REMODEL PLANS FOR

BROADLAWNS BRAIN & MEMORY CENTER

3714 INGERSOLL AVENUE
DES MOINES, IA 50309

IMPORTANT DESIGN BID/BUILD NOTE:

The Contractor acknowledges by submission of their bid that they have a thorough understanding of the project and of the Owner/Landlord's & Tenant's expectations for a completed project. The Contractor also acknowledges that the Contractor has thoroughly reviewed these documents and has requested of the Owner, Tenant, Architect, Engineers or others any and all clarifications, and has received clear answers to said clarifications, required to resolve outstanding issues related to the completeness and accuracy of the design documents for estimating and construction purposes. The Contractor further acknowledges that the Contractor's bid includes all components of construction, including but not limited to: General Requirements, Concrete, Masonry, Metals, Wood, Plastics, Thermal, Moisture, Openings, Finishes, Fire Suppression, Plumbing, HVAC, Electrical, Communications, Safety, Security, Earthwork, Site, Utilities; for a completed project based upon industry standards for all disciplines and governing authorities requirements. Any and all components not included in this bid are identified on the bid submission as "not included in this contract." The design documents do not represent the means and methods of construction. The Contractor also acknowledges sequencing and means and methods of construction shall be the sole responsibility of the Contractor, and any and all costs associated with the means and methods of construction are included in the base bid.

IMPORTANT DESIGN SCOPE NOTE:

Simonson & Associates Architects LLC and their consultants has completed these design documents to the level of detail requested by our client. The level of detail may range from schematic design document(s) mainly conveying programmic information to fully detailed engineered documents and specifications. However, the clients intent and expectations are that these documents be used as the basis for design for an all-inclusive completed project based upon industry standards for all disciplines and governing authorities requirements.

ABBREVIATIONS:

CODE	DESCRIPTION
AHJ	AUTHORITY HAVING JURISDICTION
ACC	ACCESSIBLE
ACM	ALUMINUM COMPOSITE PANEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
BOS	BOTTOM OF STRUCTURE
CIP	CAST IN PLACE
CFMF	COLD FORMED METAL FRAMING
CJ	CONTROL JOINT
CL	CENTER LINE
CPT	CARPET
CPAD	CARPET PAD
CPTB	CARPET BASE
CONC	CONCRETE
CT	CERAMIC TILE
DR	DOOR
DWGS	DRAWINGS
DS	DOWNSPOUT
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISHING SYSTEM
EXP	EXPANSION
EXT	EXTERIOR
EPT	EPOXY PAINT
FEC	FIRE EXTINGUISHER CABINET
FEC-HV	FIRE EXTINGUISHER CABINET AND HOSE VALVE
FOF	FACE OF FINISH
FOS	FACE OF STUD
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HCWD	HOLLOW CORE WOOD DOOR
HP	HIGH POINT
HWD	HARDWOOD
INT	INTERIOR
JT	JOINT
LP	LOW POINT
MFR	MANUFACTURER/MANUFACTURED
MIN	MINIMUM
MIR	MIRRORED
MTL	METAL
MTR'L	MATERIAL
OC	ON CENTER
OPP	OPPOSITE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PNL	PANEL
PT	PAINT
PREFIN	PREFINISHED
QT	QUARRY TILE
RBR	RUBBER FLOOR
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
REM	RECESSED ENTRY MAT
RO	ROUGH OPENING
SASM	SELF-ADHERED SHEET MEMBRANE
SC	SEALED CONCRETE
SCWD	SOLID CORE WOOD DOOR
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SSB	SHOU SUGI BAN
STL	STEEL
STN	STONE
TOS	TOP OF STRUCTURE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VNL	VINYL
WRB	WEATHER-RESISTANT BARRIER
W/	WITH
1HR	ONE HOUR

OWNER

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e-mail: jrhodes@rakerrhodes.com

See structural sheets for the structural engineer's stamp and signature.

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e-mail: dbbentz@bishopengr.com

Civil Engineer drawings are contained in a separate set.

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City of Des Moines
Permit & Development Center
1200 Locust St.
Des Moines, IA 50309
(515) 283-4200
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e-mail: jmmattas@dmgov.org
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ARCHITECT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Gregory E. Hayes | IA Reg. | June 30, 2028 (Registration Expires)

Signature | Date

Pages or Sheets covered by this seal:
G-000 - G-101, AD-101, A-101 - A-713

LICENSED PROFESSIONAL ARCHITECT — Gregory E. Hayes — IOWA

MECHANICAL

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Sara Schmerbach | IA Reg. | December 31, 2026 (Registration Expires)

Signature | Date

Pages or Sheets covered by this seal:
P000 - P600, PD100 - PD-101, M000 - M601

LICENSED PROFESSIONAL ENGINEER — SARA SCHMERBACH — IOWA

ELECTRICAL

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

Kenneth Thelen | IA Reg. | December 31, 2027 (Registration Expires)

Signature | Date

Pages or Sheets covered by this seal:
E000 - E600, ED101, EL101, EP101, ES101, T000 - T600

LICENSED PROFESSIONAL ENGINEER — KENNETH THELEN — IOWA

GENERAL NOTES

1. These documents and the design they represent are the property of Simonson & Associates Architects LLC. No changes to these documents either in whole or in part may be made in anyway without their prior knowledge and written consent.

2. Refer to additional notes and legends on all other documents.

3. Refer to civil, GEOTECHNICAL, environmental, structural, mechanical, electrical, plumbing, fire and life-safety documents for additional information or requirements. Reference to other disciplines is conceptual for purposes of coordination with architectural design only.

4. Before commencement of any work, contractor shall give all notices and obtain all permits. Contractor shall comply with all applicable codes, laws, ordinances, rules, regulations, requirements of governing agencies and authorities, hazardous material application and disposal requirements, etc.

5. The ADA or ADAAG is a civil rights act and is subject to legal interpretation through the judicial process. Reasonable care was exercised in interpreting the guidelines and all guidelines may not be indicated on these plans: however, failure to identify a guideline does not give this contractor the right to violate them. The contractor must comply with all guidelines as required by the ADAAG.

6. These drawings represent the completed project, at time of substantial completion. The intent of the drawings is to include all items necessary for the proper execution and completion of the work. Unless otherwise noted, they do not represent the means and methods of construction. Sequencing and means and methods of construction shall be the sole responsibility of the general contractor.

7. These drawings do not contain information with regard to construction safety procedures. The contractor is solely responsible for all construction safety and shall perform all work in accordance with governing authorities construction safety guidelines.

8. Provide complete in place all labor, transportation, material, taxes, fees, permits, licenses, insurance, utilities, inspections, equipment, machinery, supervision, and other items necessary to complete the work in strict compliance with the plans, documents and specifications prepared by the architect and approved by the owner.

9. Verify existing conditions prior to fabrication and prior to proceeding with the work, and notify the architect immediately of significant discrepancies which may impact aesthetics, durability, cost and/or schedules.

10. Do not scale drawings in order to determine intended layout or dimensions. If dimensions are in question the contractor shall be responsible for obtaining clarification before continuing with work. Drawings are intended only as a graphically correct representation of work to be accomplished.

11. Remove and replace materials damaged during the course of construction to the satisfaction of the owner. Repair existing public facilities damaged during the course of construction to the satisfaction of the governing authority.

12. All work shall be of good quality and all materials and equipment shall be new and free from defects for a period of one year from the date of substantial completion of work. Any extended warranties obtained from suppliers or subcontractors shall be forwarded to the owner.

13. All requirements not followed, including substitutions not properly approved and authorized, in writing, may be considered defective.

14. Comply with all weather-related construction requirements. Do not build with or on frozen, saturated, contaminated, or inappropriate substrates or conditions.

15. Provide positive drainage of surface water away from and off all buildings without ponding or water adjacent to or on buildings or pavements.

16. By submitting shop drawings, product data and samples, the general contractor and sub-contractor has verified and approved the information contained within. The general contractor's review and approval shall be shown on each submittal prior to the submission to the architect.

INDEX OF DRAWINGS

GENERAL

G-000	COVERSHEET
G-012	ACCESSIBILITY REQUIREMENTS & GUIDELINES - A117.1 - 2017
G-101	CODE PLAN

ARCHITECTURAL

AD-101	DEMO FLOOR PLAN
A-101	FLOOR PLAN
A-111	ROOF PLAN
A-121	REFLECTED CEILING PLAN
A-201	EXTERIOR ELEVATIONS
A-301	WALL SECTIONS - PORTE COCHERE
A-302	WALL SECTIONS & DETAILS
A-401	BATHROOM PLANS & ADA CLEARANCES
A-601	DOOR & WINDOW SCHEDULES
A-701	INTERIOR FINISHES
A-711	INTERIOR ELEVATIONS
A-712	INTERIOR ELEVATIONS
A-713	INTERIOR ELEVATIONS

STRUCTURAL

S-001	STRUCTURAL NOTES
S-101	STRUCTURAL PLANS
S-201	FOUNDATION DETAILS
S-301	FRAMING DETAILS

PLUMBING, MECHANICAL , ELECTRICAL & TECHNOLOGY

P000	PLUMBING TITLE SHEET
PD100	UNDERFLOOR PLUMBING DEMOLITION PLAN
PD101	PLUMBING DEMOLITION PLAN
P100	UNDERFLOOR PLUMBING PLAN
P101	PLUMBING PLAN
P500	PLUMBING DETAILS
P600	PLUMBING SCHEDULES
M000	MECHANICAL TITLE SHEET
MD101	MECHANICAL DEMOLITION PLANS
M101	MECHANICAL PLANS
M500	MECHANICAL DETAILS
M600	MECHANICAL SCHEDULES
M601	MECHANICAL SCHEDULES
E000	ELECTRICAL COVER SHEET
ED101	ELECTRICAL DEMOLITION PLANS
EL101	ELECTRICAL LIGHTING PLANS
EP101	ELECTRICAL POWER PLANS
ES101	ELECTRICAL SYSTEMS PLANS
E101	ELECTRICAL ROOF PLAN
E500	ELECTRICAL DETAILS
E600	ELECTRICAL SCHEDULES
T000	TECHNOLOGY TITLE SHEET
T101	TECHNOLOGY PLANS
T500	TECHNOLOGY DETAILS
T600	TECHNOLOGY SCHEDULES

CIVIL - LANDSCAPING

(Refer to Civil Engineering, Site Utility, Grading & Landscape site documents submitted under separate cover.)

GEOTECHNICAL

(Not Available)



NOTE:
THIS DRAWING IS SUBJECT TO TENANT & JURISDICTION APPROVAL.

NOTE:
THIS DRAWING DOES NOT REPRESENT AN AS-BUILT CONDITION. ACTUAL DETAILS AND DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. AS-BUILT CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FINAL LAYOUT AND CONSTRUCTION OF INTERIOR TENANT IMPROVEMENTS.
ALL DRAWINGS ARE SUBJECT TO JURISDICTION APPROVAL.

LEGEND:
- DOOR INDICATOR
- ROOM INDICATOR
- REVISION INDICATOR
- WALL TYPE IDENTIFIER
- WINDOW INDICATOR

SCALE NOTE:
24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED.

11"x17" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED

SIMONSON
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BROADLAWNS BRAIN & MEMORY CENTER
3714 INGERSOLL AVENUE
DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
2	BID SET	05-28-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
COVERSHEET

Sheet No.
G-000

Autodesk Docs://Broadlawns Brain Wellness/14138B Broadlawns Brain Wellness - Des Moines, IA R-26.rvt
5/28/2026 4:47:24 PM

CHAPTER 3: BUILDING BLOCKS

301 General

301.2 Overlap
Unless otherwise specified, clear floor spaces, clearances at fixtures, maneuvering clearances at doors, and turning spaces shall be permitted to overlap.

302 Floor or Ground coverings

302.2 Carpet.
Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/ uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

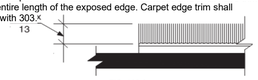


FIG. 302.2
CARPET ON FLOOR SURFACES

302.3 Openings.
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 408.4.3, 409.4.3, 410.4 and 805.10. Elongated openings shall be placed so that long dimension is perpendicular to the dominant direction of travel.

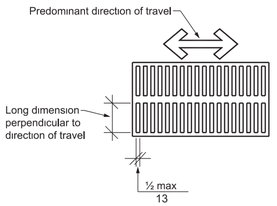


FIGURE 302.3
OPENINGS IN FLOOR SURFACES

303 Changes in Level

303.1 General.
Changes in level in floor surfaces shall comply with Section 303.

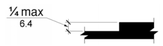


Figure 303.2
Vertical Change in Level

303.2 Vertical.
Changes in level 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

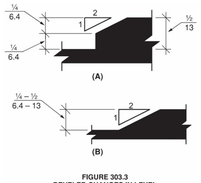


FIGURE 303.3
BEVELED CHANGES IN LEVEL

303.3 Beveled.
Changes in level greater than 1/4 inch (6.4 mm) high and not more than 1/2 inch (13 mm) maximum in height shall be beveled with a slope not steeper than 1:2.

303.4 Ramps.
Changes in level greater than 1/2 inch (13 mm) in height shall be by a ramp complying with 405 or by a curb ramp complying with 406.

304 Turning Space

304.1 General
Turning space shall comply with 304.

304.2 Floor or Ground Surfaces.
Floor or ground surfaces of a turning space shall comply with 302. Changes in level within the turning space are not permitted.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

304.3 Size.
Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space.

304.3.1.1 New buildings and facilities.
In new buildings and facilities, the turning space shall be a circular space with a 67-inch (1700 mm) minimum diameter.

304.3.1.1.1 Overlap
Turning spaces shall be permitted to include knee and toe complying with 306. Where the turning space include knee and toe clearances under an obstruction, the overlap shall comply with all of the following:

1. The depth of the overlap shall not be more than 10 inches (255 mm), and
2. The overlap shall not exceed the depth of the knee and toe clearances provided, and
3. The overlap shall be permitted only within the urning circle area shown shaded in Figure 304.3.1.

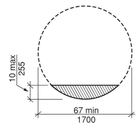


FIGURE 304.3.1.1
CIRCULAR TURNING SPACE - NEW BUILDINGS
SIZE AND OVERLAP

304.3.1.2 Existing buildings and facilities.
In existing buildings and facilities, the turning space shall be a circular space with a 60-inch (1525 mm) minimum diameter.

304.3.1.2.1 Overlap
Turning spaces shall be permitted to include knee and toe complying with 306.



FIGURE 304.3.1.2
CIRCULAR TURNING SPACE - EXISTING BUILDINGS - SIZE
AND OVERLAP

304.3.2 T-Shaped Space

304.3.2.1 New buildings and facilities.
In new buildings and facilities, the turning space shall be a T-shaped space complying with one of the following:

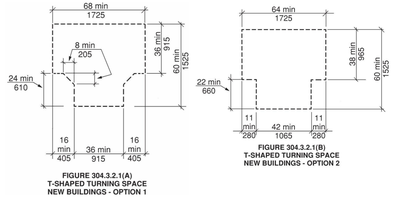


FIGURE 304.3.2.1(A)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 1

FIGURE 304.3.2.1(B)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 2

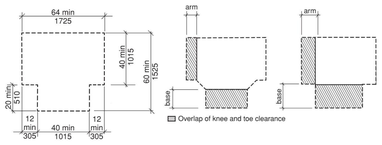


FIGURE 304.3.2.1(C)
T-SHAPED TURNING SPACE
NEW BUILDINGS - OPTION 3

FIGURE 304.3.2.1.1
T-SHAPED TURNING SPACE
NEW BUILDINGS - OVERLAP

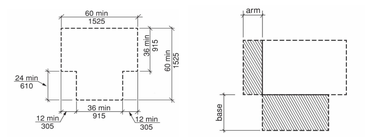


FIGURE 304.3.2.2
T-SHAPED TURNING SPACE
EXISTING BUILDINGS - SIZE

FIGURE 304.3.2.2.1
T-SHAPED TURNING SPACE - EXISTING BUILDINGS
OVERLAP

304.4 Door Swing.
Unless otherwise specified, doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General
Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces.
Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted within the clear floor space.

EXCEPTIONS:
Slopes not steeper than 1:48 shall be permitted.

305.3 Size.

305.3.1 New buildings and facilities.
In new buildings and facilities, the clear floor space shall be 52 inchees minimum in length and 30 inches mininimum in width.

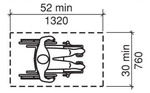


FIGURE 305.3.1
SIZE OF CLEAR FLOOR SPACE - NEW BUILDINGS

305.3.2 Existing buildings and facilities.
In existing buildings and facilities, the clear floor space shall be 48 inches min. in length and 30 inches min. in width.

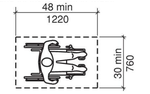


FIGURE 305.3.2
SIZE OF CLEAR FLOOR SPACE - EXISTING BUILDINGS

305.4 Knee and Toe Clearance.
Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position.
Unless otherwise specified, clear floor spaces shall be positioned for either forward or parallel approach to an element.

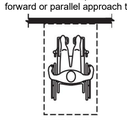


FIGURE 305.5(A)
POSITION OF CLEAR FLOOR SPACE - FORWARD



FIGURE 305.5(B)
POSITION OF CLEAR FLOOR SPACE - PARALLEL

305.6 Approach.
One full, unobstructed side of the clear floor space shall adjoin or overlap an accessible route or adjoin another clear floor space.

305.7 Alcoves.
If a clear floor space is in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances complying with Sections 305.7.1 and 305.7.2 shall be provided, as applicable.

305.7.1 Parallel Approach.
Where a clear floor space is positioned for a parallel approach, the alcove shall be 60 inches min. in width where the depth exceeds 15 inches.

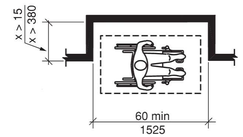


FIGURE 305.7.1
MANEUVERING CLEARANCE IN AN ALCOVE
PARALLEL APPROACH

305.7.2 Forward Approach.
Where a clear floor space is positioned for a forward approach, the alcove shall be 36 inches min. in width where the depth exceeds 24 inches.

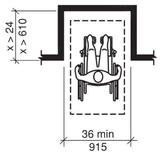


FIGURE 305.7.2
MANEUVERING CLEARANCE IN AN ALCOVE
FORWARD APPROACH

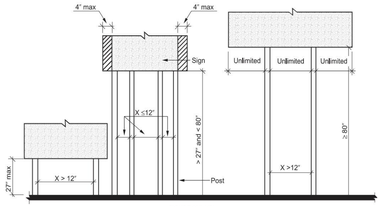


FIGURE 307.3(B)
POST-MOUNTED PROTRUDING OBJECTS

ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2017 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2015 INTERNATIONAL BUILDING CODE (IBC) Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANSI A117.1-2009 (Section 1101.2).

306 Knee and Toe Clearance

306.1 General.
Where space beneath an element is included as part of clear floor space at an element, clearance at an element, or turning space, the space shall comply with Section 306. Additional space shall mot be prohibited beneath an element, but shall not be considered as part of the clear floor space or turning space.

306.2 Toe Clearance.

306.2.1 General.
Space under an element between the finish floor and 9 inches (230 mm) above the floor shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth.
Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Depth.
Where toe clearance is required at an element as part of a clear floor space complying with Section 305, the toe clearance shall extend 17 inches (430 mm) minimum beneath the element.

306.2.4 Additional Clearance.
Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor shall not be considered toe clearance.

306.2.5 Width.
Toe clearance shall be 30 inches (760 mm) minimum in width.

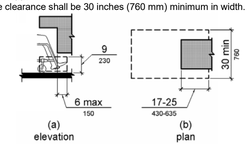


Figure 306.2
Toe Clearance

306.3 Knee Clearance.

306.3.1 General.
Space beneath an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth.
Knee clearance shall be permitted to extend 25 inches (365 mm) maximum under an element at 9 inches (230 mm) above the floor.

306.3.3 Minimum Depth.
Where knee clearance is required beneath an element as part of a clear floor space complying with Section 305, the knee clearance shall be 11 inches (280 mm) minimum in depth at 9 inches (230 mm) above the floor, and 8 inches (205 mm) minimum in depth at 27 inches (685 mm) above the floor.

306.3.4 Clearance Reduction.
Between 9 inches (230 mm) and 27 inches (685 mm) above the floor, the knee clearance shall be permited to be reduced at a rate of 1 inch (25 mm) in depth for each 6 inches (150mm) in height.

306.3.5 Width.
Knee clearance shall be 30 inches min. in width.

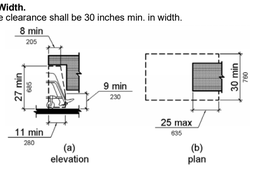


Figure 306.3
Knee Clearance

307 Protruding Objects

307.1 General.
Protruding objects on circulation paths shall comply with 307.

307.2 Protrusion Limits.
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030mm) above the floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION:
Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

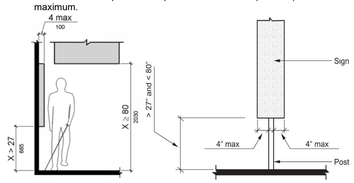


Figure 307.2
Limits of Protruding Objects

FIGURE 307.3(A)
POST-MOUNTED PROTRUDING OBJECTS

307.3 Post-Mounted Objects.
Objects mounted on posts or pylons shall be permitted to overhang 4 inchesmaximum where more than 27 inches and not more than 80 inches above the floor. Objects on multiple posts or pylons where the clear distance between posts or pylons is greater than12 inches shall have the lowest edge of such object either 27 inches maximum or 80 inches minimum above the floor.

EXCEPTION:
Sloping portions of handrails between the top and bottom riser of stairs and above the ramp run shall not be required to comply with this section.

307.4 Vertical Clearance.
Vertical clearance shall be 80 inches (2030 mm) high mimimum. Rails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such rails or barrier shall be located 27 inches (685 mm) maximum above the floor.

EXCEPTION:
Door closers and door stops shall be permited to be 78 inches (1980 mm) minimum above the floor.

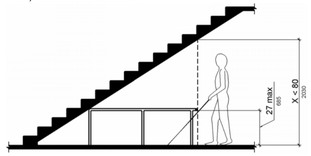


Figure 307,4
Vertical Clearance

307.5 Required Clear Width
Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General.
Reach ranges shall comply with 308.

Advisory 308.1 General
The following table provides guidance on reach ranges for children according to age where building elements such as hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120 mm)
Low (minimum)	20 in (510 mm)	18 in (455 mm)	16 in (405 mm)

308.2 Forward Reach.

308.2.1 Unobstructed.
Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the floor.

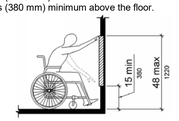


Figure 308.2.1
Unobstructed Forward Reach

308.2.2 Obstructed High Reach.
Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 and knee and toe clearance complying with Section 306 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum above the floor where the reach depth over the obstruction is greater than 20 inches maximum. The high forward reach shall be 44 inches maximum above the floor where the reach depth over the obstruction is greater than 20 inches and not more than 25 inches maximum.

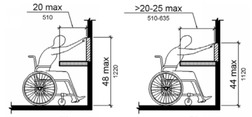


Figure 308.2.2
Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed.
Where a clear floor space complying with Section 305 allows a parallel approach to an element and the edge of the clear floor space is 10 inches maximum from the element, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the floor.

EXCEPTIONS:
1. Existing elements that are not altered shall be permitted at 54 inches maximum above the floor.
2. Operable parts of fuel dispensers installed on existing curbs shall be permitted to be 54 inches maximum above the floor.

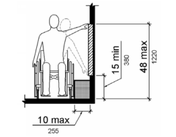


Figure 308,3,1
Unobstructed Side Reach

308.3.2 Unobstructed High Reach.
Where a clear floor space complying with Section 305 allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum above the floor and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum above the floor for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum above the floor for a reach depth of 24 inches maximum.

EXCEPTIONS:
1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

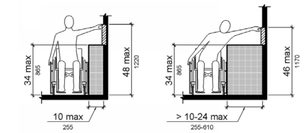


Figure 308,3,2
Obstructed High Side Reach

309 Operable Parts

309.1 General.
Operable parts shall comply with 309.

309.2 Clear floor space.
A clear floor space complying with 305 shall be provided.

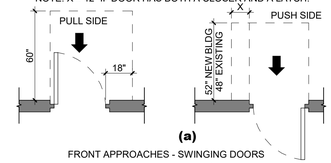
309.3 Height.
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2N) maximum.

404 Doors, Doorways and Gates

404.2 Manual doors, doorways and manual gates.
Manual doors, doorways and manual gates intended for user passage shall comply with Section 404.2.

404.2.2 Clear width.
Doorways shall have a clear opening width of 32 inches minimum. Clear opening width of doorways with swinging doors shall be measure between the face of door and stop, with the door open 90 degrees. openings more than 24 inches in depth at doors and doorways without doors shall provide a clear opening width of 36 inches minimum. There shall be no projections into the clear opening width lower than 34 inches above the floor. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.

Exceptions:
1. Door closers and door stops shall be permitted to be 78 inches minimum above the floor.
2. In alterations, a projection of 5/8 inche maximum into the required clear opening width shall be permitted for the latch side stop.



604 Water Closets and Toilet Compartments

604.3 Clearance.

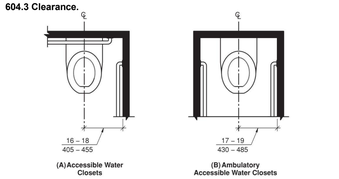
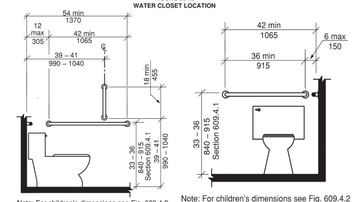


FIGURE 604.2
WATER CLOSET LOCATION



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER CLOSET

Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER CLOSET

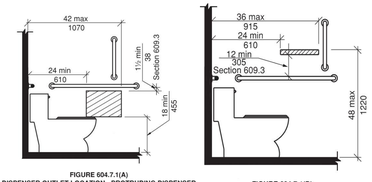
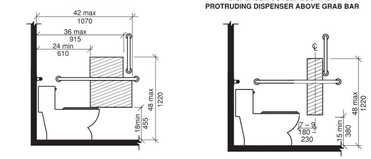


FIGURE 604.7.1(A)
DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER
BELOW GRAB BAR

FIGURE 604.7.1(B)
DISPENSER OUTLET LOCATION
PROTRUDING DISPENSER ABOVE GRAB BAR



Note: For children's dimensions see Fig. 604.11.7 dispenser outlet location

FIGURE 604.7.1(C)
DISPENSER OUTLET LOCATION
RECESSED DISPENSER

FIGURE 604.7.1(D)
DISPENSER OUTLET LOCATION
DISPENSER IN FRONT OF WATER CLOSET - EXCEPTION

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BROADLAWNS BRAIN & MEMORY CENTER

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DES MOINES, IA 50309

Rev. #	Issue / Revision	Date
2	BID SET	09-28-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
ACCESSIBILITY REQUIREMENTS & GUIDELINES - A117.1 - 2017

Sheet No.
G-012

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CODE SUMMARY

Project Description:
This is a remodeling of an existing outpatient medical clinic (Midwife Services of UnityPoint Health) for use by a new owner (Broadlawns Brain & Memory) as a new outpatient medical clinic for dementia patients. This is a single story, wood framed, non-sprinklered building that is 4860 net square feet. The existing main entrance is being modified with a new vestibule and a new porte-cochere. The south windows in Waiting are being replaced and the exterior wall modified to match the north projected window area. The building will have new windows and new roof shingles. The interior will be significantly remodeled with some demolition and new walls and new ceilings.

Code Referenced: 2024 INTERNATIONAL BUILDING CODE (IBC)
The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use & occupancy, location, maintenance, removal & demolition of every building or structure or any appurtenances connected or attached to such buildings or structure.

Existing Structures (Section 102.6):
The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change.

Use & Occupancy Classification (Chapter 3):
B BUSINESS (Section 304)

Allowable Height & Building Areas (Chapter 5): Most Restrictive Occupancy - B
Allowable Height (Table 503 & Section 504):
2 Stories 40' Height

Actual Height: 1 STORY & <18'
Allowable Area (Table 503 & Section 506):
9,000 sf (Table 503)
Actual Square Footage: 4,860 SQUARE FEET

Type of Construction (Chapter 6): TYPE VB (Wood; Non-Rated)
No Fire-Resistance Rating Requirements for Building Elements such as Structural Frame, Int./Ext. Walls, Floor or Roof.

Roof Fire Classification (Table 1505.1): CLASS C

Fire-Resistant Rating Requirements for Exterior Walls Based On Fire Separation Distance (Table 602):
>10' & <30' 0 Hour Fire-Resistance Rating Required

Automatic Sprinkler Systems (Section 903): AUTOMATIC SPRINKLER NOT REQUIRED

Portable Fire Extinguishers (Section 906 refers to IFC 906): EXTINGUISHERS REQUIRED
Class A Fire Hazards (Business) - Max. travel distance <75' (Table 906.3(1)).

Minimum Required Egress Width (Section 1005.1):
REQUIRED: Egress Components - 115 Occ. x .2" = 23"(32" Clear Min.);
PROVIDED: 120"
Door Swing (Section 1008.1.2): Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons.

Common Path of Egress Travel (Section 1014.3): <75' NS
Exit Access Travel Distance (Table 1016.1): B<200' NS

Minimum Number of Exits (Section 1015&1021, Table 1015.1,1021.1&.2): 2
REQUIRED; 3 PROVIDED
Number of Accessible Means of Egress (Section 1007.1): 2 REQUIRED

Corridor Fire-Resistance Rating (Table 1018.1): NO RATING REQUIRED.
(An enclosed exit access component that defines and provides a path of egress travel to an exit.)

ACCESSIBILITY (Chapter 11):
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1.

add'l Chapter 7 2024 IBC Code Summary

Maximum Area of Exterior Wall Openings (Table 705.9):
10'-15' SEPARATION DISTANCE
UNPROTECTED, NONSPRINKLERED = 15% ALLOWABLE AREA

Fire Walls (Section 706 & Table 706.4): - to create separate buildings.
NO FIRE WALLS REQUIRED

Fire Barriers (Section 707 & Table 707.3.9): - to separate mixed occupancies, exit enclosures, etc.
NO FIRE BARRIERS REQUIRED

Fire Door Assemblies & Protection Ratings (Section 715.4 & Table 715.4):
NO FIRE DOOR PROTECTION RATINGS REQUIRED.

Fire Glazing & Window Protection Ratings (Section 715.5 & Table 715.5 & 715.5.4):
NO GLAZING OR WINDOW PROTECTION RATINGS REQUIRED.

Draft-Stopping in attics (Section 718.4):
Draftstop shall be installed to subdivide attic spaces where required by Section 708.4.3. In other than Group R, draftstops shall be installed to subdivide combustible attic spaces and combustible concealed roof spaces such that any horizontal area does not exceed 3,000 square feet.

PLUMBING FIXTURE REQUIREMENTS

Code Referenced: 2012 INTERNATIONAL PLUMBING CODE (IPC)

Classification & Use Group: B

Number of Occupants: 115 TOTAL

Minimum Number of Required Plumbing Fixtures (Table 403.1):
WATER CLOSETS REQUIRED: 4
WATER CLOSETS PROVIDED: 4

LAVATORIES REQUIRED: 3
LAVATORIES PROVIDED: 4

DRINKING FOUNTAINS REQUIRED: 1 - Shall install 2- Hi & Low or 1 that complies for people who use a wheelchair and standing person (Section 1109.5.1)
DRINKING FOUNTAINS PROVIDED: 2 - Hi & Low or 1 that complies with both requirements

SERVICE SINKS REQUIRED: 1
SERVICE SINKS PROVIDED: 1

OCCUPANT LOAD (TABLE 1004.1.2)

AREA	AREA	OCCUPANT LOAD	OCCUPANTS
BREAKROOM	190 SF	15 SF	13
CONSULT	115 SF	100 SF	2
CORRIDOR	705 SF	0 SF	0
EXAM1	113 SF	100 SF	2
EXAM2	113 SF	100 SF	2
EXAM3	109 SF	100 SF	2
EXAM4	109 SF	100 SF	2
EXAM5	109 SF	100 SF	2
EXAM6	109 SF	100 SF	2
EXAM7	109 SF	100 SF	2
EXAM8	109 SF	100 SF	2
EXAM9	109 SF	100 SF	2
LAB	141 SF	100 SF	2
MECH	92 SF	300 SF	1
OFFICE1	91 SF	150 SF	1
OFFICE2	91 SF	150 SF	1
OPEN OFFICE	879 SF	80 SF	11
PROCEDURE	158 SF	240 SF	1
PT	128 SF	240 SF	1
RR	241 SF	0 SF	0
SOILED	30 SF	300 SF	1
STORAGE	69 SF	300 SF	1
WAITING	926 SF	15 SF	62
	4846 SF		115

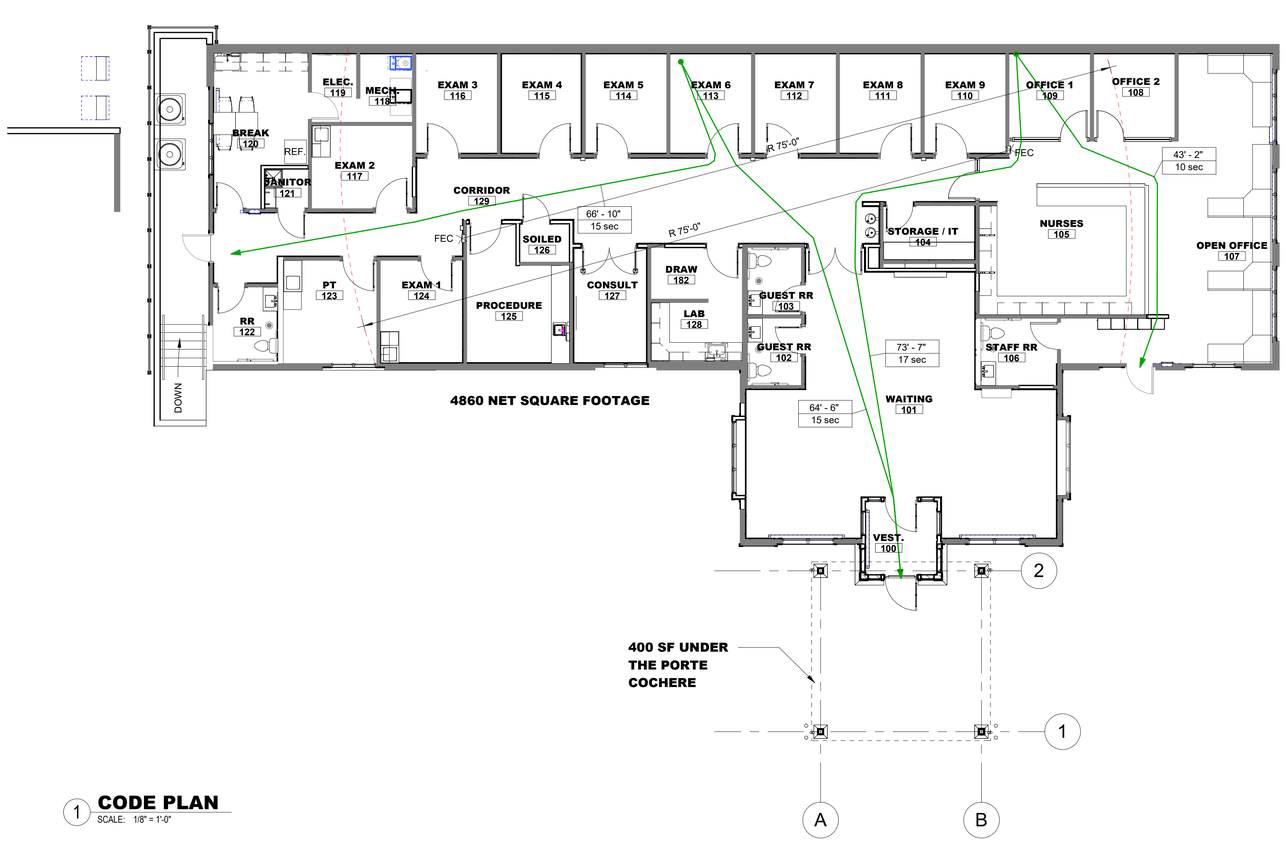
ACCESSIBILITY GUIDELINES & REQUIREMENTS

Code Referenced: 2010 ADA Standards for Accessible Design
Dept. of Justice published revised regulations on September 15, 2010 to set minimum enforceable accessibility standards/requirements for newly designed & constructed or altered State and local government facilities, public accommodations, and commercial facilities after March 15, 2012.

Code Referenced: Chapter 11, 2024 INTERNATIONAL BUILDING CODE (IBC)
Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC/ANCI A117.1-2009 (Section 1101.2).

Accessible Entrances (Section 1105): ACCESSIBLE ENTRANCE REQUIRED
At least 60% of all public entrances to areas required to be accessible;
Where restricted entrances provided, at least 1 restricted entrance to a building or facility;
Service entrance if only entrance to a building or a tenant space.
Dwelling units & Sleeping units (see Section 1107)

Accessible Toilet & Bathing Facilities (Section 1109.2): ACCESSIBLE FACILITIES REQUIRED
Each toilet room and bathing room shall be accessible.
Where a floor level is not required to be connected by an accessible route, the only toilet rooms or bathing rooms provided within the facility shall not be located on the inaccessible floor.
At least one of each type of fixture, element, control or dispenser in each room on each accessible level;
Private office or not for common or public use & intended for single use exceptions allowed.
If single use are clustered, only 50% need to be accessible.
Location of Toilet Facilities (Section 2902.4.1):
In occupancies other than covered malls, the required public & employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities & the path of travel to such facilities shall not exceed a distance of 500'.



1 **CODE PLAN**
SCALE: 1/8" = 1'-0"

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Sheet Title
CODE PLAN

Sheet No.
G-101

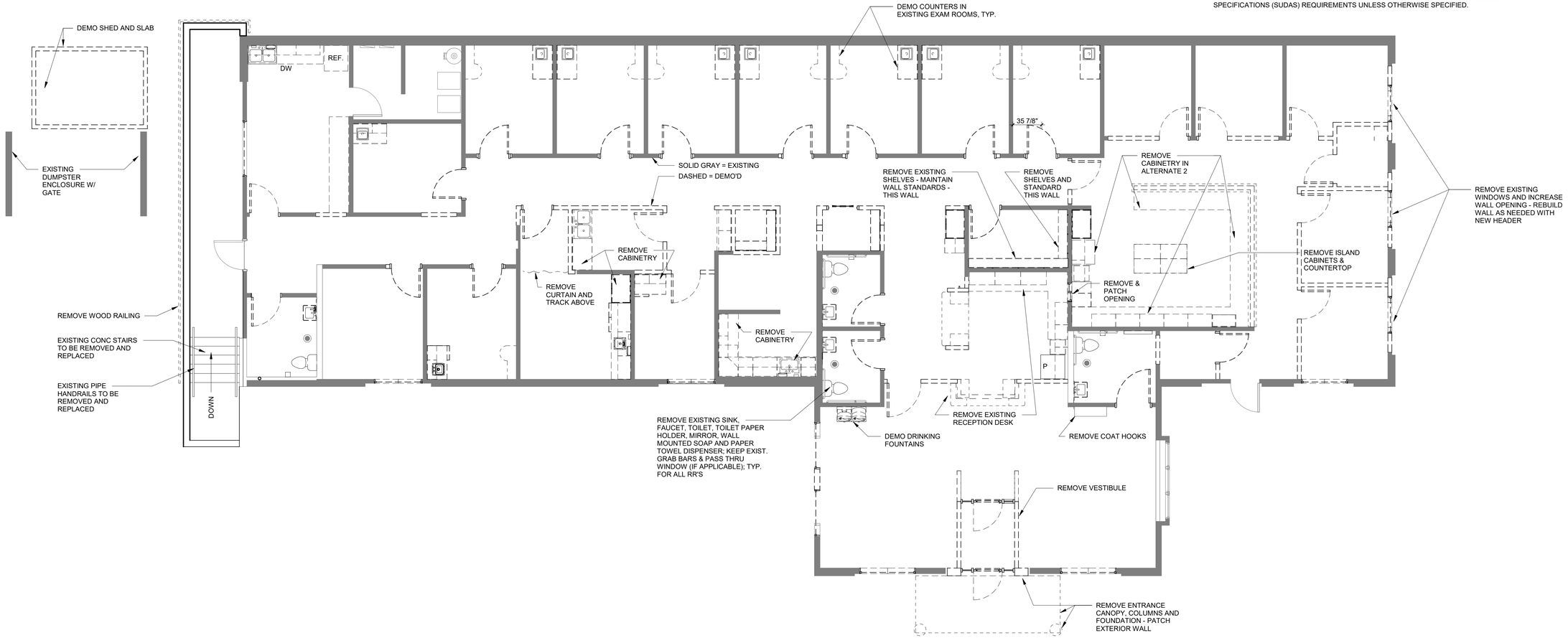
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GENERAL RENOVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. VERIFY EXISTING CONDITIONS BEFORE FABRICATION OR PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
3. REPAIR AND PATCH AREAS AFFECTED BY DEMO OR DETERIORATION TO A WEATHER TIGHT CONDITION & TO MATCH EXISTING ADJACENT FINISHED CONDITIONS. LARGER AREAS WITH SIMILAR ADJACENT MATERIALS, SMALLER HOLES & JOINTS WITH COLOR MATCHED SEALANT. AREAS NOT SPECIFIED FOR DEMOLITION THAT IS TEMPORALLY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED SHALL BE REPAIRED, PATCHED, OR REPLACED AT NO ADDITIONAL COST.
4. REPAIR AND PATCH AREAS AFFECTED BY SUCH THINGS AS DEMOLITION, DETERIORATION, FURNITURE REMOVAL AND INSTALLATION OF NEW WORK TO MATCH EXISTING ADJACENT FINISHED CONDITIONS.
5. ALL AREAS TO RECEIVE NEW FLOOR FINISHES ARE TO HAVE EXISTING FLOORING MATERIALS REMOVED, ADHESIVES STRIPPED DOWN TO THE CONCRETE SLAB, CRACKS AND DISCONTINUITIES IN THE SLAB PATCHED AND LEVELED AND READY TO RECEIVE NEW FINISHES.
6. REPAIR AND PATCH CEILINGS AS REQUIRED TO ALLOW FOR NEW WALL CONSTRUCTION.

GENERAL DEMOLITION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. REMOVE ALL EXISTING ACT CEILING TILE AND GRIDS.
3. REMOVE ALL EXISTING FLOOR FINISHES.
4. REMOVE ALL EXISTING SIGNAGE, FECs, WALL BASE AND COAT HOOKS
5. VERIFY EXISTING CONDITIONS BEFORE FABRICATION OR PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
6. AREAS NEXT TO DEMOLITION WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS.
7. PROVIDE BARRIERS & WARNING DEVISES TO PROTECT PUBLIC WHERE NECESSARY.
8. REVIEW ALL INVESTIGATIONS AND ASSESSMENTS BEFORE PROCEEDING WITH THE WORK. INVESTIGATIONS AND ASSESSMENTS MAY INCLUDE BUT ARE NOT LIMITED TO: SURVEYS; TRAFFIC; ACCESSIBILITY; ENVIRONMENTAL; HAZARDOUS; CHEMICAL; MATERIAL; STRUCTURAL; THERMAL; MOISTURE; GEOPHYSICAL; GEOTECHNICAL; WEATHER; ETC.
9. ALL EQUIPMENT AND DEMOLITION DEBRIS SHALL BE REMOVED IN AN ACCEPTABLE MANNER SO AS TO NOT DAMAGE THE SURROUNDINGS. SUPPORT AND PROTECT REMAINING AREAS THAT SURROUNDS DEMOLITION AREAS. MAINTAIN FLASHING, REINFORCEMENT, LINTELS, AND ADJOINING CONSTRUCTION IN AN UNDAMAGED CONDITION.
10. ALL EQUIPMENT AND DEMOLITION DEBRIS, MATERIALS, RUBBISH AND TRASH SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH GOVERNING AUTHORITIES APPLICABLE LAWS, REGULATIONS AND ORDINANCES IN A PERMITTED LANDFILL OR RECYCLE FACILITY. BURNING DEMOLISHED MATERIALS IS NOT ALLOWED.
11. CONTROL AMOUNT AND PREVENT SPREAD OF DUST RESULTING FROM DEMOLITION OR CONSTRUCTION. ALL SURFACES SHALL BE SWEPT CLEAN AND ALL AREAS NOT IN DEMOLITION AREA SHALL BE FREE OF DEBRIS AND CLEANED DAILY.
12. AREAS NOT SPECIFIED FOR DEMOLITION THAT IS TEMPORALLY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED SHALL BE REPAIRED, PATCHED, OR REPLACED AT NO ADDITIONAL COST.
13. UTILITIES & SERVICES TO BE DEMOLISHED SHALL BE SEPARATED AND ISOLATED FROM UTILITIES & SERVICES NEEDED FOR THE ONGOING OPERATION OF THE REMAINING STRUCTURE AND SYSTEMS. COORDINATE WITH APPLICABLE UTILITY COMPANIES, TENANTS, & SPACES ANY LINE REMOVAL, CAPPING, TEMPORARY SHUTDOWNS OR RECONNECTING ANY NEEDED UTILITIES & SERVICES TO THE REMAINING STRUCTURE.
14. ALL DEMOLITION SHALL BE PERFORMED USING THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) REQUIREMENTS UNLESS OTHERWISE SPECIFIED.



NORTH

1 **FLOOR PLAN- DEMO**
SCALE: 3/16" = 1'-0"

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Rev. #	Issue / Revision	Date
2	BID SET	09-26-2026

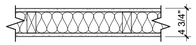
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14138B

Sheet Title
DEMO FLOOR PLAN

Sheet No.
AD-101

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WALL TYPES



1 — 4 3/4"

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0" 45-49 STC

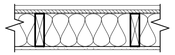
2X4 WOOD STUDS @ 16" O.C., W/ 3 1/2" FRICTION FIT SOUND BATT INSULATION, W/ ONE LAYER 5/8" GWB BOTH SIDES TO DECK. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.



2

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0" 45-49 STC

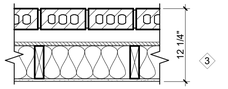
2X4 WOOD STUDS @ 16" O.C., W/ ONE LAYER 5/8" GWB ONE SIDE TO DECK. PROVIDE MOISTURE RESISTANT GWB @ ALL WET WALL LOCATIONS & ENTIRE RESTROOM. UNLESS NOTED OTHERWISE.



3

UPPER PORTION EXTERIOR WALL
SCALE: 1"=1'-0"

FIBER CEMENT SIDING OVER WEATHER BARRIER OVER EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION (R21 MIN.), AND 4-MIL VAPOR BARRIER OVER 5/8" GWB.

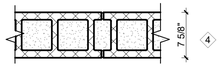


12 1/4"

3

LOWER PORTION EXTERIOR WALL
SCALE: 1"=1'-0"

FACE BRICK OVER AIR SPACE OVER WEATHER BARRIER OVER EXISTING EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C., 5 1/2" FRICTION FIT BATT INSULATION (R21 MIN.), AND 4-MIL VAPOR BARRIER OVER 5/8" GWB.



7 5/8"

4

EXTERIOR WALL - DUMPSTER
SCALE: 1"=1'-0"

8" CMU - GROUTED FULL

WALL TYPE NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED GWB CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.

4. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.

5. PROVIDE ADEQUATE WOOD BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES INCLUDING BABY CHANGING TABLE, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.

7. ALL PENETRATIONS THRU RATED WALLS MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.

9. ALL NEW OR PATCHED WALLS, CEILINGS & FLOORING TO ALIGN FLUSH WITH ADJACENT EXISTING.

10. REPAIR & REPLACE ANY & ALL DAMAGED OR ROTTING SHEATHING & FRAMING TO RESTORE SECURE, LEVEL & FLUSH SURFACES.

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

3. ALL SITE INFO, FIXTURES AND EQUIPMENT SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. THE LAYOUT IS CONSIDERED CONCEPTUAL. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, LIFE-SAFETY, ETC. DOCUMENTS FOR SPECIFIC DESIGN INFORMATION.

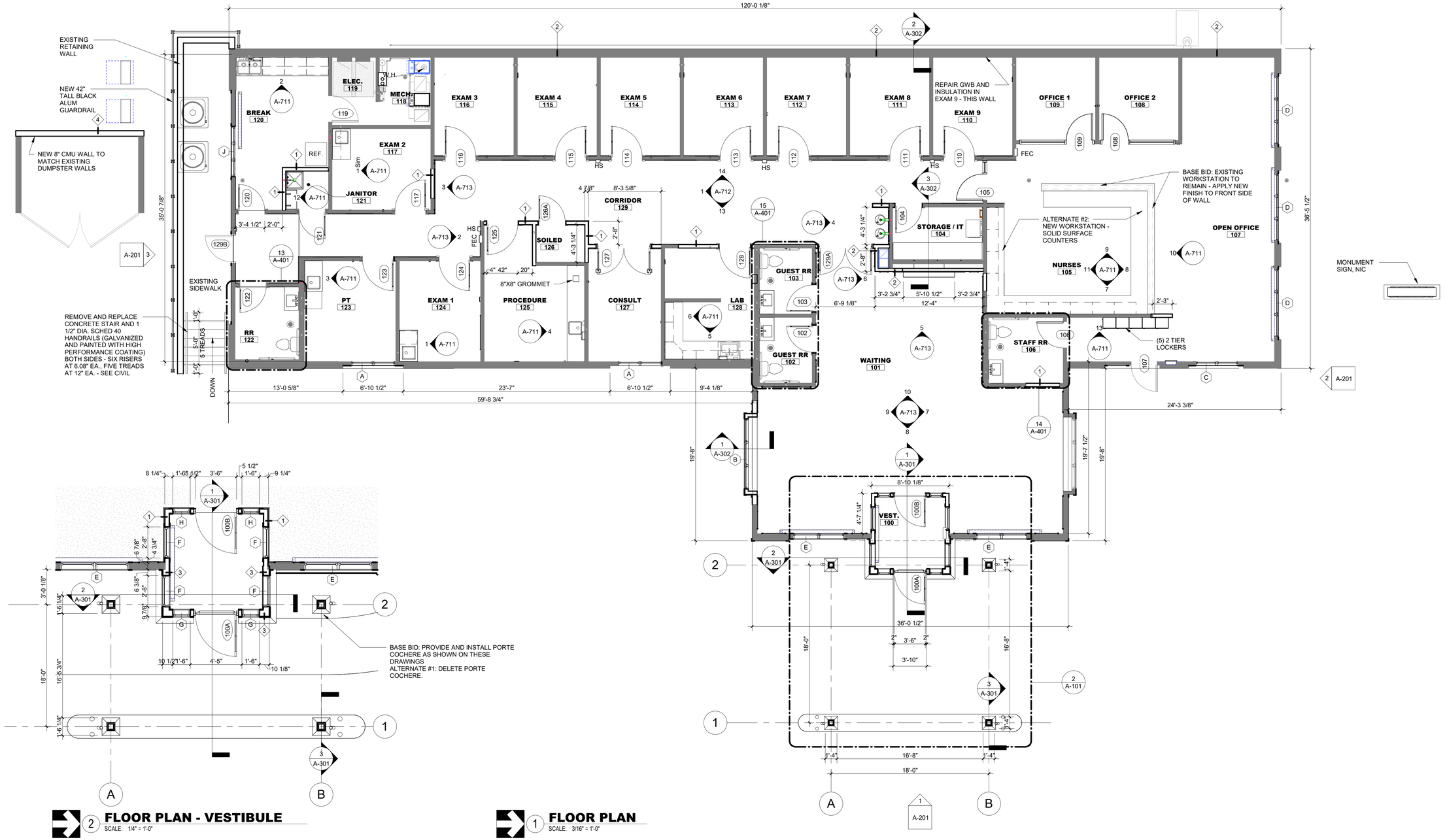
4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

8. PROVIDE AND INSTALL FLOOR FILLER TO LEVEL FLOORS WHERE NEEDED.



2 **FLOOR PLAN - VESTIBULE**
SCALE: 1/4" = 1'-0"

1 **FLOOR PLAN**
SCALE: 3/16" = 1'-0"

NORTH

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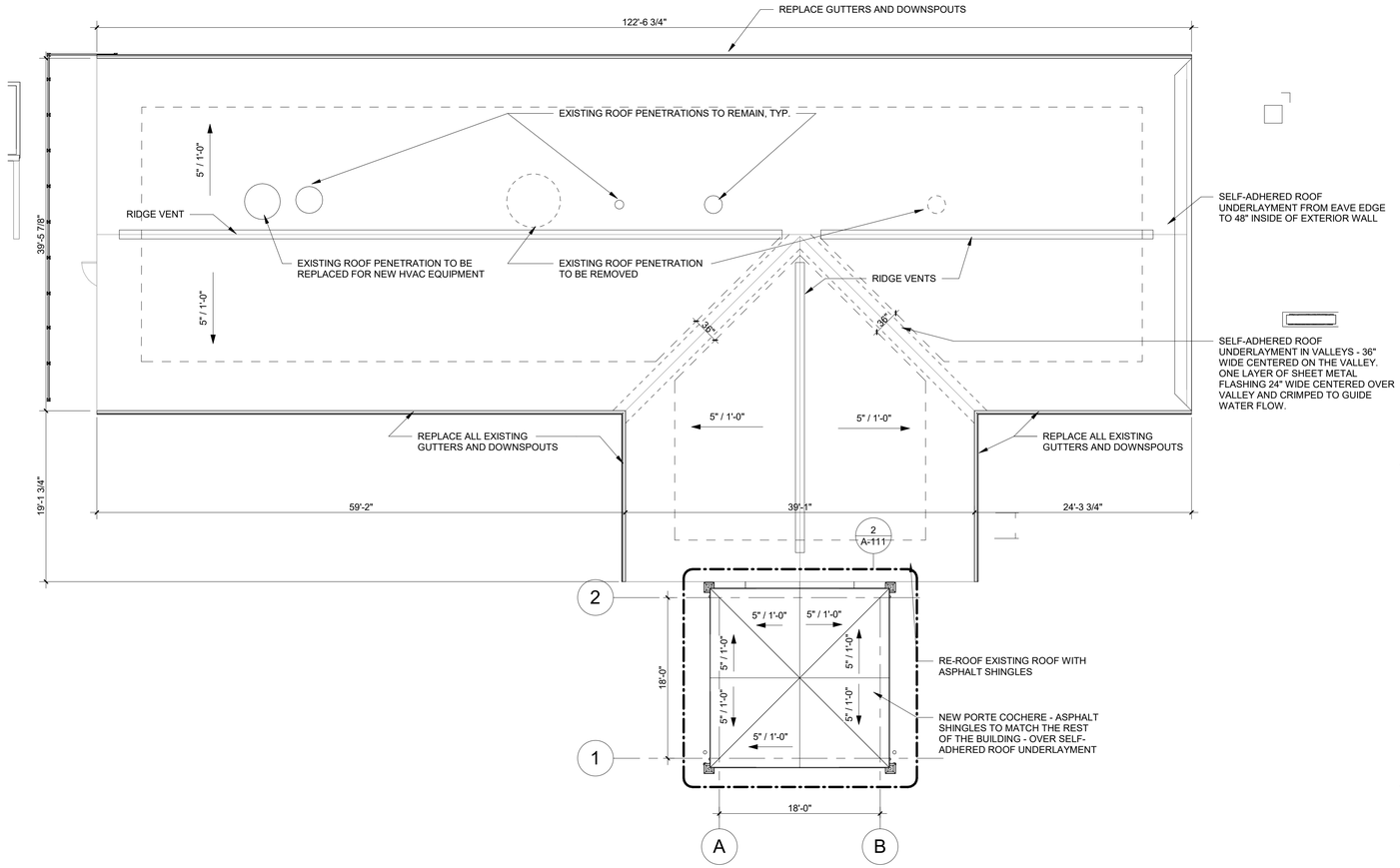
Rev. #	Issue / Revision	Date
2	BID SET	09-29-2026

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Sheet Title
FLOOR PLAN

Sheet No.
A-101

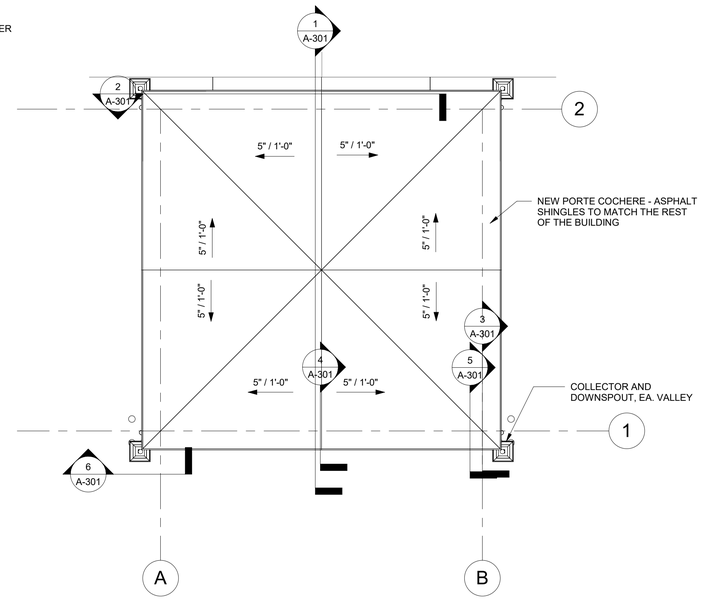
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1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS. REFER TO STRUCTURAL DRAWINGS FOR ROOF OPENING STRUCTURAL FRAMING.
3. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS AND SIMILAR ITEMS MAY NOT BE INDICATED ON THE ROOF PLAN: HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUBCONTRACTOR SO AS TO OBTAIN FULL ROOFING WARRANTIES. REFER TO ALL OTHER CONSTRUCTION DOCUMENTS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK.
4. IT SHOULD BE THE RESPONSIBILITY OF THE ROOF SUB-CONTRACTOR TO PROVIDE ALL NECESSARY DETAILS AND SYSTEMS TO ACCOMMODATE EXPANSION/CONTRACTION OF THE BUILDING AND BUILDING COMPONENTS FOR A LONG-LASTING ROOF.
5. CONTRACTOR SHALL KEEP ROOF CLEAN OF ALL DEBRIS DURING ALL CONSTRUCTION WORK.
6. ROOF SYSTEM AND ANY WORK ASSOCIATED WITH THE ROOF SHALL BE DONE AS TO NOT VOID ANY ROOF WARRANTIES.
7. FLASHING:
   A. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS & AT INTERSECTIONS WITH PARAPET WALLS & OTHER PENETRATIONS THROUGH THE ROOF PLANE.
   B. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019", NO. 26 GALVANIZED SHEET.
8. ROOF DRAINAGE:
   A. DESIGN OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH THE INT'L PLUMBING CODE. FINAL DETAILED DESIGN OF ROOF DRAINAGE SYSTEMS TO BE BY PLUMBING CONSULTANT.
   B. OVERSIZED ROOF DRAINS, GUTTERS AND/OR DOWNSPOUTS SHOULD BE PROVIDED TO ELIMINATE ANY OVERFLOW OR BACKUP.
   C. NOT LESS THAN 2 ROOF DRAINS SHALL BE INSTALLED IN ROOF AREAS 10,000 SF OR LESS AND NOT LESS THAN FOUR ROOF DRAINS SHALL BE INSTALLED IN ROOFS OVER 10,000 SF IN AREA.
   D. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
9. ROOF VENTILATION RIDGE VENTS AND SOFFIT VENTS SHALL BE PROVIDED IN EACH & ALL ENCLOSED ATTICS &/OR RAFTER SPACES TO PROVIDE VENTILATION IN ACCORDANCE WITH CODES & THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
11. ACCESS TO UNOCCUPIED SPACES
   A. CRAWL SPACES SHALL BE PROVIDED WITH NO FEWER THAN 1 ACCESS OPENING WHICH SHALL NOT BE LESS THAN 18" X 24".
   B. AN OPENING OF NOT LESS THAN 20"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
   C. ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INT'L MECHANICAL CODE.
      a. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE PASSAGEWAY SHALL NOT BE LESS THAN 30"H X 22"W AND NOT MORE THAN 20' IN LENGTH MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLD FLOORING NOT LESS THAN 24" WIDE. A LEVEL SURFACE SPACE NOT LESS THAN 30"D X 30"W SHALL BE PRESENT AT THE FRONT OF SERVICE SIDE OF THE APPLIANCE.
12. PROVIDE ROOF SNOW GUARDS/SPIKES ABOVE ALL ENTRY/EXIT POINTS TO BUILDING.
13. ASPHALT SHINGLES:
   A. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2:12 OR GREATER.
   B. FOR ROOF SLOPES OF 4:12 (33%) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO & STARTING FROM THE EAVE & LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE.
   C. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYER OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.



2 **ROOF PLAN - PORTE COCHERE**
SCALE: 1/4" = 1'-0"

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2	BID SET	09-28-2026

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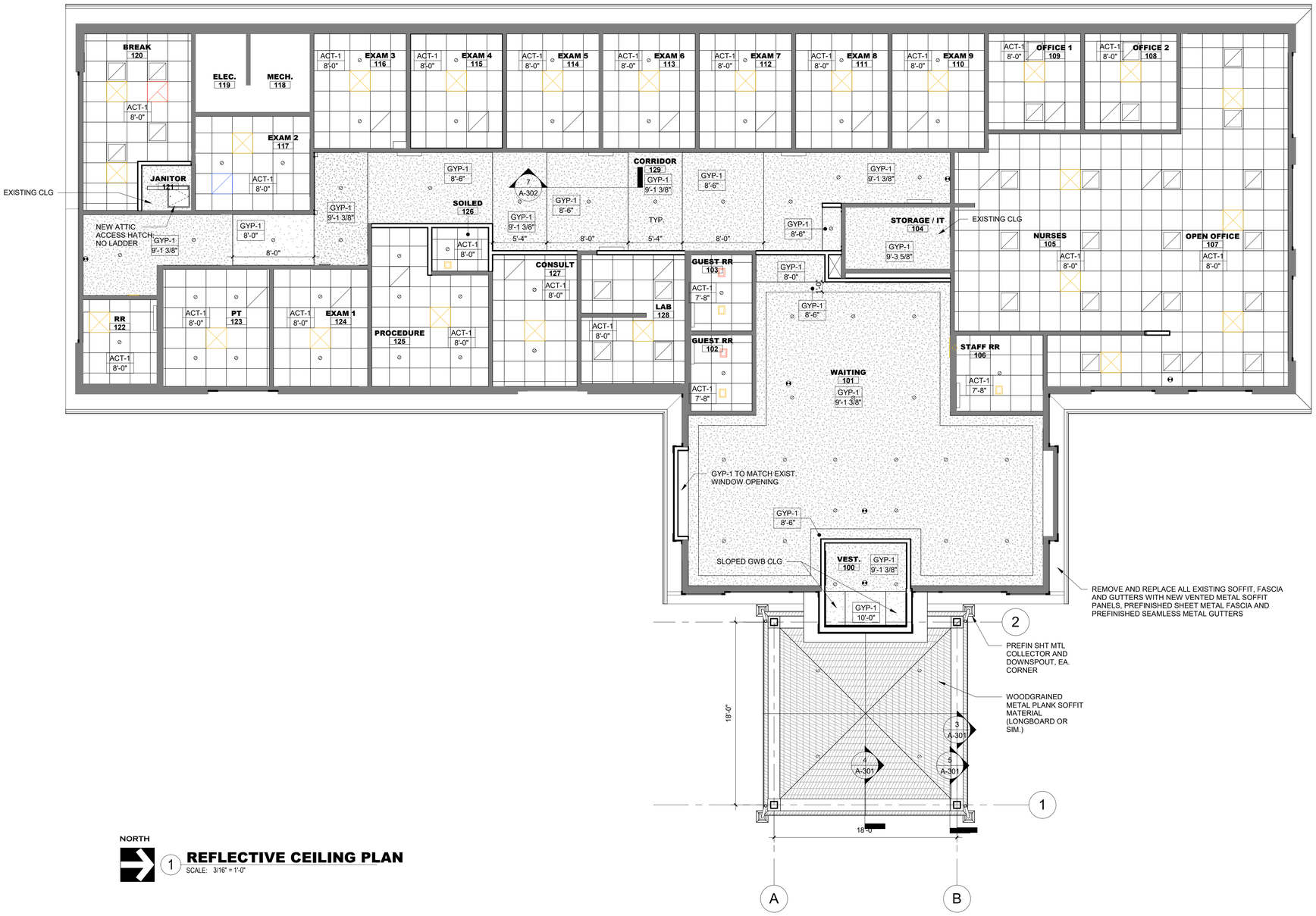
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ROOF PLAN

Sheet No.
A-111

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GENERAL REFLECTIVE CEILING NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. MECHANICAL, PLUMBING, ELECTRICAL, LIGHTING, EMERGENCY LIGHTING, EXIT LIGHTING, COMMUNICATIONS, SAFETY & SECURITY INFO SHOWN HERE IS FOR REFERENCE ONLY, SEE OTHER CONSULTANT & CONTRACTOR DRAWINGS.
3. COORDINATE LOCATION OF ALL LIGHTS SWITCHES AND THERMOSTATS W/OWNER PRIOR TO CONSTRUCTION.
4. COORDINATE ALL CEILINGS' BULKHEADS PRIOR TO INSTALLATION WITH MILLWORK AND CONTACT ARCHITECT FOR DISCREPANCIES.
5. ALL EXPOSED GWB CEILINGS TO BE PAINTED.
6. MINIMUM CEILING HEIGHT THROUGHOUT @ 8' AFF OR AS HIGH AS POSSIBLE TO PROVIDE ADEQUATE CLEARANCE FOR MECHANICAL.



NORTH

1 **REFLECTIVE CEILING PLAN**
SCALE: 3/16" = 1'-0"

CEILING LEGEND

- **GYP-1** 5/8" TYPE GYPSUM WALL-BOARD OVER 3 5/8" METAL STUD OR 2X4 WOOD STUD @ 16" O.C.
- **ACT-1** 2x2 ACOUSTICAL CEILING TILE
- RETURN AIR GRILLE
- SUPPLY AIR DIFFUSER
- EXHAUST FAN
- EXHAUST FAN
- 2x2 LED TROFFER LIGHTING FIXTURE
- RECESSED LED CAN LIGHT
- 4' EXPOSED TUBE LED FIXTURE
- EXIT LIGHTS (LED)
- WALL SCONCE; ABOVE VANITY IN RR'S, ABOVE ART IN CORRIDORS. SEE ELEVATIONS ON SHEET A-711 & A-712

  RADILUM, GOYA BRASS WALL SCONCE, L 39.4" x W 6.5" x H 3.5", ANTIQUE BRONZE FINISH, INTEGRATED LED, 3000K

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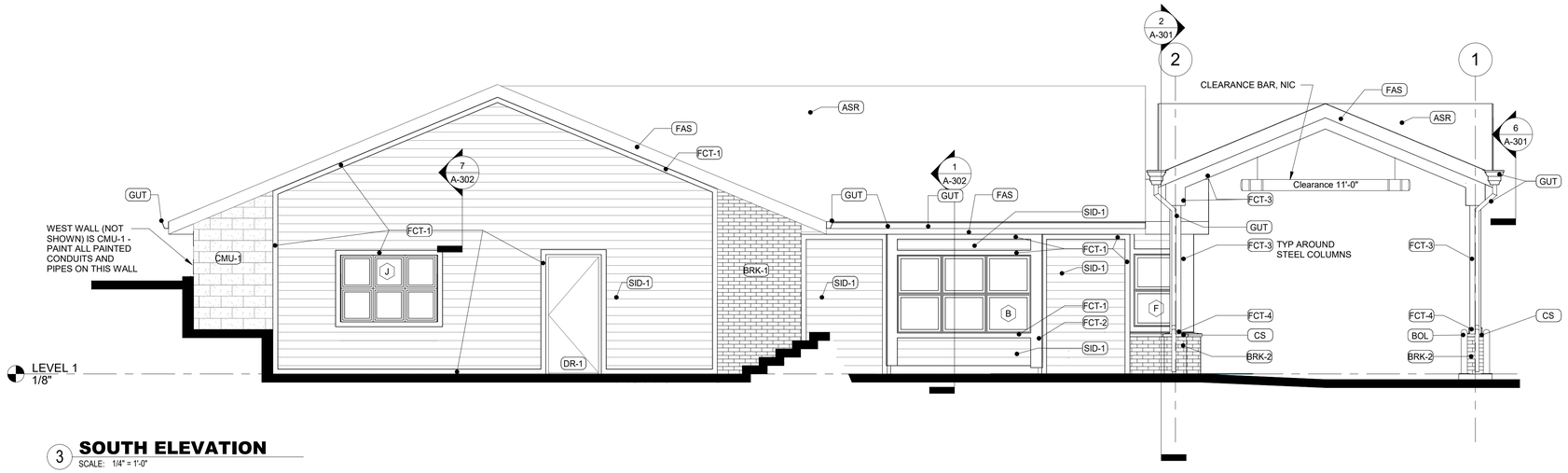
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REFLECTED CEILING PLAN

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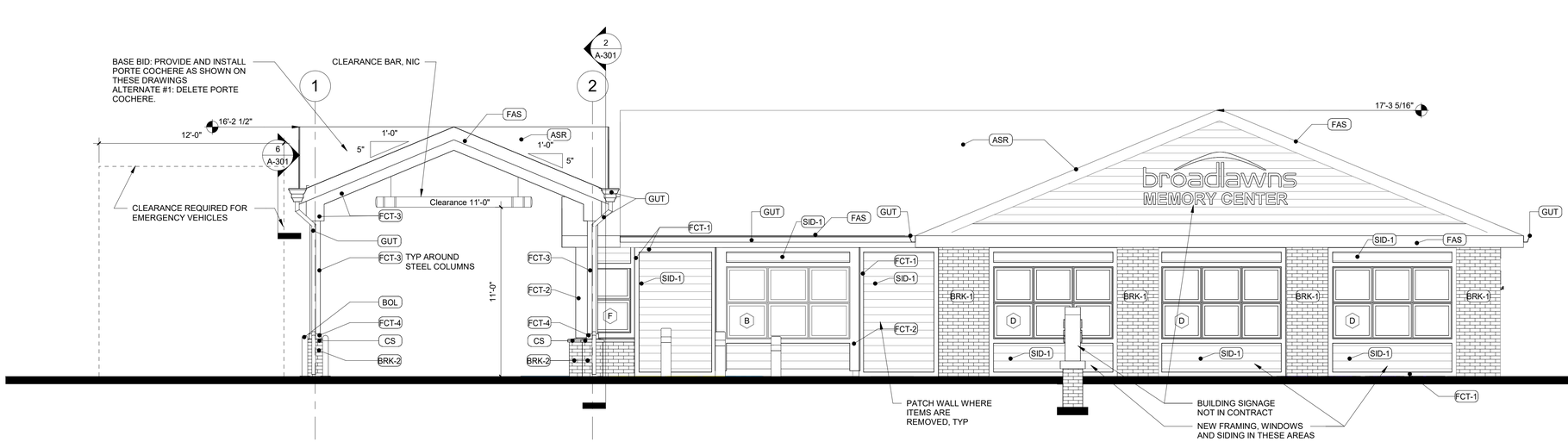
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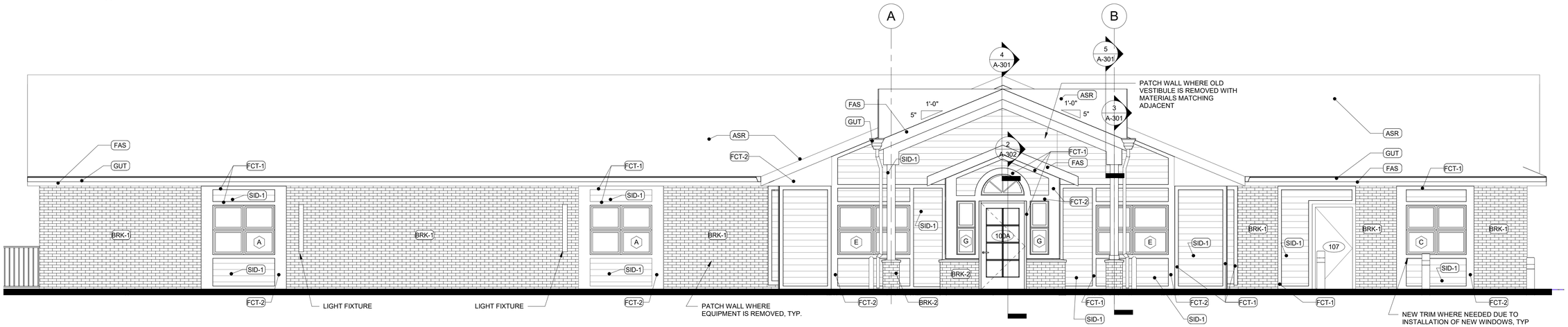
3 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DISCRIPTION MATERIAL INFORMATION**
ASR	NEW ASPHALT SHINGLE ROOFING
BOL	BOLLARD COVER OVER 6" DIAMETER PIPE BOLLARD, CONC FILLED
BRK-1	EXISTING PAINTED BRICK - PAINT EP-1
BRK-2	NEW FACE BRICK - PAINT EP-1
CMU-1	EXISTING PAINTED CMU - PAINT EP-1
CS	CAST STONE SILL
DR-1	EXISTING HM DOOR - PAINT EP-1
FAS	NEW PREFINISHED SHEET METAL FASCIA - WHITE
FCT-1	3 1/2" EXISTING FIBER CEMENT TRIM - PAINT EP-2
FCT-2	EXISTING FIBER CEMENT TRIM - PAINT EP-2, VERIFY SIZE
FCT-3	FIBER CEMENT PANEL - PAINT EP-2
FCT-4	FIBER CEMENT TRIM 1"X4" - PAINT EP-2
GUT	NEW GUTTERS AND DOWNSPOUTS - WHITE
SID-1	EXISTING FIBER CEMENT SIDING - PAINT EP-1

ALL EXTERIOR MASONRY AND FIBER CEMENT MATERIALS TO BE PAINTED.



2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

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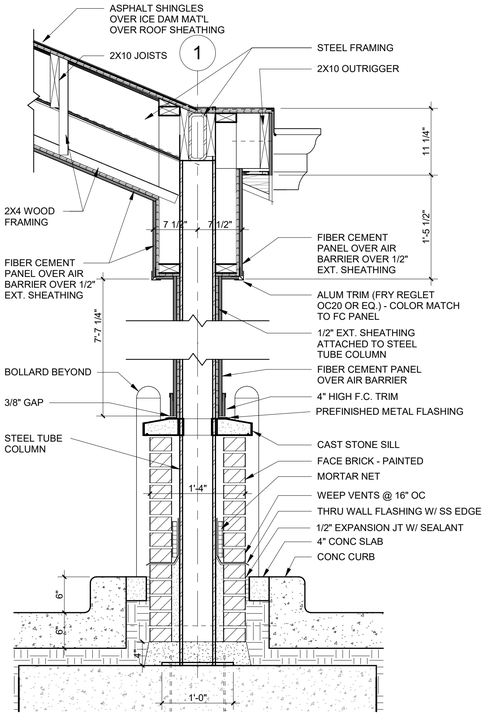
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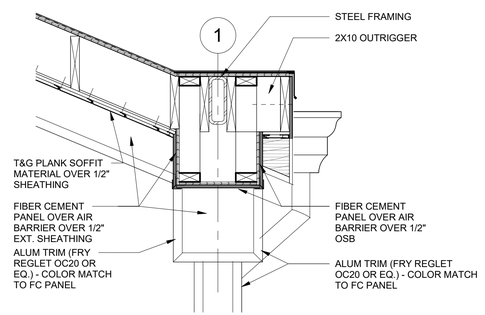
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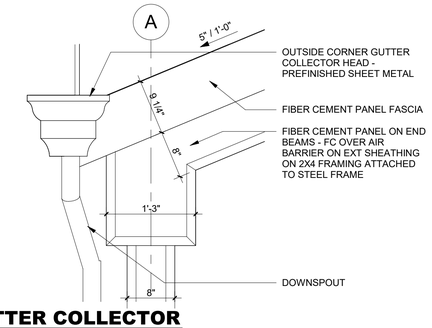
3 PORTE COCHERE SECTION @ COLUMN

SCALE: 1" = 1'-0"



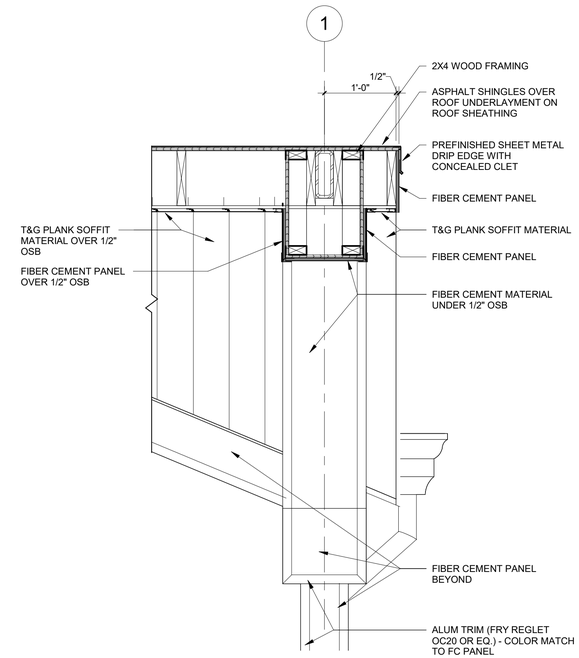
5 PORTE COCHERE END BEAMS CROSS SECTION

SCALE: 1" = 1'-0"



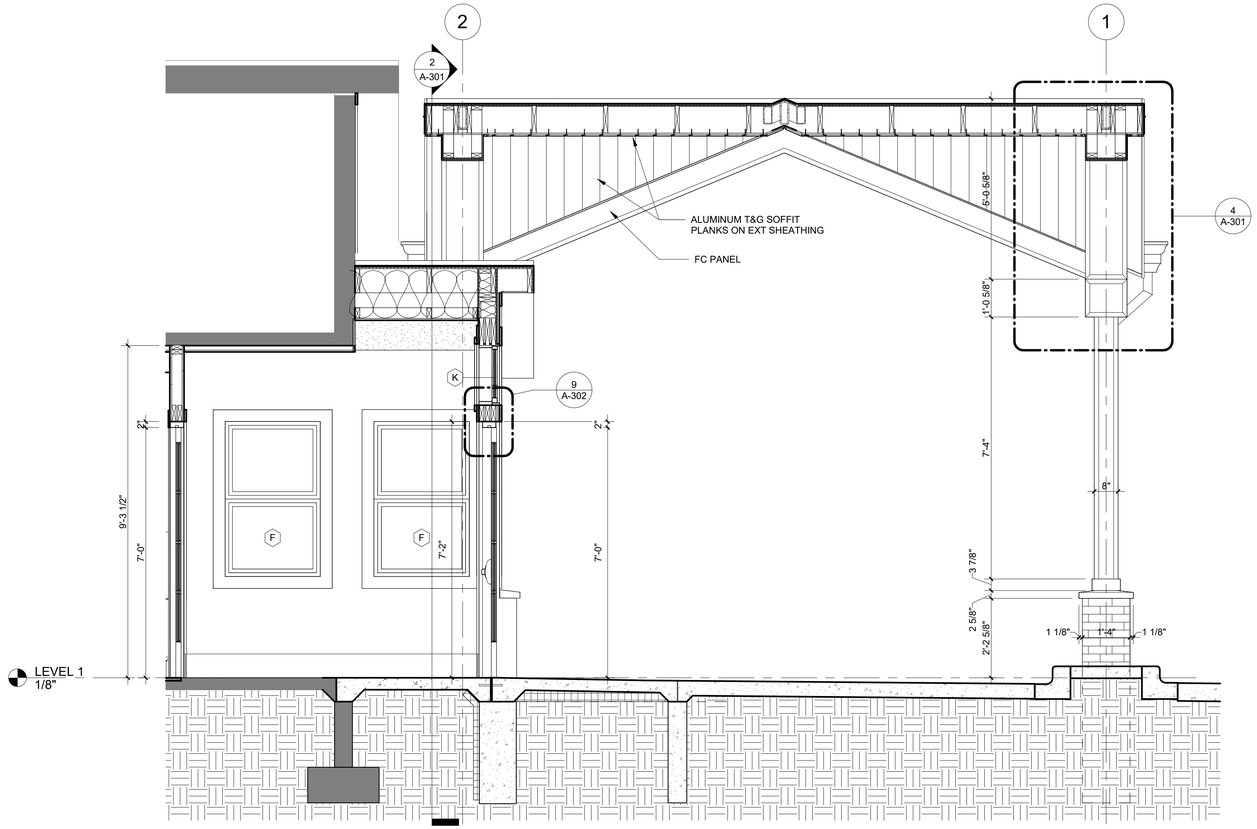
6 GUTTER COLLECTOR

SCALE: 1" = 1'-0"



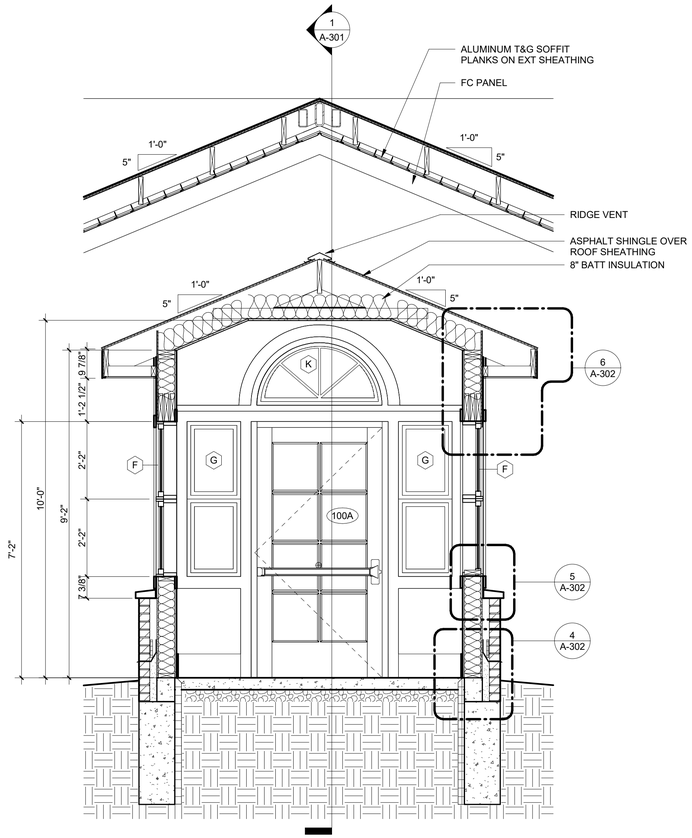
4 PORTE COCHERE END

SCALE: 1" = 1'-0"



1 WALL SECTION @ VESTIBULE

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



2 VESTIBULE CROSS SECTION

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

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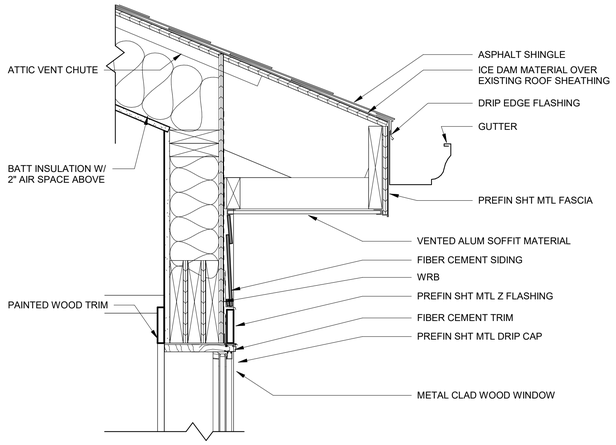
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2	BID SET	09-29-2026

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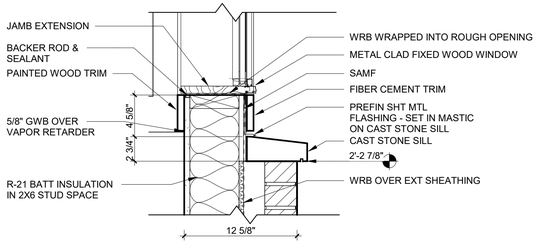
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WALL SECTIONS - PORTE COCHERE

Sheet No.
A-301

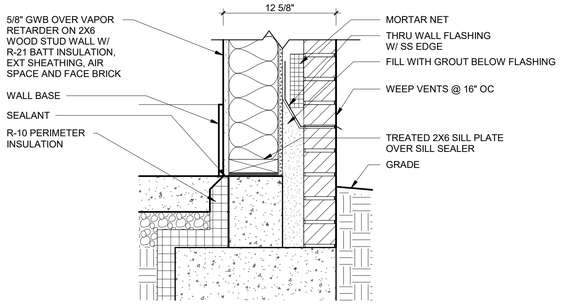
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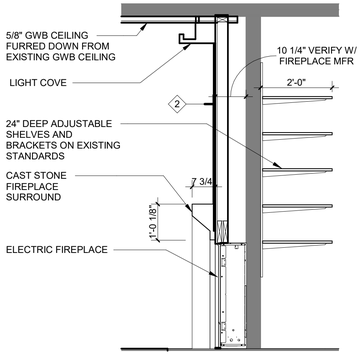
6 **VESTIBULE WINDOW HEAD**
SCALE: 1 1/2" = 1'-0"



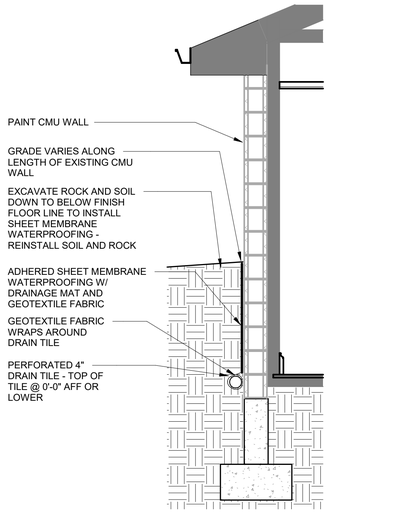
5 **VESTIBULE WINDOW SILL**
SCALE: 1 1/2" = 1'-0"



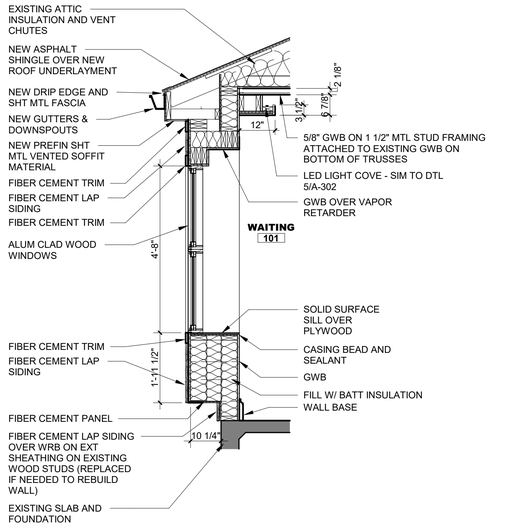
4 **VESTIBULE WALL BASE**
SCALE: 1 1/2" = 1'-0"



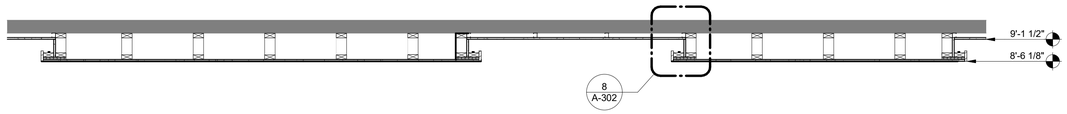
3 **SECTION @ FIREPLACE**
SCALE: 1/2" = 1'-0"



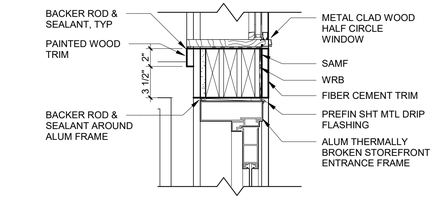
2 **WEST WALL SECTION**
SCALE: 1/2" = 1'-0"



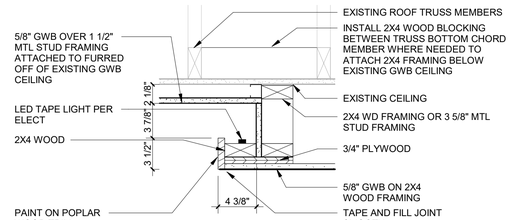
1 **LOBBY SOUTH WINDOW SECTION**
SCALE: 1/2" = 1'-0"



7 **CORRIDOR CLOUDS**
SCALE: 1/2" = 1'-0"



9 **STOREFRONT ENTRANCE HEAD**
SCALE: 1 1/2" = 1'-0"



8 **CORRIDOR CLOUD DETAIL**
SCALE: 1 1/2" = 1'-0"

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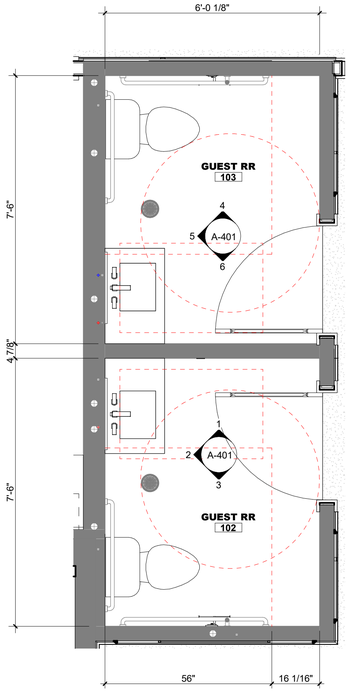
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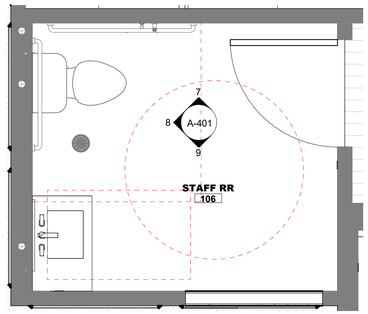
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WALL SECTIONS & DETAILS

Sheet No.
A-302

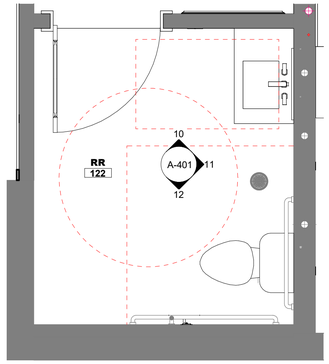
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15 **RESTROOMS 102 & 103**
SCALE: 1/2" = 1'-0"



14 **RESTROOM 106**
SCALE: 1/2" = 1'-0"



13 **RESTROOM 122**
SCALE: 1/2" = 1'-0"

GENERAL RESTROOM NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL PLUMBING FIXTURES SHOWN ON THIS SHEET IS PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO PLUMBING DOCUMENTS FOR SPECIFIC DESIGN INFO.

3. ALL RESTROOMS, FIXTURES & ACCESSORIES SHALL BE COMMERCIAL GRADE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. PROVIDE ADEQUATE BLOCKING FOR ALL REST ROOM FIXTURES AND EQUIPMENT.

5. ADD GFI POWER UNDER SINKS OR AROUND WATER CLOSETS IF AUTO-CONTROLS.

6. FIXTURE & ACCESSORY MOUNTING HEIGHTS ARE AS FOLLOWS:
- DRINKING FOUNTAIN & WATER COOLER:
  SPOUT HEIGHT: NO HIGHER THAN 36" AFF,
  CONTROLS HEIGHT: SEE BELOW.
- WATER CLOSET HEIGHT: 17"-19" TO TOP OF TOILET SEAT.
- GRAB BAR TOP MOUNTING HEIGHT: 33"-36" AFF.
  GRAB BARS TO BE 1-1/4"-1-1/2" DIA. W/ GRIPPABLE SURFACE.
- TOILET PAPER DISPENSER CENTER MOUNTING HEIGHT: 28" AFF.
- LAVATORY RIM OR COUNTER HEIGHT: NO HIGHER THAN 34" AFF
- MIRROR HEIGHT: BOTTOM EDGE OF REFLECTIVE SURFACE NO HIGHER THAN 40" AFF.
- CONTROLS HEIGHT AND REACH RANGES ARE AS FOLLOWS:
  FORWARD APPROACH: 15"-48" AFF; OVER OBJECT 44" AFF MAX,
  SIDE APPROACH: 9"-54" AFF; OVER OBJECT 46" AFF MAX.

RESTROOM FIXTURE & EQUIP. NOTES

RESTROOM FIXTURE & EQUIP. NOTES

1. PROVIDE THE FOLLOWING RESTROOM FIXTURES IN WHITE VITREOUS CHINA FINISH UNLESS OTHERWISE INDICATED OR APPROVED, AS REPRESENTED IN DOCUMENTS.
- FLOOR MOUNT TANK TYPE WATER CLOSETS.

2. PROVIDE THE FOLLOWING REST ROOM ACCESSORIES IN BRUSHED CHROME FINISH UNLESS OTHERWISE STATED OR APPROVED. BRUSHED STAINLESS STEEL IS AN ACCEPTABLE ALTERNATIVE FINISH.
WATER CLOSET AREA:
- 1 SURFACE MOUNT DOUBLE TOILET PAPER DISPENSER PER RESTROOM.
- 1 SANITARY NAPKIN DISPOSAL PER RESTROOM.
- 1 COAT HOOK ON BACK OF DOOR PER RESTROOM
- 1 FLOOR DRAIN TRIM FLUSH WITH FINISHED FLOOR.
LAVATORY AREA:
- 1 24"W x 36"H MIN. MIRROR WITH DECORATIVE FRAME, ALLOWANCE $250 PER MIRROR

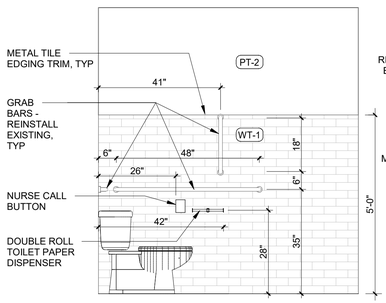
NOTE: PAPER TOWEL BASKET, SOAP DISPENSER, AND TRASH RECEPTACLE ARE FREESTANDING AND PROVIDED BY OWNER

3. ALL EXAMS, PROCEDURES, LAB TO HAVE THE FOLLOWING PROVIDED:
-1 COAT HOOK
-1 PAPER TOWEL DISPENSER, BOBRICK B-2621 OR EQUAL PER LAVATORY
-1 LIQUID SOAP DISPENSER PER SINK

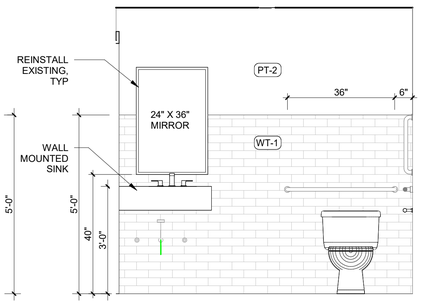
4. THE BREAK ROOM SHALL HAVE THE FOLLOWING PROVIDED:
-1 AUTOMATIC TOUCHLESS PAPER TOWEL DISPENSER, GEORGIA PACIFIC 59462 OR EQUAL
-1 LIQUID SOAP DISPENSER PER SINK

5. ALL RACK/SHELVING EQUIPMENT IN I.T. AREAS TO BE COORDINATED BY GC.

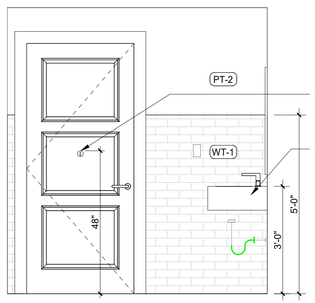
6. SALVAGE AND REINSTALL GRAB BARS & MIRRORS.



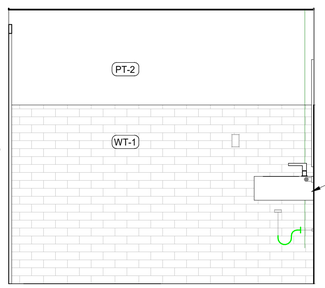
12 **RR 122 EAST**
SCALE: 1/2" = 1'-0"



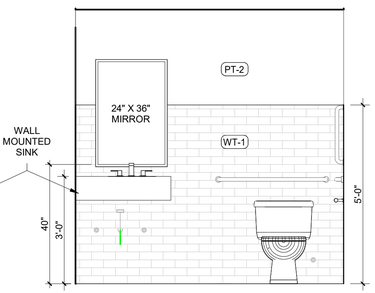
11 **RR 122 NORTH**
SCALE: 1/2" = 1'-0"



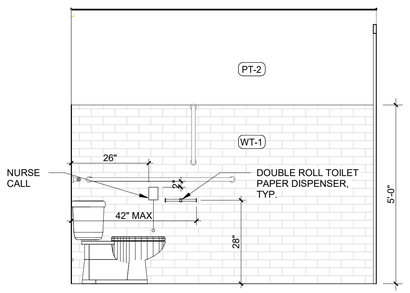
10 **RR 122 WEST**
SCALE: 1/2" = 1'-0"



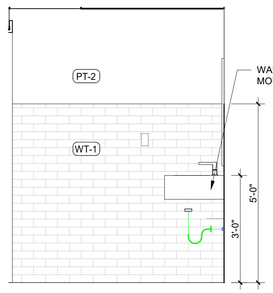
9 **RR 106 EAST**
SCALE: 1/2" = 1'-0"



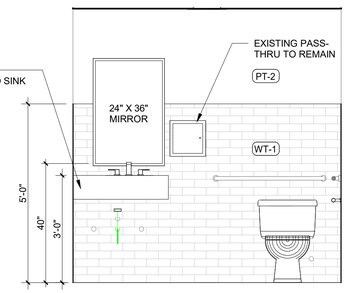
8 **RR 106 SOUTH**
SCALE: 1/2" = 1'-0"



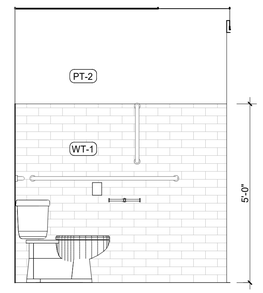
7 **RR 106 WEST**
SCALE: 1/2" = 1'-0"



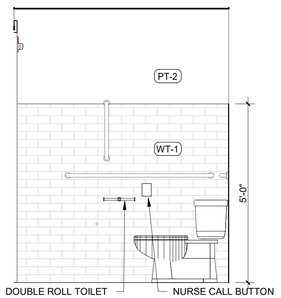
6 **RR 103 EAST**
SCALE: 1/2" = 1'-0"



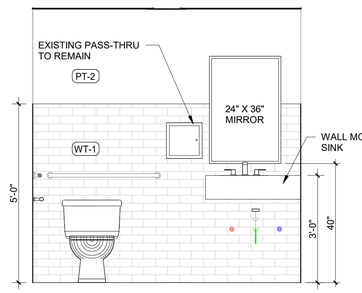
5 **RR 103 SOUTH**
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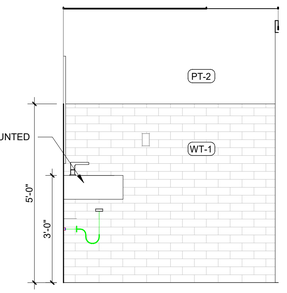
4 **RR 103 WEST**
SCALE: 1/2" = 1'-0"



3 **RR 102 EAST**
SCALE: 1/2" = 1'-0"



2 **RR 102 SOUTH**
SCALE: 1/2" = 1'-0"



1 **RR 102 WEST**
SCALE: 1/2" = 1'-0"

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Sheet Title
BATHROOM PLANS & ADA CLEARANCES

Sheet No.
A-401

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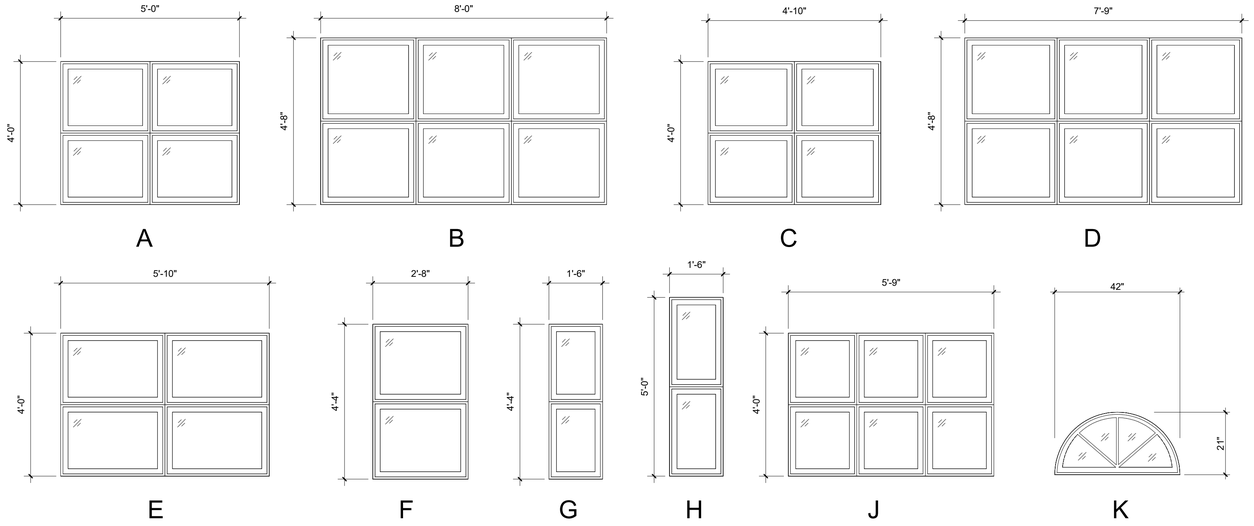
DOOR & FRAME SCHEDULE

DOOR NO.	ROOM NAME	DOOR TYPE	PAIR	WIDTH	HEIGHT	MAT'L	THLD	FRAME TYPE	FRAME MAT'L	HDWR SET	REMARKS
100A	VEST.	4	NO	3'-6"	7'-0"	ALUMINUM	YES	1	ALUMINUM	1.0	DOOR OPERATOR
100B	VEST.	4	NO	3'-6"	7'-0"	ALUMINUM	NO	1	ALUMINUM	18.0	DOOR OPERATOR
102	GUEST RR	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	13.0	
103	GUEST RR	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	12.0	
104	STORAGE / IT	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	4.0	
105	OPEN OFFICE	3	NO	3'-0"	7'-0"	WOOD	NO	3	H. METAL	5.0	
106	STAFF RR	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	12.0	
107	OPEN OFFICE	EXISTING	NO	3'-0"	6'-8"	H. METAL	YES	1	H. METAL	2.0	EXIT HDWR, CLOSER, PANIC
108	OFFICE 2	3	NO	3'-0"	7'-0"	WOOD	NO	4	H. METAL	6.0	
109	OFFICE 1	3	NO	3'-0"	7'-0"	WOOD	NO	4	H. METAL	6.0	
110	EXAM 9	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	16.0	SOUND GASKETING
111	EXAM 8	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	17.0	SOUND GASKETING
112	EXAM 7	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	17.0	SOUND GASKETING
113	EXAM 6	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	17.0	SOUND GASKETING
114	EXAM 5	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	16.0	SOUND GASKETING
115	EXAM 4	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	16.0	SOUND GASKETING
116	EXAM 3	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	16.0	SOUND GASKETING
117	EXAM 2	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	17.0	SOUND GASKETING
119	ELEC.	-	NO	3'-0"	7'-0"	WOOD	NO	1	H. METAL	19.0	EXISTING DOOR, REPLACE HARDWARE
120	BREAK	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	10.0	
121	JANITOR	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	11.0	
122	RR	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	12.0	
123	PT	1	NO	3'-6"	7'-0"	WOOD	NO	2	WOOD	14.0	SOUND GASKETING
124	EXAM 1	2	NO	3'-6"	7'-0"	WD/GL	NO	2	WOOD	16.0	SOUND GASKETING
125	PROCEDURE	1	NO	3'-6"	7'-0"	WOOD	NO	2	WOOD	7.0	SOUND GASKETING
126A	SOILED	1	NO	3'-0"	7'-0"	WOOD	NO	2	WOOD	9.0	
127	CONSULT	2	YES	3'-0"	7'-0"	WD/GL	NO	2	WOOD	15.0	SOUND GASKETING
128	LAB	2	NO	3'-6"	7'-0"	WOOD	NO	2	WOOD	8.0	
129A	WAITING	2	YES	3'-0"	7'-0"	WOOD	NO	2	WOOD	3.0	LOCK DOWN FEATURE
129B	CORRIDOR	EXISTING	NO	3'-0"	7'-0"	METAL	YES	-	H. METAL	2.0	DOOR PANEL REPLACED, NEW HARDWARE

DOOR GENERAL NOTE:
ALL DOORS AND FRAMES ARE NON-RATED

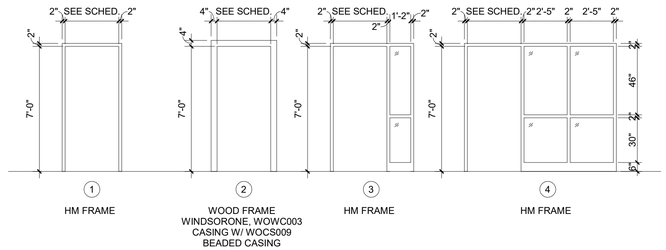
WINDOW TYPES

GENERAL NOTES:
VERIFY EXISTING OPENING DIMENSIONS IN THE FIELD
WINDOWS BELOW ARE METAL CLAD FIXED WOOD WINDOWS
INSTALLATION OF NEW WINDOWS WILL REQUIRE NEW EXTERIOR FC TRIM

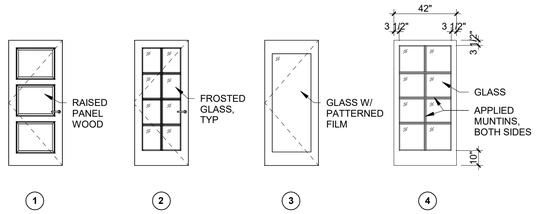


INTERIOR TRIM:
WINDSORONE, WOWC003 CASING W/ WOCS009 BEADED CASING

FRAME TYPES



DOOR TYPES



TEMPERED GLASS

T TEMPERED GLASS LOCATIONS

THE LOCATIONS SPECIFIED IN IBC 2021 SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

1. GLASS IN DOORS SHALL BE TEMPERED.
2. GLASS IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSTION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
3. WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
   - A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEEET.
   - B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
   - C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
   - D. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

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Sheet Title
DOOR & WINDOW SCHEDULES

Sheet No.
A-601

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INTERIOR FINISHES

FLOOR

- CPT-1 CARPET TILE; MOHAWK GROUP, STYLE: GENTLE GROUND, COLOR: 829 COCOON
- FT-1 12X24 FLOOR TILE; DALTILE, STYLE: HADDONSTONE, COLOR: DAWN, SIZE: 12x24, INSTALL: GROUT: MAPEI, COLOR: SAHARA BEIGE
- LVT-1 LUXURY VINYL TILE; PATCRAFT, STYLE: TREELINE, COLOR: CAMEL
- SC SEALED CONCRETE
- WO-1 WALK OFF CARPET, MILLIKEN, OBEX TILE STYLE: CUT/FIBER, COLOR: FRC235- 27 GREY

WALLS

- FRP FIBER REINFORCED PANELS
- PT-1 FIELD PAINT; SHERWIN WILLIAMS: COLOR- EGRET WHITE SW 7570
- PT-2 ACCENT PAINT; SHERWIN WILLIAMS: COLOR- GRAYS HARBOR SW 6236
- PT-3 ACCENT PAINT; SHERWIN WILLIAMS: COLOR- TBD
- WT-1 WALL TILE; VITL, STYLE: SPOTLIGHT, COLOR: SNOW, 3X12 GLOSSY, INSTALL: HORIZONTAL BRICK BOND GROUT: MAPEI, COLOR: WARM GRAY
- WB-1 WALL BASE; WINDSORONE, PROFILE: WOBM001, PAINTED PT-1 OR PT-2 TO MATCH ADJ. WALL
- WB-2 VINYL WALL BASE, JOHNSONITE TRADITIONAL 4", COLOR: MOON ROCK

CEILING

- PT-4 SHERWIN WILLIAMS: COLOR - PURE WHITE SW 7005

MILLWORK

- PLV-1 PLASTIC LAMINATE VERTICAL; WILSONART, COLOR: WHITE OAK PB HONEY, TIMBERGRAIN FINISH
- SS-1 SOLID SURFACE; WILSONART, COLOR: GOLDEN SAIL
- TRIM WALL TRIM; WINDSORONE, PROFILE: WOSP001, PAINTED PT-1 OR PT-2 TO MATCH ADJ. WALL
- QTZ-1 QUARTZ; WILSONART, COLOR: DESERT WIND

MISC.

- WS WINDOW ROLLER SHADE
- WD WINDOW DRAPERY

ALTERNATE # 2: NURSES STATION

BASE BID RE-FACE MATERIAL- TAMBOUR TOUCH, SOLID WOOD 1/2" DOUBLE BEAD TAMBOUR, POPLAR (PAINT GRADE)



1 **FINISH PLAN**
SCALE: 1/4" = 1'-0"

NORTH

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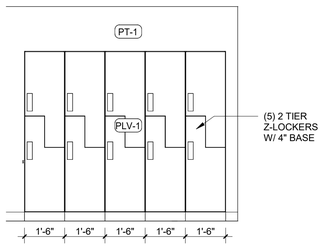
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2	BID SET	09-29-2026

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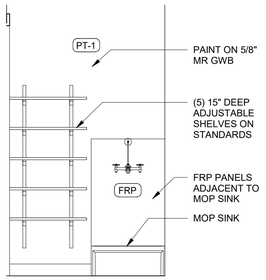
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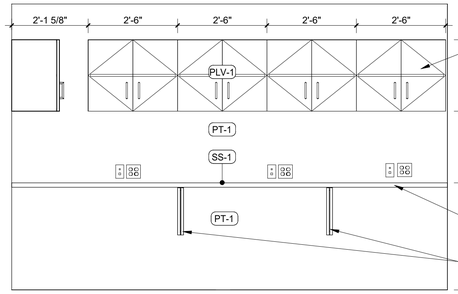
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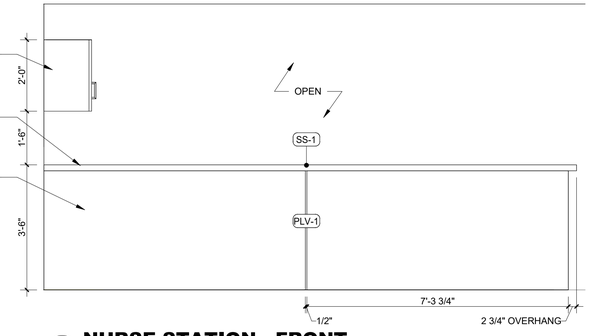
13 OPEN OFFICE - LOCKERS
SCALE: 3/8" = 1'-0"



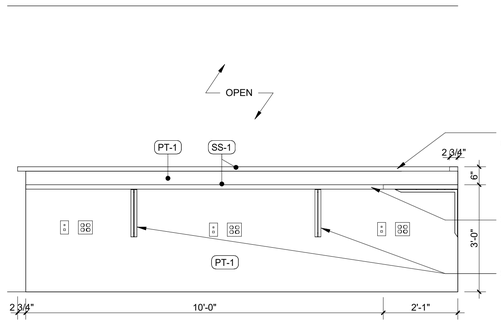
12 JANITOR - SOUTH
SCALE: 1/2" = 1'-0"



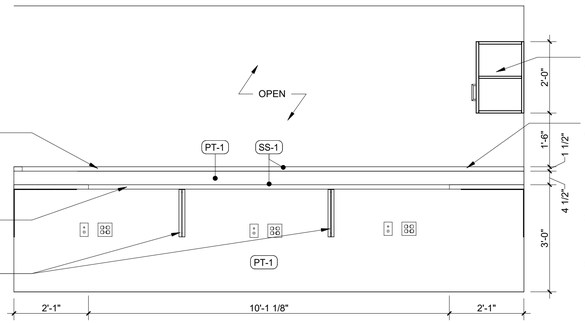
11 NURSE STATION - SOUTH
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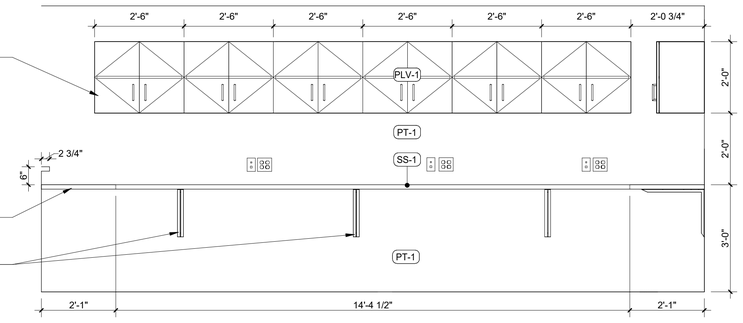
10 NURSE STATION - FRONT
SCALE: 1/2" = 1'-0"



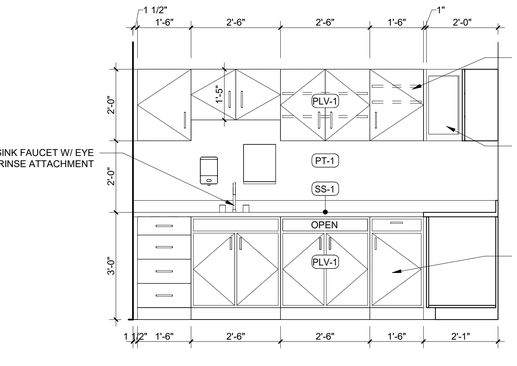
9 NURSE STATION - WEST
SCALE: 1/2" = 1'-0"



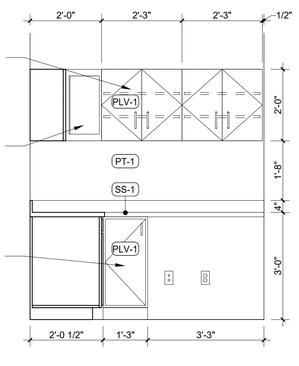
8 NURSE STATION - NORTH
SCALE: 1/2" = 1'-0"



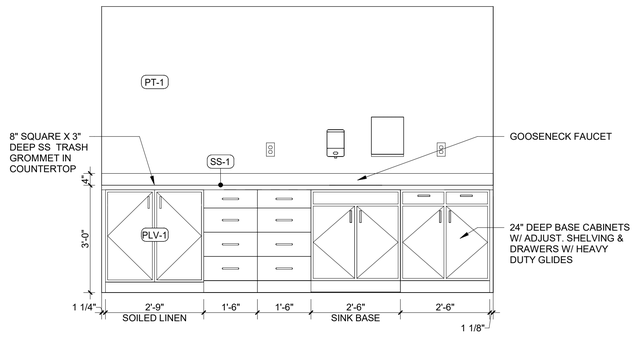
7 NURSE STATION - EAST
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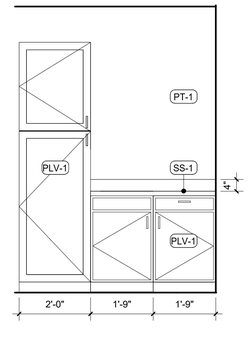
6 LAB - EAST
SCALE: 1/2" = 1'-0"



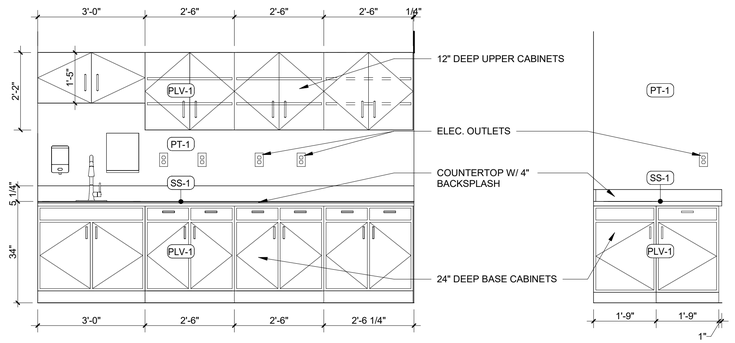
5 LAB - SOUTH
SCALE: 1/2" = 1'-0"



4 PROCEDURE ROOM
SCALE: 1/2" = 1'-0"



3 PT ROOM
SCALE: 1/2" = 1'-0"



2 BREAKROOM
SCALE: 1/2" = 1'-0"

1 EXAM ROOM, TYP.
SCALE: 1/2" = 1'-0"

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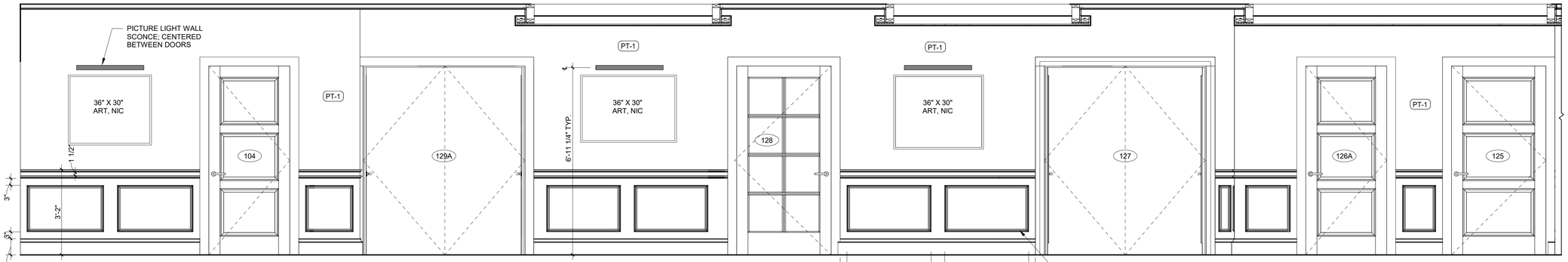
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2	BID SET	09-29-2026

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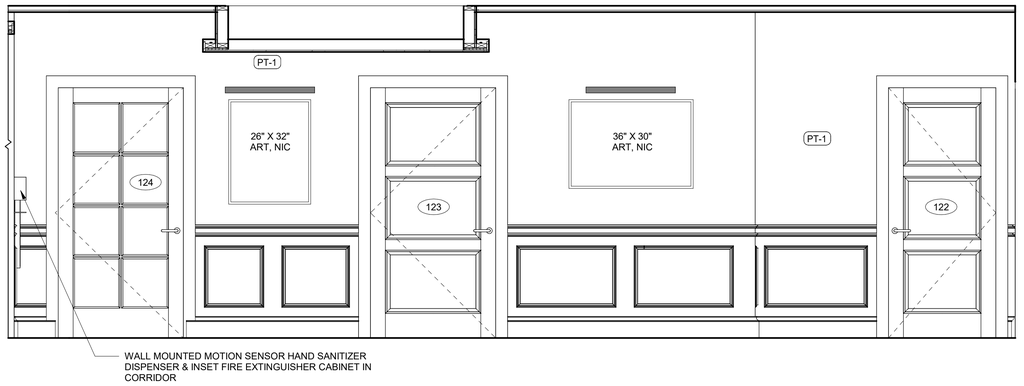
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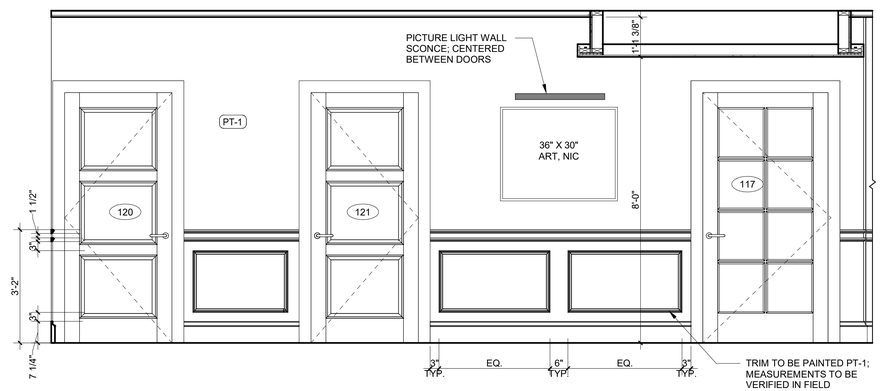
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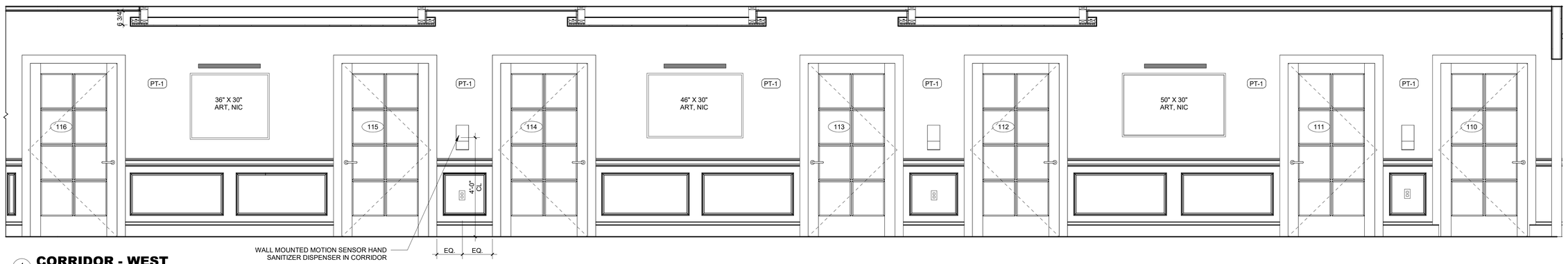


2 CORRIDOR - EAST

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







1 CORRIDOR - WEST

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

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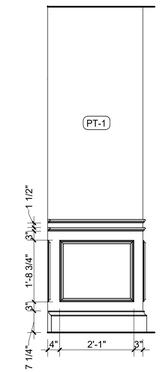
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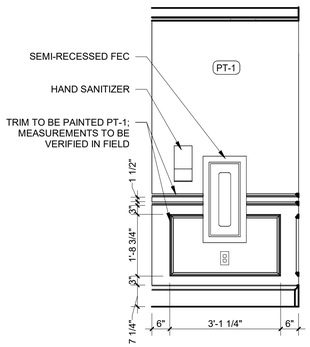
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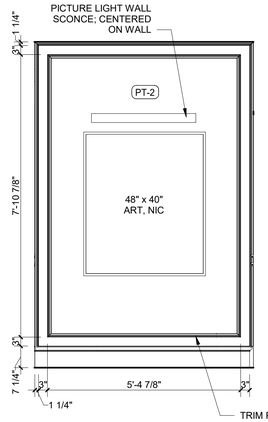
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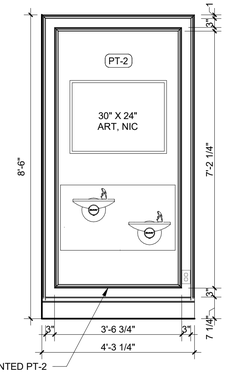


1 **CORRIDOR - SOUTH**
SCALE: 1/2" = 1'-0"

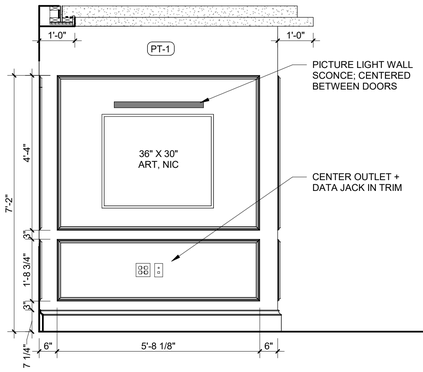
2 **CORRIDOR - FEC**
SCALE: 1/2" = 1'-0"



3 **CORRIDOR ART WALL**
SCALE: 1/2" = 1'-0"

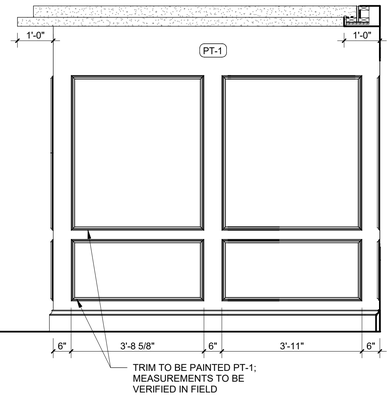


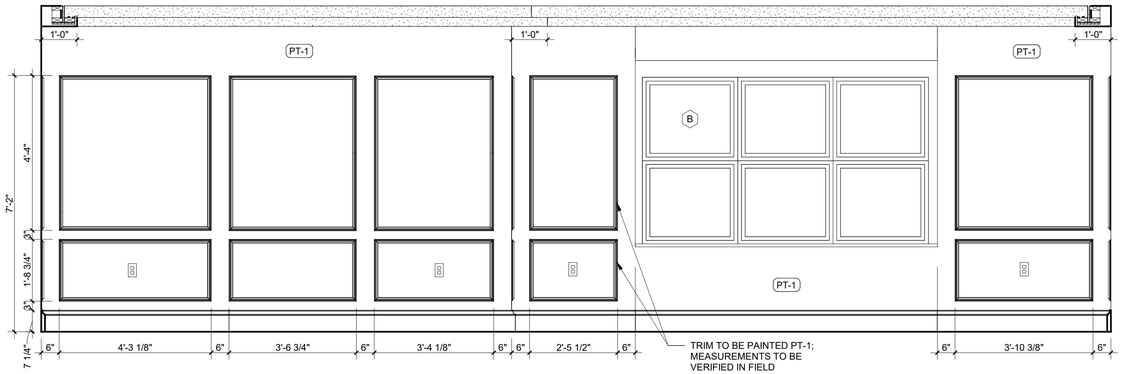
4 **DRINKING FOUNTAIN**
SCALE: 1/2" = 1'-0"



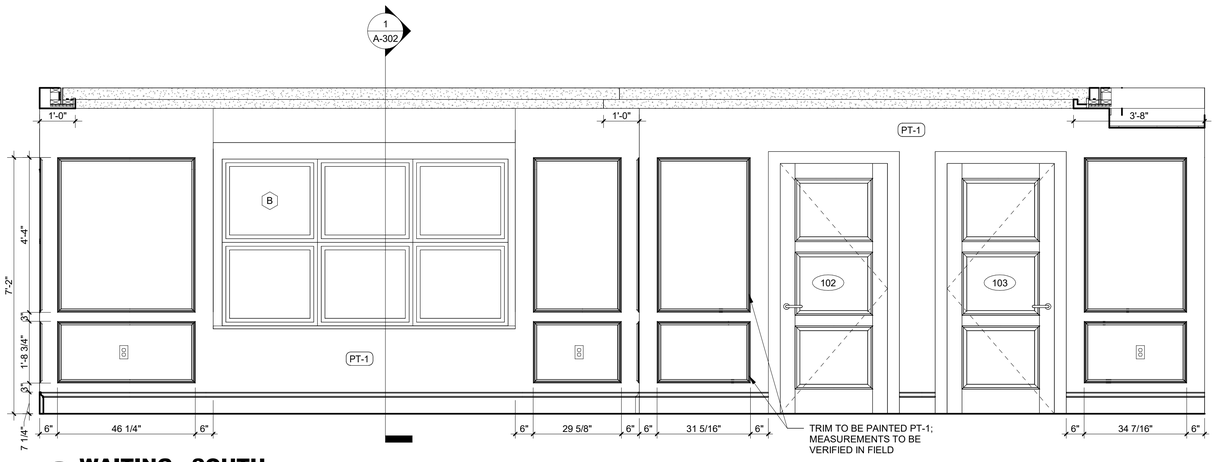
10 **WAITING - WEST**
SCALE: 1/2" = 1'-0"

OPEN BEYOND

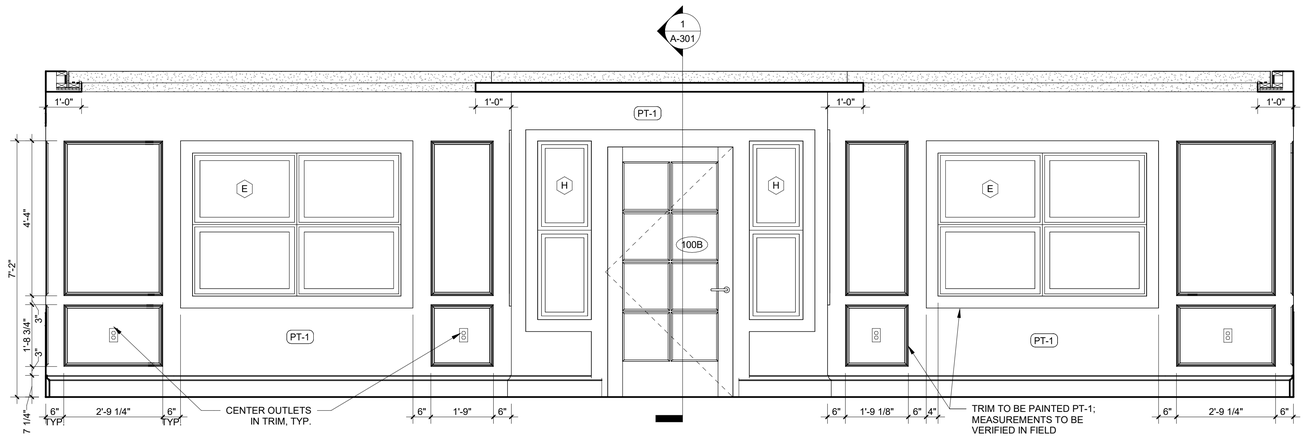




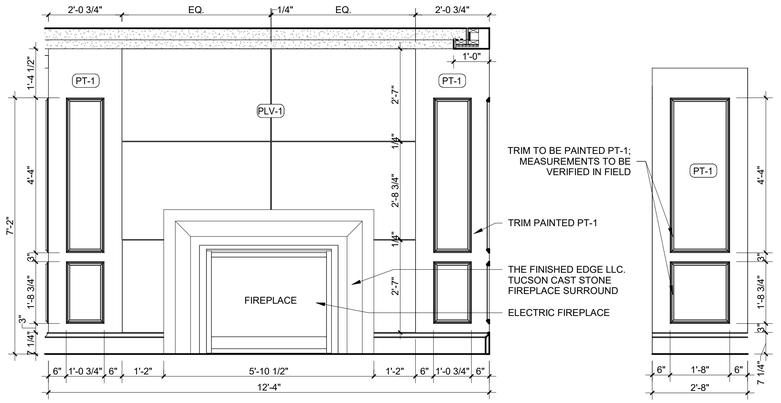
7 **WAITING - NORTH**
SCALE: 1/2" = 1'-0"



9 **WAITING - SOUTH**
SCALE: 1/2" = 1'-0"



8 **WAITING - EAST**
SCALE: 1/2" = 1'-0"



5 **FIREPLACE WALL**
SCALE: 1/2" = 1'-0"

6 **WAITING**
SCALE: 1/2" = 1'-0"

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GP GENERAL PARAMETERS

GP1 STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ALL DOCUMENTS INCLUDED IN ALL OTHER DISCIPLINES. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING AND COORDINATING THE REQUIREMENTS FROM THESE DOCUMENTS INTO THEIR SHOP DRAWINGS AND WORK.

GP2 VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ANY ITEMS.

GP3 DRAWINGS SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, ELECTRICAL COMPONENTS, FLOOR DEPRESSIONS, ETC. NOT SHOWN ON DRAWINGS. COORDINATE LOCATION, SIZE AND REINFORCEMENT OF ALL OPENINGS WITH RESPECTIVE TRADES BEFORE FABRICATION. REPORT ANY DISCREPANCIES AND/OR INTERFERENCE PROBLEMS TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

GP4 THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE PROVIDED, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

GP5 THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X-BRACING, AND EXTERIOR WALLS ARE COMPLETE AND HAVE ACHIEVED FINAL DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY OVERALL AND TO ALL PORTIONS OF THE BUILDING DURING DEMOLITION, ERECTION AND CONSTRUCTION. TEMPORARY GRAVITY AND LATERAL FORCE BRACING SYSTEMS THAT MAY BE REQUIRED WILL BE DESIGNED BY, AND AT THE EXPENSE OF, THE CONTRACTOR. STRUCTURAL DRAWINGS DO NOT NECESSARILY INDICATE ANY OR ALL REQUIRED TEMPORARY SUPPORT SYSTEMS. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETE OR CONTRACTOR DEEMS THE AREA UNDER CONSIDERATION TO BE STABLE.

GP6 CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

GP7 RETAINING WALLS AND BASEMENT WALLS WHICH TIE TO UPPER SLABS SHALL NOT BE BACKFILLED UNTIL THE UPPER SLABS REACH 75% OF DESIGN STRENGTH, UNLESS ADEQUATE BRACING IS PROVIDED AT THE TOP OF THE WALL.

GP8 AS USED IN GENERAL NOTES AND THROUGHOUT STRUCTURAL DRAWINGS, THE TERM "CONTRACTOR" IS DEFINED TO INCLUDE ANY OR ALL OF THE FOLLOWING: GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS, CONSTRUCTION MANAGER AND THEIR SUBCONTRACTORS, FABRICATORS, INSTALLERS, DELEGATED DESIGNERS/ENGINEERS AND ERECTORS.

DP DESIGN PARAMETERS

DP1 THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE ICC INTERNATIONAL BUILDING CODE, 2024 EDITION.

DP2 UNIFORM LIVE LOADS:
TYPICAL ROOF (GOVERNED BY SNOW) 26 PSF+DRIFT (SERVICE)
DRIFT LOAD AS SHOWN ON PLAN

DP3 CONCENTRATED LIVE LOADS:
NOT APPLICABLE

DP4 SNOW DESIGN PARAMETERS:
SNOW RISK CATEGORY II
GROUND SNOW LOAD (P_g) 45 PSF (STRENGTH)
FLAT ROOF SNOW LOAD (P_f) 38 PSF (STRENGTH)
26 PSF (SERVICE)
SNOW EXPOSURE FACTOR (C_e) 1.0
SNOW LOAD THERMAL FACTOR (C_t) 1.2
SNOW SLOPE FACTOR (C_s) 1.0
WINTER WIND PARAMETER FOR SNOW DRIFT (W_2) 0.55

DP5 EARTHQUAKE DESIGN PARAMETERS:
SEISMIC RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR (I_E) 1.0
S_S 0.089g
S_1 0.058g
SEISMIC SITE CLASS B
S_{DS} 0.092g
S_{D1} 0.085g
SEISMIC DESIGN CATEGORY B
SEISMIC-FORCE-RESISTING SYSTEM:
LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL
LIGHT-FRAMED WALLS WITH SHEAR PANELS
ORDINARY STEEL MOMENT FRAMES
SEISMIC BASE SHEAR (V) N-S 1 k
SEISMIC BASE SHEAR (V) E-W 1 k
SEISMIC RESPONSE COEFFICIENT (C_s) N-S 0.02
SEISMIC RESPONSE COEFFICIENT (C_s) E-W 0.02
RESPONSE MODIFICATION COEFFICIENT (R) N-S 3.5
RESPONSE MODIFICATION COEFFICIENT (R) E-W 3.5
SEISMIC ANALYSIS PROCEDURE:
EQUIVALENT LATERAL FORCE PROCEDURE

DP6 WIND DESIGN PARAMETERS:
WIND RISK CATEGORY III
BASIC WIND SPEED (V) 110 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V_{asd}) 86 MPH
WIND EXPOSURE CATEGORY C
INTERNAL PRESSURE COFFICIENT +/- 18
MWFRS DESIGN WALL PRESSURE 15 PSF (SERVICE)
NET WIND UPLIFT @ ROOF 35 PSF (SERVICE)

DP7 ROOF RAIN LOAD PARAMETERS:
RAIN INTENSITY (i) 3.5 IN. / HR.

DP8 ALLOWABLE WALL DEFLECTIONS:
EXTERIOR (CLADDING DESIGN) L/360
(BRICK VENEER DESIGN) L/600 ≤ 0.3"
INTERIOR L/360

DP9 ALLOWABLE FRAMING DEFLECTIONS:
ROOF LIVE LOAD L/360
ROOF TOTAL LOAD L/240

DP10 ASSUMED FUTURE CONSTRUCTION:
VERTICAL NONE
HORIZONTAL NONE

SU SUBMITTALS

SU1 GENERAL CONTRACTOR TO PROVIDE A SHOP DRAWING SUBMITTAL LOG ITEMIZING ALL PROPOSED SUBMITTALS FOR APPROVAL BY STRUCTURAL ENGINEER OF RECORD.

SU2 ALL SHOP DRAWINGS SHALL BE CHECKED BY THE FABRICATOR AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO THE STRUCTURAL ENGINEER OF RECORD. SHOP DRAWING REVIEW BY ENGINEER IS LIMITED TO VERIFYING GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES FROM THE CONTRACT DOCUMENTS, DIMENSIONAL ERRORS, COORDINATION ERRORS, OR OMISSIONS IN SHOP DRAWINGS.

SU3 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS, INCLUDING THE FOLLOWING:

- CONCRETE MIX DESIGNS (5 DAYS BEFORE POUR, MIN.)
- CONCRETE REINFORCEMENT
- EMBEDDED STEEL ITEMS
- STRUCTURAL STEEL

SU4 SHOP DRAWINGS SHALL INCLUDE CONNECTIONS AS WELL AS SIZE, SPACING, AND GRADE OF ALL MEMBERS. PLANS AND ANY DETAILING NECESSARY FOR DETERMINING FIT AND PLACEMENT SHALL ALSO BE INCLUDED.

SU5 IF SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

SU6 NOT APPLICABLE

SU7 ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL BE DESIGNED TO RESIST THE LIVE LOADS INDICATED IN STRUCTURAL NOTES, DEAD LOAD, SELF WEIGHT, ANY ADDITIONAL LOADING INDICATED ON PLANS AND DETAILS, SNOW DRIFT, AND A NET WIND UPLIFT.

SU8 ITEMS THAT ARE DESIGNED BY THE CONTRACTOR SHALL INCLUDE ANY RELEVANT TECHNICAL LITERATURE FROM MANUFACTURER. ALSO PROVIDE A CERTIFICATION FROM THE MANUFACTURER SHOWING THE PRODUCT IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.

SU9 THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE SHALL CONFORM TO ASCE 7, CHAPTER 13 AND SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE APPROPRIATE STATE, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION.

SU10 FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE APPROPRIATE STATE AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

SP SPECIAL INSPECTION

SP1 SPECIAL INSPECTION PROGRAM SHALL CONFORM TO CHAPTER 17 OF THE IBC.

SP2 THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM THE REQUIRED TESTS AND SPECIAL INSPECTIONS WITH QUALIFICATIONS DESCRIBED PER IBC CHAPTER 17 AND THE PROJECT SPECIFICATIONS.

SP3 SPECIAL INSPECTION REPORTS SHALL BE FURNISHED TO THE BUILDING OFFICIAL, OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND CONTRACTOR.

SP4 SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

SP5 SPECIAL INSPECTIONS FOR THE SEISMIC & MAIN WINDFORCE-RESISTING SYSTEMS LISTED IN THE "DP" SECTION AT THE STRUCTURAL GENERAL NOTES SHALL CONFORM TO CHAPTER 17 IBC AND IS INCLUDED IN THE REQUIREMENTS LISTED BELOW.

SP6 SPECIAL INSPECTION PROGRAM:

VERIFICATION AND INSPECTION	FREQUENCY / TASK
STRUCTURAL STEEL - CONFORM TO AISC 360 REQUIREMENTS	
1. INSPECTION TASKS PRIOR TO WELDING:	
A. WELDER QUALIFICATION RECORDS & CONTINUITY RECORDS	OBSERVE
B. WELDING PROCEDURE SPECIFICATIONS (WPS) AVAILABLE.	PERFORM
C. MANUFACTURER'S CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	PERFORM
D. MATERIAL IDENTIFICATION (TYPE/GRADE).	OBSERVE
E. WELDER IDENTIFICATION SYSTEM.	OBSERVE
F. FIT-UP OF WELDS (INCLUDING JOINT GEOMETRY): • JOINT PREPARATIONS (IF APPLICABLE) • DIMENSIONS • CLEANLINESS • TACKING • BACKING TYPE & FIT (IF APPLICABLE)	OBSERVE
G. CONFIGURATION & FINISH OF ACCESS HOLES.	OBSERVE
2. INSPECTION TASKS DURING WELDING:	
A. CONTROL & HANDLING OF WELDING CONSUMABLES: • EXPOSURE CONTROL • PACKAGING	OBSERVE
B. NO WELDING OVER CRACKED TACK WELDS.	OBSERVE
C. ENVIRONMENTAL CONDITIONS: • WIND SPEED WITHIN LIMITS • PRECIPITATION & TEMP.	OBSERVE
D. WPS FOLLOWED: • SETTINGS ON WELDING EQPT. • TRAVEL SPEED • SELECTED WELDING MATERIALS • PREHEAT APPLIED • SHIELDING GAS TYPE/FLOW RATE • PROPER POSITION (F, V, H, OH) • INTERPASS TEMP. MAINTAINED (MIN / MAX)	OBSERVE
E. WELDING TECHNIQUES: • INTERPASS & FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS	OBSERVE
F. PLACEMENT & INSTALLATION OF STEEL HEADED STUD ANCHORS.	PERFORM
3. INSPECTION TASKS AFTER WELDING:	
A. WELDS CLEANED.	OBSERVE
B. SIZE, LENGTH, & LOCATION OF WELDS.	PERFORM
C. WELDS MEET VISUAL ACCEPTANCE CRITERIA: • CRACK PROHIBITION • WELD SIZE • WELD / BASE-METAL FUSION • UNDERCUT • CRATER CROSS SECTION • POROSITY • WELD PROFILES	PERFORM
D. ARC STRIKES.	PERFORM
E. k-AREA.	PERFORM
F. WELD ACCESS HOLES IN ROLLED HEAVY SHAPS & BUILT-UP HEAVY SHAPES.	PERFORM
G. BACKING & WELD TABS REMOVED (IF REQ'D.).	PERFORM
H. REPAIR ACTIVITIES	PERFORM
I. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER.	PERFORM
J. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF EOR.	OBSERVE
K. N.D.T. OF CJP WELDS & JOINTS SUBJECT TO FATIGUE PER AISC 360.	PERFORM
L. UT ON ALL CjP GROOVE WELDS SUBJECTED TO TRANSVERSELY APPLIED TENSION LOADING IN BUTT, T-, AND CORNER JOINTS, IN MATERIAL≥ 5/16".	PERFORM
M. PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS.	PERFORM
N. RBS RQMT'S IF APPLICABLE: • CONTOUR & FINISH • DIMENSIONAL TOLERANCES	PERFORM
O. PROTECTED ZONE - NO HOLES OR UNAPPROVED ATTACHMENTS MADE BY FABRICATOR, ERECTOR, OR OTHER TRADES.	PERFORM
4. INSPECTION TASKS PRIOR TO BOLTING:	
A. MFR. CERTS. AVAILABLE FOR FASTENER MATERIALS.	PERFORM
B. FASTENERS MARKED IN ACCORDANCE w/ ASTM RQMTS.	OBSERVE
C. CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH, EXCLUDED THREADS).	OBSERVE
D. CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL.	OBSERVE
E. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION & HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE RQMTS.	OBSERVE
F. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED & DOCUMENTED FOR FASTENER ASSEMBLIES & METHODS USED.	OBSERVE
G. PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS & OTHER FASTENER COMPONENTS.	OBSERVE
5. INSPECTION TASKS DURING BOLTING:	
A. FASTENER ASSEMBLIES PLACED IN ALL HOLES & WASHERS & NUTS ARE POSITIONED AS REQ'D.	OBSERVE
B. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION.	OBSERVE
C. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING.	OBSERVE
D. FASTENERS ARE PRETENSIONED IN ACCORDANCE w/ THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES.	OBSERVE
6. INSPECTION TASKS AFTER BOLTING:	
A. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNS.	PERFORM
7. GALVANIZED STRUCTURAL STEEL MAIN MEMBERS:	
A. EXPOSED CUT SURFACES OF GALV. STRUCTURAL STEEL MAIN MEMBERS & EXPOSED CORNERS OF RECTANGULAR HSS SHALL BE VISUALLY INSPECTED FOR CRACKS SUBSEQUENT TO GALVANIZING.	PERFORM
CONCRETE	
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, & VERIFY PLACEMENT.	PERIODIC
2. REINFORCING BAR WELDING: (CONFORM TO AWS D1.4 REQUIREMENTS)	
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706.	PERIODIC
B. INSPECT WELDING OF REINFORCEMENT FOR SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS AND COUPLING BEAMS.	CONT.
C. INSPECT WELDED REINFORCEMENT SPLICES.	CONT.
D. INSPECT WELDING OF PRIMARY TENSION REINFORCEMENT IN CORBELS.	CONT.
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16".	PERIODIC
C. INSPECT ALL OTHER WELDS.	PERIODIC
3. INSPECT ANCHORS CAST IN CONCRETE.	PERIODIC
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS:	
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	CONT.
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	PERIODIC
5. VERIFY USE OF REQUIRED DESIGN MIX.	PERIODIC
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP & AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONT.
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONT.
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE & TECHNIQUES.	PERIODIC

SOILS	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH & HAVE REACHED PROPER MATERIAL	PERIODIC
3. PERFORM CLASSIFICATION & TESTING OF COMPACTED FILL MATERIALS.	PERIODIC
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES & LIFT THICKNESSES DURING PLACEMENT & COMPACTION OF COMPACTED FILL.	CONT.
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE & VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC
WOOD	
1. INSPECT ALL ELEMENTS OF THE WOOD FRAMED LATERAL LOAD RESISTING SYSTEM, INCLUDING:	
A. SHEATHING IS OF THE GRADE AND THICKNESS SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC
B. VERIFY THE NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES & THAT THE SPACING BETWEEN FASTENERS IN EACH LINE & AT EDGE MARGINS AGREES WITH THE APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC
C. FIELD GLUING OPERATIONS OF ELEMENTS OF THE MAIN LATERAL FORCE RESISISTING SYSTEM.	CONT.
D. NAILING, BOLTING ANCHORING & OTHER FASTENING OF ELEMENTS OF THE MAIN LATERAL RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS & HOLD-DOWNS.	PERIODIC
E. ROOF COVERING, ROOF DECK, & ROOF FRAMING CONNECTIONS.	PERIODIC
F. EXTERIOR WALL COVERING AND WALL CONNS. TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING.	PERIODIC
2. WHERE A METAL-PLATE-CONNECTED WOOD TRUSS CLEAR SPAN IS ≥ 60 FEET, VERIFY THE TEMPORARY INSTALLATION RESTRAINT/BRACING AND THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING ARE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.	PERIODIC

PROGRAM FOOTNOTES

1. THE ITEMS INDICATED ABOVE SHALL BE INSPECTED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE PROJECT SPECIFICATIONS, IBC CHAPTER 17, & THE SPECIFIC STRUCTURAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING & INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, & BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET THE PROJECT SPECIFICATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL DELEGATED DESIGNED COMPONENTS.
2. **CONT.** - CONTINUOUS SPECIAL INSPECTION. SPECIAL INSPECTOR IS PRESENT CONTINUOUSLY WHEN & WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED. (IBC SECTION 202).
3. **PERIODIC** - PERIODIC SPECIAL INSPECTION. SPECIAL INSPECTOR IS PRESENT INTERMITTENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED. (IBC SECTION 202)
4. **OBSERVE** - SPECIAL INSPECTOR SHALL OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS (AISC 360 SECTION N5).
5. **PERFORM** - SPECIAL INSPECTOR SHALL PERFORM THESE TASKS FOR EACH JOINT, CONNECTION, ELEMENT OR MEMBER (AISC 360 SECTION N5).
6. **REQ'D** - SPECIAL INSPECTOR SHALL PERFORM THESE TASKS (TMS 602 TABLE 3)
7. ALL WELDS SHALL BE VISUALLY INSPECTED.
8. CJP WELDS SHALL BE TESTED ULTRASONICALLY OR BY SIMILAR APPROVED METHOD.
9. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION WOOK WERE ON THE SITE. SPECIAL INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE. (IBC 1704.2.5)

FP FOUNDATION PARAMETERS

FP1 SIZE AND BOTTOM ELEVATIONS OF FOOTINGS HAVE BEEN ESTABLISHED BASED ON THE ASSUMED MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF AS SHOWN IN IBC TABLE 1806.2 AS EXCAVATION PROGRESSES, UNANTICIPATED SOIL CONDITIONS MAY REQUIRE CHANGES. CONTACT STRUCTURAL ENGINEER OF RECORD FOR EVALUATION OF THESE CHANGES.

FP2 ALLOWABLE SOIL BEARING PRESSURE
CONTINUOUS FOOTINGS..... 1500 PSF
SQUARE FOOTINGS..... 1500 PSF

FP3 MINIMUM FOOTING DEPTH FOR FROST PROTECTION
(BELOW FINISHED GRADE)..... 42 IN.

FP4 DESIGN EARTH PRESSURES:
ACTIVE ..... 35 PCF
PASSIVE ..... 260 PCF
AT REST ..... 60 PCF

FP5 GEOTECHNICAL ENGINEER IS SOLE JUDGE OF THE SUITABILITY OF UNDERLYING MATERIAL TO SUPPORT FOUNDATIONS. BEARING MATERIAL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER BEFORE FOUNDATION INSTALLATION. DO NOT PROCEED WITHOUT APPROVAL.

FP6 PRIOR TO COMMENCING EARTHWORK, CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL ASPECTS OF THE GEOTECHNICAL REPORT. CONTACT GEOTECHNICAL ENGINEER IF QUESTIONS OR DISCREPANCIES.

TYPICAL STRUCTURAL ABBREVIATIONS
(PERIODS w/ ABBREVIATIONS MAY BE OMITTED WITHOUT CHANGING MEANING).

&	AND	DET.	DETAIL
@	AT	DIA. or Φ	DIAMETER
A.B.	ANCHOR BOLT	DIAG.	DIAGONAL
A.C.I.	AMERICAN CONCRETE INSTITUTE	DIM.	DIMENSION
A.E.S.S.	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	DN.	DOWN
		DWGS.	DRAWINGS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	E.F.	EACH FACE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS	E.J.	EXPANSION JOINT
		E.W.	EACH WAY
ADD.	ADDENDUM	EA.	EACH
ADDL.	ADDITIONAL	EL.	ELEVATION
ALT.	ALTERNATE	ELEC.	ELECTRICAL
ARCH.	ARCHITECTURAL	EQ.	EQUAL
		EXT.	EXTERIOR
B.P.	BASE PLATE		
B/	BOTTOM OF	F.S.	FAR SIDE
BLDG.	BUILDING	FIN.	FINISH
BRG.	BEARING	FM	FOUNDATION MISCELLANEOUS
		FNDN.	FOUNDATION
C.I.P.	CAST IN PLACE	FT	FOOT/FEET
C.J.	CONSTRUCTION JOINT		
C.M.U.	CONCRETE MASONRY UNIT	GA.	GAGE
C.P.	COMPLETE PENETRATION	GALV.	GALVANIZED
CL	CENTERLINE	GC.	GENERAL CONTRACTOR
CLG.	CEILING		
CLR.	CLEAR	H.P.	HIGH POINT
CONC.	CONCRETE	HORIZ.	HORIZONTAL
CONN.	CONNECTION	HT.	HEIGHT
CONST.	CONSTRUCTION		
CONT.	CONTINUOUS	I.B.C.	INTERNATIONAL BUILDING CODE
		IN.	INCH/INCHES
CONTR.	CONTRACTOR	INT.	INTERIOR
D.B.A.	DEFORMED BAR ANCHOR	K or k	KIP
D.L.	DEAD LOAD		
L	ANGLE	P.P.	PARTIAL PENETRATION
L.L.	LIVE LOAD	P.S.I.	POUNDS PER SQUARE INCH
L.L.H.	LONG LEG HORIZONTAL	P.S.F.	POUNDS PER SQUARE FOOT
L.L.V.	LONG LEG VERTICAL	P.C.F.	POUNDS PER CUBIC FOOT
L.P.	LOW POINT	PL.	PLATE
LB.	POUND	PLBG.	PLUMBING
L.S.H.	LONG SIDE HORIZONTAL		
L.S.V.	LONG SIDE VERTICAL	QTY.	QUANTITY
LONG.	LONGITUDINAL		
LT. GA.	LIGHT GAGE	R or RAD.	RADIUS
		REF.	REFERENCE
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING	REINF.	REINFORCING
		REQ'D.	REQUIRED
M.S.J.C.	MASONRY STANDARDS JOINT COMMITTEE	REV.	REVISION
		RRE	RAKER RHODES ENGINEERING
MAX.	MAXIMUM		
MECH.	MECHANICAL	S.D.I.	STEEL DECK INSTITUTE
MFR.	MANUFACTURER	S.J.I.	STEEL JOIST INSTITUTE
MIN.	MINIMUM	S.O.G.	SLAB ON GRADE
MISC.	MISCELLANEOUS	SCHED.	SCHEDULE
MTL.	METAL	SIM.	SIMILAR
		SPA.	SPACING/SPACES
N.D.S.	NATIONAL DESIGN SPECIFICATION	SPECS.	SPECIFICATIONS
		STD.	STANDARD
N.I.C.	NOT IN CONTRACT	STRUC.	STRUCTURAL
N.S.	NEAR SIDE		
N.T.S.	NOT TO SCALE	T/	TOP OF
		TYP.	TYPICAL
O.C.	ON CENTER	U.N.O.	UNLESS NOTED OTHERWISE
O.S.H.A.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD (FIELD VERIFY)
O.W.J.	OPEN WEB JOIST		
OPNG.	OPENING	w/	WITH
OPP.	OPPOSITE	w/o	WITHOUT
		W.F.	WIDE FLANGE
P.C.I.	PRECAST/PRESTRESSED CONCRETE INSTITUTE	W.P.	WORKPOINT
		W.W.F.	WELDED WIRE FABRIC

CN CONCRETE NOTES

CN1 CONCRETE WORK SHALL CONFORM TO CHAPTER 19 OF THE IBC.

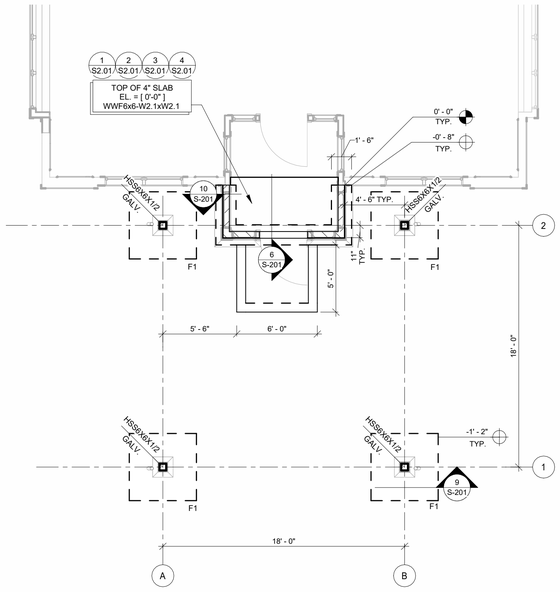
CN2 WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SURFACE SHALL BE CLEANED AND ROUGHENED TO A MINIMUM OF 1/4" AMPLITUDE.

CN3 ALL EXPOSED EDGES OF CONCRETE MEMBERS SHALL BE CHAMFERED 3/4" U.N.O.

CN4 CONCRETE FORMWORK:
CN4.1 SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE. CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.
CN4.2 VERIFY ALL BLOCK OUTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS PRIOR TO POURING.

CN5 CONCRETE REINFORCEMENT:
CN5.1 DETAILING, FABRICATION, AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO ACI-315.
CN5.2 ALL REINFORCEMENT TO BE ASTM A615 GRADE 60 U.N.O. WELDED WIRE FABRIC TO BE ASTM A185 WITH WIRE CONFORMING TO ASTM A82. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE USING #16 ANNEALED IRON WIRE. REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS, U.N.O.
CN5.3 ALL CONTINUOUS REINFORCING SHALL BE SPLICED USING CLASS B TENSION SPLICES, U.N.O.
CN5.4 BARS IN BEAMS AND SLABS SHALL BE SUPPORTED ON WELL-CURED CONCRETE BLOCKS OR APPROVED METAL CHAIRS, AS SPECIFIED BY THE CRSI MANUAL OF STANDARD PRACTICE, MSP-1.
CN5.5 CONTINUE HORIZONTAL WALL BARS THROUGH PILASTERS, COLUMNS, INTERSECTING WALLS AND INTERSECTING FOUNDATIONS. REFER TO TYPICAL DETAILS FOR LAYOUT OF CORNER BARS AND BARS IN SMALL WALL SECTIONS. SLAB BARS SHALL BE HOOKED INTO WALLS OR HOOKED DOWELS SHALL BE PROVIDED TO MATCH SLAB REINFORCING. PROVIDE HOOKED DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING.
CN5.6 ADD TWO DIAGONAL #5 BARS, FOUR FEET LONG, CENTERED, AT EACH CORNER OF FOUNDATION OR SLAB OPENING, U.N.O.
CN5.7 U.N.O., INSTALL WWF 1 1/2" FROM TOP OF ALL SLABS ON GRADE, TOPPING SLABS ON DECK, OR TOPPING SLABS ON PRECAST. LAP JOINTS TWO FULL MESHES BUT NOT LESS THAN 8". AT CONSTRUCTION JOINTS, LOCATE WWF AT MID DEPTH OF SLAB.

CN6 COVERAGE FOR REINFORCEMENT:
CN6.1 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"
CN6.2 CONCRETE EXPOSED TO EARTH AND WEATHER:
#6 THRU #18 BARS .....



A FOUNDATION PLAN
3/16" = 1'-0"

PLAN NOTES:
1. OVER-EXCAVATION AND BACKFILL MAY BE REQUIRED BELOW FOUNDATIONS & SLABS. CONFIRM SOIL CONDITIONS WITH GEOTECHNICAL ENGINEER PRIOR TO POURING FOUNDATIONS. SEE FP/S0.01 FOR ADD'L INFO.
2. ALL WOOD FRAMED WALLS ARE TYPE 1 U.N.O.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
4. GRIDS ARE MEASURED TO FACE OF STUD & HSS COLUMN CENTERLINE.
5. SEE SHEET S2.01 FOR TYPICAL FOUNDATION / SLAB DETAILS.
6. DIMENSIONS TO FACE OF STUDS FOR VESTIBULE.

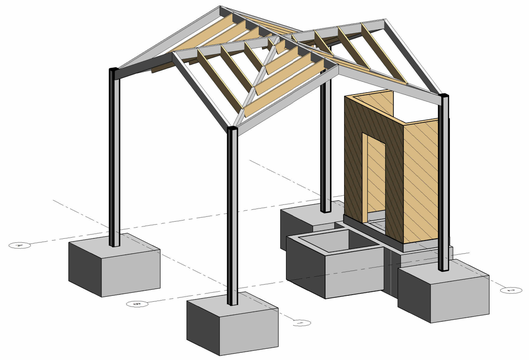
FOUNDATION SYMBOL KEY
- T/ WALL/ STEEL
- T/ FOOTING
- JOIST BEARING
- T/ BRICK LEDGE
- FDN. STEP
- EXIST. BLDG.

FOOTING SCHEDULE

Type Comments	WIDTH	LENGTH	THICKNESS	REINFORCEMENT
F1	5' - 0"	5' - 0"	3' - 0"	(6) #5's E.W. - T & B

WOOD HEADER SCHEDULE

MARK	SIZE	NOTES
H1	(3)-2x6 w/ (1)-2x6 FULL HEIGHT STUDS + (1)-2x6 JACK STUDS @ EA. JAMB	---
H2	(3) 1 3/4" x 9 1/4" LVL w/ (2)-2x6 FULL HEIGHT STUDS + (2)-2x6 JACK STUDS @ EA. JAMB	---



B ISO

WOOD SHEAR WALL SCHEDULE

MARK	1
STUD SIZE AND SPACING	2x6 @ 16" O.C.
SHEATHING TYPE	15/32" OSB - EXTERIOR
BLOCKED OR UNBLOCKED	BLOCKED
10d NAILS AT ALL PANEL EDGES, TOP AND BOTTOM PLATES, & BLOCKING, U.N.O. 10d NAILS @ 12" O.C. MAX. IN THE FIELD (ALL PANEL EDGES TO BE BLOCKED WITH 2x OR WIDER FRAMING, U.N.O.) NAILS SHALL BE 3/8" FROM PANEL EDGE	10d @ 6" O.C. EDGES
SILL PLATE CONNECTION @ FOUNDATION WALL	(1)-5/8" Ø HILTI HUS-EZ ANCHOR @ 48" O.C. (4 1/4" EMBED.)

NOTES:
1) SEE ARCH. DRAWINGS FOR NON-STRUCTURAL COMPONENTS (I.E. GYP. BOARD, RESILIENT CHANNELS, ETC.).
2) SEE DETAIL 1 / S-301 FOR TYPICAL BUILT-UP 2x FRAMING SCHEME.
3) SEE DETAIL 2 / S-301 FOR TYPICAL WOOD SHEAR WALL ASSEMBLY.

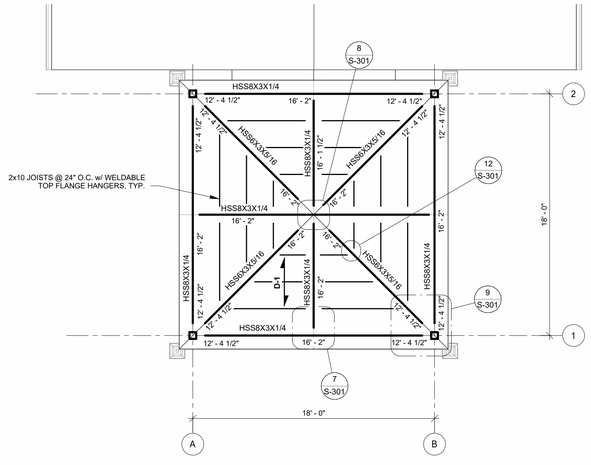
WOOD FASTENER SCHEDULE

CONNECTION/LOCATION	NUMBER OR SPACING OF FASTENERS REQUIRED PER CONNECTION: minimum nominal nail length (inches) x minimum nominal nail shank diameter (inches)								
	3 1/2 x 0.162	3 x 0.148	3 1/4 x 0.131	3 x 0.131	2 1/2 x 0.131	3 1/4 x 0.120	3 x 0.120	2 3/8 x 0.113	2 x 0.113
Joist to band joist / face nail	3	5	5	5	N/A	6	6	N/A	N/A
Ledger strip / face nail	3	4	4	4	6	4	4	N/A	N/A
Joist to sill or girder / toe-nail	3	3	3	4	3	4	4	N/A	N/A
Blocking between joist or rafter to top plate / toe-nail	3	3	3	4	3	4	4	N/A	N/A
Bridging to joist / toe-nail each end	N/A	N/A	N/A	N/A	2	3	3	3	4
Rim joist to top plate / toe-nail	8" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	4" o.c.	6" o.c.	3" o.c.
Built-up girders and beams / face nail at top and bot. staggered each side of each layer	24" o.c. (3 ea. end and splice)	24" o.c. (3 ea. end and splice)	24" o.c. (3 ea. end and splice)	24" o.c. (3 ea. end and splice)	16" o.c. (4 ea. end and splice)	16" o.c. (3 ea. end and splice)	16" o.c. (3 ea. end and splice)	N/A	N/A
Ceiling joist to plate / toe-nail	3	4	5	5	5	5	5	6	N/A
Ceiling joists laps over partitions / face nail	3	4	4	4	6	4	4	N/A	N/A
Ceiling joist to parallel rafter / face nail	3	4	4	4	6	4	4	N/A	N/A
Collar tie to rafter / face nail	3	3	4	4	5	4	4	N/A	N/A
Jack rafter to hip / toe-nail	3	3	4	4	5	4	4	N/A	N/A
Jack rafter to hip / face nail	2	3	3	3	3	4	4	N/A	N/A
Roof rafter to plate / toe nail	3	3	3	3	3	4	4	5	5
Roof rafter to 2x ridge beam / face nail through beam into end of rafter	2	3	3	3	N/A	4	4	N/A	N/A
Roof rafter to 2x ridge beam / toe-nail	2	3	3	3	3	4	4	N/A	N/A
Top or sole plate to stud / end nail	2	3	3	3	5	4	4	N/A	N/A
Stud to top or sole plate / toe-nail	3	4	4	4	4	4	4	5	5
Top plate laps and intersections / face nail each side of lap	2	3	3	3	4	3	3	N/A	N/A
Diagonal bracing / face nail each stud	2	2	2	2	2	3	3	3	4
Sole plate to joist or blocking / face nail	16" o.c.	8" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A
Sole plate to joist or blocking at braced wall panel / face nail (number per 16" joist space)	2	3	3	4	N/A	4	4	N/A	N/A
Double top plate / face nail	16" o.c.	16" o.c.	12" o.c.	12" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A
Double studs / face nail	12" o.c.	12" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A
Corner studs / face nail	24" o.c.	16" o.c.	16" o.c.	16" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A

N/A - Fastener not applicable to connection

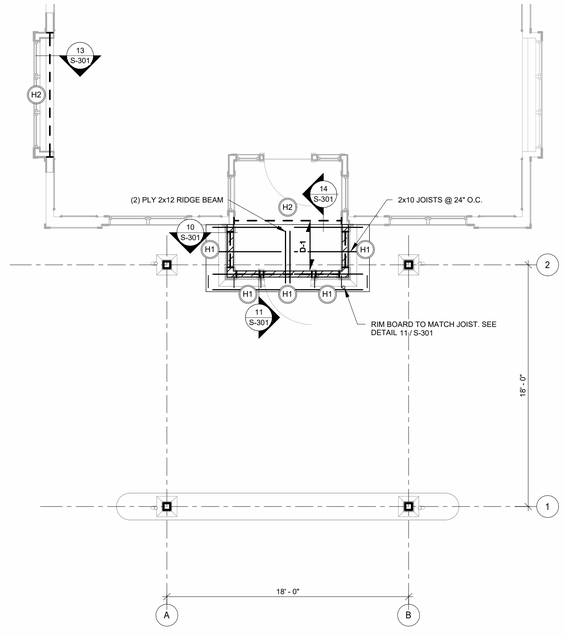
WOOD SHEATHING SCHEDULE

MARK	TYPE	DETAILS	NOTES
D-1	5/8" OSB SHEATHING	SEE WF GENERAL STRUCTURAL NOTES	AT ROOF



C PORTE COCHERE FRAMING PLAN
3/16" = 1'-0"

PLAN NOTES:
1. SEE SHEET S2.01 FOR TYPICAL FRAMING DETAILS.
2. NON-LOAD BEARING WALLS ARE SHOWN FOR REFERENCE ONLY. SEE ARCH FOR SIZE AND LOCATION.
3. SEE WOOD BEARING/SHEAR WALL SCHEDULE FOR EXTERIOR WALL STUD SIZES.



D VESTIBULE FRAMING PLAN
3/16" = 1'-0"

PLAN NOTES:
1. SEE SHEET S2.01 FOR TYPICAL FRAMING DETAILS.
2. NON-LOAD BEARING WALLS ARE SHOWN FOR REFERENCE ONLY. SEE ARCH FOR SIZE AND LOCATION.
3. SEE WOOD BEARING/SHEAR WALL SCHEDULE FOR EXTERIOR WALL STUD SIZES.
4. JOIST BEARING @ VESTIBULE AT 9'-2" U.N.O.

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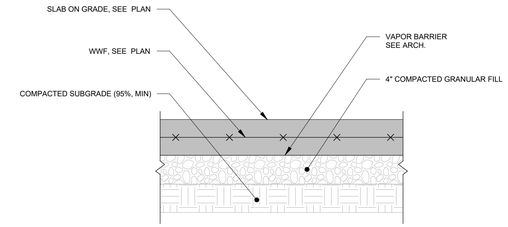
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Sheet Title
STRUCTURAL PLANS

Sheet No.
S-101

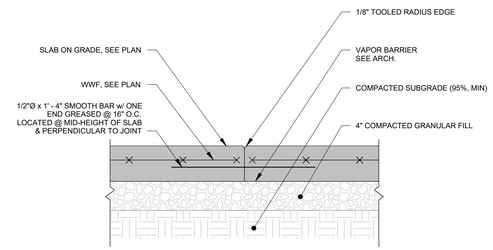
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NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS



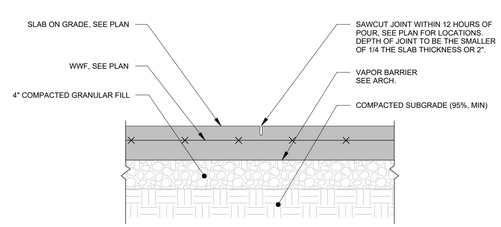
1 TYP. SLAB ON GRADE
1 1/2" = 1'-0"

NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS

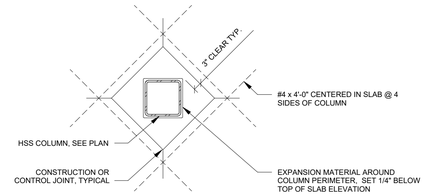


2 TYP. SLAB ON GRADE CONSTRUCTION JOINT
1 1/2" = 1'-0"

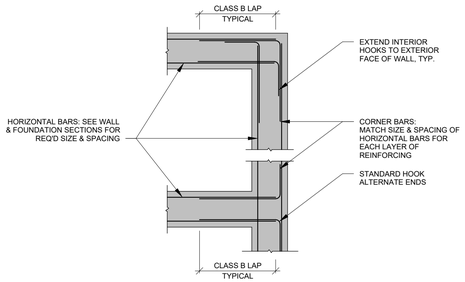
NOTES:
1) SEE FDN. PLAN FOR SLAB THICKNESS & REINFORCING
2) SEE GENERAL NOTE CN12 FOR JOINT LOCATIONS



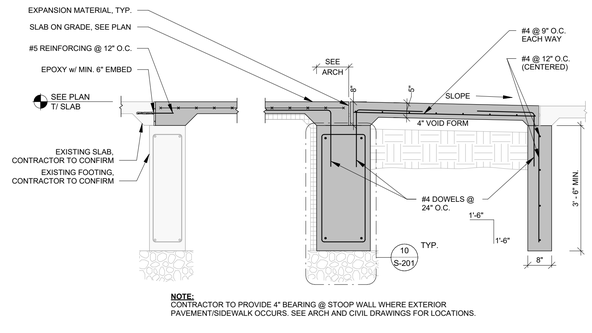
3 TYP. SLAB ON GRADE CONTROL JOINT
1 1/2" = 1'-0"



4 TYP. SLAB ISOLATION JOINT @ HSS COLUMN
1/2" = 1'-0"

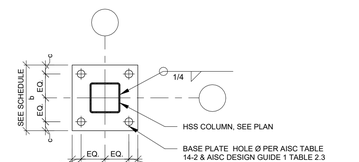


5 TYP. REINFORCING @ CORNERS
1/2" = 1'-0"



NOTE:
CONTRACTOR TO PROVIDE 4" BEARING @ STOOP WALL WHERE EXTERIOR PAVEMENT/SIDEWALK OCCURS. SEE ARCH AND CIVIL DRAWINGS FOR LOCATIONS.

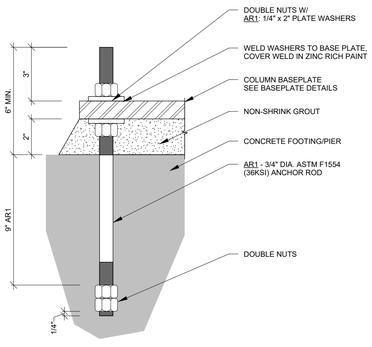
6 TYP. STOOP SECTION
1/2" = 1'-0"



COLUMN SECTION	t	a	b	c	ANCHORS
HSS6x6x1/2	3/4"	12"	12"	1 1/2"	(4) - AR1

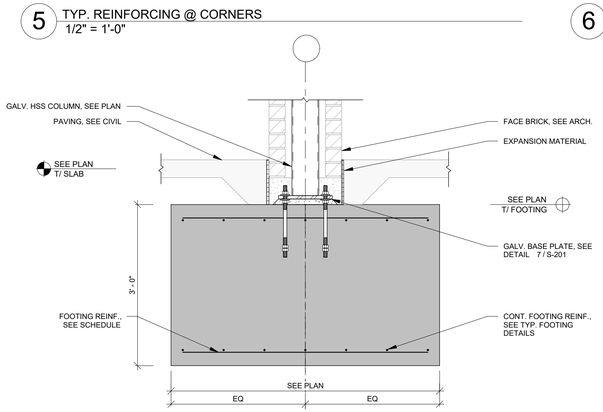
NOTES:
1) FOR COLUMN WALL THICKNESSES LESS THAN THAT SHOWN IN THE SCHEDULE, DEFAULT TO NEAREST TABULATED WALL THICKNESS.
2) SEE DETAIL 8 / S-201 FOR ANCHOR ROD SETTING INFORMATION.
3) SEE STRUCTURAL NOTES FOR BASE PLATE MATERIAL REQUIREMENTS.
4) FOR RECTANGULAR BASE PLATES, ALIGN LONG SIDE PARALLEL TO FOUNDATION WALL U.N.O.
5) WET-SETTING/FLOATING OF ANCHOR RODS IS NOT ALLOWED. ACCURATELY SET AND SECURELY SUPPORT ANCHOR RODS DURING PLACEMENT OF CONCRETE.
6) BASEPLATES TO BE HOT-DIPPED GALV.

7 HSS COLUMN BASE PLATE SCHEDULE
1" = 1'-0"



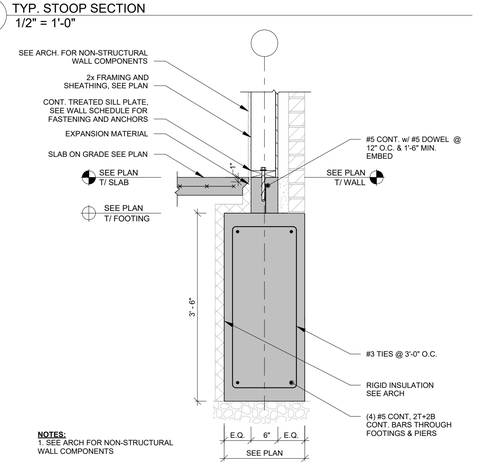
NOTE:
1) WET-SETTING/FLOATING OF ANCHOR RODS IS NOT ALLOWED. ACCURATELY SET AND SECURELY SUPPORT ANCHOR RODS DURING PLACEMENT OF CONCRETE.
2) ANCHOR ROD ASSEMBLIES TO BE HOT-DIPPED GALV.

8 TYP. ANCHOR ROD SETTING DETAIL
3" = 1'-0"



NOTE: SEE ARCH FOR NON-STRUCTURAL COMPONENTS

9 CANOPY FOOTING
3/4" = 1'-0"



NOTES:
1. SEE ARCH FOR NON-STRUCTURAL WALL COMPONENTS

10 TYP. PERIMETER FOOTING
3/4" = 1'-0"

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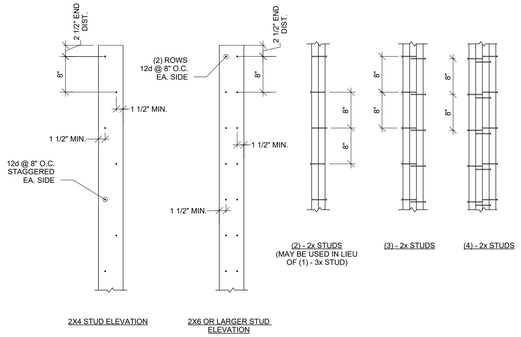
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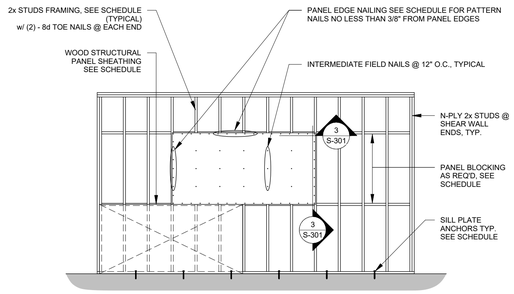
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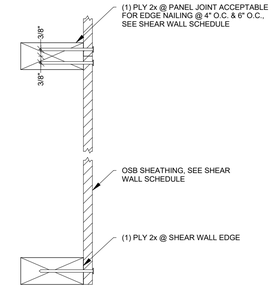
Sheet Title
FOUNDATION DETAILS

Sheet No.
S-201

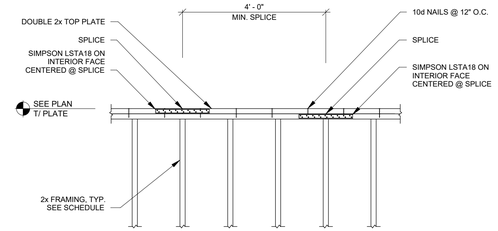
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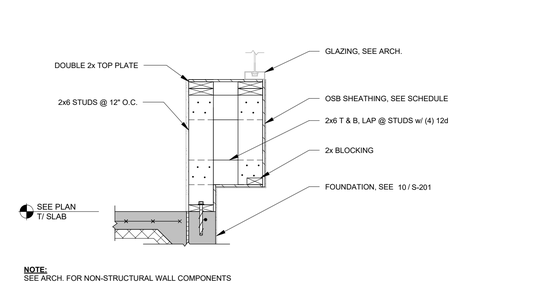




MIN. REQUIREMENTS FOR SHEAR WALL NAILING
EDGE NAIL SPACING: 4" & 6"

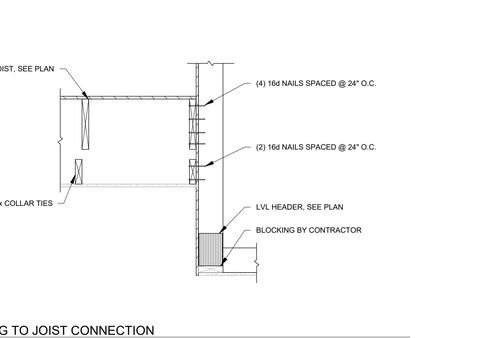


1 BUILT UP 2x FRAMING
3/4" = 1'-0"



NOTE:
KING AND JACK STUDS SHALL BE CONTINUOUS FOR ALL FLOORS BELOW HEADER.

2 TYP. WOOD SHEAR WALL ELEVATION
N.T.S.



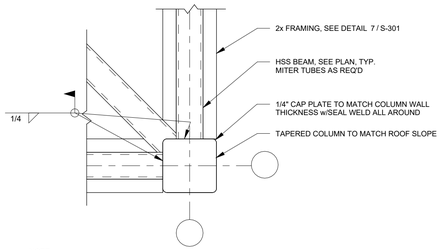
3 PANEL EDGE NAILING
3" = 1'-0"

NOTE:
SEE ARCH. FOR NON-STRUCTURAL WALL COMPONENTS

4 TOP PLATE SPLICE
1/2" = 1'-0"

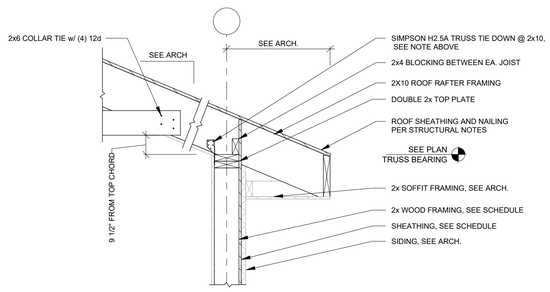
NOTE:
JOIST AND ARCH. NOT SHOWN FOR CLARITY

5 TYPICAL HEADER DETAIL
3/4" = 1'-0"



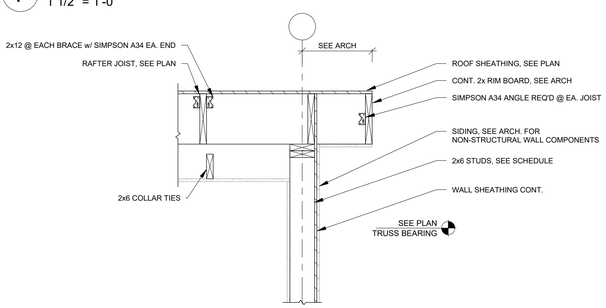
NOTE:
JOIST AND ARCH. NOT SHOWN FOR CLARITY

6 WOOD ROOF DIAPHRAGM NAILING
1/4" = 1'-0"

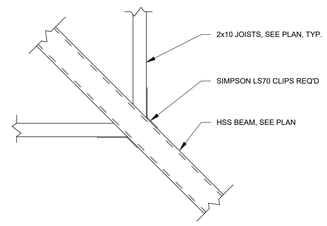


NOTE: SEE ARCH. FOR NON-STRUCTURAL ROOF AND WALL COMPONENTS

7 HSS BEAM CONNECTION
1 1/2" = 1'-0"



8 HSS BEAM CONNECTION @ CENTER
1 1/2" = 1'-0"



9 HSS BEAM CONNECTION @ CORNER
1 1/2" = 1'-0"

NOTE:
SEE ARCH. FOR NON-STRUCTURAL WALL COMPONENTS

10 PERIMETER ROOF FRAMING
3/4" = 1'-0"

11 PERIMETER ROOF FRAMING
3/4" = 1'-0"

12 JOIST TO BEAM CONNECTION
1 1/2" = 1'-0"

13 LOBBY WINDOW SECTION
3/4" = 1'-0"

14 EXISTING TO JOIST CONNECTION
3/4" = 1'-0"

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Sheet Title
FRAMING DETAILS

Sheet No.
S-301

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GENERAL PLAN SYMBOLS

- PLAN REVISION NUMBER
- DETAIL NUMBER ON SHEET / SHEET NUMBER WHERE DETAIL IS PLACED
- KEYNOTE SYMBOL
- CONTINUATION SYMBOL
- POINT WHERE NEW CONNECTS TO EXISTING
- Room Name / Number — ROOM NAME / NUMBER
- AREA BEING DEMOLISHED
- AREA NOT IN CONTRACT
- MARK — SCHEDULED EQUIPMENT (UNDERLINED)
- MARK — NONSCHEDULED EQUIPMENT
- (E) MARK — EXISTING EQUIPMENT - HALFTONE - (E) PREFIX
- (R) MARK — EXISTING RELOCATED EQUIPMENT - (R) PREFIX

ABBREVIATIONS

▲T	TEMPERATURE DIFFERENCE	LB	POUND
Ø	ROUND	LB/HR	POUNDS PER HOUR
ABV	ABOVE	LD	LINEAR DIFFUSER
AC	AIR CONDITIONING	LP	LOW PRESSURE
AD	AREA DRAIN	LP	LIQUEFIED PETROLEUM GAS
ADD	ADDENDUM	LVR	LOUVER
A/E	ARCHITECT / ENGINEER	LWT	LEAVING WATER TEMPERATURE
AFF	ABOVE FINISHED FLOOR	MA	MIXED AIR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MAX	MAXIMUM
ALT	ALTERNATE	MBH	ONE THOUSAND BTU PER HOUR
AP	ACCESS PANEL	M.C.	MECHANICAL CONTRACTOR
ARCH	ARCHITECT/ARCHITECTURAL	MD	MOTORIZED DAMPER
BAS	BUILDING AUTOMATION SYSTEM	MECH	MECHANICAL
BFF	BELOW FINISHED FLOOR	MFR	MANUFACTURER
BHP	BRAKE HORSEPOWER	MIN	MINIMUM
BLW	BELOW	MISC	MISCELLANEOUS
BTU	BRITISH THERMAL UNITS	MP	MEDIUM PRESSURE
BTUH	BRITISH THERMAL UNITS PER HOUR	MTR	MOTOR
CAP	CAPACITY	MUA	MAKE-UP/AIR
CB	CATCH BASIN	NC	NOISE CRITERIA
CD	CEILING DIFFUSER	NC	NORMALLY CLOSED
CFM	CUBIC FEET PER MINUTE	NIC	NOT IN CONTRACT
CFH	CUBIC FEET PER HOUR	NG	NATURAL GAS
CLG	CEILING	NO	NUMBER
C.M.	CONSTRUCTION MANAGER	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CV	CONTROL VALVE	O	OXYGEN
CW	COLD WATER	OA	OUTSIDE AIR
D	DEGREE	ORD	OVERFLOW ROOF DRAIN
DB	DRY BULB	PD	PRESSURE DROP
DDC	DIRECT DIGITAL CONTROLS	PIV	POST INDICATOR VALVE
DIA	DIAMETER	PLBG	PLUMBING
DN	DOWN	PRESS	PRESSURE
DW	DEIONIZED WATER	PRV	PRESSURE REDUCING VALVE
EAT	ENTERING AIR TEMPERATURE	PSI	POUNDS PER SQUARE INCH
E.C.	ELECTRICAL CONTRACTOR	PSIG	POUNDS PER SQUARE INCH GAUGE
ELEC	ELECTRICAL	PWR	POWER
EQUIP	EQUIPMENT	R	DUCT RISER
EWC	ELECTRIC WATER COOLER	RA	RETURN AIR
EWT	ENTERING WATER TEMPERATURE	RCP	RADIANT CEILING PANEL
EA	EXHAUST AIR	RD	ROOF DRAIN
EG	EXHAUST GRILLE	REC	RECESSED
EXIST	EXISTING	RED	REDUCER
F	DEGREES FAHRENHEIT	RG	RETURN GRILLE
FCO	FLOOR CLEAN OUT	RH	RELATIVE HUMIDITY
FD	FLOOR DRAIN	RLA	RELIEF AIR
FDC	FIRE DEPARTMENT CONNECTION	RM	ROOM
FL	FLOOR	RPM	REVOLUTIONS PER MINUTE
FO	FUEL OIL	SA	SUPPLY AIR
FOV	FUEL OIL VENT	SAN	SANITARY
FOR	FUEL OIL RETURN	SD	SMOKE DAMPER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPC	FIRE PROTECTION CONTRACTOR	SG	SUPPLY GRILLE
FPM	FEET PER MINUTE	SM	SURFACE MOUNT
FS	FLOOR SINK	SP	STATIC PRESSURE
FT	FOOT/FEET	SR	SUPPLY REGISTER
FTR	FIN TUBE RADIATION	STM	STEAM
GAL	GALLON	T	THERMOSTAT
GF	GAS-FIRED	T.C.	TEMP CONTROLS CONTRACTOR
G.C.	GENERAL CONTRACTOR	TD	TEMPERATURE DROP
GPM	GALLONS PER MINUTE	TD	TRENCH DRAIN
GW	GREASE WASTE	TEMP	TEMPERATURE
HB	HOSE BIBB	TYP	TYPICAL
HP	HORSE POWER	UG	UNDERGROUND
HP	HIGH PRESSURE	VAC	VACUUM
HTG	HEATING	V	VENT
HTR	HEATER	VAV	VARIABLE AIR VOLUME
HW	HOT WATER	VENT	VENTILATION
HYD	HYDRANT	VTR	VENT THROUGH ROOF
ID	INDIRECT DRAIN	W	WASTE
IN	INCH	WB	WET BULB
I.E.	INVERT ELEVATION	WCO	WALL CLEAN OUT
K.E.C.	KITCHEN EQUIPMENT CONTRACTOR	WH	WALL HYDRANT
LAT	LEAVING AIR TEMPERATURE	YCO	YARD CLEANOUT

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	ERV	ENERGY RECOVERY VENTILATOR
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
BCU	BLOWER COIL UNIT	GRV	GRAVITY ROOF VENTILATOR
CH	CHILLER	HP	HEAT PUMP
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	P	PUMP
CP	CONDENSER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RF	RETURN FAN
DC	DUCT MOUNTED COIL	RHC	REHEAT COIL
CP	DOMESTIC WATER CIRCULATING PUMP	RTU	ROOFTOP UNIT
EF	EXHAUST FAN	SP	SUMP PUMP
EDC	ELECTRIC DUCT COIL	UH	UNIT HEATER
ET	EXPANSION TANK	WH	WATER HEATER

* NOTE *
ALL GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL SUBSEQUENT SHEETS IN SHEET LIST. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

PLUMBING PIPING

- 2" — NOMINAL PIPE SIZE
- 2" CW — EXISTING PIPE TO REMAIN
- PIPE TO BE DEMOLISHED
- COLD WATER TYPE
- CW — COLD WATER
- SCW — SOFTENED COLD WATER
- HOT WATER TYPE
- HW — HOT WATER
- HW 140° — HOT WATER 140°
- SHW — SOFTENED HOT WATER
- HOT WATER RECIRC TYPE
- HWC — HOT WATER RECIRC
- HWC 140° — HOT WATER RECIRC 140°
- SHWC — SOFTENED HOT WATER RECIRC
- DI — DEIONIZED WATER
- DIR — DEIONIZED WATER RETURN
- RO — REVERSE OSMOSIS
- ROR — REVERSE OSMOSIS RETURN
- WS — WATER SERVICE
- ST — STORM
- STO — STORM OVERFLOW
- SAN — SANITARY
- PD — PUMPED DISCHARGE
- -V- — VENT
- AW — ACID WASTE
- AV — ACID VENT
- GSAN — GREASE SANITARY
- GV — GREASE VENT
- OW — OIL WASTE
- OV — OIL VENT
- CA — COMPRESSED AIR

PIPE FITTINGS

- PIPE RISE / DROP
- PIPE ELBOW
- PIPE TEE HORIZONTAL / RISER / DROP
- PIPE CAP / CLEANOUT / CONTINUATION
- P-TRAP

PIPE ACCESSORIES

- BALANCING VALVE
- BALL VALVE
- SOLENOID VALVE
- GATE VALVE
- GENERIC ISOLATION VALVE
- PRESSURE REDUCING VALVE
- UNION
- STRAINER
- WATER METER
- ANGLE VALVE
- BUTTERFLY VALVE
- PLUG VALVE
- INLINE PUMP
- HOSE BIBB/ HYDRANT
- PRESSURE GAUGE
- AIR VENT
- PRESSURE RELIEF
- BACKFLOW PREVENTER
- BACKFLOW PREVENTER

FIXTURE SYMBOLS

- FD — FLOOR DRAIN (ROUND)
- FD — FLOOR DRAIN (SQUARE)
- FCO — FLOOR CLEANOUT
- FS — FLOOR SINK
- RD — COMBINATION ROOF DRAIN
- RD — ROOF DRAIN

GENERAL NOTES - PLUMBING DEMOLITION

1. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. WHEN CONNECTING TO EXISTING SYSTEMS THE PLUMBING CONTRACTOR SHALL BE REQUIRED TO MOVE PIPING UP TO 5'-0" IN ANY DIRECTION AND ADJUST CONNECTION SIZES UP OR DOWN TO THE NEXT NOMINAL PIPE SIZE WITHOUT ANY ADDITIONAL COST.
3. ALL FIXTURES AND EQUIPMENT SHOWN TO BE REMOVED SHALL INCLUDE ALL ASSOCIATED PIPING, INSULATION, CONTROLS, WIRING, HANGERS AND CONCRETE PADS UNLESS OTHERWISE NOTED. SEAL PENETRATIONS FROM DEMOED PIPING.
4. REMOVAL OF EXISTING PLUMBING FIXTURES AND PIPING WILL REQUIRE EXISTING RISERS, MAINS AND BRANCH PIPING TO BE VALVED AND CAPPED TO ALLOW THE REMAINING SYSTEMS TO REMAIN FULLY FUNCTIONAL. PROVIDE AND INSTALL NEW ISOLATION VALVES WHERE REQUIRED FOR COMPLETION OF THE WORK.
5. ALL PIPING SHOWN TO BE REMOVED SHALL TAKEN BACK TO WITHIN 12" OF THE NEAREST ACTIVE MAIN AND CAPPED.
6. ALL PIPING RISERS AND MAINS SHALL BE REFILLED WITH PROPER FLUID AND PROPERLY VENTED ONCE NEW WORK HAS BEEN INSTALLED.
7. EXISTING PIPING TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INDICATED TO BE SALVAGED FROM THE PROJECT SITE. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL BE DISPOSED OF LEGALLY. OWNER SHALL HAVE RIGHT OF REFUSAL ON SALVAGEABLE ITEMS REMOVED AS A RESULT OF RENOVATION ACTIVITIES.
9. PATCH/SEAL ALL OPENINGS LEFT FROM DEMOLISHED PIPING. PATCHING SHALL MATCH EXISTING.
10. GENERAL CONTRACTOR\ CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONCRETE CUTTING, EXCAVATING, BACKFILL, AND PATCHING REQUIRED FOR INSTALLATION OF NEW PLUMBING SYSTEMS. CONCRETE CUTTING ACTIVITIES SHOULD BE CLOSELY COORDINATED WITH THE GENERAL CONTRACTOR\ CONSTRUCTION MANAGER. THE PLUMBING CONTRACTOR SHALL MARK INTENDED CUTTING LOCATIONS AND REVIEW WITH OWNER PRIOR TO PROCEEDING WITH WORK. PATCH CONCRETE TO MATCH EXISTING.
11. GENERAL CONTRACTOR\ CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH WALL CUTTING REQUIRED FOR REMOVAL AND/OR INSTALLATION OF THE PLUMBING SYSTEMS. THE PLUMBING CONTRACTOR SHALL MARK INTENDED CUTTING LOCATIONS AND REVIEW WITH OWNER PRIOR TO PROCEEDING WITH WORK. PATCH WALLS TO MATCH EXISTING.
12. GENERAL CONTRACTOR\ CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH CEILING REMOVAL REQUIRED FOR REMOVAL AND/OR INSTALLATION OF THE PLUMBING SYSTEMS. THE PLUMBING CONTRACTOR SHALL MARK INTENDED LOCATIONS AND REVIEW WITH OWNER PRIOR TO PROCEEDING WITH WORK. PATCH CEILINGS TO MATCH EXISTING.
13. SOME WORK INDICATED IS TO BE PERFORMED IN AN EXISTING FINISHED AREA, (FIELD VISIT REQUIRED). PLUMBING CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR\ CONSTRUCTION MANAGER AND MAINTENANCE PERSONNEL. SCHEDULE NIGHT AND/OR WEEKEND WORK TO MINIMIZE DISRUPTIONS TO EXISTING TENANTS.
14. SOME WORK INDICATED IS TO BE PERFORMED IN AN EXISTING FINISHED AREA, (FIELD VISIT REQUIRED). PLUMBING CONTRACTOR SHALL COORDINATE PARTIAL CEILING REMOVAL AND REPLACEMENT WITH GENERAL CONTRACTOR\ CONSTRUCTION MANAGER AND MAINTENANCE PERSONNEL. SCHEDULE NIGHT AND/OR WEEKEND WORK TO MINIMIZE DISRUPTIONS TO EXISTING TENANTS. CEILINGS MUST BE REPLACED BEFORE START OF BUSINESS.
15. SOME WORK INDICATED IS TO BE ACCOMPLISHED IN AN EXISTING FINISHED AREA, (FIELD VISIT REQUIRED). PLUMBING CONTRACTOR SHOULD COORDINATE CONCRETE CORING WITH GENERAL CONTRACTOR\ CONSTRUCTION MANAGER AND MAINTENANCE PERSONNEL. SCHEDULE NIGHT AND/OR WEEKEND WORK TO MINIMIZE DISRUPTIONS TO EXISTING TENANTS. PLUMBING CONTRACTOR SHALL TAKE PRECAUTIONS NECESSARY TO MINIMIZE CONSTRUCTION DEBRIS TRANSFER TO ADJACENT NON-WORK AREAS.
16. COORDINATE ALL SHUT-DOWNS WITH GENERAL CONTRACTOR\ CONSTRUCTION MANAGER AND OWNER TO MINIMIZE SHUT-DOWNS TO OCCUPIED AREAS. ALL REQUIRED SHUT-DOWNS SHALL BE KEPT TO THE SHORTEST DURATION POSSIBLE.
17. NOTIFY OWNER'S REPRESENTATIVE THREE WORKING DAYS IN ADVANCE OF A SINGLE SHUTDOWN PERIOD TO MAKE CONNECTIONS TO EXISTING SYSTEM PIPING, TEST/CERTIFY SYSTEM, AND RETURN TO SERVICE.

PROJECT NOTES - PLUMBING

1. NIGHT OR WEEKEND WORK IS REQUIRED FOR WORK ON THIS PROJECT. PLUMBING CONTRACTOR SHALL INCLUDE ALL PREMIUM LABOR COSTS IN THEIR BID. COORDINATE REQUIREMENTS WITH GENERAL CONTRACTOR/ CONSTRUCTION MANAGER AND OWNER.

GENERAL NOTES - PLUMBING

1. ALL PLUMBING WORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION:
   - UNIFORM PLUMBING CODE
   - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
   - 2024 INTERNATIONAL ENERGY CONSERVATION CODE
   - LOCAL CODES, INCLUDING ALL AMENDMENTS AND ORDINANCES.
2. THESE DRAWINGS ARE DIAGRAMMATIC, NOT ALL PIPING, FITTINGS, OFFSETS, VALVES OR OTHER ACCESSORIES ARE SHOWN. THE PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ANY/ALL NECESSARY PIPING, FITTINGS, VALVES, REGULATORS, GAUGES, HANGERS, INSULATION, EQUIPMENT, FIXTURES, ETC, REQUIRED FOR A COMPLETE FUNCTIONAL SYSTEM AS SHOWN ON PLUMBING PLANS AND AS OUTLINED IN SPECIFICATION INFORMATION UNLESS OTHERWISE NOTED.
3. PLUMBING CONTRACTOR SHOULD UTILIZE THESE PLANS AND PROVIDE RECORD DRAWING COMMENTARY REFLECTING ACTUAL INSTALLATION. PROVIDE ONE HARD-COPY SET TO ARCHITECT/ENGINEER.
4. PLUMBING CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL FEES AND PERMITS REQUIRED TO ACCOMPLISH THIS WORK.
5. PLUMBING CONTRACTOR SHOULD REVIEW ANTICIPATED MAN/MATERIAL LIFT EQUIPMENT WITH OWNER'S REPRESENTATIVE PRIOR TO UTILIZING FOR INSTALLATION. DAMAGED FLOORING RESULTING FROM UNAPPROVED EQUIPMENT WILL BE REPLACED AT THE PLUMBING CONTRACTOR'S EXPENSE.
6. REFER TO WRITTEN SPECIFICATIONS FOR EQUIPMENT AND MATERIAL RELATED TO THIS WORK.
7. COORDINATE SEQUENCE OF PLUMBING WORK CLOSELY WITH GENERAL CONTRACTOR/ CONSTRUCTION MANAGER AND OTHER TRADES TO AVOID CONFLICTS.
8. ADA COMPLIANCE SHALL BE MAINTAINED WHERE ADJUSTMENTS ARE MADE TO FIXTURES LOCATED WITHIN ADA TOILET ROOMS.
9. PLUMBING CONTRACTOR SHOULD TAKE PRECAUTIONS NECESSARY TO MINIMIZE CONSTRUCTION DEBRIS TRANSFER TO ADJACENT NON-WORK AREAS.
10. PRIOR TO COMMENCING WORK ON THIS PROJECT, VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
11. PLUMBING UTILITY CONNECTIONS SHALL EXTEND TO 5'-0" OUTSIDE OF THE BUILDING FOR CONNECTION BY THE SITE UTILITIES CONTRACTOR.
12. COORDINATE ALL BELOW FLOOR PLUMBING PIPING AND EQUIPMENT WITH STRUCTURAL PLANS.
13. COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. PLUMBING CONTRACTOR SHALL REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
14. PLUMBING CONTRACTOR SHALL RUN ALL DOMESTIC WATER, WASTE AND VENT, NATURAL GAS, MEDICAL GAS, COMPRESSED AIR, AND STORM PIPING AS HIGH AS POSSIBLE WITHIN THE CEILING / TRUSS SPACE. COORDINATE THE LOCATION OF ALL PIPING WITH THE STRUCTURAL PLANS, ARCHITECTURAL CEILING HEIGHTS, AND OTHER TRADES TO AVOID CONFLICTS. NOTIFY GENERAL CONTRACTOR/ CONSTRUCTION MANAGER AS SOON AS ANY CONFLICTS ARE DETECTED. FAILURE TO PROPERLY COORDINATE PIPE ROUTING WITH OTHER TRADES WILL BE REQUIRED TO BE MOVED AT THE PLUMBING CONTRACTOR'S EXPENSE.
15. PLUMBING CONTRACTOR SHALL COORDINATE PIPE ROUTING TO AVOID ROOF HATCHES, SKYLIGHTS, EQUIPMENT SERVICE ACCESS AND ACCESS PANELS.
16. PLUMBING CONTRACTOR SHALL FIELD VERIFY MEANS AND METHODS REQUIRED TO BRING PLUMBING FIXTURES, EQUIPMENT AND MATERIAL INTO THE BUILDING. COORDINATE STORAGE AND LAY DOWN AREAS WITH THE GENERAL CONTRACTOR/ CONSTRUCTION MANAGER PRIOR TO BRINGING MATERIALS TO THE PROJECT SITE.
17. REFERENCE ARCHITECTURAL DRAWINGS FOR CODE-RATED WALLS, FLOORS, AND CEILINGS. PROVIDE UL RATED, FM APPROVED FIRE STOP AT ALL NEW PLUMBING PIPE PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS.
18. ALL DOMESTIC WATER AND VENT PIPING DROPS TO PLUMBING FIXTURES SHALL BE CONCEALED IN THE WALL UNLESS OTHERWISE NOTED.
19. FLUSH NEW WATER PIPING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION PRIOR TO CONNECTING ANY FIXTURES OR EQUIPMENT.
20. PROVIDE WATER HAMMER ARRESTORS SERVING QUICK-CLOSING VALVES IN EACH BRANCH OR AT APPLIANCE OR FIXTURE.
21. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL. REFERENCE ARCHITECTURAL REFLECTED CEILING PLANS FOR CEILING TYPES, HEIGHTS, AND OTHER CEILING MOUNTED ITEMS.
22. INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WATER AND WASTE LINES TO BE CHROME PLATED.
23. ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
24. ALL PLUMBING PIPING SHALL BE SUPPORTED. SEE SPECIFICATIONS.
25. FURNISH & INSTALL ALL BACKFLOW PROTECTION DEVICES REQUIRED BY AUTHORITY HAVING JURISDICTION. BACKFLOW DEVICES REQUIRING TESTING SHALL BE INSTALLED NO HIGHER THAN 5'-0" ABOVE FINISHED FLOOR.
26. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR TESTS AND CERTIFICATION OF REDUCED PRESSURE BACKFLOW DEVICE PER AUTHORITY HAVING JURISDICTION. BACKFLOW CERTIFICATION SHALL BE POSTED ON BACKFLOW DEVICE ONCE TESTING HAS BEEN COMPLETED.
27. ALL WATER LINES SHALL BE RUN OVERHEAD UNLESS OTHERWISE NOTED.
28. PROVIDE ESCUTCHEON PLATES AND SILICONE SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULKS OR EXPANDING FOAMS FOR SEALANT.
29. COORDINATE FLOOR DRAIN AND CLEANOUT ROUGH-IN WITH SELECTED FLOOR COVERING SYSTEM.
30. DO NOT UTILIZE COMBINATION WASTE AND VENT SYSTEM FOR SINKS AND LAVATORIES ROUGHED IN ABOVE FLOOR.
31. NOTIFY LOCAL INSPECTOR PRIOR TO BACKFILL OF ALL UNDER SLAB PLUMBING. ANY WORK COVERED PRIOR TO INSPECTION SHALL BE UNCOVERED AT THE INSPECTOR'S REQUEST.
32. FILL/SEAL ALL DRAIN TRAPS WITH MINERAL OIL.
33. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS IN RESTROOMS, WHERE REQUIRED BY CODES. PROVIDE DEEP SEAL TRAPS FOR FLOOR DRAINS WITHOUT TRAP PRIMERS.
34. DO NOT USE PVC MATERIALS IN PLENUM AREAS USED AS RETURN AIR PATHS. REFERENCE ARCHITECTURAL CEILING PLAN AND MECHANICAL PLANS.
35. VERIFY THE LOCATION AND INVERT ELEVATION OF THE SANITARY SEWER ON THE SITE PLAN AND REVISE THE SEWER SYSTEM AS REQUIRED.
36. VERIFY THE LOCATION AND INVERT ELEVATION OF THE STORM SEWER ON THE SITE PLAN AND REVISE THE SEWER SYSTEM AS REQUIRED.
37. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, GRAB BARS, ETC. AND THE OWNERS REPRESENTATIVE PRIOR TO ANY INSTALLATION.
38. ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 24 INCHES FROM ANY VERTICAL SURFACE AND A MINIMUM OF (12'-0") FROM ANY OUTSIDE AIR INTAKE OR OPERABLE DOOR, WINDOW, ETC., SHIFT VENT THRU ROOF AS REQUIRED.
39. ALL FLOOR SINKS AND FLOOR DRAINS IN TRAFFIC AREAS SHALL BE INSTALLED FLUSH TO FLOOR SURFACE.
40. PROVIDE AIR GAPS FOR INDIRECT DRAINS AS REQUIRED BY CODE. AIR GAP SHALL BE (A MINIMUM 2 TIMES THE DIAMETER OF THE INDIRECT DRAIN)(NOT LESS THAN 1").
41. DO NOT ROUTE PIPING DIRECTLY ABOVE OR BELOW ELECTRICAL PANELS, INCLUDING PANEL SERVICE CLEARANCES.
42. DO NOT SUSPEND PIPING FROM OTHER PIPING, DUCTWORK OR CONDUIT. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE USING THE APPROPRIATE ATTACHMENTS.
43. PIPE SPACING SHOWN ON THE DRAWINGS IS FOR CLARITY ONLY. PIPING SHALL BE INSTALLED TO CONSERVE SPACE WHERE POSSIBLE.
44. REFER TO MECHANICAL SHEETS FOR PLUMBING CONNECTIONS TO MECHANICAL EQUIPMENT.
45. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL LOW VOLTAGE CABLING AND POWER WIRING/CONDUIT INDICATED THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. COORDINATE ALL WORK WITH ELECTRICAL CONTRACTOR PRIOR TO BID.
46. SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPING SIZES TO INDIVIDUAL FIXTURES. BRANCH PIPE SIZES SHALL MATCH SCHEDULE UNLESS OTHERWISE NOTED.

PLUMBING SHEET INDEX

P000	PLUMBING TITLE SHEET
P100	UNDERFLOOR PLUMBING PLAN
P101	PLUMBING PLAN
PD100	UNDERFLOOR PLUMBING DEMOLITION PLAN
PD101	PLUMBING DEMOLITION PLAN
P500	PLUMBING DETAILS
P600	PLUMBING SCHEDULES

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3	BID SET	09-26-2026

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14138B

Sheet Title
PLUMBING TITLE SHEET

Sheet No.
P000

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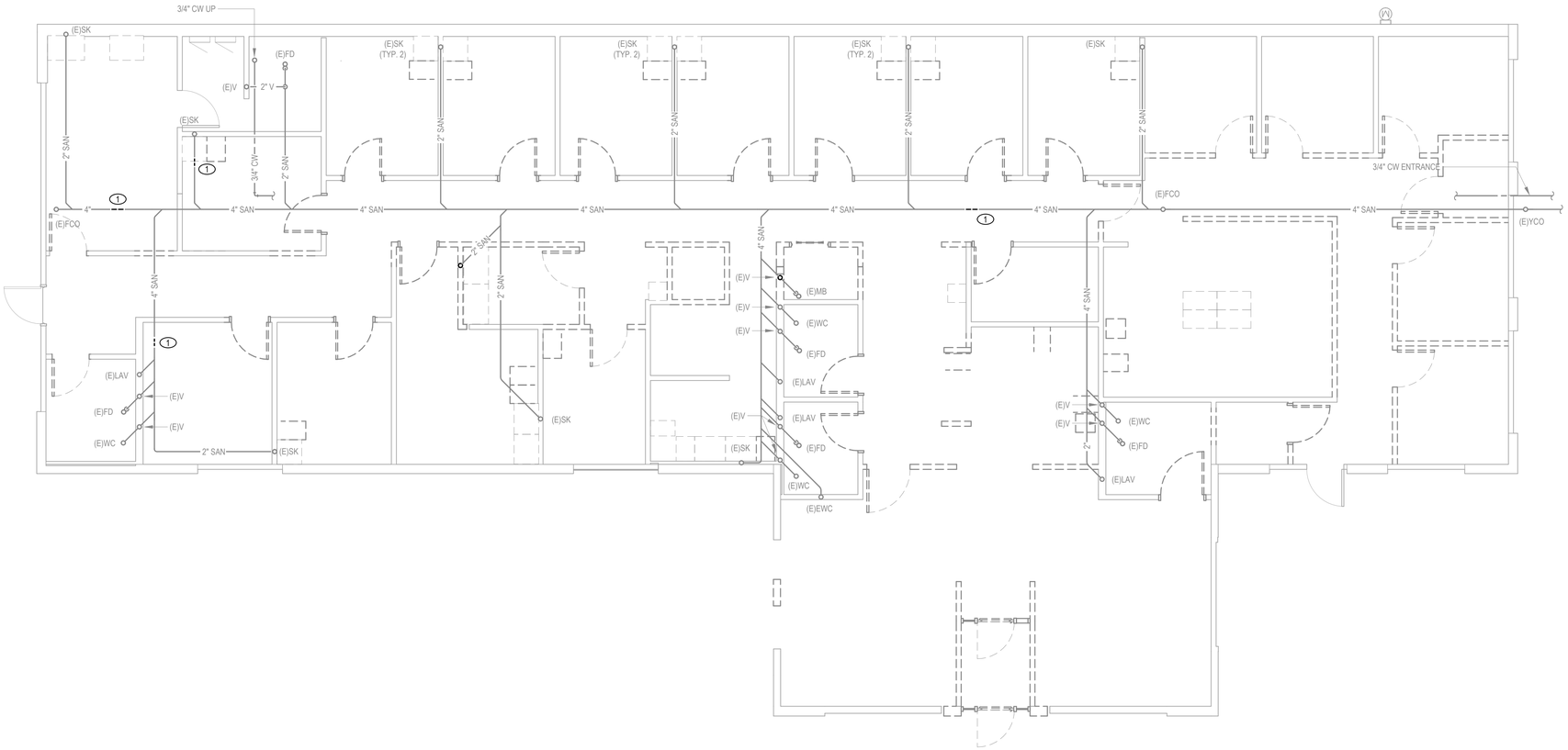
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KEYED NOTES:

1. REMOVE PORTION OF EXISTING WASTE PIPING AS SHOWN, AND PREPARE FOR NEW CONNECTIONS.



N

1 UNDERFLOOR PLUMBING DEMOLITION PLAN

3/16" = 1'-0"

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Sheet Title
UNDERFLOOR PLUMBING DEMOLITION PLAN

Sheet No.
PD100

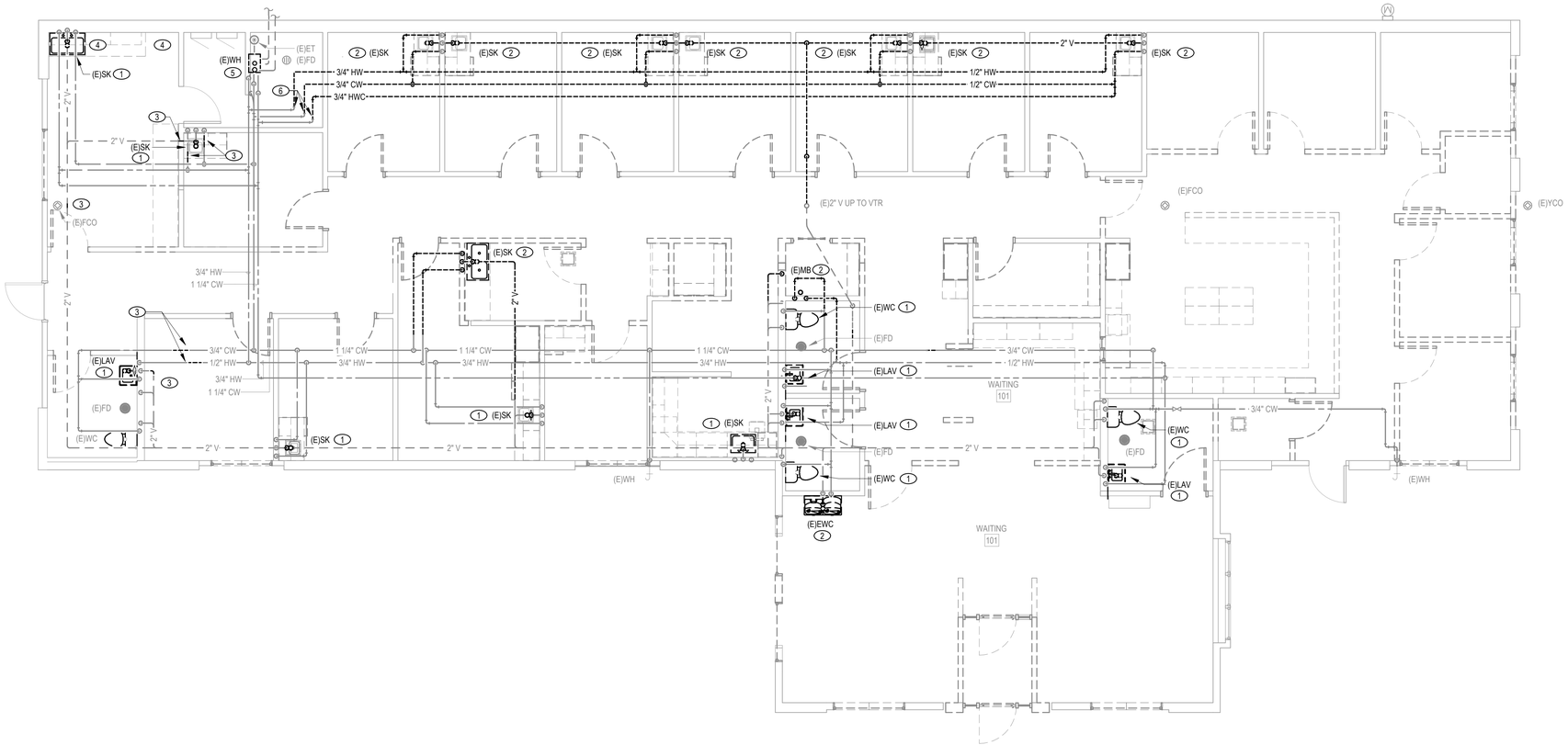
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KEYED NOTES:

1. REMOVE EXISTING PLUMBING FIXTURE, INCLUDING ALL ASSOCIATED TRIM, ACCESSORIES, AND PIPING BACK TO ROUGH-IN. CAP AND PREPARE EXISTING PIPING FOR CONNECTION TO NEW FIXTURE.
2. REMOVE EXISTING PLUMBING FIXTURE, INCLUDING ALL ASSOCIATED TRIM, ACCESSORIES, AND EXPOSED PIPING BACK TO WALL. CAP CONCEALED PIPING WITHIN WALL AND PATCH WALL SURFACES TO MATCH ADJACENT EXISTING FINISHES.
3. DEMOLISH EXISTING PIPING AT POINTS SHOWN. CAP AND PROTECT PIPING AS REQUIRED UNTIL NEW CONNECTIONS ARE MADE.
4. DISCONNECT, CAP, AND CONCEAL ALL PLUMBING PIPING SERVING EXISTING DISHWASHER AND EXISTING REFRIGERATOR SCHEDULED TO BE REMOVED. PATCH AND REPAIR FINISHES AS REQUIRED.
5. REMOVE EXISTING WATER HEATER. EXISTING PIPING TO REMAIN. CAP AND PREPARE FOR NEW CONNECTIONS. REFER DETAIL 1 ON SHEET P500.
6. REMOVE PIPING UP TO LOCATION. CAP REMAINING PIPING.



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1 PLUMBING DEMOLITION PLAN

3/16" = 1'-0"

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Sheet Title

PLUMBING DEMOLITION PLAN

Sheet No.

PD101

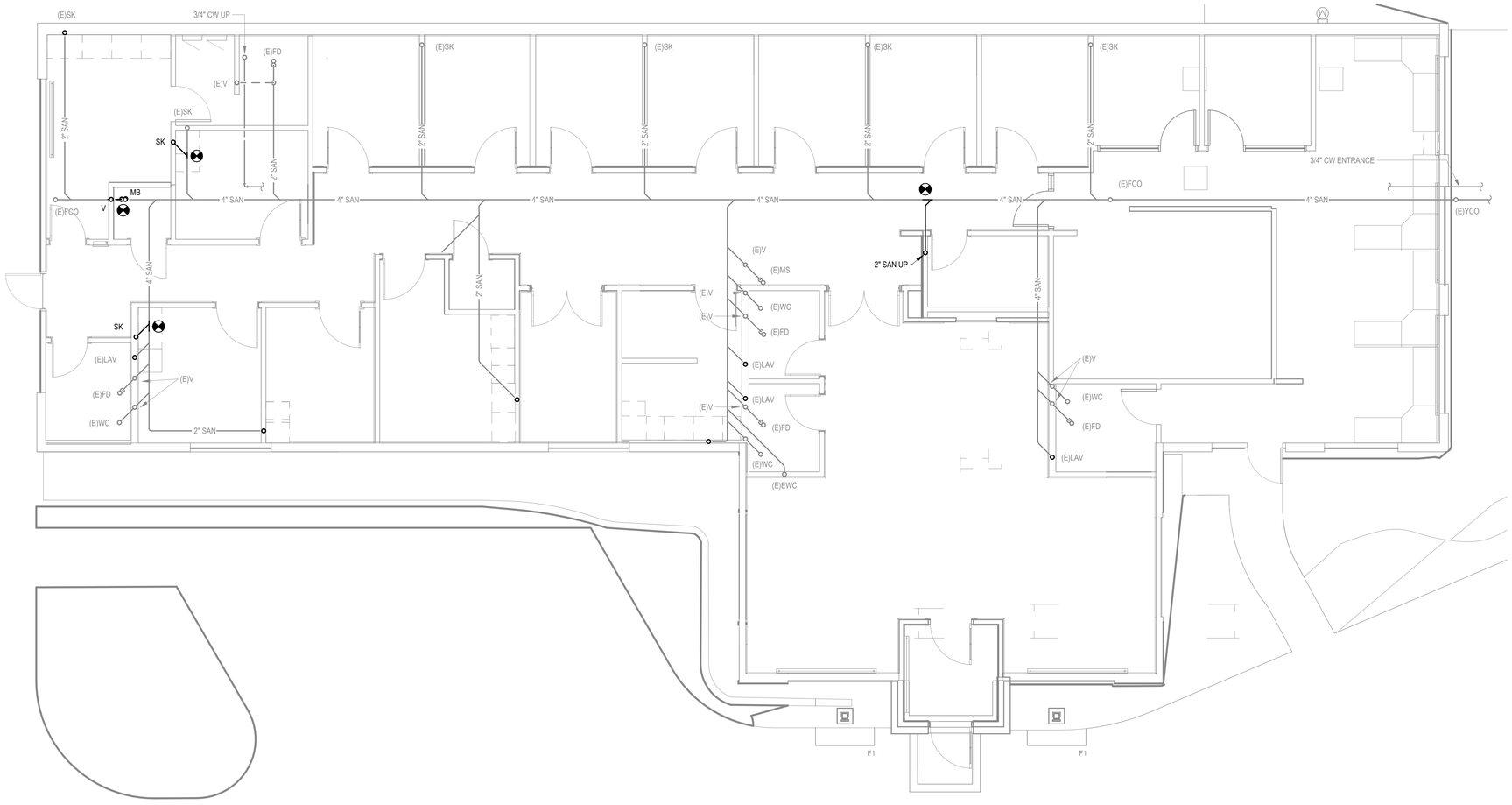
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GENERAL NOTES:

1. CONNECT NEW SANITARY PIPING TO EXISTING, AS SHOWN.



N

2 UNDERFLOOR PLUMBING PLAN

3/16" = 1'-0"

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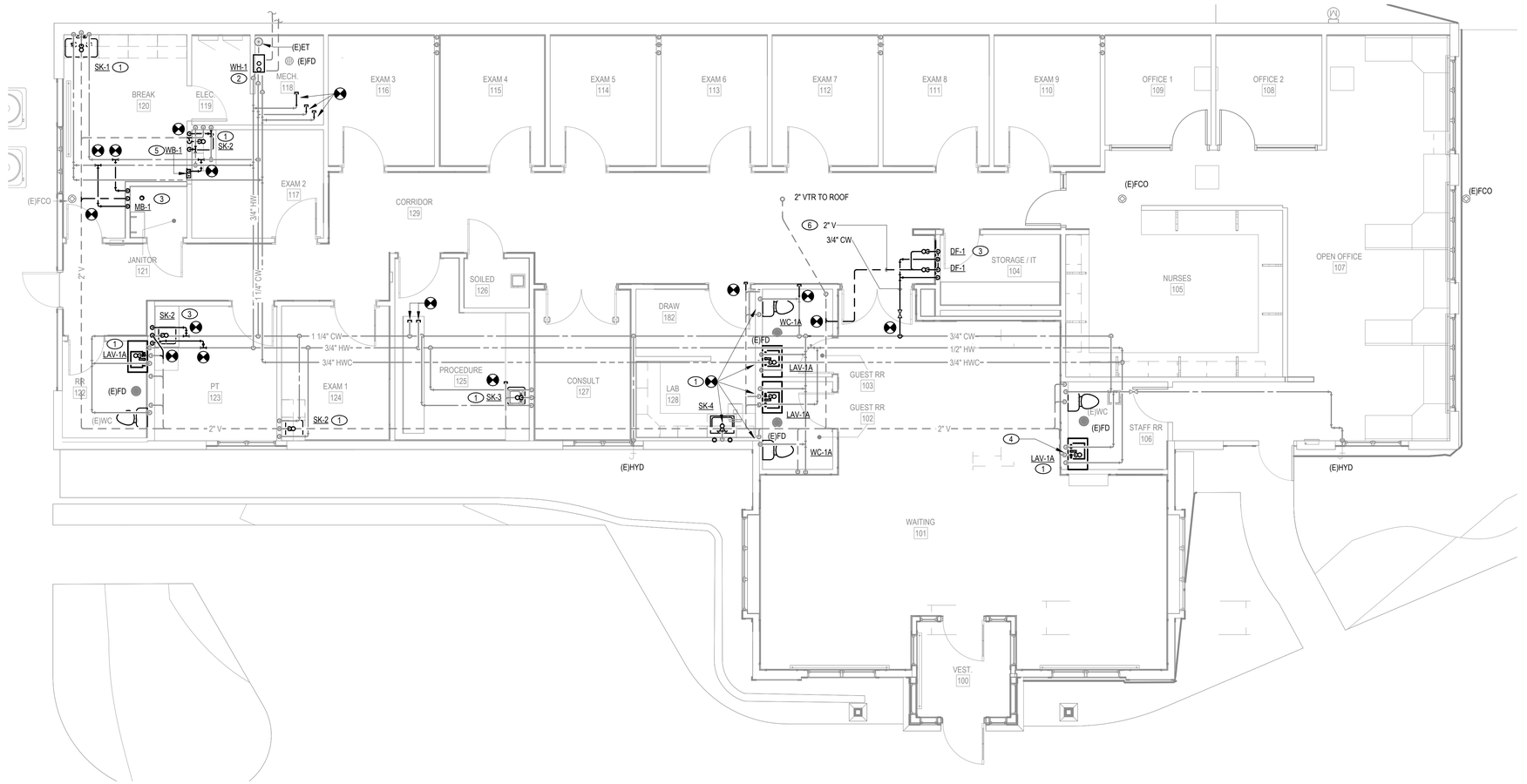
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KEYED NOTES:

1. PROVIDE AND INSTALL NEW FIXTURE, TRIM, AND ASSOCIATED HARDWARE AS INDICATED IN THE PLUMBING FIXTURE SCHEDULE. CONNECT NEW FIXTURE TO EXISTING ROUGH-IN. PATCH ANY INSULATION THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION.
2. PROVIDE NEW WATER HEATER AND ASSOCIATED PIPING AND HARDWARE. CONNECT TO EXISTING PIPING AS REQUIRED. SEE SCHEDULE ON SHEET P600 FOR DETAILS.
3. PROVIDE AND INSTALL NEW FIXTURE, TRIM, AND ASSOCIATED HARDWARE AS INDICATED IN THE PLUMBING FIXTURE SCHEDULE. CONNECT NEW 1/2" HW, 1/2" CW, AND 2" VENT PIPING TO THE FIXTURE. PATCH ANY INSULATION REMOVED OR DAMAGED DURING CONSTRUCTION.
4. PROVIDE AND INSTALL AIR GAP FITTING TO RECEIVE MECHANICAL CONDENSATE. COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR.
5. PROVIDE AND INSTALL WALL BOX FOR REFRIGERATOR.
6. ROUTE 2" VENT IN ATTIC IF CEILING SPACE IS INSUFFICIENT.



N

1 PLUMBING PLAN
3/16" = 1'-0"

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PLUMBING PLAN

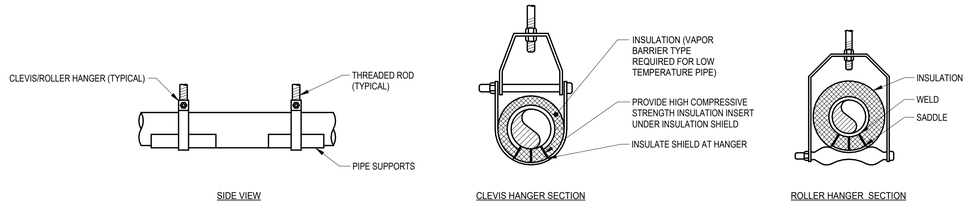
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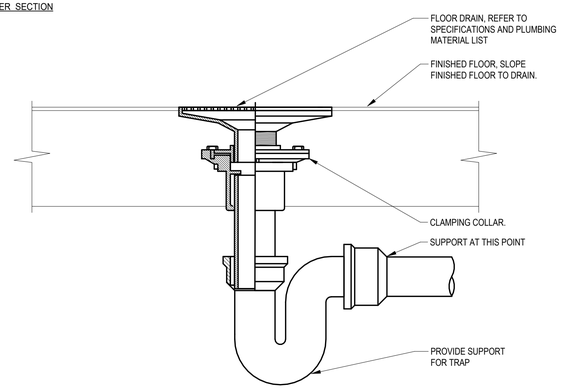
MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET																		
NOM. SIZE	THRU 3/4"	1	1 1/4	1 1/2	2	2 1/2	3	4	5	6	8	10	12	14	16	18	20	24
STEEL PIPE - STD. WT.	7 FT	9	11	12	13	15	16	17	20	20	22	23	24	25	25	25	25	25
COPPER TUBING	5 FT	6	7	8	8	10	10	12	15	15	15	-	-	-	-	-	-	-
SCH. 40 PVC, CPVC (73°F)	3 FT	4	4	5	6	6	6	8	9	9	10	11	12	-	-	-	-	-
SCH. 80 PVC, CPVC (73°F)	3 FT	4	4	5	6	6	7	8	10	10	11	12	13	-	-	-	-	-
SCH. 40 CPVC (140°F)	-	-	-	-	5	6	6	6	7	7	7	7	8	-	-	-	-	-
SCH. 80 CPVC (140°F)	-	-	-	-	6	6	7	7	8	8	9	9	10	-	-	-	-	-
SDR 11 HDPE PIPE (73°F)	-	-	-	-	-	-	7	8	10	10	11	13	14	15	16	17	18	19
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.																		

4 PIPE HANGERS

N.T.S.

GENERAL NOTES:

1. SEE SPECIFICATIONS FOR HANGER AND INSULATION REQUIREMENTS.

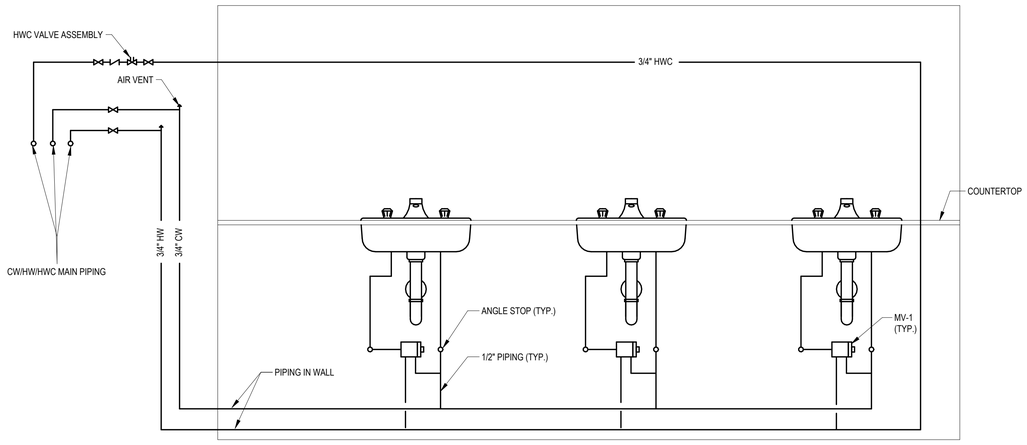


2 FLOOR DRAIN - ON GRADE

N.T.S.

GENERAL NOTES:

1. REFER TO PLUMBING MATERIAL LIST FOR SPECIFIC DRAIN OPTIONS & ACCESSORIES.



3 LAVATORY HOT WATER RECIRCULATING PIPING

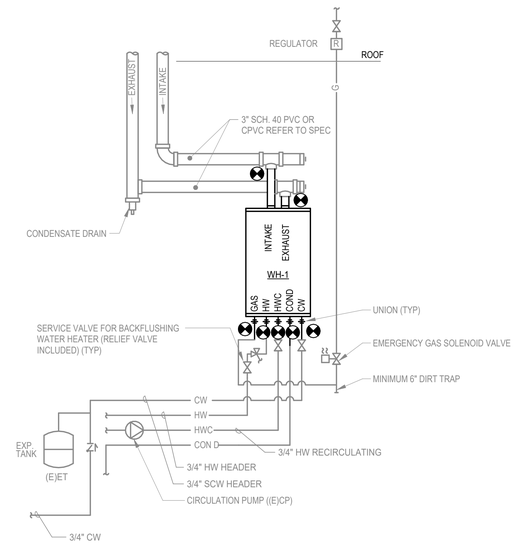
N.T.S.

GENERAL NOTES:

1. HOT WATER DEAD LEG LENGTH FOR EACH FIXTURE SHALL NOT EXCEED 2'.

GENERAL NOTES:

1. SET WATER TEMPERATURE TO 110° F FOR BATHROOM SERVICE.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. REFER TO RECIRCULATION PUMP DETAIL FOR SPECIALTIES AND ACCESSORIES.
4. REFER TO PLANS FOR PIPE SIZES.



1 WATER HEATER - TANKLESS - PIPING DIAGRAM - SINGLE

N.T.S.

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LAVATORIES AND SINK SCHEDULE

MARK	ADA	MANUFACTURER (NOTE 1)		DESCRIPTION			AREA SERVED	NOTES
		FIXTURE	TRIM	FIXTURE	TRIM	ACCESSORIES		
L-1	L-1A	NAMEEKS TEOREMA 2.0 PLUS SCARABEO 5149.	KOHLER HINT K-37893-4	WALL MOUNTED, RECTANGULAR, WHITE CERAMIC, SINGLE COMPARTMENT SINK WITH THREE FAUCET HOLES AND COUNTERSPACE. PROVIDE LEFT HAND AND RIGHT HAND CONFIGURATIONS TO ALLOW FOR ADA CLEARENCE FROM SIDE WALLS.	TWO HANDLE WIDESPREAD, DECK-MOUNTED MIXING FAUCET, LEVER HANDLES, CHROME PLATED, ALL BRASS CONSTRUCTION, ADA COMPLIANT, RIGID STRAIGHT SPOUT WITH 4.75" REACH, LAMINAR FLOW OUTLET, THREE HOLE MOUNT ON 8" CENTERS, MAXIMUM FLOW TO BE 0.5 GPM. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED.	QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLIES WITH CHROME PLATED SOFT COPPER RISERS OR FLEXIBLE BRAIDED STAINLESS STEEL RISERS AND CHROME ESCUTCHEONS. PROVIDE CHROME-PLATED P-TRAP, TAILPIECE AND ESCUTCHEON FOR ALL CASEWORK OR WALL PENETRATIONS. PROVIDE WITH THERMOSTATIC MIXING VALVE MV-1. INSTALL BELOW FIXTURE IN ACCESSIBLE LOCATION.	GUEST RR 103, GUEST RR 102, STAFF RR 106, RR 122	2
SK-1	SK-1A	ELKAY DXUH3118	DELTA 440 DST ELKAY LKAV71F	STAINLESS STEEL 33"X21" UNDERMOUNT SINK, DOUBLE COMPARTMENT WITH FAUCET DECK (3 FAUCETS HOLES) , 18 GAUGE TYPE 304, SELF-RIMMING. COMPLETELY UNDERCOATED, 3-1/2" DIAMETER DRAIN OUTLET. PROVIDE WITH UNDERMOUNT BRACKETS.	SINGLE HANDLE MIXING FAUCET FOR SINGLE HOLE SINK APPLICATIONS. SWIVEL SPOUT WITH 9" REACH & INTEGRAL ANTI-SIPHON DEVICE. HANDLE TO HAVE CERAMIC CARTRIGE CONTROL MECHANISM & RED/BLUE TEMPERATURE INDICATORS. DECK MOUNTED SINGLE LEVER FILTERED BEVERAGE FAUCET WITH SINGLE HOLE, BRASS CONSTRUCTION, CROME FINISH AND CEREMIC DISK VALVE. EQUAL TO ELKAY LKAV71F. DECK MOUNTED SPRAY ATTACHMENT, 45" LONG SPRAY HOSE. MAXIMUM FLOW TO BE 0.5 GPM. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED. PROVIDE WITH 3 EASY- CHANGE WATER FILTERS EQUAL TO 71300C.	QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLIES WITH CHROME PLATED SOFT COPPER RISERS OR FLEXIBLE BRAIDED STAINLESS STEEL RISERS AND CHROME ESCUTCHEONS. REMOVABLE STAINLESS STEEL BASKET STRAINER WITH NEOPRENE STOPPER, CHROME-PLATED P-TRAP AND TAILPIECE AND ESCUTCHEON FOR ALL CASEWORK OR WALL PENETRATIONS. PROVIDE WITH THERMOSTATIC MIXING VALVE MV-1. INSTALL BELOW FIXTURE IN ACCESSIBLE LOCATION. PROVIDE WALL CLEANOUT WCO-1 BELOW SINK.	BREAKROOM 122	2
SK-2	SK-2A	ELKAY ELG1616	DELTA 27C SERIES	NON-POROUS QUARTS 15.75"X15.75" UNDERMOUNT SINK, SINGLE COMPARTMENT WITH FAUCET DECK AND 3-1/2" DIAMETER DRAIN OUTLET. PROVIDE WITH UNDERMOUNT BRACKETS.	4" WRISTBLADE HANDLE MIXING FAUCET, 1/4 TURN CERAMIC CARTRIGES, 2-HOLES ON 4" CENTERS, CHROME PLATED, ALL BRASS CONSTRUCTION, 10" HIGH-RISE SWIVEL GOOSENECK SPOUT WITH 6" REACH, PRESSURE COMPENSATING LAMINAR FLOW OUTLET. MAXIMUM FLOW TO BE 0.5 GPM. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED.	QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLIES WITH CHROME PLATED SOFT COPPER RISERS OR FLEXIBLE BRAIDED STAINLESS STEEL RISERS AND CHROME ESCUTCHEONS. PERFORATED DRAIN GRATE, PROVIDE CHROME-PLATED P-TRAP, TAILPIECE AND ESCUTCHEON FOR ALL CASEWORK OR WALL PENETRATIONS. PROVIDE WITH THERMOSTATIC MIXING VALVE MV-1. INSTALL BELOW FIXTURE IN ACCESSIBLE LOCATION.	EXAM 1, EXAM 2, PT 123	2, 3
SK-3	SK-3A	ELKAY DXUH1618	DELTA 27C SERIES	STAINLESS STEEL 15.75"X15.75" UNDERMOUNT SINK, SINGLE COMPARTMENT WITH FAUCET DECK, 18 GAUGE TYPE 304, SELF-RIMMING. COMPLETELY UNDERCOATED, 3-1/2" DIAMETER DRAIN OUTLET. PROVIDE WITH UNDERMOUNT BRACKETS.	4" WRISTBLADE HANDLE MIXING FAUCET, 1/4 TURN CERAMIC CARTRIGES, 2-HOLES ON 4" CENTERS, CHROME PLATED, ALL BRASS CONSTRUCTION, 10" HIGH-RISE SWIVEL GOOSENECK SPOUT WITH 6" REACH, PRESSURE COMPENSATING LAMINAR FLOW OUTLET. MAXIMUM FLOW TO BE 0.5 GPM. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED.	QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLIES WITH CHROME PLATED SOFT COPPER RISERS OR FLEXIBLE BRAIDED STAINLESS STEEL RISERS AND CHROME ESCUTCHEONS. PERFORATED DRAIN GRATE, PROVIDE CHROME-PLATED P-TRAP, TAILPIECE AND ESCUTCHEON FOR ALL CASEWORK OR WALL PENETRATIONS. PROVIDE WITH THERMOSTATIC MIXING VALVE MV-1. INSTALL BELOW FIXTURE IN ACCESSIBLE LOCATION.	PROCEDURE 125	2
SK-4	SK-4A	ELKAY DXUH2115	ELKAY LK1500CR	STAINLESS STEEL 23.5"X18.25" UNDERMOUNT SINK, SINGLE COMPARTMENT WITH FAUCET DECK, 18 GAUGE TYPE 304, SELF-RIMMING. COMPLETELY UNDERCOATED, 3-1/2" DIAMETER DRAIN OUTLET. PROVIDE WITH UNDERMOUNT BRACKETS.	SINGLE LEVEL HANDLE FAUCET FOR SINGLE HOLE APPLICATIONS. FAUCET IS CHROME PLATED WITH SWING SPOUT, 8" SPOUT REACH. MAXIMUM FLOW TO BE 1.5 GPM. PROVIDE RESTRICTIVE DEVICE AND ESCUTCHEON PLATE AS REQUIRED.	QUARTER-TURN 3/8" CHROME PLATED HEAVY BRASS ANGLE SUPPLIES WITH CHROME PLATED SOFT COPPER RISERS OR FLEXIBLE BRAIDED STAINLESS STEEL RISERS AND CHROME ESCUTCHEONS. PERFORATED DRAIN GRATE, PROVIDE CHROME-PLATED P-TRAP, TAILPIECE AND ESCUTCHEON FOR ALL CASEWORK OR WALL PENETRATIONS. PROVIDE WITH THERMOSTATIC MIXING VALVE MV-1. INSTALL BELOW FIXTURE IN ACCESSIBLE LOCATION.	LAB 128	2

NOTES:

1. SEE SPECIFICATIONS FOR LIST OF ACCEPTABLE MANUFACTURERS AND INSTALLATION REQUIREMENTS.
2. VERIFY SINK DIMENSIONS WITH CASEWORK PRIOR TO ORDERING.
3. VERIFY COLOR OF FIXTURE WITH ARCHITECT.

WATER HEATER SCHEDULE (DOMESTIC)

MARK	MANUFACTURER	MODEL	FUEL	INPUT (MBH)	EFFICIENCY	GAS PRESSURE (IN. W.C.)	HW SETPOINT	RECOVERY RATE (GPH) (NOTE 1)	WORKING PRESSURE	STORAGE TANK SIZE (GAL)	ASME RATED	ELECTRICAL				NOTES
			GAS OR ELECTRIC									HP	VOLT	PH	DISCONNECT BY	
WH-1	NAVIEN	NPE - 210A	GAS	40	95%	7-14"	140	48.5	150 PSI	100	NO	FHP	120	1	EC	2,3

NOTES:

1. RECOVERY RATE BASED ON 90 DEGREE TEMPERATURE RISE.
2. PROVIDE CONCENTRIC VENT KIT.
3. PROVIDE CONDENSATE NEUTALIZATION KIT.

NOTES:

1. ALL BELOW GRADE SANITARY AND VENT PIPING SHALL BE A MINIMUM OF 2".
2. ALL SUPPLY PIPING SERVING MORE THAN A SINGLE FIXTURE SHALL HAVE A MINIMUM PIPE SIZE OF 3/4".

PLUMBING CONNECTION SCHEDULE

	MINIMUM BRANCH SIZING				FIXTURE CONNECTION SIZE			
FIXTURE	CW	HW	SAN	VENT	CW	HW	SAN	NOTES
WATER FOUNTAIN	1/2"	-	1 1/2"	1 1/4"	3/8"	-	1 1/4"	1, 2
FLOOR DRAIN/FLOOR SINK	-	-	2-3"	1 1/2"	-	-	2-3"	1
LAVATORY	1/2"	1/2"	1 1/4"	1 1/4"	3/8"	3/8"	1 1/4"	1, 2
MOP BASIN	3/4"	3/4"	3"	1 1/2"	1/2"	1/2"	3"	1
WATER CLOSET	3/4"	-	4"	2"	3/8"	-	4"	

PLUMBING MATERIAL LIST

FIXTURE	ADA (NOTE 1)	MANUFACTURER (NOTE 2)	DESCRIPTION	NOTES
AG-1		AIRGAP ET SERIES	FIXTURE: INLINE AIR GAP FITTING. 1/2" FEMALE THREAD INLET FOR USE WITH 1-1/2 STANDPIPE. SPLASH GUARD, PRESSURE FIT OR GLUED TO STANDPIPE. UPC & IPC APPROVED. NSF TESTED.	
DF-1		ELKAY EDFP SERIES	FIXTURE: BI-LEVEL DRINKING FOUNTAIN - WALL HUNG, TWO UNITS, PUSH BUTTON OPERATING CONTROLS ON FRONT, BUILT-IN FLOW REGULATOR, DRAIN & TRAP ASSEMBLY. 18 GAUGE STAINLESS STEEL CARRIERS AND NON-SPLASH BASINS WITH FLEXI-GUARD BUBBLER. STREAM PROJECTORS WITH PROTECTIVE HOODS. ADA COMPLIANT FOUNTAIN INSTALLED UNDER UPPER UNIT. EQUAL TO ELKAY EDFPBM117C. ACCESSORIES: PROVIDE WITH FILTRATION KIT(1500 GAL), STAINLESS STEEL ACCESS PANEL AND MOUNTING PLATE FOR BI-LEVEL FOUNTAIN.	
FCO-1		ZURN Z-1400	FIXTURE: FLOOR CLEANOUT - CAST IRON THREADED ADJUSTABLE HOUSING, FLANGED FERRULE WITH PLUG AND SECURED STAINLESS STEEL TOP. TOP STYLE SHALL MATCH FLOOR FINISH AS FOLLOWS: UNFINISHED FLOOR - ROUND SOLID SCORIATED TOP, TILE- ROUND RECESSED TOP, CARPET - ROUND TOP WITH CARPET FLANGE.	
FD-1		ZURN Z415 SERIES	FIXTURE: FLOOR DRAIN - 5" DIAMETER NICKEL BRONZE ADJUSTABLE TOP WITH SURFACE MEMBRANE CLAMP, 2" BOTTOM OUTLET, CAST IRON BODY WITH 1/2" TRAP PRIMER CONNECTION, FLASHING COLLAR, DEEP SEAL TRAP.	
FD-2		ZURN Z415 SERIES	FIXTURE: FLOOR DRAIN - 6" DIAMETER NICKEL BRONZE ADJUSTABLE TOP WITH SURFACE MEMBRANE CLAMP, 3" BOTTOM OUTLET, CAST IRON BODY WITH 1/2" TRAP PRIMER CONNECTION, FLASHING COLLAR, DEEP SEAL TRAP.	
MB-1		FIAT MSB	FIXTURE: MOP BASIN - MOLDED STONE, 24"x24"x10", STAINLESS STEEL DRAIN WITH COMBINATION DOME STRAINER AND LINT BASKET, 3" OUTLET. DEEP SEAL TRAP. TRIM: TWO HANDLE EXPOSED MIXING FAUCET, 6" WRISTBLADE HANDLES, POLISHED CHROME PLATED, 3/4" HOSE THREAD SPOUT WITH INTEGRAL VACUUM BREAKER, WALL BRACE, PAIL HOOK, INTEGRAL STOPS. EQUAL TO DELTA 28C2385-R6. ACCESSORIES: STAINLESS STEEL BUMPER GUARD ON ALL OPEN SIDES. FRICTION HINGE MOP HANGER, HOSE, AND HOSE BRACKET. STAINLESS STEEL WALL GUARDS.	
MV-1		POWERS LF480 SERIES	FIXTURE: UNDER-COUNTER THERMOSTATIC MIXING VALVE FOR TEMPERED WATER CONTROL. ALL LEAD FREE BRONZE/BRASS CONSTRUCTION, TAMPER RESISTANT ADJUSTABLE TEMPERATURE CONTROL, INTEGRAL CHECKS AND STRAINERS. UNIT TO MIX 120 DEGREE F. HOT WATER SUPPLY AND 40 DEGREE F. COLD WATER SUPPLY FOR 110 DEGREE F. OUTLET AT 0.5GPM MINIMUM. SHALL CONFORM TO THE REQUIREMENTS OF ASSE 1070.	
WB-1	-	GUY GRAY MIB SERIES	FIXTURE: WALL BOX - WHITE POWDER COATED 20 GA STEEL ENCLOSURE WITH HINGED COVER, ONE QUARTER-TURN ANGLE VALVE. COORDINATE OUTLET TYPE AND SIZE WITH EQUIPMENT SERVED.	3
WC-1	WC-1A	ZURN Z-5555 SERIES (NON-ADA) ZURN Z-5551 SERIES (ADA)	FIXTURE: TANK TYPE, ACCESSIBLE WATER CLOSET - FLOOR MOUNTED, BOTTOM OUTLET, WHITE VITREOUS CHINA, SIPHON JET, 1.6 GALLONS PER FLUSH, ELONGATED BOWL. ACCESSORIES: WHITE, EXTRA HEAVY, OPEN FRONT, INJECTION MOLDED, SOLID PLASTIC SELF-SUSTAINING SEAT WITH CHECK HINGE AND STAINLESS STEEL OR PLATED STEEL POSTS AND NUTS. QUARTER-TURN CHROME PLATED HEAVY BRASS ANGLE SUPPLY [LOOSE KEY] STOP WITH CHROME PLATED SOFT COPPER RISER OR FLEXIBLE BRAIDED STAINLESS STEEL RISER.	
WCO-1	-	ZURN Z-1446	FIXTURE: WALL CLEANOUTS SHALL HAVE CAST IRON ACCESS BODY, GAS AND WATERTIGHT THREADED PLUG, ROUND [POLISHED BRASS][STAINLESS STEEL] ACCESS COVER AND EXTENDED MACHINE SCREW.	

NOTES:

1. FIXTURE TO BE ADA COMPLIANT AND INSTALLED AT ADA HEIGHT. COORDINATE REQUIRED LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. SEE SPECIFICATIONS FOR LIST OF ACCEPTABLE MANUFACTURERS AND INSTALLATION REQUIREMENTS.
3. INSTALL WALLBOX APPROXIMATELY 1' 6" ABOVE FINISHED FLOOR.

NOTES:

1. REFER TO EACH PIPING SPECIFICATION FOR SPECIFIC PIPING REQUIREMENTS.
2. SEE SPECIFICATION SECTION 230719 FOR COMPLETE INSULATION AND JACKETING REQUIREMENTS. ALL INSULATION SHALL BE PLENUM RATED MEETING ASTM E84 WHERE INSTALLED IN A RETURN AIR PLENUM.
3. INSTALL RIGID CALCIUM SILICATE INSERTS AT ALL PIPING HANGERS.
4. INSULATE ALL PLUMBING VENT PIPE WITHIN 10' OF ROOF PENETRATION.
5. PIPE SHALL BE CEMENT MORTAR LINED PER ANSI/AWWA STANDARDS. FITTINGS SHALL BE LONG RADIUS, 200 PSI RATED, CEMENT MORTAR LINED.
6. PEX PIPING SHALL ONLY BE ALLOWED FOR INDIVIDUAL FIXTURE DROPS. PEX PIPING SHALL NOT BE INSTALLED IN RATED WALLS.
7. INSULATION ONLY REQUIRED FOR COLD SERVICE PIPING. EQUIPMENT DRAIN PIPING LESS THAN 5' IN LENGTH NEED NOT BE INSULATED.
8. PIPING SERVING FOOD SERVICE EQUIPMENT AND EXPOSED TO PUBLIC OR USERS.
9. COORDINATE PIPING WAVEGUIDES WITH MRI SHEILDING CONTRACTOR.
10. INSULATION REQUIRED FOR THE FIRST 10' OF PIPING FROM ROOF AND FOR HORIZONTAL PIPING INSTALLED FOR 7' IN A MECHANICAL ROOM.

PIPING APPLICATION SCHEDULE (PLUMBING)

SYSTEM (NOTE 1)	LOCATION	DESIGN WORKING PRESSURE (PSI)	MATERIAL	JOINTS	USAGE SIZE RANGE	INSULATION APPLICATION		NOTES
						THICKNESS (IN.)	TYPE (NOTES 2, 3)	
DOMESTIC COLD WATER	ABOVE GRADE	125	TYPE L COPPER	SOLDER OR MECHANICAL PRESS CONNECTION	1-1/4" OR LESS	1/2"	ELASTOMERIC FOAM OR FIBERGLASS	9
					1-1/2" & GREATER	1"		
			PEX	PEX EXPANSION	1-1/4" OR LESS	1/2"	ELASTOMERIC FOAM OR FIBERGLASS	6, 9
					1-1/2" & GREATER	1"		
	BELOW GRADE	125	TYPE K COPPER	SOLDER	LESS THAN 3"	-	-	-
			DUCTILE IRON PRESSURE WATER PIPE	MECHANICAL OR PUSH-ON	3" & GREATER	-	-	5
DOMESTIC HOT WATER SUPPLY AND RECIRCULATING	ABOVE GRADE	125	TYPE L COPPER	SOLDER OR MECHANICAL PRESS CONNECTION	1-1/4" OR LESS	1"	ELASTOMERIC FOAM OR FIBERGLASS	9
					1-1/2" & GREATER	1-1/2"		
			PEX	PEX EXPANSION	1-1/4" OR LESS	1"	ELASTOMERIC FOAM OR FIBERGLASS	6, 9
					1-1/2" & GREATER	1-1/2"		
SANITARY/VENT	BELOW GRADE	N/A	CAST IRON AND/OR SCH 40 PVC	BELL & SPIGOT, NO HUB, OR SOLVENT	ALL	-	-	-
	ABOVE GRADE (NON PLENUM)	N/A	CAST IRON, DWV COPPER, AND/OR SCH 40 PVC	BELL & SPIGOT, NO HUB, SOLDER, OR SOLVENT	ALL	1/2"	FIBERGLASS	4, 9
PLUMBING EQUIPMENT DRAINS	ABOVE GRADE (RETURN AIR PLENUM)	N/A	DWV COPPER	SOLDER	ALL	1"	FIBERGLASS	7, 9
	ABOVE GRADE (NON-PLENUM)	N/A	DWV COPPER, AND/OR SCH 40 PVC	SOLDER, AND/OR SOLVENT	ALL	1"	FIBERGLASS	7, 9
	ABOVE GRADE EXPOSED IN FINISHED AREAS	N/A	CHROME PLATED BRASS PIPE	THREADED	ALL	-	-	8, 9
WATER HEATER INTAKE AND FLUE	ABOVE GRADE	N/A	SCH 40 CPVC	SOLVENT	ALL	1/2"	ELASTOMERIC FOAM	10

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Rev. #	Issue / Revision	Date
3	BID SET	09-26-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title
PLUMBING SCHEDULES

Sheet No.
P600

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ABBREVIATIONS

▲T	TEMPERATURE DIFFERENCE	LB	POUND
Ø	ROUND	LB/HR	POUNDS PER HOUR
ABV	ABOVE	LD	LINEAR DIFFUSER
AC	AIR CONDITIONING	LP	LOW PRESSURE
AD	AREA DRAIN	LP	LIQUEFIED PETROLEUM GAS
ADD	ADDENDUM	LVR	LOUVER
A/E	ARCHITECT / ENGINEER	LWT	LEAVING WATER TEMPERATURE
AFF	ABOVE FINISHED FLOOR	MA	MIXED AIR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MAX	MAXIMUM
ALT	ALTERNATE	MBH	ONE THOUSAND BTU PER HOUR
AP	ACCESS PANEL	M.C.	MECHANICAL CONTRACTOR
ARCH	ARCHITECT/ARCHITECTURAL	MD	MOTORIZED DAMPER
BAS	BUILDING AUTOMATION SYSTEM	MECH	MECHANICAL
BFF	BELOW FINISHED FLOOR	MFR	MANUFACTURER
BHP	BRAKE HORSEPOWER	MIN	MINIMUM
BLW	BELOW	MISC	MISCELLANEOUS
BTU	BRITISH THERMAL UNITS	MP	MEDIUM PRESSURE
BTUH	BRITISH THERMAL UNITS PER HOUR	MTR	MOTOR
CAP	CAPACITY	MUA	MAKE-UP/AIR
CB	CATCH BASIN	NC	NOISE CRITERIA
CD	CEILING DIFFUSER	NC	NORMALLY CLOSED
CFM	CUBIC FEET PER MINUTE	NIC	NOT IN CONTRACT
CFH	CUBIC FEET PER HOUR	NG	NATURAL GAS
CLG	CEILING	NO	NUMBER
C.M.	CONSTRUCTION MANAGER	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CV	CONTROL VALVE	O	OXYGEN
CW	COLD WATER	OA	OUTSIDE AIR
D	DEGREE	ORD	OVERFLOW ROOF DRAIN
DB	DRY BULB	PD	PRESSURE DROP
DDC	DIRECT DIGITAL CONTROLS	PIV	POST INDICATOR VALVE
DIA	DIAMETER	PLBG	PLUMBING
DN	DOWN	PRESS	PRESSURE
DW	DEIONIZED WATER	PRV	PRESSURE REDUCING VALVE
EAT	ENTERING AIR TEMPERATURE	PSI	POUNDS PER SQUARE INCH
E.C.	ELECTRICAL CONTRACTOR	PSIG	POUNDS PER SQUARE INCH GAUGE
ELEC	ELECTRICAL	PWR	POWER
EQUIP	EQUIPMENT	R	DUCT RISER
EWC	ELECTRIC WATER COOLER	RA	RETURN AIR
EWT	ENTERING WATER TEMPERATURE	RCP	RADIANT CEILING PANEL
EA	EXHAUST AIR	RD	ROOF DRAIN
EG	EXHAUST GRILLE	REC	RECESSED
EXIST	EXISTING	RED	REDUCER
F	DEGREES FAHRENHEIT	RG	RETURN GRILLE
FCO	FLOOR CLEAN OUT	RH	RELATIVE HUMIDITY
FD	FLOOR DRAIN	RLA	RELIEF AIR
FDC	FIRE DEPARTMENT CONNECTION	RM	ROOM
FL	FLOOR	RPM	REVOLUTIONS PER MINUTE
FO	FUEL OIL	SA	SUPPLY AIR
FOV	FUEL OIL VENT	SAN	SANITARY
FOR	FUEL OIL RETURN	SD	SMOKE DAMPER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPC	FIRE PROTECTION CONTRACTOR	SG	SUPPLY GRILLE
FPM	FEET PER MINUTE	SM	SURFACE MOUNT
FS	FLOOR SINK	SP	STATIC PRESSURE
FT	FOOT/FEET	SR	SUPPLY REGISTER
FTR	FIN TUBE RADIATION	STM	STEAM
GAL	GALLON	T	THERMOSTAT
GF	GAS-FIRED	T.C.	TEMP CONTROLS CONTRACTOR
G.C.	GENERAL CONTRACTOR	TD	TEMPERATURE DROP
GPM	GALLONS PER MINUTE	TD	TRENCH DRAIN
GW	GREASE WASTE	TEMP	TEMPERATURE
HB	HOSE BIBB	TYP	TYPICAL
HP	HORSE POWER	UG	UNDERGROUND
HP	HIGH PRESSURE	VAC	VACUUM
HTG	HEATING	V	VENT
HTR	HEATER	VAV	VARIABLE AIR VOLUME
HW	HOT WATER	VENT	VENTILATION
HYD	HYDRANT	VTR	VENT THROUGH ROOF
ID	INDIRECT DRAIN	W	WASTE
IN	INCH	WB	WET BULB
I.E.	INVERT ELEVATION	WCO	WALL CLEAN OUT
K.E.C.	KITCHEN EQUIPMENT CONTRACTOR	WH	WALL HYDRANT
LAT	LEAVING AIR TEMPERATURE	YCO	YARD CLEANOUT

EQUIPMENT ABBREVIATIONS

AC	AIR CONDITIONING UNIT	ERV	ENERGY RECOVERY VENTILATOR
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
BCU	BLOWER COIL UNIT	GRV	GRAVITY ROOF VENTILATOR
CH	CHILLER	HP	HEAT PUMP
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	P	PUMP
CP	CONDENSER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RF	RETURN FAN
DC	DUCT MOUNTED COIL	RHC	REHEAT COIL
CP	DOMESTIC WATER CIRCULATING PUMP	RTU	ROOFTOP UNIT
EF	EXHAUST FAN	SP	SUMP PUMP
EDC	ELECTRIC DUCT COIL	UH	UNIT HEATER
ET	EXPANSION TANK	WH	WATER HEATER

* NOTE *

ALL GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL SUBSEQUENT SHEETS IN SHEET LIST. THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

GENERAL PLAN SYMBOLS

- PLAN REVISION NUMBER
- DETAIL NUMBER ON SHEET / SHEET NUMBER WHERE DETAIL IS PLACED
- KEYNOTE SYMBOL
- POINT WHERE NEW CONNECTS TO EXISTING
- Room Name / Number — ROOM NAME / NUMBER
- AREA BEING DEMOLISHED
- AREA NOT IN CONTRACT
- MARK — SCHEDULED EQUIPMENT (UNDERLINED)
- MARK — NONSCHEDULED EQUIPMENT
- (E) MARK — EXISTING EQUIPMENT - HALFTONE - (E) PREFIX
- (R) MARK — EXISTING RELOCATED EQUIPMENT - (R) PREFIX

DUCTWORK SYMBOLS

- 24/12 — RECT. DUCT SIZE (WIDTH / HEIGHT)
- 18Ø — ROUND DUCT SIZE (DIAMETER)
- 18/12Ø SUPPLY AIR — OVAL DUCT SIZE (WIDTH / HEIGHT)
- 18/12 — EXISTING DUCT TO REMAIN
- 16/12 — DUCT TO BE DEMOLISHED
- SA — SUPPLY AIR
- RA — RETURN AIR
- EA — EXHAUST AIR
- OA — OUTSIDE AIR
- FLUE — FLUE GAS VENT
- CA — COMBUSTION AIR
- RECT. SUPPLY DUCT RISE / DROP
- ROUND SUPPLY DUCT RISE / DROP
- RECT. RETURN DUCT RISE / DROP
- ROUND RETURN DUCT RISE / DROP
- RECT. EXHAUST DUCT RISE / DROP
- ROUND EXHAUST DUCT RISE / DROP
- FLEXIBLE DUCTWORK

AIR TERMINALS

- SUPPLY GRILLE, REGISTER, DIFFUSER
- RETURN GRILLE, REGISTER, DIFFUSER
- EXHAUST GRILLE, REGISTER, DIFFUSER

DIFFUSER CALLOUT SYMBOL

NECK SIZE — CD-1 — MARK
CFM — 6Ø 1S — SLOT QT. (IF APPLICABLE)
100

DAMPER TYPES

- MANUAL DAMPER
- (M) MOTORIZED DAMPER
- (B) BACKDRAFT DAMPER
- (S) SMOKE DAMPER
- (F) FIRE DAMPER
- (C) COMB. FIRE/ SMOKE DAMPER

MECHANICAL PIPING SYMBOLS

- 2" — NOMINAL PIPE SIZE
- 2" CHWS — EXISTING PIPE TO REMAIN
- PIPE TO BE DEMOLISHED
- BD — BOILER BLOW DOWN
- BFW — BOILER FEED-WATER
- CHWS — CHILLED-WATER SUPPLY
- CHWR — CHILLED-WATER RETURN
- CWS — CONDENSER-WATER SUPPLY
- CWR — CONDENSER-WATER RETURN
- FOS — FUEL OIL SUPPLY
- FOR — FUEL OIL RETURN
- GLS — GEOTHERMAL LOOP SUPPLY
- GLR — GEOTHERMAL LOOP RETURN
- HWS — HOT-WATER SUPPLY
- HWR — HOT-WATER RETURN
- RL — REFRIGERANT LINESET
- LPS — LOW PRESSURE STEAM SUPPLY
- LPR — LOW PRESSURE STEAM RETURN
- MPS — MEDIUM PRESSURE STEAM SUPPLY
- MPR — MEDIUM PRESSURE STEAM RETURN
- HPS — HIGH PRESSURE STEAM SUPPLY
- HPR — HIGH PRESSURE STEAM SUPPLY
- NG — NATURAL GAS
- LP — LIQUID PROPANE
- D — CONDENSATE DRAIN

PIPE FITTINGS

- PIPE RISE / DROP
- PIPE ELBOW
- PIPE TEE HORIZONTAL / RISER / DROP
- PIPE CAP / CONTINUATION

PIPE ACCESSORIES

BALANCING VALVE	UNION
BALL VALVE	STRAINER
GATE VALVE	ANGLE VALVE
GENERIC ISOLATION VALVE	BUTTERFLY VALVE
PRESSURE REDUCING VALVE	PLUG VALVE
2-WAY ELEC. CONTROL VALVE	GAS METER
3-WAY ELEC. CONTROL VALVE	INLINE PUMP
FLOW SENSOR	HOSE BIBB/ HYDRANT
PRESSURE SENSOR	P/T PORT
TEMPERATURE SENSOR & WELL	AIR VENT
INLINE SENSOR	PRESSURE RELIEF
FLEXIBLE CONNECTOR	STEAM TRAP
PRESSURE GAUGE	THERMOMETER

DATA DEVICES

- T — THERMOSTAT
- H — HUMIDISTAT
- T/H — TEMPERATURE & HUMIDITY DETECTOR
- T/C — TEMPERATURE & CO2 DETECTOR
- G — GENERIC DETECTOR
- DDC — DDC SENSOR. SEE ABBREVIATIONS LIST

GENERAL NOTES - MECHANICAL DEMOLITION

1. CONTRACTOR SHALL VISIT THE JOB SITE AND EXAMINE THE DRAWINGS OF OTHER TRADES PRIOR TO BIDDING TO THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE SCOPE OF THE PROJECT. FAILURE TO DO SO DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO UNDERSTAND THE SCOPE OR OF UNDERSTANDING ANY FIELD CONDITIONS WHICH COULD BE REASONABLY EXPECTED TO BE KNOWN BY A THOROUGH INVESTIGATION.
2. AN ATTEMPT HAS BEEN MADE TO SHOW ALL HVAC EQUIPMENT, PIPING, DUCTWORK AND DIFFUSERS. ALL CONTRACTORS SHALL VISIT THE SITE TO VERIFY COMPONENTS, LOCATIONS AND SIZES SHOWN OR NOT SHOWN. ALL COMPONENTS INDICATED FOR DEMOLITION NEED TO BE REMOVED AS NOTED ON THE DRAWINGS.
3. IT IS MANDATORY THAT THE EXISTING BUILDING REMAIN IN CONTINUOUS AND UNINTERRUPTED OPERATION DURING REPLACEMENT/UPGRADE OF THE HVAC SYSTEM. THE SPECIFIC AREAS UNDER CONSTRUCTION AT ANY SCHEDULED TIME ARE EXCLUSIVE OF THE STATEMENT. SERVICES TO THE EXISTING BUILDING SHALL BE KEPT ON CONTINUOUS OPERATION INCLUDED DOMESTIC WATER; SANITARY; STORM; STEAM; HEATING HOT WATER; HVAC SUPPLY, RETURN, AND EXHAUST DUCTWORK. ANY ABSOLUTELY NECESSARY INTERRUPTION OF THESE SERVICES TO ACCOMPLISH PROJECT CONSTRUCTION SHALL BE ARRANGED WITH THE OWNER, A MINIMUM OF TWO WEEKS IN ADVANCE. TEMPORARY SERVICES SHALL BE FURNISHED AND INSTALLED WHERE NECESSARY TO ACCOMPLISH THIS PURPOSE. TEMPORARY SERVICES SHALL BE REMOVED ONLY AFTER NEW PERMANENT SERVICES ARE INSTALLED AND FULLY OPERATIONAL.
4. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN DEMOLITION, REMOVAL, CAPPING, STORING, ABANDONING, DISCONNECTING, RELOCATING AND RECONNECTION OF EXISTING EQUIPMENT AND MATERIAL. ALL CUTTING, PATCHING, REPAIRING, REPLACEMENT AND REFINISHING SHALL MATCH EXISTING SUBSTRATE AS NEARLY AS POSSIBLE, FINISH WORK BY OTHERS.
5. EXCEPT WHERE OTHERWISE SHOWN OR NOTED ON THE DRAWINGS, ALL EXISTING EQUIPMENT AND MATERIAL IN AREAS TO BE REMODELED/ALTERED SHALL BE REMOVED WHERE THEY INTERFERE WITH PROPOSED NEW CONSTRUCTION AND/OR INTERFERE WITH PROPOSED USAGE OF SPACE BY OWNER AS FOLLOWS:
   a. REMOVE ANY PIPES PROTRUDING ABOVE FINISHED FLOOR OR THROUGH WALL AND CAP AND FINISH OVER WITH MATERIAL TO MATCH EXISTING.
   b. REMOVE PIPING, DUCTWORK, EQUIPMENT, ETC. INCLUDING ABANDONED TO SOURCE OF SUPPLY AND/OR MAIN LINES AS NOTED. CAP AT NEAREST ACTIVE MAIN. SUPPLY AND RETURN MAINS TO BE CAPPED. REMOVE ALL ASSOCIATED CLAMPS, HANGERS, SUPPORTS, ETC. ASSOCIATED WITH REMOVAL.
   c. IN REMODELED/ALTERED AREAS ANY PIPING OR DUCTWORK PASSING THROUGH THE REMODELED AREAS TO SERVE (OR BEING SERVED FROM EXISTING ADJACENT, REMOTE, OR SURROUNDING AREA THAT ARE TO REMAIN) SHALL BE RETAINED AND KEPT OPERATIONAL AND SHALL BE RE-ROUTED IN ALL CASES WHERE THEY INTERFERE WITH ANY NEW WORK OR USAGE TO BE ACCOMPLISHED IN THE REMODELED AREA.
   d. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MATCH ORIGINAL CONSTRUCTION. VERIFY ALTERNATIVE OR SPECIAL REPAIR METHODS WITH A/E BEFORE PROCEEDING WITH DEMOLITION.
   e. REPAIR ANY PIPING OR DUCT INSULATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.
6. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR/ CONSTRUCTION MANAGER AND ALL OTHER TRADES.
7. ITEMS THAT ARE NOT IN THE REQUIRED SCOPE OF DEMOLITION, OR AS SPECIFICALLY NOTED, SHALL REMAIN IN PLACE. SUCH ITEMS, INCLUDING ASSOCIATED EQUIPMENT, FIXTURES, DOMESTIC PLUMBING, SANITARY AND STORM PIPING, SHALL BE MAINTAINED OPERATIONAL AND IN GOOD CONDITION BY THIS CONTRACTOR.

GENERAL NOTES - FUEL GAS

1. ALL FUEL GAS WORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION:
   - NFPA 54 - NATIONAL FUEL GAS CODE
   - INTERNATIONAL FUEL GAS CODE
   - LOCAL CODES, INCLUDING ALL AMENDMENTS AND ORDINANCES
2. NATURAL GAS SERVICE, METER AND UTILITY REGULATOR SHALL BE PROVIDED AND INSTALLED BY THE GAS UTILITY COMPANY. PAID FOR BY THE OWNER.
3. TEST AND PURGE NATURAL GAS PIPING PER NFPA 54 RECOMMENDATIONS.
4. PROVIDE GAS PIPING TO EQUIPMENT AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.
5. PROVIDE A LEVER HANDLE GAS SHUT-OFF VALVE IN THE BRANCH PIPING OF EACH APPLIANCE OR PIECE OF EQUIPMENT. FOR EACH APPLIANCE INSTALL QUICK DISCONNECT, FLEXIBLE PIPE "WHEN ALLOWED BY CODE", AND RESTRAINING DEVICE FURNISHED BY OWNER. PROVIDE PRESSURE REDUCING VALVES AT EACH PIECE OF EQUIPMENT OR APPLIANCE IF GAS PRESSURE GREATER THAN 10" WC IS USED DOWNSTREAM FROM THE GAS METER.
6. NATURAL GAS PIPING INSTALLED BELOW FLOOR SHALL BE INSTALLED IN CONDUIT AND VENTED PER NFPA 54 REQUIREMENTS.
7. EMERGENCY GAS SOLENOID VALVES SHALL BE WIRED TO BE POWER OPEN/FAIL CLOSED.
8. VENT ALL REGULATORS PER FUEL GAS CODE REQUIREMENTS, EITHER TO THE BUILDING EXTERIOR OR BY PROVIDING VENT LIMITING DEVICES APPROVED FOR INDOOR LOCATIONS.

GENERAL NOTES - MECHANICAL

1. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE HVAC SYSTEMS AS INDICATED ON DRAWINGS, AS SPECIFIED, AND AS REQUIRED BY MOST CURRENT INTERNATIONAL MECHANICAL CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE CLEARANCE FOR INSPECTION, REPAIR, REPLACEMENT, AND SERVICE TO ALL EQUIPMENT TO INCLUDE A MINIMUM OF 36 INCHES FROM ALL OBSTRUCTIONS (WALLS, STRUCTURE, DUCTWORK, PIPES, ETC.). CLEARANCE SHALL MAINTAIN ACCESS TO ALL ELECTRICAL PANELS, ACCESS DOORS, CONTROLLERS, VALVES, JUNCTION BOXES AND OPERATORS AND INCLUDE THE AREA DIRECTLY IN FRONT OF AND ABOVE THE SYSTEM COMPONENTS. INSTALL PIPING SO THAT ALL VALVES, STRAINERS, UNIONS, FLANGES, ACCESSORIES, AND OTHER APPARATUS REQUIRING ACCESS ARE ACCESSIBLE.
2. MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE AND EXAMINE THE DRAWINGS OF OTHER TRADES PRIOR TO BIDDING TO THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE SCOPE OF THE PROJECT. FAILURE TO DO SO DOES NOT RELIEVE THE MECHANICAL CONTRACTOR OF THE RESPONSIBILITY TO UNDERSTAND THE SCOPE OR OF UNDERSTANDING ANY FIELD CONDITIONS WHICH COULD BE REASONABLY EXPECTED TO BE KNOWN BY A THOROUGH INVESTIGATION.
3. DRAWINGS ARE DIAGRAMMATICAL IN NATURE. IT IS NOT INTENDED THAT THE DRAWINGS SHOW EVERY DUCT, FITTING, TRANSITION, DAMPER, ETC., AND IT IS UNDERSTOOD THAT WHILE THE DRAWINGS MUST BE FOLLOWED AS CLOSELY AS CIRCUMSTANCES WILL PERMIT, THE PROPER INSTALLATION ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS, LOCAL CODES AND STANDARD PRACTICES SHALL BE PROVIDED. MECHANICAL CONTRACTOR TO PROVIDE ALL DUCTWORK TRANSITIONS, FLEXIBLE CONNECTIONS, AND ACCESSORIES AS REQUIRED. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO INSTALLATION. REPORT ANY PROBLEMS OR CONFLICTS TO THE OWNER OR ENGINEER.
4. ANY MINOR CHANGES IN THE LOCATION OF EQUIPMENT, DUCTS, PIPE CONTROL DEVICES, ETC., FROM THOSE LOCATIONS SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT EXTRA COST IF SO DIRECTED BY THE OWNERS REPRESENTATIVE OR ENGINEER BEFORE THE INSTALLATION IS MADE. A MINOR CHANGE IN LOCATION SHALL BE CONSIDERED TO BE WITHIN 6'-0" OF THE ORIGINALLY INDICATED LOCATIONS.
5. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS. VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE CONNECTED.
6. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.
7. INSTALL SYSTEMS, MATERIALS AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS WHERE INSTALLED EXPOSED IN FINISHED SPACES AND GIVING RIGHT-OF-WAY PRIORITY TO SYSTEMS REQUIRED TO BE INSTALLED AT A SPECIFIED SLOPE.
8. INSTALL ALL HVAC EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.
9. ALL OPENINGS IN FIRE-RATED AND SMOKE-RATED WALLS DUE TO DUCTWORK, PIPING AND CONTROL CONDUIT SHALL BE FIRE-STOPPED WITH AN APPROVED FIRE STOP MATERIAL. COORDINATE INSTALLATION WITH ARCHITECTURAL CODE PLANS.
10. PROVIDE ACCESS DOORS IN DUCTWORK OR WALLS/CEILING FOR OPERATION, ADJUSTMENT, AND MAINTENANCE OF ALL FANS, VALVES, COILS, AND MECHANICAL EQUIPMENT. COILS LOCATED IN DUCTWORK TO BE PROVIDED WITH ACCESS DOORS ON OUTLET SIDE OF COIL.
11. LOCATIONS AND SIZES OF ALL FLOOR, CEILING AND WALL OPENINGS SHALL BE COORDINATED WITH ALL OTHER TRADES INVOLVED AND THE OWNER.
12. MECHANICAL CONTRACTOR SHALL COORDINATE CEILING DIFFUSER/GRILLE/REGISTER LOCATIONS WITH LIGHTING, FIRE ALARM EQUIPMENT AND FIRE SUPPRESSION SYSTEMS.
13. WHERE NEW WORK OCCURS, MECHANICAL CONTRACTOR SHALL PATCH AND SEAL ALL WALLS, FLOORS AND CEILINGS TO MATCH EXISTING. MECHANICAL CONTRACTOR SHALL VERIFY WITH OWNER ALL PATCHING MATERIALS AND INSTALLATION METHODS.
14. MECHANICAL CONTRACTOR SHALL PROVIDE MANUAL BALANCE DAMPERS IN ALL BRANCH TAKE-OFFS TO SUPPLY DIFFUSERS. PROVIDE ADDITIONAL MANUAL BALANCE DAMPERS IN MAIN AND SUB-MAIN DUCTS AS REQUIRED TO ENSURE THE SUPPLY AND RETURN AIR SYSTEMS CAN BE BALANCED TO THE SPECIFIED DESIGN AIRFLOW.
15. IN AREAS WHERE A CEILING GRID EXISTS, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF EXISTING CEILING GRID AND TILES AS NECESSARY FOR INSTALLATION OF VENTILATING WORK. ANY PORTION OF THE EXISTING TILES OR GRID WHICH BECOME DAMAGED DURING REMOVAL SHALL BE REPLACED BY THE MECHANICAL CONTRACTOR.
16. DO NOT ROUTE DUCT OR PIPING ABOVE OR BELOW ELECTRICAL PANELS INCLUDING SERVICE CLEARANCES.
17. ALL RECTANGULAR AND/OR ROUND SUPPLY AND RETURN DUCTWORK SHOWN ON THE PLANS MAY BE CONVERTED TO EQUIVALENT ROUND/RECTANGULAR DUCTWORK AT THE DISCRETION OF THE MECHANICAL CONTRACTOR. ANY DUCT CONVERSIONS SHALL BE SUBMITTED AS PART OF THE DUCTWORK SHOP DRAWINGS FOR APPROVAL BY THE ENGINEER.
18. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING METHODS OF BRINGING IN MECHANICAL EQUIPMENT THROUGH BUILDING INTO MECHANICAL ROOMS.
19. PIPING SHALL NOT BE SUPPORTED FROM OTHER PIPING, CONDUIT, OR DUCTWORK.
20. PROVIDE CHAIN WHEEL OPERATORS FOR ALL VALVES IN EQUIPMENT ROOMS MOUNTED GREATER THAN 7'-0" ABOVE FLOOR LEVEL. CHAIN SHALL EXTEND TO 7'-0" ABOVE FLOOR LEVEL.
21. COORDINATE PIPE ROUTING TO AVOID RUNNING PIPING BELOW ROOF HATCHES, SKYLIGHTS AND ACCESS PANELS.
22. ALL CONTROL WIRING ROUTED EXPOSED IN SPACES SUCH AS MECHANICAL ROOMS OR ABOVE HARD CEILINGS SHALL BE ROUTED IN CONDUIT. CONTROL WIRING ROUTED ABOVE ACCESSIBLE CEILINGS IS NOT REQUIRED TO BE RUN IN CONDUIT, BUT SHOULD BE SECURELY STRAPPED TO PERMANENT SUPPORTS FOR A CLEAN INSTALLATION.
23. ALL THERMOSTATS SHALL BE MOUNTED AT SAME ELEVATION AS ADJACENT LIGHT SWITCHES UNLESS NOTED OTHERWISE.

MECHANICAL SHEET INDEX

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Sheet Title

MECHANICAL TITLE SHEET

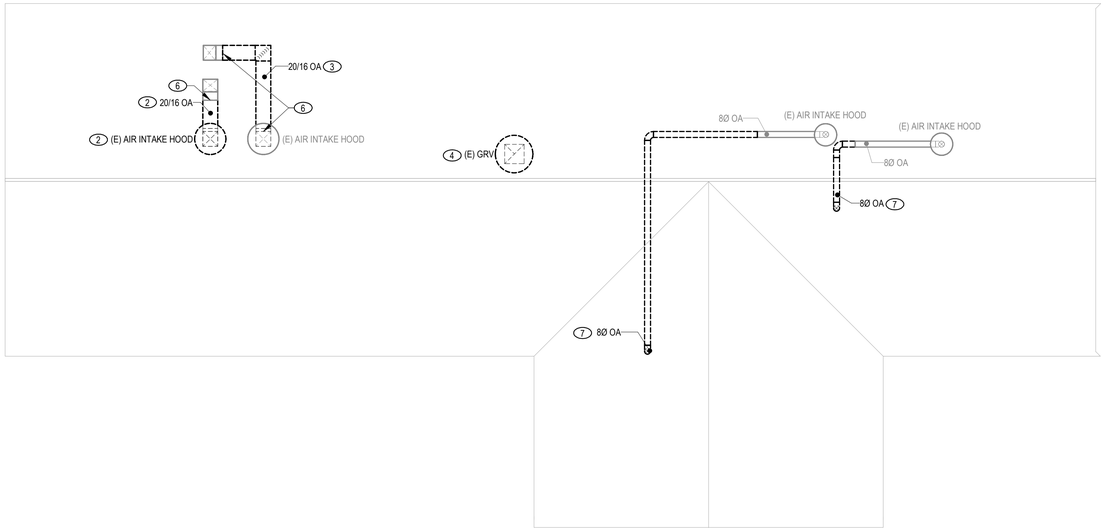
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M000

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1 MECHANICAL DEMOLITION ROOF PLAN

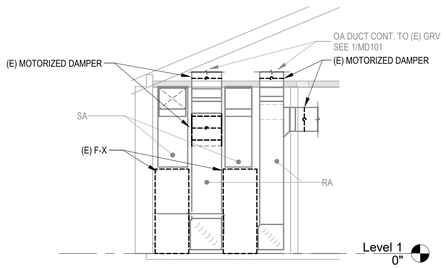
1/8" = 1'-0"

GENERAL NOTES:

1. GENERAL CONTRACTOR RESPONSIBLE FOR PATCHING EXISTING OPENINGS THROUGH CORRIDOR WALLS AFTER DUCTWORK DEMOLITION. PATCHING TO MATCH EXISTING FINISHES.

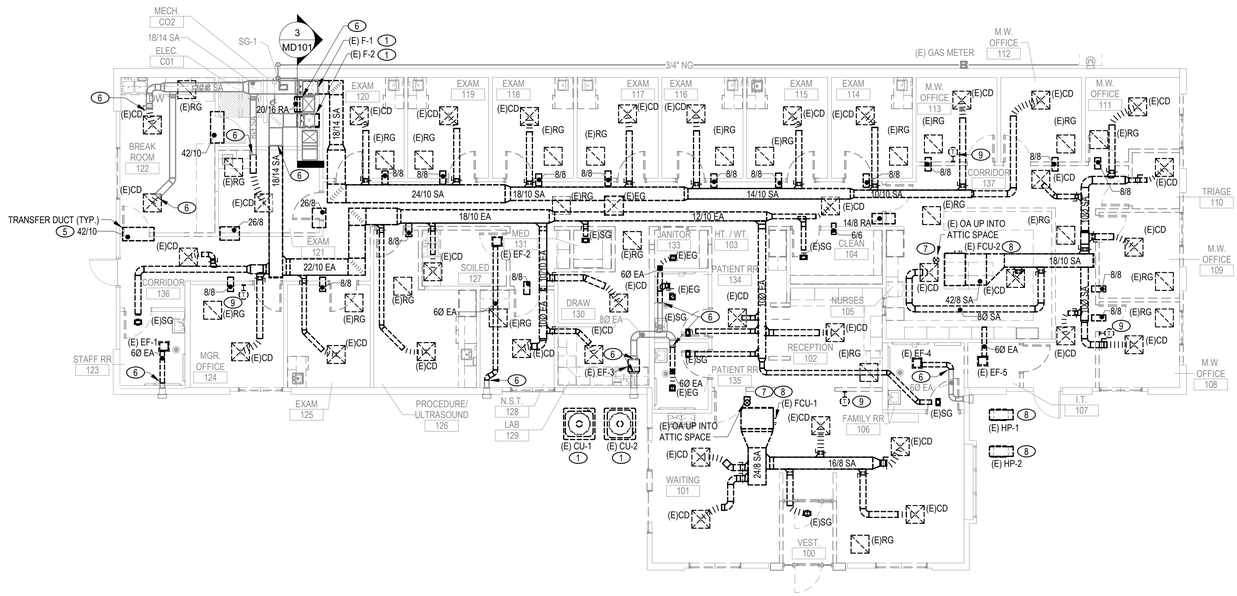
KEYED NOTES:

1. DEMOLISH EXISTING FURNACE, AIR COOLED CONDENSING UNIT, STANDS/BASES, REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AND ECONOMIZER MOTORIZED DAMPERS. DISCONNECT FLUE PIPING AND NATURAL GAS PIPING FROM EXISTING UNIT AND PREPARE FOR RECONNECTION. SEE 2/M101 FOR RELATED WORK.
2. DEMOLISH OUTSIDE AIR INTAKE HOOD AND ROOF CURB. PATCH ROOF OPENING AND DEMOLISH ASSOCIATED OUTSIDE AIR DUCTWORK INSIDE OF ATTIC SPACE AS NOTED. DEMOLISH ASSOCIATED MOTORIZED DAMPERS. PREPARE REMAINING OUTSIDE AIR DUCTWORK FOR RECONNECTION. SEE 1/M101 FOR RELATED WORK.
3. OUTSIDE AIR INTAKE HOOD, ROOF CURB, FIRE DAMPER AND VERTICAL SECTION OF OUTSIDE AIR DUCTWORK TO REMAIN. OUTSIDE AIR DUCTWORK INSIDE OF ATTIC SPACE TO BE DEMOLISHED AS NOTED. DEMOLISH ASSOCIATED MOTORIZED DAMPERS. PREPARE REMAINING OUTSIDE AIR DUCTWORK FOR RECONNECTION. SEE 1/M101 FOR RELATED WORK.
4. DEMOLISH GRV, ROOF CURB, RELIEF AIR DUCTWORK, GRAVITY RELIEF DAMPER, AND ASSOCIATED FIRE DAMPERS. PATCH OPENING IN LID TO MATCH EXISTING.
5. DEMOLISH TRANSFER AIR DUCTWORK IN WALLS AND PATCH EXISTING OPENING TO MATCH EXISTING FINISHES.
6. DEMOLISH DUCTWORK AS NOTED AND PREPARE REMAINING DUCTWORK FOR RECONNECTION. SEE 2/M101 FOR RELATED WORK.
7. DEMOLISH OUTSIDE AIR DUCTWORK AS NOTED AND PREPARE REMAINING DUCTWORK FOR RECONNECTION. DEMOLISH FIRE DAMPER AT ATTIC LID PENETRATION AND PATCH OPENING TO MATCH EXISTING. SEE 2/M101 FOR RELATED WORK.
8. DEMOLISH EXISTING FAN COIL UNIT, AIR COOLED CONDENSING UNIT, STANDS/BASES, REFRIGERANT PIPING, AND CONDENSATE DRAIN PIPING.
9. DEMOLISH EXISTING DDC THERMOSTAT AND ASSOCIATED WIRING BACK TO CONNECTED EQUIPMENT.



3 FURNACE DEMOLITION DETAIL

1/4" = 1'-0"



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2 MECHANICAL DEMOLITION PLAN

1/8" = 1'-0"

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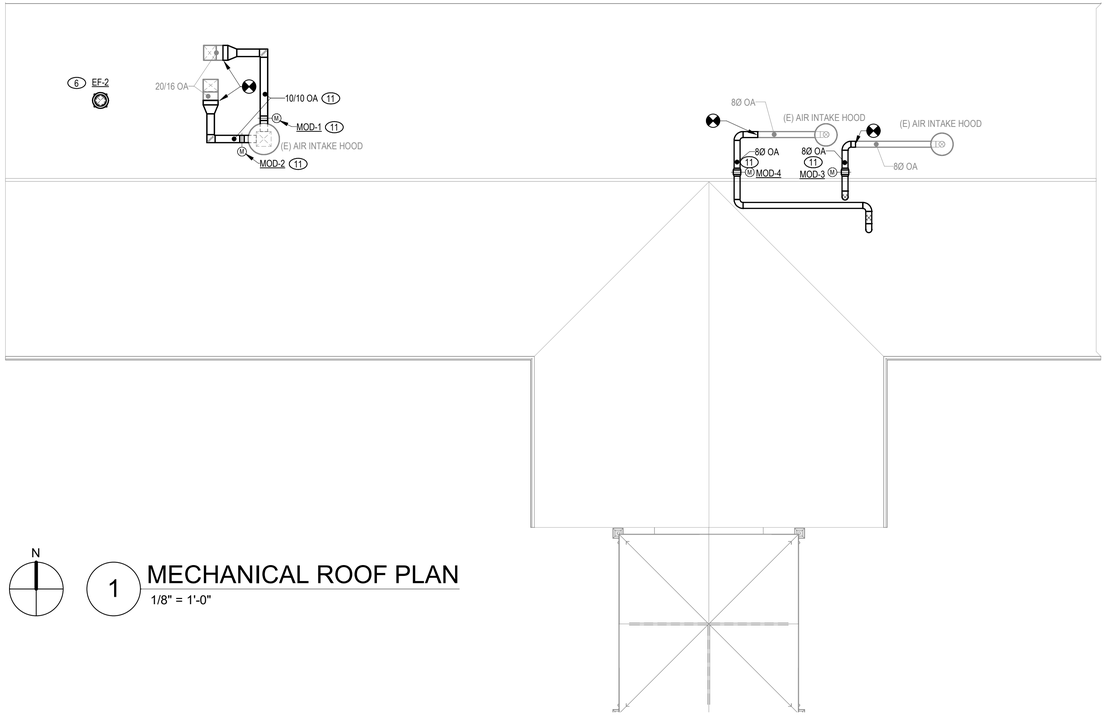
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MECHANICAL DEMOLITION PLANS

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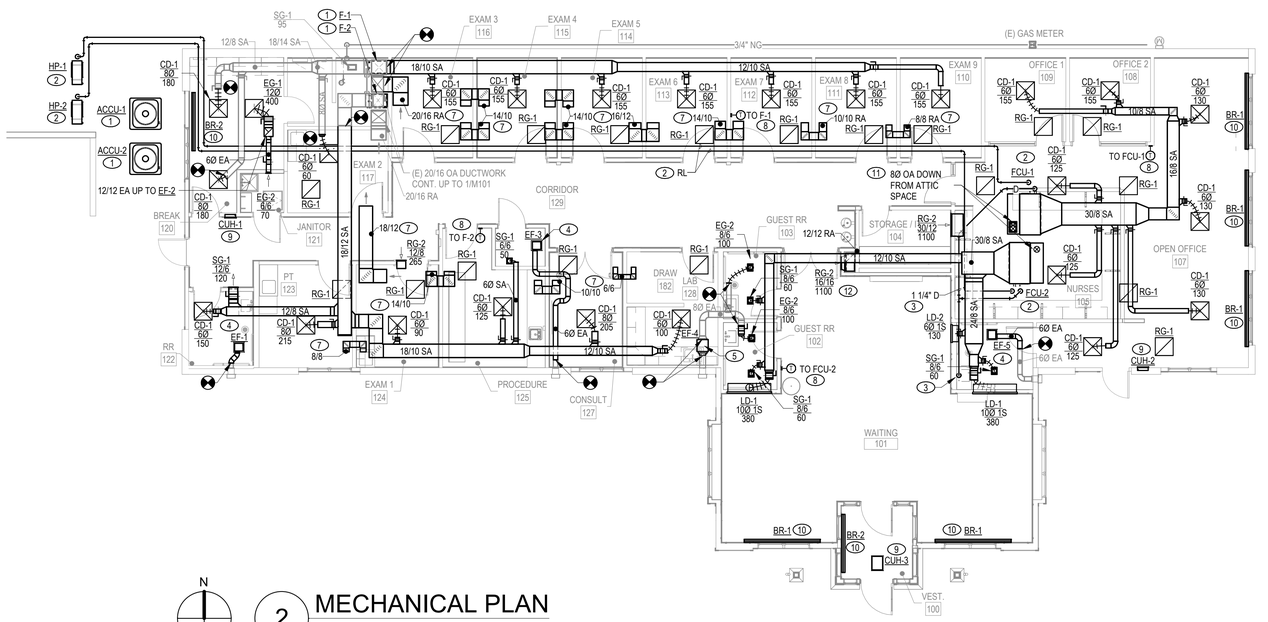
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1 MECHANICAL ROOF PLAN

1/8" = 1'-0"



N

2 MECHANICAL PLAN

1/8" = 1'-0"

KEYED NOTES:

1. PROVIDE FURNACE AND ASSOCIATED AIR COOLED CONDENSING UNIT. NEW UNIT SHALL BE INSTALLED WHERE PREVIOUSLY DEMOLISHED UNIT WAS LOCATED AND SHALL BE INSTALLED AS PER MANUFACTURER'S IOM. RECONNECT UNIT TO EXISTING SUPPLY AIR DUCTWORK, RETURN AIR/OUTSIDE AIR DUCTWORK, FLUE PIPING, AND NATURAL GAS PIPING. M.C. TO VERIFY THAT EXISTING SIZING MEETS MANUFACTURER'S IOM. ROUTE REFRIGERANT LINE SET ABOVE CEILING OUT TO ASSOCIATED CONDENSING UNITS. SEAL ALL EXTERIOR PENETRATIONS WEATHER TIGHT. ROUTE CONDENSATE DRAIN PIPING TO NEAREST FLOOR DRAIN.
2. PROVIDE NEW FAN COIL UNIT AND ASSOCIATED HEAT PUMP. PROVIDE ALL ASSOCIATED DUCTWORK AND CONDENSATE DRAIN PIPING. ROUTE REFRIGERANT LINE SET ABOVE CEILING OUT TO ASSOCIATED CONDENSING UNITS. SEAL ALL EXTERIOR PENETRATIONS WEATHER TIGHT.
3. PROVIDE 1-1/4" CONDENSATE DRAIN FROM FCU-1 & FCU-2. TERMINATE DRAIN LINE WITH AIR GAP. SEE DETAILS 5/M500 & 7/M500.
4. PROVIDE RECESSED IN CEILING EXHAUST FAN WITH BACK DRAFT DAMPER AND ASSOCIATED EXHAUST DUCTWORK. NEW EXHAUST DUCTWORK TO CONNECT TO EXISTING DUCTWORK AND WALL HOOD TERMINATION.
5. PROVIDE IN-LINE EXHAUST FAN, ASSOCIATED EXHAUST GRILLES, AND EXHAUST DUCTWORK. NEW EXHAUST DUCTWORK TO CONNECT TO EXISTING DUCTWORK AND WALL HOOD TERMINATION.
6. PROVIDE ROOF MOUNTED EXHAUST FAN AND ASSOCIATED ROOF CURB. DUCTWORK, WIRING, AND CONTROLS. ROUTE DUCTWORK DOWN THROUGH EXISTING ROOF. PROVIDED ROOF CURB SHALL MATCH SLOPE OF ROOF SO FAN RESTS FLAT. SEE DETAIL 4/M500.
7. PROVIDE NEW TRANSFER AIR DUCTWORK. SEE DETAIL X/M500.
8. PROVIDE WALL-MOUNTED THERMOSTAT AND CONNECT TO THE EQUIPMENT AS NOTED.
9. PROVIDE ELECTRIC CABINET UNIT HEATER AND ASSOCIATED WIRING AND CONTROLS.
10. PROVIDE ELECTRIC BASEBOARD ELECTRIC FINNED TUBE HEATER AND ASSOCIATED WIRING AND CONTROLS.
11. PROVIDE NEW OUTSIDE AIR DUCTWORK AND RECONNECT TO EXISTING DUCTWORK AS NOTED. PROVIDE FIRE DAMPER IN VERTICAL SECTION OF DUCT THROUGH ATTIC FLOOR. PROVIDE ASSOCIATED MOTOR OPERATED DAMPER AND TIE INTO EQUIPMENT AS SCHEDULED. SEE SHEET M601 FOR MORE INFORMATION.
12. INSTALL RETURN GRILLE LOW ON WALL CENTERED IN WALL MOULDING PANEL. COORDINATE WITH ARCHITECTURAL ELEVATIONS. INSTALL RETURN AIR TRANSFER DUCT IN CHASE UP THROUGH WALL INTO STORAGE ROOM.

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MECHANICAL PLANS

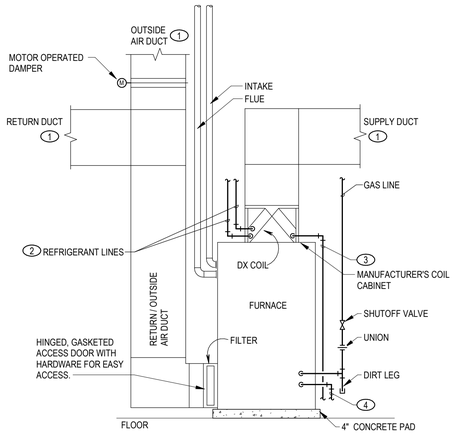
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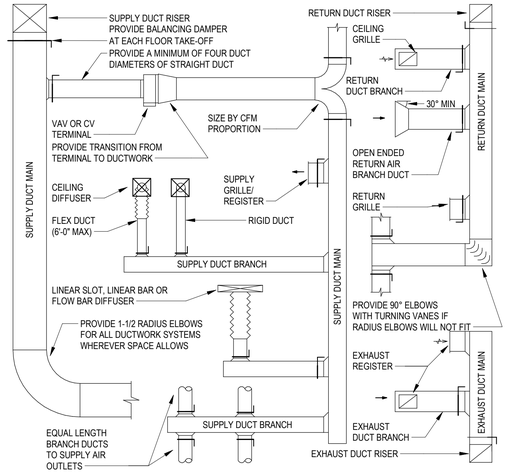
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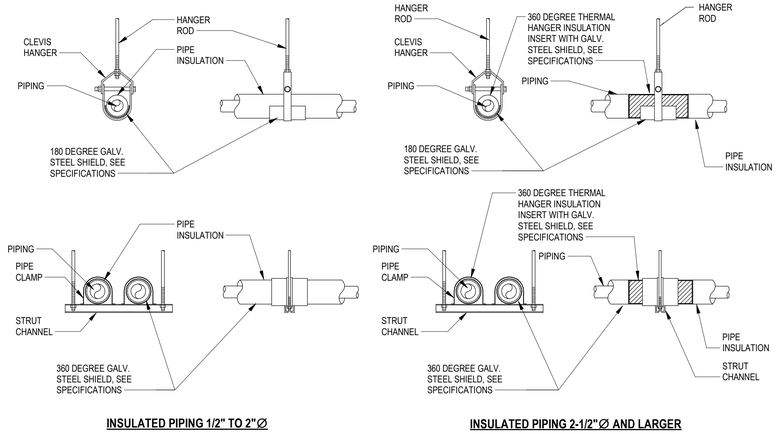
KEYED NOTES:
1. SEE DRAWINGS FOR DUCT ROUTING AND PIPE SIZING.
2. COORDINATE SIZE AND ROUTING OF REFRIGERANT LINES WITH MANUFACTURER.
3. CONDENSATE DRAIN. ROUTE FULL SIZE TO FLOOR DRAIN. PROVIDE TRAP.
4. COMBUSTION CHAMBER DRAIN. PROVIDE NEUTRALIZATION BASIN/ TUBE. ROUTE SEPARATE FROM COIL DRAIN. ROUTE FULL SIZE TO FLOOR DRAIN. PROVIDE TRAP.

1 GAS FURNACE DETAIL - SIDE RETURN
N.T.S.

GENERAL NOTES:
1. REFER TO HVAC FLOOR PLANS FOR DUCT SIZES
2. REFER TO SCHEDULES FOR GRILLES, REGISTERS, DIFFUSERS AND TERMINAL SIZES AND TYPES
3. PROVIDE A MANUAL TYPE BALANCING DAMPER FOR EACH SUPPLY OUTLET AND RETURN INLET
4. ALL DUCT RUNOUTS TO DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER NECK SIZE, UNLESS OTHERWISE NOTED
5. PROVIDE 12" AIR CUSHION AT THE END OF EACH SUPPLY MAIN AND BRANCH DUCT
6. INDIVIDUAL BRANCH BALANCING DAMPERS NOT REQUIRED FOR SUPPLY OR EXHAUST REGISTERS



2 DUCTWORK INSTALLATION DIAGRAM
N.T.S.



INSULATED PIPING 1/2" TO 2"∅

INSULATED PIPING 2-1/2"∅ AND LARGER

3 PIPE SUPPORT DETAIL (INSULATED PIPING)
N.T.S.

GENERAL NOTES:
1. ROOF CURB PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE INSTALLATION AND FLASHING WITH THE GENERAL CONTRACTOR. REFER TO SCHEDULE FOR HEIGHT REQUIREMENTS.
2. MECHANICAL CONTRACTOR SHALL COORDINATE ROOF OPENING AND CURB SIZE REQUIRED FOR DUCT PENETRATION.
3. SECURE CURB CAP TO WOOD NAILING STRIP WITH 3/8" (10MM) CADMIUM PLATED LAG BOLTS NOT OVER 12" (305MM) ON CENTER
4. SIZE OF DUCT THROUGH ROOF SHALL NOT BE LARGER THEN CURB SUPPLIED WITH ROOF VENTILATOR.

KEYED NOTES:
1. COORDINATE DUCT INSULATION AND CONSTRUCTION WITH DUCT USAGE SCHEDULE.
2. REFER TO PLAN FOR DUCT SIZES AND ROUTING. TRANSITION DUCT TO FULL SIZE OF DAMPER SUPPLIED WITH ROOF VENTILATOR.
3. EXHAUST AIR OUTLET TO BE A MINIMUM OF 18" ABOVE ROOF.
4. RIGID CONDUIT TO ACCOMMODATE ELECTRICAL WIRES.
5. CONTRACTOR SHALL SLOPE ROOF SEALANT AS TO PREVENT WATER POOLING ON RAISED SIDE OF EQUIPMENT.

4 EXHAUST FAN ROOF DETAIL
N.T.S.

UNIT TYPE	A	B
DRAW TRU	2" PLUS X	X
BLOW TRU	1" MINIMUM	2X

WHERE X = STATIC PRESSURE IN PAN

GENERAL NOTES:
1. FILL TRAP MANUALLY ON INITIAL START-UP.
2. TRAP EACH COMPONENT DRAIN CONNECTION.
3. SP TO BE MAXIMUM STATIC PRESSURE (SP) ON THE DRAIN PAN INCLUDING MAXIMUM FILTERPRESSURE DROP AND PRESSURE DROP OF FUTURE COMPONENTS OF UNIT IF APPLICABLE.
4. RAISE COIL SECTION OR ENTIRE AIR HANDLING UNIT WITH STRUCTURAL MEMBERS OR STANDS TO PROVIDE TRAP HEIGHT.
5. DIELECTRIC FITTING TO BE USED WHEN TWO DIFFERENT METALS ARE TO BE CONNECTED.
6. DRAIN LINE SIZING SHALL BE AT LEAST THE SAME SIZE AS THE NPPLE ON THE DRAIN PAN. PIPING SHALL BE RIGID COPPER TYPE "L" OT "M" UNLESS NOTED OTHER WISE.

5 CONDENSATE DRAIN
N.T.S.

GENERAL NOTES:
1. INSTALL FLEXIBLE DUCT ELBOW SUPPORTS AT ALL FLEXIBLE DUCT 90 DEGREE BENDS.
2. 3'-0" MAX FLEXIBLE DUCT LENGTH ALLOWED

KEYED NOTES:
1. ATTACH FLEXIBLE DUCT TO RIGID METAL DUCT, TAPE INNER LINER TO RIGID METAL DUCT, THEN ATTACH WITH TWO NYLON TIE WRAPS; ONE FOR THE INNER LINER AND ONE FOR THE OUTER SHELL. FOLD THE OUTER SHELL INSIDE ITSELF SO THAT IT HAS NEAT EDGES PRIOR TO TIE WRAPPING.

6 FLEX DUCT INSTALL
N.T.S.

GENERAL NOTES:

1. INSTALL AIR GAP FITTING A MINIMUM OF 1" ABOVE THE FLOOD RIM OF THE DRAINAGE FIXTURE.

7 AIR GAP FITTING
N.T.S.

GENERAL NOTES:
1. DUCTWORK IN HEALTHCARE FACILITIES SHALL NOT CONTAIN LINER.
2. IF 1/2 DUCT HEIGHT IS NOT AVAILABLE FROM FLOOR/ROOF ABOVE, ROTATE TRANSFER DUCT ASSEMBLY 90 DEGREES.
3. ELBOWS CAN BE INSTALLED HORIZONTALLY IF HEIGHT LIMITATIONS ARE PRESENT

KEYED NOTES:
1. INSTALL HIGH, MAINTAIN CLEARANCE OF 1/2 DUCT HEIGHT FROM FLOOR/ROOF ABOVE.

8 ACOUSTIC TRANSFER DUCT DETAIL
N.T.S.

9 HEAT PUMP/ DRAIN PAN DETAIL
N.T.S.

GENERAL NOTES:
1. VERIFY REFRIGERANT PIPING LENGTH AND ELEVATION CHANGE. DO NOT EXCEED MANUFACTURER'S REQUIREMENTS.
2. MAINTAIN ALL REQUIRED SERVICE CLEARANCES TO MEET MANUFACTURER'S REQUIREMENTS.

10 SPLIT SYSTEM DETAIL
N.T.S.

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FAN COIL UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	CONFIGURATION			NOMINAL AIRFLOW (CFM) (NOTE 1)	EXT. S.P. (IN. W.C.)	CABINET DIMENSIONS (IN.)			COOLING (HEAT PUMP)						HEATING (HEAT PUMP)				CONTROLS TYPE	ELECTRICAL						NOTES
				CABINET	MOUNTING	DISCHARGE			HEIGHT (IN.)	WIDTH (IN.)	DEPTH (IN.)	EAT		UNIT LAT (°F)	TOTAL (MBH)	SENSIBLE (MBH)	REFRIGERANT	EAT (°F)	UNIT LAT (°F)	REQUIRED CAPACITY (MBH)	NOMINAL CAPACITY (MBH)		VOLT	PH	MCA	MOCP	DISCONNECT		
												DB (°F)	WB (°F)														BY	TYPE	
FCU-1	TRANE	TPEFY	NORTH OFFICES	HORIZONTAL	CONCEALED	DUCTED	1,077	0.6	10	56	29	80	67	55	24.0	18.7	R-454B	70	95	36,000	40,000	2	208	1	3	15	E.C.	NON-FUSED	2, 3, 4, 5, 6
FCU-2	TRANE	TPEFY	LOBBY	HORIZONTAL	CONCEALED	DUCTED	1,077	0.6	10	56	29	80	67	55	30.0	23.4	R-454B	70	95	38,300	40,000	2	208	1	3	15	E.C.	NON-FUSED	2, 3, 4, 5, 6

NOTES:
1. AIRFLOW LISTED ON MED OUTPUT.
2. PROVIDE WITH EXTERNAL, PLENUM RATED CONDENSATE PUMP EQUAL TO LITTLE GIANT WITH RESEVOIR SENSOR.
3. PROVIDE WITH REFRIGERANT LEAK DETECTION SYSTEM.
4. HEATING CAPACITY BASED ON -10F OUTDOOR TEMPERATURE.
5. SEE HEAT PUMP SCHEDULE FOR CORRESPONDING OUTDOOR UNIT.
6. PROVIDE WITH BACNET INTERFACE.

CONFIGURATION NOTES:
CABINET: HORIZONTAL OR VERTICAL
MOUNTING: CONCEALED / RECESSED / SEMI-RECESSED / SURFACE
DISCHARGE: BOTTOM / TOP / DUCTED

CONTROL TYPES:
1. UNIT MOUNTED THERMOSTAT
2. WALL MOUNTED THERMOSTAT - STAND ALONE
3. WALL MOUNTED THERMOSTAT - DDC

TEMPERATURE CONTROLS RESPONSIBILITY MATRIX

ITEM	PROVIDED BY	INSTALLED BY
THERMOSTATS AND TEMPERATURE SENSORS FOR STAND-ALONE EQUIPMENT.	MC	EC
CONTROL DAMPERS	MC	MC
DAMPER ACTUATORS	ATC	ATC
TEMPERATURE CONTROL WIRING AND CONDUIT	ATC	ATC
INTERFACE FROM PACKAGED EQUIPMENT CONTROLS TO THE DDC	MC	ATC (NOTE 2)

NOTES:
1. THE TEMPERATURE CONTROLS CONTRACTOR SHALL PROVIDE ALL NECESSARY ADDITIONAL SENSORS TO EXECUTE ALL SEQUENCES AS INDICATED ON THE DRAWINGS. COORDINATE ADDITIONAL SENSOR REQUIREMENTS WITH EQUIPMENT MANUFACTURER(S).
2. ATC TO CONNECT THE PACKAGED CONTROLS TO THE DDC SYSTEM.

RADIATION SCHEDULE - ELECTRIC

MARK	MANUFACTURER	MODEL	SERVICE	MOUNTING (PEDESTAL/WALL)	COLOR (NOTE 1)	ELEMENT		CABINET DIMENSIONS (IN.)			CONTROL TYPE	ELECTRICAL								NOTES
						LENGTH (FT.)	WATTS/ FOOT	L	H	D		KW	STAGES	VOLT	PH	FLA	MCA	MOCP	DISCONNECT BY	
BR-1	TRANE	DBT	OPEN OFFICE & LOBBY	WALL	CUSTOM	8	300	96	6	3.5	TYPE 2	2.4	1	208	1	11.5	14.4	20	MFR	2
BR-2	TRANE	DBT	BREAK ROOM & VESTIBULE	WALL	CUSTOM	6	300	72	6	3.5	TYPE 2	1.80	1	115	1	15.6	19.6	20	MFR	2

NOTES:
1. COLOR SELECTION BY ARCHITECT. COLOR SELECTIONS SHALL INCLUDE "PREMIUM" COLORS.
2. UNIT MUST BE MOUNTED WITH 3" CLEARANCE ABOVE FINISHED FLOOR.

CONTROL TYPES:
1. UNIT MOUNTED THERMOSTAT (EXTERNAL KNOB ADJUSTMENT. NO TOOLS REQUIRED)
2. UNIT MOUNTED THERMOSTAT (TAMPER PROOF / SCREWDRIVER OPERATED)
3. WALL MOUNTED THERMOSTAT - STAND ALONE
4. WALL MOUNTED THERMOSTAT - DDC

GRILLES, REGISTERS, & DIFFUSERS SCHEDULE

MARK	MANUFACTURER	MODEL	STYLE	BORDER (NOTE 1)	INLET SIZE (INCH) (NOTE 2)	FACE SIZE (INCH)	DAMPER NEEDED	MATERIAL	COLOR	NOTES
CD-1	TITUS	OMNI	PANEL FACE	LAY-IN	SEE DWG.	24x24	NO	STEEL	WHITE	
RG-1	TITUS	OMNI	PANEL FACE	LAY-IN	15" DIA.	24x24	NO	STEEL	WHITE	
RG-2	TITUS	350RL	35° DEFLECTION	SURFACE	SEE DWG.	INLET + 1 3/4"	NO	STEEL	WHITE	
SG-1	TITUS	300RL	DOUBLE DEFLECTION	SURFACE	SEE DWG.	INLET + 1 3/4"	NO	STEEL	WHITE	3
EG-1	TITUS	OMNI-AA	PANEL FACE	LAY-IN	SEE DWG.	24x24	NO	ALUMINUM	WHITE	
EG-2	TITUS	350FL	35° DEFLECTION	SURFACE	SEE DWG.	INLET + 1 3/4"	NO	ALUMINUM	WHITE	3

NOTES:
1. CONTRACTOR SHALL DETERMINE PROPER MARGIN STYLE TO MATCH CEILING TYPE.
2. BRANCH DUCT TO DIFFUSERS SHALL BE AT THE SAME SIZE AS THE DIFFUSER NECK, UNLESS SHOWN OTHERWISE.
3. PROVIDE WITH OPPOSED BLADE DAMPER.

HEAT PUMP SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	NOMINAL TONS	REFRIGERANT	MAXIMUM LINESET LENGTH (FT.) (NOTE 2)	COOLING PERFORMANCE				HEATING PERFORMANCE (NOTE 3)				ELECTRICAL					CONTROLLER BY	NOTES
							AMBIENT TEMPS				AMBIENT TEMPS				VOLT	PH	MOCP	DISCONNECT (NOTE 4)			
							EWT (°F)	LWT (°F)	NOMINAL OUTPUT (BTUH)	MIN. EER (NOTE 1)	EWT (°F)	LWT (°F)	NOMINAL OUTPUT (BTUH)	MIN. COP (NOTE 1)				BY	TYPE		
HP-1	TRANE	MXZ	EAST OFFICES	3	R-454B	260	95	75	36000	17.7	-13.0	-14.0	42,000	3.4	208	1	40	E.C.	NON-FUSED	MFR	5, 6, 7
HP-2	TRANE	MXZ	EAST OFFICES	3	R-454B	260	95	75	36000	17.7	-13.0	-14.0	42,000	3.4	208	1	40	E.C.	NON-FUSED	MFR	5, 6, 7

NOTES:
1. PERFORMANCE AT ARI CONDITIONS.
2. COORDINATE INDOOR AND OUTDOOR UNIT LOCATIONS WITH FINAL PIPING ROUTING. INSTALL PER MANFUACTURERS REQUIREMENTS.
3. PROVIDE WITH LOW TEMPERATURE KIT FOR OPERATION DOWN TO -13 DEGREES.
4. UNIT DISCONNECT TO BE INSTALLED SEPARATE FROM UNIT TO ALLOW FOR EASE OF UNIT REPLACEMENT.
5. UNIT TO HAVE FACTORY PROVIDED AND INSTALLED REFRIGERANT LEAK DETECTION SYSTEM.
6 UNIT TO HAVE BUILT-IN BASE PAN HEATER AND DEFROST CYCLE.
7. PROVIDE WITH MINI-SPLIT SUPPORT STAND 18" MINIMUM HEIGHT FOR DUAL FAN CONSENDING UNIT INSTALLATION ON CONCRETE PAD.

CABINET UNIT HEATER SCHEDULE - ELECTRIC

MARK	MANUFACTURER	MODEL	SERVICE	CONFIGURATION			NOMINAL AIRFLOW (CFM)	ELECTRIC HEATING COIL		CONTROLS TYPE	CABINET DIMENSIONS			ELECTRICAL						NOTES
				CABINET	MOUNTING	DISCHARGE		NUMBER OF STAGES	KW		HEIGHT (IN.)	WIDTH (IN.)	DEPTH (IN.)	HP	VOLT	PH	MCA	MOCP	DISCONNECT	
																			BY	TYPE
CUH-1	INDEECO	WAI	SOUTH DOOR	VERTICAL	RECESSED	FRONT	100	1	4.0	1	19-5/16"	15-3/4"	5"	FHP	208	3	11.1	20	MFR	NON-FUSED	1
CUH-2	INDEECO	WAI	OPEN OFFICE	VERTICAL	RECESSED	FRONT	100	1	4.0	1	19-5/16"	15-3/4"	5"	FHP	208	3	11.1	20	MFR	NON-FUSED	1
CUH-3	INDEECO	CDI	VESTIBULE	HORIZONTAL	RECESSED	BOTTOM	300	1	5.0	1	23-3/4"	23-3/4"	7"	FHP	208	1	24	30	MFR	NON-FUSED	1

NOTES:
1. VERIFY FINAL COLOR SELECTION WITH ARCHITECT.

CONFIGURATION NOTES:
CABINET: HORIZONTAL OR VERTICAL
MOUNTING: CONCEALED / RECESSED / SEMI-RECESSED / SURFACE
DISCHARGE: BOTTOM / TOP / DUCTED / FRONT

CONTROL TYPES:
1. UNIT MOUNTED THERMOSTAT
2. WALL MOUNTED THERMOSTAT - STAND ALONE
3. WALL MOUNTED THERMOSTAT - DDC

LINEAR DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	STYLE (NOTE 1, 2)	CONFIGURATION (NOTE 3)				PLENUM				FIXED BLADE DEFLECTION ANGLE	INTEGRAL BALANCING DAMPER	MATERIAL	COLOR	NOTES
				NUMBER OF SLOTS	SLOT WIDTH (IN.)	TOTAL MAX. WIDTH (IN.)	NOMINAL LENGTH (IN.)	REQUIRED	INSULATION		INLET SIZE (IN.)					
									TYPE	THICKNESS (IN.)						
LD-1	TITUS	FL	HIGH FLOW	1	3	6	60	YES	LINER	1	SEE PLANS	N/A	YES	ALUMINUM	BLACK	
LD-2	TITUS	FL	HIGH FLOW	1	3	6	24	YES	LINER	1	SEE PLANS	N/A	YES	ALUMINUM	BLACK	

NOTES:
1. CONTRACTOR SHALL DETERMINE PROPER MARGIN STYLE AND END FABRICATION TO MATCH CEILING CONSTRUCTION.
2. PROVIDE WITH CONCEALED FASTENERS.
3. AT DESIGN AIRFLOW AS NOTED ON THE PLANS THE DIFFUSER NOISE SHALL NOT EXCEED AN NC OF 20.

FAN SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	TYPE	AIRFLOW (CFM)	S.P. (IN. W.C.)	FAN RPM	DRIVE	WHEEL DIA. (INCHES)	MAX. AMCA SONES	ROOF CURB			FAN CONSTRUCTION						DAMPER			CONTROL TYPE	NOTES
											TYPE	HEIGHT (IN.) NOTE 3)	PROVIDED BY	HOUSING (STEEL OR ALUM)	WHEEL (STEEL OR ALUM)	MHP	VOLT	PH	DISCONNECT		STARTER BY	TYPE (MOTORIZED OR GRAVITY)	VOLT	PH		
																				BY	TYPE					
EF-1	GREENHECK	SP-A200	RR 122	RESTROOM FAN	170	0.3	900	DIRECT	6.8	3.0	-	-	-	STEEL	STEEL	FHP	115	1	MFR	NON-FUSED	MFR	GRAVITY	-	-	1	
EF-2	GREENHECK	G-098-VG	BREAK / JANITOR	MUSHROOM EXHAUST	470	0.5	1342	DIRECT	11.2	8.0	SLOPED	12"	MFR.	STEEL	STEEL	0.25	115	1	MFR	NON-FUSED	MFR	MOTORIZED	24	1	3	1
EF-3	GREENHECK	SP-A110	SOILED 126	RESTROOM FAN	70	0.3	950	DIRECT	5.5	1.0	-	-	-	STEEL	STEEL	FHP	115	1	MFR	NON-FUSED	MFR	GRAVITY	-	-	1	
EF-4	GREENHECK	CSP-A390-VG	GUEST RRS	INLINE FAN	200	0.5	1253	DIRECT	7.75	1.5	-	-	-	STEEL	STEEL	FHP	115	1	MFR	NON-FUSED	MFR	MOTORIZED	24	1	3	1
EF-5	GREENHECK	SP-A110	STAFF RR 106	RESTROOM FAN	70	0.3	950	DIRECT	5.5	1.0	-	-	-	STEEL	STEEL	FHP	115	1	MFR	NON-FUSED	MFR	GRAVITY	-	-	1	

NOTES:
1. MOTORIZED BACKDRAFT DAMPER WIRED TO OPEN WHEN FAN OPERATES. FAN TO HAVE A SINGLE POINT POWER CONNECTION FOR FAN AND DAMPER FOR ON / OFF FANS.
2. REFER TO VIBRATIONS ISOLATION SCHEDULE FOR REQUIREMENTS (BASES, ISOLATORS, FLEX CONNECTIONS).
3. HEIGHT LISTED IS THE MINIMUM REQURIED HEIGHT ABOVE THE FINISHED ROOF LEVEL. COORDINATE REQUIRED CURB HEIGHT WITH ARCHITECTURAL DRAWINGS AND ROOF CONSTRUCTION.

CONTROL TYPE:
TYPE 1. WALL MOUNTED SWITCH
TYPE 2. WALL MOUNTED T-STAT
TYPE 3. TIME OF DAY SCHEDULE (DDC)

FURNACE & CONDENSING UNIT SCHEDULE

MARK	MANUFACTURER	FURNACE MODEL	COND. UNIT MODEL	SERVICE	MINIMUM OUTSIDE AIR (CFM)	FAN			HEATING			EVAPORATOR					FILTERS (NOTE 3)		ELECTRICAL					REFRIGERANT (NOTE 4)	MBH	VOLT	PH	MOCP	DISCONNECT		CONTROLLER BY	NOTES
						AIRFLOW (CFM) (HIGH SPEED)	EXT. S.P. (IN. W.C.)	HP	MIN. INPUT (BTUH)	MIN. OUTPUT (BTUH)	EFFICIENCY (% AFUE)	MAX. UNIT LAT (°F)	EAT		TOTAL (MBH)	SEER2	THICKNESS /TYPE	MERV	VOLT	PH	DISCONNECT BY	CONTROLLER BY							BY	TYPE		
													DB (°F)	WB (°F)																	
F-1 / ACCU-1	TRANE	TDHM	5TTV	WEST	300	1,680	0.6	1	88	84	95	58	80	67	48.0	18.1	1" / FLAT	8	120	1	EC	MFR	R-454B	48	208	1	50	EC	NON-FUSED	MFR	1
F-2 / ACCU-2	TRANE	TDHM	5TTV	EAST	200	1,200	0.4	3/4	88	84	95	58	80	67	36.0	18.1	1" / FLAT	8	120	1	EC	MFR	R-454B	36	208	1	40	EC	NON-FUSED	MFR	1

NOTES:
1. PROVIDE GAS FURNACE WITH A CONCENTRIC VENT KIT. INSTALL VENT PIPING PER THE MANUFACTURER RECOMMENDATIONS.
2. PROVIDE WITH VARIABLE SPEED OPERATION & HAIL GUARD.
3. CONTRACTOR TO PROVIDE FURNACE WITH FILTER RACK. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
4. UNIT TO HAVE FACTORY PROVIDED AND INSTALLED REFRIGERANT LEAK DETECTION SYSTEM.
5. PROVIDE UNIT WITH BACNET INTERFACE.

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MOTOR OPERATED DAMPER SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE				SIZE (IN.)			AIRFLOW (CFM)		MAX AIR PRESSURE DROP (IN. W.C.)	MAX FACE VELOCITY (FPM)	OPPOSED OR PARALLEL BLADES	HORIZONTAL OR VERTICAL BLADES	INSULATED	ACTUATOR					NOTES
			EQUIP	AIR STREAM	DAMPER MATERIAL	AREA	W	x	H	MAX.	MIN.						TYPE	NORMALLY OPEN OR CLOSED	END SWITCHES (NOTE 1)	VOLT	PH	
MOD-1	RUSKIN	CD-40	F-1	OA	ALUM	ATTIC	10	x	10	290	0	0.1	700	OPPOSED	HORIZONTAL	YES	ELEC	CLOSED	YES	24	1	2
MOD-2	RUSKIN	CD-40	F-2	OA	ALUM	ATTIC	10	x	10	200	0	0.1	700	OPPOSED	HORIZONTAL	YES	ELEC	CLOSED	YES	24	1	2
MOD-3	RUSKIN	CD-40	FCU-1	OA	ALUM	ATTIC	10	x	10	190	0	0.1	700	OPPOSED	HORIZONTAL	YES	ELEC	CLOSED	YES	24	1	2
MOD-4	RUSKIN	CD-40	FCU-2	OA	ALUM	ATTIC	10	x	10	170	0	0.1	700	OPPOSED	HORIZONTAL	YES	ELEC	CLOSED	YES	24	1	2

NOTES:
1. DAMPERS WITH END SWITCHES SHALL PROVIDE POSITION INDICATION AND REPORT PERCENT OPEN TO THE DDC SYSTEM.
2. MOTORIZED DAMPER INSTALLED AT EXISTING OUTSIDE AIR INTAKE IN NEW DUCTWORK.

DUCTWORK APPLICATION SCHEDULE

AIR HANDLING SYSTEM	EQUIPMENT SERVICE	AIRSTREAM	DUCTWORK LOCATION (ALL DUCT CONCEALED UNLESS NOTED OTHERWISE)	SYSTEM TYPE (CONSTANT VOLUME OR VAV OR BOTH)	ACTUAL PRESSURE RATING (IN W.C.) (NOTES 4 & 5)			DUCTWORK MATERIAL	SINGLE OR DOUBLE WALL	DUCT SHAPE	INSULATION APPLICATION (NOTE 1)				NOTES
					SEAL CLASS	F-1, F-2	FCU-1, FCU-2			ROUND / RECT / FLAT OVAL	MINIMUM R-VALUE (NOTE 2)	THICKNESS (IN.) (NOTE 3)	TYPE	LINER, WRAP, OR BOARD	
AIR HANDLING UNITS	F-1, F-2, FCU-1, FCU-2	OUTSIDE AIR	ATTIC	CONSTANT VOLUME	C	1	1	GALVANIZED SHEET METAL	SINGLE	RECT / ROUND / FLAT OVAL	R-12	3"	B	BOARD	
		SUPPLY AIR	FAN TO AIR OUTLET	CONSTANT VOLUME	C	1	1	GALVANIZED SHEET METAL	SINGLE	RECT / ROUND / FLAT OVAL	R-6	2.2"	A	WRAP	
					C	1	1				R-6	1-1/2"	C OR D	LINER	
AIR HANDLING UNITS	F-1, F-2, FCU-1, FCU-2	RETURN AIR	AIR INLET TO AHU / RTU	CONSTANT VOLUME	C	1	1	GALVANIZED SHEET METAL	SINGLE	RECT / ROUND / FLAT OVAL	R-6	2.2"	A	WRAP	
					C	1	1				R-6	1-1/2"	C OR D	LINER	
GENERAL EXHAUST	EF	EXHAUST AIR	INLET TO EXHAUST FAN	CONSTANT VOLUME	A	N / A		GALVANIZED SHEET METAL	SINGLE	RECT / ROUND / FLAT OVAL	-	NONE	-	-	
GAS-FIRED APPLIANCE INTAKES AND FLUES	F-1, F-2	OUTSIDE AIR	INSIDE THE BUILDING: INLET TO COMBUSTION AIR	CONSTANT VOLUME	-	N / A		SCH 40 CPVC	-	ROUND	R-6	2.2"	A	WRAP	
		EXHAUST / FLUE	INSIDE THE BUILDING: COMBUSTION AIR TO OUTLET	CONSTANT VOLUME	-	N / A		SCH 40 CPVC	-	ROUND	R-4	1-1/2"	A	WRAP	
TRANSFER DUCT	F-1, F-2, FCU-1, FCU-2	RETURN AIR	INDOOR CONCEALED	CONSTANT VOLUME	C	N / A		GALVANIZED SHEET METAL	SINGLE	RECT	R-4	1"	C OR D	LINER	
DUCTWORK ACCESSORIES	GENERAL	GENERAL	-	CONSTANT VOLUME	C	N / A		-	-	-	R-6	2.2"	A	WRAP	

NOTES:
1. DUCT DIMENSIONS SHOWN ON PLAN ARE CLEAR INSIDE DIMENSIONS AND DO NOT INCLUDE INSULATION.
2. R-VALUE LISTED IN SCHEDULE IS THE MINIMUM ALLOWABLE INSTALLED R-VALUE.
3. INSULATION THICKNESS LISTED IS THE MINIMUM ALLOWABLE INSULATION THICKNESS. CONTRACTOR TO VERIFY REQUIRED INSULATION THICKNESS BASED ON INSULATION DENSITY USED.
4. DUCT SEAL CLASS TO BE BASED ON PRESSURE CLASS AS NOTED BELOW:
   - CLASS A: -10"W.C. THRU -4" W.C.
   - CLASS B: -3" W.C.
   - CLASS C: -2" W.C. THRU +2"W.C.
   - CLASS B: +3" W.C.
   - CLASS A: +4"W.C. THRU +10" W.C.
5. ACTUAL DUCT CONSTRUCTION SHALL EXCEED THE ACTUAL PRESSURE RATING LISTED AND FALL INTO ONE OF THE STANDARD DUCT PRESSURE CLASS RATINGS AS FOLLOWS:
   0.5", 1", 2", 3", 4", 6", 10" (POSITIVE OR NEGATIVE)

INSULATION TYPES:
- TYPE A: FLEXIBLE FIBERGLASS - OUTSIDE WRAP
- TYPE B: SEMI-RIGID FIBERGLASS BOARD (EXTERIOR OF DUCT)
- TYPE C: FLEXIBLE FIBERGLASS LINER
- TYPE D: PREFORMED RIGID FIBERGLASS ACOUSTICAL LINER
- TYPE E: FLEXIBLE MINERAL FIBER DUCT WRAP
- TYPE F: FLEXIBLE FIBERGLASS SPIRAL DUCT LINER

VIBRATION ISOLATION SCHEDULE

EQUIPMENT SERVED		MANUFACTURER	ISOLATION INFORMATION		SERVICE	THICKNESS (IN.)	DEFLECTION (IN.)	NOTES
TYPE	MARK		TYPE	DESCRIPTION				
CONDENSING UNIT	ACCU-1, ACCU-2	MASON	B1	RUBBER PAD ISOLATOR (BASE MOUNTED)	ISOLATION OF UNIT FROM FLOOR SLAB	0.25	-	2
FAN - INLINE	EF-4	MASON	FC1	DUCTWORK FLEX CONNECTION	ALL DUCTWORK CONNECTIONS TO UNIT	-	-	
		MASON	H1	RUBBER HANGING ISOLATOR (HANGER)	ISOLATION OF UNIT FROM STRUCTURE	-	0.18 - 0.35	2
FURNACE	F-1, F-2	MASON	B1	RUBBER PAD ISOLATOR (BASE MOUNTED)	ISOLATION OF UNIT FROM FLOOR SLAB	0.25	-	2
		MASON	FC1	DUCTWORK FLEX CONNECTION	ALL DUCTWORK CONNECTIONS TO UNIT	-	-	
HEAT PUMP	HP-1, HP-2	MASON	FC2	PIPING FLEX CONNECTION	ALL PIPING CONNECTIONS TO UNIT	SEE TABLE BELOW		3
		MASON	B1	RUBBER PAD ISOLATOR (BASE MOUNTED)	ISOLATION OF UNIT FROM FLOOR SLAB	0.25	-	2
DUCTED SPLIT SYSTEM	FCU-1, FCU-2	MASON	H2	SPRING HANGING ISOLATOR (HANGER)	ISOLATION OF UNIT FROM STRUCTURE	-	0.18 - 0.35	2
		MASON	FC1	DUCTWORK FLEX CONNECTION	ALL DUCTWORK CONNECTIONS TO UNIT	-	-	

NOTES:
1. DEFLECTION SIZE LISTED IS FOR LATERAL MOVEMENT.
2. COORDINATE WEIGHT CAPACITY RANGE OF ISOLATOR WITH FINAL EQUIPMENT SUBMITTALS.
3. RATED FOR REFRIGERANT APPLICATIONS

REQUIRED HOSE LENGTH FOR FLEXIBLE PIPING CONNECTIONS	
NOMINAL PIPE DIAMETER (IN.)	HOSE LENGTH (IN.)
0.75	12
1	12
1.5	12
2	12
2.5	12
3	18

ZONE SENSOR SCHEDULE

ZONE TYPE	THERMOSTAT CONFIGURATION (NOTES 1,2)				UNOCCUPIED MODE WITH SETBACK (YES OR NO)	HEATING SETPOINT (°F)	HEATING SETBACK (°F)	COOLING SETPOINT (°F)	COOLING SETBACK (°F)	NOTES
	SENSOR ONLY	LOCAL OVERRIDE	ADJUSTMENT	ADJUSTMENT AMOUNT (°F)						
F-1	NO	YES	YES	± 3	YES	72	66	74	78	
F-2	NO	YES	YES	± 3	YES	72	66	74	78	
FCU-1	NO	YES	YES	± 3	YES	72	66	74	78	
FCU-2	NO	YES	YES	± 3	YES	72	66	74	78	

NOTES:
1. VERIFY LOCATION OF ALL THERMOSTATS WITH THE OWNER, ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
2. ALL TEMPERATURE SENSORS & THERMOSTATS THAT HAVE USER ADJUSTMENT SHALL BE INSTALLED AT 48" A.F.F. TO THE CENTERLINE OF THE DEVICE. IF THE SENSOR IS INSTALLED ADJACENT TO ANOTHER DEVICE, COORDINATE CENTERLINE MOUNTING HEIGHTS FOR CONSISTENCY.

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ELECTRICAL ABBREVIATIONS

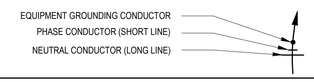
1P	1 POLE (2P, 3P, 4P, ETC.)	LTNG	LIGHTNING
A	6" ABOVE COUNTER OR BACKSPLASH TO CENTERLINE OF DEVICE	LV	LOW VOLTAGE
		M	INSTALL DEVICE IN MILLWORK
A, AMP	AMPERE	MAX	MAXIMUM
AC	ABOVE COUNTER, AIR CONDITIONING UNIT	MAG.S	MAGNETIC STARTER
ACLG	ABOVE CEILING	M/C	MOMENTARY CONTACT
AF	AMP FRAME	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AFG	ABOVE FINISHED GRADE	MCC	MOTOR CONTROL CENTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MDC	MAIN DISTRIBUTION CENTER
		MDP	MAIN DISTRIBUTION PANEL
AHU	AIR HANDLING UNIT	MFR	MANUFACTURER
AL	ALUMINUM	MFS	MAIN FUSED DISCONNECT SWITCH
ALT	ALTERNATE	MH	MANHOLE
AMP	AMPERE	MIC	MICROPHONE
AMPL	AMPLIFIER	MIN	MINIMUM
ANNUN	ANNUNCIATOR	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MLO	MAIN LUGS ONLY
AQ-STAT	AQUASTAT	MMS	MANUAL MOTOR STARTER
ARCH	ARCHITECT, ARCHITECTURAL	MOA	MULTIOUTLET ASSEMBLY
AS	AMP SWITCH	MSP	MOTOR STARTER PANELBOARD
AT	AMP TRIP	MSBD	MAIN SWITCHBOARD
ATC	AUTOMATIC TEMPERATURE CONTROLS CONTRACTOR	N/A	NOT APPLICABLE
		NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
ATS	AUTOMATIC TRANSFER SWITCH		
AUTO	AUTOMATIC	NIC	NOT IN CONTRACT
AUX	AUXILIARY	NL	NIGHT LIGHT
AV	AUDIO VISUAL	N.O.	NORMALLY OPEN
AWG	AMERICAN WIRE GAUGE	NPF	NORMAL POWER FACTOR
B	BLACK DEVICE COLOR WITH BLACK UNBREAKABLE THERMOPLASTIC COVER PLATE	NTS	NOT TO SCALE
		OC	ON CENTER
		OH	OVERHEAD
BAS	BUILDING AUTOMATION SYSTEM	OL	OVERLOADS
BATT	BATTERY	PA	PUBLIC ADDRESS
BD	BOARD	PB	PULL BOX OR PUSHBUTTON
BLDG	BUILDING	PC	PLUMBING CONTRACTOR
BMS	BUILDING MANAGEMENT SYSTEM	PE	PNEUMATIC ELECTRIC
C	CONDUIT	PED	PEDESTAL
CAB	CABINET	PF	POWER FACTOR
CAT	CATALOG	PH	PHASE
CATV	CABLE TELEVISION	PIV	POST INDICATING VALVE
CB	CIRCUIT BREAKER	PNL	PANEL
CCTV	CLOSED CIRCUIT TELEVISION	PP	POWER POLE
CKT	CIRCUIT	PR	PAIR
CLG	CEILING	PRI	PRIMARY
CM	CONSTRUCTION MANAGER	PROJ	PROJECTION
COMB	COMBINATION	PRV	POWER ROOF VENTILATOR
CMPR	COMPRESSOR	PT	POTENTIAL TRANSFORMER
CONN	CONNECTION	PVC	POLYVINYL CHLORIDE (CONDUIT)
CONST	CONSTRUCTION	PWR	POWER
CONT	CONTINUATION OR CONTINUOUS	QTY	QUANTITY
CONTR	CONTRACTOR	RAC	RIGID ALUMINUM CONDUIT
CP	CIRCULATING PUMP	RCPT	RECEPTACLE
CRT	CATHODE-RAY TUBE	REQD	REQUIRED
CT	CURRENT TRANSFORMER	RM	ROOM
CTR	CENTER	RMC	RIGID METALLIC CONDUIT
CU	COPPER	RTU	ROOF TOP UNIT
DEPT	DEPARTMENT	SC	SURFACE CONDUIT
DET	DETAIL	SEC	SECONDARY
DIA	DIAMETER	SHT	SHEET
DISC	DISCONNECT	SIM	SIMILAR
DIST	DISTRIBUTION	SLD	SINGLE-LINE DIAGRAM
DN	DOWN	S/N	SOLID NEUTRAL
DO	AUTOMATIC DOOR OPENER	SPEC	SPECIFICATION
DPR	DAMPER	SPKR	SPEAKER
DS	SAFETY DISCONNECT SWITCH	SP	SPARE
DT	DOUBLE THROW	SPP	SINGLE-POINT POWER
DWG	DRAWING	SR	SURFACE RACEWAY
EC	ELECTRICAL CONTRACTOR	SS	STAINLESS STEEL
ECB	ENCLOSED CIRCUIT BREAKER	SSW	SELECTOR SWITCH
ELEC	ELECTRIC, ELECTRICAL	S/S	STOP/START PUSHBUTTONS
ELEV	ELEVATOR	STA	STATION
ELU	EMERGENCY LIGHTING UNIT	STD	STANDARD
EM	EMERGENCY	SURF	SURFACE MOUNTED
EMS	ENERGY MANAGEMENT SYSTEM	SW	SWITCH
EMT	ELECTRICAL METALLIC TUBING	SWBD	SWITCHBOARD
EP	ELECTRIC PNEUMATIC	SYM	SYMMETRICAL
EPO	EMERGENCY POWER OFF	SYS	SYSTEM
EQUIP	EQUIPMENT	TEL	TELEPHONE
EWC	ELECTRIC WATER COOLER	TERM	TERMINAL
EXIST	EXISTING	T	TAMPER RESISTANT
EXH	EXHAUST	TL	TWIST LOCK
EXP	EXPLOSION PROOF	T-STAT	THERMOSTAT
FA	FIRE ALARM	TTC	TELEPHONE TERMINAL CABINET
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL	TV	TELEVISION
		TVTC	TELEVISION TERMINAL CABINET
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FCU	FAN COIL UNIT	UC	UNDER COUNTER
FIXT	FIXTURE	UE	UNDERGROUND ELECTRICAL
FLR	FLOOR	UG	UNDERGROUND
FLUOR	FLUORESCENT	UH	UNIT HEATER
FPC	FIRE PROTECTION CONTRACTOR	UT	UNDERGROUND TELEPHONE
FU	FUSE	UTIL	UTILITY
FUDS	FUSED SAFETY DISCONNECT SWITCH	UV	ULTRAVIOLET
GA	GAUGE	V	VOLT
GAL	GALLON	VA	VOLT-AMPERES
GALV	GALVANIZED	VDT	VIDEO DISPLAY TERMINAL
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GEN	GENERATOR	VFD	VARIABLE FREQUENCY DRIVE
GFI	GROUND FAULT CIRCUIT INTERRUPTER	VOL	VOLUME
GFP	GROUND FAULT PROTECTOR	W	WATT
GND	GROUND	W/	WITH
GYP BD	GYPSUM BOARD	WG	WIRE GUARD
HWC-#	DOMESTIC WATER CIRCULATING PUMP	WH	WATER HEATER
HOA	HANDS-OFF-AUTOMATIC SWITCH	W/O	WITHOUT
H	INSTALL DEVICE HORIZONTALLY	WP	WEATHERPROOF
HH	HANDHOLE	XFMR	TRANSFORMER
HP	HORSEPOWER	XFR	TRANSFER
HPF	HIGH POWER FACTOR	#"	LOCATION-SPECIFIC MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTERLINE OF DEVICE
HT	HEIGHT		
HTG	HEATING		
HTR	HEATER		
HV	HIGH VOLTAGE	∠	ANGLE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	@	AT
		▲	DELTA
IC	INTERRUPTING CAPACITY	'	FEET
IG	ISOLATED GROUND	"	INCHES
IMC	INTERMEDIATE METAL CONDUIT	#	NUMBER
INCAND	INCANDESCENT	Ø	PHASE
IR	INFRARED	C	CENTER LINE
I/W	INTERLOCK WITH	P	PLATE
J-BOX	JUNCTION BOX		
K.E.C.	KITCHEN EQUIPMENT CONTRACTOR		
KV	KILOVOLT		
KVA	KILOVOLT-AMPERE		
KVAR	KILOVOLT-AMPERE REACTIVE		
KW	KILOWATT		
KWH	KILOWATT HOUR		
LT	LIGHT		
LTG	LIGHTING		

BREAKER FUNCTION SCHEDULE

SYMBOL	DESCRIPTION
A	ARC FAULT INTERUPTER (AFCI)
AR	ARC ENERGY REDUCTION MAINTENANCE SWITCH
E	EXISTING BREAKER TO REMAIN
EM	PROVIDE IDENTIFICATION PER NEC 700.12(I)(2)(4)
EN	EXISTING BREAKER SERVING NEW CIRCUIT
G	GROUND FAULT CIRCUIT INTERUPTER (GFCI) PROTECTION (5mA)
GE	GROUND FAULT CIRCUIT INTERUPTER FOR EQUIPMENT (30mA)
GF	ADJUSTABLE GROUND FAULT PROTECTION FOR EQUIPMENT
HL	HANDLE LOCK TO LOCK BREAKER IN CLOSED POSITION
KR	KEY INTERLOCK (# REPRESENTS GROUPED KEYING)
LSI	LONG-TIME, SHORT-TIME, INSTANTANEOUS ADJUSTMENT
LSIG	LONG-TIME, SHORT-TIME, INSTANTANEOUS ADJUSTMENT, AND GROUND FAULT ADJUSTMENT
LSIA	LONG-TIME, SHORT-TIME, INSTANTANEOUS ADJUSTMENT, AND GROUND FAULT ALARM
N	NEW BREAKER IN EXISTING PANEL
NE	NEW BREAKER SERVING EXISTING CIRCUIT
SD	DENOTE SERVICE DISCONNECT
ST	SHUNT TRIP (120V OPERATED UNLESS NOTED OTHERWISE)

EQUIPMENT/DEVICE HOME RUN KEY

1. BRANCH CIRCUIT WIRING SHALL BE #12AWG UNLESS NOTED OTHERWISE ON THE PLAN OR IN THE SCHEDULES.
2. AS A MINIMUM, USE 10 AWG CONDUCTOR FOR 20 AMPERE, 120 VOLT BRANCH CIRCUIT HOME RUNS LONGER THAN 100 FEET AND 277 VOLT BRANCH CIRCUIT HOME RUNS LONGER THAN 200 FEET.
3. REFER TO SPECIFICATION SECTION 260519 FOR ADDITIONAL REQUIREMENTS.



GENERAL PLAN SYMBOLS

MARK	SCHEDULED EQUIPMENT (UNDERLINED)
MARK	NONSCHEDULED EQUIPMENT
(E) MARK	EXISTING EQUIPMENT - (E) PREFIX (HALFTONE)
(R) MARK	EXISTING RELOCATED EQUIPMENT - (R) PREFIX
# / #	SECTION VIEW, TOP REPRESENTS DETAIL NUMBER, BOTTOM REPRESENTS SHEET NUMBER
# / #	ENLARGED VIEW, TOP REPRESENTS VIEW NUMBER, BOTTOM REPRESENTS SHEET NUMBER
	NEW WORK BY THE EC (DARK SOLID LINE)
	NEW UNDERGROUND WORK BY THE EC (DARK DASHED LINE)
	WORK BY OTHERS AND/OR EXISTING (LIGHT SOLID LINE)
	DEMO WORK BY THE EC (DARK DASHED LINE)
	MATCHLINE
X	KEYED NOTE
X	LIGHTING CONTROL CALLOUT SYMBOL (DIAMOND)
1	ELECTRICAL EQUIPMENT SYMBOL (OCTAGON)

GENERAL ELECTRICAL SYMBOLS

J J Y	ELECTRICAL CONNECTION
EPO	EMERGENCY STOP PUSH BUTTON
DPM	DIGITAL POWER METER
PP	AUTOMATIC DOOR PUSH PAD
	PANELBOARD
	UTILITY TRANSFORMER
	SWITCHBOARD
T	TRANSFORMER
	DISCONNECT SWITCH
	UTILITY POWER METER
	COMBINATION STARTER
	ELECTRICAL EQUIPMENT (DASHED LINES INDICATE CODE REQUIRED CLEARANCES)
	GROUND BAR
HH-#	HAND HOLE

POWER SYMBOLS

SYMBOL	DESCRIPTION
	DUPLEX / DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R, EMERGENCY POWER
	DUPLEX / DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R
CD CR	CORD REEL / CORD DROP
	SIMPLEX RECEPTACLE, NEMA 5-20R
	SPECIAL RECEPTACLE
	RECESSED FLOOR BOX OR POKE-THRU
	CEILING MOUNTED RECEPTACLE, NEMA 5-20R
	SURFACE MOUNT MULTI-OUTLET ASSEMBLY
H	HORSE POWER RATED SWITCH

FIRE ALARM SYMBOLS

SYMBOL	DESCRIPTION
FAP	CONTROL PANEL
NEP	NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANEL
FAA	REMOTE ANNUNCIATOR PANEL
PIV	POST INDICATOR VALVE AND TAMPER SWITCH
PS	AIR PRESSURE SWITCH
TS	VALVE TAMPER SWITCH
FS	WATER FLOW SWITCH
SD BR	BEAM SMOKE REFLECTOR
SD B#	LINEAR BEAM SMOKE DETECTOR
SD	LINEAR BEAM SMOKE DETECTOR
DSD	DUCT SMOKE DETECTOR
RI	DUCT SMOKE DETECTOR REMOTE INDICATOR STATION
H	HEAT DETECTOR ADDRESSABLE
J LHD	LINEAR HEAT DETECTION CABLE
F	ADDRESSABLE FIRE ALARM MANUAL PULL STATION
SD	SMOKE DETECTOR
#	AUDIO/VISUAL NOTIFICATION APPLIANCE, CEILING MOUNTED
#	VISUAL NOTIFICATION APPLIANCE, CEILING MOUNTED
	SPEAKER NOTIFICATION APPLIANCE, CEILING MOUNTED
#	SPEAKER/VISUAL NOTIFICATION APPLIANCE, CEILING MOUNTED
A	HORN NOTIFICATION APPLIANCE, WALL MOUNTED
#	AUDIO/VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED
S	SPEAKER NOTIFICATION APPLIANCE, WALL MOUNTED
S #	SPEAKER/VISUAL NOTIFICATION APPLIANCE, WALL SWITCH
	VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED
AM	ADDRESSABLE MONITOR MODULE
AR	ADDRESSABLE RELAY MODULE
	MAGNETIC DOOR HOLDER
HD	HVAC ELEVATOR HOISTWAY DAMPER
SD	HVAC SMOKE DAMPER
ZAM	ZONE ADAPTER MODULES
CO	CO DETECTOR
VCC	VOICE COMMAND CENTER
DCD	DUCT CO DETECTOR
F	BELL
	HIGH FIDELITY SPEAKER - CEILING MOUNT
S	HIGH FIDELITY SPEAKER - WALL MOUNT
ASD	AIR SAMPLING SMOKE DETECTOR
FSD	FIRE SMOKE DAMPER

LIGHTING SYMBOLS

SYMBOL	DESCRIPTION
	CRITICAL FIXTURE (FULL SHADED)
	LIFE SAFETY (HALF SHADED)
	RECESSED MOUNTED (DIAGONAL SLASH)
	SURFACE MOUNTED
	SURFACE OR PENDANT FIXTURE (DOTS)
	POLE MOUNTED SITE FIXTURE
	RECESSED DOWNLIGHT (ARROW INDICATES WALL WASH)
	EMERGENCY LIGHT
	SINGLE / DOUBLE FACED EXIT SIGN
	EMERGENCY REMOTE HEAD (SINGLE/DOUBLE)
	COMBINATION EXIT/EMERGENCY LIGHT
	WALL MOUNTED FIXTURE (STEM OR STEMS)
	CYLINDRICAL FIXTURE (ARROW INDICATES WALL WASH)

LIGHTING CONTROL SYMBOLS

SYMBOL	DESCRIPTION
$	WALL SWITCH
D#	CEILING MOUNT SENSOR, DUAL TECHNOLOGY
I#	CEILING MOUNT SENSOR, INFRARED TECHNOLOGY
U#	CEILING MOUNT SENSOR, ULTRASONIC TECHNOLOGY
PC	PHOTOCELL

GENERAL NOTES

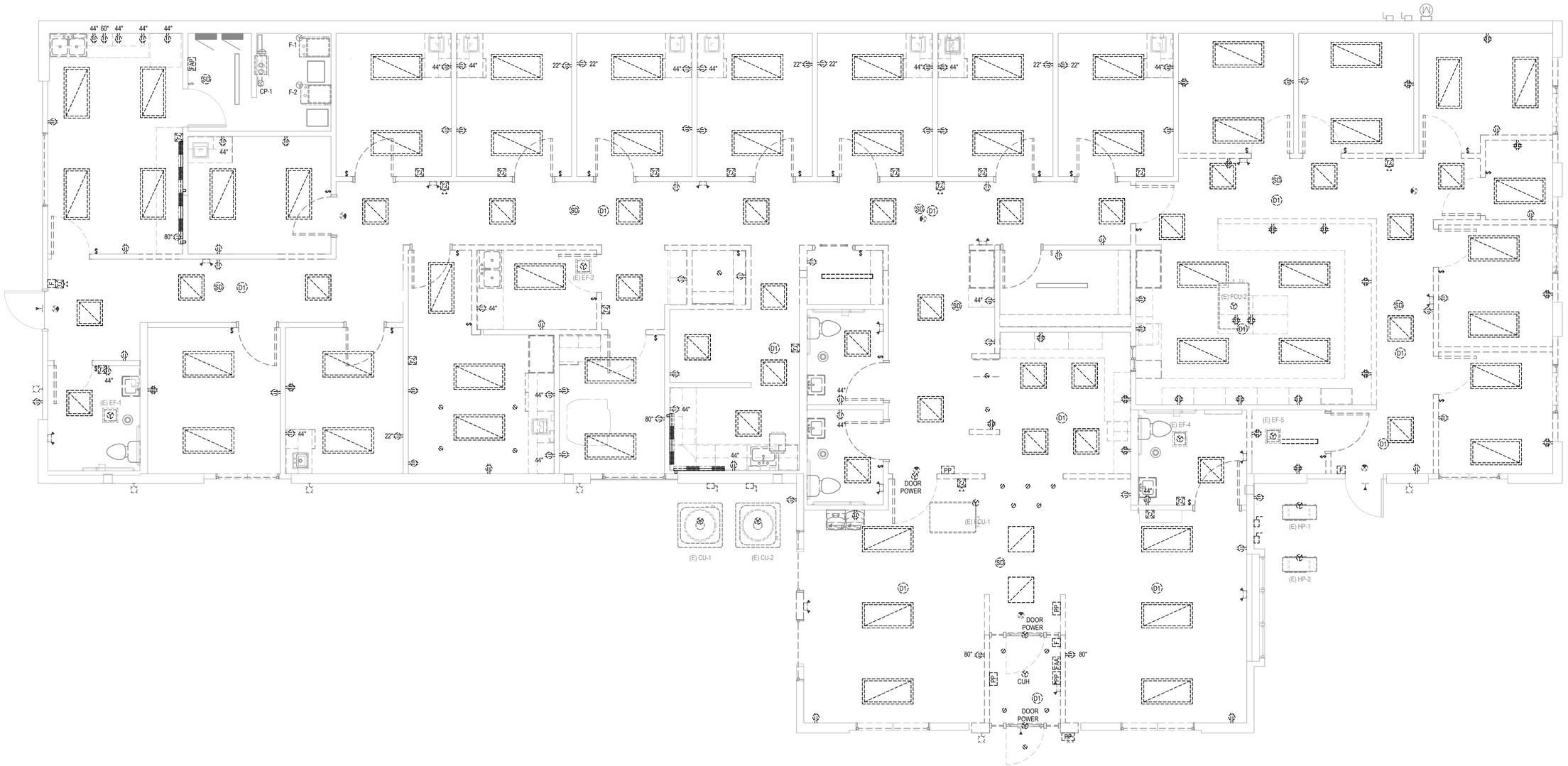
1. ALL INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL BUILDING CODE (IBC), AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). THE AUTHORITY HAVING JURISDICTION (AHJ) SHALL HAVE FINAL APPROVAL OF ALL INSTALLATIONS AND PRACTICES.
2. ALL MATERIALS FURNISHED SHALL BE NEW, FREE OF DEFECTS, AND LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) UNLESS NOTED OTHERWISE.
3. INSTALLATION OF EQUIPMENT SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS APPROVED BY THE AHJ. INSTALL ALL CABLES AND WIRING IN CONDUIT OR RACEWAY UNLESS NOTED OTHERWISE. DO NOT SUPPORT CABLES OR WIRING FROM CEILING DEVICES, PIPING, DUCTWORK, OR CEILING FRAMING. PROVIDE NEW WIRING FOR ALL BRANCH CIRCUITS AND FEEDERS.
4. FEEDERS SHOWN ON DRAWINGS ARE SCHEMATIC ONLY. CONDUIT RUNS SHALL NOT INCLUDE BENDS GREATER THAN 90 DEGREES. CONDUITS ABOVE GRADE SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES AND STRUCTURE.
5. ALL FEEDER AND BRANCH CIRCUITS TO PANELS, MOTORS, LIGHT FIXTURES, RECEPTACLES, AND GENERAL DISTRIBUTION EQUIPMENT SHALL INCLUDE AN EQUIPMENT GROUNDING CONDUCTOR SIZED PER THE NEC. THE CONDUIT SYSTEM SHALL NOT BE USED AS AN EQUIPMENT GROUND.
6. REFER TO MECHANICAL AND PLUMBING EQUIPMENT SCHEDULES FOR EQUIPMENT CONNECTIONS, DISCONNECT REQUIREMENTS, AND CONTROLS. THE ELECTRICAL CONTRACTOR (EC) SHALL PROVIDE AND INSTALL ALL ITEMS INDICATED AS "BY EC" ON THE MECHANICAL AND PLUMBING SCHEDULES.
7. ELECTRICAL SCOPE OF WORK SHALL BE INSTALLED AS DIRECTED BY THE GENERAL CONTRACTOR (GC). PROVIDE TEMPORARY AND PERMANENT CONNECTIONS AS REQUIRED TO MEET PHASING REQUIREMENTS. COORDINATE ALL REQUIRED OUTAGES WITH THE CM AND OWNER AS OUTLINED IN THE SPECIFICATIONS.
8. RELOCATE EXISTING CONDUITS, WIRING, AND BOXES AS REQUIRED FOR INSTALLATION OF MECHANICAL AND PLUMBING EQUIPMENT, PIPING, TEMPORARY AND PERMANENT WALLS, AND OTHER STRUCTURES.
9. ALL WIRING AND FEEDER SIZES SHOWN ARE BASED ON COPPER CONDUCTORS UNLESS NOTED OTHERWISE. USE OF ALUMINUM FEEDER CONDUCTORS SHALL REQUIRE ENGINEER REVIEW OF FAULT CURRENT AND VOLTAGE DROP PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ELECTRICAL SYSTEMS AND ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS TO MAINTAIN NEC-REQUIRED CLEARANCES, INCLUDING WORKING CLEARANCES AT ELECTRICAL DISTRIBUTION EQUIPMENT AND INSTALLATIONS ABOVE ACCESSIBLE CEILINGS.
11. CONDUIT FOR POWER WIRING MAY BE INSTALLED BELOW FLOOR SLABS UNLESS NOTED OTHERWISE. RACEWAYS FOR LOW-VOLTAGE CABLING (CONTROLS, TELECOMMUNICATIONS, ETC.) SHALL NOT BE INSTALLED BELOW OR WITHIN FLOOR SLABS UNLESS SPECIFICALLY NOTED. WHERE LOW-VOLTAGE CABLING IS ROUTED BELOW OR WITHIN SLABS, CONTRACTOR SHALL VERIFY CABLING IS LISTED FOR SUCH USE.
12. ALL ELECTRICAL CONDUCTORS SHALL BE STRANDED COPPER WITH TYPE THHN/THWN INSULATION UNLESS NOTED OTHERWISE. MINIMUM WIRE SIZE SHALL BE #12 AWG FOR GENERAL WIRING AND #10 AWG FOR HOMERUNS. REFER TO SPECIFICATIONS OR SHEET-SPECIFIC NOTES FOR ADDITIONAL INFORMATION.
13. ALL NEW CIRCUITS REQUIRING NEUTRAL CONDUCTORS SHALL HAVE DEDICATED NEUTRALS. SHARED NEUTRALS ARE NOT PERMITTED.
14. A GREEN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED TO ALL LOADS. THE CONDUCTOR SHALL BE SIZED PER THE NEC. ALL GROUNDING CONDUCTORS SHALL BE INSTALLED IN CONDUIT.
15. ALL BUILDING WIRING SHALL BE INSTALLED IN CONDUIT TO ACHIEVE CIRCUITING AS SHOWN. MINIMUM BRANCH CONDUIT SIZE SHALL BE 3/4" UNLESS NOTED OTHERWISE. SIZE CONDUCTORS PER NEC AMPACITY AND CONDUIT FILL REQUIREMENTS.
16. ALL HOME RUN CONDUITS FROM ELECTRICAL PANELBOARDS TO THE FIRST JUNCTION BOX SHALL BE A MINIMUM OF 1" CONDUIT AND SHALL TERMINATE IN A 4-11/16" SQUARE BY 2-1/8" DEEP (MINIMUM) JUNCTION BOX. JUNCTION BOX COVERS SHALL BE PAINTED AND CLEARLY MARKED WITH CIRCUIT NUMBERS. EACH HOME RUN RACEWAY SHALL HAVE SPARE CAPACITY FOR ONE (1) ADDITIONAL CIRCUIT AND ITS DEDICATED NEUTRAL, BASED ON NEC CHAPTER 9, TABLE 1 AND ANNEX C.
17. MC CABLING SHALL NOT BE USED UNLESS SPECIFICALLY NOTED OTHERWISE.
18. ALL CONDUITS SHALL BE CONCEALED IN WALLS, ABOVE CEILINGS, ETC., WHERE POSSIBLE.
19. ALL CONDUIT ROUTED EXPOSED IN FINISHED SPACES SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND CEILINGS. EXPOSED CONDUIT ROUTING SHALL BE REVIEWED WITH THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
20. PRE-MANUFACTURED SURFACE RACEWAY (E.G., WIREMOLD OR EQUAL) SHALL HAVE USABLE AREA EQUIVALENT TO THE SUBSTITUTED CONDUIT. EXPOSED SURFACE RACEWAY SHALL NOT BE INSTALLED WITHOUT PRIOR APPROVAL FROM THE ARCHITECT AND ENGINEER. ALL SURFACE RACEWAYS SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND CEILINGS AND SHALL BE FACTORY OR FIELD PAINTED TO MATCH THE MOUNTING SURFACE.
21. COORDINATE THE EXACT LOCATION OF ALL DEVICES ABOVE OR BELOW COUNTERTOPS OR SIMILAR INSTALLATIONS WITH OTHER TRADES, ARCHITECTURAL ELEVATIONS, AND APPROVED SUBMITTALS PRIOR TO ROUGH-IN. ARCHITECTURAL ELEVATIONS AND DETAILS TAKE PRECEDENCE OVER ELECTRICAL DRAWINGS.
22. ALL CUTTING AND PATCHING REQUIRED FOR CONDUITS, DEVICES, OR OTHER ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
23. ALL PENETRATIONS THROUGH FIRE-RATED WALLS, FLOORS, AND CEILINGS SHALL BE SEALED WITH AN NRTL-APPROVED FIRESTOP SYSTEM EQUAL TO OR EXCEEDING THE RATING OF THE PENETRATED ASSEMBLY.
24. COORDINATE LOCATIONS OF ALL ELECTRICAL ITEMS INCLUDING, BUT NOT LIMITED TO, LIGHTING FIXTURES, CEILING-MOUNTED DEVICES (OCCUPANCY SENSORS, FIRE ALARM DEVICES, SPEAKERS, ETC.), SPRINKLER HEADS, AND HVAC DIFFUSERS/RETURNS. CENTER DEVICES IN CEILING TILES WHERE POSSIBLE.
25. ALL CEILING DEVICES REQUIRING WIRE TERMINATIONS SHALL BE INSTALLED WITH MANUFACTURER-RECOMMENDED BACK BOXES AND SUPPORTS AS REQUIRED BY THE NEC OR MANUFACTURER.
26. COORDINATE ALL MOUNTING OF ELECTRICAL MATERIALS, EQUIPMENT, AND DEVICES REQUIRED FOR EQUIPMENT SUPPLIED BY OTHERS. ELECTRICAL INSTALLATIONS SHALL NOT INTERFERE WITH OPERATION OR ACCESS. ALL SUCH INSTALLATIONS SHALL BE REVIEWED AND APPROVED BY THE SUPPLYING CONTRACTOR PRIOR TO ROUGH-IN.
27. BOXES LOCATED ON OPPOSITE SIDES OF FIRE-RATED WALLS SHALL BE OFFSET A MINIMUM OF 24" OR SHALL BE PROTECTED WITH A FIRE-RATED MATERIAL EQUAL TO OR GREATER THAN THE WALL RATING.
28. BOXES LOCATED ON OPPOSITE SIDES OF NON-FIRE-RATED WALLS SHALL BE OFFSET A MINIMUM OF 6".
29. REMOVE AND REINSTALL CEILING TILES AS NECESSARY TO PERFORM REQUIRED ELECTRICAL WORK. REPLACE ALL DAMAGED CEILING TILES WITH NEW TILES OF THE SAME MANUFACTURER AND MODEL.
30. EXISTING CIRCUITS SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS. NEW CIRCUITS ARE SHOWN FOR DESIGN INTENT USING EXISTING CIRCUITS WHERE POSSIBLE. CONTRACTOR MAY ADJUST CIRCUITS BASED ON FIELD CONDITIONS. ALL CHANGES SHALL BE DOCUMENTED ON AS-BUILT DRAWINGS AND SUBMITTED TO THE ENGINEER.
31. PROVIDE FIELD TYPED PANELBOARD DIRECTORIES TO REFLECT AS-CONSTRUCTED CONDITIONS. FIELD VERIFY DURING CONSTRUCTION AND REFLECT EXISTING CONDITIONS.
32. ALL REQUESTS FOR CHANGE PROPOSALS SHALL INCLUDE DETAILED BREAKDOWNS OF MATERIALS, LABOR, AND SUBCONTRACTOR COSTS. SUPPLIER QUOTES SHALL BE PROVIDED ON SUPPLIER LETTERHEAD. LABOR UNITS FOR NEW MATERIAL INSTALLATIONS SHALL NOT EXCEED 75% OF NECA 1 "NORMAL CONDITION" RATES WITHOUT SPECIFIC APPROVAL.

DEMOLITION NOTES

1. REFER TO SPECIFICATION SECTION 260502 FOR ADDITIONAL DEMOLITION REQUIREMENTS.
2. DRAWINGS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED FOR THIS PROJECT. THEY ARE NOT INTENDED TO SHOW THE LOCATION OF ALL DEVICES, JUNCTION BOXES, CONDUITS, OR OTHER COMPONENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY ALL EXISTING CONDITIONS.
3. INSPECT AND TEST EXISTING ELECTRICAL DEVICES AND EQUIPMENT INTENDED FOR REMOVAL AND REINSTALLATION FOR GOOD CONDITION AND PROPER OPERATION PRIOR TO DEMOLITION. RECORD AND PHOTOGRAPH ALL DEFICIENCIES BEFORE DISCONNECTION OR REMOVAL. ITEMS FOUND DAMAGED OR INOPERATIVE AFTER REMOVAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. NO DEMOLITION SHALL OCCUR UNTIL COORDINATION WITH OTHER TRADES HAS BEEN COMPLETED FOR ALL AFFECTED DEVICES, EQUIPMENT, WIRING, PIPING, DUCTWORK, AND OTHER COMPONENTS. DAMAGE TO ITEMS INTENDED TO REMAIN OR BE REINSTALLED SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING CONDUIT IN GOOD CONDITION MAY BE REUSED IN PLACE. RELOCATING EXISTING CONDUIT IS NOT PERMITTED. INSTALL EQUIPMENT GROUNDING CONDUCTORS IN ALL REUSED CONDUITS TO ENSURE A PROPER GROUND PATH.
6. INVESTIGATION OF EXISTING POWER AND LIGHTING SYSTEMS IS REQUIRED AS PART OF THE BIDDING PROCESS TO DETERMINE THE FULL EXTENT OF DEMOLITION. THE ELECTRICAL CONTRACTOR (EC) SHALL REMOVE PORTIONS OF EXISTING SYSTEMS NOT EXPLICITLY SHOWN BUT REQUIRED FOR THIS PHASE OF WORK. COORDINATE WITH THE GC, OWNER, AND ENGINEER TO DETERMINE WHICH SYSTEMS MUST REMAIN ACTIVE AND WHICH SHALL BE REMOVED.
7. COORDINATE WORK WITH THE GC AND OWNER TO FACILITATE DEMOLITION AND NEW CONSTRUCTION.
8. THE EC SHALL FIELD-VERIFY THE ACTUAL LOCATION AND SIZE OF ALL EXISTING CONDUIT, WIRING, AND EQUIPMENT.
9. REMOVE POWER, LIGHTING, CONTROL, COMMUNICATIONS, AND FIRE ALARM DEVICES SHOWN UNLESS NOTED OTHERWISE. REMOVE ALL ASSOCIATED AND UNUSED CONDUIT, RACEWAYS, WIRING, AND JUNCTION BOXES COMPLETELY BACK TO THE SOURCE (PANELBOARD, JUNCTION BOX, ETC). REMOVE ALL EQUIPMENT AND CONDUIT HANGERS, SUPPORTS, AND ACCESSORIES NOT BEING REUSED.
10. PROVIDE TEMPORARY BACK-FEEDING OR RE-CIRCUITING AS REQUIRED TO MAINTAIN OPERATION OF EXISTING-TO-REMAIN ITEMS AFFECTED BY DEMOLITION. COORDINATE ALL OUTAGES WITH THE OWNER A MINIMUM OF FOUR (4) WORKING DAYS IN ADVANCE OR AS REQUIRED BY THE SPECIFICATIONS.
11. ALL SALVAGED MATERIAL SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DELIVERED TO A LOCATION DESIGNATED BY THE OWNER. IF THE OWNER DECLINES TO RETAIN SALVAGED MATERIAL, IT BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OR RECYCLED ACCORDING TO APPLICABLE REQUIREMENTS.
12. RELOCATE EXISTING CONDUITS ABOVE CEILINGS OR IN WALLS AS REQUIRED TO ACCOMMODATE ANY MODIFICATIONS (WALL RELOCATION, HVAC OR PLUMBING MODIFICATIONS, ETC) ASSOCIATED WITH THE PROJECT. EXTEND FEEDERS OR BRANCH WIRING AS REQUIRED.
13. PROVIDE CUTTING, PATCHING, AND RESTORATION OF FINISHES AS REQUIRED FOR COMPLETION OF WORK. PATCH AND REPAIR ALL FLOOR, WALL, AND CEILING OPENINGS RESULTING FROM DEMOLITION THAT WILL NOT BE REUSED. RESTORE SURFACES TO MATCH EXISTING CONDITIONS. COORDINATE WITH FINISH CONTRACTORS.
14. PATCH EXISTING OPENINGS IN WALLS TO REMAIN WITH DRYWALL, TAPED AND PAINTED TO MATCH EXISTING CONDITIONS. BLANK COVER PLATES OVER UNUSED OPENINGS ARE NOT PERMITTED UNLESS NOTED OTHERWISE. ABANDONED CONDUITS EXTENDING FROM WALLS ABOVE CEILINGS SHALL BE CUT FLUSH WITH THE STUD AND PLUGGED.
15. PROTECT ALL WALLS, CEILINGS, FLOORS, LIGHTING, AND OTHER FINISHED SURFACES NOT SCHEDULED FOR DEMOLITION. DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
16. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND AHJ. PROVIDE TEMPORARY SERVICES DURING UTILITY INTERRUPTIONS AS ACCEPTABLE TO THE OWNER AND AHJ.
17. SEAL ALL UNUSED OPENINGS RESULTING FROM REMOVAL OF ELECTRICAL EQUIPMENT TO MATCH EXISTING CONSTRUCTION. UNUSED OPENINGS IN FIRE-RATED WALLS SHALL BE SEALED WITH AN NRTL-LISTED FIRESTOP SYSTEM MATCHING THE EXISTING FIRE RATING.
18. REMOVE AND REINSTALL CEILING TILES AS REQUIRED TO PERFORM ELECTRICAL WORK OUTSIDE THE CONTRACT LIMITS OF CONSTRUCTION. REPLACE ALL DAMAGED TILES WITH NEW TILES OF THE SAME MANUFACTURER AND MODEL. RECORD EXISTING DAMAGE PRIOR TO REMOVAL.
19. BALLASTS MANUFACTURED PRIOR TO 1980 MAY CONTAIN PCBS AND SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL OR STATE EPA REQUIREMENTS AND PROJECT SPECIFICATIONS.
20. FLUORESCENT LAMPS CONTAIN MERCURY AND SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL OR STATE EPA REQUIRE

GENERAL NOTES:

1. E.C. TO REUSE EXISTING CIRCUITS WHERE POSSIBLE. SEE NEW WORK FOR MORE INFORMATION.



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2 ELECTRICAL DEMOLITION PLAN

1/4" = 1'-0"

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Rev. #	Issue / Revision	Date
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Sheet Title
ELECTRICAL DEMOLITION PLANS

Sheet No.
ED101

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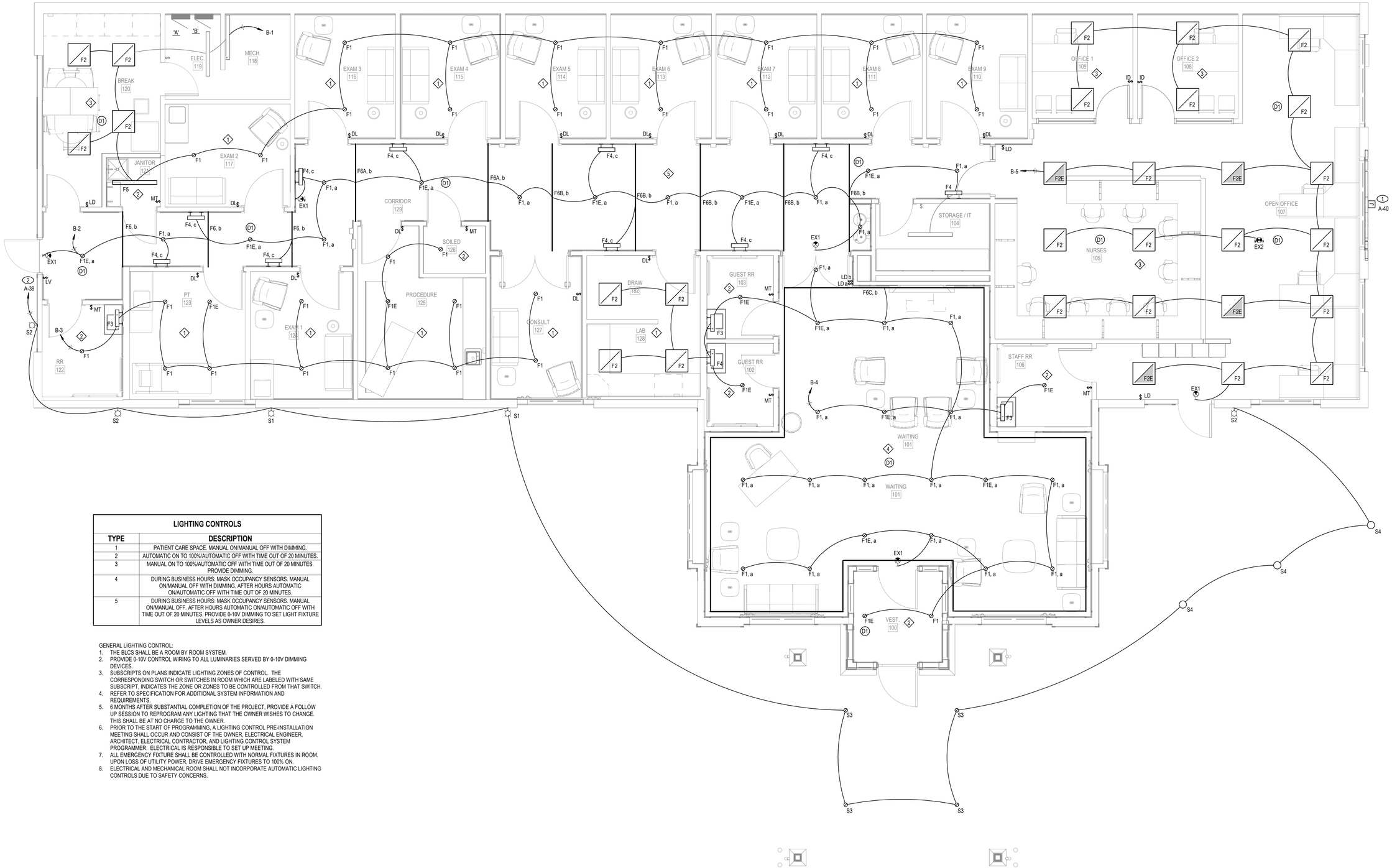
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GENERAL NOTES:

1. REUSE EXISTING LIGHTING CIRCUITS WHERE POSSIBLE.

KEYED NOTES:

1. CIRCUIT TO THE SAME CIRCUIT AS EXISTING MONUMENT SIGN.
2. CIRCUIT TO THE EXISTING CONTROLLED EXTERIOR LIGHTING CIRCUIT.



LIGHTING CONTROLS	
TYPE	**DESCRIPTION**
1	PATIENT CARE SPACE. MANUAL ON/MANUAL OFF WITH DIMMING.
2	AUTOMATIC ON TO 100%/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES.
3	MANUAL ON TO 100%/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES. PROVIDE DIMMING.
4	DURING BUSINESS HOURS: MASK OCCUPANCY SENSORS. MANUAL ON/MANUAL OFF WITH DIMMING. AFTER HOURS AUTOMATIC ON/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES.
5	DURING BUSINESS HOURS: MASK OCCUPANCY SENSORS. MANUAL ON/MANUAL OFF. AFTER HOURS AUTOMATIC ON/AUTOMATIC OFF WITH TIME OUT OF 20 MINUTES. PROVIDE 0-10V DIMMING TO SET LIGHT FIXTURE LEVELS AS OWNER DESIRES.

GENERAL LIGHTING CONTROL:

1. THE BLCS SHALL BE A ROOM BY ROOM SYSTEM.
2. PROVIDE 0-10V CONTROL WIRING TO ALL LUMINARIES SERVED BY 0-10V DIMMING DEVICES.
3. SUBSCRIPTS ON PLANS INDICATE LIGHTING ZONES OF CONTROL. THE CORRESPONDING SWITCH OR SWITCHES IN ROOM WHICH ARE LABELED WITH SAME SUBSCRIPT, INDICATES THE ZONE OR ZONES TO BE CONTROLLED FROM THAT SWITCH.
4. REFER TO SPECIFICATION FOR ADDITIONAL SYSTEM INFORMATION AND REQUIREMENTS.
5. 6 MONTHS AFTER SUBSTANTIAL COMPLETION OF THE PROJECT, PROVIDE A FOLLOW UP SESSION TO REPROGRAM ANY LIGHTING THAT THE OWNER WISHES TO CHANGE. THIS SHALL BE AT NO CHARGE TO THE OWNER.
6. PRIOR TO THE START OF PROGRAMMING, A LIGHTING CONTROL PRE-INSTALLATION MEETING SHALL OCCUR AND CONSIST OF THE OWNER, ELECTRICAL ENGINEER, ARCHITECT, ELECTRICAL CONTRACTOR, AND LIGHTING CONTROL SYSTEM PROGRAMMER. ELECTRICAL IS RESPONSIBLE TO SET UP MEETING.
7. ALL EMERGENCY FIXTURE SHALL BE CONTROLLED WITH NORMAL FIXTURES IN ROOM. UPON LOSS OF UTILITY POWER, DRIVE EMERGENCY FIXTURES TO 100% ON.
8. ELECTRICAL AND MECHANICAL ROOM SHALL NOT INCORPORATE AUTOMATIC LIGHTING CONTROLS DUE TO SAFETY CONCERNS.

N

1 ELECTRICAL LIGHTING PLANS

1/4" = 1'-0"

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Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title

ELECTRICAL LIGHTING PLANS

Sheet No.

EL101

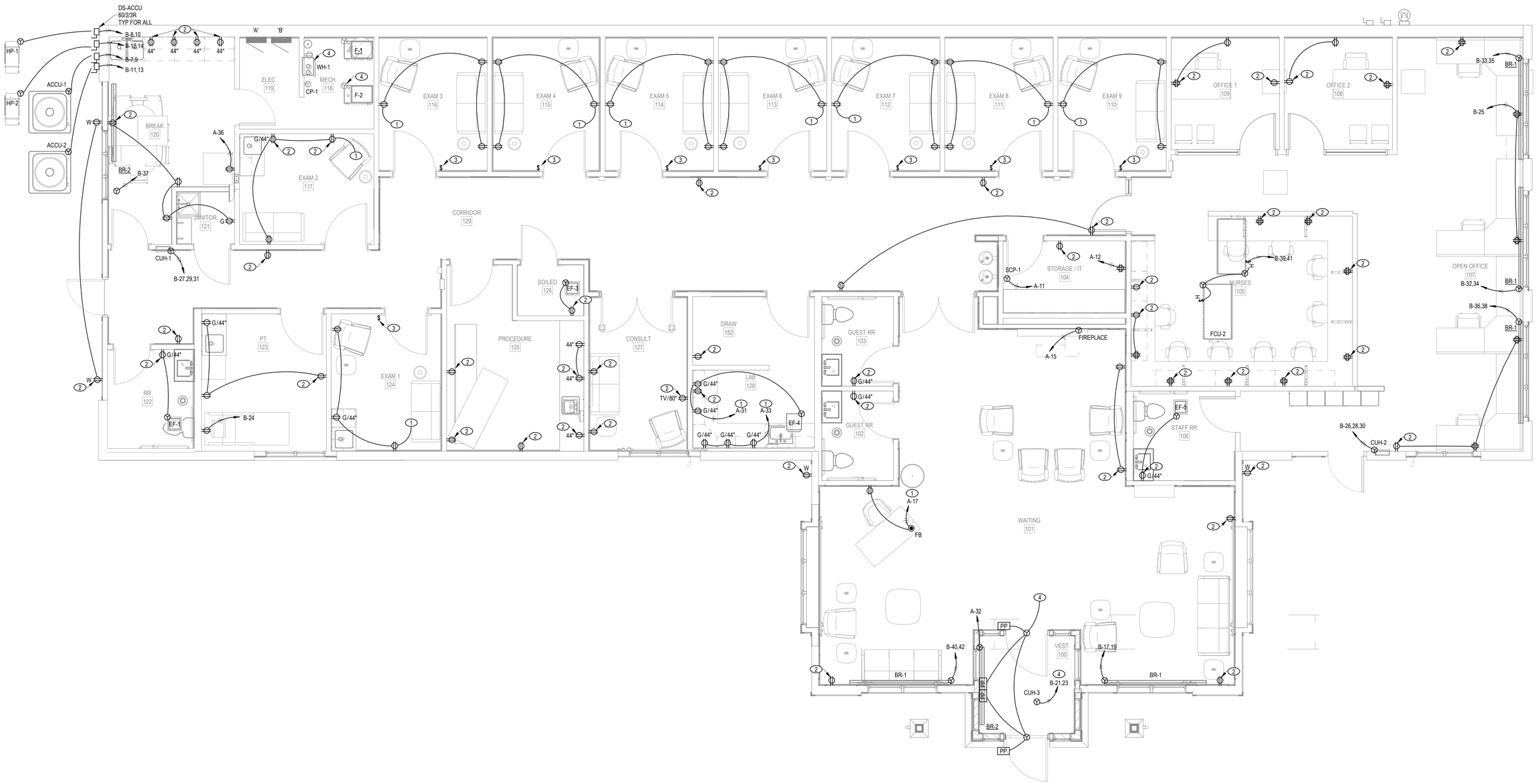
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KEYED NOTES:

1. REUSE EXISTING RECEPTACLE CIRCUIT WITHIN THE ROOM
2. REPLACE EXISTING RECEPTACLE IN PLACE. REUSE EXISTING CIRCUIT.
3. BOTTOM PART OF RECEPTACLES INSTALLED AT 18" AFF WITHIN THE ROOM SHALL BE CONTROLLED BY A WALL MOUNTED SWITCH. INSTALL SWITCH IN A MULTI GANG BOX ALONG WITH LIGHTING CONTROLS.
4. REUSE EXISTING EQUIPMENT CIRCUIT. EXTEND FEEDER AS NEEDED.



N

2 ELECTRICAL POWER PLAN

1/4" = 1'-0"

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ELECTRICAL POWER PLANS

Sheet No.

EP101

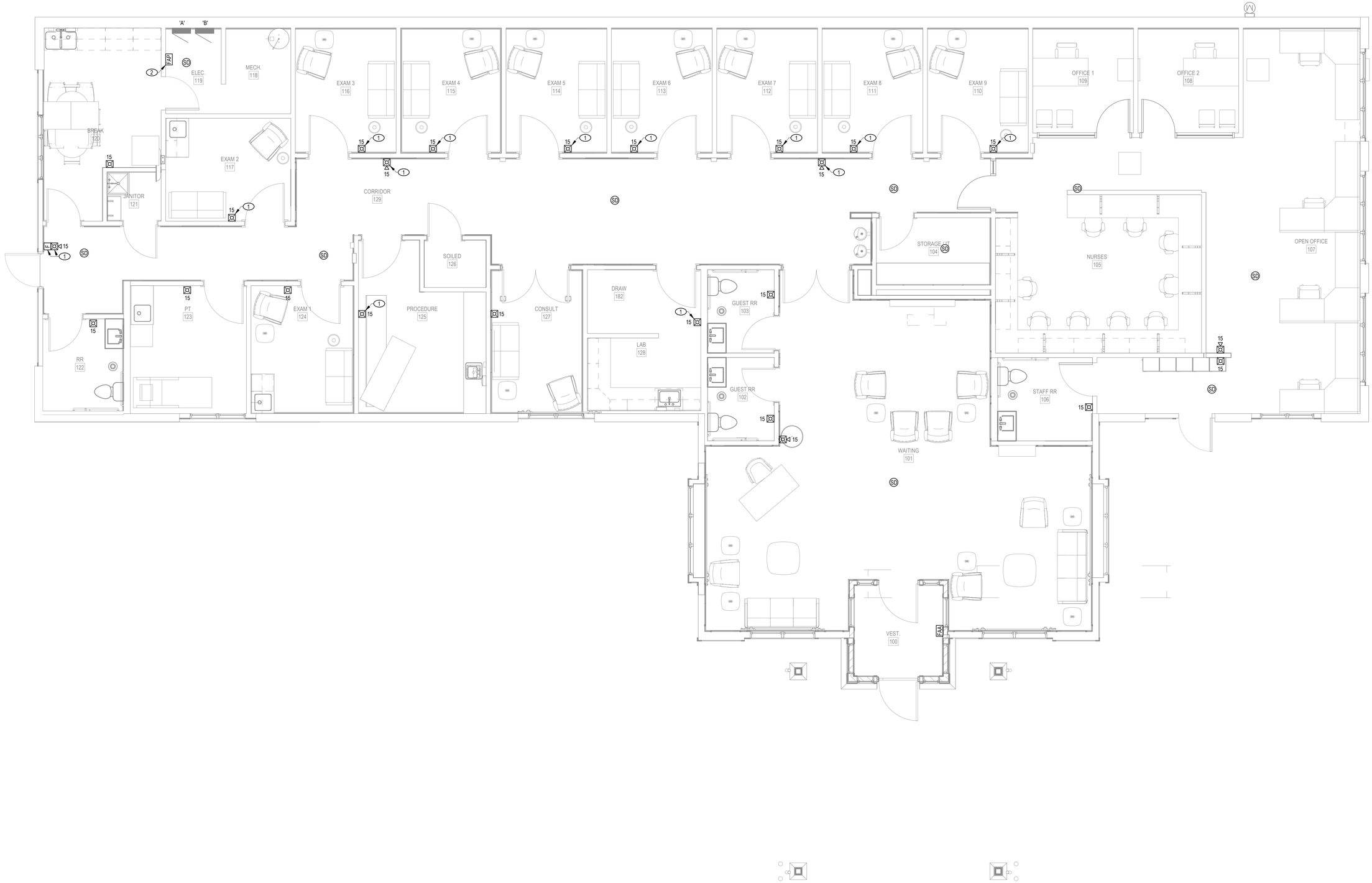
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KEYED NOTES:

1. REUSE EXISTING DEVICE LOCATION.
2. REUSE EXISTING FIRE ALARM PANEL CIRCUIT.



N

1 ELECTRICAL SYSTEM PLANS

1/4" = 1'-0"

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ELECTRICAL SYSTEM PLANS

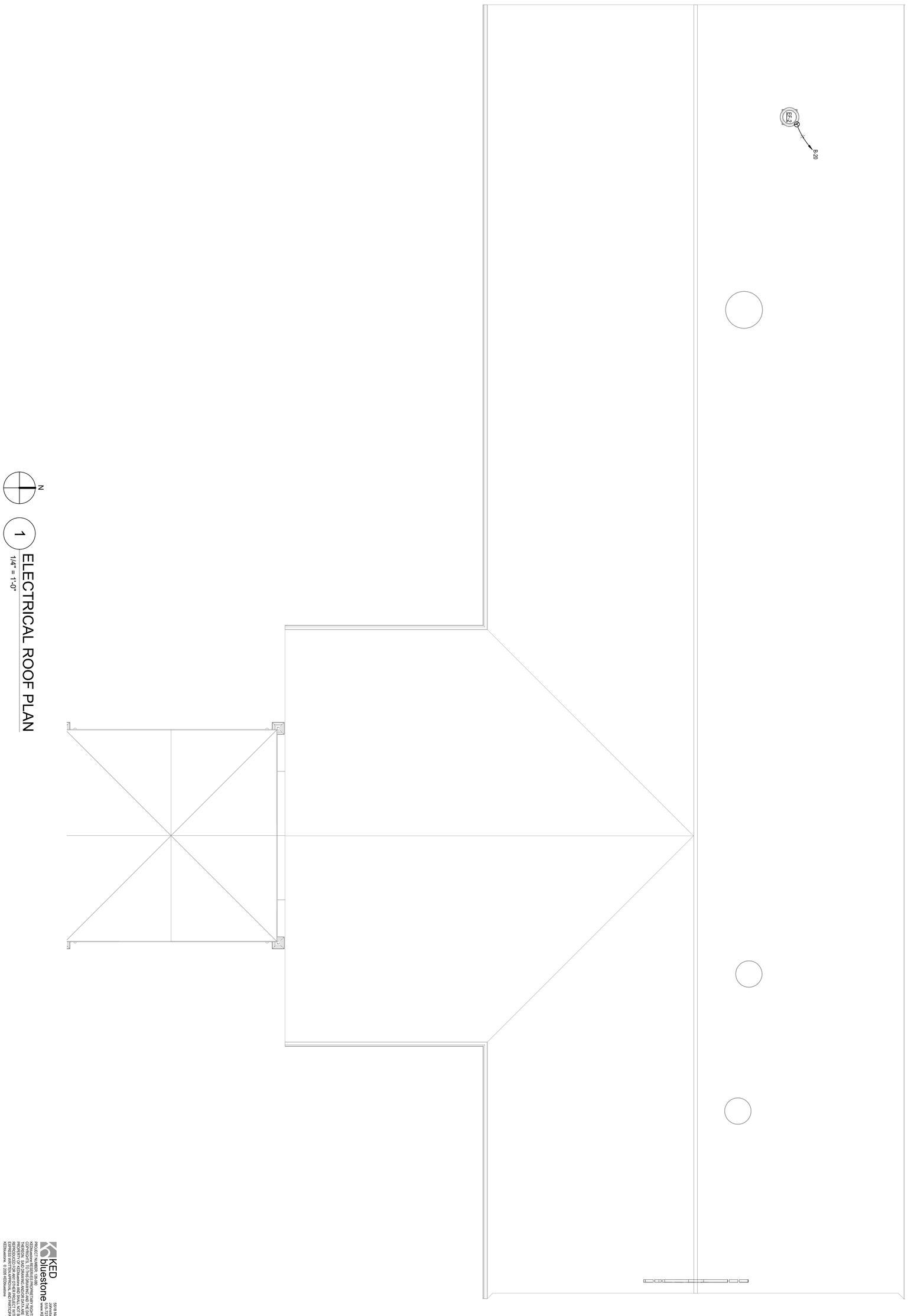
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1

1/4" = 1'-0"

ELECTRICAL ROOF PLAN

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Sheet No. **E101**

Sheet Title **ELECTRICAL ROOF PLAN**

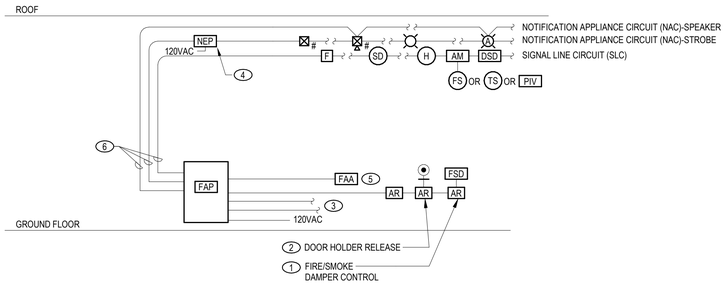
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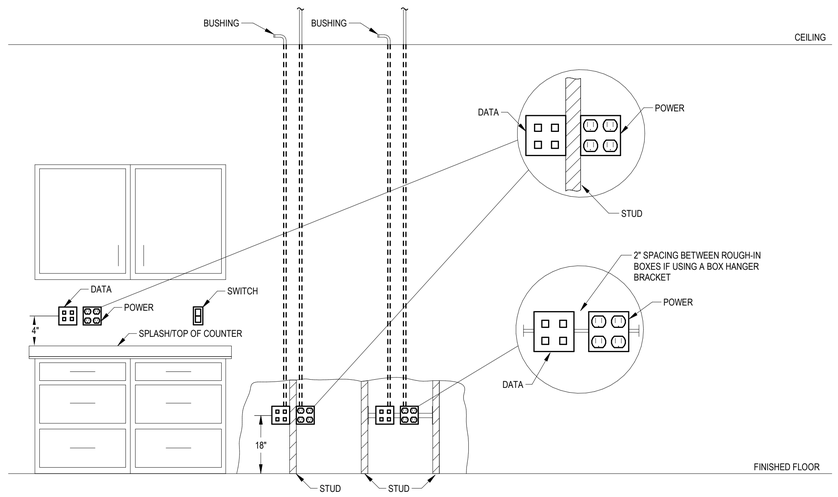
4 ADDRESSABLE FIRE ALARM SYSTEM RISER
N.T.S.

NOTES:

1. THE FIRE ALARM RISER DIAGRAM IS MEANT TO CONVEY THE GENERAL SCOPE OF WORK AND SHOULD NOT BE USED AS A DETAILED WIRING SCHEMATIC. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES OF DEVICES AND CONTROL/MONITORING INTERFACES WITH OTHER BUILDING SYSTEMS (I.E. FIRE/SMOKE DAMPERS, AHU SHUT-DOWN, ELEVATOR CONTROLS, ETC.).
2. THE COMPLETE FIRE ALARM SYSTEM SHALL MEET ALL APPLICABLE CODES AS WELL AS THE FIRE ALARM SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL 120VAC CIRCUITS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM. THIS INCLUDES THE MAIN FIRE ALARM PANEL AS WELL AS ANY NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANELS. ALL 120VAC CIRCUIT BREAKERS SERVING FIRE ALARM EQUIPMENT SHALL BE PROVIDED WITH HANDLE LOCKS.
4. ALL FIRE ALARM WIRING SHALL BE INSTALLED EITHER IN EXISTING RACEWAY (WHERE AVAILABLE) OR FLOWN ABOVE THE FINISHED CEILING. ALL FLOWN CABLES SHALL BE PLENUM RATED AND SHALL BE SUPPORTED INDEPENDENT OF THE CEILING SYSTEM USING J-HOOKS AND OTHER APPROPRIATE SUPPORTS. COORDINATE CABLE TYPE REQUIREMENTS WITH THE FIRE ALARM SYSTEM MANUFACTURER.
5. MAINTAIN 3'-0" SEPARATION BETWEEN SMOKE DETECTORS AND HVAC DIFFUSERS.
6. ALL DEVICES SHALL BE FLUSH MOUNTED WHERE WALL AND CEILING CONSTRUCTION ALLOWS. IF FLUSH MOUNTING OF DEVICES IS NOT POSSIBLE, SURFACE MOUNT USING SURFACE BOXES AND WIREMOLD 700 SERIES METALLIC RACEWAY (OR EQUAL), PAINTED TO MATCH EXISTING FINISHES.

KEYED NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL CONNECT TO EXISTING FIRE/SMOKE DAMPER CIRCUITS. EC SHALL FIELD VERIFY QUANTITY AND LOCATION OF NEW ADDRESSABLE RELAYS REQUIRED FOR FIRE/SMOKE DAMPER CONTROL.
2. THE ELECTRICAL CONTRACTOR SHALL CONNECT TO EXISTING DOOR RELEASE CIRCUITS. EC SHALL FIELD VERIFY QUANTITY AND LOCATION OF NEW ADDRESSABLE RELAYS REQUIRED FOR DOOR RELEASE CONTROL.
3. FIRE ALARM PANEL REQUIRES (2) TYPES OF TECHNOLOGY: (1) POTS LINE OR (1) CELLULAR.
4. PROVIDE NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANELS AS REQUIRED. IT IS THE FIRE ALARM SYSTEM MANUFACTURER'S RESPONSIBILITY TO DETERMINE QUANTITY OF PANELS NEEDED TO MEET THE SPECIFICATIONS. PANELS TO BE INSTALLED IN LOCATIONS APPROVED BY THE OWNER. ACCEPTABLE LOCATIONS INCLUDE: ELECTRICAL ROOMS, JANITOR'S CLOSETS, MECHANICAL ROOMS.
5. REFER TO #/E# FOR LOCATION OF GROUND LEVEL ANNUNCIATOR PANEL.
6. REFER TO SPECIFICATIONS FOR SIGNAL AND NOTIFICATION LOOP REQUIREMENTS.



2 SCHEMATIC ELECTRICAL MOUNTING DETAIL
N.T.S.

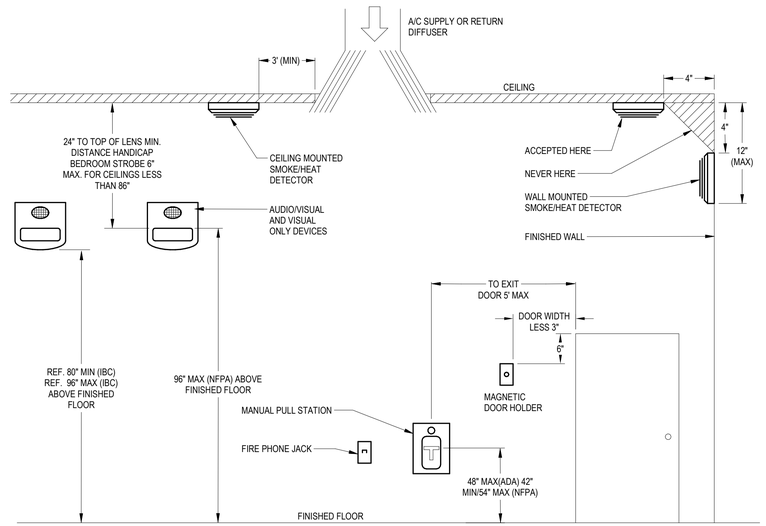
NOTES:

1. SOME DEVICES SHOWN MAY NOT BE USED. DETAIL IS NOT TO SCALE.
2. MOUNTNG HEIGHTS ARE AS SHOWN IN THIS DETAIL UNLESS NOTED OTHERWISE ON THE FLOORPLAN.
3. TYPICAL FOR POWER AND DATA IN THE SAME GENERAL LOCATION. POWER AND DATA ROUGH-IN TO BE MOUNTED ADJACENT TO EACH OTHER ON EITHER SIDE OF A STUD OR BETWEEN STUDS IF USING A BRACKET HANGER. IF USING A BRACKET HANGER, POWER AND DATA BOXES TO BE INSTALLED WITH A 2" SPACE BETWEEN THEM.
4. ALL DEVICES TO BE INSTALLED IN ACCORDANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN. REFER TO AHJ ADOPTED *NEC - INFORMATIVE ANNEX J* OR AHJ ADOPTED PUBLISHING OF *ADA STANDARDS FOR ACCESSIBLE DESIGN* FOR ADDITIONAL INFORMATION.

5 BOLLARD BASE
N.T.S.

		SYSTEM OUTPUTS																						
		FACP ANNUNCIATION							NOTIFICATION				REQUIRED FIRE SAFETY CONTROL											
	SYSTEM INPUTS	A ACTUATE COMMON ALARM SIGNAL INDICATOR	B ACTUATE AUDIBLE ALARM SIGNAL	C ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	D ACTUATE AUDIBLE SUPORVISORY SIGNAL	E ACTUATE COMMON TROUBLE SIGNAL INDICATOR	F ACTUATE AUDIBLE TROUBLE SIGNAL	G ACTUATE ZONE OR DEVICE ADDRESS ALARM INDICATOR	H ACTUATE VISIBLE & AUDIBLE ALARM ANNUNCIATION	I TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION	J TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION	K TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION	L RELEASE MAGNETICALLY HELD DOORS	M ACTUATE WON DOOR CLOSURE	N RECALL ELEVATOR TO RECALL FLOOR	O RECALL ELEVATOR TO ALTERNATE RECALL FLOOR	P ACTUATE WARNING TO ELEVATOR CABS	Q DELAYED REMOVAL OF POWER FROM ELEVATOR	R CLOSE SMOKE DAMPERS ASSOCIATED WITH THE DETECTOR(S) IN ALARM	S UNLOCK EXITS AND CONTROL DOORS	T SHUT DOWN RESPECTIVE AIR HANDLING EQUIPMENT
1	FIRE ALARM SYSTEM AC POWER FAILURE					X	X					X											
2	FIRE ALARM SYSTEM LOW BATTERY					X	X					X											
3	OPEN CIRCUIT					X	X					X											
4	GROUND FAULT					X	X					X											
5	NOTIFICATION APPLIANCE CIRCUIT SHORT					X	X					X											
6	BUILDING MANUAL PULL STATIONS	X	X					X	X	X			X									X	
7	CORRIDOR SMOKE DETECTORS	X	X					X	X	X			X								X	X	
8	AREA SMOKE DETECTORS	X	X					X	X	X			X									X	
9	HVAC AIR DUCT SMOKE DETECTORS			X	X			X			X										X		X
10	AREA HEAT DETECTORS	X	X					X	X	X			X									X	
11	SPRINKLER TAMPER SWITCH			X	X			X			X												
12	SPRINKLER WATER FLOW SWITCH	X	X					X	X	X			X									X	
13	SPRINKLER AIR PRESSURE SWITCH			X	X			X			X												

3 FIRE ALARM MATRIX
N.T.S.



1 FIRE ALARM DEVICE MOUNTING HEIGHT
N.T.S.

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Sheet Title
ELECTRICAL DETAILS

Sheet No.
E500

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BRANCH PANELBOARD: A

LOCATION: ELEC. 119 | **VOLTAGE:** 208/120 Wye | **MAIN DEVICE:** MLO
MOUNTING: SURFACE | **PHASE:** 3 | **BUS RATING:** 225
ENCLOSURE: NEMA 1 | **WIRE:** 4 | **NEUTRAL RATING:** 100%
FED FROM: | **LUGS:** | **A.I.C. RATING:** EXISTING

CKT #	CKT BKR A / P		NOTES	CIRCUIT DESCRIPTION	KVA LOAD 'PHASE A'		KVA LOAD 'PHASE B'		CIRCUIT DESCRIPTION	NOTES	CKT BKR P / A		CKT #
1	20 A	1	E	ROOM 120, 121 RECEPTS	0.5	0.5			ROOM 118, 119 RECEPTS	E	1	20 A	2
3	20 A	1	E	ROOM 116, 117 RECEPTS			0.5	0.5	ROOM 114, 115 RECEPTS	E	1	20 A	4
5	20 A	1	E	ROOM 111, 112, 113 RECEPTS	0	0			ROOM 108, 109, 110 RECEPTS	E	1	20 A	6
7	50 A	2	EN	ACCU-1			2.4	1.8	HP-1	EN	2	40 A	8
9					2.4	1.8							10
11	40 A	2	EN	ACCU-2			0	0	HP-2	N	2	40 A	12
13					1.8	1.8							14
15	20 A	1	E	FURNACE 2			0	0	WATER HEATER	E	1	20 A	16
17	20 A	2	N	BR-1 WAITING	1.2	0			EXTERIOR RECEPTACLES	E	1	20 A	18
19							0	0	EF-2 ROOF FAN	EN	1	20 A	20
21	30 A	2	EN	CUH-3	0	0			DAMPERS	E	1	20 A	22
23							2.5	0	PT 123 TREADMILL	N	1	20 A	24
25	20 A	1	N	OPEN OFFICE 107 RCPT	0.7	1.3			CUH-2	N	3	20 A	26
27	20 A	3	N	CUH-1			1.3	1.3					28
29					1.3	1.3							30
31	20 A	2	N	BR-1 OPEN OFFICE 107			1.3	1.2	BR-1 OPEN OFFICE 107	N	2	20 A	32
33					0	1.2							34
35							1.2	0	BR-1 OPEN OFFICE 107	N	2	20 A	36
37	20 A	1	N	BR-2 BREAK ROOM	1.8	1.2							38
39	20 A	2	N	FCU1, FCU-2			0.7	1.2	BR-1 WAITING	N	2	20 A	40
41					0	0							42
				TOTAL CONNECTED KVA BY PHASE	18.3 kVA		15.3 kVA						
				TOTAL CONNECTED AMPS BY PHASE	153 A		127.6 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED LOAD	PANELBOARD TOTALS	
HVAC	3180 VA	100.00%	3180 VA		
Lighting	111 VA	100.00%	111 VA	**TOTAL CONNECTED KVA**	7.7 kVA
Receptacle	1800 VA	100.00%	1800 VA	**TOTAL CALCULATED KVA**	7.7 kVA
Spare	2500 VA	100.00%	2500 VA		
Lighting - Interior	112 VA	125.00%	140 VA	**TOTAL CONNECTED AMPS**	21.4 A
				TOTAL CALCULATED AMPS	21.4 A

NOTES:
E.C. TO IDENTIFY EXISTING LOADS AND UPDATE PANELBOARD SCHEDULES PER NEW FLOOR PLAN

BRANCH PANELBOARD: B

LOCATION: ELEC. 119 | **VOLTAGE:** 208/120 Wye | **MAIN DEVICE:** MLO
MOUNTING: SURFACE | **PHASE:** 3 | **BUS RATING:** 225
ENCLOSURE: NEMA 1 | **WIRE:** 4 | **NEUTRAL RATING:** 100%
FED FROM: | **LUGS:** | **A.I.C. RATING:** EXISTING

CKT #	CKT BKR A / P		NOTES	CIRCUIT DESCRIPTION	KVA LOAD 'PHASE A'		KVA LOAD 'PHASE B'		CIRCUIT DESCRIPTION	NOTES	CKT BKR P / A		CKT #
1	20 A	1	E	LIGHTING	0.7	1			LIGHTING	E	1	20 A	2
3	20 A	1	E	LIGHTING			0.4	1.3	LIGHTING	E	1	20 A	4
5	20 A	1	E	LIGHTING	0	0			FIRE ALARM PANEL	E (HL)	1	20 A	6
7	50 A	2	EN	ACCU-1			2.4	1.8	HP-1	EN	2	40 A	8
9					2.4	1.8							10
11	40 A	2	EN	ACCU-2			0	0	HP-2	N	2	40 A	12
13					1.8	1.8							14
15	20 A	1	E	FURNACE 2			0	0	WATER HEATER	E	1	20 A	16
17	20 A	2	N	BR-1 WAITING	1.2	0			EXTERIOR RECEPTACLES	E	1	20 A	18
19							0	0	EF-2 ROOF FAN	EN	1	20 A	20
21	30 A	2	EN	CUH-3	0	0			DAMPERS	E	1	20 A	22
23							2.5	0	PT 123 TREADMILL	N	1	20 A	24
25	20 A	1	N	OPEN OFFICE 107 RCPT	0.7	1.3			CUH-2	N	3	20 A	26
27	20 A	3	N	CUH-1			1.3	1.3					28
29					1.3	1.3							30
31	20 A	2	N	BR-1 OPEN OFFICE 107			1.3	1.2	BR-1 OPEN OFFICE 107	N	2	20 A	32
33					0	1.2							34
35							1.2	0	BR-1 OPEN OFFICE 107	N	2	20 A	36
37	20 A	1	N	BR-2 BREAK ROOM	1.8	1.2							38
39	20 A	2	N	FCU1, FCU-2			0.7	1.2	BR-1 WAITING	N	2	20 A	40
41					0	0							42
				TOTAL CONNECTED KVA BY PHASE	18.3 kVA		15.3 kVA						
				TOTAL CONNECTED AMPS BY PHASE	153 A		127.6 A						

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	CALCULATED LOAD	PANELBOARD TOTALS	
HVAC	43980 VA	100.00%	43980 VA		
Lighting	3824 VA	100.00%	3824 VA	**TOTAL CONNECTED KVA**	48.9 kVA
Receptacle	900 VA	100.00%	900 VA	**TOTAL CALCULATED KVA**	48.9 kVA
Lighting - Interior	412 VA	125.00%	515 VA		
				TOTAL CONNECTED AMPS	135.6 A
				TOTAL CALCULATED AMPS	135.9 A

NOTES:
E.C. TO IDENTIFY EXISTING LOADS AND UPDATE PANELBOARD SCHEDULES PER NEW FLOOR PLAN

GENERAL ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER
	CONNECTION TO MECHANICAL EQUIPMENT	MOTOR/EQUIPMENT FURNISHED AND INSTALLED BY MECHANICAL OR PLUMBING CONTRACTOR
J	ELECTRICAL CONNECTION TO MISC. EQUIPMENT	EQUIPMENT FURNISHED AND INSTALLED BY OTHERS
PP	AUTOMATIC DOOR PUSH PAD, PROVIDE SINGLE GANG OPENING AT 42" AFF WITH 1/2" CONDUIT TO THE POWER OPERATOR. REFER TO DOOR HARDWARE SUBMITTALS FOR ADDITIONAL INFORMATION	FURNISHED BY OTHERS, ROUGH IN BY EC
S3	THREE POLE 30A MOTOR RATED MANUAL TOGGLE SWITCH	SQUARE D 2510

NOT ALL SYMBOLS/NOTES ARE USED

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER/MODEL	FINISHES	MOUNTING	DELIVERED LUMENS	CRI	CCT	DIMMING	DISTRIBUTION	WATTS	VOLTAGE	EMERGENCY BACK-UP
EX1	WALL MOUNT EXIT SIGN, SINGLE SIDED, EDGE-LIT ACRYLIC, SELF-TEST/SELF-DIAGNOSTICS, MIRROR BACKGROUND	EVENLITE SOVII	HOUSING WHITE, LETTERING GREEN	SURFACE WALL	NA	NA	0 K	NA	NA	3 W	120	BATTERY
EX2	CEILING MOUNT EXIT SIGN, DOUBLE SIDED, EDGE-LIT ACRYLIC, SELF-TEST/SELF-DIAGNOSTICS, MIRROR BACKGROUND	EVENLITE SOVII	HOUSING WHITE, LETTERING GREEN	RECESSED CEILING	NA	NA	0 K	NA	NA	3 W	120	BATTERY
F1	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K)	LITHONIA LDN4	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 1% DIM	WIDE	25 W	120	NA
F1E	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K), EMERGENCY	LITHONIA LDN4	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 1% DIM	WIDE	25 W	120	BATTERY
F2	2'X2' ARCHITECTURAL TROFFER, SWITCHABLE LUMENS (3000LM-5000LM)/SWITCHABLE CCT (3500K-5000K)	LITHONIA STAKS	WHITE	RECESSED	4000	80	3500 K	0-10V, 10% DIM	LAMERTIAN	37 W	120	NA
F2E	2'X2' ARCHITECTURAL TROFFER, SWITCHABLE LUMENS (3000LM-5000LM)/SWITCHABLE CCT (3500K-5000K), EMERGENCY	LITHONIA STAKS	WHITE	RECESSED	4000	80	3500 K	0-10V, 10% DIM	LAMERTIAN	33 W	120	BATTERY
F3	25" VANITY LIGHT, CENTER ABOVE MIRROR AT 7' AFF	WAC REED	FINISH SELECTED BY ARCHITECT	WALL	500	90	3000 K	0-10V, 10% DIM	STANDARD	21 W	120	NA
F4	33" PICTURE LIGHT, CENTERED ABOVE PAINTING	WAC REED	FINISH SELECTED BY ARCHITECT	WALL	700	90	3000 K	0-10V, 10% DIM	STANDARD	28 W	120	NA
F5	4' STRIP, ACRYLIC DROP LENS	LITHONIA CSS	WHITE	SURFACE	5000	80	3500 K	0-10V, 10% DIM	LAMBERTIAN	38 W	120	NA
F6	5' LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	15 W	120	NA
F6A	7' LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	21 W	120	NA
F6B	9' 8" LED TAPE LIGHTING IN 45 DEGREE CHANNEL, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	30 W	120	NA
F6C	LED TAPE LIGHTING IN 45 DEGREE CHANNEL, SEE FLOOR PLAN FOR LENGTH, PROVIDE DRIVERS AS NEEDED, E.C. TO DOCUMENT LOCATION OF DRIVERS	LUMINII LLHE64/MK45VC	SILVER, CLEAR LENS	SURFACE	440/FT	80	3500 K	0-10V, 10% DIM	90 DEGREE	407 W	120	NA
S1	46" EXTERIOR WALL SCONCE, UL WET LOCATION LISTED	ALVA SADIE	FINISH SELECTED BY ARCHITECT	WALL	900	90	3000 K	NA	STANDARD	20 W	120	NA
S2	EXTERIOR WALL PACK, ALUMINUM CONSTRUCTION, EMERGENCY (-20 DEG C), UL WET LOCATION LISTED	LITHONIA WPX	FINISH SELECTED BY ARCHITECT	WALL	2900	70	3000 K	NA	STANDARD	24 W	120	BATTERY
S3	4" DIAMETER OPEN DOWNLIGHT, SPECIFICATION GRADE, ADJUSTABLE LUMEN (2000LM-3000LM)/SWITCHABLE CCT (3000K-5000K)	LITHONIA LDN4	FLANGED TRIM: CLEAR, SPECULAR	RECESSED	2000	80	3500 K	0-10V, 10% DIM	WIDE	25 W	120	NA
S4	DECORATIVE ROUND BOLLARD, 42" TALL, SEE BOLLARD BASE DETAIL 5/E500 FOR MORE INFORMATION	LITHONIA KBD8 LED	FINISH SELECTED BY ARCHITECT	GROUND	1200	70	3000 K	NA	SYMMETRIC	28 W	120	NA

ELECTRICAL CONNECTION SCHEDULE

CALLOUT	LOAD CHARACTERISTICS						PANEL AND CIRCUIT INFORMATION				NOTES
	VOLTAGE	PHASE	VA	AMPS	MCA	LOAD CLASS	FED FROM	CIRCUIT	MOCP	CONDUIT & WIRE	
	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
	120 V	1	1800 VA	15.0 A	0.0 A	HVAC	B	37			
ACCU-1	208 V	1	4800 VA	23.1 A	0.0 A	HVAC	B	7,9			
ACCU-2	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	11,13			
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	HVAC	B	40,42			
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	HVAC	B	17,19			
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	HVAC	B	36,38			
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	HVAC	B	32,34			
BR-1	208 V	1	2400 VA	11.5 A	0.0 A	HVAC	B	33,35			
BR-2	120 V	1	1800 VA	15.0 A	0.0 A	HVAC	A	32			
CUH-1	208 V	3	4000 VA	11.1 A	0.0 A	HVAC	B	27,29,31			
CUH-2	208 V	3	4000 VA	11.1 A	0.0 A	HVAC	B	26,28,30			
CUH-3	208 V	1	5000 VA	24.0 A	0.0 A	HVAC	B	21,23			
DOOR POWER	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
DOOR POWER	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
EF-1	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
EF-2	120 V	1	180 VA	1.5 A	0.0 A	HVAC	B	20			
EF-3	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
EF-4	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
EF-5	120 V	1	180 VA	1.5 A	0.0 A	HVAC					
FCU-1	208 V	1	700 VA	3.4 A	0.0 A	HVAC	B	39,41			
FCU-2	208 V	1	700 VA	3.4 A	0.0 A	HVAC	B	39,41			
FIREPLACE	120 V	1	1200 VA	10.0 A	0.0 A	HVAC	A	15			
HP-1	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	8,10			
HP-2	208 V	1	3600 VA	17.3 A	0.0 A	HVAC	B	12,14			
SCP-1	120 V	1	180 VA	1.5 A	0.0 A	HVAC	A	11			

MINIMUM BRANCH CIRCUIT FEEDER SIZE (RHW, THHW, THW, THWN, XHHW, XHWN, USE, ZE) BASED ON NEC 2020 AT 75°C

BREAKER SIZE	PHASE/NEUTRAL	GRD	CONDUIT
20A	#12	#12	3/4"
25A	#10	#10	3/4"
30A	#10	#10	3/4"
35A	#8	#10	1"
40A	#8	#10	1"
50A	#6	#10	1"
60A	#4	#10	1-1/4"
70A	#4	#8	1-1/4"
80A	#3	#8	1-1/2"
100A	#1	#8	2"

FIRE ALARM DEVICE SCHEDULE

SYMBOL	DESCRIPTION	MODEL
FD	ADDRESSABLE FIRE ALARM MANUAL PULL STATION. DOUBLE ACTION, RED POLYCARBONATE BODY, KEY RESET, STATUS LED	SIMPLEX 4099-9003 SIEMENS NOTIFIER
SD	ADDRESSABLE SMOKE DETECTOR, PHOTOELECTRIC TYPE, STATUS LED	SIMPLEX 4098-9714/4098-9792 SIEMENS NOTIFIER
	FIRE ALARM AUDIO/VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED, RED [WHITE] HOUSING WITH "FIRE" MARKING, 4-WIRE, '#' IDENTIFIES CANDELA RATING: 15, 30, 75, 110	SIMPLEX 4906-9127, 9129 SIEMENS NOTIFIER
FAP	FIRE ALARM CONTROL PANEL, ADDRESSABLE, SURFACE MOUNT, REFER TO SPECIFICATION SECTION 283100 FOR ADDITIONAL INFORMATION. PROVIDE DEDICATED 120V POWER [FROM LIFE SAFETY PANELBOARD] WITH HANDLE LOCK.	SIMPLEX 4100ES SERIES SIEMENS NOTIFIER
FAA	FIRE ALARM REMOTE ANNUNCIATOR PANEL, LCD DISPLAY, ALARM, SUPERVISORY, AND TROUBLE ACKNOWLEDGE, ALARM SILENCE, SYSTEM RESET, KEYSWITCH FOR ACCESS CONTROL, THREE PROGRAMMABLE LED INDICATORS, BRUSHED ALUMINUM TRIM, FLUSH MOUNT AT 48" IN A RECESSED ELECTRICAL BOX	SIMPLEX 4606-9111 SIEMENS NOTIFIER
#	FIRE ALARM VISUAL NOTIFICATION APPLIANCE, WALL MOUNTED, RED [WHITE] HOUSING WITH "FIRE" MARKING, 2-WIRE, '#' IDENTIFIES CANDELA RATING: 15, 30, 75, 110	SIMPLEX 4906-9103 SIEMENS NOTIFIER

SWITCH SUBSCRIPT SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
DL	DIMMER, LOW VOLTAGE 0-10 VOLT, COMMERCIAL GRADE, 20 AMP	WATTSTOPPER RH4FBL3PTC ACUITY NLIGHT CURRENT NX
ID	OCCUPANCY SENSOR WALL SWITCH, PASSIVE INFRARED, 180 DEGREE COVERAGE, 0-10 VOLT DIMMING, 120/277V	WATTSTOPPER PW-311 ACUITY NLIGHT CURRENT NX
LD	DIGITAL LOW VOLTAGE WALL STATION, SINGLE ZONE ON/OFF AND RAISE/LOWER MANUAL CONTROL, LED STATUS LIGHT	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX
LV	LOW VOLTAGE WALL STATION,TWO BUTTON SWITCH	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX
MT	OCCUPANCY SENSOR WALL SWITCH, DUAL TECHNOLOGY, 180 DEGREE COVERAGE, 120/277V	WATTSTOPPER DW-100 ACUITY NLIGHT CURRENT NX

CEILING MOUNTED OCCUPANCY SENSOR SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
D1	DIGITAL OCCUPANCY SENSOR, DUAL SENSING TECHNOLOGIES (PASSIVE INFRARED AND ULTRASONIC OR MIRCOPHONIC), LOW VOLTAGE, CEILING MOUNT, 360 DEGREE COVERAGE, UP TO 1000 SF COVERAGE	WATTSTOPPER DLM ACUITY NLIGHT CURRENT NX

NEMA 5-20R RECEPTACLE SUBSCRIPT SCHEDULE

SUBSCRIPT	DESCRIPTION	MODEL
W	DUPLEX GROUND FAULT RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, SELF-TEST, NEMA 5-20R, WITH DIE-CAST WEATHERPROOF COVER (WHILE IN USE)	HUBBELL GFTRST83/WP26E LEVITON PASS & SEYMOUR COOPER
TV	STEEL RECESSED TV BOX, WHITE COVER PLATE, COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION. REFER TO TECHNOLOGY DRAWINGS FOR TV ROUGH-IN DETAIL. PROVIDE NEMA 5-20R DUPLEX RECEPTACLE.	ARLINGTON COVER - DVFRC ARLINGTON RECESSED 2 GANG STEEL BOX - TVBS505 FACEPLATE 2 GANG
NO SUBSCRIPT	DOUBLE DUPLEX RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, NEMA 5-20R	HUBBELL (2) HBL8300 LEVITON PASS & SEYMOUR COOPER
NO SUBSCRIPT	DUPLEX RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, NEMA 5-20R	HUBBELL HBL8300 LEVITON PASS & SEYMOUR COOPER
G	DUPLEX GROUND FAULT RECEPTACLE, TAMPER RESISTANT, HOSPITAL GRADE, SELF-TEST, NEMA 5-20R	HUBBELL GFTRST83 LEVITON PASS & SEYMOUR COOPER

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ELECTRICAL SCHEDULES

Sheet No.
E600

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ELECTRICAL ABBREVIATIONS

1P	1 POLE (2P, 3P, 4P, ETC.)	LTNG	LIGHTNING
A	6" ABOVE COUNTER OR BACKSPLASH TO CENTERLINE OF DEVICE	LV	LOW VOLTAGE
		M	INSTALL DEVICE IN MILLWORK
A, AMP	AMPERE	MAX	MAXIMUM
AC	ABOVE COUNTER, AIR CONDITIONING UNIT	MAG.S	MAGNETIC STARTER
ACLG	ABOVE CEILING	M/C	MOMENTARY CONTACT
AF	AMP FRAME	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AFG	ABOVE FINISHED GRADE	MCC	MOTOR CONTROL CENTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MDC	MAIN DISTRIBUTION CENTER
		MDP	MAIN DISTRIBUTION PANEL
AHU	AIR HANDLING UNIT	MFR	MANUFACTURER
AL	ALUMINUM	MFS	MAIN FUSED DISCONNECT SWITCH
ALT	ALTERNATE	MH	MANHOLE
AMP	AMPERE	MIC	MICROPHONE
AMPL	AMPLIFIER	MIN	MINIMUM
ANNUN	ANNUNCIATOR	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MLO	MAIN LUGS ONLY
AQ-STAT	AQUASTAT	MMS	MANUAL MOTOR STARTER
ARCH	ARCHITECT, ARCHITECTURAL	MOA	MULTIOUTLET ASSEMBLY
AS	AMP SWITCH	MSP	MOTOR STARTER PANELBOARD
AT	AMP TRIP	MSBD	MAIN SWITCHBOARD
ATC	AUTOMATIC TEMPERATURE CONTROLS CONTRACTOR	N/A	NOT APPLICABLE
		NFDS	NON-FUSED SAFETY DISCONNECT SWITCH
ATS	AUTOMATIC TRANSFER SWITCH		
AUTO	AUTOMATIC	NIC	NOT IN CONTRACT
AUX	AUXILIARY	NL	NIGHT LIGHT
AV	AUDIO VISUAL	N.O.	NORMALLY OPEN
AWG	AMERICAN WIRE GAUGE	NPF	NORMAL POWER FACTOR
B	BLACK DEVICE COLOR WITH BLACK UNBREAKABLE THERMOPLASTIC COVER PLATE	NTS	NOT TO SCALE
		OC	ON CENTER
		OH	OVERHEAD
BAS	BUILDING AUTOMATION SYSTEM	OL	OVERLOADS
BATT	BATTERY	PA	PUBLIC ADDRESS
BD	BOARD	PB	PULL BOX OR PUSHBUTTON
BLDG	BUILDING	PC	PLUMBING CONTRACTOR
BMS	BUILDING MANAGEMENT SYSTEM	PE	PNEUMATIC ELECTRIC
C	CONDUIT	PED	PEDESTAL
CAB	CABINET	PF	POWER FACTOR
CAT	CATALOG	PH	PHASE
CATV	CABLE TELEVISION	PIV	POST INDICATING VALVE
CB	CIRCUIT BREAKER	PNL	PANEL
CCTV	CLOSED CIRCUIT TELEVISION	PP	POWER POLE
CKT	CIRCUIT	PR	PAIR
CLG	CEILING	PRI	PRIMARY
CM	CONSTRUCTION MANAGER	PROJ	PROJECTION
COMB	COMBINATION	PRV	POWER ROOF VENTILATOR
CMPR	COMPRESSOR	PT	POTENTIAL TRANSFORMER
CONN	CONNECTION	PVC	POLYVINYL CHLORIDE (CONDUIT)
CONST	CONSTRUCTION	PWR	POWER
CONT	CONTINUATION OR CONTINUOUS	QTY	QUANTITY
CONTR	CONTRACTOR	RAC	RIGID ALUMINUM CONDUIT
CP	CIRCULATING PUMP	RCPT	RECEPTACLE
CRT	CATHODE-RAY TUBE	REQD	REQUIRED
CT	CURRENT TRANSFORMER	RM	ROOM
CTR	CENTER	RMC	RIGID METALLIC CONDUIT
CU	COPPER	RTU	ROOF TOP UNIT
DEPT	DEPARTMENT	SC	SURFACE CONDUIT
DET	DETAIL	SEC	SECONDARY
DIA	DIAMETER	SHT	SHEET
DISC	DISCONNECT	SIM	SIMILAR
DIST	DISTRIBUTION	SLD	SINGLE-LINE DIAGRAM
DN	DOWN	S/N	SOLID NEUTRAL
DO	AUTOMATIC DOOR OPENER	SPEC	SPECIFICATION
DPR	DAMPER	SPKR	SPEAKER
DS	SAFETY DISCONNECT SWITCH	SP	SPARE
DT	DOUBLE THROW	SPP	SINGLE-POINT POWER
DWG	DRAWING	SR	SURFACE RACEWAY
EC	ELECTRICAL CONTRACTOR	SS	STAINLESS STEEL
ECB	ENCLOSED CIRCUIT BREAKER	SSW	SELECTOR SWITCH
ELEC	ELECTRIC, ELECTRICAL	S/S	STOP/START PUSHBUTTONS
ELEV	ELEVATOR	STA	STATION
ELU	EMERGENCY LIGHTING UNIT	STD	STANDARD
EM	EMERGENCY	SURF	SURFACE MOUNTED
EMS	ENERGY MANAGEMENT SYSTEM	SW	SWITCH
EMT	ELECTRICAL METALLIC TUBING	SWBD	SWITCHBOARD
EP	ELECTRIC PNEUMATIC	SYM	SYMMETRICAL
EPO	EMERGENCY POWER OFF	SYS	SYSTEM
EQUIP	EQUIPMENT	TEL	TELEPHONE
EWC	ELECTRIC WATER COOLER	TERM	TERMINAL
EXIST	EXISTING	T	TAMPER RESISTANT
EXH	EXHAUST	TL	TWIST LOCK
EXP	EXPLOSION PROOF	T-STAT	THERMOSTAT
FA	FIRE ALARM	TTC	TELEPHONE TERMINAL CABINET
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL	TV	TELEVISION
		TVTC	TELEVISION TERMINAL CABINET
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FCU	FAN COIL UNIT	UC	UNDER COUNTER
FIXT	FIXTURE	UE	UNDERGROUND ELECTRICAL
FLR	FLOOR	UG	UNDERGROUND
FLUOR	FLUORESCENT	UH	UNIT HEATER
FPC	FIRE PROTECTION CONTRACTOR	UT	UNDERGROUND TELEPHONE
FU	FUSE	UTIL	UTILITY
FUDS	FUSED SAFETY DISCONNECT SWITCH	UV	ULTRAVIOLET
GA	GAUGE	V	VOLT
GAL	GALLON	VA	VOLT-AMPERES
GALV	GALVANIZED	VDT	VIDEO DISPLAY TERMINAL
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GEN	GENERATOR	VFD	VARIABLE FREQUENCY DRIVE
GFI	GROUND FAULT CIRCUIT INTERRUPTER	VOL	VOLUME
GFP	GROUND FAULT PROTECTOR	W	WATT
GND	GROUND	W/	WITH
GYP BD	GYPSUM BOARD	WG	WIRE GUARD
HWC-#	DOMESTIC WATER CIRCULATING PUMP	WH	WATER HEATER
HOA	HANDS-OFF-AUTOMATIC SWITCH	W/O	WITHOUT
H	INSTALL DEVICE HORIZONTALLY	WP	WEATHERPROOF
HH	HANDHOLE	XFMR	TRANSFORMER
HP	HORSEPOWER	XFR	TRANSFER
HPF	HIGH POWER FACTOR	#"	LOCATION-SPECIFIC MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTERLINE OF DEVICE
HT	HEIGHT		
HTG	HEATING		
HTR	HEATER		
HV	HIGH VOLTAGE		
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	∠	ANGLE
		@	AT
IC	INTERRUPTING CAPACITY	▲	DELTA
IG	ISOLATED GROUND	'	FEET
IMC	INTERMEDIATE METAL CONDUIT	"	INCHES
INCAND	INCANDESCENT	#	NUMBER
IR	INFRARED	Ø	PHASE
I/W	INTERLOCK WITH	C	CENTER LINE
J-BOX	JUNCTION BOX	P	PLATE
K.E.C.	KITCHEN EQUIPMENT CONTRACTOR		
KV	KILOVOLT		
KVA	KILOVOLT-AMPERE		
KVAR	KILOVOLT-AMPERE REACTIVE		
KW	KILOWATT		
KWH	KILOWATT HOUR		
LT	LIGHT		
LTG	LIGHTING		

GENERAL PLAN SYMBOLS

MARK	SCHEDULED EQUIPMENT (UNDERLINED)
MARK	NONSCHEDULED EQUIPMENT
(E) MARK	EXISTING EQUIPMENT - (E) PREFIX (HALFTONE)
(R) MARK	EXISTING RELOCATED EQUIPMENT - (R) PREFIX
# / #	SECTION VIEW, TOP REPRESENTS DETAIL NUMBER, BOTTOM REPRESENTS SHEET NUMBER
# / #	ENLARGED VIEW, TOP REPRESENTS VIEW NUMBER, BOTTOM REPRESENTS SHEET NUMBER
	NEW WORK BY THE EC (DARK SOLID LINE)
	NEW UNDERGROUND WORK BY THE EC (DARK DASHED LINE)
	WORK BY OTHERS AND/OR EXISTING (LIGHT SOLID LINE)
	DEMO WORK BY THE EC (DARK DASHED LINE)
	MATCHLINE
X	KEYED NOTE

ACCESS CONTROL SYMBOLS

SYMBOL	DESCRIPTION
AS	ALARM SWITCH
DC	DOOR CONTACT
CR	CARD READER
J	FLUSH MOUNTED JUNCTION BOX
ACP-#	ACCESS CONTROL PANEL
ES	ELECTRIC STRIKE
GB	GLASS BREAK SENSOR
KP	KEYPAD
ML	MAGNETIC LOCK
MC	MONEY CLIP
M	MOTION DETECTOR
OPTURN-#	OPTICAL TURNSTILE
REX	REQUEST TO EXIT
BR	BIOMETRIC READER
DS#	DOOR SWITCH

CELLULAR SYMBOLS

SYMBOL	DESCRIPTION
RF	INDOOR CELLULAR ENHANCEMENT ANTENNA
RFO	OUTDOOR CELLULAR ENHANCEMENT ANTENNA
RFS	INCOMING SERVICE CELLULAR ENHANCEMENT ANTENNA

AV SYMBOLS

SYMBOL	DESCRIPTION
AV-#	AV CABINET
CAM-#	CONFERENCE CAMERA
MC	CEILING MOUNTED MICROPHONE
S A	CEILING MOUNTED AUDIO SPEAKER
J	JUNCTION BOX
	LECTURN
S A	WALL MOUNTED AUDIO SPEAKER
MC T	TABLETOP MICROPHONE
MPC-#	MEDIA PRESENTATION CONTROLLER
MPWP-#	MEDIA PRESENTATION WALL PLATE
PS$	PROJECTOR SCREEN OVERRIDE SWITCH
PRS-#	PROJECTOR SCREEN
PRO-#	PROJECTOR
TV-#	TELEVISION
AV	AV RACK BACKBOX
PLIFT-#	PROJECTOR LIFT

SOUND MASKING SYMBOLS

SYMBOL	DESCRIPTION
SM	DIRECT FIRE SOUND MASKING SPEAKER
SM	SOUND MASKING SPEAKER
V	VOLUME CONTROL
AMP-SM-#	SOUND MASKING AMPLIFIER

NURSE CALL SYMBOLS

N	WALL MOUNTED NURSE CALL DEVICE
D	CEILING MOUNTED NURSE CALL DOME LIGHT
D	WALL MOUNTED NURSE CALL DOME LIGHT

CABLE TV SYMBOLS

SYMBOL	DESCRIPTION
TV	CABLE TV COAX JACK
TV C	CABLE TV COAX JACK - CEILING MOUNTED
VA/1	DISTRIBUTION AMPLIFIER

CCTV SYMBOLS

SYMBOL	DESCRIPTION
	SECURITY CAMERA ROUGH-IN ONLY - CEILING MOUNTED
	SECURITY CAMERA ROUGH-IN ONLY - WALL MOUNTED
	SECURITY CAMERA
SMON-#	SECURITY MONITOR
NVR	NETWORK VIDEO RECORDER

INTERCOM SYMBOLS

SYMBOL	DESCRIPTION
INT CD	INTERCOM COLOR DOOR STATION
INT	EMERGENCY VANDAL RESISTANT PHONE TOWER
INT M	INTERCOM MASTER STATION
INT D	INTERCOM DOOR STATION
INT AR	INTERCOM AREA OF RESCUE CALL BUTTON
INT MAR	INTERCOM AREA OF RESCUE MASTER STATION

PAGING SYMBOLS

SYMBOL	DESCRIPTION
AMP	TELEPHONE PAGING AMPLIFIER
S	HORN SPEAKER - WALL MOUNTED
S	HORN SPEAKER - CEILING MOUNTED
S	PAGING SPEAKER OR DROP IN CEILING GRID SPEAKER
V	VOLUME CONTROL

CLOCK SYMBOLS

SYMBOL	DESCRIPTION
ETC$	ELAPSED TIME CLOCK CONTROL
C 2	WIRELESS ANALOG CLOCK DUAL FACE
C D	DIGITAL WIRELESS CLOCK
C ETC	DIGITAL ELAPSED TIME CLOCK
C	WIRELESS ANALOG CLOCK SINGLE FACE
	ALARM BELL

NETWORK SYMBOLS

SYMBOL	DESCRIPTION
CT-#	CABLE TRAY
J	JUNCTION CEILING MOUNTED DOUBLE GANG
ER-#	EQUIPMENT RACK
MTGB	GROUND BAR
#	INFORMATION OUTLET
#	INFORMATION OUTLET MOUNTED IN CEILING
#	INFORMATION OUTLET MOUNTED IN FLOORBOX
LR-#	LADDER RACK
MPP-#	MODULAR PATCH PANEL
TTB-#	TELECOMMUNICATION TERMINAL BOARD
VM-#	VERTICAL WIRE MANAGEMENT
WAP	INFORMATION OUTLET FOR WIRELESS ACCESS POINT

TECHNOLOGY SHEET LIST

T000	TECHNOLOGY TITLE SHEET
T101	TECHNOLOGY PLANS
T500	TECHNOLOGY DETAILS
T600	TECHNOLOGY SCHEDULES

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TECHNOLOGY TITLE SHEET

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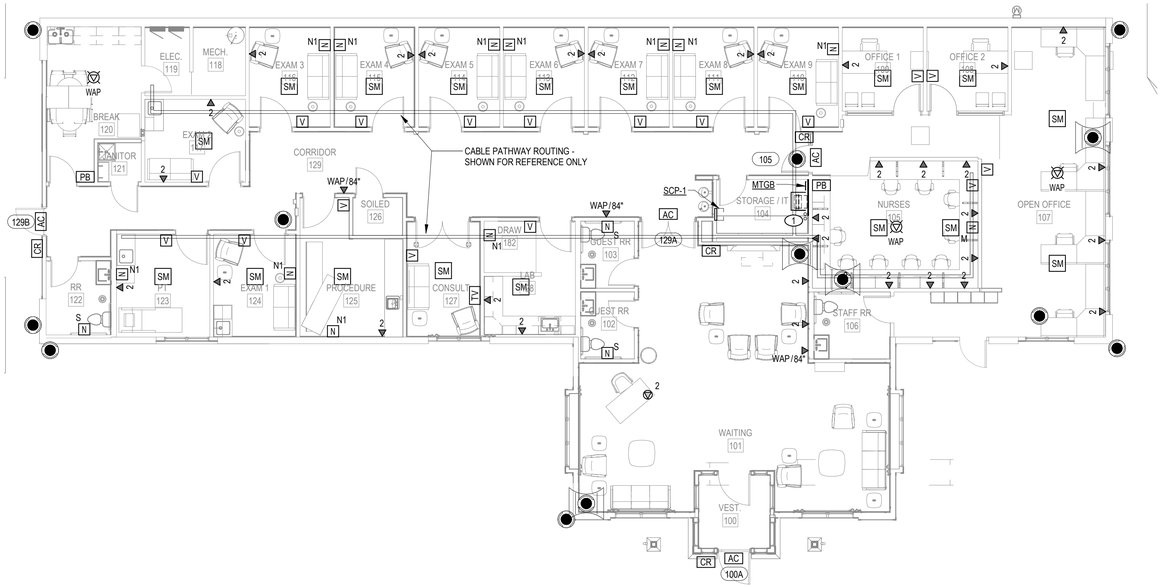
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GENERAL NOTES:

1. ALL INFORMATION OUTLET ON THIS SHEET SHALL BE FED FROM STORAGE/IT 104.
2. REFER TO ARCHITECTURAL DRAWINGS FOR NURSE CALL DEVICE LOCATIONS AND HEIGHTS. DEVICES ARE SHOWN ON THESE DRAWINGS FOR QUANTITIES.

KEYED NOTES:

1. PROVIDE (2) 4" CONDUIT SLEEVES THRU CEILING FOR CABLE ROUTING.



N

1 TECHNOLOGY PLANS

1/8" = 1'-0"

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3	BID SET	09-29-2026

Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title

TECHNOLOGY PLANS

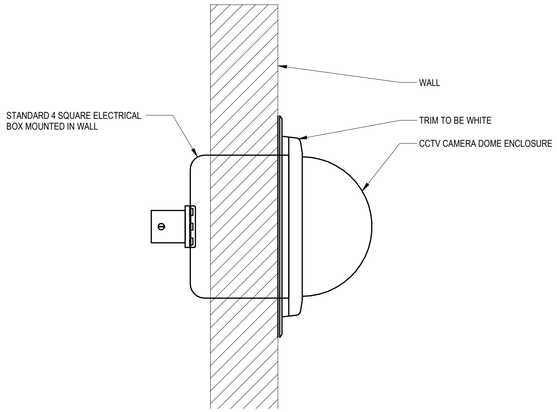
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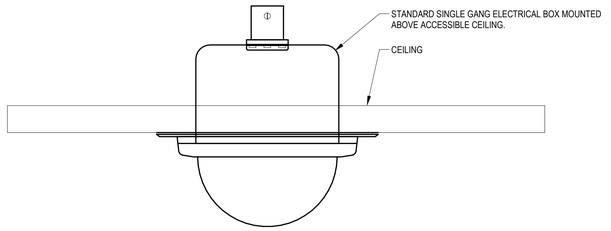


5 WALL MOUNT CAMERA DETAIL

N.T.S.

NOTES:

1. E.C. SHALL PROVIDE STANDARD 4 SQUARE ELECTRICAL BOX FLUSH MOUNTED IN WALL. PROVIDE CAT6 UTP AND ROUTE THROUGH 3/4" CONDUIT TO ACCESSIBLE SPACE.

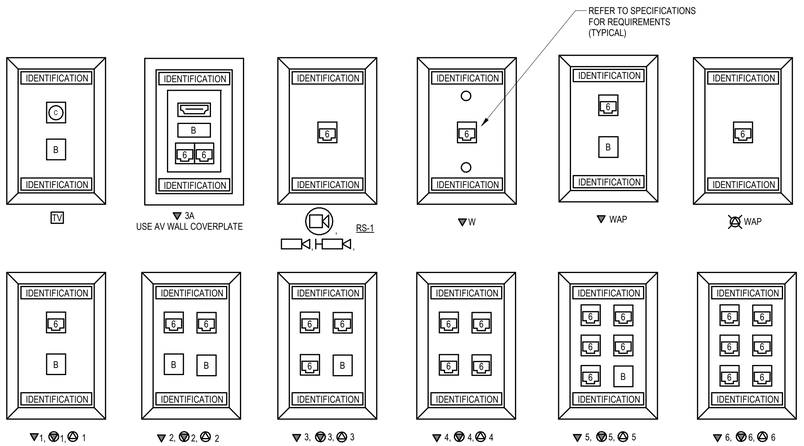


4 CEILING CAMERA MOUNTING DETAIL

N.T.S.

NOTES:

1. E.C. SHALL PROVIDE STANDARD SINGLE GANG ELECTRICAL BOX MOUNTED ABOVE ACCESSIBLE CEILING. PROVIDE CAT6 UTP AND WHIP THROUGH THE CEILING.

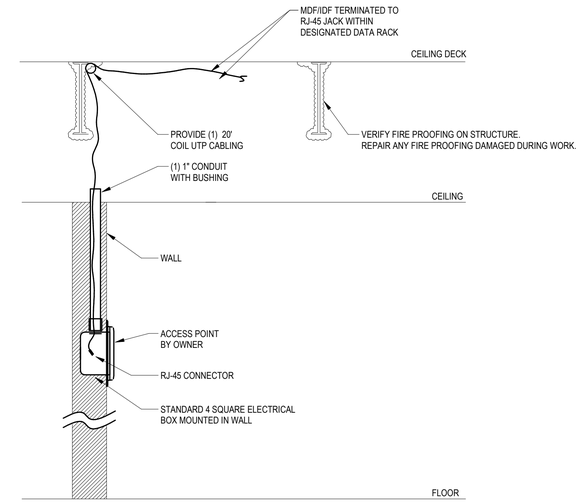


1 INFORMATION OUTLET DETAIL

N.T.S.

NOTES:

1. WIRELESS ACCESS POINTS DATA CABLING. REFER TO #### FOR WIRELESS ACCESS POINT ROUGH-IN DETAIL.
2. RJ-45 JACKS, COAX F-CONNECTOR, AND HDMI COUPLER SHALL BE ROUTED WITHIN THE SAME ROUGH-IN.

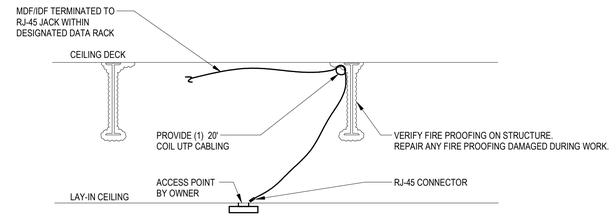


3 WIRELESS ACCESS POINT WALL MOUNT DETAIL

N.T.S.

NOTES:

1. WIRELESS ACCESS POINTS ARE PROVIDED BY THE OWNER. T.C. SHALL INSTALL THE WIRELESS ACCESS POINTS.



2 WIRELESS ACCESS POINT DETAIL

N.T.S.

NOTES:

1. WIRELESS ACCESS POINTS ARE PROVIDED BY THE OWNER. T.C. SHALL INSTALL THE WIRELESS ACCESS POINTS.

INFORMATION OUTLET JACK LEGEND

SYMBOL	DESCRIPTION	MODEL #
B	BLANK MODULE	BLANK MODULE: PANDUIT CMBWH-X
B	BLANK MODULE	BLANK MODULE: PANDUIT CHB2MWH-X
6	CAT6 RJ-45 JACK #= QUANTITY OF DATA ALL ARE DATA UNLESS NOTED OTHERWISE	PANDUIT CJ688TGWH
	1 DATA JACK FOR CCTV SYSTEM	PANDUIT CJ688TG##
	"F" TYPE COUPLER MODULE	PANDUIT CMFWH
	HDMI 2.0 COUPLER FEMALE TO FEMALE COUPLER	PANDUIT CMHDMIWH
#	INFORMATION OUTLET ADAPTER - 4 PORT MOUNTED IN FLOORBOX PROVIDED BY OTHERS. SUBSCRIPT "#" QUANTITY OF CAT6 DATA CABLES	CAT6 JACK - FLOOR BOX: PANDUIT NK688MWH ADAPTER FOR FLOOR BOX: PANDUIT NK4RMFWH
#	CEILING INFORMATION OUTLET BOX: (1) CEILING SURFACE MOUNTED BOX SHALL BE SECURELY SUPPORTED ABOVE CEILING. SUBSCRIPT "#" QUANTITY OF CAT6 DATA CABLES	SURFACE MOUNT BOX: PANDUIT CBXQ2WH-A
#	INFORMATION OUTLET (1) 4" SQUARE BOX, SINGLE GANG PLASTER RING, FLUSH MOUNT ON WALL OR AS NOTED ON PLANS. SUBSCRIPT "#" QUANTITY OF CAT6 DATA CABLES SUBSCRIPT "W" FOR WALL PHONE	INFORMATION OUTLET- WALL COVERPLATE: PANDUIT CFPE2IWY - WALL CFPE4IWY - WALL CFPE6IWY - WALL AV WALL COVERPLATE: PANDUIT CBEIWY
WAP	CEILING WIRELESS ACCESS POINT: (1) CEILING SURFACE MOUNTED BOX SHALL BE SECURELY SUPPORTED ABOVE CEILING.	SURFACE MOUNT BOX: PANDUIT CBXQ2WH-A
RS-1	1 DATA JACK FOR ROOM SCHEDULER LOCATION.	PANDUIT CJ688TG##

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Proj. No. 14138B | SAA | Proj. Mgr.

Sheet Title

TECHNOLOGY DETAILS

Sheet No.

T500

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DOOR SCHEDULE														REFER TO ###### FOR DOOR ROUGH-IN DETAIL.
DOOR NUMBER	CARD READER	DOOR CONTACT	REQUEST EXIT (PIR)	REQUEST EXIT (BUTTON)	ELECTRIC STRIKE	ELECTRIC LATCH	ELECTRIC PANIC	INTERCOM CAMERA	INTERCOM	BIOMETRIC READER	MAGNETIC LOCK	KEYPAD	LOCKDOWN (LD#)	DOOR SWITCH (DS#)
	Yes	No	Yes	No	No	No	No	No	No	No	No	No	0	0
105	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	0	0
129A	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	1	0
129B	Yes	No	Yes	No	No	No	No	No	No	No	No	No	0	0

NETWORK SCHEDULE		
LABEL	DESCRIPTION	MODEL
ER-5	EQUIPMENT NETWORK WALL RACK, SWING TYPE 36"HX24"DX24"W, BLACK, 19RU	CHATSWORTH 11840-X36 B-LINE HOFFMAN DAMAC OR APPROVED EQUAL.
FDC-1	OPTICAL FIBER DISTRIBUTION CABINET, SINGLEMODE FIBER COMBINATION SHELF FOR [24 LC] TERMINATIONS. 1RU	FCE1U
MPP-2	ANGLED MODULAR PATCH PANEL 48 PORT	PANDUIT CPPLA48WBLY ANGLED
MTGB	PRE-ASSEMBLED BUS COPPER GROUND BAR.	PANDUIT GB2B0312TPI-1 NEWTON INSTRUMENTS ERICO STORM COPPER COMPONENTS GEORGIA COPPER OR AN APPROVED EQUAL
PS-1	POWER STRIP 20A, 5-15P, MOUNTED HORIZONTAL IN RACK.	APC AP7801B
TTB-1	TELECOMMUNICATION TERMINAL BOARD; 3/4" PLYWOOD 4' X 8', PAINTED WHITE WITH FIRE RETARDANT PAINT.	
WM-1	WIRE MANAGEMENT HORIZONTAL 2 RACK UNITS	PANDUIT WMPF1E

CATV SCHEDULE		
SYMBOL	DESCRIPTION	MODEL
	2-WAY DIRECTIONAL COUPLER/TAP	BLONDER TONGUE SRT-2A
	2-WAY SPLITTER	BLONDER TONGUE SUV-2
	4-WAY DIRECTIONAL COUPLER/TAP	BLONDER TONGUE SRT-4A
TV	WALL CATV/INFORMATION OUTLET BW (1) 4 SQUARE BOX, SINGLE GANG PLASTER RING, FLUSH MOUNTED ON WALL OR AS NOTED ON PLANS. PROVIDE (1) CAT6 UTP HORIZONTAL CABLE. PROVIDE (1) HDMI CABLE BETWEEN CATV OUTLET BOX AND HDMI ROUGH-IN. REFER TO #### FOR INFORMATION OUTLET TYPES.	FACEPLATE: PANDUIT CFPE1IGY BLANK PLATE: PANDUIT CMBWH-X F-CONNECTOR: PANDUIT CMFWH JACK: CAT6: PANDUIT CJ688TGWH

NURSE CALL DEVICE SCHEDULE - AUDIO/VISUAL LARGE		
SUBSCRIPT	DESCRIPTION	MODEL
M	NURSE CALL MASTER STATION WITH HANDSET, COLOR SCREEN, FULL-DUPLEX AUDIO, AND CONTROL BUTTONS, DESK MOUNTED PROVIDE DOUBLE-GANG BOX WITH SINGLE-GANG RING AT 18" AFF WITH 3/4" CONDUIT TO ABOVE THE CEILING FOR NETWORK CONNECTION	RAULAND RESPONDER 5
N1	NURSE CALL SINGLE PATIENT STATION WITH FULL-DUPLEX AUDIO, CANCEL BUTTON, ALARM JACK, AND PILLOW SPEAKER/CALL CORD RECEPTACLE. PROVIDE DIGITAL PILLOW SPEAKER (NC, TV, DIGITAL VOLUME, [1] [2] LIGHTS, [PLUS THREE CUSTOM BUTTONS]) WITH BREAK AWAY CORD PROVIDE 3-GANG BACKBOX AT ## WITH 1" CONDUIT TO ABOVE THE CEILING FOR NETWORK AND TV CONNECTIONS [AND 3/4" CONDUIT TO THE BED CONNECTOR JUNCTION BOX] NTS: VERIFY IF STATION IS MOUNTED IN THE WALL OR A HEADWALL UNIT (COORDINATE MOUNTING HEIGHT WITH HEADWALL ELEVATIONS), PILLOW SPEAKER TYPE/FEATURES (OR CALL CORD) AND BED CONNECTOR USE/MOUNTING AND EDIT ACCORDINGLY , SEQUENTIALLY NUMBER EACH UNIQUE CONFIGURATION. SPECIFY LOW VOLTAGE LIGHTING CONTROLLER IF LIGHTS ARE CONTROLLED THROUGH THE NURSE CALL	RAULAND RESPONDER 5 353000
S	NURSE CALL PATIENT ASSIST PULL CORD CALL STATION WITH CANCEL BUTTON, WATERPROOF CONSTRUCTION, PROVIDE SEALANT TO PREVENT WATER FROM ENTERING THE BACKBOX PROVIDE SINGLE GANG OPENING (MINIMUM 3-1/2" DEEP) AT 78" AFF WITH 3/4" CONDUIT TO ABOVE AN ACCESSIBLE CEILING, MOUNT BOX APPROXIMATELY 6" AWAY FROM SHOWER HEAD	RAULAND RESPONDER 5 354001WP

SOUND MASKING SCHEDULE		
SYMBOL	DESCRIPTION	MODEL
	SOUND MASKING, PAGING, MUSIC, EMERGENCY COMMUNICATION NETWORK SYSTEM WITH INDEPENDANT PAGING AND MUSIC, CAT5E CABLING, 4 TWISTED PAIR FOR AUDIO, SPEAKERS AND DATA CABLE.	LENCORE INET OPERATING PLATFORM REFER TO SPECIFICATION SECTION 275113.13 FOR ADDITIONAL INFORMATION.
SM	SPECIFIER TO CHOOSE: [ATLAS] [SOUND MASKING SPEAKER, 8" DIAMETER, 70V TRANSFORMER, TAP SELECTOR SWITCH .25, .5, 1, 2, & 4 WATTS. COLOR BLACK] [LENCORE] [SOUND MASKING SPEAKER, [6" OR 4"] DIAMETER, RJ-45 CONNECTIONS FOR PLUG AND PLAY INSTALLATION, SPEAKERS DISTRIBUTE SOUND MASKING, PAGING AND OR MUSIC, AND COLOR BLACK.]	SPECIFIER TO CHOOSE: 275113.13 FOR ACCEPTABLE MANUFACTURERS LENCORE
V	VOLUME CONTROL (0-10) ROTARY STYLE, 10 WATTS RATING, VOLUME CONTROLLER WILL ADJUST ONLY THE ROOM IT IS LOCATED IN, MOUNT AT 48". PROVIDE SINGLE GANG JUNCTION BOX FOR VALUME CONTROL WITH 1" C. TO ABOVE ACCESSIBLE CEILING.	REFER TO SPECIFICATION SECTION 275113.13 FOR ADDITIONAL INFORMATION.

ACCESS CONTROL SCHEDULE		
SYMBOL	DESCRIPTION	MODEL
ACP-#	ACCESS CONTROL PANEL	GENETEC BY ELECTRONIC ENGINEERING
AC	ACCESS CONTROLLED DOOR. REFER TO DOOR SCHEDULE FOR DOOR INFORMATION.	
CR	CARD READER - PROVIDE FLUSH SINGLE GANG JUNCTION BOX FOR CARD READER. FROM DEVICE TO JUNCTION BOX TO ABOVE ACCESSIBLE SPACE. MOUNT AT 42" A.F.F. SUBSCRIPT "M" FOR MULLION MOUNT.	GENETEC BY ELECTRONIC ENGINEERING
CR	CARD READER - PROVIDE FLUSH SINGLE GANG JUNCTION BOX FOR CARD READER. FROM DEVICE TO JUNCTION BOX TO ABOVE ACCESSIBLE SPACE. MOUNT AT 42" A.F.F. SUBSCRIPT "M" FOR MULLION MOUNT.	GENETEC BY ELECTRONIC ENGINEERING
DC	DOOR CONTACT - PROVIDE 1" DIAMETER HOLE IN THE FRAME. SNAP LOCK INSULATION BUSHING FOR TIGHT FIT.	GENETEC BY ELECTRONIC ENGINEERING
PB	PUSH BUTTON SHALL BE SURFACE MOUNTED UNDERNEATH WORK SURFACE. E.C. SHALL COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. E.C. SHALL PROVIDE 22-2 WIRE BETWEEN ALARM SWITCH DEVICES AND CONTROL PANEL. [WIRELESS DEVICE] SECURITY VENDOR SHALL TEST MONITORING SYSTEM AFTER INSTALLATION.	GENETEC BY ELECTRONIC ENGINEERING
REX	REQUEST TO EXIT. PROVIDE A FLUSH MOUNTED SINGLE GANG JUNCTION BOX CENTERED 12" ABOVE DOOR FRAME. CONNECTED TO DOUBLE GANG J-BOX ABOVE THE CEILING.	GENETEC BY ELECTRONIC ENGINEERING

CAMERA SCHEDULE (AXIS)										
	CCTV CAMERA, PROVIDE FLUSH FOUR SQUARE JUNCTION BOX FOR CAMERA WITH 3/4" C. FROM DEVICE TO JUNCTION BOX LOCATED ABOVE ACCESSIBLE SPACE. SUBSCRIPT "#" INDICATES SPECIFIC INFORMATION ON CAMERA CHARACTERISTICS.							REFER TO SPECIFICATION SECTION 282300 FOR ADDITIONAL INFORMATION. REFER TO NETWORK SCHEDULE FOR FACEPLATE/RJ-45 JACK INFORMATION.		
CAMERA NUMBER	CAMERA NAME	CAMERA MODEL	CAMERA TYPE	HEIGHT A.F.F.	FOV DISTANCE TO OBJECT	FOV UPPER LIMIT	FOV BOTTOM LIMIT	FOV ACTUAL FOCAL LENGTH	FOV RANGE OF LENS	REFER TO MOUNTING DETAIL	COMMENTS
12		AXIS M4327-P_SURFACE CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	13'-1 15/32"	1.1	1.1		GENETEC VMS BY ELECTRONIC ENGINEERING
4		AXIS M3086-V_CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	27'-10 7/8"	11 13/16"	8'-6 3/8"	2.4	2.4		GENETEC VMS BY ELECTRONIC ENGINEERING
7		AXIS M3086-V_CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	62'-3 1/2"	11 13/16"	8'-6 3/8"	2.4	2.4		GENETEC VMS BY ELECTRONIC ENGINEERING
10		AXIS M3086-V_CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	62'-3 1/2"	11 13/16"	8'-6 3/8"	2.4	2.4		GENETEC VMS BY ELECTRONIC ENGINEERING
9		AXIS M4327-P_SURFACE CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	13'-1 15/32"	1.1	1.1		GENETEC VMS BY ELECTRONIC ENGINEERING
8		AXIS M4327-P_SURFACE CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	13'-1 15/32"	1.1	1.1		GENETEC VMS BY ELECTRONIC ENGINEERING
3		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
2		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
1		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
5		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
11		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
13		AXIS M4216-LV_WALL MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	8'-6 3/8"	3	3 - 6		GENETEC VMS BY ELECTRONIC ENGINEERING
6		AXIS M4327-P_SURFACE CEILING MOUNT	FIXED DOME CAMERAS	8'-0"	19'-8 7/32"	11 13/16"	13'-1 15/32"	1.1	1.1		GENETEC VMS BY ELECTRONIC ENGINEERING

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T600

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FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

BROADLAWNS INGERSOLL CLINIC
SITE PLAN

SHEET INDEX:

C0.1 COVER SHEET
C1.1 DEMO PLAN
C2.1 LAYOUT PLAN
C3.1 GRADING PLAN
C4.1 UTILITY PLAN
C5.1 LANDSCAPE PLAN
C5.2 LANDSCAPE DETAILS
C6.1 DETAILS SHEET
C7.1 EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 20538, PAGE 747)
LOT 21 AND THE NORTH 1/2 OF LOT 22 OF THE OFFICIAL PLAT OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:
3714 INGERSOLL AVENUE
DES MOINES, IOWA 50312

OWNER/PREPARED FOR:
BROADLAWNS MEDICAL CENTER
1801 HICKMAN ROAD
DES MOINES, IOWA 50314
CONTACT: DENISE CUNDY
PHONE: 515-805-8940
EMAIL: DCUNDY@BROADLAWNS.ORG

ZONING:
INFORMATION OBTAINED FROM ONLINE CITY MAPS
MX2 (MIXED USE DISTRICT)
BULK REGULATIONS (CIVIC BUILDING): MEDICAL CLINIC

PARKING REQUIREMENTS:
USE: OFFICE - MEDICAL
PARKING REQUIRED: 1 PER 400 SF
BUILDING AREA = 5100/400 = 13 SPACES REQUIRED:
PROPOSED PARKING PROVIDED: 25 SPACES (INCLUDING 1 ADA STALL)

OPEN SPACE REQUIREMENTS:

TOTAL SITE AREA:	29,114 SF
REQUIRED OPEN SPACE:	4,367 SF (15%)
MAX. IMPERVIOUS SURFACE:	24,746 SF (85%)
EX OPEN SPACE:	4,430 SF (15.22%)
EX IMPERVIOUS SURFACE:	24,684 SF (84.78%)
PROP. OPEN SPACE:	4,714 SF (16.19%)
PROP. IMPERVIOUS SURFACE:	24,400 SF (83.81%)

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = DES MOINES CITY DATUM

POINT #10,001, CITY OF DES MOINES BM#1914
NORTHING = 577,355.01
EASTING = 1,595,472.53
ELEVATION = 170.63
DESCRIPTION:GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GRAND AVENUE AND 35TH STREET, TRIANGLE CUT IN THE NW CORNER OF THE TRAFFIC SIGNAL BASE.

GENERAL NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

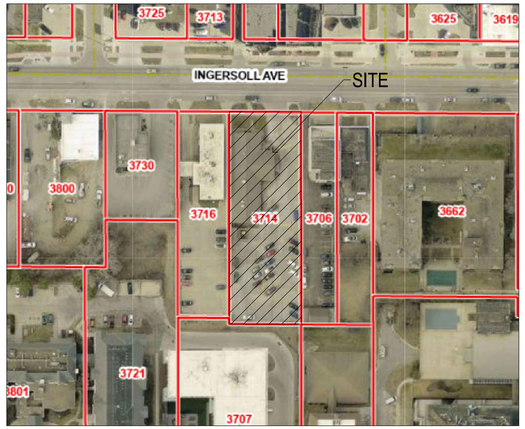
UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEER FABRIC AND INSTALLED PER SUDAS DETAIL 9040.110 OR 9040.111 DEPENDING ON CONDITION. TOP OF RIP-RAP SHALL BE INSTALL FLUSH OR LOWER THAN ADJACENT SURFACES. DEPTH OF RIP-RAP SHALL BE 1.5 TIMES MAX STONE DIAMETER.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF DES MOINES.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 07-29-26. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

CITY OF DES MOINES GENERAL NOTES:
1. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
2. A SIDWALK / DRIVE APPROACH PERMIT IS REQUIRED.
3. A PLUMBING PERMIT AND RIGHT-OF-WAY PERMIT ARE BOTH REQUIRED FOR THE PROPOSED CONNECTIONS TO THE PUBLIC STORM SEWER.
4. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
5. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
6. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
7. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
8. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
9. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
10. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.



VICINITY MAP
SCALE: 1" = 100'

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER LINE
G	GAS LINE
U/E	UNDERGROUND ELECTRIC
O/E	OVERHEAD ELECTRIC
TELE	TELEPHONE LINE
F/O	FIBER OPTIC
CATV	CABLE TV
	STORM MANHOLE
	CURB INTAKE
	SURFACE INTAKE
	FLARED END SECTION
	ROOF DRAIN
	DOWNSPOUT
	SANITARY MANHOLE
	CLEANOUT
	FIRE HYDRANT
	SPRINKLER
	IRRIGATION CONTROL VALVE
	WATER MANHOLE
	WELL
	WATER VALVE
	WATER SHUT OFF
	YARD HYDRANT
	FLAGPOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC RISER
	ELECTRIC VAULT
	TRANSFORMER POLE
	TRANSFORMER POLE
	LIGHT POLE
	ELECTRIC JUNCTION BOX
	ELECTRIC PANEL
	TRANSFORMER
	GROUND LIGHT
	GUY WIRE
	ELECTRIC HANDHOLE
	GAS METER
	GAS VALVE
	AIR CONDITIONING UNIT
	TELEPHONE RISER
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	FIBER OPTIC MANHOLE
	FIBER OPTIC RISER
	FIBER OPTIC VAULT
	CABLE TV RISER
	SIGN
	BOLLARDS
	DENOTES NUMBER OF PARKING STALLS
	PROPERTY CORNER - FOUND AS NOTED
	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
	SECTION CORNER - FOUND AS NOTED
	SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6723)
2. STORM AND SANITARY (CITY OF DES MOINES / 515-237-1359)
3. FIBER OPTIC (LUMEN / 918-547-0147)
4. FIBER OPTIC (GOOGLE FIBER / 650-802-2322)
5. FIBER OPTIC (SEGRA / 816-490-0894)
6. CABLE (MEDIACOM / 515-991-7388)
7. GAS (MIDAMERICAN / 515-252-6723)
8. WATER (DES MOINES WATER WORKS / 515-323-6244)

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It's Call Before, Call Here on the Ag

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

SITE PLAN APPROVAL:

☐ APPROVED ☐ APPROVED WITH CONDITIONS – SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

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LICENSED PROFESSIONAL ENGINEER
DAVID B. BENTZ
17143
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN FOR
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30

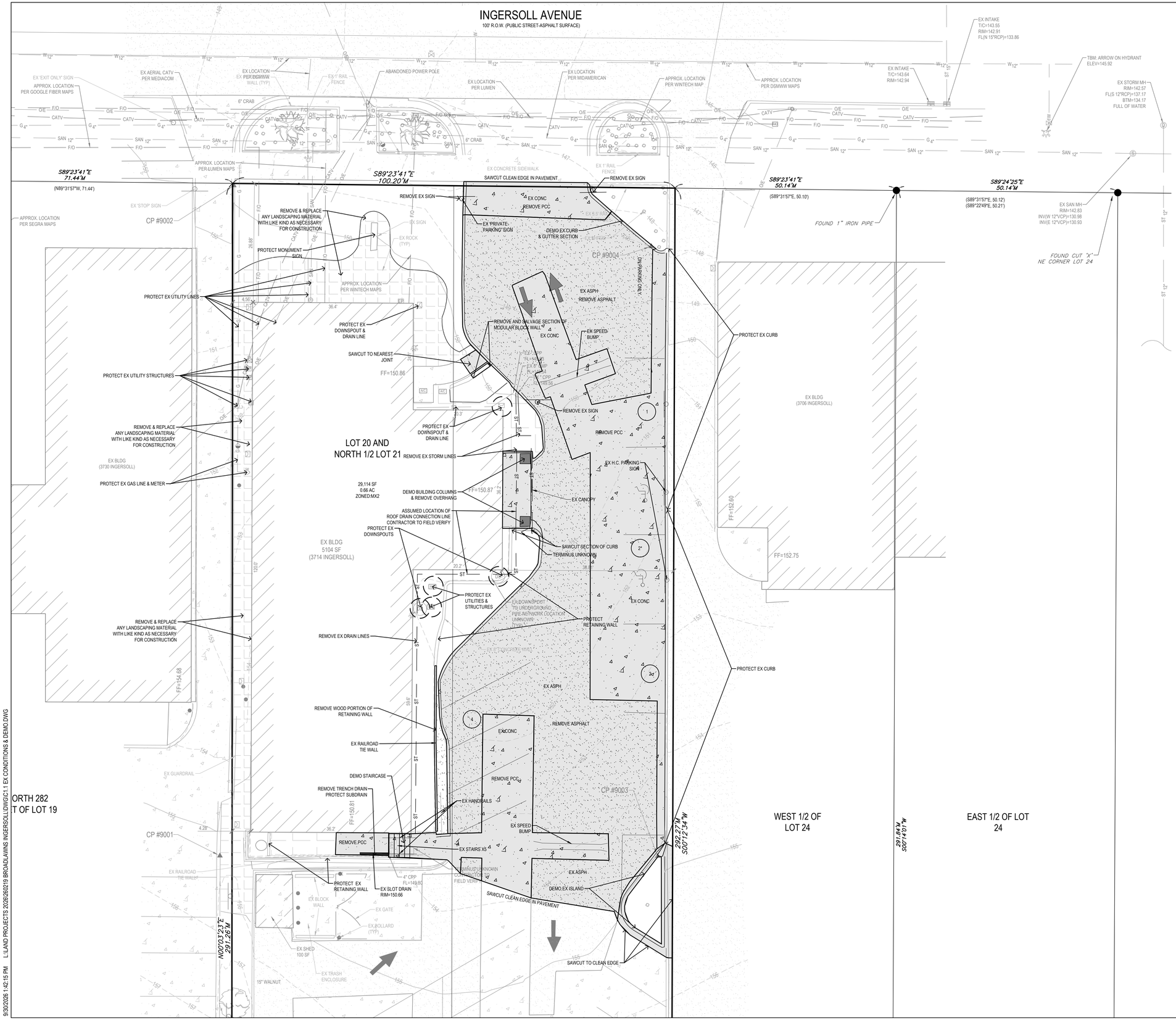
PROJECT NUMBER:
260219

SHEET NAME:
COVER SHEET

SHEET NUMBER:
C0.1

FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION



DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTH ON SITE PRIOR TO CONSTRUCTION AND CONTACT ENGINEER/OWNER IF DIFFERENT FROM PLANS OR IN CONFLICT IN CONSTRUCTION ACTIVITIES.
6. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS, AND STRUCTURES NOT SCHEDULED FOR REMOVAL PER CITY/OWNER SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGING & STORING MATERIALS AT A LOCATION DESIGNATED BY THE OWNER.

DEMO LEGEND:

- PAVEMENT REMOVAL
- DENOTES PROTECTION

GRAPHIC SCALE
10 0 5 10 20

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SITE PLAN
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY: LCR

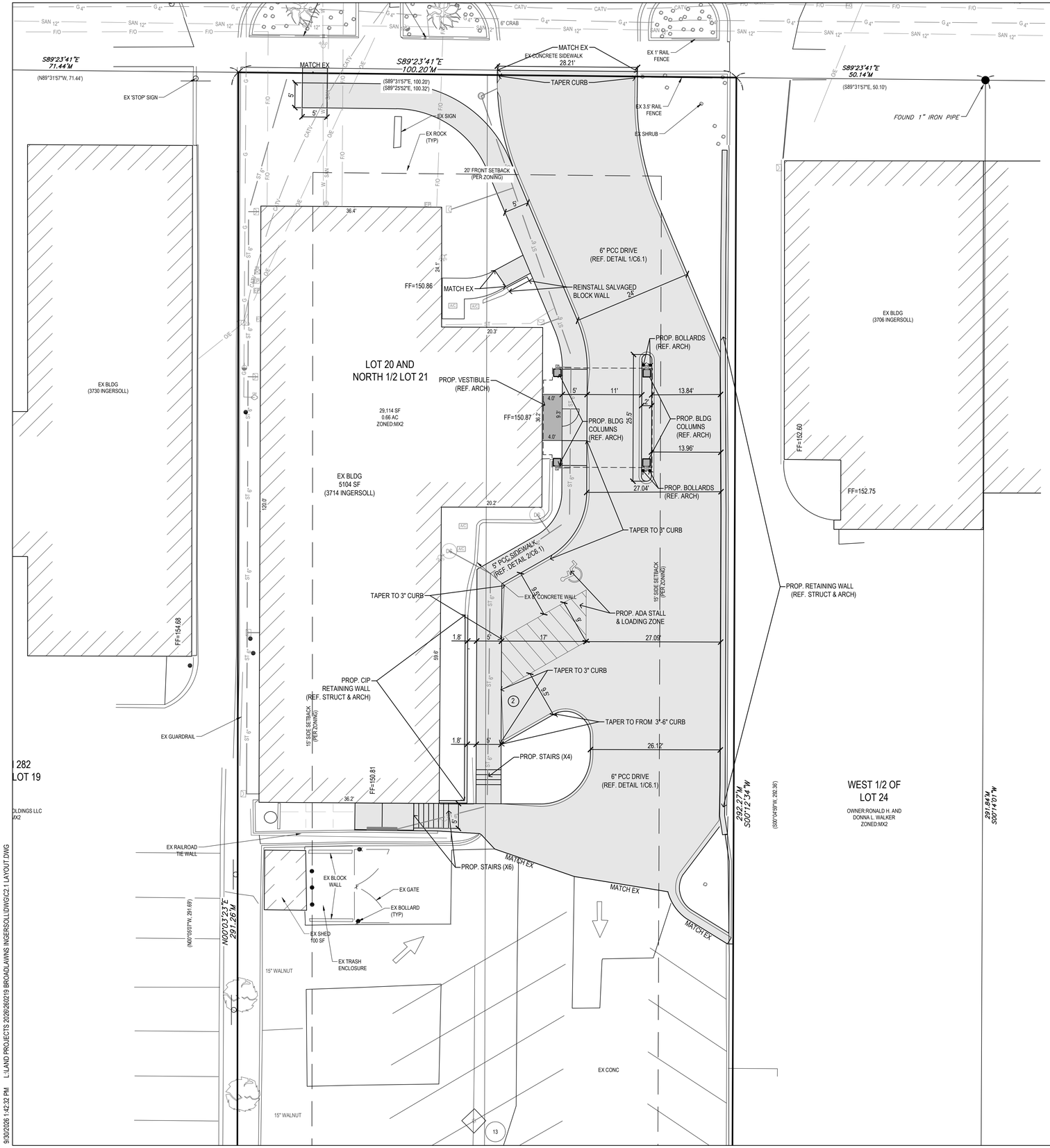
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1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30

PROJECT NUMBER: 260219

SHEET NAME: DEMO PLAN

SHEET NUMBER: C1.1

PRELIMINARY- NOT FOR CONSTRUCTION



GENERAL NOTES:

1. CONTRACTOR TO PROVIDE GRADATION TESTING OF GRANULAR MATERIAL DELIVERED TO THE SITE. GRADATION TESTING IS TO BE CONDUCTED AND REVIEWED BY GEOTECHNICAL FIRM PRIOR TO GRANULAR MATERIAL BEING INSTALLED.
2. IF GRANULAR MATERIAL ARE INSTALLED THAT DO NOT MEET THE APPROVED GEOTECHNICAL REPORT AND SPECIFICATIONS. THE CONTRACTOR, SHALL AT THEIR OWN EXPENSE, REMOVE AND REPLACE THE DEFICIENT GRANULAR MATERIAL PER SPECIFICATION.
3. THE CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN ACCESS TO THE SITE.

PAVEMENT & ASPHALT PLACEMENT NOTES:

1. CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS AND ASPHALT SURFACES WITH IOWA SUDAS TYPICAL BT JOINT.
2. CONTRACTOR TO REPLACE PCC PAVEMENTS FOR STORM SEWER INSTALLATION PER SUDAS. CONTRACTOR TO REPLACE PAVEMENTS WITH A MINIMUM THICKNESS THAT IS 1" GREATER THAN THE EXISTING PAVEMENT THICKNESS.

BUILDING & STRUCTURAL NOTES:

1. SEE FINAL ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
2. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR DETAILED BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION INFORMATION.
4. THE INSTALLATION OF ALL SIGNAGE SHALL BE THE RESPONSIBILITY OF THE CITY OF DES MOINES SIGN SHOP. THE CONTRACTOR SHALL COORDINATE REMOVAL & INSTALLATION OF ALL SIGNS PRIOR TO COMPLETION OF SITE WORK

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SITE PLAN

BROADLAWNS INGERSOLL CLINIC

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DES MOINES, IA 50312

REFERENCE NUMBER:

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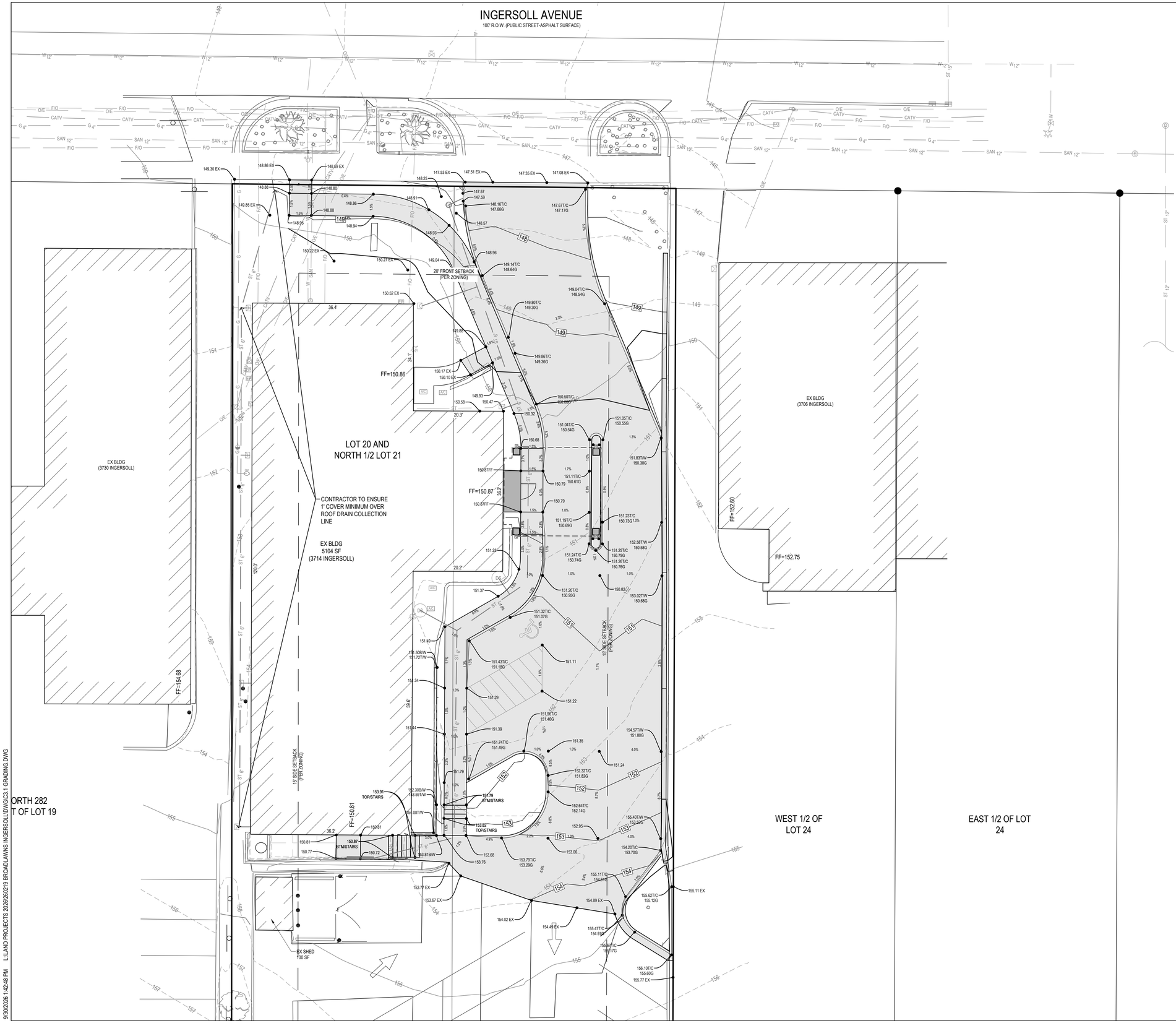
PROJECT NUMBER: 260219

SHEET NAME: LAYOUT PLAN

SHEET NUMBER: C2.1

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GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRAPHIC SCALE
10 0 5 10 20

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SITE PLAN
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3714 INGERSOLL AVE
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REFERENCE NUMBER:

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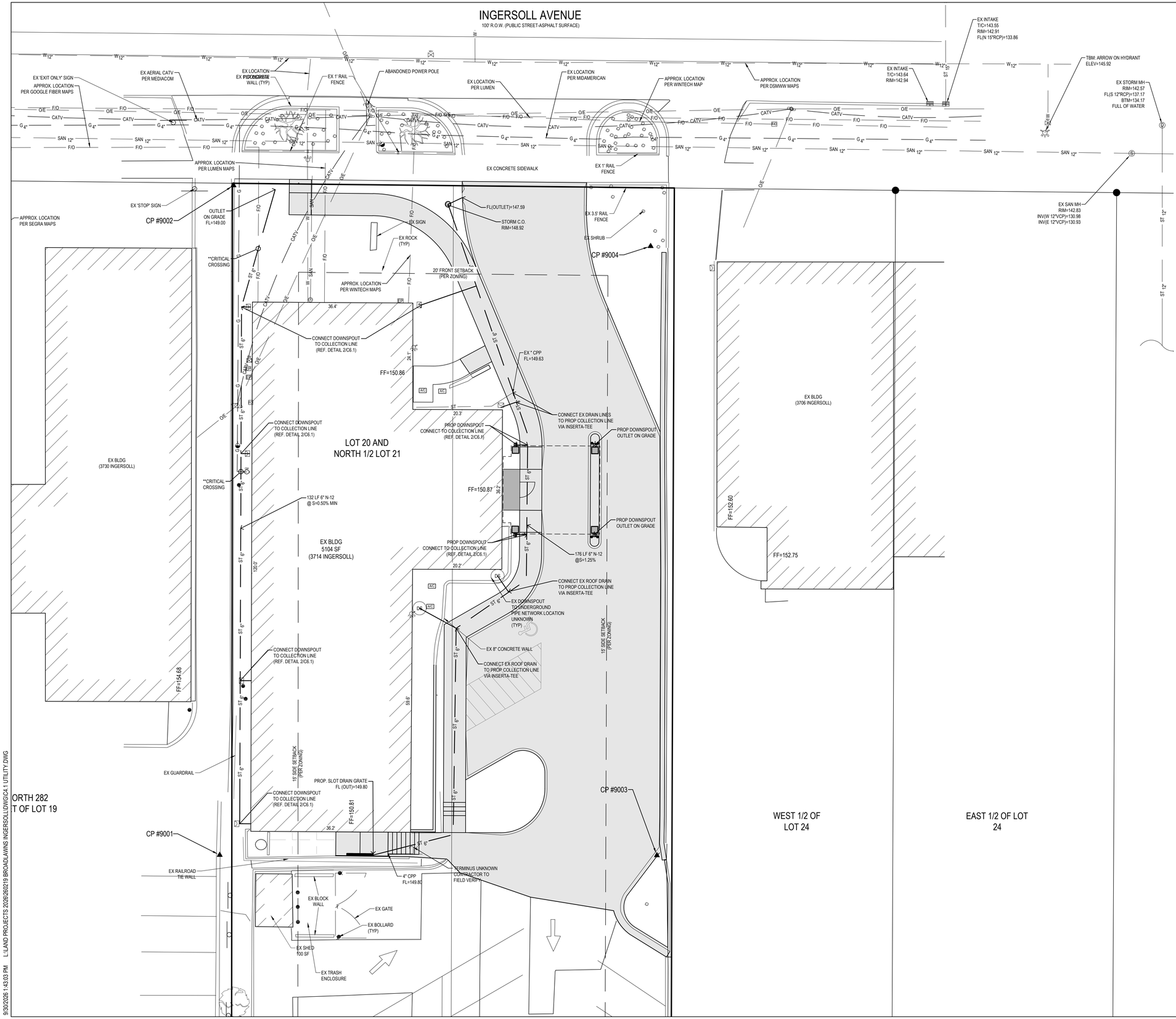
PROJECT NUMBER:
260219

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1

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PRELIMINARY- NOT FOR CONSTRUCTION



UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
3. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
4. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
5. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
6. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
7. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING ROOF DRAIN COLLECTION LINE NEXT TO BUILDING PRIOR TO CONSTRUCTION.
8. IN THE EVENT THAT THE EXISTING ROOF DRAIN COLLECTION LINE IS DAMAGED AND NEEDS TO BE REPLACED, THE COST IS CONSIDERED INCIDENTAL.
9. CONTRACTOR TO ENSURE SUFFICIENT COVER OVER PROPOSED ROOF DRAIN COLLECTION LINE.

GRAPHIC SCALE
10 0 5 10 20

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SITE PLAN
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY: LCR

REVISION DATE:
1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30

PROJECT NUMBER: 260219

SHEET NAME: UTILITY PLAN

SHEET NUMBER: C4.1

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PRELIMINARY- NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE AND GUYING METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

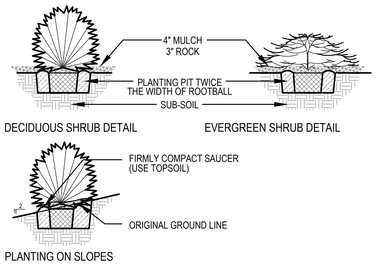
TOTAL SQUARE FOOTAGE OF PROJECT AREA	8,650 SF
REQUIRED CANOPY COVERAGE(15%)	1,298 SF
NEW CANOPY PROVIDED	3,000 SF

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES						
PB	1	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	2" Cal.	B&B	MATCHED SPECIMENS
TA	1	Redmond American Linden	Tilia americana 'Redmond'	2" Cal.	B&B	MATCHED SPECIMENS
NS	1	Tupelo	Nyssa sylvatica	2" Cal.	B&B	MATCHED SPECIMENS
SHRUBS						
RA2	7	Alpine Currant	Ribes alpinum	5 gal.	CONT	FULL FORM - MATCHED
RG	6	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal.	CONT	FULL FORM - MATCHED
GRASSES						
SB2	46	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
PN	4	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
SH	11	Prairie Dropseed	Sporobolus heterolepis	1 gal.	CONT	FULLY ROOTED IN CONTAINER
GROUNDCOVERS						
JB	2	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
PERENNIALS						
AC2	16	Colorado Mix Common Yarrow	Achillea millefolium 'Colorado'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
NW	9	Walker's Low Catmint	Nepeta x 'Walker's Low'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
CZ	35	Zagreb Tickseed	Coreopsis verticillata 'Zagreb'	1 gal.	CONT	FULLY ROOTED IN CONTAINER

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)



DECIDUOUS SHRUB DETAIL EVERGREEN SHRUB DETAIL

PLANTING ON SLOPES

2 C-5.1 SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE

NOTES:
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950.
- ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
- NO STAKING OF STREET TREES IS ALLOWED.

STEP 1 - PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.

STEP 2 - MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.

STEP 3 - DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH.

STEP 4 - REMOVE LOWER THIRD OF WIRE CAGE.

STEP 5 - SET TREE IN HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE WIRE CAGE AND TOP TWO-THIRDS OF BURLAP.

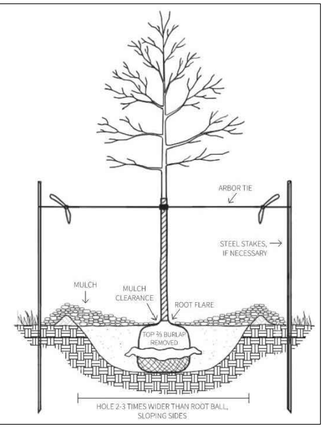
STEP 6 - BACKFILL WITH TWO-THIRDS OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.

STEP 7 - BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM/SAUCER OUTSIDE OF ROOT BALL.

STEP 8 - ADD 2-4 INCHES OF WOOD MULCH, LEAVING A 1- TO 2-INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.

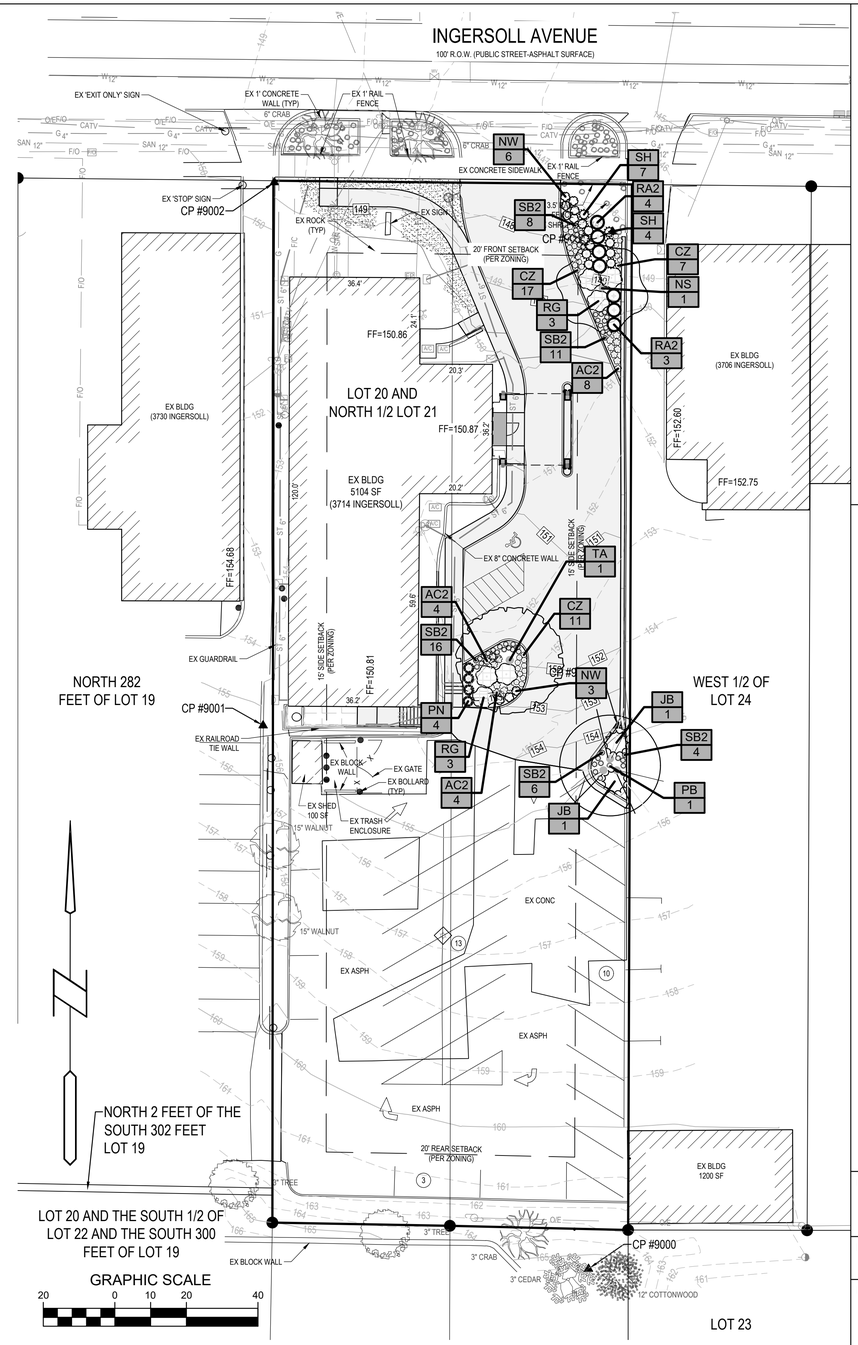
STEP 9 - WATER A FINAL TIME.

STEP 10 - IF NECESSARY, PLACE TWO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF TRUNK TO ALLOW MOVEMENT.



1 C-5.1 DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



STAKING ORIENTATION

NORTH NORTH

2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 700.

BY: DOUGLAS M. ROONEY LICENSE RENEWAL DATE: JUNE 30, 2028

SIGNED: _____ DATE: _____

STATE OF IOWA Douglas M. Rooney LANDSCAPE ARCHITECT 700 PROFESSIONAL LANDSCAPE ARCHITECT

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
BROADLAWNS INGERSOLL CLINIC
3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

DRAWN BY: LCR

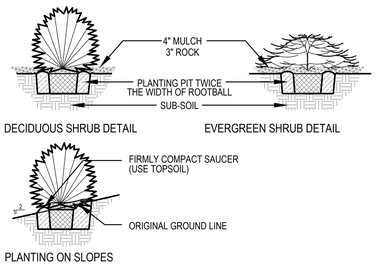
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1ST CITY SUB: 2026-09-15
100% BID SET: 2026-09-30

PROJECT NUMBER: 260219

SHEET NAME: LANDSCAPE PLAN

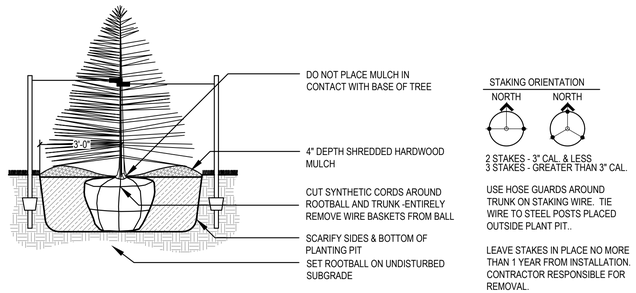
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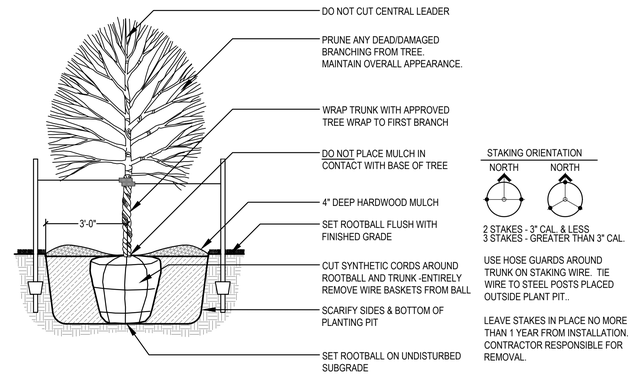
SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



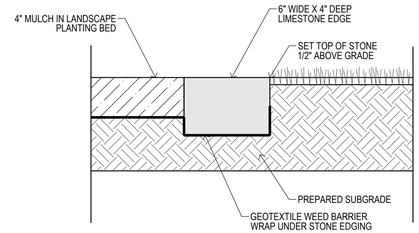
EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE



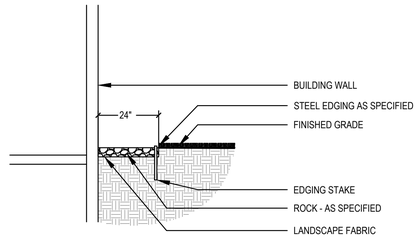
DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE



LIMESTONE EDGING

SCALE: NOT TO SCALE



MAINTENANCE EDGE AT FOUNDATION

SCALE: NOT TO SCALE

PRELIMINARY- NOT FOR CONSTRUCTION

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS INGERSOLL CLINIC

3714 INGERSOLL AVE
DES MOINES, IA 50312

REFERENCE NUMBER:

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LCR

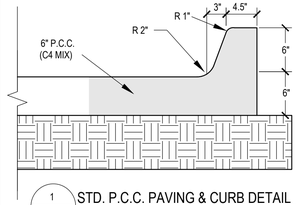
REVISION DATE:
1ST CITY SUB: 2026-09-15
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PROJECT NUMBER:
260219

SHEET NAME:
LANDSCAPE DETAILS

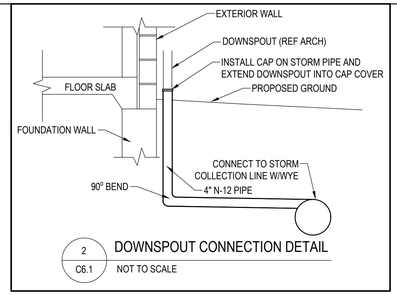
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1 / C6.1 STD. P.C.C. PAVING & CURB DETAIL

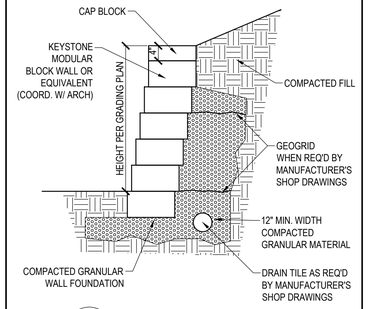
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2 / C6.1 DOWNSPOUT CONNECTION DETAIL

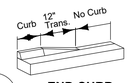
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NOTES:
1. ALL WALLS SHALL BE DESIGNED BY WALL MANUFACTURER'S STRUCTURAL ENGINEER. MANUFACTURER MUST PROVIDE SHOP DRAWINGS TO BISHOP ENGINEERING PRIOR TO CONSTRUCTION.
2. TERMINATE DRAIN TILE INTO NEAREST STORM SEWER. DRAIN TILE MUST BE TERMINATED INTO A STORM SEWER STRUCTURE.



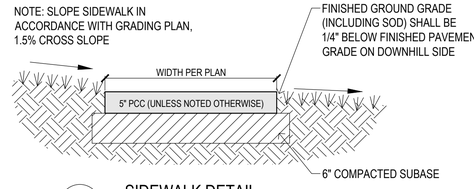
3 / C6.1 MODULAR BLOCK WALL DETAIL

NOT TO SCALE



4 / C6.1 END CURB

NOTE: SLOPE SIDEWALK IN ACCORDANCE WITH GRADING PLAN, 1.5% CROSS SLOPE



5 / C6.1 SIDEWALK DETAIL

NOT TO SCALE

PRELIMINARY- NOT FOR CONSTRUCTION

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SITE PLAN

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SHEET NAME:
SITE DETAILS SHEET

SHEET NUMBER:
C6.1

PRELIMINARY- NOT FOR CONSTRUCTION

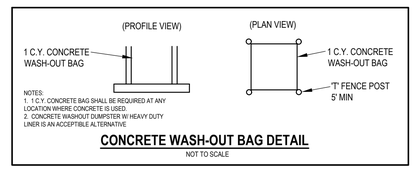


EROSION CONTROL NOTES:

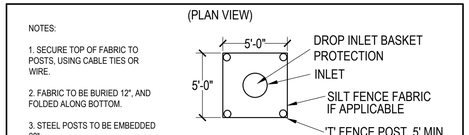
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

EROSION CONTROL REMOVAL NOTES:

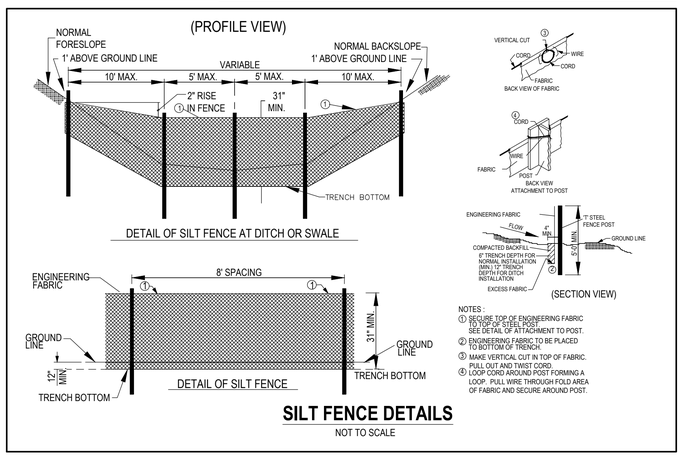
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



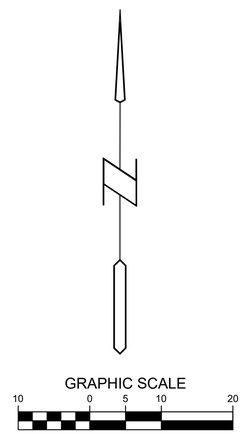
CONCRETE WASH-OUT BAG DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE



SILT FENCE DETAILS
NOT TO SCALE



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SHEET NAME:
EROSION CONTROL PLAN

SHEET NUMBER:
C7.1

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