

INTERIOR RENOVATIONS

6201, 6203 & 6205 RICHMOND HIGHWAY ALEXANDRIA, VIRGINIA 22303

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PERMIT IS FOR INTERIOR RENOVATIONS FOR THE REDUCTION OF AN EXISTING TENANT OFFICE SPACE. NEW DEMISE WALLS WILL CREATE TWO NEW SPACES FOR FUTURE TENANTS, EACH WITH NEW STOREFRONT ENTRY DOORS. REFER TO ENGINEERING PLANS FOR SCOPE OF MECHANICAL, ELECTRICAL AND PLUMBING WORK.

ARCHITECT

architecture+design

4601 N. FAIRFAX DRIVE SUITE 1000 ARLINGTON, VIRGINIA 22203 703-527-2280

MPE ENGINEER



5628 FOXCROFT WAY COLUMBIA, MD 21045 202-674-4481

CONTRACTOR



1531 SCANDIA CIR RESTON, VA 20190 202-302-8465

ARCHITECTURAL

CODE ANALYSIS AND KEY PLAN DEMOLITION PLANS NEW WORK PLANS FINISH & POWER PLANS

ENLARGED PLANS AND INTERIOR ELEVATIONS

PARTITION TYPES AND TYPICAL DETAILS

SPECIFICATIONS

ENGINEERING

STRUCTURAL PLAN & DETAILS

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - MECHANICAL

GROUND FLOOR PLAN - DEMOLITION - MECHANICAL GROUND FLOOR PLAN - NEW WORK - MECHANICAL

SCHEDULES - MECHANICAL

DETAILS - MECHANICAL

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - PLUMBING

GROUND FLOOR PLAN - EXISTING CONDITIONS AND NEW WORK - PLUMBING

ROOF PLAN - NEW WORK - PLUMBING

DETAILS - PLUMBING

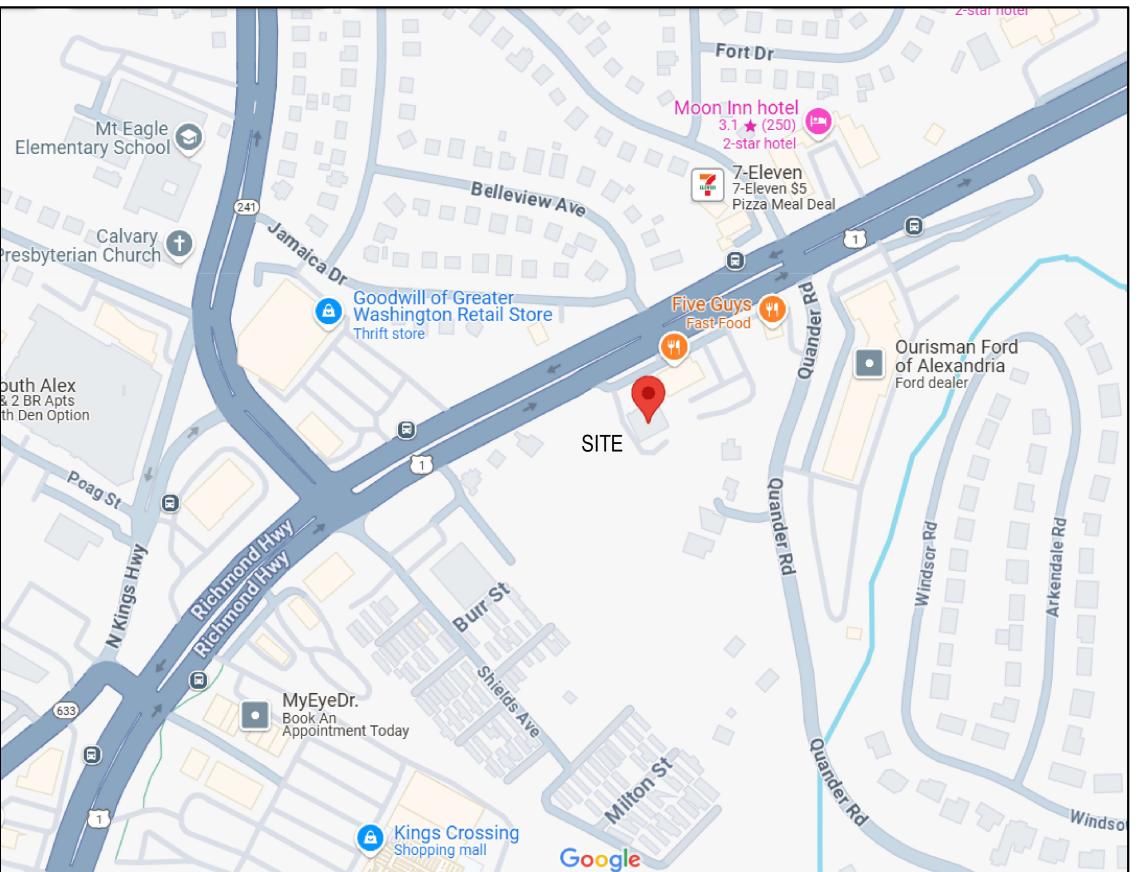
GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - ELECTRICAL

GROUND FLOOR PLAN DEMOLITION ELECTRICAL

GROUND FLOOR PLAN NEW WORK LIGHTING ELECTRICAL GROUND FLOOR PLAN NEW WORK POWER ELECTRICAL

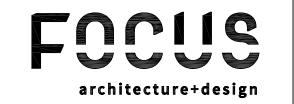
POWER RISER DIAGRAM, PANEL SCHEDULES & DETAILS - ELECTRICAL

VICINITY MAP





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4601 NORTH FAIRFAX DRIVE SUITE 1000 ARLINGTON, VIRGINIA 22203

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MPE CONSULTANT:



PROJECT:

205 F DRIA 6201



03.21.2025

REVIEWED/APPROVED BY:

PROJECT NO: SHEET TITLE:

COVER SHEET

SHEET NUMBER:

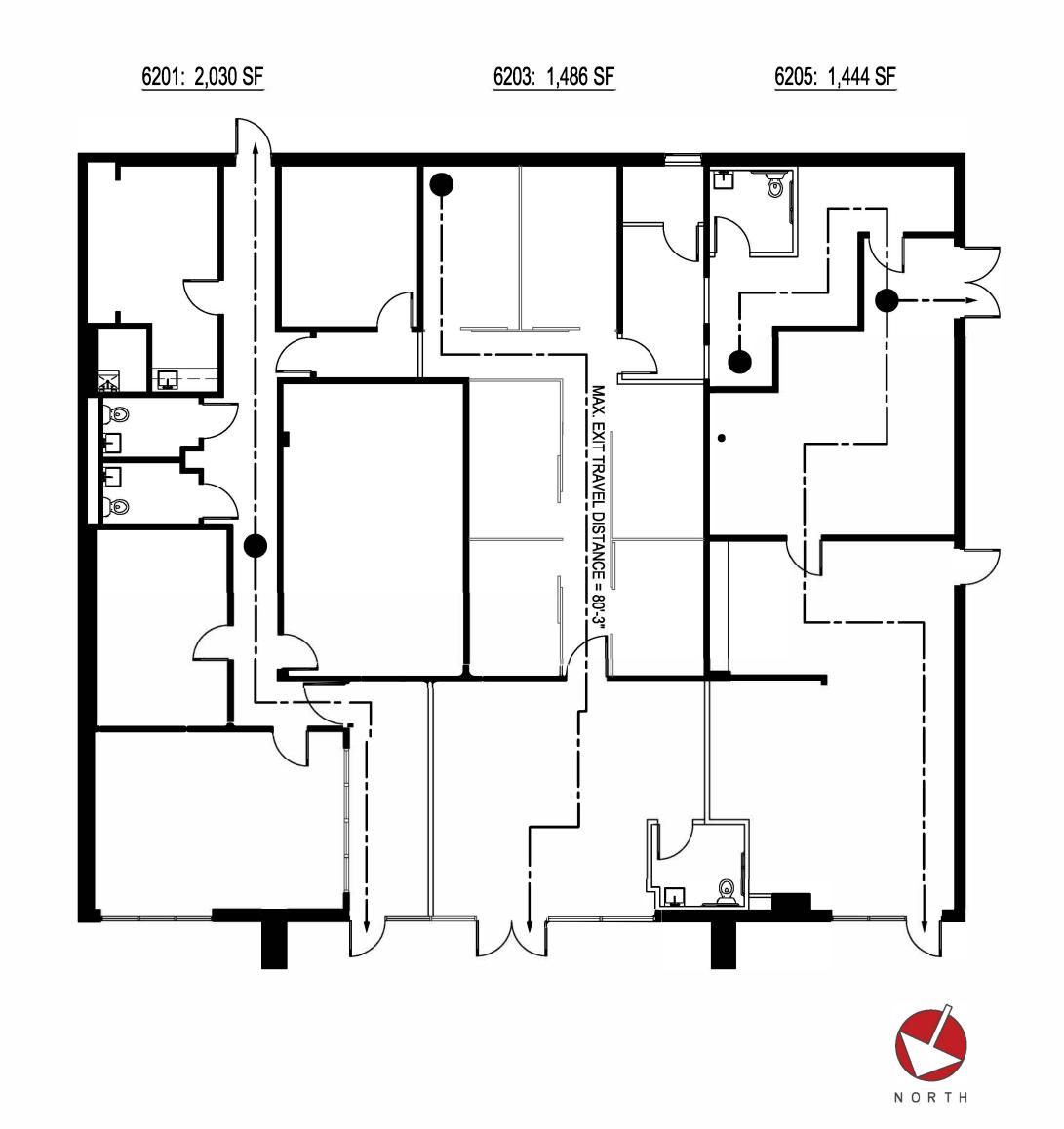
				CALCUL						
•	USAGE BY	OCCUPAN	CY CLASSI	FICATION		USF	SQUARE FOOT PER PERSON	TABULAR LOAD	BY SEAT OR TABULAR IF SAME	GREATER COMPAREI LOAD
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6203 RICHMO	OND HWY					1,486		10	SAME	10
TOTAL						1,486		10	SAME	10
BUSINESS A	REAS (CO	NCENTRA	TED):				50		i i	
								0	SAME	0
TOTAL						0		0	SAME	0
ASSEMBLY	AREAS (UN	CONCENT	RATED):				15			
						_		0	SAME	0
TOTAL						0		0	SAME	0
ASSEMBLY	AREAS (CC	ONCENTRA	TED):				7		_	
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TOTAL						0		0	SAME	0
STORAGE/U	ITILITY AR	EAS:					300	10		
						•		0.00	SAME	0.00
TOTAL						0		0	SAME	0
TOTAL TEN	ANT AREA					1,486				10
N.I.C. SPACE			-USE)			.,	150	0		0
TOTAL FLO			,						4-	10
DOOR #1	INCHES 68	0.15	LOAD 453	ACTUAL 5						
TOTA	L ALLOWE	:D =	453	5						
	PLU	MBING F	IXTURE	CALCUL	ATIONS	PER IB	C 2021 T	ABLE 29	002.1	
	LOAD									
USE	LOAD		WATER (CLOSETS			LAVAT	ORIES		
USE GROUP	LOAD	MA	WATER (CLOSETS FEM	ALE	M	LAVAT ALE	ORIES FEN	ALE	
GROUP	10		ALE 5 FOR THE				ALE 0 FOR THE	FEM	i,	FOUNTAIN
GROUP	í.	1 PER 25	ALE 5 FOR THE	FEM	PER 50	1 PER 4	ALE 0 FOR THE	FEN	I PER 80	FOUNTAINS
GROUP BUSINESS	10	1 PER 25 0.	THERE 20 R 125	FEM FIRST 50; 1 EAFTER 0.2	PER 50 20 R 65	1 PER 4	ALE 0 FOR THE THERE .13	FEM FIRST 80; AFTER 0.	I PER 80	1 PER 100 0.10 1 PER 500
GROUP	í.	1 PER 25 0.	THERE	FEM FIRST 50; 1 EAFTER 0.2	PER 50 20 R 65	1 PER 4	ALE 0 FOR THE THERE .13	FEM FIRST 80; ² AFTER 0.	I PER 80	DRINKING FOUNTAINS 1 PER 100 0.10 1 PER 500 0.00
GROUP BUSINESS ASSEMBLY	0	1 PER 25 0.	THERE 20 R 125	FEM FIRST 50; 1 EAFTER 0.2	PER 50 20 R 65	1 PER 4	ALE 0 FOR THE THERE .13 1 PEI 0.	FEM FIRST 80; AFTER 0.	I PER 80	1 PER 100 0.10 1 PER 500
GROUP BUSINESS	10	1 PER 25 0.	THERE 20 R 125 00 1 PE	FEM FIRST 50; 1 EAFTER 0.2 1 PE 0.0	PER 50 20 R 65	1 PER 4	ALE 0 FOR THE THERE .13 1 PEI 0.	FEM FIRST 80; AFTER 0. R 200	I PER 80	1 PER 100 0.10 1 PER 500 0.00
GROUP BUSINESS ASSEMBLY STORAGE TOTAL REQ	10 0 UIRED	1 PER 25 0.	THERE 20 R 125 00 1 PE	FEM FIRST 50; 1 EAFTER 0.2 1 PE 0.0	PER 50 20 R 65 00	1 PER 4	ALE 0 FOR THE THERE .13 1 PEI 0. 1 PEI 0.	FEM FIRST 80; 1 AFTER 0. R 200 00	1 PER 80	1 PER 100 0.10 1 PER 500 0.00 1 PER 100 0.00
BUSINESS ASSEMBLY STORAGE	10 0 UIRED VIDED	1 PER 25 0. 1 PEI 0.	ALE 5 FOR THE THERE 20 R 125 00 1 PEI 0. (1) 1	FEM FIRST 50; 1 EAFTER 0.2 1 PE 0.0 R 100 00	PER 50 20 R 65 00 (1)	1 PER 4	ALE 0 FOR THE THERE .13 1 PEI 0. 1 PEI 0. 3 (1) 1 CATIONS WI	FEM FIRST 80; 2 AFTER 0. R 200 00 R 100 00 00	1 PER 80	1 PER 100 0.10 1 PER 500 0.00 1 PER 1000 0.00

6

5

4

3



APPLICABLE CODES

2

VIRGINIA CONSTRUCTION CODE (IBC)

VIRGINIA EXISTING BUILDING CODE

VIRGINIA MECHANICAL CODE

VIRGINIA PLUMBING CODE

VIRGINIA FUEL GAS CODE

VIRGINIA FUEL GAS CODE

VIRGINIA ELECTRICAL CODE

VIRGINIA ENERGY CONSERVATION CODE

VIRGINIA ENERGY CONSERVATION CODE

NFPA-13

NFPA-72

INTERNATIONAL FIRE CODE

VIRGINIA STATEWIDE FIRE PREVENTION CODE

2021

VIRGINIA STATEWIDE FIRE PREVENTION CODE

2021

ICC/ ANSI A117.1 **BUILDING**: MECHANICAL: PLUMBING/GAS: ELECTRICAL: ENERGY: LIFE SAFETY: FIRE ALARM: ACCESSIBILITY:

CODE ANALYSIS (PER TABLE 601)

IIB
B - BUSINESS
±4,959 SF
1 FLOOR
NON-SPRINKLERED
NO
0 HR
0 HR
0 HR
0 HR
0 HR
1 HR CONSTRUCTION TYPE: USE GROUP: BUILDING FOOTPRINT: HEIGHT/STORIES: SUPPRESSION: SUPPRESSION:
CENTRAL MONITORING STATION:
PRIMARY STRUCTURAL FRAME:
BEARING WALLS (EXTERIOR):
BEARING WALLS (INTERIOR):
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:
ROOF CONSTRUCTION AND SECONDARY MEMBERS:
TENANT SEPARATION WALLS:

TENANT ANALYSIS

6201: FUTURE TENANT SPACE:

USE GROUP: OCCUPANT LOAD: 2,030 SF/150 SF/PERSON = 14 OCCUPANTS

6203: EXISTING TENANT REDUCTION:

TENANT AREA: 1,486 SF USE GROUP: B

OCCUPANT LOAD: 1,486 SF/150 SF/PERSON = 10 OCCUPANTS

6205: FUTURE TENANT SPACE:

2

USE GROUP:

OCCUPANT LOAD: 1,444 SF/150 SF/PERSON = 10 OCCUPANTS

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akplc.com

PROJECT:

INTERIOR
RENOVATIONS
1, 6203 & 6205 RICHMOND HWY
ALEXANDRIA, VA 22303

6201

Digitally signed PalH Elg 05/30/25 DATE FOR PERMIT 03.21.2025

05.23.2025

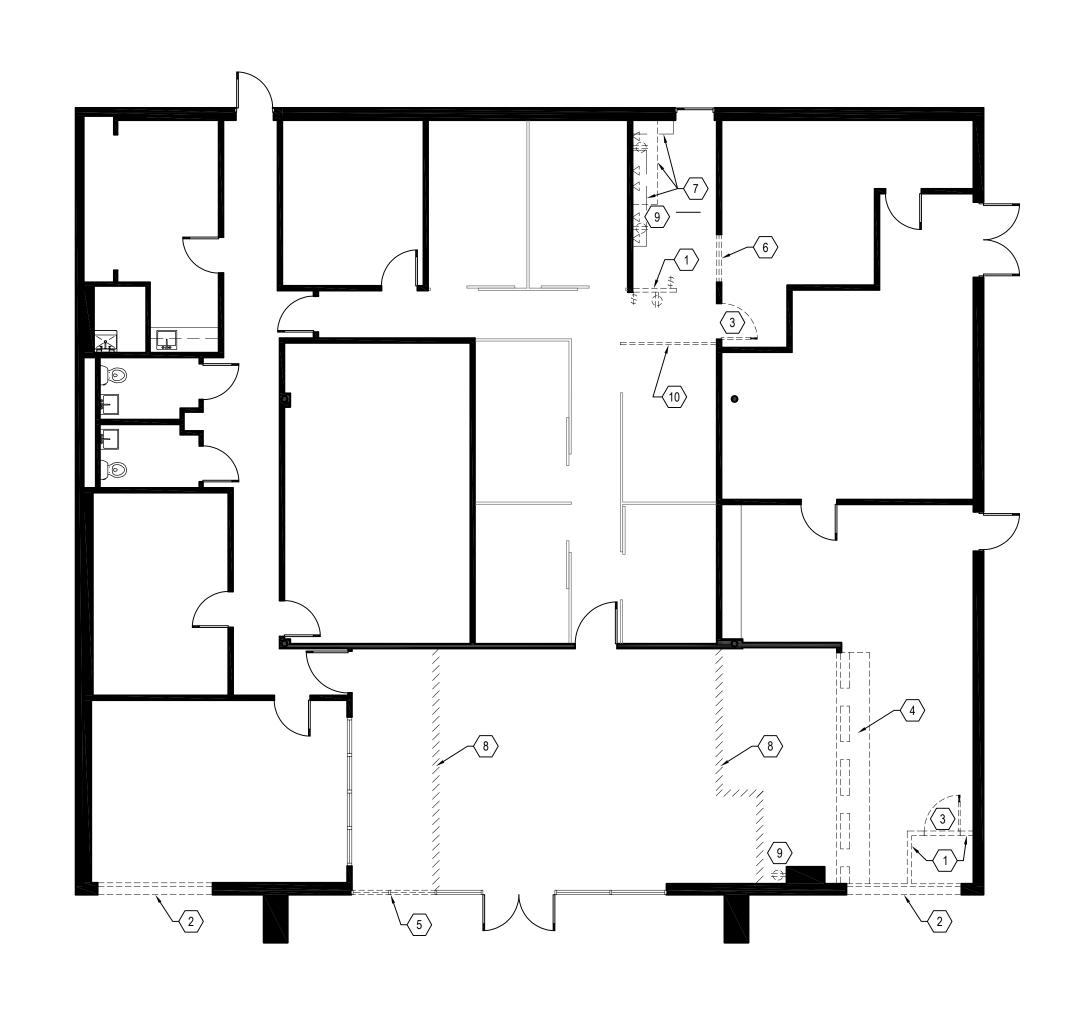
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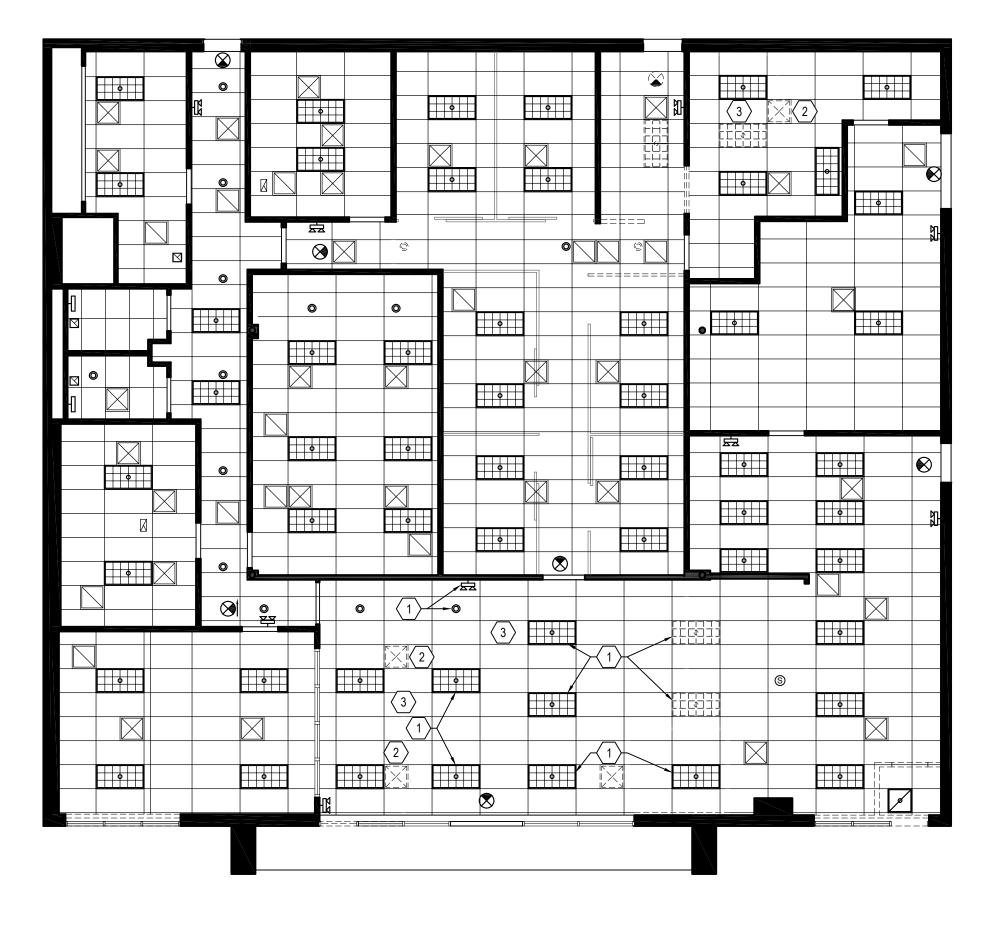
COUNTY COMMENTS

CODE ANALYSIS & **EGRESS PLAN**

SHEET NUMBER:

6/20/2025 ALTC-2025-00578





INTERIOR
RENOVATIONS
, 6203 & 6205 RICHMOND FALEXANDRIA, VA 22303

PROJECT:

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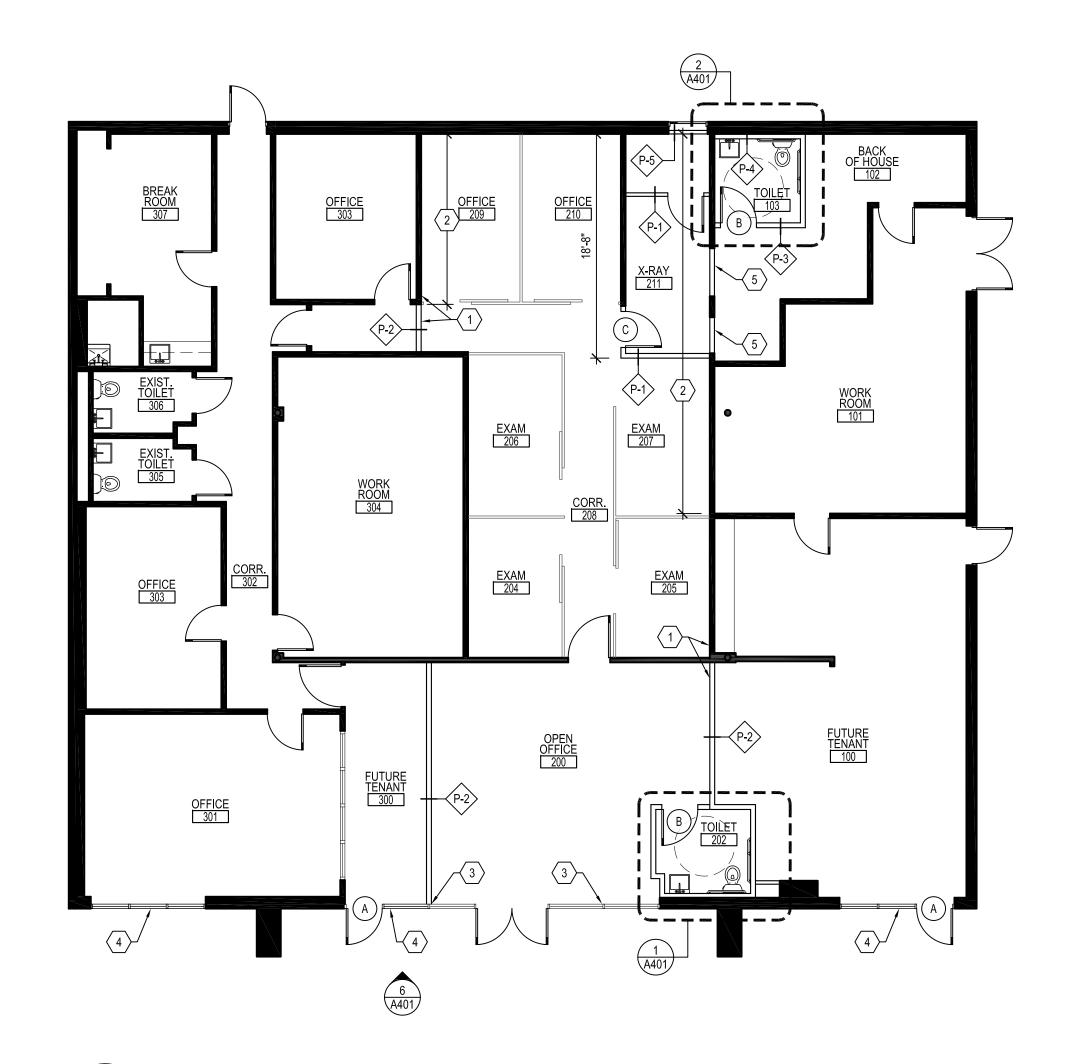
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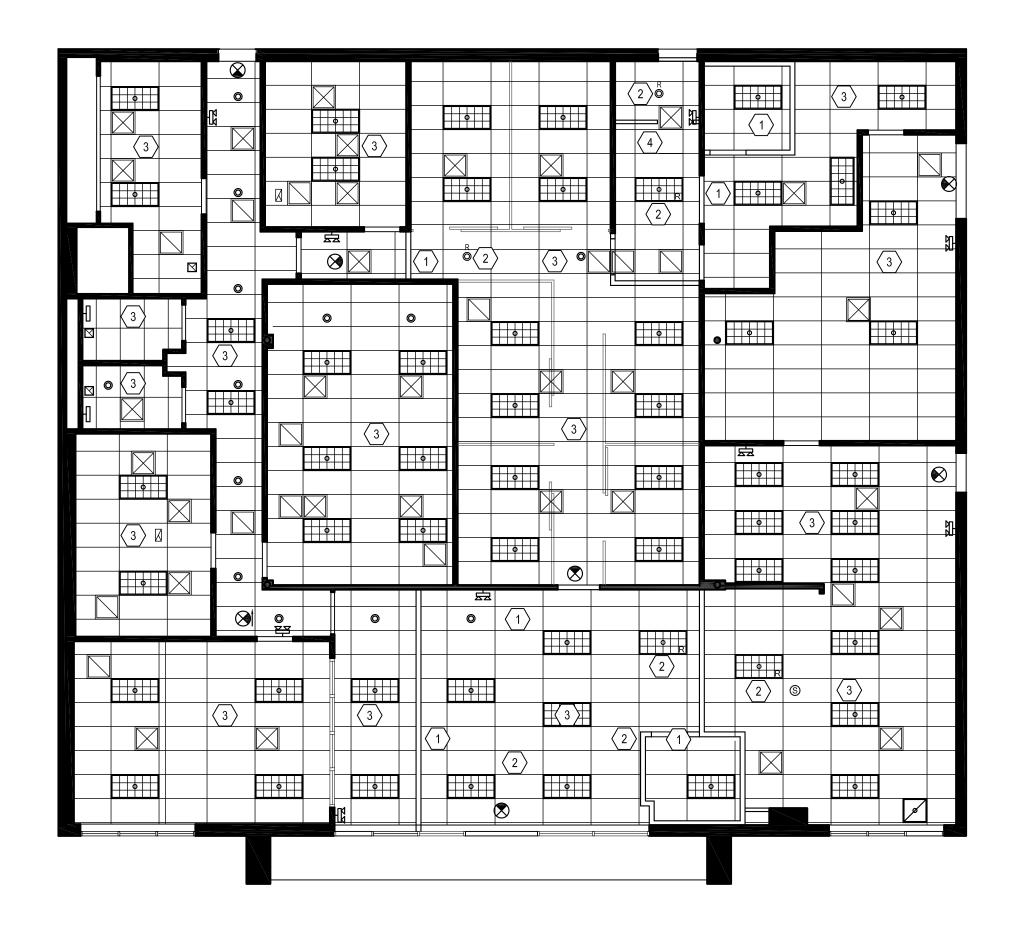
DEMOLITION PLAN

2 DEMOLITION CEILING PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION CEILING KEY NOTES SYMBOLS LEGEND DEMOLITION KEY NOTES EXISTING LIGHT FIXTURE TO BE REMOVED, SALVAGE FOR RELOCATION AS SHOWN ON NEW WORK PLANS. COORDINATE WITH ELECTRICAL PLANS. REMOVE PORTION OF EXISTING GYP. BD. PARTITION AS DEVICES AND TERMINATE WIRING BACK TO SOURCE. REMOVE PORTION OF EXISTING GYP. BD. PARTITION AS INDICATED, INCLUDING ANY EXISTING ELECTRICAL EXISTING WALL TO REMAIN. PROVIDE AN OPENING IN EXISTING EXTERIOR MASONRY WALL AS SHOWN, REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION. 2 EXISTING RETURN OR SUPPLY AIR DIFFUSER TO BE REMOVED, SALVAGE FOR RELOCATION AS SHOWN ON NEW WORK PLANS, COORDINATE WITH MECHANICAL PLANS. EXISTING DOOR TO REMAIN. TRIM / REMOVE PORTION OF EXISTING CEILING GRID & TILE AS REQUIRED FOR CONSTRUCTION OF NEW DECK HEIGHT PARTITIONS. COORDINATE EXTENTS OF REMOVAL WITH NEW WORK PLANS. REMOVE EXISTING DOOR CONDITION FOR REUSE. REMOVE EXISTING DOOR, HOLLOW METAL FRAME, AND ALL ASSOCIATED HARDWARE. SALVAGE ITEMS IN GOOD 04/10/25 4 REMOVE AND DISPOSE OF EXISTING MILLWORK COUNTER. REMOVE PORTION OF EXISTING ALUMINUM & GLASS STOREFRONT SYSTEM AS SHOWN, COORDINATE EXTENTS OF REMOVAL WITH NEW WORK PLANS. EXISTING DOOR TO BE REMOVED. FOR PERMIT 03.21.2025 6 REMOVE EXISTING INTERIOR GLAZING AND FRAME AS SHOWN. EXISTING ACOUSTICAL CEILING TILE AND GRID TO REMAIN. 7 REMOVE EXISTING MILLWORK CABINETS AND COUNTER AS SHOWN. G.C. SHALL CAREFULLY CUT & REMOVE PORTION OF EXISTING CERAMIC FLOOR TILE AS REQUIRED FOR CONSTRUCTION OF NEW PARTITIONS, COORDINATE WITH NEW WORK PLANS. EXISTING ACOUSTICAL CEILING TILE AND GRID TO BE REMOVED. REMOVE EXISTING ELECTRICAL DEVICE AS SHOWN AND TERMINATE EXISTING CONNECTIONS BACK TO DESIGNED/DRAWN BY: REVIEWED/APPROVED BY: REMOVE EXISTING FURNITURE PARTITION AS SHOWN, INCLUDING ANY EXISTING ELECTRICAL CONNECTIONS AND TERMINATE WIRING BACK TO SOURCE. PROJECT NO: SHEET TITLE: 0 **DEMOLITION PLANS** RECESSED DOWN LIGHT. SHEET NUMBER: NOTES:

1. ALL DEVICES SHOWN AS DASHED ARE EXISTING TO BE REMOVED.
2. REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.





REFLECTED CEILING PLAN

ARCHITECTURAL GENERAL NOTES

ALL EXPOSED EDGES AND CORNERS ON ALL GYPSUM BOARD CONSTRUCTION SHALL RECEIVE A METAL CORNER BEAD WHICH IS TO BE SPACKLED AND FLOATED SMOOTH.

ALL DISSIMILAR MATERIALS SHALL BE CAULKED AT JOINTS.

ALL EXISTING DAMAGE TO FIRE RATED CONSTRUCTION SHALL BE REPAIRED AND / OR REPLACED BY THE CONTRACTOR, PATCH ALL DRYWALL HOLES APPROPRIATELY AND SMOOTH ROUGH SURFACES.

ANY EXISTING CONDITIONS THAT DO NOT MEET CODE SHALL BE REPORTED TO THE ARCHITECT.

THE ARCHITECT, THE TENANT AND LANDLORD SHALL BE NOTIFIED WHEN FIELD CONDITIONS NECESSITATE CHANGES TO CRITICALLY DIMENSIONED PARTITIONS AND MILLWORK LOCATIONS. REVISED LOCATIONS SHALL BE CHALKED FOR SITE INSPECTION PRIOR TO FABRICATION & INSTALLATION.

ALL WALLS AND FURRING TO BE LEVELED PLUMB STRAIGHT AND FREE OF NOTICEABLE

NEW GYPSUM BOARD SHALL BE HELD NO MORE THAN 1/4" A.F.F.. AT EXISTING DRYWALL WHERE BASE HAS BEEN REMOVED, PROVIDE 6" A.F.F. SMOOTH SURFACE SKIM COAT FOR NEW BASE APPLICATION.

ALL NEW OPENINGS RECEIVING DOOR FRAMES SHALL RECEIVE DOUBLE STUDS FLOOR TO BOTTOM OF STRUCTURE ABOVE, AT EACH SIDE OF OPENING.

FLOOR SLAB SHALL BE FLASH PATCHED SMOOTH AS REQUIRED TO ACCEPT NEW FLOOR FINISHES. ANY ABANDONED OPENINGS AND EXISTING GAPS IN THE STRUCTURAL SLAB ABOVE AND BELOW SHALL BE STRUCTURALLY PATCHED AND PROPERLY SEALED TO MEET FIRE CODE.

CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, FINISHES, EQUIPMENT, POWER AND SPECIFICATIONS WITH MILLWORK, ELECTRICAL, AND COMMUNICATION SUBCONTRACTOR. DISCREPANCIES FOUND IN DRAWINGS BETWEEN ARCHITECTURE, ENGINEERING OR SITE CONDITIONS SHALL BE NOTIFIED TO FOCUS ARCHITECTURE + DESIGN PRIOR TO PROCEEDING WITH WORK.

ALL PARTITIONS SHALL BE ERECTED AS INDICATED IN PARTITION TYPES USING SPECIFIED STUD SIZE, SPACING, BLOCKING, TRIM AND SEALERS AS REQUIRED.

ALL EXISTING WALLS WILL BE REPAIRED FROM DEMOLITION AND PREPARED FOR APPLICATION OF NEW FINISHES.

CONTRACTOR SHALL PROVIDE PLASTER SKIM COAT OR ADD DRYWALL SHEET TO EXISTING PARTITIONS TO REMAIN (IF AFTER DEMOLITION THEY ARE NOT SMOOTH AND READY TO ACCEPT SPECIFIED WALL FINISH).

WHERE NEW WALLS ARE TO ALIGN WITH EXISTING WALLS AND / OR COLUMNS, REMOVE EXISTING CORNER BEAD. TAPE, SPACKLE, AND SAND SMOOTH JOINTS NECESSARY TO A POINT ALONG THE EXISTING WALL SO THAT NEW FINISH IS NOT OBVIOUS.

ALL PENETRATIONS OF FIRE RATED ASSEMBLIES (FLOORS, WALLS AND / OR CEILINGS) SHALL BE FIRE STOPPED TO COMPLY WITH APPLICABLE CODES AND IN ACCORDANCE WITH UL STANDARDS.

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Columbia, MD 21045 202-674-4481 akplc.com

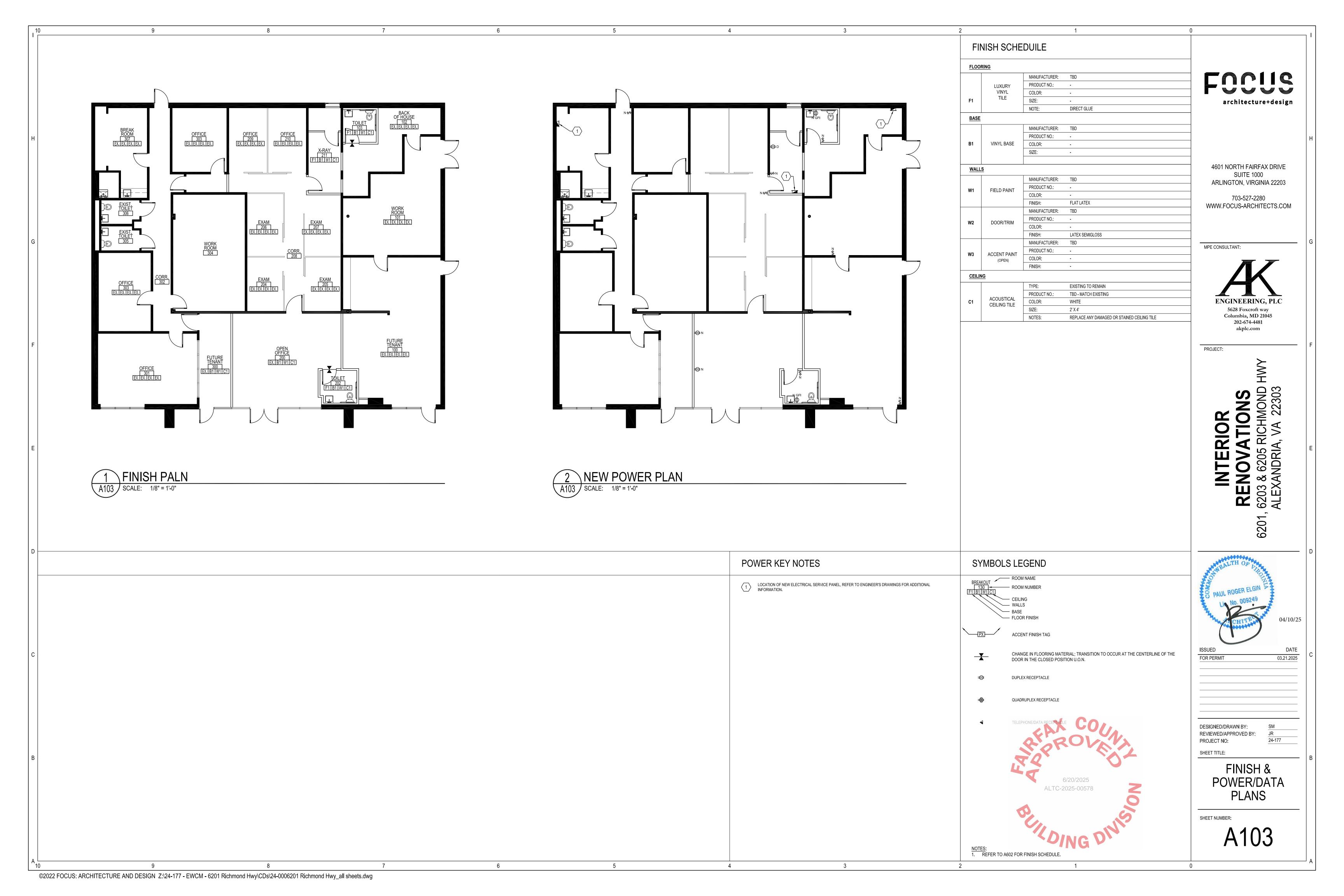
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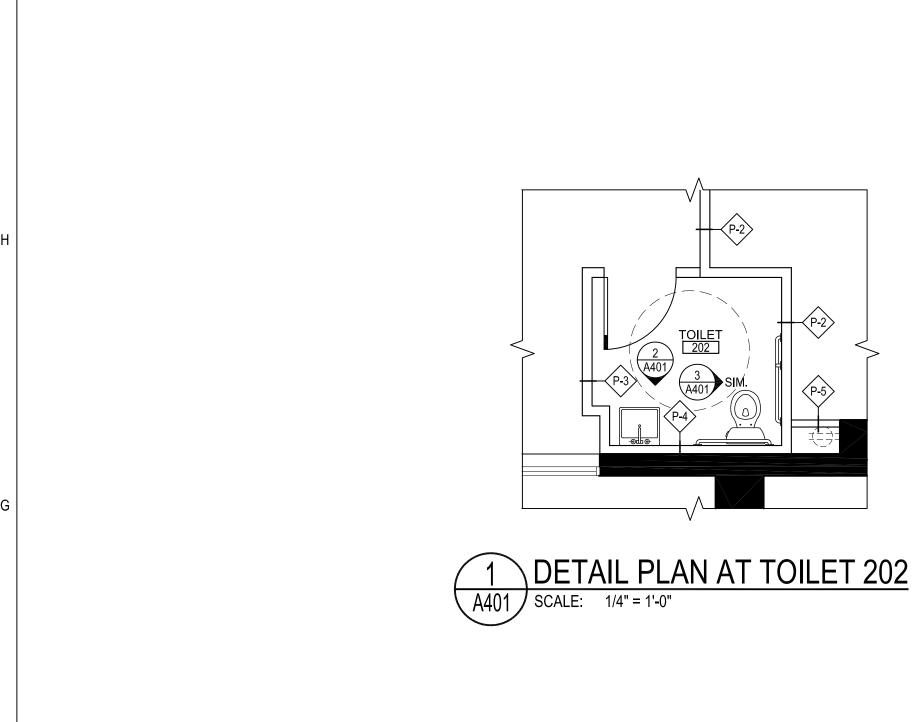
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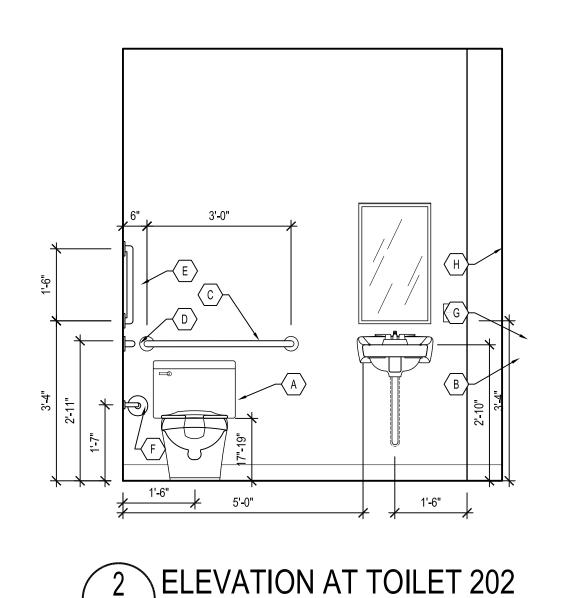
DOOR HARDWARE SPECIFICATIONS ARCHITECTURAL KEY NOTES DOOR SCHEDULE CEILING KEY NOTES SYMBOLS LEGEND SPECIFICATION (1) PROVIDE WALL ANGLE AS REQUIRED AT NEW DECK HEIGHT PARTITIONS (BOTH SIDES). \langle 1 \rangle ALIGN FACE OF NEW PARTITION WITH EXISTING CONSTRUCTION AS SHOWN. ALL HARDWARE FINISHES TO BE SATIN/BRUSHED CHROME (626-US26D) U.O.N. EXISTING WALL TO REMAIN. 3'-0" X 7'-0" ALUMINUM / GLASS STOREFRONT SYSTEM DOOR ALL CYLINDRICAL LATCH AND LOCKSETS TO HAVE SCHLAGE D-SERIES "07-ATHENS" LEVERS WITH ALUMINUM STOREFRONT SYSTEM (MATCH EXISTING) FRAME: (2) EXTEND EXISTING PARTITION TO DECK ABOVE AS REQUIRED TO CREATE CONTINUOUS DEMISE WALL. (2) PROVIDE RELOCATED LIGHT FIXTURES AS SHOWN. INTERCHANGABLE CORES PER LANDLORD REQUIREMENTS U.O.N. HINGES: TOP AND BOTTOM PIVOTS NEW EXISTING DOOR TO REMAIN. ENTRY DOOR LOCKSET: PUSH PULLS WITH KEYED LOCK (MATCH EXISTING STANDARD) 2" KNOCK DOWN HOLLOW METAL CENTER NEW PARTITION ON WINDOW MULLION AS SHOWN, PROVIDE BREAK METAL AND NEOPRENE GASKET. RE-CIRCUIT ALL LIGHT FIXTURES FOR INDIVIDUAL TENANT SUITES, REFER TO ENGINEER'S DRAWINGS FOR P# REFER TO DETAIL 1/A700 FOR ADDITIONAL INFORMATION. ADDITIONAL INFORMATION. PROVIDE OVERHEAD CLOSER DOOR HINGES: McKINNEY 4#" x 4 #", BALL BEARING BUTT HINGES NEW CEILING HEIGHT PARTITION AS SCHEDULED. NEW ALUMINUM STOREFRONT SYSTEM W/ TEMPERED GLASS PANELS, STYLE AND FINISH TO MATCH EXISTING \langle 4 \rangle PATCH EXISTING CEILING GRID AS REQ'D AT REMOVED / RELOCATED LIGHT FIXTURES. DOOR SILENCERS: PROVIDE (3) PER DOOR. STOREFRONT. REFER TO ELEVATION FOR ADDITIONAL INFORMATION. 3'-0" X 7'-0" PAINT GRADE DOOR FRAME: DOOR CLOSER: LCN - 4000 SERIES (OR EQUAL) (5) INFILL EXISTING OPENING TO MATCH ADJACENT CONSTRUCTION. 1.5 PAIR HINGES: NEW DOOR AS SCHEDULED. FOR PERMIT KEY DOORS TO TENANT AND OWNER'S DIRECTION - PROVIDE (3) COPIES OF EACH KEY TO OWNER - PROVIDE KEY LOCKSET: LEVER HANDLE LOCK SET - PRIVACY FUNCTION **PRIVACY** STOP: FLOOR STOP DOOR PROVIDE HINGE-MOUNTED CLOSER NOTES: ALL DOORS NOT LABELED ARE EXISTING TO REMAIN. EXISTING ACOUSTICAL CEILING TILE AND GRID. HARDWARE SPECIFIED ABOVE IS FOR THE LATCH SET / CLOSER ARRANGEMENTS - THE GC IS TO PROCURE ALL NECESSARY ITEMS AS REQUIRED FOR NORMAL DOOR INSTALLATION INCLUDING STRIKE PLATES, ETC. 3'-0" X 7'-0" PAINT GRADE DOOR EXISTING 2 X 4 LIGHT FIXTURE TO REMAIN. AT ALL NEW EXTERIOR SWING DOORS, THE GC IS TO PROVIDE A WEATHER STRIPPING KIT TO INCLUDE FRAME: ALUMINUM THRESHOLD (BY PEMKO OR EQUAL) AND PERIMETER WEATHERSTRIPPING SEALS (BY PEMKO HINGES: ΦR #29310V-PGOR EQUAL). LOCKSET: LEVER HANDLE PASSAGE SET STOP: FLOOR STOP DESIGNED/DRAWN BY: DOOR TYPES REVIEWED/APPROVED BY: TYPICAL DOOR CLEARANCES PROJECT NO: 5'-0" MIN. SHEET TITLE: 6" SEE SCHEDULE 6/20/2025 **PLANS** FRAME AS -ALTC-2025-00578 SPECIFIED STOREFRONT PAINT -SYSTEM GRADE DOOR DOOR B TYPICAL DOOR PLACEMENT C TYPICAL DOOR PLACEMENT A TYPICAL DOOR PLACEMENT SHEET NUMBER: WITHIN ALCOVE NOTE: *** THIS CLEARANCE SHALL BE PROVIDED IF DOOR TYPE "A" TYPES "B, C, & D" 1. U.O.N. ALL NEW PARTITIONS (WITHOUT LABELS) SHALL BE PARTITION TYPE 1 REFER TO A700 FOR PARTITION TYPE DETAILS. 4

DATE 03.21.2025 **NEW WORK**

ARCHITECTURAL FLOOR PALN

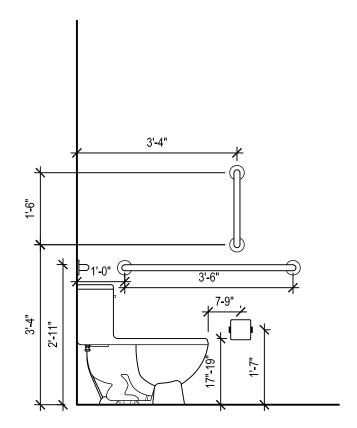






A401 SCALE: 1/2" = 1'-0"

7



3 ELEVATION AT WATER CLOSET

4

G FAUCET

(H) MIRROR

NOTES:

1. ALL ITEMS TO BE SUPPLIED & INSTALLED BY GENERAL CONTRACTOR 2. ALL ITEMS TO BE INSTALLED PER ANSI A117.1 - 2009 IN REGARD TO

RESTROOM ACCESSORY SCHEDULE

WATER CLOSET

WALL HUNG ADA SINK

36" GRAB BAR

42" GRAB BAR

18" GRAB BAR

TOILET TISSUE

DISPENSER

 $\langle \mathsf{B} \rangle$

 $\langle c \rangle$

D

(E)

MANUFACTURER:

MANUFACTURER:

MANUFACTURER:

MANUFACTURER:

MANUFACTURER:

MANUFACTURER:

MANUFACTURER:

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MODEL #:

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NOTES:

AMERICAN STANDARD

BOBRICK (OR EQUAL)

STAINLESS STEEL

STAINLESS STEEL

BOBRICK (OR EQUAL)

STAINLESS STEEL

STAINLESS STEEL

AMERICAN STANDARD

MOUNT AT 22" AFF TO TOP OF UNIT

HERITAGE - 5400 W/ HANDLE 172H

BOBRICK OR APPROVED EQUAL

BOBRICK (OR EQUAL)

B-165 1836

B-5806 X 42

BOBRICK

CHROME

B - 165 1836

STAINLESS STEEL

B-2840

REFER TO ENGINEER'S DWGS. FOR ADD.

BLDG STANDARD / AMERICAN STANDARD

0321.026 - DECLYN WALL MTC.

EXPOSED UNDER LAVATORY PIPES TO BE PROTECTED PER ANSI SECTION 606.6

B-5806 X 18 (MOUNT VERTICALLY)

2467-100 CADET

WHITE

INFO.

WHITE.

- HEIGHTS AND OFFSET DISTANCES U.O.N. 3. PROVIDE AND INSTALL BLOCKING AS REQUIRED TO SUPPORT WALL HUNG EQUIPMENT AND/OR MILLWORK.
- MOUNT PER ADA GUIDELINES **ENGINEERING, PLC** 5628 Foxcroft way Columbia, MD 21045

MPE CONSULTANT:

202-674-4481 akplc.com

FCCUS

4601 NORTH FAIRFAX DRIVE

SUITE 1000

ARLINGTON, VIRGINIA 22203

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PROJECT:

HWY ATIONS 5 RICHMOND I NOVA 8 & 6205 R XANDRIA, 6201,

FOR PERMIT 03.21.2025

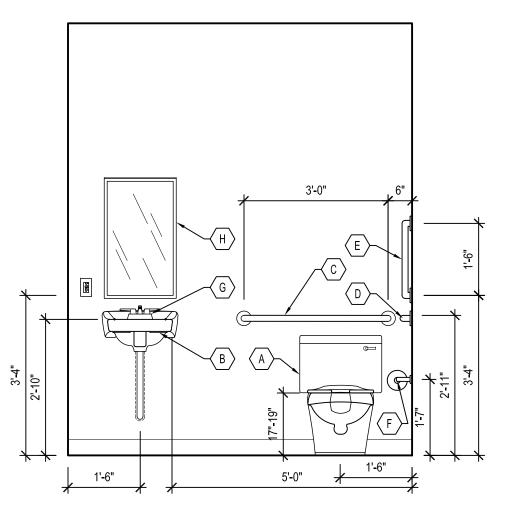
DESIGNED/DRAWN BY: REVIEWED/APPROVED BY:

PROJECT NO:

ENLARGED PLANS AND ELEVATIONS

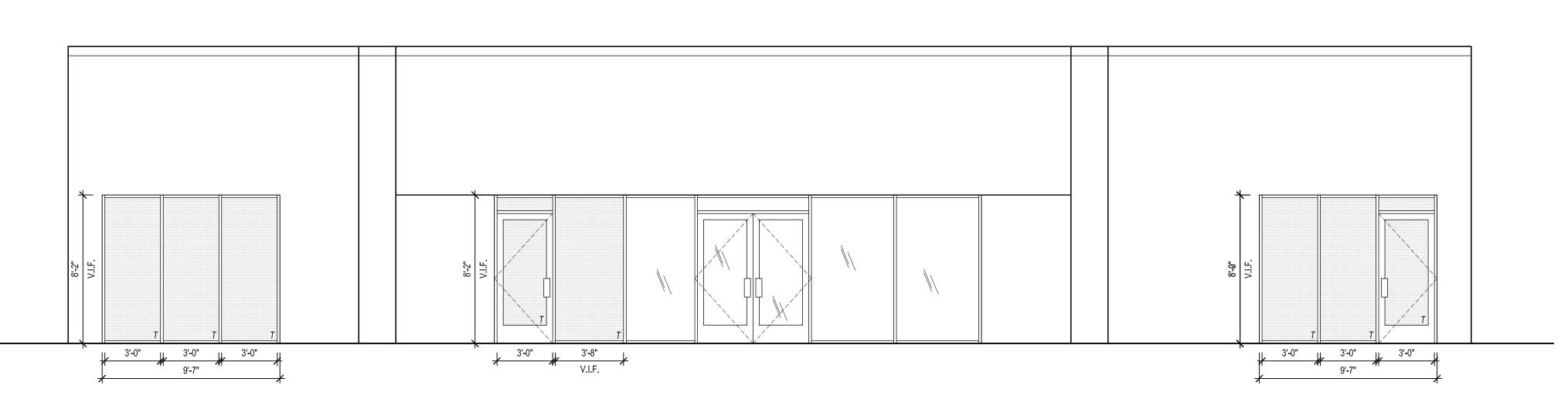
SHEET NUMBER:

A401



5 ELEVATION AT TOILET 103

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

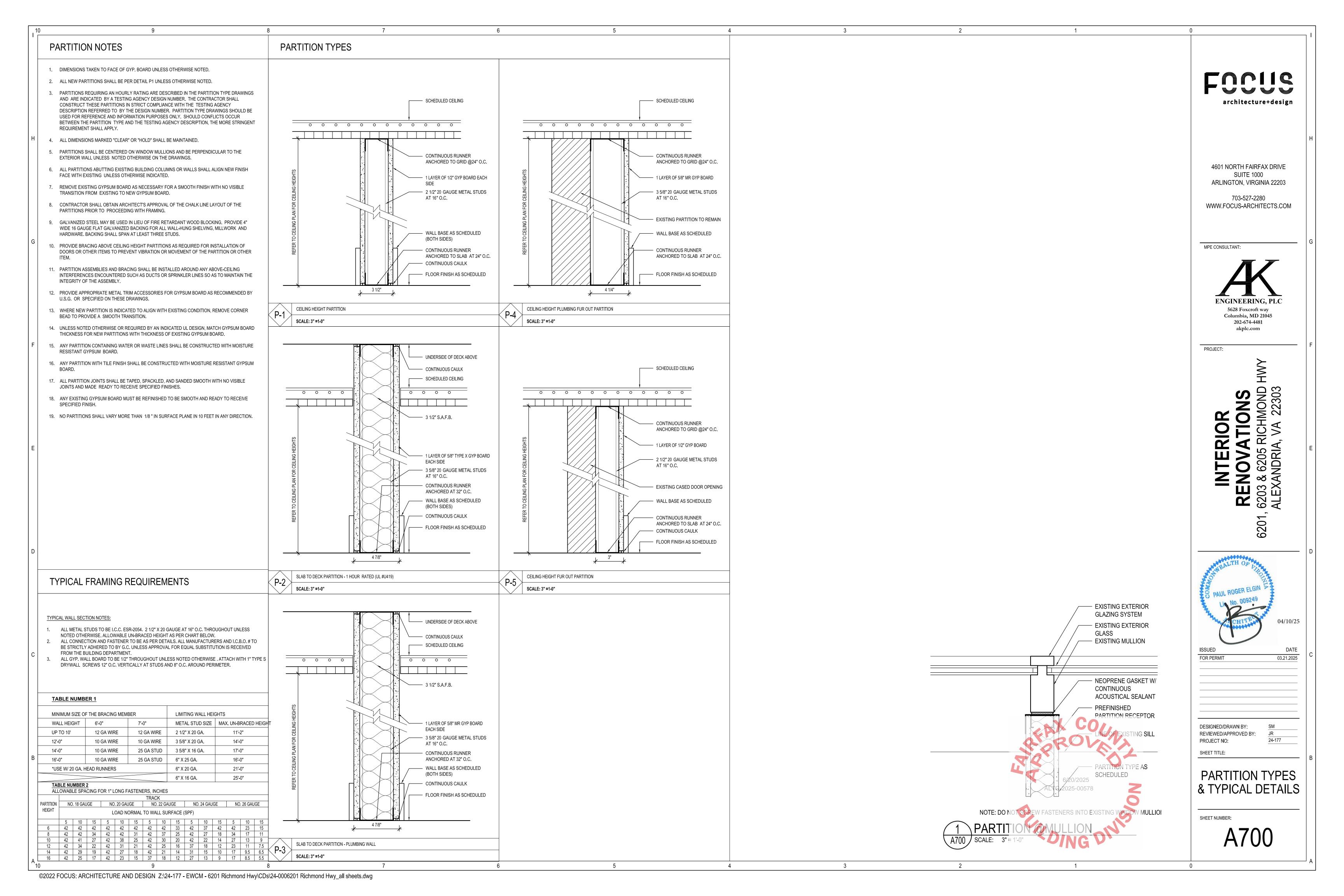


6 ELEVATION AT STOREFRONT A401 SCALE: 1/4" = 1'-0"

4 DETAIL PLAN AT TOILET 103
A401 SCALE: 1/4" = 1'-0"

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ALTC-2025-00578



GENERAL PROJECT NOTES

- THE CONTRACTOR SHALL VISIT SITE AND VERIFY ALL DIMENSIONS, GRADES AND ALL OTHER CONSTRUCTION CONDITIONS BEFORE THE BID. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR A THOROUGH KNOWLEDGE OF ALL OBSERVABLE BUILDING CONDITIONS & SYSTEMS. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES UNCOVERED TO THE ARCHITECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB) CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION, OTHERWISE THE BID WILL SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES OF FAIRFAX COUNTY AND THE STATE OF VIRGINIA, CABO ANSI A117.1-2017, AND IBC 2021. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
- WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING
- DO NOT SCALE DRAWINGS. CLARIFICATION OR INFORMATION REQUIRED BY THE CONTRACTOR
- 8. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE.

SHALL BE FURNISHED, UPON WRITTEN REQUEST, BY THE OWNER.

- ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS, OR DETAILS, EXCEPT AS NOTED. ALL NOTES, MATERIALS, AND DETAILS SHALL GOVERN SUBSEQUENT SECTIONS AND DETAILS DRAWN FOR EXPLANATORY PURPOSES.
- CONTRACTOR SHALL SUBMIT PRODUCT DATA & SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL INCLUDING SUBMITTALS ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED IN A FORM OF THREE (3) SETS OF PRINTS. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WITH A PROPOSED ALTERNATIVE.
- PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP. FABRICATION SHALL BEGIN ONLY AFTER OWNER'S REVIEW AND APPROVAL OF SHOP DRAWINGS.
- 12. CONTRACTOR SHALL VERIFY EXTENT OF ENGINEERING DRAWINGS WITH ARCHITECT PRIOR TO CONSTRUCTION / BIDDING.
- 13. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN TEN (10) WORKING DAYS OF THE AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE OWNER AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE OWNER AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
- 14. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS BLOCKING. FRAMING FASTENERS. CLIPS. ADHESIVES AND SEALANTS AS REQUIRED FOR COMPLETION OF DETAILS EVEN THOUGH NOT SPECIFICALLY INDICATED ON DRAWINGS. DETAILS ARE NOT INTENDED TO SPECIFICALLY DIRECT CONTRACTOR AS TO METHOD OF FRAMING OR SUPPORT.
- WOOD MATERIALS SHALL MEET ALL APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL BUILDING CODES.
- 16. ALL PIPES AND WIRING SHALL BE CONCEALED AND LOCATED WITHIN THE CEILING PLENUM, WALL THICKNESS, OR OTHER FURRED LOCATIONS, AS INDICATED ON THE PLANS. PROVIDE FURRING AROUND DUCTWORK,PIPING, ETC. WITH MATERIAL TO MATCH SURROUNDING FINISHES. COORDINATE ATYPICAL SITE CONDITIONS WITH ARCHITECT PRIOR TO ENCAPSULATION.
- CONSULT ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF OPENINGS OR RECESSES FOR PANELS, FIXTURES, LOUVERS, DUCTS, ETC. PROVIDE SUCH PANELS AS
- 18. DOWNLIGHTS, SMOKE DETECTORS AND EXIT SIGNS SHALL BE LOCATED IN THE CENTER OF THE CEILING TILE. PLACEMENT OF WALL OR CEILING ACCESS PANELS SHALL BE REVIEWED WITH THE ARCHITECT. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE.
- 19. ALL DUCT PENETRATIONS THROUGH WALLS, RATED OR OTHERWISE, SHALL BE FULLY FRAMED AND SEALED AT PERIMETER.
- 20. ALL OPENINGS PENETRATING ROOF SHALL BE THOROUGHLY FLASHED AND SEALED TO ENSURE
- ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROOF
- 22. THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE
- 23. THE CONTRACTOR SHALL COORDINATE WORK WITH OWNER INCLUDING BUT NOT LIMITED TO SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS & BUILDING FACILITIES, AND SHALL REVIEW AND ABIDE BY ALL APPLICABLE LANDLORD RULES AND REGULATIONS.
- 24. THE CONTRACTOR SHALL IDENTIFY DELIVERY TIMES FOR ALL ITEMS AND PLACE THE ORDERS FOR THE LONG LEAD TIME ITEMS SO AS NOT TO DELAY THE PROJECT.
- 25. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FULLY COMPLY WITH ALL FEDERAL AND SITE SPECIFIC REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: CITIZENSHIP, CRIMINAL BACKGROUND CHECKS, DRUG FREE WORK ENVIRONMENTS, COMMUNICATIONS, SECURITY ESCORTING AND OTHER ITEMS AS PROVIDED BY THE LOCAL FIELD SECURITY OFFICER (FSO)
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
- 27. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- 28. WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE DOORS TO PROVIDE THE OWNER & TENANT'S CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE KEYS FOR TEMPORARY DOORS.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OTHERS INCLUDING BUT NOT LIMITED TO TELEPHONE, DATA AND "FURNISHED-AND/OR-INSTALLED-OWNER-PROVIDED" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS OF THE WORK WHICH WILL RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
- 30. CONTACT ARCHITECT FOR CLARIFICATION IF EXISTING OUTLET HEIGHTS OR LOCATIONS DO NOT MATCH THAT INDICATED IN THE ELECTRICAL DRAWINGS. REPLACE EXISTING ELECTRICAL DEVICES AND COVER PLATES TO MATCH THOSE SPECIFIED. CONTACT THE ARCHITECT PRIOR

TO PROCEEDING WITH REPLACEMENT.

THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACE(S), THE CONTRACTOR SHALL CLEAN

THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS.

- 32. THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES TO REMAIN AT THE JOB SITE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES ATTRIBUTABLE TO HIS OPERATION, REPAIRS, OR REPLACEMENT WITHOUT ADDITIONAL CHARGE TO THE PARTY AFFECTED.
- 33. REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE.
- SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE OWNER.

34. IMMEDIATELY PRIOR TO THE OCCUPANCY OF ANY PHASE, THE CONTRACTOR SHALL CLEAN

- 35. THE CONTRACTOR SHALL CLEAN WINDOWS AND WINDOW COVERINGS AND SHALL VACUUM THE INSIDE OF CONVECTOR ENCLOSURES WHERE/IF ON PREMISES, IMMEDIATELY PRIOR TO
- 36. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING
- 37. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND ALL CONSTRUCTION SHALL BE OF INDUSTRY STANDARD OR BETTER. THE ARCHITECT SHALL BE ULTIMATE JUDGE OF QUALITY.
- 38. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK, SPRINKLERS STRUCTURAL MEMBERS AND CONDUIT) AND THAT ANY CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT IS PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH THE ARCHITECT PRIOR TO WORK PROCEEDING. CONTRACTOR TO COORDINATE NEW WORK WITH EXISTING CONDITIONS.
- 39. NOTIFY ARCHITECT OF ANY ACCESS PANELS WHICH MAY BE REQUIRED BEFORE PROCEEDING WITH THE WORK. NO ACCESS PANELS SHALL BE INSTALLED IN GWB CEILINGS WITHOUT ARCHITECT'S REVIEW AND APPROVAL, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES. REQUIRED ACCESS PANELS SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE. (REFER TO DRYWALL SECTION FOR ACCESS PANEL NOTES)
- 40. PROVIDE PROTECTION FOR EXISTING FINISHES TO REMAIN, INCLUDING RESTROOMS, LOBBIES AND CORRIDORS AND REPAIR DAMAGES AS A RESULT OF ANY DEMOLITION OR CONSTRUCTION. DOCUMENT ANY EXISTING CONDITIONS OR DAMAGES PRIOR TO THE START OF CONSTRUCTION.
- 41. ALL EXISTING DAMAGES TO FIRE RATED CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR TO MATCH EXISTING RATED CONDITIONS, PATCH ALL DRYWALL HOLES APPROPRIATELY AND SMOOTH ROUGH SURFACES.
- 42. THE ARCHITECT AND LANDLORD SHALL BE NOTIFIED WHEN FIELD CONDITIONS NECESSITATE CHANGES TO CRITICALLY DIMENSIONED PARTITIONS AND MILLWORK LOCATIONS. REVISED LOCATIONS SHALL BE CHALKED FOR SITE INSPECTION PRIOR TO FABRICATION & INSTALLATION.
- 43. ALL NEW OPENINGS RECEIVING DOOR FRAMES SHALL RECEIVE DOUBLE STUDS FLOOR TO BOTTOM OF STRUCTURE ABOVE, AT EACH SIDE OF OPENING.
- 44. FLOOR SLAB SHALL BE FLASH PATCHED SMOOTH AND READY TO ACCEPT NEW FLOOR FINISH. CONTRACTOR SHALL INSTALL PATCHING COMPOUND OR SELF LEVELING UNDERLAYMENT INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ANY ABANDONED OPENINGS AND EXISTING GAPS IN THE STRUCTURAL SLAB ABOVE AND BELOW SHALL BE STRUCTURALLY FILLED. PATCHED AND PROPERLY SEALED TO MEET EXISTING SLAB FIRE RATING REQUIREMENTS.
- 45. ALL VERTICAL DIMENSIONS TO BE MADE FROM THE HIGHEST POINT OF FLOOR SLAB TO ENSURE PROPER ALIGNMENT OF ALL DOORS, BULKHEADS, CEILINGS, ETC.
- 46. ALL PENETRATIONS TO FIRE RATED ASSEMBLIES OF WALLS, INCLUDING SLAB CUTTING REQUIRED FOR WORK SHOWN ON THE DRAWINGS FOR PIPES. OR CONDUIT SHALL BE PROVIDED WITH FIRE STOPPING MATERIAL TO MEET UL RATING REQUIREMENTS. CONTRACTOR SHALL COORDINATE PENETRATIONS WITH MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL INFORMATION FOR REQUIRED CUT-OUT SIZES, SLAB THICKNESS, REINFORCING AND SUB GRADE PREPARATION.
- 47. WHEN A NEW PARTITION ABUTS A WINDOW MULLION, ALIGN THE PARTITION WITH THE CENTERLINE
- 48. WHERE AN EXISTING COLUMN OR PARTITION ABUTS A WINDOW AS THE WALL OF AN ENCLOSED ROOM, ALL OPENINGS OR GAPS BETWEEN THE COLUMN AND PARTITION SHALL BE SEALED WITH A NEOPRENE GASKET AND ALUMINUM BREAK METAL CLOSURE. FINISH TO MATCH WINDOW FRAME.
- 49. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, FINISHES, EQUIPMENT, POWER AND SPECIFICATIONS WITH MILLWORK, ELECTRICAL, AND COMMUNICATION SUBCONTRACTOR. DISCREPANCIES FOUND IN DRAWINGS BETWEEN ARCHITECTURE, ENGINEERING OR SITE CONDITIONS SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 50. WHERE DIMENSIONS ARE OMITTED ON DRAWINGS, REFER TO LARGE SCALE DRAWINGS, AS NOTED. LOCATE NEW WALLS, PARTITIONS OR OTHER FEATURES AS INDICATED OR IN SELF-EVIDENT POSITION (I.E. ALIGNED WITH FACE OR EXISTING WALLS, PARTITION OR COLUMN, CENTERED ON OPENINGS, COLUMNS, MULLIONS OR SPACE, ETC.) NOTIFY ARCHITECT OF ANY DISCREPANCIES. USE SAFB AT SOUND AND FIRE RATED PARTITIONS ONLY
- 51. ALL PARTITIONS SHALL BE ERECTED AS INDICATED IN PARTITION TYPES USING SPECIFIED STUD SIZE, SPACING, AND DEFLECTION LIMITS AS RECOMMENDED BY MANUFACTURER INCLUDING CONCEALED SUPPORT BLOCKING AND SOUND ATTENUATION BLANKETS.
- 52. UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL "X-RAY" CONCRETE SLAB AT ALL LOCATION WHERE NEW CORE DRILLS ARE SPECIFIED. CONTRACTOR SHALL LOCATE NEW CORE DRILLS BETWEEN EXISTING STEEL BARS. IF AFTER REVIEW OF X-RAYS, NEW CORE DRILL LOCATIONS REQUIRE CUTTING OF REINFORCING STEEL BARS, CONTRACTOR SHALL CONSULT WITH THE BUILDING'S STRUCTURAL ENGINEERS BEFORE ANY RE-BARS ARE CUT.
- 53. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW FRAMES, DOORS, AND HARDWARE IN ACCORDANCE WITH MANUFACTURER INSTRUCTION AND SPECIFICATIONS USING PROPER TEMPLATES AND INSTRUCTION SHEETS
- 54. WHERE ELECTRICAL FIXTURES OR EQUIPMENT AND THE LIKE OCCUR IN THE MILLWORK, GENERAL CONTRACTOR SHALL PROVIDE ROUGH-INS FOR THESE ITEMS AND SHALL COORDINATE INSTALLATION WITH WALL ELEVATIONS AND EQUIPMENT REQUIREMENTS TO ASSURE PROPER
- 55. LOCATE INSIDE EDGE OF ALL DOOR FRAMES 6" (152MM) FROM THE ADJACENT, PERPENDICULAR PARTITION, U.O.N. ALL DOORS SIZES, AND APPROACH SHALL BE IN ACCORDANCE WITH IBC AND ANSI A117.1, FOR ACCESSIBILITY REQUIREMENTS.

SPECIAL GENERAL CONTRACTOR NOTE

THE GC SHALL DISSEMINATE ALL SETS OF <u>ALL PLANS TO ALL PROPOSED SUBCONTRACTORS</u> FOR BID PURPOSES. AFTER AWARD, THE GC SHALL DISSEMINATE ALL SETS OF ALL REVISED PLANS TO AWARDED/APPROVIED SUBCONTRACTORS FOR COORDINATION PURPOSES.

DURING THE BID PROCESS, QUESTIONS MAY BE RAISED THAT IMPACT ONE TRADE OR ANOTHER, AND THEREFORE, ALL SHEETS MUST BE REVIEWED FOR APPROPRIATE TRADES AND COORDINATION.

GENERAL PROJECT NOTES

- ALL SUBMITTALS SHALL BE CHECKED BY THE G.C. FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR REVIEW. THE G.C. SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN TRADES PRIOR TO COMMENCING ANY FABRICATION OR OF PURCHASING ANY ITEMS.
- 2. THE G.C. SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL SHOW THE DESIGN DIMENSIONS, AND CLEARLY INDICATE IN LARGE SCALE THE CONSTRUCTION OF VARIOUS COMPONENTS, METHODS OF ASSEMBLY, THICKNESS OF MATERIALS, FINISHES, REINFORCEMENTS AND ALL OTHER PERTINENT DATA AND INFORMATION REQUESTED.
- ANY VARIATION IN THE SHOP DRAWINGS FROM THE ARCHITECT'S DRAWINGS MUST BE CLEARLY NOTED ON THE SUBMITTAL AS A VARIATION FROM THE REQUIREMENTS. FABRICATION SHALL NOT PROCEED UNTIL THE CONTRACTOR RECEIVES SHOP DRAWINGS STAMPED BY THE ARCHITECT. THE G.C. SHALL BE RESPONSIBLE TO REPLACE ANY INSTALLED FABRICATIONS, AT NO COST, THAT DEVIATE FROM THE ORIGINAL DESIGN IN THE CONTRACT DOCUMENTS IF VARIATIONS FROM THE ORIGINAL DESIGN WERE NOT CLEARLY NOTED IN THE SUBMITTAL.
- REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN TEN (10) WORKING DAYS OF THE AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE OWNER/TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
- PROPOSED CHANGES TO ANY PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS MUST CLEARLY BE NOTED ON THE SUBMITTAL AS CHANGES FROM THE ORIGINAL DESIGN. THE G.C. SHALL BE RESPONSIBLE TO REPLACE ANY PURCHASED/ INSTALLED ITEMS, AT NO COST, THAT DEVIATE FROM THE ORIGINAL SPECIFICATION IN THE CONTRACT DOCUMENTS IF VARIATIONS FROM THE ORIGINAL DESIGN WERE NOT CLEARLY NOTED IN THE SUBMITTAL OR DO NOT MEET THE PERFORMANCE OR AESTHETICS OF THE ORIGINAL SPECIFICATION.

PROVIDE FOUR (4) SETS OF BLUE OR BLACK LINE PRINTS OR ELECTRONIC FILES FOR ALL SHOP DRAWINGS. THE GC WILL SPECIFY AMOUNT OF COPIES TO THAT WILL BE RETURNED WITH COMMENTS AND STAMPS ATTACHED. PROVIDE (4) COPIES OF EACH SAMPLE.

SUBMIT SHOP DRAWINGS AND / OR SAMPLES FOR THE FOLLOWING:

- A. STRUCTURAL STEEL
- B. CONCRETE & REINFORCING STEEL ROOFING PRODUCT DATA
- D. MASONRY & VENEER MASONRY MISC. METALS
- MILLWORK, CASEWORK & WOODWORK
- G. THERMAL & SOUND INSULATING MATERIALS H. FIRESTOPPING
- ALUMINUM STOREFRONT SYSTEMS
- INSULATED GLAZING UNITS / GLASS
- K. DOOR, FRAMES & HARDWARE
- ACOUSTICAL TILES, SUSPENSION SYSTEM MEMBERS, MOLDINGS AND HANGERS M. SCHEDULED FLOOR, WALL, BASE AND MISC FINISHES
- N. SEAMING DIAGRAM / FLOOR FINISH INSTALLATION DRAWING O. TOILET ACCESSORIES
- P. MANUFACTURED OR CUSTOM SPECIALTIES OPERATING & MAINTENANCE DATA
- M. WARRANTIES & BONDS
- N. MECHANICAL AND PLUMBING EQUIPMENT, FIXTURES, DIFFUSERS AND CONTROLS AS CALLED FOR BY THE MECHANICAL AND PLUMBING DRAWINGS
- O. ELECTRICAL EQUIPMENT AND FIXTURES CALLED FOR BY THE ELECTRICAL
- DRAWINGS P. FIRE SUPPRESSION AND FIRE ALARM SHOP DRAWINGS AS REQUIRED BY THE

LOCAL AUTHORITY HAVING JURISDICTION

PROJECT CLOSE OUT NOTES

- PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE AN OPERATIONS AND MAINTENANCE ("O&M") MANUAL. THIS MANUAL SHALL INCLUDE THE FOLLOWING ITEMS IN ADDITION TO THE LANDLORD/OWNER RULES AND REGULATIONS:
- A. AN ORIGINAL OF ALL NEW EQUIPMENT AND MATERIALS SPECIFICATIONS AND OPERATIONS SHEETS AND INSTRUCTIONS.
- B. MSDATA SHEETS WHERE APPLICABLE OF ALL MATERIALS, ETC. C. ALL WARRANTIES AND OPERATIONAL INFORMATION & INSTRUCTIONS FOR
- ALL NEW EQUIPMENT, APPLIANCES, ETC. D. A COPY OF ALL APPROVED/RECORD SHOP DRAWINGS AS SUBMITTED AND/OR
- APPROVED DURING THE PROJECT, E. A COPY OF ALL APPROVED FINISHES AND THEIR SPECIFICATIONS.
- F. AIR BALANCE REPORT AS/IF PRESCRIBED BY THE MECHANICAL PLANS. G.COPIES OF ALL PANEL SCHEDULES AS THEY EXIST AFTER THE COMPLETION OF ALL WIRING.
- H. SMALL FORMAT AS-BUILT COPIES OF THE PLANS. I. FURNITURE VENDOR INSTALLATION PLANS AS/IF APPLICABLE.
- 2. TWO BOUND COPIES SHALL BE PROVIDED, IN A NEATLY INDEXED AND LABELED 3-RING BINDER(S) AND PROVIDED TO THE OCCUPANT OF THE SPACE AND THE ENGINEERING AND MAINTENANCE STAFF OF THE BUILDING.
- 3. ONE ELECTRONIC COPY OF THIS BINDER SHALL BE PROVIDED ON A THUMB DRIVE TO THE LANDLORD OR THE LANDLORD'S CONSTRUCTION MANAGER.
- 4. IF DOCUMENTS ARE EITHER LABELED AS CLASSIFIED OR LABELED AS 'SBU', THE CONTRACTOR SHALL ONLY PROVIDE HARDCOPY MATERIALS AS DEFINED ABOVE.
- THE BUILDING ENGINEER 6. GC SHALL PROVIDE A MARKED UP PLAN IDENTIFYING THE LOCATION OF ALL ACCESS PANELS FOR

5. GC SHOULD ALSO PROVIDE A FULL SIZE COPY OF THEIR FIELD / AS-BUILT/ RED-LINE DRAWINGS TO

ATTIC STOCK MATERIALS

VALVES, AND OTHER MECHANICAL DEVICES.

PLAN DESIGNATION ("F-1, VCT-1, W-1, ETC.).

- PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDED THE FOLLOWING ATTACK STOCK MATERIALS FOR THE TENANT'S/LANDLORD'S FUTURE USE:
- A.PAINT: 1 GALLON (MINIMUM) OF EACH PAINT TYPE (THIS EXCLUDES ECCENTRIC, SPRAY-APPLIED MATERIALS, ETC). LEFTOVERS OF 5-GALLON BUCKETS ARE ACCEPTABLE AS LONG AS ALL PAINTS ARE IN THIS MATERIAL.

OTHERWISE PROVIDE CLEAN, ONE GALLON BUCKET OF EACH.

- **B.BASE**: PROVIDE 12' OF STANDARD VINYL BASE OF EACH COLOR AS SPECIFIED, COILED.
- C.CEILING TILE: FOR THE STANDARD CEILING TILE, PROVIDE ONE UNOPENED BOX OF CEILING TILE. THIS EXCLUDES ECCENTRIC CEILING TILES OR CEILING
- **D.FLOORING**: FOR CARPET TILES, PROVIDE 8 TILES FOR EACH COLOR/TYPE SPECIFIED. FOR BROADLOOM CARPET, PROVIDE A MINIMUM OF ONE 5' WIDE PIECE, ROLLED. FOR VCT/LVT PROVIDE MINIMUM 10 PEICES. FOR STONE TILE OR SIMILAR, PROVIDE LEFTOVER PEICES FROM BOX.

CONTAINER. THE CONTRACTOR SHALL CLEARLY LABEL MATERIALS WITH FINISH

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3. THE CONTRACTOR SHALL COORDINATE A FINAL LOCATION WITHIN THE TENANT SPACE TO PLACE AND STORE THESE MATERIALS AND ALSO COORDINATE WITH BUILDING ENGINEERS TO ALERT THEM OF THE STOCK.

. ALL MATERIALS REFERENCED ABOVE SHALL BE NEATLY WRAPPED IN CRAFT PAPER WHEN/WHERE THE MATERIALS ARE LOOSE OR NOT SEALED IN A BOX OR

NOTE TO BIDDERS

REQUIREMENT.

- 1. THE FOLLOWING NOTES ARE TO BE CONGRUENT TO, OR IN ADDITION TO THE BID REQUIREMENTS SET BY THE CONSTRUCTION MANAGER. ADHERENCE TO THESE NOTES IS MANDATORY.
- 2. BID FORMAT: PRICING SHALL BE PROVIDED IN STANDARD CSI FORMAT WITH A BREAKDOWN BY TRADES INCLUDING QUANTITIES AND UNIT PRICES WHERE APPLICABLE. OWNER AND ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS FOLLOWING RECEIPT OF BIDS AND SHALL ACCEPT OR REJECT AT OWNER'S SOLE DISCRETION.
- 3. THE AWARDED CONTRACTOR SHALL, AT THE CONSTRUCTION MANAGER'S REQUEST, PROVIDE FULL BACK-UP FOR BIDS FROM SUBCONTRACTORS, INCLUDING ACTUAL BID DOCUMENTS PROVIDED TO CONTRACTOR.
- 4. SITE VISIT REQUIRED: PRIOR TO SUBMITTING BID, THE GENERAL CONTRACTOR AND HIS APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE HIS KNOWLEDGE OF ALL RELEVANT FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK. ANY ITEMS WHICH MAY CONFLICT WITH THE PROPOSED WORK SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO THE SUBMISSION OF THE BID. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL BUILDING RULES AND REGULATIONS. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR GENERAL CONTRACTOR'S OR SUBCONTRACTORS FAILURE TO COMPLY WITH THIS
- SUBSTITUTIONS AND QUALIFICATIONS: ALL PRICING SHALL BE BASED ON THE CONTRACT DOCUMENTS WITHOUT SUBSTITUTIONS OR ALTERATION. HOWEVER, THE GENERAL CONTRACTOR MAY OFFER PRODUCT OR CONSTRUCTION METHOD SUBSTITUTIONS WHERE EVER SUBSTANTIAL SAVINGS MAY BE AVAILABLE TO THE OWNER BY SUBMITTING WITH BID. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CALL OUT AND CLEARLY IDENTIFY ALL PROPOSED SUBSTITUTIONS AS AN ADD OR DEDUCT ALTERNATE TO THE BASE BID AND
- ATTACH TO THE BID FOR REVIEW BY THE ARCHITECT AND OWNER. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT AND OWNER WHO WILL HAVE THE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. IF THE GENERAL CONTRACTOR DOES NOT IDENTIFY AND RECEIVE ARCHITECT/ OWNER APPROVAL FOR SUBSTITUTIONS. THEN THE ARCHITECT RETAINS THE RIGHT TO DEMAND THAT THE PRODUCT OR CONSTRUCTION METHOD ORIGINALLY SPECIFIED BE INSTALLED WITHOUT ADDITIONAL COST TO THE TENANT.
- SUBCONTRACTOR LISTING: AFTER AWARD OF THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF ALL PROPOSED SUBCONTRACTORS TO THE ARCHITECT AND OWNER. ALL SUBCONTRACTORS SHALL AT THE DISCRETION OF THE ARCHITECT OR OWNER, SUBMIT QUALIFICATIONS FOR THE TYPE OF WORK SPECIFIED.
- CONSTRUCTION SCHEDULE: THE GENERAL CONTRACTOR SHALL PROVIDE A PROPOSED CONSTRUCTION SCHEDULE SHOWING THE PHASING OF THE WORK AND THE TIME REQUIRED FOR EACH ELEMENT OF EACH PHASE WITH THE BID. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE A SCHEDULE FOR REQUIRED SHOP DRAWINGS AND SUBMITTALS WITH THE BID.



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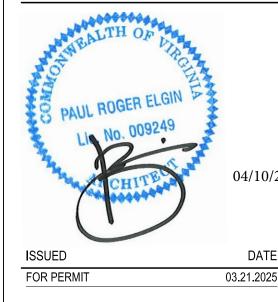
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PROJECT:

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DESIGNED/DRAWN BY: REVIEWED/APPROVED BY:

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GENERAL NOTES

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DEMOLITION GENERAL NOTES

- . THE DEMOLITION WORK INCLUDES THE NECESSARY REMOVAL OF EXISTING CONSTRUCTION AND DISPOSAL OF DEMOLISHED MATERIAL AS SHOWN IN THE DEMOLITION DRAWINGS, WORK SHALL INCLUDE ALL DEMOLITION, PATCHING AND REPAIR REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS CALLED FOR ON THE DRAWINGS.
- 2. BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, GENERAL CONTRACTOR SHALL CEASE WORK AND CONTACT THE BUILDING MANAGER IMMEDIATELY
- 3. THE CONTRACTOR SHALL REMOVE ALL ITEMS SHOWN AS DASHED LINES ON THE DEMOLITION PLAN(S) UNLESS OTHERWISE
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE BUILDING STRUCTURAL MECHANICAL ELECTRICAL PLUMBING AND FIRE SAFETY CONDITIONS UNCOVERED DURING DEMOLITION AND DURING NEW CONSTRUCTION WHICH ARE NOT ADDRESSED IN THE CONSTRUCTION DOCUMENTS.
- 5. SALVAGED ITEMS OF VALUE SHALL REMAIN THE PROPERTY OF THE TENANT AND WILL BE PLACED IN STORAGE ON SITE AS DESIGNATED BY THE TENANT, BUILDING MANAGEMENT RESERVES THE RIGHT TO HAVE ANY, ALL OR NONE OF THE REMOVED MATERIALS WHICH IS NOT REUSED IN NEW CONSTRUCTION TO BE RETURNED TO THE BUILDING MANAGER. THI G.C. IS RESPONSIBLE FOR COORDINATING THE LIST OF WHAT IS TO BE SAVED WITH THE BUILDING MANAGEMENT. ALL ITEMS TO BE REMOVED AND REUSED IN NEW CONSTRUCTION SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA OF EACH FLOOR. INSPECT SALVAGED ITEMS AND REPORT ANY DAMAGE TO THE ARCHITECT. PREPARE AN INVENTORY OF ITEMS TO BE SALVAGED AND REUSED AND CONFIRM QUANTITIES INDICATED ON THE CONTRACTOR'S BID.
- 6. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE SUBCONTRACTORS TO BE AFFECTED BY THE
- 7. THE CONTRACTOR SHALL BRACE ALL ELEMENTS DURING DEMOLITION AND NEW CONSTRUCTION WHERE REQUIRED. THE CONTRACTOR SHALL RESTRUCTURE AND REFRAME ALL COMPONENTS DISTURBED DURING DEMOLITION AND NEW CONSTRUCTION IN ACCORDANCE WITH APPLICABLE CODES.
- 8. EXTENT OF WORK IS TO BE ASCERTAINED BY CONTRACTOR AT SITE VISIT AND SHALL BE SUFFICIENT TO ACCOMMODATE THE DEMOLITION SCOPE AS SHOWN.
- 9. BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, GENERAL CONTRACTOR SHALL CEASE WORK AND CONTACT THE BUILDING
- MANAGER IMMEDIATELY 10. ALL ITEMS TO BE REMOVED AND REUSED IN NEW CONSTRUCTION SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA OF EACH FLOOR. INSPECT SALVAGED ITEMS AND REPORT ANY DAMAGE TO THE ARCHITECT.
- CONTRACTOR'S BID 11, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE BUILDING RULES AND REGULATIONS CONCERNING ALLOWABLE HOURS FOR NOISY WORK AND SHALL COORDINATE REMOVAL OF ALL DEBRIS FROM THE SPACE WITH BUILDING

PREPARE AN INVENTORY OF ITEMS TO BE SALVAGED AND REUSED AND CONFIRM QUANTITIES INDICATED ON THE

- 12. THE CONTRACTOR SHALL EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER ANY EXISTING STRUCTURAL
- 13.. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY STRUCTURAL IMPLICATIONS OF SCHEDULED DEMOLITION.
- 14 THE CONTRACTOR SHALL PROTECT EXISTING SURFACES AND FINISHES TO REMAIN BOTH INSIDE THE AREA OF WORK AND ALONG THE PATH FROM THE EXTERIOR OF THE BUILDING TO THE AREA OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR
- THE REPLACEMENT OF ITEMS/REPAIR OF ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES. 15. ANY EXISTING DUCT WORK, PIPING, PLUMBING AND CONDUITS TO BE ABANDONED SHALL BE REMOVED TO THE POINT OF ORIGIN AND CAPPED. NO SERVICES OR EQUIPMENT SHALL BE ABANDONED IN PLACE OR LEFT IN THE CEILING PLENUM. SEE
- ENGINEER'S DRAWINGS FOR EXTENT OF WORK. 16. THE CONTRACTOR SHALL CLEAN AREAS NOT IN CONTRACT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS. ALL AREAS NOT IN CONTRACT SHALL BE RETURNED TO A CONDITION EXISTING PRIOR TO
- THE START OF WORK, INCLUDING ALL FINISHES. 17. THE CONTRACTOR SHALL ERECT TEMPORARY PARTITIONS AS REQUIRED TO SEPARATE THE AREA OF WORK FROM THE
- REST OF THE BUILDING IN ORDER TO CONTAIN DUST AND NOISE
- 18. PRIOR TO ANY DEMOLITION, THE G.C. IS TO INVENTORY THE EXISTING PERIMETER WINDOW BLINDS, AND REPORT ANY DAMAGED BLINDS TO THE TENANT. THEN, THE G.C. IS TO PUT BLINDS IN OPEN POSITION, AND WRAP WITH PLASTIC.

I. THE CONTRACTOR SHALL REMOVE ALL INTERIOR PARTITIONS INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY

MANAGEMENT

SYSTEM.

- TO ACCOMPLISH THE TOTAL SCOPE OF WORK. 2. THE CONTRACTOR SHALL REMOVE ALL EXISTING DOORS, FRAMES AND HARDWARE INCLUDED UNDER THE DEMOLITION
- WORK AND STORE IN A SAFE PLACE.
- 3. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION DRAWINGS FOR PARTITIONS TO REMAIN.
- 4. THE CONTRACTOR SHALL PATCH, TAPE, SAND SMOOTH AND PAINT ANY EXISTING TO REMAIN WALL SURFACES DISTURBED BY DEMOLITION ACTIVITIES. PAINT TO MATCH ADJACENT WALL SURFACES.

I. THE CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR FINISHES INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK.

- 2. THE CONTRACTOR SHALL REMOVE ALL RESIDUAL RESIDUES AND ADHESIVES FROM THE FLOOR SLAB AS REQUIRED TO CREATE A SMOOTH AND LEVEL SURFACE FOR THE INSTALLATION OF NEW FLOORING MATERIALS AS SPECIFIED IN THE
- . THE CONTRACTOR SHALL REMOVE ALL ANCHORS, STUB-UPS, CONDUITS, ETC... NO LONGER IN USE. LARGE HOLES AND OR DAMAGE TO THE FLOOR SLAB SHALL BE PATCHED FLUSH WITH ADJACENT.
- 4. THE CONTRACTOR SHALL LEVEL THE FLOOR SLAB TO 1/4" IN 10' IN ALL DIRECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING CHANGES IN FLOOR LEVEL THAT WOULD AFFECT PROPER OPERATION OF INSTALLED ITEMS OR HEIGHT OF ITEMS SPECIFICALLY DIMENSIONED IN THE CONTRACT DOCUMENTS.

<u>CEILING</u>

- 1. THE CONTRACTOR SHALL REMOVE ALL CEILINGS, LIGHT FIXTURES, G.W.B. CEILINGS, ETC. INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK.
- . THE CONTRACTOR SHALL REMOVE OR CUT EXISTING PLUMBING OR ELECTRICAL STUB UPS, BELOW SLAB SURFACE AND SHALL PREPARE FLOOR TO ACCEPT NEW SPECIFIED FLOOR FINISH.
- 3. THE CONTRACTOR SHALL REMOVE ANY ABANDONED EQUIPMENT. SERVICES. CABLING. ETC... ABOVE THE CEILING. NOTHING SHALL BE ABANDONED IN PLACE IN THE CEILING PLENUM.
- . THE CONTRACTOR SHALL REMOVE OR RELOCATE OR DEMOLISH THE EXISTING HVAC SYSTEM DUCT WORK AS SHOWN ON THE ENGINEER'S MECHANICAL DRAWINGS AND COORDINATE WITH NEW DIFFUSER FOR NEW DUCT WORK, REFER TO ENGINEER'S MECHANICAL DRAWINGS PRIOR TO START OF DEMOLITION WORK.

ELECTRICAL

- 1. THE CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL WIRING, OUTLETS, ELECTRICAL PANELS, SPECIAL EQUIPMENT OUTLETS, CONNECTIONS AND SWITCHES IN DEMOLISHED AND FURRED-OUT WALLS INCLUDED UNDER THE DEMOLITION WORK, COORDINATE WORK WITH THE ENGINEER'S ELECTRICAL DRAWINGS.
- 2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWING FOR EXTENT OF RENOVATION WORK. 3. THE CONTRACTOR SHALL REMOVE ALL BLANK PLATES THROUGHOUT THE SCOPE OF WORK; PATCH AND REPAIR EXISTING
- WALLS TO REMAIN FLUSH AND SMOOTH WITH EXISTING SURFACES. 4. THE CONTRACTOR SHALL MAINTAIN CONTINUITY OF ALL CIRCUITS OUTSIDE THE DEMOLISHED AREA AFFECTED BY THE
- DEMOLITION. INTEGRITY TO OTHER AREAS SHALL NOT BE DAMAGED.
- 5. THE CONTRACTOR SHALL COMPLY AND COORDINATE ALL OTHER REQUIREMENTS WITH THE BUILDING OWNER/TENANT REPRESENTATIVE AND BUILDING ENGINEERS PRIOR TO THE START OF THE PROJECT.
- MISCELLANEOUS ITEMS . THE CONTRACTOR SHALL PROTECT OR COVER EXISTING WALLS AND FLOOR FINISHES TO REMAIN NEAR DEMOLITION AND
- CONSTRUCTION AREAS. THE CONTRACTOR SHALL PATCH AND REPAIR OR PROVIDE NEW ANY FINISHES TO REMAIN
- 2. UNLESS OTHERWISE NOTED ALL FINISHES SHALL BE REMOVED AND SURFACES PREPARED TO RECEIVE NEW FINISHES AS REQUIRED PER MANUFACTURER'S SPECIFICATIONS.

GENERAL FINISH NOTES

- . STARTING OF FINISH WORK SHALL INDICATE APPLICATOR'S ACCEPTANCE OF SUBSTRATE.
- ENSURE ALL SURFACES (NEW & EXISTING) TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES.
- DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- 4. ALL EXISTING SURFACES SHALL BE RESTORED TO APPEAR AS NEW. READY TO RECEIVE SPECIFIED FINISH, OR FINISHED TO MATCH THE ADJACENT SURFACE.
- PATCH, FILL AND SAND SMOOTH ALL PREVIOUS IRREGULAR PAINT FINISHES, GOUGES, HOLES, CRACKS AND DENTS TO MATCH ADJACENT SURFACE FOR A UNIFORM FINAL FINISH ON ALL EXISTING SURFACES. THE THICKNESS OF NEW FINISHES SHALL MATCH THE THICKNESS OF ADJOINING EXISTING FINISHES. CONCRETE SLAB TO BE FLASH PATCHED AS REQUIRED TO RECEIVE NEW FLOOR FINISH.
- ALL ABANDONED FLOOR PENETRATIONS (OUTLETS, PLUMBING, ETC.) SHALL BE FIRESAFED AND FILLED SMOOTH PRIOR TO INSTALLATION OF FLOOR FINISH.
- LEVEL EXISTING CONCRETE FLOOR SLABS AS NECESSARY TO PROVIDE A LEVEL SURFACE VARYING NO MORE THAN 1/4 " IN 10'-0". UPON RECEIPT FROM THE MANUFACTURER, THE INSTALLER SHALL INSPECT ALL MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR AND PATTERN.
- DAMAGED OR INCORRECT MATERIALS SHALL BE RETURNED TO THE MANUFACTURER FOR IMMEDIATE REPLACEMENT
- WHERE TWO FLOOR FINISHES MEET AT A DOORWAY, THE TRANSITION MUST OCCUR ON THE CENTERLINE OF THE DOOR IN ITS CLOSED POSITION.
- 10. EXTEND FLOOR FINISH UNDER OPEN-BOTTOMED AND RAISED BOTTOM OBSTRUCTIONS.
- 11. EXTEND FINISH INTO CLOSETS AND ALCOVES OF AREAS INDICATED, UNLESS ANOTHER FLOOR FINISH IS INDICATED FOR SUCH SPACE.
- APPLY RUBBER OR VINYL BASE WHERE SCHEDULED TO WALLS, COLUMNS, AND OTHER PERMANENT FIXTURES IN ROOMS OR AREAS WHERE SPECIFIED. INSTALL BASE IN AS LONG LENGTHS AS PRACTICAL. TIGHTLY BOND BASE TO BACKING THROUGHOUT THE LENGTH AND HEIGHT OF EACH PIECE, WITH CONTINUOUS CONTACT AT HORIZONTAL AND VERTICAL SURFACES.
- PROVIDE TRIMLESS. FLUSH ACCESS HATCH IN GYPSUM BOARD CEILING AS REQUIRED FOR MECHANICAL AND ELECTRICAL ACCESS. CONFIRM SIZE, STYLE AND LOCATION WITH ENGINEER AND
- 14. REPAIR ANY DAMAGE IN METAL OR WOOD WINDOW SILLS AFTER REMOVAL OF EXISTING PARTITIONS. FINISH NEWLY EXPOSED AND REPAIRED SILL TO MATCH EXISTING. CAULK PERIMETER WINDOW SILL; REPAIR ANY CRACKS OR DAMAGE TO PERIMETER GYPSUM BOARD AND PAINT.
- 15. AFTER COMPLETION OF THE PROJECT AND JUST PRIOR TO THE FINAL INSPECTION OF THE WORK, THOROUGHLY CLEAN FLOORS AND ACCESSORIES. APPLY WAX AND BUFF HARD SURFACE FLOORING WITH THE TYPE OF WAX, NUMBER OF COATS, AND BUFFING PROCEDURES IN COMPLIANCE WITH THE FLOORING MANUFACTURER'S INSTRUCTIONS.
- 16. COORDINATE WAXING AND BUFFING WITH BUILDING MANAGEMENT.
- 17. PRIOR TO TENANT'S OCCUPANCY. THE CONTRACTOR SHALL CLEAN ALL NEW AND EXISTING SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT, MAINTENANCE MATERIALS: DELIVER USABLE SCRAPS OF CARPET, WALL COVERING, VCT AND OTHER FINISH MATERIALS TO OWNER'S DESIGNATED STORAGE SPACE, PROPERLY PACKAGED (PAPER WRAPPED) AND IDENTIFIED.
- 18. ALL FINISHES, COATINGS, ADHESIVES, SEALANTS, ETC... SHALL BE ZERO OR LOW VOC WHEREVER POSSIBLE.

- 1. UNLESS OTHERWISE NOTED. PROVIDE MINIMUM 2-COAT PAINT SYSTEMS OVER APPROPRIATE PRIMER COAT AS SPECIFIED FOR EACH SUBSTRATE: REFER TO FINISH SCHEDULE FOR COLORS AND FINISH QUALITIES.
- PAINT GRADE WOOD: SEMI-GLOSS ALKYD PAINT GRADE DOORS: SEMI-GLOSS ALKYD H. M. FRAMES & DOORS: SEMI-GLOSS ALKYD TYPICAL WALLS: EGG SHELL - LATEX WET WALLS: EPOXY
- 2. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 3. SAND LIGHTLY BETWEEN COATS TO ACHIEVE REQUIRED FINISHES.
- ALLOW EACH COAT OF FINISH TO DRY BEFORE THE FOLLOWING COAT IS APPLIED UNLESS DIRECTED OTHERWISE BY THE MANUFACTURER.
- 5. REPAINT OR REFINISH PAINTED SURFACES DAMAGED BY SUBSEQUENT WORK.
- 6. FILL NICKS, GOUGES, AND OTHER IMPERFECTIONS OF SURFACES WITH LATEX FILLER. SAND SMOOTH AND FLUSH WITH SURFACE.
- WHERE GRILLES AND DIFFUSERS OCCUR IN CEILING OR WALL, CONFIRM WITH THE ARCHITECT PRIOR TO INSTALLATION TO ENSURE COLOR MATCH WITH ADJACENT SURFACE.
- REMOVE OR OTHERWISE PROTECT FINISH HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS BEFORE PAINTING. DO NOT PAINT ANY MOVING PARTS OF OPERATING UNITS, CODE-REQUIRED LABELS AND EQUIPMENT IDENTIFICATIONS.
- PROVIDE BUILDING MANAGEMENT WITH ATTIC STOCK OF AT LEAST ONE FULL GALLON OF EACH COLOR OF PAINT AND STAIN USED IN THE WORK. CLEARLY LABEL CONTENT AND LOCATION WHERE
- a. PAINTING EXISTING WALL SURFACES: PRIOR TO PAINTING EXISTING WALLS. CONTRACTOR SHALL SPACKLE SMALL IMPERFECTIONS IN WALL, SAND SMOOTH AND THEN APPLY (2) COATS
- b. PAINTING NEW WALL SURFACES: TAPE, SPACKLE AND SAND SMOOTH, JOINTS IN 5/8" GYP. BOARD.. THEN APPLY (1) COAT OF SHERWIN-WILLIAMS HEALTHSPEC PRIMER AND THEN APPLY (2) COATS OF SELECTED PAINT.
- c. PAINTING NEW GYP. BOARD CEILING SURFACES: TAPE, SPACKLE AND SAND SMOOTH, JOINTS IN 5/8" GYP. BOARD.. THEN APPLY (1) COAT OF PRIMER & (2) COATS OF AND THEN APPLY (2) COATS OF PAINT SELECTED PAINT.
- d. PAINTING EXISTING GYP. BOARD CEILING SURFACES: PRIOR TO PAINTING EXISTING CEILING, CONTRACTOR SHALL SPACKLE SMALL IMPERFECTIONS IN CEILING, SAND SMOOTH AND THEN APPLY (2) COATS OF SELECTED PAINT.

WALLCOVERING

BEGINNING INSTALLATION.

OR BELOW OPENINGS.

- ACCLIMATIZE WALLCOVERING MATERIALS BY REMOVING THEM FROM PACKAGING IN THE INSTALLATION AREA NOT LESS THAN 24 HOURS BEFORE APPLICATION.
- 2. PRIME AND SEAL SUBSTRATES IN ACCORDANCE WITH THE WALLCOVERING MANUFACTURER'S RECOMMENDATIONS FOR TYPE OF SUBSTRATE.
- APPLY A SURFACE SEALER TO GYPSUM DRYWALL WHICH WILL PERMIT SUBSEQUENT REMOVAL OF WALLCOVERING WITHOUT DAMAGE TO PAPER FACING.
- 4. VERIFY THAT COLORS AND PATTERNS OF WALLCOVERING ARE THOSE SPECIFIED BEFORE
- 5. PLACE PANELS CONSECUTIVELY IN THE ORDER CUT FROM ROLLS, INCLUDING FILLING SPACE ABOVE
- HANG BY REVERSING ALTERNATE STRIPS EXCEPT ON MATCH PATTERNS. APPLY ADHESIVE TO THE BACK OF THE WALLCOVERING AND PLACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. SEAMS: INSTALL SEAMS PLUMB, AND AT LEAST 6 INCHES AWAY FROM CORNERS. HORIZONTAL SEAMS WILL NOT BE PERMITTED.

7. OVERLAP SEAMS AND DOUBLE-CUT TO ASSURE TIGHT CLOSURE. ROLL, BRUSH OR USE A BROAD KNIFE TO REMOVE AIR BUBBLES, WRINKLES, BLISTERS AND OTHER DEFECTS. CUT WALLCOVERING EVENLY TO THE EDGES OF WALL PENETRATIONS.

SEAMS IN INSET.

- 1. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEAM LOCATIONS AND DIRECTION OF CARPET; MAINTAIN UNIFORMITY OF CARPET DIRECTION AND LAY OF PILE.
- 2. ALL CARPET SHALL BE LAID IN THE SAME DIRECTION UNLESS OTHERWISE SPECIFIED ON THE
- DIRECTION OF CARPET INSETS, WHEN SURROUNDED BY ANOTHER CARPET, MAY CHANGE TO AVOID
- 4. AT DOORS, THE CARPET SEAM MUST OCCUR ON THE CENTERLINE OF THE DOOR IN ITS CLOSED POSITION. NO SEAMS IN CARPET SHALL OCCUR PERPENDICULAR TO DOORS OR ENTRIES. DO NOT
- BRIDGE BUILDING EXPANSION JOINTS WITH CONTINUOUS CARPETING; PROVIDE FOR MOVEMENT. . CARPET MAY BE INSTALLED ON EXISTING VCT. PREPARE VCT AS REQUIRED TO ELIMINATE

TELEGRAPHING OF ANY EDGES OR IMPERFECTIONS THROUGH THE FACE OF THE NEW FINISH.

- 6. CARPET SHALL BE GLUED DIRECTLY TO CONCRETE SLAB UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE AND MANUFACTURER'S LITERATURE.
- APPLY ADHESIVE UNIFORMLY TO SUBSTRATE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BUTT CARPET EDGES TIGHTLY TOGETHER TO FORM SEAMS WITHOUT GAPS. REMOVE ADHESIVE PROMPTLY FROM FACE OF CARPET.
- 8. UNLESS ANOTHER MATERIAL IS SPECIFIED, VINYL STRIPS SHALL BE PROVIDED AT EACH CHANGE OF FLOOR SURFACE AS REQUIRED TO MAKE A SMOOTH TRANSITION.
- 9. COLOR OF VINYL STRIP SHALL MATCH COLOR OF VINYL BASE. IF VINYL BASE IS NOT SPECIFIED. SUBMIT COLOR SAMPLES OF TRANSITION STRIPS FPR SELECTION BY ARCHITECT.
- 10. COLOR OF VINYL STRIP SHALL MATCH COLOR OF VINYL BASE. IF VINYL BASE IS NOT SPECIFIED, SUBMIT COLOR SAMPLES OF TRANSITION STRIPS FPR SELECTION BY ARCHITECT.
- 11. CARPET BASE WHERE SCHEDULED SHALL BE APPLIED TO WALLS, COLUMNS, AND OTHER PERMANENT FIXTURES. CARPET BASE SHALL BE CONTINUOUS AND MATCH THE COLOR, PATTERN AND DIRECTION OF THE ADJOINING CARPET. COLOR AND TYPE OF CARPET BASE SHALL MATCH THE FLOOR CARPET DIRECTLY ADJOINING THE BASE. BIND THE TOP EDGE WITH SEWN POLYESTER BINDING TAPE MANUFACTURED EXPRESSLY FOR THIS PURPOSE. VERTICAL EDGE OF BASE (IE: AT DOOR FRAMES, TRANSITION TO OTHER BASE, ETC.) SHALL HAVE BINDING TAPE AS WELL.
- 12. COLOR OF THE BINDING SHALL BE SELECTED BY THE ARCHITECT FROM SAMPLES SUPPLIED FOR THIS PURPOSE BY THE CONTRACTOR. CARPET BASE SHALL BE GLUED TIGHTLY TO THE SUBSTRATE THROUGHOUT THE LENGTH AND HEIGHT AND ALONG THE TOP EDGE FOR CONTINUOUS CONTACT. BUTT JOINTS TIGHTLY TO CREATE INVISIBLE SEAMS.
- 13. CLEAN GLUE FROM FACE OF BASE PROMPTLY. UNDER NO CIRCUMSTANCES SHALL CARPET BASE BE STAPLED OR TACKED TO THE SUBSTRATE.

CERAMIC AND STONE TILE:

- 1. MIX MATERIALS AND PREPARE SURFACE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. GRIND OR FILL CONCRETE SUBSTRATES AS NEEDED TO COMPLY WITH TCA ALLOWABLE VARIATIONS. AREAS SCHEDULED TO RECEIVE TILE FLOORING SHALL RECEIVE MEMBRANE APPLICATION. CRACK ISOLATION MEMBRANE TO BE ONE-PART ELECTROMETRIC SEAMLESS MEMBRANE, 30 MIL (CURED THICKNESS), AND NO WATER PERMEABILITY AS MANUFACTURED BY CUSTOM OR MAPEL.
- SUSTAINABLE DESIGN SUBMITTALS: SUBMIT SUSTAINABLE DESIGN INFORMATION AS PER SUSTAINABLE DESIGN SPECIFICATIONS SECTION, IN REFERENCE TO THE FOLLOWING LEED CREDITS: MR CREDIT 4, MR CREDIT 5.1, MR CREDIT 5.2 IEQ CREDIT 4.3.
- 3. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF EACH MATERIAL NEEDED AS WELL AS ANSLAND TCA REQUIREMENTS. EXTEND TILE WORK INTO RECESSES AND UNDER OF BEHIND EQUIPMENT AND FIXTURES, TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS, EXCEPT AS OTHERWISE SHOWN. TERMINATE WORK NEATLY AT OBSTRUCTIONS, EDGES AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS. LAYOUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. AVOID TILES LESS THAN ONE HALF SIZE. ALIGN JOINTS WHEN ADJOINING TILES ON FLOOR, BASE, WALLS AND TRIM THAT ARE THE SAME SIZE. PROVIDE UNIFORM JOINT WIDTHS AT CERAMIC TILE TO BE NOT LESS THAN 1/16" OR GREATER THAN 1/8". NATURAL STONE TILE TO BE BUTT JOINTED. WHERE STONE TILE ABUTS DISSIMILAR FLOORING MATERIALS, PROVIDE TERRAZZO DIVIDER STRIPS OR OTHER SIMILAR METAL ANGLE DEVICE TO HELP PREVENT EDGE CHIPPING CAUSED BY IMPACT: TERRAZZO DIVIDER STRIP OR SCHLUTER TRIMS #E100.
- PROVIDE EXPANSION JOINTS AS FOLLOWS: NATURAL STONE TILE SAME AS GROUT JOINT; BUT NOT LESS THAN 1/4". CERAMIC TILE NOT LESS THAN 1/8". INSTALL EXPANSION JOINTS AT 24' MAX. IN EACH DIRECTION, WHERE TILE WORK ABUTS RESTRAINING SURFACES SUCH AS PERIMETER WALLS, DISSIMILAR FLOORS, CURBS, COLUMNS, AND PIPES, WHERE CHANGES OCCUR IN BACKING MATERIALS, AT EXPANSION, CONTROL, CONSTRUCTION, COLD AND SEISMIC JOINTS IN STRUCTURE. EXPANSION JOINTS SHALL BE CONSTRUCTED DURING INSTALLATION OF TILE. DO NOT CUT JOINTS AFTER TILE INSTALLATION. EXPANSION JOINTS MUST BE INSTALLED IN ACCORDANCE WITH ANSI/TCNA GUIDELINES, REFER TO TCNA EJ171.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND TO VERIFY DIMENSIONS. ANY DIMENSIONS OR FIELD CONDITIONS WHICH VARY FROM THE DESIGN INTENT OF THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE GENERAL CONTRACTOR FOR REVIEW PRIOR TO PROCEEDING WITH WORK.
- 6. TILE SHALL BE MANUFACTURED IN COMPLIANCE WITH STANDARD GRADE REQUIREMENTS OF ANSI A137.1. INSTALLATION OF TILE SHALL BE IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN HANDBOOK FOR CERAMIC TILE INSTALLATION PRODUCED BY THE TILE COUNCIL OF AMERICA. PROVIDE ALL NECESSARY CAPS, STOPS, RETURNS, TRIMMERS, AND OTHER SHAPES TO COMPLETE INSTALLATION (COLOR AND FINISH TO MATCH ADJACENT TILE). PROVIDE A QUANTITY EQUAL TO 2% OF EACH TYPE AND COLOR OF TILE FROM SAME PRODUCTION RUN AS INSTALLED MATERIAL FOR ATTIC STOCK.
- FOR TILE EXHIBITING COLOR VARIATIONS, BLEND TILE IN FACTORY AND PACKAGE ACCORDINGLY SO THAT TILE UNITS TAKEN FROM ONE PACKAGE SHOW THE SAME RANGE IN COLORS AS THOSE TAKEN FROM OTHER PACKAGES AND MATCH APPROVED SAMPLES. WHERE FACTORY-MOUNTED TILE IS REQUIRED, PROVIDE BACK-FACE OR EDGE-MOUNTED TILE ASSEMBLIES AS STANDARD WITH MANUFACTURER UNLESS ANOTHER MOUNTING METHOD IS INDICATED.
- 3. USE CLEAN WATER IN INITIAL CLEANING. REMOVE SURFACE LAITANCE WITH A DRY POLISHING CLOTH. DO NOT USE ACID IN FINAL CLEANING OF TILE. PROVIDE A NON-YELLOWING, PENETRATING SEALER ON FLOOR CERAMIC TILE WHICH DOES NOT LEAVE A FILM OR VISIBLE COATING. KEEP FLOOR AREAS FREE FROM GENERAL TRAFFIC FOR AT LEAST 72 HOURS FOLLOWING INSTALLATION. PROTECT WALLS FROM IMPACT, VIBRATIONS AND HEAVY HAMMERING ON ADJACENT AND OPPOSITE
- 9. CERAMIC TILE PATTERN TO BE SET TO PATTERNS INDICATED ON THE DRAWINGS. CONTRACTOR TO SUBMIT MASTER SET PATTERN LAYOUT FOR ARCHITECT"S REVIEW PRIOR TO FABRICATION OF TILE.
- 10. LAY OUT ALL TILE FIELDS CENTERED. AVOID USE OF TILE LESS THAN 1/2 SIZE. IN GENERAL, TILES TO HAVE 1/8" GROUT JOINTS.
- 11. NOMINAL DIMENSION OF THE TILE SHALL BE AS INDICATED ON THE FINISH SCHEDULE.
- 12. WHERE STONE (MARBLE OR GRANITE) IS SCHEDULED, ALL EXPOSED SURFACES SHALL BE POLISHED, UNLESS NOTED OTHERWISE. INSTALL 4" HONED MARBLE THRESHOLDS AT TRANSITION BETWEEN CERAMIC AND ANY OTHER FLOOR FINISH. COLOR TO BE SELECTED BY ARCHITECT.
- 13. PROVIDE STAINLESS STEEL ANGLE AT ALL CARPET / TILE JUNCTIONS.
- 14. TILE FINISH TO BE 1/8" BELOW CARPET FINISHES.
- 15. PROVIDE ALL TILE TRIM, EDGE TILE, SPECIAL SHAPES AND ACCESSORIES INCLUDING COVE AND
- 16. INCLUDE INSIDE AND OUTSIDE SHAPES AS REQUIRED BY SPECIFIC LOCATION.

BULLNOSE THAT MATCH COLOR AND FINISH OF ADJOINING FLAT TILE.

GENERAL CEILING NOTES

- SUBMITTALS: PRODUCT DATA: FOR EACH TYPE OF PRODUCT SPECIFIED.SAMPLES FOR VERIFICATION: FULL SIZE UNITS OF EACH TYPE OF CEILING ASSEMBLY INDICATED IN SETS FOR EACH COLOR, TEXTURE AND PATTERN SPECIFIED IN THE FINISH SCHEDULE 12" INCHES SQUARE SAMPLES OF EACH ACOUSTICAL PANEL TYPE, PATTERN AND COLOR, SET OF 12" INCHES LONG SAMPLES OF EXPOSED SUSPENSION SYSTEM MEMBERS, INCLUDING MOLDINGS, FOR EACH TYPE OF SUSPENSION SYSTEM.
- QUALITY ASSURANCE: SOURCE LIMITATIONS FOR CEILING UNITS AND SUSPENSION SYSTEM: OBTAIN SUSPENSION SYSTEM AND ACOUSTICAL UNITS FROM ONE SOURCE WITH RESOURCES TO PROVIDE PRODUCTS OF CONSISTING QUALITY IN APPEARANCE AND PHYSICAL PROPERTIES WITHOUT DELAYING THE WORK. OBTAIN BOTH ACOUSTICAL CEILING PANELS AND SUSPENSION SYSTEM FOR THE SAME MANUFACTURER.
- PROJECT CONDITIONS: DO NOT INSTALL ACOUSTICAL PANELS CEILING UNTIL SPACES ARE ENCLOSED AND WEATHERPROOF, WET WORK IN SPACES IS COMPLETED AND DRY, WORK ABOVE CEILING IS COMPLETED. AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT THE LEVELS INDICATED FOR THE PROJECT WHEN OCCUPIED FOR ITS INTENDED USE.
- PRODUCTS: MANUFACTURER: AVAILABLE PRODUCTS, SUBJECT TO COMPLIANCE WITH REQUIREMENTS PRODUCT MANUFACTURER, REFER TO DRAWINGS AND CEILING FINISH SCHEDULE FOR MANUFACTURER'S NAME, TYPE, TEXTURE, THICKNESS, NRC AND SUSPENSION CEILING SYSTEM FOR EACH SPECIFIED SUSPENDED CEILING.
- ACOUSTICAL PANEL, GENERAL: ACOUSTICAL PANEL STANDARD: BASIC OF DESIGN: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. PROVIDE MANUFACTURER'S STANDARD PANEL OF CONFIGURATION, INDICATED ON CEILING FINISH SCHEDULE THAT COMPLY WITH ASTM E 1264 CLASSIFICATION AS DESIGNATED BY TYPES, PATTERN, ACOUSTICAL RATING, AND LIGHT REFLECTANCE. UNLESS OTHERWISE INDICATED.
- a. MOUNTING METHOD FOR MEASURING NOISE REDUCTION COEFFICIENT: TYPE E-400; PLENUM MOUNTING IN WHICH FACE OF TEST SPECIMEN IS 15 3/2" INCHES AWAY FROM TEST SURFACE PER
- ACOUSTICAL PANELS: COLOR AND PATTERN: MATCH APPEARANCES CHARACTERISTICS INDICATED FOR EACH PRODUCT TYPE, AS INDICATED ON CEILING SCHEDULE
- PANEL CHARACTERISTICS: COMPLY WITH REQUIREMENTS INDICATED, INCLUDING ASTM E 1264 CLASSIFICATION. (REFER TO DRAWINGS CEILING SCHEDULES FOR MANUFACTURER'S NAME OF SPECIFIED CEILING SYSTEM, EDGE JOINT DETAIL, THICKNESS AND MODULAR SIZE)

6. METAL SUSPENSION, GENERAL.

TYPE OF SYSTEM INDICATED

- SUSPENSION SYSTEM: BASIS OF DESIGN PRODUCT: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE SUSPENSION SYSTEM (REFER TO DRAWINGS CEILING SCHEDULES FOR TYPE, MODEL & MANUFACTURER'S NAME)
- b. METAL SUSPENSION SYSTEM STANDARD: PROVIDE MANUFACTURER'S STANDARD DIRECT-HUNG METAL SUSPENSION SYSTEM OF TYPES, STRUCTURAL CLASSIFICATIONS, AND FINISHES INDICATED THAT COMPLY WITH APPLICABLE ASTM C 635 REQUIREMENTS.
- FINISHES AND COLOR, GENERAL: COMPLY WITH NAAMM'S "METAL FINISH MANUAL FOR ARCHITECTURAL AND METAL PRODUCTS" FOR RECOMMENDATIONS FOR APPLYING AND DESIGNATING FINISHES. PROVIDE MANUFACTURER'S STANDARD FACTORY-APPLIED FINISH FOR
- d. ATTACHMENT DEVICES: SIZE FOR FIVE TIMES DESIGN LOADS INDICATED IN THE ASTM C 635,

TABLE 1, DIRECT HUNG, UNLESS OTHERWISE INDICATED.

- WIRE HANGERS, BRACES AND TIES: PROVIDE WIRES COMPLYING WITH THE FOLLOWING REQUIREMENTS: ZINC-COATED CARBON STEEL WIRES TO COMPLY WITH ASTM A 641/ A 641M, CLASS 1 ZINC COATING, SOFT TEMPER. SIZE: SELECT WIRE DIAMETER SO ITS STRESS AT THREE TIMES HANGER DESIGN LOAD (ASTM C 635), TABLE 1, DIRECT HUNG WILL BE LESS THAN YIELD STRESS OF WIRE, BUT PROVIDE NOT LESS THAN 0.106 INCHES DIAMETER WIRE.
- SHEET METAL EDGE MOLDING AND TRIM: TYPE AND PROFILE INDICATED OR, IF NOT INDICATED MANUFACTURER'S STANDARD MOLDINGS FOR EDGES AND PENETRATIONS THAT FIT ACOUSTICAL
- PANEL EDGE DETAIL AND SUSPENSION SYSTEM EXTRUDED-ALUMINUM EDGE MOLDING TRIM: WHERE INDICATED, PROVIDE MANUFACTURER' EXTRUDED ALUMINUM EDGE MOLDING AND TRIM OF PROFILES INDICATED OR REFERENCED BY MANUFACTURER'S PRODUCT DESIGNATION, INCLUDING SPLICE PLATES, CORNER PIECES, AND ATTACHMENT AND OTHER CLIPS FOR ALUMINUM ALLOY OR BAKED-ENAMEL FINISHES (REFER TO DRAWINGS FOR TYPE, MODEL AND MANUFACTURER)
- ACOUSTICAL SEALANT: ACOUSTICAL SEALANT FOR EXPOSED AND CONCEALED JOINTS: MANUFACTURER'S STANDARD NON-SAG, PAINTABLE, NON-STAINING LATEX SEALANTS COMPLYING WITH ASTM C 834. ACOUSTICAL SEALANT FOR CONCEALED AND EXPOSED JOINTS: MANUFACTURER'S STANDARD NONDRYING, NON-HARDENING, NON-SKINNING, NON-STAINING GUNNABLE, SYNTHETIC-RUBBER SEALANT RECOMMENDED FOR SEALING INTERIOR CONCEALED JOINTS TO REDUCE AIRBORNE SOUND TRANSMISSION.
- ACOUSTICAL SEALANT: CHEMREX, INC. CONTECH BRANDS AC-20 FTR ACOUSTICAL AND INSULATION SEALANT: PECORA CORP. SHEETROCK ACOUSTICAL SEALANT: UNITED STATES GYPSUM CO.
- IN AREAS SUBJECT TO WETTING: 1/2" (WR) WATER RESISTANT BACKING BOARD TO COMPLY WITH ASTM C 630/C 630M AND GLASS-MAT WATER RESISTANT BACKING PANEL OR CEMENTIOUS BACKER UNITS FOR SHOWER COMPARTMENTS ARE SUITABLE TILE SUBSTRATE. REGULAR GYPSUM BOARD IS SUITABLE SUBSTRATE FOR WALL TILE NOT SUBJECT TO WETTING. WHEN PANELS ARE SUBSTRATE FOR TILE, THE MATERIAL USED TO FINISH JOINTS MUST BE COMPATIBLE WITH THE TILE SETTING BEDS. (NOTE: STUDS IN WALLS RECEIVING FULL HT. WALL TILE SHALL BE 20 GAUGE AT 16" O.C.)SUSPENDED DRYWALL CEILING AND SOFFITS: GYPSUM WALL BOARD FOR SUSPENDED CEILINGS SHALL BE 1/2" NON-SAG TYPE GYPSUM BOARD TO BE SCREW TO 7/8" 25 GA. FURRING STRIPS AT 24" O.C. ATTACHED WITH CLIPS TO 11/2" COLD ROLLED STEEL CHANNELS AT 4'-0" SUSPENDED BY 8 GAUGE GALVANIZED WIRES AT 48" O.C. WIRE HANGERS OR METAL FRAMING SHALL NOT BE ATTACHED TO DUCTWORK. (NOTE: FOR WATER
- RESISTANCE CEILING GYPSUM BOARD AT WET AREAS, PROVIDE FURRING CHANNELS AT 12" O.C. MAX. SUSPENDED DRYWALL CEILING & SOFFITS: PROVIDE 1/2" THICK NON-SAG GYPSUM BOARD CEILING PANELS SCREW TO A NON-RATED STAB DIRECT HUNG SYSTEM DRYWALL CEILING SIMILAR TO CHICAGO METALLIC CORPORATION 660-C HEAVY DUTY SERIES SYSTEM WITH 1 3/8" SUSPENSION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRYWALL CONCEALED FRAMED ACCESS DRYWALL PANELS SIMILAR TO "GRG ACCESS PANEL" BY CHICAGO METALLIC CORP. REFER TO MANUFACTURER'S. RECOMMENDED FRAMING AND INSTALLATION INSTRUCTIONS WITH SIZES AS REQUIRED BY CONDITION, COORDINATE WITH MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS FOR LOCATION AND QUANTITY.
- GYPSUM BOARD FINISH LEVELS: PROVIDE LEVEL 5 GYPSUM BOARD FINISH LEVEL ACCORDING TO ASTM C 840 AT LOCATION INDICATED AND TO MEET LEVEL FINISH REQUIREMENTS AS RECOMMENDED BY NATIONAL GYPSUM COMPANY.

GENERAL MILLWORK NOTES

- 1. SUBMITTALS: PRODUCT DATA AND SHOP DRAWINGS: PROVIDE THREE COPIES OF PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED, INCLUDING CABINET HARDWARE AND ACCESSORIES. AND FINISHING MATERIALS AND PROCESS. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT AT LEAST THREE COPIES OF SHOP DRAWINGS SHOWING LOCATION OF EACH ITEM, DIMENSIONED PLAN AND ELEVATION. LARGE SCALE DETAILS, AND OTHER COMPONENTS INCLUDING HARDWARE, STAINLESS STEEL, GLASS AND STONE PRODUCTS.
- SAMPLES: CONTRACTOR SHALL SUBMIT THREE SAMPLES FOR VERIFICATION AND APPROVAL: A. WOOD PLASTIC LAMINATED FACED PANELS PRODUCTS 12" X 12" INCHES MIN. SAMPLES FOR EACH TYPE , COLOR PATTERN AND SURFACE FINISH. TO MATCH ARCHITECT SAMPLE OR AS INDICATED ON FINISH SCHEDULE.
- QUALITY ASSURANCE: QUALITY STANDARD: UNLESS OTHERWISE INDICATED COMPLY WITH THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.
- FOREST CERTIFICATION: PROVIDE INTERIOR ARCHITECTURAL WOODWORK PRODUCED FROM WOOD OBTAINED FROM FOREST CERTIFIED BY FSC ACCREDITED CERTIFICATION BODY TO COMPLY WITH FSC-STD-01-001, FSC PRINCIPLES AND CRITERIA FOR FOREST STEWARDSHIP.
- PROJECT CONDITIONS: ENVIRONMENTAL LIMITATIONS, DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED, WET WORK IS COMPLETED, AND HVAC SYSTEM IS OPERATING AND MAINTAINING TEMPERATURE AND RELATIVE HUMIDITY AT OCCUPANCY LEVELS DURING REMAINDER OF THE CONSTRUCTION PERIOD.
- 6. WOOD PRODUCT VENDORS THAT INVOICE FSC-CERTIFIED PRODUCTS MUST BE COC CERTIFIED BY AN FSC ACCREDITED CERTIFIER. ENTITIES THAT INSTALL AN FSC-CERTIFIED PRODUCT ON THE PROJECT SITE DO NOT REQUIRE COC CERTIFICATION AS LONG AS THEY DO NOT MODIFY THE PRODUCTS PACKAGING OR FORM EXCEPT AS IS REQUIRED FOR INSTALLATION. CONTRACTOR SHOULD BE CAREFUL NOT TO MIX OR CONTAMINATE THE FSC CERTIFIED MATERIAL WITH NON-FSC-CERTIFIED MATERIAL.

WOOD PRODUCTS:

- HARDBOARD: AHA A135.4 MEDIUM DENSITY FIBERBOARD: ANSI A208.2 GRADE MD. (MADE WITH BINDER CONTAINING NO-UREA FORMALDEHYDE.) EXTERIOR GLUE AT COUNTERTOPS WITH SINKS PARTICLE BOARD: ANSI A208.1 GRADE M-2.
- SOFTWOOD: DOC PS 1, (MEDIUM DENSITY OVERLAY THERMOSET DECORATIVE OVERLAY: MEDIUM DENSITY FIBERBOARD COMPLYING WITH ANSI A208.2 GRADE MD WITH SURFACE OF THERMALLY FUSED, MELAMINE IMPREGNATED DECORATIVE LAMINATE PAPER COMPLYING WITH LMA SAT-1 HIGH PRESSURE DECORATIVE LAMINATE: NEMA LD3, GRADES AS INDICATED OR NOT INDICATED,

PLASTIC LAMINATED CABINETS, SHELVING AND COUNTERTOPS:

AS REQUIRED BY WOODWORK QUALITY STANDARDS.

- ALL PLASTIC LAMINATED CABINETS AND COUNTERTOPS SHALL BE OF FLUSH OVERLAY CONSTRUCTION. U.O.N. INTERIOR SURFACES OF CABINETS NOT EXPOSED TO VIEW SHALL BE MELAMINE WITH PLASTIC LAMINATE EDGEBANDING TO MATCH MELAMINE. ALL CABINET EXTERIOR SURFACES EXPOSED TO VIEW SHALL BE HIGH PRESSURE PLASTIC LAMINATE. ALL OPEN CABINET SHELVING SHALL BE PLASTIC LAMINATE WITH PLASTIC LAMINATE EDGE BANDING TO MATCH. ALL COUNTER SUPPORTS SHALL BE PLASTIC LAMINATE. ALL COUNTERS USED AS WORK SURFACES AND ALL PANELING SHALL BE BALANCED AND HAVE PHENOLIC BACKER LAMINATED TO ENTIRE UNDERSIDE OR BACK FACE. CABINET DOORS SHALL HAVE PLASTIC LAMINATE ON ALL FACES AND EDGES. ALL PLASTIC LAMINATED CASEWORK SHALL COMPLY WITH AWI SECTION 400 FOR PREMIUM GRADE CONSTRUCTION WITH THE FOLLOWING MATERIALS:
- 2. HIGH PRESSURE DECORATIVE LAMINATE: NEMA LD 3 GRADES AS INDICATED.
- THERMOSET DECORATIVE OVERLAY: MEDIUM DENSITY FIBERBOARD COMPLYING WITH ANSI A208. GRADE MD WITH SURFACE OF THERMALLY FUSED MELAMINE IMPREGNATED DECORATIVE PAPER COMPLYING WITH LMA
- PLASTIC LAMINATED SHELVING: COMPLY WITH AWI SECTION 600 FOR PLASTIC LAMINATE CABINETS. PREMIUM GRADE, HIGH PRESSURE DECORATIVE LAMINATE COMPLYING WITH THE FOLLOWING REQUIREMENTS: HORIZONTAL SURFACES AND EDGES: EGS SHELVING 3/4" INCH HARDWOOD
- 5. PLASTIC LAMINATED CABINET: COMPLY WITH AWI SECTION 400 REQUIREMENTS FOR LAMINATED CABINETS, PREMIUM GRADE, AWI TYPE OF CONSTRUCTION AS INDICATED. HIGH PRESSURE DECORATIVE LAMINATE.
- PRESSURE DECORATIVE LAMINATE COUNTERTOPS, PREMIUM GRADE, LAMINATE GRADE HGP, WITH COLOR, PATTERN AND FINISH AS INDICATED ON THE FINISH SCHEDULE. COUNTERTOPS CORE MATERIAL SHALL BE FABRICATED OF 3/4" MIN. FOR TOPS IN CLOSED CABINETS AND 1 1/8" THICK FOR OPEN COUNTERTOPS,

6. PLASTIC LAMINATED COUNTERTOPS: COMPLY WITH AWI SECTION 400 REQUIREMENTS FOR HIGH

- BACK SPLASH: MADE WITH EXTERIOR GLUE WITHIN THREE FEET OF ANY SINK PERIMETER. AND INTERIOR GLUE AT OTHER LOCATIONS. LAMINATED EDGE TREATMENT SAME AS HORIZONTAL SURFACES. PROVIDE BACK SPLASH IN LOCATIONS INDICATED MADE OF MDF WITH EXTERIOR GLUE LAMINATED FRONT, BACK AND ALL FOUR EDGES.
- 8. LAMINATED CLADDING FOR EXPOSED SURFACES: A. HORIZONTAL SURFACES OTHER THAN TOPS : HGS B. POSTFORMED SURFACES: HGP C. VERTICAL SURFACES: VGS EDGES: VGS
- MATERIALS FOR SEMI-EXPOSED SURFACES: A. SURFACES AND OTHER THAN DRAWER BODIES: WHITE THERMOSET DECORATIVE

B. DRAWER SIDES AND BACKS: THERMOSET DECORATIVE OVERLAY.

- C. DRAWER BOTTOM: HARDWOOD PLYWOOD WITH THERMOSET DECORATIVE OVERLAY. SOLID SURFACING MATERIAL:
- HOMOGENEOUS SOLID SHEET OF FILLED PLASTIC RESIN COMPLYING WITH ISSFA-2 SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS FROM
- MANUFACTURERS LISTED ON THE FINISH SCHEDULE. SOLID SURFACING MATERIAL THICKNESS: 3/2" COLOR, PATTERN AND FINISHES AS INDICATED ON FINISH SCHEDULE OR TO MATCH FINISH SAMPLE FABRICATE TOPS IN ONE PIECE WITH LOOSE BACK SPLASH FOR FIELD APPLICATIONS.

COMPLY WITH SOLID SURFACING MATERIAL AND MANUFACTURER'S WRITTEN

RECOMMENDATIONS FOR ADHESIVES, SEALERS, FABRICATIONS AND FINISHING.

CABINET HARDWARE:

SUBMIT CATALO

CASEWORK PU

DOOR LOCKS:

ONLY EXPOSED HARDWARE IS SPECIFIED IN THIS DOCUMENT. THE CONTRACTOR IS TO SUPPLY ALL OTHER NECESSARY HARDWARE TO COMPLETE THE WORK. PROVIDE CABINET HARDWARE AND ACCESSORIES MATERIALS ASSOCIATED WITH ARCHITECTURAL CABINETS TO COMPLY WITH BHMA A156.9 FOR ITEMS INDICATED BY REFERENCING BHMA NUMBERS. ALL UNSPECIFIED HARDWARE SHALL BE OF THE HIGHES CONTRACTOR IS TO PROVIDE CATAL CHITECT, PROVIDE PLASTIC GROMMETS AT S NOTED IN THE DRAWINGS.

DRAWER LOCK GROMMETS: CLOSET ROD A STANDOFF: **EXPOSED HARDV** FINISH: FOR EXPOSED HARDWARE, PROVIDE FINISH THAT COMPLY WITH



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PROJECT:

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SHEET TITLE:

FOR PERMIT

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DATE

03.21.2025

DESIGNED/DRAWN BY:

REVIEWED/APPROVED BY:

PROJECT NO:

DIVISION 00: PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 70 00 - CONDITIONS OF THE CONTRACT

GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 2007 EDITION, IS A PART OF THIS CONTRACT, AND SHALL GOVERN WORK. 1. A COPY WILL BE MADE AVAILABLE BY ARCHITECT UPON REQUEST.

SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS

- CONDITIONS AND REQUIREMENTS: GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 01 - GENERAL REQUIREMENTS CONTAIN INFORMATION NECESSARY FOR COMPLETION OF EVERY PART OF PROJECT.
- DIVISION 01: WHERE PROVISIONS OF GENERAL CONDITIONS RELATE TO PROJECT ADMINISTRATION OR WORK-RELATED REQUIREMENTS OF THE CONTRACT, THOSE PARAGRAPHS ARE EXPANDED IN
- SUBCONTRACTORS: CONTRACTOR AGREES TO BIND SUBCONTRACTORS AND MATERIAL SUPPLIERS TO TERMS OF GENERAL AND SUPPLEMENTARY CONDITIONS, INCLUDING ARBITRATION.
- INSURANCE: AS REQUIRED BY AND APPROVED BY OWNER. MISCELLANEOUS DEFINITIONS:
- 1. APPROVED: REQUIRES WRITTEN ACTION BY ARCHITECT AS DO TERMS SUCH AS "DIRECTED," "SELECTED," "REQUIRED," "ORDERED," "DESIGNATED," "ACCEPTED,"
- "ACCEPTABLE," AND "SATISFACTORY. FURNISH: SUPPLY AND DELIVER TO PROJECT, UNLESS OTHERWISE SPECIFIED. INSTALL: MAKE OPERATIONAL AT PROJECT FOR INTENDED USE, INCLUDING UNLOADING,
- INSPECTING AND COMPLETING IN PLACE. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE, UNLESS OTHERWISE SPECIFIED.

DIVISION 01: GENERAL REQUIREMENTS

SECTION 01 11 00 - SUMMARY OF WORK

- A. SCOPE: PROJECT CONSISTS OF CONSTRUCTION OF THE DSW STORE AS INDICATED IN CONTRACT
- DOCUMENTS. 1. ITEMS NOTED "NIC" (NOT IN CONTRACT) WILL BE FURNISHED AND INSTALLED BY OWNER OR
- UNDER SEPARATE CONTRACT. 2. HAZARDOUS MATERIALS: HAZARDOUS MATERIAL CONTAINMENT, REMOVAL AND DISPOSAL ARE NOT INCLUDED IN CONTRACT; OWNER WILL PROVIDE FOR HANDLING OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT PRIOR TO THIS PROJECT. NOTIFY OWNER
- IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED. WORK SEQUENCE: COORDINATE CONSTRUCTION SCHEDULE, OPERATIONS AND USE OF PREMISES
- CONTRACTOR USE OF PREMISES: LIMITED TO AREAS INDICATED AND AS SPECIFIED; LIMIT ACCESS TO THE PROJECT SITE AS DIRECTED BY OWNER.
- LINES AND LEVELS ENGINEERING: ESTABLISH LINES AND LEVELS BY USE OF RECOGNIZED
- ENGINEERING PRACTICES. LOCATE AND PROTECT CONTROL AND REFERENCE POINTS. REGULATORY REQUIREMENTS: COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. INFORM
- ARCHITECT IMMEDIATELY OF ANY NON-CODE-COMPLYING CONDITIONS OBSERVED OR NOTED. STANDARDS: COMPLY WITH REFERENCED STANDARDS EXCEPT WHERE MORE RIGID REQUIREMENTS
- ARE REQUIRED BY CODE. UNLESS A SPECIFIC DATE IS REFERENCED. THE ISSUE DATE OF THE STANDARD IS THAT DATE IN EFFECT WHEN THE DOCUMENTS ARE ISSUED. OWNER-FURNISHED, CONTRACTOR-INSTALLED ITEMS (OFCI): OWNER WILL ARRANGE AND PAY FOR
- DELIVERY OF THE IDENTIFIED PRODUCTS TO THE PROJECT SITE FOR INSTALLATION BY THE
- 1. CONTRACTOR SHALL INSPECT, RECEIVE, UNLOAD, STORE, INSTALL AND FINISH AS INDICATED OR REQUIRED.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

- PROCEDURES: CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS PRIOR TO SUBMITTING TO OWNER'S PROJECT MANAGER, CONTRACTOR SHALL INFORM OWNER'S PROJECT MANAGER IN WRITING, AT TIME OF SUBMISSION, OF ANY PROPOSED DEVIATION FROM CONTRACT DOCUMENTS. 1. CONTRACTOR'S SUBMITTAL REPRESENTS THAT FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA HAVE BEEN DETERMINED AND VERIFIED BY CONTRACTOR.
- SHOP DRAWINGS: SUBMIT TWO PRINTS, SUBMIT SHOP DRAWINGS FOR CUSTOM PRODUCTS AND
- PRODUCTS NOT FULLY IDENTIFIED BY PRODUCT DATA. PRODUCT DATA: SUBMIT NUMBER REQUIRED BY CONTRACTOR PLUS TWO FOR OWNER'S PROJECT MANAGER. INDICATE ITEM TO BE USED WHERE DATA FOR MORE THAN ONE PRODUCT OR OPTION IS INCLUDED. SUBMIT PRODUCT DATA FOR EACH STOCK MANUFACTURED ITEM.
- MANUFACTURER'S CERTIFICATES: SUBMIT TWO COPIES. COORDINATION: COORDINATE USE OF PREMISES AND ACCESS TO SITE UNDER DIRECTION OF OWNER, COORDINATE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF
- CONSTRUCTION FLEMENTS MAKE PROVISIONS FOR OWNER-INSTALLED ITEMS AND FOR WORK UNDER SEPARATE
- CONTRACTS 2. VERIFY CHARACTERISTICS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTION TO, AND PLACING SUCH EQUIPMENT IN SERVICE.
- 3. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK, CONCEAL PIPES, DUCTS, AND WIRING INSTALLED IN FINISHED AREAS, COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISHES.

SECTION 01 40 00 - QUALITY REQUIREMENTS

- GENERAL QUALITY CONTROL: MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
- MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN OTHER SPECIFICATION SECTIONS, MANUFACTURER OR SUPPLIER SHALL HAVE QUALIFIED PERSONNEL TO PROVIDE ON-SITE OBSERVATIONS AND RECOMMENDATIONS. 1. REPRESENTATIVE SHALL:
- OBSERVE FIELD CONDITIONS, INCLUDING CONDITIONS OF SURFACES. OBSERVE QUALITY OF WORKMANSHIP AND METHODS OF INSTALLATION.
- PROVIDE RECOMMENDATIONS FOR INSTALLATION AND WORKMANSHIP.
- START, TEST, AND ADJUST EQUIPMENT AS REQUIRED. SUBMIT WRITTEN REPORT OF OBSERVATIONS TO OWNER'S PROJECT MANAGER.
- MOCK-UPS: CONSTRUCT FIELD SAMPLES AND MOCK-UPS ON SITE AS REQUIRED.
- TESTING LABORATORY SERVICES: TESTING SHALL BE BY AN APPROVED TESTING LABORATORY, AS REQUIRED BY SPECIFICATIONS AND APPLICABLE CODES.
- REQUIRED TESTING AND RETESTING WILL BE PAID FOR BY CONTRACTOR. 2. FURNISH MATERIALS AND SAMPLES FOR TESTS AND ASSIST TESTING LABORATORY AS REQUIRED.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

- GENERAL: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS AS REQUIRED TO COMPLETE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONFORM TO REQUIREMENTS OF APPLICABLE AUTHORITIES.
- 1. CONTACT GOVERNING AUTHORITIES TO ESTABLISH EXTENT OF REQUIRED TEMPORARY FACILITIES AND CONTROLS. TEMPORARY POWER: PROVIDE POWER SERVICE AND LIGHTING REQUIRED FOR OPERATIONS.
- LOCATE BRANCH WIRING AND DISTRIBUTION BOXES TO ALLOW SERVICE AND LIGHTING BY MEANS OF CONSTRUCTION-TYPE POWER CORDS. TEMPORARY WATER AND SANITARY SERVICES: PROVIDE AND MAINTAIN REQUIRED DRINKING WATER
- AND SANITARY FACILITIES WITH ENCLOSURES. NOISE, DUST, AND POLLUTION CONTROL: PROVIDE MATERIALS AND EQUIPMENT NECESSARY TO
- COMPLY WITH LOCAL REQUIREMENTS FOR NOISE, DUST, AND POLLUTION CONTROL. BARRIERS: PROVIDE AS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DAMAGE FROM
- OPERATIONS AND AS REQUIRED BY GOVERNING AUTHORITIES. 1. PROVIDE BARRICADES AS REQUIRED BY CITY OR LANDLORD IN ACCORDANCE WITH ALL CODES, CRITERIA, AND DETAILS.
- 2. SECURITY: SECURE THE SITE AND MATERIALS DURING CONSTRUCTION. CLEANING: CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH, AS CONTAINERS BECOME
- FULL, DISPOSE AT OFF-SITE LOCATIONS ACCEPTABLE TO APPLICABLE AUTHORITIES. G. SIGNS: SUBJECT TO APPROVAL OF OWNER'S PROJECT MANAGER.

- H. STORAGE: LIMIT ON-SITE STORAGE TO AREAS WHERE DIRECTED AND APPROVED IN WRITING BY OWNER, PROVIDE ADDITIONAL WEATHER-TIGHT, SECURED, OFF-SITE STORAGE IF REQUIRED.
- REMOVAL AND CLEANING: REMOVE CONSTRUCTION FACILITIES, CLEAN AND REPAIR DAMAGE CAUSED BY OPERATIONS OR USE OF TEMPORARY FACILITIES.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

QUANTITIES ARE CORRECT

- A. CONTRACT AMOUNT: BASED ON MATERIALS AND PRODUCTS LISTED IN CONTRACT DOCUMENTS. MATERIALS AND PRODUCTS BY OTHER MANUFACTURERS NOT LISTED SHALL NOT BE USED WITHOUT WRITTEN APPROVAL 3. PRODUCTS: COMPONENTS SUPPLIED IN QUANTITY SHALL BE INTERCHANGEABLE. PROVIDE NEW
- MATERIALS UNLESS OTHERWISE INDICATED OR SPECIFIED. INSTALLATION: INSTALL ITEMS PLUMB, LEVEL, AND IN CORRECT RELATION TO ADJACENT PRODUCTS. SECURE IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING.
- 1. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY GOVERNING AUTHORITIES.
- D. TRANSPORTATION: TRANSPORT PRODUCTS TO AVOID PRODUCT DAMAGE. DELIVER IN UNDAMAGED CONDITION IN MANUFACTURER'S UNOPENED CONTAINERS OR PACKAGING.
- HANDLING: HANDLE PRODUCTS BY METHODS TO PREVENT SOILING AND DAMAGE. PROMPTLY INSPECT TO ASSURE PRODUCTS ARE CORRECT, COMPLETE, AND UNDAMAGED, AND THAT
- F. STORAGE: STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE.
- G. PROTECTION: PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER NEEDED.
- SPECIFIED PRODUCTS: IF THESE SPECIFICATIONS INCLUDE MULTIPLE PRODUCTS OR MANUFACTURERS FOR AN ITEM, SELECT THE PRODUCT OF ANY NAMED MANUFACTURER THAT MEETS THE SPECIFICATION REQUIREMENTS.

SECTION 01 62 00 - SUBSTITUTIONS AND PRODUCT OPTION

- A. SUBSTITUTIONS AND PRODUCT OPTIONS: PROVIDE PRODUCTS INDICATED, SPECIFIED OR APPROVED. REQUESTS FOR SUBSTITUTIONS OF OTHER PRODUCTS WILL BE CONSIDERED IF SUBMITTED IN
- 1. CONTRACTOR OPTIONS: PROVIDE SPECIFIED PRODUCTS AND MANUFACTURERS. SUBMIT REQUEST FOR SUBSTITUTION FOR PRODUCTS AND MANUFACTURERS NOT SPECIFICALLY
- 2. SUBSTITUTIONS: INVESTIGATE PROPOSED SUBSTITUTIONS AND DETERMINE IF EQUIVALENT TO SPECIFIED PRODUCTS. SUBMITTALS SHALL INCLUDE COST OR TIME BENEFITS FOR THE REQUESTED SUBSTITUTIONS. FAILURE TO INDICATE COST OR TIME BENEFIT IS JUSTIFICATION
- FOR REJECTION. CONTRACTOR'S REPRESENTATION: SUBSTITUTION REQUESTS ARE A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCTS, HAS DETERMINED IT MEETS OR EXCEEDS SPECIFIED PRODUCTS, AND WAIVES CLAIMS FOR ADDITIONAL COSTS THAT
- SUBSEQUENTLY BECOME APPARENT. 4. APPROVALS: OWNER'S PROJECT MANAGER WILL JUDGE THE ACCEPTABILITY. THE OWNER'S PROJECT MANAGER RESERVES THE RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION. USE ONLY SUBSTITUTIONS APPROVED IN WRITING.

SECTION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

- A. INSTALLER QUALIFICATIONS: INSTALLERS SHALL HAVE MINIMUM FIVE YEARS SUCCESSFUL EXPERIENCE INSTALLING ITEMS SIMILAR TO THOSE REQUIRED FOR PROJECT. INDIVIDUALS IN TRAINING UNDER DIRECT SUPERVISION OF EXPERIENCED INSTALLERS MAY BE EMPLOYED.
- B. EXAMINATION: COMMENCEMENT OF PRODUCT INSTALLATION SIGNIFIES THAT THE INSTALLER HAS EXAMINED SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH MANUFACTURER REQUIREMENTS FOR TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
- MANUFACTURER'S INSTRUCTIONS: WHEN WORK IS SPECIFIED TO COMPLY WITH MANUFACTURERS' RECOMMENDATIONS OR INSTRUCTIONS, DISTRIBUTE COPIES TO OWNER'S PROJECT MANAGER. D. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTALLATION
- INSTRUCTIONS UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED. E. PROTECTION: COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET, PROVIDE
- VENTILATION TO AVOID CONDENSATION AND WATER ENTRAPMENT. CUTTING AND PATCHING: CUT AND FIT COMPONENTS AS REQUIRED. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
- 1. REFINISHING: REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE EVEN FINISH TO MATCH ADJACENT FINISHES, REFINISH CONTINUOUS SURFACES TO NEAREST INTERSECTION, FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.
- G. FINAL CLEANING: CLEAN EXPOSED INTERIOR AND EXTERIOR SURFACES. REMOVE TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES. POLISH TRANSPARENT AND GLOSSY SURFACES.
- VACUUM CARPETED AND SOFT SURFACES, CLEAN DUCTS, CLEAN THE SITE. H. SUBSTANTIAL COMPLETION: PROVIDE DOCUMENTATION STATING WORK IS SUBSTANTIALLY COMPLETE. WHERE OWNER REQUIRES USE OF SPACE PRIOR TO FINAL COMPLETION, PROVIDE LIST
- OF ITEMS TO BE COMPLETED. OWNER'S PROJECT MANAGER WILL REVIEW LIST OF ANY ITEMS TO BE COMPLETED AND
- SUPPLEMENT LIST WITH ITEMS CONSIDERED INCOMPLETE OR UNACCEPTABLE. FINAL COMPLETION: PROVIDE WRITTEN CERTIFICATION INDICATING WORK IS IN COMPLIANCE WITH CONTRACT DOCUMENTS; THAT SYSTEMS WERE TESTED AND ARE OPERATIONAL; AND THAT WORK IS
- PROJECT RECORD DOCUMENTS: MAINTAIN COMPLETE AND UP-TO-DATE RECORD DOCUMENTS. KEEP SEPARATE FROM FIELD DOCUMENTS, SUBMIT PROJECT RECORD DOCUMENTS, MATERIAL AND FINISH DATA, OPERATION AND INSTRUCTION MANUALS, WARRANTIES AND BONDS AT COMPLETION.
- 1. SUBMIT BOUND IN 8-1/2" X 11" THREE RING BINDERS WITH DURABLE PLASTIC COVERS. WARRANTIES: PROVIDE WARRANTIES AS SPECIFIED, SIGNED BY CONTRACTOR AND MANUFACTURER.
- WARRANTY FORM SHALL BE APPROVED BY OWNER. 1. WARRANTIES SHALL BE IN ADDITION TO AND, REGARDLESS OF WARRANTY WORDING, NOT A
- LIMITATION OF OTHER RIGHTS THE OWNER MAY HAVE AGAINST CONTRACTOR UNDER CONTRACT DOCUMENTS AND AS PRESCRIBED BY LAW. 2. PROVIDE A LIST OF SUBCONTRACTORS CONTACTS AND PHONE NUMBERS IN A FRAME MOUNTED
- IN THE STOCK ROOM. 3. PROVIDE A FRAME WITH A COPY OF THE CERTIFICATE OF OCCUPANCY MOUNTED ON THE WALL OF THE STOCK ROOM.
- L. SUBMIT, UPON COMPLETION OF THE PROJECT, THE FOLLOWING PAPERWORK:
- GENERAL CONTRACTOR'S FINAL UNCONDITIONAL WAIVER OF LIEN. M. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED. GENERAL CONTRACTOR'S AFFIDAVIT.
- N. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED. 3. FINAL UNCONDITIONAL WAIVERS OF LIEN FROM EACH SUBCONTRACTOR O. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
- COMPLETE LIST OF SUBCONTRACTORS, INCLUDING ADDRESSES AND TELEPHONE NUMBERS. CERTIFICATE OF OCCUPANCY.
- ONE-YEAR WARRANTY. APPROVED CERTIFIED AIR-BALANCE REPORT.
- OPERATION AND MAINTENANCE MANUALS.
- 9. ANY CERTIFICATIONS OBTAINED (E.G. ELEVATORS).

DIVISION 02: EXISTING CONDITIONS

READY FOR FINAL INSPECTION.

SECTION 02 41 00 - SELECTIVE DEMOLITION

- A. SELECTIVE DEMOLITION: REMOVE FROM SITE EXISTING MATERIALS, CONSTRUCTION AND UTILITIES AS NEEDED TO COMPLETE PROJECT. REMOVE EXISTING ELEMENTS INDICATED AND ENCOUNTERED DURING CONSTRUCTION, AS REQUIRED TO COMPLETE WORK.
- 1. REMOVE ONLY THOSE ELEMENTS NECESSARY FOR COMPLETION OF PROJECT. REPAIR OR REPLACE ELEMENTS UNNECESSARILY REMOVED OR DAMAGED DURING CONSTRUCTION.
- 2. CAREFULLY REMOVE AND STORE ITEMS INDICATED FOR REUSE IN PROJECT AND COORDINATE WITH OTHER TRADES FOR MODIFICATIONS AND REINSTALLATION. PROTECTION: PREVENT MOVEMENT AND SETTLEMENT OF ADJACENT STRUCTURE. PROVIDE
- BRACING, SHORING, AND UNDERPINNING AS REQUIRED. MAINTAIN THE SAFETY AND SUPPORT OF STRUCTURES. ASSUME LIABILITY FOR SUCH MOVEMENT AND SETTLEMENT.
- 4. UTILITIES: CONTACT APPLICABLE UTILITY COMPANIES PRIOR TO DISCONNECTING UTILITIES. DISCONTINUE WORK IF UNEXPECTED UTILITY LINES ARE ENCOUNTERED. DETERMINE LINE SOURCE AND USE PRIOR TO REMOVAL. CAP AND IDENTIFY EXISTING UTILITY LINES REMOVED. 5. REMOVE ABANDONED MATERIALS AND UTILITIES AT SOURCE.

DIVISION 03: CONCRETE

SECTION 03 05 00 - CONCRETE FLOOR SEALER

- A. GENERAL: PROVIDE A CLEAR CONCRETE FLOOR SEALER WHERE SCHEDULED.
- B. SUBMITTALS: FURNISH MANUFACTURER'S PRODUCT LITERATURE AND INSTALLATION INSTRUCTIONS. C. WARRANTY: SEALED CONCRETE FLOORS TO BE FREE OF DUSTING FROM ABRASION FOR A PERIOD
- OF 10-YEARS FROM SUBSTANTIAL COMPLETION. D. APPROVED MANUFACTURERS: MANUFACTURER, PRODUCT AND COLOR AS SCHEDULED ON THE MATERIALS SCHEDULE.
- ENSURE SURFACES ARE CLEAN AND FREE OF ALL CONTAMINANTS AND ANY FILM FORMING COMPOUNDS OR SEALERS. ENSURE CONCRETE HAS BEEN CURED A MINIMUM OF THREE (3) DAYS. TEST CONCRETE SURFACE FOR PH LEVELS AND VERIFY THAT PH LEVELS ARE ACCEPTABLE TO SEALER MANUFACTURER.
- APPLY TWO COATS OF CONCRETE FLOOR SEALER TO INTERIOR CONCRETE FLOORS WHERE SCHEDULED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SECTION 033000 - CAST-IN-PLACE CONCRETE

- A. CAST IN PLACE CONCRETE SLAB ON GRADE AS SCHEDULED IN THE STRUCTURAL DRAWINGS.
- B. ALL CONCRETE AND REINFORCING STEEL SHALL MEET LOCAL SEISMIC CRITERIA FOR ANCHORAGE, ALASKA, AS SPECIFIED BY THE STRUCTURAL ENGINEER. RELATED REQUIREMENTS: SECTION 079005 - JOINT SEALERS.
- D. QUALITY ASSURANCE. PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH ACI 301 AND ACI 318. E. REINFORCEMENT
- REINFORCING STEEL: ASTM A 615/A 615M GRADE 60 (420). STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, PLAIN TYPE. FORM: FLAT SHEETS.
- 3. TIE WIRE: ANNEALED, MINIMUM 16 GAGE. 4. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR ADEQUATE SUPPORT OF REINFORCEMENT DURING CONCRETE PLACEMENT.
- F. CONCRETE MATERIALS CEMENT: ASTM C 150, TYPE I - NORMAL PORTLAND TYPE.
- FINE AND COARSE AGGREGATES: ASTM C 33. 3. CHEMICAL ADMIXTURES: DO NOT USE CHEMICALS THAT WILL RESULT IN SOLUBLE CHLORIDE IONS IN EXCESS OF 0.1 PERCENT BY WEIGHT OF CEMENT.
- F. ACCESSORY MATERIALS 1. UNDERSLAB VAPOR RETARDER: MULTI-LAYER, FABRIC-, CORD-, GRID-, OR ALUMINUM-REINFORCED POLYETHYLENE OR EQUIVALENT. COMPLYING WITH ASTM E 1745. CLASS A; STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS. SINGLE PLY POLYETHYLENE IS PROHIBITED.
- 2. ACCESSORY PRODUCTS: VAPOR RETARDER MANUFACTURER'S RECOMMENDED TAPE, ADHESIVE, MASTIC, PREFABRICATED BOOTS, ETC., FOR SEALING SEAMS AND PENETRATIONS IN
- 3. MOISTURE-RETAINING COVER: ASTM C 171; REGULAR CURING PAPER, WHITE CURING PAPER, CLEAR POLYETHYLENE, WHITE POLYETHYLENE, OR WHITE BURLAP-POLYETHYLENE SHEET.
- G. CONCRETE MIX DESIGN PROPORTIONING NORMAL WEIGHT CONCRETE: COMPLY WITH ACI 211.1 RECOMMENDATIONS. ADMIXTURES: ADD ACCEPTABLE ADMIXTURES AS RECOMMENDED IN ACI 211.1 AND AT RATES
- RECOMMENDED BY MANUFACTURER. 3. NORMAL WEIGHT CONCRETE: COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH
- ASTM C 39/C 39M AT 28 DAYS: 3,000 PSI. H. VAPOR BARRIERS & REINFORCING STEEL 1. INTERIOR SLABS ON GRADE: INSTALL VAPOR RETARDER UNDER INTERIOR SLABS ON GRADE. LAP JOINTS MINIMUM 6 INCHES. SEAL JOINTS, SEAMS AND PENETRATIONS WATERTIGHT WITH MANUFACTURER'S RECOMMENDED PRODUCTS AND FOLLOW MANUFACTURER'S WRITTEN
- INSTRUCTIONS. REPAIR DAMAGED VAPOR RETARDER BEFORE COVERING. INSTALLING REINFORCEMENT: COMPLY WITH REQUIREMENTS OF ACI 301. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, AND ACCURATELY POSITION, SUPPORT, AND SECURE IN PLACE TO ACHIEVE NOT LESS THAN MINIMUM CONCRETE COVERAGE REQUIRED
- 3. INSTALL WELDED WIRE REINFORCEMENT IN MAXIMUM POSSIBLE LENGTHS, AND OFFSET END
- LAPS IN BOTH DIRECTIONS. SPLICE LAPS WITH TIE WIRE. PLACING CONCRETE
- PLACE CONCRETE IN ACCORDANCE WITH ACI 304R. PLACE CONCRETE FOR FLOOR SLABS IN ACCORDANCE WITH ACI 302.1R. REPAIR UNDERSLAB VAPOR RETARDER DAMAGED DURING PLACEMENT OF CONCRETE
- REINFORCING. REPAIR WITH VAPOR RETARDER MATERIAL; LAP OVER DAMAGED AREAS MINIMUM 6 INCHES AND SEAL WATERTIGHT. 4. INSTALL JOINT DEVICES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 1. CONCRETE SLABS: FINISH TO REQUIREMENTS OF ACI 302.1R, AND AS FOLLOWS: SURFACES TO RECEIVE THIN FLOOR COVERINGS: "STEEL TROWEL" AS DESCRIBED IN ACI 301.1R; THIN FLOOR COVERINGS INCLUDE CARPETING, RESILIENT FLOORING, SEAMLESS FLOORING, THIN

SET QUARRY TILE, AND THIN SET CERAMIC TILE. OTHER SURFACES TO BE LEFT EXPOSED: "STEEL TROWEL" AS DESCRIBED IN ACI 302.1R. MINIMIZING

- BURNISH MARKS AND OTHER APPEARANCE DEFECTS. 2. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR ELEVATION AT WALLS: PITCH SURFACES UNIFORMLY TO DRAINS AT 1:100 NOMINAL.
- K. CURING AND PROTECTION COMPLY WITH REQUIREMENTS OF ACI 308R. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND
- 2. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
- 3. SURFACES NOT IN CONTACT WITH FORMS: INITIAL CURING: START AS SOON AS FREE WATER HAS DISAPPEARED AND BEFORE SURFACE IS DRY.

WATER-SATURATED SAND, WATER-FOG SPRAY, OR SATURATED BURLAP.

FINAL CURING: BEGIN AFTER INITIAL CURING BUT BEFORE SURFACE IS DRY. MOISTURE-RETAINING COVER: SEAL IN PLACE WITH WATERPROOF TAPE OR ADHESIVE.

KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN THREE DAYS BY WATER PONDING,

SECTION 03 54 00 - CEMENTITIOUS UNDERLAYMENT

- A. GENERAL: PROVIDE POURED CEMENTITIOUS UNDERLAYMENT SYSTEM, INCLUDING ACCESSORIES AS
- REQUIRED FOR COMPLETE INSTALLATION (NOT INTENDED AS A FINISHED TRAFFIC SURFACE).
- B. SUBMITTALS: FURNISH MANUFACTURER'S LITERATURE. C. INSTALLER: FIRM WITH MINIMUM 5 YEARS SUCCESSFUL EXPERIENCE, REGULARLY ENGAGED IN INSTALLATION OF SPECIFIED MATERIALS, PROPERLY EQUIPPED AND ACCEPTABLE TO
- MANUFACTURER. MANUFACTURER: ARDEX: K-15; W.R.BONSAL CO.: SELF-LEVELING UNDERLAYMENT. SYSTEM: POURABLE CEMENTITIOUS, HIGH-STRENGTH, FAST-SETTING, NON-SHRINK, SELF-LEVELING UNDERLAYMENT; MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, ASTM C349. TOLERANCE
- NOT MORE THAN 1/8" OVER TEN FEET INSTALLATION: COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.

DIVISION 04: MASONRY

SECTION 04 00 00 - GENERAL MASONRY REQUIREMENTS

- A. ALL BRICK AND CONCRETE BLACK MASONRY WALL SHALL CONFORM TO BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ ASCE 5/ TMS 402) B. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ISSUES OF THE SPECIFICATIONS AND
- OTHER ACCEPTABLE EVIDENCE THAT THE MASONRY MATERIAL COMPLY WITH SPECIFICATION REQUIREMENTS C. HOLLOW LOAD-BEARING UNITS: ASTM C 90 CONCRETE BUILDING BRICK: ASTM C 55 SOLID LOAD-BEARING UNITS: ASTM C 145 FACE BRICK: ASTM C 215 MORTAR SHALL CONFORM TO THE PROPERTY AND PROPORTION REQUIREMENTS OF ASTM C 270. ALL CONCRETE MASONRY FOR LOAD

STANDARDS AS LISTED BELOW. CONTRACTOR SHALL FURNISH CERTIFICATES, TEST, REPORTS OR

MORTAR AND GROUT FOR REINFORCED MASONRY SHALL CONFORM TO ASTM C 476. MASONRY JOINT REINFORCING SHALL BE FABRICATED ZINC-COATED, COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A-82. ANCHORS AND TIES SHALL BE ZINC-COATED FERROUS METAL OF THE TYPES SPECIFIED IN THE GENERAL SPECIFICATIONS. DOVETAIL ANCHORS SHALL BE MINIMUM 16

BEARING WALLS AND EXTERIOR WALLS SHALL BE LAID IN TYPE S. USE TYPE N MORTAR ELSEWHERE.

- GAGE 1-INCH WIDE, AND TURNED UP 1/2 INCH AT OUTER END. BRICK VENEER WALL TIES SHALL BE PLACED @ 16" O.C. VERT. & 24" O.C. HORZ.. EACH ROW SHALL BE STAGGERED (HORZ.) BY 12" JOIN REINFORCING SHALL BE CONTINUOS AND SHALL BE PROVIDED IN ALL WALLS WITHOUT EXCEPTION. REINFORCEMENT SHALL BE PLACED IN THE FIRST AND SECOND BED JOINTS BOVE AND
- BELOW FLOORS AND OPENINGS, AND AT EVERY SECOND BED JOINT ELSEWHERE. WHERE WALLS ABUT EACH OTHER, AND AT OUTSIDE CORNERS, PROVIDE PREFABRICATED CORNER AND TEE-TYPE TRUSS TIES. WHERE MASONRY ABUTS CONCRETE WALLS, PROVIDE DOVETAIL ANCHORS AT 1'-4" ON CENTERS MAXIMUM. PROVIDE METAL TIES AND ANCHORS AT SPANDRELS AT 2'-0" MAXIMUM TO
- CONNECT MASONRY TO STEEL COLUMNS. PROVIDE WEEPS AT ALL FLASHING LOCATIONS 32" O.C.

G. MASONRY ANCHORS

- 1. MASONRY ANCHORS AT STEEL BEAM AND COLUMNS: FACE TYPE CHANNEL SLOT WITH HORIZONTAL ANCHORS, HOHMANN & BARNARD #360, HOT DIPPED GALVANIZED, SIZE: CHANNEL
- SLOTS 16 GAGE; ANCHORS 8" X 1-1/4" X 3-1/2" LONG, @ 32" O.C. AND GROUTED AT MASONRY. 2. REINFORCED MASONRY WALLS: ALL REINFORCING STEEL SHALL BE SECURELY IN PLACE AND INSPECTED BEFORE THE GROUTING OPERATION BEGINS. PROVIDE HORIZONTAL REINFORCING AT 8" ON CENTER. MORTAR DROPPINGS SHALL BE KEPT OUT OF GROUT
- H. GROUT & MOTAR
- 1. SPACE. ALL GROUT SHALL BE 2,500 PSI PEA-GRAVEL CONCRETE, 8" SLUMP, WITH A MINIMUM OF 7 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE OR MASONRY GROUT CONFORMING TO ASTM C-476. MAXIMUM AGGREGATE SIZE 3/8". ALL GROUT SHALL BE

2. VIBRATED OR RODDED IN PLACE TO ELIMINATE ALL AIR POCKETS. CLOSE CLEAN OUTS ONLY

ALIGNMENT TO MAINTAIN A CONTINUOUS UNOBSTRUCTED CELL AREA. ALL BLOCK CELLS

CONTAINING REINFORCING SHALL BE SOLIDLY FILLED WITH GROUT FROM FOUNDATIONS 3. TO TOP OF WALL. MORTAR PROJECTIONS AND MORTAR DROPPINGS SHALL BE CLEANED OUT OF THE GROUT SPACE AND OFF THE REINFORCING STEEL WITH A JET STREAM OF WATER OR AS REQUIRED TO CLEAN THE SPACE BEFORE GROUTING. ALL GROUT SHALL BE CONSOLIDATED AT TIME OF INITIAL RODDING AND THEN RECONSOLIDATED BY LATER RODDING BEFORE PLASTICITY IS LOST, USE LOW LIFT GROUTING ONLY, GROUT SHALL BE POURED IN FOUR (4) FOOT DEPTHS. POURS SHALL BE STOPPED ONE AND ONE-HALFINCHES BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR JOINTS. THERE SHALL BE A CONTINUOUS INSPECTION OF REINFORCING DURING GROUTING OPERATION. HOLLOW UNIT MASONRY SHALL CURE AT LEAST 24 HOURS BEFORE

GROUTING EACH FOUR FOOT LIFT. ALL MORTAR SHALL BE TYPE "S" MORTAR CONFORMING TO

ASTM C-270, BOUGHT PREMIXED BY THE BAG OR MIXED TO THE FOLLOWING PROPORTIONS,

AFTER GROUT FLOWS FULLY TO BOTTOM OF WALL. ALL VERTICAL CELLS SHALL HAVE VERTICAL

- AND SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,800 PSI. 4. 1 BAG MASONRY CEMENT
- 1/2 BAG PORTLAND CEMENT
- 6. 4-1/2 CUBIC FEET OF SAND BY VOLUME
- ALL CMU FOR WALLS SHALL BE ASTM C 90 HOLLOW LOAD BEARING 2 CELL UNITS. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60 (FY = 60,000 PSI). LAP ALL REINFORCING 48 BAR DIAMETERS AT SPLICES. BEARING ON MASONRY: PROVIDE A MINIMUM OF SIX COURSES OF SOLID BRICK OR TWO COURSES OF SOLID BLOCK CONTINUOUS BY EIGHT-INCH WIDTH UNDER ALL JOIST SEATS AND CONCRETE SLABS BEARING ON MASONRY. UNLESS OTHERWISE NOTED, PROVIDE NINE COURSES OF SOLID BRICK OR THREE COURSES OF SOLID BLOCK EIGHT-INCH WIDTH BY TWO FEET EIGHT INCH MINIMUM LENGTH AT ALL STRUCTURAL STEEL BEARING. PROVIDE 6"X3/8"X8" BEARING PLATE WITH (2) 1/2" DIAMETER X 1'-2" ANCHOR BOLTS UNDER STEEL BEAM, JOISTS AND CHANNELS, UNLESS
- OTHERWISE NOTED. WELD BEAM TO BEARING PLATES. LINTELS: 1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, PROVIDE ANGLE LINTELS WHERE ARCHITECTURAL DRAWINGS INDICATE FACE BRICK AND PRECAST LINTELS ELSEWHERE.
- PROVIDE ONE LINTEL WITH SIX-INCH MINIMUM BEARING FOR EACH FOUR INCHES OF WALL THICKNESS AS FOLLOWS:
- 2. UP TO 4'0" 3-1/2 X 3-1/2 X 1/4 OR 4" X 8" PCC W/#3 TOP AND BOTTOM 3. 4'1" TO 5'0" 4 X 3-1/2 X 5/16 OR 4" X 8" PCC W/#4 TOP AND BOTTOM
- 4. 5'1" TO 6'0" 5 X 3-1/2 X 5/16 OR 4" X 8" PCC W/#4 TOP AND BOTTOM 5. 6'1" TO 8'0" 6 X 3-1/2 X 3/8 OR 4" X 8" PCC W/#4 TOP AND BOTTOM
- 7. PROVIDE LINTELS FOR MISCELLANEOUS OPENINGS SUCH AS DUCTS, LOUVERS, CHASES, ETC... SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS. K. INSPECTIONS: 1. ALL REINFORCED CONCRETE CONSTRUCTION, STRUCTURAL STEEL, BAR JOISTS AND METAL

6. OVER 8'0" TO LESS THAN 10'0" W8X18 W/5/16 CONT. HUNG AND 1/4" HANGERS @ 16" O.C.

REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF JURISDICTION FIFI D INSPECTION REPORTS SHALL BE FILED WITH THE STRUCTURAL ENGINEER WITHIN FIVE DAYS OF THE TIME

DECK SHALL BE INSPECTED BY AN INSPECTION AGENCY UNDER THE DIRECT SUPERVISION OF A

2. BE NOTIFIED OF ALL PHASES OF CONSTRUCTION AND WELDING BY THE GENERAL CONTRACTOR.

OF ACTUAL INSPECTION. INSPECTORS MUST

- SECTION 04 70 00 MANUFACTURED MASONRY
- ADHESIVE ADHERED, SOLID, MANUFACTURED THIN BRICK/PANEL BRICK VENEER FOR EXTERIOR APPLICATION ON RIGID BACKER BOARD OVER BUILDING SUBSTRATE.
- B. ENVIRONMENTAL REQUIREMENTS:
- 1. MINIMUM AIR TEMPERATURE OF 40 DEGREES F (4 DEGREES C) PRIOR TO, DURING, AND FOR 48 HOURS AFTER COMPLETION OF WORK; AND

7. STORE MANUFACTURED THIN BRICK/PANEL BRICK VENEER ABOVE GROUND ON LEVEL PLATFORMS, WHICH

- 2. COLD WEATHER REQUIREMENTS: IMIAC (INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER COUNCIL) -RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION.
- 3. DELIVERY, STORAGE, AND HANDLING
- 4. DELIVER, STORE, HANDLE, AND PROTECT MATERIALS IN ACCORDANCE WITH SECTION 01600.
- 5. STORE MORTAR MATERIALS ON PALLETS IN DRY PLACE. 6. PROTECT MATERIALS FROM RAIN, MOISTURE, AND FREEZING TEMPERATURES.

C. WARRANTY

- ALLOW AIR CIRCULATION UNDER STACKED UNITS 8. HANDLE UNITS ON PALLETS OR FLAT BED BARROWS.
- SPECIAL WARRANTY: PREPARE AND SUBMIT IN ACCORDANCE WITH SECTION 01780.
- 2. PROVIDE A 20-YEAR WARRANTY AGAINST MANUFACTURING DEFECTS IN MANUFACTURED THIN BRICK/PANEL BRICK VENEER PRODUCTS
- D. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE FOLLOWING PRODUCT:
- THIN BRICK AS MANUFACTURED BY THIN BRICK BY OWENSBORO OR EQUAL, LOCALLY SOURCED PRODUCT MATCHIING EXISTING VENNER THIN BRICK VENEER:
- KILN FIRED THIN BRICK, COMPOSED OF FOLLOWING MATERIALS: 1. CLAY, SHALE, FIRE CLAY, SAND OR MIXTURES THEREOF, KILN FIRED TO FUSION TO PRODUCE CLAY
- MASONRY UNITS PER ASTM C1088, TYPE TBS BRICK

ACCORDANCE WITH ASTM C1088.

G. DURABILITY: ASTM C1088, GRADE EXTERIOR. H. FREEZE AND THAWING: NO BREAKAGE AND NOT GREATER THAN 0.5% LOSS IN DRY WEIGHT WHEN TESTED IN

- THIN BRICK VENEER SIZE: 7 ½ (L) INCHES BY 2 ¼ (H) INCHES BY ½ THICK. J. PANEL BRICK VENEER ACCESSORIES
- 1. RIGID BACKERBOARD: HIGH DENSITY, ASPHALT IMPREGNATED, FIBERBOARD NAIL BASE, ASTM C 208. RIGID BACKERBOARD SHALL MEET REQUIREMENTS SPECIFIED IN FEDERAL SPECIFICATION LLL-1-535B, CLASS E, STYLE 2 AND ANSI/AHA A194, 1-1985, TYPE IV, CLASS 2.

ADHESIVE: EXTERIOR, WATERPROOF, SYNTHETIC RUBBER BASE ADHESIVE, COMPLYING WITH APA AFG-01

[FOR EXTERIOR APPLICATION OF INDIVIDUAL THIN BRICK VENEER UNITS, INTERIOR/EXTERIOR WATER

CONSTRUCTION. PROVIDE NATURAL COLOR OR WHITE CEMENT AS REQUIRED TO PRODUCE MORTAR

BASE, NON-FLAMMABLE ADHESIVE]. 3. MORTAR: A RICH MIXTURE OF THE FOLLOWING MATERIALS, MIXED IN ACCORDANCE WITH THE MANUFACTURERS DETAILED INSTALLATION INSTRUCTIONS FOR TUCK POINTING THIN BRICK VENEER

4. PORTLAND CEMENT: ASTM C 150, TYPE I OR II, EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER

COLOR INDICATED. 5. HYDRATED LIME: ASTM C 207, TYPE S.

PRODUCE REQUIRED MORTAR COLOR.

CRUSHED STONE

- AGGREGATE FOR MORTAR: ASTM C 144. 7. FOR MORTAR THAT IS EXPOSED TO VIEW, USE WASHED AGGREGATE CONSISTING OF NATURAL SAND OR
- 8. WHITE-MORTAR AGGREGATES: NATURAL WHITE SAND OR CRUSHED WHITE STONE. 9. COLORED-MORTAR AGGREGATES: NATURAL SAND OR CRUSHED STONE OF COLOR NECESSARY TO
- 10. MORTAR PIGMENTS: NATURAL AND SYNTHETIC IRON OXIDES AND CHROMIUM OXIDES. COMPOUNDED FOR USE IN MORTAR MIXES. USE ONLY PIGMENTS WITH A RECORD OF SATISFACTORY PERFORMANCE IN MASONRY MORTAR.
- WATER: POTABLE.

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- 12. THOROUGHLY MIX GROUT INGREDIENTS IN QUANTITIES NEEDED FOR IMMEDIATE USE. MIX GROUT TO ASTM C 270, TYPE S PROPORTIONS.
- MORTAR MIXES: DO NOT USE ADMIXTURES, INCLUDING PIGMENTS, AIR-ENTRAINING AGENTS, ACCELERATORS, RETARDERS, WATER-REPELLENT AGENTS, ANTIFREEZE COMPOUNDS, OR OTHER ADMIXTURES, UNLESS OTHERWISE
- LIMIT CEMENTITIOUS MATERIALS IN MORTAR TO PORTLAND CEMENT AND LIME.
- M. PIGMENTED MORTAR: USE COLORED CEMENT PRODUCT OR SELECT AND PROPORTION PIGMENTS WITH OTHER INGREDIENTS TO PRODUCE COLOR REQUIRED. DO NOT ADD PIGMENTS TO COLORED CEMENT PRODUCTS.
- N. PIGMENTS SHALL NOT EXCEED 10 PERCENT OF PORTLAND CEMENT BY WEIGHT. O. MIX TO MATCH ARCHITECT'S SAMPLE.
- P. MOISTURE BARRIER: 1. TYVEK STUCCO WRAP, BY E.I. DUPONT, OR COMPARABLE PRODUCT AS APPROVED BY ARCHITECT.
- PROVIDE TAPE TO SEAL JOINTS, SEAMS, AND TEARS, OF SAME PERMEANCE AS MEMBRANE. Q. FASTENERS: COATED 1-1/2 INCH NAILS, STAPLES, OR SCREWS OF TYPE AND FOR SPACING AS RECOMMENDED
- BY THIN BRICK VENEER MANUFACTURER FOR LOADS ENCOUNTERED. R. CLEANER: NONACID CLEANER AS RECOMMENDED BY THIN BRICK VENEER MANUFACTURER.

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DATE

03.21.2025

INTERIOR FINISH CRITERIA

ALL INTERIOR FINISHES SHALL MEET THE FOLLOWING REQUIREMENTS:

VIRGINIA CONSTRUCTION CODES - 2021, CHAPTER 8 AND IBC 2021 SECTION 603 AND CHAPTER 8.

EXIT ENCLOSURE AND EXIT PASSAGEWAYS

ROOMS AND ENCLOSED SPACE

CORRIDORS

WALLS & CEILINGS: NONSPRINKLERED

IN ALL AREAS, FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF=1 "PILL TEST" (LPSC 16 CFR, PART 1630)

CLASS B CLASS B FLAMESPREAD 76-200; SMOKE DEVELOPED: 0-450 NOTE; CLASSIFICATION FOR FLOORS IN ACCORDANCE WITH ASTM E648

CLASS II 0.22 WATTS/SQUARE CM. NOTE: ALL DECORATIVE MATERIALS AND TRIM (SECTION 806) THE PERMISSIBLE AMOUNT OF COMBUSTIBLE DECORATIVE MAJ CRITERIA OF NEPA 701 SHA ATTACHED, MATERIALS **DECORATIVE FABRICS S** FOAM PLASTIC SHALL COM

SPECIAL LIFE-SAFE TY FINISH / CODE NOTES

ALL CONCEALED INSUL O BE NON-COMBUSTIBLE AND IS TO HAVE AFL ME SPREAD INDEX OF NOT ELOPED INDEX OF NOT MORE THAN 450, AND SHALL ALSO COMPLY WITH MORE THAN 25, AND A 3 ANY ADDITIONAL PROVISIONS OF BC 2021, SECTION 720.2. ALL INSTALLED INTERIOR FINISH SMOKE AND FLAME SPREAD RATINGS THAT CONFORM WITH IBC 20 INISHES SHALL BE TYPE "B" OR GREATER, AND FLOOR FINISHES SHALL BE OF CLASS I OR II.

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akplc.com

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HMOND A 22303 \sim **Z** ∞ ₹

WALLS & CEILINGS: SPRINKLERED

CLASS B

CLASS C

CLASS C

EXIT ENCLOSURE AND EXIT PASSAGEWAYS CLASS A CLASS B ROOMS AND ENCLOSED SPACE

NOTE: CLASSIFICATIONS FOR WALLS AND CEILINGS IN ACCORDANCE WITH ASTM E84. FLAMESPREAD 0-25: SMOKE DEVELOPED: 0-450 FLAMESPREAD 26-75; SMOKE DEVELOPED: 0-450

0.45 WATTS/SQUARE CM.

GENERAL

DESIGNED/DRAWN BY

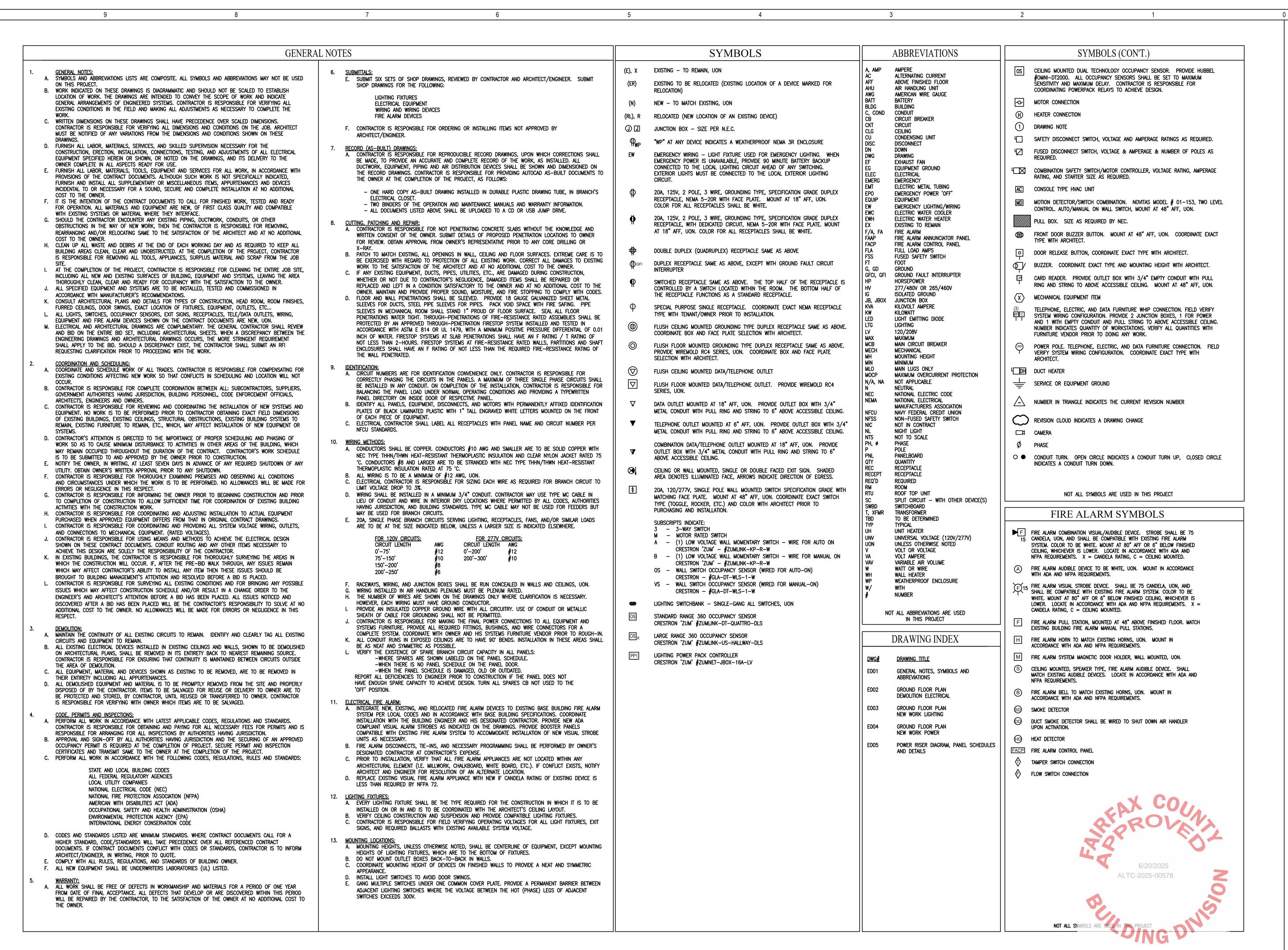
PROJECT NO:

SHEET NUMBER:

SHEET TITLE:

REVIEWED/APPROVED BY:

FOR PERMIT



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INTERIOR
RENOVATIONS
11, 6203 & 6205 RICHMOND HAALEXANDRIA, VA 22303

7

ALEXANDER B.
KONSTANTOPOULOS
Lic. No. 0402051755

ISSUED DATE
FOR PERMIT 03.21.2025

DESIGNED/DRAWN BY: SM

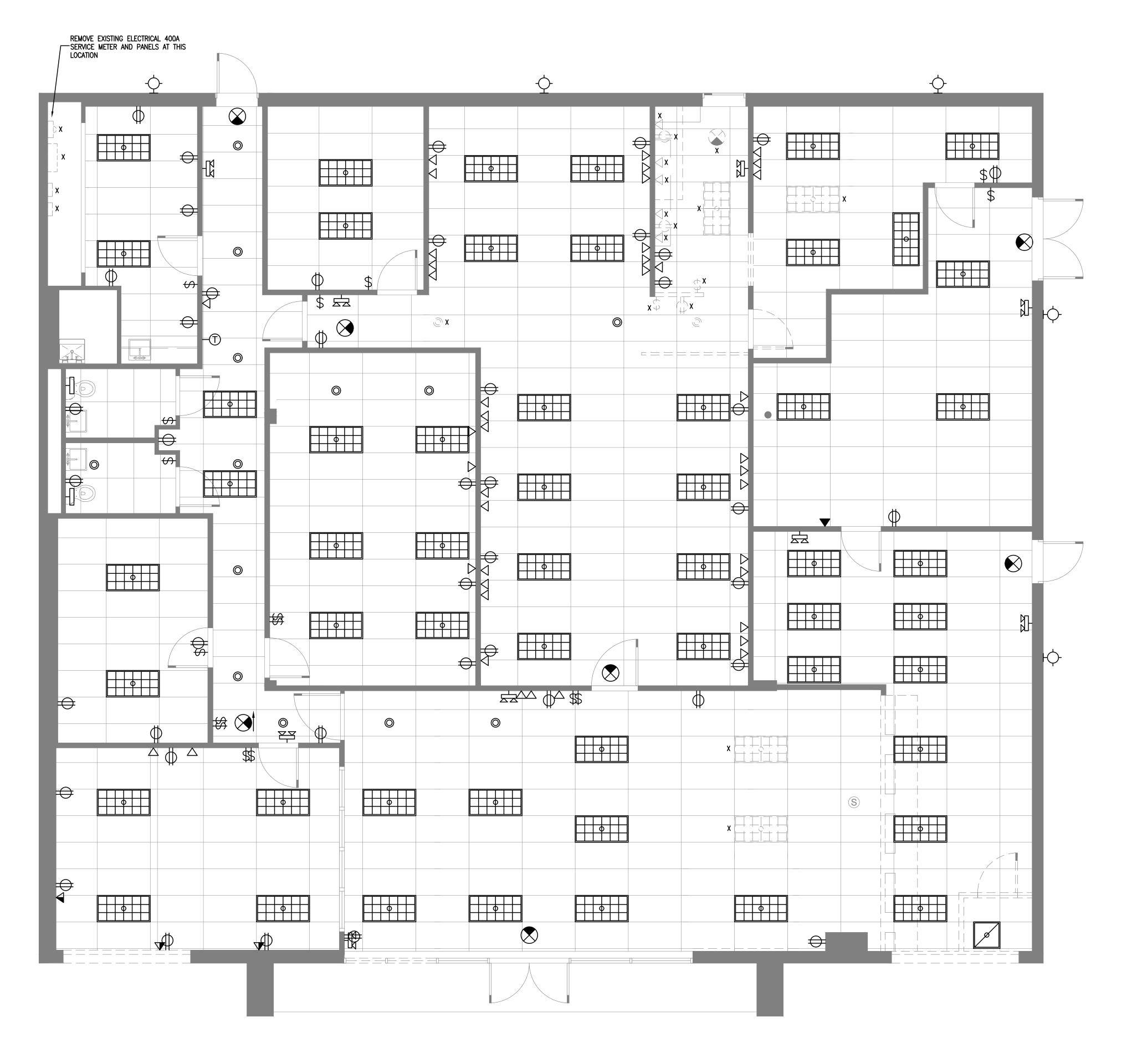
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REVIEWED/APPROVED BY:
PROJECT NO:

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GENERAL NOTES SYMBOLS AND ABBREVIATIONS -ELECTRICAL

SHEET NUMBER:

E00'



ELECTRICAL GENERAL DEMO NOTES

- 1. REFER TO DRAWING 'E001' FOR SYMBOL LIST AND ADDITIONAL NOTES AND DRAWING 'E005' FOR POWER RISER DIAGRAM AND PANELBOARD SCHEDULES.
- . REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES AND

2

- 3. ALL DEVICES AND ASSOCIATED WIRING IN AREAS N.I.C ARE EXISTING TO REMAIN AND PROTECTED FROM DAMAGE.
- 4. ALL EXISTING DEVICES SHOWN WITH SUBSCRIPT 'X' IN AREAS OF WORK SHALL BE REMOVED. REFER TO ARCHITECTURAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION
- 5. ALL EXISTING DEVICES SHOWN WITH NO SUBSCRIPT IN AREAS OF WORK ARE EXISTING TO REMAIN. SEE NEW WORK PLANS FOR DETAILS ON RE—CONNECTION TO CIRCUITS, WHERE NEEDED.
- 6. ALL LIGHTING FIXTURES (INCLUDING EXIT SIGNS) THAT ARE NOT BEING REUSED SHALL REMAIN THE PROPERTY OF THE LANDLORD AND SHALL BE STORED OR DISPOSED AS DIRECTED.
- 7. WHEN EXISTING ELECTRICAL INSTALLATION, SUCH AS LIGHTING, IS AFFECTED BY THIS RENOVATION, BUT SHALL BE RETAINED TO SERVE UN—RENOVATED AREAS, THEIR CIRCUITRY SHALL BE REROUTED OR RECONNECTED AS REQUIRED TO ACCOMMODATE THE RENOVATION (SEE SHEET E003 FOR NEW WORK). CONTRACTOR SHALL MAINTAIN CONTINUITY OF CIRCUITRY TO EXISTING LIGHTING FIXTURES (TO BE EXTENDED TO NEW PANEL) THROUGHOUT CONSTRUCTION.
- 8. MAINTAIN CONTINUITY OF BRANCH CIRCUITS (TO BE EXTENDED TO NEW PANEL) SERVING MULTIPLE ITEMS OF WHICH SOME OF THEM BEING REMOVED. RESTORE CONNECTIONS, AS NEEDED, PER NEW WORK PLANS.
- 9. ALL ELECTRICAL WORK WHICH WILL NOT BE RENDERED OBSOLETE AND WHICH MAY BE DISTURBED BY DUE TO NEW WORK SHALL BE RESTORED TO ITS ORIGINAL OPERATING CONDITION.
- 10. IN AREA WHERE EXISTING PARTITIONS ARE REMOVED, REMOVE ALL RECEPTACLES, TELEPHONE OUTLETS TOGETHER WITH ADJACENT WIRING.
- 11. FIRE ALARM DEVICES NOT SHOWN SHALL BE CONSIDERED EXISTING TO REMAIN.

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PROFESSIONAL SEAL

04/10/25

ALEXANDER B.

KONSTANTOPOULOS
Lic. No. 0402051755

DATE

FOR PERMIT 03.21.2025

DESIGNED/DRAWN BY:
REVIEWED/APPROVED BY:

PROJECT NO:

EET TITLE:

GROUND FLOOR PLAN
DEMOLITION
ELECTRICAL

SHEET NUMBER:

6/20/2025

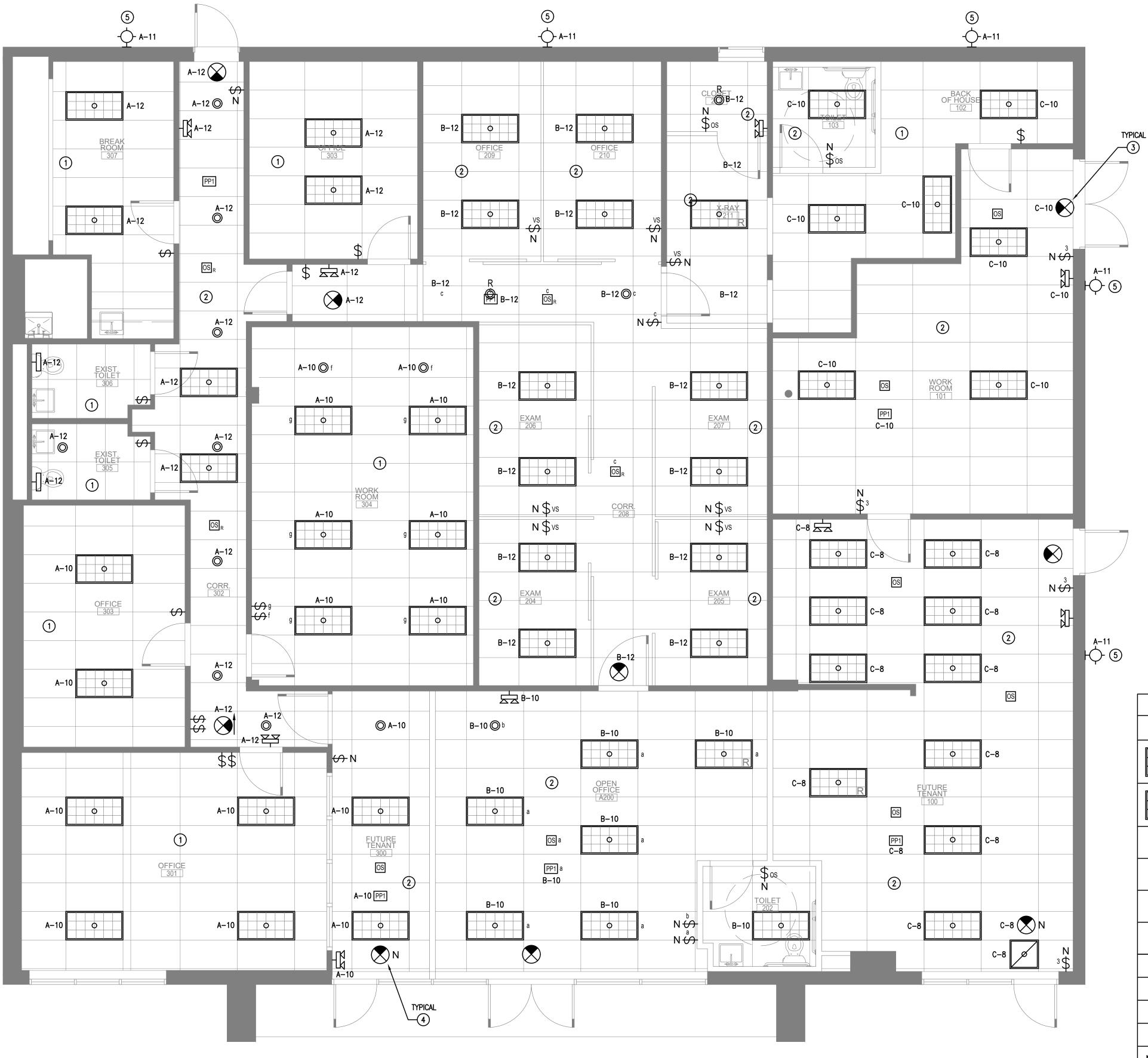
ALTC-2025-00578

E002

GROUND FLOOR PLAN - DEMOLITION - ELECTRICAL

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

4



GROUND FLOOR PLAN - NEW WORK LIGHTING - ELECTRICAL

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

LIGHTING GENERAL NOTES

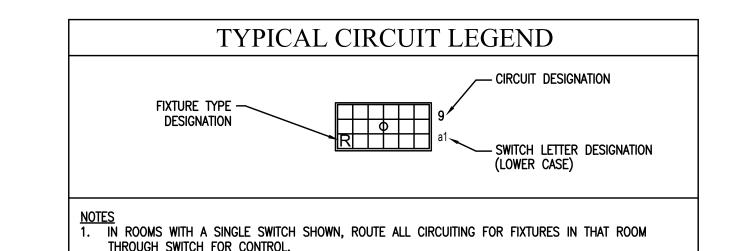
1. REFER TO DRAWING 'E001' FOR SYMBOL LIST AND ADDITIONAL NOTES.

2

- 2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES AND ADDITIONAL
- 3. ALL LIGHTING FIXTURES SHOWN ON PLAN ARE NEW, UNLESS OTHERWISE NOTED.
- 4. THE EXIT SIGNS IN THE AREA OF SCOPE ARE NEW, UNLESS OTHERWISE INDICATED. COORDINATE TRIM AND FINISH OF NEW EXIT SIGNS WITH ARCHITECT PRIOR TO DOING ANY WORK.
- 5. FINAL LIGHTING CONTROL LOCATIONS & DESIGNATION TO BE DETERMINED BY ARCHITECT.
- 6. IN THE AREAS WITH CEILING MOUNTED OCCUPANCY SENSORS, THE LIGHTING SHALL BE CONTROLLED BY OCCUPANCY SENSORS AND 'OVERRIDE' WALL MOUNTED LIGHTING SWITCH. SEE SHEET E001 FOR LIGHTING SWITCH SPECIFICATIONS. SEE SHEET E005 FOR CONTROL DETAILS.
- 7. ALL LIGHTING FIXTURES IN AREAS OUT OF SCOPE ARE EXISTING TO REMAIN UNCHANGED FROM THE APPROVED PLANS.
- 8. CONTRACTOR SHALL PROVIDE DOCUMENTS CERTIFYING THAT INSTALLED LIGHTING CONTROLS MEET DOCUMENTED PERFORMANCE CRITERIA, WITHIN 90 DAYS FROM THE DATE OF RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
- 9. CONTRACTOR SHALL PROVIDE EVIDENCE OF TESTING OF ALL LIGHTING CONTROLS TO THE ENGINEER, AS REQUIRED BY 2018 IECC 408.3.1, AT THE TIME OF FIELD INSPECTION (PUNCH LIST) BY THE

LIGHTING PLAN NOTES

- I. IN THIS ROOM, UPON DISCONNECTING EXISTING LIGHT FIXTURE FROM DEMOLISHED PANEL, CONNECT TO NEW PANEL SOURCE AS SHOWN, VIA EXISTING LIGHTING CONTROLS IN THE ROOM.
- 2. IN THIS ROOM, UPON DISCONNECTING EXISTING LIGHT FIXTURE FROM DEMOLISHED PANEL, CONNECT TO NEW PANEL SOURCE AS SHOWN, VIA NEW LIGHTING CONTROLS IN THE ROOM.
- 3. UPON REMOVAL OF EXISTING PANEL, EXISTING EMERGENCY LIGHTING FIXTURES SHALL BE CONNECTED TO NEW CIRCUIT SHOWN (ADJACENT NORMAL LIGHTING CIRCUIT) AS SHOWN. CONNECT TO UNSWITCHED SIDE (LINE SIDE) OF CIRCUIT.
- CONNECT ALL NEW EMERGENCY LIGHTING FIXTURES AND EXIT SIGNS TO ADJACENT NORMAL LIGHTING CIRCUIT, AS SHOWN. CONNECT TO UNSWITCHED SIDE (LINE SIDE) OF CIRCUIT.
- 5. EXISTING EXTERIOR LIGHTING AND ALL EXISTING ASSOCIATED AUTOMATIC CONTROLS TO REMAIN. RECONNECT TO NEW PANELBOARD AS SHOWN.



	LIGHTING FIX	KTU	RE	SCH	HEDU	ULE	
TYPE	MANUFACTURER & CAT. No.	No.	LAMP WATT	TYPE	VOLT	MOUNTING	REMARKS
Φ	EXISTING — TO REMAIN 2X4 LIGHTING FIXTURE	2	32	Т8	UNV	RECESSED CEILING	CLEAN AND RELAMP NEEDED
	EXISTING — RELOCATED 2X4 LIGHTING FIXTURE	2	32	Т8	UNV	RECESSED CEILING	CLEAN AND RELAMP NEEDED
0	EXISTING — TO REMAIN DOWNLIGHT FIXTURE	1	26	CF	UNV	RECESSED CEILING	CLEAN AND RELAMP NEEDED
© _R	EXISTING — RELOCATED DOWNLIGHT FIXTURE	1	26	CF	UNV	RECESSED CEILING	CLEAN AND RELAMP NEEDED
一	EXISTING — TO REMAIN DOWNLIGHT FIXTURE	1	26	CF	UNV	SURFACE WALL	CLEAN AND RELAMP NEEDED
Ю-	EXISTING — TO REMAIN EXTERIOR WALL PACK EGRESS LIGHTING	1	50	HAL	UNV	SURFACE WALL	CLEAN AND RELAMP NEEDED
∑ N	NEW EXIT SIGNS SPECS TO MATCH BASE BLDG STANDARD	1	<5	LED	UNV	SURFACE CEILING	W/ 90 MINUTE BATTERY PACK
	EXISTING — TO REMAIN EXIT SIGNS	1	<5	LED	UMV	SURFACE CEILING	W/ BATTERY PACK
料N	NEW EMERGENCY WALL PACK EGRESS LIGHTING — MATCH SPECS OF EXISTING	2	4	LED	UNV	SURFACE WALL	VERIFY SPECS W/ AI PRIOR TO ORDERING
	EXISTING — TO REMAIN WALL PACK EGRESS LIGHTING	2	4	LED	UNV	SURFACE WALL	5/2

NOTES:

1. LIGHTING FIXTURES SHOWN AS EMERGENCY SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACKUP OPTION.

2. VERIFY GRID TYPE, MOUNTING LOCATIONS OF LIGHTING FIXTURES WITH WORK OF OTHER TRADES AND WITH THE ARCHITECT PRIOR TO DIFFERENCES BETWEEN VOLTAGE AND/OR WATTAGE OF LIGHT FIXTURE SCHEDULE ON THE CECENTICAL DRAWINGS AND THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING BY THE CONTRACTOR AS EXISTING

LIGHTING FIXTURES ARE REUSED, REPAIR AS REQUIRED. RE-LAMP ALL NON-FUNCTIONING LAMPS AND PROVIDE THERMAL

PROTECTION AS REQUIRED. PROVIDE DIRECTIONAL ARROWS FOR EXIT SIGN AS SHOWN ON PLAN

4

THROUGH SWITCH FOR CONTROL.

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PROJECT:

VATIONS 205 RICHMOND I 3RIA, VA 22303 RENOV/ 6203 & 6205 ALEXANDRI/ 6201,

PROFESSIONAL SEAL
04/10/25 A ON WEALTH OF
ALEXANDER B. KONSTANTOPOULOS
Lic. No. 0402051755
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ISSUED

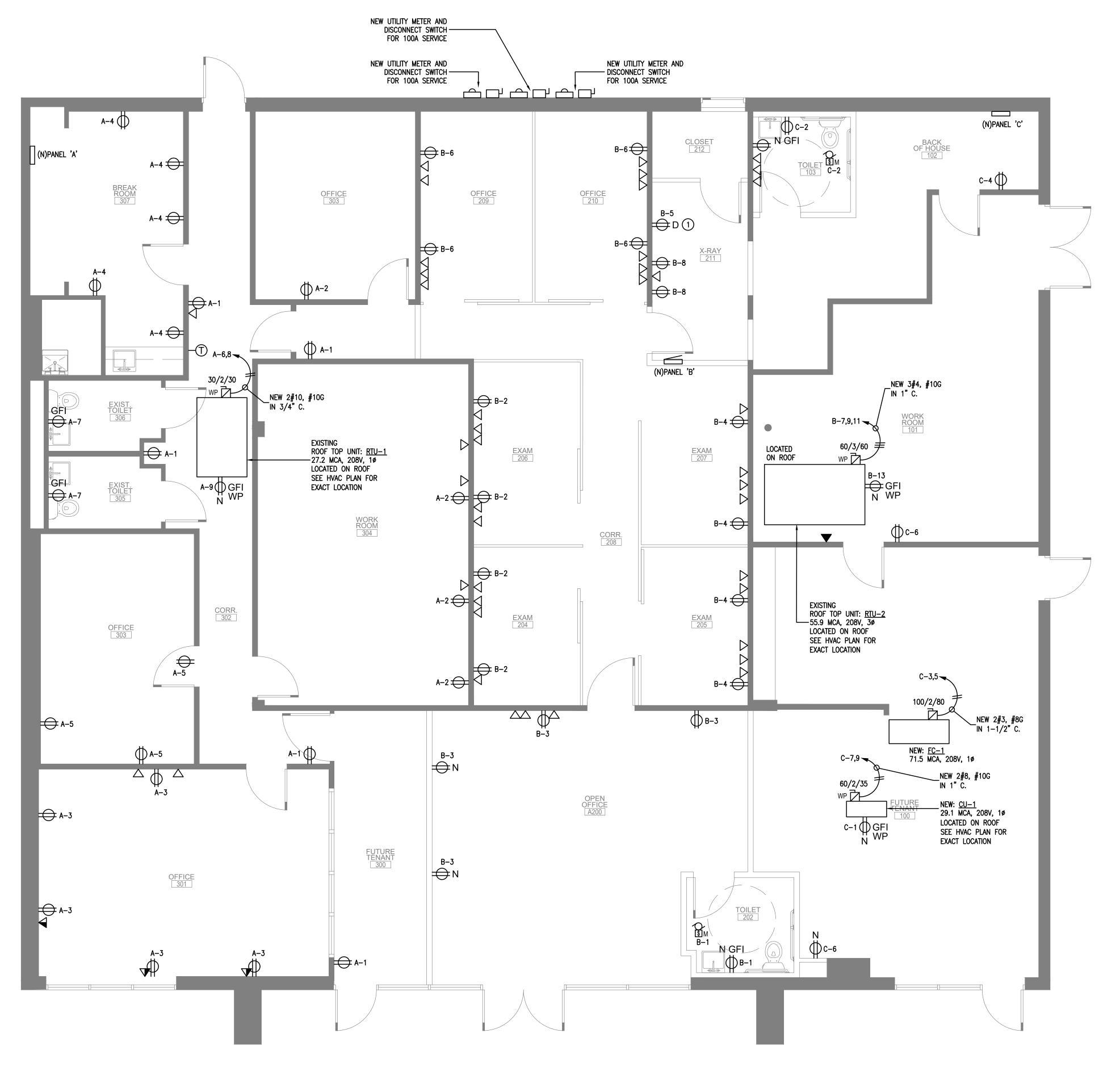
DESIGNED/DRAWN BY:

REVIEWED/APPROVED BY: PROJECT NO:

GROUND FLOOR PLAN NEW WORK LIGHTING ELECTRICAL

SHEET NUMBER:

E003



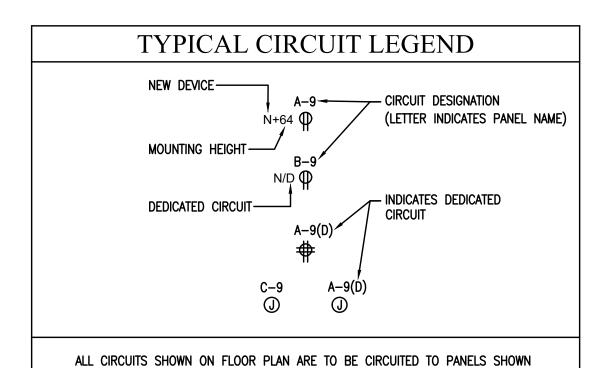
POWER GENERAL NOTES

- REFER TO DRAWING 'E001' FOR SYMBOL LIST AND ADDITIONAL NOTES AND DRAWING 'E005' FOR POWER RISER DIAGRAM AND PANELBOARD SCHEDULES.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR DEMOLITION PLAN, ADDITIONAL NOTES AND DETAILS.
- 3. FINAL LOCATION AND MOUNTING HEIGHT OF ELECTRICAL COMPONENTS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO ANY WORK.
- 4. ALL ELECTRICAL WIRING SHOWN ON DRAWING ARE NEW, UNLESS OTHERWISE INDICATED. EXISTING ELECTRICAL DEVICES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION.
- 5. CONTRACTOR TO PROVIDE SUBMITTALS FOR ALL WIRING DEVICES FOR APPROVAL BY THE ARCHITECT AND ENGINEER.
- 6. ALL FURNITURE IS SHOWN FOR COORDINATION ONLY.

2

POWER PLAN NOTES

- 1. VERIFY AND COORDINATE ALL WIRING REQUIREMENTS OF NEW X-RAY MACHINE PRIOR TO DOING ANY WORK.
- 2. PROVIDE 240V, 10 CIRCUITRY FOR NEW WATER HEATER. PROVIDE 2P+S/N, 240V FUSED DISCONNECT SWITCH. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION OF PLUMBING EQUIPMENT.
- 3. CONNECT NEW RTU TO EXISTING PANELBOARD AS SHOWN.



6/20/2025

ALTC-2025-00578



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PROFESSIONAL SEAL

04/10/25

ALEXANDER B.

KONSTANTOPOULOS
Lic. No. 0402051755

FOR PERMIT 03.21.2025

DESIGNED/DRAWN BY:

DESIGNED/DRAWN BY: REVIEWED/APPROVED BY: PROJECT NO:

EET TITLE:

GROUND FLOOR PLAN NEW WORK POWER ELECTRICAL

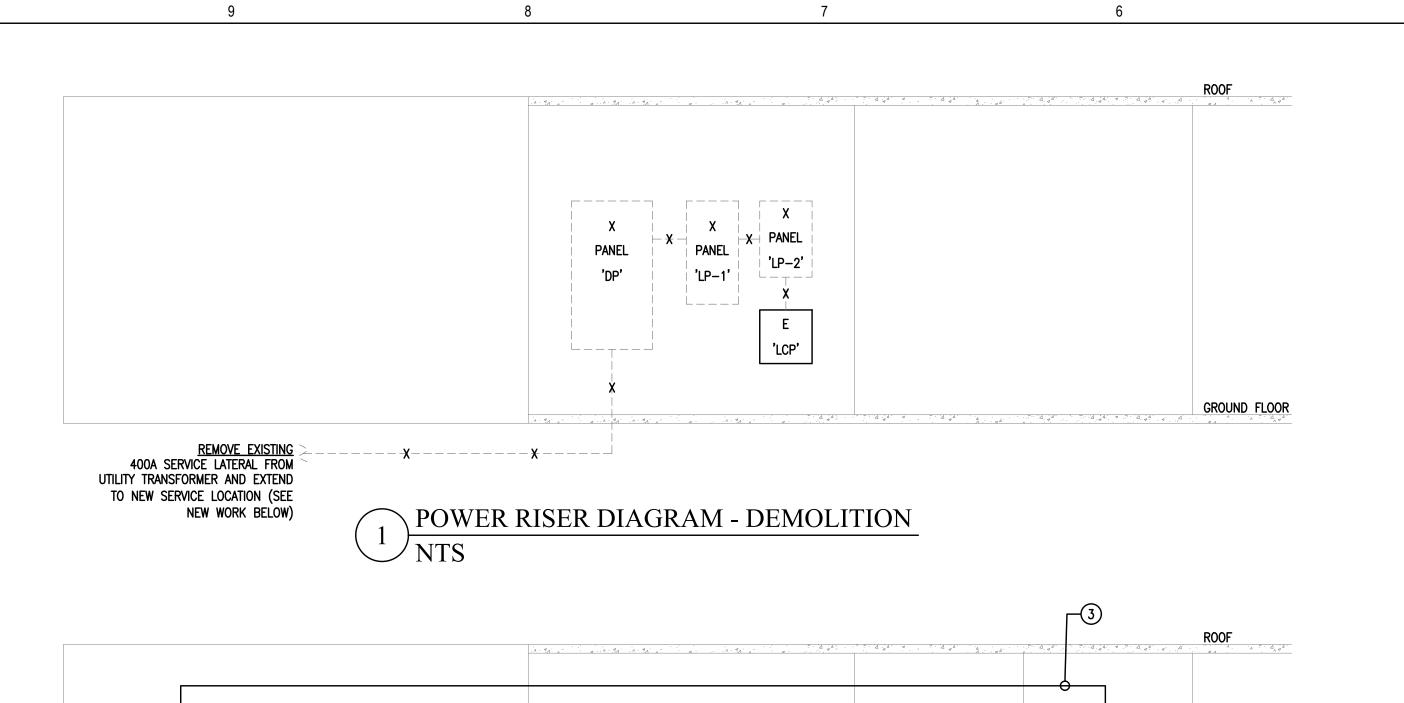
SHEET NUMBER:

E004

GROUND FLOOR PLAN - NEW WORK POWER - ELECTRICAL

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

4



(M)

PROVIDE NEW

-- BLACK $--\frac{1}{1}$ H

— — GREEN — — ¬

WALL SWITCH SENSOR

EXTEND EXISTING
400A SERVICE LATERAL FROM (5)

UTILITY TRANSFORMER TO

Φ

Φ

WALL SWITCH SENSOR

W/ DUAL TECHNOLOGY

SCALE: NO SCALE

300A TERMINATION BOX (5)

NTS

-3

E LCP' L___J

\ POWER RISER DIAGRAM - NEW WORK

PANEL

RISER DIAGRAM NOTES

- PROVIDE GROUNDING ELECTRODE CONDUCTOR. SEE ELECTRICAL SERVICE GROUNDING OPTIONS DETAIL ON THIS SHEET. ALL ON SITE OBSERVATION PROHIBITING CODE COMPLIANCE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO DOING ANY WORK.
- 2. CONTRACTOR TO VERIFY ALL METERING REQUIREMENTS WITH LANDLORD AND UTILITY PRIOR TO BID. PROVIDE NEMA 3R.
- 3. PROVIDE NEW 4#1, #8G IN 1-1/2" CONDUIT.
- 4. PROVIDE NEW NEMA 3R, 100A, 240VAC, 3P SERVICE ENTRANCE RATED SAFETY SWITCH (FUSED AT 100A).
- COORDINATE ALL REQUIREMENTS WITH UTILITY COMPANY PRIOR TO DOING ANY WORK.

PANEL SCHEDULE NOTES

- PANELBOARD LOAD DESCRIPTIONS ARE BASED ON EXISTING PANELBOARD DIRECTORIES. CONTRACTOR SHALL VERIFY CIRCUITS PRIOR TO ANY WORK.
- B. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE UPDATED, TYPED PANELBOARD DIRECTORIES FOR EACH PANELBOARD UTILIZED IN THE PROJECT. BALANCE LOAD AMONG PHASES.
- C. CONTRACTOR SHALL VERIFY AMPACITY OF EACH PANEL PRIOR TO ANY WORK.
- CONTRACTOR SHALL RE-USE EXISTING CIRCUIT BREAKERS AVAILABLE AFTER DEMOLITION AS APPROPRIATE.
- E. AT COMPLETION OF WORK THE SPARE CIRCUIT BREAKERS SHALL BE SWITCHED TO 'OFF' POSITION.

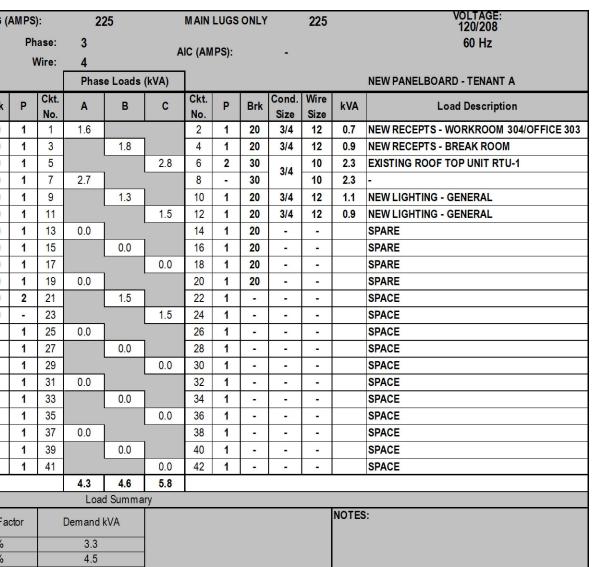
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PANEL: A		MAIN	BUS RA	TING (AMPS):	2	25		MAIN	LUGS	ONLY		225		VOLTAGE: 120/208
FED FROM: UTILITY					Ph	nase:	3									60 Hz
SURFACE PDU					١	Nire:	4		A	IC (AM	PS):		-			
FLUSH 200% NEUTRAL							Phas	se Loads	(kVA)]						NEW PANELBOARD - TENANT A
Load Description	kVA	Wire Size	Cond. Size	Brk	Р	Ckt. No.	Α	В	С	Ckt. No.	Р	Brk	Cond. Size	Wire Size	kVA	Load Description
NEW RECEPTS - ENTRY/CORRIDORS	0.9	12	3/4	20	1	1	1.6			2	1	20	3/4	12	0.7	NEW RECEPTS - WORKROOM 304/OFFICE 30
NEW RECEPTS - OFFICE 301	0.9	12	3/4	20	1	3		1.8		4	1	20	3/4	12	0.9	NEW RECEPTS - BREAK ROOM
NEW RECEPTS - OFFICE 303	0.5	12	3/4	20	1	5			2.8	6	2	30	2/4	10	2.3	EXISTING ROOF TOP UNIT RTU-1
NEW GFI RECEPTS - TOILETS	0.4	12	3/4	20	1	7	2.7]		8	-	30	3/4	10	2.3	- :
NEW RTU MAINTENANCE RECEPT (ROOF)	0.2	12	3/4	20	1	9		1.3		10	1	20	3/4	12	1.1	NEW LIGHTING - GENERAL
EXISTING EXTERIOR LIGHTING - RELOCATED CK	0.6	12	3/4	20	1	11			1.5	12	1	20	3/4	12	0.9	NEW LIGHTING - GENERAL
SPARE		-	-	20	1	13	0.0	1		14	1	20	-	-		SPARE
SPARE		-		20	1	15		0.0]	16	1	20	-			SPARE
SPARE		-	-	20	1	17			0.0	18	1	20	-	-		SPARE
SPARE		-	-	20	1	19	0.0	1		20	1	20	-	-		SPARE
EXISTING WATER HEATER - RELOCATED CKT	1.5	10		30	2	21		1.5	1	22	1	-	-	-		SPACE
	1.5	10	3/4	30	-	23			1.5	24	1	-	-	-		SPACE
SPACE		-	•	-	1	25	0.0	1		26	1	-	-			SPACE
SPACE		-	-	-	1	27		0.0	1	28	1	-	-	-		SPACE
SPACE		-	-	-	1	29			0.0	30	1	-	-	-		SPACE
SPACE		-	-	-	1	31	0.0	1		32	1	-	-	-		SPACE
SPACE		-	-	-	1	33		0.0	1	34	1	-	-	-		SPACE
SPACE		-	-	-	1	35			0.0	36	1	-	-			SPACE
SPACE		-	-	-	1	37	0.0	1		38	1	-	-	-		SPACE
SPACE		-	-	-	1	39		0.0	1	40	1	-	-	-		SPACE
SPACE		_	-	-	1	41			0.0	42	1	_	-	-		SPACE
							4.3	4.6	5.8							
							Loa	d Summa	ary							
	Conne		Dem	and Fa	ctor		Demand	kVA							NOTES	S:
(L) Lighting:	2.			125%			3.3		-							
(R) Receptacles (1st 10 kVA):	4.			100%			4.5		1							
(R) Receptacles (> 10 kVA):	0.			50%			0.0		1							
(LM) Largest Motor Load:	0.	.0		125%			0.0		1							
(M) Remaining HVAC Loads:	4.			100%			4.6									
(ME) Mechanical/Miscellaneous:	3.			100%			3.0									
(K) Kitchen Equipment	0.			100%			0.0		-TOTAL	DEMA	ND L	/^				Spare Ampacity Remaining In Panel
TOTAL CONNECTED kVA =	14	. /					15.4 42.6		=TOTAL	DENI A	ND A	VA.				81.0%

2

PANEL: B		MAIN	BUS RA	TING (AMPS):	10	00		MAIN	LUGS	ONLY		100		VOLTAGE: 120/208
FED FROM: UTILITY					Ph	ase:	3			10 (41)						60 Hz
SURFACE PDU					١	Vire:	4		F	IC (AM	(PS):		-			
FLUSH 200% NEUTRAL							Phas	e Loads	(kVA)	1						NEW PANELBOARD - TENANT B
Load Description	kVA	Wire Size	Cond. Size	Brk	Р	Ckt. No.	Α	В	С	Ckt.	Р	Brk	Cond. Size	Wire Size	kVA	Load Description
NEW GFI RECEPT - TOILET	0.2	12	3/4	20	1	1	0.9			2	1	20	3/4	12	0.7	NEW RECEPTS - EXAM RM 204/206
NEW RECEPT - OPEN AREA	0.7	12	3/4	20	1	3		1.4		4	1	20	3/4	12	0.7	NEW RECEPTS - EXAM RM 205/207
NEW XRAY - OFFICE 211	1.0	12	3/4	20	1	5			1.7	6	1	20	3/4	12	0.7	NEW RECEPTS - OFFICE 209/210
EXISTING ROOF TOP UNIT RTU-2	5.4	6		60	3	7	5.7			8	1	20	3/4	12	0.4	NEW RECEPTS - OFFICE 211
	5.4	6	1	60	-	9		6.6		10	1	20	3/4	12	1.2	NEW LIGHTING - RECEPTION/TOILET/BACK
	5.4	6	İ	60	-	11			6.2	12	1	20	3/4	12	0.8	NEW LIGHTING - EXAM S/OFFICE
NEW RTU MAINTENANCE RECEPT (ROOF)	0.2	12	3/4	20	1	13	0.2			14	1	20		-		SPARE
SPARE		-		20	1	15		0.0	1	16	1	20				SPARE
SPARE		-	-	20	1	17			0.0	18	1	20	-	-		SPARE
SPARE		-		20	1	19	0.0			20	1	20	-			SPARE
SPACE		-	-	-	1	21		0.0]	22	1	-	-	-		SPACE
SPACE		-		-	1	23			0.0	24	1	-	×	-		SPACE
SPACE		-		-	1	25	0.0			26	1	-				SPACE
SPACE		-	-	-	1	27		0.0	1	28	1	-	-	-		SPACE
SPACE		-	-	-	1	29		1000,000	0.0	30	1	-	-			SPACE
SPACE		-		-	1	31	0.0			32	1	-	-	-		SPACE
SPACE		-	-	-	1	33		0.0]	34	1	-	-	-		SPACE
SPACE		-	-	-	1	35			0.0	36	1	-	-			SPACE
SPACE		-	-	-	1	37	0.0			38	1		-			SPACE
SPACE		-		-	1	39		0.0]	40	1	-	-	-		SPACE
SPACE		-		-	1	41			0.0	42	1	-				SPACE
			l.				6.8	8.0	7.9							
							Load	d Summa	ary							
	Conn		Dem	and Fa	ctor		Dem and I	kVA							NOTES	S:
(L) Lighting	k\ : 2.			125%			2.5		-							
(R) Receptacles (1st 10 kVA)				100%			3.6		-							
(R) Receptacles (> 10 kVA)				50%			0.0		-							
(LM) Largest Motor Load				125%			20.1		†							
(M) Remaining HVAC Loads				100%			0.0		1							
(ME) Mechanical/Miscellaneous				100%			1.0									
(K) Kitchen Equipment				100%			0.0									Spare Ampacity Remaining In Panel
TOTAL CONNECTED kVA:	22	_					27.2		=TOTAL							

							75.6			=TOTAL DEMAND AMPS						24.470			
PANEL: C		MAIN	BUS RA	TING (AMPS	s):	10	00		MAIN	LUGS	ONLY	1	100		VOLTAGE: 120/208			
FED FROM: UTILITY					Pł	nase:	3									60 Hz			
SURFACE PDU						Wire:	4		Α	IC (AN	IPS):		-			33 112			
FLUSH 200% NEUTRAL					,	vvii e.		e Loads	(kVA)	1						NEW PANELBOARD - TENANT C			
	1	Wire	Cond.			Ckt.				Ckt.		Ι	Cond.	Wire					
Load Description	kVA	Size	Size	Brk	P	No.	Α	В	С	No.	Р	Brk	Size	Size	kVA	Load Description			
NEW CU-1 MAINTENANCE RECEPT (ROOF)	0.2	12	3/4	20	1	1	0.4		_	2	1	20	3/4	12	0.2	NEW GFI RECEPT - TOILET			
NEW FAN COIL FC-1	5.9	3	1 1/2	80	2	3		6.1		4	1	20	3/4	12	0.2	NEW RECEPT - BACK OF HOUSE			
•	5.9	3	1 1/2	80	-	5		_	6.3	6	1	20	3/4	12	0.4	NEW RECEPT - WORK ROOM & ENTRY			
NEW CONDENSING UNIT CU-1 (ROOF)	2.4	8	1	35	2	7	3.3			8	1	20	3/4	12	0.9	EXISTING/RELOCATED LTG - GENERAL			
•	2.4	8] '	35	-	9		3.2		10	1	20	3/4	12	0.8	EXISTING/RELOCATED LTG - BACK OF HOUS			
SPARE		-	-	20	1	11			0.0	12	1	20	-	-		SPARE			
SPARE		-	-	20	1	13	0.0			14	1	20	-	-		SPARE			
SPARE		•	-	20	1	15		0.0		16	1	20	-	-		SPARE			
SPARE		-	-	20	1	17	1	t	0.0	18	1	20	-	-		SPARE			
SPARE		-	-	20	1	19	0.0			20	1	20	-	-		SPARE			
SPACE		-	-	-	1	21		0.0		22	1	-	-	-		SPACE			
SPACE			-	÷	1	23			0.0	24	1	-		-		SPACE			
SPACE		-	-	-	1	25	0.0	1		26	1	-	-	-		SPACE			
SPACE		-	-	-	1	27		0.0	1	28	1	-	-	-		SPACE			
SPACE			-	-	1	29			0.0	30	1	-				SPACE			
SPACE			-	-	1	31	0.0	1		32	1	-	-	- 1		SPACE			
SPACE		-		-	1	33		0.0	Ī	34	1	-	1	X		SPACE			
SPACE		-	-	-	1	35	1		0.0	36	1					SPACE			
SPACE		-	-	-	1	37	0.0	1		38	1.	-				SPACE			
SPACE		_	-	-	1	39		0.0	1	40	1				-	SPACE			
SPACE		-	-	-	1	41			0.0	42	1			-		SPACE			
							3.7	9.3	6.3	4									
								d Summa			X	K	•						
	Conr	nected	Dem	and Fa	ctor		Dem and								NOTES	S:			
		VA			Oloi			ICV/			-			6	/20/2	2025			
(L) Lighti		.7		125%			2.1												
(R) Receptacles (1st 10 kV	,	.9		100%			0.9		-				AL	I C-2)25-	00578			
(R) Receptacles (> 10 kV (LM) Largest Motor Lo		1.8		50% 125%			0.0												
(LM) Largest Motor Lo (M) Remaining HVAC Loa		.8		100%			4.8		+										
(ME) Mechanical/Miscellaneo		1.0		100%			0.0		1		1								
(K) Kitchen Equipme		.0		100%			0.0		1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	V			Spare Ampacity Remaining In Panel					
TOTAL CONNECTED kVA = 19.2							22.6		=TOTAL			VA				2700			
							62.8		=TOTAL	D = 1.1	A A I I	MADO	/ _			<u> </u>			



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PROFESSIONAL SEAL ALEXANDER B. KONSTANTOPOULOS Lic. No. 0402051755

DATE FOR PERMIT 03.21.2025 COUNTY COMMENTS 05.23.2025 DESIGNED/DRAWN BY: REVIEWED/APPROVED BY:

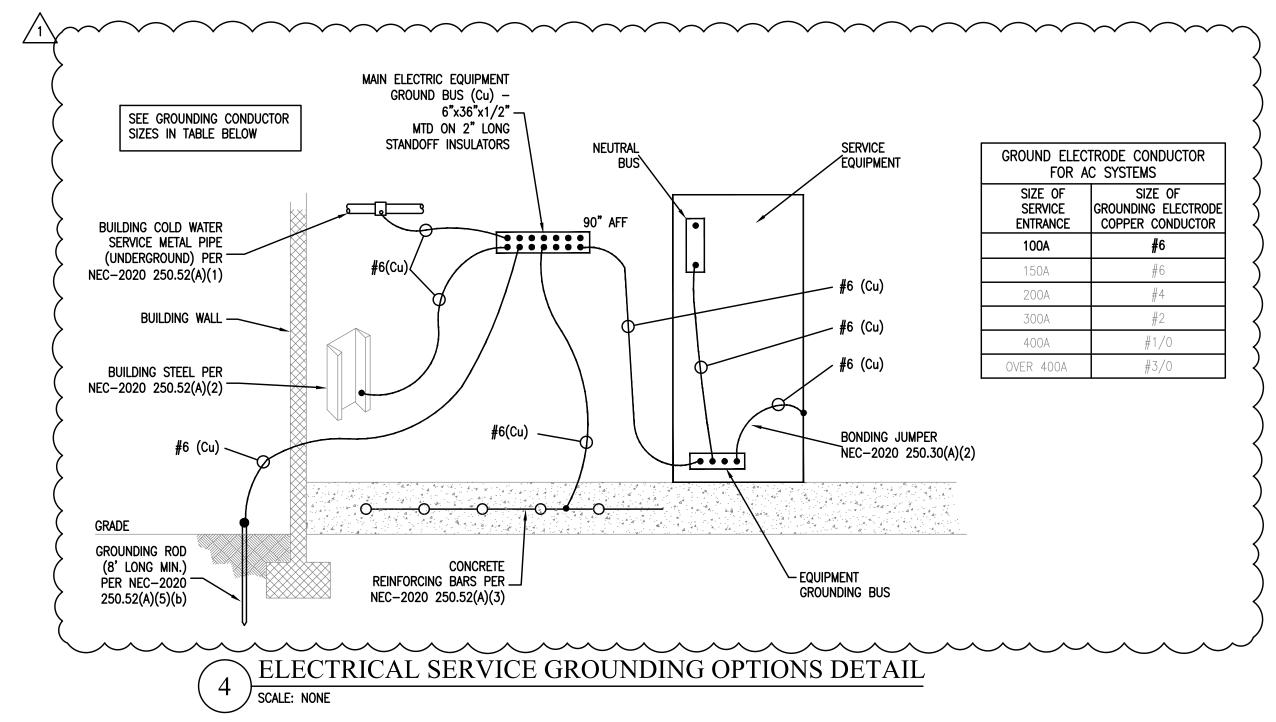
PROJECT NO:

SHEET TITLE: **POWER RISER**

DIAGRAM, PANEL SCHEDULES & DETAILS **ELECTRICAL**

SHEET NUMBER:

E005



NOTES:

1. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT THE BUILDING SHALL

BE BONDED TOGETHER AS REQUIRED BY NEC-2020 ARTICLE 250.50.

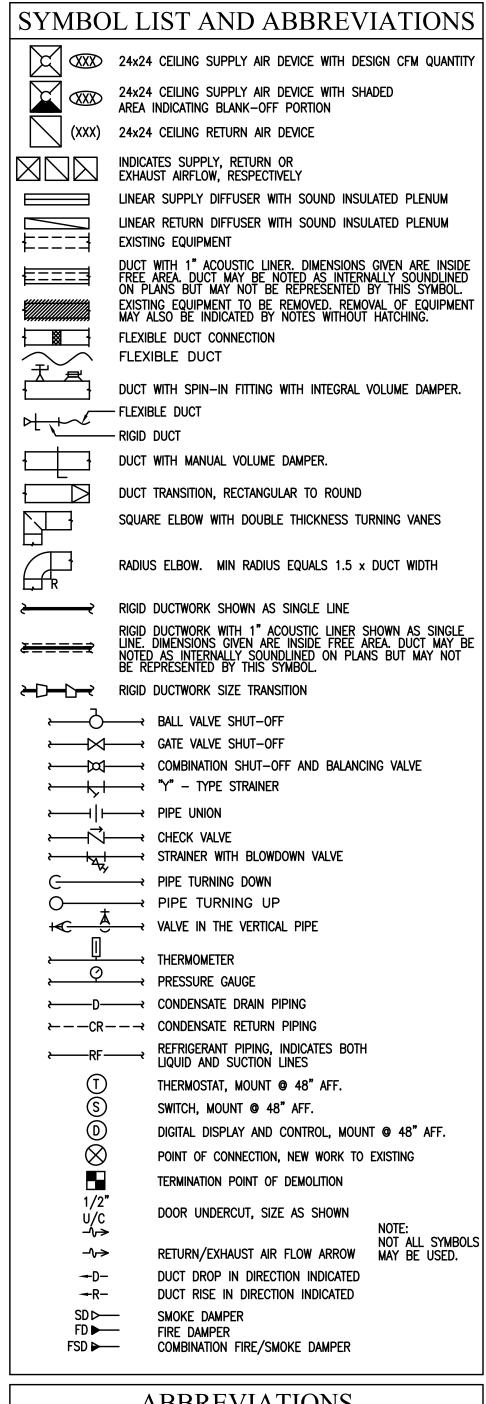
WATER PIPE (250.52(A)(1)), BUILDING STEEL (250.52(A)(2)), CONCRETE REINFORCING BARS (250.52(A)(3)), SHALL BE IN ACCORDANCE WITH THE

2. ALL LENGTHS AND REQUIRED DISTANCES FOR METAL UNDERGROUND

REQUIREMENTS OF NEC-2020 ARTICLE 250.52.

GROUND FLOOR

PANEL



ABBREVIATIONS

ı				
	(E)	EMBINIO TO TELIMINIT	GPM	GALLONS PER MINUTE
	(N)	111-11	HP	HORSEPOWER
	(R)		IN.	INCHES
	(RÉ)		KW	KILOWATT
	(RR)	EVICTING TO DE	LAT	LEAVING AIR TEMPERATURE
	(,,,,)	DEMOVED AND DELOCATED	LRA	LOCKED ROTOR AMPS
	(XXX)	DETUDNI /EVULLUOT AID OFM	MAX	MAXIMUM
	ABV	ADOUT	MFR	MANUFACTURER
	ADV	AD ILIOTADI E	MIN	MINIMUM
	AFF	ADOME ENHOUSED ELOOD	NC	NOISE CRITERIA
	AFF AHU	AID HANDING HAIT	NTS	NOT TO SCALE
		ACCECC DANIEL	OA	OUTSIDE AIR
	ap BD	DAOMODAET DAMOED	POC	POINT OF CONNECTION
		BACKDRAFT DAMPER	RA	RETURN AIR
	BFP	BACK FLOW PREVENTER	RG RLA	RETURN GRILLE
	BS	BRANCH SELECTOR BOX	RLA	RATED LOAD AMPS
	CFM	CUBIC FEET (AIR) PER MINUTE		REVOLUTIONS PER MINIUTE
	CLG	CEILING	SA	SUPPLY AIR
	CSR	CONSTANT SUPPLY REGISTER	SD	
	CU	CONDENSING UNIT	SG	SUPPLY GRILLE
	D	CONDENSATE DRAIN	SL	SOUNDLINING
	DN	DOWN	SQ.	SQUARE
	DWG	DRAWING	TD	TRANSFER AIR DUCT
	EA	EXHAUST AIR	TAO	TRANSFER AIR OPENING
	EAT			TO BE DETERMINED
	EF		TYP	TYPICAL
	EG		UNO	UNLESS NOTED OTHERWISE
	ESP	EXTERNAL STATIC PRESSURE	10	VOLUME DAMPER
	FC	FAN COIL UNIT	VRV WMS	VARIABLE REFRIGERANT VOLUM
	FD	FIRE DAMPER		
	FLA	FULL LOAD AMPS	WPD	WATER PRESSURE DROP IN.

W.G.

FT. FEET

MECHANICAL NOTES

- A. THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND APPLICABLE PROVISIONS OF OTHER DIVISIONS, FORM A PART OF THIS
- SPECIFICATION AND CONTRACT, AND SHALL BE CAREFULLY EXAMINED BY EACH BIDDER BEFORE SUBMITTING THEIR PROPOSAL B. COMPLIANCE WITH LOCAL JURISDICTIONS: ALL WORK PERFORMED UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS
- OF DRAWINGS, SPECIFICATIONS AND TO THE CODES, ORDINANCES AND STANDARDS OF THE LOCAL AUTHORITY HAVING JURISDICTION. C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES FOR INSPECTIONS RELATED TO HIS WORK. D. INSTALLATIONS SHALL BE GUARANTEED FOR WORKMANSHIP, MATERIALS AND EQUIPMENT AGAINST DEFECTS, LEAKS AND SYSTEM NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE OF WORK BY OWNER. WHERE MANUFACTURER'S STANDARD WARRANTY IS LONGER THAN ONE YEAR. THE LONGER WARRANTY PERIOD SHALL TAKE PRECEDENCE. FOR REFRIGERATION COMPONENTS, PROVIDE EXTENDED 100% PARTS AND LABOR WARRANTY FOR YEARS 2-5. CONTRACTOR SHALL PAY ALL COSTS
- E. THE WORD "PROVIDE", AS USED IN SPECIFICATIONS AND ON PLANS, SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USF.

INVOLVING THE GUARANTEE OF ALL SYSTEMS.

- F. ALL WORK SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION. G. IN GENERAL, THE DRAWINGS ARE DIAGRAMMATIC, MAY VARY FROM ACTUAL FIELD CONDITIONS AND SHOW THE GENERAL LOCATION, TYPE AND SIZE OF PIPING, DUCTWORK, EQUIPMENT, CONTROLS, ACCESSORY EQUIPMENT, ETC. THE CONTRACTOR SHALL MODIFY, EXTEND, RELOCATE AND REROUTE ANY DUCTWORK, PIPING, EQUIPMENT, CONTROLS, ACCESSORY EQUIPMENT, ETC. AS REQUIRED TO ACCOMMODATE THE CEILING LAYOUT, OBSTRUCTIONS, STRUCTURE, PARTITIONS, ETC. AND TO SATISFY THE INTENT OF THE NEW
- H. THE CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK, AND SHALL CHECK HIS LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK AS SHOWN ON THE DRAWINGS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL ALERT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- I. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING A COMPLETE SYSTEM FOR HEATING, VENTILATING AND AIR CONDITIONING AS INDICATED, AUTOMATIC TEMPERATURE CONTROLS AND FINAL TESTING, ADJUSTING, AND BALANCING OF ALL SYSTEMS AND EQUIPMENT. PROVIDE ALL MATERIALS, LABOR, TOOLS, AND INCIDENTALS NECESSARY TO ACCOMPLISH THE WORK.
- J. CONTRACTOR SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS AND ADDENDA, AND VISIT THE SITE PRIOR TO ISSUING BID. ANY QUESTIONS OR CLARIFICATIONS SHALL BE REFERRED TO THE ENGINEER AT LEAST 7 WORKING DAYS PRIOR TO BIDDING. ANY REQUEST BY THE CONTRACTOR FOR ADDITIONAL COSTS RELATED TO THE INSTALLATION, RELOCATION, MODIFICATION OR ADDITION OF EQUIPMENT REQUIRED TO SATISFY THE INTENT OF THIS PROJECT, DUE TO A LACK OF CLEAR UNDERSTANDING OF THE PROJECT REQUIREMENTS, WILL NOT BE ACCEPTED.
- K. TO ELIMINATE CONFLICTS, CONTRACTOR TO PREPARE COMPLETE AND DETAILED 1/4" SCALE PLAN COMPOSITE COORDINATION DRAWINGS FOR ALL DUCT AND PIPING WORK INSTALLED IN THIS PROJECT. SUBMIT DRAWINGS TO THE ENGINEER FOR REVIEW. PRIOR TO CONSTRUCTION.
- L. ALL WORK SHALL BE INSTALLED WITHIN CEILING AND SHALL BE DONE SO THAT ALL REQUIRED CLEARANCES ARE MAINTAINED.
- MAINTAIN MAXIMUM CEILING SPACE BY RUNNING WORK CLOSE TO THE UNDERSIDE OF STRUCTURE. M. IN THE EVENT OF A CONFLICT BETWEEN CODES, DRAWINGS, AND/OR SPECIFICATIONS, THE MORE STRINGENT OR DEMANDING
- REQUIREMENT SHALL TAKE PRECEDENCE. N. SUBMIT 7 SETS OF EQUIPMENT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OF EQUIPMENT. SUBMIT DATA SHEETS TO ALLOW ADEQUATE TIME FOR REVIEW, INCLUDING RE-REVIEW OF ITEMS NOT
- O. THE CONTRACTOR SHALL CONFIRM THE PROPER OPERATION OF ALL EXISTING EQUIPMENT WITHIN THE WORK AREA. MODIFY ALL
- EQUIPMENT AS REQUIRED TO BE FULLY OPERATIONAL, IF UNABLE TO MODIFY EQUIPMENT TO BE FULLY OPERATIONAL, REPLACE IN
- P. CUT, PATCH AND REPAIR ALL DISTURBED SURFACES IN KIND. Q. COORDINATE THE EXACT ROUTING OF ALL DUCTWORK AND PIPING IN THE FIELD WITH SITE CONDITIONS. MODIFY, EXTEND, REROUTE
- R. COORDINATE THE EXACT LOCATION OF ALL EQUIPMENT IN THE FIELD WITH SITE CONDITIONS. RELOCATE ANY EQUIPMENT AS REQUIRED. MODIFY, EXTEND, REROUTE AND RELOCATE ANY ASSOCIATED DUCTWORK AND PIPING AS NECESSARY.
- S. ALL DUCTWORK SHALL BE SEALED WITH AN APPROPRIATE MATERIAL TO ELIMINATE ALL LEAKAGE EVIDENT TO THE SENSES. T. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR THE COMPLETE AND PROPER INSTALLATION OF ALL NEW EQUIPMENT. CONFIRM THAT ALL NEW EQUIPMENT IS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CLEARANCE REQUIREMENTS. MODIFY AND RELOCATE ANY EQUIPMENT AS NECESSARY TO ACCOMMODATE SITE
- U. ALL DUCT TAPS/OPENINGS NOT INTENDED FOR RE-USE UNDER NEW WORK PLAN SHALL BE SEALED AIRTIGHT WITH SHEET METAL PATCH, SAME GAUGE AS EXISTING DUCT.
- V. UNDER NO CIRCUMSTANCE SHALL THE WORK PERFORMED UNDER THIS CONTRACT ADVERSELY AFFECT ADJACENT AREAS, NOT PART OF THIS WORK
- W. IN THE EVENT THAT SUSPECTED ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED IN THE COURSE OF THE WORK. THE CONTRACTOR SHALL CEASE WORK WITH THE SUSPECT MATERIALS AND SHALL REQUEST DIRECTION FROM THE OWNER BEFORE PROCEEDING FURTHER.
- X. ANY OPERATIONS THAT WILL RESULT IN THE GENERATION OF NOISE OR VIBRATION. OR THAT MAY RESULT IN DUST EXTENDING BEYOND THE WORK AREA, SHALL BE PERFORMED AT TIMES AND IN ACCORDANCE WITH REQUIREMENTS STIPULATED BY BUILDING'S

- A. ALL PRODUCTS SHALL BE FIRST QUALITY, SUITABLE FOR THE INTENDED INSTALLATION, AND SHALL BE PROVIDED COMPLETE WITH ALL NECESSARY APPURTENANCES FOR A COMPLETE SYSTEM, READY FOR BENEFICIAL USE.
- B. ALL ELECTRICAL EQUIPMENT SHALL BE UL LABELED, OR EQUIVALENT BY COMPARABLE TESTING LAB. C. REGISTERS. GRILLES AND DIFFUSERS:
- a. DEVICES SHALL BE AS INDICATED ON SCHEDULES OR APPROVED EQUALS.
- b. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- c. COLORS/FINISHES SHALL BE AS DETERMINED BY ARCHITECT.
- d. PROVIDE FRAME/BORDER TO SUIT INTENDED INSTALLATION SURFACE. D. DUCTWORK:
- g. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA METAL DUCT STANDARDS. METAL DUCTS TO BE CONSTRUCTED OF GALVANIZED STEEL UNLESS NOTED OTHERWISE. MINIMUM SHEET METAL THICKNESS SHALL BE 24 GAUGE FOR GALVANIZED DUCTS. STAINLESS STEEL SHALL BE MINIMUM OF 0.0235" THICKNESS. FOLD FLAT ALL STANDING SEAMS ON TOP OF DUCT OF LOW PRESSURE DUCTS. HOLD ALL DUCTWORK TIGHT TO UNDERSIDE OF SLAB ABOVE.
- b. SUPPLY DUCTWORK, EXHAUST DUCTWORK, OUTSIDE AIR INTAKE, RETURN AND RELIEF DUCTWORK SHALL BE CONSTRUCTED FOR A SMACNA 2" PRESSURE CLASSIFICATION. MEDIUM PRESSURE DUCTWORK SHALL BE CONSTRUCTED TO A 3" PRESSURE CLASS. DUCTMATE OR OTHER TDC TYPE DUCT. ALL DUCTS SHALL BE SEALED PER SMACNA SEAL CLASS 'A'.
- c. FLEXIBLE INSULATED DUCTS SHALL BE UL-181-LISTED, CLASS '1', WITH HELICAL WIRE REINFORCEMENT, SECURED WITH ADJUSTABLE STAINLESS STEEL HOSE CLAMP.
- d. Provide fire dampers at all duct penetrations of rated assemblies. Dampers to be ul listed, type b, prefco or
- APPROVED EQUAL. e. PROVIDE SMOKE DAMPERS AT ALL DUCT PENETRATIONS OF RATED ASSEMBLIES AND AS SHOWN ON THE PLANS. DAMPERS TO BE UL555S LISTED. PROVIDE A CLASS 1 SMOKE DAMPER FOR SUPPLY AIR DUCT AND A CLASS 2 AIR DAMPER FOR TRANSFER
- f. PROVIDE FLEXIBLE DUCT CONNECTORS FOR ALL CONNECTIONS TO MOTOR-OPERATED EQUIPMENT.
- g. SUPPORT: MAIN DUCT SUPPORTED BY 1-1/2" DEEP, 16 MSG COLD-ROLLED CHANNELS SPACED 48" O.C. SUSPENDED BY 12 SWG GALVANIZED STEEL WIRE. BRANCH DUCTS SUPPORTED BY 1-1/2" DEEP, 16 MSG COLD-ROLLED CHANNELS SPACED AT 36" O.C. SUSPENDED BY 12 SWG GALVANIZED STEEL WIRE. DIFFUSERS TO BE SUPPORTED INDEPENDENTLY OF CEILING SYSTEM.
- E. PIPING: a. CONDENSATE PIPING SHALL BE SEAMLESS COPPER TUBING, ASTM B88, WITH SOLDER-JOINED WROUGHT COPPER FITTINGS OR
- SCHEDULE 40 PVC PLASTIC PIPE AND FITTINGS AND SOLVENT WELDED FITTINGS.
- b. REFRIGERANT PIPING SHALL BE ACR TYPE COPPER, CLEANED AND CAPPED. c. PROVIDE FLEXIBLE COUPLING TO ALL CONNECTIONS TO MOTOR OPERATED EQUIPMENT.
- d. PIPES TO BE SUPPORTED INDEPENDENTLY SO NO WEIGHT IS SUPPORTED BY EQUIPMENT. SUPPORT SHALL BE SPACED IN ACCORDANCE WITH ANSI B31.1.0. OVERHEAD PIPING SHALL BE SUPPORTED FROM STRUCTURE WITH ADJUSTABLE CLEVIS HANGERS AND SUSPENSION RODS CONFORMING TO ANSI B31.1.0.
- e. PROVIDE ONE SET OF TEMPERATURE AND PRESSURE TEST GAUGES FOR P-T ("PETE'S") PLUG. f. ALL BALANCING VALVES SHALL BE DEZURIK OR HOLMSTEAD ECCENTRIC PLUG TYPE WITH INTEGRAL GAUGE TAPPINGS.
- g. INSULATION SHALL BE PROTECTED AT SUPPORTS WITH THE USE OF PROTECTION SADDLES OR SHIELDS THAT SUPPORT PIPE. h. PROVIDE ALL VALVES, FITTINGS, ACCESSORIES, ETC AS REQUIRED TO EQUIPMENT PER MANUFACTURERS RECOMMENDATIONS,

- COORDINATE EXACT LOCATION FOR ROOFTOP EQUIPMENT WITH BUILDING OWNER AND EXTEND PIPING AS REQUIRED. F. VALVES:
- a. BALL VALVES SHALL BE TWO-PIECE COPPER ALLOY, BRONZE BODY WITH TEFLON SEAL AND STEM PACKING, 125 PSI WOG, APOLLO BRAND OR APPROVED EQUAL.
- b. GATE VALVES SHALL BE THREADED IRON, 150 PSI WOG, HAMMOND OR APPROVED EQUAL G. PIPE FITTINGS:
 - a. PROVIDE DIFLECTRIC ISOLATOR BETWEEN ALL CONNECTIONS OF DISSIMILAR PIPING MATERIALS.
- b. PROVIDE FLEXIBLE COUPLING TO ALL CONNECTIONS OF MOTOR OPERATED DEVICES, OR WHEN CROSSING BUILDING EXPANSION c. AIR VENTS SHALL BE MANUAL TYPE, INSTALLED AT HIGH POINT OF PIPING, AND INSTALLED TO BE READILY ACCESSIBLE.
- EXTEND DISCHARGE PIPE TO NEAREST FLOOR DRAIN OR ACCEPTABLE RECEPTACLE. d. Strainers shall be 'Y' type, cast brass or cast iron to match piping, with 0.045 inch perforations strainer.
- PROVIDE BLOW-DOWN VALVE AND HOSE END CONNECTION. e. CHECK VALVES SHALL BE SWING TYPE, CLASS 125 AND SUITABLE FOR INTENDED SERVICE.
- H. EQUIPMENT SHALL BE INSULATED AS FOLLOWS: a. ANY DUCTWORK THAT IS LOCATED WITHIN AN ATTIC SHALL BE INSULATED WITH 3 INCH THICK FIBERGLASS INSULATION WITH A FRK BARRIER AS MANUFACTURED BY OWENS CORNING, SOFTR DUCT WRAP FRK, TYPE 75 (0.75 PCF), TO A MINIMUM OF R-8. b. ANY DUCTWORK THAT IS LOCATED WITHIN AN UNCONDITIONED SPACE (AND NOT IN THE ATTIC) SHALL BE INSULATED WITH 2
- TYPE 100 (1.00 PCF), TO A MINIMUM OF R-6. c. ANY DUCTWORK THAT IS LOCATED WITHIN A CONDITIONED SPACE (COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE) SHALL BE INSULATED WITH A 1-1/2 INCH THICK FIBERGLASS INSULATION WITH A FRK BARRIER AS MANUFACTURED BY OWENS CORNING, SOFTR DUCT WRAP FRK, TYPE 75 (0.75 PCF), TO A MINIMUM OF R-4.

INCH THICK FIBERGLASS INSULATION WITH A FRK BARRIER AS MANUFACTURED BY OWENS CORNING, SOFTR DUCT WRAP FRK,

- d. Acoustic internal ductliner (soundliner) shall be provided as required by the drawings in lieu of external DUCT INSULATION. THIS SHALL ONLY BE USED WHERE DIRECTED BY THE DRAWINGS FOR DUCTWORK THAT IS LOCATED WITHIN A CONDITIONED SPACE (COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE). THE DUCTLINER SHALL BE A SINGLE LAYER OF 1 INCH ACOUSTIC LINER WITH COATED SURFACE FACING AIRSTREAM AS MANUFACTURED BY OWENS CORNING, KNAUF, OR APPROVED EQUAL, WITH A MINIMUM R-VALUE OF 4.0.
- e. INDOOR AND OUTDOOR REFRIGERANT AND CONDENSATE PIPING SHALL BE INSULATED WITH 1/2 INCH PIPE INSULATION WITH MINIMUM R-VALUE OF 3.0. PROVIDE A SMOOTH ALUMINUM 0.016 INCH JACKET OR 30 MIL THICK PVC JACKET FOR ALL
- f. ALL EQUIPMENT, FILTER BOXES, DUCTWORK JOINTS, SEAMS AND CONNECTIONS SHALL BE CONSTRUCTED AS SPECIFIED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE AND NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR TAPES. ALL SEALING AND CONNECTIONS SHALL ALSO COMPLY WITH THE INTERNATIONAL MECHANICAL CODE
- a. BUTT TRANSVERSE JOINTS WITHOUT GAPS AND COAT JOINTS LIBERALLY WITH ADHESIVE. LONGITUDINAL JOINTS SHALL OCCUR ONLY AT CORNERS OF DUCTS. PROVIDE FULL COVERAGE ADHESIVE FASTENING OF LINERS. FOR DUCTS WHICH EXCEED 12" IN ANY DIMENSION. PROVIDE MECHANICAL FASTENERS IN ADDITION TO CHEMICAL ADHESIVE. PROVIDE METAL NOSING ON LEADING EDGES OF LINER. INSTALLATION TO COMPLY WITH SMACNA REQUIREMENTS. ADHESIVE TO BE FOSTER'S FOSTEX OR APPROVED
- h. Provide insulation on all PVC Piping located in a return air plenum.
- ACOUSTIC DUCTLINER (SOUNDLINER): PROVIDE SINGLE LAYER OF 1" ACOUSTIC LINER WITH COATED SURFACE FACING AIRSTREAM. BUTT TRANSVERSE JOINTS WITHOUT GAPS AND COAT JOINTS LIBERALLY WITH ADHESIVE. LONGITUDINAL JOINTS SHALL OCCUR ONLY AT CORNERS OF DUCTS. PROVIDE FULL COVERAGE ADHESIVE FASTENING OF LINERS. FOR DUCTS WHICH EXCEED 12" IN ANY DIMENSION, PROVIDE MECHANICAL FASTENERS IN ADDITION TO CHEMICAL ADHESIVE. PROVIDE METAL NOSING ON LEADING EDGES OF LINER. INSTALLATION TO COMPLY WITH SMACNA REQUIREMENTS. LINERS TO BE KNAUF DUCT LINER M OR APPROVED EQUAL. ADHESIVE TO BE FOSTER'S FOSTEX OR APPROVED EQUAL. ALL RETURN AIR IN ATTIC SHALL BE INSULATED AS ABOVE.
- PROVIDE INSULATION ON ALL PVC PIPING LOCATED IN A RETURN AIR PLENUM. I. MANUAL DAMPERS: PROVIDE MANUAL BALANCING DAMPERS, AS MANUFACTURED BY RUSKIN OR APPROVED EQUAL, WITH LOCKING INDEXED QUADRANT ON DUCTS AT LOCATIONS SHOWN. PROVIDE STAND-OUT LINKAGE FOR INSULATED DUCTS.
- J. STARTERS FOR ALL MOTORS, INCLUDING VFD'S, SHALL BE FURNISHED BY MECHANICAL, INSTALLED BY ELECTRICAL K. CONTROLS: CONTROLS SHALL BE ELECTRIC/ELECTRONIC, SIMILAR TO HONEYWELL OR APPROVED EQUAL. TIME CLOCKS SHALL
- BEMULTI-CHANNEL DIGITAL TYPE WITH MINIMUM 72 HOUR INTERNAL MEMORY BACKUP, SUITABLE FOR 7 DAY PROGRAMMING WITH 4 EVENT SCHEDULES PER DAY, MANUAL OVER-RIDE. ALL CONTROLS SHALL MATCH THE EXISTING BASE BUILDING SYSTEM AND SHALL BE INTERLOCKED WITH THE BASE BUILDING SYSTEM AS REQUIRED.
- L. ALL FLOOR PENETRATIONS SHALL BE CORE DRILLED OR SAW CUT. X-RAY SLAB PRIOR TO CUTTING. DO NOT CUT STRUCTURAL M. ALL FLOOR AND WALL PENETRATIONS SHALL BE SLEEVED. PROVIDE 18 GAUGE GALVANIZED SHEET METAL SLEEVES FOR DUCTS,
- STEEL PIPE SLEEVES FOR PIPES. PACK VOID SPACE WITH FIRE SAFING. PIPE SLEEVES IN MECHANICAL ROOM SHALL STAND 1" PROUD OF FLOOR SURFACE. SEAL ALL FLOOR PENETRATIONS WATER TIGHT. N. PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES, DAMPERS, ETC.
- O. HANGERS AND SUPPORTS: DEVICES SHALL BE FACTORY PRE-FABRICATED.
- a. COMPLY WITH MSS-58 FOR ACCEPTABLE TYPES. b. INSTALL PER MSS-69 FOR SPACING AND MOUNTING.
- c. Provide Spring-type Vibration Isolators for all Motor-operated equipment.
- Q. ALL CABLING AND PIPING SHALL BE PLENUM RATED.

- A. ALL WORK SHALL BE ACCOMPLISHED BY EXPERIENCED MECHANICS, SPECIALIZING IN THE PARTICULAR TRADE, UTILIZING APPROPRIATE TOOLS AND TECHNIQUES. ALL WORK SHALL BE FIRST QUALITY, CONSISTENT WITH INDUSTRY'S BEST STANDARDS. WORK DEEMED TO BE SUBSTANDARD SHALL BE REMOVED AND REMADE AT CONTRACTOR'S EXPENSE.
- B. PERFORM ALL OPERATIONS REQUIRED AND INSTALL ALL UNITS. DUCTWORK. EQUIPMENT. CONTROLS AND PIPING. WITH ALL REQUIRED ACCESSORIES, TO PRODUCE A COMPLETE INSTALLATION, READY FOR USE.
- C. TESTS: BEFORE ACCEPTANCE OF HVAC SYSTEM, THE SYSTEM SHALL BE TESTED, ADJUSTED AND BALANCED BY A NEBB OR AABC MEMBER BALANCING CONTRACTOR. SUBMIT FOR REVIEW 6 COPIES OF THE CERTIFIED FINAL REPORT. THE SYSTEM SHALL BE AIR BALANCED TO DELIVER MEASURED QUANTITIES WITHIN 10% OF SPECIFIED AMOUNT FOR EACH OUTLET, INLET OR DEVICE. EQUIPMENT AND CONTROLS ARE TO BE TESTED AND DETERMINED THAT ALL SYSTEMS AND OPERATIONS ARE SATISFACTORY AND PERFORMING AS INTENDED AND THAT CLEAN FILTERS ARE IN PLACE PRIOR TO BALANCING. ADJUST/REPLACE DRIVE SHEAVES AS REQUIRED TO ACHIEVE DESIRED AIRFLOW.
- D. ALL EQUIPMENT, DUCTWORK, CONTROLS AND PIPING SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION. ANY DAMAGED EQUIPMENT SHALL BE REPLACED AT NO EXTRA COST TO THE OWNER.
- E. LOCATE THERMOSTATS AS INDICATED. ALL CONTROL WIRING SHALL BE PLENUM RATED AND INSTALLED CONCEALED IN OCCUPIED
- F. SUBMIT ONE COMPLETE SET OF PLANS AND RELATED DOCUMENTS, APPROVED BY THE CITY, TO THE OWNER.
- G. PROVIDE TO OWNER 3 SETS OF MAINTENANCE AND OPERATING MANUALS AND MANUFACTURER'S WARRANTY DOCUMENTS FOR ALL EQUIPMENT IN INDEXED 3 RING BINDER. H. PROVIDE AS-BUILT DRAWINGS TO OWNER UPON COMPLETION OF THE PROJECT. SUBMIT ONE ELECTRONIC COPY (CD) AND TWO
- SETS OF HARD COPIES (BLUE PRINTS) OF THE AS-BUILT DRAWINGS, CORRECTED TO SHOW ALL FIELD MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS. I. PROTECT AGAINST INJURY TO PERSONS AND DAMAGE TO PROPERTY AT ALL TIMES.
- J. CONTRACTOR SHALL CLEAN THE WORK SITE AFTER EACH DAY'S WORK.

4

- K. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INTERLOCKS, CONTROLS, ETC. TO MATCH THE EXISTING BASE BUILDING STANDARD AS NEEDED. ALL NEW EQUIPMENT INDICATED IN THESE DRAWINGS IS SHOWN AS A BASIS OF DESIGN. ALL NEW EQUIPMENT AND CONTROLS SHALL MATCH THE EXISTING BASE BUILDING STANDARD. PROVIDE ADDITIONAL ACCESSORIES AS REQUIRED TO MATCH THE REQUIREMENTS OF THE BASE BUILDING STANDARD.
- L. INTERLOCK DUCT AND EQUIPMENT SMOKE DETECTORS WITH THE FIRE ALARM SYSTEM AND THE ASSOCIATED EQUIPMENT. IN THE EVENT OF SMOKE DETECTION THE ASSOCIATED HVAC EQUIPMENT SHALL SHUT-DOWN AND CEASE OPERATION.
- M. FOLLOWING COMPLETION OF CONSTRUCTION AND PRIOR TO AIR BALANCING, PROVIDE NEW FILTERS IN ALL AIR HANDLING UNITS. N. CLEAN ALL AIR DEVICES UPON PROJECT COMPLETION. O. DEMONSTRATE OPERATION OF SYSTEM TO OWNER.
- P. PROVIDE INSTRUCTION TO OWNER DESIGNATED PERSONNEL, DEMONSTRATING NORMAL MAINTENANCE AND TROUBLESHOOTING PROCEDURES

NOTE TO CONTRACTOR

- ADEQUATE EXISTING DRAWINGS WERE NOT AVAILABLE FOR THIS DESIGN.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SHOWN ON THESE PLANS AND SHALL ALSO VERIFY ALL EXISTING CONDITIONS IN THE CEILING SPACE TO CONFIRM THAT THE PLANS DEPICT SITE CONDITIONS. IF ANY DISCREPANCIES EXIST FROM SITE CONDITIONS TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR COORDINATION AND POSSIBLE SITE VISIT PRIOR TO PURCHASING EQUIPMENT AND/OR PROCEEDING WITH THE WORK INDICATED.
- PRIOR TO DUCT FABRICATION AND EQUIPMENT PURCHASING, THE CONTRACTOR SHALL CONFIRM THAT THE DUCTWORK AND EQUIPMENT CAN BE INSTALLED IN THE FIELD SO THAT PROPER CLEARANCES AND ARCHITECTURAL CEILING HEIGHTS ARE ACHIEVED. IF ANY ISSUES ARE PRESENT ON SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR COORDINATION. THIS COORDINATION SHALL OCCUR PRIOR TO DUCT FABRICATION AND EQUIPMENT PURCHASING.
- 4. NO WORK SHALL PROCEED UNTIL ALL EXISTING CONDITIONS ARE
- THE CLIENT/OWNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY COSTS ASSOCIATED ONCE CONSTRUCTION PROCEEDS DUE TO THE LACK OF VERIFICATION OF DISCREPANCIES BETWEEN SITE CONDITIONS AND
- 6. THE CONTRACTOR SHALL VERIFY IN THE FIELD THAT THE LENGTH OF RUN OF THE REFRIGERANT PIPING IS WITHIN THE MAXIMUM MANUFACTURER DESIGNATED LENGTH FOR THE VERTICAL AND HORIZONTAL RUNS. THE CONTRACTOR SHALL VERIFY THIS PRIOR TO PURCHASING OF SUPPLEMENTAL EQUIPMENT OR ANY ASSOCIATED ACCESSORIES, PIPING, ETC. NOTIFY THE ENGINEER OF ANY ISSUES FOR COORDINATION PRIOR TO PROCEEDING WITH ANY WORK. OWNER SHALL NOT BE HELD LIABLE FOR ANY COSTS ASSOCIATED WITH THE CONTRACTOR PROCEEDING WITH WORK PRIOR TO VERIFYING THIS REFRIGERANT LENGTH REQUIREMENT.
- MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL DRAWINGS ARE COMPLIMENTARY TO EACH OTHER. THE GENERAL AND SUB-CONTRACTORS SHALL REVIEW AND BID ON THE ENTIRE BID SET, INCLUDING ARCHITECTURAL SHEETS AND ALL DISCIPLINES. WHEN A DISCREPANCY BETWEEN THE ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS OCCURS, THE MORE STRINGENT REQUIREMENT SHALL APPLY TO THE BID. SHOULD A DISCREPANCY EXIST, THE GENERAL CONTRACTOR SHALL SUBMIT AN RFI REQUESTING CLARIFICATION PRIOR TO PROCEEDING WITH
- THE HVAC CONTRACTOR MUST VISIT THE SITE TO CAREFULLY EXAMINE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO BIDDING. SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN PERFORMED. LATER CLAIMS FOR EXTRA LABOR OR MATERIALS REQUIRED DUE TO DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

6/20/2025

ALTC-2025-00578



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PROFESSIONAL SEAL 04/10/25 ALEXANDER B. KONSTANTOPOULOS Lic. No. 0402051755

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RPERMIT	03.21.20

DESIGNED/DRAWN BY

REVIEWED/APPROVED BY: PROJECT NO:

SHEET TITLE:

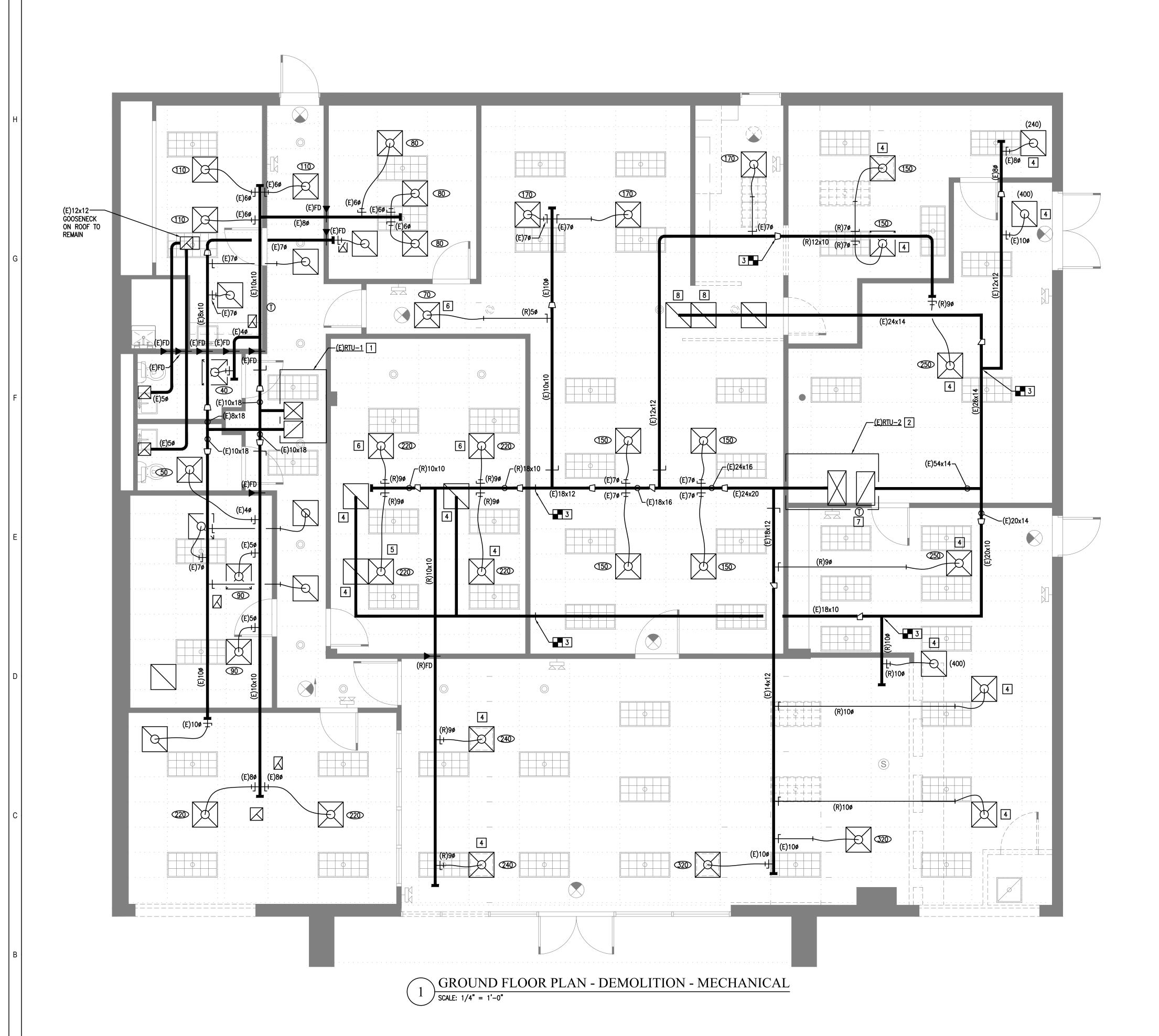
GENERAL NOTES, SYMBOLS AND ABBREVIATIONS -**MECHANICAL**

SHEET NUMBER:

DRAWING LIST

- MO01 GENERAL NOTES, SYMBOLS AND ABBREVIATIONS MECHANICAL
- M002 GROUND FLOOR PLAN DEMOLITION MECHANICAL
- M003 GROUND FLOOR PLAN NEW WORK MECHANICAL
- M004 SCHEDULES MECHANICAL

- M005 DETAILS MECHANICAL



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6201,

ISSUED DATE
FOR PERMIT 03.21.2025

DESIGNED/DRAWN BY: REVIEWED/APPROVED BY:

PROJECT NO:

SHEET TITLE:

GROUND FLOOR PLAN -DEMOLITION -MECHANICAL

SHEET NUMBER:

M002

GENERAL NOTES

2

- EXAMINE NOTES ON SHEET MOO1 CAREFULLY FOR ADDITIONAL REQUIREMENTS.

 COORDINATE ALL WORK WITH THE BUILDING ENGINEER AND THE RULES AND REGULATIONS OF THE
- BUILDING OWNER PRIOR TO PROCEEDING WITH ANY WORK.

 3. THE LOCATION OF THE MECHANICAL EQUIPMENT SHOWN ON THESE PLANS IS DIAGRAMMATIC AND THEIR EXACT LOCATION SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR.

DEMOLITION KEY NOTES

- EXISTING 3 TON ROOF TOP UNIT TO REMAIN. TRANE MODEL YSC036E1EMA0000, 208V/10/60, 27.2 MCA, 40 MFS.
- 2 EXISTING 10.0 TON ROOF TOP UNIT TO REMAIN. TRANE MODEL YSC120E3EMB0000, 208V/3ø/60, 55.9 MCA, 60 MFS.
- REMOVE THE EXISTING DUCTWORK UP TO THE POINT OF TERMINATION AS INDICATED. CAP AND SEAL DUCTWORK AIR TIGHT.
- REMOVE THE EXISTING AIR DEVICE AND ALL ASSOCIATED DUCTWORK BACK TO THE MAIN AS INDICATED. CAP AND SEAL DUCTWORK AIR TIGHT.
- REMOVE AND RELOCATE THE EXISTING DIFFUSER. REMOVE THE ASSOCIATED DUCTWORK BACK TO MAIN AND CAP AND SEAL DUCTWORK AIR TIGHT.
- 6 EXISTING DIFFUSER TO REMAIN. REMOVE THE ASSOCIATED DUCTWORK BACK TO MAIN AND CAP AND SEAL DUCTWORK AIR TIGHT.

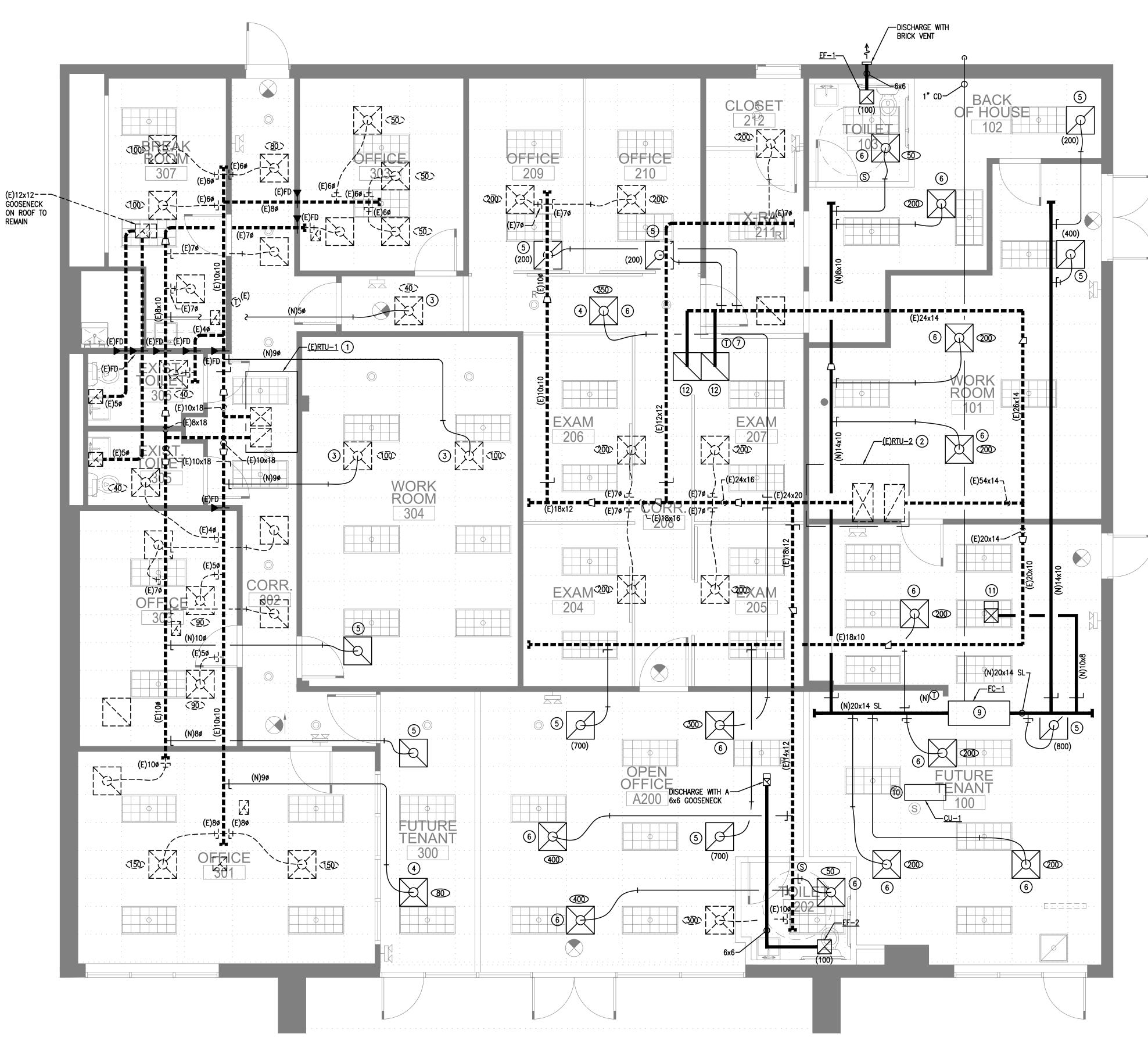
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7 RELOCATE THE EXISTING THERMOSTAT TO THE NEW LOCATION AS INDICATED UNDER THE NEW WORK PLAN. EXTEND WIRING AS NEEDED.

8 RELOCATE THE EXISTING RETURN. MODIFY AND EXTEND THE RIGID DUCTWORK TO THE NEW LOCATION AS

6/20/2025

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 $\sqrt{\text{SCALE: } 1/4" = 1'-0"}$

GROUND FLOOR PLAN - NEW WORK - MECHANICAL

4

GENERAL NOTES

1. FOR ALL PARTITIONS THAT EXTEND FULL HEIGHT (i.e., SLAB TO SLAB) PROVIDE RETURN AIR OPENING ABOVE CEILING EQUIVALENT TO 1 SQ. FT. FREE AREA FOR EVERY 350 CFM OF RETURN AIR — OBSERVE FIRE RATING OF ALL PARTITIONS. MAINTAIN CLEAR

RETURN AIR PATH TO CENTRAL SYSTEM. VERIFY OPENINGS IN ALL DEMISING PARTITIONS.

2. CONTRACTOR IS TO CONFIRM THAT RETURN AIR PATH REMAINS UNOBSTRUCTED BACK TO MAIN BUILDING SYSTEM. PROVIDE, AS NEEDED, TRANSFER AIR OPENINGS AS OUTLINED ABOVE. ALLOW PROPER CLEARANCE FOR ALL RETURN AIR INLETS TO AIR HANDLING

ARCHITECT AND OWNER SHALL CONFIRM T'STAT AND SWITCH LOCATIONS.

FOR ALL DUCT TAPS PROVIDE A NEW AIR TIGHT TAP WITH VOLUME DAMPER.

PROVIDE EQUIVALENT OVAL TAP FOR ALL DUCT SPIN—IN CONNECTIONS WHICH EXCEED DUCT DEPTH.

ALL OPEN ENDED DUCTS ARE TO BE PROVIDED WITH 1" WIRE MESH SCREEN.

SEE AIR DEVICE UNIT SCHEDULE FOR SIZE OF INLETS AND FLEXIBLE DUCTS FOR AIR DEVICES.

MAKE NECESSARY ADJUSTMENTS TO AIR HANDLING EQUIPMENT AND BALANCE SYSTEM AS REQUIRED TO REFLECT NEW AIRFLOW

9. ALL TRANSFER AIR DUCTS SHALL BE PROVIDED WITH 1" SOUND LINING.

10. EXAMINE NOTES ON SHEET M001 CAREFULLY FOR ADDITIONAL REQUIREMENTS.
11. ALL DIFFUSER RUNOUTS FROM THE MAIN TRUNK LINES THAT PASS THROUGH A FULL HEIGHT SLAB TO SLAB PARTITION SHALL BE RIGID DUCT

12. ALL NEW EXPOSED DUCTWORK INCLUDING DIFFUSER RUNOUTS SHALL BE RIGID INTERNALLY SOUNDLINED DUCT.

13. INSTALL ALL NEW WORK IN EXPOSED AREAS IN A NEAT, CLEAN AND AESTHETICALLY PLEASING MANNER. REPAIR DAMAGED/MISSING

INSTALL ALL NEW WORK IN EXPOSED AREAS IN A NEAT, CLEAN AND AESTHETICALLY PLEASING MANNER. REPAIR DAMAGED/MISSING
INSULATION AS REQUIRED.

14. COORDINATE PAINTING AND FINISHES OF ALL MECHANICAL EQUIPMENT, DUCTS, ACCESSORIES, ETC. IN EXPOSED CEILING AREAS WITH

THE ARCHITECT.

13. INSTALL AIR DEVICES IN AN AESTHETICALLY PLEASING AND SYMMETRICAL MANNER. COORDINATE THE LOCATION OF ALL AIR DEVICES WITH THE ARCHITECT PRIOR TO INSTALLATION.

14. COORDINATE ALL WORK WITH THE BUILDING ENGINEER AND THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT PRIOR TO PROCEEDING WITH ANY WORK.

15. ALL NEW DUCTWORK SHALL BE INTERNALLY SOUNDLINED AS INDICATED ON THE PLANS BY THE 'SL' DESIGNATION. THE DUCT SIZES SHOWN ARE FREE AREA OPENINGS. ADJUST SHEET METAL SIZES AS REQUIRED TO ACCOMMODATE THE INTERNAL SOUNDLINING.

16. THE LOCATION OF THE MECHANICAL EQUIPMENT SHOWN ON THESE PLANS IS DIAGRAMMATIC AND THEIR EXACT LOCATION SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO PURCHASING. INSTALLATION SHALL PROVIDE FOR PROPER MAINTENANCE

AND ASSURE NECESSARY CLEARANCE REQUIREMENTS. CONFIRM THE LOCATIONS WITH THE BUILDING ENGINEER PRIOR TO INSTALLATION.

17. THE LOCATION OF ALL PIPING ROUTING SHOWN ON THESE PLANS IS DIAGRAMMATIC AND THE PIPING ROUTING SHALL BE CONFIRM IN THE FIELD BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK MODIFY THE FINAL LOCATION OF ANY FOLIPMENT AND THE PIPING ROUTING SHALL BE CONFIRM.

PIPING ROUTING AS REQUIRED TO SATISFY FIELD CONDITIONS. ALL WORK SHALL BE COORDINATED WITH THE BUILDING ENGINEER DURING INSTALLATION TO ALLOW FOR PROPER MAINTENANCE AND ASSURE NECESSARY CLEARANCE REQUIREMENTS.

18. THE LOCATION OF ALL DUCT ROUTING SHOWN ON THESE PLANS IS DIAGRAMMATIC AND THE DUCT ROUTING SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. MODIFY THE FINAL LOCATION OF ANY EQUIPMENT AND DUCT ROUTING AS REQUIRED TO SATISFY FIELD CONDITIONS. ALL WORK SHALL BE COORDINATED WITH THE BUILDING ENGINEER

19. ALL ROOF TOP EQUIPMENT SHALL NOT BE INSTALLED LESS THAN 10 FEET FROM THE ROOF EDGE.
20. COORDINATE ALL ROOF WORK WITH THE BUILDING OWNER AND THE RULES AND REGULATIONS OF THE BUILDING OWNER. ALL

INSTALLATIONS SHALL MAINTAIN THE ROOF WARRANTY AS REQUIRED.

21. PROVIDE A WEATHER PROOF ENCLOSURE FOR REFRIGERANT PIPING INSTALLED AT THE EXTERIOR. THE METHOD OF CONCEALMENT SHALL BE APPROVED BY THE ARCHITECT AND BUILDING OWNER.

22. COORDINATE ALL EXTERIOR WORK, OUTDOOR UNIT LOCATION, REFRIGERANT PIPING ROUTING AND CONCEALMENT WITH SITE CONDITIONS, THE ARCHITECT AND THE BUILDING OWNER PRIOR TO INSTALLATION.

DURING INSTALLATION TO ALLOW FOR PROPER MAINTENANCE AND ASSURE NECESSARY CLEARANCE REQUIREMENTS.

NEW WORK KEY NOTES

- 1) EXISTING 3 TON ROOF TOP UNIT TO REMAIN. TRANE MODEL YSC036E1EMA0000, 208V/1ø/60, 27.2 MCA, 40 MFS.
- ② EXISTING 10.0 TON ROOF TOP UNIT TO REMAIN. TRANE MODEL YSC120E3EMB0000, 208V/3ø/60, 55.9 MCA, 60 MFS.
- 3 EXISTING DIFFUSER TO REMAIN. PROVIDE A NEW AIR TIGHT DUCT TAP, VOLUME DAMPER, FLEXIBLE DUCT AND RIGID DUCT (IF INDICATED) AND CONNECT DIFFUSER AS REQUIRED.
- NEW LOCATION OF EXISTING DIFFUSER. PROVIDE A NEW AIR TIGHT DUCT TAP, VOLUME DAMPER, FLEXIBLE DUCT AND RIGID DUCT (IF INDICATED) AND CONNECT DIFFUSER AS REQUIRED.
- 5) NEW RETURN. PROVIDE A NEW AIR TIGHT DUCT TAP, VOLUME DAMPER, FLEXIBLE DUCT AND RIGID DUCT (IF INDICATED) AND CONNECT RETURN AS REQUIRED.
- ONNECT RETURN AS REQUIRED.

 6 NEW DIFFUSER. PROVIDE A NEW AIR TIGHT DUCT TAP, VOLUME DAMPER, FLEXIBLE DUCT AND RIGID DUCT (IF INDICATED) AND CONNECT DIFFUSER AS REQUIRED.
- 7 NEW LOCATION OF EXISTING THERMOSTAT. CONFIRM PROPER OPERATION. EXTEND WIRING AS REQUIRED. REPLACE AS NEEDED. NEW THERMOSTATS SHALL MATCH THE EXISTING BASE BUILDING SYSTEM. INTERLOCK WITH THE BASE BUILDING SYSTEM AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE NEW FURNITURE. CONFIRM THE FINAL LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.
- 8 NEW LOCATION OF EXISTING THERMOSTAT. CONFIRM PROPER OPERATION. EXTEND WIRING AS REQUIRED. REPLACE AS NEEDED. NEW THERMOSTATS SHALL MATCH THE EXISTING BASE BUILDING SYSTEM. INTERLOCK WITH THE BASE BUILDING SYSTEM AS REQUIRED. COORDINATE THE EXACT LOCATION WITH THE NEW FURNITURE. CONFIRM THE FINAL LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.
- 9 NEW FAN COIL UNIT. COORDINATE THE EXACT INSTALLATION LOCATION IN THE FIELD. PROVIDE ALL NEW CONDENSATE AND REFRIGERANT PIPING. ROUTE REFRIGERANT PIPING THROUGH TO THE ROOF. TRANSITION FROM THE FULL SIZE SUPPLY AND RETURN AIR OPENINGS OF THE UNIT TO THE DUCT SIZES SHOWN. CONNECT THE OUTSIDE AIR DUCT TO THE RETURN PLENUM AS INDICATED. PROVIDE VOLUME DAMPERS ON THE RETURN DUCT AND OUTSIDE AIR DUCT CONNECTIONS AS SHOWN FOR BALANCING PURPOSES. EXTEND PUMPED 1 INCH CONDENSATE PIPING TO THE EXTERIOR AND DISCHARGE ONTO A SPLASH BLOCK AS SHOWN. FAN COIL UNITS SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS SO THAT PROPER VENTILATION IS PROVIDED TO THE SPACE.
- NEW OUTDOOR UNIT INSTALLED ON ROOF. CONFIRM THE EXACT LOCATION IN THE FIELD WITH SITE CONDITIONS AND THE BUILDING MANAGEMENT. ROUTE REFRIGERANT PIPING IS SUITABLE PATH TO THE INDOOR UNIT AS REQUIRED PER THE BASE BUILDING PATH. EQUIPMENT SHALL BE INSTALLED COMPLYING WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
- NEW 10x10 OUTSIDE AIR GOOSENECK INTAKE WITH MOTORIZED DAMPER AT THE POINT OF CONNECTION BELOW THE ROOF.
 INTERLOCK THE MOTORIZED DAMPER WITH THE FAN COIL UNIT. PROVIDE AN INSECT AND BIRD SCREEN. CONNECT THE OUTSIDE AIR
 DUCT TO THE RETURN AIR PLENUM AS INDICATED. PROVIDE A VOLUME DAMPER AT THE POINT OF CONNECTION FOR BALANCING.
- (12) NEW LOCATION OF EXISTING RETURN. MODIFY AND EXTEND THE RIGID DUCTWORK TO THE NEW LOCATION AS INDICATED.





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PROFESSIONAL SEAL

04/10/25

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FOR PERMIT	03.21.20
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DESIGNED/DRAWN BY: REVIEWED/APPROVED BY: PROJECT NO:

SHEET TITLE:

OUND FLOOR F

GROUND FLOOR PLAN -NEW WORK -MECHANICAL

SHEET NUMBER:

M003

		VEN	TILATION	COMPL	IANCE (F	C-1)							
ROOM NUMBER	ROOM NAME	Az = FLOOR AREA S.F.	OCCUPANT DENSITY: PEOPLE PER 1000 SQUARE FEET	ZONE:	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE: Ra = CFM/SQ.FT.	Pz = NUMBER OF PEOPLE	Vbz = O.A. REQUIR ED = (Rp)(Pz)+ (Ra)(Az)	on	Voz = Zone O.A. flow rate = Vbz / Ez	Vpz = SUPPLY CFM	Zp = Primary O.A. fraction = Voz / Vpz	Rp x Pz	Ra x Az
100	FUTURE TENANT (OFFICE)	654	5	5	0.06	4	59	0.8	74	800	0.09	20	39
101	WORK ROOM	399	5	5	0.06	2	34	0.8	43	400	0.11	10	24
102	BACK OF HOUSE	192	5	5	0.06	1	17	0.8	21	200	0.11	5	12
103	TOILET	50	0	0	0	0	0	0.8	0	50	0.00	0	0
	TOTALS	1295				7			138	1450		35	75
LARGEST Zp	o - VALUE =	0.11					-				-		
Ev from table	403.3.2.3.2	1	1										
Ps = Expected	System Population =	7]										

110

8%

0.94

1.00

115

122

9%

14

1.00

151

151

5%

 $D = Occupant Density = Ps / \Sigma (Pz) =$

Vot = O.A. Corrected Rate = Vou / Ev

% Of Outside Air Required = Vot / Σ (Vpz) =

Vou = O.A. Uncorrected Rate =

(D) $[\Sigma(Rp \times Pz)] + [\Sigma(Ra \times Az)]$

Ev from table 403.3.2.3.2

Ps = Expected System Population = $D = Occupant Density = Ps / \Sigma (Pz) =$

Vou = O.A. Uncorrected Rate =

(D) $[\Sigma(Rp \times Pz)] + [\Sigma(Ra \times Az)]$

Ev from table 403.3.2.3.2

Ps = Expected System Population = $D = Occupant Density = Ps / \Sigma (Pz) =$

Vou = O.A. Uncorrected Rate =

(D) $[\Sigma(Rp \times Pz)] + [\Sigma(Ra \times Az)]$

Vot = O.A. Corrected Rate = Vou / Ev

% Of Outside Air Required = Vot $/ \Sigma$ (Vpz) =

Vot = O.A. Corrected Rate = Vou / Ev

% Of Outside Air Required = Vot / Σ (Vpz) =

THE AIR HANDLING UNIT SHALL BE SET TO A MINIMUM OF 200 CFM OF OUTSIDE AIR (13%). THEREFORE, THE DESIGN IS IN COMPLIANCE WITH THE CODE REQUIREMENTS OF THE MECHANICAL CODE.

THE AIR HANDLING UNIT SHALL BE SET TO A MINIMUM OF 150 CFM OF

OUTSIDE AIR (11%). THEREFORE, THE DESIGN IS IN COMPLIANCE WITH

THE CODE REQUIREMENTS OF THE MECHANICAL CODE.

		VENT	TILATION	COMPLL	ANCE (R'	ΓU-1)							
ROOM NUMBER	ROOM NAME	Az = FLOOR AREA S.F.	OCCUPANT DENSITY: PEOPLE PER 1000 SQUARE FEET	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE: Rp = CFM PER PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE: Ra = CFM/SQ.FT.	OF	Vbz = O.A. REQUIR ED = (Rp)(Pz)+ (Ra)(Az)	on	Voz = Zone O.A. flow rate = Vbz / Ez	vpz –	Zp = Primary O.A. fraction = Voz / Vpz	Rp x Pz	Ra x Az
300	FUTURE TENANT CORRIDOR	137	0	0	0.06	0	8	0.8	10	80	0.13	0	8
301	OFFICE	324	5	5	0.06	2	29	0.8	36	300	0.12	10	19
302	CORRIDOR	304	0	0	0	0	0	0.8	0	120	0.00	0	0
303	OFFICE	190	5	5	0.06	1	16	0.8	20	180	0.11	5	11
304	WORK ROOM	388	5	5	0.06	2	33	0.8	41	200	0.21	10	23
305	EXISTING TOILET	42	0	0	0	0	0	0.8	0	40	0.00	0	0
306	EXISTING TOILET	42	5	0	0	0	0	0.8	0	40	0.00	0	0
307	BREAK ROOM	147	5	5	0.06	1	14	0.8	18	200	0.09	5	9
308	OFFICE	162	5	5	0.06	1	15	0.8	19	150	0.13	5	10
	TOTALS	1736				7		_	144	1310		35	80
LARGEST Zp	- VALUE =	0.21											_

		VENT	TLATION	COMPLIA	ANCE (R	ΓU-2)							
ROOM NUMBER	ROOM NAME	Az = FLOOR AREA S.F.	OCCUPANT DENSITY: PEOPLE PER 1000 SQUARE FEET	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE: Rp = CFM PER PERSON	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE: Ra = CFM/SQ.FT.	Pz = NUMBER OF PEOPLE	Vbz = O.A. REQUIR ED = (Rp)(Pz)+ (Ra)(Az)	on	Voz = Zone O.A. flow rate = Vbz / Ez	vpz =	Zp = Primary O.A. fraction = Voz / Vpz	Rp x Pz	Ra x Az
A200	OPEN OFFICE	428	5	5	0.06	3	41	0.8	51	1400	0.04	15	26
202	TOILET	54	0	0	0	0	0	0.8	0	50	0.00	0	0
204	EXAM	93	5	5	0.06	2	16	0.8	20	200	0.10	10	6
205	EXAM	91	5	5	0.06	2	15	0.8	19	200	0.10	10	5
206	EXAM	107	5	5	0.06	2	16	0.8	20	200	0.10	10	6
207	EXAM	103	5	5	0.06	2	16	0.8	20	200	0.10	10	6
208	CORRIDOR	170	0	0	0.06	0	10	0.8	13	350	0.04	0	10
209	OFFICE	115	5	5	0.06	1	12	0.8	15	200	0.08	5	7
210	OFFICE	115	5	5	0.06	1	12	0.8	15	200	0.08	5	7
211	OFFICE	128	5	5	0.06	1	13	0.8	16	200	0.08	5	8
	TOTALS	1404				14			189	3200		70	81
LARGEST Zp	- VALUE =	0.10											

THE AIR HANDLING UNIT SHALL BE SET TO A MINIMUM OF 300 CFM OF OUTSIDE AIR (9%). THEREFORE, THE DESIGN IS IN COMPLIANCE WITH THE CODE REQUIREMENTS OF THE MECHANICAL CODE.

		NOMINIAI	NOMINAL	NOMINIAI	NOMINIAI	NOMINIAI	NOMINIAI	NOMINAL	NOMINIAI	NOMINAL	NOMINAI	SUPPLY	OUTSIDE	ESP		COOLIN	IG		HEAT	ΓING			ELECT	RICAL						APPR. WEIGHT	APPR. WEIGHT	
UNIT TAG		CAPACITY TONS	AIR CFM	AIR MIN CFM	IN. W.G.	TOTAL MBH	SENSIBLE MBH		WB °F	REV. CYCLE HEAT AT 47 °F MBH REV. CYCLE ELECTRIC HEAT KW	HEAT		MOCP	UNIT VOLT S/Ø/Hz		MOCP	R UNIT VOLT S/Ø/Hz	SEER	HSPF	EER		OUT DOOR UNIT LBS.	BASIS OF DESIGN									
FC-1	DUCTED	4.0	1450	200	0.0	40.0	20.4	00	07	540	45.0	74.5	00	2004/00	20.4	25	200/4/50	14.0	0.0	0.5	450		DAIKIN MODEL: INDOOR: FTQ48TAVJUD									

SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

2

1. PROVIDE WITH DISCONNECT SWITCH FOR EACH UNIT, PROGRAMMABLE THERMOSTAT, MBRATION ISOLATION, CONCRETE PAD FOR OUTDOOR UNIT WITH SNOW LEGS, REFRIGERANT PIPING KIT, LOW AMBIENT COOLING, CRANKCASE HEATER, CONDENSATE PUMP WITH OVERFLOW SAFETY SWITCH (PROVIDE INDEPENDENTLY POWERED 120V CIRCUIT OF A CONDENSATE PUMP), SHORT CYCLE PROTECTION, TIME DELAY RELAY, DRAIN PAN LEVEL SENSOR (CONTROL FOR INDOOR UNIT TO SHUT OFF TO PREVENT DRAIN PAN OVERFLOW)

2. FOLLOW MANUFACT URER'S RECOMMENDATIONS AND INSTRUCTIONS FOR COMPLETE INSTALLATION, CLEARANCE REQUIREMENTS AND REFRIGERANT PIPING INSTALLATION.

3. PROVIDE ALL INTERLOCKS FOR SAFETY SWITCHES, SENSORS, DETECTORS, ETC. TO SHUT DOWN UNIT AS REQUIRED. PROVIDE ADDITIONAL INTERLOCKING AS NECESSARY.

EXHAUST FAN SCHEDULE													
UNIT TAG	SERVING	TYPE	CFM	ESP	RPM	WATTS (HP)	VOLTS/HZ/PHASE	BASIS OF DESIGN					
<u>EF-1</u>	103 Toilet	CEILING	100	0.125	745	34	120/1/60	COOK GC-168					
<u>EF-2</u>	202 TOILET	CEILING	100	0.125	745	34	120/1/60	COOK GC-168					

1. PROVIDE WITH DISCONNECT, BACKDRAFT DAMPER, SPRING ISOLATORS, VARIABLE FAN SPEED CONTROLLER MOUNTED ON FAN FOR BALANCING, BRICK VENT (FOR EF-1), GOOSENECK (FOR EF-2). 2. PROVIDE A WALL SWITCH AND INTERLOCK WITH EXHAUST FAN FOR THE RESTROOM FANS.

EXISTING AIR DEVICES NOTES

- CONTRACTOR SHALL CONFIRM THE INLET SIZES SHOWN ON THE PLANS MATCH THE SITE CONDITIONS. NOTIFY THE ENGINEER IF THE INLET SIZES IN THE FIELD DO NOT MATCH THAT SHOWN ON THE PLANS.
- 2. CONFIRM ALL QUANTITIES AND SIZES IN THE FIELD.

CU-1 HORIZONTAL

3. CONFIRM PROPER OPERATION OF ALL EXISTING AIR DEVICES IN THE FIELD.

4

- 4. ALL EXISTING AIR DEVICES SHALL BE WITHIN ACCEPTABLE NOISE LEVELS.
- 5. MODIFY AND CLEAN EXISTING AIR DEVICES TO BE FULLY OPERATIONAL AND AS LIKE NEW CONDITION.
- 6. IF ANY OF THE NOTES 2 THROUGH 5 ARE NOT MET BY ANY EXISTING TO BE REUSED AIR DEVICE PROVIDE A NEW AIR DEVICE AS INDICATED IN THE NEW AIR DEVICE UNIT SCHEDULE. NEW AIR DEVICES SHALL MATCH THE EXISTING AIR DEVICE
- 7. THE CONTRACTOR SHALL USE THE AIR DEVICES THAT ARE IN THE BEST CONDITION WHERE THE RE-USED QUANTITY IS LESS THAN THE EXISTING QUANTITY.
- 8. MODIFY THE EXISTING AIR DEVICES AS REQUIRED AND PROVIDE FRAMES SUITABLE FOR THE INTENDED CEILING INSTALLATION.
- 9. THE CONTRACTOR SHALL REUSE EXISTING DIFFUSERS IN A MANNER SUCH THAT THE CFM QUANTITY INDICATED ON THE DRAWINGS COMPLIES WITH THE ALLOWABLE CFM RANGE IN THE NEW AIR DEVICE SCHEDULE FOR THAT PARTICULAR INLET SIZE. IF IT IS FOUND IN THE FIELD THAT AN EXISTING TO BE REUSED DIFFUSER HAS A CFM QUANTITY ASSIGNED TO IT ON THE DRAWINGS THAT IS HIGHER THAN THE ALLOWABLE MAXIMUM PER THE CFM RANGE SHOWN IN THE NEW AIR DEVICE SCHEDULES, PROVIDE A NEW DIFFUSER AS PER THE NEW AIR DEVICE SCHEDULE. THE CONTRACTOR SHALL CONFIRM ALL INLET SIZES IN THE FIELD.

AIR DEVICE UNIT SCHEDULE

	SYMBOL	CFM RANGE	DESCRIPTION	NECK OR INLET SIZE	BASIS OF DESIGN	REMARKS
	K	0 - 95	24"x24" PERFORATED DIFFUSER	6 " ø	TITUS MODEL PAS OR APPROVED EQUAL	
		96 – 200	24"x24" PERFORATED DIFFUSER	8 " ø	TITUS MODEL PAS OR APPROVED EQUAL	
		201 – 310	24"x24" PERFORATED DIFFUSER	10 " ø	TITUS MODEL PAS OR APPROVED EQUAL	
		311 – 400	24"x24" PERFORATED DIFFUSER	12 " ø	TITUS MODEL PAS OR APPROVED EQUAL	
		0 - 95	PERFORATED FACE RETURN/EXHAUST AIR GRILLE	6 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
		96 – 200	PERFORATED FACE RETURN/EXHAUST AIR GRILLE	8 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
			PERFORATED FACE RETURN/EXHAUST AIR GRILLE	10 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
			PERFORATED FACE RETURN/EXHAUST AIR GRILLE	12 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
			PERFORATED FACE RETURN/EXHAUST AIR GRILLE	14 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
		641 – 730	PERFORATED FACE RETURN/EXHAUST AIR GRILLE	16 " ø	TITUS MODEL PAR-AA OR APPROVED EQUAL	
			PERFORATED FACE RETURN/EXHAUST AIR GRILLE	18 " x18"		18x18 DUCT PLENUM AT NECK. CONNECT 16ø FLEX DUCT TO PLENUM.

1. RUNOUTS AND FLEXIBLE CONNECTIONS SHALL MATCH DIFFUSER NECK SIZE. 2. PROVIDE FRAME SUITABLE FOR INTENDED CEILING INSTALLATION. SEE ARCH. DWGS. FOR CEILING TYPES.

3. ALL FINISHES SHALL BE PER ARCHITECT.

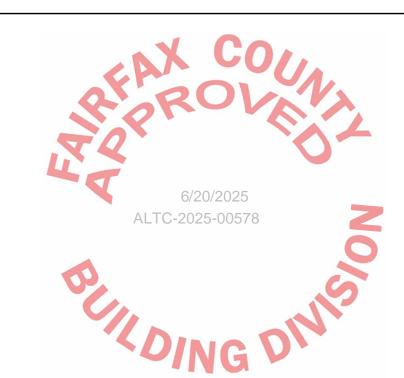
4. ALL SELECTIONS SHALL NOT EXCEED NOISE CRITERIA, NC-25. 5. SEE PLANS FOR MISCELLANEOUS AIR DEVICES.

6. LINEAR SLOT DIFFUSERS AND RETURNS ARE TO BE EQUIPPED WITH FACTORY INSTALLED SOUND INSULATED PLENUM BOX.

7. PROVIDE BORDER FRAME TYPE 22 FOR LINEAR SLOT DIFFUSERS AND RETURNS IN A DRYWALL CEILING SO THAT THE FRAME IS COMPLETELY CONCEALED REVEALING ONLY THE SLOT.

8. FOR ALL AIR DEVICES WHICH DO NOT HAVE THEIR ASSOCIATED VOLUME DAMPERS ACCESSIBLE THROUGH THE ACOUSTICAL TILE CEILING, PROVIDE A REMOTE CABLE CONTROL DAMPER SYSTEM BY YOUNG REGULATOR APPLICABLE FOR THE AIR DEVICE AND INLET DUCT TYPE. THIS SHALL ALLOW FOR AIR BALANCING THROUGH THE FACE OF THE AIR DEVICE MINIMIZING THE REQUIREMENT FOR ACCESS PANELS THROUGHOUT THE DRY WALL

9. LINEAR SLOT DIFFUSERS INSTALLED IN DRYWALL CEILINGS SHALL BE THE AIR DEVICES MARKED WITH THE 'D' DESIGNATION IN THE SCHEDULE.





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MPE CONSULTANT:

OUT DOOR: RZQ48T AVJUA HEATER: HKS15XC



PROJECT:

VATIONS
205 RICHMOND I RENOV/ 6203 & 6205 ALEXANDRIA 620

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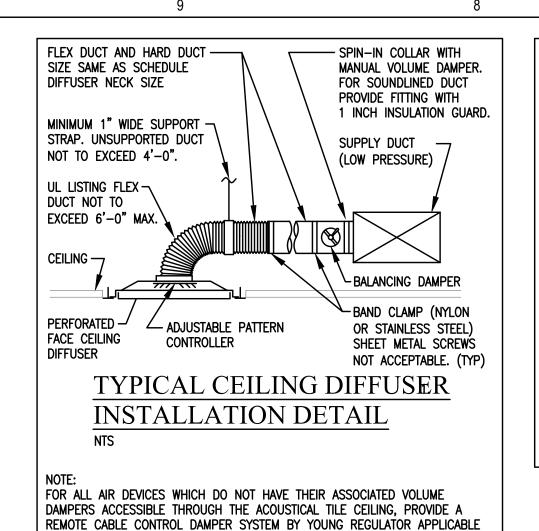
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FOR PERMIT	03.21.2025

DESIGNED/DRAWN BY: REVIEWED/APPROVED BY: PROJECT NO:

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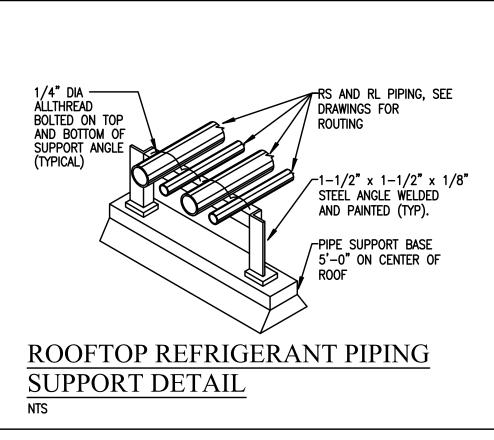
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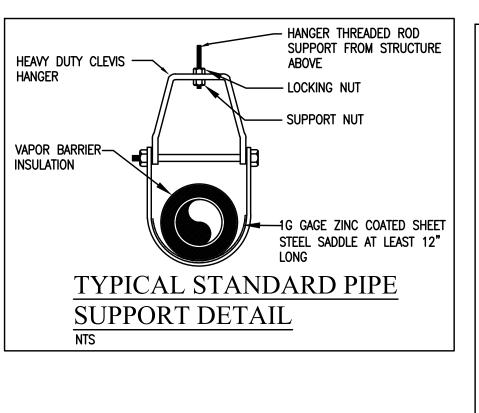


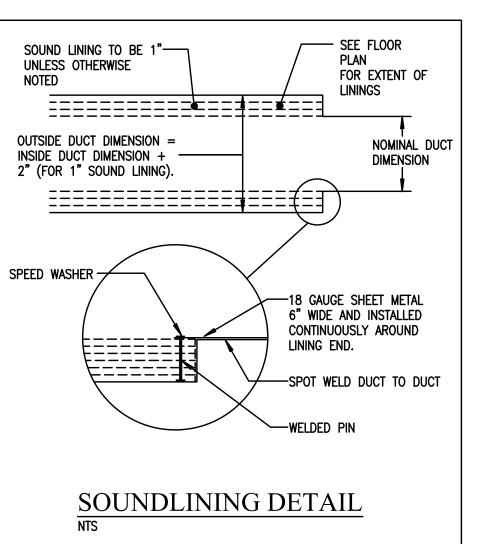
FOR THE AIR DEVICE AND INLET DUCT TYPE, THIS SHALL ALLOW FOR AIR BALANCING THROUGH THE FACE OF THE AIR DEVICE MINIMIZING THE

REQUIREMENT FOR ACCESS PANELS THROUGHOUT THE DRY WALL CEILING.

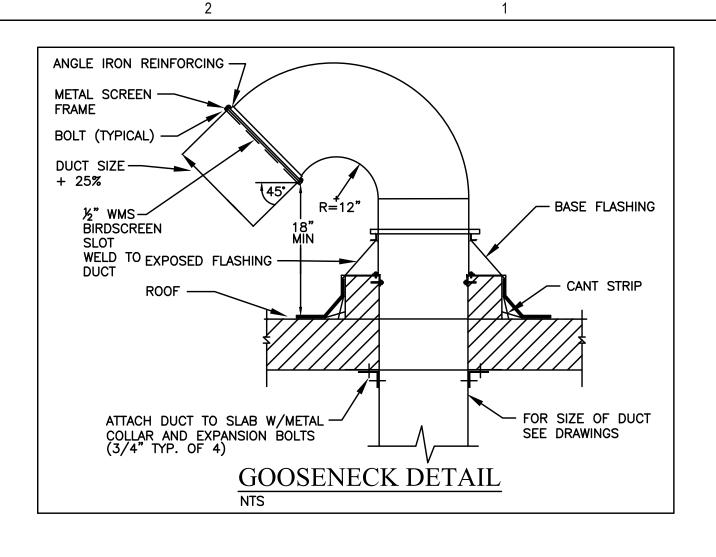


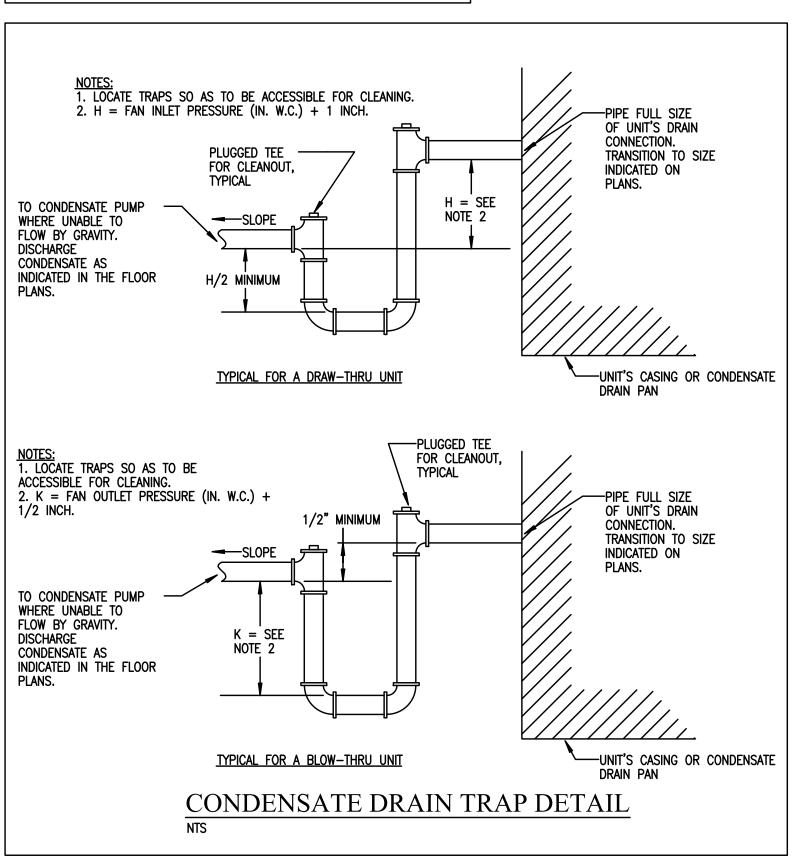
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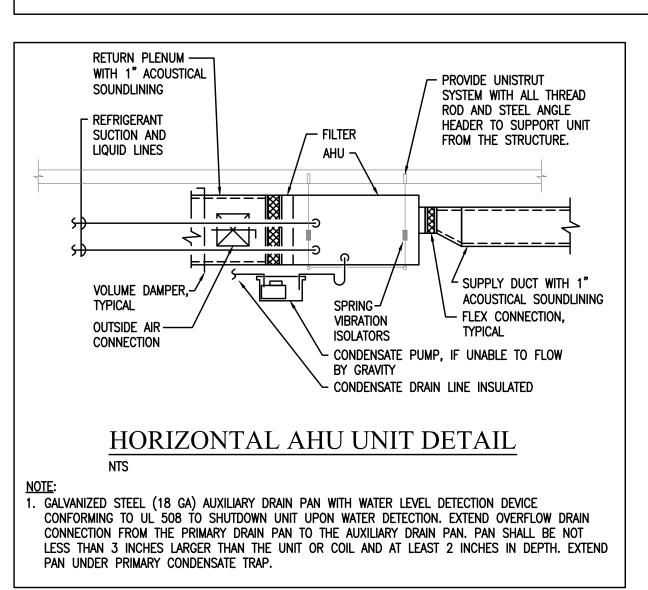


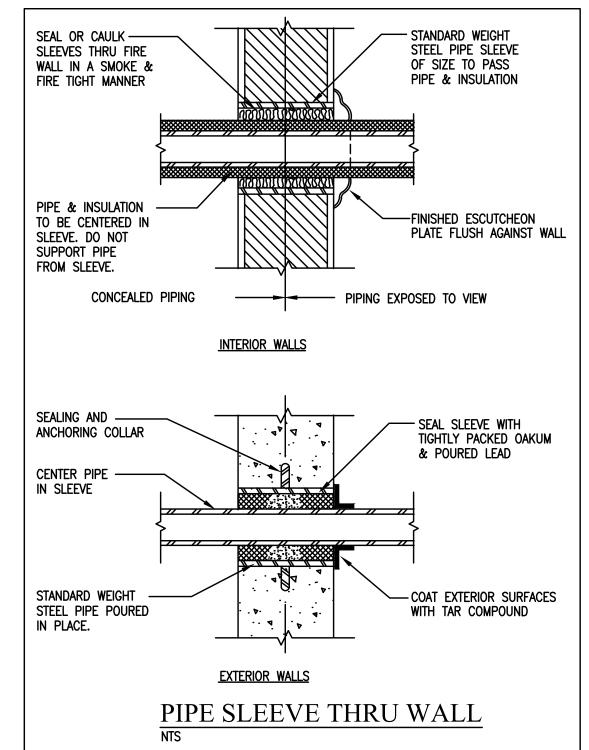


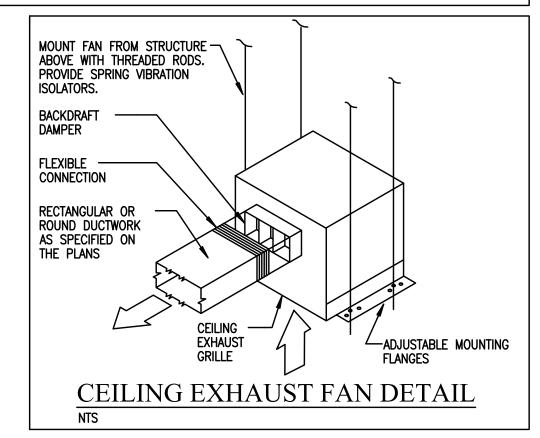
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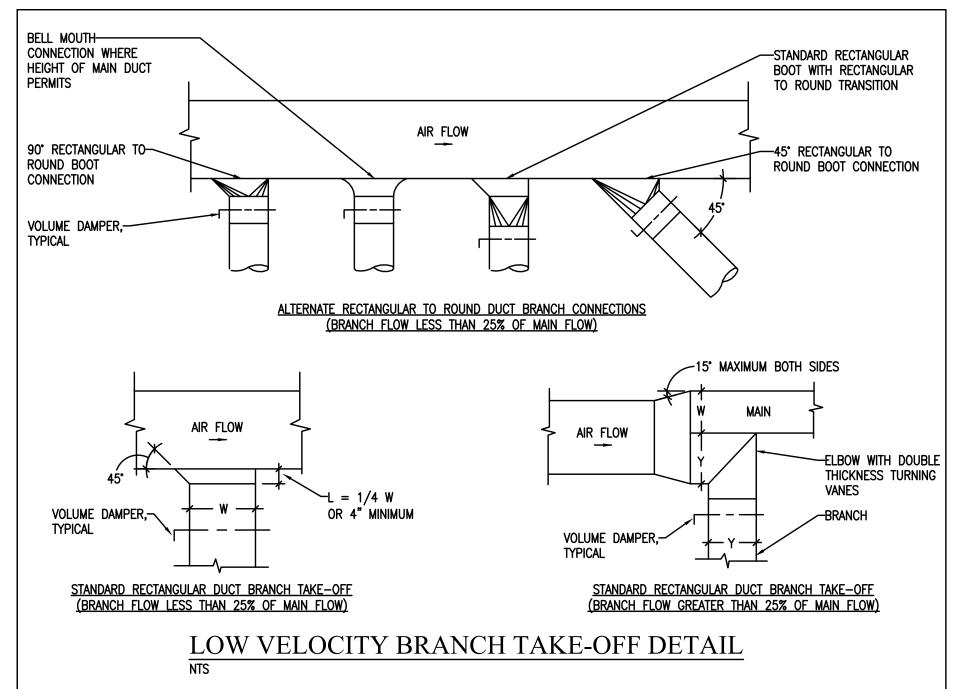


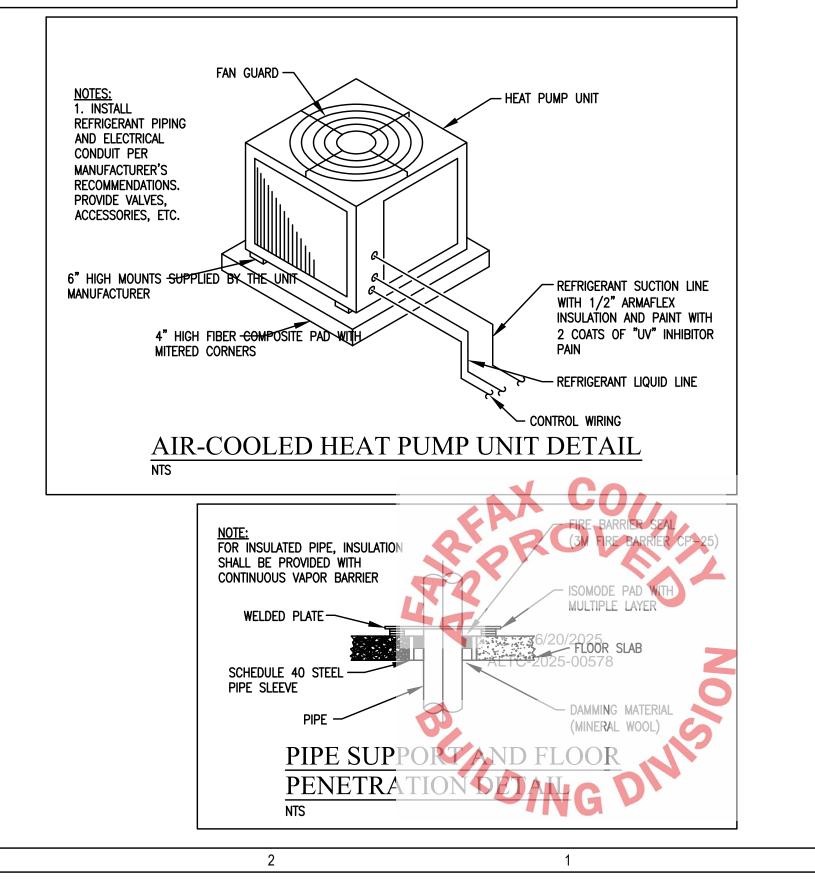


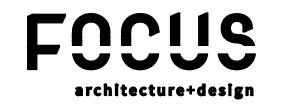




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RENOVATIONS
6201, 6203 & 6205 RICHMOND HWN
ALEXANDRIA, VA 22303

O4/10/25 ALEXANDER KONSTANTOPOLLic. No. 0402051	JLOS 🕏
ISSUED FOR PERMIT	DATE 03.21.2025
	SM JR
DESIGNED/DRAWN BY: REVIEWED/APPROVED BY: PROJECT NO:	24-177
REVIEWED/APPROVED BY:	

M005

SPRINKLER NOTES

- THE BUILDING/TENANT AREA IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. 2. MODIFY THE EXISTING SPRINKLER SYSTEM AND INSTALL NEW PIPING AND HEADS AS REQUIRED TO PROVIDE FULL. CODE COMPLIANT. SPRINKLER PROTECTION FOR THE AREA OF WORK IN ACCORDANCE
- WITH NFPA 13 AND ALL APPLICABLE CODES. 3. IT IS THE RESPONSIBILITY OF THE SPRINKLER CONTRACTOR TO LAYOUT THE SPRINKLER HEAD LOCATIONS TO PROVIDE CODE COMPLYING COVERAGE FOR THE AREA OF WORK BY MODIFYING THE EXISTING SPRINKLER HEAD LOCATIONS AND BY ADDING NEW SPRINKLER PIPING AND HEADS AS REQUIRED.
- I. THE SPRINKLER CONTRACTOR SHALL COORDINATE LOCATIONS OF SPRINKLER HEADS WITH STRUCTURAL ELEMENTS, CEILING ELEVATIONS, DUCTWORK, LIGHTING, MECHANICAL DIFFUSERS AND RETURNS, ETC. FOR PROPER COVERAGE. SPRINKLER HEADS SHALL BE LOCATED IN CENTER OF THE CEILING TILES. WHERE SPRINKLER HEADS ARE LOCATED IN DRY WALL CEILING, LOCATE HEADS IN AN ORGANIZED SYMMETRICAL PATTERN WITH RESPECT TO LIGHTS AS APPROVED BY THE ARCHITECT
- 5. IF AN EXISTING BASE BUILDING STANDARD EXISTS, PIPE MATERIALS/CONNECTIONS AND SPRINKLER HEADS SHALL MATCH THE BASE BUILDING STANDARD. FOR CONCEALED SPRINKLER HEADS, THE COVER PLATE FINISH SHALL BE REVIEWED APPROVED BY THE ARCHITECT AND WITH THE BASE BUILDING
- 5. SPRINKLER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13 AND LOCAL CODES. A CERTIFIED AND LICENSED SPRINKLER CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS,
- COORDINATE ALL REQUIRED INSPECTIONS AND PERFORM ALL REQUIRED TESTS. 3. Drawings are to be submitted to the engineer for review and approval prior to FABRICATION AND INSTALLATION.
- 9. THE SPRINKLER CONTRACTOR SHALL PREPARE SHOP DRAWINGS, PERFORM HYDRAULIC CALCULATIONS, SIZE PIPING BASED ON THE NEW LAYOUT AND SHALL SUBMIT TO THE FIRE MARSHAL FOR FOR REVIEW AND APPROVAL. SHOP DRAWING LAYOUT SHALL BE COORDINATED WITH OTHER TRADES AND ALL NEW AND EXISTING WORK.

ABBREVIATIONS

SYMBOL LIST EXISTING TO REMAIN ////// DEMOLITION NEW ≥ SANITARY OR WASTE PIPE EXISTING TO BE REMOVED NEW LOCATION OF EXISTING EXISTING TO BE RELOCATED ADJUSTABLE adj ABOVE FINISHED FLOOR ACCESS PANEL BFP BACKFLOW PREVENTER → G NATURAL GAS PIPING CLG CEILING ≥—ST—→ STORM PIPING CO CLEANOUT DOMESTIC COLD WATER PIPING F→ FIRE OR SPRINKLER PIPING DRINKING FOUNTAIN ⊱—ბ—→ BALL VALVE DFU DRAINAGE FIXTURE UNITS **CATE VALVE** DWG DRAWING ≥ BALANCING VALVE ≥ BUTTERFLY VALVE EWH ELECTRIC WATER HEATER FIRE OR SPRINKLER LINE **├───** GLOBE VALVE FLOOR DRAIN ≥—X— 2–WAY CONTROL VALVE FIRE HOSE VALVE FL, FLR FLOOR ≥ 3-WAY CONTROL VALVE FULL LOAD AMPS ≥ PRESSURE REDUCING VALVE ₹ TEMPERATURE/PRESSURE RELIEF VALVE FLOOR SINK NATURAL GAS **→** PUMP GALLONS ≥——|

PIPE UNION GALLONS PER FLUSH ≥—IV→ CHECK VALVE GPH GALLONS PER HOUR GALLONS PER MINUTE GPM GAS WATER HEATER HOSE BIBB HORSEPOWER → PIPE TURNING DOWN DOMESTIC HOT WATE O → PIPE TURNING UP DOMESTIC HOT WATER RETURN HWR INCHES ≥ ⊃ PIPE TAKEOFF FROM BOTTOM OF MAIN KILOWATI —→ CAPPED PIPE KITCHEN SINK +<- → VALVE IN THE VERTICAL PIPE LPG PROPANE GAS LAVATORY → THERMOMETER MAXIMUM MAX PRESSURE GAUGE MFR MANUFACTURER MINIMUM ©C → OPEN HUB DRAIN NTS NOT TO SCALE □C FLOOR DRAIN OHD open hub drain OSD ≥ ØØ _ > BACKFLOW PREVENTER OPEN SITE DRAIN SHOCK ABSORBER POC POINT OF CONNECTION PRV PRESSURE REDUCING VALVE PSI POUNDS PER SQUARE INCH RPM REVOLUTIONS PER MINUTE SANITARY OR WASTE PIPING ≥ → → DIRECTION OF FLOW IN PIPE SHOCK ABSORBER SHOWER ≥ → GAS COCK DOMESTIC TEMPERED WATER TO BE DETERMINED TANKLESS ELECTRIC WTR. HTR. ≥—□→ CONCENTRIC REDUCER TEWH

DRAWING LIST

TANKLESS GAS WTR. HTR.

UNLESS NOTED OTHERWISE

WATER SUPPLY FIXTURE UNITS

TRAP PRIMER VALVE

VENT THROUGH ROOF

TYPICAL

VENT PIPING

WATER CLOSET

WALL HYDRANT

THERMOSTATIC MIXING VALVE

- P001 GENERAL NOTES, SYMBOLS, ABBREVIATIONS - PLUMBING P002 PARTIAL GROUND FLOOR PLAN
- EXISTING CONDITIONS AND NEW WORK - PLUMBING P003 ROOF PLAN - NEW WORK -
- PLUMBING
- P004 DETAILS PLUMBING

TGWH

TMV

TPV

UNO

VTR

WSFU

├——→ VENT PIPE → COLD WATER PIPE **├** HOT WATER PIPE →T TEMPERED WATER PIPE

├── ECCENTRIC REDUCER

———→ FLOW SWITCH

S

X

SWITCH

CW, HW AND HWR RISER DESIGNATION

SANITARY RISER DESIGNATION

STORM RISER DESIGNATION

NATURAL GAS RISER DESIGNATION

STANDPIPE RISER DESIGNATION

NEW WORK KEY NOTE

DEMOLITION KEY NOTE

POC, NEW TO EXISTING

NOTE: NOT ALL SYMBOLS MAY BE USED.

TERMINATION POINT OF DEMOLITION

REQUIREMENTS, WILL NOT BE ACCEPTED.

M. ALL WORK SHALL BE INSTALLED WITHIN CEILING AND SHALL BE DONE SO THAT ALL REQUIRED CLEARANCES ARE MAINTAINED. MAINTAIN MAXIMUM CEILING SPACE BY RUNNING WORK CLOSE TO THE UNDERSIDE OF STRUCTURE. RUN PIPING PARALLEL OR PERPENDICULAR TO MAJOR WALLS.

N. THE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION OF THE WORK. ALL INSTALLATIONS SHALL ADHERE TO THE ASSOCIATED MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND INSTRUCTIONS. PROVIDE ALL REQUIRED ACCESSORIES, CONTROLS, VALVES, MISCELLANEOUS ITEMS, ETC. AS REQUIRED AND AS RECOMMENDED BY THE MANUFACTURER OF THE ASSOCIATED EQUIPMENT EVEN

O. IN THE EVENT OF A CONFLICT BETWEEN CODES, DRAWINGS, AND/OR SPECIFICATIONS, THE MORE

STRINGENT OR DEMANDING REQUIREMENT SHALL TAKE PRECEDENCE. P. EVERY FIXTURE, DEVICE, APPARATUS OR EQUIPMENT WHICH CONVEYS, USES, CONTROLS, SUPPLIES OR IS ACTIVATED BY POTABLE WATER. SHALL BE OF SUCH DESIGN AND BE INSTALLED IN SUCH A MANNER THAT THE MAIN WATER SUPPLY IS PROTECTED AGAINST CONTAMINATION. PROVIDE BACKFLOW PREVENTERS. AS REQUIRED, IN COMPLIANCE WITH LOCAL CODES AND REGULATIONS. DEVICES WHICH HAVE RELIEF

- A. ALL PRODUCTS SHALL BE FIRST QUALITY, SUITABLE FOR THE INTENDED INSTALLATION, AND SHALL BE PROVIDED COMPLETE WITH ALL NECESSARY APPURTENANCES FOR A COMPLETE SYSTEM, READY FOR
- B. ALL ELECTRICAL EQUIPMENT SHALL BE UL LABELED, OR EQUIVALENT BY COMPARABLE TESTING LAB.
- a. ABOVE GROUND DOMESTIC HOT WATER, COLD WATER AND HOT WATER RECIRCULATION PIPING SHALL BE SEAMLESS COPPER TUBING, TYPE L. ASTM B 88, WITH SOLDER-JOINED WROUGHT COPPER FITTINGS UP TO 3". PIPING LARGER THAN 3" SHALL BE DUCTILE IRON, ANSI C151, WITH DUCTILE IRON THREADED FITTINGS.
- b. BELOW GROUND WATER PIPING SHALL BE TYPE K SEAMLESS COPPER TUBING, ASTM B 88, WITH WROUGHT COPPER SOLDER JOINED FITTINGS FOR PIPING 3" AND SMALLER. FOR PIPING LARGER THAN 3". PROVIDE DUCTILE IRON PIPING. ANSI/AWWA C151/A2.1 51. WITH DUCTILE IRON THREADED
- FITTINGS. c. WASTE AND VENT PIPING SHALL BE DWV COPPER WITH WROUGHT COPPER SOLDER JOINED FITTINGS, OR SERVICE WEIGHT CAST IRON WITH NO-HUB FITTINGS IN ACCORDANCE WITH CISPI 301 AND ASME B16.4. SCHEDULE 40 DWV PVC SHALL BE ACCEPTABLE ONLY FOR BELOW SLAB (UNDERGROUND) APPLICATIONS. HORIZONTAL SANITARY PIPING SHALL SLOPE NOT LESS THAN 1/4" (2%) PER FOOT FOR PIPING 2-1/2" AND SMALLER, 1/8" (1%) FOR PIPING BETWEEN 3" AND 6", 1/16" (0.5%) FOR
- d. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, ASTM A-53, TYPE E OR S, GRADE B WITH MALLEABLE-IRON THREADED FITTINGS; ASME B16.3, CLASS 150, STANDARD PATTERN. UNIONS: ASME B16.39. CLASS 150, MALLEABLE IRON WITH BRASS-TO-IRON SEAT, GROUND JOINT, AND THREADED ENDS ACCORDING TO ASME B1.20.1. PAINT ALL EXPOSED METAL PIPING. FITTINGS. VALVES AND SUPPORTS FOR CORROSION PROTECTION. ALL PIPING SHALL BE IN COMPLIANCE WITH AGA AND LOCAL
- ANSI A.1125.1 AS MANUFACTURED BY TYLER PIPE AND FOUNDRY CO., US PIPE AND FOUNDRY CO.
- f. ALL EXPOSED PIPING SHALL BE CHROME PLATED. q. PROVIDE FLEXIBLE COUPLING TO ALL CONNECTIONS TO MOTOR OPERATED EQUIPMENT.
- a. BALL VALVES SHALL BE TWO-PIECE COPPER ALLOY, BRONZE BODY WITH TEFLON SEAL AND STEM PACKING, 125 PSI WOG, APOLLO BRAND OR APPROVED EQUAL. b. Gate valves shall be threaded iron for ductile iron piping and soldered end bronze for
- CROSSING BUILDING EXPANSION JOINTS. c. AIR VENTS SHALL BE MANUAL TYPE, INSTALLED AT HIGH POINT OF PIPING, AND INSTALLED TO BE READILY ACCESSIBLE. EXTEND DISCHARGE PIPE TO NEAREST FLOOR DRAIN OR ACCEPTABLE
- d. STRAINERS SHALL BE 'Y' TYPE, CAST BRASS OR CAST IRON TO MATCH PIPING, WITH 0.045 INCH
- f. PROVIDE SHOCK ABSORBERS EQUAL TO JOSAM SERIES 75000 ON ALL QUICK CLOSING VALVES SUCH AS FLUSH VALVES, DISHWASHERS, CLOTHES WASHERS, ETC. AIR CHAMBERS ARE NOT ACCEPTABLE.
- a. DOMESTIC HOT WATER, COLD WATER AND HOT WATER RECIRCULATING PIPING SHALL BE INSULATED WITH PRE-FORMED 1" FIBERGLASS PIPE INSULATION WITH A FLAME RETARDANT ALL SERVICE JACKET (ASJ) OR 1/2" ARMAFLEX. PROVIDE PREMOLDED FITTING, FIBERGLASS INSULATION WITH ZESTON COVER, FOR ALL VALVES AND FITTINGS. INSULATION SHALL BE CONTINUOUS THROUGH PIPE HANGERS

PLUMBING NOTES

- A. THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND APPLICABLE PROVISIONS OF OTHER
- DIVISIONS, FORM A PART OF THIS SPECIFICATION AND CONTRACT, AND SHALL BE CAREFULLY EXAMINED BY EACH BIDDER BEFORE SUBMITTING HIS PROPOSAL B. COMPLIANCE WITH LOCAL JURISDICTIONS: ALL WORK PERFORMED UNDER THIS SECTION SHALL CONFORM
- TO THE REQUIREMENTS OF DRAWINGS, SPECIFICATIONS AND TO THE CODES, ORDINANCES AND STANDARDS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

C. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES FOR INSPECTIONS RELATED TO

- D. INSTALLATIONS SHALL BE GUARANTEED FOR WORKMANSHIP, MATERIALS AND EQUIPMENT AGAINST DEFECTS, LEAKS AND SYSTEM NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE OF WORK BY OWNER. WHERE MANUFACTURER'S STANDARD WARRANTY IS LONGER THAN ONE YEAR, THE LONGER WARRANTY PERIOD SHALL TAKE PRECEDENCE. CONTRACTOR SHALL PAY ALL COSTS INVOLVING THE GUARANTEE OF ALL SYSTEMS. ALL DEFECTS THAT DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD WILL BE REPAIRED BY THE CONTRACTOR, TO THE SATISFACTION OF THE ARCHITECT/OWNER AND AT NO
- ADDITIONAL COST TO THE OWNER. E. THE WORD "PROVIDE", AS USED IN SPECIFICATIONS AND ON PLANS, SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY FOR USE. PROVIDE ALL TRAPS, NIPPLES, CARRIERS, BOLT CAPS, ETC. AS
- REQUIRED TO COMPLETE THE WORK F. ALL WORK SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- G. IN GENERAL, THE DRAWINGS ARE DIAGRAMMATIC, AND MAY VARY FROM ACTUAL FIELD CONDITIONS AND SHOW THE GENERAL LOCATION, TYPE AND SIZE OF PIPING, EQUIPMENT, CONTROLS, ACCESSORY EQUIPMENT, ETC. THE CONTRACTOR SHALL MODIFY, EXTEND, RELOCATE AND REROUTE ANY PIPING, EQUIPMENT, ACCESSORIES, ETC. AS REQUIRED TO ACCOMMODATE THE CEILING LAYOUT, OBSTRUCTIONS. STRUCTURE, PARTITIONS, ETC. AND TO SATISFY THE INTENT OF THE NEW WORK. WORK INDICATED ON THESE DRAWINGS SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE DRAWINGS ARE INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENTS OF ENGINEERED SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.
- H. THE DRAWINGS DO NOT INDICATE ALL MISCELLANEOUS ITEMS, ACCESSORIES, FASTENERS, OFFSETS, ETC. NECESSARY TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE ADDITIONAL VALVES, ACCESSORIES, MISCELLANEOUS ITEMS, ETC. AS REQUIRED TO SATISFY THE INTENT OF THE
- . THE CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK, AND SHALL CHECK THEIR LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK AS SHOWN ON THE DRAWINGS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL ALERT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO SHALL HOLD THE CONTRACTOR RESPONSIBLE FOR THE CHANGES WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.
- J. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING A COMPLETE PLUMBING SYSTEM AND FINAL TESTING, ADJUSTING, AND BALANCING OF ALL SYSTEMS AND EQUIPMENT. PROVIDE ALL MATERIALS,
- LABOR, TOOLS, AND INCIDENTALS NECESSARY TO ACCOMPLISH THE WORK K. CONTRACTOR SHALL EXAMINE ALL DRAWINGS, SPECIFICATIONS AND ADDENDA, AND VISIT THE SITE PRIOR TO ISSUING BID. ANY QUESTIONS OR CLARIFICATIONS SHALL BE REFERRED TO THE ENGINEER AT LEAST 7 WORKING DAYS PRIOR TO BIDDING, ANY REQUEST BY THE CONTRACTOR FOR ADDITIONAL COSTS RELATED TO THE INSTALLATION, RELOCATION, MODIFICATION OR ADDITION OF EQUIPMENT REQUIRED TO SATISFY THE INTENT OF THIS PROJECT, DUE TO A LACK OF CLEAR UNDERSTANDING OF THE PROJECT
- L. TO ELIMINATE CONFLICTS, CONTRACTOR TO PREPARE COMPLETE AND DETAILED 1/4" SCALE PLAN COMPOSITE COORDINATION DRAWINGS FOR ALL PIPING WORK INSTALLED IN THIS PROJECT. SUBMIT
- DRAWINGS TO THE ENGINEER FOR REVIEW, PRIOR TO CONSTRUCTION.
- IF NOT SHOWN ON THE DRAWINGS.
- OUTLETS SHALL HAVE DISCHARGE PIPING ROUTED TO THE NEAREST FLOOR DRAIN OR SERVICE SINK
- PRODUCTS AND INSTALLATION

- PIPING 8" AND LARGER.
- REQUIREMENTS. e. STORM WATER PIPING SHALL BE SERVICE WEIGHT CAST IRON. BELL AND SPIGOT, PIPE AND FITTINGS AND CENTRAL FOUNDRY OR APPROVED EQUAL. TYLER "TY-SEAL" NEOPRENE SEAL COMPRESSION TYPE GASKETS OR CAULKED JOINTS, JUTE YARNED AND CAULKED WITH LEAD OR APPROVED EQUAL. STORM WATER PIPING SHALL BE SLOPED IN COMPLIANCE WITH THE CURRENT INTERNATIONAL PLUMBING CODE REQUIREMENTS.
- E. VALVES:
- COPPER PIPING, 150 PSI WOG, HAMMOND OR APPROVED EQUAL.
- a. PROVIDE DIELECTRIC ISOLATORS BETWEEN ALL CONNECTIONS OF DISSIMILAR PIPING MATERIALS. b. Provide flexible coupling to all connections of motor operated devices, or when
- PERFORATIONS STRAINER. PROVIDE BLOW-DOWN VALVE AND HOSE END CONNECTION. e. CHECK VALVES SHALL BE SWING TYPE, CLASS 125 AND SUITABLE FOR INTENDED SERVICE.
- SHOCK ABSORBERS SHALL BE INSTALLED IN ACCORDANCE WITH PDI STANDARD WH-201. G. EQUIPMENT SHALL BE INSULATED AS FOLLOWS:

- AND SHALL BE PROTECTED WITH A GALVANIZED STEEL INSULATION SHIELD
- b. Insulate horizontal above grade storm water piping, same as domestic water. c. INSULATE EXPOSED PIPING AT HANDICAP ACCESSIBLE LAVATORIES IN ACCORDANCE WITH ADA
- d. INSULATE EQUIPMENT (HOT WATER STORAGE TANKS, HEAT EXCHANGERS, ETC.) WITH 2" FIBERGLASS
- e. VENT PIPING WITHIN 4 FEET OF THE ROOF SHALL BE WRAPPED WITH 1-1/2" FIBERGLASS BLANKET. H. PROVIDE OFFSET TAILPIECE FOR ADA COMPLIANT FIXTURES TO COMPLY WITH CURRENT ADA STANDARDS. FLOOR DRAINS SHALL BE JOSAM SERIES 30000-A WITH SATIN FINISHED BRONZE TOP. PROVIDE SQUARE
- TOP DRAIN FOR CERAMIC TILE FLOORS. J. ROOF DRAINS SHALL BE JOSAM SERIES 21000 WITH GALVANIZED CAST-IRON DOME, ADJUSTABLE COLLAR. OVERFLOW DRAIN SHALL BE SCUPPER TYPE, JOSAM SERVES 25000.

K. STARTERS FOR ALL MOTORS, INCLUDING VFD'S, SHALL BE FURNISHED BY MECHANICAL, INSTALLED BY

- . PROVIDE ONE TRAP PRIMER VALVE FOR EACH FLOOR DRAIN, FLOOR SINK, OPEN HUB DRAIN, ETC. WITHOUT A CONSTANT SOURCE OF WATER SUPPLY TO MAINTAIN THE TRAP SEAL. LOCATE THE PRIMER VALVE IN AN ACCESSIBLE LOCATION AND CONNECT TO THE NEAREST 3/4" COLD WATER LINE SERVING A
- PLUMBING FIXTURE. M. CONTROLS: CONTROLS SHALL BE ELECTRIC/ELECTRONIC, SIMILAR TO HONEYWELL OR APPROVED EQUAL. TIME CLOCKS SHALL BE MULTI-CHANNEL DIGITAL TYPE WITH MINIMUM 72 HOUR INTERNAL MEMORY
- BACKUP. SUITABLE FOR 7 DAY PROGRAMMING WITH 4 EVENT SCHEDULES PER DAY. MANUAL OVER-RIDE. N. ALL FLOOR PENETRATIONS SHALL BE CORE DRILLED OR SAW CUT. X-RAY SLAB PRIOR TO CUTTING. DO NOT CUT STRUCTURAL MEMBERS. O. ALL FLOOR AND WALL PENETRATIONS SHALL BE SLEEVED. PROVIDE STEEL PIPE SLEEVES FOR PIPES.
- PACK VOID SPACE WITH FIRE SAFING. PIPE SLEEVES IN MECHANICAL ROOM SHALL STAND 1" PROUD OF FLOOR SURFACE. SEAL ALL FLOOR PENETRATIONS WATER TIGHT P. PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES, ETC. ALL WORK SHALL BE INSTALLED IN SUCH A
- MANNER SO THAT ALL COMPONENTS REQUIRING ACCESS ARE LOCATED SO THAT THEY MAY BE SERVICED, REPLACED, RESET OR RE-CALIBRATED WITH NORMAL SERVICE TOOLS AND TECHNIQUES. Q. DOMESTIC WATER PIPING SHALL BE SLOPED TO DRAIN VALVES TO ALLOW FOR PROPER DRAINAGE OF THE
- R. EXPANSION LOOPS AND ANCHORS SHALL BE PROVIDED ON ALL PIPING SYSTEMS WHICH CROSS BUILDING EXPANSION JOINTS AND ALL HORIZONTAL PIPING RUNS GREATER THAN 100 FEET.
- S. HANGERS AND SUPPORTS: DEVICES SHALL BE FACTORY PRE-FABRICATED. SUPPORT FROM THE EXISTING OR NEW STRUCTURE WITH UL LISTED HANGERS AND SUPPORTS SUITABLE FOR THE INTENDED INSTALLATION.
- a. COMPLY WITH MSS-58 FOR ACCEPTABLE TYPES.
- b. INSTALL PER MSS-69 FOR SPACING AND MOUNTING. c. PROVIDE SPRING-TYPE VIBRATION ISOLATORS FOR ALL MOTOR-OPERATED EQUIPMENT.

- A. UNDER NO CIRCUMSTANCE SHALL THE WORK PERFORMED UNDER THIS CONTRACT AFFECT ADJACENT AREAS, NOT PART OF THIS WORK.
- B. IN THE EVENT THAT SUSPECTED ASBESTOS CONTAINING MATERIALS ARE ENCOUNTERED IN THE COURSE OF THE WORK, THE CONTRACTOR SHALL CEASE WORK WITH THE SUSPECT MATERIALS AND SHALL
- REQUEST DIRECTION FROM THE OWNER BEFORE PROCEEDING FURTHER. C. ANY OPERATIONS THAT WILL RESULT IN THE GENERATION OF NOISE OR VIBRATION, OR THAT MAY RESULT IN DUST EXTENDING BEYOND THE WORK AREA, SHALL BE PERFORMED AT TIMES AND IN ACCORDANCE WITH REQUIREMENTS STIPULATED BY BUILDING'S MANAGEMENT.
- D. ALL EQUIPMENT, MATERIAL AND DEVICES SHOWN AS EXISTING TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ALL APPURTENANCES.
- E. ALL DEMOLISHED EQUIPMENT AND MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR. ITEMS TO BE SALVAGED FOR REUSE OR DELIVERY TO THE OWNER SHALL BE PROTECTED AND STORED, BY THE CONTRACTOR, UNTIL REUSED OR TRANSFERRED TO THE OWNER. CONTRACTOR SHALL VERIFY WITH THE OWNER TO DETERMINE THE ITEMS TO BE SALVAGED.

F. ALL PIPES SHOULD BE CAPPED IMMEDIATELY UPON DEMOLITION WORK TO PREVENT ODORS AND

EXPOSURE TO RODENTS AND PESTS.

- A. THE CONTRACTOR SHALL NOT PENETRATE CONCRETE SLABS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE OWNER. SUBMIT DETAILS OF PROPOSED PENETRATION LOCATIONS TO OWNER FOR
- B. PATCH AND REPAIR ALL DISTURBED SURFACES IN KIND TO MATCH EXISTING AND SURROUNDING AREAS. EXTREME CARE SHALL BE EXERCISED WITH REGARD TO PROTECTION OF ALL EXISTING WORK. CORRECT ALL DAMAGE TO EXISTING WORK TO THE SATISFACTION OF THE ARCHITECT/OWNER AT NO ADDITIONAL COST TO THE OWNER
- C. IF ANY EXISTING EQUIPMENT, DUCTS, PIPES, UTILITIES, ETC. ARE DAMAGED DURING CONSTRUCTION, WHETHER OR NOT DUE TO CONTRACTORS NEGLIGENCE, DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AND LEFT IN A CONDITION SATISFACTORY TO THE ARCHITECT/OWNER AT NO ADDITIONAL COST
- SUBMITTALS, RECORD AS-BUILT DRAWINGS AND O&M MANUALS:
- A. SUBMIT ONE COMPLETE SET OF PLANS AND RELATED DOCUMENTS, APPROVED BY THE CITY, TO THE
- B. PROVIDE TO OWNER 3 SETS OF MAINTENANCE AND OPERATING MANUALS AND MANUFACTURER'S

REIVEW. INCLUDING RE-REVIEW OF ITEMS NOT APPROVED UPON FIRST SUBMISSION.

- WARRANTY DOCUMENTS FOR ALL EQUIPMENT IN INDEXED, 3-RING BINDER. C. PROVIDE "AS-BUILT" DRAWINGS TO OWNER UPON COMPLETION OF THE PROJECT. SUBMIT ONE ELECTRONIC COPY (CD) AND TWO SETS OF HARD COPIES (BLUE PRINTS) OF THE AS-BUILT DRAWINGS,
- CORRECTED TO SHOW ALL FIELD MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS. D. SUBMIT 7 SETS OF EQUIPMENT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO PURCHASE. FABRICATION OR INSTALLATION OF EQUIPMENT. SUBMIT DATA SHEETS TO ALLOW ADEQUATE TIME FOR
- A. ALL WORK SHALL BE ACCOMPLISHED BY EXPERIENCED MECHANICS, SPECIALIZING IN THE PARTICULAR TRADE, UTILIZING APPROPRIATE TOOLS AND TECHNIQUES. ALL WORK SHALL BE FIRST QUALITY, CONSISTENT WITH INDUSTRY'S BEST STANDARDS. WORK DEEMED TO BE SUBSTANDARD SHALL BE REMOVED AND REMADE AT CONTRACTOR'S EXPENSE.
- B. PERFORM ALL OPERATIONS REQUIRED AND INSTALL ALL UNITS, EQUIPMENT, CONTROLS AND PIPING, WITH ALL REQUIRED ACCESSORIES, TO PRODUCE A COMPLETE INSTALLATION, READY FOR USE.
- C. INSTALL FIXTURES LEVEL, PLUMB AND PARALLEL TO THE WALL. D. CONTRACTOR SHALL CONFIRM ALL ROUGH—INS WITH ARCHITECTURAL PLANS PRIOR TO INSTALLATION.
- E. PIPING SHALL HAVE ITS INTERIOR SLOPES AND INVERTS ESTABLISHED PRIOR TO INSTALLATION OF ANY PIPING. PROPER SLOPES MUST BE MAINTAINED COMPLYING WITH CODE REQUIREMENTS. LOCATE PIPING SUCH THAT THERE ARE NO CONFLICTS WITH OTHER TRADES. COORDINATE CLOSELY WITH THE BUILDING MANAGEMENT/ENGINEER.
- . IDENTIFY ALL PIPING FOR USE AND DIRECTION OF FLOW. PROVIDE VALVE TAG AND WALL-MOUNTED VALVE CHART FOR ALL VALVES. IDENTIFICATION SHALL BE PER ASME REQUIREMENTS. G. PROTECT AGAINST INJURY TO PERSONS AND DAMAGE TO PROPERTY AT ALL TIMES.
- H. CONTRACTOR SHALL CLEAN THE WORK SITE AFTER EACH DAY'S WORK. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE, INCLUDING ALL NEW AND EXISTING SURFACES OF THE BUILDING, EQUIPMENT AND SYSTEMS, LEAVING THE AREA THOROUGHLY CLEAN, CLEAR AND READY FOR OCCUPANCY TO THE SATISFACTION OF THE OWNER. MAKE PROPER HOT, COLD, WASTE AND VENT PIPE CONNECTIONS TO ALL FIXTURES AND EQUIPMENT AS
- REQUIRED. ALL TIE-INS TO EXISTING SERVICES SHALL BE COORDINATED WITH THE BUILDING AND BE DONE AFTER HOURS IF REQUIRED. J. SITE VERIFY EXACT LOCATION OF ALL EXISTING PIPING, POINT OF DISCONNECTION TO EXISTING, SIZES, DEMOLITION WORK, ETC. BEFORE THE START OF ANY WORK.
- K. REFER TO RISER DIAGRAMS FOR PIPE SIZES L. PROPERLY SUPPORT ALL PIPING FROM FLOOR OR SLAB ABOVE THAT HAS BEEN TEMPORARILY DISCONNECTED AND WILL BE RECONNECTED IN NEW INSTALLATION. PROPERLY LABEL PIPING PRIOR TO DISCONNECTION AS TO AVOID RECONNECTION TO AN IMPROPER SERVICE.
- M. PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES, FITTINGS, ETC. AS REQUIRED FOR PROPER MAINTENANCE AND ACCESS.
- N. FOLLOWING COMPLETION OF CONSTRUCTION AND PRIOR TO INSULATION, TEST PIPING IN ACCORDANCE WITH LOCAL REQUIREMENTS. REPAIR ALL LEAKS, RE-TEST SYSTEM. FLUSH AND STERILIZE PIPING AND ASSOCIATED EQUIPMENT PRIOR TO BENEFICIAL USE. BEFORE PLACING THE SYSTEM IN SERVICE, THE CONTRACTOR SHALL ENGAGE A QUALIFIED SERVICE ORGANIZATION TO STERILIZE THE NEW WATER LINES IN ACCORDANCE WITH APPLICABLE REGULATIONS. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO
- O. DEMONSTRATE OPERATION OF SYSTEM TO OWNER. PROVIDE INSTRUCTION TO OWNER DESIGNATED PERSONNEL, DEMONSTRATING NORMAL MAINTENANCE AND TROUBLESHOOTING PROCEDURES.

NOTE TO CONTRACTOR

- EXISTING DRAWINGS WERE NOT AVAILABLE FOR THIS PROJECT.
- 2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SHOWN ON THESE PLANS AND SHALL ALSO VERIFY ALL EXISTING CONDITIONS IN THE CEILING SPACE TO CONFIRM THAT THE PLANS DEPICT SITE CONDITIONS. IF ANY DISCREPANCIES EXIST FROM SITE CONDITIONS TO THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR COORDINATION AND POSSIBLE SITE VISIT PRIOR TO PURCHASING EQUIPMENT AND/OR PROCEEDING WITH THE WORK INDICATED.
- PRIOR TO PIPING AND EQUIPMENT PURCHASING, THE CONTRACTOR SHALL CONFIRM THAT THE PIPING AND EQUIPMENT CAN BE INSTALLED IN THE FIELD SO THAT PROPER CLEARANCES AND ARCHITECTURAL CEILING HEIGHTS ARE ACHIEVED. IF ANY ISSUES ARE PRESENT ON SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR COORDINATION. THIS COORDINATION SHALL OCCUR PRIOR TO PIPING AND EQUIPMENT PURCHASING.
- CONTRACTOR SHALL CONFIRM ALL PLUMBING FIXTURE SPECIFICATIONS AND LOCATIONS WITH THE OWNER AND ARCHITECT PRIOR TO PURCHASING AND PRIOR TO INSTALLATION.
- 5. THE PLUMBING PIPING ROUTING AND CONNECTION POINTS SHOWN ON THESE DRAWINGS IS DIAGRAMMATIC. ALL PIPE ROUTING AND CONNECTIONS TO THE EXISTING BUILDING SYSTEMS SHALL BE CONFIRMED IN THE FIELD AND WITH THE BUILDING ENGINEER AND BUILDING MANAGEMENT PRIOR TO PROCEEDING WITH ANY WORK OR PURCHASING OF ANY EQUIPMENT.
- 6. COORDINATE ALL WORK WITH THE BUILDING ENGINEER AND THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT PRIOR TO PROCEEDING WITH ANY WORK.
- 7. NO WORK SHALL PROCEED UNTIL ALL EXISTING CONDITIONS ARE VERIFIED.
- 8. THE CLIENT/OWNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY COSTS ASSOCIATED ONCE CONSTRUCTION PROCEEDS DUE TO THE LACK OF VERIFICATION OF DISCREPANCIES BETWEEN SITE CONDITIONS AND DRAWINGS.
- . MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL DRAWINGS ARE COMPLIMENTARY TO EACH OTHER. THE GENERAL AND SUB-CONTRACTORS SHALL REVIEW AND BID ON THE ENTIRE BID SET, INCLUDING ARCHITECTURAL SHEETS AND ALL DISCIPLINES. WHEN A DISCREPANCY BETWEEN THE ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS OCCURS, THE MORE STRINGENT REQUIREMENT SHALL APPLY TO THE BID. SHOULD A DISCREPANCY EXIST, THE GENERAL CONTRACTOR SHALL SUBMIT AN RFI REQUESTING CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.

PLUMBING FIXTURE CONNECTION SCHEDULE

	ITEM	DECODINE IN	SANITARY	VENT	WA ⁻	ΓER	DACIC OF RECION	
	IDENT	DESCRIPTION	OR WASTE	VENT	COLD	нот	BASIS OF DESIGN	
	WC	WATER CLOSET FLUSH TANK ADA COMPLIANT	4"	2"	1/2"	-	NEW TOILET: AMERICAN STANDARD MODEL 2467-100 CADET	
	LV	LAVATORY ADA COMPLIANT	1½"	1½"	<i>1</i> 2"	<i>½</i> "	NEW SINK AND FAUCET: SINK — SPEC: AMERICAN STANDARD MODEL 0321.026 DECLYN WALL MOUNT. FAUCET — SPEC: AMERICAN STANDARD HERITAGE 5400 WITH HANDLE 172H. PROVIDE WITH A TMV, THERMOSTATIC MIXING VALVE.	
	TMV	THERMOSTATIC MIXING VALVE	_	-	1/2"	1/2"	WATTS MODEL LFMMV-UT-M1 WITH ACCESS PANEL, ASSE 1070 LISTED. PROVIDE ON HW/CW SUPPLIES UNDER SINK, SET @ 105° F. TEMP.	
	EWH1 EWH2	WATER HEATER TANK TYPE	_	-	3/4"	3/4"	STATE MODEL: #PCE-6, 6 GAL TANK, 120V, 10, 1.5 KW. INSTALL EXPANSION TANK. MODEL: WATERGUARD #ETC-2X ON CW SUPPLY. SET WATER HEATER STORAGE TEMP. TO 140°F. AT THE OUTLET OF THE WATER HEATER PROVIDE A THERMOSTATIC MIXING VALVE AND SET MIXING VALVE OUTPUT TO 120°F. THERMOSTATIC MIXING VALVE BASIS OF DESIGN: POWERS WATTS HYDROGUARD SERIES LFLM490.	
	FC0	FLOOR CLEAN OUT	_	_	_	_	CLEAN OUT WITH CLEAN OUT COVER BY ZURN ZS1400-T (SQUARE) POLISHED STAINLESS.	

NOTES: 1. P-TRAP AND SUPPLY/STOPS FOR ADA COMPLIANT LAVATORIES AND SINKS SHALL BE INSTALLED WITH TRUEBRO INC. LAV-GUARD2 E-Z SERIES UNDERSINK PIPING COVER. PROVIDE CARRIER FOR FIXTURES. 2. PROVIDE INDIVIDUAL DEDICATED FULL SIZE SHUT-OFF VALVES ON ALL HOT AND COLD WATER PIPING TO ALL PLUMBING FIXTURES FOR SERVICING

AND/OR REPLACEMENT. ALL VALVES ARE TO BE ACCESSIBLE. 3. OBTAIN APPROVAL AND COORDINATE THE FINAL SELECTIONS AND FINISHES OF ALL PLUMBING FIXTURES WITH THE ARCHITECT. IF THERE ARE DISCREPANCIES IN FIXTURE SPECIFICATIONS BETWEEN THIS SCHEDULE AND ARCHITECTURAL SCHEDULE ON SHEET A0401, THAT THE ARCHITECTURAL SCHEDULE SHALL RULE IN REGARDS TO BIDDING AND CONSTRUCTION.

PLUMBING DRAINAGE FIXTURE UNIT (DFU) SCHEDULE

FIXTURE TYPE	DFU'S PER FIXTURE	QUANTITY REMOVED	TOTAL DFU'S	QUANTITY ADDED	TOTAL DFU'S
LAVATORY	1	0	REMOVED 0	2	ADDED 2
WATER CLOSET	4	0	0	2	8
URINAL	4	0	0	0	0
HAND SINK	2	0	0	0	0
FLOOR DRAIN	2	0	0	0	0
MOP SINK	2	0	0	0	0
DRINKING FOUNTAIN	0.5	0	0	0	0
	TOTALS:	0		10	
TOTAL DFU'S	INCREASED OR DI		+15		

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PROJECT:

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PROFESSIONAL SEAL ALEXANDER B. KONSTANTOPOULOS Lic. No. 0402051755

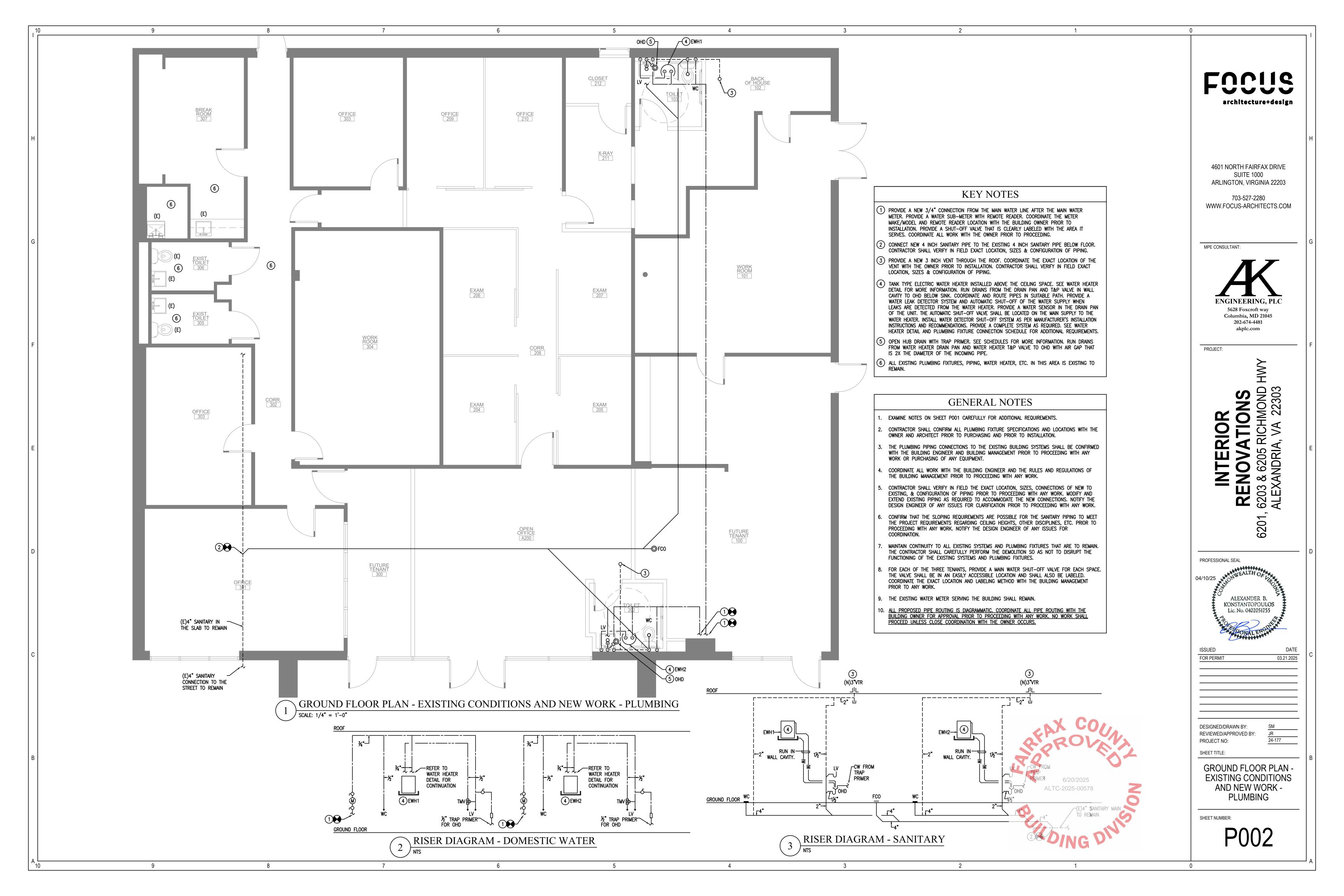
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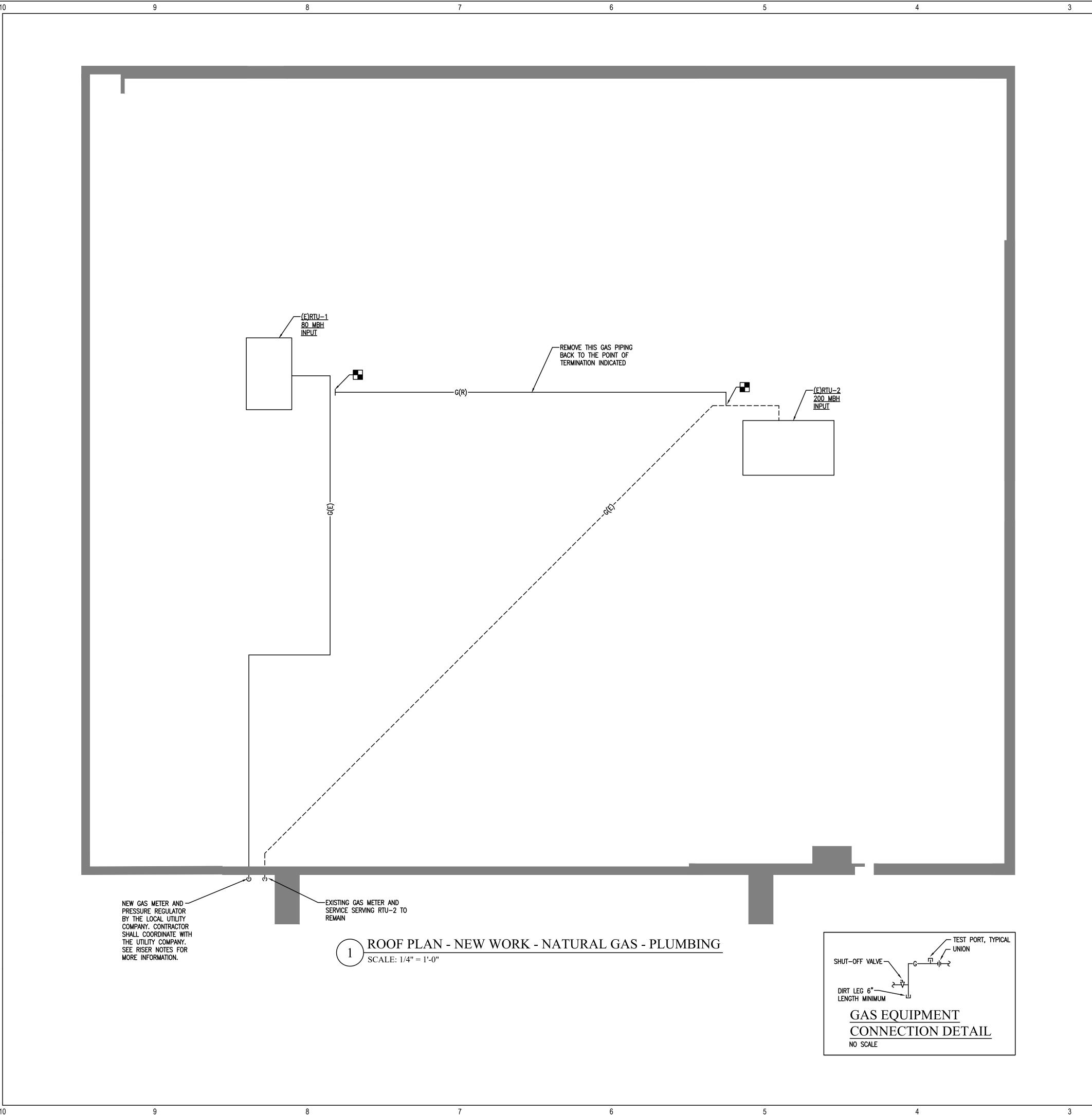
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PROJECT NO:

GENERAL NOTES SYMBOLS AND **ABBREVIATIONS PLUMBING**

SHEET NUMBER:





GAS RISER NOTES

FOR EQUIPMENT: GAS PIPING SIZING CRITERIA:

EXISTING RTU-1

2021 IFGC TABLE 402.4(2)
INLET PRESSURE: LESS THAN 2.0 PSI, CONTRACTOR TO CONFIRM WITH GAS COMPANY

PRESSURE DROP: 0.5 IN. W.C., CONTRACTOR TO CONFIRM WITH GAS COMPANY

2

TOTAL DEVELOPED PIPE LENGTH:

1. ONLY IF REQUIRED BY THE EQUIPMENT MANUFACTURER, PROVIDE VENT LIMITING TYPE PRESSURE REGULATOR ON GAS SUPPLY TO EACH PIECE OF EQUIPMENT THAT DOES NOT HAVE AN INTEGRAL LIMITING TYPE REGULATOR THAT COMES WITH THE EQUIPMENT. THE REGULATOR SHALL BE SET TO MATCH THE EQUIPMENT OPERATING GAS PRESSURE AS PER THE MANUFACTURER'S INSTRUCTIONS. PROVIDE ONLY IF REQUIRED.

- 2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GAS UTILITY COMPANY FOR THE PROVISION OF A NEW METER AND GAS SERVICE. THE CONTRACTOR SHALL SUBMIT A SERVICE WORK ORDER AS REQUIRED AND COORDINATE ALL NECESSARY REQUIREMENTS.
- 3. SEE EQUIPMENT MANUFACTURER INSTALLATION REQUIREMENTS FOR HOOK-UP SIZE AND ACCESSORIES.

TOTAL GAS LOAD:

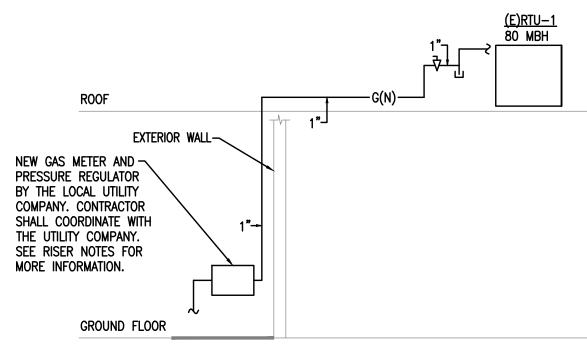
SPECIFIC GRAVITY:

ALL INFORMATION SHOWN ON THESE NOTES WERE USED TO SIZE THE GAS PIPING WITH A LOW/STANDARD PRESSURE (LESS THAN 2 PSI SYSTEM).

- 1. THE CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH THE GAS COMPANY THAT A LOW/STANDARD PRESSURE SYSTEM IS CURRENTLY PROVIDED. IF IT IS NOT LOW/STANDARD PRESSURE, THE CONTRACTOR SHALL NOTIFY
- THE DESIGN ENGINEER FOR COORDINATION. THE CONTRACTOR SHALL VERIFY THAT THE PIPING SIZES AND THE DEVELOPED PIPING LENGTH SHOWN ON THESE PLANS
- MATCH FIELD CONDITIONS. 3. THE CONTRACTOR SHALL CONFIRM THAT THE EXISTING GAS METER CAN ACCOMMODATE THE NEW GAS LOAD SHOWN.
- IF SITE CONDITIONS DIFFER FROM THESE PLANS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER THE SIZES OF ALL EXISTING PIPING AND THE APPROXIMATE LENGTH OF THE RUN OF THE EXISTING PIPING PRIOR TO PROCEEDING WITH ANY WORK. ONCE REVIEWED AND APPROVED BY THE ENGINEER, ONLY THEN MAY THE CONTRACTOR PROCEED WITH WORK.
- 5. ALL WORK SHALL BE COORDINATED DIRECTLY WITH THE GAS COMPANY WITH THE SUBMISSION OF GAS SERVICE REQUEST FORMS OR OTHER REQUIREMENTS AS DETERMINED BY THE LOCAL GAS COMPANY.

GENERAL NOTES

- PAINT ALL GAS PIPING YELLOW, WITH RUST PROOF PAINT. CONFIRM COLOR AND TYPE OF PAINT WITH THE BUILDING MANAGEMENT PRIOR TO PROCEEDING. GC TO PROVIDE LABELS TO ALL PIPING AS REQUIRED.
- CONTRACTOR SHALL REMOVE THE EXISTING GAS PIPING AS INDICATED ON THE PLANS TO ACCOMMODATE THE INSTALLATION OF THE NEW PIPING. CONFIRM PROPER OPERATION OF THE EXISTING PIPING. PRESSURE TEST AND CLEAN EXISTING PIPING. PROVIDE NEW IF EXISTING PIPING IS NOT IN FULLY FUNCTIONAL CONDITION.







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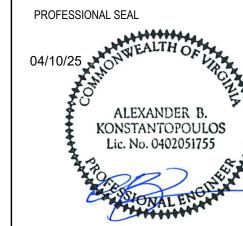


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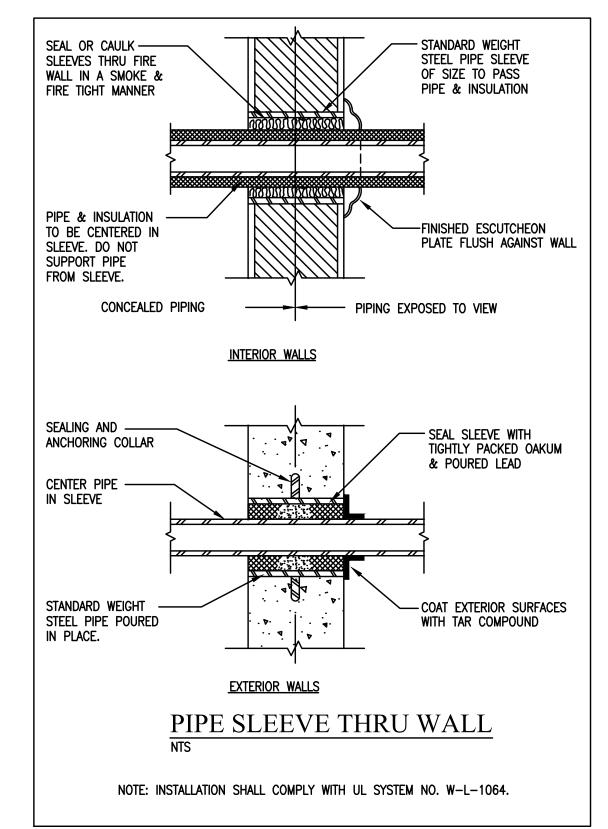
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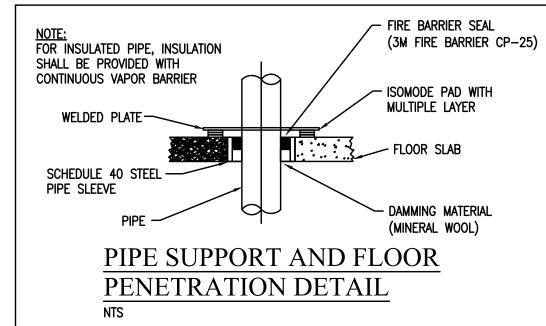
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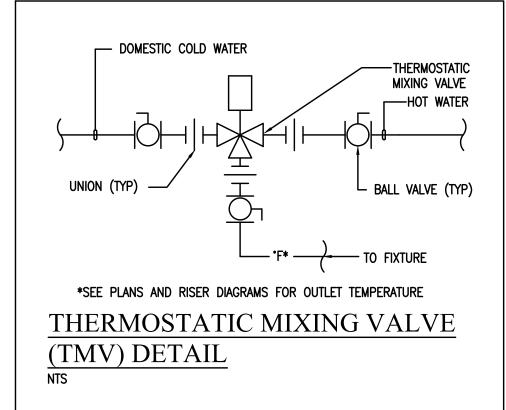
ROOF PLAN - NEW WORK - PLUMBING

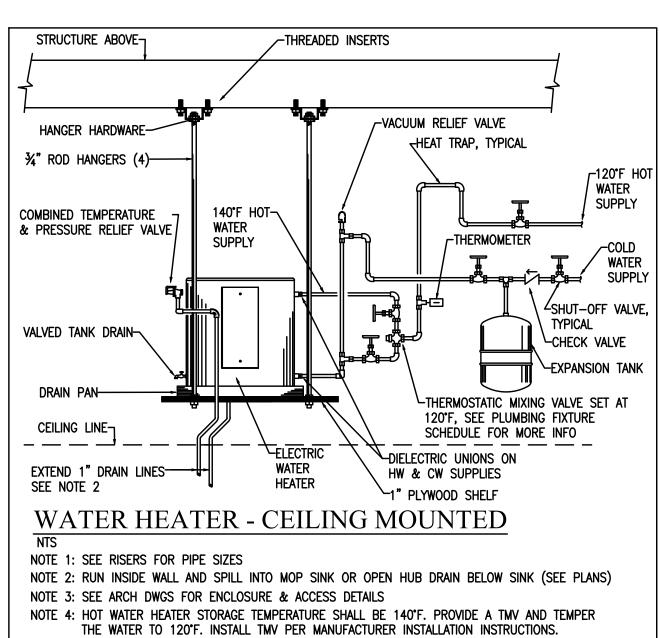
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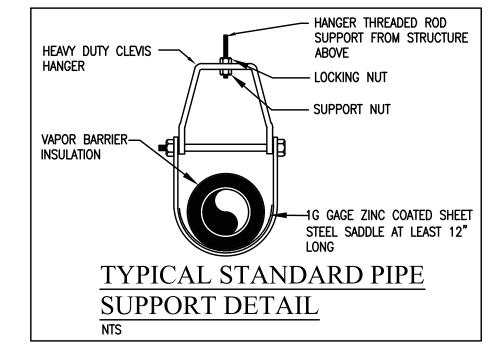
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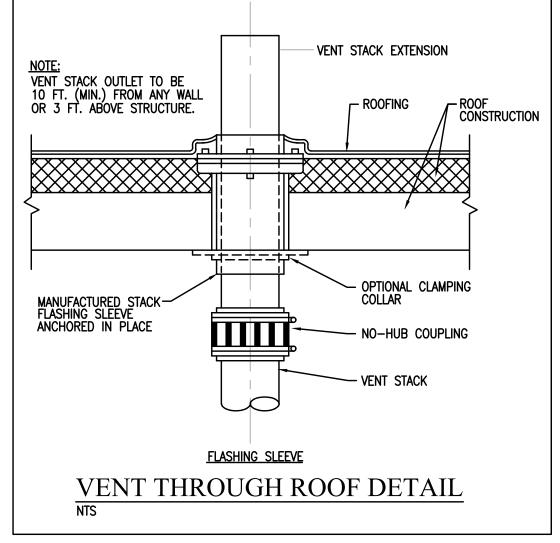




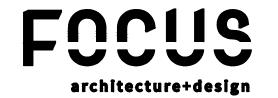








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PROJECT:

RENOVATIONS
, 6203 & 6205 RICHMOND HALEXANDRIA, VA 22303 6201

PROFESSIONAL SEAL ALEXANDER B. KONSTANTOPOULOS

FOR PERMIT 03.21.2025

DESIGNED/DRAWN BY: REVIEWED/APPROVED BY:

PROJECT NO: SHEET TITLE:

DETAILS -

PLUMBING

SHEET NUMBER:

6/20/2025

ALTC-2025-00578

