

PROJECT: NEW BUSINESS OFFICE REPLACING AN EXISTING BUSINESS OFFICE
BUILDING HEIGHT: 3-STORY
CONSTRUCTION TYPE: 5B, COMBUSTIBLE & SPRINKLERED
SHELL: PERIM. MASONRY WALLS, STEEL ROOF FRAME & JOISTS WITH INSUL. N
TENANT AREA: 1235 SF.
OCCUPANCY TYPE: B
OCCUPANCY LOAD: 21 OCC.
EXITS: 2 EXISTING

[illegible]

	EXISTING DUPLEX OUTLET TO REMAIN		NEW DUPLEX OUTLET		NEW PHONE WALL BOX, CONDUIT TO CEILING		NEW BRANCH CIRCUIT, CONCEALED IN WALL, CEILING, OR SLAB
	EXISTING DUPLEX OUTLET TO BE REMOVED		PULL WIRE, PORE INSTALLATION BY TENANT		EXISTING TELEPHONE BOX TO REMAIN		DUPLEX RECEPTACLE
	EXISTING PHONE BOX TO BE REMOVED		NEW SINGLE POLE WALL SWITCH		EXISTING SINGLE POLE SWITCH TO REMAIN		FOURPLEX RECEPTACLE
	EXISTING SWITCH TO BE REMOVED		NEW 2'X4' FLUORESCENT FIXTURE IN CEILING GRID		EXISTING FIXTURE RELOCATED IN CEILING GRID		GROUND FAULT INTERRUPT DUPLEX (GFI)
	EXISTING 2'X4' FLUORESCENT FIXTURE TO REMAIN		EXISTING 2'X4' FLUORESCENT FIXTURE TO BE REMOVED		TELEPHONE OUTLET		DATA OUTLET
	CEILING MOUNTED SUPPLY GRILL		EXISTING TOILET FAN		SINGLE POLE SWITCH		THREE WAY SWITCH
	CEILING MOUNTED RETURN AIR GRILL		NEW EMERGENCY LIGHT W/ BATTERY BACK-UP		SINGLE POLE KEYED SWITCH		JUNCTION BOX
	EXISTING TOILET FAN		DISCONNECT SWITCH		FUSED DISCONNECT SWITCH		MOTOR
	EXISTING EMERGENCY LIGHT		MANUAL MOTOR STARTER		THERMOSTAT		COMBINATION STARTER/DISCONNECT
	EXISTING WALL PANELS TO BE REMOVED		FIRE ALARM PULL STATION		FIRE ALARM BELL		FIRE ALARM HORN
	EXISTING WALL TO REMAIN		FIRE ALARM CONTROL PANEL		FIRE ALARM CONTROL UNIT		FIRE ALARM CONTROL UNIT
	NEW WOOD CONSTRUCTION TO BE 3/8" METAL STUDS @ 16" O.C. WITH 5/8" CYP. JOIST IN BOTH DIRECTIONS, TAPE, SAND AND FINISH PER FINISH SCHEDULE		NEW DOORS AND FRAMES TO MATCH EXISTING. REC. FLOOR PLAN NOTES.		NEW WOOD CONSTRUCTION TO BE 3/8" METAL STUDS @ 16" O.C. WITH 5/8" CYP. JOIST IN BOTH DIRECTIONS, TAPE, SAND AND FINISH PER FINISH SCHEDULE		NEW DOORS AND FRAMES TO MATCH EXISTING. REC. FLOOR PLAN NOTES.

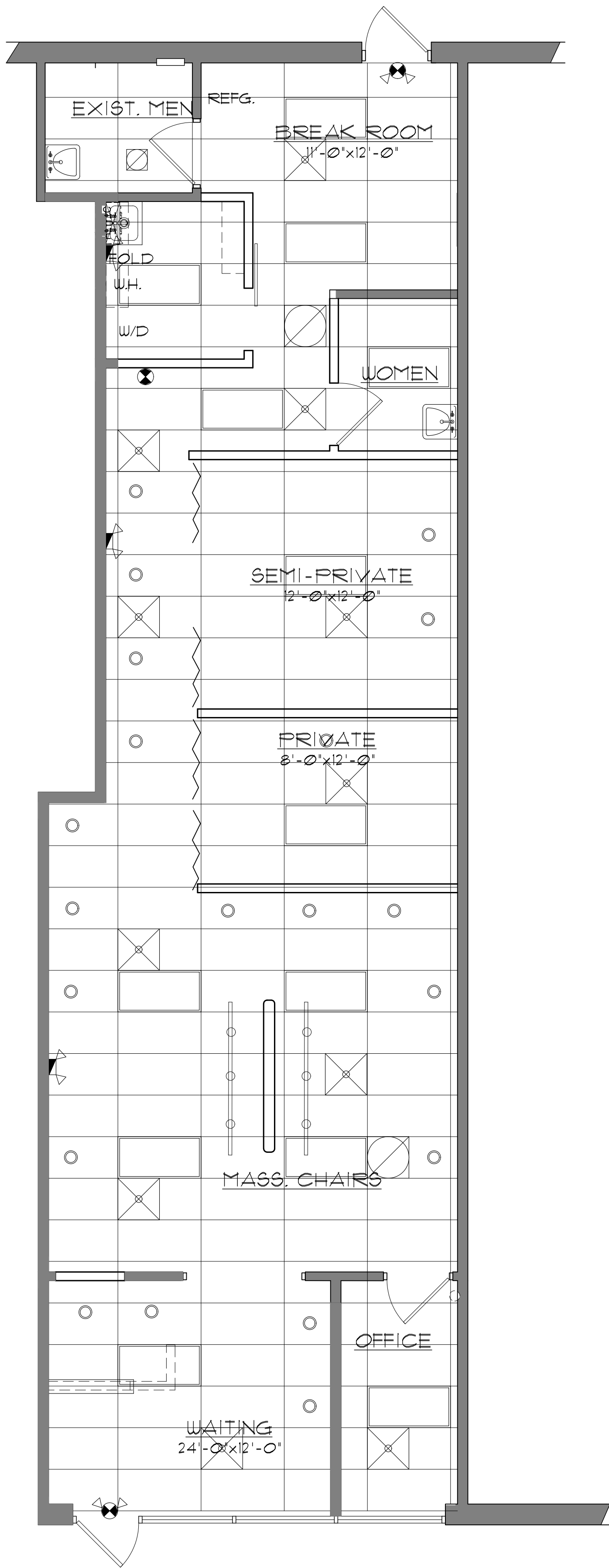
FINISH SCHEDULE																	
ROOM NAME	WALLS								FLOOR				CEILING	REMARKS			
	NORTH		EAST		SOUTH		WEST		F	B	M	F	HEIGHT				
	M	F	M	F	M	F	M	F									
WAITING	E	PI	E	PI	E	PI	E	PI	8 1/2"	E	PI	8"	EC	-	EXIST.	NOTE #1	
CHAIR MESSAGE	E	PI	E	PI	E	PI	E	PI	8"	E	PI	8"	EC	-	EXIST.	NOTES #1, #2, #4	
PRIVATE		PI	GB	PI	E	PI	GB	PI	8"	E	PI	8"	EC	-	EXIST.	#4	
SEMI-PRIVATE		PI	GB	PI	E	PI	GB	PI	8"	E	PI	8"	EC	-	EXIST.	#4	
LAUNDRY	E	PI	E	PI	E	PI	E	PI	8"	E	PI	8"	EC	-	EXIST.		
STORAGE	E	PI	E	PI	E	PI	E	PI	8"	E	PI	8"	EC	-	EXIST.		
BREAK ROOM	E	PI	E	PI	E	PI	E	PI	8"	E	PI	8"	EC	-	EXIST.		
HALL	E	PI	E	PI	E	PI	-	-	8"	E	PI	8"	EC	-	EXIST.		
EXISTING ADA RESTROOM	E	PI	E	PI	E	PI	E	PI	8"	E	PI	8"	EC	-	EXIST.	NOTE #2	
EXISTING OFFICE	E	PI	E	PI	E	PI	8 1/2"	E	PI	8"	E	PI	8"	EC	-	EXIST.	NOTE #2

E EXISTING GYPSUM BOARD
 GB NEW 5/8" GYPSUM BOARD
 SW EXISTING STOREFRONT WINDOWS
 P1 EGGSHELL PAINT
 R 4" BLACK RUBBER BASE
 SC SEALED CONCRETE
 MCG 5/8" MOISTURE-RESISTANT GREENBOARD
 G 2'x2' x 5/8" "GENESEE" DRIFTS-WHITE CEILING PANELS IN NEW GRID
 A 2'x4' x 5/8" "ARMSTRONG" CEILING PANELS IN NEW GRID
 P2 "SHERWIN WILLIAMS" 1/2" WHITE PAINT
 EC EXISTING CEILING GRID & PANELS TO REMAIN
 CLEAN AND BLEACH WHITE

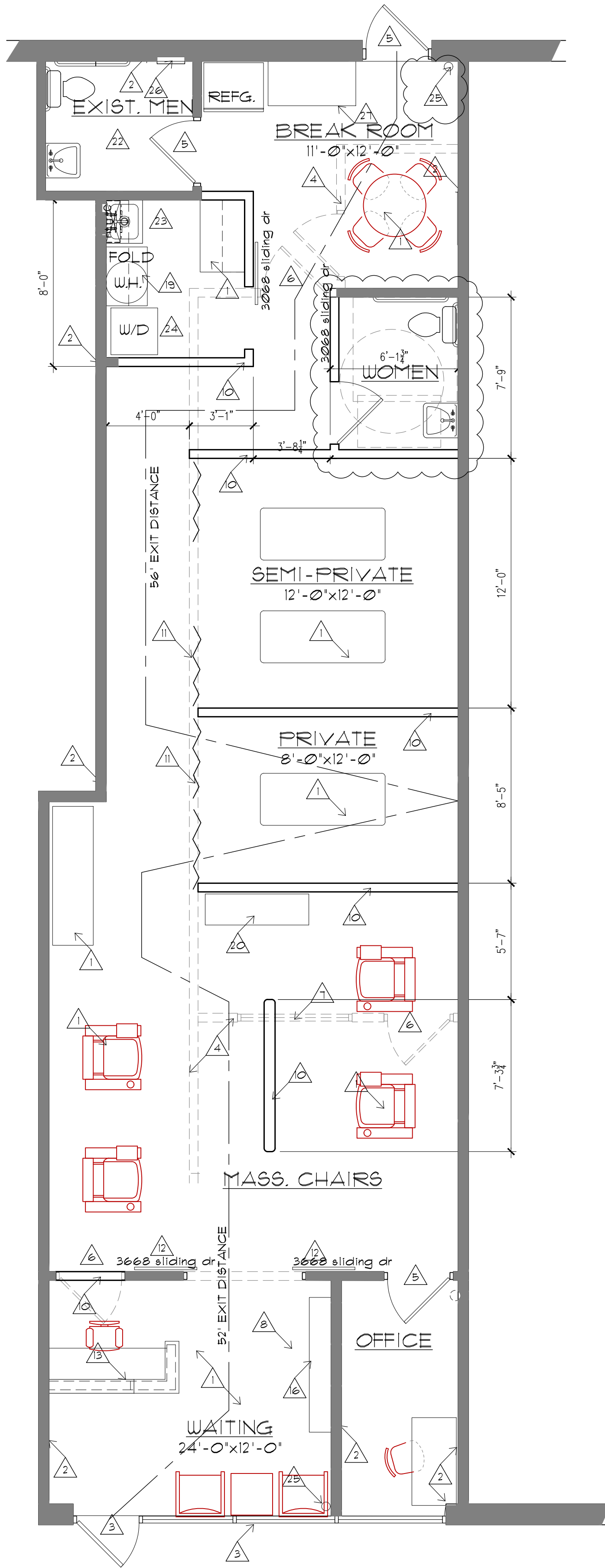
#1 PROVIDE GYP. BD. SOFFIT WHERE INDICATED ON CEILING PLAN - PAINT WHITE
#2 EXISTING FINISHES TO REMAIN, UNLESS NOTED OTHERWISE
#3 REFER TO FLOOR PLAN FOR NEW WALL FINISH NOTE
#4 PROVIDE MOLD RESISTANT PAINT TO ALL MASSAGE AREAS.

1. EXISTING CEILING TO REMAIN. PATCH OR REPAIR ALL HOLES & DAMAGE TO ANY CEILING PANELS. REFER TO MEP DWGS FOR LOCATIONS OF EXISTING & RELOCATED LIGHT FIXTURES & HVAC DIFFUSERS/GRILLES.
- 2.
3. REFER TO LIGHTING PLAN FOR EXIT SIGNAGE LOCATIONS.

3. OFFICE EQUIPMENT & FURNITURE BY TENANT.
4. EXISTING WALL TO REMAIN. PATCH OR REPAIR ALL HOLES & DAMAGE TO ANY EXISTING WALL SURFACES.
5. EXISTING STOREFRONT DOOR & WINDOW SYSTEM TO REMAIN.
6. DEMO EXISTING WALL.
7. EXISTING DOOR TO REMAIN.
8. DEMO EXISTING DOOR.
9. DEMO EXISTING ALUM. WINDOW SYSTEM & WALL.
- 10.
11. DEMO EXISTING WALL, AND REPLACE WITH NEW WALL TO BE 3 1/2" METAL STUDS @ 16" O.C. UP TO UNDERSIDE OF EXISTING CEILING GRID. PROVIDE FINISH PER FINISH SCHEDULE.
12. NEW WALL TO BE 3 1/2" METAL STUDS @ 16" O.C. UP TO UNDERSIDE OF EXISTING CEILING GRID. PROVIDE FINISH PER FINISH SCHEDULE.
13. NEW PRIVACY CURTAIN WITH CEILING TRACK.
14. NEW GRANITE COUNTER, INSTALLED BY CONTRACTOR.
15. CUSTOM RECEPTION DESK, PROVIDE 36" COUNTER AT 36" HIGH FOR ADA ACCESS.
16. 1 TYPICAL APPROX. 2' LONG RETRACTABLE PRIVACY CURTAIN ON CURTAIN RAIL ABOVE BY CONTRACTOR. INSTALLED BY CONTRACTOR. CURTAIN SHALL BE INSTALLED ON EACH SIDE OF IV CHAIRS, WHERE INDICATED.
17. 1 TYPICAL APPROX. 2' LONG RETRACTABLE PRIVACY CURTAIN ON CURTAIN RAIL ABOVE BY CONTRACTOR. INSTALLED BY CONTRACTOR. CURTAIN SHALL BE INSTALLED ON EACH SIDE OF IV CHAIRS, WHERE INDICATED.
18. GRANITE COUNTERTOP W/ 4" BACKSPLASH @ 3/4" AFF. ON 15" DEEP PLAST. LAM. BASE CABINET
19. 1 ADJUSTABLE SHELF & OVERLAY CABINET DRAWERS & DOORS BELOW. PROVIDE 15" DEEP PLAST. LAM. CABINET ABOVE W/ 2 ADJUSTABLE SHELVES & OVERLAY CABINET DOORS. RE: ELEVATION.
20. NEW 3'-0"x7'-0" SOLID CORE WOOD DOOR TO MATCH EXISTING W/ 1 1/2" FR BUTTS ON HOLLOW METAL FRAME W/ OFFICE LOCK.
21. NEW 3'-0"x7'-0" SOLID CORE WOOD DOOR TO MATCH EXISTING W/ 1 1/2" FR BUTTS ON HOLLOW METAL FRAME W/ PASSAGE LATCH.
- 22.
23. GRANITE COUNTERTOP (PER FRANCHISE SPECS) W/ 4" BACKSPLASH @ 3/4" AFF. ON 24" DEEP 'IKEA' BASE CABINET W/ 1 ADJUSTABLE SHELF & OVERLAY CABINET DOORS BELOW. PROVIDE 15" DEEP 'IKEA' CABINET ABOVE W/ 2 ADJUSTABLE SHELVES & OVERLAY CABINET DOORS.
24. GRANITE COUNTERTOP (PER FRANCHISE SPECS) W/ 4" BACKSPLASH @ 3/4" AFF. ON 24" DEEP 'IKEA' BASE CABINET W/ DROP-IN ST. ULM. UNDERMOUNT HAND SINK, AND OVERLAY CABINET DOORS BELOW. PROVIDE 15" DEEP 'IKEA' CABINET ABOVE W/ 2 ADJUSTABLE SHELVES & OVERLAY CABINET DOORS.
25. EXISTING RESTROOM W/ EXISTING TOILET, LAVATORY, GRAB BARS, & MIRROR TO REMAIN. EXISTING EXHAUST FAN, AND LIGHT FIXTURE TO REMAIN.
26. NEW MUOP SINK, RE: PLUMB.
27. NEW WASHER/DRYER COMBO UNIT BY TENANT, INSTALLED BY CONTRACTOR. RE: PLUMB. & ELECT. DWGS.
28. PROVIDE FIRE PROTECTION (FIRE EXTINGUISHERS) TO MEET CITY REQUIREMENTS: 2/410B/C ON WALL.
29. EXISTING 100 AMP ELECTRICAL PANEL, LINE TO REMAIN. RE: ELECT.
30. GRANITE COUNTERTOP (PER FRANCHISE SPECS) W/ 4" BACKSPLASH @ 3/4" AFF. ON 24" DEEP PLAST. LAM. BASE CABINET W/ 1 ADJUSTABLE SHELF & OVERLAY CABINET DRAWERS & DOORS BELOW. PROVIDE 15" DEEP PLAST. LAM. CABINET ABOVE W/ 2 ADJUSTABLE SHELVES & OVERLAY CABINET DOORS. INSTALL MICROWAVE AT UPPER CABINETS. RE: ELECT.
31. REFRIGERATOR BY TENANT, INSTALLED BY CONTRACTOR. RE: PLUMB. & ELECT.
32. DESK & CHAIR BY TENANT.



* ALL INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF THE WALL FINISH



- * ALL INTERIOR WALL DIMENSIONS ARE TO THE FINISH FACE OF THE WALL FINISH.
- * ALL NEW INTERIOR WALLS TO HAVE 3/4" BATT. SOUND INSULATION.
- * PROVIDE SOLID 2X BLOCKING BEHIND NEW HAND SINKS, GRAB BARS (MUST MEET ADA AND ANSI SUPPORT REQUIREMENTS), WALL-MOUNTED SHELVES, AND CASEWORK.
- * NO DOUBLE KEY CYLINDER LOCKS ON EXIT DOORS.
- * ALL PLYWOOD SHALL BE FIRE-RETARDANT TREATED PLYWOOD.
- * ALL NEW FINISHES SHALL BE A "CLASS C" FIRE RATING, OR COMPLY W/ 201 IBC, TABLE 603.9



GENERAL REQUIREMENTS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING, MECHANICAL, PLUMBING CODES NATIONAL ELECTRICAL CODE, NATIONAL FIRE PROTECTION CODE, EPA REGULATIONS, AND OCCUPATIONAL SAFETY & HEALTH ACT.
- CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT TO PROVIDE COMPLETE AND FUNCTIONING INSTALLATIONS, AND ALL MATERIAL AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROTECT ALL EXISTING WORK TO REMAIN, AND SHALL REPAIR ANY DAMAGED INCIDENTAL TO PERFORMANCE OF NEW WORK.
- INTERFERENCE WITH OWNERS OPERATIONS OR INTERRUPTION OF SERVICES SHALL BE FULLY COORDINATED WITH OTHERS.
- ACCEPTANCE OF WORK SHALL BE SUBJECT TO OWNERS REPRESENTATIVE APPROVAL OF WORK IN PLACE AS WELL AS SHOP DRAWINGS AND SAMPLES OF MATERIALS & EQUIPMENT WHICH SHALL BE CHECKED BY CONTRACTOR BEFORE SUBMITTAL.
- CONTRACTOR SHALL SUBMIT MARKED UP CLEAN PRINTS OF AS-BUILT CONDITIONS SHOWING CONCEALED DEVIATIONS FROM DESIGN.
- CONTRACTOR SHALL KEEP PREMISES OF WORK AREA CLEAN DAILY, BROOM CLEAN AT PROJECT COMPLETION, AND SHALL REMOVE ALL REFUSE FROM SITE REGULARLY.
- CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. CONCEALED CONDITIONS SHALL BE ADDRESSED WITH DUE CAUTION SUCH THAT UTILITIES & SYSTEMS ARE PROTECTED.
- CONTRACTOR SHALL CUT AND PATCH HOLES IN EXISTING CONSTRUCTION AS REQUIRED FOR NEW WORK WITH DUE CAUTION SUCH AS STRUCTURAL AND WEATHER-PROOF INTEGRITY IS MAINTAINED WITHOUT IMPAIRMENT.
- CONTRACTOR SHALL WARRANTY ALL NEW WORK FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AND SHALL REPAIR OR REPLACE AND DEFECTIVE WORK INCLUDING MATERIAL, LABOR & EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING CONDITIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM THE BEST INFORMATION AVAILABLE ON PREVIOUS CONTRACT DRAWINGS AND FROM VISUAL SITE INSPECTIONS AND ARE NOT TO BE CONSTRUCTED AS "AS-BUILT" CONDITIONS, BUT ARE TO INDICATE THE INTENT OF THIS WORK.
- UNLESS SPECIFIED OTHERWISE, ALL EXISTING MATERIAL AND EQUIPMENT SHOWN OR REQUIRED TO BE REMOVED FROM EXISTING CONSTRUCTION AND NOT SHOWN TO BE REUSED OR TURNED OVER TO THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE.
- ALL PERMITS AND LICENSES THAT ARE REQUIRED BY GOVERNING AUTHORITIES FOR THE PERFORMANCE OF MECHANICAL AND ELECTRICAL WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EQUIPMENT IN SUCH A MANNER AS TO CONTROL THE TRANSMISSION OF NOISE AND VIBRATION FROM ANY INSTALLED EQUIPMENT OR SYSTEM, SO THE SOUND LEVEL SHALL NOT EXCEED NC35, IN ANY OCCUPIED SPACE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY OBJECTIONABLE NOISE IN ANY OCCUPIED AREA DUE TO IMPROPERLY INSTALLED EQUIPMENT.
- MECHANICAL CONTRACTOR SHALL COORDINATE EXACT DUCT DIMENSIONS AND ROUTING WITH ARCHITECTURAL REFLECTED CEILING PLAN AND THE LAYOUT OF RECESSED LIGHT FIXTURES SHOWN ON ELECTRICAL DRAWINGS AND MAKE ONLY APPROVED CHANGES TO MAINTAIN SPECIFIED CEILING HEIGHTS.
- MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF DIFFUSERS, REGISTERS AND GRILLS WITH ARCHITECTURAL REFLECTED CEILING PLAN AND ELECTRICAL LIGHT LAYOUT.
- MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ROOF TOP EQUIPMENT AND DUCT PENETRATIONS WITH STRUCTURAL.
- MECHANICAL CONTRACTOR SHALL SIZE AND INSTALL REFRIGERANT PIPING TO EQUIPMENT AS RECOMMENDED BY EQUIPMENT MANUFACTURER. INCLUDE ALL NECESSARY CONTROLS AND INTERLOCK WIRING. INSULATE SUCTION PIPING W/ 1" THICK ARMAFLEX (OUTDOOR INSULATION SHALL BE ULTRAVIOLET PROTECTED) W/ A U-VALUE OF: 27 PER INCH(MIN.).
- MECHANICAL CONTRACTOR SHALL PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT OF AIR HANDLING SYSTEMS OF 2000 CFM OR LARGER CAPACITY FOR THE AUTOMATIC SHUT-OFF OF THE SYSTEM UPON SIGNAL FROM THE SMOKE DETECTOR. EQUAL TO FEINWALL DN3; BRK DH1851AC OR ROBERT SHAW 2650-150 SERIES.
- RECTANGULAR DUCT TO BE CONSTRUCTED OF PRIME GALVANIZED SHEET METAL LINED WITH 1/2", 3 lb. DENSITY FIBERGLASS INSULATION. ROUND FLEXIBLE DUCT TO BE THERMAFLEX TYPE MKC OR EQUAL WITH 1" FIBERGLASS INSULATION EXTERNALLY WRAPPED. PLANS REFLECT COMPENSATION OF 1/2" INTERIOR INSULATION LINER.
- MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL TURNING VANES AND VOLUME EXTRACTOR WHERE SHOWN ON DRAWINGS AND AS REQUIRED FOR SMOOTH AIRFLOW.
- MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID. FIELD CHECK AND VERIFY EXACT SIZE AND LOCATION OF ALL EXISTING EQUIPMENT AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL WIRING AND ELECTRICAL INTERLOCKS WITH THE ELECTRICAL CONTRACTOR.
- PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID. FIELD VERIFY ALL UTILITIES LOCATION, SIZE ACCESSIBILITY AND FEES. REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- PLUMBING CONTRACTOR TO PROVIDE WHEELHANDLE STOPS AND AIR CHAMBERS ON ALL HOT & COLD WATER LINE PRIOR TO CONNECTION TO EACH FIXTURES.
- PLUMBING CONTRACTOR TO CONNECT ALL GAS (PROPANE) LINES TO GAS FIRED EQUIPMENT THRU GAS COOK, UNION, & DIRTY LEG. (PER AGA STANDARDS).
- FIRE DAMPERS ARE REQUIRED AT EACH FIRE RATED WALL, CEILING AND FLOOR DUCT PENETRATION AS SHOWN OR NOTED ON MECHANICAL AND ARCHITECTURAL FLOOR PLANS. (SEE DETAIL). FIELD IDENTIFY DUCT SIZE FOR SPECIFIC DAMPER SIZES, AND PROVIDE ACCESS PANELS AS REQUIRED FOR EACH FIRE DAMPER.
- MECHANICAL CONTRACTOR TO INSTALL NEW CEILING DIFFUSERS SHOWN, IN NEW REFLECTED CEILING PLAN CONFIGURATION. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR COORDINATION, SPEAKERS, AND ALARM SYSTEMS.
- ALL MEMBRANE PENETRATIONS SUCH AS STEEL, FERROUS, COPPER, PIPES, VENTS, ELECTRICAL OUTLET BOXES, OR TUBES ARE TO BE PROTECTED MAINTAINING THE FIRE RESISTANCE INTEGRITY OF THE DEMISING WALLS.
- HVAC DUCT DETECTORS ARE TO BE IN THE RETURN AIR DUCT. DUCT DETECTORS TO TIE INTO THE BUILDING FIRE ALARM SYSTEM.
- HVAC UNITS TO HAVE DUCT SMOKE DETECTORS INSTALLED, AND SHALL HAVE REMOTE INDICATORS IF THE DETECTORS ARE IN CONCEALED LOCATIONS OR MORE THAN 10' OFF THE FLOOR. SMOKE DETECTORS MUST BE READILY VISIBLE TO FIRE DEPARTMENT PERSONNEL.

SYMBOLS & LEGEND

- EXISTING DUPLEX OUTLET TO REMAIN

EXISTING DUPLEX OUTLET TO BE REMOVED

NEW DUPLEX OUTLET

NEW PHONE WALL BOX, CONDUIT TO CEILING, AND PULL WIRE - PHONE INSTALLATION BY TENANT

EXISTING TELEPHONE BOX TO REMAIN

EXISTING PHONE BOX TO BE REMOVED

NEW SINGLE POLE WALL SWITCH

EXISTING SINGLE POLE SWITCH TO REMAIN

EXISTING SWITCH TO BE REMOVED

NEW 2'x4' FLUORESCENT FIXTURE IN CEILING GRID OR EXISTING FIXTURE RELOCATED IN CEILING GRID

EXISTING 2'x4' FLUORESCENT FIXTURE TO REMAIN

EXISTING 2'x4' FLUORESCENT FIXTURE TO BE REMOVED

CEILING MOUNTED SUPPLY GRILL

CEILING MOUNTED RETURN AIR GRILL

EXISTING TOILET FAN

EXIT LIGHT W/ BATTERY BACK-UP

EMERGENCY LIGHT

EXISTING WALL PANELS TO BE REMOVED

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION TO BE 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" DRY RD. ON BOTH SIDES, TAPE, SAND AND FINISH PER FINISH SCHEDULE

NEW DOORS AND FRAMES TO MATCH EXISTING. AT NEW CYP. BD. PARTITIONS, INSTALL NEW DOORS AND FRAMES, AND HARDWARE TO MATCH EXISTING. RE: FLOOR PLAN NOTES.

HOTERIN ARROWHEADS INDICATE NUMBER OF CIRCUITS

NEW BRANCH CIRCUIT, CONCEALED IN WALL, CEILING OR SLAB

DUPLEX RECEPTACLE

FOURPLEX RECEPTACLE

GROUND FAULT INTERRUPT DUPLEX (GFI)

TELEPHONE OUTLET

DATA OUTLET

SINGLE POLE SWITCH

THREE WAY SWITCH

SINGLE POLE KEYED SWITCH

JUNCTION BOX

DISCONNECT SWITCH

FUSED DISCONNECT SWITCH

MOTOR

MANUAL MOTOR STARTER

THERMOSTAT

COMBINATION STARTER/DISCONNECT

FLOW SWITCH

OCC. SENSOR W/ AUTOMATIC-ON CONTROL

OCC. SENSOR W/ MANUAL-ON CONTROL
- SCHEDULE OF PIPE AND FITTING MATERIAL
- | SERVICE | MATERIAL | JOINTS | FITTINGS | NOTES |
|--|--|--------------------|-------------------------------|-------|
| CONDENSATE DRAINS | SCHED. 40 PVC | WELDED | SCHED. 40 PVC | ① |
| VENTS AND WASTE LINES (ABOVE GROUND) | SCHED. 40 PVC | WELDED | SCHED. 40 PVC | ① |
| SOIL LINES (BELOW GROUND) - UNDER SLAB | SCHED. 40 PVC | WELDED | SCHED. 40 PVC | ② |
| REFRIGERANT AND DOMESTIC WATER PIPE - (BELOW GROUND) SMALLER THAN 3" | COPPER "K" SOFT DRAWN | SOLDERED OR BRAZED | WROUGHT COPPER OR CAST BRONZE | ⑥ ⑦ |
| DOMESTIC WATER 3" AND LARGER | DUCTILE IRON | MECHANICAL | | |
| DOMESTIC WATER PIPE (ABOVE GROUND) | COPPER "L" HARD ASTM C200 | SOLDERED OR BRAZED | WROUGHT COPPER OR CAST BRONZE | ⑦ |
| SEWER LINE PIPING (BELOW GROUND) NOT UNDER SLAB | SCHED. 40 PVC | WELDED | SCHED. 40 PVC | ① ② |
| GAS PIPE (BELOW GROUND) | SCHEDULE 40, BLACK STEEL-X-TRUE COATED AND WRAPPED | CAST IRON | CAST IRON MALLEABLE IRON | ③ ④ |
| GAS PIPE (ABOVE GROUND) | SCHEDULE 40 BLACK STEEL | SCREWED | CAST IRON MALLEABLE IRON | ③ ⑤ |
- NOTES
- PVC OR ABS SCHEDULE 40, SOLVENT WELDED JOINTS MAY BE USED ONLY WITH WRITTEN AUTHORIZATION OF APPROVAL BY LOCAL INSPECTING AUTHORITY SUBMITTED BEFORE TO ARCHITECT AND ENGINEER PRIOR TO BIDDING. CONDITIONS OF NOTE ② BELOW, SCRS-35 SANITARY PIPE WHEN APPROVED.
 - NO PVC OR ABS TO BE USED IN TYPE II CONSTRUCTION, THROUGH OR IN RETURN AIR PLENUMS, IN CHIES WHERE SUCH MATERIAL IS NOT ACCEPTABLE; OR BELOW BUILDING SLAB OR DRIVEWAY SURFACES.
 - SCREWED GAS CONNECTION FOR 2" AND SMALLER, WELDED CONNECTION FOR 2" AND LARGER, AND IN RETURN AIR PLENUMS.
 - THREADS AND WELDS PAINTED PRIOR TO WRAPPING. ALL EXTERIOR PIPING (ESPECIALLY ON ROOF) TO BE PAINTED (COLOR BY ARCHITECT) TO MATCH ADJACENT SURFACE. PROVIDE CATHODIC UNDERGROUND PROTECTION ON GAS PIPING AS RECOMMENDED BY LOCAL KPL GAS SERVICE (FOR GOVERNING AUTHORITY)
 - CONNECT ALL GAS TO EQUIPMENT THROUGH GAS COCK, UNION AND DIRT LEG.
 - NO WATER FITTINGS OR CONNECTIONS BELOW FLOOR SLAB. MAKE GRADUAL BEND OR RADIUS.
 - PROVIDE AIR CHAMBERS 18" TALL PRIOR TO CONNECTION OF HOT/COLD WATER LINES TO PLUMBING FIXTURES. COLD WATER LINES TO PLUMBING FIXTURES. ALL POTABLE WATER SYSTEMS SOLDERING TO BE 95S, TIN/ANTIMONIAL OR UL 80CA, UPC APPROVAL FOR SUBSTITUTION.
- PIPING INSULATION SCHEDULE
- | PIPE SYSTEM | INSULATION | THICKNESS | TEMP. | U-VALUE |
|--|-------------------------|-----------|---------------|-------------------|
| ROOF DRAINS | OWENS CORNING ASUSSL-11 | 1" | 150°F | |
| REFRIGERANT SUCTION | | 1" | -20°F TO 70°F | 27 PER INCH(MIN.) |
| DOMESTIC HOT & COLD HORIZONTAL MAINS ONLY | | 1" | -20°F TO 70°F | 27 PER INCH(MIN.) |
| HANDICAP "P" TRAP & HOT WATER UNDER LAVATORY | | 1/2" | -20°F TO 70°F | |
- NOTE: ALL HORIZONTAL HOT & COLD WATER MAINS ARE TO BE INSULATED. VERTICAL MAINS AS NOTED OR SHOWN ON PLANS.
INSULATE IN CONDITIONED AND UNCONDITIONED SPACES.
- * WASTE & VENT PIPING WITHIN 6 LINEAR FEET OR ROOF DRAIN OR PIPING SHALL BE INSULATED AS PER FOLLOWING:
ROOF DRAIN INSULATION: FIBERGLASS PIPE INSULATION - (UP TO 10" SIZES) PREFORMED FIBERGLASS UL LISTED 0.30 BTU-INH-SF THERMAL CONDUCTIVITY AT 150°F. WITH ALL SERVICE JACKET, DOUBLE SELF SEALING LAP WITH 0.02 PERM/IN. OWENS CORNING ASUSSL-11.
- ** FLEXIBLE UNICELLULAR (UP THRU 2") UNICELLULAR ELASTOMERIC CLOSED CELL INSULATION, 0.27 BTU-INH-SF THERMAL CONDUCTANCE AT 75°F. 3% MAXIMUM WATER ABSORPTION BY WEIGHT. ARMISTRONG AP ARMAFLEX OR RUBATEX.
- PLUMBING CONNECTION/MOUNT.
- | FIXTURE | HOT WATER | COLD WATER | WASTE | VENT |
|-------------------------|-----------|------------|--------|--------|
| LAVATORY OR SINK | 1/2" | 1/2" | 1-1/2" | 1-1/2" |
| WATER CLOSET W/ FV | | 1" | 3" | 3" |
| WATER CLOSET, TANK TYPE | | 1/2" | 3" | 3" |
| URINALS | | 3/4" | 2" | 1-1/2" |
| SERVICE SINKS | 1/2" | 1/2" | 2" | 1-1/2" |
| MOP BASINS | 1/2" | 1/2" | 2" | 2" |
- PLUMBING GENERAL NOTES:
- ALL PLUMBING SYSTEMS TO COMPLY WITH INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL CODES.
 - ALL PIPING (NEW AND EXISTING) TO BE CONCEALED UNLESS INDICATED OTHERWISE.
 - ALL PLUMBING FIXTURES TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT FOR PUBLIC ACCOMMODATIONS. ALL TOILET FIXTURES AND MOUNTING HEIGHTS TO COMPLY WITH ADA REQUIREMENTS.
 - EXISTING 4" (FIELD VERIFY) SAN. LINE TO REMAIN. TAP INTO EXISTING LINE (AS INDICATED) FOR NEW FIXTURE NEEDS.
 - ALL HOT AND COLD WATER LINES TO BE PEX. (ALTERNATE: TYPE L COPPER W/ SWEAT FITTINGS)
 - PROVIDE TEMPERING VALVES AT ALL HAND SINKS.
 - ALL INTERIOR DRAINAGE PIPING TO BE ABS OR PVC (PER LOCAL CODES) TYPE WITH WELDED JOINTS AND FITTINGS.
 - ALL MEMBRANE PENETRATIONS SUCH AS STEEL, FERROUS, COPPER, PIPES, VENTS, ELECTRICAL OUTLET BOXES, OR TUBES ARE TO BE PROTECTED MAINTAINING THE FIRE RESISTANCE INTEGRITY OF THE DEMISING WALLS.
 - NO PLUMBING LINES SHALL BE EXPOSED.
 - VACUUM BREAKER SHALL BE PROVIDED ON MOP SINK.
 - ANY HAND SINKS SHALL BE AT 34" AFF TO TOP OF FLOOD RIM.
 - USC-APPROVED RPZ (ACTING AS A CONTAINMENT BACKFLOW PREVENTER) SHALL BE PROVIDED ON BOTH THE HOT & COLD WATER LINES TO THE COMMERCIAL-GRADE WASHERS.
 - ANY FIRE SPRINKLER MODIFICATION AND REWORKING SHALL BE PERFORMED BY A QUALIFIED SPRINKLER CONTRACTOR WHO WILL DESIGN AND PREPARE PLANS WHICH ARE TO BE SUBMITTED TO BUILDING INSPECTION THROUGH THE PERMIT PROCESS FOR APPROVAL.
-
- 2 PLUMBING RISER
- NO SCALE
- * INSTALL RPZ BACKFLOW PREVENTOR
 - * INSTALL EXPANSION TANK OFF WATER HEATER.
-
- 2 PLUMBING PLAN
- 1/4" = 1'-0"
- * CONTRACTOR TO VERIFY PLUMBING REQUIREMENTS OF EQUIPMENT PRIOR TO WORK.
-
- 1 MECHANICAL PLAN
- 1/4" = 1'-0"
- * EXISTING DUCTWORK SHALL BE ADJUSTED FOR RELOCATED EXISTING SUPPLY AIR DIFFUSERS & RETURN AIR GRILLES, AS INDICATED.
 - * NO DUCT RUNS SHALL BE LONGER THAN 14'.
-
- LUCY MESSAGE
TENANT FINISH
- 1205 NE RICE ROAD, LEE'S SUMMIT, MO 64086
-
- SULLIVAN
PALMER
ARCHITECTS
- 1205 NE RICE ROAD, LEE'S SUMMIT, MO 64086
TEL: (816) 288-9152
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- Date:
4-04-23
- Revision:
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