THE HIGHPOINT COLLECTIVE LLC

RENOVATION

3300 WEST BROAD ST RICHMOND, VIRGINIA 23230

510_architects
3802 noble avenue richmond, va 23222
www.510spaces.com t. 804.353.1576

GENERAL NOTES

1. THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDE FURNISHING ALL LABOR AND MATERIALS TO COMPLETE THE PROJECT AS DESCRIBED BY THE DOCUMENTS. THE CONTRACT DOCUMENTS SHALL INCLUDE THE OWNER/CONTRACTOR AGREEMENT, GENERAL CONDITIONS, THE DRAWINGS, SPECIFICATIONS, AND ALL ADDENDA AND REVISIONS. UNLESS OTHERWISE AGREED TO, THE GENERAL CONDITIONS SHALL BE AIA DOCUMENT A201, LATEST EDITION.

2. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, ETC, OF THE AUTHORITY HAVING JURISDICTION AND SHALL CONFORM WITH THE RULES AND REGULATIONS OF OSHA. UNLESS OTHERWISE AGREED TO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING, PURCHASING AND OBTAINING ALL REQUIRED PERMITS, INSPECTIONS, AND FINAL WRITE-OFFS AT THE PROJECT COMPLETION. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.

3. THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS AND VERIFY DIMENSIONS AND ACTUAL FIELD CONDITIONS. ANY CONFLICTS/OMISSIONS OR DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS, OR ANY DISCREPANCIES WITHIN THE CONSTRUCTION DOCUMENTS THEMSELVES, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, THREE (3) BUSINESS DAYS BEFORE RETURN OF BID. DRAWINGS OF EXISTING CONDITIONS ARE BASED UPON EXISTING BUILDING DRAWINGS OBTAINED THROUGH THE OWNER. ACTUAL FIELD CONDITIONS MAY VARY FROM THAT SHOWN IN THE CONSTRUCTION DOCUMENTS.

4. ANY CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS OR ANY APPARENT ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN INSTANCES OF CONFLICT BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ENGINEERING DRAWINGS FOR LOCATIONS OF MATERIALS AND EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE. FOR DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT IT WILL BE ASSUMED THAT THE CONTRACTOR HAS BID THE MORE EXPENSIVE METHOD OF CONSTRUCTION.

5. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY THAT ITS DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE.

6. DO NOT SCALE DRAWINGS. IF ADDITIONAL INFORMATION OR DIMENSIONS ARE REQUIRED, CONTACT THE ARCHITECT. ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE FROM FACE OF FRAMING FOR NEW PARTITIONS / CONSTRUCTION AND FROM FINISH FACE FOR EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS (+\-) OR "FIELD VERIFY" ARE DIMENSIONS THAT MUST BE CONFIRMED IN THE FIELD. DIMENSIONS NOTED AS "CLEAR" ARE MINIMUM CLEAR DIMENSIONS TO FINAL FINISH FACE OF MATERIAL AT THE MOST CONSTRICTIVE WIDTH OR HEIGHT.

7. ALL EXISTING ITEMS NOT SHOWN OR NOT INDICATED AS PART OF THE WORK ARE TO REMAIN.

8. ALLOW FOR PATCHING AND MISCELLANEOUS REPAIR WORK TO TIE NEW WORK INTO OLD. PATCHED SURFACES SHALL MATCH EXISTING. WHERE EXISTING SURFACES ARE PATCHED, THE ENTIRE SURFACE - NOT ONLY THE PATCH - SHALL BE REFINISHED. PATCH, REPAIR AND PAINT ALL EXISTING WALLS TO REMAIN AS REQUIRED BY THE CONSTRUCTION, BY DAMAGE DURING CONSTRUCTION, AND BY THE SCOPE OF WORK.

9. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, PROCEDURES, AND COORDINATION OF ALL WORK PERFORMED UNDER ITS SUPERVISION INCLUDING WORK PERFORMED BY ITS SUBCONTRACTORS.

10. ALL ITEMS REQUIRED BY THESE DRAWINGS BUT NOT SPECIFIED SHALL MATCH BUILDING STANDARD.

11. PROVIDE METAL STUD AND POLYETHYLENE DUST BARRIERS AS REQUIRED TO PREVENT DUST CONTAMINATION OF OCCUPIED SPACE. REPLACE ALL MECHANICAL AIR FILTERS REGULARLY DURING DEMOLITION & DRYWALL SANDING TO PREVENT CLOGGING. NEVER OPERATE SYSTEMS WITHOUT FILTERS. REPLACE FILTERS AS FINAL CLEANING PROCEDURES ARE COMPLETE. BAG AND PROTECT ALL EXISTING WINDOW BLINDS PRIOR TO COMMENCING WORK.

12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT NEW AND EXISTING WORK, MATERIALS, AND FINISHES ALREADY IN PLACE. ANY AREAS IN THE BUILDING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

13. NO WORK AND/OR CONSTRUCTION OPERATIONS SHALL BE PERFORMED THAT WILL UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING THE WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

14. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FIELD CONDITIONS AND LAYOUT THE PROPOSED PARTITIONS FOR REVIEW BY THE ARCHITECT FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT. INSTALLATION OF STUDS SHALL NOT PROCEED WITHOUT THIS REVIEW AND APPROVAL. APPROVAL BY THE ARCHITECT DOES NOT RELEASE THE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.

15. AFTER COMPLETION OF ALL WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE ARCHITECTURAL AND ENGINEERING AS-BUILT DRAWINGS.

16. ALL ABANDONED OR UNUSED EXISTING SWITCHES, PLUGS, OUTLETS, AND JUNCTION BOXES SHALL BE REMOVED AND HOLES PATCHED WITH GYPSUM BOARD TO MATCH ADJACENT SURFACES. NO BLANK COVERS WILL BE ACCEPTED.

17. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL IN ACCORDANCE WITH SPECIFIED PROCEDURES PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION. REQUESTS FOR SUBSTITUTION OF SPECIFIED ITEMS SHALL BE SUBMITTED WITHIN TEN (10) DAYS OF CONTRACT AWARD AND WILL BE CONSIDERED ONLY IF THE SUBSTITUTION ITEM PROVIDES EQUAL OR BETTER PERFORMANCE, HAS A MORE ADVANTAGEOUS DELIVERY DATE, AND WHERE THERE IS NO SACRIFICE IN QUALITY, APPEARANCE, OR FUNCTIONALITY. IT IS THE SOLE DISCRETION OF THE ARCHITECT TO DETERMINE IF THE PROPOSED SUBSTITUTION IS ACCEPTABLE.

18. FOR A PERIOD OF ONE YEAR FROM THE DATE OF CONSTRUCTION, COMPLETION, AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL ADJUST, REPAIR, OR REPLACE, AT NO COST TO THE OWNER, ANY EQUIPMENT, MATERIALS, OR WORKMANSHIP UNDER THIS CONTRACT FOUND TO BE DEFECTIVE.

19. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK TO BE PERFORMED BY OTHERS AND SHALL COORDINATE EXACT LOCATIONS AND DO ALL NECESSARY CONSTRUCTION, CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO FACILITATE THE WORK PERFORMED BY OTHERS AS INDICATED IN THE CONTRACT DOCUMENTS.

20. AT THE TIME OF BID SUBMISSION, THE CONTRACTOR SHALL IDENTIFY ALL LONG-LEAD ITEMS THAT MAY ADVERSELY IMPACT THE CONSTRUCTION SCHEDULE. BY TENDERING ITS BID THE CONTRACTOR WARRANTS THAT ALL OF THE ITEMS SPECIFIED IN THE CONTRACT DOCUMENTS WILL BE READILY AVAILABLE AND THAT NO SUBSTITUTIONS WILL BE ALLOWED FOR AN ITEM THAT WAS NOT IDENTIFIED BY THE CONTRACTOR AS "LONG-LEAD" AT THE TIME OF BID SUBMISSION.

21. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS UNLESS AGREED TO OTHERWISE. WORK INVOLVING EXCESSIVE NOISE OR WORK THAT WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY AND/OR THE COMFORT OF OTHER BUILDING OCCUPANTS SHALL BE DONE DURING NON-REGULAR HOURS ON AN AS-REQUIRED BASIS. THIS SHALL BE IDENTIFIED IN THE BID AND BE COORDINATED THROUGH THE OWNER.

22. THE FOLLOWING LIST OF WORK ITEMS SHALL BE COORDINATED WITH THE OWNER: SCHEDULING OF TIME AND LOCATIONS FOR DELIVERIES, COORDINATION OF BUILDING ACCESS, AND THE USE AND CLEARANCE OF AVAILABLE ELEVATORS. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF, MAKE ARRANGEMENTS FOR, AND INCLUDE IN ITS BID FOR: HOISTING, CARTING, ELEVATOR SERVICE STANDARD, AND OVERTIME SERVICES BY THE OWNER.

23. WORK AREAS SHALL BE MAINTAINED IN A SECURE AND LOCKABLE CONDITION DURING CONSTRUCTION. PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE DOORS AND KEYS TO MAINTAIN CONSTANT ACCESS AND SECURITY FOR THE TENANT TO SPACES NOT UNDER CONSTRUCTION.

24. ALL MANUFACTURED ARTICLES, MATERIALS, AND/OR EQUIPMENT SHALL BE INSTALLED CONNECTED, ERECTED, CLEANED, AND/OR CONDITIONED PER MANUFACTURER'S INSTRUCTIONS BY THE APPROPRIATE SUBCONTRACTOR UNDER THE GENERAL CONTRACTOR'S SUPERVISION. IN CASE OF A DISCREPANCY BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

25. IMMEDIATELY PRIOR TO THE OWNER'S OCCUPANCY THE CONTRACTOR SHALL THOROUGHLY CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL, AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. THE CONTRACTOR SHALL CLEAN WINDOWS, AND BLINDS (UNLESS PREVIOUSLY BAGGED) AND SHALL VACUUM THE INSIDE OF INDUCTION UNIT ENCLOSURES.

26. UNLESS NOTED OTHERWISE ALL ROOF PENETRATIONS SHALL BE ADEQUATELY PATCHED, FLASHED, AND SEALED IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTOR'S ASSOCIATION'S (NRCA) GUIDELINES AND DETAILS, MOST RECENT EDITION.

27. THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING A COPY OF THE BUILDING OWNER'S RULES AND REGULATIONS. ALL CONTRACTORS, VENDORS, AND SUBCONTRACTORS ARE TO BE PROVIDED WITH AND ABIDE BY ALL OF THE BUILDING RULES.

28. FOR THE DURATION OF THE PROJECT THE CONTRACTOR SHALL MAINTAIN EXITS, EGRESS LIGHTING, AND FIRE PROTECTION DEVICES AND ALARMS CONFORMING TO ALL LOCAL BUILDING CODE REQUIREMENTS.

29. THE ELECTRICAL PLUMBING, MECHANICAL, FIRE PROTECTION WORK PRESENTED IN THESE DOCUMENTS IS INTENDED TO SHOW THE GENERAL ARRANGEMENT AND LOCATION OF EXISTING AND PROPOSED FIXTURES AND ACCESSORIES. THE CONTRACTOR SHALL MODIFY EXISTING ELECTRICAL, PLUMBING, MECHANICAL AND FIRE PROTECTIONS SYSTEMS AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT AND AS REQUIRED TO MEET ALL APPLICABLE BUILDING CODES.

30. UPON AWARD OF THE CONTRACT, DETERMINE THE DELIVERY SCHEDULE OF MATERIALS NEEDED FOR THE COMPLETION OF THE WORK. IF THE DELIVERY TIME OF ANY PRODUCT IMPEDES THE CONSTRUCTION SCHEDULE, NOTIFY THE OWNER WITHIN (10) BUSINESS DAYS OF THE CONTRACT BEING AWARDED.

SUBMITTALS:

1. SHOP DRAWINGS / SUBMITTALS ARE REQUIRED FOR BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, DOORS/FRAME/HARDWARE, ALL FLOORING, PAINT AND VWC, ACT GRID / TILE, ALL SPECIALTY ITEMS.

2. WITHIN TEN (10) DAYS OF THE AWARD OF THE CONTRACT THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE INCLUDING MAJOR TASKS AND DEADLINES WITH START AND COMPLETION DATES.

3. SUBMITTALS SHALL INCLUDE THREE (3) SETS OF ALL APPLICABLE, DRAWINGS, CUT-SHEETS, TECHNICAL DATA, AND SAMPLES.

4. CONTRACTOR SHALL REVIEW REQUIRED SHOP DRAWINGS TO ASSURE THEY ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CORRELATING AND CONFIRMING DIMENSIONS AND QUANTITIES, CHOOSING THE FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, COORDINATING RELATED TRADES, AND PERFORMING THE WORK IN A SAFE AND SATISFACTORY MANNER.

5. WHEN APPLICABLE, DESIGN/BUILD DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ARCHITECT FOR REVIEW. DESIGN, COORDINATION, AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

MECHANICAL:

1. ALL RETURN GRILLES LOCATED WITHIN THE CONSTRUCTION ZONE THAT WILL REMAIN OPERABLE DURING CONSTRUCTION ARE TO BE COVERED WITH AN APPROPRIATE FILTER MEDIA AND MAINTAINED ON A WEEKLY BASIS FOR THE DURATION OF THE PROJECT.

2. A NON-CERTIFIED AIR BALANCE REPORT IS REQUIRED AS PART OF THE CLOSE-OUT DOCUMENTS FOR THE PROJECT.

ELECTRICAL:

1. DATA AND TELEPHONE OUTLETS SHALL CONSIST OF A TRIM RING WITH PULL STRING TO BE LOCATED ABOVE THE CEILING.

ABBREVIATIONS

A	AMP
A/C	AIR CONDITIONING
ACM	ALUMINUM COMPOSITE MATERIAL
ACT	ACOUSTIC CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AL (ALUM)	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
ARCH	ARCHITECT(URAL)
AWG	AMERICAN WIRE GAUGE
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK(G)	BLOCK(ING)
B.O.	BOTTOM OF
BRKR	BREAKER
BRNG	BEARING
BS	BOTH SIDES
BW / EW	BOTH WAYS / EACH WAY
CL	CENTER LINE
CF	CUBIC FOOT
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS, CONTINUE
CPT	CARPET
CRS	COURSES
CT	CERAMIC TILE
CY	CUBIC YARD
DEMO	DEMOLISH, DEMOLITION
DF	DRINKING FOUNTAIN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
EXIST OR (E)	EXISTING
E/R	EXISTING RELOCATED
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC(AL)
EQ	EQUAL
ES	EACH SIDE
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXT	EXTERIOR
FIN	FINISH(ED)
FD	FLOOR DRAIN
FOUND	FOUNDATION
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FL	FLOOR(ING)
FLASH'G	FLASHING
FLUOR	FLUORESCENT
F.O.W.	FACE OF WALL
FRP	FIBER-REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FTG	FOOTING
GA	GAGE (GAUGE)
GALV	GALVANIZED
GB	GRAB BAR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GLAZ	GLASS, GLAZING
GOVT	GOVERNMENT
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HDR	HEADER
HRDW	HARDWARE
HM	HOLLOW METAL
HOR / HORIZ	HORIZONTAL
HPL	HIGH PRESSURE LAMINATE
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
INSUL	INSULATE(D), (ING)
INT	INTERIOR
KD	KNOCK DOWN FRAME
LAM	LAMINATE(D)
LAV	LAVATORY
M	METER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANIC(AL)
MED	MEDIUM
MFG	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTG	MEETING OR MOUNTING
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER(S)
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
PBD	PARTICLE BOARD
PH	PHASE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PNTD OR PTD	PAINTED
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
RMV	REMOVE
R	RISER
R&S	RAIL & STILE
RAF	RAISED ACCESS FLOORING
RD	ROOF DRAIN
REINF	REINFORCE(D), (ING)
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
SC	SOLID CORE
SF	STOREFRONT
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
T	TREAD
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TEL	TELEPHONE
TMPR	TEMPERED
THK	THICK(NESS)
TYP	TYPICAL
UL	UNDERWRITER'S LAB
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIRE
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WRB	WATER RESISTANT BARRIER
WWF	WELDED WIRE FABRIC

SYMBOLS

EXISTING WALL OR PARTITION

NEW RATED WALL OR PARTITION

TYPICAL NEW WALL OR PARTITION

ITEM TO BE DEMOLISHED

WORK ABOVE OR BEYOND AS NOTED

WALL SECTION MARKER (0 / A0.0)

EXTERIOR ELEVATION MARKER (0 / A0.0)

DETAIL/ENLARGED PLAN MARKER (0 / A0.0)

DETAIL SECTION MARKER (0 / A0.0)

INTERIOR ELEVATION MARKER (0 / A0.0 / A0.0)

NORTH ARROW
TRUE NORTH
PROJECT NORTH

ELEVATION

CENTERLINE

COLUMN GRID (00)

CUTLINE

KEYNOTE (0)

EXTERIOR WALL / CONSTRUCTION TYPE (X-0)

PARTITION TYPE (X)

ROOM TAG (ROOM NAME / 000)

DOOR TAG (000)

WINDOW TAG (X)

FINISH TAG (XX-0)

REVISION TAG (0)

DIAMETER (Ø)

PLUS OR MINUS (±)

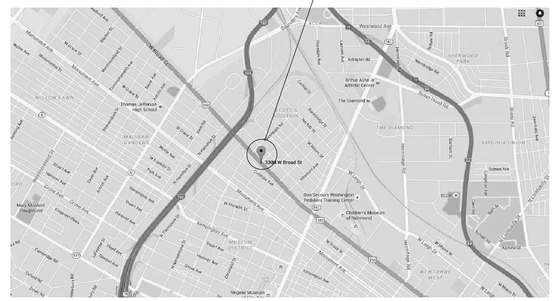
ALIGN FINISHED FACE

EXISTING DOOR TO REMAIN

NEW DOOR / SWING

LOCATION MAP

NOT TO SCALE



BUILDING DATA

PROJECT LOCATION: 3300 WEST BROAD STREET
RICHMOND, VIRGINIA 23230
CITY OF RICHMOND

DESCRIPTION OF WORK: SCOPE TO INCLUDE LIMITED DEMOLITION, NEW DEMISING WALL & PARTITIONS, FINISHES AND POWER / LIGHTING / PLUMBING / HVAC AS REQUIRED FOR LAYOUT.

MECHANICAL / ELECTRICAL / PLUMBING PORTIONS TO BE DESIGN-BUILD, DESIGNED AND PERMITTED SEPARATELY BY TRADE.

APPLICABLE CODE: VIRGINIA REHABILITATION CODE 2012
WORK CLASSIFICATION: LEVEL III

CONSTRUCTION TYPE: VB
SPRINKLERED: YES (PROPOSED)

USE / OCCUPANCY CLASSIFICATION: B-BUSINESS WITH SEPARATED A-3 ASSEMBLY (GALLERY)

OVERALL BUILDING AREA: 16,504 SF TOTAL
11,221 GSF 1ST FLR
5,283 GSF 2ND FLR

USE GROUP AREAS: 13,778 GSF BUSINESS
1,471 NSF GALLERY
627 GSF KITCHEN

OCCUPANT LOAD: 240 OCCUPANTS (138 BUSINESS + 98 GALLERY+ 4 KITCHEN)

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 5

PLUMBING FIXTURES ANALYSIS:

	REQUIRED	PROVIDED
WATER CLOSETS	8 (4 MALE / 4 FEMALE)	10 (4 MALE / 4 FEMALE / 2 UNISEX)
LAVATORIES	8 (4 MALE / 4 FEMALE)	10 (4 MALE / 4 FEMALE / 2 UNISEX)
DRINKING FOUNTAIN	3	2 HI / 1 LO
SERVICE SINK	1	1

NOTE REGARDING ACCESSIBILITY

THE ARCHITECT HAS USED ITS REASONABLE PROFESSIONAL EFFORTS AND JUDGMENT TO INTERPRET APPLICABLE ACCESSIBILITY REQUIREMENTS IN EFFECT AS OF THE DATE OF SUBMISSION TO BUILDING AUTHORITIES AND AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ACCESSIBILITY REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT.

DRAWING INDEX

PROGRESS SET - NOT FOR CONSTRUCTION

THE HIGHPOINT COLLECTIVE LLC
3300 W BROAD ST
RICHMOND, VIRGINIA 23230

RENOVATION

DATE	ISSUE
12.07.15	PROGRESS SET

COVER SHEET

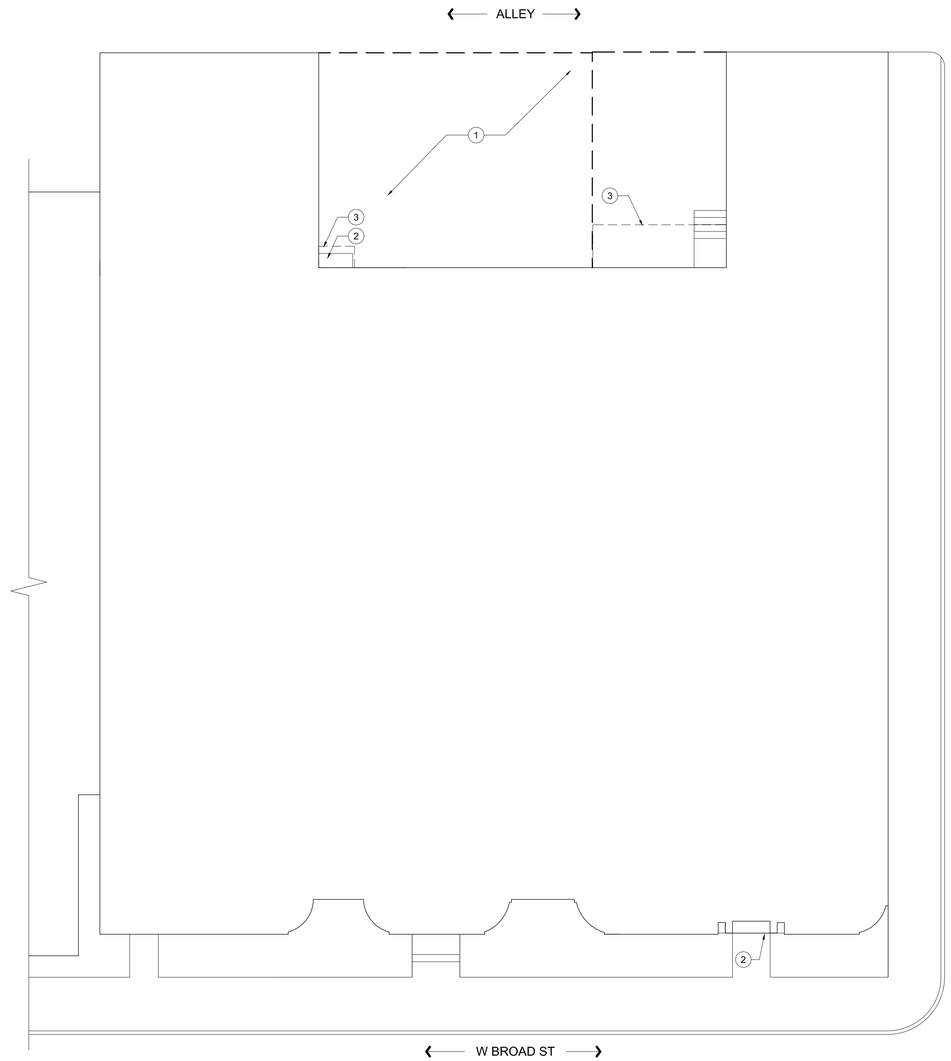
CS

ARCHITECTURAL SITE DEMOLITION PLAN KEYNOTES

1. DEMOLISH ASPHALT & CONCRETE PAVING AS REQUIRED FOR NEW PARKING
2. REMOVE AS REQUIRED / PREP CONCRETE FOR EXTENDED LANDING
3. REMOVE CORRUGATED CANOPY ROOF. SUPPORTS TO REMAIN

ARCHITECTURAL SITE DEMOLITION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN THROUGHOUT DEMOLITION ACTIVITIES.
2. ARCHITECTURAL SITE PLAN IS FOR DESIGN INTENT ONLY - FINAL GRADING, TIE-IN, ETC TO BE COORDINATED BY OTHERS.
3. SEE HISTORIC REVIEW DRAWING SET FOR ADDITIONAL INFORMATION.
4. SEE NEW WORK PLANS FOR ADDITIONAL INFORMATION.



ARCHITECTURAL SITE DEMOLITION PLAN
1" = 10'-0"

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ARCHITECTURAL SITE DEMOLITION PLAN

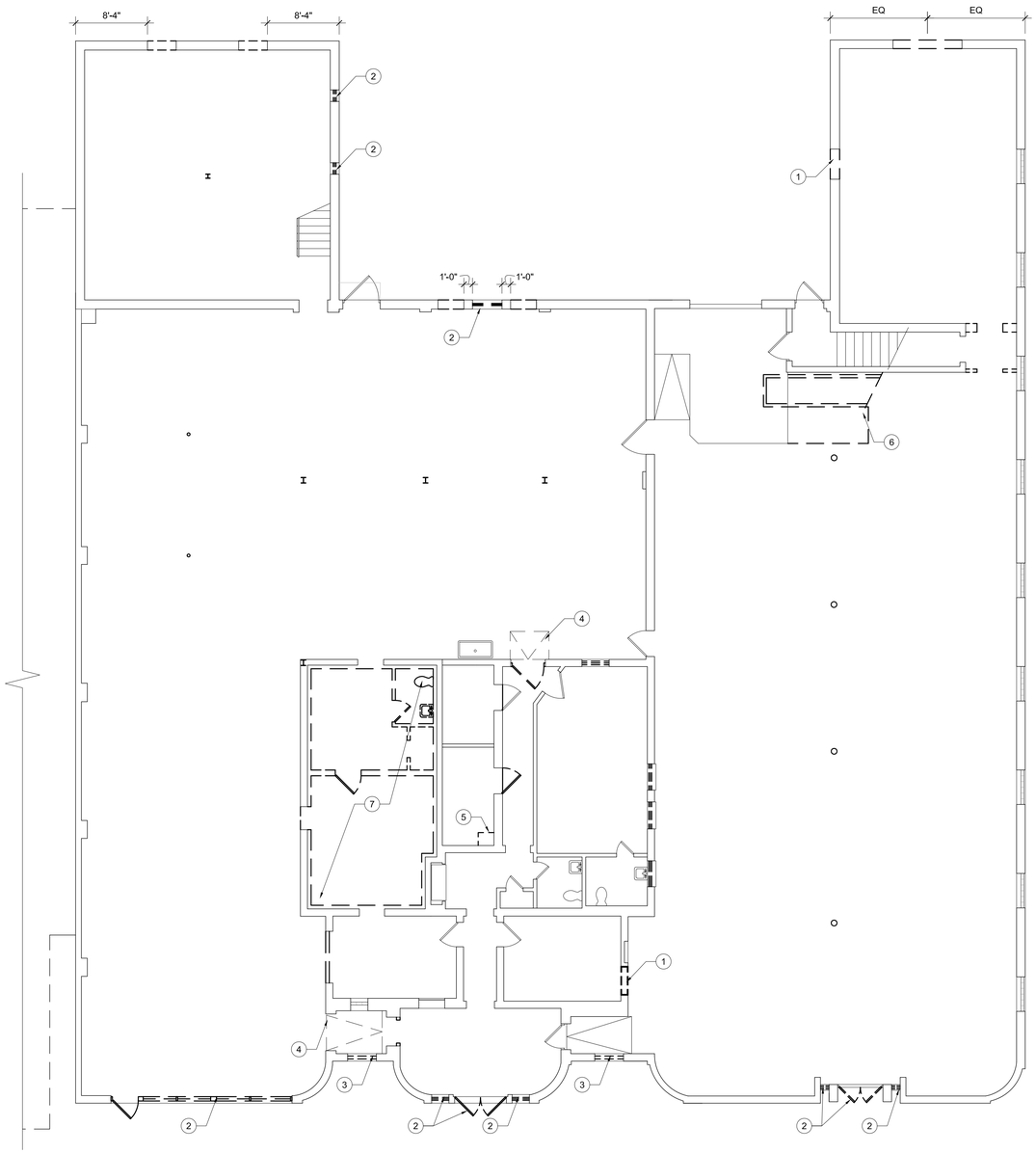
A1.0

FIRST FLOOR DEMOLITION PLAN KEYNOTES

1. REMOVE INFILL TO ORIGINAL WINDOW OPENING
2. REMOVE WINDOW / DOOR AND FRAME. PREP OPENING FOR REPLACEMENT
3. REMOVE GLASS BLOCK AND FIXED WINDOW ABOVE. PREP OPENING FOR NEW GLASS BLOCK
4. GRIND OR CUT CONCRETE RAMP AS REQUIRED FOR NEW
5. REMOVE CHIMNEY IN ITS ENTIRETY
6. REMOVE CONVEYOR EQUIPMENT AND PORTION OF WOOD PLATFORM AS SHOWN DASHED. SALVAGE WOOD DECKING
7. REMOVE CORK (±4" THICK) FROM WALLS, FLOOR & CEILING

FIRST FLOOR DEMOLITION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING FINISHES TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
2. REFERENCE WINDOW SCHEDULE FOR ROUGH OPENING SIZES.
3. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF NEW MASONRY SILLS.



FIRST FLOOR DEMOLITION PLAN 1

1/8" = 1'-0"

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FIRST FLOOR DEMOLITION PLAN

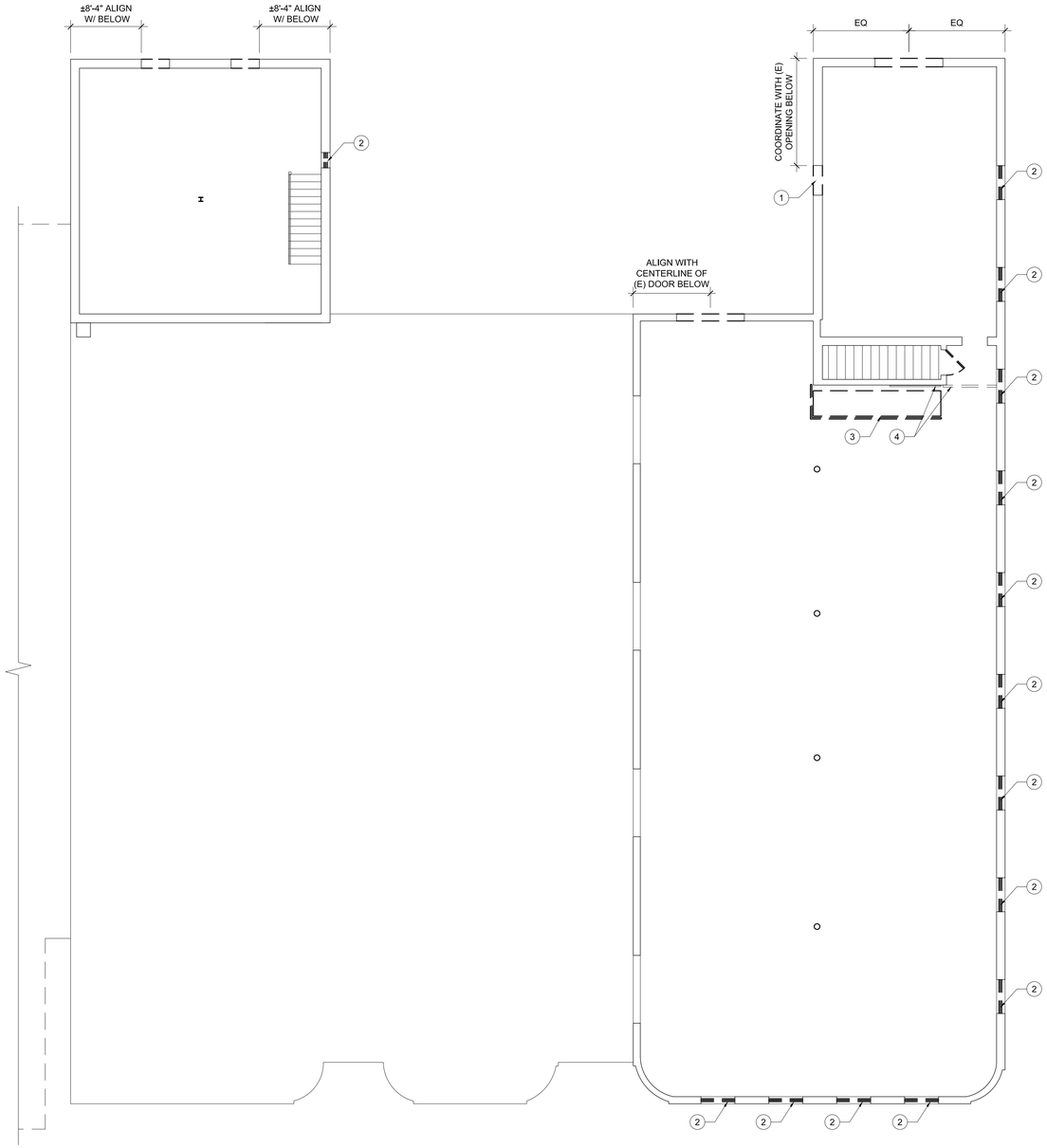
A1.1

SECOND FLOOR DEMOLITION PLAN KEYNOTES

1. NEW MASONRY OPENING TO COORDINATE IN LOCATION, WIDTH AND HEIGHT TO BELOW
2. REMOVE WINDOW - PREP OPENING FOR REPLACEMENT
3. REMOVE CONVEYOR SYSTEM
4. REMOVE TRACK AND DOOR - SALVAGE FOR REINSTALLATION

SECOND FLOOR DEMOLITION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING FINISHES TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
2. REFERENCE WINDOW SCHEDULE FOR ROUGH OPENING SIZES.
3. SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF NEW MASONRY SILLS.



SECOND FLOOR DEMOLITION PLAN 1
1/8" = 1'-0"

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SECOND FLOOR DEMOLITION PLAN

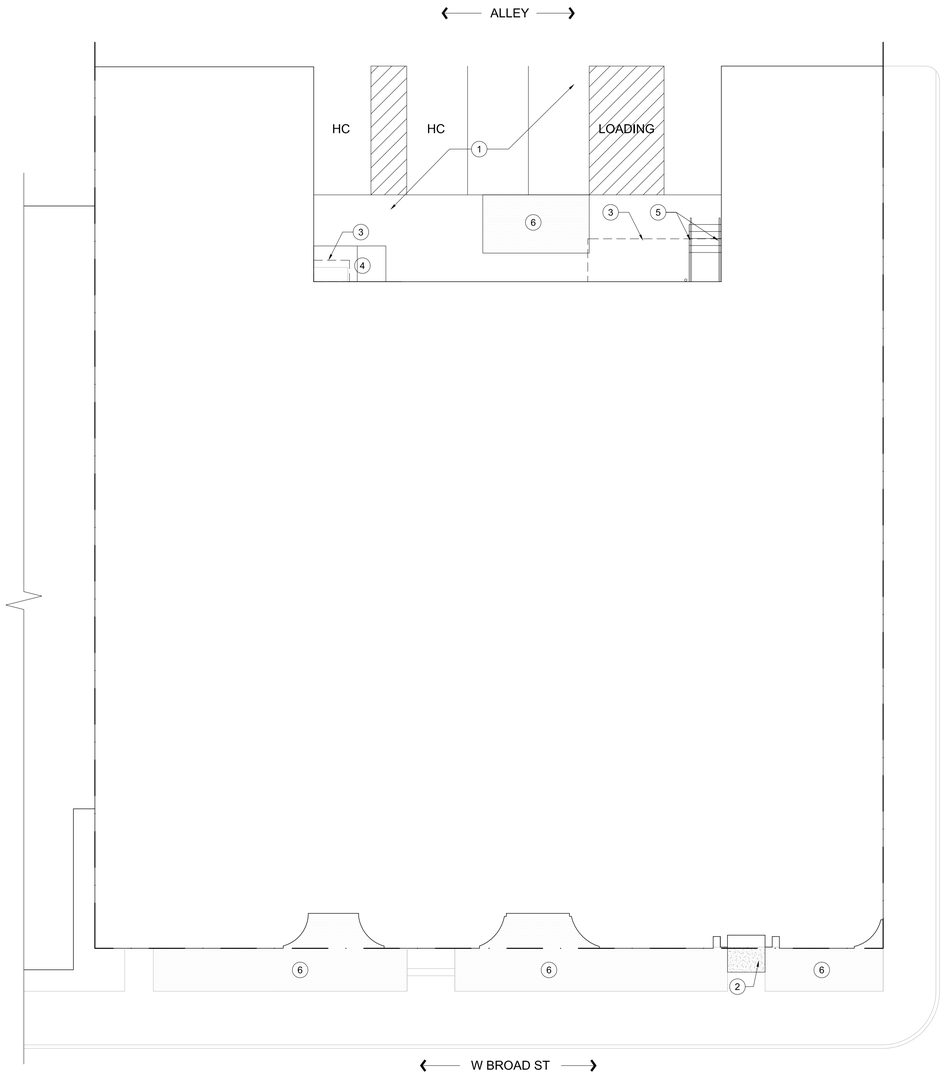
A1.2

ARCHITECTURAL SITE PLAN KEYNOTES

1. ASPHALT PAVING AND STRIPING FOR PARKING AND LOADING SPACES AS INDICATED. SPACES NOTED 'HC' TO MEET ACCESSIBLE STANDARDS FOR DIMENSIONS AND CROSS SLOPE
2. CONCRETE LANDING. ALIGN WITH FLOOR LEVEL AT DOOR TRANSITION
3. GALVANIZED CORRUGATED CANOPY ROOF ON EXISTING SUPPORTS. STEEL SUPPORTS TO BE PAINTED
4. ACCESSIBLE CONCRETE RAMP AND LANDING. LANDING TO ALIGN WITH FLOOR LEVEL AT DOOR TRANSITION
5. STEEL PIPE HANDRAILS AT EXISTING CONCRETE STAIR. SEE ELEVATIONS
6. PLANTING BED

ARCHITECTURAL SITE PLAN GENERAL NOTES

1. PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
2. ARCHITECTURAL SITE PLAN IS FOR DESIGN INTENT ONLY - FINAL GRADING, TIE-IN, ETC TO BE COORDINATED BY OTHERS.
3. SEE HISTORIC REVIEW DRAWING SET FOR ADDITIONAL INFORMATION.



ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

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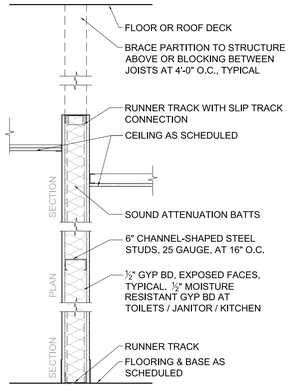
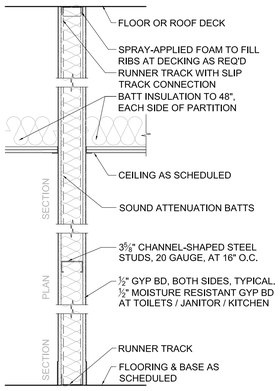
ARCHITECTURAL SITE PLAN

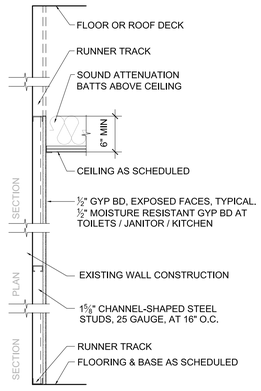
A2.0



6" PARTITION TO 6" ABOVE CLG **G**

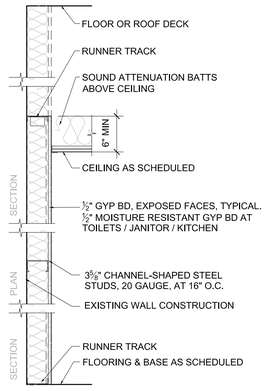


FULL-HEIGHT PARTITION **F**



1⅝" FURRING, FULL HT **E1**

1⅝" FURRING AT (E) CONSTRUCTION **E**

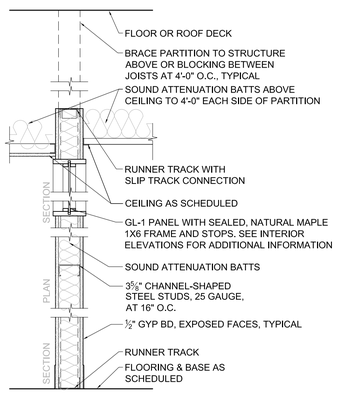


3⅝" FURRING, FULL HT **D1**

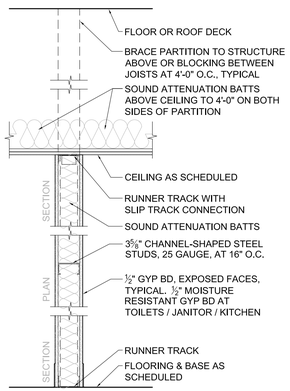
NOTE: OMIT INSULATION AT INTERIOR WALLS

3⅝" FURRING AT (E) CONSTRUCTION **D**

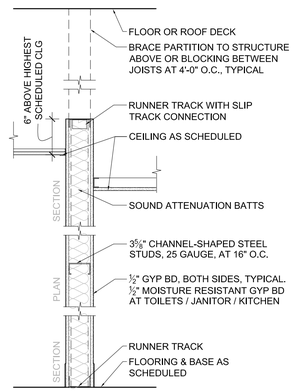
NOTE: OMIT INSULATION AT INTERIOR WALLS



PARTITION W/ TRANSOM **C**



PARTITION TO UNDERSIDE OF CEILING **B**



TYPICAL NEW PARTITION **A**

UNLESS OTHERWISE NOTED

PARTITION TYPES 2

1" = 1'-0"

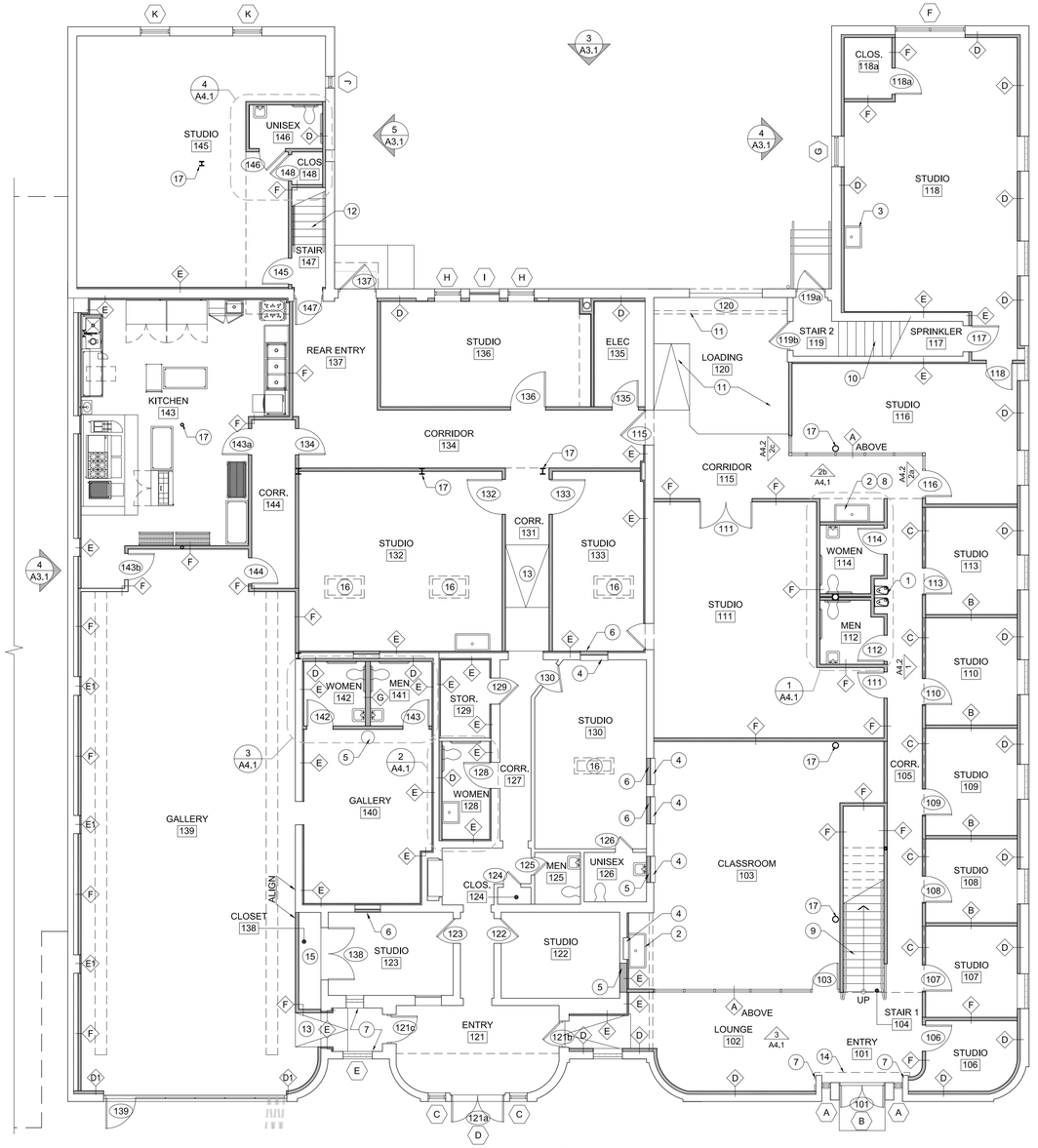
NOTE:
BATT INSULATION SHALL BE UNFACED WITH FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

FIRST FLOOR CONSTRUCTION PLAN KEYNOTES

1. HI-LO DRINKING FOUNTAIN
2. UTILITY SINK, ±4'-0" WIDE
3. UTILITY SINK, ±2'-6" WIDE
4. INFILL (E) OPENING WITH DISPLAY SHELVES
5. INFILL WALL TO MATCH EXISTING ADJACENT MATERIAL & FINISH
6. FREESTANDING WATER COOLER
7. PATCH OR REPAIR WITH SIMILAR BRICKS UP TO CEILING HEIGHT
8. SERVICE SINK
9. STEEL PAN AND CONCRETE STAIR WITH PAINTED STEEL HANDRAILS. SEE SECTION / ELEVATION
10. EXISTING CONCRETE STAIR AND STEEL HANDRAILS IN CMU ENCLOSURE TO REMAIN (NOTE: STAIR AND HANDRAILS NOT COMPLIANT WITH CURRENT CODES)
11. EXISTING PLATFORM AND RAMP TO REMAIN. PATCH WITH SALVAGED WOOD DECKING AS REQUIRED
12. EXISTING WOOD STAIR AND HISTORICAL WOOD HANDRAIL TO REMAIN. ADD PAINTED STEEL PIPE HANDRAILS, BOTH SIDES, AT 34-36" ABOVE NOSING WITH EXTENSIONS AT TOP AND BOTTOM AS INDICATED
13. ACCESSIBLE CONCRETE RAMP AND LANDING, SLOPE 1:12 MAX (CONFIRM LESS THAN 6", RISE NO HANDRAIL REQUIRED)
14. GYPSUM BOARD EYEBROW ABOVE
15. INFILL WITH CONCRETE AS REQUIRED TO CREATE FLOOR FLUSH WITH EXISTING ADJACENT
16. SKYLIGHT ABOVE, SEE REFLECTED CEILING PLAN
17. EXPOSED STEEL COLUMN, PAINTED
18. SOFFIT ABOVE, SEE REFLECTED CEILING PLAN

FIRST FLOOR CONSTRUCTION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING FINISHES TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
2. SEE HISTORIC REVIEW DRAWING SET FOR ADDITIONAL INFORMATION.
3. SEE A2.2 FOR DOOR SCHEDULE.



FIRST FLOOR CONSTRUCTION PLAN 1

⅛" = 1'-0"

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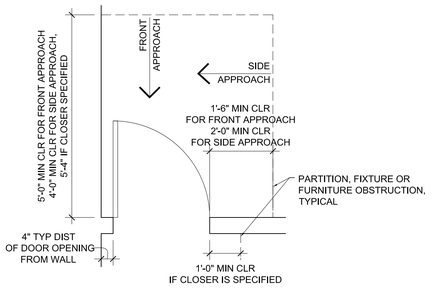
FIRST FLOOR CONSTRUCTION PLAN & PARTITION TYPES

A2.1

DOOR SCHEDULE

	DOOR				FRAME			
NO	TYPE	SIZE (WxH)	MATERIAL	FINISH	MATERIAL	FINISH	HARDWARE	REMARKS
FIRST FLOOR								
101	A	(2) 2'-6" x 7'-0" VIF	STOREFRONT	CLR ANOD	(E)	(E)	ENTRY	
102	-	-	-	-	-	-	-	
103	B	3'-0" x 7'-0"	STOREFRONT	CLR ANOD	STOREFRONT	CLR ANOD	STOREROOM	COORDINATE WITH ADJACENT STOREFRONT
104	-	-	-	-	-	-	-	
105	-	-	-	-	-	-	-	
106	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	OFFICE	
107	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
108	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
109	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
110	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
111	⌄	(2) 3'-0" x 7'-0"	⌄	⌄	⌄	⌄	OFFICE	
112	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
113	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
114	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
115	(E)	(E)	(E)	PTD	(E)	⌄	PASSAGE	
116	B	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	STOREFRONT	CLR ANOD	OFFICE	COORDINATE WITH ADJACENT STOREFRONT
117	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	STOREROOM	
118	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	OFFICE	
119a	(E)	(E)	(E)	(E)	(E)	(E)	ENTRY	
119b	(E)	(E)	(E)	PTD	(E)	PTD	PASSAGE	
120	(E)	(E)	(E)	PTD	(E)	PTD	N/A	OVERHEAD DOOR
121a	A	(2) 2'-6" x 7'-0" VIF	STOREFRONT	CLR ANOD	STOREFRONT	CLR ANOD	ENTRY	
121b	(E)	(E)	(E)	PTD	(E)	PTD	PASSAGE	
121c	B	3'-0" x 7'-0"	STOREFRONT	CLR ANOD	STOREFRONT	CLR ANOD	PASSAGE	PANIC HARDWARE
122	(E)	(E)	(E)	PTD	(E)	PTD	OFFICE	
123	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
124	⌄	⌄	⌄	⌄	⌄	⌄	STOREROOM	
125	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
126	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
127	-	-	-	-	-	-	-	
128	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	PRIVACY	
129	(E)	(E)	(E)	PTD	(E)	PTD	STOREROOM	
130	(E)	(E)	(E)	PTD	(E)	PTD	OFFICE	
131	-	-	-	-	-	-	-	
132	C	4'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	OFFICE	
133	C	4'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	⌄	OFFICE	
134	D	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	⌄	PASSAGE	
135	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	⌄	STOREROOM	
136	C	4'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	⌄	OFFICE	
137	(E)	(E)	(E)	PTD	(E)	(E)	ENTRY	
138	C	(2) 3'-0" x 7'-0" VIF	SC WD	BIRCH, SEALED	KD / HM	PTD	STOREROOM	VERIFY WIDTH IN EXISTING OPENING
139	D	(1) 3'-5" x 9'-6" HINGED (5) 3'-5" x 9'-6"	STOREFRONT	CLR ANOD	STOREFRONT	CLR ANOD	ENTRY	PANIC HARDWARE ON HINGED DOOR ±21'-0" OVERALL WIDTH INCLUDING FRAME
140	-	-	-	-	-	-	-	
141	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	PRIVACY	
142	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
143a	⌄	⌄	⌄	⌄	⌄	⌄	STOREROOM	WITH KICKPLATE
143b	⌄	⌄	⌄	⌄	⌄	⌄	STOREROOM	WITH KICKPLATE
144	⌄	⌄	⌄	⌄	⌄	⌄	TBD	PANIC HARDWARE, WITH KICKPLATE
145	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
146	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	**NO CLOSER ALLOWED
147	-	-	-	-	-	-	-	
148	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	STOREROOM	
SECOND FLOOR								
201	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	OFFICE	
202	⌄	⌄	⌄	⌄	⌄	⌄	PASSAGE	
203	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
204	⌄	⌄	⌄	⌄	⌄	⌄	PASSAGE	
205	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
206	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
207	⌄	⌄	⌄	⌄	⌄	⌄	PRIVACY	
208	⌄	⌄	⌄	⌄	⌄	⌄	OFFICE	
209	-	-	-	-	-	-	N/A	
210	C	3'-0" x 7'-0"	SC WD	BIRCH, SEALED	KD / HM	PTD	OFFICE	
211	-	-	-	-	-	-	N/A	
212	-	-	-	-	-	-	N/A	



TYP DOOR CLEARANCES DETAIL 1

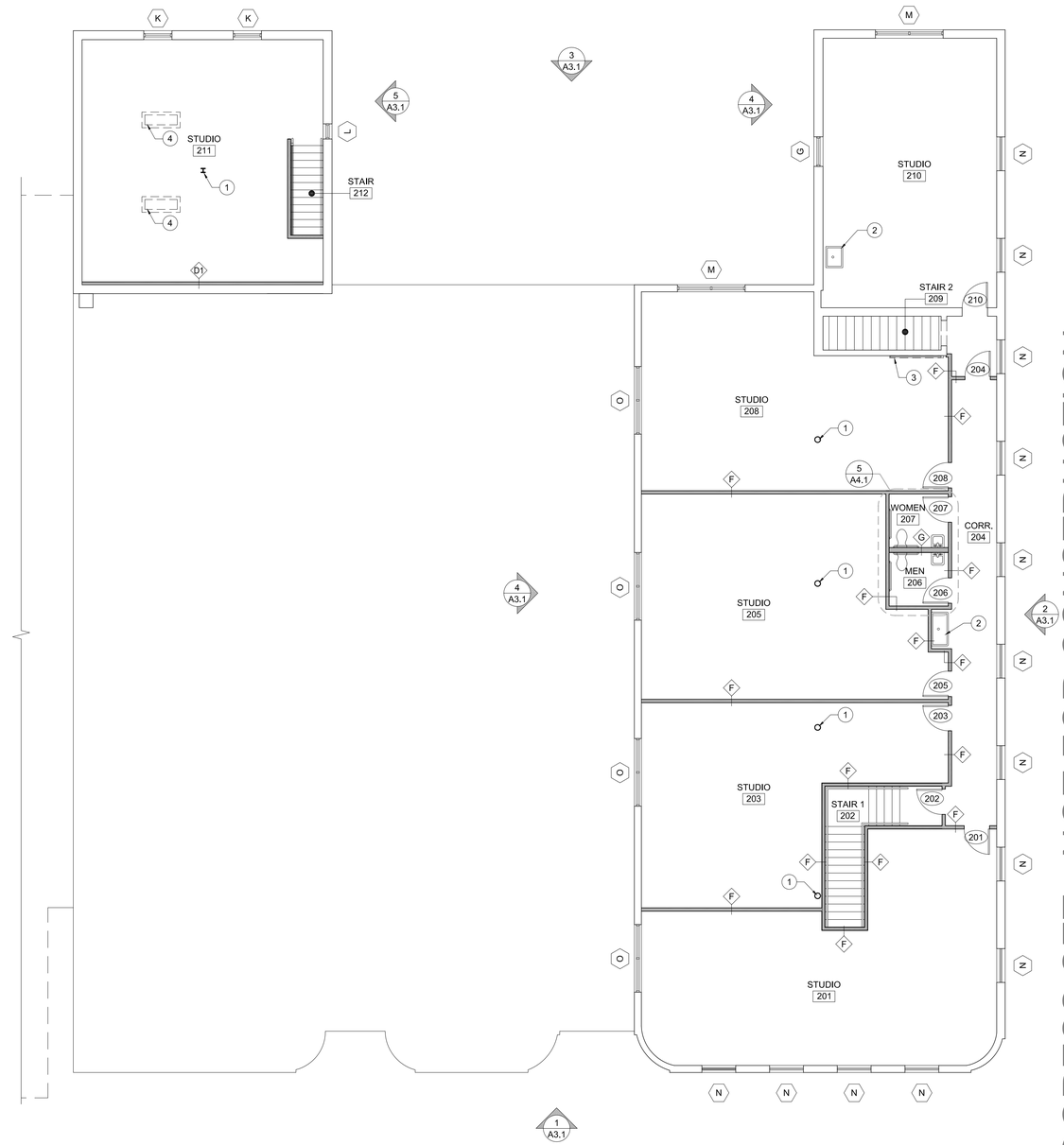
NOT TO SCALE

SECOND FLOOR CONSTRUCTION PLAN GENERAL NOTES

1. PROTECT ALL EXISTING FINISHES TO REMAIN THROUGHOUT CONSTRUCTION ACTIVITIES.
2. SEE HISTORIC REVIEW DRAWING SET FOR ADDITIONAL INFORMATION.
3. SEE A2.1 FOR PARTITION TYPES.

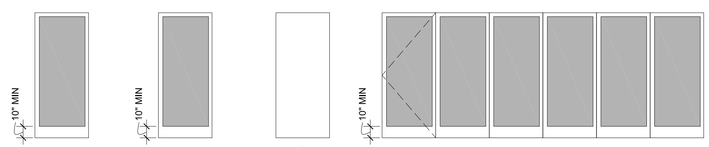
SECOND FLOOR CONSTRUCTION PLAN KEYNOTES

1. EXPOSED STEEL COLUMN, PAINTED
2. UTILITY SINK, ±4'-0" WIDE
3. REINSTALL SALVAGED DOOR PANEL AND TRACK IN FIXED POSITION
4. SKYLIGHT ABOVE, SEE REFLECTED CEILING PLAN



SECOND FLOOR CONSTRUCTION PLAN 1

1/8" = 1'-0"



DOOR TYPES 2

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SECOND FLOOR CONSTRUCTION PLAN & SCHEDULES

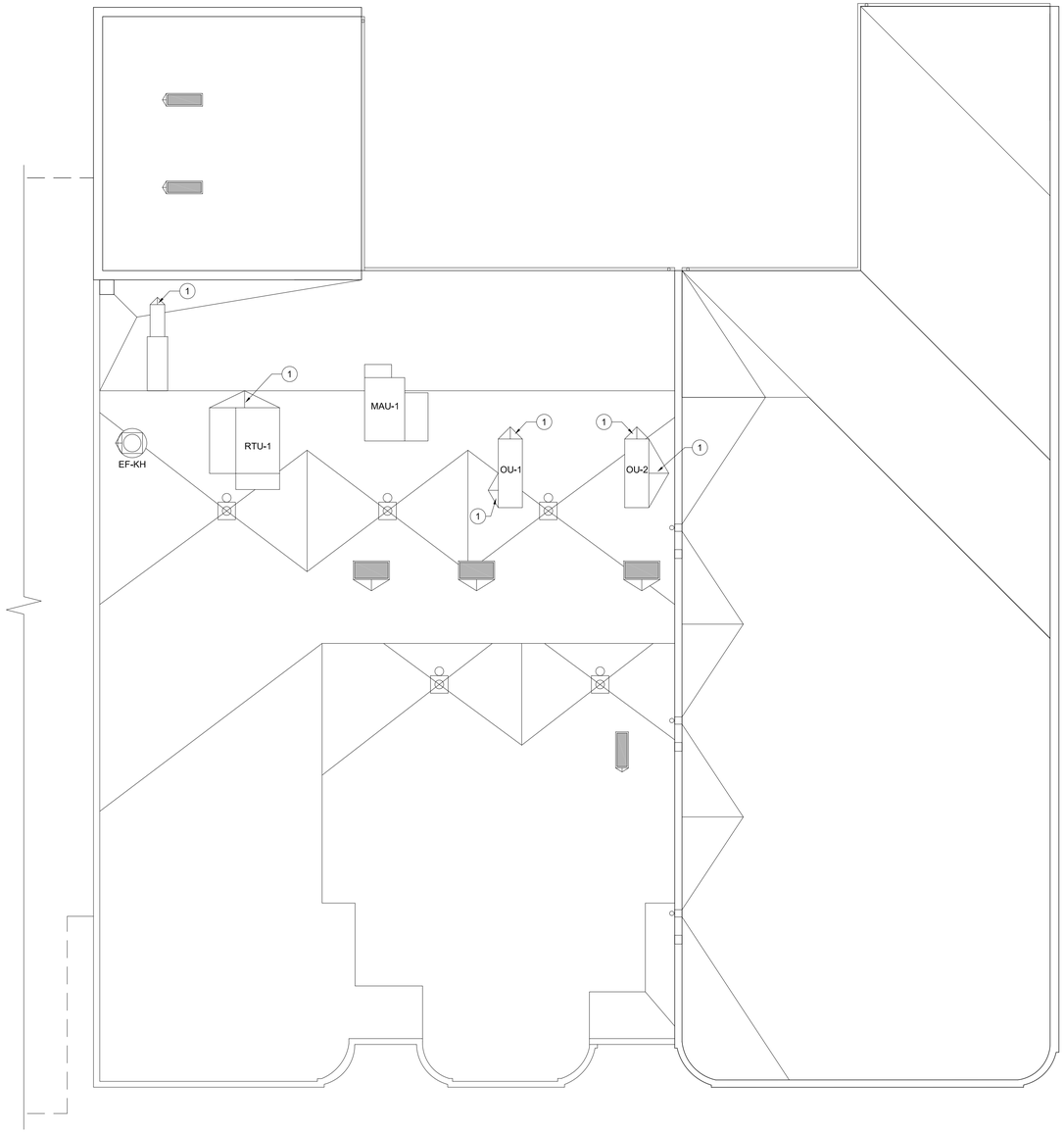
A2.2

ROOF PLAN KEYNOTES

1. NEW MECHANICAL UNIT ON CURB. ADD CRICKET AS REQUIRED.

ROOF PLAN GENERAL NOTES

1. **ALL ROOFING MATERIALS / PENETRATIONS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIED WARRANTY PERIOD. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS WITH ARCHITECTURAL DETAILS.**



ROOF PLAN
1
1/8" = 1'-0"

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ROOF PLAN

A2.3

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LIGHT FIXTURE LEGEND

GENERAL NOTES:

1. (W) INDICATES EXTERIOR OR WET RATED FIXTURE
2. (E) INDICATES EXISTING FIXTURE TO REMAIN
3. STUDIOS, GALLERIES, LOUNGE & ENTRY #121 LIGHTING TO BE ON DIMMERS, TYPICAL.

2' LED TAPE LIGHT

4' LED TAPE LIGHT

TRACK LIGHT & INCANDESCENT TRACK HEADS

(W) **LED SCONCE, EXTERIOR**

PENDANT: TBD

6" RECESSED CAN

2x4 FLUORESCENT, RECESSED, (3) LAMP

2x4 FLUORESCENT, RECESSED, (2) LAMP

4' FLUORESCENT STRIP, PENDANT MOUNTED, (2) LAMP

4' FLUORESCENT STRIP, SURFACE MOUNTED, (2) LAMP

(W) **WALL-MOUNTED SECURITY FIXTURE**

CEILING MATERIAL LEGEND

ACOUSTICAL CEILING TILE
BOTTOM OF GRID AT 10'-0" UNLESS OTHERWISE NOTED

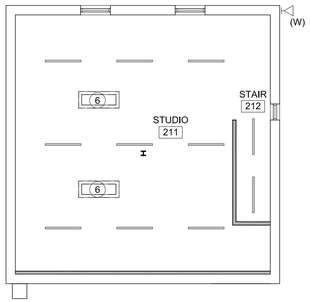
GYPSUM BOARD, PAINTED
BOTTOM OF GYP AT 9'-0" UNLESS OTHERWISE NOTED

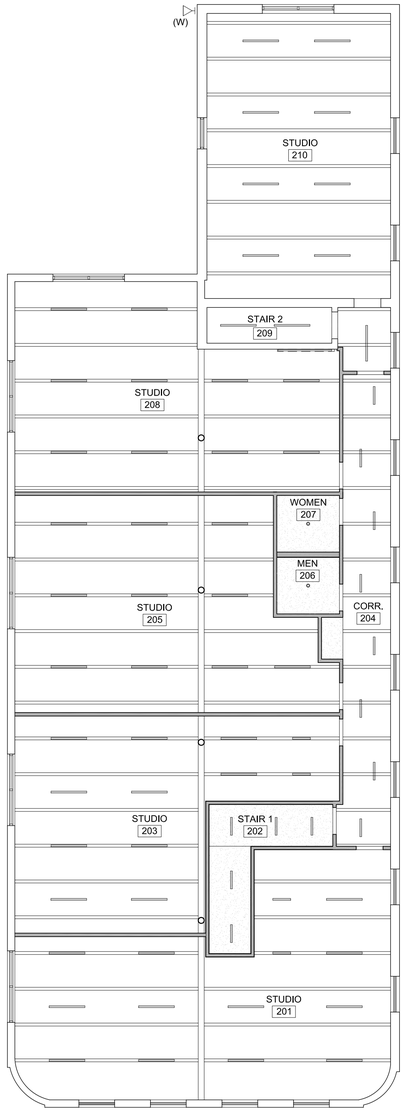
FIRST FLOOR REFLECTED CEILING, LIGHTING & POWER PLAN KEYNOTES

1. INCLUDE POWER FOR (6) REFRIGERATORS ON SEPARATE CIRCUIT
2. REFURBISH (E) ENTRY DOWNLIGHTS
3. GYPSUM BOARD CEILING AT 10'-0" AFF
4. ACOUSTICAL TILE CEILING AT 11'-0" AFF
5. SKYLIGHT, ±4'-6" x 2'-6"
6. SKYLIGHT, ±4'-6" x 1'-10"
7. GYPSUM BOARD SOFFIT / EYEBROW ABOVE EXISTING BRICK PIERS
8. ACOUSTICAL TILE CEILING TIGHT TO EXISTING JOISTS, ± 8'-2" AFF
9. EXHAUST HOOD, SEE KITCHEN EQUIPMENT DRAWINGS
10. GYPSUM BOARD BULKHEAD AS REQUIRED FOR MECHANICAL / PLUMBING, ± 7'-6" AFF
11. GYPSUM BOARD CEILING TIGHT TO EXISTING JOISTS, ± 8'-2" AFF
12. PARTITION TYPE "A" FROM ±9"-10" AFF TO BOTTOM OF DECK

FIRST FLOOR REFLECTED CEILING, LIGHTING & POWER PLAN GENERAL NOTES

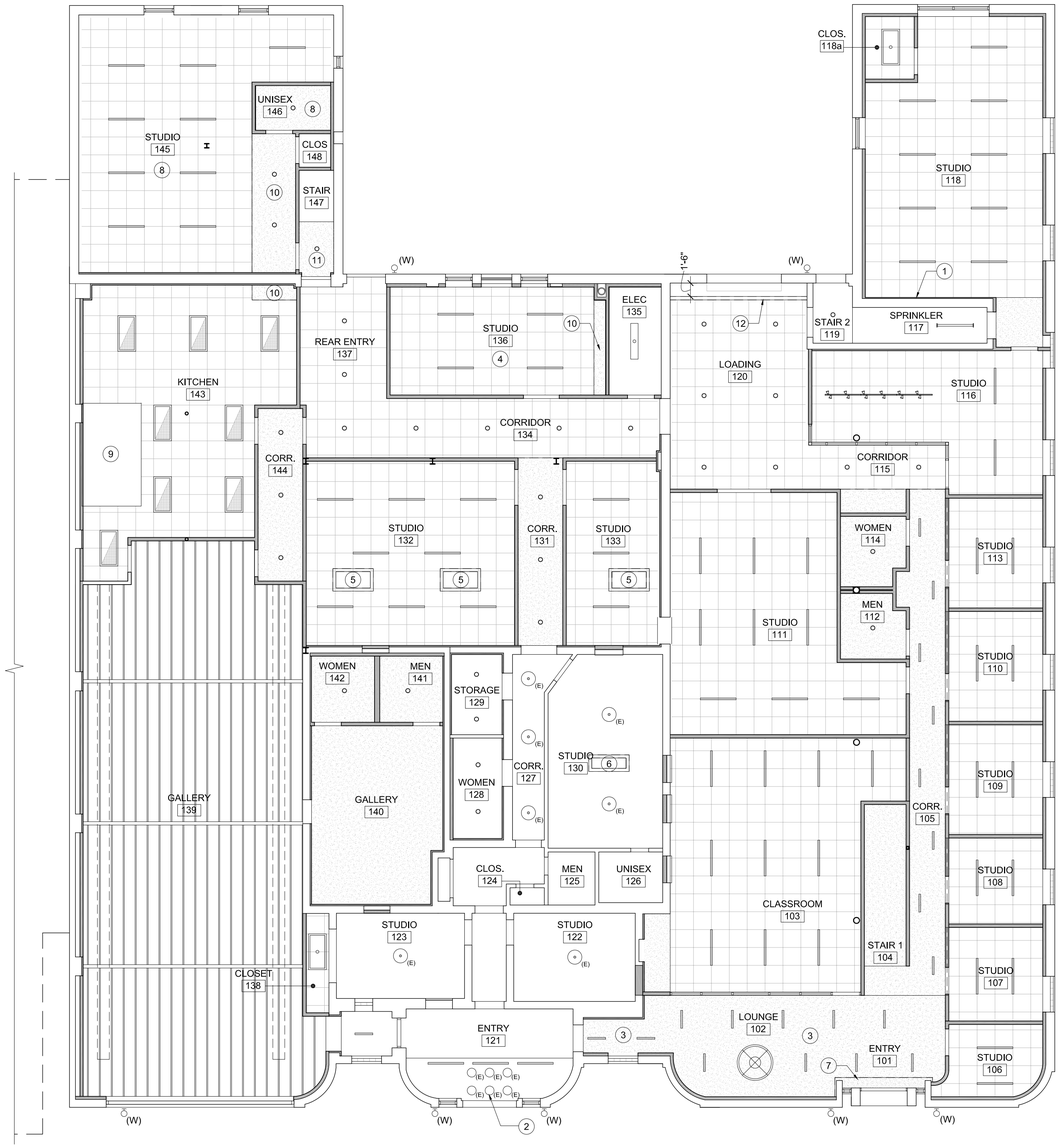
1. LIGHTING SHOWN FOR DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS AND DETAILS.
2. REFER TO KITCHEN EQUIPMENT LIST FOR ADDITIONAL INFORMATION.





SECOND FLOOR REFLECTED CEILING & LIGHTING PLAN 2

⅛" = 1'-0"



FIRST FLOOR REFLECTED CEILING & LIGHTING PLAN 1

⅛" = 1'-0"

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REFLECTED CEILING & LIGHTING PLANS

A2.4

FINISH SCHEDULE

	TAG	DESCRIPTION	MANUFACTURER	ITEM	SIZE	COLOR / FINISH	NOTES
FLOORING & BASE							
	EP-1	EPOXY COATING	TBD	TBD	N/A	TBD	TYPICAL AT CONCRETE FLOORS UNLESS OTHERWISE NOTED
	CT-1	CERAMIC TILE & COORD WALL BASE	TBD	TBD	TBD	TBD	$6 / SF ALLOWANCE FOR TILE ONLY
	VT-1	VINYL TILE	TBD	TBD	TBD	TBD	TYPICAL AT 2ND LEVEL UNLESS OTHERWISE NOTED
	WD-1	WOOD, RECLAIMED	N/A	TBD			PROVIDED BY OWNER, FOR STUDIO #211 ONLY
	TH-1	THRESHOLD, SLOPED	TBD	ACCESSIBLE THRESHOLD	TBD	TBD	TYPICAL AT CONCRETE TO TILE TRANSITIONS
	VB-1	VINYL WALL BASE	JOHNSONITE	TRADITIONAL BASE, COVE	4" HIGH, ⅛" THK	31 ZEPHYR	TYPICAL AT CONCRETE & VINYL TILE FLOORS UON
PAINT & WALLS	PT-1	LATEX PAINT, GYP BD CEILINGS	TBD	N/A		TBD	SATIN FINISH
	PT-2	OIL BASED PAINT, KD HM TRIM	↓			↓	SEMI-GLOSS FINISH ON PAINTED DOORS / HMTRIM / WALLS AS NOTED
	PT-3	LATEX PAINT, TYPICAL WALL					SATIN FINISH
	PT-4	LATEX PAINT, GALLERY WALL					FLAT FINISH
	PT-5	LATEX PAINT, ACCENT WALL					SATIN FINISH
	PT-6	LATEX PAINT, TOILET ROOMS					SEMI-GLOSS FINISH, TOILET WALLS
	PT-7	OIL BASED PAINT, EXPOSED STEEL	↓			↓	SEMI-GLOSS
	TAG	DESCRIPTION	MANUFACTURER	ITEM	SIZE	COLOR / FINISH	NOTES
MISC	GL-1	GLAZING	TBD	1/4" GLASS PANEL	VARIES	CLEAR	TRANSOM GLAZING IN WALL TYPE "C"

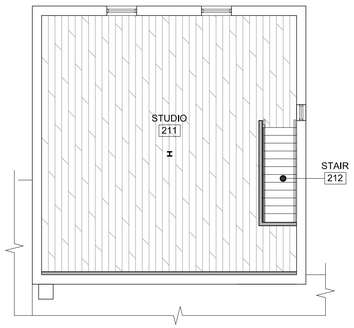
FINISH PLAN KEYNOTES

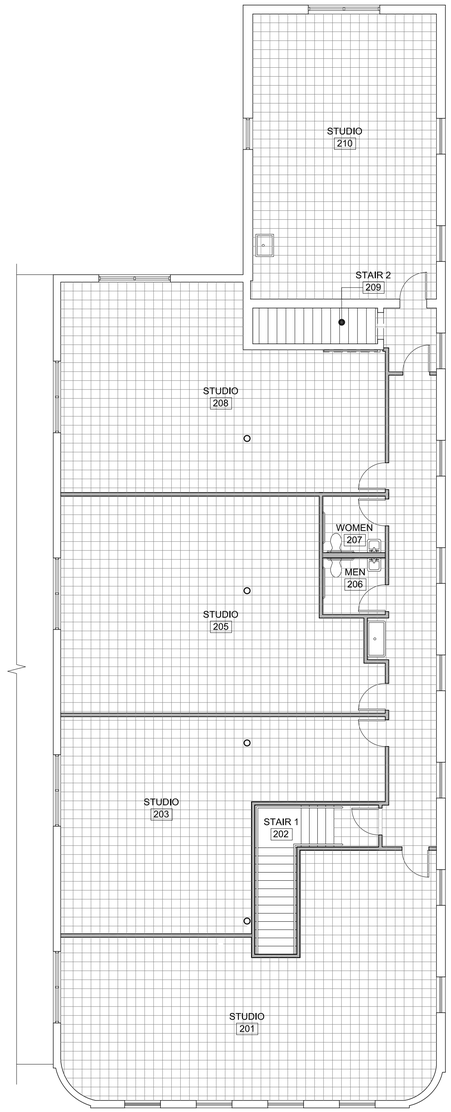
1. PAINT EXPOSED BRICK / PARGED MASONRY

FINISH PLAN GENERAL NOTES

1. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
2. FLOORS TO BE EPOXY COATED CONCRETE, TYPICAL UNLESS OTHERWISE NOTED.
3. ALL WALLS TO BE PAINTED PT-3, TYPICAL, UNLESS OTHERWISE NOTED ON SCHEDULE OR FINISH PLAN.
4. ALL EXPOSED STEEL TO BE PAINTED PT-7, TYPICAL.
5. PATCH / REPAIR 2ND LEVEL SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOORING AS SCHEDULED.

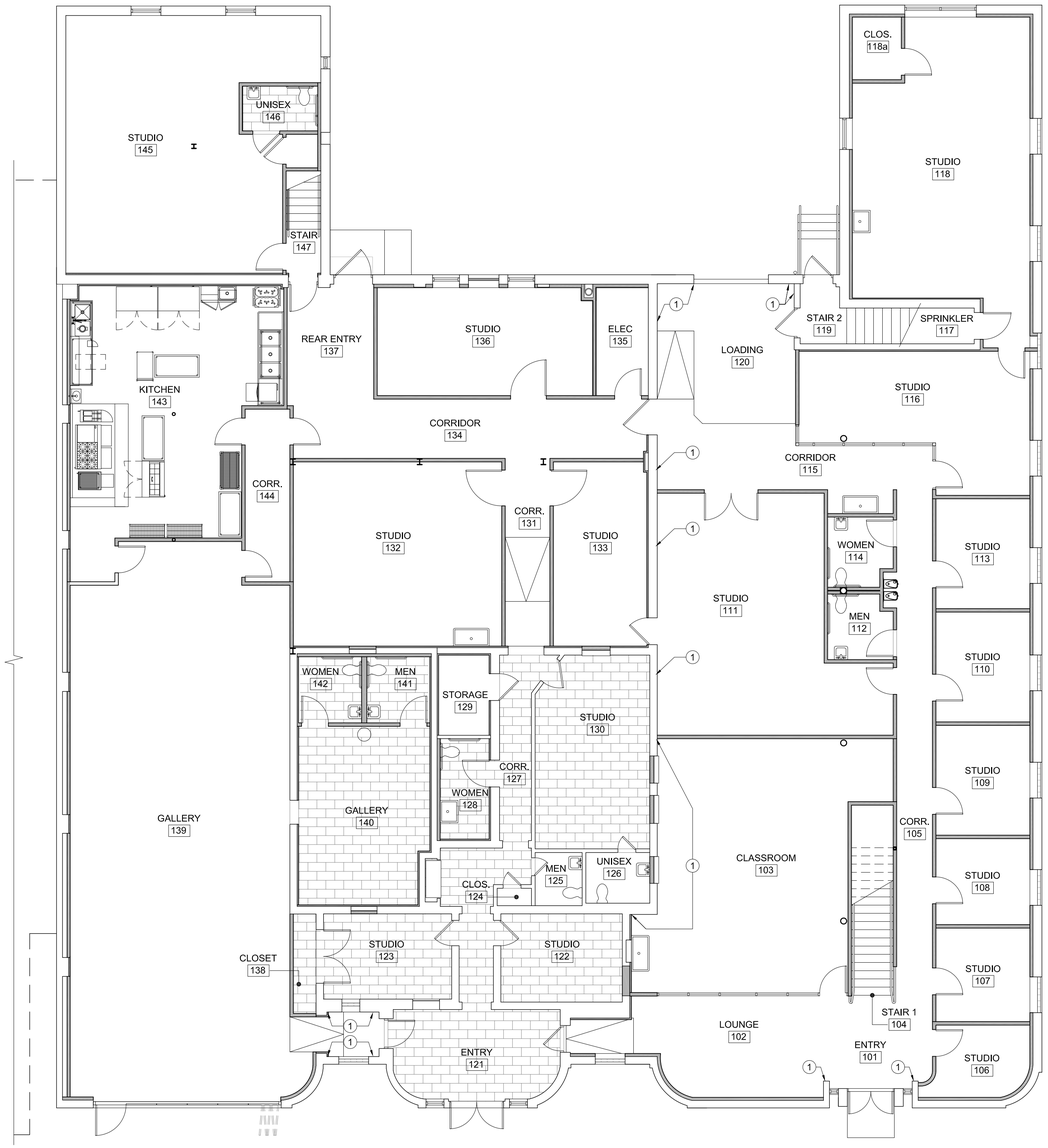
FLOORING MATERIALS LEGEND





SECOND FLOOR FINISH PLAN 2

⅛" = 1'-0"



FIRST FLOOR FINISH PLAN 1

⅛" = 1'-0"

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FINISH PLANS & FINISH SCHEDULE

A2.5

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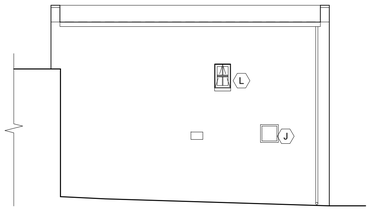
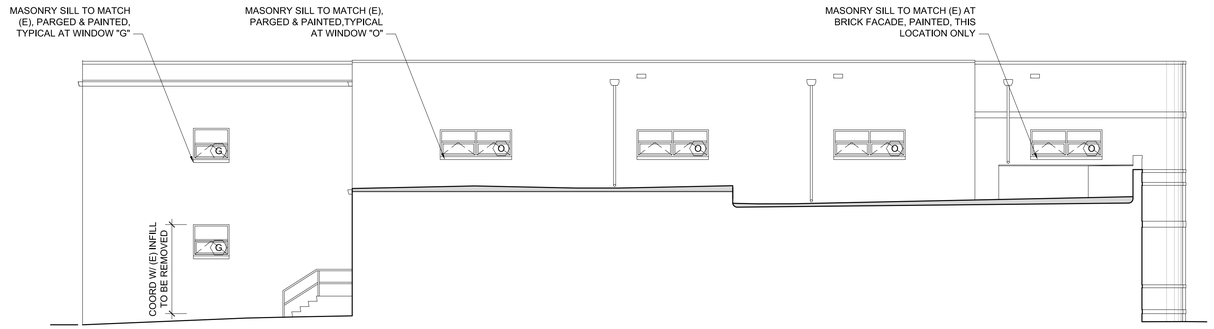


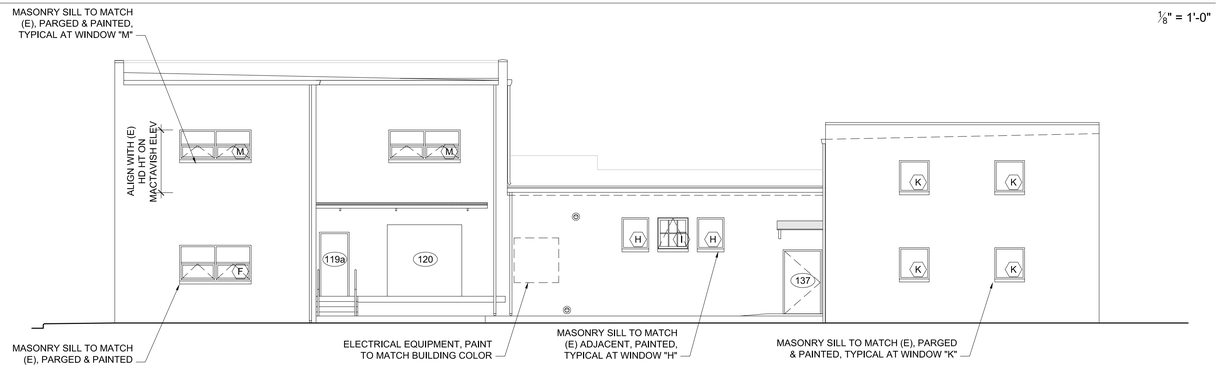
PARTIAL SIDE | SOUTHEAST EXTERIOR ELEVATION 5

⅛" = 1'-0"



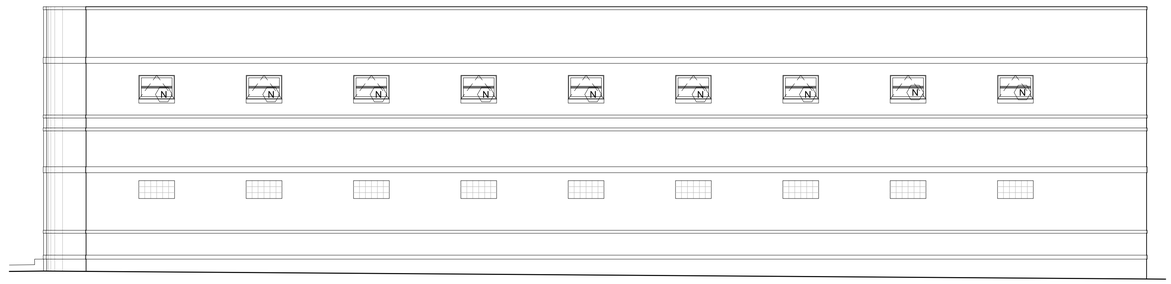
SIDE | NORTHWEST EXTERIOR ELEVATION 4

⅛" = 1'-0"



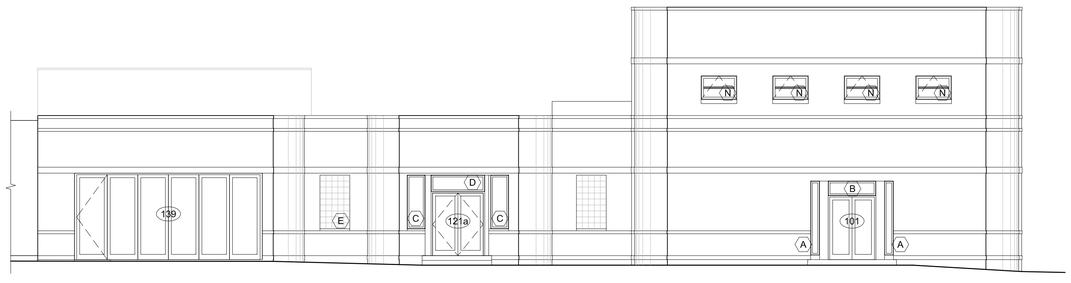
REAR | NORTHEAST EXTERIOR ELEVATION 3

⅛" = 1'-0"



SIDE | SOUTHEAST EXTERIOR ELEVATION 2

⅛" = 1'-0"



FRONT | SOUTHWEST EXTERIOR ELEVATION 1

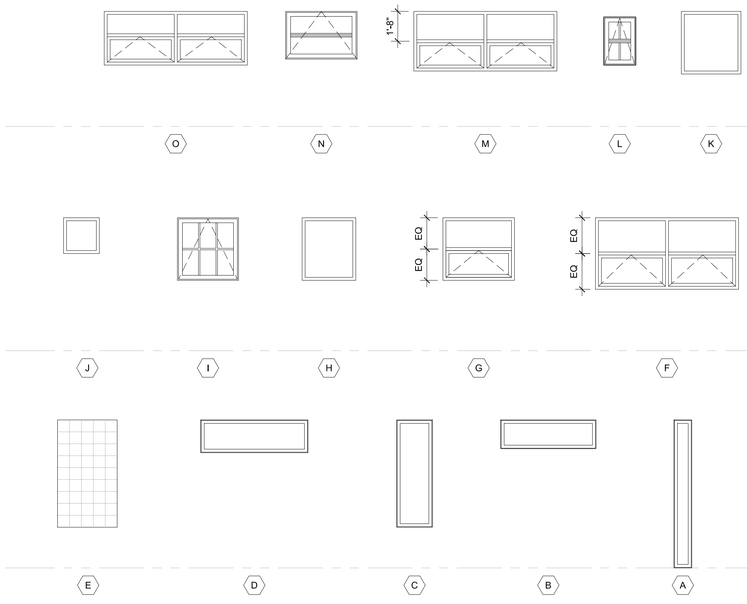
⅛" = 1'-0"

WINDOW SCHEDULE

WDW	TYPE	R.O. SIZE, W x H	FINISH	REMARKS
A	STOREFRONT, FIXED	±1'-0" x ±8'-3½" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING
B	STOREFRONT, FIXED	±5'-4" x ±1'-7½" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING
C	STOREFRONT, FIXED	±2'-0" x ±6'-0" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING
D	STOREFRONT, FIXED	±6'-0" x ±1'-10" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING
E	GLASS BLOCK	±3'-4" x ±6'-0" VIF	CLR.	INFILL IN EXISTING OPENING, PITTSBURGH CORNING ENDURA PATTERN
F	STOREFRONT FIXED / AWNING	8'-0" x 4'-0" OVERALL (2) 4'-0" x 4'-0" UNITS	CLR. ANOD.	COORDINATE WITH NEW MASONRY OPENING, SEE DEMOLITION PLANS
G	STOREFRONT FIXED / AWNING	4'-0" x 3'-6"	CLR. ANOD.	COORDINATE SIZE & LOCATION WITH EXISTING INFILL AT FIRST FLOOR
H	STOREFRONT, FIXED	3'-0" x ±3'-6" VIF	CLR. ANOD.	COORD WITH NEW MASONRY OPENING, SEE DEMOLITION PLANS. MATCH HT WITH (E) ADJ
I	ALUM. WINDOW UNIT, AWNING	±3'-5" x ±3'-6" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING, SEE ELEVATION FOR GRILLE PATTERN
J	STOREFRONT, FIXED	±2'-0" x ±2'-0" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING
K	STOREFRONT, FIXED	3'-4" x 3'-6"	CLR. ANOD.	COORDINATE WITH NEW MASONRY OPENING, SEE DEMOLITION PLANS
L	ALUM. WINDOW UNIT, AWNING	±1'-9½" x ±2'-8" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING, WITH HORIZONTAL TRUE MUNTIN, SEE ELEVATION FOR GRILLE PATTERN
M	STOREFRONT FIXED / AWNING	8'-0" x 3'-4" OVERALL (2) 4'-0" x 3'-4" UNITS	CLR. ANOD.	COORDINATE WITH NEW MASONRY OPENING, SEE DEMOLITION PLANS
N	ALUM. WINDOW UNIT, AWNING	±4'-0" x ±2'-8" VIF	CLR. ANOD.	INFILL IN EXISTING OPENING, WITH HORIZONTAL TRUE MUNTIN
O	STOREFRONT FIXED / AWNING	8'-0" x 3'-0" OVERALL (2) 4'-0" x 3'-0" UNITS	CLR. ANOD.	INFILL IN EXISTING OPENING

WINDOW SCHEDULE GENERAL NOTES

1. ROUGH OPENING DIMENSIONS DO NOT INCLUDE SILLS, SEE EXTERIOR ELEVATIONS FOR SILL LOCATIONS & TYPES.
2. SEE EXTERIOR ELEVATIONS FOR ROUGH OPENING / WINDOW HEAD HEIGHT INFORMATION.



WINDOW ELEVATIONS

NOT TO SCALE

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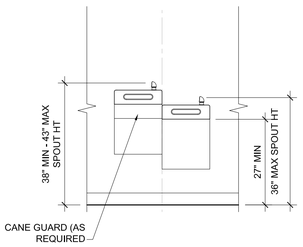
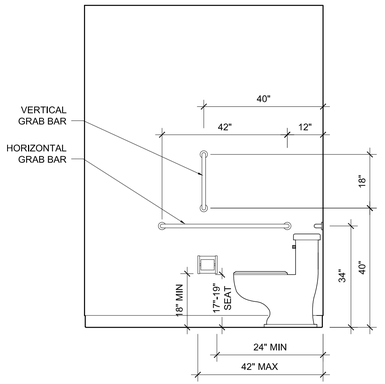
EXTERIOR ELEVATIONS

A3.1



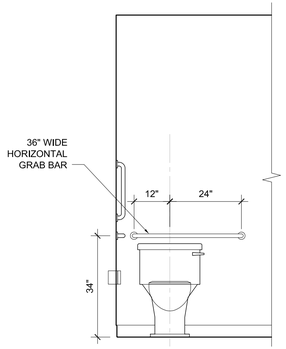
TYPICAL DRINKING FOUNTAIN ELEVATION D

½" = 1'-0"



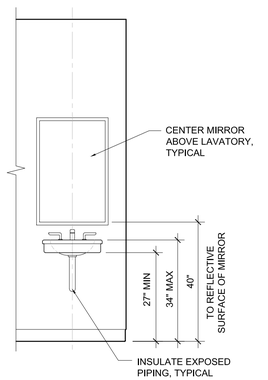
TYPICAL TOILET GRAB BAR - SIDE C

½" = 1'-0"



TYPICAL TOILET GRAB BAR - FRONT B

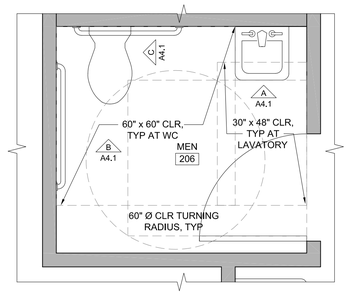
½" = 1'-0"



TYPICAL LAVATORY ELEVATION A

NOTE: ALL TOILET ACCESSORIES SHALL COMPLY WITH ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES GUIDELINES

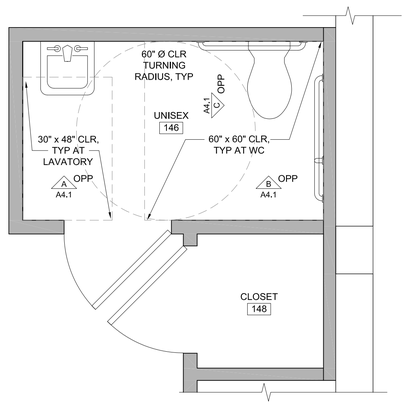
½" = 1'-0"



ENLARGED PLAN | MEN #206 5

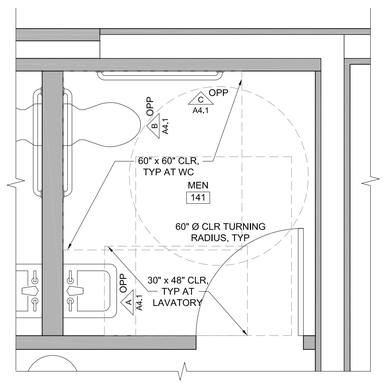
NOTE: WOMEN #207, OPPOSITE ORIENTATION

½" = 1'-0"



ENLARGED PLAN | UNISEX # 146 4

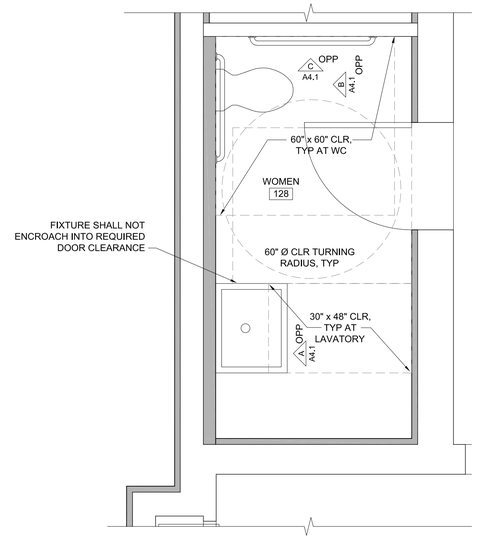
½" = 1'-0"



ENLARGED PLAN | MEN # 141 3

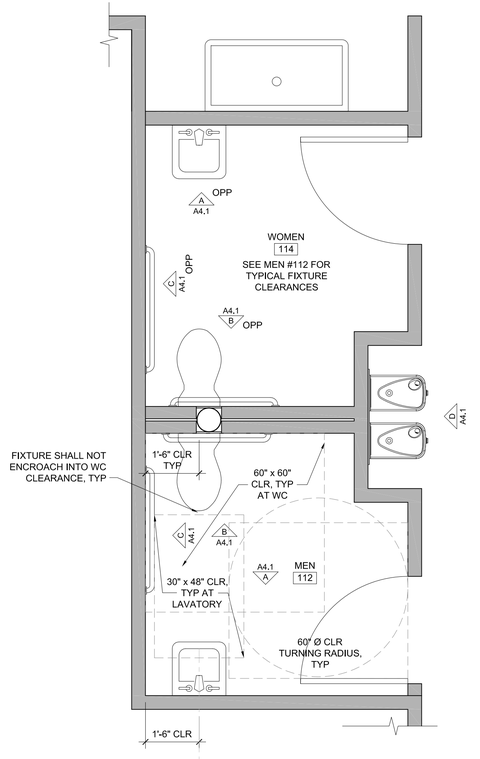
NOTE: WOMEN #142, OPPOSITE ORIENTATION

½" = 1'-0"



ENLARGED PLAN | WOMEN #128 2

½" = 1'-0"



ENLARGED PLAN | MEN #112 & WOMEN #114 1

½" = 1'-0"

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ENLARGED TOILET PLANS & INTERIOR ELEVATIONS

A4.1

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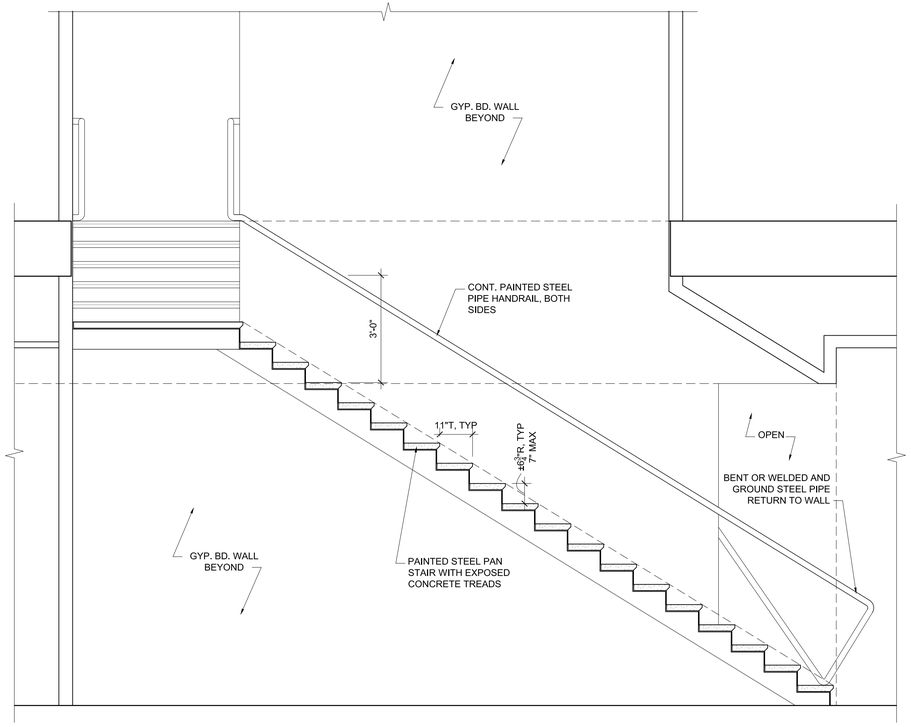
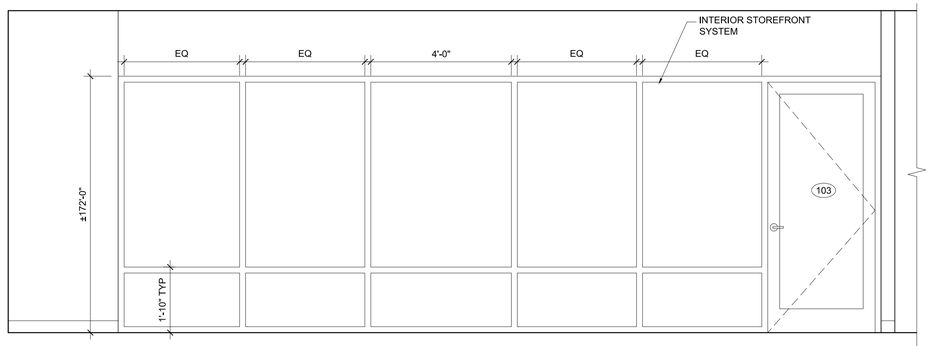


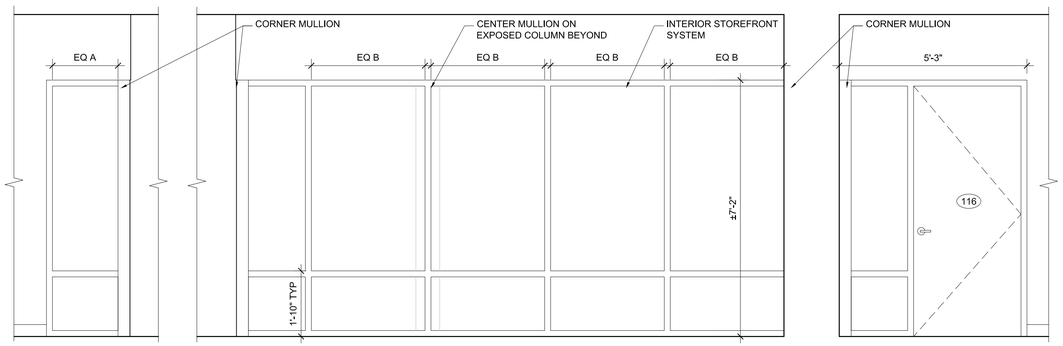
INTERIOR STAIR SECTION 4

½" = 1'-0"



CLASSROOM #103 STOREFRONT ELEVATION 3

½" = 1'-0"



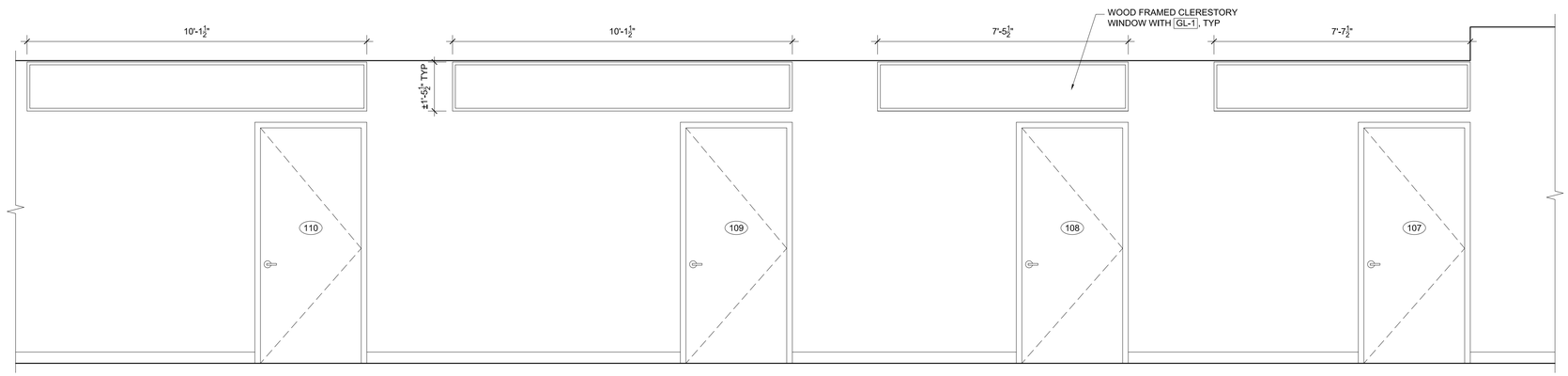
ENTRY DOOR 2c

LENGTHWISE STOREFRONT ELEVATION 2b

ENTRY DOOR ELEVATION 2a

STUDIO #116 STOREFRONT INTERIOR ELEVATIONS 2

½" = 1'-0"



STUDIO TRANSOM ELEVATIONS 1

½" = 1'-0"

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INTERIOR ELEVATIONS

A4.2

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND ADDITIONAL ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THE NEW PORTIONS OF THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE VIRGINIA CONSTRUCTION CODE, 2012 EDITION.

3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.

4. PORTIONS OF THE STRUCTURE NOT ALTERED AND NOT AFFECTED BY THE ALTERATION HAVE NOT BEEN DESIGNED TO COMPLY WITH THE CODE REQUIREMENTS FOR A NEW STRUCTURE.

5. BEFORE PROCEEDING WITH WORK WITHIN THE EXISTING STRUCTURE, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING STRUCTURAL CONDITIONS. ANY SHORING OR BRACING SHOWN IS A PARTIAL AND SCHEMATIC REPRESENTATION OF THAT REQUIRED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND ERECTION OF ANY AND ALL SAFEGUARDS NECESSARY TO PROTECT THE EXISTING STRUCTURE. THE CONTRACTOR SHALL PROVIDE SHORING, BRACING, AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE STRUCTURE IN A SAFE CONDITION AT ALL TIMES DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION.

6. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, AND OTHER REQUIREMENTS NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING. ANY DIMENSIONS SHOWN OF EXISTING STRUCTURES SHALL BE CONSIDERED AS APPROXIMATE AND ADEQUATE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR THE FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

7. DESIGN CRITERIA:

LIVE LOADS - UNIFORM:

SLAB ON GRADE	100 PSF
ELEVATED FLOOR	50 PSF
ROOF	20 PSF
PARTITION ALLOWANCE	15 PSF

SNOW LOADS:

GROUND SNOW LOAD	20 PSF
FLAT-ROOF LOAD	20 PSF
IMPORTANCE FACTOR (Is)	1.0
THERMAL FACTOR (Ct)	1.0
EXPOSURE FACTOR (Ce)	1.0

RISK CATEGORY: II

WIND LOADS:

BASIC SPEED (ULTIMATE)	110MPH
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	±0.18
COMPONENT AND CLADDING PRESSURES:	
WALLS, ZONE 5 (10 SF)	29 PSF
ROOF, ZONE 3 (10 SF)	60 PSF

SEISMIC LOADS:

SEISMIC DESIGN CATEGORY			B
IMPORTANCE FACTOR (I_E)			1.0
SPECTRAL RESPONSE ACCELERATIONS:			
	S_S 0.2	S_1	0.065
	S_{MS} 0.32	S_{M1}	0.156
	S_{DS} 0.213	S_{D1}	0.104
SITE CLASSIFICATION			D (ASSUMED)
ANALYSIS PROCEDURE:			EQUIVALENT LATERAL FORCE
BASIC STRUCTURAL SYSTEM:			ORDINARY UNREINFORCED MASONRY SHEAR WALLS
RESPONSE MODIFICATION COEFFICIENT (R)			1.5
SEISMIC RESPONSE COEFFICIENT (Cs)			0.142

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.

2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE SPECIAL INSPECTOR TO EXPLORE THE EXTENT OF LOOSE, SOFT, EXPANSIVE, OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.

CONCRETE MASONRY NOTES:

1. NEW CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) 530.

2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE MADE WITH LIGHTWEIGHT AGGREGATE. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 1,900 PSI AT 28 DAYS.

3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.1. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY, F'm, SHALL BE 1,500 PSI AT 28 DAYS.

4. MORTAR SHALL BE TYPE M OR S AND SHALL COMPLY WITH ASTM C270, PROPORTIONS OR PROPERTIES SPECIFICATION.

5. GROUT SHALL COMPLY WITH ASTM C 476 PROPERTIES SPECIFICATION, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2,000 PSI.

6. REINFORCING STEEL SHALL COMPLY WITH ASTM A 615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.

7. REINFORCED CELLS AND CELLS WITH EXPANSION BOLTS, EMBED PLATES OR OTHER ANCHORS AND ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID. GROUT PROCEDURE SHALL COMPLY WITH ACI 530.1.

8. PROVIDE REINFORCING BARS OF THE GIVEN SIZE AND SPACING SHOWN. LAP CONTINUOUS REINFORCING STEEL 72 BAR DIAMETERS UNLESS OTHERWISE NOTED.

9. PROVIDE STANDARD 9 GAGE TRUSS TYPE HORIZONTAL JOINT REINFORCING IN CMU WALLS AT 16 INCHES ON CENTER AND IN TWO JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS, EXTENDING A MINIMUM OF 2 FEET BEYOND THE JAMB ON EACH SIDE OF THE OPENING, EXCEPT AT CONTROL JOINTS.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360.

2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:

   A. STRUCTURAL STEEL SHAPES, PLATES AND BARS (EXCEPT W-SHAPES) - ASTM A 36, Fy = 36 KSI

   B. STRUCTURAL STEEL W-SHAPES - ASTM A 992/A572, GRADE 50, Fy = 50 KSI

   C. HOLLOW STRUCTURAL SHAPES (HSS): SQUARE AND RECTANGULAR - ASTM A 500, GRADE B, Fy = 46 KSI

   D. HIGH STRENGTH BOLTS - ASTM A325 (TYPICAL UON)

   E. WASHERS - ASTM F 436

   F. NUTS - ASTM A 563

3. CONNECTIONS SHALL BE AISC "STANDARD FRAMED BEAM CONNECTIONS" WITH ASTM A 325 BOLTS, DESIGNED FOR ONE-HALF THE UNIFORM LOAD CONSTANTS FOR LATERALLY SUPPORTED BEAMS GIVEN IN PART 3 OF THE "STEEL CONSTRUCTION MANUAL".

4. HIGH STRENGTH BOLTS MAY BE TIGHTENED TO THE "SNUG TIGHT" CONDITION IN LIEU OF FULL PRETENSIONING, EXCEPT FOR THE FOLLOWING CONNECTIONS WHICH SHALL BE FULLY PRETENSIONED:

   A. BOLTED CONNECTIONS USING NON-STANDARD HOLES.

5. WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE - STEEL". WELD ELECTRODES SHALL BE E70XX LOW HYDROGEN. UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS FILLET WELDS WITH MINIMUM SIZE REQUIRED BY TABLE J2.4, PART 4 OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360.

6. HOT DIP GALVANIZE AFTER FABRICATION THE FOLLOWING:

   A. SHELF ANGLES SUPPORTING MASONRY IN EXTERIOR WALLS.

   B. LINTELS AND LINTEL ASSEMBLIES SUPPORTING MASONRY IN EXTERIOR WALLS.

   C. ALL STEEL EXPOSED TO WEATHER IN THE FINAL CONSTRUCTION.

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY SHALL BE IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".

2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" TABLE 2304.9.1 OF THE BUILDING CODE.

3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:

   A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.

   B. GRADE - NO. 2, OR BETTER UNLESS OTHERWISE NOTED.

   C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.

4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:

   A. FLOOR SHEATHING: 3/4 INCH (ASSUMED - TO MATCH EXISTING FLOOR DECKING), TONGUE AND GROOVE, APA RATED SHEATHING, EXPOSURE 1 DURABILITY CLASSIFICATION.

   B. ROOF SHEATHING: 3/4 INCH (ASSUMED - TO MATCH EXISTING ROOF DECKING), APA RATED SHEATHING, [EXTERIOR EXPOSURE] [EXPOSURE 1] DURABILITY CLASSIFICATION. PROVIDE TONGUE-AND-GROOVE EDGES OR USE "PLY-CLIPS" AT MID-SPAN BETWEEN EACH SUPPORT.

5. ALL WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.

6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS (Fy= 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 307 COMMON STEEL BOLTS, AND SHALL BE [_] INCH DIAMETER, UNLESS OTHERWISE NOTED.

7. METAL FRAMING ANCHORS, HOLD DOWNS, HURRICANE TIES, HANGERS, ETC. SHALL COMPLY WITH ASTM A 653 AND BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN. WHERE PRODUCTS OF A SPECIFIC MANUFACTURER ARE SHOWN, EQUAL PRODUCTS OF ANOTHER MANUFACTURER MAY BE USED IF APPROVED.

8. ALL CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED COATED.

ABBREVIATIONS:

ARCH	ARCHITECT
BM	BEAM
BOT, B	BOTTOM
BRG	BEARING
BTWN	BETWEEN
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTER
DBL	DOUBLE
DWGS	DRAWINGS
EA	EACH
EL	ELEVATION
EMBED	EMBEDMENT
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
FTG	FOOTING
HSS	HOLLOW STRUCTURAL SECTIONS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
PL	PLATE
REF	REFERENCE, REFER TO
REINF	REINFORCE, REINFORCED, REINFORCING
REQD	REQUIRED
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
W/	WITH
WWR	WELDED WIRE REINFORCING

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GENERAL NOTES

S0.1

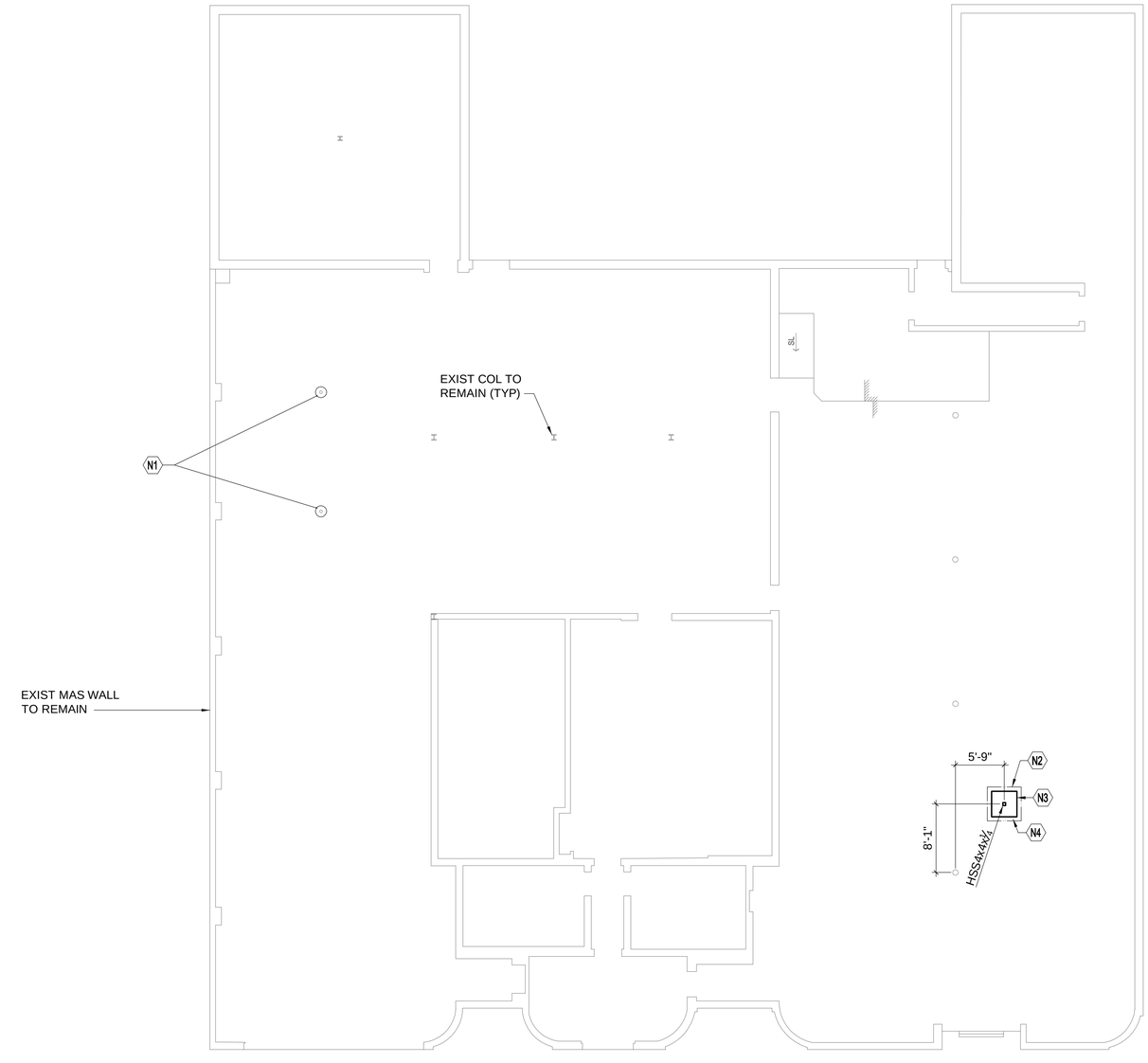
FOUNDATION KEY NOTES:

N1. CUT OFF COLUMN AT FINISHED FLOOR AND FILL VOIDS WITH NON-SHRINK GROUT.

N2. SAWCUT AND REMOVE SLAB ON GRADE FOR NEW NEW FOOTING.

N3. NEW FOOTING. REFER TO TYPICAL DETAIL ON _. TOP OF FOOTING = 0'-8".

N4. AFTER APPROVAL OF NEW COLUMN AND BOLT INSTALLATION. PROVIDE NEW SLAB ON GRADE 4" THICK REINFORCED WITH _.



FOUNDATION PLAN
⅛" = 1'-0" 1

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FOUNDATION PLAN

S1.1

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⬡ FLOOR FRAMING KEY NOTES:

F1. REMOVE ALL EXISTING FLOORING AND JOIST AS REQUIRED TO INSTALL NEW STAIR FRAMING. REUSE EXISTING FLOORING AS MUCH AS POSSIBLE. BRACE EXTERIOR WALL AS REQUIRED.

F2. TO THE GREATEST EXTENT AS POSSIBLE, ALIGN NEW STEEL FRAMING WITH EXISTING FRAMING. ENLARGE WALL POCKETS AS REQUIRED.

F3. NEW FLOOR SHEATHING SHALL MATCH THE EXISTING SUB FLOOR THICKNESS (-¾" MIN) FLOOR SHEATHING SHALL BEAR ½ WAY ACROSS EXISTING MEMBERS TO REMAIN.

F4. PROVIDE 2x4 CONT ON TOP OF EACH NEW STEEL MEMBER TO SUPPORT FLOOR SHEATHING.

F5. #5 AT EACH NEW OPENING JAMB. EXTEND FROM FLOOR TO FLOOR OR ROOF ABOVE. GROUT CELLS CONTAINING REINFORCING SOLID.

F6. #5 IN JAMBS BETWEEN NEW AND EXISTING WINDOW. BAR SHALL BE CONTINUOUS FROM 1ST FLOOR TO ROOF, PAST LINTEL BEARING. REFER TO NOTE F5.

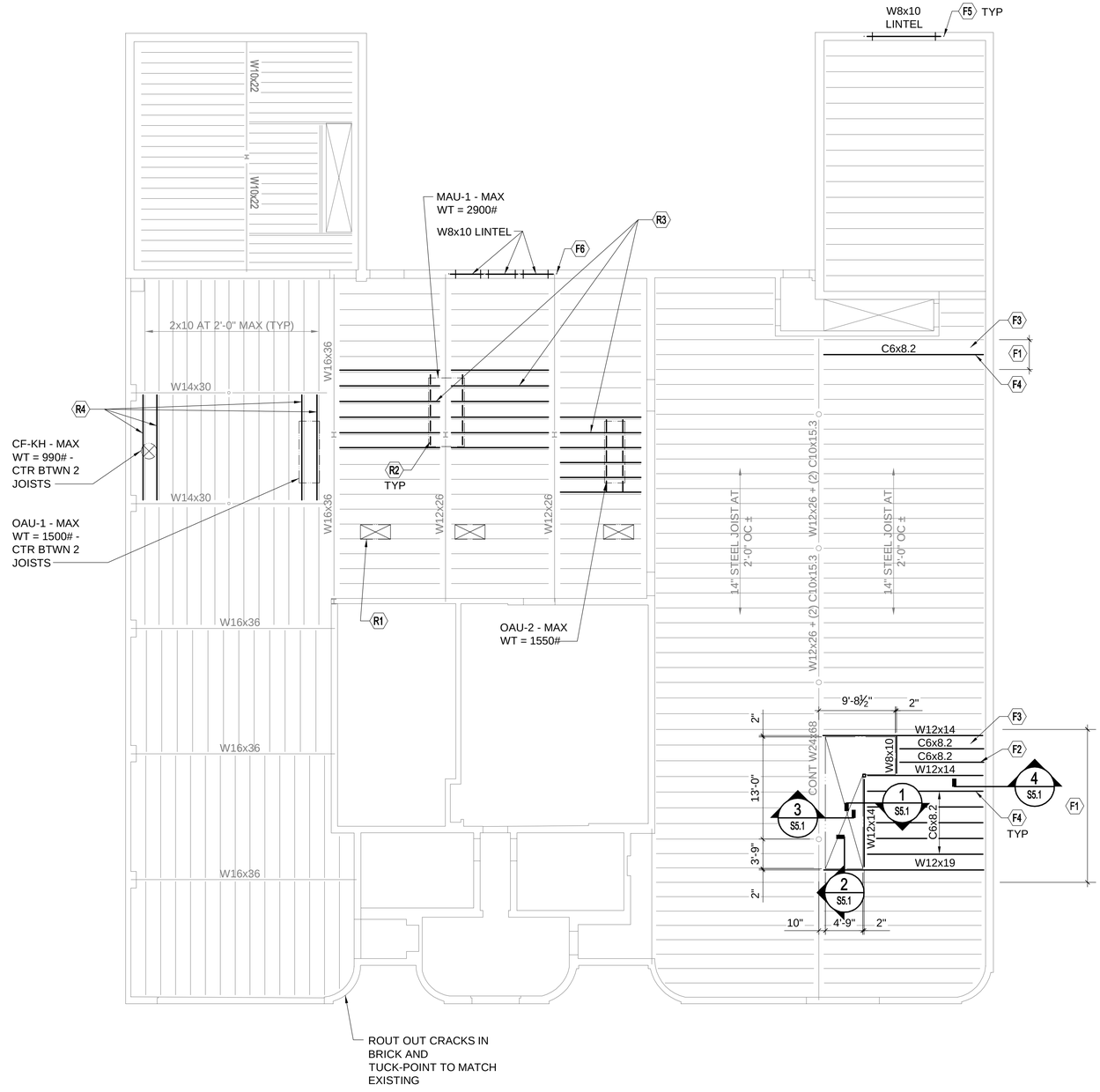
⬡ ROOF FRAMING KEY NOTES:

R1. SKYLIGHT TO BE LOCATED BETWEEN EXISTING FRAMING.

R2. 2x6 BLOCKING BETWEEN RAFTERS DIRECTLY UNDER UNIT CURB.

R3. SISTER EACH EXISTING JOIST UNDER UNIT WITH 2x10.

R4. ADD (2) - 2x10 EACH SIDE OF UNIT.



2ND FLOOR FRAMING PLAN 1

⅛" = 1'-0"

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SECOND FLOOR FRAMING PLAN

S1.2

ROOF FRAMING PLAN 1

1/8" = 1'-0"

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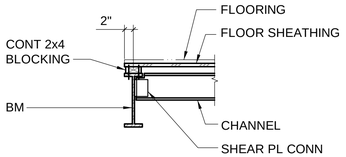
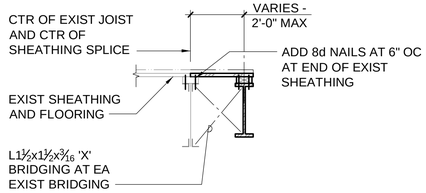
ROOF FRAMING PLAN

S1.3

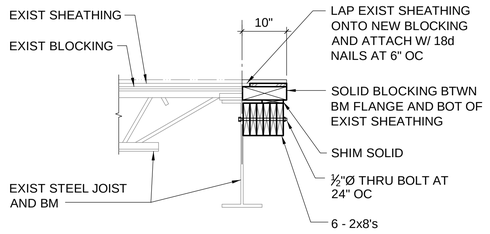


1 S5.1 **SECTION** 3/4"=1'-0"



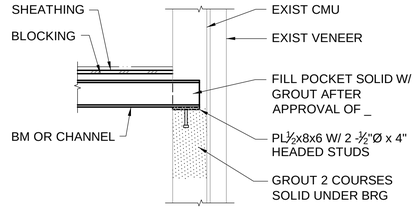
2 S5.1 **SECTION** 3/4"=1'-0"

FOR DETAILS NOT
NOTED REF SECTION
1/S5.1



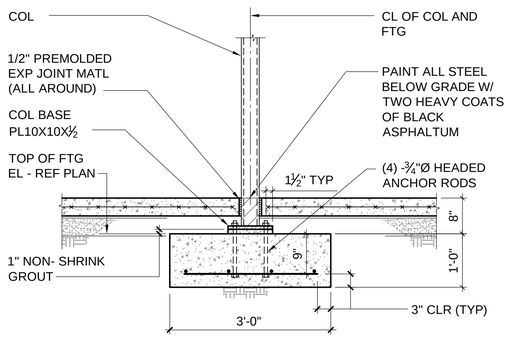
3 S5.1 **SECTION** 3/4"=1'-0"

REF NOTE F2



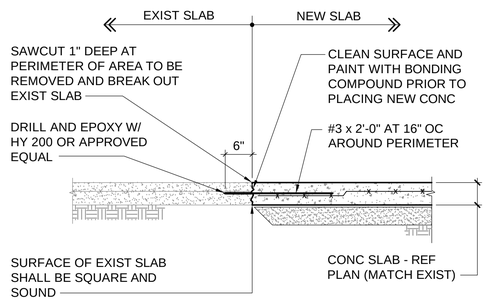
4 S5.1 **SECTION** 3/4"=1'-0"

FOR DETAILS NOT
NOTED REF SECTION
1/S5.1



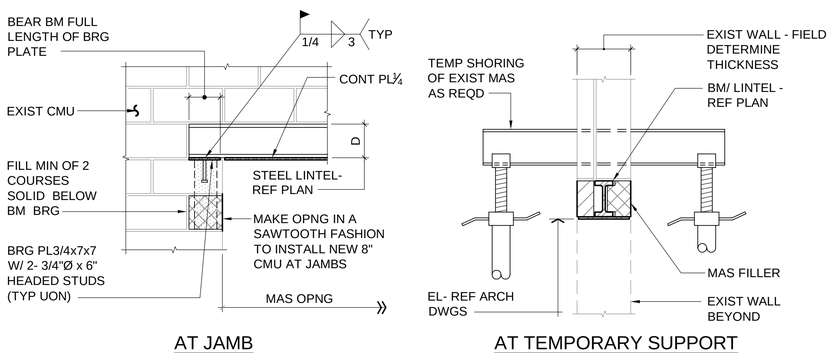
TYPICAL COLUMN AND FOOTING DETAIL

NTS



TYPICAL SLAB REMOVAL AND REPLACEMENT DETAIL

NTS

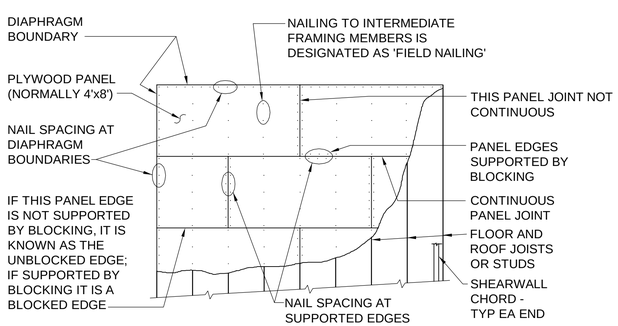


TYPICAL STEEL LINTEL BEARING ON EXISTING MASONRY DETAILS

NTS

FLOOR DIAPHRAGM NAILING SCHEDULE: EXCEPT WHERE OTHERWISE NOTED OR DETAILED, PLYWOOD ROOF SHEATHING SHALL BE NAILED W/ 8d NAILS AT 6" NOC AT PANEL EDGES, 12" OC FIELD. BLOCK UNSUPPORTED EDGES WHERE INDICATED ON PLAN.

DEFINITION OF TERMS:



TYPICAL ROOF DIAPHRAGM DETAIL

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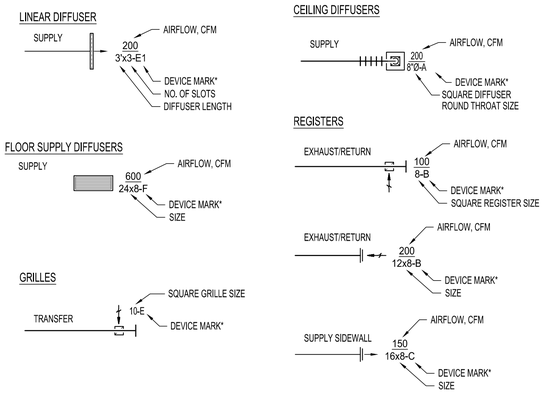
SECTIONS AND TYPICAL DETAILS

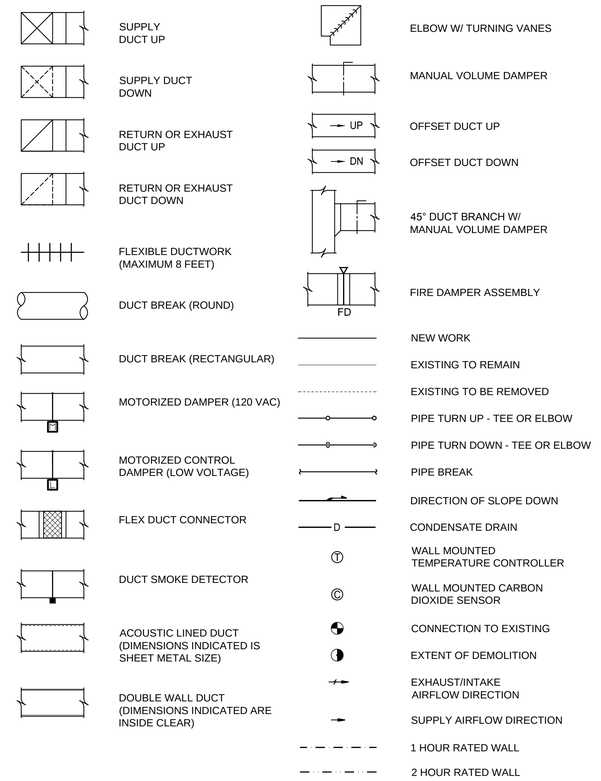
S5.1

DIFFUSER, REGISTER & GRILLE LEGEND

* REFER TO AIR DISTRIBUTION TERMINAL DEVICE SCHEDULE



MECHANICAL LEGEND



MECHANICAL SHEET INDEX

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MECHANICAL LEGEND, SYMBOLS & SHEET INDEX

M0.1

MECHANICAL SCHEDULES

CARRIER VRF INDOOR UNIT SCHEDULE

MARK	OUTDOOR UNIT	SPACE SERVED	MODEL	TYPE	NOMINAL CAPACITY (BTU/H)		REQUIRED CAPACITY (BTU/H)			STANDARD AIRFLOW	AIRFLOW	ELECTRICAL				WEIGHT	NOTES
					COOLING	HEATING	COOLING (TOTAL)	COOLING (SENSIBLE)	HEATING	HIGH/MED/LOW (CFM)	(CFM)	VOLTAGE	PHASE	MCA	MOP (AMPS)	(LBS)	
IU-101	OU-1	ENTRY 102, LOUNGE 102	AP0184BH2UL	CONCEALED DUCTED	18,000	20,000	15,865	15,426	5,987	635 / 556 / 382	525	208	1	1.5	15	119	1 - 4, 7- 10
IU-103	OU-1	CLASSROOM 103	AP0243H2UL	HIGH WALL UNIT	24,000	27,000	20,256	13,506	896	600 / 440 / 340	NOTE 9	208	1	0.5	15	33	1 - 6
IU-106	OU-2	STUDIO 106	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	2,762	2,584	2,386	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-107	OU-2	STUDIO 107	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	4,458	4,222	1,631	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-108	OU-2	STUDIO 108	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	4,135	3,917	1,516	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-109	OU-2	STUDIO 109	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,264	4,988	1,935	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-110	OU-2	STUDIO 110	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,264	4,988	1,935	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-111	OU-2	STUDIO 111	AP0093H2UL	HIGH WALL UNIT	9,500	10,500	7,790	6,654	507	350 / 280 / 230	NOTE 9	208	1	0.5	15	33	1 - 6
IU-113	OU-2	STUDIO 113	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,264	4,988	1,935	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-116	OU-2	STUDIO 116	AP0123H2UL	HIGH WALL UNIT	12,000	13,500	9,396	8,710	2,702	350 / 280 / 230	NOTE 9	208	1	0.5	15	33	1 - 6
IU-118	OU-2	STUDIO 118	AP0183H2UL	HIGH WALL UNIT	18,000	20,000	16,850	15,514	10,558	490 / 390 / 320	NOTE 9	208	1	0.5	15	33	1 - 6
IU-120	OU-2	LOADING 120, CORRIDOR 105	AP0074BH2UL	CONCEALED DUCTED	7,500	8,500	3,121	3,121	2,168	312 / 282 / 165	280	208	1	0.5	15	64	1 - 4, 7- 10
IU-121	OU-1	ENTRY 121, CORRIDOR 127	AP0094BH2UL	CONCEALED DUCTED	9,500	10,500	8,642	8,642	4,125	312 / 282 / 165	280	208	1	0.5	15	64	1 - 4, 7- 10
IU-122	OU-1	STUDIO 122	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	2,287	2,003	285	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-123	OU-1	STUDIO 123	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	2,512	2,200	313	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-130	OU-1	STUDIO 130	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,505	4,941	672	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-132	OU-1	STUDIO 132	AP0123H2UL	HIGH WALL UNIT	12,000	13,500	9,748	8,780	888	350 / 280 / 230	NOTE 9	208	1	0.5	15	33	1 - 6
IU-133	OU-1	STUDIO 133	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	4,357	3,937	396	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-134	OU-1	CORRIDOR 134, REAR ENTRY 138	AP0074BH2UL	CONCEALED DUCTED	7,500	8,500	3,716	3,716	923	312 / 282 / 165	280	208	1	0.5	15	64	1 - 4, 7- 10
IU-136	OU-1	STUDIO 136	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,562	5,018	2,347	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-140	OU-1	GALLERY 140	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,584	4,566	636	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-143	OU-1	KITCHEN 143	AP0424BH2UL	CONCEALED DUCTED	42,000	47,500	37,837	36,737	1,293	1,324 / 1,165 / 871	1260	208	1	2.8	15	119	1 - 4, 7- 10
IU-145	OU-1	STUDIO 145	AP0123H2UL	HIGH WALL UNIT	12,000	13,500	10,540	9,178	4,641	350 / 280 / 230	NOTE 9	208	1	0.5	15	33	1 - 6
IU-201	OU-2	STUDIO 201	AP0243H2UL	HIGH WALL UNIT	24,000	27,000	19,923	18,175	7,497	600 / 440 / 340	NOTE 9	208	1	0.5	15	33	1 - 6
IU-203	OU-2	STUDIO 203	AP0153H2UL	HIGH WALL UNIT	18,000	20,000	13,484	12,138	3,006	490 / 390 / 320	NOTE 9	208	1	0.5	15	33	1 - 6
IU-204	OU-2	CORRIDOR 204	AP0073H2UL	HIGH WALL UNIT	7,500	8,500	5,448	5,448	3,703	340 / 270 / 230	NOTE 9	208	1	0.3	15	33	1 - 6
IU-205	OU-2	STUDIO 205	AP0183H2UL	HIGH WALL UNIT	18,000	20,000	15,963	14,303	3,339	490 / 390 / 320	NOTE 9	208	1	0.5	15	33	1 - 6
IU-207	OU-2	STUDIO 207	AP0183H2UL	HIGH WALL UNIT	18,000	20,000	15,049	13,583	4,611	490 / 390 / 320	NOTE 9	208	1	0.5	15	33	1 - 6
IU-209	OU-2	STUDIO 209	AP0183H2UL	HIGH WALL UNIT	18,000	20,000	13,730	12,402	5,940	490 / 390 / 320	NOTE 9	208	1	0.5	15	33	1 - 6
IU-210	OU-1	STUDIO 210	AP0243H2UL	HIGH WALL UNIT	24,000	27,000	18,524	16,486	7,497	600 / 440 / 340	NOTE 9	208	1	0.5	15	33	1 - 6

NOTES

1. NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COOLING COIL EAT OF 80°F / 67°F (DB / WB), OUTDOOR OF 95°F (DB).
2. NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70°F (DB), OUTDOOR OF 43°F (WB).
3. REQUIRED COOLING CAPACITIES ARE THE DESIGNED COOLING LOAD CAPACITIES NEEDED BY THE UNIT BASED ON OCCUPIED SPACE WITH RETURN AIR TEMP (75/62.6) AND OUTSIDE AIR TEMP (95/76.4) AT SCHEDULED AIRFLOWS.
4. REQUIRED HEATING CAPACITY IS THE DESIGNED HEATING CAPACITY NEEDED BY THE UNIT BASED ON UNOCCUPIED SPACE WITH RETURN AIR TEMP (70°F) AND OUTSIDE AIR TEMP (10°F) AT SCHEDULED AIRFLOWS.
5. INDOOR UNIT SHALL INCLUDE THIRD PARTY MINI CONDENSATE PUMP. REFER TO SPECIFICATIONS FOR DETAILS.
6. DUCTLESS HIGH WALL UNITS DO NOT REQUIRE BALANCING TO A SET CFM. SPEED CONTROL AND AIRFLOW SHALL BE CONTROLLABLE BY THE WALL MOUNTED UNIT CONTROLLER.
7. INDOOR UNIT SHALL INCLUDE A FACTORY PROVIDED CONDENSATE LIFT PUMP.
8. INDOOR UNIT SHALL INCLUDE CONDENSATE OVERFLOW SWITCH PROVIDING THE REQUIRED SECONDARY CONDENSATE PROTECTION.
9. SELECT MOTOR SPEED SETTING/TAP AS REQUIRED TO OBTAIN SPECIFIED AIRFLOW. BALANCE TO AIRFLOW INDICATED.
10. PROVIDE UNIT WITH FIELD FABRICATED RETURN AIR FILTER RACK AND RETURN FILTER MATCHED TO UNIT CONNECTION SIZE. FILTER SHALL BE 1" THICK MERV-8 AND ACCESS SHALL BE FROM SAME SIDE OF UNIT AS ELECTRICAL ACCESS.

ROOFTOP AIR HANDLING UNIT: DAIKIN

MARK	RTU-1
MODEL NO.	DPS012A
TYPE	SINGLE ZONE VAV
AREA SERVICED	GALLERY
SUPPLY FAN TYPE	22" SWSI AF
TOTAL AIR, CFM	3,600
OUTSIDE AIR, CFM	1,040
CO2 MINIMUM OUTSIDE AIR, CFM	475
ESP IN H20	1.0
TSP IN H20	1.62
HORSEPOWER, (BHP/MOTOR HP)	1.24 / 4.0
DESIGN RPM	1,142
DX COOLING COIL	
CAPACITY MBH, TOTAL / SENSIBLE	147.1 / 103.5
ENT AIR, °F DB / WB	80.8 / 67.0
LEAV COIL AIR, °F DB / WB	54.2 / 54.0
EFFICIENCY (EER / IEER)	11.4 / 17.8
HOT GAS REHEAT COIL	
AIRFLOW, CFM	3,600
EAT, °F DB	54.2
LAT, °F DB	75.0
REQUIRED CAP, MBH	81.2
NATURAL GAS HEAT EXCHANGER	
AIRFLOW, CFM	3,600
EAT, °F DB	52.7
LAT, °F DB	85.0
REQUIRED CAP, MBH	126.2
INPUT CAP, MBH	200.0
OUTPUT CAPACITY, MBH	160.0
TURNDOWN	MODULATING 5:1
FILTER	
TYPE	2" PLEATED
EFFICIENCY	MERV-8
FACE VELOCITY, FPM	200
ELECTRICAL DATA	
POWER (VOLTS/PHASE/HERTZ)	208 / 3 / 60
MCA (AMPS)	51.1
MOP (AMPS)	60
DIMENSIONS, LENGTH/WIDTH/HEIGHT (IN.)	91 / 96.5 / 55.8
WEIGHT, LBS., MAX.	2,450
OAT, °F DB	95.0
NOTES	1 - 2

NOTES:

1. SUPPLY FAN SHALL BE DIRECT DRIVE ECM TYPE WITH VFD.
2. PROVIDE UNIT WITH FIELD POWERED 115V GFI OUTLET.
3. PROVIDE NON-FUSED DISCONNECT SWITCH.

MAKE-UP AIR UNIT DAIKIN

MARK	MAU-1
MODEL NO.	DPS006A
TYPE	100% DOAS
ENERGY RECOVERY WHEEL (NOTE 3)	
SUMMER PERFORMANCE	
OUTSIDE AIRFLOW, CFM	1,520
EAT, °F DB/ °F WB	95.0 / 76.4
LAT, °F DB/ °F WB	85.4 / 70.6
EXHAUST AIRFLOW, CFM	900
EAT, °F DB/ °F WB	75.0 / 62.6
RECOVERED CAPACITY	33.5 MBH
EFFECTIVENESS, TOTAL / SENSIBLE	0.77 / 0.82
WINTER PERFORMANCE	
OUTSIDE AIRFLOW, CFM	1,520
EAT, °F DB/ °F WB	10.0 / 9.0
LAT, °F DB/ °F WB	38.3 / 36.7
EXHAUST AIRFLOW, CFM	900
EAT, °F DB/ °F WB	70.0 / 53.0
RECOVERED CAPACITY	65.9 MBH
EFFECTIVENESS, TOTAL / SENSIBLE	0.77 / 0.83
COOLING	
AIRFLOW, CFM	1,520
EAT, °F DB/ °F WB	85.4 / 70.6
LAT, °F DB/ °F WB	55.9 / 55.8
CAPACITY, MBH (TOTAL/SENSIBLE)	73.8 / 49.2
HOT GAS REHEAT COIL	
AIRFLOW, CFM	1,520
EAT, °F DB	55.9
LAT, °F DB	75.0
REQUIRED CAPACITY, MBH	31.5
NATURAL GAS HEAT EXCHANGER	
AIRFLOW, CFM	1,520
EAT, °F DB	38.3
LAT, °F DB	75.0
REQUIRED CAPACITY, MBH	60.5
INPUT CAPACITY, MBH	120.0
OUTPUT CAPACITY, MBH	96.0
TURNDOWN	MODULATING 5:1
SUPPLY FAN (NOTE 1)	
AIRFLOW, CFM	1,520
ESP, IN. WC	1.0
TSP, IN. WC	2.85
TYPE / SIZE	SWSI AF / 14"
HORSEPOWER, (BHP / MOTOR HP)	1.24 / 2.3
EXHAUST FAN (NOTE 2)	
AIRFLOW, CFM	900
ESP, IN. WC	1.0
TYPE / SIZE	SWSI AF / 12"
HORSEPOWER, (BHP / MOTOR HP)	0.5 / 1.3
CONDENSING SECTION	
TYPE COMPRESSOR / 1	INVERTER SCROLL / 1
EER / IEER	11.3 / 19.3
ELECTRICAL DATA	
POWER (VOLTS/PHASE/HERTZ)	208 / 3 / 60
MCA (AMPS)	30
MOP (AMPS)	45
MAX WEIGHT (LBS)	1600

NOTES

1. SUPPLY FAN SHALL BE DIRECT DRIVE ECM TYPE WITH VFD.
2. EXHAUST FAN SHALL BE DIRECT DRIVE ECM TYPE WITH VFD.
3. WHEEL MAXIMUM PRESSURE DROP 1.13 IN. WC.
4. PROVIDE FIELD POWERED 115V GFI OUTLET.
5. PROVIDE NON-FUSED DISCONNECT SWITCH.

AIR DISTRIBUTION TERMINAL DEVICE SCHEDULE: METAL AIRE

MARK	SERVICE	TYPE	AIR PATTERN	MOUNTING	FINISH	DAMPER	MODEL NUMBER	NOTES
A	SUPPLY	REGISTER	15° FIXED, 1/4" O.C.	WALL OR CEILING, SURFACE	WHITE	OBD	RC41CD-1	1, 2
B	RETURN/EXHAUST	REGISTER	45° FIXED, 2/3" O.C.	WALL OR CEILING, SURFACE	WHITE	OBD	RH-1	1, 2
C	SUPPLY	DIFFUSER	FLUSH CONE	CEILING, SURFACE	WHITE	RSD	3000-1	2
D	SUPPLY	SLOT DIFFUSER	LINEAR	SPIRAL MOUNTING	NOTE 3	PATTERN CONTROLLER	6600-SP	N/A
E	TRANSFER	GRILLE	45° FIXED, 2/3" O.C.	WALL OR CEILING, SURFACE	WHITE	N/A	RH-1	1, 2, 4
F	SUPPLY	REGISTER	15° FIXED DEFLECTION	FLOOR	NOTE 3	OBD	2015 FP	3
G	SUPPLY	DIFFUSER	3 OR 4 WAY	CEILING, LAY-IN, 2x2 PANEL	WHITE	OBD, ROUND ADAPTER	5000-6	2, 5, 6

NOTES:

1. WHEN USED IN SIDEWALL APPLICATIONS, COORDINATE ELEVATION WITH ARCHITECT OR ARCHITECTURAL ELEVATIONS.
2. WHEN CEILING MOUNTED, REGISTER OR DIFFUSER SHALL BE SUPPORTED BY THE STRUCTURE, NOT THE BY CEILING SYSTEM.
3. FINISH SHALL BE SELECTED BY ARCHITECT/OWNER DURING SHOP DRAWING SUBMITTALS. SUBMIT COLOR CHART.
4. MARK E TRANSFER GRILLE SHALL MATCH MARK B RETURN REGISTER WITHOUT OPPOSED BLADE DAMPER.
5. SQUARE THROAT IS 6"x6" UP TO 120 CFM, 8"x8" FOR 125 CFM TO 280 CFM, & 12"x12" FOR 285 CFM TO 450 CFM.
6. PROVIDE EQUALIZING GRID AND SQUARE TO ROUND TRANSITION.

CARRIER VRF OUTDOOR UNIT SCHEDULE

MARK	MODEL	NOMINAL CAPACITY (BTU/H)		WEIGHT	COMPRESSORS		COOLING EFFICIENCY		HEATING EFFICIENCY (COP)		ELECTRICAL				NOTES
		COOLING	HEATING	LBS	NUMBER	TYPE	EER	IEER	AT 47°F	AT 17°F	VOLTAGE	PHASE	MCA (AMPS)	MOP (AMPS)	
OU-1	MMY - AP1684HT9UL	168,000	189,000	1,288 (742 + 546)	5	INVERTER TWIN ROTARY	10.7	17.1	3.20	2.17	208	3	50 / 36	60 / 40	1 - 5
OU-2	MMY - AP1684HT9UL	168,000	189,000	1,288 (742 + 546)	5	INVERTER TWIN ROTARY	10.7	17.1	3.20	2.17	208	3	50 / 36	60 / 40	1 - 5

NOTES

1. NOMINAL COOLING CAPACITIES ARE BASED ON INDOOR COOLING COIL EAT OF 80°F / 67°F (DB / WB), OUTDOOR OF 95°F (DB).
2. NOMINAL HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70°F (DB), OUTDOOR OF 43°F (WB).
3. EFFICIENCY VALUES FOR IEER AND COP ARE BASED ON AHRI 1230 TEST METHOD FOR MIXTURE OF DUCTED & NON-DUCTED INDOOR UNITS.
4. OUTDOOR UNIT CONSISTS OF TWO MODULES, EACH REQUIRING 208-230 VOLT, 3 PHASE CONNECTION.
5. HEADER UNIT MODEL NUMBER MMY-MAP0964HT9UL, FOLLOWER UNIT MODEL NUMBER MMY-MAP0724HT9UL.

CAPTIVE AIR KITCHEN HOOD EXHAUST & SUPPLY FAN SCHEDULE

MARK	MODEL	SERVICE	PERFORMANCE			MOTOR		NATURAL GAS HEAT EXCHANGER				WEIGHT	ELECTRICAL			NOTES
			CFM	ESP, IN. WC	RPM	BHP	HP	INPUT, MBH	OUTPUT, MBH	TEMP RISE	INLET PRESSURE	LBS	VOLTAGE	PHASE	AMPS	
EF-KH	NCA16FA	UPBLAST EXHAUST FAN	2,625	1.25	1,124	1.07	1.5	----	----	----	----	153	208	3	5.0	1, 2
SF-KH	A1-D.500-G10	SUPPLY FAN	2,150	0.60	1,147	1.03	1.5	----	----	----	----	591 (NOTE 1)	208	3	5.0	3, 4
GH-KH		GAS FIRED HEAT FOR MAKE-UP AIR	2,150	----	----	----	----	138.8	127.7	55°F	7-14 IN WC		----	----	----	3, 4

NOTES

1. EXHAUST FAN MUST BE UL LISTED FOR GREASE EXHAUST APPLICATIONS AND SHALL DISCHARGE MINIMUM 40" ABOVE ROOF.
2. PROVIDE EXHAUST FAN WITH HINGED CAP FOR FAN CLEANING AND GREASE CUP. EXHAUST FAN SHALL HAVE VENTED CURB.
3. LISTED WEIGHT IS THE COMBINED SUPPLY MAKE-UP AIR/GAS FIRED HEAT EXCHANGER WEIGHT.
4. PROVIDE COMMON CURB FOR ROOF MOUNTING OF SF-KH AND GH-KH. PROVIDE MOTORIZED DAMPER FOR SUPPLY FAN.

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DATE	ISSUE
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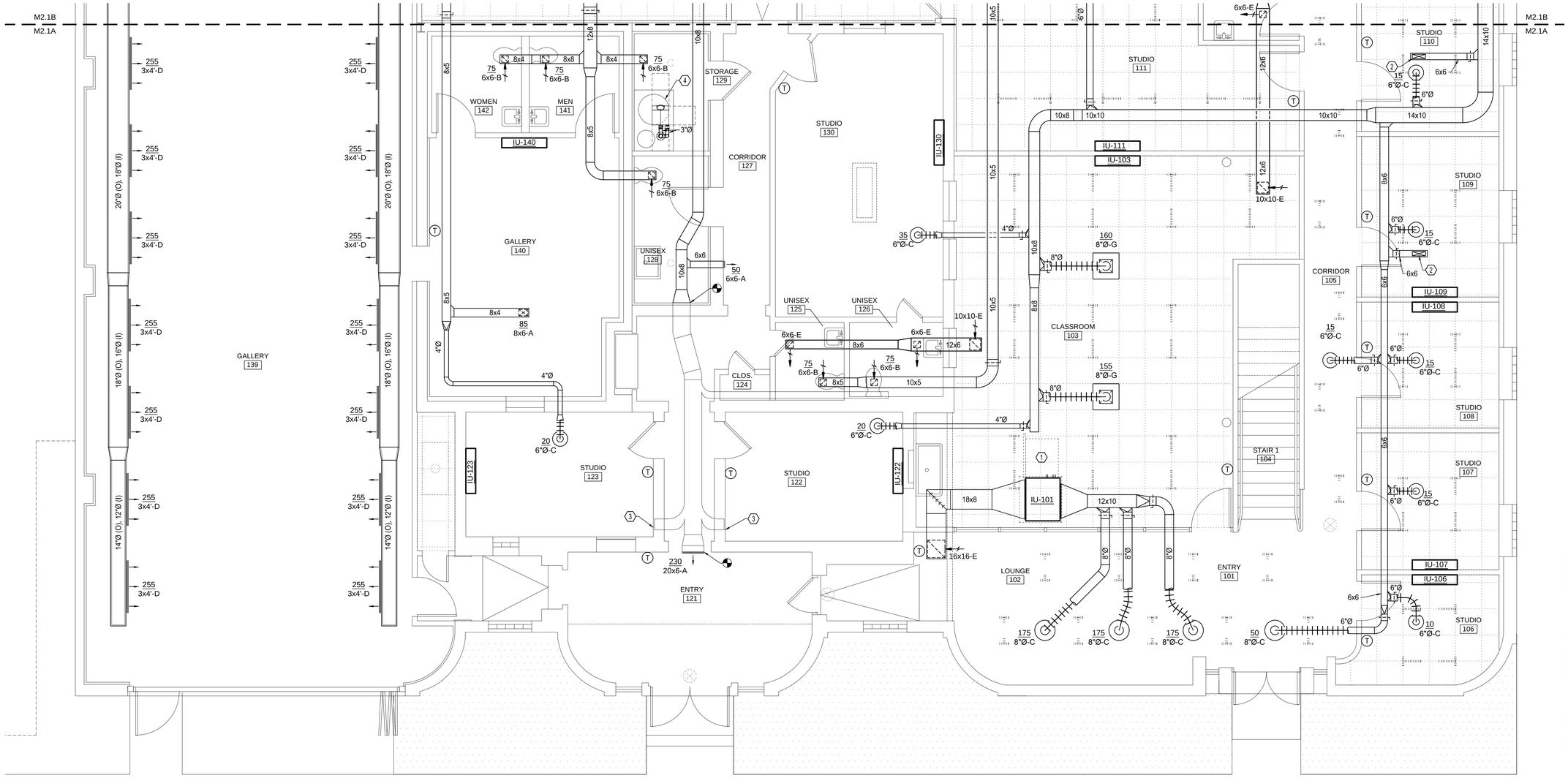
MECHANICAL SCHEDULES

M0.2



PLAN REFERENCE NOTES - AREA A:

1. REQUIRED ELECTRICAL ACCESS, SERVICE AND FILTER CLEARANCE. KEEP CLEAR OF OBSTRUCTIONS.
2. 12x4 VENTILATION UP TO FLOOR REGISTER ON SECOND FLOOR. COORDINATE EXACT LOCATION WITH JOISTS.
3. CAP AND SEAL EXISTING SUPPLY DISCHARGE AIR TIGHT. CONCEAL IN WALL.
4. DOMESTIC WATER HEATER, STORAGE TANK AND EXPANSION TANK, REFER TO PLUMBING DRAWINGS FOR DETAILS. PROVIDE 3"Ø PVC INTAKE VENT AND 3"Ø PVC EXHAUST VENT. ROUTE INTAKE/EXHAUST TO A CONCENTRIC INTAKE/ EXHAUST VENT THROUGH ROOF. VENTING SHALL BE ROUTED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS.

GRAPHIC SCALE

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

4' 2' 0 4' 8'

FIRST FLOOR PLAN - AREA A

1/4" = 1'-0"

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MECHANICAL
FIRST FLOOR
PLAN - AREA A

M2.1A

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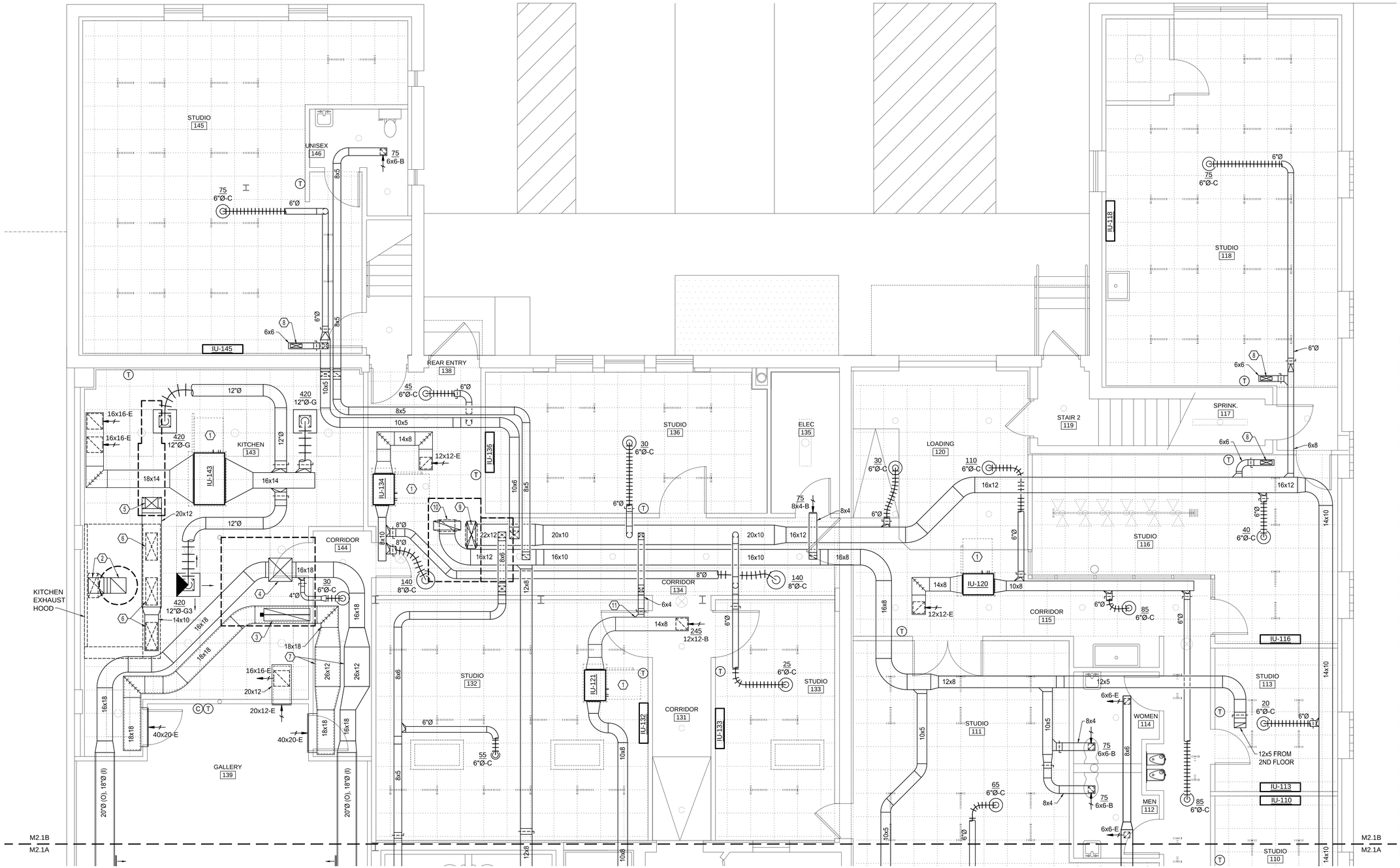
PLAN REFERENCE NOTES - AREA B:

1. REQUIRED ELECTRICAL ACCESS, SERVICE AND FILTER CLEARANCE. KEEP CLEAR OF OBSTRUCTIONS.
2. TRANSITION FROM KITCHEN HOOD CONNECTION SIZE TO 16x16 IN VERTICAL, ROUTE 16x16 UP EF-KH ON ROOF.
3. 48x12 RETURN AIR TO RTU-1 ON ROOF. PROVIDE RETURN AIR DUCT SMOKE DETECTOR IN VERTICAL.
4. 24x24 SUPPLY AIR FROM RTU-1 ON ROOF.
5. SUPPLY AIR DUCT FROM SF-KH ON ROOF. CONVERT FROM UNIT CONNECTION SIZE TO 20x12 IN VERTICAL.
6. 28x12 SUPPLY CONNECTION TO KITCHEN HOOD PERIMETER SUPPLY PLENUM.
7. TRANSITION DUCT AS INDICATED OR REQUIRED TO COORDINATE WITH STORM DRAIN PIPING IN THIS LOCATION.
8. 12x4 VENTILATION UP TO FLOOR REGISTER ON SECOND FLOOR. COORDINATE EXACT LOCATION WITH JOISTS.
9. 22x12 VENTILATION SUPPLY FROM MAU-1 ON ROOF. CONVERT FROM UNIT CONNECTION SIZE IN VERTICAL.
10. 16x12 EXHAUST UP TO MAU-1 ON ROOF. CONVERT TO UNIT CONNECTION SIZE IN VERTICAL.
11. BALANCE VENTILATION AIR TO RETURN OF IU-121 TO 35 CFM.



GRAPHIC SCALE

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

4' 2' 0 4' 8'

FIRST FLOOR PLAN - AREA B

1/4" = 1'-0"

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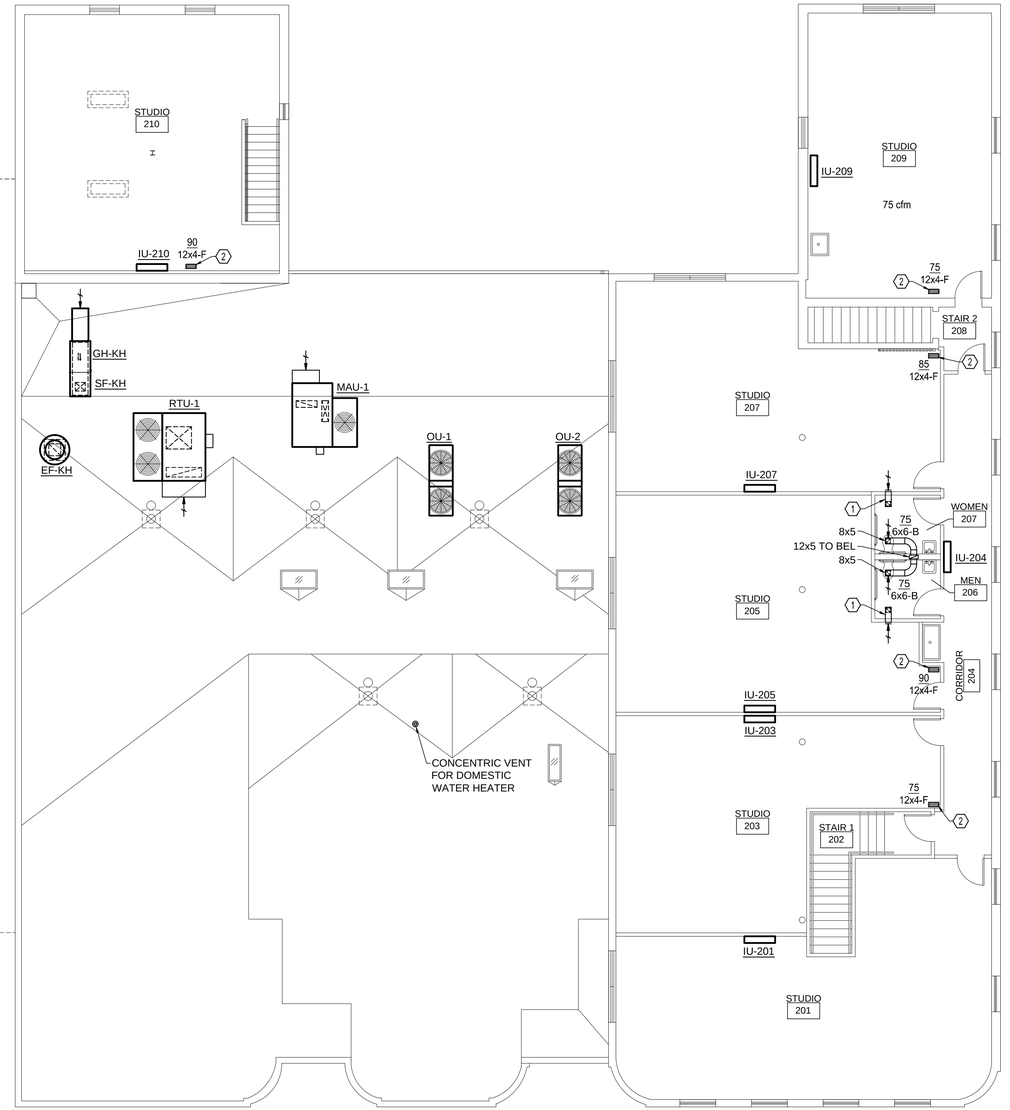
MECHANICAL FIRST FLOOR PLAN - AREA B

M2.1B

PLAN REFERENCE NOTES:

1. PROVIDE TRANSFER GRILLE AND DUCT. PROVIDE 8x4-E TRANSFER GRILLE ON STUDIO WALL MOUNTED 11'-6" AFF. CONNECT TO 6x6-E TRANSFER GRILLE IN CEILING OF RESTROOM WITH 8x4 DUCT.

2. 12x4 VENTILATION DUCT FROM 1ST FLOOR. CONNECT TO FLOOR REGISTER AS INDICATED. COORDINATE EXACT LOCATION WITH EXISTING JOIST SPACING.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

SECOND FLOOR PLAN

1/8" = 1'-0"

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MECHANICAL
SECOND
FLOOR PLAN

M2.2

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Building Code:	2012 VA Uniform Statewide Building Code	Electrical Code Year:	2011	Construction Type:	-
Use group:	-	Change of Use?	No	Occupancy Load:	-
Is project in flood plain:	No	BFE per NGVD1929:	N/A	DFE:	N/A
Square footage of project:	-	Total square footage of building:	-		

ELECTRICAL ABBREVIATIONS

A	-	AMPS	HP	-	HORSEPOWER
AC	-	AIR CONDITIONING	HW	-	HOT WATER
ACS	-	ABOVE COUNTER SPLASHBACK	HWCP	-	HOT WATER CIRCULATING PUMP
ATS	-	AUTOMATIC TRANSFER SWITCH	HZ	-	HERTZ
BRKR	-	BREAKER	IBS	-	IN BASE OF SHELVES
C	-	CONDUIT	IMC	-	INTERMEDIATE METAL CONDUIT
CLG	-	CEILING	JB	-	JUNCTION BOX
COMB	-	COMBINATION	KVA	-	KILOVOLT-AMPS
CRT	-	CIRCUIT	KW	-	KILOWATT
CT	-	CURRENT TRANSFORMER	MP	-	MOTOR PROTECTIVE SWITCH
CUH	-	CABINET UNIT HEATER	MS	-	MOTOR STARTER
CW	-	COLD WATER	NF	-	NON-FUSIBLE
DDC	-	DIRECT DIGITAL CONTROLLER	PB	-	PUSH BUTTON
DH	-	DOOR HOLDER	PC	-	PHOTOCELL
DISC	-	DISCONNECT SWITCH	PNL	-	PANEL
DP	-	DOUBLE POLE	PAC	-	PACKAGED AIR CONDITIONING UNIT
DS	-	DOOR SWITCH			
DT	-	DOUBLE THROW	R	-	REMOVE
E	-	EXISTING	REC	-	RECEPTACLE
EGC	-	EQUIPMENT GROUND CONDUCTOR	S/N	-	SOLID NEUTRAL
EM	-	EMERGENCY	S/O	-	SPACE ONLY
EMT	-	ELECTRIC METALLIC TUBING	SP	-	SINGLE POLE
ESC	-	ELECTRIC SEQUENCE CONTROLS	ST	-	SINGLE THROW
EUH	-	ELECTRIC UNIT HEATER	SW	-	SWITCH
EWC	-	ELECTRIC WATER COOLER	TRANS	-	TRANSFORMER
FA	-	FIRE ALARM	UH	-	UNIT HEATER
FLA	-	FULL LOAD AMPS	V	-	VOLT
FP	-	FAN POWERED VARIABLE VOLUME BOXES	VV	-	VARIABLE VOLUME
			W	-	WATTS
GEC	-	GROUND ELECTRODE CONDUCTOR	WH	-	WALL HEATER
GEN	-	GENERATOR	WL	-	WHILE-IN-USE
GF	-	GROUND FAULT INTERRUPT	WP	-	WEATHERPROOF
GRS	-	GALVANIZED RIGID STEEL CONDUIT	ø	-	PHASE
HOA	-	HAND-OFF-AUTOMATIC			

ELECTRICAL SYMBOLS

SYSTEM	AFF TOP OF OUTLET UNLESS NOTED	SYMBOL	DESCRIPTION
FIRE		FACP	FIRE ALARM NAC CONTROL PANEL
		FARA	FIRE ALARM REMOTE ANNUNCIATOR PANEL, SURFACE MOUNTED
		FARA	FIRE ALARM REMOTE ANNUNCIATOR PANEL, RECESSED MOUNTED
		FNAC	FIRE ALARM NAC EXTENDER PANEL
	CEILING	S	FIRE ALARM SYSTEM SMOKE (PHOTOELECTRIC) DETECTOR
	CEILING	H	FIRE ALARM SYSTEM HEAT DETECTOR
	4'-0"	F	FIRE ALARM SYSTEM DUAL ACTION MANUAL PULL STATION, WALL
	7'-0"		FIRE ALARM, AUDIO/VISUAL ALARM, WALL
	7'-0"		FIRE ALARM, VISUAL (STROBE) ONLY ALARM, WALL
		SD	FIRE ALARM DUCT SMOKE DETECTOR, COORDINATE EXACT LOCATIONS AND QUANTITIES WITH DIVISION 23
		DH	FIRE ALARM MAGNETIC DOOR HOLDER, HOLDER TO RELEASE ON FIRE ALARM SYSTEM ACTIVATION
EXISTING		E	EXISTING RECESSED OR SURFACE MOUNTED FIXTURE TO REMAIN
		E	EXISTING RECESSED SQUARE FIXTURE TO REMAIN
			EXISTING WALL MOUNT LINEAR FIXTURE TO REMAIN
		S_E	EXISTING LOCAL SWITCH TO REMAIN
		S_{3E}	EXISTING 3-WAY LOCAL SWITCH TO REMAIN
			EXISTING CIRCUIT CONNECTION WIRE TO REMAIN
		E	EXISTING ELECTRICAL PANEL ENCLOSURE TO REMAIN
		TELE E	EXISTING FLUSH MOUNT TELEPHONE BOX TO REMAIN
		JB E	EXISTING FLUSH MOUNT CEILING JUNCTION BOX TO REMAIN
		E	EXISTING DUPLEX RECEPTACLE TO REMAIN
		E	EXISTING DOUBLE DUPLEX RECEPTACLE TO REMAIN
		E	EXISTING ELECTRIC MOTOR TO REMAIN
		DC E	EXISTING OVERHEAD DOOR CONTROLLER TO REMAIN

ELECTRICAL SYMBOLS

SYSTEM	AFF TOP OF OUTLET UNLESS NOTED	SYMBOL	DESCRIPTION
BOXES/WIRING			ELECTRIC MOTOR
			CONDUIT ABOVE CEILING OF AREA WHERE SHOWN
			CONDUIT UNDER FLOOR OR GRADE OF AREA WHERE SHOWN
			CONDUIT SLEEVE ABOVE CEILING
			VERTICAL CONDUIT SLEEVE WITH STUB OUT INTO CEILING
			GROUNDING ELECTRODE CONDUCTOR (GEC) CONNECTED TO GROUND
	5'-0"		DISCONNECT SWITCH SECTION 262816
		JB	JUNCTION BOX
		PB	PULLBOX
		FB	RECESSED MULTI-SERVICE FLOOR BOX, SEE SPECIFICATION SECTION 260533 FOR REQUIREMENTS
	5'-0"	MP	MOTOR PROTECTIVE SWITCH, SEE SPECIFICATION SECTION 262900 FOR REQUIREMENTS
	5'-0"	MS	MOTOR STARTER, SEE SPECIFICATION SECTION 262900 FOR REQUIREMENTS
	6'-0"	PNL	ELECTRICAL PANEL, FLUSH MOUNT
	6'-0"	PNL	ELECTRICAL PANEL, SURFACE MOUNT
			DIRECT CONNECTION TO EQUIPMENT
		CR	CORD REEL, SEE DETAIL ON SHEET E3.3 FOR REQUIREMENTS
	4'-0"	BG	BREAK GLASS STATION FOR GAS-FIRED WATER HEATER, SEE SECTION 262000 FOR REQUIREMENTS
			CIRCUIT CONNECTION WIRE
RECEPTACLES	1'-8"		125V, 3W, 20A, 2P, 1Ø DUPLEX RECEPTACLE, WALL NEMA 5-20R
	1'-8"		125V, 3W, 20A, 2P, 1Ø DOUBLE DUPLEX RECEPTACLE, WALL IN DOUBLE-GANG BOX NEMA 5-20R
	ABOVE COUNTER	C	125V, 3W, 20A, 2P, 1Ø DUPLEX RECEPTACLE, WALL ABOVE COUNTER BACKSPLASH NEMA 5-20R
	AS REQ'D FOR EWC	WC	125V, 3W, 20A, 2P, 1Ø DUPLEX GROUND FAULT RECEPTACLE, WALL LOCATED WITHIN ELECTRIC WATER COOLER COVER NEMA 5-20R
	1'-8"	G	125V, 3W, 20A, 2P, 1Ø DUPLEX GROUND FAULT RECEPTACLE, WALL NEMA 5-20R
	ABOVE COUNTER	GC	125V, 3W, 20A, 2P, 1Ø DUPLEX GROUND FAULT RECEPTACLE, WALL ABOVE COUNTER BACKSPLASH NEMA 5-20R
	1'-8"	WL	125V, 3W, 20A, 2P, 1Ø DUPLEX GROUND FAULT RECEPTACLE, WALL, WITH WHILE-IN-USE COVER NEMA 5-20R
	FLOOR		125V, 3W, 20A, 2P, 1Ø DUPLEX RECEPTACLE, MOUNTED IN FLUSH FLOOR BOX NEMA 5-20R
	1'-8"	14-30	NEMA TYPE 14-30 RECEPTACLE, PROVIDE OTHER NEMA RECEPTACLES WHERE SHOWN ON THE DRAWINGS NEMA 14-30R
	1'-0"	WL	125V, 3W, 20A, 2P, 1Ø DUPLEX GROUND FAULT RECEPTACLE, ROOF OR GRADE MOUNTED IN SPECIFIED FS (FD) BOX WITH WHILE-IN-USE COVER NEMA 5-20R
LIGHTING			CEILING OUTLET WITH RECESSED 2'X4' RECESSED LAY-IN FLUORESCENT TROFFER
			CEILING OUTLET WITH SURFACE OR PENDANT MOUNTED LINEAR FLUORESCENT FIXTURE
			CEILING OUTLET WITH RECESSED 2'X2' LINEAR FLUORESCENT TROFFER
			CEILING OUTLET WITH RECESSED LED DOWNLIGHT
	AS SPEC'D		WALL OUTLET WITH WALL MOUNTED COMPACT FLUORESCENT OR LED FIXTURE
			CEILING OUTLET WITH PENDANT MOUNTED LED OR FLUORESCENT FIXTURE
		LT	LIGHT TRACK
			FIXTURE MOUNTED TO LIGHT TRACK
		TL	LED TAPE LIGHT, FIXTURE TYPE A ON LIGHTING SCHEDULE, SHEET E0.2
			CEILING OUTLET WITH EXIT SIGN FIXTURE, SINGLE OR DOUBLE FACED, WITH DIRECTIONAL ARROWS WHERE SHOWN
	ABV DOOR LINTEL		WALL OUTLET WITH EXIT SIGN FIXTURE, SINGLE OR DOUBLE FACED, WITH DIRECTIONAL ARROWS WHERE SHOWN
	4'-0"	S	LOCAL SWITCH, SINGLE POLE, 120-277V, 20A
	4'-0"	S^3	LOCAL SWITCH, 3-WAY, 120-277V, 20A
	4'-0"	S^4	LOCAL SWITCH, 4-WAY, 120-277V, 20A
	4'-0"	D	DIMMER, SEE SECTION 26 09 23 FOR REQUIREMENTS
	4'-0"	D^3	3-WAY DIMMER, SEE SECTION 26 09 23 FOR REQUIREMENTS
	4'-0"	S^M	LOCAL SWITCH, SINGLE POLE, 120-277V, 20A WITH BUILT-IN OCCUPANCY SENSOR
		OS	OCCUPANCY SENSOR, CEILING MOUNT, 360 DEGREE

ELECTRICAL SHEET INDEX

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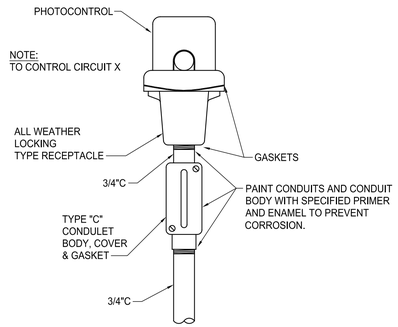
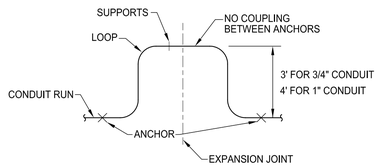
ELECTRICAL SYMBOL LIST & EQUIPMENT SCHEDULE

E0.1



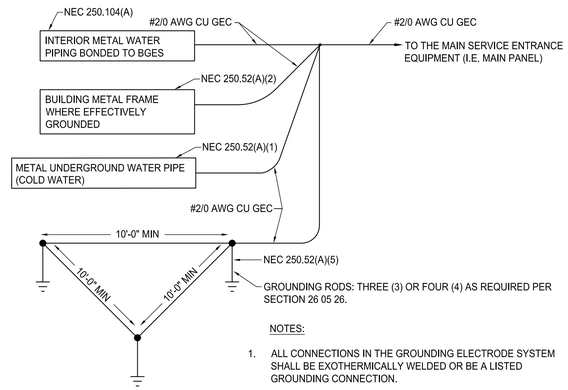
PHOTOCELL MOUNTING DETAIL

NO SCALE



DETAIL OF CONDUIT LOOP AT EXPANSION JOINT

NO SCALE



NOTES:

1. ALL CONNECTIONS IN THE GROUNDING ELECTRODE SYSTEM SHALL BE EXOTHERMICALLY WELDED OR BE A LISTED GROUNDING CONNECTION.
2. BOND ALL GROUNDING ELECTRODE METALLIC RACEWAYS PER NEC 250.64(B).
3. SEE SPECIFICATION SECTION 260526 FOR GROUND ROD SPECIFICATIONS.
4. BOND ANY OTHER METAL PIPING OR BUILDING METAL FRAME NOT INTENTIONALLY OR INHERENTLY GROUNDED THAT IS LIKELY TO BECOME ENERGIZED TO THE BGES IN ACCORDANCE WITH NEC 250.104(B) & 250.104(C).
5. SEE SPECIFICATION SECTION 260526 FOR FURTHER REQUIREMENTS FOR THE BGES.

BUILDING GROUNDING ELECTRODE SYSTEM (BGES)

SCHEMATIC

LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS			VOLTS	MOUNTING	APPROX. QUANTITY (VERIFY ON PLANS)	INPUT WATTS	NOTES
				NO.	WATTS	TYPE					
A	12 VOLT LED TAPE LIGHT, 120 DEG. BEAM ANGLE, FIELD CUTTABLE , 3000K, 543 LUMENS/FT, MOUNTED IN ALUMINUM CHANNEL WITH FROSTED COVER	DIODE LED	DI-12V-DB30-8009 DOUBLE BLAZE SERIES MOUNTED IN PDS4-ALU CHANNEL	-	6/FT	LED	120V (AT POWER SUPPLY)	CHANNEL	-	-	1,2
B	6" LED DOWNLIGHT WITH FRAME-IN KIT, NON-DIM DRIVER, SATIN REFLECTOR, WHITE FLANGE, 2000 LUMENS, 3000K, WIDE FLOOD BEAM SPREAD	LITON LIGHTING	LRALD6SWF141-B60 W/ LHALD625C071UE FRAME-IN KIT AND LED DRIVER	-	25	LED	120	RECESSED	34	25	-
LT	SINGLE CIRCUIT EXTRUDED ALUMINUM LIGHT TRACK, 20 AMP, SOLID COPPER CONDUCTORS	LITON LIGHTING	LP SERIES	-	-	-	120	SURFACE	12'	-	3,4
C	INCANDESCENT LINE VOLTAGE LIGHT TRACK FIXTURE WITH GIMBAL RING, AIMING MECHANISM, HORIZONTAL & VERTICAL ADJUSTMENTS	LITON LIGHTING	LT824	1	75	PAR30	120	LIGHT TRACK	12	75	4
D	SURFACE MOUNT 2-LAMP FLUORESCENT FIXTURE, COLD-ROLLED STEEL HOUSING, SMOOTH WHITE ACRYLIC LENS, WHITE FINISH	TEXAS FLUORESCENTS	555-MW-232-MV-WH	2	32	T8	120	SURFACE	1	60	-
F	2' X 4' 3-LAMP RECESSED FLUORESCENT TROFFER, 1/8" PRISMATIC ACRYLIC #12 LENS, DOUBLE GASKETING	TEXAS FLUORESCENTS	131A125-332-MV	3	32	T8	120	RECESSED	8	90	5
G	2' X 4' 2-LAMP RECESSED FLUORESCENT TROFFER, 1/8" PRISMATIC ACRYLIC #12 LENS	TEXAS FLUORESCENTS	131A125-232-MV	2	32	T8	120	RECESSED	2	60	-
H	PENDANT MOUNT 2-LAMP FLUORESCENT STRIP FIXTURE, DIE-FORMED STEEL HOUSING, WHITE STEEL REFLECTOR, WIREGUARD	TEXAS FLUORESCENTS	IND-232-W30-MV	2	32	T8	120	PENDANT	1	60	-
J	4.5" DIAMETER WALLMOUNT LED CYLINDER, CLEAR TEMPERED GLASS LENS, 1820 LUMEN, 3000K, WET LOCATION LISTING	LURALINE LIGHTING	278UD-2T78-2L13DOB	-	26	LED	120	WALL	6	26	4
EX-1	LED UNIVERSAL EXIT SIGN, SINGLE/DOUBLE FACED, RED LETTERS, WHITE THERMOPLASTIC HOUSING, CHEVRON INDICATORS, EMERGENCY BATTERY	LIGHT ALARMS	QLXN500-RN	-	2.5	LED	120	UNIVERSAL	21	2.5	-

LIGHTING FIXTURE SCHEDULE NOTES:

1. PROVIDE ALL ACCESSORIES FOR LED TAPE LIGHT NECESSARY FOR A COMPLETE INSTALLATION IN RUNS OF LENGTHS SHOWN ON DRAWINGS INCLUDING POWER SUPPLY/LOW VOLTAGE DRIVER, DC PLUG, CONNECTORS, ETC.
2. PROVIDE ALL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION FOR TAPE LIGHT MOUNTING CHANNEL INCLUDING FROSTED COVERS, END CAPS, MOUNTING BRACKETS, ETC.
3. PROVIDE ALL ACCESSORIES FOR LIGHT TRACK NECESSARY FOR A COMPLETE INSTALLATION INCLUDING END CAPS, CONNECTORS, ETC. PROVIDE TYPE C FIXTURES IN QUANTITY SHOWN ON PLAN.
4. FINISH SHALL BE CHOSEN BY THE ARCHITECT.
5. FIXTURE SHALL BE PROVIDED WITH DOUBLE GASKETING (ONE GASKET BETWEEN LENS AND DOOR FRAME AND ONE GASKET BETWEEN DOOR FRAME AND FIXTURE BODY) FOR USE IN KITCHEN.

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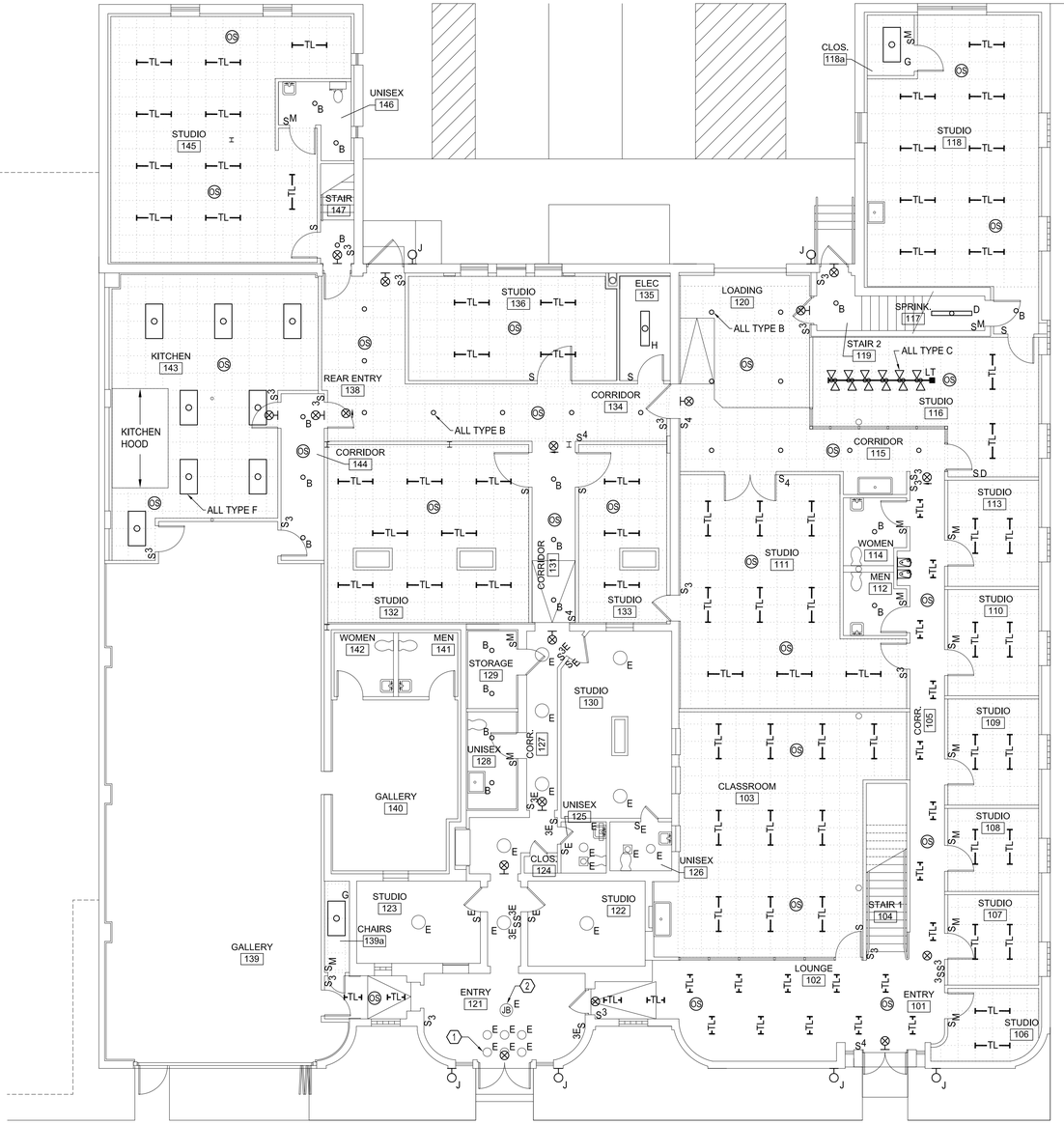
ELECTRICAL LIGHT FIXTURE SCHEDULE & DETAILS

E0.2

FIRST FLOOR LIGHTING PLAN REFERENCE NOTES:

1. CLEAN AND RE-LAMP EXISTING ENTRY DOWNLIGHTS (TYP OF SIX (6)).
2. PROVIDE COVERPLATE OVER EXISTING CEILING JUNCTION BOX.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN

1/8" = 1'-0"

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ELECTRICAL FIRST FLOOR PLAN - LIGHTING

E2.1

GRAPHIC SCALE

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

8' 4' 0 8' 16'

SECOND FLOOR PLAN

1/8" = 1'-0"

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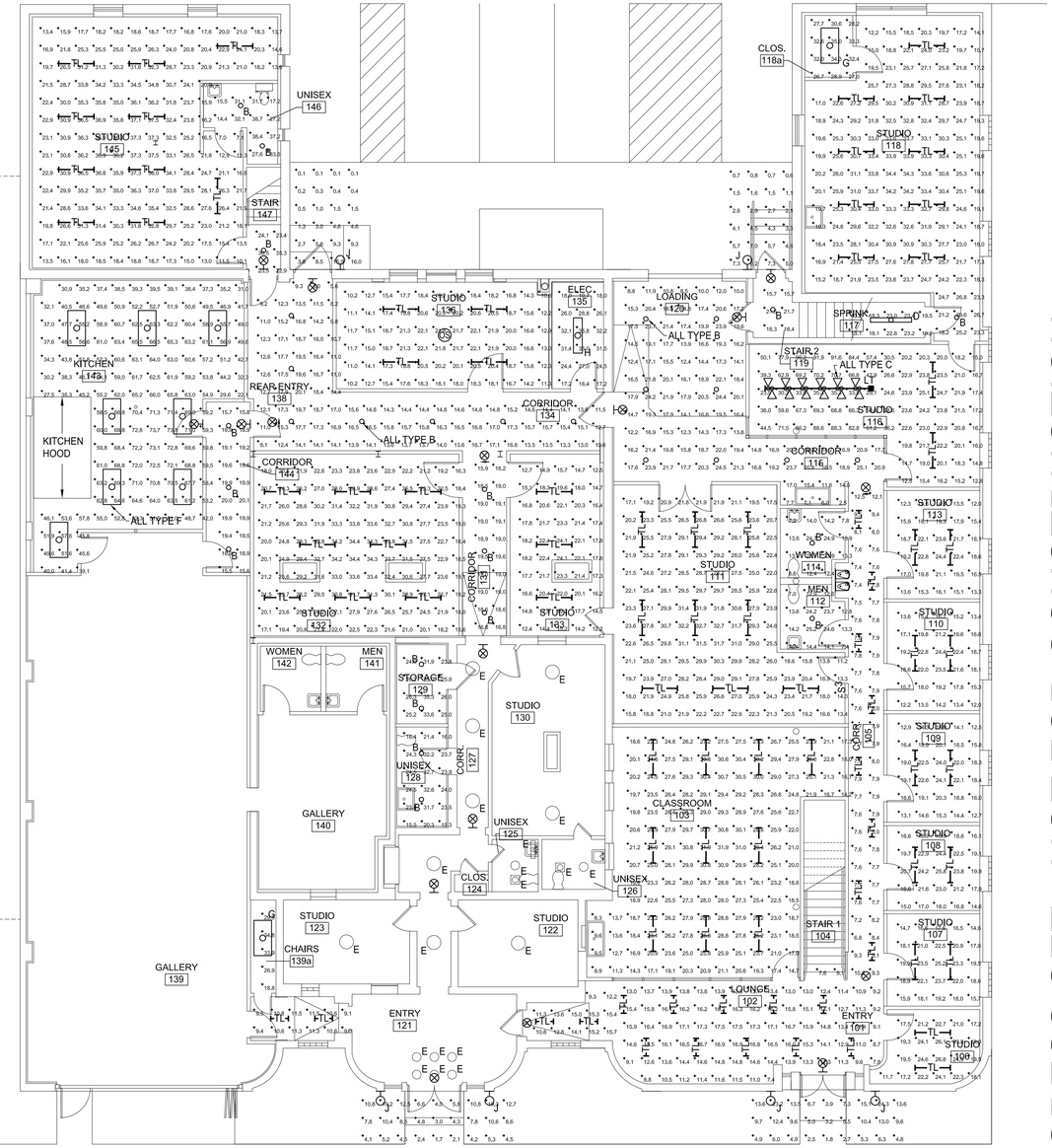
ELECTRICAL SECOND FLOOR PLAN - LIGHTING

E2.2

GENERAL NOTES:

1. POINT-BY-POINT VALUES SHOWN ARE LIGHTING LEVELS IN FOOTCANDLES. CALCULATIONS PERFORMED BY COMPUTER SIMULATION USING VISUAL SOFTWARE. TOTAL LIGHT LOSS FACTOR (INCLUDING LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, AND BALLAST FACTOR) USED IN CALCULATIONS IS 0.9 FOR LED FIXTURES AND 0.75 FOR LINEAR FLUORESCENT FIXTURES.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN - LIGHTING CALCULATIONS

1/8" = 1'-0"

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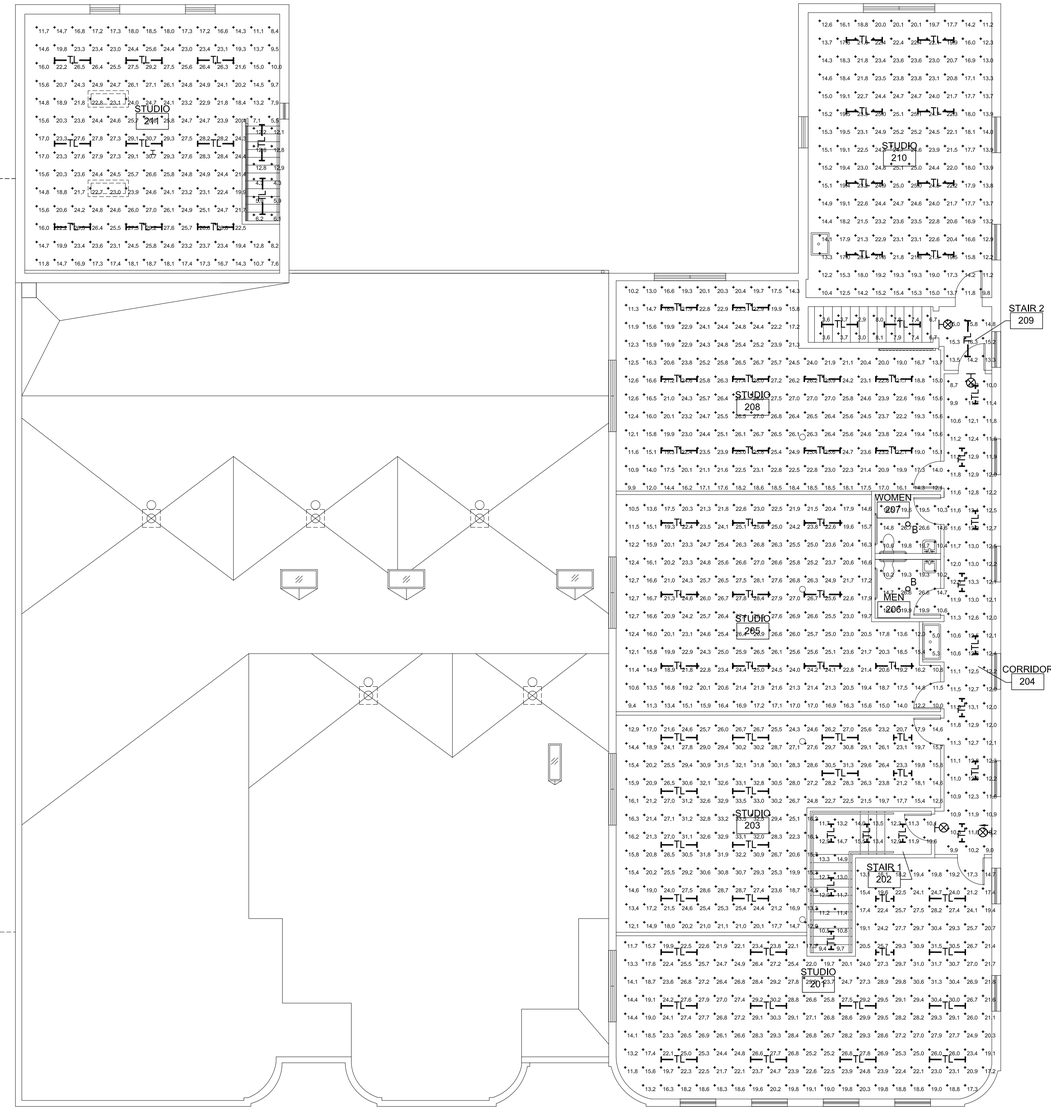
ELECTRICAL FIRST FLOOR - LIGHTING CALCULATIONS

E2.3

GENERAL NOTES:

1. POINT-BY-POINT VALUES SHOWN ARE LIGHTING LEVELS IN FOOTCANDLES. CALCULATIONS PERFORMED BY COMPUTER SIMULATION USING VISUAL SOFTWARE. TOTAL LIGHT LOSS FACTOR (INCLUDING LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, AND BALLAST FACTOR) USED IN CALCULATIONS IS 0.9 FOR LED FIXTURES AND 0.75 FOR LINEAR FLUORESCENT FIXTURES.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

SECOND FLOOR PLAN - LIGHTING CALCULATIONS

1/8" = 1'-0"

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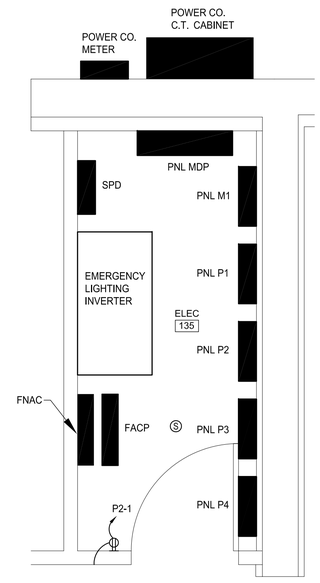
ELECTRICAL SECOND FLOOR - LIGHTING CALCULATIONS

E2.4

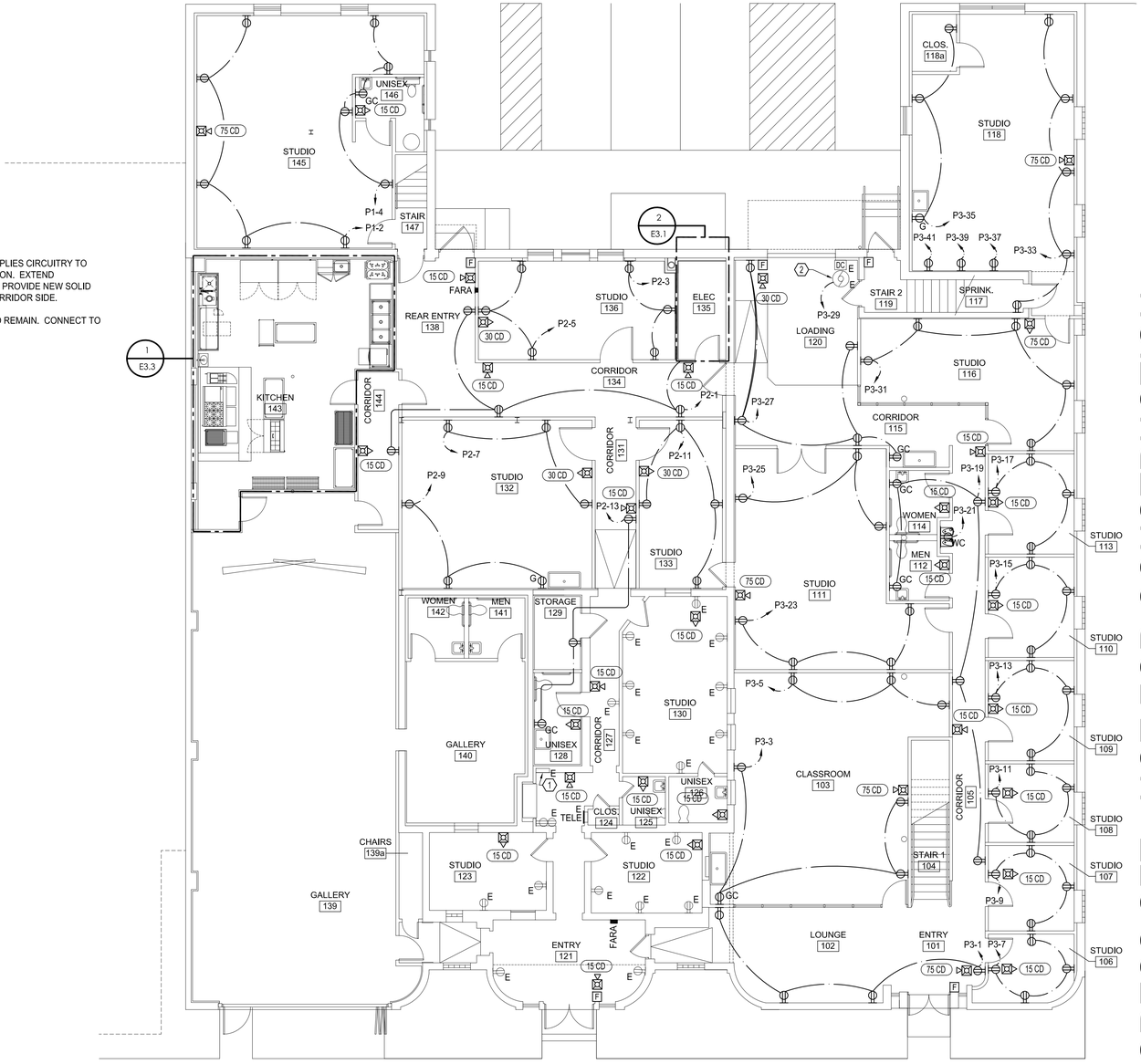
FIRST FLOOR POWER PLAN REFERENCE NOTES:

1. EXISTING JUNCTION BOX RECESSED IN WALL SUPPLIES CIRCUITRY TO EXISTING PANEL REMOVED AS PART OF DEMOLITION. EXTEND CIRCUITRY FROM JUNCTION BOX TO NEW PANEL. PROVIDE NEW SOLID METAL COVERPLATE OVER JUNCTION BOX ON CORRIDOR SIDE.
2. EXISTING OVERHEAD DOOR AND CONTROLLER TO REMAIN. CONNECT TO NEW CIRCUIT SHOWN.



2 / E3.1 ENLARGED ELEC RM 135 PLAN

1/2" = 1'-0"



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN

1/8" = 1'-0"

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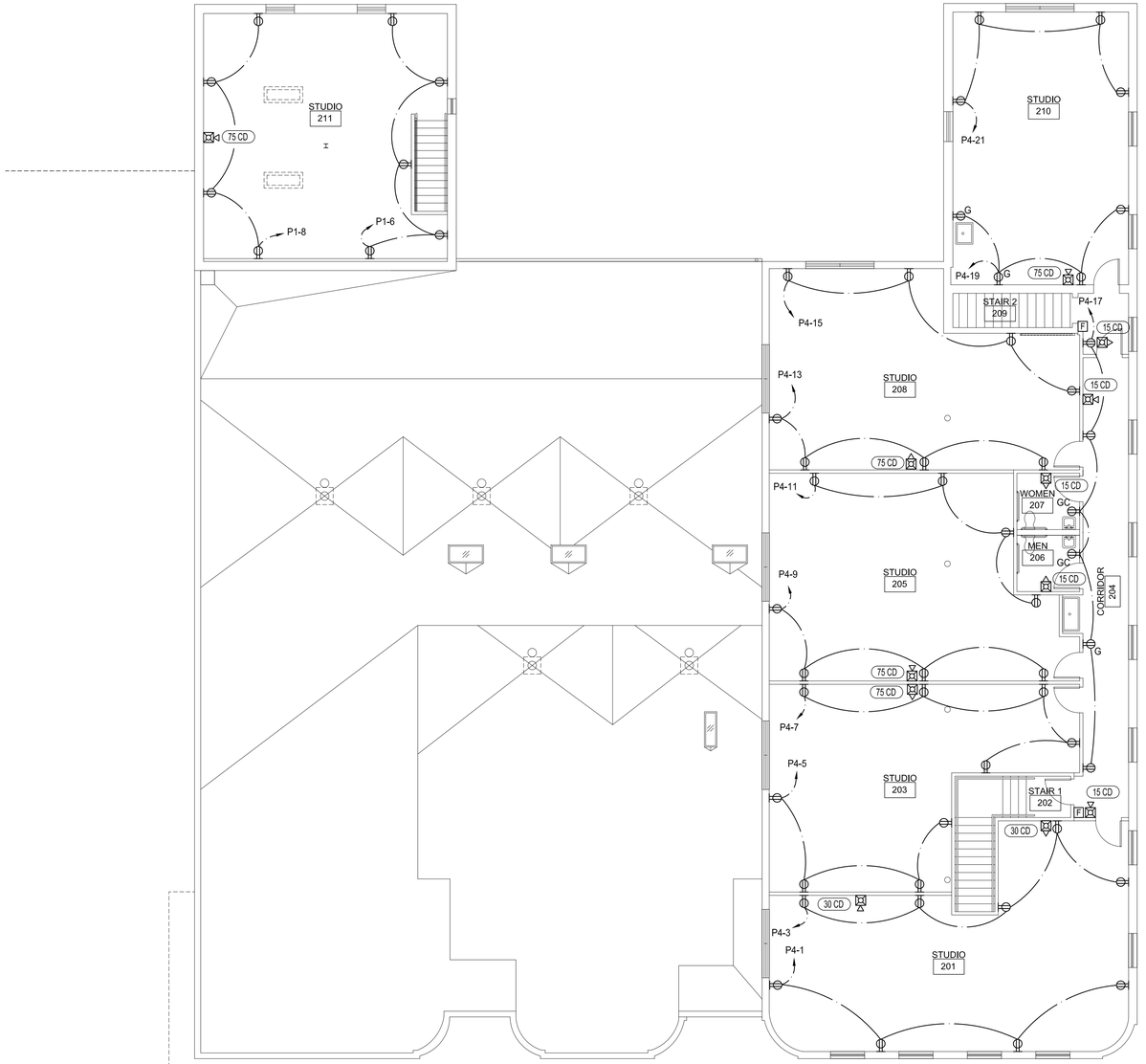
ELECTRICAL FIRST FLOOR PLAN - POWER

E3.1



GRAPHIC SCALE

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

8' 4' 0 8' 16'

SECOND FLOOR PLAN

1/8" = 1'-0"

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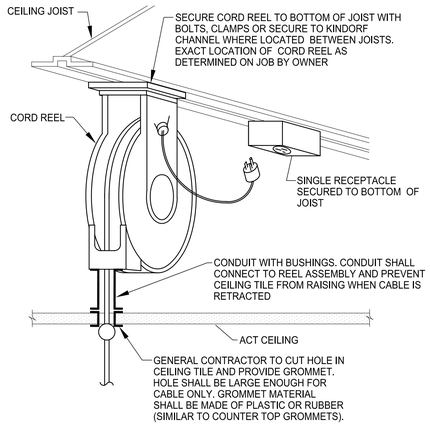
ELECTRICAL
SECOND FLOOR
PLAN - POWER

E3.2



DETAIL OF CORD REEL

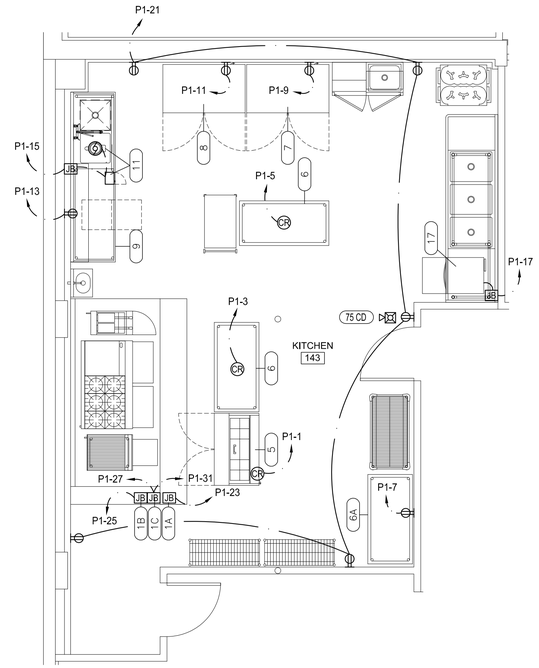
NO SCALE

NOTE:

1. CORD REEL AND SINGLE 120V RECEPTACLE MOUNTED ABOVE CEILING, DANIEL WOODHEAD #997 CORD REEL OR ACCEPTACLE EQUAL. PROVIDE DANIEL WOODHEAD #3000 OR ACCEPTABLE EQUAL 15A PENDANT OUTLET BOX ON END OF CORD.

GENERAL NOTES:

1. COORDINATE ALL WORK FOR THE HOOD WITH DIVISION 23 AND PROVIDE ALL CIRCUITRY AND WIRING CONNECTIONS AS REQUIRED BY THE HOOD MANUFACTURER. PROVIDE ALL CONNECTIONS BETWEEN THE HOOD FAN CONTROL PANEL AND THE ROOFTOP EXHAUST AND MAKEUP AIR FANS, ALL HOOD SWITCHES, CONTACTS, RELAYS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED CONNECTIONS FROM THE HOOD FIRE SUPPRESSION SYSTEM TO THE FIRE ALARM PANEL FOR SUPERVISION AND MONITORING.
2. PER KITCHEN EQUIPMENT MANUFACTURER'S RECOMMENDATIONS, IN LEIU OF GFCI RECEPTACLES, ALL RECEPTACLES IN THE KITCHEN ARE SUPPLIED FROM GFCI CIRCUIT BREAKERS IN PANEL K1. SEE PANELBOARD SCHEDULE, SHEET EX.X.
3. FOR MOUNTING HEIGHTS OF ALL RECEPTACLES AND ELECTRICAL OUTLET BOXES, SEE ROUGH-IN SCHEDULE, THIS SHEET.
4. COORDINATE ALL WORK IN THE KITCHEN WITH THE FOODSERVICE DRAWINGS AND THE FOODSERVICE EQUIPMENT INSTALLER.



KITCHEN PLAN

1/4" = 1'-0"

ELECTRICAL ROUGH-IN SCHEDULE

ITEM	QTY	DESCRIPTION	VOLT	PHASE	KW	HP	AMP	CONN	SUGGESTED ROUTING WL	FLR	DFA	HGT	REMARKS
1A	1	EXHAUST HOOD WITH PSP	115	1	-	-	8	J-BOX	-	-	X	80	NOTE 1, 3
1B	1	FIRE SUPPRESSION SYSTEM	115	1	-	-	12	J-BOX	-	-	X	84	NOTE 1, 3
1C	1	FAN CONTROL PANEL	115	1	-	-	15	J-BOX	-	-	X	84	NOTE 1, 3
			208	3	-	-	12.4	J-BOX	-	-	X	84	NOTE 1, 4
1D	1	EXHAUST FAN - ROOF MOUNTED (SEE ROOF PLAN, SHEET E3.4)	208	3	-	1-1/2	5.0	J-BOX	-	-	-	-	NOTE 10, EXTEND CIRCUIT FROM ITEM 1C TO FAN ON ROOF
1E	1	MAKE-UP AIR FAN - ROOF MOUNTED (SEE ROOF PLAN, SHEET E3.4)	208	3	-	1-1/2	6.2	J-BOX	-	-	-	-	NOTE 10, EXTEND CIRCUIT FROM ITEM 1C TO FAN ON ROOF
5	1	REFRIGERATED SANDWICH PREP TABLE	115	1	-	1/3	6.5	C&P	-	-	X	72	NEMA 5-15R OUTLET ON CORD REEL, SEE DETAIL THIS SHEET
6	2	WORKTABLE ON CASTERS	115	1	-		1.5	RECP	-	-	X	72	NEMA 5-15R CONVENIENCE OUTLET ON CORD REEL, SEE DETAIL THIS SHEET
6A	1	WORKTABLE ON CASTERS	115	1	-	-	1.5	RECP	X	-	-	52	NEMA 5-20R CONVENIENCE OUTLET
7	1	2-SECTION REACH-IN REFRIGERATOR	115	1	-	1/3	8	C&P	X	-	-	48	NEMA 5-15P
8	1	2-SECTION REACH-IN FREEZER	115	1	-	3/4	12	C&P	X	-	-	48	NEMA 5-15P
9	1	PREP TABLE WITH SINKS	115	1	-	-	1.5	RECP	X	-	-	52	NEMA 5-20R CONVENIENCE OUTLET
11	1	DISPOSER WITH CONTROL PANEL	115	1	-	1-1/2	12.2	J-BOX	X	-	-	12	NOTE 2
17	1	UNDERCOUNTER DISHWASHER	208	1	-	3/4	38.4	J-BOX	X	-	-	8	NOTE 1

KITCHEN ROUGH-IN SCHEDULE REMARKS:

NOTE 1: PROVIDE CIRCUIT IN LIQUID TIGHT CONDUIT TO APPLIANCE.
NOTE 2: CONNECT CIRCUIT THRU CONTROL PANEL TO SOLENOID VALVE AND MOTOR.
NOTE 3: CONNECT HOOD LIGHT CIRCUIT, CONTROL CIRCUIT TO FIRE SUPPRESSION RELAYS AND FROM RELAYS TO FAN CONTROLS.
NOTE 4: PROVIDE FAN CIRCUIT TO SECTION 114000 FURNISHED AND MOUNTED FAN CONTROL CENTER AND EXTEND LOAD CIRCUIT TO FAN ON ROOF

ELECTRICAL ROUGH-IN SCHEDULE LEGEND

C&P - CORD AND PLUG
WL - WALL
FLR - FLOOR
DFA - DOWN FROM ABOVE
HGT AFF - HEIGHT IN INCHES TO CENTERLINE OF ROUGH-IN

GRAPHIC SCALE

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

4' 2' 0 4' 8'

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ELECTRICAL KITCHEN PLAN

E3.3

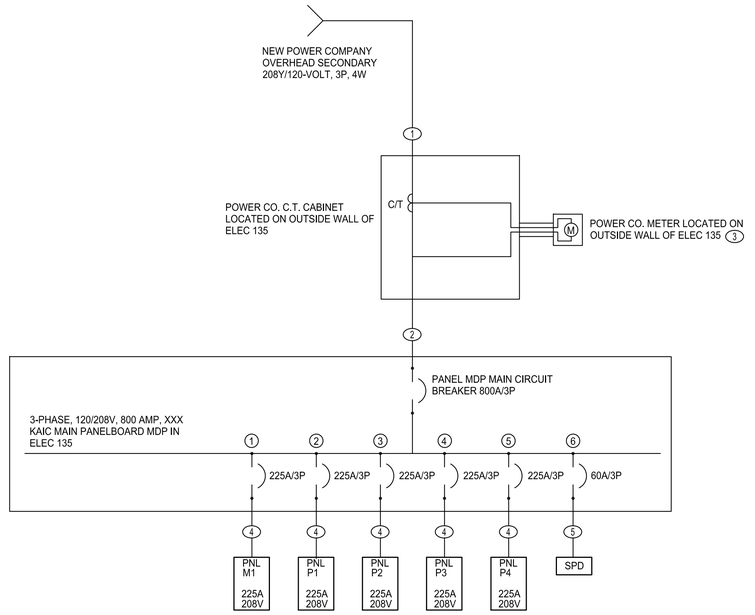
PANEL P1 | VOLTS 120/208 | MAIN AMPS 225
MFG SQUARE-D | WIRE 4 | NEUTRAL AMPS 225
PNL TYPE NQ | PHASE 3
ENCLOSURE SURFACE

CIRCUIT NO	CIRCUIT DESCRIPTION	KVA	BRKR. FRAME	BRKR. POLES	BRKR. AMPS	BRKR. KAIC	WIRE PHASE	WIRE NEUT	WIRE EGC	CONDUIT	MAIN LUGS	CONDUIT	WIRE EGC	WIRE NEUT	WIRE PHASE	BRKR. KAIC	BRKR. AMPS	BRKR. POLES	BRKR. FRAME	KVA	CIRCUIT DESCRIPTION	CIRCUIT NO
1	CORD REEL - REFRIG, SANDWICH PREP TABLE (ITEM #5)	0.75	QOB-GFI	1	15	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	0.90	RECEPTS. - STUDIO 145	2
3	CORD REEL - WORKTABLE (ITEM #6)	0.18	QOB-GFI	1	15	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	0.90	RECEPTS. - STUDIO 145, UNISEX 146	4
5	CORD REEL - WORKTABLE (ITEM #6)	0.18	QOB-GFI	1	15	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	0.90	RECEPTS. - STUDIO 211	6
7	RECEPT - WORKTABLE (ITEM #6A)	0.18	QOB-GFI	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	0.72	RECEPTS. - STUDIO 211	8
9	RECEPT - REACH-IN REFRIG (ITEM #7)	0.92	QOB-GFI	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	10
11	RECEPT - REACH-IN FREEZER (ITEM #8)	1.38	QOB-GFI	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	12
13	RECEPT. - PREP TABLE (ITEM #9)	0.18	QOB-GFI	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	14
15	DISPOSER WITH CONTROL PANEL (ITEM #11)	1.40	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	16
17	UNDERCOUNTER DISHWASHER (ITEM #17)	8.00	QOB	2	50	10	6	6	10	1		3/4	12	12	12	10	20	1	QOB	-	SPARE	18
												3/4	12	12	12	10	20	1	QOB	-	SPARE	20
21	RECEPT - GENERAL CONVENIENCE	0.90	QOB-GFI	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	22
23	EXHAUST HOOD WITH PSP (ITEM #1A)	0.92	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	24
25	HOOD FIRE SUPPRESSION SYSTEM (ITEM #1B)	1.38	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	26
27	HOOD FAN CONTROL PANEL CONTROL POWER (ITEM #1C)	1.73	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	28
												3/4	12	12	12	10	20	1	QOB	-	SPARE	30
31	HOOD FAN CONTROL PANEL (ITEM #1C)	4.47	QOB	3	15	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	32
												3/4	12	12	12	10	20	1	QOB	-	SPARE	34
35	SPARE		QOB	1	20	10						3/4	12	12	12	10	20	1	QOB	-	SPARE	36
37	SPARE		QOB	1	20	10						3/4	12	12	12	10	20	1	QOB		SPARE	38
39	SPARE		QOB	1	20	10						3/4	12	12	12	10	20	1	QOB	-	SPARE	40
41	SPARE		QOB	1	20	10						3/4	12	12	12	10	20	1	QOB	-	SPARE	42
	TOTAL	22.6	← ADD →									TOTAL								3.4	= TOTAL	26.0 KVA (72.2 AMPS)

PANEL LOCATION: ELEC 135

REMARKS:

KAIC = 1000 AMPS INTERRUPTING CURRENT
S/O = SPACE ONLY



ONE-LINE DIAGRAM
SCHEMATIC

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ELECTRICAL ONE-LINE DIAGRAM & PANELBOARDS

E4.1

PANEL P2 | VOLTS 120/208 | MAIN AMPS 225
MFG SQUARE-D | WIRE 4 | NEUTRAL AMPS 225
PNL TYPE NQ | PHASE 3
ENCLOSURE SURFACE

CIRCUIT NO	CIRCUIT DESCRIPTION	KVA	BRKR. FRAME	BRKR. POLES	BRKR. AMPS	BRKR. KAIC	WIRE PHASE	WIRE NEUT	WIRE EGC	CONDUIT	MAIN LUGS	CONDUIT	WIRE EGC	WIRE NEUT	WIRE PHASE	BRKR. KAIC	BRKR. AMPS	BRKR. POLES	BRKR. FRAME	KVA	CIRCUIT DESCRIPTION	CIRCUIT NO
1	RECEPTS. - CORR 134, 144, ENTRY 138, ELEC 135	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	2
3	RECEPTS. - STUDIO 136	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	4
5	RECEPTS. - STUDIO 136	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	6
7	RECEPTS. - STUDIO 132	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	8
9	RECEPTS. - STUDIO 132	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	10
11	RECEPTS. - STUDIO 133	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	12
13	RECEPTS. - CORR 131, STOR 129, UNISEX 128	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	14
15	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	16
17	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	18
19	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	20
21	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	22
23	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	24
25	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	26
27	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	28
29	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	30
31	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	32
33	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	10	10	10	20	1	QOB	-	SPARE	34
35	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	36
37	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	38
39	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	40
41	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	42
	TOTAL	4.3	ADD									TOTAL								-	= TOTAL	4.3 KVA (11.9 AMPS)

PANEL LOCATION: ELEC 135
REMARKS:

KAIC = 1000 AMPS INTERRUPTING CURRENT
S/O = SPACE ONLY

PANEL P3 | VOLTS 120/208 | MAIN AMPS 225
MFG SQUARE-D | WIRE 4 | NEUTRAL AMPS 225
PNL TYPE NQ | PHASE 3
ENCLOSURE SURFACE

CIRCUIT NO	CIRCUIT DESCRIPTION	KVA	BRKR. FRAME	BRKR. POLES	BRKR. AMPS	BRKR. KAIC	WIRE PHASE	WIRE NEUT	WIRE EGC	CONDUIT	MAIN LUGS	CONDUIT	WIRE EGC	WIRE NEUT	WIRE PHASE	BRKR. KAIC	BRKR. AMPS	BRKR. POLES	BRKR. FRAME	KVA	CIRCUIT DESCRIPTION	CIRCUIT NO
1	RECEPTS. - ENTRY 101, LOUNGE 102	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	2
3	RECEPTS. - CLRM 103	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	4
5	RECEPTS. - CLRM 103	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	6
7	RECEPTS. - STUDIO 106	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	8
9	RECEPTS. - STUDIO 107	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	10
11	RECEPTS. - STUDIO 108	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	12
13	RECEPTS. - STUDIO 109	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	14
15	RECEPTS. - STUDIO 110	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	16
17	RECEPTS. - STUDIO 113	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	18
19	RECEPTS. - CORR 105, MEN 112, WOMEN 114	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	20
21	RECEPT. - EWC IN CORR 105	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	22
23	RECEPTS. - STUDIO 111	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	24
25	RECEPTS. - STUDIO 111	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	26
27	RECEPTS - CORR 115, LOADING 120	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	28
29	OVERHEAD DOOR - LOADING 120	1.13	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	30
31	RECEPTS. - STUDIO 116	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	32
33	RECEPTS. - STUDIO 118, SPRINK. 117	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	10	10	10	20	1	QOB	-	SPARE	34
35	RECEPTS. - STUDIO 118, CLOS. 118a	0.54	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	36
37	RECEPT. - STUDIO 118 REFRIG.	1.15	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	38
39	RECEPT. - STUDIO 118 REFRIG.	1.15	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	40
41	RECEPT. - STUDIO 118 REFRIG.	1.15	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	42
	TOTAL	16.8	ADD									TOTAL								-	= TOTAL	16.8 KVA (46.6 AMPS)

PANEL LOCATION: ELEC 135
REMARKS:

KAIC = 1000 AMPS INTERRUPTING CURRENT
S/O = SPACE ONLY

PANEL P4 | VOLTS 120/208 | MAIN AMPS 225
MFG SQUARE-D | WIRE 4 | NEUTRAL AMPS 225
PNL TYPE NQ | PHASE 3
ENCLOSURE SURFACE

CIRCUIT NO	CIRCUIT DESCRIPTION	KVA	BRKR. FRAME	BRKR. POLES	BRKR. AMPS	BRKR. KAIC	WIRE PHASE	WIRE NEUT	WIRE EGC	CONDUIT	MAIN LUGS	CONDUIT	WIRE EGC	WIRE NEUT	WIRE PHASE	BRKR. KAIC	BRKR. AMPS	BRKR. POLES	BRKR. FRAME	KVA	CIRCUIT DESCRIPTION	CIRCUIT NO
1	RECEPTS. - STUDIO 201	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	2
3	RECEPTS. - STUDIO 201	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	4
5	RECEPTS. - STUDIO 203	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	6
7	RECEPTS. - STUDIO 203	0.90	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	8
9	RECEPTS. - STUDIO 205	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	10
11	RECEPTS. - STUDIO 205	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	12
13	RECEPTS. - STUDIO 208	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	14
15	RECEPTS. - STUDIO 208	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	16
17	RECEPTS. - CORR 204, MEN 206, WOMEN 207, STAIR 209	1.08	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	18
19	RECEPTS. - STUDIO 210	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	20
21	RECEPTS. - STUDIO 210	0.72	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	22
23	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	24
25	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	26
27	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	28
29	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	30
31	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	32
33	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	10	10	10	20	1	QOB	-	SPARE	34
35	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	36
37	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	38
39	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	40
41	SPARE	-	QOB	1	20	10	12	12	12	3/4		3/4	12	12	12	10	20	1	QOB	-	SPARE	42
	TOTAL	8.6	ADD									TOTAL								-	= TOTAL	8.6 KVA (23.9 AMPS)

PANEL LOCATION: ELEC 135
REMARKS:

KAIC = 1000 AMPS INTERRUPTING CURRENT
S/O = SPACE ONLY

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PROGRESS SET - NOT FOR CONSTRUCTION

THE HIGHPOINT COLLECTIVE LLC
3300 W BROAD ST
RICHMOND, VIRGINIA 23230

RENOVATION

DATE ISSUE
11.30.2015 75% PROGRESS

ELECTRICAL PANELBOARD SCHEDULES

E4.2

GAS WATER HEATER SCHEDULE:

MARK	DESCRIPTION	RECOVERY RATE GPH	TEMP RISE °F	FUEL TYPE	INPUT MBH	THERMAL EFFICIENCY	BURNER TURN DOWN	VENT SIZE IN	STORAGE TANK CAP GAL	STORAGE TANK DIA IN	STORAGE TANK HT IN	CIRCULATION PUMP FLOW GPM	CIRCULATION PUMP HEAD FT H2O	CIRCULATION PUMP MOTOR HP	ELECTRICAL MFS	ELECTRICAL FLA	ELECTRICAL V	ELECTRICAL PH	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NO	NOTES
DWH-1	GAS FIRED WATER HEATER	192	90	NAT GAS	150	96%	5:1	3	119	28	62.5	16	16.6	1/6	15	4.5	120	1	LOCHINVAR	AWN151PM	1, 2, 3, 4, 5, & 6

NOTES:
1. UNIT TO BE SKID MOUNTED AND PREPIPED WITH FACTORY FURNISHED CIRCULATION PUMP.
2. PROVIDE CONDENSATE NEUTRALIZATION KIT.
3. PROVIDE CONCENTRIC VENT KIT.
4. PROVIDE WATER HEATER WITH FACTORY CONTROLS AND PUMP CONTROL CONTACTS FOR CIRCULATION PUMP AND DOMESTIC HOT WATER RECIRCULATION PUMP.
5. CONDENSING WATER HEATER SHALL BE SUITABLE FOR VENTING WITH PVC.
6. SET WATER HEATER STORAGE TEMPERATURE AT 140°F.

PLUMBING FIXTURE SCHEDULE:

MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NUMBER	NOTES
EFD-1	5" SQUARE POLISHED BRASS FLOOR DRAIN WITH 1/2" TRAP PRIMER CONNECTION	3"	2"	-	-	ZURN	FD2211-ST	1
EWC-1	ELECTRIC BI-LEVEL WATER COOLER WITH BOTTLE FILLING STATION	1-1/2"	1-1/2"	1/2"	-	ELKAY	EZSTL8WSLK	2 & 3
FS-1	12" SQUARE STAINLESS STEEL FLOOR SINK WITH 1/2" TRAP PRIMER CONNECTION	3"	2"	-	-	ZURN	Z1751	1
IMB-1	WALL MOUNTED ICE MAKER VALVE BOX	-	-	1/2"	-	GUY GRAY	MIB1HAAB	4
LAV-1	WALL HUNG, 20"x18" VITREOUS CHINA LAVATORY, 0.5 GPM FLOWRATE	2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD	0356.421	2, 5 & 6
MS-1	MOP SINK, 24"x24"x10" DEEP	3"	1-1/2"	1/2"	1/2"	ZURN	Z1996-24	7, 8, & 9
S-1	???	2"	1-1/2"	1/2"	1/2"	???	???	???
S-2	???	2"	1-1/2"	1/2"	1/2"	???	???	???
WC-1	FLOOR MOUNTED, VITREOUS CHINA, 1.6 GPF, ADA COMPLIANT WATER CLOSET	3"	2"	1/2"	-	AMERICAN STANDARD	2467.016	2, 10, & 11

NOTES:
1. PROVIDE FLOOR DRAIN WITH 1/2" TRAP PRIMER CONNECTION.
2. MOUNTING HEIGHTS OF ALL ACCESIBLE FIXTURES SHALL BE IN ACCORDANCE WITH ICC A117.1 "ACCESSIBLE AND USABLE BUILDING AND FACILITIES".
3. WATER COOLER SHALL PROVIDE 8 GPH OF 50°F WATER AT 90°F AMBIENT AND 80°F INLET WATER TEMPERATURES.
4. PROVIDE VALVE BOX WITH QUARTER TURN VALVES AND WATER HAMMER ARRESTORS.
5. INSULATE EXPOSED TRAP AND SUPPLIES IN ACCORDANCE WITH ICC A117.1 "ACCESSIBLE AND USABLE BUILDING AND FACILITIES".
6. PROVIDE LAVATORY WITH CONCEALED ARM CARRIER AND 0.5 GPM, 4" CENTERSET SINGLE LEVER FAUCET SIMILAR TO KOHLER K-15593-F.
7. ONE PIECE MOP BASIN WITH STAINLESS STEEL DRAIN AND STRAINER.
8. PROVIDE MOP SINK WITH HOSE AND HOSE BRACKET AND MANUFACTURER'S STAINLESS STEEL WALL GUARDS.
9. PROVIDE CHROME PLATED SERVICE-SINK FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, 8" CENTERS, PAIL HOOK, WALL BRACE AND 3/4" HOSE THREAD ON SPOUT SIMILAR TO FIAT 830-AA.
10. BOWL RIM HEIGHT 16.5", SEAT HEIGHT 17" AFF. WATER CLOSET SHALL INCLUDE FLUSHMATE III FLUSHOMETER TANK OPERATING SYSTEM TANK. PROVIDE WITH OPEN FRONT SEAT.
11. FLUSH CONTROL OPERATOR SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

PLUMBING PIPING INSULATION SCHEDULE:

SERVICE	SIZE RANGE	THICKNESS	MATERIAL	MAXIMUM THERMAL CONDUCTIVITY
ABOVEGROUND DOMESTIC COLD WATER	ALL	1"	FINE HEAVY DENSITY FIBROUS GLASS OR RIGID PHENOLIC FOAM INSULATION WITH FACTORY APPLIED FOIL-SCRIM-WHITE KRAFT PAPER VAPOR BARRIER JACKET, MOLDED TO CONFORM TO PIPING	0.25 BTU/(IN*HR*FT2*°F)
ABOVEGROUND DOMESTIC HOT WATER	ALL	1"	FINE HEAVY DENSITY FIBROUS GLASS, RIGID PHENOLIC FOAM OR CALCIUM SILICATE INSULATION WITH GENERAL PURPOSE JACKET, MOLEDED TO CONFORM TO PIPING	0.25 BTU/(IN*HR*FT2*°F)
ABOVEGROUND HORIZONTAL STORM FROM ROOF DRAIN TO VERTICAL EXTEND 2 FEET DOWN VERTICAL	ALL	1"	FINE HEAVY DENSITY FIBROUS GLASS, RIGID PHENOLIC FOAM OR CALCIUM SILICATE INSULATION WITH GENERAL PURPOSE JACKET, MOLEDED TO CONFORM TO PIPING	0.25 BTU/(IN*HR*FT2*°F)

DOMESTIC HOT WATER RECIRCULATION PUMPS:

MARK	CAP GPM	HEAD FT. H2O	HP	ELECTRICAL V	ELECTRICAL PH	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NO	SYSTEM/ AREA SERVED	NOTES
DHWP-1	3	10	1/25	120	1	TACO	008-BC6	140°F RETURN	2
DHWP-2	3	10	1/25	120	1	TACO	008-BC6	110°F RETURN	1

NOTES:
1. PUMP TO BE CONTROLLED BY DRY CONTACTS ON DOMESTIC WATER HEATER.
2. PROVIDE TIMER TO CONTROL RECIRC PUMP. COORDINATE SCHEDULE WITH OWNER.

GREASE INTERCEPTOR:

MARK	DIMENSIONS WIDTH IN	DIMENSIONS LENGTH IN	DIMENSIONS HEIGHT IN	FLOW RATE GPM	GREASE CAP LBS	INLET SIZE IN	OUTLET SIZE IN	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NO	NOTES
GI-1	20-3/4	35-1/2	24-1/4	50	100	3	3	J. R. SMITH	8250	1 & 2

NOTES:
1. PROVIDE INTERCEPTOR WITH GASKETED EXTENSION AS REQUIRED FOR LID TO BE FLUSH WITH FLOOR.
2. PROVIDE MANUFACTURER'S FLOW CONTROL FITTING.

PLUMBING PIPING SCHEDULE:

SERVICE	SIZE RANGE	SLOPE	MATERIAL	STANDARD
ABOVEGROUND DOMESTIC WATER	ALL	-	TYPE L COPPER, PEX, OR CPVC	ASTM B 88
BELOWGROUND DOMESTIC WATER	ALL	-	TYPE K COPPER	ASTM B 88
ABOVEGROUND SANITARY / WASTE / STORM	<3"	2%	PVC SCHEDULE 40 W/ DWV FITTINGS	ASTM D 2665
ABOVEGROUND SANITARY / WASTE / STORM	> OR EQUAL TO 3"	1%	PVC SCHEDULE 40 W/ DWV FITTINGS	ASTM D 2665
BELOWGROUND SANITARY / WASTE / STORM	<3"	2%	PVC SCHEDULE 40 W/ DWV FITTINGS	ASTM D 2665
BELOWGROUND SANITARY / WASTE / STORM	> OR EQUAL TO 3"	1%	PVC SCHEDULE 40 W/ DWV FITTINGS	ASTM D 2665
NAT GAS	ALL	-	STEEL SCHEDULE 40	ASTM A 53
VENT	ALL	1%	PVC SCHEDULE 40 W/ DWV FITTINGS	ASTM D 2665

POTABLE EXPANSION TANK:

MARK	TANK VOLUME GAL	ACCEPTANCE VOLUME GAL	DIMENSIONS DIA IN	DIMENSIONS LENGTH IN	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NO
ET-DHW	15	10	16	24	WATTS	DETA 30

THERMOSTATIC MIXING VALVES:

MARK	FLOW MIN GPM	DESIGN GPM	PRESSURE DROP PSI	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN MODEL NO	TEMPERATURE SETTING	NOTES
TMV-1	2.0	25	5	BRADLEY	S59-3080	110°F	-
TMV-2	0.25	0.5	8	WATTS	LFUSG-B	105°F	1

NOTES:
1. PROVIDE MIXING VALVE AT EACH LAVATORY.

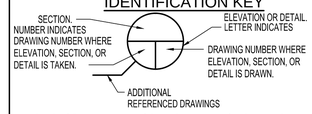
ABBREVIATIONS

ABV	- ABOVE	H	- HOT WATER
AD	- ACCESS DOOR	HR	- HOT WATER RECIRC
BEL	- BELOW	INV	- INVERT
BP	- BACKFLOW PREVENTER	L	- LAVATORY
		MS	- MOP SINK
CO	- CLEAN-OUT	P&T	- PRESSURE & TEMPERATURE RELIEF VALVE
C	- COLD WATER		
DN	- DOWN		
DFU	- DRAINAGE FIXTURE UNIT	SA	- SHOCK ABSORBER
E	- EXISTING	S	- SANITARY
EL	- ELEVATION	U	- URINAL
FCO	- FLOOR CLEAN OUT	V	- VENT
FD	- FLOOR DRAIN	VTR	- VENT-THRU-ROOF
FL	- FLOOR	W	- WASTE
		WC	- WATER CLOSET

PLUMBING LEGEND

- TEE OR ELBOW FROM TOP OF MAIN
- TOP OF MAIN
- BOTTOM OF MAIN
- SIDE OF MAIN
- RISER IN PLAN
- COLD WATER
- HOT WATER
- HOT WATER RECIRC
- SANITARY SOIL & WASTE
- SANITARY VENT
- DIRECTION OF SLOPE DOWN
- CUTOFF/SERVICE VALVE (IN PLAN)
- EXISTING TO BE REMOVED
- BP — BACKFLOW PREVENTER
- SA — SHOCK ABSORBER
- CONNECTION TO EXISTING
- EXTENT OF DEMOLITION

IDENTIFICATION KEY



SECTION, ELEVATION, OR DETAIL SYMBOL

GENERAL PLUMBING NOTES

1. REFER TO CIVIL DRAWINGS FOR THE EXTENT OF ALL PIPING ENTERING AND EXISTING BUILDING.
2. UNDERGROUND SANITARY AND STORM SEWER PIPING EXITING THE BUILDING SHALL BE CAST IRON TO AT LEAST 5'-0" OUTSIDE THE BUILDING WALL UNLESS INDICATED OTHERWISE.
3. MAKE PROPER H & C, W, V, ETC. PIPING CONNECTIONS TO ALL FIXTURES AND EQUIPMENT EVEN THOUGH ALL BRANCH MAINS, ELBOWS AND CONNECTIONS ARE NOT SHOWN.
4. CHECK WITH ARCHITECTURAL WORKING DRAWINGS BEFORE ROUGHING-IN PLUMBING FIXTURES.
5. SLOPES AND INVERT ELEVATIONS OF SEWERS, MANHOLES, SEPTIC TANKS, ETC., SHALL BE ESTABLISHED AND VERIFIED BY PLUMBING CONTRACTOR BEFORE ANY PIPING IS INSTALLED IN ORDER THAT PROPER SLOPES WILL BE MAINTAINED AND NECESSARY INVERT ELEVATIONS OBTAINED.
6. COORDINATE THE LOCATION OF ALL PIPING WITH LIGHTING FIXTURES, DUCT, GRILLES, HEATING, PIPING, ETC..
7. PROVIDE 1"C CONNECTIONS TO FLUSH VALVE WC'S AND URINALS, 1/2" TO TANK TYPE WC'S, 1/2"H & C TO LAVS AND SHOWERS, 1/2"C TO EWC'S AND 3/4"H & C TO SERVICE/MOP SINKS.
8. ALL FLOOR DRAINS SHALL HAVE STANDARD 3" SEAL, CAST IRON, "P" TRAPS UNLESS OTHERWISE NOTED. FLOOR DRAIN TRAP SEALS SUBJECT TO LOSS BY EVAPORATION SHALL BE EQUIPPED WITH TRAP PRIMERS
9. ALL CUTOFF VALVES, SHOCK ABSORBERS, ETC. SHALL BE ACCESSIBLE THROUGH AN ACCESS DOOR OR THROUGH LAY-IN CEILING. PROVIDE ACCESS DOOR WHERE REQUIRED.
10. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING PIPING, MANHOLES, ETC. BEFORE ANY NEW PIPING IS INSTALLED.
11. WALL CLEANOUTS SHALL BE INSTALLED AT THE BASE OF ALL NEW RAIN CONDUCTORS AND SOIL OR WASTE STACKS.
12. ALL VENT TERMINALS ABOVE ROOF SHALL BE LOCATED A MINIMUM DISTANCE OF 15 FEET FROM ANY HVAC UNIT AIR INTAKE OR INTAKE LOUVER.

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PROGRESS SET - NOT FOR CONSTRUCTION

THE HIGHPOINT COLLECTIVE LLC
RENOVATION

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PLUMBING LEGEND, SYMBOLS & SCHEDULES

P0.1

DEMOLITION PLAN GENERAL NOTES:

1. LOCATION OF UNDERGROUND UTILITIES AND PIPING IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO LOCATE UNDERGROUND UTILITIES AND PIPING PRIOR TO THE START OF ANY DEMOLITION WORK OR CONNECTION TO EXISTING SYSTEMS.

2. WHERE UNDERGROUND PIPING IS TO BE REMOVED, PIPING MAY BE CAPPED AND SEALED AND ABANDONED IN PLACE.

DEMOLITION PLAN REFERENCE NOTES:

(1) PROVIDE TEMPORARY DOMESTIC HOT AND COLD WATER TO FIXTURES EXISTING TOILET ROOMS UNTIL FINAL CONNECTION TO NEW DOMESTIC COLD AND HOT WATER SERVICE PIPING. TOILET ROOMS TO REMAIN FUNCTIONAL AND OCCUPIED DURING CONSTRUCTION. COORDINATE ALL WORK WITHIN TOILET ROOMS WITH OWNER. EXISTING SANITARY/WASTE AND VENT PIPING TO REMAIN. PLUG ALL SANITARY/WASTE AND VENT BRANCH PIPING TO FIXTURES TO BE REMOVED.

(2) FIELD VERIFY EXACT LOCATION, DEPTH AND SIZE OF EXISTING BUILDING SANITARY PIPE BELOW SLAB.

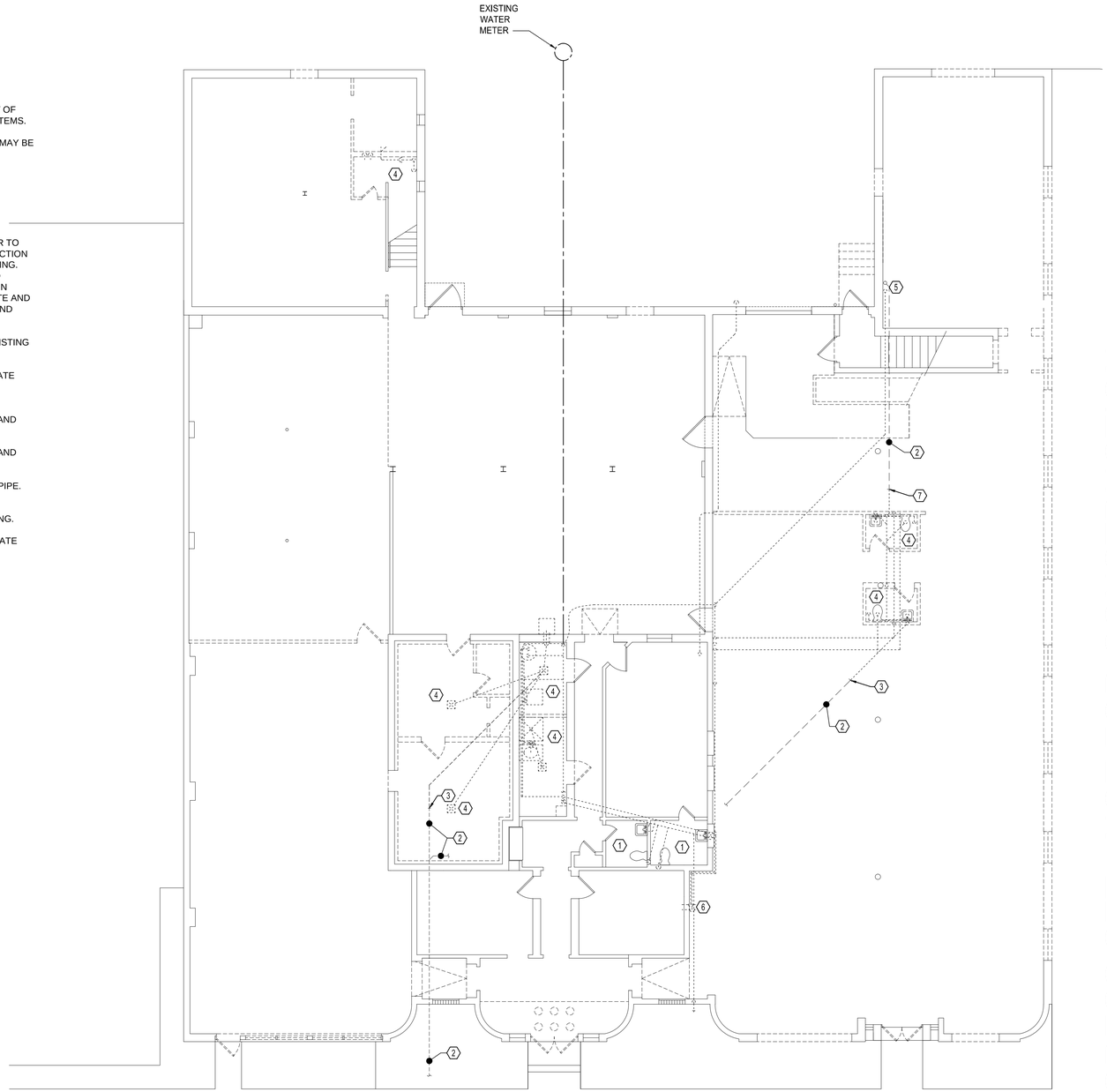
(3) REMOVE EXISTING 3"S PIPE BELOW SLAB TO APPROXIMATE LOCATION. PREPARE END OF EXISTING PIPING FOR CONNECTION TO NEW 3"S PIPING.

(4) REMOVE ALL PLUMBING FIXTURES, PIPING, SUPPORTS, AND APPURTENANCES WITHIN THIS SPACE.

(5) REMOVE ALL PLUMBING FIXTURES, PIPING, SUPPORTS, AND APPURTENANCES WITHIN THIS SPACE. REMOVE SANITARY/WASTE PIPING TO JUST ABOVE FLOOR SLAB. PREPARE END OF PIPE FOR CONNECTION TO NEW 2"W PIPE.

(6) REMOVE WASTE PIPING BACK TO LAVATORY AND PLUG BRANCH CONNECTION. REMOVE DOMESTIC WATER PIPING.

(7) REMOVE EXISTING 2"W PIPE BELOW SLAB TO APPROXIMATE LOCATION. PREPARE END OF EXISTING PIPING FOR CONNECTION TO NEW 2"W PIPING.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN

1/8" = 1'-0"

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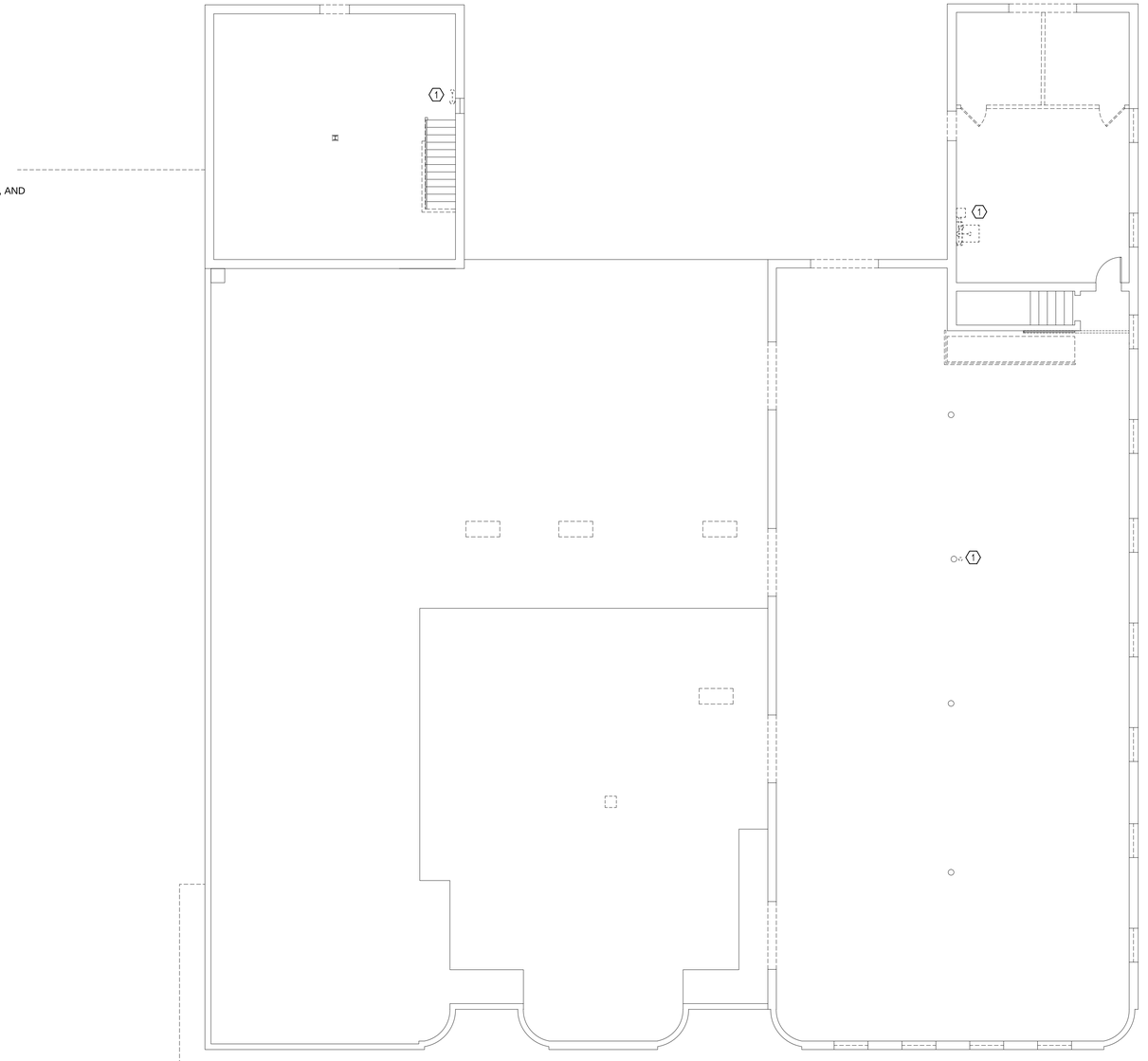
PLUMBING FIRST FLOOR PLAN - DEMOLITION

P1.1

DEMOLITION PLAN REFERENCE NOTES:

1 REMOVE ALL PLUMBING FIXTURES, PIPING, SUPPORTS, AND APPURTENANCES WITHIN THIS SPACE.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN

1/8" = 1'-0"

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PLUMBING SECOND FLOOR PLAN - DEMOLITION

P1.2

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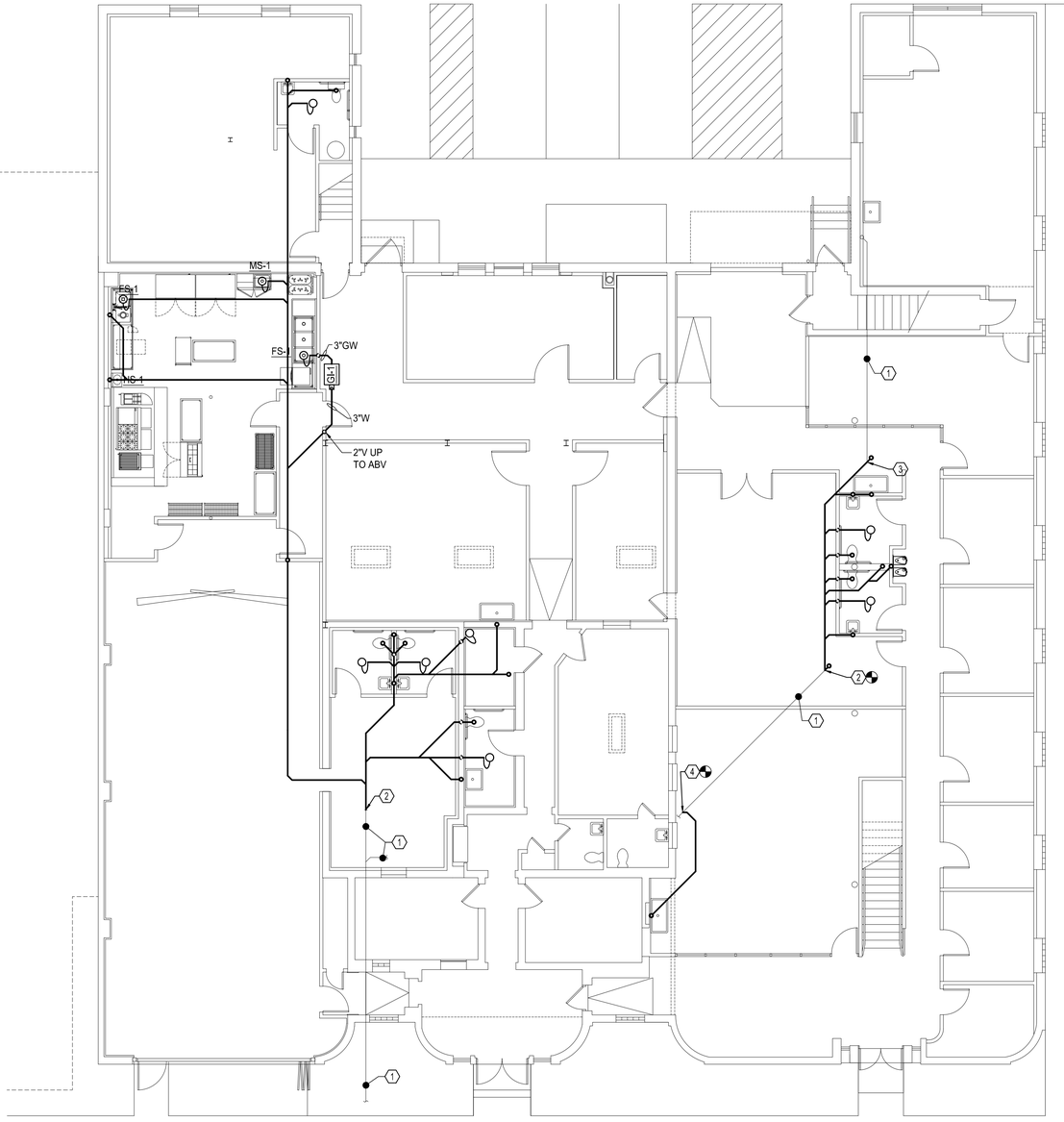
PLAN REFERENCE NOTES:

1. FIELD VERIFY EXACT LOCATION, DEPTH, AND SIZE OF EXISTING BUILDING SANITARY SEWER.
2. CONNECT NEW 3"S TO EXISTING 3"S.
3. CONNECT EXISTING 2"W TO NEW 2"W.
4. CONNECT NEW 2"W TO EXISTING 3"S.



BELOW SLAB PLAN
1/8" = 1'-0"

GRAPHIC SCALE

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

8' 4' 0 8' 16'

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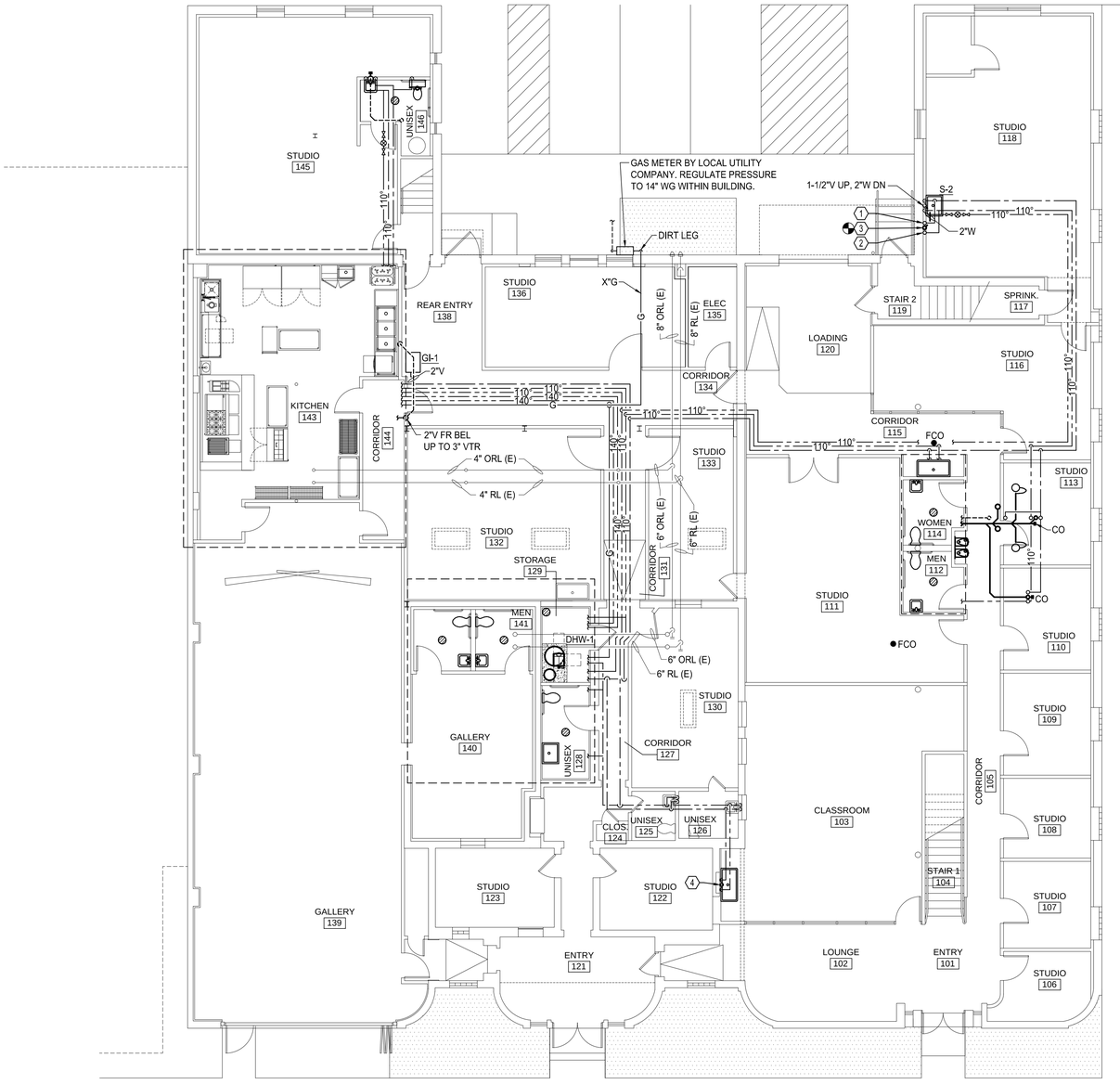
PLUMBING BELOW SLAB PLAN

P2.0

PLAN REFERENCE NOTES:

1. 1/2"C UP TO 2ND FLOOR.
2. 1/2"H UP TO 2ND FLOOR.
3. 2"W FROM 2ND FLOOR. CONNECT TO EXISTING WASTE TO BELOW SLAB.
4. 2"W DN, 1-1/2"V UP TO AAV MINIMUM 6" ABOVE TRAP.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

FIRST FLOOR PLAN

1/8" = 1'-0"

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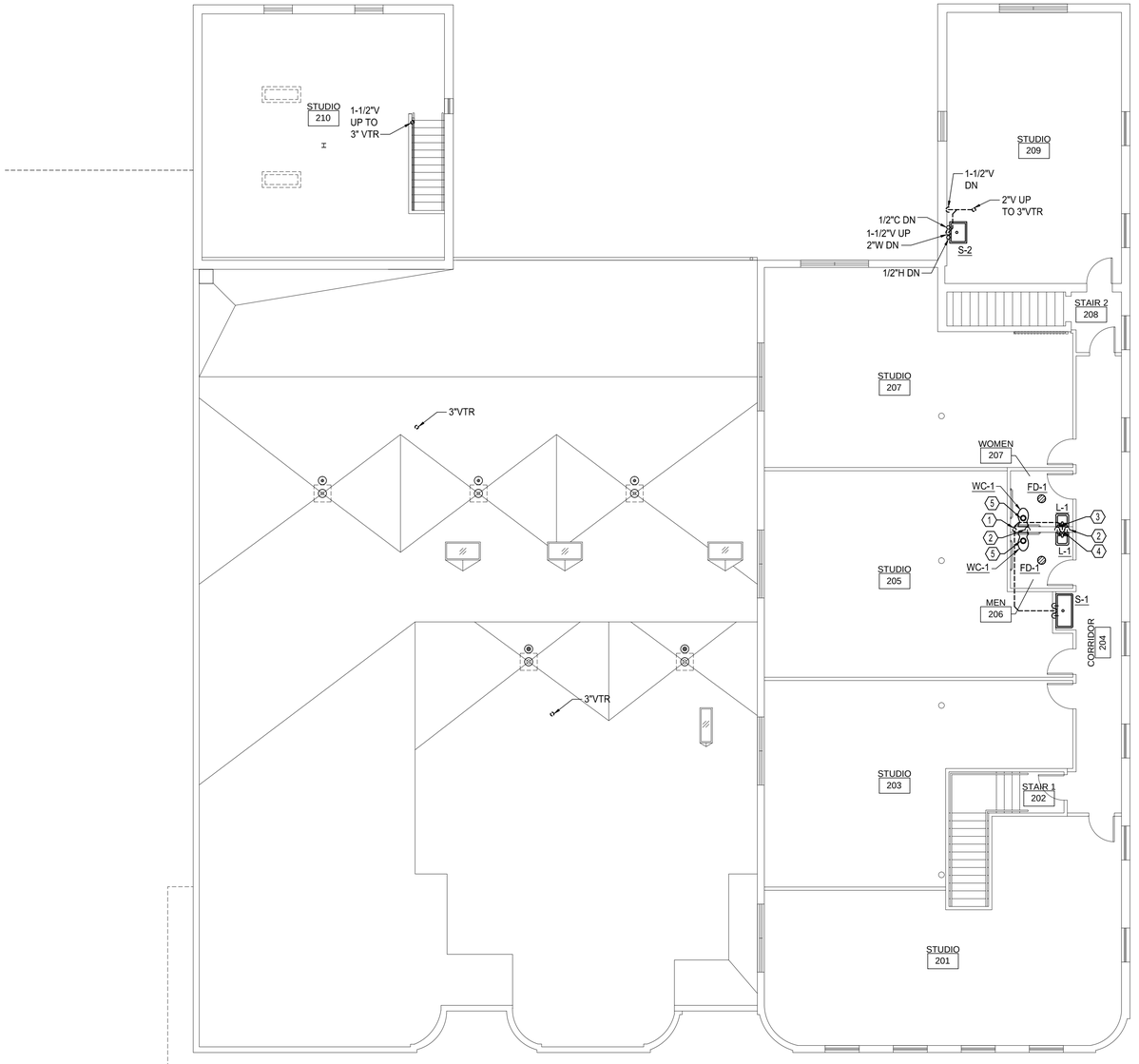
PLUMBING
FIRST
FLOOR PLAN

P2.1

PLAN REFERENCE NOTES:

1. 2"V FROM 1ST FLOOR UP TO 3"VTR.
2. 1/2"C FROM 1ST FLOOR.
3. 1/2"H FROM 1ST FLOOR.
4. 2"W DOWN TO 1ST FLOOR, 1-1/2"V UP.
5. 3"S FROM CLOSET FLANGE DOWN TO 1ST FLOOR.



GRAPHIC SCALE

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

8' 4' 0 8' 16'

SECOND FLOOR PLAN

1/8" = 1'-0"

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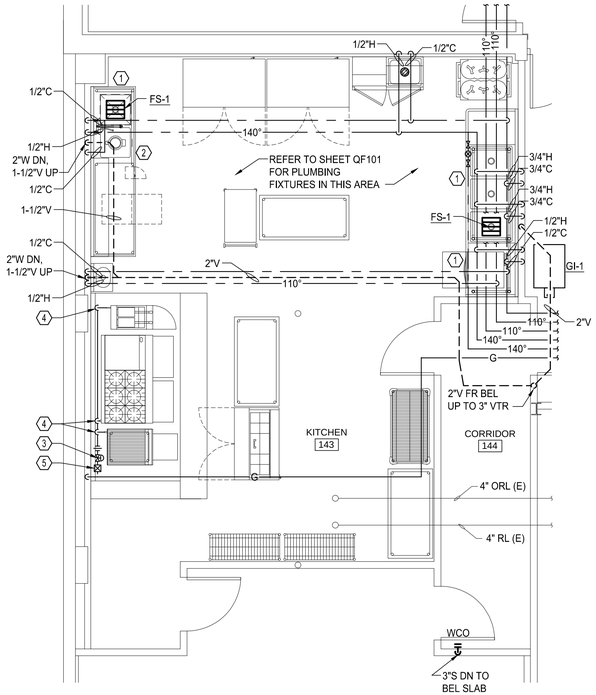
PLUMBING
SECOND
FLOOR PLAN

P2.2

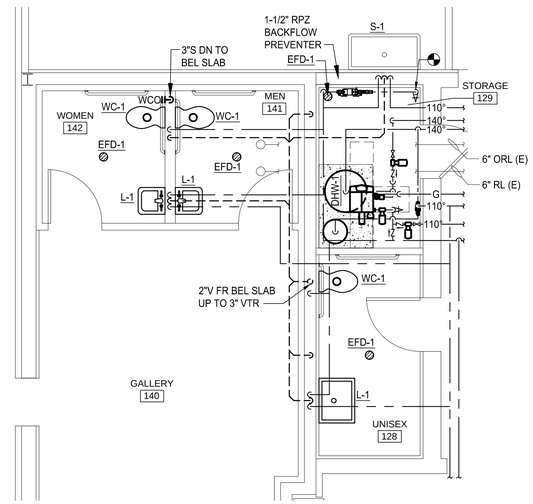
PLAN REFERENCE NOTES:

1. PROVIDE FIXTURE WITH INDIRECT WASTE WITH AIR GAP. REFER TO SHEET QF101.
2. PROVIDE DECK-MOUNTED VACUUM BREAKER ON WATER SUPPLY TO FOOD WASTE GRINDER. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND A MINIMUM OF 1" ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE.
3. EMERGENCY GAS SHUT OFF VALVE INTERLOCK WITH HOOD FIRE SUPPRESSION SYSTEM. REFER TO SHEET QF101.
4. PROVIDE EACH GAS APPLIANCE WITH MANUAL SHUT OFF VALVE, UNION, AND FLEXIBLE APPLIANCE CONNECTOR.
5. MANUAL SHUT OFF VALVE.



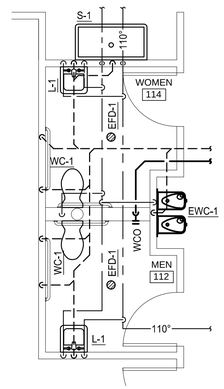
ENLARGED KITCHEN PLAN PLAN

1/4" = 1'-0"



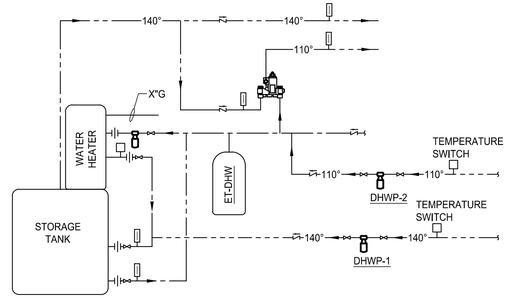
ENLARGED TOILET & EQUIMENT ROOM PLAN

1/4" = 1'-0"



ENLARGED TOILET ROOM PLAN

1/4" = 1'-0"



DOMESTIC HOT WATER HEATER AND MIXING VALVE DIAGRAM

NO SCALE

GRAPHIC SCALE

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

4' 2' 0 4' 8'

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PLUMBING
ENLARGED
PLANS

P3.1