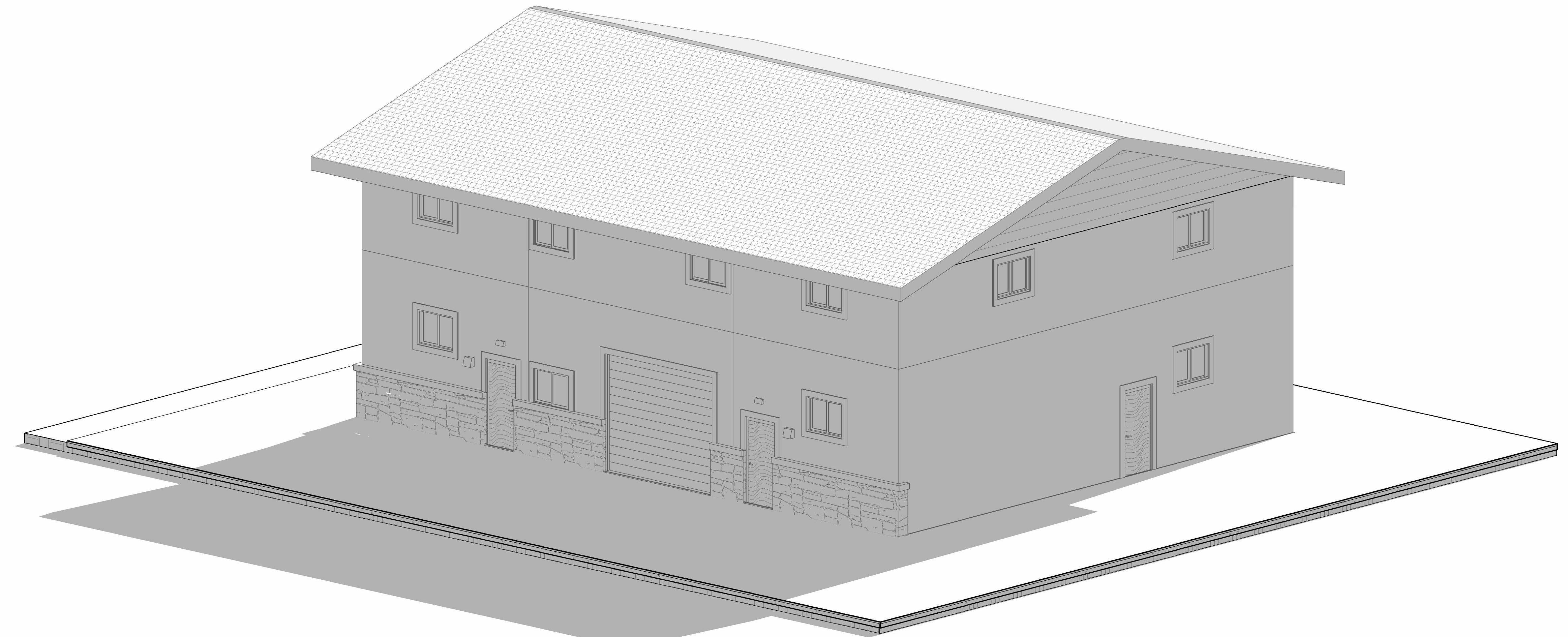


Gaddis Warehouse



① 3D TITLE

contractor:

structural engineer:

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code analysis

utah state adopted code
2015 IRC
2018 IPC
2018 IMC
2018 IFGC
2020 NEC

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Scale

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GADDIS INVESTMENTS
725 PARKWAY WAREHOUSE REMODEL

R.D. Nielson ARCHITECTURE CONSULTING

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ABBREVIATIONS

ALUM.	ALUMINUM	INT.	INTERIOR
APPORX.	APPROXIMATE	INSUL.	INSULATION
B.U.	BUILT UP	MAX.	MAXIMUM
B.W.	BOTH WAYS	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MTL.	METAL
C.J.	CONTROL JOINT	N.L.C.	NOT IN CONTRACT
C.M.U.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	P.	POWER
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNTD.	PAINTED
D.F.	DINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REG.	REGULAR
DN.	DOWN	R.S.	ROUGH SAWN
DWG.	DRAWING	REQ'D.	REQUIRED
DTL.	DETAIL	REV.	REVISED
EA.	EACH	RM.	ROOM
E.F.	EXHAUST FAN	R.O.	ROUGH OPENING
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	SOLID CORE	SCHEDULE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE
ELEC.	ELECTRIC/ELECTRICAL	SHT.	SIM.
ELEV.	ELEVATION	SIM.	SPECIFICATION
EQ.	EQUAL	STD.	STANDARD
EXIST.	EXISTING	STRUCT.	STRUCTURAL
EXT.	EXTERIOR	SYST.	SYSTEM
F.D.	FLOOR DRAIN	T&B	TOP AND BOTTOM
FDN.	FOUNDATION	T&G	TONGUE AND GROVE
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	T.O.F.	TOP OF FOOTING
F.R.	FIRE RATED	T.O.P.	TOP OF PIER
FTG.	FOOTING	T.O.W.	TOP OF WALL
G	GAS	TYP.	TYPICAL
G.I.	GALVANIZED IRON	T.S.	TUBULAR STEEL COLUMN
GA.	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	U.P.	UNDERGROUND POWER
G.W.B.	GYPSUM WALL BOARD	VENT.	VENT
G.L.B.	GYPLAM BEAM	V.T.R.	VENT THRU ROOF
H.D.	HOSE BIBB	WCT.	VINYL COMPOSITE TILE
HD.	HEAD	W.	WATER
H.M.	HOLLOW METAL	WC.	WOOD
HOR.	HORIZONTAL	W/	WATER CLOSET
HW.	HALLWAY	WP.	WATERPROOF
		W.R.	WELDED WIRE FABRIC
		W.W.M.	WOVEN WIRE MESH

GENERAL NOTES CONSTRUCTION:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUB CONTRACTORS TO MEET THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ENGINEER PRIOR TO COMMENCING RELATED WORK.
- COORDINATE WITH STRUCTURAL PLANS FOR LOCATION OF SHEAR WALLS, COLUMNS, BEAMS, STEEL FRAMES, ETC. AS REQUIRED.
- COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS AND / OR PLANS FOR LOCATION OF EQUIPMENT, FIXTURES, SCHEDULES, REQUIREMENTS, ETC. AS NEEDED.
- COORDINATE WITH OWNER AND / OR ENGINEER FOR INTERIOR FINISHES.
- AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY SECTION 2304.11 OF THE 2018 IBC. WHERE REQUIRED PROTECTION FORM DECAY SHALL BE PROVIDED BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- JOISTS GIRDERS AND SUBFLOOR: WHERE WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOOR WITH OUT JOISTS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITH THE PERIMETER OF THE BUILDING FOUNDATION, THE FLOOR ASSEMBLY (INCLUDING POSTS, GIRDERS, JOISTS AND SUB FLOOR) SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- WOOD SUPPORTED BY EXTERIOR FOUNDATION WALLS: WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- EXTERIOR WALLS BELOW GRADE: WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF APPROVED NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- SLEEPERS AND SILLS: SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- GIRDER ENDS: THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD IS USED.
- WOOD SIDING: CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- POSTS OR COLUMNS: POSTS OR COLUMNS SUPPORTING PERMANENT STRUCTURES AND SUPPORTED BY A CONCRETE OR MASONRY SLAB OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. EXCEPTIONS:
 - POSTS OR COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS - PROJECTED AT LEAST 1" ABOVE THE SLAB OR DECK AND 6" ABOVE EXPOSED EARTH, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
- OUTDOOR CONDITIONS: OUTDOOR STAIRWAYS AND OUT DOOR APPROACHES TO STAIRWAYS SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.

- POSTS OR COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8" FROM EXPOSED GROUND, AND ARE SEPARATED THEREFROM BY AN IMPERVIOUS MOISTURE BARRIER.
- SUPPORTING MEMBER FOR PERMANENT APPURTENANCES: NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD SHALL BE UTILIZED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE SUCH MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHAND OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE SIZED PER DESIGNER, OR AT MINIMUM DOUBLE JOISTS. WHEN USING FLOOR TRUSSES USED 2 X 4 BLOCKING AT 24" OIC MEET REQUIREMENTS.
- FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OF (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED PER SECTION 717.2 OF THE 2018 IBC.
- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1009 OF THE 2018 IBC.
- THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 44 INCHES CLEAR WIDTH. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES. HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.
- HEADROOM: STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.
- STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.
- STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 0.375 INCH MEASURED AT A RIGHT ANGLE TO THE TREADS LEADING EDGE.
- STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. SUCH DIMENSION NEED NOT EXCEED 48 INCHES WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF THE REQUIRED WIDTH. WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING.
- STAIRWAY CONSTRUCTION: ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION.
- HEIGHT: REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

- ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACE UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAYS ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
- HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1012 OF THE 2018 IBC
- HEIGHTS: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
- HANDRAIL GRASPABILITY: HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGE SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.
- CONTINUITY: HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWELL POSTS OR OTHER OBSTRUCTIONS.
- HANDRAIL EXTENSIONS: HANDRAILS SHALL RETURN TO A WALL GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HAND RAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN. AT STAIRWAYS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAIL SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM RAMPS.
- CLEARANCE: CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1.5 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- PROJECTIONS: ON RAMPS, THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AND RAMPS AT EACH HANDRAIL SHALL NOT EXCEED 4.5 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED.
- INTERMEDIATE HANDRAILS: STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL.
- GUARD RAILS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 1013 OF THE 2018 IBC.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. WHERE GLASS IS USED TO PROVIDE A GUARD OR AS A PORTION OF THE GUARD SYSTEM, THE GUARD SHALL ALSO COMPLY WITH SECTION 2407 OF THE 2018 IBC.
- HEIGHT: REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH, MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACES, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

- OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT.
- MECHANICAL EQUIPMENT: GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21 INCHES IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT.
- ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.
- ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE IBC AND NATIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR OTHER ELECTRICAL SERVICE EQUIPMENT SHALL BE IN AN INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDE 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER.
- SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.
- WATER CLOSET TO HAVE 1.6 GAL. MAX. FLUSH TANK.
- ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.
- WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD THE OVERTURNING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.
- PROVIDE FLOOR DRAIN AND OR Drip PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC. IF LOCATED ON WOOD FLOOR STRUCTURE.
- THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.

MECHANICAL NOTES:

- MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.
- MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.
- LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.
- SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ENGINEER.
- EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR PROVIDE ACOUSTICAL INSULATION GRILLS, CAPS, ETC.
- CONTRACTOR SHALL LAYOUT AND REFERENCED ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILL, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.
- REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RETURN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR. SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.
- INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND GARAGES.
- PROVIDE COMBUSTION AIR TO BOTH THE FURNACE AND WATER HEATER.

- CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LINE VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES RECEPTACLES, ETC.
- THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.
- THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A ONE YEAR WARRANTY AFTER OWNERS ACCEPTANCE.
- VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER IBC REQUIREMENTS AND OR NOT LESS THAN 3" DIAMETER PIPE. PROVIDE FLASHING AS REQUIRED.
- SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.
- WATER CLOSET TO HAVE 1.6 GAL. MAX. FLUSH TANK.
- ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.
- WATER HEATER SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD THE OVERTURNING WEIGHT OF THE WATER HEATER, ACTING IN ANY HORIZONTAL DIRECTION, OR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS RECOMMENDATIONS.
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- THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE.
- CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.
- AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER, THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.
- PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.
- WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
- PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.
- PLUMBING CONTRACTOR TO ASSESS WATER PRESSURE AND ENSURE ADEQUATE PRESSURE IS AVAILABLE, FOR MULTIPLE FIXTURE USED SIMULTANEOUSLY WITH OUT PRESSURE DECREASE OR TEMPERATURE FLUCTUATION.
- AN EXPANSION TANK IS TO BE INSTALLED ON THE SUPPLY LINE TO THE WATER HEATER

PLUMBING NOTES:

- THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH LOCAL, STATE AND NATIONAL CODES. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.

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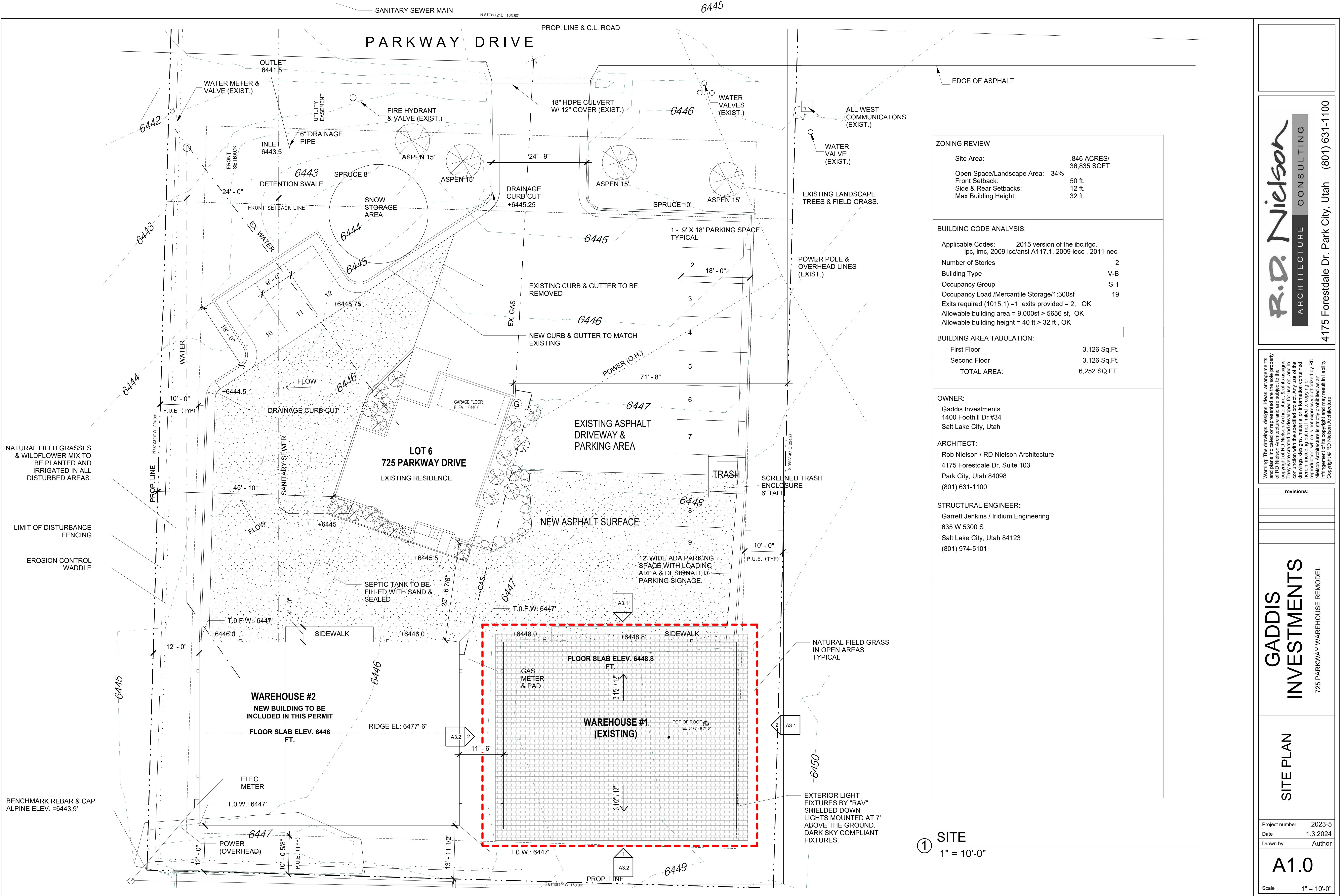
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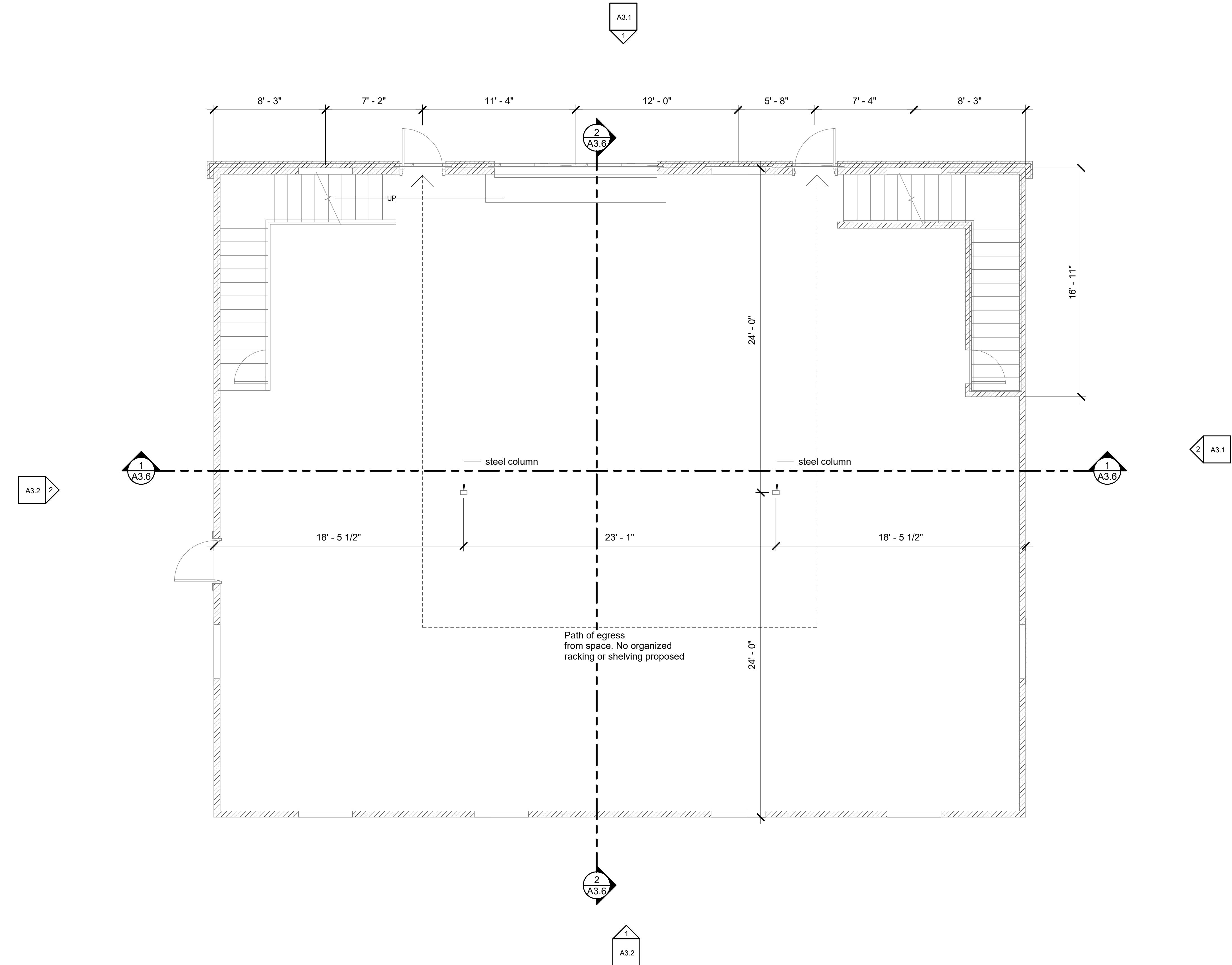
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Date 1.3.2024
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① MAIN LEVEL
1/4" = 1'-0"

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1/4" EXISTING MAIN LEVEL

Project number 2023-5
Date 1.3.2024
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A2.0

Scale 1/4" = 1'-0"

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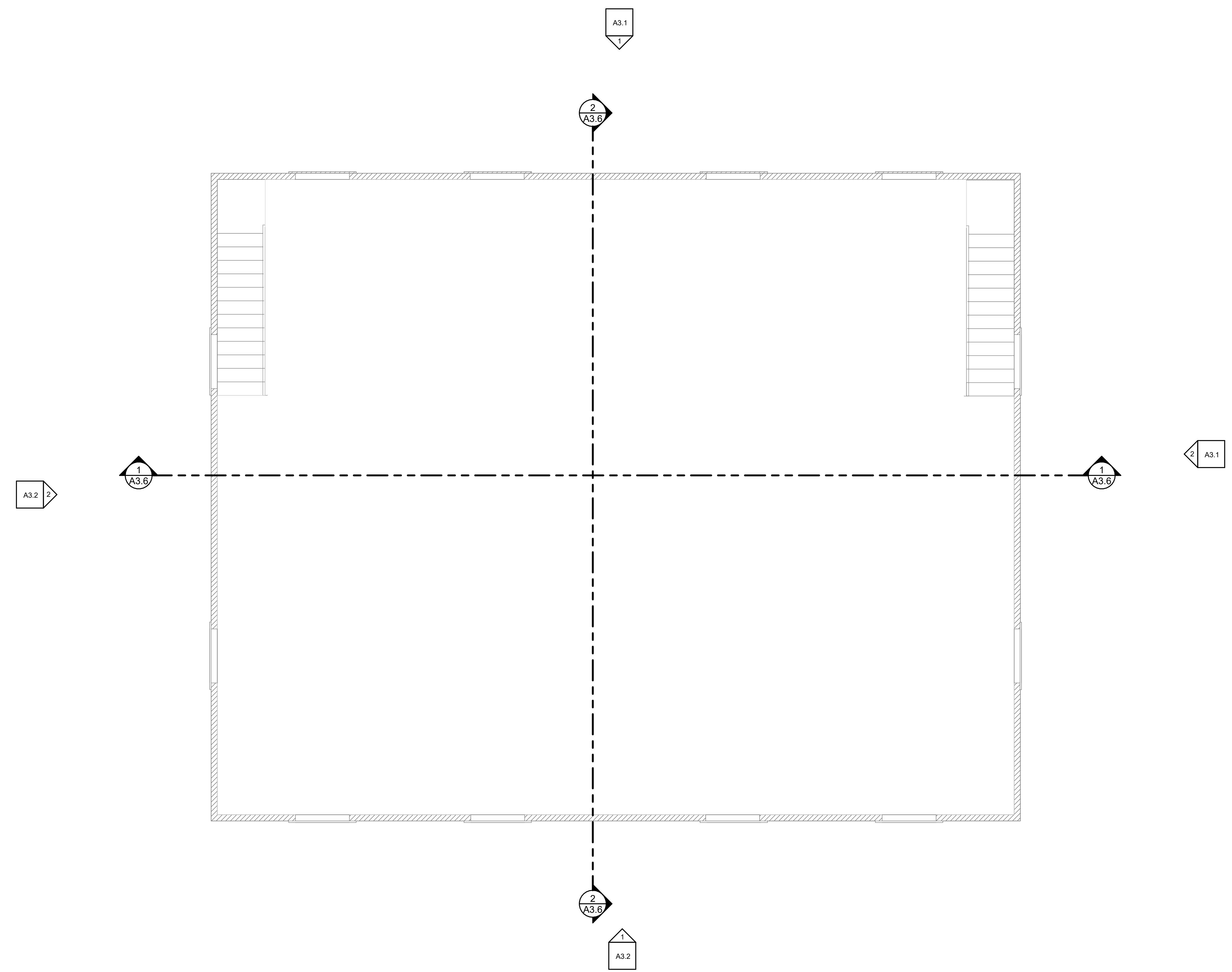
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① UPPER LEVEL EXISTING
1/4" = 1'-0"

GADDIS INVESTMENTS
725 PARKWAY WAREHOUSE REMODEL

1/4" EXISTING
UPPER LEVEL

Project number 2023-5
Date 1.3.2024
Drawn by Author
Scale 1/4" = 1'-0"
A2.1
3/1/2024 16:55:58

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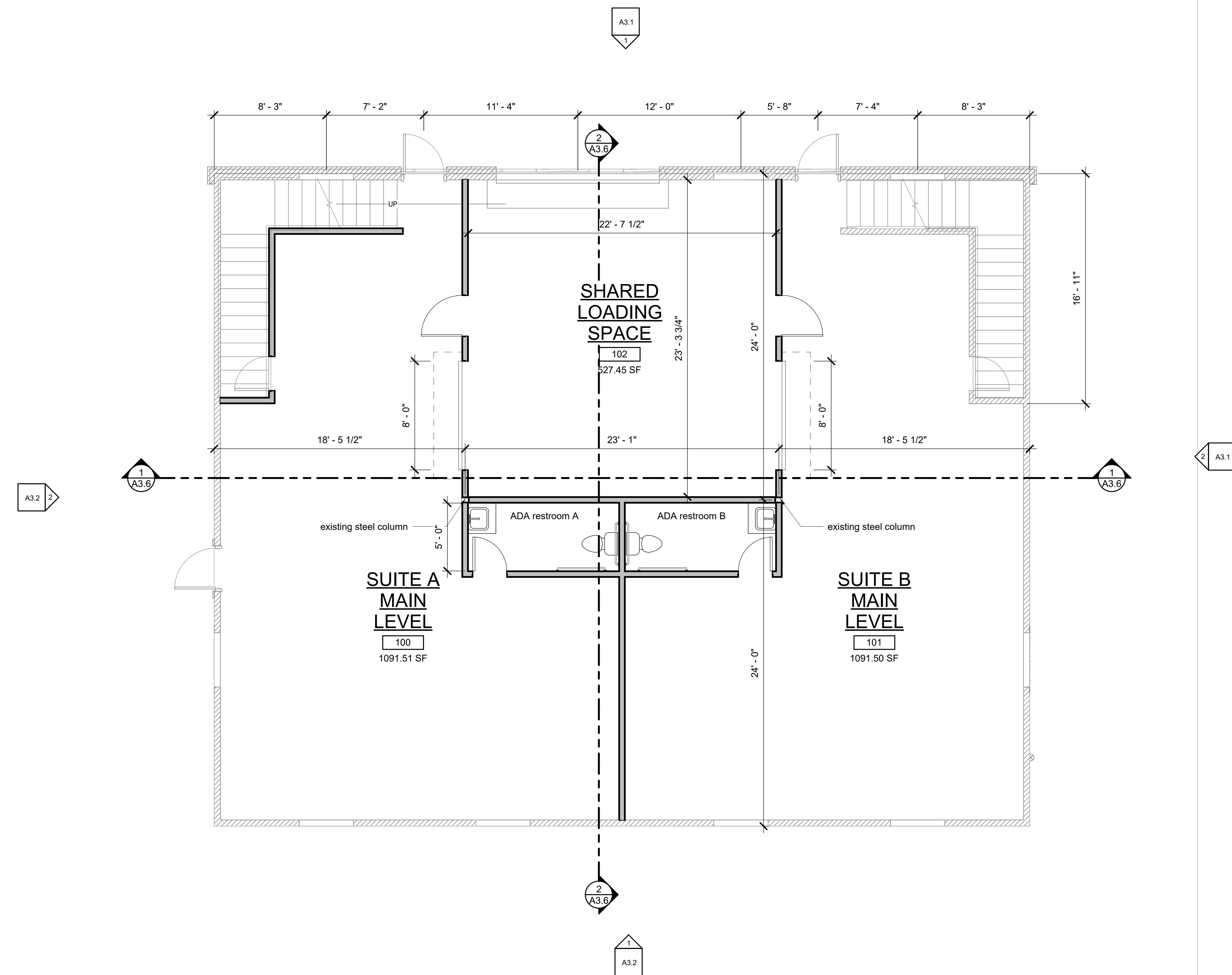
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① MAIN LEVEL
1/4" = 1'-0"



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MAIN LEVEL PLAN

Project number 2023-5
Date 1.3.2024
Drawn by a

A2.2

Scale 1/4" = 1'-0"

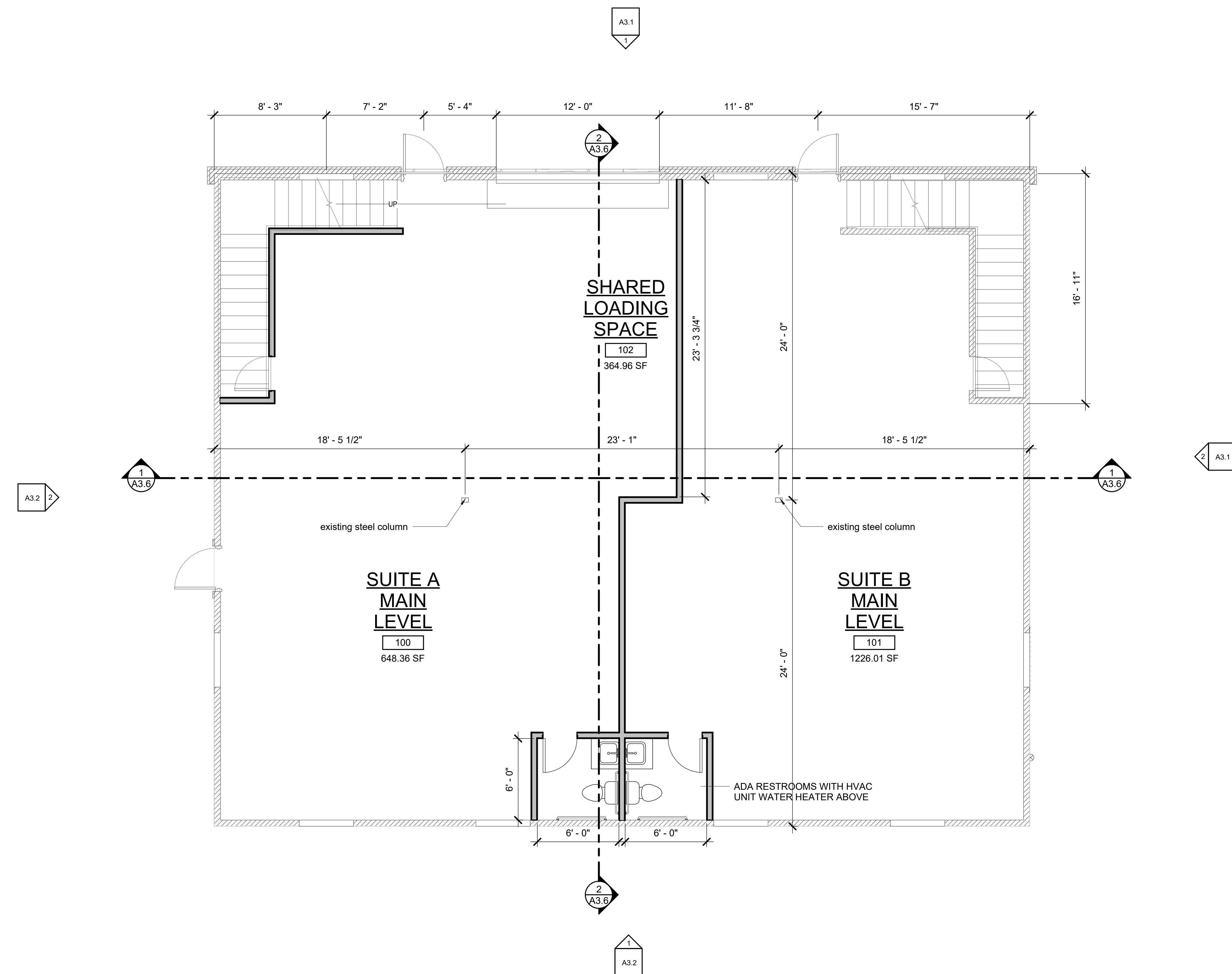
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① MAIN LEVEL OPTION 2
1/4" = 1'-0"

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MAIN LEVEL PLAN

Project number 2023-5
Date 1.3.2024
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A2.2

Scale 1/4" = 1'-0"

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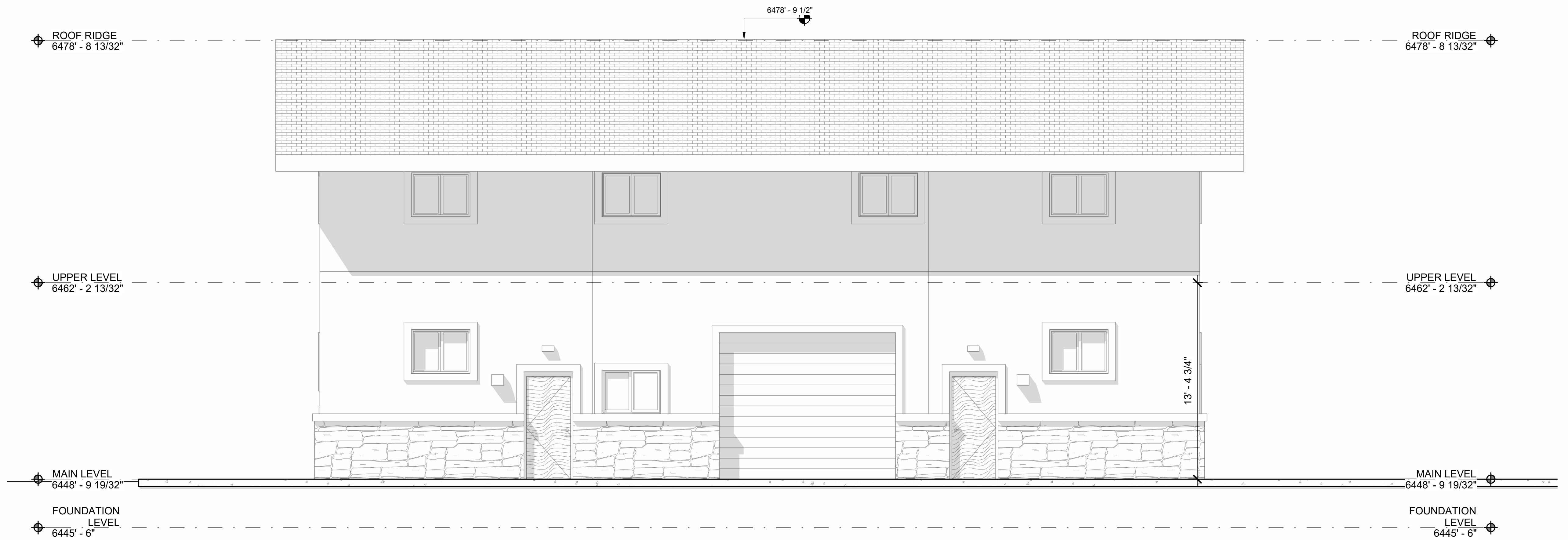
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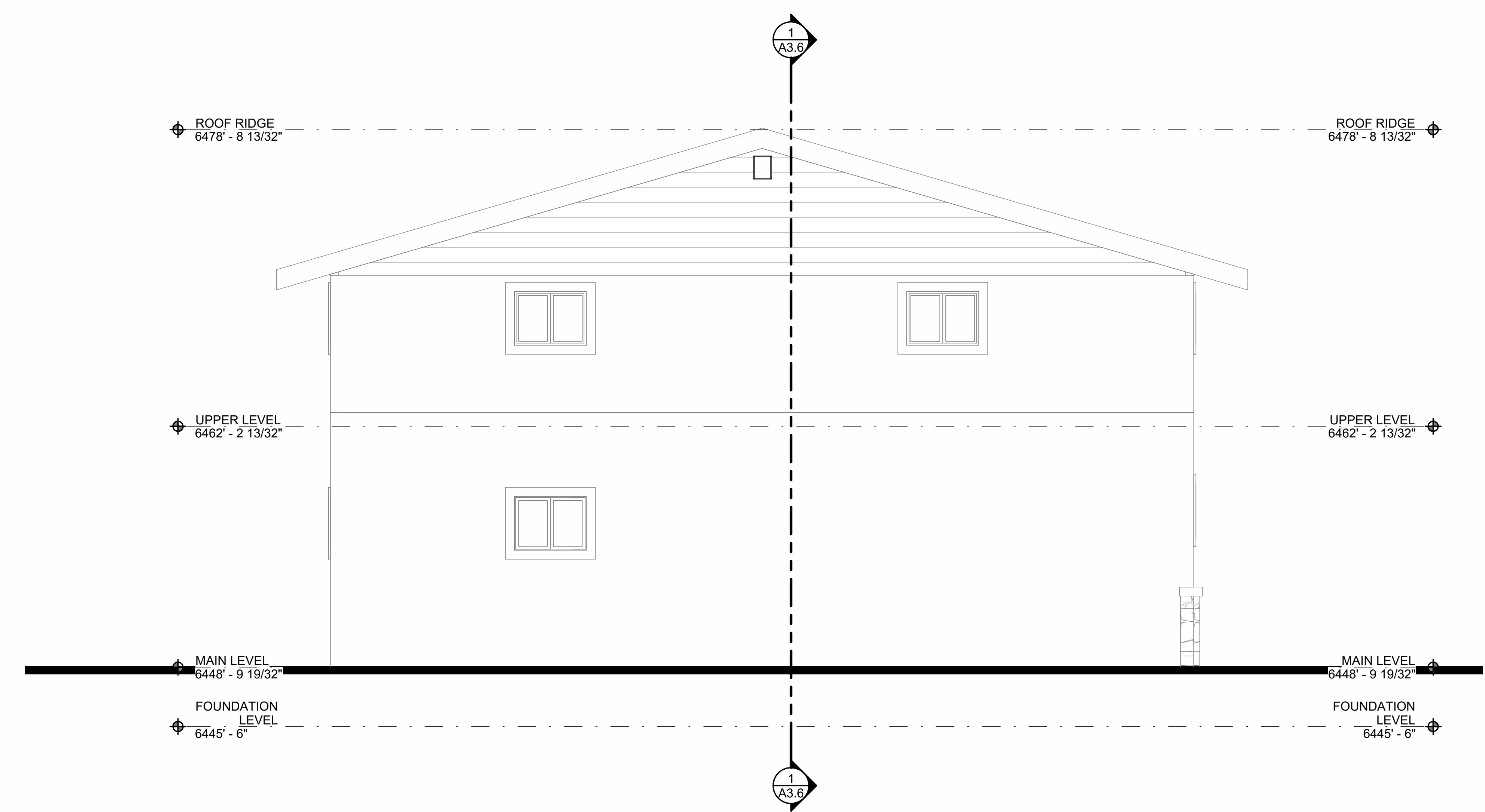
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① Elevation 1 - a
1/4" = 1'-0"



GADDIS INVESTMENTS
725 PARKWAY WAREHOUSE REMODEL

1/4"
ELEVATIONS

Project number 2023-5
Date 1.3.2024
Drawn by Author

A3.1

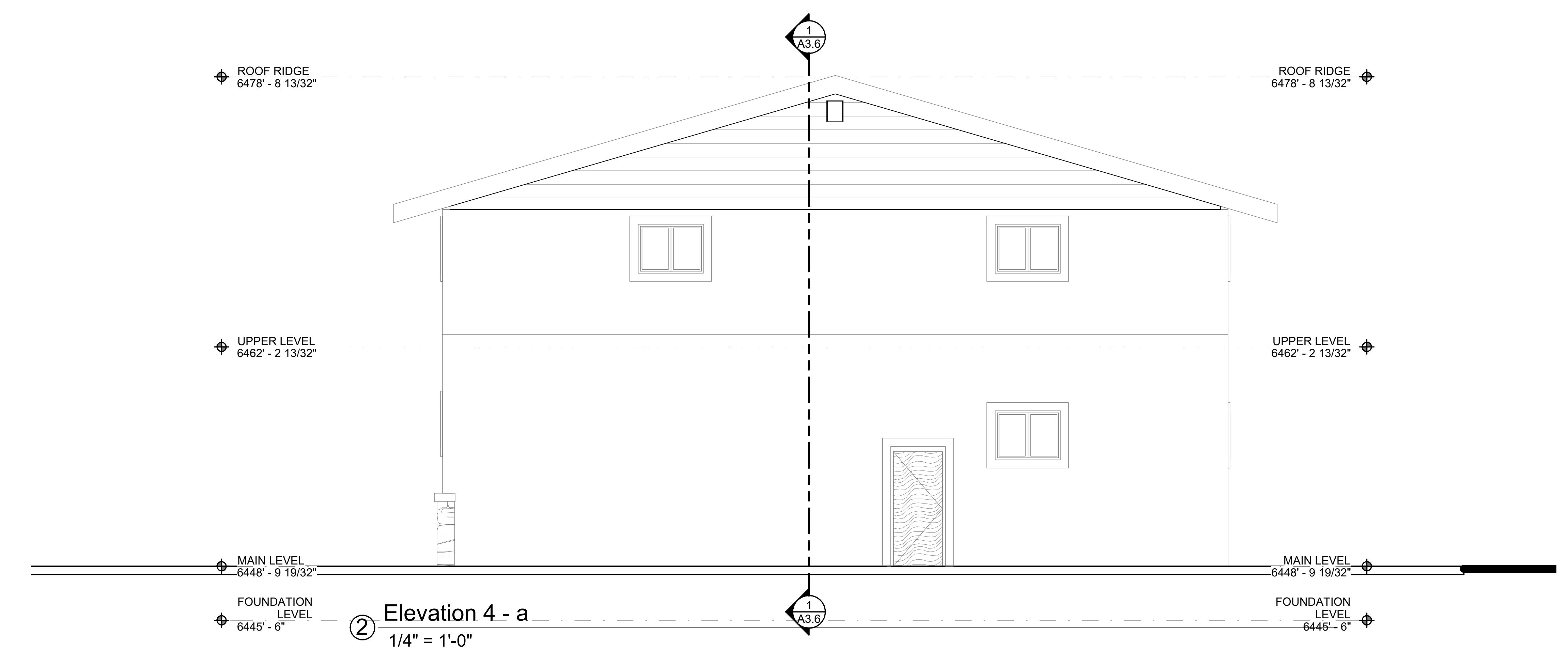
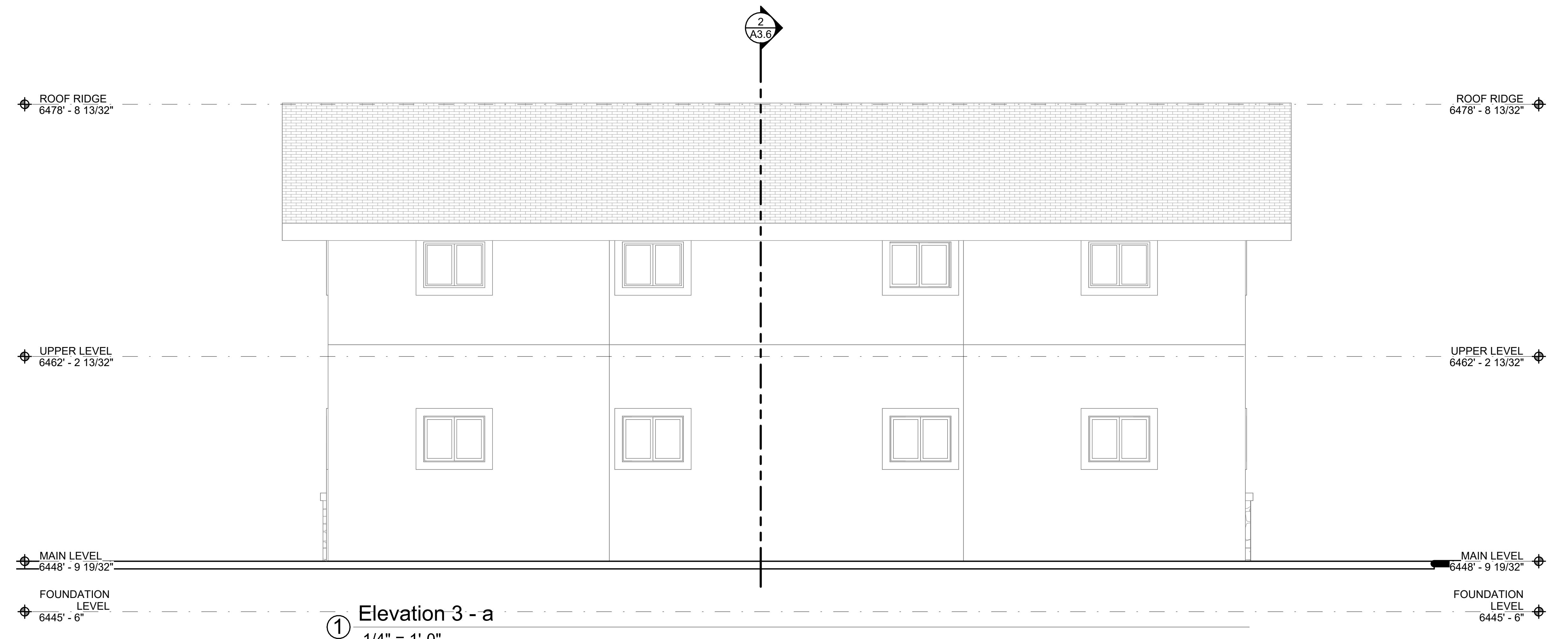
Scale 1/4" = 1'-0"

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GADDIS INVESTMENTS

1/4" ELEVATIONS

Project number 2023-5
Date 1.3.2024
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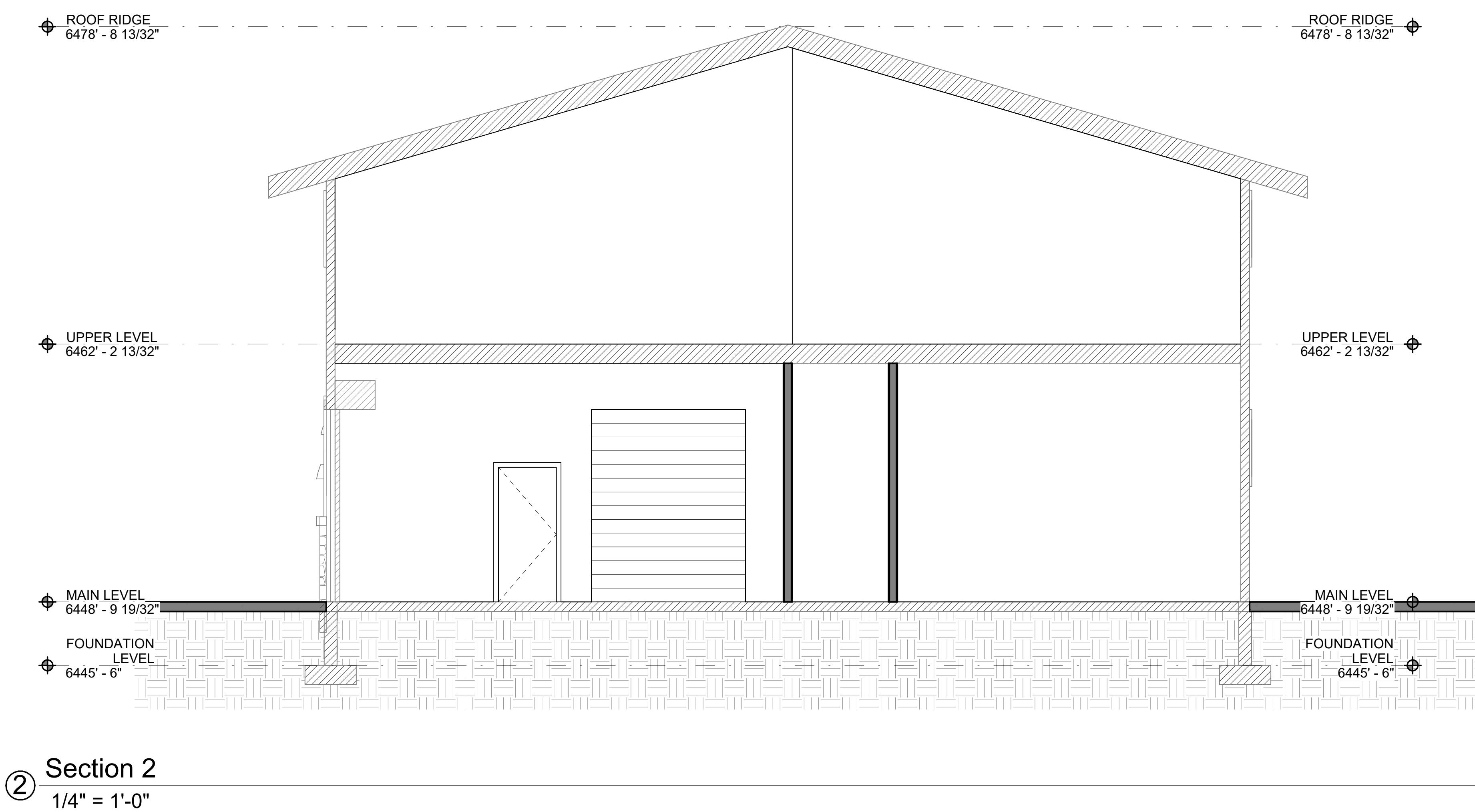
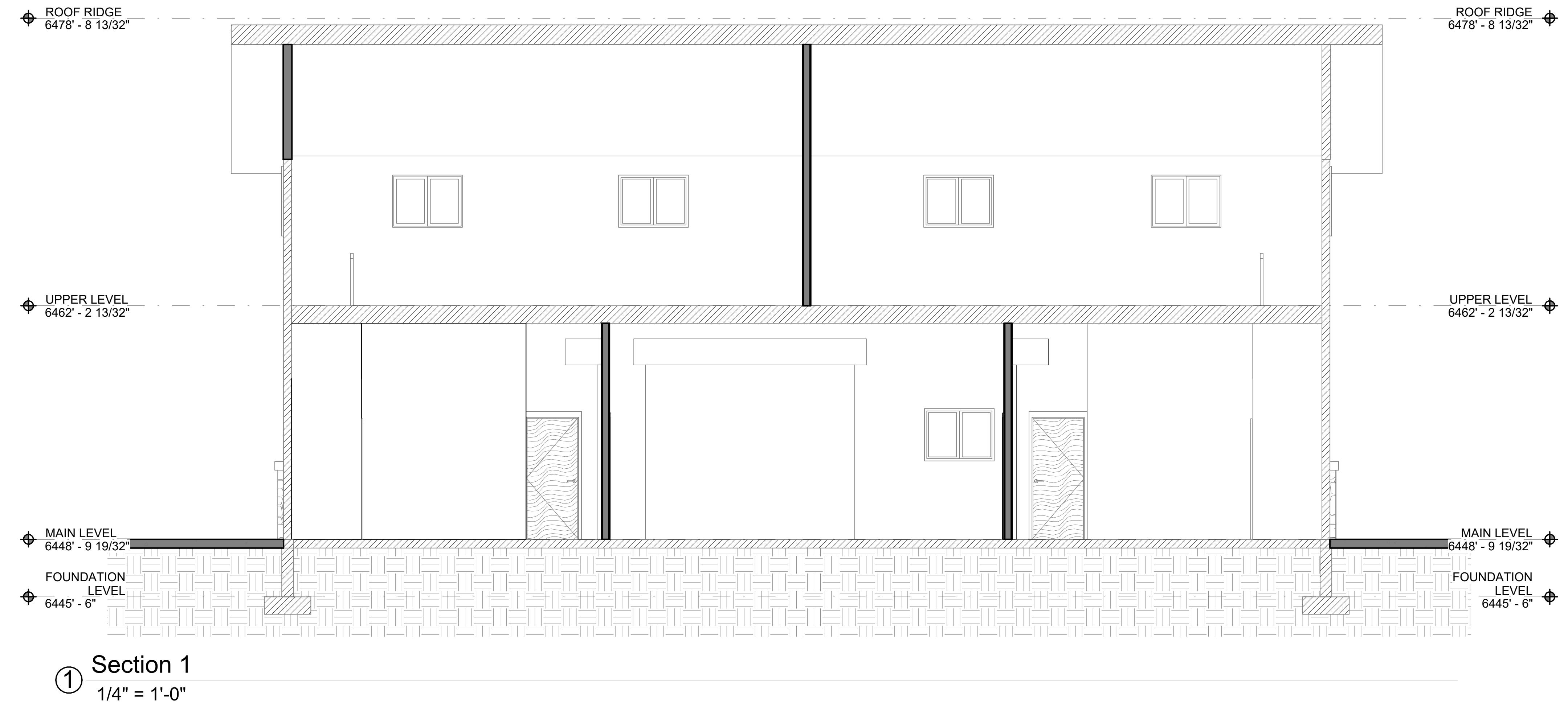
A3.2

Scale 1/4" = 1'-0"

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GADDIS INVESTMENTS

1/4" SECTION

Project number 2023-5
Date 1.3.2024
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A3.6

Scale 1/4" = 1'-0"

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A3.2 2>

UP

1
A3.2

31'0" 1/2"

31'0" 1/2"

1
A3.1

2
A3.1

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725 PARKWAY WAREHOUSE REMODEL

ROOF PLAN

Project number 2023-5
Date 1.3.2024
Drawn by Author

A4.1

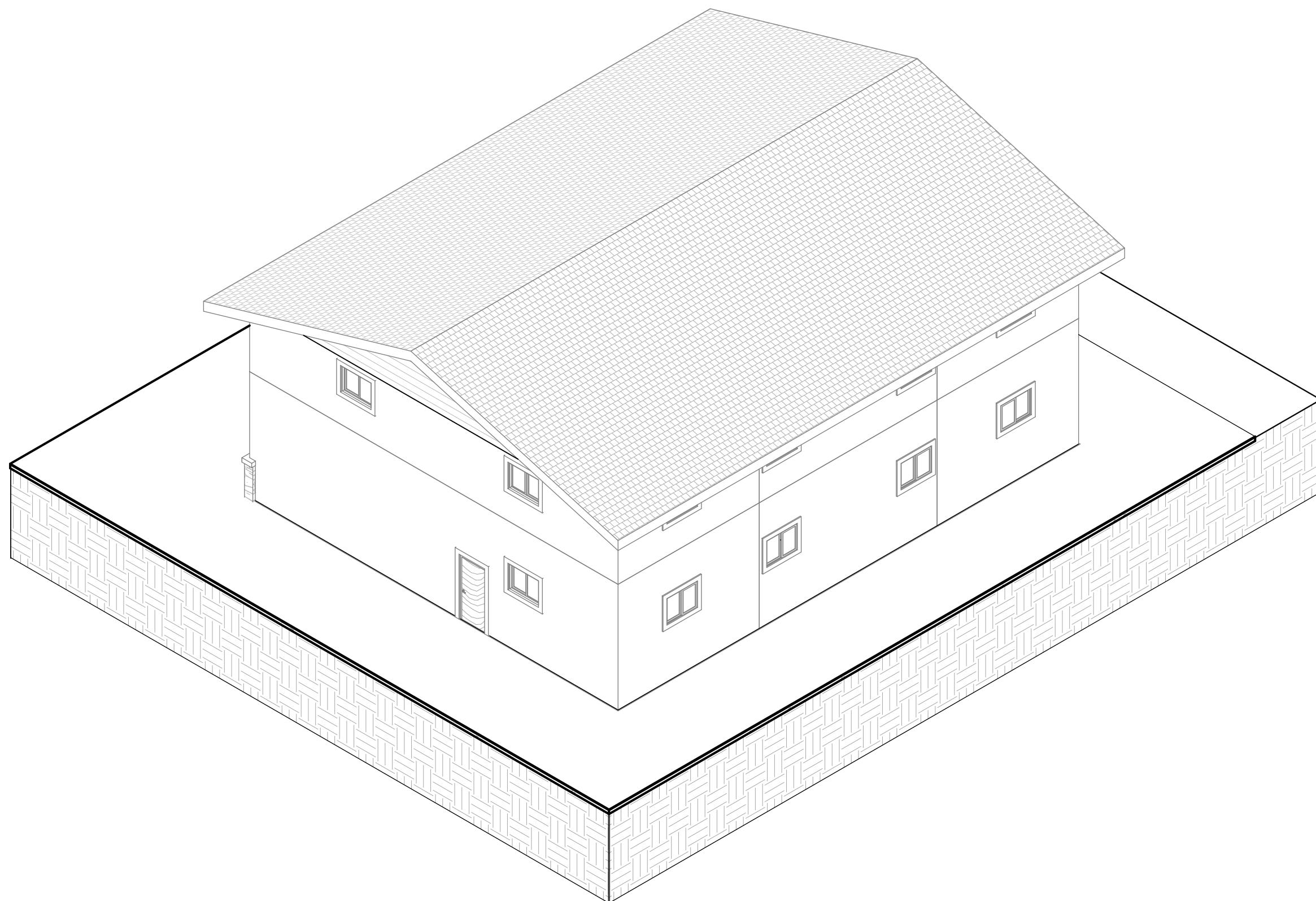
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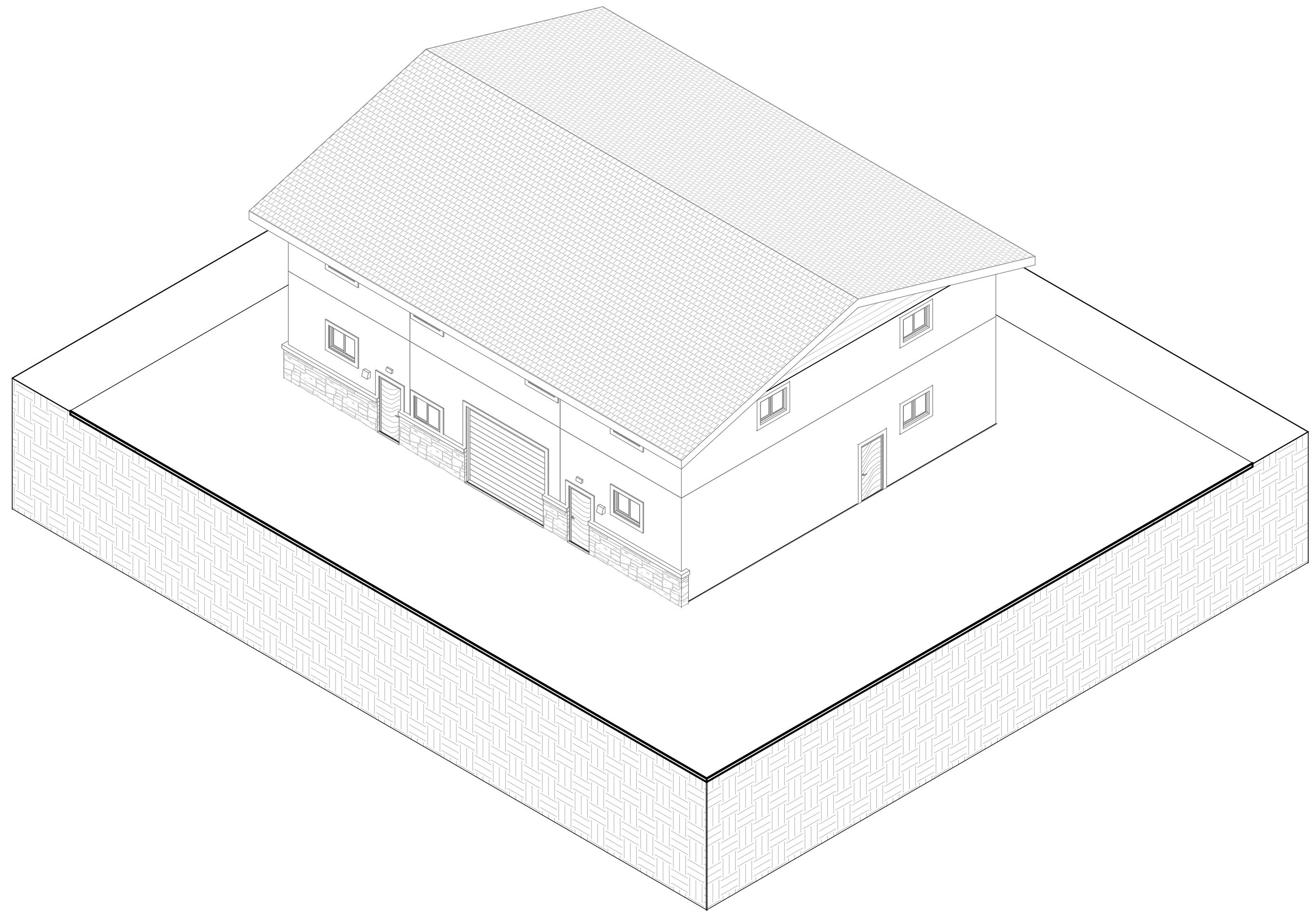
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① ISOMETRIC 1



② ISOMETRIC 2

GADDIS INVESTMENTS

725 PARKWAY WAREHOUSE REMODEL

3D ISOMETRIC

Project number 2023-5

Date 1.3.2024

Drawn by Author

A5.0

Scale

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