

CLIENT

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New York, NY 10016

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12400 Colt RD, Suite 510
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HSBC BANK BRANCH FIT OUT
3315 Coronado Place
Santa Clara, CA 95054

Issue:	No:	Date:
ISSUE FOR BID	1	08/02/2019
ISSUE FOR PERMIT	2	08/08/2019
ISSUE FOR PERMIT	3	09/10/2019
ISSUE FOR BID	4	09/24/2019
ISSUE FOR LC COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

COVER SHEET

ASBUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

AN-1.0

JOHNS LANG LASALLE HSBC BANK BRANCH FIT OUT 3315 Coronado Place Santa Clara, CA 95054

FIRE PROTECTION NOTES

- FIRE PROTECTION SYSTEM SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
- PROVIDE (1) 2A-10B C FIRE EXTINGUISHER PER 1,500 S.F. IN AREA (ORD, H2D.), 3,000 S.F. IN AREA (LT, H2D.), 75 FEET OF MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS.
- FIRE SPRINKLER SYSTEM SHALL BE REVISED IN ACCORDANCE WITH NFPA 13 (2016) AND FIRE DEPARTMENT REQUIREMENTS AND SUBMITTED TO THE FIRE MARSHAL SEPARATELY AS A DEFERRED SUBMITTAL UNDER THIS PERMIT.
- THE FIRE SPRINKLER SYSTEM WATER FLOW SHALL BE MONITORED BY A CENTRAL REPORTING STATION AT ALL TIMES.
- KNOX BOX SHALL BE PROVIDED AT ALL BUILDINGS AS PER FIRE DEPARTMENT REQUIREMENTS.
- MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:
 - THE COMBINED OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.
 - THE OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.
 - A OCCUPANCY IS OVER 300 PERSONS.
 - E VACUATION PLAN IS REQUIRED WHEN ITEM #6, ABOVE, IS REQUIRED.
 - FIRE SAFETY DURING DEMOLITION & CONSTRUCTION TO BE IN ACCORDANCE W/ 2016 CFC CHAPTER 33.

GENERAL CONTRACTOR NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE PRIOR TO START OF THE PROJECT. THE CONTRACTOR SHALL VERIFY LEAD TIMES OF MATERIALS AND SPECIAL ORDER ITEMS TO ASSURE AVAILABILITY TO MEET THE PROJECT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORM THE ARCHITECT AND THE BUILDING OWNERS IMMEDIATELY OF ANY POTENTIAL DELAYS WITHIN TWO WEEKS OF PROJECT AWARD. THE CONTRACTOR SHALL PROVIDE A SUBMITTAL SCHEDULE OF ALL REQUIRED SUBMITTALS TO THE ARCHITECT.

THE CONTRACTOR SHALL RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 66% OF THE NON-HAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH CAL GREEN BUILDING STANDARD CODE SECTION 5.408.1-1, 5.408.1.2 OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

BARRIAGES AND/OR WINDOW GRAPHICS CANNOT BE REMOVED UNTIL LANDLORD'S TENANT COORDINATOR HAS PROVIDED WRITTEN APPROVAL THAT STROKERTON MODIFICATION WORK IS COMPLETE AND THE WORK IS ACCEPTED AND APPROVED AND THE TENANT PREMISES IS FULLY MERCHANDISED AND PREPARED TO OPEN FOR BUSINESS. GENERAL CONTRACTOR IS REQUIRED TO SCHEDULE THE DATE FOR THE REMOVAL OF THE BARRIAGE. LANDLORD RECOMMENDS THAT GENERAL CONTRACTOR CONTACT THE LANDLORD'S VENDOR AT LEAST 14 DAYS IN ADVANCE OF THE PROJECTED DATE THAT THE TENANT PLANS TO OPEN FOR BUSINESS.

DEFERRED SUBMITTALS

- DEMOUNTABLE PARTITION
- FIRE ALARM AND SPRINKLER SYSTEM DRAWINGS
- EXTERIOR SIGNAGE

GENERAL NOTES

- DETAILS SHALL TAKE PRECEDENCE OVER GENERAL PLAN NOTES.
- DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN, DO NOT SCALE DRAWINGS.
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- GENERAL NOTES, SPECIFIC NOTES AND SPECIFICATIONS APPEARING ON OTHER SHEETS ARE APPLICABLE TO ALL CONDITIONS.

DISCLAIMER:
NELCO ARCHITECTURE, INC HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK, AND ASSUMES NO LIABILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS". UNLESS OTHERWISE INDICATED OR NOTED ON THESE DOCUMENTS, NELSON HAS NEITHER CHECKED NOR VERIFIED THE STRUCTURAL INTEGRITY, QUALITY OF CONSTRUCTION, ACCESSIBILITY TO, EGRESS FROM, OR DESIGN OF THE EXISTING CONSTRUCTION OR ANY OTHER WORK NOT INCLUDED AS PART OF THE IMPROVEMENTS SPECIFIED HEREON OR SHOWN ON THESE DOCUMENTS. REPRESENTATIONS OF EXISTING CONDITIONS ARE MADE WITH THE BEST KNOWLEDGE AVAILABLE AND ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR WHEN IN QUESTION.

NELSON'S SURVEY OF EXISTING ACCESSIBILITY CONDITIONS HAS BEEN PERFORMED FOR THE RELATIVE DEGREE OF COMPLIANCE ONLY, AS STIPULATED BELOW FOR THE REFERENCED PROJECT. AS THE WORK IS PRE-EXISTING, AND NELSON IS WITH THE ARCHITECT OF RECORD, NELSON SHALL NOT BE HELD LIABLE FOR ANY WORK RELATING TO EXISTING ACCESSIBILITY REQUIREMENTS, AND NOT BE SUBJECT TO PROSECUTION FOR ELEMENTS WHICH ARE BELIEVED BY US OR OTHERS TO BE NON-COMPLIANT. OUR SURVEY AND STATEMENTS OF COMPLIANCE IN NO WAY ASSURES THE ARCHITECT OF RECORD OF THE RESPONSIBILITIES AND LIABILITIES IMPLIED THEREIN FOR THE WORK IN PLACE. NOR DOES THIS SURVEY IN ANY WAY IMPLY THAT ANY ELEMENT IN FACT COMPLIES WITH THE INTERPRETATIONS OF ACCESSIBILITY REQUIREMENTS BY ANY AND ALL REVIEWING PARTIES OR AGENCIES.

THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIRES REMOVAL OF ARCHITECTURAL BARRIERS IN EXISTING FACILITIES WHERE SUCH REMOVAL IS REASONABLY achievable. THE DEFINITION OF "REASONABLY achievable" CONTAINED IN THE ADA IS FLEXIBLE AND SUBJECT TO INTERPRETATION ON A CASE-BY-CASE BASIS. THE ADA FURTHER PROVIDES THAT ALTERATIONS TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTIONS OF THE FACILITY ARE REASONABLY ACCESSIBLE TO AND BY INDIVIDUALS WITH DISABILITIES. NELSON HAS USED ITS BEST PROFESSIONAL JUDGMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL ACCESSIBILITY RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. HOWEVER, THE REQUIREMENTS OF ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. NELSON CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. IN ADDITION, THE CALIFORNIA STATE BUILDING CODE ALLOWS NON-COMPLIANT FEATURES TO REMAIN IN PLACE UNDER PRESCRIBED CONDITIONS AND UNDER THE PROVISIONS CONTAINED IN THE CALIFORNIA BUILDING CODE UNDER "UNREASONABLE HARSHNESS" AND AS APPROVED BY THE CHIEF BUILDING OFFICIAL. AS SUCH, NELSON SHALL NOT BE HELD RESPONSIBLE TO ASCERTAIN WHICH THESE ARE AND WHICH NON-COMPLIANT ELEMENTS WOULD REQUIRE RETROFITTING TO MEET COMPLIANCE REQUIREMENTS. THE EXISTING LOADS INDICATED ON THESE DOCUMENTS REFLECT THE JUDGEMENT OF NELSON AND ARE BASED UPON THE BEST KNOWLEDGE AND INFORMATION AVAILABLE AT THE TIME THESE DOCUMENTS WERE PREPARED. IF DUE TO FACTORS UNKNOWN TO NELSON, THE USE OR OCCUPANT LOAD OF THE SPACES DOES NOT CONFORM TO THOSE INDICATED ON THESE DOCUMENTS, NELSON IS NOT TO BE HELD LIABLE FOR ACTIONS OR EVENTS THAT TRANSPIRE AS A RESULT OF THE CHANGES IN USE OR OCCUPANT LOAD.

LOCATION MAP



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PROJECT DIRECTORY

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PROJECT DATA

SITE ADDRESS: 3315 Coronado Place
Santa Clara, CA 95054

CONSTRUCTION TYPE: 1A
NO. OF STORIES: 5

TOTAL BUILDING AREA: 302,794 SF
TENANT AREA: 2,789 SF
AREA OF WORK: 2,789 SF
GROSS LEASABLE AREA: 2,968 SF

LIFE SAFETY SYSTEM: EXISTING AUTOMATIC THROUGH BUILDING
FIRE SPRINKLERED: EXISTING
FIRE HORNS & STROKES (MULTI-STORY BLDG.): EXISTING
FIRE MANUAL PULL STATION @ VESTIBULE: EXISTING

SCOPE OF WORK

- NO CHANGE OF USE
- NO CHANGE TO EXISTING PARKING LAYOUT
- NO CHANGE TO EXISTING LANDSCAPING
- NO SITE IMPROVEMENTS FOR DISABLED ACCESS COMPLIANCE
- NO EXTERIOR CHANGES
- NEW NON-LOAD BEARING, NON-RATED WALLS
- NEW SUSPENDED ACOUSTIC CEILING SYSTEM
- NEW ELECTRICAL AND LIGHTING SYSTEMS
- MODIFY EXISTING HVAC CONTROL AND DISTRIBUTION SYSTEMS INCLUDING DUCTWORK, SUPPLY AND RETURN GRILLES, DIFFUSERS, ZONES, THERMOSTATS, ETC. AS REQUIRED FOR NEW LAYOUT.
- NEW MECHANICAL UNITS
- DEMOUNTABLE PARTITION WILL BE SUBMITTED BY FURNITURE VENDOR UNDER SEPARATE PERMIT
- ACCESSIBLE ROUTE TO TENANT ENTRANCE DOOR WAS DONE UNDER SEPARATE PERMIT REFERENCE NUMBER BLD016-0002
- NEW ALL GENDER NEUTRAL RESTROOM TO MEET ACCESSIBLE REQUIREMENT PER 2016 CBC CHAPTER 11B

APPLICABLE CODES & REGULATIONS

THE GENERAL CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL CODES. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

- BUILDING: 2016 CALIFORNIA BUILDING CODE (CBC) (2015 IBC) & APPENDICES
- FIRE: 2016 CALIFORNIA FIRE CODE (CFC)
- PLUMBING: 2016 CALIFORNIA PLUMBING CODE (CPC)
- MECHANICAL: 2016 CALIFORNIA MECHANICAL CODE (CMC)
- ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- ENERGY: 2016 CALIFORNIA ENERGY CODE
- GREEN BUILDING: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 (2016)
- PART 1: ADMINISTRATIVE CODE
 - PART 2: CALIFORNIA BUILDING CODE (CBC) VOL. 1 & II
 - PART 3: CALIFORNIA ELECTRIC CODE (CEC)
 - PART 4: CALIFORNIA MECHANICAL CODE (CMC)
 - PART 5: CALIFORNIA PLUMBING CODE (CPC)
 - PART 6: CALIFORNIA ENERGY CODE
 - PART 7: CALIFORNIA FIRE CODE (CFC)
 - PART 11: CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN)
 - AMERICANS WITH DISABILITIES ACT (2010)

- TITLE 8 CALIFORNIA NATIONAL FIRE PROTECTION ASSOCIATION
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2016)
 - NFPA 70 NATIONAL ELECTRICAL CODE (2017)
 - NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (2016)
 - NFPA 101 LIFE SAFETY CODE (2015)
 - AMERICANS WITH DISABILITIES ACT (2010)
- LOCAL MUNICIPAL ORDINANCES AND AMENDMENTS TO THE CODES

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

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3325 Coronado Place
Santa Clara, CA 95054

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**CALIFORNIA GREEN
BUILDING CODE
CHECKLIST**

AS BUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

Proj #: 19.0000627.000 Reviewed By: S.M.

AN-2.0

 City of Santa Clara Building Division 1500 Warrenton Ave. Santa Clara, CA 95050 www.santacleara.gov	Building Division 408-615-2440 Email: Building@cityofsantacleara.gov Permit Center 408-615-2420 Email: PermitsCenter@cityofsantacleara.gov Automated Inspection Scheduling System: 408-615-2400
2016 CALIFORNIA GREEN BUILDING CODE (CGC) CHECKLIST FOR ADDITIONS OR ALTERATIONS TO (E) NONRESIDENTIAL BUILDINGS	
Building additions of 1000 square feet or greater AND/OR building alterations with a permit valuation of \$200,000 or greater shall be designed to include the green building measures and practices as existing in this specification checklist for additions or alterations.	
BUILDING PERMIT NO.: BLD00	MANDATORY MEASURES RECEIVED (Please check each item)
ADDRESS: 3225 Coronado Place, Santa Clara, CA 95054	
Feature or Measure	Yes
SITE DEVELOPMENT (S.106)	
Storm water pollution control. Newly additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance per CGC 5.106.1.1 or Best Management Practice (BMP) per CGC 5.106.1.2.	☒
Short-Term bicycle parking. If an addition or alteration that add 10 or more vehicle parking spaces, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor reduced vehicle parking capacity, with a minimum of one two bike capacity rack per CGC 5.106.4.1.	☒
Long-Term bicycle parking. For additions or alterations that add 10 or more tenant vehicle parking spaces, provide secure bicycle parking for 5 percent of tenant-occupied reduced vehicle parking capacity, with a minimum of one space per CGC 5.106.4.2.	☒
Designated parking for clean air vehicles. In additions or alterations that add 10 or more vehicle parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpooler pool vehicles as shown in Table 5.106.3.2. Parking stall marking shall comply with CGC 5.106.3.2.	☒
Grading and paving. For additions and alterations that alter the drainage path, construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 5-6 per CGC 5.106.10.	☒
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 5.305)	
Meters. Separate submeters or metering devices shall be provided for the uses described in Sections 503.1.1 and 503.1.2.	☒
Additions in excess of 90,000 square feet. Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building, projected to consume more than 100 gpm/day, including but not limited to, spaces used for laundry or cleaner, restaurant for food service, medical or dental office, laboratory or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following submeter: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Clean and hot water boilers with energy input more than 500,000 Btu/h. Excess consumption. A separate submeter or metering device shall be provided for any tenant within an addition that is projected to consume more than 1,000 gpm/day.	☒
Water conservation plumbing fixtures and fittings. New plumbing fixtures (water closets and urinals) and fittings (shower and showerheads) in additions or areas of alterations shall comply with the prescriptive reduced flow ratings specified in CGC 5.303.3.1 through 5.303.3.3.	☒

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Commercial kitchen equipment. Food waste disposers. New disposers in additions and areas of alteration shall either prohibit the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water per CGC 5.303.4.1.	☒
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the 2016 California Plumbing Code with the exception of CGC 5.304.1.	☒
OUTDOOR WATER USE (CGC 5.304)	
Outdoor water use in landscape areas equal to or greater than 500 square feet: shall comply with CGC 5.304.2.	☒
Outdoor water use in rehabilitated landscape projects equal to or greater than 2000 square feet: shall comply with CGC 5.304.3.	☒
Outdoor water use in landscape areas of 2000 square feet or less: shall comply with CGC 5.304.4.	☒
Graywater or rainwater use in landscape areas: shall comply with CGC 5.304.5.	☒
WEATHER RESISTANCE AND MOISTURE MANAGEMENT (CGC 5.407)	
Weather protection. Provide a weather-resistant exterior wall and foundation assemblies as required by California Building Code Section 1403.2 and California Energy Code Section 1301, manufacturer's installation instructions or local ordinance, whichever is more stringent per CGC 5.407.1.	☒
Minimum control. Employ moisture control measures by the following methods: 1. Breathables. Prevent moisture spray on structures per CGC 5.407.2.1. 2. Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings per CGC 5.407.2.2.	☒
CONSTRUCTION WASTE REDUCTION, REPAIR AND RECYCLING (CGC 5.408)	
Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent (CGC 5.408.1).	☒
Verification of compliance. A copy of the completed waste management report shall be provided per CGC 5.408.1.4.	☒
Excavated soil and land clearing debris. 100% of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled per CGC 5.408.3.	☒
BUILDING MAINTENANCE AND OPERATION (CGC 5.410)	
Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the recycling, storage and collection of nonhazardous materials for recycling per CGC 5.410.1.	☒
Addition. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.	☒
Testing and adjusting. Testing and adjusting of systems shall be required for new systems to serve an addition or alteration per CGC 5.410.4.	☒
Testing and adjustment report. After completion of testing, adjusting and balancing, provide final report of testing signed by the individual responsible for performing these services per CGC 5.410.4.4.	☒
Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guarantees/warranties for each system prior to final inspection per CGC 5.410.4.5.	☒
Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency per CGC 5.410.4.5.5.	☒

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ENVIRONMENTAL QUALITY	
FIREPLACES (CGC 5.501)	
Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 1, Section 150.	☒
Woodstoves. Woodstoves and pellet stoves shall comply with US EPA New Source Performance Standards (NSPS) emission limits, where applicable, and shall have a permanent label indicating they are certified to meet the emission limits per CGC 5.503.1.1.	☒
POLLUTANT CONTROL (CGC 5.504)	
Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the area of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1988, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy (CGC 5.504.1).	☒
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which enter in the system per CGC 5.504.3.	☒
Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.	☒
Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in CGC 5.504.4.1.	☒
Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.	☒
Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency per CGC 5.504.4.3.2.	☒
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in Section 5.504.4.4.	☒
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.	☒
Verification. Verification of compliance with this section shall be provided by the enforcing agency per CGC 5.504.4.3.3.	☒
Resilient flooring systems. For 80% of floor area receiving resident footfall, install resilient flooring shall comply with CGC 5.504.4.6.	☒
Verification. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits per CGC 5.504.4.6.1.	☒
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 8. MERV 8 filters shall be installed after any flushed out or testing and prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual per CGC 5.504.5.3.	☒
Environmental tobacco smoke (ETS) control. Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking and within the building as already prohibited by other laws, regulations or policies, whichever are more stringent, per CGC 5.504.7.	☒
INDOOR MOISTURE CONTROL (CGC 5.505)	
Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCB, Title 24, Part 2, Section 1203 and Chapter 14.1. (CGC 5.505.1).	☒

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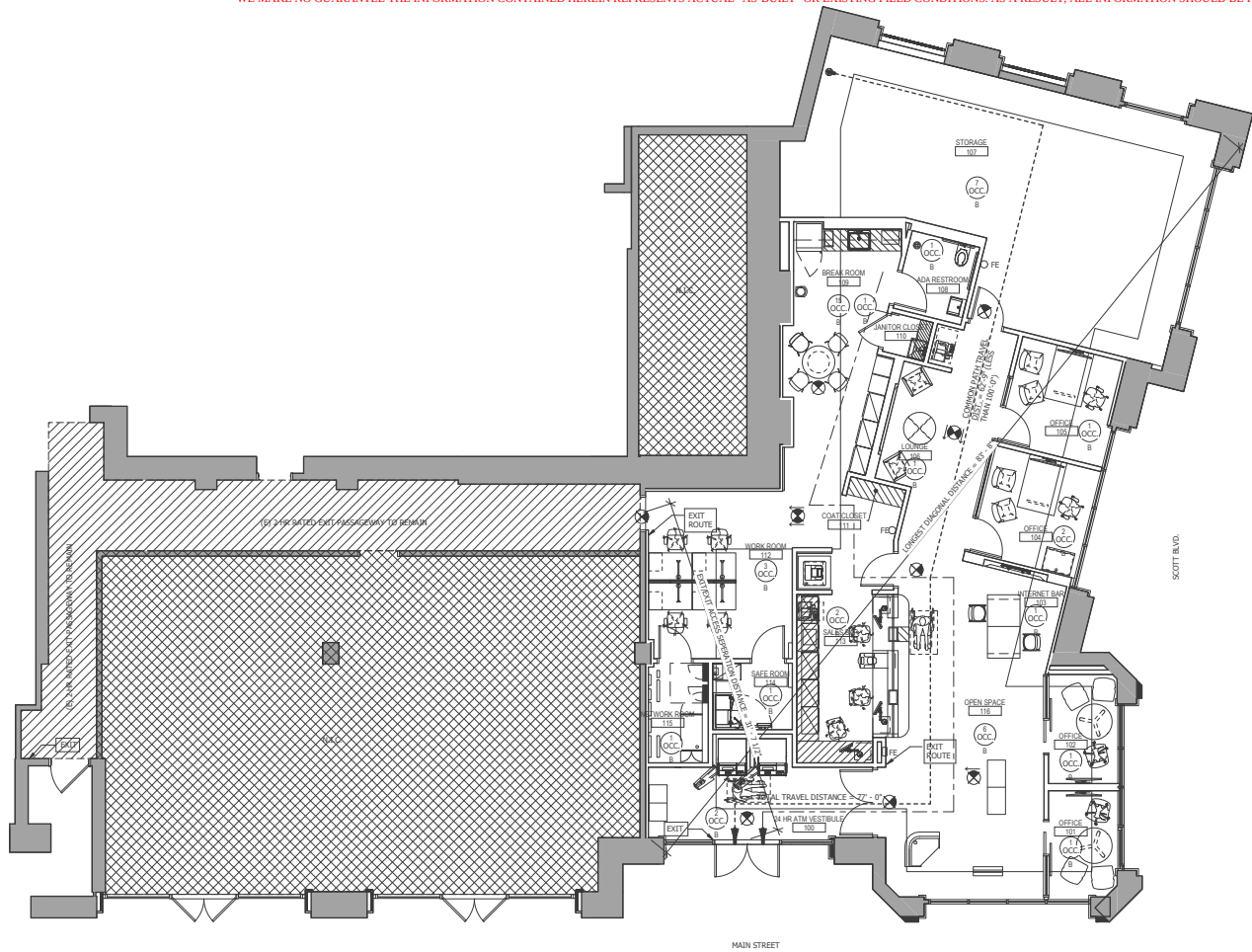
Page 3 of 4

BLD Permit No.: BLD220	
AIR QUALITY AND EXHAUST (CGC 5.506)	
Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirement of Section 1203.1 of the California Energy Code and Chapter 4 of CCR, Title 18 or the applicable local code, whichever is more stringent, per CGC 5.506.1.	☒
Carbon dioxide (CO2) monitoring. For buildings equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, CCR, Section 1203.04, per CGC 5.506.2.	☒
ENVIRONMENTAL COMFORT (CGC 5.507)	
Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Sections 5.507.4.1 or 5.507.4.2.	☒
Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public spaces shall have an STC of at least 40 (CGC 5.507.4.3).	☒
OUTDOOR AIR QUALITY (CGC 5.508)	
Ozone depletion and greenhouse gas reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 or 5.508.1.2.	☒
Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with Section 5.508.2 when installed in retail food stores 6,000 square feet or more condition area, and that utilize refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater.	☒
Responsible Designer's Declaration Statement	
I hereby certify that this project has been designed to meet the requirements of the 2016 California Green Building Standards Code.	
Name: Angie Lewis	Name:
Signature: [Signature]	Signature:
Date: 9-16-19	Date:
Company: Green Building Research - Contractor	License:
Address: 421 Connecticut St	Address:
City: San Francisco	City:
State: CA	State:
Zip: 94103	Zip:

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Page 4 of 4

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.



100' SCALE
3/16" = 1'-0"

LIFE SAFETY LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR, FRAME, HARDWARE
- EXISTING DOOR AND FRAME TO REMAIN
- RECESSED FIRE EXTINGUISHER & CABINET, W/ SIGNAGE ABOVE. SEE DETAIL ON SHEET AN-4.0
- WALL MOUNTED FIRE EXTINGUISHER, W/ SIGNAGE ABOVE. SEE DETAIL ON SHEET AN-4.0
- DIRECTION OF EGRESS TRAVEL
- INDICATES (E) 2 HR RATED CONSTRUCTION TO REMAIN
- WALL OR CEILING MOUNTED EXIT SIGN, SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACKUP POWER SUPPLY.
- OCCUPANT LOAD
- OCCUPANCY GROUP
- EXIT
- TACTILE EXIT SIGNAGE TO READ "EXIT".
- TACTILE EXIT SIGNAGE TO READ "EXIT ROUTE".
- ACCESSIBLE ROUTE

CODE ANALYSIS

OCCUPANT LOAD:				
100 SF PER PERCENT FOR #USE				
ROOM #	ROOM NAME	OCCUPANCY GROUP	FLOOR AREA SQ. FT.	OCCUPANT LOAD
100	24 HR ATM VESTIBULE	B	162 SF	100 SF
101	OFFICE	B	64 SF	100 SF
102	OFFICE	B	66 SF	100 SF
103	INTERNET BAR	B	81 SF	100 SF
104	OFFICE	B	100 SF	100 SF
105	OFFICE	B	96 SF	100 SF
106	LOUNGE	B	51 SF	100 SF
107	STORAGE	B	724 SF	100 SF
108	ADA RESTROOM	B	47 SF	100 SF
109	BREAK ROOM	B	213 SF	15 SF
110	JANITOR CLOSET	B	15 SF	100 SF
112	WORK ROOM	B	284 SF	100 SF
113	SALES BAR	B	126 SF	100 SF
114	SAFE ROOM	B	45 SF	100 SF
115	NETWORK ROOM	B	51 SF	100 SF
116	OPEN SPACE	B	507 SF	100 SF
TOTAL OCCUPANT LOAD			1,835 SF	42

EXITING

- EXIT WIDTH - OTHER EGRESS COMPONENTS:
 - REQUIRED: 0.2" X OCC LOAD (NO SPRINKLERS)
 - PROVIDED: 32" [WIDTH] X 3 [NO.] = 96"
 - 0.15" X OCC LOAD (W/ SPRINKLERS)
- NUMBER OF EXITS:
 - GROUP B: MAX 49 OCC LOAD = 1 EXIT
 - 50-500 OCC LOAD = 2 EXITS
 - 501 - 1000 OCC LOAD = 3 EXITS
 - 1000+ OCC LOAD = 4 EXITS
- COMMON PATH OF EGRESS:
 - GROUP B: 100' MAX. <30 OCC LOAD W/O SPR. 62'-9"
 - 75' MAX. >30 OCC LOAD W/O SPR
 - 100' MAX. W/ SPRINKLERS
- SEPARATION OF EXITS:
 - MIN 1/2 MAX OVERALL DIAGONAL 31'-7 1/2"
- EXIT ACCESS TRAVEL DISTANCE:
 - GROUP B: 300' W/ SPRINKLERS 77'-0"
- PLUMBING FIXTURE CALCULATION:
 - TOTAL OCCUPANT LOAD PER TABLE A, 2016 CPC CHAPTER 4 FOR GROUP B = 1835 SF/200 = 10 OCCUPANTS.

PLUMBING FIXTURE REQUIREMENTS

- REQUIRED
- PROVIDED
- MEN'S TOILETS: (1) PER 50 FOR THE FIRST 50 (1) PROVIDED*
- MEN'S LAVATORIES: (1) PER 75 FOR THE FIRST 75 (1) PROVIDED*
- WOMEN'S TOILETS: (1) PER 15 FOR THE FIRST 15 (1) PROVIDED*
- WOMEN'S LAVATORIES: (1) PER 50 (1) PROVIDED*
- DRINKING FOUNTAIN: (1) PER 150 PERSONS 1**
- SERVICE SINK: (1) REQUIRED (1) PROVIDED*

* PER 422.2 SEPARATE FACILITIES EXCEPTION 3: IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

** PER 415.2 DRINKING FOUNTAIN ALTERNATIVES BOTTLE FILLING STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS UP TO 50 PERCENT OF THE REQUIREMENTS FOR DRINKING FOUNTAINS. DRINKING FOUNTAINS SHALL BE NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.

EGRESS AND LIFE SAFETY NOTES
GENERAL NOTES

- EXIT DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT SPECIAL KNOWLEDGE, EFFORT OR THE USE OF A SPECIAL KEY OR LATCH.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE OR AN "H" OCCUPANCY.
- UNLATCHING FORCE OF PANIC HARDWARE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.
- MEANS OF EGRESS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT WALKING SURFACE LEVEL. EXIT ILLUMINATION FIXTURES SHALL BE ON A SEPARATE NIGHT LIGHT CIRCUIT WITH BATTERY BACK-UP. EXIT ILLUMINATION SHALL BE PROVIDED FOR NOT LESS THAN 90 MINUTES VIA STORAGE BATTERIES, OR ON-SITE GENERATOR.
- CORRIDORS SHALL BE MAINTAINED WITH A MINIMUM CLEAR WIDTH OF 44" AND 7'-6" MINIMUM HEIGHT.
- EXIT DOORS SHALL BE A MINIMUM OF 32" CLEAR WIDTH & MAXIMUM 48" WIDE LEAF, MINIMUM 6'-0" DOOR HEIGHT.
- DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED CORRIDOR EXIT WIDTH BY MORE THAN HALF.
- MAIN EXIT DOORS WITHOUT PANIC HARDWARE SHALL HAVE A SIGN WITH LETTERS ON A CONTRASTING BACKGROUND STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".
- EXIT ACCESS HAS BEEN BASED UPON PROGRAM INFORMATION PROVIDED TO NELSON BY THE INTENDED OCCUPANT OF THIS SPACE. ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSEQUENCES WHICH MAY RESULT FROM THE CHANGE OF USE OR OCCUPANT LOAD AFTER PROJECT COMPLETION.
- TACTILE EXIT SIGNAGE SHALL BE REQUIRED. TACTILE SIGNS SHALL BE WHITE FINISH, WITH CHARACTERS THAT CONTRAST WITH THE BACKGROUND. SUBMIT SIGN SAMPLE TO ARCHITECT FOR APPROVAL. FINISHES: 1/4" PPS BACKPRINTED ACRYLIC, PAINT, MANUFACTURED, COLOR, GLOSS, FINISHWARE APPLIQUE WITH CLASSIC MASTER BRaille. PROVIDE SIGNS AT THE FOLLOWING LOCATIONS:
 - A. EACH GRADE LEVEL. EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE WORD "EXIT".
 - B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE FOLLOWING WORDS, "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", OR "EXIT RAMP UP".
 - C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
 - D. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM, OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
 - E. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
- SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.
- SIGNAGE AND TACTILE FLOOR DESIGNATIONS SHALL BE LOCATED AT EACH STAIR IDENTIFYING EACH STAIR BY NAME OR NUMBER.
- FOR A-3 OCCUPANCIES PROVIDE SIGNAGE POSTING THE ROOM CAPACITY.
- SIGNAGE AND TACTILE SIGNAGE SHALL BE LOCATED AT EACH DELAYED EGRESS LOCK READING "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND".
- SIGNAGE AND TACTILE SIGNAGE SHALL BE PROVIDED AT EACH EXIT DOOR WITH DELAYED EGRESS LOCK, AND SHALL BE LOCATED ABOVE AND WITHIN 12" OF DOOR EXIT HARDWARE.
 - A. FOR DOORS THAT SWING IN THE DIRECTION OF EGRESS, THE SIGN SHALL READ "KEEP PUSHING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND".
 - B. FOR DOORS IN THE OPPOSITE DIRECTION OF EGRESS, THE SIGN SHALL READ "KEEP PULLING. THIS DOOR WILL OPEN IN 15 SECONDS. ALARM WILL SOUND".
- SIGNAGE AND TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT AND ELEVATOR SERVING A REQUIRED ACCESSIBLE SPACE. SIGNAGE SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS.
- EXITS IN EXCESS OF THOSE REQUIRED BY THE CODE WITHOUT A RAMP AND MORE THAN 24" ABOVE GRADE SHALL HAVE SIGNS "EXIT STAIR DOWN".
- EXIT SIGNAGE SHALL BE INTERNALLY ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER.
- EXIT SIGN ILLUMINATION SHALL NOT BE LESS THAN 5 FOOT CANDLES EXIT SIGNS SHALL HAVE TWO POWER SOURCES, ONE FROM THE PREMISES WIRING SYSTEM, THE OTHER FROM BATTERIES.
- FINAL PLACEMENT OF EXIT SIGNS IS SUBJECT TO APPROVAL AND MODIFICATION OF THE FIRE DEPARTMENT FIELD INSPECTOR. REFER TO TACTILE SIGNAGE DETAIL ON SHEET AN-4.0.

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Pleasanton, CA 94588

MFP ENGINEER
Brinjac Engineering
12400 Colt Rd, Suite 510
Dallas, TX 75251

HSBC
c/o Jones Lang LaSalle
10 East 40th Street
New York, NY 10016

**HSBC BANK BRANCH
FIT OUT**
3315 Conrado Place
Santa Clara, CA 95054

Issue:	No:	Date:
ISSUE FOR BID	1	08/02/2019
ISSUE FOR PERMIT	2	08/02/2019
REISSUE FOR PERMIT	3	09/10/2019
ISSUE FOR BID	4	09/24/2019
ISSUE FOR LC COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

OCCUPANCY AND
EXITING PLAN

AS BUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

Proj #: 19.000827.000 Reviewed By: S.M.

AN-2.1

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

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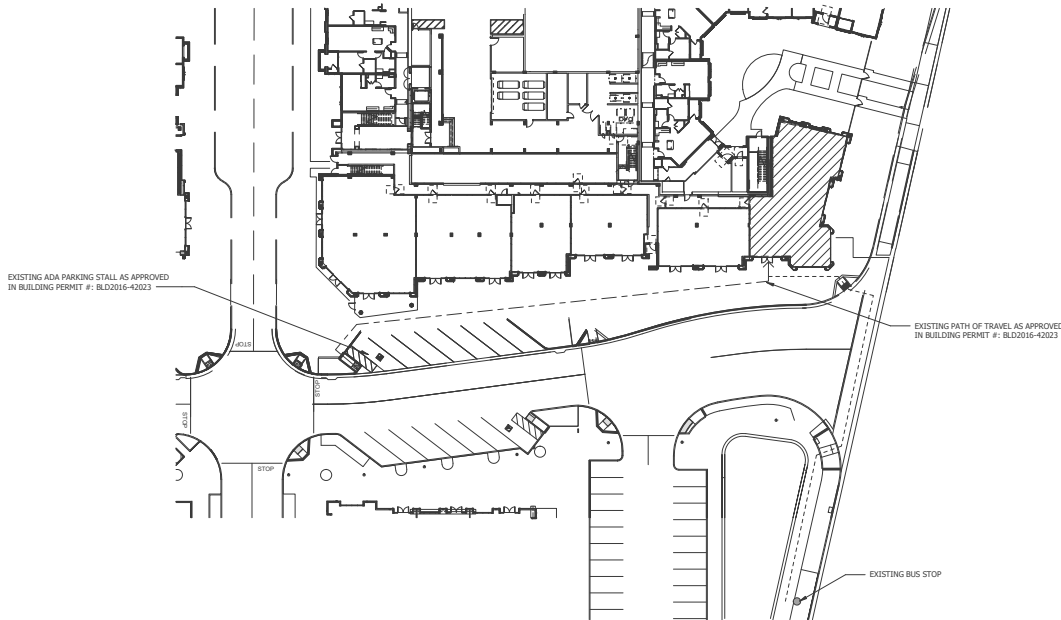


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ISSUE FOR CONSTRUCTION	6	01/20/2020



SITE PLAN & EXTERIOR SITE EGRESS
1/32" = 1'-0"



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**PATH OF TRAVEL &
PARKING EXHIBIT**

AS BUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

Proj #: 19-0000627-000 Reviewed By: Checker

AN-2.2

ABBREVIATIONS

- [illegible]

Proj #: 19.0000827.000 Reviewed By: S.M.

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ISSUE FOR BID	4	09/24/2019
ISSUE FOR LC COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

SPECIFICATIONS

OF 3

ASBUILT

Evans & Son, Inc

25812 Springfield Ave
Santa Clarita, CA 91350

Proj #: 15-0008827.000

Reviewed By: S.M.

AN-5.0

DIVISION 1 - GENERAL REQUIREMENTS		
0100 SUPPORTING DOCUMENTS		
A. STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT: AIA 2007 EDITION.		
B. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION 2007 EDITION.		
00710 ORGANIZATION OF DOCUMENTS A.I.A. DOCUMENT A201, Work Schedule.		
A. THE ORGANIZATION OF THE SPECIFICATIONS INTO DIVISION, SECTIONS AND ARTICLES, AND THE ARRANGING OF DRAWINGS SHALL NOT CONTRA, THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE.		
00750 TIME OF COMPLETION		
A. THE DATE OF THE BEGINNING, THE DATES OF REQUIRED INTERMEDIATE MILESTONES, AND THE TIME FOR COMPLETION, AS SPECIFIED IN THE CONTRACT, ARE ESSENTIAL CONDITIONS OF THE CONTRACT		
B. THE WORK SHALL BE PROSECUTED REGULARLY, DILIGENTLY, AND UNINTERRUPTEDLY AT SUCH RATE OF PROGRESS AS WILL INSURE FULL COMPLETION OF THE WORK WITHIN THE SPECIFIED TIME.		
00820 INSURANCE REQUIREMENTS		
A. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY INSURANCES AS REQUIRED BY LAW, AND SHALL PROVIDE THE OWNER AND THE BUILDING DEPARTMENT WITH COPIES OF THE CURRENT UP-TO-GATE PREMIUMS AND SHALL GIVE 15 DAYS NOTICE TO THE OWNER AND THE BUILDING DEPARTMENT OF ANY CHANGES TO THE POLICY DURING THE DURATION OF THE JOB.		
B. THE CONTRACTOR SHALL INDEMNIFY AND MAKE HARMLESS THE OWNER AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, OR CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; HE SHALL WELL AND TRULY DEFEND OWNER AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES AND SHALL OBTAIN A FULL ACQUITTANCE AND RELEASE IN FAVOR OF THE OWNER AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE OWNER, ARCHITECT, AGENTS OR EMPLOYEES.		
00840 APPLICATION FOR PAYMENT		
A. SUBMIT SCHEDULE OF VALUES BEFORE THE FIRST APPLICATION FOR PAYMENT		
B. APPLICATION AND CERTIFICATION FOR PAYMENT, A.I.A. DOCUMENT G702 & G703, 1992 EDITION, ALL APPLICATIONS FROM THE CONTRACTOR SHALL BE NOTARIZED		
C. PARTIAL RELEASES OF LIENS SHALL BE SUBMITTED WITH THE APPLICATION FOR PAYMENT FOR ALL WORK FOR WHICH CERTIFICATES FOR PAYMENT HAVE BEEN PREVIOUSLY ISSUED AND PAYMENT RECEIVED FROM THE OWNER. RELEASES SHALL BE SUBMITTED FROM THE CONTRACTOR AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PROVIDING LABOR, MATERIALS AND EQUIPMENT RELATING TO THE WORK.		
D. FINAL RELEASE OF LIEN: CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS A.I.A. DOCUMENT G706, 1994 EDITION, AND CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS A.I.A. DOCUMENT G706A, 1994 EDITION, AND CONSENT OF SURETY TO FINAL PAYMENT A.I.A. DOCUMENT G707, 1994 EDITION, SHALL BE EXECUTED AND SUBMITTED BY THE CONTRACTOR WITH THE FINAL REQUEST FOR PAYMENT		
00860 PERFORMANCE BOND AND PAYMENT BOND		
A. DOCUMENTS		
PERFORMANCE BOND AND PAYMENT BOND A.I.A. DOCUMENT A312, 1984 EDITION.		
B. THE CONTRACTOR SHALL FURNISH WITHIN TEN CALENDAR DAYS AFTER NOTICE OF AWARD, PERFORMANCE BOND AND PAYMENT BOND IN STATUTORY FORM IN AN AMOUNT EQUAL TO 100% OF THE TOTAL CONTRACT PRICE AS SECURITY FOR THE FAITHFUL PERFORMANCE OF THE CONTRACT AND FOR THE PAYMENT OF ALL SUBSISTING PAYMENTS DURING LABOR AND FURNISHING MATERIALS IN CONNECTION WITH THE CONTRACT. NO CONTRACT SHALL BE EXECUTED UNLESS AND UNTIL EACH BOND IS SUBMITTED TO AND APPROVED BY THE OWNER AND THE SURETY MUST BE PRESENTLY AUTHORIZED TO DO BUSINESS IN THE STATE OF CALIFORNIA. THE SURETY'S OBLIGATION SHALL CONTINUE BEYOND FINAL ACCEPTANCE TO THE EXTENT THAT THE CONTRACTOR WOULD HAVE SUCH AN OBLIGATION.		
C. THE COSTS OF BONDS SHALL BE PAID FOR BY THE CONTRACTOR.		
D. IF ANY TIME THE OWNER, FOR JUSTIFIABLE CAUSE, IS DISSATISFIED WITH ANY SURETY OR SURETIES WHO HAVE ISSUED, OR PROPOSED TO ISSUE, THE PERFORMANCE BOND AND PAYMENT BOND, THE CONTRACTOR SHALL, WITHIN TEN DAYS AFTER NOTICE FROM THE OWNER TO DO SO, SUBSTITUTE AN ACCEPTABLE BOND IN SUCH FORM AND SUM AND EXECUTED BY SUCH OTHER SURETY OR SURETIES AS MAY BE SATISFACTORY TO THE OWNER. THE PREMIUMS OF SUCH BOND SHALL BE PAID BY THE CONTRACTOR. NO CONTRACT SHALL BE EXECUTED AND NO PAYMENT SHALL BE PAID BY THE CONTRACTOR. NO CONTRACT SHALL BE EXECUTED AND NO PAYMENT SHALL BE PAID BY THE CONTRACTOR. NO CONTRACT SHALL BE EXECUTED AND NO PAYMENT SHALL BE PAID BY THE CONTRACTOR. NO CONTRACT SHALL BE EXECUTED AND NO PAYMENT SHALL BE PAID BY THE CONTRACTOR.		
E. BONDS MUST BE LEGALLY EFFECTIVE AS OF THE DATE THE CONTRACT IS SIGNED. BONDS MUST INDICATE CONTRACTOR'S NAMES EXACTLY AS THEY APPEAR ON THE CONTRACT. CURRENT ATTORNEY-IN-FACT INSTRUMENTS AND FINANCIAL STATEMENT OF THE SURETY MUST BE INCLUDED WITH BOND. BONDS MUST BE EXECUTED BY AN AUTHORIZED OFFICER OF THE SURETY.		
F. THE OWNER SHALL PAY TO THE CONTRACTOR THE TOTAL PREMIUMS PAID BY THE CONTRACTOR TO OBTAIN THE BONDS. THIS PAYMENT SHALL BE PAID AT ONE TIME TO THE CONTRACTOR TOGETHER WITH THE FIRST PROGRESS PAYMENT OTHERWISE DUE AFTER THE CONTRACTOR HAS (1) FURNISHED THE BONDS, (2) FURNISHED EVIDENCE OF FULL PAYMENT TO THE SURETY COMPANY, AND (3) SUBMITTED A REQUEST FOR SUCH PAYMENT. THE PAYMENT BY THE OWNER OF THE BOND PREMIUMS TO THE CONTRACTOR SHALL NOT BE MADE AS INCREMENTS OF THE INDIVIDUAL PROGRESS PAYMENTS AND SHALL NOT BE IN ADDITION TO THE CONTRACT PRICE.		
00900 WORK SCHEDULE		
A. ADJACENT SPACES WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD, CONFORM TO TENANT'S AND OWNER'S REQUIREMENTS FOR DAYS AND HOURS OF CONSTRUCTION OPERATIONS, ACCESS TO SPACES, AND ALLOWABLE NOISE LEVEL DURING OPERATING HOURS. VERIFY PERMITTED WORK SCHEDULE WITH TENANT AND OWNER PRIOR TO SUBMITTING PROPOSAL.		
DIVISION 2 - CONCRETE		
03000 Cast-In-Place Concrete		
03050 Self-levelling Concrete Topping		
DIVISION 4 - MASONRY		
04000 Unit Masonry		
DIVISION 5 - METALS		
05120 Structural Steel		
05140 Metal Framing		
05151 Handrails - Aluminum (and steel)		
DIVISION 6 - WOOD AND PLASTICS		
06001 General		
06002 Architectural Woodwork		
DIVISION 7 - THERMAL & MOISTURE PROTECTION		
07180 Concrete Deck Waterproofing		
07200 Insulation		
07210 Preinsulating		
07251 Masonic Coating Preinsulating		
07270 Fireproofing		
07600 Flashing		
07900 Joint Sealants		
DIVISION 8 - DOORS AND WINDOWS		
08100 Head Doors and Frames		
08200 Flush Wood Doors		
08300 Acacia Doors		
08310 Rolling Counter Shutters		
08410 Aluminum Entrances and Storefronts		
08500 Louvers		
08700 Hardware		
DIVISION 9 - FINISHES		
09000 General		
09050 Fireproofing		
09200 Gypsum Board		
09250 Ceramic/Porcelain Tile		
09300 Scaffolds		
09500 Acoustical Tile Ceiling		
09600 Resilient Flooring		
09900 Painting		
09950 Wall Coverings		
DIVISION 10 - SPECIALTIES		
10110 Marker Boards and Tack Boards		
10155 Total Compartments		
10200 Corner Guards		
10270 Access Floorings		
10520 Fire Extinguishers and Cabinets		
10800 Bath Accessories		
DIVISION 11 - EQUIPMENT		
11132 Projection Screens		
11450 Appliances		
DIVISION 12 - FURNISHINGS		
12500 Window Treatment		
12600 Furniture		
DIVISION 13 - SPECIAL CONSTRUCTION		
DIVISION 14 - MECHANICAL		
19950 HVAC Controls		
DIVISION 15 - ELECTRICAL		
16000 General		
16050 Devices		
16500 Lighting Fixture Schedule		
16501		

01000 GENERAL NOTES		
A. PROJECT SUMMARY:		
1. INTERIOR RENOVATION OF THE FIRST FLOOR RETAIL SPACE. INTERIOR RENOVATION OF THE FIRST FLOOR RETAIL SPACE, NON-BEARING PARTITIONS AND DOORS, PATCH INTERIOR WALLS AND PROVIDE NECESSARY SPECIFICATIONS FOR ELECTRICAL, PLUMBING, MECHANICAL, ELECTRICAL/LIGHTING AND FIRE ALARM SYSTEMS. INSTALLATION OF SPRINKLER LINES FOR CONNECTION TO BUILDING INSTALLED SPRINKLER SYSTEM.		
B. PARTICULAR PROJECT REQUIREMENTS:		
C. CONCURRENT WORK BY OTHERS:		
1. FURNITURE		
2. SECURITY SYSTEM		
3. TELEPHONE AND DATA CABLEING U.N.O.		
4. AUDIOVISUAL EQUIPMENT AND CABLEING U.N.O.		
5. SIGNAGE		
D. CODES: COMPLY WITH APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION, INCLUDING THE CALIFORNIA BUILDING CODE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR CORRESPONDENCE TO THE OWNER.		
E. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FOR THE COMPLETION OF THE WORK, APPLICABLE FOR, OBTAIN AND PAY FOR PERMITS, FEES, AND UTILITY COMPANY BACKLOGS REQUIRED TO PERFORM THE WORK. SUBMIT COPIES TO OWNER.		
F. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. DO NOT SCALE DRAWINGS. DO NOT REMOVE OR ALTER EXISTING MATERIALS WITHOUT PRIOR WRITTEN APPROVAL.		
G. INTENT: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BY THE DRAWINGS OR SPECIFICATIONS SHALL BE IMPLIED OR REQUIRED FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED.		
H. INSTALL ALL EQUIPMENT AND MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS AND PER THE "BEST TRADE PRACTICES". ANY DIFFICULTIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.		
I. COORDINATE THE WORK OF ALL TRADES.		
1. PREPARE COORDINATION DRAWINGS FOR AREAS ABOVE CEILINGS WHERE CLOSE TOLERANCES ARE REQUIRED BETWEEN BUILDING ELEMENTS AND MECHANICAL, AND ELECTRICAL WORK.		
2. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS.		
J. INSTALLATION REQUIREMENTS, GENERAL:		
1. INSPECT SUBSTRATES AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. 2. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. 3. TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION WHERE PRACTICAL. FORM TO REQUIRED SHAPES AND SIZES WITH TRUE EDGES, LINES AND ANGLES. PROVIDE INSERTS AND TEMPLATES AS NEEDED FOR OTHER TRADES.		
4. INSTALL MATERIALS IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS AND APPROVED SAMPLES.		
5. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH PROPER ADJACENCY.		
6. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.		
7. REFER TO ADDITIONAL INSTALLATION REQUIREMENTS AND TOLERANCES SPECIFIED UNDER INDIVIDUAL SPECIFICATION SECTIONS.		
K. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE RECORD COPY OF ALL DRAWINGS, AND APPROVED SAMPLES, MARKED CORRESPONDING TO RECORD ALL CHANGES DURING CONSTRUCTION.		
L. DIMENSIONS ARE TO SCHEDULED FINISH SURFACE, U.N.O.		
M. DEFINITIONS:		
1. PROVIDE: FURNISH AND INSTALL, COMPLETE WITH ALL NECESSARY ACCESSORIES, READY FOR INTENDED USE. PAY FOR ALL RELATED COSTS.		
2. APPROVED: ACCEPTANCE OF ITEM SUBMITTED FOR APPROVAL. NOT A LIMITATION OR RELEASE FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS OR QUALITY REQUIREMENTS. REFER TO LIMITATIONS OF 'APPROVED' IN GENERAL AND SUPPLEMENTARY CONDITIONS.		
3. MATCH EXISTING: MATCH EXISTING AS ACCEPTABLE TO THE OWNER.		
N. WRITING STYLE: SPECIFICATIONS ARE WRITTEN IN THE IMPERATIVE MOOD. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, THE SUBJECT OF ALL IMPERATIVE STATEMENTS IS THE CONTRACTOR. FOR EXAMPLE, 'PROVIDE TILE' MEANS CONTRACTOR SHALL PROVIDE TILE		
01020 ALLOWANCES		
A. WHERE ALLOWANCES ARE PROVIDED, THEY ARE FOR MATERIALS ONLY; INSTALLATION OF SUCH ITEMS SHALL BE INCLUDED. AT THE OWNER'S OPTION, ALLOWANCE ITEMS MAY BE PURCHASED DIRECTLY BY THE OWNER, WITH THE ALLOWANCE PRICE DEDUCTED FROM THE CONTRACT SUM.		
01030 ALTERNATES - (IF AND AS IDENTIFIED)		
A. PROVIDE LIST PRICE FOR EACH ALTERNATE IN BID FORM. INCLUDE COST OF MODIFICATIONS TO OTHER WORK TO ACCOMMODATE ALTERNATE. INCLUDE RELATED COSTS SUCH AS OVERHEAD AND PROFIT.		
B. OWNER WILL DETERMINE WHICH ALTERNATES ARE SELECTED FOR INCLUSION IN THE CONTRACT.		
C. ALTERNATES ARE DESCRIBED BRIEFLY IN THIS SECTION. THE CONTRACT DOCUMENTS DEFINE THE REQUIREMENTS FOR ALTERNATES.		
D. COORDINATE ALTERNATES WITH RELATED WORK TO ENSURE THAT WORK AFFECTED BY EACH SELECTED ALTERNATE IS PROPERLY ACCOMPLISHED.		
01035 MODIFICATION PROCEDURES		
A. NO CHANGES IN THE WORK SHALL BE PERFORMED BY THE CONTRACTOR WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. PRIOR TO ANY CHANGES, THE CONTRACTOR PERSONS WITHOUT SUCH AUTHORIZATION SHALL BE AT THE CONTRACTOR'S RISK		
1. CHANGE ORDER: A.I.A. DOCUMENT G701, 2007 EDITION.		
01040 COORDINATION AND PROJECT MANAGEMENT		
A. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PRO PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.		
B. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS FURNISHING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.		
C. THE GENERAL CONTRACTOR SHALL PROVIDE A FULL-TIME PROJECT SUPERINTENDENT.		
D. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL PLANS AND SPECIFICATIONS PERTAINING TO THIS WORK. HE SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO ALL WORK. HE SHALL BE RESPONSIBLE AND INCLUDE IN HIS COST PROPOSAL A SUM SUFFICIENT TO COVER THE COST OF ALL ITEMS OF LABOR AND MATERIALS WHICH ARE REQUIRED TO OBTAIN THE CONTINGENTED OPERATING CONDITIONS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THE CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE SPECIFICATIONS.		
E. PROGRESS MEETINGS WILL BE HELD AT THE PROJECT SITE EVERY WEEK (OR AS OTHERWISE REQUIRED BY THE PROGRESS OF THE WORK). OWNER, ARCHITECT, CONTRACTOR, AND EACH SUBCONTRACTOR OR OTHER ENTITY CONCERNED WITH THE CURRENT PROGRESS OR INVOLVED WITH PLANNING FOR COORDINATION OF FUTURE ACTIVITIES, SHALL ATTEND.		
1. MINUTES OF EACH MEETING WILL BE PREPARED BY THE CONTRACTOR AND DISTRIBUTED TO ALL PARTIES.		

01050 TEMPORARY FACILITIES - (IF AND AS REQUIRED)		
A. AT BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UTILITIES TO COORDINATE UTILITY CONNECTIONS TO THE SITE.		
B. THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHT AND POWER SYSTEMS THROUGHOUT THE PREMISES. COST OF TEMPORARY SYSTEMS SHALL BE PAID BY CONTRACTOR, EXCEPT ENERGY WHICH WILL BE PAID BY OWNER.		
C. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION WHICH IS TO BE LEFT IN PLACE.		
01100 REMOVALS		
A. AS INDICATED ON DOCUMENTS		
01300 ADMINISTRATIVE REQUIREMENTS		
A. CONSTRUCTION SCHEDULE		
B. PREPARE A HORIZONTAL BAR-CHART TYPE CONSTRUCTION SCHEDULE. PROVIDE A SEPARATE TIME BAR FOR EACH ACTIVITY AND A VERTICAL LINE TO IDENTIFY THE SCHEDULE FOR EACH WEEK. USE SAME BREAKDOWN OF WORK AS INDICATED IN THE FIRST WEEK OF VALUE OF WORK PROGRESSES. MARK EACH BAR TO INDICATE FIELD COMPLETION.		
C. SUBMIT WITHIN 10 DAYS OF THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK.		
D. COORDINATE EACH ELEMENT WITH OTHER ACTIVITIES. SHOW EACH ACTIVITY IN PROPER SEQUENCE. INDICATE SEQUENCES NECESSARY FOR COMPLETION OF RELATED WORK.		
E. INDICATE SUBSTANTIAL COMPLETION AND ALLOW TIME FOR ARCHITECT'S PROCEDURES NECESSARY FOR CERTIFYING SUBSTANTIAL COMPLETION.		
F. SCHEDULE DISTRIBUTION: DISTRIBUTE COPIES TO OWNER, ARCHITECT, SUBCONTRACTORS, AND PARTIES REQUIRED TO COMPLY WITH WORK.		
G. UPDATING: RE-USE THE SCHEDULE AFTER EACH MEETING OR ACTIVITY WHERE REVISIONS HAVE BEEN MADE.		
H. THE PROGRESS SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS, AND SHALL PROVIDE FOR THE EXPEDITIOUS AND PRACTICABLE EXECUTION OF THE WORK.		
I. NON-WORK RELATED SUBMITTALS:		
1. PERMITS		
2. SCHEDULE OF VALUES		
3. INSURANCE CERTIFICATES		
4. LIST OF SUBCONTRACTORS AND MATERIAL SUPPLIERS		
5. APPLICATIONS FOR PAYMENT		
THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR FOLLOWING, BUT NOT LIMITED TO: THE		
MATERIAL SAMPLES: U.N.O.		
EXTERIOR DOOR AND VESTIBULE		
EXTERIOR METAL FINISH		
STUCCO SYSTEM		
CARPET		
CEILING TILE		
PORCELAIN TILE		
CORRIDORS		
FABRIC, BACKING MATERIAL AND FRAMEWORK TRACK FOR TACKABLE PANELS		
PAINT: PAINT: EDGE		
PATTERNED GLASS		
PERFORATED METAL		
PLASTIC LAMINATES		
RUBBER TILE		
VINYL: RECOVERING STRIP		
VINYL: BASE		
VINYL: COREBOARD		
U.N.O. - CATALOGUE CUTS & PRODUCT DATA (INCLUDING BUT NOT LIMITED TO): U.N.O.		
ACCOUSTICAL DOORS AND FRAMES		
ALUMINUM DOORS, INTERIOR WINDOWS AND FRAMES		
STUCCO SYSTEM		
ALUMINUM PANEL WALLS		
ALUMINUM SADDLE		
APPLIANCES		
BATH ACCESSORIES		
CABINETRY HARDWARE		
CABINET REFERENCE PROGRAM		
CLOTH HANGERS		
CLOTH HANGERS		
FIRE EXTINGUISHERS AND CABINET		
FIRESTOPPING		
HANDRAIL, CHAIR AND TACK BOARDS		
SELF-LEVELING CORNER (AS REQUIRED)		
U.N.O. - SHOP DRAWINGS (INCLUDED BUT NOT LIMITED TO):		
ACCOUSTICAL DOORS AND FRAMES		
ALUMINUM DOORS, INTERIOR WINDOWS AND FRAMES		
CARPET SEAMING PLAN		
CEILING		
DEMOGRAPHIC PARTITIONS		
FABRIC HARDWARE SCHEDULE		
INTERIOR WINDOWS		
KEYING SCHEDULE		
SIGNAGE		
TOILET PARTITIONS AND OVERHEAD SUPPORT STRUCTURE		
WINDOW TREATMENT		
FULL SCALE SITE MOCK-UPS:		
PAINT		
VINYL TILE PATTERN		
U.N.O. - ONLY THE ARCHITECT SHALL HAVE THE AUTHORITY TO DETERMINE WHETHER OR NOT A PRODUCT, OTHER THAN THE ONE SPECIFIED, SHALL BE CONSIDERED AS BEING "EQUAL" TO THE ONE SPECIFIED.		
K. NO PORTION OF THE WORK REQUIRING SUBMISSION OF A SHOP DRAWING, PRODUCT DATA OR SAMPLE SHALL BE COMPLETED UNTIL THE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTAL.		
L. NOT IN CONTRACT (REFER TO CONSULTANT DRAWINGS):		
1. FURNITURE		
2. SIGNAGE		
01310 SUBMITTAL PROCEDURES		
A. PROVIDE TYPES OF SUBMITTALS LISTED IN INDIVIDUAL SECTIONS AND NUMBER OF COPIES REQUIRED BELOW.		
B. SHOP DRAWINGS, REVIEWED AND ANNOTATED BY THE CONTRACTOR - TWO BLACKLINE PRINTS.		
C. PRODUCT DATA - 4 COPIES.		
D. SAMPLES - 2, PLUS EXTRA SAMPLES AS REQUIRED TO INDICATE RANGE OF COLOR, FINISH, AND TEXTURE TO BE EXPECTED		
E. INSPECTION AND TEST REPORTS - 4 COPIES.		
F. WARRANTIES - 4 COPIES.		
G. SURVEY DATA - 4 COPIES.		
H. GLOUTNET SUBMITTALS - 4 COPIES		
I. PROJECT PHOTOGRAPHS - (10) DIGITAL PHOTOS IN ELECTRONIC FORMAT EACH MONTH AND AT THE BEGINNING AND END OF CONSTRUCTION.		

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DIVISION 5 - METALS U.O.N

05120 STRUCTURAL STEEL - U.O.N ON STRUCTURE DRAWINGS

- A. STEEL SHALL CONFORM TO ASTM A36/5000 (Fy = 50,000 psi) and to the LATEST AISC "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
- B. ALL STRUCTURAL WORK, INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHORING, BRACING, ETC., SHALL CONFORM TO THE CA BUILDING CODE, LATEST EDITION, INCLUDING REQUIREMENTS FOR THE "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS"
- C. SUBMIT ERECTION AND DETAIL DRAWINGS OF STRUCTURAL TRACES FOR REVIEW. INCLUDE EXISTING CONDITIONS IMPACTING THE WORK ON THE INITIAL SUBMISSION. ALL AFFECTED DRAWINGS.
- D. BOLTS SHALL BE 1/4" DIAMETER (minimum) AND CONFORM TO ASTM A308. PROVIDE TWO (2) BOLTS MINIMUM PER CONNECTION AT EACH MEMBER.
- E. ALL CONNECTIONS SHALL BE MADE WITH SLP CRITICAL HIGH-STRENGTH BOLTS OR WELDS. CONNECTIONS TO EXISTING STEEL SHALL BE WELDED. ALL CONNECTIONS SHALL BE PROPORTIONED TO TRANSFER A MINIMUM OF 50 (50 KIPS) AND BE FRAMED UNLESS NOTED OTHERWISE.
- F. ALL WELDING TO BE DONE BY PERSONS HAVING A CERTIFICATE OF QUALIFICATION AS A WELDER PER NYC BUILDING CODE, USING EDC ELECTRODES, UNLESS NOTED OTHERWISE.
- G. WELDING SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE NYC BUILDING CODE.
- H. CENTER LINES OF WALLS AND LINTELS SHALL CONCLUDE. ALL LINTELS TO HAVE 6" MINIMUM BEARING ON SOLID MASONRY; GROUT CORES SOLD (AS REQUIRED).
- I. WHERE FIELD SPlicing IS REQUIRED, SPLICES SHALL BE LOCATED AWAY FROM AREAS OF MAXIMUM STRESSES AND SHALL BE DESIGNED TO DEVELOP THE FULL VALUE OF THE MEMBER (Fy = 5.66Fy). PROVIDE MAGNETIC PARTICLE TESTING OF ALL BUTT WELDS.
- J. NEW STEEL SHALL BE FABRICATED IN THE SHOP TO THE MAXIMUM EXTENT POSSIBLE.
- K. NO CUTTING OR NOTCHING OF STRUCTURAL STEEL, NEW OR EXISTING, IS PERMITTED UNLESS INDICATED ON ERECTION OR FABRICATION DRAWINGS.
- L. CONTRACTOR SHALL COORDINATE BETWEEN THE INSTALLATION OF STRUCTURAL STEEL TYPE REQUIRED FOR THE ATTACHMENT OF WORK OF OTHER TRADES.
- M. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED TO SUPPORT LOADS THAT THE STRUCTURE MAY BE SUBJECTED TO DURING CONSTRUCTION.

- N. AFTER FABRICATION AND PRIOR TO PAINTING, ALL NEW STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MATERIAL AND OTHER FOREIGN MATTER. NEW STEEL SHALL BE SHOP COATED WITH **TWIMEX** #10-99 RUST INHIBITIVE PRIMER AFTER SURFACE PREPARATION BY POWER TOOL CLEANING (SPC SP3) AND TOUCHED UP IN THE FIELD AFTER ERECTION WHERE SHOP COAT IS OMITTED OR ABRASION. OXYGEN PRIMER WITH 3 INCHES OF OIL HOLES FOR BOLTS AND WITHIN 2 INCHES OF FIELD WELD LOCATIONS. PORTIONS OF EXISTING STEEL EXPOSED DURING THE COURSE OF WORK SHALL BE CLEANED AND PAINTED TO THE SAME STANDARDS AS FOR NEW STEEL.

- O. PATCH AND REPAIR ANY SURFACES WHERE EXISTING FIREPROOFING IS REMOVED AND/OR DAMAGED DURING THE COURSE OF CONSTRUCTION. HOURS RATING SHALL MATCH EXISTING HOURS RATING.

05300 METAL DECKING - U.O.N ON STRUCTURAL DRAWINGS

- A. STEEL DECK SHALL CONFORM TO **AISC** STANDARD SPECIFICATIONS FOR THE "DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", ASTM A611 GRADE C, ASTM A446 GRADE A AND HAVE A PROTECTIVE COATING OF ZINC (G-90).
- B. DECK SHALL BE INSTALLED SO AS TO BE CONTINUOUS OVER AT LEAST THREE (3) SPANS IN THE INDICATED DIRECTION, WHEREVER POSSIBLE. WHERE NOT POSSIBLE, DECK SHALL BE CAPABLE OF SUPPORTING VERTICAL SHEAR STRESS AND CONSTRUCTION LOADS WITHOUT OVER STRESS OR EXCESSIVE DEFLECTION.
- C. UNITS SHALL BE ACCURATELY ADJUSTED AND ALIGNED IN PLACE BEFORE BEING PERMANENTLY FASTENED. PROPER BRACING SHALL BE PROVIDED AT ALL SUPPORTS.
- D. DECK SHALL BE ANCHORED BY WELDING DECKBOLT THROUGH BOTTOM OF RISER AT ALL STRUCTURAL STEEL SUPPORTS. WELDING PATTERN SHALL BE WELDED NOT LESS THAN 3/4" DIAMETER, SPACED NOT MORE THAN 12" c/c. WHERE WELDS ARE NOT ACCEPTABLE, THE DECK SHALL BE RE-WELDED TO STRUCTURAL STEEL USING WELDING WAREHOUSE.
- E. DECK SHALL BE ADJACENT UNITS TO BE FASTENED BETWEEN SUPPORTS AT INTERVALS NOT EXCEEDING THREE FEET.
- F. TOUCH-UP PAINT AT WELDS AND ABRASIONS WITH TWO COATS OF GALVANIZED PAINT.
- G. PROVIDE AND INSTALL ALL CLOSURE PLATES, POUR STOPS, ETC., AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION.
- H. ALL DRENAGHS THROUGH DECK GREATER THAN 6" IN ANY DIRECTION SHALL BE REINFORCED. SUBMIT PROPOSED REINFORCING TO A STRUCTURAL ENGINEER OF RECORD FOR REVIEW.
- I. COMPOSITE STEEL GALVANIZED DECK, "B-Lock" AS MANUFACTURED BY UNITED STEEL DECK, INC., OR APPROVED EQUIV. [1-1/2" X 26 ga.]

05400 METAL FRAMING

- A. AFTER CHALK LINES ARE SET, PRIOR TO START OF INSTALLATION OF METAL FRAMING, MEET AT THE SITE WITH ARCHITECT AND INSTALLERS OF OTHER WORK INCLUDING DOOR AND WINDOW FRAMES, TO REVIEW AREAS OF POTENTIAL CONFLICTS, AND TO COORDINATE LAYOUT AND SUPPORT PROVISIONS FOR INTERFACING WORK.
- B. PROVIDE MANUFACTURER'S STANDARD STEEL RUNNERS, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS NEEDED TO PROVIDE A COMPLETE METAL FRAMING SYSTEM.
- C. PROVIDE MATERIAL GAGES PER STUD MANUFACTURER'S RECOMMENDATIONS, BUT NOT LESS THAN GAGES INDICATED ON THE DRAWINGS.
- D. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. SET STUDS PLUMB AND SECURE STUDS TO WELD AND DOOR AND WINDOW FRAMES BY BOLDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.
- E. INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. SET STUDS PLUMB AND SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.
- F. INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHEREVER WALLS OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CABLEWORK, HEAVY TRUCK AND FURNISHINGS, AND SIMILAR WORK REQUIRING ATTACHMENT TO THE WALL OR PARTITION. WHERE TYPE OF SUPPLEMENTARY PART IS NOT OTHERWISE SPECIFIED, COORDINATE WITH STUD MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. STUDS ARE TO BE SPACED AT 12" c/c. (MAXIMUM) WHERE SUPPORTING WALL WELDING OR EQUIPMENT.
- G. FRAME DOOR OPENINGS WITH DOUBLE 20 GAUGE STUDS (MINIMUM) EACH JAMB. PROVIDE DIAGONAL STAY BRACE TO SLAB ABOVE AT BOTH SIDES OF OPENING TO ATTACH TO SIDES OF PARTITION.
- H. FRAME WALL OPENINGS LARGER THAN ONE FOOT SQUARE WITH DOUBLE STUDS AT EACH JAMB OF FRAME DEPTH WHERE MORE THAN TWO ARE EITHER SHOWN OR INDICATED ON DRAWINGS. PROVIDE DOUBLE STUDS AT EACH JAMB TRACKS AND JACK STUDS ABOVE AND BELOW WALL OPENINGS. ANCHOR TRACKS TO JAMB STUDS. SPACE JACK STUDS PER FULL-HEIGHT STUDS.
- I. INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM WHERE RECOMMENDED BY STUD MANUFACTURER. PROVIDE DIAGONAL STAY BRACES TO SLAB ABOVE AT MID-SPAN OR 16" OF c/c. (MAXIMUM) OR UN-BRACED PARTITION RUNS OVER 15'-0".
- J. A. COLD FORMING, USE (UNPAINT) "X" JOISTS OR APPROVED EQUIV.
- K. 1-1/2" FLANGE, USE (UNPAINT) "X" JOISTS OR APPROVED EQUIV.
- L. GALVANIZED.
- M. BRACING, ACCESSORIES AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
- N. SUBMIT PRODUCT CATALOG CUTS AND JOIST LAYOUT SHOP DRAWING.

06001 GENERAL

- A. ONLY SECOND HAND, FSC (FOREST STEWARDSHIP CERTIFIED), CERTIFIED OR RECLAIMED/RECYCLED WOOD SHALL BE USED. NEW WOOD FROM OLD-GROWTH TEMPERATE RAINFOREST SOFTWOODS, INCLUDING WESTERN RED CEDAR, SITKA SPRUCE, WESTERN HEMLOCK, PACIFIC SILVER FIR AND COASTAL REDWOOD, SHALL NOT BE USED.

06400 ARCHITECTURAL WOODWORK

- H. WHERE INDICATED ON DRAWINGS AND U.O.N.:
A. FURNISH ALL ARCHITECTURAL CASEWORK AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN.
B. THE "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI), LATEST EDITION, SHALL APPLY AND BY REFERENCE ARE HEREBY MADE A PART OF THIS SPECIFICATION.
C. THE FOLLOWING COMPONENTS ARE NOT REQUIRED TO BE FIRE RETARDANT: CABINETS, COUNTERS, SHELVES.
D. ALL COMPONENTS SHALL BE FIRE RETARDANT AS REQUIRED TO OBTAIN A CLASS C FLAME SPREAD RATING (76-225) AS REQUIRED BY THE CALIFORNIA BUILDING CODE.
NOTE: UN-TREATED POLAR HAS A FLAME SPREAD CLASSIFICATION OF 170-185 AND COMPLIES WITH CLASS C RATING.
E. SUBMITTALS
SHOP DRAWINGS ON ALL ITEMS OF ARCHITECTURAL WOODWORK.
F. CATALOGUE CUTS ON ALL HARDWARE.
G. SAMPLES OF ALL FINISHES TO MATCH EXISTING.
H. ALL ITEMS SHALL BE "CUSTOM GRADE" (UNLESS NOTED OTHERWISE), AS DEFINED IN THE LATEST EDITION OF THE AWI "QUALITY STANDARDS". CASEWORK TO RECEIVE TRANSPARENT FINISH (STAIN) SHALL BE "PRIME" GRADE.
I. DETAILS SHALL CONFORM TO ALUO OVERLAY DESIGN (DOOR AND DRAWER PAGES PARTIALLY COVER THE FACE FRAMES OF CABINETS, CREATING REVEALS). THICKNESS OF ALL CABINET COMPONENTS SHALL COMPLY WITH AWI SPECIFICATIONS.
J. EDGED SURFACES TO RECEIVE GRADE 1 FINISH (e.g. wood trim, window casings) SHALL BE POPLAR, PLAIN SUEDE, GRADE 1, OR BETTER.
K. WOOD TRIM AND HOLDINGS (e.g. door CASINGS, base BOARDS, chair RAILS) TO RECEIVE TRANSPARENT OR STAIN FINISH SHALL BE MAPLE, PLAIN SUEDE, GRADE 1 OR BETTER. FINISH TO MATCH EXISTING.
L. UNSTRAINED VERTICAL SURFACES (e.g. DOORS AND DRAWER FACES) SHALL BE 3/4" THICK MEDIUM DENSITY FIBERBOARD (MDF).
M. SEE PLAN
N. PLYWOOD AND MDF SUBSTRATES SHALL BE FORMALDEHYDE FREE. PLYWOOD SHALL BE EXTERIOR GRADE. MDF SHALL BE **MEDITE** (800.616.3339) MEDIC OR APPROVED EQUIV. PLYWOOD BLOCKING SHALL BE FIRE-RESISTANT TREATED.
Q. CLOSETS:
1. HANG ROD (H.R.): 1-1/4" DIA. POLISHED CHROME HEAVY DUTY ROD.
CENTRILINE @ 9" A.F.F., 1-1/4" OUT FROM BACK WALL. 4" O.C. (MAX) SPAN BETWEEN SUPPORTS.
2. HANG ROD (H.R.): 1-1/4" DIA. POLISHED CHROME HEAVY DUTY ROD.
CENTRILINE @ 9" A.F.F., 1-1/4" OUT FROM BACK WALL. INTEGRAL ROD AND SHELF BRACKETS AT 4" O.C. (MAX).
3. 1/4" WIDE X 3/4" PAINT GRADE PLYWOOD SHELF WITH SOLID WOOD EDGING.
1/4" WIDE X 3/4" PAINT GRADE PLYWOOD FIB WITH SOLID WOOD EDGING TO UNDERSIDE OF SHELF, WHERE SHOWN IN 4" O.C. OR GREATER) INDICATED ON DRAWINGS.
4. PROVIDE (1) COAT HOOR ON EACH END WALL, CENTRILINE @ 4" O.C. A.F.F., CENTRILINE UNDER HANG ROD, UNLESS OTHERWISE NOTED.
NOTE: CASEWORK HARDWARE AS NOTED ON DRAWINGS
S. PLASTIC LAMINATE - U.O.N. REFER TO FINISH SCHEDULE
1. HIGH PRESSURE LAMINATE AT ALL EXPOSED AND SHOWN EXPOSED SURFACES.
2. PROVIDE BACKING SHEETS AT CONCEALED SURFACES TO BALANCE THE ASSEMBLY AND PREVENT WARPING.
3. ALL INSIDE CORNERS OF CUTOUTS TO BE RADIUS AS LARGE AS POSSIBLE (1/8" MINIMUM). ALL EDGES AND CORNERS TO BE FILED SMOOTH, FREE OF CHIPS AND NOTCHES.
4. GRADE 1 COLORCROWN (KCS, NOMINAL THICKNESS 5/16"), SOLID COLOR THROUGHOUT.
5. SOLID PLASTIC SURFACING: 3/4" THICK. AT COUNTERTOPS, SET ON 3/4" PLYWOOD SUBSTRATE. SEE **CASEWORK SCHEDULE**
T. FINISHES:
1. TRANSPARENT (STAIN): INTERIOR GRADE PENETRATING STAIN, TWO COATS, MATCH ARCHITECT'S SAMPLE. TWO COAT ACQVE VARIANTS, STAIN FINISH. SUBMIT FINISH SAMPLE.
2. PLASTIC LAMINATE: MANUFACTURE COLOR VARIANTS AS INDICATED ON DRAWINGS.
CASEWORK SCHEDULE - AS INDICATED ON DRAWINGS - U.O.N.
U. INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. MINIM AS REQUIRED WITH CONCEALED FINISHES. INSTALL TO A TOLERANCE OF 1/8 INCH IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING TOPS) AND WITH NO VARIATIONS IN LINESNESS OF ADDJONING SURFACES.
V. SCRIBE AND CUT WOODWORK TO FIT ADJUTING WORK AND REFRESH CUT SURFACES OR REPAIR DAMAGED FINISH AT JOINT.
W. FIRE-RETARDANT TREATED WOOD: HANDLE, STORE, AND INSTALL FIRE-RETARDANT TREATED WOOD TO CONFORM WITH ALL APPLICABLE REGULATIONS. TREATMENT MANUFACTURER INCLUDING THOSE FOR ADHESIVES WHERE THEY ARE USED TO JOIN WOODWORK.
X. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATE. SECURE TO GROUND, STOPPING AND BLOCKING WITH CONCRETE/GRANULATED FASTENERS AND BOLD NAILING AS REQUIRED FOR A COMPLETE INSTALLATION. DETAIL WHERE PRE-FINISHED ARE REQUIRED, USE ONE FINISHING NAILS FOR EXPOSED NAILING, COUNTERSINK AND FILLED FLUSH WITH WOODWORK AND MATCHING FINISH MATCHING FINISH WHERE TRANSPARENT FINISH IS INDICATED.

DIVISION 6 - WOOD & PLASTICS - U.O.N

- H. DETAILS SHALL CONFORM TO REVEAL OVERLAY DESIGN (DOOR AND DRAWER PAGES PARTIALLY COVER THE FACE FRAMES OF CABINETS, CREATING REVEALS). THICKNESS OF ALL CABINET COMPONENTS SHALL COMPLY WITH AWI SPECIFICATIONS.
I. EDGED SURFACES TO RECEIVE GRADE 1 FINISH (e.g. wood trim, window casings) SHALL BE POPLAR, PLAIN SUEDE, GRADE 1, OR BETTER.
J. WOOD TRIM AND HOLDINGS (e.g. door CASINGS, base BOARDS, chair RAILS) TO RECEIVE TRANSPARENT OR STAIN FINISH SHALL BE MAPLE, PLAIN SUEDE, GRADE 1 OR BETTER. FINISH TO MATCH EXISTING.
K. UNSTRAINED VERTICAL SURFACES (e.g. DOORS AND DRAWER FACES) SHALL BE 3/4" THICK MEDIUM DENSITY FIBERBOARD (MDF).
L. SEE PLAN
M. PLYWOOD AND MDF SUBSTRATES SHALL BE FORMALDEHYDE FREE. PLYWOOD SHALL BE EXTERIOR GRADE. MDF SHALL BE **MEDITE** (800.616.3339) MEDIC OR APPROVED EQUIV. PLYWOOD BLOCKING SHALL BE FIRE-RESISTANT TREATED.
Q. CLOSETS:
1. HANG ROD (H.R.): 1-1/4" DIA. POLISHED CHROME HEAVY DUTY ROD.
CENTRILINE @ 9" A.F.F., 1-1/4" OUT FROM BACK WALL. 4" O.C. (MAX) SPAN BETWEEN SUPPORTS.
2. HANG ROD (H.R.): 1-1/4" DIA. POLISHED CHROME HEAVY DUTY ROD.
CENTRILINE @ 9" A.F.F., 1-1/4" OUT FROM BACK WALL. INTEGRAL ROD AND SHELF BRACKETS AT 4" O.C. (MAX).
3. 1/4" WIDE X 3/4" PAINT GRADE PLYWOOD SHELF WITH SOLID WOOD EDGING.
1/4" WIDE X 3/4" PAINT GRADE PLYWOOD FIB WITH SOLID WOOD EDGING TO UNDERSIDE OF SHELF, WHERE SHOWN IN 4" O.C. OR GREATER) INDICATED ON DRAWINGS.
4. PROVIDE (1) COAT HOOR ON EACH END WALL, CENTRILINE @ 4" O.C. A.F.F., CENTRILINE UNDER HANG ROD, UNLESS OTHERWISE NOTED.
NOTE: CASEWORK HARDWARE AS NOTED ON DRAWINGS
S. PLASTIC LAMINATE - U.O.N. REFER TO FINISH SCHEDULE
1. HIGH PRESSURE LAMINATE AT ALL EXPOSED AND SHOWN EXPOSED SURFACES.
2. PROVIDE BACKING SHEETS AT CONCEALED SURFACES TO BALANCE THE ASSEMBLY AND PREVENT WARPING.
3. ALL INSIDE CORNERS OF CUTOUTS TO BE RADIUS AS LARGE AS POSSIBLE (1/8" MINIMUM). ALL EDGES AND CORNERS TO BE FILED SMOOTH, FREE OF CHIPS AND NOTCHES.
4. GRADE 1 COLORCROWN (KCS, NOMINAL THICKNESS 5/16"), SOLID COLOR THROUGHOUT.
5. SOLID PLASTIC SURFACING: 3/4" THICK. AT COUNTERTOPS, SET ON 3/4" PLYWOOD SUBSTRATE. SEE **CASEWORK SCHEDULE**
T. FINISHES:
1. TRANSPARENT (STAIN): INTERIOR GRADE PENETRATING STAIN, TWO COATS, MATCH ARCHITECT'S SAMPLE. TWO COAT ACQVE VARIANTS, STAIN FINISH. SUBMIT FINISH SAMPLE.
2. PLASTIC LAMINATE: MANUFACTURE COLOR VARIANTS AS INDICATED ON DRAWINGS.
CASEWORK SCHEDULE - AS INDICATED ON DRAWINGS - U.O.N.
U. INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. MINIM AS REQUIRED WITH CONCEALED FINISHES. INSTALL TO A TOLERANCE OF 1/8 INCH IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING TOPS) AND WITH NO VARIATIONS IN LINESNESS OF ADDJONING SURFACES.
V. SCRIBE AND CUT WOODWORK TO FIT ADJUTING WORK AND REFRESH CUT SURFACES OR REPAIR DAMAGED FINISH AT JOINT.
W. FIRE-RETARDANT TREATED WOOD: HANDLE, STORE, AND INSTALL FIRE-RETARDANT TREATED WOOD TO CONFORM WITH ALL APPLICABLE REGULATIONS. TREATMENT MANUFACTURER INCLUDING THOSE FOR ADHESIVES WHERE THEY ARE USED TO JOIN WOODWORK.
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07200 INSULATION

- A. SOUND ATTENUATING FIRE BATT: **LOGG** "THERMAFIBER" SAFE 2.5 lbs/cu ft.
B. HI DENSITY FIBERGLASS BATT INSULATION 1 1/2", PAPER FACED, ASTM C 665, TYPE I, R-15 **1666** OR EQUIV. PROVIDE FULL THICKNESS IN ONE LAYER OVER ENTIRE AREA, TIGHTEN FITTING AROUND PENETRATIONS.
C. RIGID INSULATION: EXTERIOR POLYSTYRENE BOARDS, R-5 PER INCH **1666** OR EQUIV. PROVIDE FULL THICKNESS IN ONE LAYER OVER ENTIRE AREA, TIGHTEN FITTING AROUND PENETRATIONS.
D. VAPOR RETARDER: RENOVICOR 2-PLY POLYETHYLENE, 10-20 MILS. INSTALL AT WINTER WARM SIDE, OVER ENTIRE AREA OF INSIDE FACE OF EXTERIOR WALLS AND ROOFS AND ELSEWHERE AS NOTED. SEAL ALL SEAMS AND AROUND PERIMETER AND PENETRATIONS WITH DUCT TAPE TO FORM A CONTINUOUS VAPOR RETARDER FREE OF LEAKS.

07250 FIREPROOFING - PATCHING

- A. CEMENTITIOUS TROWEL APPLIED FIREPROOFING FOR PATCHING AT REMOVED CONCRETE ENCASING, PER UL DESIGN A717 (OR SIMILAR), MINIMUM AVERAGE DENSITY OF 47 PCF. GALVANIZED EXPOSED STEEL LATH IS REQUIRED FOR PROPER ADHESION. 2" MINIMUM OVERALL THICKNESS FOR 3 HOUR RATED BEAMS.
07250 FIREPROOFING
A. CEMENTITIOUS TROWEL APPLIED FIREPROOFING FOR PATCHING AT REMOVED CONCRETE ENCASING, PER UL DESIGN A717 (OR SIMILAR), MINIMUM AVERAGE DENSITY OF 47 PCF. GALVANIZED EXPOSED STEEL LATH IS REQUIRED FOR PROPER ADHESION. 2" MINIMUM OVERALL THICKNESS FOR 3 HOUR RATED BEAMS.
07251 SPAN ON FIREPROOFING
A. THICKNESS OF THE SPAN ON FIREPROOFING SHALL BE SUCH AS TO PROVIDE REQUIRED FIRE RATING IN ACCORDANCE WITH NYC BUILDING CODE AND DRAWINGS. MANUFACTURER'S INSTALLATION & UL DESIGN REQUIREMENTS PER UL'S "FIRE RESISTANCE DIRECTORY"

- B. SUBMIT MANUFACTURER'S PRODUCT INFORMATION FOR REVIEW.
C. SPECIAL INSPECTION REQUIRED: THE CONTRACTOR SHALL ENGAGE AN APPROVED INSPECTION AGENCY TO VERIFY THE FIRE RATING INDICATED. EXTEND FIREPROOFING SHALL RETAIN A PROFESSIONAL ENGINEER TO PERFORM THE CONTROLLED INSPECTION.
D. **GRAB CONSTRUCTION PRODUCTS "TETRO-GUARD"** SPRAY APPLIED CEMENTITIOUS FIREPROOFING OR APPROVED EQUIV. MATERIALS, THICKNESS AND INSTALLATION SHALL COMPLY WITH UL DESIGN AND MANUFACTURER'S INSTRUCTIONS.
E. ACCESSORY MATERIALS SHALL BE COMPATIBLE WITH FIREPROOFING MATERIALS & SHALL BE APPROVED BY THE MANUFACTURER AND UL FOR THE INTENDED USE AND EXISTING SUBSTRATE AND PENETRATIONS. ACCESSORIES INCLUDING GRASS FIBER MESH:
1. PREPARE SUBSTRATE PER MANUFACTURER'S REQUIREMENTS. VERIFY THAT CLIPS, HANGERS, SPOUTS, ETC. REQUIRED TO PENETRATE THE FIREPROOFING ARE IN PLACE BEFORE INSTALLING FIREPROOFING.
F. APPLY FIREPROOFING PER MANUFACTURER'S REQUIREMENTS. IN THE THICKNESS AND DENSITY REQUIRED FOR THE FIRE RATING INDICATED. EXTEND FIREPROOFING IN FULL THICKNESS OVER THE ENTIRE AREA OF EACH OVER-SUBSTRATE TO BE PROTECTED.
G. PROTECT EXISTING SURFACES FROM DAMAGE. REMOVE OVER-SPRAY FROM SURFACES.
07600 FLASHING - U.O.N
A. METAL FLASHING: STAINLESS STEEL, ASSI TYPE 302/304, 0.156" THICK (20 GAUGE), LEAD COATED COPPER, 1/4 IN. (MINIMUM).
B. METAL FLASHING: NON-REINFORCED FLEXIBLE, BLACK MBR-APP SYNTHETIC RUBBER SHEETING, 150-165 MILS THICK. SHORE A HARDNESS (ASTM D 2400): 50 - 70. TENSILE STRENGTH (ASTM D 412): 500 PSI (MIN). TEAR RESISTANCE (ASTM D 624, DECT. 20) 800 INCH ELONGATION (ASTM D 412): 50% - 70%. LOW TEMP. Brittleness (ASTM D 746): -30.
C. METAL ACCESSORIES: PROVIDE SHEET METAL CLIPS, STRAPS, ANCHORING DEVICES AND SIMILAR ACCESSORY UNITS AS REQUIRED FOR INSTALLATION OF WORK.
D. MATCHING: METAL FLASHING: NON-REINFORCED FLEXIBLE, NON-HARDENING, NON-SKINNING, NON-DRYING, NON-MIGRATING SEALANT.
E. ELASTOMERIC SEALANT: GENERIC TYPE RECOMMENDED BY MANUFACTURER OF METAL AND FABRICATOR OF COMPONENTS BEING SEALED.
F. ROOFING CEMENT: ASTM D 2822, ASPHALTIC.
G. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS AND WITH **SMACNA** "ARCHITECTURAL SHEET METAL MANUAL". ANCHOR UNITS TO WORK SECURELY IN PLACE BY METHODS INDICATED, PROVIDING FOR THERMAL EXPANSION OF METAL UNITS. CONCEAL FASTENERS WHERE POSSIBLE, AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS AND SEAMS THAT WILL BE PERMANENTLY WATER TIGHT AND WEATHERPROOF.
H. INSTALL ELASTIC FLASHING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE REQUIRED, PROVIDE FOR MOVEMENT JOINTS BY FORMING GROOVES OR BELLOWS IN WIDTH OF FLASHING. LOCATE COVER OR FILLER STRIPS AT JOINTS TO FACILITATE COMPLETE DRAINAGE OF WATER FROM FLASHING. SEAM ADJACENT FLASHING SHEETS WITH ANCHORAGE EDGES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
I. BED FLANGES OF WORK IN A THICK COAT OF BITUMINOUS ROOFING CEMENT WHERE REQUIRED FOR WATERPROOF PERFORMANCE.
J. SEAL JOINTS BETWEEN ADJACENT SECTIONS OF METAL FLASHING BY LAPPING 4" - 6" AND SEALING WITH MASTIC.
K. ALUMINUM FLASHING TO BE USED ONLY WITH ALUMINUM ROOF ACCESSORIES (SUCH AS BOLTS/EDGES).
L. STAINLESS STEEL AND LEAD-COATED COPPER FLASHING TO BE USED WITH STEEL AND GALVANIZED STEEL ROOF ACCESSORIES AND AT MASONRY AND CEMENT STUCCO.

- D. THICKNESS OF THE SPAN ON FIREPROOFING SHALL BE SUCH AS TO PROVIDE REQUIRED FIRE RATING IN ACCORDANCE WITH NYC BUILDING CODE AND DRAWINGS. MANUFACTURER'S INSTALLATION & UL DESIGN REQUIREMENTS PER UL'S "FIRE RESISTANCE DIRECTORY"
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G. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS AND WITH **SMACNA** "ARCHITECTURAL SHEET METAL MANUAL". ANCHOR UNITS TO WORK SECURELY IN PLACE BY METHODS INDICATED, PROVIDING FOR THERMAL EXPANSION OF METAL UNITS. CONCEAL FASTENERS WHERE POSSIBLE, AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS AND SEAMS THAT WILL BE PERMANENTLY WATER TIGHT AND WEATHERPROOF.
H. INSTALL ELASTIC FLASHING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE REQUIRED, PROVIDE FOR MOVEMENT JOINTS BY FORMING GROOVES OR BELLOWS IN WIDTH OF FLASHING. LOCATE COVER OR FILLER STRIPS AT JOINTS TO FACILITATE COMPLETE DRAINAGE OF WATER FROM FLASHING. SEAM ADJACENT FLASHING SHEETS WITH ANCHORAGE EDGES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
I. BED FLANGES OF WORK IN A THICK COAT OF BITUMINOUS ROOFING CEMENT WHERE REQUIRED FOR WATERPROOF PERFORMANCE.
J. SEAL JOINTS BETWEEN ADJACENT SECTIONS OF METAL FLASHING BY LAPPING 4" - 6" AND SEALING WITH MASTIC.
K. ALUMINUM FLASHING TO BE USED ONLY WITH ALUMINUM ROOF ACCESSORIES (SUCH AS BOLTS/EDGES).
L. STAINLESS STEEL AND LEAD-COATED COPPER FLASHING TO BE USED WITH STEEL AND GALVANIZED STEEL ROOF ACCESSORIES AND AT MASONRY AND CEMENT STUCCO.

- D. THICKNESS OF THE SPAN ON FIREPROOFING SHALL BE SUCH AS TO PROVIDE REQUIRED FIRE RATING IN ACCORDANCE WITH NYC BUILDING CODE AND DRAWINGS. MANUFACTURER'S INSTALLATION & UL DESIGN REQUIREMENTS PER UL'S "FIRE RESISTANCE DIRECTORY"
E. ACCESSORY MATERIALS SHALL BE COMPATIBLE WITH FIREPROOFING MATERIALS & SHALL BE APPROVED BY THE MANUFACTURER AND UL FOR THE INTENDED USE AND EXISTING SUBSTRATE AND PENETRATIONS. ACCESSORIES INCLUDING GRASS FIBER MESH:
1. PREPARE SUBSTRATE PER MANUFACTURER'S REQUIREMENTS. VERIFY THAT CLIPS, HANGERS, SPOUTS, ETC. REQUIRED TO PENETRATE THE FIREPROOFING ARE IN PLACE BEFORE INSTALLING FIREPROOFING.
F. APPLY FIREPROOFING PER MANUFACTURER'S REQUIREMENTS. IN THE THICKNESS AND DENSITY REQUIRED FOR THE FIRE RATING INDICATED. EXTEND FIREPROOFING IN FULL THICKNESS OVER THE ENTIRE AREA OF EACH OVER-SUBSTRATE TO BE PROTECTED.
G. PROTECT EXISTING SURFACES FROM DAMAGE. REMOVE OVER-SPRAY FROM SURFACES.
07600 FLASHING - U.O.N
A. METAL FLASHING: STAINLESS STEEL, ASSI TYPE 302/304, 0.156" THICK (20 GAUGE), LEAD COATED COPPER, 1/4 IN. (MINIMUM).
B. METAL FLASHING: NON-REINFORCED FLEXIBLE, BLACK MBR-APP SYNTHETIC RUBBER SHEETING, 150-165 MILS THICK. SHORE A HARDNESS (ASTM D 2400):

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INDICATES AREA NOT IN CONTRACT (N.I.C.)	INDICATES SURFACES TO BE ALIGNED
EXISTING CONSTRUCTION TO REMAIN	NEW MILLWORK BY CONTRACTOR REFER TO A-800 FOR DETAILS, A-400 FOR FINISH SCHEDULE.
NEW PARTITION AND TAG, REFER TO PARTITION SCHEDULE ON A9-	<u>RECESSED FIRE EXTINGUISHER & CABINET</u> REFER TO KEY NOTE FOR MORE INFORMATION
EXISTING DOOR AND FRAME TO REMAIN	<u>SECURITY LAMINATE TO PARTITION</u> REFER TO KEY NOTE FOR MORE INFORMATION
NEW DOOR, FRAME, HARDWARE AND DOOR TAG, REFER TO DOOR SCHEDULE ON A9-	<u>SECURITY LAMINATE TO PARTITION</u> CLINT STANDARD SECURITY WALL PARTITION, SEE WALL PARTITION TYPE A FOR MORE INFORMATION
ROOM TAG	ROOM TAG

[illegible]

TENANT MAY NOT CHAIN, KICK, HAMMER, OR SAW-CUT SUSPENDED STRUCTURAL OR POST TENSIONED DECKS. CORING OF THE SLAB/DECK MAY BE PERMITTED WITH LANDLORD'S PRIOR WRITTEN APPROVAL OF THE PROJECT ARCHITECT. CORING, DRILLING, OR CHAINING SHALL BE LIMITED TO THE FOLLOWING: TENSIONED DECKS X-RAYED PRIOR TO MAKING ANY PENETRATIONS. PENETRATIONS FOR POWER DRIVE FASTENERS WITH A MAXIMUM 1/4" PENETRATION INTO PL STEELS WILL BE PERMITTED, AS WELL AS 1/2" PENETRATIONS INTO ANCHOR BOLTS. NO CHAINING OR DRILLING SHALL BE PERMITTED INTO THE CONCRETE AND ARE LOCATED TO AVOID ANY TENDONS, PRIMARY REINFORCEMENTS, AND ANCHORAGES. ALL PENETRATIONS SHALL BE SLEAVED, SEALED, FIRE STOPPED, AND WATERPROOFED. THE PENETRATION SLEAVE SHALL BE MINIMUM 1/2" THICK. ALL PENETRATIONS SHALL BE RATED TO THE SAME FIRE RATING AS THE PENETRATION. IN NORMAL COURSE OF TENANT'S BUSINESS, FOR SOUNDS OR VIBRATIONS OF ANY KIND TO TRANSMIT THROUGH SHARED WALLS, FLOORS, CEILINGS, OR COMMON AREAS, TENANT SHALL BE REQUIRED TO TAKE THE FOLLOWING PRECAUTIONS: 1. AVOID EXCESSIVE NOISE. 2. ISOLATORS AS NECESSARY TO PRESERVE AND PROMOTE THE "QUIET ENJOYMENT" OF THE CENTER. IN SOME CASES, TENANT MAY BE REQUIRED TO OBTAIN AN ACOUSTIC STUDY FROM LANDLORD'S ACOUSTICAL CONSULTANT.

CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

1. ALL PARTITIONS SHALL BE CONSTRUCTED TO A MINIMUM OF 5' SQUARE AND TRUE AND IN PROPER ALIGNMENT. U.N.O. DIMENSIONS NOTED "HOLD" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT. ALL ALIGNMENT DIMENSIONS NOTED "HOLD" ARE IN THE SAME PLANE. DIMENSIONS NOTED "CLEAR" ARE MINIMUM DIMENSIONS (WHICH MAY BE INCREASED) TO CLEAR OBSTACLES. DIMENSIONS MARKED ± MEAN A VARIANCE NOT GREATER THAN ± 1/8" VARY DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT'S APPROVAL. DIMENSIONS NOTED "FINISH" ARE TO THE FINISH FACE OF WALL BELOW SILL, U.N.O.

2. ALL FLOOR, CEILING, WALL, TRIM, DEMISING WALLS, AND CORRIDOR WALLS TO REMAIN ARE TO BE PATCHED AND REPAIRED TO MATCH ADJACENT SURFACES.

3. ALL NEW AND EXISTING PENETRATIONS AT FLOOR AND CEILING SLABS, WALLS AND SHAFTS, SEAL ABANDONED PENETRATIONS AT WALLS AND CEILING SLABS, AND ALL EXISTING PENETRATIONS AT ACoustICAL RATINGS. PATCH FIREPROOFING AT ALL NEW AND EXISTING LOCATIONS WITH EXPANDED STRUCTURAL STEEL.

4. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS NOT BE VISIBLE, CLEAN & POLISH ALL GLASS PRIOR TO PROJECT COMPLETION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE BLOCKING PER MANUFACTURER'S REQUIREMENTS.

5. ALL PARTITIONS ARE TYPE 2A U.N.O. ALL CURTAIN WALLS SHALL BE FINISHED TO MATCH EXISTING GLASS WITH EXISTING ADJACENT PARTITION CONSTRUCTION.

6. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS PARTITIONS ON WINDOW WALLS, PERPENDICULAR TO PERIMETER WALL, U.N.O. REFER TO DETAIL 50A-800. CONSTRUCTION TO MATCH EXISTING U.N.O.

7. PARTITION DEPTH AT FIRE EXTINGUISHER CABINET LOCATIONS SHALL BE 18" MINIMUM. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET PARTIAL CONCEALMENT OF SEMI-RECESSED CABINETS AS SPECIFIED BY THE MANUFACTURER. REFER TO HUNTING HEIGHTS ON A4-6. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS AND COLUMNS, TO 6" (MINIMUM) ABOVE SUSPENDED CEILING WHEN SUSPENDED CEILING HEIGHT IS 8'0" OR GREATER.

8. ALL COLUMNS ARE TO BE ENCLOSED WITH GYPSUM WALLBOARD U.N.O. ALL PARTITIONS ADJUTING COLUMNS ARE TO ALIGN WITH THE FACE OF THE COLUMN U.N.O.

9. WHERE NEW PARTITIONS ADJUT EXISTING SURFACES, REMOVE EXISTING SURFACES TO THE FACE OF THE PARTITION. ALL PARTITIONS ADJUT ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED TO MATCH EXISTING SURFACES.

10. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS REFER TO MATERIAL SCHEDULE & FINISH PLAN FOR MATERIALS & LOCATIONS THAT REQUIRE A LEVEL 5 FINISH, U.N.O.

11. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS METAL EDGE TRIM.

12. REFER TO THE PARTITION TYPES FOR PARTITION THICKNESS. ARCHITECT SHALL REVIEW ON SITE THE PARTITION LAYOUT PRIOR TO PARTITION INSTALLATION.

13. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS FINISHING OF GYPSUM WALLBOARD FOR FULL HEIGHT TO STRUCTURE SHALL BE IN ACCORDANCE WITH ALL SPECIFICATIONS TO ACHIEVE RATED SOUND-ISOLATION.

14. ACOUSTICAL (SOUND-ISOLATION) PARTITIONS SHALL BE SEALED FOR SOUND-ISOLATION. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS FINISH ALL GYPSUM WALLBOARD JOINTS AND FASTENERS (INCLUDING PARTITIONS TO THE CEILING). CAULK AT PERIMETER AND SEAL AT ALL PENETRATIONS.

15. WHERE PARTITIONS EXTEND ONLY TO UNDERSIDE OF SUSPENDED CEILING, PROVIDE A COMPRESSIBLE GASKET BETWEEN THE TOP TRACK AND THE PARTITION. PROVIDE A COMPRESSIBLE GASKET BETWEEN THE TOP TRACK AND WALLBOARD, WITH NO JOINTS VARIING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16". U.N.O. CAULK PERIMETER AT TOP AND BOTTOM.

16. PROVIDE GROUNDS AND BLOCKING IN METAL STUD WALL FRAMING FOR ALL CASES OF CASES, PARTITIONS, PARTITIONS, PARTITIONS, ETC. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED. COORDINATE BLOCKING REQUIREMENTS WITH FURNITURE & AV.

17. WHERE PARTITIONS ARE TO BE CONSTRUCTED TO MEET ALL REQUIREMENTS AT EXISTING PARTITIONS, THEY ARE TO BE PATCHED AND REPAIRED TO MATCH EXISTING SURFACES.

18. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS MONITORS & PROTECTION SCREENS; PROVIDE BLOCKING PER MANUFACTURER'S REQUIREMENTS.

19. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS PARTITIONS U.N.O. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE OF THE DOOR. ALL DOORS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS STRIKE/PULL SIDE OF DOOR AND 1-0 CLEAR ON THE STRIKE/PULL SIDE (IF THEY HAVE BOTH A LATCH AND A CLOSURE) VERY AND ADVISE ARCHITECT OF ANY EXCEPTIONS PRIOR TO CONSTRUCTION.

20. THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS ALL DOORS OF THE SAME HEIGHT WILL ALIGN REGARDLESS OF VARIATIONS IN THE FLOOR SLAB OR FINISHED FLOOR THICKNESS.

21. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS IN EXISTING PARTITIONS AT NEW DOOR OPENINGS IN ORDER TO MAINTAIN EXISTING PARTITION THICKNESS.

22. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS METAL STUDS AT PARTITIONS TO RECOVER CERAMIC TILE ARE TO BE 20" (MINIMUM) IN ALL DIRECTIONS. (MAXIMUM) REFER TO THE FINISH PLAN FOR PARTITION THICKNESS.

23. PROVIDE DIAGONAL STUD BRACING TO SLAB ABOVE @ 48" O.C. AT ALL PARTITION LOCATIONS.

24. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS GYPSUM WALLBOARD AT BOTH SIDES OF ALL PARTITIONS WITH FINISH FLOOR IN ALL DIRECTIONS. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS JOINTS, ANCHORS' CLOSURE TO MEET ALL REQUIREMENTS. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS.

25. PROVIDE VERTICAL CONTROL JOINTS 30' O.C. MAX. IN ALL WALLS AND CEILING. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS SHOULD BE LOCATED ABOVE THE CORNER OF A DOOR.

26. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS CONSTRUCTION, IN ACCORDANCE WITH LANDLORD'S STANDARD PROJECT DETAILS. WORKSMANSHIP IS TO BE INSPECTED BY THE CENTER ARCHITECT.

27. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS INSPECTION OR PERTAINING TO THE BUILDING ELEVATION.

28. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS WATERPROOFING MEMBRANE BUILDING FASCIA, OR ROOF, INCLUDING ROOF PENETRATION AND INSTALLATION OF STRUCTURAL SUPPORTS, ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS IN ACCORDANCE WITH LANDLORD'S STANDARD PROJECT DETAILS. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS.

29. ALL PARTITIONS SHALL BE CONSTRUCTED TO MEET ALL REQUIREMENTS INCLUDING REPAIRS OR MAINTENANCE OF SUCH WORK, SHALL ONLY BE PERFORMED BY LANDLORD'S DESIGNATED CONTRACTOR(S) UNDER THE CLOSEST SUPERVISION OF THE CENTER ARCHITECT.

Issue:	No:	Date:
ISSUE FOR BID	1	08/02/2019
ISSUE FOR PERMIT	2	08/08/2019
REISSUE FOR PERMIT	3	09/10/2019
ISSUE FOR BID	4	09/24/2019
ISSUE FOR LL COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/20/2020
BULLETIN #1	7	02/26/2020

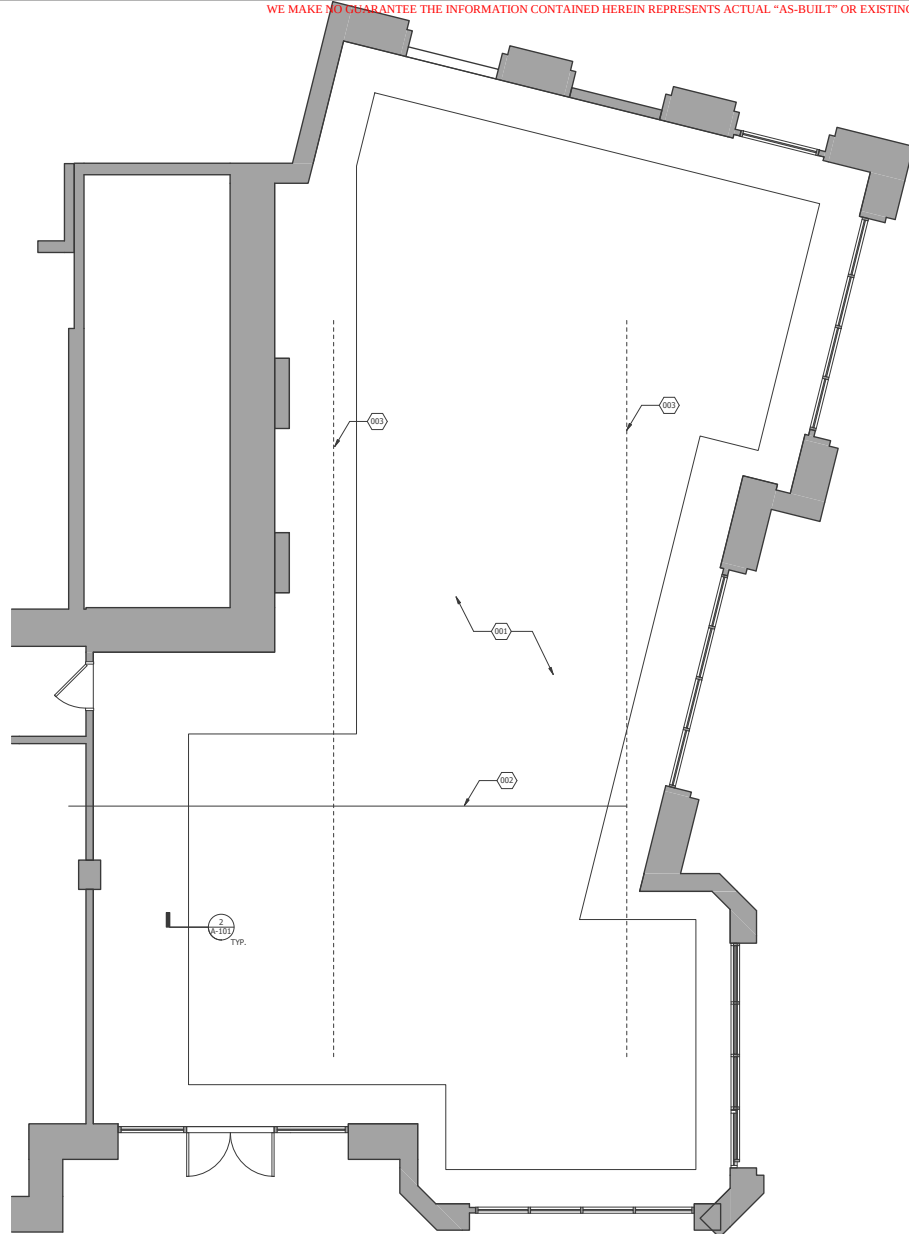
AS BUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

Prof #: 19.0000827.000 Reviewed By: S.M.

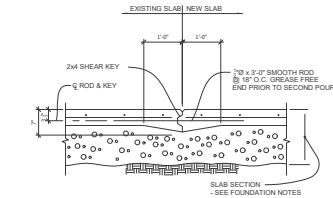
A-100

A circular stamp with the number '1' in the center and 'A-100' below it.

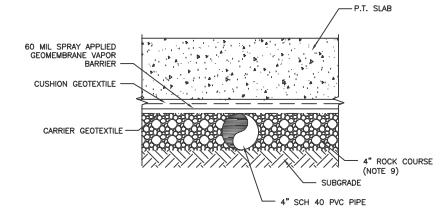
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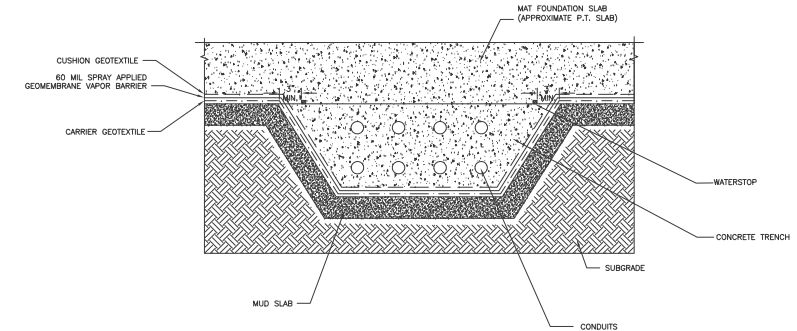
FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"



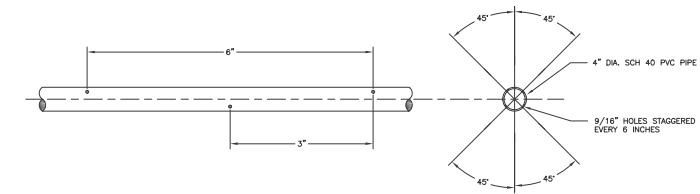
DETAIL @ SLAB ON GRADE CONSTRUCTION JOINT
3/4" = 1'-0"



VAPOR BARRIER AND EXTRACTION SYSTEM
1/2" = 1'-0"



VAPOR BARRIER AT CONDUIT TRENCH
1/2" = 1'-0"



PERFORATED PVC PIPE
1/2" = 1'-0"

FOUNDATION PLAN KEYNOTES

- G.C. TO INFILL SLAB-ON-GRADE WITH 4" MIN. OF 3/4" CLEAN CRUSHED UNIFORMLY GRADED GRAVEL, 10 MIL. THICK VAPOR RETARDER, & 5" CONC. SLAB TO BE LEVEL WITH EXISTING SLAB. G.C. TO PROVIDE #4 REBAR @ 18" O.C. EACH WAY, CENTERED.
- EXISTING SOLID VAPOR EXTRACTION PIPE TO REMAIN. G.C. TO COORDINATE UNDERGROUND UTILITIES WITH LANDLORD.
- EXISTING PERFORATED VAPOR EXTRACTION PIPE TO REMAIN. G.C. TO COORDINATE UNDERGROUND UTILITIES WITH LANDLORD.

FOUNDATION GENERAL NOTES

- PVC PIPE SHALL BE JOINED BY THREADED CONNECTIONS OR SELF TAPPING SCREWS. NO SOLVENTS SHALL BE USED.
- SOLID PIPE INSTALLED WITHIN CONCRETE SHALL BE WRAPPED WITH CLOSED CELL EXPANDED POLYETHYLENE FOAM. PROTECT REBAR FROM OVERSPRAY EXCEPT FOR BOTTOM TWO INCHES.
- GEOMEMBRANE VAPOR BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ELECTRICAL AND TELEPHONE CONDUIT PENETRATING THE CONCRETE SLAB SHALL HAVE THE INSIDE ANNULUS OF THE CONDUIT SEALED USING EXPANDING POLYURETHANE FOAM OR EQUIVALENT. THE CONDUIT SEAL SHALL EXTEND A MINIMUM OF SIX CONDUIT DIAMETERS OF 6", WHICHEVER IS GREATER, INTO THE CONDUIT. SEAL LOCATION TO BE AT THE FIRST CONDUIT JOINT WITHIN THE STRUCTURE.
- ROCK COURSE/VAPOR EXTRACTION AGGREGATE SHALL CONFORM TO THE GRADATION INDICATED IN SECTION 02295 OF THE TECHNICAL SPECIFICATIONS.
- FOUNDATION CONSTRUCTION DETAILS PROVIDED BY PASE ON BASE BUILDING CONSTRUCTION TO MATCH EXISTING.
- ALL SOLID AND PERFORATED PIPING SHALL BE INSTALLED LEVEL TO THE EXTENT POSSIBLE. ALL LOW POINTS SHALL BE OUTFITTED WITH 1/4" DIA. DRAIN HOLES.

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Issue: No: Date:
ISSUE FOR LL COMMENTS 5 11/22/2019
ISSUE FOR CONSTRUCTION 6 01/28/2020

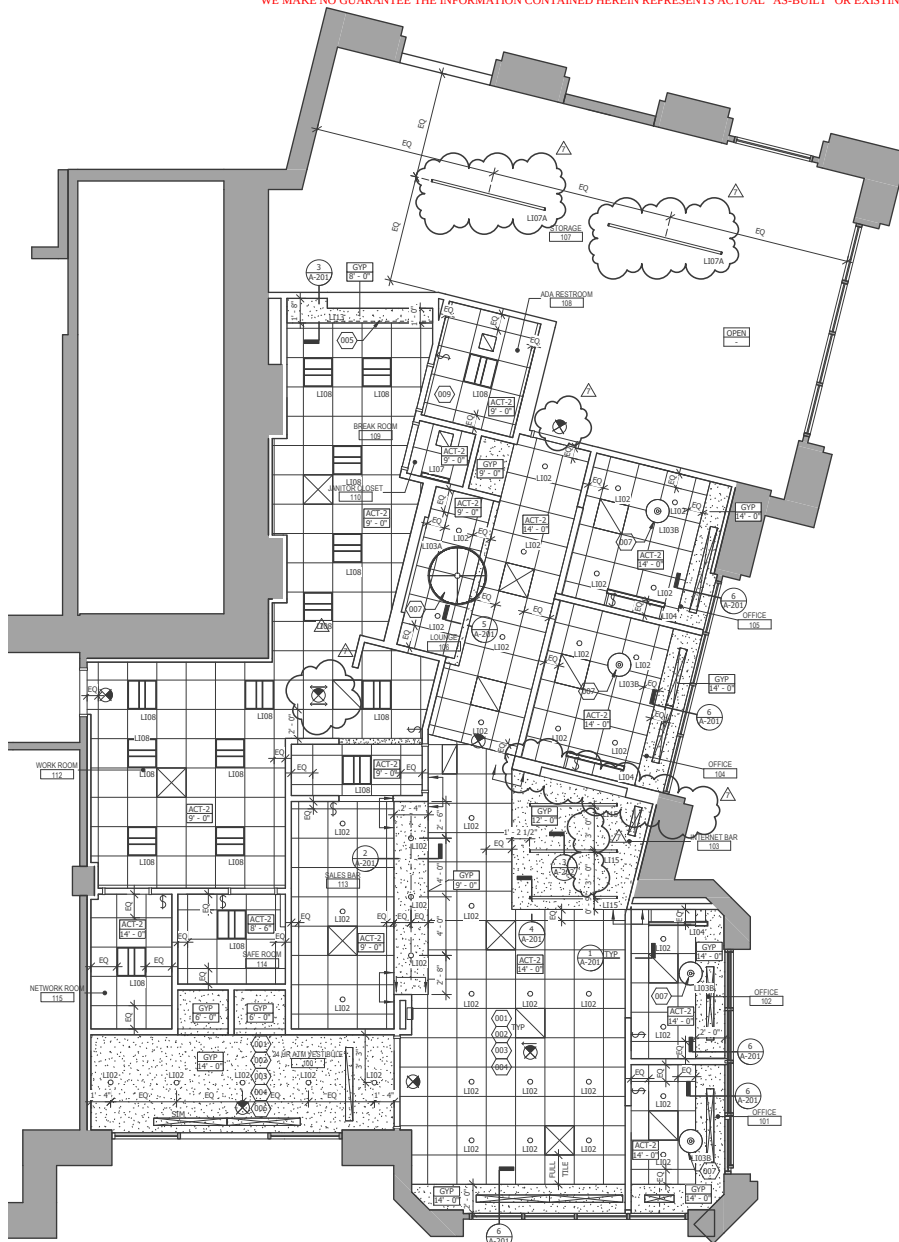
FOUNDATION PLAN

ASBUILT
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Proj #: 19.0000627.000 Reviewed By: Checker

A-101

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RCP LEGEND

- NEW ACOUSTICAL CEILING TILE- SEE DETAILS ON A-905
MANUF: ARMSTRONG
PRODUCT: ULTRA REGULAR 1912
COLOR: WHITE
GRID: SUPRAME 9/16" EXPOSED
TEE
NOTE: USE SHADOW HOLDING
7/98 AT ALL GWP PARTITIONS
- SWITCH LOCATION
SEE ENGINEER'S
DRAWINGS
- GWB - PAINT PT-1
UNLESS
OTHERWISE NOTED
- CEILING FINISH
A.F.F.

RCP KEYNOTES

- 001 REFER TO POWER PLAN A-300 AND SECURITY PLANS FOR ADDITIONAL CEILING RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO SECURITY CAMERA/DOMES, TYP THROUGHOUT.
- 002 ALL RETURN AND SUPPLY DIFFUSERS SHALL BE COORDINATED WITH MECHANICAL DWG, TYP THROUGHOUT.
- 003 NEW THERMOSTAT LOCATION(S) TO BE COORDINATED WITH ARCHITECT IN FIELD, REFER TO ENG. DWGS FOR MORE INFORMATION.
- 004 SEE MECHANICAL DRAWINGS FOR ADDITIONAL SCOPE.
- 005 UNDER CABINET TASK LIGHT- LIGHT FIXTURE TO BE SWITCHED IN CONJUNCTION W/ THE MAIN ROOM FIXTURE. REFER TO ELEVATIONS FOR MORE INFORMATION.
- 006 GC TO PROVIDE STYLEMARK LOCKABLE ACCESS PANEL(INTERSOURCE SPECIALTIES COMPANY) AT INTERIOR GWP SOFFIT FOR ACCESS TO LIGHTING POWER/DOOR WIRING, MECHANICAL UNITS, AND JUNCTION BOXES AS REQUIRED.
- 007 FINAL LOCATION OF PENDANT LIGHT TO BE DETERMINED UPON INSTALLATION OF FURNITURE BELOW. COORDINATE WITH ARCHITECT IN FIELD, REFER TO MECHANICAL DRAWINGS FOR EXHAUST VENT LOCATION
- 009

RCP GENERAL NOTES

1. CENTER FULL TILES IN ROOM (BOTH DIRECTIONS) AS INDICATED ON DRAWING. UNLESS DIMENSIONED OR NOTED OTHERWISE. REVIEW GRID LAYOUT WITH ARCHITECT PRIOR TO PROCEEDING WHEN START OF TILE LOCATIONS OR "CENTERING OF GRID IN ROOM" RESULTS IN TILE WIDTH OF LESS THAN 4".
2. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, SWITCH LOCATIONS, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWINGS FOR CIRCUITING, WIRING LAYOUT, AND ADDITIONAL INFORMATION. ALL MEP-FP DEVICE LOCATIONS NOT SHOWN ON DRAWINGS, OR IN CONFLICT WITH MEP-FP DRAWINGS, ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECT'S REFLECTED CEILING PLAN AND THE ENGINEER'S PLANS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH THE WORK.
3. FOLLOWING COMPLETION OF THE ACOUSTICAL CEILING INSTALLATION, ALL JOINTS AND GRID SHALL BE STRAIGHT, TRUE TO LINE, WITH EXPOSED SURFACES FLUSH AND LEVEL. DIRTY OR DISCOLORED SURFACES OF TILE ARE TO BE CLEANED OR REPLACED, AND LEFT FREE OF DEFECTS. AFTER 30 DAYS FROM SUBSTANTIAL COMPLETION, INSPECT THE WORK AND ADJUST TILE NOT IN ALIGNMENT WITH OTHER CEILING TILES AND REPLACE MISSING OR DAMAGED UNITS. WITHIN A ROOM OR AREA, THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED AS THE ORIGIN FOR ALL CEILING HEIGHTS ABOVE FINISHED FLOOR.
4. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL MEP/FP AND STRUCTURAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED. INSTALL DUCTWORK TIGHT TO UNDERSIDE OF BEAMS. WITH A SMALL SPACE TO AVOID VIBRATION. INSTALLATION AND/OR ALTERATION OF DUCTWORK, PIPING OR OTHER EQUIPMENT THAT WILL REQUIRE FASCAS, SOFFITS AND OTHER TRANSITIONS IN CEILING HEIGHT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR TO PROVIDE COMPLETE COORDINATION DRAWINGS FOR THE ARCHITECT AND ENGINEER'S REVIEW.
5. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER WITHIN ONE COVER PLATE U.N.O.
6. ALL FIXTURES AND DEVICES TO BE UNDERWRITERS LABORATORIES INC. (UL) LABELED.
7. LIGHT FIXTURES, SPEAKERS, SPEAKERS, RECESSED FIXTURES AND SIMILAR CEILING ELEMENTS, AND LIFE-SAFETY DEVICES SHALL BE LOCATED IN THE CENTER OF CEILING TILE IN BOTH DIRECTIONS AND SHALL ALIGN WITH ADJACENT FIXTURES, DEVICES OR HEADS IN A RUN OR ROW, U.N.O.
8. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM, LAMPS, AND SEISMIC BRACING.
9. INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, AND EXPOSED SURFACES, TO AVOID FIXTURE SOILING OR DAMAGE DURING CONSTRUCTION. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW.
10. PROVIDE BLOCKING ABOVE CEILING REQUIRED FOR ALL CEILING MOUNTED EQUIPMENT. PROVIDE ADDITIONAL SUPPORT FOR LIGHT FIXTURES AS RECOMMENDED BY FIXTURE MANUFACTURER.
11. CONTRACTOR TO VERIFY ALL PENDANT FIXTURE HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
12. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHT FIXTURE LOCATIONS.
13. CONTRACTOR SHALL REPAIR AND/OR REPLACE CEILINGS WHICH ARE REMOVED TO FACILITATE PLENUM SYSTEMS INSTALLATION.
14. PROVIDE CEILING ACCESS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE. MATCH ADJACENT CEILING FINISH U.N.O. SYSTEMS AND EQUIPMENT SECURING ACCESS SHALL BE LOCATED AT ACCESSIBLE CEILINGS - ACCESS PANELS NOT SHOWN ON DRAWINGS SHALL NOT BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL.
15. COORDINATE SCHEDULING OF WORK WITH DATA/TELEPHONE INSTALLER. INSTALL CEILING TILES AFTER FINISH PAINTING TO MINIMIZE VOC ABSORPTION INTO THE CEILING TILES. INSTALL CEILING TILES AFTER DATA/TELEPHONE CABLES HAVE BEEN INSTALLED.
16. ALL ACT CEILINGS TO BE ARMSTRONG 1912
17. ALL LIGHT FIXTURES FURNISHED BY OWNER SHALL BE U.L. APPROVED AND WHERE APPLICABLE, APPROVED BY LOCAL AUTHORITIES FOR SPECIFIED USE.
18. PAINT ALL EXPOSED DUCTWORK, PIPING AND ELECTRICAL CONDUIT, U.N.O.
19. PAINT ALL EXPOSED UNDERSIDE OF CONCRETE SLABS, U.N.O.
20. SWITCHES AND PLATES COLOR TO BE WHITE.
21. REPAIR AND/OR REPLACE COMPONENTS NECESSARY TO INSURE ALL EXISTING AND OR RELOCATED LIGHT FIXTURES ARE FUNCTIONING, INCLUDING BUT NOT LIMITED TO LAMPS, BALLASTS, AND LENSES.
22. RELAMP ALL EXISTING AND RELOCATED FIXTURES TO REMAIN.
23. ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA IN FRONT OF HOUSE MUST BE IN RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
24. GC CANNOT CHANNEL, JACKHAMMER, OR SAW-CUT SUSPENDED STRUCTURAL OR POST TENSIONED DECKS. CORING OF THE SLAB/DECK MAY BE PERMITTED WITH THE LANDLORD'S PRIOR WRITTEN APPROVAL OF THE CORE SIZE AND LOCATION. GC IS RESPONSIBLE FOR HAVING SUSPENDED STRUCTURAL AND POST TENSION DECKS X-RAYED PRIOR TO MAKING ANY PENETRATIONS. PENETRATIONS FOR POWER DRIVEN FASTENERS WITH A MAXIMUM 3/4" PENETRATION INTO PT SLABS WILL BE PERMITTED, AS WELL AS PENETRATIONS FOR ANCHOR BOLTS, IF IT CAN BE SHOWN THAT THE INSERTS WILL NOT SPALL THE CONCRETE AND ARE LOCATED TO AVOID ANY TENDONS, PRIMARY REINFORCEMENTS, AND ADORAGES. ALL PENETRATIONS SHALL BE SLEAVED, SEALED, FIRE STOPPED, AND WATERPROOFED. THE PENETRATION SLEEVE SHALL EXTEND A MINIMUM OF 4" ON EITHER SIDE OF THE SLAB, AND BE LABELED WITH THE REQUIRED NFPA RATING.

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Dallas, TX 75251



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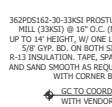
REFLECTED CEILING PLAN

AS BUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

Proj #: 19-0000627-000 Reviewed By: S.M.

A-200

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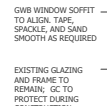
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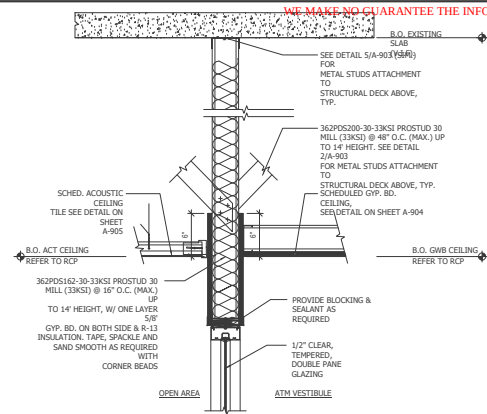
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A-201

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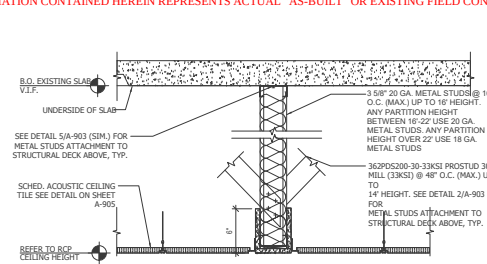
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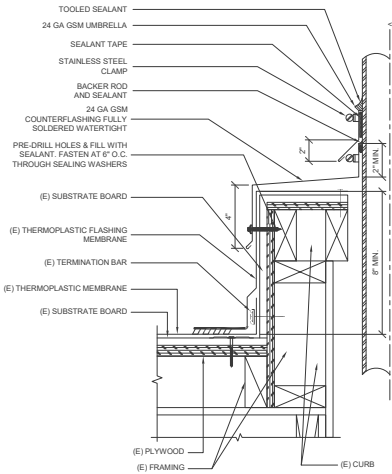
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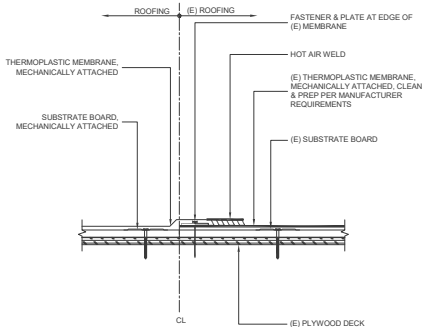
CEILING DETAIL AT ATM VESTIBULE
1 1/2" = 1'-0"



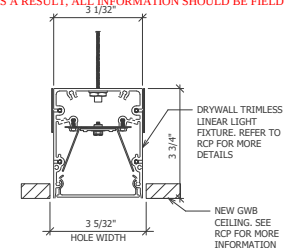
CEILING DETAIL AT OPENING
1 1/2" = 1'-0"



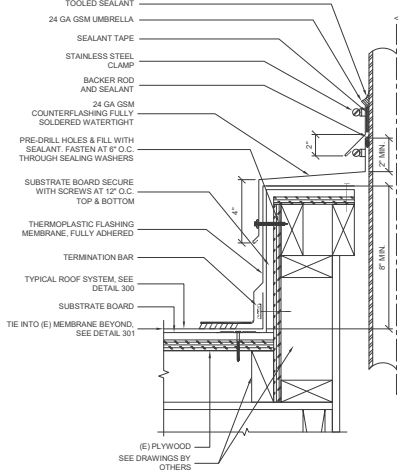
PENETRATION AT (E) CURB
12" = 1'-0"



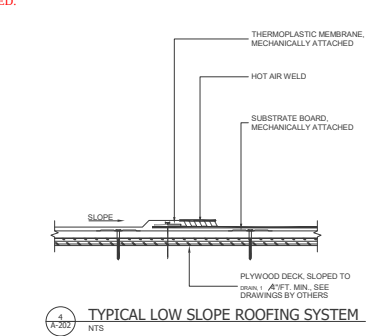
TIE-IN TO (E) ROOF
NTS



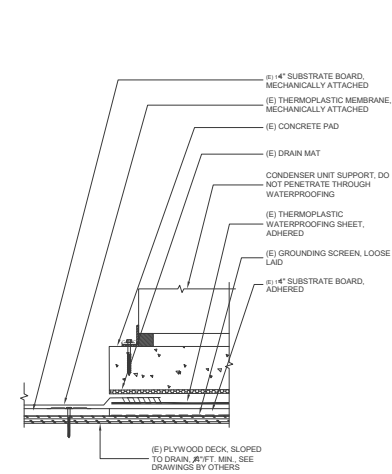
DETAIL @ RECESSED LINEAR LIGHT
6" = 1'-0"



ROOFING PLATFORM
12" = 1'-0"

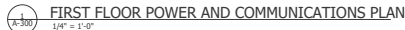


TYPICAL LOW SLOPE ROOFING SYSTEM
NTS



CONDENSOR UNIT ATTACHMENT DETAIL
12" = 1'-0"

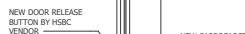
C:\Users\jfernandes\Documents\My Recent Projects\2018\19_000\0827_001_HSCC_Santa Clara_Fernandes.M4



- DUPLEX OUTLET
- QUAD OUTLET
- 220V OUTLET
- FLOOR MOUNTED DUPLEX OUTLET
- FLOOR MOUNTED QUAD OUTLET
- VOICE/DATA DEVICE
- FLOOR MOUNTED VOICE/DATA DEVICE
- FLOOR MOUNTED DUPLEX OUTLET/VOICE DEVICE
- FLOOR STUB
- CARD READER
- NEW ELECTRICAL JUNCTION BOX FOR AV EQUIPMENT: # DENOTES NUMBER OF GANG BOXES
- DOOR RELEASE BUTTON

[illegible]

1. MOUNTING HEIGHTS OF DEVICES ARE SHOWN ON LOCATION ELEVATION DETAIL, U.S.O.
2. IF THERE ARE NO POWER OR DATA OUTLETS IN ONE LOCATION, SHALL BE INSTALLED IN A COMMON MULTI-GANG BOX WITH A COMMON FACEPLATE, WHERE POSSIBLE. MUST MULTIPLE CONTROLS ARE REQUIRED, THERE ARE NO POWER OR DATA OUTLETS IN ONE LOCATION, REFER TO EXISTING DRAWINGS FOR THERMOSTAT, FIRE ALARM, AND/OR SMOKE DETECTOR. IF THERE ARE NO OUTLETS, THE REQUIREMENTS SUBMIT VOUCHER TO ARCHITECT FOR REVIEW AND NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN ARCHITECTURE AND ELECTRICAL DRAWINGS.
3. IF THERE ARE NO OUTLETS IN ONE LOCATION, THE CONTRACTOR WHERE SWITCHES FOR DEVICES OTHER THAN LIGHTS (IE. EXHAUST FAN, ETC.) SHALL BE INSTALLED IN A COMMON MULTI-GANG BOX, LOCATE LIGHT SWITCHES CLOSEST TO THE DOOR.
4. IF THERE ARE NO OUTLETS IN ONE LOCATION, THE CONTRACTOR BRIDGE RACKS ARE NEEDED TO AVOID NEEDED LOCATIONS. DIMENSIONS OF WALL OUTLETS INDICATED ON DRAWINGS ARE THE MINIMUM. IF WALL OUTLET IS NOT AVAILABLE, THE CONTRACTOR MUST OUPLET OR GROUP OF OUTLETS. CENTER OUTLET ON WALL IF AVAILABLE. IF WALL OUTLET IS NOT AVAILABLE, THE CONTRACTOR MUST OUPLET ON BACK ON OPPOSITE SIDES OF SHARED PARTITIONS. STUDIES TO OBTAIN SIDES OF PARTITION SHALL NOT OCCUPY THE SAME SIZED WALL.
5. PRIOR TO CORING, CONFIRM THAT THERE ARE NO OBSTRUCTIONS TO CORING. PRIOR TO CORING, THE CONTRACTOR SHALL CONFIRM FLOOR CORE LOCATIONS WITH ARCHITECT, FURNITURE, AND/OR DRIVING PARTITION. PRIOR TO CORING, THE CONTRACTOR TO PATCH AND FIRSTFOOT ALL SLAB PENETRATIONS.
7. ALL OUTLETS LOCATED ABOVE OR BELOW THE COUNTER TOPS IN THE KITCHEN, BATH, AND SINK ARE REQUIRED TO BE INSTALLED. FIELD ADJUST ALL WIRPS FOR SYSTEMS FURNITURE FEEDS TO MATCH THE SYSTEMS FURNITURE FEEDS TO THE SYSTEMS FURNITURE LENGTH.
8. ALL DEVICES AND TO BE CONNECTED BY CONDUIT U.S.O. VPLY. REQUIRED CONDUIT SIZE FOR ANY WIRING WITH ANY VENDOR PRIOR TO INSTALLATION AND CORING.
9. UNDERGROUND IS NOT TO BE USED FOR REFERENCE ONLY.
10. WHERE EXISTING DEVICES HAVE BEEN REMOVED, PATCH AND FINISH TO MATCH EXISTING CELL.
11. COORDINATE WORK WITH SECURITY VENDOR PRIOR TO COMMENCING WORK. NEW ELECTRICAL / SECURITY DEVICES TO BE INSTALLED AT HEIGHT AS SHOWN ON EXISTING DRAWINGS.
12. LINE A LOW VOLTAGE WIRING CONDUIT TO BE CONCEALED U.S.O. THE EXISTING WALL OR FLOOR.
13. ALL ELECTRICAL OUTLET GROUPS, SECURITY CAMERAS, AND, AND/OR FLUSH SEAMLESS WITH THE SURFACE IT IS MOUNTED ON.
14. ALL SECURITY DEVICES AND SYSTEMS LOCATED AT THE STOREFRONT. THE U.S.O. TO BE INSTALLED AT THE STOREFRONT DESIGN AND FINISH.
15. THE EXISTING EXTERIOR AND/OR ILLUMINATED SIGNAGE MUST BE PLACED AT THE INSIDE OF THE STOREFRONT SYSTEM WITH THE PRENSE. SIGNAGE MUST BE INSTALLED AT LEAST 3'-0" OFF THE STOREFRONT.



A-300

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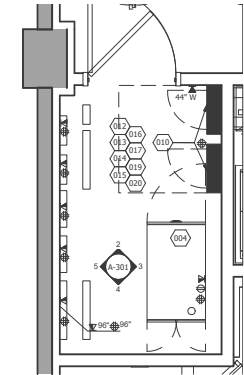
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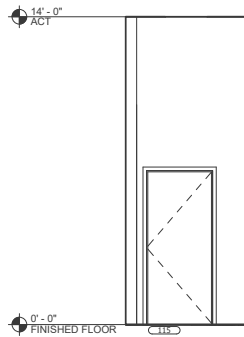
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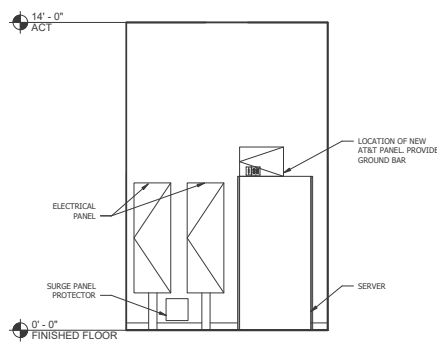
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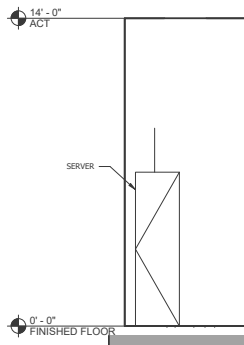
115 ENLARGED NETWORK ROOM
1/2" = 1'-0"



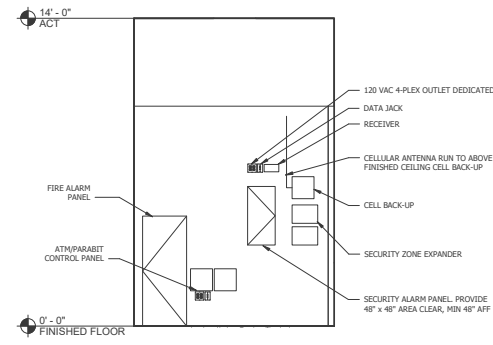
115 NETWORK ROOM NORTH
3/8" = 1'-0"



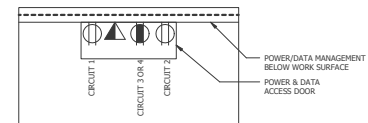
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3/8" = 1'-0"



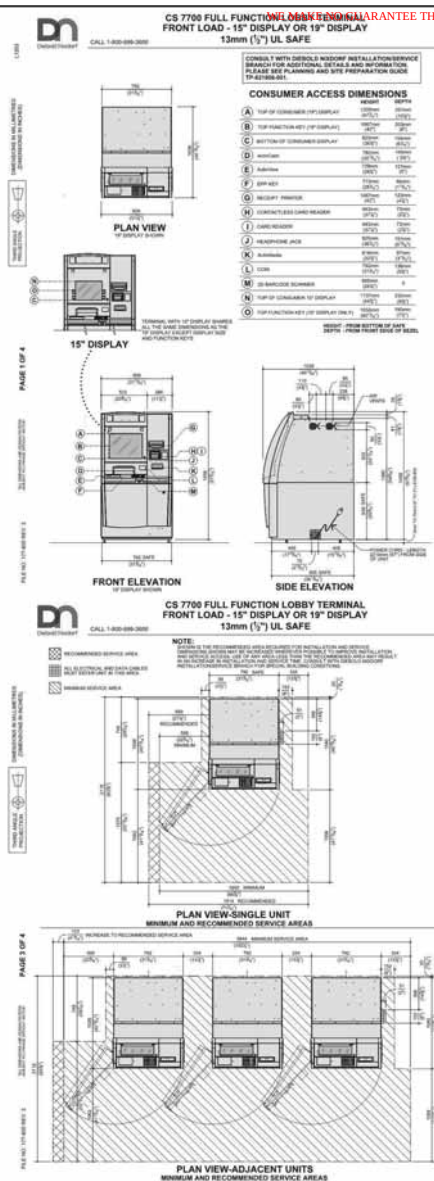
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3/8" = 1'-0"



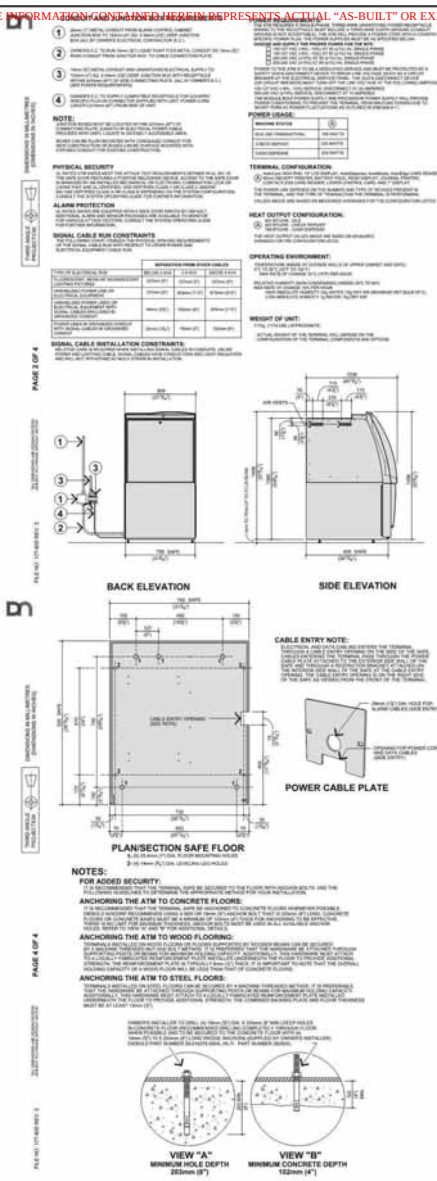
115 NETWORK ROOM WEST
3/8" = 1'-0"



ENLARGED DETAIL @ TYPICAL FURNITURE SYSTEM/WIREMOLD
3/4" = 1'-0"



 DETAILS FOR DIEBOLD 7700
12" = 1'-0"



2
A-302

DETAILS FOR HAMILTON SAFE 18-101 L

12" = 1'-0"



3
A-302

BRaille FOR ATM

12" = 1'-0"



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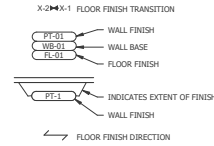
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ATM AND SAFE SPEC SHEETS

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FINISH PLAN LEGEND



FINISH PLAN KEYNOTES

- 001 G.C. TO PREP SLAB WITH ARDEX FEATHER FINISH #0-50318 AT ALL AREAS REQUIRED FOR A LEVEL FLOOR.
- 002 ALL PARTITIONS AND NEW WALL ENCLOSURES WITHIN CUSTOMER-FACING AREAS TO RECEIVE A LEVEL 5 FINISH
- 003 G.C. TO PROVIDE BLACK STONE SADDLE TRANSITION AS SPECIFIED AT WET LOCATIONS
- 004 ALL GIVE CEILING TO BE PT-01, FLAT FINISH U.O.N., TYPICAL THROUGHOUT
- 005 CARPET TILE START POINT AND INSTALLATION DIRECTION-REFER TO FINISH SCHEDULE FOR CARPET TILE INSTALLATION METHOD. PERIMETER TO ALIGN WITH WALLS AS SHOWN.
- 006 NEW WALL MOUNTED TACK BOARD PROVIDED BY HSBC FURNITURE VENDOR.
- 007 CARPET/VINYL TRANSITION TO ALIGN WITH CORRIDOR SIDE OF NEW PROJECT WALL PARTITION AT SLIDING DOOR LOCATIONS. COORDINATE TRANSITION LOCATION WITH ARCHITECT
- 008 EXTEND WOOD VINYL FLOORING TO FACE OF SALES BAR; NO CARPET TO BE VISIBLE FROM CUSTOMER FACING SIDE
- 009 FLOOR TO SLOPE TO FLOOR DRAIN AND CANNOT BE SLOPED MORE THAN 2% FOR ACCESSIBILITY
- 010 AT JANITOR'S CLOSET, PROVIDE FRP-01 COMPOSITE WALL COVERING AT (3) THREE WALLS, UP TO 48" A.F.F. PAINT FINISH (PT-01) ABOVE
- 011 LINE OF INTERNET BAR SOFFIT ABOVE, PAINT FASCIA PT-04, PAINT BOTTOM OF SOFFIT PT-01. SEE FINISH KEY NOTE #13.
- 012 EXTEND SCHEDULED LVT FLOOR FINISH AND WALL BASE BELOW SINK TO PARTITION, REFER TO MILLWORK SECTION DETAIL FOR MORE INFORMATION.
- 013 PROVIDE 1/4" SHADOW REVEAL AT TRANSITION/EXTENTS OF W/4 PAINTED SOFFIT FASCIA. SHADOW HOLDING CREATES TRANSITION LINE BETWEEN WHITE AND RED PAINT
- 014 NEW CUSTOM FEATURE MILLWORK AS SCHEDULED (W/0-01) PAINT BACK PANEL AND TV SCREEN RECESS BLACK (PT-01), REFER TO ELEVATIONS AND DETAILS FOR MORE INFORMATION

FINISH GENERAL NOTES

1. REFER TO A-401 FOR FINISH SCHEDULE.
2. REFER TO FLOOR TRANSITION DETAILS ON A-301.
3. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
4. REPAIR & PREPARE EXISTING SURFACES SHOWN TO REMAIN AS REQD. FOR APPLICATION OF NEW FINISHES.
5. PREPARE SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
6. IN ALL AREAS WHERE DEMOLITION/REMOVAL OF TILE, PARTITIONS, ETC. CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISH FLOORING.
7. COMMENCEMENT OF WORK BY CONTRACTOR SHALL INDICATE ACCEPTANCE OF EXISTING CONDITIONS FOR INSTALLATION OF NEW FINISH MATERIALS.
8. ALL ACCESS PLATES, PANEL BOXES, ETC. SHALL BE PAINTED TO MATCH ADJACENT WALL. IF ADJACENT WALL IS FINISHED WITH WALL COVERING, PANEL SHALL BE SPECIFIED BY NELSON.
9. CONTRACTOR SHALL PROVIDE (3) 8-1/2" X 11" SAMPLE BRUSH-OUTS OF EA. PAINT COLOR TO NELSON FOR APPROVAL 2 WEEKS MIN. PRIOR TO COMMENCEMENT OF WORK. APPROVAL IS REQUIRED, PRIOR TO PURCHASE OF PAINT. REFER TO SPECIFICATION SHEET FOR DETAILS.
10. ALL TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.
11. ALL FINISH MATERIALS SHALL BE SUBMITTED TO NELSON FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS. CONTRACTOR SHALL SUBMIT A MINIMUM OF (2) SAMPLES OF EACH MATERIAL FOR APPROVAL INCLUDING STAIR ACCENT STRIP FINISH MATERIAL. WHERE CERAMIC OR NATURAL STONE TILES ARE SPECIFIED, SUBMITTAL SAMPLES SHALL BE FULL-SIZED SAMPLES TO MATCH THE SIZE SPECIFIED ON THE DRAWINGS.
12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH 2016 CBC SEC. 803. ALL FLOOR FINISHES SHALL COMPLY WITH 2016 CBC SEC. 804. ALL DECORATIVE TRIM SHALL COMPLY WITH 2016 CBC SEC. 806.
13. ALL CARPET SHALL COMPLY WITH 2016 CBC SECTION 11B-302.2.
14. ALL CARPET TESTING SHALL MEET WPA-231 TESTING, CLASS 1 OR II & ASTM E648.
15. ALL WOOD AND RUBBER BASE TESTING SHALL MEET ASTM E94, CLASS B & <450 SHORE DEVIATION REQUIREMENTS.
16. ALL WALLCOVERING (ADHESED) INCLUDING FRP PANELS SHALL MEET WPA-286 TESTING & SHALL BE CLASS "C" IN ROOMS & CORRIDORS.
17. VINYL WALL BASE SHALL NOT BE INSTALLED AT CASEWORK UNLESS SPECIFICALLY NOTED.
18. NATURAL AND STAIN GRADE WOOD BASE SHALL BE IN LENGTHS NO LESS THAN 6' UNLESS REQUIRED BY LAYOUT, GRAIN, COLOR, & TEXTURE SHALL MATCH AS CLOSELY AS POSSIBLE WITH ADJACENT BASE.
19. CONTRACTOR SHALL CONFIRM CARPET INSTALLATION DIRECTION WITH NELSON PRIOR TO INSTALLATION FOR DIRECTIONAL & PATTERNED CARPET.
20. MAX. VERTICAL CHANGE IN FINISH FLOOR LEVEL SHALL BE 1/4" OR, W/ REVEALED CHANGE IN LEVEL, LESS THAN 1/2". FIRM & GROUND SURFACES SHALL BE STABLE, FIRM, & SLIP-RESISTANT. (2016 CBC 11B-302).
21. CONTRACTOR SHALL FURNISH AN ADDITIONAL 5% MIN. OF SPECIFIED CARPET TILE UPON PROJECT COMPLETION FOR THE TENANT. MATERIAL SHALL BE FROM THE SAME PRODUCTION RUN AS THE INSTALLED PRODUCT AND SHALL BE PACKAGED WITH IDENTIFYING LABELS.
22. PAINT FINISHES SHALL BE AS FOLLOWS, U.O.N.:
 - A. FLAT: GYP. BD. SOFFITS, GYP. BD. CEILINGS (EXCEPT RESTROOMS), OPEN C.G. STRUCTURE, CAP SHEETS.
 - B. EGGSHELL: ALL WALLS, U.O.N.
 - C. SEMI GLOSS: PAINTED STAIR RAILS, RESTROOM WALLS & CEILINGS, JANITOR CLOSETS, PAINT GRADE DOORS & FRAMES, EXPOSED STEEL K-BRACING AND COLUMNS.
23. ADHESIVES, SEALANTS, PAINTS, COATING, CARPET SYSTEM INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE EMISSION LIMO REQUIREMENT PER 2016 CBC SECTION 5.504.4.1-6.
24. ALL CUSTOMER FACING WALLS TO RECEIVE LEVEL 5 FINISH. ALL OTHER WALLS IN EMPLOYEE AREAS TO RECEIVE LEVEL 4 FINISH.
25. BLACK-OUT GLASS, TINTING, OR PAINTING OF THE STOREFRONT ARE NOT TO BE PROVIDED ON THIS PROJECT.

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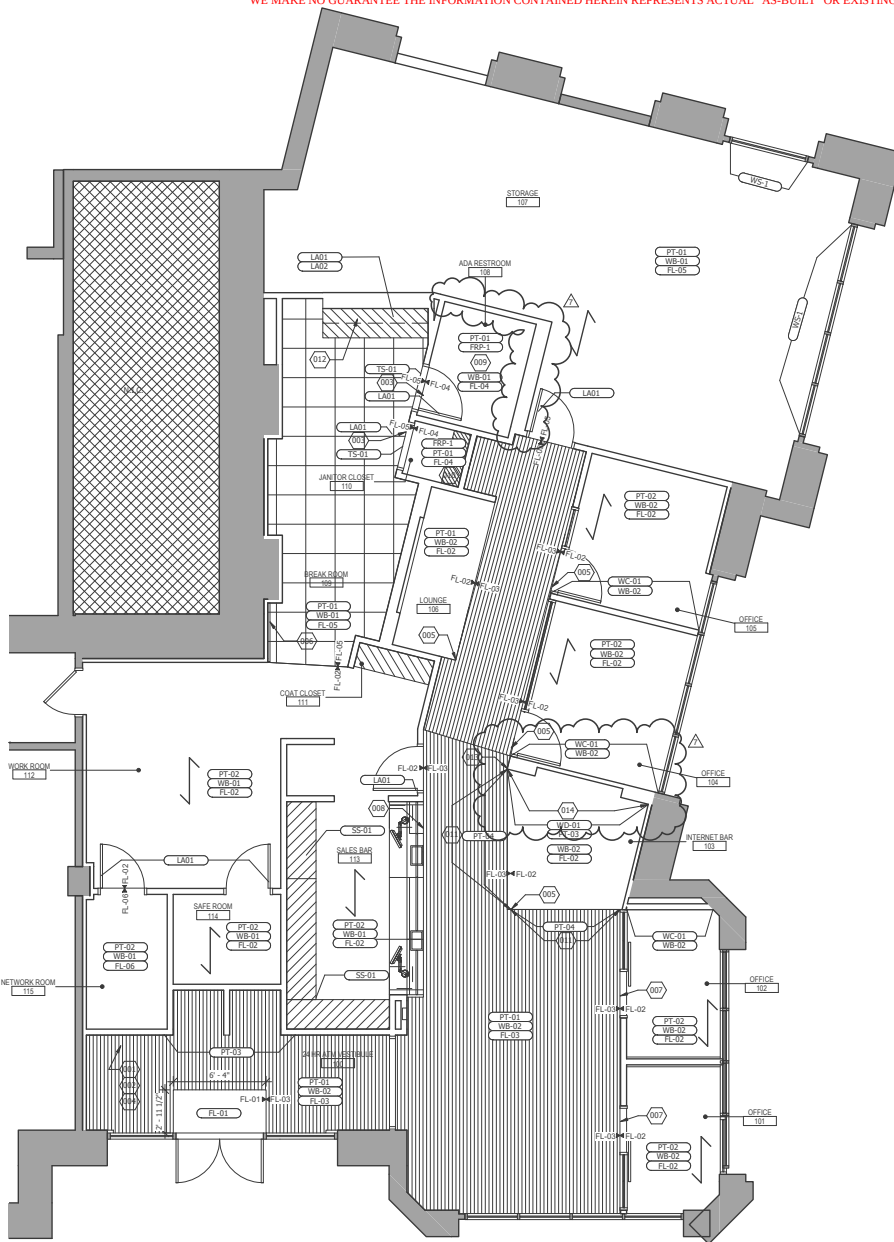
FINISH PLAN

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Proj #: 19.0000827.000 Reviewed By: S.M.

A-400

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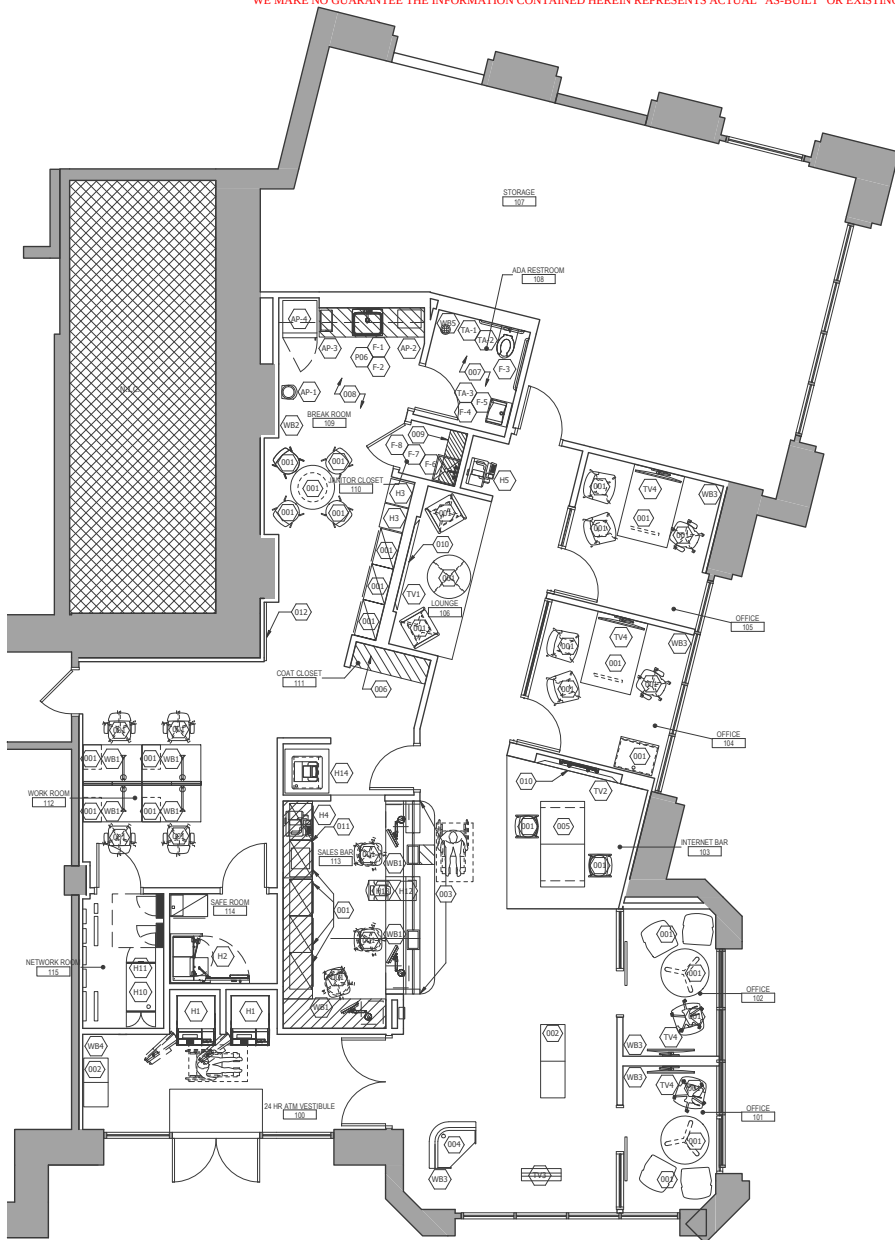
z_FINISH SCHEDULE							
ID	Manufacturer	Style	Color	Product Number	Size	Remarks	Contact
CARPET							
FL-01	CS GROUP	PEDIMAT M1 ENTRY SYSTEM; FRAME: PEDIMAT M1 3/4" LEVEL BASE	7323 CASTLE GRAY SERRATED ALUMINUM	-	REFER TO FINISH PLAN	RECESS FLOOR PER MANUFACTURER'S RECOMMENDATIONS FOR SMOOTH AND LEVEL INSTALLATION	
FL-02	INTERFACE	CLEAR ANODIZED ALUM FINISH ON LINE	103786 INK	138700AK00	25 CM x 1 M	ASHLAR INSTALLATION PATTERN; FLAME SPREAD: EN 13501-1	KRISTI ZINGALE KRISTI.ZINGALE@INTERFACE.COM 646-740-7633
FIBERGLASS PANEL							
FRP-1	CRANE COMPOSITES	GLASBORO	GRAY 636, SMOOTH	-	PANEL SIZE: 4'X8', CUT TO SIZE-REFER TO INTERIOR ELEVATIONS	PROVIDE MANUFACTURER'S STANDARD TRANSITIONS AND CORNER EDGE TRIM	
LAMINATE							
LA01	WILSONART	HPL WOOD LAMINATE	NATURAL RIFT 7954-12	-	-	CABINET INTERIOR (WHERE OCCURS) TO BE ALMOND MELAMINE FINISH	JOHN SCOTT SCOTT JSEARBORITE.COM 415-938-7400
LA02	PRIONITE	CHARCOAL CHROMATRIX	AE11-J CRYSTAL	-	-	FLAME SPREAD RATING: 15	
LVT							
FL-03	INTERFACE	LEVEL SET COLLECTION: TEXTURED WOODGRAINS	A00406 ANTIQUE LIGHT OAK	-	25 CM x 1 M	ASHLAR INSTALLATION PATTERN; PREP FLOOR WITH ARDEX FEATHER FINISH	KRISTI ZINGALE KRISTI.ZINGALE@INTERFACE.COM 646-740-7633
FL-05	INTERFACE	LEVEL SET COLLECTION: NATURAL STONE	A00103 COOL IMPALA MARBLE	-	50 CM X 50 CM	MONOLITHIC INSTALLATION PATTERN	KRISTI ZINGALE KRISTI.ZINGALE@INTERFACE.COM 646-740-7633
MISC.							
FL-04	FORBO	ETERNAL STEP SR	CHARCOAL 174992	-	79" ROLL WIDTH	PREP FLOOR WITH ARDEX FEATHER FINISH	SEAN LANCE SEAN.LANCE@FORBO.COM 951-236-8656
FL-06	ARMSTRONG	STATIC DISSIPATIVE SOT	51956 FOSSIL GREY	-	12" X 12"	BRICK INSTALLATION PATTERN; GC TO PROVIDE GROUNDING AS REQUIRED BY MANUF SPECS; FLAME SPRED: ASTM E648	
PAINT							
PT-01	SHERWIN WILLIAMS	PRO MAR 2000P ZERO VOC INTERIOR LATEX PAINT	MATCH PPG PAINTS LINEN RUFFLE 1075-1	-	-	LOW GLOSS EGGSHELL (WALLS); FLAT FINISH (CEILINGS); SEE W-00 FOR HM DOOR AND FRAME FINISH; FLAME SPREAD-CLASS A (0-25)	REBECCA SMITH REBECCA.SMITH@SHERWIN.COM 516-375-1912
PT-02	SHERWIN WILLIAMS	PRO MAR 2000P ZERO VOC INTERIOR LATEX PAINT	SW7667 ZIRCON, EXTRA WHITE BASE	-	-	LOW GLOSS EGGSHELL (WALLS)	REBECCA SMITH REBECCA.SMITH@SHERWIN.COM 516-375-1912
PT-03	SHERWIN WILLIAMS	PRO MAR 2000P ZERO VOC INTERIOR LATEX PAINT	MATCH BENJAMIN MOORE BLACK SATIN 2131-10	-	-	LOW GLOSS EGGSHELL (ACCENT)	REBECCA SMITH REBECCA.SMITH@SHERWIN.COM 516-375-1912
PT-04	SHERWIN WILLIAMS	PRO MAR 2000P ZERO VOC INTERIOR LATEX PAINT	MATCH BENJAMIN MOORE PATRIOT RED 2080-20	-	-	LOW GLOSS EGGSHELL (ACCENT)	REBECCA SMITH REBECCA.SMITH@SHERWIN.COM 516-375-1912
SOLID SURFACE							
SS-01	DUPONT	CORIAN SOLID SURFACE	DESIGNER WHITE	-	SLAB SIZE: 4' X 8' CUT TO SIZE	SEAMING AND JOINT ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS	
TRANSITION STRIP							
TS-01	G.C.	MARBLE STONE SADDLE	BLACK	-	FIT TO DOOR	REFER TO FLOOR TRANSITION DETAILS FOR MORE INFORMATION	
WALL BASE							
WB-01	JOHNSONITE	VINYL WALL BASE	#40 BLACK	-	4" H	FLAME SPREAD- ASTM E 84 - CLASS B, < 450	-
WB-02	GC	MELLYWORK WALL BASE	BLACK	-	4" H	1/8" BEVELED EDGE	-
WALL COVERING							
WC-01	MURASPEC	METROPOLITAN	08A17 GREY	11281	130 CM ROLL WIDTH	-	SIMON ANDREWS SANDREWS@MURASPEC.COM +41 (0)7789480938
WINDOW SHADE							
WS-1	MECHOSHADE	EUROTWILL REVERSIBLE WEAVE 6000 SERIES	6004 SAND	-	-	3% OPEN	REBECCA SMITH REBECCA.SMITH@SHERWIN.COM 516-375-1912
WOOD							
WO-01	GC	WOODWORKS GRILLE (CUSTOMLENGTH)	GRILLE WALNUT (GWN)	-	-	PROVIDE FINISHED EDGES AS REQUIRED. REFER TO INTERIOR ELEVATION FOR GRILLE TILE LAYOUT AND SIZING AT INTERNET BAK TOUCH SCREEN WALL, GYP. BD. WALL BEHIND SLATS TO BE PRE-PAINTED PRIOR TO SLAT TILE INSTALLATION. CLASS C ASTM E84. GC TO PROVIDE MANUF. AVAILABLE CLASS A INTUMESCENT TREATMENT	-

FINISH SCHEDULE

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FIRST FLOOR FURNITURE PLAN
1/4" = 1'-0"

FURNITURE GENERAL NOTES

1. REFER TO A-501 FOR FURNITURE, EQUIPMENT, PLUMBING & ACCESSORIES SCHEDULE.
2. FURNISH AND INSTALL ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION, INCLUDING SUPPORTS, BRACKETS, CONNECTORS, ELECTRICAL COMPONENTS, FILERS AND TRIM. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. SHOP DRAWINGS SHALL INDICATE THE LOCATION, SIZE, OF ALL FURNISHINGS TO BE PROVIDED, AS WELL AS RELATED AND WORK TO BE PERFORMED BY OTHER CONTRACTORS, AND KEY DIMENSIONS TO BE MAINTAINED BY OTHERS.
3. SUBMIT SAMPLES OF ALL FINISHED FOR REVIEW PRIOR TO INSTALLATION.
4. GLAZED PANELS (WHERE INDICATED) SHALL BE GLAZED WITH 1/4" ACRYLIC, CLEAR OR 1/4" SAFETY GLASS, CLEAR U.O.N. KEYBOARD TRAYS, WHERE INDICATED, SHALL BE RETRACTABLE AND ADJUSTABLE/ARTICULATED.
5. ALL PEDESTALS, FILES, CREDENZAS, CABINETS, ETC SHALL BE OF METAL CONSTRUCTION AND HAVE KEYS LOCKS U.O.N.
6. SEE POWER PLAN FOR LOCATIONS OF ELECTRIFIED FURNITURE PANELS.
7. ALL WALL MOUNTED ELEC OUTLETS AT DESKS ARE TO BE 18" AFF U.O.N. FURNITURE MANUFACTURER TO PROVIDE CUT OUTS IN DESK SUPPORT PANELS WHERE REQUIRED FOR ACCESS OUTLETS.
8. COORDINATE LOCATIONS WITH ARCHITECT.
9. ALL ELEC OUTLETS AT PREMIER RADIATORS ARE MOUNTED AT RADIATOR KICKSPACE. FURNITURE MANUFACTURER TO PROVIDE CUT OUTS IN DESK SUPPORT PANELS WHERE REQUIRED FOR ACCESS OUTLETS. COORDINATE LOCATIONS WITH ARCHITECT.
10. ALL DESKS TO HAVE FULL MODesty AND END PANELS AND EXPOSED ENDS U.O.N.
11. ALL DESK SURFACES AND RETURNS SURFACES SHALL HAVE ONE (1) GROHMET EACH, LOCATED PER CLIENT'S STANDARDS.
12. ALL PLASTIC LAMINATE TO BE 60" H, SELECTED FROM A SINGLE LAMINATE MANUFACTURER. INCLUDE UPCHARGES AS REQUIRED TO ENSURE COORDINATE OF LAMINATE COLOR BETWEEN FURNITURE MANUFACTURERS.
13. STEEL SHELVES SHALL BE 18 GAUGE MIN. LOADING AS INDICATED. UPRIGHTS SHALL BE 1" OF STEEL, PERFORATED 1" O.C. ALL UNITS SHALL INCLUDE (7) SEVEN SHELVES, UPRIGHTS AT 7'-3" H. CROSSBRACING AND SANITARY BASES AT ALL EXPOSED SIDED. COLOR TO BE DETERMINED.
14. ALL WORKSURFACES AND TABLE TOPS SHALL HAVE RADIUS EDGE OR SELF-EDGE.
15. ALL PEDESTALS AND FIELD SHALL BE LETTER SIZE, U.O.N.
16. WOOD WORKSURFACES SHALL BE COMPOSED OF FULL CUT WOOD VENEER OVER SUBSTRATE. RE-CUT, TECH-GRAIN, RECONSTITUTED, ETC SHALL NOT BE ACCEPTED.
17. ALL FURNITURE INSTALLATION SHALL BE PERFORMED BY MEMBERS OF APPROPRIATE TRADE UNIONS.
18. MAINTAIN A 3'-0" MIN OPENINGS AT ALL SUPERVISOR STATIONS.
19. ALL WORK SURFACES AND TOPS TO BE LAMINATE.
20. ALL RETURNING TO BE AT DESK HEIGHT U.O.N.
21. ALL PEDESTALS TO BE (2) TWO BOX DRAWERS OVER (1) ONE FILE DRAWER. VERY BASE HEIGHT TO ACHIEVE REQUIRED WORK SURFACE HEIGHT. ALL DRAWER PULLS TO BE RECTANGULAR, RECESSED, CHROME FINISH.
22. ALL OFFICE FURNITURE TO BE HELD OFF STOREFRONT GLASS 6" MIN.
23. ALL OFFICE FURNITURE TO BE HELD OFF STOREFRONT GLASS 6" MIN.

FURNITURE PLAN KEYNOTES

- 001 NEW FURNITURE BY HSBC VENDOR
- 002 NEW CUSTOM MILLWORK BE-LEVEL CHECK DESK BY HSBC VENDOR. GC TO COORDINATE INSTALLATION WITH VENDOR.
- 003 NEW CUSTOM MILLWORK SALES BAR (TELLER) BY HSBC VENDOR. GC TO COORDINATE INSTALLATION WITH VENDOR. GC TO PROVIDE FLOOR BOX UNIT BELOW
- 004 NEW CUSTOM MILLWORK QUICK COUNCIL UNIT BY HSBC VENDOR. GC TO COORDINATE INSTALLATION WITH VENDOR. GC TO PROVIDE FLOOR BOX UNIT BELOW
- 005 NEW CUSTOM MILLWORK INTERNET BAR BY HSBC VENDOR. GC TO COORDINATE INSTALLATION WITH VENDOR. GC TO PROVIDE FLOOR BOX UNIT BELOW
- 006 GC TO PROVIDE AND INSTALL COAT ROD AND TOP SHELF. SEE ELEVATION 10A700
- 007 REFER TO ENLARGED PLANS AND ELEVATIONS ON SHEET A-400 FOR LOCATIONS OF RESTROOM PLUMBING FIXTURES AND ACCESSORIES.
- 008 REFER TO ELEVATIONS FOR PANTRY EQUIPMENT, PLUMBING FIXTURES, AND ACCESSORY LOCATIONS.
- 009 PROVIDE ADJUSTABLE WIRE SHELVING INSIDE JANITOR CLOSET. PROVIDE BLOCKING IN WALL AS REQUIRED. REFER TO DETAIL 91A-800
- 010 NEW RECESSED DIGITAL SCREEN, GC TO COORDINATE WITH VENDOR FINAL OPENING REQUIREMENTS, POWER, AND IN WALL BLOCKING AS REQUIRED.
- 011 REAR SALES BAR COUNTER MILLWORK BY GC. TELLER EQUIPMENT BY HSBC VENDOR. GC TO PROVIDE P-LAM FILLS MATCHING FURNITURE AS REQUIRED. REFER TO INTERIOR ELEVATIONS. LATERAL FILES BELOW ARE FURNITURE VENDOR'S SCOPE.
- 012 NEW WALL MOUNTED TACK BOARD BY HSBC VENDOR.

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REISSUE FOR PERMIT	3	09/10/2019
ISSUE FOR BID	4	09/24/2019
ISSUE FOR L1 COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

FURNITURE PLAN

FOR REFERENCE ONLY

ASBUILT
Evans & Son, Inc
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A-500

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ISSUE FOR BID	4	09/24/2019
ISSUE FOR L.C. COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

**FURNITURE, FIXTURES,
& EQUIPMENT
SCHEDULE**

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Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

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A-501

ACCESSORIES SCHEDULE										
Tag ID	Description	Manufacturer	Product Number	Finish	Furnished by HSBC	Furnished by GC	Furnished by HSBC Vendor	Installed by HSBC	Installed by GC	Installed by HSBC Vendor
P06	PAPER TOWEL HOLDER	SIMPLE HUMAN	SKU 4KT1024	-	X			X		
WB1	WASTE BASKET	RUBBERMAID	FG254300 BLA	BLACK		X			X	
WB2	WASTE BASKET	RUBBERMAID	P-2894GR & H-13818BL	GRAY & BLUE		X		X		
WB3	WASTE BASKET	CONTAINER STORE	10023221	BLACK		X			X	
WB4	WASTE BASKET	GLARO	FT-1925A	METAL, SIDE OPENING TOP FLAP		X			X	
WB5	WASTE BASKET	SIMPLE HUMAN	QW1950	METAL, STEP ON FLIP OPEN		X			X	

APPLIANCE SCHEDULE										
Tag ID	Description	Manufacturer	Product Number	Finish	Furnished by HSBC	Furnished by GC	Furnished by HSBC Vendor	Installed by HSBC	Installed by GC	Installed by HSBC Vendor
AP-1	WATER FOUNTAIN / BOTTLE FILLER	ECOSTREAM	1901 INTERPURE2	STAINLESS STEEL		X			X	
AP-2	MICROWAVE	LG	LMC975ST	STAINLESS STEEL		X			X	
AP-3	COFFEE MACHINE	-	-	-	X				X	
AP-4	REFRIGERATOR	GE	GTS180SHSS	STAINLESS STEEL		X			X	

BANK EQUIPMENT SCHEDULE										
Tag ID	Description	Manufacturer	Product Number	Finish	Furnished by HSBC	Furnished by GC	Furnished by HSBC Vendor	Installed by HSBC	Installed by GC	Installed by HSBC Vendor
H1	FREESTANDING ATM	DEBOLD	7700	-			X			X
H2	SAFE	HAMILTON SAFE	1B-101 L	-			X			X
H3	SHRED IT BIN	-	-	-	X			X		
H4	MFD (MULTI FUNCTION DEVICE)	HP PRINTER (BW)	LASERJET ENTERPRISE 500 MFP M525n	-	X			X		
H5	MFD (MULTI FUNCTION DEVICE)	HP PRINTER (COLOR)	LASERJET ENTERPRISE 500 MFP M525dn	-	X			X		
H10	NETWORK CABINET	-	-	-			X			X
H11	DVR CABINET	-	-	-			X			X
H12	CASH RECYCLER	GLORY	RGB-100	-	X					
H13	AUTOMATIC COIN DISPENSER	GLORY	INSTALCHANGE	-	X					
H14	INSTANT ISSUE (ID)	MAGTEK	EXPRESSCARD 2000	-	X					
TV1	80" DIGITAL MARKETING SCREEN (SOUND)	NEC	V8640 (75.9" x 43.7" x 2.0")	-			X			X
TV2	75" TOUCH SCREEN DISPLAY (INTERNET BAR)	SAMSUNG	QB75H-TR (68.6" x 39.8" x 1.4")	-			X			X
TV3	55" DIGITAL MARKETING SCREEN	DYNASCAN	DSS52L74-1 (48.8" x 27.95" x 3.45")	-			X			X
TV4	43" DISPLAY (OFFICES)	NEC	C431 (38.2" x 22.0" x 1.8")	-			X			X

PLUMBING FIXTURES & TOILET ACCESSORIES SCHEDULE										
Tag ID	Description	Manufacturer	Product Number	Finish	Furnished by HSBC	Furnished by GC	Furnished by HSBC Vendor	Installed by HSBC	Installed by GC	Installed by HSBC Vendor
F-1	SINGLE BOWL SINK	ELKAY	LM40Q1919551	STAINLESS STEEL		X			X	
F-2	FAUCET	KRAUS	QUETTO KPF-2620	CHROME		X			X	
F-3	WATER CLOSET	AMERICAN STANDARD	APWALL ELONGATED TOILET 2227.183	WHITE		X			X	
F-4	WALL MOUNT LAVATORY	AMERICAN STANDARD	DECORUM 9024.024 (LEFT-HAND SOAP)	WHITE		X			X	
F-5	LAVATORY FAUCET	SLOAN	SF-2300	POLISHED CHROME		X			X	
F-6	HOP SINK	GSW	SE1922PM	STAINLESS STEEL		X			X	
F-7	HOP SINK FAUCET	GSW	AA FAUCET AA-940	STAINLESS STEEL		X			X	
F-8	HOP SINK FAUCET	MUSTER	W-000	POLISHED CHROME		X			X	
TA-1	TOILET TISSUE DISPENSER	KIMBERLY CLARK	09604	-	X			X		
TA-2	GRAB BARS	BOBRICK	B-60089 SERIES	STAINLESS STEEL, W/ PEENED GRIPPING SURFACE		X			X	
TA-3	MIRROR	BOBRICK	B293-2436	-		X			X	

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ISSUE FOR LL COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/20/2020
BULLETIN #1	7	02/26/2020

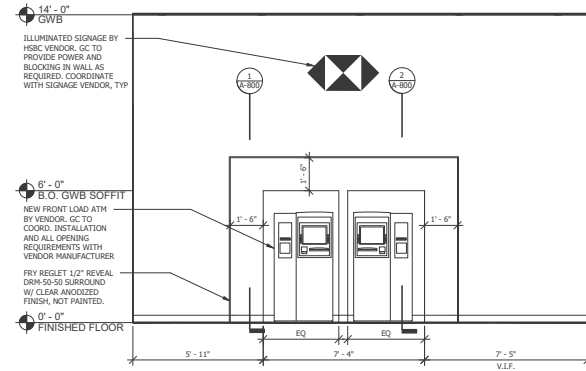
ENLARGED PLANS

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25812 Springbrook Ave
Santa Clarita, CA 91350

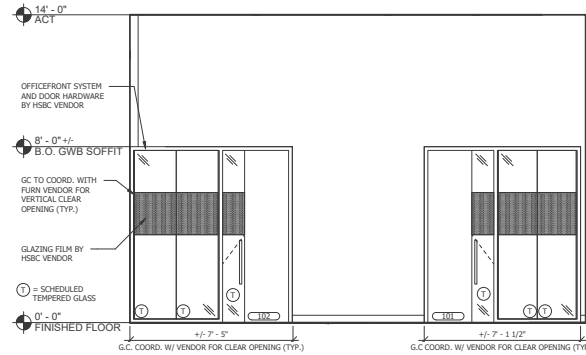
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A-600

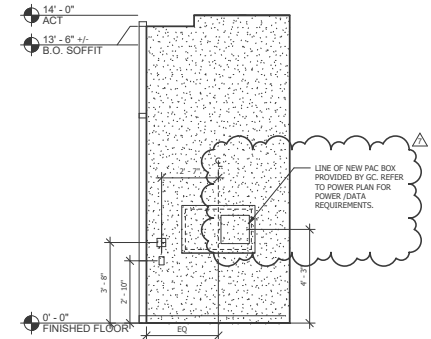
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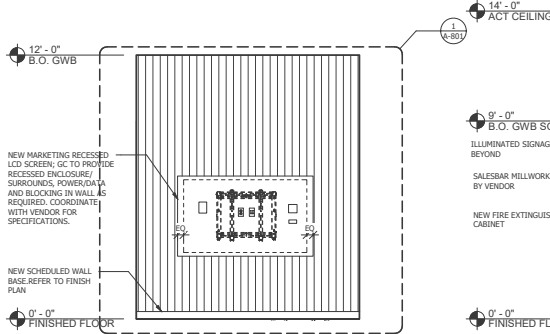
100 ATM VESTIBULE NORTH
3/8" = 1'-0"



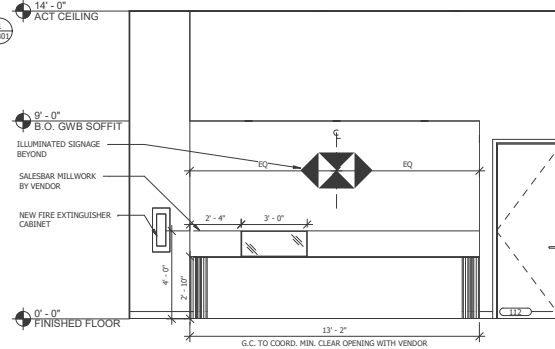
101 AND 102 OFFICE FRONTS
3/8" = 1'-0"



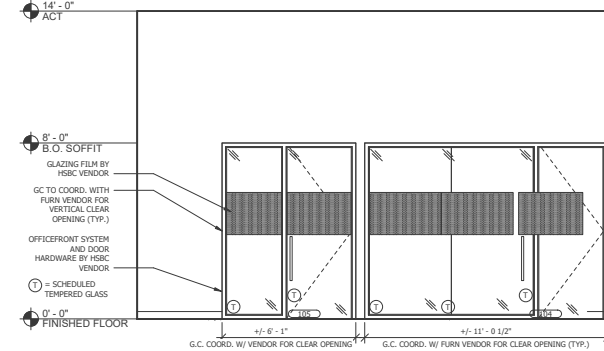
102 OFFICE SOUTH
3/8" = 1'-0"



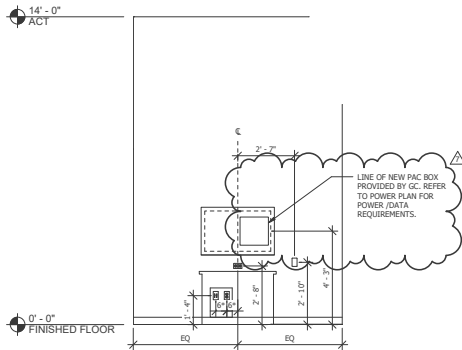
103 INTERNET BAR NORTH
3/8" = 1'-0"



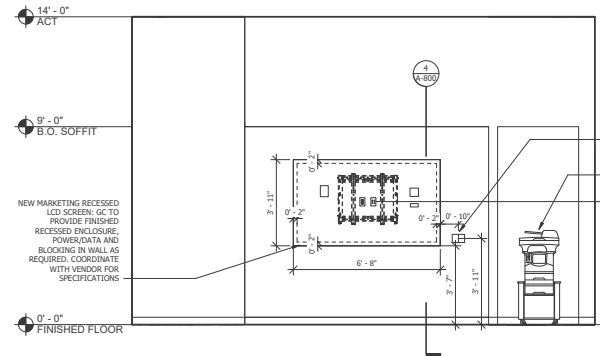
112 SALES BAR - FRONT OF TELLER COUNTER
3/8" = 1'-0"



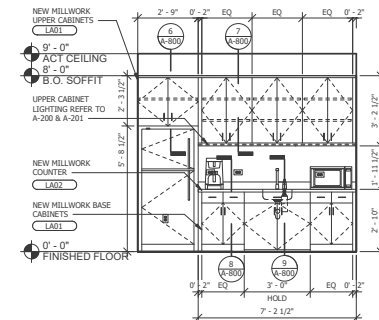
104 AND 105 OFFICE FRONTS
3/8" = 1'-0"



105 OFFICE
3/8" = 1'-0"



106 LOUNGE WEST
3/8" = 1'-0"



109 BREAK ROOM NORTH
3/8" = 1'-0"

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ISSUE FOR L1 COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION BULLETIN #1	7	02/26/2020

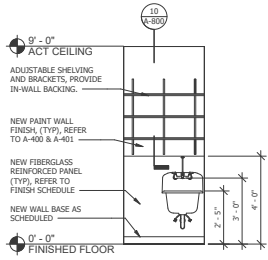
INTERIOR ELEVATIONS

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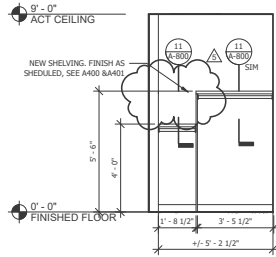
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A-700

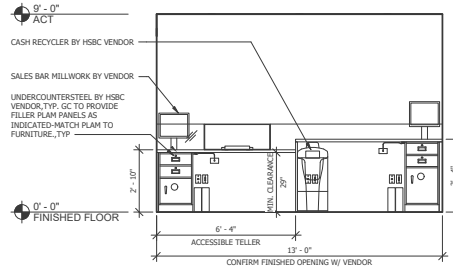
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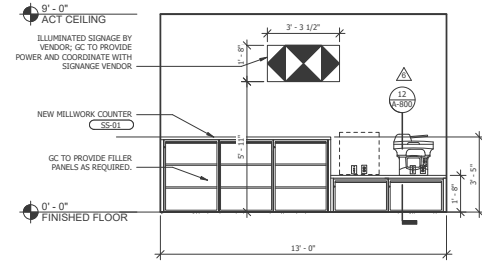
110 JANITOR'S CLOSET EAST
3/8" = 1'-0"



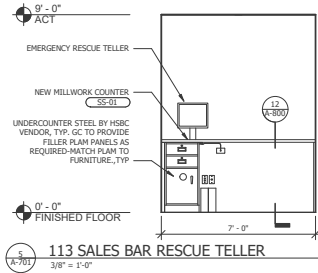
111 WORKROOM COAT CLOSET
3/8" = 1'-0"



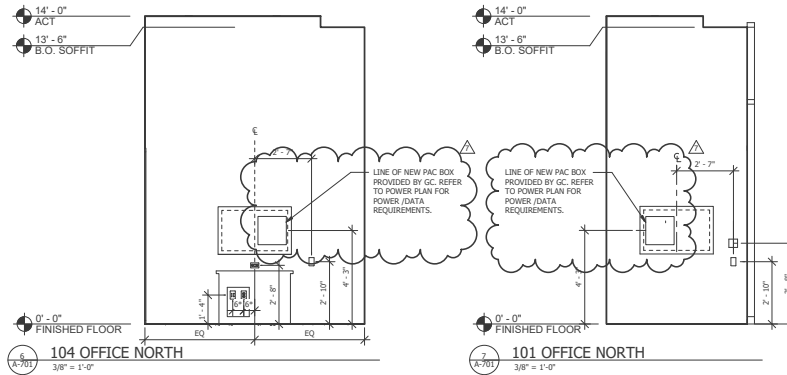
113 SALES BAR - REAR OF TELLER COUNTER
3/8" = 1'-0"



113 SALES BAR - BACK COUNTER
3/8" = 1'-0"



113 SALES BAR RESCUE TELLER
3/8" = 1'-0"



104 OFFICE NORTH
3/8" = 1'-0"

101 OFFICE NORTH
3/8" = 1'-0"

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25812 Springbrook Ave
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Proj #: 19.0000627.000 Reviewed By: S.M.

A-701

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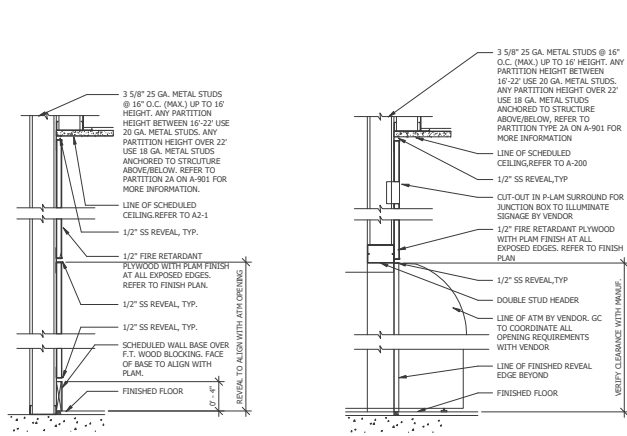
HSBC BANK
8 East 40th Street
New York, NY 10016

ARCHITECT

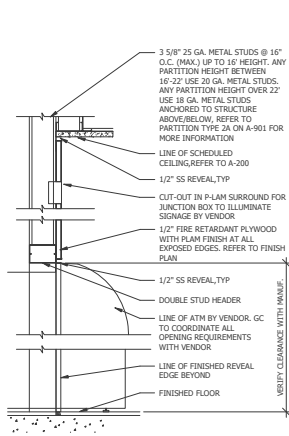
Nelo Architecture, INC.
4301 Hacienda Drive, Suite 220
Pleasanton, CA 94588

MEP ENGINEER

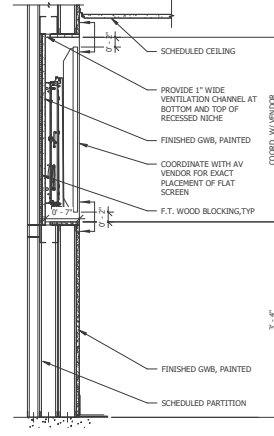
Brinjac Engineering
12400 Colt RD, Suite 510
Dallas, TX 75251



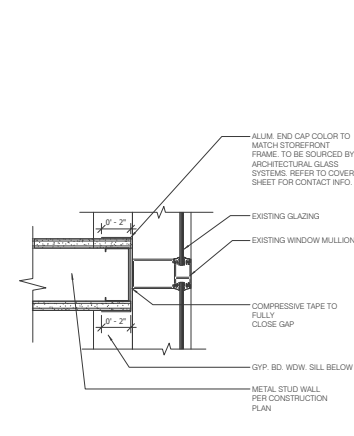
SECTION DETAIL @ ATM SURROUND
1 1/2" = 1'-0"



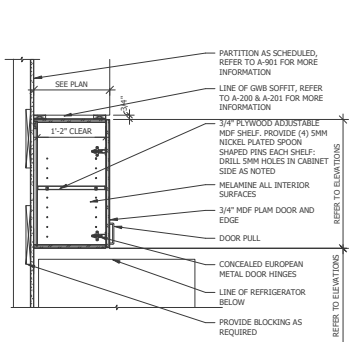
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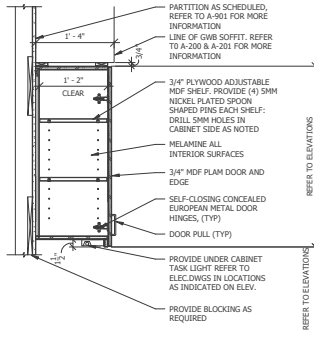
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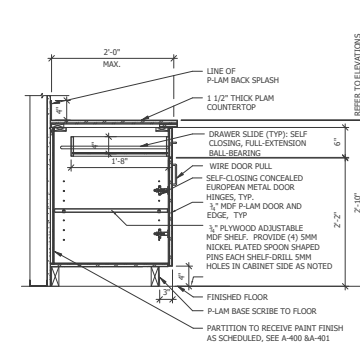
DETAIL @ (N) PARTITION AND (E) MULLION
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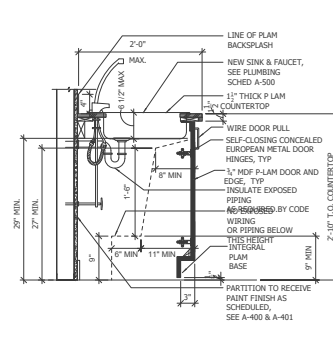
DETAIL @ PANTRY CABINETS ABOVE REFRIGERATOR
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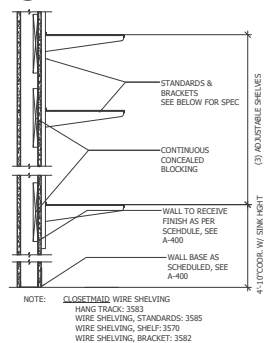
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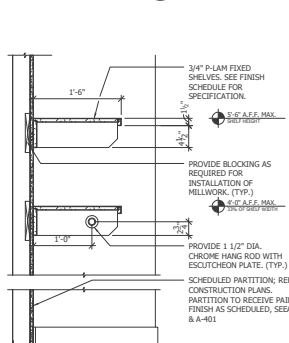
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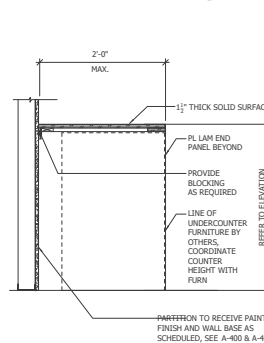
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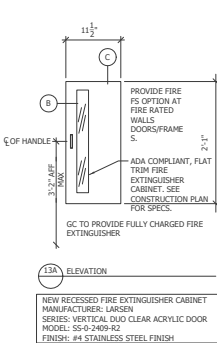
DETAIL @ WIRE SHELVING
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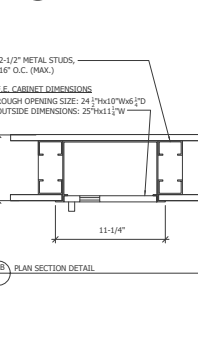
DETAIL @ COAT CLOSET
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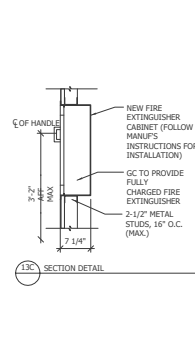
DETAIL @ TELLER BACK COUNTER
1" = 1'-0"



DETAIL @ RECESSED FIRE EXTINGUISHER CABINET
1" = 1'-0"



PLAN SECTION DETAIL
7 1/4" = 1'-0"



SECTION DETAIL
7 1/4" = 1'-0"

HSBC
c/o Jones Lang Lasalle
10 East 40th Street
New York, NY 10016

**HSBC BANK BRANCH
FIT OUT**
3315 Coronado Place
Santa Clara, CA 95054

Issue:	No:	Date:
ISSUE FOR BID	1	08/02/2019
ISSUE FOR PERMIT	2	08/08/2019
REISSUE FOR PERMIT	3	09/10/2019
ISSUE FOR BID	4	09/24/2019
ISSUE FOR LL COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/29/2020

INTERIOR DETAILS

ASBUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

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A-800

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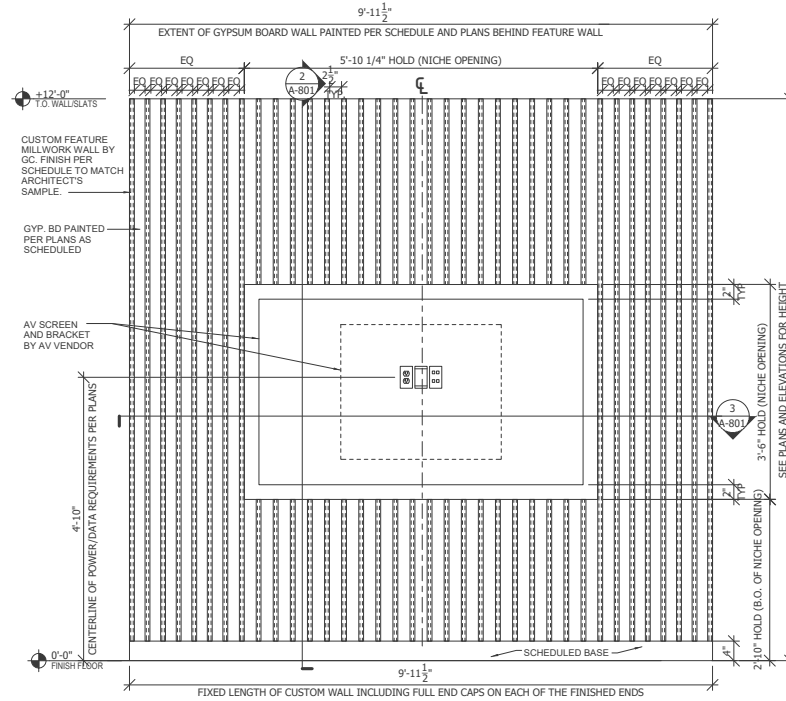
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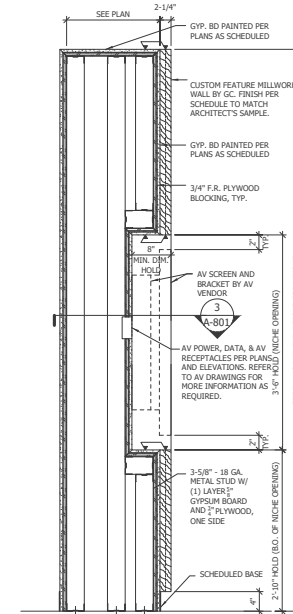
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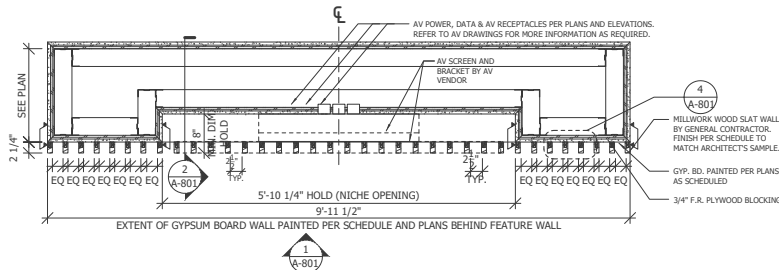
Issue:	No:	Date:
ISSUE FOR BID	4	09/24/2019
ISSUE FOR LL COMMENTS	5	11/22/2019
ISSUE FOR CONSTRUCTION	6	01/20/2020



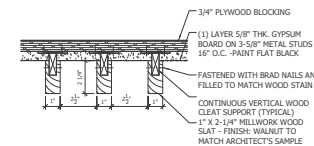
1
CUSTOM FEATURE MILLWORK WALL ELEVATION
1\"/>



2
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1\"/>



1
CUSTOM FEATURE MILLWORK WALL PLAN SECTION
1\"/>



1
CUSTOM FEATURE MILLWORK WALL DETAIL
3\"/>

INTERIOR DETAILS

ASBUILT
Evans & Son, Inc
25812 Springbrook Ave
Santa Clarita, CA 91350

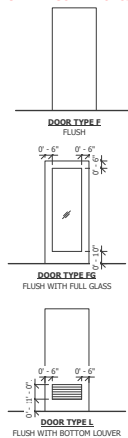
Proj #: 19-0000627-000 Reviewed By: Checker

A-801

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

DOOR SCHEDULE													Hardware Group	NOTES
NUMBER	ROOM	DOOR				FRAME				DETAIL			NOTES	
		WIDTH	SIZE HT.	THICK	TYPE	MAT.	FIN	MAT	FIN	HEAD	JAMB			
100	24 HR ATM VESTIBULE	5'-11 1/2"	8'-0"	1 1/2"	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	--	--	1	EXISTING ENTRY TO REMAIN, GC TO VERIFY IF EXISTING DOOR CAN BE MODIFIED AS REQUIRED AND ACCEPT HSBC VENDOR CARDREADER AND EXT/SECURITY DEVICES AND PROVIDE POWER AS REQUIRED, GC TO PROVIDE NEW DOOR TO MATCH EXISTING IF EXISTING CAN NOT BE MODIFIED; NOTIFY ARCHITECT. COORDINATE INSTALLATION WITH HSBC VENDOR AND LANDLORD. HSBC SIGNAGE VENDOR TO PROVIDE SIGNAGE PER 1010.1.9.3.2.2. THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED	
100B	24 HR ATM VESTIBULE	8'-0"	8'-0"	0'-1 3/4"	FG	ALUM/GLA Z	BLACK POWDER COAT	ALUM/IN PM	BLACK POWDER COAT	H3	J1	2		
101	OFFICE	3'-0"	8'-0"	0'-1 3/4"	FG	ALUM/GLA Z	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	7B	PROVIDED AND INSTALLED BY FURNITURE VENDOR; GC TO COORDINATE INSTALLATION AS REQUIRED.	
102	OFFICE	3'-0"	8'-0"	0'-1 3/4"	FG	ALUM/GLA Z	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	7B	PROVIDED AND INSTALLED BY FURNITURE VENDOR; GC TO COORDINATE INSTALLATION AS REQUIRED.	
104	OFFICE	3'-0"	8'-0"	0'-1 3/4"	FG	ALUM/GLA Z	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	7A	PROVIDED AND INSTALLED BY FURNITURE VENDOR; GC TO COORDINATE INSTALLATION AS REQUIRED.	
105	OFFICE	3'-0"	8'-0"	0'-1 3/4"	FG	ALUM/GLA Z	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	PER MANUF.	7A	PROVIDED AND INSTALLED BY FURNITURE VENDOR; GC TO COORDINATE INSTALLATION AS REQUIRED.	
107	STORAGE	3'-0"	8'-0"	0'-1 3/4"	F	WD	LA61	HM	PAINT TO MATCH ADJ.	H1	H1	3	PROVIDED AND INSTALLED BY FURNITURE VENDOR; GC TO COORDINATE INSTALLATION AS REQUIRED.	
108	ADA RESTROOM	3'-0"	8'-0"	0'-1 3/4"	F	WD	LA61	HM	PAINT TO MATCH ADJ.	H1	H1	4	LAMINATE DOOR; REFER TO FINISH SCHEDULE FOR MORE INFORMATION. PROVIDE UNDERCUT FOR MECHANICAL AIR FLOW	
110	JANITOR CLOSET	3'-0"	8'-0"	0'-1 3/4"	F	WD	LA61	HM	PAINT TO MATCH ADJ.	H1	H1	3	LAMINATE DOOR; REFER TO FINISH SCHEDULE FOR MORE INFORMATION. PROVIDE UNDERCUT FOR MECHANICAL AIR FLOW	
112	WORK ROOM	3'-0"	8'-0"	0'-1 3/4"	F	WD	LA61	HM	PAINT TO MATCH ADJ.	H1	H1	6	LAMINATE DOOR; REFER TO FINISH SCHEDULE FOR MORE INFORMATION	
112B	EXIT	3'-0"	8'-0"	0'-1 3/4"	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	--	--	5	90 DEGREE BAYED DOOR AND HARDWARE TO REMAIN PROVIDE DOOR CLOSER AND SEALS WHERE EXISTING DOES NOT OCCUR	
114	SAFE ROOM	3'-0"	8'-0"	0'-1 3/4"	L	WD	LA61	HM	PAINT TO MATCH ADJ.	H2	H2	6	BULLET RESISTANT DOOR; LAMINATE DOOR; REFER TO FINISH SCHEDULE FOR MORE INFORMATION	
115	NETWORK ROOM	3'-0"	8'-0"	0'-1 3/4"	L	WD	LA61	HM	PAINT TO MATCH ADJ.	H2	H2	6	BULLET RESISTANT DOOR; LAMINATE DOOR; REFER TO FINISH SCHEDULE FOR MORE INFORMATION	

HARDWARE SCHEDULE					
Key Name	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
GROUP 1 - ENTRY DOOR	HINGES	STANLEY	FBI8168 1/2" x 4" 1/2" 260	US260	
	PANIC HARDWARE	VON DUPRIN	SD-QUELMAR-OP-F 2-3-1052SD	US260	TOP & BOTTOM ELECTRIC LOCKING WITH KEY CYLINDER DOGGING.
	PANIC BAR CYLINDER	VON DUPRIN	3215 - RIM	US260	FOR KEYED CYLINDER RIM DOGGING; CORE (BEST) TO BE REPLACED BY HSBC VENDOR
	MORTISE CYLINDER	VON DUPRIN	3215 - MORTISE	US260	FOR DISASSEMBLING ELECTRIC LOCKING SYSTEM; CORE (BEST) TO BE REPLACED BY HSBC VENDOR
	POWER TRANSFER DEVICE	VON DUPRIN	EPT-10-SP2B	ALUMINUM	
	DOOR PULL	IVES	5206, 22" LENGTH	630	PULL ON BOTH DOORS
	OVERHEAD DOOR STOP	LCN	1055	630	
	CLOSER	LCN	4041-AL	689	
	ASTRAGAL	PERMO	2530GAG	ALUMINUM	
	THRESHOLD	PERMO	2530GAG	ALUMINUM	
	SEAL	PERMO	257AS	ALUMINUM	
	SWEET	PERMO	318HW	ALUMINUM	DOOR BOTTOM BY HSBC VENDOR
	DOOR PULL	IVES	5206, 22" LENGTH	630	
GROUP 2 - VESTIBULE DOOR	MORTISE CYLINDER	SCHLAGE	1462	626	COORDINATE WITH PUSHBAR RELEASE FOR EMERGENCY FUNCTION
	PANIC HARDWARE	VON DUPRIN	SD-QUELMAR-OP-F 2-3-1052SD	US260	TWO POINT LOCK PUSHBAR; GC TO COORDINATE INSTALL AND PROVIDE FOR ALARM AND SECURITY; OUTSIDE PULL AND KEYS TO LOCK
	CLOSER	LCN	4041-AL	689	
	DOOR PULL	IVES	5206, 22" LENGTH	630	LENGTH OF DOOR GLASS
	POWER TRANSFER DEVICE	VON DUPRIN	EPT-10-SP2B	ALUMINUM	
	HINGES	STANLEY	FBI8168 1/2" x 4" 1/2" 260	US260	
	FLUSH BOLT	IVES	5206, 22" LENGTH	630	PUNGER STYLE, SPRING LOADED
	ASTRAGAL	PERMO	2530GAG	ALUMINUM	
	DOOR PULL	IVES	5206, 22" LENGTH	630	
GROUP 3 - JANITOR CLOSET	LOCKSET	STANLEY	FBI8168 1/2" x 4" 1/2" 260	US260	
	LOCKSET	BEST	93K-0-144-626 (ANSI F86)	626	STOREROOM FUNCTION
	OVERHEAD DOOR STOP	RIXSON	CHECKMATE 5 SERIES CONCEALED MOUNT	626	
	KNOPLATE	IVES	8400, 8" x 32"	630	
	SILENCERS	IVES	SR44	GRAY	
GROUP 4 - ADA RESTROOM	HINGES	STANLEY	FBI8168 1/2" x 4" 1/2" 260	US260	
	LOCKSET	BEST	93K-0-144-626 (ANSI F86)	626	PASSAGE LOCKSET WITH OCCUPANCY INDICATOR THUMBTURN, PRIVACY FUNCTION WITH SINGLE FUNCTION.
	CLOSER	LCN	4011/4110	SP2B GRAY PAINT	DOOR MOUNT ON ROOM SIDE; ADA COMPLIANT; NO HOLD OPEN FUNCTION
	DOOR STOP	GSN	250	630	
	COAT HOOK	IVES	482	630	MOUNT AT 42" AFF AND 54" AFF
	KNOPLATE	IVES	8400, 8" x 32"	630	
	SILENCERS	IVES	SR44	GRAY	
GROUP 5 - WORK ROOM	BUTT HINGE (3)	STANLEY	FBI8168 1/2" x 4" 1/2" 260	260	PROVIDE 4 HINGES
	THREE POINT LOCK	DETEX	SD-QUELMAR-OP-F 2-3-1052SD	US260	SURFACE MOUNTED WITH PUSHBAR RELEASE FOR EMERGENCY FUNCTION, (FREE EXIT), F/I BY HSBC LOCKSMITH VENDOR.
	CLOSER	LCN	4011/4110	SP2B GRAY PAINT	DOOR MOUNT ON ROOM SIDE; ADA COMPLIANT; NO HOLD OPEN FUNCTION OR APPROVED EQUAL
	WALL STOP	GSN	4041/4110	SP2B GRAY PAINT	FLOOR STOP
	KICK PLATE	IVES	8400	630	8" x 2" LESS THAN DOOR WIDTH
	LOCKSET	IVES	8400	630	
GROUP 6 - WORK ROOM	HINGE	LCN	112HD	SATIN STAINLESS STEEL	COORDINATE WITH DOOR
	LOCKSET	IVES	93K-0-144-626 (ANSI F86)	626	STOREROOM FUNCTION (FREE-EXIT)
	CLOSER	LCN	4011/4110	SP2B GRAY PAINT	DOOR MOUNT ON ROOM SIDE; ADA COMPLIANT; NO HOLD OPEN FUNCTION
	OVERHEAD DOOR STOP	RIXSON	CHECKMATE 5 SERIES CONCEALED MOUNT	626	
	DOOR VIEWER	IVES	598	260	ONE-WAY WIDE ANGLE VIEWER
	SILENCERS	IVES	SR44	GRAY	
GROUP 7A - GLASS (SWING)	SLIDING DOOR HARDWARE	STEELCASE	PRIVACY WALL	BLACK POWDER COAT	PROVIDED AND INSTALLED BY FURNITURE VENDOR
	DOOR PULL	STEELCASE	PRIVACY WALL	BLACK POWDER COAT	PROVIDED AND INSTALLED BY FURNITURE VENDOR
	DOOR STOP	STEELCASE	PRIVACY WALL	BLACK POWDER COAT	PROVIDED AND INSTALLED BY FURNITURE VENDOR
GROUP 7B - GLASS (SLIDING)	SLIDING DOOR HARDWARE	STEELCASE	PRIVACY WALL	BLACK POWDER COAT	PROVIDED AND INSTALLED BY FURNITURE VENDOR. PROVIDE 32" MIN. CLEAR WHEN DOOR IS OPEN.
	DOOR PULL	STEELCASE	PRIVACY WALL	BLACK POWDER COAT	PROVIDED AND INSTALLED BY FURNITURE VENDOR



DOOR AND FRAME GENERAL NOTES

1. UNDERCUT THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, BY 1/4" INCH MAXIMUM. U.N.O. VERIFY SLAB CONDITIONS AND TRIM EACH DOOR TO FIT CONDITION. WHERE RADICAL VARIATIONS IN SLAB THICKNESS EXIST, TRIM DOORS TO MATCH ADJACENT ROOMS TO AVOID STILE STANDING TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
2. CAULK THE JOINT BETWEEN THE FRAME AND WALL, ALL SIDES, WITH PAINTABLE WHITE LATEX CAULK.
3. ALL CYLINDERS SHALL BE COORDINATED WITH OWNER PRIOR TO FITTING CYLINDERS. KEY CYLINDERS TO OWNER'S HUSBIC MASTER.
4. AT EXISTING DOORS TO REMAIN OR TO BE REUSED, PATCH/FILL DIVOTS, HOLES, CRACKS, SCRATCHES, GOMGES, ETC. PRIOR TO INSTALLATION. PATCHING/REPAIRS TO BE COORDINATED WITH THE REPAIRS OF EXISTING DOORS, FRAMES, AND HARDWARE AND TO IDENTIFY RELOCATIONS ON THE DOOR SUBMITTAL.
5. ALL DOORS SHALL BE FLUSH, U.N.O.
6. ALL FRAMES SHALL BE FLUSH WITH TOTAL U.N.O.

CARD READER GENERAL NOTES

PER 2016 CBC SECTION 1010.1.9.9. 1010.1.9.9 ELECTROMAGNETICALLY

- [illegible]

NON-STRUCTURAL METAL FRAMING NOTES AND LIMITING HEIGHTS

PARTITION TYPES INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE FOLLOWING CRITERIA FOR NON-STRUCTURAL INTERIOR METAL FRAMING PARTITION SYSTEMS:

- A. ALL NON-STRUCTURAL STUDS SHALL COMPLY WITH THE **MINIMUM GAUGE AND MILS THICKNESS** LISTED IN THE CHARTS PROVIDED BELOW:
- **CONTRACTOR SHALL FIELD VERIFY FRAMING HEIGHTS** OF EXISTING STRUCTURES PRIOR TO ORDERING MATERIAL.
 - **SUBSTITUTIONS:** CONTRACTOR SHALL SUBMIT SUBSTITUTIONS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION OF PARTITIONS.
- B. NON-STRUCTURAL METAL FRAMING LISTED HEIGHTS ARE BASED ON BUILDINGS WHERE THE HEIGHT FROM FLOOR LEVEL TO THE STRUCTURAL SYSTEMS MAY BE ONE OR MORE OF THE FOLLOWING CONDITIONS:
- FLOOR SLAB TO ROOF OR SINGLE STORY BUILDINGS: TYPICAL FRAMING HEIGHT FOR OFFICE/WAREHOUSE/DISTRIBUTION FACILITIES: 24' TO 40'.
 - MULTI-STORY: STRUCTURAL FLOOR/SLAB TO UNDERSIDE OF STRUCTURAL SLAB OR FLOOR OR ROOF.

LIMITING HEIGHTS PROVIDED IN THESE CONSTRUCTION DOCUMENTS ARE REFERENCED FROM THE **SSMA** PRODUCT TECHNICAL GUIDE'S "INTERIOR WALL HEIGHT TABLES" FOR ASSEMBLIES INCLUDED IN THE PROJECT SCOPE. INCREASE METAL STUD GAUGE AND/OR DECREASE METAL STUD O.C. SPACING SO AS NOT TO EXCEED L/240 DESIGN CRITERIA (PER 2012 IBC TABLE 1604.3) WITH 5 PSF LATERAL LOAD (PER 2012 IBC SECTION 1607.14). REFER TO **SSMA** PRODUCT TECHNICAL GUIDE'S "TABLE NOTES" FOR COMPLETE PROPERTY

- QUICKER ASSOCIATED WITH LIMITING HEIGHT CHART.
- FOR COMPOSITE NON-STRUCTURAL METAL FRAMING (STUPEL LIMITING HEIGHT CHART).
- FOR COMPOSITE NON-STRUCTURAL METAL FRAMING (STUPEL LIMITING HEIGHT CHART).
- BRACING AT 48" O.C. REFER TO THE "NON-COMPOSITE NON-STRUCTURAL METAL FRAMING (STUPEL LIMITING HEIGHT CHART)".
- C. PROVIDE LATERAL BRACING OF METAL STUDS TO STRUCTURE AS REQUIRED BY THESE CONSTRUCTION DOCUMENTS, APPLICABLE BUILDING CODES AND THE A.J.C.I.
- D. CONTRACTOR SHALL PROVIDE DEFLECTION TRACK FOR TOP RUNNERS OF METAL STUD PARTITIONS THAT EXTEND TO UNDER OF STRUCTURAL DECK WHERE DEFLECTIONS OF THE STUDS EXCEED ALLOWABLE DEFLECTIONS.
- E. STEEL STUD COILING EXAMPLE (UNIFORM COILING AS LISTED IN SPSA FORMULA TECHNICAL GUIDE) EXAMPLE: 60X50X12-54" 60" MEMBER DEPTH, S = 53" (STEEL STUD), 162 = 1.56" (FACE WIDTH) (1/000 INCH), 54 = CORRESPONDS TO MIL PROPOSED FINISHES TO THE STUDS. SEE STEEL STUD COLUMN BEARING FOR MORE INFORMATION. $2.12' = 5.5' = 362'$; $2.12' = 5.5' = 362'$; $2.12' = 5.5' = 362'$.

COMPOSITE NON-STRUCTURAL METAL FRAMING LIMITING HEIGHT CHART

	Gauge & mil	25 ga 18 mil	22 ga 22 mil	20 ga 26 mil	18 ga 33 mil	16 ga 43 mil	14 ga 54 mil	12 ga 66 mil
Stud Size	Spacing O.C.	LIMITING HEIGHTS *Note #1						
2-1/2" (250)	24"	11'-3"	12'-2"	12'-7"	12'-5"	15'-6"	14'-9"	15'-6"
	24"	12'-10"	13'-11"	14'-5"	14'-3"	17'-9"	17'-0"	17'-9"
	12"	14'-2"	14'-4"	15'-10"	15'-8"	19'-6"	18'-6"	19'-6"
3-5/8" (362)	24"	13'-2"	14'-5"	14'-6"	15'-3"	16'-3"	18'-7"	18'-7"
	16"	15'-2"	16'-6"	16'-7"	17'-5"	18'-3"	19'-8"	19'-8"
	12"	16'-8"	18'-2"	18'-3"	19'-2"	19'-7"	21'-2"	21'-2"
6" (600)	24"	16'-4"	21'-3"	21'-6"	22'-3"	25'-7"	27'-0"	28'-9"
	16"	20'-1"	24'-4"	24'-7"	25'-6"	28'-3"	30'-0"	32'-6"
	12"	22'-9"	26'-9"	27'-1"	28'-1"	31'-6"	33'-6"	36'-0"
8" (800)	24"	16'-8"	21'-7"	22'-0"	22'-7"	26'-1"	28'-6"	31'-0"
	16"	20'-5"	25'-4"	25'-7"	26'-4"	29'-7"	31'-6"	34'-0"
	12"	23'-1"	28'-1"	28'-4"	29'-1"	32'-6"	34'-6"	39'-0"

*** NOTES:**

1. COMPOSITE LIMITING HEIGHTS ARE BASED ON A SINGLE LAYER OF 5/8" TYPE X GYPSUM BOARD INSTALLED IN THE VERTICAL ORIENTATION TO BOTH SIDES OF THE WALL OVER FULL HEIGHT USING MINIMUM NO. 6 TYPE "S" DRYWALL SCREWS SPACED A MAXIMUM OF 12" OC FOR STUDS AT 24" SPACING, AND 16" OC FOR STUDS AT 16" AND 12" SPACING. 5 PSF (PER 2012 IBC SECTION 1607.14) AND L/240 (PER 2012 IBC TABLE 1604.3).

NON-COMPOSITE NON-STRUCTURAL METAL FRAMING LIMITING HEIGHT CHART

	Gauge & mil:	25 ga 18 mil	22 ga 22 mil	20 ga 30 mil	20 ga 33 mil	18 ga 43 mil	16 ga 54 mil	14 ga 66 mil
Stud Size	Spacing O.C.	LIMITING HEIGHTS *Note 1						
2-1/2" (250)	24" 9-3/4" 12" 10-6/8"	9-10" 10-12"	10-12" 12-12"	10-12" 13-12"	11-14" 13-12"	12-15" 15-12"	13-17"	15-18"
3-5/8" (302)	24" 9-3/4" 16" 11-1/4" 12" 13-1"	9-12" 11-14" 13-16"	10-13" 13-16" 15-17"	10-14" 14-16" 16-17"	11-15" 15-17" 17-19"	12-18" 18-20" 20-26"	13-18" 18-19" 20-21"	15-18" 18-19" 20-21"
6" (600)	24" 17-1/8" 16" 21-5/8" 12" 25-1/2"	17-16" 21-22" 25-25"	18-10" 22-21" 25-25"	20-12" 23-20" 25-25"	22-10" 25-18" 28-26"	24-12" 28-20" 30-26"	26-22" 30-20" 33-26"	28-22" 33-20" 36-26"
8" (800)	24" 16-1/2" 16" 12-1/2" 12" 14-1/2"	16-12" 12-12" 14-14"	18-10" 22-21" 25-25"	20-12" 23-20" 25-25"	22-10" 25-18" 28-26"	24-12" 28-20" 30-26"	26-22" 30-20" 33-26"	28-22" 33-20" 36-26"

*** NOTES:**

1. NON-COMPOSITE MINIMUM LATERAL LOAD 5 PSF (PER 2012 IBC SECTION 1607.14) AND L/240 (PER 2012 IBC TABLE 1604.3) ARE REQUIRED.

2. WEB HEIGHT-TO-THICKNESS RATIO EXCEEDS 200. WEB STIFFENERS ARE REQUIRED AT ALL SUPPORT POINTS AND CONCENTRATED LOADS AND MAY REQUIRE WEB STIFFENERS AT ENDS. REVIEW MANUFACTURER'S REQUIREMENTS FOR FLEXURAL AND DEFLECTION CONTROL.

* : REQUIRES WEB STIFFENERS REQUIRED AT ENDS.
 ^ : HEIGHTS APPLY TO "BRACED AT 48" O.C. METAL FRAMING"
 # : HEIGHTS APPLY TO "FULLY BRACED METAL FRAMING".



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ISSUE FOR CONSTRUCTION	6	01/20/2020
BULLETIN #1	7	02/26/2020

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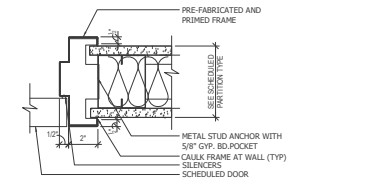
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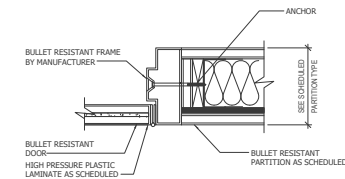
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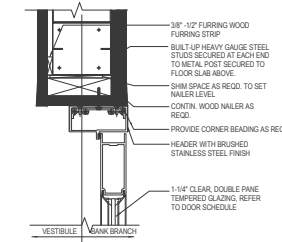
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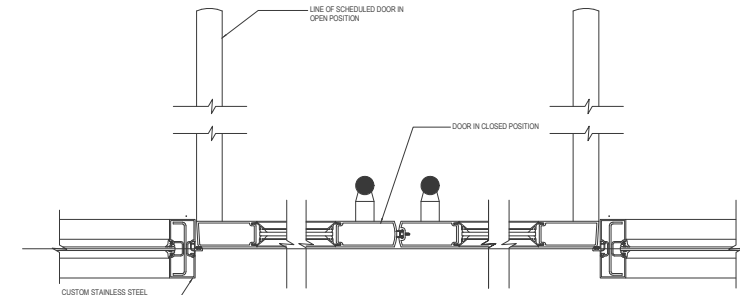
DETAIL @ HOLLOW METAL HEADER/ JAMB (TYP.)
3" = 1'-0"



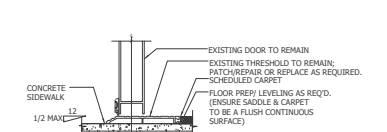
DETAIL @ BULLET RESISTANT HEADER/ JAMB
3" = 1'-0"



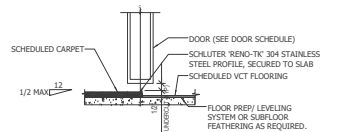
DETAIL @ VESTIBULE HEADER
3" = 1'-0"



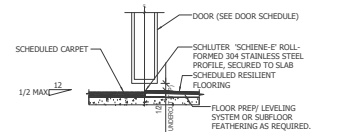
DETAIL @ VESTIBULE DOOR JAMB
3" = 1'-0"



FLOOR TRANSITION @ ENTRY
3" = 1'-0"



FLOOR TRANSITION @ CARPET TO VCT
3" = 1'-0"



FLOOR TRANSITION @ CARPET TO RESILIENT FLOOR
3" = 1'-0"

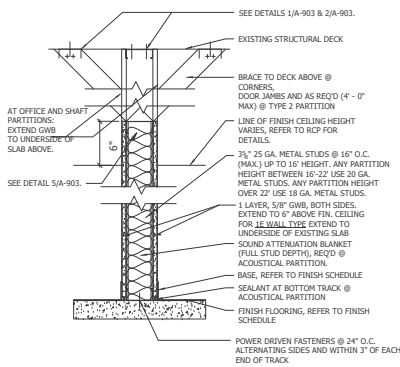
**HEADER AND JAMB
DETAILS AND FLOOR
TRANSITIONS**

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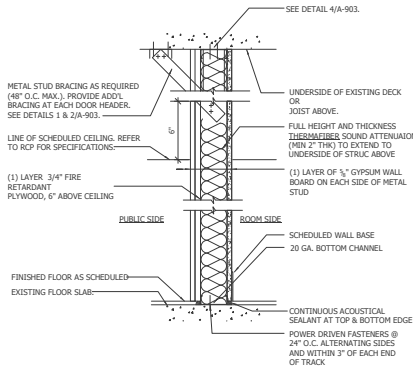
A-901

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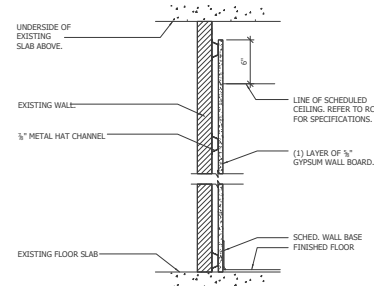


1B SOUND ATTENUATION CEILING HEIGHT PARTITION

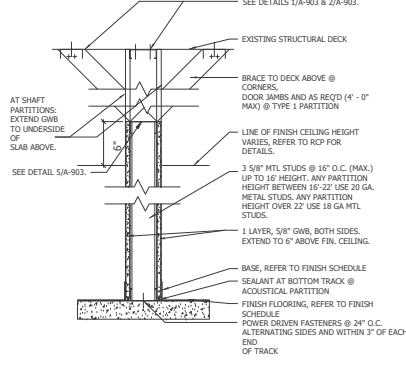
1E SOUND ATTENUATION CEILING FULL PARTITION



3A SECURITY PARTITION FULL HEIGHT (PLYWOOD)

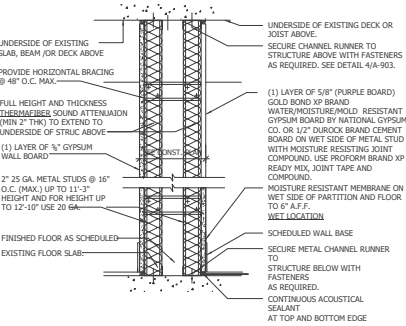


12C EXISTING WALL LAMINATED FURRING PARTITION

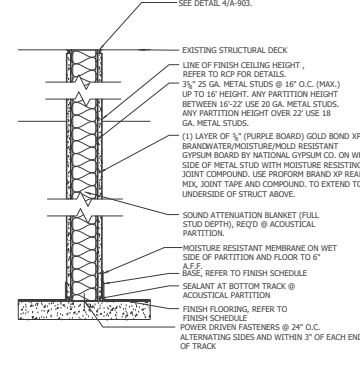


2A NON RATED; 6\"/>

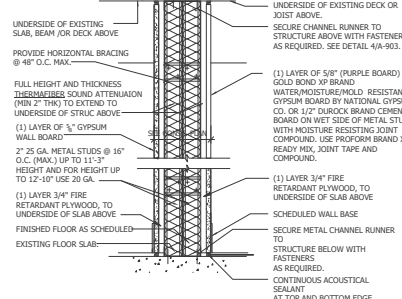
PARTITION GENERAL NOTES (TYPICAL THROUGHOUT)
1. PIPING SHOULD BE RESILIENTLY ATTACHED TO BATHROOM SIDE WALL USING NEOPRENE BETWEEN PIPING AND CLAMP.
2. ALL PENETRATION, OPENINGS, ETC. IN PARTITION (ABOVE CLG) ARE TO BE FILLED W/INSUL. AND SEALANT (AROUND) AS REQ'D @ FIRE AND ACOUSTICAL RATIO PARTITIONS TO MAINTAIN RATING.
3. REFER TO CONSTRUCTION PLAN FOR ADDITIONAL DIMENSIONS



4 PLUMBING PARTITION



2B NON RATED; ACOUSTICAL- WET LOCATION PARTITION



5 SOUND ATTENUATION PARTITION

NON-STRUCTURAL METAL FRAMING NOTES AND LIMITING HEIGHTS

PARTITION TYPES INCLUDED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE FOLLOWING CRITERIA FOR NON-STRUCTURAL INTERIOR METAL FRAMING PARTITION SYSTEMS:

- ALL NON-STRUCTURAL STUDS SHALL COMPLY WITH THE **MINIMUM GAUGE AND MILS THICKNESS** LISTED IN THE CHARTS PROVIDED BELOW.
 - CONTRACTOR SHALL FIELD VERIFY FRAMING HEIGHTS OF EXISTING STRUCTURES PRIOR TO ORDERING MATERIALS.
 - SUBSTITUTIONS: CONTRACTOR SHALL SUBMIT SUBSTITUTIONS FOR ARCHITECTS APPROVAL PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION OF PARTITIONS.
 - NON-STRUCTURAL METAL FRAMING LIMITING HEIGHTS ARE BASED ON BUILDINGS WHERE THE HEIGHT FROM FLOOR LEVEL TO THE STRUCTURAL SYSTEMS MAY BE ONE OR MORE OF THE FOLLOWING CONDITIONS:
 - FLOOR SLAB TO ROOF DECK OF SINGLE STORY BUILDINGS: TYPICAL FRAMING HEIGHT FOR OFFICE/WAREHOUSE/DISTRIBUTION FACILITIES: 24' TO 48'
 - MULTI-STORY: STRUCTURAL FLOOR SLAB TO UNDERSIDE OF STRUCTURAL SLAB OF THE FLOOR OR ROOF DECK ABOVE.
- LIMITING HEIGHTS PROVIDED IN THESE CONSTRUCTION DOCUMENTS ARE REFERENCED FROM THE **SSMA** PRODUCT TECHNICAL GUIDES' "INTERIOR WALL HEIGHT TABLES" FOR ASSEMBLIES INCLUDED IN THE PROJECT SCOPE. INCREASE METAL STUD GAUGE AND/OR DECREASE METAL STUD O.C. SPACING SO AS NOT TO EXCEED L/240 DESIGN CRITERIA (PER 2012 IBC TABLE 1604.3) WITH 5 PSF LATERAL LOAD (PER 2012 IBC SECTION 1607.1.4). REFER TO **SSMA** PRODUCT TECHNICAL GUIDES' "TABLE NOTES" FOR COMPLETE PROPERTY CRITERIA ASSOCIATED WITH LIMITING HEIGHTS.
- FOR COMPOSITE WALL HEIGHTS REFER TO THE **"COMPOSITE NON-STRUCTURAL METAL FRAMING (STUD) LIMITING HEIGHT CHART"**.
 - FOR NON-COMPOSITE WALL HEIGHTS AS WELL AS WALLS WITH BRACING AT 48\"/>

COMPOSITE NON-STRUCTURAL METAL FRAMING LIMITING HEIGHT CHART

Stud Size	Gauge & mils	LIMITING HEIGHTS *Note #1							
		25 ga 18 mil	22 ga 27 mil	20 ga 30 mil	20 ga 33 mil	18 ga 43 mil	16 ga 54 mil	14 ga 68 mil	
2-1/2\"/>	24\"/>	11'-3\"/>	12'-2\"/>	12'-2\"/>	12'-3\"/>	13'-6\"/>			
	16\"/>	12'-10\"/>	11'-11\"/>	14'-5\"/>	14'-3\"/>	14'-9\"/>			
	12\"/>	14'-2\"/>	15'-4\"/>	15'-10\"/>	15'-8\"/>	15'-9\"/>			
3-5/8\"/>	24\"/>	13'-2\"/>	14'-5\"/>	14'-6\"/>	15'-3\"/>	16'-3\"/>	17'-8\"/>		
	16\"/>	15'-2\"/>	16'-6\"/>	16'-7\"/>	17'-5\"/>	18'-0\"/>	19'-7\"/>		
	12\"/>	16'-8\"/>	18'-3\"/>	18'-3\"/>	19'-2\"/>	19'-7\"/>	21'-2\"/>		
6\"/>	24\"/>	16'-4\"/>	21'-3\"/>	21'-6\"/>	22'-3\"/>	25'-7\"/>	27'-0\"/>	28'-9\"/>	
	16\"/>	20'-1\"/>	24'-4\"/>	24'-7\"/>	25'-6\"/>	28'-3\"/>	30'-0\"/>	32'-0\"/>	
	12\"/>	22'-9\"/>	26'-9\"/>	27'-1\"/>	28'-1\"/>	30'-7\"/>	32'-6\"/>	34'-8\"/>	
8\"/>	24\"/>					30'-6\"/>	32'-6\"/>	35'-9\"/>	
	16\"/>					36'-1\"/>	38'-0\"/>	39'-8\"/>	
	12\"/>					37'-0\"/>	40'-0\"/>	43'-4\"/>	

* NOTES:
1. COMPOSITE LIMITING HEIGHTS ARE BASED ON A SINGLE LAYER OF 5/8\"/>

NON-COMPOSITE NON-STRUCTURAL METAL FRAMING LIMITING HEIGHT CHART

Stud Size	Gauge & mils	LIMITING HEIGHTS *Note #1							
		25 ga 18 mil	22 ga 27 mil	20 ga 30 mil	20 ga 33 mil	18 ga 43 mil	16 ga 54 mil	14 ga 68 mil	
2-1/2\"/>	24\"/>	8'-3\"/>	9'-10\"/>	10'-2\"/>	10'-6\"/>	11'-5\"/>			
	16\"/>	9'-7\"/>	11'-3\"/>	11'-7\"/>	12'-0\"/>	13'-0\"/>			
	12\"/>	10'-6\"/>	12'-5\"/>	12'-9\"/>	13'-2\"/>	14'-4\"/>			
3-5/8\"/>	24\"/>	9'-3\"/>	12'-5\"/>	13'-4\"/>	14'-0\"/>	15'-3\"/>	16'-4\"/>	17'-5\"/>	
	16\"/>	11'-4\"/>	15'-0\"/>	15'-6\"/>	16'-0\"/>	17'-5\"/>	18'-9\"/>	19'-11\"/>	
	12\"/>	13'-1\"/>	16'-6\"/>	17'-0\"/>	17'-9\"/>	19'-2\"/>	20'-6\"/>	21'-11\"/>	
6\"/>	24\"/>		17'-6\"/>	18'-10\"/>	20'-6\"/>	22'-10\"/>	24'-6\"/>	26'-2\"/>	
	16\"/>		21'-6\"/>	22'-11\"/>	23'-9\"/>	26'-1\"/>	28'-0\"/>	30'-6\"/>	
	12\"/>		24'-4\"/>	25'-2\"/>	26'-2\"/>	28'-6\"/>	30'-10\"/>	33'-0\"/>	
8\"/>	24\"/>					28'-8\"/>	31'-1\"/>	33'-4\"/>	
	16\"/>					32'-9\"/>	35'-7\"/>	38'-1\"/>	
	12\"/>					36'-1\"/>	39'-2\"/>	41'-11\"/>	

- * NOTES:
1. NON-COMPOSITE MINIMUM LATERAL LOAD 5 PSF (PER 2012 IBC SECTION 1607.1.4) AND L/240 (PER 2012 IBC TABLE 1604.3) ARE REQUIRED.
2. WEB HEIGHT-TO-THICKNESS RATIO EXCEEDS 200. WEB STIFFENERS ARE REQUIRED AT ALL SUPPORT POINTS AND CONCENTRATED LOADS AND MAY REQUIRE WEB STIFFENERS AT ENDS. REVIEW MANUFACTURER'S REQUIREMENTS FOR FLURAL AND DEFLECTION CONTROL.

* : REQUIRES WEB STIFFENERS REQUIRED AT ENDS.
^ : HEIGHTS APPLY TO "BRACED AT 48\"/>

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PARTITION TYPES

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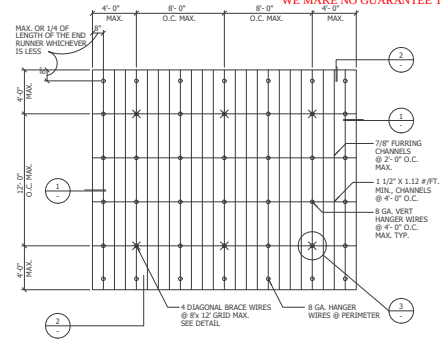


NOTE:
PROVIDE BACKING AT ELECTRIC WATER COOLER, TOILET ROOM ACCESSORIES, SHELVING, GAS BOTTLE RACKS, ETC., AS REQUIRED FOR PROPER ATTACHMENT AND AS REQUIRED BY THE C.B.C.

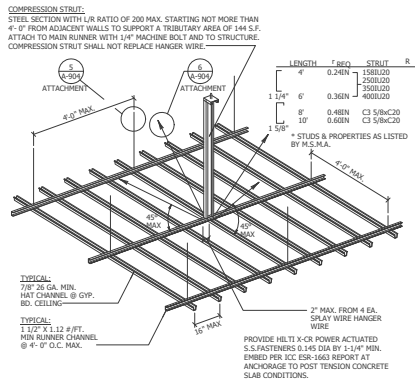


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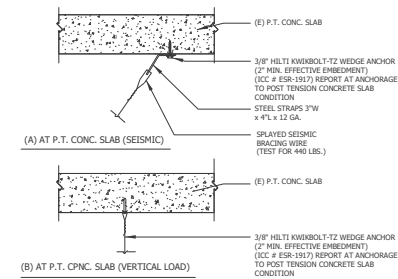
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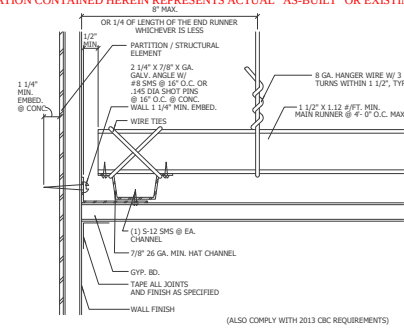
DIAGRAMMATIC PLAN GYP BRD CEILING SUSPENSION SYSTEM
6\"/>



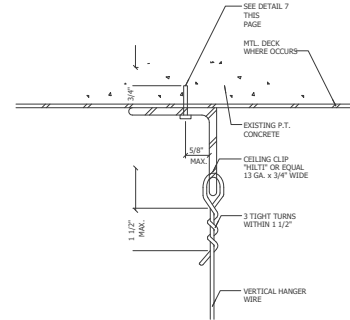
GYP BRD CEILING SUSPENDED SYSTEM
6\"/>



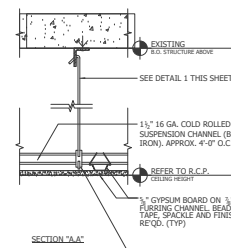
TYP. SPAY WIRE ATTACHMENT
6\"/>



GYP BRD PERIMETER PERPENDICULAR TO MAIN RUNNER
6\"/>



VERTICAL HANGAR WIRE ATTACHMENT
6\"/>



DETAIL @ GYP. BRD. CEILING
1 1/2\"/>

GYPSUM BOARD CEILING SUSPENSION CONVENTIONAL CONSTRUCTION - ONE LAYER:

- GYPSUM BOARD SUSPENDED CEILING SYSTEMS SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF CBC 2016 EDITION AND INTERPRETATIONS MAY BE USED AS ADDITIONAL GUIDELINES.
- MATERIALS ARE TO COMPLY WITH APPLICABLE ICC STANDARDS. GYPSUM BOARD IS ONE LAYER OF 1/2\"/>
- DESIGN PER CURRENT CBC REQUIREMENTS.
- GYPSUM CEILINGS SHOULD NOT SUPPORT MATERIALS OR BUILDING COMPONENTS OTHER THAN GRILLS, LIGHT FIXTURES, SMALL ELECTRICAL CONDUITS, SMALL DUCTS AND THE LIKE. ALL SUCH COMPONENTS SHOULD BE SUPPORTED EITHER DIRECTLY FROM MAIN RUNNERS, OR BY SUPPLEMENTAL FRAMING, WHICH IS SUPPORTED BY MAIN RUNNERS. NO VERTICAL LOADS OTHER THAN GYP. BOARD DEAD LOAD SHOULD BE APPLIED TO CROSS FURRING.
- VERTICAL SUPPORT SYSTEM
 - ANY COMBINATION OF HANGERS AND MAIN RUNNERS LISTED IN THE 2016 CBC ARE ACCEPTABLE, PROVIDED THEY MEET OR EXCEED THE FOLLOWING:
 - VERTICAL HANGER WIRES ARE NO. 8 GAUGE AND GALVANIZED; HOWEVER, IF CEILING IS NOW ACCESSIBLE, A NO. 12 GAUGE WIRE MAY BE USED.
 - MAIN RUNNERS ARE 1 1/2\"/>
 - CROSS-FURRING MAY BE 7/8\"/>
 - HAT SECTIONS AT 24\"/>
 - THE FOLLOWING REQUIREMENTS APPLY TO ALL WIRE / HANGER RUNNER COMBINATIONS:
 - HANGER SHOULD BE SADDLE-TIED AROUND MAIN RUNNERS TO DEVELOP THE FULL STRENGTH OF THE HANGERS.
 - CROSS-FURRING SHOULD BE SADDLE-TIED TO THE MAIN RUNNERS WITH ONE STRAND OF NO. 16 OR TWO STRANDS OF NO. 18 GAGE TIE WIRE.
 - MAIN RUNNERS SHOULD BE SPICED BY LAPPING AND INTERLOCKING FLANGES 12\"/>
 - CROSS-FURRING SHOULD BE SPICED BY LAPPING AND INTERLOCKING THE PIECES 12\"/>
- LIGHT FIXTURE SUPPORTS
 - ALL RECESSED OR DROP-IN LIGHT FIXTURES SHOULD BE SUPPORTED DIRECTLY BY MAIN RUNNERS OR BY SUPPLEMENTAL FRAMING WHICH IS SUPPORTED BY MAIN RUNNERS.
 - SURFACE MOUNTED FIXTURES SHOULD BE ATTACHED TO A MAIN RUNNER WITH A POSITIVE CLAMPING DEVICE MADE OF MATERIAL WITH A MINIMUM OF 14 GAUGE TYP. ROTATIONAL SPRING CATCHES DO NOT COMPLY.
- LATERAL SYSTEM
 - SEISMIC BRACE TO CEILING ABOVE AS FOR ACoustICAL TILE SUSPENSION SYSTEM. USE #12 DIAGONAL WIRES SPACED ON AN 8\"/>
- ALTERNATE SYSTEM-DESIGN AS A DIAPHRAGM MAY BE ACCEPTABLE:
 - HORIZONTAL: 3:1
 - VERTICAL: 1:1/2:1

NOTE:
EXISTING POST TENSION CONCRETE SLAB: PROVIDE SPECIAL INSPECTION TO DETERMINE LOCATIONS OF EXISTING TENDONS PRIOR TO INSTALLATION OF ANCHORS. NON-DESTRUCTIVE TESTING IS REQUIRED PRIOR TO INSTALLATION TO ENSURE THAT NO REBAR OR P.T. TENDONS WILL BE DAMAGED - TYPICAL.

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TYPICAL SEISMIC DETAILS 1 OF 2

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[illegible]

Diagram illustrating the assembly of a metal stud wall. The diagram shows a cross-section of the wall with various components and dimensions labeled:

- 1/2" GA. SPRAY WIRE @ 45 DEGS VERT ANGLE TO CLG IN 4 DIRECTIONS ATTACHED PER DETAILS # 8 & 7):** WIRE ATTACHED TO MAIN RUNNERS 2" MAX FROM C.L. OF COMPRESSION STRUT.
- METAL STUD COMPRESSION STRUT:** FOR SIZE & NUMBER, SEE SCHEDULE BELOW. ATTACH SCREWS. DO NOT ATTACH TO 2X4 STIFFENERS.
- 2" #12 SCREWS AT STUDS TO T-BAR:**
- CLG/INS/CLG**
- 90°**
- 90°**
- 45°**
- 45°**
- 2"**

NOTE:
1. FOR DOUBLE STUD ATTACH WEB TO FLANGE WITH NO. 6 SCREW @ 18" O.C.
2. A SS METAL STUD HAS A 1-1/4" WIDE FLANGE. A WC METAL STUD HAS A 1-5/8" WIDE FLANGE.
3. USE MTL. STUDS IN PLACE OF CONDUIT IF THE MAX. DISTANCE BETWEEN THE SUSPENDED CEILING AND THE FRAMING ABOVE IS OVER 5'-9".

12 GAUGE HANGER WIRE

3"

2"

1/2"

1/4"

EXPANSION SLEEVE

FIRM CROSS 1" ENDS INSERTED INTO MAIN RUNNER, PER MFRS INSTRUCTIONS

SNAP 'ARMISTRONG' SLOO SEISMIC CLIP OVER MAIN RUNNER @ CROSS 1" INTERSECTION

INSERT TEX SCREW LOOSELY ATTACHING CLIP TO RUNNER THROUGH SLOT

MAIN RUNNER

CEILING TILES (NOT SHOWN)

* SEISMIC JOINT TO BE INSTALLED EVERY 5.00 SQ. FT. OF NEW CEILING AREA AT A JOINT BETWEEN NEW AND EXISTING CEILING SYSTEMS

NOTE:

(A) AT POST TENSION CONCRETE (SEISMIC)

(B) POST TENSION CONC.

HILTI X-OR POWER ACTUAL FASTENERS 0.145 DIA. BY EMBED. PER ICC ESR-1666 AT ANCHORAGE TO POST TENSION CONCRETE. 1/2" X 6" X 6" PLATE SHIPW 3/16" X 6" X 6" PLATED SEISMIC BRANCH WIRE (TEST FOR 400 LBS.)

STRUCTURAL SPECIFICATIONS

LIGHT GAUGE METAL CONNECTIONS

ALL LIGHT GAUGE METAL CONNECTIONS SHALL BE "SIMPSON STRONG-TIE COMPANY" CONNECTIONS" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. U.N.O. ON DRAWINGS, FINISH OF CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

NAILS

ALL NAILS SHALL BE BRIGHT COMMON WIRE NAILS, GALVANIZED FOR EXTERIOR WORK. 16d GREEN VINYL SHINNERS MAY BE SUBSTITUTED FOR 16d COMMONS IN ALL APPLICATIONS EXCEPT SHEET METAL CONNECTIONS AND PERMANENT EXTERIOR CONDITIONS. 16d GREEN VINYL SHINNERS MAY BE SUBSTITUTED FOR 16d COMMONS AT 7/8 OF THE SPACING REQUIREMENT FOR THE 16d COMMONS. IN NO CASE SHALL GREEN VINYL SHINNERS BE USED FOR SHEET METAL CONNECTIONS. USE THE MANUFACTURER'S RECOMMENDED NAILS. TO PROVIDE CORROSION RESISTANCE. NAILS INTO PRESSURE TREATED AND FIRE-RETREATED TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED. FINISH OF CONNECTIONS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

CONCRETE

ALL CONCRETE SHALL HAVE PROPERTIES AS LISTED BELOW.
MAXIMUM WATER-CEMENT RATIO, BY WEIGHT SHALL BE 0.35.
CONCRETE SHALL HAVE A 28 DAY TOTAL DRYING SHRINKAGE OF LESS THAN 0.032%.

AT CONTRACTORS OPTION, APPROXIMATELY 4 OUNCES PER 100 POUNDS OF CEMENT OF "MASTERSSET R 300" BY BASF CORPORATION OR APPROVED EQUAL SHALL BE USED AS A WATER REDUCING AGENT. TO PROVIDE THE REQUIRED AIR CONTENT, THE CONTRACTOR MAY ADD AN AIR ENTRAINING AGENT CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATIONS C260 TO THE CONCRETE MIX.

CONCRETE ELEMENT	COMPRESSIVE STRENGTH (psi)	MAX. 28 DAY SIZE	MAX. SLUMP (INCHES)	TOTAL AIR CONTENT
FOOTINGS	3000	1 1/2"	4"	---
SLABS ON GRADE	2500	3/4"	2"	3-4%

(ONLY THOSE DETAILED IN THE STRUCTURAL DRAWINGS)
MAINTAIN CONCRETE IN A MOIST CONDITION FOR A SUFFICIENT PERIOD AFTER PLACEMENT IN ACCORDANCE WITH ACI 308.1. CEMENT SHALL BE TYPE II AND CONFORM TO ASTM C150.

AGGREGATE SHALL CONFORM TO ASTM C33.
MAX STRENGTH SHALL CONFORM TO ASTM C33. MAX STRENGTH SHALL BE PROPORTIONED WITH 15% SUPPLEMENTARY CEMENTITIOUS MATERIAL PER WEIGHT OF TOTAL CEMENTITIOUS MATERIAL. MAXIMUM WATER-CEMENT RATIO BY WEIGHT SHALL BE 0.30. SEE ALSO POST-TENSIONING NOTES THIS SHEET.

* PERIMETER BASEMENT WALL 12" THICK OR LESS MAY BE CONSTRUCTED WITH SHOTCRETE AT CONTRACTORS OPTION. LAP SPICES OF REINFORCEMENT SHALL BE NON-CONTACT LAP SPICES WITH 2" CLEAR BETWEEN BARS.

NON-SHRINK GROUT

NON-SHRINK GROUT SHALL BE FLOWABLE, WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 3 DAYS. NON-SHRINK GROUT SHALL BE "MASTERSFLOW 885" AS MANUFACTURED BY BASF CORPORATION OR APPROVED EQUAL.

REINFORCING STEEL

BAR FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615 INCLUDING SUPPLEMENTS. WHERE REINFORCING STEEL IS SHOWN TO BE WELDED, BARS SHALL CONFORM TO ASTM A706. LAP SPICES SHALL BE CLASS B U.N.O. IN ACCORDANCE WITH ACI 318-11. STANDARD HOOKS SHALL BE IN ACCORDANCE WITH ACI 318-11.

VERTICAL REINFORCEMENT FOR COLUMNS SHALL CONFORM TO ASTM A706 MEMBERS NOT PART OF THE LATERAL FORCE RESISTING SYSTEM OR SHALL MEET THE FOLLOWING REQUIREMENTS:
1. THE ACTUAL YIELD STRENGTH BASE ON MILL TESTS SHALL NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 14.000 PSI.
2. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH SHALL NOT BE LESS THAN 1.25.

WELDED WIRE FABRIC - ASTM A185

EPOXY BONDING AGENT

EPOXY BONDING AGENT SHALL BE "CONCRESCURE LIQUID LP" AS MANUFACTURED BY BASF CORPORATION, OR APPROVED EQUAL. THE TYPE AND PROPORTIONS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE CONDITION AND USE. PREPARATION OF CONCRETE SURFACES SHALL BE AS RECOMMENDED BY THE MANUFACTURER.

LIGHT-GAUGE METAL FRAMING

ALL LIGHT-GAUGE METAL FRAMING SHALL CONFORM TO THE STEEL STUD MANUFACTURER'S ASSOCIATION'S STANDARDS. INSTALL PER THEIR RECOMMENDATIONS AS STATED IN ICC-ES ESR-2468. ALL SHEET METAL SHALL BE ASTM A653, SS GRADE 33 CLASS 1 WITH A MINIMUM YIELD STRESS OF 50 KSI. USE ASTM A653, SS GRADE 33, 33 KSI FOR 43 MIL, (18 GAUGE) OR THINNER.
SELF-DRILLING FASTENERS SHALL BE "TEXS" AS MANUFACTURED BY ITW BUILDING, GLENDALE HEIGHTS, ILLINOIS OR APPROVED EQUAL. USE LENGTH AND TYPE AS RECOMMENDED BY MANUFACTURER FOR INTENDED USE. INSTALLATION OF FASTENERS SHALL CONFORM TO MANUFACTURER RECOMMENDATIONS AND ICC-ES ESR-1076.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

ASTM A36 FOR ALL W-SHAPES, AS FOR ALL OTHER SHAPES, EXCEPT TUBES AND PPES, AND A572 GR. 50 FOR ALL PLATES. IN ACCORDANCE WITH AISC SPECIFICATIONS, ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL RECEIVE SHOP PRIME COAT AND FINISH COAT PER ARCH, EXCEPT AS FOLLOWS:
STRUCTURAL TUBING - ASTM A500, GRADE B, Fy = 48 KSI.

STEEL PIPE - ASTM A53, TYPES E OR S, GRADE B, WITH SULPHUR NOT EXCEEDING 0.05%.

WELDING

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES. WELDING SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH 2016 CALIFORNIA BUILDING CODE SECTION 1705.2. SHOPS NOT APPROVED WILL BE CHARGED FOR ALL SHOP WELDING INSPECTION REQUIRED BY THE CALIFORNIA BUILDING CODE.

MACHINE BOLTS, ANCHOR BOLTS & STUDS

MACHINE BOLTS, ANCHOR BOLTS & STUDS SHALL BE ASTM A307. HOLES IN STEEL SHALL BE 1/16" OVERSIZED U.N.O. HOLES IN COLUMN BASE PLATE FOR ANCHOR BOLTS MAY BE OVERSIZED PER TABLE 14.2 IN THE 14TH EDITION OF THE STEEL CONSTRUCTION MANUAL AS PUBLISHED BY AISC. PROVIDE MINIMUM WASHERS FOR OVERSIZED HOLES AS REQUIRED BY TABLE 14.2 U.N.O.

LEAD SCREWS

LEAD SCREWS SHALL BE ASTM A307 FASTENERS. LEAD HOLES SHALL BE DRILLED AS FOLLOWS: FOR A DEPTH EQUAL TO THE UNTHREADED PORTION OF THE SHANK. THE LEAD HOLE SHALL BE THE SAME DIAMETER AS THE SHANK; FOR THE THREADED PORTION, THE DIAMETER SHALL BE 40% TO 70% OF THE DIAMETER OF THE SHANK TO THE SPECIFIED DEPTH OF PENETRATION. LEAD HOLES SHALL BE LOCATED PRIOR TO INSTALLATION.

THREADED RODS

THREADED RODS SHALL BE ASTM A36 MATERIAL, MEETING THE MECHANICAL REQUIREMENTS OF ASTM A307. HIGH STRENGTH BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL TYPES ARE SUPPLEMENTAL (SS) AND SHALL BE INSTALLED PER THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RSCC) SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS. SECTION A.2. HOLES IN STEEL SHALL BE 1/16" OVERSIZED U.N.O.

HEADED ANCHOR STUDS

HEADED ANCHOR STUDS SHALL BE NELSON SHEAR CONNECTOR STUDS AS MANUFACTURED BY NELSON STUD WELDING, INC., ULYSSES, MO. INSTALLATION OF ANCHORS SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND ICC-ES ESR-2866.

EXPANSION ANCHORS

POWDER ACTIVATED FASTENERS SHALL BE "X4" AS MANUFACTURED BY HILTI, TULSA, OKLAHOMA. INSTALLATION OF FASTENERS SHALL CONFORM TO MANUFACTURER RECOMMENDATIONS AND ICC-ES ESR-2268.

EXPANSION ANCHORS

EXPANSION ANCHORS SHALL BE "XWIK BOLT T2" AS MANUFACTURED BY HILTI, INC., TULSA, OKLAHOMA. PREPARATION OF HOLES AND INSTALLATION OF ANCHORS SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND I.C.C. REPORT ESR-1917.

SCREW ANCHORS

SCREW ANCHORS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., PLEASANTON, CALIFORNIA. PREPARATION OF HOLES & INSTALLATION OF ANCHORS SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND ICC-ES ESR-2613.

EPOXY ANCHORS & DOWELS

EPOXY ANCHORS & DOWELS SHALL BE INSTALLED USING "WE-RE-500-ADHESIVE ANCHOR SYSTEM" AS MANUFACTURED BY HILTI, INC., TULSA, OKLAHOMA. PREPARATION OF HOLES SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. ANCHORS AND DOWELS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ICC-ES ESR-2322. THREADED ROD ANCHORS SHALL BE GRADE "150 8081" CLASS 5.8, "ASTM A193, B7" OR "ASTM F959 316-SS" UNLESS NOTED OTHERWISE ON THE DRAWINGS. REINFORCEMENT DOWELS SHALL BE "ASTM A615, GRADE 60," UNLESS NOTED OTHERWISE ON THE DRAWINGS.

UNBRIXT CHANNELS & FITTINGS

UNBRIXT CHANNELS AND FITTINGS SHALL BE THOSE MANUFACTURED BY UNBRIXT CORPORATION, HARVEY, ILLINOIS, OR APPROVED EQUAL. INSTALLATION SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS.

ALL ELEVATION AND SHORING SHALL BE PERFORMED IN SUBSTANTIAL CONFORMANCE WITH OSHA, STATE AND LOCAL JURISDICTION REQUIREMENTS AS WELL AS THE GEOTECHNICAL REPORT, AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHERE REQUIRED, CONTRACTOR SHALL PROVIDE CALCULATIONS AND SHOP DRAWINGS FOR SHORING SIGNED BY A LICENSED PROFESSIONAL OR STRUCTURAL ENGINEER AND THE STATE OF CALIFORNIA. SHOP DRAWINGS AND CALCULATIONS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO START OF ANY WORK.

SPECIAL INSPECTIONS

THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE FOLLOWING PHASE OF WORK:

EXPANSION ANCHORS

- DURING INSTALLATION OF EXPANSION BOLTS TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, DRILL-BIT TYPE, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR SPACING, EDGE DISTANCES, CONCRETE MEMBER THICKNESS, ANCHOR EMBEDMENT, TIGHTENING TORQUE AND ADHERENCE TO THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

SCREW ANCHORS

- DURING INSTALLATION OF SCREW ANCHORS TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, DRILL-BIT TYPE, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR SPACING, EDGE DISTANCES, CONCRETE MEMBER THICKNESS, ANCHOR EMBEDMENT, TIGHTENING TORQUE, MAXIMUM IMPACT TORQUE RATING AND ADHERENCE TO THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

EPOXY ANCHORS AND DOWELS

- DURING INSTALLATION OF EPOXY ANCHORS AND DOWELS TO VERIFY ANCHOR/DOWEL TYPE, ANCHOR/DOWEL DIMENSIONS, CONCRETE TYPE, ADHESIVE IDENTIFICATION AND EXPIRATION DATE, DRILL-BIT TYPE, HOLE DIMENSIONS, HOLE CLEANING PROCEDURE, ANCHOR SPACING, EDGE DISTANCES, CONCRETE MEMBER THICKNESS, ANCHOR/DOWEL EMBEDMENT, TIGHTENING TORQUE AND ADHERENCE TO THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

- SPECIAL INSPECTOR SHALL VERIFY INITIAL INSTALLATION OF EACH TYPE AND SIZE OF ANCHOR/DOWEL BY CONSTRUCTION PERSONNEL ON SITE.

- ANY CHANGE IN ANCHOR/DOWEL PRODUCT BEING INSTALLED OR PERSONNEL PERFORMING THE INSTALLATION MUST REQUIRE AN INITIAL INSPECTION.

- FOR ONGOING INSTALLATIONS OVER A PERIOD OF TIME, SPECIAL INSPECTOR SHALL PERFORM REGULAR INSPECTIONS TO CONFIRM CORRECT HANDLING AND INSTALLATION OF PRODUCT.

CONCRETE

- VERIFY USE OF REQUIRED DESIGN MIX.

- DURING TIME FRESH GROUT IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORMANCE OF SLUMP AND AIR CONTENT TESTS, AND DETERMINATION OF CONCRETE TEMPERATURE.

- INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.

EXCEPTIONS:

1. STRUCTURAL DESIGN OF FOOTING IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH (F_c) OF 3.0 KSI.
2. NO CHANGE IN ANCHOR/DOWEL PRODUCT BEING INSTALLED OR PERSONNEL PERFORMING THE INSTALLATION MUST REQUIRE AN INITIAL INSPECTION.

NON-SHRINK GROUT

- DURING TIME FRESH GROUT IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS AND AS RECOMMENDED BY MANUFACTURER.

- INSPECTION OF GROUT PLACEMENT FOR PROPER APPLICATION TECHNIQUES AND TO VERIFY FULL BEARING BELOW BASE PLATE.

BOLTS INSTALLED IN CONCRETE

- DURING INSTALLATION OF BOLTS AND PLACING OF CONCRETE AROUND SUCH BOLTS.

REINFORCING STEEL

- INSPECTION AND PLACEMENT OF REINFORCING STEEL.

WELDING

- ALL WELDING FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY CONTROL AND QUALITY ASSURANCE INSPECTION REQUIREMENTS OF ANSI/ASQC 360 CHAPTER N.

- WELDING INSPECTION AND WELDING INSPECTOR QUALIFICATIONS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS D1.4 AND ACI 318.

- WELDING INSPECTION AND WELDING INSPECTOR QUALIFICATION FOR COLDFORMED STEEL FLOOR AND ROOF DECKS SHALL BE IN ACCORDANCE WITH AWS D1.3.

EXCEPTIONS:

1. SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION BY THE BUILDING OFFICIAL AND PER 2016 CALIFORNIA BUILDING CODE SECTION 1704.2.2.

COLD-FORMED STEEL FRAMING

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING WELDING OPERATIONS OF ELEMENTS OF THE SEMI-COMPRESSIVE-RESISTING SYSTEM.

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR SCREW ATTACHMENT, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEMI-COMPRESSIVE-RESISTING SYSTEM, INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS AND HOLD-DOWNS.

EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR COLD-FORMED STEEL LIGHT-FRAME SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS AND HOLD-DOWNS WHERE EITHER OF THE FOLLOWING APPLY:

1. SHEATHING IS GYPSUM BOARD OR FIBERBOARD.
2. SHEATHING IS WOOD STRUCTURAL PANEL OR STEEL SHEETS ON ONLY ONE SIDE OF SHEAR WALL. SHEAR PANEL OR DIAPHRAGM ASSEMBLY AND FASTENER SPACING OF SHEATHING IS MORE THAN 4 INCHES (100mm) C.C.

MECHANICAL AND ELECTRICAL COMPONENTS

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE INSTALLATION AND ANCHORAGE OF PIPING SYSTEMS INTENDED TO CARRY HAZARDOUS MATERIALS AND THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE INSTALLATION OF HVAC DUCTWORK THAT WILL CONTAIN HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F.

PERIODIC SPECIAL INSPECTION IS REQUIRED DURING THE INSTALLATION AND ANCHORAGE OF VIBRATION ISOLATION SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F WHERE THE CONSTRUCTION DOCUMENTS REQUIRE A NORMAL CLEARANCE OF 0.25 INCHES (6.4 mm) OR LESS BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT.

SPECIAL INSPECTOR

- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

- THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE SPECIALIST'S KNOWLEDGE, IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

CONSTRUCTION LIABILITY

CONTRACTOR, SUBCONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT THEY WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE PROJECT IS THE PROPERTY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ALL MATERIAL, STUD CALL OUTS ARE PER CURRENT SMSA STANDARD "STUP" NOMENCLATURE.



SHEET METAL THICKNESS ARE DENOTED IN MILS (1 MIL = 0.001")

EQUIVALENT GAUGE THICKNESS IS AS FOLLOWS:

MIL	GAGE	DESIGN THICKNESS
33 MIL	20 GA.	.0359
43 MIL	18 GA.	.0451
54 MIL	16 GA.	.0556
68 MIL	14 GA.	.0713
97 MIL	12 GA.	.1017

TYPICAL LIGHT GAUGE STUD DESIGNATIONS



GENERAL NOTES

- (E) DENOTES EXISTING CONSTRUCTION
(N) DENOTES NEW CONSTRUCTION
NEW CONSTRUCTION IMPLIED IF NOT NOTED
- 20-01 DENOTES EXISTING DIMENSION
20-02 DENOTES DIMENSION OR WEIGHT BY OTHERS - CONTRACTOR TO VERIFY
3. SEE STRUCTURAL SPECIFICATIONS ON THIS SHEET
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND/OR ORDERING MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
5. WEIGHTS OF EQUIPMENT SHOWN ON THE DRAWINGS ARE THE MAXIMUM WEIGHT ALLOWED INCLUDING ATTACHED ACCESSORIES.
6. THE SIZE, LOCATION AND ORIENTATION OF ALL EQUIPMENT, SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

DRAWING INDEX

- S1.0 - STRUCTURAL SPECIFICATIONS
- S2.0 - FOUNDATION PLAN
- S3.0 - ROOF PLAN
- S4.0 - MISC. DETAILS

ABBREVIATIONS

ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
AB	ANCHOR BOLT	IN	INCHES
ABC	AMERICAN CONCRETE INSTITUTE	INTL	INTERNATIONAL BUILDING CODE
ACI	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	IPF	INSIDE FACE
ALT.	ALTERNATE	KIP	KIP (100 LBS.)
ARCH.	ARCHITECTURAL	KIP PER FOOT	KIP PER FOOT
ASTM	AMERICAN STANDARD FOR TESTING AND MATERIALS	LL	LIVE LOAD
AWS	AMERICAN WELDING SOCIETY	LSL	LAMINATES STRAND LUMBER (TIMBER STRAND TRADEMARK)
B.C.D.	BUILDING	LVL	LAMINATES VENEER LUMBER
C.G.	CENTROID OF TENDON	M.B.	MACHINE BOLT
C.I.P.	CAST-IN-PLACE CONCRETE	MANFR.	MANUFACTURER
C.C.I.	CRACK CONTROL JOINT	MAX.	MAXIMUM
C.J.	CONSTRUCTION JOINT	MECH.	MECHANICAL
C.L.	CENTERLINE	MEP	MECHANICAL, ELECTRICAL & PLUMBING
C.C.	CELLING	MNL	MINIMUM
CL	CLEAR	MSC.	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	NO.	NUMBER
COL.	COLUMN	N.T.S.	NOT TO SCALE
CON.	CONTINUOUS	O.C.	ON CENTER
DBL.	DOUBLE	O.F.	OUTSIDE FACE
DBL.	DOUBLE	O.H.	OPPOSITE HAND
D.F.	DOUGLAS FIR	O.W.	OVER JOIST
DBL.	DOUBLE	PL	PLATE
DBL.	DOUBLE	PSF	POUND PER SQUARE FOOT
DBL.	DOUBLE	PSI	POUNDS PER SQUARE INCH
DBL.	DOUBLE	PRL	PARALLEL STRAND LUMBER (TAM TRADEMARK)
DBL.	DOUBLE	P.T.	POST-TENSIONING, PRESSURE TREATED
DBL.	DOUBLE	R	RADIUS
DBL.	DOUBLE	REIN.	REINFORCED/REINFORCING
DBL.	DOUBLE	REQ.	REQUIRED
DBL.	DOUBLE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL.	DOUBLE	SCHED.	SCHEDULE
DBL.	DOUBLE	SHMLR	SIMILAR
DBL.	DOUBLE	S.O.	SLAB-ON-GRADE
DBL.	DOUBLE	S.Q.	SQUARE
DBL.	DOUBLE	STD.	STANDARD
DBL.	DOUBLE	T&B	TOP & BOTTOM
DBL.	DOUBLE	T.N.	TOE NAIL
DBL.	DOUBLE	T.O.C.	TOP OF CONCRETE
DBL.	DOUBLE	TYP.	TYPICAL
DBL.	DOUBLE	U.N.O.	UNLESS NOTED OTHERWISE
DBL.	DOUBLE	VERT.	VERTICAL
DBL.	DOUBLE	VER-JAM	VER-JAM (BOISE CASCADE TRADEMARK)
DBL.	DOUBLE	W	WITH
DBL.	DOUBLE	W/O	WITHOUT
DBL.	DOUBLE	W.J.	WALL JOINT
DBL.	DOUBLE	W.P.	WORK POINT
DBL.	DOUBLE	W.W.F.	WELDED WIRE FABRIC

PROJECT DESIGN DATA

GOVERNING CODE: 2016 CALIFORNIA BUILDING CODE

SEISMIC DESIGN

S_{DS} = 0.5

S₁ = 1.0

S₁ = 0.650

S₁ = 0.650

S₁ = 0.650

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S₁ = 0.6

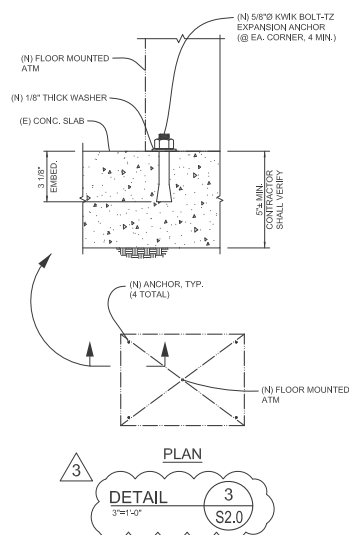
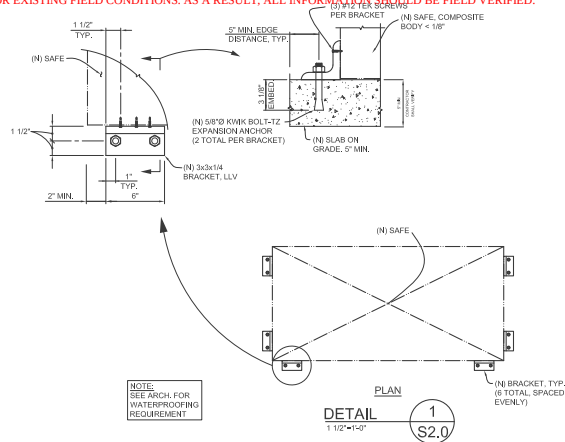
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ISSUE:	NO:	DATE:
ISSUE FOR BID	1	08/02/2019
REISSUE FOR PERMIT		09/10/2019

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Santa Clarita, CA 91350

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1150 Campbell Ave • San Jose, CA 95126
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FOUNDATION PLAN & DETAILS



Proj #:	Reviewed By:
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S2.0

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ISSUE:	NO.	DATE
ISSUE FOR BID	1	08/02/2019
REISSUE FOR PERMIT		09/10/2019

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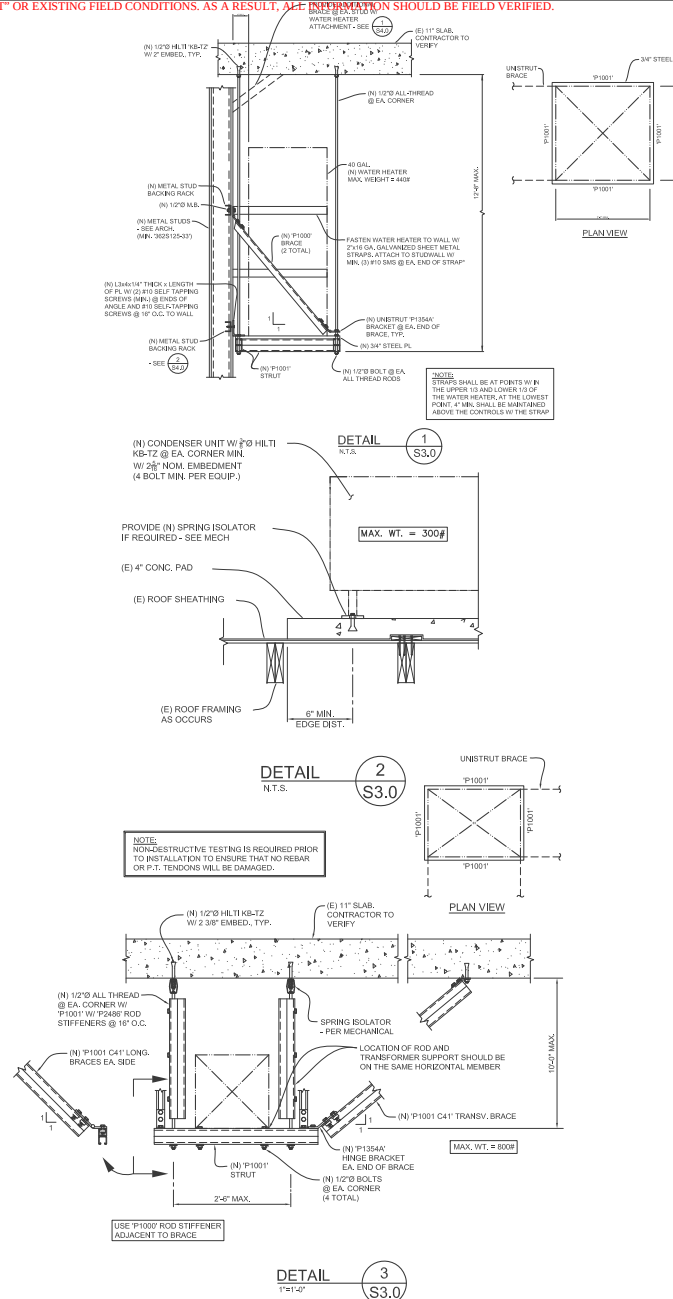
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ROOF PLAN & DETAILS



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S3.0



ROOF PLAN
1/4"=1'-0"

DETAIL 3
1"=1'-0" S3.0

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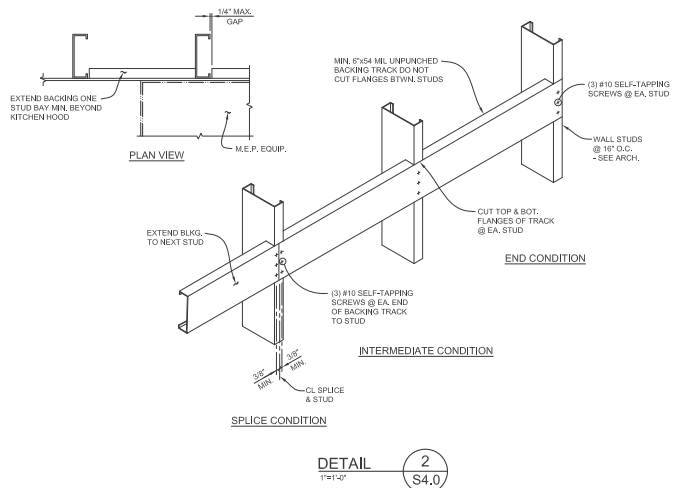
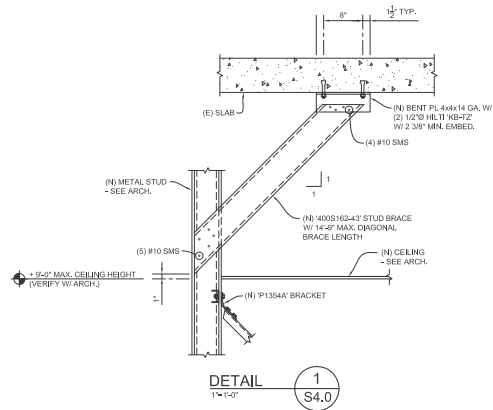
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MISC DETAILS



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S4.0

AAV	AUTOMATIC AIR
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AC	AIR CONDITIONING UNIT (UNIT WITH REFRIGERANT CONDENSER AND COMPRESSOR)
AD	ACCESS DOOR
AE	ACCESSORIES
AF	AFRONT FRESHEN FLOOR
AHJ	AIR HANDLING UNIT
AP	ACCESS PANEL
AS	AIR SENSATOR
B	BOLLER
BD	BACKDRAFT DAMPER
BFW	BLEED FEEDWATER
BHP	BRAKE HORSEPOWER
BT	BOTTOM OF DUCT
BOF	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT PER HOUR
C	CONDENSING UNIT WITH REFRIGERANT CONDENSER ONLY
CA	COMPRESSED AIR
CB	COILING COIL
CM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWR	CHILLED WATER SUPPLY
CNR	CHILLED WATER RETURN
CO	CONDENSATE (STEAM)
CONV	CONNECTOR
CU	COOLING TOWER
CD	CONDENSING UNIT WITH AIR COOLED REFRIGERANT CONDENSER ONLY
CWH	CABINET UNIT HEATER
CWJ	CONDENSATE (STEAM)
CWR	CONDENSING WATER RETURN
CWS	CONDENSING WATER SUPPLY
D	DEPRESSURE
DB	DRY BULB (TEMPERATURE)
DC	DUCT
DIA	DIAMETER
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DE	DEBRIN
DTR	DRY BULB (TEMPERATURE) RETURN
DTS	DRY BULB (TEMPERATURE) RETURN
(E)	EXISTING
EAT	ENTERING AIR TEMPERATURE
EAV	EXHAUST FAN
EG	EXHAUST AND GRILLE
EIP	ELECTRICAL REGULATOR
ER	EXHAUST AND REGULATOR
ES	ELECTRIC SPLIT
ET	EXTERNAL STATIC PRESSURE
ESP	EXPANSION TANK
ETR	EXITING TO REMAIN
EW	ENTERING WATER TEMPERATURE
F	FAN (FAN AND FAN OTHER THAN SPARK, IF THE FAN IS NOT USED FOR CONDENSATING (STEAM TRAP))
FAT	FAN (FAN AND FAN OTHER THAN SPARK, IF THE FAN IS NOT USED FOR CONDENSATING (STEAM TRAP))
FC	FLEXIBLE CONNECTOR
FOU	FLOOR UNIT
FD	FLOOR DRAIN
FOF	FUEL OIL FURNACE
FOS	FUEL OIL SUPPLY
FOW	FUEL OIL WENT
FW	FLOW
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FR	FINED RADIATION
FS	FLOW SWITCH

IN	INCHES
IST	ICE STORAGE TANK
KW	KILO-WATTS
KW	KILOWATTS
L	LOUVER
LAT	LEAVING AIR TEMPERATURE
LIN	LINEN OIL DRAIN
LPG	LIQUEFIED PETROLEUM GAS (PROPANE)
LWR	LOW WATER
LWS	LOW WATER SUPPLY
LWT	LEAVING WATER TEMPERATURE
MAN	MANUAL AIR VENT
MAX	MAXIMUM
MAX	MAXIMUM
MBC	MOVING BOX
MEN	1000 TUBS PER HOUR
MIN	MINIMUM
MIN	MINIMUM
NC	NORMALLY CLOSED
NEN	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAI	OUTSIDE AIR INTAKE (ROOF HOOD)
OC	OUTSIDE CIRCULIC
OD	OUTSIDE DRAINAGE
OD	END OUTLET
P	PUMP
PBD	PARALLEL BLADE DAMPER
PC	PUMPED DRAIN/ CONDENSATE
PH	PNEUMATIC
PI	PIREHAT COIL
PIESS	PRESSURE
PIV	PRESSURE REDUCING VALVE
PS	POUNDS PER SQUARE INCH, GAGE
PSIA	POUNDS PER SQUARE INCH, ABSOLUTE
PSQ	POUNDS PER SQUARE INCH, GAGE
PTAC	PACKAGED TERMINAL AIR CONDITIONING (UNIT)
RAD	RADIATOR (CAST IRON OR PANEL TYPE)
RAF	RETURN AIR FAN
RCP	RETURN CEILING PANEL
REL	RELIEF (AIR) DRAIN
RET	RETURN (AIR) GRIFF
RL	RELATIVE HUMIDITY
RH	REFRIGERANT HOT GAS
RL	REFRIGERANT LIQUID
RPM	REVOLUTIONS PER MINUTE
RI	RETURN (AIR) REGISTER
RFS	REFRIGERANT SECTION
RTU	ROOF TOP AIR HANDLING UNIT
RTV	REFRIGERANT VENT
SAP	SUPPLY AIR FAN
SD	SNOW DAMPER
SG	SUPPLY (AIR) GRIFF
SHWR	SCHEDULED HOT WATER RETURN
SHW	SCHEDULED HOT WATER SUPPLY
SND	SMOKE DETECTOR
SP	STATIC PRESSURE
SPS	STATIC PRESSURE SENSOR
SR	(AIR) REGISTER
SS	SPLIT SYSTEM
STM	STEAM
T	TEMPERAT (OR TEMPERATURE) SENSOR
TEMP	TERMINAL AIR BOX
TSR	TEMPERATURE SENS
TSP	TEMPERATURE SENS
TST	TOTAL STATIC PRESSURE
UH	UNIT HEATER (PROPELLER TYPE)
UHV	UNIT VENTILATOR
VAV	VARIABLE AIR VOLUME (TERMINAL AIR BOX)
VAV	VARIABLE AIR VOLUME (TERMINAL AIR BOX)
WB	WET BULB
WC	WATER COLUMN
WSP	WATER SOURCE HEAT PUMP
WT	WEIGHT
(X)	(REMOVE EXISTING)

SINGLE LINE DOUBLE LINE

	SUPPLY/OUTSIDE AIR DUCT
	RETURN/RELIEF AIR DUCT
	EXHAUST AIR DUCT
	SUPPLY/OUTSIDE AIR DUCT ELBOW (UP AND DOWN)
	RETURN/RELIEF DUCT BELOW (UP AND DOWN)
	EXHAUST DUCT BELOW (UP AND DOWN)
	RECTANGULAR OR SQUARE DUCT, SIZE IN INCHES
	ROUND DUCT, SIZE IN INCHES
	FLAT OVAL DUCT, SIZE IN INCHES
	ROUND OR FLAT OVAL DUCT (UP)
	ROUND OR FLAT OVAL DUCT (DOWN)
	END OF DUCT (CAPPED)
	ROUND SUPPLY AIR DIFFUSER MOUNTED BELOW DUCT
	SUPPLY AIR REGISTER/GRILLE
	RETURN/EXHAUST AIR REGISTER/GRILLE MOUNTED BELOW DUCT
	RETURN/EXHAUST AIR REGISTER/GRILLE
	SQUARE VANED ELBOW
	RADIUS ELBOW
	TRANSITION-CONCENTRIC
	TRANSITION-ECCENTRIC
	MANUAL VOLUME DAMPER
	RECTANGULAR BRANCH TAKE OFF
	ROUND BRANCH TAKE OFF
	DUCT-MOUNTED REHEAT COIL
	FLEXIBLE CONNECTION
	FLEXIBLE DUCT

	BACK DRAFT DAMPER
	FLOW SWITCH
	MOTOR OPERATED DAMPER
	SMOKE DETECTOR (DUCT MOUNTED)
	STATIC PRESSURE SENSOR

△

PIPING AND PIPING SPECIALTIES

	SHUTOFF VALVE
	THROTTLING VALVE
	CHECK VALVE
	HOSE END DRAIN VALVE
	PRESSURE REGULATING VALVE
	PRESSURE REDUCING VALVE
	TRIPLE DUTY VALVE
	AUTOMATIC FLOW CONTROL VALVE
	CALIBRATED BALANCING DEVICE
	AUTOMATIC TWO-WAY CONTROL VALVE
	(SEE SPEC FOR 2-POSITION OR MODULATING)
	AUTOMATIC THREE-WAY CONTROL VALVE
	(SEE SPEC FOR 2-POSITION OR MODULATING)
	STOP CHECK VALVE
	SAFETY/RELIEF VALVE
	BASKET STRAINER
	STRAINER
	PRESSURE GAUGE
	THERMOMETER
	PRESSURE/TEMPERATURE TEST FITTING
	ORIFICE PLATE FLOW MEASURING DEVICE
	FLOW MEASURING DEVICE (LIQUID)
	UNION OR FLANGED CONNECTION
	BLIND FLANGE OR END CAP
	EXPANSION DEVICE COMPENSATOR
	FLEXIBLE CONNECTION
	EXPANSION ANCHOR

 SHUTOFF VALVE

1. THESE GENERAL NOTES APPLY TO ALL M

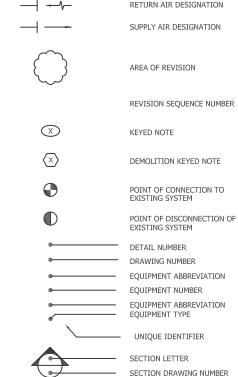
2. NOT ALL SYMBOLS, ABBREVIATIONS AND NOTES MAY APPLY TO THIS PROJECT.
3. IT IS THE INTENT OF THESE SPECIFICATIONS AND DRAWINGS TO CALL FOR THE BEST QUALITY MATERIALS AND WORKMANSHIP AVAILABLE. IT IS NOT THE INTENT TO GIVE EVERY DETAIL ON THE DRAWINGS AND IN THE SPECIFICATION. IF AN OMISSION OR ERROR IN THE DRAWINGS OR THE SPECIFICATION IS DISCOVERED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT FOR INCLUSION IN THE CONTRACT. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT USUALLY FURNISHED OR USED IN CONNECTION WITH THESE SPECIFICATIONS. MATERIALS SPECIFICALLY MENTIONED OR NOT.
4. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
5. ALL WORK SHALL CONFORM WITH THE CODES, RULES AND ORDINANCES OF THE CITY AND COUNTY OF LOS ANGELES AND ANY OTHER JURISDICTIONS HAVING JURISDICTION, INCLUDING, BUT NOT LIMITED TO THE 2016 CALIFORNIA MECHANICAL CODE.
6. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY FEES, PERMITS AND INSURANCE COVERAGE FOR APPLICABLE PORTIONS OF THE WORK.
7. COORDINATE ALL DEMOLITION WORK WITH THE NEW INSTALLATION TO MINIMIZE SYSTEM DOWN TIME FOR AREAS TO REMAIN IN OPERATION.
8. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
9. THERE SHALL BE NOTHING ABANDONED IN PLACE UNLESS SPECIFICALLY INDICATED AS SUCH.
10. MECHANICAL CONTRACTOR SHALL PROVIDE ALL DUCTWORK, DIFFUSERS, FLEXIBLE CONNECTORS, DAMPERS AND ACCESSORIES. ALL MECHANICAL EQUIPMENT AND ALL ASSOCIATED PIPING SHALL BE INSTALLED BY THIS CONTRACTOR.
11. SIZES INDICATED FOR EXISTING DUCTWORK AND PIPING ARE PER THE CURRENT RECORD DRAWINGS. THE CONTRACTOR SHALL OBSERVE AND VERIFY ALL DIMENSIONS BEFORE FABRICATION OF WORK. BOTH THE CONTRACTOR AND THE ARCHITECT SHALL BE PRESENT FOR MEASUREMENTS ON BEHALF OF THE TENANT OF THIS PROJECT SHALL THOROUGHLY FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY BIDDOING OR START OF WORK. THEY SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND RECORDING ALL DATA PERTAINING TO EQUIPMENT SIZE AND CONFIGURATION AND SHALL EXAMINE THE RECORD DRAWINGS PRIOR TO THE WORK BEING INSTALLED. VERIFY ALL MEASUREMENTS AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONAL COMPATIBILITY OF THE DUCTWORK AND EQUIPMENT WITH THE EXISTING SYSTEMS.
12. PROVIDE OFFSETS AND TRANSITIONS IN DUCTWORK AS REQUIRED TO AVOID INTERFERENCE AT NO ADDITIONAL COST TO THE PROJECT.
13. PROVIDE ACCESS TO ALL CONCEALED EQUIPMENT. COORDINATE LOCATION OF ACCESS PANELS WITH ARCHITECT. PROVIDE ACCESS DOORS OR PANELS FOR DUCTS, FIRE, SMOKE, SHIELD, AND FIRE/SMOKE DAMPERS AND SHOCK DETECTORS.

- MECHANICAL SHALL BE OPERATIONALLY VERIFIED PRIOR TO START OF ANY WORK ON THE PROJECT.
- COORDINATE ALL BUILDING STOP/DOWN REQUIREMENTS WITH THE BUILDING PROJECT COORDINATOR AND/OR BUILDING ENGINEER.
- THE CONTRACTOR SHALL DO ALL CUTTING NECESSARY FOR THE PROPER INSTALLATION OF ALL WORK. PENETRATIONS THROUGH THE SUB SLAB SHALL BE MADE BY THE CONTRACTOR. THERE SHALL BE A MINIMUM OF 1/4 INCH LANGE THAN THE INSERTED PIPE OR DUCT. THIS CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE SUB SLAB AND SHALL REPAIR ANY DAMAGE DONE BY HIMSELF OR HIS WORKMEN.
- SIZES INDICATED FOR ALL DUCTWORK ARE FREE AREA DIMENSIONS. PROVIDE INTERNAL SOUNDING/LOUDED DUCT (DEEMED OF ALL MECHANICAL DESIGN REQUIREMENTS).
- PROVIDE OPEN END DUCTWORK (DOWD WITH 2x2 MESH 12"x12" ALUMINUM SCREEN WITH REMOVABLE FRAMES.
- DUCTWORK SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO UNDERLIES OF BEAMS AND JOISTS, FLAT ON TOP WITH BOTTOM CECORDING TRANSITIONS.
- DUCTWORK SHALL BE LIMITED TO LOW AND MEDIUM PRESSURE AIR FLOW. DUCTWORK SHALL NOT BE USED IN LATHY. FLOODED DUCT SHALL BE RUN IN STRAIGHT AND TIGHT AS POSSIBLE AND NOT REST ON LIGHTING FIXTURES OR OTHER CEILING EQUIPMENT. WHERE FLOODED DUCTS ARE NOT SUPPORTED, SUSPEND FROM STRUCTURE OVERHEAD WITH NYLON BANDS.
- FLOODED DUCTWORK SHALL NOT BE USED IN RETURN OR EXHAUST DUCT.
- DUCT FITTINGS: ARE INDICATED SYMBOLICALLY. REFER TO DETAILS FOR CONFIGURATION OF FITTING, TAPS AND CONNECTIONS. DUCT CONSTRUCTION SHALL CORRELATE WITH SMACNA CONSTRUCTION STANDARDS, ALL 90 DEG. ELBOWS SHALL BE 18" MIN. RADIUS. 45 DEG. ELBOWS SHALL BE 12" MIN. RADIUS. SQUARE ELBOWS AND SHORT RADIUS ELBOWS IN SUPPLY DUCT SHALL HAVE TURNING VENTS.
- PAINT PAINT BACK THE INSIDE OF ALL DUCTWORK SURFACES THROUGHOUT THE WORK, GRILLED AND REGISTERS.
- WHERE ROOMS ARE CLOUSED BY FULL HEIGHT WALLS, ENSURE PLINUM RETURNS ARE ENCLOSED THROUGH WALLS.
- PROVIDE THERMAL INSULATION WITH VAPOR BARRIER JACKET ON EXISTING AND NEW DUCTWORK UNLESS OTHERWISE NOTED, ALL EXISTING DUCTWORK WITH THERMAL INSULATION SHALL BE RESTORED/REPAIRED OR REPLACED WITH NEW.
- Mount room thermostats and temperature sensors at 48 inches AFF. Temperature sensors at 34 inches AFF UNLESS OTHERWISE INDICATED.
- Upon completion of installation of HVAC WORK, CALIBRATE ALL THERMOSTATS AND BALANCE AIR FLOW AT ALL FANS, AIR TERMINALS, AND AIR VOLUME CONTROLS. PROVIDE RECORDING VALUES.
- Provide volume dampers at all branch duct takeoffs, at each air terminal device, and where indicated.
- ALL AFFECTED HVAC SYSTEMS SHALL BE BALANCED TO THE INDICATED VOLUME.

HVAC SYSTEM MEASURES

1. ALL INSULATING M...

1. ALL INSULATING MATERIALS SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION THAT THEY MEET THE CONSTRUCTION REQUIREMENTS OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1, CHAPTER 2, DIVISION 12-1.3, ARTICLE 3, "STANDARDS FOR INSULATED MATERIAL," PER SECTION 110.6 - 2016.
2. HVAC AND PLUMBING EQUIPMENT AND FIXTURES SHALL MEET THE REQUIREMENTS PER SECTION 111.11.13, 11.5 AND 120-24.1 TITLE 24 ENERGY STANDARDS. EQUIPMENT MANUFACTURERS AND SUPPLIERS SHALL PROVIDE ALL NECESSARY DATA FOR COMPLIANCE, DATA SHALL INCLUDE FLOW AND PARTIAL CAPACITY INDEXES AND PERFORMANCE DATA UNDER ALL MODES OF OPERATIONS AND AMBIENT CONDITIONS PROVIDED COMPLIANCE CERTIFICATES WITH EQUIPMENT SUBMITTALS.
3. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2 E.E.S. - 2016.
4. THE INDIVIDUAL THERMOSTATIC CONTROLS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE: 1) WHERE USED TO CONTROL COMFORT HEATING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF BEING SET, LOCALLY, OR REMOTELY, DOWN TO 55°F OR LOWER; 2) WHERE USED TO CONTROL COMFORT COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF BEING SET, LOCALLY, OR REMOTELY, UP TO 75°F OR HIGHER; 3) WHERE USED FOR BOTH COMFORT HEATING AND COMFORT COOLING, THE THERMOSTATIC CONTROLS SHALL MEET ITEMS 1 AND 2, AND SHALL BE CAPABLE OF PROVIDING A MINIMUM 4°F THERMOSTATIC RANGE; 4) WHERE USED TO CONTROL SURFACE SUPPLY AIR, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF REDUCING TO A MINIMUM 4°F THERMOSTATIC CONTROLS FOR ALL UNITARY SINGLE ZONE, AIR CONDITIONERS, HEAT PUMPS, AND FURNACES, SHALL COMPLY WITH THE SETBACK THERMOSTAT REQUIREMENTS OF SECTION 120.2(G) OR, IF EQUIPPED WITH TWO AND THE ZONE LEVEL, WITH THE AUTOMATIC DEMAND SHED CONTROLS OF SECTION 120.2(H), PER SECTION 120.2 E.E.S. - 2016.
5. EACH HVAC SYSTEM SHALL BE ABLE TO PROVIDE SEQUENTIAL TEMPERATURE OF HEATING AND COOLING IN EACH ZONE, IF BOTH HEATING AND COOLING ARE PROVIDED. SEQUENTIAL COOLING E.E.S. - 2016.
6. THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DRILLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL, THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE AND THAT MEETS THE APPLICABLE REQUIREMENTS OF SECTION 120.2(G) E.E.S. - 2016.
7. OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN, PER SECTION 120.2(F) E.E.S. - 2016.
8. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE. THE LABEL SHALL CLEARLY IDENTIFY THE ROUTINE MAINTENANCE ACTIONS WHICH MUST BE PERFORMED TO MAINTAIN THE EQUIPMENT IN EFFICIENT OPERATION. THE MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OWNER AND THE OPERATIONS AND MAINTENANCE REQUIREMENTS IN GREATEST DETAIL.
9. ALL AIR DISTRIBUTION SYSTEM CUTOFFS AND PLUMBING, INCLUDING BUT NOT LIMITED TO, BUILDING CATHETS, MECHANICAL CLOSETS, AIR WALKER BOSSIS AND SUPPORT PLATFORMS USED FOR CUTOFFS OR PLUMBING, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE 2016 CM CODE SECTIONS 601, 602, 603, 604, 605, AND ANSIS/ASHRAE 90-2006 HVAC CDT CONSTRUCTION STANDARDS AND METAL AND FLEXIBLE 3RD EDITION, PER SECTION 120.4 E.E.S. - 2016.
10. ALL PIPING AND OUTDOORWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 110.6, 120.3, 8, 120.4 OF THE E.E.S. - 2016 AND CHAPTER 6 OF THE 2016 CM.
11. ALL PIPING FOR SPACE-CONDITIONING AND SERVICE WATER-HEATING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH THE MINIMUM THICKNESS AND RESISTANCE VALUES LISTED IN TABLE 120-3.4, SERVICE WATER-HEATING E.E.S. - 2016.
12. THE OUTDOOR AIR-VENTILATION RATE AND AIR-DISTRIBUTION ASSUMPTIONS MADE IN THE DESIGN OF THE VENTILATING SYSTEM SHALL BE CLEARLY IDENTIFIED IN THE PLANS REQUIRED BY SECTION 110-10.12.4, PART 1, PER SECTION 120.1 E.E.S. - 2016.
13. ALL HVAC SYSTEMS SHALL MEET THE VENTILATION REQUIREMENTS PER SECTION 120.1 E.E.S. - 2016.
14. CERTIFICATE OF ACCEPTANCE (CMCA-4) AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING MAINTENANCE AND ACCEPTANCE. CERTIFICATE OF OCCUPANCY (CMCA-5) WILL BE ISSUED WITHIN 30 DAYS AFTER THE MAINTENANCE IS COMPLETED AND APPROVED.



DRAWING TITLE

M-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - MECHANICAL
M-100	GROUND FLOOR CONSTRUCTION PLAN - MECHANICAL
M-101	ROOF PLAN - MECHANICAL
M-200	SCHEDULES - MECHANICAL
M-300	DETAILS - MECHANICAL
M-400	SPECIFICATIONS - MECHANICAL
M-401	SPECIFICATIONS - MECHANICAL
EN-003	TITLE 24 COMPLIANCE FORMS

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ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

SYMBOLS, LEGENDS, AND
ABBREVIATIONS -
MECHANICAL

M-000

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AS BUILTS

FIRST FLOOR
CONSTRUCTION PLAN -
MECHANICAL

Proj #: 19.0000827.080 Reviewed By: JMM

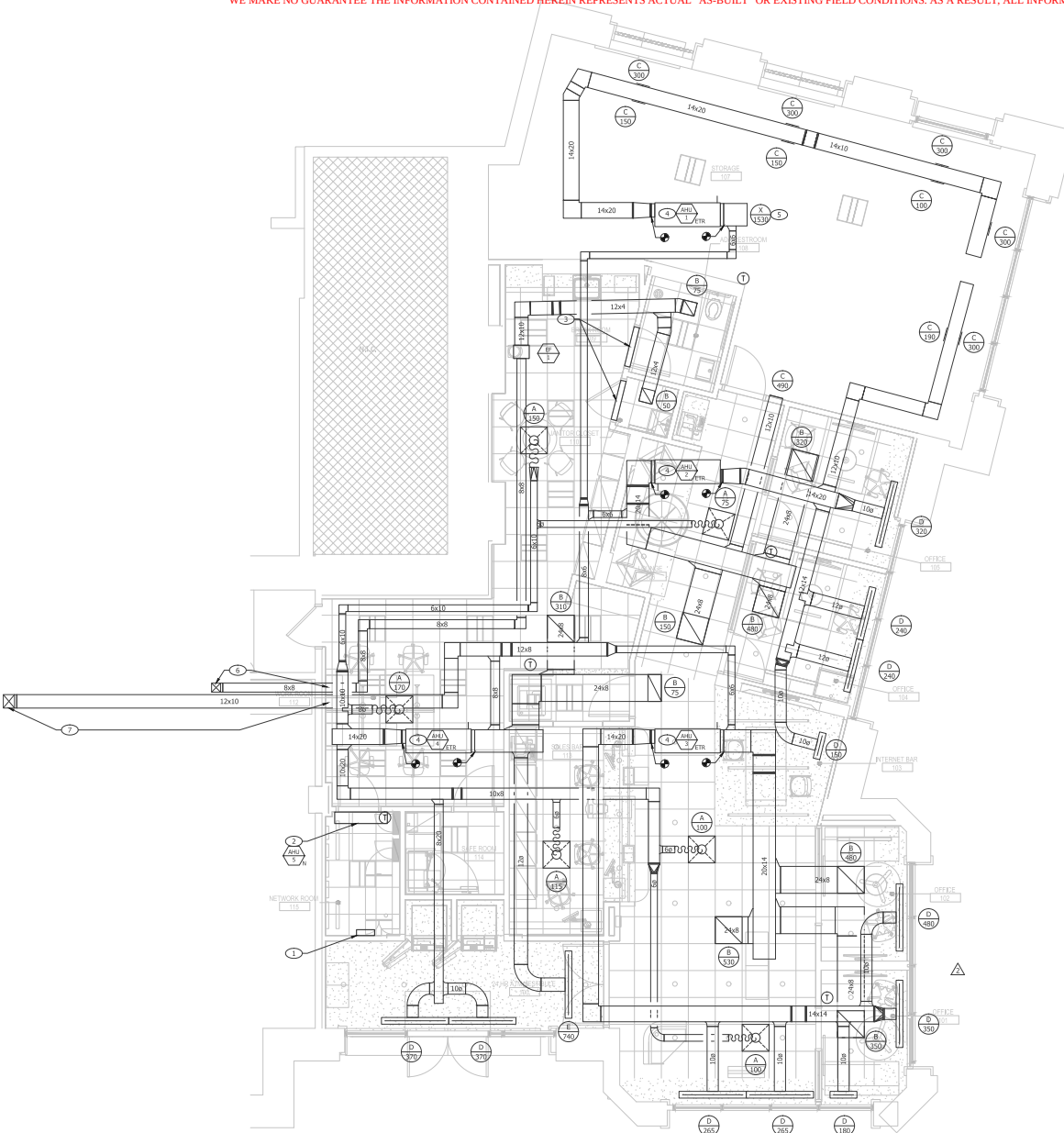
M-100

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR FOR COMPLETE CONTROLS SYSTEM FOR LIGHTING AND MECHANICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO REMOTE ACCESS CONTROL PANELS, RELAYS, TRANSFORMERS, POWER CABLEING, AND CONTROL CABLEING. LOCATION OF PANELS TO BE COORDINATED IN FIELD. COORDINATE REQUIREMENTS WITH CONTROLS VENDOR, HSBC REPRESENTATIVE, AND ALL OTHER TRADES.
CONTROLS VENDOR: TCS BASYS CONTROLS, JORDAN POWERS (TELEPHONE: 608-669-9429).
- CONDENSATE PIPING SHALL BE PITCHED 1/8" PER FOOT TO NEAREST INDIRECT DRAIN, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE CONDENSATE PUMP IF SLOPE CANNOT BE MET.
- PROVIDE VOLUME DAMPERS AT ALL BRANCH DUCTS AND DIFFUSERS/REGISTERS. PROVIDE CABLE OPERATED DAMPERS WHERE VOLUME DAMPERS ARE IN LOCATIONS THAT ARE NOT EASILY ACCESSIBLE. COO'S SHALL BE PROVIDED WITH CEILING CAP, FINISH AND COLOR PER ARCHITECT.
- ALL EQUIPMENT, MOTORS, FILTERS, DAMPERS, ETC. SHALL BE LOCATED TO ENSURE MANUFACTURERS RECOMMENDED CLEARANCES AND ACCESS ARE MAINTAINED. CONTRACTOR SHALL PROVIDE ACCESS DOORS AS NECESSARY, FOR ALL EQUIPMENT, MOTORS, FILTERS, DAMPERS, ETC. LOCATED ABOVE GYPSUM CEILING. COORDINATE WITH ALL OTHER TRADES.
- DUCTWORK IS SHOWN FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR SHALL COORDINATE AND VERIFY A FEASIBLE DUCT LAYOUT (TO BE APPROVED BY ENGINEER) WITH SHEETMETAL, ARCHITECTURAL, CEILING HEIGHTS, EXISTING CONDITIONS, AND ALL OTHER TRADES. PROVIDE INTERNAL SOUNDING 16" OF DOWNSTREAM OF MECHANICAL EQUIPMENT. ALL DUCT DIMENSIONS SHOWN REPRESENT CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL ADJUST SHEETMETAL SIZES ACCORDINGLY.
- CONTRACTOR SHALL COORDINATE ALL DUCT AND PIPE ROUTING WITH EXISTING AND PROPOSED INFRASTRUCTURE AS WELL AS ALL OTHER TRADES.

KEYED CONSTRUCTION NOTES:

- PROVIDE CONTROL PANEL(S) AS REQUIRED PER GENERAL CONSTRUCTION NOTE #1. COORDINATE REQUIREMENTS AND VERIFY EXACT LOCATION WITH CONTROLS VENDOR AND ALL OTHER TRADES.
- PROVIDE NEW WALL MOUNTED AHU AS SCHEDULED. COORDINATE EXACT LOCATION WITH ALL OTHER TRADES. RUN REFRIGERANT PIPING TO ACCU ON ROOF FOLLOWING EXHAUST AND VENTILATION DUCTWORK PATHWAY UP THROUGH MECHANICAL CHASE TO THE ROOF. COORDINATE WITH BUILDING ENGINEER. REFRIGERANT PIPE RUNS AND SIZING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL, MAINTAINING ALL STRUCTURE RATINGS AT ALL PENETRATIONS. COORDINATE WITH ALL OTHER TRADES. PROVIDE UNIT WITH CONDENSATE PUMP AND RUN CONDENSATE TO NEAREST INDIRECT DRAIN. PROVIDE WITH HARDWIRED CONTROLLER. COORDINATE ALL CONTROLS WITH CONTROLS VENDOR, PER GENERAL CONSTRUCTION NOTE #1. SEE ROOF PLAN FOR ACCU LOCATION.
- PROVIDE 1" UNDERCUT FOR THE TOILET AND JANITOR'S CLOSET DOORS. COORDINATE WITH ARCHITECT.
- EXISTING AHU TO REMAIN. CONTRACTOR SHALL VERIFY UNIT IS FULLY FUNCTIONAL AND OPERATIONAL WITH ALL SAFETIES, CONTROLS, ETC IN PROPER WORKING ORDER. COORDINATE REQUIRED CONTROLS WITH CONTROLS VENDOR PER GENERAL CONSTRUCTION NOTE #1. UNIT LOCATIONS ARE SHOWN AS APPROXIMATE. RELOCATE UNIT AND ALL ASSOCIATED POWER, HANGERS, SUPPORTS, ISOLATION, PIPING, CONTROLS, DRAIN PAN, ETC. AS NECESSARY. PROVIDE LEAK DETECTION IN THE DRAIN TO SHUTDOWN UNIT UPON ACTIVATION. PROVIDE CONDENSATE PIPING CONNECTION, TRAP, AND RUN TO NEAREST INDIRECT DRAIN AT A MINIMUM 1/8" PER FOOT SLOPE. IF SLOPE CANNOT BE MET, PROVIDE CONDENSATE PUMP. CONDENSATE PUMP SHALL BE LOCATED WITHIN THE DRAIN PAN, REPLACE AND/OR RELOCATE PAN AS NECESSARY TO ACCOMMODATE PUMP. COORDINATE WITH ALL OTHER TRADES.
- PROVIDE OPEN ENDED RETURN DUCT WITH WIRE MESH SCREEN.
- EXHAUST DUCT UP TO ROOF THROUGH CHASE. PROVIDE FD AND ACCESS DOOR WHERE PENETRATING RATED STRUCTURE. SEE ROOF PLAN FOR TERMINATION.
- OA DUCT UP TO ROOF THROUGH CHASE. PROVIDE FD AND ACCESS DOOR WHERE PENETRATING RATED STRUCTURE.



FIRST FLOOR CONSTRUCTION PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR FOR COMPLETE CONTROLS SYSTEM FOR LIGHTING AND MECHANICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO REMOTE ACCESS CONTROL PANELS, RELAYS, TRANSFORMERS, POWER CABLING, AND CONTROL CABLING. LOCATION OF PANELS TO BE COORDINATED IN FIELD. COORDINATE REQUIREMENTS WITH CONTROLS VENDOR, HSBG REPRESENTATIVE, AND ALL OTHER TRADES. CONTROLS VENDOR: TCS BASYS CONTROLS, JORDAN POWERS (TELEPHONE: 608-669-9429).
- CONDENSATE PIPING SHALL BE PITCHED 1/8" PER FOOT TO NEAREST INDIRECT DRAIN, TYPICAL THROUGHOUT. CONTRACTOR SHALL PROVIDE CONDENSATE PUMP IF SLOPE CANNOT BE MET.
- PROVIDE VOLUME DAMPERS AT ALL BRANCH DUCTS AND DIFFUSERS/REGISTERS. PROVIDE CABLE OPERATED DAMPERS WHERE VOLUME DAMPERS ARE IN LOCATIONS THAT ARE NOT EASILY ACCESSIBLE. COO'S SHALL BE PROVIDED WITH CEILING CAP, FINISH AND COLOR PER ARCHITECT.
- ALL EQUIPMENT, MOTORS, FILTERS, DAMPERS, ETC. SHALL BE LOCATED TO ENSURE MANUFACTURERS RECOMMENDED CLEARANCES AND ACCESS ARE MAINTAINED. CONTRACTOR SHALL PROVIDE ACCESS DOORS AS NECESSARY, FOR ALL EQUIPMENT, MOTORS, FILTERS, DAMPERS, ETC. LOCATED ABOVE GYPSUM CEILING. COORDINATE WITH ALL OTHER TRADES.
- DUCTWORK IS SHOWN FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR SHALL COORDINATE AND VERIFY A FEASIBLE DUCT LAYOUT (TO BE APPROVED BY ENGINEER) WITH SHEETMETAL, ARCHITECTURAL CEILING HEIGHTS, EXISTING CONDITIONS, AND ALL OTHER TRADES. PROVIDE INTERNAL SOUNDING 10'-0" DOWNSTREAM OF MECHANICAL EQUIPMENT. ALL DUCT DIMENSIONS SHOWN REPRESENT CLEAR INSIDE DIMENSIONS, CONTRACTOR SHALL ADJUST SHEETMETAL SIZES ACCORDINGLY.
- CONTRACTOR SHALL COORDINATE ALL DUCT AND PIPE ROUTING WITH EXISTING AND PROPOSED INFRASTRUCTURE AS WELL AS ALL OTHER TRADES.

KEYED CONSTRUCTION NOTES:

- PROVIDE NEW ACQU AS SCHEDULED. MOUNT ON EXISTING CONCRETE PAD WITH NEOPRENE MOUNTS, AND ISOLATION FOR REFRIGERANT PIPING (MASON INDUSTRIES TYPE BM WITH 0.2" STATIC DEFLECTION). RUN REFRIGERANT PIPING TO AHU ON FIRST FLOOR FOLLOWING PATHWAY OF EXISTING REFRIGERANT PIPING TO THE SPACE. COORDINATE WITH BUILDING ENGINEER. REFRIGERANT PIPE RUNS AND SIZING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL, MAINTAINING ALL STRUCTURE RATINGS AT ALL PENETRATIONS. ACQU LOCATION SHALL BE COORDINATED WITH BUILDING MANAGEMENT. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE ALL MANUFACTURER RECOMMENDED CLEARANCES. COORDINATE WITH ALL OTHER TRADES. COORDINATE ALL CONTROLS WITH CONTROLS VENDOR. CONTRACTOR SHALL ENSURE ALL BUILDING STANDARDS ARE MET, INCLUDING BUT NOT LIMITED TO ROOFING CONSTRUCTION DETAILS.
- EXISTING ACQU'S TO REMAIN. CONTRACTOR SHALL VERIFY UNIT IS FULLY FUNCTIONAL AND OPERATIONAL WITH ALL SAFETIES, CONTROLS, ETC IN PROPER WORKING ORDER. COORDINATE REQUIRED CONTROLS WITH CONTROLS VENDOR PER GENERAL CONSTRUCTION NOTE #1.
- EXHAUST DUCT UP FROM FIRST FLOOR TENANT SPACE, THROUGH CHASE. PROVIDE GOOSENECK WITH WIRE MESH SCREEN AT TERMINATION. LOCATE TERMINATION MINIMUM 10'-0" FROM ANY AIR INTAKES OR OPERABLE OPENINGS. PROVIDE FD WHERE PENETRATING RATED STRUCTURE. SEE FLOOR PLAN FOR CONTINUATION.
- OA DUCT UP FROM FIRST FLOOR TENANT SPACE, THROUGH CHASE. PROVIDE GOOSENECK WITH WIRE MESH SCREEN AT TERMINATION. LOCATE MINIMUM 10'-0" FROM ANY AIR OUTLETS OR EXHAUST TERMINATIONS. PROVIDE FD AND ACCESS DOOR WHERE PENETRATING RATED STRUCTURE.

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Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

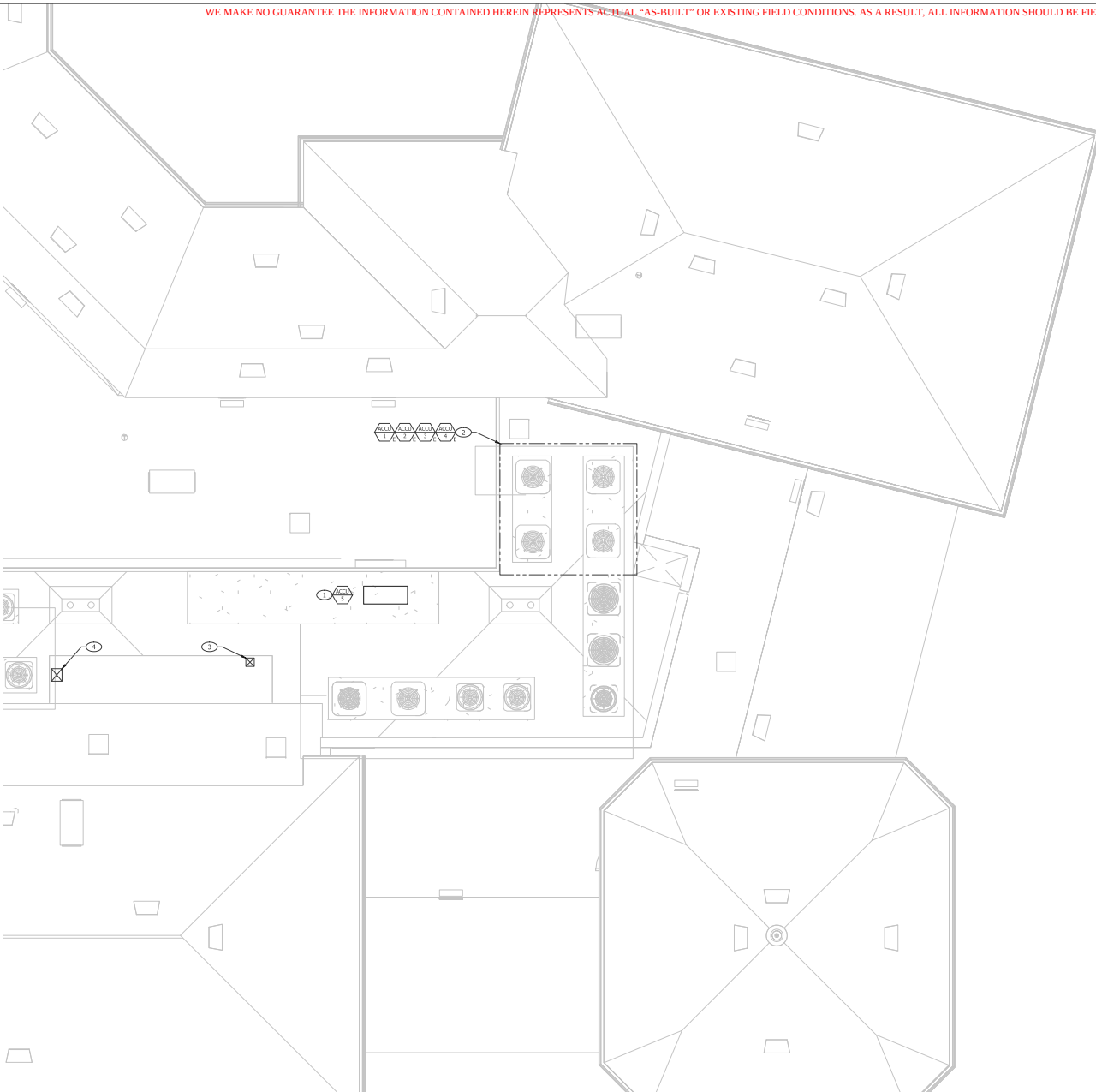
AS BUILTS

ROOF PLAN - MECHANICAL



Proj #: 19.0000827.080 Reviewed By: JNM

M-101



1 M-101
ROOF PLAN - MECHANICAL
SCALE: 1/4" = 1'-0"

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DIFFUSER REGISTER AND GRILLE SCHEDULE												
TAG	SERVICE	CFM RANGE	NECK DIA. (IN)	SIZE FACE (IN)	LINEAR DATA			MAX. PD (IN, WG)	MAX. NOISE (NC)	THROW PATTERN	MANUFACTURER AND MODEL NUMBER	REMARKS
					QTY OF SLOT	SLOT WIDTH (IN)	SLOT LENGTH (IN)					
A	SQUARE CEILING DIFFUSER GENERAL SUPPLY CEILING	50 - 300	8	12x12	-	-	-	0.044	23	4 WAY	TITUS OMNI	ALL PATTERN SHALL BE 4-WAY UNLESS OTHERWISE NOTED PROVIDE FRAME TO MATCH CEILING TYPE, AS NECESSARY
		50 - 125	6	24x24	-	-	-	0.044	12	4 WAY	TITUS OMNI	
		126 - 235	8	24x24	-	-	-	0.055	12	4 WAY	TITUS OMNI	
		236-380	10	24x24	-	-	-	0.082	15	4 WAY	TITUS OMNI	
		381-550	12	24x24	-	-	-	0.115	18	4 WAY	TITUS OMNI	
B	RETURN GRILLE GENERAL RETURN CEILING	0-500	10x10	12x12	-	-	-	0.102	21	FIXED (35 DEG)	TITUS 35SRL	
		0-910	22x10	24x12	-	-	-	0.071	17	FIXED (35 DEG)	TITUS 35SRL	
		0-1500	22x22	24x24	-	-	-	0.102	25	FIXED (35 DEG)	TITUS 35SRL	
C	WALL GRILLE GENERAL SUPPLY/RETURN WALL	50-220	12x6	12x6	-	-	-	0.102	20	FIXED (35 DEG)	TITUS 35SRL	FRAME SHALL MATCH CEILING TYPE
		221-325	12x8	12x8	-	-	-	0.071	20	FIXED (35 DEG)	TITUS 35SRL	
		326-550	18x10	18x10	-	-	-	0.071	15	FIXED (35 DEG)	TITUS 35SRL	
		551-750	18x12	18x12	-	-	-	0.071	20	FIXED (35 DEG)	TITUS 35SRL	
		750-1300	20x20	20x20	-	-	-	0.071	20	FIXED (35 DEG)	TITUS 35SRL	
D	SUPPLY DIFFUSER LINEAR SUPPLY CEILING	0-185	10	-	1	1	24	0.146	22	JET	TITUS FL 10	BORDER STYLE 22 IN GYP. CEILINGS BORDER STYLE 66 IN ACT CEILINGS INCLUDE INSULATED SUPPLY PLENUMS INCLUDE BLANK-OFF FOR CONTINUOUS SECTIONS
		0-280	12	-	1	1	48	0.083	19	JET	TITUS FL 10	
		0-310	10	-	1	1	60	0.065	19	JET	TITUS FL 10	
		0-515	10	-	1	1.5	60	0.092	19	JET	TITUS FL 15	
E	LINEAR RETURN CEILING	0-790	12	-	1	2.5	60	0.075	18	JET	TITUS FL 25	BORDER STYLE 22 IN GYP. CEILINGS BORDER STYLE 66 IN ACT CEILINGS INCLUDE PLENUMS FOR DUCT CONNECTION INCLUDE BLANK-OFF FOR CONTINUOUS SECTIONS
NOTES: 1. PROVIDE FRAME TO MATCH FINISHED CEILING OR WALL TYPE. 2. PROVIDE A VOLUME DAMPER FOR EACH CEILING DIFFUSER, REGISTER, OR GRILLE. WHETHER IT IS INTEGRAL TO DIFFUSER OR SEPARATE IS MEANS AND METHODS. 3. VOLUME DAMPERS FOR WALL GRILLES SHALL BE OPPOSED-BLADE, SHALL BE ADJUSTABLE THROUGH THE FINISHED FACE, AND SHALL LOCK IN PLACE WHEN SET BY BALANCER. 4. BASIS OF DESIGN MANUFACTURER IS TITUS.												

AIR HANDLING UNIT SCHEDULE															
UNIT No.	COOLING CAPACITY		HEATING CAPACITY		AIR FLOW			ELECTRICAL			WEIGHT (LBS.)	MAKE	MODEL	REFRIGERANT	NOTES
	TOTAL	SENSIBLE	HEAT PUMP	AUXILIARY	OA	SUPPLY	ESP	POWER							
	MBH	MBH	(@47°F OAT)	HEAT	CFM	CFM	INS. WG	V/PH	MCA	MOCP					
AHU-1															4
AHU-2															4
AHU-3															4
AHU-4															4
AHU-5	18.0	12.0	20.0	-	-	380	-	208/1	0.38	15	29	MITSUBISHI-TRANE	TPKPY-P18	R410A	1,2,3
NOTES:															
1. PROVIDE UNIT WITH CONDENSATE PUMP. PIPE CONDENSATE TO NEAREST INDIRECT DRAIN WITH SLOPE OF 1/8" PER FOOT.															
2. PROVIDE INTERCONNECTING WIRING AND REFRIGERANT PIPING, SIZED PER MANUFACTURER'S RECOMMENDATIONS, WITH ACCU AS REQUIRED.															
3. PROVIDE WITH WIRED, WALL MOUNTED CONTROLLER. COORDINATE ALL CONTROLS WITH CONTROLS VENDOR.															
4. EXISTING TO REMAIN, LL PROVIDED UNIT.															

AIR COOLED CONDENSING UNIT SCHEDULE														
UNIT No.	COOLING CAPACITY		HEATING CAPACITY (@45°F OAT)	ENTERING AIR TEMP.	CFM	WEIGHT (LBS.)	ELECTRICAL			SEER (MIN)	HSPF (MIN)	MAKE	MODEL	NOTES
	TOTAL	SENSIBLE					MCA POWER							
	MBH	MBH					V/PH	MCA	MOCP					
ACCU-1														5
ACCU-2														5
ACCU-3														5
ACCU-4														5
ACCU-5	36.0	-	42.0	95	3885	267	208/1	29	30	22.3	12.0	MITSUBISHI-TRANE	TUMY-P36	1,2,3,4
NOTES: 1. PROVIDE VIBRATION ISOLATORS, AND DISCONNECT SWITCH. 2. PROVIDE LOW AMBIENT CONTROL, FOR OPERATION DOWN TO 0°F 3. REFRIGERANT PIPING SHALL FOLLOW MANUFACTURERS RECOMMENDED SIZES AND LENGTHS. 4. COORDINATE ALL CONTROLS WITH CONTROLS VENDOR. 5. EXISTING TO REMAIN, LL PROVIDED UNIT.														

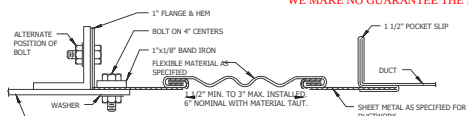
FAN SCHEDULE												
DESIGNATION	LOCATION	SERVICE	DRIVE	CFM	TOTAL S.P. IN.	FAN RPM	SONES	MOTOR DATA			WEIGHT (LBS.)	MANUFACTURER AND MODEL NO.
								AMP	WATTS	VOLT/ PHASE		
EF-1	CEILING	TOILET/JC	DIRECT	125	0.5	900	1.0	0.43	57.9	120/1	23	GREENHECK CSP-A200
NOTES: 1. CONTROLLED VIA TOILET ROOM/JANITORS CLOSET OCCUPANCY. PROVIDE ALL LABOR AND MATERIAL REQUIRED. COORDINATE ALL CONTROLS WITH CONTROLS VENDOR. 2. PROVIDE WITH INTERNALLY MOUNTED & WIRED DISCONNECT SWITCH. UNITS ARE TO HAVE A POWDER COAT FINISH. 3. PROVIDE WITH SPEED CONTROLLER FOR BALANCING TO SCHEDULED AIR FLOW. 4. HANG UNIT FROM STRUCTURE ABOVE. PROVIDE VIBRATION ISOLATION SEE STRUCTURAL DRAWINGS FOR HANGING DETAIL. 5. PROVIDE FLEXIBLE DUCT CONNECTIONS. 6. PROVIDE BACKDRAFT DAMPER.												

VENTILATION SCHEDULE												
SYSTEM	ROOM	SPACE TYPE	FLOOR AREA	OCCUPANCY	OUTDOOR AIR REQUIRED		WEATHERING CORE OUTDOOR AIRFLOW		ZONE AIR DISTRIBUTION EFFECTIVENESS	PERIMETER OUTDOOR AIR REQUIRED	OUTDOOR AIR PROVIDED	
					REQ	PRO	REQ	PRO				
AHU-4	105 Lindehub	Corridor	137	0	0.06	0	6.32	0	0.8	0	0	
	106 Lounge	Office Space	172	1	0.06	5	10.32	5	0.8	19.15	19.15	
	109 Breakroom	Breakrooms	208	11	0.12	5	24.96	35	0.8	99.95	99.95	
	112 Work Area	Office Space	333	4	0.06	5	18.18	20	0.8	47.725	47.725	
	113 Sales Bar	Office Space	136	1	0.06	5	8.16	5	0.8	15.45	15.45	
AHU-3	114 Safe	Office Space	45	1	0.06	5	2.7	5	0.8	9.625	9.625	
	101 Office	Office Space	65	1	0.06	5	3.9	5	0.8	11.325	11.325	
	102 Office	Office Space	65	1	0.06	5	3.9	5	0.8	11.325	11.325	
	118 Open Space	Bank Lobby	303	4.5	0.06	7.5	18.06	33.75	0.8	64.8025	64.8025	
	103 Internet Bar	Office Space	161	2	0.06	5	9.66	10	0.8	24.575	24.575	
AHU-2	104 Office	Office Space	101	1	0.06	5	6.06	5	0.8	13.925	13.925	
	105 Office	Office Space	97	1	0.06	5	5.82	5	0.8	13.525	13.525	
	107 Storage	Storage Dry	720	2	0.06	5	43.2	10	0.8	51.925	51.925	
AHU-1										66.5	66.5	
										66.5	70	

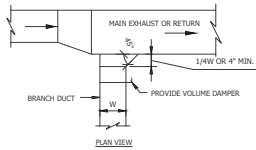
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**SCHEDULES -
MECHANICAL**

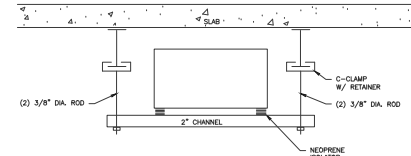
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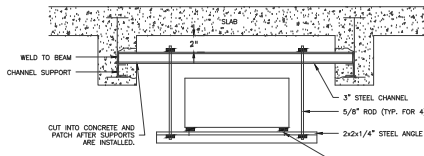
1 EQUIPMENT FLEX CONNECTION



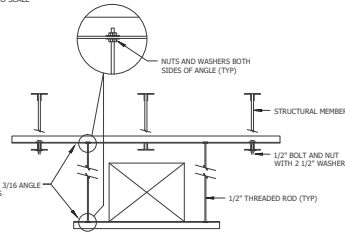
2 BRANCH DUCT CONNECTION - RETURN/EXHAUST



3 CONDENSATE TRAP CONNECTION



4 MECHANICAL EQUIPMENT MOUNTING SUPPORTS

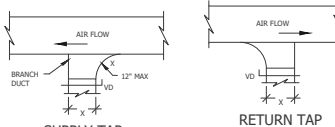


5 MANUAL VOLUME DAMPER

CROSSSECTIONAL AREA	SPACING MAX
4 SF OR LESS	8\" D.C.
4 SF TO 10 SF	6\" D.C.
10 SF OR GREATER	4\" D.C.

NOTE:
GC SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ADDITIONAL AND/OR ALTERNATE ANCHORS IF EXISTING STRUCTURE DEEMS IT NECESSARY.

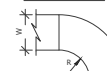
11 DUCT HANGER



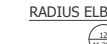
6 BRANCH DUCT CONNECTION - SUPPLY



7 SUPPLY TAP



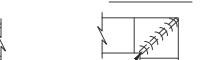
8 ACoustical LINED DUCT



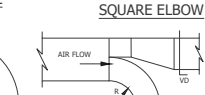
9 SQUARE ELBOW



10 RADIUS ELBOW



11 RETURN TAP



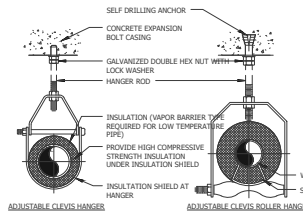
12 DOUBLE THICKNESS VIEWS



13 SUPPLY SPLIT



14 DUCT CONSTRUCTION



15 SELF DRILLING ANCHOR



16 TRAPEZOIDAL HANGER



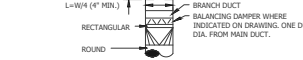
17 PIPE HANGER



18 DUCTWORK TRANSITION



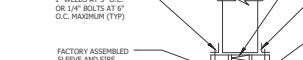
19 INSULATED FLEX DUCT



20 FLEX DUCT CONNECTION



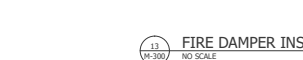
21 FIRE DAMPER INSTALLATION



22 PIPE/DUCT PENETRATION OF FIRE/SMOKE BARRIER



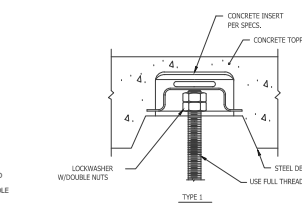
23 DUCT HANGER



24 DUCT CONSTRUCTION



25 DUCT HANGER



26 CONCRETE INSERT FOR SPIES



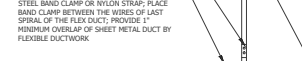
27 PIPE & SUSPENDED EQUIPMENT SUPPORT



28 DUCTWORK TRANSITION



29 INSULATED FLEX DUCT



30 FLEX DUCT CONNECTION



31 FIRE DAMPER INSTALLATION



32 PIPE/DUCT PENETRATION OF FIRE/SMOKE BARRIER



33 DUCT HANGER



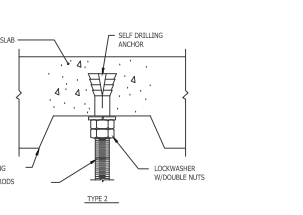
34 DUCT CONSTRUCTION



35 DUCT HANGER



36 DUCT CONSTRUCTION



37 CONCRETE INSERT FOR SPIES



38 PIPE & SUSPENDED EQUIPMENT SUPPORT



39 DUCTWORK TRANSITION



40 INSULATED FLEX DUCT



41 FLEX DUCT CONNECTION



42 FIRE DAMPER INSTALLATION



43 PIPE/DUCT PENETRATION OF FIRE/SMOKE BARRIER



44 DUCT HANGER



45 DUCT CONSTRUCTION



46 DUCT HANGER



47 DUCT CONSTRUCTION

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Issue FOR PERMIT 08/02/19
Issue FOR PERMIT 09/18/19
Issue FOR BID 09/24/19
Issue FOR LL COMMENTS 11/22/19
Issue FOR CONSTRUCTION 01/16/20

AS BUILTS

DETAILS - MECHANICAL

Proj #: 19.0000827.080 Reviewed By: JMM

M-300

MECHANICAL SPECIFICATIONS

GENERAL

1.01 SUMMARY

- PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR COMPLETE INSTALLATION OF ALL WORK INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
- OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY AUTHORITIES HAVING JURISDICTION AND PAY THE ASSOCIATED PRINTING AND FILING COSTS.
- VERIFY EXISTING CONDITIONS IN FIELD AND INCLUDE IN THE BID PRICE ALL WORK REQUIRED TO ACCOMMODATE THE EXISTING CONDITIONS.

1.02 QUALITY ASSURANCE

- ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS SHALL CONFORM TO THE LATEST EDITION OF ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING:
 - STANDARDS REFERENCED BY APPLICABLE CODES, SUCH AS THOSE BY ASHRAE, ANSI, ASME, NCE, NFPA, SMACNA, AND UL.
 - STATE OF CALIFORNIA, INCLUDING THE 2016 CALIFORNIA MECHANICAL CODE.
 - DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
- WORK ASSOCIATED WITH COMPLIANCE WITH APPLICABLE CODES, REGARDLESS OF WHETHER IT IS DOCUMENTED CLEARLY HEREIN OR OTHERWISE, SHALL BE PROVIDED AT NO ADDITIONAL COST. CODE COMPLIANCE IS REQUIRED BY THE CONTRACT DOCUMENTS.
- UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE THE CONTRACTOR SHALL HAVE COMPLETED AT LEAST FIVE PROJECTS OF SIMILAR SIZE AND COMPLEXITY TO THE WORK REQUIRED UNDER THIS CONTRACT. ALL WORKMEN SHALL BE SKILLED IN THEIR RESPECTIVE TRADE. ANY LABORERS OR APPRENTICES, WHO ARE NOT JOURNEYMEN IN THEIR TRADE SHALL BE APPROPRIATELY SUPERVISED BY JOURNEYMEN.
- THE CONTRACTOR SHALL PROVIDE THE SERVICES OF AN INDEPENDENT, AISC OR NEBB CERTIFIED BALANCING TEAM TO INSPECT, TEST, BALANCE, AND FURNISH AIR BALANCING REPORTS.
- ALL WORK SHALL BE WARRANTED TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. WARRANTY SHALL INCLUDE ALL COSTS OF PARTS, LABOR, TRAVEL AND LIVING EXPENSES REQUIRED TO REPAIR OR REPLACE DEFECTIVE ITEMS. MATERIAL WARRANTIES SHALL BE A MINIMUM OF ONE YEAR EXCEPT COMPRESSOR WARRANTIES, WHICH SHALL BE A MINIMUM OF FIVE YEARS.

1.03 SUBMITTALS

- SUBMIT THE FOLLOWING INFORMATION AS APPLICABLE AND AS REQUIRED FOR WORK SPECIFIED UNDER THIS DIVISION:
 - MANUFACTURER'S PRODUCT DATA SHEETS FOR EACH PIECE OF EQUIPMENT TO BE FURNISHED.
 - SHOUD DRAWINGS IN BOTH PAPER AND ELECTRONIC FORMAT.
 - WIRING DIAGRAMS AND SEQUENCES OF OPERATION.
 - AS-BUILT DRAWINGS IN BOTH PAPER AND ELECTRONIC FORMAT.
 - OPERATION AND MAINTENANCE MANUALS.
 - CERTIFIED FACTORY AND FIELD TEST REPORTS.
 - MANUFACTURER'S CERTIFICATIONS, WARRANTIES AND SPARE PARTS.
 - ALL SUBMITTALS SHALL BE CLEARLY ANNOTATED TO DEMONSTRATE COMPLIANCE WITH CONTRACT REQUIREMENTS.
 - SUBSTITUTIONS TO BASIS OF DESIGN EQUIPMENT MUST BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE BID DUE DATE. PROPOSED SUBSTITUTIONS SUBMITTED AFTER THIS DATE WILL BE REJECTED.
 - SUBSTITUTIONS MUST COMPLY WITH ALL BASIC DESIGN REQUIREMENTS, REQUIREMENTS AS WELL AS ANY OPTIONS, ACCESSORIES, OR MODIFICATIONS REQUIRED BY THE CONTRACT DOCUMENTS.
 - SUBSTITUTIONS WILL ONLY BE PERMITTED WHEN SUBMITTED AND APPROVED IN WRITING, PRIOR TO BID. THE ENGINEER'S REVIEW OF SUBSTITUTIONS WILL BE BASED UPON THE EVIDENCE SUBMITTED TO DEMONSTRATE COMPLIANCE WITH ALL CONTRACT REQUIREMENTS.

1.04 DELIVERY, STORAGE, HANDLING, AND CLEANING

- EQUIPMENT SHALL BE DELIVERED IN MANUFACTURER'S ORIGINAL PROTECTIVE PACKAGING AND STORED IN A CLEAN, DRY PLACE PROTECTED FROM WEATHER, RAINS, WATER, DUST AND PHYSICAL DAMAGE. TOUCH UP DAMAGED FINISHES TO MATCH THE ORIGINAL FINISH, OR REPLACE AT NO ADDITIONAL COST.
- KEEP AREAS ACCESSIBLE TO THE PUBLIC FREE OF MATERIALS, TOOLS AND DEBRIS. SECURE ALL TOOLS AND MATERIALS AT NIGHT. CLEAN PREMISES AT END OF EACH WORKING DAY AND AT COMPLETION OF WORK.

1.05 BASIC MATERIALS AND METHODS

- COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION. ASSIST IN THE PREPARATION OF COORDINATION DRAWINGS.
- ALL SHUTTINGS OF BUILDING POWER, AND/OR INTERFERENCES TO THE OPERATION OF EXISTING BUILDING SYSTEMS SHALL BE COORDINATED WITH THE OWNER AND BUILDING OPERATING PERSONNEL.
- WORK TO ACCOMMODATE OFF-HOUR SHUTTINGS SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- CUT AND PATCH SURFACES AS REQUIRED TO INSTALL WORK. REPAIRS SHALL MATCH ORIGINAL FINISH.

1.06 MECHANICAL CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR DETERMINING IF ANY STRUCTURAL SUPPORTS ARE NECESSARY FOR ALL EQUIPMENT IN THE PROJECT AREA.

- IF NECESSARY, CONTRACTOR SHALL PROVIDE ADDITIONAL STRUCTURAL STEEL.
- PROVIDE DRAWINGS, STAMPED AND SIGNED BY A REGISTERED STRUCTURAL ENGINEER, INDICATING ALL STRUCTURAL MODIFICATIONS.

1.07 NEW WORK:

- INSTALL ALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR.
- PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO ENSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. ALL SYSTEM SHUTTINGS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH BUILDING MANAGEMENT. INSTALL ISOLATION VALVES AT POINT OF CONNECTIONS TO THE EXISTING PIPING TO MAINTAIN FLOW.
- CONNECT NEW WORK TO THE EXISTING IN NEAT AND APPROVED MANNER. RESTORE EXISTING WORK DISTURBED WHILE INSTALLING NEW WORK TO ACCEPTABLE CONDITION AS DETERMINED BY BUILDING MANAGEMENT.
- DISCONNECT, REMOVE, AND/OR RELOCATE EXISTING MATERIAL, EQUIPMENT AND OTHER WORK AS NOTED OR AS REQUIRED FOR PROPER INSTALLATION OF NEW SYSTEMS. TURN OVER TO DISPOSE OF ALL REMOVED EQUIPMENT AS DIRECTED BY BUILDING MANAGEMENT.

1.08 SITE VERIFICATION:

- INVESTIGATE EACH SPACE THROUGH WHICH EQUIPMENT MUST BE MOVED, AND WHEN NECESSARY, EQUIPMENT SHALL BE SHIPPED FROM THE FACTORY IN A DISASSEMBLED OR DISMANTLED CONDITION FOR MOVING THROUGH RESTRICTED SPACES. ASCERTAIN FROM BUILDING MANAGEMENT AND TENANT AT WHAT TIME OF DAY EQUIPMENT MAY BE MOVED THROUGH CERTAIN RESTRICTED AREAS, AND REVIEW WITH BUILDING MANAGEMENT THE PLANNED APPROACH FOR ANY REQUIRED EQUIPMENT RIGGING INTO BUILDING.
- ALL OUTDOOR WORK AREAS ARE SHOWN DIAGNOSTICALLY AND DO NOT SHOW AIR OFFSETS, DRIPS, AND RISERS THAT MAY BE REQUIRED. THE CONTRACTOR SHALL ALLOW IN HIS BID FOR ROUTING THE DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS AS NECESSARY.
- QUANTIFY VERIFICATION: IF THE CONTRACTOR FINDS ANY OBSTRUCTION OR INTERFERENCE THAT MAY PROHIBIT THE PROPER INSTALLATION OF HIS WORK, HE IS TO MAKE IT KNOWN TO THE OWNER'S REPRESENTATIVE BEFORE AND AT THE TIME OF SUBMITTING HIS PROPOSAL.
- BY SUBMISSION OF THE BID, IT IS UNDERSTOOD THAT EACH SITE VERIFICATION HAS BEEN MADE AND INCLUDES ALL THE MATERIALS AND REQUIRED RELOCATION, FOR ALL WORK.
- WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR IN THE DRAWINGS OR BETWEEN EITHER, PROVIDE THE ITEMS OF GREATER QUANTITY OR HIGHER COST.
- PROVIDE ALL ITEMS OF LABOR OR MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATIONS.

1.09 COORDINATION BETWEEN TRADES: THIS CONTRACTOR IS RESPONSIBLE FOR FIELD CONDITIONS AND FIELD COORDINATION WITH ALL OTHER TRADES.

1.10 DEMOLITION AND REMOVAL:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING AND ENVIRONMENTAL REGULATIONS.
- ALL EXISTING WORK NOT INDICATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. IF EXISTING WORK IS DAMAGED, CONTRACTOR SHALL MAKE REPAIRS USING SAME MATERIALS AT HIS OWN COST.
- PROVIDE FOR LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND SITE. COORDINATE ALL DEMOLITIONS AND REMOVALS WITH BUILDING MANAGEMENT TO PROTECT ALL WORK THAT IS EXISTING TO REMAIN.

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

1.11 CUTTING AND PATCHING:

- THIS CONTRACTOR SHALL INCLUDE IN HIS BID ALL CUTTING, PATCHING, AND/OR AS REQUIRED BY HIS TRADE.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, PATCHING AND WATERPROOFING THAT MAY BE REQUIRED TO SUPPORT THE NEW WORK.
- THIS CONTRACTOR SHALL COORDINATE SUPPORTS WITH BUILDING MANAGEMENT AND SPECIALIZE THE CONSTRUCTION OF SUPPORTS FOR REPAIRS.
- THIS CONTRACTOR SHALL PROVIDE SLEEVES FOR DUCTS AND PIPING AND PROVIDE ESCUTCHEONS WHERE PENETRATIONS ARE EXPOSED. SEAL OPENINGS AROUND DUCTS AND PIPING WITH APPROPRIATELY RATED THROUGH-PENETRATION SYSTEMS, WHICH REQUIRED.

1.12 EQUIPMENT SUPPORT: FULLY SUPPORT CEILING MOUNTED EQUIPMENT, DUCTWORK AND PIPING FROM BUILDING STRUCTURE OR FROM EXISTING APPROVED HANGERS. OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF SUPPORTS AND EQUIPMENT, PROVIDE ADDITIONAL, STEEL FRAMING. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL AND/OR ALTERNATE ANCHORS, THAN THOSE SPECIFIED, IF THE EXISTING STRUCTURE DEMANDS IT NECESSARY.

1.13 EXISTING EQUIPMENT TO REMAIN: CONTRACTOR SHALL PROTECT EXISTING MECHANICAL EQUIPMENT FROM DUST AND DEBRIS. THE CONTRACTOR SHALL CLEAN ALL EXISTING DUCTWORK TO REMAIN WITHIN ZONE OF WORK.

1.14 TESTING, ADJUSTING AND BALANCING:

- SYSTEM BALANCING SHALL BE PERFORMED BY AN INDEPENDENT ORGANIZATION SPECIALIZING IN SYSTEM BALANCING AND PROCEDURES HAVING AT LEAST FIVE (5) YEARS EXPERIENCE AND SHALL BE AISC OR NEBB CERTIFIED.
- TEST, ADJUST AND BALANCE THE MECHANICAL SYSTEMS TO WITHIN +10% AND -5% OF INDICATED DESIGN. PERFORM TESTS PER AISC NATIONAL STANDARDS OR EQUIVALENT NEBB METHODS. SECOND DATA ON STANDARD AISC OR NEBB FORMS.
- DOCK AND TEST AND TEST SHALL BE MADE UNDER SIMULATED MAXIMUM LOAD CONDITIONS.
- ALL EXISTING HVAC SYSTEMS WHICH ARE DOCUMENTED IN THE CONTRACT DOCUMENTS AS EXISTING TO REMAIN, WITH OR WITHOUT MODIFICATION TO THE ASSOCIATED AIRWATER SYSTEM, SHALL BE TESTED BY A THIRD-PARTY AISC OR NEBB BALANCING CONTRACTOR PRIOR TO ANY WORK BEING COMPLETED. A STAMPED AND CERTIFIED TESTING REPORT WITH THE MEASURED AIR AND WATER FLOWS FOR EACH SYSTEM SHALL BE SUBMITTED TO THE OWNER.
- MAKE ALL REQUIRED ADJUSTMENTS TO EXISTING MECHANICAL SYSTEMS UNTIL ALL SPECIFIED PERFORMANCE REQUIREMENTS ARE MET, AT THE CONCLUSION OF CONSTRUCTION. SUBMIT CERTIFIED REPORTS INCLUDING TOTAL SYSTEM CAPACITIES, MOTOR DATA, AND ALL SETTINGS OF ALL CONTROLLERS.
- CHECK INSTRUMENTATION DEVICES, CONTROL DEVICES, DAMPERS, ETC., FOR PROPER OPERATION AND OPERATION. REPORT DEFICIENCIES, WHICH CANNOT BE CORRECTED. MARK AND LOCK DAMPERS AT THEIR PROPER POSITIONS.
- TEST, ADJUST, AND CONFORM DESIGN FLOW RATES, PRESSURES, TEMPERATURES, EQUIPMENT SPEED AND MOTOR APPLICATIONS FOR EACH SEGMENT BRANCH, AND COMPONENT OF EACH SYSTEM.
- VERIFY THAT DEFUSE DISCHARGE PATTERNS HAVE BEEN PROPERLY SET. AIR FLOWS SHALL BE BALANCED WITH VOLUME DAMPERS INSTALLED IN BRANCH DUCTWORK. OPPOSED BLADE DAMPERS (OBD) IN THE DEFUSERS SHALL BE SET IN FULLY OPEN POSITION DURING BALANCING. AFTER THE MAIN SYSTEM IS BALANCED WITHIN LIMITS SPECIFIED ABOVE, OBD CAN BE USED FOR MINOR ADJUSTMENTS.

PRODUCTS

2.01 THERMAL DEVICES

- GRILLES, REGISTERS AND DIFFUSERS SHALL BE TITUS, KUEHLER, OR APPROVED EQUAL.
- AIR SERVICE MOUNTING FRAME TYPES SHALL MATCH CEILING OR WALL SYSTEMS.
- REFER TO SCHEDULE ON THE DRAWING FOR MANUFACTURER AND MODEL NUMBER. THE MANUFACTURER AND MODEL NUMBER SCHEDULED WILL SET THE QUALITY OF THE EQUAL (SUBSTITUTION) MANUFACTURER'S REQUIREMENTS.

2.02 DUCTWORK

- ALL DUCTWORK SHALL BE CONSTRUCTED OF G80 GALVANIZED SHEET STEEL OF LOCKPOORING GRADE. ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA DUCT CONSTRUCTION STANDARDS. DUCT SIZES GIVEN ON DRAWINGS ARE NET CLEAR INSIDE DIMENSIONS ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL TRIMMING AND FITTING IN BRANCH DUCTWORK.
- FLEXIBLE DUCT SHALL BE FACTORY PRE-INSULATED WET MOLD TYPE W/G, OR APPROVED EQUAL. THE DUCT SHALL COMPLY WITH THE LATEST EDITIONS OF NFPA 984 AND 986 AND SHALL BE LISTED AS CLASS 1 AIR DUCT MATERIAL, AND SHALL COMPLY WITH UL STANDARD 181 FOR FLAME AND SMOKE SPREAD. FLEXIBLE DUCT SHALL NOT BE OVER 7 FT. IN LENGTH AND SHALL ONLY BE INSTALLED BETWEEN A DIFFUSER OR SUPPLY GRILLE AND A METAL BRANCH DUCT. THERE SHALL BE NO FLEXIBLE DUCT ON ANY NEGATIVELY PRESSURED SYSTEM.
- DIFFUSERS CLASS: INDICATE DUCT PRESSURE CLASS ON DUCTWORK SHOP DRAWINGS.
 - UNLESS OTHERWISE SPECIFIED, ALL DUCTS SHALL BE 2" W.G., SEAL CLASS A AND LEAK RATING C CONSTRUCTION.
 - PROVIDE FLEXIBLE CONNECTIONS ISOLATING FAN HOUSING FROM THE DUCTS WHEN THEY ARE CONNECTED. FLEXIBLE CONNECTIONS SHALL BE NEOPRENE-CLOTH FABRIC, 30, 30Z, 30Z/40, WITH WOUND AND CONTOURED SEAMS, SINK TO VENT INSULATION.
 - DEVICES:
 - LINE DAMPERS: SAME MATERIAL AS DUCT, PER SMACNA, WITH BEARING AT END OF DAMPER ROD AND QUADRANT, AND LOCK SCREW LEVEL AT THE OTHER END, FOR INSULATED DUCTS. QUADRANTS MOUNTED ON COLLARS TO LEAK INSULATION, INSTALLED WITH LEAKS ACCESSIBLE.
 - BALANCING DAMPERS SHALL BE THE OPPOSED BLADE TYPE.
 - TURNING VANES: GALVANIZED STEEL, DOUBLE THICKNESS VANES WITH MIN. 2" INSIDE RADIUS. ALL SQUARE SUPPLY ELBOWS 18" AND LARGER SHALL HAVE TURNING VANES.

2.03 ISOLATION:

- GENERAL: ALL INSULATION MATERIALS, INCLUDING JACKET, FACING, ADHESIVE, COATING AND ACCESSORIES, SHALL BE 2.5X50 PLENUM RATED FOR FIRE AND SMOKE HAZARD; SHALL BE LISTED BY UL, AND SHALL COMPLY WITH UL 723. INSULATION SHALL NOT BE PVC OR PLASTIC MATERIALS (SUCH AS BLOWN CORK) ARE ALLOWED ABOVE THE CEILING.
- CONCEALED DUCTWORK ISOLATION:
 - SUPPLY DUCT SHALL BE INSULATED WITH 2" THICK COMMERCIAL-GRADE FOIL-FACED MINERAL FIBER DUCT WRAP WITH FULL VAPOR BARRIER, LAMINATED FOR CONCEALED DUCTWORK OPERATING AT TEMPERATURES FROM 40°F TO 250°F. JACKET SHALL HAVE A WATER PERMEANCE OF NOT MORE THAN .03 PERCENT. THERMAL CONDUCTIVITY OF INSULATION SHALL BE A NOT MORE THAN 0.27 BTU-IN/Hr-Ft²-°F AT 75° OF MEAN TEMPERATURE.
 - AS-INSTALLED R-VALUE OF DUCT INSULATION SHALL BE R-5 OR GREATER FOR SUPPLY DUCTS. (SUBMITTAL MUST INDICATE AS-INSTALLED R-VALUE, NOT R-AS-MANUFACTURED).
 - EXPOSED AND SOUNDING DUCTWORK ISOLATION:
 - COMPLY WITH NFPA STANDARD 984, NFPA STANDARD 986-UL1, ASTM C 1071, TYPE 2, WITH COATED SURFACE EXPOSED TO AIR STRAIGHT THROUGH DUCTWORK. FIBERS, THICKNESS 1 INCH DENSITY 1-1/2 POUNDS, THERMAL PERFORMANCE: "F" FACTOR: EQUAL TO 0.28 OR BETTER, AT A MEAN TEMPERATURE OF 75 DEG. F. FLAME SPREAD RATING NOT MORE THAN 25. SMOKE DEVELOPE RATING NO HIGHER THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM C-111. LINER ADHESIVE SHALL COMPLY WITH NFPA STANDARD 984 AND ASTM C 816. PROVIDE GALVANIZED STEEL MECHANICAL FASTENERS WITH APPROVED ADHESIVE. INCREASE DUCT SIZE TO COMPENSATE FOR LINER THICKNESS.

2.04 FIRE DAMPERS

- MANUFACTURERS:
 - AIR BALANCE, INC.
 - NAIJO INDUSTRIES, INC.
 - PREFCO INDUST, INC.
 - RUSON COMPANY, A
 - VENT PRODUCTS COMPANY, INC.
 - WAGO INDUSTRIES, INC.
- FIRE DAMPERS SHALL BE LABELED ACCORDING TO UL 555.
- FIRE RATING: 3 HOURS.
- FACING: CLUTTER TYPE WITH BLADES OUTSIDE AIRSTREAM. FABRICATED WITH ROLL-FORMED, 0.034-INCH THICK GALVANIZED STEEL WITH INTERIOR AND INTERLOCKING JOINTS.
- MOUNTING SLEEVE: FACTORY-OR FIELD-INSTALLED, GALVANIZED SHEET STEEL.
 - MINIMUM THICKNESS: 0.052 OR 0.034 INCH THICK AS INDICATED AND OF LENGTH TO SUIT APPLICATION.
 - EXCEPTIONS: OMT SLEEVE WHERE DAMPER FRAME WIDTH PERMITS DIRECT ATTACHMENT OF PERIMETER MOUNTING ANGLES ON EACH SIDE OF WALL OR FLOOR, AND THICKNESS OF DAMPER FRAME COMPLES WITH SLEEVE REQUIREMENTS.
 - MOUNTING ORIENTATION: VERTICAL OR HORIZONTAL AS NOTED.
 - BLADES: ROLL-FORMED, INTERLOCKING, 0.034-INCH THICK, GALVANIZED SHEET. IN PLACE OF INTERLOCKING BLADES, USE FLAT-LENGTH, 0.034-INCH THICK, GALVANIZED-SHEET BLADE CONNECTIONS.
 - DISMOUNTABLE DAMPERS: INCLUDE BLADE LUGS AND STAINLESS-STEEL CLOSURE SPRING.
 - FUSIBLE LINKS: REPLACEABLE, 165 DEG F RATED.

2.05 PIPING

- HYDRONIC PIPING SHALL BE SCHEDULE 40 STEEL PIPE WITH THREADED OR WELDED JOINTS. PIPE SHALL MEET ASTM A53, GRADE B, SEAMLESS.
 - FITTINGS SHALL COMPLY WITH ASTM B6.3 MALLEABLE IRON THREADED OR ASTM A234 WELDED.
 - VALVES SHALL BE CAPABLE OF SATISFACTORY OPERATION WITHIN VOLTAGE LIMITATIONS OF 187-228 VOLTS (208V/60HZ) OR 207-253 VOLTS (230V/60HZ).
 - VALVES SHALL BE ASME 150# MINIMUM. VALVES TO BE PROVIDED ON ALL MAIN TO BRANCH PIPE CONNECTIONS. PROVIDE THE FOLLOWING LIST OF VALVE TYPES FOR THE USAGE LISTED:
 - IN-LINE SHUT-OFF: BALL OR BUTTERFLY.
 - DEAD END SHUT-OFF: GATE OR GLOBE.
 - HYDRONIC THROTTLING: BALL OR GLOBE.
 - STEAM THROTTLING: GLOBE.
- MATERIALS, DESIGN, SELECTION, AND INSTALLATION OF PIPE HANGERS AND SUPPORTS SHALL MEET OR EXCEED THE REQUIREMENTS OF MSS-58-98, MSS-59-49 AND MSS-58-98. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DRAIN THE SPECIFIED PIPING SYSTEMS ARE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE AND THAT THE SYSTEMS MAINTAIN ENOUGH FLEXIBILITY TO EXPAND AND CONTRACT WITHIN THEIR OPERATING RANGES.
- NATURAL GAS PIPING:
 - STEEL PIPE: ASTM A53A 53#, BLACK STEEL, SCHEDULE 40, TYPE E OR S, GRADE B.
 - MALLEABLE-IRON THREADED FITTINGS: ASME B6.3, CLASS 150, STANDARD PATTERN.
 - WROUGHT-STEEL WELDING FITTINGS: ASTM A234 234M FOR BUTT WELDING AND SOCKET WELDING.
 - UNIONS: ASME B16.39, CLASS 150, MALLEABLE IRON WITH BRASS-TO-BRONZ SEAT, GROUND JOINT, AND THREADED ENDS.
 - FORGED-STEEL FLANGES AND FLANGED FITTINGS: ASME B16.5, MINIMUM CLASS 150, INCLUDING BOLTS, NUTS, AND GASKETS OF THE FOLLOWING MATERIAL GROUP, END CONNECTIONS, AND FACINGS:
 - MATERIAL GROUP: 1.1.
 - END CONNECTIONS: THREADED OR BUTT WELDING TO MATCH PIPE.
 - LAPPEL FACE: NOT PERMITTED UNDERGROUND.
 - GASKET MATERIALS: ASME B16.20, METALLIC, FLAT, ASBESTOS FREE, ALUMINUM O-RINGS, AND SPIRAL-WOUND METAL GASKETS.
 - BOLTS AND NUTS: ASME B18.2.1, CARBON STEEL ABOVEGROUND AND STAINLESS STEEL UNDERGROUND.
- APPLIANCE FLUELINE CONNECTORS:
 - INDOOR, FIXED-APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.24.
 - INDOOR, MOVABLE-APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.49.
 - OUTDOOR, APPLIANCE FLEXIBLE CONNECTORS: COMPLY WITH ANSI Z21.75.
 - CORRUGATED STAINLESS-STEEL TUBING WITH POLYMER COATING.
 - OPERATING PRESSURE RATING: 1/2 PSIG (1.45 KPA).
 - END FITTINGS: ZINC-COATED IRON.
 - THREADED ENDS: COMPLY WITH ASME B1.20.1.

2.06 AIR HANDLING EQUIPMENT

- ALL EXISTING EQUIPMENT SHALL BE TESTED AND ADJUSTED TO MEET THE SCHEDULED VOLUMES FOR EXTRACTS AND CONVERT FLEXIBLE CONNECTIONS TO MEET ASHRAE AND CODE ENERGY STANDARDS TO INCLUDE ALL BUILDING CODE REFERENCED STANDARDS.
- EQUIPMENT TO BE MANUFACTURED TO MEET ASHRAE AND CODE ENERGY STANDARDS TO INCLUDE ALL BUILDING CODE REFERENCED STANDARDS.
- GENERAL:
 - THE TYPY OUTDOOR UNIT SHALL BE EQUIPPED WITH MULTIPLE CIRCUIT BOARDS THAT INTERFACE TO THE M-NET CONTROLS SYSTEM AND SHALL PERFORM ALL FUNCTIONS NECESSARY FOR OPERATION. THE OUTDOOR UNIT SHALL BE COMPLETELY FACTORY ASSEMBLED, PIPED AND WERED. EACH UNIT SHALL BE RUN TESTED AT THE FACTORY:
 - THE SUM OF CONNECTED CAPACITY OF ALL CITY MULTI OUTDOOR UNITS SHALL RANGE FROM 50% TO 130% OF OUTDOOR RATED CAPACITY.
 - TURNING VANES SHALL HAVE A SOUND RATING NO HIGHER THAN 50 DB(A).
 - THE BOTH REFRIGERANT LINES FROM THE OUTDOOR UNIT TO INDOOR UNITS SHALL BE INDIVIDUALLY INSULATED.
 - THE OUTDOOR UNIT SHALL HAVE AN ACCUMULATOR WITH REFRIGERANT LEVEL SENSORS AND CONTROLS.
 - THE OUTDOOR UNIT SHALL HAVE A HIGH PRESSURE SAFETY SWITCH, LOW PRESSURE SAFETY SWITCH AND OVER-CURRENT PROTECTION AND DC BUS PROTECTION.
 - THE OUTDOOR UNIT SHALL HAVE THE ABILITY TO OPERATE WITH A MAXIMUM HEIST DIFFERENCE OF 164 FEET FOR THE TURMPY AND HAVE A TOTAL REFRIGERANT TUBING LENGTH OF 984 FEET FOR THE TURMPY 36-48 AND 492 FEET FOR THE TURMPY. THE GREATEST LENGTH IS NOT TO EXCEED 362 FEET TWENTY FEET LONGER FOR THE TURMPY 48-60. THE TURMPY 36-48 AND 492 FEET FOR THE TURMPY 36-48 AND 492 FEET FOR TURMPY 36-48 AND SHALL NOT REQUIRE LINE SIZE CHANGES NOR RATES.
 - THE STANDARD CAPACITY OUTDOOR UNIT TURMPY SHALL HAVE RATED PERFORMANCE FOR HEAT OPERATION TO 47°F AMBIENT TEMPERATURE WITHOUT ADDITIONAL LOW AMBIENT CONTROLS.
 - THE HYPER HEAT MODELS (TURMPY) SHALL MAINTAIN 100% HEATING CAPACITY AT 5°F AND 78% HEATING CAPACITY AT -13°F OUTDOOR TEMPERATURES WITHOUT ADDITIONAL LOW AMBIENT CONTROLS.
 - THE OUTDOOR UNIT SHALL BE CAPABLE OF COOLING OPERATION DOWN TO 23°F OUTDOOR AMBIENT WITHOUT ADDITIONAL LOW AMBIENT CONTROLS.
 - THE OUTDOOR UNIT TURMPY-48 SHALL BE CAPABLE OF COOLING OPERATION DOWN TO 5°F WITH ADDITIONAL WIND WAUFE ACCESSORY.
 - THE OUTDOOR UNIT SHALL HAVE A HIGH EFFICIENCY OIL SEPARATOR PLUS ADDITIONAL LOGIC CONTROLS TO ENSURE ADEQUATE OIL VOLUME IN THE COMPRESSOR IS MAINTAINED.
 - UNIT CABINET:
 - THE CASING SHALL BE FABRICATED OF GALVANIZED STEEL, BONDZERIZED AND FINISHED WITH A POWDER COATED BLADE ENAMEL.
 - FAN:
 - THE UNIT SHALL BE FURNISHED WITH TWO DIRECT DRIVE, VARIABLE SPEED MOTORS.
 - THE FANS WILL BE FORWARD CURVED TYPE BLADES FOR QUIET OPERATION.
 - THE FAN MOTOR SHALL HAVE INHERENT PROTECTION, HAVE PERMANENTLY LUBRICATED BEARINGS, AND BE COMPLETELY VARIABLE SPEED.
 - THE FAN MOTOR SHALL BE MOUNTED FOR QUIET OPERATION.
 - THE FAN SHALL BE PROVIDED WITH A MAISED GUARD TO PREVENT CONTACT WITH MOVING PARTS.
 - THE OUTDOOR UNIT SHALL HAVE HORIZONTAL DISCHARGE AIRFLOW.
 - REFRIGERANT:
 - 410A(R) REFRIGERANT SHALL BE REQUIRED FOR ALL S-SERIES OUTDOOR UNIT SYSTEMS.
 - COIL:
 - THE OUTDOOR COIL SHALL BE OF NONFERROUS CONSTRUCTION WITH LANCED OR CORRUGATED FINS ON COPPER TUBING.
 - THE COIL FANS WILL HAVE A FACTORY APPLIED CORROSION RESISTANT BLUE-FIN FINISH.
 - THE COIL SHALL BE PROTECTED WITH AN INTEGRAL METAL GUARD.
 - REFRIGERANT FLOW FROM THE OUTDOOR UNIT SHALL BE CONTROLLED BY MEANS OF AN INVERTER

2.07 MINI-SPLIT SYSTEM, HIGH WALL UNIT, INDOOR UNIT:

- GENERAL:
 - THE TYPY SHALL BE A WALL-MOUNTED INDOOR SECTION AND SHALL HAVE A MODULATING LINE EXPANSION DEVICE AND A FLAT PATTERN. THE TYPY SHALL BE USED WITH THE R2-SERIES OUTDOOR UNIT AND R-C. CONTROLS. THE TYPY SHALL BE USED WITH THE R2-SERIES OUTDOOR UNIT. THE TYPY SHALL SUPPORT INDIVIDUAL CONTROL USING M-NET DDC CONTROLLERS.
- INDOOR UNIT:
 - THE INDOOR UNIT SHALL BE FACTORY ASSEMBLED, WIRED AND RUN TESTED. CONTAINED WITHIN THE UNIT SHALL BE ALL FACTORY WIRING, PIPING, ELECTRONIC MODULATING LINE EXPANSION DEVICE, CONTROL, CIRCUIT BOARD AND FAN MOTOR. THE UNIT SHALL HAVE A SELF-DIAGNOSTIC FUNCTION, 3-MINUTE TIME DELAY MECHANISM, AN AUTO RESTART FUNCTION, AND A TEST RUN SWITCH. INDOOR UNIT SUPPORT INDIVIDUAL CONTROL USING M-NET DDC CONTROLLERS.
 - MAXIMUM LENGTH: 72 INCHES (1830 MM).
 - GENERAL REQUIREMENTS FOR METALLIC VALVES, NPS 2 (DN 50) AND SMALLER: COMPLY WITH ASME B16.3.
 - CWP RATINGS: 125 PSIG (862 KPA).
 - THREADED ENDS: COMPLY WITH ASME B1.20.1.
 - PHYSICAL THREADS ON FLARE ENDS: COMPLY WITH ASME B1.20.3.
 - "PUMPPOOF" FEATURE: LOOKING FEATURE FOR VALVES INSTALLED IN UNDERGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE" ARTICLES.
 - LISTING: LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR VALVES FOR GAS AND LIQUID.
 - SERVICE MARK: VALVES 1-1/4 INCHES (32 MM) TO NPS 2 (DN 50) SHALL HAVE INITIALS "WFO" PERMANENTLY MARKED ON COOPER BODY.
 - ONE-PIECE, BRONZE BALL VALVE WITH BRONZE TRIM: MSS SP-110.
 - b.1. BODY: BRONZE, COMPLYING WITH ASTM B 584.
 - b.2. BALL: CHROME-PLATED BRASS.
 - b.3. STEM: BRONZE, BLOWOUT PROOF.
 - b.4. SEATS: REINFORCED TFE, BLOWOUT PROOF.
 - b.5. PACKING: SEPARATE PACKING WITH ADJUSTABLE-STEM PACKING THREADED ENDS.
 - b.6. PINS: THREADED, FLARED, OR SOCKET AS INSTALLED IN UNDERGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE" AND "AVERAGEGROUND MANUAL GAS SHUTOFF VALVE SCHEDULE" ARTICLES.
 - CWP RATING: 600 PSIG (4140 KPA).
 - LISTING: VALVES NPS 1 (DN 25) AND SMALLER SHALL BE LISTED AND LABELED BY AN NRTL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR VALVES FOR GAS AND LIQUID.
 - SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WFO" INDICATED ON VALVE BODY.

2.08 MINI-SPLIT SYSTEM, HIGH WALL UNIT, INDOOR UNIT:

- GENERAL:
 - THE TYPY SHALL BE A WALL-MOUNTED INDOOR SECTION AND SHALL HAVE A MODULATING LINE EXPANSION DEVICE AND A FLAT PATTERN. THE TYPY SHALL BE USED WITH THE R2-SERIES OUTDOOR UNIT AND R-C. CONTROLS. THE TYPY SHALL BE USED WITH THE R2-SERIES OUTDOOR UNIT. THE TYPY SHALL SUPPORT INDIVIDUAL CONTROL USING M-NET DDC CONTROLLERS.
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 - SERVICE: SUITABLE FOR NATURAL-GAS SERVICE WITH "WFO" INDICATED ON VALVE BODY.

2.09 EXHAUST FAN:

- GENERAL:
 - THE TYPY SHALL BE A WALL-MOUNTED INDOOR SECTION AND SHALL HAVE A MODULATING LINE EXPANSION DEVICE AND A FLAT PATTERN. THE TYPY SHALL BE USED WITH THE R2-SERIES OUTDOOR UNIT AND R-C. CONTROLS. THE TYPY SHALL SUPPORT INDIVIDUAL CONTROL USING M-NET DDC CONTROLLERS.
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MECHANICAL SPECIFICATIONS

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EXECUTION

- 3.01 EQUIPMENT INSTALLATION
- A. INSTALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CODE. COMPLY WITH INSTALLATION PRACTICES AND REFERENCED STANDARDS.
 - B. LOCATE EQUIPMENT TO EXCEED THE MINIMUM ACCESS CLEARANCE TO SERVICE EQUIPMENT. INSTALL PIPE, DUCT, CONDUIT, ETC. CLEAR OF ANY SERVICE POINT LOCATIONS AND BRACED TO AVOID VIBRATION AND PROVIDE SUPPORT.
 - C. PROVIDE EQUIPMENT ACCESSORIES NECESSARY FOR INSTALLATION TO INCLUDE CURBS AND ITEMS TO MAINTAIN INSTALLATION AIR- OR WATER-TIGHT.
 - D. COORDINATE WORK WITH OTHER TRADES AND ELIMINATE OFFSETS, TRANSITIONS, ETC., TO MINIMIZE ENERGY OPERATING INEFFICIENCIES.
 - E. FOR EXISTING EQUIPMENT, THOROUGHLY INSPECT THE EXISTING CONDITIONS AND CORRECT SERVICEABLE PROBLEMS SO THAT THE INSTALLATION MEETS THE REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS. PROVIDE NEW SPACE SENSORS FOR EACH VAV AND MODIFY THE CONTROLS AS NECESSARY.
 - F. WHERE MODIFICATIONS TO EXISTING AIR DISTRIBUTION SYSTEMS ARE INDICATED, CUT/CAP AND/OR EXTEND DUCTWORK AS SHOWN USING COMPATIBLE MATERIALS WITH CONSTRUCTION THAT COMPLIES WITH THESE SPECIFICATIONS. CORRECT EXISTING DEFICIENCIES IN EXISTING DISTRIBUTION DUCTWORK TO ENSURE SUPPLY DUCT LEAKAGE IS MINIMIZED. RE-SEAL EXISTING TO REMAIN DUCTWORK THAT IS FOUND TO BE LEAKING IN EXCESS OF THE FOLLOWING CONDITIONS:
3. SUPPLY DUCTS THROUGH 2" PRESSURE CLASS:
- a. SMACNA SEAL CLASS A
 - b. SMACNA LEAKAGE CLASS (RECTANGULAR): 6
 - c. SMACNA LEAKAGE CLASS (ROUND): 3
2. RETURN DUCTS:
- a. SMACNA SEAL CLASS B
 - b. SMACNA LEAKAGE CLASS (RECTANGULAR): 12
 - c. SMACNA LEAKAGE CLASS (ROUND): 6
3. EXHAUST DUCTS (NEGATIVE):
- a. SMACNA SEAL CLASS B
 - b. SMACNA LEAKAGE CLASS (RECTANGULAR): 12
 - c. SMACNA LEAKAGE CLASS (ROUND): 6
4. EXHAUST DUCTS (POSITIVE):
- a. SMACNA SEAL CLASS A
 - b. SMACNA LEAKAGE CLASS (RECTANGULAR): 6
 - c. SMACNA LEAKAGE CLASS (ROUND): 3
- 3.02 DEMONSTRATION
- A. DEMONSTRATE THE EQUIPMENT OPERATION AND SERVICE TO OWNER'S MAINTENANCE PERSONNEL. REVIEW OPERATING INSTRUCTIONS PROVIDED BY EQUIPMENT MANUFACTURER.
- 3.03 EQUIPMENT VALVES AND PIPING IDENTIFICATION
- A. EQUIPMENT TO BE LABELED WITH MARKINGS NOTING CAPACITIES, ELECTRICAL DATA AND CODE REQUIRED SYSTEM LABELLING, I.E., UL, ASTM, ASME.
 - B. PIPING TO BE LABELED TO INDICATE SERVICE AT EQUIPMENT CONNECTION POINTS AND WHERE CONCEALED 25 FEET IN CENTERS.
 - C. VALVES TO BE PROVIDED WITH VALVE TAG INDICATING SERVICE AND INDIVIDUALLY NUMBERED. PROVIDE VALVE CHART TO OWNER AND INSTALL VALVE CHART IN AN APPROVED MECH SPACE.
- 3.04 CONTROLS
- A. ALL CONTROLS SHALL COMPLY WITH CALIFORNIA ENERGY CODE AND TITLE 24 REQUIREMENTS.
 - B. ALL CONTROL WIRING EXTERNAL OF FACTORY CASINGS SHALL BE INSTALLED IN EMT. WIRING AND SUPPORT METHODS SHALL MEET CODE REQUIREMENTS, ELECTRICAL DIVISION REQUIREMENTS AND ANY MORE STRINGENT REQUIREMENTS IN MANUFACTURER'S WIRING DIAGRAMS. CONTROL WIRING SHALL BE INSTALLED BY A CERTIFIED INSTALLER OF THE AUTOMATIC CONTROL SYSTEM MANUFACTURER. SUBMIT DETAILED CONTROL SEQUENCES AND WIRING DIAGRAMS FOR APPROVAL.
 - C. CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE DIRECT DIGITAL CONTROL (DDC) BUILDING MANAGEMENT SYSTEM (BMS) AS SPECIFIED HEREIN. THE SYSTEM SHALL BE COMPRISED OF A NETWORK OF STAND-ALONE MICROCONTROLLERS COMMUNICATING VIA A PEER-TO-PEER DATA NETWORK.
CONTACT:
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 - D. ALL FIELD WIRING WORK INCLUDING INTERLOCKING WIRING IN CONNECTION WITH THE ELECTRICAL CONTROL SYSTEM FOR AUTOMATIC CONTROLS SHALL BE PROVIDED BY THE HVAC CONTRACTOR. THE CONTRACTOR SHALL HAVE THE CONTROL MANUFACTURER FURNISH APPROVED DETAIL TERMINAL TO TERMINAL WIRING DIAGRAMS TO FACILITATE THE FIELD WIRING. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
 - E. WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - 1. ALL CONTROLS AND WIRING FOR EQUIPMENT.
 - F. THE FOLLOWING MONITORING AND CONTROL POINTS ARE TO BE USED AS A GUIDELINE:
BASIC MONITORING POINTS:
 - 1. EF FAN START /STOP CONTROL
 - 2. FAN STATUS
 - 3. SUPPLY AIR TEMPERATURE
 - 4. OUTSIDE AIR TEMPERATURE
 - 5. SPACE TEMPERATURES:
 - i. TELLERS
 - ii. PUBLIC AREAS
 - iii. BACK OFFICES
 - iv. ATH ROOM
 - v. SERVER ROOM
 - vi. ZONE TEMPERATURE
 - 6. DAMPERS SHALL HAVE POSITION FEEDBACK CAPABILITY.
 - G. THE BMS SHALL HAVE THE CAPABILITY TO PROVIDE REMOTE CONTROL OF THE LIGHTING CONTROL SYSTEM. SEE ELECTRICAL DRAWINGS FOR LIGHTING CONTROL. SCORE OF WORK.
 - H. FACTORY OR FIELD MOUNTED CONTROLS FOR EQUIPMENTS TO OPERATE VIA BMS.
 - 1. SHALL BE ASHRAE 62-99 COMPLAINT.
 - 2. SHALL HAVE BAUD COMMUNICATION RATE OF 38.4K OR FASTER.
 - 3. SHALL BE INTERNET READY.
 - I. CONTRACTOR SHALL FURNISH A SYSTEM DIAGRAM SHOWING ALL COMPONENTS AND LOCATION FOR THE COMPONENTS BEFORE THE INSTALLATION FOR REVIEW OF THE OWNER AND ENGINEER.



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Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/02/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

SPECIFICATIONS -
MECHANICAL

Proj #: 19.0000827.080 Reviewed By: JPM

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PLUMBING

ABBREVIATIONS

AAV	AUTOMATIC AIR VENT	LA	LABORATORY (COMPRESSED) AIR
AC	AIR COMPRESSOR	LAV	LAVATORY
AD	ACCESS DOOR	LPG	LIQUEFIED PETROLEUM GAS (PROPANE)
AF	AIR FILTER	LV	LABORATORY VACUUM
AFB	ABOVE FINISHED FLOOR	MA	MEDICAL (COMPRESSED) AIR
AP	ACCESS PANEL	MAV	MANUAL AIR VENT
AV	ACID VENT	MAX	MAXIMUM
AW	ACID WASTE	MBH	1000 BTU PER HOUR
		MIN	MINIMUM
CA	COMPRESSED AIR	MR	NOP RECEPTOR
CFM	CUBIC FOOT PER HOUR	MV	MEDICAL VACUUM
CFM	CUBIC FOOT PER MINUTE		
CO	CLEAN OUT	N2	NITROGEN
CO2	CARBON DIOXIDE	N2O	NITROUS OXIDE
CW	COLD WATER (DOMESTIC)	NC	NORMALLY CLOSED
		NO	NORMALLY OPEN
DCBP	DOUBLE CHECK (ASSEMBLY) BACKFLOW PREVENTOR	NTS	NOT TO SCALE
DE	DEIONIZED (WATER)		
DER	DEIONIZED (WATER) RETURN	O2	OXYGEN
DES	DEIONIZED (WATER) SUPPLY	OD	OUTSIDE DIAMETER
DF	DRINKING FOUNTAIN		
DI	DISTILLED (WATER)		
DIA	DIAMETER	P	PUMP
DP	DIFFERENTIAL PRESSURE	PD	PUMP DISCHARGE
DR	DRAIN	PRESS	PRESSURE
DWH	DOMESTIC WATER HEATER	PRV	PRESSURE REDUCING VALVE
		PS	PRESSURE SWITCH
(E)	EXISTING	PSIA	POUNDS PER SQUARE INCH, ABSOLUTE
ET	EXPANSION TANK	PSIG	POUNDS PER SQUARE INCH, GAGE
(ETR)	EXISTING TO REMAIN		
EW	EYE WASH	RD	ROOF DRAIN
RWC	ELECTRIC WATER COOLER	RPM	REVOLUTIONS PER MINUTE
DWH	ELECTRIC WATER HEATER	RPE	REDUCED PRESSURE ZONE (BACKFLOW PREVENTOR)
DWH	ELECTRIC WATER HEATER	RWC	RAIN WATER CONDUCTOR
DWH	ELECTRIC WATER HEATER	RWR	REFRIGERATED (DOMESTIC) WATER RETURN
DWH	ELECTRIC WATER HEATER	RWS	REFRIGERATED (DOMESTIC) WATER SUPPLY
FC	FLEXIBLE CONNECTOR	S	SINK
FCO	FLOOR CLEAN OUT	SAN	SANITARY (DRAIN/SEWER)
FD	FLOOR DRAIN	SF	SQUARE FOOT
FFE	FINISHED FLOOR ELEVATION	SH	SHOWER
FR	FLOOR RECEPTOR	SRWC	SECONDARY RAIN WATER CONDUCTOR
FR	FLOOR RECEPTOR	SS	SERVICE SINK
FR	FLOOR RECEPTOR	SSD	SUB-SOIL DRAIN
FR	FLOOR RECEPTOR	SSS	SAFETY SHOWER
FR	FLOOR RECEPTOR	ST	STORM (DRAIN/SEWER)
FR	FLOOR RECEPTOR	STACK	STACK
GAS	(NATURAL) GAS	TEMP	TEMPERATURE
GCO	GROUND CLEAN OUT	TOS	TOP OF STEEL
GPH	GALLONS PER HOUR		
GPM	GALLONS PER MINUTE	UR	URINAL
GPM	GALLONS PER MINUTE		
GPM	GALLONS PER MINUTE	V	(SANITARY) VENT
GPM	GALLONS PER MINUTE	VAC	VACUUM
GPM	GALLONS PER MINUTE	VC	VACUUM CLEANING
GPM	GALLONS PER MINUTE	VTR	VENT THROUGH ROOF
HB	HOSE BIBB	W	WASTE
HP	HORSEPOWER	WAGD	WASTE ANESTHESIA GAS DISPOSAL
HW	HOT WATER (SUPPLY)	WC	WATER CLOSET
HW	HOT WATER RETURN	WCO	WALL CLEAN OUT
HX	HEAT EXCHANGER	WH	WALL HYDRANT
HZ	HERTZ	WHA-(X)	WATER HAMMER ARRESTOR (SIZE DESIGNATOR)
IDW	INDIRECT WASTE	(X)	(REMOVE EXISTING)
IE	INVERT ELEVATION		
IN	INCHES		
KW	KILOWATTS		

SYMBOL

-----	SOIL OR WASTE (ABOVE FLOOR OR GRADE) - NEW
-----	SOIL OR WASTE (BELOW FLOOR OR GRADE) - NEW
-----	VENT
-----	COLD WATER
-----	HOT WATER (120°F UNLESS NOTED OTHERWISE)
-----	HOT WATER RETURN (CIRCULATION)
-----	COMPRESSED AIR
-----	ACID VENT
-----	ACID WASTE
-----	DRINKING WATER SUPPLY
-----	DRINKING WATER RETURN
-----	GAS
-----	INDIRECT WASTE
-----	LIQUEFIED PETROLEUM GAS (PROPANE)
-----	MEDICAL VACUUM
-----	NITROGEN
-----	NITROUS OXIDE
-----	OXYGEN
-----	PUMP DISCHARGE
-----	TEMPERED WATER
-----	VACUUM
-----	TEMPERATURE OF WATER
-----	RAIN WATER CONDUCTOR (DASHED LINE INDICATES BELOW FLOOR)
-----	GREASE WASTE
-----	CONDENSATE DRAIN
-----	DEIONIZED WATER
-----	GAS VENT
-----	MEDICAL COMPRESSED AIR
-----	LABORATORY COMPRESSED AIR
-----	MEDICAL VACUUM
-----	WASTE ANESTHESIA GAS DISPOSAL
-----	LABORATORY VACUUM
-----	CARBON DIOXIDE
-----	VACUUM CLEANING
-----	PIPING TO BE REMOVED
-----	CLEAN OUT (INDICATE TYPE)
-----	BLIND FLANGE OR END CAP
-----	UNION OR FLANGED CONNECTION
-----	TEE CONNECTION - STRAIGHT, DOWN, AND UP
-----	PIPE UP AND DOWN

TYPICAL ANNOTATION

	AREA OF REVISION
	REVISION SEQUENCE NUMBER
	KEYED NOTE
	DEMOLITION KEYED NOTE
	POINT OF CONNECTION TO EXISTING SYSTEM
	POINT OF DISCONNECTION OF EXISTING SYSTEM
	DETAIL NUMBER
	DRAWING NUMBER
	EQUIPMENT ABBREVIATION
	EQUIPMENT NUMBER
	EQUIPMENT ABBREVIATION
	EQUIPMENT TYPE
	UNIQUE IDENTIFIER
	SECTION LETTER
	SECTION DRAWING NUMBER

DESCRIPTION

SYMBOL

	EXPANSION ANCHOR
	EXPANSION DEVICE
	FLEXIBLE CONNECTION
	EXPANSION COMPENSATOR
	ANGLE OF SLOPE
	FLOW SWITCH
	PUMP
	STRAINER
	THERMOMETER
	WATER HAMMER ARRESTOR
	EXPANSION ALIGNMENT GUIDE
	SHUTOFF VALVE - PLAN AND IN RISER
	BALANCING DEVICE
	GAS COCK
	CHECK VALVE
	PRESSURE REDUCER
	THREE WAY MIXING VALVE
	AUTOMATIC AIR VENT
	MANUAL AIR VENT
	EXPANSION LOOP AND SIZE
	OSBY VALVE
	SOLENOID VALVE
	MOTOR-OPERATED VALVE (SPECIFY TYPE)
	RELIEF OR SAFETY VALVE
	WALL HYDRANT W/LOOKED BOX
	HOSE BIB
	ACCESS PANEL
	BACK FLOW PREVENTOR (INDICATE TYPE)
	PRESSURE GAUGE
	FLOOR DRAIN
	ROOF DRAIN
	AREA DRAIN
	GAS/WATER RISER
	VENT STACK
	WASTE STACK
	SOIL STACK
	WASTE & VENT STACKS
	SOIL & VENT STACKS
	ACID WASTE STACK
	ACID VENT STACK
	ACID WASTE & VENT STACKS
	RAIN WATER CONDUCTOR STACK

DESCRIPTION

GENERAL NOTES

- THE FOLLOWING NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT UNLESS OTHERWISE NOTED ON THE DRAWINGS WHERE THEY OCCUR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, INCLUDING THE 2018 CALIFORNIA PLUMBING CODE.
- PRIOR TO BID, THE PLUMBING CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO REVIEW ALL CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE DRAWINGS, ADVISE THE ENGINEER OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- THE PLUMBING CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE ANY CONFLICTS BETWEEN PIPING, DUCTWORK, AND ELECTRICAL WORK.
- DRAWINGS ARE DIAGNOSTIC. THEREFORE, THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS REQUIRED FOR A COMPLETE INSTALLATION. PLUMBING CONTRACTOR SHALL CLOSELY EXAMINE ALL PROJECT DRAWINGS TO UNDERSTAND WORK REQUIRED AND TO AVOID INTERFERENCE WITH EXISTING AND NEW WORK SUCH AS DUCTS, PIPING, LIGHTING FIXTURES, STRUCTURAL BEAMS, ETC.
- THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES.
- PROTECT ALL EQUIPMENT AND FIXTURES STORED OR SET IN PLACE ON THE JOB.
- THE PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, AND COORDINATION WITH ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
- ALL PIPING TO BE CONCEALED UNLESS OTHERWISE NOTED.
- ALL VENT LINES SHALL BE INSTALLED VERTICAL OR SLOPED UP TO VTR.
- EACH PLUMBING FIXTURE SHALL BE PROVIDED WITH AN ACCESSIBLE KEYLESS STOP OR SUPPLIES.
- WORK INDICATED AS HAVING MINOR DETAILS OBVIOUSLY OMITTED FOR CLARITY SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- DRAINAGE, SEWAGE OR PLUMBING WORK SHALL NOT BE COVERED OR CONCEALED IN ANY MANNER UNTIL AFTER IT IS INSPECTED AND APPROVED BY THE PLUMBING INSPECTOR.
 - 2018 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS.
- THE CONTRACTOR SHALL PARTICIPATE IN THE DEVELOPMENT OF INTER-TRADE COORDINATING DRAWINGS. THE CONTRACTOR MUST COORDINATE HIS WORK WITH THAT OF THE OTHER CONTRACTORS SO THAT THE WORK OF ALL TRADES WILL BE PERFORMED IN AN ORDERLY MANNER AND WITH THE LEAST POSSIBLE INTERFERENCE. IN THE CASE WHERE INTERFERENCE WITH THE WORK OF OTHER CONTRACTORS COULD OCCUR, THE DECISION OF THE PROFESSIONAL OR CONSTRUCTION MANAGER AS TO CHANGES Y BE MADE SHALL BE FINAL. THE CONTRACTOR SHALL SUBMIT THE COMPLETE INTER-TRADE COORDINATION DRAWINGS FOR REVIEW DURING THE SHOP DRAWING REVIEW PROCESS.
- NEW OR REPAIRED PORTIONS OF THE POTABLE WATER SYSTEM SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR WATER PURVEYOR HAVING JURISDICTION OR, IN THE ABSENCE OF A PRESCRIBED METHOD, THE PROCEDURE DESCRIBED IN EITHER ANWA C83 OR ANWA C82, OR AS DESCRIBED IN SECTION 610 OF THE 2012 IPC. UNDER THE 2012 IPC.
 - THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL DIRTY WATER DOES NOT APPEAR AT THE POINTS OF OUTLET.
 - THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION (50PPM) OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED OFF AND ALLOWED TO STAND FOR 24 HOURS; OR THE SYSTEM OR PART THEREOF SHALL BE FILLED WITH A WATER/CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION (200PPM) OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.
 - FOLLOWING THE REQUIRED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL THE CHLORINE IS PURGED FROM THE SYSTEM.
 - THE PROCEDURE SHALL BE REPEATED WHERE SHOWN BY A BACTERIOLOGICAL EXAMINATION THAT CONTAMINATION REMAINS PRESENT IN THE SYSTEM.



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ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

SYMBOLS, LEGENDS, AND
ABBREVIATIONS -
PLUMBING

DRAWING LIST

SHEET NUMBER	DRAWING TITLE
P-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - PLUMBING
P-100	FIRST FLOOR CONSTRUCTION PLAN - PLUMBING
P-200	DETAILS AND SCHEDULES - PLUMBING
P-300	SPECIFICATIONS - PLUMBING
P-301	SPECIFICATIONS - PLUMBING

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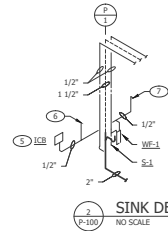
1 P-100 FIRST FLOOR CONSTRUCTION PLAN - PLUMBING
SCALE: 1/4\"/>

GENERAL NOTES:

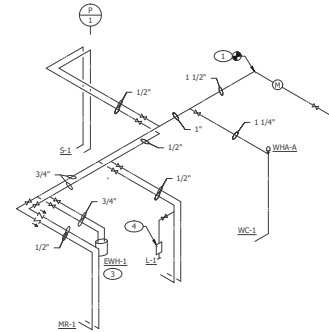
- TO THE GREATEST EXTENT POSSIBLE, NEW DRAINAGE PIPING SHALL BE INSTALLED AT A 2% SLOPE TO CONNECT TO EXISTING PIPING. PIPING SHALL NOT BE SLOPED LESS THAN THAT REQUIRED BY THE PLUMBING CODE.
- FIELD VERIFY EXACT LOCATION OF PIPING AND POINTS OF CONNECTION TO EXISTING. WHERE CONNECTIONS TO EXISTING ARE WITHIN A WALL OR CHASE, PROVIDE WORK TO OPEN UP WALL AND PATCH TO MATCH ADJACENT SURFACES.
- PROVIDE SAW CUTTING OF FLOOR SLAB, EXCAVATION, BEDDING, AND BACKFILL TO INSTALL UNDER FLOOR DRAINAGE PIPING. RESTORE FLOOR SLAB AND FINISHES TO MATCH ADJACENT SURFACES.

KEYED NOTES:

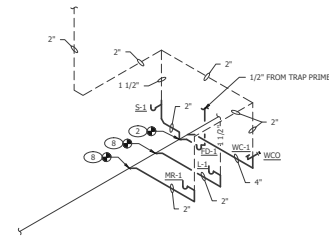
- CONNECT NEW 1/2\"/>
- CONNECT NEW 4\"/>
- NEW WATER HEATER INSTALLED IN JANITOR CLOSET ON SHELF AS HIGH AS POSSIBLE. SEE DETAIL 3/P-200.
- PROVIDE SUPPLY TYPE TRAP PRIMER ABOVE CEILING AND CONNECT TO FLOOR DRAIN.
- 1/2\"/>
- PROVIDE 1/2\"/>
- PROVIDE 1/2\"/>
- CONNECT NEW 2\"/>



2 P-100 SINK DETAIL
NO SCALE



3 P-100 DOMESTIC WATER ISOMETRIC
NO SCALE



4 P-100 DRAIN WASTE AND VENT RISER
NO SCALE

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AS BUILTS

FIRST FLOOR CONSTRUCTION PLAN - PLUMBING

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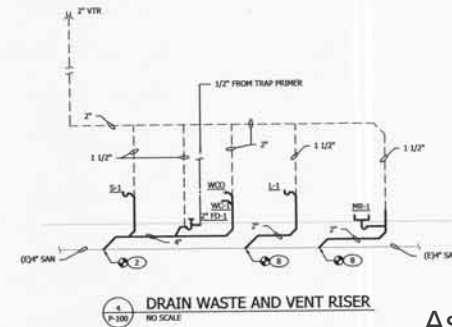
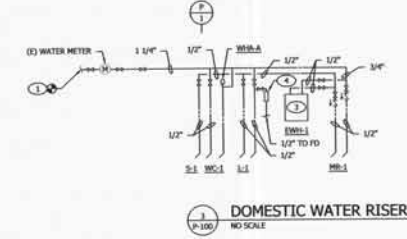
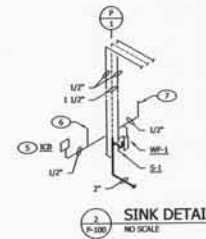
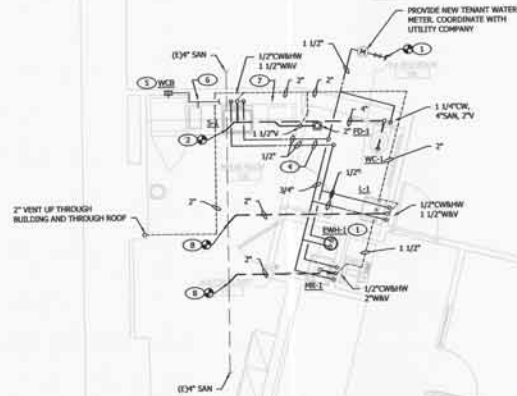
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GENERAL NOTES:

1. TO THE GREATEST EXTENT POSSIBLE, NEW DRAINAGE PIPING SHALL BE INSTALLED AT A 2% SLOPE TO CONNECT TO EXISTING PIPING. PIPING SHALL NOT BE SLOPED LESS THAN THAT REQUIRED BY THE PLUMBING CODE.
2. FIELD VERIFY EXACT LOCATION OF PIPING AND POINTS OF CONNECTION TO EXISTING, WHERE CONNECTING TO EXISTING ARE WITHIN A WALL OR CHASE, PROVIDE WORK TO OPEN UP WALL AND PATCH TO MATCH ADJACENT SURFACES.
3. PROVIDE SAW CUTTING OF FLOOR SLAB, EXCAVATION, REDDING, AND BACKFILL TO INSTALL UNDER FLOOR DRAINAGE PIPING. RESTORE FLOOR SLAB AND FINISHES TO MATCH ADJACENT SURFACES.

KEYED NOTES:

1. CONNECT NEW 1 1/2" COLD WATER TO EXISTING 2" COLD WATER ABOVE THE CEILING. FIELD VERIFY EXACT LOCATION. PROVIDE SHUT OFF VALVE.
2. CONNECT NEW 4" SANITARY TO EXISTING SANITARY PIPING IN TENANT SPACE. FIELD VERIFY EXACT LOCATION.
3. NEW WATER HEATER INSTALLED IN JANITOR CLOSET ON SHELF AS HIGH AS POSSIBLE. SEE DETAIL SP-306.
4. PROVIDE SUPPLY TYPE TRAP PRIMER ABOVE CEILING AND CONNECT TO FLOOR DRAIN.
5. 1/2" COLD WATER DROP TO ICE MAKER CONNECTION BOX. CONNECT TO REFRIGERATOR ICE MAKER WITH 1/4" COPPER TUBING AND ASSE 104 DUAL CHECK BACKFLOW PREVENTER.
6. PROVIDE 1/2" COLD WATER FROM FILTER BELOW SINK TO ANGLE STOP ON WALL. CONNECT TO COFFEE MAKER WITH 1/4" COPPER TUBING AND ASSE 104 DUAL CHECK BACKFLOW PREVENTER.
7. PROVIDE 1/2" COLD WATER FROM WATER SUPPLY BELOW SINK TO ANGLE STOP ON WALL. CONNECT TO WATER FILTER/DISPENSER WITH 1/4" COPPER TUBING AND ASSE 104 DUAL CHECK BACKFLOW PREVENTER.
8. CONNECT NEW 2" WASTE TO EXISTING SANITARY PIPING IN TENANT SPACE. FIELD VERIFY EXACT LOCATION.



FIRST FLOOR CONSTRUCTION PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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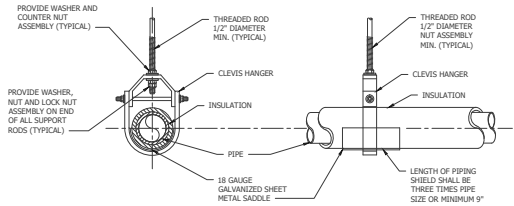
FIRST FLOOR CONSTRUCTION PLAN PLUMBING

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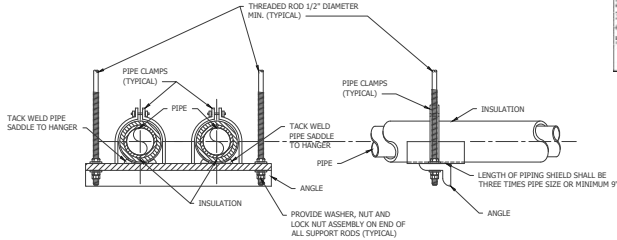
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SINGLE PIPE



TWO OR MORE PIPES

NOTES:

1. SIZE HANGER RODS TO SUPPORT TWO TIMES LIVE LOAD BUT IN NO INSTANCE SMALLER THAN 1/2" DIAMETER.
2. CONNECT TO TOP OR BOTTOM CHORD OF JOISTS BUT ONLY AT PANEL POINTS. REFER TO SPECIFICATIONS.
3. COORDINATE CONNECTION METHODS WITH STRUCTURAL SYSTEM. C-CLAMPS ARE NOT ACCEPTABLE FOR ANY PIPE HANGER ASSEMBLIES.

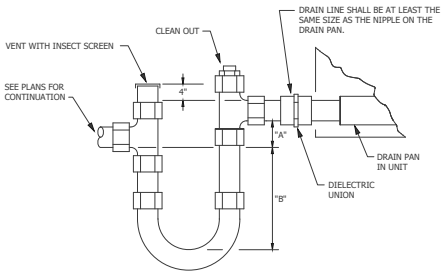
PIPE SUPPORT SPACING SCHEDULE			
PIPE SIZE	STEEL SPACING	COPPER SPACING	
UP TO 3/4"	6'-0"	5'-0"	
1"	6'-0"	5'-0"	
1 1/4"	7'-0"	6'-0"	
1 1/2"	9'-0"	8'-0"	

1 TYPICAL HANGERS FOR INSULATED PIPING

NO SCALE

UNIT TYPE	"A"	"B"
DRAW THRU	2" + X	X
BLOW THRU	2" MIN.	2.0X

WHERE X = STATIC PRESSURE IN PAN



SPECIAL NOTE:
THIS OPTION APPLIES TO PRIMARY AND SECONDARY DRAINS AND
SUBJECT TO REVIEW AND APPROVAL OF THE LOCAL AND STATE
INSPECTION AUTHORITIES, PRIOR TO FABRICATION OR INSTALLATION.

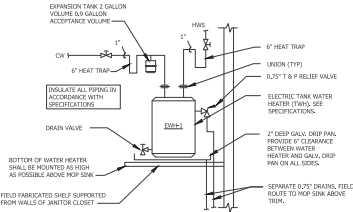
2 CONDENSATE DRAIN CONNECTION DETAIL

NO SCALE

PLUMBING FIXTURE SCHEDULE							
FIXTURE	DESCRIPTION	MANUFACTURER AND MODEL BASIS OF DESIGN	FAUCET/TOP BASIS OF DESIGN	SUPPORT BASIS OF DESIGN	FLOW RATE/ CONSUMPTION	COLD WATER	NOTES
WCB	WATER CONNECTOR BOX	PLASTIC, ONE PIECE BOX AND FLANGE, SNAP ON FRAME, 1/4" TURN SHUTOFF, COMPLES WITH THE REQUIREMENTS OF NSF-61 AND THE "REDUCTION OF LEAD IN DRINKING WATER ACT" BPS CORP.	-	RECESSED IN WALL	-	1/2"	-
LL	ACCESSIBLE LAVATORY	ACCESSIBLE, WALL HUNG VITREOUS CHINA LAVATORY KOHLER K-2005-L	COMMERCIAL GRADE, ADA COMPLIANT, ELECTRONIC, SENSOR ACTIVATED, BRASS, 4" CENTERSET HAND WASHING FAUCET WITH PUG ADAPTOR AND BACKUP BATTERIES SOLKAN SP-2300-PLG-BRONCH-0.50GPM-M-BU-CT	FLOOR MOUNTED CONCEALED AIRR CARRIER	0.5 GPM	1/2"	1/2"
MBL	HOF RECEPTOR	ENAMELED CAST IRON WALL HUNG HOF SINK CECO BWS, WHITE	HEAVY DUTY SERVICE SINK FAUCET, 5" SPOUT, VACUUM BREAKER AND WALL BRACKET (20W FAUCET, AAA-840)	FLOOR MOUNTED	1.8 GPM	1/2"	1/2"
SL	PANTRY SINK	30 GAUGE, TYPE 302 STAINLESS STEEL, WITH UNDERCOATING AND LEFT REAR DRAIN OUTLET, 19 1/2" X 13" X 8" BOWL, ELKAY LRAQ1919031	SINGLE LEVER KITCHEN SINK FAUCET, CHROME PLATED CAST BRASS CONSTRUCTION, PULL DOWN SPRAYER KOHLER K-597-VS	SELF RIMMING COUNTER TYPE	1.8 GPM	1/2"	1/2"
WCJ	ACCESSIBLE WATER CLOSET	ACCESSIBLE, WALL HUNG, VITREOUS CHINA WATER CLOSET AMERICAN STANDARD APWALL 2257-101	EXPOSED, SENSOR OPERATED FLUSH VALVE, BATTERY OPERATED AMERICAN STANDARD #6055.121.002	FLOOR MOUNTED CHAIR CARRIER	1.28 GPF	1 1/4"	4"
NOTES: 1. INSULATE TRAP AND SUPPLIES BELOW ACCESSIBLE SINKS. 2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT OF FIXTURES. 3. FAUCET HOLES TO MATCH FAUCET SPECIFIED. 4. PROVIDE INSULATION KIT ON ALL ADA FIXTURES WITH EXPOSED SUPPLIES AND TRAP. 5. PROVIDE SINKS AND LAVATORIES WITH ASME A112.18.2, 1 1/2" OR 2" CHROME PLATED TWO PIECE CAST BRASS TRAP AND SWIVEL ELBOW WITH 0.032" THICK BRASS TUBE WALL AND CHROME PLATED BRASS OR STEEL ESCUTCHEON. "BASIS OF DESIGN PRODUCTS ARE INDICATED FOR REFERENCE ONLY. COMPARABLE PRODUCTS WILL BE ACCEPTED PROVIDED COMPLIANCE WITH TECHNICAL SPECIFICATION REQUIREMENTS"							

DRAINAGE SCHEDULE				
TAG	DESCRIPTION	BODY	MANUFACTURER AND MODEL BASIS OF DESIGN	REMARKS
FD-1	FLOOR DRAIN	CAST IRON	JOSAM 30000-40 SERIES	-
CD	CLEANOUT PLUG	CAST IRON	JOSAM 58000 SERIES	-
PCD	FLOOR CLEANOUT	CAST IRON	JOSAM 36000 SERIES	-
WCD	WALL CLEANOUT	CAST IRON	JOSAM 58000 SERIES	-

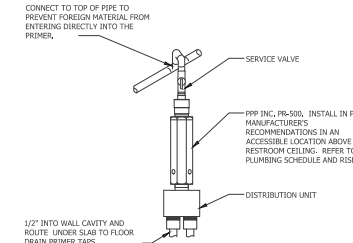
PIPING INSULATION SCHEDULE						
PIPING SYSTEM	TEMPERATURE, °F	PIPE SIZE				VAPOR BARRIER
		1 1/4" & BELOW	1 1/2" TO 2"	2 1/2" TO 4"	ABOVE 4"	
DOMESTIC COLD WATER	40° - 85°	1/2"	1"	1"	1"	YES
DOMESTIC HOT AND RECIRCULATED WATER	100° - 150°	1/2"	1 1/2"	1 1/2"	1 1/2"	YES



3 ELECTRIC TANK WATER HEATER

NO SCALE

NOTE:
1. PROVIDE SEISMIC RESTRAINTS IN ACCORDANCE WITH CALIFORNIA PLUMBING CODE SECTION 907.2. PROVIDE AT MINIMUM, TWO 22 GAUGE X 5/8" METAL STRAPS WRAPPED AROUND THE WATER HEATER. STRAPS SHALL BE LOCATED IN THE MIDDLE OF THE TOP ONE THIRD AND LOWER ONE THIRD OF THE HEIGHT OF THE WATER HEATER AND SECURED TO THE BUILDING STRUCTURE WITH 1/4" SCREWS PENETRATING INTO THE STRUCTURE 1 1/2".

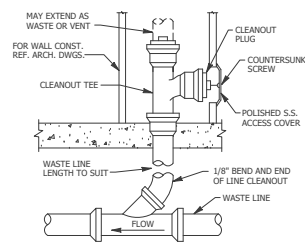


4 TRAP PRIMER DETAIL

NO SCALE

5 WATER FILTER DETAIL

NO SCALE



6 WALL CLEANOUT DETAIL

NO SCALE

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DETAILS AND SCHEDULES -
PLUMBING

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SECTION 220500 - BASIC PLUMBING REQUIREMENTS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. THIS PROJECT SHALL INCLUDE GENERAL ADMINISTRATIVE AND PROCEDURAL REQUIREMENTS FOR THE INSTALLATION OF PLUMBING SYSTEMS.

B. WHEN USED IN THESE SPECIFICATIONS THE TERM "PROVIDE" IS DEFINED TO MEAN TO "FURNISH AND INSTALL" MATERIALS, EQUIPMENT, ETC.

1.2 APPLICABLE STANDARDS

A. APPLICABLE STANDARDS INCLUDE: EXCEPT WHERE THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF FOUND OR REFERRED DIRECTLY INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.

B. CONFLICTING REQUIREMENTS: WHERE COMPLIANCE WITH TWO OR MORE STANDARDS IS SPECIFIED, AND THE STANDARDS ESTABLISH DIFFERENT OR CONFLICTING REQUIREMENTS FOR MINIMUM QUANTITIES OR QUALITY LEVELS, REFER REQUIREMENTS THAT ARE DIFFERENT, BUT APPARENTLY EQUAL, AND UNCERTAIN TO THE ARCHITECT FOR A DECISION BEFORE PROCEEDING.

C. PUBLICATION DATES: WHERE THE DATE OF ISSUE OF A REFERENCED STANDARD IS NOT SPECIFIED, COMPLY WITH THE STANDARD IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.

D. COMPLY WITH THE REQUIREMENTS OF APPLICABLE LOCAL PLUMBING, MECHANICAL, FIRE PROTECTION, AND BUILDING CODES.

1.3 CONSTRUCTION PERMITS AND INSPECTIONS

A. CONTRACTOR SHALL FILE FOR AND OBTAIN ALL REQUIRED PERMITS AND LICENSES, AND PAY ALL RELATED INSPECTION AND PERMITTING FEES, AS REQUIRED FOR THE EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY INSPECTIONS REQUIRED BY CITY, COUNTY, STATE AND OTHER AUTHORITIES HAVING JURISDICTION IN A TIMELY MANNER AND AS REQUIRED OVER THE COMPLETE COURSE OF CONSTRUCTION. DELIVER INSPECTION CERTIFICATES AND WRITTEN APPROVAL NOTICES TO THE OWNER AT CONTRACT CLOSURE. THOSE ITEMS AND SYSTEMS DEEMED CRITICAL OR REQUIRED TO OBTAIN A COMPLETED CERTIFICATE OF OCCUPANCY SHALL TAKE PRIORITY OVER NON-CRITICAL ITEMS.

B. ALL EQUIPMENT, MATERIALS, SPECIALTIES, ETC., SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND STANDARDS FOR THIS TYPE WORK. UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS, THE RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER SHALL BE FOLLOWED FOR INSTALLING THE WORK.

1.4 WORKMANSHIP AND QUALIFICATIONS

A. ALL EQUIPMENT, MATERIALS, SPECIALTIES, ETC., SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND STANDARDS FOR THIS TYPE WORK. UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS, THE RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER SHALL BE FOLLOWED FOR INSTALLING THE WORK.

1.5 SUBMITTALS

A. PRIOR TO THE PERFORMANCE OF ANY WORK OR INSTALLATION OF ANY MATERIALS, OBTAIN APPROVAL FROM THE ARCHITECT BY SUBMITTING SHOP DRAWINGS AND DATA SHEETS.

B. SUBMITTAL OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES WILL BE ACCEPTED ONLY WHEN SUBMITTED BY THE CONTRACTOR. DATA SUBMITTED FROM SUBCONTRACTORS AND MATERIAL SUPPLIERS DIRECTLY TO THE ENGINEER OF RECORD WILL NOT BE PROCESSED.

C. ANY ITEM WITH A TAG NUMBER MUST BE SUBMITTED FOR REVIEW. SUBMITTALS SHALL PROVIDE ALL PERTINENT DATA AND INFORMATION NECESSARY TO EVALUATE EACH ITEM. IN ADDITION TO THE REQUIREMENTS OUTLINED IN THE DIVISION 1 SECTIONS AND SPECIFIC DIVISION 15 SECTIONS, ALL SUBMITTABLES APPLICABLE SPECIFICATION SECTION NUMBER AND EQUIPMENT TAG NUMBER.

D. ARCHITECT'S REVIEW OF SHOP DRAWINGS DOES NOT RELEASE CONTRACTOR FROM RESPONSIBILITY OF COORDINATING HIS WORK AT JOBSITE AND TAKING FIELD MEASUREMENTS. IN CASES WHERE INTERFERENCES BECAME APPARENT, THE CONTRACTOR SHALL NOTIFY ARCHITECT SO THAT SUCH INTERFERENCES MAY BE RESOLVED PRIOR TO PROCEEDING WITH SHOP WORK. NO CLAIM WILL BE ALLOWED FOR WORK THAT MIGHT HAVE TO BE MOVED OR REPLACED BASED ON A CLAIM THAT WORK WAS PLACED IN ACCORDANCE WITH DIMENSIONS SHOWN ON AN APPROVED SHOP DRAWING.

1.6 CONSTRUCTION DOCUMENTS

A. THE DRAWINGS FOR MECHANICAL WORK ARE IN PART DIAGRAMMATIC, INTENDED TO COVER THE SCOPE OF WORK AND INDICATE GENERAL ARRANGEMENT AND APPLICABLE SIZES AND LOCATIONS OF EQUIPMENT AND MATERIALS. WHERE JOBS CONDITIONS REQUIRE REASONABLE CHANGES IN INDICATED LOCATIONS OR ARRANGEMENT, THE CONTRACTOR SHALL MAKE SUCH CHANGES AS DIRECTED BY THE ENGINEER, WITHOUT ADDITIONAL COST TO THE OWNER.

B. BECAUSE OF THE SCALE OF THE DRAWINGS, CERTAIN BASIC ITEMS SUCH AS PIPE FITTINGS, ACCESSORIES, SLEEVES, ETC. MAY NOT BE SHOWN; BUT WHERE SUCH ITEMS ARE REQUIRED BY THE NATIONAL AND LOCAL CODES, THEY SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE NATIONAL AND LOCAL CODES AND LOCATIONS SHALL BE VERIFIED WITH THE SUPPLIER OF ALL EQUIPMENT FURNISHED BY OTHER TRADES, OR BY THE OWNER, PRIOR TO THE TIME OF ROUGH-IN.

C. EQUIPMENT SPECIFICATIONS MAY NOT IDEAL, INDIVIDUAL WITH MINUTE ITEMS REQUIRED SUCH AS COMPONENTS, PART, CONTROLS AND DEVICES WHICH MAY BE REQUIRED TO MEET THE EQUIPMENT WARRANTIES, WHERE SUCH ITEMS ARE REQUIRED, THEY SHALL BE INCLUDED BY THE SUPPLIER OF THE EQUIPMENT.

D. THE DRAWINGS AND THE SPECIFICATIONS ARE COOPERATIVE AND SUPPLEMENTARY. IT IS THE INTENT OF BOTH SAID DRAWINGS AND SPECIFICATIONS TO COVER ALL MECHANICAL REQUIREMENTS IN THEIR ENTIRETY AS NEARLY AS POSSIBLE. THE CONTRACTOR SHALL CLOSELY CHECK THE DRAWINGS AND SPECIFICATIONS FOR ANY OMISSIONS, ERRORS OR CROSSINGS AND BRING ANY SUCH CONFLICT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE TIME OF PROPOSAL DATE. IT SHALL BE UNDERSTOOD THAT THE DRAWINGS AND SPECIFICATIONS ARE COMPLETE AND CORRECT, AND THAT THE INTENT OF SAID DOCUMENTS WILL BE COMPLIED WITH, AND THE INSTALLATION TO BE COMPLETE IN ALL RESPECTS, INCLUDING TO SAID INTENT, THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN, IF NOT CLARIFIED IN WRITING BY THE ENGINEER.

E. THE CONTRACTOR SHALL LOCATE ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN VISIBLE ACCESSIBLE POSITIONS. MINOR DEVIATIONS FROM THE CONTRACT DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, BUT CHANGES OF MAJORITUDE, OR WHICH INVOLVE EXTRA COST, SHALL NOT BE MADE WITHOUT APPROVAL. AMPLE SPACE SHALL BE ALLOWED FOR REMOVAL, OF ALL PARTS THAT MAY REQUIRE REPLACING OR SERVICING IN THE FUTURE.

1.7 PRE-BID SITE VISIT

A. PRIOR TO INSPECT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED OF CONDITIONS UNDER WHICH THE WORK IS TO BE DONE, FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

PART 2 - PRODUCTS

2.1 DESIGN BASIS

A. THE PRODUCTS/MATERIALS SPECIFICALLY NAMED IN THE SPECIFICATION AND/OR ON THE DRAWINGS ARE THE BASIS OF DESIGN. THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PRODUCT/MATERIALS, EVEN IF FROM OTHER ACCEPTABLE MANUFACTURERS, IF IT IS FELT THEY DO NOT MEET THE INTENT OF THE SPECIFICATION.

B. THE ARCHITECT RESERVES THE RIGHT FOR THE APPROVAL OF PROPOSED MATERIAL FOR EQUIPMENT, AND THE PHRASE, "OR AN APPROVED EQUIVALENT" USED IN THESE SPECIFICATIONS, OR ON THE DRAWINGS, SHALL BE INTERPRETED TO MEAN AN EQUIVALENT APPROVED BY THE ARCHITECT.

C. ALL CHANGES REQUIRED BY ALTERNATE EQUIPMENT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER, AND ALL COSTS INCURRED BY OTHER TRADES, PUBLIC UTILITIES OR THE OWNER, AS A RESULT OF THE USE OF SUCH EQUIPMENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

D. THE CONTRACTOR SHALL IDENTIFY THE DIFFERENCES IN ALTERNATE MATERIAL OR EQUIPMENT AS COMPARED TO THAT SPECIFIED, AND SHALL INDICATE THE BENEFITS TO THE PROJECT AS A RESULT OF SELECTING THE ALTERNATIVE.

E. THE ENGINEER RESERVES THE RIGHT TO REFUSE APPROVAL OF EQUIPMENT WHICH DOES NOT MEET THE SPECIFICATION, IN HIS OPINION, OR EQUIPMENT FOR WHICH NO LOCAL EXPERIENCE OF SATISFACTORY SERVICE IS AVAILABLE. THE ENGINEER FURTHER RESERVES THE RIGHT TO REJECT INSTALLATION FOR WHICH MAINTENANCE SERVICE AND THE AVAILABILITY OF REPLACEMENT PARTS IS QUESTIONABLE.

PART 3 - EXECUTION

3.1 MECHANICAL INSTALLATIONS

A. GENERAL: SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF MECHANICAL SYSTEMS, MATERIALS, AND EQUIPMENT. COORDINATE MECHANICAL SYSTEMS, EQUIPMENT, AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS. VERIFY FINAL EQUIPMENT FOR ROUGH-IN WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT TO BE CONNECTED.

3.2 CUTTING AND PATCHING

A. CUT, REMOVE AND LEGALLY DISPOSE OF SELECTED MECHANICAL EQUIPMENT, COMPONENTS, AND MATERIALS AS INDICATED, INCLUDING BUT NOT LIMITED TO REMOVAL OF MISAPPLIED BAGG, SILVER ALLOY, AND OTHER MECHANICAL ITEMS, AND OTHER MECHANICAL ITEMS MADE OBSOLETE BY THE NEW WORK. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

B. PROTECT THE STRUCTURE, FURNISHINGS, FINISHES, AND ADJACENT MATERIALS NOT INDICATED OR SCHEDULED TO BE REMOVED. PROVIDE AND MAINTAIN TEMPORARY PARTITIONS OR BUILD BARRIERS ADEQUATE TO PREVENT THE SPREAD OF DUST AND DIRT TO ADJACENT AREAS.

C. EXISTING FINISHED SURFACES AND BUILDING COMPONENTS USING NEW MATERIALS MATCHING EXISTING MATERIALS AND EXPERIENCED INSTALLERS. INSTALLERS QUALIFICATIONS REFER TO THE MATERIALS AND METHODS REQUIRED FOR THE SURFACE AND BUILDING COMPONENTS BEING PATCHED.

3.3 PAINTING

A. FACTORY PAINTED EQUIPMENT THAT HAS BEEN SCRATCHED OR MARRED SHALL BE REPAIRED TO MATCH ORIGINAL FACTORY COLOR.

B. ALL UNPAINTED BLACK FERROUS METAL ITEMS EXPOSED TO SIGHT SUCH AS EQUIPMENT HANGERS, PIPING, FRAMES AND SUPPORTS NOT PROVIDED WITH FACTORY PRIME COAT, SHALL BE CLEANED AND PAINTED WITH ONE COAT OF RUST INHIBITING PRIMER. IN ADDITION, SUCH ITEMS IN FINISHED SPACES SHALL ALSO BE PAINTED WITH TWO COATS OF FINISH PAINT IN A COLOR TO MATCH ADJACENT SURFACES OR AS OTHERWISE SELECTED BY THE ARCHITECT.

3.4 PERFORMANCE

A. ALL EQUIPMENT AND SYSTEMS SHALL BE PROTECTED AGAINST FREEZING, FLOODING, CORROSION, AND OTHER FORMS OF DAMAGE PRIOR TO ACCEPTANCE BY THE OWNER.

B. DESIGN AND FABRICATION FEATURES OR PROVEN METHODS NOT SPECIFICALLY COVERED BY THIS SPECIFICATION SHALL BE SPECIFICALLY STATED AND DOCUMENTED IN THE PROJECT MANUAL.

C. LABOR SHALL BE FURNISHED FOR ASSEMBLING ALL PIECES OF EQUIPMENT WHICH, DUE TO SHIPPING LIMITATIONS, HAVE COMPONENTS WHICH ABOVE ON THE JOBSITE OR SHIPMENT.

3.5 OPERATING AND MAINTENANCE INSTRUCTIONS

A. ARRANGE FOR EACH INSTALLER OF EQUIPMENT THAT REQUIRES REGULAR MAINTENANCE TO MEET WITH THE OWNER'S PERSONNEL, TO PROVIDE INSTRUCTION IN PROPER OPERATION AND MAINTENANCE. IF INSTALLERS ARE NOT EXPERIENCED IN PROCEDURES, PROVIDE INSTRUCTION BY MANUFACTURER'S REPRESENTATIVES.

3.6 FINAL INSPECTION

A. PRIOR TO FINAL ACCEPTANCE, ALL SYSTEMS SHALL BE OPERATED TO TEST PERFORMANCE TO THE SATISFACTION OF THE ENGINEER.

B. DEFECTS DEMONSTRATED BY INSPECTIONS AND TESTS SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AT THE SUBCONTRACTOR'S EXPENSE.

3.7 CLEANING OF SYSTEMS AND PREMISES

A. BEFORE THE SYSTEMS ARE IN OPERATION, DUCTS AND EQUIPMENT SHALL BE THOROUGHLY CLEANED SO THAT NO DIRT, DUST OR OTHER FOREIGN MATTER WILL BE DEPOSITED IN OR CARRIED THROUGH THE SYSTEM.

B. AIR HANDLING UNITS SHALL BE PREPARED FOR OPERATION WITHOUT FILTERS IN PLACE. ALL AIR FILTERS SHALL BE REPLACED AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO AIR BALANCING. IF AIR-HANDLING SYSTEMS ARE USED FOR TEMPORARY HEATING OR COOLING, THE AIR FILTERS SHALL BE CHANGED A MINIMUM OF EVERY TWO WEEKS.

C. WATER AND STEAM SYSTEMS SHALL BE THOROUGHLY FLUSHED AND CLEANED OF ANY AND ALL DELETERIOUS MATERIALS BEFORE THE SYSTEMS ARE PLACED IN OPERATION.

D. ALL EQUIPMENT SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTANCE BY THE OWNER.

3.8 PROTECTION

A. GUARDS, BARRICADES, LIGHTS, SERVICES, ETC., NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY SHALL BE FURNISHED AND MAINTAINED.

B. EXISTING WORK SUCH AS PAVEMENTS, LAWNS, SIDEWALKS, FLOORS, CURBS, AND OTHER STRUCTURES AND UTILITIES WHICH ARE DAMAGED OR DISTURBED DUE TO MAKING CONNECTIONS OR ANY PHASE OF OPERATIONS SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND THE GOVERNING AUTHORITY.

3.9 SAFETY

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE DEMOLITION AND INSTALLATION OF THIS WORK. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS OR PROPERTY OR THEIR PROTECTION FROM DAMAGE, INJURY, OR LOSS.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND PREVENTION OF ANY CONDITIONS IN REGARD TO DEMOLITION, CONSTRUCTION, AND EQUIPMENT USAGE. CONTRACTOR SHALL COMPLY WITH ALL OSHA, ENVIRONMENTAL, PROTECTION ACTIVITY, AND LOCAL AUTHORITY REQUIREMENTS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PREVENTING ANY CONDITIONS OF THIS WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATION SAFETY REGULATIONS AND NOTIFYING OWNERS OF ANY DANGEROUS SITUATIONS.

D. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

E. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

SECTION 220529 - HANGERS AND SUPPORTS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. THIS PROJECT SHALL INCLUDE HANGERS AND SUPPORTS FOR PLUMBING SYSTEM PIPE AND EQUIPMENT, INCLUDING: HORIZONTAL PIPING HANGERS AND SUPPORTS; VERTICAL PIPING CLAMPS; HANGER ROD ATTACHMENTS; BUILDING ATTACHMENTS; SADDLES AND SHELDS; MISCELLANEOUS MATERIALS; AND EQUIPMENT SUPPORTS.

1.2 QUALITY ASSURANCE

A. WELDING, WELDING PROCESSES AND OPERATORS SHALL BE CERTIFIED IN ACCORDANCE WITH APPLICABLE SECTION OF AWS D.1.1 AND ASME BOLD AND PRESSURE VESSEL CODE. SECTION IX, "WELDING AND BRAZING QUALIFICATIONS."

B. ENGINEERING RESPONSIBILITY: CALCULATIONS FOR EACH MULTIPLE PIPE SUPPORT, TRAPEZE HANGER, AND SEISMIC RESTRAINT SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PIPE HANGERS AND RELATED DEVICES SHALL BE AS MANUFACTURED BY GRINNELL, OR APPROVED EQUIVALENT, UNLESS OTHERWISE SPECIFIED.

2.2 MANUFACTURED UNITS

A. UNLESS SPECIFICALLY NOTED DIFFERENTLY ON THE DRAWINGS, PIPING SHALL BE SUPPORTED WITH GALVANIZED STEEL CLEVIS HANGERS WITH GALVANIZED HANGER AND END RODS.

B. PROVIDE MSS TYPE 39 THERMAL HANGER SADDLE INSERTS FOR HOT PIPING AND MSS TYPE 40 THERMAL HANGER SHIELDS FOR COLD PIPING.

PART 3 - EXECUTION

3.1 INSTALLATION OF HANGERS AND SUPPORTS

A. INSTALL HANGERS, SUPPORTS, CLAMPS AND ATTACHMENTS TO SUPPORT PIPING REQUIRED FROM BUILDING STRUCTURE. COMPLY WITH THE REQUIREMENTS OF MSS SP-69 AND SP-98, APPLICABLE CODES, LIMITATIONS OF THE BUILDING STRUCTURAL ELEMENTS, AND STANDARD INDUSTRY PRACTICES. INSTALL HANGERS AND SUPPORTS COMPLETE WITH NECESSARY INSERTS, BOLTS, RODS, NUTS, WASHERS, AND OTHER ACCESSORIES.

B. PROVIDE SEISMIC BRACING IN CONFORMANCE WITH SPECIFIED SEISMIC DESIGN CRITERIA.

C. BUILDING ATTACHMENTS: INSTALL BUILDING ATTACHMENTS WITHIN CONCRETE OR TO STRUCTURAL STEEL: SPACE ATTACHMENTS WITHIN MAXIMUM PIPING SPAN LENGTH INDICATED IN MSS SP-69; INSTALL ADDITIONAL ATTACHMENTS AT CONCENTRATED LOADS, INCLUDING VALLS, FLOORS, CLIMBERS, STAIRWAYS, AND OTHER LOADS. ATTACHMENTS TO CONCRETE SHALL BE MADE BY DRILLING AND CASTING OR BY USING ANCHORS, OR ATTACH TO THE BOTTOM CORNER AT PANEL JOINTS.

D. INSTALL HANGERS AND SUPPORTS TO ALLOW CONTROLLED MOVEMENT OF PIPING SYSTEMS, TO PERMIT FLEXIBILITY OF MOVEMENT BETWEEN PIPE ANCHORS, AND TO FACILITATE ACTION OF EXPANSION JOINTS, EXPANSION LOOPS, EXPANSION BENDS AND SIMILAR UNITS.

E. SUPPORT VERTICAL PIPE AND DUCT RISERS AT EVERY FLOOR.

3.2 EQUIPMENT BASES AND SUPPORTS

A. FABRICATE STRUCTURAL STEEL STANDS TO SUSPEND EQUIPMENT FROM STRUCTURE ABOVE OR SUPPORT EQUIPMENT FROM FLOOR.

3.3 ADJUSTING AND CLEANING

A. HANGER ADJUSTMENT: ADJUST HANGERS TO DISTRIBUTE LOADS EQUALLY ON ATTACHMENTS AND TO ACHIEVE INDICATED SLOPE OF PIPE.

B. TOUCH-UP PAINTING: IMMEDIATELY AFTER DISTRIBUTION OF LOADS AND SUPPORTS, CLEAN FIELD WELDS AND ABRADED AREAS OF SHOP PAINT AND PAINT EXPOSED SURFACES WITH SAME MATERIAL AS USED FOR SHOP PAINTING TO COMPLY WITH SSPC-PA-1 REQUIREMENTS FOR TOUCH-UP OF FIELD-PAINTED SURFACES.

C. FOR GALVANIZED SURFACES, CLEAN WELDS, BOLTED CONNECTIONS AND ABRADED AREAS AND APPLY GALVANIZING REPAIR PAINT TO COMPLY WITH ASTM A 780.

SECTION 220510 - BASIC PLUMBING MATERIALS AND METHODS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. THIS PROJECT SHALL INCLUDE PIPING MATERIALS AND INSTALLATION COMMON TO MOST PLUMBING SYSTEMS, INCLUDING DIELECTRIC FITTINGS, SLEEVES, ESCUTCHEONS, AND GROUT.

1.2 QUALITY ASSURANCE

A. WELDING, WELDING PROCESSES AND OPERATORS SHALL BE CERTIFIED ACCORDING TO APPLICABLE SECTIONS OF AWS D.1.1, "STRUCTURAL WELDING CODE-STEEL," AND ASME BOILER AND PRESSURE VESSEL CODE: SECTION IX, "WELDING AND BRAZING QUALIFICATIONS."

1.3 COORDINATION

A. ARRANGE FOR PIPE FLANGES, CHARGES, SLOPS, AND OPENINGS IN BUILDING STRUCTURE DURING PROCESS OF CONSTRUCTION, TO ALLOW FOR MECHANICAL INSTALLATIONS.

B. COORDINATE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SET SLEEVES IN POURED-IN PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS AS THEY ARE CONSTRUCTED.

PART 2 - PRODUCTS

2.1 JOINING MATERIALS

A. REFER TO INDIVIDUAL DIVISION 15 PIPING SECTIONS FOR SPECIAL JOINING MATERIALS NOT LISTED BELOW.

B. PIPE-FLANGE GASKET MATERIALS: SUITABLE FOR CHEMICAL, AND THERMAL CONDITIONS OF PIPING SYSTEM CONTENTS. ASME B16.21, NONMETALLIC PLAT, ASBESTOS-FREE, 1/8-INCH MAXIMUM THICKNESS UNLESS THICKNESS OR SPECIFIC MATERIAL IS INDICATED. FULL-FACE TYPE FOR FLAT FACE, CLASS 125, CAST-IRON AND CAST-IRON FLANGES. NARROW-FACE TYPE FOR RAISED-FACE, CLASS 250, CAST-IRON AND STEEL FLANGES.

C. FLANGE BOLTS AND NUTS: ASME B16.21, CARBON STEEL, UNLESS OTHERWISE INDICATED.

D. PLASTIC PIPE-FLANGE GASKET, BOLTS, AND NUTS: TYPE AND MATERIAL RECOMMENDED BY PIPING SYSTEM MANUFACTURER, UNLESS OTHERWISE INDICATED.

E. SOLDER FILLER METALS: ASTM B 32, LEAD-FREE ALLOYS, INCLUDING WATER-FLUSHABLE FLUX ACCORDING TO ASTM B 83.

F. BRAZING FILLER METALS: AWS A6.8, BCUP SERIES, COPPER-PHOSPHORUS ALLOYS FOR GENERAL-DUTY BRAZING, UNLESS OTHERWISE INDICATED; AND AWS A6.8, BAGG, SILVER ALLOY FOR REFRIGERANT PIPING, UNLESS OTHERWISE INDICATED.

G. WELDING FILLER METALS: COMPLY WITH AWS D10.12 FOR WELDING MATERIALS APPROPRIATE FOR WALL THICKNESS AND CHEMICAL ANALYSIS OF STEEL PIPE BEING WELDED.

H. SOLVENT CEMENTS FOR JOINING PLASTIC PIPING:

1. ABS PIPING: ASTM D 2238.

2. CPVC PIPING: ASTM F 493.

3. PVC PIPING: ASTM D 2564. INCLUDE PRIMER ACCORDING TO ASTM F 666.

4. PVC TO ABS PIPING TRANSITION: ASTM D 3338.

2.2 DIELECTRIC FITTINGS

A. DESCRIPTION: COMBINATION FITTING OF COPPER ALLOY AND FERROUS MATERIALS WITH THREADED, SOLDER-JOINT, PLAIN, OR WELD-NECK END CONNECTIONS THAT MATCH PIPING SYSTEM MATERIALS. FITTING MAY BE EITHER UNION, FLANGE, COUPLING OR NIPPLE TYPE, AS APPROPRIATE.

2.3 SLEEVES

A. GALVANIZED-STEEL SHEET: 0.029-INCH MINIMUM THICKNESS; ROUND TUBE CLOSED WITH WELDED LONGitudinal JOINT.

B. STEEL PIPE: ASTM A 53, TYPE E, GRADE B, SCHEDULE 40, GALVANIZED, PLAIN ENDS.

C. CAST IRON: CAST OR BORGATED WALL PIPE EQUIVALENT TO DUCTILE-IRON PRESSURE PIPE, WITH PLAIN ENDS AND INTEGRAL WATERSTOP, UNLESS OTHERWISE INDICATED.

2.4 ESCUTCHEONS

A. DESCRIPTION: MANUFACTURED WALL AND CEILING ESCUTCHEONS AND FLOOR PLATES, WITH AN ID TO CLOSELY FIT AROUND PIPE, TUBE, AND INSULATION OF INSULATED PIPING AND AN OD THAT COMPLETELY COVERS OPENING.

B. SPLIT-PLATE, STAMPED-STEEL TYPE: WITH CONCEALED HINGE, SET SCREW OR SPRING CLIPS, AND CHROME-PLATED FINISH. SPLIT-CASTING, FLOOR-PLATE TYPE: CAST BRASS WITH CONCEALED HINGE AND SET SCREW.

PART 3 - EXECUTION

3.1 PIPING SYSTEMS - COMMON REQUIREMENTS

A. DRAWINGS PLANS, ELEVATIONS, AND DIAGRAMS INDICATE GENERAL LOCATION AND ARRANGEMENT OF PIPING SYSTEMS. INDICATED LOCATIONS AND ARRANGEMENTS WERE USED TO SIZE PIPE AND CALCULATE FRICTION LOSS, EXPANSION, PUMP SIZING, AND OTHER DESIGN CONSIDERATIONS. INSTALLATIONS DEVIATING FROM THESE AREAS AS INDICATED UNLESS INDICATED OTHERWISE.

B. INSTALL PIPING IN CONCEALED LOCATIONS, EXCEPT IN EQUIPMENT ROOMS, SERVICE AREAS, AND AS OTHERWISE INDICATED.

C. INSTALL PIPING AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE PROHIBITED UNLESS SPECIFICALLY INDICATED OTHERWISE.

D. INSTALL PIPING ABOVE ACCESSIBLE CEILING TO ALLOW SUFFICIENT SPACE FOR CEILING PANEL REMOVAL.

E. INSTALL PIPING TO PERMIT VALVE SERVICING.

F. INSTALL PIPING AT INDICATED SLOPES.

G. INSTALL FITTINGS TO PERMIT CHANGES IN DIRECTION AND BRANCH CONNECTIONS.

H. INSTALL PIPING TO ALLOW APPLICATION OF INSULATION.

I. INSTALL ESCUTCHEONS FOR ALL PIPE PENETRATIONS, BOTH NEW AND EXISTING, THROUGH WALLS, CEILING, AND FLOORS.

J. INSTALL SLEEVES FOR ALL PIPE PASSING THROUGH WALLS, FLOORS AND ROOF SLABS. SLEEVES ARE NOT REQUIRED FOR CORE-DRILLED HOLES.

K. INSTALL DIELECTRIC ADAPTERS BETWEEN FERROUS AND NON-FERROUS PIPING OR EQUIPMENT CONNECTIONS.

L. FIRE-BARRIER PENETRATIONS: MAINTAIN INDICATED FIRE RATING OF WALLS, PARTITIONS, CEILING, AND FLOORS AT PIPE PENETRATIONS. SEAL PIPE PENETRATIONS WITH FIRESTOP MATERIALS.

SECTION 220552 - PLUMBING IDENTIFICATION

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. THIS PROJECT SHALL INCLUDE IDENTIFICATION DEVICES SPECIFIED IN THIS SECTION INCLUDING PLASTIC PIPE MARKERS, PLASTIC TAPE, ENGRAVED PLASTIC LAMINATE SIGNS, AND VALVE TAGS.

B. CODES AND STANDARDS: COMPLY WITH ANSI A13.1 FOR LETTERING SIZE, LENGTH OF COLOR FIELD, COLORS, AND VIEWING ANGLES OF IDENTIFICATION DEVICES.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE MECHANICAL IDENTIFICATION MATERIALS AS MANUFACTURED BY ALLEN SYSTEMS, INC., CONWAY, CO.; SIGNARUM, DIV., JETON NAME PLATE CORP., OR APPROVED EQUIVALENT.

2.2 PLUMBING IDENTIFICATION MATERIALS

A. GENERAL: PROVIDE MANUFACTURER'S STANDARD PRODUCTS OF CATEGORIES AND TYPES REQUIRED FOR EACH APPLICATION AS REFERENCED IN OTHER DIVISION 15 SECTIONS. WHERE MORE THAN ONE SINGLE TYPE IS SPECIFIED FOR APPLICATION, SELECTION IS INSTALLER'S OPTION, BUT PROVIDE SINGLE SELECTION FOR EACH PRODUCT CATEGORY.

PART 3 - EXECUTION

3.1 PIPING SYSTEM IDENTIFICATION

A. GENERAL: INSTALL PIPE MARKERS ON EACH SYSTEM INDICATED TO RECEIVE IDENTIFICATION, AND INCLUDE ARROWS TO SHOW NORMAL DIRECTION OF FLOW. INSTALL ON PIPE INSULATION SEGMENT WHERE REQUIRED FOR HOT NON-INSULATED PIPES.

B. LOCATE PIPE MARKERS AND COLOR BANDS AS FOLLOWS: WHEREVER PIPING IS EXPOSED TO VIEW IN OCCUPIED SPACES, MACHINE ROOMS, ACCESSIBLE MAINTENANCE SPACES (SHAFTS, TUNNELS, PLenums), AND EXTERIOR NON-CONCEALED LOCATIONS.

1. NEAR EACH VALVE AND CONTROL DEVICE.

2. NEAR EACH BRANCH, EXCLUDING SHORT TAKE-OFFS FOR FIXTURES AND TERMINAL UNITS; MARK EACH PIPE AT BRANCH, WHERE THERE COULD BE QUESTION OF FLOW PATTERN.

3. NEAR LOCATIONS WHERE PIPES PASS THROUGH WALLS OR FLOORS/CEILING, OR ENTER NON-ACCESSIBLE ENCLOSURES.

4. AT ACCESS DOORS, HATCHES AND SIMILAR ACCESS POINTS WHICH PERMIT VIEW OF CONCEALED PIPING.

5. NEAR MAJOR EQUIPMENT ITEMS AND OTHER POINTS OF ORIGIN AND TERMINATION.

6. SPACED INTERNEDIATELY AT MAXIMUM SPACING OF 50' ALONG EACH PIPING RUN, EXCEPT REDUCE SPACING TO 25' IN CONGESTED AREAS OF PIPING AND EQUIPMENT.

7. ON PIPING ABOVE REMOVABLE ACoustICAL CEILING, EXCEPT OMIT INTERNEDIATELY SPACED MARKERS.

3.2 PLUMBING EQUIPMENT IDENTIFICATION

A. GENERAL: INSTALL ENGRAVED PLASTIC LAMINATE SIGN OR PLASTIC EQUIPMENT MARKER ON OR NEAR EACH MAJOR ITEM OF MECHANICAL EQUIPMENT AND EACH OPERATIONAL DEVICE, AS SPECIFIED HEREIN IF NOT OTHERWISE SPECIFIED FOR EACH ITEM OR DEVICE.

B. LETTERING SIZE: MINIMUM 1/4" HIGH LETTERING FOR NAME OF UNIT WHERE VIEWING DISTANCE IS LESS THAN 2'-0". 1/2" HIGH FOR DISTANCES UP TO 6'-0", AND PROPORTIONALLY LARGER LETTERING FOR GREATER DISTANCES. PROVIDE SECONDARY LETTERING 2/3 TO 3/4 OF SIZE OF PRIMARY LETTERING.

C. TEXT OF SIGNS: IN ADDITION TO NAME OF IDENTIFIED UNIT, PROVIDE LETTERING TO DISTINGUISH BETWEEN MULTIPLE UNITS, INFORM OPERATOR OF OPERATIONAL REQUIREMENTS, INDICATE SAFETY AND EMERGENCY PRECAUTIONS, AND WARN OF HAZARDS AND IMPROPER OPERATIONS.

D. IN ADDITION TO THE PLASTIC SIGN, INSTALL PRESSURE SENSITIVE LABEL DESCRIBED IN PART 2 ABOVE ON EACH PIECE OF MECHANICAL EQUIPMENT, THOROUGHLY CLEAR EQUIPMENT SURFACE PER LABEL MANUFACTURER'S INSTRUCTIONS PRIOR TO INSTALLING LABEL.

SECTION 220700 - PLUMBING INSULATION

PART 1 - GENERAL

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PART 3 - EXECUTION

3.1 PIPE INSTALLATION APPLICATION SCHEDULE

- A. INSULATE PLUMBING AND HVAC PIPE ACCORDING TO THE FOLLOWING SCHEDULE:

TEMP. RANGE	SERVICE	INSUL. TYPE	PIPE SIZE	INSUL. THICKNESS
Cold	• Potable Cold Water • Condenser Water (Inside only) • Chilled Water	RFG	All 1" & less 1 1/2" < 2" Over 2"	1" 1 1/2" 2"
Hot	• Potable hot water piping • Heating hot water piping	FG UO	1" & less 2" & less 2 1/2" < 3 1/2" Over 3 1/2"	1" 1 1/2" 2"
0-39°F	Low Temperature Refrigerant	UO	1" & less 1 1/2" < 2" Over 2"	1"
40°F to Ambient	Air Conditioner Condensate Drains	FG UO	1" & less 1 1/2" < 2" Over 2"	1"

- B. OMIT INSULATION ON CHROME-PLATED EXPOSED PIPING (EXCEPT FOR HANDICAPPED FIXTURES), AIR CHAMBERS, UNIONS, STRAINERS, CHECK VALVES, BALANCE COCKS, FLOW REGULATORS, DRAIN LINES FROM WATER COOLERS, DRAINAGE PIPING LOCATED IN CRAWL SPACES OR TUNNELS, BURIED PIPING, FIRE PROTECTION PIPING, PRE-INSULATED EQUIPMENT, HOT PIPING WITH RADIATION ENCLOSURES OR UNIT CABINETS, AND COLD PIPING WITHIN UNIT CABINETS PROVIDED PLUMBING IS LOCATED OVER DRAIN PAN.
- C. INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.

SECTION 221000 - VALVES

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. THIS SECTION INCLUDES GENERAL DUTY VALVES AND STRAINERS COMMON TO MOST PLUMBING PIPING SYSTEMS. SPECIAL PURPOSE VALVES AND STRAINERS ARE SPECIFIED IN INDIVIDUAL PIPING SYSTEM SPECIFICATIONS.

1.2 QUALITY ASSURANCE

- A. COMPLY WITH ASME B31.9 FOR BUILDING SERVICES PIPING AND ASME B31.1 FOR POWER PIPING. COMPLY WITH APPLICABLE SECTIONS OF HSS STANDARD PRACTICES.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS FROM ONE OF THE MANUFACTURERS LISTED IN THIS SPECIFICATION FOR EACH VALVE TYPE OR STRAINER TYPE, OR APPROVED EQUIVALENT

2.2 VALVE FEATURES, GENERAL

- A. PRESSURE AND TEMPERATURE RATINGS: AS REQUIRED TO SUIT SYSTEM PRESSURES AND TEMPERATURES.
- B. SIZES: SAME SIZE AS UPSTREAM PIPE, UNLESS OTHERWISE INDICATED.
- C. EXTENDED STEMS: WHERE INSULATION IS INDICATED (OR SPECIFIED), PROVIDE EXTENDED STEMS ARRANGED TO RECEIVE INSULATION.

2.3 GATE VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT MANUFACTURER FROM THE FOLLOWING: CRANE, GRINNELL, HAMMOND, NIBCO, OR STOCKHAM.
- B. GATE VALVES: 2-INCH AND SMALLER: MSS SP-80, CLASS 150. BODY AND UNION BONNET OF ASTM B 62 CAST BRONZE; WITH THREADED ENDS, SOLID DISC, COPPER-SILICON ALLOY STEM, BRASS PACKING GLAND, "TEFLON" IMPREGNATED PACKING, AND MALLEABLE IRON HANDWHEEL.

2.4 BALL VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT MANUFACTURER FROM THE FOLLOWING: CRANE, GRINNELL, HAMMOND, NIBCO, OR STOCKHAM.
- B. BALL VALVES: 1-INCH AND SMALLER: RATED FOR 150 PSI SATURATED STEAM PRESSURE, 400 PSI WOG PRESSURE, TWO-PIECE CONSTRUCTION WITH BRONZE BODY CONFORMING TO ASTM B 62, STANDARD (OR REGULAR) PORT, CHROME-PLATED BRASS BALL, REPLACEABLE "TEFLON" OR "TFE" SEATS AND SEALS, BLOWOUT-PROOF STEM, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER OR THREADED ENDS FOR CONDENSER WATER, CHILLED WATER, AND DOMESTIC HOT AND COLD WATER SERVICE; THREADED ENDS FOR HEATING HOT WATER AND LOW-PRESSURE STEAM.
- C. BALL VALVES: 1-1/4-INCH TO 2-INCH: RATED FOR 150 PSI SATURATED STEAM PRESSURE, 400 PSI WOG PRESSURE, WITH BRONZE BODY CONFORMING TO ASTM B 62, CONVENTIONAL PORT, CHROME-PLATED BRASS BALL, REPLACEABLE "TEFLON" OR "TFE" SEATS AND SEALS, BLOWOUT PROOF STEM, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER OR THREADED ENDS FOR CONDENSER WATER, CHILLED WATER, AND DOMESTIC HOT AND COLD WATER SERVICE; THREADED ENDS FOR HEATING HOT WATER AND LOW-PRESSURE STEAM.

2.5 GLOBE VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT MANUFACTURER FROM THE FOLLOWING: CRANE, GRINNELL, HAMMOND, NIBCO, OR STOCKHAM.
- B. GLOBE VALVES: 2 INCHES AND SMALLER: RATED FOR 150# STEAM, 300# WOG. CONSTRUCTION SHALL BE FOR MSS SP-80; BODY AND SLEEWED BONNET OF ASTM B 62 CAST BRONZE; WITH THREADED OR SOLDER ENDS, BRASS OR MALLEABLE COMPOSITION DISC, COPPER-SILICON ALLOY STEM, BRASS PACKING GLAND, "TEFLON" IMPREGNATED PACKING, AND MALLEABLE IRON HANDWHEEL.

2.6 BUTTERFLY VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT MANUFACTURER FROM THE FOLLOWING: CENTER LINE, CRANE, GRINNELL, KEYSTONE, NIBCO, OR WATTS. FOR GROOVED CONNECTIONS, USE VICTALIC.
- B. BUTTERFLY VALVES: 1-1/2-INCH AND LARGER: MSS SP-40; RATED AT 280 PSI. CAST-IRON BODY CONFORMING TO ASTMA 126, CLASS B. VALVES SHALL BE RATED FOR 40 TO 450 PSI. PROVIDE VALVES WITH FIELD REPLACEABLE EPDM SLEEVE, NICKEL-PLATED DUCTILE IRON DISC (EXCEPT ALUMINUM BRONZE DISC FOR VALVES INSTALLED IN CONDENSER WATER PIPING), STAINLESS STEEL STEM, AND IRON O-RING STEM SEALS. PROVIDE LEVER OPERATORS WITH LOCKS FOR SIZES 2 THROUGH 6 INCHES AND GEAR OPERATORS WITH POSITION INDICATOR FOR SIZES 8 THROUGH 24 INCHES. PROVIDE LUG TYPE BODY, BUBBLE-TIGHT SHUT-OFF (WITHOUT NEED FOR DOWNSTREAM FLOWING), SUITABLE FOR DEAD END SERVICE. BODY AND STEM SHALL BE THROUGH STEM DESIGN. STEM SHALL EXTEND A MINIMUM OF 9 INCHES BEYOND THE FLANGE OUTER DIAMETER TO ALLOW FOR INSULATION OF THE VALVE. FOR VALVES INSTALLED MORE THAN 12' AFF, PROVIDE CHAIN OR CABLE OPERATOR FOR ACTUATION AT FLOOR LEVEL.

2.7 CHECK VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT CHECK VALVE MANUFACTURER FROM THE FOLLOWING: CRANE, GRINNELL, HAMMOND, NIBCO, OR STOCKHAM. FOR GROOVED CONNECTIONS, USE VICTALIC.
- B. CHECK VALVES THROUGH 2 INCH: RATED FOR 150# STEAM, 300# WOG. CONSTRUCTION SHALL BE CAST-BRONZE BODY AND CAP CONFORMING TO ASTM B 62; BRONZE DISC; AND HAVING THREADED OR SOLDER ENDS.

2.8 PLUG VALVES

- A. SUBJECT TO COMPLIANCE WITH THE TECHNICAL REQUIREMENTS, SELECT MANUFACTURER FROM THE FOLLOWING, OR APPROVED EQUIVALENT: LUNKENHEIMER, POWELL, DEZURIC, HOMESTEAD, MUELLER.
- B. PLUG VALVES, 2 INCHES AND SMALLER: SCREWED END PLUG VALVE W/ RESILIENT SEALS AND RUBBER-TIGHT SHUTOFF. VALVE, WHERE APPLICABLE, SHALL CARRY A L LISTING FOR SHUTOFF SERVICE OF NATURAL GAS AND FUEL OILS. VALVE SHALL BE RATED FOR 175# WOG AT TEMPERATURES UP TO 380 °F. VALVE BODY SHALL BE CAST IRON AND/OR MSS RATED. PLUG SHALL BE BRONZE, RESILIENT PLUG SEAL SHALL BE HYCAR OR PETROLEUM HYCAR AS REQUIRED FOR SERVICE.
- C. PLUG VALVES, 2-1/2 INCHES AND LARGER: FLANGED END PLUG VALVE W/ RESILIENT SEALS AND RUBBER-TIGHT SHUTOFF. VALVE, WHERE APPLICABLE, SHALL CARRY A L LISTING FOR SHUTOFF SERVICE OF NATURAL GAS AND FUEL OILS. VALVE SHALL BE RATED FOR 175# WOG AT TEMPERATURES UP TO 380 °F. VALVE BODY SHALL BE CAST IRON AND/OR MSS RATED. PLUG SHALL BE BRONZE, RESILIENT PLUG SEAL SHALL BE HYCAR OR PETROLEUM HYCAR AS REQUIRED FOR SERVICE.
- D. PLUG VALVES, SCREWED END LUBRICATED PLUG VALVE FOR 1/2" OR LESS NATURAL GAS; AND ADA APPROVED FOR THE SERVICE WITH 150# WOG BRASS BODY, BRASS PLUG WITH SQUARE HEAD AND SCREWED ENDS.

PART 3 - EXECUTION

3.1 VALVE ENDS SELECTION

- A. SELECT VALVES WITH THE FOLLOWING ENDS OR TYPES OF PIPE/TUBE CONNECTIONS:
- COPPER TUBE SIZE, 2-INCH AND SMALLER: SOLDER ENDS, OR PRESS-FIT ENDS, COMPATIBLE WITH PIPING SYSTEM SPECIFIED IN OTHER DIVISION 22 SECTIONS.
 - STEEL PIPE SIZES, 2-INCH AND SMALLER: THREADED ENDS.

3.2 VALVE APPLICATION SCHEDULE

- A. SELECT VALVES ACCORDING TO THE FOLLOWING SCHEDULE:

SERVICE	GATE	GLOBE	BALL	CHECK	PLUG
Domestic Hot and Cold Water	GA-1	GL-1	BL-1	CK-1	---
Condenser, Chilled Water and Heating hot water	GA-1	GL-1	BL-1	CK-1	PL-1

2. VALVES 2-1/2 INCHES AND LARGER:

SERVICE	GATE	GLOBE	BTLY	CHECK	PLUG
Domestic Hot and Cold Water	GA-2	GL-2	BF-1	CK-2	---
Condenser, Chilled Water and Heating hot water	GA-2	---	BF-1	CK-2	PL-2

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PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. THIS PROJECT SHALL COVER THE INSTALLATION OF DOMESTIC WATER PIPING AND RELATED APPURTENANCES SUCH AS WATER HAMMER ARRESTORS, BACKFLOW PREVENTERS, UNIONS, TRAP PRIMERS, PIPE SLEEVES, AND SYSTEM COMMISSIONING.

1.2 QUALITY ASSURANCE

- A. STANDARDS: PRODUCTS AND INSTALLATION SHALL CONFORM TO APPLICABLE PORTIONS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), FEDERAL SPECIFICATIONS (FED. SPEC.), PLUMBING AND DRAINAGE INSTITUTE (PDI), AND LOCAL CODES.

PART 2 - PRODUCTS

2.1 PIPING AND FITTINGS

- A. UNDERGROUND WATER SERVICE PIPING (1" AND LARGER) SHALL BE: CLASS 50 DUCTILE IRON PIPE, AWWA C100, WITH HUB AND SPIGOT, PUSH ON JOINTS, ANWIA C11, AND CLASS 50 OR GREATER MECHANICAL JOINT DUCTILE IRON FITTINGS, ANWIA C110, ALL CEMENT LINED PER ANWIA C104.
- B. UNDERGROUND WATER SERVICE PIPING (2-1/2" AND SMALLER) FROM 5'-0" OUTSIDE OF BUILDING TO 1'-0" ABOVE FINISHED FLOOR SHALL BE: TYPE "1" SOFT COPPER TUBING, ASTM B88, WITH SOLDERED JOINTS AND WROUGHT COPPER, ANSI B16.22, OR CAST BRONZE, ANSI B16.38, SOCKET FITTINGS.
- C. ABOVE GROUND WATER PIPING SHALL BE: TYPE "1" HARD DRAWN COPPER TUBING, ASTM B88, WITH SOLDERED JOINTS AND WROUGHT COPPER, ANSI B16.22, OR CAST BRONZE, ANSI B16.38, SOCKET FITTINGS.
- D. UNDERGROUND WATER PIPING TO TRAP PRIMER LINES SHALL BE: TYPE "1" SOFT DRAWN COPPER TUBING, ASTM B88, WITH SOLDERED JOINTS AND SOCKET FITTINGS (NO FITTINGS BELOW FLOOR).

2.2 WATER HAMMER ARRESTORS

- A. WATER HAMMER ARRESTORS SHALL HAVE A STAINLESS STEEL CASING, FLEXIBLE MECHANICAL BELLOW, PRESSURIZED INERT GAS CHAMBER, AND CERTIFICATION STAMP AS CONFORMING TO PD WH-201.
- B. BACKFLOW PREVENTERS SHALL BE THE SAME SIZE AS THE PIPE ON WHICH IT IS INSTALLED UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- C. BACKFLOW PREVENTERS SHALL BE THE REDUCED PRESSURE ZONE TYPE WITH INTERMEDIATE ATMOSPHERIC VENT, CONSISTING OF SHUTOFF VALVES ON THE INLET AND OUTLET AND STRAINER ON THE INLET. ASSEMBLIES SHALL INCLUDE TEST COCKS AND SHALL COMPLY WITH THE REQUIREMENTS OF ASSE STANDARD 1013. BACKFLOW PREVENTERS 2" AND SMALLER SHALL HAVE BRONZE BODY WITH BRONZE DISC.

2.3 TRAP PRIMERS

- A. MECHANICAL TRAP PRIMERS SHALL BE AUTOMATIC TYPE WITH CAST BRONZE BODY, REMOVABLE VALVE MECHANISM, INTEGRAL VACUUM BREAKER, AND 1/4" QUARTER SOCKET TUBE ENDS.
- B. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- C. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- D. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- E. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- F. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- H. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- B. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- C. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- D. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- E. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- G. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

3.2 HANGERS AND SUPPORTS

- A. INSTALL HANGERS FOR HORIZONTAL PIPING WITH THE FOLLOWING MAXIMUM SPACING AND MINIMUM ROD SIZES:

NOM. PIPE SIZE - IN	STEEL PIPE MAX. SPAN - FT.	COPPER TUBE MAX. SPAN - FT.	MIN. ROD DIA. - IN
Up to 3/4	7	5	3/8
1	7	6	3/8
1-1/4	7	7	3/8
1-1/2	9	8	3/8
2	10	8	3/8
2-1/2	11	9	1/2
3	12	10	1/2
4	14	12	5/8 (1/2 for copper)

3.3 INSTALLATION OF PIPING SPECIALTIES

- A. INSTALL BACKFLOW PREVENTERS AT EACH CONNECTION TO MECHANICAL EQUIPMENT AND SYSTEMS IN COMPLIANCE WITH THE PLUMBING CODE AND AUTHORITY HAVING JURISDICTION. LOCATE IN SAME ROOM AS EQUIPMENT BEING CONNECTED. INSTALL AIR GAP FITTING AND PIPE RELIEF OUTLET DRAIN WITHOUT VALVES TO NEAREST FLOOR DRAIN.
- B. INSTALL PRESSURE-REGULATING VALVES WITH INLET AND OUTLET SHUTOFF VALVES AND BALANCE COCK BYPASS. INSTALL PRESSURE GAUGE ON VALVE OUTLET.

3.4 ADJUSTING

- A. ADJUST AND BALANCE ALL WATER SYSTEMS TO OBTAIN OPERATING FLOWS AT ALL FIXTURES AND WATER USING EQUIPMENT. ALSO ADJUST AND BALANCE THE HOT WATER CIRCULATION FROM ALL PORTIONS OF THE BUILDING.

3.5 FIELD QUALITY CONTROL

- A. INSPECTIONS: ARRANGE FOR INSPECTION BY THE PLUMBING OFFICIAL TO OBSERVE THE REQUIRED TESTS AND TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE. PREPARE INSPECTION REPORTS SIGNED BY THE PLUMBING OFFICIAL.
- B. FILL AND STERILIZE THE SYSTEM AS REQUIRED BY THE LOCAL WATER UTILITY AND THE LOCAL CODE AUTHORITIES.

SECTION 223100 - DRAINAGE AND VENT SYSTEMS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. THIS PROJECT SHALL COVER THE INSTALLATION OF DRAINAGE AND VENT SYSTEMS INCLUDING PIPING, DRAINAGE ACCESSORIES, TRAPS, AND FLOOR DRAINS.
- B. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- C. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- D. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- E. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- F. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- H. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE DRAINAGE AND VENT SYSTEM PRODUCTS BY ONE OF THE MANUFACTURERS LISTED IN THIS SPECIFICATION OR ON THE DRAWING.
- B. ABOVE GROUND SANITARY WASTE AND VENT PIPING (2-1/2" AND LARGER) SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS, ASTM A74, WITH NO-HUB NEOPRENE COUPLINGS CONFORMING TO CIPSI STANDARD 310.
- C. ALL WASTE PIPING 2" AND SMALLER SHALL BE TYPE "100W" HARD DRAWN COPPER TUBING, ASTM B88, WITH SOLDERED JOINTS AND WROUGHT COPPER, ANSI B16.22, OR CAST BRONZE, ANSI B16.38, SOCKET FITTINGS.
- D. BELOW GROUND SANITARY WASTE AND VENT PIPING (ALL SIZES) SHALL BE ONE OF THE FOLLOWING:
- SERVICE WEIGHT, COATED, CAST IRON SOIL PIPE AND FITTINGS, ASTM A74, WITH GASKETED MODIFIED HUB AND SPIGOT JOINTS, ASTM C554.
 - SOLID WALL PVC PIPE, ASTM D 2665, WITH PVC SOCKET TYPE FITTINGS. USE PVC SOLVENT CEMENT THAT HAS A VOC CONTENT OF 510 G/L OR LESS AND ADHESIVE PRIMER THAT HAS A VOC CONTENT OF 510 G/L OR LESS.
- E. PVC PIPE AND FITTINGS MAY BE USED ABOVE GROUND IN BUILDINGS WITHIN-PLUMBING RETURN IF APPROVED BY THE LOCAL A.H.I.

2.2 TRAPS

- A. TRAPS OTHER THAN FURNISHED AS PART OF PLUMBING FIXTURE, SHALL BE OF THE SAME MATERIAL AND SIZE AS THE PIPE INTO WHICH THEY DISCHARGE, UNLESS SPECIFIED OTHERWISE HEREINAFTER. WHERE NOT UNDERGROUND, TRAPS SHALL BE PROVIDED WITH CLEANOUT PLUGS ON BOTTOM.
- B. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- C. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- D. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- E. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- F. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- H. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

2.3 FLOOR DRAINS

- A. CAST IRON BODY WITH FLASHING FLANGE AND DEEP SEAL GASKET 2-TRAP. DRAINS SHALL BE EQUIPPED WITH ADJUSTABLE STRAINER AS FOLLOWS; 6" ROUND ROUNDR BRONZE IN MECHANICAL ROOMS; 6" SQUARE POLISHED BRONZE IN FINISHED FLOORS; 8" ROUND WITH FUNNEL TOP FOR CONDENSATE DRAINAGE.
- B. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- C. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- D. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- E. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- F. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- H. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

PART 1 - GENERAL

1.1 INSTALLATION

- A. MAKE CHANGES IN DIRECTION FOR DRAINAGE AND VENT PIPING USING APPROPRIATE 45 DEGREE WYES, HALF-WYES, OR LONG SWEEP QUARTER, SIXTH, EIGHTH, OR SIXTEENTH BENDS. INSTALL UNDERGROUND BUILDING DRAINS TO CONFORM WITH THE PLUMBING CODE, AND IN ACCORDANCE WITH THE CAST IRON SOIL PIPE INSTITUTE ENGINEERING MANUAL.
- B. INSTALL CLEANOUT IN ABOVE AND BELOW GROUND PIPING AND BUILDING DRAIN PIPING AS INDICATED, AND AS REQUIRED BY PLUMBING CODE, AT EACH CHANGE IN DIRECTION OF PIPING GREATER THAN 45 DEGREES; AT MINIMUM INTERVALS OF 50' FOR PIPING 4" AND SMALLER AND 100' FOR LARGER PIPING; AT BASE OF EACH VERTICAL SOIL OR WASTE STACK. INSTALL FLOOR AND WALL CLEANOUT COVERS FOR CONCEALED PIPING, TYPES AS INDICATED.
- C. INSTALL HANGERS FOR ABOVE GROUND PIPE AT THE FOLLOWING INTERVALS:

PIPE MATERIAL	MAX HORIZ SPACING (FT)	MAX VERT SPACING (FT)
Cast-Iron Pipe - All sizes	5	15
Copper Tubing - 1-1/4 inch & smaller	6	10
Copper Tubing - 1-1/2 inch & larger	10	10

1.2 FIELD QUALITY CONTROL

- A. TEST DRAINAGE AND VENT SYSTEM IN ACCORDANCE WITH THE PROCEDURES OF THE AUTHORITY HAVING JURISDICTION.

SECTION 223200 - WATER HEATERS

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. THIS PROJECT SHALL INCLUDE ELECTRIC DOMESTIC WATER HEATERS AS INDICATED ON DRAWINGS AND SCHEDULES, AND BY REQUIREMENTS OF THIS SECTION.
- B. CODES AND STANDARDS: CONSTRUCT WATER HEATERS IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF UL, NEC, AND ASHRAE STANDARDS.

1.2 QUALITY ASSURANCE

- A. CODES AND STANDARDS: CONSTRUCT WATER HEATERS IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF UL, NEC, AND ASHRAE STANDARDS.

PART 2 - PRODUCTS

2.1 COMMERCIAL ELECTRIC WATER HEATERS

- A. GENERAL: PROVIDE COMMERCIAL ELECTRIC WATER HEATERS OF SIZES, CAPACITIES, AND ELECTRICAL CHARACTERISTICS AS INDICATED ON DRAWINGS.
- B. HEATER: WORKING PRESSURE OF 150 PSI; GLASS LINING ON INTERNAL SURFACES EXPOSED TO WATER.
- C. HEATING ELEMENTS: HEAVY-DUTY, MEDIUM WATT DENSITY, WITH INCOLLOY SHEATH, THERMOSTAT STEPPED THROUGH MAGNETIC CONTACTORS.
- D. SAFETY CONTROLS: DOUBLE POLE, MANUAL RESET, HIGH LIMIT, PROBE TYPE ELECTRIC LOW WATER CUTOFF; BOTH FACTORY WIRED.
- E. JACKET: EQUIP WITH FULL SIZE STEEL JACKET WITH BONDZERED UNDERCOAT AND BAKED ENAMEL FINISH.
- F. ACCESSORIES: PROVIDE BRASS DRAIN VALVE; 3/4" TEMPERATURE AND PRESSURE RELIEF VALVE; ASME TANK CONSTRUCTION FOR 125 PSI WORKING PRESSURE; AND 4" X 6" HAND HOLE CLEANOUT.
- G. CONTROLS: ADJUSTABLE IMMERSION THERMOSTAT.
- H. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE COMMERCIAL ELECTRIC WATER HEATERS AS MANUFACTURED BY BREEH WATER HEATER DIV, RALD WATER HEATER DIV, SMITH CORP (A.O.), STATE INDUSTRIES, INC., OR APPROVED EQUIVALENT.

2.2 TANKLESS ELECTRIC WATER HEATERS

- A. GENERAL: PROVIDE TANKLESS ELECTRIC WATER HEATERS OF SIZES, CAPACITIES, AND ELECTRICAL CHARACTERISTICS AS INDICATED ON DRAWINGS.
- B. HEATER: WORKING PRESSURE OF 150 PSI; GLASS LINING ON INTERNAL SURFACES EXPOSED TO WATER.
- C. HEATING ELEMENTS: ELECTRIC - RESISTANCE TYPE.
- D. JACKET: ALUMINUM OR STEEL, WITH ENAMELED FINISH.
- E. ACCESSORIES: PROVIDE BRACKET FOR WALL MOUNTING.
- F. CONTROLS: FACTORY SET FOR FIXED, OUTLET-WATER TEMPERATURE.
- G. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE TANKLESS ELECTRIC WATER HEATERS AS MANUFACTURED BY CHROMAMATE LABORATORIES, INC., HOT AQUA, INC., PVI INDUSTRIES, INC., OR APPROVED EQUIVALENT.

PART 3 - EXECUTION

3.1 INSTALLATION OF WATER HEATERS

- A. INSTALL WATER HEATERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL UNITS PLUMB AND LEVEL, FIRMLY ANCHORED IN LOCATIONS INDICATED, AND MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCES.
- B. CONNECT HOT AND COLD WATER PIPING TO UNITS WITH SHUTOFF VALVES AND UNIONS. EXTEND RELIEF VALVE DISCHARGE TO CLOSET FLOOR DRAIN, OR AS INDICATED.
- C. PROVIDE THERMOMETERS ON INLET AND OUTLET PIPING OF TANK-TYPE WATER HEATERS.

SECTION 224000 - PLUMBING FIXTURES

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. THIS SECTION INCLUDES PLUMBING FIXTURES AND TRIM, FITTINGS, AND ACCESSORIES, APPLIANCES, APPURTENANCES, EQUIPMENT, AND SUPPORTS ASSOCIATED WITH PLUMBING FIXTURES.
- B. PROVIDE A UNION OR FLANGE AT ALL PIPING CONNECTIONS TO EQUIPMENT. PIPE CONNECTIONS TO EQUIPMENT SHALL BE MADE SO THAT NO STRAIN IS PLACED ON THE EQUIPMENT. PIPE SHALL BE SUPPORTED INDEPENDENT OF THE EQUIPMENT.
- C. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS. NO BUSHINGS WILL BE ALLOWED.
- D. INSTALL WATER HAMMER ARRESTORS WITHIN THE CHASE ON THE COLD-WATER BRANCH LINES AS INDICATED ON THE DRAWINGS. ALL WATER HAMMER ARRESTORS SHALL HAVE A WALL ACCESS PANEL ADJACENT TO THE SHOCK ABSORBER FOR REPAIR PURPOSES.
- E. THE ATMOSPHERIC RELIEF FROM BACKFLOW PREVENTERS SHALL BE PIPED THROUGH A FIXED AIR GAP TO A FLOOR DRAIN.
- F. UNDERGROUND PIPING FROM TRAP PRIMERS TO FLOOR DRAINS SHALL BE INSTALLED WITHOUT FITTINGS.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTING OF MATERIALS AND EQUIPMENT, SHALL PERFORM ALL DIMENSIONAL LAYOUT OF THE WORK AND SHALL ESTABLISH LINES AND GRADINGS. INSTALL PIPE LINES TO CONFORM TO CONDITIONS, OFF-SETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTS. RUN PIPING PARALLEL TO OR AT RIGHT ANGLES TO BUILDING WALLS WITH EACH HORIZONTAL LINE AT MAXIMUM.
- H. PIPE FOUND TO BE DAMAGED BY HANDLING SHALL BE REMOVED FROM THE JOB SITE TO PREVENT MISTAKEN USE.

1.2 QUALITY ASSURANCE

- A. REGULATORY REQUIREMENTS: COMPLY WITH REQUIREMENTS OF ANSI STANDARD A11.7, "BUILDINGS AND FACILITIES - PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE," AND PUBLIC LAW 96-480, "ARCHITECTURAL BARRIERS ACT, 1968," WITH RESPECT TO PLUMBING FIXTURES FOR THE PHYSICALLY HANDICAPPED.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE PRODUCTS AS SCHEDULED, OR APPROVED EQUIVALENT.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. EXAMINE ROUGH-IN FOR WATER SOIL AND FOR WASTE PIPING SYSTEMS AND SUPPORT

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

ABBREVIATIONS

A	AMPERES
AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ANU	AIR HANDLING UNIT
ATC	AUTOMATIC TEMPERATURE CONTROL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
CPT	CONTROL POWER TRANSFORMER
CUH	CABINET UNIT HEATER
CUV	CABINET UNIT VENTILATOR
CU	CONDENSING UNIT
DA	DIAMETER
DPT	DOUBLE POLE, DOUBLE THROW
EC	ELECTRICAL CONTRACTOR
EH	ELECTRIC HAND DRYER
EF	EXHAUST FAN
EHT	ELECTRICAL METALLIC TUBING
ETR	EXISTING TO REMAIN
EW	ELECTRIC WATER COOLER
F	FAN
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPERES
FR	FINISHED RAFTER
GFI	GROUND FAULT INTERRUPTER
H-O-A	HAND-OFF-AUTOMATIC
HUH	HORIZONTAL UNIT HEATER
HP	HORSEPOWER
HT	HEIGHT
IMC	INTERMEDIATE METALLIC CONDUIT
KMHL	KILO CIRCULAR MILS
KVA	KILOVOLT-AMPERES
KW	KILOWATTS
LRA	LOCKED ROTOR AMPERES
LTS	LIGHTING
HAK	HANDHELD MECHANICAL CONTRACTOR
HC	HANDHELD MECHANICAL CONTRACTOR
MIN	MINIMUM
MLO	MAIN LUGS ONLY
NEC	NATIONAL ELECTRICAL CODE
N.C.	NORMALLY CLOSED
NO.	NUMBER
N.O.	NORMALLY OPEN
OC	ON CENTER
P	PUMP
PC	PLUMBING CONTRACTOR
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RAF	RETURN AIR FAN
RCP	RADIANT CEILING PANEL
RGS	RIGID GALVANIZED STEEL
RTU	ROOF TOP UNIT
SCU	SELF-CONTAINED UNIT
SPO	SURGE PROTECTIVE DEVICE
SPOT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
STP	SHIELDED TWISTED PAIR
SS	SPLIT SYSTEM
(TYP)	TYPICAL
UH	UNIT HEATER
UG	UNDERGROUND
UTP	UNSHIELDED TWISTED PAIR
V	VOLT, VOLTS
VA	VOLT-AMPERES
VAV	VARIABLE AIR VOLUME
WP	WEATHERPROOF
XPR	TRANSFORMER
XP	EXPLOSION PROOF

TYPICAL ANNOTATION

	CLOUD
	REVISION
	KEYNOTE
	DEHOLUTION KEYNOTE
	EQUIPMENT TAG - REFER TO MECHANICAL AND/OR PLUMBING DRAWINGS
	INDICATES KEYED NOTE NUMBER

LIGHTING FIXTURES

MOUNTING HEIGHT		
RECESSED/SURFACE		LIGHT FIXTURE ENTIRELY CONNECTED TO NORMAL/EMERGENCY CIRCUIT
RECESSED/SURFACE		LIGHT FIXTURE WITH CENTER LAMP CONNECTED TO EMERGENCY OR NORMAL/EMERGENCY CIRCUIT
RECESSED/SURFACE		LIGHT FIXTURE
RECESSED/SURFACE		LIGHT FIXTURE ENTIRELY CONNECTED TO SWITCHED NORMAL/EMERGENCY CIRCUIT
PENDANT		LIGHT FIXTURE ENTIRELY CONNECTED TO SWITCHED NORMAL/EMERGENCY CIRCUIT
WALL		WALL SCONCE
WALL		NORMAL/EMERGENCY WALL SCONCE
WALL		EMERGENCY ONLY WALL SCONCE
WALL		SINGLE LAMP OR NORMAL/EMERGENCY CIRCUIT
12" BELOW CEILING		EMERGENCY LIGHT BATTERY UNIT
18" BELOW CEILING		EMERGENCY LIGHT BATTERY UNIT
SEE FIXTURE SCHEDULE		BOLLARD MOUNTED LIGHT FIXTURE
SEE FIXTURE SCHEDULE		POST MOUNTED H.L.D. LIGHT FIXTURE
AS NOTED		LIGHT FIXTURE
RECESSED/SURFACE		INCANDESCENT, FLUORESCENT, OR H.L.D. DOWNLIGHT
RECESSED/SURFACE		DOWNLIGHT 'N'
RECESSED/SURFACE		DOWNLIGHT SWITCHED 'N'
RECESSED/SURFACE		INCANDESCENT, FLUORESCENT, OR H.L.D. WALL WASH FIXTURE 'N'
RECESSED		INCANDESCENT, FLUORESCENT, OR H.L.D. WALL WASH FIXTURE 'N'
RECESSED		INCANDESCENT, FLUORESCENT, OR H.L.D. DOUBLE WALL WASH FIXTURE
RECESSED		INCANDESCENT OR H.L.D. ADJUSTABLE DOWNLIGHT ACCENT FIXTURE
6" ABOVE DOOR JAMB		EXIT SIGN WITH DIRECTIONAL ARROWS WHERE INDICATED

SWITCHES

MOUNTING HEIGHT		
40" AFF		SINGLE POLE TOGGLE SWITCH-FLUSH
40" AFF		THREE WAY TOGGLE SWITCH-FLUSH
40" AFF		FOUR WAY TOGGLE SWITCH-FLUSH
40" AFF		THERMAL SWITCH-REFER TO LIGHTING CONTROL SCHEDULE FOR SPECIFICATION
40" AFF		THERMAL SWITCH-FLUSH
40" AFF		THERMAL SWITCH WITH PILOT LIGHT-FLUSH
40" AFF		TOGGLE SWITCH WITH PILOT LIGHT-FLUSH
40" AFF		TOGGLE SWITCH MOMENTARY CONTACT TYPE-FLUSH
40" AFF		TOGGLE SWITCH MOMENTARY CONTACT TYPE-RAISE/LOWER-FLUSH
40" AFF		SINGLE POLE TOGGLE SWITCH-KEY OPERATED-FLUSH
40" AFF		THREE WAY TOGGLE SWITCH-KEY OPERATED-FLUSH
40" AFF		FOUR WAY TOGGLE SWITCH-KEY OPERATED-FLUSH
40" AFF		DOUBLE SWITCHING - REFER TO NOTE ON DRAWING

ELECTRICAL AND LIGHTING

RECEPTACLES

MOUNTING HEIGHT		
18" AFF		SINGLE RECEPTACLE-FLUSH
18" AFF		DUPLEX RECEPTACLE-FLUSH
6" ABOVE COUNTER BACKSPLASH		DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER
18" AFF		DUPLEX RECEPTACLE-FLUSH-WITH GROUND FAULT INTERRUPTER
18" AFF		DUPLEX COMBO RECEPTACLE W/ (2) USB CHARGER PORTS-FLUSH
24" AFF		DUPLEX RECEPTACLE-EXTERIOR-FLUSH-WITH GROUND FAULT INTERRUPTER-WITH WEATHERPROOF COVER
18" AFF		DUPLEX RECEPTACLE-FLUSH-SURGE PROTECTIVE DEVICE TYPE (SPD)
18" AFF		DUPLEX RECEPTACLE WITH ISOLATED GROUND-FLUSH
18" AFF		DOUBLE DUPLEX RECEPTACLE-FLUSH
6" ABOVE COUNTER BACKSPLASH		DOUBLE DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER
18" AFF		DOUBLE DUPLEX RECEPTACLE-FLUSH-SURGE PROTECTIVE DEVICE TYPE (SPD)
18" AFF		SPECIAL PURPOSE RECEPTACLE-SINGLE PHASE
18" AFF		SPECIAL PURPOSE RECEPTACLE-THREE PHASE
AS NOTED		SURFACE RACEWAY WITH SINGLE RECEPTACLES AS INDICATED
AS NOTED		SURFACE RACEWAY WITH DUPLEX RECEPTACLES AS INDICATED
AS NOTED		SURFACE RACEWAY
CEILING		DUPLEX RECEPTACLE-FLUSH
FLOOR		DOUBLE DUPLEX RECEPTACLE-FLUSH
FLOOR		SPECIAL PURPOSE RECEPTACLE-SINGLE PHASE-FLUSH
FLOOR		SPECIAL PURPOSE RECEPTACLE-THREE PHASE-FLUSH
FLOOR		DUPLEX RECEPTACLE-FLUSH-TRANSIENT VOLTAGE SURGE SUPPRESSION TYPE (TVSS)
FLOOR		COMBINATION DUPLEX RECEPTACLE/DATA/VOICE OUTLET-FLUSH
FLOOR		COMBINATION DOUBLE DUPLEX RECEPTACLE/DATA/VOICE OUTLET-FLUSH
FLOOR		COMBINATION DUPLEX RECEPTACLE AND DATA OUTLET-FLUSH
FLOOR		COMBINATION DOUBLE DUPLEX RECEPTACLE AND DATA OUTLET-FLUSH
3" AFF		DUPLEX RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
3" AFF		DUPLEX RECEPTACLE-WITH GROUND FAULT INTERRUPTER-WITH CAST OUTLET BOX ON STAND PIPE
3" AFF		DOUBLE DUPLEX RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
3" AFF		SPECIAL PURPOSE RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
3" AFF		SPECIAL PURPOSE RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
18" AFF		POWER CONNECTION TO SYSTEMS FURNITURE-POWER WALL FEED
18" AFF		POWER POK THRU SERVICE FITTING FOR SYSTEMS FURNITURE-POWER WALL FEED
18" AFF		ABOVE CEILING FITTING FOR SYSTEMS FURNITURE FEED-POWER CEILING FEED
FLOOR		POKE THROUGH DEVICE WITH: DUPLEX RECEPTACLE, DATA, AND TELEPHONE (# OF DATA AND TELEPHONE DROPS AS INDICATED ON PLANS)
18" AFF		1-GANG MULTIPORT USB CHARGER

DISTRIBUTION

MOUNTING HEIGHT/DEPTH		
EXISTING		EXISTING PANELBOARD - FLUSH MOUNTED
EXISTING		EXISTING PANELBOARD - SURFACE MOUNTED
TOP BREAKER 6'-0" AFF		NEW PANELBOARD - FLUSH MOUNTED
TOP BREAKER 6'-0" AFF		NEW PANELBOARD - SURFACE MOUNTED
AS NOTED		PULL BOX OR WIREWAY
		BRANCH CIRCUITING - (2) #12 PER 1 POLE CIRCUIT WITH SEPARATE #12 GROUND WIRE MINIMUM
		HOMERUN TO PANELBOARD - PANEL AND CIRCUIT NUMBER AS INDICATED
		EQUIPMENT ON SAME CIRCUIT BUT SEPARATELY CONTROLLED
		CIRCUITRY MATCH LINE
		CONDUIT TURNING UP
		CONDUIT TURNING DOWN
		EMERGENCY ONLY CIRCUIT
		NORMAL/EMERGENCY CIRCUIT

EQUIPMENT

MOUNTING HEIGHT		
18" AFF		JUNCTION BOX-FLUSH
3" AFF		JUNCTION BOX-WITH CAST OUTLET BOX ON STAND PIPE
18" AFF		BLANK OUTLET-FLUSH
X		JUNCTION BOX
X		BLANK OUTLET
FLOOR		JUNCTION BOX-FLUSH
FLOOR		BLANK OUTLET-FLUSH
5'-0" AFF		ENCLOSED CIRCUIT BREAKER-RATING AS INDICATED
X		CONTACTOR
X		DRY TYPE TRANSFORMER-NUMERAL DENOTES KVA RATING LETTER AND NUMERAL DENOTE K-FACTOR RATING
5'-0" AFF		SAFETY SWITCH-NON-FUSED, RATINGS AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
5'-0" AFF		SAFETY SWITCH-FUSED-SWITCH RATINGS AND FUSE RATINGS AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
5'-0" AFF		COMBINATION STARTER-NEMA SIZE, SWITCH, AND FUSE RATINGS AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
X		RELAY
40" AFF		PUSHBUTTON-EMERGENCY STOP
40" AFF		PUSHBUTTON WITH KEY RESET
40" AFF		PUSHBUTTON-START/STOP
40" AFF		PUSHBUTTON

ELECTRICAL REFERENCE NOTES

- REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
 - ALL CEILING MOUNTED LIGHTING FIXTURES AND DEVICES
 - ALL FIRE RATED PARTITIONS AND BUILDING EXPANSION JOINTS
 - MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES
- REFER TO THE HVAC DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
 - MECHANICAL EQUIPMENT, CONTROL PANELS AND MOTORS
 - AUTOMATIC TEMPERATURE CONTROL SYSTEM PANELS AND DEVICES
 - DUCT MOUNTED SMOKE DETECTORS
 - MOTORIZED DAMPERS AND CONTROL VALVES
 - ELECTRIC HEAT TRACING OF MECHANICAL PIPING
- REFER TO THE PLUMBING DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
 - ELECTRIC WATER HEATERS
 - ELECTRIC FLUSH VALVES
 - ELECTRIC HEAT TRACING OF PLUMBING AND DRAINAGE PIPING
- REFER TO THE FIRE PROTECTION/SPRINKLER DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
 - WATER FLOW AND TAMPER SWITCHES
 - PRE-ACTION AND/OR DELUGE SYSTEM CONTROL PANELS
 - ELECTRIC HEAT TRACING OF SPRINKLER PIPING
- REFER TO THE APPROPRIATE VENDORS APPROVED DIMENSIONED LAYOUT DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
 - CONDUIT CONNECTIONS TO FURNITURE AND PREFABRICATED MILLWORK
 - ELEVATOR AND ESCALATOR RELATED POWER, LIGHTING AND EMPTY CONDUIT PROVISIONS
 - POWER AND CONTROL WIRING FOR ELECTRICALLY OPERATED DOORS

SYMBOL GENERAL NOTES

- WHERE DEVICE HEIGHT OF 40" OCCURS AT POINT OF CHANGE OF FINISH, THE DEVICE SHALL BE LOWERED TO OCCUR IN ONE FINISH.
- WHERE DEVICES OCCUR IN BRICK, TILE, OR BLOCK WALLS, THEY SHALL BE MOUNTED AT A VERTICAL HANGING JOINT AND IN EITHER TOP OR BOTTOM HORIZONTAL JOINT, MINIMUM MOUNTING HEIGHT OF 40" AFF.
- UNLESS OTHERWISE NOTED, ALL MOUNTING HEIGHT DIMENSIONS LISTED ARE TO THE CENTER LINE OF THE WALL BOX OR DEVICE.
- EXISTING EQUIPMENT SHOWN DASHED.
- SOME LEGEND SYMBOLS MAY NOT BE USED. SEE FLOOR PLANS FOR APPLICABLE DEVICES.

DRAWING LIST	
SHEET NUMBER	DRAWING TITLE
E-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - ELECTRICAL
E-001	GENERAL NOTES - ELECTRICAL
E-100	FIRST FLOOR CONSTRUCTION PLAN - LIGHTING
E-101	FIRST FLOOR CONSTRUCTION PLAN - PHOTOMETRICS
E-200	FIRST FLOOR CONSTRUCTION PLAN - POWER & TELECOM
E-201	FIRST FLOOR CONSTRUCTION PLAN - SECURITY AND M & P POWER
E-300	ONE-LINE DIAGRAM AND PANEL SCHEDULES - ELECTRICAL
E-400	DETAILS - ELECTRICAL
E-401	DETAILS - ELECTRICAL
E-500	SPECIFICATIONS - ELECTRICAL
E-501	SPECIFICATIONS - ELECTRICAL
EN-000	TITLE 24 COMPLIANCE FORMS
EN-001	TITLE 24 COMPLIANCE FORMS
EN-002	TITLE 24 COMPLIANCE FORMS

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Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/02/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

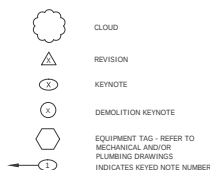
AS BUILTS

SYMBOLS, LEGENDS,
AND ABBREVIATIONS -
ELECTRICAL

ABBREVIATIONS

SCU	SELF-CONTAINED UNIT
SPD	SURGE PROTECTIVE DEVICE
SPOT	SINGLE POLE, SINGLE THROW
SPST	SINGLE POLE, SINGLE THROW
STP	SHIELDED TWISTED PAIR
SS	SPLIT SYSTEM
(TYP) TYPICAL	
UH	UNIT HEATER
UG	UNDERGROUND
UTP	UNSHIELDED TWISTED PAIR
V	VOLT, VOLTS
VA	VOLT AMPERES
VAV	VARIABLE AIR VOLUME
WP	WEATHERPROOF
XFMR	TRANSFORMER
XP	EXPLOSION PROOF

TYPICAL ANNOTATION



LIGHTING FIXTURES

MOUNTING HEIGHT		
	RECESSED/SURFACE	LIGHT FIXTURE ENTIRELY CONNECTED TO NORMAL/EMERGENCY CIRCUIT
	RECESSED/SURFACE	LIGHT FIXTURE WITH CENTER LAMP CONNECTED TO EMERGENCY OR NORMAL/EMERGENCY CIRCUIT
	RECESSED/SURFACE	LIGHT FIXTURE
	RECESSED/SURFACE	LIGHT FIXTURE ENTIRELY CONNECTED TO SWITCHED NORMAL/EMERGENCY CIRCUIT
	PENDANT	LIGHT FIXTURE ENTIRELY CONNECTED TO SWITCHED NORMAL/EMERGENCY CIRCUIT
	WALL	WALL SCONCE
	WALL	NORMAL/EMERGENCY WALL SCONCE
	WALL	EMERGENCY ONLY WALL SCONCE
	WALL	SINGLE LAMP OR NORMAL/EMERGENCY CIRCUIT
	12" BELOW CEILING MAX. 8'-0" AFF	EMERGENCY LIGHT BATTERY UNIT
	18" BELOW CEILING MAX. 8'-0" AFF	EMERGENCY LIGHT BATTERY UNIT
	SEE FIXTURE SCHEDULE	BOLLARD MOUNTED LIGHT FIXTURE
	SEE FIXTURE SCHEDULE	POST MOUNTED H.I.D. LIGHT FIXTURE
	AS NOTED	FLOOD LIGHT FIXTURE
	RECESSED/SURFACE	INCANDESCENT, FLUORESCENT, OR H.I.D. DOWNLIGHT
	RECESSED/SURFACE	DOWNLIGHT 'NE'
	RECESSED/SURFACE	DOWNLIGHT SWITCHED 'NE'
	RECESSED/SURFACE	INCANDESCENT, FLUORESCENT, OR H.I.D. LIGHT FIXTURE WITH SINGLE LAMP CONNECTED TO EMERGENCY OR NORMAL/EMERGENCY CIRCUIT
	RECESSED/SURFACE	EMERGENCY ONLY
	RECESSED	INCANDESCENT, FLUORESCENT, OR H.I.D. WALLWASH FIXTURE
	RECESSED	INCANDESCENT, FLUORESCENT, OR H.I.D. WALLWASH FIXTURE 'NE'
	RECESSED	INCANDESCENT, FLUORESCENT, OR H.I.D. DOUBLE WALLWASH FIXTURE
	RECESSED	INCANDESCENT, FLUORESCENT, OR H.I.D. DOUBLE WALLWASH FIXTURE 'NE'
	RECESSED	INCANDESCENT OR H.I.D. ADJUSTABLE DOWNLIGHT ACCENT FIXTURE
	6" ABOVE DOOR JAMB	EXIT SIGN WITH DIRECTIONAL ARROWS WHERE INDICATED

SWITCHES

<u>Mounting Height</u>		
S	40" AFF	SINGLE POLE TOGGLE SWITCH-FLUSH
S3	40" AFF	THREE WAY TOGGLE SWITCH-FLUSH
S4	40" AFF	FOUR WAY TOGGLE SWITCH-FLUSH
SD	40" AFF	DIMMER SWITCH- REFER TO LIGHTING CONTROL SCHEDULE FOR SPECIFICATION
ST	40" AFF	THERMAL SWITCH-FLUSH
STP	40" AFF	THERMAL SWITCH WITH PILOT LIGHT-FLUSH
SP	40" AFF	TOGGLE SWITCH WITH PILOT LIGHT-FLUSH
SMC	40" AFF	TOGGLE SWITCH MOMENTARY CONTACT TYPE-FLUSH
SR	40" AFF	TOGGLE SWITCH MOMENTARY CONTACT TYPE-RAISE/LOWER-FLUSH
SK	40" AFF	SINGLE POLE TOGGLE SWITCH-KEY OPERATED-FLUSH
S3K	40" AFF	THREE WAY TOGGLE SWITCH-KEY OPERATED-FLUSH
S4K	40" AFF	FOUR WAY TOGGLE SWITCH-KEY OPERATED-FLUSH
S S	40" AFF	DOUBLE SWITCHING - REFER TO NOTE ON DRAWING

RECEPTACLES

MOUNTING HEIGHT		
	18" AFF	SINGLE RECEPTACLE-FLUSH
	18" AFF	DUPLEX RECEPTACLE-FLUSH
	6" ABOVE COUNTER BACKPLASH	DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER
	18" AFF	DUPLEX RECEPTACLE-FLUSH-WITH GROUND FAULT INTERRUPTER
	18" AFF	DUPLEX COMBO RECEPTACLE W/ (2) USB CHARGER PORTS-FLUSH
	24" AFF	DUPLEX RECEPTACLE-EXTERIOR-FLUSH WITH GROUND FAULT INTERRUPTER-WITH WEATHERPROOF COVER
	18" AFF	DUPLEX RECEPTACLE-FLUSH-SURGE PROTECTIVE DEVICE TYPE (SPD)
	18" AFF	DUPLEX RECEPTACLE WITH ISOLATED GROUND-FLUSH
	18" AFF	DOUBLE DUPLEX RECEPTACLE-FLUSH
	6" ABOVE COUNTER BACKPLASH	DOUBLE DUPLEX RECEPTACLE-FLUSH-MOUNTED ABOVE COUNTER
	18" AFF	DOUBLE DUPLEX RECEPTACLE-FLUSH-SURGE PROTECTIVE DEVICE TYPE (SPD)
	18" AFF	SPECIAL PURPOSE RECEPTACLE-SINGLE PHASE
	18" AFF	SPECIAL PURPOSE RECEPTACLE-THREE PHASE
	AS NOTED	SURFACE RACEWAY WITH SINGLE RECEPTACLES AS INDICATED
	AS NOTED	SURFACE RACEWAY WITH DUPLEX RECEPTACLES AS INDICATED
	AS NOTED	SURFACE RACEWAY
		DUPLEX RECEPTACLE-FLUSH
		DUPLEX RECEPTACLE-FLUSH
		DOUBLE DUPLEX RECEPTACLE-FLUSH
		SPECIAL PURPOSE RECEPTACLE-SINGLE PHASE-FLUSH
		SPECIAL PURPOSE RECEPTACLE-THREE PHASE-FLUSH
		DUPLEX RECEPTACLE-FLUSH-TRANSIENT VOLTAGE SURGE SUPPRESSION TYPE (TVSS)
		COMBINATION DUPLEX RECEPTACLE/DATA/VOICE OUTLET-FLUSH
		COMBINATION DOUBLE DUPLEX RECEPTACLE/DATA OUTLET-FLUSH
		COMBINATION DOUBLE DUPLEX RECEPTACLE AND DATA OUTLET-FLUSH
		COMBINATION DOUBLE DUPLEX RECEPTACLE AND DATA OUTLET-FLUSH
	3" AFF	DUPLEX RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
	3" AFF	DUPLEX RECEPTACLE-WITH GROUND FAULT INTERRUPTER-WITH CAST OUTLET BOX ON STAND PIPE
	3" AFF	DOUBLE DUPLEX RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
	3" AFF	SPECIAL PURPOSE RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
	3" AFF	SPECIAL PURPOSE RECEPTACLE-WITH CAST OUTLET BOX ON STAND PIPE
	18" AFF	POWER CONNECTION TO SYSTEMS FURNITURE-POWER WALL FEED
	18" AFF	POWER POLE THRU SERVICE FITTING FOR SYSTEMS FURNITURE FEED-POWER FLOOR FEED
	18" AFF	ABOVE CEILING FITTING FOR SYSTEMS FURNITURE FEED-POWER CEILING FEED
	FLOOR	POKE THROUGH DEVICE WITH DUPLEX RECEPTACLE, DATA, AND TELEPHONE (4 OF DATA AND TELEPHONE POLES AS INDICATED ON PLAN(S))
	18" AFF	1-GANG MULTI-PORT USB CHARGER

DISTRIBUTION

MOUNTING HEIGHT DEPTH		
	EXISTING	EXISTING PANELBOARD - FLUSH MOUNTED
	EXISTING	EXISTING PANELBOARD - SURFACE MOUNTED
	TOP BREAKER 6'-0" AFF	NEW PANELBOARD - FLUSH MOUNTED
	TOP BREAKER 6'-0" AFF	NEW PANELBOARD - SURFACE MOUNTED
	AS NOTED	FULL BOX OR WIREWAY
		BRANCH CIRCUITING - (2) #12 PER 1 POLE CIRCUIT WITH SEPARATE #12 GROUND WIRE MINIMUM
		HOMERUN TO PANELBOARD - PANEL AND CIRCUIT NUMBER AS INDICATED
		EQUIPMENT ON SAME CIRCUIT BUT SEPARATELY CONTROLLED
		CIRCUITRY MATCH LINE
		CONDUIT TURNING UP
		CONDUIT TURNING DOWN
		EMERGENCY ONLY CIRCUIT
		NORMAL/EMERGENCY CIRCUIT

EQUIPMENT

<u>MOUNTING HEIGHT</u>		
1'	18" AFF	JUNCTION BOX-FLOOR
2'	3" AFF	JUNCTION BOX-WITH CAST OUTLET BOX ON STAND PIPE
3'	18" AFF	BLANK OUTLET-FLOOR
4'	X	JUNCTION BOX
5'	X	BLANK OUTLET
6'	FLOOR	JUNCTION BOX-FLOOR
7'	FLOOR	BLANK OUTLET-FLOOR
30A/3P	5'-0" AFF	ENCLOSED CIRCUIT BREAKER-RATING AS INDICATED
45	X	CONTACTOR
45	X	DRY TYPE TRANSFORMER-NUMERICAL DENOTES KVA RATING
K-13	X	DRY TYPE TRANSFORMER-NUMERICAL DENOTES KVA RATING LETTER AND NUMERICAL DENOTE K-Factor RATING
30/3	5'-0" AFF	SAFETY SWITCH-NON-FUSED, RATING AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
30/20/3	5'-0" AFF	SAFETY SWITCH-FUSED-SWITCH RATING AND FUSE RATING AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
60/40	5'-0" AFF	COMBINATION STARTER-NEMA SIZE, SWITCH, AND FUSE RATING AS INDICATED (NEMA TYPE 1, UNLESS NOTED OTHERWISE)
	X	RELAY
	48" AFF	PUSHBUTTON-EMERGENCY STOP
	48" AFF	PUSHBUTTON WITH KEY RESET
	48" AFF	PUSHBUTTON-START/STOP
	48" AFF	PUSHBUTTON

ELECTRICAL REFERENCE NOTES

- ER1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- A. ALL CEILING MOUNTED LIGHTING FIXTURES AND DEVICES
 - B. ALL FIRE RATED PARTITIONS AND BUILDING SEPARATION JOINTS
 - C. MOUNTING HEIGHTS OF EQUIPMENT AND DEVICES
- ER2. REFER TO THE HVAC DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- A. MECHANICAL EQUIPMENT, CONTROL PANELS AND MOTORS
 - B. AUTOMATIC TEMPERATURE/RELATIVE HUMIDITY SYSTEM PANELS AND DEVICES
 - C. DUCT MOUNTED SMOKE DETECTORS
 - D. MOTORIZED DAMPERS AND CONTROL VALVES
 - E. ELECTRIC HEAT TRACING OF MECHANICAL PIPING
- ER3. REFER TO THE PLUMBING DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- A. ELECTRIC WATER HEATERS
 - B. ELECTRIC FLUSH VALVES
 - C. ELECTRIC HEAT TRACING OF PLUMBING AND DRAINAGE PIPING
- ER4. REFER TO THE FIRE PROTECTION/SPRINKLER DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- A. WATER FLOW AND TAMPER SWITCHES
 - B. PRE-ACTION AND DELUGE SYSTEM CONTROL PANELS
 - C. ELECTRIC HEAT TRACING OF SPRINKLER PIPING
- ER5. REFER TO THE APPROPRIATE VENTURES APPROVED DIMENSIONED LAYOUT DRAWINGS FOR THE LOCATIONS OF THE FOLLOWING:
- A. CONDUIT CONNECTIONS TO FURNITURE AND PREFABRICATED MILLWORK
 - B. ELEVATOR AND ESCALATOR RELATED POWER, LIGHTING AND EMPTY CONDUIT PROVISIONS
 - C. POWER AND CONTROL WIRING FOR ELECTRICALLY OPERATED DOORS

SYMBOL GENERAL NOTES

1. WHERE DEVICE HEIGHT OF 46" OCCURS AT POINT OF CHANGE OF FINISH, THE DEVICE SHALL BE LOWERED TO OCCUR IN ONE FINISH.
2. WHERE DEVICES OCCUR IN BRICK, TILE, OR BLOCK WALLS, THEY SHALL BE MOUNTED AT A VERTICAL MASONRY JOINT AND IN EITHER TOP OR BOTTOM HORIZONTAL JOINT, MAXIMUM MOUNTING HEIGHT OF 46" AFF.
3. UNLESS OTHERWISE NOTED, ALL MOUNTING HEIGHT DIMENSIONS LISTED ARE TO THE CENTER LINE OF THE WALL BOX OR DEVICE.
4. EXISTING EQUIPMENT SHOWN DASHED.
5. SOME LEGEND SYMBOLS MAY NOT BE USED. SEE FLOOR PLANS FOR APPLICABLE DEVICES.

DRAWING LIST	
SHEET NUMBER	DRAWING TITLE
E-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - ELECTRICAL
E-001	GENERAL NOTES - ELECTRICAL
E-100	FIRST FLOOR CONSTRUCTION PLAN - LIGHTING
E-101	FIRST FLOOR CONSTRUCTION PLAN - PHOTOMETRICS
E-200	FIRST FLOOR CONSTRUCTION PLAN - POWER & TELEDATA
E-201	FIRST FLOOR CONSTRUCTION PLAN - SECURITY AND M & P POWER
E-400	ONE LINE DIAGRAM AND PANEL SCHEDULES - ELECTRICAL
E-401	DETAILS - ELECTRICAL
E-500	SPECIFICATIONS - ELECTRICAL
E-501	SPECIFICATIONS - ELECTRICAL
EN-000	TITLE 2A COMPLIANCE FORMS
EN-001	TITLE 2A COMPLIANCE FORMS
EN-002	TITLE 2A COMPLIANCE FORMS

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ISSUE FOR COMMENTS	2	11/22/19

SYMBOLS, LEGENDS,
AND ABBREVIATIONS -
ELECTRICAL

COMMUNICATIONS

MOUNTING HEIGHT		
	18" AFF	TELEPHONE/VOICE OUTLET, WALL-MOUNT IN OUTLET BOX
	18" AFF	DATA OUTLET-FLUSH, WALL-MOUNT IN OUTLET BOX
	18" AFF	VOICE/DATA OUTLET-FLUSH, WALL-MOUNT IN OUTLET BOX
	FLOOR	VOICE OUTLET, MOUNT IN FLOOR BOX
	FLOOR	DATA OUTLET, MOUNT IN FLOOR BOX
	FLOOR	VOICE/DATA OUTLET, MOUNT IN FLOOR BOX
	FLOOR	TELEPHONE/VOICE OUTLET-POKE-THRU
	FLOOR	DATA OUTLET-POKE-THRU
	FLOOR	VOICE/DATA OUTLET-POKE-THRU
	-	WALL-MOUNTED FURNITURE SERVICE
	-	FLOOR-MOUNTED FURNITURE SERVICE
	48" AFF	TELEPHONE/VOICE OUTLET, WALL-MOUNT PHONE TYPE
	18" AFF, UO/LN	CATV OUTLET
	18" AFF, UO/LN	AV OUTLET
	AS NOTED	HORIZONTAL SURFACE RACEWAY
	CEILING	PROJECTOR DATA DROP
	CEILING	WIRELESS ACCESS POINT LOCATION
	CEILING	DATA DROP

NOTE: NUMBER BY DEVICE INDICATES QUANTITY OF DROPS, DEFAULT ONE,
"C" BY DEVICE INDICATES MOUNTING AT COUNTER HEIGHT (6" ABOVE COUNTER).

GENERAL FIRESTOPPING NOTES

- ALL FIRE-RATED WALLS SHALL BE IDENTIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL FIRESTOP ALL PENETRATIONS THRU FIREWALLS TO THE F-RATING OF THE PENETRATED WALL.
- CONTRACTOR SHALL BE CERTIFIED IN FIRESTOP SYSTEM USED.
- CONTRACTOR SHALL PROVIDE SUBMITTALS OF FIRESTOP SYSTEM TO BE USED.
- FIRESTOP SYSTEM SHALL COMPLY WITH ASTM E814 STANDARD (FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS).
- CONTRACTOR SHALL FIRESTOP ALL FLOOR PENETRATIONS.
- CONTRACTOR SHALL FIRESTOP ALL MEMBRANE PENETRATIONS.

GENERAL NOTES (TYPICAL FOR ALL DRAWINGS):

- VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE PRIOR TO THE INSTALLATION OF ANY EQUIPMENT.
- INSTALL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND EQUIPMENT MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
- PROVIDE MATERIALS THAT ARE NEW, OF THE BEST OF THEIR RESPECTIVE KINDS, WITHOUT IMPERFECTIONS OR BLEMISHES, AND PROTECTED FROM THE ELEMENTS PRIOR TO CONSTRUCTION.
- COMPLY WITH OWNERS USE OF PREMISES AND SAFETY REGULATIONS.
- SECURE ALL PERMITS REQUIRED FOR ELECTRICAL WORK. SCHEDULE INSPECTIONS OF THE ELECTRICAL SYSTEMS. ELECTRICAL INSPECTIONS WILL BE PERFORMED BY THE AUTHORITIES HAVING JURISDICTION.
- ALL EXISTING ELECTRICAL SYSTEMS (INCLUDING LIGHTING, POWER, SECURITY, FIRE ALARM, AND EMERGENCY) MUST REMAIN OPERATIONAL. COORDINATE AND SCHEDULE ALL REQUIRED OUTAGES WITH CONSTRUCTION MANAGER WITH A MINIMUM OF 14 DAYS ADVANCE NOTICE. CONFORM WITH CONSTRUCTION MANAGER ALL CONDITIONS/INSTRUCTIONS WHERE EXISTING EQUIPMENT WILL BE REQUIRED TO BE DE-ENERGIZED TO MAKE NEW CONNECTIONS. THIS APPLIES TO ALL ELECTRICAL EQUIPMENT. CONFIRMATION SHALL INCLUDE THE PROPER PROCEDURES (ADMINISTRATIVE AND SAFETY) REQUIRED TO COORDINATE AND SCHEDULE WITH CONSTRUCTION MANAGER ALL REQUIRED POWER OUTAGES.
- FIELD VERIFY DEMOLITION REQUIREMENTS AND EXISTING CONDITIONS.
- THE DRAWINGS DO NOT INDICATE PULL/SPLICE BOXES, INSTALL BOXES TO MEET JOB CONDITIONS AND NEC REQUIREMENTS.
- COORDINATE ALL DEVICE LOCATIONS WITH OWNERS FINAL EQUIPMENT LAYOUT, FURNITURE LAYOUT, CABINET LAYOUT, ETC. PRIOR TO ROUGH-IN.
- CENTER EQUIPMENT OR DEVICES LOCATED ABOVE OPENINGS SUCH AS DOORS, LOUVERS, ETC. ABOVE THE OPENING. THIS NOTE REFERS TO, BUT IS NOT LIMITED TO, EXIT LIGHTS, EXTERIOR LIGHT FIXTURES OVER REQUIRED MEANS OF EXIT DISCHARGE, ETC.
- COORDINATE LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND LOCATION/ROUTING OF ALL ELECTRICAL FEEDERS (AND ASSOCIATED PULLBOXES) AND BRANCH CIRCUITS WITH ALL OTHER UTILITIES EXISTING AND NEW, WITH STRUCTURE, AND WITH BUILDING ELEMENTS.
- UNLESS NOTED OTHERWISE, EVERY CONDUIT CONTAINING 120V OR GREATER WIRING SHALL CONTAIN A SEPARATE INSULATED GROUND WIRE RATED FOR 600V.
- PROVIDE SEPARATE UNGROUNDED NEUTRAL CONDUCTOR(S) FOR ALL BRANCH CIRCUITS UTILIZING A NEUTRAL (I.E. 120V, 277V, ETC.). PROVIDE SEPARATE UNGROUNDED NEUTRAL CONDUCTOR(S) FOR ALL FEEDERS REQUIRING A NEUTRAL (I.E. 1 PHASE-3 WIRE, 3 PHASE-4 WIRE FEEDERS). SHARING OF NEUTRAL CONDUCTORS BETWEEN ANY CIRCUIT (BRANCH OR FEEDER) IS NOT PERMITTED. MULTI-WIRE BRANCH CIRCUITS ARE NOT PERMITTED, UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL BUILDING EXPANSION JOINTS. PROVIDE CONDUIT EXPANSION-JOINT FITTINGS AS SPECIFIED.
- PROVIDE UNSWITCHED HOT CONDUCTOR TO ALL EXIT SIGNS AND EMERGENCY BATTERY PACKS, (LIFE SAFETY NORMAL EMERGENCY APPLICATIONS), UNLESS NOTED OTHERWISE. PROVIDE (2) #12, (1) #12-3-4-7C TO EACH EXIT SIGN AND BATTERY PACK.
- SIZE SUPPORTS FOR MULTIPLE RACEWAY INSTALLATIONS SO CAPACITY CAN BE INCREASED BY A MINIMUM 25 PERCENT IN THE FUTURE OR GREATER AS INDICATED.
- CONFORM ALL EQUIPMENT LOCATIONS AND PLUG TYPES PRIOR TO RECEPTACLE INSTALLATION. PROVIDE RECEPTACLE TYPES TO MATCH PLUG TYPES AND NEMA CONFIGURATION, THIS INCLUDES THE USE OF TWISTLOCK DEVICES.
- CONFORM ALL WIRING DEVICE, DATA/VOICE BOXES, AND OWNER EQUIPMENT LOCATIONS PRIOR TO COMMENCING WORK.
- PROVIDE ALL CUTTING, PATCHING, AND ACCESS PANELS REQUIRED FOR ELECTRICAL WORK. REPAIR AND REFINISH DISTURBED FINISH MATERIALS AND OTHER SURFACES TO MATCH ADJACENT UNDISTURBED SURFACES.
- ALL EXISTING OR NEW EXPOSED CONDUIT SHALL BE PAINTED THE SAME COLOR OF THE CEILING OR WALL. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS FOR PROPER PAINT COLORS.
- WHERE EXISTING CONSTRUCTION ALLOWS WALLS TO BE "FISHED," INSTALL WIRING CONCEALED IN WALL CONSTRUCTION WITH CONDUIT. WHERE EXISTING CONSTRUCTION DOES NOT ALLOW WALLS TO BE "FISHED," AND WHERE SPECIFICALLY APPROVED BY THE ENGINEER, SURFACE METAL RACEWAY MAY BE UTILIZED TO EXTEND WIRING FROM THE SURFACE MOUNTED DEVICE VERTICALLY TO ABOVE ACCESSIBLE CEILING. WHERE SURFACE METAL RACEWAY IS UTILIZED, PROVIDE COMPATIBLE OUTLET BOXES BY THE SAME MANUFACTURER AS THE SURFACE METAL RACEWAY.
- ALL SYSTEM WIRING INSTALLED ON THIS PROJECT SHALL BE SUPPORTED WITH CONDUIT STUDS AND S-HOOKS AT INTERVALS OF 4'-0" MAXIMUM. FURNISH AND INSTALL ALL REQUIRED CABLE SUPPORTS AND APPURTENANCES FOR A COMPLETE AND FUNCTIONAL SYSTEM.
- CONCEAL ALL CONDUIT IN FINISHED SPACES, IN UNFINISHED SPACES, RECESS ALL OUTLET BOXES TO THE HIGHEST EXTENT POSSIBLE AND CONCEAL ALL CONDUIT TO THE HIGHEST EXTENT POSSIBLE.
- PROVIDE FIRE SEALANT FOR PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS TO MAINTAIN THE APPLICABLE FIRE RATING.
- PROVIDE NAMEPLATES FOR ALL PANELBOARDS. NAMEPLATES SHALL READ AS FOLLOWS: "CAUTION, POTENTIAL ELECTRIC ARC FLASH HAZARD, WEAR PROPER PROTECTIVE CLOTHING WHILE EXAMINING, ADJUSTING, SERVICING OR MAINTAINING ENERGIZED EQUIPMENT." INSTALL NAMEPLATES ON EXTERIOR FRONT FACE OF ALL PANELBOARDS LOCATED IN UNFINISHED/UTILITY TYPE SPACES. IN ALL NAMEPLATES ON INTERIOR FRONT FACE OF ALL PANELBOARDS LOCATED IN FINISHED SPACES, ENTIRE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC, ARTICLE 110.6(A) (FLASH PROTECTION).
- PROVIDE STRUCTURAL STEEL FRAME SUPPORTS TO MOUNT PANELBOARDS ON METAL STUD WALLS/PARTITIONS. ANCHOR STRUCTURAL STEEL FRAME SUPPORTS TO THE METAL STUDS. PROVIDE STRUCTURAL STEEL FRAME SUPPORTS AT A MINIMUM OF THE TOP AND BOTTOM OF PANELBOARD AND SPAN A MINIMUM OF TWO VERTICAL STUDS. DO NOT ANCHOR PANELBOARDS DIRECTLY TO THE DRYWALL PARTITION.
- FURNISH PANELBOARD WITH THE NUMBER OF POLES INDICATED. EACH SPACE SHALL BE A FULLY PREPARED SPACE (I.E. COMPLETE WITH ALL PROVISIONS INCLUDING ALL HANDWIRE REQUIRED TO MOUNT A FUTURE CIRCUIT BREAKER INCLUDING BUS CONNECTIONS, CIRCUIT BREAKER MOUNTING BRACKET, CIRCUIT BREAKER COVER AND COVER KNOCKOUTS, ETC.)

REQUIREMENTS FOR BRANCH CIRCUIT CONDUCTOR AND CONDUITS SIZES FOR VOLTAGE DROP

UNLESS INDICATED OTHERWISE ON FLOOR PLAN DRAWINGS, PROVIDE 120V-1PH, AND 277V-1PH BRANCH CIRCUIT CONDUCTORS AND CONDUIT AS FOLLOWS FOR BRANCH CIRCUIT LENGTHS AS INDICATED:

- 120V-1PH BRANCH CIRCUITS:
 - a. 75' AND LESS: (2) #12, (1) #12G-3/4"C.
 - b. 76' TO 120': (2) #10, (1) #10G-3/4"C.
 - c. 121' TO 180': (2) #8, (1) #8G-3/4"C.
 - d. 181' TO 305': (2) #6, (1) #6G-1/2"C.

WHERE #8 AWG OR LARGER IS REQUIRED FOR A 208-120V BRANCH CIRCUIT, PROVIDE #8 AWG (OR LARGER SIZE AS INDICATED) IN HORIZONTAL CONDUIT RUN AND #10 IN VERTICAL DROP TO DEVICES.

- 208V-1PH BRANCH CIRCUITS (WITHOUT NEUTRAL):
 - a. 132' AND LESS: (2) #12, (1) #12G-3/4"C.
 - b. 132' TO 209': (2) #10, (1) #10G-3/4"C.
 - c. 210' TO 332': (2) #8, (1) #8G-3/4"C.
 - d. 333' TO 508': (2) #6, (1) #6G-1/2"C.

- 277V-1PH BRANCH CIRCUITS:
 - a. 172' AND LESS: (2) #12, (1) #12G-3/4"C.
 - b. 173' TO 278': (2) #10, (1) #10G-3/4"C.
 - c. 279' TO 443': (2) #8, (1) #8G-3/4"C.
 - d. 444' TO 704': (2) #6, (1) #6G-1/2"C.

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ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

GENERAL NOTES -
ELECTRICAL

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

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AS BUILTS

**FIRST FLOOR
CONSTRUCTION PLAN -
LIGHTING**

Proj #: 19.0000827.080 Reviewed By: JMM

E-100

LIGHTING CONTROL SCHEDULE			
ZONE	DESCRIPTION	CIRCUIT	REMARKS
A	OPEN AREA/LOUNGE AREA/RETAIL		VIA RELAY "A"
B	OPEN AREA/TELLER AREA		VIA RELAY "B"
C	EXTERIOR LIGHTING (NOT USED)		VIA RELAY "C"
D	EXTERIOR SIGN LIGHTING		VIA RELAY "D"

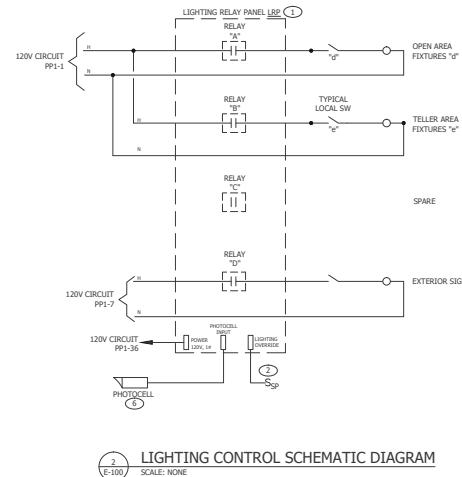
LIGHTING CONTROL SCHEDULE NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL LIGHTING RELAY PANEL "LBP", NEMA 1 ENCLOSURE. CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR FOR COMPLETE CONTROLS SYSTEM FOR LIGHTING SYSTEMS, INCLUDING BUT NOT LIMITED TO REMOTE ACCESS CONTROL PANELS, RELAYS, CONTROLS TRANSFORMERS, POWER CABLING, AND CONTROL CABLING. LOCATION OF PANELS TO BE COORDINATED IN FIELD. COORDINATE REQUIREMENTS AND DIVISION OF RESPONSIBILITIES WITH CONTROLS VENDOR, HSBC REPRESENTATIVE, AND ALL OTHER TRADES.
- PROVIDE OVERRIDE SWITCH FOR ZONES A & B TO PROVIDE 2-HOUR MAXIMUM OVERRIDE OF SCHEDULE. COORDINATE FINAL LOCATION WITH THE OWNER PRIOR TO INSTALLING WORK.
- PROVIDE ASTRONOMICAL TIME CLOCK WITH EXTERIOR MOUNTED PHOTOCELL FOR EXTERIOR SIGN LIGHTING CONTROL.
- COORDINATE FINAL LIGHTING CONTROL ZONES AND TIME SCHEDULES WITH THE OWNER.

LANDLORD NOTES:

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING LANDLORD REQUIREMENTS:

- ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BLEND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
- DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION THERE ARE NO PENETRATIONS BY TENANT PLUMBING OR ELECTRICAL LINE AT THE EXTERIOR WALLS OF THE TENANT PREMISES. EXTERIOR WALL PENETRATIONS RELATING TO TENANT IMPROVEMENT WORK IS PROHIBITED.
- ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED CONDUIT LINES INSTALLED DURING THE TENANT IMPROVEMENT CONSTRUCTION ON THE ROOF MUST BE PAINTED TO MATCH THE ROOF COLOR.
- ALL ELECTRICAL RIGS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF THE HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
- IT IS THE TENANT'S RESPONSIBILITY TO CONFIRM THE LOCATIONS OF ANY SHARED OR COMMON AREA BUILDING UTILITIES. IN ADDITION TO ANY IN-SLAB OR UNDERGROUND UTILITIES PRIOR TO THE PERFORMANCE OF TENANT'S WORK, AND TO ENSURE SUCH UTILITIES ARE PROTECTED AND REMAIN INTACT AND UNAFFECTED THROUGHOUT THE COURSE OF TENANT'S WORK.



LIGHTING CONTROL SCHEMATIC DIAGRAM
SCALE: NONE

GENERAL NOTES:

- EXIT SIGNS AND EMERGENCY BATTERY PACK LIGHT FIXTURES WHERE NOT CONNECTED TO A NIGHT LIGHTING CIRCUIT SHALL BE CONNECTED TO UNSWITCHED LEG OF LIGHTING CIRCUIT IN SAME AREA.
- REFER TO ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLAN AND ADDITIONAL INFORMATION.
- COORDINATE LIGHTING INSTALLATION WITH ALL OTHER TRADES AS REQUIRED.
- REFER TO DRAWING A-201 FOR LIGHTING SCHEDULE.
- "NL" INDICATES FIXTURE IS WIRED FOR 24/7 OPERATION.
- ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL FOLLOW DETAILS 1.2, 3.4.5 & 6/E-400. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF WALL.
- OCCUPANCY/VACANCY SENSORS SHALL OPERATE MANUAL ON/AUTO OFF.
- LIGHTING INSTALLATIONS AND CONTROLS SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE FINAL CONTROL REQUIREMENTS AND SHALL SUBMIT FULL CONTROLS PACKAGE INCLUDING WIRING DIAGRAMS, EQUIPMENT AND SEQUENCES OF OPERATION FOR APPROVAL.
- LOW VOLTAGE CONTROL WIRING IS NOT INDICATED ON PLAN. REFER TO DETAILS FOR CONTROL WIRING REQUIREMENTS.
- COMMISSION LIGHTING CONTROLS IN ACCORDANCE WITH THE 2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY REQUIREMENTS.
- ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BLEND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
- DURING THE COURSE OF

KEYED NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY & INSTALL LIGHTING RELAY PANEL. CONTRACTOR SHALL PROVIDE ALL WIRING AND TERMINATIONS. CONTRACTOR SHALL INTERFERE WITH THE OWNER'S CONTROL SYSTEM AS REQUIRED TO PROVIDE CONTROL LOGIC TO THE RELAY PANEL FROM THE OWNER'S BUILDING CONTROL PANEL. VENDOR SHALL COORDINATE THE EXACT WIRING REQUIREMENTS WITH THE OWNER'S BMS VENDOR.
- PROVIDE LIGHTING OVERRIDE CONTROL STATION AS REQUIRED TO PROVIDE 2-HOUR MAXIMUM OVERRIDE OF LIGHTING CONTROLS. CONNECT TO CONTROL SYSTEM PANEL. FIELD VERIFY EXACT REQUIREMENTS WITH CONTROLS VENDOR. FIELD VERIFY OVERRIDE SWITCH LOCATION WITH OWNER.
- LIGHTING CIRCUIT SHALL BE ROUTED VIA LIGHTING RELAYS IN LIGHTING RELAY PANEL LBP FOR SCHEDULED/TIME/CLOCK CONTROL. PROVIDE NECESSARY EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH THE BANK'S BMS VENDOR.
- SAFE-ROOM LIGHTING FIXTURES ARE TO BE UNSWITCHED FOR 24/7 OPERATION.
- PROVIDE BRANCH CIRCUIT TERMINATED IN JUNCTION BOX W/ LOCAL DISCONNECT SWITCH ABOVE ACCESSIBLE CEILING FOR USE BY OWNER'S EXTERIOR SIGN VENDOR. COORDINATE EXACT REQUIREMENTS, LOCATIONS, AND MOUNTING HEIGHTS WITH THE OWNER'S SIGN VENDOR.
- PROVIDE EXTERIOR PHOTOCELL COMPATIBLE WITH THE TCS BAYSYS CONTROLS LIGHTING CONTROL SYSTEM. COORDINATE THE EXACT REQUIREMENTS WITH THE BANK'S BMS VENDOR. WIRE TO RELAY PANEL PER MANUFACTURER'S REQUIREMENTS. COORDINATE FINAL LOCATION IN THE FIELD.
- LIGHTED EMERGENCY BALLAST/BATTERY PACK & INTEGRAL TEST SWITCH.

FIRST FLOOR CONSTRUCTION PLAN - LIGHTING
SCALE: 1/4" = 1'-0"

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

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Santa Clara, CA 95054

Issue:	No.:	Date:
ISSUE FOR BID	08/02/19	
ISSUE FOR PERMIT	08/02/19	
ISSUE FOR PERMIT	1 09/18/19	
ISSUE FOR BID	09/24/19	
ISSUE FOR LL COMMENTS	2 11/23/19	

AS BUILTS

FIRST FLOOR
CONSTRUCTION PLAN -
LIGHTING

Proj #: 19.0000827.080 Reviewed By: JNM

E-100

LIGHTING CONTROL SCHEDULE			
ZONE	DESCRIPTION	CIRCUIT	REMARKS
A	OPEN AREA/LOUNGE AREA/RETAIL		VIA RELAY "A"
B	OPEN AREA/TELLER AREA		VIA RELAY "B"
C	EXTERIOR LIGHTING (NOT USED)		VIA RELAY "C"
D	EXTERIOR SIGN LIGHTING		VIA RELAY "D"

LIGHTING CONTROL SCHEDULE NOTES:

- ELECTRICAL CONTRACTOR SHALL PROVIDE & INSTALL LIGHTING RELAY PANEL "LBP" NEMA 1 ENCLOSURE. CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR FOR COMPLETE CONTROL SYSTEM FOR LIGHTING SYSTEMS, INCLUDING BUT NOT LIMITED TO REMOTE ACCESS CONTROL PANELS, RELAYS, CONTROLS/TRANSFORMERS, POWER CABLING, AND CONTROL CABLING. LOCATION OF PANELS TO BE COORDINATED IN FIELD. COORDINATE REQUIREMENTS AND DIVISION OF RESPONSIBILITIES WITH CONTROLS VENDOR, HSBC REPRESENTATIVE, AND ALL OTHER TRADES. CONTROLS VENDOR: TCS BAYSYS CONTROLS, JORDAN POWERS (TELEPHONE: 608-669-9429). LBP: WATTESTOPPER CAT. # JPS - "RENUIT LIGHTING CONTROL PANEL OR APPROVED EQUAL."
- PROVIDE OVERRIDE SWITCH FOR ZONES A & B TO PROVIDE 2-HOUR MAXIMUM OVERRIDE OF SCHEDULE. COORDINATE FINAL LOCATION WITH THE OWNER PRIOR TO INSTALLING WORK.
- PROVIDE ASTRONOMICAL TIME CLOCK WITH EXTERIOR MOUNTED PHOTOCELL FOR EXTERIOR SIGN LIGHTING CONTROL.
- COORDINATE FINAL LIGHTING CONTROL ZONES AND TIME SCHEDULES WITH THE OWNER.

LANDLORD NOTES:

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING LANDLORD REQUIREMENTS:

- ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BLEND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
- DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION THERE ARE NO PENETRATIONS BY TENANT PLUMBING OR ELECTRICAL LINE AT THE EXTERIOR WALLS OR THE TENANT PREMISES. EXTERIOR WALL PENETRATIONS RELATING TO TENANT IMPROVEMENT WORK IS PROHIBITED.
- ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED CONDUIT LINES INSTALLED DURING THE TENANT IMPROVEMENT CONSTRUCTION ON THE ROOF MUST BE PAINTED TO MATCH THE ROOF COLOR.
- ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF THE HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
- IT IS THE TENANT'S RESPONSIBILITY TO CONFIRM THE LOCATIONS OF ANY SHARED OR COMMON AREA BUILDING UTILITIES. IN ADDITION TO ANY IN-SLUR OR UNDERGROUND UTILITIES ARE PROTECTED AND REMAIN INTACT AND UNAFFECTED THROUGHOUT THE COURSE OF TENANT'S WORK.

GENERAL NOTES:

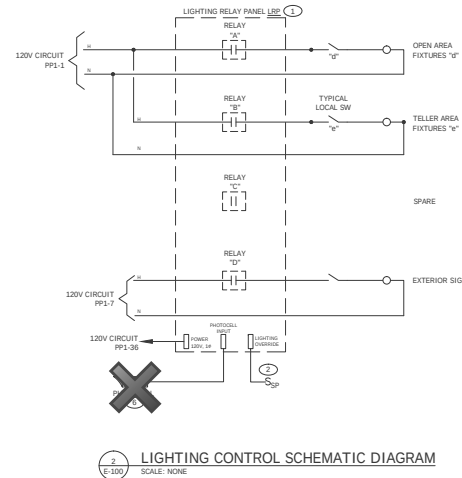
- EXIT SIGNS AND EMERGENCY BATTERY PACK LIGHT FIXTURES WHERE NOT CONNECTED TO A NIGHT LIGHTING CIRCUIT SHALL BE CONNECTED TO UNSWITCHED LEG OF LIGHTING CIRCUIT IN SAME AREA.
- REFER TO ARCHITECTURAL DRAWINGS FOR REFLECTED CEILING PLAN AND ADDITIONAL INFORMATION.
- COORDINATE LIGHTING INSTALLATION WITH ALL OTHER TRADES AS REQUIRED.
- REFER TO DRAWING A-201 FOR LIGHTING SCHEDULE.
- "NL" INDICATES FIXTURE IS WIRED FOR 24/7 OPERATION.
- ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL FOLLOW DETAILS 1.2.3.4.5 & 6/E-400. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF WALL.
- OCCUPANCY/VACANCY SENSORS SHALL OPERATE MANUAL ON/AUTO OFF.
- LIGHTING INSTALLATIONS AND CONTROLS SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE FINAL CONTROL REQUIREMENTS AND SHALL SUBMIT FULL CONTROLS PACKAGE INCLUDING WIRING DIAGRAMS, EQUIPMENT AND SEQUENCES OF OPERATION FOR APPROVAL.
- LOW VOLTAGE CONTROL WIRING IS NOT INDICATED ON PLAN. REFER TO DETAILS FOR CONTROL WIRING REQUIREMENTS.
- COMMISSION LIGHTING CONTROLS IN ACCORDANCE WITH THE 2016 CALIFORNIA TITLE 24 ENERGY EFFICIENCY REQUIREMENTS.
- ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BLEND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
- DURING THE COURSE OF

KEYED NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY & INSTALL LIGHTING RELAY PANEL. CONTRACTOR SHALL PROVIDE ALL WIRING AND TERMINATIONS. CONTRACTOR SHALL INTERFERE WITH THE OWNER'S CONTROL SYSTEM AS REQUIRED TO PROVIDE CONTROL LOGIC TO THE RELAY PANEL FROM THE OWNER'S BUILDING CONTROL PANEL. VENDOR SHALL COORDINATE THE EXACT WIRING REQUIREMENTS WITH THE OWNER'S BMS VENDOR.
- PROVIDE LIGHTING OVERRIDE CONTROL STATION AS REQUIRED TO PROVIDE 2-HOUR MAXIMUM OVERRIDE OF LIGHTING CONTROLS. CONNECT TO CONTROL SYSTEM PANEL. FIELD VERIFY EXACT REQUIREMENTS WITH CONTROLS VENDOR. FIELD VERIFY OVERRIDE SWITCH LOCATION WITH OWNER.
- LIGHTING CIRCUIT SHALL BE ROUTED VIA LIGHTING RELAYS IN LIGHTING RELAY PANEL LBP FOR SCHEDULED/TIME/CLOCK CONTROL. PROVIDE NECESSARY EQUIPMENT. COORDINATE EXACT REQUIREMENTS WITH THE BANK'S BMS VENDOR.
- SAFE-ROOM LIGHTING FIXTURES ARE TO BE UNSWITCHED FOR 24/7 OPERATION.
- PROVIDE BRANCH CIRCUIT TERMINATED IN JUNCTION BOX W/ LOCAL DISCONNECT SWITCH ABOVE ACCESSIBLE CEILING FOR USE BY OWNERS EXTERIOR SIGN VENDOR. COORDINATE EXACT REQUIREMENTS, LOCATIONS, AND MOUNTING HEIGHTS WITH THE OWNER'S SIGN VENDOR.
- PROVIDE EXTERIOR PHOTOCELL COMPATIBLE WITH THE TCS BAYSYS CONTROLS LIGHTING CONTROL SYSTEM. COORDINATE THE EXACT REQUIREMENTS WITH BANK'S BMS VENDOR. WIRE TO RELAY PANEL PER MANUFACTURER'S REQUIREMENTS. COORDINATE FINAL LOCATION IN THE FIELD.
- TYPICAL FIXTURES DESIGNATED WITH "EM" SHALL BE PROVIDED WITH UL924 LISTED EMERGENCY BALLAST/BATTERY PACK & INTEGRAL TEST SWITCH.

LANDLORD CONDITION OF APPROVAL:

As a condition of final Landlord approval and per previous plan review comment, Tenant may not install any exterior light fixtures to the storefront (per item 6 on Sheet E-100). If it is determined that additional exterior lighting is needed, please contact the Landlord to discuss potential options.



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Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

**FIRST FLOOR
CONSTRUCTION PLAN -
PHOTOMETRICS**

Proj #: 19.000827.080 Reviewed By: JMM

E-101



1 E-101
FIRST FLOOR CONSTRUCTION PLAN - NORMAL
SCALE: 3/16\"/>

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
100 24HR ATM VESTIBULE_Floor	Illuminance	Fc	27.53	33.7	19.3	1.43	1.75
101 OFFICE_Workplane	Illuminance	Fc	30.23	53.9	9.4	3.22	5.73
102 OFFICE_Workplane	Illuminance	Fc	29.70	52.9	9.1	3.26	5.81
103 INTERNET BAR	Illuminance	Fc	46.38	57.8	30.3	1.53	1.91
105 OFFICE_Workplane	Illuminance	Fc	35.40	58.4	7.8	4.54	7.49
106 LOUNGE	Illuminance	Fc	35.82	76.2	6.4	5.60	11.91
106 OFFICE_Workplane	Illuminance	Fc	34.70	57.8	7.9	4.39	7.32
107 STORAGE_Floor	Illuminance	Fc	5.04	9.1	1.3	3.88	7.00
108 ADA RESTROOM_Floor	Illuminance	Fc	15.84	20.4	13.0	1.30	1.57
109 BREAK ROOM	Illuminance	Fc	43.51	66.1	22.6	1.93	2.92
110 JANITOR CLOSET_Floor	Illuminance	Fc	16.60	17.2	15.8	1.05	1.09
112 WORK ROOM	Illuminance	Fc	41.43	62.5	16.9	2.45	3.70
113 SALES BAR_Workplane	Illuminance	Fc	34.44	65.5	8.0	4.31	8.19
114 SAFE ROOM_Floor	Illuminance	Fc	18.35	22.3	14.1	1.30	1.58
115 IT ROOM_Workplane	Illuminance	Fc	25.35	40.5	16.9	1.50	2.40
116 OPEN SPACE	Illuminance	Fc	35.39	63.2	4.4	8.04	14.36
CORRIDOR NEAR WORK ROOM	Illuminance	Fc	41.68	72.8	3.1	13.45	23.48



2 E-101
FIRST FLOOR CONSTRUCTION PLAN - EMERGENCY
SCALE: 3/16\"/>

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
100 24HR ATM VESTIBULE_Floor	Illuminance	Fc	2.13	7.8	0.0	N/A	N/A
101 OFFICE_Workplane	Illuminance	Fc	4.38	14.5	0.2	21.90	72.50
102 OFFICE_Workplane	Illuminance	Fc	4.43	12.8	0.3	14.77	42.67
103 INTERNET BAR	Illuminance	Fc	43.99	56.2	29.0	1.52	1.94
105 OFFICE_Workplane	Illuminance	Fc	2.66	12.3	0.2	13.30	61.50
106 LOUNGE	Illuminance	Fc	4.07	18.7	0.1	40.70	187.00
106 OFFICE_Workplane	Illuminance	Fc	2.60	12.7	0.1	26.00	127.00
107 STORAGE_Floor	Illuminance	Fc	1.05	2.8	0.1	10.50	28.00
108 ADA RESTROOM_Floor	Illuminance	Fc	6.81	8.2	5.3	1.28	1.55
109 BREAK ROOM	Illuminance	Fc	4.33	14.0	0.5	8.66	28.00
110 JANITOR CLOSET_Floor	Illuminance	Fc	0.00	0.0	0.0	N/A	N/A
112 WORK ROOM	Illuminance	Fc	4.64	13.4	0.9	5.16	14.89
113 SALES BAR_Workplane	Illuminance	Fc	2.13	14.3	0.1	21.30	143.00
114 SAFE ROOM_Floor	Illuminance	Fc	7.39	9.0	5.7	1.30	1.58
115 IT ROOM_Workplane	Illuminance	Fc	10.13	16.2	6.7	1.51	2.42
116 OPEN SPACE	Illuminance	Fc	9.97	30.6	1.0	9.97	30.60
CORRIDOR NEAR WORK ROOM	Illuminance	Fc	5.46	14.6	0.2	27.30	73.00

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GENERAL NOTES:

1. ALL OUTLET LOCATIONS SHOWN IN PLAN ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH ARCHITECT/OWNER. REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. THE CONTRACTOR SHALL COORDINATE FINAL OUTLET LOCATIONS AT SYSTEMS FURNITURE WITH SYSTEMS FURNITURE VENDOR AND OWNER.
2. ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL FOLLOW DETAILS 1.2.3. & 4E-400. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF THE WALL.
3. REFER TO DRAWING E-201 FOR SECURITY DEVICE LOCATIONS.
4. REFER TO HSBC FACILITY GUIDELINES FOR ADDITIONAL INFORMATION AND REQUIREMENTS CONCERNING ELECTRICAL INSTALLATIONS.
5. REFER TO DRAWING E-201 FOR MECHANICAL & PLUMBING EQUIPMENT REQUIREMENTS.
6. REFER TO HSBC RETAIL TYPICAL POWER/COMM/VAV STANDARDS AND AV CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
7. COORDINATE TELEDATA INSTALLATION REQUIREMENTS WITH THE OWNER'S TECHNOLOGY GROUP.
8. Φ INDICATES THAT RECEPTACLE IS CONTROLLED.
9. ALL CONTROLLED RECEPTACLES SHALL HAVE REQUIRED CONTROLLED MARKINGS.
10. "H" DESIGNATION ON RECEPTACLES INDICATES THAT RECEPTACLE IS INSTALLED HORIZONTALLY. COORDINATE WITH THE ARCHITECT.

LANDLORD NOTES:

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING LANDLORD REQUIREMENTS:

1. ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BE BLIND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
2. DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION THERE ARE NO PENETRATIONS BY TENANT PLUMBING OR ELECTRICAL LINE AT THE EXTERIOR WALLS OF THE TENANT PREMISES. EXTERIOR WALL PENETRATIONS RELATING TO TENANT IMPROVEMENT WORK IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
3. ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED CONDUIT LINES INSTALLED DURING THE TENANT IMPROVEMENT CONSTRUCTION ON THE ROOF MUST BE PAINTED TO MATCH THE ROOF COLOR.
4. ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF THE HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
5. IT IS THE TENANT'S RESPONSIBILITY TO CONFIRM THE LOCATIONS OF ANY SHARED OR COMMON AREA BUILDING UTILITIES. IN ADDITION TO ANY IN-SLAB OR UNDERGROUND UTILITIES PRIOR TO THE PERFORMANCE OF TENANT'S WORK, AND TO ENSURE SUCH UTILITIES ARE PROTECTED AND REMAIN INTACT AND UNAPPROVED THROUGHOUT THE COURSE OF TENANT'S WORK.

KEYED NOTES:

1. COORDINATE FINAL LOCATIONS, MOUNTING HEIGHT AND EXACT REQUIREMENTS OF POWER/DATA/ALARM DEVICES SERVING ATMS WITH THE ARCHITECT AND OWNER'S ATM INSTALLER AND SECURITY VENDOR.
2. PROVIDE 120V POWER IN JUNCTION BOX OR GFI RECEPTACLE AS REQUIRED FOR NEW ELECTRONIC FACETS AND TOILET FLUSHMETERS. COORDINATE EXACT REQUIREMENTS AND LOCATIONS WITH THE PLUMBING CONTRACTOR.
3. PROVIDE JUNCTION BOX ABOVE CEILING FOR CONNECTION TO EMERGENCY DOOR HARDWARE. PROVIDE ALL LOW VOLTAGE WIRING FROM DOOR HARDWARE TO LOW VOLTAGE TRANSFORMER AS REQUIRED. INSTALL PER MANUFACTURER'S REQUIREMENTS. COORDINATE EXACT LOCATIONS & REQUIREMENTS WITH THE ARCHITECT.
4. PROVIDE WIREMOLD SERIES 4000 DIVIDED STEEL SURFACE MOUNTED IN MILLWORK. RACEWAY MOUNTED UNDER TELLER AREA WORK SURFACE. COORDINATE FINISH WITH THE ARCHITECT. COORDINATE INSTALLATION WITH GC BASED ON FINAL MILLWORK DRAWINGS.
5. PROVIDE 3/4" CONDUIT (POWER) AND 1-1/2" EMPTY CONDUIT WITH BUSHINGS AND DRAGLINE (TELEDATA) IN WALL FROM SURFACE RACEWAYS TO ABOVE CEILING FOR POWER AND TELEDATA WIRING. PROVIDE J-BOXES AS REQUIRED.
6. PROVIDE SINGLE GANG BOX WITH 3/4" EMPTY CONDUIT WITH BUSHINGS AND PULL STRING TO 6" ABOVE FINISHED ACCESSIBLE CEILING FOR SAFE/ATM SECURITY WIRING. COORDINATE FINAL LOCATION WITH OWNER'S SECURITY INSTALLER.
7. TELLER STATION QUAD RECEPTACLES ARE SPLIT-WIRED. PROVIDE (2) 20A-120V CIRCUITS TO EACH LOCATION WITH 1-DUPLEX WIRED TO CIRCUIT DEDICATED FOR PC'S AND 1-DUPLEX WIRED TO CIRCUIT FOR GENERAL USE.
8. COORDINATE EXACT ELECTRICAL/TELEDATA INSTALLATION LOCATION & REQUIREMENTS WITH ARCHITECT AND DIGITAL DISPLAY VENDOR.
9. PROVIDE NEW DIVIDED CAST IRON FLOOR SERVICE BOX FOR CONCRETE FLOORS W/ COVERS FOR POWER AND TELEDATA DEVICES INDICATED WITH 3/4" CONDUIT WITH 2#12AWG, #12AWG GND (POWER), AND 1-1/4" EMPTY CONDUIT WITH PULLSTRING (TELEDATA). CONDUITS SHALL RUN IN SLAB, UP WITHIN THE NEW WALL AND SPACE ABOVE ACCESSIBLE FINISHED CEILING. CUT, TRENCH & PATCH SLAB AS REQUIRED. BLACK POWDER-COATED ALUMINUM FINISH. COORDINATE EXACT LOCATION AND FINAL REQUIREMENTS WITH THE ARCHITECT. FLOOR BOX: LEGRAND: OMNIBOX 880CS SERIES OR APPROVED EQUAL.
10. COORDINATE FINAL LOCATIONS, MOUNTING HEIGHTS AND EXACT REQUIREMENTS FOR WALL MOUNTED MONITORS WITH THE OWNER'S AV VENDOR. PROVIDE SINGLE-GANG J-BOXES (DOUBLE GANG WHERE REQUIRED FOR QUAD DEVICES) WITH CONDUITS TO ACCESSIBLE SPACE ABOVE CEILING. HEIGHTS AS INDICATED. ALL BOXES REQUIRE 1" CONDUIT.
11. PROVIDE NEW RUSH WALL-MOUNTED JUNCTION BOXES FOR POWER AND TELEDATA CONNECTIONS TO ELECTRIFIED SYSTEMS FURNITURE. PROVIDE 3/4" CONDUIT FOR POWER WIRING AND 2" CONDUIT WITH PULL STRING FOR TELCO WIRING. PROVIDE FINAL CONNECTIONS TO FURNITURE AS REQUIRED. CONDUITS SHALL RUN UP WITHIN THE NEW WALL AND INTO FIRST FLOOR HUNG CEILING SPACE. COORDINATE EXACT LOCATIONS AND REQUIREMENTS IN THE FIELD WITH THE ARCHITECT AND THE OWNER'S SYSTEM FURNITURE VENDOR. PROVIDE SEPARATE BOXES FOR POWER & TELEDATA SERVICES.
12. PROVIDE SINGLE-GANG J-BOX WITH 1" EMPTY CONDUIT WITH DRAGLINE STUBBED 6" ABOVE ACCESSIBLE CEILING FOR CRESTRON CONTROL KEYPAD.
13. ALL ELECTRICAL OUTLETS INTERNAL TO SYSTEMS FURNITURE SHALL BE FURNISHED BY THE OWNER'S FURNITURE VENDOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. COORDINATE WITH THE FURNITURE VENDOR FOR EXACT REQUIREMENTS.
14. COORDINATE FINAL LOCATIONS OF ALL DEVICES AND EQUIPMENT IN THE IT ROOM WITH THE OWNER'S END USER AND OTHER TRADES AS REQUIRED. COORDINATE WITH GC AS REQUIRED FOR FLYWOOD BACKBOARDS.
15. PROVIDE 2" EMPTY CONDUIT WITH BUSHINGS AND DRAG LINE TO BUILDING TELCO SERVICE POINT. COORDINATE ROUTING AND TERMINATION POINTS WITH THE OWNER'S END USER, BUILDING OWNER AND TELCO PROVIDER, AND BASE BID ACCORDINGLY.
16. COORDINATE EXACT LOCATIONS AND WIRING REQUIREMENTS OF SECURITY, PARABIT PANELS AND VERSION PANELS WITH THE RESPECTIVE INSTALLERS.
17. COORDINATE NEW SERVER RECEPTACLE TYPE, EXACT REQUIREMENTS AND LOCATION WITH THE OWNER'S END USER.
18. PROVIDE GROUND BAR. PROVIDE #8AWG (MIN) INSULATED CONDUCTOR FROM GROUND BUS TO GROUNDING BUILDING STEEL. BOND TO PANELBOARD AS REQUIRED. LOCATE ABOVE RACK LOCATION. REFER TO ELEVATION 4E-201 FOR ADDITIONAL INFORMATION.
19. PROVIDE (2) 1" SLEEVES THROUGH WALL ABOVE CEILING FOR TELEDATA CABLEING. COORDINATE EXACT REQUIREMENTS WITH THE OWNER'S TECHNOLOGY VENDOR.
20. PROVIDE 120V BRANCH CIRCUIT TERMINATED IN JUNCTION BOX FOR CONNECTION TO ILLUMINATED SIGNAGE. PROVIDE LOCAL DISCONNECT SWITCH. PROVIDE FINAL CONNECTIONS. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH THE OWNER'S SIGN INSTALLER.
21. PROVIDE PLUG LOAD CONTROL OF RECEPTACLE INDICATED. PROVIDE PLUG LOAD CONTROLLER COMPATIBLE WITH ROOM LIGHTING CONTROLS SO THAT PLUG LOAD IS TURNED OFF WHEN ROOM IS UNOCCUPIED. PROVIDE FACTORY LABELING ON RECEPTACLE THAT IS CONTROLLED VIA PLUG LOAD CONTROLLER. PROVIDE OCCUPANCY SENSORS AS REQUIRED.
22. PROVIDE 120V POWER IN JUNCTION BOX FOR ATM SURROUND LIGHTING. PROVIDE LOCAL DISCONNECT SWITCH & FINAL CONNECTIONS. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH THE ATM SURROUND INSTALLER.
23. PROVIDE NEW DIVIDED CAST IRON FLOOR SERVICE BOX FOR CONCRETE FLOORS W/ COVERS FOR CONNECTIONS TO FURNITURE. WITH 3/4" CONDUIT WITH 2#12AWG, #12AWG GND (POWER) AND 1-1/4" EMPTY CONDUIT WITH PULLSTRING (TELEDATA). CONDUITS SHALL RUN IN SLAB, UP WITHIN THE NEW WALL AND INTO ACCESSIBLE SPACE ABOVE FINISHED CEILING. PROVIDE FINAL CONNECTIONS TO FURNITURE. CUT, TRENCH & PATCH SLAB AS REQUIRED. BLACK POWDER-COATED ALUMINUM FINISH. COORDINATE EXACT LOCATION AND FINAL REQUIREMENTS WITH THE ARCHITECT AND OWNER'S FURNITURE VENDOR. FLOOR BOX: LEGRAND: OMNIBOX 880CS SERIES OR APPROVED EQUAL.
24. PROVIDE THREE-GANG J-BOX WITH 1" EMPTY CONDUIT WITH DRAGLINE STUBBED 6" ABOVE ACCESSIBLE CEILING FOR CRESTRON CONTROL KEYPAD.
25. NEW TRANSFORMER: T1: TRAPEZE-HUNG IN NETWORK ROOM. COORDINATE FINAL LOCATION IN THE FIELD. COORDINATE MOUNTING WITH THE STRUCTURAL ENGINEER.
26. PROVIDE NEW 4" RECESSED STEEL FLOOR SERVICE BOX FOR CONCRETE FLOORS W/ COVERS FOR CONNECTIONS TO DIGITAL DISPLAY WITH 3/4" CONDUIT WITH 2#12AWG, #12AWG GND (POWER) AND 1" EMPTY CONDUIT WITH PULLSTRING (TELEDATA). CONDUITS SHALL RUN IN SLAB, UP WITHIN THE NEW WALL AND INTO ACCESSIBLE SPACE ABOVE FINISHED CEILING. FINISHED BOX COVER TO BE FLUSH WITH FLOOR FINISH. CUT, TRENCH & PATCH SLAB AS REQUIRED. COORDINATE EXACT LOCATION AND FINAL REQUIREMENTS WITH THE ARCHITECT AND OWNER'S DIGITAL DISPLAY VENDOR. FLOOR BOX: ESE: F-500H-4 SERIES.
27. SYSTEM FURNITURE WIRING IS BASED ON 2#12AWG (PHASE), 1#10AWG (SHARED NEUTRAL), #12AWG GROUND AND #12AWG ISOLATED GROUND. FURNITURE VENDOR SHALL PROVIDE WHIP FOR ELECTRIFIED SYSTEMS FURNITURE. IE: SHALL INSTALL AND MAKE FINAL CONNECTION TO FURNITURE. CONFIRM EXIST WIRING REQUIREMENTS WITH THE OWNER'S SYSTEMS FURNITURE VENDOR.

SPECIAL NOTE:

- PROVIDE ELECTRICAL INSTALLATIONS FOR SOUND MASKING SYSTEM. COORDINATE THE EXACT REQUIREMENTS WITH THE ARCHITECT AND OWNER'S VENDOR.

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AS BUILTS

FIRST FLOOR
CONSTRUCTION PLAN -
POWER & TELEDATA

Proj #: 19.0000827.080 Reviewed By: JMM

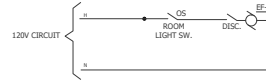
E-200

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LANDLORD NOTES:

CONTRACTOR SHALL COMPLY WITH THE FOLLOWING LANDLORD REQUIREMENTS:

1. ALL ELECTRICAL OUTLET COVERS AND SECURITY CAMERAS MUST HAVE A COVERPLATE WHICH ALLOWS THE EQUIPMENT TO BLEND IN SEAMLESSLY WITH THE SURFACE ON WHICH IT IS MOUNTED. ENSURE THAT ALL SECURITY DEVICES AND SYSTEMS ARE INTEGRATED WITHIN THE STOREFRONT DESIGN AND FINISHES.
2. DURING THE COURSE OF TENANT IMPROVEMENT CONSTRUCTION THERE ARE NO PENETRATIONS BY TENANT PLUMBING OR ELECTRICAL LINE AT THE EXTERIOR WALLS OF THE TENANT PREMISES. EXTERIOR WALL PENETRATIONS RELATING TO TENANT IMPROVEMENT WORK IS PROHIBITED.
3. ALL ROOF EQUIPMENT, VENTS AND ASSOCIATED CONDUIT LINES INSTALLED DURING THE TENANT IMPROVEMENT CONSTRUCTION ON THE ROOF MUST BE PAINTED TO MATCH THE ROOF COLOR.
4. ALL ELECTRICAL RUNS IN THE OPEN CEILING AREA OF THE TENANT PREMISES IN THE FRONT OF THE HOUSE MUST BE RIGID CONDUIT. THE USE OF FLEX CONDUIT IS PROHIBITED. IN ADDITION, ANY ELECTRICAL RUN FROM THE CEILING TO A SUSPENDED LIGHT FIXTURE MUST BE HIDDEN IN A RIGID SLEEVE.
5. IT IS THE TENANT'S RESPONSIBILITY TO CONFIRM THE LOCATIONS OF ANY SHARED OR COMMON AREA BUILDING UTILITIES. IN ADDITION TO ANY IN-SLAB OR UNDERGROUND UTILITIES PRIOR TO THE PERFORMANCE OF TENANT'S WORK, AND TO ENSURE SUCH UTILITIES ARE PROTECTED AND REMAIN INTACT AND UNPAFFECTED THROUGHOUT THE COURSE OF TENANT'S WORK.



EF-1 CONTROL SCHEMATIC DIAGRAM
SCALE: NONE

GENERAL NOTES:

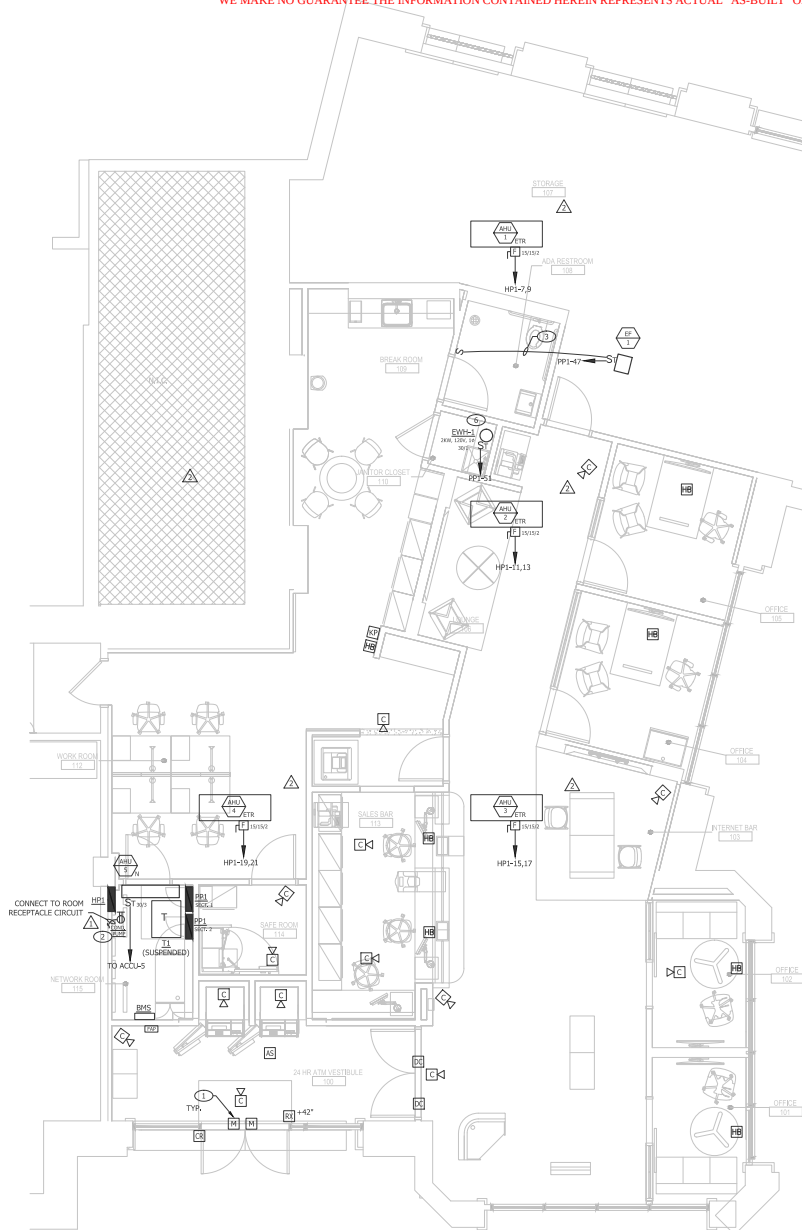
1. ALL OUTLET LOCATIONS SHOWN IN PLAN ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH ARCHITECT/OWNER. REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. THE CONTRACTOR SHALL COORDINATE FINAL OUTLET LOCATIONS AT SYSTEMS FURNITURE WITH SYSTEMS FURNITURE VENDOR AND OWNER.
2. ALL CONDUIT PENETRATIONS AND JUNCTION BOX SUPPORTS SHALL FOLLOW DETAILS 1.2.3. & 4E-400. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF THE WALL.
3. ALL SECURITY DEVICES/HARDWARE SHOWN FOR REFERENCE ONLY. COORDINATE EXACT SCOPE, EQUIPMENT LOCATIONS AND REQUIREMENTS WITH THE OWNER'S SECURITY VENDOR.
4. REFER TO HSBC FACILITY GUIDELINES FOR ADDITIONAL INFORMATION AND REQUIREMENTS CONCERNING ELECTRICAL INSTALLATIONS.
5. COORDINATE FINAL ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL & PLUMBING EQUIPMENT WITH THE RESPECTIVE TRADE CONTRACTORS.

* SPECIAL NOTE *

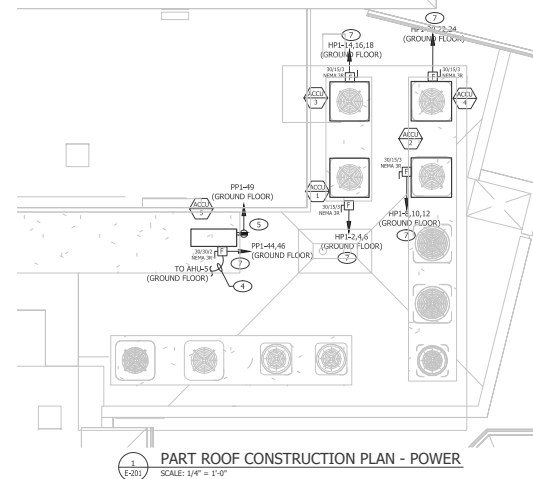
- * PROVIDE & INSTALL CABLING FOR ALL SECURITY SYSTEMS. COORDINATE ALL LOCATIONS AND EXACT WIRING REQUIREMENTS WITH THE OWNER'S SECURITY VENDOR AND BASE BID ACCORDINGLY.

KEYED NOTES:

1. PROVIDE BACK BOX AND CONDUIT FOR SECURITY DEVICES INCLUDING CARD READERS, INTERCOM EQUIPMENT, SECURITY DOOR WIRING, CAMERAS, ETC. COORDINATE FINAL REQUIREMENTS INCLUDING ALL DEVICE AND CONTROL PANEL LOCATIONS CONDUIT ROUTING AND ELECTRICAL/POWER REQUIREMENTS WITH THE OWNER'S SECURITY VENDOR AND PROVIDE ACCORDINGLY.
2. COORDINATE LOCATION FOR CONDENSATE UNIT PUMP AND FINAL REQUIREMENTS WITH THE MECHANICAL CONTRACTOR.
3. INTERLOCK EXHAUST FAN WITH THE TOILET ROOM & JANITORS CLOSET LIGHT SWITCHES SO THAT THE FAN OPERATES WHEN SPACES ARE OCCUPIED. REFER TO WIRING DIAGRAM 3/E-202.00 FOR ADDITIONAL INFORMATION.
4. PROVIDE 3/4" 12AWG, #12AWG GND., 3/4". BETWEEN NEW ROOFTOP CONDENSING UNIT AND INDOOR AIR HANDLING UNIT ON SECOND FLOOR. ROUTE ELECTRICAL WITH MECHANICAL PIPING. COORDINATE EXACT REQUIREMENTS WITH THE MECHANICAL CONTRACTOR. COORDINATE LOCATION OF ACCU-S WITH THE MECHANICAL CONTRACTOR.
5. PROVIDE WEATHER-PROOF HVAC SERVICE RECEPTACLE WITH IN-USE WEATHERPROOF COVER.
6. COORDINATE FINAL ELECTRICAL REQUIREMENTS OF NEW WATER HEATERS WITH THE PLUMBING CONTRACTOR.
7. RUN CABLING IN ONE OF THE (2) EXISTING 2" CONDUITS TO ROOF. PROVIDE NEW CONDUIT BETWEEN UNIT LOCATIONS TO EXISTING CONDUIT TERMINATION POINTS. ADJUST FINAL WIRE SIZES BASED ON ADJUSTMENT FACTORS APPLIED FOR MORE THAN 3 CONDUCTORS IN A RACEWAY PER NEC REQUIREMENTS. VERIFY EXISTING ROUTING AND EXACT WIRING REQUIREMENTS FOR EQUIPMENT IN THE FIELD. VERIFY EQUIPMENT LOCATIONS WITH THE MECHANICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR FULL ROOF PLAN.



FIRST FLOOR CONSTRUCTION PLAN - M & P POWER
SCALE: 1/4" = 1'-0"



PART ROOF CONSTRUCTION PLAN - POWER
SCALE: 1/4" = 1'-0"

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FIRST FLOOR & ROOF
CONSTRUCTION PLANS -
SECURITY AND M & P POWER

Proj #: 19.0000827.080 Reviewed By: JMM

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LANDLORD NOTES:

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GENERAL NOTES:

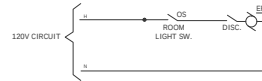
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* SPECIAL NOTE *

- * PROVIDE & INSTALL CABLING FOR ALL SECURITY SYSTEMS. COORDINATE ALL LOCATIONS AND EXACT WIRING REQUIREMENTS WITH THE OWNER'S SECURITY VENDOR AND BASE BID ACCORDINGLY.

KEYED NOTES:

- PROVIDE BACK BOX AND CONDUIT FOR SECURITY DEVICES INCLUDING CARD READERS, INTERCOM EQUIPMENT, SECURITY DOOR WIRING, CAMERAS, ETC. COORDINATE FINAL REQUIREMENTS INCLUDING ALL DEVICE AND CONTROL PANEL LOCATIONS CONDUIT ROUTING AND ELECTRICAL POWER REQUIREMENTS WITH THE OWNER'S SECURITY VENDOR AND PROVIDE ACCORDINGLY.
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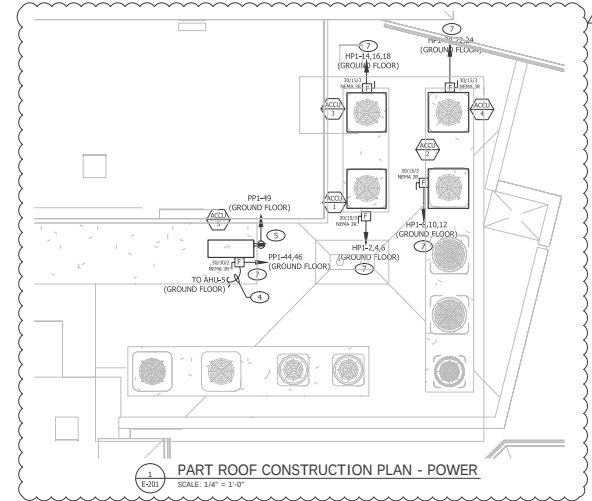


EF-1 CONTROL SCHEMATIC DIAGRAM

SCALE: NONE

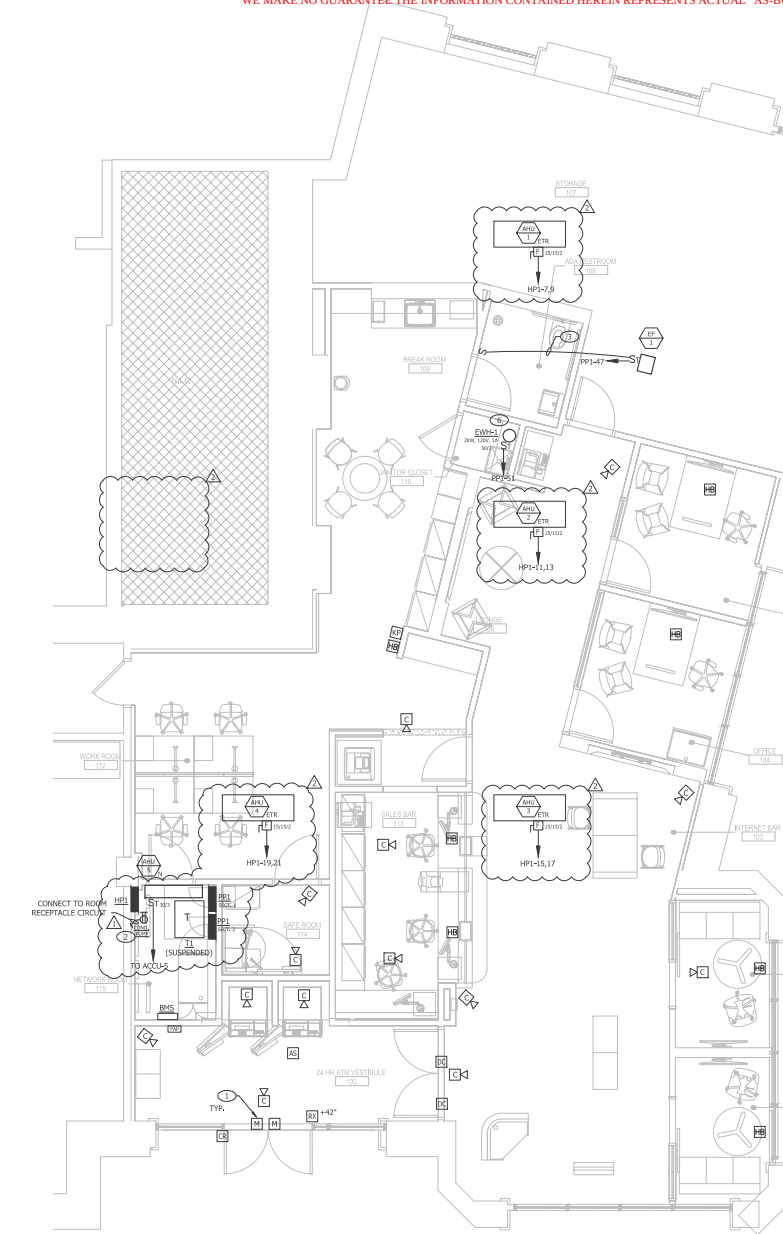
LANDLORD CONDITION OF APPROVAL:

- Please add a note that states, "All roof equipment, vents, and associated conduit lines installed during the tenant improvement construction on the roof must be painted to match the roof color."
- All work affecting or pertaining to the roof, including roof penetration and installation of structural supports, curbing, and flashing on or to the roof, shall be performed in accordance with Landlord's standard project details. All roof work, including cutting of the roof membrane, repair, or maintenance of such work shall only be performed by the Landlord's designated roof contractor under contract with the Tenant, at Tenant's expense.
- The Tenant is required to install "traffic/walk off pads" to and around all Tenant's roof-top equipment from the roof access ladder/hatch. Contact Landlord's property operations director and/or required roofing contractor for material/product specifications and placement.
- Tenant shall have all roof top units and equipment labeled with Tenant name, space number & equipment identifier - i.e. rtu-1, ef-1, etc. in accordance with Landlord's standard project details.
- Roof top units and equipment must be located a minimum of 5'-0" off demising walls.
- Tenant may be required to install fire dampers, and/or tie into an existing smoke evacuation system. Contact Landlord's property Operations Manager or Tenant Coordinator for system details and equipment specifications.
- Flexible duct may be used only in runs of 5' - 0" or less, and all bends shall be properly supported to prevent kinking. Flexible duct may not be used in open ceiling concepts, only rigid duct will be permitted.
- Tenant's HVAC and exhaust systems shall be balanced at Tenant's expense by a certified, independent air balance contractor, not affiliated with tenant's mechanical contractor. Tenant shall furnish Landlord with a copy of the certified air balance report upon completion of Tenant's work.
- The start-up and commissioning of all new HVAC equipment furnished and installed by Landlord shall be performed by Landlord's required mechanical contractor at Tenant's expense.



PART ROOF CONSTRUCTION PLAN - POWER

SCALE: 3/4" = 1'-0"



FIRST FLOOR CONSTRUCTION PLAN - M & P POWER

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

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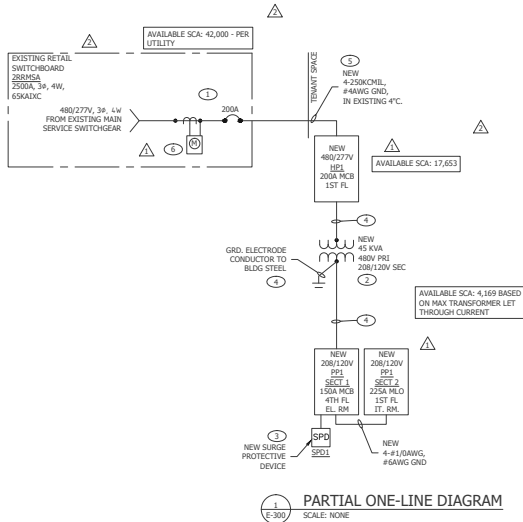
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FIRST FLOOR & ROOF CONSTRUCTION PLANS - SECURITY AND M & P POWER

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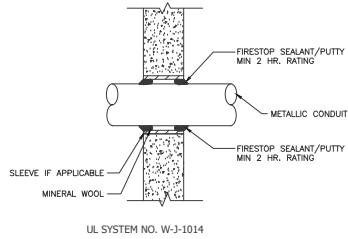


KEYED NOTES:

- EXISTING SERVICE DISCONNECT IN EXISTING BUILDING ELECTRIC SERVICE ROOM. COORDINATE SERVICE CONNECTION POINT AND EXISTING CHARACTERISTICS WITH THE OWNER AND BUILDING LANDLORD IN ACCORDANCE WITH FINAL LEASE PROVISIONS.
- PROVIDE NEW ENERGY EFFICIENT TRANSFORMER (DOE 2016), COPPER WOUND, 80°C RISE, NEMA 1 VENTILATED ENCLOSURE, RATING AS INDICATED. REFER TO TRANSFORMER SCHEDULE FOR CABLE SIZES. COORDINATE LAYOUT IN THE FIELD. TRAFFIC-HUNG IN NETWORK ROOM BELOW CEILING. TRANSFORMER: EATON TYPE DT-3 OR APPROVED EQUAL.
- PROVIDE NEW SERVICE-ENTRANCE SURGE PROTECTIVE DEVICE WITH AUDIBLE ALARM, (2) SETS RELAY CONTACTS AND SURGE COUNTER, NEMA 4X ENCLOSURE, UL 1449 THIRD EDITION RATED, 200A 120V. MOUNT AS CLOSE TO EXISTING SWITCHBOARD AS POSSIBLE. VERIFY FUSE/BREAKER RATING WITH MANUFACTURER'S REQUIREMENTS. BASES-OF-DESIGN: LIBERTY, 560V/500V/500V.
- REFER TO TRANSFORMER SCHEDULE FOR CABLE SIZES.
- COORDINATE ROUTING IN THE FIELD WITH THE BUILDING LANDLORD.
- PROVIDE NEW UTILITY METER. COORDINATE EXACT REQUIREMENTS WITH ELECTRIC UTILITY. FIELD VERIFY EXACT WIRING REQUIREMENTS.

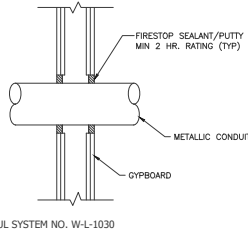
PANEL DESIGNATION		BUS APP. 225		PEN. A I.C. 225		MAIN BREAKER		VOLTAGE	
LOCATION		PHASE		WIRE		VOLTAGE		VOLTAGE	
MOUNTING		PHASE		WIRE		VOLTAGE		VOLTAGE	
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TOTAL FUSES		PHASE		WIRE		VOLTAGE		VOLTAGE	
TOTAL FUSES		PHASE		WIRE		VOLTAGE		VOLTAGE	

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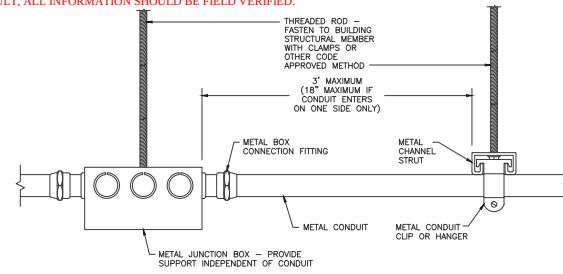
UL SYSTEM NO. W-J-1014

1
E-400
NO SCALE
CONTINUOUS CONDUIT WALL PENETRATION AT CONCRETE



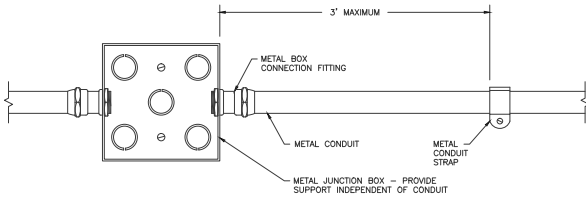
UL SYSTEM NO. W-L-1030

2
E-400
NO SCALE
CONTINUOUS CONDUIT WALL PENETRATION AT GYPSOBOARD



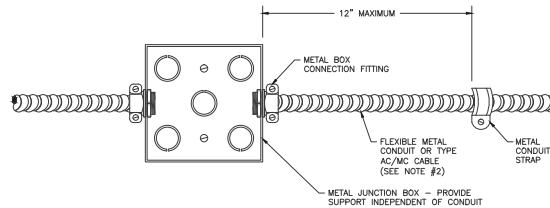
NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
2. DETAIL DOES NOT APPLY TO FLEXIBLE METAL CONDUIT, METAL-CLAD CABLE, OR NON-METALLIC CONDUIT.

3
E-400
NO SCALE
TYPICAL SUSPENDED JUNCTION BOX & METAL CONDUIT INSTALLATION DETAIL



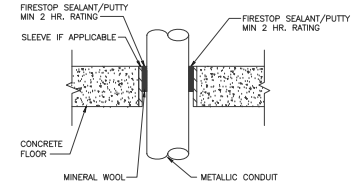
NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
2. DETAIL DOES NOT APPLY TO FLEXIBLE METAL CONDUIT, METAL-CLAD CABLE, OR NON-METALLIC CONDUIT.

4
E-400
NO SCALE
TYPICAL SURFACE MOUNTED JUNCTION BOX & METAL CONDUIT INSTALLATION DETAIL



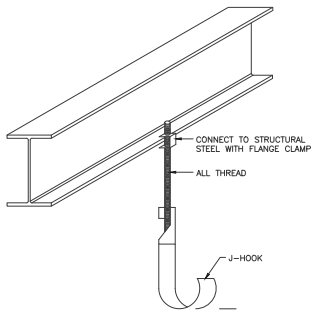
NOTES:
1. PROVIDE CONDUIT AND CONNECTION FITTINGS APPROPRIATE FOR THE ENVIRONMENT IN WHICH THE SYSTEM IS INSTALLED AND AS INDICATED IN THE SPECIFICATIONS.
2. DETAIL DOES NOT APPLY TO METAL-CLAD CABLE CONSISTING OF 4 OR FEWER CONDUCTORS SIZED LARGER THAN #10 AWG.

5
E-400
NO SCALE
TYPICAL JUNCTION BOX & FLEXIBLE METAL CONDUIT OR TYPE AC/MC CABLE INSTALLATION DETAIL



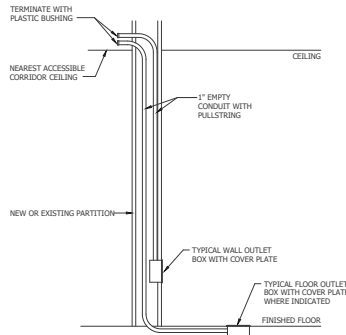
UL SYSTEM NO. C-AJ-1009

6
E-400
NO SCALE
CONTINUOUS CONDUIT FLOOR PENETRATION AT CONCRETE

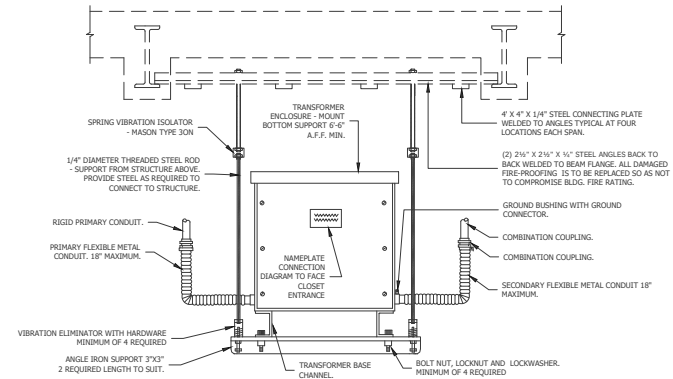


7
E-400
NO SCALE
J-HOOK CABLE SUPPORT DETAIL

NOTES:
1. ALL THREAD OR SLICK-ROD; IF USING CEILING SUPPORT WIRES CAN NOT SUPPORT FROM ACT SUPPORT WIRE; MUST BE TWO INDEPENDENT WIRE SUPPORTS TO MEET NEC 300-11 & NEC 800-24 OR RIGID SUPPORT.



8
E-400
NO SCALE
TYPICAL TELE/DATA PATHWAYS AND OUTLET BOX INSTALLATION DETAIL



9
E-400
NO SCALE
TYPICAL TRANSFORMER TRAPEZE MOUNTING DETAIL

DETAIL NOTES:
1. COORDINATE THE EXACT REQUIREMENTS WITH THE STRUCTURAL ENGINEER.
2. TRANSFORMER SHALL BE MOUNTED AT MIN. 6\"/>

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Santa Clara, CA 95054

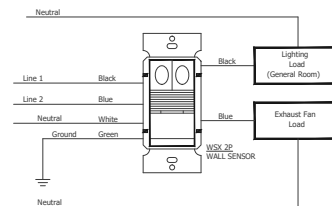
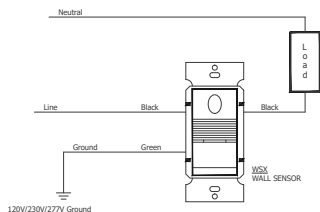
Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

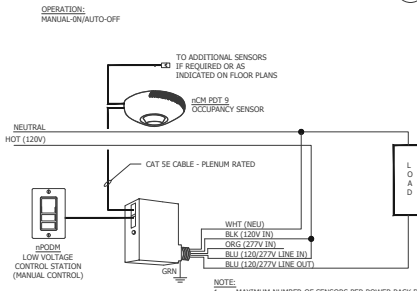
DETAILS - ELECTRICAL

Proj #: 19.0000827.080 Reviewed By: JNM

E-400

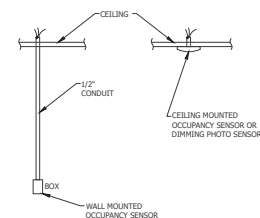


3 TYPICAL WALL SENSOR CONTROLLER WIRING DIAGRAM - 2 CIRCUIT
E-101 SCALE: NONE OPERATIONAL



NOTE:

1. MAXIMUM NUMBER OF SENSORS PER POWER PACK DEPENDS ON THE MODEL OF SENSOR. PROVIDE POWER PACKS IN QUANTITIES FOR PROPER SENSOR OPERATION. REFERENCE THE MANUFACTURER DATA SHEET TO DETERMINE SPECIFIC CURRENT CONSUMPTION OF EACH SENSOR.
2. OCCUPANT SENSOR(S) SHALL BE GROUPED PER THE LIGHTING ZONE THEY ARE CONTROLLING. THERE MAY BE DIFFERENT COMBINATIONS OF (1) OS TO MANY LIGHTING ZONES OR MANY OS TO (1) LIGHTING ZONE. REFERENCE THE PLAN DRAWINGS FOR MORE INFORMATION.



6 OCCUPANCY AND DIMMING PHOTO SENSOR ELEVATION
E-401 NO SCALE

* SPECIAL NOTE *

COMPONENT PART NUMBERS ARE BASED ON ACUITY'S FLIGHT AND SENSOR SWITCH SYSTEMS. CONTRACTOR SHALL PROVIDE ALL WIRING IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND INSTRUCTIONS.

Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/22/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

DETAILS -
ELECTRICAL

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AS BUILTS

**ENERGY COMPLIANCE
FORMS -
TITLE 24**

Proj #: 19.0000827.080 Reviewed By: JMM

STATE OF CALIFORNIA
Indoor Lighting
NCEC L17-B (Rev. 1/18)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE
This document is used to demonstrate compliance with requirements in §160.8, §160.9, §160.10, §160.11, §160.12, §160.13, §160.14, §160.15, §160.16, §160.17, §160.18, §160.19, §160.20, §160.21, §160.22, §160.23, §160.24, §160.25, §160.26, §160.27, §160.28, §160.29, §160.30, §160.31, §160.32, §160.33, §160.34, §160.35, §160.36, §160.37, §160.38, §160.39, §160.40, §160.41, §160.42, §160.43, §160.44, §160.45, §160.46, §160.47, §160.48, §160.49, §160.50, §160.51, §160.52, §160.53, §160.54, §160.55, §160.56, §160.57, §160.58, §160.59, §160.60, §160.61, §160.62, §160.63, §160.64, §160.65, §160.66, §160.67, §160.68, §160.69, §160.70, §160.71, §160.72, §160.73, §160.74, §160.75, §160.76, §160.77, §160.78, §160.79, §160.80, §160.81, §160.82, §160.83, §160.84, §160.85, §160.86, §160.87, §160.88, §160.89, §160.90, §160.91, §160.92, §160.93, §160.94, §160.95, §160.96, §160.97, §160.98, §160.99, §160.100, §160.101, §160.102, §160.103, §160.104, §160.105, §160.106, §160.107, §160.108, §160.109, 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CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance <http://www.energy.ca.gov/title24/2016standards> July 2018

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance <http://www.energy.ca.gov/title24/2016standards> May 2016

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**HSBC BANK BRANCH
FIT OUT**
3225 Coronado Place
Santa Clara, CA 95054

Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/18/19
ISSUE FOR BID		09/24/19
ISSUE FOR LL COMMENTS	2	11/27/19
ISSUE FOR LL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

ENERGY COMPLIANCE
FORMS -
TITLE 24

Proj #: 19.0000827.080 Reviewed By: JNM

EN-002

STATE OF CALIFORNIA
Electrical Power Distribution
NRC EIC-4 (Power V.08)
CERTIFICATE OF COMPLIANCE
Project Name: HSBC - Santa Clara Report Page: Page 2 of 4
Project Address: 3225 Coronado Place Santa Clara, CA 95054 Date Prepared: 8/6/19

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with available comments because of selections made or data entered in tables throughout the form.
Table H indicates voltage drop calculations will be provided by the contractor.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. SERVICE ELECTRICAL METERING
This Section Does Not Apply

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING
This Section Does Not Apply

H. VOLTAGE DROP
Table Instructions: Please complete this table for every new or complete replacement electrical power distribution system, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with (EBC 9.5.1). For alterations, only the altered circuits must demonstrate compliance per (EBC 9.5.1).
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table I. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at (http://www.energy.ca.gov/2013/buildings/CBC_400-2013-GES/summary/Forms/NRC)

01	02	03	04	05
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method	Location of Voltage Drop Calculations*	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector
N/A	☒ Voltage drop < 5% ☐ Permitted by CA EBC Code (Exception to 91.50.5(d)) Contractor Responsible			Pass Fail

*NOTES: If "Permitted by CA EBC Code" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.
*FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES
This Section Does Not Apply

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance <http://www.energy.ca.gov/title24/2016standards> May 2016

STATE OF CALIFORNIA
Electrical Power Distribution
NRC EIC-4 (Power V.08)
CERTIFICATE OF COMPLIANCE
Project Name: HSBC - Santa Clara Report Page: Page 4 of 4
Project Address: 3225 Coronado Place Santa Clara, CA 95054 Date Prepared: 8/6/19

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name: Seth Nace	Documentation Author Signature:
Company: Brinjac Engineering	Signature Date: 8/6/19
Address: 72 F Washington St, Suite 2A	CAJ MEPS Certification Identification (if applicable):
City/State/Zip: Tipton, PA 19562	Phone: 215-932-1485

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features & system design features identified on the Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a complete signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder submits to the building center at occupancy.

Responsible Designer Name: Seth Nace	Responsible Designer Signature:
Company: Brinjac Engineering	Date Signed: 8/6/19
Address: 72 F Washington St, Suite 2A	License: 20805
City/State/Zip: Tipton, PA 19562	Phone: 215-932-1485

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance <http://www.energy.ca.gov/title24/2016standards> May 2016

STATE OF CALIFORNIA
Electrical Power Distribution
NRC EIC-4 (Power V.08)
CERTIFICATE OF COMPLIANCE
Project Name: HSBC - Santa Clara Report Page: Page 3 of 4
Project Address: 3225 Coronado Place Santa Clara, CA 95054 Date Prepared: 8/6/19

J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table I. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at (http://www.energy.ca.gov/2013/buildings/CBC_400-2013-GES/summary/Forms/NRC)

YES	NO	Form/Title	Field Inspector
			Pass Fail
☒	☐	NRC EIC-01-4 - Must be submitted for all building.	☐ ☐

K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no Certificates of Acceptance applicable to electrical power distribution requirements.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance <http://www.energy.ca.gov/title24/2016standards> May 2016

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FIRE ALARM

SYMBOL DESCRIPTION

(15)	CANDELA RATING
	FIRE ALARM CEILING MOUNTED VISIBLE NOTIFICATION APPLIANCE
	FIRE ALARM CEILING MOUNTED COMBINED AUDIBLE/VISIBLE NOTIFICATION APPLIANCE
	CARBON MONOXIDE DETECTOR WITH SOUNDER BASE
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	FIRE ALARM PANEL
	FIRE ALARM ANNUNCIATOR
	MANUAL PULL STATION
	CONTROL MODULE
	MONITOR MODULE
	RELAY
	REMOTE INDICATOR LAMP & TEST SWITCH

GENERAL NOTES

- SOME LEGEND SYMBOLS MAY NOT BE USED. SEE FLOOR PLANS FOR APPLICABLE DEVICES.
- THESE NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT UNLESS OTHERWISE NOTED AS SUCH ON AN INDIVIDUAL DRAWING.
- PRIOR TO BIDDING, THE CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS AND SPECIFICATIONS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING. FAILURE TO DO THIS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL ADVISE THE PROFESSIONAL OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES, MANUFACTURER'S WRITTEN INSTRUCTIONS, AND RECOGNIZED INDUSTRY PRACTICES. ALL EQUIPMENT, DEVICES, AND MATERIALS SHALL BE UL LISTED AND FM APPROVED.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED INFORMATION TO THE AUTHORITY HAVING JURISDICTION TO OBTAIN THE NECESSARY PERMITS AND APPROVALS. ALL FEES ASSOCIATED WITH THIS SUBMISSION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND BE RESPONSIBLE FOR ALL FEES CHARGED BY THE AUTHORITY HAVING JURISDICTION FOR SUCH INSPECTIONS.
- REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, FIRE WALLS, DOOR HARDWARE SCHEDULES AND LIKE ITEMS. REFER TO THE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBERS. REFER TO OTHER TRADES PLANS TO UNDERSTAND THE EXTENT OF THEIR WORK AS REQUIRED.
- DO NOT SCALE DRAWINGS. HOLD INDICATED DIMENSIONS WHERE SHOWN. RESOLVE ANY DISCREPANCIES WITH THE PROFESSIONAL PRIOR TO BEGINNING WORK.
- PROVIDE A NEW MULTITRIP/ADDRESSABLE, NON-CODED, SUPERVISED FIRE ALARM SYSTEM AS DESCRIBED IN THE SPECIFICATIONS AND AS SHOWN ON THE FIRE ALARM DRAWINGS. THE WORK COVERED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL EQUIPMENT, LABOR, AND MATERIALS TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND REFERENCED CODES. THE DRAWINGS DO NOT SHOW ALL REQUIRED CONNECTIONS, INTERCONNECTING DETAILS, TERMINAL BLOCKS, JUNCTION BOXES, ETC. THE CONTRACTOR SHALL PROVIDE ALL APPURTENANCES FOR A COMPLETE AND OPERATIONAL SYSTEM THAT MEETS THE DESIGN INTENT AND CODE REQUIREMENTS.
- THE LAYOUT ON THE DRAWINGS IS DIAGRAMMATIC. WHERE ADDITIONAL REMOTE FIRE ALARM CONTROL UNITS, NAC EXTENDER PANELS, OR SIMILAR FIRE ALARM RELATED EQUIPMENT ARE NEEDED, THEY SHALL BE PROVIDED.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE CONFLICTS BETWEEN STRUCTURAL ELEMENTS AS WELL AS PIPING, DUCTWORK, SPRINKLER, ARCHITECTURAL, AND OTHER ELECTRICAL WORK. ALL EQUIPMENT SHALL BE COORDINATED WITH OTHER TRADES AND ARCHITECTURAL AND STRUCTURAL FEATURES.
- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL PLACEMENT OF ALL FIRE ALARM DEVICES IN ACCORDANCE WITH NFPA 72 AND APPLICABLE ADA REQUIREMENTS.
- PROVIDE A NEW FIRE ALARM CONTROL PANEL (FACP).
- PROVIDE AUDIBLE/VISIBLE NOTIFICATION THROUGHOUT THE AREA OF WORK.
- PROVIDE DETECTION THROUGHOUT THE AREA OF WORK AS SHOWN IN THE PLANS.
- FURNISH AND INSTALL DUCT SMOKE DETECTORS. FIELD COORDINATE EXACT QUANTITIES AND LOCATIONS. INTERFACE THE DUCT SMOKE DETECTORS WITH THE FIRE ALARM SYSTEM TO SHUTDOWN ASSOCIATED AIR HANDLERS UPON ACTIVATION OF THE SMOKE DETECTOR.
- PROVIDE CONTROL MODULES, RELAYS, AND MONITOR MODULES TO INTERFACE THE HVAC AND DOOR ACCESS SYSTEMS WITH THE FIRE ALARM SYSTEM.
- ALL CONDUIT AND WIRING SHALL BE CONCEALED IN AREAS WITH CEILINGS. PLUMB RATED CABLE MAY BE USED WHERE APPROPRIATE. CONDUIT SHALL BE UTILIZED IN AREAS WITHOUT CEILINGS. CONTRACTOR SHALL COORDINATE ROUTINGS WITHIN THESE EXPOSED AREAS TO PRODUCE A SYMMETRIC AND AESTHETIC LAYOUT.
- FIRE ALARM CIRCUITS SHALL BE 24-VOLT DC AND POWER WIRING SHALL BE 120-VOLT AC CIRCUITS. SIGNALING LINE CIRCUITS SHALL BE AS-BUILT AND NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B.
- CIRCUITS SHALL CONTAIN AT LEAST 20 PERCENT SPARE CAPACITY FOR NOTIFICATION APPLIANCES ON THE NAC AND 20 PERCENT SPARE CAPACITY FOR INITIATING DEVICES ON THE SLC (E.G., NOT MORE THAN 80 PERCENT LOADED).
- CONTRACTOR SHALL REPLACE IN KIND ALL CEILING TILES DAMAGED DURING INSTALLATION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR OR REFINISH ANY AREA IN KIND IF INSTALLATION DEFACES EXISTING WALLS, FLOORS, OR CEILINGS.
- PROVIDE A KNOX DRAWING/DOCUMENT BOX ADJACENT TO THE FIRE ALARM PANEL. PROVIDE A FULL SIZE SET OF DRAWINGS, 1/2" SIZE SET, AND A FLASH DRIVE WITH PDFs OF ALL THE AS-BUILT DRAWINGS.
- AFTER ALL EQUIPMENT IS INSTALLED, IT SHALL BE TESTED TO DEMONSTRATE PROPER OPERATION OF PERFORMANCE AND COMPLIANCE WITH THE SPECIFICATIONS. EQUIPMENT NOT OPERATING CORRECTLY SHALL BE FIELD CORRECTED OR REPLACED. SYSTEMS WILL BE TESTED IN ACCORDANCE WITH NFPA REQUIREMENTS. THE OWNER'S REPRESENTATIVE, PROFESSIONAL, AND AUTHORITY HAVING JURISDICTION SHALL BE PRESENT FOR THE TEST.

DRAWING LIST

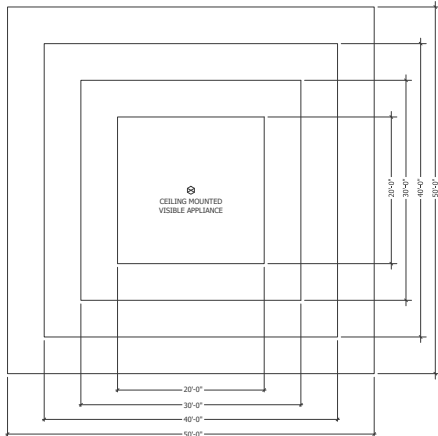
SHEET NUMBER	DRAWING TITLE
FA-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - FIRE ALARM
FA-100	FIRST FLOOR CONSTRUCTION PLAN - FIRE ALARM
FA-200	RISER DIAGRAM AND MATRIX OF OPERATIONS - FIRE ALARM
FA-300	DETAILS - FIRE ALARM
FA-400	SPECIFICATIONS - FIRE ALARM
FA-401	SPECIFICATIONS - FIRE ALARM
FA-402	SPECIFICATIONS - FIRE ALARM

TYPICAL ANNOTATION

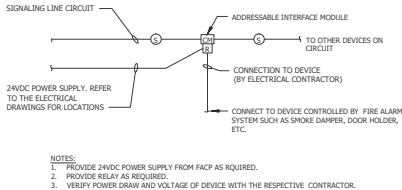
	AREA OF REVISION
	REVISION SEQUENCE NUMBER
	KEYED NOTE
	DETAIL NUMBER
	DRAWING NUMBER
	SECTION LETTER
	SECTION DRAWING NUMBER

DEFERRED SUBMITTAL

THE FIRE ALARM DRAWINGS AND SPECIFICATIONS ARE PERFORMANCE BASED. THE CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL TO THE AHI SHOP DRAWINGS AND CALCULATIONS INDICATING THE SYSTEM LAYOUT. THE PROFESSIONAL SHALL REVIEW THE SHOP DRAWINGS AND CALCULATIONS PRIOR TO THE DEFERRED SUBMISSION TO THE AHI AND PROVIDE NOTATION ON THE DRAWINGS INDICATING THEY WERE REVIEWED AND APPROVED BY THE PROFESSIONAL. SUBMIT APPROVED DRAWINGS PRIOR TO INSTALLATION.



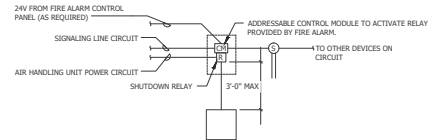
MAXIMUM ROOM SIZE (FT)	MAXIMUM LENS HEIGHT (FT)	MINIMUM REQUIRED LIGHTING OUTPUT (cd)	MAXIMUM ROOM SIZE (FT)	MAXIMUM LENS HEIGHT (FT)	MINIMUM REQUIRED LIGHTING OUTPUT (cd)	MAXIMUM ROOM SIZE (FT)	MAXIMUM LENS HEIGHT (FT)	MINIMUM REQUIRED LIGHTING OUTPUT (cd)
20 x 20	10	15	20 x 20	20	30	20 x 20	30	55
30 x 30	10	30	30 x 30	20	45	30 x 30	30	75
40 x 40	10	60	40 x 40	20	75	50 x 50	30	95
48 x 48	10	75	48 x 48	20	80	53 x 53	30	110
50 x 50	10	95	50 x 50	20	95	55 x 55	30	115
53 x 53	10	110	53 x 53	20	110	59 x 59	30	135
55 x 55	10	115	55 x 55	20	115	63 x 63	30	150
59 x 59	10	135	59 x 59	20	135	68 x 68	30	177
63 x 63	10	150	63 x 63	20	150	70 x 70	30	185
68 x 68	10	177	68 x 68	20	177			
70 x 70	10	185	70 x 70	20	185			



- NOTES:
- PROVIDE 24VDC POWER SUPPLY FROM FACP AS REQUIRED.
 - PROVIDE RELAY AS REQUIRED.
 - VERIFY POWER DRAW AND VOLTAGE OF DEVICE WITH THE RESPECTIVE CONTRACTOR.

FIRE ALARM - CONTROL INTERFACE DETAIL

NO SCALE



NOTES:

- ACTIVATION OF DUCT DETECTOR SHALL CAUSE SHUT DOWN RELAY TO BE ACTIVATED.
- DUCT SMOKE DETECTOR PROVIDED AND INSTALLED BY THE FIRE ALARM CONTRACTOR. ALL CONNECTIONS, POWER SUPPLY, AND RELAY SHALL BE BY THE FIRE ALARM CONTRACTOR.
- THE ARRANGEMENT SHOWN DOES NOT PROHIBIT THE USE OF A RELAY BASE DUCT DETECTOR AS LONG AS THE HVAC DEVICE SHUT DOWN IS ACCOMPLISHED WITHIN 3 FEET OF THE RELAY.
- ALL CONNECTIONS SHALL BE BY THE FIRE ALARM CONTRACTOR.

FIRE ALARM - HVAC SHUT DOWN INTERFACE - ADDRESSABLE PANEL

NO SCALE

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SYMBOLS, LEGENDS, AND ABBREVIATIONS - FIRE ALARM

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GENERAL NOTES:

1. CONTRACT WITH THE BASE BUILDING FIRE ALARM MAINTENANCE CONTRACTOR TO PROVIDE THE EQUIPMENT, PROGRAMMING, AND LABOR REQUIRED TO INTERFACE THE TENANT FIRE ALARM SYSTEM WITH THE BASE BUILDING FIRE ALARM SYSTEM.

KEYED NOTES:

1. PROVIDE CONTROL MODULES AND RELAYS TO TRANSMIT ALARM, TROUBLE, AND SUPERVISORY CONDITIONS TO THE BASE BUILDING FIRE ALARM SYSTEM.
2. PROVIDE MONITOR MODULES TO MONITOR ALARM CONDITIONS FOR THE BASE BUILDING FIRE ALARM SYSTEM.
3. PROVIDE THE NECESSARY CONTROL MODULES AND RELAYS TO INTERFACE THE FIRE ALARM SYSTEM WITH THE DOOR HARDWARE.
4. PROVIDE CONTROL MODULE AND RELAY TO INTERFACE THE ACCESS CONTROL SYSTEM WITH THE FIRE ALARM SYSTEM.

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FIRST FLOOR
CONSTRUCTION PLAN -
FIRE ALARM

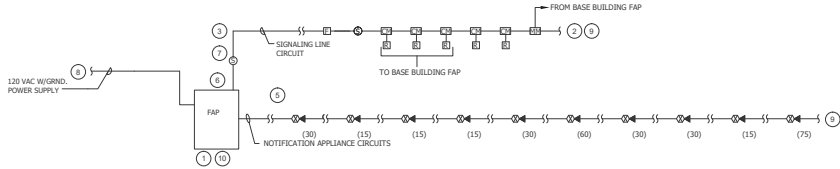
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FIRST FLOOR CONSTRUCTION PLAN - FIRE ALARM
SCALE: 1/4" = 1'-0"

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- NOTES:
- 1 THE OWNER HAS ELECTED TO UTILIZE A FIRE-LITE ES-200X FIRE ALARM PANEL. PROVIDE ADDITIONAL NAC CAPACITY AS REQUIRED.
 - 2 THE DEVICES SHOWN ON THE RISER DIAGRAM ARE REPRESENTATIVE OF THOSE TO BE PROVIDED THROUGHOUT THE BUILDING. THEY ARE NOT INTENDED TO SHOW TOTAL QUANTITIES OF DEVICES. THE CONTRACTOR SHALL REFER TO THE FLOOR PLANS FOR THIS INFORMATION.
 - 3 THE SIGNALING LINE CIRCUIT MAY BE T-TAPPED, PROVIDED THE LOCATION OF THE T-TAP IS CLEARLY SHOWN ON THE SHOP DRAWINGS, IS PERFORMED IN A JUNCTION BOX, AND IS MADE WITH A TERMINAL STRIP. PIG TAILING IS NOT PERMITTED.
 - 4 ADDRESSABLE INTERFACE MODULES ARE REQUIRED FOR NON-ADDRESSABLE INITIATING AND INDICATING DEVICES FOR CONNECTION TO THE FIRE ALARM SYSTEM. SEE THE WIRING SCHEMATICS ON THIS DRAWING FOR ADDITIONAL INFORMATION.
 - 5 AUDIBLE AND VISIBLE NOTIFICATION APPLIANCES SHALL BE WIRED SEPARATELY OR SEPARATELY CONTROLLED.
 - 6 PROVIDE A FIRE LITE CELLAR COMMUNICATOR. THE LOCATION AND TYPE OF INTERFACE DEVICE FOR CONNECTION TO THE MONITORING SERVICE MUST BE COORDINATED WITH CONTRACTING SERVICE COMPANY.
 - 7 PROVIDE A SMOKE DETECTOR ABOVE ALL CONTROL PANELS (TYPICAL).
 - 8 PROVIDE 120 VAC POWER FROM A DEDICATED SPARE 20 AMP, SINGLE PHASE BREAKER LOCATED IN AN EXISTING ELECTRICAL PANEL TO THE NEW FIRE ALARM PANEL. COMPLY WITH ALL THE REQUIREMENTS OF THE NEC. FIELD VERIFY THE EXACT LOCATION.
 - 9 ALL FIRE ALARM CIRCUITS SHALL BE ELECTRICALLY SUPERVISED. PROVIDE CLASS B SIGNALING LINE CIRCUITS (SLC) AND CLASS B NOTIFICATION APPLIANCE CIRCUITS (NAC).
 - 10 PROVIDE SUPERVISION OF THE PRIMARY POWER SUPPLY, PRESENCE OF THE BATTERY, BATTERY VOLTAGE, AND PLACEMENT OF THE MODULES WITHIN THE PANEL. FIRE ALARM WIRING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 760.

1 FIRE ALARM SYSTEM RISER DIAGRAM - SINGLE FLOOR - HORN SYSTEM
FA-200 NO SCALE

SYSTEM INPUTS											SYSTEM OUTPUTS										
	A	B	C	D	E	F	G	H	I	J	K	L	M								
1 ANY GENERAL BUILDING DETECTOR IN TROUBLE	X	X					X	X	X					1							
2 ANY GENERAL BUILDING DETECTOR IN ALARM							X	X	X	X			X	2							
3 ANY GENERAL BUILDING MANUAL PULL STATION IN ALARM							X	X	X				X	3							
4 ANY DUCT DETECTOR IN ALARM				X	X		X	X	X	X			X	4							
5 FIRE ALARM AC POWER FAILURE				X	X		X	X	X	X			X	5							
6 FIRE ALARM SYSTEM LOW BATTERY	X	X					X	X	X				X	6							
7 OPEN CIRCUIT	X	X					X	X	X				X	7							
8 GROUND FAULT	X	X					X	X	X	X			X	8							
9 NOTIFICATION APPLIANCE CIRCUIT SHORT	X	X					X	X	X				X	9							
10 ANY TROUBLE ALARM	X	X					X	X	X				X	10							
11 ANY CO DETECTOR IN ALARM		X					X	X	X				X	11							
A	B	C	D	E	F	G	H	I	J	K	L	M									

2 FIRE ALARM SYSTEM MATRIX OF OPERATION
FA-200 NO SCALE

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**RISER DIAGRAM AND
MATRIX OF OPERATIONS -
FIRE ALARM**

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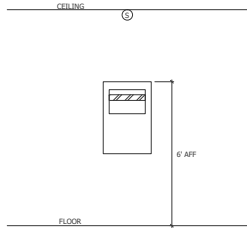
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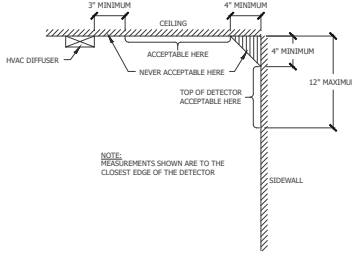
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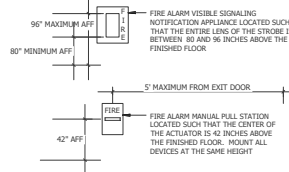
NOTES:
1. FOR BLOCK WALLS - COORDINATE MOUNTING HEIGHT WITH TOP OF COURSE OF BLOCK NEAREST 6 FEET AFF.

1 FIRE ALARM PANEL/ANNUNCIATOR MOUNTING DETAIL
FA-300 NO SCALE



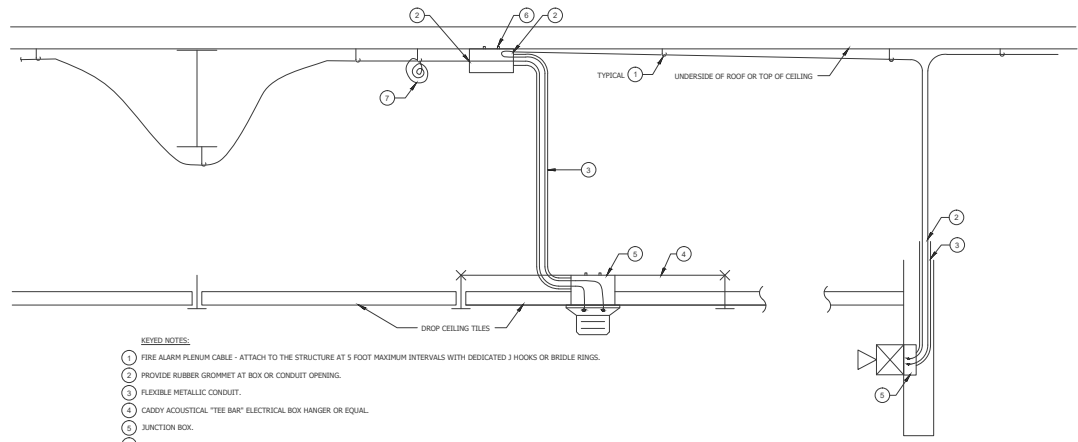
NOTE:
MEASUREMENTS SHOWN ARE TO THE CLOSEST EDGE OF THE DETECTOR

2 PROPER PLACEMENT FOR DETECTORS DETAIL
FA-300 NO SCALE



NOTES:
1. WHERE FLOOR PLAN INDICATES THAT NOTIFICATION APPLIANCE AND MANUAL PULL STATION ARE LOCATED IN THE SAME AREA, THEY SHALL BE MOUNTED IN THE SAME VERTICAL LINE.

3 MANUAL PULL STATION AND STROBE MOUNTING DETAIL
FA-300 NO SCALE



- KEYED NOTES:
- 1 FIRE ALARM PLENUM CABLE - ATTACH TO THE STRUCTURE AT 5 FOOT MAXIMUM INTERVALS WITH DEDICATED J HOOKS OR BRIDLE RINGS.
 - 2 PROVIDE RUBBER GROMMET AT BOX OR CONDUIT OPENING.
 - 3 FLEXIBLE METALLIC CONDUIT.
 - 4 CADDY ACOUSTICAL "TEE BAR" ELECTRICAL BOX HANGER OR EQUAL.
 - 5 JUNCTION BOX.
 - 6 SECURELY FASTEN FLEXIBLE METALLIC CONDUIT TO STRUCTURE VIA A JUNCTION BOX OR CONDUIT FITTING AND CLAMP.
 - 7 COIL EXCESS WIRE ON A J HOOK OR BRIDLE RING ADJACENT TO CONDUIT.

4 FIRE ALARM PLENUM WIRING AND DEVICE MOUNTING DETAIL
FA-300 NO SCALE

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DETAILS - FIRE ALARM

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PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. FIRELITE
- B. APPROVED EQUAL
- C. TIE-ING TO THE BASE BUILDING FIRE ALARM SYSTEM SHALL BE DONE BY THE BUILDING'S CONTRACTOR RED ROCK SECURITY & CABLE, INC.
- D. CONTACT RANDY JARA

2.2 FIRE ALARM CONTROL PANEL (FAP)

- A. PROVIDE A FIRELITE ES-200X FIRE ALARM PANEL. ALL PROGRAM CODE IS TO BE SET FOR FACTORY DEFAULT.
- B. PROVIDE A COMPLETE CONTROL PANEL FULLY ENCLOSED IN A LOCKABLE STEEL ENCLOSURE AS SPECIFIED HEREIN. ALL OPERATIONS REQUIRED FOR TESTING OR FOR NORMAL CARE AND MAINTENANCE OF THE SYSTEMS SHALL BE PERFORMED FROM THE FRONT OF THE ENCLOSURE. IF MORE THAN A SINGLE UNIT IS REQUIRED AT A PUBLIC ACCESSIBLE LOCATION TO FORM A COMPLETE CONTROL PANEL, THE UNIT ENCLOSURES SHALL MATCH EXACTLY.
- C. EACH CONTROL UNIT SHALL PROVIDE POWER, SUPERVISION, CONTROL AND LOGIC FOR THE ENTIRE SYSTEM, UTILIZING SOLID STATE, MODULAR COMPONENTS, INTERNALLY MOUNTED AND ARRANGED FOR EASY ACCESS. EACH CONTROL UNIT SHALL BE SUITABLE FOR OPERATION ON A 120 VOLT, 60 HERTZ, BUILDING POWER SUPPLY. THE SYSTEM DEVICES SHALL OPERATE AT 24 VOLTS DC. PROVIDE A 24 VOLT BATTERY WITH SUPERVISORY FUNCTIONS FOR POWER FAILURE, INTERNAL COMPONENT PLACEMENT, AND OPERATION. VISUAL INDICATION OF ALARM, SUPERVISORY OR TROUBLE INDICATION ON THE FIRE ALARM CONTROL PANEL SHALL BE BY LIQUID CRYSTAL DISPLAY OR SIMILAR MEANS WITH A MINIMUM OF 80 CHARACTERS OF WHICH AT LEAST 32 ARE FIELD CHANGEABLE.
- D. THE FAP SHALL BE LISTED FOR REMOTE STATION SERVICE. PROVIDE AUDIBLE SIGNALS TO INDICATE ANY ALARM OR TROUBLE CONDITION. THE ALARM SIGNALS SHALL BE DIFFERENT FROM THE TROUBLE SIGNAL. CONNECT ALL CIRCUIT CONDUCTORS ENTERING OR LEAVING THE PANEL TO SCREW-TYPE TERMINALS WITH EACH TERMINAL MARKED FOR IDENTIFICATION. LOCATE DIODES AND RELAYS, IF ANY, ON SCREW TERMINALS IN THE FAP. CIRCUITS OPERATING AT 24 VDC SHALL NOT OPERATE AT LESS THAN 20.8 VOLTS. CIRCUITS OPERATING AT ANY OTHER VOLTAGE SHALL NOT HAVE A VOLTAGE DROP EXCEEDING 10 PERCENT OF NOMINAL VOLTAGE.
- E. OPERATION OF THE SYSTEM SHALL BE IN ACCORDANCE WITH THE DESCRIPTION UNDER "SYSTEM OPERATION" OF THIS SPECIFICATION SECTION AND AS INDICATED IN THE MATRIX OF OPERATIONS SHOWN ON THE CONTRACT DRAWINGS.
- F. THE CABINET ENCLOSURE SHALL BE IDENTIFIED BY PERMANENT MARKINGS ON THE CABINET OR BY AN ENGRAVED LAMINATED PHENOLIC RESIN NAMEPLATE. LETTERING ON THE NAMEPLATE SHALL IDENTIFY THE CABINET AND SHALL NOT BE LESS THAN 1-INCH HIGH. PROVIDE PROMINENT RIGID PLASTIC OR METAL IDENTIFICATION PLATES FOR ALL LAMPS, CIRCUITS, METERS, FUSES AND SWITCHES. THE CABINET SHALL BE PROVIDED IN A STURDY STEEL HOUSING, COMPLETE WITH BACKBOX, HINGED STEEL DOOR WITH CYLINDER LOCK, AND SURFACE MOUNTING PROVISIONS.
- G. PROVIDE AN ALARM SILENCE SWITCH AT THE FAP THAT WILL SILENCE THE AUDIBLE SIGNAL, BUT NOT AFFECT THE VISUAL ALARM INDICATOR. PROVIDE TROUBLE AND SUPERVISORY SILENCING SWITCH THAT WILL SILENCE THE AUDIBLE TROUBLE AND SUPERVISORY SIGNAL, BUT NOT EXTINGUISH THE VISUAL INDICATOR. THESE SWITCHES SHALL BE OVERRIDDEN UPON ACTIVATION OF A SUBSEQUENT ALARM.
- H. PROVIDE A DRILL TEST SWITCH WHICH WILL ACTIVATE THE ALARM INDICATING DEVICES, BUT WILL NOT PUT THE PANEL INTO THE ALARM MODE AND WILL NOT NOTIFY THE SUPERVISING STATION.
- I. POWER AND SUPERVISE EACH CIRCUIT SUCH THAT A SIGNAL FROM A SINGLE DEVICE DOES NOT PREVENT THE RECEIPT OF SIGNALS FROM ANY OTHER DEVICE. ALL CIRCUITS SHALL BE MANUALLY RESETTABLE BY SWITCH FROM THE FAP AFTER THE INITIATING DEVICE OR DEVICES HAVE BEEN RESTORED TO NORMAL.
- J. THE FIRE ALARM SYSTEM SHALL ACTIVATE GENERAL BUILDING ALARM UTILIZING THE "TEMPORAL TONE".
- K. PROVIDE EACH CONTROL UNIT WITH NON-VOLATILE MEMORY AND LOGIC FOR ALL FUNCTIONS. THE USE OF LONG LIFE BATTERIES, CAPACITORS OR OTHER AGE-DEPENDENT DEVICES SHALL NOT BE CONSIDERED AS EQUAL TO NON-VOLATILE PROCESSORS, PROMOS OR PROMOS.
- L. PROVIDE CONTROL UNITS AND CONTROL PANELS THAT ARE FULLY FIELD PROGRAMMABLE FOR CONTROL, INITIATING, SUPERVISORY AND TROUBLE FUNCTIONS OF BOTH INPUT AND OUTPUT. THE SYSTEM PROGRAM CONFIGURATION SHALL BE MENU-DRIVEN. ALL SYSTEM CHANGES SHALL BE PASSWORD PROTECTED AND SHALL BE ACCOMPLISHED USING PERSONAL COMPUTER BASED EQUIPMENT. ALL SYSTEM CHANGES SHALL BE IN NON-VOLATILE MEMORY.
- M. THE FAP SHALL CONTAIN FEATURES WHICH ALLOW THE BYPASSING OF INPUT DEVICES FROM THE SYSTEM OR THE MODIFICATION OF SYSTEM OUTPUTS. THESE CONTROL FEATURES SHALL BE ACCESSIBLE FROM A PANEL MOUNTED KEYPAD. ANY BYPASS OR MODIFICATION TO THE SYSTEM SHALL INDICATE A TROUBLE CONDITION ON THE FAP AND A PRINTED OUTPUT OF THE TROUBLE CONDITION.
- N. PROVIDE THE NECESSARY CONTROLS TO PREVENT THE RESETTING OF ANY ALARM, SUPERVISORY, OR TROUBLE SIGNAL WHILE THE ALARM, SUPERVISORY OR TROUBLE CONDITION ON THE SYSTEM STILL EXISTS.
- O. PROVIDE A TYPESET PRINTED OR TYPEWRITTEN INSTRUCTION CARD MOUNTED BEHIND A LEXAN PLASTIC OR GLASS COVER IN A STAINLESS STEEL OR ALUMINUM FRAME. INSTALL FRAME IN A CONSPICUOUS LOCATION OBSERVABLE FROM THE FAP. THE CARD SHALL SHOW THOSE STEPS TO BE TAKEN BY AN OPERATOR WHEN A SIGNAL IS RECEIVED AS WELL AS THE FUNCTIONAL OPERATION OF THE SYSTEM UNDER ALL CONDITIONS, NORMAL, ALARM, SUPERVISORY AND TROUBLE. THE INSTRUCTIONS SHALL BE APPROVED BY THE OWNER AND THE PROFESSIONAL BEFORE BEING POSTED.
- P. THE FAP SHALL HAVE A WALK TEST FEATURE. WHEN USING THIS FEATURE, OPERATION OF INITIATING DEVICES SHALL RESULT IN LIMITED SYSTEM OUTPUTS, SO THAT THE NOTIFICATION APPLIANCES OPERATE FOR ONLY A FEW SECONDS AND THE EVENT IS INDICATED ON THE SYSTEM PRINTER, BUT NO OTHER OUTPUTS OCCUR.
- Q. SECONDARY SOURCE FOR EMERGENCY POWER TO THE FAP:
 - 1. PROVIDE A BATTERY POWERED SECONDARY POWER SYSTEM WITH SUFFICIENT CAPACITY TO OPERATE THE COMPLETE ALARM SYSTEM IN NORMAL OR SUPERVISORY (NON-ALARM) MODE FOR A PERIOD OF 60 HOURS. FOLLOWING THIS PERIOD OF NORMAL OPERATION, THE BATTERIES SHALL HAVE SUFFICIENT CAPACITY TO OPERATE THE SYSTEM DURING A FIRE OR OTHER EMERGENCY CONDITION FOR A PERIOD OF 5 MINUTES.
 - 2. THE BATTERY SECONDARY POWER SOURCE SHALL BE SEALED LEAD-ACID OR NICKEL CADMIUM BATTERIES. PROVIDE AN AUTOMATIC TRANSFER SWITCH TO TRANSFER THE LOAD TO THE BATTERIES IN THE EVENT OF THE FAILURE OF PRIMARY POWER.
 - 3. PROVIDE A SOLID STATE, FULLY AUTOMATIC, VARIABLE CHARGING RATE BATTERY CHARGER. THE CHARGER SHALL BE CAPABLE OF PROVIDING 150 PERCENT OF THE CONNECTED SYSTEM LOAD AND SHALL MAINTAIN THE BATTERIES AT FULL CHARGE. IN THE EVENT THE BATTERIES ARE FULLY CHARGED, THE CHARGER SHALL RECHARGE THEM BACK TO FULL CHARGE IN TWELVE HOURS.
- R. THE LOSS OF PRIMARY POWER AT THE FAP SHALL RESULT IN A TROUBLE SIGNAL AT BOTH THE FAP AND THE FAP.

2.3 COMMUNICATOR

- A. PROVIDE A FIRELITE CELLULAR COMMUNICATOR COMPATIBLE WITH THE FIRE ALARM PANEL AND COMPATIBLE WITH THE OWNER'S SUPERVISING STATION TO TRANSMIT SIGNALS AS SPECIFIED IN THE MATRIX OF OPERATIONS AS PERMITTED BY THE CITY OF BELLMEAD. PROVIDE ALL NECESSARY POWER AND CONNECTIONS FOR A COMPLETE SYSTEM. COORDINATE WITH CIP AS REQUIRED.

2.4 MONITOR AND CONTROL MODULES

- A. PROVIDE SUPERVISED ADDRESSABLE MONITOR AND CONTROL MODULES AS APPROPRIATE TO INTERFACE WITH REQUIRED DEVICES. THESE DEVICES MAY ALSO REQUIRE CONTROL RELAYS DEPENDING UPON THE DEVICE BEING INTERFACED. THIS INCLUDES, BUT IS NOT LIMITED TO, HVAC SYSTEMS AND DOOR ACCESS SYSTEMS.
- B. MODULES SHALL BE OF THE TYPE THAT MOUNT IN A 4 INCH SQUARE BOX. THE USE OF ADDRESSABLE RELAYS AND MINI-MODULES IS ACCEPTABLE FOR CERTAIN APPLICATIONS WITH THE PRIOR APPROVAL OF THE PROFESSIONAL. ANY SUCH USE OF ADDRESSABLE RELAYS AND MINI-MODULES SHALL BE IDENTIFIED IN THE SUBMITTALS ALONG WITH MOUNTING OR SECURING DETAILS FOR EACH APPLICATION.

2.5 MANUAL PULL STATIONS

- A. PROVIDE ADDRESSABLE DOUBLE-ACTION TYPE MANUAL PULL STATIONS THROUGHOUT, EXCEPT AS NOTED BELOW. THE STATIONS SHALL HAVE AN IMPACT RESISTANT POLYCARBONATE OR CAST OR EXTRUDED METAL COVER, FINISHED IN RED WITH MOLDED RAISED LETTER OPERATING INSTRUCTIONS OF CONTRASTING COLOR. STATIONS REQUIRING THE BREAKING OF A GLASS PANEL ARE NOT ACCEPTABLE.
- B. FURNISH STATIONS WHICH REQUIRE THE USE OF A KEY OR A WRENCH TO RESET. ALL STATIONS SHALL BE MASTER KEYED WITH THE FIRE ALARM CONTROL PANEL. STATION SWITCHES AND CONTACTS SHALL BE RATED FOR THE VOLTAGE AND CURRENT AT WHICH THEY SHALL OPERATE. STATIONS SHALL BE SUPPLIED WITH SCREW TERMINALS FOR MAKING CONNECTIONS.
- C. WHERE DEVICES ARE LOCATED IN AN AREA SUBJECT TO HIGH HUMIDITY OR ADVERSE CONDITIONS (E.G., EXTERIOR, SHOWERS, ETC.) INDOOR/OUTDOOR, WEATHERPROOF APPLIANCES SHALL BE PROVIDED.

2.6 SMOKE DETECTORS

- A. PROVIDE ADDRESSABLE PHOTOELECTRIC OR IONIZATION OPEN AREA AND PHOTOELECTRIC DUCT SMOKE DETECTORS AS FOLLOWS:
 - 1. PROVIDE ANALOG SMOKE DETECTORS UTILIZING THE PHOTOELECTRIC LIGHT SCATTERING PRINCIPLE OR IONIZATION PRINCIPAL FOR OPERATION. SMOKE DETECTORS SHALL BE LISTED FOR USE WITH THE FIRE ALARM CONTROL PANEL.
 - 2. PROVIDE SELF RESTORING TYPE DETECTORS WHICH DO NOT REQUIRE ANY READJUSTMENT AFTER ACTUATION TO RESTORE IT TO NORMAL OPERATION. DETECTORS SHALL BE LISTED AS SMOKE - AUTOMATIC FIRE DETECTORS. INSTALL DETECTORS IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE LISTING.
 - 3. DETECTORS SHALL HAVE ALARM VERIFICATION CAPABILITY AND AN ENVIRONMENTAL COMPENSATION FEATURE AND PROVIDED WITH AN INSECT SCREEN.
 - 4. PROVIDE TWIST LOCK BASES FOR THE DETECTORS. THE DETECTORS SHALL MAINTAIN CONTACT WITH THEIR BASES WITHOUT THE USE OF SPRINGS. PROVIDE COMPANION MOUNTING BASE WITH FIXED WIRING TERMINALS. THE DETECTOR SHALL HAVE A VISUAL INDICATOR TO SHOW ACTUATION.
 - 5. THE DETECTOR ADDRESS SHALL IDENTIFY THE PARTICULAR UNIT, ITS LOCATION WITHIN THE SYSTEM, AND ITS SENSITIVITY SETTING. DETECTOR SHALL BE OF THE LOW VOLTAGE TYPE RATED FOR USE ON A 24 VDC SYSTEM.
 - 6. DETECTORS SHALL BE EQUIPPED WITH SCREW TERMINALS FOR EACH CONDUCTOR.
 - 7. DUCT SMOKE DETECTORS SHALL BE FURNISHED AND INSTALLED BY THE FIRE ALARM CONTRACTOR. THE FIRE ALARM CONTRACTOR SHALL FIELD COORDINATE SAMPING TUBE SIZES. ALL DUCT SMOKE DETECTORS LOCATED 10 FEET OR HIGHER, LOCATED ABOVE FINISHED CEILINGS, OR OTHERWISE HIDDEN FROM VIEW, SHALL BE FURNISHED WITH REMOTE ALARM INDICATOR LAMPS AND TEST STATIONS LOCATED IN A READILY ACCESSIBLE LOCATION, ALONG WITH IDENTIFICATION NAMEPLATES CLEARLY INDICATING THE DEVICE AND ITS LOCATION.

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2.7 NOTIFICATION APPLIANCES

- A. PROVIDE NOTIFICATION APPLIANCES IN AREAS AS INDICATED ON THE CONTRACT DRAWINGS. COMBINATION AUDIBLE/VISIBLE APPLIANCES IN A SINGLE WALL OR CEILING MOUNTED UNIT SHALL BE USED IN ALL LOCATIONS WHERE A COMBINATION UNIT CAN BE PROVIDED. SEPARATE AUDIBLE OR VISIBLE APPLIANCES MAY BE USED AS NECESSARY FOR COVERAGE OF ODD SHAPED AREAS TO FORM A COMPLETE AND FUNCTIONAL SYSTEM.
- B. CEILING MOUNTED AUDIBLE, VISIBLE, AND COMBINATION AUDIBLE/VISIBLE SHALL BE WHITE UNLESS OTHERWISE NOTED.
- C. AUDIBLE/VISIBLE DEVICES IN AREAS SUBJECT TO DAMAGE SHALL BE PROVIDED WITH A WIRE METAL PROTECTIVE COVER TO PROTECT THE DEVICE FROM DAMAGE. PLASTIC COVERS THAT REDUCE LIGHT AND SOUND TRANSMISSION ARE NOT ACCEPTABLE.
- D. AUDIBLE APPLIANCES:
 - 1. ALL AUDIBLE APPLIANCES SHALL BE CAPABLE OF INSTALLATION ON STANDARD 4-INCH (101 MM) SQUARE ELECTRICAL BOXES. PROVIDE FIRE ALARM HORNS CONFORMING TO UL 464, HAVING SEPARATE TERMINATIONS FOR EACH "IN" AND "OUT" CONNECTION.
 - 2. AUDIBLE APPLIANCES SHALL PROVIDE A MINIMUM OUTPUT SOUND OF 15 DBA ABOVE AMBIENT THROUGHOUT THE BUILDING IN ACCORDANCE WITH NFPA 72. THE APPLIANCE SHALL HAVE A MINIMUM RATING OF 90 DBA AT 10-FEET (3 M) AS DETERMINED BY THE REVERBERANT ROOM TEST. DATA ON PEAK OUTPUT AS DETERMINED IN AN ANECHOIC CHAMBER IS NOT SUITABLE. AUDIBLE APPLIANCES THROUGHOUT SHALL EMIT A SYNCHRONIZED, TEMPORAL SIGNAL.
 - 3. PROVIDE NOTIFICATION APPLIANCE MOUNTING PLATES CONSTRUCTED OF COLD ROLLED STEEL HAVING A MINIMUM THICKNESS OF 16 GAUGE AND EQUIPPED WITH MOUNTING HOLES AND OTHER OPENINGS AS NEEDED FOR A COMPLETE INSTALLATION. ALL FABRICATION MARKS AND HOLES SHALL BE GROUND AND FINISHED TO PROVIDE A SMOOTH AND NEAT APPEARANCE FOR EACH PLATE. EACH PLATE SHALL BE PRIMER AND PAINTED RED. PROVIDE TERMINAL BLOCKS FOR MAKING CONNECTIONS.
- F. VISIBLE APPLIANCES:
 - 1. VISIBLE ALARM INDICATING APPLIANCES SHALL BE VENUS STROBE LIGHTS MEETING THE REQUIREMENTS OF UL 1971. STROBES SHALL HAVE A FLASH RATE OF BETWEEN 1 AND 3 HZ. VISIBLE APPLIANCES THROUGHOUT EACH FLOOR SHALL BE SYNCHRONIZED.
 - 2. THE STROBE LENS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT. STROBES SHALL BE DESIGNED AND LISTED AS REQUIRED FOR WALL OR CEILING MOUNTING AS APPLICABLE.
 - 3. THE STROBE LENS HOUSING SHALL BE WHITE AND ENGRAVED OR STENCILED WITH THE WORD "FIRE".
 - 4. CEILING MOUNTED DEVICES SHALL BE SPECIFICALLY APPROVED FOR CEILING MOUNTING. WALL MOUNTED DEVICES SHALL NOT BE USED FOR CEILING APPLICATIONS UNLESS APPROVED FOR SUCH USE.

2.8 REMOTE ALARM LAMP

- A. A REMOTE ALARM LAMP AND TEST SWITCH SHALL BE USED FOR IDENTIFICATION OF AN AUTOMATIC DEVICE WHERE ALARM DEVICES ARE MOUNTED SUCH THAT THEY ARE NOT VISIBLE AND REMOTE TESTING.

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ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

SPECIFICATIONS -
FIRE ALARM

Proj #: 19.0000827.080 Reviewed By: JNM

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PART 3 - EXECUTION

3.1 GENERAL

- A. PROVIDE AND INSTALL THE SYSTEM IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, ALL APPLICABLE CODES AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WIRING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL THE PROVISIONS OF THE NEC. UPON COMPLETION, THE CONTRACTOR SHALL SO CERTIFY IN WRITING TO THE OWNER AND THE PROFESSIONAL.
- B. ALL ASSOCIATED CONDUIT AND WIRING FOR WALL-MOUNTED APPLIANCES SHALL BE HIDDEN FROM VIEW. UTILIZE RECESSED BACK BOXES TO MOUNT THE FIRE ALARM DEVICE. AS AN EXAMPLE, THIS WOULD INCLUDE MANUAL PULL STATIONS AND ALARM NOTIFICATION DEVICES ATTACHED TO GYPSUM OR CMU WALLS. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE OWNER, CM OR PROFESSIONAL PRIOR TO ROUTING ANY EXPOSED RACEWAY IN FINISHED AREAS OF THE BUILDING. THE CONTRACTOR SHALL COORDINATE THE ROUTING OF THE CONDUIT AND PLACEMENT OF BOXES TO THE MINIMUM REQUIRED DEPTH.
- C. ALL JUNCTION BOXES SHALL BE SPRAYED RED AND LABELED "FIRE ALARM". WIRING COLOR CODE SHALL BE MAINTAINED THROUGHOUT THE INSTALLATION.
- D. THE CONTRACTOR SHALL CLEAN ALL DIRT AND DEBRIS FROM THE INSIDE AND THE OUTSIDE OF THE FIRE ALARM EQUIPMENT AFTER COMPLETION OF THE INSTALLATION. DETECTORS SHALL NOT BE INSTALLED DURING CONSTRUCTION. INSTALLING DETECTORS WITH A DUST COVER IS NOT ACCEPTABLE. INSTALL DETECTORS ONLY AFTER THE BUILDING IS CLEAN AND READY FOR TESTING AND OCCUPANCY.
- E. THE NEICET APPROVED DISTRIBUTOR AND CONTRACTOR SUPERVISING EMPLOYEES SHALL ATTEND ALL MEETINGS REQUIRED BY THE PROFESSIONAL, OWNER OR CM. THIS SHALL INCLUDE AS A MINIMUM A PROJECT KICKOFF MEETING, MONTHLY JOB SITE VISITS TO SUPERVISE THE INSTALLATION, AND FINAL SYSTEM ACCEPTANCE.
- F. USE OF WIRE NUTS IS PROHIBITED. INSTALLING MULTIPLE WIRES ON A SINGLE TERMINAL IS PROHIBITED.
- G. PROVIDE A SMOKE DETECTOR OVER EACH FIRE ALARM CONTROL UNIT. FOR THE PURPOSE OF THIS PROJECT, THE TERM FIRE ALARM CONTROL UNIT SHALL APPLY TO THE FAP AND NOTIFICATION EXTENDER PANELS.
- H. PATCHING AND REPAIRING SHALL COMPLY WITH SPECIFICATION FOR CUTTING AND PATCHING. THE FOLLOWING IS GUIDANCE TO ASSIST THE CONTRACTOR IN UNDERSTANDING THE EXTENT OF THE WORK REQUIRED. IT IS NOT INTENDED THAT THIS PORTION OF THE SPECIFICATION BE COMPLETE WITH RESPECTS TO ALL PATCHES THAT MAY BE REQUIRED.
1. AREAS THAT ARE EXISTING CMU, PLASTER OR GYPSUM WALLBOARD SHALL BE PATCHED TO MATCH THE EXISTING FINISH AND PAINTED TO MATCH EXISTING CONDITIONS. THIS WOULD BE TYPICAL FOR NOTIFICATION APPLIANCES.
2. AREAS THAT ARE OF OTHER EXISTING MATERIAL THAT WOULD BE DIFFICULT TO MATCH, SHALL HAVE A COVER PLATE SLIGHTLY LARGER THAN THE OPENING INSTALLED AND PAINTED TO MATCH THE EXISTING WALL.

3.2 SYSTEM FIELD WIRING

- A. WIRE EACH SIGNAL LINE CIRCUIT AND FIRE ALARM INDICATING APPLIANCE CIRCUIT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE FIRE ALARM CIRCUIT CONDUCTORS WITH COLOR CODED INSULATION, OR USE COLOR CODED TAPE AT EACH CONDUCTOR TERMINATION AND IN EACH JUNCTION BOX AND INTERFACE PANEL.
- B. SIZE AND QUANTITY OF DATA, COMMUNICATION AND CONTROL WIRING ALONG WITH RELATED CONDUIT WHERE REQUIRED SHALL BE IN ACCORDANCE WITH THE GENERAL ELECTRICAL CONDITIONS SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN AND THE MANUFACTURER'S RECOMMENDATIONS AND THE REFERENCED CODES.
- C. SIGNALING LINE CIRCUITS, FIRE ALARM INDICATING CIRCUITS, AND INITIATING DEVICE CIRCUITS SHALL BE SUPERVISED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND THE SYSTEM OPERATION PORTION OF THIS SPECIFICATION.
- D. PROVIDE WIRING WITH CABINETS INSTALLED PARALLEL WITH OR AT RIGHT ANGLES TO THE SIDES AND BACK OF THE ENCLOSURE. ALL CONDUCTIONS WHICH ENTER THE SYSTEM ENCLOSURE SHALL BE IDENTIFIED AND LABELED. THE WIRING SHALL BE IDENTIFIED AND LABELED. ALL CONDUITS SHALL BE CONNECTED WITH EITHER CRIMP-ON-TYPE CONNECTIONS OR WITH CRIMP-ON SPADE TYPE CONNECTIONS TO TERMINAL BLOCKS. MARK EACH TERMINAL IN ACCORDANCE WITH THE WIRING DIAGRAMS OF THE SYSTEM.
- E. JUNCTION BOXES WITH CRIMP-ON TYPE CONNECTIONS MAY BE UTILIZED WHERE TWO (2) OR FEWER WIRING CONNECTIONS ARE MADE. PROVIDE A LABELED TERMINAL CABINET WHERE MORE THAN TWO WIRING CONNECTIONS ARE MADE.
- F. FOR ALARM AND SUPERVISORY INITIATING DEVICE CIRCUITS AND ALARM INDICATING CIRCUIT WIRING FOR THE LOW VOLTAGE PORTION OF THE FIRE ALARM SYSTEM, PROVIDE ALL WIRING AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER. PROVIDE WIRING OPERATING AT 120 VAC MINIMUM NO. 12 AWG SIZED COPPER HAVING SIMILAR INSULATION.
- G. CONDUIT:

1. CONDUCTORS SHALL BE RUN IN CONDUIT IN AREAS WITH EXPOSED CEILING AND UNFINISHED AREAS THROUGHOUT, EXCEPT AS OTHERWISE NOTED. THIS PORTION OF THE SYSTEM SHALL BE INSTALLED IN A MANNER APPROVED BY THE NATIONAL ELECTRICAL CODE AND THE AIA UTILIZING APPROVED RACKINGS.
2. ALL CONDUIT SHALL BE RIGID OR EMT, SIZED AT 3/4 INCH MINIMUM. THE COLOR SHALL BE RED. ANY DEVICE WIRING THAT IS CONCEALED IN A WALL OR OTHER SIMILAR SPACE SHALL BE PROVIDED WITH FLEXIBLE METALLIC CONDUIT, CONDUIT OR OTHER SUITABLE RACEWAY.
3. THE USE OF TYPE MC FIRE ALARM CABLE IS PERMITTED IN USE OF CONDUIT TO THE EXTENT PERMITTED BY THE NEC, EXCEPT THAT CONDUCTORS SHALL BE IN CONDUIT OR SURFACE APPLICABLE IN PUBLIC OR OCCUPIED AREAS WITH EXPOSED CEILING. ALL TYPE MC FIRE ALARM CABLE SHALL BE RED STRIPED OR OTHERWISE IDENTIFIED. TYPE MC CABLE SHALL BE SIMILAR TO AFC CABLE SYSTEMS FIRE ALARM CONTROL CABLE (PRODUCT INDICATED TO SHOW LEVEL OF QUALITY). INSTALL, SUPPORT AND TERMINATE AS REQUIRED BY THE NEC AND THE MANUFACTURER'S INSTRUCTIONS.
- H. SURFACE RACEWAY:
1. THE BUILDING SURFACE SHALL USE EXPOSED SURFACE RACEWAYS AS DESCRIBED IN SECTION 3.1.1 ABOVE WHEN IT IS NECESSARY TO ROUTE EXPOSED CABLE IN PUBLIC ACCESSIBLE AREAS. THE EXTENT TO WHICH SURFACE RACEWAY IS PERMITTED IS BASED ON THE FEASIBILITY OF FIRST ROUTING CONCEALED CONDUIT OR FISHING TYPE MC FIRE ALARM CABLE TO THE DEVICE. WHERE THIS IS NOT PRACTICAL, SURFACE RACEWAY IS PERMITTED WITH THE APPROVAL OF THE OWNER, CM OR PROFESSIONAL.
2. FOR ANY EXPOSED SURFACE RACEWAYS, METALLIC OR NON-METALLIC SURFACE RACEWAY IS PERMISSIBLE. NON-METALLIC SURFACE RACEWAY SHALL BE SIMILAR TO PANICUT LWP MODELS (PRODUCT INDICATED TO SHOW LEVEL OF QUALITY). ALL SURFACE RACEWAY SHALL BE SIZED AS REQUIRED.
3. PROVIDE NEW SURFACE MOUNTED BACK BOXES TO MOUNT THE FIRE ALARM DEVICE IN AREAS OF THE EXISTING BUILDING WHERE ARCHITECTURAL WORK WILL NOT PERMIT FLUSH MOUNTING AND CONCEALED CONDUIT. ROUTE NEW WIRELEAD FROM ABOVE THE CEILING, ALONG ARCHITECTURAL ELEMENTS AND DOWN TO DEVICES WHERE REQUIRED.
4. MATCH OR COORDINATE THE SURFACE RACEWAY COLOR WITH THE ADJOINING SURFACE TO PROVIDE A UNIFORM APPEARANCE. PAINT AS REQUIRED AND SUBMIT COLOR SAMPLES TO THE PROFESSIONAL FOR APPROVAL.

1. ABOVE CEILING WIRING:

1. IT IS THE INTENT OF THIS SECTION TO ASSURE PLENUM RATED CABLE INSTALLATION IS NEAT, WELL ORGANIZED AND WITHOUT CONFLICT WITH OTHER COMPONENTS LOCATED ABOVE THE CEILING AREA. THE INSTALLATION SHALL ADHERE TO THE REGULATIONS SET FORTH IN THE NFPA 72 AND THE NEC.
2. THIS SECTION IS AN ALLOWANCE FOR USING EXPOSED PLENUM RATED CABLE AND SHOULD NOT BE CONSTITUTED AS A PROHIBITION FROM USING CONDUIT OR TYPE MC FIRE ALARM CABLE AT ANY LOCATION.
3. ALL EXPOSED ABOVE CEILING WIRING (NOT IN CONDUIT AND NOT TYPE MC CABLE) SHALL BE PLENUM RATED CABLE. THE CABLE SHALL BE POWER-LIMITED FIRE PROTECTIVE SIGNALING CIRCUIT PLENUM CABLE, RED IN COLOR, AND DISTINCTLY MARKED "PLP".
4. THE CABLES SHALL BE RUN THROUGH DISTINCT BRIDLE RINGS OR J HOOKS WHICH ARE TO BE PROPERLY AFFIXED TO THE STRUCTURE, WALL AND/OR PARTITION AT MAXIMUM 5 FOOT INTERVALS. CABLES SHALL NOT REST ON TOP OF THE SUSPENDED CEILING ASSEMBLY NOR SHALL THEY BE BOUND TO THE SIDE OF THREADED ROD OR CEILING SUPPORT CABLES NOR SHALL THEY BE ROUTED WITHIN GENERAL PURPOSE OR LOW VOLTAGE MULTIPLE CABLE TRAYS. CABLES THAT RUN THROUGH THE CEILING AREAS MAY BE SUPERVISED DIRECTLY FROM THE STRUCTURE OR DECK, BUT SHALL NOT BE ATTACHED DIRECTLY TO EQUIPMENT, PIPES OR DUCTS.
5. WHERE 2 OR MORE CABLES ARE RUN PARALLEL TO ONE ANOTHER AND ARE NOT WITHIN BRIDLE RINGS, THEY SHALL BE BOUND TOGETHER BY NYLON TIE STRAPS AT 5 FOOT INTERVALS.
6. PLENUM RATED CABLE SHALL BE RUN IN CONDUIT AT ALL RISER LOCATIONS. WITHIN AREAS WHERE PHYSICAL DAMAGE IS ANTICIPATED, FINISH CEILING ARE NOT PROVIDED OR WHEN CONNECTED TO A WALL MOUNTED TERMINAL DEVICE, CONDUIT OR TYPE MC FIRE ALARM CABLE SHALL BE UTILIZED. ALL DROPS WITHIN WALLS SHALL BE IN A MINIMUM OF FLEXIBLE METAL CONDUIT.
7. ALL DROPS TO CEILING MOUNTED DEVICES SHALL BE FROM A JUNCTION BOX MOUNTED TO THE DECK OR STRUCTURE. FROM THIS BOX, EXTEND FLEXIBLE METAL CONDUIT TO THE CEILING MOUNTED JUNCTION BOX. WIRING AND CONDUIT TO CEILING MOUNTED DEVICES SHALL HAVE ADEQUATE SLAG ALLOW FOR REMOVAL OF THE DEVICE OR CEILING TILE AS NECESSARY. FOR LAY-IN TYPE ACoustICAL CEILING TILES, THE CEILING MOUNTED JUNCTION BOX SHALL BE ATTACHED TO VIA A CADY ACoustICAL TILE BRANGER OR EQUIVALENT. THE BOX SHALL NOT BE DIRECTLY ATTACHED TO THE CEILING TILE.
8. ALL DROPS TO WALL MOUNTED DEVICES SHALL BE IN FLEXIBLE METAL CONDUIT WHERE THE WIRE IS FISHED OR INSTALLED WITHIN THE WALL CAVITY.
9. ALL INTERFACES IN AND OUT OF OPEN ENDS OF JUNCTION BOXES OR CONDUITS SHALL BE FITTED WITH RUBBER GROMMETS TO MINIMIZE THE POTENTIAL FOR DAMAGE TO THE CONDUCTOR INSULATION. SPECIFIC ATTENTION SHALL BE MADE TO HANGING METHODS AND THE USE OF BRUSHINGS OR GROMMETS AT JUNCTION BOX OUTLETS, STUD-UP OUTLETS OR TRANSITIONS TO TYPE MC CABLE.
10. CONDUIT "SLEEVES" SHALL BE INSTALLED WHERE WIRING PASSES THROUGH ANY WALL AND/OR PARTITION.
11. CABLES SHALL BE RUN PARALLEL TO WALLS AND/OR PARTITIONS WHENEVER POSSIBLE.
12. THE CONTRACTOR SHALL REVIEW THE INSTALLATION TECHNIQUES WITH THE CM AND OWNER PRIOR TO BEGINNING WORK AND REVIEW ANY COMPLETED WORK AFTER THE FIRST DAY OF SIGNIFICANT WORK. THE CONTRACTOR SHALL REMOVE AND REPAIR ANY NON APPROVED INSTALLATION AT HIS OWN EXPENSE.
13. IN ACCORDANCE WITH NFPA 72, CONNECTIONS TO THE LIGHT AND POWER SERVICE SHALL BE ON DEDICATED BRANCH CIRCUITS. THE CIRCUITS AND CONNECTIONS SHALL BE MECHANICALLY PROTECTED VIA A HANDLE LOCKING OR SIMILAR DEVICE. CIRCUIT DISCONNECTING MEANS SHALL HAVE A RED MARKING, SHALL BE ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL, AND SHALL BE IDENTIFIED AS FIRE ALARM CIRCUIT CONTROL. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT EACH FIRE ALARM CONTROL UNIT. THIS SHALL APPLY TO ALL FIRE ALARM CONTROL, NAC, AMPLIFIER, AND SIMILAR PANELS.
- K. DISTINCTIVELY COLOR CODE ALL WIRING DIFFERENTLY FROM THE NORMAL BUILDING WIRING. AUDIBLE ALARM INDICATING APPLIANCES SHALL BE COLOR CODED DIFFERENTLY FROM ALARM INITIATING CIRCUITS. USE DIFFERENT COLORS FOR VISIBLE ALARM INDICATING APPLIANCES.
- L. WIRING CONNECTIONS SHALL BE MADE BY THE INSTALLING CONTRACTOR AS SHOWN ON DRAWINGS FURNISHED BY THE REPRESENTATIVE OF THE DISTRIBUTOR. POWER SHALL NOT BE APPLIED TO THE SYSTEM UNTIL THE DISTRIBUTOR HAS APPROVED THE CONNECTIONS TO THE CONTROL EQUIPMENT.

3.3 INSTALLATION OF FIRE ALARM INITIATING AND NOTIFICATION EQUIPMENT

- A. ALL INITIATION AND NOTIFICATION EQUIPMENT SHALL BE INSTALLED ON BACK BOXES/JUNCTION BOXES. FIELD VERIFY DACT LOCATIONS OF ALL PANELS. ALL CEILING MOUNTED DEVICES IN LAY IN CEILING AREAS SHALL UTILIZE 1/2-BAY HANGERS OR APPROVED ALIKE. PROVIDE A TYPE LABEL ON EACH MANUAL PULL STATION, DETECTOR, AND INTERFACE MODULE TO INDICATE THE LOOP AND ADDRESS NUMBER OF THE DEVICE.
- B. MANUAL PULL STATIONS: LOCATE MANUAL PULL STATIONS IN AREAS SHOWN ON THE DRAWINGS. PROVIDE RECESSED BACK BOXES IN WHICH THE STATION OPERATING MECHANISMS SHALL BE MOUNTED. MOUNT STATIONS WITH THE OPERATING HANDLES 42-INCHES ABOVE THE FINISHED FLOOR.

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

1. LOCATE DETECTORS IN AREAS SHOWN ON THE DRAWINGS. DETECTORS LOCATED ON THE CEILING SHALL BE INSTALLED NOT LESS THAN 4-INCHES FROM A SIDE WALL OR TO THE NEAR EDGE OF A CEILING TILE. THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 72. INSTALL SMOKE DETECTORS NO CLOSER THAN 3 FEET FROM HVAC REGISTERS.
2. VERIFY THE QUANTITY AND LOCATION OF DUCT SMOKE DETECTORS REQUIRED WITH THE HVAC SCHEDULES AND DRAWINGS.
- D. AUDIBLE/VISIBLE ALARM NOTIFICATION APPLIANCES:
1. LOCATE ALARM NOTIFICATION IN AREAS SHOWN ON THE DRAWINGS.
2. WIRE AUDIBLE APPLIANCES AND VISIBLE APPLIANCES SO THEY ARE NOT SEPARATELY CONTROLLED AS PER 2007 NFPA 72.
3. AS A MINIMUM, ZONE EACH FLOOR SEPARATELY AND SYNCHRONIZE ALL DEVICES THROUGHOUT THE BUILDING.
- E. VISIBLE ALARM INDICATING APPLIANCES:
1. LOCATE VISIBLE ALARM INDICATING APPLIANCES IN AREAS SHOWN ON THE DRAWINGS. FOR WALL MOUNT STROBES, THE STROBE SHALL BE INSTALLED 80 INCHES ABOVE THE FINISHED FLOOR OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER. CEILING MOUNTED DEVICES SHALL BE INSTALLED WITH THE FLUSH SURFACE MOUNTED WITH THE TOP OF THE CABINET NOT MORE THAN 6 FEET ABOVE THE FINISHED FLOOR.
2. PROVIDE SMOKE DETECTOR IN CIRCUITS AS DESCRIBED ABOVE. STROBE LIGHTS SHALL BE WIRED FOR SYNCHRONIZED OPERATION THROUGHOUT.
3. ANY AREAS THAT REQUIRE ALTERNATE MOUNTING LOCATIONS, WALL MOUNTING HEIGHTS BETWEEN 80 AND 96 INCHES, OR CEILING MOUNTED DEVICES IN LAY IN WALL MOUNTED TO PROPERLY COVER AN ENTIRE ROOM OR AREA BASED ON OBSTRUCTION MUST BE COORDINATED WITH THE FIRE ALARM DISTRIBUTOR PRIOR TO SUBMITTING TO THE PROFESSIONAL FOR APPROVAL. ADJUST CANDELA RATINGS AND CIRCUIT CALCULATIONS AS REQUIRED.
- F. FIRE ALARM CONTROL PANEL AND NAC PANELS:
1. LOCATE THE FAP WHERE INDICATED ON THE DRAWINGS. THE ENCLOSURE SHALL BE SURFACE-MOUNTED WITH TOP OF THE CABINET NOT MORE THAN 6 FEET ABOVE THE FINISHED FLOOR.
2. LOCATE NAC PANELS WHERE SHOWN ON THE DRAWINGS. ADDITIONAL PANELS, WHEN REQUIRED, MAY BE LOCATED IN STORAGE ROOMS, JANITOR'S CLOSETS, OR OTHER SIMILAR NOT NORMALLY OCCUPIED AREA. THE OWNER MUST APPROVE THESE LOCATIONS. THE ENCLOSURES SHALL BE FLUSH SURFACE MOUNTED WITH THE TOP OF THE CABINET NOT MORE THAN 6 FEET ABOVE THE FINISHED FLOOR.
3. PROVIDE A SMOKE DETECTOR OVER THE CONTROL PANELS IN ACCORDANCE WITH NFPA 72.
4. PROVIDE TYPE QUALITY LABELS ON ALL PANEL IDENTIFICATION CARDS.
5. IF THE OWNER SELECTS A UL APPROVED CENTRAL STATION AS THE SUPERVISING STATION FOR THE FIRE ALARM SYSTEM, THE CONTRACTOR SHALL PROVIDE A CHECKLIST CHANGE ORDER TO THE OWNER AND PROFESSIONAL FOR REVIEW AND APPROVAL TO REDUCE THE REQUIRED BATTERY BACKUP FROM 60 TO 24 HOURS.
6. EXTEND POWER FROM THE FIRE ALARM SPARE 20 AMP, 1-PHASE BREAKER IN ACCORDANCE WITH PART 1 OF THIS SPECIFICATION AND THE NEC. FIELD VERIFY EXACT LOCATIONS.
- G. REMOTE FATE:
1. LOCATE ALL REMOTE FAP UNITS WHERE INDICATED ON THE DRAWINGS. THE ENCLOSURE SHALL BE FLUSH MOUNTED WITH TOP OF THE CABINET NOT MORE THAN 5 FEET ABOVE THE FINISHED FLOOR.
2. THE FINAL LOCATION OF EACH FAP UNIT SHALL BE FIELD VERIFIED AND LOCATED SUCH THAT IT IS VISIBLE UPON ENTRY INTO THE BUILDING.
3. WIRING BETWEEN THE FAP AND THE FAP SHALL BE ELECTRICALLY SUPERVISED.

H. MONITOR AND CONTROL MODULES:

1. MODULES SHALL BE MOUNTED WITHIN 3 FEET OF THE DEVICE BEING MONITORED OR CONTROLLED. IN PUBLIC ACCESSIBLE AREAS, LOCATE IN THE IMMEDIATE VICINITY OF ITS ASSOCIATED COMPONENT ABOVE THE CEILING.
2. MODULES SHALL BE LABELED WITH THEIR RESPECTIVE ADDRESSES.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH THE TRADE CONTRACTORS PROVIDING THE OTHER DEVICES.
4. THE WIRING BETWEEN MODULES AND THEIR INTENDED INTERFACE DEVICE, SUCH AS SPRINKLER SYSTEM DEVICE, IS SOLELY THE RESPONSIBILITY OF THE FIRE ALARM CONTRACTOR.
5. VERIFY THE QUANTITY AND LOCATION OF WALL UNITS REQUIRING UNIT SHUTDOWN AND ASSOCIATED FIRE ALARM INTERFACE (SMOKE DETECTORS AND COMBINED WITH THE HVAC SCHEDULES AND DRAWINGS).
- J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION EFFORTS WITH OTHER CONSTRUCTION TRADES WORKING WITHIN THE SCOPE OF THIS PROJECT.

3.4 MINIMUM SYSTEM TESTS

- A. THE CONTRACTOR AND DISTRIBUTOR SHALL COMPLETE PRELIMINARY SYSTEM TESTING PRIOR TO THE FINAL TESTING TO ENSURE THAT ALL SYSTEMS ARE WORKING PROPERLY.
- B. THE CONTRACTOR AND DISTRIBUTOR SHALL DEVELOP A WRITTEN TESTING PLAN AND MATRIX TO COVER ALL ASPECTS OF SYSTEM TESTING. AS A MINIMUM, THIS MATRIX SHALL INCLUDE AREAS FOR CHECKING ALL DEVICES AND OUTPUTS. OUTPUT CHECKING SHALL INCLUDE REPRESENTATIVE SAMPLES OF INPUT DEVICES FROM CIRCUITS OR MULTIPLE CIRCUITS THAT CONTRIBUTE TO MULTIPLE ALARM OUTPUTS.
- C. NOTIFY THE AIA, FIRE MARSHAL, OWNER'S REPRESENTATIVE, CM, AND THE PROFESSIONAL IN WRITING A MINIMUM OF 3 WEEKS PRIOR TO THE FINAL ACCEPTANCE TEST.
- D. THE COMPLETED FIRE ALARM SYSTEM SHALL BE FULLY TESTED IN ACCORDANCE WITH THE PROVISIONS OF NFPA 72 BY THE CONTRACTOR IN THE PRESENCE OF THE PROFESSIONAL, AIA, FIRE MARSHAL AND THE OWNER. THE CONTRACTOR AND DISTRIBUTOR SHALL PERFORM SAID TESTS AS REQUIRED BY THE FIRE MARSHAL, INSPECTION PERSONNEL FOR THE FINAL TEST OF EQUIPMENT AND OPERATION OF THE SYSTEM. AN AUTHORIZED REPRESENTATIVE FROM EACH SUPPLIER OF EQUIPMENT SHALL BE IN ATTENDANCE AT THE TESTING TO MAKE NECESSARY ADJUSTMENTS. THE REQUIRED TESTS ARE AS FOLLOWS:
1. VERIFY THE ABSENCE OF UNWANTED VOLTAGES BETWEEN CIRCUIT CONDUCTORS AND GROUND. THE TESTS SHALL BE ACCOMPLISHED AT THE PRELIMINARY TEST WITH RESULTS AVAILABLE AT THE FINAL SYSTEM TEST.
2. VERIFY THAT THE CONTROL UNIT IS IN THE NORMAL CONDITION AS DETAILED IN THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL.
3. TEST AND RECORD EACH INITIATING DEVICE AND INDICATING APPLIANCE AND CIRCUIT FOR PROPER OPERATION AND RESPONSE AT THE CONTROL UNIT, INCLUDING THOSE ASSOCIATED WITH ALL SPECIFIED SYSTEM INTERFACES. TESTING OF ALL SYSTEM INTERFACES SHALL BE CONDUCTED IN COOPERATION WITH THE RESPECTIVE SYSTEM CONTRACTORS TO VERIFY THAT THE SYSTEMS FUNCTION AS SPECIFIED IN THE FIRE ALARM SYSTEM MATRIX OF OPERATIONS.
4. TEST AND RECORD THE SYSTEM FOR ALL SPECIFIED FUNCTIONS IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS AND THE MANUFACTURER'S OPERATING AND MAINTENANCE MANUAL.
5. TEST BOTH PRIMARY AND SECONDARY POWER. VERIFY, BY TEST, THE SECONDARY POWER SYSTEM IS CAPABLE OF OPERATING THE SYSTEM FOR THE TIME PERIOD AND IN THE MANNER SPECIFIED.
6. DETERMINE THAT THE SYSTEM IS OPERABLE UNDER LOAD CONDITIONS AS SPECIFIED.
7. VISUALLY INSPECT ALL WIRING.
8. TEST THE BATTERY CHARGER AND BATTERIES. MARK THE DATE OF THE TEST CLEARLY AND LEGIBLY DIRECTLY ON THE BATTERIES THEMSELVES.
9. VERIFY THAT ALL SOFTWARE CONTROL AND DATA FILES HAVE BEEN ENTERED OR PROGRAMMED INTO THE FAP. HARD COPY RECORDS OF THE SOFTWARE SHALL BE PROVIDED TO THE OWNER.
10. VERIFY THAT AS-BUILT DRAWINGS ARE ACCURATE.
11. MEASURE AND RECORD THE CURRENT IN CIRCUITS TO ASSURE THERE IS THE SPECIFIED SPARE CAPACITY FOR THE CIRCUITS.
12. MEASURE AND RECORD THE VOLTAGE DROP AT THE MOST REMOTE APPLIANCE ON EACH NOTIFICATION APPLIANCE CIRCUIT TO ASSURE THAT THE VOLTAGE DROP IS NOT EXCESSIVE.
13. SMOKE DETECTORS SHALL BE TESTED FOR SMOKE ENTRY (I.E., GYNO-GO TEST (MAGNETS) ARE NOT ACCEPTABLE). DISCONNECT THE VENTILATION FEATURE FOR SMOKE DETECTORS DURING TESTS TO MINIMIZE THE AMOUNT OF SMOKE OR TEST GAS NEEDED TO ACTIVATE THE DETECTOR.
- E. AUDIBILITY TESTS SHALL BE PERFORMED TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG). IF THE SYSTEM DOES NOT MEET THE INTENDED PERFORMANCE OF THE ADAAG, THE CONTRACTOR SHALL PROVIDE ADDITIONAL AUDIBLE APPLIANCES AND SYSTEM EXPANSION PARTS TO ACCOMMODATE THEM, AS REQUIRED TO MEET THE REQUIRED ACCESSIBILITY LEVELS.
- F. THE DISTRIBUTOR SHALL COMPLETE A 100 PERCENT SYSTEM INSPECTION AND TEST OF ALL CONTROLS, DEVICES, AUXILIARY OPERATIONS AND SUPERVISING STATION CONNECTIONS. THE DISTRIBUTOR SHALL COMPLETE "RECORD OF COMPLETION" FORMS FOR THE FACILITY AS DESCRIBED IN NFPA 72, LISTING ANY DEVIATIONS TO THE APPLICABLE CODES AND HAVING A REPRESENTATIVE OF THE FIRE MARSHAL SIGN THE DOCUMENT. COPIES OF THE COMPLETED RECORD OF COMPLETION SHALL BE MADE AVAILABLE TO ANY AND ALL INTERESTED PARTIES AND BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL FOR THE OWNER.
- G. AFTER FINAL TESTING IS COMPLETE, PROVIDE A LETTER CERTIFYING THAT THE INSTALLATION IS COMPLETE AND FULLY OPERABLE TO THE PROFESSIONAL AND THE OWNER. THE LETTER SHALL INCLUDE THE NAMES AND TITLES OF THE WITNESSES TO THE PRELIMINARY TESTS AND FINAL-ACCEPTANCE TESTS.
- H. UPON COMPLETION OF A SUCCESSFUL ACCEPTANCE TEST, THE CONTRACTOR SHALL SO CERTIFY IN WRITING TO THE AIA.

3.5 TRAINING

- A. PROVIDE TRAINING SESSION, MINIMUM OF TWO (2) AT 1 HOUR EACH, FOR ALL PERSONNEL DESIGNATED BY THE OWNER. ALL TRAINING SESSIONS SHALL BE CONDUCTED PRIOR TO, OR IN CONJUNCTION WITH THE TESTING OF THE SYSTEM BY AN AUTHORIZED REPRESENTATIVE OF THE FIRE ALARM EQUIPMENT DISTRIBUTOR.
- B. TRAINING SESSIONS SHALL COVER ALL ASPECTS OF SYSTEM PERFORMANCE, INCLUDING SYSTEM ARCHITECTURE, SLC CONFIGURATIONS, SENSOR AND OTHER INITIATING DEVICE TYPES, LOCATIONS, DEVICE ADDRESSES, FIRE ALARM CONTROL PANEL FUNCTION KEY OPERATION, THE SYSTEM MATRIX OF OPERATION, AND OTHER FUNCTIONS AS DESIGNATED BY THE OWNER.
- C. THIS TRAINING SHALL INCLUDE TRAINING MANUALS, DEMONSTRATION EQUIPMENT AND ANY OTHER ITEMS REQUIRED TO ASSIST THE OWNER IN THE OPERATION AND MAINTENANCE OF THE SYSTEMS.
- D. COMPREHENSIVE SYSTEM TROUBLESHOOTING TRAINING SHALL BE PROVIDED FOR A SINGLE INDIVIDUAL DESIGNATED BY OWNER. THIS SESSION SHALL BE SEPARATE AND DISTINCT FROM THE ABOVE DESCRIBED SESSION AND BE A MINIMUM OF 2 HOURS.

3.6 SPARE PARTS AND TOOLS

- A. ALL SPARE PARTS FURNISHED SHALL BE DIRECTLY INTERCHANGEABLE WITH THE CORRESPONDING COMPONENTS OF THE INSTALLED SYSTEM. SPARE PARTS SHALL BE SUITABLY PACKAGED AND IDENTIFIED BY NAMEPLATE, TAGGING, OR STAMPING. SPARE PARTS SHALL BE DELIVERED TO THE SITE IN UNOPENED CARTONS FOR STORAGE IN THE BUILDING WHERE DIRECTED.
- B. PROVIDE THE FOLLOWING SPARE PARTS AND ACCESSORIES:
1. SPOT TYPE SMOKE DETECTOR, 1 OF EACH TYPE INSTALLED.
2. INTERFACE MODULE OR ADDRESSABLE RELAY, 1 OF EACH TYPE INSTALLED.
3. MANUAL PULL STATIONS, 1 OF EACH TYPE INSTALLED.
4. AUDIBLE/VISIBLE APPLIANCES, 1 OF EACH TYPE INSTALLED.
- C. FURNISH A LIST, IN DUPLICATE, OF ALL OTHER PARTS AND ACCESSORIES WHICH THE MANUFACTURER OF THE SYSTEM RECOMMENDS TO BE STOCKED FOR MAINTENANCE.

3.7 KEYS

- A. KEYS AND LOCKS FOR ALL EQUIPMENT SHALL BE IDENTICAL. PROVIDE NOT LESS THAN 4 KEYS OF EACH TYPE REQUIRED. IDENTITY KEYS BY AN APPROPRIATE NUMBER STAMPED ON EACH KEY OR ON A METAL TAG ATTACHED THERETO. PROVIDE A KEY NUMBERING CHART IN EACH OPERATION AND MAINTENANCE MANUAL.

3.8 WARRANTY

- A. THE CONTRACTOR SHALL WARRANT THE FIRE ALARM EQUIPMENT AND WIRING TO BE FREE FROM INHERENT MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL INSTALLATION AND ACCEPTANCE OF THE SYSTEM BY THE OWNER'S REPRESENTATIVES.
- B. WITHIN THESE WARRANTIES, ALL PARTS AND THE ASSOCIATED LABOR REQUIRED FOR RESPONSE, TROUBLE SHOOTING, REPAIR AND/OR REPLACEMENT ARE TO BE INCLUDED.

3.9 SYSTEM SOFTWARE AND FIRMWARE

- A. THE CONTRACTOR SHALL MAINTAIN RECORD COPIES OF ALL VERSIONS OF SYSTEM SOFTWARE INSTALLED. CHANGES IN SOFTWARE SHALL BE AUTOMATICALLY IDENTIFIABLE WHEN DIFFERENT VERSIONS OF THE SYSTEM PROGRAM ARE COMPALED. DIFFERENCES BETWEEN THE DOCUMENTS SHALL BE DISTINCTLY HIGHLIGHTED TO MAKE IT DISTINCT FROM THE NORMAL PROGRAM TEXT.
- B. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL SYSTEM FIRMWARE PROVIDED AS PART OF THE EQUIPMENT. IN ADDITION, RECORDS SHALL BE MAINTAINED OF ALL FIRMWARE MODIFICATIONS FROM INITIAL INSTALLATION UNTIL FINAL ACCEPTANCE.
- C. PROVIDE THE OWNER WITH A WRITTEN COPY OF ALL PASSWORDS OR OTHER ACCESS CODES FOR THE FAP.
- D. LACK OF DOCUMENTATION OF SOFTWARE OR FIRMWARE CHANGES SHALL RESULT IN COMPLETE SYSTEM RE-ACCEPTANCE TESTING.
- E. PROVIDE A PROGRAMMING CHANGES AS DIRECTED BY THE A/E, OWNER, OR OWNER'S REPRESENTATIVE. THIS DOES NOT INCLUDE PROGRAMMING CHANGES REQUIRED TO MAKE THE SYSTEM OPERATION MEET THE CONTRACT DOCUMENT REQUIREMENTS AND APPROVAL OF THE AIA.
- F. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL TURN OVER TO THE OWNER THE MOST CURRENT, VIRUS-FREE COPY OF THE DOWNLOADABLE, AS-BUILT FIRE ALARM SOFTWARE. THIS INFORMATION SHALL BE IN THE FOLLOWING FORMATS: PRINTED REPRODUCIBLE HARD COPY AND VIRUS-FREE ELECTRONIC MEDIA (USB DRIVE OR CD.). IN ADDITION, ANY REVISIONS CREATED DURING THE WARRANTY PERIOD DUE TO WARRANTY RELATED WORK SHALL ALSO BE ISSUED TO THE OWNER IN THE FORMATS DESCRIBED AT NO ADDITIONAL COST.

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AS BUILTS

SPECIFICATIONS -
FIRE ALARM

FA-402

FIRE PROTECTION

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SYMBOLS, LEGENDS, AND
ABBREVIATIONS -
FIRE PROTECTION

SYMBOL	DESCRIPTION
●	PENDENT SPRINKLER HEAD
○	UPRIGHT SPRINKLER HEAD
▼	SIDE WALL SPRINKLER HEAD
⬇	PIPE RISER
⊗	DRAIN RISER
C	PIPE DROP
⌋	BOTTOM TEE CONNECTION
{	BREAK IN LINE
⌈	PIPE CAP
⊕	WATER FLOW SWITCH
⊖	TAMPER SWITCH
⊕⊖	VALVE WITH TAMPER SWITCH
⌈⌋	CHECK VALVE
OH-1	ORDINARY HAZARD GROUP 1
OH-2	ORDINARY HAZARD GROUP 2

PIPING/LINE DESIGNATIONS	
—	NEW PIPING
— ETR —	EXISTING TO REMAIN
- - - - -	PIPING TO BE REMOVED
- · - · -	DRAIN PIPING
- · - · -	UNDERGROUND PIPING
- · - · -	ZONE OUTLINE
- · - · -	HAZARD OUTLINE
■	AREA OF WORK

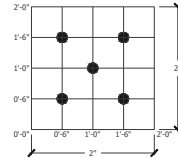
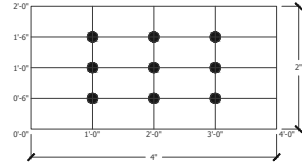
TYPICAL ANNOTATION	
☁	AREA OF REVISION
△	REVISION SEQUENCE NUMBER
ⓧ	KEYED NOTE
⊖	DEMOLITION KEYED NOTE
⊕	POINT OF CONNECTION TO EXISTING SYSTEM
⊖	POINT OF DISCONNECTION OF EXISTING SYSTEM
⊕	DETAIL NUMBER
⊖	DRAWING NUMBER
⊕	SECTION LETTER
⊖	SECTION DRAWING NUMBER

GENERAL NOTES

- SOME LEGEND SYMBOLS MAY NOT BE USED. SEE FLOOR PLAN DRAWINGS FOR APPLICABLE DEVICES.
- THESE NOTES ARE GENERAL IN NATURE AND PERTAIN TO THE ENTIRE PROJECT UNLESS OTHERWISE NOTED AS SUCH ON AN INDIVIDUAL DRAWING.
- PRIOR TO BIDDING, THE CONTRACTOR SHALL EXAMINE ALL PROJECT DRAWINGS AND SPECIFICATIONS TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING. FAILURE TO DO THIS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL ADVISE THE PROFESSIONAL OF ANY DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH APPLICABLE CODES, MANUFACTURER'S WRITTEN INSTRUCTIONS, AND RECOGNIZED INDUSTRY PRACTICES. ALL EQUIPMENT, DEVICES, AND MATERIALS SHALL BE UL LISTED AND FM APPROVED.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL REQUIRED INFORMATION TO THE AUTHORITY HAVING JURISDICTION TO OBTAIN THE NECESSARY PERMITS AND APPROVALS. ALL FEES ASSOCIATED WITH THIS SUBMISSION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND BE RESPONSIBLE FOR ALL FEES CHARGED BY THE AUTHORITY HAVING JURISDICTION FOR SUCH INSPECTIONS.
- REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONS, ROOM FINISHES, FIRE WALLS, AND LINE ITEMS. REFER TO THE STRUCTURAL DRAWINGS FOR STRUCTURAL MEMBERS. REFER TO OTHER TRADES PLANS TO UNDERSTAND THE EXTENT OF THEIR WORK AS REQUIRED.
- DO NOT SCALE DRAWINGS. HOLD INDICATED DIMENSIONS WHERE SHOWN. RESOLVE ANY DISCREPANCIES WITH THE PROFESSIONAL PRIOR TO BEGINNING WORK.
- MODIFY AND EXTEND THE EXISTING SYSTEM TO PROVIDE A COMPLETE SPRINKLER SYSTEM AS DESCRIBED IN THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS. THE WORK COVERED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL EQUIPMENT, LABOR, AND MATERIALS TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND REFERENCED CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING A WATER FLOW TEST AND SUBMITTING THE INFORMATION TO THE PROFESSIONAL.
- THE LAYOUT ON THE DRAWINGS IS DIAGRAMMATIC. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ELIMINATE CONFLICTS BETWEEN STRUCTURAL ELEMENTS AS WELL AS PIPING, DUCTWORK, ELECTRICAL, AND ARCHITECTURAL WORK. PROVIDE OFFSETS, TRANSITIONS IN PIPING, AND AUXILIARY LOW POINT DRAINS AS REQUIRED TO AVOID INTERFERENCES AT NO ADDITIONAL COST TO THE PROJECT.
- THE DRAWINGS DO NOT SHOW ALL OF THE HEADS REQUIRED. ANY HEADS SHOWN ON THE DRAWINGS ARE INTENDED TO SHOW THE INTENT OF THE LAYOUT WITH RESPECT TO ARCHITECTURAL AND OTHER TRADES WORK. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL PLACEMENT OF ALL SPRINKLER HEADS IN ACCORDANCE WITH NFPA 13.
- ALL PIPING SHALL BE CONCEALED IN AREAS WITH CEILINGS. PIPING SHALL BE EXPOSED IN AREAS WITHOUT CEILINGS. CONTRACTOR SHALL COORDINATE ROUTINGS WITHIN THESE EXPOSED AREAS TO PRODUCE A SYMMETRIC AND AESTHETIC PIPE AND HEAD LAYOUT.
- THE AUTOMATIC SPRINKLER SYSTEMS SHALL BE HYDRAULICALLY DESIGNED IN ACCORDANCE WITH THE AREA/DENSITY METHOD REQUIREMENTS OF NFPA 13. THE ROOM DESIGN METHOD SHALL NOT BE USED. THE FOLLOWING C-FACTORS SHALL BE UTILIZED IN THE CALCULATIONS: CEMENT LINED CAST OR DUCTILE IRON PIPE C = 120, BLACK STEEL IN WET PIPE SYSTEMS C = 110.
- ALL AREAS NOT OTHERWISE SHOWN AS A HIGHER HAZARD CLASS SHALL BE DESIGNATED AS LIGHT HAZARD.
- ALL THREADED PIPE SHALL BE SCHEDULE 40. MINIMUM PIPE SIZE IS 1".
- PIPE HANGERS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE AND NFPA REQUIREMENTS FOR SEISMIC BRACING.
- ALL EQUIPMENT SHALL BE COORDINATED WITH OTHER TRADES AND ARCHITECTURAL AND STRUCTURAL FEATURES.
- FIRE STOPPING FOR ALL PIPES PENETRATING FIRE RATED WALLS AND SEALING OF SMOKE BARRIERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, THE UL LISTING, AND THE SPECIFICATIONS TO MAINTAIN THE RATING.
- CONTRACTOR SHALL REPLACE IN KIND ALL CEILING TILES DAMAGED DURING INSTALLATION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAINT OR REFINISH ANY AREA IN KIND IF INSTALLATION DEFACES EXISTING WALLS, FLOORS, OR CEILINGS.
- AFTER ALL EQUIPMENT IS INSTALLED, IT SHALL BE TESTED IN ACCORDANCE WITH NFPA 13 AND THE SPECIFICATIONS. EQUIPMENT NOT OPERATING CORRECTLY SHALL BE FIELD CORRECTED OR REPLACED. THE OWNER'S REPRESENTATIVE, PROFESSIONAL, AND AUTHORITY HAVING JURISDICTION SHALL BE PRESENT FOR THE TEST.

DRAWING LIST	
SHEET NUMBER	DRAWING TITLE
FP-000	SYMBOLS, LEGENDS, AND ABBREVIATIONS - FIRE PROTECTION
FP-100	FIRST FLOOR CONSTRUCTION PLAN - FIRE PROTECTION
FP-400	SPECIFICATIONS - FIRE PROTECTION
FP-600	SPECIFICATIONS - FIRE PROTECTION

DEFERRED SUBMITTAL
THE FIRE PROTECTION DRAWINGS AND SPECIFICATIONS ARE PERFORMANCE BASED. THE FIRE PROTECTION CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL AS A DEFERRED SUBMITTAL TO THE LOCAL AHJ THREE (3) SETS OF SHOP DRAWINGS AND HYDRAULIC CALCULATIONS INDICATING THE SPRINKLER SYSTEM LAYOUT INCLUDING FINAL HEAD LOCATIONS. THE PROFESSIONAL SHALL REVIEW THE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS PRIOR TO THE DEFERRED SUBMISSION TO THE AHJ AND PROVIDE NOTATION ON THE DRAWINGS INDICATING THEY WERE REVIEWED AND APPROVED BY THE PROFESSIONAL. SUBMIT APPROVED DRAWINGS AND CALCULATIONS WITH THE REQUIRED APPLICATION FEE PRIOR TO INSTALLATION.



NOTES:

- SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF ALL CEILING TILES WHERE POSSIBLE.
- WHEN REQUIRED DUE TO CONFLICTS OR ODD SIZED ROOMS, SPRINKLERS SHALL BE PERMITTED TO BE INSTALLED IN THE QUARTER POINTS AS SHOWN IN THIS DETAIL.

1
FP-000
CENTER OF CEILING TILE
NO SCALE

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.



GENERAL NOTES:

1. PROVIDE NEW SPRINKLER HEADS, ARMEDERS, MAINS, AND BRANCH LINES. A SINGLE HEAD IS PERMITTED TO BE EXTENDED FROM AN EXISTING OUTLET. IF ADDITIONAL HEADS ARE REQUIRED, THE CONTRACTOR SHALL PROVIDE A NEW BRANCH LINE SUPPLIED FROM THE NEAREST SUITABLY SIZED MAIN.
2. THE CONTRACTOR IS PERMITTED TO RE-USE THE EXISTING BRANCH LINES AND MAINS PROVIDED THEY ARE COORDINATED WITH ALL OTHER TRADES' EQUIPMENT AND SUPPORTED BY HYDRAULIC CALCULATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NEW AND EXISTING FIRE PROTECTION EQUIPMENT WITH ALL OTHER TRADES. RELOCATE EXISTING PIPING AND HANGERS AS REQUIRED.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE SYSTEM INSIDE AND OUTSIDE THE AREA OF WORK ACTIVE AT ALL TIMES. PROVIDE TEMPORARY MAINS AND CONNECTIONS AS REQUIRED.
5. SPRINKLER HEADS SHOWN ARE INTENDED TO PROVIDE A REPRESENTATIVE LAYOUT BASED ON THE ARCHITECTURAL CHANGES BEING MADE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FINAL LAYOUT BY COORDINATING WITH EXISTING CONDITIONS AND OTHER TRADES.
6. DETAILED COORDINATION IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND DETERMINING THE FINAL HEAD PLACEMENT AND PIPE ROUTINGS.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF THE EXISTING PIPING AND COORDINATING IT WITH ALL OTHER TRADES. THE DESIGN INTENT IS TO RE-USE THE EXISTING PIPING AS MUCH AS POSSIBLE. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING OR INSTALLING NEW SECTIONS OF PIPING AS REQUIRED FOR COORDINATION PURPOSES.

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AS BUILTS

FIRST FLOOR CONSTRUCTION PLAN - FIRE PROTECTION

Proj #: 19.0000827.080 Reviewed By: JNM

FP-100

IN FIFTY (5) EQUIPMENT IDENTIFICATION OF THE VEHICLE AND PENETRANT THEREON SHALL INCLUDE THE

PART 2 - PRODUCTS

- 2.1 PIPE AND FITTINGS**
- A. PIPE AND FITTINGS SHALL BE AS SPECIFIED HEREIN AND USED ON THE SERVICES IDENTICAL. PIPE SHALL BE CLEAR AND FREE OF DIRT, DEBRIS, OR ANY OTHER OBSTRUCTION.
- B. "PLAIN-END" PIPE/FITTINGS AND THREADABLE LIGHT-WALL PIPE ARE NOT PERMITTED. ALL PIPE MUST HAVE A CORROSION RESISTANCE RATIO ≥ 1.0 FOR THE JOINT.
- C. ALL SPRINKLER PIPING SHALL BE STEEL. ADDITIONALLY, ALL PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13.
- D. ALL PIPING AND FITTINGS FOR THE WET PIPE SYSTEM SHALL BE BLACK. ALL PIPING WHICH UTILIZES THREADED FITTINGS SHALL BE SCHEDULE 40.
- E. SPRINKLER PIPING: 1-1/4 INCHES IN DIAMETER OR LARGER, CONNECTED BY WELDED FLANGED FITTINGS OR ROLL-GROOVED FITTINGS, SHALL BE SCHEDULE 40, SCHEDULE 40, OR SCHEDULE 10 AS PERMITTED BY NFPA 13. CUT GROOVES ARE NOT PERMITTED. ALL SPRINKLER PIPING 2 INCHES IN DIAMETER AND SMALLER (THAT OF THE TOOL JOINT) SHALL BE SCHEDULE 40 UTILIZING SCHEDULE 40 FITTINGS (PLAIN-END FITTINGS SHALL NOT BE ACCEPTED).
- F. FLEXIBLE SPRINKLER HOSE AND FITTINGS ARE PERMITTED AS DETAILED IN SPRINKLER SYSTEM DESIGN ABOVE.
- G. ALL MISCELLANEOUS DRAIN AND TEST PIPING AND FITTINGS SHALL BE SCHEDULE 40 INTERNALLY AND EXTERNALLY GALVANIZED.
- H. ALL ABOVE-GROUND PIPING ON THE SUPPLY SIDE OF THE BACKFLOW PREVENTION DEVICES/FIRE PUMP SHALL BE LISTED FOR POTABLE SERVICE AND IN ACCORDANCE WITH THE ABOVE-GROUND PIPING REQUIREMENTS AND INTERNALLY AND EXTERNALLY GALVANIZED STEEL PIPE.
- I. SEISMIC SEPARATION ASSEMBLIES. PROVIDE A SEISMIC SEPARATION ASSEMBLY AT BUILDING EXPANSION JOINTS. THE ASSEMBLY SHALL BE UL LISTED UNDER TYPE, ACCEPTABLE PRODUCTS SHALL BE THE FIRE LOOP BY METALMAX OR EQUIVALENT.

- 2.2 VALVES - GENERAL**
- A. ALL VALVES IN EACH SYSTEM, EXCEPT FOR SPECIAL TYPES, SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. VALVES SHALL HAVE THE NAME OR TRADEMARK OF THE MANUFACTURER AND THE WORKING PRESSURE STAMPED OR CAST ON THE VALVE BODY.
- B. ALL VALVES REQUIRING PACKING SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT THEY CAN BE REPACKED UNDER PRESSURE.
- C. HANDWHEELS FOR VALVES 2 INCHES AND SMALLER SHALL BE MALLEABLE IRON OR ALUMINUM EXCEPT WHERE SPECIFIED OTHERWISE. HANDWHEELS FOR VALVES 2 1/2 INCHES AND LARGER SHALL BE MALLEABLE IRON OR ALUMINUM EXCEPT WHERE SPECIFIED OTHERWISE.
- D. VALVES SHALL HAVE LISTING OR APPROVAL AGENCY IDENTIFICATION MARK STAMPED OR CAST ON VALVE BODY. ALL VALVES SHALL BE LISTED FOR FIRE PROTECTION SERVICE USE.
- E. ALL FIRE PROTECTION SERVICE VALVES SHALL BE UL LISTED AND FM APPROVED, WITH MINIMUM 175 PSIG (1200-KPA) NON-SHOOT WORKING-PRESSURE RATING. VALVES FOR GROOVED-END PIPING MAY BE FURNISHED WITH GROOVED ENDS INSTEAD OF TYPE ENDS SPECIFIED.

- 2.3 FLOW SWITCHES**
- A. VANE TYPE WATERFLOW SWITCH/DETECTORS SHALL BE INSTALLED ON THE SPRINKLER SYSTEM PIPING AS DESIGNATED ON THE DRAWINGS. WATERFLOW SWITCHES SHALL BE FURNISHED AND INSTALLED BY THE SPRINKLER SYSTEM CONTRACTOR. FIRE ALARM CONTRACTOR SHALL CONNECT THE FLOW SWITCHES TO THE FIRE ALARM CONTROL PANEL. THE TWO CONTRACTORS SHALL WORK IN A COORDINATED BASIS TO TEST THE UNITS.
1. SAID SWITCH/DETECTORS SHALL BE DESIGNED FOR MOUNTING ON EITHER VERTICAL OR HORIZONTAL PIPING, BUT SHALL NOT BE MOUNTED IN A FITTING OR WITHIN 12 INCH DISTANCE OF CHANGER FLOW.
2. SAID SWITCH/DETECTORS SHALL HAVE A SENSITIVITY SETTING TO SIGNAL ANY FLOW OF WATER THAT EQUALS OR EXCEEDS THE DISCHARGE FROM ONE SPRINKLER HEAD FOR THE SPECIFIED RETARD PRESSURE.
3. THE WATERFLOW SWITCHES SHALL HAVE A MINIMUM RATED CAPACITY OF 15 AMPS AT 125V AC AND 2 AMP AT 0-30V DC RESISTIVE, TWO (2) NORMALLY OPEN CONTACTS, AND SHALL BE ACTUATED BY A POLYETHYLENE VANE EXTENDING INTO THE WATERWAY OF THE PIPING.
4. THE WATERFLOW SWITCH OR WEATHERPROOF, DUST TIGHT CONSTRUCTION, SHALL PROVIDE A 1/8 INCH COATING OF NORMAL ENDS AND SHALL BE FINISHED IN RED BAKED ENAMEL.
5. THE WATERFLOW SWITCH MECHANISMS SHALL INCORPORATE AN INSTANTLY RECYCLING PERMANENT RETARD ELEMENT IN THE ADJUSTABLE RANGE OF 0 TO 70 SECONDS.
- B. A PRESSURE SWITCH SHALL BE PROVIDED ON REACTION AND DRY SYSTEM. PRESSURE TYPE FLOW ALARM SWITCHES SHALL CONTAIN ONE SINGLE POLE, DOUBLE THROW CONTACT. THE TRAVEL, DISTANCE OF THE VALVE CONTROL APPARATUS FROM ITS NORMAL POSITION, THE SWITCH SHALL PROVIDE FOR A PRESSURE INCREASE BETWEEN 4 AND 8 PSI. THEY MAY BE ADJUSTED TO OPERATE ON PRESSURE BETWEEN 4 AND 20 PSI.

- 2.4 VALVE SUPERVISORY SWITCHES/EQUIPMENT**
- A. SUPERVISORY SWITCHES SHALL BE INSTALLED ON THE SYSTEM CONTROL VALVES. SUPERVISORY SWITCHES SHALL BE FURNISHED AND INSTALLED BY THE SPRINKLER SYSTEM CONTRACTOR. FIRE ALARM CONTRACTOR SHALL CONNECT THE SUPERVISORY SWITCHES TO THE FIRE ALARM CONTROL PANEL. THE TWO CONTRACTORS SHALL WORK IN A COORDINATED BASIS TO TEST THE UNITS.
- B. THE MECHANISM SHALL BE CONTAINED IN A WEATHERPROOF, DUST-TIGHT ALUMINUM HOUSING, WHICH SHALL PROVIDE A 1/8 INCH TAPCO CONDUIT ENTRANCE AND INCORPORATE THE NECESSARY FACILITIES FOR ATTACHMENT TO THE VALVE.
- C. POST INDICATING VALVE AND OUTSIDE SCREW AND YOKE TYPE SWITCHES SHALL CONTAIN ONE SINGLE POLE, DOUBLE THROW CONTACT (FORM C) NORMALLY RATED FOR 2 1/2 AMP AT 0-30V DC RESISTIVE. SWITCHES SHALL BE MOUNTED SO AS NOT TO INTERFERE WITH THE NORMAL OPERATION OF THE VALVE. THE SWITCH SHALL ACTIVATE WHEN THE VALVE IS CLOSED DURING THE FIRST TWO REVOLUTIONS OF THE HAND WHEEL OR DURING ONE-FIFTH OF THE TRAVEL, DISTANCE OF THE VALVE CONTROL APPARATUS FROM ITS NORMAL POSITION. THE SWITCH SHALL PROVIDE FOR A RESTORATION SIGNAL WHEN THE VALVE IS RETURNED TO THE NORMAL POSITION. THE SWITCH COVER SHALL BE TAMPER RESISTANT AND CAUSE THE SWITCH TO ACTIVATE IF THE COVER IS REMOVED OR IF THE UNIT IS REMOVED FROM ITS MOUNTING.
- D. VALVE SUPERVISORY SWITCHES SHALL BE DESIGNATED FOR VALVE MOUNTING EITHER VERTICALLY OR HORIZONTALLY.
- E. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE A SUPERVISORY SWITCH ON THE POST INDICATING VALVE. WIRING EXTENDING TO THE MECHANICAL ROOM AND CONNECTION TO THE FIRE ALARM PANEL WILL BE PROVIDED BY OTHERS.
- F. DRY PIPE HIGH LOW AIR PRESSURE SUPERVISORY SWITCHES. SWITCHES SHALL BE PROVIDED WITH 1/4" NPT MALE PRESSURE CONNECTION TO BE CONNECTED INTO THE SYSTEM OF ANY SHUTOFF VALVE. PROVIDE A BUSHING VALVE IN LINE WITH THE SWITCH AS A MEANS OF TESTING THE OPERATION OF THE SWITCH. THE SWITCH SHALL CONTAIN SPOT (FORM C) SWITCHES. ONE SWITCH SHALL OPERATE AT A PRESSURE INCREASE OF 10 PSI. THE OTHER SWITCH SHALL OPERATE AT A PRESSURE INCREASE OF 40 PSI FROM NORMAL. SWITCHES SHALL BE RATED AT 15.0 AMPS AT 125/250 VAC AND 2.5 AMPS AT 30 VDC. THE SWITCHES SHALL HAVE A MAXIMUM PRESSURE RATING OF 250 PSI AND SHALL BE ADJUSTABLE FROM 30 TO 175 PSI. THE SWITCH HOUSING SHALL BE WEATHERPROOF AND OIL RESISTANT. THE COVER SHALL INCORPORATE TAMPER RESISTANT SCREWS. THE UNIT SHALL BE UL LISTED AND FM APPROVED.

- 2.5 GROOVED COUPLINGS**
- A. GROOVED COUPLINGS SHALL BE TWO-PIECE MALLEABLE IRON OR DUCTILE IRON, ASTM A536, WITH GASKET AND TWO BOLTS. GASKET SHALL BE Buna N. COUPLING SHALL BE RATED FOR 300 PSIG WORKING PRESSURE.
- B. ALL MECHANICAL FITTINGS SHALL BE MANUFACTURED BY THE SAME COMPANY.
- C. ONLY FULL FLOW FITTINGS SHALL BE PERMITTED.
- D. MECHANICAL TEES MAY BE USED ON 1/2 INCH OR LARGER PIPE ONLY. MECHANICAL TEES, WHICH INCORPORATE A "U" BOLT OF HINGED STRAP ARRANGEMENT, SHALL NOT BE USED.
- E. FITTINGS SHALL BE ROLL GROOVED. CUT GROOVES ARE NOT PERMITTED.
- F. FLANGED CONNECTION TRANSITIONS SHALL BE MADE VIA APPROVED ADAPTERS.
- G. THE GROOVED COUPLING MANUFACTURER'S REPRESENTATIVE SHALL PROVIDE AN ON-SITE TRAINING SESSION WITH THE CONTRACTOR'S SPRINKLER FITTERS TO ENSURE THAT THE PRODUCTS ARE BEING PROPERLY INSTALLED AND UTILIZED. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF SUCH TRAINING TO THE PROFESSIONAL.

- 2.6 HANGERS**
- A. ALL HANGING METHODS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN NFPA 13. THE PORTION OF THE HANGER THAT DIRECTLY ATTACHES TO THE PIPING OR THE BUILDING STRUCTURE SHALL BE LISTED FOR THAT PURPOSE.
- B. FIRE PROTECTION SYSTEM PIPING SHALL NOT BE SUPPORTED FROM THE BOTTOM CHORD OF BRACED JOISTS.
- C. HANGERS USED ON SLOPED OR ANGLED STRUCTURES SHALL BE OF THE ARTICULATING BEAM CLAMP STYLE. DO NOT BEND OR ANGLE THREADED ROD.
- D. THE USE OF POWDER DRIVEN ANCHORS FOR HANGING OF FIRE PROTECTION EQUIPMENT IS GENERALLY PROHIBITED. THE USE OF POWDER DRIVEN ANCHORS MAY BE PERMITTED FOR CERTAIN APPLICATIONS WHERE NO OTHER REASONABLE ALTERNATIVE EXISTS. SPECIFIC APPROVAL BY THE PROFESSIONAL OR OR CA IS REQUIRED PRIOR TO USE.
- E. METHODS OF HANGING FIRE PROTECTION PIPING SHALL INCLUDE THE REQUIREMENTS OF SEISMIC RESISTANCE OF PIPING INDICATED IN NFPA 13, IN ACCORDANCE WITH THE CALIFORNIA BUILDING, FOR ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS AND SYSTEMS.

- 2.7 SPRINKLER HEADS**
- A. ALL SPRINKLER HEADS SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER, UL LISTED, AND FM APPROVED. ALL HEADS SHALL BE THE SAME MODEL YEAR AND STYLE THROUGHOUT. THE PROFESSIONAL MUST APPROVE ANY DEVIATIONS.
- B. AUTOMATIC SPRINKLERS SHALL HAVE A HEAT RESPONSIVE ELEMENT COMPLYING WITH UL 199.
- C. SPRINKLERS SHALL HAVE AN ORDINARY TEMPERATURE RATING UNLESS OTHERWISE REQUIRED BY NFPA 13.
- D. ALL AREAS SHALL BE PROVIDED WITH QUICK RESPONSE SPRINKLER HEADS.
- E. UPRIGHT OR PENDENT TYPE SPRINKLER HEADS SHALL BE USED ONLY WHERE SPECIFIED. ALL UTILIZED IN ALL AREAS WITHOUT FINISHED CEILINGS.
- F. CONCEALED SPRINKLER HEADS WITH COVER PLATES HAVING A WHITE FACTORY APPLIED FINISH, SHALL BE UTILIZED IN ALL AREAS HAVING FINISHED CEILINGS.
- G. EXTENDED COVERAGE HEADS ARE PERMITTED. IF UTILIZED, THE SPECIFIC REQUIREMENTS OF THE MANUFACTURER'S LISTING AND NFPA 13 SHALL APPLY.
- H. SPRINKLER HEAD GUARDS SHALL BE WIRE-CAGE TYPE AND INCLUDE A FASTENING DEVICE FOR ATTACHING TO SPRINKLER. THEY SHALL BE ORIENTED TO PROVIDE THE MAXIMUM ACCESSIBILITY FOR OPERATION. PENDENT HEADS WITH GUARDS OR CONCEALED TYPE SPRINKLERS MAY BE UTILIZED IN LULI OR RECESSED AREAS TO COMPLY WITH THIS REQUIREMENT.

- 2.8 FLEXIBLE SPRINKLER HOSE AND FITTINGS**
- A. ALL PRODUCTS SHALL BE LISTED AS PER UL 2443, STANDARD FOR FLEXIBLE SPRINKLER HOSE WITH FITTINGS FOR FIRE PROTECTION SERVICE.
- B. PRODUCTS SHALL BE (AS MANUFACTURED BY):
1. FLEXI-HEAD (FLEXIBLE INDUSTRIES)
 2. AQUAFLEX (VITALICORP CORPORATION)
 3. APPROVED EQUAL
- C. ALL PRODUCTS SHALL BE PROVIDED WITH ALL MANUFACTURER REQUIRED APPURTENANCES AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LIMITATIONS.
- D. FLEXIBLE SPRINKLER HOSE AND FITTINGS ARE NOT PERMITTED IN AREAS WITH EXPOSED CEILING. ALL FLEXIBLE SPRINKLER HOSE AND FITTINGS MUST BE CONCEALED ABOVE CEILING OR IN BULKHEADS AND PROPERLY MOUNTED AND ATTACHED.

- 2.9 ESCUTCHEON PLATES**
- A. PROVIDE ESCUTCHEONS FOR ALL EXPOSED PIPES PASSING THROUGH WALLS, PARTITIONS, OR CEILING. ESCUTCHEONS SHALL BE STEEL, PRIMED AND FINISH PAINTED TO MATCH ADJACENT WALL FINISH.

- 2.10 IDENTIFICATION SIGNS**
- A. IDENTIFICATION SIGNS SHALL BE PROVIDED ON ALL VALVES IN ACCORDANCE WITH NFPA 13.
- B. PROVIDE RISER PLACARDS FOR EACH REMOTE AREA OF EACH SYSTEM.
- C. IN ADDITION TO THE REQUIRED IDENTIFICATION SIGNS ABOVE, A MEANS FOR IDENTIFYING THE LOCATIONS OF CONCEALED CONTROL VALVES SHALL BE PROVIDED WITH SIGNAGE IN THE VICINITY OF EACH VALVE IN A CONSPICUOUS LOCATION. THE INFORMATION PROVIDED ON THE IDENTIFYING PLATE SHALL BE AS REQUIRED BY NFPA 13, INCLUDING THE LOCATION OF THE CONTROL VALVE, THE AREA ISOLATED BY THE VALVE, AND THE NORMAL POSITION OF THE VALVE, AND SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE AND THE PROFESSIONAL PRIOR TO INSTALLATION.
- D. SIGNS SHALL BE MANUFACTURED OF METAL OR PLASTIC, AND SHALL BE SECURELY FASTENED.
- E. A VALVE CHART SHALL BE PROVIDED TO INDICATE THE LOCATION OF ALL VALVES WITH THE FUNCTION AND AREAS SERVED BY SAID VALVES. THE VALVE CHART SHALL BE ACCOMPANIED BY USABLE SCALED PLAN VIEWS OF THE BUILDING INDICATING THE RELATIVE LOCATION OF ALL REMOTELY LOCATED ISOLATION VALVES AND THE BULK FEED SUPPLY PIPING TO SAID VALVES.

WE MAKE NO GUARANTEE THE INFORMATION CONTAINED HEREIN REPRESENTS ACTUAL "AS-BUILT" OR EXISTING FIELD CONDITIONS. AS A RESULT, ALL INFORMATION SHOULD BE FIELD VERIFIED.

PART 3 - EXECUTION

- 3.1 INSTALLATION**
- A. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
- B. THE DRAWINGS SHOW THE RISER LOCATIONS AND GENERAL ROUTINGS FOR THE MAINS. THE RISER LOCATIONS SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. THE INDICATED LOCATIONS FOR THE MAINS ARE BASED ON PROPOSED ROUTINGS OF EQUIPMENT BY OTHER TRADES AND STRUCTURAL ELEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COORDINATION DRAWINGS TO THE PROFESSIONAL REFLECTING THE OTHER TRADES WORK PRIOR TO INSTALLATION.
- C. THE DRAWINGS MAY SHOW PROPOSED HEAD LOCATIONS (DOTS). THE CONTRACTOR SHALL DETERMINE FINAL HEAD LOCATIONS IN ACCORDANCE WITH NFPA AND IN COORDINATION WITH THE REFLECTED CEILING PLAN. ANY HEADS SHOWN ARE NOT INTENDED TO SHOW ALL ACTUAL LOCATIONS OR HEAD COUNT (THAT OF THE TOOL JOINT) SHALL BE SCHEDULE 40 UTILIZING SCHEDULE 40 FITTINGS (PLAIN-END FITTINGS SHALL NOT BE ACCEPTED).
1. SPRINKLER HEADS IN STORAGE AREAS, JANITORS CLOSETS, AND LINE AREAS SHALL NOT BE LOCATED WITHIN 1 FEET OF THE WALLS. IF THIS MINIMUM DIMENSION CANNOT BE MET DUE TO THE ROOM DIMENSION OR CEILING COORDINATION FEATURES, THE HEAD SHALL BE PLACED IN THE BEST ALTERNATE LOCATION.
2. SPRINKLER HEADS SHALL BE PROVIDED IN THE ELEVATOR SHAFT IN ACCORDANCE WITH NFPA 13.
3. SPRINKLER HEADS SHALL BE KEPT FREE OF DIRT AND DEBRIS AT THE TIME OF INSTALLATION BY COVERING WITH PLASTIC BAGS OR COVERS. REMOVAL OF THE BAGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. REMOVE AND REPLACE HEADS HAVING PAINT OTHER THAN FACTORY FINISH.
5. PIPING SHALL BE FITTED TO PERMIT DRAINING OF THE SPRINKLER SYSTEMS. DRAIN VALVES SHALL BE INSTALLED AT LOW POINTS IN ACCORDANCE WITH NFPA 13, EXCEPT THAT ALL DRAINS SHALL HAVE A 3/4 INCH VALVE AND CAP OR PLUG AND NIPPLE AS A MINIMUM.
6. THE INSTALLATION SHALL NOT ADD HEADS OR SUBSTITUTE PIPE CHANGES IN DIRECTION OR SIZE WITHOUT SUBMITTING REVISED CALCULATIONS.
7. ALL PIPING IN AREAS WITH FINISHED CEILINGS SHALL BE CONCEALED.
8. LOCATE PIPE RUNS TO MINIMIZE OBSTRUCTIONS OF OTHER WORK AND TO AVOID OBVIOUS CONFLICTS.
9. PIPING SHALL BE ROUTED IN AN ORDERLY MANNER, PLUMB AND PARALLEL TO THE BUILDING STRUCTURE. PENDENT SPRINKLER "DROPS" SHALL BE VERTICAL TO THE CEILING. PIPING SHALL BE INSTALLED TO CONSERVE BUILDING SPACE, AND IN SUCH A MANNER THAT IT DOES NOT INTERFERE WITH THE NORMAL OPERATION OF THE BUILDING.
1. WHERE TRAVESE HANGERS ARE USED, DOCUMENTATION SHALL BE PROVIDED TO THE PROFESSIONAL FOR EACH SUCH HANGER INDICATING LOCATION, SIZE, LENGTH, TYPE, AND ALL PERTINENT INFORMATION FOR REVIEWING AGAINST THE REQUIREMENTS OF NFPA 13.
2. CHANGES IN DIRECTION OF PIPING SHALL BE MADE WITH FITTINGS.
3. "TEE" FITTINGS WITH PLUGS SHALL NOT BE USED AS A SUBSTITUTE FOR "ELBOW" FITTINGS UNLESS APPROVED BY THE PROFESSIONAL PRIOR TO INSTALLATION.
4. PIPE SIZE TRANSITIONS SHALL BE MADE WITH REDUCING FITTINGS. BUSHINGS SHALL NOT BE USED.
5. ALL SPRINKLER PIPE, WHEN PASSING THROUGH AN EXTERIOR WALL, SHALL BE INTERNALLY AND EXTERNALLY GALVANIZED.
6. DO NOT USE WELDED JOINTS WITH GALVANIZED STEEL PIPE.
7. FLANGES, UNIONS, AND TRANSITION AND SPECIAL FITTINGS WITH PRESSURE RATINGS THE SAME AS OR HIGHER THAN SYSTEMS PRESSURE RATING MAY BE USED IN ABOVEGROUND APPLICATIONS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR:
1. MAINTAINING ALL COMPONENTS OF THE FIRE PROTECTION SYSTEM FREE AND CLEAR OF ALL DIRT, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS.
 2. NOT STORING MATERIALS DIRECTLY ON THE GROUND.
 3. REMOVAL OF THE OPEN ENDS OF PIPING ARE PLUGGED OR CAPED DURING THE CONSTRUCTION TO PREVENT DIRT OR DEBRIS FROM ENTERING THE PIPE WHERE PIPES, FITTINGS, AND EQUIPMENT ARE LOCATED IN AREAS SUBJECT TO DIRT OR DEBRIS.
 4. USING METHODS THAT PREVENT DAMAGING, DETERIORATION, AND OTHER LOSS DURING SHIPPING AND ON-SITE STORAGE. THESE INCLUDE: USING PADDED OR STRAP SLINGS, ETC. AS APPROPRIATE FOR MATERIALS BEING HANDLED; LIFTING POINTS PROVIDED FOR OR RECOMMENDED BY THE MANUFACTURER; AND STORING EQUIPMENT AWAY FROM THE EFFECTS OF RAIN, WIND-DRIVEN DUST, AND OTHER SIMILAR PHENOMENA.
- D. EXTENDED COVERAGE SPRINKLERS MAY BE USED, EXCEPT FOR MECHANICAL ROOMS OR OTHER POTENTIALLY OBSTRUCTED AREAS.
- E. TEST CONNECTIONS SHALL NOT DISCHARGE TO THE INTERIOR OF THE BUILDING.
- F. ALL PIPING ON THE DISCHARGE SIDE OF DRAIN VALVES SHALL BE INTERNALLY AND EXTERNALLY GALVANIZED.

- 3.2 PENETRATIONS**
- A. ALL PENETRATIONS SHALL BE COMPLETED IN A NEAT AND ORDERLY FASHION.
- B. PENETRATIONS OF FIRE-RATED WALL AND/OR FLOOR ASSEMBLIES SHALL BE WITH A UL LISTED FIRE STOPPING ASSEMBLY APPROPRIATE FOR THE RATING AND CONFIGURATION OF THE PENETRATED ASSEMBLY. THE NUMBER OF PENETRATIONS SHALL BE KEPT TO A MINIMUM. SEE THE ARCHITECTURAL DRAWINGS TO VERIFY FLOOR OR WALL RATINGS.
- C. EXCEPT WHERE CONCRETE WALLS/FLOORS/PARTITIONS ARE CORE-DRILLED, PROVIDE PIPE SLEEVES WHERE PIPING PASSES ENTIRELY THROUGH WALLS, FLOORS, OR PARTITIONS. SECURE SLEEVES TO THE WALL, FLOOR, AND/OR PARTITION IN POSITION DURING CONSTRUCTION IN A PERMANENT MANNER.
- D. PROVIDE SLEEVES OF SUFFICIENT LENGTH TO PASS THROUGH ENTIRE THICKNESS OF WALLS, FLOORS, AND ROOFS.
- E. PROVIDE 1-INCH MINIMUM CLEARANCE BETWEEN INTERIOR OF SLEEVE (E.G., 1-INCH ANNULAR SPACE), FIRMY PACK ANNULAR SPACE WITH MINERAL WOOL INSULATION.
- F. SEAL SPACE AT BOTH ENDS OF THE SLEEVE WITH PLASTIC WATERPROOF CEMENT THAT WILL DRY TO A FIRM BUT PLIABLE MASS, OR PROVIDE A MECHANICALLY ADJUSTABLE SEGMENTED ELASTOMERIC MATERIAL.

- 3.3 COMMISSIONING**
- A. VERIFY THAT SPECIALTY VALVES, TUB, FITTINGS, CONTROLS, AND ACCESSORIES ARE INSTALLED AND OPERATE CORRECTLY.
- B. VERIFY THAT AIR COMPRESSORS AND THEIR ACCESSORIES ARE INSTALLED AND OPERATE CORRECTLY.
- C. VERIFY THAT SPECIFIED TESTS OF PIPING ARE COMPLETE.
- D. VERIFY THAT DAMAGED SPRINKLERS AND SPRINKLERS WITH PAINT OR COATING NOT SPECIFIED ARE REPLACED WITH NEW, CORRECT TYPE.
- E. VERIFY THAT SPRINKLERS ARE CORRECT TYPES, HAVE CORRECT FINISHES AND TEMPERATURE RATINGS, AND HAVE GUARDS AS REQUIRED FOR EACH APPLICATION.
- F. VERIFY THAT INTERCONNECTED POTABLE-WATER SUPPLIES, WHERE PERMITTED, HAVE CORRECT TYPES OF BACKFLOW PREVENTION INSTALLED.
- G. DRAIN DRY-PIPE SPRINKLER PIPING.
- H. PRESSURIZE AND CHECK DRY-PIPE PRE-ACTION SPRINKLER PIPING AIR-PRESSURE MAINTENANCE DEVICES AND AIR COMPRESSORS.
- I. FILL WET-PIPE SPRINKLER PIPING WITH WATER.
- J. ENERGIZE CIRCUITS TO ELECTRICAL EQUIPMENT AND DEVICES.
- K. START AND RUN AIR COMPRESSORS.
- L. ADJUST OPERATING CONTROLS AND PRESSURE SETTINGS.
- M. COORDINATE WITH FIRE ALARM TESTS. OPERATE AS REQUIRED.
- N. COORDINATE WITH FIRE PUMP TESTS. OPERATE AS REQUIRED.

- 3.4 DEMONSTRATION**
- A. DEMONSTRATE EQUIPMENT, SPECIALTIES, AND ACCESSORIES. REVIEW OPERATING AND MAINTENANCE INFORMATION.
- B. SCHEDULE DEMONSTRATION WITH OWNER. ALLOW AT LEAST 7 DAYS ADVANCE NOTICE.

- 3.5 TESTING**
- A. THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL AND THE AHO 3 WEEKS OR MORE IN ADVANCE OF ALL TESTS TO BE CONDUCTED.
- B. ALL UNDERGROUND PIPING SHALL BE FLUSHED PRIOR TO CONNECTION TO SYSTEM RISERS IN ACCORDANCE WITH NFPA 13 AND DOCUMENTED AS SUCH.
- C. THE ENTIRE SYSTEM, INCLUDING THE OUTSIDE UNDERGROUND, SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13, NFPA 24, AND ALL LOCAL REQUIREMENTS. THE CONTRACTOR'S MATERIALS SHALL BE COMPLETED, SIGNED, AND DATED AND INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUALS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATES FOR THE UNDERGROUND INSTALLATION BY THE CIVIL CONTRACTOR. IF SUCH A CERTIFICATE CANNOT BE OBTAINED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE TEST AND PREPARING THE CERTIFICATE.
- D. ANY RETESTING THAT IS REQUIRED DUE TO TO FAIL OF ANY TEST FOR ANY REASON SHALL BE CONDUCTED AT NO ADDITIONAL COST TO THE OWNER. ANY CORRECTIONS OR REPAIRS TO THE SYSTEM OR BUILDING STRUCTURE DUE TO SUCH A FAILURE, AND RETESTING OF THE SYSTEM SHALL BE PERFORMED AT NO COST TO THE OWNER.
- E. REPORT TEST RESULTS PROMPTLY AND IN WRITING TO THE PROFESSIONAL AND AHO.
- F. PROVIDE ALL LABOR, MATERIALS, ACCESSORIES, SERVICES, AND TESTS NECESSARY TO INSTALL, COMPLETE, AND MAKE READY FOR OPERATION BY THE OWNER. ALL WORK AS SPECIFIED.
- G. FURNISH ALL TESTING INSTRUMENTS, GAUGES, PUMPS, AND OTHER EQUIPMENT REQUIRED OR NECESSARY FOR TESTS, REQUIRED BY LAWS, RULES, AND REGULATIONS AS SPECIFIED.
- H. PROVIDE HYDROSTATIC TESTING AS PER REQUIREMENTS AND PROCEDURES DESCRIBED IN STANDARDS NFPA 13 AND NFPA 14.
- I. PROVIDE ALL ADDITIONAL TESTS REQUIRED BY LOCAL INSPECTORS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. PROVIDE FOR CONTROLLED INSPECTION OF SPRINKLER SYSTEM INSTALLATION BY AN INDEPENDENT LICENSED PROFESSIONAL ENGINEER WITH THE REQUIRED CREDENTIALS FOR THE INSPECTION OF THE WORK.
- J. REPAIR ANY AND ALL LEAKS AND/OR DEFICIENCIES UNTIL SYSTEM IS FOUND AIRTIGHT AND READY FOR HYDROSTATIC TEST.
- K. ALL SPRINKLER SYSTEMS SHALL BE TESTED HYDROSTATICALLY AT NOT LESS THAN 200 PSI PRESSURE FOR TWO (2) HOURS MINIMUM, AND IN ACCORDANCE WITH ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND NFPA 13 LATEST EDITION. THE TEST SHALL BE MADE IN PRESENCE OF THE BUILDING AND FIRE DEPARTMENT INSPECTORS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION AND TO THEIR SATISFACTION.
- L. ALL PIPING WHICH IS TO BE ENCLOSED IN PARTITIONS OR HUNG CEILINGS SHALL BE TESTED AND MADE TIGHT WHEN DIRECTED BY THE CONSTRUCTION SUPERVISOR AND IN ADEQUATE TIME TO PERMIT THE INSTALLATION OF PARTITIONS AND CEILINGS.
- M. AFTER TESTING IS COMPLETE, FLUSH ALL PIPING AT THE FLOW RATE INDICATED IN NFPA 13. CONTINUE FLUSHING UNTIL DISCHARGE WATER SHOWS NO SIGNS OF DISCOLORATION. DRAIN SYSTEM AT ALL LOW POINTS AND IMMEDIATELY PREPARE SYSTEM FOR SERVICE BY REFILLING SYSTEM.

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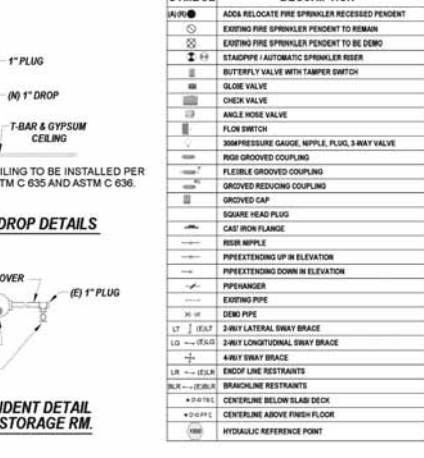
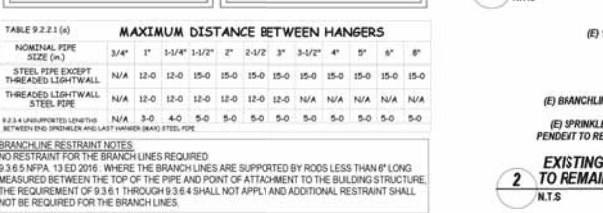
HSBC BANK BRANCH FIT OUT

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Issue:	No:	Date:
ISSUE FOR BID		08/02/19
ISSUE FOR PERMIT		08/07/19
REISSUE FOR PERMIT	1	09/19/19
ISSUE FOR BID		09/24/19
ISSUE FOR ILL COMMENTS	2	11/21/19
ISSUE FOR ILL COMMENTS	3	01/16/20
ISSUE FOR CONSTRUCTION	4	01/20/20

AS BUILTS

SPECIFICATIONS - FIRE PROTECTION



8.03.2 THE REQUIREMENTS OF 8.03.1 SHALL NOT APPLY WITHIN ELM ROOMS AS DEFINED IN 8.03.2. SPRINKLERS SHALL BE PERMITTED TO BE LOCATED NOT MORE THAN 6" FROM ANY SINGLE WALL, AND SPRINKLER SPACING LIMITATIONS OF 8.03.3 AND AREA LIMITATIONS OF TABLE 8.03.2.1 (A) SHALL NOT BE EXCEEDED.

8.03.2.1 SPRINKLERS SHALL BE PERMITTED TO BE LOCATED NOT MORE THAN 6" FROM ANY SINGLE WALL.

8.03.2.2 SPRINKLER SPACING LIMITATIONS OF 8.03.3 AND AREA LIMITATIONS OF TABLE 8.03.2.1 (A) SHALL NOT BE EXCEEDED.

8.03.2.5 UNDER CURVED SURFACES, THE HORIZONTAL DISTANCE SHALL BE MEASURED AT THE FLOOR LEVEL FROM THE WALL, OR THE INTERSECTION OF THE CURVED SURFACE AND THE FLOOR, TO THE NEXTEST SPRINKLER. THE DISTANCE SHALL BE GREATER THAN ONE-HALF THE ALLOWABLE DISTANCE BETWEEN SPRINKLERS.

8.03.3 MINIMUM DISTANCE FROM WALLS. SPRINKLERS SHALL BE LOCATED A MINIMUM OF 4" FROM A WALL.

8.03.4 MINIMUM DISTANCE BETWEEN SPRINKLERS.

8.03.4.1 UNLESS THE REQUIREMENTS OF 8.03.4.2, 8.03.4.3 OR 8.03.4.4 ARE MET, SPRINKLERS SHALL BE SPACED NOT LESS THAN 18" ON CENTER.

NOTE: SEE NFPA 13(2016 EDITION) FOR FURTHER EXPLANATION AND CLARIFICATIONS OF ANY REQUIREMENTS.

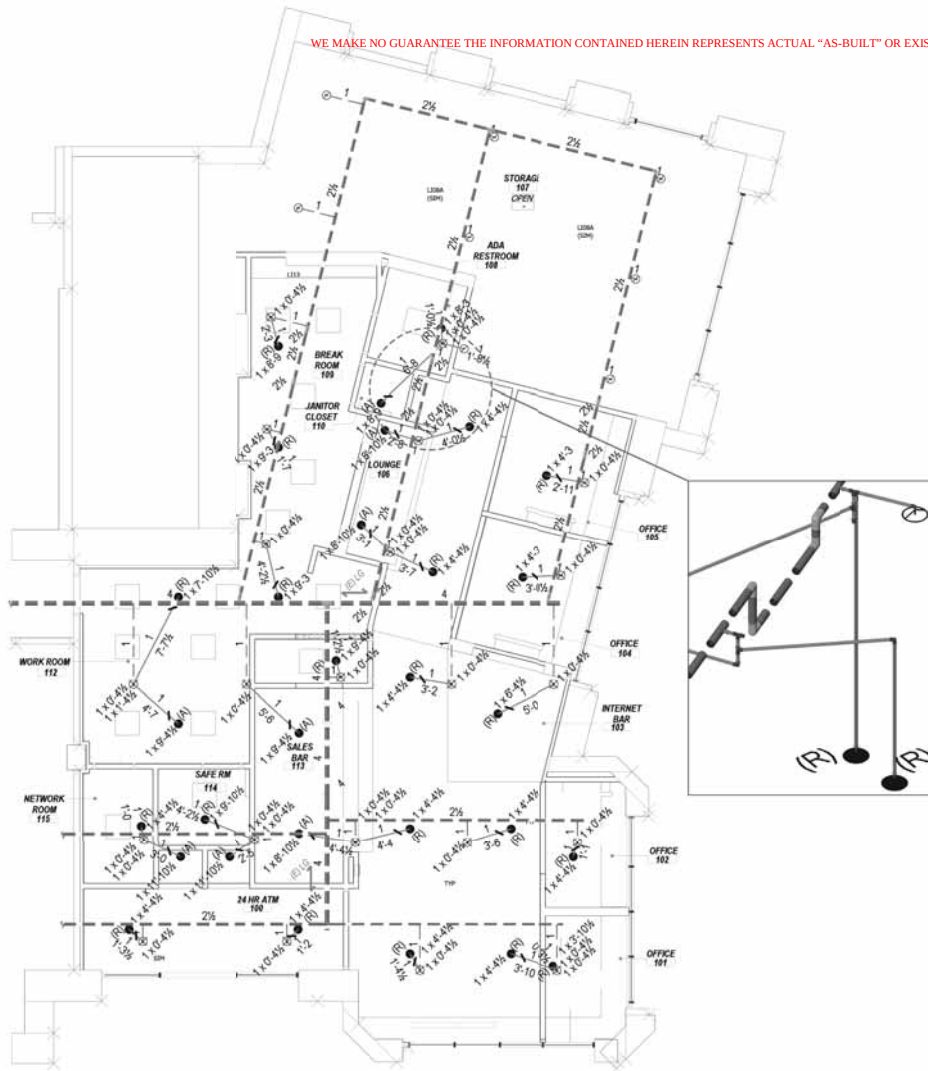
PLAN CHECKER, INSPECTOR NOTE

HYDROSTATIC TEST

20.2 HYDROSTATIC TEST
2016 EDITION NFPA 13(2016)

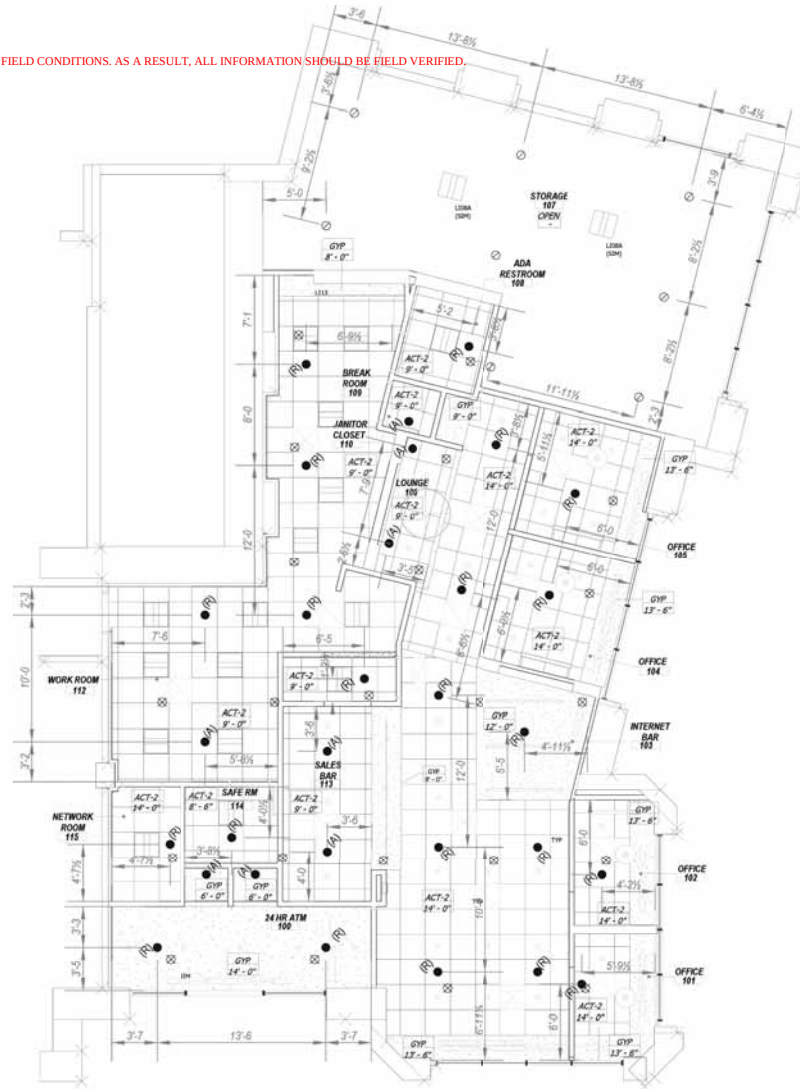


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LEVEL 1 FIRE SPRINKLER PIPING PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH

Sprinkler Legend									
Symbol	Manufacturer	SIN	Model	Quantity	K-Factor	Type	Size	Response	Finish Temperature
(R)	Tyco	TY323	TY-FRB	22	5.6	Pendant	1/2"	Quick	White 155°F
(A)	Tyco	TY323	TY-FRB	8	5.6	Pendant	1/2"	Quick	White 155°F
(X)	Releasable	RA1414	F1FR56	5.6	Pendant	1/2"	Quick	White 200°F	DEMO
(X)	Releasable	RA1414	F1FR56	5.6	Pendant	1/2"	Quick	White 200°F	EXISTING
Total = 30									



LEVEL 1 FIRE SPRINKLER REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
PROJECT NORTH

BEG NAME: HSBC
BEG ADDRESS1: 3325 MONTGOMERY
BEG ADDRESS2: DR. SANTA CLARA
BEG ADDRESS3: CALIFORNIA
BEG ADDRESS4: 95054

OWNER/TENANT
NAME: HSBC BANK
ADDRESS: 3325 MONTGOMERY ST.
ADDRESS: NEW YORK
ADDRESS: NY 10108
PHONE: (212) 555-1818
REP: ROBERT MOORE
DRAWING REV USED

ARCHITECT
NAME: MELO ARCHITECTURE INC
ADDRESS: 400 HAVENDA DR #200
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DRAWING REV USED

ELECTRICAL ENGINEERS
NAME: SEAL ELECTRIC
ADDRESS:
ADDRESS:
EMAIL: NICK@SEALELECTRIC.COM
PHONE: (925) 941-4024
REP: NICK BONGIOVANNI
DRAWING REV USED