

SUGARING NYC

Organic Hair Removal & Skincare

20212 EVA STREET MONTGOMERY, TEXAS SUITE 130

GENERAL CONTRACTOR:
FALLOW CONSTRUCTION
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SUGARING NYC
CANDACE FRASER: OWNER
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AGENT (FOR PREPARING PLAN AND PERMIT SUBMITTALS)
CORNELIUS DESIGN SERVICES, LLC
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PLANS PREPARED BY: CORNELIUS DESIGN SERVICES, LLC
 DESIGN, DRAFTING, & PROJECT MANAGEMENT SERVICES
 COMMERCIAL & RESIDENTIAL

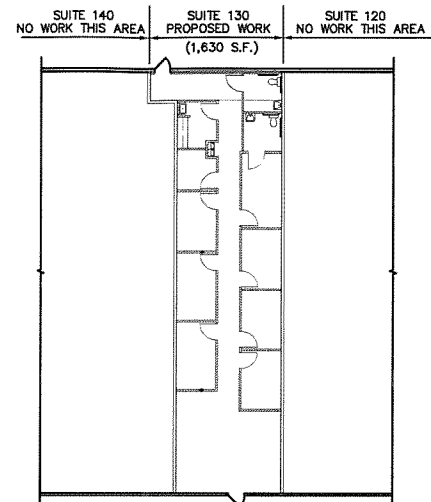
PARKING: ALL PARKING IS EXISTING AND WILL REMAIN AS IS. PARKING WAS PERMITTED WITH ORIGINAL SHELL BUILDING.
 VEGETATION: ALL VEGETATION IS EXISTING AND WILL REMAIN AS IS. VEGETATION WAS PERMITTED WITH ORIGINAL SHELL BUILDING.

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APPROVED WITH NO OBJECTIONS

12/06/22
CORRECT MEP PLANS AND RESUBMIT



PARTIAL PLAN OF RETAIL CENTER

SCALE: 1/16" = 1'-0"

CODE ANALYSIS

TENANT: SUGARING NYC; ORGANIC HAIR REMOVAL AND SKIN CARE SUITE 130
 OCCUPANCY: BUSINESS GROUP B, OFFICE
 LEASE AREA: 1,630 S.F. @ 1/150 =
 TOTAL OCCUPANCY: 11
 PROJECT DESCRIPTION: LEASE SPACE WITH INTERIOR BUILDOUT TO INCLUDE NEW WALLS, NEW CEILING, NEW MECH., ELEC., & PLBG.
 BUILDING CONSTRUCTION: 1 STORY, STEEL FRAME
 BUILDING FLOOR/CEILING ASSEMBLY: U.L. DESIGN #P214, 1 HOUR.
 CONSTRUCTION TYPE II-B

BUILDING SPRINKLER: EXISTING - FULLY SPRINKLERED

CONSTRUCTION CODES

Commercial
 2018 International Building Code
 2018 International Fire Code
 2018 INTERNATIONAL Mechanical Code
 2018 INTERNATIONAL Plumbing Code
 2017 NATIONAL Electrical Code
 2018 International Energy Conservation Code, or ASHRAE 90.1-2013

CHAPTER 29: PLUMBING SYSTEMS

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES 2902.1

WATER CLOSETS
 OCCUPANCY B: 1 PER 25 FOR THE FIRST 50, 1 PER 50 FOR THE REMAINDER EXCEEDING 50
 REQUIRED TOTAL: 1

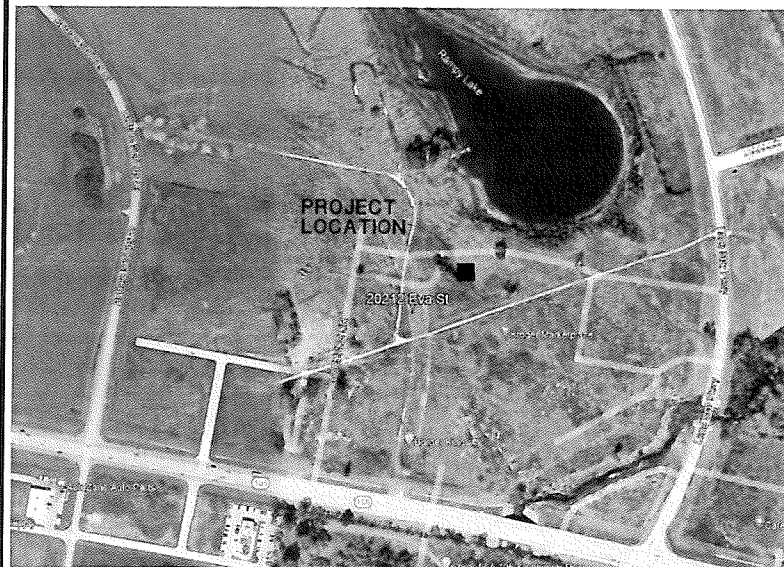
PROVIDED TOTAL: 2

LAVATORIES
 OCCUPANCY B: 1 PER 40 FOR THE FIRST 80, 1 PER 80 FOR THE REMAINDER EXCEEDING 80
 REQUIRED TOTAL: 1

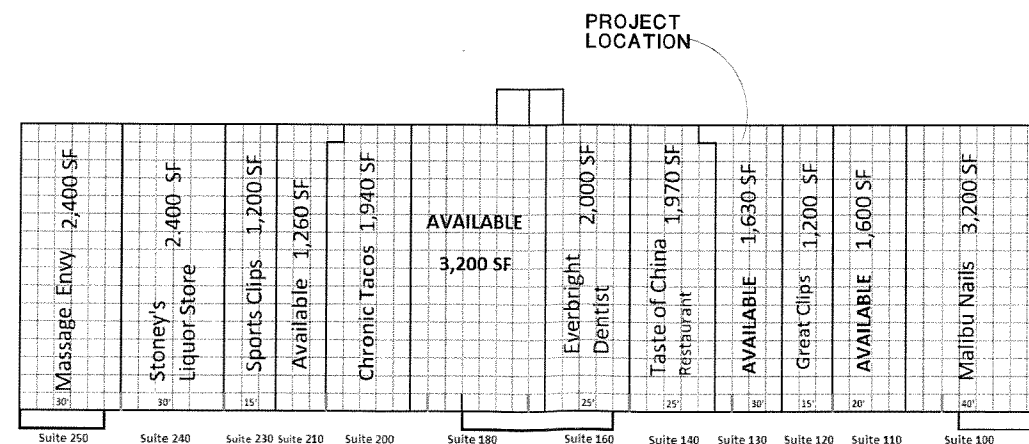
PROVIDED TOTAL: 2

DRINKING FOUNTAINS
 OCCUPANCY B: 1 PER 100
 REQUIRED: 1
 PROVIDED: 2

SERVICE SINKS
 REQUIRED: 1
 PROVIDED: 1



AREA LOCATION MAP



SITE PLAN

KROGER

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE. CONTRACTOR TO INSTALL ALL PRODUCTS AND MATERIALS TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CONSTRUCTION INDUSTRY STANDARDS. CONTRACTOR AND OWNER SHALL HOLD HARMLESS AGAINST DESIGNER AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING THOSE RESULTING FROM CONCEALED OR UNKNOWN CONDITIONS ENCOUNTERED ON SITE OR FROM THOSE CONDITIONS ORDINARILY FOUND TO EXIST.

PRELIMINARY -
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION OR PERMIT

SUGARING NYC
 20212 EVA STREET
 MONTGOMERY, TEXAS

PROJECT NO.
22.089
 DRAWN BY
BC
 DATE
11/08/22
 REVISIONS

TITLE
COVER

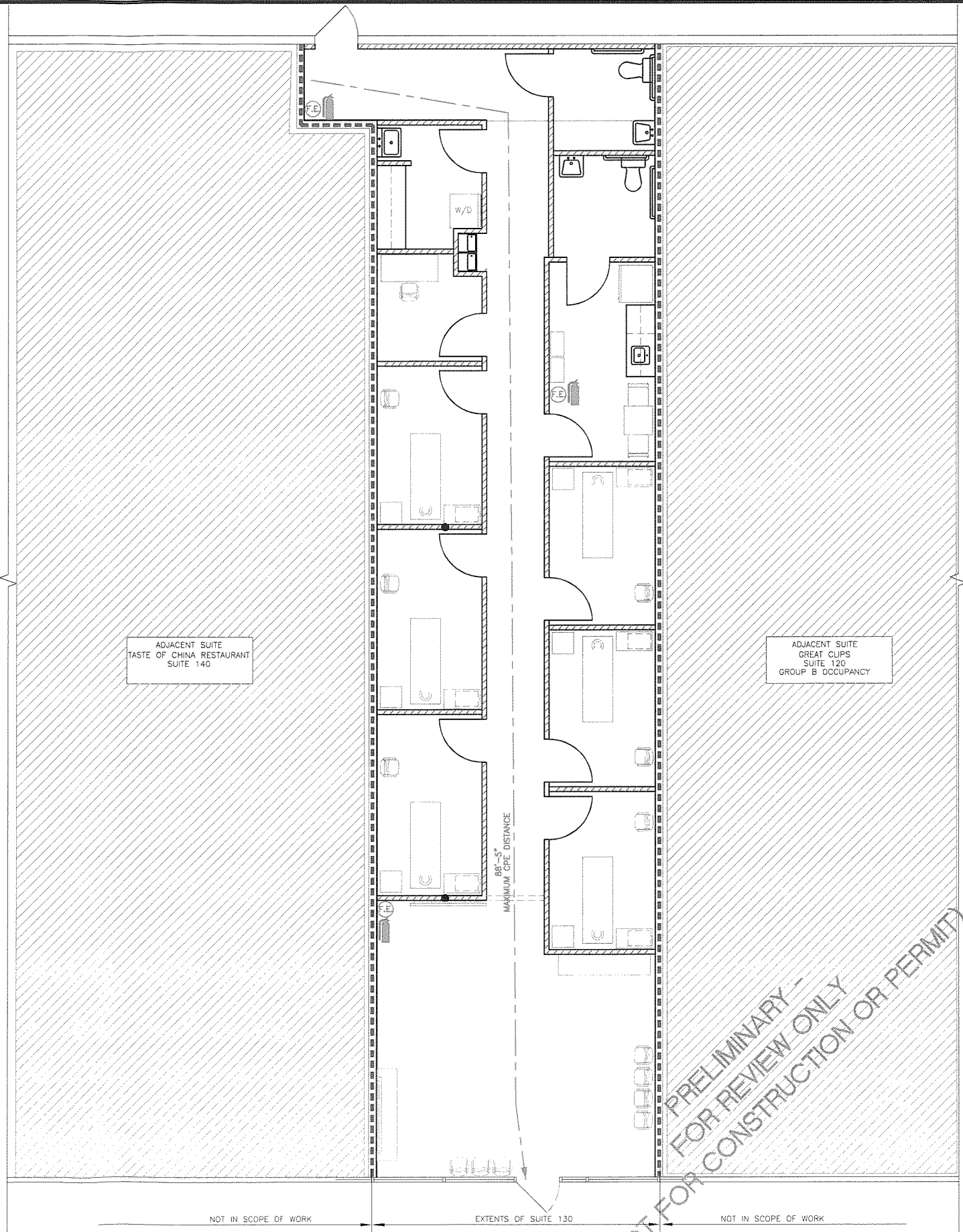
SCALE
AS NOTED

SHEET NUMBER
SUGARING NYC

A-0.0

SUITE 130

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT PER 2018 IBC TABLE 1004.5
 150 GROSS
 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE:
 WITH SPRINKLER SYSTEM
 OCCUPANCY B
 MAXIMUM OCCUPANT LOAD = 49
 ACTUAL OCCUPANT LOAD = 11
 MAXIMUM CPE TRAVEL = 100'
 ACTUAL CPE TRAVEL = 88'-5"



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NOT IN SCOPE OF WORK EXTENTS OF SUITE 130 NOT IN SCOPE OF WORK



1

LIFE SAFETY PLAN

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

LEGEND

- (THIS IS A GENERAL LEGEND - NOT ALL SYMBOLS ARE USED ON THIS PLAN)
- EXISTING PARTITION TO REMAIN
 - NEW PARTITION (TYPE "A" UNLESS NOTED OTHERWISE)
 - EXISTING DEMISING WALL TO DECK
 - EXISTING DOOR TO REMAIN
 - NEW/RELOCATED DOOR
 - FIRE EXTINGUISHER - CLASS "2A", 5 POUNDS, MOUNT 42" A.F.F. TO HANDLE, ADD SIGN ABOVE PER CODE, WITH TEXAS FIRE MARSHALL TAG. MAX. 75'-0" DISTANCE

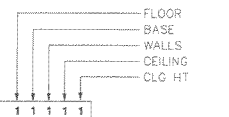
KEYED NOTES

- ① TENANTS FURNITURE AND EQUIPMENT SHOWN FOR REFERENCE ONLY

GENERAL NOTES

1. VERIFY ALL BUILDING STANDARD DOOR SIZES, DOOR FRAMES, WALL THICKNESSES, BASE TYPE AND HEIGHTS, ETC. BEFORE CONSTRUCTION. ALL NEW CONSTRUCTION TO MATCH EXISTING BUILDING STANDARDS UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
3. ALL PROPOSED PARTITIONS ARE TYPE "A" UNLESS NOTED OTHERWISE.
4. ALL PLAN DIMENSIONS ARE TO GYP. BOARD FINISH OF PARTITION (EXCEPT CENTERLINES OF THE PARTITIONS AS NOTED @ WINDOW MULLS.)
5. PROVIDE GREEN BOARD AT WET WALLS.
6. ALL WALLS IN EXTENTS OF LEASE TO RECEIVE NEW BUILDING STANDARD PAINT WITH "EGGSHELL" FINISH.
7. G.C. TO PROVIDE & INSTALL NEW BUILDING STANDARD FLOORING AND BASE IN EXTENTS OF LEASE. RE: SHEET A-4

ROOM FINISH CODE
(TYP. UNLESS NOTED OTHERWISE)

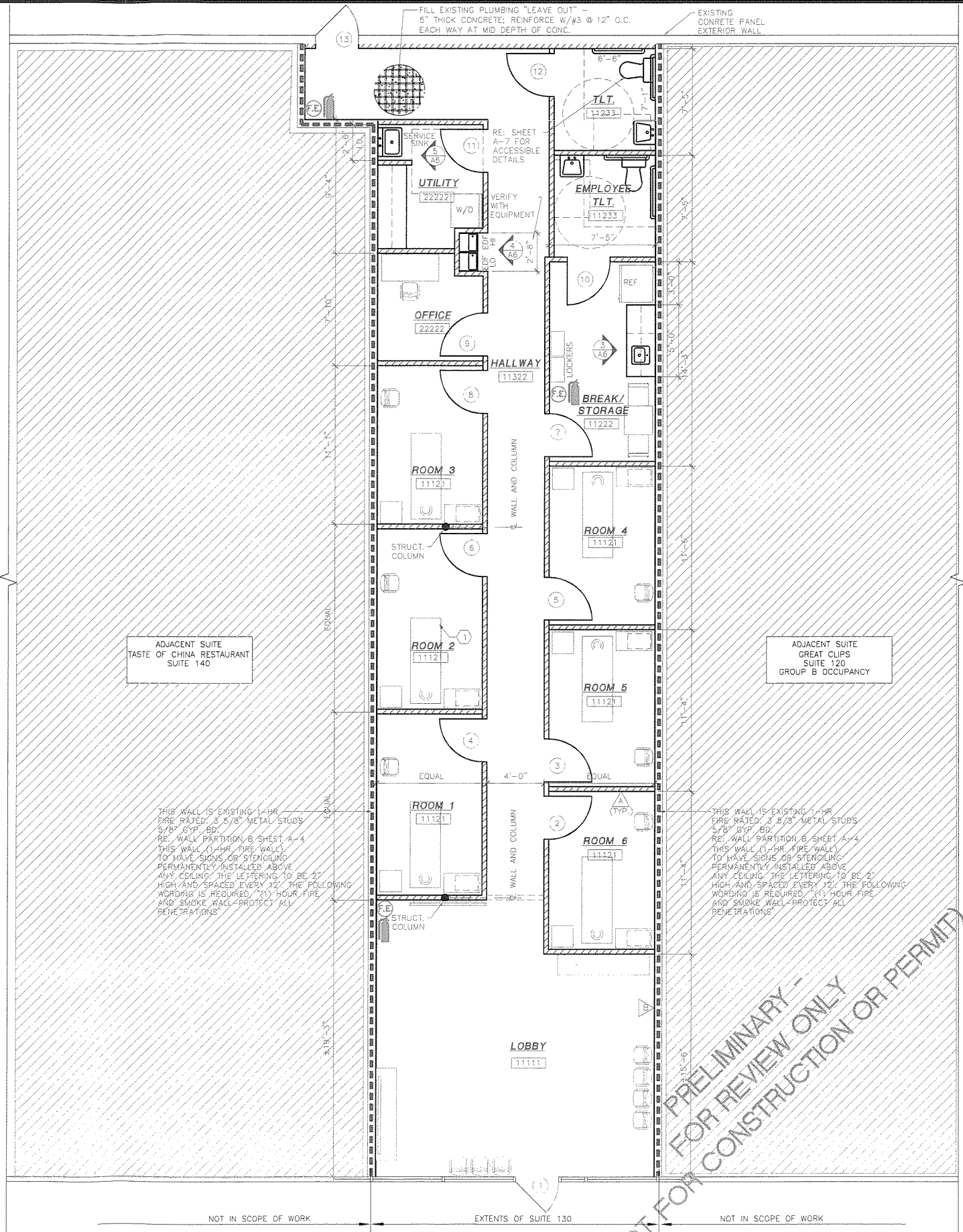


SEE SHT A-4 FOR SELECTIONS.

PLANS PREPARED BY CORNELIUS DESIGN SERVICES ARE NOT "ENGINEERED PLANS". REFER TO STRUCTURAL & MEP PLANS PREPARED BY OTHERS. CORNELIUS DESIGN SERVICES PROVIDING DESIGN & DRAFTING SERVICE ONLY AND IS NOT RESPONSIBLE FOR STRUCTURAL INTEGRITY OF BUILDING, FOUNDATION, ETC.

NOTICE DUTY OF COOPERATION
CORNELIUS DESIGN SERVICES or Brandon E. Cornelius assumes no liability for any build out constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due diligence, they can not guarantee perfection. Communication is imperfect and every contingency can not be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arising out of such changes. Only qualified Designer, Contractor, or Structural Engineer should attempt to modify any portion of this design. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted for review before proceeding with fabrication.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND CONDITIONS ON SITE. CONTRACTOR TO INSTALL ALL PRODUCTS AND MATERIALS TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND CONSTRUCTION INDUSTRY STANDARDS. CONTRACTOR AND OWNER SHALL HOLD HARMLESS AGAINST DESIGNER AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING THOSE RESULTING FROM CONCEALED OR UNKNOWN CONDITIONS ENCOUNTERED ON SITE OR FROM THOSE CONDITIONS ORDINARILY FOUND TO EXIST.



1

PROPOSED FLOOR PLAN

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

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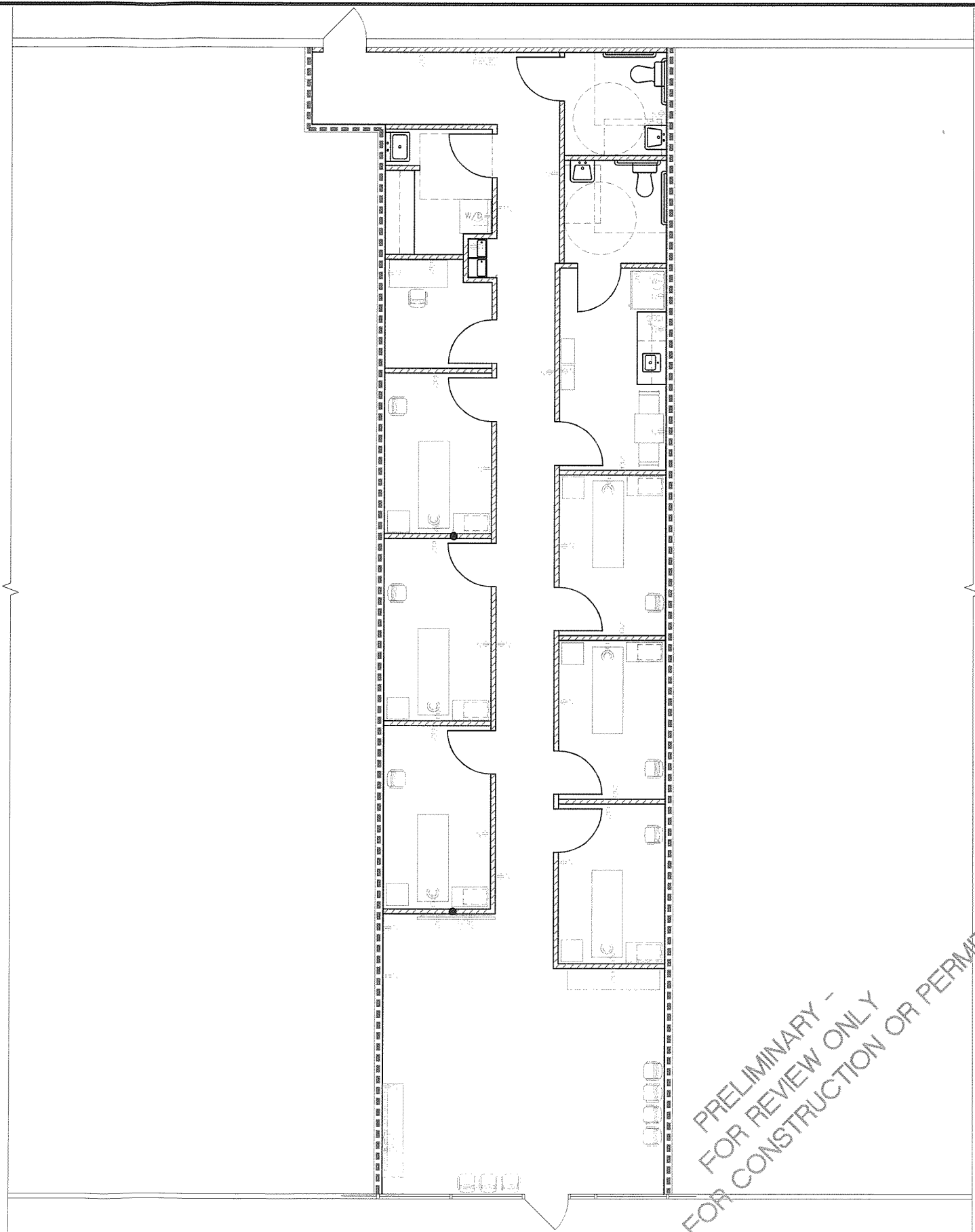
PROJECT NO.
 22.089
 DRAWN BY
 BC
 DATE
 11/08/22
 REVISIONS

TITLE
 FLOOR
 PLAN

SCALE
 1/4" = 1'-0"
 SHEET NUMBER
 SUGARING NYC
A-1
 SUITE 130

LEGEND

- (THIS IS A GENERAL LEGEND - NOT ALL SYMBOLS ARE USED ON THIS PLAN)
- ⊕ EXISTING OUTLET TO REMAIN
 - ⊕ PROPOSED 110 V. DUPLEX 20 AMP. OUTLET AT 15" ABOVE FIN. FLOOR
 - ⊕ PROPOSED 120V. 15A DUPLEX - DEDICATED CIRCUIT (GRAY)
 - ⊕ PROPOSED 110V. DUPLEX - DEDICATED CIRCUIT WITH ISOLATED GROUND (ORANGE)
 - ⊕ PROPOSED POWER POLE DEDICATED CIRCUIT
 - ⊕ EXISTING VOICE/DATA PULL
 - ⊕ PROPOSED VOICE/DATA PULL (WITH 2 PULL STRINGS)
 - ⊕ PROPOSED 4-PLEX 110V. OUTLET
 - ⊕ EXISTING 4-PLEX 110V. OUTLET
 - ⊕ PROPOSED FLOOR OUTLET COORDINATE REQUIREMENTS WITH EQUIPMENT SUPPLIER - VERIFY LOCATION
 - ⊕ PROPOSED PHONE/DATA FLOOR OUTLET (VERIFY TYPE WITH TENANT)
 - ⊕ PROPOSED JUNCTION BOX TO PROVIDE POWER/DATA TO SYSTEMS FURNITURE COORDINATE REQUIREMENTS WITH FURNITURE MANUFACTURER.
 - ⊕ TV CABLE AND 110V ELEC. OUTLET AT 12" BELOW CEILING
 - ⊕ MICROWAVE LOCATION
 - ⊕ PROVIDE POWER AND SWITCH FOR DISHWASHER
 - ⊕ PROPOSED CEILING OUTLET VERIFY LOCATION WITH OWNER
 - ⊕ WATER HEATER (ABOVE CEILING)



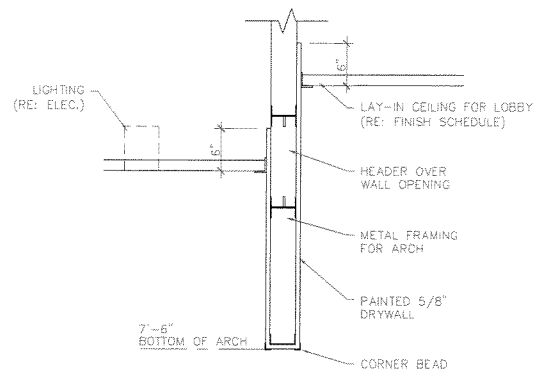
1 ELECTRICAL LAYOUT
 SCALE: 1/4" = 1'-0"
 REFERENCE ONLY: RE: MEP PLANS

REFLECTED CEILING LEGEND

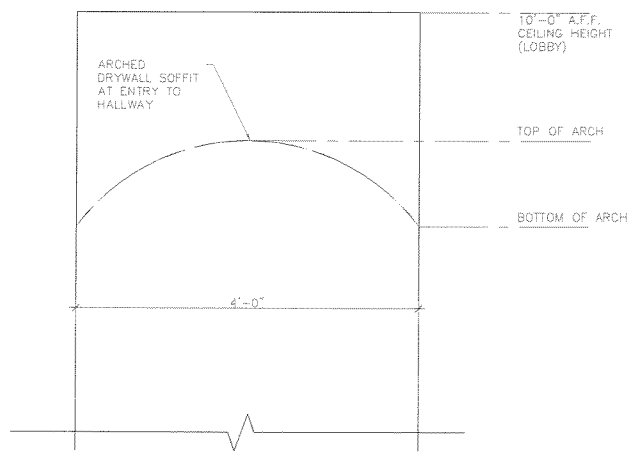
- (THIS IS A GENERAL LEGEND - NOT ALL SYMBOLS ARE USED ON THIS PLAN)
- ⊠ PROPOSED CEILING MOUNTED EXHAUST FAN
 - ⊠ PROPOSED LOCATION OF 24" X 24" RECESSED FLUORESCENT FIXTURE WITH ACRYLIC LENS
 - ⊠ PROPOSED LOCATION OF 24" X 24" RECESSED FLUORESCENT FIXTURE WITH PARABOLIC LENS
 - ⊠ PROPOSED LOCATION OF 24" X 48" RECESSED FLUORESCENT FIXTURE WITH ACRYLIC LENS
 - ⊠ PROPOSED LOCATION OF 24" X 48" RECESSED FLUORESCENT FIXTURE WITH NIGHT LIGHTING FEATURE
 - ⊠ PROPOSED BUILDING STANDARD EXIT LIGHT WITH BATTERY BACK-UP, HARD-WIRED TO PREMISES WIRING, MINIMUM 90 MINUTE DURATION
 - ⊠ PROPOSED RECESSED INCANDESCENT "CAN" LIGHT FIXTURE
 - ⊠ PROPOSED RECESSED INCANDESCENT WALLWASHER
 - ⊠ EMERGENCY LIGHTS WITH BATTERY BACK-UP, MINIMUM 90 MINUTE DURATION
 - ⊠ FEATURE PENDANT CHANDELIER LIGHT (SELECTED BY TENANT)

REFLECTED CEILING NOTES

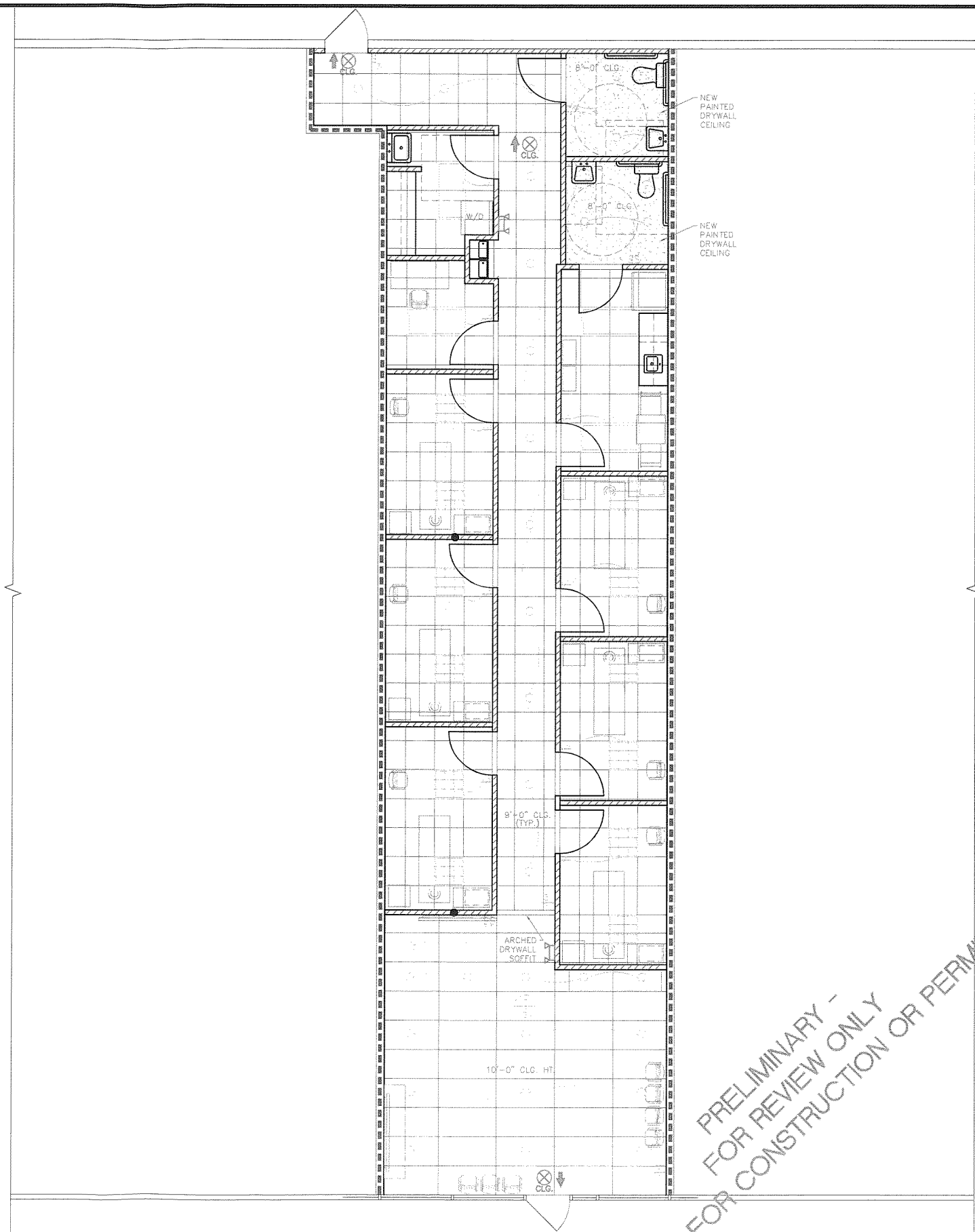
1. INSTALL AUDIO/VISUAL STROBE LIGHTS PER FIRE MARSHAL'S OFFICE. COORDINATE W/BUILDING MANAGEMENT.
2. COORDINATE LOCATIONS OF PROPOSED EXIT LIGHTS WITH INSPECTORS & ADJUST AS REQ'D.
3. COORDINATE ALTERNATE FIXTURE LOCATIONS WITH BLDG. MGMT IF LOW DUCTWORK OR ABOVE-CEILING CONDITIONS DOES NOT ALLOW FIXTURE PLACEMENT AS PROPOSED.
4. LIGHT FIXTURE SPACING IS REQUIRED BY STATE OF TEXAS ENERGY CODE. DESIGNER ASSUMES NO RESPONSIBILITY FOR QUALITY OF LIGHT IN THIS LEASE. SWITCHING FOR LIGHT FIXTURES TO ALSO MEET ENERGY CODE. COORDINATE WITH GENERAL CONTRACTOR.
5. BI-LEVEL SWITCHING: EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN AT LEAST 50 PERCENT, EXCEPT IN AREAS WITH ONLY 1 LUMINAIRE, CONTROLLED BY AN OCCUPANT SENSING DEVICE, CORRIDORS, STOREROOMS, RESTROOMS, OR PUBLIC LOBBIES OR IN GUEST ROOMS.



3



2



1 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0" REFERENCE ONLY: RE: MEP PLANS

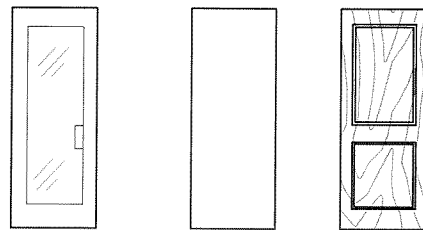
PRELIMINARY -
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1 FINISH SCHEDULE

MK	FLOOR	BASE	WALLS	CEILING	CLG. HT.	MK
1	PORCELAIN TILE	PORCELAIN TILE	PAINTED GYP. BOARD/ WALL PAPER (VERIFY WALL PAPER LOCATIONS)	24" x 48" ACOUST. LAY-IN PANELS	10'-0"	1
2	V.C.T.	VINYL	PAINTED GYP. BOARD	24" x 24" ACOUST. LAY-IN PANELS	9'-0"	2
3				PAINTED GYP.	8'-0"	3
4						4

ADDITIONAL FINISH SELECTIONS:
PORCELAIN TILE WAINSCOTE TO 48" A.F.F. AT TOILETS

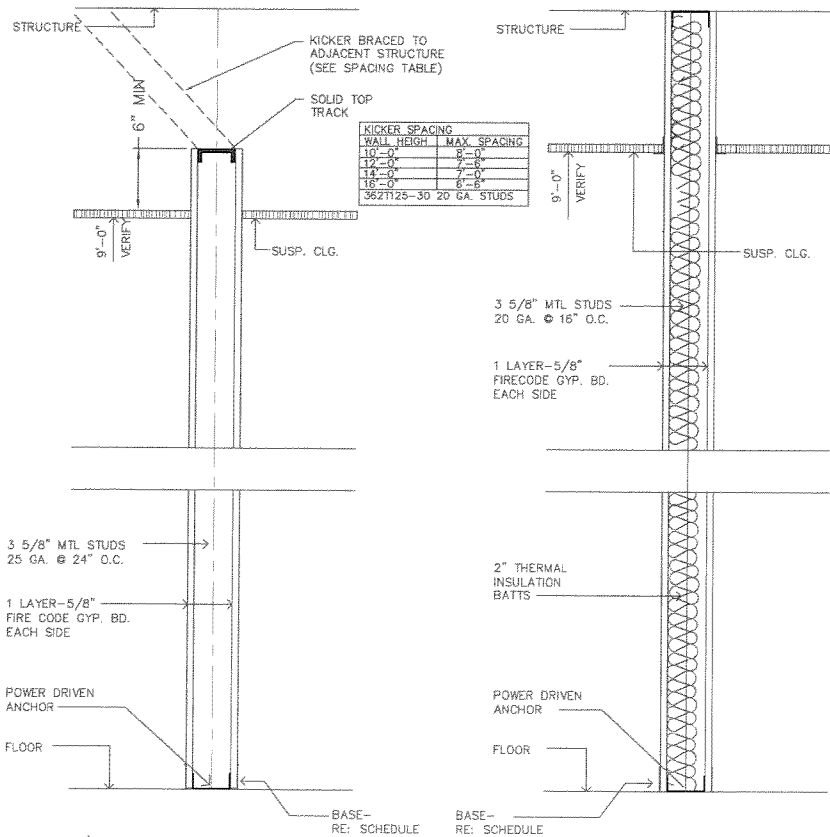
BUILDING STANDARD
STOREFRONT



- A** 3'-0" x 7'-0" ALUM./GLASS (EXISTING)
- B** 3'-0" x 7'-0" H.M.
- C** 3'-0" x 7'-0" S.C. WOOD 2-PANEL

2 DOOR TYPES

NO SCALE



3 PARTITION TYPES

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

TENANT SEPARATION WALL
(1-HOUR U.L. U-494)

4 DOOR SCHEDULE

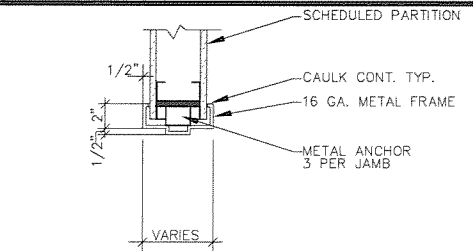
DOOR NO.	OPENING SIZE	TYPE	FRAME	HEAD	JAMB	SILL	H.W. SET	UL RATING	KEYED NOTES
1	EXISTING	A	AL.	12/A4SIM	6/A4SIM	16/A4			1, 2, 5, 6
2	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
3	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
4	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
5	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
6	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
7	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			2
8	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
9	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
10	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
11	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			2
12	3'-0" x 7'-0"	C	WD.	13/A4	11/A4	7/A4			4
13	EXISTING	B	MTL	6/A4	5/A4	16/A4			1, 2, 5, 6

GENERAL NOTES ON HARDWARE

- ALL NEW & EXISTING DOORS SHALL RECEIVE ADA-APPROVED LEVER HARDWARE. VERIFY MFG. & STYLE WITH BLDG. MANAGEMENT.
- INSTALL DOOR STOPS @ ALL DOORS.

KEYED NOTES ON HARDWARE

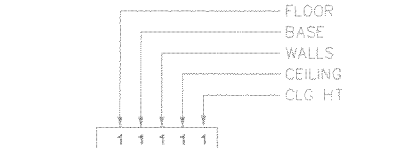
- AUTOMATIC CLOSER
- LOCK SET
- SECURITY PLATE
- NEW PRIVACY LEVER SET
- PANIC
- ADD SIGN - "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- PASSAGE LEVER
- ELECTRONIC KEYPAD LOCK



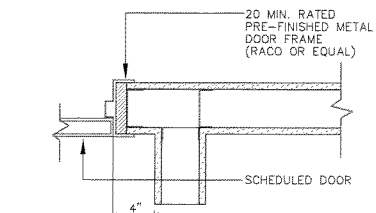
5 HEAD/JAMB SIM.

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

ROOM FINISH CODE

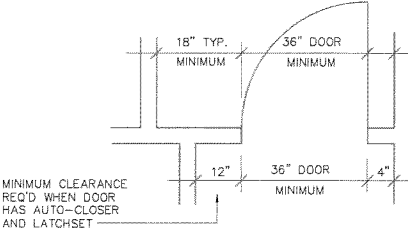


8 ROOM FINISH CODE



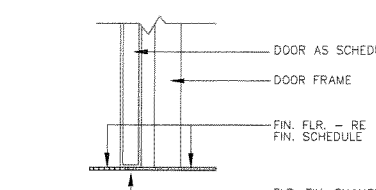
6 JAMB (HEAD SIMILAR)

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



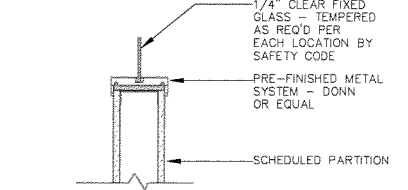
9 HANDICAP CLEARANCES

NO SCALE



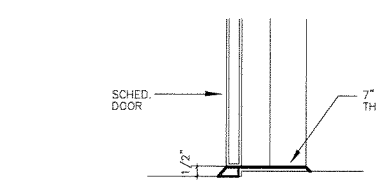
7 SILL

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



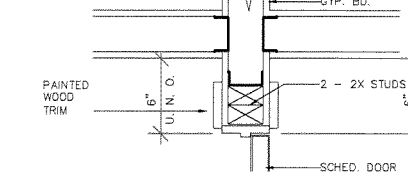
10 FIXED GLASS (NON-RATED)

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



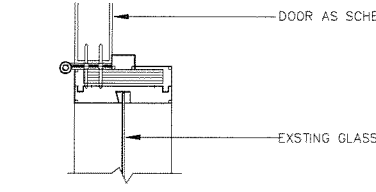
16 SILL

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



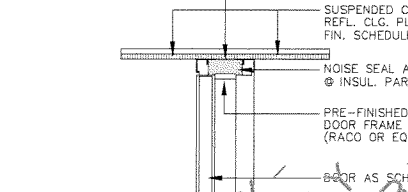
11 JAMB

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



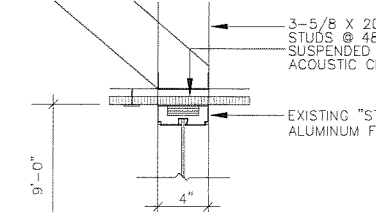
15 JAMB AT GLASS

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



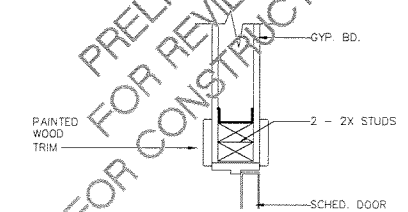
12 HEAD

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



14 HEAD AT GLASS

SC:



13 HEAD

SC:



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PROJECT NO. 22.089
DRAWN BY BC
DATE 11/08/22
REVISIONS

TITLE
SCHEDULES
DETAILS

SCALE
AS NOTED

SHEET NUMBER
SUGARING NYC

A-4

SUITE 130

GENERAL NOTES

- BEFORE ANY CONSTRUCTION STARTS ALL CARPET SHALL BE COVERED WITH 1/8" THICK CARDBOARD OR 6 MIL THICK PLASTIC SHEETING. IN ADDITION, ALL PATHS USE TO DELIVER AND REMOVE CONSTRUCTION MATERIAL SHALL HAVE THE FLOOR COVERED WITH MATERIAL MENTIONED ABOVE AND WALLS SHALL BE COVERED WITH 1/8" THICK CARDBOARD TO A HEIGHT OF 8 FT. A.F.F.
- ABSOLUTELY NO CONSTRUCTION MATERIAL OR EQUIPMENT SHALL BE LEANED AGAINST ANY FINISHED SURFACE.
- MECHANICAL ROOMS WILL NOT BE USED FOR STORAGE OF ANY KIND.
- SMOKING, EATING, AND DRINKING SHALL BE PERMITTED IN DESIGNATED BREAK AREAS ONLY. CHECK WITH BUILDING MANAGEMENT FOR LOCATIONS.
- THE CONSTRUCTION AREA SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION. UPON COMPLETION OF THE PROJECT, GENERAL CONTRACTOR TO PROVIDE A FINAL CLEAN ON ALL AFFECTED AREAS.
- THE USE OF CHEMICAL PRODUCTS THAT PRODUCE DANGEROUS FUMES SUCH AS GLUE, IS PROHIBITED.
- ALL CONTRACTORS SHALL VISIT THE PREMISES BEFORE SUBMITTING A PROPOSAL AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT AND MATERIAL REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- ALL CONTRACTORS SHALL CHECK BUILDING OPENING CLEARANCES FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS, AND SHALL PROPERLY PROTECT ALL ELEVATOR SURFACES FOR THEIR MATERIALS.
- CONTRACTOR TO STOCK/RESTOCK PROJECT AFTER NORMAL BUSINESS HOURS.
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR MUST HAVE APPROVED DRAWINGS, REGARDLESS OF JOB SIZE.
- DAMAGED TILE WILL BE REMOVED FROM THE LEASE, NOT CONCEALED ABOVE THE CEILING. EXCESS TILE AND OTHER REUSABLE MATERIALS WILL BE STORED PER MANAGER'S INSTRUCTIONS.
- BUILDING ENGINEERS WILL PARTICIPATE IN THE FINAL PUNCH-OUT OF A COMPLETED JOB. A SEPARATE "MEP" PUNCH LIST WILL BE PRESENTED BY THE BUILDING ENGINEER TO THE PROPERTY MANAGER.
- BASED ON THE BUILDING ENGINEER'S REPORT, THE ENGINEERING DIRECTOR WILL SUBMIT A LETTER TO MANAGEMENT WITH COMMENTS ON THE QUALITY OF WORK PERFORMED BY THE CONTRACTOR AND THE RESULTS OF ANY FOLLOW UP THAT IS REQUIRED DUE TO THE PUNCH LIST.
- IF A JOB IS STARTED WITHOUT ADHERING TO THESE REQUIREMENTS, IT WILL BE SHUT DOWN UNTIL THE PROPER STEPS ARE TAKEN.
- GENERAL CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY FOR TENANT AT COMPLETION OF WORK. ORIGINAL OF C.O. SHALL BE PRESENTED TO THE TENANT WITH A COPY TO BUILDING MANAGEMENT.**

ACCESSIBILITY COMPLIANCE NOTES

- ALL NEW TELEPHONE JACKS AND ELECTRICAL RECEPTACLES SHALL BE MOUNTED AT MIN. 17 1/2" ABOVE FLOOR TO BOTTOM OF OUTLET BOX, UNLESS NOTED ON MEP DRAWINGS.
- ALL NEW LIGHT SWITCHES TO BE MOUNTED AT 48" ABOVE FLOOR TO CENTERLINE OF SWITCH.
- ALL NEW OR RELOCATED DOORS SHALL RECEIVE ADA-APPROVED LEVER HARDWARE. VERIFY MFG. & STYLE WITH BLDG. MANAGEMENT. THE SWEPT PERIOD OF THE DOOR SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 2" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. LEVER OPERATED MECHANISMS, PUSH TYPE MECHANISMS, AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 42" A.F.F.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
- SINKS SHALL BE A MAXIMUM OF 6 1/2" DEEP.
- FLUSH CONTROLS AT WATER CLOSETS SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
- IF CONTROLS, DISPENSERS, RECEPTACLES OR OTHER EQUIPMENT ARE PROVIDED, THEY AT LEAST ONE OF EACH SHALL BE ON AN ACC. ROUTE AND SHALL COMPLY WITH 4.27.
- CONTROLS, DISPENSERS, RECEPT. AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST 1 OF THE REACH RANGES SPECIFIED IN 4.2.5 AND 4.2.6.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbs.
- IF PROVIDED, ALARM SYSTEMS REQUIRED TO BE ACC. BY 4.1 SHALL COMPLY WITH 4.28. AT A MIN. VISUAL SIGNAL APPLIANCES SHALL BE PROVIDED IN BUILDINGS AND FACILITIES IN EACH OF THE FOLLOWING AREAS: RESTROOMS AND ANY OTHER GENERAL USAGE AREAS (e.g. MEETING ROOMS), HALLWAYS, LOBBIES, AND ANY OTHER AREA FOR COMMON USE. THE LAMP SHALL BE A XENON STROBE TYPE. THE COLOR SHALL BE CLEAR OR NOMINAL WHITE (i.e., UNFILTERED OR CLEAR FILTERED WHITE LIGHT). THE MAX. PULSE DURATION SHALL BE TWO TENTHS OF ONE SECOND (0.2 SEC.) WITH A MAX. DUTY CYCLE OF 40%. THE PULSE DURATION IS DEFINED AS THE TIME INTERVAL BETWEEN INITIAL AND FINAL POINTS OF 10% OF MAX. SIGNAL. THE INTENSITY SHALL BE A MINIMUM OF 75 CANDELA. THE FLASH RATE SHALL BE A MIN. OF 1 Hz AND A MAX. OF 3 Hz.

DEMOLITION NOTES

- CONTRACTOR SHALL VISIT JOB SITE TO VERIFY SCOPE OF WORK AS PART OF BID PROCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL DEMOLITION ON JOB. ANY DISCREPANCIES ON DRAWINGS SHALL BE CLARIFIED DURING SITE VISIT.
- REMOVE EXISTING RECEPTACLES AND TELEPHONE/DATA FROM WALLS TO BE DEMOLISHED. REMOVE ALL ASSOCIATED WIRING AND CONDUITS FOR POWER TO NEAREST CEILING. J-BOX (SECURELY MOUNTED TO BLDG. STRUCTURE) OR CUT OFF AT THE TOP OF A WALL PENETRATION AND TAPED. AND EFFECTIVELY LABEL CIRCUIT/PANEL NUMBERS ON WIRING AND BOX. REMOVE ALL TELEPHONE/DATA CABLES BACK TO TELEPHONE ROOM.
- REMOVE EXISTING LIGHTING FIXTURES AND ASSOCIATED WIRING AND CONDUITS BACK TO NEAREST CEILING. J-BOX (SECURELY MOUNTED TO BUILDING STRUCTURE) AND EFFECTIVELY LABEL CIRCUIT/PANEL NUMBERS ON BOX. CLOSE ALL OPENINGS IN DEVICES.
- ALL J-BOXES WHICH ARE NOT DEMOED SHALL BE MARKED WITH A COLOR CODING AS FOLLOWS: ORANGE FOR 277V, RED FOR 277V EMERGENCY, AND NO COLOR MARKING FOR 120/208V.
- CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND POWER. CONTRACTOR WILL COORDINATE WITH OTHER TRADES ANY SPECIAL TEMPORARY LIGHTING AND POWER NEEDS OF JOB. TEMPORARY LIGHTING AND POWER SHALL BE MAINTAINED AND ADJUSTED AS THE JOB PROGRESSES SO AS TO ILLUMINATE DARK ROOMS AND AREAS.
- REMOVE ANY ELECTRICAL PANELS, BRANCH CIRCUITING OR SUBFEEDS WHICH WILL NOT BE REUSED IN NEW BUILDOUT. DEMO CIRCUITING AND CONDUIT BACK TO PANEL. CLOSE ALL OPENINGS IN DEVICES. RETURN UNUSED EQUIPMENT TO BUILDING MANAGEMENT.
- ALL PENETRATIONS IN FIRE RATED WALLS AND THRU FLOOR SHALL BE EFFECTIVELY SEALED SO AS TO MAINTAIN FIRE RATING. ALL EXISTING CONDUIT OR CABLE PENETRATIONS WHICH ARE TO BE REUSED OR ARE NOT EFFECTED BY BUILDOUT, SHALL BE CHECKED FOR PROPER FIRE SEALANT AND SEALED OR RESEALED IF NECESSARY TO MAINTAIN FIRE RATING.
- ALL ABANDONED FLOOR BOX FLOOR PENETRATIONS SHALL BE EFFECTIVELY SEALED USING AN APPROVED FLOOR PENETRATION CLOSURE WITH PROPER FIRE RATING.
- ALL LAMPS SHALL BE REMOVED FROM FIXTURES BEFORE FIXTURES ARE REMOVED. COORDINATE STORAGE OF FIXTURES WITH PROJECT MANAGER SO AS TO AVOID DAMAGE TO FIXTURES.
- PROPERLY PROTECT ALL ITEMS TO BE STORED.
- PROTECT EXISTING FLOORINGS, EXCEPT THAT NOTED TO BE REMOVED. REMOVE FLOORING ONLY AT THE DIRECTION OF BUILDING MANAGEMENT.
- ANY REMOVABLE PARTITION SYSTEM SHOWN TO BE REMOVED TO BE SALVAGED AS MUCH AS PRACTICABLE, AND STORED FOR FUTURE REUSE.
- DEBRIS TO BE REMOVED FROM SITE AS REQUIRED TO MAINTAIN A WORKING ATMOSPHERE FOR THE REMAINING TENANTS. ALL TRASH TO BE LEGALLY DISPOSED OF OFF SITE.
- TELEPHONE JACKS, POWER OUTLETS AND LIGHT SWITCHES SHOWN TO BE REMOVED IN BE PATCHED TO MATCH EXISTING SURFACE. COVER PLATES WILL NOT BE ACCEPTABLE.

COMMUNICATION NOTES:

- GENERAL CONTRACTOR WILL FURNISH PULL WIRE ONLY FOR COMPUTER AND TELEPHONE LINES, UNLESS OTHERWISE NOTED. REMAINING NOTES ARE TO BE ADHERED TO BY TENANT & TENANT'S COMMUNICATIONS CONSULTANT/INSTALLER.
- ALL MATERIALS SHALL BE PLENUM RATED.
- ALL COMMUNICATION CABLE IS TO BE INSTALLED IN CONDUIT WHEREVER THE CABLE MAY BE EXPOSED TO PHYSICAL DAMAGE.
- ALL COMMUNICATION CABLE IS TO BE INSTALLED IN THE COMMUNICATION SIDE OF CABLE TRAY ABOVE THE CEILING. WHERE CABLE TRAY IS NOT AVAILABLE, THE CABLE SHALL BE TIE-WRAPPED TO THE BAR JOIST WEB, RUNNING ABOVE HALLWAY CEILINGS WITH 90 DEGREE TURNS TO THE OUTLET LOCATION.
- ALL COMMUNICATION CABLE IS TO BE SECURED TO PREVENT SAG. WHERE CABLE IS RUNNING PARALLEL TO THE BAR JOIST, IT IS TO BE SECURED AT 5' INTERVALS TO THE CEILING WIRE AT THE BAR JOIST LEVEL. IN NO CASE SHALL CABLE LAY ON TOP OF CEILING GRID OR TILES.
- ALL DATA CABLES SHALL BE LABELED ON BOTH ENDS WITH ROOM NUMBER. IF A ROOM HAS MORE THAN (1) CABLE THEN THE FIRST CABLE SHALL HAVE THE ROOM NUMBER WITH AN "A" AND THE SECOND CABLE SHALL HAVE THE ROOM NUMBER WITH A "B". (EG. 3230A, 3230B, ETC.)
- ALL COMMUNICATION CABLE IS TO HAVE A MAXIMUM EXCESS LENGTH OF 2' AT THE OUTLET LOCATION. THE MAXIMUM EXCESS LENGTH AT THE PUNCHDOWN BOARD IS TO BE DETERMINED BY THE TENANT'S COMMUNICATION CONSULTANT.

ELECTRICAL NOTES

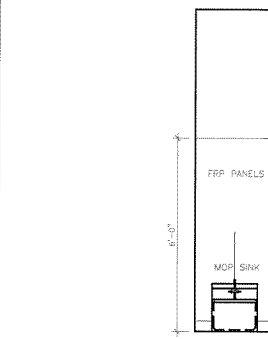
- THE SCOPE CONSISTS OF SUPPLY AND INSTALLATION OF COMPLETE ELECTRICAL SYSTEM INCLUDING MISCELLANEOUS ITEMS. ALL BREAKER PANELS, JUNCTION BOXES, AND DISCONNECTS SHALL BE NEW. (NO USED EQUIPMENT OR COMPONENTS.)
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, STATE AND LOCAL CODES, AND OTHER APPLICABLE CODES, INCLUDING THE CITY OF HOUSTON BUILDING CODE.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND ANY OTHER ITEMS NECESSARY TO COMPLETE THE SCOPE OF WORK SHOWN ON THESE DRAWINGS.
- ALL WIRING SHALL BE ENCLOSED WITH RIGID METAL CONDUIT, ELECTRICAL METALLIC TUBING, OR FLEXIBLE METALLIC JACKET (BX).
- ALL CONDUITS SHALL BE 3/4" UNLESS NOTED OTHERWISE ON THE DRAWING. ALL CONDUIT RUNS SHALL BE SUPPORTED EVERY 10'-0", MINIMUM, AND SECURED TO PURLINS OR PUT ON HANGER. MAINTAIN 18" CLEARANCE ABOVE CEILING. BX CABLE SHALL NOT BE ALLOWED TO LAY ON OR DROOP TO CEILING.
- ALL BX (ARMORED CABLE) SHALL HAVE STEEL OR ALUMINUM SHEATING AND STEEL CLAMP CONNECTOR CAT # EP150 AND SHALL BE SECURED TO STRUCTURE PER NEC AND LOCAL CODES.
- MINIMUM WIRE SIZE SHALL BE #12 THIN COPPER FOR LIGHTING, #10 THIN COPPER FOR POWER RUNS BETWEEN PANEL AND J-BOXES, AND #12 THIN COPPER FOR POWER RUNS BETWEEN J-BOX AND OUTLET BOX LOCATIONS UNLESS OTHERWISE NOTED ON THE DRAWING. CONDUIT AND NEUTRAL SHALL NOT BE USED AS A GROUND WIRE.
- ALL RECEPTACLE AND LIGHT SWITCH COVER PLATES SHALL BE BUILDING STANDARD. ALL RECEPTACLES AND PLATES IN ANY RENOVATED ROOM SHALL MATCH.
- ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS, TRANSFORMERS, DISCONNECTS... WITH A LAMINATE NAME PLATE WITH THE APPROPRIATE NAME TO INDICATE WHERE EACH NEW EQUIPMENT IS FED FROM AND FEEDS. THIS WILL ALSO INCLUDE PROPER COLOR CODING, BLACK FOR NORMAL POWER AND RED FOR UPS/EPS POWER.
- CONDUIT PENETRATIONS TO SPACE USER OR ENVIRONMENTAL AIR SHALL BE FIRE SEALED TO THE REQUIRED RATING.
- ELECTRICAL CONTRACTOR SHALL PROVIDE A CLEAR AND COMPLETE AS-BUILT DRAWING TO BUILDING MANAGEMENT, AND ELECTRICAL CONTRACTOR SHALL ALSO PROVIDE AND INSTALL TYPED PANEL DIRECTORIES THAT REFLECT ALL CHANGES AND PROVIDE A COPY OF SAME WITH AS-BUILT DRAWINGS TO BUILDING MANAGEMENT.
- ALL NEW RECEPTACLES SHALL BE NEMA 5-20R AND SHALL CONFORM WITH COLOR CODE: NORMAL POWER OUTLETS - IVORY. DESIGNATED OUTLETS WITHOUT AN ISOLATED GROUND OR WITH AN UNINSULATED GROUND WIRE - GREY WITH LABEL SUCH AS COPIER, SHREDDER, ETC. DESIGNATED OUTLETS WITH AN INSULATED, ISOLATED GROUND - ORANGE. EMERGENCY POWER OUTLETS - IVORY WITH RED DOT ON THE OUTLET OR COVER PLATE. UPS POWER OUTLETS - RED. ALL DEVICES SHALL BE HUBBELL, LEVITON OR BRYANT, EQUAL TO BUILDING STANDARDS.
- ALL TELEPHONE, DATA AND NETWORK CABLE SHALL BE RUN IN CEILING CAVITY AND TIE WRAPPED TO PURLINS EVERY 5' ALONG PURLIN LENGTH. ALL RUNS AT RIGHT ANGLES TO BUILDING STRUCTURE WHERE PRACTICABLE. ALL CABLES SHALL BE ROUTED IN CEILING SPACE ABOVE CORRIDORS TO TELEPHONE ROOM.
- ALL UNUSED CABLE/CONDUCTORS IN CEILING SPACE SHALL BE REMOVED TO POINT OF ORIGIN, OR CUT OFF AT THE TOP OF A WALL PENETRATION AND TAPED.
- CONTRACTOR SHALL NOTIFY BUILDING MANAGEMENT PRIOR TO ELECTRICAL COVER FOR AN INSPECTION OF ALL ELECTRICAL THAT IS TO BE CONCEALED. CEILING TILE IS NOT TO BE INSTALLED UNTIL AFTER INSPECTION AND APPROVAL.
- CONTRACTOR SHALL PROVIDE AND INSTALL PAINTED A/C PLYWOOD FOR TELEPHONE BOARD. SIZE AND LOCATION AS SHOWN ON PLANS. IF NOT SHOWN ON PLANS, VERIFY SIZE REQUIRED & LOCATION WITH TENANT.
- ALL DISCONNECT SWITCHES SHALL BE HEAVY-DUTY RATED. ALL NEW SWITCH GEAR SHALL BE APPROVED BY BUILDING MANAGEMENT.
- "N" REPRESENTS A NEW DEVICE, FIXTURE OR BOX TO BE ADDED OR RELOCATED. REPRESENTS A DEVICE, FIXTURE OR BOX TO BE RELOCATED.
- ALL BREAKERS ARE 1P-20A UNLESS NOTED OTHERWISE.
- ALL MATERIALS SHALL BE PLENUM RATED.
- ELECTRICAL CONTRACTOR SHALL NOTIFY BUILDING MANAGEMENT BEFORE MAKING ANY REVISIONS, MATERIAL CHANGES, OR ANY OTHER WORK ALTERATION. ANY REQUEST FOR CHANGE IN MATERIAL MUST BE ACCOMPANIED BY (4) SUBMITTALS. THE INTENDED REUSE OF EXISTING CIRCUITS, PANELS OR TRANSFORMERS SHALL BE CLEARLY NOTED ON CONTRACTOR'S PROPOSAL.
- EXISTING DESIGNATED CIRCUITS SHALL NOT BE TAPPED FOR OTHER PURPOSES.
- EMERGENCY CIRCUITS SHALL NOT BE TAPPED UNLESS USED FOR EMERGENCY LIGHTS OR EQUIPMENT.
- ALL WORK BOXES AND COVER PLATES SHALL BE METAL.
- A DESIGNATED 110V CIRCUIT SHALL CONSIST OF A HOT WIRE, A NEUTRAL WIRE AND WHATEVER GROUNDING IS APPROPRIATE. THE CIRCUIT SHALL ORIGINATE FROM A PREVIOUSLY UNUSED OR ADDED BREAKER AND SHALL TERMINATE AT ONE DUPLEX RECEPTACLE. EXCEPTIONS TO THE ONE DUPLEX OUTLET CAN BE MADE SUBJECT TO THE APPROVAL OF BUILDING MANAGEMENT AND THE TENANT.
- EXISTING CIRCUIT PANELS, CIRCUIT BREAKERS OR OTHER ELECTRICAL EQUIPMENT SHALL NOT BE REMOVED FROM THE PROPERTY. IF REMOVED FROM SERVICE, THEY SHALL BE TURNED OVER TO BUILDING MANAGEMENT.
- ALL WORK BOXES, JUNCTION BOXES, OUTLETS AND SWITCH BOXES SHALL HAVE COVERS ON THEM AT THE COMPLETION OF THE JOB. IF COVERS WERE MISSING PRIOR TO START-UP OF NEW WORK, THE COST FOR REPLACEMENT SHALL BE PART OF THE BID.
- EACH WALL INSTALLATION OF A RECEPTACLE OR SWITCH SHALL ORIGINATE FROM ABOVE THE CEILING OVER THE BOX LOCATION. (NO BOX-TO-BOX PULLS THROUGH THE PARTITION STUDS). ANY EXCEPTIONS MUST BE APPROVED BY BUILDING MANAGEMENT THROUGH REQUEST PRIOR TO START-UP OF WORK.
- TIE-INS OF ELECTRICAL FROM FLOOR-TO-FLOOR ARE STRICTLY PROHIBITED.
- ANY RUN IN ACCESS OF 75' FROM PANEL MUST BE INCREASED BY ONE WIRE SIZE. (#12 MINIMUM.)
- IF PROPOSALS INCLUDE THE USE OF EXISTING CIRCUITS, PANELS OR TRANSFORMERS, THIS SHALL BE NOTED IN THE PROPOSAL.
- REPLACEMENT OF DEFECTIVE BALLAST AND ALL RELAMPING SHALL BE PERFORMED BY BUILDING MANAGEMENT. G.C. TO NOTIFY MANAGEMENT OF ANY DEFECTIVE BALLASTS FOUND DURING CONSTRUCTION.

HVAC NOTES

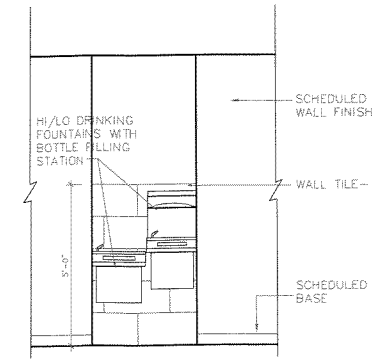
- GENERAL CONTRACTOR SHALL SUBMIT NAME OF CONTRACTORS TO BE USED. ONLY THOSE APPROVED BY BUILDING MANAGEMENT WILL BE ACCEPTED. CONTRACTOR TO DESIGN A/C SYSTEM AND SUBMIT PLANS TO BUILDING MANAGEMENT FOR APPROVAL.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL CODES AND AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL CLOSELY COORDINATE WITH STRUCTURAL CONDITIONS AT THE SITE DURING BIDDING PERIOD AND SHALL ALLOW FOR DUCT AND PIPE ROUTING AS REQUIRED TO ACCOMMODATE THE EXISTING CONDITIONS.
- COORDINATE EXACT LOCATION OF ALL THERMOSTATS AND AIR DEVICES WITH BUILDING MANAGEMENT.
- ALL SUPPLY AND RETURN AIR GRILLES ARE TO MATCH BUILDING STANDARD.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE COMMENCING THE WORK.
- CONTRACTOR SHALL RE-BALANCE A/C SYSTEM AFTER LOCATING NEW, AND RELOCATING EXISTING, SUPPLY AIR GRILLES WITH CFM AS REQUIRED. A CERTIFIED BALANCING REPORT SHALL BE SUBMITTED TO BUILDING MANAGEMENT.
- PLAN ATTACHED IS THE MOST RECENT AS-BUILT OF SPACE. CONTRACTOR IS TO DESIGN SYSTEM AND FILE AS-BUILT MARK-UP OF NEW LOCATIONS, CFM, ETC... WITH BUILDING MANAGEMENT AT COMPLETION OF PROJECT.
- EXISTING SPIN-IN SHALL BE RE-USED WHERE POSSIBLE. SPIN-INS NOT RE-USED SHALL BE CAPPED.
- OWNER'S SPECIFICATIONS TO BE FOLLOWED.
- LATEST SMACNA STANDARDS FOR CONSTRUCTION INSTALLATION SPECIFICATIONS SHALL BE FOLLOWED.
- ALL NEW GRILLES SHALL HAVE 8" DIA. FLEXIBLE DUCT CONNECTIONS. 6'-0" MAX LENGTH. INSTALL RIGID DIA. DUCT BETWEEN SPIN-IN AND FLEXIBLE DUCT. (VERIFY WITH BUILDING ENGINEER)
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SLOT DIFFUSERS. EXISTING DIFFUSERS SHALL REMAIN WHERE POSSIBLE, AND NEW DIFFUSERS SHALL BE INSTALLED WHERE NECESSARY. (SLOT DIFFUSERS FOR EXTERIOR ZONES ONLY).
- ELECTRICAL CONTROL PANELS ON HOF OR VAV BOXES SHALL BE ENCLOSED AND MEET NATIONAL ELECTRIC CODES.
- CONTRACTOR SHALL CLEAN ALL EXISTING SUPPLY AND RETURN AIR GRILLES. ANY GRILLES THAT CANNOT BE CLEANED SHALL BE REPLACED BY THE CONTRACTOR WITH BUILDING MANAGEMENT'S PRIOR APPROVAL.
- CONTRACTOR SHALL PROVIDE 4 SETS OF SUBMITTALS ON ALL MECHANICAL EQUIPMENT INCLUDING CONTROLS AND DEVICES.
- ALL DUCTS SHOULD BE PROPERTY SUPPORTED AND NO CLOSER THAN 8" TO THE CEILING GRID.
- WHEN BIDDING FOR REDO OR BUILDOUT OF LEASE SPACE, INCLUDE WHATEVER WORK AND MATERIAL WOULD BE REQUIRED TO MAKE IT AN OPERATIONAL SYSTEM. THIS INCLUDES EXISTING ZONE DAMPERS, SIDE POCKET FANS AND HEATER.
- IF DUCTWORK IS DAMAGED, LEAKS OR HAS BAD JOINTS, THE COST OF REPAIRS MUST BE INCLUDED IN CONTRACTOR'S BID.

PLUMBING NOTES

- PIPE MATERIALS LIST:**
- ABOVE GRADE, INSIDE BUILDING**
1. SANITARY DRAIN WASTE AND VENT
ASTM A168 SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS
 2. DOMESTIC WATER
PER
 3. NATURAL GAS
ASTM A106 SCHEDULE 40 BLACK STEEL PIPE WITH 150 POUND SCREWED WALLEABLE IRON FITTINGS
- BELOW GRADE, INSIDE BUILDING**
1. SANITARY DRAIN WASTE AND VENT
ASTM A168 SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS
 2. DOMESTIC WATER
PER
 3. NATURAL GAS
ASTM A106 SCHEDULE 40 BLACK STEEL PIPE WITH 150 POUND SCREWED WALLEABLE IRON FITTINGS
- ABOVE GRADE, OUTSIDE BUILDING**
1. DOMESTIC WATER
CPVC 40-40
 2. NATURAL GAS
ASTM A106 SCHEDULE 40 BLACK STEEL PIPE WITH 150 POUNDS SCREWED WALLEABLE IRON FITTINGS
- BELOW GRADE, OUTSIDE BUILDING**
1. SANITARY DRAIN WASTE AND VENT
ASTM A168 SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS
 2. DOMESTIC WATER
CPVC 40-40
 3. NATURAL GAS
AS DETERMINED BY LOCAL GAS UTILITY

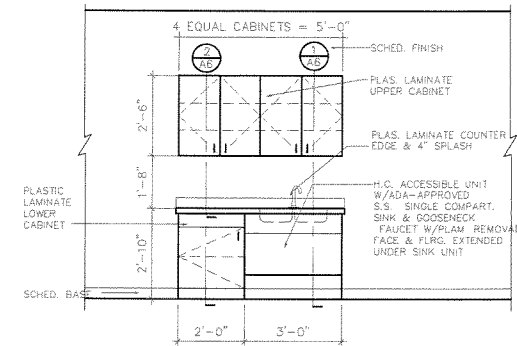


5 ELEVATION AT SERVICE SINK
 SCALE: 3/8" = 1'-0"

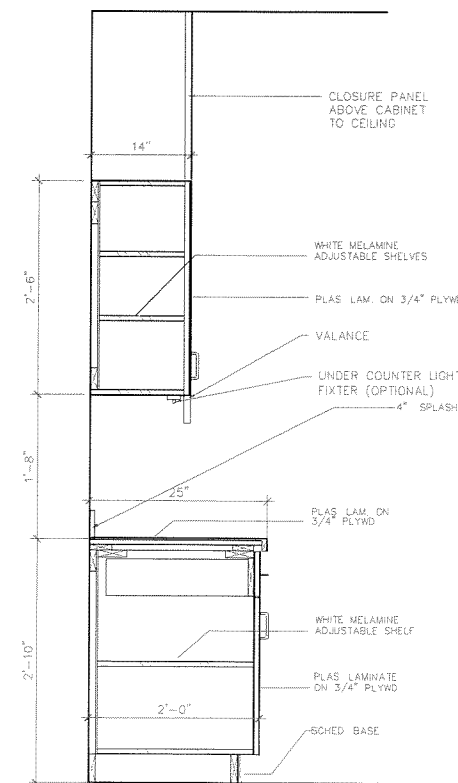


4 ELEVATION AT EDF'S
 SCALE: 3/8" = 1'-0"

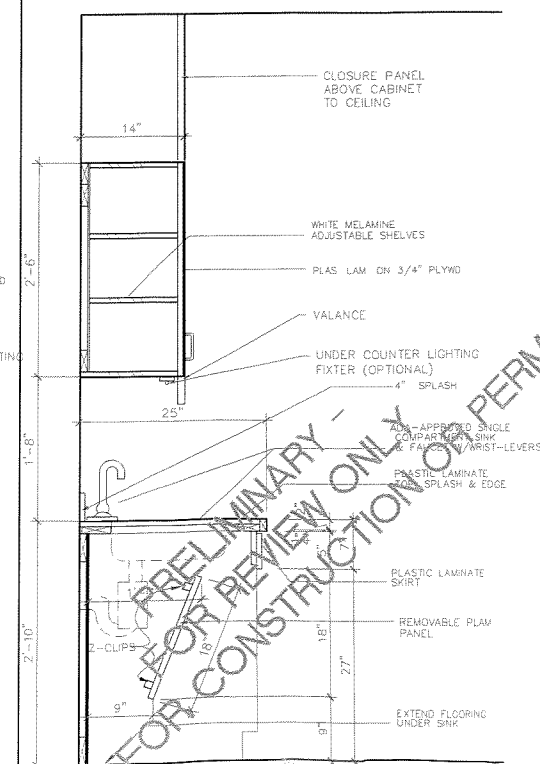
- CABINETRY/MILL WORK NOTES:**
1. CONTRACTOR SHALL CONFIRM LAYOUT OF ALL CABINETRY AND MILL WORK WITH OWNER PRIOR TO START OF CONSTRUCTION.
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO FABRICATION
 3. THESE DRAWINGS ARE SCHEMATIC IN NATURE ONLY AND DO NOT REPRESENT CONSTRUCTION METHODS OR A SUBSTITUTE FOR SHOP DRAWINGS.
 4. ALL EXPOSED EDGES SHALL BE AWI CUSTOM GRADE CONSTRUCTION.
 5. ANY APPLIANCES PROVIDED SHALL ACCOMMODATE CODE APPROVED COUNTER TOP HEIGHT
 6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADDITIONAL ELECTRICAL OR PLUMBING REQUIREMENTS FOR ANY APPLIANCES AS REQUESTED BY OWNER.
 7. ALL CABINETRY SHALL RECEIVE WASHABLE, NONPOROUS FINISH. ALL JOINTS SHALL BE SEALED WITH SILICONE AS REQUIRED.



3 ELEVATION AT BREAK
 SCALE: 3/8" = 1'-0"

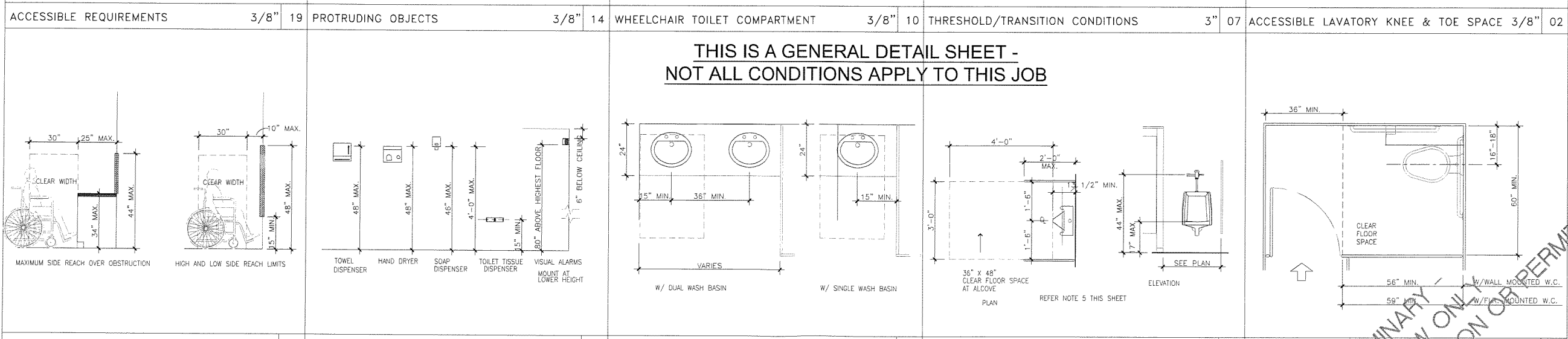
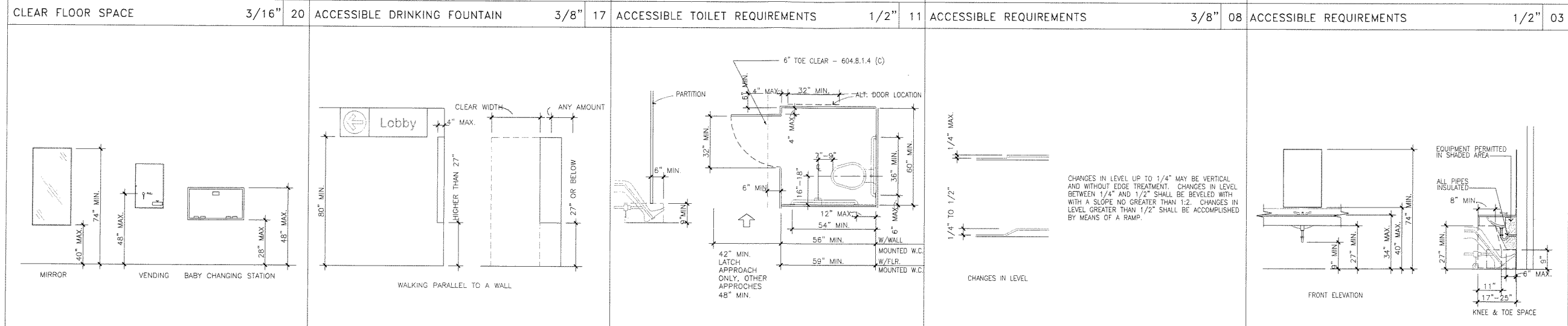
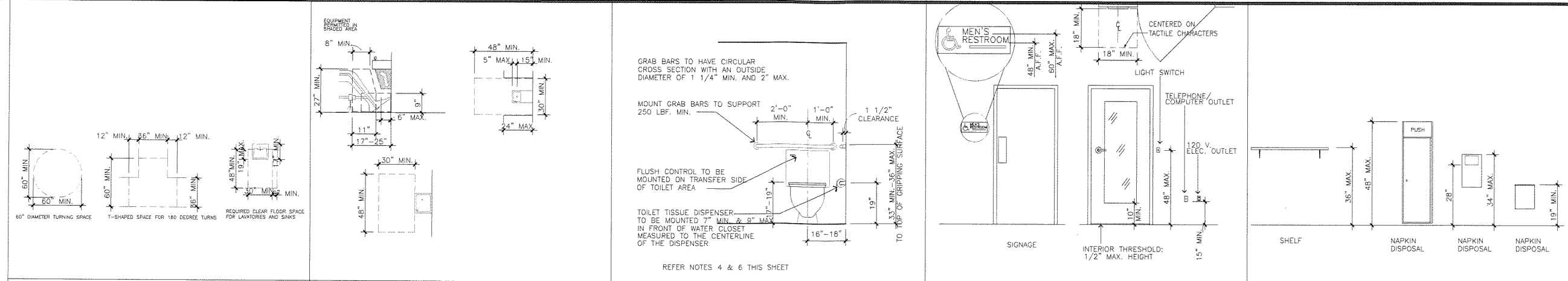


2 CABINET SECTION
 SCALE: 1" = 1'-0"



1 CABINET SECTION
 SCALE: 1" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION OR PERMIT



NOTES & LEGEND

12. 703: SIGNS:
703.1. GENERAL: SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
703.2. RAISED CHARACTERS: RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4.
ADVISORY 703.2 RAISED CHARACTERS. SIGNS THAT ARE DESIGNED TO BE READ BY TOUCH SHOULD NOT HAVE SHARP OR ABRASIVE EDGES.
703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE BACKGROUND.
703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE.
703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER 'I'.
703.2.5 HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTERS SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER 'I'.

10. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
2) OTHER DOORS
A) EXTERIOR HINGED DOORS: (RESERVED)
B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES.

11. TOILET PAPER DISPENSERS SHALL BE MOUNTED BETWEEN 7" AND 9" IN FRONT OF WATER CLOSET, MEASURED TO CENTERLINE OF DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15" MIN. & 48" MAXIMUM ABOVE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSER SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.

6. MOUNT TOP OF SEAT AT WATER CLOSET BETWEEN 17" MIN - 19" MAX. A.F.F.
RE: DETAIL 11 THIS SHEET.

7. ACCESSIBLE CONTROLS AND OUTLETS, RE: DETAIL 8 THIS SHEET.

8. DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.

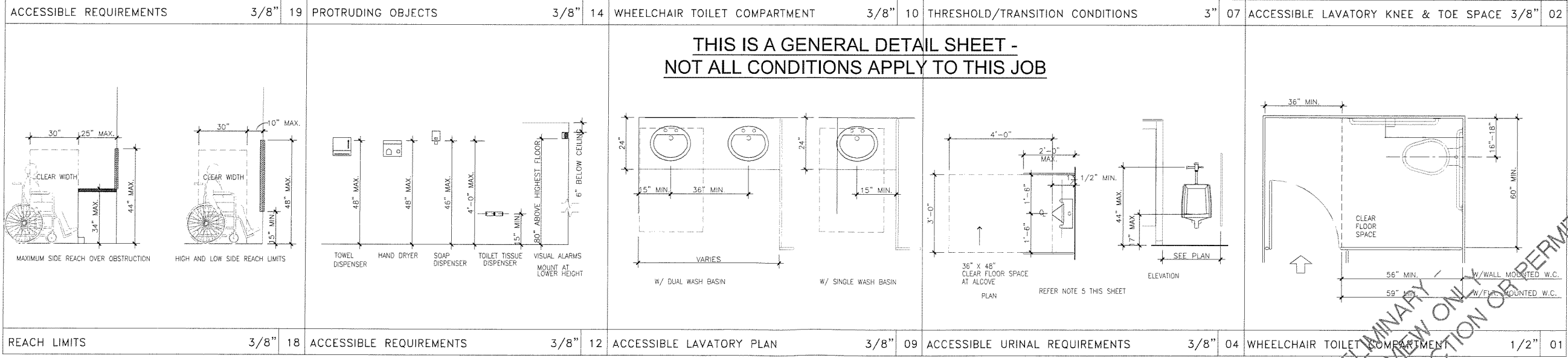
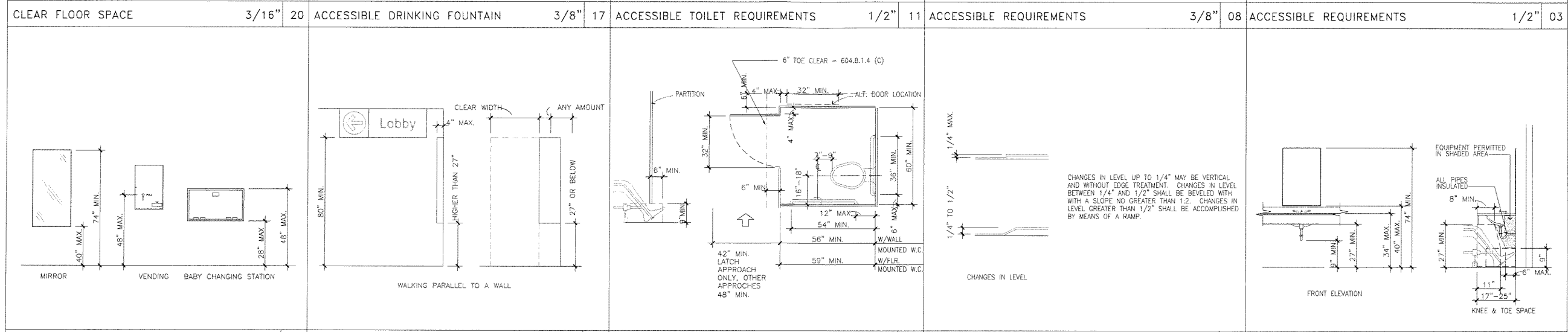
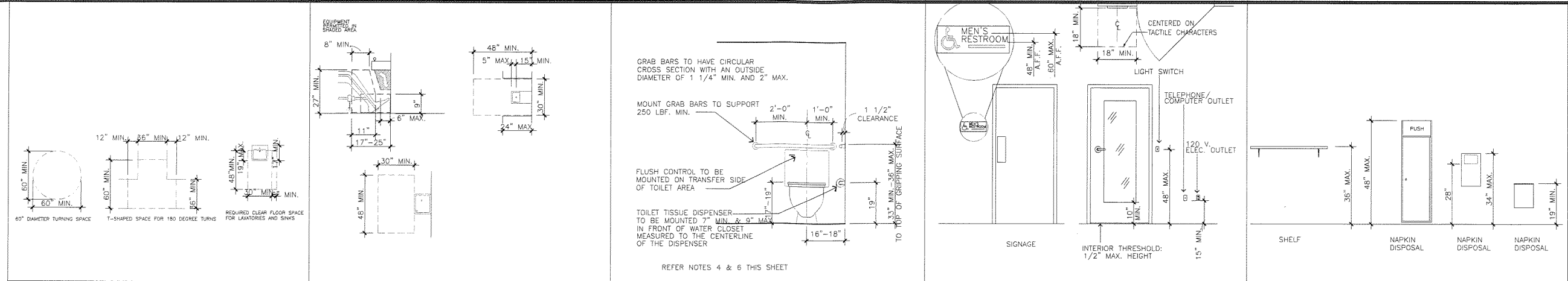
9. DOOR CLOSERS: IF A DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.

4. GRAB BARS:
- OUTSIDE DIAMETER TO BE BETWEEN 1 1/4" AND 1 1/2". SPACE BETWEEN WALL AND GRAB BAR SHALL BE 1 1/2".
- GRAB BARS AND THEIR FASTENERS MUST BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.
- GRAB BARS MUST WITHSTAND THE BENDING MOMENT OF A 250 POUND FORCE.
- GRAB BARS MUST WITHSTAND THE SHEAR STRESS OF A 250 POUND FORCE
- FASTENERS MUST WITHSTAND THE SHEAR STRESS AND TENSION FORCE OF A 250 POUND FORCE.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

5. MOUNT URINAL AT 17" A.F.F. TO LOWER OPENING OF BASIN.
RE: DETAIL 4 THIS SHEET.

THIS SHEET PROVIDED TO ILLUSTRATE REQUIRED ACCESSIBLE DIMENSIONS & PLACEMENT. REFER QUESTIONS TO ARCHITECT.

1. DIMENSIONS MARKED ABSOLUTE OR ABS MUST BE HELD EXACTLY TO THESE DIMENSIONS TO MEET GOVERNING CODES.
2. RESTROOM FIXTURE DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO WALL FINISH. NOTED DIMENSIONS ARE ABSOLUTE.
3. AT LAVATORY, INSULATE ALL DRAIN AND WATER LINES. FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE, OR ELECTRONICALLY CONTROLLED. SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
RE: DETAIL 2 THIS SHEET.

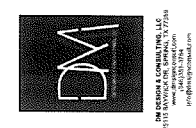


THIS IS A GENERAL DETAIL SHEET - NOT ALL CONDITIONS APPLY TO THIS JOB

NOTES & LEGEND

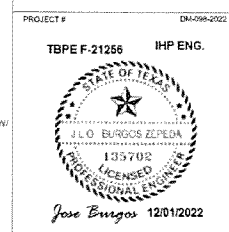
12. 703: SIGNS:
 703.1- GENERAL: SIGNS SHALL COMPLY WITH 703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
 703.2- RAISED CHARACTERS: RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.4.
 703.2.1 DEPTH. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE BACKGROUND
 703.2.2 CASE. CHARACTERS SHALL BE UPPERCASE
 703.2.3 STYLE. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.
 703.2.4 CHARACTER PROPORTIONS. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER 'O' IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER 'I'.
 703.2.5 HEIGHT. CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTERS SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER 'I'.
 10. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 2) OTHER DOORS
 A) EXTERIOR HINGED DOORS: (RESERVED)
 B) INTERIOR HINGED DOORS: 5 LBF (22.2N)
 C) SLIDING OR FOLDING DOORS: 5 LBF (22.2N)
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES.
 11. TOILET PAPER DISPENSERS SHALL BE MOUNTED BETWEEN 7" AND 9" IN FRONT OF WATER CLOSET, MEASURED TO CENTERLINE OF DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE 15" MIN. & 48" MAXIMUM ABOVE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSER SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
 6. MOUNT TOP OF SEAT AT WATER CLOSET BETWEEN 17" MIN - 19" MAX. A.F.F.
 RE: DETAIL 11 THIS SHEET.
 7. ACCESSIBLE CONTROLS AND OUTLETS, RE: DETAIL 8 THIS SHEET.
 8. DOOR HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.
 9. DOOR CLOSERS: IF A DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
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 RE: DETAIL 2 THIS SHEET.

NOT FOR PERMIT REVIEW ONLY (CONSTRUCTION OF PERMIT)



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SUGARING NYC
20212 EVA STREET, MONTGOMERY, TEXAS
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Revisions

1. APPROVED

2. APPROVED

3. APPROVED

4. APPROVED

5. APPROVED

6. APPROVED

7. APPROVED

8. APPROVED

9. APPROVED

10. APPROVED

11. APPROVED

12. APPROVED

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19. APPROVED

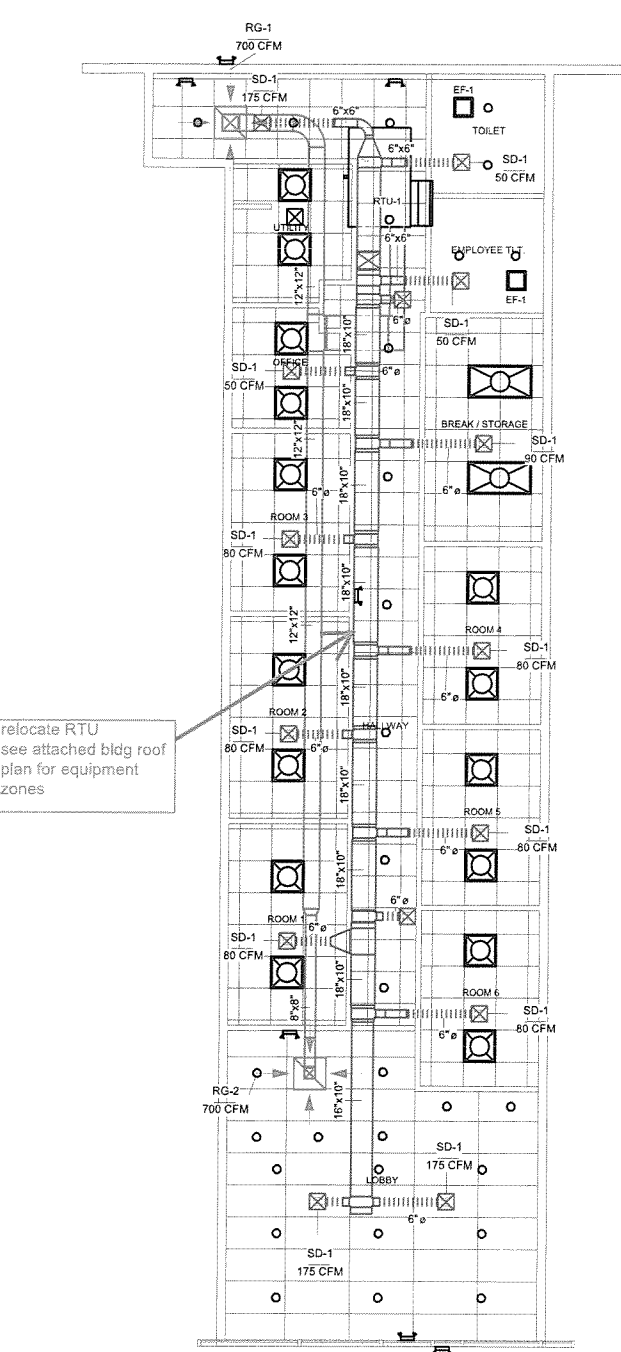
20. APPROVED

21. APPROVED

22. APPROVED

23. APPROVED

24. APPROVED



relocate RTU
see attached bldg roof
plan for equipment
zones

ROOFTOP UNIT SCHEDULE

MARK	RTU-1
TOTAL AIR (CFM)	1,555
OUTSIDE AIR (CFM)	275
EXTERNAL STATIC PRESS (IN W.G.)	-
COIL (CFM)	1,200 - 2,000
ENTERING AIR D.B./W.B. (°F)	78 / 65
LEAVING AIR D.B./W.B. (°F)	45 / 47
COIL SENSIBLE (BTUH)	-
COIL TOTAL (BTUH)	48,000
COIL FLOW (GPM/100-FEET WATER)	N/A
EWV/TEMPERATURE RISE (°F)	N/A
MAXIMUM COIL FACE VELOCITY (FPM)	500-1,000
MIN. SEER	14.0
ELEC. HEAT KW	N/A
SYSTEM TYPE	COMPACT
FAN	1/4 (HP) 1,100 (RPM)
VOLTAGE / PHASE	480 V-3 PH-60 Hz
RATED LOAD AMPS	13.0
BASIS OF DESIGN	CARRIER OR EQUAL
MODEL NUMBER	48FC405 OR EQUAL
NOTES	1

FAN SCHEDULE

MARK	EF-1
SERVES	TOILET EMPLOYEE TL1
TOTAL AIR (CFM)	50
STATIC PRESSURE (W.G.)	-
DUCT	4"
FAN RPM	-
FAN OPERATION POWER	0.4 AMPS
VOLTAGE / PHASE	120/1PH/60
MANUFACTURER	BROAN
MODEL	LP50100DC
NOTES	1, 2

NOTES:
1. PROVIDE FROM FACTORY WITH PLUG TYPE DISCONNECT, BACKDRAFT DAMPER, ALUMINUM GRILLE, AND ISOLATION KIT.
2. PROVIDE WITH FACTORY ROOF CAP, COORDINATE WITH METAL ROOF CONTRACTOR.

GENERAL NOTE:
MANUFACTURER SPECIFIED TO DETERMINE QUALITY. MECHANICAL CONTRACTOR MAY SUBSTITUTE AND OWNER APPROVED EQUAL.

NOTE:
THE CONTRACTOR SHALL EXAMINE THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS THOROUGHLY WHEN UTILIZING THEM FOR BIDDING OR FOR CONSTRUCTION PURPOSES. AND SHALL NOTIFY THE OWNER OR THE ENGINEER ABOUT ANY OMISSIONS OR DISCREPANCIES ENCOUNTERED THEREIN, BEFORE THE SUBMITTAL OF BIDS OR THE BEGINNING OF CONSTRUCTION ACTIVITIES, SO THAT ANY CLARIFICATIONS OR CORRECTIONS OF THESE DOCUMENTS CAN BE ADDRESSED IN A TIMELY MANNER.

AIR DISTRIBUTION DEVICE SCHEDULE

MARK	BASIS OF DESIGN	MOUNTING	NECK SIZE	FACE SIZE	MATERIAL	FINISH	NOTES
SD-1	TDC-6-12X12	LAY-IN	6" Ø or 6" X 6"	12" X 12"	STEEL	WHITE	1, 2
RG-1	TDC-12-24X24	LAY-IN	12" X 12"	24" X 24"	STEEL	WHITE	1, 3
RG-1	TDC-12-24X24	LAY-IN	12" X 12"	24" X 24"	STEEL	WHITE	1, 3

NOTES:
1. SEE DRAWING FOR FLOW DIRECTIONS.
2. SEE DRAWING FOR FLOW RATES.
3. RETURN AIR GRILLE

GENERAL NOTE:
MANUFACTURER SPECIFIED TO DETERMINE QUALITY. MECHANICAL CONTRACTOR MAY SUBSTITUTE AND OWNER APPROVED EQUAL.

CODE COMPLIANCE

1. CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR STATES THAT HE HAS EXAMINED ALL EXISTING CONDITIONS, IF CONTRACTOR ENCOUNTERS EXISTING CONDITIONS WHICH NEED CLARIFICATION, CONTACT ARCHITECT FOR RESOLUTION OR CLARIFICATION.

PERMITS AND FEES
1. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES AND CHARGES REQUIRED, GUARANTEE AND WARRANTIES.
2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL HAVE ONE (1) YEAR WRITTEN GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP. ALL COMPRESSORS SHALL HAVE FIVE (5) YEAR FACTORY WARRANTY.

MATERIALS AND WORKMANSHIP
1. ALL MATERIALS SHALL BE NEW AND OF FIRST CLASS QUALITY. NO "USED" MATERIALS WILL BE PERMITTED TO BE INSTALLED ON THIS PROJECT.
2. AT COMPLETION OF PROJECT, CONTRACTOR SHALL DELIVER TO OWNER ALL DOCUMENTS (INCLUDING BUILDING PERMITS, OPERATION AND MAINTENANCE MANUALS, ETC.).

DUCTWORK
1. ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST SMACNA MANUALS.
2. ALL DUCT SIZES INDICATED ARE "FREE AREA" INSIDE REQUIREMENTS.
3. ALL INTERIOR SUPPLY AND RETURN DUCTWORK SHALL BE FLEXIBLE DUCT SHALL BE CLASS 1 PREINSULATED FLEXIBLE WITH 2" THICK R-4 EXTERNAL BERGLASS INSULATION WITH VAPOR BARRIER.

SEALING OF DUCTWORK
1. ALL DUCTWORK SHALL BE SEALED WITH A HIGH PRESSURE SEALANT DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH SMACNA WITH A MAXIMUM LEAKAGE OF FIVE (5) %.

CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 STEEL
1. INSULATION CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 3/4" THICK CLOSED CELL ELASTOMERIC INSULATION.
2. AIR EQUIPMENT AIR CONDITIONING EQUIPMENT SHALL BE AS SCHEDULED ON THE DRAWINGS. SYSTEMS SHALL BE COMPLETE WITH FILTERS AND MOTOR STARTERS FOR ALL MOTORS.

EQUIPMENT ROOF CURBS
1. ALL EQUIPMENT ON ROOF SHALL BE SUPPORTED BY 14" HIGH INSULATED ROOF CURBS AND SUPPORTS INSTALLED LEVEL. FANS FANS SHALL BE AS SCHEDULED ON THE DRAWINGS.
2. FANS SHALL BE COMPLETE WITH BACKDRAFT DAMPERS, BIRDSCREEN, MOTOR STARTERS, MOTOR DISCONNECTS, AND ROOF CURBS (WHERE FANS ARE ROOF MOUNTED).

CONTROLS
1. EACH A/C SYSTEM SHALL BE CONTROLLED BY A 7 DAY PROGRAMMABLE THERMOSTAT. EACH SYSTEM HANDLING 2000 CFM AND GREATER SHALL HAVE A SMOKE DETECTOR INSTALLED IN THE SUPPLY AIR DUCTWORK.
2. FLUE PIPING SHALL BE METALBESTOS OR EQUAL DOUBLE WALL FLUE PIPE.

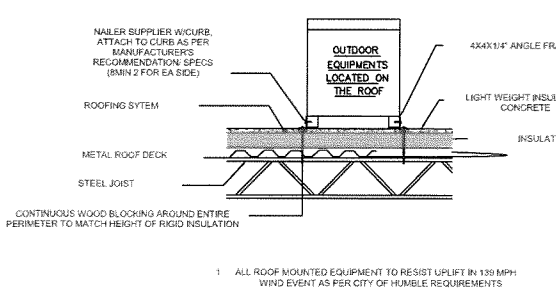
AIR DEVICES
1. AIR DEVICES SHALL BE AS SCHEDULED ON THE DRAWINGS. DEVICES SHALL BE COMPLETE WITH ALL MOUNTING HARDWARE REQUIRED FOR INSTALLATION.
2. LOCATION OF AIR DEVICES COORDINATE LOCATION OF ALL AIR DEVICES IN CEILING WITH LIGHTING FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS IN CEILINGS. DAMPERS
3. DAMPERS SHALL BE PROVIDED AT ALL BRANCH TAKE-OFFS FROM MAIN DUCTWORK AND AT EACH AIR DEVICE FOR SYSTEM BALANCING. DAMPERS AT DEVICES SHALL BE OF THE OPPOSED BLADE TYPE, BALANCING AND TESTING

CONTRACTOR SHALL BALANCE THE SYSTEM UPON COMPLETION OF WORK. ANY DEFECTS OR DEFICIENCIES DISCOVERED AS A RESULT OF TESTS SHALL BE IMMEDIATELY REPAIRED AND TESTS SHALL BE REPEATED UNTIL THE TEST REQUIREMENTS ARE FULLY COMPLIED WITH. SUBMIT AIR BALANCE REPORT AT COMPLETION OF TESTING.

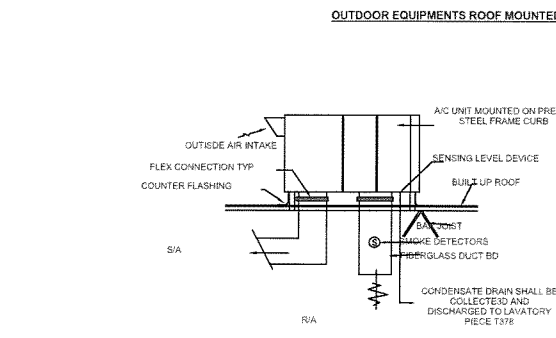
SUBMITTALS AND SUBSTITUTIONS
1. CONTRACTOR SHALL FURNISH SUBMITTAL DATA TO ARCHITECT FOR APPROVAL ON ALL A/C EQUIPMENT, FANS, AIR DEVICES, ETC. PRIOR TO ORDERING ANY ITEMS. CONTRACTOR MAY OFFER SUBSTITUTIONS ON ITEMS FOR APPROVAL BY ARCHITECT. SUBSTITUTIONS MUST BE EQUAL IN ALL RESPECTS TO ITEMS SCHEDULED OR SPECIFIED.

AS-BUILT DRAWINGS
1. A CONTRACTOR SHALL FURNISH OWNER WITH COMPLETE SET OF AS-BUILT DRAWINGS AT COMPLETION OF PROJECT. ARCHITECT WILL FURNISH CONTRACTOR ONE (1) CLEAN SET OF BLUELINE PRINTS FOR CONTRACTOR'S USE. CONTRACTOR SHALL LEGIBLY MARK THIS SET OF PRINTS WITH RED INK TO SHOW AS-BUILT CONDITIONS. CONTRACTOR SHALL MARK THESE DRAWINGS AS "AS-BUILT DRAWINGS" IN LOWER RIGHT HAND CORNER AND ADD THE COMPANY NAME AND TELEPHONE NUMBER. FOOD SERVICE EQUIPMENT CONTRACTOR SHALL REFER TO

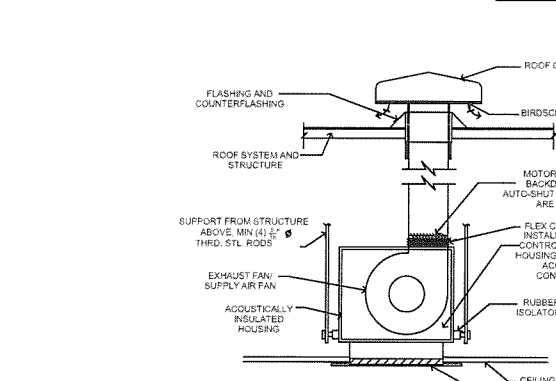
approved equals are:
Trane, York, or Lennox



OUTDOOR EQUIPMENTS ROOF MOUNTED DETAIL



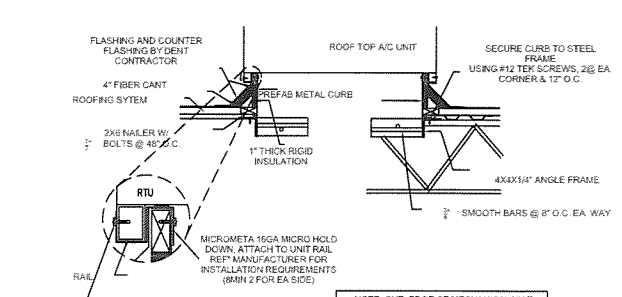
A/C ROOF TOP UNIT



SUPPLY/EXHAUST FANS TYPICAL DETAIL

NOTE: WHERE OUTDOOR AIR SUPPLY AND EXHAUST AIR DAMPERS ARE REQUIRED BY SECTION 6.4.3.4. THEY SHALL HAVE A MAXIMUM LEAKAGE RATE OF 0.3 CFM/SQ.F.T.

NOTE:
-ALL EXHAUST DUCT SHALL COMPLY TO BLDG CODE SECTION 202-D-DUCT ENCLOSURE. ALL JOINTS SHALL BE WELDED WATER AND AIR TIGHT AND EXPLOD TO DRAIN.
-ANSUL AUTOMATIC FIRE EXTINGUISHER SYSTEM SHALL BE PROVIDED. PROVIDE FIRE FULL, MECHANICAL FUEL SHUT-OFF TO ALL COOKING EQUIPMENTS.
-COMPLY WITH NFPA-96
-DISCHARGE OUTLET TO NOT TERMINATE LESS THAN 5 FEET FROM THE ADJACENT SPACE AND TO "FACE AWAY" FROM ADJACENT SPACE.
-CLEANOUTS WILL BE REQUIRED AT EACH CHANGE OF DIRECTION AND ACCESS DOORS WILL BE REQUIRED IN THE DUCT ENCLOSURE TO ACCESS THE CLEAN-OUTS.
-ALL EXHAUST FAN DISCHARGE LOCATIONS MUST BE A MINIMUM OF 10 FEET FROM THE OUTSIDE AIR INTAKE ON THE ROOFTOP UNIT



ROOF MOUNTED A/C UNIT CURB DETAILS

NOTE: ONE EDGE OF MECHANICAL UNIT MUST BEAR DIRECTLY OVER ROOF BEAM.
1. HVAC CONTRACTOR TO COORDINATE WITH LANDLORD CONCERNING ALL ROOF PENETRATIONS
2. ALL ROOF MOUNTED EQUIPMENT TO RESIST UPLIFT IN 139 MPH WIND EVENT

NOTE:
-CEILING DIFFUSER, SLOT DIFFUSER, SINGLE OR DOUBLE SIDED SADDLE BOOT AS SHOWN ON PLANS AND SCHEDULES.
-ALL SUPPLY & RETURN AIR DUCTS LOCATED IN CONDITIONED SPACE OR INSIDE ENVELOPE SHALL BE INSULATED USING R-3-R-6 INSULATION. EXTERNALLY INSULATED DUCT SHALL BE R-8

CONSTRUCTION NOTES:
1. COORDINATE LOCATIONS OF ALL CEILING DIFFUSERS AND RETURN AIR GRILLES WITH REFLECTED CEILING PLAN.
2. SUSPEND DUCTWORK AS HIGH AS POSSIBLE FROM THE ROOF SUBSTRUCTURE TO AVOID ELECTRICAL CONDUITS AND CEILING STRUCTURE.
3. ALL MECHANICAL EQUIPMENT APPLIANCE AND SUPPORTS THAT ARE EXPOSED TO THE WIND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 901.12 IBC.

DUCTWORK CONSTRUCTION:
1. ALL DUCTWORK TO BE CONSTRUCTED ACCORDING THE LATEST CODE AND/OR CONSTRUCTION PRACTICES OF "SMACNA".
2. ALL DUCT DIMENSIONS ARE CLEAR ARWAY DIMENSIONS.
3. ALL 90° ELBOWS TO HAVE TURNING VANES.
4. ALL DIFFUSERS TO BE "TITUS TAP", PERFORATED.
5. ALL RETURN AIR GRILLES TO BE "TITUS TAP".
6. COMBUSTIBLES WITHIN DUCTS OR PLENUMS ARE NOT ALLOWED.
7. DUCT DETECTORS SHALL HAVE AUDIO AND/OR VISUAL DEVICES CONNECTED TO THE DETECTORS

PROJECT SUMMARY

Location and Weather	SUGARING NYC
Project Address	20212 EVA STREET, MONTGOMERY, TEXAS
Construction Time	Delayed
Season	30.3°
Latitude	30.3°
Longitude	95.68°
Summer Dry Bulb	82.9°
Summer Wet Bulb	68.9°
Winter Dry Bulb	31.9°
Mean Daily Range	31.9°

BUILDING SUMMARY

Items	Rate
Building Type	1,481
Area (SF)	15,812.08
Volume (CF)	41,139.7
Calculator Results	
Peak Cooling Tonnage Load (Btu/h)	70,430.2
Peak Cooling Tonnage Load (Tons)	200.0
Peak Cooling Sensible Load (Btu/h)	23,174.8
Peak Cooling Latent Load (Btu/h)	47,255.4
Peak Cooling Capacity (Btu/h)	21,865.7
Peak Heating Load (Btu/h)	512
Peak Heating Air-Flow (CFM)	31.2
Cooling Load Density (Btu/h-ft²)	4.66
Cooling Flow Density (CFM/1000)	325.23
Cooling Area / Load (SF/ton)	378.36
Heating Load Density (Btu/h-ft²)	0.32
Heating Flow Density (CFM/1000)	0.26

Mechanical Floor Plan 3/16" = 1'-0"

ENERGY CODE NOTE:
1. EACH HEATING AND COOLING SYSTEM SHALL BE PROVIDED WITH THERMOSTATIC CONTROLS AS REQUIRED IN 2015 I.E.C.C. C403.2.4.1
2. 2. BOTH OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE PER 2015 I.E.C.C. C403.2.4.5
3. ALL PIPING SERVING AS PART OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED IN ACCORDANCE WITH TABLE C403.2.10.
4. THE CONSTRUCTION DOCUMENT SHALL REQUIRE AN OPERATING AND MAINTENANCE MANUAL BE PROVIDED TO THE BUILDING OWNER, AND INCLUDED AT LEAST: a) EQUIPMENT CAPACITY AND REQUIRED MAINTENANCE ACTIONS, b) EQUIPMENT OPERATION AND MAINTENANCE MANUALS, c) HVAC CONTROL MAINTENANCE AND CALIBRATION INFORMATION, d) A COMPLETE WRITTEN NARRATIVE OF HOW SYSTEM IS INTENDED TO OPERATE.

AUTOMATIC SHUT-OFF NOTES: RTU IN EITHER RETURN AIR PLENUM OR MAIN SUPPLY AIR DUCT OF EVERY AIR CONDITIONING WITH FANS HAVING A RATED CAPACITY OF 2200 CFM OR GREATER. ACTIVATION OF THE PRODUCTS OF COMBUSTION DETECTOR SHALL CUT OFF ELECTRIC CURRENT TO THE FAN AND SHALL OPERATE THE VOICE ALARM SIGNALING SYSTEM TO COMPLY IFC 907.2.12.1.

SUPPLY FAN AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2200 CFM TO ENCLOSED SPACE WITHIN BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF TO COMPLY WITH HOUSTON MECHANICAL CODE 907.12.1, AMENDMENTS TO 2012 IFC.

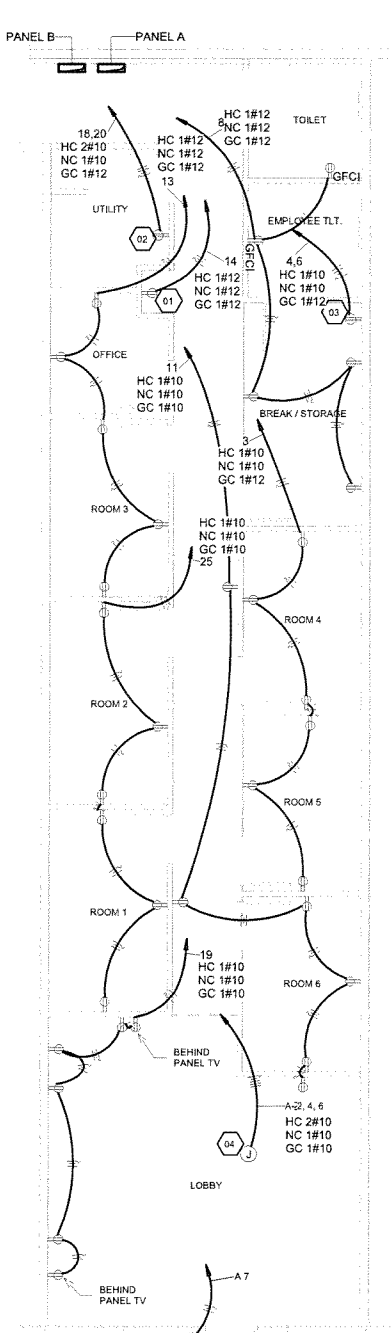
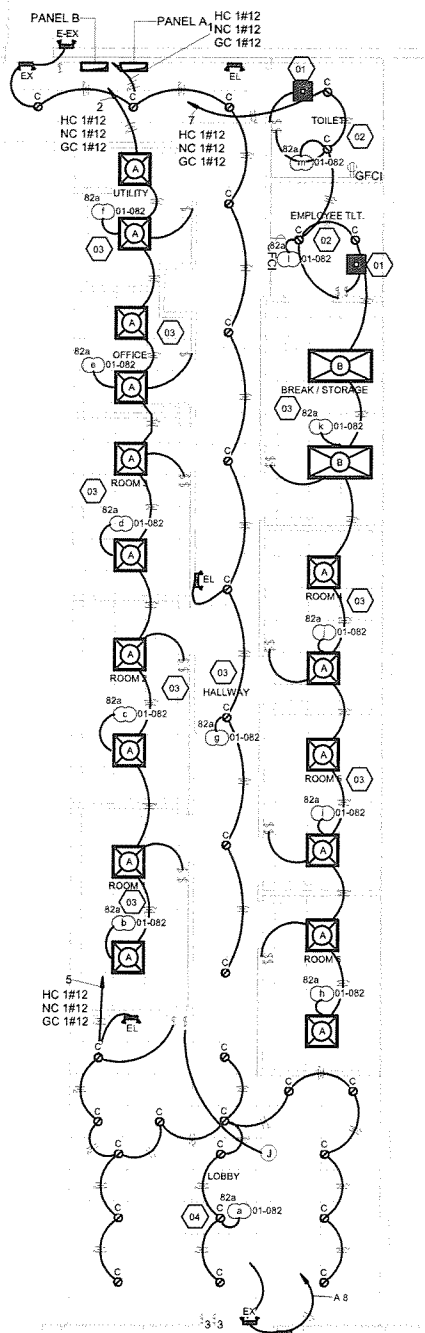
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TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH THE SPECIFICATIONS OF THE CONTRACTOR AND/OR OWNER. I SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION. I DO NOT HAVE ANY LABELS OR FORMS UNDER MY CONSTRUCTION BE STATUS.

PROJECT NORTH

SHEET TITLE
Mechanical Floor Plan and Details

SHEET NUMBER
M100



LIGHTING FIXTURE SCHEDULE

QTY.	TYPE	MANUFACTURER	MOUNT	LAMPS	VOLTAGE	REMARKS
16	A	METALUX-2GC-317-A125-120-EB81	RECESSED	3-17W T8	120	2' X 2' LAY-IN
2	B	METALUX-2GC-332-A125-120-EB81	RECESSED	3-32W T8	120	2' X 4' LAY-IN
30	C	GE-ULTRA BRIGHT LED-WHITE-5'	RECESSED	27 WATTS - LED	120	RECESSED DOWNLIGHT, 2,200 LUMENS SOFT WHITE
3	EL	SURE LITE CC-5	SURFACE	9W INCANDESCENT	120	EMERGENCY LIGHT W/ 90 MIN BATTERY
2	EX	SURE LITE EXZTEU-120-LED	SURFACE	4.8 W LED	120	EXIT LIGHT, SEE PLAN FOR FACE AND MOUNTING
2	E-EL	SURE LITE MRD-WL-5VA-120 V	SURFACE	5W HALOGEN	120	EXTERIOR EMERGENCY LIGHT W/ 90 MIN BATTERY

NOTE: LIGHTING FIXTURE CATALOG NUMBERS AND DESCRIPTIONS ARE SCHEDULED FOR ESTABLISHING QUALITY, APPEARANCE AND PERFORMANCE OF THE LISTED FIXTURES. EXACT CATALOG NUMBERS DESCRIBING MOUNTING CONDITIONS AND REQUIREMENTS RELATED TO TRIM FOR ALL FIXTURES SHALL BE CONFIRMED, BY THE ELECTRICAL CONTRACTOR, WITH THE ROOM FINISH SCHEDULE AND REFLECTED CEILING PLANS ON THE ARCHITECTURAL PLANS PRIOR TO BIDDING. FIXTURES SHALL BE SUBMITTED ACCORDING TO THE CONDITIONS INDICATED ON THE ARCHITECTURAL PLANS, REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GENERAL NOTES

01. ALL EMERGENCY FIXTURES TO BE SWITCHED IN NORMAL OPERATION AND ILLUMINATED IN CIRCUIT POWER OFF SCENARIO

LIGHT PLAN KEY NOTES

- LIGHTING SYSTEM SHALL BE PROVIDED WITH CONTROL AS SPECIFIED IN IEC 2015
- EMERGENCY POWER FOR EXIT SIGN AND EMERGENCY LIGHTS SHALL BE PROVIDED BY PREMISES WIRING SYSTEM. IN THE EVENT OF NORMAL FAILURE ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY POWER BATTERY BACK UP TO ENSURE CONTINUOUS ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES.
- PROVIDE ENCLOSED RELAY TO CONTROL EXHAUST FAN VIA LIGHTING.

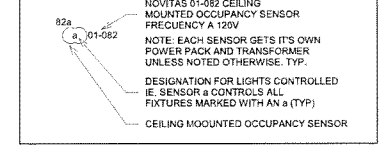
POWER KEYED NOTES

- 01 DRINKING FOUNTAIN
- 02 WASHER AND DRYER
- 03 WATER HEATER
- 04 ROOF TOP HVAC UNIT

LIGHTING KEYED NOTES

- 01 INTERLOCK EXHAUST FAN WITH LIGHT SWITCH
- 02 MOUNT FIXTURE AT 8' A.F.F.
- 03 MOUNT FIXTURE AT 9' A.F.F.
- 04 MOUNT FIXTURE AT 10' 0" A.F.F.

OCCUPANCY SENSOR LEGEND (NOVITAS, NO EXCEPTIONS)



PANEL "A" SCHEMATIC

SYSTEM VOLTAGE	TYPE OF PANEL	AMPERE INTERRUPTING	BUS TYPE	LUSS-FEED
480Y/277 3PH 4W	NMS	20 KAC	COPPER	TOP OR BOTTOM
BASES OF MAINS	FRANK (REQUIRE) 20A 120V 1P/100A 3P/100A	NEUTRAL TYPE REWAL-1	TYPE METRICAL GROUNDING	LOCATION: ROOFTOP
LOAD DESCRIPTION	LOADS IN VA	WIRE SIZE	WIRE SIZE	LOADS IN VA
TRANSFORMER	15000	#6	#2	4000
EXTERIOR LIGHT SIGN	100	#12	#12	100

LOAD SUMMARY AND FEEDER CALCULATION

CURTOTAL VA	45000
TOTAL CONNECTED VA	57600
DEMAND FACTOR	0.8
DEMAND VA	46080
DEMAND AMP	183.1
ADJUSTMENT FACTOR	1.2
MIN. CONDUCTOR AMP PER INSULATION METHOD	184.4

PANEL "B" SCHEMATIC

SYSTEM VOLTAGE	TYPE OF PANEL	AMPERE INTERRUPTING	BUS TYPE	LUSS-FEED
208/120 3PH 4W	NMS	20 KAC	COPPER	TOP OR BOTTOM
BASES OF MAINS	FRANK (REQUIRE) 20A 120V 1P/100A 3P/100A	NEUTRAL TYPE REWAL-1	TYPE METRICAL GROUNDING	LOCATION: ROOFTOP
LOAD DESCRIPTION	LOADS IN VA	WIRE SIZE	WIRE SIZE	LOADS IN VA
Lighting Lobby	110	#12	#12	110
Reception Room	180	#12	#12	180

LOAD SUMMARY AND FEEDER CALCULATION

CURTOTAL VA	4610
TOTAL CONNECTED VA	14610
DEMAND FACTOR	0.8
DEMAND VA	11688
DEMAND AMP	47.4
ADJUSTMENT FACTOR	1.2
MIN. CONDUCTOR AMP PER INSULATION METHOD	48.31

LOAD ANALYSIS

GENERAL LIGHTS	RECEPTACLE	WATER HEATER	DRYER
1500	34	12000	1
1500	180	12000	1
2500 VA	4120 VA	6000 VA	3000 VA
TOTAL CONNECTED LOAD 19370 VA			

TRANSFORMER AND FEEDER CALCULATION

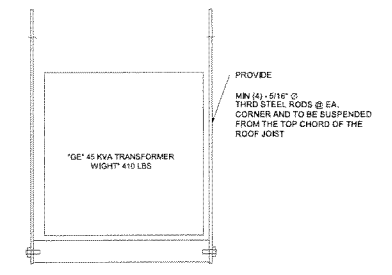
EXIT EMERGENCY LIGHTS	4	50	1.25	250 VA
TRANSFORMER	1	12000	1	45000 VA
WATER HEATER	1	12000	1	12000 VA
DRYER	1	3000	1	3000 VA
TOTAL CONNECTED LOAD 59950 VA				

FEEDER CALCULATION

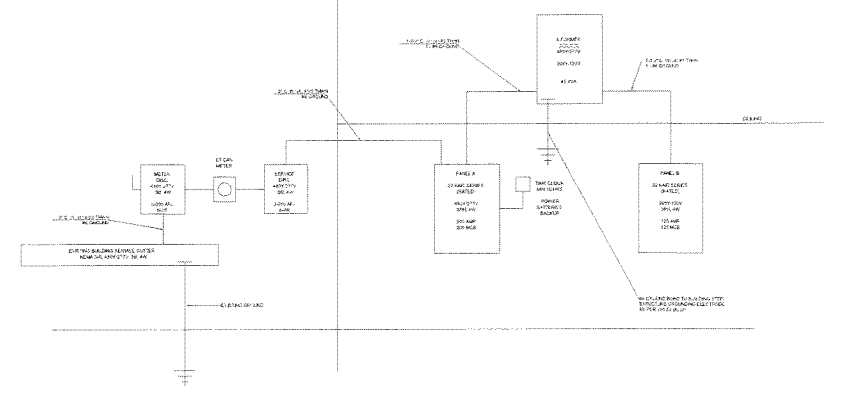
TOTAL CONNECTED LOAD	59950 VA
TOTAL LOAD CONNECTED IN AMPS/PHASE	58950 831 70.5 AMP
FEEDER CAPACITY	200 AMP
WIRE TYPE	2" C W (6) #3/0 THIN 1.86 GROUND

- #### GENERAL ELECTRIC NOTES
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (LATEST EDITION) AND ALL APPLICABLE STATE AND LOCAL CODES, PROCEDURES AND ALL JURISDICTION AUTHORITY REQUIREMENTS.
 - COORDINATE ELECTRICAL PLANS WITH SITE, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ALL APPLICABLE PLANS AND SUPPLEMENTS TO THIS PROJECT.
 - ELECTRICAL CONTRACTOR SHALL PAY ALL FEES, COST OF PERMITS AND PRO RATA COST THAT APPLIES TO THIS WORK.
 - THE PLUMBING, MECHANICAL AND I.R.C.C. WILL INSTALL ALL MOTOR DRIVEN EQUIPMENT AND MOTORS THAT ARE FURNISHED UNDER THEIR CONTRACT. THE ELECTRICAL CONTRACTOR SHALL INSTALL STARTERS AND INSTALL CONNECTIONS BETWEEN STARTERS AND MOTORS AND WIRE SAME INTO BUILDING ELECTRICAL SYSTEM.
 - ELECTRICAL CONTRACTOR SHALL FURNISH ALL ELECTRICAL WIRING, CONDUIT, SWITCHES, PANELS, RECEPTACLES, FIXTURES, ETC. UNLESS OTHERWISE NOTED.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE WIRE, CONDUIT AND LABOR REQUIRED TO INSTALL TEMPERATURE CONTROL SYSTEMS, WALL MOUNTED 42" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIAL AND LABOR TO INSTALL TELEPHONE AND COMPUTER OUTLETS, WALL MOUNTED 15" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE, WITH 2" DIAMETER CONDUIT SUB-UP TO ABOVE FINISH CEILING.
 - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING LOADS ON ALL PANELS. ALL CIRCUIT BREAKERS TO BE PROPERLY LABELED WITH TYPE-WRITTEN DIRECTORY.
 - ALL ELECTRICAL MATERIAL MUST BE LISTED AND LABELED. MINIMUM WIRE SIZE SHALL BE #10 UNLESS OTHERWISE STATED. MINIMUM CONDUIT SIZE 1/2" DIAMETER EMT CONDUIT WITH GROUNDING CONDUCTOR.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIAL AND LABOR TO INSTALL TELEPHONE AND COMPUTER OUTLETS, WALL MOUNTED 15" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE, WITH 2" DIAMETER CONDUIT SUB-UP TO ABOVE FINISH CEILING.
 - ALL WALL SWITCHES SHALL BE MOUNTED 42" ABOVE FINISH FLOOR AND ALL RECEPTACLES SHALL BE MOUNTED 15" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE.
 - ELECTRICAL CONTRACTOR SHALL INSURE THAT SWITCH GEAR IS PROPERLY BRACED FOR HIGHEST AVAILABLE SHORT CIRCUIT CURRENT.
 - MAXIMUM LOAD FOR ALL CIRCUITS SHALL BE 80%.
 - THE USE OF "EX" WHERE PERMITTED BY LOCAL CODES WILL BE ALLOWED FOR FINAL CONNECTION FROM THE LAST J.B. TO THE LIGHTING FIXTURE "ROMEX" IS NO ACCEPTABLE.
 - CONDUCTOR INSULATION SHALL BE "THIN" TYPE, MOISTURE AND HEAT-RESISTANT THERM-PLASTIC, 75 DEGREES C, TEMPERATURE RATED EXCEPT WHERE NOTED. (CONDUCTORS SHALL BE COPPER EXCEPT WHERE NOTED).
 - BRANCH BREAKERS OF 2P AND 3P CONFIGURATION SHALL HAVE A COMMON TRIP.
 - ELECTRICAL CONTRACTOR SHALL ARRANGE WITH ELECTRIC AND TELEPHONE UTILITY COMPANIES FOR INCOMING SERVICE REQUIREMENTS AND INCLUDE COST IN BASE BID AS APPLICABLE.
 - ALL EMERGENCY LIGHTING SHALL BE CONNECTED TO A SINGLE CIRCUIT BREAKER WITH A LOCK-ON DEVI.

AVAILABLE FAULT CURRENT LABELING IN LIEU OF THE MAXIMUM AVAILABLE FAULT CURRENT MARKING AS REQUIRED BY 110.24. A PERMANENTLY AFFIXED LABEL SHALL BE APPLIED WITH THE FAULT CURRENT AT THE TIME OF INSTALLATION AND CALCULATION. THE LABEL SHALL BE 2" X 3" IN SIZE AND SHALL BE BLUE LETTERING ON A CONTRASTING BACKGROUND. THIS LABEL SHALL ALSO INCLUDE THE DATE OF THE CALCULATION.



4 Transformer Detail 1/8" = 1'-0"



3 One Line Diagram 1/32" = 1'-0"



DM
13715 WINDYBROOK DRIVE, SUITE 100
MONTGOMERY, TEXAS 77133

SUGARING NYC
 20212 EVA STREET, MONTGOMERY, TEXAS
 SUITE 130



Revisions

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2		
3		
4		

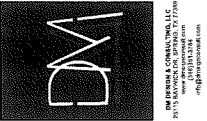
PROJECT NORTH

PROJECT NORTH

SHEET TITLE
Lighting and Power Floor Plan and Details

SHEET NUMBER
E100

© 2022



SUGARING NYC

20212 EVA STREET, MONTGOMERY, TX
SUITE 130

PROJECT # DM-096-022

TBPE F-21256 IHP ENG.



Revisions



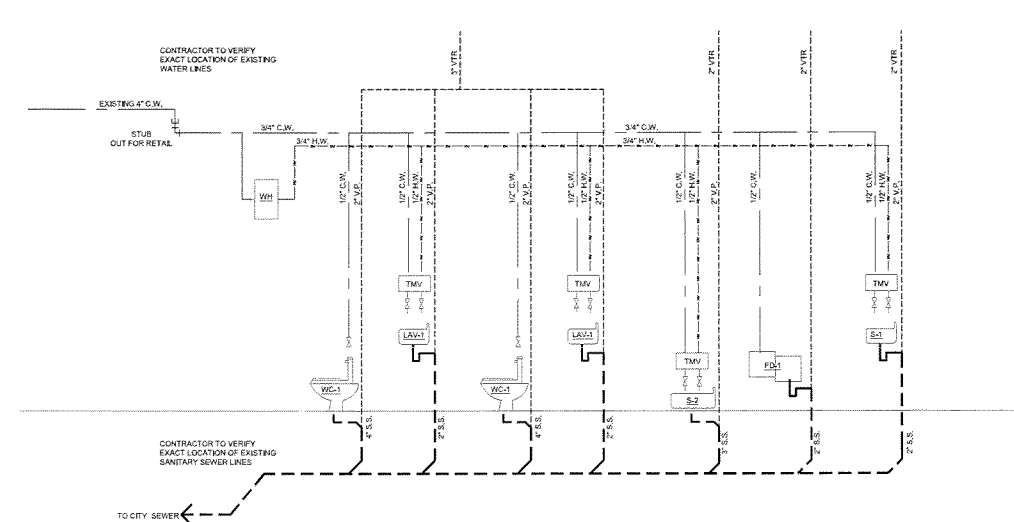
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ALL RIGHTS RESERVED. DRAWINGS SHALL REMAIN THE PROPERTY OF DM GENERAL CONSULTING, LLC. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE FIRM.
TO THE BEST OF MY KNOWLEDGE, THE PLUMBING DRAWINGS COMPLY WITH OWNER'S SPECIFICATIONS. CONTRACTOR AND/OR SUBS CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED.

PROJECT NORTH

SHEET TITLE:
PLUMBING - SEWER & VENT PLAN

SHEET NUMBER

P100

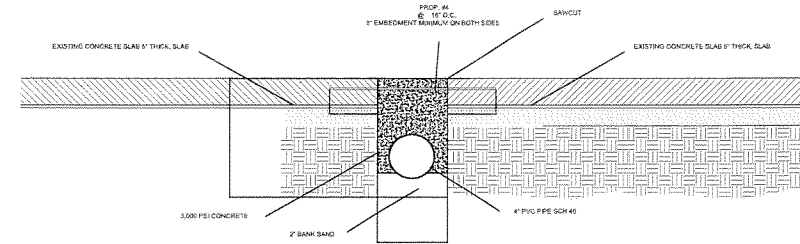


2 RISER DIAGRAM NTS

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	CW	HW	WASTE	VENT	MODEL	DESCRIPTION	REMARKS
WC-1	WATER CLOSET (ADA APPROVED)	1"	-	4"	2"	AMERICAN STANDARD 2452.100	CABINET PRESSURE-ASSISTED 2-PIECE 1.1 GPF SINGLE FLUSH ELONGATED TOILET IN WHITE	
LAV-1	LAVATORY	1/2"	1/2"	2"	1 1/2"	AMERICAN STANDARD	REFER TO ARCHITECTURAL FOR CABINET	
S-1	SINGLE COMPARTMENT SINK	1/2"	1/2"	2"	2"	AMERICAN STANDARD	SINK & GOOSENECK FAUCET W PLUM REMOVABLE FACE & FLURG EXTENSION UNDER SINK UNIT	
WH-1	WATER HEATER	3/4"	3/4"			RHEEM	PERFORMANCE 20 GAL. SHORT 6 YEAR 3600000-WATT ELEMENTS ELECTRIC TANK WATER HEATER	
S-2	MOP SINK	1/2"	1/2"	3"	2"	ZORO MODEL G4734755	MOP BASIN, ADA COMPLIANCE NO. BOWL DEPTH 10 IN. RECTANGULAR BOWL, 33 1/2 IN X 36 IN, WHITE, DRAIN OPENING 3 IN. MARBLEZED, MOUNTING TYPE - SINKS FLOOR	
FS-1	FLOOR SINK			3"	2"	ZURN MODEL ZN1561-2	12X12X3 1/2 ENAMELED CAST IRON BODY	
FD-1	ELKAY (EZSTLWVSLK)	1/2"		2"	2"	ELKAY MODEL EZSTLWVSLK	WALL MOUNT, 8H-LEVEL (VERSATILE), ADA WATER FOUNTAIN & 22000 BOTTLE FILL LT GRAY	

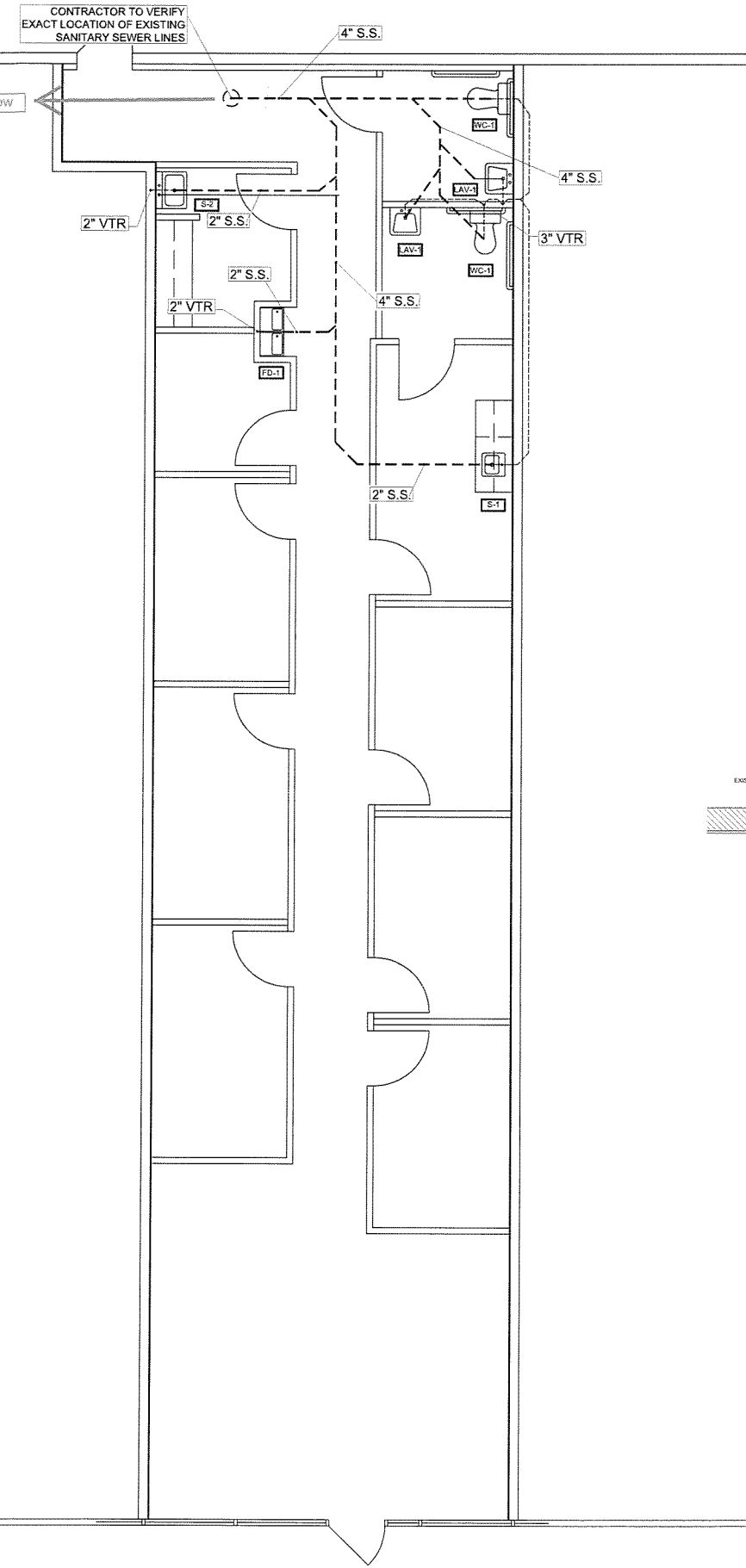
- PIPE MATERIALS LIST:**
- ABOVE GRADE, INSIDE BUILDING**
- SANITARY DRAIN, WASTE AND VENT
ASTM-2655 SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS
 - DOMESTIC WATER
PEX
 - NATURAL GAS
ASTM A-120 SCHEDULE 40 BLACK STEEL PIPE WITH 150 POUND SCREWED MALLEABLE IRON FITTINGS
- BELOW GRADE, INSIDE BUILDING**
- SANITARY DRAIN, WASTE AND VENT
ASTM-2655 SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS WITH SOLVENT WELD JOINTS
 - DOMESTIC WATER
PEX



FOUNDATION REPAIR - PLUMBING TRENCHES

PLUMBING SPECIFICATIONS:

- INSTALL A COMPLETE AND WORKABLE PLUMBING SYSTEM IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND WITH THE LATEST EDITIONS OF APPLICABLE CODES. OBTAIN REQUIRED PERMITS AND PAY ASSOCIATED FEES.
- MATERIALS SHALL BE NEW AND UNDAMAGED, AND WHERE APPLICABLE, UL LISTED, WARRANTY EQUIPMENT FOR A PERIOD OF 14 ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- PROVIDE TWO SETS OF OPERATING AND MAINTENANCE MANUALS.
- DO NOT INSTALL FIXTURES OR EQUIPMENT WITHOUT FIRST HAVING BEEN APPROVED BY OWNER AND ENGINEER.
- VISIT SITE PRIOR TO BID DATE TO BECOME ACQUAINTED WITH EXISTING CONDITIONS AND THE WORK REQUIRED TO COMPLETE THE JOB. COORDINATE INSTALLATION WITH OTHER TRADES AND WITH EXISTING JOBSITE CONDITIONS. NO COMPENSATION WILL BE MADE FOR FAILURE TO UNDERSTAND SCOPE OF WORK.
- THE INTENT OF THE DRAWINGS IS TO SHOW THE DESIRED LOCATIONS OF THE NEW PLUMBING REQUIREMENTS, THE NECESSARY REVISIONS TO EXISTING PLUMBING, AND TO COORDINATE THEM WITH OTHER TRADES. HOWEVER, MAY STILL BE NECESSARY TO INSTALL COMPONENTS OR PIPING AS REQUIRED TO AVOID CONFLICTS WITH OTHER BUILDING TRADES AND EXISTING JOBSITE CONDITIONS. PERFORM THESE REQUIRED CHANGES AT NO ADDITIONAL COST. VERIFY FINAL LOCATION OF EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- ROUGH IN AND MAKE FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT. FURNISH AND INSTALL NEW FIXTURES AND EQUIPMENT AS INDICATED. PROVIDE NECESSARY VALVES, STOPS, TRAPS, ETC. AS REQUIRED.
- COORDINATE SIZE AND LOCATION BUILDING OPENING AND/OR PENETRATIONS REQUIRED BY THIS INSTALLATION, FURNISH REQUIRED TEMPLATES, ETC. AS REQUIRED TO COMPLETE WORK IN A TIMELY FASHION TO FACILITATE PROPER INSTALLATIONS. CUT REQUIRED BUILDING OPENINGS OR PENETRATIONS, INSTALL APPROPRIATE SLEEVES AND/OR AND RESTORE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION.
- FIXTURES SHALL BE AS SCHEDULED.
- PIPING SHALL BE AS SCHEDULED IN THE PIPING MATERIALS LIST.
- INSULATION -COLD WATER, HOT WATER, AND TEMPERED WATER PIPING: INSULATE WATER LINES INSIDE BUILDING WITH ARMAFLEX "AP-2000" INSULATION PER MANUFACTURER'S RECOMMENDATIONS. SEAL JOINTS AND SEAMS WITH ARMSTRONG #520 ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
- VALVES:
A. WATER LINE SHUT-OFF VALVES: CAST BRASS 125# WORKING PRESSURE, NON RISING STEM, SOLID WEDGE DISC, WITH SOLDER ENDS. SIZE AS INDICATED ON DRAWINGS VALVEZ SHALL BE AS MANUFACTURED BY GRINNELL OR NIBCO.
BALL VALVES: TWO PIECE CAST BRASS BODY 150# WORKING PRESSURE, LARGE PORT CHROME PLATED BRASS BALL, TEFLON SEATS, BLOWOUT PROOF STEM AND SOLDER ENDS. SIZE AS INDICATED ON DRAWINGS VALVES SHALL BE BY GRINNELL OR NIBCO.
PLUMBING PIPE ANGERS: CLEVIS TYPE WITH ALL-THREADED ROD, NOT TO EXCEED 6'-0" ON CENTER. PROVIDE DIELECTRIC SEPARATION ON DISSIMILAR METALS AND SHEET METAL SADDLES ON INSULATED PIPING AS REQUIRED.
TRAP PRIMERS: PROVIDE TRAP PRIMERS AS MANUFACTURED BY PRECISION TO NEW FLOOR DRAIN
TEST ENTIRE SYSTEM FOR LEAKS AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION. HOWEVER, PERFORM THE FOLLOWING MINIMUM TEST.
a. TEST SANITARY WASTE AND VENT SYSTEM BY FILLING TO TOP OF VENT STACK WITH WATER AND ALLOWING TO STAND FOR 24 HOURS. REPAIR LEAKS AND RETEST, REPEATING PROCEDURE UNTIL NO FURTHER LEAKS ARE FOUND.
HYDROSTATICALLY TEST WATER AND GAS LINES AT 125 PSIG FOR 12 HOURS. REPAIR LEAKS AND RETEST, REPEATING PROCEDURE UNTIL NO FURTHER LEAKS ARE FOUND. STERILIZE WATER SYSTEM WITH A CHLORINE SOLUTION AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.



1 PLUMBING - SEWER & VENT PLAN
SCALE: 1/4" = 1'-0"

