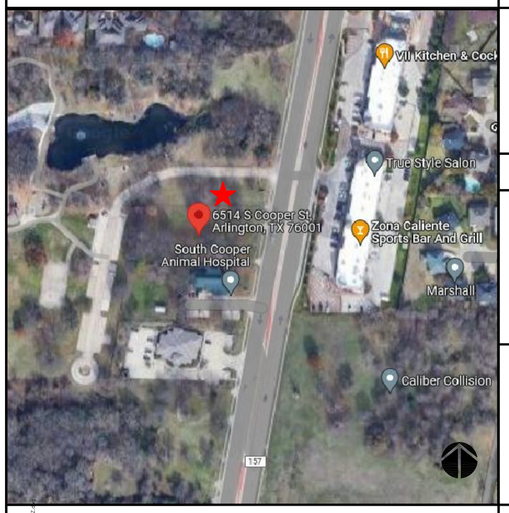


PRESLEY PLAZA

6514 S. COOPER ST.

ARLINGTON, TX 76001

SITE MAP:



ARCHITECT:

FORM STUDIOS INC.
300 BURNETT STREET, SUITE 120
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817-426-3006 voice
817-426-3008 fax
CONTACT: BRAD BERRY, NCARB

STRUCTURAL: FRAMING

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potts@lpse.net

MEP:

R SQUARED CONSULTING ENGINEERS
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McKINNEY, TX 75070
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rnorris@r2engineers.com

T.A.S.:

ACCESSIBLE TEXAS - JAY HEILMAN RAS #48
722 W. EULESS BLVD.
EULESS, TX 76040
817-908-8092 OFFICE & CELL

T.D.L.R. # TABS2023008120
THIS PROJECT MUST COMPLY WITH THE T.A.S. FOR THE ENTIRE SCOPE OF WORK

PROJECT INFO:

OCCUPANCY CLASSIFICATION	
FIRST FLOOR:	GROUP B
SECOND FLOOR:	GROUP MF
TYPE OF CONSTRUCTION	TYPE V-B
FIRE SPRINKLER SYSTEM	YES
1ST FLOOR (LEASE SPACE) SF	4,351 SQ. FT.
2ND FLOOR (APARTMENTS) SF	4,342 SQ. FT.
TOTAL SQUARE FOOTAGE	8,693 SQ. FT.

CITY CODE: **ARGLINGTON, TEXAS**

2015 International Building Code
2015 International Mechanical Code
2015 International Residential Code
2015 International Plumbing Code
2015 International Energy Conservation Code
2015 International Fire Code
2015 International Fuel Gas Code
2017 National Electric Code (NFPA 70)

GENERAL NOTES:

1. CONTRACTOR SHALL PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND UTILITY SIZES.
2. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
3. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, PRIOR TO CONTINUING WITH WORK.
5. ALL DIMENSIONS ON PLANS ARE TO (1) IF NEW - TO FACE OF STUD. (2) IF EXISTING - TO FACE OF FINAL SHEATHING.
6. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES, REFER TO PROJECT DATA, THE TEXAS ACCESSIBILITY STANDARDS, AS WELL AS ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
7. CONTRACTOR SHALL REPORT TO THE OWNER ANY ERRORS, OMISSIONS, OR INCONSISTENCIES HE MAY DISCOVER ON THE SPECIFICATIONS OR DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE OWNER.
8. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
9. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
10. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE (1) COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
11. SITE SECURITY IS EITHER PROVIDED BY THE OWNER OR THROUGH SEPERATE CONTRACT BY THE GENERAL CONTRACTOR. THE LEVEL OF SECURITY IS TO BE SET AT TIME OF CONSTRUCTION START.
12. CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN BROOM-CLEAN CONDITION AT ALL TIMES. CONTRACTOR SHALL LOCATE AND MAINTAIN A TRASH BIN AT THE SITE. SUCH BIN SHALL BE OF ADEQUATE DIMENSION TO KEEP SITE CLEAN AT ALL TIMES. DUST RESULTING FROM SALVAGE, DEMOLITION AND REMOVAL WORK SHALL BE CONTROLLED TO PREVENT THE IMPOSITION OF A NUISANCE OR HAZARDOUS CONDITION TO THE ADJOINING PORTION OF THE PROJECT. THE USE OF WATER WILL NOT BE PERMITTED WHEN SUCH USE WOULD RESULT IN HAZARDOUS, OR OTHERWISE OBJECTIONABLE CONDITIONS.
13. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
14. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
15. CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING PER OSHA CURRENT STANDARDS.
16. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
17. DECORATIVE MATERIALS SHALL BE NONCOMBUSTIBLE OR TREATED IN AN APPROVED FLAME RETARDANT MANNER, AND SHALL BE PROVIDED WITH STATE FIRE MARSHAL'S CERTIFICATION STAMP, AND SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
18. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES.
19. NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, OR OTHER PENETRATIONS, EXCEPT AS DETAILED OR SPECIFIED HEREIN.
20. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES.
21. ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS (47 FR. 13516 TITLE NO. 16, CHAPTER 11, PART 1201).
22. CONTRACTOR SHALL ASSIST OWNER IN OBTAINING FINAL CERTIFICATES OF OCCUPANCY.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REMEDY, REPAIR, OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR WORKMANSHIP OR MATERIALS AND ANY RELATED DAMAGE CAUSED BY THESE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
24. IN ADDITION TO EQUIPMENT WARRANTIES, FURNISH OWNER A WRITTEN GUARANTEE AGAINST LATENT AND PATENT DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR. GUARANTEE SHALL INCLUDE REPAIR, DAMAGE TO, OR REPLACEMENT OF, ANY PART OF EQUIPMENT PROVIDED.
25. PIPES, CONDUITS, OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
26. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
27. PROVIDE ATTIC DRAFT STOPS AND VENTILATION IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.
28. ALL PAINT COLOR AND/OR MATERIAL TRANSITIONS ARE TO OCCUR AT INSIDE CORNERS (UNLESS NOTED OTHERWISE).
29. COMPLETE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW AND COMMENT PRIOR TO FABRICATION OR ORDERING OF ANY EQUIPMENT, FIXTURES, MATERIALS, OR ASSEMBLIES. THIS INCLUDES A BLENDING PIPING, FRAMING, BRACING, PUMP CONNECTIONS AND OTHER SUCH ITEMS.
30. OWNER'S REPRESENTATIVE OR ARCHITECT WILL REVIEW AND COMMENT ON ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN INTENT OF THE PROJECT ONLY. THE APPROVAL OF A SINGLE COMPONENT SHALL NOT INDICATE THE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
31. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE ROUTED THROUGH THE CONTRACTOR. NO DOCUMENTS SHALL BE SUBMITTED DIRECTLY TO THE ARCHITECT, OR TO THE ARCHITECT'S CONSULTANTS. SUBMIT A MINIMUM OF FIVE (5) COPIES FOR REVIEW AND COMMENT.
32. EXTERIOR OPENINGS SHALL COMPLY WITH ALL SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
33. ACCURATE AS-BUILT DRAWINGS SHALL BE GENERATED BY CONTRACTOR DURING CONSTRUCTION AND SUBMITTED TO OWNER UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
34. CONTRACTOR SHALL NOT ALLOW ANY PERSON TO DESCEND INTO ANY TRENCH OR HOLE, OR CREATE ANY SUCH EXCAVATIONS, WITHOUT THE PRIOR APPROVAL OF BUILDING DEPARTMENT AS WELL AS ALL OTHER AGENCIES HAVING JURISDICTION
35. VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH FIRE MARSHAL AND OWNER'S REPRESENTATIVE.
36. CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. INFORMATION REGARDING COMPLETE WORK OF SPECIFIC TRADES AND SUB-TRADES IS DISPERSED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS AND CANNOT BE DETERMINED BY REFERENCE TO ANYTHING OTHER THAN COMPLETE SETS OF DOCUMENTS.
37. NOTHING IN THESE DOCUMENTS IS TO BE INTERPRETED AS RELIEVING THE CONTRACTOR OF SOLE RESPONSIBILITY FOR THE METHODS AND MEANS OF CONSTRUCTION, AS WELL AS SAFETY AT THE JOB SITE.
38. ALL SUB CONTRACTORS ARE TO COMPLY WITH OSHA STANDARDS.

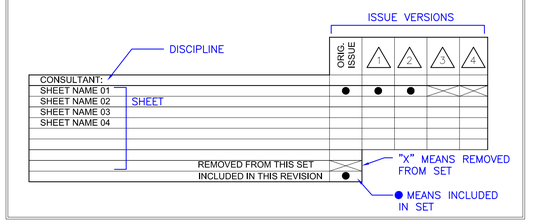
GENERAL NOTES:
1. COEFFICIENT OF FRICTION MUST COMPLY WITH ASTM C1028: 60 MIN. STATIC COEFFICIENT OF FRICTION PASSES WET OR DRY.
2. FLOORING AND FLOORING TRANSITIONS MUST COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.

INDEX:

		PERMIT SET	REVISION TO APPROVED DRAWINGS 1	2	3	4	5
GENERAL SHEETS								
G1.00A	COVER SHEET	●						
G1.02A	OCCUPANCY PLAN	●						
G1.04A	EGRESS PLAN - 1ST FLOOR	●						
G1.04B	EGRESS PLAN - 2ND FLOOR	●						
STRUCTURAL								
S1	GENERAL NOTES & DETAILS	●						
S2	FOUNDATION PLAN	●						
S3	2ND FLOOR FRAMING PLAN	●						
S4	ROOF FRAMING PLAN	●						
S5	FOUNDATION DETAILS	●						
S6	FRAMING DETAILS	●						
S7	FRAMING DETAILS	●						
ARCHITECTURAL								
A1.01A	TAS SHEET	●						
A1.01B	TAS SHEET	●						
A1.01C	TAS SHEET	●						
A1.03A	SITE - DUMPSTER PLAN & ELEVATIONS	●						
A2.00A	FOUNDATION PLAN	●						
A2.00B	SURFACE PLAN	●						
A2.01A	FLOOR PLAN - 1ST FLOOR	●						
A2.01B	FLOOR PLAN - 2ND FLOOR	●						
A2.04A	REFLECTED CEILING PLAN - 1ST FLOOR	●						
A2.04B	REFLECTED CEILING PLAN - 2ND FLOOR	●						
A2.05A	ROOF PLAN	●						
A2.05B	TPO NOTES	●						
A2.05C	TPO NOTES	●						
A2.05D	TPO NOTES	●						
A2.06A	FLOOR FINISH PLAN - 1ST FLOOR	●						
A2.06B	FLOOR FINISH PLAN - 2ND FLOOR	●						
A2.09A	SCHEDULES	●						
A2.09B	SCHEDULES	●						
A3.00A	EXTERIOR ELEVATIONS	●						
A3.00B	EXTERIOR ELEVATIONS	●						
A3.00C	EXTERIOR ELEVATIONS	●						
A3.02A	BUILDING SECTION & WALL SECTIONS	●						
MEP								
M1.01	MECHANICAL COVER							
M2.01	MECHANICAL - 1ST FLOOR	●						
M2.02	MECHANICAL - 2ND FLOOR	●						
M3.01	MECHANICAL DETAILS	●						
M4.01	MECHANICAL SCHEDULES	●						
MEP101	MEP SPECIFICATIONS	●						
MEP102	MEP SPECIFICATIONS	●						
MEP103	MEP ROOF PLAN	●						
E1.01	ELECTRICAL COVER	●						
E2.01	LIGHTING PLAN - 1ST FLOOR	●						
E2.02	LIGHTING PLAN - 2ND FLOOR	●						
E3.01	POWER PLAN - 1ST FLOOR	●						
E3.02	POWER PLAN - 2ND FLOOR	●						
E3.03	2ND FLOOR MECHANICAL POWER PLAN	●						
E4.01	ELECTRICAL DETAILS	●						
E5.01	ELECTRICAL RISER & SCHEDULES	●						
P1.01	PLUMBING COVER	●						
P2.01	WASTE & VENT PLAN - 1ST FLOOR	●						
P2.02	WASTE & VENT PLAN - 2ND FLOOR	●						
P3.01	PLUMBING PLAN - 1ST FLOOR	●						
P3.02	PLUMBING PLAN - 2ND FLOOR	●						
P4.01	PLUMBING DETAILS	●						
P5.01	PLUMBING RISERS	●						
P6.01	PLUMBING SCHEDULES	●						

REVISED THIS SET
REMOVED FROM THIS SET
INCLUDED IN THIS REVISION

FORM INDEX LEGEND:



FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

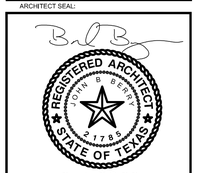
JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

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ARCHITECT SEAL:



12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, BEFORE STARTING ANY WORK.
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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

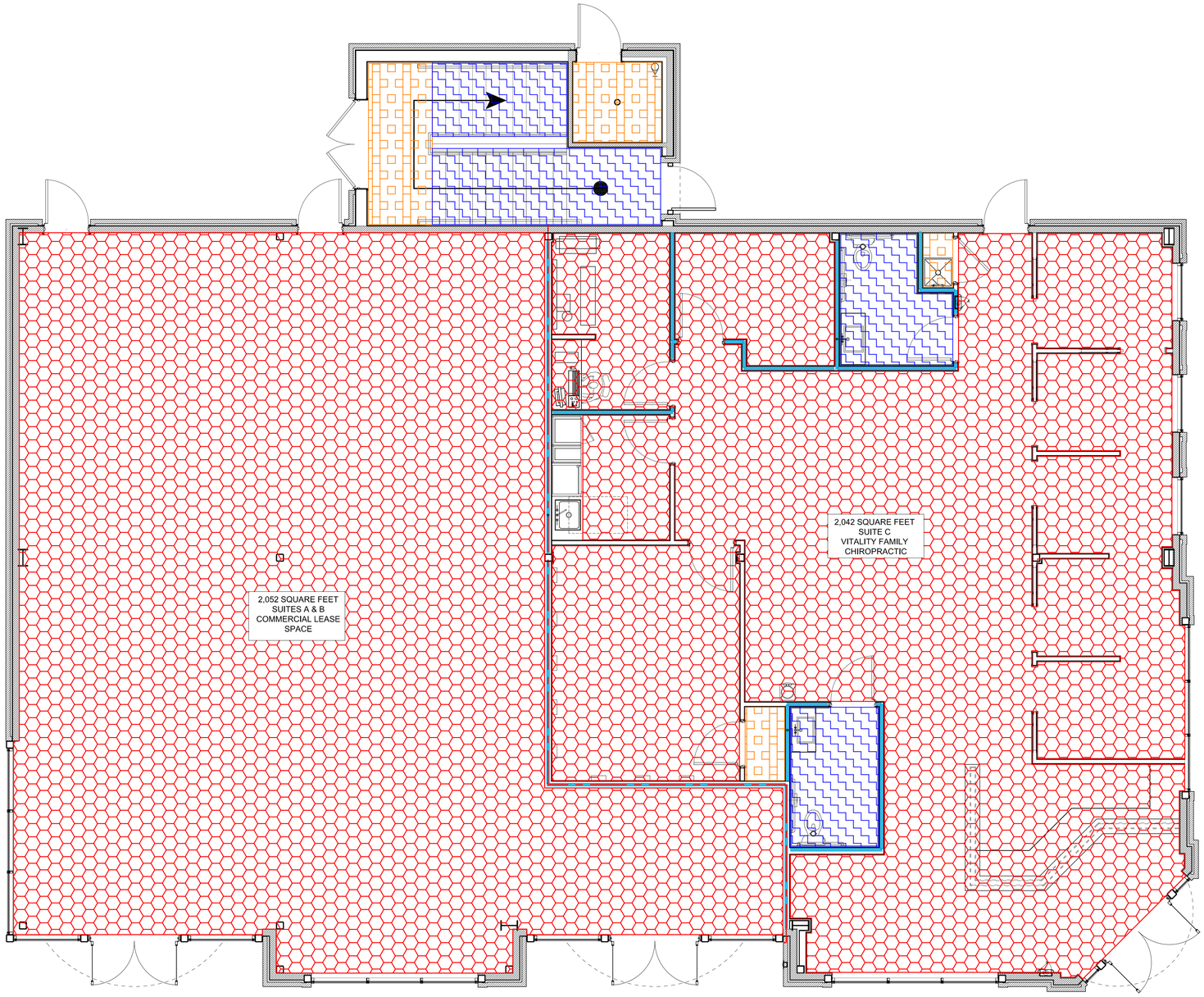
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SHEET:

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FORM STUDIOS INC. ARCHITECTURE
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01 OCCUPANCY PLAN – 1ST FLOOR

SCALE: 1/4" = 1'-0"

SUITES A&B – TO BE LEASED

LEGEND	AREA	IBC BLDNG. CODE	OCC
INCIDENTAL – MECH & STORAGE	0	300 S.F. / PERSON	0
B BUSINESS	2,052	100 S.F. / PERSON	20
ACCESSORY USE AREAS – RR	0	EXCLUDED	0
TOTAL AREA	2,052	TOTAL OCCUPANTS	20

SUITES C – VITALITY FAMILY CHIROPRACTIC

LEGEND	AREA	IBC BLDNG. CODE	OCC
INCIDENTAL – MECH & STORAGE	20	300 S.F. / PERSON	1
B BUSINESS	1,906	100 S.F. / PERSON	19
ACCESSORY USE AREAS – RR	116	EXCLUDED	0
TOTAL AREA	2,042	TOTAL OCCUPANTS	20

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3008 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT OF WORK. REPORT IMMEDIATELY ANY DISCREPANCIES, BEFORE STARTING ANY WORK.
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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

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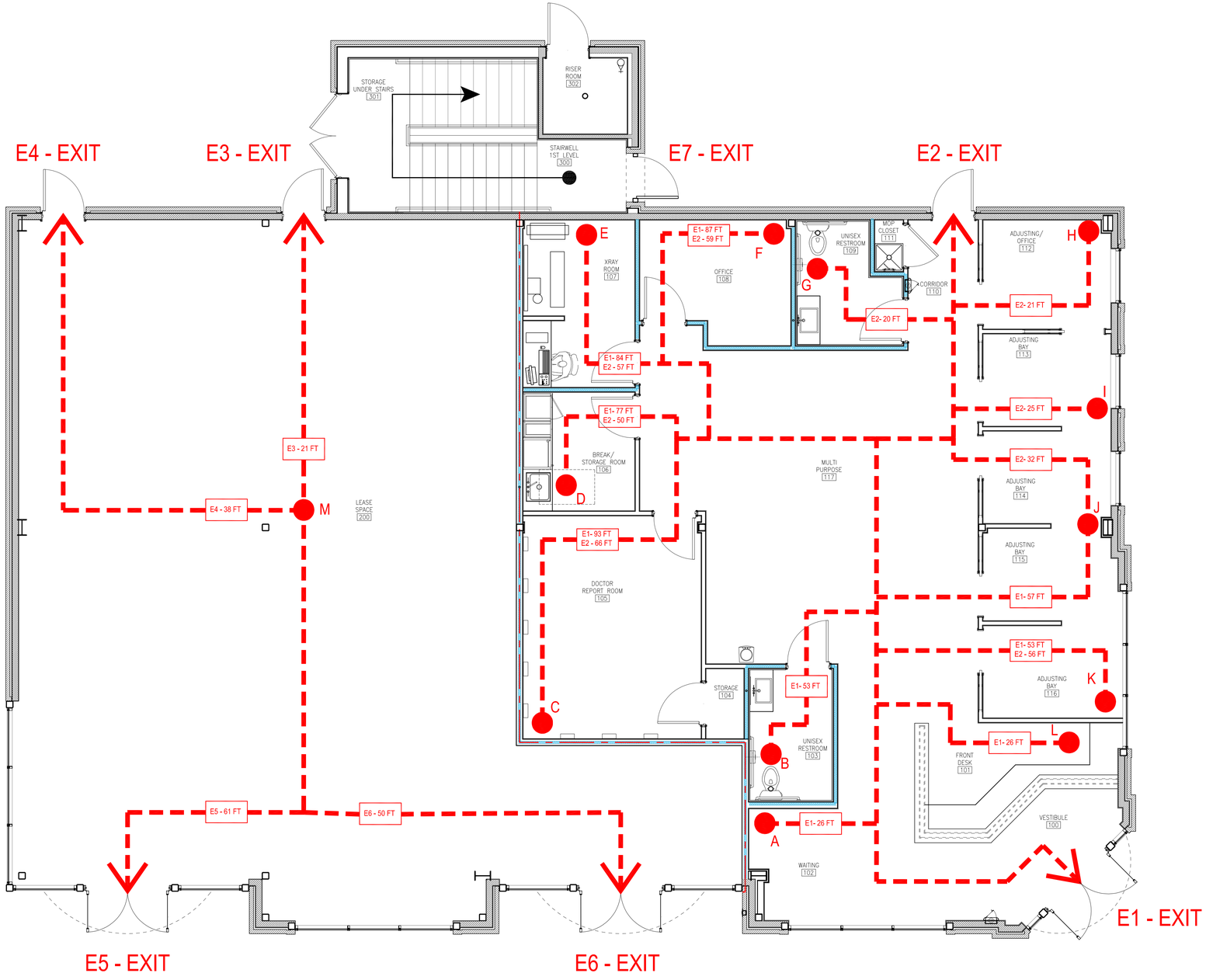
OCCUPANCY PLAN – FIRST FLOOR

SHEET:

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817-426-3008 www.formsi.com
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PRINTED BY: jbb
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PLOT SIZE: 9 HERNANDEZ.dwg

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01 EGRESS PLAN – 1ST FLOOR
SCALE: 1/4" = 1'-0"

TRAVEL DISTANCES:

- OCCUPANCY R - 200 FT.
- OCCUPANCY B - 300 FT.
- R & B COMMON PATH- 100 FT.

EGRESS LEGEND:

A

00 FT.

- STARTING POINT AND EGRESS PATH I.D.
- DISTANCE TO EXIT.
- EGRESS PATH

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817-426-3006 www.formsi.com
FILE NAME: C:\Users\Josh Form\Form Studios Dropbox\ARMD BERRY\Projects - 2019\2021_03_09 HERNANDEZ MIXED USE_LO1.04 SERIES FSI 20101O HERNANDEZ.pln
PLOTTED BY: Josh Form
PLOTTED ON: 12/14/2022 - 1:06pm
DRAWING SIZE: ARCH D (24" X 36") HERNANDEZ BUILDING SIZE.dwg
PLTR SIZE: D HERNANDEZ.pwg

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

CONDITION NOTES:

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2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY. IF FOUND, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

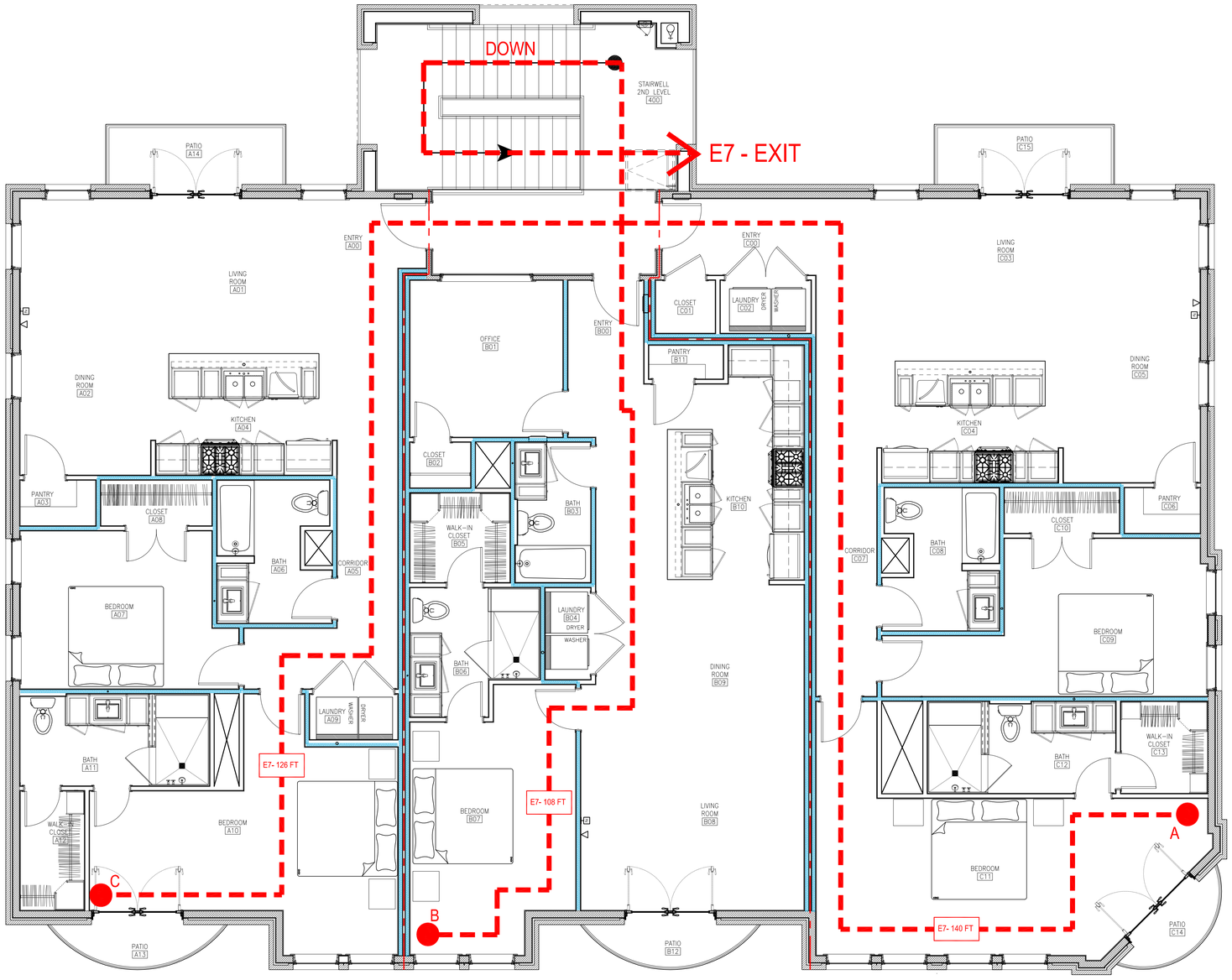
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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
EGRESS PLAN – FIRST FLOOR

SHEET:
G1.04A



01 EGRESS PLAN – 2ND FLOOR
SCALE: 1/4" = 1'-0"

TRAVEL DISTANCES:

- OCCUPANCY R - 200 FT.
- OCCUPANCY B - 300 FT.
- R & B COMMON PATH- 100 FT.

EGRESS LEGEND:

A

00 FT.

- STARTING POINT AND EGRESS PATH I.D.
- DISTANCE TO EXIT.
- EGRESS PATH

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3008 VOICE
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300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT OF WORK. REPORT IMMEDIATELY ANY DISCREPANCIES BEFORE STARTING ANY WORK.
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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
EGRESS PLAN – SECOND FLOOR

SHEET:
G1.04B

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GENERAL NOTES

1. BUILDING CODES

   A) 2021 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF ARLINGTON, TEXAS.
   B) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318–18.
   C) AISC–"SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS", LATEST APPROVED EDITION.

2. DESIGN CRITERIA

   A) GRAVITY LOADS
      ROOF LIVE LOAD 20 PSF MIN.
      ROOF DEAD LOAD 20 PSF
      ROOF UPLIFT LOAD PER ASCE 7–10
      GROUND SNOW LOAD 15 PSF
   B) WIND LOAD PER IBC 2021 EDITION
      BASIC WIND SPEED V3s 115 MPH
      EXPOSURE C
      Iw = 1.1
   C) EARTHQUAKE DESIGN PER IBC 2021 EDITION
      SEISMIC USE GROUP Ie = 1.0
      SEISMIC DESIGN CATEGORY C
      SITE CLASS D
   D) SEE MECHANICAL PLAN AND ROOF PLAN FOR ADD'L LOADS

3. EXISTING CONDITIONS: EACH BIDDER SHALL VISIT THE JOB SITE AS REQUIRED TO DETERMINE AND/OR VERIFY EXISTING CONDITIONS. ANY EXCEPTIONS TO EXISTING CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

4. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

5. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS TO ARCHITECTURAL, CIVIL, AND MEP, AND ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL SPECIAL INSPECTIONS REQUIRED BY CITY AND THE INTERNATIONAL BUILDING CODE SECTION 1704.1.2 ARE PERFORMED. ALL SPECIAL INSPECTIONS SHALL BE CONDUCTED BY A LICENSED SPECIAL INSPECTOR. THE CONTRACTOR SHALL RETAIN AND PROVIDE ALL SPECIAL INSPECTION REPORTS DURING THE ENTIRE CONSTRUCTION PROCESS. THE OWNER/CONTRACTOR SHOULD HIRE A THIRD PARTY SPECIAL INSPECTION FIRM TO COORDINATE AND PERFORM ALL REQUIRED SPECIAL INSPECTIONS AND TO COMPLETE AND SEAL THE FINAL INSPECTION REPORT FORM.

FOUNDATION NOTES

1. THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS CONDUCTED BY FARGO CONSULTANTS INC. OF DALLAS, TX., REPORT NO. G20–3509, DATED APRIL 2021. THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE EXISTING SOIL CONDITIONS AS REPRESENTED BY THE SUBSURFACE EXPLORATION LOGS.

2. EARTHWORK: ALL DEBRIS, VEGETATION, AND TOPSOIL CONTAINING ORGANIC MATERIAL SHALL BE BE CLEARED AND REMOVED FROM THE BUILDING SITE FOR A MINIMUM OF FIVE (5) FEET BEYOND THE BUILDING FOOTPRINT. THE EXPOSED SURFACE AFTER ANY EXCAVATION DUE TO CUT AND FILL OPERATIONS SHALL BE PROOF–ROLLED TO DETERMINE ANY SOFT SPOTS. ANY SOFT SPOTS SHALL BE REMOVED AND RECOMPACTED. PLACE PREPARED FILL PER GEOTECNICAL RECOMMENDATIONS. THE SLAB SHALL BE PLACED UPON A 10 MIL POLYETHYLENE VAPOR BARRIER. IN THE EVENT THAT THESE NOTES CONFLICT WITH THE RECOMMENDATIONS LOCATED IN THE SOILS REPORT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, PRIOR TO STARTING THE EARTHWORK.

3. SELECT FILL: SELECT FILL SHALL BE USED TO OBTAIN FINISHED SUBGRADE AND TO CAP THE SUBGRADE. SELECT FILL SHALL BE PLACED AS SOON AS POSSIBLE AFTER COMPLETION OF COMPACTION OF THE SUBGRADE TO LIMIT MOISTURE LOSS OF THE SOIL. SELECT FILL SHALL NOT EXTEND BEYOND THE LIMITS OF THE STRUCTURE. SELECT FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER AND SHALL CONSIST OF A UNIFORMLY BLENDED CLAYEY SAND HAVING A PLASTICITY INDEX (PI) BETWEEN 4 AND 15 AND A LIQUID LIMIT OF 35. SELECT FILL SHALL BE FREE OF ORGANIC MATTER, ROCKS, DEBRIS, AND DELETERIOUS MATERIALS.

4. COMPACTION OF SELECT FILL: SELECT FILL REQUIRED BENEATH THE GRADE SLAB SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN +1 AND +5 PERCENT OF OPTIMUM AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM SPECIFICATION D698.

5. POSITIVE SURFACE DRAINAGE AWAY FROM THE STRUCTURE SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. AT NO TIME SHALL WATER BE ALLOWED TO COLLECT NEAR THE BUILDING SITE.

6. SITE FILL: FILL PLACED ALONG THE OUTSIDE OF EXTERIOR GRADE BEAMS SHALL BE ON–SITE CLAY SOILS. THIS SITE FILL IS INTENDED TO REDUCE SURFACE WATER INFILTRATION BENEATH THE STRUCTURE. COMPACTION OF THE SITE FILL SHALL BE PERFORMED AS SPECIFIED IN NOTE 4. THE FINISH GRADES OF THE SITE FILL SHALL BE PER THE SITE PLAN. CARE SHALL BE TAKEN THAT NO LOW SPOTS EXIST IN FILL THAT ALLOW WATER TO COLLECT AGAINST THE BUILDING.

7. UTILITY LINE TRENCHES: UTILITY LINES RUNNING UNDER THE EXTERIOR GRADE BEAMS SHALL HAVE A CLAY PLUG TO PREVENT WATER INFILTRATION BENEATH THE STRUCTURE THROUGH POROUS TRENCH BACKFILL MATERIALS. CLAY PLUGS SHALL BE LOCATED IMMEDIATELY OUTSIDE OF THE EXTERIOR GRADE BEAM. THE CLAY PLUG SHALL CONSIST OF A 5' MINIMUM LENGTH F TRENCH BACKFILLED WITH ON–SITE CLAYS COMPACTED IN ACCORDANCE WITH NOTE 4.

8. SIDEWALKS SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING, EXCEPT AT ENTRIES, AND SHALL SLOPE AWAY FROM THE BUILDING SO THAT WATER WILL BE DRAINED AWAY FROM THE STRUCTURE.

9. CONTRACTOR SHALL READ THE SOILS REPORT REFERENCED ABOVE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE AND SUBGRADE PREPARATION RECOMMENDATIONS CONTAINED THEREIN. INFORMATION CONTAINED IN THE "FOUNDATION NOTES" SECTION OF THE STRUCTURAL NOTES REPRESENTS A GENERAL OVERVIEW OF THE SITE WORK TO BE PERFORMED, AND SHALL NOT BE USED AS A SUBSTITUTE FOR THE SOILS REPORT REFERENCED ABOVE.

10. THE BUILDING PAD SHOULD BE PREPARED BY STRIPPING THE SITE OF VEGETATION. EXCAVATE 10 FEET OF SOILS. COMPACT MODIFIED EXCAVATED SOILS BACK IN PLACE TO 12" BELOW FINISH GRADE. THE PAD SHOULD THEN BE CAPPED WITH 12" OF SELECT FILL TO BRING TO FINISH GRADE.

CONCRETE NOTES

1. ALL STRUCTURAL CONCRETE SHALL WEIGH 145 POUNDS PER CUBIC FOOT.

2. MINIMUM CONCRETE STRENGTHS AT 28 DAY BREAK:
   GRADE BEAMS AND FOOTINGS.....3000 PSI
   SLABS ON GRADE.....3000 PSI
   PIERS.....3500 PSI

   CONCRETE SLUMP SHALL BE:
   GRADE BEAMS AND FOOTINGS.....3 IN. MIN./4 IN. MAX.
   SLABS ON GRADE.....3 IN. MIN./4 IN. MAX.
   PIERS.....3 IN. MIN./4 IN. MAX

   CONCRETE MIX DESIGNS AND TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR EVALUATION AND APPROVAL. MAXIMUM SIZE OF AGGREGATE FOR FOOTINGS AND GRADE BEAMS SHALL BE 1". MAXIMUM SIZE OF AGGREGATE FOR SLABS ON FORM DECK SHALL BE 3/4".

3. ALL CAST–IN–PLACE CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301, LATEST EDITION, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

4. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH "PLACING REINFORCING BARS", PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE, LATEST EDITION.

5. CONCRETE REINFORCING: REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMED TO ASTM A615, GRADE 60 BARS.

6. SLABS ON GRADE: SLABS ON GRADE SHALL BE OF HARDROCK CONCRETE OF THE THICKNESS AND WITH THE REINFORCEMENT AS SHOWN ON THE FOUNDATION PLAN. APPLY CURING COMPOUND, THOMPSON'S WATER SEAL OR EQUAL, TO ALL SLABS PER MANUFACTURER'S SPECIFICATIONS. SLAB REINFORCING SHALL BE CENTERED IN SLAB. CARE SHALL BE TAKEN TO MAINTAIN SLAB REINFORCEMENT POSITION DURING POURING OPERATIONS. MAXIMUM POUR AREA = 12,000 SQ. FT. LAP 10 MIL PLASTIC SHEETING MINIMUM OF 12 IN. AND SEALED WITH ADHESIVES. PATCH ALL HOLES AND TEARS IN PLASTIC PRIOR TO CASTING SLAB.

7. CHAMFERS: PROVIDE CHAMFERS AS INDICATED ON ARCHITECTURAL DRAWINGS. ALL CHAMFERS SHALL BE 3/4" x 45 DEGREES.

8. GRADE BEAMS: GRADE BEAMS SHALL BE OF HARDROCK CONCRETE OF SIZE AND WITH REINFORCEMENT AS INDICATED ON THE FOUNDATION PLAN. BEAMS SHOULD BE FORMED OR TRENCHED ACCORDING TO THE GEOTECHNICAL REPORT REFERENCED IN THE FOUNDATION NOTES. CARE SHALL BE TAKEN TO ACCURATELY TRENCH BEAMS TO WIDTHS AND DEPTHS INDICATED. TRENCHES SHALL BE KEPT CLEAN, AND CARE SHALL BE TAKEN TO PREVENT SLOUGHING OF TRENCH SIDES. DETAIL REINFORCING AND PROVIDE CORNER BARS AT GRADE BEAM INTERSECTIONS TO MATCH HORIZONTAL REINFORCING.

9. MINIMUM COVERAGE ON REINFORCING STEEL:
   CONCRETE CAST AGAINST EARTH.....3" CLEAR TO STIRRUP
   CONCRETE CAST AGAINST FORMS.....2" CLEAR TO STIRRUP
   GRADE BEAMS.....3/4" TOP, 3" BOTTOM, 2" ON FORMED SIDES
   SLABS ON GRADE.....CENTER REINFORCING IN SLAB

10. ALL OPENINGS FOR MECHANICAL EQUIPMENT, TRENCHES, SLOPES TO DRAINS, ETC. SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND INDICATED ON SHOP DRAWINGS. COORDINATE LOCATIONS AND SIZES OF ALL OPENINGS WITH APPLICABLE TRADES.

11. ALL EXTERIOR EXPOSED CONCRETE SHALL HAVE AIR–ENTRAINMENT.

12. PROVIDE CONTROL JOINTS AT A SPACING OF 2 TO 3 TIMES THE THICKNESS OF SLAB PER ACI 224.3R (EX. 4" SLAB SHALL HAVE CONTROL JOINTS SPACED AT 8' TO 12' ON CENTER. JOINTS SHOULD BE CUT WITHIN 12 HOURS OF THE POUR. NO SAW CUTS SHALL BE CUT IN POST TENSION OR STRUCTURALLY SUSPENDED SLABS. COORDINATE JOINT LOCATIONS WITH ARCHITECT.

STEEL NOTES

1. STRUCTURAL STEEL: ALL WIDE FLANGE SECTIONS SHALL BE ASTM A572 OR A992, GRADE 50 . ALL ANGLES, CHANNELS, AND PLATES SHALL BE ASTM A36. ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A53 GRADE B. ALL TUBE STEEL SECTIONS SHALL BE ASTM A500 GRADE B. STRUCTURAL STEEL SECTIONS SHALL BE DESIGNED, DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION", NINTH EDITION. ALL STRUCTURAL STEEL SHALL BE PAINTED WITH A SHOP PRIME COAT AND FIELD RETOUCHED WHERE THE SHOP COAT HAS BEEN DAMAGED DUE TO PLACING, HANDLING, AND WELDING.

2. ALL STEEL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP.

3. ALL BOLTED CONNECTIONS FOR STRUCTURAL STEEL SHALL USE 3/4" DIAMETER ASTM A325 HIGH STRENGTH BOLTS EXCEPT FOR JOIST BEARING AND BRIDGING, WHICH SHALL BE 5/8" DIAMETER ASTM A325 HIGH STRENGTH BOLTS. CONNECTIONS SHALL BE BEARING TYPE WITH THREADS NOT ALLOWED IN THE SHEAR PLANE.

4. ALL ANCHOR BOLTS SHALL BE 3/4" DIAMETER ASTM A307 UNFINISHED WITH SUITABLE NUTS AND WASHERS, UNLESS NOTED OTHERWISE.

5. ALL WELDS SHALL USE E70XX LOW HYDROGEN ELECTRODES AND SHALL BE MADE IN ACCORDANCE WITH AISC AND AWS.

6. ALL FULL PENETRATION WELDS SHALL BE VISUALLY INSPECTED BY AN APPROVED TESTING LABORATORY. THE ENGINEER OF RECORD SHALL REVIEW THE RESULTS OF THE VISUAL INSPECTION AND MAY, AT HIS OPTION, REQUIRE ULTRASONIC TESTING, ASTM A435, BEFORE CONNECTIONS ARE COVERED.

WOOD NOTES

1. UNLESS OTHERWISE SHOWN ON PLANS, WOOD HEADERS SHALL BE PROVIDED ACCORDING TO THE FOLLOWING SCHEDULE:

SPAN	MEMBERS
TO 4'–0"	(2)–2x8's
TO 6'–0"	(2)–2x10's
TO 8'–0"	(2)–2x12's

2. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

3. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE.

CONNECTION	FASTENERS
TRUSS TO SILL OR GIRDER, TOE NAIL	3–8d
BRIDGING TO TRUSS, TOE NAIL EACH END	2–8d
1/2" GYPSUM BOARD TO EXTERIOR STUDS	5d @ 7" MIN.
TOP PLATE TO STUD, END NAIL	2–16d
STUD TO SOLE PLATE, TOE NAIL	4–8d
DOUBLE STUD, FACE NAIL	16d @ 24"
DOUBLE TOP PLATE, FACE NAIL	16d @ 16"
TOP PLATE LAPS AND INTERSECTIONS	8–16d
CONTINUOUS HEADER, FACE NAIL	16d @ 16", EACH EDGE
CONTINUOUS HEADER TO STUD, TOE NAIL	4–8d
BUILT–UP CORNER STUDS	16d @ 24"

4. STUD FRAMING SHALL BE SPACED AT 16" ON CENTER, UNLESS OTHERWISE SHOWN. DOUBLE STUDS AT ALL CORNERS, ANGLES, AND OPENINGS SHALL BE REQUIRED. TRIPLE STUDS UNDER ALL GLULAM AND LVL BEAM SUPPORTS SHALL BE REQUIRED, UNLESS SHOWN OTHERWISE.

5. PLYWOOD SHALL BE APA RATED SHEATHING C–D EXTERIOR OR BETTER. PLYWOOD SHALL BE ATTACHED ACCORDING TO THE FOLLOWING SCHEDULE.

USE	THICKNESS	NAILING AT PANEL EDGE	NAILING AT INT. SUPPORTS
ROOF DECK	5/8"	8d @ 6"	8d @ 12"
FLOOR DECK	3/4" T&G	8d @ 6"	8d @ 12"
WALLS	1/2"	8d @ 4"	8d @ 12"

BLOCK ALL EDGES OF PLYWOOD ATTACHED TO WALLS. COATED NAILS SHALL BE USED ON THE ROOF DECK AND SHEAR WALLS.

6. INSTALL PLYWOOD ROOF DECK WITH A MINIMUM 2'–0" OFFSET IN PLYWOOD JOINTS.

7. PLYWOOD ROOF DECK SHALL BE INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO ROOF TRUSSES.

8. ALL DIMENSIONAL LUMBER SHALL BE A #2 OR BETTER
   SPRUCE–PINE–FIR HAVING THE FOLLOWING MINIMUM PROPERTIES.
   ALLOWABLE BENDING 875 PSI
   ALLOWABLE SHEAR 135 PSI
   MODULUS OF ELASTICITY 1,400,000 PSI
   ALLOWABLE COMPRESSION 1,150 PSI

9. PROVIDE ALL BLOCKING AND FIRE STOPS THAT ARE REQUIRED BY BUILDING OFFICIALS AND/OR TRUSS MANUFACTURER.

10. PROVIDE FRAMING AND BLOCKING TO SUPPORT ALL EDGES OF OPENINGS IN PLYWOOD ROOF DECK.

11. FRAMING ANCHORS SHALL BE SIMPSON OR EQUAL.

12. LPI FLOOR FRAMING SHALL BE LOUISIANA–PACIFIC LPI JOISTS OR EQUAL. PROVIDE BLOCKING, ACCESSORIES, HANGERS, AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE INSTALLATION.

13. ALL GLUED LAMINATED TIMBER BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE 24F–V5 HAVING THE FOLLOWING MINIMUM PROPERTIES.
   ALLOWABLE BENDING 2400 PSI
   ALLOWABLE SHEAR 215 PSI
   MODULUS OF ELASTICITY 1,700,000 PSI
   ALLOWABLE COMPRESSION 650 PSI

14. ALL LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE LOUISIANA–PACIFIC OR EQUAL HAVING THE FOLLOWING MINIMUM PROPERTIES:
   ALLOWABLE BENDING 3100 PSI
   ALLOWABLE SHEAR 290 PSI
   MODULUS OF ELASTICITY 2,000,000 PSI
   ALLOWABLE COMPRESSION 1020 PSI

15. SPECIAL BLOCKING OR DOUBLED CHORD MEMBERS SHALL BE PROVIDED AT ENDS OF TRUSSES AS REQUIRED BY DESIGN.

16. PROVIDE SOLID BLOCKING BETWEEN FLOOR TRUSSES OVER SUPPORTS. EITHER SOLID WOOD MATERIAL OR SPECIAL BLOCKING INSERTS PROVIDED BY THE TRUSS SUPPLIER.

17. TRUSS SUPPLIER SHALL SUPPLY BRIDGING, HEADERS, AND HARDWARE NECESSARY FOR PROPER INSTALLATION AND BRACING OF TRUSSES, IN ACCORDANCE WITH TRUSS PLATE INSTITUTE PUBLICATION NO. BWT–76, "BRACING WOOD TRUSSES."

18. WHERE TRUSSES ARE FRAMED TO THE SIDES OF BEAMS OR TRUSS SUPPORTS, SPECIAL METAL HANGERS SHALL BE USED AS RECOMMENDED BY THE SUPPLIER.

19. ENGINEERING CALCULATIONS FOR TRUSSES AND OTHER MANUFACTURED WOOD PRODUCTS INDICATING COMPLIANCE WITH PROJECT REQUIREMENTS AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED WITH SHOP DRAWINGS.

20. PROVIDE "HURRICANE CLIPS" PER TYPICAL DETAILS AT ALL SUPPORTS OF ROOF FRAMING.

21. TRUSS SUPPLIER SHALL DESIGN TRUSSES FOR ADDITIONAL MECHANICAL AND ARCHITECTURAL LOADS.

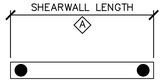
22. TRUSS SUPPLIER SHALL SPACE TRUSSES TO ACCOMMODATE OPENINGS IN THE ROOF. REFER TO ARCHITECTURAL DRAWINGS.

23. TRUSS SUPPLIER SHALL DESIGN FOR ALL PREVAILING BUILDING CODES

SHEARWALL SCHEDULE

MARK	SHEATHING TYPE	FASTENERS TYPE AND SPACING	ANCHOR BOLTS
A	7/16" ZIP STRUC. I SHEATHING (ONE SIDE OF WALL)	8d COMMON NAILS @ 3" O.C. TO ALL STUDS AND T&B PLATES W/ ALL EDGES BLOCKED	1/2" A.B. @ 2'–8" W/3"x3"x2"X2" PLATE WASHERS

SHEARWALL AND ANCHOR KEY



SHEARWALL NOTES:
1. USE 3x STUD AND 3x BLOCKING @ PLYWOOD EDGES.
2. 1½" FASTENER PENETRATION.
3. REFER TO SHEARWALL ANCHOR/TIE SCHEDULE FOR ADDITIONAL INFORMATION.
4. THROUGH FLOOR TRUSS SHEAR BLOCK SPACING (OCCURS IN FLOOR FRAMING ABOVE) SHALL BE SPACED @ 48" O.C. FOR INTERIOR SHEAR WALLS AND 24" O.C. FOR EXTERIOR SHEARWALLS.

LOOSE LINTEL SCHEDULE

OPENING	LINTEL
0'–0" TO 5'–0"	L3½x3½x5/16"
5'–0" TO 6'–0"	L5x3½x5/16"
6'–0" TO 8'–0"	L6x3½x5/16"
8'–0" TO 9'–0"	L7x4x3/8"

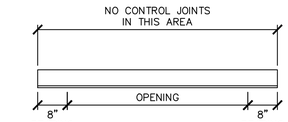
ALL STEEL LINTELS SHALL BE GALVANIZED.

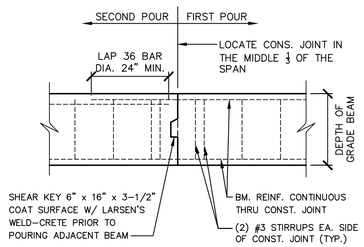


ATTACH. TO BEAM

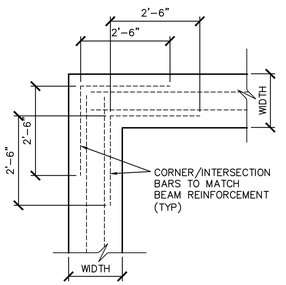


ATTACH. TO STUDS

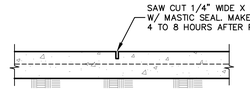




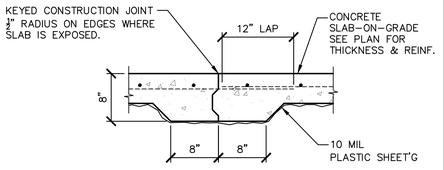
S101 BEAM CONST. JOINT (TYP.)
NOT TO SCALE



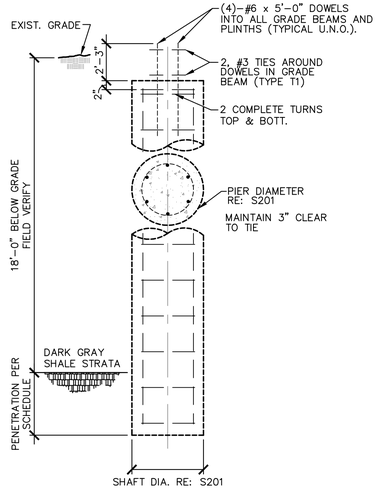
S102 CORNER/INTERSECTION BAR DETAIL (TYP.)
NOT TO SCALE



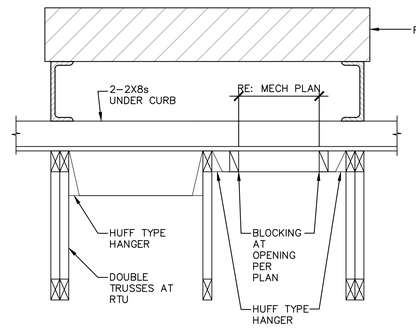
S103 TYP. GRADE SLAB CONTROL JT.
1" = 1'–0"



S104 TYP. GRADE SLAB CONST. JT.
1" = 1'–0"



S106 TYPICAL PIER DETAIL
NTS



S105 A/C CURB DETAIL
1" = 1'–0"

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817-426-3006 VOICE
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300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ENGINEER SEAL:



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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ
MIXED USE
DEVELOPMENT
6514 S. COOPER ST.
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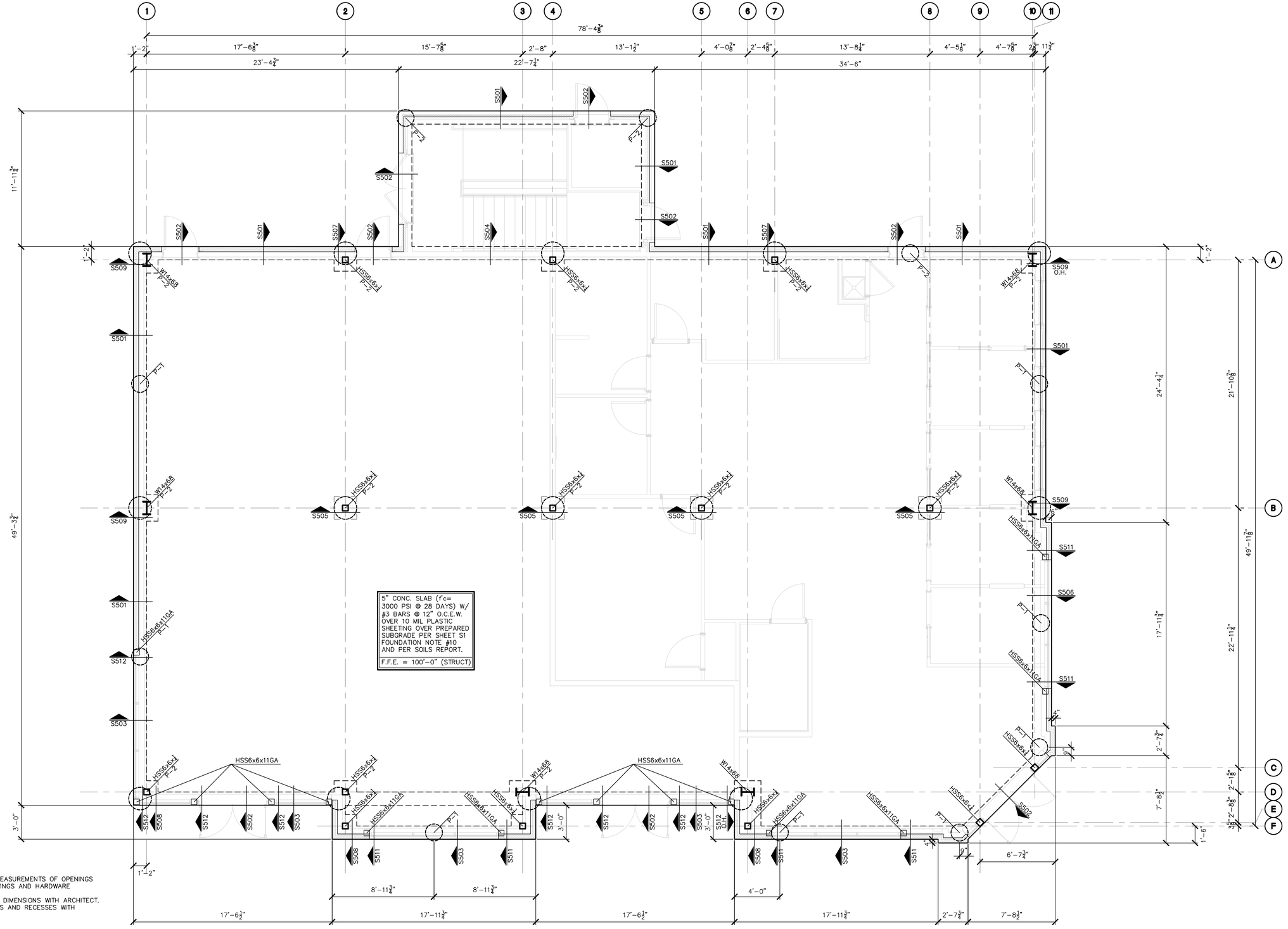
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SHEET:

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PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

FORM STUDIOS INC. ARCHITECTURE
300 BURNETT ST. SUITE 120 FORT WORTH, TX 76102
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PLOT DATE: 12/7/2022 - 1:38pm
PLOT BY: RYAN
PROJECT: HERNANDEZ PROJECT-78.dwg
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FOUNDATION PLAN NOTES:
1. VERIFY LOCATION AND MEASUREMENTS OF OPENINGS WITH ARCHITECTURAL DRAWINGS AND HARDWARE MANUFACTURER.
2. VERIFY ALL FOUNDATION DIMENSIONS WITH ARCHITECT.
3. VERIFY ALL SLAB SLOPES AND RECESSES WITH ARCHITECTURAL DRAWINGS.

PIER SCHEDULE

MARK	SHAFT DIA.	PENETRATION INTO BEARING STRATA	VERT. BARS	TIES
P-1	18"	5'-0"	(6)-#5	#3 @ 10" O.C.
P-2	24"	7'-0"	(6)-#6	#3 @ 12" O.C.

S201 FOUNDATION PLAN
1/4" = 1'-0"

FORM STUDIOS, INC. - ARCHITECTURE
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PLOT DATE: 12/27/2022 - 11:49:47 AM
PLOT BY: John Lobsinger
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817-426-3008 FAX
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ENGINEER SEAL:



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(240) 344-9651 (LINCOLN)

PROJECT:
HERNANDEZ
MIXED USE
DEVELOPMENT
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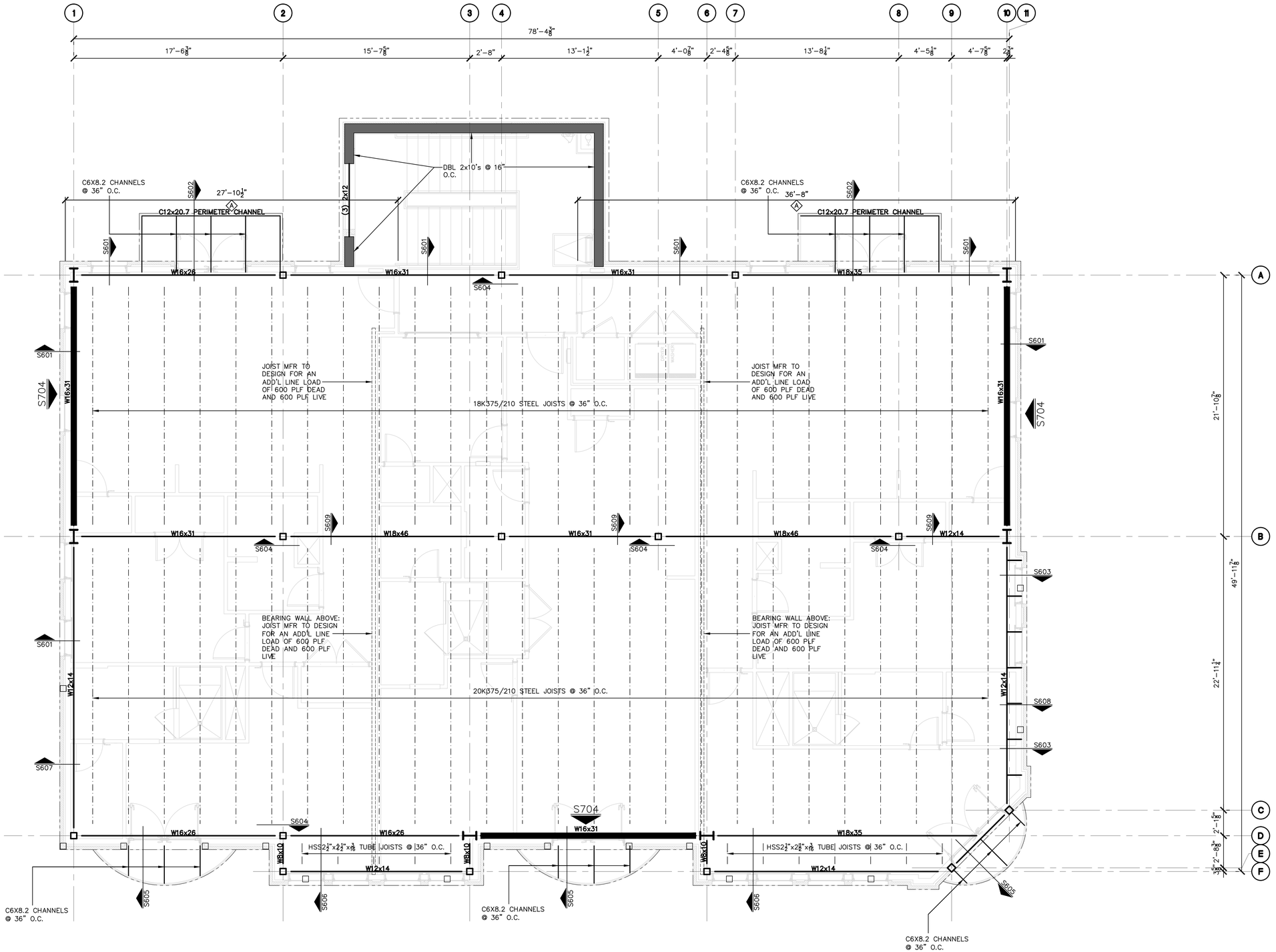
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SHEET TITLE:

SHEET:
S2

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S301 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

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817-426-3006 C:\Users\cwhit\OPE Dropbox\Structural Jobs\Form Studios\Form-Hernandez Project\Revit\HERNANDEZ PROJECT-R24R.dwg
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DATE PRINTED: 12/07/2022
PLOTTED BY: cwhitten
DWG: HERNANDEZ PROJECT-TB.dwg

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ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ MIXED USE DEVELOPMENT

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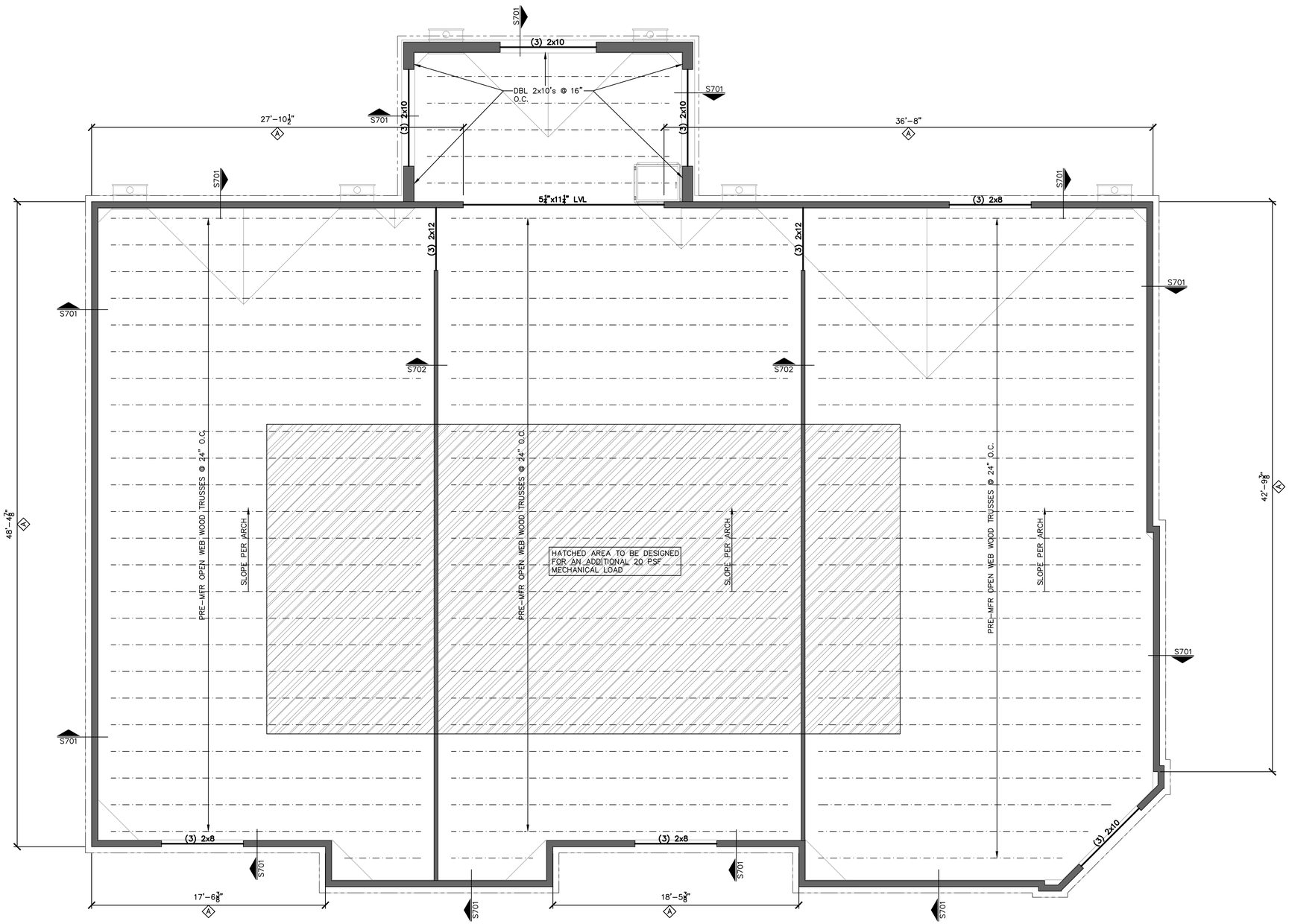
ISSUE FOR CONSTRUCTION DATED 12/7/2022

SHEET TITLE:

SHEET:

S3

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FRAMING LEGEND

WOOD TRUSSES	
BEARING WALL	
HEADER / BEAM *NUMBER OF 2x STUDS FOR REQUIRED BEARING	2 3

SXXXX
DETAIL NUMBER
SHEET NUMBER

SECTION KEY

S401 ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF PLAN NOTES:
1. VERIFY LOCATION AND MEASUREMENTS OF OPENINGS WITH ARCHITECTURAL DRAWINGS AND HARDWARE MANUFACTURER.
2. ROOF TRUSSES TO BE OPEN WEB WOOD TRUSSES @ 24" O.C.
2. TRUSS MFR. TO DESIGN ROOF TRUSSES FOR ADDITIONAL RTU LOADS INDICATED ON MEP PLAN. COORDINATE WITH MEP.
3. RE: PLAN FOR SHEARWALL LOCATIONS. RE: SHEAR WALL NOTES FOR SHEATHING AND ATTACHMENT REQUIREMENTS.
4. ALL WALL STUDS TO BE 2x6's @ 16" O.C. UNO.

FORM STUDIOS INC., ARCHITECTURE
300 BURNETT ST. SUITE 120, FORT WORTH, TX 76102
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DATE PLOTTED:
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ENGINEER SEAL:

STATE OF TEXAS
12729
CORY WILLIAM POTTS
91950
LICENSED PROFESSIONAL ENGINEER

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(240) 344-9651 (LINCOLN)

PROJECT:

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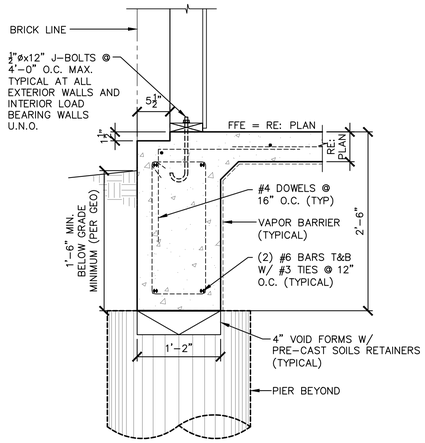
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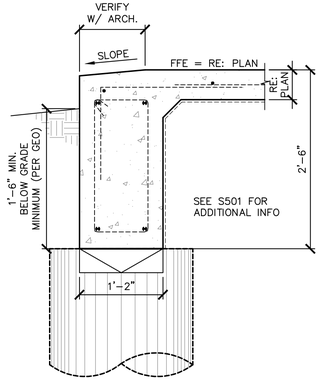
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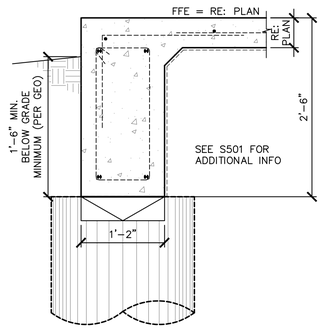
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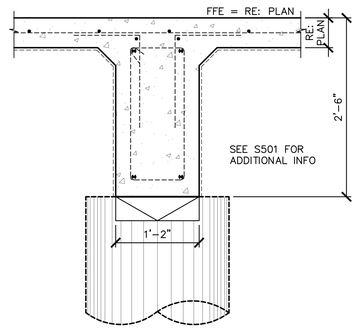
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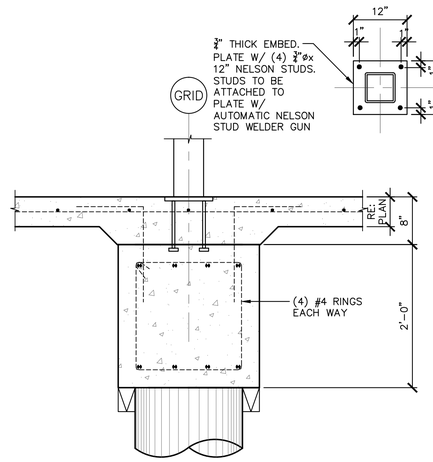
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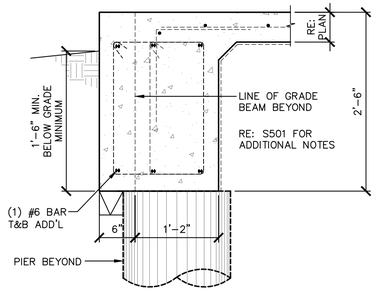
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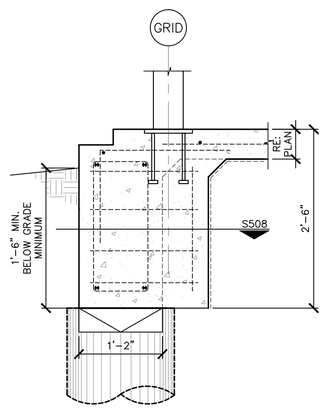
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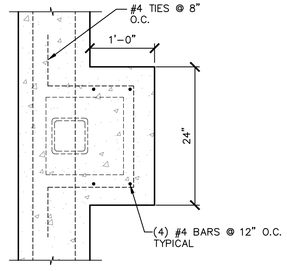
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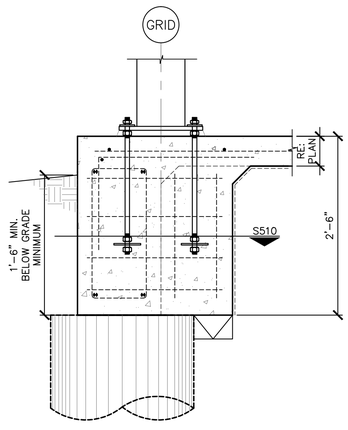
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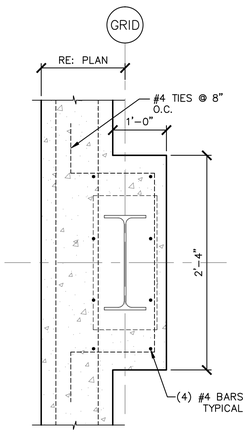
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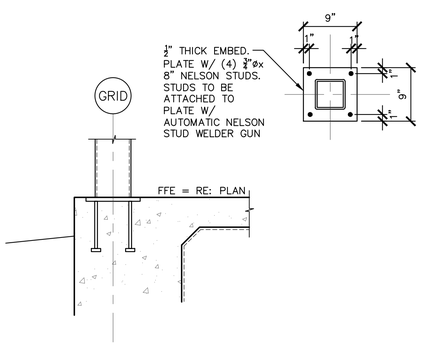
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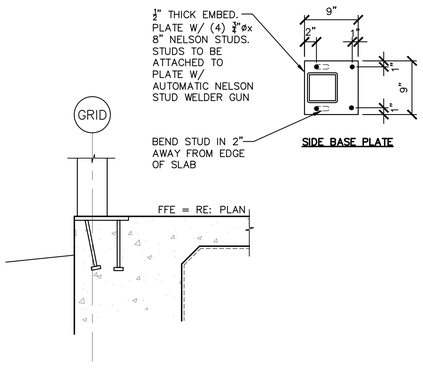
S509 SECTION
1" = 1'-0"



S510 SECTION
1" = 1'-0"



S511 SECTION
1" = 1'-0"



S512 SECTION
1" = 1'-0"

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DATE, REVISED: 12/07/2022 - 1:37pm
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XREF: HERNANDEZ PROJECT-TB.dwg
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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ
MIXED USE
DEVELOPMENT
6514 S. COOPER ST.
ARLINGTON, TX 76001

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REVISIONS:

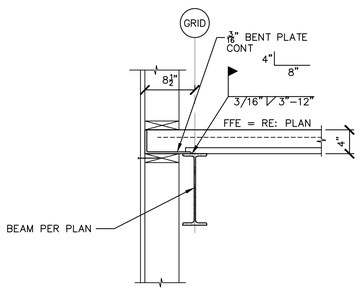
ISSUE FOR CONSTRUCTION DATED 12/7/2022

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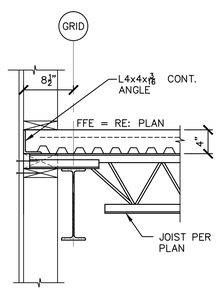
SHEET:

S5

Lobsinger & Potts Structural Engineering, Inc
PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

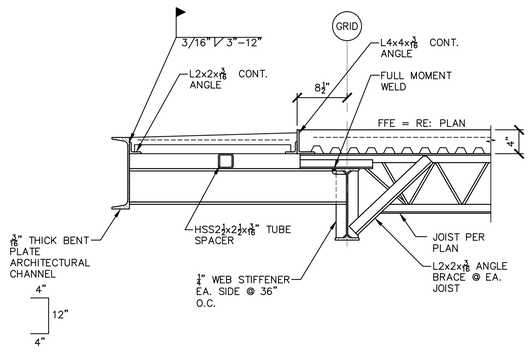


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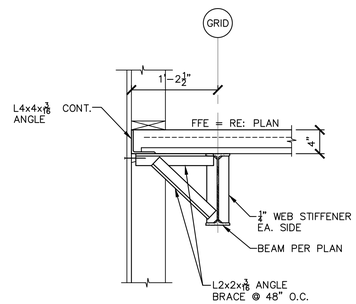


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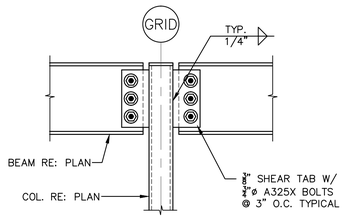
S601 SECTION
1" = 1'–0"



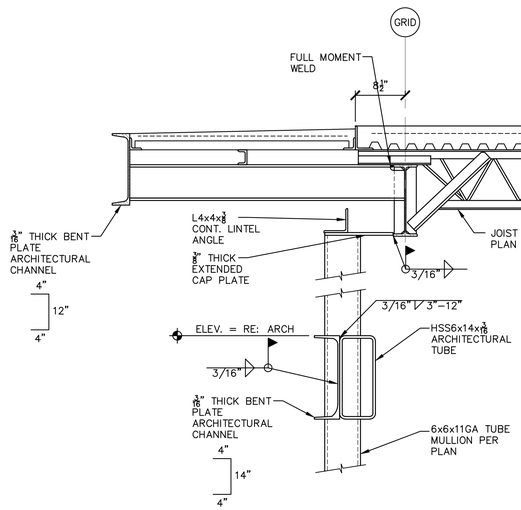
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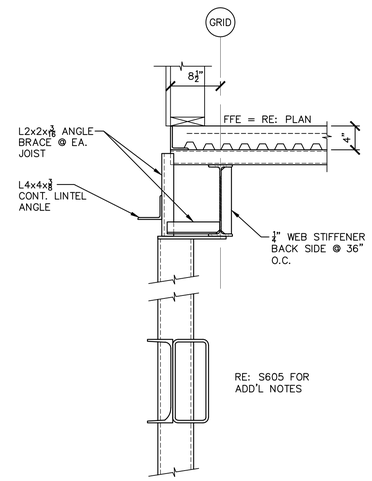
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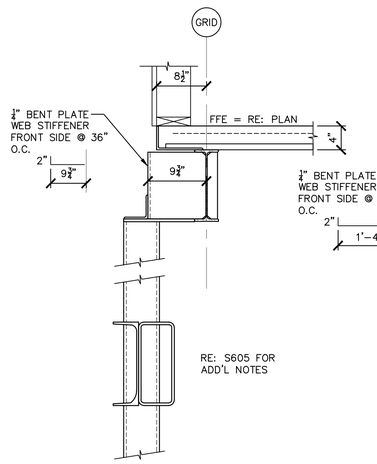
S604 TYP. BEAM TO COLUMN CONN.
1" = 1'–0"



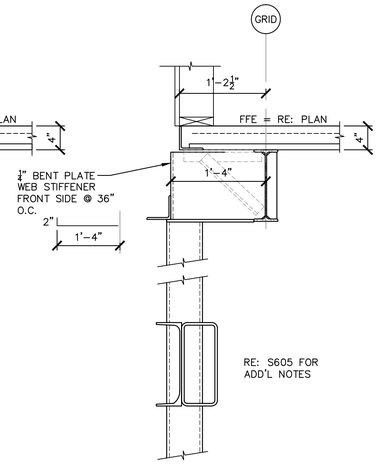
S605 SECTION
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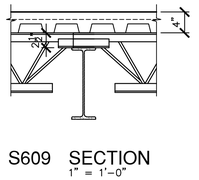
S606 SECTION
1" = 1'–0"



S607 SECTION
1" = 1'–0"



S608 SECTION
1" = 1'–0"



S609 SECTION
1" = 1'–0"

FORM
STUDIOS INC.
INFO@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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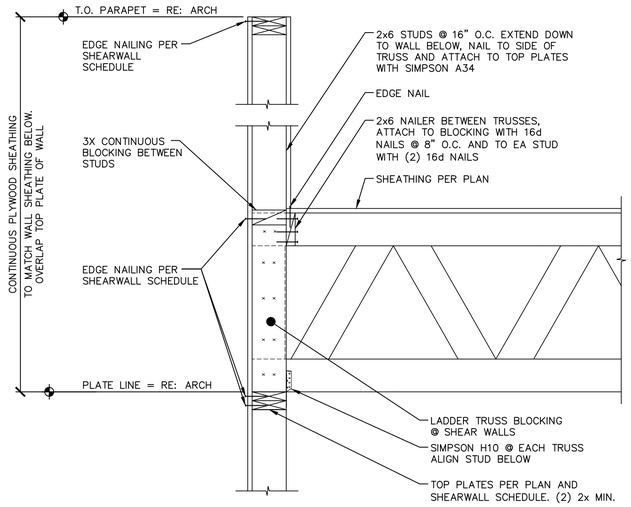
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S6

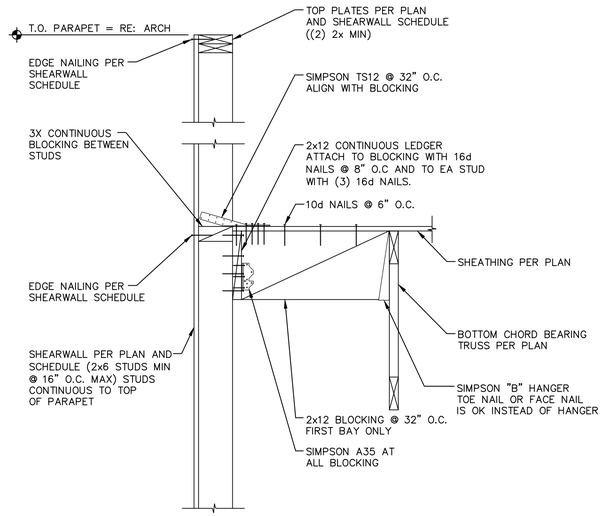
Lobsinger & Potts Structural Engineering, Inc
PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

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PLOTTED BY: Cory Potts
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DATE ISSUED: 12/7/2022
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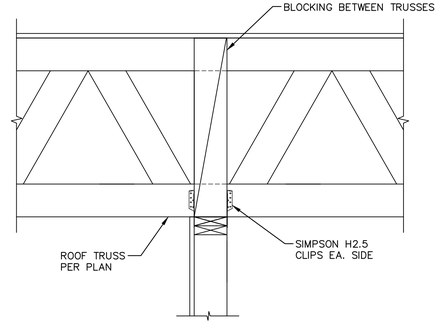


DECK PERPENDICULAR TO BEAM

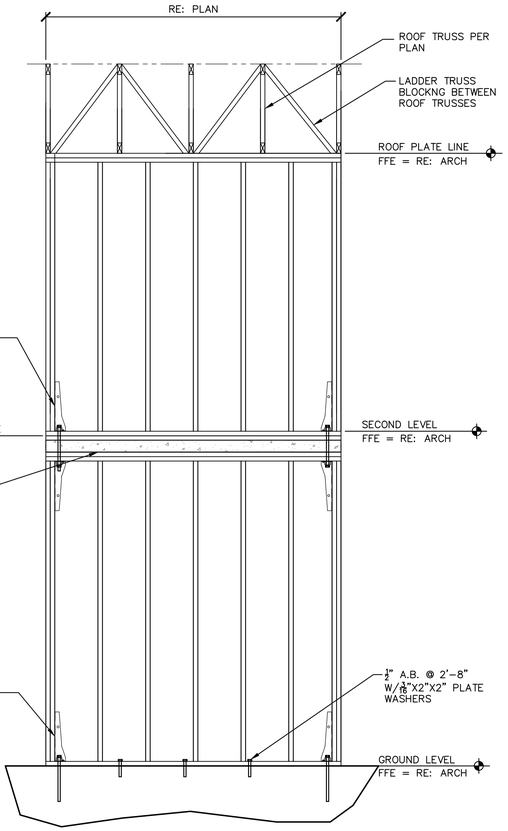


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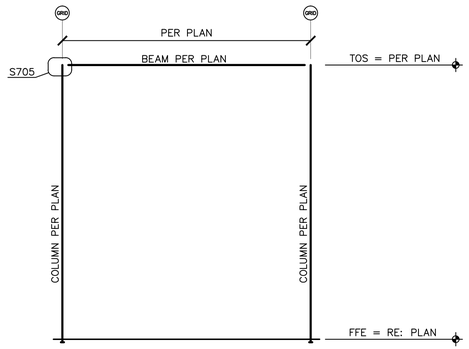
S701 SECTION
1" = 1'-0"



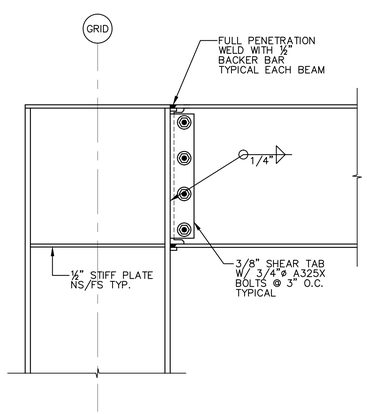
S702 SECTION
1" = 1'-0"



S703 TYP. SHEAR WALL ELEVATION
1/2" = 1'-0"



S704 PORTAL FRAME
1/2" = 1'-0"



S705 MOMENT CONN. DETAIL
1" = 1'-0"

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817-426-3006 VOICE
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300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

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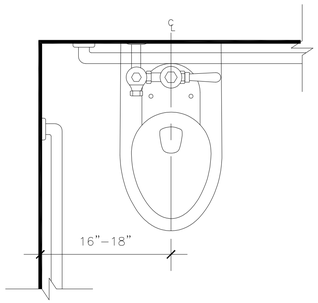
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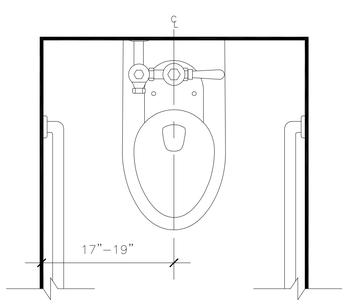
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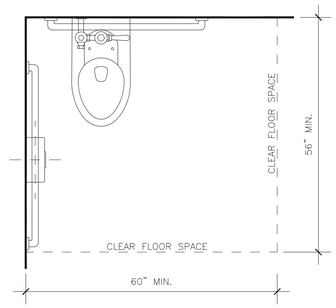
Lobsinger & Potts Structural Engineering, Inc
PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290



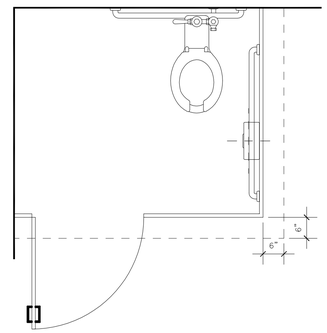
(A) WHEELCHAIR ACCESSIBLE WATER CLOSETS | 01



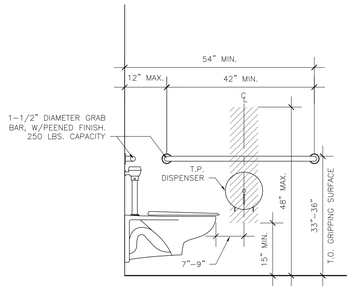
(B) AMBULATORY ACCESSIBLE WATER CLOSETS | 02



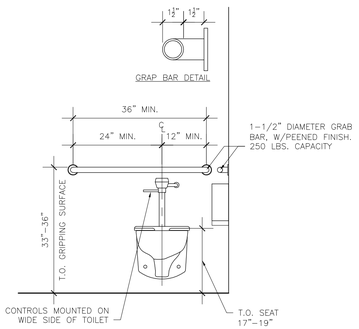
CLEAR FLOOR SPACE AREA | 03



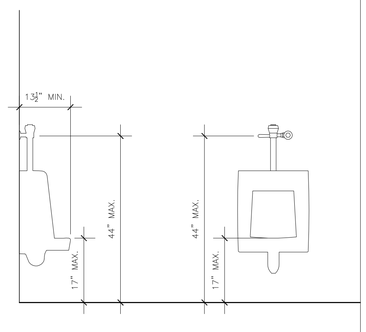
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE | 04



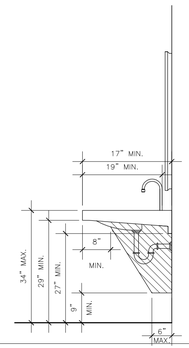
SIDE WALL AT WATER CLOSET | 05



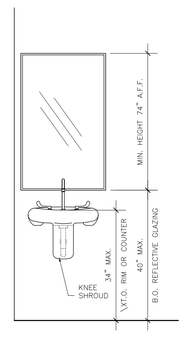
REAR WALL AT WATER CLOSET | 06



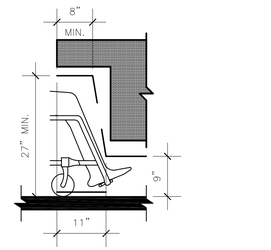
URINAL ELEVATIONS | 07



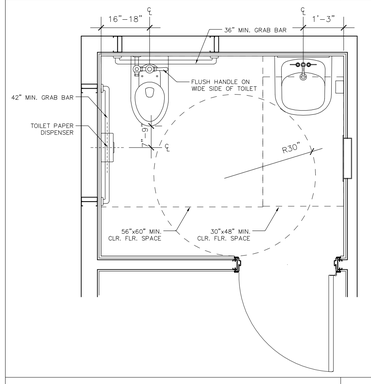
H.C. LAVATORY | 08



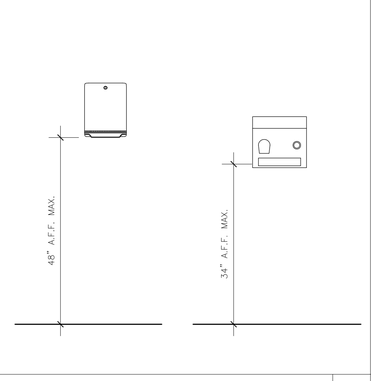
H.C. LAVATORY | 09



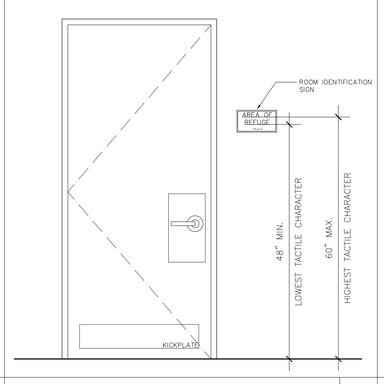
KNEE & TOE CLEARANCE | 10



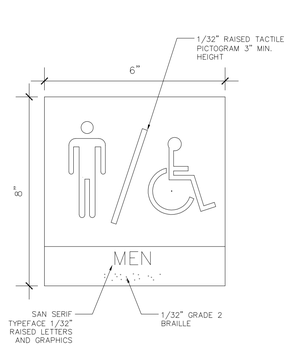
TYP. SINGLE USE RESTROOM | 11



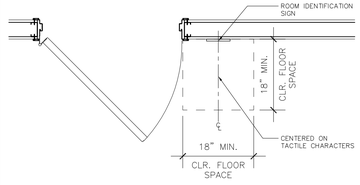
MOUNTING HEIGHTS | 12



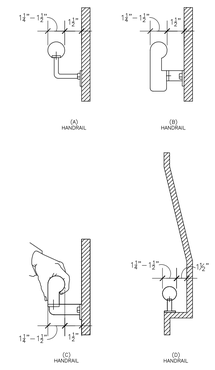
RESTROOM ENTRY SIGNAGE | 13



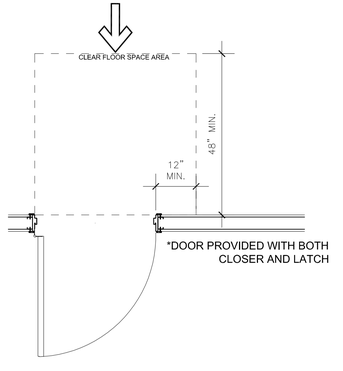
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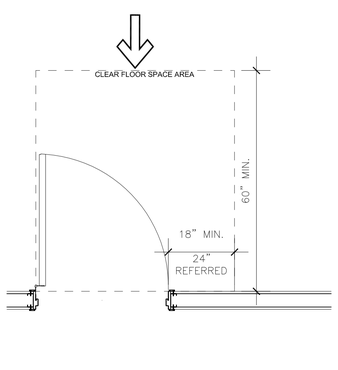
ROOM SIGNAGE CLEAR FLOOR SPACE | 15



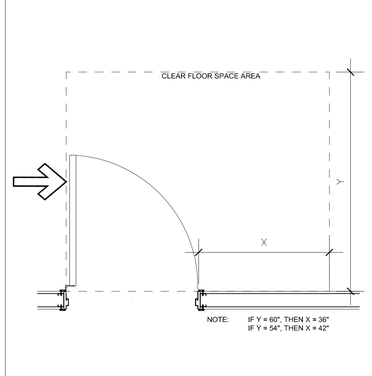
HANDRAIL DETAILS | 16



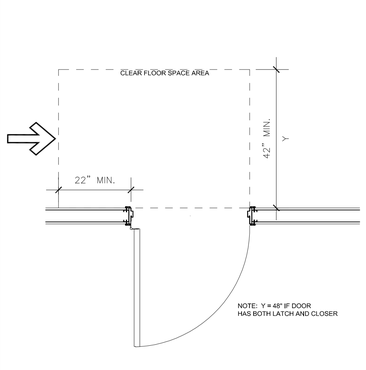
FRONT APPROACH - PUSH SIDE | 17



FRONT APPROACH - PULL SIDE | 18



HINGE SIDE APPROACH - PULL SIDE | 19



HINGE SIDE APPROACH - PUSH SIDE | 20

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

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(240) 344-9651 (LINCOLN)

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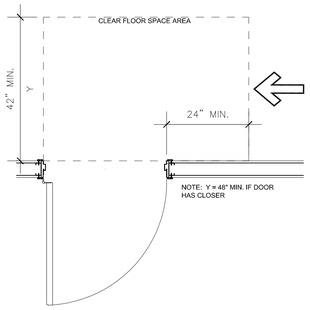
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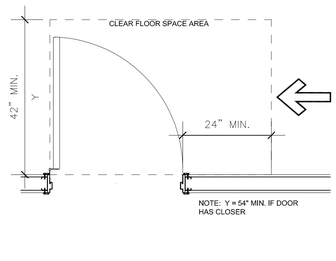
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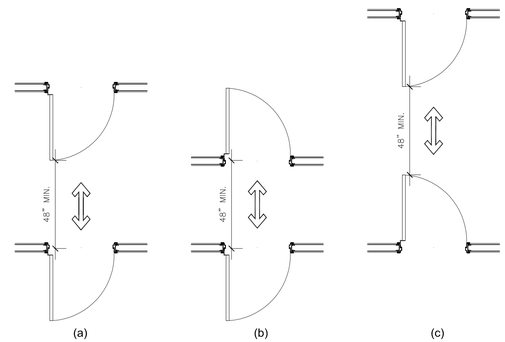
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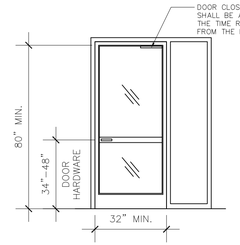
LATCH SIDE APPROACH - PUSH SIDE | 01



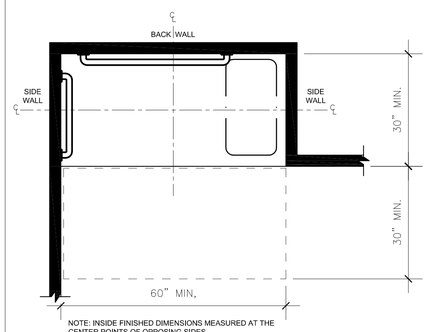
LATCH SIDE APPROACH - PULL SIDE | 02



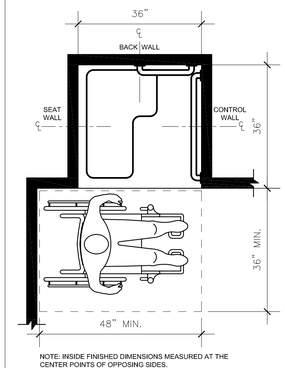
DOORS IN A SERIES | 03



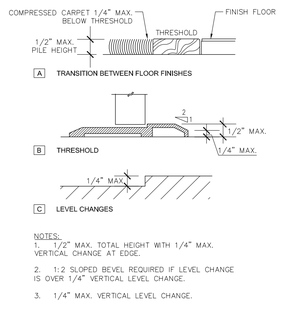
DOOR HARDWARE AND CLOSER REQUIREMENTS | 04



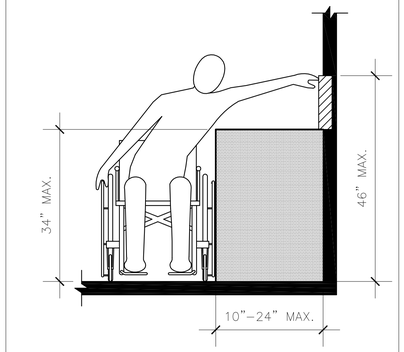
STANDARD ROLL-IN TYPE SHOWER COMPARTMENT | 05



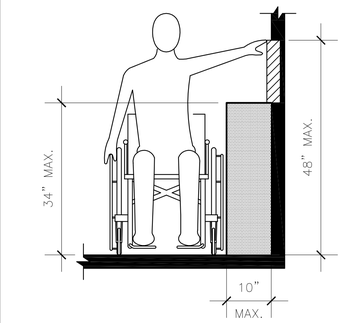
TRANSFER TYPE SHOWER COMPARTMENT | 06



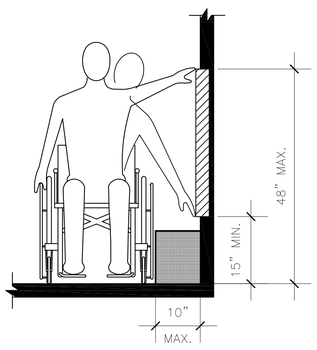
FLOOR LEVEL CHANGES | 07



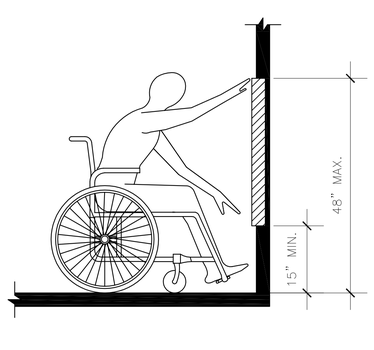
OBSTRUCTED HIGH SIDE REACH | 08



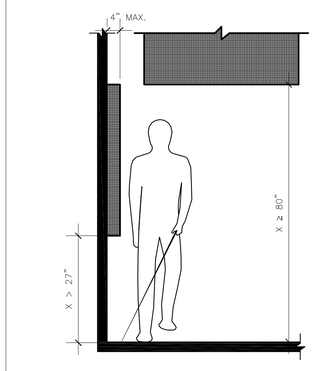
OBSTRUCTED HIGH SIDE REACH | 09



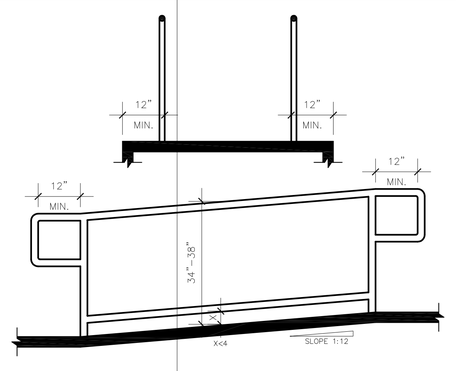
UNOBSTRUCTED SIDE REACH | 10



UNOBSTRUCTED FORWARD REACH | 11



LIMITS OF PROTRUDING OBJECTS | 12



ACCESSIBLE RAMP REQUIREMENTS | 13

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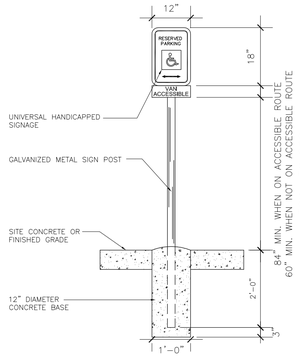
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PLOTTED BY: Jay Yu
SHEET: A1.01B

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GENERAL NOTES:
1. VAN ACCESSIBLE SIGN NOT REQUIRED ON UNIVERSAL OR STANDARD STALLS.
2. DETAIL IS MEANT AS A GENERAL GUIDELINE. REFER TO LOCAL MUNICIPALITY FOR SIGN TYPE, VERBAGE AND DIMENSIONS.
3. SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

HANDICAP PARKING SIGN REQUIREMENTS | 08

T.A.S. PAVING SLOPE REQUIREMENTS

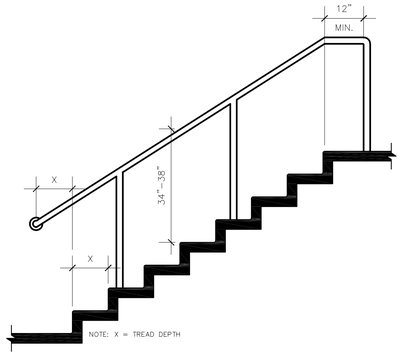
1	ACCESSIBLE ROUTE	<5% SLOPE <2% CROSS SLOPE
2	RAMP & CURB RAMP	<8.33% (1:12) <2% CROSS SLOPE
3	TAS PARKING & ACCESS AISLE	<2% SLOPE IN ANY DIRECTION
< = LESS THAN		

T.A.S. PAVING SLOPE REQUIREMENTS | 10

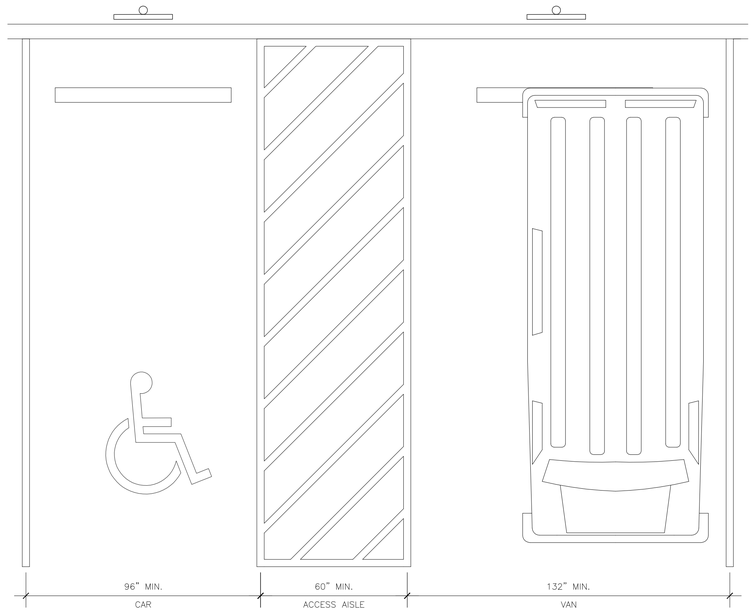
T.A.S. CONCRETE SURFACE

1. SURFACES OF CURB RAMPS SHALL COMPLY WITH SECTION 4.5 ABOVE.
(1)TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
(2) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

T.A.S. CONCRETE SURFACE | 13



STAIRWAY HANDRAIL REQUIREMENTS | 07



EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 96 INCHES WIDE MIN. WHERE THE ACCESS AISLE IS 96 INCHES WIDE MIN.

VEHICLE PARKING SPACES WITH ACCESS AISLE | 11

TOILET ROOM ADA COMPLIANCE	2012 TAS

NOTE:
TOILET ROOMS SHALL CONFORM TO ALL ACCESSIBILITY REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
A. ACCESSIBLE WATER CLOSET SEAT HEIGHT: 17" TO 19" A.F.F.
B. CENTERLINE OF WATER CLOSET: 16"–18" CLEAR FROM SIDEWALL FINISH.
C. THE REAR WALL GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. BAR SHALL BE MOUNTED 33" TO 36" A.F.F.
D. THE SIDE GRAB BAR SHALL BE 42" MIN., LOCATED 12" MAX. FROM THE REAR WALL AND EXTENDING 54" MIN. FROM THE REAR WALL. BAR SHALL BE MOUNTED 33" TO 36" A.F.F.
E. GRAB BAR DIAMETER: 1 ¼" TO 1 ½" O.D.
F. SPACE BETWEEN WALL AND GRAB BAR: 1 ½".
G. TOILET PAPER DISPENSER: 7" MIN AND 9" MAX. IN FRONT OF WATER CLOSET TO THE CENTERLINE OF THE DISPENSER, 15" MIN. AND 48" MAX. A.F.F.
H. KNEE CLEARANCE AT LAVATORY: APRON 27" MIN. HEIGHT, 8" MIN. DEPTH.
I. LAVATORY DEPTH: 17" MIN.
J. LAVATORY HOT WATER AND DRAINPIPES TO BE INSULATED WHEREVER EXPOSED WITH FORM FITTING WRAPS.
K. LAVATORY COUNTER TOP: 34" MAX. A.F.F.
L. MIRROR BOTTOM EDGE: 40" MAX. A.F.F.
M. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE INSTALLED ON EXTERIOR OF THE TOILET ROOM DOOR. IDENTIFICATION SIGNS ARE RAISED SAN SERIF OR SIMPLE SERIF AND ALSO HAVE GRADE 2 BRAILLE. PICTORIAL SYMBOLS ARE AT LEAST 6" HIGH AND INCLUDE VERBAL DESCRIPTION. ROOM IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE ROOM DOOR AT A HEIGHT OF 60" A.F.F. PROVIDE CLEAR FLOOR SPACE AT SIGN.

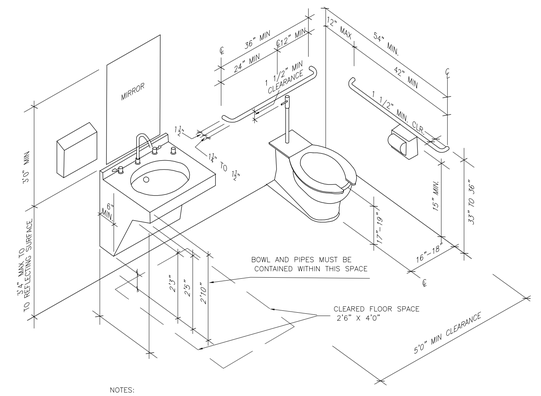
T.A.S. CHANGE IN LEVELS

1 IF AN ACCESSIBLE ROUTE HAS CHANGES GREATER THAN ¼", THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED.

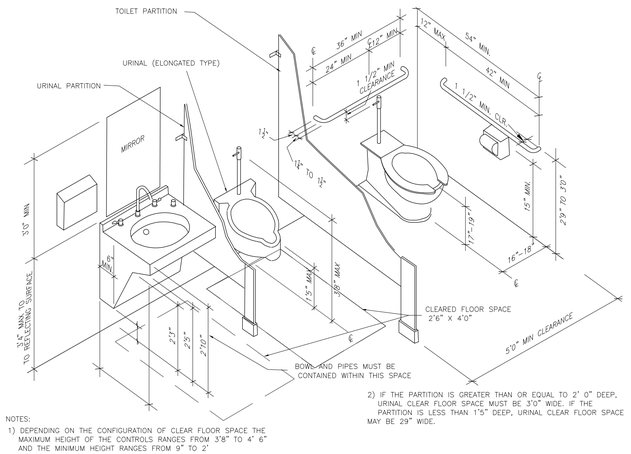
2 AT ENTRY OR DOORWAY MAX. VERTICAL DISTANCE IS ½" TOTAL HEIGHT INCLUDING ANY DOOR HARDWARE OR THRESHOLD.

3 AT CHANGES IN FLOORING MATERIAL MAX. CHANGE IN HEIGHT IS ½" (TOTAL HEIGHT).

T.A.S. CHANGE IN LEVELS | 09



NOTES:
1) DEPENDING ON THE CONFIGURATION OF CLEAR FLOOR SPACE THE MAXIMUM HEIGHT OF THE CONTROLS RANGES FROM 3'8" TO 4' 6" AND THE MINIMUM HEIGHT RANGES FROM 9" TO 2'



NOTES:
1) DEPENDING ON THE CONFIGURATION OF CLEAR FLOOR SPACE THE MAXIMUM HEIGHT OF THE CONTROLS RANGES FROM 3'8" TO 4' 6" AND THE MINIMUM HEIGHT RANGES FROM 9" TO 2'

2) IF THE PARTITION IS GREATER THAN OR EQUAL TO 2' 0" DEEP, URINAL CLEAR FLOOR SPACE MUST BE 3'0" WIDE. IF THE PARTITION IS LESS THAN 1'5" DEEP, URINAL CLEAR FLOOR SPACE MAY BE 29" WIDE.

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE | 14

DOOR OPENING FORCE

THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS.
(A) EXTERIOR HINGED DOORS: (RESERVED)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
(C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)

DOOR OPENING FORCE | 12

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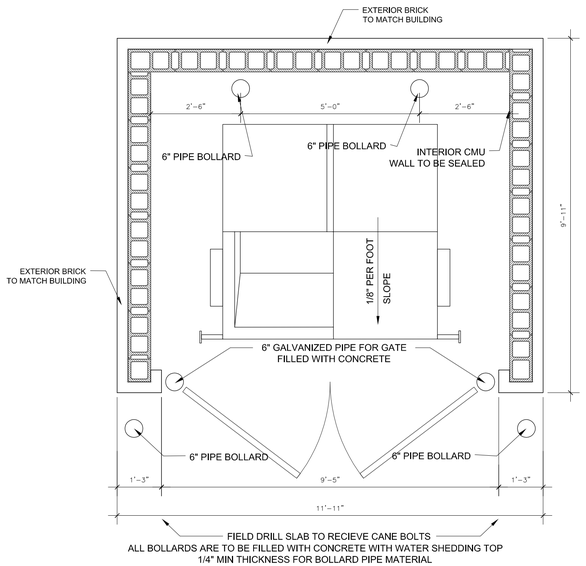
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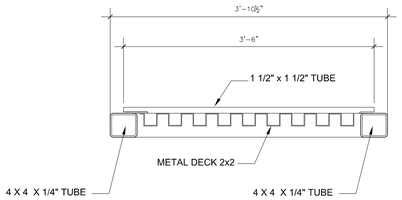
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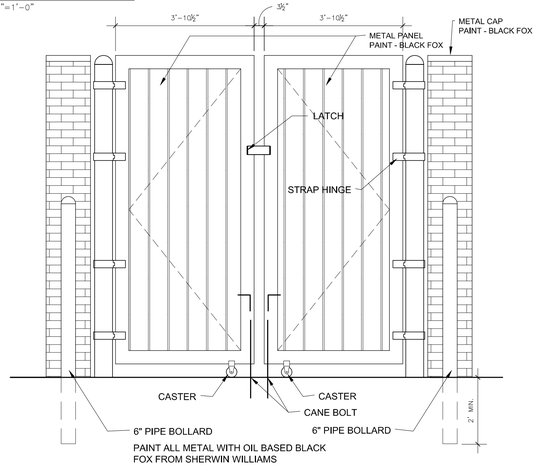
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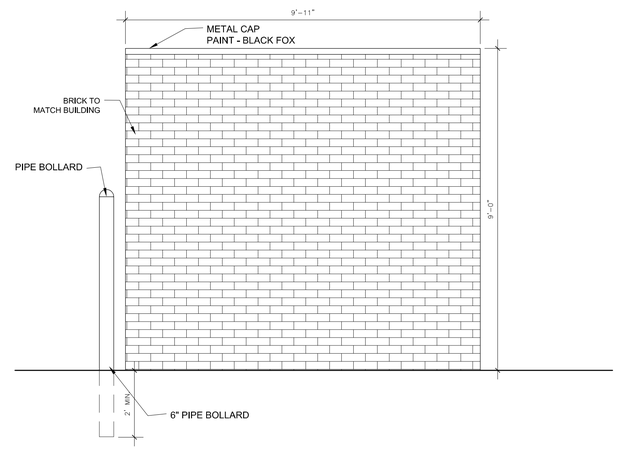


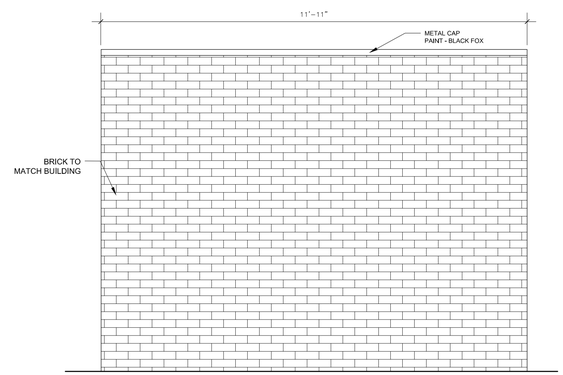
01 DUMPSTER PLAN
SCALE: 1/2"=1'-0"

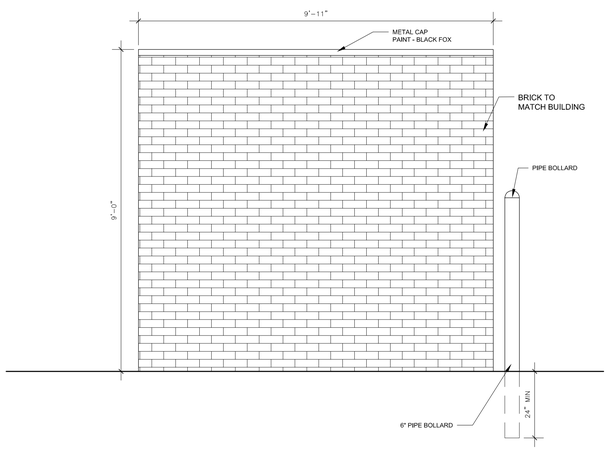


02 GATE PLAN
SCALE: 1"=1'-0"









03 DUMPSTER ELEVATIONS
SCALE: 1/2"=1'-0"

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817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:

REGISTERED ARCHITECT
JOHN B BERRY
21785
STATE OF TEXAS

12-14-2022

CONDITION NOTES:

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LINCOLN HERNANDEZ
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(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

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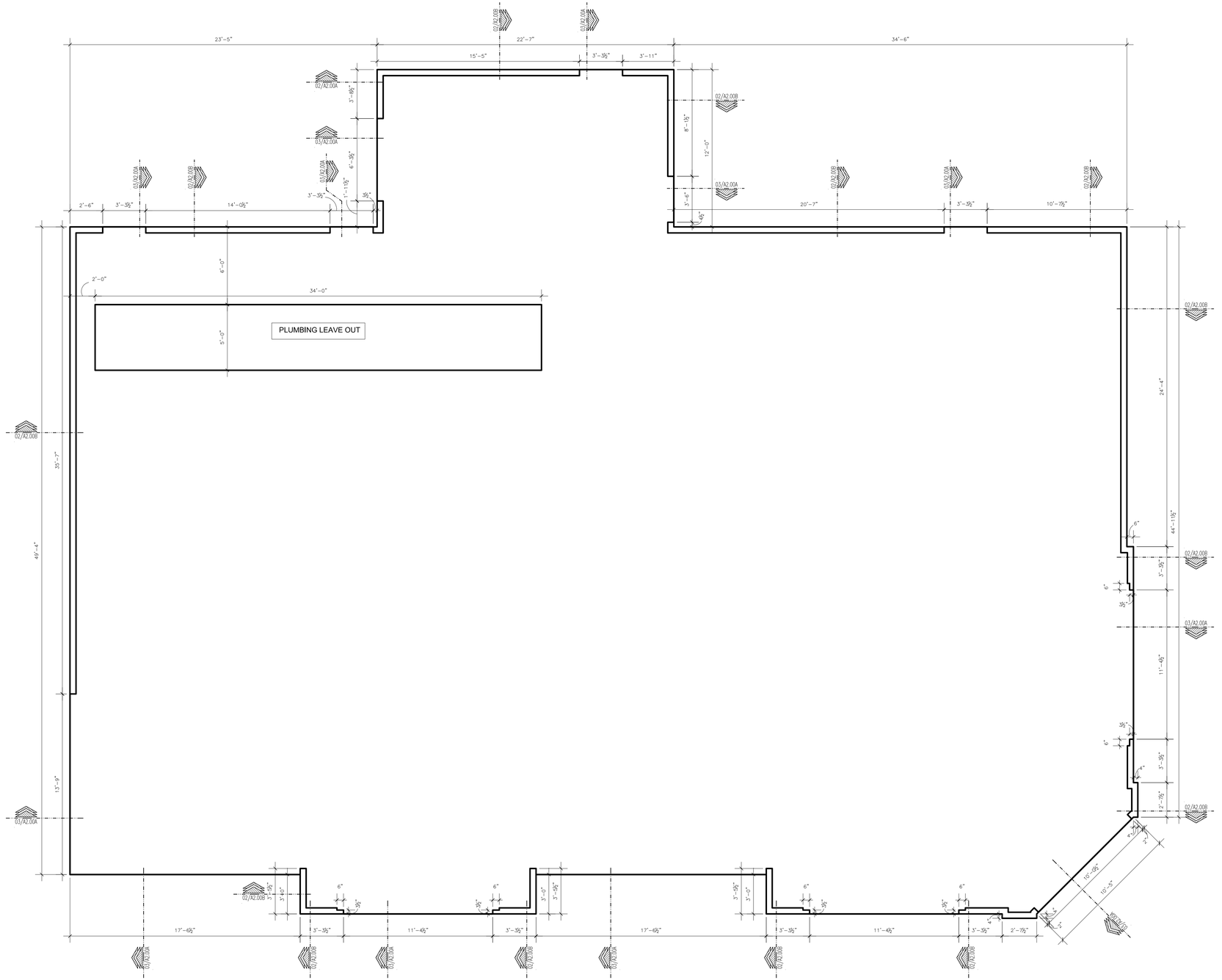
REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

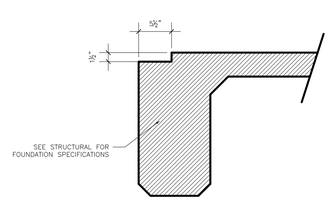
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SITE - DUMPSTER DETAILS

SHEET:
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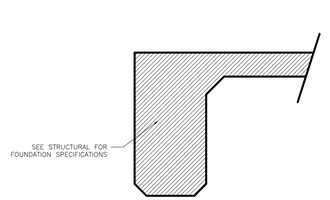
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817-426-3006 www.formsi.com
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XREF: A1.03 HERNANDEZ DUMPSTER SOURCE.dwg
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01 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



02 FOUNDATION DETAIL
SCALE: 1" = 1'-0"



03 FOUNDATION DETAIL
SCALE: 1" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL BRICK LEDGES 5-1/2" (TYPICAL 2X6) UNLESS OTHERWISE NOTED.
3. SEE STRUCTURAL FOR COLUMN LOCATIONS AND CONNECTIONS.

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21785
STATE OF TEXAS

12-14-2022

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(240) 344-9651 (LINCOLN)

PROJECT:

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CITY OF ARLINGTON

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REVISIONS:

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SHEET TITLE:
FOUNDATION PLAN

SHEET:
A2.00A

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01 SURFACE PLAN
SCALE: 1/4" = 1'-0"

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PLOT SCALE: 1.00 = 1'-0"
PLOT SIZE: D - HERNANDEZ BUILDING SIZE.dwg

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

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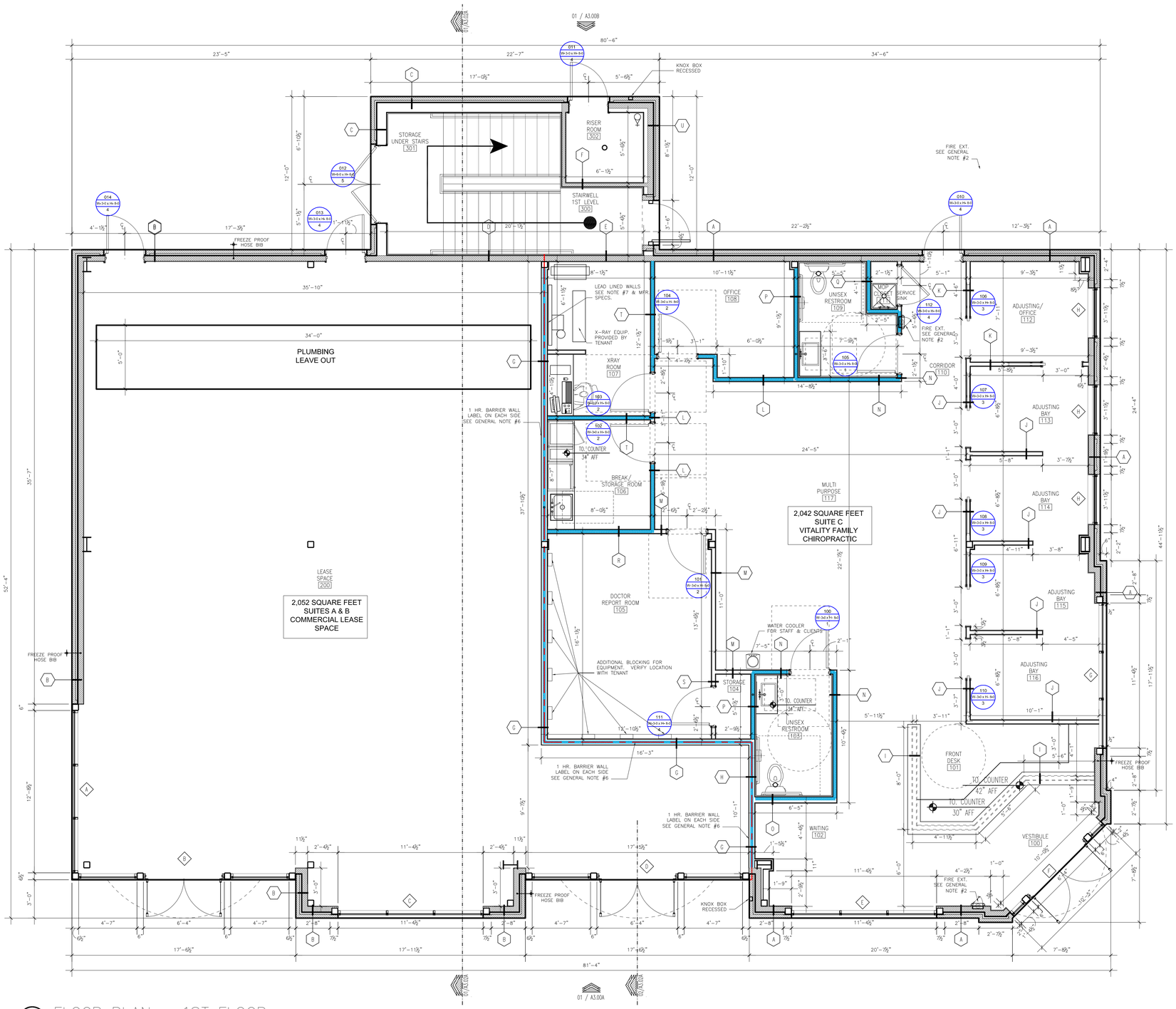
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ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
SURFACE PLAN

SHEET:
A2.00B



01 FLOOR PLAN – 1ST FLOOR

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1: ALL INTERIOR DIMS ARE TO THE FACE OF WOOD STUD.
2: FIRE EXTINGUISHER LARSON FIRE CABINET 2409-R1 WALL MOUNTED MP-5 FIRE EXTINGUISHER 5# ABC (972) 644-2393.
3: REFER TO A1.01A FOR ALL T.A.S. MOUNTING HEIGHTS
4: ALL DOORS TO COMPLY WITH T.A.S. 4.13.11 DOOR OPENING FORCE.
5: T.A.S. COMPLIANT ROOM IDENTIFICATION SIGN TYPICAL AT ALL LATCH SIDE DOOR JAMBS. REFER TO A1.01A FOR FURTHER DETAILS.
6: 1-HOUR FIRE BARRIER WALL MARKING & INDENTIFICATION:
a) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING- OR ATTIC SPACES
b) BE REPEATED AT INTERVALS NOT EXCEEDING 30 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
c) INCLUDE LETTERING NOT LESS THAT .5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.
d) SEE A2.09A FOR MORE DETAIL
7: LEAD LINED WALLS TO BE PLACED IN ROOM 107 OF VITALITY CHIROPRACTIC
8: ALL INTERIOR FINISH MATERIALS SHALL BE COMPLIANT WITH CH. 8 OF THE 2012 IBC AND HAVE FLAME SPREAD AND SMOKE-DEVELOPED RATINGS THAT DO NOT EXCEED THE REQ. OF TABLE 803.11.

NOTE: 4.13.11
DOOR OPENING FORCE

THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:

(1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.

(2) OTHER DOORS.
(A) EXTERIOR HINGED DOORS: (RESERVED)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

WALL PARTITION LEGEND

WALL WITH EITHER R-19 OR SOUND BATTEN INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION..

PARTITION WALL WITH NO INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION.

EXTERIOR WALL WITH SPRAY FOAM INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION.

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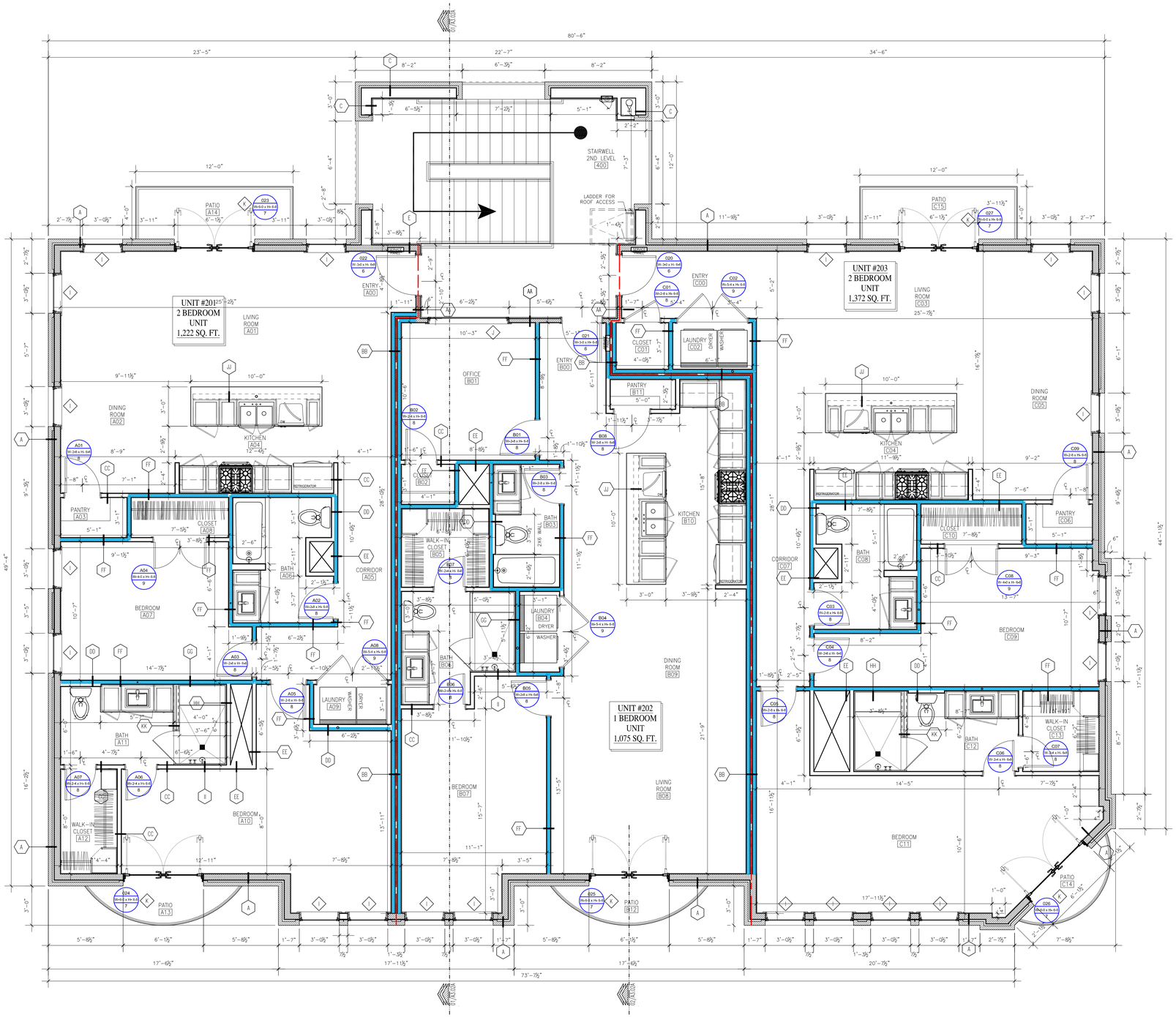
FLOOR PLAN – 1ST FLOOR

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A2.01A

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PRINTED BY: jberry
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01 FLOOR PLAN – 2ND FLOOR APARTMENTS

SCALE: 1/4" = 1'-0"

WALL PARTITION LEGEND

- WALL WITH EITHER R-19 OR SOUND BATTEN INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION..
- PARTITION WALL WITH NO INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION.
- EXTERIOR WALL WITH SPRAY FOAM INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION.

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3: REFER TO A1.01A FOR ALL T.A.S. MOUNTING HEIGHTS
4: ALL DOORS TO COMPLY WITH T.A.S. 4.13.11 DOOR OPENING FORCE.
5: T.A.S. COMPLIANT ROOM IDENTIFICATION SIGN TYPICAL AT ALL LATCH SIDE DOOR JAMBS. REFER TO A1.01A FOR FURTHER DETAILS.
6: 1-HOUR FIRE BARRIER WALL MARKING & INDENTIFICATION:
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b) BE REPEATED AT INTERVALS NOT EXCEEDING 30 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
c) INCLUDE LETTERING NOT LESS THAT .5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.
d) SEE A2.09A FOR MORE DETAIL
7: ALL INTERIOR FINISH MATERIALS SHALL BE COMPLIANT WITH CH. 8 OF THE 2012 IBC AND HAVE FLAME SPREAD AND SMOKE-DEVELOPED RATINGS THAT DO NOT EXCEED THE REQ. OF TABLE 803.11.

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(A) EXTERIOR HINGED DOORS: (RESERVED)
(B) INTERIOR HINGED DOORS: 5 LBF (22.2N)

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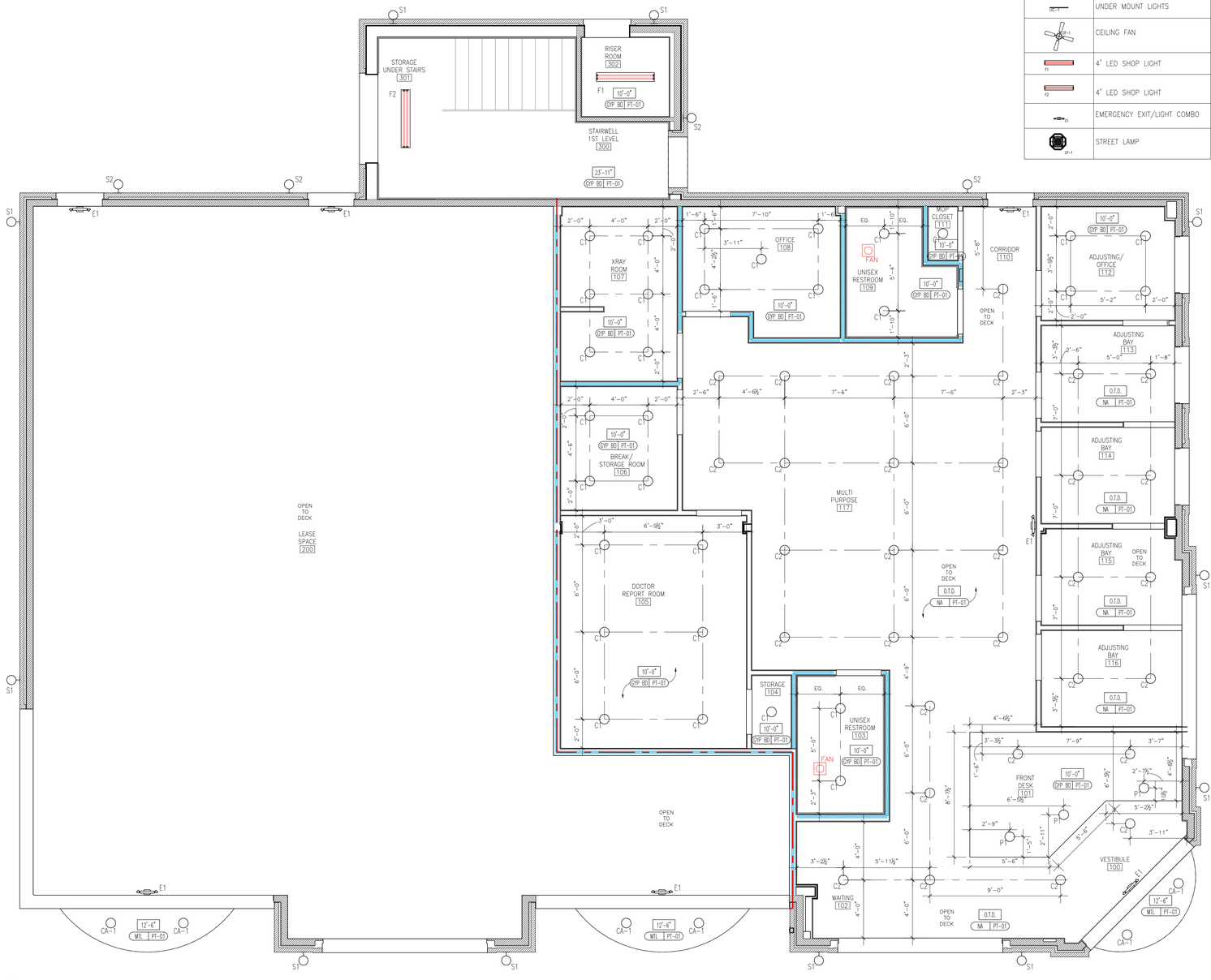
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SHEET TITLE:

FLOOR PLAN – 2ND FLOOR APARTMENTS

SHEET:

A2.01B



01 REFLECTED CEILING PLAN – 1ST FLOOR

SCALE: 1/4" = 1'-0"

LIGHTING KEY:

LIGHTING SYMBOL:	DESCRIPTION:	BRAND:	SPECS:	LAMPING:	MOUNTING HEIGHTS:	LOCATION:
WS3	WALL SCONCE, UP/DOWN	PROGRESS LIGHTING	P5642-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR
WS2	WALL SCONCE, DOWN	PROGRESS LIGHTING	P5641-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR– 1st FLOOR
WS3	WALL SCONCE, DOWN	PROGRESS LIGHTING	P5641-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR– 2ND FLOOR BALCONIES
DL2	6" CAN LIGHT	HALO	HLBSL6099FS351EMWR	LED 12W 3000K	CEILING MTD., RECESSED	EXTERIOR– UNDER BALCONIES
DL2	6" CAN LIGHT	HALO	HLBSL6099FS351EMWR	LED 12W 3000K	CEILING MTD., RECESSED	EXTERIOR– 2ND FLOOR STAIRS
DL1	6" CAN LIGHT	COOPER HALO	PD615D010B-PDM6B940-61VCWF	LED 14.3W 3000K	CEILING MTD., RECESSED	INTERIOR– 1ST & 2ND FLOOR
DL1	6" CAN LIGHT	PROGRESS LIGHTING	P550100-031-30	LED 32W 3000K	SUSPENDED FROM B.O. DECK	INTERIOR– 1ST FLOOR
DL1	6" CAN LIGHT	COOPER HALO	HLBSL6099FS351EMWR	LED 16W 3000K	CEILING MTD., RECESSED	INTERIOR– 2ND FLOOR
PL1	PENDANT LIGHT	WAC LIGHTING	PD-W36610-BK	LED 11W, 3000K	CEILING MTD.	INTERIOR– 1ST FLOOR
PL1	PENDANT LIGHT	GLOBE ELECTRIC	MODEL #64023	(1) 40 WATT BULB	CEILING MTD.	INTERIOR– 2ND FLOOR
CH-1	CHANDELIER	TBD	TBD	(4) 40 WATT BULBS	CEILING MTD.	INTERIOR– 2ND FLOOR
WS-1	WALL SCONCE	TBD	TBD	(1) 60W MAX BULB	WALL MTD.	INTERIOR– 2ND FLOOR
UC-1	UNDER MOUNT LIGHTS	FEIT ELECTRIC	MODEL UCL36FP/5CCTCA	LED 28W 3000K	MTD.UNDER UPPER CABINETS	INTERIOR– 2ND FLOOR
CF-1	CEILING FAN	TBD	NO LIGHT KIT	NA	CEILING MTD.	INTERIOR– 2ND FLOOR
F1	4' LED SHOP LIGHT	LITHONIA LIGHTING – 4FT.	SHLA 48IN 40K 80CRI DNA M12	LED 36W 4000K	CEILING MTD.	INTERIOR– 1ST FLOOR–RISER
F2	4' LED SHOP LIGHT	LITHONIA LIGHTING – 4FT.	SHLA 48IN 40K 80CRI DNA M12	LED 36W 4000K	CEILING MTD.	INTERIOR– 1ST FLOOR–UNDER STAIR STORAGE
E1	EMERGENCY EXIT/LIGHT COMBO	LED EMERGENCY LIGHT–TBD	TBD	LED LITE	WALL MOUNTED	INTERIOR– 1ST & 2ND FLOOR
LP-1	STREET LAMP	Spring City Electrical Mfg. Co.	12' Washington Lamp Post with The Washington LED Luminaire	LED 70W 3000K	PER MFG. SPECS	EXTERIOR

RCP GENERAL NOTES:

1. LIGHTS CENTERED IN ROOMS OR SPACES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS FROM FINISH FACE OF WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTER LINE OF LIGHT FIXTURE UNLESS OTHERWISE NOTED.
4. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF ASTM C 635 AND ASTM C 636 (CODE REF. 808.1.1.1)

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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THESE DRAWINGS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY, IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA

6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:

REFLECTED CEILING PLAN – 1ST FLOOR

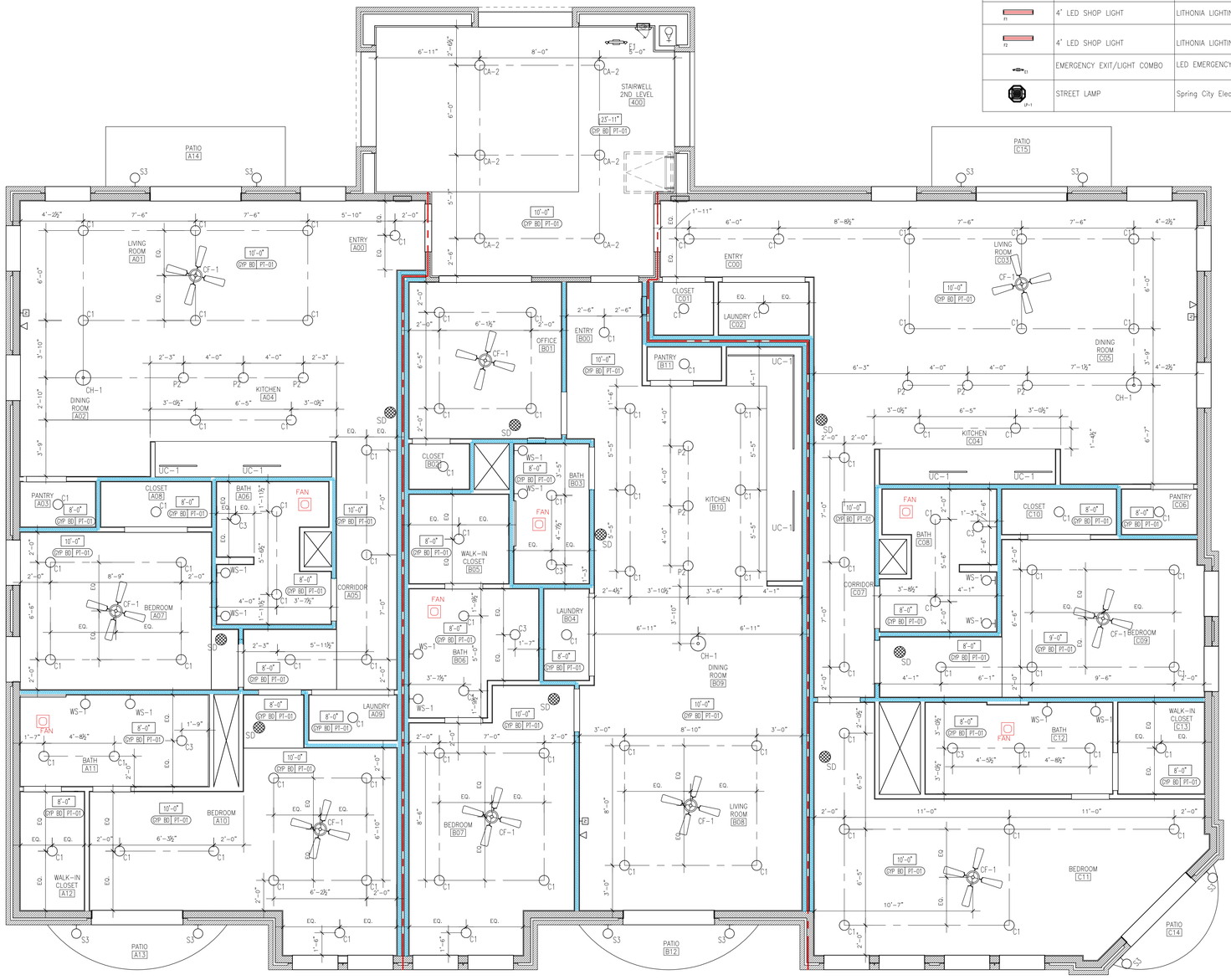
SHEET:

A2.04A

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817-426-3006 www.formsi.com
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PLOT SIZE: ARCH D (24.00 X 36.00 Inches)
XREF: A2.04A REFLECTED CEILING PLAN - 1ST FLOOR.dwg
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LIGHTING KEY:

LIGHTING SYMBOL:	DESCRIPTION:	BRAND:	SPECS:	LAMPING:	MOUNTING HEIGHTS:	LOCATION:
WS1	WALL SCONCE, UP/DOWN	PROGRESS LIGHTING	P5642-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR
WS2	WALL SCONCE, DOWN	PROGRESS LIGHTING	P5641-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR-1st FLOOR
WS3	WALL SCONCE, DOWN	PROGRESS LIGHTING	P5641-20/30k	SEE MEP PLANS	WALL MOUNTED, B.O. FIXTURE MIN. 80" AFF	EXTERIOR-2ND FLOOR BALCONIES
CA1	6" CAN LIGHT	HALO	HLBSL6099FS351EMWR	LED 12W 3000K	CEILING MTD., RECESSED	EXTERIOR-UNDER BALCONIES
CA3	6" CAN LIGHT	HALO	HLBSL6099FS351EMWR	LED 12W 3000K	CEILING MTD., RECESSED	EXTERIOR-2ND FLOOR STAIRS
CA2	6" CAN LIGHT	COOPER HALO	PD615D010B-PDM6B940-61VCWF	LED 14.3W 3000K	CEILING MTD., RECESSED	INTERIOR-1ST & 2ND FLOOR
CA2	6" CAN LIGHT	PROGRESS LIGHTING	P550100-031-30	LED 32W 3000K	SUSPENDED FROM B.O. DECK	INTERIOR-1ST FLOOR
CA2	6" CAN LIGHT	COOPER HALO	HLBSL6099FS351EMWR	LED 16W 3000K	CEILING MTD., RECESSED	INTERIOR-2ND FLOOR
P1	PENDANT LIGHT	WAC LIGHTING	PD-W36610-BK	LED 11W, 3000K	CEILING MTD.	INTERIOR-1ST FLOOR
P2	PENDANT LIGHT	GLOBE ELECTRIC	MODEL #64023	(1) 40 WATT BULB	CEILING MTD.	INTERIOR-2ND FLOOR
CH-1	CHANDELIER	TBD	TBD	(4) 40 WATT BULBS	CEILING MTD.	INTERIOR-2ND FLOOR
WS-1	WALL SCONCE	TBD	TBD	(1) 60W MAX BULB	WALL MTD.	INTERIOR-2ND FLOOR
UC-1	UNDER MOUNT LIGHTS	FEIT ELECTRIC	MODEL UCL36FP/5CCTCA	LED 28W 3000K	MTD.UNDER UPPER CABINETS	INTERIOR-2ND FLOOR
CF-1	CEILING FAN	TBD	NO LIGHT KIT	NA	CEILING MTD.	INTERIOR-2ND FLOOR
F1	4' LED SHOP LIGHT	LITHONIA LIGHTING - 4FT.	SHLA 48IN 40K 80CRI DNA M12	LED 36W 4000K	CEILING MTD.	INTERIOR-1ST FLOOR-RISER
F2	4' LED SHOP LIGHT	LITHONIA LIGHTING - 4FT.	SHLA 48IN 40K 80CRI DNA M12	LED 36W 4000K	CEILING MTD.	INTERIOR-1ST FLOOR-UNDER STAIR STORAGE
EF1	EMERGENCY EXIT/LIGHT COMBO	LED EMERGENCY LIGHT-TBD	TBD	LED LITE	WALL MOUNTED	INTERIOR-1ST & 2ND FLOOR
LP-1	STREET LAMP	Spring City Electrical Mfg. Co.	12' Washington Lamp Post with The Washington LED Luminaire	LED 70W 3000K	PER MFG. SPECS	EXTERIOR



01 REFLECTED CEILING PLAN – 2ND FLOOR APARTMENTS
SCALE: 1/4" = 1'-0"

RCP GENERAL NOTES:

1. LIGHTS CENTERED IN ROOMS OR SPACES UNLESS OTHERWISE NOTED.
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FORT WORTH, TX 76102

JURISDICTION:

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

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LINCOLN HERNANDEZ
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(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA

6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

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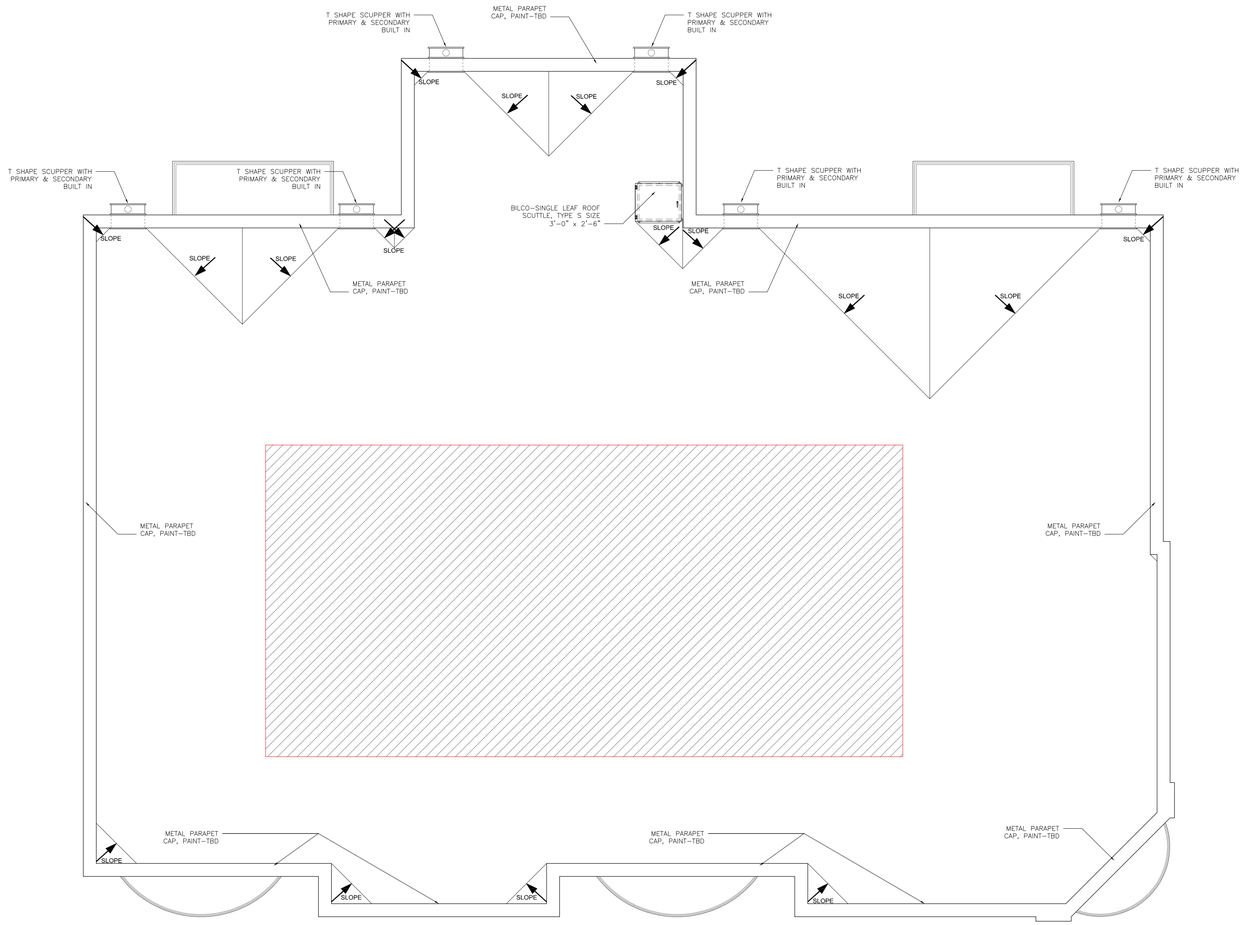
ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:

REFLECTED CEILING PLAN – 2ND FLOOR

SHEET:

A2.04B



01 ROOF PLAN
SCALE: 3/16"=1'-0"

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FILE NAME: C:\Users\Lbk-FORM\Dropbox (Form Studios)\Projects - 2019\2021_02_09 HERNANDEZ MIXED USE\ADS SERIES FS 201010 HERNANDEZ.dwg
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X-REF: XREF-ARCHITECTURAL.dwg

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FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

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JOHN B BERRY
21785
STATE OF TEXAS

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PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

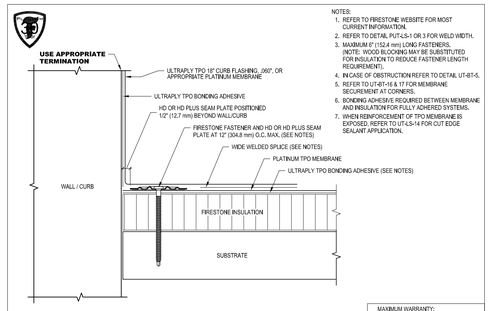
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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
ROOF PLAN

SHEET:
A2.05A



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAIL PUT-LS-1 OR 3 FOR WELD WIDTH.
3. MAXIMUM 8" (152.4 mm) LONG FASTENERS. (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT).
4. IN CASE OF OBSTRUCTION REFER TO DETAIL UT-BT-5.
5. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
6. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
7. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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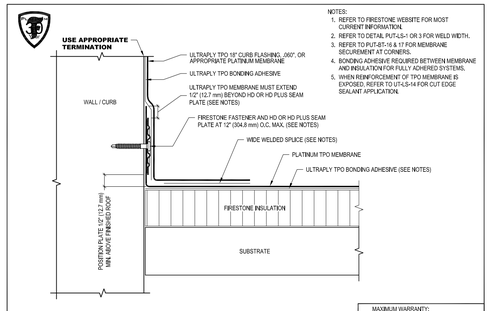
PLATINUM ULTRAPLY™ & REFLEXEON TPO | ACCEPTABLE SYSTEMS:

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3. REFER TO PUT-ST-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
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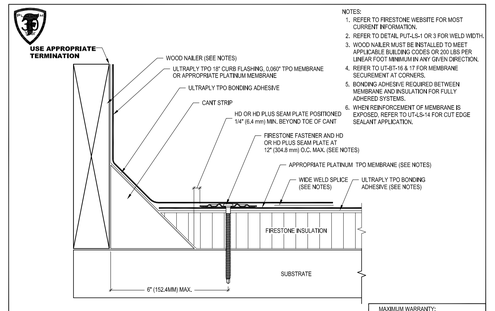
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MAXIMUM WARRANTY:

ISSUE / REVISION DATE:

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DETAIL NO.



NOTES:
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2. REFER TO DETAIL PUT-LS-1 OR 3 FOR WELD WIDTH.
3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
4. REFER TO UT-BT-16 & 17 FOR MEMBRANE SECUREMENT AT CORNERS.
5. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
6. WHEN REINFORCEMENT OF MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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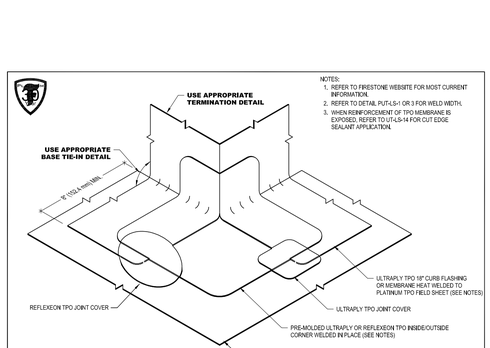
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MAXIMUM WARRANTY:

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NOTES:
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2. REFER TO DETAIL PUT-LS-1 OR 3 FOR WELD WIDTH.
3. REFER TO DETAIL UT-BT-6 FOR ULTRAPLY TPO COATED METAL SPLICE.
4. REFER TO DETAILS UT-CG-6 & 8 FOR CORNER FLASHING APPLICATION.
5. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS.
6. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
7. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (12.7 mm) FROM EDGE OF WOOD.
8. WHEN REINFORCEMENT OF MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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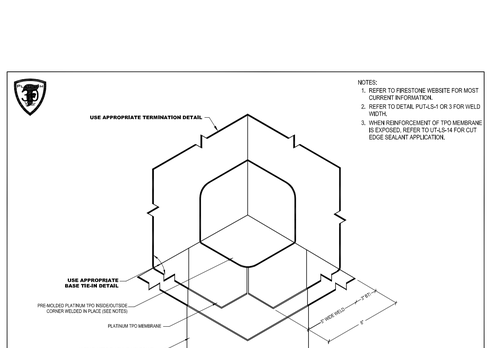
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MAXIMUM WARRANTY:

ISSUE / REVISION DATE:

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DETAIL NO.



NOTES:
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3. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS.
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (12.7 mm) FROM EDGE OF WOOD.
6. INSTALL ULTRAPLY TPO COATED METAL WITH 1/8" (3.2 mm) MIN. TO 1/4" (6.4 mm) MAX. BETWEEN ADJOINING SECTIONS.
7. SEE UT-BT-3 a&b FOR DETAILED INSTALLATION INSTRUCTIONS.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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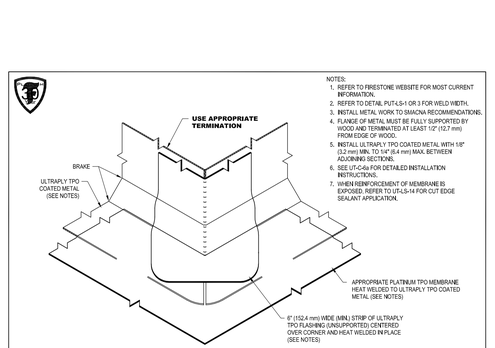
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3. REFER TO DETAIL UT-BT-11 FOR ULTRAPLY TPO COATED METAL SPLICE.
4. REFER TO DETAILS UT-CG-7 & 9 FOR CORNER FLASHING APPLICATION.
5. INSTALL METAL WORK TO SMACNA RECOMMENDATIONS.
6. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
7. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (12.7 mm) FROM EDGE OF WOOD.
8. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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6. INSTALL ULTRAPLY TPO COATED METAL WITH 1/8" (3.2 mm) MIN. TO 1/4" (6.4 mm) MAX. BETWEEN ADJOINING SECTIONS.
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NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. MAXIMUM 8" (152.4 mm) LONG FASTENERS. (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENT).

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6. SEE UT-C-4a FOR DETAILED INSTALLATION INSTRUCTIONS.
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FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:



12-14-2022

CONDITION NOTES:
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2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY. IF FOUND, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
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LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

FORM studios, inc.
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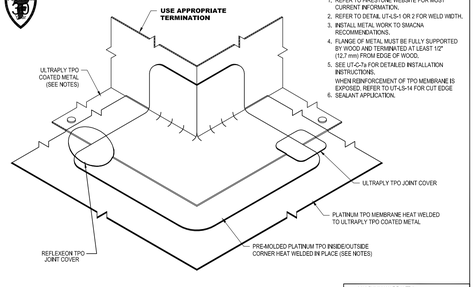
ISSUE FOR CONSTRUCTION DATED 12/14/2022

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TPO DETAILS

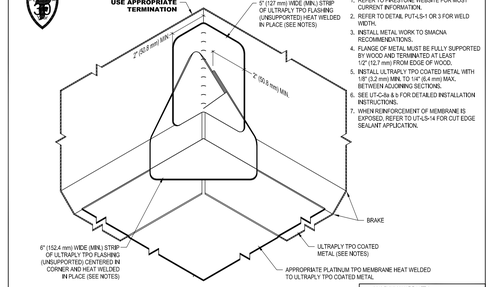
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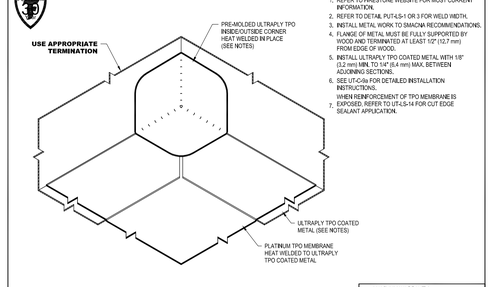
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5. SEE UT-Cx7y FOR DETAILED INSTALLATION INSTRUCTIONS.
   WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.
6. SEALANT APPLICATION.

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6. SEE UT-C-6a FOR DETAILED INSTALLATION INSTRUCTIONS.
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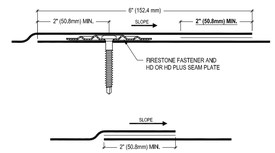
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WHEN POLYESTER REINFORCEMENT OF TPO IS EXPOSED, APPLY CUT EDGE TREATMENT TO ENTIRE EXPOSED EDGE. REFER TO UT-LS-14.

NOTES:
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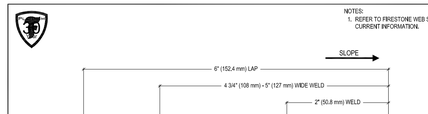
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NOTES:
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2. DETAIL IS LIMITED TO WALL TRANSITIONS. REFER TO PUT-LS-1 OR 3 FOR WIDE WELD DETAIL.

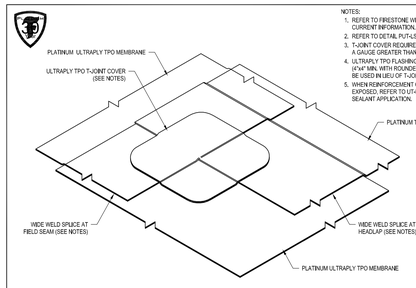
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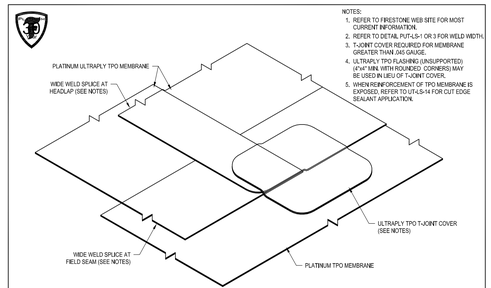
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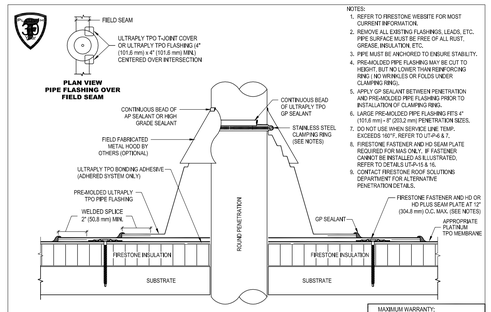
NOTES:
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2. REFER TO DETAIL PUT-LS-1 OR 3 FOR WELD WIDTH.
3. T-JOINT COVER REQUIRED FOR MEMBRANE WITH A GAUGE GREATER THAN .045.
4. ULTRAPLY TPO FLASHING (UNSUPPORTED) (4"x4" MIN. WITH ROUNDED CORNERS) MAY BE USED IN LIEU OF T-JOINT COVER.
5. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO UT-LS-14 FOR CUT EDGE SEALANT APPLICATION.

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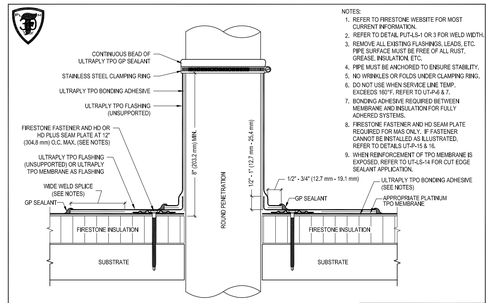
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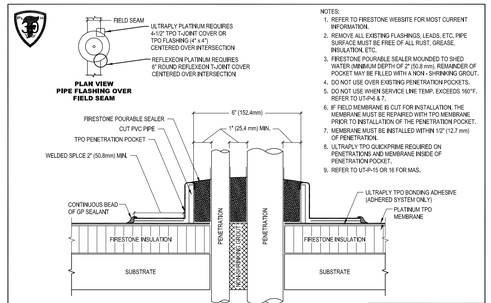
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING.
6. SMALL PRE-MOLDED PIPE FLASHING FITS 9" (254 mm) - 3-1/2" (88.9 mm) PENETRATION SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRED FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & 16.
9. CONTACT FIRESTONE ROOF SOLUTIONS DEPARTMENT FOR ALTERNATIVE PENETRATION DETAILS.

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7. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
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2. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. FIRESTONE POURABLE SEALER MOUNDED TO SHED WATER (MINIMUM DEPTH OF 2" (50.8 mm). REMAINDER OF POCKET MAY BE FILLED WITH A NON - SHRINKING GROUT.
4. DO NOT USE OVER EXISTING PENETRATION POCKETS.
5. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & 7.
6. IF FIELD MEMBRANE IS CUT FOR INSTALLATION, THE MEMBRANE MUST BE REPAIRED WITH TPO MEMBRANE PRIOR TO INSTALLATION OF THE PENETRATION POCKET.
7. MEMBRANE MUST BE INSTALLED WITHIN 1/2" (12.7 mm) OF PENETRATION.
8. ULTRAPLY TPO QUICKPRIME REQUIRED ON PENETRATIONS AND MEMBRANE INSIDE OF PENETRATION POCKET.
9. REFER TO UT-P-15 OR 16 FOR MAS.

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FSITEAM@FORMSI.COM
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FORT WORTH, TX 76102

JURISDICTION:

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P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:

REGISTERED ARCHITECT
JOHN B. BEARD
21785
STATE OF TEXAS

12-14-2022

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ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

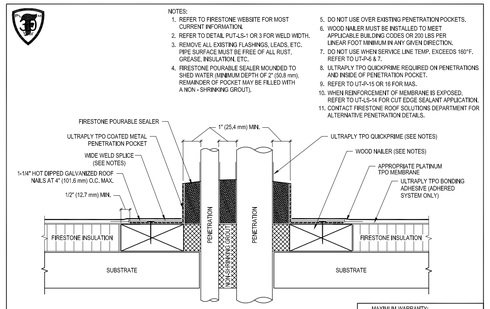
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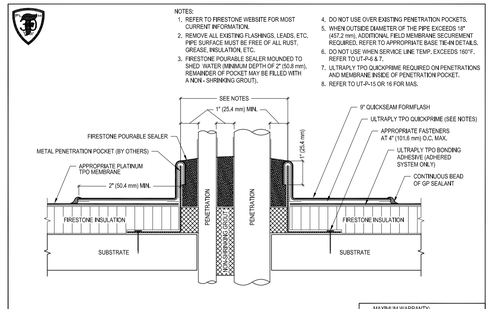
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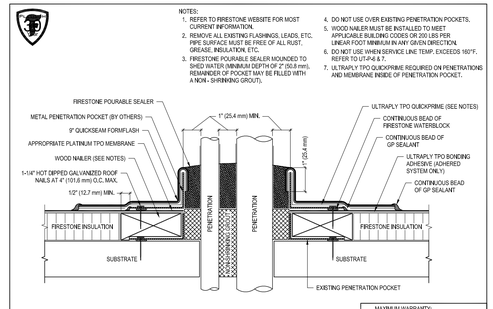
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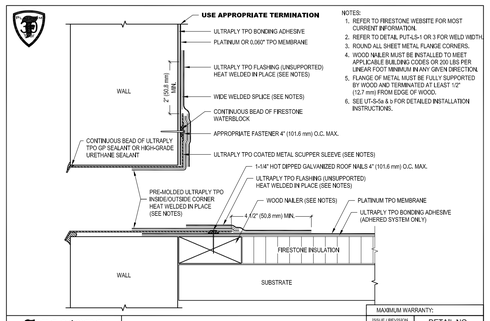
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TPO DETAILS

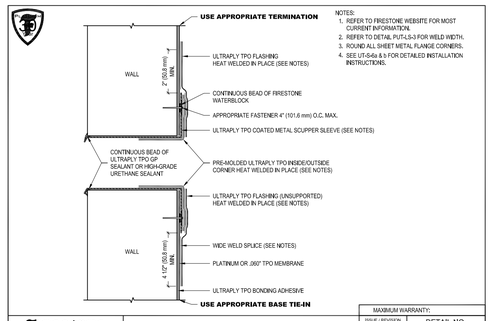
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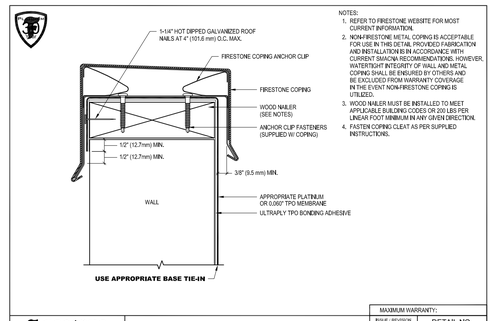


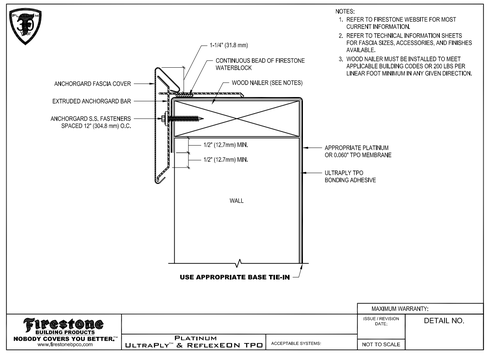


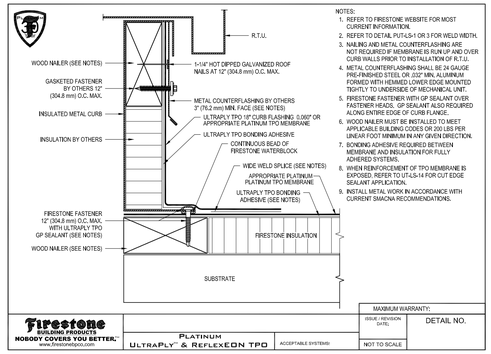


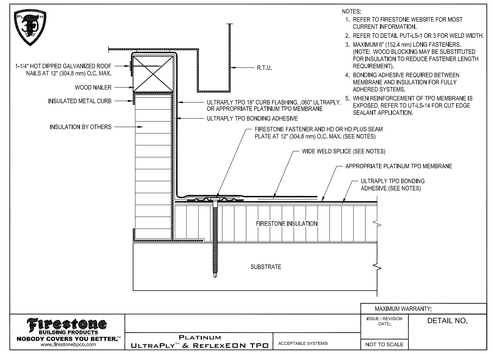


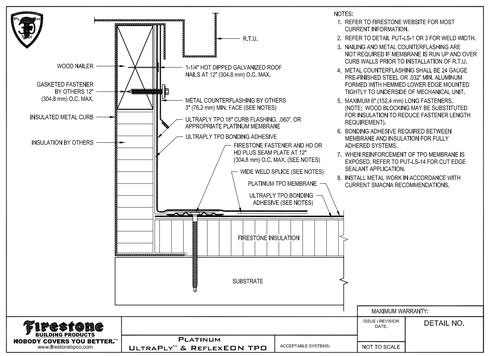


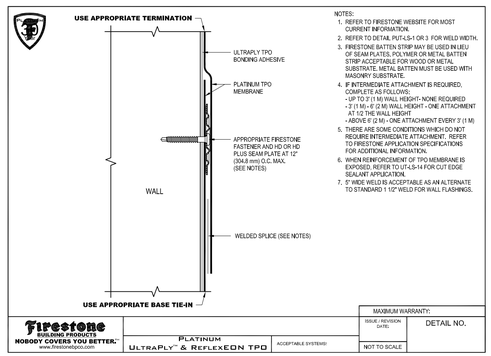












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PRINTED ON: Apr 12, 2022 - 11:37pm
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FORM
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817-426-3006 VOICE
817-426-3008 FAX
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SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

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ARCHITECT SEAL:



12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, BEFORE STARTING ANY WORK.
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OWNERS:
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LINCOLN HERNANDEZ
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PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

FORM studios, inc.
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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:

TPO DETAILS

SHEET:

A2.05D



01 FLOOR FINI9H PLAN – 1ST FLOOR

SCALE: 1/4" = 1'-0"

MATERIAL & FINISH SCHEDULE

MATERIAL	DESCRIPTION	FIN	MAT
ACT	ACOUSTIC CEILING TILE		
PT	PAINT		
TL	TILE		
RB	RUBBER BASE		
LAM	LAMINATE		
LVT	LAMINATE VINYL TILE		
UNF	UNFINISHED		
ACT	ACOUSTIC CEILING TILE		
ACT-01	2x4 CEILING TILE FIRE RATING: N/A COLOR: WHITE MANUFACTURER: ARMSTRONG CORTEGA OR MATCH EXISTING		
ACT-02	2x2 VINYL FACED CEILING TILE FIRE RATING: N/A COLOR: WHITE MANUFACTURER: MATCH EXISTING		

PT	PAINT
PT-01	PRODUCT: TBD COLOR: TBD LOCATION: DOORS & FRAMES
PT-02	PRODUCT: TBD COLOR: TDB LOCATION: WALLS
PT-03	PRODUCT: TBD COLOR: TBD LOCATION: RESTROOM CEILINGS
TL	TILE
TL-01	PRODUCT: TILE SIZE: TBD MANUFACTURER: TBD COLOR: WHITE – GROUT TO MATCH TILE LOCATION: TBD

MISC MATERIAL COLORS:

- PLASTIC GROMMETS — MATCH SURROUNDING SURFACES
- LT FIXTURES — MATCH SURROUNDING SURFACES
- OUTLET COVERS — MATCH SURROUNDING SURFACES
- DATA COVERS — MATCH SURROUNDING SURFACES
- SWITCH COVERS — MATCH SURROUNDING SURFACES

GENERAL NOTES:

1. COEFFICIENT OF FRICTION MUST COMPLY WITH ASTM C1028: .60 MIN. STATIC COEFFICIENT OF FRICTION PASSES WET OR DRY.
2. FLOORING AND FLOORING TRANSITIONS MUST COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.
3. ALL INTERIOR FINISH MATERIALS SHALL BE COMPLIANT WITH CAPTER 8 AND HAVE FLAME SPREAD AND SMOKE-DEVELOPED RATING NOT TO EXCEED THE REQUIREMENTS OF TABLE 803.11
4. ALL CARPET SHALL COMPLY WITH DOC FF 1 "PILL TEST". IBC Code Ref. 804.4.1.

FORM
STUDIOS INC.
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817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

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P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE (512) 305-9000
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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

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PROJECT:

PRESLEY PLAZA
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ARLINGTON, TX 76001
CITY OF ARLINGTON

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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:

FLOOR FINISH PLAN – FIRST FLOOR

SHEET:

A2.06A

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PLOTTED BY: Josh Berry
PLOTTED ON: Thursday, December 15, 2022 - 10:36am
LAYOUT: A1 SIZE D HERNANDEZ.dwg



01 OCCUPANCY PLAN – 2ND FLOOR
SCALE: 1/4" = 1'-0"

MATERIAL & FINISH SCHEDULE

MATERIAL	DESCRIPTION	FIN	MAT
ACT	ACOUSTIC CEILING TILE		
PT	PAINT		
TL	TILE		
RB	RUBBER BASE		
LAM	LAMINATE		
LVT	LAMINATE VINYL TILE		
UNF	UNFINISHED		
ACT	ACOUSTIC CEILING TILE		
ACT-01	2x4 CEILING TILE FIRE RATING: N/A COLOR: WHITE MANUFACTURER: ARMSTRONG CORTEGA OR MATCH EXISTING		
ACT-02	2x2 VINYL FACED CEILING TILE FIRE RATING: N/A COLOR: WHITE MANUFACTURER: MATCH EXISTING		

PT	PAINT
PT-01	PRODUCT: TBD COLOR: TBD LOCATION: DOORS & FRAMES
PT-02	PRODUCT: TBD COLOR: TDB LOCATION: WALLS
PT-03	PRODUCT: TBD COLOR: TBD LOCATION: RESTROOM CEILINGS

TL	TILE
TL-01	PRODUCT: TILE SIZE: TBD MANUFACTURER: TBD COLOR: WHITE - GROUT TO MATCH TILE LOCATION: TBD

MISC MATERIAL COLORS:

• PLASTIC GROMMETS	MATCH SURROUNDING SURFACES
• LT FIXTURES	MATCH SURROUNDING SURFACES
• OUTLET COVERS	MATCH SURROUNDING SURFACES
• DATA COVERS	MATCH SURROUNDING SURFACES
• SWITCH COVERS	MATCH SURROUNDING SURFACES

GENERAL NOTES:

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4. ALL CARPET SHALL COMPLY WITH DOC FF 1 "PILL TEST", IBC Code Ref. 804.4.1.

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ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
OCCUPANCY PLAN – SECOND FLOOR

SHEET:
A2.06B

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FIRST FLOOR
WALL SCHEDULE

PARTITION TYPES MARKED WITH THIS SYMBOL: (X) REFER FLOOR PLAN FOR WALL TYPE LOCATION.

WALL TYPE	WALL FRAMING				WALL SHEATHING			FIRE BLOCKING	WALL INSULATION			WALL FINISH			WALL DESCRIPTION
	STUD SIZE	STUD MATERIAL	STUD SPACING	WALL HEIGHT	LAYERS OF SHEATHING	TYPE OF SHEATHING	FIRE RATING	HEIGHT	STC RATING	R-VALUE	INSULATION TYPE	WALL FINISH	WALL COLOR	BASE TRIM	
(A)	2X6 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – ORANGE PEEL EXT – BRICK	TBD	TBD	TYP. EXT. WALL
(B)	2X6 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	NO INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – NA EXT – BRICK	TBD	TBD	TYP. SHELL EXT. WALL
(C)	2X10 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – STUCCO EXT – BRICK	TBD	TBD	STAIR CASE EXT. WALL
(D)	2X6 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	NO INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – NA EXT – STUCCO	TBD	TBD	EXT. WALL AT SHELL SPACE
(E)	2X6 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – ORANGE PEEL EXT – STUCCO	TBD	TBD	EXT. WALL AT RESTROOM WALL
(F)	2X4 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – ORANGE PEEL EXT – STUCCO	TBD	TBD	EXT. WALL AT RISER ROOM
(G) UL U340	2X6 PLATES 2x4 STUDS	WOOD	24" O.C. STAGGERED 12" O.C. OPPOSITE SIDE	TO B.O. STEEL DECK	1 E.S.	⑤ INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL	TBD	TBD	TYP. 1 HOUR WALL
(H) UL U340	2X6 PLATES 2x4 STUDS	WOOD	24" O.C. STAGGERED 12" O.C. OPPOSITE SIDE	SEE WALL HEIGHT PLAN	1 E.S.	⑤ INTERIOR ⑥ WET WALL	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	1 HOUR WALL AND WET WALL
(I)	2X4 STUD	WOOD	16" O.C.	42" DESK WALL	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	42" WALL AT FRONT DESK
(J)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	WALL AT ADJUSTING BAYS
(K)	2X4 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	WALL AT ADJUSTING BAYS
(L)	2X4 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	OFFICE WALL TO DECK
(M)	2X4 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR	1 HR	10'-0"	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	OFFICE WALL TO DECK NO INSULATION
(N)	2X4 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	OFFICE WALL TO DECK AT RESTROOM
(O)	2X6 STUD	WOOD	16" O.C.	TO B.O. STEEL DECK	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	OFFICE WALL TO DECK AT RESTROOM
(P)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	OFFICE WALL AT RESTROOM
(Q)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – FRP WET SIDE – TILE	TBD	TBD	MOP CLOSET AT RESTROOM
(R)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	OFFICE WALL TO 10'-0"
(S)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	1 HR	10'-0"	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	OFFICE WALL TO 10'-0"
(T)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR ⑦ X-RAY ROOM	1 HR	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	OFFICE WALL AT X-RAY ROOM
(U)	2X10 STUD	WOOD	16" O.C.	PARAPETS VARY SEE ELEVATIONS A3.00 SERIES	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – ORANGE PEEL EXT – BRICK	TBD	TBD	EXT. WALL AT RISER ROOM

WALL PARTITION LEGEND

WALL WITH EITHER R-21 OR SOUND BATTEN INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION..

WALL SCHEDULE GENERAL NOTES:

1. CONCEALED INSULATION IN WALLS TO HAVE FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.. PER IBC CODE REF 720.2
2. ANY SPRAY FOAM INSULATION SHALL MEET THE REQUIREMENTS OF IBC SECTION 2603 INCLUDING THE INSTALLATION OF THERMAL AND IGNITION BARRIERS AS SPECIFIED PER CODE.
3. ALL INTERIOR FINISH MATERIALS SHALL BE COMPLIANT WITH IBC CHAPTER 8 AND HAVE FLAME SPREAD AND SMOKE DEVELOPED RATINGS NOT TO EXCEED THE REQUIREMENTS OF IBC TABLE 803.11.

SHEATHING TYPES:

① 5/8" TYPE X
② 5/8" TOUGHROCK MOISTURE GUARD WITH TILE TO 48" A.F.F. WITH 5/8" TYPE X ABOVE.
③ DOUBLE 5/8" TYPE X AS PART OF 2HR FIRE RATED ASSEMBLY.
④ ½" PLYWOOD
⑤ 5/8" FIRE SHIELD C GYPSUM BOARD
⑥ 5/8" XP FIRE SHIELD GYPSUM BOARD
⑦ 5/8 TYPE X GYP, LEAD LINED

DEFINITIONS:

VWP – VARIES WITH PLAN
ES – EACH SIDE
TBD – TO BE DETERMINED
INT – INTERIOR
EXT – EXTERIOR
FRT – FIRE RESISTANT TREATED WOOD
STD – STANDARD
OC – ON CENTER

01 WALL SCHEDULES AT 1ST FLOOR

SCALE: NTS

SECOND FLOOR
WALL SCHEDULE

PARTITION TYPES MARKED WITH THIS SYMBOL: (X) REFER FLOOR PLAN FOR WALL TYPE LOCATION.

WALL TYPE	WALL FRAMING				WALL SHEATHING			FIRE BLOCKING	WALL INSULATION			WALL FINISH			WALL DESCRIPTION
	STUD SIZE	STUD MATERIAL	STUD SPACING	WALL HEIGHT	LAYERS OF SHEATHING	TYPE OF SHEATHING	FIRE RATING	HEIGHT	STC RATING	R-VALUE	INSULATION TYPE	WALL FINISH	WALL COLOR	BASE TRIM	
(AA)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR ④ EXTERIOR	NA	10'-0"	45	21	CLOSED CELL FOAM	INT – ORANGE PEEL EXT – STUCCO	TBD	TBD	TYP. EXT. WALL
(BB) UL UL516	2X4 STUD	WOOD	16" O.C.	TO B.O. DECK	1 E.S.	① INTERIOR	NA	10'-0"	45	NA	MINERAL WOOL	INT – ORANGE PEEL INT – ORANGE PEEL	TBD	TBD	TYP. APT. SHARED WALL SEE 03/A2.09A FOR MORE DETAIL
(CC)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL INT – ORANGE PEEL	TBD	TBD	TYP. INT. WALL, NO SOUND BATT
(DD)	2X6 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	NA	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – NA EXT – STUCCO	TBD	TBD	AT INTERIOR PLUMBING WALL
(EE)	2X4 STUD	WOOD	16" O.C.	TO B.O. DECK	1 E.S.	① INTERIOR ③ SHAFT	NA	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL SHAFT – UNFINISHED	TBD	TBD	INT., WALL AT MECHANICAL SHAFT
(FF)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	NA	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL INT – ORANGE PEEL	TBD	TBD	TYP. INT. WALL, WITH SOUND BATT
(GG)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	⑤ INTERIOR ⑥ WET WALL	NA	10'-0"	45	NA	QUIET ZONE SOUND BATT	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	INT. WALL, AT WET WALL
(HH)	2X4 STUD	WOOD	16" O.C.	TO B.O. DECK	1 E.S.	① INTERIOR ③ SHAFT	1 HR	10'-0"	NA	NA	NA	SHAFT – UNFINISHED WET SIDE – TILE	TBD	TBD	WET WALL AT MECHANICAL SHAFT
(II)	2X4 STUD	WOOD	16" O.C.	10'-0"	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL WET SIDE – TILE	TBD	TBD	WET WALL AT TYP. NON INSULATED WALL
(JJ)	2X4 STUD	WOOD	16" O.C.	36" KITCHEN COUNTER	1 E.S.	① INTERIOR	NA	NA	NA	NA	NA	INT – ORANGE PEEL ON EACH SIDE	TBD	TBD	HALF WALL AT KITCHEN COUNTER

WALL PARTITION LEGEND

WALL WITH EITHER R-21 OR SOUND BATTEN INSULATION. SEE WALL TYPE LEGEND FOR ADDITIONAL CONSTRUCTION INFORMATION..

WALL SCHEDULE GENERAL NOTES:

1. CONCEALED INSULATION IN WALLS TO HAVE FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.. PER IBC CODE REF 720.2
2. ANY SPRAY FOAM INSULATION SHALL MEET THE REQUIREMENTS OF IBC SECTION 2603 INCLUDING THE INSTALLATION OF THERMAL AND IGNITION BARRIERS AS SPECIFIED PER CODE.
3. ALL INTERIOR FINISH MATERIALS SHALL BE COMPLIANT WITH IBC CHAPTER 8 AND HAVE FLAME SPREAD AND SMOKE DEVELOPED RATINGS NOT TO EXCEED THE REQUIREMENTS OF IBC TABLE 803.11.

SHEATHING TYPES:

① 5/8" TYPE X
② 5/8" TOUGHROCK MOISTURE GUARD WITH TILE TO 48" A.F.F. WITH 5/8" TYPE X ABOVE.
③ 1" FIRE SHIELD SHAFT LINER
⑤ 5/8" FIRE SHIELD C GYPSUM BOARD
⑥ 5/8" XP FIRE SHIELD GYPSUM BOARD
⑦ 5/8 TYPE X GYP, LEAD LINED

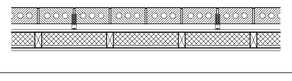
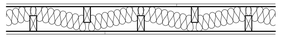
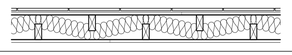
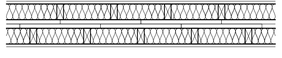
DEFINITIONS:

VWP – VARIES WITH PLAN
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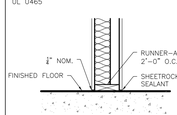
02 WALL SCHEDULES AT 2ND FLOOR

SCALE: NTS

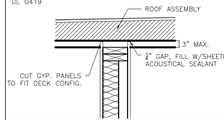
ONE HOUR FIRE WALL DETAILS

WALL TYPE	UL RATING	PLAN DETAIL	DESCRIPTION
(A)	UL U356		• INSIDE – (1) LAYER 5/8 IN. THICK GYP. BOARD • NOMINAL 2x6 WOOD STUDS, SPACED AT 16" O.C. • 3" THICK GLASS FIBER BATT OR SPRAY APPLIED CELLULOSE INSULATION • EXTERIOR – 7/16 IN. MIN. THICK WOOD STRUCTURAL PANELS • 1 IN. AIR SPACE • NOMINAL 4 IN. BRICK VENEER W/ CORRUGATED METAL WALL TIES SPACED NOT MORE THAN EACH SIXTH COURSE OF BRICK AND MAX. 32 IN. O.C. HORIZONTALLY.
(G)	UL U340		• 5/8 IN. FIRE SHIELD C GYP. BOARD APPLIED VERTICALLY TO EACH SIDE • NOMINAL 2x4 WOOD STUDS SPACED 24" O.C. EACH SIDE OF 2x6 WOOD PLATES, STAGGERED 12" O.C. ON OPPOSITE SIDES W/6D COATED NAILS 7 IN. O.C. • JOINTS OF GYP. BOARD STAGGERED 16" ON OPPOSITE SIDES • 3 1/2 IN. GLASS FIBER IN CAVITY FOR SOUND RATING OF STC-45
(H)	UL U340		• ON WET SIDE – 5/8 IN. XP FIRE SHIELD GYP. BOARD APPLIED VERTICALLY W/TILE OFFICE SIDE – 5/8 IN. FIRE SHIELD C GYP. BOARD APPLIED VERTICALLY • NOMINAL 2x4 WOOD STUDS SPACED 24" O.C. EACH SIDE OF 2x6 WOOD PLATES, STAGGERED 12" O.C. ON OPPOSITE SIDES W/6D COATED NAILS 7 IN. O.C. • JOINTS OF GYP. BOARD STAGGERED 16" ON OPPOSITE SIDES • 3 1/2 IN. GLASS FIBER IN CAVITY FOR SOUND RATING OF STC-45
(BB)	UL L516		• 5/8 IN. FIRE SHIELD C GYP. BOARD APPLIED VERTICALLY TO EACH SIDE • NOMINAL 2x4 WOOD STUDS SPACED 24" O.C. EACH SIDE OF 2x4 WOOD PLATES, STAGGERED 12" O.C. ON OPPOSITE SIDES W/6D COATED NAILS 7 IN. O.C. • JOINTS OF GYP. BOARD STAGGERED 16" ON OPPOSITE SIDES • 3 1/2 IN. GLASS FIBER IN CAVITY FOR SOUND RATING OF STC-45 • FIRE BLOCKING AT EVERY 36" • (2) 1" GYPSUM LINER PANELS IN BETWEEN 2x4 STUD WALLS

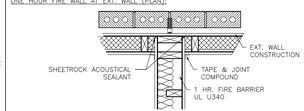
ONE HOUR FIRE WALL AT FLOOR (SECTION): UL U465



ONE HOUR FIRE WALL AT ROOF (SECTION): UL U419

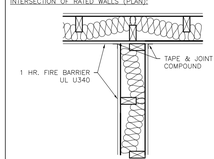


ONE HOUR FIRE WALL AT EXT. WALL (PLAN):

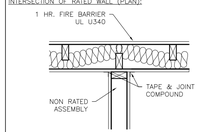


*SEAL ANY PENETRATIONS THROUGH WALL WITH SHEETROCK ACOUSTICAL SEALANT

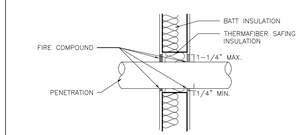
INTERSECTION OF RATED WALLS (PLAN):



INTERSECTION OF RATED WALL (PLAN):



FIRESTOP WALL PENETRATION (SECTION):



1–HOUR FIRE BARRIER WALL MARKING & INDENTIFICATION:
a) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR–CEILING– OR ATTIC SPACES
b) BE REPEATED AT INTERVALS NOT EXCEEDING 30 FT. MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
c) INCLUDE LETTERING NOT LESS THAT .5 INCH IN HEIGHT, INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER–PROTECT ALL OPENINGS" OR OTHER WORDING.

03 WALL DETAILS

SCALE: NTS

FORM STUDIOS, INC. ARCHITECTURE
817-426-3006 www.formsi.com

C:\Users\FSI\Documents\Revit Projects - 2019\2021_02_09 HERNANDEZ MIXED USE\A2009 SERIES FSI 2019 D HERNANDEZ.rvt

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DATE: 12/14/2022
PRINTED: 12/14/2022 2:10:13 PM
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FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE - (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

ARCHITECT SEAL:



12-14-2022

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNIING CONSTRUCTION

OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

FORM studios, inc.
FSI 2022
©

REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
SCHEDULES

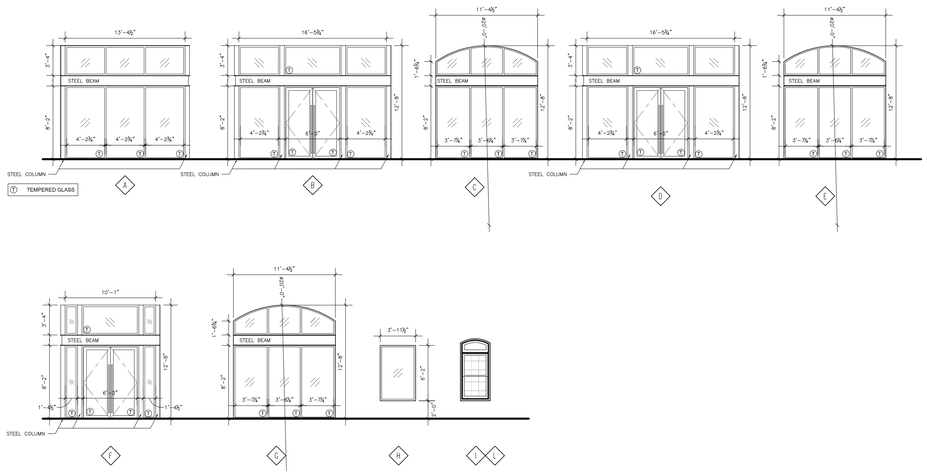
SHEET:
A2.09A

					GEN.					GLASS				FRAME					TYPE.						DOOR.					
					DOUBLE PANE	GAS FILLED	TEMPERED	FIRE RATED	GASKET	LOW E COATING	GREEN GLEAR	TAFFIRE	TINTED	BRONZE	BLACK	MILL FINISH	PAINTED	OTHER	STOREFRONT	WOOD	VINYL	STEEL	CLAD WOOD	CLOSER	HOLD OPEN	TAS THRESHOLD	ACCESS CONTROL	LOCKSET INCLUDED		
1ST FLOOR		WINDOW	A	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	-	-	-	-	-	NOTES: SOUTH WINDOW
	DOOR	WINDOW	B	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	X	-	X	-	X	NOTES: TFO FRONT DOOR
		WINDOW	C	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	-	-	-	-	-	NOTES: EAST WINDOW
	DOOR	WINDOW	D	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	X	-	X	-	X	NOTES: TFO FRONT DOOR
		WINDOW	E	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	-	-	-	-	-	NOTES: EAST WINDOW
	DOOR	WINDOW	F	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	X	-	X	-	X	NOTES: VITALITY FRONT DOOR
		WINDOW	G	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	-	-	-	-	-	NOTES: NORTH WINDOW
		WINDOW	H	SIZE SEE ELEV.	X	X	X	-	-	X	-	-	X	-	X	-	-	-	X	-	-	-	-	-	-	-	-	-	NOTES: NORTH SMALL WINDOW
2ND FLOOR		WINDOW	I	SIZE 36X60	X	X	-	-	X	X	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	-	-	NOTES: APT. WINDOW
		WINDOW	J	SIZE 72X30	X	X	-	-	X	-	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	-	-	-	NOTES: APT. WINDOW
		WINDOW	K	SIZE 72X22	X	X	-	-	X	-	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	-	-	-	NOTES: ARCH WIND. TO PATIO DOOR
		WINDOW	L	SIZE 36X16	X	X	-	-	X	-	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	-	-	-	NOTES: ARCH TOP TO WINDWO "I"

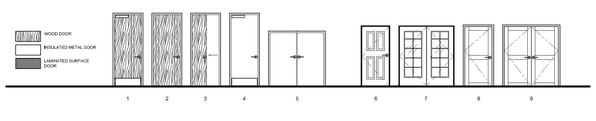
01 STOREFRONT & WINDOW SCHEDULE
SCALE: NTS

										ACTION					FIN.		FRAME				
						TAS THRESHOLD	TAS CLOSER	FIRE RATED	GASKET	ACCESS. CONTROL	PASSAGE	PRIVACY	ENTRY	CLOSET	CLASSROOM	UTILITY ALL LOCKED	PANIC	WOOD DOOR	INSULATED METAL	LAMINATED	HOLLOW METAL	REDI FRAME	RACO FRAME	WOOD	POCKET	
1ST FLOOR	EXT DOORS	DOOR #	010	SIZE 36X96	STYLE 4	X	X	X	X	-	-	-	X	-	-	-	X	-	X	-	-	X	-	-	-	NOTES: EXTERIOR DOOR
		DOOR #	011	SIZE 36X96	STYLE 4	X	X	X	X	-	-	-	X	-	-	-	X	-	X	-	-	X	-	-	-	NOTES: EXTERIOR DOOR
		DOOR #	012	SIZE 72X72	STYLE 5	X	X	X	X	-	-	-	X	-	-	-	X	-	X	-	-	X	-	-	-	NOTES: EXTERIOR DOOR
		DOOR #	013	SIZE 36X96	STYLE 4	X	X	X	X	-	-	-	X	-	-	-	X	-	X	-	-	X	-	-	-	NOTES: EXTERIOR DOOR
		DOOR #	014	SIZE 36X96	STYLE 4	X	X	X	X	-	-	-	X	-	-	-	X	-	X	-	-	X	-	-	-	NOTES: EXTERIOR DOOR
	VITALITY TFO	DOOR #	100	SIZE 36X96	STYLE 1	-	X	-	X	-	-	X	-	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: RESTROOM DOOR
		DOOR #	101	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: REPORT ROOM DOOR
		DOOR #	102	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: BREAK ROOM DOOR
		DOOR #	103	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: X-RAY ROOM DOOR
		DOOR #	104	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: OFFICE DOOR
		DOOR #	105	SIZE 36X96	STYLE 1	-	X	-	X	-	-	X	-	-	-	-	X	-	-	-	-	X	-	-	-	NOTES: RESTROOM DOOR
		DOOR #	106	SIZE 36X96	STYLE 3	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	X	NOTES: ADJUSTING ROOM
		DOOR #	107	SIZE 36X96	STYLE 3	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	X	NOTES: ADJUSTING ROOM
		DOOR #	108	SIZE 36X96	STYLE 3	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	X	NOTES: ADJUSTING ROOM
		DOOR #	109	SIZE 36X96	STYLE 3	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	X	NOTES: ADJUSTING ROOM
		DOOR #	110	SIZE 36X96	STYLE 3	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	X	NOTES: ADJUSTING ROOM
		DOOR #	111	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	-	X	-	-	X	-	-	-	X	-	-	-	-	NOTES: CLOSET
		DOOR #	112	SIZE 36X96	STYLE 2	-	-	-	-	-	-	-	-	X	-	-	X	-	-	-	X	-	-	-	-	NOTES: CLOSET
2ND FLOOR	EXT DOORS	DOOR #	020	SIZE 36X80	STYLE 6	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. DOOR
		DOOR #	021	SIZE 36X80	STYLE 6	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. DOOR
		DOOR #	022	SIZE 36X80	STYLE 6	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. DOOR
		DOOR #	023	SIZE 72X80	STYLE 7	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. PATIO DOOR
		DOOR #	024	SIZE 72X80	STYLE 7	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. PATIO DOOR
		DOOR #	025	SIZE 72X80	STYLE 7	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. PATIO DOOR
		DOOR #	026	SIZE 72X80	STYLE 7	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. PATIO DOOR
		DOOR #	027	SIZE 72X80	STYLE 7	-	-	X	X	-	-	-	X	-	-	-	-	X	-	-	X	-	-	-	-	NOTES: EXTERIOR APT. PATIO DOOR
	APT. DOORS	DOOR #	A01	SIZE 32X80	STYLE 8	-	-	-	-	-	-	-	-	X	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	A02	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. RR DOOR
		DOOR #	A03	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	A04	SIZE 48X80	STYLE 9	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	A05	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	A06	SIZE 28X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	A07	SIZE 28X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	A08	SIZE 60X80	STYLE 9	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT UTILITY DOOR
		DOOR #	B01	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	B02	SIZE 28X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	B03	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	B04	SIZE 60X80	STYLE 9	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT UTILITY DOOR
		DOOR #	B05	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	B06	SIZE 28X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	B07	SIZE 28X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	B08	SIZE 32X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	C01	SIZE 32X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	C02	SIZE 60X80	STYLE 9	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT UTILITY DOOR
		DOOR #	C03	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	C04	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	C05	SIZE 32X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	C06	SIZE 28X80	STYLE 8	-	-	-	-	-	-	X	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. DOOR
		DOOR #	C07	SIZE 28X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	C08	SIZE 48X80	STYLE 9	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR
		DOOR #	C09	SIZE 32X80	STYLE 8	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	-	-	-	-	NOTES: INT APT. CL. DOOR

02 DOOR SCHEDULE
SCALE: NTS



03 STOREFRONT ELEVATIONS
SCALE: NTS



04 DOOR ELEVATIONS
SCALE: NTS

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JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE - (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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ARCHITECT SEAL:

REGISTERED ARCHITECT JOHN B. BERRY 21785 STATE OF TEXAS

12-14-2022

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LINCOLN HERNANDEZ
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(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA

6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
SCHEDULES

SHEET:
A2.09B

BUILDING FACADE MATERIAL CALCS:

FRONT ELEVATION ALONG COOPER ST.

TOTAL FACADE SQ. FOOTAGE:	2,640	SQ. FT.	
BRICK SQ. FOOTAGE:	1,278	SQ. FT.	(48.4%)
STUCCO SQ. FOOTAGE:	169	SQ. FT.	(6.4%)
STEEL SQ. FOOTAGE:	193	SQ. FT.	(7.3%)
1ST FLOOR COMMERCIAL GLAZING			(26.1%)
STOREFRONT WINDOWS	545	SQ. FT.	
STOREFRONT DOORS	144	SQ. FT.	
2ND FLOOR RESIDENTIAL GLAZING			(11.8%)
APARTMENT WINDOWS	185	SQ. FT.	
APARTMENT DOORS	126	SQ. FT.	



01 EXT. ELEVATION – COOPER STREET VIEW
SCALE: 1/4" = 1'-0"



02 EXT. ELEVATION –
SCALE: 1/4" = 1'-0"

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(240) 344-9651 (LINCOLN)

PROJECT:

PRESLEY PLAZA

6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

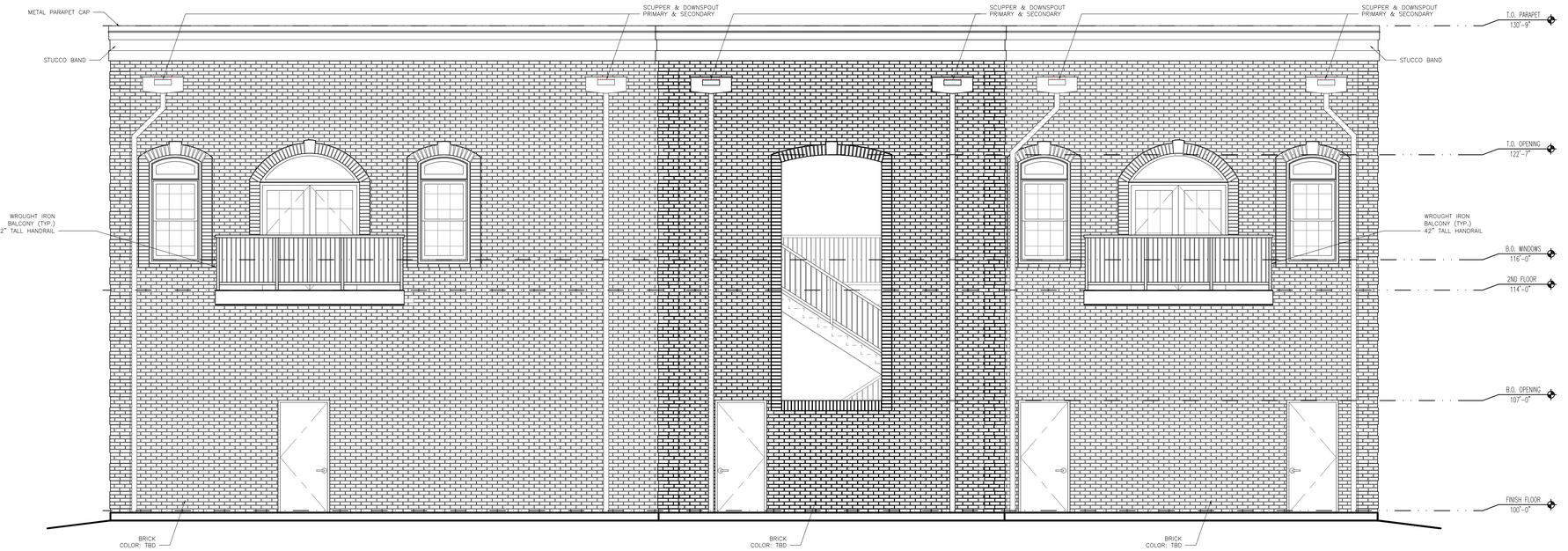
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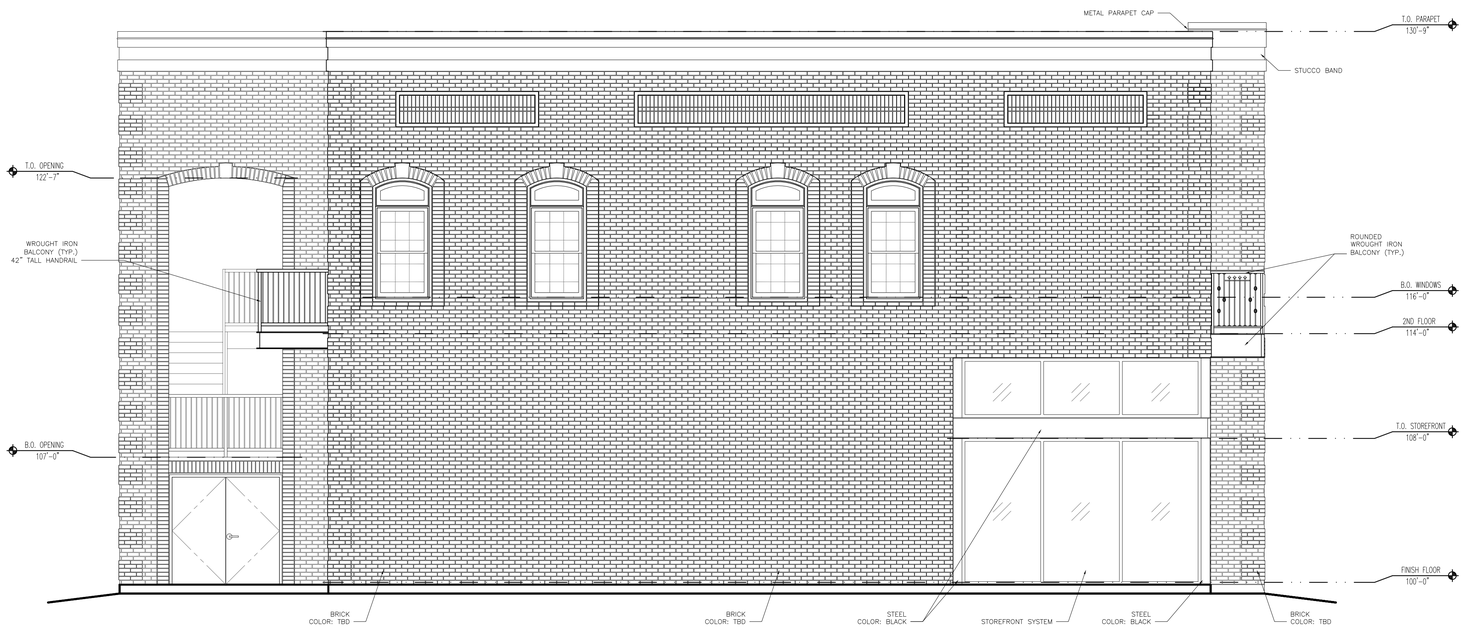
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A3.00A



01 EXT. ELEVATION – REAR VIEW

SCALE: 1/4" = 1'-0"



02 EXT. ELEVATION –

SCALE: 1/4" = 1'-0"

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PLOTTED BY: jbs
PLOT SCALE: 1.0000 = 1.0000
A300 FS 210115 -HERNANDEZ ELEVATION & SECTION SOURCE.dwg

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12-14-2022

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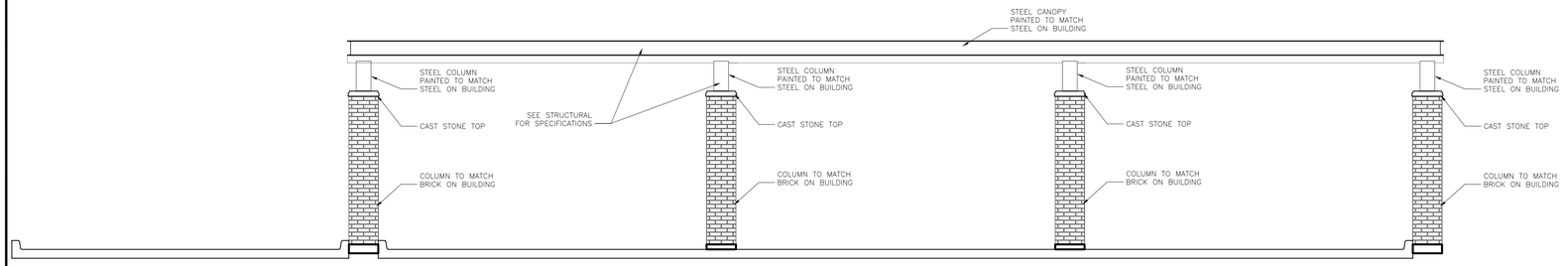
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SHEET TITLE:

EXTERIOR ELEVATIONS

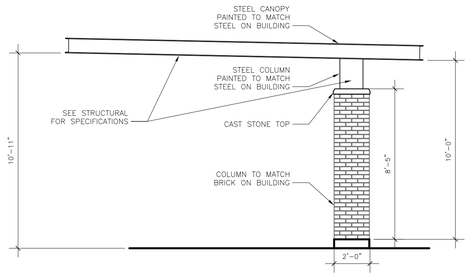
SHEET:

A3.00B



01 FRONT ELEV – CANOPY

SCALE: 1/4"=1'-0"



02 SIDE ELEV – CANOPY

SCALE: 1/4"=1'-0"

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21785
STATE OF TEXAS

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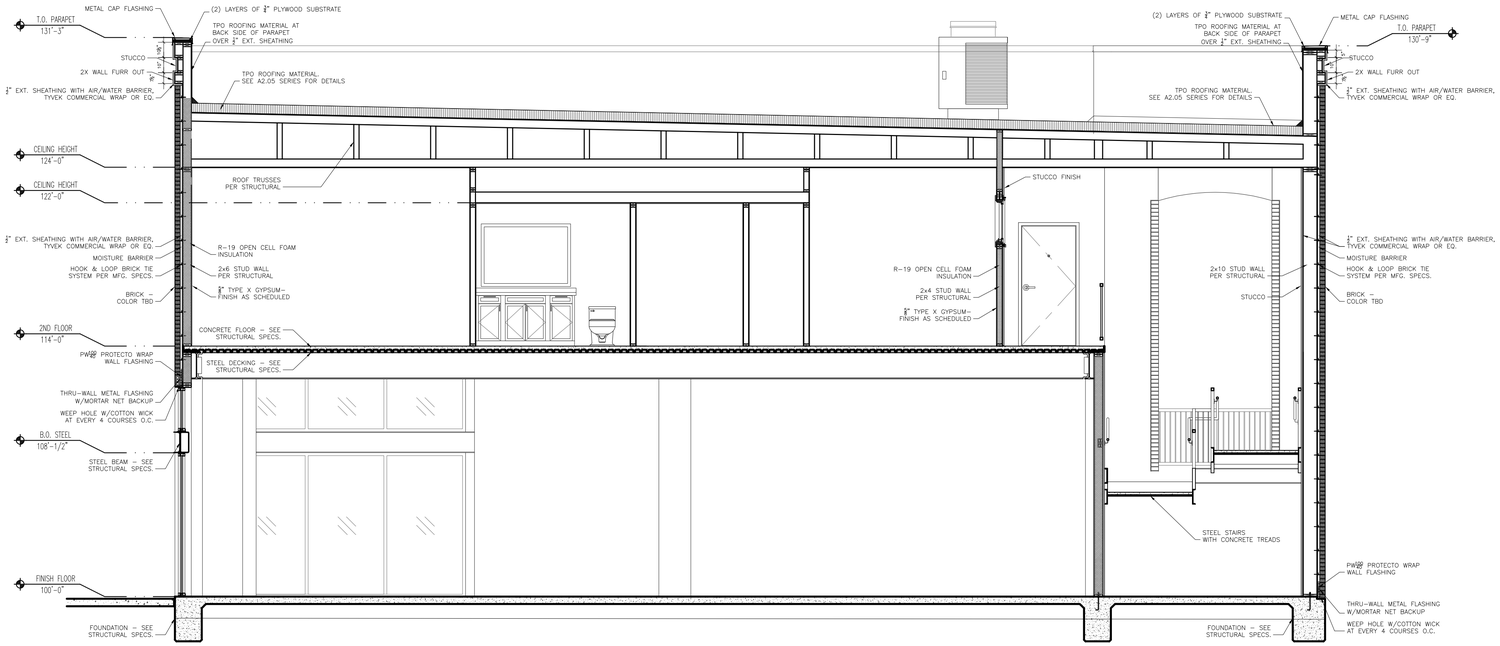
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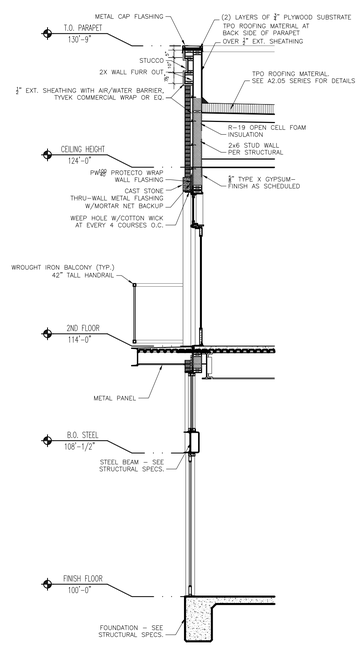
EXTERIOR ELEVATIONS – PARKING CANOPY

SHEET:

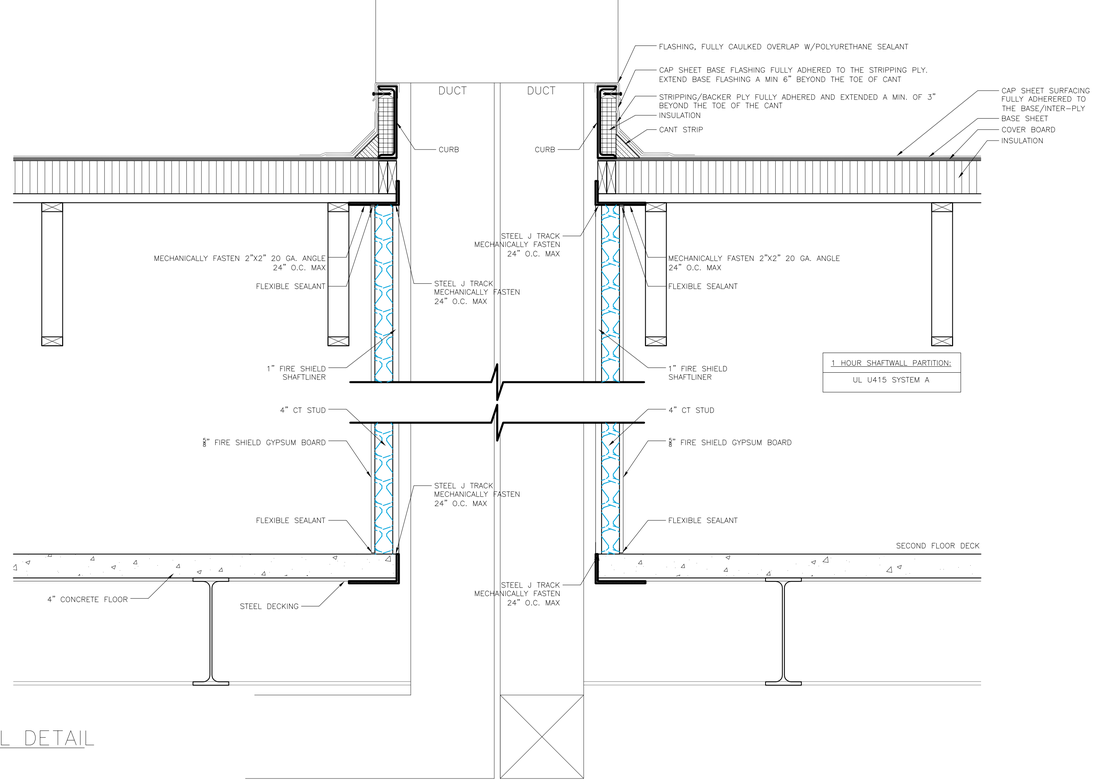
A3.00C



01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



02 WALL SECTION
SCALE: 1/4" = 1'-0"



03 SHAFT WALL DETAIL
SCALE: 1" = 1'-0"

GENERAL NOTES:
1. VERIFY ALL OPENINGS WITH ELEVATOR MANUFACTURER.
2. REFER TO ELEVATOR SHOP DRAWINGS FOR ALL BLOCKING AND EQUIPMENT LOCATIONS.

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HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

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ARCHITECT SEAL:

REGISTERED ARCHITECT · JOHN B. SEBREE · 21785 · STATE OF TEXAS

12-14-2022

CONDITION NOTES:

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FORM studios, inc.
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REVISIONS:

ISSUE FOR CONSTRUCTION DATED 12/14/2022

SHEET TITLE:
BUILDING SECTIONS

SHEET:
A3.02A

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FILE NAME: C:\Users\jak-FORMSI\Form Studios Dropbox\BRAD BERRY\Projects - 2019\2021_02_09 HERNANDEZ MIXED USE\A202 SERIES FSI 20101 HERNANDEZ.pln
PLOTTED: May 18, 2022 10:52:27 AM
PRINTED BY: jak
"304 FSI 20101 HERNANDEZ ELEVATION & SECTION SOURCE.pln"

HVAC LEGEND

SINGLE LINE	DESCRIPTION	DOUBLE LINE
	90º ELBOW DOWN	
	90º ELBOW UP	
	OFFSET TO CHANGE ELEVATION (AT 30º WHEN POSSIBLE ARROW SLOPES DN.)	
	ROUND RADIUS ELBOW	
	45º ELBOW	
	90º STRAIGHT TEE	
	90º CONICAL TEE	
	45º BRANCH	
	45º CONICAL TEE	
	SIZE TRANSITION	
	SHAPE TRANSITION	
	ROUND FLEXIBLE DUCT	
	90º ELBOW DOWN W/ TURNING VANES (U.N.O.)	
	90º ELBOW UP W/ TURNING VANES (U.N.O.)	
	TEE WITH SPLITTER & TURNING VANES IN VERTICAL	
	OFFSET TO CHANGE ELEVATION (AT 30º WHEN POSSIBLE ARROW SLOPES DN.)	
	RECTANGULAR RADIUS ELBOW	
	RECTANGULAR ELBOW WITH TURNING VANES	
	SPLIT BRANCH TAKE-OFF WITH SQUARE ELBOW AND SPLITTER DAMPER.	
	SPLIT BRANCH TAKE-OFF WITH RADIUS ELBOW AND SPLITTER DAMPER.	
	BRANCH TAKE-OFF WITHOUT AIR BALANCING DAMPER.	
	BRANCH TAKE-OFF WITH AIR BALANCING DAMPER. (SCOOP DAMPER)	
	TEE WITH SPLITTER DAMPER	
	SPIN-IN TAP WITH DAMPER	
	SQUARE NECK CLG. DIFFUSER 4-WAY DIRECTIONAL THROW UNLESS INDICATED OTHERWISE.	
	SQUARE NECK CLG. DIFFUSER 4-WAY DIRECTIONAL THROW UNLESS INDICATED OTHERWISE.	
	SIDEWALL SUPPLY GRILLE OR REGISTER WITH O.B.D.	
	SUPPLY DUCT RISER	
	RETURN, EXHAUST OR OUTSIDE AIR DUCT RISER.	
	CEILING RETURN AIR GRILLE OR REGISTER	
	DOOR GRILLE	
	VOLUME DAMPER	
	FIRE DAMPER	
	MOTORIZED DAMPER	
	GRAVITY BACKDRAFT DAMPER	
	AUTO SMOKE DAMPER	
	DUCT MOUNTED SMOKE DETECTOR	
	SMOKE/FIRE DAMPERS (CLASS II MIN.)	
T	THERMOSTAT OR TEMPERATURE SENSOR	T
H / C	ROOM HUMIDISTAT / CARBON DIOXIDE SENSORS	H / C

NOTE: NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED.

MEP ABBREVIATIONS

ABV.	ABOVE
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	ABOVE GRADE AND GFI
AHAP	AS HIGH AS POSSIBLE
AHU	AIR HANDLING UNIT
ALT.	ALTERNATE
AMB.	AMBIENT TEMPERATURE (°F)
AMP.	AMPERE
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
B	BOILER
B.G.	BELOW GRADE
BMS	BUILDING MANAGEMENT SYSTEM
BRD	BAROMETRIC RELIEF DAMPER
BTU	BRITISH THERMAL UNIT
CD	CONSTRUCTION DOCUMENTS
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHEM.	CHEMICAL
CHP	CHILLED WATER PUMP
CKT.	CIRCUIT
CLG.	CEILING
COMPR.	COMPRESSOR
CT	COOLING TOWER
CWP	CONDENSER WATER PUMP
CU	CONDENSING UNIT
DB	DRY BULB
DEFL.	DEFLECTION
DEG. F	DEGREES FAHRENHEIT
DET.	DETAIL
DD	DESIGN DEVELOPMENT
DIA.	DIAMETER
DISC.	DISCONNECT SWITCH
DIM.	DIMENSION
EA	EXHAUST AIR
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMCS.	ENERGY MGMT. CONTROL SYSTEM
E.S.P.	EXTERNAL STATIC PRESS. (IN. W.G.)
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH.	EXHAUST
EXIST.	EXISTING
F/A	FREE AREA OPENING (SQ. FT.)
FCU	FAN COIL UNIT
FHP	FRACTIONAL HORSE POWER
FLR.	FLOOR
FPI	COIL FINS PER INCH.
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT.	FOOT OR FEET
GFI	GROUND FAULT INTERRUPTER
GPM	GALLONS PER MINUTE
HD.	HEAD
HOA	HANDS/OFF/AUTO. MOTOR STARTER
HP	HORSE POWER
HPU	HEAT PUMP UNIT
HR.	HOUR(S)
HT.	HEIGHT
HTG.	HEATING
HTR.	HEATER
HVAC	HEAT,VENT AND AIR CONDITIONING
HWP	HOT WATER PUMP
HX	HEAT EXCHANGER
HZ.	FREQUENCY (HERTZ)
ID	INSIDE DIAMETER OR DIMENSION
IN.	INCHES
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAX.	MAXIMUM
MCA	MINIMUM CURRENT AMPS.
MOCP	MAX. OVER CURRENT PROTECTION
MBH	1000 BTU PER HOUR
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MVD	MANUAL VOLUME DAMPER
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONSTRUCTION
NK	NECK DIMENSION
NO.	NUMBER
OA	OUTSIDE AIR
OAR	OWNERS AUTHORIZED REPRESENTATIVE
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
ORIG.	ORIGINAL
P.D.	PRESSURE DROP (FT)
PH.	PHASE
PMB	POWERED MIXING BOX
PLBG.	PLUMBING
PNL	PANEL
PRESS.	PRESSURE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RD.	RADIUS
RE.	REFERENCE
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/S	SINGLE SPEED MOTOR
S/S/S	START/STOP/STATUS
SA	SUPPLY AIR
SAG	SUPPLY AIR GRILLE
SDC	STAND ALONE DIGITAL CONTROLLER
SEER	SEASON ENERGY EFFICIENCY RATIO
SENS.	SENSIBLE
SP	STATIC PRESSURE
SQ	SQUARE
STR.	MOTOR STARTER
TEMP.	TEMPERATURE
T.S.P.	TOTAL STATIC PRESSURE (IN. W.G.)
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VAV	VARIABLE AIR VALVE
VEL.	VELOCITY
W	WATT
W/	WITH
W/O	WITHOUT
W.G.	WATER GUAGE
WB	WET BULB
WP	WEATHERPROOF
WPD	WATER PRESSURE DROP
WPG	WEATHERPROOF GFI
XFMR.	TRANSFORMER

HVAC & PLUMBING, VALVE & FITTINGS SYMBOLS

	SOIL OR WASTE
SD	STORM
	VENT
	COLD WATER
	HOT WATER
	HOT WATER RECIRCULATION
G	GAS
CHS/R	CHILLED WATER SUPPLY/RETURN
PCHS/R	PRODUCTION CHILLED WATER SUPPLY/RETURN
HWS/R	HOT WATER SUPPLY/RETURN
CS/R	CONDENSER WATER SUPPLY/RETURN
RS/RL	REFRIGERANT SUCTION AND LIQUID LINES
CD	CONDENSATE DRAIN LINE
	LOW PRESSURE STEAM CONDENSATE
	MEDIUM PRESSURE STEAM CONDENSATE
	HIGH PRESSURE STEAM CONDENSATE
	LOW PRESSURE STEAM SUPPLY (0 TO 15 PSIG)
	MEDIUM PRESSURE STEAM SUPPLY (15 TO 100 PSIG)
	HIGH PRESSURE STEAM (ABOVE 100 PSIG)
	FLOAT AND THERM. TRAP
	BUCKET STEAM TRAP
	GATE VALVE
	BALANCING VALVE
	FLOOR CLEAN OUT
	CLEAN OUT
F	FIRE LINE
	BRANCH LINE WITH SPRINKLER HEADS
	FLOOR DRAIN
	HUB DRAIN
D.S.	DOWN SPOUT
F.H.C.	FIRE HOSE CABINET
V.T.R.	VENT THRU ROOF
R.D.	ROOF DRAIN
	CHECK VALVE
	OS & Y VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	CONTROL, 2 WAY VALVE
	CONTROL, 3 WAY VALVE
	STRAINER & BLOW OFF VALVE
	PRESSURE GAUGE & COCK
OR	UNION OR COMPANION FLANGES
	PLUG VALVE
	THERMOMETER
	PRESSURE & TEMPERATURE TAP (PETES PLUG)
T	THERMOSTAT
H	HUMIDISTAT
F	FLOW METER
	ANCHOR (PIPE)
	EXPANSION JOINT
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	HOSE END DRAIN
	HOSE BIBB
	THERMOMETER & WELL
	TEMPERATURE SENSOR
F	FLOW SWITCH
P	PRESSURE SENSOR

NOTE: NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED.

PRODUCT SUBMITTAL DATA NOTE:

THIS CONTRACTOR SHALL PREPARE AND PROVIDE ALL EQUIPMENT SUBMITTALS 30 DAYS AFTER PROJECT CONTRACT IS AWARDED.

UPON RECEIPT OF THE SUBMITTAL DATA (THROUGH NORMAL CHANNELS), THE ENGINEER SHALL HAVE TEN (10) WORKING DAYS TO REVIEW THE DATA FOR COMPLIANCE. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MOUNTING AND SERVICE CLEARANCES WITH ARCHITECTURAL/ENGINEER DOCUMENTS PRIOR TO SUBMISSION OF ANY PRODUCT SUBMITTED OTHER THAN SCHEDULED MANUFACTURER.

PRODUCT SUBSTITUTIONS NOTE:

REQUEST FOR SUBSTITUTIONS OF PRODUCTS NOT LISTED IN THE SCHEDULES OR SPECIFICATIONS WILL ONLY BE CONSIDERED DURING THE PERIOD OF PRIOR TO TEN (10) DAYS BEFORE THE BID DATE. SUBSEQUENT REQUESTS WILL BE CONSIDERED ONLY IN CASE OF PRODUCT UNAVAILABILITY OR OTHER CONDITIONS BEYOND CONTROL OF THE CONTRACTOR. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MOUNTING AND SERVICE CLEARANCES WITH ARCHITECTURAL/ENGINEER DOCUMENTS PRIOR TO SUBMISSION OF ANY PRODUCT SUBSTITUTION REQUEST.

PRODUCT SUBSTITUTIONS TRADE COORDINATION NOTE:

MECHANICAL CONTRACTOR SHALL BEAR ALL EXPENSES THAT OTHER TRADES INCUR AS A RESULT OF PHYSICAL MODIFICATIONS REQUIRED BY APPROVED ALTERNATE MECHANICAL EQUIPMENT OTHER THAN ORIGINALLY SPECIFIED OR SCHEDULED.

THE MECHANICAL CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FILTERS ON ALL RETURN AIR OPENINGS LEADING TO THE HVAC SYSTEM OF THE SPACE. ADDITIONALLY THE CONTRACTOR SHALL REPLACE THE PERMANENT FILTERS IN THE EXISTING AIR HANDLING UNIT IN OUR SPACE AT THE COMPLETION OF THE PROJECT.

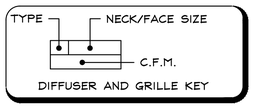
DX CONDENSING OR HEATPUMP CLEARANCE & REFRIGERANT LINE NOTE

MAINTAIN MANUFACTURER'S MINIMUM RECOMMENDED CLEARANCES BETWEEN CONDENSING UNITS AND BUILDING FOR PROPER OPERATION AND MAINTENANCE. RUN AND SIZE REFRIGERANT LINES PER MANUFACTURER'S RECOMMENDATIONS.

EQUIPMENT LOCATION ABOVE CEILING:
MECHANICAL CONTRACTOR SHALL PROVIDE A 3/4" DIAMETER RED LOCATION IDENTIFICATION STICKER AT CEILING T-BAR FRAME DIRECTLY BELOW OR ADJACENT TO ALL SERVICEABLE EQUIPMENT ON THE SERVICE SIDE (I.E.; AIR HANDLING / FAN COIL UNITS, VARIABLE AIR VALVE BOXES, FANS, COMBINATION SMOKE/FIRE DAMPERS, FILTER BANKS, UNIT OR DUCT MOUNTED HEATERS, INDEPENDENT COIL BANKS, SOLENOID VALVE BOXES, F.P. TEST ISOLATION VALVES, DOMESTIC WATER ISOL. VALVES, PRODUCTION WATER ISOL. VALVES BEYOND 10 FT. OF EQUIPMENT, ETC.). ALL OF OF THE ABOVE LISTED MECH. EQUIPMENT MAY NOT BE UTILIZED.

THE CONTRACTORS SHALL COORDINATE ALL REQUIRED ACCESS TO ALL ADJOINING SPACES AND LOCKED SPACES WITH THE GENERAL CONTRACTOR WHO SHALL IN TURN COORDINATE THESE REQUIREMENTS WITH THE BUILDING MANAGEMENT TEAM.

ANY PENETRATIONS OF A FIRE RATED WALL BY ANY MECHANICAL AND PLUMBING PIPING, DUCTWORK (WITHOUT FD/SD). CONDUITS AND CABLING FOR POWER, CONTROLS OR DATA/TELEPHONE MUST BE FIRED SEALED PER U.L. DETAILS ON THIS SHEET. REFER TO ARCHITECTURAL CODE REVIEW PLAN SHEETS FOR EXACT LOCATIONS OF ALL FIRE RATED WALLS.



DIFFUSER AND GRILLE KEY

MEP GENERAL NOTES: (TYPICAL FOR PROJECT):

1. THE CONTRACTOR SHALL VISIT THE PREMISES TO THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DETAILS OF THE WORK, WORKING CONDITIONS, AND VERIFY ALL DIMENSIONS IN THE FIELD. ALSO, THE CONTRACTOR SHALL ADVISE THE ARCHITECT, ENGINEER AND THE OWNER OF ANY DISCREPANCY BEFORE PERFORMING ANY WORK.
2. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND APPLICABLE CODES AND STANDARDS AS DICTATED BY THE AUTHORITY HAVING JURISDICTION. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, THE CONTRACTOR SHALL BEAR ALL COSTS ARISING IN CORRECTING SUCH DEFECT. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS, AND APPLICABLE REQUIREMENTS OF NATIONAL, STATE, LOCAL CODES, AND STANDARDS.
3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL CONTROLS FOR ALL SYSTEMS THAT WILL COMPLETELY ACCOMPLISH THE IMPLIED OR INTENDED FUNCTIONS OF THE CONTROL SYSTEMS AS SHOWN ON PLANS, INDICATED IN THE SPECIFICATIONS OR REQUIRED BY GOVERNING CODES. APPLICABLE SYSTEMS SHALL INCLUDE BUT ARE NOT LIMITED TO HVAC, LIGHTING, POWER, AND FIRE ALARM.
4. CONTRACTOR SHALL TURN OVER TO OWNER ALL DEMISED EQUIPMENT.
5. PATCH FLOORS, WALLS, CEILINGS, ETC. TO MATCH EXISTING CONDITIONS WHERE CUTTING IS REQUIRED.
6. AN INDEPENDENT CERTIFIED BALANCING OF WATER AND AIR SYSTEMS SHALL BE PROVIDED UNDER THIS CONTRACT FOR ALL SYSTEMS WITHIN DEMOLITION/NEW CONSTRUCTION BOUNDARIES AND ADJACENT AREAS THAT MAY BE AFFECTED BY BALANCING FOR THE PROJECT.
7. ALL DUCTWORK IS SHOWN IN SCHEMATIC FORM. DUCT RISES AND DROPS ARE NOT SHOWN. PROVIDE OFFSETS AS REQUIRED TO MEET SPACE REQUIREMENTS AND TO AVOID INTERFERENCE WITH OTHER TRADES. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATION WITH OTHER TRADES.
8. PIPING IS SHOWN IN SCHEMATIC FORM. ROUTE PIPING AS REQUIRED FOR CLEARANCE WITH STRUCTURAL CONDITIONS. COORDINATE WITH OTHER TRADES AS REQUIRED. PIPING SHALL BE INSTALLED WITH ADEQUATE SLOPE AS REQUIRED FOR EACH PARTICULAR SYSTEM.
9. DUCTWORK AND ITS CONSTRUCTION WILL BE GALVANIZED SHEET METAL AND CONSTRUCTED ACCORDING TO THE LATEST SMACNA STANDARDS.
10. DUCTWORK SIZES SHOWN ON PLANS ARE CLEAR AIR STREAM DIMENSIONS.
11. PROVIDE RIGID METAL DUCT (WITH NO EXCEPTION) WHERE FIRE WALLS ARE PENETRATED. PROVIDE APPROVED FIRE CAULK EITHER SIDE OF WALL.
12. FIELD VERIFY EXISTENCE OF SMOKE DETECTORS, IF NOT INSTALLED, PROVIDE PROBE SMOKE DETECTORS IN THE SUPPLY AIR DUCTWORK AND RETURN AIR DUCTWORK PRIOR TO MIXING WITH THE OUTSIDE AIR FOR ANY AIR HANDLING EQUIPMENT 2000 CFM OR GREATER. HARDWIRE TO THE MOTOR STARTER AUXILIARY CONTACTS TO SHUT DOWN THE UNIT UPON DETECTION OF SMOKE.
13. MECHANICAL CONTRACTOR SHALL COORDINATE DUCT RUN OUTS EXACTLY OVER THE TOP OF THE SA/RA/EA AIR DEVICES (I.E.: WITHOUT ANY FLEX CRIMPS OR RADICAL TRANSITIONS) WITH THE ARCHITECT'S REFLECTIVE CEILING PLAN, GRIDS, AND THE CEILING SUPPLIER.
14. PROVIDE DOUBLE WALL TURN VANES FOR ALL 90 DEGREE DUCT FITTINGS AND SINGLE WALL TURN VANES FOR DUCT FITTINGS LESS THAN 90 DEGREE AND GREATER THAN 30 DEGREE OR VARIED INTAKE/DISCHARGE AREAS. (SUPPLY, RETURN, OUTSIDE, EXHAUST, RELIEF, HORIZONTAL AND VERTICAL FITTINGS.)
15. INSULATE ALL DUCTWORK PER DIVISION 15 SPECIFICATIONS. (SIZES SHOWN ARE AIR STREAM DIMENSIONS).
16. PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE, EXPANSION, AND ANCHORAGE. CONTRACTOR SHALL USE HANGARS, RODS, CLAMPS, AND/OR INSERTS (NO POWDER DRIVEN INSERTS) APPROVED BY UNDERWRITER'S LABORATORIES (U.L.) FOR SERVICE INTENDED, SECURELY SUPPORTED BY AUXILIARY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM BUILDING STRUCTURE. DIELECTRICALLY ISOLATE ALL FERROUS TO NON-FERROUS MATERIALS AND SUPPORT POINTS.

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HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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FORM studios, inc.
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

November 30, 2022
Project # 2069

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SHEET TITLE:

TYPICAL MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS

SHEET:

M101

ENERGY COMPLIANCE REQUIREMENTS:
PROVIDE EACH UNIT WITH A FULLY PROGRAMMABLE THERMOSTAT WITH REMOTE TEMPERATURE SENSOR. THERMOSTAT SHALL HAVE 7-DAY PROGRAMMING, 2-HR OCCUPANT OVERRIDE, 10 HOUR BACK-UP BATTERY, AUTO-CHAGEOVER WITH 5ºF DEADBAND. THERMOSTAT SHALL HAVE SETPOINT OVERLAP RESTRICTIONS AND SHALL HAVE OCCUPIED AND UN-OCCUPIED (NIGHT SETBACK) MODES. SETPOINT FOR UN-OCCUPIED MODES OF 55ºF (HEAT) AND 85ºF (COOL).
PROVIDE PACKAGED ROOFTOP UNIT SYSTEMS ECONOMIZERS WITH FAULT DETECTION AND DIAGNOSTICS CAPABILITY.

THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING:
1. SHALL PROVIDE A COMPLETE AIR TEST AND BALANCE REPORT PER SPECIFICATION.
2. ALL SYSTEMS SHALL BE TESTED TO ENSURE PROPER OPERATION, CALIBRATED TO DESIGN REQUIREMENTS AND SHALL MAKE ADJUSTMENTS AS REQUIRED TO ACHIEVE OPTIMUM OPERATION. INCLUDING ECONOMIZERS, RELIEF SYSTEMS, AND CONTROL SENSORS.
3. FURNISH OPERATING & MAINTENANCE MANUALS FOR HVAC SYSTEMS SUBMITTED WITHIN 90 DAYS OF SYSTEM ACCEPTANCE.
4. FURNISH HVAC "AS BUILT" DRAWINGS SUBMITTED WITHIN 90 DAYS OF SYSTEM ACCEPTANCE.
5. PROVIDE AN APPROVED AGENCY OR REGISTERED DESIGN PROFESSIONAL AS A COMMISSIONING AGENT FOR THIS PROJECT. THE COMMISSIONING AGENT SHALL PROVIDE A CERTIFIED PRELIMINARY COMMISSIONING PLAN INCLUDING THE FOLLOWING:
   - A NARRATIVE DESCRIPTION OF THE ACTIVITIES THAT WILL BE ACCOMPLISHED DURING EACH PHASE OF COMMISSIONING, INCLUDING THE PERSONAL INTENDED TO ACCOMPLISH EACH OF THE ACTIVITIES.
   - A LISTING OF THE SPECIFIC EQUIPMENT, APPLIANCES OR SYSTEMS TO BE TESTED AND A DESCRIPTION OF THE TESTS TO BE PERFORMED.
   - FUNCTIONS TO BE TESTED INCLUDING, BUT NOT LIMITED TO CALIBRATIONS AND ECONOMIZER CONTROLS.
   - CONDITIONS UNDER WHICH THE TEST WILL BE PERFORMED. TESTING SHALL AFFIRM WINTER AND SUMMER DESIGN CONDITIONS AND FULL OUTSIDE AIR CONDITIONS.
   - MEASURABLE CRITERIA FOR PERFORMANCE.
6. CERTIFIED FINAL COMMISSIONING REPORT DUE TO BUILDING OWNER WITHIN 90 DAYS OF SYSTEM OF RECEIPT OF CERTIFICATE OF OCCUPANCY.

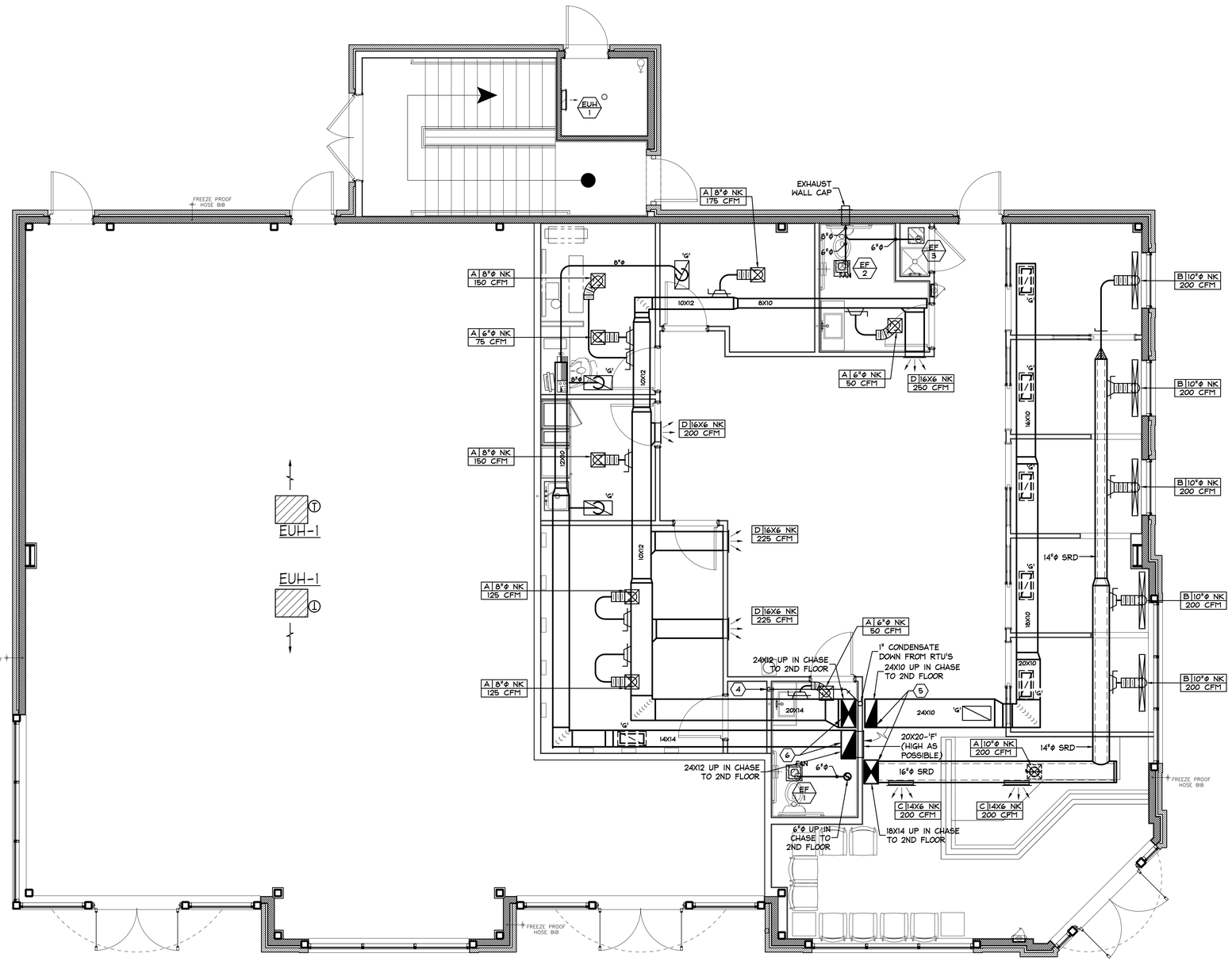
HVAC SYSTEMS SEQUENCE OF OPERATION

RTU-1 AND RTU-2
OCCUPIED MODE:
- SUPPLY FAN SET TO "ON" AND ENGAGED
- OUTSIDE AIR DAMPER OPENS TO MINIMUM FRESH SCHEDULED.
- COMPRESSORS ENGAGE/DISENAGE BASED ON SPACE TEMPERATURE

UN-OCCUPIED (NIGHT MODE):
- SUPPLY FAN SET TO "AUTO" AND SHALL ENGAGE WITH COMPRESSORS
- OUTSIDE AIR DAMPERS SHALL CLOSE TO 0% OUTSIDE AIR
- COMPRESSORS ENGAGE/DISENAGE BASED ON SPACE TEMPERATURE

ECONOMIZER MODE:
(ONLY DURING OCCUPIED MODE AND IF OUTDOOR AMBIENT CONDITION ARE ACCEPTABLE)
- SUPPLY FAN SET TO "ON" AND ENGAGED
- OUTSIDE AIR DAMPER OPENS TO MAXIMUM POSITION
- COMPRESSORS ARE DISENGAGED
- ECONOMIZER CONTROLLED VIA DIFFERENTIAL ENTHALPY CONTROLLER

DEHUMIDIFICATION MODE (ENGAGE AT 65% HUMIDITY/DISENGAGE AT 50%):
- SUPPLY FAN SET TO "ON" AND ENGAGED
- OUTSIDE AIR DAMPER CLOSED
- RETURN AIR DAMPER OPEN
- COMPRESSORS ENGAGE/DISENAGE BASED ON SPACE TEMPERATURE



ELECTRIC UNIT HEATER SCHEDULE

MARK	LOCATION	CFM	KW	OUTPUT (MBH)	VOLT/PH.	MFR/MODEL	REMARKS	WEIGHT (LBS.)
EUH-1	SPACE HEATER	350	5.0	17.1	208/1	BERKO HUHAA-520	SURFACE MOUNT W/ THERMOSTAT MOUNTED ADJACENT UNIT	24

01 FIRST FLOOR PLAN-MECHANICAL

SCALE: 1/4"=1'-0"

KEYED NOTES: (#)

1. PROGRAMMABLE THERMOSTAT MOUNTED AT 48" A.F.F.
2. 24X12 OPENING IN TOP OF DUCT, COVER WITH 1/2" HARDWARE CLOTH.
3. PROGRAMMABLE THERMOSTAT MOUNTED AT 48" A.F.F.
4. 1" CONDENSATE DRAIN DOWN IN WALL OUT TO P-TRAP TAIL PIECE.
5. S/A AND R/A DUCTS UP IN CHASE AND UP THRU ROOF TO RTU-1 ON ROOF.
6. S/A AND R/A DUCTS UP IN CHASE AND UP THRU ROOF TO RTU-2 ON ROOF.

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

November 30, 2022
Project # 2069

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JURISDICTION:

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ARLINGTON, TX 76015
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(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ
MIXED USE
DEVELOPMENT
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

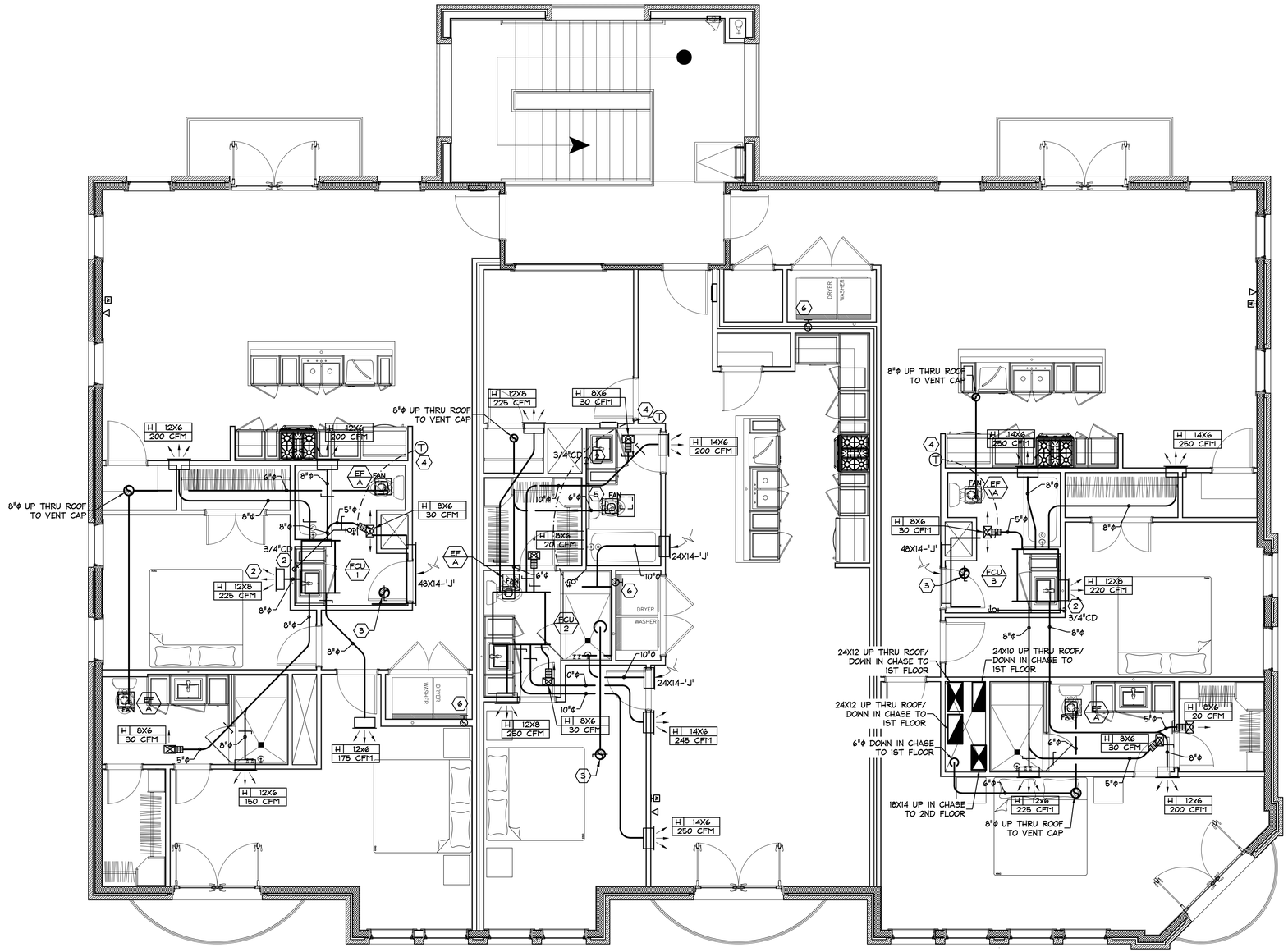
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
FIRST FLOOR
MECHANICAL PLAN

SHEET:
M201



HVAC SYSTEMS SEQUENCE OF OPERATION

AHU-1, AHU-3 AND AHU-3:
- SUPPLY FAN SET TO 'AUTO' AND ENGAGED ON DEMAND
- OUTSIDE AIR DAMPER OPENS TO MINIMUM FRESH SCHEDULED.
- COMPRESSORS ENGAGE/DISENAGE BASED ON SPACE TEMPERATURE

KEYED NOTES: (#)

1. NEW FAN COIL UNIT, CONFIGURED IN HORIZONTAL POSITION, IN FURR-DOWN CEILING. COORDINATE WITH ARCHITECT.
2. 3/4" CONDENSATE DRAIN PIPE DOWN IN WALL AND OUT TO LAV P-TRAP TAIL PIECE.
3. 8"ϕ FRESH AIR INTAKE DUCT UP THRU ROOF TO VENT CAP, SEE DETAIL.
4. PROGRAMMABLE THERMOSTAT MOUNTED AT 48" A.F.F.
5. REFRIGERANT PIPING TO FCU/CU - FIELD VERIFY, SIZE AND ROUTING PER MFRS. RECOMMENDATIONS.
6. 4"ϕ DRYER VENT DUCT UP IN WALL THRU ROOF TO GOOSENECK.

01 SECOND FLOOR PLAN-MECHANICAL

SCALE: 1/4"=1'-0"

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

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Richard L. Norris
100089
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

November 30, 2022
Project # 2069

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PROJECT:

HERNANDEZ MIXED USE DEVELOPMENT
6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

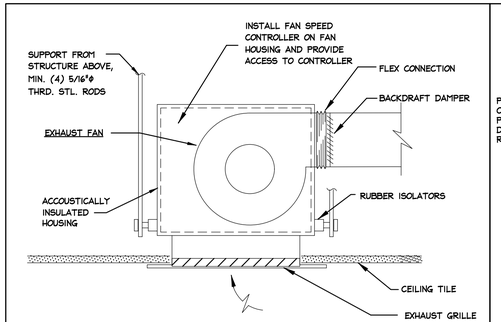
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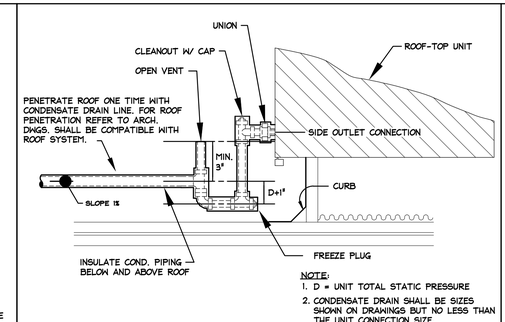
SHEET TITLE:
SECOND FLOOR MECHANICAL PLAN

SHEET:
M202



04 CEILING EXHAUST FAN DETAIL

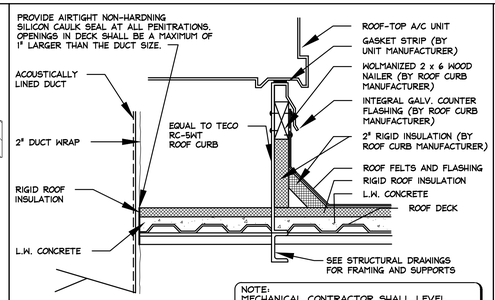
SCALE: NTS



NOTE:
1. D = UNIT TOTAL STATIC PRESSURE
2. CONDENSATE DRAIN SHALL BE SIZES SHOWN ON DRAWINGS BUT NO LESS THAN THE UNIT CONNECTION SIZE.

03 ROOFTOP UNIT CONDENSATE PIPING

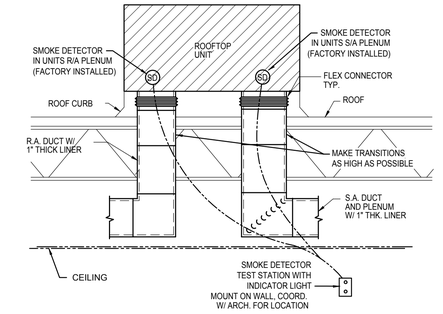
SCALE: NTS



NOTE:
MECHANICAL CONTRACTOR SHALL LEVEL MOUNTING FRAME PRIOR TO MOUNTING UNIT.

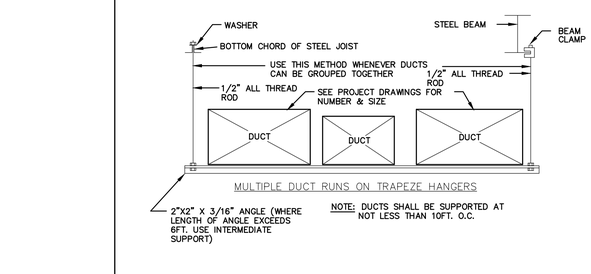
02 ROOFTOP CURB

SCALE: NTS



01 ROOFTOP UNIT MOUNTING DETAIL

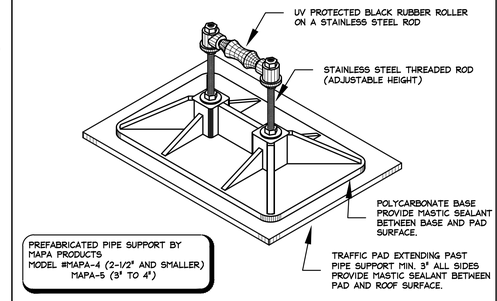
SCALE: NTS



NOTE: DUCTS SHALL BE SUPPORTED AT NOT LESS THAN 10FT. O.C.

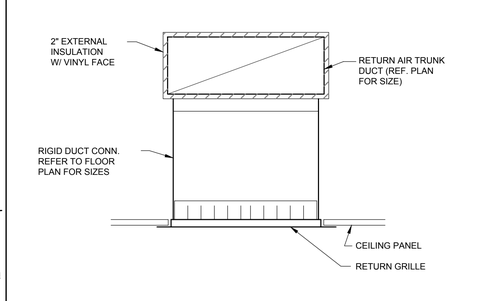
08 DUCT SUPPORT DETAIL

SCALE: NTS



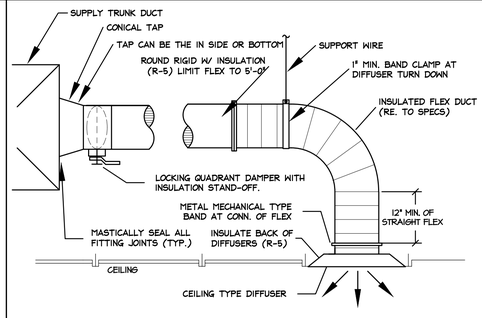
07 ROOF PIPE SUPPORT

SCALE: NTS



06 RETURN AIR GRILLE DETAIL

SCALE: NTS



05 TYPICAL CEILING SUPPLY DIFFUSER

SCALE: NTS

12 CONDENSATE PIPE THRU ROOF

SCALE: NTS

• - WIDTH AS REQ. D FOR QTY. OF PIPES

11 HVAC PIPING ROOF CAP

SCALE: NTS

DIMENSIONAL RELATIONSHIPS
1. ANGLES AMB EACH TO BE 15 DEGREES OR LESS
2. SEE DUCT PLANS FOR VALUES OF C,D, AND E.
3. F = C+D
4. H = 1.5XC
5. G = H+3" MINIMUM
6. HEIGHT OF FITTING EQUAL TO THAT OF HIGHEST OF 3 DUCTS
7. CHANGE IN HEIGHTS OF DOWNSTREAM DUCTS TO OCCUR AFTER THE TURN

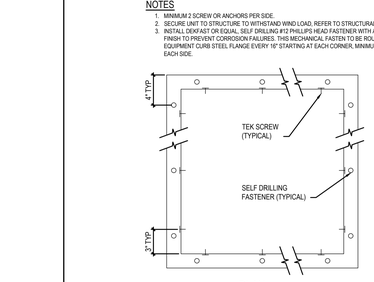
NO CHANGE IN VERTICAL DUCT DIMENSION

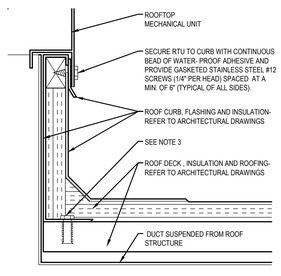
10 MAJOR RECTANGULAR DUCT TEE

SCALE: NTS

09 VANED DUCT ELBOW DETAIL

SCALE: NTS

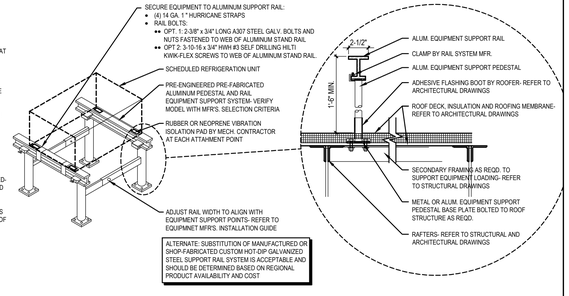




15 ROOFTOP UNIT ANCHORAGE

SCALE: NTS

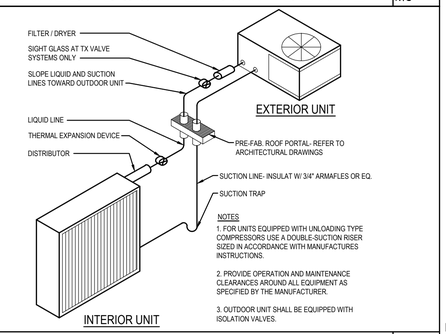
NOTES:
1. ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH CONSTRUCTION TO MEET ALUMINUM ASSOCIATION STANDARDS FOR CONSTRUCTION
2. VIBRATION ISOLATION PADS SHALL BE PRE-FABRICATED COMPONENTS DESIGNED FOR THAT PURPOSE AND SHALL PREVENT EQUIPMENT VIBRATION TRANSMISSION TO THE BUILDING STRUCTURE
3. ALUMINUM EQUIPMENT STAND SUPPORTS SHALL BE MANUFACTURED BY PRECISION ALUMINUM PRODUCTS, INC. OF DEERFIELD BEACH, FLORIDA, 954-480-6919, OR APPROVED EQUAL. UNIT SHALL BE SIZED AND INSTALLED ACCORDING TO THE MANUFACTURERS LOAD CHARTS AND PRINTED INSTALLATION DETAILS.
4. EQUIPMENT SUPPORT RAIL INSTALLER SHALL FIELD-VERIFY ROOF MATERIAL THICKNESS AND CLEARANCES TO ADJACENT EQUIPMENT AND COORDINATE SUPPORT UNIT POSITION AS REQUIRED- REFER TO INSTALLATION MANUALS FOR SUPPORTED AND ADJACENT EQUIPMENT
5. VERIFY COMPATIBILITY OF ALL METAL COMPONENTS AND FASTENERS TO AVOID GALVANIC CORROSION OF MECHANICAL EQUIPMENT OR SUPPORT SYSTEMS



ALTERNATE: SUBSTITUTION OF MANUFACTURED OR SHOP-FABRICATED CUSTOM HOT-DIP GALVANIZED STEEL SUPPORT RAIL SYSTEM IS ACCEPTABLE AND SHOULD BE DETERMINED BASED ON REGIONAL PRODUCT AVAILABILITY AND COST

14 CONDENSING UNIT MOUNTING DETAIL

SCALE: NTS



NOTES
1. FOR UNITS EQUIPPED WITH UNLOADING TYPE COMPRESSORS USE A DOUBLE-SUCTION RISER SIZED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS.
2. PROVIDE OPERATION AND MAINTENANCE CLEARANCES AROUND ALL EQUIPMENT AS SPECIFIED BY THE MANUFACTURER.
3. OUTDOOR UNIT SHALL BE EQUIPPED WITH ISOLATION VALVES.

13 REFRIGERANT PIPING DETAIL

SCALE: NTS

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3008 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
MECHANICAL DETAILS

SHEET:
M301

STATE OF TEXAS
Richard L. Norris
100089
REGISTERED PROFESSIONAL ENGINEER
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November 30, 2022
Project # 2069

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Dallas, Texas 75287
Cell: 972-814-5007, Office 214-548-5118
Rnorris@RSengineers.com

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Ventilation Requirements Schedule

WORKSHEET BASED ON IMC 2015

	Rm. No.	Space description	occupancy classification (table 403.3)	Gross Area	Occupants per 1000sf (*)	Occupancy count Pz	Minimum O/A CFM/Occ Rp=	Minimum O/A CFM/SF Ra=	Minimum O/A CFM Vbz=	Effectiveness Table 403.3 cooling Ez =	Effectiveness Table 403.3 heating Ez =	Single Zone System cooling Voz	Single Zone System heating Voz	plumb fixt count	Minimum Exhaust CFM/SF	Minimum Exhaust CFM/Fixt	Minimum Exhaust TOTAL	Actual Exhaust CFM	Actual unit operating conditions MIN S/A	Actual unit operating conditions O/A Vot =	Actual unit operating conditions (%)	Actual unit operating conditions > Voz status	conveyance equipment	
FIRST FLOOR	AC-1	**Office - exterior zone**																					AC-1	4
	1	Entry/Waiting	*Office: Office space*	234	5	2	5.0	0.06	24.0	1.0	0.8	24.0	**30.1**	0.0	0.00	0	0	0	400	38	25%	Pass	ratio =	9%
	2	Front desk	*Office: Office space*	87	5	1	5.0	0.06	10.2	1.0	0.8	10.2	**12.8**	0.0	0.00	0	0	0	200	19	47%	Pass	S/A =	1600
	3	Adjusting Bay 116	*Office: Office space*	66	5	1	5.0	0.06	9.0	1.0	0.8	9.0	**11.2**	0.0	0.00	0	0	0	200	19	67%	Pass	Σ O/A =	150.0
	4	Adjusting Bay 115	*Office: Office space*	64	5	1	5.0	0.06	8.8	1.0	0.8	8.8	**11.1**	0.0	0.00	0	0	0	200	19	70%	Pass		
	5	Adjusting Bay 114	*Office: Office space*	61	5	1	5.0	0.06	8.7	1.0	0.8	8.7	**10.8**	0.0	0.00	0	0	0	200	19	73%	Pass		
	6	Adjusting Bay 113	*Office: Office space*	61	5	1	5.0	0.06	8.7	1.0	0.8	8.7	**10.8**	0.0	0.00	0	0	0	200	19	73%	Pass		
	7	Adjusting/Office 112	*Office: Office space*	72	5	1	5.0	0.06	9.3	1.0	0.8	9.3	**11.7**	0.0	0.00	0	0	0	200	19	61%	Pass		Pass
			Subtotals	645		8			78.7			**79**	**98**				0.0	0.0	1600	150		Pass		161.3 SF/Ton
	AC-2	**Office interior zone**																					AC-2	5
	8	Open Office	*Office: Office space*	546	5	3	5.0	0.06	47.8	1.0	0.8	47.8	**59.7**	0.0	0.00	0	0	0	850	118	98%	Pass	ratio =	14%
	9	Toilet	*Public: toilet*	55	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	7	0%	-	S/A =	1800
	10	Dr Office	*Office: Office space*	204	5	2	5.0	0.06	22.2	1.0	0.8	22.2	**27.8**	0.0	0.00	0	0	0	250	35	25%	Pass	Σ O/A =	250
	11	Break Room	*General: Coffee Station*	68	20	2	5.0	0.06	14.1	1.0	0.8	14.1	**17.6**	0.0	0.00	0	0	0	150	21	18%	Pass		
	12	X-Ray Room	*Office: Office space*	96	5	1	5.0	0.06	10.8	1.0	0.8	10.8	**13.5**	0.0	0.00	0	0	0	200	28	107%	Pass		
	13	Office	*Office: Office space*	88	5	1	5.0	0.06	10.3	1.0	0.8	10.3	**12.9**	0.0	0.00	0	0	0	200	28	116%	Pass		
	14	Uni-Sex Toilet	*Public: toilet*	57	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	7	0%	-		
	15	Janitor Rm	*General: Utility Rm*	7	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	50	0	0	0%	-		
	16	Exit Corridor	*Public: corridor*	47	0	0	0.0	0.06	2.8	1.0	1.0	2.8	**2.8**	0.0	0.00	0	0	0	50	7	146%	Pass		Pass
			Subtotals	1168		9			108			**108**	**134**				210	200	1800	250		Pass		259.6 SF/Ton
SECOND FLOOR	AC-3	**Apartment W**																					AC-3	3
	17	Living Room	*Residential: Living Room*	475	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	500	52	178%	Pass	ratio =	10%
	18	Bathroom #1	*Residential: Bathroom*	64	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-	S/A =	1200
	19	Bedroom #1	*Residential: Bedroom*	140	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	225	23	25%	Pass	Σ O/A =	125
	20	Hallway	*Residential: Corridor*	109	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	0.0	0.00	70	0	0	50	5	0%	-		
	21	Bedroom #1	*Residential: Bedroom*	332	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	325	34	81%	Pass		
	22	Bathroom #1	*Residential: Bathroom*	77	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-		Pass
			Subtotals	1197		3			45			**45**	**56**				140	150	1200	125		Pass		399.0 SF/Ton
	AC-4	**Apartment Center**																					AC-4	3
	23	Living Room	*Residential: Living Room*	546	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	500	52	178%	Pass	ratio =	10%
	24	Bathroom #1	*Residential: Bathroom*	47	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-	S/A =	1200
	25	Office	*Residential: Bedroom*	118	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	225	23	25%	Pass	Σ O/A =	125
	26	Hallway	*Residential: Corridor*	35	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	0.0	0.00	70	0	0	50	5	0%	-		
	27	Bedroom #1	*Residential: Bedroom*	174	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	325	34	81%	Pass		
	28	Bathroom #1	*Residential: Bathroom*	104	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-		Pass
			Subtotals	1024		3			45			**45**	**56**				140	150	1200	125		Pass		341.3 SF/Ton
	AC-5	**Apartment E**																					AC-5	3
	29	Living Room	*Residential: Living Room*	558	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	500	52	178%	Pass	ratio =	10%
	30	Bathroom #1	*Residential: Bathroom*	66	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-	S/A =	1200
	31	Bedroom #1	*Residential: Bedroom*	197	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	225	23	25%	Pass	Σ O/A =	125
	32	Hallway	*Residential: Corridor*	66	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	0.0	0.00	70	0	0	50	5	0%	-		
	33	Bedroom #1	*Residential: Bedroom*	275	1	1	15.0	0.00	15.0	1.0	0.8	15.0	**18.8**	0.0	0.00	70	0	0	325	34	81%	Pass		
	34	Bathroom #1	*Residential: Bathroom*	111	0	0	0.0	0.00	0.0	1.0	0.8	0.0	**0.0**	1.0	0.00	70	70	75	50	5	0%	-		Pass
			Subtotals	1273		3			45			**45**	**56**				140	150	1200	125		Pass		424.3 SF/Ton
			Totals	5307		26			322			**322**	**401**				630	650	7000	775		**Pass**		

17.50	*Actual Tons*	7000	*Total S/A*
18	*Nom. Tons*	775	*Total O/A*

5307 *Net SF*

303 *SF/Ton*

Formula and Variables:

Where:

(*) - where occupanccy in unknown or varies throughtout the day

(Equation 4-1) - $V_{bz} = R_p P_z + R_a A_z$

(Table 403.3.1.2) - E_z

(Equation 4-2) - $V_{oz} = V_{bz} / E_z$

(Equation 4-3) - $V_{ot} = V_{oz}$

(Equation 4-4) - $V_{ot} = \sum_{all\ zones} V_{oz}$

(Equation 4-5) - $Z_p = V_{oz} / V_{pz}$

(Equation 4-6) - $V_{ou} = D \sum_{all\ zones} R_p R_{z+} \sum_{all} R_a$

(Equation 4-7) - $D = P_s / \sum_{all\ zones} P_z$

(Equation 4-8) - $V_{ot} = V_{ou} / E_v$

Az - Zone floor area: the net occupiable floor area of the floor space or spaces in the zone.

Pz - Zone population: the number of people in the space or spaces in the zone.

Rp - People outdoor air rate: the outdoor airflow rate required per person from table 403.3

Ra - Area outdoor air rate: the outdoor airflow rate required per unit area from table 403.3

Ez - Zone air distribution effectiveness from Table 403.3.1.2.

Voz - Zone outdoor airflow rate

Ra - Area outdoor air rate: the outdoor airflow rate required per unit area from table 403.3

Vou - Un-corrected outdoor air intake

D - Occupant diversity: the ratio of the system population to the sum of the zone populations, determined with equation 4-7

Ps - system Popoulation: The total number of occupant in the area served by the system. For design purposes, P_s shall be the maximum number of occupants expected to be concurrently in all zones served by the system.

ROOF TOP AIR CONDITIONING UNIT (DX) SCHEDULE

MARK	CFM	O.A. CFM	ESP (IN. W.G.)	FAN SECTION HP	FAN SECTION DRIVE TYPE	COOLING DATA ENT. AIR (F) DB	ENT. AIR (F) WB	AMB. (F)	CAPACITY (MBH) SENSIBLE	CAPACITY (MBH) TOTAL	HEATING DATA ENT. AIR (F) DB	FUEL	CAPACITY INPUT	CAPACITY OUTPUT	ELECTRICAL DATA VOLTS	PH	MCA	MOCP	MFR	MODEL NO.	NOTES/ REMARKS	NOMINAL TONS	EFF. RATING	WEIGHT (LBS.)
RTU-1	1600	150	0.75"	1.0	BELT	78.0	66.2	100	38	48	61.9	ELECT.	12.0 KH	40.9 MBTU	208	3	57	60	CARRIER	50GCBN06J21M5	1,2,3,4,5,6,7	4.0	15.0 SEER	736
RTU-2	1800	250	0.75"	1.0	BELT	78.0	66.2	100	48	60	61.9	ELECT.	12.0 KH	40.9 MBTU	208	3	60	60	CARRIER	50GCBN06J21M5	1,2,3,4,5,6,7	5.0	15.0 SEER	794

NOTES:
1. EXTERNAL STATIC PRESSURE (E.S.P.) IS DUCTWORK AND GRILLES ONLY. BHP SHOULD INCLUDE TWICE INITIAL FILTER LOSSES.
2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION WITH INTEGRAL DISCONNECT SWITCH.
3. PROVIDE MANUFACTURER'S ROOF CURB.
4. PROVIDE WITH ENTHALPY CONTROLLED ECONOMIZER.
5. PROVIDE WITH SMOKE DETECTORS IN SUPPLY AIR AND RETURN AIR DUCTS.
6. PROVIDE WITH HOT GAS REHEAT DEHUMIDIFICATION OPTION
7. PROVIDE WITH PROGRAMMABLE THERMOSTAT WITH HUMIDISTAT AS REQUIRED.

AIR HANDLING UNIT SCHEDULE

MARK	SERVES	SUPPLY CFM	O.A. CFM	ESP (IN. W.G.)	BLWR MTR (HP)	AMB. TEMP. (F)	DX COOLING COIL DATA ENT. AIR (F) DB	ENT. AIR (F) WB	CAPACITY (MBH) TOTAL	CAPACITY (MBH) SENS	SUPPLEMENTAL HTG DATA TYPE	INPUT KW	OUTPUT (MBH)	ELECTRICAL DATA VOLTS	PH	MCA	MOCP	MFR.	AIR HANDLER MODEL NO.	OPERATING WEIGHT (LBS.)	NOTES
FCU-1	APARTMENT WEST	1200	125	0.50	0.33	100	78.6	64.0	30	23	ELEC	10.0	34	208	3	49	50	FIRST COMPANY	37HX-10	157	1,2,3,4,5
FCU-2	APARTMENT CENTER	1200	125	0.50	0.33	100	78.6	64.0	30	23	ELEC	10.0	34	208	3	49	50	FIRST COMPANY	37HX-10	157	1,2,3,4,5
FCU-3	APARTMENT EAST	1200	125	0.50	0.33	100	78.6	64.0	30	23	ELEC	10.0	34	208	3	49	50	FIRST COMPANY	37HX-10	157	1,2,3,4,5

NOTES:
1. PROVIDE WITH DISCONNECT SWITCH
2. PROVIDE MANUFACTURERS 7-DAY PROGRAMMABLE T-STAT WITH SUBBASE.
3. PROVIDE VIBRATION ISOLATION PACKAGE.
4. PROVIDE WITH INSULATED ENCLOSURE AND CEILING ACCESS PANEL.
5. PROVIDE RELAYS, XFMRS, CONTROLS, ETC. FOR A SINGLE POINT ELECTRICAL CONNECTION.

AIR COOLED CONDENSING UNIT SCHEDULE

MARK	SERVES	CAPACITY (MBH) SENSIBLE	CAPACITY (MBH) TOTAL	ELECTRICAL DATA VOLTS	PHASE	MCA	MOCP	MANUFACTURER	MODEL NO.	REFRIG. TYPE	SEER	NOM. TONS	OPERATING WEIGHT (LBS.)	NOTES
CU-1	FCU-1	23	36	208	1	18.1	30	CARRIER	24ACC436A0030	R-410A	14.0	3.0	134	1,2
CU-2	FCU-2	23	36	208	1	18.1	30	CARRIER	24ACC436A0030	R-410A	14.0	3.0	134	1,2
CU-3	FCU-3	23	36	208	1	18.1	30	CARRIER	24ACC436A0030	R-410A	14.0	3.0	134	1,2

NOTES:
1. REFRIGERANT PIPING TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE WITH TXV, ANTI-CYCLE TIMER, LOW AMBIENT AND HIGH/LOW PRESSURE SAFETY SWITCH OPTIONS.

EXHAUST FAN SCHEDULE

MARK	SERVES	LOCATION	TYPE	CFM	S.P. ("W.G.)	TYPE DRIVE	MOTOR DATA H.P.	RPM	VOLTS	PH	STARTER	MFR	MODEL NO.	REMARKS	OPERATING WEIGHT (LBS.)
EF-1	TOILET	CEILING	CENTRIF.	75	0.25	DIRECT	30W	1160	120	1	SWITCH	COOK	GEMINI GC-146	NOTE: 1,2,4,5,7,8	15
EF-2	TOILET	CEILING	CENTRIF.	75	0.25	DIRECT	30W	1160	120	1	SWITCH	COOK	GEMINI GC-146	NOTE: 1,2,4,5,7,8	15
EF-3	JANITOR CLST	CEILING	CENTRIF.	50	0.25	DIRECT	25W	1000	120	1	SWITCH	COOK	GEMINI GC-128	NOTE: 1,2,4,5,8,9	12
EF-A	APARTMENT BATHROOM	CEILING	CENTRIF.	75	0.25	DIRECT	30W	1160	120	1	SWITCH	COOK	GEMINI GC-146	NOTE: 1,2,4,5,7,8	15

NOTES:

(1. MINIMUM LEAKAGE GRAVITY BACKDRAFT DAMPER, (2. PROVIDE WITH WALL VENT CAP (3. MANUFACTURER'S ROOF CURB, (4. PROVIDE WITH DISCONNECT SWITCH, (5. FAN SPEED CONTROLLER, (6. INTAKE FILTER, (7. EXHAUST FAN TO BE CONTROLLED WITH LIGHTS (8. BIRD SCREEN, (9. PROVIDE WITH LINE-VOLTAGE THERMOSTAT, SET TO ENGAGE AN AT 80°F. (10. INTERLOCK OPERATION WITH RTU SERVING THIS ZONE, ENGAGE FAN IN OCCUPIED MODE.

AIR DEVICE SCHEDULE

MARK	DESCRIPTION	# CEILING TYPE	FACE DIMENSION	TYPE	VOLUME DAMPER	FINISH	MANUF.	MODEL NO.	REMARKS
A	LOUVER FACE	GYP.BD	12"x12"	SUPPLY	O.B.D.	WHITE	TITUS	TDC-AA-A4	SQUARE ALUMINUM CONCENTRIC CEILING DIFFUSER WITH ROUND NECK INLET.
B	SLOT DIFFUSER	GYP.BD.	1" X 48" LONG	SUPPLY	NO	PER ARCH.	TITUS	FL-10	SINGLE SLOT SUPPLY AIR DIFFUSER FLANGED FRAME AND PLENUM BOX WITH ROUND OR OVAL DUCT COLLAR.
C	LOUVER FACE	SIDEWALL DUCT MOUNT	SEE PLAN	SUPPLY	NO	WHITE	TITUS	S300FS	DOUBLE DEFLECTION ALUMINUM REGISTER FOR ROUND DUCT, ADJUSTABLE BLADES ON 3/4" SPACING AND FRONT BLADES PARALLEL TO SHORT DIMENSION. PROVIDE WITH AIR EXTRACTOR
D	LOUVER FACE	SIDEWALL	SEE PLAN	SUPPLY	NO	WHITE	TITUS	S300	DOUBLE DEFLECTION ALUMINUM REGISTER FOR ROUND DUCT, ADJUSTABLE BLADES ON 3/4" SPACING AND FRONT BLADES PARALLEL TO SHORT DIMENSION. PROVIDE WITH AIR EXTRACTOR
E	LOUVER FACE	LAY-IN	24"x24"	SUPPLY	NO	PER ARCH.	TITUS	PAS	PERFORATED FACE SUPPLY AIR WITHOUT DEFLECTOR WITH ROUND NECK INLET.
F	LOUVER FACE	LAY-IN	24"x24"	RETURN	NO	PER ARCH.	TITUS	350RL	35° FIXED DEFLECTION STEEL GRILLE WITH BLADES ON 3/4" BLADE SPACING AND BLADES PARALLEL TO LONG DIMENSION.
G	LOUVER FACE	GYP. BD.	24"x12"	RETURN	NO	PER ARCH.	TITUS	350RL	35° FIXED DEFLECTION STEEL GRILLE WITH BLADES ON 3/4" BLADE SPACING AND BLADES PARALLEL TO LONG DIMENSION.
H	LOUVER FACE	SIDEWALL	SEE PLAN	SUPPLY	NO	PER ARCH.	TITUS	272RS	DOUBLE DEFLECTION STEEL REGISTER, ADJUSTABLE BLADES ON 3/4" SPACING AND FRONT BLADES PARALLEL TO SHORT DIMENSION.
J	LOUVER FACE FILTERED	GYP. BD.	24"x24"	RETURN	NO	PER ARCH.	TITUS	350RLF1	35° FIXED DEFLECTION STEEL LOUVERED FILTER GRILLE WITH BLADES ON 3/4" BLADE SPACING AND BLADES PARALLEL TO LONG DIMENSION WITH HINGED WITH KNURLED KNOB FOR FILTER ACCESS. 1" DISPOSABLE FILTERS.

NOTES:
1. MULTIPLE DEVICES HAVE THE SAME DESIGNATION. VERIFY EXACT NUMBER OF DEVICES WITH THE FLOOR PLANS.
2. # VERIFY FRAME STYLE REQUIREMENTS WITH ARCHITECTURAL REFLECTIVE CEILING PLANS.
3. PROVIDE DIFFUSER AT GYP BOARD CEILING WITH YOUNG CABLE REGULATORS WITH KEYED REMOTE ADJUSTER ADJACENT RESPECTIVE DIFFUSER.

ELECTRIC HEATER SCHEDULE

MARK	LOCATION	DESCRIPTION	CFM	HP/W	KW	BTUH	VOLT/PH.	REMARKS
EUH-1	SPRINKLER RISERR RM.	BERKO SRA18I2DS	65	.01HP	1.8	6,143	120/1	SEMI-RECESSED KIT INTEGRAL THERMOSTAT

DESIGN CONDITIONS

SUMMER	WINTER
100°F db 76°F wb	20°F db

FORM
STUDIOS INC.
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817-426-3006 VOICE
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SUITE 120
FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337, AUSTIN, TX 78711-2337
PHONE (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

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ARCHITECT SEAL:

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY, IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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HERNANDEZ
MIXED USE
DEVELOPMENT
6514 S. COOPER ST.
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CITY OF ARLINGTON

FORM studios, inc.
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

STATE OF TEXAS
Richard L. Norris
100089
REGISTERED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

November 30, 2022
Project # 2069

R Squared Consulting Engineers, Inc.
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SHEET TITLE:

MECHANICAL SCHEDULES

SHEET:

M401

DIVISION 15 MECHANICAL
SECTION 15100 GENERAL MECHANICAL REQUIREMENTS

1. SCOPE OF WORK
   A. THE WORK TO BE ACCOMPLISHED UNDER THIS SECTION OF SPECIFICATIONS INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SUPERVISION AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF AIR CONDITIONING, HEATING, VENTILATING, PLUMBING, FIRE PROTECTION TOGETHER WITH ALL THE NECESSARY AUXILIARIES AND APPURTENANCES. GENERALLY THE WORK SHALL CONSIST OF, BUT IS NOT LIMITED TO, ITEMS LISTED IN THE FOLLOWING PARAGRAPHS.
   B. AIR CONDITIONING AND HEATING, HOODS FANS BY OWNER, INSTALLED BY CONTRACTOR.: FACTORY BUILT AIR CONDITIONING AND HEATING UNITS OF THE SINGLE ZONE ROOFTOP PACKAGE, FILTERS, FANS, MOTORS, DRIVES, HVAC UNITS, HOODS, ETC.
   C. AIR DISTRIBUTION SYSTEM: SHEET METAL DUCTWORK, VOLUME DAMPERS, SPLITTER DAMPERS, TURNING VANES, AIR CONTROL DEVICES, GRILLES, REGISTERS, DIFFUSERS, FLEXIBLE DUCT, INSTALL PER SMACNA STANDARDS. FIBERGLASS DUCT BOARD IS NOT AN ACCEPTABLE ALTERNATIVE.
   D. PLUMBING: SOIL, WASTE AND VENT PIPING, DOMESTIC HOT AND COLD WATER DISTRIBUTION, HOT WATER GENERATORS, FIXTURES, GREASE TRAPS, VENTS, CONDENSATE LINES OF HVAC AND MISCELLANEOUS EQUIPMENT, UNDERFLOOR OR OVER HEAD SODA, REFRIGERANT LINE CONDUIT AND/OR ROOF LEADERS.
   E. MISCELLANEOUS SUPPLY AND EXHAUST FANS, MAKE–UP AIR UNITS, TEMPERATURE CONTROLS, THERMAL INSULATION, APPARATUS FOUNDATIONS AND SUPPORTS, PIPE HANGERS AND SUPPORTS AND ALL NECESSARY TOOLS, ACCESSORIES AND APPLIANCES AS REQUIRED TO MAKE ALL SYSTEMS COMPLETE AND OPERATIVE.

2. PRODUCTS AND EXECUTION:
   A. ELECTRICAL PROVISIONS FOR MECHANICAL WORK: EXCEPT FOR SUCH ITEMS AS ARE NORMALLY WIRED UP AT THEIR POINT OF MANUFACTURE AND SO DELIVERED, AND UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, THE ELECTRICAL SUBCONTRACTOR WILL DO ALL ELECTRIC WIRING OF EVERY CHARACTER FOR POWER SUPPLY, LINE VOLTAGE CONDUIT AND LOW VOLTAGE CONTROL WIRING AND CONDUIT. THE ELECTRICAL SUBCONTRACTOR SHALL ERECT ALL MOTORS IN PLACE READY FOR CONNECTION. EXCEPT FOR SUCH ITEMS AS ARE NORMALLY SUPPLIED WITH STARTERS INSTALLED, (HVAC UNITS, ETC) AT THEIR POINT OF MANUFACTURE. ALL OTHER STARTERS NOT FURNISHED WITH EQUIPMENT TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. THE ELECTRICAL SUBCONTRACTOR WILL MOUNT ALL SUCH STARTERS, AS DIRECTED, FURNISHING SUPPORTING STRUCTURES WHERE NECESSARY. THE OWNER AND OTHER CONTRACTORS SHALL FURNISH WITH EACH ITEM REQUIRING ELECTRICAL CONNECTIONS, THE NECESSARY INSTRUCTIONS AND WIRING DIAGRAMS TO THE ELECTRICAL SUBCONTRACTOR. THE ELECTRICAL SUBCONTRACTOR SHALL REFER TO THE SPECIFICATIONS TO DETERMINE THE SCOPE OF THE WORK.
   B. CHASES AND OPENINGS; VARIOUS DIVISIONS, HOWEVER, THE LOCATIONS OF ALL INSERTS AND OPENINGS SHALL BE DETERMINED AND COORDINATED WITH OTHER DIVISIONS IN AMPLE TIME TO AVOID CUTTING NEW CONSTRUCTION.
   C. ROOF FLASHING OF DUCTS AND CURBS: DIVISION 7, HOWEVER, PLUMBING VENT FLASHING AND COUNTER FLASHING SHALL BE PROVIDED UNDER THIS DIVISION AND PER ROOF MANUFACTURER RECOMMENDATIONS.
   D. OPENINGS IN ROOF DECK: WHERE PIPING, DUCTS, VENTS OR ANY OTHER MECHANICAL APPARATUS PENETRATES ROOF DECK AND/OR ROOFING NOT SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS, OBTAIN ARCHITECT'S APPROVAL OF LOCATION AND SIZE. HAVE LANDLORD APPROVED ROOF DECK INSTALLER DO CUTTING AND PAY INSTALLER COST OF CUTTING AND FLASHING OPENING.

3. PERMITS, FEES AND CODE REGULATIONS:
   A. PERMITS: OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY ANY FEES REQUIRED TO SUCH PERMITS.
   B. REGULATIONS: CONFORM TO ALL STATE AND LOCAL ORDINANCES AND RULINGS APPLICABLE TO THIS WORK AND IN EFFECT AT THE TIME THE WORK IS PERFORMED. APPROVAL OF VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL BE OBTAINED. WHEN REQUESTED, COMPETENT EVIDENCE OF COMPLIANCE, WITH APPLICABLE CODES, SHALL BE FURNISHED.
   C. CONFLICTS: IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ANY ABOVE MENTIONED AUTHORITY, THE CONTRACTOR SHALL ADVISE THE ARCHITECT/ENGINEER IN WRITING FIVE (5) DAYS PRIOR TO PRESENTING PROPOSAL OR INCLUDE ALL COST REQUIRED TO MEET REGULATIONS.

4. STRUCTURAL AND SPACE CONDITION:
   A. THE SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO ENCOMPASS A SYSTEM THAT WILL NOT INTERFERE WITH THE STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DESIGN OF THE BUILDING, AND WHICH WILL FIT INTO THE SEVERAL AVAILABLE SPACES. AS IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS AND OBSTRUCTIONS OF STRUCTURAL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN SUCH A MANNER THAT IT WILL CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS AND INTERFERENCES WITH ALL OTHER TRADES, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
   B. DO NOT RUN PIPING OR DUCTWORK, OR LOCATE EQUIPMENT (WITH RESPECT TO SWITCHBOARDS, PANELBOARDS, POWER PANELS, MOTOR CONTROL CENTERS OR DRY TYPE TRANSORFMERS)WITHIN 42" IN FRONT OF EQUIPMENT, OVER EQUIPMENT OR WITHIN 36" HORIZONTALLY OF SAME SPACE.

5. DRAWINGS:
   A. THE DRAWINGS AS PREPARED ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. CHANGES FROM THE DRAWINGS NECESSARY TO FIT THE WORK OF VARIOUS TRADES, TO CONFORM TO EQUIPMENT ACTUALLY BEING INSTALLED, OR TO CONFORM TO THE RULES OF AUTHORITIES HAVING JURISDICTION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

6. AS–BUILT DRAWINGS:
   A. PROVIDE AND KEEP UP–TO–DATE, A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY WITH DATED NOTATIONS, AND INDIVIDUAL WHO APPROVED CHANGES, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET.

7. PROTECTION OF MATERIALS:
   A. TAKE SUCH PRECAUTIONS AS ARE NECESSARY TO PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE.

8. WORKMANSHIP:
   A. LABOR SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADES.

9. MATERIALS AND EQUIPMENT:
   A. ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY. WHERE MANUFACTURER'S NAMES AND MODEL NUMBERS ARE MENTIONED IN THE SPECIFICATIONS, AND/OR DRAWINGS, IT IS INTENDED TO SET A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED TO LIMIT COMPETITION UNLESS SPECIFICALLY STATED IN DRAWINGS OR TO DISCRIMINATE AGAINST "EQUAL" PRODUCTS OF OTHER MANUFACTURER. THE WORDS "OR APPROVED EQUAL" ARE TO FOLLOW EACH MATERIAL SPECIFICATION WHERE A SUBSTITUTION WILL BE CONSIDERED. ANY PROPOSED SUBSTITUTION MUST BE SUBMITTED FOR COMPARISON AND IT IS UNDERSTOOD THAT THE ENGINEER SHALL BE THE SOLE JUDGE IN THE MATTER. CONTRACTOR MUST INCLUDE COST OF ALL STRUCTURAL CHANGES TO FACILITATE ALTERATIONS IN BID COST.

   B. GUARANTEE: FURNISH WRITTEN CERTIFIED GUARANTEE, IN ACCEPTABLE FORM, TO THE OWNER, AGAINST DEFECTIVE WORKMANSHIP, MATERIALS, AND OPERATING EQUIPMENT; FURTHER, GUARANTEE TO REBALANCE AND ADJUST ENTIRE SYSTEM OR ANY PART THEREOF, AS REQUIRED FOR PERFECT OPERATION FOR A PERIOD OF AT LEAST ONE (1) YEAR AFTER ACCEPTANCE, INCLUDING COST OF REFRIGERANT CHARGE. REPAIR, REPLACE AND MAKE SATISFACTORILY OPERATIVE ANY AND ALL DEFECTIVE ITEMS AND, WORK HOLDING OWNER FREE FROM ANY COST AND LIABILITY IN CONNECTION THEREWITH FOR THE TERM OF GUARANTEE. THE MANUFACTURER SHALL PROVIDE A WARRANTY ON HIS UNIT COMPRESSORS FOR A PERIOD OF FIVE (5) YEARS AND HEAT EXCHANGER FOR A PERIOD OF 10 YEARS.

5. VIBRATIONS AND NOISE:
   A. EACH OF THE VARIOUS PIECES OF EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE VIBRATION OR NOISE. ALL ROTATING EQUIPMENT SHALL BE IN STATIC AND DYNAMIC BALANCE AND SHALL BE MOUNTED, SUPPORTED AND FASTENED SO THAT NO EQUIPMENT VIBRATION WILL BE TRANSMITTED TO THE BUILDING. THE SPECIFIC SIZE OF VIBRATION ISOLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, IF, IN THE OPINION OF THE ARCHITECT, OBJECTIONABLE VIBRATION OR TRANSMISSION THEREOF TO THE BUILDING OCCURS, THE CONTRACTOR SHALL EXECUTE REMEDIAL MEASURES AS MAY BE NECESSARY TO ELIMINATE SUCH UNSATISFACTORY OPERATING CONDITIONS AT THE CONTRACTOR'S EXPENSE.

11. OPERATING INSTRUCTIONS:
   A. BROCHURES: WRITTEN INSTRUCTIONS, ASSEMBLED AND BOUND IN BROCHURES, SHALL BE FURNISHED IN TRIPLICATE FOR OPERATING AND MAINTAINING ALL EQUIPMENT FURNISHED UNDER THIS DIVISION OF THE SPECIFICATIONS. INSTRUCTIONS SHALL INCLUDE ALL NORMAL ADJUSTMENTS, A LIST OF LUBRICATING POINTS WITH THE TYPE AND FREQUENCY OF LUBRICATION REQUIRED. PARTS LISTS SHALL BE FURNISHED.
   B. DEMONSTRATION: UPON COMPLETION AND ACCEPTANCE OF WORK BY THE OWNER, THE CONTRACTOR SHALL BE REQUIRED TO INSTRUCT THE OPERATING PERSONNEL IN THE OPERATION OF THE ENTIRE INSTALLATION. TWO SESSIONS SHALL BE HELD, ONE FOR SUMMER OPERATION AND ONE FOR WINTER OPERATION, BOTH IN THE RESPECTIVE SEASONS.
   C. EQUIPMENT LOCATION AND USE: PROVIDE, IN TRIPLICATE, SUITABLY BOUND OPERATING BOOK CONTAINING ALL EQUIPMENT, ITS LOCATION, USE AND DESCRIPTION, AND BUILDING SCHEMATICS. SUBMIT TO ARCHITECT FOR APPROVAL BEFORE PRINTING IN FINAL FORM.
   D. CONTRACTOR SHALL INSTRUCT MANAGER ON THE PROGRAMMING OF ALL THERMOSTATS. THIS SHALL BE A HANDS–ON EXPLANATION. CONTRACTOR SHALL ALSO PROVIDE MANAGER WITH BOOKLET SHOWING PROGRAMMING INSTRUCTIONS.

12. FINAL INSPECTIONS:
   A. SCHEDULE: UPON COMPLETION OF CONTRACT, THERE SHALL BE A FINAL INSPECTION OF THE COMPLETED INSTALLATION. PRIOR TO THIS INSPECTION, ALL WORK UNDER THIS DIVISION SHALL HAVE BEEN COMPLETED, TESTED, BALANCED, AND ADJUSTED AND IN FINAL OPERATING CONDITION.
   B. PERSONNEL: A QUALIFIED PERSON REPRESENTING THE CONTRACTOR MUST BE PRESENT AT THIS FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND PROVE THE PERFORMANCE OF THE EQUIPMENT.

13. CUTTING AND PATCHING:
   A. WHERE CUTTING AND PATCHING BECOMES NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT, OR SHOULD IT BECOME NECESSARY TO REPAIR ANY DEFECTS THAT MAY APPEAR IN PATCHING UP TO THE EXPIRATION OF THE GUARANTEE, SUCH CUTTING SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER BY THE TRADE OF SUBCONTRACTOR WHOSE WORK IS TO BE DISTURBED. AFTER THE NECESSARY WORK HAS BEEN COMPLETED, THE TRADE OF SUBCONTRACTOR WHOSE WORK HAS BEEN DISTURBED SHALL REPAIR DAMAGE. THE COST OF ALL CUTTING AND PATCHING SHALL BE PAID BY THE TRADE OF SUBCONTRACTOR REQUIRING IT TO BE DONE.

14. EXCAVATIONS AND BACKFILLING:
   A. PROVIDE NECESSARY EXCAVATING AND BACKFILLING FOR THE INSTALLATION OF WORK SPECIFIED IN THIS DIVISION. TRENCHES FOR UNDERGROUND PIPING AND CONDUITS SHALL BE EXCAVATED TO REQUIRED DEPTHS WITH BELL HOLES PROVIDED AS NECESSARY TO ENSURE UNIFORM BEARING. CARE SHOULD BE TAKEN TO EXCAVATE BELOW DEPTH, AND ANY EXCAVATION BELOW DEPTH SHALL BE REFILLED WITH SAND OR GRAVEL FIRMLY COMPACTED. WHERE ROCK OR HARD OBJECTS ARE ENCOUNTERED, THEY SHALL BE EXCAVATED TO A GRADE SIX INCHES (6") BELOW AS SPECIFIED. AFTER THE PIPE HAS BEEN INSTALLED, TESTED AND APPROVED, THE TRENCHES SHALL BE BACKFILLED TO GRADE WITH APPROVED MATERIAL, WELL–TAMPED OR PADDLED COMPACTLY IN PLACE. DO NOT PROCEED WITH BACKFILL OPERATIONS UNTIL PIPING HAS BEEN INSPECTED BY THE OWNER OR BY THE LOCAL INSPECTOR OF THE MUNICIPALITY IN WHICH THE WORK IS BEING PERFORMED. DO NOT PERFORM BACKFILLING OPERATIONS EXCEPT IN THE PRESENCE OF THE OWNER OR INSPECTOR. ALL PIPING OUTSIDE THE BUILDING SHALL BE INSTALLED BELOW THE FROST LINE. WHERE STREETS, SIDEWALKS, ETC. ARE DISTURBED, CUT OR DAMAGED BY THIS WORK, THE EXPENSE OF REPAIRING SAME IN A MANNER APPROVED BY THE OWNER SHALL BE OF PART OF THIS CONTRACT.

15. GUARANTEE:
   A. THE GUARANTEE PROVISION OF THIS SPECIFICATION REQUIRES PROMPT REPLACEMENT OF ALL DEFECTIVE WORKMANSHIP AND MATERIALS OCCURRING WITHIN ONE YEAR OF JOB ACCEPTANCE. THIS INCLUDES ALL WORK REQUIRED TO REMOVE AND REPLACE THE DEFECTIVE ITEM AND TO MAKE ALL NECESSARY ADJUSTMENTS TO RESTORE THE ENTIRE INSTALLATION TO ITS ORIGINAL SPECIFIED OPERATING CONDITION AND FINISH AT THE TIME OF ACCEPTANCE.

16. FIRE STOPPING

   A. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR FIRESTOPPING AROUND ALL OPENINGS FOR PIPES, DUCT, CONDUITS ETC., INSTALLED BY HIM AT ALL FIRE WALLS. FIRESTOPPING SHALL BE PERFORMED BY AN INSTALLER WHO HAS BEEN TRAINED BY THE MANUFACTURER, OR MANUFACTURER'S REPRESENTATIVE, IN THE INSTALLATION PROCEDURES BASED ON PUBLISHED UL TESTED FIRE STOP SYSTEMS.
   B. FIRESTOPPING SHALL MEET THE REQUIREMENTS OF ASTM E–814 OR UL 1479 FIRE TESTS BY A RECOGNIZED TESTING AGENCY. FIRESTOPPING SHALL ALSO CONFORM TO THE FOLLOWING GOVERNING CODES: LOCAL BUILDING CODE, STATE BUILDING CODE, NFPA 101 – LIFE SAFETY CODE AND NFPA 70 – NATIONAL ELECTRIC CODE.
   C. PENETRATION:

      1. CLEAN PENETRATION HOLES OF DIRT, LOOSE MATERIALS AND FOREIGN MATTER WHICH MAY AFFECT BOND OR INSTALLATION.
      2. REMOVE COATINGS SUCH AS PAINT, CURING COMPOUNDS, WATER REPELLENT & SEALERS AS REQUIRED.
      3. INSTALL BACKING MATERIALS TO PREVENT LIQUID MATERIAL LEAKAGE.

   D. APPLICATION

      1. PREPARE AND APPLY PENETRATION SEALING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
      2. EMPLOY INSTALLATION TECHNIQUES WHICH WILL ENSURE THAT FIRESTOPPING IS DEPOSITED TO FILL AND SEAL HOLES AND OPENINGS.
      3. TOOL EXPOSED SURFACES OF APPLIED SEALANT TO SMOOTH FINISH.
      4. PROTECT MATERIALS FROM DAMAGE ON SURFACES SUBJECTED TO TRAFFIC.

   E. PROVIDE INTUMESCENT SEALANTS AND COLLARS AT OPENINGS INVOLVING PLASTIC OR INSULATED PIPE SIMILAR TO THE METACAULK SERIES 880 AND 950.
   F. FIRESTOPPING BY DOW CORNING, 3M, HILTI OR METACAULK MAY FURNISHED AT THE CONTRACTOR'S OPTION.

SECTION 15400 PLUMBING

1. SCOPE OF WORK:
   A. FURNISHING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION SERVICES, ETC. NECESSARY TO COMPLETE THE INSTALLATION OF THE PLUMBING SYSTEM AND AS DESCRIBED IN THESE SPECIFICATIONS, AS ILLUSTRATED ON THE ACCOMPANYING DRAWINGS, OR AS DIRECTED BY THE ARCHITECT.
   B. ALL HOT AND COLD WATER SYSTEMS WITH COMPLETE CONNECTIONS FROM THE WATER METER, OR LANDLORD PROVIDED STUB–IN, TO ALL PLUMBING FIXTURES AND EQUIPMENT REQUIRING WATER CONNECTIONS. THESE SYSTEMS WILL BE COMPLETE WITH CONTROLS, VALVES, EQUIPMENT, DEVICES AND INSULATION.
   C. ALL SOIL, WASTE, AND VENT SYSTEMS OUTSIDE AND INSIDE THE BUILDING AND SEWER CONNECTIONS TO MUNICIPAL SYSTEM OR LANDLORD PROVIDED STUB–IN, AS INDICATED ON DRAWINGS.
   D. FURNISH AND SET PLUMBING FIXTURES, INCLUDING ALL THE REQUIRED TRIM AND SUPPORTS.
   E. TRENCHING, PIPE BEDDING AND BACKFILLING.
   F. ALL ROUGH–IN AND FINAL CONNECTION TO EQUIPMENT IN THE KITCHEN, BAR AND SERVICE AREAS, IF INDICATED ON THE DRAWINGS, INCLUDING NECESSARY TRAPS AND MISCELLANEOUS ITEMS AS REQUIRED. COORDINATE WITH OWNER AND K.E.C.
   G. FURNISH ALL FINAL PLUMBING CONNECTIONS TO HEATING AND AIR CONDITIONING EQUIPMENT, AND KITCHEN BAR EQUIPMENT INCLUDING CONDENSATE DRAINS, INDIRECT WASTE AND GAS PIPING. SEE KITCHEN DRAWINGS FOR REQUIREMENTS.
   H. METERS AND UTILITY CONNECTIONS:

      1. WATER: COORDINATE WORK WITH THE LOCAL WATER COMPANY OF LANDLORD. FURNISH ALL LABOR AND/OR MATERIAL (NOT FURNISHED BY THE WATER COMPANY), WHICH IS REQUIRED TO CONNECT TO EXISTING LINE AND/OR SET METER. INSTALL ALL PERMANENT WATER SUPPLY LINES FROM THE POINT OF CONNECTION AND COMPLETE THE WORK AS SHOWN, ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER COMPANY. OWNER SHALL PAY TAP FEES (IF REQUIRED). PLUMBING CONTRACTOR SHALL PAY ALL WORK RELATED INSPECTION FEES BY AUTHORITY HAVING JURISDICTION (IF REQUIRED).
      2. SEWER CONNECTIONS: COORDINATE WORK WITH THE LANDLORD AND/OR LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY. TAP FEES SHALL BE PAID BY OWNER (IF REQUIRED). PLUMBING CONTRACTOR SHALL PAY ALL WORK RELATED INSPECTION FEES BY AUTHORITY HAVING JURISDICTION (IF REQUIRED).
      3. GAS: COORDINATE WORK WITH LOCAL UTILITY AND FURNISH ALL LABOR AND/OR MATERIALS (NOT FURNISHED BY UTILITY) WHICH IS REQUIRED TO PROVIDE A WORKING UTILITY FOR OWNER, INCLUSIVE OF METER AND/OR REGULATOR. FURNISH SYSTEM FROM TAPPING POINT TO AND IN THE BUILDING AS REQUIRED AND SHOWN ON DRAWINGS. OWNER SHALL PAY TAP FEES (IF REQUIRED). PLUMBING CONTRACTOR SHALL PAY ALL WORK RELATED INSPECTION FEES (IF REQUIRED).
         a. GAS PIPING TO HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, AND WATER HEATER.
         b. INSTALL FIRE SUPPRESSION AND VALVES.

2. SHOP DRAWINGS:
   A. WITHIN 15 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY PLUMBING MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER THREE (3) COMPLETE SHOP DRAWINGS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 01300 OF THESE SPECIFICATIONS, INCLUDING ALL PLUMBING FIXTURES, TRIM, DRAINS, CLEANOUTS, PIPING, VALVES, INSULATION, HANGERS, SUPPORTS, EQUIPMENT AND DEVICES PROPOSED TO BE FURNISHED AND INSTALLED. SHOP DRAWINGS SHALL NOT BE REVIEWED UNLESS THEY BEAR THE REVIEW STAMP OF THE GENERAL CONTRACTOR.

3. PRODUCT HANDLING:
   A. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF, AND AT NO ADDITIONAL COST TO THE OWNER.

4. EXAMINATION OF THE SITE:
   A. ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS, INCLUDING LOCAL RULES AND REGULATIONS, THEREON AND/OR THEREIN. ALL PROPOSALS SHALL HAVE TAKEN INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK UNDER THIS CONTRACT. LACK OF THIS INFORMATION WILL NOT BE CONSIDERED AS JUSTIFICATION FOR EXTRA COST OR ALLOWANCES TO THE CONTRACT PRICE.

5. GUARANTEE:
   A. ALL WORK PERFORMED UNDER THIS SECTION SHALL BE GUARANTEED TO BE FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
   B. UPON NOTICE RECEIVED FROM THE OWNER, ARCHITECT OR ENGINEER, OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT DURING THE GUARANTY PERIODS, THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL PROMPTLY REPLACE THE AFFECTED PART OR PARTS WITH NEW PARTS. ALL LABOR REQUIRED TO PERFORM GUARANTEED SHALL BE INCLUDED AS PART OF THE COMPLETE WARRANTY.

6. PRODUCTS:
   A. DESCRIPTION:

      1. SOIL, WASTE, AND VENT PIPING: BELOW FLOOR SHALL BE A.B.S. OR P.V.C. SCHEDULE 40 FITTINGS IF APPROVED BY LOCAL AUTHORITY, OR STANDARD WEIGHT COATED CAST IRON SOIL PIPE AND CAST IRON/NEOPRENE GASKET FITTINGS.
         ABOVE FLOOR: SHALL BE A.B.S. OR P.V.C. SCHEDULE 40 IF APPROVED BY LOCAL AUTHORITY, OR STANDARD WEIGHT CAST IRON PIPE WITH NEOPRENE RUBBER GASKETS OR HUBLESS CAST IRON PIPE WITH NEOPRENE RUBBER GASKETS AND STAINLESS STEEL CLAMPS (CLAMPS ALL OR EQUAL).
      2. HOT AND COLD WATER PIPING:
         ABOVE THE FLOOR SHALL BE TYPE "L" COPPER WITH SILVER SWEAT SOLDERED AND WROUGHT COPPER FITTINGS. UNDER BUILDING SLABS SHALL BE TYPE "K" SOFT DRAWN COPPER TUBING WITHOUT JOINTS UNDER FLOOR. LOOP FROM WALL TO WALL.
      4. CONDENSATE DRAIN PIPING:
         CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 P.V.C. FROM HVAC ON ROOF AND OTHER EQUIPMENT UNLESS STATED OTHERWISE.

      5. INDIRECT WASTE PIPING: SHALL BE TYPE 'L' COPPER WITH 95/5 SWEAT SOLDER AND WROUGHT COPPER FITTINGS (SEE PLUMBING PLAN FOR REQUIREMENTS) UNLESS OTHERWISE INDICATED.
      6. GAS PIPING:
         SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 LB. BLACK MALLEABLE IRON SCREWED FITTINGS AND SUPPORTED AT INTERVALS NOT TO EXCEED 8'–0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. GAS PIPING COMPOUND AT JOINTS SHALL BE IN COMPLIANCE WITH NFPA BULLETIN NO. 54 AND LOCAL APPLICABLE CODES AND SUITABLE FOR NATURAL GAS SERVICE.

7. FIXTURES:
   A. SEE DRAWINGS FOR SPECIFICATIONS.

8. FLASHINGS:
   A. ALL PIPING AND VENTS PASSING THROUGH ROOF SHALL BE FLASHED WATERTIGHT WITH SIX POUND TO THE SQUARE FOOT LEAD USING SLEEVE FLASHING WITH BASE EXTENDING AT LEAST 12 INCHES IN EACH DIRECTION BEYOND THE OUTSIDE DIAPHRAGM OF THE PIPE. TURN SLEEVE DOWN A MINIMUM OF 1–1/2" INTO TOP OF VENT PIPE WITH LEAD FITTING SNUGLY INSIDE OF PIPE. ALL GAS VENT CAPS SHALL BE FITTED WITH LEAD FITTING SNUGLY INSIDE OF PIPE. ALL VENT CAPS SHALL BE VANDAL PROOF. VERIFY APPROVED FLASHING MATERIAL AND METHODS WITH ROOFING CONTRACTOR TO ENSURE A COMPLETE JOB. SEE DETAILS ON ARCH. SHEETS.

9. CLEANOUTS:
   A. SEE DRAWINGS FOR SPECIFICATIONS.

10. EQUIPMENT:
   A. WATER HEATER, FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR:

      1. SIZE, CAPACITY, TYPE AND MANUFACTURER AS INDICATED BY DRAWINGS. WATER HEATER SHALL BE GAS.
      2. GAS WATER HEATER SHALL BE PROVIDED WITH CLASS "B" UL LABELED FLUE VENT SIMILAR TO METALBESTOS TYPE RV COMPLETE WITH PIPE FITTINGS, CEILING COLLAR, FIRE STOP, ROOF FLASHING, WEATHERTIGHT STORM COLLAR AND BIRD–PROOF VENT CAP, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER' RECOMMENDATIONS.
      3. THE WATER HEATER SHALL BE PROVIDED WITH ALL TEMPERATURE AND SAFETY CONTROLS INCLUDING ASME AND ANSI Z21.22 RATED TEMPERATURE AND PRESSURE RELIEF VALVE, GAS PRESSURE REGULATOR (IF REQUIRED), DRAIN VALVE, EXPANSION TANK, ETC.
      4. PLUMBER SHALL MAKE WATER, GAS AND RELIEF LINE CONNECTIONS WITH CUTOFF VALVES AND DIELECTRIC UNIONS IN WATER AND GAS LINES.

   B. VALVES, COCKS AND FAUCETS:

      1. UNLESS SPECIFICALLY INDICATED ELSEWHERE, THE VALVES SHALL BE DESIGNED FOR NOT LESS THAN 126 LBS. WORKING PRESSURE. THE VALVES SHALL HAVE SUITABLE VALVE BODY PATTERNS FOR CONNECTION TO THE PIPE FOR WHICH THEY WILL OPERATE. ALL VALVES WITH RISING STEMS SHALL HAVE BACK SEATS FOR PACKING UNDER PRESSURE. APPROVED EQUAL GATE VALVES AND CHECK VALVES AS MANUFACTURED BY STOCKHAM, WALWORTH, LUNKENHEIMER, SCOTT, HAMMOND, CRANE OR WATTS WILL BE ACCEPTABLE.
      2. GATE VALVES SHALL BE HAMMOND 1863A SPLIT WEDGE OR APPROVED EQUAL.

      3. CUTOFF VALVES UNDERNEATH LAVATORIES, TANK TYPE WATER CLOSETS, SANITARY SINKS AND WATER COOLERS SHALL BE CHROME PLATED ANGLE STOP VALVES WITH SOFT ANNEALED CHROME PLATED COPPER CONNECTION PIPES AND CHROME PLATED ESCUTCHEON PLATES.

      4. GAS COCKS FOR ALL EQUIPMENT: SEE DRAWINGS FOR REQUIREMENTS.

      5. WATER CUTOFF VALVE SHALL BE NIBCO #S–112 OR APPROVED EQUAL BRONZE SOLDER JOINT, 125 LB. WOG WITH RISING STEMS.

      6. EXTERIOR HOSE COCKS AND VALVE FIXTURES TO BE NON–FREEZE TYPE, SUPPLY SHUT–OFF VALVES IF INDICATED ON PLANS.

11. EXECUTION:

   A. PIPING:

      1. ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.

      2. VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION.

      3. SOIL, WASTE AND VENT OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM, UNIFORM GRADE OF 1/8" TO THE FOOT, UNLESS OTHERWISE INDICATED OR REQUIRED BY LOCAL CODES.

      4. HOT AND COLD WATER LINES SHALL BE AT LEAST 6" APART WHERE PIPING IS PARALLEL.

      5. ALL WATER LINES SHALL BE RUN OVERHEAD AND DOWN PARTITION WALLS UNLESS NO WALL IS PROVIDED; THEN RUN LINES UNDER SLAB TO POINT OF TERMINATION. ALL LINES SHALL BE CONCEALED UNLESS NOTED OTHERWISE ON PLANS.

   B. HANGERS AND SUPPORTS:
      1. COPPER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'–0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. HANGERS SHALL BE FEE & MASON PLASTIC COATED HANGER, FIG. 381 OR APPROVED EQUAL BY GRINNELL. HANGER ATTACHMENT TO STRUCTURE SHALL BE AS REQUIRED.

      2. GAS PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 8'–0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. STEEL PIPE HANGERS SHALL BE GRINNELL FIG. 104 OR FEE & MASON FIG. 199. ATTACHMENT TO STRUCTURE TO BE AS REQUIRED.

      3. HANGER RODS SHALL BE STANDARD BOLT STEEL WITH MACHINE SCREW THREADS, 3/8" DIAMETER MINIMUM.

      4. ALL PIPING UNDERGROUND SHALL BE FIRMLY BEDDED ON THE BODY OF THE PIPE, AND BELL HOLES PROVIDED AT EACH BELL. ALL PIPING SHALL BE INSTALLED IN GRADED TRENCH. EXCAVATE, BACKFILL AND SUPPORT PIPING IS HEREIN BEFORE SPECIFIED.

   C. PLUMBING FIXTURES:

      1. FURNISH AND INSTALL ALL PLUMBING FIXTURES COMPLETE WITH ALL EQUIPMENT FITTINGS, TRIMMINGS AND ACCESSORIES, AS SPECIFIED. OPEN FRONT SEATS WITH NO COVERS AS MANUFACTURED BY OLSONITE WILL BE ACCEPTABLE.

      2. ALL FIXTURES SHALL BE GRADE A. THE NAME OR TRADE MARK OF THE MANUFACTURER SHALL BE PRINTED OR PRESSED ON ALL CLOSETS AND LAVATORIES, AND A LABEL, WHICH CANNOT BE REMOVED WITHOUT DESTROYING IT, CONTAINING THE MANUFACTURER'S NAME OR TRADEMARK AND THE QUALITY OR CLASS

SECTION 15770 – HEATING, VENTILATING AND AIR CONDITIONING

1. WORK INCLUDED:

A. HEATING, VENTILATING AND AIR CONDITIONING WORK REQUIRED, INCLUDING HOISTING OF EQUIPMENT TO THE ROOF AND SETTING IT IN PLACE, INCLUDES, BUT NOT NECESSARILY LIMITED TO:

1. PACKAGE HEATING, VENTILATING AND AIR CONDITIONING UNITS (IF NOT EXISTING NOTED TO BE REUSED)
2. INSTALLATION OF OWNER FURNISHED EXHAUST FANS (DUCTWORK FURNISHED & INSTALLED BY CONTRACTOR).
3. ALL HVAC EXHAUST DUCTS, DAMPERS, GRILLS, REGISTERS AND DIFFUSERS.
4. INSULATION OF DUCTS AND PIPING.
5. HVAC CONTROLS, REMOTE TEMPERATURE SENSORS AND CONTROL WIRING.

B. GAS CONNECTIONS (IF REQUIRED SEE DRAWINGS): PLUMBING CONTRACTOR WILL BRING GAS TO HEATING, VENTILATING AND AIR CONDITIONING AND FINAL TIE–IN TO HVAC BY PLUMBING CONTRACTOR.

2. INTENT OF DRAWINGS:

A. THE DRAWINGS ARE DIAGRAMMATIC TO THE EXTENT THAT THEY DO NOT INDICATE OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS.

B. PIPING, DUCTWORK, APPARATUS AND EQUIPMENT SHALL BE INSTALLED TO AVOID OBSTRUCTIONS, PRESERVE HEADROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MAKE ALL OPERATING EQUIPMENT ACCESSIBLE FOR MAINTENANCE.

C. GOVERNING CODES AND STANDARDS:

1. INSTALL ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STANDARDS OF SAFETY, ADOPTED AND APPROVED BY THE INSURANCE UNDERWRITERS AND THE LATEST STANDARDS RECOGNIZED BY ASHRAE AND SMACNA AND IN ACCORDANCE WITH LOCAL CODE.
2. IN CASE OF CONFLICT BETWEEN SAID CODES AND THE DRAWINGS, THE CODES SHALL GOVERN IN ALL CASES; HOWEVER, NOTIFY OWNER, BEFORE MAKING SUCH CHANGE.

3. EXAMINATIONS OF DRAWINGS AND SITE:

A. BEFORE COMMENCING THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, SPECIFICATIONNS AND SITE. HE SHALL DEFINITELY DETERMINE IN ADVANCE THE METHODS OF INSTALLING AND CONNECTING THE APPARATUS, THE MEANS FOR GETTING THE EQUIPMENT INTO PLACE, AND SHALL MAKE THEMSELVES FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE CONTRACT. EQUIPMENT SHALL PHYSICALLY FIT THE AREA ALLOCATED WITH AMPLE ACCESS FOR SERVICE.

B. THE CONTRACTOR SHALL REFER ANY DISCREPANCIES TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK

4. SUBMITTALS:

A. MATERIALS LIST: THE CONTRACTOR SHALL SUBMIT, AT HIS EXPENSE, THREE (3) COPIES OF EQUIPMENT BROCHURES IN INDEX FORM WITHIN FIFTEEN (15) DAYS AFTER CONTRACT IS SIGNED. ALL EQUIPMENT AND MATERIAL SUBMITTALS SHALL BE SUBMITTED, AT ONE TIME. THE DRAWINGS SUBMITTED SHALL BEAR THE STAMP OF APPROVAL OF THE CONTRACTOR AS EVIDENCE THAT THE DRAWINGS HAVE BEEN CHECKED BY THE CONTRACTOR AND COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. GUARANTEE:

A. FURNISH WRITTEN CERTIFIED GUARANTEE, IN ACCEPTABLE FORM, TO THE OWNER, AGAINST DEFECTIVE WORKMANSHIP, MATERIALS, AND OPERATING EQUIPMENT; FURTHER, GUARANTEE TO REBALANCE AND ADJUST ENTIRE SYSTEM OR ANY PART THEREOF, AS REQUIRED FOR PERFECT OPERATION FOR A PERIOD OF AT LEAST ONE (1) YEAR AFTER ACCEPTANCE, INCLUDING COST OF REFRIGERANT CHARGE. REPAIR, REPLACE AND MAKE SATISFACTORILY OPERATIVE ANY AND ALL DEFECTIVE ITEMS AND, WORK HOLDING OWNER FREE FROM ANY COST AND LIABILITY IN CONNECTION THEREWITH FOR THE TERM OF GUARANTEE. THE MANUFACTURER SHALL PROVIDE A WARRANTY ON HIS UNIT COMPRESSORS FOR A PERIOD OF FIVE (5) YEARS AND HEAT EXCHANGER FOR A PERIOD OF 10 YEARS.

6. COORDINATION OF OTHER TRADES:

A. THE WORK UNDER THIS SECTION SHALL BE COORDINATED WITH OTHER TRADES TO MAINTAIN A RAPID AND SMOOTH CONSTRUCTION PROGRESS WITH A MINIMUM OF INTERFERENCE.

7. PAINTING:

A. APPLY ONE (1) COAT OF ZINC CHROMATE, OR RUSTOLEUM TO BARE METAL SURFACES OF SUPPORTS, ETC. COLOR TO MATCH UNIT'S COLOR OR AS DIRECTED BY ARCHITECT OR OWNER.

8. CLEAN–UP:

A. ALL EQUIPMENT AND EXPOSED SURFACES SHALL BE LEFT SMOOTH AND CLEAN. ALL PLATE WORK SHALL BE POLISHED AND THE ENTIRE PREMISES SHALL BE CLEANED OF UNUSED MATERIALS, RUBBISH, AND DEBRIS AND GREASE SPOTS.

9. PRODUCTS:

A. GENERAL

1. ALL EQUIPMENT SHALL BE THE CAPACITY AND TYPE SHOWN ON THE EQUIPMENT SCHEDULE ON THE DRAWINGS AND SHALL AS MANUFACTURED BY ONE OF THE MANUFACTURERS DESIGNATED ON THAT SCHEDULE OR SHALL BE AN EQUAL APPROVED IN ADVANCE BY THE ARCHITECT.

B. SHEETMETAL WORK
1. SHEETMETAL: PRIME STEEL SHEETS, HOT DIPPED GALVANIZED OF THE FOLLOWING GAUGES:
   a. UP TO 12" WIDE OR DIAMETER, #26
   b. 13" TO 30" WIDE OR DIAMETER, #24
   c. 31" TO 60" WIDE OR DIAMETER, #22
   d. PARTITIONS FORMING PLENUM OR SUCTION CHAMBERS, #18 GAUGE WITH 1–1/2" X 1–1/2" X 3/16" GALVANIZED IRON ANGLE AND RIVETS FOR SEAM CONNECTION AND STIFFENING.
   e. EXPOSED ROUND DUCT SHALL BE SPIRAL TYPE SIMILAR TO SEMCO "SS" 75 DUAL WALL ROUND PIPE WITH 2" INSULATION, PERFORATED LINER WITH ALL REQUIRED FITTINGS. PIPE SHALL BE 24–26 GA.

2. DUCT CONSTRUCTION:
   a. LONGITUDINAL JOINTS: PITTSBURGH CORNER SEAMS OR SNAP LOCK.
   b. TRANSVERSE JOINTS: GOVERNMENT LOCKS RIVETED AT CORNERS, CONSTRUCTED OF METAL ONE GAUGE HEAVIER THAN THAT JOINTING DUCT SECTIONS. DUCTS UNDER 20" MAY BE JOINTED WITH TRANSVERSE CAPSTRIPS.
   c. SUPPORTS: EXCEPT AS OTHERWISE SPECIFIED, ALL DUCT HANGERS SHALL BE CONSTRUCTED OF 3/4" NO. 16 GALVANIZED STRAP, SPACING NOT TO EXCEED EIGHT FOOT INTERVALS. WHERE DUCT HANGERS EXCEED SIX FEET IN LENGTH, PROVIDE ADEQUATE SWAY BRACING. ALL VERTICAL DUCTS SHALL BE SUPPORTED ON ANGLE IRON BRACKETS.
   d. ELBOWS: MADE FOR AN EASY FLOW OF AIR FOR MINIMUM FRICTION, INSIDE RADIUS EQUAL TO WIDTH OF DUCT. PROVIDE ELBOWS WITH APPROVED DUCT TURNS WHERE INDICATED ON PLANS OR WHERE SPACE DOES NOT PERMIT REQUIRED RADIUS.
   e. FLEXIBLE CONNECTION: AT ALL FANS, CONNECTIONS SHALL BE NEOPRENE COATED GLASS FIBER CLOTH ENDS WHICH ARE TO BE TURNED INTO ABUTTING ENDS OF SHEETMETAL OR ANGLE IRON FRAMES SO AS TO FORM A GASKET TO FORM AN AIR TIGHT JOINT.
   f. WORKMANSHIP AND CONSTRUCTION SHALL MEET AND EXCEED THE STANDARDS AS SET FORTH BY SMACNA

C. GRILLES, REGISTERS AND DIFFUSERS:
1. SIZES: AS INDICATED ON DRAWINGS.
2. SUPPLY DIFFUSERS: AS INDICATED ON DRAWINGS.
3. RETURN AIR REGISTERS: AS INDICATED ON DRAWINGS.

D. INSULATION:
1. INSULATE ALL SUPPLY, MAKE–UP AIR AND RETURN AIR DUCTS WITH FOIL–FACED BLANKET, SEE ADJACENT COLUMN FOR ADDITIONAL INFORMATION. (NOT REQUIRED FOR SPIRAL, ROUND DUCT)
2. MAXIMUM 25 FLAME SPREAD 50 SMOKE DEVELOPED.

D. INSULATION (CONTD):
A.PIPE INSULATION (COLD AND HOT WATER PIPING):
JOHNS–MANVILLE FLAME–SAFE GLASS FIBER PIPE INSULATION WITH ASJ PRE–SIZED GLASS CLOTH VAPOR BARRIER JACKET. VB REINFORCED FOIL–KRAFT VAPOR BARRIER JACKET IN CONCEALED AREAS.

B.ALL LIQUID PIPING WHERE EXPOSED TO WEATHER, FURNISH AND INSTALL MLK JACKET – METAL LOCKING JACKET CONSISTING OF 0.016 INCH THICK EMBOSSED ALUMINUM WITH 3 MIL HIGH DENSITY POLYETHYLENE VAPOR BARRIER FILM: FURNISHED PRE–ROLLED AND PRE–CUT WITH SELF LOCKING LONGITUDINAL JOINT, REQUIRING NO SCREWS, RIVETS OR BANDS FOR INSTALLATION. FITTINGS SHALL BE COVERED WITH TWO PIECE OF 0.028 OR 0.024 INCH THICK STAMPED FITTING COVERS. INSTALLATION SHALL BE MADE WITH VAPOR BARRIER CEMENT TO RESULT IN WATERPROOF, WEATHERPROOF FINISH: PIPE SHALL BE WRAPPED WITH THERMOSTATICALLY CONTROLLED ELECTRIC HEAT TAPE AS SHOWN TO PREVENT FREEZING TO 0° F.

C.CONDENSATE DRAIN PIPE AND REFRIGERANT PIPE INSULATION: ARMSTRONG CORK COMPANY FIRE–RETARDANT ARMAFLEX FOAMED PLASTIC INSULATION: JOINTS SEALED WITH 520 ADHESIVE. COAT INSULATION WITH UV RESISTANT PAINT PER MANUFACTURER'S RECOMMENDATION WHEN EXPOSED TO SUNLIGHT.

D.DUCT INSULATION – EXTERNAL: CERTAINTEED–ST.GOBAIN STANDARD SYSTEMS 700 WRAP 2" THICK GLASS FIBER INSULATION WITH HEAVY DUTY FOIL–SCRIM KRAFT FACING, 1.5 P.C.F. DENSITY. KNAUF ACCEPTABLE MANUFACTURER.

E.DUCT AND EQUIPMENT INSULATION – INTERNAL: MANVILLE SCHULLER PERMACOTE DENSITY GLASS FIBER DUCT LINER 1–1/2" THICK WITH A C FACTOR OF 0.25 MAX., 3.0 P.C.F. BONDED WITH THERMO–RESIN EXTERIOR BINDER AND AN ACRYLIC COATING WITH AN ANTI–MICROBIAL GROWTH AGENT. OPTION–IMOCA POLYETHYLENE CLOSE CELL FOAM INSULATION SHEETS OF THE SAME THICKNESS.

F.VAPOR BARRIER ADHESIVE: BENJAMIN FOSTER 30–35 OR APPROVED EQUAL.

G.INSULATION AND FINISHING CEMENT: JOHNS–MANVILLE 375.

H.ADHESIVE FOR PIPE INSULATION JACKETS: JOHNS–MANVILLE VBT OR U–GLUE VAPOR BARRIER ADHESIVE.

I.INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. VAPOR–SEAL ALL BUTTS, JOINTS & LAPS.

10. EXECUTION:

A. INSTALLATION OF EQUIPMENT:
1. GENERAL:
   a. INSTALL ALL EQUIPMENT WHERE INDICATED ON THE APPROVED CONTRACT DRAWINGS.
   b. AVOID INTERFERENCES WITH STRUCTURE AND THE WORK OF OTHER TRADES: DO NOT CUT INTO LOAD CARRYING MEMBERS WITHOUT THE SPECIFIC APPROVAL OF THE ARCHITECT.
   c. TEMPERATURE CONTROL SYSTEM SHALL BE AS SHOWN ON THE DRAWINGS.

B. ACCEPTANCE:
1. THE SYSTEM SHALL NOT BE CONSIDERED FOR ACCEPTANCE UNTIL THE MECHANICAL SUBCONTRACTOR HAS COMPLETED WORK AND DEMONSTRATED TO THE REPRESENTATIVE OF THE OWNER, PROPER OPERATION OF THE SYSTEM AND STRICT COMPLIANCE WITH THE SPECIFICATIONS, PARTICULARLY IN REFERENCE TO THE FOLLOWING ARTICLES OF THESE SPECIFICATIONS,

   a. TESTING
   b. CLEANING
   c. INSTRUCTIONS AND OPERATING MANUALS
   d. TRAINING OF OPERATING PERSONNEL
   e. AS–BUILT DRAWINGS
   f. GUARANTEE CERTIFICATES
   g. START UP AND TEST DOCUMENT
   h. INDEPENDENT AIR BALANCE REPORT

C. AIR CONDITIONING UNIT START–UP AND TEST:
1. ALL AIR CONDITIONING EQUIPMENT SHALL BE STARTED AND CHECKED BY THE MANUFACTURER'S FACTORY SERVICE PERSONNEL. THE MANUFACTURER SHALL CORRECT ANY PROBLEMS ARISING WITH THE EQUIPMENT. THE MANUFACTURER SHALL PROVIDE A CHECKLIST OR REPORT ON THE OPERATION OF THE EQUIPMENT, WHICH SHALL BE FORWARDED TO THE ARCHITECT.

D. GUARANTEE:
1. THE GUARANTEE PROVISION OF THIS SPECIFICATION REQUIRES PROMPT REPLACEMENT OF ALL DEFECTIVE WORKMANSHIP AND MATERIALS OCCURRING WITHIN ONE YEAR OF JOB ACCEPTANCE. THIS INCLUDES ALL WORK REQUIRED TO REMOVE AND REPLACE THE DEFECTIVE ITEM AND TO MAKE ALL NECESSARY ADJUSTMENTS TO RESTORE THE ENTIRE INSTALLATION TO ITS ORIGINAL SPECIFIED OPERATING CONDITION AND FINISH AT THE TIME OF ACCEPTANCE.

DIVISION 16 – ELECTRICAL

SECTION 16050 – GENERAL NOTES AND SPECIFICATION

1. GENERAL:
CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND RELATED ITEMS TO INSTALL A COMPLETE AND FULLY OPERATIVE INTERIOR AND EXTERIOR ELECTRICAL SYSTEM AS SPECIFIED HEREIN, SHOWN ON THE DRAWINGS AND ELSEWHERE REQUIRED.
B. ALL OUTLETS, FIXTURES AND EQUIPMENTS SHALL BE FULLY CONNECTED TO PROPER SOURCES OF POWER SUPPLY AND LEFT READY FOR USE.
C. PROVIDE ALL EXCAVATION AND TAMP–BACKFILL AS REQUIRED TO COMPLETE WORK. CORRECT ANY SETTLING DURING GUARANTEE PERIOD TO OWNER'S SATISFACTION.
D. PROVIDE ALL NECESSARY CUTTING AND PATCHING AS REQUIRED TO COMPLETE WORK. PATCHING SHALL BE DONE BY MECHANICS SKILLED AT THEIR WORK. ALL OPENINGS SHALL BE FILLED AND PATCHED TO CONFORM TO FIRE REGULATIONS.
E. COOPERATE WITH OTHER TRADES; MAKE KNOWN TO OTHER TRADES ARRANGEMENT OF ELECTRICAL WORK AND EXAMINE WORK OF OTHER TRADES TO AVOID CONFLICTS. EXAMINE DRAWINGS OF OTHER TRADES TO DETERMINE EXACT EQUIPMENT LOCATIONS OF POWER REQUIREMENTS AND CONTROLS. EXAMINE MANUFACTURERS' SHOP DRAWINGS TO DETERMINE ROUGHING–IN REQUIREMENTS.
F. PERMITS, FEES & CODES: PAY ALL COST FOR PERMITS, FEES AND INSPECTIONS REQUIRED BY AUTHORIZED AGENCIES HAVING JURISDICTION OVER ELECTRICAL WORK ELECTRICAL SYSTEM SHALL CONFORM TO REQUIREMENTS OF THE MOST CURRENT NATIONAL, STATE AND LOCAL ELECTRIC CODES, LOCAL AUTHORITIES AND UTILITY COMPANY.
G. ALL ELECTRICAL MATERIALS SHALL BE NEW, LISTED AND LABELLED BY UL AND SHALL CONFORM TO UNDUSTRY STANDARDS, PARTICULARLY NEMA, NFPA, N.E.C. & OTHERS.
H. PROVIDE TYPEWRITTEN DIRECTORIES IN PANEL BOARD WITH CLEAR PLASTIC SHIELD. PROVIDE ENGRAVED PLASTIC LOAD NAMEPLATES ON ALL DISCONNECT SWITCHES, MOTOR STARTERS AND CONTROL DEVICES.
I. TESTS: ENTIRE ELECTRICAL SYSTEM SHALL BE FULLY TESTED AND CORRECTED OF ANY SHORT CIRCUITS, OPEN GROUNDS, FAULTY WIRING AND INCORRECT CONNECTIONS.
J. GUARANTEE: COMPLETE ELECTRICAL SYSTEM INCLUDING ALL MATERIALS, EQUIPMENT AND LABOR SHALL BE GUARANTEED FOR A: PERIOD OF ONE YEAR FROM BEGINNING WITH DATE OF ACCEPTANCE OF BUILDING BY OWNER.
K. EACH BIDDER SHALL, BEFORE SUBMITTING A PROPOSAL, VISIT AND EXAMINE THE SITE IN ACCORDANCE WITH DIVISION 1 TO SATISFY HIMSELF AS TO MATERIALS AND SCOPE OF THE NEW CONSTRUCTION AND ANY DIFFICULTY ATTENDING THE PERFORMANCE OF THE WORK.
L. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. CLAIMS MADE SUBSEQUENT TO THE TIME OF SUBMISSION OF THE PROPOSAL FOR LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTER, WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
M. WORKMANSHIP: ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN NEAT, WORKMANLIKE MANNER. UNSIGHTLY INSTALLATIONS SHALL BE REMOVED OR REWORKED AT NO ADDITIONAL EXPENSE TO THE OWNER.

SECTION 16121 – BASIC MATERIALS AND METHODS

1. GENERAL:

A. SECTION 16A APPLIES TO ALL WORKS HEREUNDER AND SHALL INCLUDE
CONDUIT, BOXES, WIRE, WIRING DEVICES, LIGHTING FIXTURES AND
RELATED MATERIALS.

2. CONDUIT:

A. CONNECTIONS TO EQUIPMENT, WHICH SHALL BE MADE WITH THREE FEET FLEXIBLE LIQUID–TIGHT CONDUIT WITH LIQUID–TIGHT CONNECTORS.
B. CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH SIX FEET OF FLEXIBLE CONDUIT FROM A JUNCTION BOX. LOCATE JUNCTION BOX TO PREVENT RELOCATION OF THE LIGHT FIXTURE.
C. INTERMEDIATE GRADE CONDUIT WITH THREADED FITTING
D. SHALL BE PROVIDED IN SLAB–ON–GRADE, OUTSIDE BUILDING, BURIAL BELOW GRADE AND IN WET LOCATIONS.
E. ALL OTHER CONDUIT SHALL BE ELECTRIC METALLIC TUBING WITH COMPRESSION TYPE FITTINGS. EXCEPT EXTERIOR EXPOSED CONDUIT SHALL BE RIGID GALVANIZED CONDUIT.

3. BOXES:
A. CONCEALED BOXES SHALL BE 4–INCH SQUARE GALVANIZED STEEL WITH GALVANIZED EXTENSION RINGS, TOTAL DEPTH OF NOT LESS THAN 2–1/2 INCHES.
B. SURFACE MOUNTED BOXES SHALL BE PRESSED GALVANIZED STEEL, UTILITY TYPE.
C. GANGABLE SECTIONAL SWITCH BOXES ARE SPECIFICALLY NOT ALLOWED.

4. WIRE & CABLE (600V AND LESS):

A. THE WIRE MEETING REQUIREMENTS BELOW SHALL BE SUITABLE FOR SECONDARY POWER AND LIGHT CIRCUITS AND
CONTROL CIRCUITS WITHIN THE LIMITATIONS OF THESE SPECIFICATIONS.
C. INSULATED WIRE NO. 8 AWG AND LARGER SHALL BE STRANDED.
D. ALL WIRE SHALL BE BROUGHT TO THE JOB IN UNBROKEN PACKAGES, AND SHALL BEAR THE DATE OF MANUFACTURE AND SHALL NOT BE OLDER THAN TWELVE MONTHS.
E. TYPE OF WIRE SHALL BE AS FOLLOWS:
   1. UNLESS OTHERWISE SPECIFIED OR INDICATED OTHERWISE ON DRAWINGS, ALL #12 AND #10 WIRE SHALL BE THHN AND ALL WIRE #8 AND LARGER SHALL BE THHN–THWN TYPE.
   2. WIRING ADJACENT TO HEAT PRODUCING EQUIPMENT SHALL BE TYPE AVA.
   3. NO WIRE SMALLER THAN #12 GAUGE SHALL BE USED, EXCEPT FOR SIGNAL OR CONTROL SYSTEMS OR WHERE OTHERWISE INDICATED. WIRE SHALL BE COPPER, 600 VOLT MINIMUM RATING, EXCEPT FOR SPECIAL SYSTEMS.
   4. UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE SOFT DRAWN COPPER CONFORMING TO THE LATEST ASTM SPECIFICATIONS AND THE LATEST REQUIREMENTS OF NEC. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL INSULATION SHALL BE RATED 600 VOLT.
   5. ALL WIRE SHALL BE AS MANUFACTURED BY GENERAL CABLE CO., PHELPS DODGE, ANACONDA, OR A CABLE EQUIVALENT.
   6. ALL WIRE SHALL BE INSTALLED IN CONDUIT ANDCOLOR–CODED. ALL WIRE SHALL BE 98% CONDUCTIVE COPPER, RATED FOR MAXIMUM OF 600 VOLTS.
   7. WIRE CONNECTORS: WIRE CONNECTORS FOR SIZED #10 AWG AND LESS SHALL BE "PRESS–SNURE", IDEAL 'WRAP–CAP'; T&B 'STAKONS' OR 3M 'SCOTCHLOK'. CONNECTORS FOR WIRE SIZE #8 AND LARGER SHALL BE T&B OR BURNDY METHODS USING HYDRAULIC PRESSES.

5. ELECTRIC TAPE SHALL BE JOHNS–MANVILLE 'DUTCH–BRAND" 3M," SCOTCH
BRANCH," OR PLYMOUTH 'SLIPKNOT BRAND'.

6. WALL SWITCHES SHALL BE AS FOLLOWS OR APPROVED EQUAL WITH COLOR
AS DIRECTED BY ARCHITECT:
A. 20A, SP, 125/277V. HUBBELL #1221.
B. 20A; 3W, 125/277V. HUBBELL #1223.
C. 20A, 4W, 125/277V. HUBBELL #1224.
D. 20A, SP, 125/277V. WITH PILOT LIGHT –HUBBELL #1221–PL
E. 20A, SP, 125/277V. WEATHERPROOF – HUBBELL #1281/1795.
F. 20A, SP, 125/277V KEYED SWITCH, HUBBELL #1221–L

7. RECEPTACLES SHALL BE AS FOLLOWS OR APPROVED EQUAL. PROVIDE OTHER RECEPTACLES AS INDICATED
ON THE DRAWINGS.

A. 20A, 125V., DUPLEX – HUBBELL #5362 (I)
B. 20A, 250V., 2W+G – HUBBELL #5461
C. 50A, 250V., 3W+G – ARROW–HART #5700, BRYANT #9630FR OR P & S #5950.
D. GROUND FAULT (20A/125V) – HUBBELL #GF.–5362. PROVIDE SPRING LOADED WEATHERPROOF WHILE IN USE COVERS WHERE INDICATED.
E. CLOCK AND SIGN HANGER – ARROW–HART #5708, BRYANT #2828–GS OR HUBBELL.

8. PLATES: PROVIDE FACEPLATES FOR ALL DEVICES INCLUDING WALL
SWITCHES, RECEPTACLES, TELEPHONE OUTLETS AND ALL WALL
OUTLETS. FACE PLATES SHALL BE SATIN FINISHED STAINLESS STEEL.
IN ALL FOOD PREPARATION AREAS, BAR, RESTROOMS, OFFICES AND
COMMERCIAL GRADE SMOOTH UNBREAKABLE PLASTIC IN LOBBY/DINING, COLOR TO MATCH DEVICES AND WALLS.

9. LIGHT FIXTURES SHALL BE AS SCHEDULED ON DRAWINGS AND
CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES. ALL RECESSED LIGHTING FIXTURES SHALL BE THERMALLY PROTECTED AS REQUIRED BY CODE.

10. LAMPS:
A. CONTRACTOR SHALL FURNISH AND INSTALL ONE COMPLETE SET OF LAMPS FOR ALL LIGHTING FIXTURES PROVIDED, LABEL IN EACH FIXTURE INDICATING SIZE AND TYPE OF LAMP CORRESPONDING WITH SCHEDULE ON DRAWING. SIZE SHALL BE WORKED 'MAXIMUM WATTAGE'.
B. FLUORESCENT LAMPS SHALL BE STANDARD COOL WHITE,
ENERGY EFFICIENT, MANUFACTURED BY GENERAL
C. ELECTRIC WATT MISER II UNLESS NOTED OTHERWISE.
D. INCANDESCENT LAMPS SHALL BE INSIDE FROSTED WITH 2500 HOUR LAMP LIFE RATED 130 VOLTS.

11. FLUORESCENT BALLASTS SHALL BE ELECTRONIC, ENERGY EFFICIENT, MANUFACTURED BY GENERAL ELECTRIC, MAXI–MISER II. CLASS 'P' OR APPROVED EQUAL.

12. RACEWAY SYSTEM
A. ALL WIRE SHALL BE (INSTALLED IN A METAL RACEWAY AND WIRE SHALL BE CONCEALED WHERE POSSIBLE. WHERE NECESSARY TO EXPOSE THE WIRING THE RACEWAY SHALL BE INSTALLED AS INCONSPICUOUSLY AS POSSIBLE AND IN STRAIGHT LINES WITH
90–DEGREE BENDS, PARALLEL WITH BUILDING LINES. SQUARE
RACEWAYS, REAM SMOOTH AND MAKE–UP TIGHT. PLUG ENDS OF
RACEWAYS FURRING CONSTRUCTION AND SWAB CLEAN BEFORE
PULLING WIRE OR CABLE. SUPPORT RACEWAYS FROM BUILDING
STRUCTURE MEMBERS ONLY WITH APPROVED FASTENERS
DESIGNED FOR THE PURPOSE.
B. RACEWAY SYSTEM SHALL BE INSTALLED TO MAINTAIN THE MAXIMUM HEADROOM WITH REQUIRED SUPPORTS FOR THE LOAD. ALL ANCHORS, STRAPS AND CLIPS SHALL BE THE TYPE DESIGNED FOR THE PURPOSE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. COMMON SUPPORTS MAY BE USED FOR MECHANICAL AND ELECTRICAL EQUIPMENT BY COORDINATING THE WORK WITH ALL TRADES.
C. ALL ELECTRICAL BOXES SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS INDEPENDENTLY OF THE CONDUIT RACEWAYS, MECHANICAL SYSTEMS OR SUSPENDED CEILING SUPPORTS. RECESSED BOXES SHALL BE FLUSH WITH SURROUNDING SURFACE. ALL BOXES AND CABINETS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE CLEANED BEFORE PULLING WIRE AND INSTALLING DEVICES.
D. SIZE OF CONDUIT SHALL NOT BE LESS THAN 3/4" AND NOT LESS THAN REQUIRED BY THE NATIONAL ELECTRICAL CODE.

13. WIRE: USE ONLY APPROVED TYPE WIRE–PULLING LUBRICANTS FOR WIRE PULLS. SPLICE WIRE ONLY IN ACCESSIBLE AND UL APPROVED JUNCTION BOXES. MAKE WIRE JOINTS MECHANICALLY STRONG BEFORE APPLYING THE CONNECTOR AND WHERE TAPE IS USED, WRAP EACH JOINT TO THE THICKNESS OF THE ORIGINAL INSULATION. CLEAN AND POLISH METALLIC SURFACES BEFORE INSTALLING CONDUCTORS. APPLY PRESSURE TYPE LUGS ON STRANDED CONDUCTORS CONNECTED TO SCREW OR BOLT TYPE CONNECTIONS.

14. WIRING DEVICES: UNLESS NOTED OTHERWISE, RECEPTACLES SHALL BE INSTALLED 18" ABOVE THE FINISHED FLOOR, SWITCHES SHALL BE 48" AND CLOCK HANGERS 8'–0", RECEPTACLES NOTED ABOVE WORK COUNTERS AND CABINETS (AC) SHALL BE MOUNTED ABOVE THE BACKSPLASH. WEATHERPROOF RECEPTACLE COVERS SHALL BE WEATHERPROOF WHILE IN USE. PROVIDE A BONDING JUMPER BETWEEN THE BOX AND ALL RECEPTACLES.

15. EQUIPMENT CONNECTIONS: PROVIDE ALL NECESSARY MOTOR STARTERS (VERIFY HOOD FANS WITH EQUIPMENT), DISCONNECT SWITCHES, CONTROLS, CONDUIT, BOXES, WIRE, ETC. AND CONNECT COMPLETE TO EACH PIECE OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS INDICATED ON THE DRAWINGS. WHERE EQUIPMENT RATINGS DIFFERENT FROM THAT INDICATED, CONSULT OWNER. CONSULT WITH EQUIPMENT SUPPLIER TO DETERMINE ROUGH–IN REQUIREMENTS. WHERE EQUIPMENT IS NOTED AS FUTURE, TERMINATE CIRCUIT IN JUNCTION BOX AND INSTALL SPRING WIRE NUTS ON THE ENDS OF THE CONDUCTORS.

16. LIGHTING FIXTURES:

A. PROVIDE ALL NECESSARY MOUNTING HARDWARE AND RELATED ITEMS TO PROPERLY INSTALL THE LIGHTING FIXTURES. FIXTURES SUPPORTED IN EXPOSED OR CONCEALED GRID CEILINGS SHALL BE PROVIDED WITH CLIPS. FIXTURES MOUNTED IN OR ON TILE CEILINGS SHALL BE ALIGNED WITH TILES. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL MEMBERS EXCEPT FOR EXPOSED GRID CEILINGS WHERE A CEILING SUPPORTING WIRE SHALL BE PROVIDED AT EACH FIXTURE CORNER. DO NOT USE CEILING GRID CEILING SUPPORT WIRES FOR STRAPPING OR SUPPORT.

17. CLEANING: ALL EQUIPMENT INCLUDING PANELBOARDS, SWITCHES, WIRING DEVICES, LIGHTING FIXTURES, WALL PLATES, ETC. SHALL BE FREE OF CORROSION, DIRT, PAINT SPLATTER OR DAMAGE OF ANY SORT AT FINAL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAME AS INSTRUCTED BY THE OWNER BEFORE FINAL PAYMENT.

18. POWER AND LIGHTING PANELS:

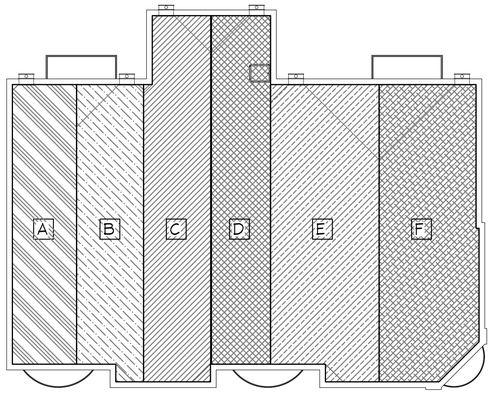
A. THE SERVICE ENTRANCE EQUIPMENT SHALL BE UL LISTED AND LABELED FOR THAT APPLICATION. BUSSING SHALL BE ALUMINUM, TIN–PLATED. BRACE BUSSING FOR 65,000 A.I.C. UNLESS NOTED OTHERWISE ON THE CONTRACT DRAWINGS.
B. LIGHTING AND POWER PANELBOARDS SHALL HAVE LOCKING DOOR AND FLUSH TRIM. BUSSING SHALL BE ALUMINUM, WITH BRACING TO SUIT INTERRUPTING RATING.
C. BREAKERS SHALL BE INDIVIDUAL MOLDED CASE, BOLT–IN STYLE, SIZED AS SCHEDULED. TWO POLE AND THREE POLE BREAKERS SHALL BE COMMON TRIP SINGLE POLE UNITS WITH HANDLETIES ARE NOT ACCEPTABLE.
D. PANELS SHALL BE CURB MOUNTED AS SHOWN ON PLANS.
E. CONTRACTOR TO VERIFY AVAILABLE FAULT CURRENT WITH UTILITY COMPANY FOR PROPER PANEL ASYMMETRICAL INTERRUPTING RATINGS. SUBMIT THIS INFORMATION WITH SHOP DRAWINGS AND PANELS, ALONG WITH LETTER FROM POWER COMPANY.
F. METER, C.T, CABINET, SERVICE CONDUCTORS AND CONDUIT, TRANSFORMER, ETC., SHALL BE PER LOCAL UTILITY REQUIREMENTS. COORDINATE SERVICE INSTALLATION WITH LOCAL UTILITY COMPANY, PROVIDING ALL NEEDED EQUIPMENT AND LABOR.

19. LIGHTING CONTROLS: FURNISH AS NOTED ON ELECTRICAL PLANS. UL LISTED.

20. GROUNDING:

A. EQUIPMENT GROUNDING

1. THE EQUIPMENT GROUNDING SYSTEM SHALL BE SUCH THAT ALL METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT AND OTHER CONDUCTIVE ITEMS ASSOCIATED WITH ELECTRICAL CIRCUITS OPERATE CONTINUOUSLY AT GROUND POTENTIAL AND PROVIDE A LOW IMPEDANCE PATH FOR POSSIBLE GROUND FAULT CURRENTS.
2. WIREWAYS, SWITCHGEAR, PANELBOARDS AND MOTOR CONTROL PANELS SHALL BE PROVIDED WITH AN EQUIPMENT GROUND BUS (INCLUDING LUG OR SCREW TERMINALS) SECURELY BONDED TO THE ENCLOSURE. JUNCTION BOXES AND OTHER ENCLOSURES (SIZES ABOVE 6"X6" SHALL UTILIZE AN EQUIPMENT GROUND BUS OR LUG AS REQUIRED TO SECURELY BOND THE EQUIPMENT GROUND CONDUCTOR TO THE ENCLOSURE.
3. ALL BRANCH CIRCUITS FOR POWER AND LIGHT SHALL INCLUDE A GREEN INSULATED GROUNDING CONDUCTOR. THE EQUIPMENT GROUND CONDUCTOR SHALL BE ELECTRICALLY AND MECHANICALLY CONTINUOUS FROM THE SOURCE OF SUPPLY TO THE EQUIPMENT TO BE GROUNDED.
4. LIGHTING FIXTURES SHALL BE SECURELY CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR.
5. MOTORS SHALL BE CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR WITH A CONDUIT GROUNDING BUSHING AND WITH A BOLTED SOLDERLESS LUG CONNECTION TO THE METAL FRAME. BOLTS, NUTS AND W



ROOF AREA DEMARCATION

SCALE: SCALE

ROOF DRAIN SIZING WORKSHEET

Zone A

ROOF

A	516 SF		
-	SF		
-	SF		
PARAPET WALL	HT. (FT)		
1	69 LF x	4.0	138 SF
2	LF x		0 SF
3	LF x		0 SF
4	LF x		0 SF

TOTAL AREA (A)= **654** SF
Rainfall per hour (I) = 4 "
GPM =(0.0104 * I * A) = **27.2 GPM**
ROOF DRAIN & LEADER SIZE = 2 "
3

Zone B

ROOF

B	551 SF		
-	SF		
-	SF		
PARAPET WALL	HT.		
1	14.5 LF x	4.00	29 SF
2	11.5 LF x	3	17.25 SF
3	LF x		0 SF
4	LF x		0 SF

TOTAL AREA= **597.25** SF
Rainfall per hour = 4 "
GPM=0.0104*(I*A) = **24.8 GPM**
ROOF DRAIN & LEADER SIZE = 2 "
3

Zone C

ROOF

C	691 SF		
-	SF		
-	SF		
PARAPET WALL	HT.		
1	14.5 LF x	4.00	29 SF
2	23 LF x	3	34.5 SF
3	LF x		0 SF
4	LF x		0 SF

TOTAL AREA= **754.5** SF
Rainfall per hour = 4 "
GPM=0.0104*(I*A) = **31.4 GPM**
ROOF DRAIN & LEADER SIZE = 3 "
3

Zone D

ROOF

D	596 SF		
-	SF		
-	SF		
PARAPET WALL	HT.		
1	10 LF x	4.0	20 SF
2	21.75 LF x	3.0	32.63 SF
3	LF x		0 SF
4	LF x		0 SF

TOTAL AREA= **648.63** SF
Rainfall per hour = 4 "
GPM =0.0104*(I*A) = **27.0 GPM**
ROOF DRAIN & LEADER SIZE = 2 "

Zone E

ROOF

E	898 SF		
-	SF		
-	SF		
PARAPET WALL	HT.		
1	21.5 LF x	4.0	43 SF
2	18.5 LF x	3.0	27.75 SF
3	LF x		0 SF
4	LF x		0 SF

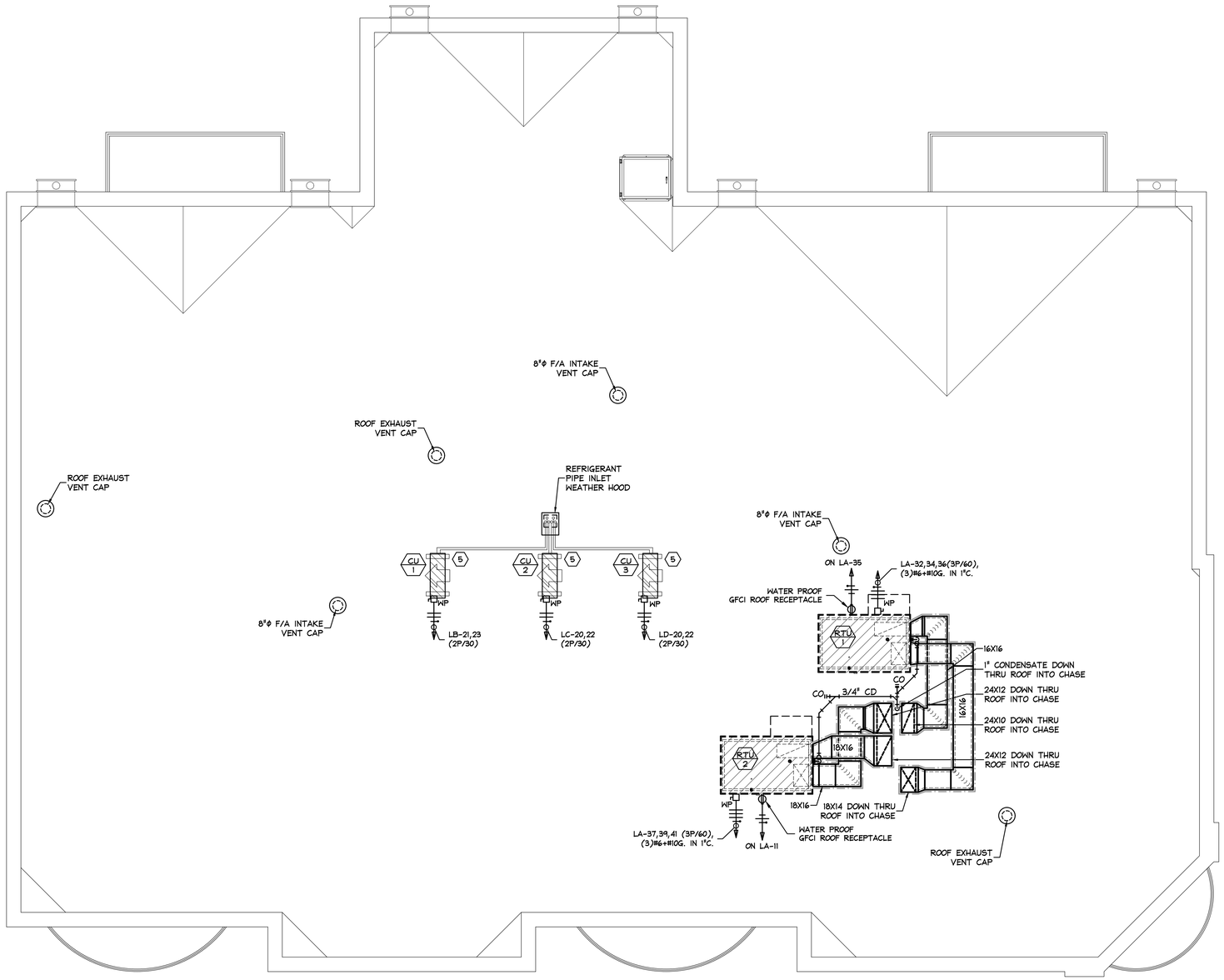
TOTAL AREA= **968.75** SF
Rainfall per hour = 4 "
GPM =0.0104*(I*A) = **40.3 GPM**
ROOF DRAIN & LEADER SIZE = 3 "

Zone F

ROOF

F	818 SF		
-	SF		
-	SF		
PARAPET WALL	HT.		
1	80 LF x	4.0	160 SF
2	LF x		0 SF
3	LF x		0 SF
4	LF x		0 SF

TOTAL AREA= **978** SF
Rainfall per hour = 4 "
GPM =0.0104*(I*A) = **40.7 GPM**
ROOF DRAIN & LEADER SIZE = 3 "



01 MEP ROOF PLAN

SCALE: 1/4"=1'-0"

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

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November 30, 2022
Project # 2069

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JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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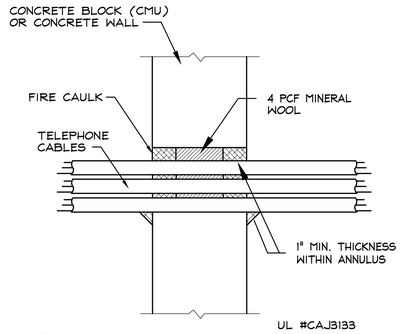
ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:

MEP ROOF PLAN

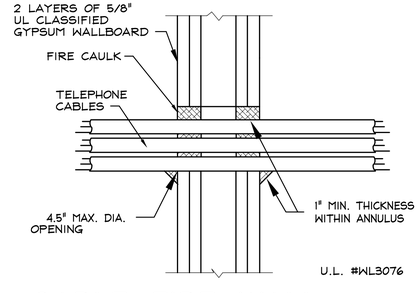
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MEP103



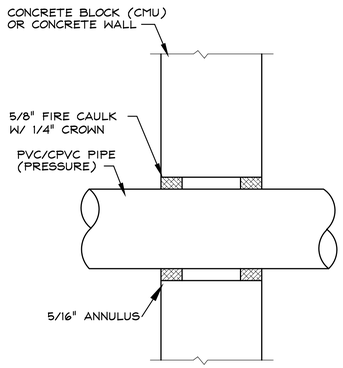
01 CABLE FIRE WALL PENETRATION (CONCRETE BLOCK)

SCALE: N.T.S.



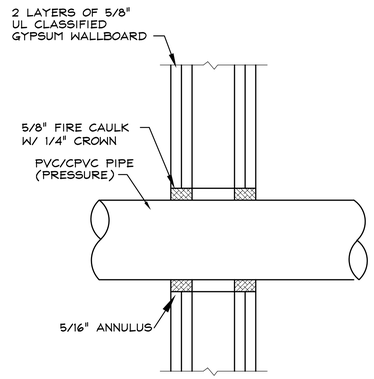
02 CABLE FIRE WALL PENETRATION (DRY WALL)

SCALE: NTS



03 EMT/PIPE FIRE WALL PENETRATION (CONCRETE BLOCK)

SCALE: N.T.S.



04 EMT/PIPE FIRE WALL PENETRATION (DRY WALL)

SCALE: N.T.S.

THIS CONTRACTOR SHALL PREPARE AND PROVIDE ALL EQUIPMENT SUBMITTALS 30 DAYS AFTER PROJECT CONTRACT IS AWARDED.

UPON RECEIPT OF THE SUBMITTAL DATA (THROUGH NORMAL CHANNELS), THE ENGINEER SHALL HAVE TEN (10) WORKING DAYS TO REVIEW THE DATA FOR COMPLIANCE. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MOUNTING

THE ELECTRICAL CONTRACTOR SHALL BEAR ALL EXPENSES THAT OTHER TRADES INCUR AS A RESULT OF PHYSICAL MODIFICATIONS REQUIRED BY APPROVED ALTERNATE ELECTRICAL EQUIPMENT OTHER THAN ORIGINALLY SPECIFIED OR SCHEDULED.

THE FIRE ALARM CONTRACTOR IS SOLELY RESPONSIBLE FOR THE FIRE ALARM DESIGN, DESIGN APPROVAL, INSTALLATION AND FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION. DEVICES AND EQUIPMENT ON THE DRAWING ARE FOR REFERENCE ONLY. FINAL DEVICE TYPES, QUANTITIES, AND LOCATIONS ARE THE RESPONSIBLITY OF THE FIRE ALARM CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH THE FIRE ALARM CONTRACTOR AND PROVIDE ROUGH-IN AND POWER FOR ALL DEVICES PER THE APPROVED FIRE ALARM PLANS.

THE CONTRACTORS SHALL COORDINATE ALL REQUIRED ACCESS TO ALL ADJOINING SPACES AND LOCKED SPACES WITH THE GENERAL CONTRACTOR WHO SHALL IN TURN COORDINATE THESE REQUIREMENTS WITH THE BUILDING MANAGEMENT TEAM.

ANY PENETRATIONS OF A FIRE RATED WALL BY ANY MECHANICAL AND PLUMBING PIPING, DUCTWORK (WITHOUT FD/SD). CONDUITS AND CABLING FOR POWER, CONTROLS OR DATA/TELEPHONE MUST BE FIRED SEALED PER U.L. DETAILS ON THIS SHEET. REFER TO ARCHITECTURAL CODE REVIEW PLAN SHEETS FOR EXACT LOCATIONS OF ALL FIRE RATED WALLS.

ALL MEP PIPING, CONDUITS, OPEN CONDUCTORS, DUCT WORK AND OTHER MATERIALS THAT ARE TO BE INSTALLED IN THE OPEN AIR PLENUM SHALL BE AIR PLENUM RATED. NO EXCEPTION.

ELECTRICAL SYMBOLS

A 3	RECESSED OR SURFACE, TYPE 'A' DOWNLIGHT FIXTURE ON CIRCUIT #3.
A 3	RECESSED OR SURFACE, TYPE 'A' LIGHTING TROFFER FIXTURE ON CIRCUIT #3.
	WALL MOUNTED OR BRACKET MOUNTED LIGHTING FIXTURE.
A 3	RECESSED OR SURFACE, TYPE 'A' WALL WASHER FIXTURE ON CIRCUIT #3.
	HATCHED FIXTURE INDICATING A NIGHT LIGHT OR AN EMERGENCY LIGHTING FIXTURE.
	CEILING MOUNTED EXIT SIGN AND WALL MOUNTED EXIT SIGN.
	UNITARY EMERGENCY LIGHTING FIXTURE
J J	JUNCTION BOX, SIZED BY E.C. PER NEC.
	GRID SYSTEM JUNCTION BOXES, SIZED BY E.C. PER NEC.
	DUPLEX RECEPTACLE, 20A, 125V, GROUNDED.
	DUPLEX RECEPTACLE, 20A, 125V, ISOLATED GROUND.
	DUPLEX RECEPTACLE, 20A, 125V, GROUND, HALF SWITCHED.
	SIMPLEX RECEPTACLE, 20A (U.N.O.), 125V, GROUNDED.
30	POWER RECEPTACLE, 2 POLE, 250V SINGLE PHASE. AMPS GREATER THAN 20A TO BE NOTED.
	QUADPLEX RECEPTACLE, 20A, 125V, GROUNDED.
30	3 PHASE RECEPTACLE, AMPS GREATER THAN 20A TO BE NOTED.
	TELEPHONE OUTLET, DATA OUTLET, COMBINATION TELEPHONE/DATA OUTLET.
	TELEVISION OUTLET.
	CEILING MOUNTED SPEAKER, WALL MOUNTED SPEAKER.
M M	MICROPHONE OUTLETS.
	FLOOR BOX WITH DUPLEX RECEPTACLE.
	FLOOR BOX WITH TELEPHONE OUTLET, FLOOR BOX WITH DATA.
	MULTI-USE FLOOR BOXES.
	MULTI-OUTLET STRIP.
	BUZZER, BELL.
C	SINGLE FACE CLOCK, DOUBLE FACE CLOCK.
L L	FIRE ALARM HORN, FIRE ALARM HORN AND STROBE ASSEMBLY, FIRE ALARM STROBE.
LF F	FIRE ALARM HORN AND STROBE ASSEMBLY WITH MANUAL PULL STATION, MANUAL PULL STATION.
S T	FIRE ALARM WATER FLOW SWITCH, TAMPER SWITCH.
P D	FIRE ALARM CEILING MOUNTED SMOKE DETECTOR, DUCT MOUNTED SMOKE DETECTOR.
H	FIRE ALARM HEAT DETECTOR.
S	SINGLE POLE SWITCH.
S3	THREE WAY SWITCH.
S4	FOUR WAY SWITCH.
SD	DIMMER SWITCH.
SK	KEY OPERATED SWITCH.
SK3	KEY OPERATED THREE WAY SWITCH.
SP	MOMENTARY CONTACT SWITCH.
	PUSH BUTTON SWITCH.
	START - STOP PUSH BUTTON SWITCH
	H.O.A. PUSH BUTTON SWITCH.
SM	SINGLE THROW THERMAL SWITCH.
	PUSH BUTTON START / STOP SWITCH.
	MAGNETIC MOTOR STARTER.
	FUSED SWITCH.
	DISCONNECT SWITCH.
F	FUSED DISCONNECT SWITCH.
	MOTOR.
	WIRING SYMBOLS: NEUTRAL, HOT, SWITCH, GROUND.
	CONDUIT CONCEALED IN OR BELOW FLOOR.
	PANELBOARD (250 VOLT OR BELOW).
	PANELBOARD (480 VOLT OR 600 VOLT).
	DRY TYPE TRANSFORMER.
	GROUNDING BUS BAR
	TELEPHONE CABINET OR BACKBOARD
A G AG	ABOVE COUNTER, GFCI RECEPTACLE, ABOVE COUNTER GFCI RECEPTACLE.

NOTE: NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED.

MEP ABBREVIATIONS

ABV.	ABOVE
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	ABOVE GRADE AND GFI
AHAP	AS HIGH AS POSSIBLE
AHU	AIR HANDLING UNIT
ALT.	ALTERNATE
AMB.	AMBIENT TEMPERATURE (°F)
AMP.	AMPERE
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
B	BOILER
B.G.	BELOW GRADE
BMS	BUILDING MANAGEMENT SYSTEM
BRD	BAROMETRIC RELIEF DAMPER
BTU	BRITISH THERMAL UNIT
CD	CONSTRUCTION DOCUMENTS
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH.	CHILLER
CHEM.	CHEMICAL
CHP	CHILLED WATER PUMP
CKT.	CIRCUIT
CLG.	CEILING
CMPR.	COMPRESSOR
CT	COOLING TOWER
CWP	CONDENSER WATER PUMP
CU	CONDENSING UNIT
DB	DRY BULB
DEFL.	DEFLECTION
DEG. F	DEGREES FAHRENHEIT
DET.	DETAIL
DD	DESIGN DEVELOPMENT
DIA.	DIAMETER
DISC.	DISCONNECT SWITCH
DIM.	DIMENSION
EA	EXHAUST AIR
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMCS.	ENERGY MGMT. CONTROL SYSTEM
E.S.P.	EXTERNAL STATIC PRESS. (IN. W.G.)
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH.	EXHAUST
EXIST.	EXISTING
F/A	FREE AREA OPENING (SQ. FT.)
FCU	FAN COIL UNIT
FHP	FRACTIONAL HORSE POWER
FLR.	FLOOR
FPI	COIL FINS PER INCH.
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT.	FOOT OR FEET
GFI	GROUND FAULT INTERRUPTER
GPM	GALLONS PER MINUTE
HD.	HEAD
HOA	HANDS/OFF/AUTO. MOTOR STARTER
HP	HORSE POWER
HPU	HEAT PUMP UNIT
HR.	HOUR(S)
HT.	HEIGHT
HTG.	HEATING
HTR.	HEATER
HVAC	HEAT,VENT AND AIR CONDITIONING
HWP	HOT WATER PUMP
HX	HEAT EXCHANGER
HZ.	FREQUENCY (HERTZ)
ID	INSIDE DIAMETER OR DIMENSION
IN.	INCHES
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAX.	MAXIMUM
MCA	MINIMUM CURRENT AMPS.
MOCP	MAX. OVER CURRENT PROTECTION
MBH	1000 BTU PER HOUR
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MVD	MANUAL VOLUME DAMPER
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONSTRUCTION
NK	NECK DIMENSION
NO.	NUMBER
OA	OUTSIDE AIR
OAR	OWNERS AUTHORIZED REPRESENTATIVE
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
ORIG.	ORIGINAL
P.D.	PRESSURE DROP (FT)
PH.	PHASE
PMB	POWERED MIXING BOX
PLBG.	PLUMBING
PNL	PANEL
PRESS.	PRESSURE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RAD.	RADIUS
REF.	REFERENCE
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/S	SINGLE SPEED MOTOR
S/S/S	START/STOP/STATUS
SA	SUPPLY AIR
SAG	SUPPLY AIR GRILLE
SDC	STAND ALONE DIGITAL CONTROLLER
SEER	SEASON ENERGY EFFICIENCY RATIO
SENS.	SENSIBLE
SP	STATIC PRESSURE
SQ.	SQUARE
STR.	MOTOR STARTER
TEMP.	TEMPERATURE
T.S.P.	TOTAL STATIC PRESSURE (IN. W.G.)
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VAV	VARIABLE AIR VALVE
VEL.	VELOCITY
W	WATT
W/	WITH
W/O	WITHOUT
W.G.	WATER GUAGE
WB	WET BULB
WP.	WEATHERPROOF
WPD	WATER PRESSURE DROP
WPG	WEATHERPROOF GFI
XFMR.	TRANSFORMER

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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

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November 30, 2022
Project # 2069

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SHEET TITLE:
TYPICAL ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS

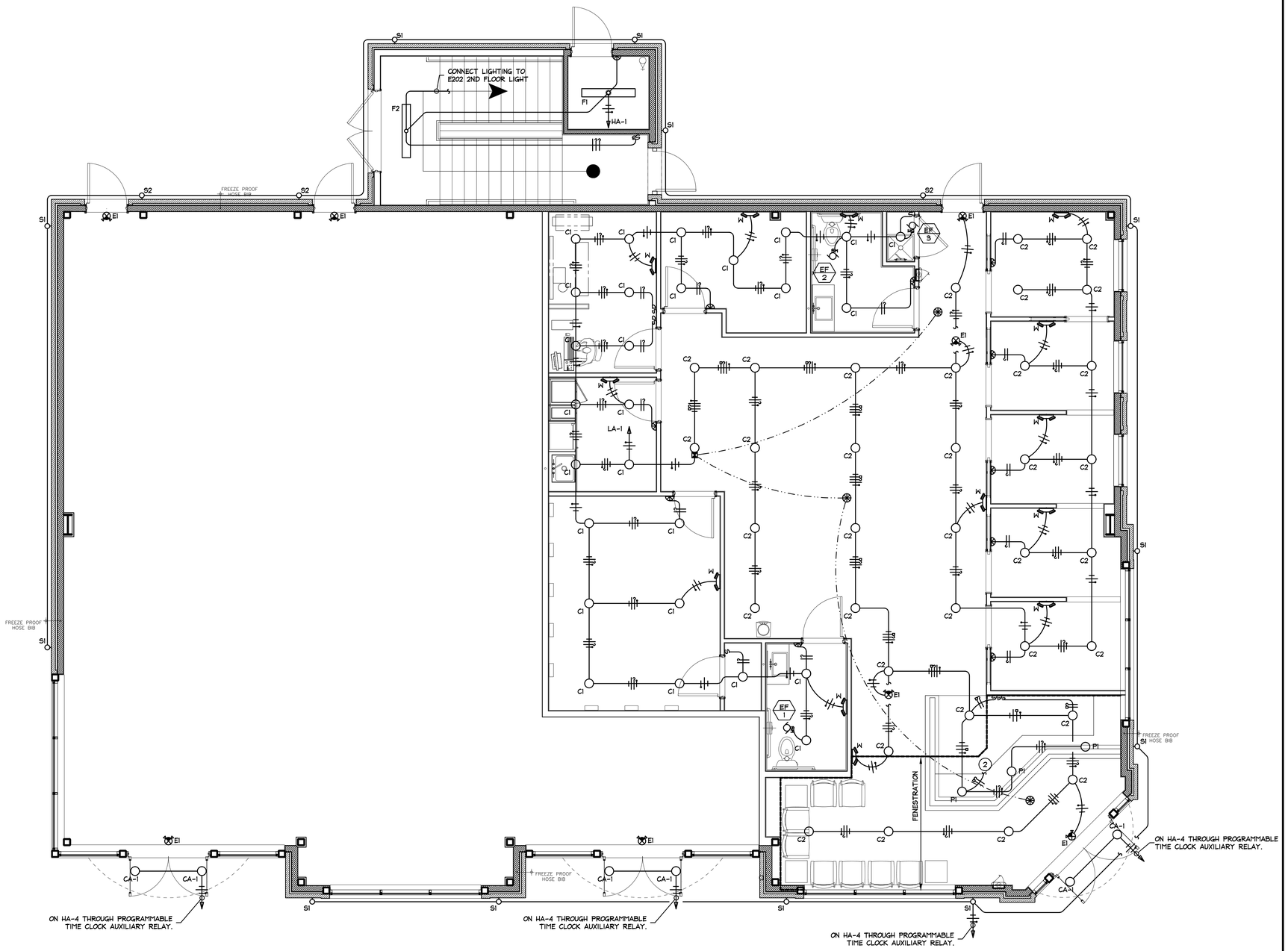
SHEET:
E101

NOTES BY SYMBOL: (#)

1. PROPOSED LOCATION OF SWITCH BANK. VERIFY DESIRED LOCATION PRIOR TO ANY ROUGH IN.
2. EXTEND CONDUIT AND WIRE TO SWITCH AT SWITCH BANK.

OCUPANCY SENSOR SYMBOL LEGEND

SYMBOL	DESCRIPTION	SENSOR SWITCH CATALOG NUMBER
	CEILING MOUNTED, 360°, DUEL TECHNOLOGY OCCUPANCY SENSOR.	CM-PDT-10
	WALL MOUNTED, 180°, LINE VOLTAGE, DUEL TECHNOLOGY OCCUPANCY SENSOR WITH INTEGRAL SWITCH.	LWS-PDT
	OCCUPANCY SENSOR CONTROLLED POWER PACK (24 VOLT CONTROL).	
	LOW VOLTAGE CONTROL WIRING (3 @ 16 AWG) FROM OCCUPANCY SENSORS TO POWER PACKS.	
	RELAYED HOT LEG FROM POWER PACK, ACTIVATED BY OCCUPANCY SENSOR.	



01 FIRST FLOOR PLAN-LIGHTING

SCALE: 1/4"=1'-0"

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FORT WORTH, TX 76102

JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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ARCHITECT SEAL:

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OWNERS:
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LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ MIXED USE DEVELOPMENT
6514 S. COOPER ST.
ARLINGTON, TX 76001

CITY OF ARLINGTON

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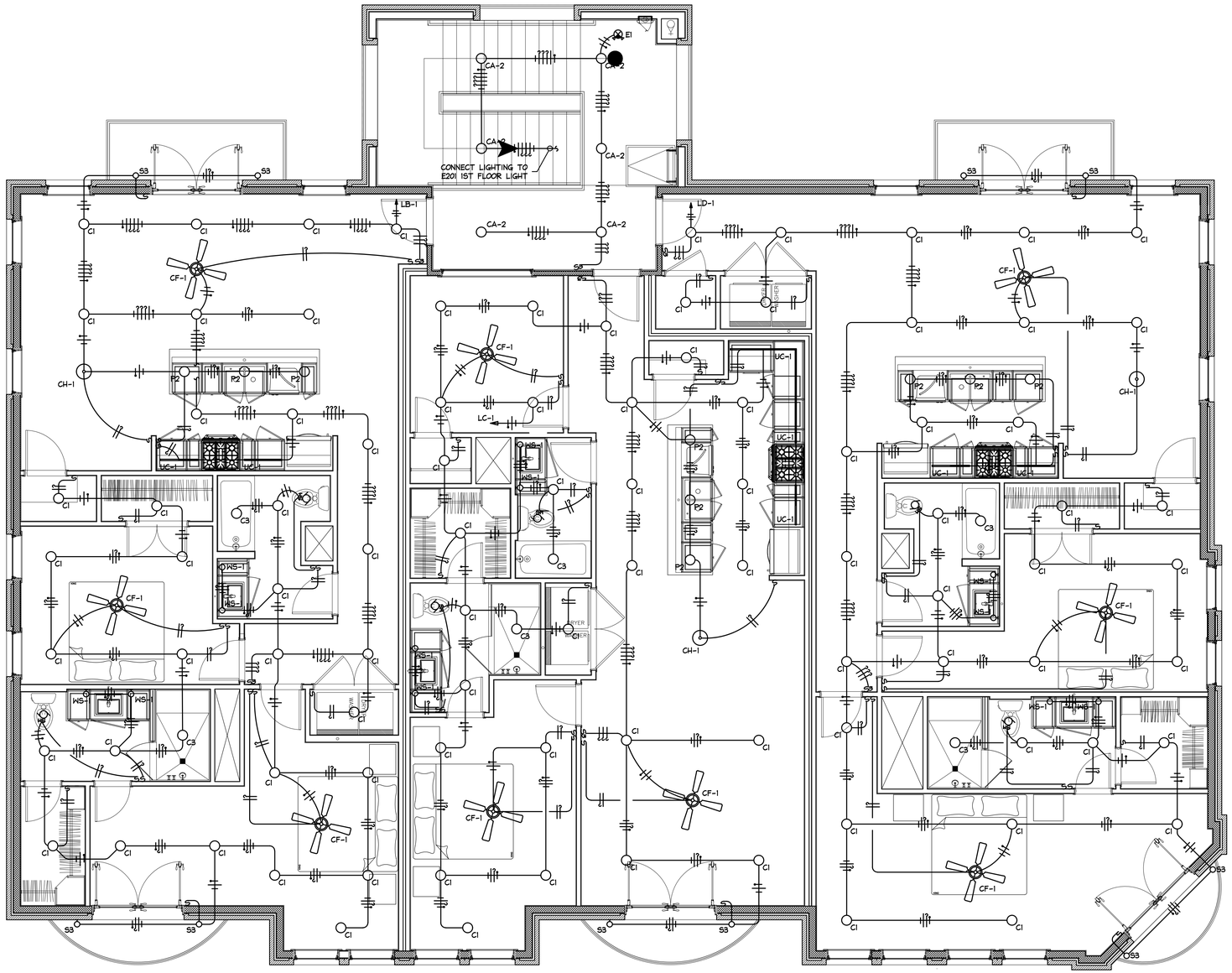
ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:

FIRST FLOOR LIGHTING PLAN

SHEET:

E201



01 SECOND FLOOR PLAN–LIGHTING

SCALE: 1/4"=1'-0"

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

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November 30, 2022
Project # 2069

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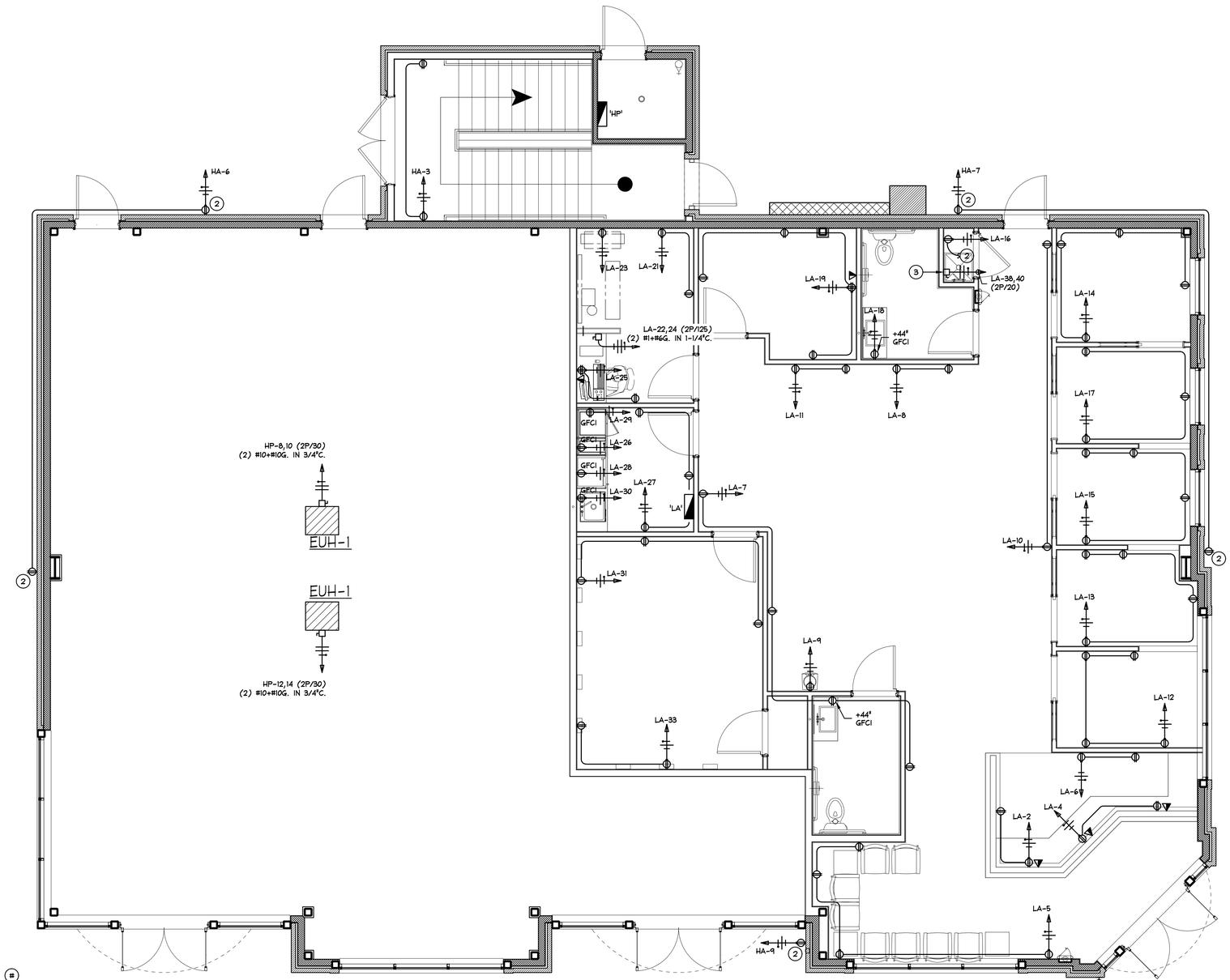
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
SECOND FLOOR LIGHTING PLAN

SHEET:
E202



01 FIRST FLOOR PLAN–POWER

SCALE: 1/4"=1'-0"

NOTES BY SYMBOL: (#)

1. EXTEND UP TO 'HWRP' HOT WATER RE-CIRCULATION PUMP. COORDINATE LOCATION AND ALL OTHER REQUIREMENTS WITH THE PLUMBING CONTRACTOR.
2. GFCI RECEPTACLE IN FLUSH MOUNTED, WATER PROOF, METAL ENCLOSURE WITH LOCKABLE, HEAVY DUTY 'IN USE' COVER.
3. DISCONNECT FOR WATER HEATER. COORDINATE THE OPTIMUM LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH IN

GENERAL NOTES: (#)

1. ALL CONDUITS SHALL CONTAIN A HOT, NEUTRAL AND GROUND UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR EQUIPMENT AND INSTALL ELECTRICAL PER THE MANUFACTURER RECOMMENDATIONS AND INSTALLATION GUIDELINES.
3. THE FIRE ALARM SYSTEM SHALL BE INTEGRATED INTO THE BUILDINGS EXISTING FIRE ALARM SYSTEM. FIRE ALARM DESIGNER SHALL VERIFY ALL REQUIREMENTS ON SITE PRIOR TO BIDDING AND DESIGN.
4. THE ELECTRICAL DRAWINGS ARE INTENDED TO BE DIAGRAMMATIC ONLY AND ARE NOT SUITABLE FOR SCALING. THE CONTRACTOR SHALL VERIFY THE PRECISE LOCATION AND MOUNTING HEIGHT OF ALL ELECTRICAL DEVICES WITH THE ARCHITECT PRIOR TO ANY ROUGH IN.
5. CONTRACTOR SHALL VERIFY QUANTITY AND LOCATION OF ALL EQUIPMENT WITH ARCHITECT PRIOR TO ANY ROUGH IN AND MAKE ADDITIONS AND MODIFICATIONS TO THE ELECTRICAL PLAN AS MAY BE REQUIRED FOR MODIFICATIONS TO THE QUANTITY, TYPE, LOCATION OR GENERAL CONFIGURATION CHANGES OF THE SHOWN EQUIPMENT PLAN PRIOR TO ROUGH IN.
6. THE ELECTRICAL CONTRACTOR SHALL INSTALL CONDUITS AND OTHER ELECTRICAL DEVICES IN SUCH A MANNER TO MINIMIZE THE POTENTIAL VISUAL IMPACT. REFER TO ARCHITECT FOR ROUTING AND OTHER POTENTIAL AESTHETIC ISSUES PRIOR TO ROUGH IN.

NOTE:

THE ELECTRICAL DRAWINGS ARE INTENDED TO BE STRICTLY DIAGRAMMATIC. THE CONTRACTOR SHALL NOT USE THE ELECTRICAL DRAWINGS FOR SCALING. REFER TO ARCHITECTURAL DIMENSIONAL AND ELEVATION PLANS FOR THIS PURPOSE.

NOTE:

THE CONTRACTOR SHALL COORDINATE AND VERIFY THE PRECISE LOCATION AND MOUNTING HEIGHT OF ALL RECEPTACLES, DATA DROPS, SWITCHES AND OTHER ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.

FIRE ALARM

THE FIRE ALARM CONTRACTOR IS SOLELY RESPONSIBLE FOR THE FIRE ALARM DESIGN, DESIGN APPROVAL, INSTALLATION AND FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION. DEVICES AND EQUIPMENT ON THE DRAWING ARE FOR REFERENCE ONLY. FINAL DEVICE TYPES, QUANTITIES, AND LOCATIONS ARE THE RESPONSIBLITY OF THE FIRE ALARM CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH THE APPROVED FIRE ALARM PLANS.

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

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STATE OF TEXAS
Richard L. Norris
100089
LICENSED PROFESSIONAL ENGINEER

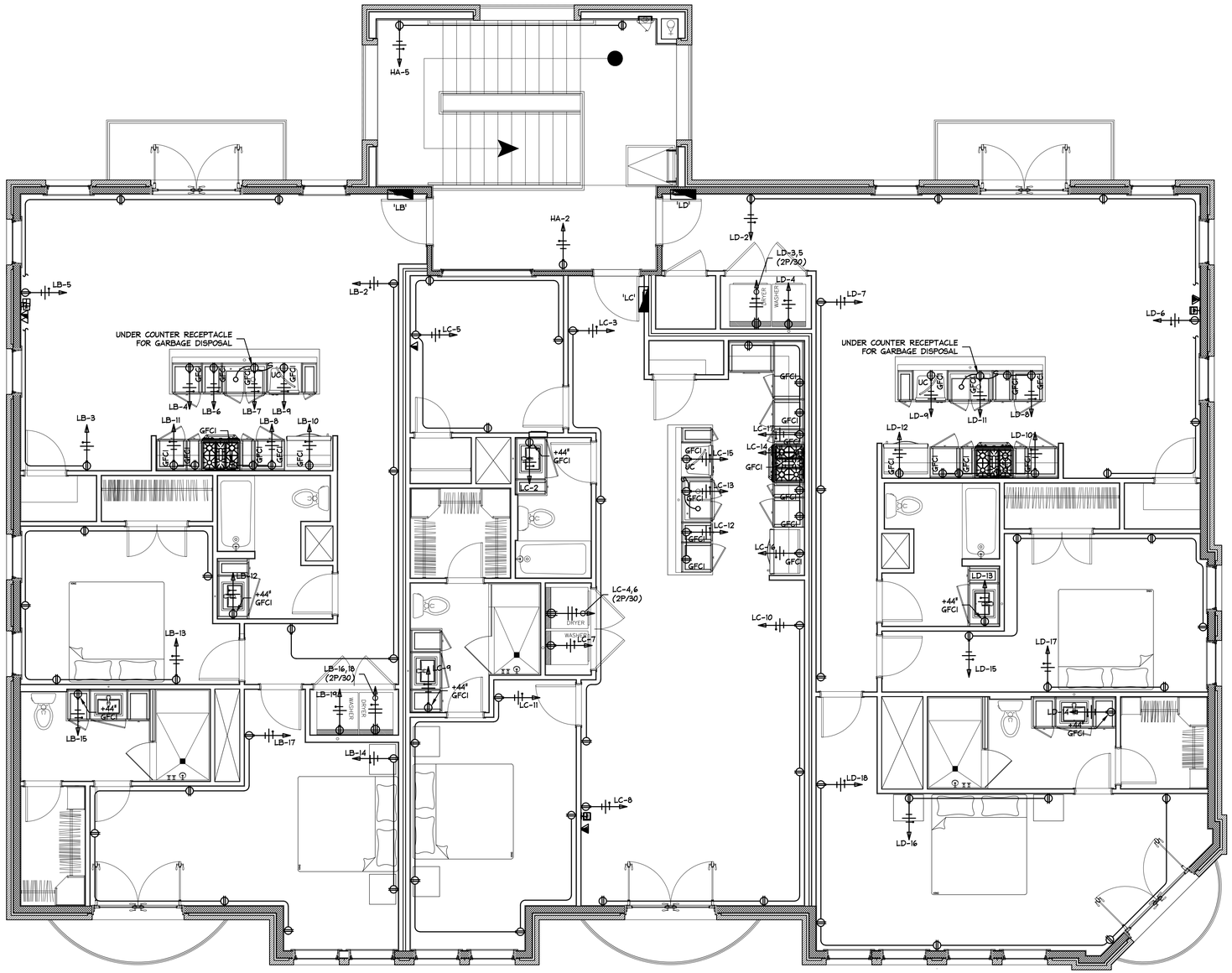
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November 30, 2022
Project # 2069

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SHEET TITLE:
FIRST FLOOR POWER PLAN

SHEET:
E301



01 SECOND FLOOR PLAN–POWER

SCALE: 1/4"=1'-0"

X-RAY ROOM NOTE:

THE ELECTRICAL CONTRACTOR SHALL REFER TO THE SITE SPECIFIC X-RAY DESIGN DRAWINGS FROM THE MANUFACTURER AND VERIFY LOCATION AND ALL OTHER REQUIREMENTS FOR ELECTRICAL EQUIPMENT AND DEVICES PRIOR TO BIDDING THE PROJECT AND DURING INSTALLATION. THE SHOWN ELECTRICAL IS STRICTLY DIAGRAMATIC

NOTE:

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REVISIONS:

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SHEET TITLE:

SECOND FLOOR POWER PLAN

SHEET:

E302

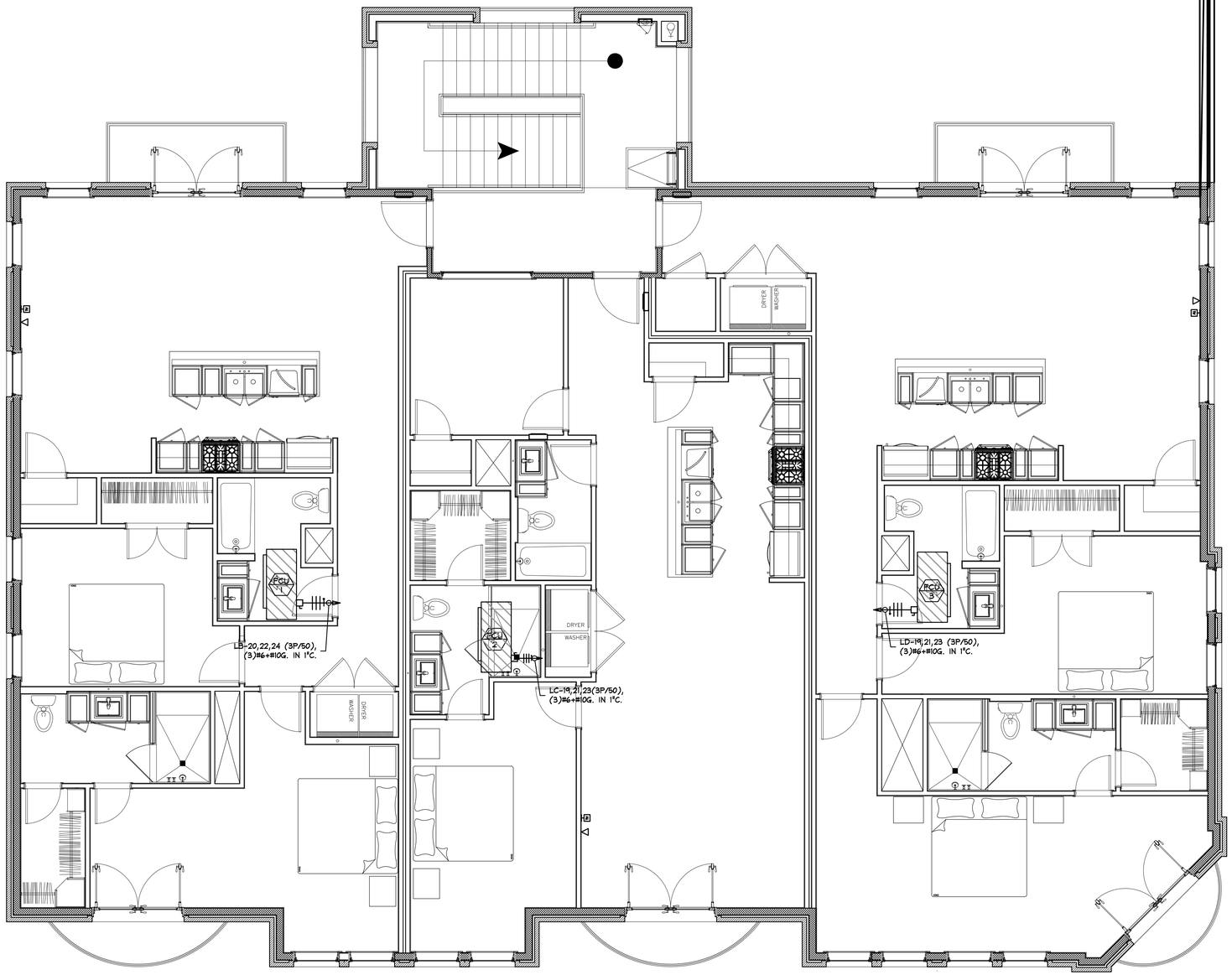
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Richard L. Norris
100069
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

November 30, 2022
Project # 2069

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HVAC SYSTEMS SEQUENCE OF OPERATION

AHU-1, AHU-3 AND AHU-3:
- SUPPLY FAN SET TO "AUTO" AND ENGAGED ON DEMAND
- OUTSIDE AIR DAMPER OPENS TO MINIMUM FRESH SCHEDULED.
- COMPRESSORS ENGAGE/DISENAGE BASED ON SPACE TEMPERATURE

01 SECOND FLOOR PLAN–MECHANICAL

SCALE: 1/4"=1'-0"

KEYED NOTES: (#)

1. NEW FAN COIL UNIT, CONFIGURED IN HORIZONTAL POSITION, IN FURR-DOWN CEILING. COORDINATE WITH ARCHITECT.
2. 3/4" CONDENSATE DRAIN PIPE DOWN IN WALL AND OUT TO LAV P-TRAP TAIL PIECE.
3. 8"ϕ FRESH AIR INTAKE DUCT UP THRU ROOF TO VENT CAP, SEE DETAIL.
4. PROGRAMMABLE THERMOSTAT MOUNTED AT 48" A.F.F.
5. REFRIGERANT PIPING TO FCU/CU - FIELD VERIFY, SIZE AND ROUTING PER MFRS. RECOMMENDATIONS.
6. 4"ϕ DRYER VENT DUCT UP IN WALL THRU ROOF TO GOOSENECK.

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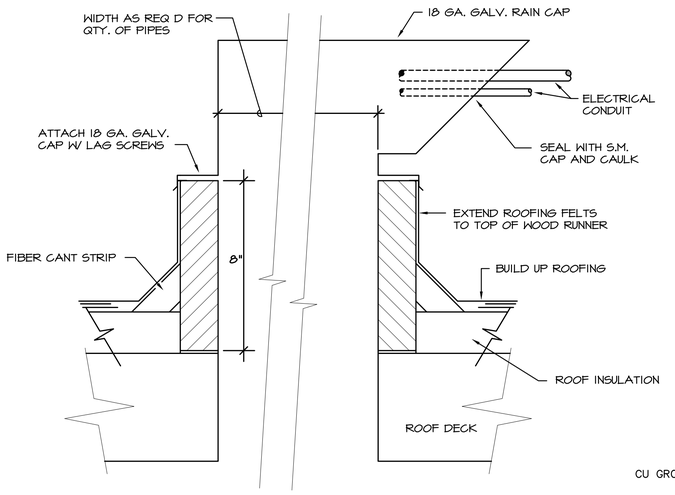
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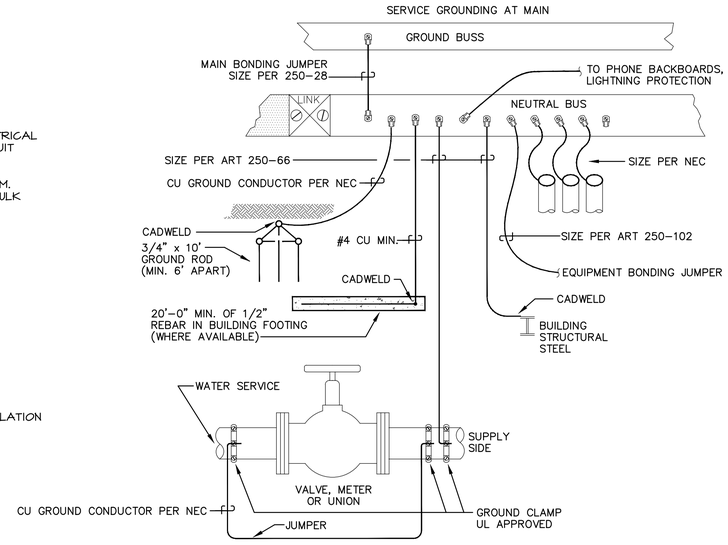
SHEET TITLE:
SECOND FLOOR
MECHANICAL POWER PLAN

SHEET:
E303



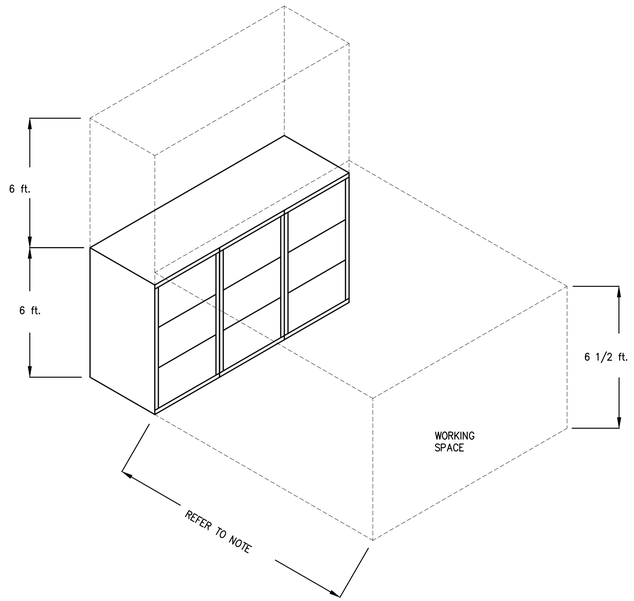
03 ELECTRICAL CONDUIT ROOF CAP

SCALE: NONE



02 NEUTRAL GROUNDING DETAIL

SCALE: NONE



NOMINAL VOLTAGE	MINIMAL CLEAR DISTANCE		
	CONDITION 1	CONDITION 2	CONDITION 3
0 – 150	900 mm (3 FT)	900 mm (3 FT)	900 mm (3 FT)
151 – 600	900 mm (3 FT)	1 mm (3 1/2 FT.)	1.2 m (4 FT.)

NOTE: WHERE THE CONDITIONS ARE AS FOLLOWS:

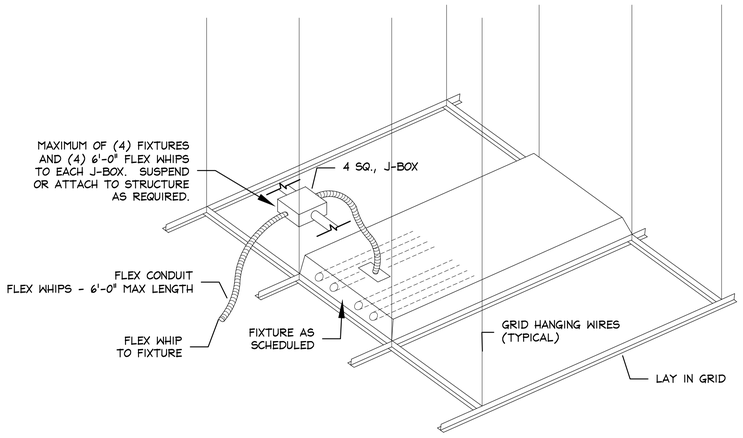
CONDITION 1 – EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE GROUNDED PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR OTHER INSULATING MATERIALS. INSULATED WIRE OR INSULATED BUSBARS OPERATING AT NOT OVER 300 VOLTS TO GROUND SHALL NOT BE CONSIDERED LIVE PARTS.

CONDITION 2 – EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE. CONCRETE, BRICK, OR TILE WALLS SHALL BE CONSIDERED AS GROUNDED.

CONDITION 3 – EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GROUNDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.

01 PANEL WORK SPACE DETAIL

SCALE: NONE



04 DETAIL OF LIGHT FIXTURE INSTALLATION

SCALE: NO SCALE

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OWNERS:
ELISE HERNANDEZ, D.C.
LINCOLN HERNANDEZ
3701 S. COOPER ST.
ARLINGTON, TX 76015
(301) 305-6206 (ELISE)
(240) 344-9651 (LINCOLN)

PROJECT:

HERNANDEZ MIXED USE DEVELOPMENT
6514 S. COOPER ST.
ARLINGTON, TX 76001
CITY OF ARLINGTON

FORM studios, inc.
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

STATE OF TEXAS
Richard L. Norris
100089
REGISTERED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

November 30, 2022
Project # 2069

R Squared Consulting Engineers, Inc.
Firm Registration: F-15033
4700 Rockaway Lane,
McKinney, Texas 75070
Richard Norris, P.E. Office 214-548-5118
Rnorris@RSquaredcs.com

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SHEET TITLE:

ELECTRICAL DETAILS

SHEET:

E401

RESIDENCE PANEL 'LC'

DESCRIPTION	POLES	TRIP	CIRCUIT	LIGHTING	POWER	POWER	LIGHTING	CIRCUIT	TRIP	POLES	DESCRIPTION
LIGHTING AND EXF	1P	20	1	1296	200	180		2	20	1P	RESTROOM RECEPTACLE
MISC. RECEPTACLES	1P	20	3		540	2500		4		2P	DRYER
OFFICE POWER	1P	20	5		1040	2500		6	30		
WASHER	1P	20	7		1200	600		8	20	1P	TV
RESTROOM RECEPTACLE	1P	20	9		1500	720		10	20	1P	MISC. RECEPTACLES
MASTER BEDROOM RECEPTACLES	1P	20	11		900	1200		12	20	1P	KITCHEN ISLAND RECEPTACLE
GARBAGE DISPOSAL	1P	20	13		900	1200		14	20	1P	COUNTERTOP RECEPTACLES
KITCHEN ISLAND UC RECEPTACLE	1P	20	15		1200	900		16	20	1P	FRIDGE
COUNTERTOP RECEPTACLES	1P	20	17		1200			18	20	1P	SPARE
			19		5884	1883		20		2P	CU-2
FCU-2	3P	50	21		5884	1883		22	30		
			23		5884			24	20	1P	
	1P	20	25					26	20	1P	
	1P	20	27					28	20	1P	
	1P	20	29					30	20	1P	
	1P	20	31					32	20	1P	
	1P	20	33					34	20	1P	
	1P	20	35					36	20	1P	
	1P	20	37					38	20	1P	
	1P	20	39					40	20	1P	
	1P	20	41					42	20	1P	

GROUND BUS			
22K AIC RATED			
CONNECTED LIGHTING	1296	X 1.25	1620
CONNECTED POWER			39897
TOTAL DESIGN LOAD			41517
TOTAL CONNECTED AMPS			115.38

DESIGNATION	RESIDENCE PANEL 'LC'
MOUNTING	FLUSH
VOLTAGE-PHASE-WIRE	120 208 3 PH 4 WIRE
MAINS TYPE	MLO
MAINS AMPS	200

RESIDENCE PANEL 'LB'

DESCRIPTION	POLES	TRIP	CIRCUIT	LIGHTING	POWER	POWER	LIGHTING	CIRCUIT	TRIP	POLES	DESCRIPTION
LIGHTING & EXF	1P	20	1	1457	200	720		2	20	1P	MISC. RECEPTACLES
MISC. RECEPTACLES	1P	20	3		540	1200		4	20	1P	KITCHEN COUNTER RECEPTACLE
TV	1P	20	5		600	1200		6	20	1P	KITCHEN COUNTER RECEPTACLE
KITCHEN RECEPTACLE GARBAGE DISPOSAL	1P	20	7		900	1200		8	20	1P	KITCHEN COUNTER RECEPTACLES
KITCHEN UC RECEPTACLE	1P	20	9		1200	900		10	20	1P	KITCHEN FRIDGE
KITCHEN COUNTER RECEPTACLES	1P	20	11		1200	1500		12	20	1P	RESTROOM RECEPTACLE
BEDROOM RECEPTACLES	1P	20	13		900	360		14	20	1P	MASTER BEDROOM RECEPTACLES
RESTROOM RECEPTACLE	1P	20	15		180	2500		16		2P	DRYER
MASTER BEDROOM RECEPTACLES	1P	20	17		900	2500		18	30		
WASHER	1P	20	19		1200	5884		20		3P	
CU-1	2P		21		1883	5884		22	50		FCU-1
		30	23		1883	5884		24			
	1P	20	25					26	20	1P	
	1P	20	27					28	20	1P	
	1P	20	29					30	20	1P	

GROUND BUS			
22K AIC RATED			
CONNECTED LIGHTING	1457	X 1.25	1821
CONNECTED POWER			41317
TOTAL DESIGN LOAD			43138
TOTAL CONNECTED AMPS			119.88

DESIGNATION	RESIDENCE PANEL 'LB'
MOUNTING	FLUSH
VOLTAGE-PHASE-WIRE	120 208 3 PH 4 WIRE
MAINS TYPE	MLO
MAINS AMPS	200

PANEL 'LA'

DESCRIPTION	POLES	TRIP	CIRCUIT	LIGHTING	POWER	POWER	LIGHTING	CIRCUIT	TRIP	POLES	DESCRIPTION
LIGHTING AND EXF	1P	20	1	1219	300	1500		2	20	1P	VESTIBULE RECEPTION COUNTER RECEPTACLE
SIGNAGE	1P	20	3	1200		1500		4	20	1P	VESTIBULE RECEPTION COUNTER RECEPTACLE
(WAITING RM) MISC. RECEPTACLES	1P	20	5		800	1200		6	20	1P	VESTIBULE RECEPTION RECEPTACLES
MISC. RECEPTACLES	1P	20	7		800	400		8	20	1P	MULTI-PURPOSE RECEPTACLES
WATER FOUNTAIN	1P	20	9		600	400		10	20	1P	MULTI-PURPOSE MISC. RECEPTACLES
MULTI-PURPOSE RECEPTACLES	1P	20	11		400	800		12	20	1P	ADJUSTING BAY 116 RECEPTACLES
ADJUSTING BAY 115 RECEPTACLES	1P	20	13		800	800		14	20	1P	ADJUSTING BAY 112 RECEPTACLES
ADJUSTING BAY 114 RECEPTACLES	1P	20	15		800	600		16	20	1P	HVRP RECEPTACLE
ADJUSTING BAY 113 RECEPTACLES	1P	20	17		800	200		18	20	1P	RESTROOM RECEPTACLES
OFFICE 108 POWER	1P	20	19		1200			20	20	1P	
X-RAY ROOM 107 MISC. RECEPTACLES	1P	20	21		400	15000		22		2P	X-RAY MACHINE
X-RAY ROOM 107 EQUIPMENT	1P	20	23		600	15000		24	125		
X-RAY ROOM 107 X-RAY COMPUTER	1P	20	25		1500	1200		26	20	1P	(BREAK RM 108) COUNTER RECEPTACLE
(BREAK RM 108) MISC. RECEPTACLES	1P	20	27		600	1200		28	20	1P	(BREAK RM 108) COUNTER RECEPTACLE
(BREAK RM 108) FRIDGE	1P	20	29		900	1200		30	20	1P	(BREAK RM 108) RECEPTACLE
(DOCTOR REPORT RM 105) RECEPTACLES	1P	20	31		1200	6845		32			
(DOCTOR REPORT RM 105) RECEPTACLES	1P	20	33		1200	6845		34	60	3P	RTU 1
ROOFTOP RECEPTACLE	1P	20	35		200	6845		36			
	3P		37		7205	1500		38		2P	WATER HEATER
ROOF TOP HVAC UNIT, RTU-2			39		7205	1500		40	20		
		60	41		7205			42	20	1P	

GROUND BUS			
22K AIC RATED			
CONNECTED LIGHTING	2419	X 1.25	3024
CONNECTED POWER			99250
TOTAL DESIGN LOAD			102274
TOTAL CONNECTED AMPS			284.22

DESIGNATION	PANEL 'LA'
MOUNTING	SURFACE
VOLTAGE-PHASE-WIRE	120 208 3 PH 4 WIRE
MAINS TYPE	MLO
MAINS AMPS	400

PANEL 'HP'

DESCRIPTION	POLES	TRIP	CIRCUIT	LIGHTING	POWER	POWER	LIGHTING	CIRCUIT	TRIP	POLES	DESCRIPTION
LIGHTING	1P	20	1	144		180		2	20	1P	MISC. RECEPTACLE
MISC. RECEPTACLES	1P	20	3		360	507		4	20	1P	EXTERIOR LIGHTING
MISC. RECEPTACLES	1P	20	5		360	360		6	20	1P	EXTERIOR RECEPTACLES
EXTERIOR RECEPTACLES	1P	20	7		360	2500		8		2P	ELECTRIC UNIT HEATER, EUH-1
EXTERIOR RECEPTACLE	1P	20	9		180	2500		10	30		
	1P	20	11			2500		12		2P	ELECTRIC UNIT HEATER, EUH-2
	1P	20	13			2500		14	30		
	1P	20	15					16	20	1P	
	1P	20	17					18	20	1P	

GROUND BUS			
22K AIC RATED			
CONNECTED LIGHTING	144	X 1.25	180
CONNECTED POWER			12307
TOTAL DESIGN LOAD			12487
TOTAL CONNECTED AMPS			26.06

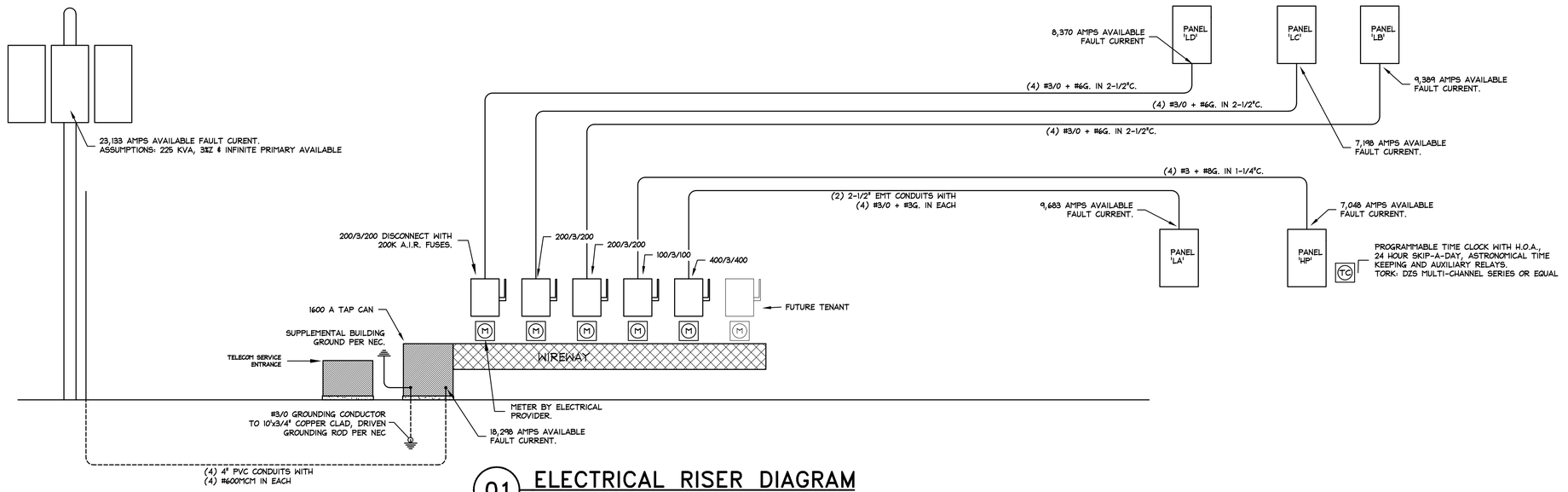
DESIGNATION	PANEL 'HP'
MOUNTING	SURFACE
VOLTAGE-PHASE-WIRE	120 277 3 PH 4 WIRE
MAINS TYPE	MLO
MAINS AMPS	100

RESIDENCE PANEL 'LD'

DESCRIPTION	POLES	TRIP	CIRCUIT	LIGHTING	POWER	POWER	LIGHTING	CIRCUIT	TRIP	POLES	DESCRIPTION
LIGHTING AND EXF	1P	20	1	1500	200	900		2	20	1P	MISC. RECEPTACLES
DRYER	2P		3			2500	1200		4	20	1P	WASHER
		30	5			2500	500		6	20	1P	TV
MISC. RECEPTACLES	1P	20	7			540	1200		8	20	1P	KITCHEN ISLAND RECEPTACLES
KITCHEN ISLAND UC RECEPTACLE	1P	20	9			1200	1200		10	20	1P	KITCHEN COUNTERTOP RECEPTACLES
GARBAGE DISPOSAL	1P	20	11			900	900		12	20	1P	FRIDGE
RESTROOM RECEPTACLE	1P	20	13			1500	1500		14	20	1P	RESTROOM RECEPTACLE
BEDROOM RECEPTACLES	1P	20	15			720	360		16	20	1P	MASTER BEDROOM RECEPTACLES
BEDROOM RECEPTACLES	1P	20	17			360	900		18	20	1P	MASTER BEDROOM RECEPTACLES
			19			5884	1883		20		2P	CU-3
FCU-3	3P	50	21			5884	1883		22	30		
			23			5884			24	20	1P	
	1P	20	25						26	20	1P	
	1P	20	27						28	20	1P	
	1P	20	29						30	20	1P	
	1P	20	31						32	20	1P	
	1P	20	33						34	20	1P	
	1P	20	35						36	20	1P	
	1P	20	37						38	20	1P	
	1P	20	39						40	20	1P	
	1P	20	41						42	20	1P	

GROUND BUS			
22K AIC RATED			
CONNECTED LIGHTING	1500	X 1.25	1875
CONNECTED POWER			40498
TOTAL DESIGN LOAD			42373
TOTAL CONNECTED AMPS			117.76

DESIGNATION	RESIDENCE PANEL 'LD'
MOUNTING	FLUSH
VOLTAGE-PHASE-WIRE	120 208 3 PH 4 WIRE
MAINS TYPE	MLO
MAINS AMPS	200



01 ELECTRICAL RISER DIAGRAM

SCALE: NONE

FORM
STUDIOS INC.
FSITEAM@FORMSI.COM
817-426-3006 VOICE
817-426-3008 FAX
300 BURNETT ST.
SUITE 120
FORT WORTH, TX 76102

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STATE OF TEXAS
Richard L. Norris
100089
LICENSED PROFESSIONAL ENGINEER

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November 30, 2022
Project # 2069

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Arlington, Texas 76016
Cell: 972-814-5007, Office 214-548-5118
Rnorris@RSengineers.com

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SHEET TITLE:
ELECTRICAL RISER & SCHEDULES

SHEET:
E501

MEP ABBREVIATIONS

ABV.	ABOVE
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AG	ABOVE GRADE AND GFI
AHAP	AS HIGH AS POSSIBLE
AHU	AIR HANDLING UNIT
ALT.	ALTERNATE
AMB.	AMBIENT TEMPERATURE (°F)
AMP.	AMPERE
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
B	BOILER
B.G.	BELOW GRADE
BMS	BUILDING MANAGEMENT SYSTEM
BRD	BAROMETRIC RELIEF DAMPER
BTU	BRITISH THERMAL UNIT
CD	CONSTRUCTION DOCUMENTS
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH.	CHILLER
CHEM.	CHEMICAL
CHP	CHILLED WATER PUMP
CKT.	CIRCUIT
CLG.	CEILING
CMPR.	COMPRESSOR
CT	COOLING TOWER
CWP	CONDENSER WATER PUMP
CU	CONDENSING UNIT
DB	DRY BULB
DEFL.	DEFLECTION
DEG. F	DEGREES FAHRENHEIT
DET.	DETAIL
DD	DESIGN DEVELOPMENT
DIA.	DIAMETER
DISC.	DISCONNECT SWITCH
DIM.	DIMENSION
EA	EXHAUST AIR
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMCS.	ENERGY MGMT. CONTROL SYSTEM
E.S.P.	EXTERNAL STATIC PRESS. (IN. W.G.)
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH.	EXHAUST
EXIST.	EXISTING
F/A	FREE AREA OPENING (SQ. FT.)
FCU	FAN COIL UNIT
FHP	FRACTIONAL HORSE POWER
FLR.	FLOOR
FPI	COIL FINS PER INCH.
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT.	FOOT OR FEET
GFI	GROUND FAULT INTERRUPTER
GPM	GALLONS PER MINUTE
HD.	HEAD
HOA	HANDS/OFF/AUTO. MOTOR STARTER
HP	HORSE POWER
HPU	HEAT PUMP UNIT
HR.	HOUR(S)
HT.	HEIGHT
HTG.	HEATING
HTR.	HEATER
HVAC	HEAT,VENT AND AIR CONDITIONING
HWP	HOT WATER PUMP
HX	HEAT EXCHANGER
HZ.	FREQUENCY (HERTZ)
ID	INSIDE DIAMETER OR DIMENSION
IN.	INCHES
KW	KILOWATT
KWH	KILOWATT HOUR
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAX.	MAXIMUM
MCA	MINIMUM CURRENT AMPS.
MOCP	MAX. OVER CURRENT PROTECTION
MBH	1000 BTU PER HOUR
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MVD	MANUAL VOLUME DAMPER
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONSTRUCTION
NK	NECK DIMENSION
NO.	NUMBER
OA	OUTSIDE AIR
OAR	OWNERS AUTHORIZED REPRESENTATIVE
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
ORIG.	ORIGINAL
P.D.	PRESSURE DROP (FT)
PH.	PHASE
PMB	POWERED MIXING BOX
PLBG.	PLUMBING
PNL.	PANEL
PRESS.	PRESSURE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RD.	RADIUS
RE.	REFERENCE
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/S	SINGLE SPEED MOTOR
S/S/S	START/STOP/STATUS
SA	SUPPLY AIR
SAG	SUPPLY AIR GRILLE
SDC	STAND ALONE DIGITAL CONTROLLER
SEER	SEASON ENERGY EFFICIENCY RATIO
SENS.	SENSIBLE
SP	STATIC PRESSURE
SQ.	SQUARE
STR.	MOTOR STARTER
TEMP.	TEMPERATURE
T.S.P.	TOTAL STATIC PRESSURE (IN. W.G.)
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
V	VOLT
VAV	VARIABLE AIR VALVE
VEL.	VELOCITY
W	WATT
W/	WITH
W/O	WITHOUT
W.G.	WATER GUAGE
WB	WET BULB
WP	WEATHERPROOF
WPD	WATER PRESSURE DROP
WPG	WEATHERPROOF GFI

PLUMBING SYMBOL LEGEND

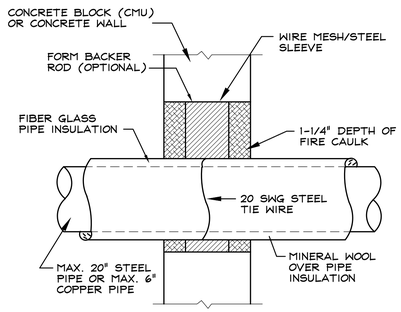
	SANITARY SEWER (SS)
	SANITARY VENT (V)
SD	STORM DRAIN (SD)
OD	STORM OVERFLOW DRAIN (OD)
GW	GREASE WASTE (GW)
AW	ACID WASTE (AW)
AV	ACID VENT (AV)
	DOMESTIC COLD WATER (CW)
	DOMESTIC HOT WATER (110°F HW)
140°	DOMESTIC HOT WATER (140°F HW)
140°	DOMESTIC HOT WATER RETURN (RECIRC)
140°	DOMESTIC HOT WATER RETURN (140°F RECIRC)
F	FIRE LINE (F)
	NATURAL GAS (G)
A	COMPRESSED AIR (A)
O_2	OXYGEN
V	VACUUM
N_2	NITROGEN (N)
N_2O	NITROUS OXIDE (NO)
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
	BRANCH-BOTTOM CONNECTION
	BRANCH-TOP CONNECTION
	TEE CONNECTION
	90° ELBOW
	CAP ON END OF PIPE
	UNION
	FLOOR CLEANOUT
	CLEANOUT PLUG
	BALL VALVE
	PRESSURE REDUCING VALVE
	CHECK VALVE
	GAS COCK
	TEMPERATURE-PRESSURE RELIEF VALVE
	THERMOMETER
	BALANCING VALVE
	DIRECTION OF SLOPE
	DIRECTION OF FLOW
	OUTLET (SPECIFY TYPE)
A	COMPRESSED AIR OUTLET
N.F.W.H.	NON-FREEZE WALL HYDRANT
H.B.	HOSE BIBB
	FLOOR SINK
	FLOOR DRAIN
H.D.	HUB DRAIN
R.D.	ROOF DRAIN
O.D.	OVERFLOW DRAIN
	EXISTING PIPING TO BE REMOVED
	NEW CONNECTION TO EXISTING

NOTE: NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED.

HVAC & PLUMBING, VALVE & FITTINGS SYMBOLS

	SOIL OR WASTE
SD	STORM
	VENT
	COLD WATER
	HOT WATER
	HOT WATER RECIRCULATION
G	GAS
CHS/R	CHILLED WATER SUPPLY/RETURN
PCHS/R	PRODUCTION CHILLED WATER SUPPLY/RETURN
HWS/R	HOT WATER SUPPLY/RETURN
CS/R	CONDENSER WATER SUPPLY/RETURN
RS/RL	REFRIGERANT SUCTION AND LIQUID LINES
CD	CONDENSATE DRAIN LINE
	LOW PRESSURE STEAM CONDENSATE
	MEDIUM PRESSURE STEAM CONDENSATE
	HIGH PRESSURE STEAM CONDENSATE
	LOW PRESSURE STEAM SUPPLY (0 TO 15 PSIG)
	MEDIUM PRESSURE STEAM SUPPLY (15 TO 100 PSIG)
	HIGH PRESSURE STEAM (ABOVE 100 PSIG)
	FLOAT AND THERM. TRAP
B	BUCKET STEAM TRAP
	GATE VALVE
	BALANCING VALVE
CO	FLOOR CLEAN OUT
CO	CLEAN OUT
F	FIRE LINE
	BRANCH LINE WITH SPRINKLER HEADS
	FLOOR DRAIN
	HUB DRAIN
D.S.	DOWN SPOUT
F.H.C.	FIRE HOSE CABINET
V.T.R.	VENT THRU ROOF
R.D.	ROOF DRAIN
	CHECK VALVE
	GS & Y VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	CONTROL, 2 WAY VALVE
	CONTROL, 3 WAY VALVE
	STRAINER & BLOW OFF VALVE
	PRESSURE GAUGE & COCK
OR	UNION OR COMPANION FLANGES
	PLUG VALVE
	THERMOMETER
	PRESSURE & TEMPERATURE TAP (PETES PLUG)
T	THERMOSTAT
H	HUMIDISTAT
FM	FLOW METER
	ANCHOR (PIPE)
	EXPANSION JOINT
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	HOSE END DRAIN
	HOSE BIBB
	THERMOMETER & WELL
T	TEMPERATURE SENSOR
F	FLOW SWITCH
	PRESSURE SENSOR

NOTE: NOT ALL SYMBOLS SHOWN ARE NECESSARILY USED.



U.L. #WL5056

02 INSULATED PIPE FIRE WALL PENETRATION (CONCRETE BLOCK)

SCALE: N.T.S.

MATERIALS IN OPEN AIR PLENUM:
ALL MEP PIPING, CONDUITS, OPEN CONDUCTORS, DUCT WORK AND OTHER MATERIALS THAT ARE TO BE INSTALLED IN THE OPEN AIR PLENUM SHALL BE AIR PLENUM RATED. NO EXCEPTION.

THE CONTRACTORS SHALL COORDINATE ALL REQUIRED ACCESS TO ALL ADJOINING SPACES AND LOCKED SPACES WITH THE GENERAL CONTRACTOR WHO SHALL IN TURN COORDINATE THESE REQUIREMENTS WITH THE BUILDING MANAGEMENT TEAM.

ANY PENETRATIONS OF A FIRE RATED WALLS BY ANY MECHANICAL AND PLUMBING PIPING, MUST BE FIRED SEALED PER U.L. DETAILS ON THIS SHEET. REFER TO ARCHITECTURAL CODE REVIEW PLAN SHEETS FOR EXACT LOCATIONS OF ALL FIRE RATED WALLS.

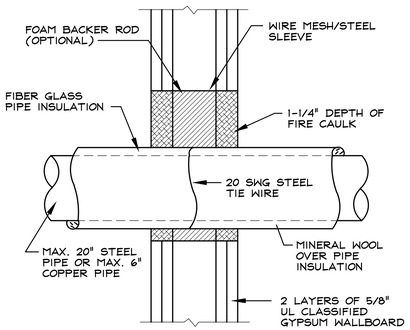
PRODUCT SUBMITTAL DATA NOTE:

THIS CONTRACTOR SHALL PREPARE AND PROVIDE ALL EQUIPMENT SUBMITTALS 30 DAYS AFTER PROJECT CONTRACT IS AWARDED.

UPON RECEIPT OF THE SUBMITTAL DATA (THROUGH NORMAL CHANNELS), THE ENGINEER SHALL HAVE ××TEN (10)××u WORKING DAYS TO REVIEW THE DATA FOR COMPLIANCE. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MOUNTING AND SERVICE CLEARANCES WITH ARCHITECTURAL/ENGINEER DOCUMENTS PRIOR TO SUBMISSION OF ANY PRODUCT SUBMITTED OTHER THAN SCHEDULED MANUFACTURER.

PRODUCT SUBSTITUTIONS TRADE COORDINATION NOTE:

THE PLUMBING CONTRACTOR SHALL BEAR ALL EXPENSES THAT OTHER TRADES INCUR AS A RESULT OF PHYSICAL MODIFICATIONS REQUIRED BY APPROVED ALTERNATE PLUMBING EQUIPMENT AND PIPING OTHER THAN ORIGINALLY SPECIFIED OR SCHEDULED.



U.L. #WL5056

01 INSULATED PIPE FIRE WALL PENETRATION (DRY WALL)

SCALE: N.T.S.

GENERAL NOTES
(APPLICABLE TO ALL PLUMBING SHEETS):

1. PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO INSTALL COMPLETE AND OPERABLE PIPING SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED, AS REQUIRED BY ALL APPLICABLE CODES AND PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL OPENINGS IN FIRE RATED WALLS FOR DUCTWORK, PIPING, CONDUITS, ETC. SHALL BE FIRE STOPPED WITH A FIRE CAULK SIMILAR TO 3M OR APPROVED EQUAL. REFER TO MECHANICAL DRAWINGS FOR UL WALL PENETRATION DETAILS.
3. ALL PLUMBING PIPING INSTALLED IN PLENUM AIR SPACES SHALL BE RATED FOR USE IN PLENUM AIR SPACES. CPVC PIPE AND FITTINGS MAY BE INSTALLED IF APPROVED BY LOCAL BUILDING CODES AND AUTHORITIES HAVING JURISDICTION. PVC PIPE & FITTINGS ARE PROHIBITED IN PLENUM AIR SPACES.
4. SLOPE OF ALL HORIZONTAL DRAINAGE PIPING (SANITARY, GREASE WASTE, ETC.) AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:

SIZE:	SLOPE
2 1/2" OR LESS	1/4 IN/FT
3" AND LARGER	1/8 IN/FT

SLOPE FOR ALL HORIZONTAL GREASE WASTE SHALL BE 1/4" PER FOOT.

5. ALL HORIZONTAL VENT PIPING SHALL BE GRADED AS TO DRAIN BACK TO THE DRAINAGE PIPE BY GRAVITY.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATION OF FLOOR DRAINS. CONTRACTOR SHALL COORDINATE LOCATIONS OF FLOOR DRAINS IN MECHANICAL ROOMS WITH HVAC DRAWINGS.
7. PROVIDE SHUT-OFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCH LINES.
8. PROVIDE CLEANOUTS IN HORIZONTAL DRAINAGE PIPING AT ENDS OF RUNS, AT CHANGES IN DIRECTION GREATER THAN 45°, NEAR THE BASE OF STACKS, EVERY 50 FEET IN HORIZONTAL RUNS AND ELSEWHERE AS INDICATED. CLEANOUTS SHALL BE THE SAME NOMINAL SIZE AS THE PIPE THEY SERVE UP TO 4 INCHES. FOR PIPES LARGER THAN 4 INCHES NOMINAL SIZE, THE MINIMUM SIZE OF THE CLEANOUT SHALL BE 4 INCHES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION OF EXISTING FIRE PROTECTION PIPING AND RELOCATING SPRINKLER HEADS. CONTRACTOR SHALL RELOCATE EXISTING SPRINKLERS TO ACCOMMODATE NEW CONSTRUCTION, ALSO PROVIDE NEW SPRINKLER HEADS AS REQUIRED. CONTRACTOR SHALL RELOCATE EXISTING PIPING AND PROVIDE NEW PIPING AS REQUIRED. SPRINKLER SYSTEM SHALL CONFORM TO STATE BOARD OF INSURANCE, NFPA, LOCAL AND OWNER'S INSURANCE COMPANY REQUIREMENTS. CONTRACTOR SHALL CONTACT OWNER'S INSURANCE COMPANY TO CONFIRM ALL OF THEIR REQUIREMENTS PRIOR TO SUBMITTING THEIR BID. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
10. CONTRACTOR SHALL COORDINATE INSTALLATION OF GAS SERVICE AND METER WITH GAS COMPANY. CONTRACTOR SHALL PAY ALL FEES, PERMITS AND CHARGES ASSOCIATED WITH THE INSTALLATION OF BOTH THE GAS METER AND SERVICE.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL ADA PLUMBING FIXTURES. CONTRACTOR SHALL PROVIDE OFFSET P-TRAP AND MOUNT ADA PLUMBING FIXTURES TO COMPLY WITH (ADA) AND TEXAS ACCESSIBILITY STANDARDS REQUIREMENTS.
12. CONTRACTOR SHALL REFER TO HVAC DRAWINGS FOR ROUTING OF HVAC UNIT CONDENSATE DRAIN LINES. CONTRACTOR SHALL PROVIDE INDIRECT DRAIN WITH TRAP PRIMER AS REQUIRED. TRAP PRIMER TO BE LOCATED BEHIND 12"x12" ACCESS PANEL. ACCESS PANEL LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN.
13. ALL LAVATORIES AND SINKS SHALL BE PROVIDED WITH A THERMOSTATIC MIXING VALVE (TMV) AS SPECIFIED IN THE PLUMBING FIXTURE SCHEDULE.
14. ALL PLUMBING PIPING INSTALLED IN PLENUM AIR SPACES SHALL BE RATED FOR USE IN PLENUM AIR SPACES AND MUST BE APPROVED BY LOCAL BUILDING CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

Seal
STATE OF TEXAS
Richard L. Norris
100089
REGISTERED
PROFESSIONAL ENGINEER

The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

Richard L Norris

November 30, 2022
Project # 2069

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PHONE (512) 305-9000
HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

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ARCHITECT SEAL:

CONDITION NOTES:

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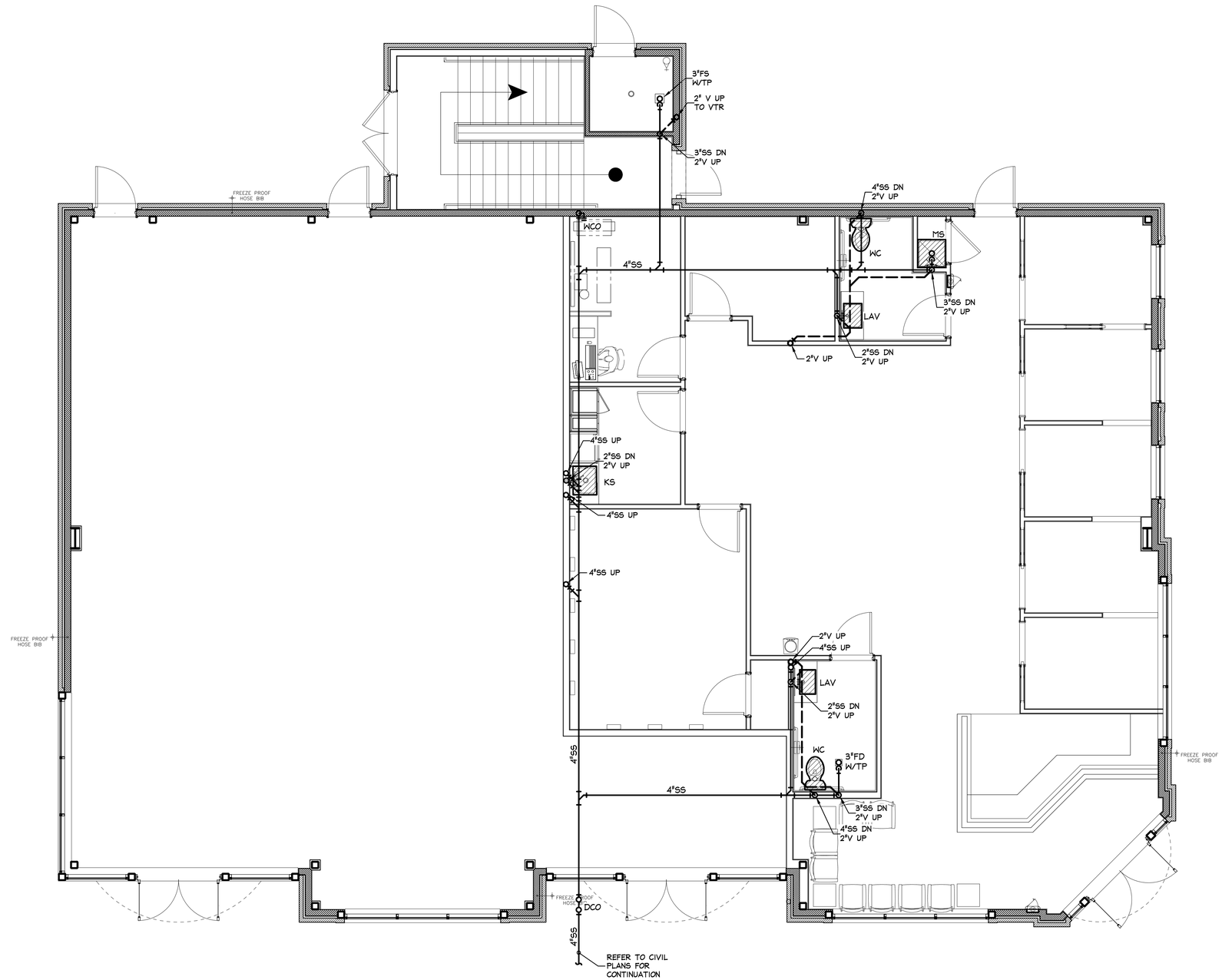
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REVISIONS:

ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
TYPICAL PLUMBING NOTES, SYMBOLS & ABBREVIATIONS

SHEET:
P101



01 FIRST FLOOR PLAN–WASTE & VENT

SCALE: 1/4"=1'-0"

MEP DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE USED FOR SCALING

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THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

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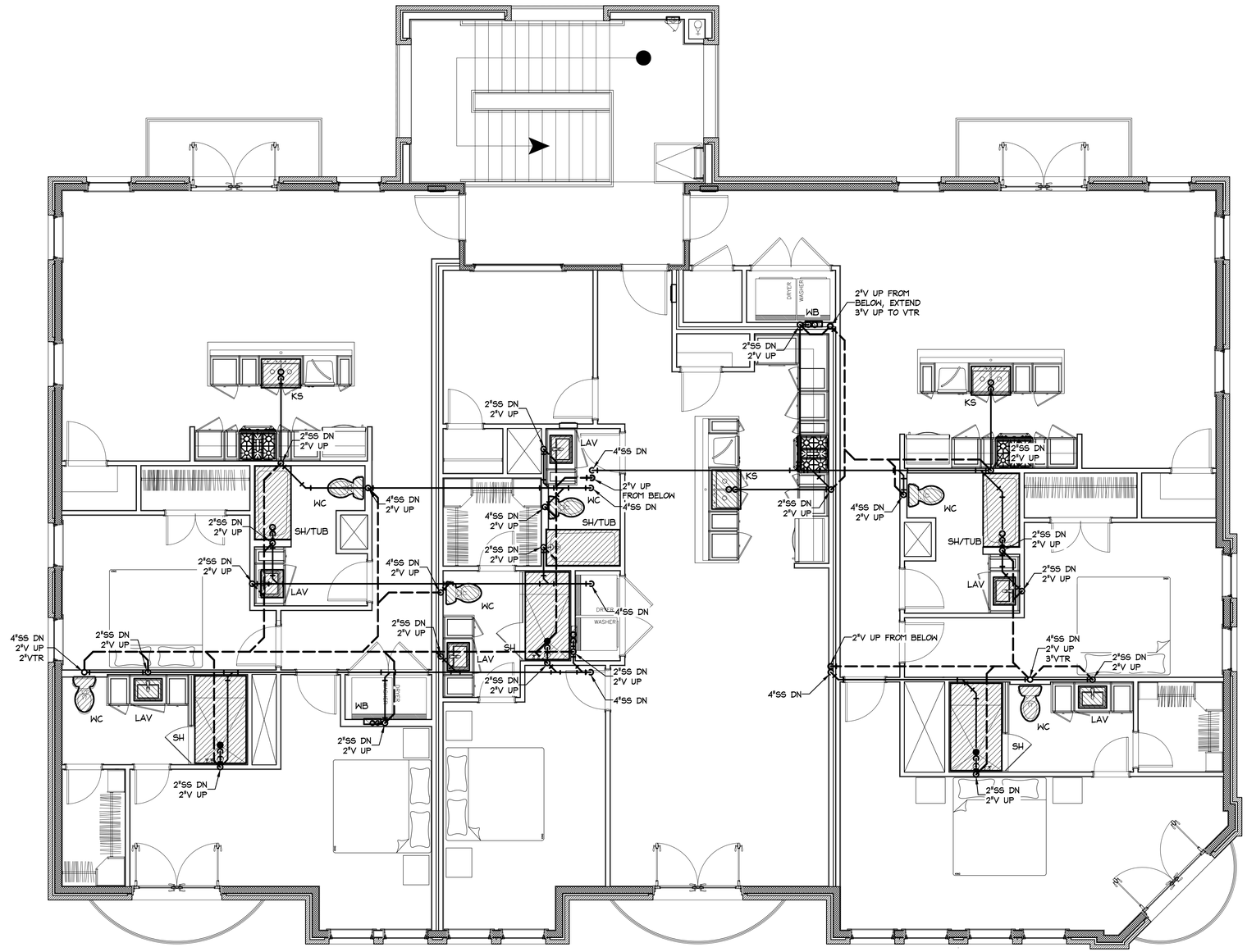
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ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
FIRST FLOOR
WASTE & VENT PLAN

SHEET:
P201



01 SECOND FLOOR PLAN–WASTE & VENT

SCALE: 1/4"=1'-0"

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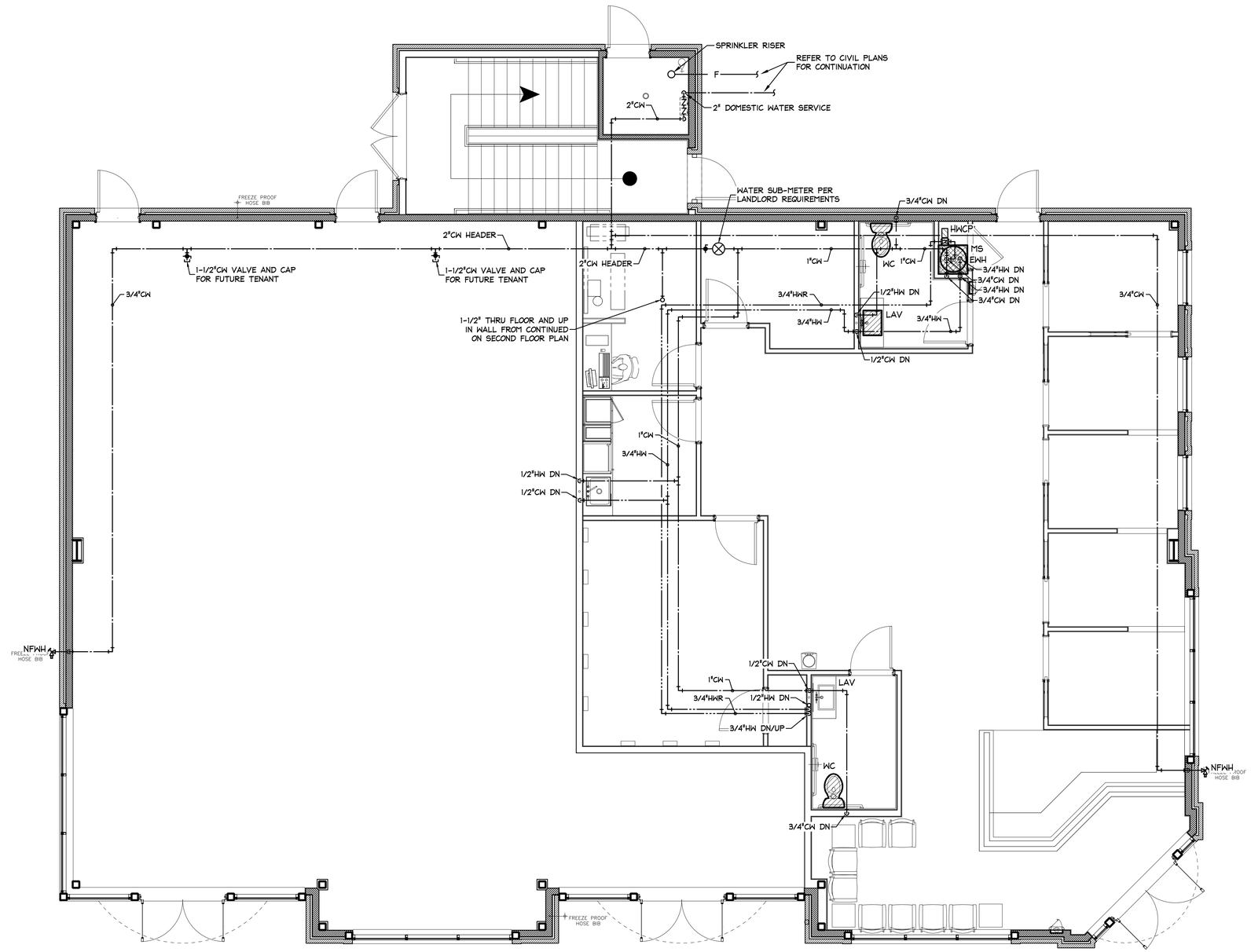
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ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:
SECOND FLOOR
WASTE & VENT PLAN

SHEET:
P202



01 FIRST FLOOR PLAN–PLUMBING

SCALE: 1/4"=1'-0"

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STATE OF TEXAS — Richard L. Norris — 100089 — Registered — PROFESSIONAL ENGINEER

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HERNANDEZ MIXED USE DEVELOPMENT

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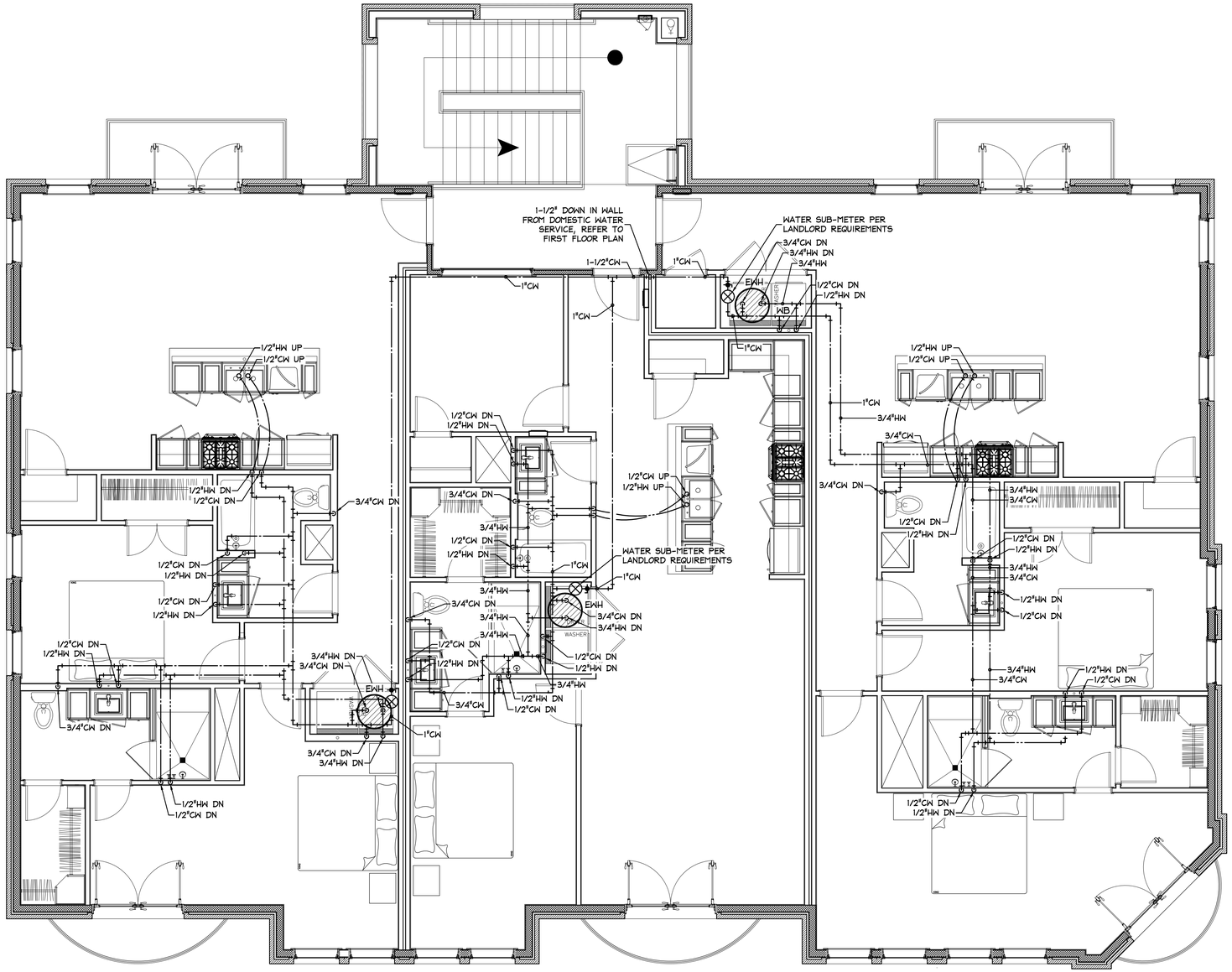
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SHEET TITLE:
FIRST FLOOR PLUMBING PLAN

SHEET:
P301



01 SECOND FLOOR PLAN–PLUMBING

SCALE: 1/4"=1'-0"

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STATE OF TEXAS
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100089
REGISTERED PROFESSIONAL ENGINEER

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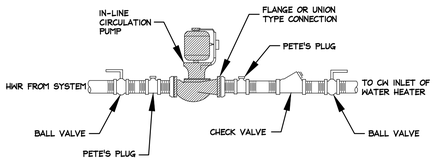
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SHEET TITLE:
SECOND FLOOR PLUMBING PLAN

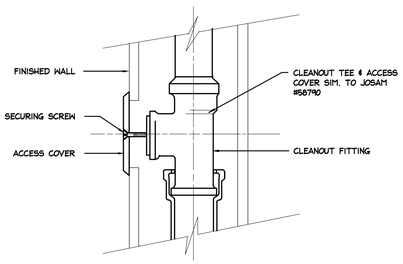
SHEET:
P302



CONTRACTOR SHALL FURNISH AND INSTALL 24 HR PROGRAMMABLE TIME CLOCK AND INSTALL AQUASTAT IN RETURN LINE FOR PUMP CONTROL.

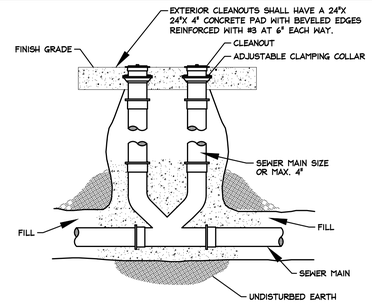
04 HORIZONTAL IN-LINE CIRCULATION PUMP

SCALE: NTS



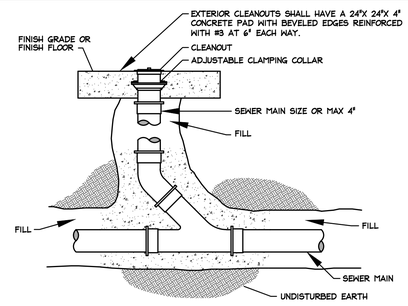
03 WALL CLEANOUT

SCALE: NTS



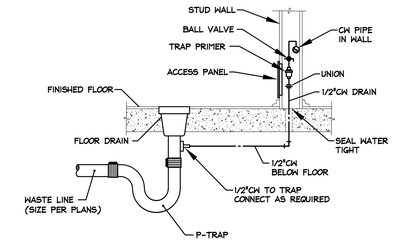
02 TWO WAY CLEANOUT

SCALE: NTS



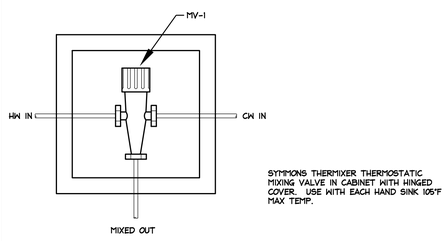
01 CLEANOUT

SCALE: NTS



07 TRAP PRIMER TO FLOOR DRAIN

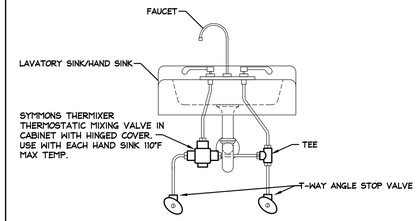
SCALE: NTS



SYMMONS THERMIXER THERMOSTATIC MIXING VALVE IN CABINET WITH HINGED COVER. USE WITH EACH HAND SINK 105°F MAX TEMP.

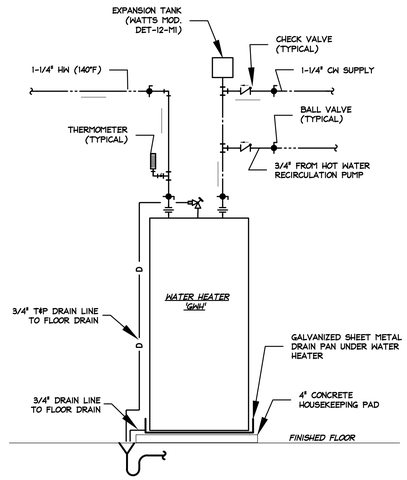
06 TEMPERING VALVE

SCALE: NTS



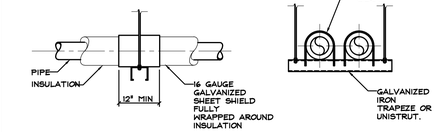
05 TYPICAL LAV PIPING DETAIL

SCALE: NTS



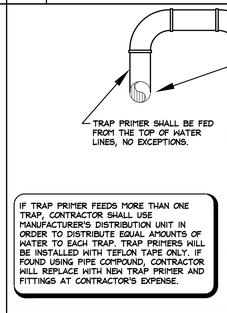
08 ELECTRIC WATER HEATER

SCALE: NTS



10 PIPE HANGER DETAILS

SCALE: NTS



IF TRAP PRIMER FEEDS MORE THAN ONE TRAP, CONTRACTOR SHALL USE MANUFACTURER'S DISTRIBUTION UNIT IN ORDER TO DISTRIBUTE EQUAL AMOUNTS OF WATER TO EACH TRAP. TRAP PRIMERS WILL BE INSTALLED WITH TEFLON TAPE ONLY. IF FOUND USING PIPE COMPOUND, CONTRACTOR WILL REPLACE WITH NEW TRAP PRIMER AND FITTINGS AT CONTRACTOR'S EXPENSE.

09 TRAP PRIMER

SCALE: NTS

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JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATES, ARTICLE 249A.

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

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ARCHITECT SEAL:

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT AND REPORT TO ARCHITECT ANY DISCREPANCIES BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY, IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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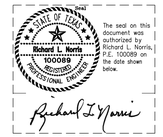
ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:

PLUMBING DETAILS

SHEET:

P401

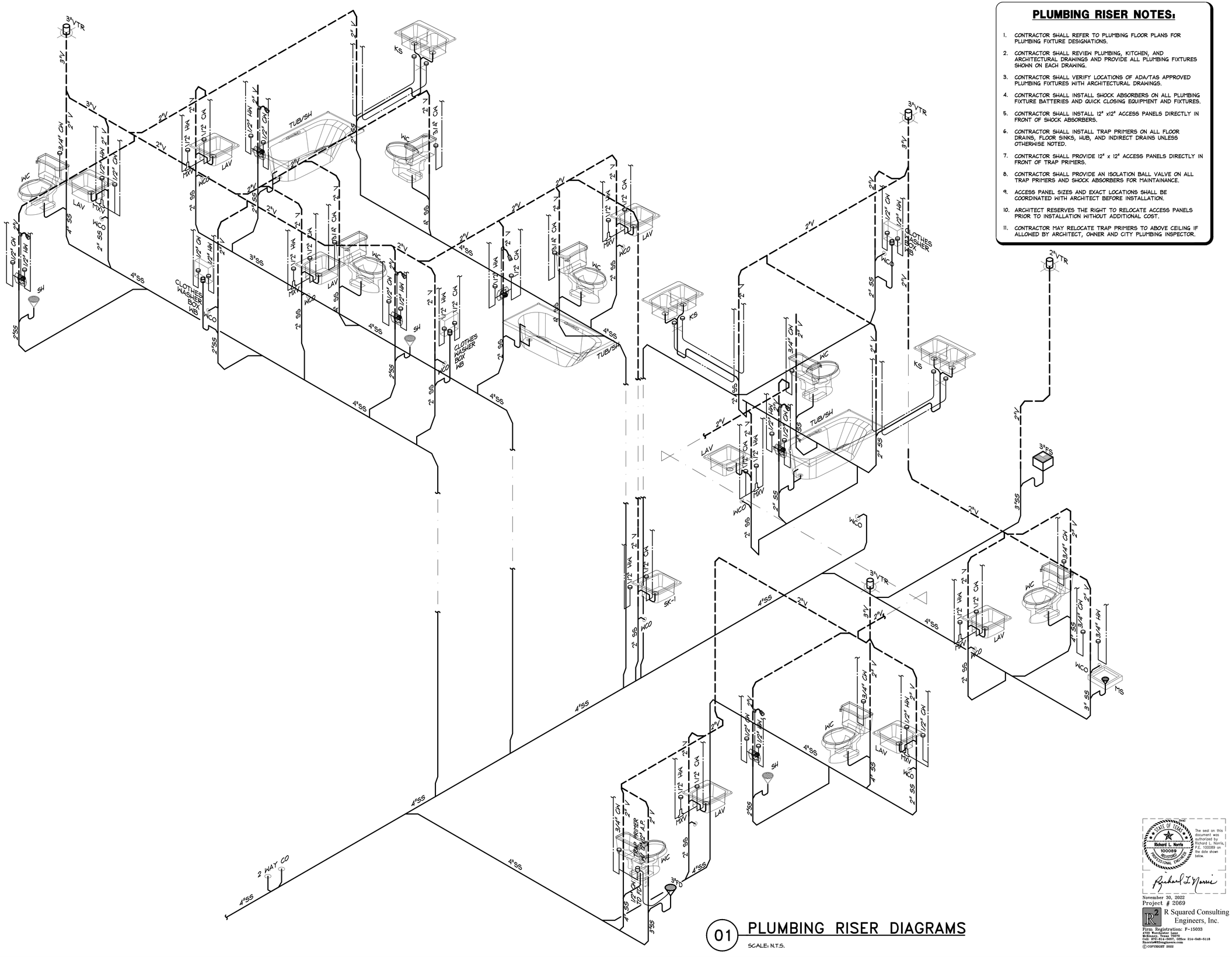


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November 30, 2022
Project # 2069

R Squared Consulting Engineers, Inc.
Firm Registration: F-15033
4700 Westbender Lane
McKinney, Texas 75070
Cell: 972-814-5007, Office 214-548-5118
Rnorris@Rsqengineers.com

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PLUMBING RISER NOTES:

1. CONTRACTOR SHALL REFER TO PLUMBING FLOOR PLANS FOR PLUMBING FIXTURE DESIGNATIONS.
2. CONTRACTOR SHALL REVIEW PLUMBING, KITCHEN, AND ARCHITECTURAL DRAWINGS AND PROVIDE ALL PLUMBING FIXTURES SHOWN ON EACH DRAWING.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ADA/TAS APPROVED PLUMBING FIXTURES WITH ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL INSTALL SHOCK ABSORBERS ON ALL PLUMBING FIXTURE BATTERIES AND QUICK CLOSING EQUIPMENT AND FIXTURES.
5. CONTRACTOR SHALL INSTALL 12" x12" ACCESS PANELS DIRECTLY IN FRONT OF SHOCK ABSORBERS.
6. CONTRACTOR SHALL INSTALL TRAP PRIMERS ON ALL FLOOR DRAINS, FLOOR SINKS, HUB, AND INDIRECT DRAINS UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE 12" x 12" ACCESS PANELS DIRECTLY IN FRONT OF TRAP PRIMERS.
8. CONTRACTOR SHALL PROVIDE AN ISOLATION BALL VALVE ON ALL TRAP PRIMERS AND SHOCK ABSORBERS FOR MAINTAINANCE.
9. ACCESS PANEL SIZES AND EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT BEFORE INSTALLATION.
10. ARCHITECT RESERVES THE RIGHT TO RELOCATE ACCESS PANELS PRIOR TO INSTALLATION WITHOUT ADDITIONAL COST.
11. CONTRACTOR MAY RELOCATE TRAP PRIMERS TO ABOVE CEILING IF ALLOWED BY ARCHITECT, OWNER AND CITY PLUMBING INSPECTOR.

01 PLUMBING RISER DIAGRAMS

SCALE: N.T.S.

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November 30, 2022
Project # 2069

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ISSUE FOR REVIEW DATED XX/XX/2022

SHEET TITLE:

PLUMBING RISERS

SHEET:

P501

THERMOSTATIC MIXING VALVE SCHEDULE

DESIG.	MANUFACTURER	MODEL NUMBER	PRESSURE DROP	INLET HOT WATER		INLET COLD WATER		OUTLET TEMPERED WATER		DESCRIPTION / REMARKS
				TEMP.	FLOW	TEMP.	FLOW	TEMP.	FLOW	
TMV	WATTS	LFMMV SERIES	5 PSI	140°F	.5 GPM	60°F	.5 GPM	110°F	1.0	SEE NOTE #1

NOTES:

1. BRONZE BODY THERMOSTATIC MIXING VALVE WITH INTEGRAL FILTER WASHERS AND CHECK VALVES AND AN ADJUSTMENT CAP WITH LOCKING FEATURE. VALVE SHALL BE ASSE 1016, 1017 AND 1070 LISTED. IF VALVE SERVES WALL HUNG LAVATORY OR HAND SINK, LOCATE VALVE IN WALL DIRECTLY BEHIND A 12"x12" ACCESS PANEL WITH LOCKING COVER. COORDINATE LOCATION WITH ARCHITECT. IF VALVE SERVES A COUNTERTOP LAVATORY, LOCATE VALVE BELOW LAVATORY WITHIN CABINET. IF VALVE SERVES MUTIPLE LAVATORIES OR HAND SINKS, VALVE SIZE SHALL BE AS FOLLOWS: 1-2 LAVATORIES (1/2"), 3-4 LAVATORIES (3/4") AND 5-6 LAVATORIES (1").

ELECTRIC WATER HEATER SCHEDULE

DESIG.	MANUFACTURER	MODEL NUMBER	STORAGE CAPACITY (GAL)	70° RISE GPM/HR	LEAVING WATER TEMP.	VOLTAGE/ PHASE	NO. OF ELEMENTS	WATTS EA. ELEMT.	TOTAL WATTS	DESCRIPTION / REMARKS
EWH (TENANT)	A.O. SMITH	DEL-30	30	17	110	208V/1PH	2	3 KW	3KW	PROVIDE WITH EXPANSION TANK NON-SIMULTANEOUS
EWH (APARTMENT)	A.O. SMITH	DEL-52	50	28	110	208V/1PH	2	5 KW	5KW	PROVIDE WITH EXPANSION TANK NON-SIMULTANEOUS

NOTES:
1. INSTALL WATER HEATER PER MANUFACTURER'S INSTRUCTIONS.
2. CONTRACTOR SHALL PROVIDE BALL VALVES AND DIELECTRIC UNIONS AT WATER HEATER CONNECTIONS.
3. CONTRACTOR SHALL PROVIDE T&P RELIEF VALVE, DRAIN VALVE AND EMERGENCY OVERFLOW DRAIN PAN FOR WATER HEATER. T&P AND OVERFLOW DRAINS SHALL
4. DISCHARGE OUTSIDE OR INTO NEAREST OPEN SIGHT DRAIN.

DOMESTIC HOT WATER CIRCULATOR SCHEDULE

DESIG.	MANUFACTURER	MODEL NUMBER	HEAD FT.	GPM	H.P.	WATTS	VOLTAGE	PHASE	DESCRIPTION / REMARKS
HWCP	TACO	0011-CT	10	5.8	1/8	60	120 V	1Φ	SEE NOTES 1,2,3

NOTES:
1. CONTRACTOR SHALL INSTALL PUMP PER MANUFACTURER'S INSTRUCTIONS. DO NOT MOUNT MOTOR SHAFT IN VERTICAL POSITION.
2. CONTRACTOR SHALL PROVIDE TIMER; AQUASTATS, AND THERMOSTAT CONTROL OF PUMP.
3. PUMP HOUSING (VOLUTE) SHALL BE BRONZE. THE PUMP IMPELLER SHALL BE 30% GLASS FILLED PES COMPOSITE MATERIAL.

PLUMBING FIXTURE SCHEDULE

DESIG.	DESCRIPTION	MANUFACTURER & MODEL NUMBER	SAN. SWR SIZE	VENT SIZE	COLD WTR SIZE	HOT WTR SIZE	DESCRIPTION / REMARKS
WC (TENANT)	FLOOR MOUNTED WATER CLOSET TANK TYPE ADA APPROVED	AMERICAN STANDARD MADERA FLOWISE #3043.001	4"	2"	1	-	VITREOUS CHINA. LOW CONSUMPTION 1.28 GPF, ELONGATED BOWL, SIPHON FLUSH ACTION. SIDE MOUNTED CHROME TRIP LEVER. CLOSE-COUPLED FLUSHMETER TANK, 2BOLT CAPS. GLAZED TRAPWAY. WATERSENSE AND ADA COMPLIANT
WC (APARTMENTS)	FLOOR MOUNTED WATER CLOSET PRESSURE-ASSIT TANK 1.6 GPF ADA APPROVED	AMERICAN STANDARD CADET RIGHT HEIGHT #2467.016 ELONGATED OPEN-FRONT SEAT	4"	2"	3/4"	-	FLOOR MOUNTED PRESSURE ASSIT SIPHON JET ACTION ELONGATED BOWL VITREOUS CHINA. FLOOR MOUNTED 16.5" RIM HEIGHT, SIPHON JET ACTION BOWL WITH COLOR COORDINATED BOLT CAPS ANGLE SUPPLIES. WATERSENSE AND ADA COMPLIANT. PROVIDE WITH LEVER ON OPEN SIDE OF STALL. PROVIDE WITH HEAVY DUTY SOLID PLASTIC OPEN-FRONT SEAT WITH SELF SUSTAINING HINGES AND 4" PVC FLANGE, WAX GASKET WITH SLEEVE
LAV (TENANT)	COUNTER MOUNT DROP-IN RECTANGULAR LAVATORY H & C/V SUPPLIES ADA	AMERICAN STANDARD STUDIO #0643.001 MOEN #8220F05 FAUCET LEONARD #170-LF OR EQUAL	2"	2"	1/2"	1/2"	VITREOUS CHINA, FRONT OVERFLOW, SELF DRAINING DECK AREA WITH CONTOURED BACK, FAUCET LEDGE AND DRILLED FOR THREE FAUCET HOLES. FURNISH COMPLETE WITH CHROME GRID STAINER, PLATED 1 1/2 INCH P-TRAP, ANGLE STOPS METAL SUPPLIES.
LAV (APARTMENT)	WALL HUNG LAVATORY H & C/V SUPPLIES ADA	AMERICAN STANDARD STUDIO #0643.001 MOEN #8220F05 FAUCET LEONARD #170-LF OR EQUAL	2"	2"	1/2"	1/2"	VITREOUS CHINA , REAR OVERFLOW, SELF DRAINING DECK AREA WITH CONTOURED BACK, FAUCET LEDGE AND DRILLED FOR SINGLE CENTER FAUCET HOLE, FURNISH COMPLETE WITH CHROME PLATED 1 1/2 INCH P-TRAP, ANGLE STOPS METAL SUPPLIES. PROVIDE WITH WADE 520 CARRIER.
KS (TENANT)	STAINLESS STEEL DROP-IN SINGLE BOWL SINK WITH GOOSENECK FAUCET ADA	SINGLE BOWL DROP IN ELKAY #LRAD191945 T&S BRASS #B-1142-04 LEONARD #170-LF	2"	2"	1/2"	1/2"	SEAMLESSLY DRAWN, 18 GAUGE TYPE 304 STAINLESS STEEL, WITH A LUSTROUS HIGHLIGHTED SATIN FINISH, FULL UNDERCOATED SPRAY OF SOUND DEADENING MATERIAL & PROVIDE WITH REAR CENTER DRAIN. PROVIDE CHROME PLATED OFFSET P-TRAP, ANGLE STOPS WITH FLEXIBLE METAL SUPPLIES.
KS (APARTMENT)	STAINLESS STEEL KITCHEN SINK WITH GOOSENECK ADA	ELKAY #LRAD372255 MOEN BANBURY #87017 FAUCET WITH PUL OUT SPRAYER	2"	2"	1/2"	1/2"	SEAMLESSLY DRAWN, 18 GAUGE TYPE 304 STAINLESS STEEL, WITH A LUSTROUS HIGHLIGHTED SATIN FINISH, FULL UNDERCOATED SPRAY OF SOUND DEADENING MATERIAL & PROVIDE WITH REAR CENTER DRAIN. PROVIDE CHROME PLATED OFFSET P-TRAP, ANGLE STOPS WITH FLEXIBLE METAL SUPPLIES.
MS	MOLDED STONE 24" X 24" FLOOR MOUNTED MOP SINK	FIAT MSB-2424	3"	2"	3/4"	3/4"	MOLDED STONE 24" X 24" FLOOR MOUNTED MOP SINK 10" HIGH. MOP SINK SHALL BE FURNISHED COMPLETE WITH FACTORY INSTALLED DRAIN BODY WITH STAINLESS STEEL STRAINER, WALL MOUNTED MOP HANDER, SERVICE FAUCET WITH VACUUM BREAKER WALL MOUNTED HOSE BRACKET, 30" OF HOSE.
SH AND SH/TUB	SHOWER/TUB AND SHOWER	BRADLEY #1C-EF-B24 SHOWER PACKAGE EQUA-FLO WITH HAND SHOWER AND SLIDE BAR	2"	2"	1/2"	1/2"	TUB AND SHOWER STALL FIXTURE BY ARCHITECT, INDIVIDUAL BUILT-IN SHOWER CONCEALED SUPPLIES. SHOWER HEAD HEIGHT SHALL BE 6 FEET. PROVIDE 403 BRADTROL SINGLE HANDLE MIXING VALVE, 492 INDIVIDUAL STOPS AND 474 STAINLESS STEEL SOAP DISH. MIXING VALVE SHALL BE PRESSURE BALANCING. FINAL SELECTION BY ARCHITECT OR OWNER.
WB	SQUARE WASHER BOX WATER SUPPLY/DRAIN WALL BOX	OATEY SQUARE WASHER OUTLET BOX	-	-	1/2"	-	OATEY SQUARE ICE MAKER BOXES SHALL BE USED IN COMMERCIAL OR RESIDENTIAL APPLICATIONS WHICH REQUIRE SUPPLY VALVES RECESSED INTO THE WALL. AVAILABLE WATER HAMMER ARRESTOR OPTION PROVIDES SHOCK ABSORPTION ON QUICK CLOSING VALVES THAT CREATE WATER HAMMER. PROVIDES QUICK- SAFE WATER SUPPLY AND SHUT-OFF FOR REFRIGERATOR, ICE MAKER AND WATER DISPENSER. INCLUDES TWO SUPPORT BRACKETS AND ONE FACEPLATE
IB	REFRIGERATOR ICE MAKER SQUARE WATER SUPPLY WALL BOX	OATEY SQUARE ICE MAKER OUTLET BOX	-	-	1/2"	-	OATEY SQUARE ICE MAKER BOXES SHALL BE USED IN COMMERCIAL OR RESIDENTIAL APPLICATIONS WHICH REQUIRE SUPPLY VALVES RECESSED INTO THE WALL. AVAILABLE WATER HAMMER ARRESTOR OPTION PROVIDES SHOCK ABSORPTION ON QUICK CLOSING VALVES THAT CREATE WATER HAMMER. PROVIDES QUICK- SAFE WATER SUPPLY AND SHUT-OFF FOR REFRIGERATOR, ICE MAKER AND WATER DISPENSER. INCLUDES TWO SUPPORT BRACKETS AND ONE FACEPLATE
FD	FLOOR DRAIN	JOSAM SERIES 30000 WITH TRAP PRIMER CONNECTION	3"	2"	1/4"	-	COATED CAST IRON BODY, FLASHING COLLAR WITH SQUARE NICKEALOY STRAINER, TRAP PRIMER CONNECTION. VANDALPROOF TOP, WEEP HOLES, SPREDSET OUTLET AND NO HUB ADAPTER. VERIFY ROUND OR SQUARE TOP WITH ARCHITECT ROUND NICKALOY TOP. CONTRACTOR SHALL SELECT COVER FOR FLOOR COVERING USED
FS	FLOOR SINK	JOASM #FD-450J-A-50-VP	4"	2"	1/2"	-	PVC FLOOR SINK (9 1/8" x 9 1/8" x 8" DEEP), FITS COUPLING AND FITTING HUB, 3/4" THICK TOP GRATE, 12" x 12" FLANGE. RATED TO 180° F.
FCO	INTERIOR FLOOR CLEANOUT	JOSAM SERIES 56000					COATED CAST IRON KLEENATRON, LEVELING FLOOR CLEANOUT, INTEGRAL GASKETED BRONZE CLEANOUT PLUG, ADJUSTABLE HOUSING WITH SCORIATED BRONE COVER IN FLOOR AND YARD LOCATIONS.
WCO	WALL CLEANOUT TEE WITH ACCESS COVER	JOSAM 58790					ROUND STAINLESS STEEL WALL ACCESS COVER WITH CENTER SCREW, COATED CAST IRON CLEANOUT TEE WITH HUB AND SPIGOT CONNECTION AND RECESSED BRONZE TAPPED PLUG. PROVIDE VANDALPROOF SCREW. REFER TO WALL CLEANOUT DETAIL
TP	TRAP PRIMER	JOSAM #88250	-	-	1/2"	-	MECHANICALLY OPERATED, SBCCI APPROVED AUTOMATIC TRAP PRIMER VALVE THAT IS ACUATED BY PRESSURE DROP IN THE DOMESTIC WATER SYSTEM. PROVIDE WITH DISCHARGE MANIFOLD WITH THE REQUIRED QUANTITY OF OUTLETS.

NOTES:

1 WALL HUNG PLUMBING FIXTURES SHALL BE SUPPORTED USING ADJUSTABLE CONCEALED ARM FLOOR MOUNTED SUPPORTS WITH RECTANGULAR STRUCTURAL STEEL UPRIGHTS UTILIZING HEAVY-DUTY CAST-IRON FEET BOLTED TO THE FLOOR AND CAST IRON SUPPORT HEADERS.

2 FLOOR AND HUB DRAINS IN RESTROOMS AND MECHANICAL ROOMS, ALSO DRAINS WHICH RECEIVE HVAC CONDENSATE AND DRAINS NOT FREQUENTLY USED SHALL HAVE AN AUTOMATIC TRAP PRIMER ACTIVATED BY A DROP IN WATER PRESSURE. TRAP PRIMER SHALL BE LOCATED DIRECTLY BEHIND A 10 INCH BY 10 INCH ACCESS PANEL FLUSH WITH WALL ACCESS PANEL, LOCATED AS DIRECTED BY THE ARCHITECT. ACCESS PANEL LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO ROUGH-IN. ARCHITECT RESERVES THE RIGHT TO RELOCATE ACCESS PANEL PRIOR TO INSTALLATION WITHOUT ADDITIONAL COST.

3 CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS AND LOCATIONS OF ALL PLUMBING FIXTURES INCLUDING HANDICAPPED (ADA) FIXTURES. CONTRACTOR SHALL COORDINATE ADA REQUIREMENTS WITH ARCHITECT PRIOR TO INSTALLATION OF PLUMBING FIXTURE. THE PLUMBING AND ARCHITECTS DRAWINGS. CONTRACTOR SHALL PROVIDE ADA FIXTURES AS SHOWN ON BOTH

4 FLUSH VALVE FOR THE HANDICAPPED PLUMBING FIXTURES SHALL BE INSTALLED WHERE THE HANDLE FACES INTO THE OPEN AREA WITHIN THE STALL. (TOWARDS THE CENTER OF STALL)

5 CONTRACTOR SHALL PROVIDE FLEXIBLE MOLDED INSULATION ON P-TRAPS, WATER SUPPLIES AND VALVES SERVING ADA PLUMBING FIXTURES. CONTRACTOR SHALL PROVIDE OFFSET P-TRAPS ON ADA FIXTURES

6 CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES SHOWN ON THE ARCHITECTURAL, KITCHEN, PLUMBING AND OWNER FURNISHED DRAWINGS.

7 CONTRACTOR SHALL FURNISH AND INSTALL ON EACH PLUMBING FIXTURE CHROME PLATED BRASS P-TRAP, NIPPLES WITH ESCUTCHEON, CHROME PLATED BRASS ANGLE SUPPLIES WITH ALL METAL CONSTRUCTION CHROME PLATED FLEXIBLE BRASS RISERS WITH NIPPLES AND CHROME PLATED BRASS ESCUTCHEONS WITH CAST SET SCREW.

8 CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, PIPING, SUPPORTS, ETC. TO INSTALL EACH PLUMBING FIXTURE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND TO COMPLY WITH CITY, STATE, ADA AND TAS CODES AND STANDARDS.

9 CONTRACTOR SHALL REFER TO HVAC DRAWINGS AND PROVIDE ALL NECESSARY WASTE, VENT AND CW PIPING, ALSO VALVES AND FITTINGS REQUIRED TO INSTALL FLOOR AND HUB DRAINS RECEIVING CONDENSATE.

PIPING MATERIALS LEGEND

SEWER BELOW GRADE	SCHEDULE 40 PVC
VENT ABOVE GRADE	SCHEDULE 40 PVC
COLD & HOT WATER (ABOVE GROUND)	TYPE 'L' COPPER
COLD WATER (BURIED)	TYPE 'K' COPPER
GAS (ON ROOF)	SCHEDULE 40 BLACK IRON
GAS (INSIDE BUILDING)	SCHEDULE 40 BLACK IRON
CONDENSATE DRAIN (ON ROOF)	DWV COPPER
INDIRECT DRAIN (INSIDE BUILDING)	DWV COPPER

NOTE: REFER TO PROJECT SPECIFICATIONS

PLUMBING NOTES

1. PROVIDE SHUTOFF VALVES IN EACH BRANCH USING GATE VALVES FOR WATER SUPPLY.
2. ROUTE ALL PIPING IN JOISTS SPACE TIGHT TO WALLS WHERE POSSIBLE.
3. MAKE FINAL CONNECTIONS TO ALL EQUIPMENT FURNISHED BY OTHERS PER MANUFACTURER SPECS.



The seal on this document was authorized by Richard L. Norris, P.E. 100089 on the date shown below.

November 30, 2022
Project # 2069

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JURISDICTION:

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. P.O. BOX 12337, AUSTIN, TX 78711-2337 PHONE (512) 305-9000 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES, ARTICLE 249A.

THESE ARCHITECTURAL DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL DESIGN ONLY. CIVIL, STRUCTURAL, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGNATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE RESPECTIVE ENGINEERS. COMPLIANCE OF THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL MEASUREMENTS SHALL BE VERIFIED BY THE CONTRACTOR DOING THE RESPECTIVE WORK.

THESE DRAWINGS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT, AND ARE NOT TO BE USED IN WHOLE OR PART WITHOUT HIS OR HER EXPRESS WRITTEN PERMISSION. UNAUTHORIZED USE OF THESE DRAWINGS WILL SUBJECT THE USER TO LEGAL REMEDY BEING SOUGHT BY FORM STUDIOS INC.

ARCHITECT SEAL:

CONDITION NOTES:

1. DRAWINGS ARE ONLY AN APPROXIMATION OF EXISTING CONDITIONS. CONTRACTOR SHALL VISIT SITE AND EXAMINE EXISTING CONSTRUCTION. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENT OF WORK INVOLVED. VERIFY ALL DIMENSIONS PRIOR TO LAYOUT OF WORK. REPORT IMMEDIATELY ANY DISCREPANCIES, BEFORE STARTING ANY WORK.
2. CONTRACTOR SHALL COORDINATE ALL TRADE REQUIREMENTS AND REPORT CONFLICTS TO FORM STUDIOS IMMEDIATELY, IF FOUND. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL DATA.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTACT FORM STUDIOS FOR DIMENSIONAL CONFLICTS AND QUESTIONS.

THESE DOCUMENTS SHALL NOT BE USED FOR REGULATORY REVIEW, PERMITTING NOR CONSTRUCTION UNTIL A SIGNATURE AND DATE HAS BEEN AFFIXED TO THE SEAL. DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS-NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

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