWILL MODEL K-12110-C. PROVIDE COMPLETE WITH GRAB BARS, FOLDING SHOWER SEAT, SOAP DISH, CURTAIN ROD AND FLOOR DRAIN. AMERICAN STANDARD 1662.211 SHOWER SYSTEM KIT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	CW	HW	REMARKS
WC	WATER CLOSET	4"	2"	1"	-	ADA COMPLIANT, FLOOR MOUNTED, FLUSH VALVE
LAV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	ADA COMPLIANT, WALL HUNG
SINK-1	BREAD BOX SINK	1-1/2"	1-1/2"	1/2"	1/2"	UNDER COUNTER MOUNTED, WITH DISPOSER
SINK-2	SUBLET SINK	1-1/2"	1-1/2"	1/2"	1/2"	UNDER COUNTER MOUNTED
SH	SHOWER	2"	1-1/2"	1/2"	1/2"	PRE-FAB ADA

PLUMBING GENERAL NOTES

1. ALL PLUMBING WORK SHALL CONFORM WITH ALL STATE AND LOCAL CODES, RULES, AND REGULATIONS.
2. PLUMBING CONTRACTOR SHALL SECURE AND PAY FOR ANY PERMITS.
3. ALL PLUMBING WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID ANY INTERFERENCE.
4. THESE DRAWINGS ARE DIAGRAMMATIC, REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS OF THE BUILDING AND EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
5. ALL WATER PIPING AND VENT PIPING SHALL BE RUN CONCEALED ABOVE CEILINGS, UNLESS OTHERWISE NOTED. ALL SANITARY WASTE PIPING SHALL BE RUN BELOW FLOOR SLAB, UNLESS OTHERWISE NOTED.
6. ALL SANITARY WASTE PIPING SHALL BE SLOPED AT 1/4" PER FOOT UNLESS OTHERWISE NOTED.
7. ALL SLOPES AND INVERT ELEVATIONS SHALL BE CHECKED BEFORE ANY PIPING IS INSTALLED, IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED.
8. MAKE PROPER WASTE, VENT, HOT AND COLD WATER CONNECTIONS TO ALL FIXTURES AND EQUIPMENT, EVEN THOUGH ALL BRANCH MAINS, ELBOWS AND CONNECTIONS ARE NOT SHOWN.
9. FOR ALL SIZES OF WASTE, VENT, HOT AND COLD WATER PIPING TO FIXTURES AND EQUIPMENT, SEE SANITARY WASTE AND WATER RISER DIAGRAMS.
10. PLUMBING CONTRACTOR SHALL DISINFECT POTABLE WATER SYSTEM PER CODE.
11. PLUMBING CONTRACTOR SHALL INFORM SUBCONTRACTOR OF QUANTITY AND LOCATION OF ACCESS PANELS WHERE REQUIRED FOR ACCESS TO VALVES IN CEILINGS AND WALLS. ACCESS PANELS SHALL BE INSTALLED BY THE APPROPRIATE SUBCONTRACTOR.
12. CONTRACTOR SHALL PROVIDE ADDITIONAL WATER LINE DROPS IN WALL WHEN HORIZONTAL RUN IN WALL CONFLICTS WITH VENT PIPE IN WALL.
13. ALL PIPE PENETRATIONS BELOW SINKS SHALL BE SEALED.
14. ALL PIPE PENETRATIONS THROUGH FLOOR SLAB SHALL BE SEALED WITH FIRE STOPPING MATERIAL.
15. ALL WATER PIPING SHALL BE TYPE "L" COPPER PIPE WITH 125 PSI WROUGHT COPPER 95/5 SOLDER SWEAT FITTINGS. ALL WASTE AND VENT PIPING SHALL BE DWV COPPER WITH SOLDER SWEAT JOINTS.
16. AT CONTRACTOR'S OPTION, PROVIDE NO-HUB CAST IRON PIPE WITH STAINLESS STEEL BANDS FOR WASTE AND VENT PIPING.
17. ALL COLD AND HOT WATER PIPING SHALL BE INSULATED, AND ALL PIPING SHALL BE INSTALLED ON THE INSIDE OF THE BUILDING INSULATION ENVELOPE. PIPING INSULATION SHALL BE 3-1/2 LB. DENSITY, JOHNS-MANVILLE "MICRO-LOK".
18. PROVIDE INDIVIDUAL SHUTOFF VALVES AT ALL PLUMBING FIXTURES AND APPLIANCES.
19. ALL VALVES SHALL BE 125 PSI BRONZE GATE OR BALL VALVES.
20. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND DIRECTION OF FLOW FOR EXISTING SEWER LINES.
21. FURNISH THE OWNER WITH WRITTEN GUARANTEE, STATING THAT ALL MATERIALS AND INSTALLATION ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ARE FULLY GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK AND THAT ALL WORK WHICH PROVES DEFECTIVE DURING THAT TIME SHALL BE REPLACED AT NO COST TO THE OWNER.

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
		EXISTING PIPING OR EQUIPMENT TO REMAIN
		EXISTING PIPING OR EQUIPMENT TO BE REMOVED
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWC	DOMESTIC HOT WATER RECIRCULATION
	WP	SANITARY SOIL AND WASTE
	VP	SANITARY VENT
D	D	DRAIN LINE
F	FP	FIRE PROTECTION PIPING
		PIPE TURNING UP
		PIPE TURNING DOWN
		VALVE IN VERTICAL
		PIPE BRANCH BOTTOM TAKEOFF
		PIPE BRANCH TOP TAKEOFF
		CAPPED PIPE
		BALL VALVE
		COMBINATION BALANCING AND SHUT-OFF VALVE
		UNION
		PIPE DIRECTION OF FLOW
		POINT OF REMOVAL
		POINT OF CONNECTION TO EXISTING
1		KEYED NOTE
		SANITARY RISER SYMBOL WITH DESIGNATION
		WATER RISER SYMBOL WITH DESIGNATION

ABBREVIATIONS

(E)	EXISTING TO REMAIN
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ARCH	ARCHITECTURAL
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CLNG	CEILING
CO	CLEANOUT
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEC	ELECTRIC, ELECTRICAL
°F	DEGREES FAHRENHEIT
GAL	GALLON, GALLONS
KW	KILOWATTS
LBS	POUNDS
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
PH	PHASE
REF	REFRIGERATOR
RL	RAIN LEADER
TYP	TYPICAL
V	VOLTS
VS	VENT STACK
W/	WITH
WH	WATER HEATER
WS	WASTE STACK

PLUMBING DRAWING LIST

P100 — SPECIFICATIONS, NOTES, DETAIL, LEGEND & ABBREVIATIONS
P200 — THIRD FLOOR & PARTIAL FIRST FLOOR PLAN - NEW WORK AND RISER DIAGRAMS

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PROJECT NO.: RCK-2012184.00
DRAWN BY: Author
SCALE: 1/8" = 1'-0"
DATE: 10.18.2012
DWG. NO.: P100

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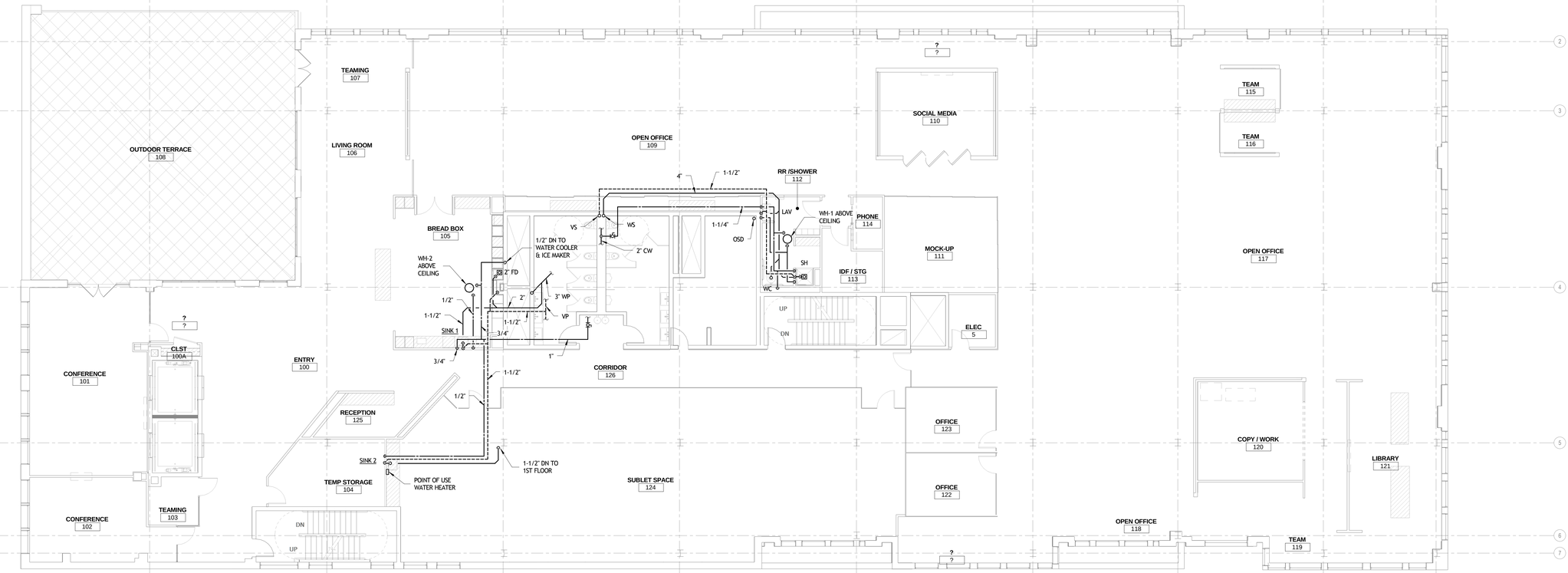
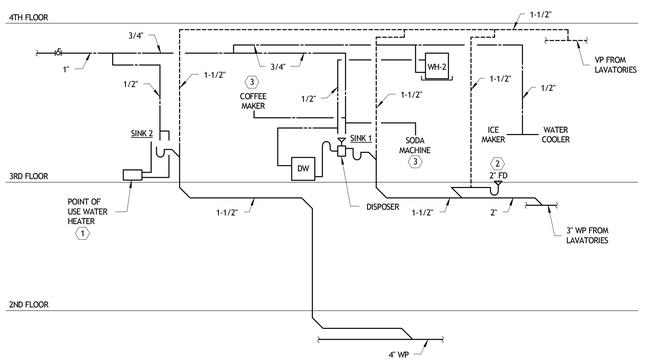


THIRD FLOOR PLAN - NEW WORK

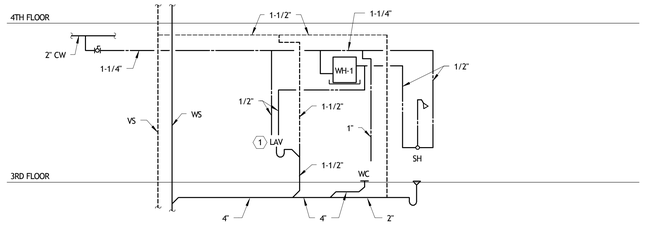
1/8" = 1'-0"



1. POINT OF USE WATER HEATER - CHRONOMITE MODEL M-40/208, 8.3 KW, 208V, 1 PHASE.
2. FLOOR DRAIN - JOSAM MODEL 30000-A.
3. PROVIDE WATTS MODEL SD3 BACKFLOW PREVENTER.

SANITARY/WATER PIPING RISER DIAGRAM

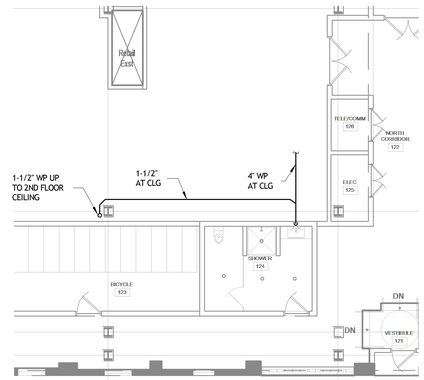
NOT TO SCALE



1. PROVIDE WATTS MODEL LFUSG-B-M1 THERMOSTATIC MIXING VALVE.

SANITARY/WATER PIPING RISER DIAGRAM - RR/SHOWER 112

NOT TO SCALE



PARTIAL FIRST FLOOR - NEW WORK

1/8" = 1'-0"

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DRAWING TITLE
THIRD FLOOR & PARTIAL FIRST FLOOR PLAN - NEW WORK AND RISER DIAGRAMS

STAMP

PROJECT NO.
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GMP
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DWG. NO.

P200

ELECTRICAL SPECIFICATIONS

GENERAL

A. THE CONTRACTOR SHALL COMPLY WITH ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL LOCAL AND STATE GOVERNMENTAL AUTHORITIES, THE RULES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AS INTERPRETED BY THE ENFORCING AUTHORITY HAVING JURISDICTION AND OF THE PUBLIC UTILITIES HAVING CONNECTION WITH ANY OF THE SYSTEMS HEREIN SPECIFIED.

B. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY OF THE FOREGOING AUTHORITIES, AND PAY FOR ALL OTHER COSTS IN CONNECTION WITH THE WORK. ALL CERTIFICATES SHALL BE IN DUPLICATE AND SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER/OWNER.

C. THE SITE, LOCATION AND ROUTING OF SYSTEMS INDICATED TO HAVE NEW CONNECTIONS MADE TO THEM ARE SHOWN AS ACCURATELY AS FIELD CONDITIONS WOULD PERMIT. BIDDERS SHALL VISIT THE SITE AND THOROUGHLY EXAMINE THE CONTRACT DRAWINGS. BIDDERS WHO DO NOT VISIT THE SITE MAY BE UNILATERALLY NOT PERMITTED TO SUBMIT A BID IF THE OWNER SO DESIGNATES. ALL EXISTING CONDITIONS SHALL BE EXAMINED AND THEIR EXACT LOCATIONS VERIFIED. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER/OWNER BEFORE SUBMITTING A BID, ANY CONDITIONS WHICH MIGHT MAKE INSTALLATION OF REQUIRED EQUIPMENT A PROBLEM. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO INVESTIGATE CONDITIONS OR MISUNDERSTANDINGS OF THE CONTRACTUAL REQUIREMENTS.

D. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT NOT INDICATED TO BE REUSED TO A DESIGNATED LOCATION AT THE PROJECT SITE. AFTER THE EQUIPMENT HAS BEEN ASSEMBLED FOR THE OWNER'S INSPECTION AND POSSIBLE RETENTION, ALL EQUIPMENT NOT TO BE RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ALL BUILDING SYSTEMS SHALL REMAIN IN SERVICE UNLESS INDICATED OTHERWISE. ALL OUTAGES OR INTERRUPTIONS SHALL BE KEPT TO MINIMUM DURATION. NOTIFY THE OWNER 48 HOURS IN ADVANCE OF ANY OUTAGE OR INTERRUPTION.

E. THE CONTRACTOR SHALL INSTALL AND CONNECT ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND, UNLESS OTHERWISE SHOWN OR SPECIFIED, FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND FURNISH AND INSTALL ALL REQUIRED AUXILIARY ITEMS COMPLETE.

F. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC AND FOR BIDDING PURPOSES ONLY. WHILE THE DRAWINGS ARE GENERALLY TO SCALE AND ARE AS ACCURATE AS THE SCALE WILL PERMIT, ALL IMPORTANT DIMENSIONS SHALL BE DETERMINED IN THE FIELD.

G. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE AMONG MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL ITEMS. PROVIDE ALL NECESSARY OFFSETS AND FITTINGS IN CIRCUITRY AND OTHER ITEMS REQUIRED TO INSTALL THE WORK WITHOUT INTERFERENCES.

H. THE CONTRACTOR SHALL TEST ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT AND DEMONSTRATE TO THE OWNER ITS PROPER OPERATIONS. ALL NEW EQUIPMENT SHALL BE MOUNTED VIBRATION FREE.

I. ALL EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN FULL FROM ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK.

J. ALL EQUIPMENT INSTALLED SHALL BE NEW AND SHALL CONFORM IN ALL RESPECTS TO THE LATEST APPROVED STANDARDS OF IEEE, ANSI, NEMA AND UNDERWRITERS LABORATORIES, INC., (UNLESS INDICATED OTHERWISE). SUBSTITUTIONS SHALL ONLY BE ACCOMPLISHED AT THE DISCRETION OF THE ARCHITECT/ENGINEER/OWNER. SHOP DRAWINGS ARE TO BE SUBMITTED AND APPROVED BEFORE THE EQUIPMENT IS ORDERED. SUBMIT SIX (6) COPIES OF SHOP DRAWINGS TO THE ARCHITECT/ENGINEER/OWNER OF THE FOLLOWING: LIGHTING FIXTURES, OCCUPANCY SENSORS, PANELBOARDS, TRANSFORMER, DISCONNECT SWITCHES AND WIRING DEVICES.

K. THE CONTRACTOR SHALL REPAIR ALL WALL, CEILING, FLOOR, OR ROOF OPENINGS WHICH ARE CREATED BY DEMOLITION OR PENETRATION. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE RATED PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE RATED INTEGRITY.

L. DEFINITIONS

- "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL.
- "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS WITHIN ARCHITECTURAL WALLS AND ABOVE CEILINGS.
- "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW.
- "INDICATED" UNDER THIS CONTRACT IS DEFINED AS SHOWN IN THE CONTRACT DOCUMENTS.
- "CIRCUITRY" UNDER THIS CONTRACT IS DEFINED AS CONDUIT, FEEDER AND OR CIRCUIT.

M. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC.

N. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER WHEN THE PROJECT IS APPROXIMATELY 75% COMPLETED IN ORDER TO SCHEDULE A PRE-FINAL REVIEW OF CONSTRUCTION. NO WORK SHALL BE CONCEALED BY CEILINGS, WALLS, ETC. FINAL REVIEW SHALL BE SCHEDULED AT 100% COMPLETION. ALL PUNCH LIST ITEMS MUST BE ACCOMPLISHED PRIOR TO FINAL ACCEPTANCE.

O. THE CONTRACTOR SHALL PREPARE A COMPREHENSIVE METHOD OF PROCEDURE AND SUBMIT IT TO THE OWNER WITH SHOP DRAWINGS FOR REVIEW. THE SUBMITTAL SHALL ITEMIZE METHODS OF PROCEDURE FOR ALL POTENTIAL EMERGENCY SITUATIONS AND SHALL INCLUDE A LIST OF PERSONS REPRESENTING THE OWNER AND THE CONTRACTOR ALONG WITH DAYTIME EMERGENCY PHONE NUMBERS INDICATING WHO SHALL BE CONTACTED IN THE EVENT OF AN EMERGENCY. THIS LIST SHALL BE DISTRIBUTED TO THE OWNER'S REPRESENTATIVE AND THE CONTRACTORS SUPERINTENDENT OR FOREMAN AT THE SITE. EMERGENCY SITUATIONS SHALL INCLUDE BUT NOT BE LIMITED TO POWER OUTAGES, CHILLED AND CONDENSER WATER SYSTEM RUPTURES, AUTOMATIC TEMPERATURE CONTROL OUTAGES AND OWNER'S EQUIPMENT DAMAGE. THE COMPREHENSIVE METHOD OF PROCEDURE SHALL BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

P. PROVIDE TEMPORARY SERVICE FOR LIGHTING AND POWER EQUIPMENT (DRILLS, SAW, ETC.). VERIFY TEMPORARY REQUIREMENTS WITH GENERAL CONTRACTOR. TEMPORARY LIGHTING AND POWER SHALL MEET OSHA REQUIREMENTS AND LOCAL CODE. TEMPORARY POWER SHALL BE 120 VOLTS.

Q. PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.

R. FINAL TESTING: AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

T. CONTRACTOR SHALL PROVIDE ACCESS PANEL FOR JUNCTION BOXES, DISCONNECT SWITCHES, OR OTHER DEVICES WHICH REQUIRE SERVICE ACCESS PER NEC.

RACEWAYS BOXES AND CONDUITS

A. OUTDOORS WIRING METHODS: USE THE FOLLOWING WIRING METHODS:
1. EXPOSED: CONDUCTORS IN RIGID METAL CONDUIT
2. CONCEALED: CONDUCTORS IN RIGID METAL CONDUIT.
3. UNDERGROUND: CONDUCTORS IN RIGID NONMETALLIC CONDUIT, UNLESS OTHERWISE NOTED.
4. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
5. BOXES AND ENCLOSURES: NEMA TYPE 3R.

B. INDOORS WIRING METHODS: USE THE FOLLOWING WIRING METHODS:
1. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN FLEXIBLE METAL CONDUIT, EXCEPT IN WET OR DAMP LOCATIONS USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
2. DAMP OR WET LOCATIONS: CONDUCTORS IN RIGID STEEL CONDUIT.
3. EXPOSED: CONDUCTORS IN ELECTRICAL METALLIC TUBING.
4. CONCEALED: CONDUCTORS IN ELECTRICAL METALLIC TUBING OR, AS APPROVED, METAL-CLAD (MC) CABLE.
5. BOXES AND ENCLOSURES: NEMA TYPE 1, EXCEPT IN DAMP OR WET LOCATIONS USE NEMA TYPE 4, STAINLESS STEEL.

C. ALL CIRCUITRY IN FINISHED AREAS SHALL BE RUN CONCEALED.

D. MINIMUM SIZE CONDUIT SHALL BE 1/2".

E. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION TYPE WITH INSULATED THROAT.

F. EXPOSED AND CONCEALED CIRCUITRY (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE RUN TIGHT TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.

G. ALL CIRCUITRY RUNS INDICATED ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST SUITABLE ROUTES.

H. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE. EMPTY RACEWAYS 2" OR LARGER IN SIZE SHALL HAVE A MAXIMUM OF 3 - 90 DEGREE BENDS. UNLESS OTHERWISE NOTED, PROVIDE 3/4" EMT FROM EACH TELEPHONE OR COMMUNICATIONS OUTLET DEVICE TO CEILING SPACE.

I. GROUND ACCESS RAISED FLOOR SYSTEM WITH #4 CONDUCTOR TO BUILDING STEEL OR BUILDING GROUNDING SYSTEM PER MANUFACTURER'S REQUIREMENT. MINIMUM 1 LOCATION PER 1000 SQUARE FEET. TIE ALL GROUNDS TOGETHER.

J. UNDER COMPUTER FLOOR SEPARATE BRANCH CIRCUIT AND POWER FEEDS A MINIMUM OF 6" FROM COMMUNICATION OR COMPUTER CABLE.

K. EXPOSED LOW VOLTAGE WIRING SHALL BE INSTALLED IN A RACEWAY, UNLESS OTHERWISE NOTED.

L. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.

M. WHERE EXISTING WALLS ARE FURRED OUT AND DEVICES ARE NOT NOTED TO BE REMOVED, PROVIDE EXTENSION BOXES TO BRING FACE OF DEVICES FLUSH WITH NEW FINISH SURFACE AND CONTINUE IN SERVICE.

WIRE AND CABLE

A. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 WITH 600 VOLT TYPE "THHN-THWN" INSULATION. CONDUCTORS #8 AND LARGER SHALL BE STRANDED.

B. WHERE APPROVED BY THE AUTHORITIES HAVING JURISDICTION, "MC" CABLE MAY BE UTILIZED FOR INTERIOR BRANCH CIRCUITS.

C. ALL "MC" CABLE SHALL HAVE AN INTERNAL GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.

D. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM.

E. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANELBOARD CIRCUITS (I.E., 1, 3, 5)

WIRING DEVICES AND TELEPHONE/DATA OUTLETS

A. THE LOCATION OF ALL WIRING DEVICES AND TELEPHONE/DATA OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION WITH THE ARCHITECT. THE ARCHITECT MAY, AT HIS OPTION, RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.

B. WHERE TWO OR MORE DEVICES ARE SHOWN TOGETHER ON THE PLANS, A MULTI-GANG BOX AND PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED BY PERMANENTLY INSTALLED BOX PARTITIONS.

C. ALL OUTLETS SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.

D. WALL MOUNTED WIRING DEVICES SHALL BE A COLOR AS SELECTED BY THE ARCHITECT AND EQUAL TO THE FOLLOWING

	DECORA DEVICES
SINGLE POLE SWITCH	LEVITON 5621
THREE-WAY SWITCH	LEVITON 5623
FOUR-WAY SWITCH	LEVITON 5624
DIMMER SWITCH	LEVITON DECORA
DUPLEX RECEPTACLE	HUBBELL 5352
DUPLEX RECEPTACLE WITH GFCI*	HUBBELL GF5352

*GFCI - GROUND FAULT CIRCUIT INTERRUPTER

E. DEVICE PLATES SHALL BE A FINISH AND COLOR SELECTED BY THE ARCHITECT.

F. COORDINATE LIGHT SWITCHES SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCH ON LOCK SIDE OF DOOR.

G. COORDINATE WALL MOUNTED TELEPHONE/DATA OUTLET LOCATIONS WITH THE ARCHITECT. TELEPHONE/DATA CONDUCTORS WILL BE INSTALLED BY OTHERS. ALL CONDUCTORS SHALL BE PLENUM RATED.

H. PROVIDE FOR COMPLETE INSTALLATION OF FLOOR DEVICES INCLUDING ALL ACCESSORIES.

SUPPORTING DEVICES

A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC REQUIREMENTS AND ANY ADDITIONAL LOCAL CODES.

B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER ELECTRICAL INSTALLATIONS.

ELECTRICAL IDENTIFICATION

A. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR FEEDERS AND BRANCH CIRCUIT CONDUCTORS AS FOLLOWS:

208/120 VOLTS	PHASE	480/277 VOLTS
BLACK	A	BROWN
RED	B	ORANGE
BLUE	C	YELLOW
WHITE	NEUTRAL	GRAY
GREEN	GROUND	GREEN

B. APPLY EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL EQUIPMENT.
1. PANELBOARDS, ELECTRICAL CABINETS AND ENCLOSURES.
2. ACCESS DOORS AND PANELS FOR CONCEALED ELECTRICAL ITEMS.
3. ELECTRICAL SWITCHGEAR AND SWITCHBOARDS.
4. MOTOR CONTROL CENTERS.
5. MOTOR STARTERS.
6. PUSHBUTTON STATIONS.
7. POWER TRANSFER EQUIPMENT.
8. CONTACTORS.
9. REMOTE-CONTROLLED SWITCHES.
10. DIMMERS.
11. CONTROL DEVICES.
12. TRANSFORMERS.
13. POWER GENERATING UNITS.
14. FIRE ALARM MASTER STATION OR CONTROL PANEL.

C. APPLY CIRCUIT/CONTROL/ITEM DESIGNATION LABELS OF ENGRAVED PLASTIC LAMINATE FOR POWER DISTRIBUTION AND CONTROL COMPONENTS LISTED ABOVE.

GROUNDING

A. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED.

B. ALL CIRCUITS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTORS. ALL NEW RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUNDING CONDUCTOR.

C. SEPARATELY DERIVED SYSTEMS REQUIRED BY NEC TO BE GROUNDED SHALL BE GROUNDED AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

TRANSFORMER

A. DRY-TYPE TRANSFORMERS SHALL COMPLY WITH NEMA STANDARD ST20 "DRY-TYPE TRANSFORMERS FOR GENERAL APPLICATIONS."

B. GENERAL-PURPOSE, DRY-TYPE TRANSFORMERS SHALL BE EQUAL TO SQUARE D CLASS 7400 GENERAL PURPOSE TRANSFORMERS.

C. NON-LINEAR LOAD SERVICE, DRY-TYPE TRANSFORMERS SHALL BE EQUAL TO SQUARE D "NLP SERIES" WITH UL K-13 RATING.

D. TRANSFORMER WINDINGS SHALL BE COPPER. TRANSFORMERS SHALL HAVE A TEMPERATURE RISE OF NOT MORE THAN 150C WITH CLASS H INSULATION WHEN OPERATING AT 40C AMBIENT TEMPERATURE PROVIDE 2-1/2% TAPS BELOW AND 2-1/2% TAPS ABOVE.

FUSES

A. INSTALL FUSES IN FUSIBLE DEVICES AS INDICATED.

B. INSTALL TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION.

C. ALL FUSES SHALL BE CLASS RK-1 TIME DELAY TYPE, UNLESS OTHERWISE INDICATED.

D. SPARE FUSES: FURNISH QUANTITY EQUAL TO 20 PERCENT OF EACH FUSE TYPE AND SIZE INSTALLED, BUT NOT LESS THAN 1 SET OF 3 OF EACH TYPE AND SIZE.

E. SPARE FUSE CABINET: WALL-MOUNTED, 18-GAUGE MINIMUM STEEL UNIT WITH FULL-LENGTH, RECESSED PIANO-HINGED DOOR WITH KEY-CODED CAM LOCK AND PULL.
1. SIZE: ADEQUATE FOR ORDERLY STORAGE OF SPARE FUSES SPECIFIED WITH 15 PERCENT SPARE CAPACITY MINIMUM.
2. FINISH: GRAY BAKED ENAMEL.
3. IDENTIFICATION: STENCIL LEGEND "SPARE FUSES" IN 1-1/2" (40 mm) LETTERS ON DOOR.

PANELBOARDS

A. IN PANELBOARDS, "EQUIPPED SPACE" OR "SPACE" IS DEFINED TO INCLUDE ALL NECESSARY BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE.

B. ALL PANELBOARDS SHALL BE EQUIPPED WITH COMMON KEYED LOCKS. PROVIDE A MINIMUM OF TWO KEYS PER PANEL. PANELBOARDS SHALL BE COMPLETE WITH COVERS AND TRIMS AND SHALL CONTAIN A GROUND BUS.

C. PANELBOARD CIRCUITING SHALL MATCH THE DRAWINGS. CIRCUITING CHANGES MUST BE APPROVED BY THE ARCHITECT.

D. PANELBOARD BUS SHALL BE COPPER WITH BOLT-ON BRACH CIRCUIT BREAKERS.

E. BEFORE ORDERING PANELBOARDS, COORDINATE ALL MOTOR CIRCUIT BREAKER TRIPS WITH MECHANICAL EQUIPMENT MANUFACTURER'S REQUIREMENTS. COORDINATE CONDUCTOR SIZE WITH ACTUAL MOTORS AND OTHER MECHANICAL AND ARCHITECTURAL EQUIPMENT FURNISHED BEFORE INSTALLING CIRCUITRY. ADJUSTABLE TRIP CIRCUIT BREAKERS SHALL BE SET BY THE CONTRACTOR IN THE FIELD.

F. SURFACE MOUNTED PANELBOARD CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL FRAMEWORK TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET. PAINT FRAMEWORK WITH TWO COATS OF GRAY ENAMEL AFTER FABRICATION.

G. FOR RECESSED PANELBOARDS, RUN ONE 3/4" CONDUIT FROM TOP OF PANEL 6" INTO CEILING SPACE FOR EVERY SET OF 3 SPARE CIRCUIT BREAKERS OR SPACES.

H. PANELBOARD SHALL BE EQUAL TO SQUARE D TYPE NEHB, NQOD UNLESS OTHERWISE NOTED.

I. PROVIDE HANDLE TIES ON CB's SERVING SYSTEM FURNITURE TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS.

J. FOR PANELBOARDS: PROVIDE FRAMED, TYPED CIRCUIT SCHEDULES WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER. PROVIDE NEW PANELBOARD SCHEDULE FOR ALL EXISTING AND NEW PANELBOARDS AFFECTED BY RENOVATION. PANELBOARD SCHEDULES SHALL BE REVISED TO REFLECT ALL REVISED FIELD CONDITIONS.

DISCONNECT AND CIRCUIT BREAKERS

A. ENCLOSED NON-FUSIBLE SWITCH SHALL BE NEMA HEAVY-DUTY TYPE WITH ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.

B. ENCLOSED FUSIBLE SWITCHES SHALL BE NEMA HEAVY-DUTY TYPE WITH CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS AND INTERLOCKED WITH COVER IN "CLOSED" POSITION. SWITCHES SHALL HAVE MINIMUM FAULT CURRENT RATING OF 200,000 SYMMETRICAL RMS AMPERES.

C. LOCATE DISCONNECT SWITCH (AND MOTOR CONTROLLER) FOR MECHANICAL EQUIPMENT TO PERMIT SERVICING OF EQUIPMENT. CHECK MOTORS FOR PROPER ROTATION. CONNECT CONDUCTORS AS REQUIRED BY MANUFACTURER.

F. ENCLOSED MOLDED-CASE CIRCUIT BREAKER: FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED; INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT, 10,000 SYMMETRICAL RMS AMPERES MINIMUM; WITH APPROPRIATE APPLICATION LISTING WHEN USED FOR SWITCHING FLUORESCENT LIGHTING LOADS OR HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT.

G. ENCLOSURE: NEMA TYPE 1, UNLESS SPECIFIED OR REQUIRED OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
1. OUTDOOR LOCATIONS: TYPE 12/3R.
2. KITCHEN AREAS: TYPE 4X, STAINLESS STEEL.
3. OTHER WET OR DAMP INDOOR LOCATIONS: TYPE 4.
4. HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA 7C.

H. PROPERLY SUPPORT DISCONNECT OR ENCLOSED CIRCUIT BREAKER ON WALL WITH METAL FRAMING AS REQUIRED.

I. PROVIDE FUSES IF REQUIRED BY MANUFACTURER OF EQUIPMENT FOR UL APPROVAL OR HACR CIRCUIT BREAKERS.

LIGHTING

A. COORDINATE RECESSED LIGHTING FIXTURES WITH MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST LIGHTING FIXTURES IN FIELD PER ARCHITECT.

B. PROVIDE FINISHING FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COMPATIBLE WITH CEILING. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.

C. ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE PLANS FOR SPECIFIC REQUIREMENTS. RELAMP ALL EXISTING LIGHTING FIXTURES.

D. 2' X 2' FLUORESCENT FIXTURES IN ANY ROOM OR COMMON AREA SHALL HAVE ALL LAMPS ORIENTED IN THE SAME DIRECTION.

E. COORDINATE LOW VOLTAGE DIMMERS WITH ELECTRONIC OR MAGNETIC LOW VOLTAGE LIGHTING PER MANUFACTURER OF LIGHTING FIXTURES.

F. IN LOCATIONS WHERE NEW DUCTWORK OR CEILING IS INSTALLED UNDER THIS CONTRACT BUT LIGHTING FIXTURES HAVE NOT BEEN REVISED, REMOVE EXISTING FIXTURES AS NECESSARY TO RUN THE NEW DUCTWORK OR CEILING AND RE-HANG AFTER THE MECHANICAL OR ARCHITECTURAL WORK IS COMPLETED.

G. COLOR LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.

H. THE EXACT LOCATION OF LIGHTING FIXTURES IN MECHANICAL ROOM SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO PROVIDE LIGHT OVER SERVICE AREAS.

EQUIPMENT CONNECTION

A. EXTEND WIRING TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS TO ALL EQUIPMENT. BEFORE ROUGHING IN, THE LOCATION AND TYPE OF DEVICE SHALL BE VERIFIED FROM SHOP DRAWINGS OF THE EQUIPMENT. STARTERS AND DISCONNECTS AND OTHER ELECTRICAL CIRCUITRY AND DEVICES SHALL BE LOCATED TO ALLOW ACCESS TO DEVICES AND NOT INTERFERE WITH THE OPERATION OF THE MECHANICAL OR ARCHITECTURAL DEVICES OR THEIR POSSIBLE MAINTENANCE OR REMOVAL.

DEMOLITION

A. PROVIDE DEMOLITION AS INDICATED ON DEMOLITION PLANS. CIRCUITRY NOTED FOR REMOVAL SHALL BE REMOVED BACK TO THE SOURCE BUS UNLESS NOTED OTHERWISE. BE RESPONSIBLE FOR THE COMPLETE REMOVAL FROM THE SITE FOR ALL EQUIPMENT AND MATERIAL REMOVED UNDER DEMOLITION WORK, UNLESS OTHERWISE NOTED OR DIRECTED. EXISTING CIRCUITS-TO-REMIAN INTERRUPTED BY DEMOLITION SHALL BE RESTORED FOR OPERATION AS BEFORE. OUTAGES REQUIRED TO PERFORM DEMOLITION SHALL BE COORDINATED WITH THE OWNER AND PROCESSED OUTSIDE OF NORMAL BUSINESS HOURS. REPAIR ALL WALL, CEILING, FLOOR OR ROOF OPENINGS CREATED BY DEMOLITION. REPAIRS SHALL BE PROVIDED BY WORKMAN SKILLED IN THE TRADE AND SHALL CONFORM WITH MATERIAL AND FINISHES TO MATCH EXISTING.

B. LOCATE, IDENTIFY AND PROTECT ELECTRICAL SERVICES PASSING THROUGH DEMOLITION AREA AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

ABBREVIATIONS

A	AMPS
AIC	AMPERES INTERRUPTING CAPACITY
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CATV	CLOSED CIRCUIT TELEVISION
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CO	CARBON MONOXIDE
COF	COFFEE
DED	DEDICATED
DISC SW	DISCONNECT SWITCH
DISP	DISPOSAL
DP	DISTRIBUTION PANEL
DW	DISH WASHER
DWG	DRAWING
EA	EACH
EC	EMPTY CONDUIT
EGC	EQUIPMENT GROUND CONDUCTOR
EM/NL	EMERGENCY/NIGHT LIGHT
EMT	ELECTRICAL METALLIC TUBING
ENGR	ENGINEER
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EUH	CABINET UNIT HEATER
EWC	ELECTRIC WATER COOLER
EX, (E)	EXISTING ITEMS
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLUOR	FLUORESCENT
FPVAV	FAN POWER VAV BOX
FSS	FUSED SAFETY SWITCH
G,GND,GRD,G	GROUND CONDUCTOR
GAP	GRAPHIC ANNUNCIATOR PANEL
GC	GENERAL CONTRACTOR
GEC	GROUND ELECTRODE CONDUCTOR
GFI	GROUND FAULT INTERRUPTER
HP	HORSE POWER
HWH	HOT WATER HEATER
HZ	HERTZ
ICE	ICE MAKER
IG	ISOLATED GROUND
J,JB	JUNCTION BOX
KVA	KILO-VOLT AMPERE
KW	KILO-WATT
LRA	LOCKED ROTOR AMPS
LTG	LIGHT
MAX	MAXIMUM
MC	METAL CLAD CABLE
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MH	MOUNTING HEIGHT
MIN	MINIMUM
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
N	NEUTRAL
N)	NEW ITEMS
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFSS	NON FUSED SAFETY SWITCH
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OCPD	OVER-CURRENT PROTECTION DEVICE
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P	POLE
PB	PULL BOX
PC	PERSONAL COMPUTER
PH	PHASE
PNL	PANEL
PVC	POLYVINYL CHRORIDE
R, (R), (RE)	RELOCATED ITEMS
RCPT	RECEPTACLE
RECEPT	RECEPTACLE
REF	REFRIGERATOR
RLA	RUN LOAD AMP
RM	ROOM
RSC	RIGID STEEL CONDUIT
SD	SMOKE DETECTOR
SW	SWITCH
SWB	SWITCHBOARD
SYS FURN	SYSTEM FURNITURE
TEL,T	TELEPHONE
TF	TRANSFER FAN WITH LOCAL TOGGLE SWITCH
TYP	TYPICAL
UL	UNDERWRITER LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT
W	WIRE
W/	WITH
WATT, #W	WATT
WH	WATER HEATER
WP	WATER PROOF
WSA	WIRE SIZE AMPS
WT	WIRING TROUGH
XFMR	TRANSFORMER

ELECTRICAL SYMBOLS

DESIGNATION	DESCRIPTION	MTG HGT TO AFF (UON) CENTERLINE
a A	FLUORESCENT LIGHTING FIXTURE. UPPER CASE INDICATES FIXTURE TYPE. LOWER CASE INDICATES FIXTURE CONTROLLED.	-
aA aA aA	LED, COMPACT FLUORESCENT OR HID LIGHTING FIXTURE. UPPER CASE INDICATES FIXTURE TYPE. LOWER CASE INDICATES FIXTURE CONTROLLED.	-
aA aA aA	FLUORESCENT LIGHTING FIXTURE. UPPER CASE INDICATES FIXTURE TYPE. LOWER CASE INDICATES FIXTURE CONTROLLED.	
A	FLUORESCENT LIGHTING EMERGENCY FIXTURE. UPPER CASE INDICATES FIXTURE TYPE	
A A A	LED, COMPACT FLUORESCENT OR HID LIGHTING EMERGENCY FIXTURE	-
	CEILING MOUNTED EXIT LIGHT SINGLE FACE/DOUBLE FACE WITH ARROWS AS INDICATED	-
aA aA	FLUORESCENT LIGHTING EMERGENCY FIXTURE. UPPER CASE INDICATES FIXTURE TYPE	
S	SINGLE POLE SWITCH	4'-0"
Sa	SINGLE POLE SWITCH - SUBLETTER INDICATES FIXTURE CONTROLLED	4'-0"
S_3^a	THREE WAY SWITCH - SUBLETTER INDICATES FIXTURE CONTROLLED	
S_D^a	DIMMER SWITCH - SUBLETTER INDICATES FIXTURE CONTROLLED. PROVIDE DIMMING SWITCH COMPATIBLE WITH SPECIFIED LIGHTING FIXTURES.	4'-0"
SM	MANUAL MOTOR CONTROLLER SWITCH WITH THERMAL PROTECTION	4'-0"
SP	SWITCH FOR CEILING PROJECTOR SCREEN	4'-0"
b OS X1	CEILING MOUNTED LIGHTING OCCUPANCY SENSOR. ARROWS (IF SHOWN) INDICATE DIRECTION WHICH SENSOR IS TO BE ORIENTED. "NUMBER" INDICATES SENSOR TYPE. SUBLETTER (IF SHOWN) INDICATES SWITCHED LIGHTING FIXTURE GROUP SENSOR IS TO CONTROL. "W" INDICATES WALL LINE-VOLTAGE SENSOR "L" INDICATES CEILING-MOUNTED LINE-VOLTAGE SENSOR "LV" INDICATES CEILING-MOUNTED LOW-VOLTAGE SENSOR (REQUIRES POWER PACK)	
	DUPLEX RECEPTACLE - NEMA 5-20R	18"
G	DUPLEX RECEPTACLE - NEMA 5-20R WITH GROUND FAULT CIRCUIT INTERRUPTER	18"
	QUAD RECEPTACLE - NEMA 5-20R	18"
	SINGLE RECEPTACLE - NEMA 5-20	18" UON
	POKE-THROUGH SERVICE FITTING - SEE DRAWING FOR DESCRIPTION	
	FLUSH CEILING MOUNTED RECEPTACLE/DATA OUTLET - NEMA 5-20R. PROVIDE 2-GANG BOX W/ SEPARATOR FOR POWER/ COMMUNICATIONS OUTLET.	
	FLUSH FLOOR MOUNTED RECEPTACLE/DATA OUTLET. SEE DRAWING FOR DESCRIPTION.	
+60" +60"	TV OUTLET. STUB OUT (2) 1-1/2" EC 6" INTO CEILING SPACE WITH PLASTER RING AND PULL STRING TO ACCESSIBLE CEILING SPACE FOR AV AND NETWORK. COORDINATE AV, NETWORK AND RACEWAY REQUIREMENTS WITH AV CONTRACTOR. PROVIDE FSR INC. FLAT PANEL BOX CATALOG NUMBER PWB-100. SUBSTITUTES NOT ACCEPTED.	
J	CEILING MOUNTED JUNCTION BOX	
J	WALL MOUNTED JUNCTION BOX	18"
# FP	JUNCTION BOX FOR POWER CONNECTION TO SYSTEMS FURNITURE. "#" INDICATES NUMBER OF STATIONS SERVED.	-
# FD	JUNCTION BOX FOR DATA/TELEPHONE CONNECTION TO SYSTEMS FURNITURE - SEE DETAIL	-
	DATA OUTLET. STUB OUT 1" EC 6" INTO CEILING SPACE WITH PLASTER RING AND PULL STRING TO ACCESSIBLE CEILING SPACE.	18"
	TELEPHONE OUTLET. STUB OUT 1" EC 6" INTO CEILING SPACE WITH PLASTER RING AND PULL STRING TO ACCESSIBLE CEILING SPACE	18"
	COMBINATION DATA/TELEPHONE OUTLET. STUB OUT 1" EC 6" INTO CEILING SPACE WITH PLASTER RING AND PULL STRING TO ACCESSIBLE CEILING SPACE	18"
T	TRANSFORMER	-
	GROUND	-
	PANELBOARD	6'-0" TO TOP
M	MOTOR CONNECTION	-
30	NON-FUSED SAFETY DISCONNECT SWITCH - NUMERAL DENOTES SWITCH SIZE - 3 POLE UON	5'-0" TO TOP
60/50	FUSED SAFETY DISCONNECT SWITCH - UPPER NUMERAL DENOTES SWITCH SIZE, LOWER NUMERAL DENOTES FUSE SIZE - 3 POLE UON	5'-0" TO TOP
	FACTORY CONNECTION - PROVIDE CIRCUITRY CONNECTION AS NOTED ON PLAN	
EP 1,3	HOMERUN TO PANELBOARD - NO. OF ARROWHEADS INDICATE NO. OF CIRCUITS. NUMERALS & LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL & CIRCUIT NO.'S	
#10	TICK MARKS IN HOMERUN OR BRANCH CIRCUITRY, UNLESS OTHERWISE SCHEDULED, INDICATE THE QUANTITY (WHERE MORE THAN TWO) OF CURRENT CARRYING CONDUCTORS. NUMERAL ADJACENT TO TICKS INDICATES WIRE SIZE IF OTHER THAN #12. ALL WRING SHALL ALSO CONTAIN AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED PER NEC. (NOT SHOWN)	
#	DENOTES PLAN SPECIFIC KEYED NOTE	
(E)	EXISTING TO REMAIN - CONTINUE IN SERVICE	
(R)	EXISTING TO BE REMOVED AND RELOCATED	
(RE)	RELOCATED EQUIPMENT	
(X)	REMOVE WITH ALL CIRCUITRY THERETO	
X	FEEDER DESIGNATION	

DRAWING INDEX

E001	COVERSHEET
E002	LIGHTING, OCCUPANCY SENSOR SCHEDULES, AND DETAILS
E003	LIGHTING CONTROLS WIRING DIAGRAMS
E004	LIGHTING CONTROLS WIRING DIAGRAMS
E100	THIRD FLOOR PLAN - LIGHTING
E101	THIRD FLOOR PLAN - SHOWROOM LIGHTING
E200	THIRD FLOOR PLAN - TELE/DATA/ELEC
E300	THIRD FLOOR PLAN - MECHANICAL POWER
E400	THIRD FLOOR PLAN - FIRE ALARM
E500	PANEL SCHEDULES AND PART RISER

VAV BOX LEGENDS

	VAV BOX TYPE
	INLET SIZE
A8 | 3.0	HEATER KW
1000	COOLING CFM (MIN/FAN CFM REFER TO SCHEDULE)
FPB1-1	VAV BOX DESIGNATION

NOTES:

1. HEATER VOLTAGE AND STEPS: (IF APPLICABLE)

0-2 KW	(1 STEP)	208/1PH
2.1-4 KW	(2 STEPS)	208/1PH
4.1-10 KW	(3 STEPS)	308/1PH

LEED - CI REQUIREMENTS

THE FOLLOWING LEED POINTS ARE ASSIGNED UNDER THE ELECTRICAL DESIGN OF THIS PROJECT:

ENERGY AND ATMOSPHERE:
CREDIT 1.1: OPTIMIZED ENERGY PERFORMANCE - LIGHTING POWER REDUCTION
CREDIT 1.2: OPTIMIZED ENERGY PERFORMANCE - LIGHTING CONTROLS
CREDIT 3: SUB-METER TENANT SPACE

INDOOR ENVIRONMENTAL QUALITY
CREDIT 6.1: CONTROLLABILITY OF SYSTEMS - LIGHTING

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Project #: 2012184.00

WORKSPACES - DC
641 S St. NW Washington, DC

	DATE	DESCRIPTION
1	11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
2	12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS

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COVERSHEET

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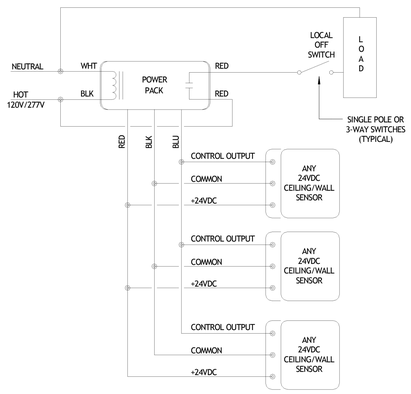
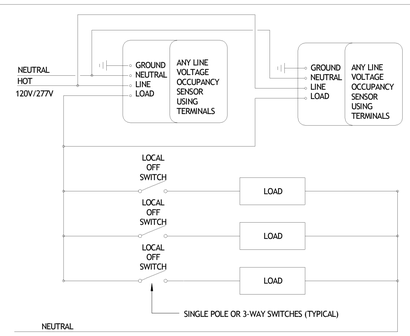
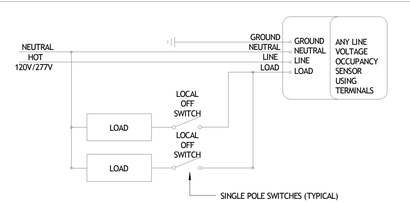


TYPICAL WIRING FOR OCCUPANCY SENSOR TYPE LV6 (WT-2255)



TYPICAL WIRING FOR OCCUPANCY SENSOR TYPE L1 (CI-355), L2 (DT-355), L3 (UT-355), L4 (UT-355-3)



TYPICAL WIRING FOR OCCUPANCY SENSOR TYPE L1 (CI-355), L2 (DT-355), L3 (UT-355), L4 (UT-355-3)

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS QTY	LAMPS TYPE	VOLTS	MOUNTING	REMARKS
FC1	FLOOR LAMP - NOT PERMANENTLY INSTALLED	-	-	-	-	120	SURFACE	FIXTURE SELECTION TO BE DETERMINED
GL1	IN-FLOOR LINEAR LED	ACDC	#1120/30/DIM/18R/5AD/J4/00/finish, #1753/400/FIME, #1754/CSK/finish		10.7W PER 12" WARM WHITE LED 3K CCT	120	RECESSED	PROVIDE REMOTE LED DRIVER. COORDINATE LOCATION TO BE ACCESIBLE. NOTE-1
NF1	4' LINEAR FLUORESCENT	a.LIGHT	D-5-4-S-U-A-G-finish-0	1	F26W/T5/830/ECO	UNV	RECESSED	NOTE-2
PC1	COMPACT FLUORESCENT PENDANT - DIMMABLE	Hi-Lite	Hi-15612-finish-STEM-U-0061 0-32CFL-DIM	1	F32TBX/830/AECO	UNV	SURFACE	NOTE-3.
PC1b	COMPACT FLUORESCENT PENDANT	Hi-Lite	Hi-15612-finish-STEM-U-6061 0-32CFL	1	F32TBX/830/AECO	UNV	SURFACE	NOTE-3.
PC2	COMPACT FLUORESCENT DOWNLIGHT	PATHWAY	C6PVF-1UT-E4-WD/EVF/WDSC/LPF/FK12	1	F32TBX/830/AECO	UNV	SURFACE	NOTE-3.
PC3	COMPACT FLUORESCENT PENDANT - DIMMABLE	3G LIGHTING	3G-PKU-1201-32CFL-120-DHL-finish-length	1	F32TBX/830/AECO	120	SURFACE	NOTE-3
PC4	LED PENDANT - DIMMABLE	STONCO	MEDIUM BASE LAMP HOLDER	1	13W BR30 LED	120	SURFACE	NOTE-3. ARCHITECT TO APPROVE FINISH.
PF1	4' LINEAR FLUORESCENT	ALM LIGHTING	1700PT-004-F28-finish-U-CK	1	F26W/T5/830/ECO	UNV	SURFACE	NOTE-3.
PF1d	4' LINEAR FLUORESCENT - DIMMABLE	ALM LIGHTING	1700PT-004-F28-finish-1-CK	1	F26W/T5/830/ECO	120	SURFACE	NOTE-3.
PF2a	4' LINEAR FLUORESCENT	a.LIGHT	D-3-4-S-U-S-S-fin sh-0	1	F26W/T5/830/ECO	UNV	SURFACE	NOTE-3.
PF2b	6' LINEAR FLUORESCENT	a.LIGHT	D-3-6-2-U-S-S-finish-0	2	(1) F28W/T5/830/ECO (1) F21W/T5/830/ECO	UNV	SURFACE	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
PF2c	8' LINEAR FLUORESCENT	a.LIGHT	D-3-8-2-U-S-S-finish-0	3	F21W/T5/830/ECO	UNV	SURFACE	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
PF2d	10' LINEAR FLUORESCENT	a.LIGHT	D-3-10-2-U-S-S-finish-0	4	F21W/T5/830/ECO	UNV	SURFACE	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
RB1	2x2 DIRECT / INDIRECT FLUORESCENT	LEDALITE	3322-D1-ST-8225-S-1-123-E	2	F25RX/SPX30/ALTO	120	RECESSED	
RC1	COMPACT FLUORESCENT DOWNLIGHT - DIMMABLE	WHITEGOODS	B150RDL-CFL-32-120-DIM-ED-0	1	F32TBX/830/AECO	120	RECESSED	
RC2	4.5" COMPACT FLUORESCENT DOWNLIGHT - WET LOCATIONS	KURT VERSEN	WH432-SC-120-WT	1	F32TBX/830/AECO	120	RECESSED	
RF1a	18' LINEAR FLUORESCENT - DIMMABLE	a.LIGHT	D3-10-2-120-S-ceiling-finish-D TBD	4	F21W/T5/830/ECO	120	RECESSED	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
RF1b	6' LINEAR FLUORESCENT	a.LIGHT	D3-6-2-U-S-XP-finish-0	2	(1) F28W/T5/830/ECO (1) F21W/T5/830/ECO	UNV	RECESSED	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
RF1c	18' LINEAR FLUORESCENT	a.LIGHT	D3-16-2-U-S-XP-finish-0	5	(3) F28W/T5/830/ECO (2) F21W/T5/830/ECO	UNV	RECESSED	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
RF2c	24' LINEAR FLUORESCENT	a.LIGHT	D3-24-2-U-S-XP-finish-0	8	(4) F28W/T5/830/ECO (4) F21W/T5/830/ECO	UNV	RECESSED	NOTE-3. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
RL1	SQUARE LED DOWNLIGHT	ACDC	1179/finish/SAT/30/44R/7XP/FXO/DGS/IP20/1941		15W LED WARM WHITE LED 3K CCT	120	RECESSED	
RL2	SQUARE LED WALLWASH	ACDC	1179/finish/SAT/30/44R/7XP/WWA/DGS/IP20/1943		15W LED WARM WHITE LED 3K CCT	120	RECESSED	
RL3	SQUARE LED ADJUSTABLE - DIMMABLE	ACDC	1179/finish/GAT/30/36R/7XP/ADJ/DGS/IP20/DIM		15W LED WARM WHITE LED 3K CCT	120	RECESSED	
RL4	LED DOWNLIGHT	ACDC	1091/30/30R/finish/VIP20/STD		6.6W LED WARM WHITE LED 3K CCT	120	RECESSED	PROVIDE REMOTE LED DRIVER. COORDINATE LOCATION TO BE ACCESIBLE.
SF1	LINEAR FLUORESCENT COVE LIGHT	WHITEGOODS	LZC-PC-length-1-T5-UNV-PS-WD	1	(_) F28W/T5/830/ECO (_) F21W/T5/830/ECO	UNV	SURFACE	NOTE-4 & 5. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
SF1d	LINEAR FLUORESCENT COVE LIGHT - DIMMABLE	WHITEGOODS	LZC-PC-length-1-T5-120-DIM-HO-PS-WD	1	(_) F28W/T5/830/ECO (_) F21W/T5/830/ECO	120	SURFACE	NOTE-4 & 5. FIXTURE LENGTH PER PLANS COORDINATE LENGTH PRIOR TO ORDERING.
SF2	LINEAR FLUORESCENT COVE LIGHT	BIRCHWOOD	ASH-T5-120-EB-128-0	1	F28W/T5/830/ECO	120	SURFACE	NOTE- 5
SF3d	LINEAR LED COVE LIGHT - DIMMABLE	LIGHTWLD	LW-PLN-N-WW-___-TM		LED INCLUDED	120	SURFACE	NOTE- 5. PROVIDE REMOTE DRIVER WITHIN REQUIRED DISTANCE. VERIFY LENGTH PRIOR TO
SL1	LINEAR LED	PROLUME	LW24-length-5-SWD-PG		2.9W PER 12" WARM WHITE LED 3K CCT	120	SURFACE	NOTE- 5. PROVIDE REMOTE DRIVER WITHIN MFGR REQUIRED DISTANCE.
TL1a	DIRECTIONAL LED	TME SQUARE	1823-32-T1-LV6-GF10-601-DM-finish-120V		18.8W LED WARM WHITE LED 3K CCT	120	SURFACE	VERIFY LENGTH PRIOR TO ORDERING. PROVIDE DIMMING COMPATIBLE WITH LIGHTING CONTROLS.
TL1b	DIRECTIONAL LED	TME SQUARE	1823-24-T1-LV6-GF10-601-DM-finish-120V		18.8W LED WARM WHITE LED 3K CCT	120	SURFACE	VERIFY LENGTH PRIOR TO ORDERING. PROVIDE DIMMING COMPATIBLE WITH LIGHTING CONTROLS.
TT1	TRACK	TME SQUARE	TS-FTP-length-finish-TEK34 T-R-finish-2-2 TSC			120	SURFACE	NOTE- 6
TT2	TRACK	TME SQUARE						NOTE- 6
ES-1	EXIT SIGN - SINGLE FACE	LITHONIA	LRP GMR 1		LED INCLUDED	120/277	SURFACE	PROVIDE FACES AND ARROWS PER PLANS. PROVIDE MIRROR AS REQUIRED.
ES-2	EXIT SIGN - SINGLE FACE	LITHONIA	LRP GMR 2		LED INCLUDED	120/277	SURFACE	PROVIDE FACES AND ARROWS PER PLANS. PROVIDE MIRROR AS REQUIRED.

NOTES
1. COORDINATE LOCATION WITH FLOOR TRUSES. PROVIDE DIMMABLE FIXTURE WITH DIMMING CONTROLS.
2. COORDINATE RECESSED WALL MOUNTED FIXTURE WITH ARCHITECTURAL DETAILS AND MOUNTING HEIGHTS.
3. COORDINATE STEM/CABLE LENGTH WITH ARCHITECTURAL DETAILS AND MOUNTING HEIGHT.
4 PROVIDE COMPLETE HARD WARE WHERE FIXTURES ARE EXPOSED TO VIEW.
5. COORDINATE WITH ARCITECTURAL MOUNTING AND COVE DETAILS.
6. TRACK SHALL BE PROVIDED WITH CURRENT LIMITING DEVICE AND ALL PARTS / ACCESSORIES FOR A COMPLETE, WORKING SYSTEM. VERIFY LENGTH PRIOR TO ORDERING.

OCCUPANCY SENSOR SCHEDULE

TYPE	DESCRIPTION	MFR.	CATALOG NO.	REMARKS
OS W1	PIR WALL SWITCH SENSOR SINGLE RELAY	WATT STOPPER	PW-100	120VAC - (0-800W BALLAST/TUNGSTEN) 277VAC - (0-1200W BALLAST)
OS W2	PIR WALL SWITCH SENSOR DUAL RELAY	WATT STOPPER	PW-200	120VAC - (0-800W BALLAST/TUNGSTEN) 277VAC - (0-1200W BALLAST)
OS L1	PIR CEILING SENSOR - LINE VOLTAGE	WATT STOPPER	CI-355	120VAC - (0-800W BALLAST/TUNGSTEN) 277VAC - (0-1200W BALLAST)
OS L2	DUAL TECHNOLOGY CEILING SENSOR - LINE VOLTAGE	WATT STOPPER	DT-355	120VAC - (0-800W BALLAST/TUNGSTEN) 277VAC - (0-1200W BALLAST)
OS LV6	ULTRASONIC CEILING SENSOR. 90 FT LINEAR COVERAGE - LOW VOLTAGE	WATT STOPPER	WT-2255	PROVIDE POWER PACKS AND MOUNTING HARDWARE AS REQUIRED

GENERAL NOTES:
1. PROVIDE BZ-150 UNIVERSAL VOLTAGE POWER PACK AS NOTED ABOVE.

2. ADJUST TIME-DELAYS NO LESS THAN 16 MINUTES AND SENSITIVITY SETTINGS ON THE BACK OF THE SENSOR AS NECESSARY TO PROVIDE THE DESIRED COVERAGE. MOVE OUT OF THE CONTROLLED AREA - THE LIGHTS SHALL TURN OFF.

3.INSTALL PASSIVE INFRARED WALL SWITCH SENSOR IN SPACE WHERE IT HAS A DIRECT, UNOBSTRUCTED VIEW OF THE TARGETED SPACE (FURNITURE OR OTHER OBSTACLES WILL PREVENT DETECTION).

4. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF REQUIRED NUMBER OF POWER PACKS:
4.1 ONE POWER PACK IS REQUIRED FOR EACH CONTROLLED CIRCUIT.
4.2 EACH POWER PACK CAN SUPPLY UP TO 225mA. REFER TO INSTALLATION GUIDE FOR MAXIMUM NUMBER OF SENSORS CONNECTED TO POWER PACK.
4.3 IF MULTIPLE CIRCUITS ARE TO BE CONTROLLED BY A SINGLE SENSOR, AUXILIARY RELAYS MAY BE USED IN CONJUNCTION WITH A POWER PACK.

5. ALL SENSOR LOCATIONS ARE APPROXIMATE. REFER TO MANUFACTURE'S INSTALLATION INSTRUCTIONS PRIOR INSTALLATION. IF PENDANT MOUNTED FIXTURES ARE PRESENT, LOCATION AND COVERAGE OF SENSORS SHOULD BE REVIEWED.

6. REFER TO TYPICAL OCCUPANCY SENSOR WIRING DETAILS FOR ADDITIONAL REQUIREMENTS.

7. CEILING MOUNTED SENSORS SHALL BE MOUNTED AT FINISHED ELEVATION OF LIGHTING FIXTURES IN OPEN CEILING SPACES.

8. LUTRON WIRELESS OCCUPANCY SENSORS ACCEPTABLE SUBSTITUTE. CONTRACTOR TO PROVIDE SHOP DRAWING OCCUPANCY SENSOR LAYOUT WITH SUBSTITUTE SUBMITTAL. SUBSTITUTES SHALL BE EQUIVALENT TECHNOLOGY.

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DRAWING TITLE
LIGHTING, OCCUPANCY SENSOR SCHEDULES, AND DETAILS

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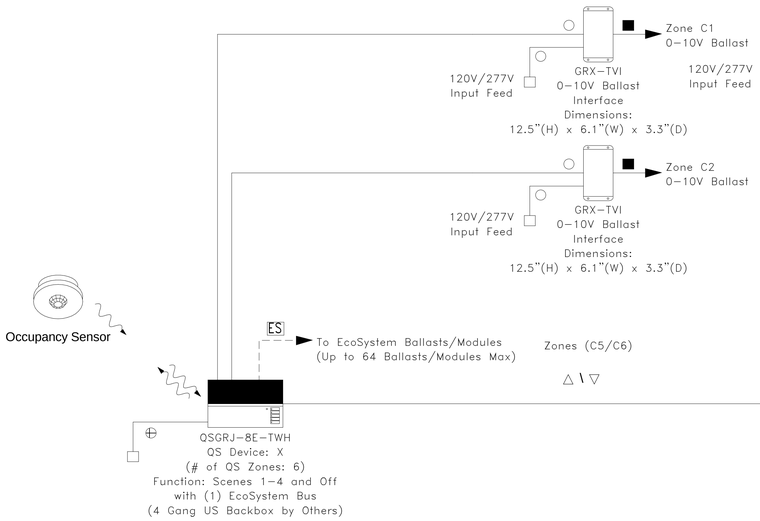
Main Lobby / Reception



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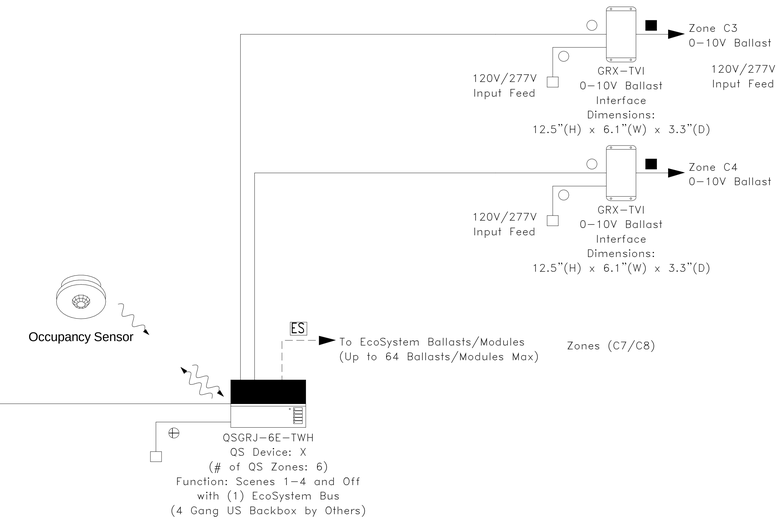

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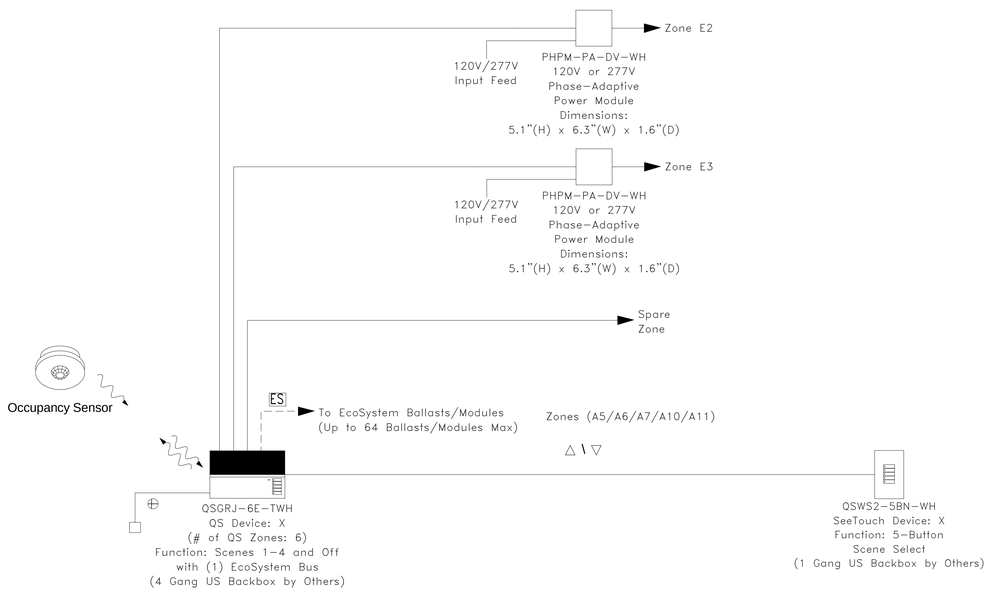

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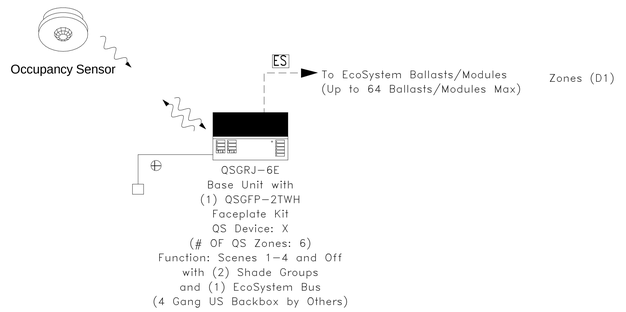

LUTRON WIRING NOTES

WIRING NOTES:

- 2 #12AWG (2.5 mm²)
- 3 #12AWG (2.5 mm²)
- 120V Input Power
- ▲ Lutron cable GRX–CBL–346S (4 Conductor Non–Plenum) or GRX–PCBL–346S (4 Conductor Plenum rated). Otherwise use 2 #18AWG (1.0mm²) and 1 Belden #9461.
- ES EcoSystem link requires Lutron cable C–CBL–216–GR–1 (2 #16 Conductor Non–Plenum) or C–PCBL–216–CL–1 (2 #16 Conductor Plenum rated) Otherwise use 2 #16AWG by others.

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LIGHTING CONTROLS WIRING DIAGRAMS

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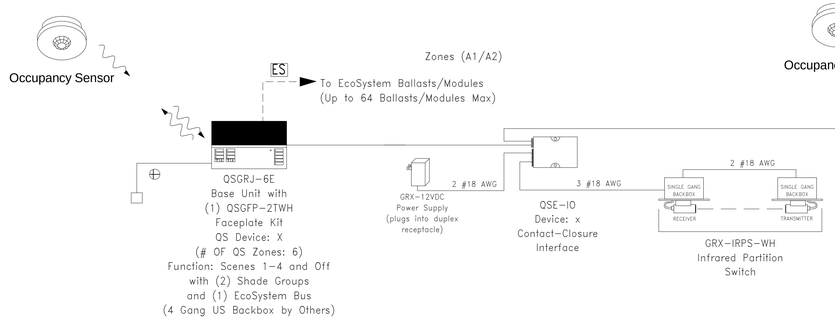

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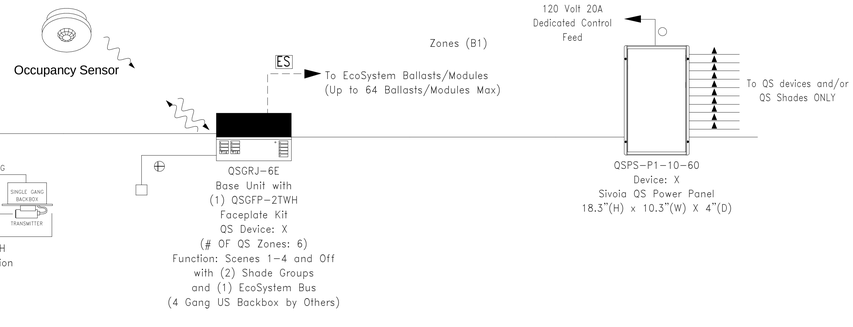
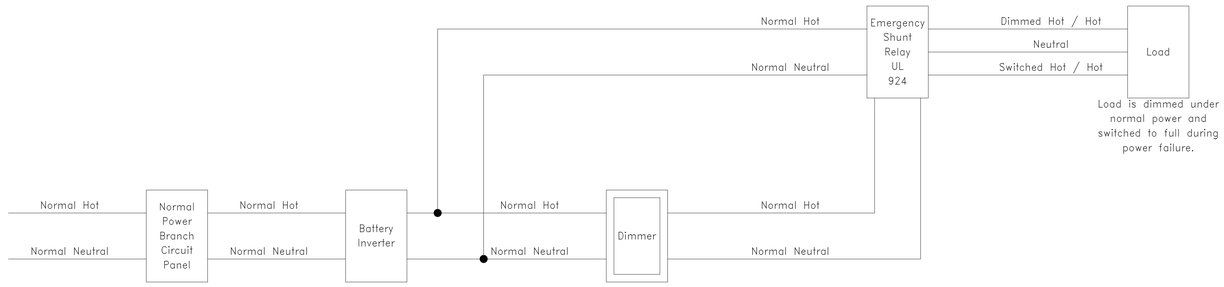
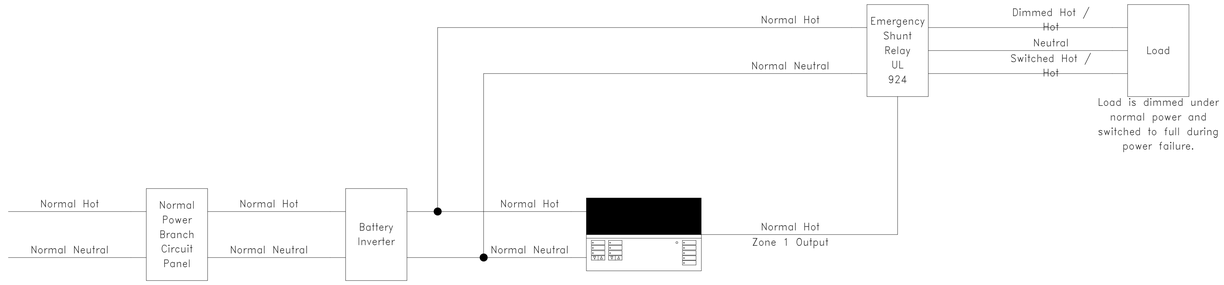




EMERGENCY WIRING DIAGRAM - WALL DIMMER



EMERGENCY WIRING DIAGRAM - GRAFIK EYE

LUTRON WIRING NOTES

WIRING NOTES:

- 2 #12AWG (2.5 mm²)
- 3 #12AWG (2.5 mm²)
- 120V Input Power
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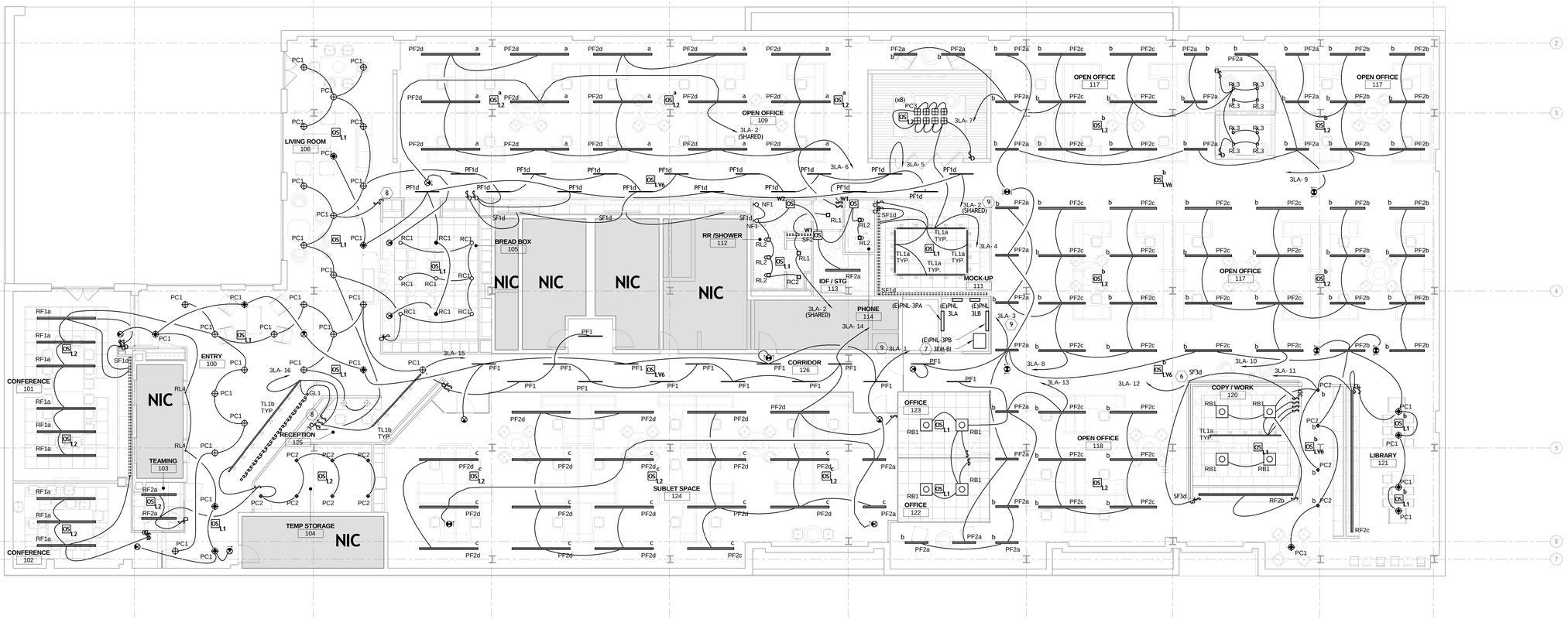

THIRD FLOOR PLAN - LIGHTING

1/8" = 1'-0"

KEYED NOTES - LIGHTING

1. DISCONNECT AND REMOVE ALL (NOT SHOWN) LIGHTING FIXTURES, SWITCHES, EXIT SIGNS IN AREA OF WORK UNLESS OTHERWISE NOTED. REMOVE CIRCUITRY FROM DEVICE LOCATION BACK TO SOURCE PANELBOARD AND LABEL CIRCUIT BREAKER AS SPARE. RESTORE CONNECTION TO ANY CIRCUITS OR LIGHTING FIXTURES FOR OPERATION AS BEFORE IF INTERRUPTED BY DEMOLITION.
2. REFER TO ARCHITECTURAL RCP FOR MOUNTING HEIGHTS. COORDINATE OCCUPANCY SENSOR MOUNTING HEIGHT WITH OPEN CEILINGS AND SUSPENDED FIXTURES.
3. ALL JUNCTION BOXES SHALL BE LABELED INDICATING PANELBOARD AND CIRCUIT NUMBER. LABEL SHALL BE WHITE ADHESIVE WITH 1" BLACK UPPER CASE LETTERS. APPLY LABEL ORIENTED TO BE LEGIBLE FROM THE FLOOR.
4. THE SPACE HAS FLOATING CLOUD CEILINGS AND OPEN STRUCTURE. WORKMANSHIP AND INSTALLATION OF WIRING (DEFINED AS POWER, LIGHTING, FIRE ALARM, CONTROLS, SECURITY, PHONE, IT, ETC) FOR A CLEAN LOOK IS CRITICAL FOR THIS PROJECT AND THE FOLLOWING IS REQUIRED.
   - CIRCUITRY RUNS IN OPEN CEILING CORRIDORS ARE LIMITED TO CORRIDOR LIGHTING. OPEN CORRIDOR CEILING SPACE SHALL BE FREE OF ALL CIRCUITRY, SYSTEMS WIRING, AND CABLING.
   - CIRCUITRY SHALL BE RUN IN WIRING BETWEEN SUSPENDED CEILING AREAS ARE CONSIDERED EXPOSED WORK. PROVIDE WIRING ACCORDINGLY.
5. REFER TO GRAFIK EYE LIGHTING CONTROL DIAGRAM / E003 AND E004.
6. REFER TO ARCHITECTURAL COVE DETAIL FOR QUANTITIES AND MOUNTING DETAILS. LOCATE REMOTE TRANSFORMER ABOVE ACCESSIBLE CEILING IN COPY/WORK 120.
7. PROVIDE EMERGENCY LIGHTING BATTERY PLANT INVERTER. CONNECT EMERGENCY LIGHTING CIRCUITRY VIA BATTERY PLANT 120V CIRCUIT SERVING AREA OF WORK TO PANEL AS INDICATED. PROVIDE MYERS POWER PRODUCTS CATALOG NUMBER 3-E-375-5 WITH FOUR 1P , 20A CIRCUIT BREAKERS. BATTERY PLANT SHALL BE PROVIDE EMERGENCY LIGHTING UPON LOSS OF NORMAL POWER. COORDINATE FINAL LOCATION WITH BUILDING ENGINEER.
8. COORDINATE LOCATION OF SCENE CONTROL DEVICES WITH ARCHITECT.
9. EMERGENCY CIRCUITS SHALL BE SERVED BY THE BATTERY INVERTER AND CONTROLLED VIA EMERGENCY SHUNT RELAY. REFER TO EMERGENCY LIGHTING CONTROL DIAGRAM / E004.
10. CONNECT ALL EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES AHEAD OF ANY SWITCHING.

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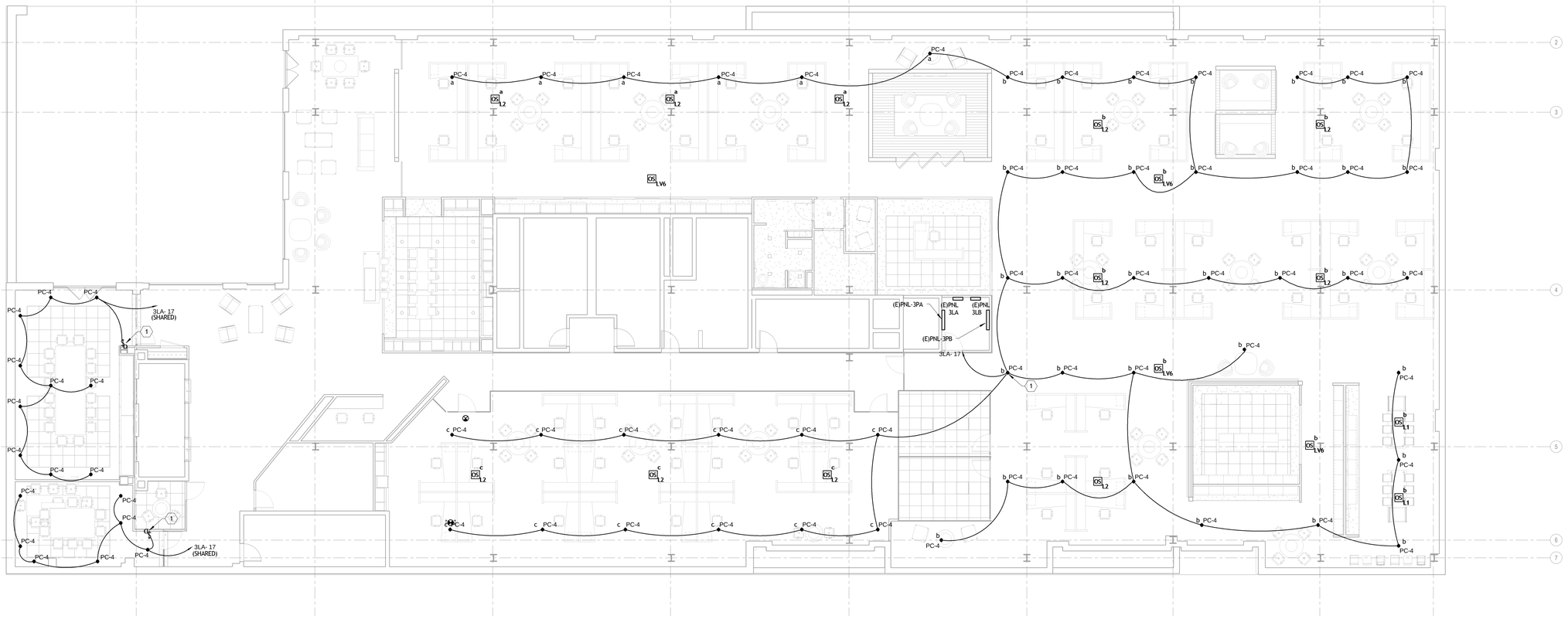

THIRD FLOOR PLAN - SHOWROOM LIGHTING 1 2 3 4

1/8" = 1'-0"

KEYED NOTES - LIGHTING (SHOWROOM)

1. ALL JUNCTION BOXES SHALL BE LABELED INDICATING PANELBOARD AND CIRCUIT NUMBER. LABEL SHALL BE WHITE ADHESIVE WITH 1" BLACK UPPER CASE LETTERS. APPLY LABEL ORIENTED TO BE LEGIBLE FROM THE FLOOR.
2. THE SPACE HAS FLOATING CLOUD CEILINGS AND OPEN STRUCTURE. WORKMANSHIP AND INSTALLATION OF WIRING (DEFINED AS POWER, LIGHTING, FIRE ALARM, CONTROLS, SECURITY, PHONE, IT, ETC) FOR A CLEAN LOOK IS CRITICAL FOR THIS PROJECT AND THE FOLLOWING IS REQUIRED.
   - CIRCUITRY RUNS IN OPEN CEILING CORRIDORS ARE LIMITED TO CORRIDOR LIGHTING. OPEN CORRIDOR CEILING SPACE SHALL BE FREE OF ALL CIRCUITRY, SYSTEMS WIRING, AND CABLING.
   - CIRCUITRY SHALL BE RUN IN WIRING BETWEEN SUSPENDED CEILING AREAS ARE CONSIDERED EXPOSED WORK. PROVIDE WIRING ACCORDINGLY.
3. REFER TO THIRD FLOOR PLAN - LIGHTING / E100 FOR NORMAL AND EMERGENCY LIGHTING.
4. REFER TO GRAFIK EYE LIGHTING CONTROL DIAGRAM / E003 AND E004.
5. COORDINATE LOCATION OF SCENE CONTROL DEVICES WITH ARCHITECT.

Hickok Cole ARCHITECTS

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CONSULTANT

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Project #: 2012184.00

	DATE	DESCRIPTION
1	11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
2	12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS

WORKSPACES - DC
641 S St. NW Washington, DC

DRAWING TITLE
THIRD FLOOR PLAN - SHOWROOM LIGHTING

STAMP

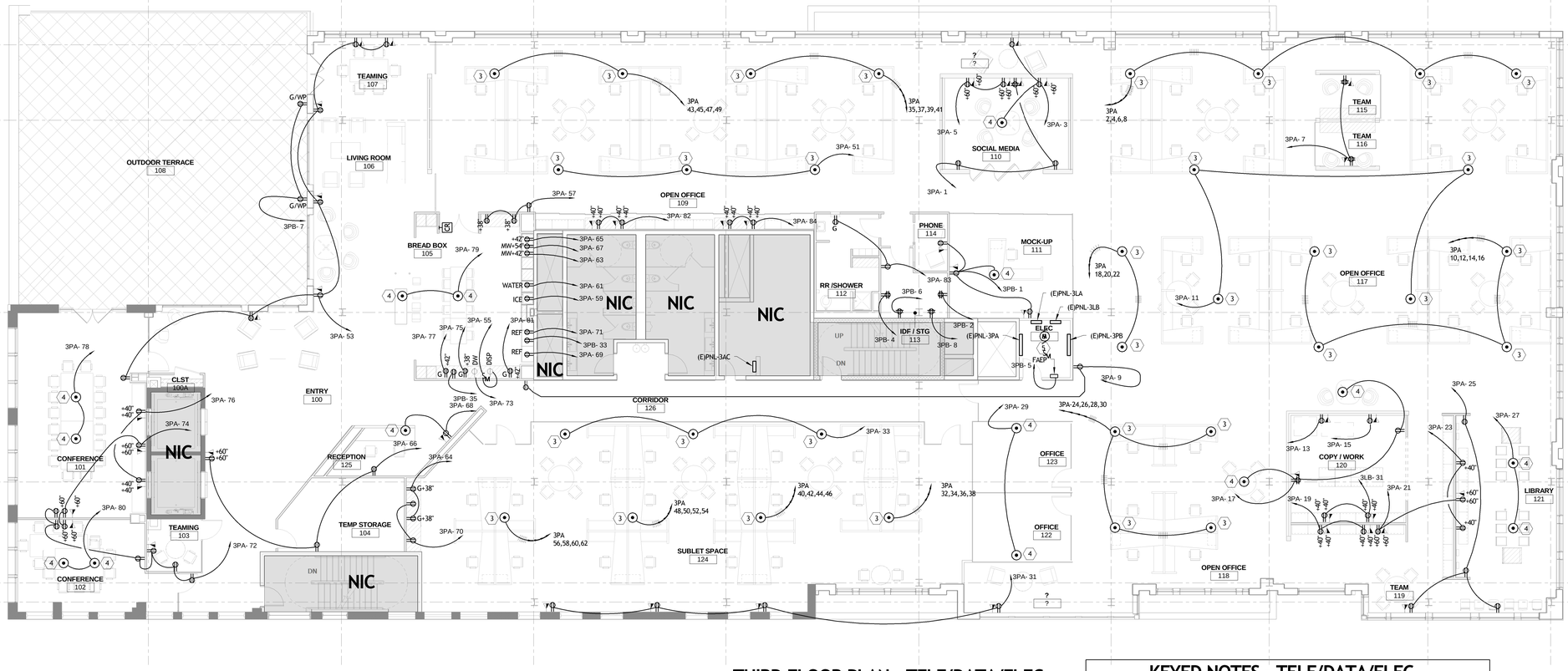
PROJECT NO.
RCK-2012184.00

DRAWN BY:
PGLE

SCALE:
1/8" = 1'-0"

DATE:
10.18.2012

DWG. NO.
E101



THIRD FLOOR PLAN - TELE/DATA/ELEC

1/8" = 1'-0"

1 2

KEYED NOTES - TELE/DATA/ELEC

1. DISCONNECT AND REMOVE ALL (NOT SHOWN) RECEPTACLES, POKE-THRU DEVICES, TELEPHONE/DATA OUTLETS, FIRE ALARM DEVICES, SYSTEMS FURNITURE POWER/DATA FEEDS, AND CABLE TRAY SYSTEMS IN AREA OF WORK UNLESS OTHERWISE NOTED. REMOVE CIRCUITRY FROM DEVICE LOCATION BACK TO SOURCE PANELBOARD AND LABEL CIRCUIT BREAKER AS SPARE. COORDINATE REMOVAL OF TELEPHONE/DATA CABLING WITH IT VENDOR/OWNER BEFORE PROCEEDING WITH DENOLITION.
2. COORDINATE LOCATIONS OF ALL A/V RECEPTACLES AND DEVICES WITH ARCHITECTURAL AND A/V DRAWINGS. REFER TO A/V DRAWINGS FOR ADDITIONAL EMPTY RACEWAY REQUIREMENTS. A/V JUNCTION BOXES - REFER TO A/V DRAWINGS FOR JUNCTION BOX SIZES, MOUNTING HEIGHTS, AND EMPTY RACEWAY REQUIREMENTS.
3. PROVIDE DUAL SERVICE FURNITURE FEED FLUSH POKE-THRU EQUIPMENT WIREMOLD 4FFATC SERIES. PROVIDE A 1-1/4" EC WITH PULLSTRING FOR TELE/ DATA SYSTEMS. PROVIDE ALL NECESSARY ACCESSORIES WITH POKE-THRU DEVICE. PROVIDE ALL NECESSARY ACCESSORIES WITH POKE-THRU DEVICE. RUN CONDUIT FROM ACCESSIBLE CEILING SPACE BELOW TO NEAREST FULL HEIGHT WALL. AT WALL TURN CONDUIT UP AT WALL AND TERMINATE STUBBED UP ABOVE ACCESSIBLE CEILING. COORDINATE POKE-THRU LOCATIONS WITH SYSTEMS BELOW SLAB, AND X-RAY SLAB PRIOR TO ROUGH-IN. COORDINATE EXACT SPECIFICATION WITH ARCHITECT/TENANT.
4. PROVIDE FLUSH POKE-THRU RECEPTACLE EQUIPMENT WIREMOLD RC4 SERIES. POKE-THRU DEVICE SHALL BE EQUIPPED WITH (2) DUPLEX RECEPTACLE AND (2) COMMUNICATIONS OUTLETS. PROVIDE A 1" EC WITH PULLSTRING FOR TELE/ DATA SYSTEMS. PROVIDE ALL NECESSARY ACCESSORIES WITH POKE-THRU DEVICE. RUN CONDUIT FROM ACCESSIBLE CEILING SPACE BELOW TO NEAREST FULL HEIGHT WALL. AT WALL TURN CONDUIT UP AT WALL AND TERMINATE STUBBED UP ABOVE ACCESSIBLE CEILING. COORDINATE LOCATIONS WITH SYSTEMS BELOW SLAB, AND X-RAY SLAB PRIOR TO ROUGH-IN. COORDINATE EXACT SPECIFICATION WITH ARCHITECT/TENANT.
5. ALL CIRCUITRY ENTERING ELECTRIC ROOM SHALL TRANSITION TO EMT.

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DRAWING TITLE
THIRD FLOOR PLAN - TELE/DATA/ELEC

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PROJECT NO.
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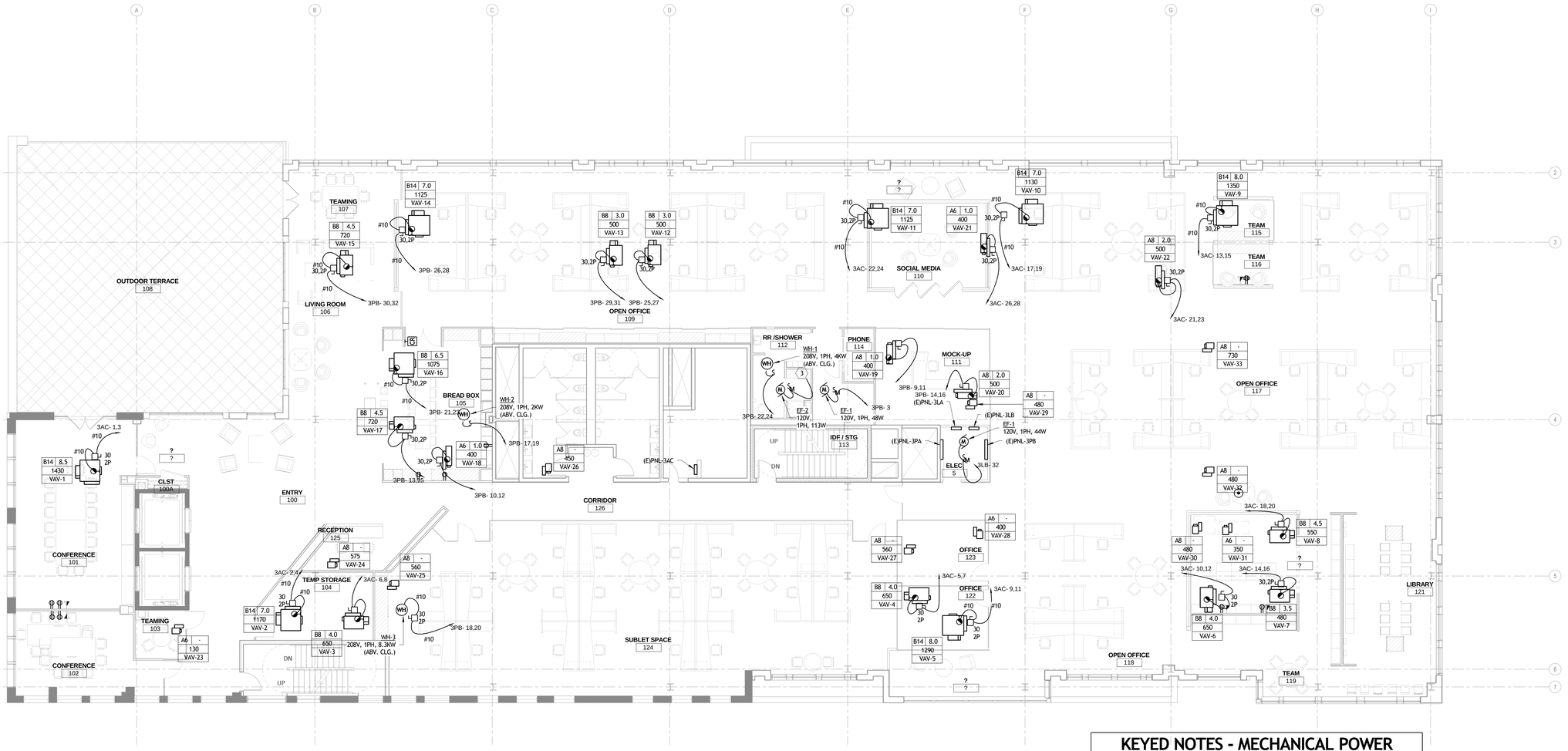
PGLE

SCALE:
1/8" = 1'-0"

DATE:
10.18.2012

DWG. NO.
E200



THIRD FLOOR PLAN - MECHANICAL POWER

1/8" = 1'-0"

KEYED NOTES - MECHANICAL POWER

1. DISCONNECT ALL MECHANICAL UNITS SHOWN ON PLAN UNLESS OTHERWISE NOTED. REMOVE CIRCUITRY FROM UNIT LOCATIONS BACK TO SOURCE PANELBOARD AND LABEL CIRCUIT BREAKERS AS 'SPARE'. FOR ALL UNITS MARKED AS TO BE RELOCATED, RELOCATE ASSOCIATED DISCONNECT SWITCH(ES) TO NEW UNIT LOCATIONS. COORDINATE WITH MECHANICAL CONTRACTOR.
2. CONNECT CONTROL TRANSFORMER FURNISHED W/ SHUT OFF BOXES TO THE NEAREST POWER OUTLET CIRCUIT.
3. CONNECT OCCUPANCY SENSOR CONTROLLING THIS AREA. SEE LIGHTING PLAN.

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THIRD FLOOR PLAN - MECHANICAL POWER

STAMP

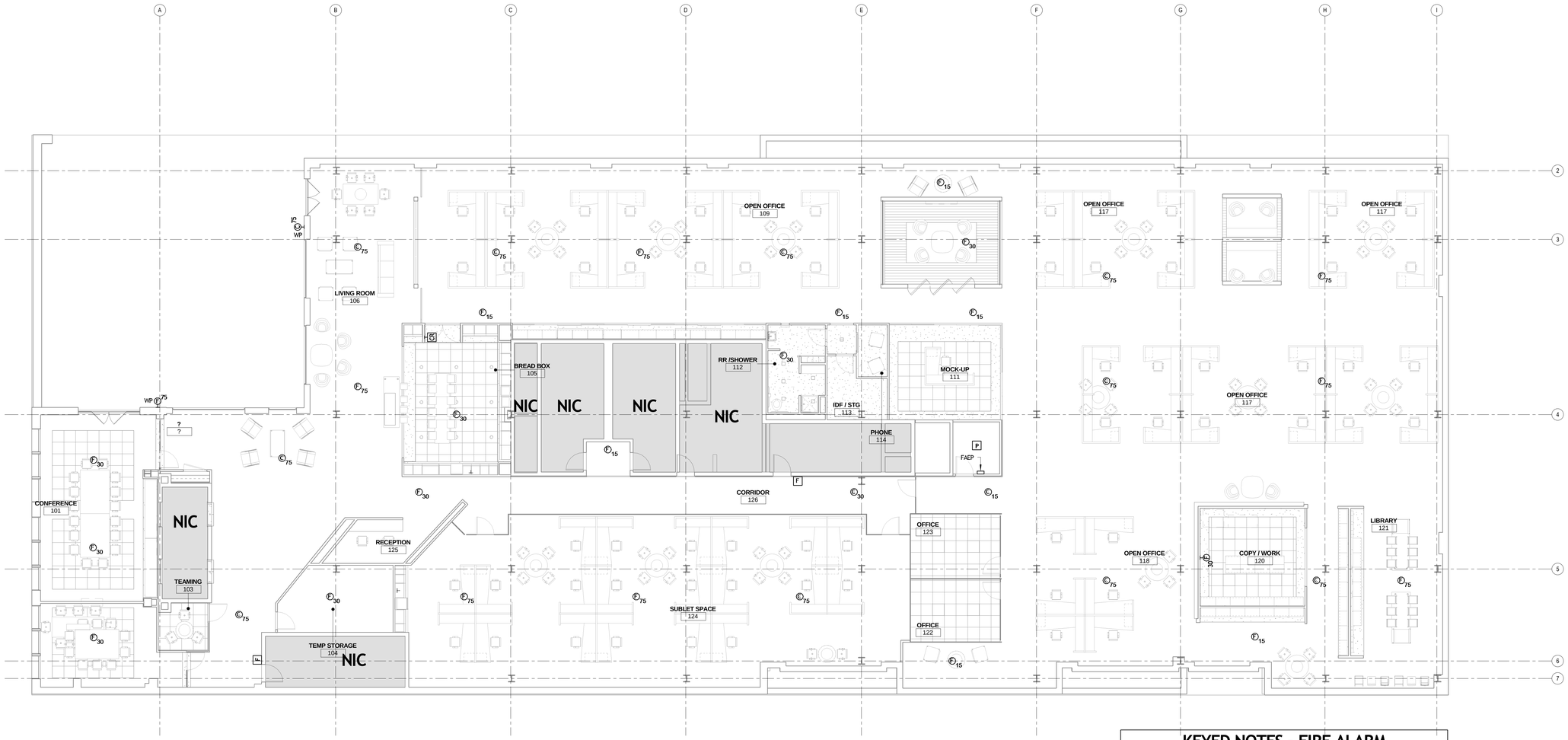
PROJECT NO.
RCK-2012184.00

DRAWN BY:
PGLE

SCALE:
1/8" = 1'-0"

DATE:
10.18.2012

DWG. NO.
E300



THIRD FLOOR PLAN - FIRE ALARM

1/8" = 1'-0"

KEYED NOTES - FIRE ALARM

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIRE ALARM WORK INCLUDING BUT NOT LIMITED TO: ADDITION OF STROBES, AUDIBLE DEVICES, CIRCUITRY EXTENSION, AND SYSTEM PROGRAM MODIFICATIONS. FURNISH AND INSTALL ALL NECESSARY CONTROL EQUIPMENT INCLUDING BOOSTER PANEL, INITIATING DEVICES AND NOTIFICATION APPLIANCES REQUIRED FOR THE EXPANSION OF THE EXISTING FIRE ALARM SYSTEMS DETAILED ON THE CONTRACT DRAWINGS AND AS SPECIFIED HEREIN. THE EQUIPMENT FURNISHED SHALL BE COMPATIBLE WITH THE EXISTING EQUIPMENT. THE CONTRACTOR SHALL SURVEY THE EXISTING CONTROL PANEL TO DETERMINE ANY NECESSARY MODIFICATIONS AND/OR ADDITIONS NECESSARY TO INCORPORATE THE DEVICES ADDED UNDER THIS CONTRACT. PROVIDE SYNCHRONIZING OF STROBES FOR ALL EXISTING, NEW & RELOCATED DEVICES WITHIN THE AREA OF WORK. SYNCHRONIZATION OF STROBES SHALL BE PER NFPA72 REQUIREMENTS. SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE LOCAL AUTHORITY AND SHALL INCLUDE, BUT NOT LIMITED TO EQUIPMENT CUT SHEET, SEQUENCE OF OPERATION, BATTERY CALCULATIONS, CIRCUIT CAPACITY CALCULATIONS, WIRING DIAGRAMS, RISER DIAGRAMS AND FLOOR PLANS.
2. CONNECT NEW FIRE ALARM DEVICES TO EXISTING FIRE ALARM CIRCUITRY OR NEW BOOSTER PANEL LOCATED ON THIS FLOOR.
3. PROVIDE ALL VISUAL AND SPEAKER DEVICES IN WHITE COLOR W/ RED LETTERING.

FIRE ALARM SYMBOLS

DESIGNATION	DESCRIPTION	MTG HGT TO AFF CENTERLINE (UON)
P	CEILING MOUNTED PHOTOELECTRIC SMOKE DETECTOR - SUBSCRIPT D DENOTES DUCT DETECTOR	-
F	FIRE ALARM MANUAL STATION	4'-0"
15 (F)H	FIRE ALARM VISUAL ALARM SIGNAL MOUNTED AT LOWER OF 80" OR 6" BELOW CEILING - NUMBER ADJACENT TO SYMBOL DENOTES MINIMUM REQUIRED LIGHT OUTPUT, CANDELA	
15 (C)H	FIRE ALARM COMBINATION SPEAKER/VISUAL ALARM SIGNAL. MOUNTED AT LOWER OF 80" OR 6" BELOW CEILING. NUMBER ADJACENT TO SYMBOL DENOTES MINIMUM REQUIRED LIGHT OUTPUT, CANDELA	
15 (F)	CEILING FIRE ALARM VISUAL ALARM SIGNAL. NUMBER ADJACENT TO SYMBOL DENOTES MINIMUM REQUIRED LIGHT OUTPUT, CANDELA	
15 (C)	CEILING FIRE ALARM COMBINATION AUDIO/VISUAL ALARM SIGNAL. NUMBER ADJACENT TO SYMBOL DENOTES MINIMUM REQUIRED LIGHT OUTPUT, CANDELA	
FACP	FIRE ALARM CONTROL PANEL (FACP)	
FATC	FIRE ALARM TERMINAL CABINET (FATC)	-
#	DENOTES PLAN SPECIFIC KEYED NOTE	-
(E)	EXISTING TO REMAIN - CONTINUE IN SERVICE	-
(R)	EXISTING TO BE REMOVED AND RELOCATED	
(RE)	RELOCATED EQUIPMENT	

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DRAWING TITLE
THIRD FLOOR PLAN - FIRE ALARM

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DRAWN BY:
PGLE
SCALE:
1/8" = 1'-0"
DATE:
10.18.2012
DWG. NO.
E400

(E) 3AC

POLES: 42 **MIN AIC:** 10,000 **FED FROM:** SEE RISER DIAGRAM **NOTES:**
VOLTS: 120/208 Wye **PHASES:** 3 **WIRES:** 4 **NEUTRAL** 100%
MOUNTING: Surface **LOCATION:** MECHANICAL ROOM... **MAINS RATING:** 225 A **MCB RATING:** 225 A MLO RATING:

CK...	LOAD DESCRIPTION	#	TRIP	P	A (kVA)	B (kVA)	C (kVA)	P	TRIP	#	LOAD DESCRIPTION	CK...
1					4.22	3.03						2
3	VAV-1 - 101	1	30 A	2		2.83	2.33	2	30 A	1	VAV-2 - 104	4
5							2.03	2.03				6
7	VAV-4 - 122	1	20 A	2	1.33	1.33		2	20 A	1	VAV-3 - 104	8
9						3.36	2.03					10
11	VAV-5 - 122	1	30 A	2			2.67	1.33	2	20 A	1 VAV-6 - 120	12
13					3.36	1.86						14
15	VAV-9 - 115	1	30 A	2		2.67	1.17	2	20 A	1	VAV-7 - 120	16
17							3.03	2.19				18
19	VAV-10 - 117	1	20 A	2	2.33	1.50		2	25 A	1	VAV-8 - 120	20
21						1.36	3.03					22
23	VAV-22 - 117	1	20 A	2			0.67	2.33	2	20 A	1 VAV-11 - 110	24
25	(E) Spare		20 A	1	0.00	1.03						26
27	(E) Spare		20 A	1		0.00	0.33	2	20 A	1	VAV-21 - 110	28
29	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	30
31	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	32
33	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	34
35	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	36
37	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	38
39	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	40
41	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	42
			TOTAL LOAD:		19.99 kVA	19.10 kVA	16.27 kVA					
			TOTAL AMPS:		170 A	163 A	136 A					

LOAD CLASSIFICATION	CONNECTED kVA	DEMAND...	DEMAND kVA	PANEL TOTALS	
HVAC	55.362 kVA	100.00%	55.362 kVA		
				TOTAL CONNECTED LOAD:	55.362 kVA
				TOTAL DEMAND LOAD:	55.362 kVA
				TOTAL CONNECTED AMPS:	154 A
				TOTAL DEMAND AMPS:	154 A

Notes (#):
1. REMOVE EXISTING SPARE 1P CIRCUIT BREAKER AND PROVIDE CIRCUIT BREKAER AS INDICATED.

(E)3LA

POLES: 30 **MIN AIC:** 10,000 **FED FROM:** See Riser Diagram **NOTES:**
VOLTS: 120/208 Wye **PHASES:** 3 **WIRES:** 4 **NEUTRAL:** 100%
MOUNTING: Surface **LOCATION:** Electrical Room **MAINS RATING:** 100 A **MCB RATING:** **MLO RATING:**

CKT #	LOAD DESCRIPTION	NOTE	TRIP	POLES	A (KVA)	B (KVA)	C (KVA)	POLES	TRIP	NOTE	LOAD DESCRIPTION	CKT #
1	Lighting - Emergency		20 A	1	0.73	0.58		1	20 A		Lighting - Emergency	2
3	Lighting - Emergency		20 A	1		1.42	0.59	1	20 A		Lighting - 111	4
5	Lighting - 106, 109 Corridor		20 A	1			1.06	1.30	1	20 A	Lighting - 109	6
7	Lighting - 117 (WEST)		20 A	1	1.22	1.00		1	20 A		Lighting - 117 (NORTH / CENTER)	8
9	Lighting - 117 (WEST)		20 A	1		0.80	1.40	1	20 A		Lighting - 117 (NORTH / CENTER)	10
11	Lighting - 120 & 121		20 A	1			0.38	0.06	1	20 A	Lighting - Feature Wall	12
13	Lighting - 118, 122, 123		20 A	1	1.25	1.08		1	20 A		Lighting - 051, 124	14
15	Lighting - 101		20 A	1		1.50	0.93	1	20 A		Lighting - Elev Lobby,	16
17	Lighting - Showroom Pendants		20 A	1			0.90	0.00	1	20 A	(E) Spare	18
19	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	20
21	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	22
23	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	24
25	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	26
27	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	28
29	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	30
			TOTAL LOAD:		5.85	6.64	3.70					
			TOTAL AMPS:		51 A	58 A	31 A					

LOAD CLASSIFICATION	CONNECTED kVA	DEMAND...	DEMAND kVA	PANEL TOTALS	
Lighting	16.225 kVA	100.00%	16.225 kVA		
Other	0.000 kVA	0.00%	0.000 kVA		
				TOTAL CONNECTED LOAD:	16.225 kVA
				TOTAL DEMAND LOAD:	16.225 kVA
				TOTAL CONNECTED AMPS:	45 A
				TOTAL DEMAND AMPS:	45 A

Notes:

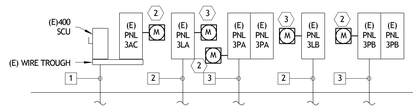
(E)3LB

POLES: 30 **MIN AIC:** 10,000 **FED FROM:** See Riser Diagram **NOTES:**
VOLTS: 120/208 Wye **PHASES:** 3 **WIRES:** 4 **NEUTRAL:** 100%
MOUNTING: Surface **LOCATION:** Electrical Room **MAINS RATING:** 100 A **MCB RATING:** **MLO RATING:**

CKT #	LOAD DESCRIPTION	NOTE	TRIP	POLES	A (KVA)	B (KVA)	C (KVA)	POLES	TRIP	NOTE	LOAD DESCRIPTION	CKT #
1	(E) Spare		20 A	1	0.00	0.00		1	20 A		(E) Spare	2
3	(E) Spare		20 A	1		0.00	0.00	1	20 A		(E) Spare	4
5	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	6
7	(E) Spare		20 A	1	0.00	0.00		1	20 A		(E) Spare	8
9	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	10
11	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	12
13	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	14
15	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	16
17	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	18
19	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	20
21	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	22
23	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	24
25	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	26
27	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	28
29	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	30
			TOTAL LOAD:		0.36	0.00	0.00					
			TOTAL AMPS:		3 A	0 A	0 A					

LOAD CLASSIFICATION	CONNECTED kVA	DEMAND...	DEMAND kVA	PANEL TOTALS	
Other	0.000 kVA	0.00%	0.000 kVA		
Receptacle	0.360 kVA	100.00%	0.360 kVA		
				TOTAL CONNECTED LOAD:	0.360 kVA
				TOTAL DEMAND LOAD:	0.360 kVA
				TOTAL CONNECTED AMPS:	1 A
				TOTAL DEMAND AMPS:	1 A

Notes:



PARTIAL RISER DIAGRAM (1)

NOT TO SCALE

FEEDER SCHEDULE

1. EXISTING 3-1/2"C, 4 #350 KCMIL, 1 #1 GRD
2. EXISTING 2"C, 4 #1 AWG, 1 #8 GRD
3. EXISTING 4"C, 4 #500 KCMIL, 1 #3 GRD

NOTES THIS DRAWING

1. PROVIDE LINE ITEM DEDUCT-ALTERNATE FOR SUBMETERING.
2. PROVIDE EMON-DMON METER ES0-208400-R*KIT WITH SINGLE SET OF SPLIT CORE SENSORS. CONFIRM BMS PROTOCOL WITH BUILDING ENGINEER PRIOR TO ORDERING.
3. PROVIDE EMON-DMON METER ES0-208100-R*KIT WITH SINGLE SET OF SPLIT CORE SENSORS. CONFIRM BMS PROTOCOL WITH BUILDING ENGINEER PRIOR TO ORDERING.

(E) 3PA

POLES: 84 **MIN AIC:** 10,000 **FED FROM:** SEE RISER DIAGRAM **NOTES:**
VOLTS: 120/208 Wye **PHASES:** 3 **WIRES:** 4 **NEUTRAL** 100%
MOUNTING: Surface **LOCATION:** ELECTRICAL ROOM **MAINS RATING:** 400 A **MCB RATING:** MLO RATING:

CK...	LOAD DESCRIPTION	#	TRIP	P	A	B	C	P	TRIP	#	LOAD DESCRIPTION	CK...
1	Receptacle - 110		20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 115	2
3	Receptacle - 110		20 A	1		1.08	0.72	1	20 A	1	Systems Furn - Open Office 115	4
5	Receptacle - 110		20 A	1			0.36	0.72	1	20 A	1 Systems Furn - Open Office 115	6
7	Receptacles - 116		20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 115	8
9	Receptacle - Corridor		20 A	1		0.36	0.72	1	20 A	1	Systems Furn - Open Office 117	10
11	Poke Thru Receptacle - Open...		20 A	1			2.88	0.72	1	20 A	1 Systems Furn - Open Office 117	12
13	Copier - 120		20 A	1	1.00	0.72		1	20 A	1	Systems Furn - Open Office 117	14
15	Copier - 120		20 A	1		1.00	0.72	1	20 A	1	Systems Furn - Open Office 117	16
17	Receptacles - 120		20 A	1			1.26	0.72	1	20 A	1 Systems Furn - Open Office 117	18
19	Receptacles - 119		20 A	1	0.36	0.72		1	20 A	1	Systems Furn - Open Office 117	20
21	Receptacles - 119		20 A	1		0.36	0.72	1	20 A	1	Systems Furn - Open Office 117	22
23	Receptacles -121		20 A	1			0.36	0.72	1	20 A	1 Systems Furn - Open Office 118	24
25	Receptacles -121		20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 118	26
27	Receptacles -121		20 A	1		0.00	0.72	1	20 A	1	Systems Furn - Open Office 118	28
29	Receptacles -123		20 A	1			1.44	0.72	1	20 A	1 Systems Furn - Open Office 118	30
31	Receptacles - 37		20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 124	32
33	Poke Thru Receptacle - Open...		20 A	1		2.16	0.72	1	20 A	1	Systems Furn - Open Office 124	34
35	Systems Furn - Open Office 109	1	20 A	1			0.72	0.72	1	20 A	1 Systems Furn - Open Office 124	36
37	Systems Furn - Open Office 109	1	20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 124	38
39	Systems Furn - Open Office 109	1	20 A	1		0.72	0.72	1	20 A	1	Systems Furn - Open Office 124	40
41	Systems Furn - Open Office 109	1	20 A	1			0.72	0.72	1	20 A	1 Systems Furn - Open Office 124	42
43	Systems Furn - Open Office 109	1	20 A	1	0.72	0.72		1	20 A	1	Systems Furn - Open Office 124	44
45	Systems Furn - Open Office 109	1	20 A	1		0.72	0.72	1	20 A	1	Systems Furn - Open Office 124	46
47	Systems Furn - Open Office 109	1	20 A	1			2.88	0.72	1	20 A	Systems Furn - Open Office 124	48
49	Systems Furn - Open Office 109	1	20 A	1	0.72	0.72		1	20 A		Systems Furn - Open Office 124	50
51	Poke Thru Receptacle - Open...		20 A	1		2.16	0.72	1	20 A		Systems Furn - Open Office 124	52
53	Receptacle - 100, 106		20 A	1			1.26	0.72	1	20 A	Systems Furn - Open Office 124	54
55	Disposal - 105		20 A	1	2.00	0.72			1	20 A	Systems Furn - Open Office 124	56
57	Receptacle - 105		20 A	1		1.18	0.72		1	20 A	Systems Furn - Open Office 124	58
59	Receptacle - 105		20 A	1			1.00	0.72	1	20 A	Systems Furn - Open Office 124	60
61	Receptacle - 105		20 A	1	1.00	0.72			1	20 A	Systems Furn - Open Office 124	62
63	Microwave - 105		20 A	1		1.00	2.00		1	20 A	Receptacle - 124	64
65	Receptacle - 105		20 A	1			1.00	0.54	1	20 A	Receptacle - 125	66
67	Microwave - 105		20 A	1	1.00	0.90			1	20 A	Receptacle - 125	68
69	Refrigerator - 105		20 A	1		1.00	0.18		1	20 A	Receptacle - 124	70
71	Refrigerator - 105		20 A	1			1.00	1.08	1	20 A	Receptacle - 103	72
73	Dishwasher - 105		20 A	1	1.00	0.18			1	20 A	Receptacle - 101	74
75	Receptacle - 105		20 A	1		1.00	0.36		1	20 A	Receptacle - 101	76
77	Coffee - 105		20 A	1			1.00	1.44	1	20 A	Receptacle - 101	78
79	Receptacle - 105		20 A	1	1.44	1.44			1	20 A	Receptacle - 102	80
81	Receptacle - 105		20 A	1		1.00	0.36		1	20 A	Receptacle - 109	82
83	Receptacle - 112, 113		20 A	1			1.18	0.36	1	20 A	Receptacle - 109	84
			TOTAL LOAD:		23.28 kVA	23.84 kVA	27.68 kVA					
			TOTAL AMPS:		194 A	199 A	231 A					

LOAD CLASSIFICATION	CONNECTED kVA	DEMAND...	DEMAND kVA	PANEL TOTALS	
Power	17.000 kVA	100.00%	17.000 kVA		
Receptacle	57.800 kVA	58.65%	33.900 kVA		
				TOTAL CONNECTED LOAD:	74.800 kVA
				TOTAL DEMAND LOAD:	50.900 kVA
				TOTAL DEMAND AMPS:	208 A
				TOTAL DEMAND AMPS:	141 A

Notes (#):

(E) 3PB

POLES: 84 **MIN AIC:** 10,000 **FED FROM:** SEE RISER DIAGRAM **NOTES:**
VOLTS: 120/208 Wye **PHASES:** 3 **WIRES:** 4 **NEUTRAL** 100%
MOUNTING: Surface **LOCATION:** ELECTRICAL ROOM **MAINS RATING:** 400 A **MCB RATING:** MLO RATING:

CK...	LOAD DESCRIPTION	#	TRIP	P	A	B	C	P	TRIP	#	LOAD DESCRIPTION	CK...
1	Receptacle - 111		20 A	1	0.54	0.36		1	20 A		Receptacle - IDF 113	2
3	EF-1 - 113		20 A	1		0.05	0.36	1	20 A		Receptacle - IDF 113	4
5	FAEP	1	20 A	1			0.18	0.36	1	20 A	Receptacle - IDF 113	6
7	Receptacle - Terrace 108		20 A	1	0.36	0.36		1	20 A		Receptacle - IDF 113	8
9	VAV-19 - 111	1	20 A	2		1.00	1.03					10
11							0.00	0.33	2	20 A	1 VAV-18 - 105	12
13	VAV-17 - 105	1	20 A	2	2.19	2.00						14
15						1.50	0.00		2	20 A	1 VAV-20 - 111	16
17	WH-2 - 105	1	20 A	2			2.00	6.03				18
19					0.00	1.33			2	30 A	1 WH-3 - 124	20
21	VAV-16 - 105	1	25 A	2		2.86	4.00					22
23							2.17	0.00	2	20 A	WH-1 - 112	24
25	VAV-12 - 109		20 A	2	1.69	3.03						26
27						1.00	2.33		2	30 A	VAV-14 - 109	28
29	VAV-13 - 109		20 A	2			1.69	2.19				30
31					1.00	1.50			2	30 A	VAV-15 - 106	32
33	Receptacle - 105		20 A	1		1.00	0.00		1	20 A	(E) Spare	34
35	Power		20 A	1			1.00	0.00	1	20 A	(E) Spare	36
37	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	38
39	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	40
41	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	42
43	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	44
45	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	46
47	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	48
49	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	50
51	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	52
53	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	54
55	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	56
57	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	58
59	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	60
61	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	62
63	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	64
65	(E) Spare		20 A	1			0.00	0.00	1	2 A	(E) Spare	66
67	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	68
69	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	70
71	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	72
73	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	74
75	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	76
77	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	78
79	(E) Spare		20 A	1	0.00	0.00			1	20 A	(E) Spare	80
81	(E) Spare		20 A	1		0.00	0.00		1	20 A	(E) Spare	82
83	(E) Spare		20 A	1			0.00	0.00	1	20 A	(E) Spare	84
			TOTAL LOAD:		14.36 kVA	15.13 kVA	15.95 kVA					
			TOTAL AMPS:		120 A	127 A	134 A					

LOAD CLASSIFICATION	CONNECTED kVA	DEMAND...	DEMAND kVA	PANEL TOTALS	
HVAC	30.873 kVA	100.00%	30.873 kVA		
Other	10.048 kVA	100.00%	10.048 kVA	TOTAL CONNECTED LOAD:	45.441 kVA
Power	2.000 kVA	100.00%	2.000 kVA	TOTAL DEMAND LOAD:	45.441 kVA
Receptacle	2.520 kVA	100.00%	2.520 kVA	TOTAL DEMAND AMPS:	126 A
				TOTAL DEMAND AMPS:	126 A

Notes (#):
1. REMOVE EXISTING SPARE 1P CIRCUIT BREAKER AND PROVIDE CIRCUIT BREKAER AS INDICATED.

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GPI Greenman-Pedersen, Inc.
Engineering and Construction Services
530 Gaither Road, Suite 100, Rockville, MD 20850
240-268-1820 www.gpinet.com
Project #: 2012184.00

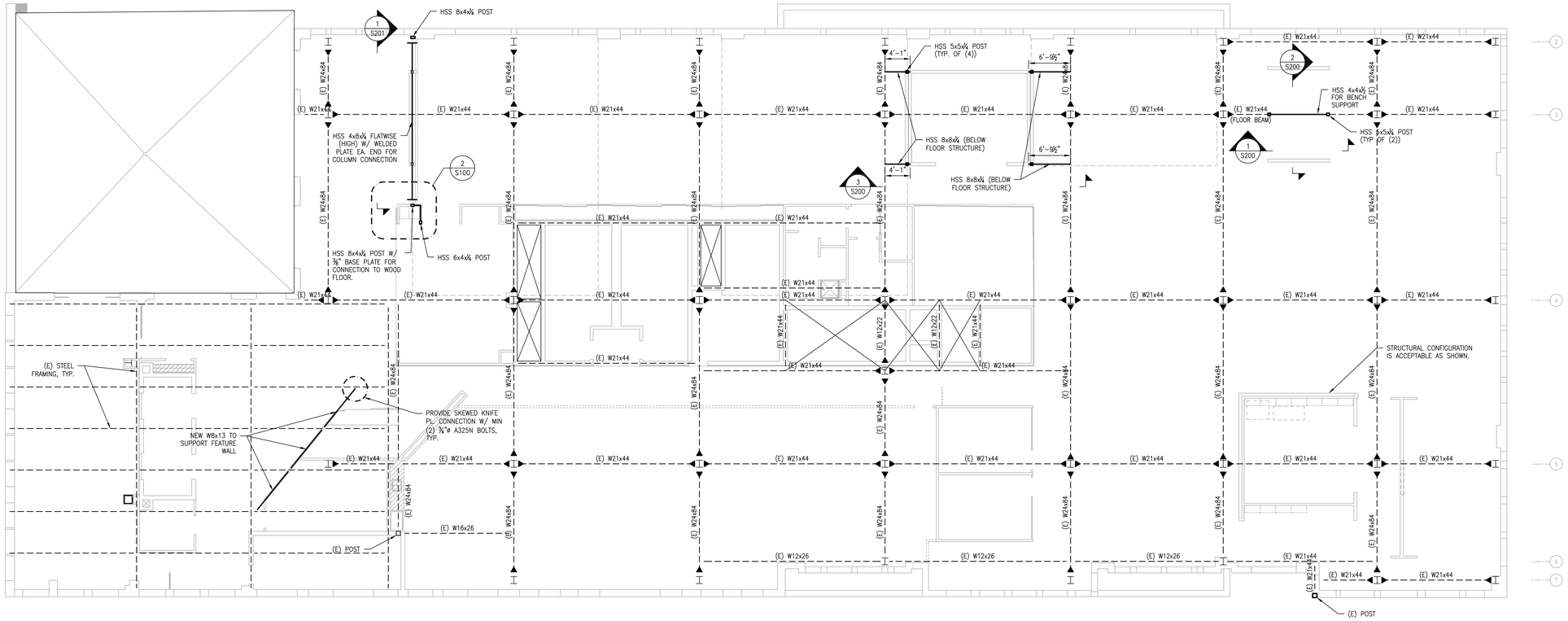
WORKSPACES - DC
641 S St. NW Washington, DC

#	DATE:	DESCRIPTION
1	11/8/2012	ISSUE FOR PERMIT/OWNER REVIEW
2	12/14/2012	ISSUE FOR BID/CONSTRUCTION DRAWINGS

DRAWING TITLE
PANEL SCHEDULES AND PART RISER

STAMP

PROJECT NO. RCK-2012184.00
DRAWN BY: PGLE
SCALE: 1/8" = 1'-0"
DATE: 10.18.2012
DWG. NO. E500



1 S100 **3RD FLOOR FRAMING PLAN**
SCALE: 1/8" = 1'-0"

NORTH

GENERAL NOTES

1. SCOPE: THESE DOCUMENTS PERTAIN TO THE WORK REQUIRE TO PROVIDE STRUCTURAL FRAMING/REINFORCEMENT FOR THE PROPOSED WORKSPACES TO BE CONSTRUCTED ON THE 3RD FLOOR OF THE STRUCTURE.
2. ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2006 INTERNATIONAL BUILDING CODE AS MODIFIED BY THE DISTRICT OF COLUMBIA (DCMR-12A).
3. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
4. DIMENSIONS AND ELEVATIONS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE BASED ON INFORMATION CONTAINED IN VARIOUS ORIGINAL DESIGN AND CONSTRUCTION DOCUMENTS PROVIDED BY THE OWNER, AND LIMITED FIELD OBSERVATIONS AND MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ENGINEER OF RECORD FOR HIS EVALUATION BEFORE THE AFFECTED CONSTRUCTION IS PUT IN PLACE.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION.
   B. THE AMERICAN WELDING SOCIETY (AWS D1.1) "CODE FOR WELDING IN BUILDING CONSTRUCTION," LATEST EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:
   A. HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B
1. MINIMUM WELD SIZE IS ¼" FILLET UNLESS NOTED OTHERWISE.
2. ALL BEAMS EXCEPT CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED WITH NATURAL CAMBER UP. CANTILEVER BEAMS SHALL BE FABRICATED AND INSTALLED SO THAT NATURAL CAMBER RAISES CANTILEVER END.
3. FIELD CUTTING OR BURNING OF STEEL IS PROHIBITED EXCEPT WITH THE EXPRESSED WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
4. WELDING SHALL BE PERFORMED BY CERTIFIED LICENSED, AWS-QUALIFIED WELDERS. ELECTRODES SHALL BE AWS 5.1, CLASS E70XX (USE LOW HYDROGEN ELECTRODES FOR A572, GRADE 50 STEEL). WELDING ELECTRODES FOR ASTM A276-97 STAINLESS STEEL, GRADE 304, SHALL CONFORM TO AWS A5.4 FOR SHIELDED METAL ARC WELDING, ELECTRODE CLASS E304; OR AWS A5.9 FOR GAS METAL ARC WELDING, ELECTRODE CLASS ER304, Ft=70 ksi.
5. SHOP PAINT EXTERIOR EXPOSED STEEL MEMBERS, STEEL MEMBERS NOT ENCASED IN CONCRETE OR SPRAY FIREPROOFED, AND ALL STEEL MEMBERS AT THE EXTERIOR WALL WITH TNEMEC #10-99. FIELD PAINT ALL EXTERIOR EXPOSED MEMBERS WITH TNEMEC 530 OMNITHANE OR APPROVED EQUAL.
6. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS.

COLD FORMED FRAMING

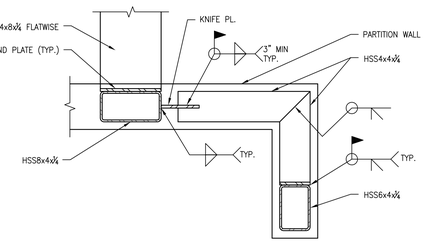
1. FOR WALLS AND CEILINGS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS FOR REVIEW.

FRAMING LUMBER

1. ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
   A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
   B. NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION," LATEST EDITION.
2. FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
   RAFTERS AND JOISTS: DOUGLAS FIR-LARCH #2 OR HEM FIR #2
   BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   STUDS AND PLATES: DOUGLAS FIR-LARCH STUD GRADE OR HEM FIR STUD GRADE
3. TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE:
   POST AND TIMBER: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
   BEAMS AND STRINGERS: DOUGLAS FIR-LARCH #1 OR HEM FIR #1
4. PRESERVATIVE-TREATED WOOD: PROVIDE TREATED DOUG-FIR #2 LUMBER COMPLYING WITH ACQ-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NoS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
5. ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
6. FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, (LATEST EDITION), OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
7. NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.

RSA STANDARD ABBREVIATIONS

ADD'L	ADDITIONAL
APPROX.	APPROXIMATE/APPROXIMATLEY
ARCH.	ARCHITECTURAL/ARCHITECT
B.O.	BOTTOM OF
BLDG.	BUILDING
BM.	BEAM
BRG.	BEARING
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONTR.	CONTRACTOR
DTL.	DETAIL
DIA.	DIAMETER
D.L.	DEAD LOAD
EA.	EACH
E.O.	EDGE OF
E.F.	EACH FACE
EL.	ELEVATION
EMBED.	EMBEDMENT
ENGR.	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
EXT.	EXTERIOR
E.W.	EACH WAY
FIN.	FINISH
FLR.	FLOOR
LLH	LONG LEG HORZONTAL
LLV	LONG LEG VERTICAL
L.P.	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/C.	ON CENTER
P.A.F.	POWDER ACTUATED FASTENER
PL.	PLATE
REINF	REINFORCE(D), REINFORCEMENT
REQ'D	REQUIRED
SIM	SIMILAR
STD	STANDARD
STIFF	STIFFENER
STL.	STEEL
T.O.	TOP OF
T & B	TOP & BOTTOM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W/	WITH
#	NUMBER/SIZE
℄	CENTERLINE
ø	DIAMETER
ℙ	PLATE/PROPERTY LINE



2 S100 **SECTION**
SCALE: 1 1/2" = 1'-0"

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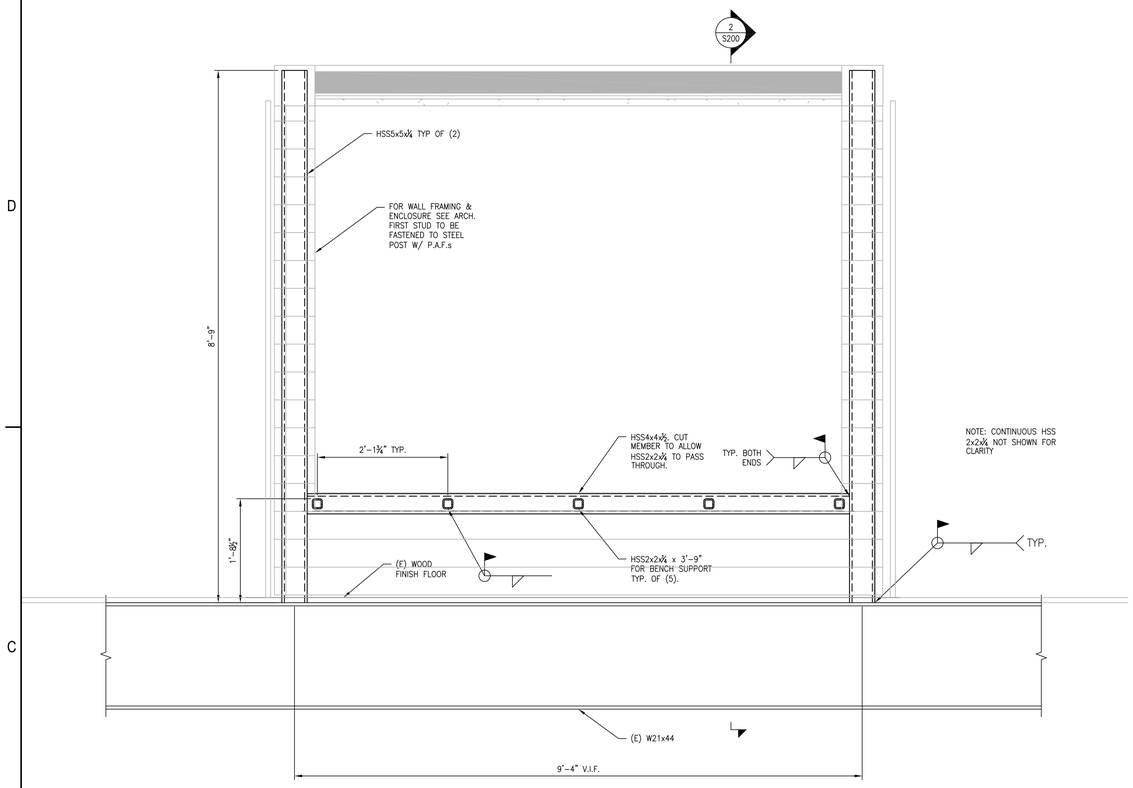
641 S St. NW Washington, DC

DESCRIPTION | DATE

DRAWING TITLE
3RD FLOOR FRAMING PLAN

STAMP

PROJECT NO. 12021.00
DRAWN BY: BB
SCALE: AS NOTED
DATE: 12.14.2012
DWG. NO. S100



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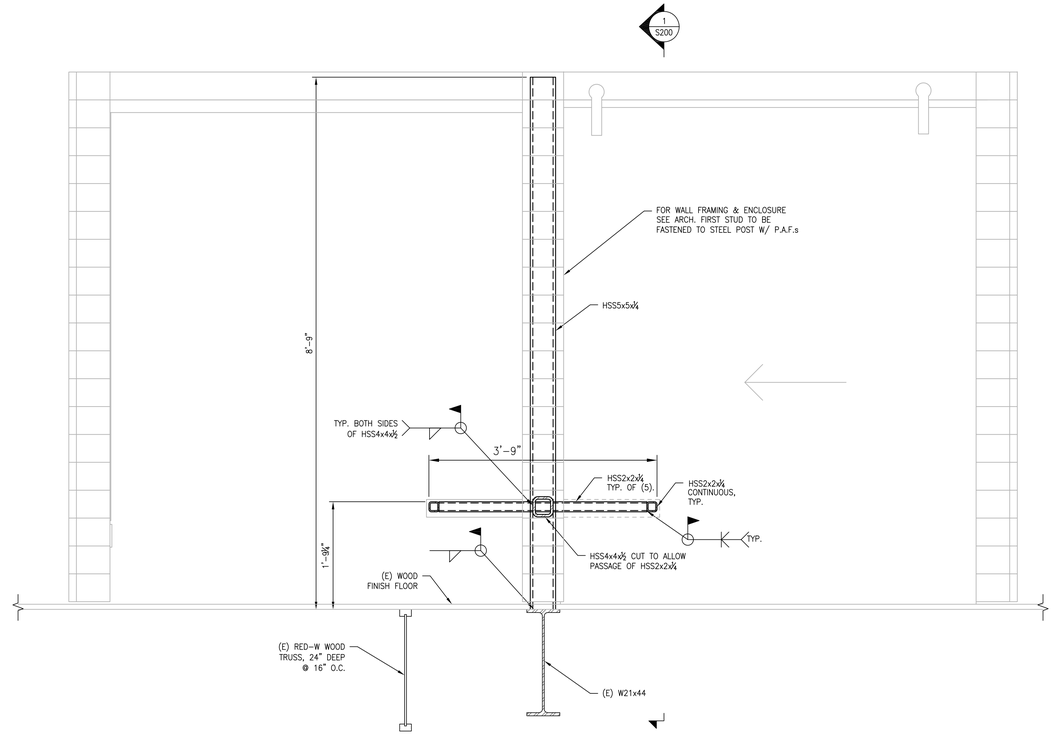

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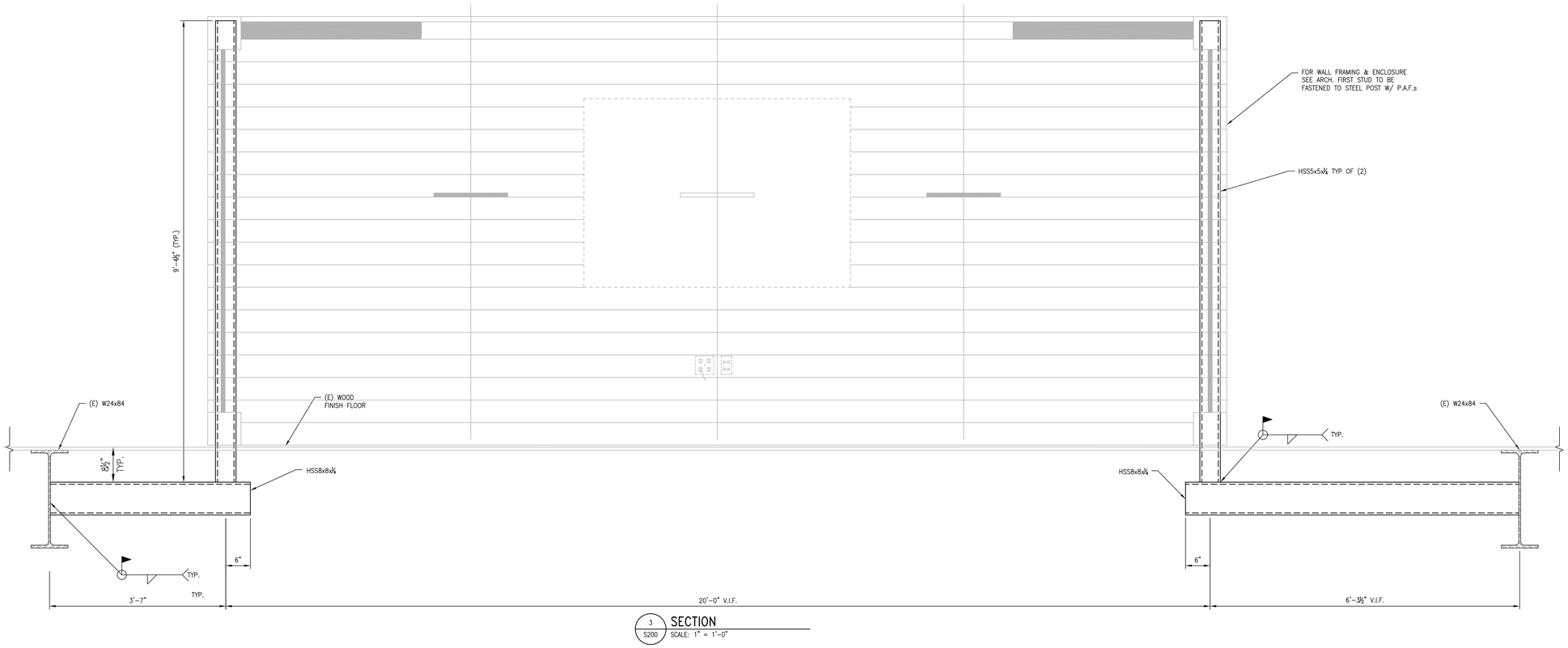

3 S200 SECTION
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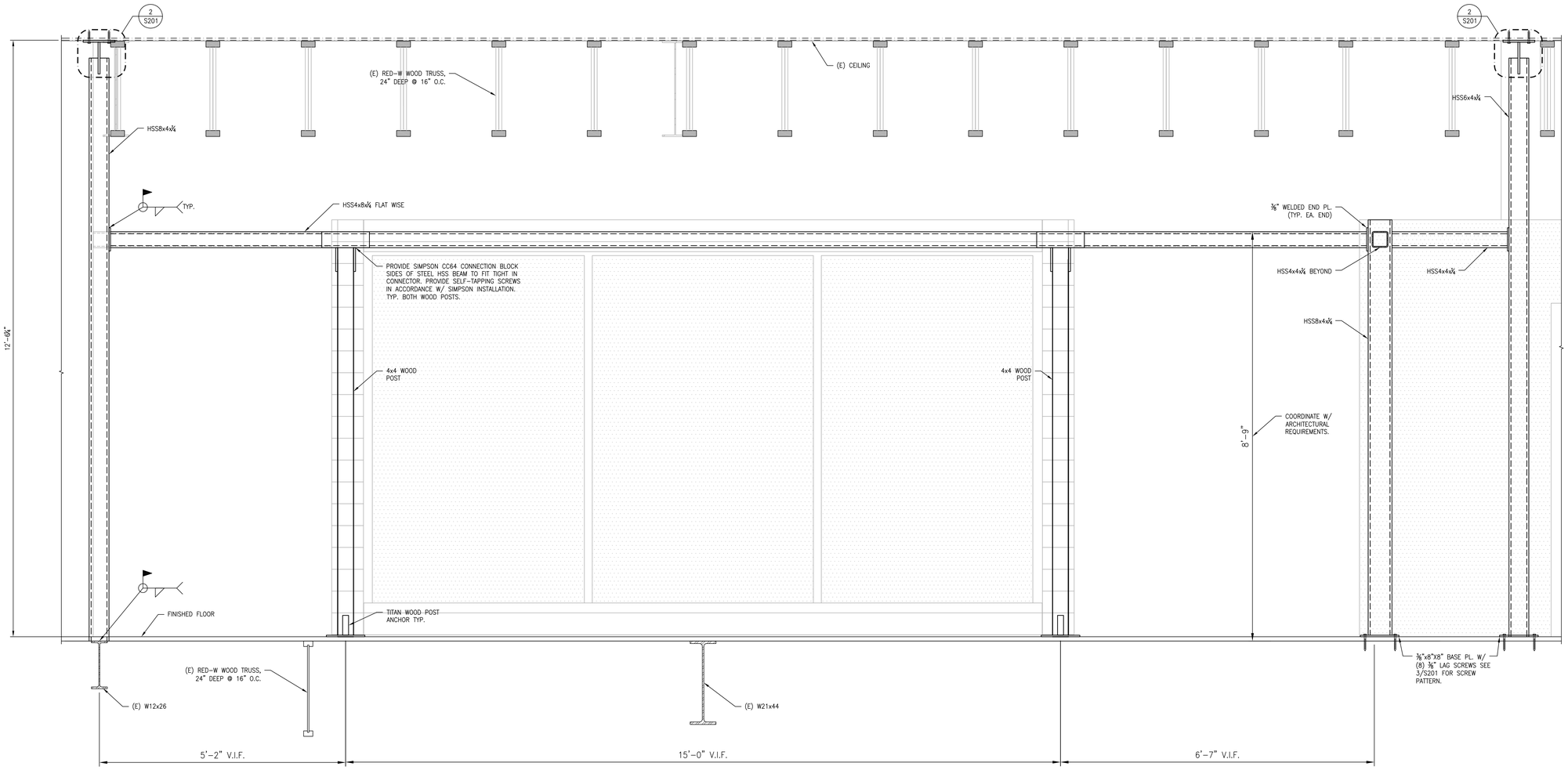
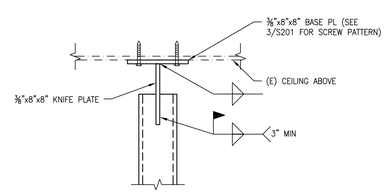
DATE:
12.14.2012
DWG. NO.
S200

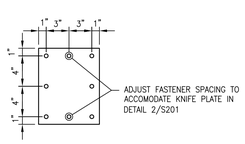


1 / S201 **SECTION**
SCALE: 1" = 1'-0"

NOTE: PROVIDE BLOCKING TIGHT TO FACE OF STEEL & WOOD POSTS & BEAMS TO ENGAGE STRUCTURAL FRAMING.



2 / S201 **DETAIL**
SCALE: 1 1/2" = 1'-0"



3 / S201 **BASE PLATE DETAIL**
SCALE: 1 1/2" = 1'-0"

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WORKSPACES - DC
641 S St. NW Washington, DC

DESCRIPTION
DATE

DRAWING TITLE
SECTION DETAILS

STAMP

PROJECT NO.
12021.00
DRAWN BY:
BB
SCALE:
AS NOTED
DATE:
12.14.2012
DWG. NO.
S201