Elgin Historic Review Board
Agenda
Wednesday September 29, 2021

7:30 am

404 North Main Street Elgin Public Library

Molly Alexander, Chair, Ed Rivers, Robert Ryland, Skie O 'Mahoney,
Micah Erwin, Jake Carter, Cynthia Burchfield, Barry Barker, Sherri Richardson

1. CALL TO ORDER
2. WELCOME
3. PUBLIC COMMENT

> Individuals may request to speak on items on the agenda, and items not on the agenda, Speaker comments are limited to three (3) minutes. No formal action can be taken on items not posted on the agenda. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any board member, Council Member, member of Staff, other individual or group.

4. MINUTES

4.I. HRB Minutes 8-25-2021

Documents:

HRB MINUTES 8-25-2021.PDF

5. NEW BUSINESS

5.I. 206 Depot Street, Poth Building, Renovation

Documents:

206 DEPOT.PDF
210416-95 DRAFT-206 DEPOT.PDF

5.II. 301 N. Main Street, New Construction Conceptual Plan Presentation

Documents:

301 N. MAIN.PDF
2021.08.10_JC - ELGIN - DISTILLERY CONCEPT MTG.PDF

5.III. Hogeye Graphics Throughout Downtown Sidewalk Application

Documents:

SIDEWALKS.PDF
COE- HOGEYE GRAPHICS.PDF

5.IV. Certificates Of Obligation 2021A

6. ANNOUNCEMENTS

7. ADJOURNMENT

I certify that the above notice was posted on the bulletin board at Elgin City Hall Annex

in the City of Elgin, Texas on or before 5:00pm Friday, September 24, 2021.

La'Richer Parks, Community Services Admin. Assistant

Notice of Possible Quorum: City Council, City of Elgin, Texas. This notice is posted in order to meet the requirements of the Open Meetings Act, in the event that the number of City Council members present at the event makes the Act applicable.

NOTICE OF ASSISTANCE AT A PUBLIC MEETING

The City of Elgin is committed to compliance with the Americans with Disability Act. The City Hall Annex is wheelchair accessible and special marked parking is available in front of the building. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide forty-eight (48) hours' notice when feasible.

Historic Review Board MINUTES
Wednesday August 25, 2021
Elgin Public Library

Attending: Molly Alexander, Ed Rivers, Sherri Richardson, Barry Barker and Skie O'Mahoney, Cynthia Burchfield and Robert Ryland. Jake Carter arrived at 7:35am.
Absent: - Micah Erwin
Staff: Amy Miller, Community Services Director

Called at 7:31 am by Molly Alexander.
Public Comment- None.

New Meeting date- 4th Wednesdays.
Minutes- Minutes from June 29, 2021, were provided to the board. Ed Rivers moves to approve. 2nd by Barry Barker. Passed unanimously.

25 N. Main Street, To the Point-Projection Sign application, Amy Miller presented the application sign. Sign meets requirements. Robert Ryland moves to approve application as presented. 2nd by Ed Rivers. Passed unanimously.
Storefront set back. Ed Rivers moves to approve storefront signs-noting exception to the number of window signs and reduction of each sign size. 2nd by Skie O'Mahoney. Passed unanimously.

117 Central Ave- Amy Miller provided an overview on the property. Owner is doing overall floor replacement, interior work and will be working on entry. Future application maybe reviewed in house by City Staff.

City Sidewalks- Amy Miller presented the overall sidewalk plans. Robert Ryland moves to approve as presents. 2nd by Sherri Richardson. Passed unanimously.

Nana's House- Amy Miller presented the application to the board. Board is to review the site plans only and make suggestions. Sherri Richardson moves to recommend sidewalk connectivity: S. Central A, West alley to Avenue A, N. Ave. B. 2nd by Skie O'Mahoney. Barry Barker opposed. Motion carries.

Announcements-
Main Street update- We're back to our traditional business hours and events i.e. Hogeye, Shop Small etc.
CARTS Transit- Amy Miller reported the project is on schedule.
Hogeye Festival- Oct. 23. Skie to help with signs, Cow Patty Bingo- ticket keeper. Kaley- possible sponsor (checking reimbursement) Phillip Thomas possible logistics helper.

Adjourned 8:18 am

APPROVED: ATTEST:

_____ _____

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: _____

APPLICANT INFORMATION Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name City of Elgin

Applicant Signature _____

BUILDING INFORMATION

Name of Building Poth

Physical Address 206 Depot St.

Owner Name Tom Martis

Owner Mailing Address PO Box 591

Owner Phone # (_____) _____

_____ ___/___/___

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name City of Elgin

Bus. Owner Name "

Bus. Mailing Address PO Box 591

Bus. Phone # (512 801 5748

Email Address amiller@ci.elgin.tx.us

CONTRACTOR INFORMATION

Contr. Name Not determined

Contr. Address _____

Contr. Phone # (_____) _____

OTHER CONTACT INFORMATION

_____

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Sign Dimensions _____ x _____ = _____ sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

Intended and desired starting and completion date of alteration or repairs.

Start _____ Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

Exterior facade
Replace roof
Repair/replace windows
tuck point brick
Rear facade new
windows & entry
new facade

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

For questions call (512) 281-0119 or write to mlipiec@ci.elgin.tx.us & amiller@ci.elgin.tx.us

PROJECT INFORMATION
206 DEPOT AVE
ELGIN, TX 78621

OWNER
CITY OF ELGIN
P O BOX 591
ELGIN, TX 78621

LEGAL–ELGIN CITY, BLOCK 16, LOT 8,9 & 10
BASTROP CAD ID 12328

PROJECT SCOPE– INTERIOR
RENOVATION/REHABILITATION OF APPROXIMATELY
1202 SF OF BUSINESS IN A HISTORIC BUILDING
LOCATED IN DOWNTOWN HISTORIC ELGIN

ZONING
DOWNTOWN HISTORIC DISTRICT
ZONE 2

2006 IBC & LOCAL CODES

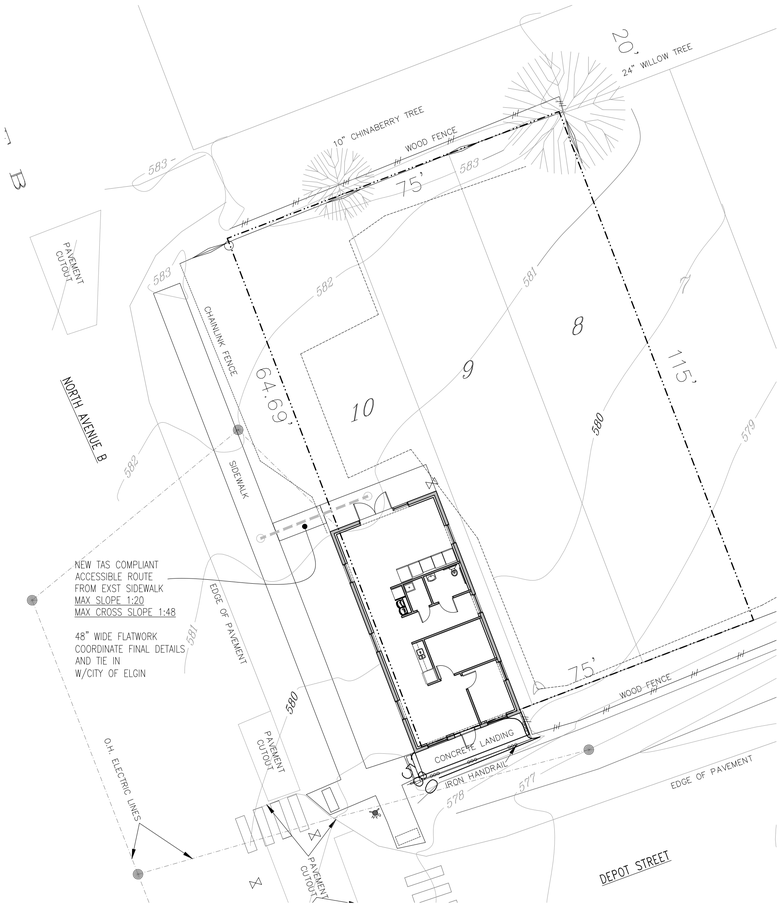
BUILDING USE
B–Business

Total Gross SF 1202
Commercial 1202SF

Occupancy type B
1105sf

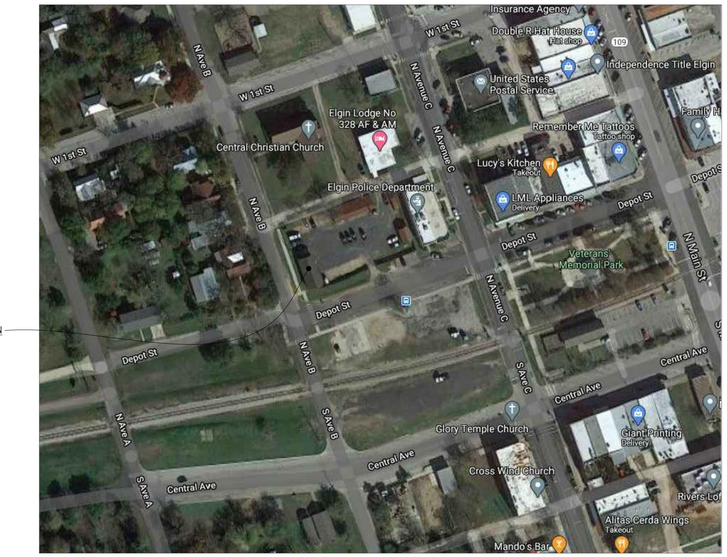
Max Area per occupant 1004.1.2
Business 100 Gross
1105/100
11 occupants

UNISEX RESTROOM @ BUSINESS OCCUPANCY AS PER
2902



01 Architectural Site Plan
SCALE: 1/16"=1'-0"

PROJECT LOCATION



02 Location Map
SCALE: 1/16"=1'-0"

TYPICAL SITE PLAN NOTES

- DO NOT SCALE DRAWINGS
- VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK
- CONTRACTOR TO TIE INTO EXISTING UTILITIES, CONTRACTOR TO VERIFY ANY UTILITIES THAT REQUIRE UPGRADES
- VERIFY ALL METER AND SERVICE LOCATIONS BEFORE COMMENCING WORK
- CONTRACTOR TO UTILIZE TEMPORARY EROSION AND SEDIMENTATION CONTROL AS REQUIRED BY LOCAL CODES
- PROVIDE TREE PROTECTIONS AS NEEDED
- CLEARING AND PRUNING OF TREES TO BE COORDINATED WITH OWNER, CONTRACTOR RESPONSIBLE FOR REMOVAL AND DISPOSAL OF TREE DEBRIS
- ALL FINAL GRADING TO SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 10'
- ALL MATERIALS TO BE STORED IN DRY AND SECURE LOCATION ON SITE AND COORDINATED WITH OWNER
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE CONTRACTOR TO VERIFY BEFORE COMMENCING CONSTRUCTION

SHEET INDEX

A0.1 – COVER SHEET SITE INFORMATION
TAS – TEXAS ACCESSIBILITY STANDARDS
A0.2 – PROJECT NOTES
A1.0 – FLOOR PLAN AND REFLECTED CEILING PLAN
A2.0 – EXTERIOR ELEVATIONS
A2.1 – EXISTING BUILDING & DEMOLITION INFORMATION
A2.2 – INTERIOR ELEVATIONS

M0.0 – MECHANICAL NOTES AND SYMBOLS
M1.0 – MECHANICAL FLOORPLAN
M2.0 – MECHANICAL SCHEDULES & DETAILS
P0.0 – PLUMBING NOTES & SYMBOLS
P1.0 – PLUMBING FLOORPLAN
P2.0 – PLUMBING SCHEDULES AND DETAILS
E0.0 – ELECTRICAL NOTES
E0.1 – ELECTRICAL SYMBOLS
E1.0 – ELECTRICAL FLOORPLAN
E2.0 – ELECTRICAL SCHEDULES & DETAILS

POTH WORKSHOP REHABILITATION
206 DEPOT STREET
ELGIN, TEXAS

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ARCHITECT LLC

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AUSTIN, TEXAS 78702

512.923.8988
CJM.ARCHITECTURE@GMAIL.COM

PROJECT:
POTH WORKSHOP
REHABILITATION

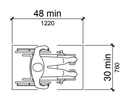
206 DEPOT STREET
ELGIN,TEXAS

ISSUE	DATE
95% REVIEW SET	4.16.21

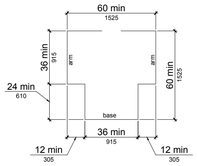
A0.1

11X17 DRAWING IS $\frac{1}{2}$ SCALE

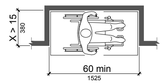
2012 TEXAS ACCESSIBILITY STANDARDS



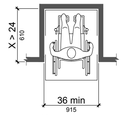
Clear Floor Space Requirements



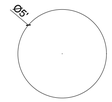
T Shaped Turning Space



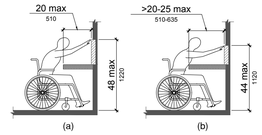
Maneuvering Clearance in an Alcove, Parallel Approach



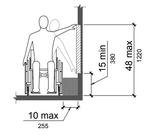
Maneuvering Clearance in an Alcove, Forward Approach



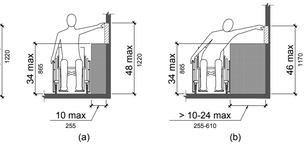
Wheelchair Turning Space



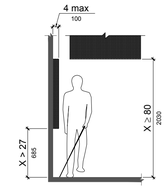
Obstructed High Forward Reach



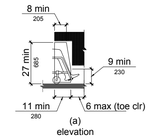
Unobstructed Side Reach



Obstructed High Side Reach



Limits of Protruding Objects

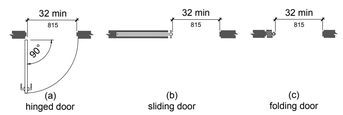


Knee and Toe Clearance

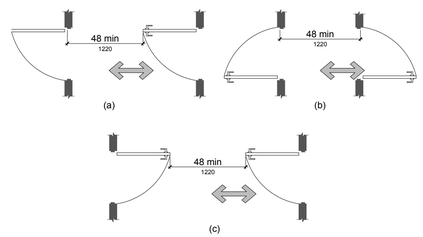
GENERAL NOTES

1. DRAWINGS ON THIS SHEET ARE NOT TO SCALE
2. THIS SHEET IS INCLUDED FOR CONVENIENCE AND DOES NOT ENCOMPASS THE TEXAS ACCESSIBILITY STANDARDS IN ITS ENTIRETY, IT IS CONTRACTORS RESPONSIBILITY TO CONSTRUCT THE PROJECT TO MEET FULL TEXAS ACCESSIBILITY GUIDELINES
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THIS SHEET AND ARCHITECURAL DRAWINGS

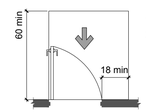
- Clear Floor Space
- Reach Range
- Knee Clearances



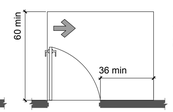
Clear Width of Doorways



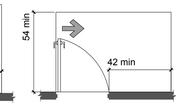
Doors In a Series



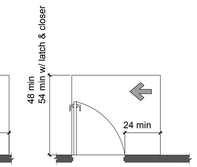
Pull Side Front Approach



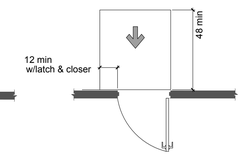
Pull Side Hinge Approach A



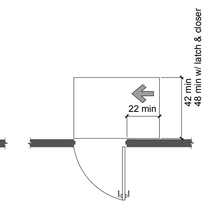
Pull Side Hinge Approach B



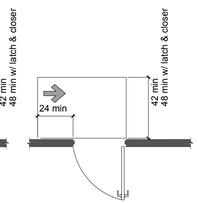
Pull Side Latch Approach



Pull Side Front Approach

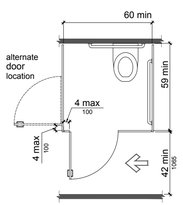


Pull Side Hinge Approach

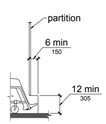


Pull Side Latch Approach

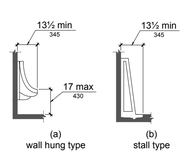
- Door & Gate Clearances



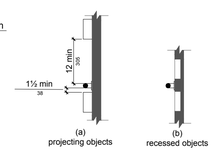
Wheelchair Accessible Toilet Compartment Doors



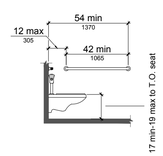
Wheelchair Accessible Toilet Compartment Toe Clearance



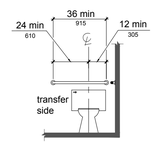
Height and Depth of Urinals



Spacing of Grab Bars

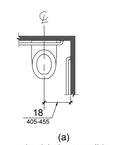


Side Wall Grab Bar at Water Closets

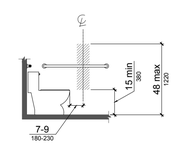


Rear Wall Grab Bar at Water Closets

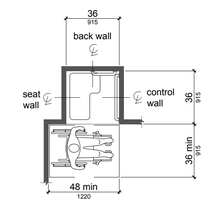
Size of Clearance at Water Closets



Water Closet Location

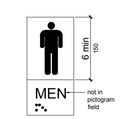


Dispenser Outlet Location

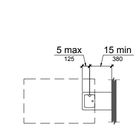


Note: inside finished dimensions measured at the center points of opposing sides

Transfer Type Shower Compartment Size and Clearance

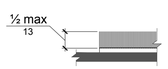


Pictogram Field Dark on Light

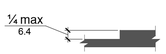


Drinking Fountain Plan

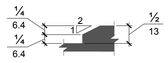
- Restroom Conditions



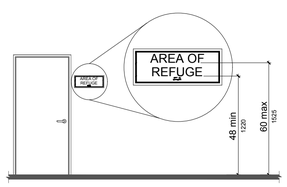
Carpet Pile Height



Vertical Change in Level

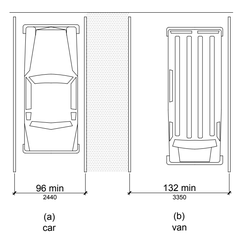


Beveled Change in Level

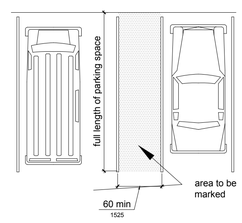


Height of Tactile Characters Above Finish Floor or Ground

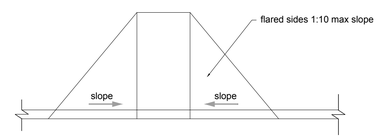
- Horizontal Surfaces



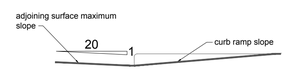
Vehicle Parking Spaces



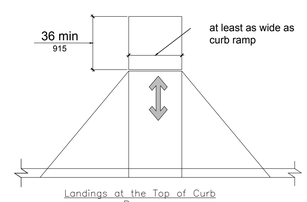
Parking Space Access Aisle



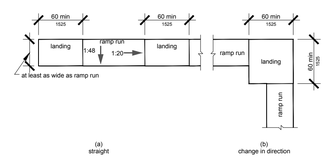
Sides of Curb Ramps



Counter Slope of Surfaces Adjacent to Curb Ramps



Landings at the Top of Curb Ramps



Ramp Landings

- Site Information

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PROJECT:
POTH WORKSHOP REHABILITATION

206 DEPOT STREET
ELGIN,TEXAS

ISSUE	DATE
95% REVIEW SET	4.16.21

TAS

11X17 DRAWING IS ½ SCALE

GENERAL NOTES

CONTRACTOR TO COORDINATE STAGING AREAS
A. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SITE AND CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT
B. COORDINATE STRUCTURAL/MECHANICAL/PLUMBING AND ELECTRICAL DIVISIONS WITH OTHER TRADES
C. NO CHANGES IN CONSTRUCTION METHODS,MATERIALS,DETAILS, SPECIFICATIONS, NOTES AND SCHEDULES OR DELETION OF ANY REQUIREMENT SHOWN ON THESE PLANS WILL BE ACCEPTABLE WITHOUT FIRST OBTAINING PERMISSION OF ARCHITECT AND OWNER. TO OBTAIN PERMISSION PRICING,RELEVANT DRAWINGS AND DOCUMENTS SHALL BE PROVIDED
D. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND LOCAL ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
E. THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS, SHOULD PLANS DISAGREE WITH THEMSELVES GREATER QUALITY OR QUANTITY SHALL BE PROVIDED
F. NOTE TO SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF DOCUMENTS.
G. CONTRACTOR SHALL PROVIDE ALL TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS PROSECUTION OF CONTRACT WORK.
H. A COMPLETE SET OF AS BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF WORK. THE CLOSEOUT PACKAGE SHALL CONTAIN ALL COPIES OF PERMITS,CERTIFICATE OF OCCUPANCY, LIST OF SUBCONTRACTORS AND CONTACT INFO,WARRANTIES AND MANUALS
I. GENERAL CONTRACTOR AND SUBCONTRACTOR ARE TO BID THE PROJECT AS DESIGNED, VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET BEST VALUE. VALUE ENGINEERING ITEMS ARE TO BE SUBMITTED SEPARATELY
J. PAINT, TILE AND FINISH COLORS AND TEXTURES ARE TO BE SELECTED AT A LATER DATE
K. ALL NEW AND EXISTING WORK TO BE THOROUGHLY CLEANED PAINTED/FINISHED PRIOR TO OCCUPANCY
L. LAYOUT TILE PATTERNS TO BE SUBMITTED FOR ARCHITECTS APPROVAL.
M. SEE FINISH SCHEDULE FOR ALL MATERIAL,FINISHES, FINAL COLORS TO SELECTED AT A LATER DATE
O. SUBMITTALS REQUIRED INCLUDE SHOP DRAWINGS, MATERIAL DATA, SAMPLES, AND PRODUCT DATA. CONTRACTOR TO PROVIDE SUBMITTAL LOG TO BE APPROVED BY TENANT/ ARCHITECT.

DEMOLITION NOTES

A. PROTECT FROM DAMAGE ANY FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS
B. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SOILED SURFACES DAMAGED BY SELECTIVE DEMOLITION WORK., INCLUDING BUT NOT LIMITED TO FLOORS ,WALLS CEILINGS.
C. WHEN DEMOLITION IS INDICATED OF AN ASSEMBLY, ALL COMPONENTS OF THE ASSEMBLY SHALL BE REMOVED WHETHER HIDDEN OR NOT WITHIN THE NEW WORK.
D. BEFORE DEMOLITION MAY BEGIN CONTRACTOR SHALL COORDINATE WITH TENANT AND OWNER AND ENGINEER THE TERMINATION AND RELOCATION OF ALL ELECTRICAL SYSTEMS AND ASSOCIATED EQUIPMENT.
E. REMOVE ELECTRICAL FIXTURES,WIRING,AND EQUIPMENT AS INDICATED ON DRAWINGS. REMOVE CONDUIT AND WIRES SERVICING ELECTRICAL EQUIPMENT TO DISTRIBUTION PANELS UNLESS OTHERWISE NOTED OR APPROVED.
F. IF UNANTICIPATED MECHANICAL,ELECTRICAL OR STRUCTURAL CONDITIONS WHICH CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH THE NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER AND ARCHITECT
G. REMOVE TELEPHONE FIXTURES AND WIRING AS NEEDED
H. UPON COMPLETION OF WORK,REMOVE TOOLS. EQUIPMENT AND DEMOLISHED MATERIAL FROM SITE. REMOVE PROTECTION AND LEAVE INTERIOR BROOM CLEAN

PROJECT COORDINATION

A. GENERAL
1. THIS SECTION SPECIFIES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS NECESSARY FOR PROVIDING PROJECT COORDINATION
2. UNLESS STATED OTHERWISE ALL ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR PROJECT COORDINATION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND RESPECTIVE SUBCONTRACTORS
3. CONTRACTOR TO SUBMIT A BAR CHART PROGRESS SCHEDULE NOT MORE THAN 7 DAYS AFTER THE COMMENCEMENT OF THE WORK. ON THE SCHEDULE INDICATE A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT THE SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF THE WORK.
4. WHERE NECESSARY PREPARE MEMOS FOR DISTRIBUTION TO EACH PARTY INVOLVED OUTLINING SPECIAL PROCEDURES REQUIRED FOR COORDINATION.
B. SUBMITTALS
1. PREPARE AND SUBMIT TO OWNER COORDINATED SHOP DRAWINGS WHERE CLOSE AND CAREFUL COORDINATION IS REQUIRED FOR INSTALL OF PRODUCTS AND MATERIALS FABRICATED OFFSITE BY SEPARATE ENTITIES
C. GENERAL INSTALLATION PROVISIONS
1. INSPECT BOTH THE SUBSTRATE AND THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED
2. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THOSE INSTRUCTIONS ARE MORE STRINGENT THAN THE CONTRACT DOCUMENTS
3. INSPECT MATERIALS AND EQUIPMENT UPON DELIVERY AND AGAIN PRIOR TO INSTALL . DAMAGED AND DEFECTIVE ITEMS TO BE REJECTED
4. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS NECESSARY FOR SECURING WORK. SECURE WORK TO TRUE LINE AND LEVEL. ALLOW FOR EXPANSION AND BUILDING MOVEMENT.
5. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS FOR BEST VISUAL EFFECT. CONSULT ARCHITECT AS TO BEST EFFECT
6. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, CONSULT ARCHITECT, MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH TAS AND ACCESSIBILITY REGULATIONS
7. LAYOUT OF EQUIPMENT,ACCESSORIES AND PIPING SYSTEMS ARE DIAGRAMMATIC,EXCEPT AS SPECIFICALLY DIMENSIONED. ALL WORK TO BE COORDINATED AMONG THE TRADES TO AVOID INTERFERENCE.
8. ELECTRICAL PANELS,FIRE EXTINGUISHER CABINETS AND OTHER ITEMS IN RATED WALLS SHALL BE BACKED WITH DRYWALL TO MAINTAIN RATINGS
D. CLEANING AND PROTECTION
1. DURING HANDLING AND INSTALL OF MATERIALS AND EQUIPMENT PROTECT CONSTRUCTION IN PROGRESS. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE UNTIL SUBSTANTIAL COMPLETION
2. CLEAN AND MAINTAIN COMPLETED CONSTRUCTION AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD
GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION ACTIVITIES TO ENSURE THAT NO PART OF THE CONSTRUCTION,COMPLETED OR IN PROGRESS IS SUBJECT TO HARMFUL,DANGEROUS EXPOSURE DURING CONSTRUCTION

SUBMITTALS

A. THIS SECTION SPECIFIES ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR SUBMITTALS REQUIRED FOR PERFORMANCE OF THE WORK.
B. THE TYPES OF SUBMITTAL REQUIREMENTS SPECIFIED IN THIS SECTION INCLUDE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND MISCELLANEOUS WORK RELATED SUBMITTALS. INDIVIDUAL
C. ALL SUBMITTALS TO BE SUBMITTED TO OWNER AND ARCHITECT FOR REVIEW AND APPROVAL
D. SUBMITTAL PROCEDURE
1. THE GENERAL CONTRACTOR SHALL COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES
2. COORDINATE EACH SUBMITTAL WITH FABRICATION,PURCHASING, TESTING OR OTHER ACTIVITY THAT REQUIRES SEQUENTIAL ACTIVITY
3. ALLOW 7 BUSINESS DAYS FOR REVIEW. ADDITIONAL TIME IF SUBMITTAL IS EXTENSIVE OR IF PROCESSING MUST BE DELAYED TO PERMIT FURTHER COORDINATION.
4. LABEL EACH SUBMITTAL
5. FOLLOWING RESPONSE TO INITIAL SUBMITTAL, DISTRIBUTE COPIES TO OWNER AND OTHER PARTIES REQUIRED TO COMPLY WITH SUBMITTAL DATES INDICATED

E. SHOP DRAWINGS
1. SUBMIT NEWLY PREPARED INFORMATION,DRAWN TO ACCURATE SCALE HIGHLIGHT DEVIATIONS FROM CONTRACT DOCUMENTS. ANY SHOP DRAWING REVISIONS TO BE CLEARLY INDICATED
2. SHOP DRAWINGS INCLUDE FABRICATION AND INSTALLATION DRAWINGS,SETTING DIAGRAMS, SCHEDULES, PATTERNS,TEMPLATES AND SIMILAR DRAWINGS. INCLUDE THE FOLLOWING:
3. DIMENSIONS
4. ID PRODUCTS & MATERIALS
5. COORDINATION REQUIREMENTS
6. ANY RELEVANT FIELD DIMENSIONS
7. COORDINATION DRAWINGS– COORDINATION DRAWINGS INDICATE RELATIONSHIPS AND INTEGRATION BETWEEN DIFFERENT CONSTRUCTION ELEMENTS THAT REQUIRES CAREFUL COORDINATION DURING FABRICATION OR INSTALL TO FIT INTO THE SPACE PROVIDED OR FUNCTION AS INTENDED

F. PRODUCT DATA
1. COLLECT PRODUCT DATA INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION OR SYSTEM. PRODUCT DATA INCLUDES PRINTED INFORMATION SUCH AS INSTALL INSTRUCTIONS, CATALOG CUTS, STANDARD COLOR CHARTS ETC.
2. SAMPLES SUBMIT FULL SIZE SAMPLES AS REQUIRED
3. SUBMIT SAMPLES TO REVIEW KIND,COLOR,PATTERN, AN TEXTURE FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN FINAL SUBMITTAL AND ACTUAL DELIVERED COMPONENT.
4. RANGE SAMPLES WHERE VARIATION OCCURS SUBMIT MULTIPLE UNITS
5. ARCHITECTURAL WOODWORK AND SIMILAR SAMPLES SHALL BE SUBMITTED ON THE SAME SUBSTRATE THE FINAL PRODUCT WILL APPEAR
6. FIELD SAMPLES SHALL BE ERECTED AS NEED TO TO ESTABLISH STANDARD OF WORK
7. ACTION ON SUBMITTALS

G. WHERE ACTION OR RETURN IS REQUIRED ARCHITECT/OWNER WILL REVIEW EACH SUBMITTAL AND MARK WITH ONE OF THE FOLLOWING ACTIONS
1. NO EXCEPTIONS
2. EXCEPTIONS NOTED– NO RESUBMITTAL REQUIRED QUESTIONS AND NOTES TO BE ADDRESSED
3. REVISE AND RESUBMIT – ADDRESS QUESTIONS/NOTES. RESUBMIT REVISED SUBMITTAL
4. NOT APPROVED–PRODUCT IS UNACCEPTABLE

CHANGES TO WORK

A. THE ARCHITECT/DESIGNER SHALL ISSUE A CHANGE PROPOSAL REQUEST FOR ALL CHANGES TO THE WORK REGARDLESS OF WHETHER OR NOT A CHANGE IN COST OR TIME IS ANTICIPATED
B. IF NO CHANGE IN COST OR TIME IS ANTICIPATED, CONTRACTOR SHALL SIGN THE CHANGE PROPOSAL AND RETURN A COPY TO THE ARCHITECT/DESIGNER AND OWNER
C. IF A CHANGE IN COST OR TIME IS ANTICIPATED THE ARCHITECT SHALL ISSUE A DIRECTION TO PROCEED TO THE CONTRACTOR WITH A LETTER,MEMO ,MEETING NOTES OR FIELD REPORT
D. WITH OWNERS/TENANTS ACCEPTANCE THE ARCHITECT/DESIGNER SHALL ISSUE DIRECTION TO PROCEED TO THE CONTRACTOR WITH A LETTER,MEMO ,MEETING NOTES OR FIELD REPORT WITHIN 30 DAYS OF THE OWNER/TENANTS ACCEPTANCE , THE ARCHITECT/DESIGNER SHALL ISSUE A CHANGE ORDER FOR SIGNATURE BY THE OWNER,CONTRACTOR AND ARCHITECT/DESIGNER

PROJECT CLOSEOUT

SUBSTANTIAL COMPLETION
A. BEFORE REQUESTING INSPECTION FOR STATEMENT OF CERTIFICATION OF SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL COMPLETE THE FOLLOWING:
1. IN THE PAYMENT APPLICATION THAT COINCIDES WITH , OR FIRST FOLLOWS THE DATE SUBSTANTIAL COMPLETION IS CLAIMED, SHOW 100% COMPLETION FOR THE PORTION CLAIMED AS "SUBSTANTIALLY COMPLETE" INCLUDE SUPPORTING DOCUMENTATION FOR COMPLETION AS INDICATED AND A STATEMENT SHOWING AN ACCOUNTING OF CHANGES TO THE CONTRACT SUM.
2. IF 100% COMPLETION CANNOT BE SHOWN INCLUDE A LIST OF INCOMPLETE ITEMS, THE VALUE OF INCOMPLETE CONSTRUCTION,AND THE REASONS BEHIND THAT
B. ADVISE OWNER OF PENDING INSURANCE CHANGEOVER
C. SUBMIT SPECIFIC WARRANTIES,WORKMANSHIP BONDS,MAINTENANCE AGREEMENTS,FINAL CERTIFICATIONS AND SIMILAR DOCUMENTS
D. OBTAIN AND SUBMIT RELEASES ENABLING OWNER UNRESTRICTED USE OF THE PREMISES AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCIES PERMITS,OPERATING CERTIFICATES AND SIMILAR RELEASES
E. SUBMIT RECORD DRAWINGS,MAINTENANCE MANUALS,DAMAGE OR SETTLEMENT SURVEY AND ALL FINAL RECORD INFORMATION
F. COMPLETE STARTUP TESTING OF SYSTEMS, AND INSTRUCTIONS FOR TENANT,OWNER AND BUILDINGS OPERATING AND MAINTENANCE PERSONNEL
G. COMPLETE STARTUP TESTING OF SYSTEMS, AND INSTRUCTIONS FOR OWNER/TENANT AND BUILDINGS OPERATING PERSONNEL, DISCONTINUE OR CHANGE OVER AND REMOVE ANY TEMPORARY FACILITIES FROM THE SITE,ALONG WITH CONSTRUCTION TOOLS,MOCK UPS AND SIMILAR PIECES OF WORK
H. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH UP PAINTING, REPAIR AND RESTORE ANY DAMAGES SURFACES

FINAL ACCEPTANCE
A. BEFORE REQUESTING FINAL OBSERVATION OR INSPECTION FOR FINAL ACCEPTANCE AND FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL COMPLETE THE FOLLOWING ITEMS LISTING EXCEPTIONS
1. SUBMIT FINAL PAY REQUEST WITH RELEASES AND SUPPORTING DOCUMENTS NOT PREVIOUSLY SUBMITTED AND ACCEPTED. INCLUDE CERTIFICATES FOR INSURANCE FOR PRODUCTS AND COMPLETED OPERATIONS WHERE REQUIRED.
2. SUBMIT UPDATED FINAL STATEMENT ACCOUNTING FOR FINAL ADDITIONAL CHANGES TO CONTRACT SUM
3. SUBMIT CERTIFIED COPY OF OWNER/TENANTS FINAL PUNCH LIST ITEMS TO BE COMPLETED OR CORRECTED,STATING THAT EACH ITEM HAS BEEN COMPLETED OR OTHERWISE RESOLVED FOR ACCEPTANCE AND THE LIST HAS BEEN ENDORSED AN DATED BY OWNER/TENANT
4. SUBMIT COPIES OF "RELEASE OF LIENS" FROM ALL SUBCONTRACTORS AND SUPPLIERS
5. SUBMIT CONSENT OF SURETY TO FINAL PAYMENT
6. SUBMIT EVIDENCE OF FINAL CONTINUING INSURANCE COVERAGE COMPLYING WITH INSURANCE REQUIREMENTS
7. OWNER/TENANT WILL REEVALUATE THE WORK UPON RECEIPT OF NOTICE THAT THE WORK, INCLUDING ITEMS FROM PUNCH LIST HAS BEEN COMPLETED–EXCEPT ITEMS WHOSE COMPLETION HAS BEEN DELAYED BECAUSE OF CIRCUMSTANCES ACCEPTABLE TO THE OWNER/TENANT

RECORD DOCUMENT SUBMITTALS
A. DO NOT USE RECORD DOCUMENTS FOR CONSTRUCTION PURPOSES, PROTECT FROM DAMAGE AND ALLOW FOR REFERENCE BY OWNER/TENANT /ARCHITECT
B. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL MAINTAIN A CLEAN,UNDAMAGED FULL SIZE SET OF CURRENT CONTRACT DOCUMENTS INCLUDING ANY ADDENDUMS AND CHANGES AND SHOP DRAWINGS
C. MARK NEW INFORMATION AS NEEDED
D. NOTE CHANGE ORDERS AS APPLICABLE
E. AT COMPLETION ORGANIZE RECORD DRAWINGS AND DOCUMENTS INTO A MANAGEABLE SET AND TRANSFER TO OWNER /TENANT FOR REVIEW
F. FOLLOWING REVIEW AND UPON COMPLETION OF ANY NEEDED CHANGES TRANSFER ONE SET TO OWNER/TENANT FOR FORMAL ACCEPTANCE –DIGITAL PDF FILES ARE ACCEPTABLE
G. GENERAL CONTRACTOR SHALL ORGANIZE OPERATING AND MAINTENANCE DATA INTO TWO SUITABLE SETS OF MANAGEABLE SIZE. BIND PROPERLY INDEXED DATA WITH FOLDERS AS NEEDED INCLUDE THE FOLLOWING
1. EMERGENCY INSTRUCTIONS
2. SPARE PARTS LISTING
3. COPIES OF WARRANTIES
4. WIRING DIAGRAMS
5. RECOMMENDED TURNAROUND CYCLES
6. INSPECTION AND MAINTENANCE PROCEDURES
7. ALL SHOP DRAWINGS AND PRODUCT DATA
8. LIGHT FIXTURE LAMPING PROCEDURES
9. CLEANING AND MAINTENANCE PROCEDURES OF FINISHES
10. CLOSEOUT PROCEDURES
11. FOR EQUIPMENT THAT REQUIRES REGULAR MAINTENANCE, GENERAL CONTRACTOR OR DESIGNATED REPRESENTATIVE SHALL MEET WITH OWNER/TENANT TO PROVIDE INSTRUCTION IN THE FOLLOWING
12. START AND SHUT DOWN
13. EMERGENCY OPERATIONS
14. NOISE AND VIBRATION ADJUSTMENTS
15. SAFETY PROCEDURES
16. ECONOMY AND EFFICIENCY ADJUSTMENTS
E. FINAL CLEANING
1. THE GENERAL CONTRACTOR AND OR SUBCONTRACTORS SHALL CLEAN EACH SURFACE OR UNIT TO THE CONDITION EXPECTED IN A NORMAL COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM
2. REMOVE LABEL THAT ARE NOT PERMANENT
3. CLEAN ALL GLASS AND TRANSPARENT MATERIAL AND INTERIOR HARD SURFACE FINISHES
4. CLEAN PLUMBING TO SANITARY CONDITION
5. REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED FOR EXECUTION OF WORK

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A0.2

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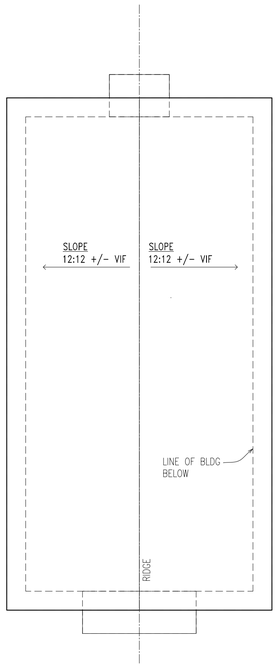
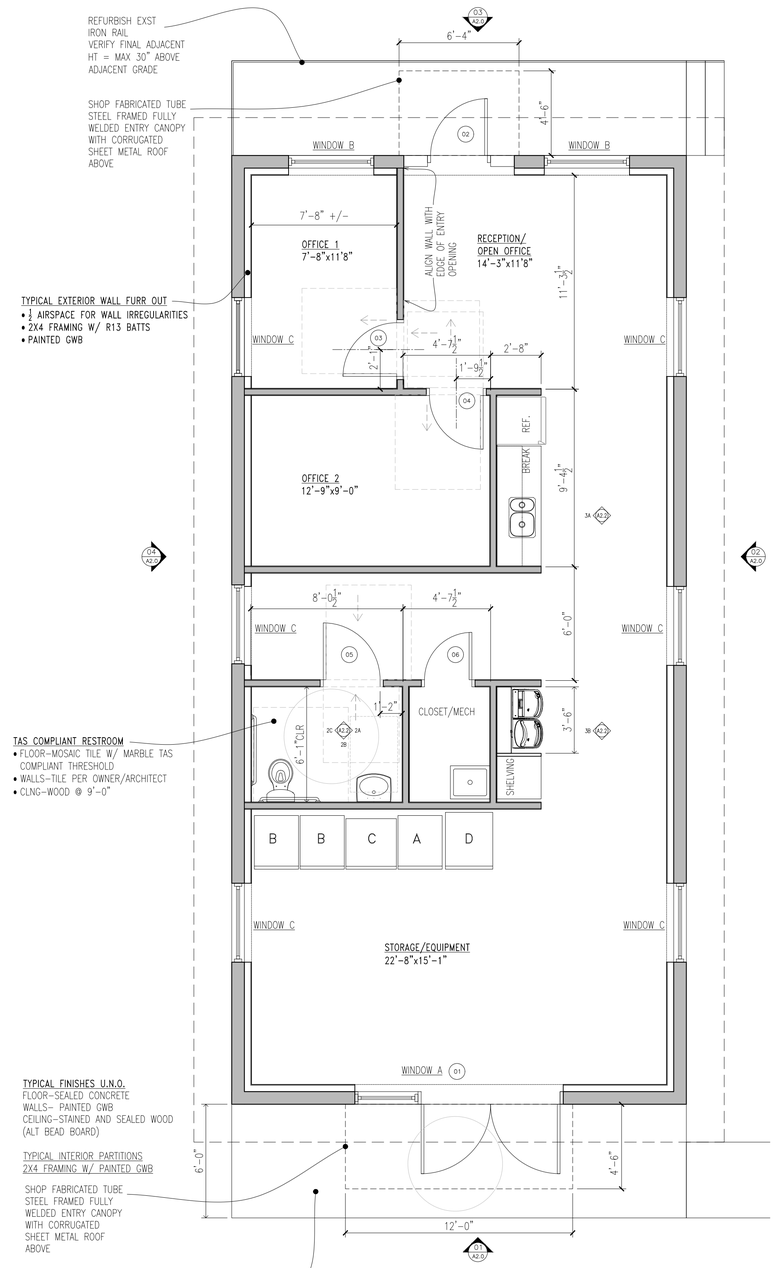


03 Proposed Roof Plan
SCALE: 1/8"-1'-0"

TYPICAL ROOF NOTES
- BUILDING TO REMAIN WEATHER TIGHT
- CONTRACTOR TO PROVIDE ALL TRIM FLASHING AND ROOF ACCESSORIES TO FOR A COMPLETE,WARRANTABLE AND WEATHERTIGHT ROOF SYSTEM
- ALL PENETRATIONS TO BE PROPERLY FLASHED AND SEALED

TYPICAL NEW ROOF CONSTRUCTION-COMPOSITION SHINGLE
- COMPOSITION SHINGLE ROOFING SYSTEM
- HI TEMPERATURE, SELF ADHERING ROOF UNDERLAYMENT
- ROOF SHEATHING- REPLACE AS NEEDED



EQUIPMENT LIST
ALL EQUIPMENT PROVIDED BY OWNER/TENANT
A. Refrigerator
CR2B-FS
C52237E
Hoshizaki America, Inc.
B. Freezer
CF2B-FS
C52013E
Hoshizaki America, Inc.
C. Freezer
LFFH21F7HWG
WB94645332
Frigidaire
D. Refrigerator
RF29G-1468
04L-41508
Northland Corp

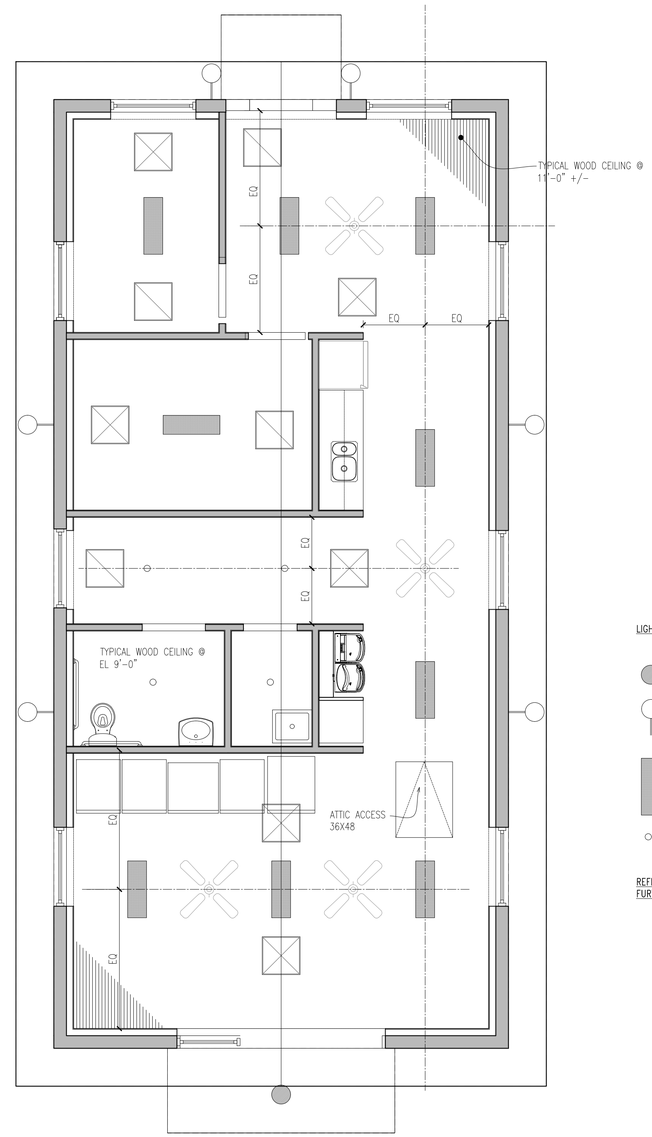
TYPICAL FINISHES U.N.O.
FLOOR-SEALED CONCRETE
WALLS- PAINTED GWB
CEILING-STAINED AND SEALED WOOD
(ALT BEAD BOARD)

TYPICAL INTERIOR PARTITIONS
2X4 FRAMING W/ PAINTED GWB

SHOP FABRICATED TUBE
STEEL FRAMED FULLY
WELDED ENTRY CANOPY
WITH CORRUGATED
SHEET METAL ROOF
ABOVE

NEW TAS COMPLIANT
CONCRETE PATIO
SLOPE AWAY FROM BUILDING
MAX CROSS SLOPE 1:48

01 Proposed Floor Plan
SCALE: 1/4"-1'-0"



TYPICAL CEILING
T&G WOOD BOARDS CLEAR SEALED
(ALT. BEAD BOARD PANELS)
TYPICAL FLOOR
CLEAR SEAL EXISTING
CONCRETE SLAB

TYPICAL INTERIOR WALLS
PAINTED GWB

02 Proposed Reflected Ceiling Plan
SCALE: 1/4"-1'-0"

GENERAL NOTES
- ALL DIMENSIONS TO BE FIELD VERIFIED, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
- TYPICAL INTERIOR PARTITIONS 2X4 STUDS W/ ⅜" GWB BOTH SIDES, UNLESS NOTED OTHERWISE-BATH/RESTROOM WALLS TO CONTAIN SOUND BATT INSULATION, TILE BACKER BOARD
- VERIFY ALL APPLIANCE DIMENSIONS WITH OWNER BEFORE FRAMING APPLIANCE WALL ENCLOSURES
- ELECTRICIAN TO VERIFY ALL APPLIANCE POWER REQUIREMENTS BEFORE INSTALL

CARPENTRY
- REF STRUCTURAL FOR FRAMING REQUIREMENTS
- PROVIDE BLOCKING FOR ALL CEILING FANS, TOWEL BARS, MIRRORS AND OWNER DIRECTED LOCATIONS

MILLWORK
- PROVIDE SHOP DRAWINGS FOR ALL MILL WORK
- SUBMIT SAMPLES OF WOOD SPECIES FOR OWNER APPROVAL
- VERIFY DIMENSIONS WITH FINAL APPLIANCE SELECTIONS

TRIMWORK
- TRIM TO BE CLEAR SEALED WOOD. SUBMIT SAMPLES OF WOOD SPECIES FOR OWNER APPROVAL
- BASE TRIM TO BE 6" WOOD

FINISHES
- PROVIDE 3 SAMPLES OF ALL FINISHES PAINT/SEALANTS FOR OWNER APPROVAL
- GWB TO BE LEVEL 4 FINISH
- TILE-ALL JOINTS TO ALIGN, COLOR AND FINISH TO BE SELECTED BY OWNER/ARCHITECT

LIGHTING SCHEDULE

EXTERIOR GRADE PENDANT -BARN LIGHT OR EQ (LED)

EXTERIOR GRADE WALL SCONCE -BARN LIGHT OR EQ (LED)

COMMERCIAL OFFICE/WORKSHOP LED LINEAR PENDANT

RECESSED CANLIGHT

REFERENCE MEP DRAWINGS FOR FURTHER INFORMATION

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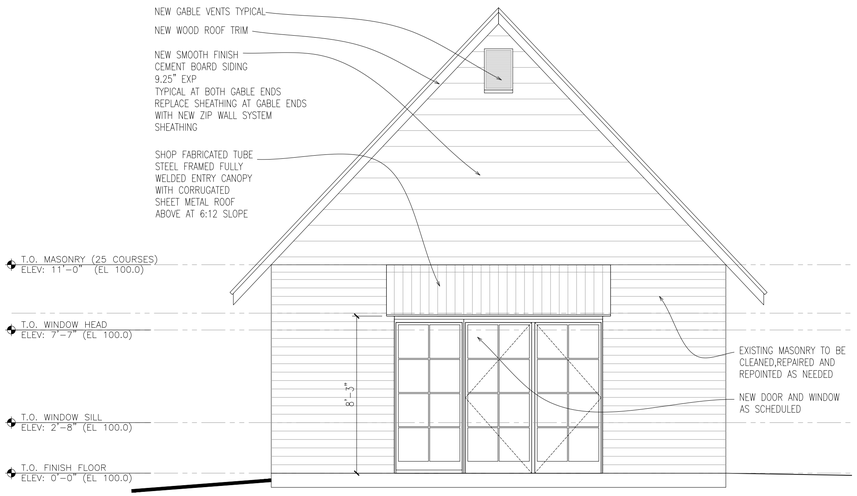
PROJECT:
POTH WORKSHOP
REHABILITATION

206 DEPOT STREET
ELGIN,TEXAS

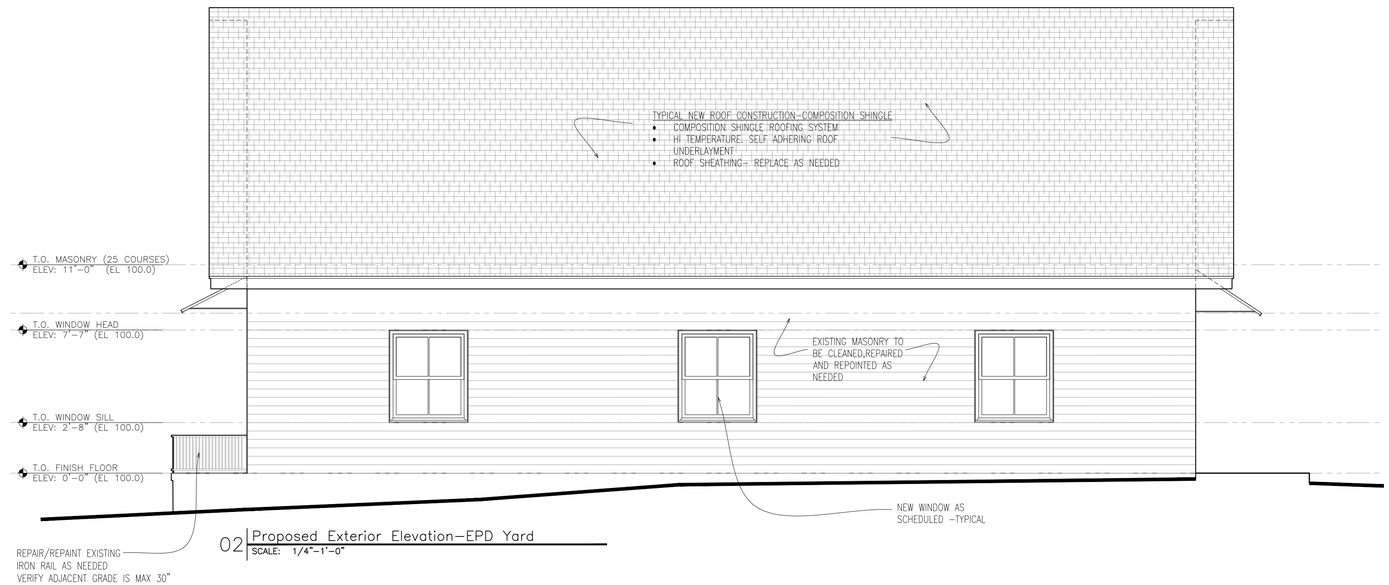
ISSUE	DATE
95% REVIEW SET	4.16.21

A1.0

11X17 DRAWING IS ½ SCALE

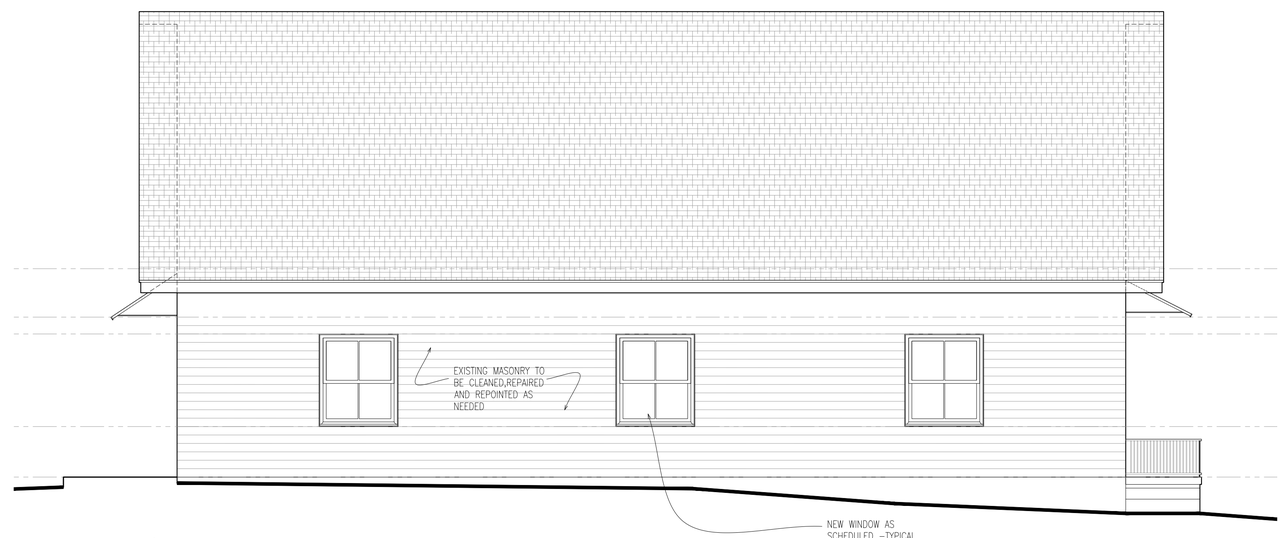


01 Proposed Exterior Elevation–New Entry
SCALE: 1/4"–1'-0"



02 Proposed Exterior Elevation–EPD Yard
SCALE: 1/4"–1'-0"

03 Proposed Exterior Elevation–Depot Street
SCALE: 1/4"–1'-0"



04 Proposed Exterior Elevation–North Avenue B
SCALE: 1/4"–1'-0"

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A2.0

11X17 DRAWING IS $\frac{1}{2}$ SCALE

ROOF TO BE REMOVED TO SHEATHING
SHEATHING TO BE REPLACED AS NEEDED
REMOVE AND REPLACE ALL DETERIORATED/DAMAGED ROOF TRIM

REMOVE WINDOWS AND TEMP BOARDS SEE DEMO PLAN

EXISTING PIPE TO BE VERIFIED AND REMOVED

EPD YARD SIDE

REMOVE EXST GABLE VENTS

REMOVE EXST SIDING AT BOTH GABLE ENDS

DEPOT STREET WINDOWS TO BE REMOVED AND REFURBISHED

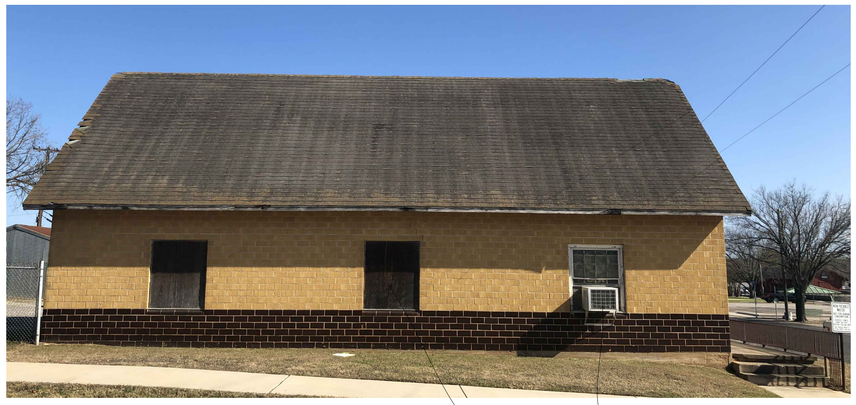
REPAIR REPLACE GLASS BLOCKS AS NEEDED

NON ORIGINAL ENTRY DOOR TO BE REMOVED

EXISTING IRON RAIL TO BE CLEANED AND REPAINTED

EXISTING CONCRETE TO BE CLEANED

DEPOT STREET SIDE



NORTH AVENUE B SIDE

REMOVE EXST AC UNIT

TEMPORARY PLYWOOD COVERINGS, NON ORIGINAL WINDOWS AND ASSOCIATED SUBFRAMING TO BE REMOVED. TYPICAL

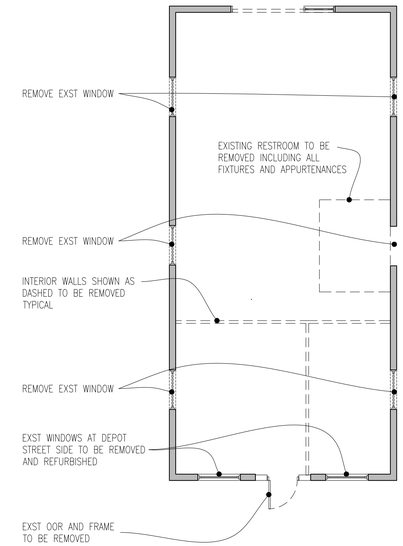
01 Photos of Existing Conditions
SCALE:NTS

REMOVE EXST SIDING AT BOTH GABLE ENDS

REMOVE ALL TEMPORARY PLYWOOD AND ASOCIATED FRAMING TO ACCOMODATE NEW WINDOWS

EPD YARD SIDE

REMOVE WATER FOUNTAIN



02 Existing/Demolition Plan
SCALE: 1/8"=1'-0"

REFERE TO STRUCTURAL ASSESSMENT FOR STRUCTURAL RECCOMENDATIONS

DEMOLITION NOTES

- WALLS SHOWN AS DASHED TO BE REMOVED–COORDINATE EXTENT W/FLOORPLAN AS NEEDED
- CAP ALL ELECTRICAL AND PLUMBING AS PER CODE
- TEMPORARY BRACING AND SHORING AS REQUIRED

EXISTING BUILDING NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS & FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
2. CONTRACTOR RESPONSIBLE FOR ALL BRACING AND SHORING OF EXISTING STRUCTURE
3. ALL BRACING AND SHORING TO BE ENGINEERED BY TX LICENSED STRUCTURAL ENGINEER
4. UPON COMPLETION OF DEMOLITION CONTRACTOR/ARCHITECT/OWNER TO EXAMINE THE POST DEMOLITION CONDITIONS FOR ANY REQUIRED REPAIRS AND DISCREPANCIES WITH DESIGN DRAWINGS

MASONRY NOTES

- ALL MASONRY TO BE CLEANED AS PER GSA/THC STANDARDS. MISSING AND DAMAGED BRICKS TO BE REPLACED. MORTAR TO BE REPOINTED USING SOFTER LIME BASED FORMULA WITH MATCHING SAND COLOR. DAMAGED CORNICE COURSING AND PARAPET TO BE REBUILT. REPLACEMENT BRICKS TO BE DETERMINED AT A LATER DATE AND SAMPLES SUBMITTED FOR APPROVAL.
- ANY EXISTING VEGETATION AND BIOLOGICAL GROWTH TO BE REMOVED AND BRICK TO BE CLEANED AS PER GSA/THC STANDARDS. any MISSING AND DAMAGED BRICKS TO BE REPLACED. REPLACEMENT BRICKS TO BE DETERMINED AT A LATER DATE AND SAMPLES SUBMITTED FOR APPROVAL. MORTAR TO BE REPOINTED USING SOFTER LIME BASED FORMULA WITH MATCHING COLOR.

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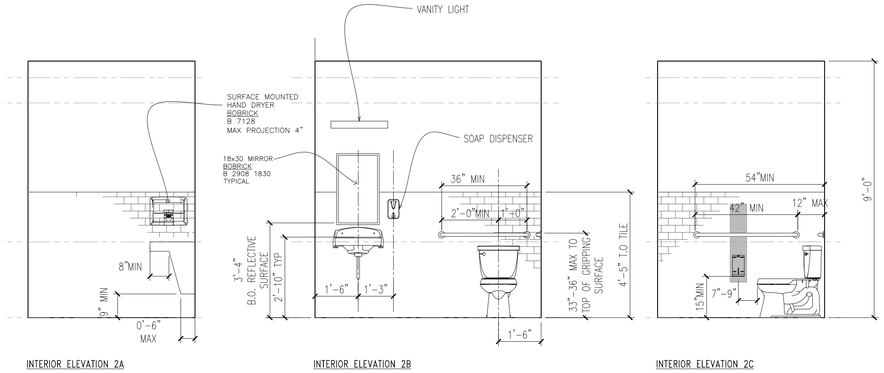
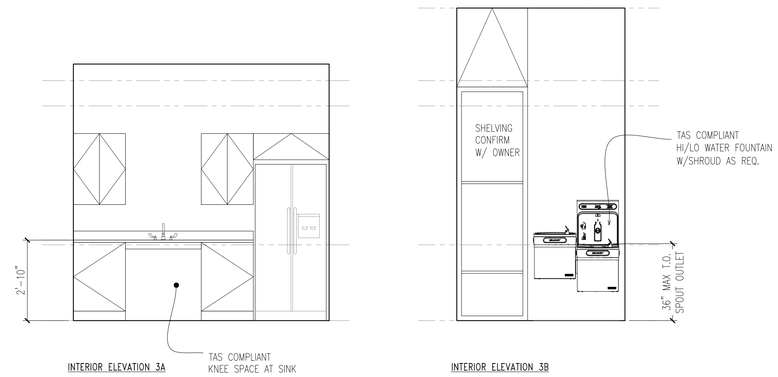
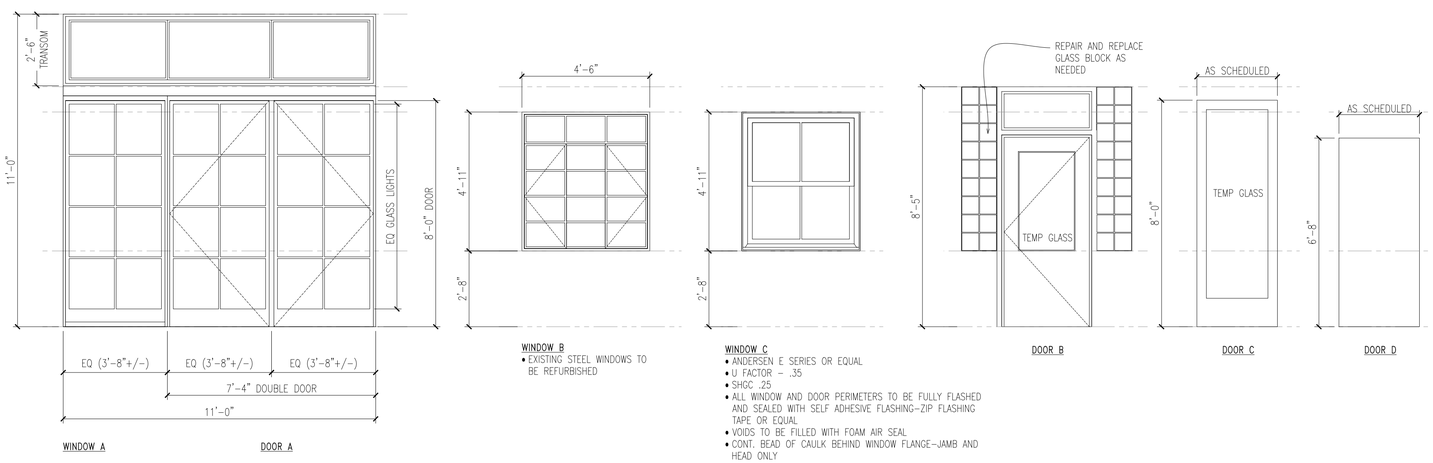


02 Interior Elevations – Restroom
SCALE: 3/8"=1'-0"



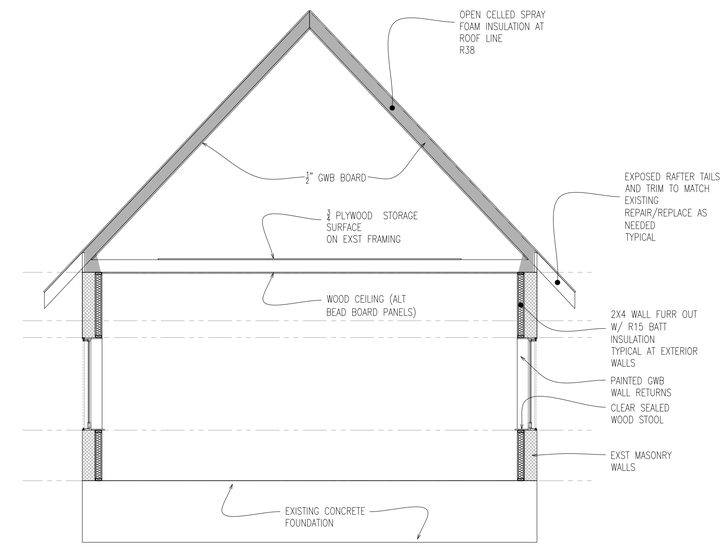
03 Interior Elevations – Break Area
SCALE: 3/8"=1'-0"



01 Window & Door Information
SCALE: 3/8"=1'-0"

DOOR SCHEDULE						
MARK	SIZE		TYPE	GLAZING	MATL	NOTES
	WD	HGT				
1	7'-4"	8'-0"	A	LOW E	STEEL	CUSTOM STEEL & GLASS DOOR WITH TRANSOM ABV
2	3'-0"	6'-8"	B	LOW E	SOLID CORE WOOD	HALF LIGHT WOOD ENTRY DOOR W/ TRANSOM ABV
3	2'-10"	8'-0"	C	TEMPERED	SOLID CORE WOOD	OFFICE DOOR
4	2'-10"	8'-0"	C	TEMPERED	SOLID CORE WOOD	OFFICE DOOR
5	3'-0"	6'-8"	D		SOLID CORE WOOD	RESTROOM DOOR
6	2'-6"	6'-8"	D		SOLID CORE WOOD	CLOSET

TYPICAL WINDOW NOTES
- VERIFY ALL SAFETY GLASS REQUIREMENTS WITH ARCHITECT
- VERIFY ALL WINDOW DIMENSIONS IN FIELD, PROVIDE WINDOW BUY SHEET TO OWNER AND ARCHITECT FOR REVIEW AND COORDINATION
- CONTRACTOR TO PROVIDE ALLOWANCE FOR ALL HARDWARE



03 Building Cross Section Diagram
SCALE: 1/4"=1'-0"

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A2.2

11X17 DRAWING IS ½ SCALE

MECHANICAL SPECIFICATIONS

A. GENERAL MECHANICAL REQUIREMENTS

1. CONFLICT RESOLUTION: WHERE CONFLICTS MAY EXIST BETWEEN THE MINIMUM REQUIREMENTS OF VARIOUS LAWS, CODES, AUTHORITIES, AND/OR WITHIN THE CONTRACT DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE THE BASIS OF CONTRACTOR PRICING AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE ISSUE PRIOR TO EXECUTING THE WORK IN QUESTION.
2. SHOULD ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, HE SHALL AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.
3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. COORDINATION:
   - 4.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COORDINATION WITH OTHER TRADES AND CONTRACTORS TO ACCOMPLISH THE WORK AS SHOWN AND NOTED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPARE THE DRAWINGS OF OTHER TRADES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
   - 4.2. THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ITEMS AS SHOWN ON THE DRAWINGS IF THERE ARE DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION SHOWN ON THE DRAWINGS UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED. PRIOR TO FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL IMMEDIATELY CALL SUCH DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE PROJECT COORDINATOR.
   - 4.3. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.
5. AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN HIS SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED ON THE DRAWINGS. THIS INCLUDES ALL DEVIATIONS FROM THE ORIGINAL CONTRACT. THE CONTRACTOR SHALL INDICATE ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING THE INSTALLATION OF HIS WORK IN RED INK ON TWO BLUELINE PRINTS. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION. AS-BUILT DRAWINGS ARE TO BE DELIVERED TO THE OWNER'S PROJECT COORDINATOR AFTER PROJECT COMPLETION. NOTE THAT THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID BY THE OWNER UNTIL FINAL AS-BUILT DRAWINGS ARE RECEIVED.
6. STARTUP AND TRAINING: VENDORS FOR ALL MAJOR PIECES OF EQUIPMENT SHALL PROVIDE STARTUP ASSISTANCE AND A MINIMUM OF 2 HOUR OWNER TRAINING.

B. SUBMITTALS

1. CONTRACTOR SHALL PROVIDE PRODUCT DATA SUBMITTALS ON ALL MAJOR EQUIPMENT, COMPONENTS, AND MATERIALS SPECIFIED IN THESE PLANS FOR ENGINEER'S AND OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
   - 1.1. COMPLIANCE DATA: PUBLISHED LITERATURE, CERTIFICATES, AND LISTS INDICATING THE PRODUCT'S COMPLIANCE WITH STANDARDS REFERENCED IN THESE SPECIFICATIONS.
   - 1.2. PUBLISHED LITERATURE: INDICATE DIMENSIONS, WEIGHTS, CAPACITIES, RATINGS, HORSEPOWER, GAGES, AND FINISHES OF MATERIALS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.
   - 1.3. PERFORMANCE DATA: PERFORMANCE DATA INCLUDING FAN CURVES, PUMP CURVES, AND EQUIPMENT OUTPUT CAPACITIES COMPLETE WITH RATING CONDITIONS AS SCHEDULED ON CONTRACT DRAWINGS. AS A MINIMUM SUBMITTED DATA SHALL INCLUDE ALL PERFORMANCE DATA SCHEDULED OR NOTED ON CONTRACT DRAWINGS.
   - 1.4. SOUND POWER LEVEL DATA: EQUIPMENT SOUND POWER LEVEL AT 63, 125, 250, 500, 1000, 2000, 4000, AND 8000 HZ OCTAVE BAND CENTER FREQUENCIES PLUS DB A WEIGHTED SOUND LEVEL. DATA SHALL INCLUDE DISTANCE FROM EQUIPMENT TO TEST EQUIPMENT.
   - 1.5. ELECTRICAL REQUIREMENTS: POWER SUPPLY WIRING INCLUDING WIRING DIAGRAMS FOR INTERLOCK AND CONTROL WIRING, CLEARLY INDICATING FACTORY-INSTALLED AND FIELD-INSTALLED WIRING.
   - 1.6. SHOP DRAWINGS: INDICATE ASSEMBLY, UNIT DIMENSIONS, WEIGHT LOADING, REQUIRED CLEARANCES, CONSTRUCTION DETAILS, FIELD CONNECTION DETAILS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.
   - 1.7. MANUFACTURER'S INSTRUCTIONS: INCLUDE INSTALLATION INSTRUCTIONS.
   - 1.8. CERTIFICATES: SIGNED LETTERS CERTIFYING COMPLIANCE WITH SPECIFIED REQUIREMENTS.
   - 1.9. CALCULATIONS: DESIGN AND/OR DESIGN CALCULATIONS.
   - 1.10. MANUFACTURER'S WARRANTIES.
   - 1.11. INSTALLATION, OPERATION, AND MAINTENANCE MANUALS.
2. SHOP DRAWINGS: ALL SHOP DRAWINGS, INCLUDING PRODUCT DATA SUBMITTALS, SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTING TO THE ENGINEER. ALL SHOP DRAWINGS NOT REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. AFTER REVIEW HAS BEEN COMPLETED, SUBMIT A COPY OF EACH SHOP DRAWING TO THE OWNER WITH THE APPROVAL SEAL OF THE ENGINEER AND THE CONTRACTOR. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER, IN LIEU OF THE PREPARATION OF SHOP DRAWINGS IS FORBIDDEN. SHOP DRAWINGS RECEIVED BEARING THE ENGINEER'S TITLE AND SEAL SHALL BE PROMPTLY REJECTED.

C. DUCTWORK

1. PROVIDE DUCTWORK MATERIALS PER THE DUCTWORK SCHEDULE ON THE DRAWINGS. USE ONLY THE JOINING METHODS SHOWN IN THE SCHEDULE.

D. HANGERS AND SUPPORTS

1. ALL OPENINGS THROUGH FLOORS, WALLS, AND ROOFS, ETC., REGARDLESS OF MATERIAL FOR THE PASSAGE OF PIPING, DUCTWORK, CONDUIT, CABLE TRAYS, ETC., SHALL BE SLEEVED. ALL PENETRATIONS MUST PASS THROUGH SLEEVES. SLEEVES SHALL BE SET IN NEW CONSTRUCTION BEFORE CONCRETE IS POURED, AS CUTTING HOLES THROUGH ANY PART OF THE CONCRETE WILL NOT BE PERMITTED UNLESS ACCEPTABLE TO THE ARCHITECT/ENGINEER.
   - 1.1. SLEEVE MATERIAL FOR FLOORS AND EXTERIOR WALLS SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH 1-1/2 WIDE CENTER FLANGE WELDED WATER STOP RINGS. REFER TO DRAWINGS FOR ADDITIONAL REQUIREMENTS.
   - 1.2. SLEEVES THRU INTERIOR WALLS TO BE GALVANIZED SHEETMETAL WITH GAGE AS REQUIRED BY WALL FIRE RATING, 20 GA MINIMUM.

F. IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT

1. PROVIDE AND INSTALL PLASTIC VINYL FILM TAPE DUCT MARKERS WITH PRESSURE SENSITIVE BACKING AND 4" PRINTED MARKINGS. MINIMUM SIZE 24"X4". DUCTS SHALL BE LABELED EVERY 20 LINEAR FEET OF DUCT. EACH DUCT BRANCH SHALL BE LABELED WITH ROOMS AND AREAS SERVED.
2. PROVIDE AND INSTALL PLASTIC VINYL FILM TAPE PIPE MARKERS WITH PRESSURE SENSITIVE BACKING AND PRINTED MARKINGS. COLOR AND LETTERING SHALL CONFORM TO ASME A13.1. EVERY 20 LINEAR FEET OF DUCT. EACH DUCT BRANCH SHALL BE LABELED WITH ROOMS AND AREAS SERVED.
3. PROVIDE AND INSTALL 2" TALL ENGRAVED PHENOLIC PLASTIC EQUIPMENT TAGS, WHITE LETTERS ON BLACK BACKGROUND, FOR ALL EQUIPMENT TO MATCH TAGS INDICATED ON PLANS. IF EXISTING TAGS ARE PRESENT EITHER FROM THE MANUFACTURER OR EXISTING CONDITIONS, COVER OR PAINT OVER THE OLD TAG AS REQUIRED TO ELIMINATE CONFLICTING TAG NAMES. LABEL THERMOSTATS TO MATCH UNIT DESIGNATION. INDICATE ELECTRICAL PANEL AND CIRCUIT BREAKER NUMBER IDENTIFICATION ON NAMEPLATE IN SMALLER LETTERS IN PARENTHESES.
4. PROVIDE AND INSTALL BRASS VALVE TAGS WITH STAMPED LETTER WITH A MINIMUM TAG SIZE OF 1-1/2" DIAMETER WITH FINISHED EDGES. PROVIDE A PLASTIC LAMINATED VALVE TAG CHART WITH TYPEWRITTEN LETTER SIZE LIST OF APPLIED TAGS AND LOCATION.

H. HVAC INSULATION

1. PROVIDE HVAC INSULATION ON DUCT AND PIPE TO MEET THE MINIMUM THICKNESS REQUIREMENTS OF IECC 2015.
2. INSULATE ENTIRE EQUIPMENT SURFACES FOR EQUIPMENT CONTAINING FLUIDS BELOW AMBIENT TEMPERATURE AND ABOVE 100 DEGREES F.

MECHANICAL GENERAL NOTES

1. ALL WALL MOUNTED ROOM THERMOSTATS SHALL BE LOCATED 48" A.F.F., CENTERED ADJACENT TO LIGHT SWITCHES WHERE BOTH OCCUR IN THE SAME LOCATION. WHERE LOCATED ON COLUMN, THERMOSTAT SHALL BE CENTERED. TEMPERATURE SENSORS SHALL BE MOUNTED AT 70" A.F.F. SENSORS MOUNTED ON EXTERIOR COLUMNS SHALL BE MOUNTED ON INSULATED BASES. CONFIRM EXACT LOCATIONS OF THERMOSTATS WITH OWNER'S REPRESENTATIVE.
2. LOCATION OF AIR DEVICES SHALL BE COORDINATED W/ ARCHITECTURAL REFLECTED CEILING PLANS. TO ACHIEVE THE BEST COMBINATION OF PERFORMANCE AND AESTHETICS, THE FINAL LOCATIONS OF AIR DEVICES SHALL BE DETERMINED FROM THE ARCHITECTURAL REFLECTED CEILING PLANS. NO CHANGES TO AIR DEVICE LOCATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT AND ENGINEER. SPRAY PAINT INTERIOR OF DUCTWORK BEHIND OR ABOVE AIR DEVICES TO 12" INSIDE DUCTWORK OPENING WITH FLAT BLACK PAINT TO RENDER DUCT INTERIOR INVISIBLE. LOCATE LOUVERED RETURN GRILLE BLADES SUCH THAT VISION INTO DUCT INTERIOR IS RESTRICTED.
3. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.
4. ALL DUCT SIZES ARE INSIDE CLEAR DIMENSIONS IN INCHES.
5. WHERE DUCTS PASS THROUGH ROOFS AND FLOORS, PROVIDE AS MINIMUM 1-1/2"x1-1/2"x1/8" STEEL ANGLE FRAMES AT EACH SIDE OF OPENING. THE ANNULAR SPACE BETWEEN DUCT AND ANGLE FRAMES SHALL BE CAULKED WITH SILICONE SEALANT OR FIREPROOFED AS REQUIRED BY ASSEMBLY FIRE RATING.
6. FLEXIBLE COLLARS SHALL BE FURNISHED AND INSTALLED IN ALL CONNECTIONS BETWEEN VIBRATING EQUIPMENT (FANS, AIR HANDLERS, ROOFTOP UNITS, ETC.) AND DUCTS OR CASINGS. ALSO FURNISH AND INSTALL FLEXIBLE CONNECTIONS WHERE DUCTS CROSS BUILDING EXPANSION JOINTS.
7. PROVIDE COMBINATION FIRE/SMOKE DAMPERS IN ALL DUCTWORK PIERCING FLOORS, FIRE WALLS AND AIR CONDITIONING CHASES, UNLESS OTHERWISE NOTED. DAMPERS INSTALLED IN ASSEMBLIES OF LESS THAN A 3-HOUR RATING SHALL HAVE A RATING OF 1.5 HOUR MINIMUM. DAMPERS INSTALLED IN AN ASSEMBLY OF GREATER THAN A 3-HOUR RATING SHALL HAVE A RATING OF 3 HOURS. ALL DAMPERS SHALL CONFORM TO THE REQUIREMENTS OF UL 555.
8. PROVIDE AND INSTALL DUCT ACCESS DOORS AT ALL COMBINATION FIRE/SMOKE DAMPER LOCATIONS. SCORE END OF DAMPER SHAFTS TO INDICATE OPEN/CLOSED POSITION.
9. LOCATION OF MECHANICAL EQUIPMENT IS APPROXIMATE WHERE SHOWN. FIELD ADJUST AS REQUIRED. MAINTAIN ACCESS TO EQUIPMENT FOR MAINTENANCE. SUFFICIENT SPACE SHALL BE MAINTAINED FOR REMOVAL OF INDIVIDUAL COMPONENTS WITHOUT REMOVAL OF THE ENTIRE UNIT.
10. CONTRACTOR SHALL APPLY ADHESIVE PLASTIC PIPE MARKERS WITH MINIMUM INFORMATION INDICATING FLOW DIRECTION ARROW AND FLUID IN PIPE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON NEW AND EXISTING PIPING AT 20 FT. INTERVALS AND AT EACH CHANGE IN DIRECTION.
11. VIBRATION ISOLATION DEVICES SHALL BE PROPERLY SIZED, FURNISHED, AND INSTALLED FOR ALL EQUIPMENT AS SPECIFIED.
12. INSTALL A NEW SET OF AIR FILTERS ON ALL APPLICABLE EQUIPMENT AT COMPLETION OF PROJECT.
13. FURNISH AND INSTALL ALL MITERED ELBOWS WITH TURNING VANES. RADIUSED RECTANGULAR ELBOWS SHALL HAVE CENTER LINE RADIUS TO WIDTH RATIO (R/W) OF 1.5 UNLESS OTHERWISE SPECIFIED. ALL ROUND ELBOWS SHALL HAVE A CENTERLINE RADIUS TO DIAMETER RATIO (R/D) OF 1.5 UNLESS NOTED OTHERWISE
14. PROVIDE PIPE HANGERS OR SUPPORTS FOR HORIZONTAL PIPING ON SPACING ADEQUATE TO PREVENT SAGGING. PROVIDE COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING. PLACE HANGER WITHIN TWELVE INCHES OF EACH HORIZONTAL ELBOW.
15. AN NEBB OR AABC CERTIFIED CONTRACTOR SHALL BALANCE ALL AIRSIDE AND WATERSIDE SYSTEMS TO THE QUANTITIES AND FLOWRATES SHOWN ON THE DRAWINGS AND FURNISH A CERTIFIED TESTING AND BALANCING REPORT TO THE ENGINEER FOR REVIEW AND APPROVAL.

MECHANICAL SYMBOLS

- NEW DUCTWORK INDICATED BOLD
- EXISTING DUCTWORK INDICATED AS DASHED
- CONCENTRIC TRANSITION
- ECCENTRIC TRANSITION
- RECTANGULAR ELBOW WITHOUT TURNING VANES
- RECTANGULAR ELBOW WITH TURNING VANES
- STANDARD SMACNA DUCT PRESSURE TAP
- ROUND SPIN-IN WITHOUT DAMPER
- ROUND SPIN-IN WITH DAMPER
- VD — MANUAL VOLUME DAMPER
- MD — MOTORIZED DAMPER
- FD — FIRE DAMPER IN VERTICAL POSITION
- FD — FIRE DAMPER IN HORIZONTAL POSITION
- SFD — COMBINATION SMOKE/FIRE DAMPER IN VERTICAL POSITION
- SFD — COMBINATION SMOKE/FIRE DAMPER IN HORIZONTAL POSITION
- NEW-TO-EXISTING CONNECTION
- SD — SMOKE DETECTOR
- FLEXIBLE CONNECTION
- ROUND SPIN-IN DAMPER AND FLEXIBLE DUCT RUNOUT
- POSITIVE PRESSURE DUCT DOWN
- POSITIVE PRESSURE DUCT UP
- NEGATIVE PRESSURE DUCT DOWN
- NEGATIVE PRESSURE DUCT UP
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST AIR DIFFUSER
- SIDEWALL RETURN/EXHAUST GRILLE
- SIDEWALL SUPPLY GRILLE
- SLOT DIFFUSER
- HEPA FILTER
- T N — THERMOSTAT OR TEMPERATURE SENSOR MOUNTED AT +48" AFF SUBSCRIPT "N" NEW, "E" EXISTING TO REMAIN, "R" RELOCATE
- SP — STATIC PRESSURE SENSOR
- DP — DIFFERENTIAL PRESSURE SENSOR
- CO — CO2 SENSOR
- AIRFLOW DIRECTIONAL INDICATOR (SUPPLY)
- AIRFLOW DIRECTIONAL INDICATOR (RETURN OR EXHAUST)
- TAG / CFM / A 50 6"Ø / NECK SIZE — AIR DEVICE TAG

MECHANICAL PIPING SYMBOLS

	BLIND FLANGE OR CAP
	PIPING BREAK FOR PLAN CLARITY
CD	CONDENSATE DRAIN (COND.)
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
HPS	HIGH PRESSURE STEAM
MPS	MEDIUM PRESSURE STEAM
LPS	LOW PRESSURE STEAM
HPC	HIGH PRESSURE CONDENSATE
MPC	MEDIUM PRESSURE CONDENSATE
LPC	LOW PRESSURE CONDENSATE
PC	PUMPED CONDENSATE
HWS	HEATING HOT WATER SUPPLY
HWR	HEATING HOT WATER RETURN
CA	COMPRESSED AIR
CDA	CLEAN DRY COMPRESSED AIR
N	NITROGEN
DI	DE-IONIZED WATER
V	VACUUM
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION

- GATE VALVE
- OS&Y
- PLUG VALVE
- BALL VALVE
- BUTTERFLY VALVE
- STRAINER
- STRAINER WITH BLOWDOWN VALVE
- CHECK VALVE
- RELIEF VALVE
- UNION
- FLEXIBLE CONNECTION
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- MANUAL AIR VENT
- AUTOMATIC AIR VENT
- THERMOMETER
- PRESSURE GAGE
- HOSE BIBB (PLAN)
- HOSE BIBB (ELEVATION)
- 2-WAY CONTROL VALVE (PNEUMATIC)
- 3-WAY CONTROL VALVE (PNEUMATIC)
- 2-WAY CONTROL VALVE (ELECTRIC)
- 3-WAY CONTROL VALVE (ELECTRIC)

SINGLE LINE DUCT SYMBOLS

- DEMOLITION
- EXISTING TO REMAIN
- NEW WORK
- DIRECTION OF FLOW
- 24/12 — DUCT SIZE, FIRST FIGURE IS SIDE SHOWN (DIMENSIONS ARE CLEAR INSIDE, U.N.O.)
- CONCENTRIC DUCT REDUCER
- ECCENTRIC DUCT REDUCER
- SQUARE DUCT TO ROUND DUCT
- DUCT CAP
- ROUND DUCT DOWN
- ROUND DUCT UP
- RECTANGULAR RETURN DUCT DOWN
- RECTANGULAR RETURN DUCT UP
- RECTANGULAR SUPPLY DUCT DOWN
- RECTANGULAR SUPPLY DUCT UP
- FLEXIBLE DUCT TO DIFFUSER DROP
- UP / DN — CHANGE OF ELEVATION UP OF DOWN IN DIRECTION OF AIRFLOW
- RADUIS ELBOW (45° & 90°)
- RECTANGULAR ELBOW (45° & 90°)
- VD VD — RECTANGULAR 90° SPLIT
- VD VD — RECTANGULAR TEE SPLIT (NO VOLUME DAMPER REQUIRED ON EQUAL SPLITS)
- VD VD — RADIUS TEE SPLIT
- SIDEWALL REGISTER TAP
- VD — BRANCH DUCT TAP (w/ SMACNA 45° FITTING)
- VD — SPIN-IN DUCT TAP
- CONICAL DUCT TAP

MECHANICAL DESIGN CRITERIA

MECHANICAL DESIGN CONDITIONS

SUMMER

OUTDOOR DESIGN:	98° F DB / 74° F WB
CONDENSER DESIGN:	105° F DB AMB.

WINTER

OUTDOOR DESIGN:	22° F DB

INDOOR DESIGN

SUMMER DESIGN:	75° F DB / 50% RH (MAXIMUM)
WINTER DESIGN:	72° F DB

PROJECT CLOSEOUT

THE HVAC CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS UPON PROJECT COMPLETION. ALL REQUIRED REPORTS AND AS-BUILTS SHALL BE SUBMITTED WITHIN TWO (2) WEEKS OF DATE OF SUBSTANTIAL COMPLETION OR OWNER OCCUPANCY.

A. PROVIDE AND INSTALL CLEAN FILTERS FOR ALL EQUIPMENT.

B. SUBMIT REQUIRED NUMBER OF COPIES OF HVAC TEST-ADJUST-BALANCE REPORTS TO THE OWNER FOR REVIEW.

C. SUBMIT "AS-BUILT" RECORD DRAWINGS INDICATING ACTUAL AS-BUILT CONDITIONS TO THE OWNER FOR REVIEW. RECORD DRAWINGS SHALL BE STAMPED "AS-BUILT" AND SHALL HAVE THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CONTRACTOR. ALL ENGINEERS' SEALS SHALL BE REMOVED FROM THE DRAWINGS. PROVIDE TWO (2) COPIES.

D. SUBMIT REQUIRED NUMBER OF COPIES OF OWNERS MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, SERVICE/MAINTENANCE RECOMMENDATIONS, AND WARRANTIES.

E. SUBMIT WRITTEN RESPONSE TO ALL FIELD REPORTS INDICATING CORRECTIVE ACTIONS TAKEN AND DATE CORRECTIVE ACTION WAS TAKEN TO THE OWNER FOR REVIEW.

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POTH WORKSHOP REHABILITATION

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PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

04/16/2021

project number 20210110

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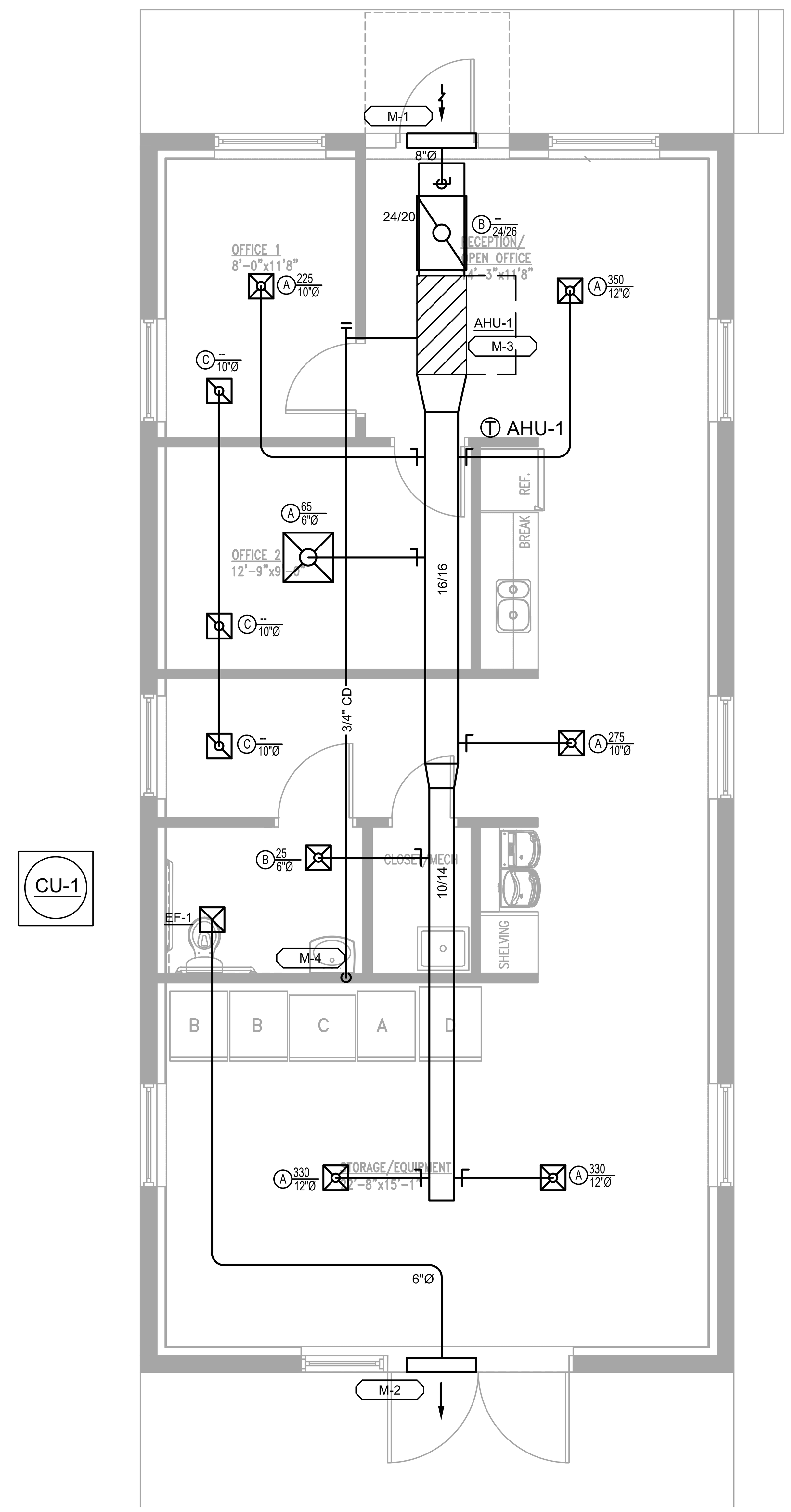
MECHANICAL NOTES & SYMBOLS

GENERAL NOTES

1. APPLICABLE CODES: IBC 2015, IFC 2015, IMC 2015, IECC 2015, AND ASHRAE 62.1.
2. ALL HVAC EQUIPMENT TO BE APPROVED BY OWNER, ARCHITECT, AND ENGINEER PRIOR TO PURCHASING. ALL HVAC EQUIPMENT TO MEET ALL APPLICABLE CODES AND MINIMUM EFFICIENCIES.
3. PROVIDE DUCTWORK TRANSITIONS AT ALL EQUIPMENT AS REQUIRED.
4. SEAL ALL DUCTWORK PENETRATIONS THROUGH WALLS TO STRUCTURE LEAK TIGHT. PROVIDE DUCTWORK SLEEVES AT ALL WALL PENETRATIONS.
5. PROVIDE MANUAL VOLUME DAMPERS IN DUCTWORK AT ALL BRANCH DUCTS TO AIR DEVICES INCLUDING EXHAUST AIR GRILLES.
6. ALL MITERED ELBOWS TO BE PROVIDED WITH TURNING VANES.
7. INSULATE EXTERIOR OF ALL SUPPLY AIR DIFFUSERS.
8. MAINTAIN ALL NEC REQUIRED AND NECESSARY MAINTENANCE CLEARANCES.

MECHANICAL PLAN NOTES (M-1)

1. CONNECT 8" OUTSIDE AIR DUCT TO NEW GABLE VENT. PROVIDE BACKDRAFT DAMPER IN DUCTWORK.
2. CONNECT 6" EXHAUST AIR DUCT TO NEW GABLE VENT.
3. PROVIDE AHU WITH ACCESS PLATFORM. COORDINATE WITH REQUIREMENTS WITH GC.
4. TERMINATE 3/4" INSULATED PVC CONDENSATE LINE AT LAVATORY TAIL PIECE.



1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

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MECHANICAL FLOOR PLAN

AIR DISTRIBUTION DEVICE SCHEDULE

MARK	MANUF.	MODEL	TYPE	CONSTRUCTION	NOTES
A	PRICE	CVD3L	3WAY HORIZONTAL SUPPLY	STEEL	NECK SIZES (ROUND) AS FOLLOWS: 0-80 CFM = 8X6 (6" NECK) 81-175 CFM = 12X8 (8" NECK) 176-300 CFM = 16X12 (10" NECK) 301-500 CFM = 24X12 (12" NECK)
B	PRICE	530FF	SINGLE DEFLECTION CEILING RETURN	STEEL	SINGLE DEFLECTION RETURN GRILLE WITH 1" FILTER.
C	PRICE	530	SINGLE DEFLECTION CEILING RETURN	STEEL	SINGLE DEFLECTION RETURN GRILLE. 12"X12" WITH 10" NECK

NOTES:
1. PROVIDE MAKE AND MODEL SPECIFIED OR ENGINEER APPROVED SUBSTITUTE.
2. COORDINATE AIR DEVICE COLOR SELECTION WITH ARCHITECT.
3. ALL CEILING SUPPLY DIFFUSERS TO HAVE INSULATED BACKS.
4. ALL CEILING MOUNTED SUPPLY AND RETURNS IN GYP OR PLASTER CEILINGS SHALL BE INSTALLED WITH A LAY-IN PLASTER FRAME

DUCTWORK SCHEDULE

DUCT SYSTEM	SERVICE	MATERIAL	PRESSURE CLASS	SEAL CLASS	INSULATION		REMARKS
					INTERIOR CONCEALED	INTERIOR EXPOSED	
SA	SUPPLY AIR	GALVANIZED STEEL	+ 2" W.G.	A	1.5" DWF-FSK R=8 MIN	1" DLR R=6 MIN	NONE
RA	RETURN AIR	GALVANIZED STEEL	- 2" W.G.	A	1.5" DWF-FSK R=8 MIN	NONE	NONE
OA	UNCONDITIONED OUTSIDE AIR	GALVANIZED STEEL	+ 2" W.G.	A	1.5" DWF-FSK R=8 MIN	1" DLR R=6 MIN	NONE
SA / RA	FINAL AIR DEVICE CONNECTIONS	FLEXIBLE ROUND DUCTWORK	N/A	N/A	R=6 MIN	R=6 MIN	FLEXIBLE DUCTWORK LIMITED TO 5 FEET MAX

NOTES:
1. ALL DUCT SIZES INDICATE INSIDE CLEAR DIMENSIONS IN INCHES.
2. ALL DUCTWORK TO BE CONSTRUCTED PER SMACNA STANDARDS.
3. DWF- FLEXIBLE DUCT WRAP, DWR - RIGID DUCT WRAP, DLF - FLEXIBLE DUCT LINER, DLR - RIGID DUCT LINER.
4. ASJ - ALL SERVICE JACKET, FSK - FOIL-SKRIM-KRAFT JACKET, MAS - MASTIC JACKET, AL - ALUMINUM JACKET, PVC - PVC JACKET
5. DUCTWORK IN VENTILATED ATTICS TO BE INSULATED PER THE EXTERIOR INSULATION REQUIREMENTS.
6. DUCTWORK IN RETURN AIR PLENUMS TO BE INSULATED PER THE INTERIOR EXPOSED REQUIREMENTS
7. ALL DUCTWORK SUPPORTS SHALL BE FURNISHED AND INSTALLED PER SMACNA HVAC DUCT CONTRUCTION STANDARDS.

DX SPLIT SYSTEM SCHEDULE (INDOOR UNIT)

MARK	MFTR	MODEL	TOTAL AIR CFM	OUTSIDE AIR CFM	% OUTSIDE AIR	FILTER	COOLING		ELECTRIC HEAT				SUPPLY FAN		ELECTRICAL			NOTES
							SENSIBLE MBH	TOTAL MBH	KW	EAT °F	LAT °F	NO. OF STAGES	E.S.P. INCHES	MOTOR HP	V/PH	MCA	MOCP	
AHU-1	AMERICAN STD	GAM5B0C48M31	1,600	120	8%	NONE	40.4	47.2	9.6	65	84.0	2	0.5	3/4	240/1	51	60	

NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE DX SPLIT SYSTEMS WITH CONTROLS INCLUDING WALL MOUNTED ELECTRONIC 7-DAY PROGRAMMABLE THERMOSTATS WITH AUTOMATIC HEAT/COOL SWITCH-OVER CAPABILITY.
3. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL FLEXIBLE DUCT CONNECTIONS AT THE SUPPLY AND RETURN CONNECTIONS OF THE INDOOR FAN COIL UNIT.
4. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL REFRIGERATION PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS.
5. THE MECHANICAL CONTRACTOR SHALL INSTALL SECONDARY DRIP PANS UNDER ALL CONCEALED INDOOR FAN COIL UNITS. THE SECONDARY DRIP PAN SHALL BE MONITORED BY A FLOAT SWITCH THAT IS INTERLOCKED TO THE SUPPLY FAN SUCH THAT THE UNIT WILL SHUT DOWN UPON DETECTION OF CONDENSATE IN THE SECONDARY PAN.

DX SPLIT SYSTEM SCHEDULE (OUTDOOR UNIT)

MARK	MFTR	MODEL	TYPE	NOMINAL TONS	COOLING STAGES	MIN EFFICIENCY	ELECTRICAL			NOTES
							V/PH	MCA	MOCP	
CU-1	AMERICAN STD	4A7A5048E1	ELECTRIC COOLING	4	1	14 SEER	240/1	26	45	

NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE ALL OUTDOOR UNITS WITH SINGLE POINT ELECTRICAL CONNECTION.

FAN SCHEDULE

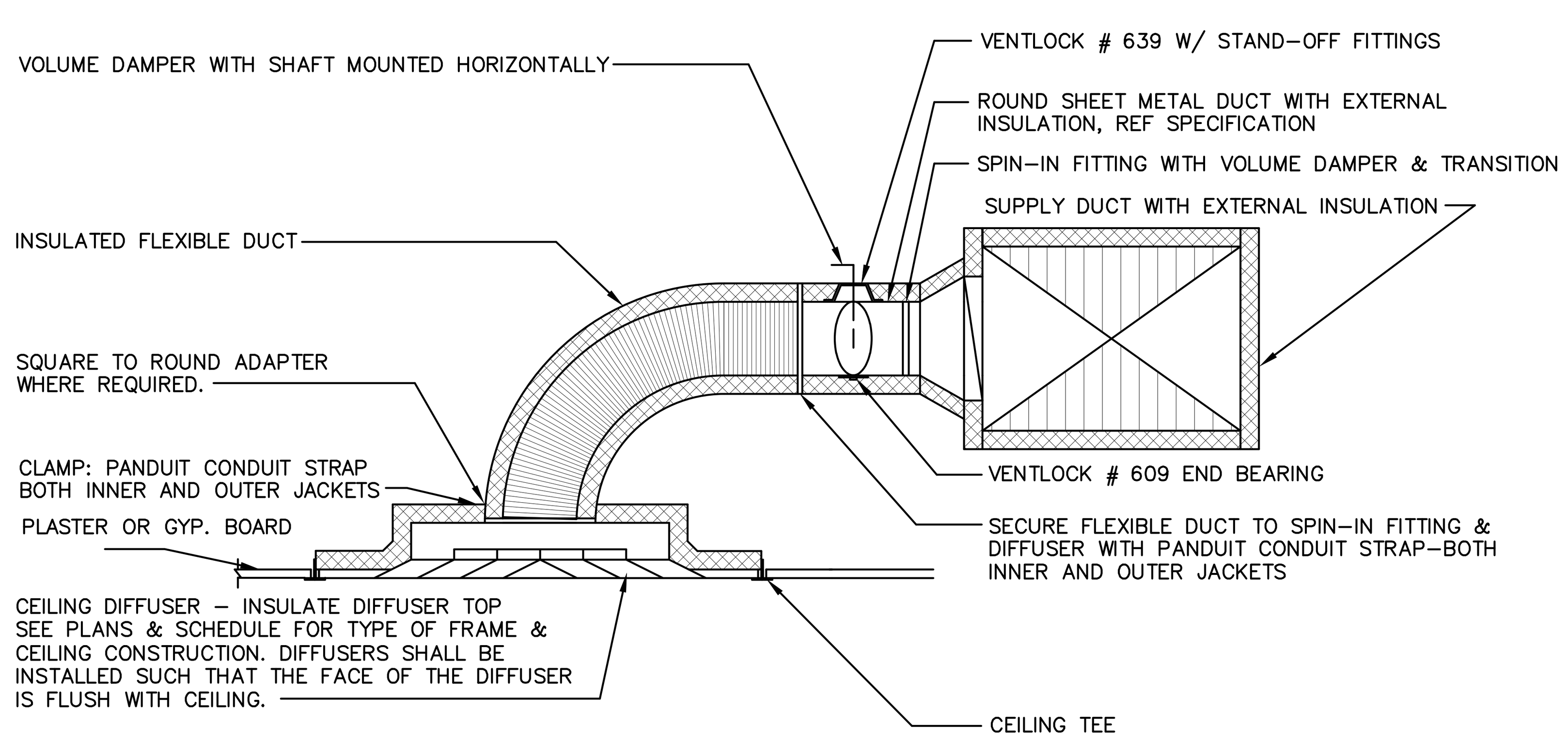
MARK	MAKE	MODEL	SERVICE	FAN				MOTOR				NOTES
				FLOW (CFM)	SPEED (RPM)	SP (IN. WG.)	MAX SONES	POWER (HP)	SPEED (RPM)	V/PH	DRIVE	
EF-1	GREENHECK	SP-B50	RESTROOM	50	1,300	0.25	0.5	1/10	1,550	120/1	DIRECT	1, 2

NOTES:
1. PROVIDE MAKE AND MODEL SPECIFIED OR ENGINEER APPROVED EQUAL.
2. PROVIDE WITH BACKDRAFT DAMPER

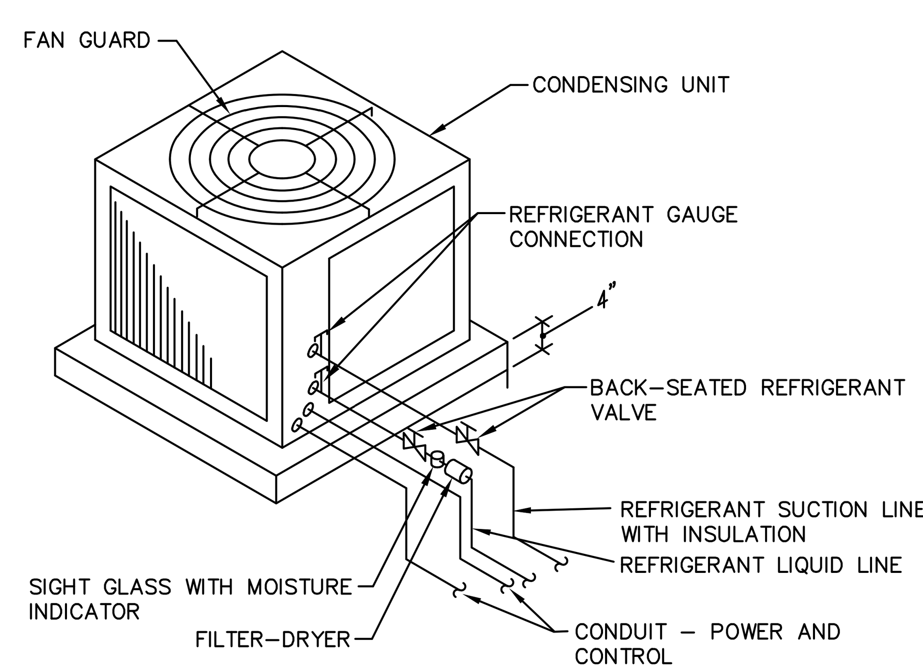
VENTILATION RATE CALCULATION

SPACE	OCCUPANCY CLASSIFICATION	AREA (SF)	OCCUPANCY (QTY PEOPLE)	PEOPLE OA FLOW (CFM/PERSON)	AREA OA FLOW (CFM/SF)	CALCULATED OA FLOW (CFM)	REMARKS
1 Reception	Reception	160	2	5	0.06	20	
2 Office	Office	100	2	5	0.06	16	
3 Office	Office	115	2	5	0.06	17	
4 Break	Breakroom	275	2	5	0.06	27	
5 Storage	Storage	325	0	5	0.12	39	
					AHU-1	118	

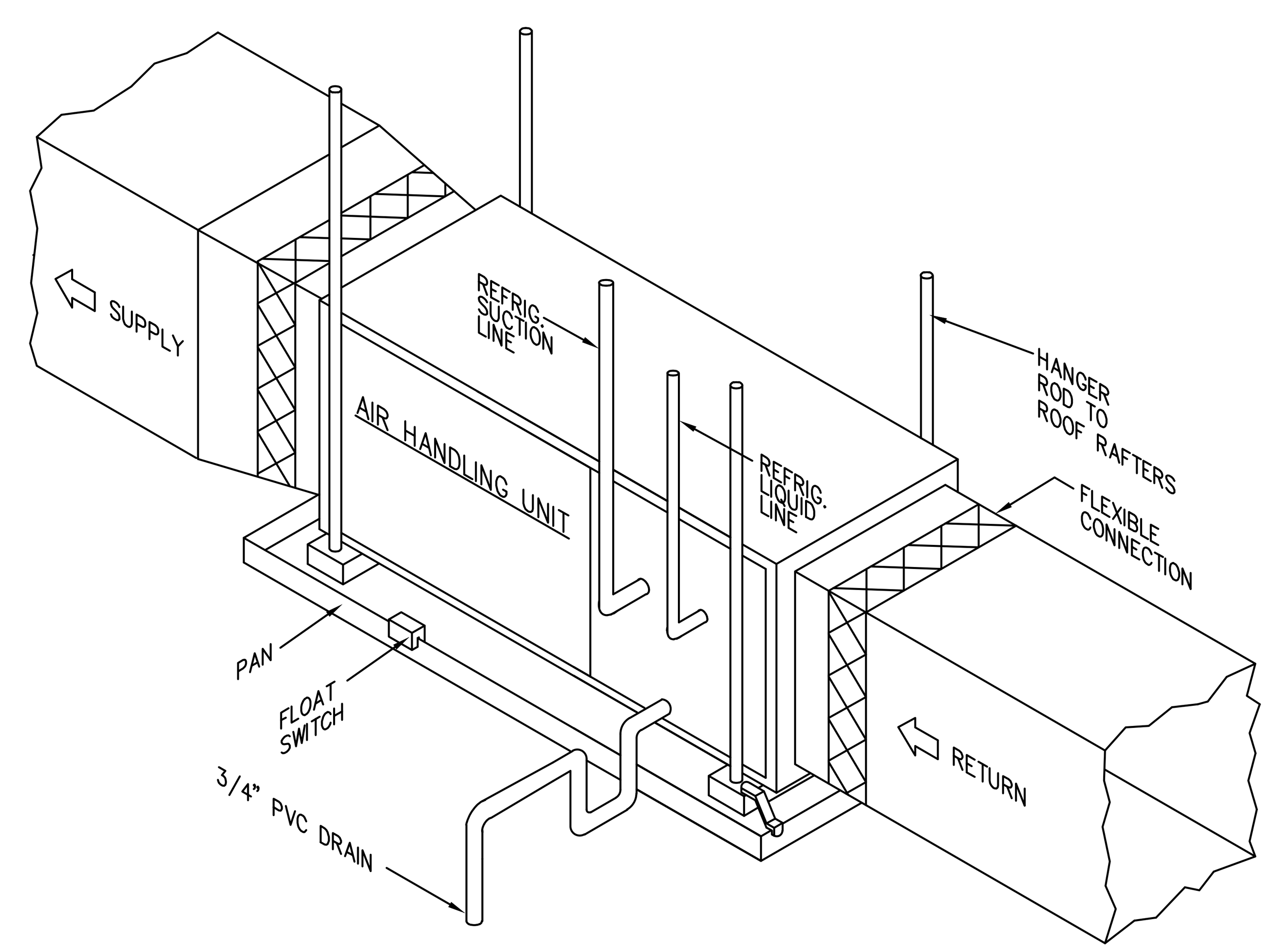
NOTES:
1. VENTILATION FLOW RATE CALCULATIONS BASED ON 2015 IMC TABLE 403.3.1.1 MINIMUM VENTILATION RATES



1 **CEILING DIFFUSER DETAIL**
NTS



2 **DX CONDENSER DETAIL**
NTS



3 **DX AIR HANDLER DETAIL**
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MECHANICAL SCHEDULES & DETAILS

PLUMBING SPECIFICATIONS

A. GENERAL PROCESS REQUIREMENTS

1. CONFLICT RESOLUTION: WHERE CONFLICTS MAY EXIST BETWEEN THE MINIMUM REQUIREMENTS OF VARIOUS LAWS, CODES, AUTHORITIES, AND/OR WITHIN THE CONTRACT DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE THE BASIS OF CONTRACTOR PRICING AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE ISSUE PRIOR TO EXECUTING THE WORK IN QUESTION.
2. SHOULD ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, HE SHALL AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.
3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. COORDINATION:
   - 4.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COORDINATION WITH OTHER TRADES AND CONTRACTORS TO ACCOMPLISH THE WORK AS SHOWN AND NOTED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPARE THE DRAWINGS OF OTHER TRADES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
   - 4.2. THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ITEMS AS SHOWN ON THE DRAWINGS IF THERE ARE DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION SHOWN ON THE DRAWINGS UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED. PRIOR TO FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL IMMEDIATELY CALL SUCH DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE PROJECT COORDINATOR.
   - 4.3. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.
5. AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN HIS SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED ON THE DRAWINGS. THIS INCLUDES ALL DEVIATIONS FROM THE ORIGINAL CONTRACT. THE CONTRACTOR SHALL INDICATE ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING THE INSTALLATION OF HIS WORK IN RED INK ON TWO BLUELINE PRINTS. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION. AS-BUILT DRAWINGS ARE TO BE DELIVERED TO THE OWNER'S PROJECT COORDINATOR AFTER PROJECT COMPLETION. NOTE THAT THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID BY THE OWNER UNTIL FINAL AS-BUILT DRAWINGS ARE RECEIVED.
6. STARTUP AND TRAINING: VENDORS FOR ALL MAJOR PIECES OF EQUIPMENT SHALL PROVIDE STARTUP ASSISTANCE AND A MINIMUM OF 8 HOUR OWNER TRAINING.

B. SUBMITTALS

1. CONTRACTOR SHALL PROVIDE PRODUCT DATA SUBMITTALS ON ALL MAJOR EQUIPMENT, COMPONENTS, AND MATERIALS SPECIFIED IN THESE PLANS FOR ENGINEER'S AND OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
   - 1.1. COMPLIANCE DATA: PUBLISHED LITERATURE, CERTIFICATES, AND LISTS INDICATING THE PRODUCT'S COMPLIANCE WITH STANDARDS REFERENCED IN THESE SPECIFICATIONS.
   - 1.2. PUBLISHED LITERATURE: INDICATE DIMENSIONS, WEIGHTS, CAPACITIES, RATINGS, HORSEPOWER, GAGES, AND FINISHES OF MATERIALS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.
   - 1.3. PERFORMANCE DATA: PERFORMANCE DATA INCLUDING FAN CURVES, PUMP CURVES, AND EQUIPMENT OUTPUT CAPACITIES COMPLETE WITH RATING CONDITIONS AS SCHEDULED ON CONTRACT DRAWINGS. AS A MINIMUM SUBMITTED DATA SHALL INCLUDE ALL PERFORMANCE DATA SCHEDULED OR NOTED ON CONTRACT DRAWINGS.
   - 1.4. SOUND POWER LEVEL DATA: EQUIPMENT SOUND POWER LEVEL AT 63, 125, 250, 500, 1000, 2000, 4000, AND 8000 HZ OCTAVE BAND CENTER FREQUENCIES PLUS DB A WEIGHTED SOUND LEVEL. DATA SHALL INCLUDE DISTANCE FROM EQUIPMENT TO TEST EQUIPMENT.
   - 1.5. ELECTRICAL REQUIREMENTS: POWER SUPPLY WIRING INCLUDING WIRING DIAGRAMS FOR INTERLOCK AND CONTROL WIRING, CLEARLY INDICATING FACTORY-INSTALLED AND FIELD-INSTALLED WIRING.
   - 1.6. SHOP DRAWINGS: INDICATE ASSEMBLY, UNIT DIMENSIONS, WEIGHT LOADING, REQUIRED CLEARANCES, CONSTRUCTION DETAILS, FIELD CONNECTION DETAILS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.
   - 1.7. MANUFACTURER'S INSTRUCTIONS: INCLUDE INSTALLATION INSTRUCTIONS.
   - 1.8. CERTIFICATES: SIGNED LETTERS CERTIFYING COMPLIANCE WITH SPECIFIED REQUIREMENTS.
   - 1.9. CALCULATIONS: DESIGN AND/OR DESIGN CALCULATIONS.
   - 1.10. MANUFACTURER'S WARRANTIES.
   - 1.11. INSTALLATION, OPERATION, AND MAINTENANCE MANUALS.
2. SHOP DRAWINGS: ALL SHOP DRAWINGS, INCLUDING PRODUCT DATA SUBMITTALS, SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTING TO THE ENGINEER. ALL SHOP DRAWINGS NOT REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. AFTER REVIEW HAS BEEN COMPLETED, SUBMIT A COPY OF EACH SHOP DRAWING TO THE OWNER WITH THE APPROVAL SEAL OF THE ENGINEER AND THE CONTRACTOR. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER, IN LIEU OF THE PREPARATION OF SHOP DRAWINGS IS FORBIDDEN. SHOP DRAWINGS RECEIVED BEARING THE ENGINEER'S TITLE AND SEAL SHALL BE PROMPTLY REJECTED.

C. PIPE, VALVES, AND FITTINGS.

1. PROVIDE PIPE AND FITTING MATERIALS PER THE PIPE SCHEDULE ON THE DRAWINGS. USE ONLY THE JOINING METHODS SHOWN IN THE SCHEDULE.
2. CONTRACTOR TO PROVIDE HYDROSTATIC PRESSURE TEST OF ALL PIPING AT 150% OF DESIGN PRESSURE FOR 4 HOURS. CONTRACTOR TO VERIFY THE HYDROSTATIC TEST PRESSURE DOES NOT EXCEED THE PRESSURE RATING OF PLASTIC PIPING SYSTEMS. CONTRACTOR TO CORRECT ANY LEAKS THAT OCCUR.
3. VALVES 2" AND SMALLER (PLUMBING)
   - 3.1. BALL VALVE: LEAD FREE CLASS 150 THREADED, BRONZE TWO PIECE BODY, FULL PORT, BRONZE TRIM, AND BLOWOUT-PROOF STEAM. EQUAL TO NIBCO PC-585-80-LF.
   - 3.2. GLOBE VALVE: LEAD FREE CLASS 150 THREADED, BRONZE BODY, RISING STEAM, UNION BONNET, INTEGRAL SEAT, AND RENEWABLE PTFE DISK. EQUAL TO NIBCO T-113-LF.
   - 3.3. CHECK VALVE: LEAD FREE CLASS 150 THREADED, BRONZE BODY, Y-PATTERN, AND RENEWABLE PTFE DISK. EQUAL TO NIBCO PC413-Y-LF.
   - 3.4. STRAINER: LEAD FREE CLASS 125 THREADED, BRASS BODY, Y-STRAINER, TAPPED CAP WITH BLOW-OFF PLUG, AND 20 MESH SS SCREEN. EQUAL TO WATTS LF777SI.
4. PROCESS GASSES (COPPER)
   - 4.1. BALL VALVE: THREE-PIECE BRONZE BALL VALVE, MEDICAL GAS – CLEANED FOR OXYGEN SERVICE, COPPER WELD ENDS, AND STAINLESS STEEL TRIM. NIBCO CS-595-66 OR EQUAL.

D. HANGERS AND SUPPORTS

1. ALL OPENINGS THROUGH FLOORS, WALLS, AND ROOFS, ETC., REGARDLESS OF MATERIAL FOR THE PASSAGE OF PIPING, DUCTWORK, CONDUIT, CABLE TRAYS, ETC., SHALL BE SLEEVED. ALL PENETRATIONS MUST PASS THROUGH SLEEVES. SLEEVES SHALL BE SET IN NEW CONSTRUCTION BEFORE CONCRETE IS POURED, AS CUTTING HOLES THROUGH ANY PART OF THE CONCRETE WILL NOT BE PERMITTED UNLESS ACCEPTABLE TO THE ARCHITECT/ENGINEER.
   - 1.1. SLEEVE MATERIAL FOR FLOORS AND EXTERIOR WALLS SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH 1-1/2 WIDE CENTER FLANGE WELDED WATER STOP RINGS. REFER TO DRAWINGS FOR ADDITIONAL REQUIREMENTS.
   - 1.2. SLEEVES THRU INTERIOR WALLS TO BE GALVANIZED SHEETMETAL WITH GAGE AS REQUIRED BY WALL FIRE RATING, 20 GA MINIMUM.
   - 1.3. PROVIDE CONTINUOUS SUPPORTS FOR RODI POLYPROPYLENE PIPING.

E. IDENTIFICATION FOR PIPING AND EQUIPMENT

1. PROVIDE AND INSTALL PLASTIC VINYL FILM TAPE PIPE MARKERS WITH PRESSURE SENSITIVE BACKING AND PRINTED MARKINGS. COLOR AND LETTERING SHALL CONFORM TO ASME A13.1. EVERY 20 LINEAR FEET OF DUCT. EACH DUCT BRANCH SHALL BE LABELED WITH ROOMS AND AREAS SERVED.
2. PROVIDE AND INSTALL LAMINATED THREE-LAYER PLASTIC WITH ENGRAVED BLACK LETTERS ON LIGHT CONTRASTING BACKGROUND COLOR. TAG SIZE MINIMUM 1-1/2 INCHES SQUARE.
3. DEGREASE AND CLEAN SURFACES TO RECEIVE ADHESIVE FOR IDENTIFICATION MATERIALS.
4. INSTALL IDENTIFYING DEVICES AFTER COMPLETION OF COVERINGS AND PAINTING.
5. INSTALL PLASTIC NAMEPLATES WITH CORROSIVE-RESISTANT MECHANICAL FASTENERS, OR ADHESIVE.
6. INSTALL TAGS USING CORROSION RESISTANT CHAIN. NUMBER TAGS CONSECUTIVELY BY LOCATION.
7. IDENTIFY WATER HEATERS, PUMPS, TANKS, AND WATER TREATMENT DEVICES WITH PLASTIC NAMEPLATES. IDENTIFY IN-LINE PUMPS AND OTHER SMALL DEVICES WITH TAGS.
8. IDENTIFY VALVES IN MAIN AND BRANCH PIPING WITH TAGS.
9. IDENTIFY PIPING, CONCEALED OR EXPOSED, WITH PLASTIC PIPE MARKERS OR PLASTIC TAPE PIPE MARKERS. USE TAGS ON PIPING 3/4 INCH DIAMETER AND SMALLER. IDENTIFY SERVICE, FLOW DIRECTION, AND PRESSURE. INSTALL IN CLEAR VIEW AND ALIGN WITH AXIS OF PIPING. LOCATE IDENTIFICATION NOT TO EXCEED 20 FEET ON STRAIGHT RUNS INCLUDING RISERS AND DROPS, ADJACENT TO EACH VALVE AND TEE, AT EACH SIDE OF PENETRATION OF STRUCTURE OR ENCLOSURE, AND AT EACH OBSTRUCTION.
10. PROVIDE AND INSTALL 2" TALL ENGRAVED PHENOLIC PLASTIC EQUIPMENT TAGS, WHITE LETTERS ON BLACK BACKGROUND, FOR ALL EQUIPMENT TO MATCH TAGS INDICATED ON PLANS. IF EXISTING TAGS ARE PRESENT EITHER FROM THE MANUFACTURER OR EXISTING CONDITIONS, COVER OR PAINT OVER THE OLD TAG AS REQUIRED TO ELIMINATE CONFLICTING TAG NAMES. INDICATE ELECTRICAL PANEL AND CIRCUIT BREAKER NUMBER IDENTIFICATION ON NAMEPLATE IN SMALLER LETTERS IN PARENTHESES.
11. PROVIDE AND INSTALL BRASS VALVE TAGS WITH STAMPED LETTER WITH A MINIMUM TAG SIZE OF 1-1/2" DIAMETER WITH FINISHED EDGES.
12. PROVIDE A PLASTIC LAMINATED TAG CHART WITH TYPEWRITTEN LETTER SIZE LIST OF APPLIED TAGS AND LOCATION.

F. PLUMBING INSULATION

1. PROVIDE PLUMBING INSULATION ON ALL DCW AND DHW PIPING PER IECC 2015.

PLUMBING GENERAL NOTES

1. PROVIDE TRAP PRIMER ON ALL FLOOR DRAINS. LOCATE TRAP PRIMERS EXPOSED IN MECHANICAL ROOMS, OR IN WET WALL OF RESTROOMS. PROVIDE TRAP PRIMER ACCESS PANEL IN WALL OF A COLOR TO MATCH WALL. COORDINATE LOCATION WITH PLUMBING FIXTURES AND TILE PATTERNS.
2. PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, AND CAPACITIES AS INDICATED. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE SIZES, AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN SOIL, AND VENT PIPING SYSTEMS.
3. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINING DISSIMILAR METALS.
4. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
5. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
6. POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER CODE.
7. UPON COMPLETION OF A SECTION OR OF THE ENTIRE WATER SUPPLY SYSTEM, IT SHALL BE HYDROSTATIC TESTED. THE WATER USED FOR TESTS SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY.
8. NOT ALL PIPE SIZES ARE SHOWN ON PLANS FOR CLARITY. REFER TO RISER DIAGRAMS FOR PIPING SIZES.
9. COORDINATE FIRE ALARM CONNECTIONS TO FIRE PROTECTION SYSTEM WITH FIRE PROTECTION CONTRACTOR.
10. PLUMBING CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR ON FLOOR CONSTRUCTION FOR RECEIVING DRAINS TO REQUIRED INVERT ELEVATIONS AND PROPER FLOOR SLOPE TO DRAIN LOCATIONS.
11. INSTALL SHUT-OFF VALVES AT EACH BRANCH SERVING A RESTROOM OR FIXTURE GROUPING. INSTALL HOT AND COLD WATER SHUT-OFF VALVES AND SHOCK ARRESTORS ACCESSIBLY AT EACH FIXTURE BATTERY. COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECT.

PLUMBING LEGEND

SYMBOL	ABB.	DESCRIPTION
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWR	HOT WATER RETURN
	WW	WASTE WATER
	V	VENT PIPING
— T —	TW	TEMPERED WATER
— G —	G	LOW PRESSURE GAS
—MPG—	MPG	MEDIUM PRESSURE GAS
— F —	F	FIRE
— GT —	GT	GREASE TRAP PIPING
— A —	A	COMPRESSED AIR PIPING
—AD—	AD	AUXILIARY DRAIN PIPING
— D —	D	DRAIN PIPING
— R —	R	RELIEF PIPING
—SD—	SD	STORM DRAIN
—SD—	SD	STORM DRAINAGE PIPING
—OD—	OD	OVERFLOW DRAINAGE
		BLOCK VALVE
	HB	HOSE BIBB
		UNION
	FD/FS	FLOOR DRAIN/FLOOR SINK
	HD	HUB DRAIN
	CO	CLEAN OUT
	WCO	WALL CLEANOUT
	FCO	FLOOR CLEANOUT
		GAS COCK
		BALANCE VALVE
	DCO	DOUBLE CLEAN OUT
		POINT OF CONNECTION
		GAS REGULATOR
		PRESSURE REGULATOR
	VB	VACUUM BREAKER
	TP	TRAP PRIMER

SYMBOL	DESCRIPTION
	GATE VALVE
	OS&Y
	PLUG VALVE
	BALL VALVE
	BUTTERFLY VALVE
	STRAINER
	STRAINER WITH BLOWDOWN VALVE
	CHECK VALVE
	RELIEF VALVE
	UNION
	FLEXIBLE CONNECTION
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	MANUAL AIR VENT
	AUTOMATIC AIR VENT
	THERMOMETER
	PRESSURE GAGE
	2-WAY CONTROL VALVE (PNEUMATIC)
	3-WAY CONTROL VALVE (PNEUMATIC)
	2-WAY CONTROL VALVE (ELECTRIC)
	3-WAY CONTROL VALVE (ELECTRIC)
	PRESSURE REDUCING (FLAG POINTS TOWARDS LOW PRESSURE)
	PRESSURE RELIEF
	THREE WAY BALL
	QUICK CLOSING, FUSIBLE LING
	QUICK OPENING
	VALVE IN RISER (TYPE AS NOTED)
BP	BACK FLOW PREVENTER DOUBLE CHECK
RPZ	BACK FLOW PREVENTER REDUCED PRESSURE ZONE TYPE
	CHECK VALVE

PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
CLD	CLOTHES DRYER	NTS	NOT TO SCALE
CLW	CLOTHES WASHER	NO.	NUMBER
CO	CLEANOUT	PH	PHASE
CW	COLD WATER	PLBG	PLUMBING
DIA	DIAMETER	SK	SINK
DCO	DOUBLE CLEAN OUT	TYP	TYPICAL
DN	DOWN	UR	URINAL
DWG	DRAWING	V	VENT (PLUMBING)
EWC	ELECTRIC WATER COOLER	VTR	VENT THROUGH ROOF
FCO	FLOOR CLEAN OUT	W/	WITH
FD	FLOOR DRAIN	WC	WATER CLOSET
HD	HUB DRAIN	WCO	WALL CLEANOUT
HP	HORSEPOWER	WH	WATER HEATER
HT	HEIGHT	YCO	YARD CLEANOUT
HW	HOT WATER		
LAV	LAVATORY		
TP	TRAP PRIMER		

PROJECT CLOSEOUT

THE PLUMBING CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS UPON PROJECT COMPLETION. ALL REQUIRED REPORTS AND AS-BUILTS SHALL BE SUBMITTED WITHIN TWO (2) WEEKS OF DATE OF SUBSTANTIAL COMPLETION OR OWNER OCCUPANCY.

SUBMIT "AS-BUILT" RECORD DRAWINGS INDICATING ACTUAL AS-BUILT CONDITIONS TO THE OWNER FOR REVIEW. RECORD DRAWINGS SHALL BE STAMPED "AS-BUILT" AND SHALL HAVE THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CONTRACTOR. ALL ENGINEERS' SEALS SHALL BE REMOVED FROM THE DRAWINGS. PROVIDE TWO (2) COPIES.

SUBMIT REQUIRED NUMBER OF COPIES OF OWNERS MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, SERVICE/MAINTENANCE RECOMMENDATIONS, AND WARRANTIES.

SUBMIT WRITTEN RESPONSE TO ALL FIELD REPORTS INDICATING CORRECTIVE ACTIONS TAKEN AND DATE CORRECTIVE ACTION WAS TAKEN TO THE OWNER FOR REVIEW.

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PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
04/16/2021

project number 20210110

drawn by checked

Issue Log
ISSUE FOR REVIEW 04/16/21

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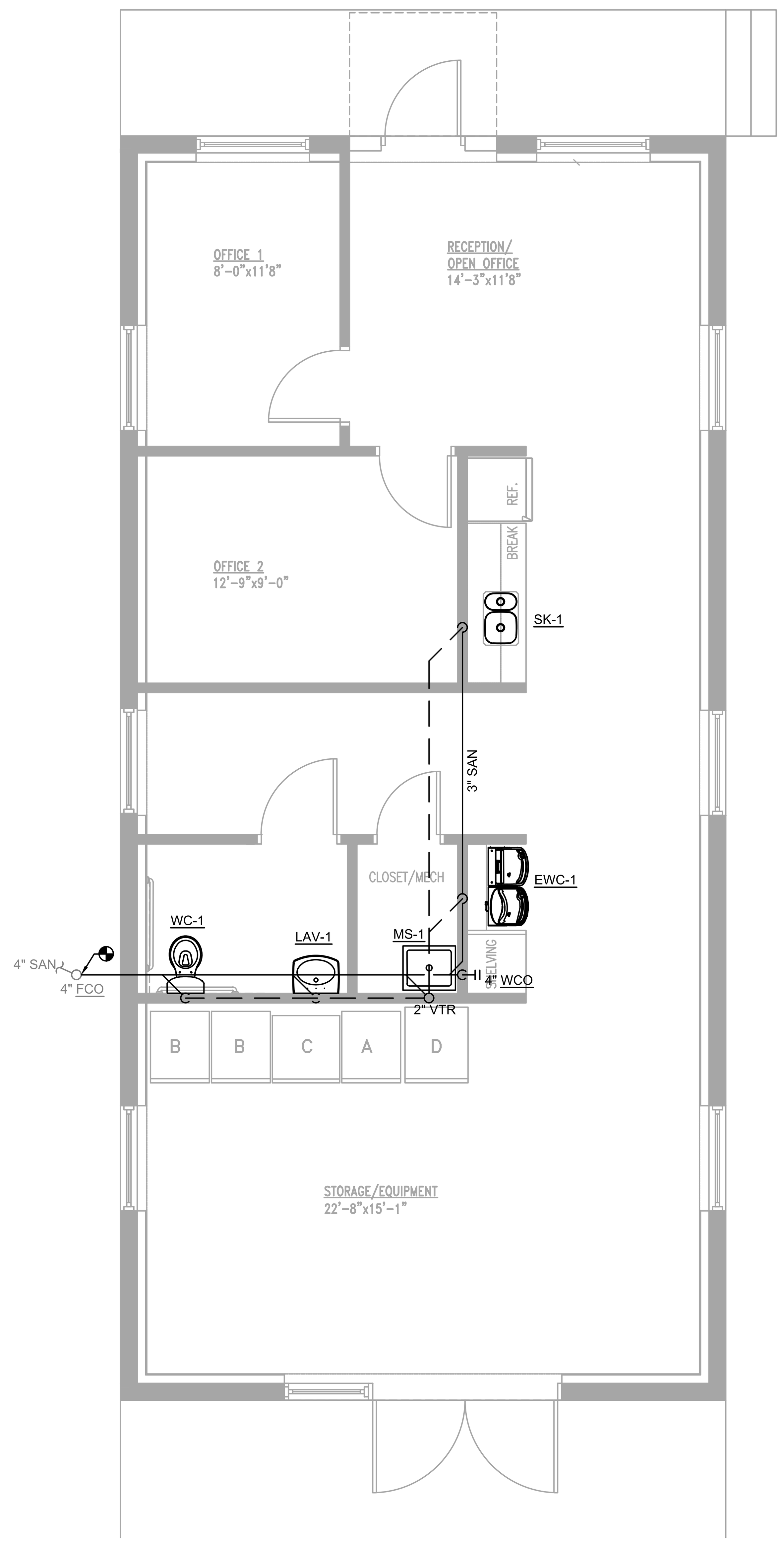
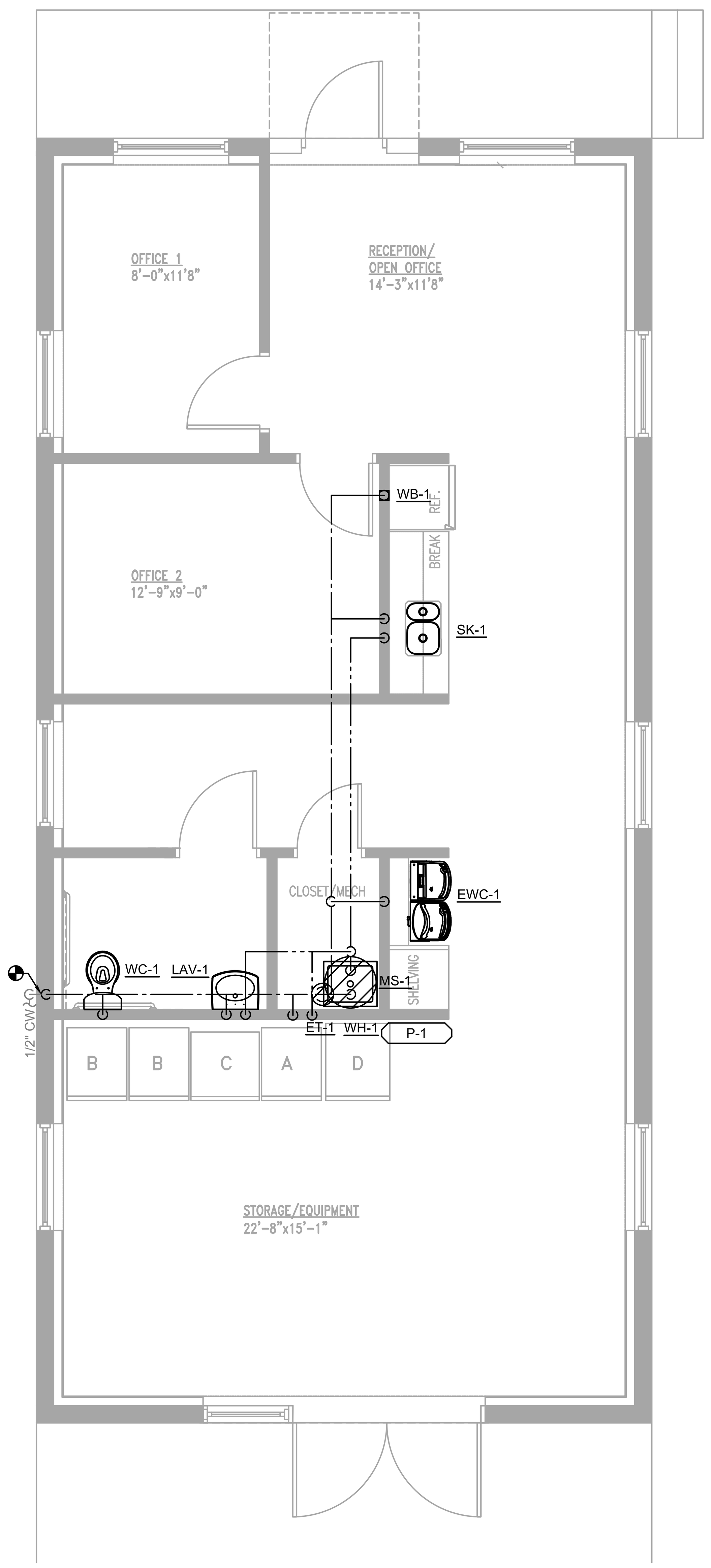
PLUMBING NOTES & SYMBOLS



1 **PLUMBING DRAIN & VENT PLAN**
1/4" = 1'-0"



2 **PLUMBING WATER SUPPLY PLAN**
1/4" = 1'-0"

GENERAL NOTES

1. APPLICABLE CODES: IBC 2015, IECC 2015, AND IPC 2015.
2. ALL APPLIANCES AND FIXTURES TO BE APPROVED BY OWNER, ARCHITECT, AND ENGINEER PRIOR TO PURCHASING. ALL APPLIANCES TO MEET ALL APPLICABLE CODES AND MINIMUM EFFICIENCIES.
3. ALL DCW AND DHW PIPING SHALL BE INSULATED PER IECC 2015. PROVIDE 1/2" THICK FOR DCW AND 1" THICK FOR DHW.
4. PROVIDE INSULATED CONDENSATE DRAIN LINES TO ALL AIR HANDLING UNITS AND FAN COILS. SLOPE AWAY FROM UNIT AT A MINIMUM OF 1/8" PER FOOT.
5. PROVIDE AND INSTALL SUPPLY STOPS ON ALL FAUCETS.

PLUMBING PLAN NOTES P-1

1. SUSPEND NEW 30 GALLON LOW BOY WATER HEATER ABOVE THE MOP SINK. HOLD-RITE QUICK STAND #50-SWHP-M OR EQUAL. ROUTE T&P AND PAN DRAIN TO LOCAL MOP SINK.

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PLUMBING
FLOOR PLAN

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MANUFACTURER	MODEL	WASTE (IN.)	VENT (IN.)	CW (IN.)	HW (IN.)	DESCRIPTON
WC-1	WATER CLOSET (ADA FLOOR MOUNT)	KOHLER	HIGHLINE 3999	3"	2"	1/2"	-	ADA HEIGHT VITREOUS CHINA, FLOOR MOUNTED TOILET, TANK TYPE, CLASS FIVE 1.28 GPF. PROVIDE WITH OPEN FRONT SEAT LESS COVER
LAV-1	LAVATORY (ADA)	KOHLER	K-2053-0	1-1/2"	1-1/4"	1/2"	1/2"	WALL HUNG, ADA, WHITE PORCELAIN. PROVIDE WITH DRAIN ASSEMBLY, P-TRAP WITH CLEANOUT, AND STOP VALVES; FAUCET: KOHLER K-454-4S-CP (0.5 GPM)
SK-1	KITCHEN SINK (ADA)	ELKAY	LRAD3322603 33"x22"x6"	1-1/2"	1-1/4"	1/2"	1/2"	DOUBLE BOWL, UNDERMOUNT, ADA STAINLESS STEEL SINK. PROVIDE WITH DRAIN ASSEMBLY, P-TRAP WITH CLEANOUT, AND STOP VALVES; FAUCET: ELKAY ELKAY LK6000LS (1.5 GPM)
MS-1	MOP SINK	MUSTEE	63M	2"	1-1/4"	1/2"	1/2"	FLOOR MOUNTED MOP SINK. PROVIDE MUSTEE COMBO PACKAGE INCLUDING FAUCET WITH VACUUM BREAKER, P-TRAP, AND FLEXIBLE SUPPLY LINES. PROVIDE ANGLE STOPS
EWC-1	ELECTRIC WATER COOLER	ELKAY	EZTL8SC (RIGHT-HAND HIGH)	1-1/2"	1-1/4"	1/2"	-	SELF-CONTAINED ELECTRIC WATER COOLER. BI-LEVEL (RIGHT-HAND HIGH), NON-FILTERED, REFRIGERATED, STAINLESS STEEL SHROUD. PROVIDE ANGLE STOP VALVE, 120V POWER CORD
WB-1	WATER SUPPLY BOX	IPS-WATERTITE	AB9700 HA	-	-	1/2"	-	ICE MAKER SUPPLY BOX WITH INTEGRAL HAMMER ARRESTOR AND QUARTER TURN VALVE. SNAP-ON FRAME TO ACCOMODATE 3/4" DRYWALL.
FCO	FLOOR CLEANOUT	ZURN	Z1400-K	-	-	-	-	ADJUSTABLE FLOOR CLEANOUT WITH ANCHOR FLANGE AND STAINLESS SECURED TOP. WASTE LINE SIZED AS INDICATED ON PLANS
WCO	WALL CLEANOUT	ZURN	Z1441	-	-	-	-	WALL CLEANOUT WITH ROUND STAINLESS STEEL ACCESS COVER. WASTE LINE SIZED AS INDICATED ON PLANS

NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.

PIPE SCHEDULE

PIPING ID	SERVICE	SIZE	MATERIAL TYPE	JOINT TYPE	INSULATION LOCATION: INTERIOR CONCEALED	INSULATION LOCATION: INTERIOR EXPOSED	INSULATION LOCATION: EXTERIOR	DESIGN PRESSURE	REMARKS
CW	DOMESTIC COLD WATER (ABOVE GRADE)	ALL	PEX	PEX	1" CF-ASJ R=4.2	1" CF-PVC R=4.2	2" CF-AL R=6.9	100 PSIG	
HW	DOMESTIC HOT WATER	ALL	PEX	PEX	1" GF-ASJ R=4.2	1" GF-PVC R=4.3	2" CF-AL R=6.9	100 PSIG	
SAN	SANITARY SEWER	ALL	SCH 40 PVC	SOLVENT WELDED	N/A	N/A	N/A	10' HEAD	
	SANITARY SEWER (ABOVE CEILING PLENUM)	ALL	SCH 40 PVC	SOLVENT WELDED	N/A	N/A	N/A		

NOTES:
1. INSULATION TYPE: GF - GLASS FIBER, CG - CELLULAR GLASS, CF - FLEXIBLE ELASTOMERIC CELLULAR
2. JACKET TYPE: ASJ - ALL SERVICE JACKET, AL - ALUMINUM, PVC - POLYVINYL CHLORIDE
3. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
4. ALL PIPING IS TO BE SUPPORTED PER ANSI B31.9, ASME B31.1, MSS SP-58 AND MSS SP-69.
5. DIELECTRIC UNIONS OR FLANGES ARE TO BE PROVIDED AND INSTALLED AT THE JOINT OF DISSIMILAR METALS.
6. LABEL ALL PIPING IN ACCORADANCE WITH ASME A13.1.
7. ALL PIPING SYSTEMS WILL BE PRESSURE TESTED PRIOR TO SERVICE.
8. CLEAN AND FLUSH ALL NEWLY INSTALLED PIPING AND STRAINER / FILTERS WITH SYSTEM APPROPRIATE MATERIAL PRIOR TO PUTTING SYSTEM INTO OPERATION.

ELECTRIC WATER HEATER SCHEDULE

MARK	TANK SIZE GALLONS	ELEMENTS (WATTS)	DUAL ELEMENT OPERATION	MODEL	VOLTS/PHASE	MOCP	NOTES
WH-1	30	4,500 / 4,500	NON-SIMULTANEOUS	A.O. SMITH DEL-30	240/1	30A	LOW BOY

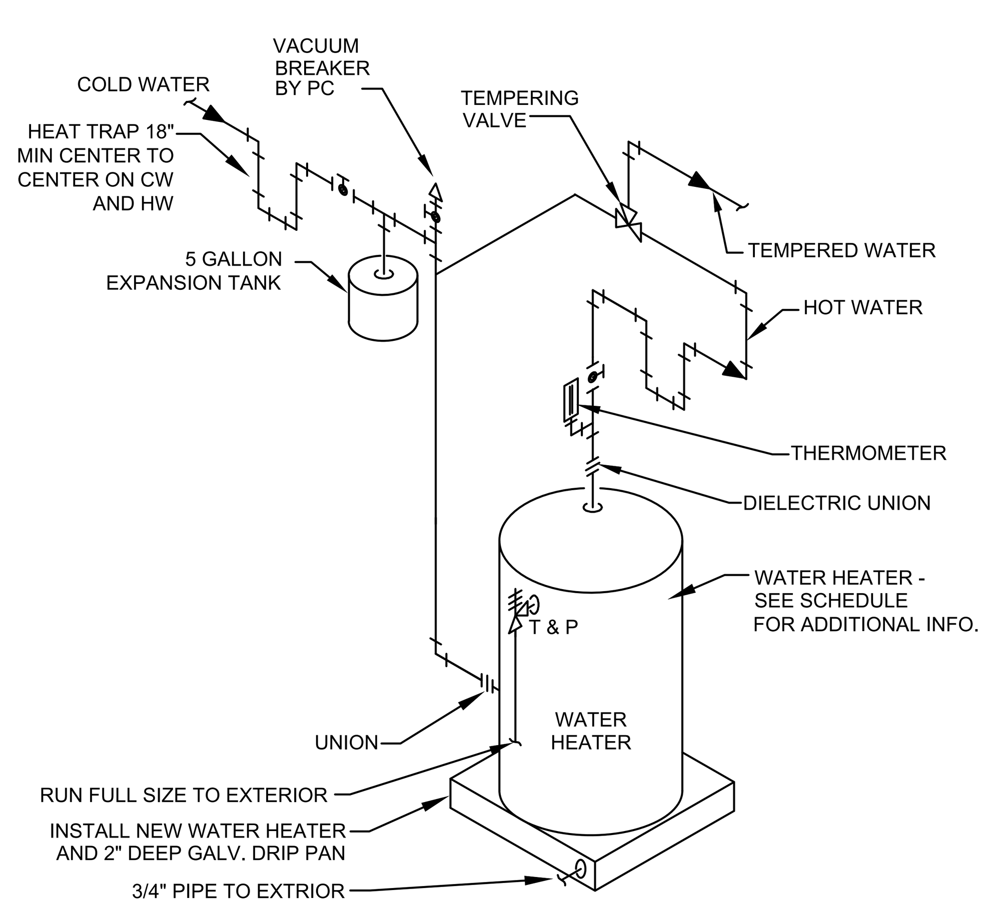
NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE AND INSTALL 5 GALLON EXPANSION TANK EXP-1.

DRAINAGE AND SUPPLY WATER FIXTURE UNITS

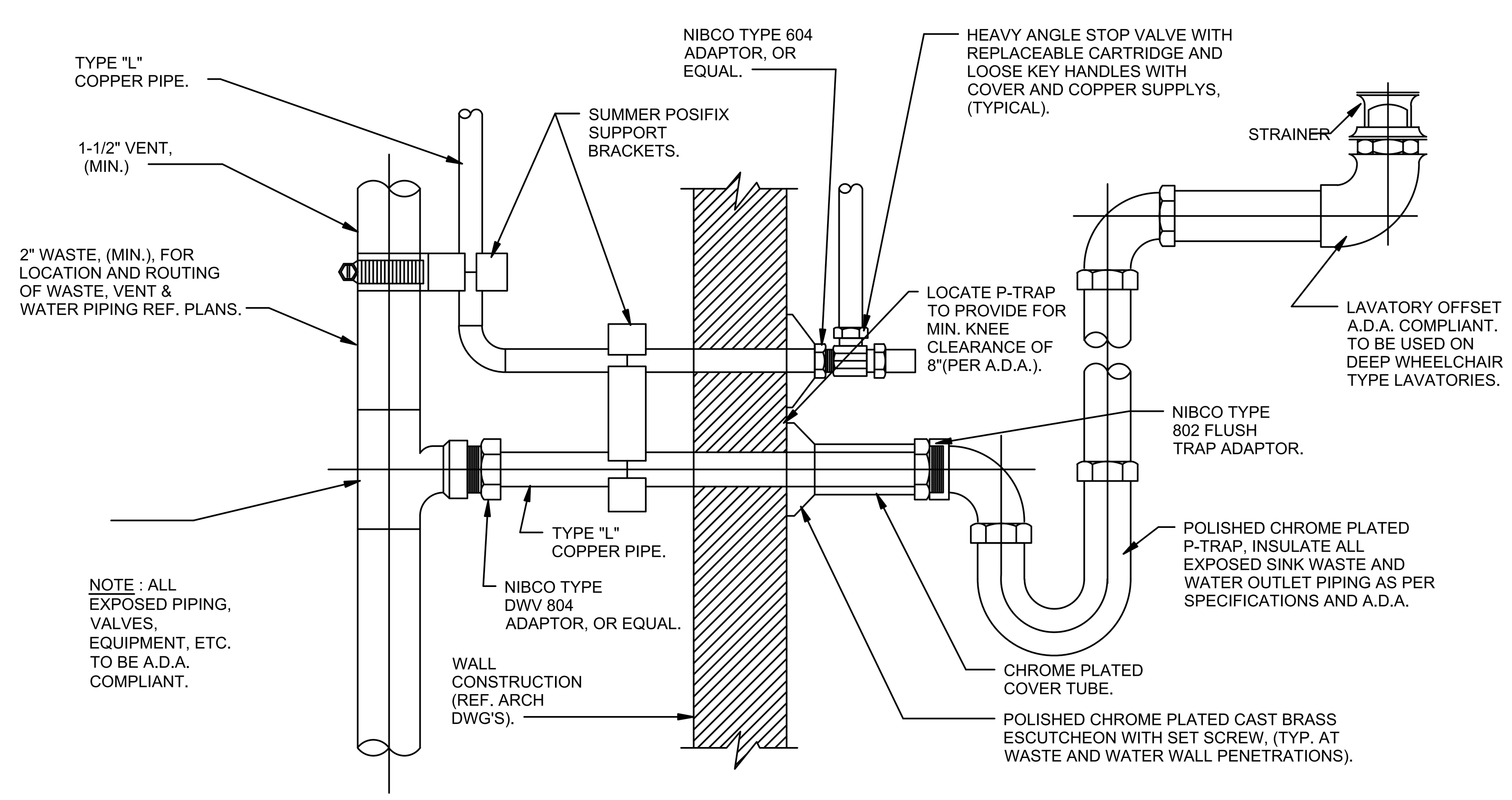
Fixture Type	Quantity	SANITARY: DFU per Fixture	SANITARY: Total DFU	SUPPLY WATER: CW SFU per Fixture	SUPPLY WATER: Total CW SFU	SUPPLY WATER: HW SFU per Fixture	SUPPLY WATER: Total HW SFU	SUPPLY WATER: SFU per Fixture	SUPPLY WATER: Total SFU per Fixture
Water Closet, Public, Flush Tank	1	4.0	4.0	2.5	2.5	---	---	2.5	2.5
Kitchen - Scullery Sink	1	8.0	8.0	6.0	6.0	6.0	6.0	6.0	6.0
Mop Sink	1	1.0	1.0	0.8	0.8	0.8	0.8	1.0	1.0
Electric Water Cooler	1	1.0	1.0	0.8	0.8	---	---	1.0	1.0
Total			14.0		10.1		6.8		10.5

1 SUPPLY WATER RISER
N.T.S.

2 DRAIN & VENT RISER
NTS



3 ELECTRIC WATER HEATER DETAIL
NTS



4 LAVATORY PIPING DETAIL
NTS

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04/16/2021

project number: 20210110

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PLUMBING SCHEDULES & DETAILS

ELECTRICAL SPECIFICATIONS

A. GENERAL MECHANICAL REQUIREMENTS

1. CONFLICT RESOLUTION: WHERE CONFLICTS MAY EXIST BETWEEN THE MINIMUM REQUIREMENTS OF VARIOUS LAWS, CODES, AUTHORITIES, AND/OR WITHIN THE CONTRACT DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE THE BASIS OF CONTRACTOR PRICING AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE ISSUE PRIOR TO EXECUTING THE WORK IN QUESTION.
2. SHOULD ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, HE SHALL AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.
3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. COORDINATION:

4.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COORDINATION WITH OTHER TRADES AND CONTRACTORS TO ACCOMPLISH THE WORK AS SHOWN AND NOTED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPARE THE DRAWINGS OF OTHER TRADES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.

4.2. THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ITEMS AS SHOWN ON THE DRAWINGS IF THERE ARE DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION SHOWN ON THE DRAWINGS UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED. PRIOR TO FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL IMMEDIATELY CALL SUCH DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE PROJECT COORDINATOR.

4.3. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.

5. AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN HIS SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED ON THE DRAWINGS. THIS INCLUDES ALL DEVIATIONS FROM THE ORIGINAL CONTRACT. THE CONTRACTOR SHALL INDICATE ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING THE INSTALLATION OF HIS WORK IN RED INK ON TWO BLUELINE PRINTS. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION. AS-BUILT DRAWINGS ARE TO BE DELIVERED TO THE OWNER'S PROJECT COORDINATOR AFTER PROJECT COMPLETION. NOTE THAT THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID BY THE OWNER UNTIL FINAL AS-BUILT DRAWINGS ARE RECEIVED.
6. STARTUP AND TRAINING: VENDORS FOR ALL MAJOR PIECES OF EQUIPMENT SHALL PROVIDE STARTUP ASSISTANCE AND A MINIMUM OF 2 HOUR OWNER TRAINING.

B. SUBMITTALS

1. CONTRACTOR SHALL PROVIDE PRODUCT DATA SUBMITTALS ON ALL MAJOR EQUIPMENT, COMPONENTS, AND MATERIALS SPECIFIED IN THESE PLANS FOR ENGINEER'S AND OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

1.1. COMPLIANCE DATA: PUBLISHED LITERATURE, CERTIFICATES, AND LISTS INDICATING THE PRODUCT'S COMPLIANCE WITH STANDARDS REFERENCED IN THESE SPECIFICATIONS.

1.2. PUBLISHED LITERATURE: INDICATE DIMENSIONS, WEIGHTS, CAPACITIES, RATINGS, HORSEPOWER, GAGES, AND FINISHES OF MATERIALS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.

1.3. PERFORMANCE DATA: PERFORMANCE DATA INCLUDING LIGHTING PERFORMANCE, HARMONICS, AND EQUIPMENT OUTPUT CAPACITIES COMPLETE WITH RATING CONDITIONS AS SCHEDULED ON CONTRACT DRAWINGS. AS A MINIMUM SUBMITTED DATA SHALL INCLUDE ALL PERFORMANCE DATA SCHEDULED OR NOTED ON CONTRACT DRAWINGS.

1.4. ELECTRICAL REQUIREMENTS: POWER SUPPLY WIRING INCLUDING WIRING DIAGRAMS FOR INTERLOCK AND CONTROL WIRING, CLEARLY INDICATING FACTORY-INSTALLED AND FIELD-INSTALLED WIRING.

1.5. SHOP DRAWINGS: INDICATE ASSEMBLY, UNIT DIMENSIONS, WEIGHT LOADING, REQUIRED CLEARANCES, CONSTRUCTION DETAILS, FIELD CONNECTION DETAILS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.

1.6. MANUFACTURER'S INSTRUCTIONS: INCLUDE INSTALLATION INSTRUCTIONS.

1.7. CERTIFICATES: SIGNED LETTERS CERTIFYING COMPLIANCE WITH SPECIFIED REQUIREMENTS.

1.8. CALCULATIONS: DESIGN AND/OR DESIGN CALCULATIONS.

1.9. MANUFACTURER'S WARRANTIES.

1.10. INSTALLATION, OPERATION, AND MAINTENANCE MANUALS.

2. SHOP DRAWINGS: ALL SHOP DRAWINGS, INCLUDING PRODUCT DATA SUBMITTALS, SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTING TO THE ENGINEER. ALL SHOP DRAWINGS NOT REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. AFTER REVIEW HAS BEEN COMPLETED, SUBMIT A COPY OF EACH SHOP DRAWING TO THE OWNER WITH THE APPROVAL SEAL OF THE ENGINEER AND THE CONTRACTOR. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER, IN LIEU OF THE PREPARATION OF SHOP DRAWINGS IS FORBIDDEN. SHOP DRAWINGS RECEIVED BEARING THE ENGINEER'S TITLE AND SEAL SHALL BE PROMPTLY REJECTED.

C. CONDUCTORS AND GROUNDING

1. THHN/THWN SOFT DRAWN, STRANDED COPPER, XHHW FOR UG, USE SOLID COPPER FOR #10 & SMALLER, MIN SIZE #12
2. ALL BUILDING WIRING SHALL BE INSULATED COPPER CONDUCTORS RUN FROM LOAD TO SOURCE INSIDE RACEWAY, CONTINUOUS (WITHOUT SPLICES) BETWEEN JUNCTION AND PULL BOXES, AND EXPOSED INSIDE PANELS ONLY.
3. ALL SINGLE POLE CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR ROUTED TO THE SOURCE PANEL.
4. FIELD VERIFY WHETHER A NEUTRAL IS REQUIRED FOR ALL TWO AND THREE POLE CIRCUITS. FOR ALL LOADS EXCEPT MOTORS, A NEUTRAL IS ASSUMED TO BE REQUIRED UNLESS FIELD DETERMINED TO BE UNNECESSARY.

2.ALL POWER & CONTROL WIRING ROUTED THROUGH RETURN AIR PLENUMS SHALL BE PLENUM RATED.

3.UP TO 3-20A CIRCUITS MAY SHARE A RACEWAY FOR HOMERUNS WHERE SUITABLE & PER NEC CONDUIT FILL RULES.

4.120V, 20A. HOME RUNS LONGER THAN 100' AND 277V, 20A. HOME RUNS LONGER THAN 150' SHALL BE #10 MIN.

5.ALL RACEWAYS AND CIRCUITS SHALL BE PROVIDED WITH A NEC 250 COMPLIANT GREEN GROUND CONDUCTOR.

6.ALL EQUIPMENT SHALL BE PROPERLY BONDED.

7.AT A MINIMUM, A GROUNDING ELECTRODE CONDUCTOR, SIZED PER NEC TABLE 250-66, SHALL BE CONNECTED FROM THE GROUND BUS OF THE SERVICE ENTRANCE DISCONNECT TO A 3/4"X10' COPPER CLAD STEEL GROUND ROD, TO THE BUILDING METAL COLD WATER AND GAS PIPING AT THE POINT OF ENTRANCE INTO THE BUILDING, STRUCTURAL STEEL, AND 20' OF BARE COPPER ENCASED IN THE SLAB. ADDITIONAL GROUNDING REQUIREMENTS MAY BE SPECIFIED ON THE PLANS OR IN THE SPECIFICATIONS.

8.ROUTING OF GROUNDING ELECTRODE CONDUCTORS SHALL BE IN METAL CONDUIT IN ALL LOCATIONS THAT ARE SUBJECT TO PHYSICAL ABUSE OR ENVIRONMENTAL DETERIORATION SUCH AS EXTERIOR MOUNTED, EXPOSED BELOW LAY IN CEILING, ETC.

9.UPON COMPLETION OF THE WORK, ALL PARTS OF THE ELECTRICAL INSTALLATION SHALL BE MEGGER TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS.

10. PROVIDE A #4 GROUND FROM THE SERVICE ENTRANCE GROUND BUS TO ALL TELEPHONE SERVICE BOARDS AND COMMUNICATIONS EQUIPMENT ROOMS AND TERMINATE AT A GROUND BUS.

D. HANGERS AND SUPPORTS

1. SUPPORT RACEWAYS USING GALVANIZED STEEL OR MALLEABLE IRON STRAPS; CHANNEL OR PIPE CLAMPS AS APPROPRIATE.
2. PROVIDE SUPPORTS AT ALL BOXES, ELEC. EQUIP., LOADS, & AT CODE REQUIRED INTERVALS ALONG RACEWAYS.
3. GROUP RELATED RACEWAYS AND SUPPORT USING STEEL CHANNEL CONDUIT RACKS WITH 25% SPARE CAPACITY.

F. IDENTIFICATION

1. PROVIDE APPROPRIATE LABELS AND WARNING SIGNS FOR ALL EQUIPMENT, WIRING DEVICES, CONDUCTORS, CABLES, BOX, AND ENCLOSURES. PROVIDE BURIED DETECTABLE WARNIGN TABLE FOR UNDERGROUND CONDUITS.
2. CONDUCTOR TAGGING: TAG ALL CONDUCTORS AT MOTOR CONTROLS, PANELS, TERMINAL CABINETS AND JUNCTION BOXES. TAG CIRCUITS WHICH PASS THROUGH OTHER DEVICES SUCH AS LIGHTING CONTACTORS.
3. PROVIDE A TYPED PANEL DIRECTORY FOR EACH PANEL PROVIDED OR MODIFIED FOR THIS PROJECT. DIRECTORY SHALL IDENTIFY THE CIRCUIT NUMBER, LOADS SERVED, AND LOCATION OF LOADS BY ROOM NUMBER. MOUNT ON INSIDE OF EACH PANEL AND FILE THEM WITH THE OWNER WHEN THE WORK IS COMPLETED.
4. PROVIDE EACH PANEL WITH A MANUFACTURER PREPARED ARC FLASH HAZARD WARNING LABEL.
5. ALL ELECTRICAL EQUIPMENT SHALL BE IDENTIFIED BY MEANS OF 3"X1" (MIN)NAMEPLATES PERMANENTLY ATTACHED TO THE EQUIPMENT, PLATES SHALL BE METAL, PLASTIC, OR SIMILAR, BLACK WITH 1/4"H (MIN) ENGRAVED WHITE LETTERS.
6. JUNCTION AND PULL BOXES SHALL BE LABELED WITH PANEL NAME, CIRCUIT #, AND VOLTAGE.
7. RECEPTACLES SHALL BE LABELED WITH THE PANEL NAME AND CIRCUIT #. USE WHITE LABELS WITH BLACK TEXT.
8. FIRE ALARM, EMERGENCY/CRITICAL PWR, LIFE SAFETY LABELS, INCLUDING RECEPTACLES, SHALL BE COLOR CODED & ENGRAVED.

H. RACEWAY AND BOXES

1. PROVIDE COMPLETE RACEWAY SYSTEMS FROM SOURCE TO ALL LOADS WITH DEDICATED SUPPORTS FOR EACH RACEWAY ELEMENT.
2. PROVIDE ALL REQUIRED BOXES & SUPPORTS FOR WIRING DEVICES, TELECOMMUNICATIONS, FIRE ALARM, ACCESS CONTROL, CONTROLS EQUIPMENT, ALARMS, SENSORS, ETC.
3. PROVIDE PULL BOXES AT APPROPRIATE LOCATIONS FOR ALL POWER AND SPECIAL SYSTEMS RACEWAYS WHETHER SHOWN ON PLANS OR NOT. INSTALL IN CONCEALED, ACCESSIBLE LOCATIONS.
4. DO NOT INSTALL RACEWAY WITH MORE THAN THE EQUIVALENT OF THREE NINETY DEGREE BENDS BETWEEN PULL POINTS.
5. THE CONDUIT ROUTING SHOWN ON THESE PLANS IS DIAGRAMMATIC.
6. COORDINATE INTERIOR ROUTING WITH OTHER TRADES; STRUCTURE; NEW AND EXISTING UTILITIES, DUCTWORK, PIPING; AND OTHER EXISTING CONDITIONS AS REQUIRED FOR A COMPLETE, CONFLICT FREE INSTALLATION.
7. COORDINATE SITE ROUTING WITH OTHER TRADES; STRUCTURE; NEW AND EXISTING BURIED UTILITIES, PAVED AREAS, CONDUIT SLEEVES, AND LANDSCAPING BEFORE DIGGING TO AVOID CONFLICTS, DAMAGE, AND TO ALLOW FOR FUTURE INSTALLATIONS.
8. ROUTE RACEWAYS PARALLEL AND PERPENDICULAR TO WALLS, FLOORS, AND CEILINGS.

5.ROUTE EXPOSED CONDUIT PARALLEL AND TIGHT TO STRUCTURAL ELEMENTS. FOLLOW ALL SURFACE CONTOURS; DO NOT ROUTE IN FREE AIR FROM POINT TO POINT.

6.INSTALL RACEWAYS SO THAT IT DRAINS TO JUNCTION AND PULL BOXES TO AVOID MOISTURE TRAPS AT LOW POINTS; INSTALL JUNCTION BOX WITH DRAIN FITTING AT LOW POINTS IN CONDUIT SYSTEM.

7.INSTALL FITTINGS TO ACCOMMODATE EXPANSION AND DEFLECTION WHERE RACEWAY CROSSES SEISMIC, CONTROL, AND EXPANSION JOINTS.

8.INSTALL SUITABLE PULL STRING OR CORD IN EACH EMPTY RACEWAY, LABEL, AND CAP.

9.CLOSE ENDS AND UNUSED OPENINGS IN SURFACE RACEWAYS, WIREWAY, BOXES, AND ENCLOSURES.

10. ALL ROOF AND WALL PENETRATIONS SHALL BE FLASHED AND SEALED TO MAINTAIN THE FIRE RATING AND WATERPROOFING OF THE STRUCTURE PER THE MANUFACTURER OF THE MATERIAL'S RECOMMENDED PRACTICES.

11. PAINT EXPOSED RACEWAYS AND BOXES TO MATCH THE SURFACE TO WHICH THEY ARE ATTACHED.

12. ALL CONDUIT SHALL HAVE AN NEC COMPLIANT GROUND AND AN INSULATED THROAT BUSHING IN PLACE FOR PULLING CONDUCTORS.

13. ALL CONNECTIONS TO MOTORS, INSTRUMENTS, MACHINES, AND EQUIPMENT SUBJECT TO MOVEMENT OR VIBRATION SHALL BE MADE USING LIQUID-TIGHT, FLEXIBLE METAL CONDUIT (LFMC), (3FT MAX).

ELECTRICAL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ACCURATE TYPE-WRITTEN PANEL SCHEDULES. SCHEDULES SHALL INDICATE DEVICES AND/OR EQUIPMENT SERVED, LOCATION AND ROOM NUMBERS.
2. TYPICAL CIRCUIT IDENTIFICATION LABELS FOR RECEPTACLES, SWITCHES, J-BOXES, ETC. SHALL BE CLEAR ADHESIVE TAPE WITH BLACK LETTERING AND SHALL PROVIDE THE FOLLOWING INFORMATION:

EXAMPLE: HA1-1 CIRCUIT CONDUCTOR IDENTIFICATION

SOURCE PANELBOARD IDENTIFICATION

PROVIDE SAMPLE OF LABELS TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL PANELBOARDS, MOTOR STARTERS, CONTROL PANELS, CONTROL REMOTE STATIONS, DISCONNECT SWITCHES, CIRCUIT BREAKERS OR OTHER EQUIPMENT IN SEPARATE ENCLOSURES SHALL BE EQUIPPED WITH NAMEPLATES. THE NAMEPLATES SHALL BE ENGRAVED RIGID PLASTIC LAMINATE OR APPROVED EQUAL, WHITE LETTERING ON BLACK BACKGROUND FOR EQUIPMENT 208/120 VOLT, AND BE ATTACHED TO THE EQUIPMENT SECURELY WITH SCREWS. EACH NAMEPLATE SHALL GIVE THE DESIGNATION OF THE EQUIPMENT AS SHOWN ON THE ONE-LINE DIAGRAM AND ALSO THE SOURCE. UTILIZE SIMILAR RED AND WITH NAMEPLATES FOR ALL EMERGENCY POWERED EQUIPMENT. LETTERS SHALL BE SIZED AT 1/4" TYPICAL.

EXAMPLE: HA1-10
FED FROM PANEL MSB-1

4. SUPPORT HORIZONTAL RUNS OF EMT CONDUIT AT INTERVALS NOT TO EXCEED 10'-0"" AND WITHIN 3'' FROM FITTINGS, BOXES, PANELS, ETC. CONDUIT SHALL NOT BE FASTENED TO CEILING GRID. ALL CONDUITS SHALL BE ROUTED AND SUPPORTED FROM THE STRUCTURE ABOVE THE CEILING LINE. CONDUIT SUPPORT SHALL BE PER NEC AND LOCAL REQUIREMENTS.
5. NO RUN OF CONDUIT SHALL HAVE MORE THAN 360 DEGREE BENDS AND SHALL NOT BE MORE THAN 100 FEET IN LENGTH WITHOUT A PULL OR JUNCTION BOX OF THE PROPER SIZE AS REQUIRED PER NEC.
6. IF ACCEPTABLE TO THE OWNER MC CABLE SHALL ONLY BE ALLOWED WITHIN WALLS OR PARTITIONS FOR RUN-OUTS TO WIRING DEVICES. MC CABLE SHALL NOT BE UTILIZED ABOVE THE CEILING LINE FOR ANYTHING OTHER THAN 6'-0" MAXIMUM FIXTURE TAILS.
7. EMT CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE PERCENT FILL REQUIREMENTS OF THE NEC AND AS INDICATED ON THE DRAWINGS AND SHALL BE OF AMPLE SIZE TO PERMIT THE READY INSERTION AND WITHDRAWAL OF CONDUCTORS WITHOUT ABRASION. GROUPING OF "HOME RUNS" IS ACCEPTABLE ONLY WHERE THE NUMBER OF CONDUCTORS INDICATED ON THE DRAWINGS IS MAINTAINED AND THE PROPER NEC DE-RATING FACTORS ARE APPLIED BASED ON FULL RATING OF THE BRANCH CIRCUIT OVER CURRENT PROTECTION DEVICES. FOR 20 AMP CIRCUITS, NOT MORE THAN NINE (9) - #12 THHN OR TWENTY (20) - #10 THHN CURRENT CARRYING (PHASE AND NEUTRAL) CONDUCTORS SHALL BE INSTALLED IN EACH RACEWAY.
8. WHERE SEPARATE HOMERUNS ARE INDICATED ON THE PLANS, DO NOT UTILIZE THE NEUTRAL OR GROUND CONDUCTOR FOR ANY OTHER CIRCUITS. TERMINATE ONLY AT DEVICES AND PANELBOARD AS INDICATED.
9. ALL 120 VOLT, 20 AMP HOME RUNS LONGER THAN 100 FEET HOMERUNS LONGER THAN 120 FEET SHALL BE #10 MINIMUM.
10. NEW CIRCUITRY SHALL BE ACCURATELY IDENTIFIED AT THE RESPECTIVE ABOVE CEILING JUNCTION BOXES. THE ASSOCIATED PANEL, CIRCUITS, AND VOLTAGE SHALL BE IDENTIFIED ON ALL JUNCTION BOX COVERS.
11. ALL WIRING SHALL BE TYPE THHN IN MINIMUM 3/4" EMT CONDUIT WITH GROUND WIRE UNLESS NOTED OR REQUIRED OTHERWISE. USE OF CONDUIT AS ONLY GROUND PATH IS UNACCEPTABLE. ALL CONDUCTORS SMALLER THAN #10 SHALL BE SOLID. ALL CONDUCTORS #10 AND LARGER SHALL BE STRANDED. UTILIZE T&B "STA-KON" OR EQUAL FORK TERMINALS FOR #10 WIRE TERMINATIONS ON ALL WIRING DEVICES WITH SCREW TERMINALS.
12. ALL WIRING DEVICES SHALL BE COMMERCIAL SPECIFICATION GRADE UNLESS OTHERWISE NOTED. UTILIZE HUBBELL, LEVITON, AND/OR ARROW-HART. VERIFY COLOR.
13. VERIFY WITH ARCHITECT AS TO THE FINISH, EXACT LOCATION, AND HEIGHT OF ALL LIGHT FIXTURES, SWITCHES, AND WIRING DEVICES.
14. VERIFY LOCATION, MOUNTING HEIGHT AND ORIENTATION FO ALL WIRING DEVICES AT MILLWORK LOCATIONS WITH ALL TRADES PRIOR TO ROUGH-IN.
15. ALL WALL MOUNTED OUTLETS AND/OR BOXES SHALL NOT BE MOUNTED BACK-TO-BACK ON EITHER SIDE OF WALL AND SHALL BE SEPARATED BY A WALL STUD.
16. PROVIDE AN EMPTY JUNCTION BOX, RUBBER GROMMET AND PULL STRING TO ACCESSIBLE CEILING SPACE FOR ALL COMMUNICATION AND TV DEVICES UNLESS OTHERWISE NOTED. ALL COMMUNICATION AND TV JUNCTION BOXES LOCATED ON WALLS TO DECK AND/OR SOUND INSULATED WALLS SHALL BE PROVIDED WITH 1" EMT CONDUIT AND PULL STRING INTO ACCESSIBLE CEILING SPACE.
17. IF PROVIDED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROL POWER AND CONNECTION OF SMOKE DAMPERS TO BUILDING FIRE ALARM SYSTEM AS REQUIRED. PROVIDE ADDITIONAL SMOKE DETECTORS AS REQUIRED FOR ACTIVATION OF DAMPERS. COORDINATE WITH MECHANICAL CONTRACTOR.
18. ALL WALL MOUNTED FIRE ALARM DEVICES LOCATED ADJACENT TO THE LIGHT SWITCHES SHALL BE ALIGNED VERTICALLY.
19. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHT FIXTURE LOCATIONS AND QUANTITIES.
20. EXAMINE THE AREA OF INSTALLATION TO VERIFY ADEQUATE SPACE AND MOUNTING PROVISIONS ARE PROVIDED FOR THE SPECIFIED LUMINAIRE PRIOR TO ORDERING LUMINAIRES.
21. VERIFY THAT LUMINAIRES WILL NOT INTERFERE WITH REQUIRED CLEARANCES FOR EQUIPMENT NCLUDING FILTER PULL SPACE, NEC WORKING SPACE IN FRONT OF DISCONNECTS, CONTROL PANELS, ETC.
22. COORDINATE EXIT LIGHT LOCATIONS WITH STRUCTURE AND BUILDING SYSTEMS TO INSURE EXIT SIGNS ARE VISIBLE.
23. PROVIDE GROUND WIRE AND ONE NEUTRAL CONDUCTOR PER CIRCUIT IN ALL LIGHTING CONDUIT.
24. LABEL ALL CIRCUIT BREAKERS SERVING EMERGENCY LIGHTING.
25. UNO, ALL EXIT SIGNS, EMERGENCY EGRESS PATHWAY LIGHT FIXTURES, LIGHTS NOTED "XE", AND LIGHTS SHOWN CROSS HATCHED SHALL BE CONNECTED TO THE SWITCHED AREA LIGHTING CIRCUIT FOR NORMAL OPERATION AND AN UNSWITCHED CIRCUIT FROM THE SAME OCPD TO AUTOMATICALLY POWER TRANSFER TO AN INTEGRAL BATTERY PACK FOR 90 MINUTES OF EMERGENCY OPERATION WHEN LOSS OF NORMAL POWER IS SENSED ON THE UNSWITCHED CIRCUIT. PROVIDE A BATTERY STATUS INDICATOR MOUNTED IN A VISIBLE LOCATION.
26. LUMINAIRE WHIPS SHALL BE FLEXIBLE METAL CONDUIT, 6FT MAX. SECURE TO STRUCTURE WITH LISTED SUPPORTS.

GENERAL PROVISIONS

1. FURNISH AND INSTALL ALL ITEMS, INCLUDING EVERY ARTICLE, DEVICE OR ACCESSORY REASONABLY NECESSARY TO FACILITATE EACH SYSTEMS FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT SPECIFIED. ELEMENTS OF THE WORK SHALL INCLUDE, BUT ARE NOT LIMITED TO, MATERIALS, LABOR, SUPERVISION, SUPPLIES, EQUIPMENT, TRANSPORTATION, HOISTING/RIGGING, STORAGE, UTILITIES, AND ALL REQUIRED PERMITS AND LICENSES.
2. DRAWINGS ARE SCHEMATIC IN NATURE AND DO NOT NECESSARILY REFLECT ALL WORK REQUIRED TO COMPLETE PROJECT. CONTRACTOR SHALL PROVIDE ALL WORK REQUIRED TO COMPLETE PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT AS REQUIRED TO COMPLETE PROJECT WITHIN DESIGN INTENT AT NOT ADDITIONAL INFORMATION IN CASES OF DOUBT.
3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2005 NEC AND THE MOST RECENTLY REVISED VERSIONS OF ALL APPLICABLE PORTIONS OF ALL NATIONAL, STATE, AND LOCAL CODES AND STANDARDS. MODIFICATIONS REQUIRED BY THE ABOVE SAID AUTHORITIES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER. WHERE ALTERATIONS TO AND DEVIATIONS FROM THE CONTRACT DOCUMENTS ARE REQUIRED BY SAID AUTHORITY, REPOT THE REQUIREMENTS AND SECURE APPROVAL BEFORE STARTING WORK. WHERE THE CONTRACT DOCUMENTS ARE IN EXCESS OF CODE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND APPLICABLE CODES, THE LATTER SHALL GOVERN.
4. FIELD VERIFICATION OF EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO SUBMISSION OF BID. THE CONTRACTOR SHALL TAKE NOTE THAT THE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE APPROXIMATE LOCATIONS OF THE ELECTRICAL SYSTEMS. LOCATE ALL ITEMS BY ON-THE-JOB MEASUREMENTS. COOPERATE WITH OTHER TRADES TO ENSURE PROPER FIT AND ACCESS TO ALL ITEMS.
5. CONSIDERATION SHALL NOT BE GRANTED FOR MISUNDERSTANDING OF THE SCOPE OR AMOUNT OF WORK TO BE PERFORMED. TENDER OF A PROPOSAL CONVEYS FULL CONTRACTOR AGREEMENT OF THE ITEMS AND CONDITIONS SPECIFIED AND/OR INDICATED, SCHEDULED, OR IMPLIED ON THE CONTRACT DOCUMENTS, AND/OR REQUIRED BY THE NATURE OF THIS WORK.
6. ALL WORK SHALL BE ARRANGED IN A NEAT, WELL-ORGANIZED MANNER. ALL SERVICES SHALL BE ROUTED PARALLEL AND PERPENDICULAR TO THE PRIMARY LINES OF THE BUILDING. LOCATE ALL OPERATING AND CONTROL EQUIPMENT PROPERLY TO PROVIDE EASY ACCESS AND ARRANGE ENTIRE WORK WITH ADEQUATE ACCESS FOR OPERATION AND MAINTENANCE, AND FOR PROPER CODE AND/OR MANUFACTURERS CLEARANCES.
7. AFTER COMPLETION OF INSTALLATION, BUT PRIOR TO SUBSTANTIAL COMPLETION, CONTRACTOR SHALL CERTIFY IN WRITING THAT PRODUCTS AND MATERIALS INSTALLED AND PROCESSES USED DO NOT CONTAIN ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB).
8. IN THE EVENT THAT MATERIALS, PRODUCTS, AND/OR PROCESSES BEING PROPOSED FOR THIS PROJECT CONTAIN, OR MAY EMIT, ANY VOLATILE ORGANIC COMPOUNDS (VOC), FORMALDEHYDE FORMULATIONS, OR HAZARDOUS OUT-GASSING, AS DETERMINED BY THE MANUFACTURER, A MATERIALS SAFETY DATA SHEET SHALL BE SUBMITTED AS PART OF THE SHOP DRAWING PROCESS FOR REVIEW BY THE ARCHITECT/ENGINEER/OWNER.
9. ALL EQUIPMENT AND MATERIAL TO BE FURNISHED AND INSTALLED ON THIS PROJECT SHALL BE UL OR ETL LISTED, IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION, AND SUITABLE FOR ITS INTENDED USE ON THIS PROJECT.

SPECIAL SYSTEMS

1. SPECIAL SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, TELECOMMUNICATIONS, FIRE ALARM, AUDIO/VIDEO, ACCESS CONTROL SYSTEMS.
2. FOR SPECIAL SYSTEMS EQUIPMENT AND DEVICES SHOWN ON THE CONSTRUCTION DOCUMENTS, OR EQUIPMENT AND DEVICES THAT CAN REASONABLY IMPLIED AS REQUIRED TO OPERATE ITEMS SHOWN, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWER, RADCEWAY/BOX/ENCLOSURES ROUGH-IN, AND INFRASTRUCTURE PROVISION EVEN IF SAID SPECIAL SYSTEMS ARE PROVIDED BY A SPECIALIST CONTRACTOR, OWNER'S AGENT, OR UNDER SEPARATE CONTRACT.
3. TELECOMMUNICATIONS: <u>IT CABLING, JACKS, EQUIPMENT RACKS, NETWORKING EQUIPMENT, AND PATCH PANELS WILL BE PROVIDED AND INSTALLED BY TELECOM CONTRACTOR. ALL OTHER WORK BY ELEC. CONTRACTOR</u>
4. AUDIO/VIDEO: COORDINATE SCOPE WITH OWNER PRIOR TO BID
5. ACCESS CONTROL (SECURITY): COORDINATE SCOPE WITH OWNER PRIOR TO BID
6. COORDINATE REQUIREMENTS FOR DATA ROOMS WITH OWNER'S INFORMATION TECHNOLOGIES REPRESENTATIVE (IT REP).
4. AT MINIMUM, THE FOLLOWING GENERAL PROVISIONS SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL ITEMS SPECIFIED ELSEWHERE ON THE CONSTRUCTION DOCUMENTS:

4.1. 3/4", FIRE RATED, PLYWOOD SHEETS ON ALL WALLS OF IT CLOSETS UNLESS DIRECTED OTHERWISE BY IT REP. PAINT TO MATCH WALL TO WHICH BOARD IS ATTACHED.

4.2. SERVICE CONDUITS BURIED IN SAND AT 18" WITH PULL STRING FROM SERVICE DEMARC TO MAIN TELECOM ROOM. COORDINATE DEMARC LOCATION WITH SERVICE PROVIDER AND TERMINATION POINT WITH COMMUNICATIONS CONTRACTORS. REFER TO SITE PLANS TO DETERMINE CONDUIT RUN LENGTHS AND ROUTING.

4.3. FOUR(4) 4" CONDUIT SLEEVES BETWEEN EACH FLOOR FOR TELECOM, FA, AND ACCESS CONTROL

4.4. DOUBLE GANG DEVICE BOX WITH SINGLE GANG REDUCER (AS NEEDED) AT EACH LOCATION SHOWN ON PLANS. NOTE THAT SOME SPECIAL SYSTEMS EQUIPMENT MAY REQUIRE A DIFFERENT SIZE BOX. COORDINATE LOCATIONS AND SIZES FOR BOXES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO ROUGH-IN.

4.5. CONDUIT WITH PULL STRINGS FROM <u>SOURCE (TELEPHONE BACKBOARD, SECURITY PANEL, FACP, ETC) OR ACCESSIBLE CEILING SPACE</u> TO ALL DEVICE LOCATIONS SHOWN ON THESE PLANS. HOMERUN CONDUITS MAY BE COMBINED WHERE APPROVED BY SPECIALIST CONTRACTOR. COORDINATE CONDUIT SIZES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO INSTALLATION.

4.6 ALL ALARM PANELS (GAS, CHEMICAL, FIRE, SECURITY, ETC) SHOWN ON THE MEP PLANS SHALL BE PROVIDED WITH A MIN. OF THREE(3)-1" CONDUITS ROUTED FROM THE PANEL TO ABOVE CEILING AND A 20A, 120V CIRCUIT AT THE PANEL. COORDINATE ROUTING AND ADDITIONAL REQUIREMENTS WITH SPECIALIST CONTRACTOR.

5. POWER LIMITED AND NON POWER LIMITED CABLE SHALL NOT SHARE COMMON RACEWAYS OR ENTER JUNCTION BOXES THROUGH THE SAME OPENING.

PROJECT CLOSEOUT

THE ELECTRICAL CONTRACTOR SHALL PERFORM THE FOLLOWING TASKS UPON PROJECT COMPLETION. ALL REQUIRED REPORTS AND AS-BUILTS SHALL BE SUBMITTED WITHIN TWO (2) WEEKS OF DATE OF SUBSTANTIAL COMPLETION OR OWNER OCCUPANCY.

A. SUBMIT "AS-BUILT" RECORD DRAWINGS INDICATING ACTUAL AS-BUILT CONDITIONS TO THE ARCHITECT/ENGINEER FOR REVIEW. RECORD DRAWINGS SHALL BE STAMPED "AS-BUILT" AND SHALL HAVE THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE CONTRACTOR. ALL ENGINEERS' SEALS SHALL BE REMOVED FROM THE DRAWINGS. FOR EACH CONSTRUCTION DOCUMENT FROM WHICH ACTUAL WORK VARIES, PROVIDE FOUR (4) BLACK ON WHITE BOND COPIES. IF ELECTRONIC FILES OF CONSTRUCTION DOCUMENTS WERE PROVIDED TO THE CONTRACTOR, ALSO PROVIDE ONE (1) ELECTRONIC FILE OF EACH "AS-BUILT" CONSTRUCTION DOCUMENT IN .PDF, .DXF, OR .DWG FORMAT ON OPTICAL DISC (CD-ROM).

B. EXISTING CIRCUITRY SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL FIELD VERIFY EXACT CIRCUITRY AND INDICATE ANY DEVIATIONS ON THE "AS BUILT" DRAWINGS. "AS BUILT" DRAWINGS SHALL ACCURATELY INDICATE THE LOCATION OF ALL NEW AND EXISTING JUNCTION BOXES WITH THE RESPECTIVE PANEL AND CIRCUIT NUMBERS.

C. SUBMIT TWO (2) COPIES OF OWNERS MAINTENANCE MANUALS. THE MANUALS SHALL INCLUDE RATINGS, CAPACITIES, PARTS LISTS, WIRING DIAGRAMS, SERVICE/MAINTENANCE RECOMMENDATIONS, AND WARRANTIES.

D. SUBMIT WRITTEN RESPONSE TO ALL FIELD REPORTS INDICATING CORRECTIVE ACTIONS TAKEN AND DATE CORRECTIVE ACTION WAS TAKEN TO THE ARCHITECT/ENGINEER FOR REVIEW.

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sheet
E0.0
ELECTRICAL
NOTES

ELECTRICAL SYMBOLS

POWER

	SIMPLEX RECEPTACLE–18" AFF
	CEILING MOUNTED SIMPLEX RECEPTACLE
	FLOOR MOUNTED SIMPLEX RECEPTACLE
	SIMPLEX RECEPTACLE ON EMERGENCY POWER – 18" AFF
	DUPLEX RECEPTACLE–18" AFF
	DUPLEX RECEPTACLE ON EMERGENCY POWER – 18" AFF
GF	DUPLEX RECEPTACLE WITH GROUND FAULT PROTECTOR – 18" AFF
WP	DUPLEX RECEPTACLE WITH WEATHERPROOF COVER – 18" AFF
TV	DUPLEX RECEPTACLE FOR TELEVISION – 78" AFF
#	DUPLEX RECEPTACLE W/NUMERAL INDICATING CIRCUIT NUMBER
TR	TAMPER RESISTANT DUPLEX RECEPTACLE – 18" AFF
	DUPLEX RECEPTACLE; MOUNT BOTTOM OF DEVICE 4" ABOVE COUNTER OR DESKTOP OR SEE ARCH. ELEVATION IF PROVIDED
	CEILING MOUNTED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE ON EMERGENCY POWER
	FLOOR MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED DUPLEX RECEPTACLE ON EMERGENCY POWER
	QUADRAPLEX RECEPTACLE–18" AFF
	CEILING MOUNTED QUADRAPLEX RECEPTACLE
	FLOOR MOUNTED QUADRAPLEX RECEPTACLE
	SPECIALTY OUTLET
XX YY	POWER POLE, OUTLETS ON SIDES OF EXTENDED LINES XX–TYPE(SEE SPECIFICATIONS) YY–MTG HT OF LOWEST DEVICE
	DISCONNECT SWITCH
	COMBINATION STARTER
	MANUAL MOTOR STARTER
S_M	SINGLE POLE, 20A, TOGGLE TYPE, HP RATED DISCONNECT
	ELECTRICAL CONNECTION
S	ELECTRICAL SOLENOID CONNECTION
H	ELECTRICAL HEATER CONNECTION
XX	MOTOR – BY DIV. 23. XX REPRESENTS HORSEPOWER VALUE
	JUNCTION BOX
	FLOOR MOUNTED JUNCTION BOX
T	DRY TYPE TRANSFORMER
	MULTIOUTLET ASSEMBLY
	ELECTRICAL PANELBOARD
	ELECTRICAL ENCLOSURE
	PUSH PLATE (AUTO DOOR)
—B—	BUSWAY (IN PLAN)
	GROUNDING MODULE
VFC ##	VARIABLE FREQUENCY SPEED CONTROLLER, SEE SCHEDULE
	ATTACHED DEVICE IS WALL MOUNTED
	ENCLOSED DEVICE IS FLOOR MOUNTED
F/SD	FIRE/SMOKE DAMPER
E	EMERGENCY POWER OFF SWITCH WITH SHUNT TRIP TO POWER PANEL
I	WELDING RECEPTACLE

LIGHTING

	2'x4' FLUORESCENT LIGHTING FIXTURE ON NORMAL POWER
	2'x2' FLUORESCENT LIGHTING FIXTURE ON NORMAL POWER
	1'x4' FLUORESCENT LIGHTING FIXTURE ON NORMAL POWER
	DIAGONAL HATCHING INDICATES LIGHTING FIXTURE ON EMERGENCY POWER
	WALL MOUNTED EMERGENCY LIGHTING UNIT
	WALL MOUNTED LIGHT FIXTURES
	2' WALL MOUNTED LIGHT FIXTURE
	4' WALL MOUNTED LIGHT FIXTURE
	POLE MOUNTED LIGHT FIXTURES
	DUAL POLE MOUNTED LIGHT FIXTURES
	CEILING MOUNTED DOWNLIGHTS
	UNDERCABINET LIGHT OR COVE/STRIP LIGHT
	EXIT SIGN. FIELD REMOVABLE DIRECTIONAL ARROWS (CHEVRON TYPE) AS SHOWN ON DRAWINGS. SHADING INDICATES FACE OF SIGN.
	SPECIAL WORDING ILLUMINATED SIGN
$	SINGLE POLE SWITCH – 48" AFF
$3	3–WAY SWITCH – 48" AFF
$4	4–WAY SWITCH – 48" AFF
$D	DIMMER SWITCH – 48" AFF
$P	SINGLE POLE SWITCH WITH PILOT LIGHT – 48" AFF
$K	KEY OPERATED SWITCH – 48" AFF
$T	SPRING WOUND TIMER OPERATED SWITCH – 48" AFF
$L	LOW VOLTAGE SWITCH – 48" AFF
$R	RED SWITCH & PLATE ON EMERGENCY POWER – 48" AFF
$RD	SURGICAL LIGHT CONTROL
$OS	DUAL TECHNOLOGY MOTION SENSOR WALL SWITCH – 48" AFF
OS	DUAL TECHNOLOGY MOTION SENSOR
R	MOTION DETECTOR RELAY
PE	PHOTO ELECTRIC SWITCH. ORIENT TO FACE NORTHERN SKY U.N.O.

FIRE ALARM

F	F.A. MANUAL PULL STATION–48" AFF
F	F.A. AUDIBLE/VISUAL – 80" AFF TO BOTTOM OF DEVICE.
F	F.A. EXTERIOR HORN – 120" ABOVE FINISHED GRADE
F	F.A. CEILING MOUNTED
F V	F.A. VISUAL ONLY – 80" AFF TO BOTTOM OF DEVICE.
SD	SMOKE DETECTOR
DD	DUCT SMOKE DETECTOR
HD	HEAT DETECTOR
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM ANNUNCIATOR
FS	SPRINKLER FLOW SWITCH
VS	VALVE SUPERVISORY SWITCH
	MAGNETIC DOOR HOLDER – 72" AFF UNO
PS	PRESSURE SWITCH
AR	ADDRESSABLE RELAY INTERFACE
RTS	REMOTE TEST SWITCH DUCT SMOKE DETECTOR
FC	FIREMAN'S 2–WAY COMMUNICATION DEVICE

ONE LINE DIAGRAM

	POINT OF CONNECTION
	CIRCUIT BREAKER
	CONTACT
	CAPACITOR
	SWITCH
	INSTRUMENT TRANSFORMER
	POWER TRANSFORMER
	GROUND
	TRANSFER SWITCH
EM	ELECTRONIC MULTIFUNCTION METER
	FUSE
	DRAWOUT CIRCUIT BREAKER
	STAB–ON BREAKER
	OVERLOAD RELAY
	MOTOR CONTROL CENTER COMBINATION STARTER
	MOTOR CONTROLLER
	COMBINATION MOTOR CONTROLLER
M	MANUAL MOTOR STARTER
	DISCONNECT SWITCH
VFC ##	VARIABLE FREQUENCY SPEED CONTROLLER, BY DIV. 23
CNTR	EQUIPMENT CONTROLLER SUPPLIED BY EQUIPMENT VENDOR
#	MOTOR, # REPRESENTS HORSEPOWER VALUE. BY DIV. 23
S	SHUNT TRIP
K	KIRK KEY INTERLOCK
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION UNIT
PFCC	POWER FACTOR CORRECTION CAPACITOR
GF	GROUND FAULT
A30	FEEDER SIZE, SEE FEEDER SCHEDULE UNLESS NOTED ON DRAWINGS.
GFP	GROUND FAULT PROTECTION
M	CURRENT TRANSFORMER AND METER SOCKET ENCLOSURE

COMMUNICATIONS

	TELEPHONE OUTLET – 18" AFF
W	WALL MOUNTED TELEPHONE OUTLET – 48" AFF
	DATA OUTLET – 18" AFF
	TELEPHONE/DATA OUTLET 18" AFF UNO – SEE DETAILS
C	CLOCK
S	CEILING MOUNTED PAGING SPEAKER
S_V	SPEAKER VOLUME CONTROL
	PUSH BUTTON
	TELEPHONE TERMINAL BOARD

SECURITY

CR	CARD READER
TV	CCTV CAMERA (FIXED U.N.O.)
ES	ELECTRIC DOOR STRIKE
M	ELECTROMAGNETIC DOOR LOCK
MD	MOTION DETECTOR
OHD	OVERHEAD DOOR CONTACT
TSB	TOUCH SENSE BAR (CRASH BAR)

ELECTRICAL ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
A	AMMETER, AMPERE	M	MAGNETIC, COIL OR CONTACT
AB	ABSOLUTE	MCB	MAIN CIRCUIT BREAKER
AC	ALTERNATING CURRENT	MCC	MOTOR CONTROL CENTER
ACB	AIR CIRCUIT BREAKER	MCCB	MOLDED CASE CIRCUIT BREAKER
AF	AMPERE FRAME	MCP	MOTOR CIRCUIT PROTECTOR
AFF	ABOVE FINISHED FLOOR	MFR	MANUFACTURER
AIC	AMP INTERRUPTING CAPACITY	MH	MANHOLE
AL	ALUMINUM	MLO	MAIN LUGS ONLY
ANN	ANNUNCIATOR	MT,MTD	MOUNT, MOUNTED
ARF	ABOVE RAISED FLOOR	MTG	MOUNTING
AS	AMMETER SWITCH	(N)	NEW
AT	AMP TRIP		NEUTRAL
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED
ATX	AUTO TRANSFORMER	NEC	NATIONAL ELECTRICAL CODE
B	BELL	NEMA	NATIONAL ELECTRICAL
BC	BARE COPPER		MANUFACTURER'S ASSOCIATION
BKR	BREAKER	NF	NON–FUSED
BLDG	BUILDING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
BOC	BOTTOM OF CONDUIT	NIC	NOT IN CONTRACT
BOD	BOTTOM OF DUCT	NL	NIGHT LIGHT
BOT	BOTTOM OF TRAY	NO	NORMALLY OPEN
BRN	BUS REFERENCE NUMBER	NP	NAMEPLATE
C	CONDUIT, COIL	NTS	NOT TO SCALE
CB	CIRCUIT BREAKER	OFCI	OWNER FURNISHED, CONTRACTOR
CCTV	CLOSED CIRCUIT TELEVISION		INSTALLED
CKT	CIRCUIT	OFOI	OWNER FURNISHED, OWNER INSTALLED
CO	CONDUIT ONLY	OL	OVERLOAD RELAY
CPT	CONTROL POWER TRANSFORMER	OO	ON–OFF
CR	CONTROL RELAY	OOA	ON–OFF–AUTO
CRE	CORROSION RESISTANT	OOR	ON–OFF–REMOTE
CRS	COATED RIGID STEEL CONDUIT	PA	PUBLIC ADDRESS
CRWP	CLEANROOM WALL PANEL	PB	PUSHBUTTON
CT	CURRENT TRANSFORMER	PC	PHOTOCELL
CU	COPPER	PIV	POST INDICATOR VALVE
D	DUCT	PL	PILOT LIGHT
DB	DUCT BANK	PNL	PANEL
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DC	DIRECT CURRENT	ø	PHASE
DIV	DIVISION	QTY	QUANTITY
Δ	DELTA CONNECTED	(R)	RELOCATED
E	EMPTY, EMERGENCY	R	RATE OF RISE
(E)	EXISTING	RCPT	RECEPTACLE
EG	ENGINE GENERATOR	RM	ROOM
EM	EMERGENCY	RNC	RIGID NON–METALLIC CONDUIT
EPO	EMERGENCY POWER OFF	RQD	REQUIRED
EMO	EMERGENCY MANUAL OFF	RSC	RIGID STEEL CONDUIT
EMT	ELECTRICAL METALLIC TUBING	RVNR	REDUCED VOLTAGE NON–REVERSING
ENT	ELECTRICAL NON–METALLIC TUBING	RVR	REDUCED VOLTAGE REVERSING
EOL	END–OF–LINE DEVICE	S	SPEAKER
EOS	ELECTROSTATIC OVERSTRESS	SCADA	SUPERVISORY CONTROL & DATA ACQUISITION
ERT	EMERGENCY RESPONSE TEAM	SCP	SECURITY CONTROL PANEL
EWC	ELECTRIC WATER COOLER	SFEP	SMOKE/FUME EXHAUST PANEL
F	FLUSH	SOL	SLOW SPEED OL RELAY
(F)	FUTURE	SQ	SQUARE
FA	FIRE ALARM	SS	STAINLESS STEEL
FACP	FIRE ALARM CONTROL PANEL	STP	SHIELDED TWISTED PAIR
FBO	FURNISHED BY OWNER	SUR	SURFACE
FDR	FEEDER	SW	SWITCH
FLR	FLOOR	SWBD	SWITCHBOARD
FMC	FLEXIBLE METALLIC CONDUIT	SWGR	SWITCHGEAR
FNC	FLEXIBLE NONMETALLIC CONDUIT	SYM	SYMMETRICAL
FOL	FAST SPEED OL RELAY	2S1W	TWO SPEED, ONE WINDING
FU	FUSE	2S2W	TWO SPEED, TWO WINDING
FVNR	FULL VOLTAGE NON–REVERSING	T	THERMOSTAT
FVR	FULL VOLTAGE REVERSING	TB	TERMINAL BLOCK
G	GROUND	TBD	TO BE DETERMINED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TDR	TIME DELAY RELAY
GFR	GROUND FAULT RELAY	TJB	TERMINAL JUNCTION BOX
GRD	GROUND	TS	TAMPER SWITCH
GSM	GAS SAFETY MONITOR	TWL	TWISTLOCK
H	HORN	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
HH	HANDHOLE	TYP	TYPICAL
HID	HIGH INTENSITY DISCHARGE	U/G	UNDERGROUND
HOA	HAND–OFF–AUTOMATIC	UNO	UNLESS NOTED OTHERWISE
HP	HORSEPOWER	UPS	UNINTERRUPTIBLE POWER SUPPLY
HT	HEIGHT	UTP	UNSHIELDED TWISTED PAIR
ICCB	INSULATED CASE CIRCUIT BREAKER	V	VOLTMETER, VOLT
IER	INTEGRATED EQUIPMENT RATING	VA	VOLT–AMPERE
IG	ISOLATED GROUND	VAR	VOLT–AMPERE REACTIVE
IMC	INTERMEDIATE METALLIC CONDUIT	VFC	VARIABLE FREQUENCY CONTROLLER
I/O	INPUT/OUTPUT	VP	VAPORPROOF
IPS	INTERRUPTIBLE POWER SUPPLY	VS	VALVE SUPERVISORY SWITCH,
I.T.	INFORMATION TECHNOLOGY		VOLTMETER SWITCH
J	JUNCTION BOX	VT	VOLTAGE TRANSFORMER
K	KEY INTERLOCK	W	WATT, WIRE, WIDE
KA	KILOAMPERE	WCR	WITHSTAND/CLOSING RATING
KVA	KILOVOLT–AMPERE	WHD	WATTHOUR DEMAND METER
KVAR	KILOVOLT–AMPERE REACTIVE	WP	WEATHER PROTECTED
KW	KILOWATT	X	EXPLOSION CLASS & GROUP AS NOTED
KWH	KILOWATT HOUR	(X)	EXISTING TO BE RELOCATED
KX	KNOX BOX	XFMR	TRANSFORMER
L	LONG	Y	WYE CONNECTED
LAN	LOCAL AREA NETWORK	Y–Δ	WYE–DELTA REDUCED VOLTAGE STARTER
LC	LIGHTING CONTACTOR	Z	IMPEDANCE
LFMC	LIQUIDTIGHT FMC		
LFNC	LIQUIDTIGHT FNC		
LSI	LONG TIME, SHORT TIME, INSTANTANEOUS TRIP		
LSIG	LSI PLUS GROUND FAULT TRIP		

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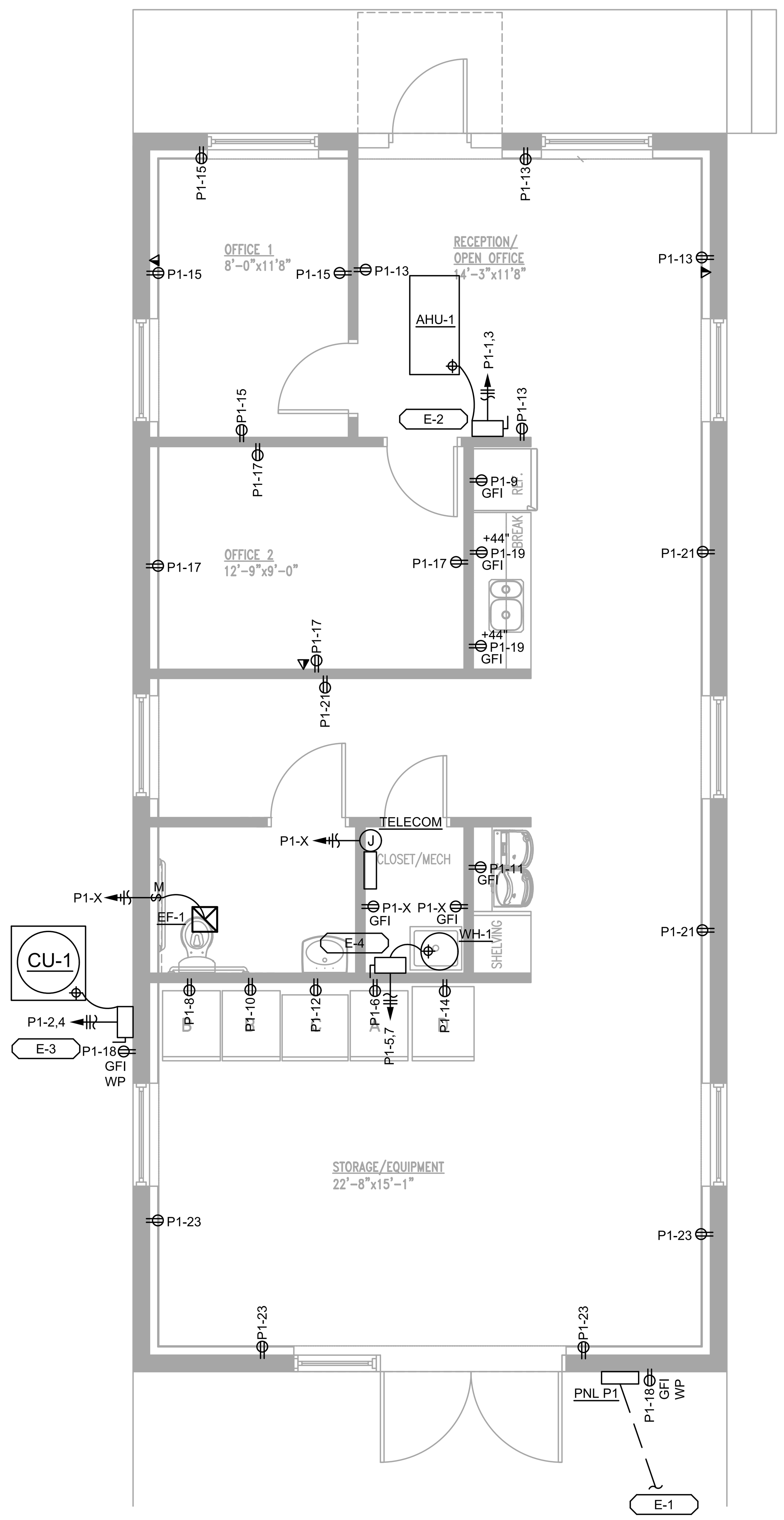
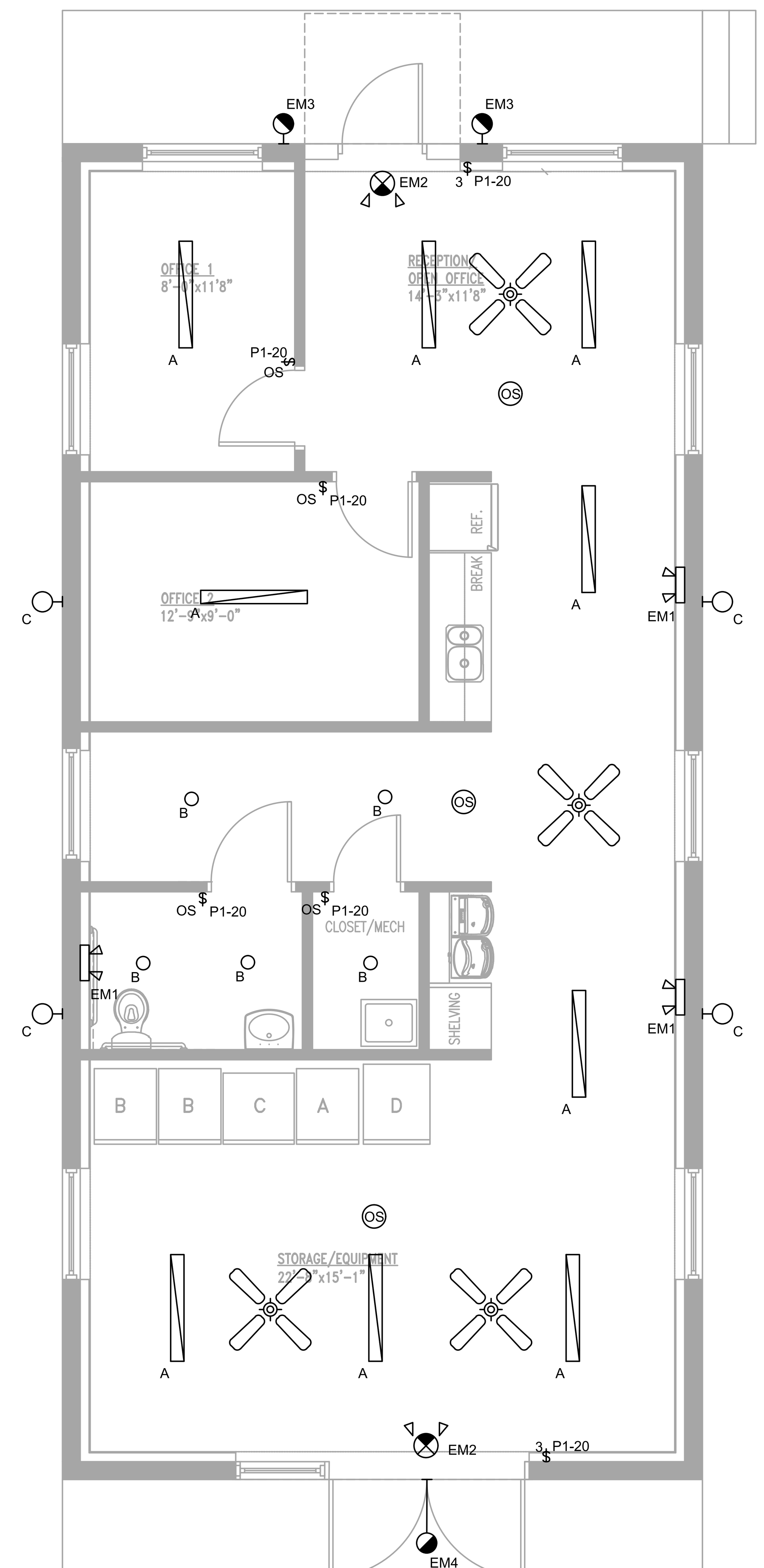
sheet
E0.1
ELECTRICAL SYMBOLS



1 **ELECTRICAL POWER PLAN**

1/4" = 1'-0"



2 **ELECTRICAL LIGHTING PLAN**

1/4" = 1'-0"

GENERAL NOTES

1. APPLICABLE CODES: IBC 2015, IFC 2015, NEC 2014, AND IECC 2015.
2. ALL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
3. FIELD VERIFY ALL ELECTRICAL REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO ROUGH IN.
4. COORDINATE SWITCH, RECEPTACLE, AND COVER COLOR WITH OWNER.
5. ALL JUNCTION BOXES SHALL BE LABELED WITH THE BRANCH CIRCUIT NUMBERS AND THEIR PANEL ORIGINATIONS.
6. CONTRACTOR SHALL COORDINATE LUMINAIRE LOCATIONS WITH THE ARCHITECTURAL ELEVATIONS AND RCP PRIOR TO INSTALLATION. VERIFY LOCATIONS, MOUNTING METHODS, AND MATERIALS THAT ARE UNCLEAR PRIOR TO ORDERING OR INSTALLING LUMINAIRES.
7. CIRCUIT EXIT SIGNS (UNSWITCHED) WITH ADJACENT LIGHTING IN THE ROOM
8. PROVIDED EMERGENCY FIXTURES WITH UNSWITCHED HOT.

ELECTRICAL PLAN NOTES (E-1)

1. PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE FROM ADJACENT POWER POLE.
2. PROVIDE 60A/NF/N1 DISCONNECT FOR AHU-1. ROUTE (2) #4, #10G IN 1-1/4" C. BACK TO PANEL P1 WITH 60A 2-POLE BREAKER.
3. PROVIDE 60A/NF/N3R DISCONNECT FOR CU-1. ROUTE (2) #6, #10G IN 1" C. BACK TO PANEL P1 WITH 45A 2-POLE BREAKER.
4. PROVIDE 30A/NF/N1 DISCONNECT FOR WH-1. ROUTE (2) #10, #10G IN 3/4" C. BACK TO PANEL P1 WITH 30A 2-POLE BREAKER.

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E1.0

ELECTRICAL FLOOR PLAN

DESIGN LOAD ANALYSIS

BUILDING AREA (SF) 1,100

	CONNCTED KVA	LOAD FACTOR	DESIGN KVA	VOLTAGE	PH	CURRENT	NOTES
GENERAL POWER/RECEPTACLES	2.2	(1)	2.2	120	1	18.3	(2)
LIGHTING	2.2	1.25	2.8	120	1	22.9	(3)
DEDICATED LOADS							
WATER HEATER	4.5	1.00	4.5	208	1	21.6	
MICROWAVE	1.0	1.00	1.0	120	1	8.3	
FRIDGE	1.0	1.00	1.0	120	1	8.3	
COMMERCIAL FRIDGES/FREEZER	6.0	1.00	6.0	120	1	50.0	
LARGEST MOTOR LOAD (2 HP)	1.5	0.25	0.4	120	1	3.1	(4)
HVAC EQUIPMENT							
AHU-1 (ELEC HEAT)	14.0	1.00	14.0	208	1	67.3	
EXHAUST FAN	0.1	1.00	0.1	120	1	0.8	
TOTAL BUILDING LOAD	32.5		31.9	208	3	88.7	

NOTES:
1. RECEPTACLE LOAD 10 kVA OR LESS AT 100% LOAD FACTOR PLUS REMAINDER AT 50% LOAD FACTOR.
2. RECEPTACLE DEMAND FACTOR NEC REFERENCE 220.44
3. LIGHTING LOADS & DEMAND FACTORS REFERENCE NEC TABLE 220.12 & TABLE 220.42
4. LARGEST MOTOR LOAD FACTOR REFERENCE NEC 430.24
5. KITCHEN EQUIPMENT DEMAND FACTOR REFERENCE NEC 220.56
6. ELEVATOR DEMAND FACTOR REFERENCE NEC 620.14
7. USE ONLY THE LARGEST LOAD(S) OF THE NON-COINCIDENT LOADS PER NEC 220.60.

CONDUIT AND CONDUCTOR SCHEDULE

ONE LINE TAGS	NO. OF SETS	SIZE OF CONDUCTORS	SIZE OF GROUND	CONDUIT SIZE
20		#12	#12	3/4"
30		#10	#10	3/4"
40		#8	#10	1"
50		#6	#10	1"
60		#4	#10	1-1/4"
70		#4	#8	1-1/4"
80		#3	#8	1-1/4"
90		#2	#8	1-1/2"
100 (SEE NOTE 3)		#1	#8	1-1/2"
110		#1	#6	1-1/2"
125		#1/0	#6	2"
150		#1/0	#6	2"
175		#2/0	#6	2"
200		#3/0	#6	2"
225		#4/0	#4	2-1/2"
250		250kcmil	#4	3"
300		350kcmil	#4	3"
350		500kcmil	#3	3-1/2"
400		500kcmil	#3	3-1/2"
optional size	(2)	#3/0	#3	2-1/2"
500	(2)	250kcmil	#2	3"
600	(2)	350kcmil	#1	3"
700	(2)	500kcmil	#1/0	3-1/2"
800	(4)	#3/0	#1/0	2-1/2"
optional size	(2)	500kcmil	#1/0	4"
1000	(3)	500kcmil	#2/0	3-1/2"
optional size	(4)	250kcmil	#2/0	3"
1200	(4)	350kcmil	#3/0	3"
optional size	(3)	600kcmil	#3/0	4"
1600	(4)	600kcmil	#4/0	4"

NOTES
1. ALL FEEDERS ARE 4 WIRE PLUS GROUND, UNO
2. OPTIONAL SIZES MAY BE USED WHERE SPECIFIED CONDUIT AND CONDUCTORS ARE NOT FEASIBLE.
3. FOR EQUIP. WITH 75 C TERMINATIONS, 100A OR BELOW MAY BE SIZED PER 75C COL. IN TABLE 310.15(B)(16) (RE: 110.14(C)(1)(3)

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	LAMP TYPE	FIXTURE WATTS	VOLTAGE	MOUNTING	REMARKS
A	LITHONIA	CLX-L48-3000LM-SEF-FDL-MVOLT-GZ10-40K-80CRI-WH	3000 LUMEN LED 80 CRI, 4000K	21	MVOLT	SURFACE	WHITE 4FT LED STRIP LIGHT
B	LITHONIA	LDN6-40/05-L06-AR-LSS-MVOLT-GZ10	500 LUMEN LED 80 CRI, 4000K	8	MVOLT	RECESSED	6" CAN LIGHT
C	BARN LIGHT ELECTRIC	BOMBER LED GOOSENECK LIGHT 17"-BLACK-G11-2000LM-40K-DOME	2,000 LUMEN LED 70 CRI, 4000K	27	120	SURFACE	GOOSENECK LIGHT, BLACK
EM1	LITHONIA	ELM2 LED	LED	4	120	SURFACE	WHITE LED EMERGENCY LIGHT
EM2	LITHONIA	LHQM LED	LED	4	120	CEILING/WALL	LED EXIT SIGN WITH EMERGENCY LIGHTS, SINGLE FACE, DIRECTION ARROW/MOUNTING AS REQUIRED LED EXIT SIGN WITH EMERGENCY LIGHTS, DOUBLE FACE, DIRECTION ARROWS/MOUNTING AS REQUIRED
EM3	BARN LIGHT ELECTRIC	BOMBER LED GOOSENECK LIGHT 17"-BLACK-G11-2000LM-40K-DOME	2,000 LUMEN LED 70 CRI, 4000K	27	120	SURFACE	GOOSENECK LIGHT, BLACK PROVIDE WITH EMERGENCY BATTERY PACK.
EM4	BARN LIGHT ELECTRIC	BOMBER LED GOOSENECK LIGHT 17"-BLACK-G09-2000LM-40K-DOME	2,000 LUMEN LED 70 CRI, 4000K	27	120	SURFACE	GOOSENECK LIGHT, BLACK PROVIDE WITH EMERGENCY BATTERY PACK.

GENERAL NOTES:
1. CATALOG NUMBERS PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES AND MOUNTING HARDWARE REQUIRED FOR A COMPLETE INSTALLATION.
2. ALL LIGHTING TO BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS
3. VERIFY QUANTITIES WITH THOSE SHOWN ON PLANS. PROVIDE QUANTITIES NEEDED TO CARRY OUT DESIGN INTENT.

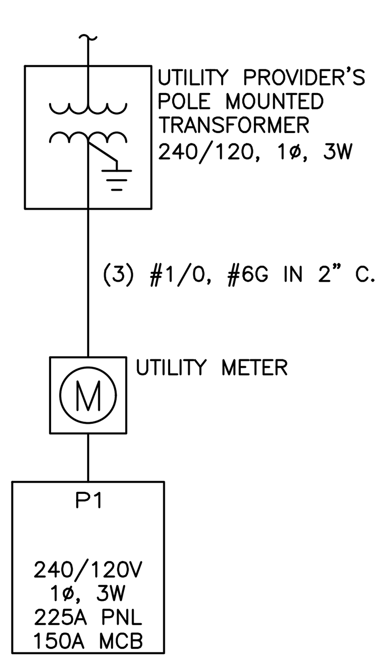
PANEL SCHEDULE - P1

MAIN: 150A MCB | VOLTAGE: 240/120V,1Ø,3W | MOUNTING: SURFACE | AIC: 22,000 | NEMA 3R

CKT #	TRIP/ POLE	DESCRIPTION	LTG	REC	CONT	MISC	MTR	KIT	Ø	LTG	REC	CONT	MISC	MTR	KIT	DESCRIPTION	TRIP/ POLE	CKT #
			LOAD (VA)							LOAD (VA)								
1	60/2	AHU-1					7000		A					NON-SIM		CU-1	45/2	2
3	--	AHU-1					7000		B					NON-SIM		CU-1	--	4
5	30/2	WH-1				2250			A					1200		FRIDGE A	20/1	6
7	--	WH-1				2250			B					1200		FREEZER B	20/1	8
9	20/1	FRIDGE				1200			A					1200		FREEZER B	20/1	10
11	20/1	WATER COOLER				1200			B					1200		FREEZER C	20/1	12
13	20/1	RECEPTION REC				770			A					1200		FRIDGE D	20/1	14
15	20/1	OFFICE 1 REC				720			B				1000			TELECOM	20/1	16
17	20/1	OFFICE 2 REC				720			A		360					CONV OUTLETS	20/1	18
19	20/1	BREAK REC				360			B	229						INTERIOR LTS	20/1	20
21	20/1	CORRIDOR REC				540			A	108						EXTERIOR LTS	20/1	22
23	20/1	EQUIPMENT ROOM REC				720			B	101						EMERGENCY LTS	20/1	24
25	20/1	CEILING FANS					500		A							SPARE	20/1	26
27	20/1	CEILING FANS					500		B							SPARE	20/1	28
29	20/1	SPARE							A							SPARE	20/1	30
31	20/1	SPARE							B							SPARE	20/1	32

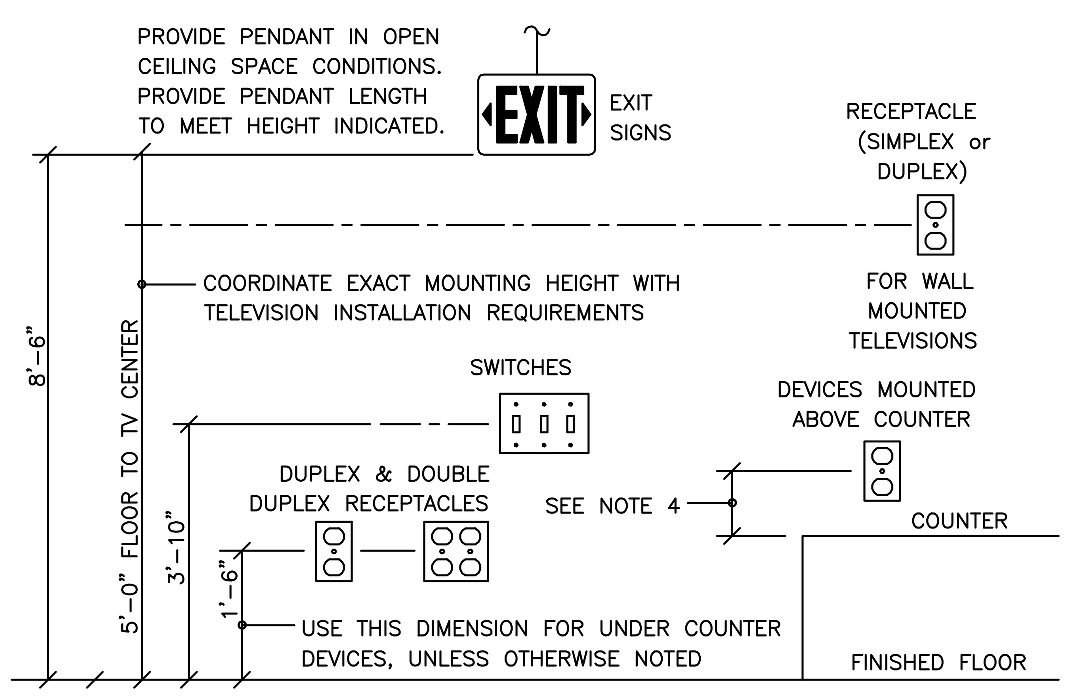
	LTG	REC	CONT	MISC	MTR	KIT	TOTAL KVA	TOTAL AMPS
PHASE A - CONNECTED LOAD	0.11	0.36	0.00	5.48	11.10	0.00	17.05	142
PHASE B - CONNECTED LOAD	0.33	0.00	0.00	6.25	9.90	0.00	16.48	137
TOTAL CONNECTED LOAD	0.44	0.36	0.00	11.73	21.00	0.00	33.53	140
DEMAND FACTOR	1.25	(1)	1.25	1	(2)	0.65		
PHASE A - DEMAND LOAD	0.14	0.36	0.00	5.48	11.22	0.00	17.20	143
PHASE B - DEMAND LOAD	0.41	0.00	0.00	6.25	10.02	0.00	16.69	139
TOTAL DEMAND LOAD	0.55	0.36	0.00	11.73	21.37	0.00	34.01	142

NOTES:
(1) PER NEC 220.44
(2) PER NEC 220.50
LARGEST MOTOR HORSEPOWER: 2



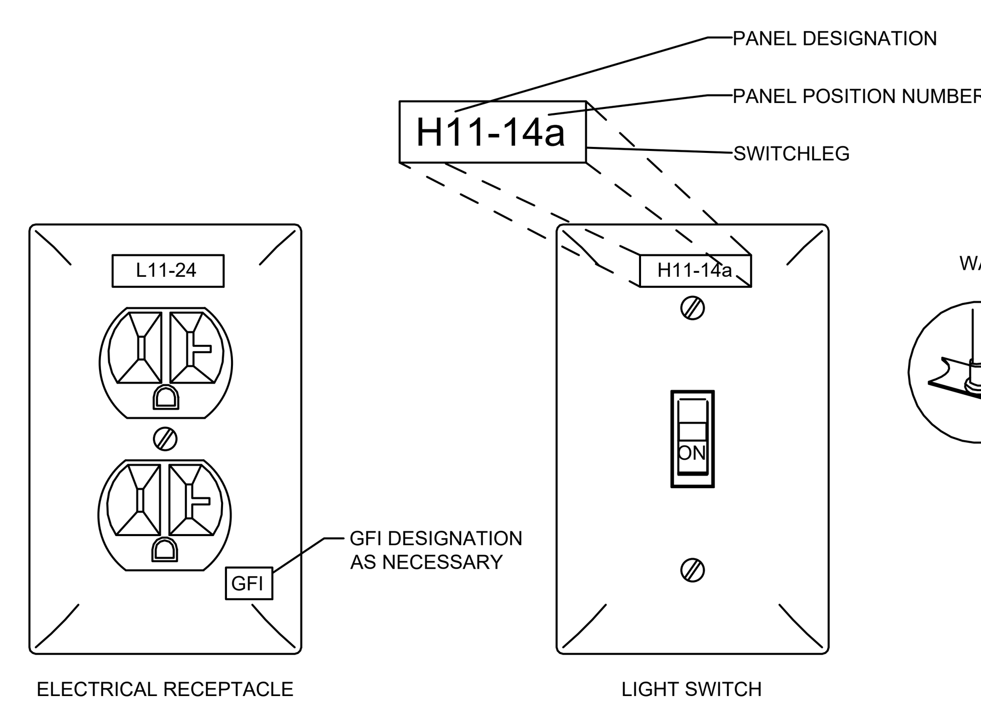
PROVIDE SERVICE ENTRANCE GROUNDING PER NEC.

1 ELECTRICAL RISER
N.T.S.



NOTES:
1. ALL MOUNTING HEIGHTS SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS.
2. DEVICES SHALL BE INSTALLED ON A COMMON VERTICAL CENTERLINE WHEREVER POSSIBLE.
3. ALL DEVICES SHALL BE INSTALLED AT THE MOUNTING HEIGHT INDICATED ON THIS DETAIL, UNLESS OTHERWISE NOTED.
4. MOUNT 6" ABOVE COUNTERTOP OR ASSOCIATED BACKSPLASH. REFER TO ARCHITECTURAL DRAWINGS FOR COUNTERTOP HEIGHTS AND ASSOCIATED BACKSPLASH HEIGHT INFORMATION.

2 DEVICE MOUNTING HEIGHTS
NTS



COVER LABELS
ALL COVERS SHALL BE PROVIDE WITH AN IDENTIFIER. THE POWER DEVICE COVER LABELING MUST BE DONE IAW THE FOLLOWING GUIDELINES:

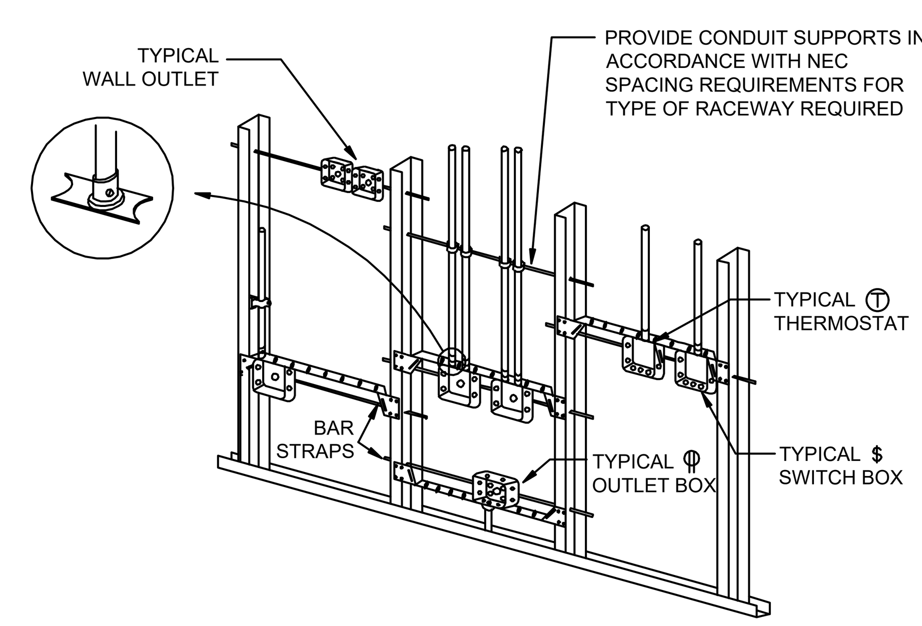
1. RECEPTACLES AND SWITCHES SHALL BE IDENTIFIED WITH THE PANEL AND POSITION OF THE CIRCUIT BREAKER USED TO SHUT OFF POWER TO THE DEVICE.

2. OUTLET BOXES USED FOR CIRCUIT EXTENSION TO SYSTEMS FURNITURE SHALL HAVE ALL CIRCUITS WITHIN THE BOX LISTED ON THE COVER.

3. SWITCHES, OCCUPANCY SENSORS, AND DAYLIGHTING CONTROLS, IN COMMON SPACES HAVING DEVICES ON DIFFERENT SWITCHLEGS, INCLUDE THE SWITCHLEG DESIGNATION.

4. WHERE ITEM 3 APPLIES: OCCUPANCY SENSORS AND DAYLIGHTING CONTROL DEVICES SHALL HAVE A LABEL PLACED ON THE ADJACENT CEILING OR ON THE EXPOSED BOX WHEN NOT PLACED IN A CEILING.

3 DEVICE & OUTLET LABELS
NTS



NOTES:
1. TYPICAL FOR WOOD AND METAL STUD ROUGH-IN.
2. REQUIRED PLASTER RINGS NOT SHOWN.
3. LOCATE OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL & MECHANICAL DRAWINGS, AND WITH ALL APPLICABLE SHOP DRAWINGS
4. ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING BACK BOXES AND CONDUIT WITH PULL STRING ABOVE CEILING FOR ALL IN-WALL LOW VOLTAGE DEVICES SHOWN ON THE MECHANICAL, ELECTRICAL, SECURITY, AND TELECOM DRAWINGS.

4 POWER/TELECOM OUTLET DETAIL
NTS

BACORN BROS
PO Box 341621
Lakeway Texas 78734
Ph. (512)953-3474
www.BacornBros.com
Registered Firm F-19803

POTH WORKSHOP REHABILITATION
206 DEPOT ST.
ELGIN, TX 78621

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

04/16/2021

project number 20210110

drawn by | checked

Issue Log	
	ISSUE FOR REVIEW 04/16/21

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sheet
E2.0
ELECTRICAL SCHEDULES & DETAILS

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 9/24/2021

APPLICANT INFORMATION Applicant is:

☒ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Jeremy Kunzinger

Applicant Signature _____

BUILDING INFORMATION

Name of Building 301 N. Main Lots

Physical Address _____

Owner Name Jeremy Kunzinger

Owner Mailing Address Lloyd Thompson

Owner Phone # (512 743 7885

_____ 9/24/2021

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name Distillery

Bus. Owner Name same

Bus. Mailing Address _____

Bus. Phone # (____) _____

Email Address jKunzinger@kw.com

CONTRACTOR INFORMATION

Contr. Name Not determined yet

Contr. Address _____

Contr. Phone # (____) _____

OTHER CONTACT INFORMATION

_____

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Sign Dimensions _____ x _____ = _____sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

Intended and desired starting and completion date of alteration or repairs.

Start 2021 Complete 2022

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

Conceptual Plan for new construction for distillery

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

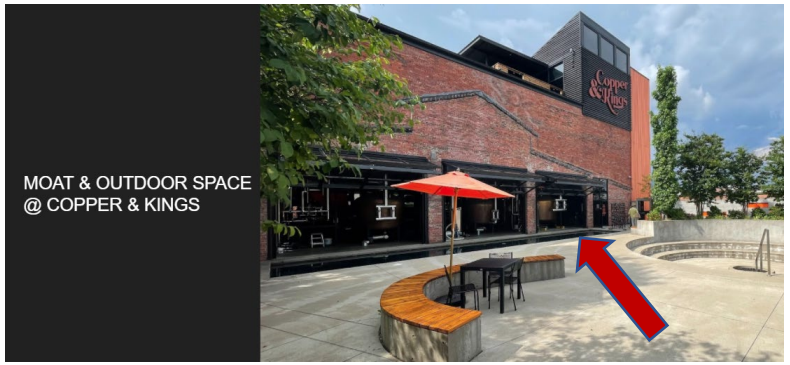
_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

For questions call (512) 281-0119 or write to mlipiec@ci.elgin.tx.us & amiller@ci.elgin.tx.us

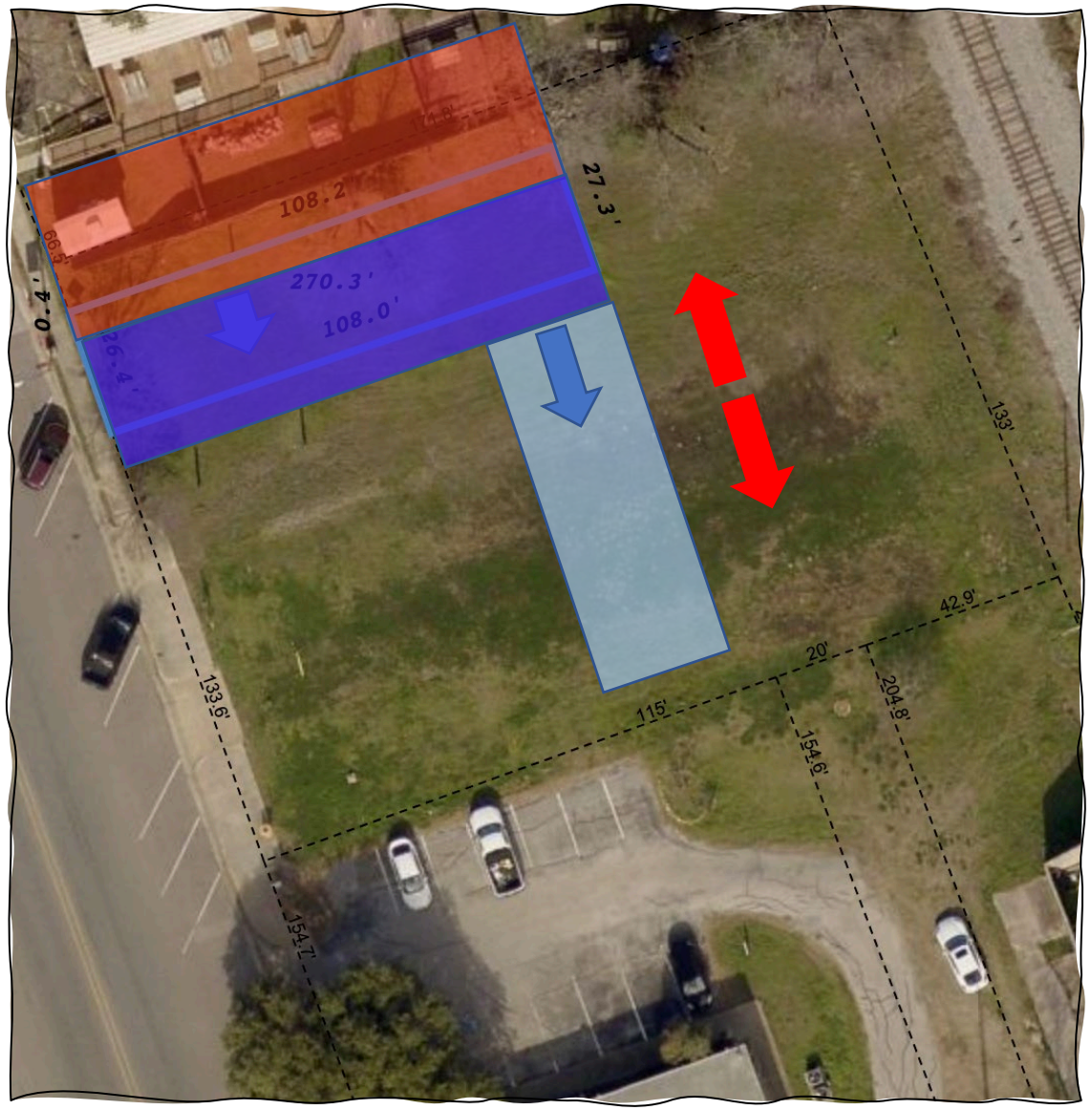


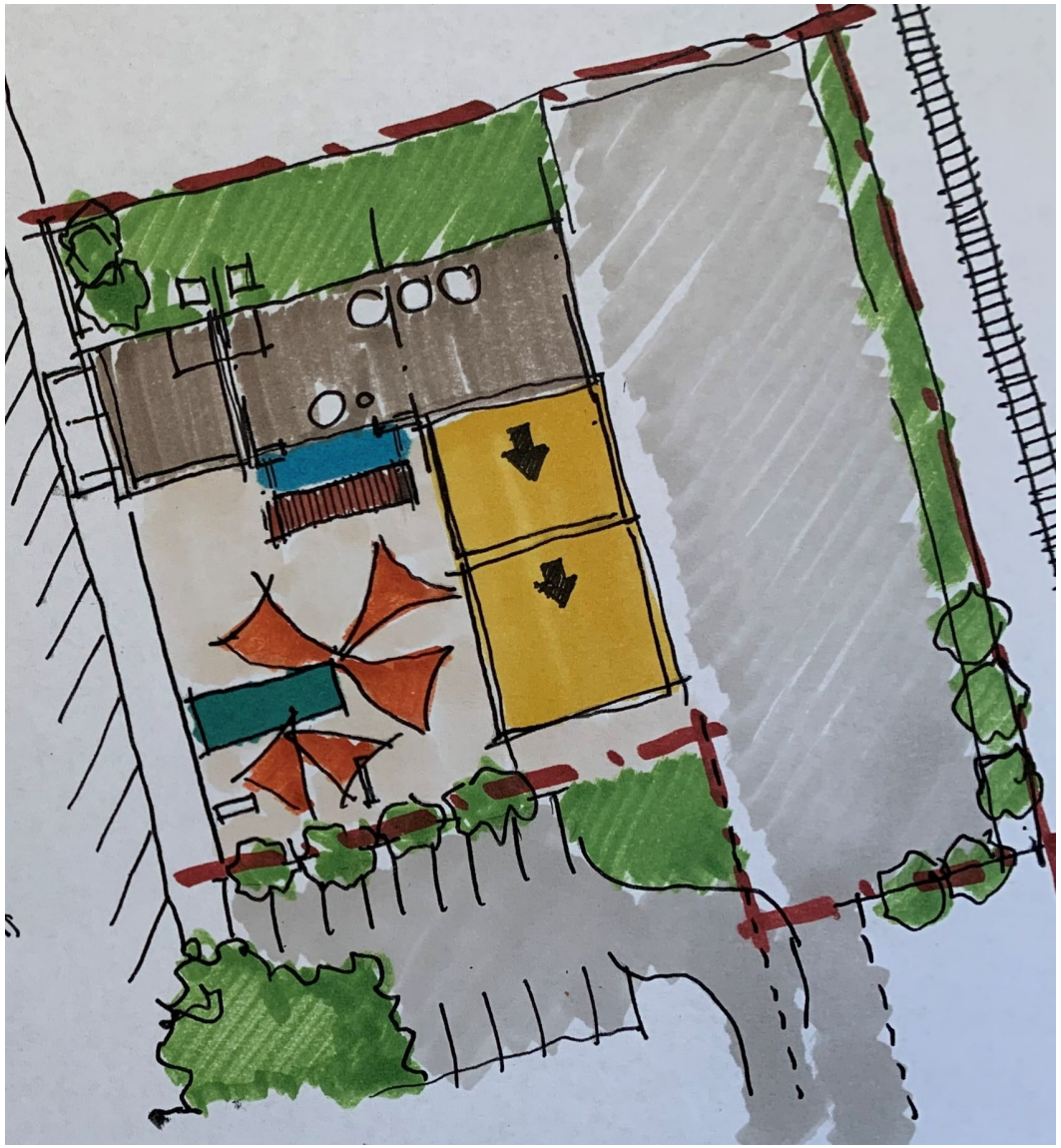
DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION

DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

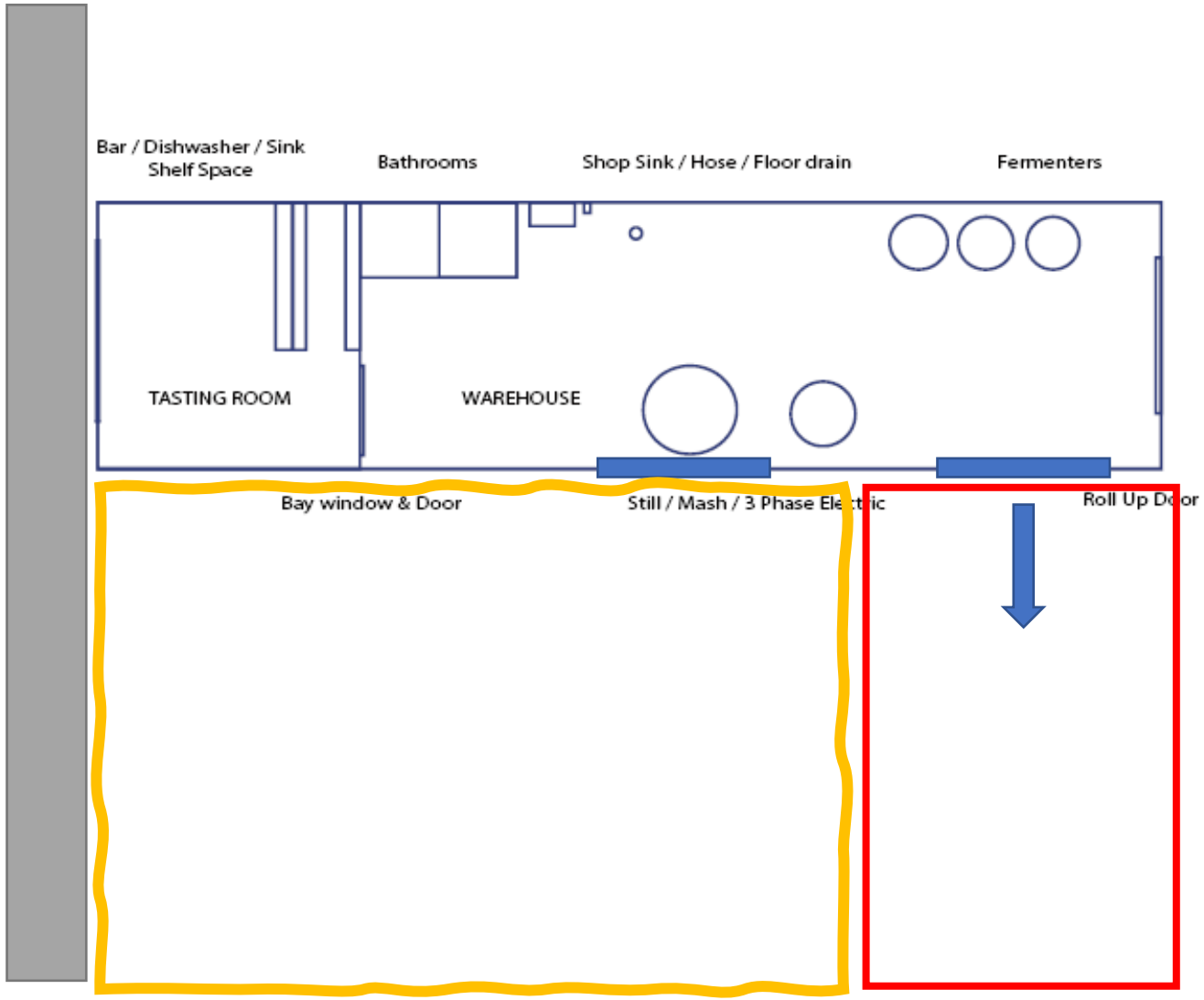
TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION

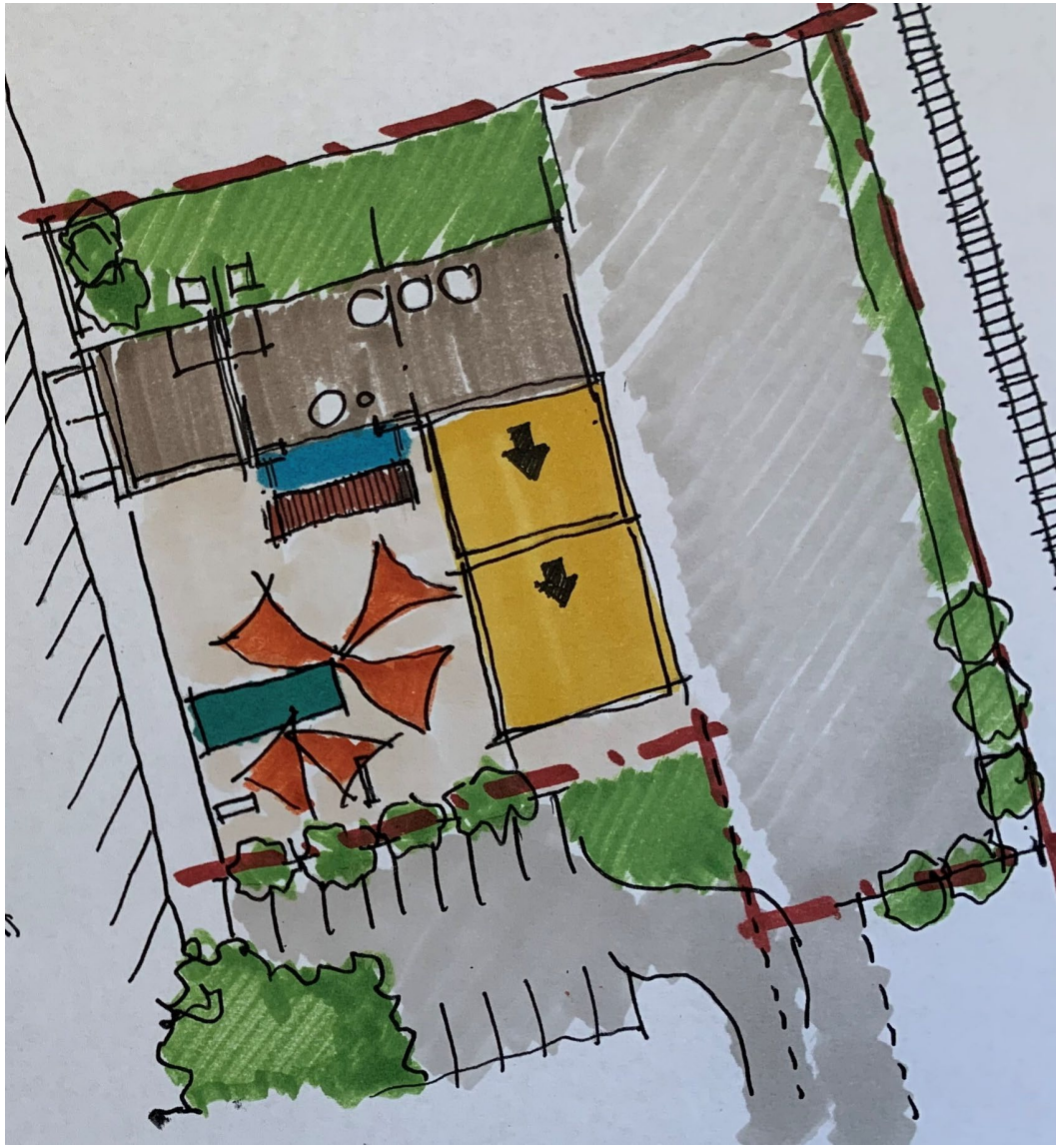




DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

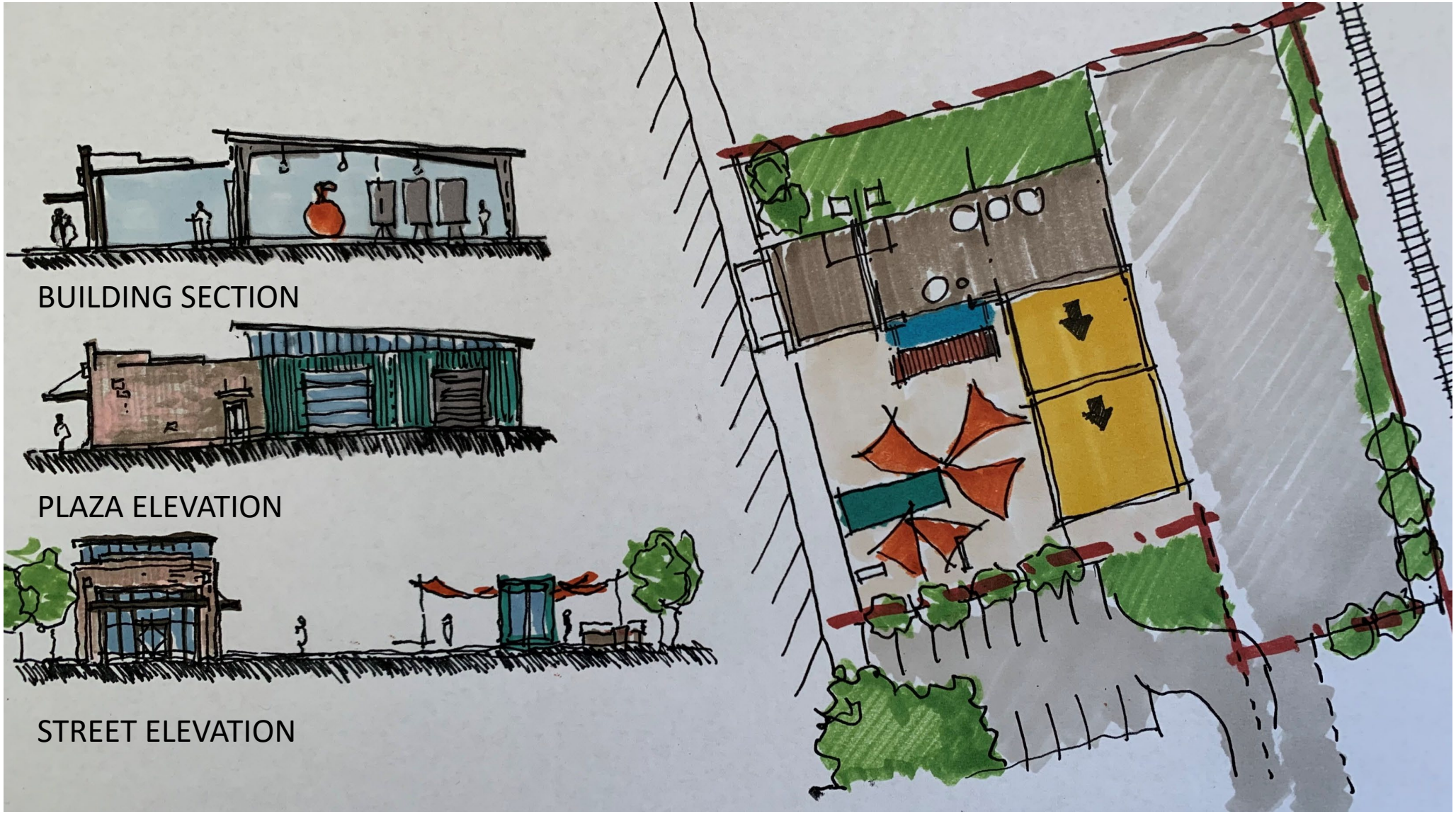
TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION





DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION



DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION

DESIGN SERVICES – 08.10.21 Meeting | Distillery - Elgin, TX

TEXAS MAIN STREET
TEXAS HISTORICAL COMMISSION

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: 9-23-2021

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name Elgin Mainst.

Applicant Signature _____

BUILDING INFORMATION

Name of Building Sidewalks

Physical Address throughout Downtown

Owner Name

Owner Mailing Address City of Elgin

Owner Phone # (____) _____

_____ ___/___/___

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name City of Elgin

Bus. Owner Name Mainstreet Board

Bus. Mailing Address PO Box 591

Bus. Phone # (____) _____

Email Address _____

CONTRACTOR INFORMATION

Contr. Name Amy Miller / Kaley Frye

Contr. Address & Volunteers

Contr. Phone # (____) _____

OTHER CONTACT INFORMATION

NA

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Sign Dimensions _____ x _____ = _____sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Use next column or additional paper to provide sign wording, materials, colors, mounting specifications, etc. If possible include pictures of building with sign location indicated and sketch or print of sign design.

Intended and desired starting and completion date of alteration or repairs.

Start 9-27-21 Complete 10/31/2021

Description of proposed external alteration or repair (use additional paper if needed)

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

Hogeye graphics removable adhesive application of Hogeye graphics during month of October

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "...violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

For questions call (512) 281-0119 or write to mlipiec@ci.elgin.tx.us & amiller@ci.elgin.tx.us

ELGIN HISTORIC REVIEW BOARD

APPLICATION FOR REVIEW OF MODIFICATIONS
TO HISTORICALLY DESIGNATED PROPERTIES

The Elgin Historic Review Board meets on the 4th Tuesday of the month. Applications must be submitted ten (10) days prior to the meeting date.

Date Submitted: _____

APPLICANT INFORMATION Applicant is:

☐ Building Owner ☐ Business Owner ☐ Contractor

Applicant Name City of Elgin

Applicant Signature _____

BUILDING INFORMATION

Name of Building _____

Physical Address Downtown Elgin

Owner Name _____

Owner Mailing Address _____

Owner Phone # (_____) _____

_____ ___/___/___

Property Owner Signature Date Approved

BUSINESS INFORMATION

Business Name _____

Bus. Owner Name _____

Bus. Mailing Address _____

Bus. Phone # (____) _____

Email Address _____

CONTRACTOR INFORMATION

Contr. Name _____

Contr. Address _____

Contr. Phone # (_____) _____

OTHER CONTACT INFORMATION

_____

SIGN APPLICATION INFORMATION

Sign Type ☐ Projection ☐ Flat Mount ☐ Window

Temporary Banner ☐

Sign Dimensions _____ x _____ = _____sq ft

Projection Sign (sq ft x 2) Total sq ft _____

☐ Building Front Linear Feet _____

meets standards ☐ yes ☐ no

☐ Window Dimensions _____ x _____ = _____ sq ft

____% Coverage; meets standards ☐ yes ☐ no

Intended and desired starting and completion date of alteration or repairs.

Start _____ Complete _____

Description of proposed external alteration or repair (use additional paper if needed)

Install Hogeye graphics throughout downtown

Drawing/ sketch of the proposed external alteration (use additional paper if needed). Please provide current photos of property.

CERTIFICATE OF APPROPRIATENESS

☐ Approved ☐ Rejected ☐ Modified

(Building Permit Attached)

_____ _____

Chairman/Vice Chairman Signature Date

_____ _____

Building Official or Designee Signature Date

Date(s) Reviewed by Board _____

City Of Elgin Code Chapter 1 Section 5, page 42, states in part "…violations shall be fined $2000 per day," Each day a violation occurs is a separate violation. Failure to have projects reviewed and failure to follow an approved application constitutes a violation.

Application fee $50
Temporary Banner fee $25
Payable to The City of Elgin
P.O. Box 591
Elgin, TX 78621
For questions call (512) 281-0119 or write to
dharrell@ci.elgin.tx.us & amiller@ci.elgin.tx.us