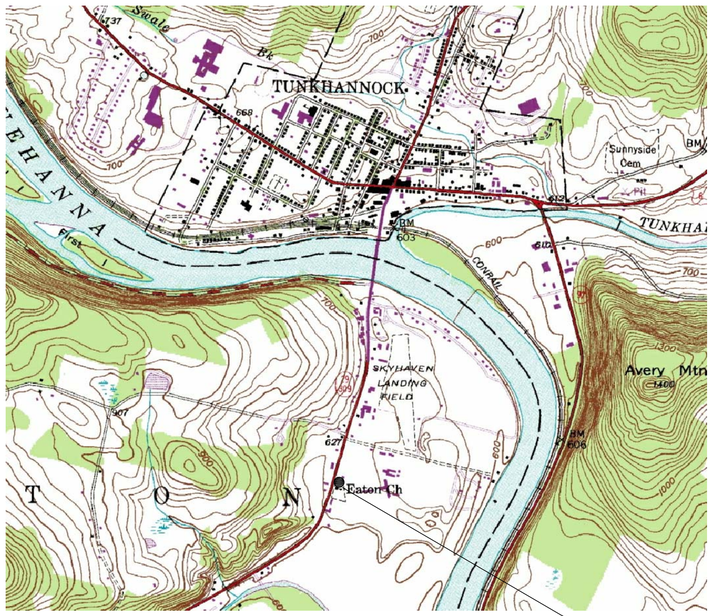
HRRM Investments Retail Complex

Rt. 29 @ The Walmart South Outparcel
Eaton Township, PA 18657

DRAWING INDEX:



Location Map

CODE REVIEW SUMMARY

HRRM INVESTMENTS, LLC
NEW VERIZON WE-R-WIRELESS RETAIL COMPLEX
STATE ROUTE 29N @ WALMART, EATON TOWNSHIP, WYOMING COUNTY, TUNKHANNOCK, PA 18657

SCOPE OF WORK:
WORK SHALL INCLUDE BUT NOT BE LIMITED TO:
NEW 6,600 GSF MERCANTILE GROUP (M) USE AREA ON ONE LEVEL

ZONING & BUILDING CODE INFORMATION:

A. PRIMARY CODE: 2015 INTERNATIONAL BUILDING CODE
1. SECONDARY CODES: BARRIER-FREE SUBCODE ICC/ANSI A117.1/2009
2. INTERNATIONAL ENERGY CONSERVATION CODE 2015
3. INTERNATIONAL MECHANICAL CODE 2015
4. INTERNATIONAL PLUMBING CODE 2015
5. NATIONAL ELECTRICAL CODE ~~2015~~ 2014
6. INTERNATIONAL FIRE CODE 2015

B. OCCUPANCY GROUP (SECTIONS 304 & 311):
VERIZON STORE: NEW MERCANTILE (M), 2,640 GSF
LEASABLE STORE TENANTS: NEW MERCANTILE (M), 3 @ 1,320 GSF EA. = 3,960 GSF
TOTAL GROSS AREA: NEW MERCANTILE (M) 6,600 GSF

C. NEW CONSTRUCTION TYPE (SECTION 602): V-B

D. NEW CONSTRUCTION NOT SPRINKLERED

E. SPECIAL USE & OCCUPANCY REQUIREMENTS – NOT APPLICABLE

E. ALLOWABLE AREA AND HEIGHT AS PER SECTION & TABLE 503, TYPE V-B CONSTRUCTION
MERCANTILE (M):
AREA: 9,000 SF
HEIGHT: 1 STORY OR 40'-0"

F. EFFECTED AREA AND HEIGHT OF PROJECT (SECTIONS 503 & 505):
AREA:
MERCANTILE (M): NEW BUILDING: 6,600 GSF < 9,000 GSF ALLOWABLE
HEIGHT:
MERCANTILE (M): NEW BUILDING: 1 STORY = 1 STORY ALLOWABLE

G. BUILDING AREA MODIFICATIONS (SECTION 506)
MERCANTILE (M): SPRINKLER INCREASE: NOT APPLICABLE
MERCANTILE (M): FRONTAGE INCREASE: NOT APPLICABLE

H. FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS (TABLES 601 & 602).
1. TYPE V-B CONSTRUCTION
A. STRUCTURAL FRAME (EXISTING) = 0 HRS
B. EXTERIOR BEARING WALLS (EXISTING) = 0 HRS
C. INTERIOR BEARING WALLS (NEW & EXISTING) = 0 HRS
D. NON-BEARING WALLS & PARTITIONS (NEW & EXISTING) = 0 HRS
E. ROOF CONSTRUCTION (EXISTING) = 0 HRS

I. TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: NOT APPLICABLE

J. OCCUPANCY LOADS AS PER TABLE 1004.1.1
MERCANTILE AREAS - 60 GROSS SF PER OCCUPANT – ALL FLOOR AREAS
300 GROSS SF PER OCCUPANT – STORAGE, STOCK & SHIPPING AREAS
MERCANTILE AREAS:
1. VERIZON STORE: 2,000 GSF ÷ 60 GSF = 33 OCCUPANTS
640 GSF ÷ 300 = 2 OCCUPANTS
2,640 GSF = 35 TOTAL OCCUPANTS
2. LEASABLE TENANT SPACES: 3 @ 1,320 GSF EACH ÷ 60 GSF = 22 OCCUPANTS EA.

K. MINIMUM NUMBER OF EXITS FOR OCCUPANCY CODE (TABLE 1021.1 & 1021.2)
MERCANTILE AREAS:
1. VERIZON STORE: 35 OCCUPANTS (1 - 500 OCCUPANTS) = 2 EXITS REQUIRED, 2 EXITS PROVIDED
2. LEASABLE TENANT SPACES: 22 OCCUPANTS < 49 MAX & TRAVEL DISTANT < 75'-0") = 1 EXIT REQUIRED, 2 EXITS PROVIDED IN EACH TENANT SPACE

L. MEANS OF EGRESS WIDTH PER OCCUPANT SERVED (SECTION 1005.1) WITHOUT SPRINKLER SYSTEM
1. EGRESS STAIRS: NOT APPLICABLE
2. OTHER EGRESS COMPONENTS:
MERCANTILE AREAS:
VERIZON STORE:
A. REQUIRED = (35 X 0.2" =7.0 INCHES)
B. PROVIDED = 64 INCHES
LEASABLE TENANT SPACES:
A. REQUIRED = (22 X 0.2" = 4.4 INCHES EACH
B. PROVIDED = 64 INCHES EACH

M. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2) FOR MERCANTILE WITHOUT SPRKLER SYSTEM = 200 FEET (MAX)
1. TRAVEL DISTANCES:
REQUIRED = 200 FEET FOR MERCANTILE (M) OCCUPANCY:
MERCANTILE AREAS:
A. VERIZON STORE:
PROVIDED = 56'-2" FEET (MAX) ≤ 200 FEET ALLOWABLE
B. LEASABLE TENANT SPACES:
PROVIDED = 54'-1" FEET (MAX) ≤ 200 FEET ALLOWABLE

N. MEANS OF EGRESS AISLES (SECTION 1018)
REQUIRED: SECTION 1018.3 AISLES IN USE GROUPS B AND M...THE MINIMUM CLEAR AISLE WIDTH SHALL BE DETERMINED BY SECTION 1005.1 FOR THE OCCUPANT LOAD SERVED, BUT SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS BY SECTION 1020.2 & TABLE 1020.2.
A. VERIZON STORE:
REQUIRED: 35 OCCUPANTS X 0.2"/OCCUPANT = 7.0" MIN
PROVIDED: OCCUPANT LOAD ≤ 50 REQUIRES 36" W. MIN. AISLES.
B. LEASABLE TENANT SPACES:
REQUIRED: 22 OCCUPANTS X 0.2"/OCCUPANT = 4.4" MIN
PROVIDED: OCCUPANT LOAD ≤ 50 REQUIRES 36" W. MIN. AISLES.

PLUMBING FIXTURE REQUIREMENTS:

A. WATER CLOSETS
MERCANTILE AREAS: - 1 PER 500 OCCUPANTS:
2902.2 SEPARATE FACILITIES, EXCEPTION 3: SEPARATE FACILITIES NOT REQUIRED IN MERCANTILE OCCUPANIES WHEN MAXIMUM OCCUPANT LOAD IS 100 OR LESS.
1. VERIZON STORE: 35 OCCUPANTS
A. REQUIRED FEMALE = 1 FIXTURE (18 FEMALE OCCUPANTS)
B. PROVIDED FEMALE = 1 FIXTURE
C. REQUIRED MALE = 1 FIXTURE (17 MALE OCCUPANTS)
D. PROVIDED MALE = 1 FIXTURE
2. LEASABLE TENANT SPACES: 22 OCCUPANTS EACH
A. SECTION 2029.2.3 EXCEPTION APPLIES
B. PROVIDED: EACH SPACE TO HAVE ONE (1) UNI-SEX LAVATORY WITH 1 FIXTURE.

B. LAVATORIES
MERCANTILE AREA– 1 PER 750 OCCUPANTS
1. VERIZON STORE: 35 OCCUPANTS
A. REQUIRED FEMALE = 1 FIXTURE (18 FEMALE OCCUPANTS)
B. PROVIDED FEMALE = 1 FIXTURE
C. REQUIRED MALE = 1 FIXTURE (17 MALE OCCUPANTS)
D. PROVIDED MALE = 1 FIXTURE
2. LEASABLE TENANT SPACES: 22 OCCUPANTS EACH
A. SECTION 2029.2.3 EXCEPTION APPLIES
B. PROVIDED: EACH SPACE TO HAVE ONE (1) UNI-SEX LAVATORY WITH 1 FIXTURE.

No.	Date	Revisions/Submissions
1	XXXX	

Design Firm
James Rogers Architects Inc.
595 East Lake Road
P.O. Box 130
Bear Creek, PA. 18062-0130

Consultant

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Cover Sheet

Project Manager: JCRIII	Project ID:
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No.: A0.1
Date: 04/12/2019	
CAD File Name:	of

ARCHITECTURAL SPECIFICATIONS:

1. GENERAL:

A. SCOPE OF WORK: PROVIDE ALL THE NECESSARY MATERIALS, EQUIPMENT AND LABOR TO BUILD NEW 6,600 GSF ONE STORY SLAB-ON-GRADE MULTI-TENANT MERCANTILE USE BUILDING AS DEPICTED IN THE LAND DEVELOPMENT PLANS, THESE A&E DRAWINGS AND SPECIFICATIONS FOR A COMPLETE AND 1-YEAR WARRANTED PROJECT INCLUDING: ALL SITE PREPARATION, EXCAVATION, STORM WATER SYSTEMS, SITE UTILITY TIE-INS, CURB CUTS, BACKFILLING, SITE LIGHTING AND LANDSCAPING, BUILDING AND SITE SIGN SIGNAGE SUPPORT STRUCTURE FOOTINGS, FOUNDATIONS, INTERIOR AND EXTERIOR CONCRETE SLABS, STRUCTURAL STEEL, LIGHT-GAUGE METAL AND WOOD FRAMING OF EXTERIOR SHELL AND INTERIOR PARTIONS, MOISTURE AND THERMAL PROTECTION SYSTEMS, INTERIOR DOORS AND FRAMES, ALUMINUM STOREFRONT SYSTEM AND DOORS, HARDWARE, INTERIOR FINISHES, SPECIALTIES, HVAC, PLUMBING AND ELECTRICAL SYSTEMS. INDIVDUAL TENANT SPACE FIT-OUT TO BE DONE UNDER SEPARATE CONTRACTS AND ARE NOT IN THIS CONTRACT.

B. INSTALLATION: ALL PRODUCTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S LATEST WRITTEN INSTALLATION INSTRUCTIONS INCLUSIVE OF ALL SUBSTRATE PREPARATION INSTRUCTIONS.

C. WARRANTIES: PROVIDE MANUFACTURER'S STANDARD PRODUCT WARRANTY FOR EACH SPECIFIED PRODUCT UNLESS NOTED OTHERWISE.

D. SUBSTITUTIONS: PROPOSED MATERIAL AND FINISH SUBSTITUTIONS SHALL BE MADE WITHIN SEVEN (7) CALENDAR DAYS OF DATE OF BID SOLICITATION. SPECIFICATION CUT SHEETS AND SAMPLES IN TRIPLICATE SHALL BE SUBMITTED FOR CONSIDERATION AND APROVAL.

E. SUBMITTALS: PROVIDE COMPLETE SHOP DRAWINGS AND/OR CUT SHEETS SHOWING DESIGN, FABRICATION DETAILS, INSTALLATION METHODS, CONNECTIONS, MATERIAL AND SIZE OF MEMBERS/COMPONENTS FOR ALL BUILDING SYSTEMS UNLESS NOTED OTHERWISE IN TRIPLICATE. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER TO ENABLE COMPLETE AND THOROUGH REVIEW AND COMMENT BEFORE ANY BUILDING SYSTEM COMPONENTS ARE PROCURED, FABRICATED AND INSTALLED.

2. SITEWORK:

2.1. DRAINAGE PIPING: PROVIDE AND INSTALL 6" Ø SINGLE WALL SMOOTH PIPE 3-HOLE PERFORATED PATTERN AT 120 DEGREES ASTM 810 AT FOOTING DRAINS AND SMOOTH SOLID PIPE SUBSURFACE DRAINS FOR STORMWATER COLLECTION SYSTEMS. WRAP ALL PERFORATED SUB-SURFACE PIPING IN FILTER FABRIC SOCK AND BED ALL PIPING IN CLEAN STONE FILL THAT IS WRAPPED IN FILTER FABRIC TO PRECLUDE MIGRATION OF SOIL INTO CLEAN STONE FILL. SEE LAND DEVELOPMENT PLAN DRAWINGS FOR LOCATIONS AND COMPLETE DETAILS AND SPECS.

3. CONCRETE:

3.1. STRUCTURAL CONCRETE: SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS.

3.2. INTERIOR CONCRETE SLAB SEALER: PROVIDE AND INSTALL KINGDOM PRODUCTS, INC. (www.kingdom-products.com), OR EQUAL, KD-100 WATER BASED CURING AND SEALING COMPOUND WITH SATIN-SHEEN FINISH.

4. MASONRY:

4.1. SPLIT-FACE CONCRETE MASONRY UNIT VENEER:
A. PROVIDE AND INSTALL NEW HOLLAND CONCRETE (www.newhollandconcrete.com) STOCKED SPLIT FACE 4" & 8" X 8" X 16" CMU VENEER UNITS IN SANDSTONE N0680 AND COCOA N1027 COLORS AS SHOWN THE DRAWINGS AND PER MANUFACTURER'S GUIDELINES AND SPECIFICATIONS.
B. CMU UNITS TO BE APPLIED TO STRUCTURAL STEEL STUDS WITH TAPED AND SEALED DOW (www.dowbuildingsolutions.com) THERMAX (ci) 1.55" T. WITH SHIPLAP EDGE SHEATHING, 2-PIECE H.D. GALVANIZED TIES @ 16" O.C.E.W., ½" & 2" MORTAR NET WITH INSECT BARRIER (www.mortarnet.com) NYLON & POLYESTER TRAPAZOIDAL MESH DRAINAGE SYSTEMS AND THRU-WALL MOISTURE WEEPS AT 24" O.C.HZ. AS SHOWN IN DRAWINGS. PROVIDE ALL REQUIRED SYSTEM ACCESSORIES AND COMPONENTS FOR A COMPLETE INSTALLATION.
C. THROUGH WALL FLASHING AT BASE OF 4" CMU VENEER TO BE CARLISLE (www.carlisleccw.com) CCW-705-TWF 40 MIL SELF-ADHERING THRU-WALL FLASHING AT BASE OF CMU VENEER. RUN FLASHING MIN. 8" UP BACK-UP WALL SHEATHING AND RUN OUT TO FACE OF CMU. COUNTER FLASH OUT AND DOWN OVER EXPOSED FOUNDATION DAMP PROOFING AND INSULATON WITH 0.040 ALUMINUM THRU-WALL FLASHING PAN.
D. THROUGH WALL FLASHING AT TOP & BASE OF 8" CMU STRUCTURAL KNEE WALL TO BE MORTAR NET (www.mortarnet.com) OR EQUAL HIGH-DENSITY POLYPROPYLENE BF08 BLOK-FLASH CELL FLASHING PANS WITH ADJOINING BRIDGE AND INTREGAL DRAINAGE MATTES AND BUG GUARDS.
E. APPLY CONPROCO SHIELD MX (www.conproco.com) SPRAY-ON AQUEOUS ALKOXYSILOXANE MASONRY WATER REPELLENT AFTER CLEANING AN DRYING CMU VENEER. APPLY IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
F. PREPARE ON-SITE MOCK-UP FOR REVIEW AND APPROVAL PRIOR TO STARTING FULL INSTALLATION.

4.2. STRUCTURAL MASONRY: SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS.

5. METALS:

5.1. STRUCTURAL STEEL: SEE STRUCTURAL DRAWINGS FOR SPECIFICATIONS.

6. WOOD & PLASTICS:

6.1. WOOD BLOCKING: PROVIDE AND INSTALL DANBACK (www.danback.com) PRE-FABRICATED WOOD BLOCKING SYSTEM WHERE NECESSARY FOR PROPER EXECUTION OF THE WORK. ALL WOOD BLOCKING SHALL BE FIRE-RETARDANT LUMBER AS PER 2009 IBC FOR TYPE III-B CONSTRUCTION TYPE.

6.2. INTERIOR WOOD & COMPOSITE TRIM, SILLS AND CASEWORK: ALL FINISHED WORK INCLUDING CASEWORK, WINDOW SILLS AND COUNTERTOPS SHALL BE AWI (ARCHITECTURAL WOODWORK INSTITUTE) CUSTOM GRADE INCLUSIVE OF MATERIAL GRADES, FABRICATION AND INSTALLATION QUALITY.
A. PLYWOOD: LUAN VENEER WITH PARTICLE BOARD OR FIBERBOARD CORE FOR GENERAL USE.
B. EXPOSED PAINTED WOOD: ANY HARDWOOD SPECIES.
C. PLASTIC LAMINATE GRADE: HGS FOR COUNTERTOPS. 0.028" THICK HPDL FOR CASEWORK – COLOR: FORMICA BRAND 921-58 BIRCH, MATTE FINISH OR EQUAL.

7. THERMAL & MOISTURE PROTECTION:

7.1. EPDM ROOFING SYSTEM: PROVIDE AND INSTALL CARLISLE SYNTEC (www.carlislesyntec.com) OR APPROVED EQUAL SURE-TOUGH™ 60 MIL FULLY ADHERED REINFORCED EPDM ROOF MEMBRANE SYSTEM OVER PLYWOOD ROOF SHEATHING SUBSTRATE. UL CLASS A FIRED RATED ASSEMBLY TO INCLUDE CARLISLE CCW-725TR 40 MIL AIR & VAPOR BARRIER APPLIED TO DECK, CARLISLE SECURSHIELD 5" T. (R-30ci MIN) CLOSED CELL POLYISOCYANURATE RIDGID INSULATION BOARD IN TWO LAYERS WITH STAGGERED SEAMS AND ADHERED EPDM. PROVIDE 20-YEAR SYSTEM WARRANTY ON ENTIRE ROOF SYSTEM INCLUDING ALL FLASHINGS, PERIMETER DRIP EDGE COMPONENTS, WALL CAPS, EQUIPMENT CURBS, TRAFFIC MATS AND PENETRATION FLASHINGS.

7.2. FOUNDATION DAMP PROOFING: PROVIDE AND INSTALL KARNAK CHEMICAL CORP. (www.karnakcorp.com) OR W.R. MEADOWS (www.wrmeadows.com) BITUMINOUS DAMPPROOFING. SPRAY APPLY ON CURED CRY CONCRETE AND CMU FOUNDATIONS AND FOOTINGS AS DEPICTED IN THE DRAWINGS. ALL PENETRATIONS THROUGH DAMPPROOFING TO BE SEALED WATERTIGHT WITH MASTIC.

7.3. BUILDING INSULATION:
A. PERIMETER FOUNDATIONS: R-10; DOW (www.dowbuildingsolutions.com) STYROFOAM SQUARE EDGE. TAPE SEAMS WITH DOW WEATHERMATE TAPE.
B. UNDER SLAB PERIMETER: R-10; DOW STYROFOAM SQUARE EDGE – 2'-0" IN FROM PERIMETER EDGE OVER SLAB-WIDE 10 MIL PERMINATOR UNDERSLAB VAPOR BARRIER AS MANUFACTURED BY W.R. MEADOWS (www.wrmeadows.com) OR EQUAL. INSTALL AS PER MANUFACTURER'S GUIDELINES. LAP AND TAPE ALL SEAMS.
C. EXTERIOR WALLS:
1. METAL FRAMED:
A. STEEL STUD BACK-UP AT MASONRY KNEE WALL: R-13+R-7.5 ci.; DOW THERMAX (ci) OR CARLISLE R2+SHEATHE 1.55" T. WITH SHIPLAP EDGE. TAPE ALL SEAMS & PENETRATIONS WITH DOW WEATHERMATE OR CARLISLE CCW FOIL-GRIP 1402 FLASHING TAPE. SPRAY 2" DOW STYROFOAM SPF (CM SERIES – CLOSED CELL) OR LAPOLLA FI-2000 SPF ON INTERIOR OF INSULATION BOARD IN STUD CAVITY. USE DOW STYROFOAM SILL SEAL FOAM GASKET BETWEEN SLAB AND STEEL STUD BOTTOM CHANNEL.
B. STEEL STUD BEARING WALLS WITH 3" T. EIFS: R-13+R-7.5 ci.; DENS-GLASS GOLD SHEATHING OR EQUAL. TAPE ALL SEAMS & PENETRATIONS WITH SLEF-ADHERING FLASHING TAPE. SPRAY 2" DOW STYROFOAM SPF (CM SERIES – CLOSED CELL) OR LAPOLLA (www.lapolla.com) FI-2000 SPF ON INTERIOR OF DENS-GLASS SHEATHING IN STUD CAVITY. USE DOW STYROFOAM SILL SEAL FOAM GASKET BETWEEN SLAB AND STEEL STUD BOTTOM CHANNEL. 2" EXPANDED POLYSTYRENE INSULATION BOARD MECHANICALLY FASTENED TO STUDS IN LAYERS WITH STAGGERED JOINTS. PREP FOR EIFS PER MANUFACTURER'S SPECS AND GUIDELINES.

D. ROOFS: R-30ci. SEE SECTION 7.1 FOR ROOF SYSTEM ASSEMBLY.

E. INTERIOR ACOUSTICAL PARTITIONS: PROVIDE AND INSTALL OWENS-CORNING (www.owenscorning.com) OR EQUAL R-13 (3-5/8") OR R-19 (5-5/8") NON-FACED FIBERGLASS BATTS OR MINERAL WOOL BATTS COMPRESSION FIT WITHIN STUD CAVITIES. SEE PARTITION TYPES AND FLOOR PLANS FOR LOCATIONS AND DETAILS.

7.4. EXTERIOR INSULATION & FINISHING SYSTEM (EIFS):
A. PROVIDE AND INSTALL DRYVIT SYSTEMS, INC. (www.dryvit.com) OR EQUAL 100% ACRYLIC-BASED FINISH AND QUARTZ AGGREGATE, PROVEN MILDEW RESISTANT (PMR) AND DIRT PICK-UP RESISTANT (DPR) TECHNOLOGY SYSTEM IN SANDBLAST TEXTURE WITH #310 CHINA WHITE AND #110 VAN DYKE COLORS. INSTALL SYSTEM OVER STEEL STUD AND DENS-GLASS GOLD BACK-UP WALL SYSTEM USING DRYVIT INFINITY PRESSURE EQUALIZED RAINSCREEN INSTALLATION SYSTEM. SEAL SYSTEM WITH DOW CORNING LOW MODULUS SILICONE SEALANT.

B. PROVIDE AND INSTALL PRE-FORMED EXPANDED POLYSTYRENE FOAM TRIMS AND MOLDINGS AS SHOWN IN DRAWINGS MANUFACTURED BY PEACHTREE CITY FOAMCRAFT (www.foamcraft.info) OR EQUAL. FINISH WITH MATCHING EIFS SYSTEM.

7.5. FLASHING & SHEETMETAL:
A. GUTTERS & DOWNSPOUTS: PROVIDE AND INSTALL AS FABRICATED BY GARRETY MANUFACTURING (garretymanufacturing@gmail.com) OR EQUAL 7" SEAMLESS BOX GUTTER WITH ROOF FLANGE AND 4"X5" CORRUGATED DOWNSPOUTS, AND ACCESSORIES AS SHOWN IN DRAWINGS IN 0.032 ALUMINUM WITH KYNAR 500 FINISH IN SIERRA TAN COLOR FINISH. DOWNSPOUTS TO BE RUN INTO SCH 40 PVC BOOT AND UNDERGROUND STORM WATER PIPE SYSTEM RUN TO DAYLIGHT – SEE LAND DEVELOPMENT PLANS.

B. ALL ASSOCIATED FLASHINGS FOR ROOF AND WALL SYSTEMS TO BE 0.032 PREFINISHED ALUMINUM WITH MATCHING PAINT FINISH AND COLOR TO GUTTERS AND DOWNSPOUTS UNLESS OTHERWISE NOTED.

C. THRU-WALL COUNTER FLASHING AT BASE OF MASONRY VENEER SYSTEM WALLS TO BE 0.040 ALUMINUM FLASHING IN COLOR TO MATCH ADJACENT MASONRY. EXTEND FLASHING PAN IN UNDER MASONRY VENEER AND OVER SELF-ADHERING THROUGH WALL FLASHING. EXTEND ALUMINUM COUNTER FLASHING DOWN OVER EXPOSED FOUNDATION INSULATION AND DAMPPROOFING SYSTEMS TO FINISH GRADE.

7.6. JOINT SEALANTS & CAULKING:

A. FIRESTOPPING: PROVIDE & INSTALL FIRESTOPPING SEALANT AND BACKING MATERIALS AT PENETRATIONS THROUGH ALL FIRE RATED FLOORS, CEILINGS AND WALLS AS REQUIRED TO MAINTAIN CONTINUOUS FIRE RATING OF ASSEMBLY.

B. EACH TRADE SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL NECESSARY PERIMETER THERMAL AND/OR FIRESTOPPING MATERIAL AT ALL REQUIRED PENETRATIONS MADE BY THEM IN WALL, FLOOR, CEILING AND OTHER BUILDING ASSEMBLIES TO MAINTAIN THE INTEGRITY OF REQUIRED FIRERATINGS.

C. SEALANTS: PROVIDE AND INSTALL EXTERIOR AND INTERIOR SEALANTS IN VERTICAL AND HORIZONTAL SURFACES USING COMPATIBLE SYSTEMS WITH THE MATERIALS BEING TREATED. SUBMIT PRODUCT DATA, SAMPLES AND SEALANT COMPATIBILITY AND ADHESION TEST REPORTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INSTALL MOCK-UPS OF ELASTOMERIC SEALANTS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. MOCK-UPS MAY BECOME PART OF THE FINISH WORK IF APPROVED AND UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.

8. WINDOWS & DOORS

8.1. ALUMINUM ENTRANCE AND STOREFRONT FRAMING: KAWNEER (www.kawneer.com) (TRIFAB VG451 T FRONT PLANE GLAZED (1-3/4" X 4-1/2") OR APPROVED EQUAL WITH 1" I.G. GLAZING (SEE GLAZING SPEC), IN CLEAR ANODIZED FINISH.

8.3. ALUMINUM ENTRANCE DOORS:
A. KAWNEER (www.kawneer.com) 360 INSULCLAD THERMAL ENTRANCE DOORS OR APPROVED EQUAL WITH 1" I.G. GLAZING (SEE GLAZING SPEC), BUTT HINGES, INTERGRAL 1" Ø PIPE EXTERIOR PULLS (C-09), AND FULL WIDTH HORIZONTAL 1" Ø PUSH BAR ON INTERIOR FACES OF EGRESS DOORS. CLEAR ANODIZED ALUMINUM FINISH #17 ON DOORS AND HARDWARE.

8.4. FRAMED & FLUSH WOOD DOORS: DOORS SHALL BE SOLID PARTICLEBOARD CORE, EXCEPT AT 3/4 HOUR & GREATER RATED DOORS SHALL HAVE MINERAL CORE.
VENEER TO BE:
A. SYSTEM: PREFABRICATED VENEER DOOR FACE
B. SPECIES: MAPLE
C. CUT: FLAT OR PLAIN CUT
D. STAIN: NATURAL WOOD
E. FINISH: PREFINISHED FACTORY APPLIED COATING SYSTEM (CATALYZED POLYURETHANE 35% SHEEN (SATIN) - PARTIALLY FILLED PORE)

8.5. HOLLOW METAL DOORS: 18 GA. SHOP-PRIMED, COMPLYING W/ S.D.I. (STEEL DOOR INSTITUTE) STANDARDS. DOORS SHALL BE LEVEL 2 AND B (HEAVY DUTY), MODEL 1 - FULL FLUSH. EXTERIOR DOORS TO BE 18 GA. GALVANIZED STEEL. PROVIDE U-0.50 (R-2) RATED INSULATED EXTERIOR DOORS AS NOTED IN DOOR SCHEDULE.

8.6. HOLLOW METAL DOOR FRAMES: SHOP-PRIMED, COMPLYING WITH S.D.I. (STEEL DOOR INSTITUTE) STANDARDS. FRAMES TO BE 16 GA. PROVIDE FULLY WELDED TYPE FRAMES. EXTERIOR DOOR FRAMES TO BE GALVANIZED 16 GA. STEEL. PROVIDE U-0.50 (R-2) RATED INSULATED EXTERIOR DOOR FRAMES WITH WEATHERSTRIPPING AS NOTED IN DOOR SCHEDULE.

8.9. GLAZING:
A. WHERE INDICATED AND WHERE REQUIRED BY CODE, PROVIDE TEMPERED GLASS COMPLYING WITH ASTM C1048, TYPE 1; QUALITY Q3, UNCOATED, KIND FT (FULLY TEMPERED); MINIMUM 3/16" THICK.
B. INSTALL ALL GLASS IN ACCORDANCE WITH GANA RECOMMENDATIONS (GLASS ASSOCIATION OF NORTH AMERICA).
C. EXTERIOR GLAZING: PPG (www.ppgideascapes.com) SOLARBAN 60 (2) STARPHIRE GLASS + GLASS BELOW 1" INSULATING GLASS UNIT WITH VLT: 74%; EXTERIOR REFLECTANCE: 11%; SC: 0.46; SHGC: 0.40; SOLAR FACTOR EN 410: 0.44; U-VALUE: 0.29 (WINTER), 0.27 (SUMMER); LSG: 1.85. PROVIDE MATCHING SPANDREL PANELS AS SHOWN IN THE DRAWINGS.
D. INTERIOR GLAZING: 3/16" CLEAR FULLY TEMPERED IN DOORS, SIDELIGHTS, TRANSOMS AND SINGLE GLAZED UNITS.

8.9. DOOR HARDWARE: SEE DOOR SCHEDULE FOR HARDWARE SETS AND SPECS.

9. FINISHES:

9.1. GYPSUM BOARD: METAL STUDS SHALL BE MINIMUM 20 GAUGE GALVANIZED STEEL. GYPSUM BOARD SHALL BE 5/8" TYPE X UNLESS INDICATED OTHERWISE. USE MR GWB IN LAVATORIES AND JANITOR CLOSETS. TAPE, SPACKLE PRIME AND PAINT ALL GYPSUM BOARD. INSTALL METAL CORNER BEAD ON ALL CORNERS. INSTALL ALL WORK IN ACCORDANCE WITH THE GYPSUM ASSOCIATION'S (GA) PUBLISHED INSTALLATION RECOMMENDATIONS OR WITH USG'S GYPSUM HANDBOOK, INCLUDING SUSPENDED CEILINGS. SEE ROOM FINISH SCHEDULE FOR FURTHER DETAILS.

9.2. ACOUSTICAL CEILING TILE & GRID: ARMSTRONG (www.armstrong.com) DUNE SQUARE LAY-IN (1773) 5/8"X24"X48" NRC 0.50 AND CAC 30 ACOUSTICAL RATINGS WITH PRELUDE XL15/16" EXPOSED TEE SUSPENSION SYSTEM IN WHITE. SEE ROOM FINISH SCHEDULE FOR FURTHER DETAILS.

9.3 FIBERGLASS REINFORCED PANELS (FRP): PROVIDE AND INSTALL MARLITE (www.marlite.com) OR EQUAL FRP 100 WHITE CLASS A PEBBLED TEXTURE, CLASS I/A WALL PANELS ON WALLS OF JANITOR'S CLOSETS, AND BACK WALLS WITH PLUMBING FIXTURES IN LAVATORIES. PANELS TO RUN FLOOR TO CEILING OVER GWB SUBSTRATE. PROVIDE ALL NECESSARY C-551 ADHESIVES, PVC TRIM & BASE MOLDINGS IN INTEGRAL MATCHING COLOR P100. SEAL PANELS WITH MS-251 WHITE SILICONE SEALANT. INSTALL PANELS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9.4 VINYL COVE BASE: PROVIDE AND INSTALL ARMSTRONG (www.armstrong.com) ASTM E 648 CLASS I 1/8" T. 4" H. VINYL COVE BASE AS SHOWN IN DRAWINGS AND FINISH SCHEUDLE. COLOR TO BE SELECTED BY ARCHITECT.

9.5. PAINTING AND STAINING:
A. PAINT WOOD WITH 1 COAT OF ALKYD WOOD PRIMER AND 2 FINISH COATS OF ACRYLIC LATEX SEMI-GLOSS. COLOR WHITE
B. WOOD VENEERS TO HAVE A CLEAR COAT FINISH.
C. PAINT METAL WITH 1 COAT OF A ALKYD METAL PRIMER AND 2 COATS OF A ALKYD SEMI-GLOSS. COLOR WHITE.
D. PAINT GYPSUM BOARD WITH 1 COAT GYPSUM BOARD PRIMER AND 2 FINISH COATS OF ACRYLIC LATEX EGGSHELL. COLOR WHITE
E. PREPARE ALL SURFACES (EXISTING AND NEW) IN STRICT ACCORDANCE WITH THE PAINT MFG'S PREPARATION INSTRUCTIONS.
F. APPLY PAINT TO DRY FILM THICKNESS (DFT) AS SPECIFIED BY THE PAINT MFG.
G. PAINT SHALL BE "PROFESSIONAL LINE" PRODUCTS BY: MAB, SHERWIN WILLIAMS, DEVOE, PPG, CORONADO, PRATT & LAMBERT OR APPROVED EQUAL.
H. COLORS AS SELECTED BY ARCHITECT. PRIOR TO STAINING OR PAINTING, DESIGNER TO APPROVE COLORS.
I. SEE ROOM FINISH SCHEDULE AND SPECS FOR FURTHER DETAILS.

10. SPECIALTIES:

10.1. LAVATORY ACCESSORIES: PROVIDE AND INSTALL BOBRICK (www.bobrick.com) LAVATORY ACCESSORIES. SEE ACCESSORY SCHEDULE AND LARGE SCALE PLANS AND ELEVATIONS FOR DETAILS AND SPECIFICATIONS.

10.2 FIRE EXTNGUISHERS: PROVIDE AND INSTALL LARSEN'S MANUFACTURING CO. (www.larsensmfg.com) OR EQUAL SEMI-RECESSED CABINETS AND EXTINGUISHERS AS SHOWN IN DRAWINGS. MODEL NO. AL2409-R4 SEMI-RECESSED 3 ½", WITH FULL CLEAR ACRYLIC PANEL, ALUMINUM TRIM AND DOOR WITH 1 ¼" SQUARE TRIM SEMI-RECESSED.

10.3. EXTERIOR AWNINGS: PROVIDE AND INSTALL STEEL STITCH (www.steelstitch.com) OR EQUAL WALL MOUNTED SHED TYPE ALUMINUM FRAMED AWNING UNITS UTILIZING THE EUROPEAN STAPLE-IN METHOD OF ATTACHING FABRIC COVERS AS SHOWN IN DRAWINGS. USE FRAME TYPE A IN 6063-T5 ALUMINUM STAPLE-IN EXTRUSIONS WITH ALUMINUM MILL FINISH. FRAMING PROFILES TO BE SIZED TO WITHSTAND ALL APPLICABLE LIVE, DEAD, SUPER-IMPOSED AND TRANSPORTATION LOADS. ALL FASTNERS, ANCHORS, BOLTS, SHIMS AND ACCESSORIES TO BE NON-CORROSIVE AND NON-STAINING. FABRIC TO BE 17 OZ. VANGUARD VINYL POLYESTER WITH ACRYLIC TOP COATING AS MANUFACTURED BY THE ASTRUP CO. (800-796-7601). ATTACH FABRIC TO FRAME WITH STAINLESS STEEL STAPLES AND PROTECT SEAMS AND AT-WALL ATTACHMENT WITH UV-STABILIZED PVC TRIM STRIPS AND FLASH-STRIPS. AWNING COLOR TO BE SELECED BY ARCHITECT FROM SUBMITTED COLOR CHART, SAMPLES AND SHOP DRAWINGS.

No.	Date	Revisions/Submissions
1	XXXX	

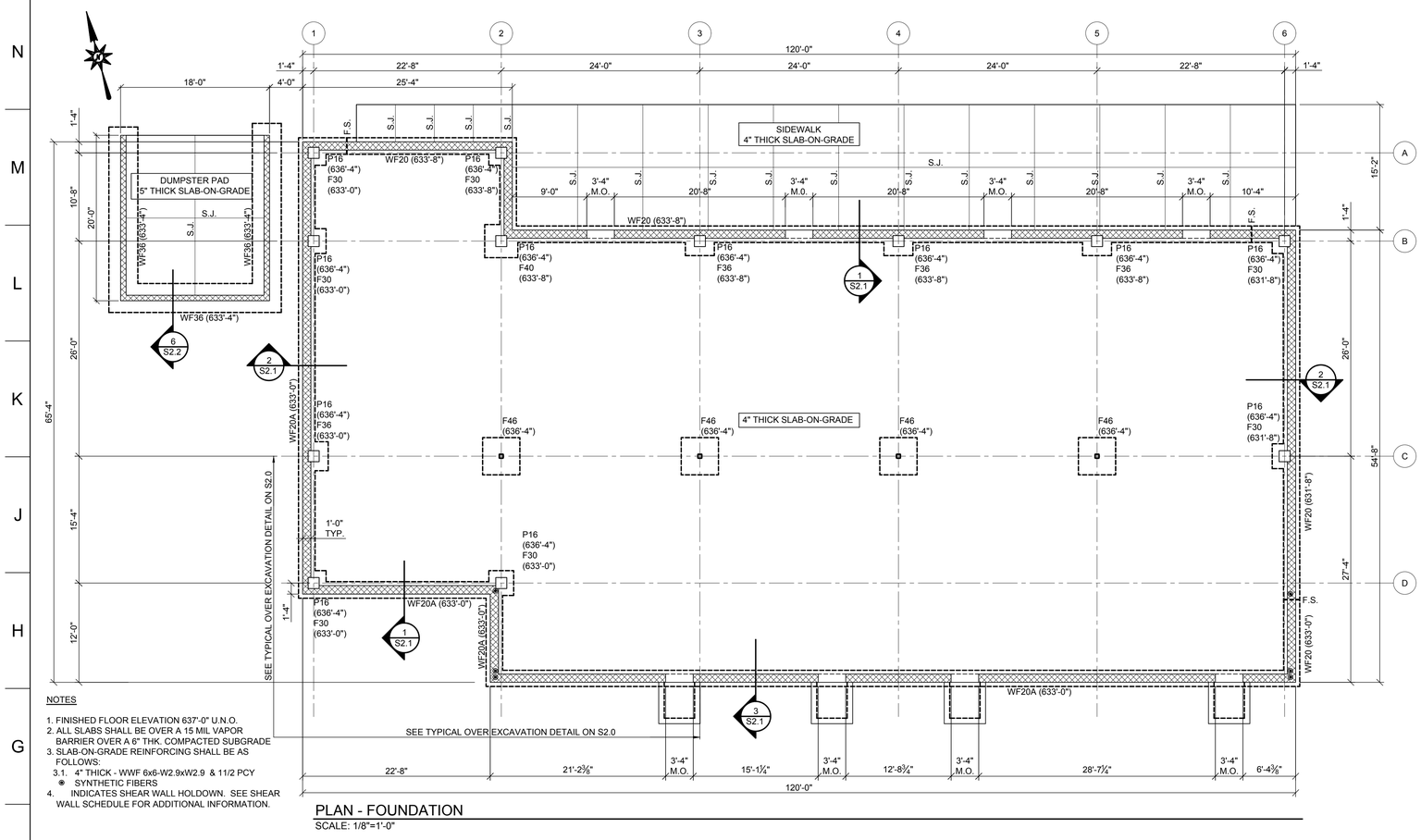
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Specifications

Project Manager: JCRIII	Project ID: XXXXX
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No. A0.2
Date: 04/12/2019	
CAD File Name	of



PLAN - FOUNDATION

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

NOTES

1. FINISHED FLOOR ELEVATION 637'-0" U.N.O.
2. ALL SLABS SHALL BE OVER A 15 MIL VAPOR BARRIER OVER A 6" THK. COMPACTED SUBGRADE
3. SLAB-ON-GRADE REINFORCING SHALL BE AS FOLLOWS:
   - 3.1. 4" THICK - WWF 6x6-W2.9xW2.9 & 11/2 PCY ❀ SYNTHETIC FIBERS
4. INDICATES SHEAR WALL HOLDOWN. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

DIA.	DIAMETER
#	NUMBER (REBAR)/POUND (QUANTITY)
ALT.	ALTERNATE
BOT.	BOTTOM
C.A.	COURSE AGGREGATE
C.I.P.	CAST IN PLACE
CONC.	CONCRETE
℄	CENTER LINE
D.B.B.	DIAGONAL BOLTED BRIDGING
DWL.	DOWEL
EA.	EACH
EJM	EXPANSION JOINT MATERIAL
EL.	ELEVATION
EXIST.	EXISTING
E.W.	EACH WAY
F.S.	FOOTING STEP
GA.	GAUGE
H.B.	HORIZONTAL BRIDGING
HOR.	HORIZONTAL
LBS.	POUNDS
MANUF.	MANUFACTURER
M.O.	MASONRY OPENING
O.C.	ON CENTER
P.A.F.	POWER ACTUATED FASTENER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PROP.	PROPOSED
REINF.	REINFORCEMENT
REQ'D	REQUIRED
S.J.	SLAB JOINT
SL	SLOPED
SPEC.	SPECIFICATION
STD.	STANDARD
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
WP	WORK POINT

GRAPHICS LEGEND

EARTH, CRUSHED STONE, CONCRETE, CONCRETE MASONRY UNIT, STEEL, BRICK, GROUT

SECTION NUMBER / SHEET WHERE SECTION APPEARS

DETAIL NUMBER / SHEET WHERE DETAIL APPEARS

ELEVATION NUMBER / SHEET WHERE ELEVATION APPEARS

ELEVATION MARK

CENTERLINE

JOIST

JOIST BRIDGING

COLUMN CENTERLINE

EXISTING CONSTRUCTION

EXISTING COLUMN CENTERLINE

WALL TYPE

SSMA IDENTIFICATION CODE KEY

STYLE:
S= STUD OR JOIST
T= TRACK SECTION
U= CHANNEL SECTION
F= FURRING CHANNEL
MEMBER DEPTH IN 1/100 INCHES

FLANGE WIDTH IN 1/100 INCHES

MATERIAL THICKNESS IN MILS; (1 MIL=1/1000 INCH)

600S162-43

FOOTING SCHEDULE

MARK	SIZE	THICK.	REINFORCING @ BOTTOM EACH WAY. U.O.N.
F30	3'-0"x3'-0"	12"	(4)-#4
F36	3'-6"x3'-6"	12"	(3)-#5
F40	4'-0"x4'-0"	12"	(4)-#5
F46	4'-6"x4'-6"	16"	(4)-#5
WF20	2'-0"x CONT.	12"	(3)-#4 CONT. #5 @ 14" O.C.
WF20A	2'-0"x CONT.	12"	(3)-#4 CONT. #5 @ 14" O.C. TOP & BOTTOM
WF36	3'-6"x CONT.	1'-4"	(4)-#5 CONT. #5 @ 12" O.C.

f'c = 3500 PSI @ 28 DAYS (NORM WT 150 PCF) fy = 60,000 PSI

PIER SCHEDULE

MARK	DIMENSIONS	VERT. REINF.	TIES
P16	16"x16"	(4)-#6	#3 BARS @ 12" O.C. #3 BARS @ 4" O.C. TOP 12"

f'c = 3500 PSI @ 28 DAYS (NORM WT 150 PCF) fy = 60,000 PSI

BUILDING DESIGN LOADS

BUILDING CODE:	2015 IBC
ROOF DEAD LOAD:	20 PSF
ROOF LIVE LOAD:	20 PSF MIN
FLOOR LIVE LOAD:	250 PSF
SNOW LOADS	
GROUND SNOW LOAD:	50 PSF
FLAT ROOF SNOW LOAD:	35 PSF
SNOW EXPOSURE FACTOR:	1.0
SNOW LOAD IMPORTANCE FACTOR:	1.0
THERMAL FACTOR:	1.0
WIND LOADS	
BASIC WIND SPEED:	115 MPH
WIND LOAD IMPORTANCE FACTOR:	1.0
WIND EXPOSURE:	B
SEISMIC LOADS	
SEISMIC LOAD IMPORTANCE FACTOR:	1.0
SEISMIC USE GROUP:	II
SITE CLASS:	D
SDS:	0.181
SD1:	0.074
ANALYSIS PROCEDURE:	EQUIV. LATERAL FORCE
BASIC SEISMIC RESISTING SYSTEM:	BEARING WALL SYSTEM USING LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISITANCE & STEEL NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE

CODES AND STANDARDS

1. BUILDING HAS BEEN DESIGNED TO, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES AND STANDARDS:
   - 1.1. PENNSYLVANIA UNIFORM CONSTRUCTION CODE
   - 1.2. 2015 INTERNATIONAL BUILDING CODE (IBC 2015)
   - 1.3. UNLESS EXPLICITLY MODIFIED IN THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING STANDARDS:
   - 1.1. ASCE/SEI 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
   - 1.2. ACI 301-11, SPECIFICATIONS FOR STRUCTURAL CONCRETE.
   - 1.3. ACI 318-11, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
   - 1.4. ACI 530-11 / ASCE 5-10 / TMS 402-11, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
   - 1.5. ANSI//AISC 341-10, SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS.
   - 1.6. ANSI//AISC 360-10, SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
   - 1.7. AWS D1.1-2006, STRUCTURAL WELDING CODE - STEEL.
   - 1.8. AISI/NASPEC-2001, NORTH AMERICAN SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURE MEMBERS.

DESIGN STRESSES

CONCRETE (STRENGTH DESIGN) MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS:
- FOOTINGS---F'C=3,500PSI
- INTERIOR SLABS ON GRADE, ---F'C=4,000PSI
- CONCRETE SUBJECT TO FREEZING AND THAWING---F'C=5,000PSI
- LEAN CONCRETE, FOR USE WITH OVER-EXCAVATIONS---F'C=1,500PSI

REINFORCING BARS (ASTM A615 OR ASTM A706, GRADE 60)---FY=60,000PSI
WELDED WIRE REINFORCEMENT (ASTM A185)---FS=30,000PSI
SYNTHETIC FIBERS (ASTM C1116) ---TYPE III, 1/2"-1 1/2" LONG
STRUCTURAL STEEL W SHAPES
- (ASTM A992 OR ASTM A572/50)---FY=50,000PSI

STRUCTURAL STEEL OTHER SHAPES (ASTM A36)---FY=36,000PSI
ANCHOR RODS (F1554, GRADE 36) UNLESS OTHERWISE NOTED---FY=36,000PSI
HOLLOW STRUCTURAL SECTIONS (ASTM A500, GRADE B)
- RECTANGULAR---FY=46,000PSI

MASONRY---F'M=1,500PSI
- LOAD-BEARING CMU (ASTM C55 OR C90)
- BRICK (ASTM C216 GRADE SW)
- MORTAR---TYPE M OR S
- GROUT (ASTM C476)---3,000PSI

SOIL BEARING PRESSURE FOR FOUNDATIONS---2,000PSF (ASSUMED SINCE NO GEOTECHNICAL REPORT WAS AVAILABLE)

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE BUILDING CODE.
2. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS OTHERWISE NOTED.
3. THE STRUCTURAL DRAWINGS ILLUSTRATE STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
4. DRAWINGS ARE NOT TO BE SCALED.
5. REFER TO ARCHITECTURAL PLANS FOR FLOOR DEPRESSIONS, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS, AND EQUIPMENT.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC., PRIOR TO FABRICATION.
7. THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
8. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
9. ANY DEVIATION, MODIFICATION, OR SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER, ARCHITECT, AND ENGINEER FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES, AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED , SIGNED , AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.
11. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD , TECHNIQUES, SEQUENCES, AND PROCEDURE OF CONSTRUCTION AS REQUIRED.
12. THE CONTRACTOR SHALL INSPECT ALL WORK, MATERIALS, AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
13. SITE VISITS PERFORMED BY ARCHITECT/ENGINEER DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.
14. STRUCTURAL OBSERVATIONS PERFORMED BY ARCHITECT/ ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INVESTIGATION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING DEPARTMENT INSPECTOR OR THE TESTING AGENCY. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
15. THE CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO ARCHITECT AND ENGINEER.
16. REVIEW OF THE SHOP DRAWINGS BY THE ARCHITECT'S ENGINEERS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM THE CONTRACT DOCUMENTS.
17. SHOP DRAWINGS WILL NOT BE PROCESSED IF THEY ARE INCOMPLETE , LACK COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK CALCULATIONS IF REQUIRED, OR IF DEVIATIONS, MODIFICATIONS, AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM ARCHITECT/ENGINEER.

MASONRY CONSTRUCTION

1. MASONRY WALLS SHOWN ON STRUCTURAL DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5 / TMS 402).
2. MASONRY WALLS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1 / ASCE 6 / TMS 602) AND THE PROJECT SPECIFICATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THE TWO, THE MORE RESTRICTIVE REQUIREMENT SHALL BE APPLICABLE.
3. DETERMINE THE COMPRESSIVE STRENGTH OF MASONRY (F'M) BY THE UNIT STRENGTH METHOD (SECTION 1.4, B.2 OF ACI 530.1 / ASCE 6 / TMS 602).
   - 3.1. MORTAR PROPERTIES SHALL BE DETERMINED BY TESTS PER ASTM C780 AND MORTAR SHALL BE STRENGTH TESTED IN ACCORDANCE WITH ASTM C39 (3" DIAMETER X 6" LONG CYLINDERS).
   - 3.2. THE STRENGTH OF GROUT SHALL BE DETERMINED BY TESTS IN ACCORDANCE WITH ASTM C1019.
4. WALLS SHALL BE BUILT IN RUNNING BOND.
5. PROVIDE HORIZONTAL JOINT REINFORCEMENT PER ASTM A82, GALVANIZED, AT 16" ON CENTER VERTICALLY. SEE SPECIFICATIONS. UNLESS OTHERWISE NOTED, PROVIDE A GALVANIZED LADDER TYPE JOINT REINFORCEMENT.
6. WELDING REINFORCING BARS (INCLUDING TACK WELDING) IS NOT PERMITTED WITHOUT PERMISSION OF ENGINEER IN WRITING.
7. PROVIDE SHOP DRAWINGS WHICH INDICATE SIZE, SPACING, BENDING DETAILS, AND TYPE OF ALL REINFORCING BARS PLACED IN MASONRY WALLS.
8. PROVIDE DOWELS FROM SUPPORTING MEMBER (FOOTING, BEAM, OR SLAB) FOR ALL REINFORCED WALLS SAME SIZE, LOCATION, AND SPACING AS WALL REINFORCING.
9. WALL REINFORCING SHALL BE HELD IN POSITION DURING GROUTING.
10. FOR BARS AT FACE OF WALL, MAINTAIN ¾" CLEARANCE FROM INSIDE FACE OF CMU TO REINFORCING.
11. SPLICES (GRADE 60 DEFORMED BARS):
    - 11.1. ALL LAP SPLICES SHALL BE TYPE 2 (AS DEFINED IN THE TABLE BELOW), UNLESS OTHERWISE NOTED ON THE DRAWINGS. TYPE 1 SPLICES SHALL BE USED THE FOLLOWING CONDITIONS:
      - 11.1.1. DOWELS FROM SUPPORTING ELEMENTS TO WIND WALLS (THOSE WALLS ABOVE GRADE RESISTING LATERAL FORCES FROM ONE SIDE, AND LATERALLY SUPPORTED AT THE TOP AND BOTTOM OF THE WALL)
      - 11.1.2. ALL REINFORCING (DOWEL AND VERTICAL BARS) IN FOUNDATION WALLS (THOSE WALLS WITH EQUAL LATERALS EARTH PRESSURES ON EACH SIDE FOR THE FULL HEIGHT OF THE WALL).
      - 11.1.3. ALL REINFORCING (DOWEL AND VERTICAL BARS) IN COMPRESSION PIERS (THOSE PIERS SUBJECT ONLY TO DOWNWARD VERTICAL LOADS, NOT THOSE SUBJECT TO UP-LIFT AND/OR MOMENT)
    - 11.2. SPLICE LENGTHS GREATER THAN 60" REQUIRE HIGH LIFT GROUTING. THE CONTRACTOR, AT THEIR OPTION, MAY USE OPEN-ENDED MASONRY UNITS OR MECHANICAL SPLICES FOR EASE OF CONSTRUCTION.

BAR SIZE	MASONRY LAP SPLICE LENGTH	
	TYPE 1 (40DB)	TYPE 2 (72DB)
#3	15"	27"
#4	20"	36"
#5	25"	45"
#6	30"	54"
#7	35"	63"
#8	40"	72"

FOUNDATIONS

1. FOUNDATIONS FOR THIS PROJECT ARE DESIGNED USING AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2,000PSF SINCE A GEOTECHNICAL REPORT WAS NOT AVAILABLE.
2. ELEVATIONS GIVEN ARE TO TOP OF FOOTINGS. BOTTOM OF FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISHED GRADE ELEVATION.
3. ALL FOOTINGS MUST BE SUPPORTED ON UNDISTURBED SOIL CAPABLE OF ACHIEVING THE DESIGN SOIL BEARING PRESSURE WITHOUT APPRECIABLE SETTLEMENT. WHERE ADDITIONAL EXCAVATION IS REQUIRED TO ATTAIN THE DESIGN BEARING PRESSURE, BACKFILL THE OVEREXCAVATED AREA WITH LEAN CONCRETE UP TO THE DESIGN BEARING ELEVATION.
4. UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR SPECIFICATIONS, COMPACT ALL FILL UNDER SLABS ON GROUND TO 98% OF OPTIMUM LABORATORY DENSITY IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. PLACE FILL IN 6" TO 8" LAYERS AND COMPACT WITH VIBRATORY TAMPING EQUIPMENT.
5. UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT OR SPECIFICATIONS, COMPACT ALL ENGINEERED FILLS UNDER FOUNDATIONS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557 MODIFIED PROCTOR METHOD.
6. IN GRANULAR SOILS (SAND AND GRAVEL) THE SOIL SHALL BE MECHANICALLY TAMPED TO A HARD SURFACE IMMEDIATELY PRIOR TO PLACING FOOTING.
7. BEFORE BACKFILL, ALL WALLS MUST BE ADEQUATELY BRACED. FOR BACKFILL REQUIREMENTS, SEE SPECIFICATIONS AND/OR GEOTECHNICAL REPORT.
8. PROVIDE A MINIMUM OF (4) #5 VERTICAL BARS AND #3 @ 12" ON CENTER HORIZONTAL TIES FOR CONCRETE PIERS UNDER COLUMNS OR BEAMS.
9. LOCATE EXISTING UNDERGROUND UTILITIES IN AREAS OF CONSTRUCTION. COORDINATE WITH UTILITY COMPANIES FOR ANY SHUT-OFF REQUIREMENTS OF STILL ACTIVE LINES. CALL THE PA ONE-CALL CENTER AT 1-800-242-1776.
10. WHEN EXCAVATIONS APPROACH THE GROUND WATER LEVEL, THE WATER LEVEL SHALL BE LOWERED BY AN ACCEPTABLE DEWATERING SYSTEM SO THAT THE WATER LEVEL IS MAINTAINED CONTINUOUSLY A MINIMUM OF 2'-0" BELOW THE EXCAVATION.
11. THE BOTTOM OF FOUNDATIONS SHALL BE PROTECTED AGAINST FREEZING UNTIL BACKFILL OR OTHER PERMANENT PROTECTIVE COVER IS IN PLACE.
12. ALL EXCAVATION FOUNDATION WORK AND SOIL COMPACTION SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE CONTRACTOR PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE. GEOTECHNICAL ENGINEER SHALL PREPARE A REPORT DOCUMENTING THEIR FINDINGS AND SUBMIT IT TO THE ARCHITECT.
13. THE GEOTECHNICAL ENGINEER EMPLOYED BY THE CONTRACTOR SHALL ALSO INSPECT AND APPROVE ALL EXCAVATIONS, BACKFILL MATERIALS, AND BACKFILLING PROCEDURES.GEOTECHNICAL ENGINEER SHALL PREPARE A REPORT DOCUMENTING THEIR FINDINGS AND SUBMIT IT TO THE ARCHITECT.

No.	Date	Revisions/Submissions

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — VINCENT A. GRIFFIN — ENGINEER — No. PE062093

Design Firm

James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

E.D. Pons Associates, P.C.
70 S. Franklin Street
Wilkes-Barre, PA 18701-1204

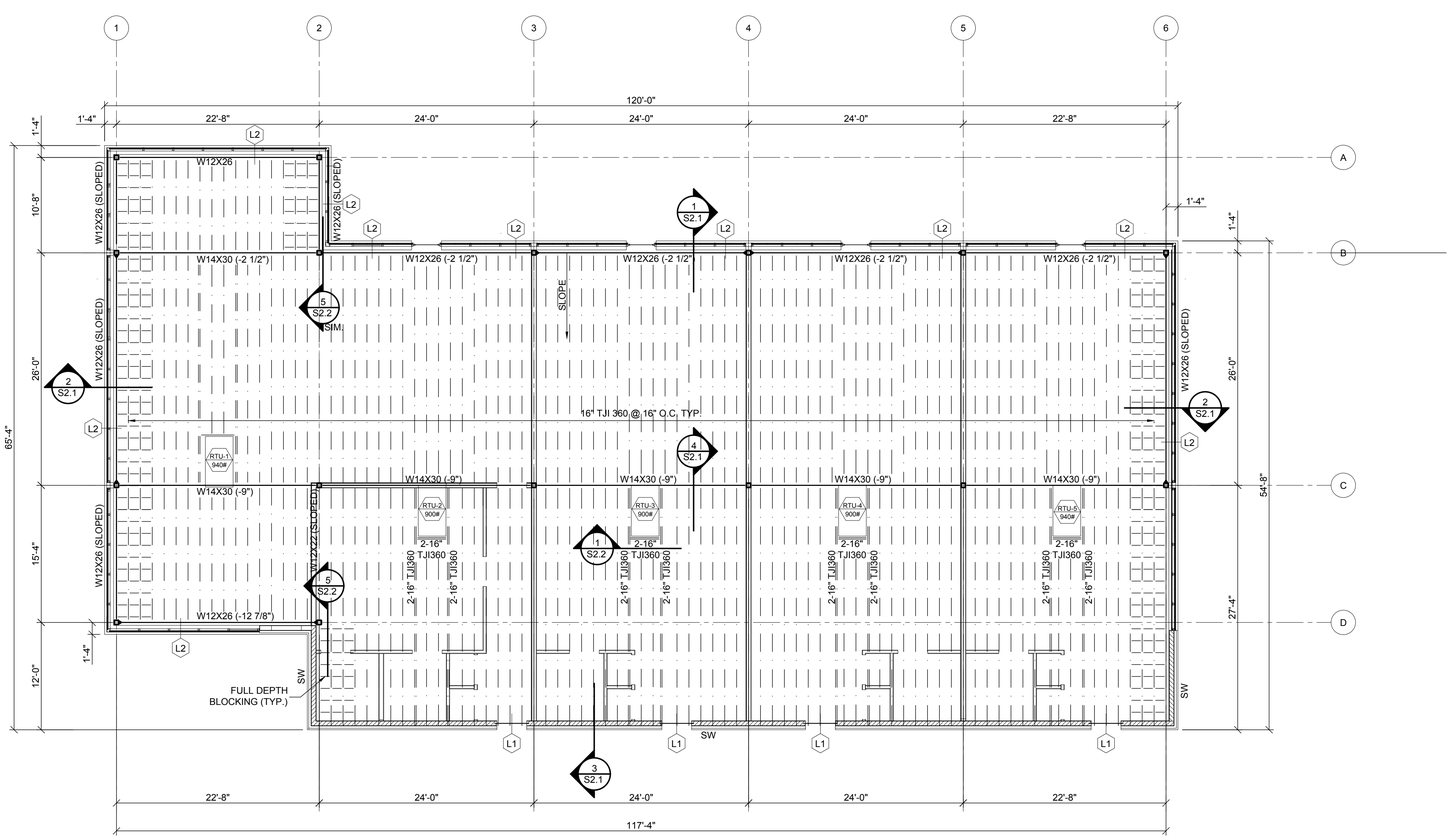
Project Title

HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title

Foundation Plan, Schedules and Notes

Project Manager	Project ID: 12-107
Drawn By: RMH	Scale: AS NOTED
Reviewed By: VAG	Drawing No.
Date: 04/12/2019	S1.0
CAD File Name	1 of 5



ROOF FRAMING PLAN

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

NOTES

1. ROOF SHEATHING SHALL BE 5/8" PLYWOOD WITH 10d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
2. ▶ - INDICATES BEAM TO COLUMN MOMENT CONNECTION. REFER TO TYPICAL DETAIL
3. SW - INDICATES SHEAR WALL
4. (LX) INDICATES BUILT-UP LIGHT GAUGE METAL HEADER, SEE SCHEDULE FOR SIZE.
5. TOP OF STEEL ELEVATION: 650'-10 1/4" U.N.O.
6. REF EL () FROM TOP OF STEEL ELEVATION
7. (RTU#) INDICATES ROOF TOP UNIT MARK NUMBER
   (LBS) INDICATES ROOF TOP UNIT MAXIMUM DESIGN OPERATING WEIGHT

SHEAR WALL SCHEDULE

LOCATION	MARK			
(SEE PLAN)	SW	SHEATHING		7/16" APA RATED SHEATHING (MINIMUM SPAN RATING 24/16)
		FASTENING	BOUNDARY & EDGES	0.109" SHANK DIA. PAFS @ 6" O.C.
			FIELD	0.109" SHANK DIA. PAFS @ 12" O.C.
		SHEAR CONNECTION @ BOT		1/2" DIA. ANCHOR BOLT @ 48" O.C. WITH 1'-0" MINIMUM EMBED.
		SIMPSON HOLD-DOWN EACH END		S/DTT2Z WITH 1/2" DIA. ANCHOR BOLT WITH 1'-0" MINIMUM EMBED.
		JAMB STUD		(2)-600S162-43

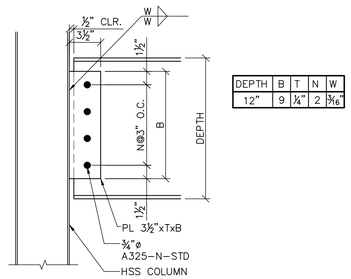
NOTES:
1. STUDS SHALL BE SPACED AT 16" O.C. MAX.
2. STUDS IN FIELD SHALL MATCH THE STUD THICKNESS INDICATED. STUDS IN NON-BEARING WALLS SHALL BE A MIN. OF 33 MILS.
3. SHEAR WALL TOP & BOT. TRACK SHALL BE THE SAME GAUGE AS SHEAR WALL STUDS.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH SAME SIZE STUD AS SHEAR WALL.
5. METAL FRAMING 43 MILS THICK AND LESS, Fy=33 KSI. ALL OTHER FRAMING Fy=50 KSI.

STEEL CONSTRUCTION

1. STEEL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND CODE OF STANDARD PRACTICE, AND THE AWS STRUCTURAL WELDING CODE.
2. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE. STRESSES AT ALL TIMES SHALL BE LESS THAN DESIGN AND ALLOWABLE STRESSES. THE FULL DESIGN AND LOAD-CARRYING CAPACITY OF THE STEEL WORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES. THROUGHOUT THE COMPLETE PROCESS, THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.
4. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PROCESSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER IN WRITING.
5. CONNECTIONS - WELDED OR HIGH STRENGTH BOLTED:
   - 5.1. HIGH-STENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
   - 5.2. A325SC OR A490SC WITH HARDENED WASHERS: USE FOR ALL MOMENT CONNECTION, WIND CONNECTIONS, HANGERS, AND OTHER CONNECTIONS AS NOTED ON DRAWINGS.
   - 5.3. A25N OR A490N WITH HARDENED WASHERS: USE FOR ALL CONNECTIONS OTHER THAN SLIP CRITICAL CONNECTIONS.
   - 5.4. PROVIDE HARDENED WASHERS UNDER NUTS AT ALL HIGH-STRENGTH BOLTS, EXCEPT WHERE PLATE WASHERS ARE USED PER AISC SPECIFICATIONS.
   - 5.5. UNLESS SNUG TIGHT CONNECTIONS ARE NOTED ON THE DRAWINGS AS BEING PERMITTED, ALL BOLTS SHOULD BE TIGHTENED TO FULL PRETENSIONING LOAD.
   - 5.6. USE STANDARD HOLES WITH THE FOLLOWING EXCEPTIONS: OVERSIZE HOLES ARE PERMITTED WHEN BOLTS ARE LOADED IN TENSION; SHORT SLOTTED HOLES ARE PERMITTED FOR SHEAR LOADING PERPENDICULAR TO THE SLOT.
   - 5.7. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS, OR WELD SIZE IS NOT SPECIFIED, PROVIDE MINIMUM AISC WELD.
   - 5.8. WHEREVER POSSIBLE, USE FRAMED BEAM CONNECTIONS AS LISTED IN TABLE 10-1 TO 10-3 OF AISC MANUAL OF STEEL CONSTRUCTION, 13TH EDITION. THE LENGTH OF CONNECTION SHALL NOT BE LESS THAN ONE-HALF OF THE T DISTANCE OF BEAM WEB.
   - 5.9. WHERE REACTION IS NOTED, DEVELOP SAME. WHERE NOT NOTED, FOR NON-COMPOSITE BEAMS, CONNECTIONS SHALL DEVELOP ONE-HALF OF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM.
6. WELDING ELECTRODES SHALL BE E70XX EXCEPT WHERE OTHER ELECTRODES ARE REQUIRED FOR COMPATIBILITY WITH MATERIAL BEING WELDED
7. ALL SLIP CONNECTIONS SHALL BE PROVIDED WITH A MEANS OF PREVENTING THE NUTS FROM UNTHREADING.
8. SHOP DRAWINGS ARE REQUIRED AND SHALL NOTE TYPE OF ELECTRODES, SIZE OF ALL WELDS, AND TYPE AND SIZE OF ALL BOLTS. SHOP DRAWINGS SHALL BE PREPARED UNDER SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.
9. PAINTING, UNLESS OTHERWISE NOTED:
   - 9.1. PROVIDE ONE SHOP COAT AND ONE FIELD COAT OF RUST-INHIBITIVE PAINT.
   - 9.2. DO NOT PAINT BEAMS THAT ARE ENCASED IN CONCRETE OR TO RECEIVE SPRAYED-ON FIREPROOFING.
   - 9.3. OMIT PAINT AT SLIP CRITICAL CONNECTIONS AND AREAS TO BE WELDED.
10. SEE ALL CONTRACT DRAWINGS FOR MISCELLANEOUS STEEL REQUIREMENTS.
11. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY A RECENTLY CERTIFIED WELDER.
12. ALL WELDING AND HIGH STRENGTH BOLTING MUST BE INSPECTED BY A QUALIFIED TESTING LABORATORY. LABORATORY SHALL BE APPROVED BY THE ARCHITECT AND/OR ENGINEER.
13. AT COLUMN BASE PLATES, PROVIDE A MINIMUM OF 1" NON-SHRINK GROUT WITH (4) ¾" DIAMETER ANCHOR BOLTS WITH 1'-0" EMBEDMENT.
14. PROVIDE ¼" CLOSURE PLATES AT ALL OPEN ENDS OF HSS MEMBERS.
15. MISCELLANEOUS HANGING LOADS SUCH AS PIPES, MECHANICAL UNITS, ETC., SUPPORTED BY STEEL MEMBERS SHALL BE APPLIED IN SUCH A MANNER THAT NO TORSIONAL FORCES ARE INDUCED IN THE STEEL MEMBERS, i.e., LOADS SHALL PASS THROUGH THE CENTERLINE OF WIDE FLANGE SECTIONS AND THROUGH THE SHEAR CENTER OF CHANNELS.

WOOD CONSTRUCTION

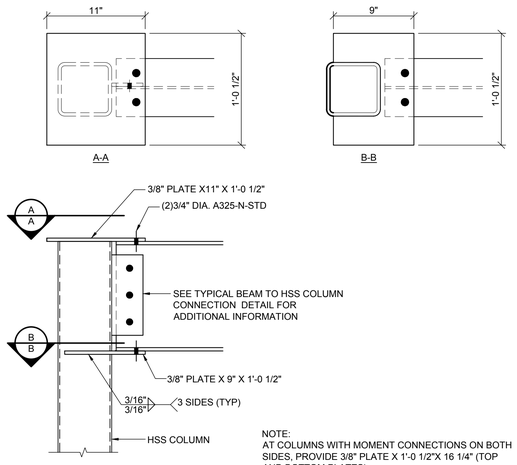
1. ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING, EXPOSURE 1 WITH A SPAN RATING OF 40/20.
2. ALL LUMBER SHALL COMPLY WITH DOC PS 20 AND APPLICABLE RULES OF LUMBER GRADING AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW.
3. KILN-DRY LUMBER TO A MAXIMUM MOISTURE CONTENT OF 19 PERCENT. DO NOT USE MATERIAL THAT IS WARPED OR DOES NOT COMPLY WITH REQUIREMENTS FOR UNTREATED MATERIAL.
4. STACK LUMBER, PLYWOOD AND OTHER PANELS. PROVIDE SPACERS BETWEEN BUNDLE TO PROVIDE AIR CIRCULATION. PROVIDE FOR AIR CIRCULATION AROUND STACKS AND UNDER COVERINGS.
5. PRESSURE TREAT ITEMS INDICATED ON DRAWINGS AND AS FOLLOWS;
   - A. WOOD CANTS, NAILERS, CURBS, BLOCKING AND SIMILAR MEMBERS IN CONTACT WITH ROOFING, FLASHING, VAPOR BARRIERS AND WATERPROOFING.
   - B. WOOD SILLS, BLOCKING AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
7. WOOD PLATES SHALL BE CONSTRUCTED OF SPRUCE PINE FIR, NO.1/NO. 2 GRADE UNLESS NOTED OTHERWISE.
8. NAILS SHALL COMPLY WITH ASTM F1667 STANDARDS.
9. PREFABRICATED WOOD I-JOISTS SHALL BE TJ I-JOISTS AS MANUFACTURED BY WEYERHAEUSER, SERIES AS SPECIFIED ON THE DRAWINGS.
10. TJI JOISTS SHALL BE MANUFACTURED IN A PLANT APPROVED FOR FABRICATION BY THE BUILDING CODE AND UNDER THE SUPERVISION OF AN APPROVED THIRD PARTY INSPECTION AGENCY.
11. TJI JOIST FLANGE MEMBERS, WEB MEMBERS AND ADHESIVES SHALL CONFORM TO THE PROVISIONS OF NES REPORT NO. NER-200 OR THE APPROPRIATE CCMC REPORT NUMBER.



DEPTH	B	T	N	W
12"	9	¼"	2	3/16"

DETAIL-BEAM TO HSS COLUMN CONNECTION

NOT TO SCALE



NOTE:
AT COLUMNS WITH MOMENT CONNECTIONS ON BOTH SIDES, PROVIDE 3/8" PLATE X 1'-0 1/2"X 16 1/4" (TOP AND BOTTOM PLATES)

TYPICAL MOMENT CONNECTION DETAILS

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

COLUMN SCHEDULE

MARK #		A-1 A-2	B-1 B-2 B-3 B-4 B-5 B-6	C-1 C-6	C-2 C-3 C-4 C-5	D-1 D-2
CAP PLATE T.O.S ELEVATION 650'-10 1/4"			2 1/2"			12 7/8"
FIRST FLR. FIN. FLR. EL. 637'-0"		HSS6X6X3/8	HSS6X6X3/8	HSS6X6X3/8	HSS6X6X3/8	HSS6X6X3/8
BOT. OF BASE PLATE		7"	7"	7"	7"	7"
BASE PLATE		12"x¾"x12"	12"x¾"x12"	12"x¾"x12"	12"x¾"x12"	12"x¾"x12"
ANCHOR BOLT	SIZE	(4)-¾"Ø	(4)-¾"Ø	(4)-¾"Ø	(4)-¾"Ø	(4)-¾"Ø
	EMBEDMENT	12"	12"	12"	12"	12"
	TYPE	F1554 GR36	F1554 GR36	F1554 GR36	F1554 GR36	F1554 GR36

NOTES:
1. ALL ANCHOR BOLTS SHALL HAVE A NUT AND WASHER AT EMBEDMENT.
2. CAP PLATES SHALL BE 1/4" x COLUMN SIZE, (U.N.O.) CAP PLATES NOT REQUIRED AT COLUMNS WITH TOP MOMENT PLATES.
3. ALL STEEL COLUMNS SHALL BE ASTM A500, GRADE B (FY = 46,000PSI).
4. DIMENSIONS SHOWN ON THE COLUMN SCHEDULE ARE TO BOTTOM OF BASE PLATE.

STEEL COLUMN SCHEDULE

NOT TO SCALE

MARK	COMBINATION	ATTACHMENT
L1	2-600S162-54 (50 KSI) 2-600T125-54 (50 KSI) OR	#10 SCREWS @ 12" O.C.¾" MIN EDGE DIST.
L2	(4)-600S162-54 (50 KSI) (2)-600S162-54 (50 KSI)	#10 SCREWS @ 12" O.C.¾" MIN EDGE DIST.

BUILT-UP LIGHT GAUGE METAL HEADER SCHEDULE

NOT TO SCALE

MARK	JAMB COMBINATION	ATTACHMENT
J1	(2)-600S162-43 (50KSI)	#10 SCREWS @ 12" O.C.¾" MIN EDGE DIST.

BUILT-UP LIGHT GAUGE METAL JAMB SCHEDULE

NOT TO SCALE

No.	Date	Revisions/Submissions

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — VINCENT A. GRIFFIN — No. PE062993

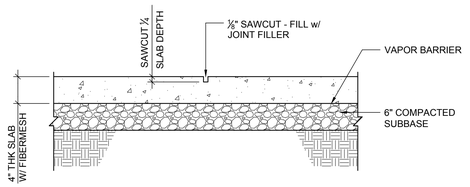
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant
E.D. Pons Associates, P.C.
70 S. Franklin Street
Wilkes-Barre, PA 18701-1204

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

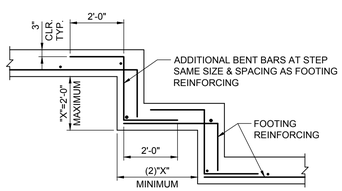
Drawing Title
Roof Framing Plan, Schedules and Notes

Project Manager	Project ID: 12-107
Drawn By: RMH	Scale: AS NOTED
Reviewed By: VAG	Drawing No.
Date: 04/12/2019	S1.1
CAD File Name	2 of 5



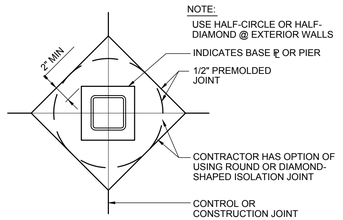
TYPICAL CONTROL JOINT DETAIL

NOT TO SCALE



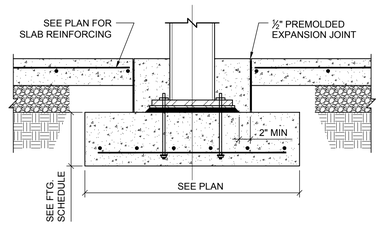
TYPICAL STEPPED FOOTING DETAIL

NOT TO SCALE



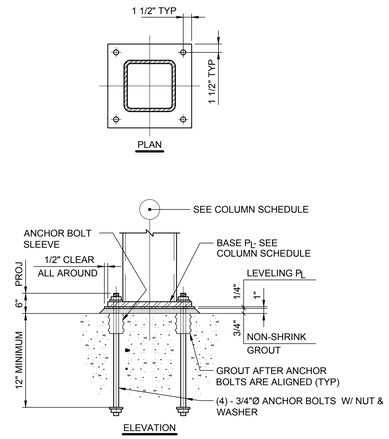
TYPICAL COLUMN ISOLATION JOINT

NOT TO SCALE



TYPICAL INTERIOR COLUMN FOOTING DETAIL

NOT TO SCALE

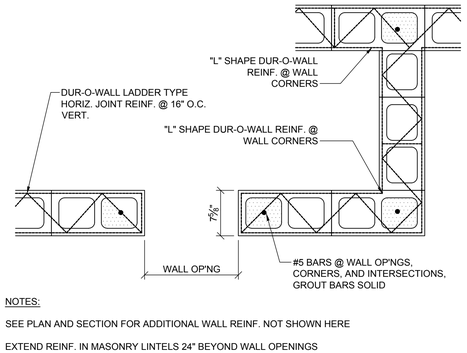


TYPICAL ANCHOR BOLT DETAILS

NOT TO SCALE

CONCRETE CONSTRUCTION

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING CODES REQUIREMENTS FOR REINFORCED CONCRETE ACI 318 AND ACI DETAIL MANUAL, EXCEPT THAT CONSTRUCTION AND REMOVAL OF FORMS SHALL BE INSPECTED BY THE CONTRACTOR'S ENGINEER.
2. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THE MINIMUM PERMITTED WHEREVER POSSIBLE, UNLESS NOTED OTHERWISE:
   - 2.1. CONCRETE POURED AGAINST EARTH 3"
   - 2.2. FORMED CONCRETE IN CONTACT WITH EARTH 2"
   - 2.3. EXTERIOR FACE OF WALLS 2"
   - 2.4. ALL OTHER WALL FACES AND SLABS ¾"
   - 2.5. BEAMS AND COLUMNS 1 ½" (2" FOR EXTERIOR)
3. WELDED WIRE REINFORCEMENT FOR SLABS ON GROUND SHALL HAVE A MINIMUM COVERAGE OF 1" AND MAXIMUM TOP COVERAGE OF ½", UNLESS OTHERWISE NOTED. REINFORCEMENT SHALL BE POSITIVELY SUPPORTED AND MAINTAINED IN THIS POSITION DURING PLACEMENT OF CONCRETE.
4. FURNISH BAR SUPPORTS WHERE NECESSARY DURING CONSTRUCTION.
5. PROVIDE PLASTIC-COATED (NOT PLASTIC-TIPPED) OR STAINLESS STEEL CHAIRS IN ALL CONCRETE EXPOSED TO VIEW IN COMPLETED STRUCTURE.
6. PROVIDE PIPE SLEEVES AND INSERTS IN CONCRETE WORK WHERE REQUIRED. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM REINFORCING:
   - 7.1. SLAB ON GROUND (2" MINIMUM): 6 X 6-W1.4 X W1.4 WELDED WIRE REINFORCEMENT IN FLAT SHEETS.
8. CONSTRUCTION JOINTS SHALL BE POSITIONED SO AS NOT TO CHANGE THE STRUCTURAL DESIGN REQUIREMENTS. THE LOCATION AND SIZE OF ALL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER. SUBMIT PROPOSED POUR LAYOUT FOR ENGINEER'S REVIEW AND APPROVAL TWO WEEKS PRIOR TO PLACING CONCRETE.
9. WELDING REINFORCING BARS (INCLUDING TACK WELDING) IS NOT PERMITTED WITHOUT PERMISSION OF ENGINEER IN WRITING. WHERE AND WHEN PERMITTED, WELDING REBARS SHALL COMPLY WITH ASTM A706 (FY=80 KSI) AND WELDING SHALL CONFORM TO AWS D1.4. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
10. ALL EXPOSED CORNERS OF COLUMNS, WALLS, AND STEEL MEMBERS ENCASED IN CONCRETE ARE TO BE CHAMFERED 45°. MINIMUM CHAMFER TO BE ¾".
11. UNLESS NOTED OTHERWISE IN PROJECT SPECIFICATIONS OR DRAWINGS, ALL EXPOSED CONCRETE SUBJECTED TO FREEZING AND THAWING SHALL HAVE A MINIMUM CEMENT CONTENT OF 610 POUNDS PER CUBIC YARD, A MAXIMUM WATER/CEMENT RATIO OF 0.40, AND 6% ±1% OF ENTRAINED AIR.
12. BEND ALL HORIZONTAL WALL AND FOOTING BARS 1'-0" AROUND CORNERS OR PROVIDE CORNER BARS WITH 2'-0" LAP.



TYPICAL CMU WALL REINF.

NOT TO SCALE

NOTES:

SEE PLAN AND SECTION FOR ADDITIONAL WALL REINF. NOT SHOWN HERE

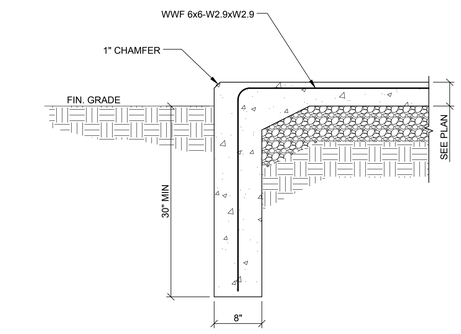
EXTEND REINF. IN MASONRY LINTELS 24" BEYOND WALL OPENINGS

EXTEND VERTICAL REINF. FROM THE FOUNDATION TO THE TOP OF WALL ELEVATION

13. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OR REINFORCING STEEL AND CONCRETE.
14. BAR BENDS ARE TO BE MADE COLD. BARS SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
15. SPLICES (GRADE 60 DEFORMED BARS):
   - 15.1. LAP ALL COMPRESSION SPLICES 30 BAR DIAMETERS OF THE LARGER BAR.
   - 15.2. LAP ALL TENSION SPLICES IN ACCORDANCE WITH THE FOLLOWING TABLES. PROVIDE CLASS B TENSION LAP SPLICES UNLESS OTHERWISE NOTED.
   - 15.3. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW.
   - 15.4. MECHANICAL SPLICES SHALL DEVELOP 125% OF THEIR YIELD STRENGTH OF THE BAR AND ARE REQUIRED FOR TENSION TIE MEMBERS. MECHANICAL SPLICES IN ADJACENT BARS SHALL BE STAGGERED AT LEAST 30".

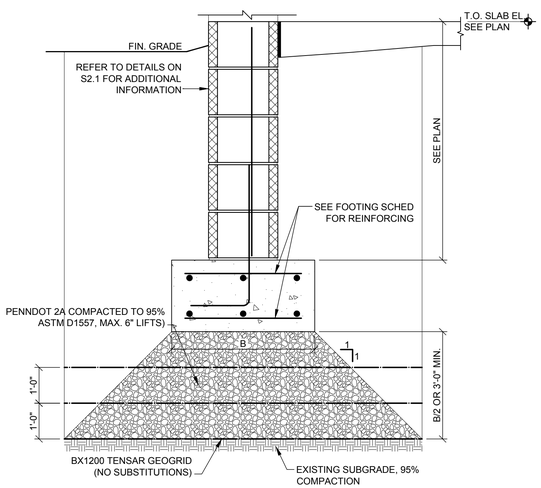
BAR	CLASS A DEVELOPMENT LENGTH, LD					
	F'C=3000PSI		F'C=4000PSI		F'C=5000PSI	
SIZE	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	22"	17"	19"	15"	17"	13"
#4	29"	22"	25"	19"	23"	17"
#5	36"	28"	31"	24"	28"	22"
#6	43"	33"	37"	29"	34"	26"
#7	63"	48"	54"	42"	49"	38"
#8	72"	55"	62"	48"	56"	43"
#9	81"	62"	70"	54"	63"	48"
#10	91"	70"	79"	61"	70"	54"

BAR	CLASS B TENSION LAP SPLICE					
	F'C=3000PSI		F'C=4000PSI		F'C=5000PSI	
SIZE	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	28"	22"	24"	19"	22"	17"
#4	37"	29"	33"	25"	29"	23"
#5	47"	36"	41"	31"	36"	28"
#6	56"	43"	49"	37"	43"	34"
#7	81"	63"	71"	54"	63"	49"
#8	93"	72"	81"	62"	72"	56"
#9	105"	81"	91"	70"	81"	63"
#10	118"	91"	102"	79"	92"	70"



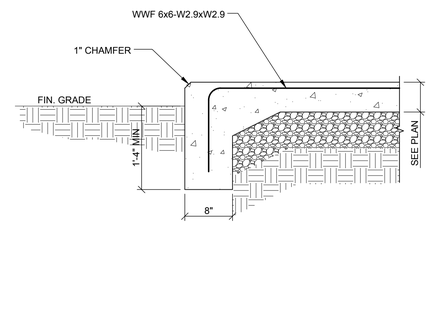
TYPICAL SLAB TURN DOWN @ EXTERIOR DOORS

NOT TO SCALE



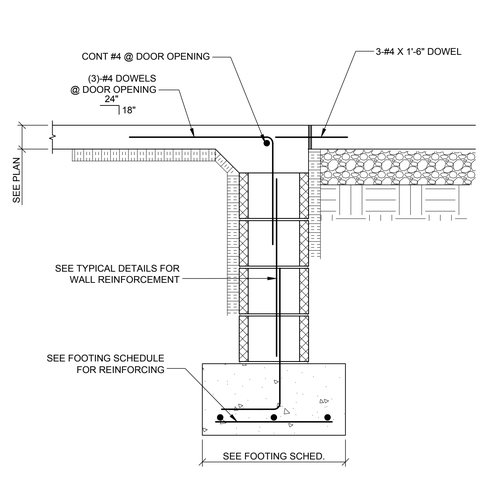
TYPICAL OVEREXCAVATION DETAIL

NOT TO SCALE



TYPICAL SLAB @ FRONT OF DUMPSTER ENCLOSURE

NOT TO SCALE



TYPICAL SLAB @ DOOR OPENING

NOT TO SCALE

No.	Date	Revisions/Submissions

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — VINCENT A. GRIFFIN — ENGINEER — No. PE062063

Design Firm

James Rogers Architects Inc.

106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

E.D. Pons Associates, P.C.

70 S. Franklin Street
Wilkes-Barre, PA 18701-1204

Project Title

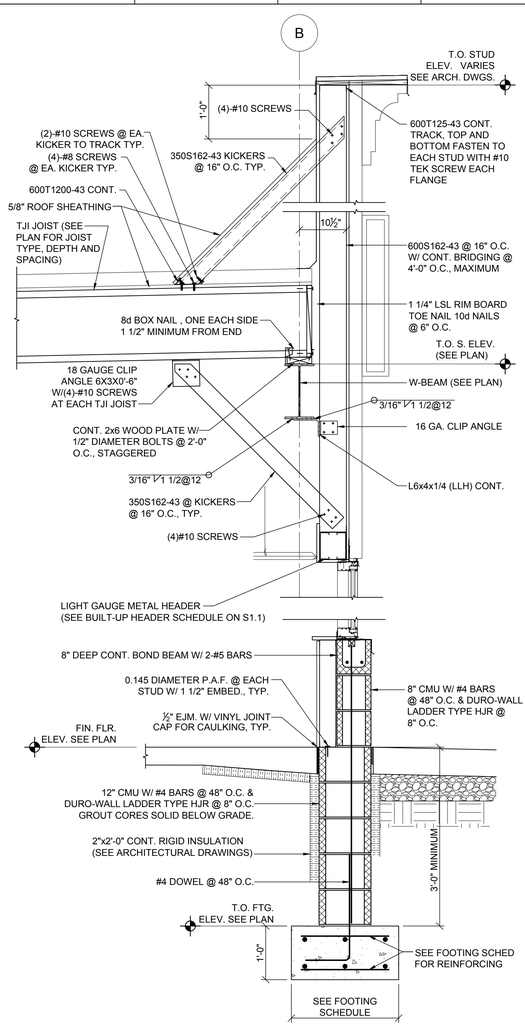
HHRM Investments Retail Complex

Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

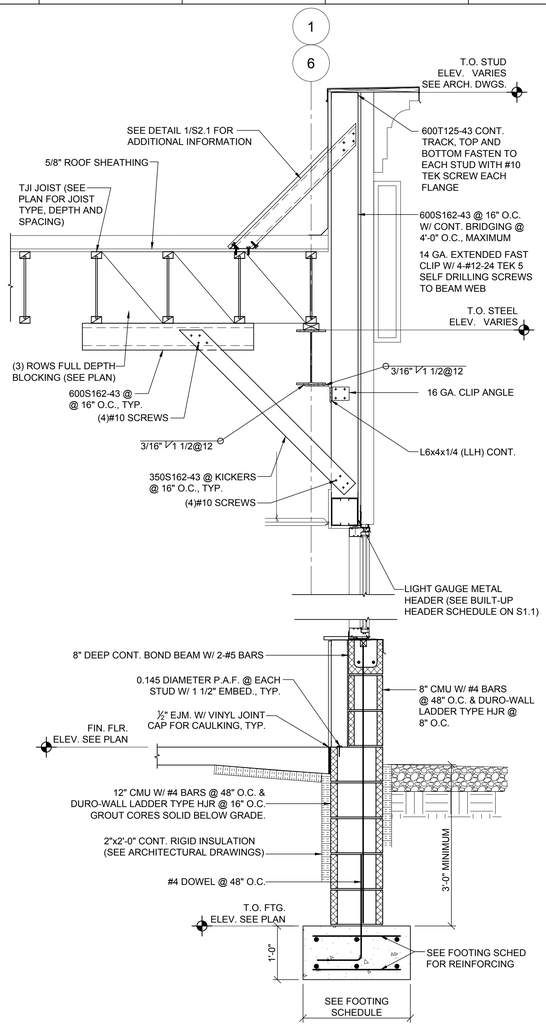
Drawing Title

Sections and Details

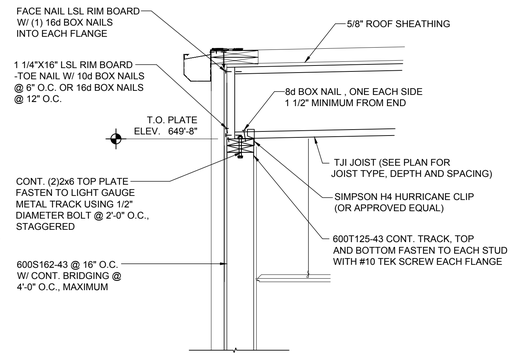
Project Manager	Project ID: 12-107
Drawn By: RMH	Scale: AS NOTED
Reviewed By: VAG	Drawing No.: S2.0
Date: 04/12/2019	3 of 5
CAD File Name	



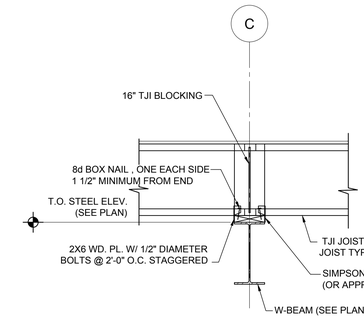
1 S2.1 SECTION
SCALE: 3/4"=1'-0"



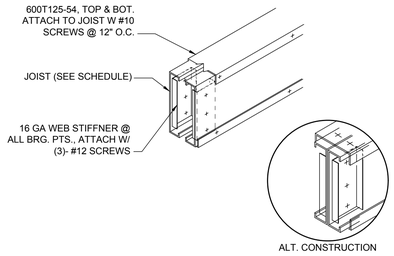
2 S2.1 SECTION
SCALE: 3/4"=1'-0"



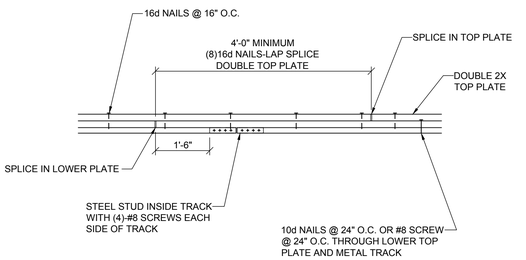
3 S2.1 SECTION
SCALE: 3/4"=1'-0"



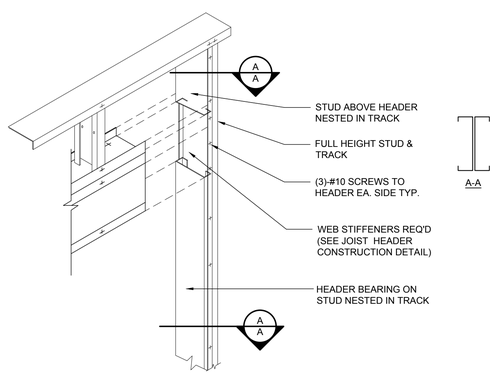
4 S2.1 SECTION
SCALE: 3/4"=1'-0"



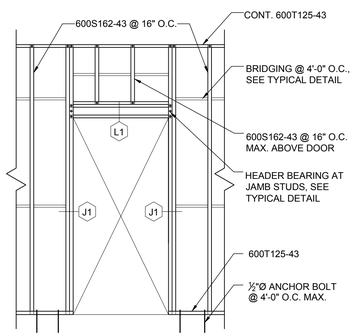
DETAIL - JOIST HEADER CONSTRUCTION
NOT TO SCALE



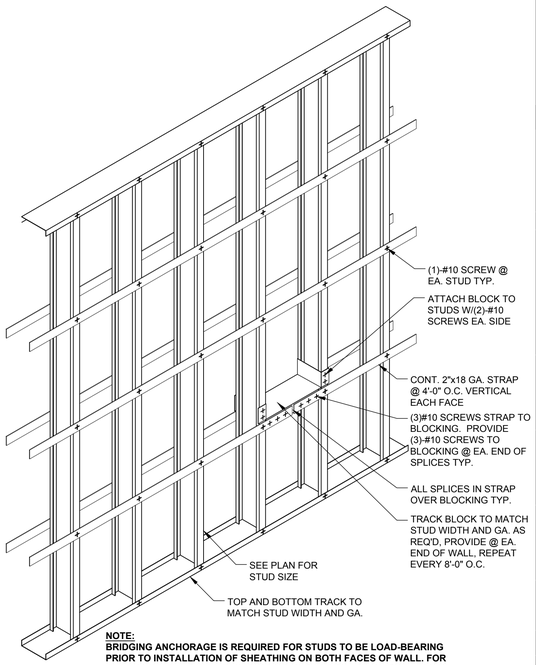
DETAIL-DOUBLE WOOD TOP PLATE & STEEL TRACK SPLICE
NOT TO SCALE



DETAIL-HEADER BEARING @ JAMB STUD
NOT TO SCALE



DETAIL - EXTERIOR DOOR FRAMING @ LOAD BEARING WALL
NOT TO SCALE



NOTE:
BRIDGING ANCHORAGE IS REQUIRED FOR STUDS TO BE LOAD-BEARING PRIOR TO INSTALLATION OF SHEATHING ON BOTH FACES OF WALL. FOR WALLS SHEATHED WITH PLYWOOD OR GYPSUM BOARD ON BOTH FACES PRIOR TO LOADING OF WALL, ANCHORAGE OF BRIDGING TO METAL STUD ORIENTED PERPENDICULAR TO WALL IS NOT REQUIRED.

DETAIL - TYPICAL BRIDGING ANCHORAGE DETAIL
SCALE: N.T.S.

No.	Date	Revisions/Submissions

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT A. GRIFFIN
ENGINEER
No. PE062953

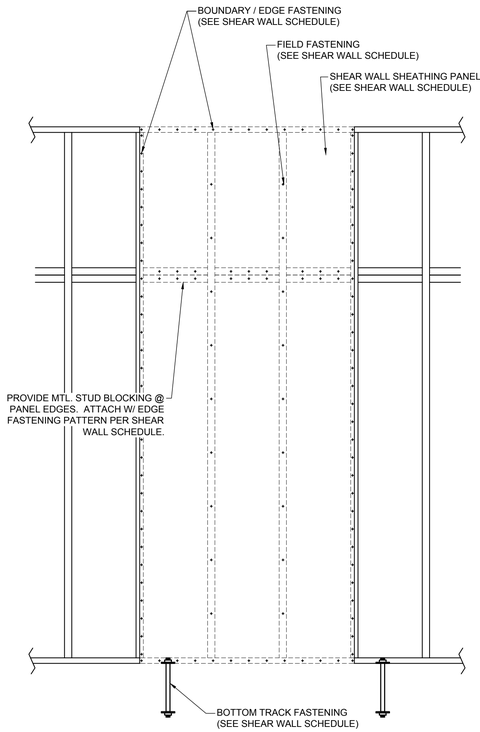
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant
E.D. Pons Associates, P.C.
70 S. Franklin Street
Wilkes-Barre, PA 18701-1204

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

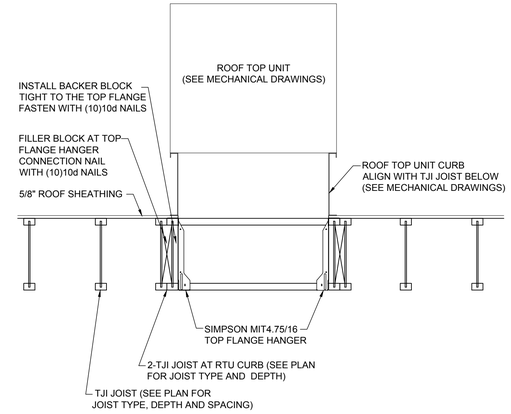
Drawing Title
Sections and Details

Project Manager	Project ID: 12-107
Drawn By: RMH	Scale: AS NOTED
Reviewed By: VAG	Drawing No.: S2.1
Date: 04/12/2019	4 of 5
CAD File Name	

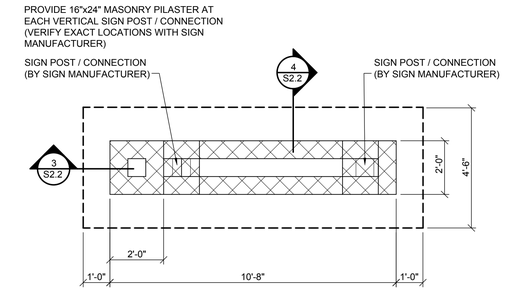


NOTES:
1. SHEATHING PANELS CAN BE APPLIED EITHER HORIZONTALLY OR VERTICALLY.
2. STUDS SHALL BE SPACED 16" O.C., MAXIMUM (U.O.N.)
3. PROVIDE HOLDOWNS AT ENDS OF SHEAR WALL. REFER TO FOUNDATION PLAN FOR LOCATIONS.

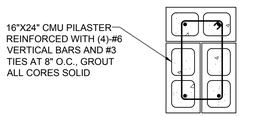
DETAIL - TYPICAL SHEAR WALL DETAIL
NOT TO SCALE



1 S2.2 SECTION - ROOF FRAMING AT MECHANICAL EQUIPMENT
SCALE: 3/4"=1'-0"

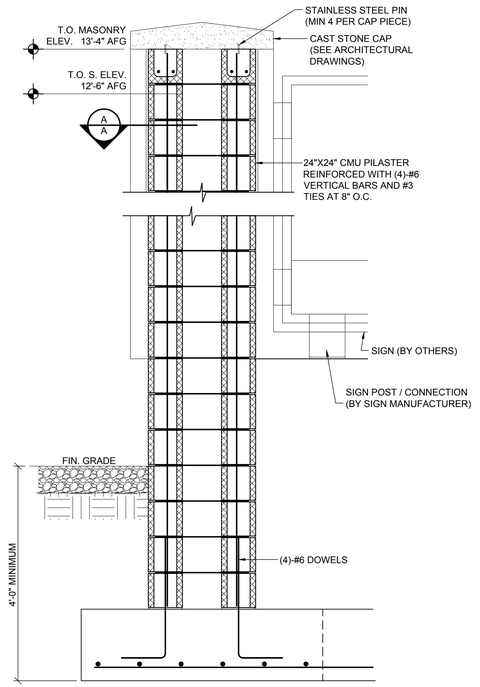


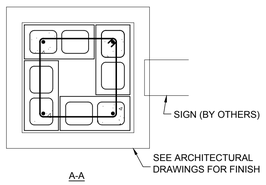
REFER TO ARCHITECTURAL DRAWINGS FOR SIGN LOCATION



16"x24" CMU PILASTER DETAIL

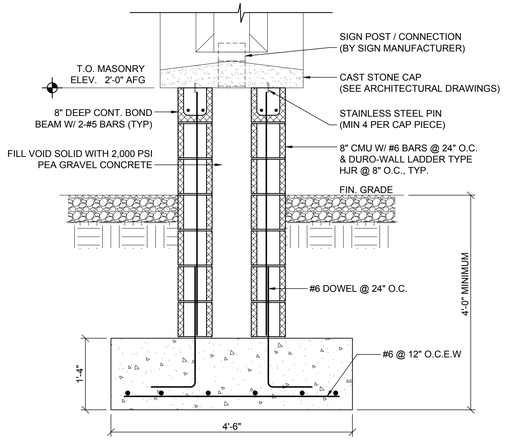
2 S2.2 PLAN - EXTERIOR MASONRY SIGN
SCALE: 3/8"=1'-0"



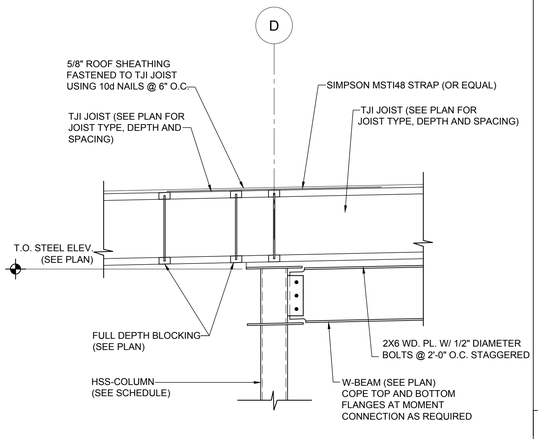


A-A

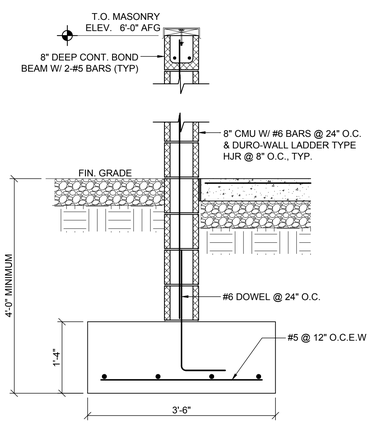
3 S2.2 SECTION - THROUGH SIGN MASONRY PILASTER
SCALE: 3/4"=1'-0"



4 S2.2 SECTION - THROUGH SIGN FOUNDATION WALL
SCALE: 3/4"=1'-0"



5 S2.2 SECTION - SHEAR DRAG STRUT
SCALE: 3/4"=1'-0"



6 S2.2 SECTION - DUMPSTER ENCLOSURE / SCREEN WALL
SCALE: 3/4"=1'-0"

No.	Date	Revisions/Submissions

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT A. GRIFFIN
ENGINEER
No. PE062993

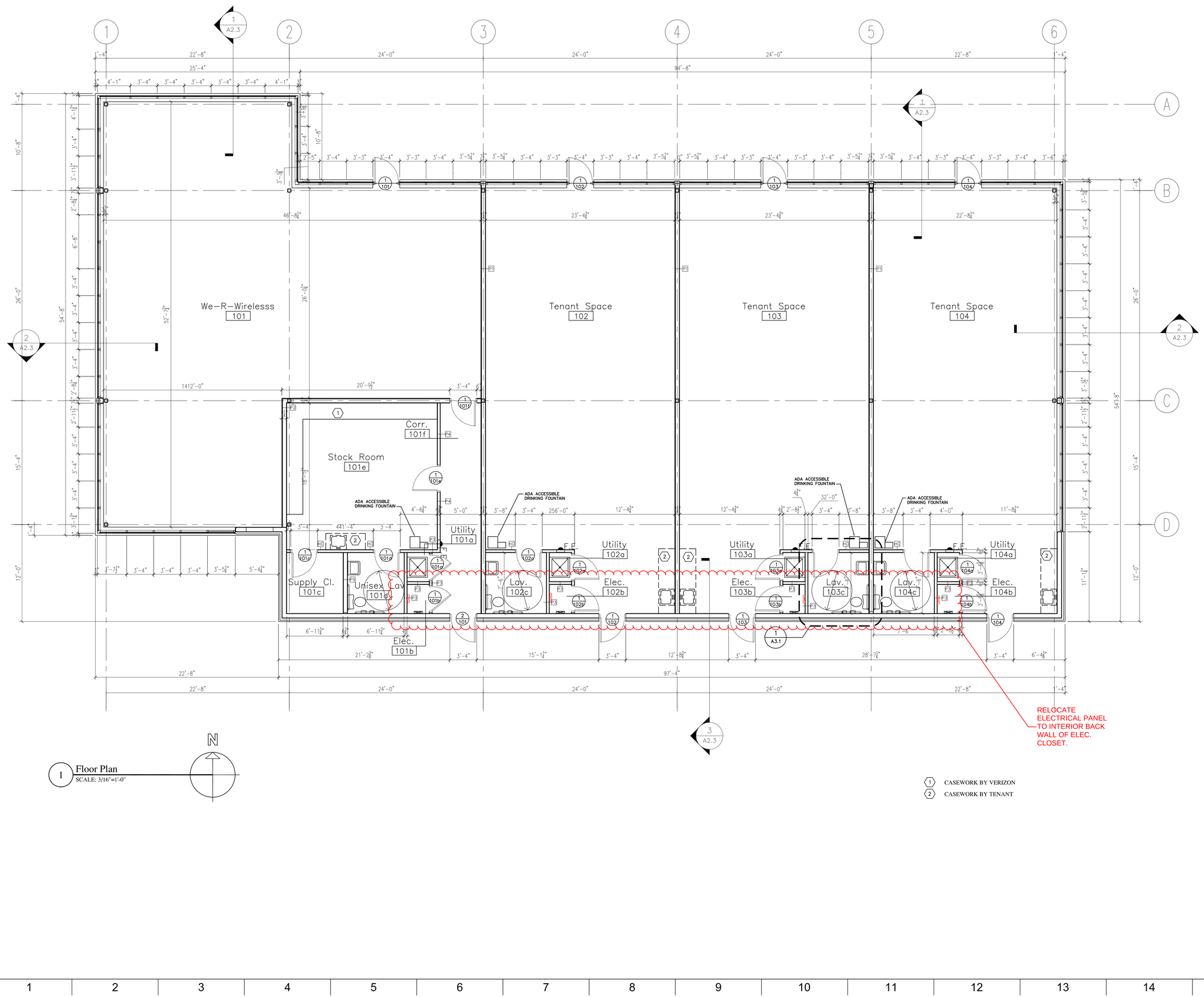
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant
E.D. Pons Associates, P.C.
70 S. Franklin Street
Wilkes-Barre, PA 18701-1204

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Sections and Details

Project Manager	Project ID: 12-107
Drawn By: RMH	Scale: AS NOTED
Reviewed By: VAG	Drawing No.
Date: 04/12/2019	S2.2
CAD File Name	5 of 5



1 Floor Plan
SCALE: 3/16"=1'-0"

1 CASEWORK BY VERIZON
2 CASEWORK BY TENANT

ROOM FINISH SCHEDULE

ROOM & SPACES	FLOOR: Sealed Concrete	FLOOR: VCT	BASE: Vinyl Base	BASE: Wood Base	BASE: NONE	WALLS: WATER RESISTANT GYPSUM WALLBOARD	WALLS: GYPSUM WALLBOARD PAINTED	WALLS: CMU PAINT	WALLS: FRP @ rear of fixtures and side walls	CLG: GYPSUM BOARD	CLG: ACT 2x4 lay-in	CLG: EXPOSED STRUCTURE
101 We-R-Wireless	●		●				●				●	
101a Utility	●		●			●				●	●	
101b Electrical	●		●				●				●	
101c Supply Closet		●	●				●				●	
101d Uni-sex Lav.		●	●			●			●		●	
101e Stock Room	●		●				●				●	
101f Corridor	●		●				●				●	
102 Tenant Space	●		●				●				●	
102a Utility	●		●			●			●		●	
102b Electrical	●		●				●				●	
102c Lav.		●	●			●			●		●	
103 Tenant Space	●		●				●				●	
103a Utility	●		●			●			●		●	
103b Electrical	●		●				●				●	
103c Lav.		●	●			●			●		●	
104 Tenant Space	●		●				●				●	
104a Utility	●		●			●			●		●	
104b Electrical	●		●				●				●	
112c Lav.		●	●			●			●		●	

F1 — 7 1/4"	2x6 WD STUDS, 16"O.C. MAX. TO ROOF DECK (SECURE TO ROOF FRAMING) WITH ⅝" FIRECODE GWB ON ONE SIDE & ½" RESILIENT CHANNEL @24"O.C. & ⅝" FIRECODE GWB ON THE OTHER SIDE TIGHT UP TO ROOF DECK (MIN. 1 HR. RATING)
F2 — 7 1/4"	2x6 WD STUDS, 16"O.C. MAX. TO UNDERSIDE OF CEILING WITH ⅝" GWB ON ONE SIDE & ½" RESILIENT CHANNEL @24"O.C. & ⅝" GWB ON THE OTHER SIDE SECURE TOP OF WALL TO GRID W/ STEEL TRACK. EXTEND STUDS ABOVE CLG. GRID AND BRACE W/ DIAGONAL BRACING AS REQUIRED
F3 — 4 3/4"	2x4 WD STUDS, 16"O.C. MAX. TO ROOF DECK (SECURE TO ROOF FRAMING) WITH ⅝" GWB ON BOTH SIDES EXTEND GWB 6" ABOVE CELING
F4 — 4 3/4"	2x4 WD STUDS, 16"O.C. MAX. TO UNDERSIDE OF CEILING GRID SECURE TOP OF WALL TO GRID W/ METAL TRACK EXTEND STUDS TO ROOF FRAMING AND BRACE DIAGONALLY AS REQUIRED
F5 — 6 3/4"	2x6 WD STUDS, 16"O.C. MAX. TO ROOF DECK (SECURE TO ROOF FRAMING) WITH ⅝" GWB ON BOTH SIDES EXTEND GWB 6" ABOVE CELING

NOTE: ALL PARTITION BETWEEN TENANT SPACE, LAV (S) SHALL RECEIVE SOUND ATTENUATION BATT INSUL.

No.	Date	Revisions/Submissions
1	XXXX	

Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

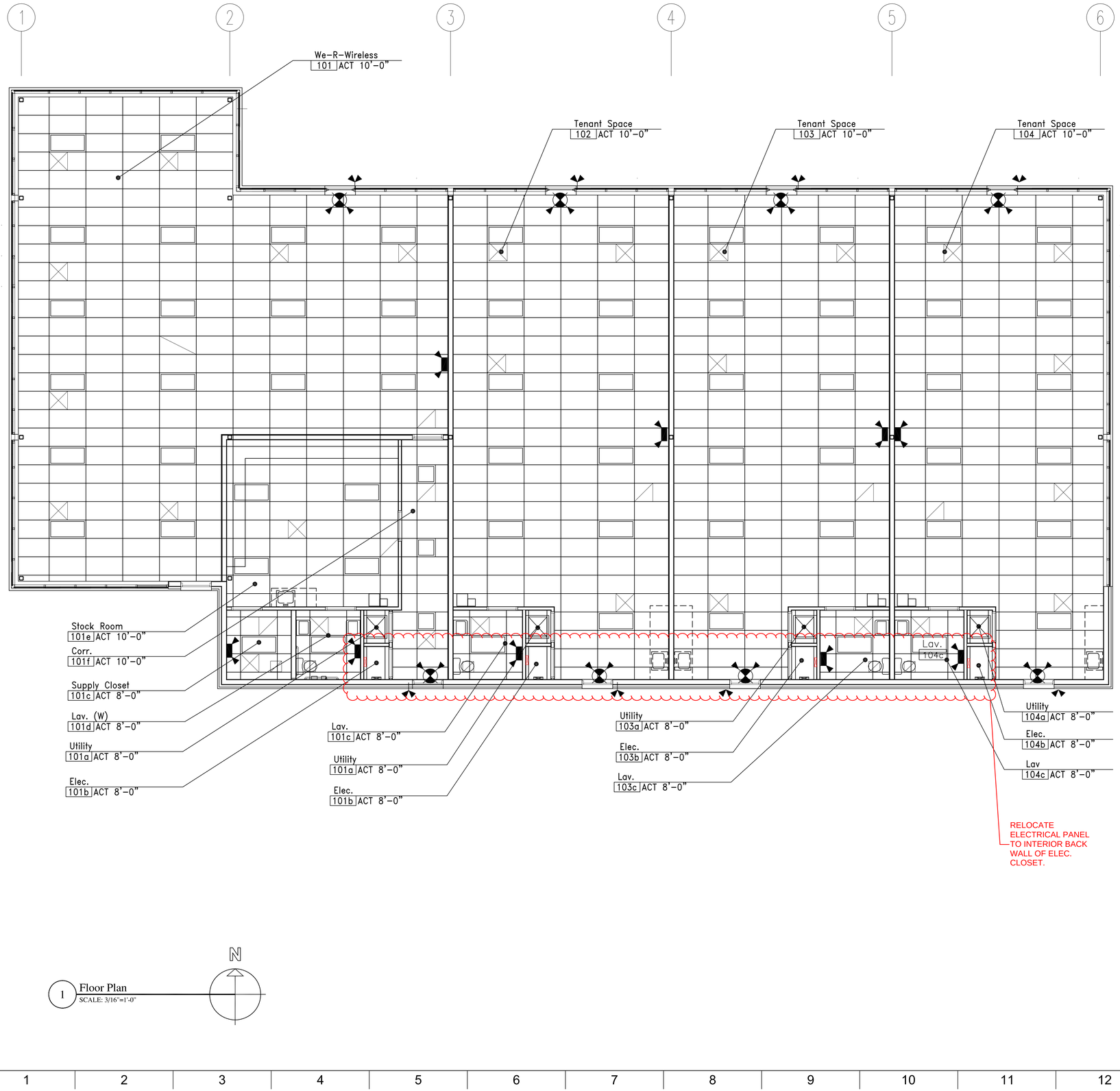
Consultant

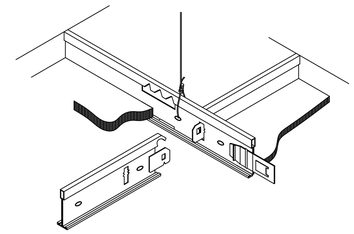
Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Floor Plan

Project Manager: JCRIII	Project ID
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No. A1.1
Date: 04/12/2019	
CAD File Name	

of





SUSPENSION SYSTEM DETAILS:

2X2 FLUORESCENT FIXTURE PRISMATIC

2X4 FLUORESCENT FIXTURE PRISMATIC

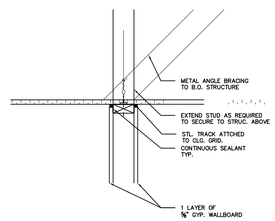
EMERGENCY LIGHTING

EXIT SIGN COMBO

RETURN AIR GRILLE OR EXHAUST

SUPPLY AIR DIFFUSER

1 Floor Plan
SCALE: 3/16"=1'-0"



Partition to suspended ceiling P2 & P4
SCALE: 1"=1'-0"

No.	Date	Revisions/Submissions
1	XXXX	

Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

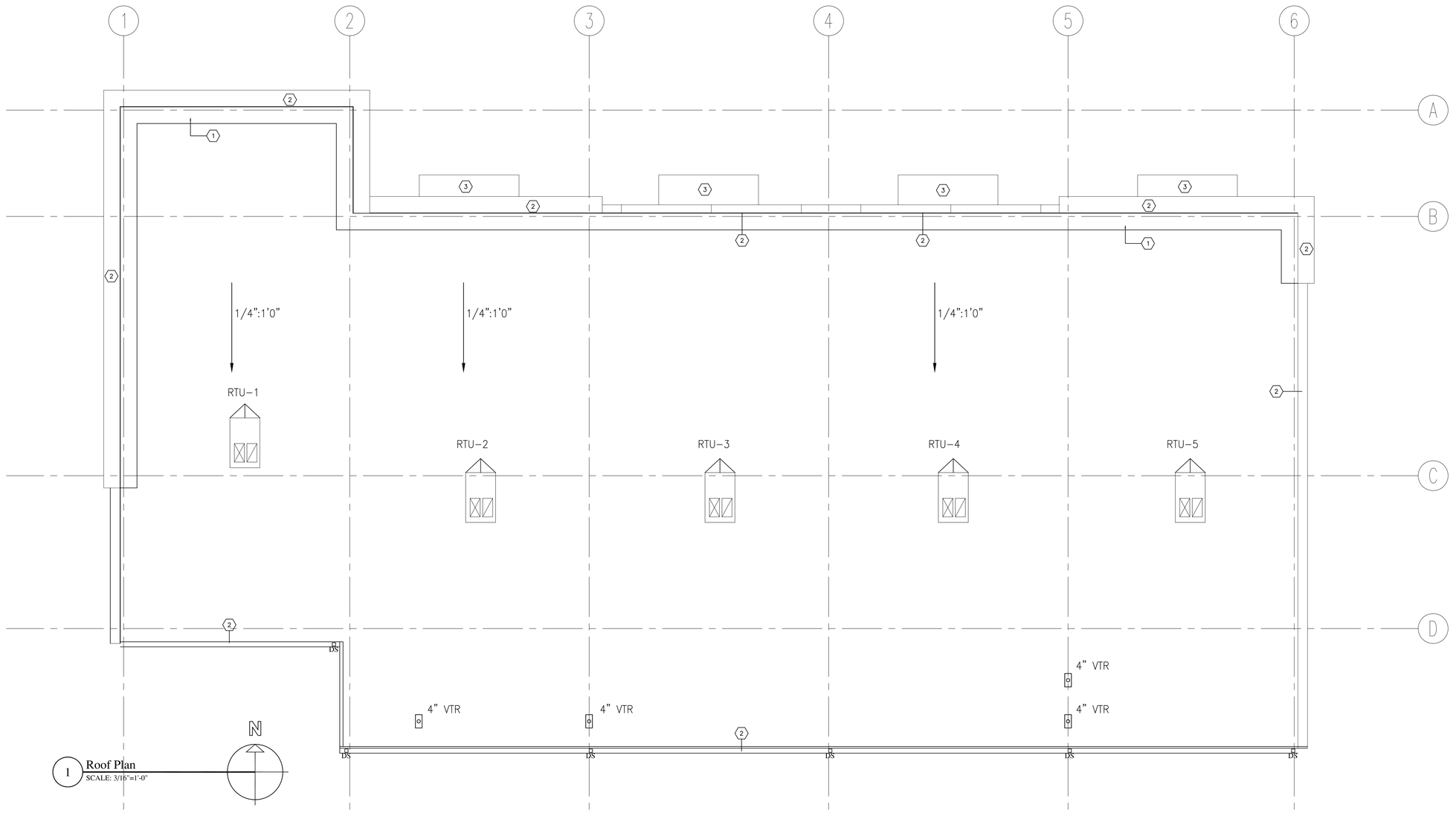
Project Title
HHRM Investments Retail Comlex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Reflected Ceiling Plan

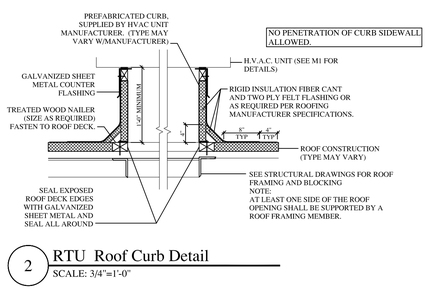
Project Manager: JCRIII	Project ID: XXXXX
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No.
Date: 04-12-19	A1.2
CAD File Name	of

KEYED NOTES

1. DIAGNOL KICKERS FOR PARAPET SEE DETAIL A2.2 ALSO SEE STRUCTURAL DWGS.
2. PREFINISHED SHEET METAL COPING, GUTTER AND DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND STORM WATER SYSTEM
3. AWNINGS BELOW



1 Roof Plan
SCALE: 3/16"=1'-0"



2 RTU Roof Curb Detail
SCALE: 3/4"=1'-0"

No.	Date	Revisions/Submissions
1	XXXX	

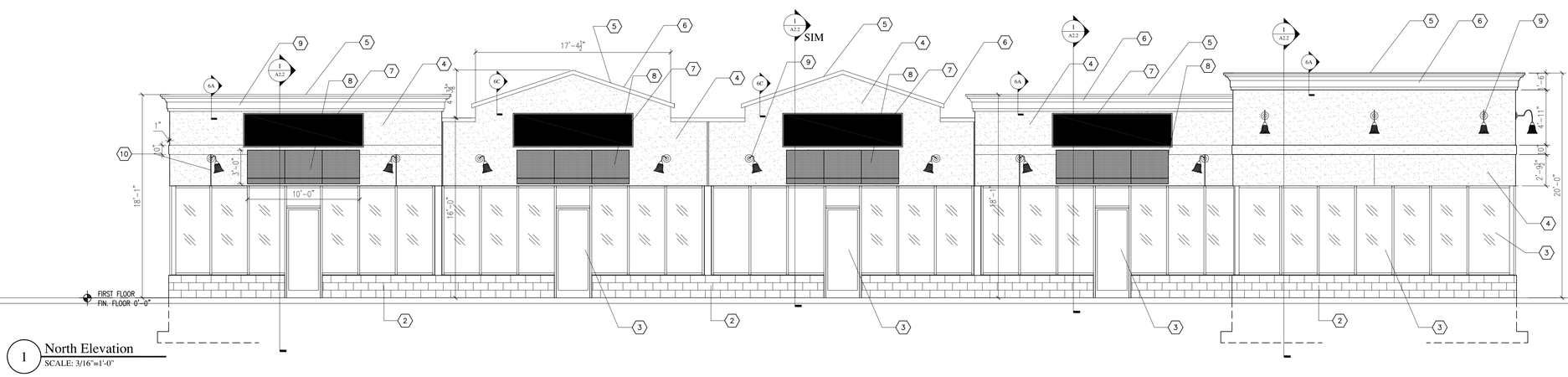
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

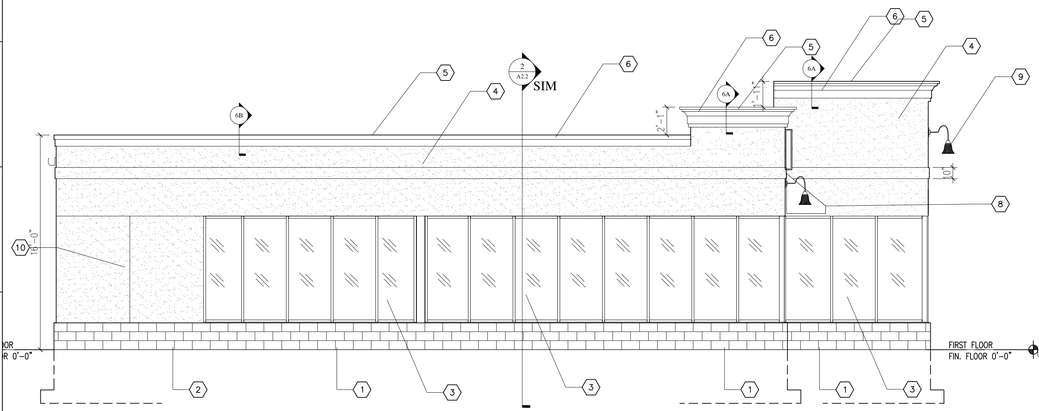
Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Roof Plan

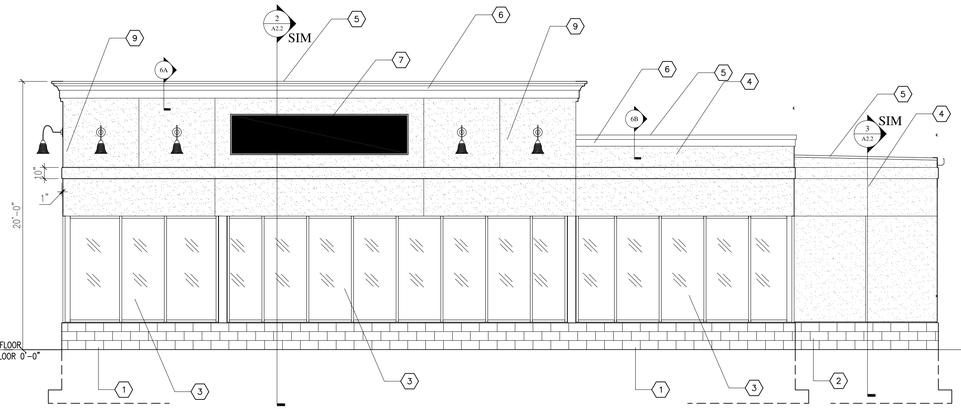
Project Manager: JCRIII	Project ID: XXXXX
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No.
Date: 04/12/2019	A1.3
CAD File Name	of



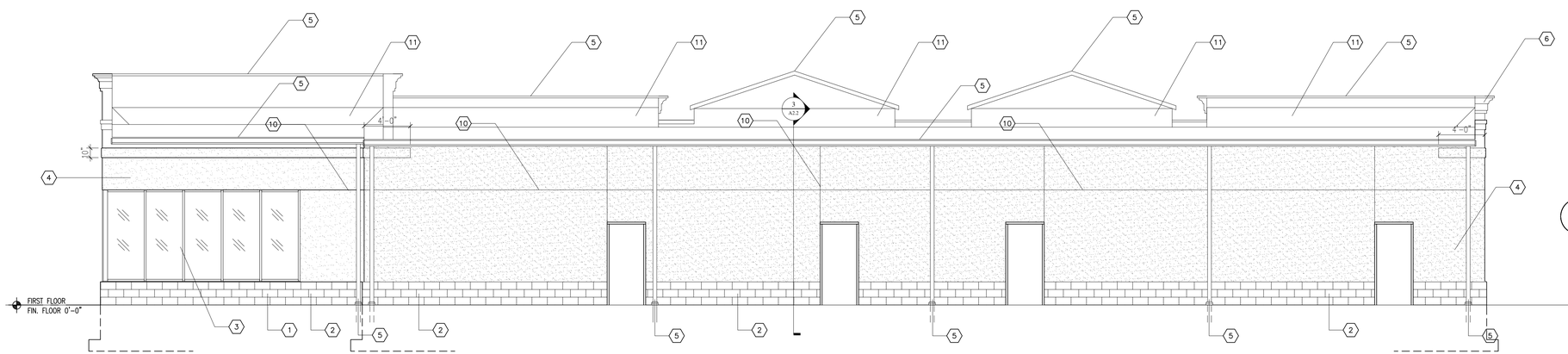
1 North Elevation
SCALE: 3/16"=1'-0"



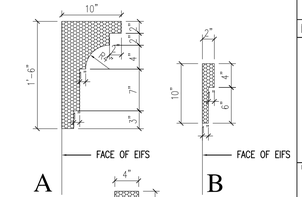
2 East Elevation
SCALE: 3/16"=1'-0"



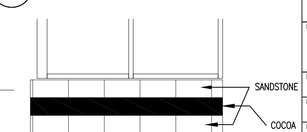
3 West Elevation
SCALE: 3/16"=1'-0"



4 South Elevation
SCALE: 3/16"=1'-0"



6 CORNICE PROFILE
SCALE: 1"=1'-0"



5 CMU COLOR (TYPICAL)
SCALE: N.T.S.

EXTERIOR ELEVATIONS KEYED NOTES

	DESCRIPTION
1	SPLIT FACE CMU BASE (SEE DETAIL ON THIS SHEET FOR COLOR BAND
2	SPLIT FACE 4" CMU VENEER (SEE DETAIL ON THIS SHEET FOR COLOR BAND
3	ALUMINUM STORE FRONT AND ENTRANCE SYSTEM W/ 1" INSULATED GLAZING
4	EIFS
5	PREFINISHED SHEET METAL COPING, GUTTER AND DOWNSPOUTS. CONNECT DOWNSPOUTS TO UNDERGROUND STORM WATER SYSTEM
6	PRE-FORMED FOAM TRIM(S0) & MOLDING CORNICE
7	SIGN CASE LOCATION -- (SIGN CASE BY THE OWNER)
8	AWNINGS
9	EXTERIOR LIGHT SEE ELECTRICAL
10	CONTROL JOINTS AND/OR ¾" V GROOVE
11	ROOF OVER PARAPET KICKER (BRACING)

No.	Date	Revisions/Submissions
△	XXXX	

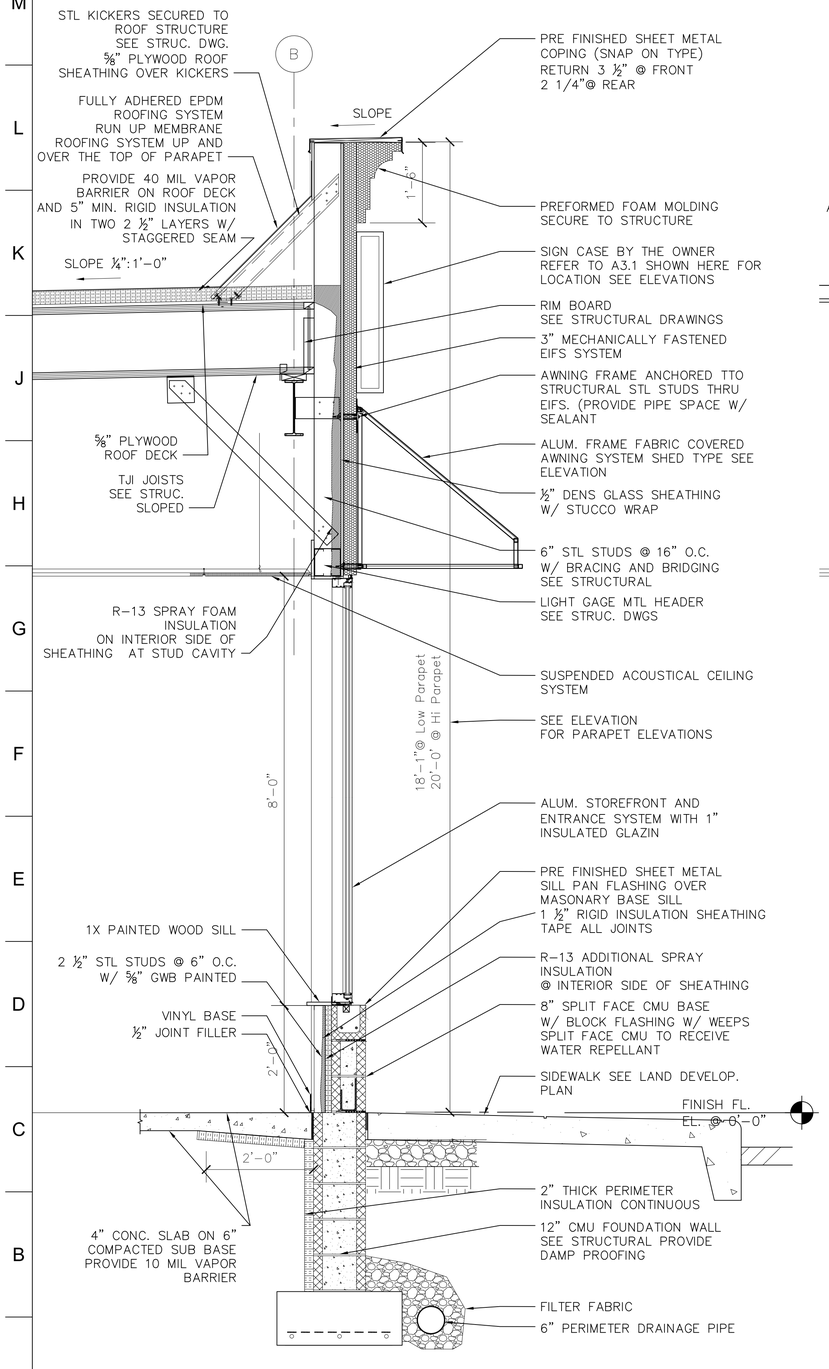
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

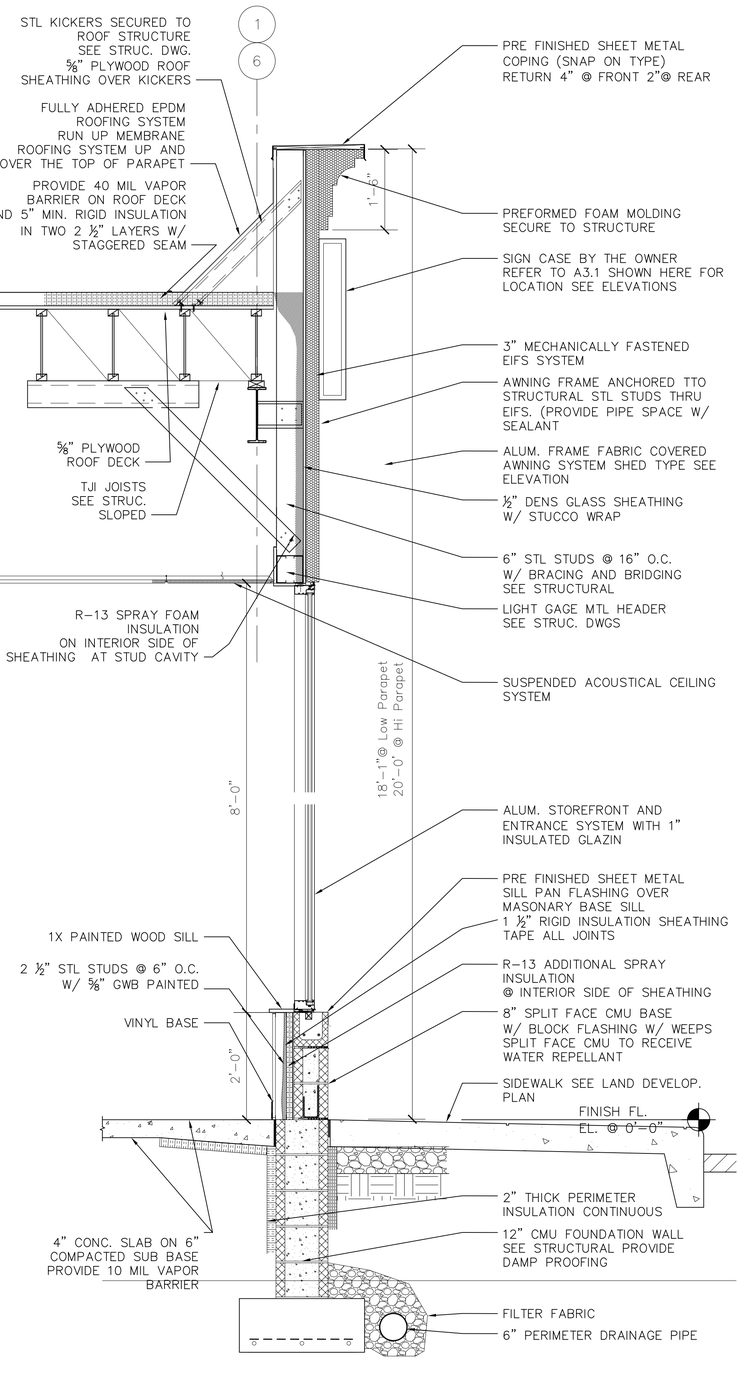
Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Building Elevations

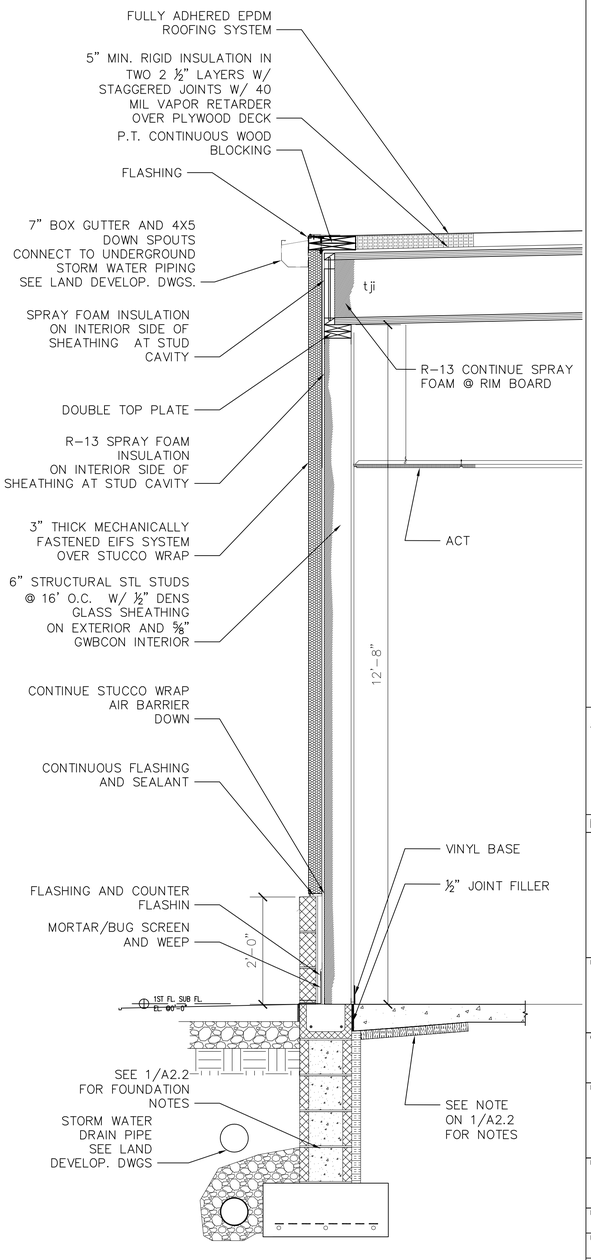
Project Manager: JCRIII	Project ID: XXXXX
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No.
Date: 04-12-19	A2.1
CAD File Name	of



1 Section
SCALE: 3/4"=1'-0" FIRST FLOOR ELEV =637-0"



2 Section
SCALE: 3/4"=1'-0" FIRST FLOOR ELEV =637-0"



3 Section
SCALE: 3/4"=1'-0" FIRST FLOOR ELEV =637-0"

No.	Date	Revisions/Submissions
△	XXXX	

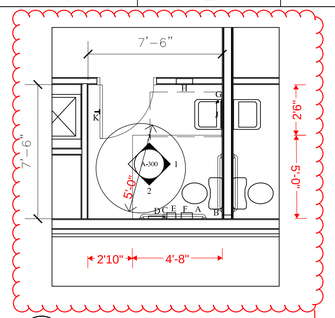
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

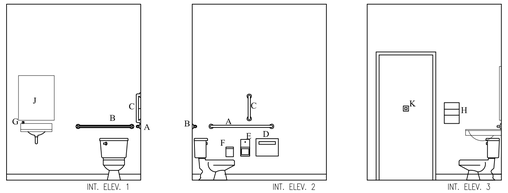
Drawing Title
Section Details

Project Manager: JCRIII	Project ID:
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No. A2.2
Date: 04-12-19	
CAD File Name:	of



1 Partial Plan (Typical Lavatory)
SCALE: 3/16"=1'-0" (ALL LAV(S) SIM. OR OPP. HD.)

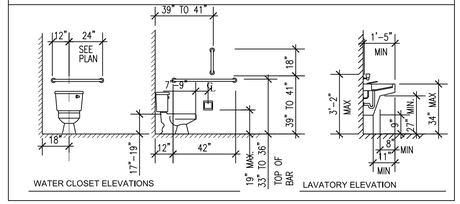
SHOW CLEARANCE DIMENSIONSV



ACCESSORIES LEGEND:

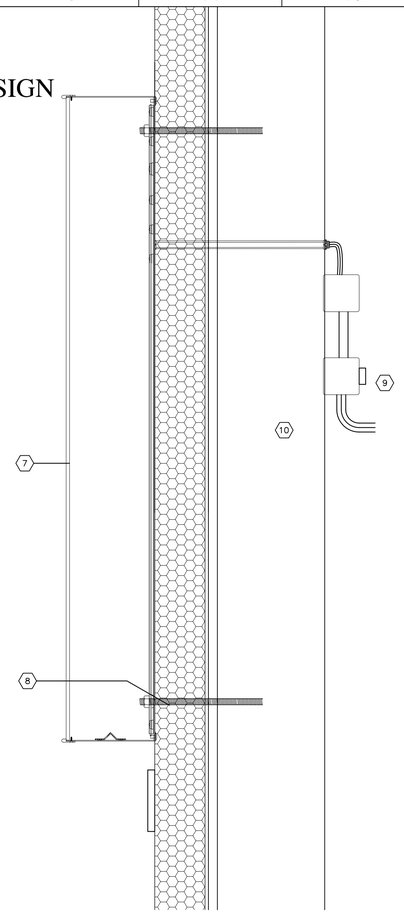
A) B-5806 X42 HORIZONTAL GRAB BAR
B) B-5806X36 HORIZONTAL GRAB BAR
C) B-5806 VERTICAL GRAB BAR
D) B-221 SURFACE MOUNT TOILET SEAT COVER DISPENSER
E) B-2888 SURFACE MOUNT MULTI-ROLL TOILET TISSUE DISPENSER
F) B-270 SURFACE MOUNT SANITARY NAPKIN DISPOSAL (N/A IN LAV(M) 101C)
G) B-822 LAVATORY MOUNTED SOAP DISPENSER
H) B-369 RECESSED PAPER TOWEL DISPENSER & WASTE RECEPTACLE
J) B-165 SERIES MIRROR 18"WX36"H
K) B-76727 DOUBLE ROBE/CLOTHES HOOK

BARRIER FREE FIXTURE ELEVATIONS



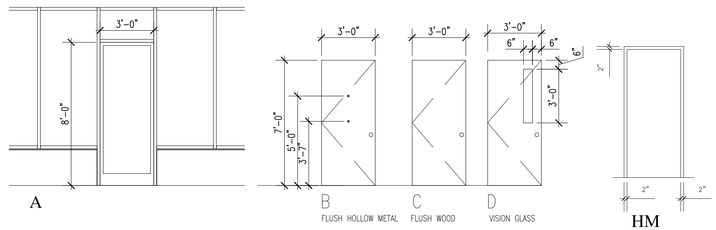
NOTE: WATER SUPPLY AND DRAIN PIPES SHALL BE PROTECTED TO PREVENT CONTACT WITH USERS LIMBS BELOW ALL ACCESSIBLE LAVATORIES

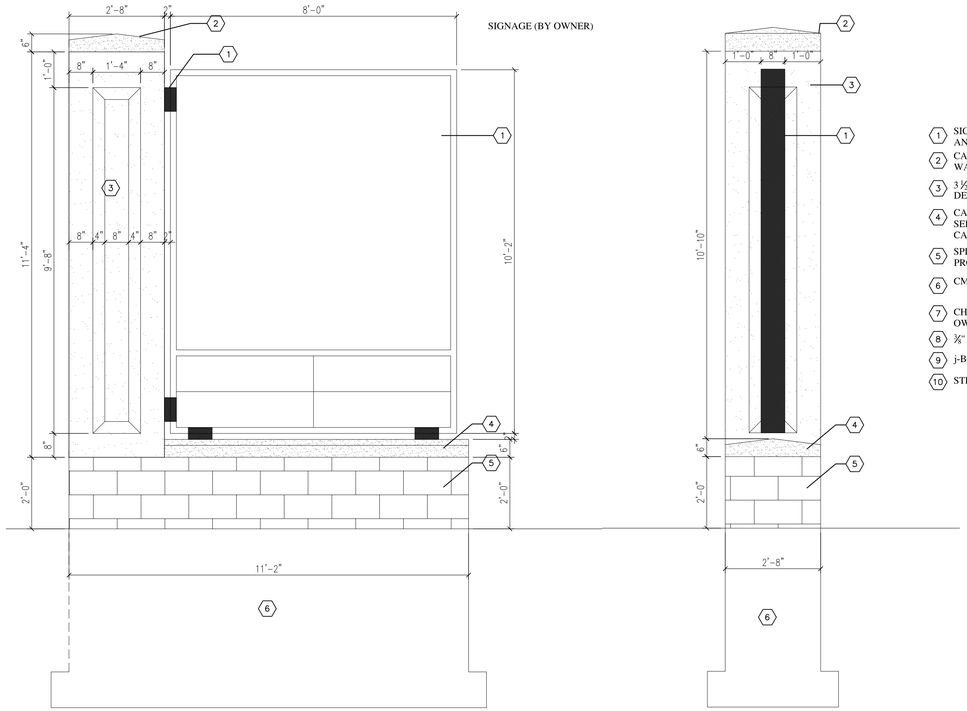
BUILDING SIGN DETAIL



Door Schedule:

Door Spec					Frame Spec			Hrdwr	Remarks
No.	Description	Dimensions	Mt'l	Fin:	Mt'l	Dims	Fin:		
1/101	Alum. Entrance Door "A"	1¾"X3'0"X8'0"	Alum	CA	Alum	_	CA	Set 1	
2/101	HM Flush Door "B"	1¾"X3'0"X7'0"	HM	Pnt.	HM	2"x7¾"	Pnt.	Set 2	Exist Dev. /Viewer
1/101a	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/101b	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/101c	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 4	
1/101d	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 4	
1/101e	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 5	
1/101f	Solid Core Wd VP "D"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 5	Vision Panel
1/102	Alum. Entrance Door "A"	1¾"X3'0"X8'0"	Alum	CA	Alum	_	CA	Set 1	
2/102	HM Flush Door "B"	1¾"X3'0"X7'0"	HM	Pnt.	HM	2"x7¾"	Pnt.	Set 2	Exist Dev. /Viewer
1/102a	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/102b	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/102c	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 4	
1/103	Alum. Entrance Door "A"	1¾"X3'0"X8'0"	Alum	CA	Alum	_	CA	Set 1	
2/103	HM Flush Door "B"	1¾"X3'0"X7'0"	HM	Pnt.	HM	2"x7¾"	Pnt.	Set 2	Exist Dev. /Viewer
1/103a	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/103b	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/103c	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 4	
1/104	Alum. Entrance Door "A"	1¾"X3'0"X8'0"	Alum	CA	Alum	_	CA	Set 1	
2/104	HM Flush Door "B"	1¾"X3'0"X7'0"	HM	Pnt.	HM	2"x7¾"	Pnt.	Set 2	Exist Dev. /Viewer
1/104a	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/104b	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 3	
1/104c	Solid Core Wd Flush"C"	1¾"X3'0"X7'0"	Wd	Pnt.	H.M	2"x5¾"	Pnt.	Set 4	





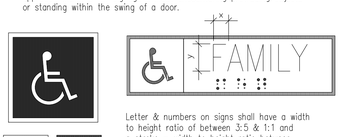
1. SIGN CASE 8"X8"X10"D BY THE OWNER ANCHORED W/ STL ANGLES 9 SEE STRUC.)
2. CAST STONE COPING CAP PROVIDE FABRIC THRU WALL FLASHING BELOW CAP
3. 3½" DRYVIT SYSTEM TO MATCH BUILDING (SEE DETAIL) ON MASONRY SUBSTRATE PIER
4. CAST STONE CAP ON SPLIT FACE MASONRY BASE SEE STRUC. PROVIDE THRU WALL FLASHING BELOW CAP
5. SPLIT FACE CMU SIGN BASE SEE STRUCTURAL PROVIDE INTEGRATED FLASHING/WEEP
6. CMU FOUNDATION SEE STRUC.
7. CHANNEL LETTER BUILDING SIGN CASE BY THE OWNER
8. ½" LAG AND SHIELD
9. j-BOX APPROVED CUTOFF SWITCH
10. STRUCTURAL STUDS

A. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door.

B. Where there is no wall space to the latch side of the door, including at double-leaf doors, signs shall be placed on the nearest adjacent wall.

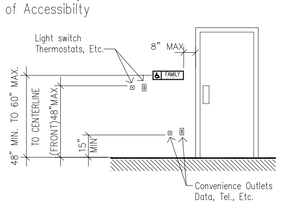
C. Mounting height shall be 60" above the finished floor to the centerline of the sign.

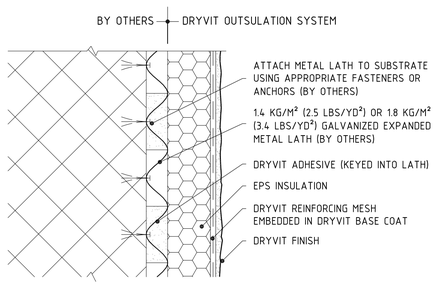
D. Mounting location for such signage shall be so that a person may approach within 3" of signage without encountering protruding objects or standing within the swing of a door.



Letter & numbers on signs shall have a width to height ratio of between 3:5 & 1:1 and a stroke – width to height ratio between 1:5 & 1:10. Letters and numbers shall be raised 1/32", upper case, sans serif or simple serif type and shall be accompanied with grade 2 Braille, raised characters shall be at least 5/8" high, but no higher than 2".

International Symbol of Accessibilty





DRYVIT ON MASONRY SUBSTRATE

HARDWARE SCHEDULE

HARDWARE SET NO. 01

SINGLE DOOR NO. 1/101, 1/102, 1/103, 1/104.

EACH SINGLE DOOR TO RECEIVE:
4EA. HINGES TA2314 4 1/2" X 4 ½" X NRP US32D(McKinney)
1EA. CYLINDER 63-42 X ADAMS RITE CAM US26D (Sargent)
1EA. THUMBTURN 4066 US28 (Adams-Rite)
1EA. DEADLOCK MS1850S SERIES US28 (Adams-Rite)
1EA. PULL / PUSH BAR BF1584? X BTBCM US32D (Rockwood)
1EA. CLOSER 1431-CPS X 1431-D EN (Sargent)
1EA. THRESHOLD S205A X WIDTH OF OPENING ALUM. (Reese)
1SET DOOR SWEEP 967C X WIDTH OF DOO ALUM. (Reese)
NOTE: PERIMETER WEATHERSEAL TO BE PROVIDED AS AN INTEGRAL PART OF THE ALUMINUM FRAME.

HARDWARE SET NO. 02

SINGLE DOOR NO. 2/101, 2/102, 2/103, 2/104.

EACH SINGLE DOOR TO RECEIVE:
3EA. HINGES TA2314 4 ½" X 4 ½" X NRP US32D (McKinney)
1EA. EXIT DEVICE 63-8815-ETL US32D(Sargent)
1EA. CLOSER 1431-CPS EN (Sargent)
1EA. KICKPLATE K1050 8" X 2" LDW X .050 US32D (Rockwood)
2EA. DOOR VIEWER 622 US26D (Rockwood)
1EA. THRESHOLD S205A X WIDTH OF OPENING ALUM. (Reese)
1SET WEATHERSTRIP DS70C X HEAD AND JAMBS ALUM. (Reese)
1EA. DOOR SWEEP 967C X WIDTH OF DOOR ALUM. (Reese)

HARDWARE SET NO. 03

SINGLE DOOR NO. 1/101A, 1/101B, 1/102A, 101/2B, 1/103A, 1/103B, 1/104A, 1/104B.

EACH SINGLE DOOR TO RECEIVE:
3EA. HINGES TA2714 4 ½" X 4 ½" US26D (McKinney)
1EA. LOCKSET 28-63-10G04-LL US26D(Sargent)
1EA. CLOSER 1431-CPS EN (Sargent)
1EA. KICKPLATE K1050 8" X 2" LDW X .050 US32D (Rockwood)
3EA. SILENCERS 608 (Rockwood)

HARDWARE SET NO. 04

SINGLE DOOR NO. 1/101C, 1/101D, 1/102C, 1/103C, 1/104C.

EACH SINGLE DOOR TO RECEIVE:
3EA. HINGES TA2714 4 ½" X 4 ½" US26D(McKinney)
1EA. PRIVACYSET 26-10U65-LL US26D(Sargent)
1EA. WALL STOP 409 US32D(Rockwood)
3EA. SILENCERS 608 (Rockwood)

HARDWARE SET NO. 05

SINGLE DOOR NO. 1/101E, 1/101F.

EACH SINGLE DOOR TO RECEIVE:
3EA. HINGES TA2714 4 ½" X 4 ½" US26D(McKinney)
1EA. LOCKSET 28-63-10G37-LL US26D (Sargent)
1EA. CLOSER 1431-cl EN (Sargent)
1EA. KICKPLATE K1050 8" X 2" LDW X .050 US32D(Rockwood)
1EA. WALL STOP 406 US32D(Rockwood)
3EA. SILENCERS 608 (Rockwood)

No.	Date	Revisions/Submissions
△	XXXX	

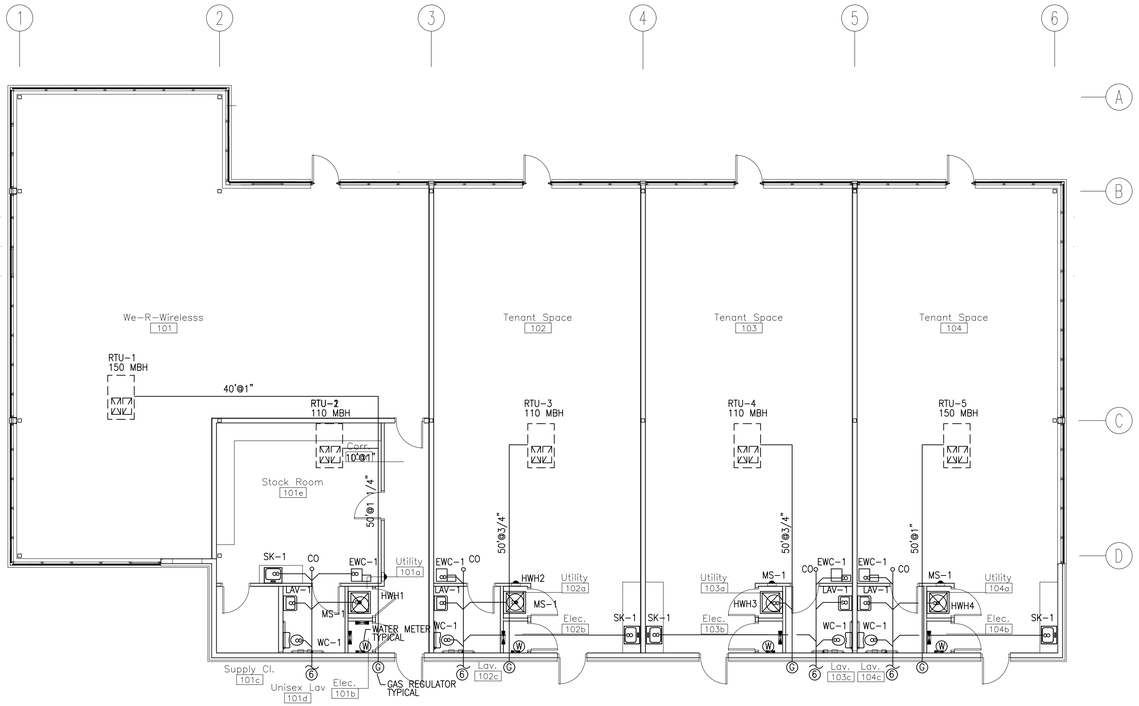
Design Firm
James Rogers Architects Inc.
106 North Turnpike Road
P.O. Box 433
Dalton, PA 18414-0433

Consultant

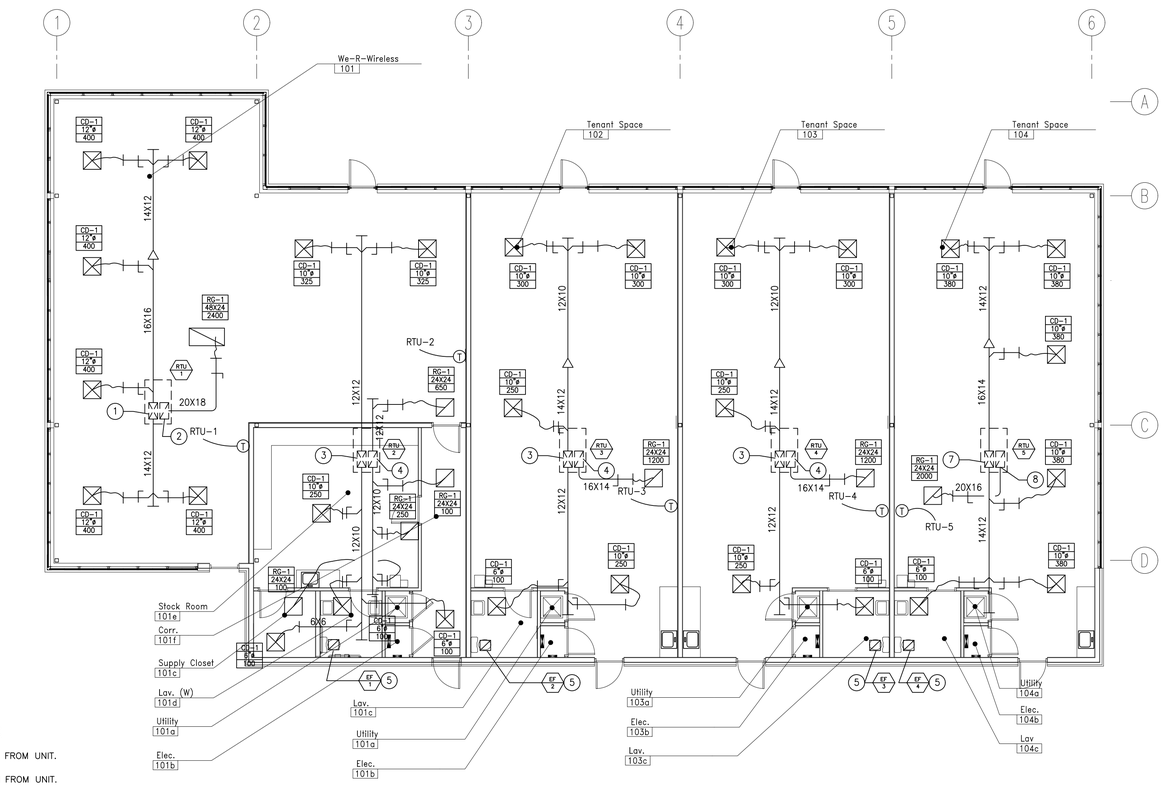
Project Title
HHRM Investments Retail Complex
Rt. 29 @ The Walmart South Outparcel
Eaton Township, 18657

Drawing Title
Large Scale Plan and Int. Elev.
Schedule & Details

Project Manager: JCRIII	Project ID: XXXXX
Drawn By: KM	Scale: AS NOTED
Reviewed By: KM	Drawing No.
Date: 04-12-19	A3.1
CAD File Name	of



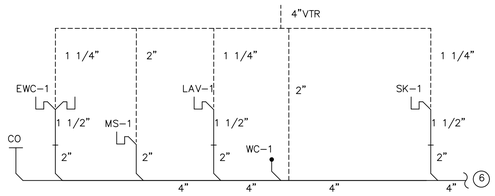
1 / M-1 PLUMBING FLOOR PLAN
SCALE 1/8" = 1'-0"



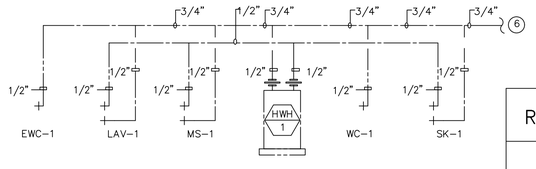
2 / M-1 HVAC FLOOR PLAN
SCALE 1/8" = 1'-0"

SHEET NOTES:

1. 20X18 SUPPLY DUCT DOWN FROM UNIT.
2. 20X18 RETURN DUCT DOWN FROM UNIT.
3. 16X14 SUPPLY DUCT DOWN FROM UNIT.
4. 16X14 RETURN DUCT DOWN FROM UNIT.
5. 6X6 DUCT FROM EXHAUST FAN TO 8X8 WALL CAP.
6. SEE CIVIL ENGINEERING DRAWING U-1 FOR CONTINUATION OF SANITARY LINE, WATER LINE AND PROPANE GAS LINE.
7. 20X16 SUPPLY DUCT DOWN FROM UNIT.
8. 20X16 RETURN DUCT DOWN FROM UNIT.



3 / M-1 TYPICAL SANITARY RISER DIAGRAM
N.T.S.



5 / M-1 TYPICAL DOMESTIC WATER RISER DIAGRAM
N.T.S.

HOT WATER HEATER SCHEDULE

NO.	GALLON CAPACITY	V- PH WATTS	HEIGHT	DIAMETER	MANUFACTURE	NOTES:
HWH-1	10 GALLON	120V-1PH 1,500 W	18"	18"	A.O. SMITH DEL 10	– –

NOTES:

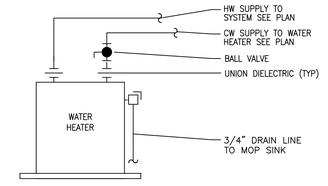
1. PIPING SIZES NOT INDICATED ON FLOOR PLANS ARE SHOWN ON RISER DIAGRAMS.
2. PIPING SHOWN ON DRAWING IS DIAGRAMMATIC. CONTRACTOR SHALL PROVIDE ALL HANGERS, SUPPORTS, INSULATION, VALVES, MARKERS, AND OTHER ACCESSORIES AS INDICATED IN GENERAL NOTES ON THIS DRAWING.
3. COORDINATE COLOR OF FIXTURES WITH OWNER/ARCHITECT.
4. SLOPE ALL WASTE PIPING IN CONFORMANCE WITH APPLICABLE CODES.
5. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL SANITARY AND WATER LINES BEING CONNECTED INTO PRIOR TO CONSTRUCTION.

INTERNATIONAL STANDARD PLUMBING CODE

PLUMBING FIXTURE CONNECTION SCHEDULE

NO.	FIXTURE	TRAP	DRAIN	DFU	VENT	CW	CWFU	HW	HWFU	REMARKS
WC-1	ADA WATER CLOSET	INTEGRAL	4"	4	2"	1/2"	10	–	–	
SK-1	ADA SINK	1 1/4" x 1 1/2"	1 1/2"	2	1 1/4"	1/2"	1.0	1/2"	1.0	
LAV-1	ADA LAVATORY	1 1/4" x 1 1/2"	1 1/2"	2	1 1/4"	1/2"	1.0	1/2"	1.0	
EWC-1	ADA ELECTRIC WATER COOLER	1 1/4" x 1 1/2"	1 1/2"	1	1 1/4"	1/2"	1.0	–	–	
MS-1	MOP SINK	2"	2"	2	2"	1/2"	1.0	1/2"	1.0	

FIXTURE MOUNTING HEIGHTS TO BE IN ACCORDANCE WITH HANDICAPPED REQUIREMENTS.



4 / M-1 HOT WATER HEATER DETAIL
NOT TO SCALE

EXHAUST FAN DATA

EF-#

NO.	CFM	S.P. "H2O	FAN TYPE	FAN RPM	MOTOR WATTS	MOTOR RPM	MOTOR V-ø-Hz	MANUFACTURE/ MODEL
EF-1 TO EF-4	100	0.5	CEILING	1,400	113	1,400	120-1-60	GREENHECK SPA125

GRILLE AND DIFFUSER DATA

TAG FAC CFM

NO.	TYPE	NECK SIZE	FACE SIZE	NO. OF BLOWS	ACCESSORIES	MANUFACTURER/ MODEL	COMMENTS
CD-1	CEILING DIFFUSER	SEE DWG.	SEE DRAWING	–	–	TITUS TDCA	1
RG-1	RETURN GRILLE	SEE DWG.	SEE DRAWING	–	–	TITUS 350RL	1

1 FINISH SHALL BE SELECTED BY ARCHITECT.

ROOFTOP UNIT DATA

RTU-#

NO.	NOMINAL TONS	SUPPLY FAN CFM	SUPPLY FAN S.P. "H2O TSP	SUPPLY FAN S.P. "H2O ESP	MOTOR HP	MOTOR RPM	MOTOR V-ø-Hz	COOLING COIL O.A. CFM	COOLING COIL WEIGHT LBS.	AIR ON DB	AIR ON WB	AIR OFF DB	AIR OFF WB	SENS MBH	TOTAL MBH	INPUT MBH	OUTPUT MBH	POWER REQ. SYS. KW	POWER REQ. MCA	POWER REQ. CIRCUIT BRK.	POWER REQ. V-ø-Hz	FILTERS TYPE	FILTERS AVER. EFF.% (ASHRAE)	AMBIENT AIR ON UNIT °F	MANUFACTURER/ MODEL
RTU-1	6	2,400	0.75	1	1.5	2,352	208-3-60	130	827	80	67	55	54	51	72	150	120	10.1	28	45	208-3-60	THROWAWAY	30	95	CARRIER 48CFM07A2A5-6F0C0
RTU-2	3	1,200	0.75	1	0.5	1,771	208-3-60	130	637	80	67	55	54	26	36	110	88	6.8	19	25	208-3-60	THROWAWAY	30	95	CARRIER 48FCEA04A2A5-0K0C0
RTU-3	3	1,200	0.75	1	0.5	1,771	208-3-60	130	637	80	67	55	54	26	36	110	88	6.8	19	25	208-3-60	THROWAWAY	30	95	CARRIER 48FCEA04A2A5-0K0C0
RTU-4	3	1,200	0.75	1	0.5	1,771	208-3-60	130	637	80	67	55	54	26	36	110	88	6.8	19	25	208-3-60	THROWAWAY	30	95	CARRIER 48FCEA04A2A5-0K0C0
RTU-5	5	2,000	0.75	1	1	2,180	208-3-60	130	776	80	67	55	54	42	60	150	120	11.2	31	45	208-3-60	THROWAWAY	30	95	CARRIER 48CFA06A2A5-6F0C0

NOTES:
1. UNIT TO RUN ON PROPANE.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — KEVIN A. GUEST — ENGINEER — NO. 052699-E

No.	DATE	DESCRIPTION	REVD BY
REVISIONS			

KEVIN GUEST, PE, LEED AP
GUEST ENGINEERING
PROFESSIONAL ENGINEER
27 NORTH LINCOLN AVENUE
NEWTOWN, PA 18940
215.860.8046

Project Number: –
Drawn By: KAG
Engineer: Kevin A. Guest
Registration Number: 52629-E
Project Location: Rt29 @ Wallmart South Out parcel Eaton Township, 18657

Issued for Review:
Issued for Bidding:
Issued for Permits: 04/12/19
Issued for Construction:
Revisions:

HHRM Investments Retail Complex

Mechanical Floor Plans Schedules and Risers

M-1

MECHANICAL SPECIFICATIONS

1. GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE UNDER THIS PROJECT INCLUDES PROVIDING ALL FIXTURES, EQUIPMENT, MATERIALS, PERMITS, DAILY CLEAN UP, TRASH REMOVAL, LABOR AND SERVICES REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. ANY WORK NOT SPECIFICALLY COVERED BUT NECESSARY TO COMPLETE THIS INSTALLATION, SHALL BE PROVIDED ALL FIXTURES, EQUIPMENT AND PIPING SHALL BE NEW AND PROVIDED UNDER THIS CONTRACT UNLESS OTHERWISE NOTED.

1.2 THE TERM "FURNISH" SHALL MEAN TO OBTAIN AND SUPPLY TO THE JOB SITE. THE TERM "INSTALL" SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE TERM "CONTRACTOR" SHALL MEAN PLUMBING CONTRACTOR.

1.3 ONLY WRITTEN CHANGES AND/OR MODIFICATIONS APPROVED BY THE ARCHITECT, CONSULTING ENGINEER OR OWNER'S REPRESENTATIVE WILL BE RECOGNIZED.

1.4 THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES.

1.5 PROVIDE ALL SCAFFOLDING, LADDERS, RIGGING, HOISTING, ETC., REQUIRED FOR THIS WORK. MAKE ARRANGEMENTS FOR CLOSING OF RIGHT-OF-WAYS.

1.6 PROVIDE TWO (2) SETS OF OPERATING AND MAINTENANCE MANUALS, AND GIVE INSTRUCTIONS TO USER FOR ALL EQUIPMENT AND SYSTEMS PROVIDED UNDER THIS CONTRACT AFTER ALL ARE CLEANED AND OPERATING.

1.7 KEEP PREMISES FREE FROM RUBBISH. REMOVE ALL RUBBISH FROM AREA DAILY. PROVIDE TRASH REMOVAL FROM SITE.

1.8 PROVIDE ALL CONCRETE WORK FOR EQUIPMENT FOUNDATIONS AND PADS, PIPE PENETRATIONS, ETC.

1.9 PLUMBING WORK SHALL BE DONE AT SUCH TIME, AND IN SUCH MANNER, AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF THE SITE'S AND/OR BUILDING'S ACTIVITIES. PROVISIONS SHALL BE MADE TO PERMIT THE USE OF ALL EXISTING PIPING SYSTEMS AT ALL TIMES. PROVIDE TEMPORARY FACILITIES TO SECURE THESE CONDITIONS AND REMOVE SUCH TEMPORARY FACILITIES WHEN NO LONGER REQUIRED.

1.10 SHUTDOWN WORK SHALL BE AT SUCH TIME AND IN SUCH MANNER AS DIRECTED TO THE OWNER AND TENANT. PROVIDE A MINIMUM OF ONE (1) WEEK NOTICE.

1.11 WHERE SHUTDOWN PERIODS CANNOT BE OF DURATION TO ACCOMMODATE THE NEW WORK, THE CONTRACTOR SHALL PERFORM THE WORK IN A SERIES OF PRE PLANNED STAGES OF MINIMAL ALLOWABLE SHUTDOWN PERIODS. PROVIDE TEMPORARY FACILITIES TO ALLOW REUSE OF SERVICE BETWEEN WORKING STAGES.

1.12 THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AND SYSTEMS THAT EFFECT HIS BIDDING AND WORK, AND SHALL VALUE FOR SAME IN HIS BID.

1.13 THE CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND TO THE BUILDING.

1.14 UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CLEAN AND ADJUST ALL FIXTURES, EQUIPMENT AND PIPING AND TEST ALL SYSTEMS TO SATISFACTION OF OWNER/ENGINEER.

1.15 ALL WORK SHALL BE PERFORMED BY THOSE SKILLED IN THEIR PARTICULAR TRADE IN A NEAT AND WORKMANLIKE MANNER.

1.16 ALL NEW PLUMBING MATERIAL FIXTURES AND EQUIPMENT SHALL BE LISTED BY THE FOLLOWING APPLICABLE STANDARDS:

AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)
AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
AMERICAN WATER WORKS ASSOCIATION (AWWA)
CAST IRON SOIL PIPE INSTITUTE (CISPI)
MANUFACTURING STANDARDIZATION SOCIETY (MSS)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
NATIONAL SANITATION FOUNDATION (NSF)
UNDERWRITERS LABORATORIES (UL)

1.17 THE DRAWINGS ARE DIAGRAMMATIC AND ALL SPECIALTIES AND APPURTENANCES ARE NOT SHOWN, BUT SHALL BE PROVIDED AS REQUIRED.

2. PROJECT COORDINATION

2.1 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS AT THE SITE AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

2.2 THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING WITH THE DOCUMENTS OF ALL TRADES.

2.3 THE CONTRACTOR SHALL FURNISH A SCHEDULE INDICATING HIS PORTION OF TIME, WITHIN OVERALL SCHEDULE, REQUIRED TO COMPLETE THE WORK, IN CONDUCTION WITH ALL TRADES.

CUTTING AND PATCHING AND PAINTING

3.1 THE CONTRACTOR SHALL DO ALL CUTTING, AND PATCHING OF NEW CONSTRUCTION REQUIRED BY HIS WORK. PLUMBING CONTRACTOR SHALL DO ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION. ALL FINISHES TO MATCH EXISTING. STRUCTURAL MEMBERS SHALL NOT BE CUT UNLESS APPROVED BY OWNER'S REPRESENTATIVE.

3.2 WHERE EQUIPMENT IS REMOVED, CONTRACTOR TO REFINISH AREA TO MATCH EXISTING.

PROTECTION OF WORK

4.1 EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT FROM ENVIRONMENTAL AND PHYSICAL DAMAGE UNTIL FINAL ACCEPTANCE. CLOSE AND PROTECT ALL OPENINGS DURING CONSTRUCTION. PROVIDE NEW MATERIALS AND EQUIPMENT TO REPLACE ITEMS DAMAGED.

REFERENCED STANDARDS AND DEFINITIONS

5.1 ENTIRE INSTALLATION, INCLUDING MATERIALS, EQUIPMENT AND WORKMANSHIP, SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS AND REGULATORY BODIES HAVING JURISDICTION OVER THIS WORK.

WARRANTIES AND BONDS

6.1 ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN WRITING FOR A MINIMUM OF ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

6.2 OBTAIN AND DELIVER TO THE OWNER'S REPRESENTATIVE ALL GUARANTEES AND CERTIFICATES OF COMPLIANCE.

SUBMITTALS

7.1 SHOP DRAWINGS: BEFORE ROUGHING-IN OR ORDERING ANY EQUIPMENT, THE CONTRACTOR SHALL SUBMIT A MINIMUM OF SIX (6) COPIES OF SHOP DRAWINGS. SHOP DRAWINGS SHALL CONSIST OF PRODUCT PHYSICAL AND PERFORMANCE DATA FOR ALL MATERIALS AND EQUIPMENT PROPOSED TO BE FURNISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING OF PROPOSED EQUIPMENT PRIOR TO SUBMITTING TO ARCHITECT/ENGINEER. THE CAUSE OF ANY REDESIGNING CAUSED BY A SUBSTITUTION OR LACK OF COORDINATION SHALL BE BORNE BY THE CONTRACTOR.

7.2 ENGINEER SHALL REVIEW A LIMIT OF TWO (2) SUBMITTALS. COSTS TO ENGINEER FOR REVIEW OF ADDITIONAL SUBMITTALS SHALL BE BORNE BY CONTRACTOR.

7.3 NO SUBSTITUTION OF MATERIAL OR EQUIPMENT SPECIFIED WILL BE ALLOWED UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE ARCHITECT OR ENGINEER. WHERE SUCH SUBSTITUTIONS ARE ALLOWED, AND THEY ALTER THE DESIGN OR SPACE REQUIREMENTS, THE CONTRACTOR SHALL PAY FOR ALL COSTS INVOLVED SUCH AS ARCHITECTS AND ENGINEER'S REDESIGN FEES AND ANY ADDITIONAL CONSTRUCTION COSTS FOR CONTRACTOR'S OWN WORK AND THAT OF OTHER TRADES. EQUIPMENT SHALL NOT BE PURCHASED, OR WORK STARTED UNTIL SHOP DRAWINGS ARE APPROVED. WHERE NEW EQUIPMENT IS AN EXTENSION OF AN EXISTING SYSTEM, IT SHALL MATCH THE EXISTING SYSTEM EQUIPMENT.

RECORD DRAWINGS

8.1 DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF INSTALLATION PRINTS. HE SHALL NEATLY AND CLEARLY RECORD ON THESE PRINTS ALL DEVIATIONS FROM THE CONTRACT DRAWINGS WITH ALL DESIGN CHANGES DURING THE CONSTRUCTION PROCESS. RECORD SET THEN WILL BE GIVE TO ARCHITECT FOR SUBMISSION TO OWNER.

8.2 AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE A SET OF MARKED UP "AS BUILT" DRAWINGS (SUBMIT A SET OF REPRODUCIBLE DRAWINGS)

9. PERMITS

9.1 CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS, APPROVALS, INDEPENDENT INSPECTION AGENCY APPROVALS, AND PAY ALL RELATED FEES AND COSTS.

10. DEMOLITION AND ALTERATIONS

10.1 EXISTING PLUMBING EQUIPMENT THAT INTERFERES WITH NEW ARRANGEMENT SHALL BE REMOVED, REINSTALLED, RELOCATED, REROUTED, EXTENDED OR ABANDONED AS REQUIRED, TO SUIT THE NEW ARRANGEMENT.

10.2 SHOULD REMOVAL, RELOCATION, REROUTING OF ANOTHER TRADE'S WORK BE REQUIRED TO ACCOMMODATE PLUMBING WORK, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THAT WORK AND SHALL PAY ALL REQUIRED COSTS. WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN PARTICULAR TRADE INVOLVED.

10.3 EXISTING PIPING, WHICH IS TO REMAIN IN SERVICE UNDER THE NEW ARRANGEMENT, SHALL BE MODIFIED, EXTENDED, REROUTED AND CONNECTED TO AN AVAILABLE SERVICE MAIN. IF EXISTING PIPING IS FOUND NOT TO BE IN SATISFACTORY CONDITION, NOTIFY ARCHITECT WHO WILL DETERMINE IF REPLACEMENT IS NECESSARY. EXISTING PLUMBING WORK THAT HAS BECOME EXPOSED DUE TO NEW ARRANGEMENT, AND IS TO REMAIN IN SERVICE, SHALL BE RELOCATED MODIFIED, EXTENDED AS REQUIRED TO SUIT THE NEW ARRANGEMENT.

10.4 EXISTING EQUIPMENT, BUILDING AREA OR SURFACE DAMAGED SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR REPLACED.

10.5 REMOVED EQUIPMENT AND MATERIAL NOT DESIRED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. EQUIPMENT AND MATERIAL DESIRED BY THE OWNER SHALL BE DELIVERED BY THE CONTRACTOR TO LOCATION DESIGNATED BY OWNER. OWNER WILL TAG OR OTHERWISE INDICATE THE EQUIPMENT AND MATERIAL HE DESIRES TO KEEP.

10.6 EXISTING PLUMBING WORK THAT IS TO REMAIN WHEN EXISTING STRUCTURE ON WHICH IT IS INSTALLED IS TO BE MODIFIED OR REMOVED SHALL BE PROPERLY SUPPORTED IN PLACE UNTIL WORK OF ALL TRADE'S IS COMPLETED. REINSTALL THE PLUMBING WORK ON THE NEW STRUCTURE.

10.7 UNLESS OTHERWISE NOTED, EXISTING PIPING AND EQUIPMENT IN RENOVATED AREAS MAY BE REUSED FOR NEW WORK. PIPING SERVING SYSTEMS WHICH ARE TO REMAIN SHALL BE REROUTED AND RECONNECTED AS REQUIRED.

10.8 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING INTEGRITY OF ALL STRUCTURAL ELEMENTS.

11. PIPING

11.1 ALL PIPING SHALL BE PROVIDED IN CONFORMANCE WITH THE NATIONAL STANDARD PLUMBING CODE 2015.

11.2 SANITARY WASTE PIPING SHALL BE SCHEDULE 40 PVC.

11.3 DOMESTIC WATER PIPING SHALL BE ASTM B88 TYPE "L" HARD DRAWN COPPER TUBE WITH ASME B16.22 PRESSURE FITTINGS AND ASTM B32-96 LEAD FREE ALLOY GRADE AM SOLDERED "AQUAPURE" BY LUKENS METALS CORP. & ACID FREE FLUX.

11.4 ALL PENETRATIONS SHALL BE SEALED WITH FIREPROOF COMPOUND USING A UL LISTED FIRESTOP MATERIAL.

11.5 ALL PIPING SHALL BE SUPPORTED IN CONFORMANCE WITH THE INTERNATIONAL PLUMBING CODE 2009 AND MSS. ALL SUPPORTS SHALL BE PAINTED OR PLATED.

11.6 ALL CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE MADE WITH DIELECTRIC UNIONS.

12. VALVES

12.1 PROVIDE AND INSTALL SHUT OFF VALVES ON ALL SERVICES TO PLUMBING EQUIPMENT AND FIXTURES. SHUT OFF AND ISOLATION VALVES SHALL BE TWO PIECE FULL PORT AS MANUFACTURED BY JAMESBURY "CLINCHER 2000" (BALL VALVE) OR APPROVED EQUAL, UNLESS OTHERWISE NOTED.

13. FIXTURES

13.1 PROVIDE AND INSTALL ALL PLUMBING FIXTURES IN CONFORMANCE WITH THE INTERNATIONAL PLUMBING CODE 2009 AND ASME A112.

14. IDENTIFICATION

14.1 IDENTIFY AND LABEL ALL PIPING SYSTEMS IN CONFORMANCE WITH THE OWNER'S STANDARDS. IN ABSENCE OF OWNERS STANDARD LABEL AND IDENTIFY PIPING SYSTEM IN CONFORMANCE WITH ASME A13.1.

15. EQUIPMENT

15.1 ALL MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR SPECIFICATIONS SHALL BE COORDINATED WITH THE WORK.

15.2 EXCEPT AS OTHERWISE NOTED, EQUIPMENT SHALL BE FURNISHED WITH ALL MOTORS, STARTERS, CONTROL EQUIPMENT, INTERLOCK AND CONTROL WIRING.

15.3 PROVIDE AND INSTALL ALL EQUIPMENT AND PLUMBING SPECIALTIES IN CONFORMANCE WITH AUTHORITY HAVING JURISDICTION AND MANUFACTURER'S RECOMMENDATIONS.

17. TESTING

17.1 THOROUGHLY CLEAN AND VISUALLY CHECK AND OPERATE ALL THE EQUIPMENT AND SYSTEMS. RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. OBTAIN SERVICES OF A FACTORY ENGINEER TO ASSIST IN INSTALLATION, AND TESTING OF SYSTEMS OR EQUIPMENT.

18. CLEANING AND DISINFECTING

18.1 CLEAN AND DISINFECT ALL DOMESTIC WATER SYSTEMS IN CONFORMANCE WITH THE INTERNATIONAL PLUMBING CODE 2015.

No.	DATE	DESCRIPTION	REVD BY
		REVISIONS	

KEVIN GUEST, PE, LEED AP
GUEST ENGINEERING
PROFESSIONAL ENGINEER
27 NORTH LINCOLN AVENUE
NEWTOWN, PA 18940
215.860.8046

Project Number: –
Drawn By: KAG
Engineer: Kevin A. Guest
Registration Number: 52629-E
Project Location: Rt29 @ Wallmart South Out parcel Eaton Township, 18657

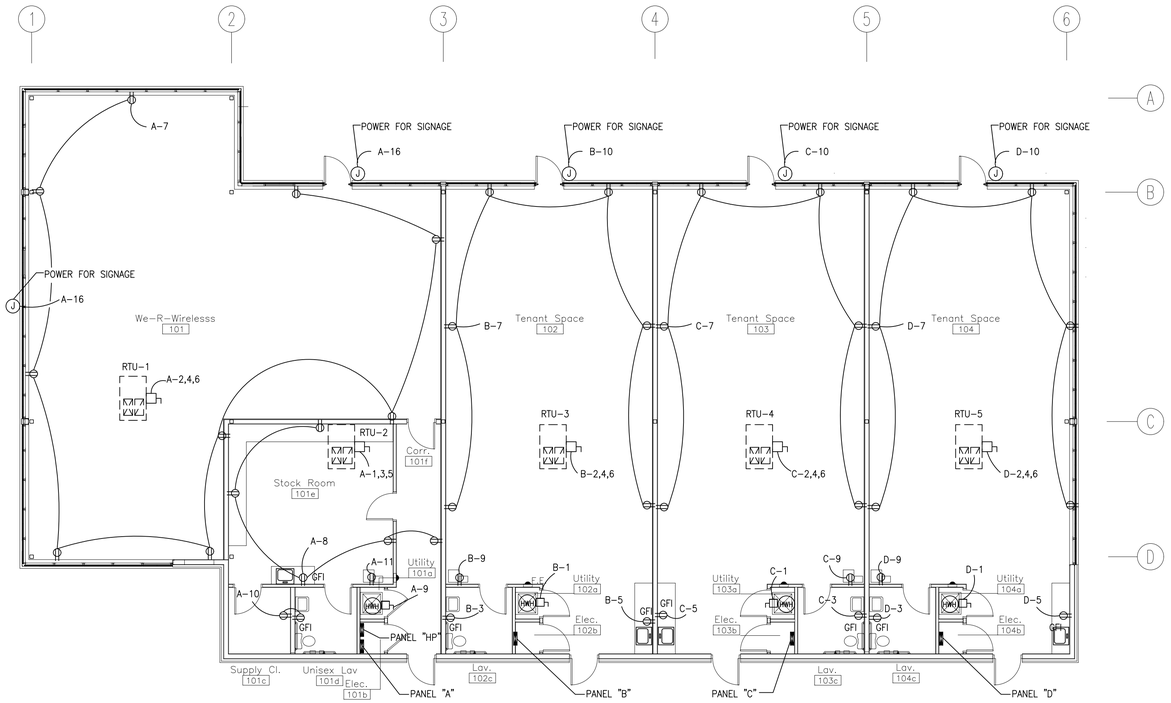
Issued for Review:
Issued for Bidding:
Issued for Permits: 04/12/19
Issued for Construction:
Revisions:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN A. GUEST ENGINEER NO. 052629-E

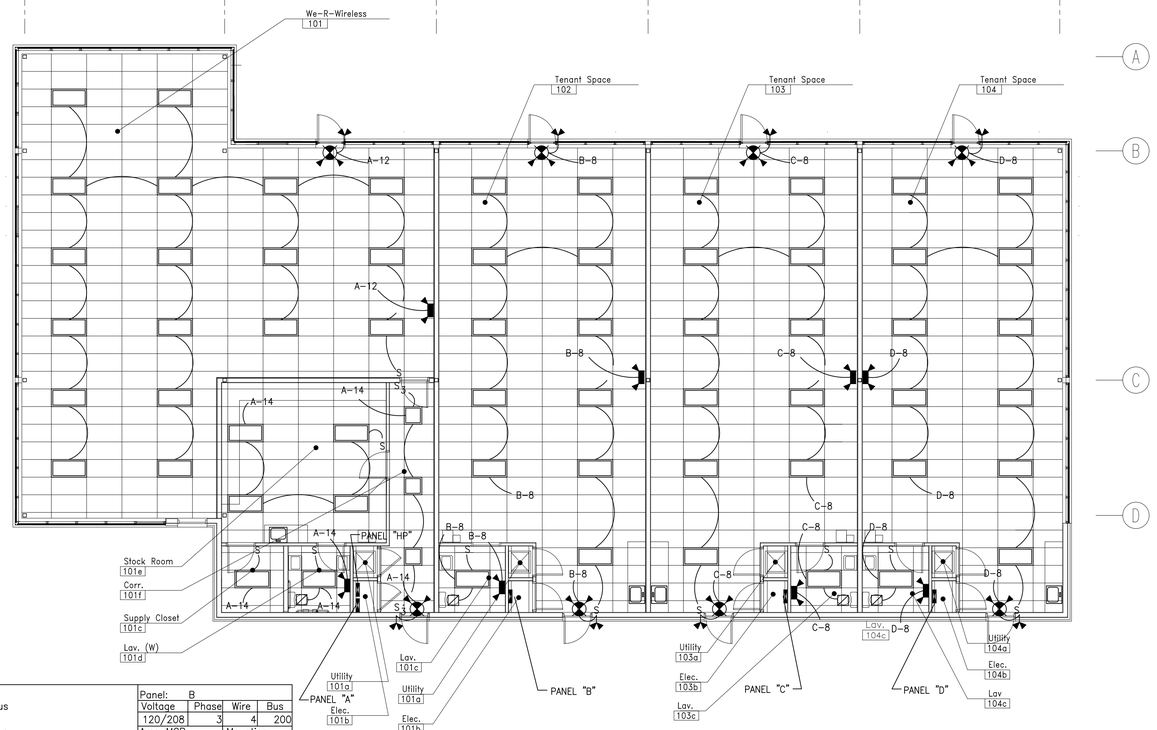
HHRM Investments Retail Complex

Mechanical Specifications

M-2



1 / E-1 ELECTRICAL POWER FLOOR PLAN
SCALE 1/8" = 1'-0"



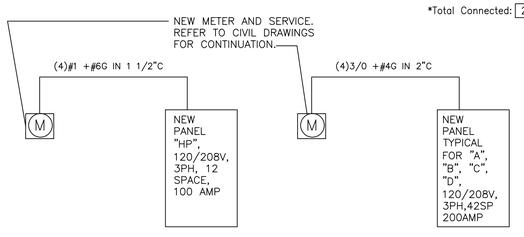
2 / E-1 ELECTRICAL LIGHTING FLOOR PLAN
SCALE 1/8" = 1'-0"

X Neutral Bus
X Ground Bus
Isolated Ground Bus

Panel: A
Voltage: 120/208 | Phase: 3 | Wire: 4 | Bus: 200
Amp MCB: 200 | Mounting: SURFACE
ISC Rating: 65,000

Light	Recpt.	Equip.	Mech.	Description	Bkr	No.
					/	1
			6800	RTU-2	25/3	3
					/	5
	1620			RECP. 101	20/1	7
			1500	HOT WATER HEATER	20/1	9
			1000	EWC	20/1	11
				SPACE	–	13
				SPACE	–	15
				SPACE	–	17
				SPACE	–	19
				SPACE	–	21
				SPACE	–	23
				SPACE	–	25
				SPACE	–	27
				SPACE	–	29
				SPACE	–	31
				SPACE	–	33
				SPACE	–	35
				SPACE	–	37
				SPACE	–	39
				SPACE	–	41
0	1620	0	9300	subtotal		

No.	Bkr	Description	Light	Recpt.	Equip.	Mech.
2	/					
4	45/3	RTU-1				10100
6	/					
8	20/1	RECP. 101E		900		
10	20/1	GFI BATH ROOM		1000		
12	20/1	LIGHTS 101		1800		
14	20/1	LIGHTS 101A–E		900		
16	20/1	LIGHTS SIGNAGE ON TIME CLOCK	500			
18	–	SPACE				
20	–	SPACE				
22	–	SPACE				
24	–	SPACE				
26	–	SPACE				
28	–	SPACE				
30	–	SPACE				
32	–	SPACE				
34	–	SPACE				
36	–	SPACE				
38	–	SPACE				
40	–	SPACE				
42	–	SPACE				
		subtotal	500	1900	0	10100
		subtotal (from left side)	0	1620	0	9300
		Total:	6100	3520	0	19400
		*Total Connected:	23420	VA	65	Amps



3 / E-1 SINGLE LINE RISER DIAGRAMS
NOT TO SCALE

X Neutral Bus
X Ground Bus
Isolated Ground Bus

Panel: B
Voltage: 120/208 | Phase: 3 | Wire: 4 | Bus: 200
Amp MCB: 200 | Mounting: SURFACE
ISC Rating: 65,000

Light	Recpt.	Equip.	Mech.	Description	Bkr	No.
			1500	HOT WATER HEATER	20/1	1
	500			GFI BATH ROOM	20/1	3
	1000			GFI SINK	20/1	5
	1080			RECP. TENANT SPACE	20/1	7
			1000	EWC	20/1	9
				SPACE	–	11
				SPACE	–	13
				SPACE	–	15
				SPACE	–	17
				SPACE	–	19
				SPACE	–	21
				SPACE	–	23
				SPACE	–	25
				SPACE	–	27
				SPACE	–	29
				SPACE	–	31
				SPACE	–	33
				SPACE	–	35
				SPACE	–	37
				SPACE	–	39
				SPACE	–	41
0	2580	0	2500	subtotal		

No.	Bkr	Description	Light	Recpt.	Equip.	Mech.
2	/					
4	25/3	RTU				6800
6	/					
8	20/1	LIGHTS TENANT SPACE	1200			
10	20/1	LIGHTS SIGNAGE	500			
12	–	SPACE				
14	–	SPACE				
16	–	SPACE				
18	–	SPACE				
20	–	SPACE				
22	–	SPACE				
24	–	SPACE				
26	–	SPACE				
28	–	SPACE				
30	–	SPACE				
32	–	SPACE				
34	–	SPACE				
36	–	SPACE				
38	–	SPACE				
40	–	SPACE				
42	–	SPACE				
		subtotal	1700	0	0	6800
		subtotal (from left side)	0	2580	0	2500
		Total:	1700	2580	0	9300
		*Total Connected:	13580	VA	38	Amps

HOUSE PANEL
LOCATED IN VERIZON CLOSET

X Neutral Bus
X Ground Bus
Isolated Ground Bus

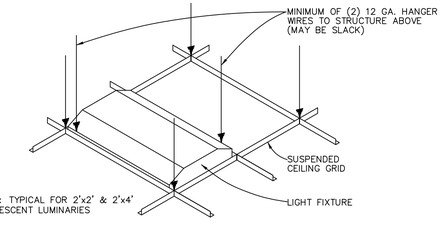
Panel: HP
Voltage: 120/208 | Phase: 3 | Wire: 4 | Bus: 100
Amp MCB: 100 | Mounting: SURFACE
ISC Rating: 65,000

Light	Recpt.	Equip.	Mech.	Description	Bkr	No.
1650				SITE LIGHTING	20/1	1
				SPACE	–	3
				SPACE	–	5
				SPACE	–	7
				SPACE	–	9
				SPACE	–	11
1650	0	0	0	subtotal		

No.	Bkr	Description	Light	Recpt.	Equip.	Mech.
2	20/1	SITE LIGHTING	1250			
4	–	SPACE				
6	–	SPACE				
8	–	SPACE				
10	–	SPACE				
12	–	SPACE				
		subtotal	1250	0	0	0
		subtotal (from left side)	1650	0	0	0
		Total:	0	0	0	0
		*Total Connected:	2900	VA	8	Amps

LIGHT FIXTURE SCHEDULE

NO.	TYPE	MANUFACTURER	CATALOGUE NO.	LAMP QTY.	LAMP TYPE
	2'X2' LED FLAT PANEL	COLUMBIA	CFP22–3340	–	LED
	2'X4' LED FLAT PANEL	COLUMBIA	CFP24–4140	–	LED
	EMERGENCY LIGHTING	HUBBELL	COMPASS CU2 COMPASS CORD	–	LED
	EXIT SIGN COMBO	HUBBELL	COMPASS CCRRC	–	LED



NOTE : TYPICAL FOR 2'x2' & 2'x4' FLUORESCENT LUMINARIES

4 / E-1 LIGHT SUPPORT DETAIL
SCALE: N.T.S.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL KEVIN A. GUEST ENGINEER NO. 052629-E

No.	DATE	DESCRIPTION	REV'D BY
		REVISIONS	

KEVIN GUEST, PE, LEED AP
GUEST ENGINEERING
PROFESSIONAL ENGINEER
27 NORTH LINCOLN AVENUE
NEWTOWN, PA 18940
215.860.8046

Project Number: –
Drawn By: KAG
Engineer: Kevin A. Guest
Registration Number: 52629–E
Project Location: R129 @ Wallmart South Out parcel Eaton Township, 18657

Issued for Review:
Issued for Bidding:
Issued for Permits: 04/12/19
Issued for Construction:
Revisions:

HHRM Investments Retail Complex
Electrical Floor Plan Schedules and Riser

E–1

ELECTRICAL SPECIFICATIONS

1. GENERAL REQUIREMENTS

1.1 THE WORK TO BE DONE UNDER THIS PROJECT INCLUDES PROVIDING ALL EQUIPMENT, MATERIALS, LABOR AND SERVICES, AND PERFORMING ALL OPERATIONS FOR A COMPLETE AND OPERATING SYSTEM. ANY WORK NOT SPECIFICALLY COVERED BUT NECESSARY TO COMPLETE THIS INSTALLATION, SHALL BE PROVIDED. ALL EQUIPMENT AND WIRING TO BE NEW AND PROVIDED UNDER THIS CONTRACT UNLESS OTHERWISE NOTED.

1.2 THE TERM "FURNISH" SHALL MEAN TO OBTAIN AND SUPPLY TO THE JOB SITE. THE TERM "INSTALL" SHALL MEAN TO FIX IN POSITION AND CONNECT FOR USE. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE TERM "CONTRACTOR" SHALL MEAN ELECTRICAL CONTRACTOR.

1.3 ONLY WRITTEN CHANGES AND/OR MODIFICATIONS APPROVED BY THE ARCHITECT, CONSULTING ENGINEER OR OWNER'S REPRESENTATIVE WILL BE RECOGNIZED.

1.4 THE CONTRACTOR SHALL COORDINATE WITH SPECIFICATIONS PROVIDED BY OTHER TRADES.

1.5 PROVIDE ALL SCAFFOLDING, LADDERS, RIGGING, HOISTING, ETC., FOR THIS WORK. MAKE ARRANGEMENTS FOR CLOSING OF RIGHT-OF-WAYS. MUST MEET OSHA REQUIREMENTS.

1.6 PROVIDE TWO (2) SETS OF OPERATING AND MAINTENANCE MANUALS, AND GIVE INSTRUCTIONS TO USER FOR ALL EQUIPMENT AND SYSTEMS PROVIDED UNDER THIS CONTRACT AFTER ALL ARE CLEANED AND OPERATING.

1.7 KEEP PREMISES FREE FROM RUBBISH. REMOVE ALL ELECTRICAL RUBBISH FROM SITE.

1.8 ELECTRICAL WORK SHALL BE DONE AT SUCH TIME, AND IN SUCH MANNER, AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF THE SITE'S AND/OR BUILDING'S ACTIVITIES. PROVISIONS SHALL BE MADE TO PERMIT THE USE OF ALL EXISTING ELECTRICAL SYSTEMS AT ALL TIMES. PROVIDE TEMPORARY FACILITIES TO SECURE THESE CONDITIONS AND REMOVE SUCH TEMPORARY FACILITIES WHEN NO LONGER REQUIRED.

1.9 THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AND SYSTEMS THAT EFFECT HIS BIDDING AND WORK, AND SHALL PROVIDE VALUE FOR SAME IN HIS BID.

1.10 THE CONTRACTOR SHALL CONFIRM THE LOCATIONS OF ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES AND TO THE BUILDING.

1.11 THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR ALL TRADES AS REQUIRED FOR CONSTRUCTION OR AS REQUIRED TO MAINTAIN NORMAL OPERATIONS OF THE SITE AND/OR BUILDING'S ACTIVITIES. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT, MAKING ALL ARRANGEMENTS WITH THE UTILITY CO. WHERE ADEQUATE, EXISTING SERVICES MAY BE USED.

1.12 UPON COMPLETION OF WORK, THE CONTRACTOR SHALL CLEAN AND ADJUST ALL EQUIPMENT AND LIGHTING AND TEST ALL SYSTEMS TO SATISFACTION OF OWNER/ENGINEER.

1.13 ALL WORK SHALL BE PERFORMED BY THOSE SKILLED IN THEIR PARTICULAR TRADE IN A NEAT AND WORKMANLIKE MANNER.

1.14 ALL NEW ELECTRICAL MATERIAL AND EQUIPMENT SHALL BE LISTED BY THE UNDERWRITERS' LABORATORIES, INC. (UL) AND BEAR THE UL LABEL.

1.15 THE DRAWINGS ARE DIAGRAMMATIC AND ALL SPECIALTIES AND APPURTENANCES ARE NOT SHOWN, BUT SHALL BE PROVIDED AS REQUIRED. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF EQUIPMENT. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED BY THE ARCHITECT OR ENGINEER.

2. PROJECT COORDINATION

2.1 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS AT THE SITE AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

2.2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING WITH THE DOCUMENTS OF ALL TRADES.

2.3 THE CONTRACTOR SHALL FURNISH A SCHEDULE INDICATING HIS PORTION OF TIME, WITHIN OVERALL SCHEDULE, REQUIRED TO COMPLETE THE WORK, IN CONJUNCTION WITH ALL TRADES.

3. CUTTING AND PATCHING AND PAINTING

3.1 THE CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF NEW CONSTRUCTION REQUIRED BY HIS WORK. ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION. ALL FINISHES TO MATCH EXISTING. STRUCTURAL MEMBERS SHALL NOT BE CUT UNLESS APPROVED BY OWNER'S REPRESENTATIVE. PAINTING SHALL BE BY THE GENERAL CONTRACTOR.

3.2 WHERE EQUIPMENT IS REMOVED, CONTRACTOR TO REFINISH AREA TO MATCH EXISTING.

3.3 THE CONTRACTOR SHALL DO ALL FIRE PROOFING OF NEW CONSTRUCTION REQUIRED BY HIS WORK. THESE SPACE INCLUDE STAIRWELLS AND ELEVATOR SPACE.

4. PROTECTION OF WORK

4.1 EFFECTIVELY PROTECT ALL MATERIALS AND EQUIPMENT FROM ENVIRONMENTAL AND PHYSICAL DAMAGE UNTIL FINAL ACCEPTANCE. CLOSE AND PROTECT ALL OPENINGS DURING CONSTRUCTION. PROVIDE NEW MATERIALS AND EQUIPMENT TO REPLACE ITEMS DAMAGED.

5. REFERENCED STANDARDS AND DEFINITIONS

5.1 ENTIRE INSTALLATION, INCLUDING MATERIALS, EQUIPMENT AND WORKMANSHIP, SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE AS WELL AS ALL APPLICABLE LAWS AND REGULATIONS AND REGULATORY BODIES HAVING JURISDICTION OVER THIS WORK.

6. WARRANTIES AND BONDS

6.1 ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN WRITING FOR A MINIMUM OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE BY OWNER.

6.2 OBTAIN AND DELIVER TO THE OWNER'S REPRESENTATIVE ALL GUARANTEES AND CERTIFICATES OF COMPLIANCE.

7. SUBMITTALS

7.1 SHOP DRAWINGS: BEFORE ROUGHING-IN OR ORDERING ANY EQUIPMENT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS. SHOP DRAWINGS SHALL CONSIST OF PRODUCT PHYSICAL AND PERFORMANCE DATA FOR ALL MATERIALS AND EQUIPMENT PROPOSED TO BE FURNISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING OF PROPOSED EQUIPMENT PRIOR TO SUBMITTING SUBMITTING TO ARCHITECT/ENGINEER. THE ENGINEERING COST OF ANY REDESIGNING CAUSED BY A SUBSTITUTION OR LACK OF COORDINATION SHALL BE BORNE BY THE CONTRACTOR.

7.2 ENGINEER SHALL REVIEW A LIMIT OF TWO (2) SUBMITTALS. COSTS TO ENGINEER FOR REVIEW OF ADDITIONAL SUBMITTALS SHALL BE BORNE BY CONTRACTOR.

7.3 WHERE NEW EQUIPMENT IS AN EXTENSION OR MODIFICATION OF AN EXISTING SYSTEM, IT SHALL BE THE SAME AS EXISTING MANUFACTURER.

7.4 UNLESS OTHERWISE NOTED, THE CONTRACTOR MAY SUBMIT ANOTHER EQUAL TYPE OR MANUFACTURER OTHER THAN SPECIFIED. WHERE SUCH SUBSTITUTIONS ARE ALLOWED, AND THEY ALTER THE DESIGN OR SPACE REQUIREMENTS, THE CONTRACTOR SHALL PAY FOR ALL COSTS INVOLVED SUCH AS ARCHITECTS AND ENGINEER'S REDESIGN FEES AND ANY ADDITIONAL CONSTRUCTION COSTS FOR HIS OWN WORK AND THAT OF OTHER TRADES. EQUIPMENT SHALL NOT BE PURCHASED, OR WORK STARTED UNTIL SHOP DRAWINGS ARE APPROVED.

8. RECORD DRAWINGS

8.1 DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF INSTALLATION PRINTS. HE SHALL NEATLY AND CLEARLY RECORD ON THESE PRINTS ALL DEVIATIONS FROM THE CONTRACT DRAWINGS IN SIZES, LOCATIONS AND DETAILS. PROVIDE TWO COPIES TO G.C..

8.2 AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL RETURN THE MARKED PRINTS WITH ALL INFORMATION MAINTAINED DURING THE CONSTRUCTION PROCESS TO THE G.C. FOR SUBMISSION TO OWNER.

9. PERMITS

9.1 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS AND SERVICES OF AN INDEPENDENT INSPECTION AGENCY ALL RELATED REQUIRED FEES AND COSTS ARE BY OWNER.

10. RACEWAY

10.1 ALL WIRING SHALL BE CONCEALED AND BE IN CONDUIT WITH MINIMUM SIZE 3/4" FOR POWER CIRCUITS AND 1/2" FOR CONTROL CIRCUITS.

10.2 ELECTRICAL RACEWAY CONNECTIONS TO VIBRATING EQUIPMENT AND MACHINERY SUCH AS MOTORS, TRANSFORMERS, ETC., SHALL BE MADE WITH FLEXIBLE LIQUID TIGHT CONDUIT.

10.3 LIQUID TIGHT FLEXIBLE METAL CONDUIT LOCATED BELOW ACCESS FLOORS SHALL BE JACKETED, FLEXIBLE STEEL CONDUIT WITH AN INTEGRAL COPPER SHIELDING CONDUCTOR.

10.4 METAL CLAD CABLE, TYPE 'MC', CAN BE USED WHERE CONCEALED IN CEILINGS, WALLS OR UNDER FLOORS UNLESS OTHERWISE NOTED, OR OTHERWISE PROHIBITED BY CODE, IN WHICH CASE CODE APPROVED RACEWAY SHALL BE INSTALLED. FEEDERS AND SERVICES SHALL BE RUN IN RIGID RACEWAY.

10.5 ALL PENETRATIONS SHALL BE SEALED WITH FIREPROOF COMPOUND USING A UL LISTED FIRESTOP MATERIAL.

10.6 GROUP AND INSTALL ALL CONDUITS PARALLEL OR PERPENDICULAR TO THE BUILDING SURFACES.

10.7 ALL CONDUITS EXPOSED TO THE WEATHER SHALL BE RIGID STEEL GALVANIZED. ALL INDOOR CONDUITS SHALL BE EMT.

10.8 PROVIDE EXPANSION FITTINGS FOR ALL RACEWAYS THAT CROSS BUILDING EXPANSION JOINTS.

11. BOXES

11.1 INTERIOR OUTLET BOXES SHALL BE GALVANIZED STEEL, MINIMUM 14 GAUGE, NO LESS THAN 4" SQUARE OR OCTAGON WITH EXTENSION RINGS AND MOUNTING BRACKETS. SECTIONAL BOXES WILL NOT BE PERMITTED.

11.2 JUNCTION BOXES SHALL BE OF CODE GAUGE GALVANIZED STEEL WITH SCREW COVERS. BOXES SHALL BE SUPPORTED INDEPENDENTLY OF CONDUITS.

11.3 EXTERIOR OUTLET BOXES SHALL BE CAST METAL, NEMA FB1 WITH GASKETED COVERS (DESIGNATED WEATHERPROOF WHILE IN USE).

12. WIRING

12.1 ALL WIRE SHALL BE COPPER WITH THHN OR THWN INSULATION RATED AT REQUIRED VOLTS. MINIMUM #12 AWG FOR POWER AND LIGHTING CIRCUITS, AND MINIMUM NO. 14 FOR SIGNAL AND CONTROL CIRCUITS. PROVIDE A SEPARATE NEUTRAL FOR EACH POWER CIRCUIT. NEUTRALS SHALL NOT BE SHARED.

12.2 DOUBLE NEUTRALS SHALL BE USED WHEN WIRING FROM K-RATED TRANSFORMER SECONDARIES TO 200% NEUTRAL RATED PANEL BOARDS. PROVIDE A SEPARATE NEUTRAL CONDUCTOR, GROUND CONDUCTOR AND ISOLATED GROUND CONDUCTOR FOR EACH BRANCH CIRCUIT DERIVING FROM THESE PANEL BOARDS.

12.3 WIRING SHALL BE SIZED PER THE NATIONAL ELECTRIC CODE BASED ON THE CIRCUIT BREAKER TRIP RATING.

12.4 AVOID EXCESSIVE VOLTAGE DROP BY USING No. 10 WIRE FOR 120 VOLT CIRCUITS THAT EXCEED 75 FEET TO OUTLET AT CENTER OF LOAD AND FOR 277 VOLT CIRCUITS THAT EXCEED 150 FEET TO OUTLET AT CENTER OF LOAD.

12.5 UNDER NO CIRCUMSTANCES SHALL FEEDERS BE SPLICED.

12.6 COLOR CODE THE ENTIRE POWER WIRING SYSTEM AS FOLLOWS:

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

12.7 CIRCUIT NUMBERS ARE SHOWN ONLY FOR GROUPING AND IDENTIFICATION. MAINTAIN A LOAD BALANCE OF + 10%.

13. GROUNDING

13.1 PROVIDE A COMPLETE EQUIPMENT GROUND SYSTEM, AS AN EXTENSION OF EXISTING SYSTEM, FOR THE ELECTRICAL SYSTEM AS REQUIRED BY ARTICLE 250 OF THE NEC, AND AS SPECIFIED HEREIN.

13.2 ALL GROUNDING WIRE, LUGS AND BUS SHALL BE COPPER.

13.3 ALL BRANCH CIRCUITS FOR POWER WIRING SHALL CONTAIN A COPPER GROUND WIRE. NO FLEXIBLE METAL CONDUIT OF ANY KIND OR LENGTH SHALL BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR.

13.4 ALL ISOLATED GROUND WIRING SHALL BE CARRIED BACK TO THE TRANSFORMER GROUND CONNECTION.

14. EQUIPMENT

14.1 ALL MANUFACTURERS' INSTALLATION INSTRUCTIONS AND/OR SPECIFICATIONS SHALL BE COORDINATED WITH THE WORK.

14.2 EXCEPT AS OTHERWISE NOTED, EQUIPMENT FURNISHED UNDER THE MECHANICAL TRADE WILL INCLUDE MOTORS, STARTERS, CONTROL EQUIPMENT, INTERLOCK AND CONTROL WIRING. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING MOUNTING FROM SOURCE THROUGH INTERVENING EQUIPMENT TO MOTOR TERMINALS.

14.3 DISCONNECT SWITCHES SHALL BE HEAVY DUTY, HORSEPOWER RATED, QUICK-MAKE, QUICK-BREAK TYPE, ENCLOSED IN A HEAVY SHEET METAL ENCLOSURE WITH HINGED INTERLOCKING COVER, IN PROPER NEMA RATED ENCLOSURES. FUSED OR NON-FUSED AS REQUIRED.

14.4 COORDINATE ALL RECEPTACLES, PLUGS, WIRING AND LOCATIONS WITH THE EQUIPMENT PROVIDED PRIOR TO ROUGH-IN.

14.5 A STRUT FRAME SHALL BE PROVIDED AT ALL LOCATIONS WHERE STRUCTURE WILL NOT ADEQUATELY SUPPORT EQUIPMENT, OR FOR FREESTANDING EQUIPMENT.

15. DEVICES

15.1 THE CONTRACTOR SHALL VERIFY COLOR, LOCATION AND MOUNTING HEIGHT OF ALL DEVICES WITH G.C. PRIOR TO INSTALLATION. OBSERVE HANDICAPPED HEIGHT IN APPROPRIATE AREAS.

15.2 RECEPTACLES SHALL BE DUPLEX TYPE, 20 AMP, 125 VOLT RATING, WITH SIDE AND BACK WIRING. HUBBELL #5362.

15.3 GROUND-FAULT INTERRUPTER (GFI) RECEPTACLES SHALL BE INDIVIDUAL TYPE. HUBBELL #GF5352.

15.4 ISOLATED GROUND RECEPTACLES SHALL BE DUPLEX TYPE, 20 AMP, 125 VOLT RATING, SPECIFICATION GRADE WITH GROUNDING TERMINAL ISOLATED FROM THE MOUNTING YOKE AND BE ORANGE IN COLOR. HUBBELL # IG 5392.

15.5 SWITCHES SHALL BE SPECIFICATION GRADE, 20 AMPERES AT 120/277 VOLTS, FLUSH QUIT, AC; SINGLE POLE, DOUBLE, THREE OR FOUR WAY AS REQUIRED WITH BACK AND SIDE WIRING, TO MATCH EXISTING.

15.6 DIMMERS SHALL BE COMPATIBLE WITH THE DIMMING BALLAST THEY ARE CONTROLLING, WITH WATTAGE AS REQUIRED, WITH CONTINUOUSLY ADJUSTABLE SLIDING CONTROL AND ON-OFF SWITCH. EQUIP WITH ELECTROMAGNETIC FILTER TO ELIMINATE NOISE, RF AND TV INTERFERENCE AND FIVE INCH WIRE CONNECTING LEADS.

15.7 WALL PLATES: SINGLE AND COMBINATION, OF TYPES, SIZES, AND GANGING AS REQUIRED. PROVIDE METAL SCREWS FOR SECURING PLATES TO DEVICES WITH SCREW HEADS COLORED TO MATCH FINISH OF PLATES. PROVIDE WALL PLATE COLOR AS SELECTED BY THE OWNER.

15.8 PROVIDE A MINIMUM OF 6" SEPARATION OF OUTLET BOXES LOCATED BACK TO BACK IN WALLS, EXCEPT PROVIDE A MINIMUM OF 24 INCHES SEPARATION IN ACOUSTIC RATED WALLS TO PREVENT SOUND TRANSMISSION. PROVIDE EITHER FIRE RATED BOXES, OR U.L. APPROVED FIRE RATED MATERIAL BETWEEN BOXES.

15.9 FOR EACH COMMUNICATIONS OUTLET, PROVIDE A RECESSED OUTLET BOX WITH 1" EMPTY CONDUIT (WITH PULL WIRE) EXTENDING UP TO CEILING CAVITY IN ROOM (OR CORRIDOR), TO 6" INTO CEILING CAVITY. DEVICE PLATES TO BE BY OTHERS.

16. PANEL BOARDS AND CIRCUIT BREAKERS

16.1 PANELS SHALL BE MOUNTED IN STEEL CABINETS ARRANGED FOR FLUSH OR SURFACE MOUNTING AS REQUIRED. PANEL BOARD MANUFACTURER SHALL BE MANUFACTURED BY SQUARE D, SIEMENS OR GENERAL ELECTRIC.

16.2 CABINET AND TRIM SHALL BE OF CODE GAUGE STEEL WITH A HINGED LOCKING DOOR. TWO (2) KEYS SHALL BE FURNISHED WITH EACH CABINET, AND ALL LOCKS ON ALL CABINETS SHALL BE KEYED ALIKE AND MATCH OWNER'S KEYING SYSTEM.

16.3 WHERE PANELS OCCUR ADJACENT TO ONE ANOTHER, THEY SHALL BE EVENLY ALIGNED BOTH TOP AND BOTTOM, AND HAVE A COMMON TRIM.

16.4 PANELS SHALL BE OF THE BOLT-ON MOLDED CASE THERMAL/MAGNETIC CIRCUIT BREAKER TYPE UNLESS NOTED OTHERWISE. PROVIDE FULL BUS WORK WHERE "SPACES" ARE REQUIRED.

16.5 NEW CIRCUIT BREAKERS INSTALLED IN EXISTING PANEL BOARDS SHALL MATCH EXISTING CIRCUIT BREAKERS. BREAKERS USED FOR SWITCHING SHALL BE SWITCH-RATED. MODIFY EXISTING PANELS TO ACCOMMODATE NEW WORK.

16.6 CIRCUIT BREAKERS THAT ARE NOT USED WITH FUSES FOR PROTECTING COMPRESSOR MOTORS SHALL BE HACR RATED. OTHERWISE INSTALL FUSES WITH THE SAME TRIP RATING AS THE CIRCUIT BREAKER.

16.7 PROVIDE A NEW TYPEWRITTEN CIRCUIT DIRECTORY FOR EACH PANEL.

16.8 PROVIDE ONE (1) 1" CONDUIT FROM PANEL INTO CEILING SPACE FOR EVERY THREE (3) SPACES OR SPACES IN FLUSH PANELS.

16.9 PANEL BOARDS TO HAVE 200% RATED NEUTRAL AND ISOLATED GROUND BUSSES, WHERE APPLICABLE.

17. LIGHTING

17.1 PROVIDE ENERGY SAVING FLUORESCENT LAMPS AND ELECTRONIC BALLASTS, CAPABLE OF OPERATING LAMP TYPES, WITH HIGH POWER FACTOR, RAPID-START AND LOW-NOISE FEATURES; TYPE 1; CLASS P; SOUND-RATED A. VALMONT.

17.2 PROVIDE LAMPS AS REQUIRED. PHILIPS OR APPROVED EQUAL.

17.3 THE SUSPENDED CEILING FRAMING SYSTEM SHALL BE SECURELY SUPPORTED TO BUILDING STRUCTURE WHERE FIXTURES ARE TO BE INSTALLED. SECURELY SUPPORT FIXTURES TO FRAMING MEMBERS USING THE APPROPRIATE HARDWARE. FIXTURES SHALL BE SUPPORTED TO MEET SEISMIC CODE AND MOUNTING DETAIL SHOWN ON DRAWING E2.

17.4 FOR SELF OPERATING EMERGENCY LIGHTING FIXTURES PROVIDE INTERNAL, SELF-CONTAINED, BATTERY-INVERTER UNIT, FACTORY MOUNTED WITHIN THE FIXTURE BODY. ARRANGE UNIT SO THAT TEST SWITCH AND LED INDICATOR LIGHT ARE VISIBLE WITHOUT OPENING THE FIXTURE OR ENTERING THE CEILING SPACE. BATTERY SHALL BE SEALED, MAINTENANCE-FREE, NICKEL-CADMIUM TYPE WITH NORMAL TEN (10) YEAR MINIMUM LIFE. CHARGER SHALL BE FULLY AUTOMATIC, SOLID-STATE, CONSTANT CURRENT TYPE. LAMPS SHALL OPERATE FOR MINIMUM OF 1.5 HOURS. DUAL-LITE OR APPROVED EQUAL.

17.5 DESCRIPTION OF THE FIXTURE AND CATALOG NUMBER IS BASIC INFORMATION. PRIOR TO ORDERING FIXTURES, REVIEW FINAL ARCHITECTURAL PLANS AND ROOM FINISH SCHEDULES AND PROVIDE ALL NECESSARY HARDWARE WHICH MAY BE REQUIRED. FIXTURE COLORS AND FINISHES TO BE AS DIRECTED BY ARCHITECT. CONFIRM VOLTAGES WITH CIRCUITING INFORMATION ON PLANS.

17.6 CLEAN LIGHTING FIXTURES AND LENSES UPON COMPLETION OF INSTALLATION.

TESTING

18. 18.1 THOROUGHLY CLEAN AND VISUALLY CHECK AND OPERATE ALL THE EQUIPMENT AND SYSTEMS. RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. OBTAIN SERVICES OF A FACTORY ENGINEER TO ASSIST IN INSTALLATION, AND TESTING OF SYSTEMS OR EQUIPMENT.

IDENTIFICATION

19. 19.1 PROVIDE PHENOLIC, (EMBOSSED TYPE WHITE WITH BLACK LETTERS) IDENTIFICATION PLATES ON ALL ELECTRICAL EQUIPMENT FURNISHED IN THIS CONTRACT. ATTACH WITH SUITABLE ADHESIVE.

19.2 INSTALL NAMEPLATES ON ALL MAJOR EQUIPMENT, INCLUDING STARTERS, TRANSFORMERS, PANEL BOARDS, DISCONNECT SWITCHES AND OTHER ELECTRICAL BOXES AND CABINETS INSTALLED UNDER THIS CONTRACT. PANELS THAT ARE FACTORY ASSEMBLED FOR A PARTICULAR SYSTEM SHALL HAVE FACTORY INSTALLED NAMEPLATES.

19.3 APPLY IDENTIFICATION ON CONDUIT FOR LIFE SAFETY SYSTEMS AT MAXIMUM OR 25' CENTERS AND AT LEAST ONE (1) PER ROOM. USE PERMANENT VINYL, SELF ADHERING MARKERS, UNLESS NOTED OTHERWISE.

19.4 APPLY CABLE / CONDUCTOR IDENTIFICATION MARKERS ON EACH CABLE AND CONDUCTOR IN EACH BOX, ENCLOSURE OR CABINET (THOMAS & BETTS TY-RAP OR EQUAL).

19.5 PROVIDE SELF-ADHESIVE PLASTIC SIGNS WITH APPROPRIATE INSTRUCTIONS OR WARNINGS AT ALL ELECTRICAL EQUIPMENT ROOMS AND EQUIPMENT ENCLOSURES.

19.6 PROVIDE CIRCUIT IDENTIFICATION TAGS TO ALL BRANCH CIRCUIT WIRING DEVICES. PANEL DESIGNATION AND CIRCUIT NUMBER SHALL BE TYPE WRITTEN BLACK LETTERS ON A CLEAR, SELF-ADHESIVE TAPE STRIP.

MOTOR CONTROLLERS AND DISCONNECT SWITCHES

20. 20.1 STARTERS SHALL BE FULL VOLTAGE NON-REVERSING UNITS CONSISTING OF A THERMAL MAGNETIC CIRCUIT BREAKER, HORSEPOWER RATED CONTACTOR AND THERMAL OVERLOAD RELAY MOUNTED IN A COMMON ENCLOSURE.

20.2 STARTER UNITS SHALL BE FURNISHED WITH EXTERNAL OPERATING HANDLE, CONTROL CIRCUIT TRANSFORMER (120V SECONDARY), PILOT LIGHT, THERMAL OVERLOADS AND UNLESS OTHERWISE INDICATED, A HAND-OFF-AUTOMATIC SELECTOR SWITCH. AUXILIARY CONTACTS SHALL BE PROVIDED AS REQUIRED.

20.3 DISCONNECT SWITCHES SHALL BE SQUARE "D", HEAVY DUTY TYPE FUSIBLE OR NON FUSIBLE AS NOTED ON THE DRAWING.

20.4 OUTDOOR ENCLOSURES SHALL BE NEMA 3R AND INDOOR ENCLOSURES SHALL BE NEMA 1.

X Neutral Bus
X Ground Bus
Isolated Ground Bus

Panel: C

Voltage	Phase	Wire	Bus
120/208	3	4	200
Amp MCB		Mounting	
200		SURFACE	
ISC Rating:		65,000	

Light	Recpt.	Equip.	Mech.	Description	Bkr	No.	No.	Bkr	Description	Light	Recpt.	Equip.	Mech.
			1500	HOT WATER HEATER	20/1	1	2						
	500			GFI BATH ROOM	20/1	3	4	25/3	RTU				6800
	1000			GFI SINK	20/1	5	6						
	1080			RECP. TENANT SPACE	20/1	7	8	20/1	LIGHTS TENANT SPACE	1200			
			1000	EWC	20/1	9	10	20/1	LIGHTS SIGNAGE	500			
				SPACE	–	11	12	–	SPACE				
				SPACE	–	13	14	–	SPACE				
				SPACE	–	15	16	–	SPACE				
				SPACE	–	17	18	–	SPACE				
				SPACE	–	19	20	–	SPACE				
				SPACE	–	21	22	–	SPACE				
				SPACE	–	23	24	–	SPACE				
				SPACE	–	25	26	–	SPACE				
				SPACE	–	27	28	–	SPACE				
				SPACE	–	29	30	–	SPACE				
				SPACE	–	31	32	–	SPACE				
				SPACE	–	33	34	–	SPACE				
				SPACE	–	35	36	–	SPACE				
				SPACE	–	37	38	–	SPACE				
				SPACE	–	39	40	–	SPACE				
				SPACE	–	41	42	–	SPACE				
0	2580	0	2500	subtotal					subtotal	1700	0	0	6800

subtotal (from left side): 0 | 2580 | 0 | 2500
Total: 1700 | 2580 | 0 | 9300
*Total Connected: 13580 VA | 38 Amps

TENANT PANEL "C"

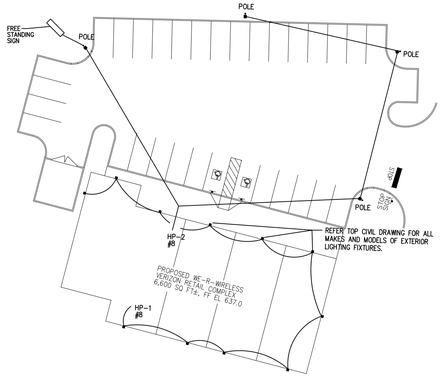
X Neutral Bus
X Ground Bus
Isolated Ground Bus

Panel: D

Voltage	Phase	Wire	Bus
120/208	3	4	200
Amp MCB		Mounting	
200		SURFACE	
ISC Rating:		65,000	

Light	Recpt.	Equip.	Mech.	Description	Bkr	No.	No.	Bkr	Description	Light	Recpt.	Equip.	Mech.
			1500	HOT WATER HEATER	20/1	1	2						
	500			GFI BATH ROOM	20/1	3	4	45/3	RTU				11200
	1000			GFI SINK	20/1	5	6						
	1080			RECP. TENANT SPACE	20/1	7	8	20/1	LIGHTS TENANT SPACE	1200			
			1000	EWC	20/1	9	10	20/1	LIGHTS SIGNAGE	500			
				SPACE	–	11	12	–	SPACE				
				SPACE	–	13	14	–	SPACE				
				SPACE	–	15	16	–	SPACE				
				SPACE	–	17	18	–	SPACE				
				SPACE	–	19	20	–	SPACE				
				SPACE	–	21	22	–	SPACE				
				SPACE	–	23	24	–	SPACE				
				SPACE	–	25	26	–	SPACE				
				SPACE	–	27	28	–	SPACE				
				SPACE	–	29	30	–	SPACE				
				SPACE	–	31	32	–	SPACE				
				SPACE	–	33	34	–	SPACE				
				SPACE	–	35	36	–	SPACE				
				SPACE	–	37	38	–	SPACE				
				SPACE	–	39	40	–	SPACE				
				SPACE	–	41	42	–	SPACE				
0	2580	0	2500	subtotal					subtotal	1700	0	0	11200

subtotal (from left side): 0 | 2580 | 0 | 2500
Total: 1700 | 2580 | 0 | 13700
*Total Connected: 17980 VA | 50 Amps



1 / E-2 SITE LIGHTING PLAN
SCALE: 1/32" = 1'-0"

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEVIN A. GUEST
ENGINEER
NO. 052529-E
PENNSYLVANIA

No.	DATE	DESCRIPTION	REV'D BY
		REVISIONS	

KEVIN GUEST, PE, LEED AP
GUEST ENGINEERING
PROFESSIONAL ENGINEER
27 NORTH LINCOLN AVENUE
NEWTOWN, PA 18940
215.860.8046

Project Number: –
Drawn By: KAG
Engineer: Kevin A. Guest
Registration Number: 52629-E
Project Location: R129 @ Wallmart South Out parcel Eaton Township, 18657

Issued for Review:
Issued for Bidding:
Issued for Permits: 04/12/19
Issued for Construction:
Revisions:

HHRM Investments Retail Complex Electrical & Site Lighting Plan

E-2