



1167 PACE ST. - PHASE I

PERMIT SET: 05 JUNE 2026

PROJECT TEAM:

OWNER:
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1167 PACE STREET
COVINGTON, GA 30014

ARCHITECT:
DANNY ENGLAND
PRINCIPAL
CREATIVE LICENSE LLC
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FAYETTEVILLE, GA 30214

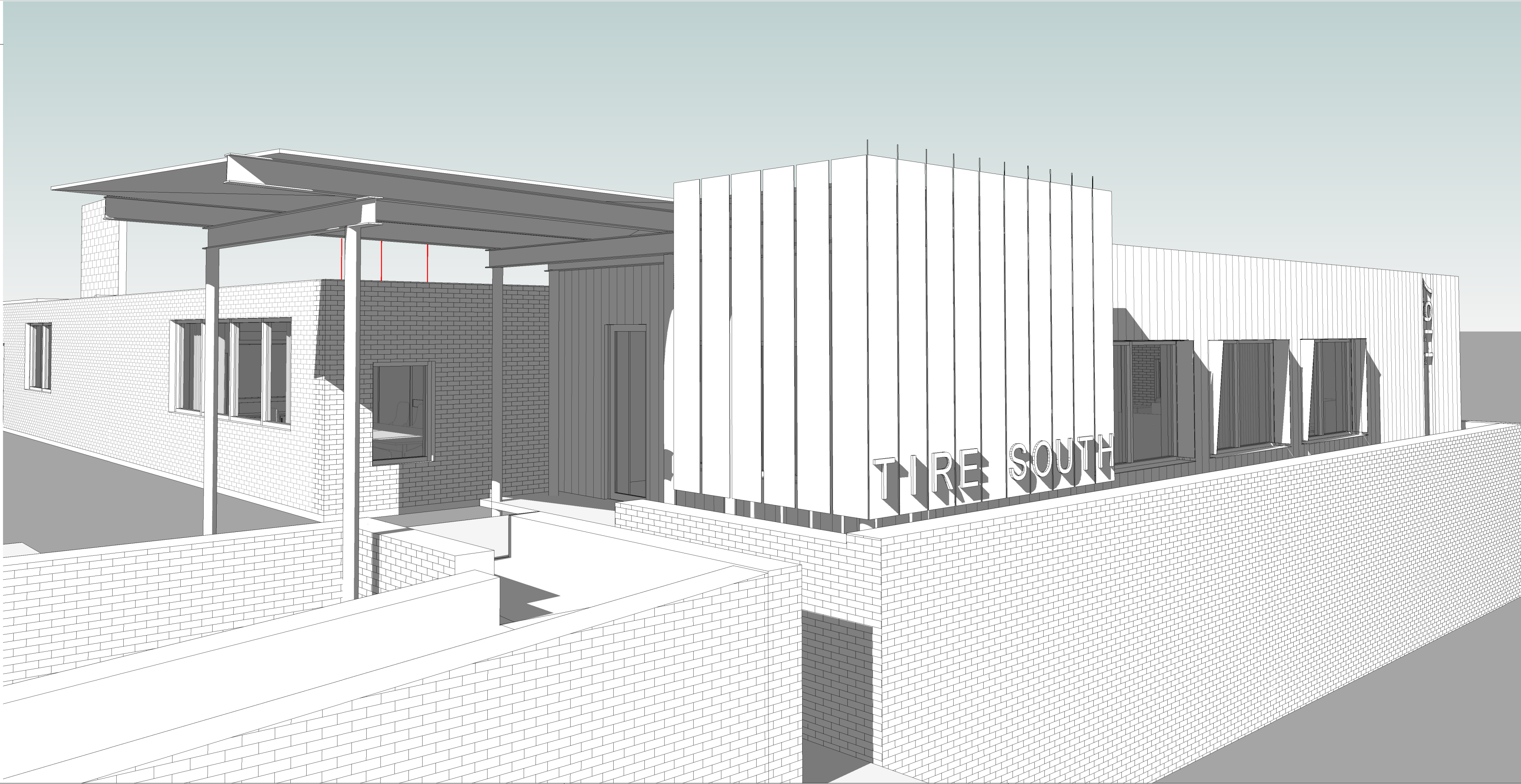
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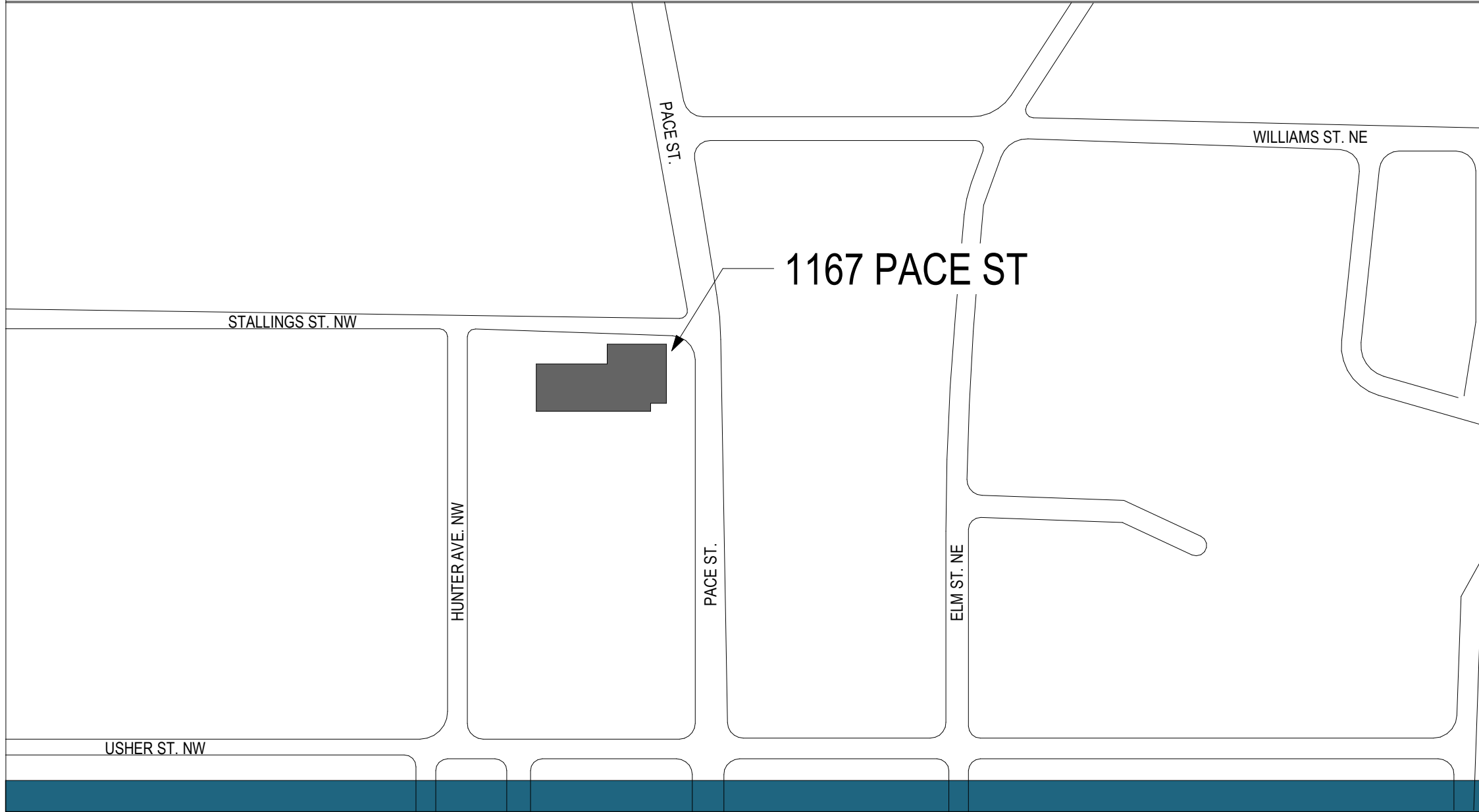


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LOCATION MAP

(NOT TO SCALE)



PROJECT DESCRIPTION

RENOVATION OF AN EXISTING REINFORCED CONCRETE AND STEEL FRAMED OFFICE BUILDING.
SELECTIVE DEMOLITION OF INTERIOR PARTITIONS TO MEET NEW PROGRAM NEEDS.
ADDITION OF RESTROOMS AND SUBDIVISION OF SPACES INTO 4 SEPARATE BUSINESS SUITES.
THE SCOPE OF THIS PERMIT SET INCLUDES: SUITES A & B PLUS SHARED COMMON SPACE AND AMENITIES.
NEW INCOMING ELECTRICAL SERVICE AND SERVICE PANELS THROUGHOUT.
EXISTING INCOMING WATER SERVICE AND SEWER CONNECTION TO BE MAINTAINED.
EXISTING HVAC TO BE REMOVED WITH NEW SYSTEMS THROUGHOUT.

THE BUILDING IS OWNED AND OPERATED BY ONE ENTITY.

#	DATE	TITLE
	06.05.26	ISSUED FOR CONSTRUCTION

PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA



RELEASED FOR CONSTRUCTION

COVER SHEET

A001

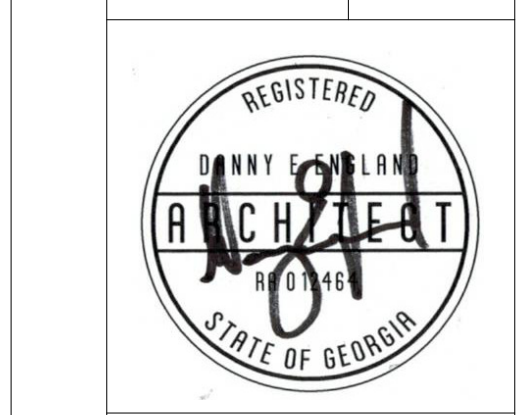


#	DATE	TITLE
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PROJECT NUMBER:		
26-002		

1167 PACE ST. - PHASE I		
1167 PACE ST, COVINGTON, GA		

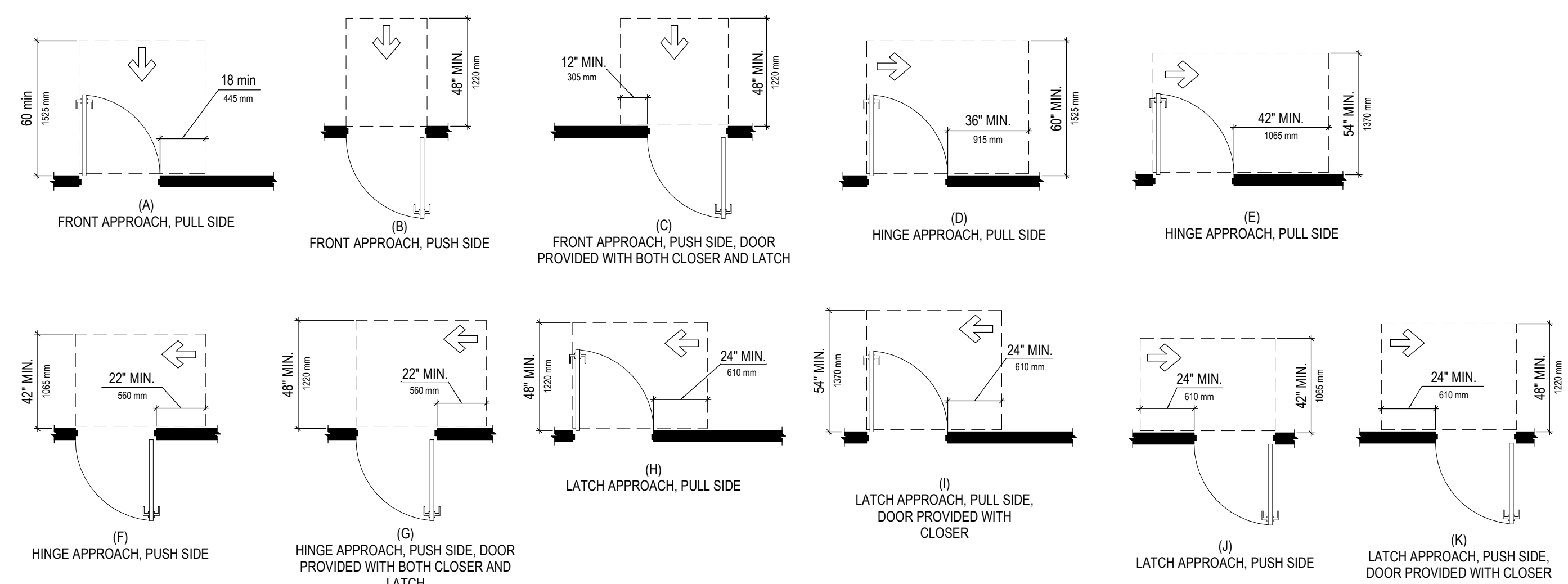


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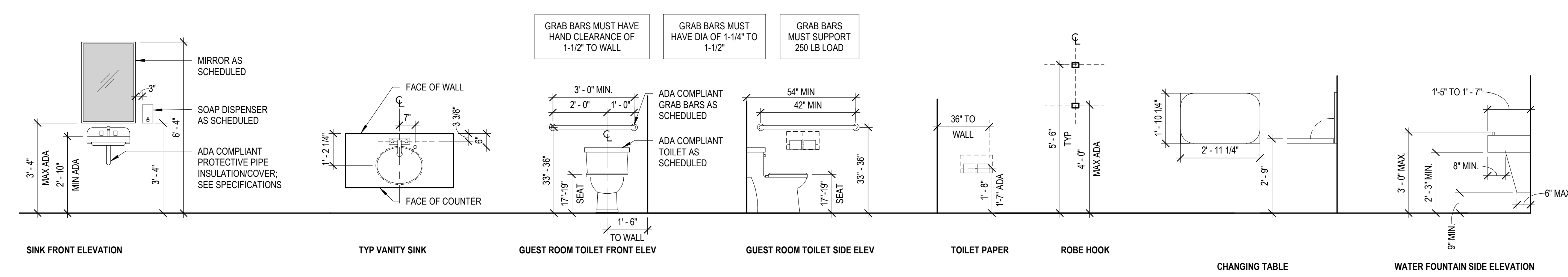
ADA - ABBREV. - SYMBOLS

A002

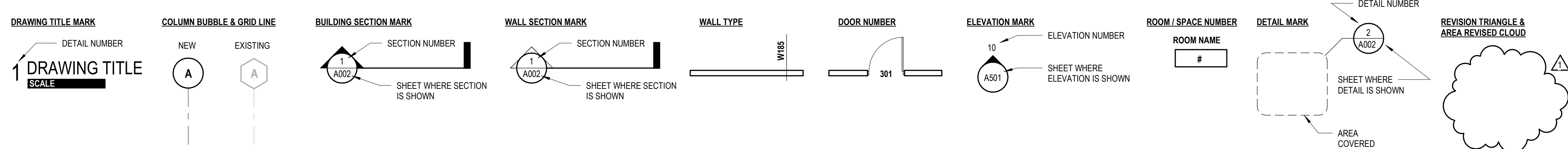
ADA DOOR DIAGRAMS



RESTROOM ACCESSORY DIAGRAMS



SYMBOL KEY



ABBREVIATIONS

#/FT	PER FOOT	C	CHANNEL	FAB	FABRICATE	MATL	MATERIAL	QT	QUARRY TILE	T&G	TONGUE AND GROOVE
@	AT	CC	CABINET	FE	FIRE EXTINGUISHER - WALL MOUNT	MAX	MAXIMUM	RAD	RADIUS	TEL	TELEPHONE
A/C	AIR CONDITIONING	CC	COLOR CHANGE	FEC	FIRE EXTINGUISHER - RECESSED CABINET	MDF	MEDIUM-DENSITY FIBERBOARD	RCP	REFLECTED CEILING PLAN	TEXT	TEXTURE
ABV	ABOVE	CER	CERAMIC	FFE	FINISH FLOOR ELEVATION	MECH	MECHANICAL	RD	ROOF DRAIN	THK	THICKNESS
AC	AIR CONDITIONING	CIP	CAST-IN-PLACE	FIN	FLOOR	MFR	MANUFACTURER	REIN	REINFORCED	THOLD	THRESHOLD
ACMU	ARCHITECTURAL CONCRETE MASONRY UNIT	CJ	CONTROL JOINT	FLR	FLOOR	MIN	MINIMUM	REQD	REQUIRED	TJ	TOOL JOINT
ACMU	ALUMINUM COMPOSITE METAL	CLG	CEILING	FO	FACE OF	MISC	MISCELLANEOUS	RJ	RAKED JOINT	TO	TOP OF ...
ACOUST	ACOUSTICAL	CMU	COMPOSITE METAL PANEL	FR	FIRE RATED GYPSUM WALLBOARD	MOD	MODIFIED	RL	RAIN LEADER	TCC	TOP OF CURB
ACT	ACOUSTICAL CEILING TILE	COL	CONCRETE MASONRY UNIT	FTG	FOOTING	MO	MASONRY OPENING	RO	ROUGH OPENING	TOM	TOP OF MASONRY
ADJ	ADJACENT	CONC	CONCRETE MASONRY UNIT	MOD	MODIFIED	MOD BIT	MODIFIED BITUMEN	RTD	RATED	TOS	TOP OF STEEL
AFF	ABOVE FINISHED FLOOR	CONT	CONTINUOUS	MTD	MOUNTED	MR	MOISTURE RESISTANT	SAS	SMOOTH FOUR SIDES	TYP	TYPICAL
AIA	AMERICAN INSTITUTE OF ARCHITECTS	CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE	GUTTR	GUTTER	OC	ON CENTER	SC	SOLID CORE	UNO	UNLESS NOTED OTHERWISE
AIB	AIR INFILTRATION BARRIER	CT	CERAMIC TILE	GWB	GYPSUM WALLBOARD	MTL	METAL	SHLV	SHELVES	VB	VAPOR BARRIER
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DAS	DRESSED FOUR SIDES	GYP BD	GYPSUM WALLBOARD	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	SHT	SHEET	VCT	VINYL CERAMIC TILE
ALT	ALTERNATE	DBL	DOUBLE	HB	HOSE BIBB	NIC	NOT IN CONTRACT	SIM	SIMILAR	VENT	VENTILATION
ALUM	ALUMINUM	DET	DETAIL	HGT	HEIGHT	NRP	NON-REMOVABLE PIN	SQ	SQUARE	VIF	VERIFY IN FIELD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	DIAG	DIAGONAL	HORIZ	HORIZONTAL	NTS	NOT TO SCALE	STD	STANDARD	VWC	VINYL WALLCOVERING
APPROX	APPROXIMATE	DS	DRAWING	IBC	INTERNATIONAL BUILDING CODE	OC	ON CENTER	STL	STEEL	W	WITH
ARCH	ARCHITECT	EB	EXPANSION BOLT	INSUL	INSULATION	OH	OPPOSITE HAND	STOR	STORAGE	WWF	WELDED WIRE FABRIC
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	EFC	EPOXY FLOOR COATING	INT	INTERIOR	OPNG	OPENING	STR	STAIR	WWM	WELDED WIRE MESH
AUTO	AUTOMATIC	EIFS	EXTERIOR INSULATION FINISHING SYSTEM	LAM	LAMINATE	OPP HAND	OPPOSITE HAND	SUB	SUBCONTRACTOR		
BD	BOARD	EJ	EXPANSION JOINT	LAV	LAVATORY	P LAM	PLASTIC LAMINATE	SUSP	SUSPENDED		
BF	BOARD FOOT	ELEC	ELECTRICAL	LLH	LONG LEG HORIZONTAL	PFT	PORCELAIN FLOOR TILE				
BFA	BARRIER FREE ACCESSIBLE	EQ	EQUAL	LLV	LONG LEG VERTICAL	PL	PLATE				
BLKG	BLOCKING	EQUIP	EQUIPMENT	LSC	LIFE SAFETY CODE	PLMB	PLUMBING				
BM	BEAM	ERD	EMERGENCY ROOF DRAIN			PLYWD	PLYWOOD				
BCC	BOTTOM OF CURB	ES	EACH SIDE			PT	PRESSURE TREATED				
BRK	BRICK	EW	EACH WAY			PTD	PAINTED				
BTWN	BETWEEN	EXP	EXPANSION			PVC	POLYVINYL CHLORIDE				
		EXP JT	EXPANSION JOINT								
		EXT	EXTERIOR								

GENERAL PROJECT NOTES		DEMOLITION NOTES		ACCESSIBILITY NOTES		
1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND INTENDED TO UNDERSTOOD COMPREHENSIVELY. ORGANIZATION OF CONSTRUCTION DOCUMENTS INTO SECTIONS BY DIVISIONS OR PROFESSIONAL DESIGN TRADE SHALL NOT PREVENT OR CONTROL THE CONTRACTOR FROM DIVIDING THE BID OR WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXENT OF WORK TO BE PERFORMED BY ANY TRADE, CONTRACTOR OR COMPANY. CONTRACTOR SHALL NOT DIVIDE THE DRAWING SET BETWEEN TRADES OR PROVIDE INCOMPLETE CONSTRUCTION DOCUMENTS TO SUB CONTRACTORS FOR BIDDING OR PERFORMING ANY SCOPE OR WORK. 2. INFORMATION CONTAINED IN DIGITAL FILES MAY NOT REPRESENT THE SAME INFORMATION CONTAINED ON OFFICIAL STAMPED AND RELEASED DOCUMENTS. DIGITAL/ ELECTRONIC FILES PROVIDED TO CONTRACTOR, OR SUB-CONTRACTORS, ARE FOR CONVENIENCE ONLY AND CANNOT BE USED IN-IEU OF OFFICIALLY RELEASED AND STAMPED CONSTRUCTION DOCUMENTS FOR CONSTRUCTION PURPOSES. 3. INFORMATION NOT PROVIDED IN THESE DRAWINGS DOES NOT CONSTITUTE BASIS FOR A CHANGE ORDER. ANY AND ALL QUESTIONS CONCERNING THE PROJECT MUST BE PRESENTED AS A REQUEST FOR INFORMATION (RFI). ANY ISSUES WITH CONTRACT DOCUMENTS NOT HANDLED VIA THE RFI PROCESS ARE NOT THE RESPONSIBILITY OF THE OWNER OR ARCHITECT. 4. CHANGES OR MODIFICATIONS FROM THE APPROVED PLANS MUST BE MADE IN WRITING AND APPROVED BY OWNER AND/OR ARCHITECT. 5. OWNER AND ARCHITECT ARE NOT RESPONSIBLE FOR COSTS ASSOCIATED WITH THE SUBMITTAL PROCESS, INCLUDING SHOP DRAWING PRODUCTION, STEEL DETAILING OR MATERIAL SAMPLES. 6. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN ALL DIMENSIONS ON ALL FLOOR PLANS. CONTRACTOR CAN REQUEST ADDITIONAL INFORMATION CONCERNING BUILDING DIMENSIONS AS A REQUEST FOR INFORMATION. 7. CONTRACTOR TO HOLD ON SITE PRE INSTALLATION MEETING FOR ALL MAJOR SYSTEMS AND TRADES. CONTRACTOR ACKNOWLEDGES RESPONSIBILITY FOR ALL THAT WORK PERFORMED WITHOUT PRE INSTALLATION MEETING WITH ARCHITECT, PROJECT TEAM, AND/OR OWNER. 8. CONTRACTOR MAY SUGGEST ALTERNATE MATERIALS AND/OR METHODS FOR CONSTRUCTION OF THE PROJECT. ANY ALTERNATE MUST BE ACCOMPANIED BY A DESCRIPTION OF THE SUGGESTED CHANGE, ITS PERCEIVED BENEFIT AS WELL AS ITS EFFECT ON CONSTRUCTION COST AND SCHEDULE. 9. IN INSTANCES WHERE THE CONSTRUCTION DOCUMENTS SHOW CONFLICTING INFORMATION BETWEEN TRADES, SPECIFICATIONS OR DRAWINGS THEMSELVES, CONTRACTOR MUST PRESENT A REQUEST FOR INFORMATION TO CLARIFY THE DISCREPANCY. 10. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT. 11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND SUBMITTALS FOR REVIEW BY ARCHITECT AND/OR OWNER. 12. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR SUBSTANTIAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. 13. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. 14. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STATE OF GEORGIA BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES 15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK. 16. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. SHOULD THEY DIFFER FROM THOSE SHOWN ON THE BUILDINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK. 17. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY WATER, POWER, AND TOILET FACILITIES, AS REQUIRED. 18. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF DRAWINGS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT. 19. THE GENERAL CONTRACTOR IS TO ENSURE THAT ALL SUBCONTRACTORS ARE TRAINED AND/OR CERTIFIED TO INSTALL BUILDING SYSTEMS BY MANUFACTURER. 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE, WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL JOB IS COMPLETE. 21. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR JOB SITE SAFETY. 22. ANY COMBUSTIBLE INTERIOR TRIM SHALL BE CLASS A, B, OR C MATERIAL WITH A FLAME SPREAD RATING OF 200 OR LESS. 23. ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES. 24. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FIRE EXTINGUISHERS DURING CONSTRUCTION AND PERMANENT FIRE EXTINGUISHERS AS REQUIRED BY CODES AND SPECIFICATIONS. 25. FIRE ALARM DESIGN SHALL BE SUBMITTED BY LICENSED SPRINKLER CONTRACTOR UNDER CATEGORY NFPA 13R. 26. WHERE REQUIRED, CONTRACTOR SHALL INSTALL COMPLETE FIRE SUPPRESSION OR SPRINKLER SYSTEM. THIS SYSTEM SHALL INCLUDE ALL NECESSARY SUPPLY WATER METERS AND VAULTS, BACK FLOW PREVENTION, SITE PIPING, CONTROL VALVES, SPRINKLER PIPING AND HEADS REQUIRED TO COMPLETE SYSTEM. 27. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DURING CONSTRUCTION AND PERMANENT SHORING. 28. THE CONTRACTOR IS RESPONSIBLE TO INFORM THE OWNER OF AND COORDINATE ALL REQUIRED TESTING AS PER CHAPTER 17 (SPECIAL INSPECTIONS) OF THE INTERNATIONAL BUILDING CODE.	29. ALL WALL AND CEILING FINISHES SHALL BE CLASS A, PER 2018 NFPA CHAPTER 30. NO KEYED LOCKS ARE PERMITTED ON EGRESS SIDE OF EXTERIOR EXIT DOORS. 31. THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TEN (10) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF ONE (1) INCH IN HEIGHT. 32. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT. 33. ELEVATORS AND ESCALATORS SHALL BE DESIGNED FOLLOWING THE REQUIREMENTS OF ASME/ANSI A17-1, LIFE SAFETY CODE 2018 EDITION, CHAPTER 607 FOR ELEVATORS. 34. PENETRATIONS, INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY BY USING A DETAIL AND LISTING NUMBER PER IBC 2018, CHAPTER 711. 35. ASIDE FROM PERMIT REVISIONS REQUIRED BY THE AHJ, THESE DRAWINGS SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT. 36. CONTRACTORS AND SUB CONTRACTORS ARE RESPONSIBLE FOR SUPPLYING ALL COMPONENTS REQUIRED TO INSTALL BUILDING SYSTEMS FOR PROPER FORM AND FUNCTION. WHILE DESIGN DRAWINGS MAY OR MAY NOT REPRESENT EACH INDIVIDUAL BUILDING MATERIAL, COMPONENT OR ATTACHMENT METHOD, THIS DOES NOT REMOVE THE RESPONSIBILITY OF THE CONTRACTOR OR SUB CONTRACTOR TO PROVIDE ALL NEEDED MATERIALS, COMPONENTS AND LABOR REQUIRED FOR INSTALLATION OF THESE ITEMS. 37. THE OFFICE OF DESIGN CONSTRUCTION SIGN SHALL BE CLEAN, VERTICAL, AND CLEARLY VISIBLE TO THE MOST PUBLIC THOROUGHFARE THROUGHOUT THE ENTIRETY OF CONSTRUCTION. ITS LOCATION AND POSITION SHALL BE COORDINATED BY THE OWNER, ARCHITECT, THE ARCHITECT IS DUE \$75 FOR EACH DAY THAT THESE REQUIREMENTS ARE NOT MET, THE COST OF REPLACEMENT FOR ANY DAMAGE OR LOSS OF THE SIGN IS THE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR. 38. CONTINGENCY FUNDS HELD BY THE GENERAL CONTRACTOR ON BEHALF OF THE OWNER WILL BE APPLIED TO THE PROJECT AT THE OWNER'S DISCRETION. GENERAL CONTRACTOR MAY NOT USE, SPEND, OR ABSORB CONTINGENCY FUNDS AS PART OF THEIR MANAGEMENT OF THE PROJECT. SITE WORK: 1. CARE SHALL BE TAKEN TO PROTECT THE SITE, EXISTING VEGETATION, EXISTING TREES, AND OTHER ELEMENTS OF THE PROPERTY. THE SITE AREAS AFFECTED SHALL BE RETURNED TO THE CONDITION PRIOR TO BEGINNING THE WORK. 2. FOOTINGS SHALL BE CLEAN-CUT TO THE PROPER SIZE WITH CLEAN, LEVEL, HARD BOTTOMS. THE CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND MODIFY FOOTINGS AS NECESSARY. 3. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF IN GROUND BUILDING ELEMENTS (PLUMBING PIPES, STRUCTURAL FOOTINGS, ELECTRICAL SERVICE, DRAINAGE STRUCTURES, ETC) AS PART OF PROJECT SUPERVISION TO ENSURE NO CONFLICT BETWEEN TRADES OR BUILDING SYSTEMS OCCURS. 4. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND CLARIFYING ALL CLEARANCES FOR BUILDING COMPONENTS DURING THEIR PORTION OF THE WORK. OWNER/ARCHITECT NOT RESPONSIBLE FOR ERRORS CONCERNING CONFLICTS WITH PLACEMENT OF SITE OR BUILDING ELEMENTS. CONCRETE: 1. SEE STRUCTURAL DRAWINGS FOR DETAIL INFORMATION ON CONCRETE REINFORCEMENT. CONSULT ARCHITECTURAL DRAWINGS AND SPECS FOR INFORMATION ON CONCRETE FINISHING. 2. CONCRETE SHALL BE INSTALLED WITHIN THE GUIDE LINES OF INDUSTRY STANDARDS AND SHOULD BE PROTECTED AGAINST FREEZING, RAPID DRYING, AND/OR IMPROPER CURING. 3. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF CONCRETE LABOR AND MATERIALS ON THE PROJECT IN THE PROJECT BUDGET. 4. CONCRETE FLATWORK SHALL MEET ACI 117 AND/OR ACI 302 AND NOT DEFLECT MORE THAN 1/8" IN 10 FEET. MASONRY: 1. ALL MASONRY WORK SHALL FOLLOW ASTM INTERNATIONAL GUIDELINES. 2. INSTALL MASONRY IN ACCORDANCE WITH STRUCTURAL DRAWINGS. 3. AREAS WITH EXPOSED CMU SHALL BE BUILT WITH UNITS FREE OF DEFECTS. MORTAR JOINTS SHALL BE STRUCK EVENLY AND CONSISTENTLY, WITH NO DEFECTS OR INCONSISTENCIES. 4. EXPOSED CMU WALLS SHALL BE SEALED AGAINST MOISTURE INFILTRATION. USE CLEAR SEALER IN AREAS WHERE BLOCK MAINTAINS NATURAL FINISH. STEEL: 1. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF STEEL LABOR AND MATERIALS (TONNAGE) ON THE PROJECT IN THE PROJECT BUDGET. 2. ALL EXPOSED STEEL WORK MUST FOLLOW AESS GUIDELINES. METAL STUD FRAMING: 1. ALL METAL STUD FRAMING WORK MUST FOLLOW THE STEEL FRAMING ALLIANCE (SFA) GUIDELINES, AS WELL AS THE AWCI "STEEL, DOING IT RIGHT" TRAINING CURRICULUM, OR LOCAL EQUIVALENT. 2. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF METAL STUD FRAMING LABOR AND MATERIALS INCLUDING DRYWALL ON THE PROJECT IN THE PROJECT BUDGET. 3. METAL STUD FRAMING SHALL BE CONSTRUCTED IN A RIGID MANNER, BRACED AS NEEDED TO OTHER WALLS MEMBERS, OR OVERHEAD STRUCTURE TO PROVIDE A RIGID STRUCTURE.	THERMAL AND MOISTURE PROTECTION: 1. WALL AND ROOF INSULATION SHALL BE FIBERGLASS BATT, BLOW-IN LOOSE-FILL FIBERGLASS OR CELLULOSE INSULATION WITH R-VALUE THAT MEETS OR EXCEEDS WHAT IS REQUIRED BY LOCAL BUILDING CODE. 2. HVAC DUCTS, WATER SUPPLY, AND SEWER LINES SHALL BE INSULATED TO PROTECT FROM FREEZING. 3. ROOFING VALLEYS AND RIDGES SHALL HAVE MEMBRANE APPLIED FLASHING, INSTALLED PER MANUFACTURER'S RECOMMENDED STANDARDS. 4. ALL WALLS WHICH SEPARATE A SPACE FROM AN UNCONDITIONED AREA (E.G. OUTSIDE OF THE BUILDING, OR SOME INTERIOR UNCONDITIONED ROOMS), SHALL HAVE (R-13 FIBERGLASS BATT) INSULATION AS CALLED FOR IN THE SPECIFICATIONS. PLANTING NOTES: 1. THERE ARE UTILITIES ON THE PROJECT SITE WHERE PLANTS ARE TO BE LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, MARKING, PROTECTING, AND INFORMING THE LANDSCAPE CONTRACTOR OF THESE LOCATIONS THROUGHOUT THE DURATION OF THE PLANTING. 2. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. 3. EXISTING AND NEW PLANT MATERIAL SHALL BE PROTECTED DURING THE TIME OF CONSTRUCTION PERIOD. 4. ALL UTILITIES SHALL BE PROTECTED DURING THE PERIOD OF CONSTRUCTION AND PLANTING. 5. ALL PLANT MATERIALS, TOTALS, AND VERIFICATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL COST SHALL BE INCLUDED IN THE BID CONTRACT. 6. ALL PLANTING BEDS SHALL BE EDGED WITH 3" DEPTH V SHAPED TRENCH. 7. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF A MIXTURE OF 50% COMPOST/MANURE, 25% TOPSOIL, 25% SAND. 8. ALL SEEDED AND SODDED AREAS SHALL BE ROLLED WITH A MINIMUM 200 LB ROLLER. 9. ALL INSTALLED PLANT MATERIAL SHALL BE EXACTLY AS SPECIFIED IN SPECIES, SIZE, QUANTITY, AND QUALITY. SUBSTITUTIONS SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ORDERING. 10. ALL PLANTING SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LANDSCAPE INDUSTRY STANDARDS. 11. ALL DISTURBED AREAS NOT DESCRIBED ON THIS DOCUMENT AND NOT RECEIVING PAVEMENT SHALL BE GRADED FLAT AND SEEDED WITH SEED TO MATCH EXISTING GRASS TYPE. SEEDED AREAS TO BE PROTECTED WITH WHEAT STRAW OR SIMILAR PROTECTIVE COVER. 12. ALL TREES AND SHRUBS SHALL BE PLANTED 3' ABOVE FINISHED MULCH RING AND SHALL CONTAIN A 3" HIGH CONTINUOUS BERM RING SURROUND AT THE OUTER EDGE OF MULCH RING. 13. ALL DECIDUOUS TREES SHALL BE AT LEAST 2" CALIPER & 6'-0" IN HEIGHT WITH A SINGLE STEM TRUNK. 14. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN DURING THE ENTIRETY OF CONSTRUCTION. 15. ALL PLANTED AREAS NEW AND EXISTING SHALL BE MULCHED AT COMPLETION OF LANDSCAPING. DOORS: 1. PANIC HARDWARE TO BE PROVIDED @ ALL EXIT/EGRESS DOORS WHERE REQUIRED FOR CODE. 2. SEE DOOR SCHEDULE FOR RATED DOOR LOCATIONS. COORDINATE WITH PLANS RATED WALLS MUST HAVE RATED DOORS. 3. FIELD VERIFY ALL EXISTING DOOR SETS, CONFIRM EXISTING HARDWARE MATCHES DRAWINGS AND/OR SPECIFICATIONS INCLUDING RATED ASSEMBLIES AND SIZE. 4. GC TO COORDINATE MFR'S DOOR, FRAME, AND HARDWARE REQUIREMENTS FOR NEW AND EXISTING DOOR SETS. 5. MAINTAIN UL LABEL FOR ALL EXISTING RATED ASSEMBLIES. 6. ADJUST DOORS AND FRAMES FOR PROPER FIT AND FUNCTION. 7. CONTRACTOR TO COORDINATE SIZE OF DOOR WITH ARCHITECT TO ENSURE COMPLIANCE WITH ADA. DOORS MAY HAVE TO BE SHORTER WITH TRANSOMS ADDED ABOVE. PRICE ACCORDINGLY TO MEET ADA. 8. UNLESS SPECIFIED ELSEWHERE, INCLUDE A \$450 PER LEAF ALLOWANCE FOR DOOR HARDWARE. 9. UNLESS SPECIFIED ELSEWHERE, ASSUME FOR PRICING THAT WOOD DOORS TO MATCH WD-1 OR ARE STAIN GRADE. 10. UNLESS SPECIFIED ELSEWHERE, ASSUME LEVERS TO BE S-LARGE NEPTUNE LEVER, BRUSHED CHROME FINISH. 11. PROVIDE POWER AT ALL DOORS FEATURING ELECTRIC STRIKE, KEYPAD, REMOTE ACCESS OR SIMILAR NON-KEY ACCESS DOORS. GC TO COORDINATE WITH ELECTRICAL CONTRACTOR. 12. DOOR SCHEDULE AND PLANS FOR REFERENCE AND PRICING - GC TO COORDINATE FINAL HARDWARE AND KEYING/SECURITY REQUIREMENTS WITH OWNER. FINISHES: 1. ALL FINISHES TO BE INSTALLED ON PROPER WALL BACKING AND STRUCTURAL FRAMING IN ACCORDANCE WITH THEIR PRODUCT REQUIREMENTS. 2. FINISHED CONCRETE SHALL BE MACHINE TROWELED. 3. CONTRACTOR TO PROVIDE ON-SITE SAMPLES OF ALL FINISH MATERIALS (MOCK-UP) FOR APPROVAL PRIOR TO FULL INSTALLATION. 4. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA SECTION 24.3.3 - FINISHES CAN BE OF CLASS A, B, OR C.	PAINT: 1. TYPICAL FINISH REQUIREMENTS PER LOCATION AS FOLLOWS: - FLAT AT ALL CEILINGS U.N.O. - SEMI-GLOSS AT ALL DOOR AND TRIM U.N.O. - EGG-SHELL AT WALL SURFACES U.N.O. 2. G.C. TO ENSURE ARCHITECTURAL PAINTS AND COATINGS DO NOT EXCEED VOC LIMITATIONS OUTLINED GS-11, ED. 1 FROM 1993. 3. G.C. TO ENSURE ANTI-CORROSIVES AND ANTI-RUST PAINTS APPLIED TO INTERIOR METAL SUBSTRATES DO NOT EXCEED VOC CONTENT LIMIT OF 250 g/L 4. G.C. TO ENSURE CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, AND SHELLACS DO NOT EXCEED VOC CONTENT LIMITS OUTLINED IN SCCAOM RULE #1113. 5. ALL DOOR AND TRIM PAINT TO BE HEAVY DUTY COMMERCIAL GRADE. 6. ALL SURFACES TO BE PAINTED S.W.7005 "PURE WHITE" U.N.O. STAINED CONCRETE: 1. INSTALLER TO FOLLOW MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS. CLIENT AND/OR ARCHITECT TO CONFIRM ON-SITE MOCK-UP SAMPLE MEETS QUALITY AND COLOR EXPECTATIONS PRIOR TO INSTALLATION. TILE: 1. G.C. TO CONFIRM FINAL QUANTITIES PRIOR TO PURCHASING. 2. G.C. TO CONFIRM ALL ADHESIVES, SEALANTS, AND SEALANT PRIMERS COMPLY W/ REQUIREMENTS PROVIDED BY RULE #1168 OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT. 3. ALL TILE INSTALLATION TO MEET OR EXCEED TILE COUNCIL OF AMERICA STANDARDS HANDBOOK REQ'S. COUNTER SURFACES: 1. G.C. TO CONFIRM FINAL QUANTITIES PRIOR TO PURCHASING. 2. G.C. TO CONFIRM ALL ADHESIVES, SEALANTS, AND SEALANT PRIMERS COMPLY W/ REQUIREMENTS PROVIDED BY RULE #1168 OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT. TRIM: 1. ALL SOLID WOOD ELEMENTS SHALL BE CLEAR, STRAIGHT-GRAIN LUMBER OF THE BEST GRADE OF SPECIFIED SPECIES AS LISTED BY THE NHLA. LUMBER SHALL BE FREE OF ANY DEFECT WHICH MIGHT IMPAIR SERVICEABILITY, AESTHETICS, AND/OR FINISH. 2. INSTALL TRIM IN SINGLE, UNJOINTED LENGTHS FOR OPENINGS AND FOR RUNS LESS THAN MAXIMUM LENGTH OF LUMBER AVAILABLE. STAGGER JOINTS IN ADJACENT MEMBERS. 3. COPE TRIM AT RETURNS, MITER INTERIOR ANGLES AND CORNERS. PLASTIC LAMINATE: 1. PLASTIC LAMINATE EDGES SHALL BE SQUARE, SELF-EDGED, OR POSTFORMED. EDGES SHALL BE NEATLY BEVELED. JOINTS SHALL BE MINIMIZED IN QUANTITY AND BE MADE TO A SMOOTH HARLINE AND PUTTIED. MILL/WORK: 1. SUBMIT THE FOLLOWING FOR EACH ITEM OF MILL/WORK: SHOP DRAWINGS, INDICATING FABRICATION AND INSTALLATION METHODS, INDICATE REQUIRED ANCHORAGE AND BLOCKING, ACCESSORY ITEMS, FIELD DIMENSIONS, MATERIALS AND FINISHES. SPECIALTIES: 1. PROVIDE BLOCKING FOR ALL ACCESSORIES. 2. SINGLE STALL AND ACCESSIBLE RESTROOMS TO HAVE GRAB BARS INSTALLED AS REQUIRED BY CODE. 3. FOR NON RESIDENTIAL SPACES, ASSUME EACH RESTROOM STALL TO HAVE TOILET PAPER DISPENSER, SEAT COVER DISPENSER. WOMEN'S STALL TO ALSO HAVE FEMINE NAPKIN DISPENSER. PLUMBING: 1. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH PREVAILING CODES. 2. ALL SUPPLY AND WASTE WATER SHALL BE CPVC PIPE AND FITTINGS UNLESS SPECIFIED OTHERWISE. 3. PLUMBING FIXTURES AS SHOWN IN THE SCHEDULES OR DRAWINGS MAY REPRESENT A 'BASIS OF DESIGN' APPROACH. SELECTION OF ALTERNATE FIXTURES DOES NOT CONSTITUTE A CHANGE ORDER OTHER THAN ANY COST DIFFERENCE BETWEEN FIXTURES THEMSELVES. MECHANICAL: 1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH PREVAILING CODES. 2. ALL VISIBLE/ EXPOSED DUCTWORK IN OPEN AREAS WITH LIMITED OR NO CEILING SHALL BE UNPAINTED, GALVANIZED, SPIRAL DUCTWORK. ELECTRICAL: 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH PREVAILING CODES. 2. LOW-VOLTAGE, A/V, SECURITY, REQUIREMENTS SHALL BE COORDINATED WITH OWNER AS NEEDED. IN CASES WHERE OWNER IS PROVIDING SELF PERFORMING LOW-VOLTAGE SCOPE, GC TO COORDINATE APPROPRIATE BUILDING SYSTEMS AND ACCESS TO FACILITATE INSTALLATION. 3. THE CONTRACTOR SHALL PROVIDE ALL WIRING, SWITCHING, OUTLETS AND OTHER DEVICES REQUIRED TO COMPLETE THE PROJECT. 4. THE CONTRACTOR AND ELECTRICIAN SHALL VERIFY THE SIZE AND LOCATION OF THE ELECTRICAL SERVICE. 5. VERIFY SPECIFIC OUTLET TYPES, SWITCH TYPES, LIGHTING TYPES, AND ALL FIXTURE LOCATIONS WITH OWNER. 6. CONTRACTOR SHALL PROVIDE DESIGN/BUILD SHOP DRAWINGS AS REQUIRED BY BUILDING OFFICIAL.	STAIRS: 1. WELDED JOINTS: INTERMITTENTLY WELDED ON BACK SIDE, FILLED WITH BODY PUTTY AND SANDED SMOOTH AND FLUSH. 2. WELDS EXPOSED TO VIEW: GROUND SMOOTH AND FLUSH. 3. OUTSIDE DIAMETER OF 1 1/4" NOMINAL DIAMETER STEEL IS 1 6/8" BATHROOMS: 1. FLUSH CONTROLS @ WATER CLOSETS SHALL BE MOUNTED ON "OPEN" SIDE AND NOT EXCEED 42" A.F.F. 2. BOTTOM OF RESTROOM PARTITIONS SHALL BE A MINIMUM OF 9" FROM FINISH FLOOR AND MAXIMUM 12" 3. SEE SPEC FOR TOILET STALL DOOR AND PANEL DIMENSIONS 4. THE BOTTOM OF MIRRORS SHALL BE NO HIGHER THAN 40" A.F.F., TOP OF MIRRORS SHALL BE AT LEAST 74" A.F.F. 5. ALL CONTROLS, DISPENSERS & RECEPTACLES SHALL BE LOCATED NO HIGHER THAN 48" A.F.F. 6. DEPTH OF SINKS SHALL BE A MAX. OF 6-1/2" 7. FAUCETS THAT ARE LEVER-OPERATED, PUSH-TYPE, TOUCH-TYPE, OR ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE DESIGNS. 8. ALL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY STANDARDS. 9. ALL CONSTRUCTION IS TO COMPLY WITH LOCAL ACCESSIBILITY STANDARDS AND CODES. IF A CONFLICT EXISTS BETWEEN THE ACCESSIBILITY STANDARDS AND DRAWINGS, THE ACCESSIBILITY STANDARDS OVERRULE. CONTRACTOR IS TO NOTIFY ARCHITECT OF CONFLICT THAT MAY ARISE, PRIOR TO MAKING CHANGES IN FIELD. 8. ALL SIGNAGE SHALL COMPLY WITH ACCESSIBILITY STANDARDS. STUCCO: 1. METAL LATH MAY BE USED OVER CONCRETE OR MASONRY CONSTRUCTION AND SHOULD BE USED IN SHEATHED FRAME AND OPEN FRAME CONSTRUCTION. WHEN STUCCO IS APPLIED TO ANY CONSTRUCTION USING METAL LATH, JOINT SPACING RECOMMENDATIONS SHOULD BE IMPLEMENTED. 2. THE RECOMMENDATIONS FOUND IN THE PORTLAND CEMENT PLASTER/STUCCO MANUAL EB049 ARE BASED ON ASTM C1063, STANDARD SPECIFICATION FOR THE INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND-CEMENT BASED PLASTER. 3. APPLICATIONS THAT USE METAL LATH REQUIRE THREE LAYERS OF PLASTER: SCRATCH, BROWN, AND FINISH COATS. 4. THE JOINT SPACING SHOULD MEET THE FOLLOWING CRITERIA - NO LENGTH SHOULD BE GREATER THAN 18 FEET IN EITHER DIRECTION. - NO PANEL SHOULD EXCEED 144 SQUARE FEET OR VERTICAL APPLICATIONS - NO PANEL SHOULD EXCEED 100 SQUARE FEET FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS - NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL GLAZING: 1. ALL INSULATED GLASS TO HAVE BLACK INSULATING SPACERS BETWEEN GLASS SURFACES. 2. ASSUME INSULATED GLASS TO BE LOW-E WITH ARGON FILL AS A MINIMUM. 3. ASSUME ALL GLASS TO BE TEMPERED U.N.O. 4. FOR EXTERIOR USE, ASSUME KAWNEER 451T AS BASIS OF DESIGN U.N.O. 5. FOR INTERIOR USE, ASSUME KAWNEER 450 AS BASIS OF DESIGN U.N.O. ROOFING: 1. FOLLOW ROOFING SYSTEM MANUFACTURER DIRECTIONS AND DETAILS FOR ROOF CONSTRUCTION. ROOFING DETAILS PROVIDED BY ARCHITECT ARE FOR REFERENCE ONLY. 2. INSTALL ROOFING SYSTEM AS REQUIRED BY ROOFING MANUFACTURER TO ACHIEVE DESIRED WARRANTY. 3. GENERAL CONTRACTOR AND ROOFING CONTRACTOR ARE RESPONSIBLE FOR INCLUDING THE COST OF LABOR AND MATERIALS AS NEEDED TO INSTALL SPECIFIED SYSTEM INCLUDING BUT NOT LIMITED TO BLOCKING, FLASHING, SHEATHING, TERMINATIONS / TRANSITIONS, FASTENERS, COPINGS AND EDGE METAL. 4. CONSULT ROOFING SPECIFICATIONS AS WELL AS ROOFING INSTALLATION GUIDELINES PRIOR TO INSTALLATION - NOTIFY ARCHITECT IF MANUFACTURER SYSTEM INSTALLATION REQUIREMENTS DIFFER FROM ROOFING SPECIFICATION REQUIREMENTS.	1. DEMOLITION CONSISTS OF PERFORMING ALL DEMOLITION OF ANY EXISTING CONSTRUCTION WHICH IN ITS PRESENT POSITION WILL INTERFERE WITH THE COMPLETION OF THE NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF EXISTING CONSTRUCTION AS SHOWN ON THE DRAWINGS. DEMOLISH AND REMOVE ALL EXISTING WORK INDICATED ON DRAWINGS AS NECESSARY TO RESULT IN THE FINISHED IMPROVEMENT AND ALTERATIONS ON THE DRAWINGS. 2. PROCEED WITH DEMOLITION AND REMOVAL IN AN ORDERLY AND SYSTEMATIC MANNER. COORDINATE THIS PHASE OF THE WORK WITH THE OWNER'S REPRESENTATIVE TO ARRANGE SCHEDULES AND MINIMIZE ANY INCONVENIENCE TO THE BUILDING OCCUPANTS AND VISITORS. 3. ENSURE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. ERECT AND MAINTAIN TEMPORARY BARRIERS TO PREVENT PEDESTRIAN ACCESS TO WORK AREAS AND PROVIDE PROTECTION TO THE PUBLIC FROM THE HAZARDS OF THE WORK. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT WORK, MERCHANDISE, VEHICLES, AND PERSONS. 4. DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE REMOVED ENTIRELY FORM THE CONSTRUCTION SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR. 5. THE CONTRACTOR SHALL KEEP DEMOLITION DEBRIS OUT OF BUILDING CORRIDORS AND SITE ACCESS DRIVES. DUE TO THE NATURE OF THE MERCHANDISE REMAINING ON THE SITE, THE CONTRACTOR SHALL TAKE EXCEPTIONAL CARE TO ENSURE THE MINIMIZATION OF FLYING DUST AND DEBRIS. 6. THE CONTRACTOR SHALL COMPLY WITH REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION. CLEAN ADJACENT WORK AND SITE OF DUST, DIRT, AND DEBRIS CAUSED BY THE DAILY DEMOLITION OPERATIONS RETURNING ADJACENT AREAS TO THE CONDITION EXISTING PRIOR TO THE START OF THE WORK. 7. AS THE WORK PROGRESSES FROM ONE AREA TO THE NEXT, THE CONTRACTOR SHALL LEAVE THE AREA COMPLETED IN A BROOM CLEAN CONDITION. AT THE COMPLETION OF DEMOLITION, THE CONTRACTOR SHALL CLEAN AND WASH REMAINING GLASS AND STOREFRONT. 8. DURING DEMOLITION, PROTECT ADJOINING WORK AGAINST DAMAGE, CRACKS OR STRUCTURAL DAMAGE RESULTING FROM DEMOLITION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT. 9. THE CONTRACTOR SHALL PROVIDE SHORING AND BRACING TO MAINTAIN STRUCTURAL INTEGRITY OF THE BUILDING DURING DEMOLITION OPERATIONS. REMOVE ONLY AFTER NEW STRUCTURE IS IN PLACE AND CAPABLE OF SUPPORTING BRACED OR SHORED PARTS. 10. THE CONTRACTOR SHALL PATCH OR REPLACE ANY EXISTING ASPHALT, CONCRETE PAVING, OR CONCRETE WALK AS REQUIRED DUE TO DAMAGE FROM DEMOLITION OR NEW CONSTRUCTION. 11. REMOVE ALL ELECTRICAL OUTLETS, TELEPHONE OUTLETS, LIGHT SWITCHES, AND OTHER DEVICES IN PARTITIONS TO BE DEMOLISHED. ALL ELECTRICAL, TELEPHONES, DATA, AND PLUMBING ITEMS NOT REUSED SHALL BE REMOVED AT MINIMUM 1/2" BEHIND NEW FINISHED FACE OF SURFACE. REMAINING HOLES SHALL BE CAPPED AND PATCHED TO PROVIDE A FLUSH SURFACE TO MATCH ADJACENT SURFACE(S). 12. REMOVE ALL EXISTING CARPET, FLOORING, AND ADHESIVES AS INDICATED ON THE DRAWINGS. PREPARE FLOORS FOR NEW FLOOR FINISHES UNLESS OTHERWISE NOTED. 13. REMOVE EXISTING THERMOSTATS, EXIT SIGNS, AND EMERGENCY LIGHTING WITHIN DEMO AREAS UNLESS OTHERWISE NOTED. 14. SEE STRUCTURAL DETAILS FOR STRUCTURAL REMEDIATION DETAILS AND PROCEDURES.	1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PLACED ON THE DOOR(S) OF THE ACCESSIBLE RESTROOM FACILITIES. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE FINISH FLOOR TO CENTERLINE OF THE SIGN. 2. WATER CLOSET HEIGHT SHALL BE 17 TO 19 INCHES, MEASURED FROM THE FLOOR TO THE TOP OF THE TOILET SEAT AND SHALL BE 18" FROM WALL ON GRAB BAR SIDE. 3. WHERE URINALS ARE TO BE PROVIDED, AT LEAST ONE STALL SHALL BE WALL HUNG W/ AN ELONGATED RIM AT A MAXIMUM OF 17 INCHES FROM THE FLOOR TO THE LIP. A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF THE ACCESSIBLE URINAL. 4. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON. PLUMBING SHALL BE ARRANGED SO THAT THE KNEE CLEARANCE OF 48 INCHES DEEP. TOE CLEARANCE OF 9 INCHES AND A FLOOR SPACE OF 17 INCHES IS ACHIEVED. 5. ALL PLUMBING UNDER THE LAVATORIES SHALL BE INSULATED SO THAT NO HOT, SHARP OR ABRASIVE SURFACES CAN CAUSE INJURIES. 6. LEVER OR PUSH OPERATED DEVICES ARE REQUIRED ON ALL FAUCETS. SELF-CLOSING DEVICES ARE PERMITTED PROVIDED THE FAUCET REMAINS OPERATING FOR AT LEAST TEN (10) SECONDS. FLUSH CONTROLS SHALL BE 44" MIN ABOVE FINISHED FLOOR ON ACCESSIBLE SIDE. 7. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT HIGHER THAN 40 INCHES FROM THE FLOOR AND MUST BE MIN 74" HIGH WHERE SHARED BY BOTH WHEELCHAIR AND AMBULATORY PEOPLE. 8. DOORS TO THE ACCESSIBLE TOILET SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED BY ANY FIXTURE. 9. GRAB BARS SHALL BE PROVIDED IN THE TOILET STALLS. THESE BARS SHALL BE 33 TO 36 INCHES OFF THE FLOOR. THE BAR BEHIND THE TOILET SHALL BE AT LEAST 36 INCHES LONG, LOCATED 12 INCHES MIN. FROM THE CENTERLINE OF THE WATER CLOSET AND 24 INCHES MIN. ON THE OTHER SIDE. THE BAR ON THE SIDE OF THE TOILET SHALL BE 42 INCHES LONG, LOCATED 12 INCHES MAX. FROM THE REAR WALL. 10. WHERE ONLY ONE DRINKING FOUNTAIN IS PROVIDED ON A FLOOR THERE SHALL BE A DRINKING FOUNTAIN THAT IS ACCESSIBLE TO INDIVIDUALS WHO USE WHEELCHAIRS IN ACCORDANCE WITH STATE OF GEORGIA ACCESSIBILITY STANDARD AND ONE ACCESSIBLE TO THOSE WHO HAVE DIFFICULTY BENDING OR STOOPING. THIS IS TO BE ACCOMMODATED BY THE USE OF "HI-LO" FOUNTAIN OR AN INVERTED "J" SPOUT WITH A PAPER CUP DISPENSER ANCHORED TO THE WALL. 11. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE. 12. HEIGHT OF TABLES OR COUNTERS, THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28 INCHES TO 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. 13. ALL DOORS WITH SELF-CLOSERS TO CONFORM TO ALL APPLICABLE CODES OR HAVE A MAXIMUM FORCE ALLOWABLE OF 5 LBF AND HAVE A MINIMUM SWEEP PERIOD OF 3 SECONDS FROM 70 DEGREES OPEN TO 3" FROM LATCH TO LEADING EDGE OF DOOR. 14. AUDIBLE/VISUAL SIGNAL APPLIANCES COMPLYING WITH THE REQUIREMENTS OF ANSI A117.1-1986 AND NFPA 72 SHALL BE PROVIDED. 15. THE FLOOR HEIGHT SHALL BE THE SAME ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS. LSC CHAPTER 7.2.1.3. 16. SWING AND FORCE TO OPEN DOORS SHALL MEET THE REQUIREMENTS OF LSC CHAPTER 7.2.1.4.5. 17. SELF CLOSING DEVICES SHALL MEET THE REQUIREMENTS OF IBC CHAPTER 714.2.7 AND NFPA 80. 18. 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

CREATIVE
LICENSE

#

DATE

TITLE

PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

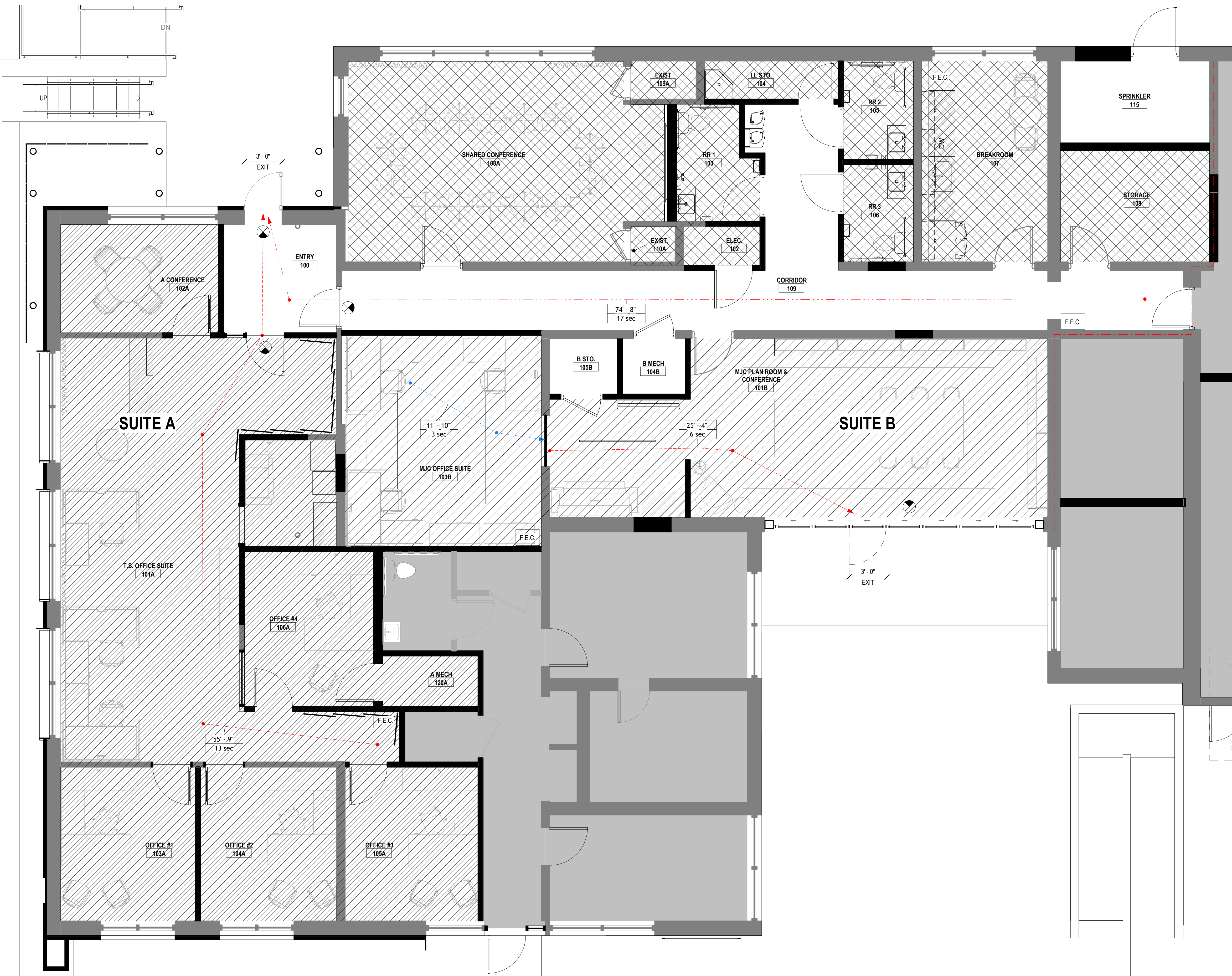
REGISTERED
ARCHITECT
DANNY E. HERNANDEZ
STATE OF GEORGIA
10484

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CONSTRUCTION

GENERAL
NOTES

A003

6/15/2026 9:40:00 AM



1 LIFE SAFETY PLAN - FIRST FLOOR
1/4" = 1'-0"

LIFE SAFETY GRAPHIC LEGEND		PARTITION LEGEND	
	NOT IN SCOPE		COUNTER TOP
	BUSINESS		MAX TRAVEL DISTANCE
	DIRECTIONAL EXIT SIGN		TRAVEL DISTANCE
	EXIT SIGN		COMMON PATH
ALL FIRE EXTINGUISHERS ARE TO MEET OR EXCEED NFPA 10 CODE STANDARDS. MOUNT AT 48" AFF U.N.O.			1-HOUR FIRE BARRIER UL # U337
	RECESSED OR SEMI-RECESSED FIRE EXTINGUISHER CABINET RECESSED IN STUD WALL 6" OR DEEPER		NEW INTERIOR PARTITION
			EXISTING INTERIOR PARTITION

CODE ANALYSIS	
PROJECT ADDRESS	1167 PACE STREET COVINGTON GA
OCCUPANCY CLASSIFICATION	IBC 2018: BUSINESS (B) LSC / NFPA 101 2018: BUSINESS (B)
TYPE OF CONSTRUCTION	IBC: TYPE XX - SPRINKLERED
TOTAL SQUARE FOOTAGE	2,996 THIS PHASE
BUILDING HAS SPRINKLER SYSTEM	
OCCUPANCY COMMON AREAS - (B) BUSINESS (1 PERSON PER 150SF) SUITE A - (B) BUSINESS (1 PERSON PER 150SF) SUITE B - (B) BUSINESS (1 PERSON PER 150SF)	
OCCUPANCY LOAD COMMON AREAS - 872 SF / 150 = 6 OCCUPANTS SUITE A - 1,351 SF / 150 = 9 OCCUPANTS SUITE B - 773 SF / 150 = 6 OCCUPANTS TOTAL OCCUPANTS OF THIS PHASE: 21	
EGRESS MEANS OF EGRESS REQUIRED: 1 PER SPACE UNDER 30 OCCUPANTS PROVIDED 1 PER SPACE (SEE PLANS) .3" PER OCCUPANT, PER DOOR	
EGRESS TRAVEL REQUIREMENTS TRAVEL DISTANCE - MAXIMUM ALLOWED MAXIMUM AS DESIGNED	200' 75' (COMMON AREA) 55' (SUITE A) 25' (SUITE B)
DEAD END CORRIDOR MAX ALLOWED MAXIMUM AS DESIGNED:	50' 13'
COMMON PATH MAX ALLOWED : COMMON PATH AS DESIGNED:	100' 75'
EGRESS CAPACITY: 1 SINGLE DOOR (33") = 110 PERSONS	
PLUMBING REQUIREMENTS PLUMBING REQUIREMENTS ARE BASED ON ASSUMED OCCUPANCY SHOWN BELOW	
REQUIRED PER BUSINESS (B) OCCUPANCY TOILETS: 1 PER 25 (MALE) 1 PER 25 (FEMALE) LAVATORIES: 1 PER 40 EA DRINKING FOUNTAINS: 1 PER 100 = 1 SERVICE SINK: 1 OVERALL REQUIREMENTS: OCCUPANCY = 21 TOTAL (11 MALE + 11 FEMALE) TOILETS (2 TOTAL): 1 MALE 1 FEMALE LAVATORIES (2 TOTAL): 1 MALE 1 FEMALE DRINKING FOUNTAINS: 1 SERVICE SINK: 1 PROVIDED PLUMBING: TOILETS: 3 SINGLE STALL UNISEX FOR MALE AND FEMALE = 3 TOILETS TOTAL LAVATORIES: 3 SINGLE STALL UNISEX FOR MALE AND FEMALE = 3 LAVATORIES TOTAL DRINKING FOUNTAINS: 1 SERVICE SINK: 1	
PARKING REQUIREMENTS BUILDING MAINTAINS CURRENT EXISTING OCCUPANCY TYPE AND AREA AS WELL AS EXISTING ON SITE PARKING - NO CHANGE IN PARKING REQUIREMENT ARE PRESENT IN THIS PHASE OF WORK.	
APPLICABLE CODES	
BUILDING CODE	International Building Code, 2018 Edition with Georgia Amendments (2020)
FIRE CODE	International Fire Code, 2018 Edition (Contact State Fire Marshal)
PLUMBING CODE	International Plumbing Code, 2018 Edition with Georgia Amendments (2020)
MECHANICAL CODE	International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
FUEL GAS CODE	International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
ELECTRICAL CODE	International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
ENERGY CODE	International Energy Conservation Code, 2015 Edition with Georgia Supplements and Amendments...

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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

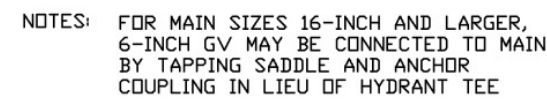
1167 PACE ST, COVINGTON, GA



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CONSTRUCTION

LIFE
SAFETY
PLAN -
CODE
ANALYSIS

A004



The logo for the City of Covington Engineering Department is located in the top left corner. It features a circular seal with the text "CITY OF COVINGTON" at the top and "ENGINEERING DEPARTMENT" at the bottom. Inside the seal is a stylized bridge and the year "1858". To the right of the seal, the text "City of Covington" is written in a large, serif font. Below it, "Engineering Department" is written in a smaller, serif font. Further down, the address "2116 Stallings Street" and "Covington, Georgia 30015" are listed in a smaller, sans-serif font.



1. ALL WATERMAIN BENDS SHALL BE BACKED UP WITH A CONCRETE THRUST BLOCK BETWEEN THE PIPE AND UNDISTURBED MATERIAL.
2. BEARING AREA REQUIRED ON VERTICAL PLANE 90° TO RADIUS PLANE PASSING THROUGH MIDPOINT OF BEND
3. FOR BEARING AREA REQUIREMENTS SEE TABLE 4 " BEARING AREAS (SF) AGAINST UNDISTURBED MATERIAL FOR WATERLINE FITTING.

The logo of the City of Covington Engineering Department is located in the top left corner. It features a circular seal with the text "CITY OF COVINGTON" at the top and "DADE COUNTY FLORIDA" at the bottom. Inside the seal is a scale of justice and the year "1822". To the right of the seal, the text "City of Covington" is written in a large, stylized font. Below it, in a smaller font, is "Engineering Department", "2116 Stallings Street", and "Covington, Georgia 30015".

NOTE: MECHANICAL JOINT FITTINGS 4" I.D. AND LESS SHALL BE RESTRAINED WITH
RETAINER GLANDS
X = DIAMETER OF PIPE TO BE BLOCKED 250 PSI TEST PRESSURE AND
2000 PSF SOIL BEARING

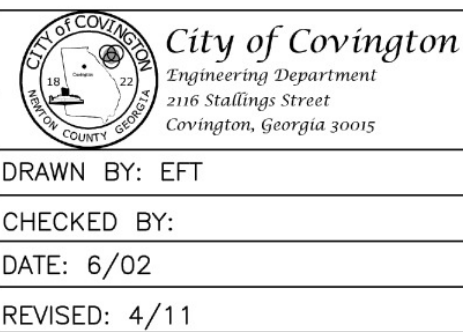
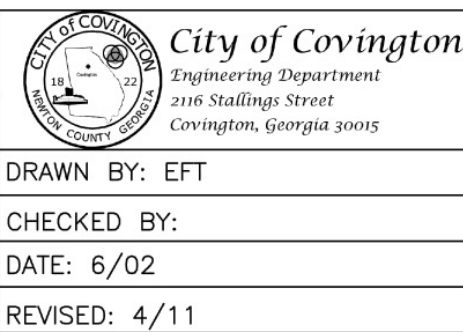
* TABLE APPLIES TO ONLY VERTICAL BENDS AT TOP

The logo of the City of Covington Engineering Department is a circular seal. It features a central emblem with a scale of justice and a gear, surrounded by the text "CITY OF COVINGTON" and "ENGINEERING DEPARTMENT". Below the seal, the address "216 Stallings Street, Covington, Georgia 30015" is printed. To the right of the seal, the text "DRAWN BY: EFT", "CHECKED BY:", "DATE: 6/02", and "REVISED: 4/11" is printed in a large, bold, sans-serif font.



- 1) TYPICALLY, THE CITY INSTALLS THE WATER TAPS AND SETS THE METERS, SNIWEL, & BOX. THE BACKFLOW PREVENTER SHALL BE INSTALLED BY THE BUILDER/DEVELOPER OR HIS/HER REPRESENTATIVE AND SHALL BE THE RESPONSIBILITY OF THE BUILDER/DEVELOPER. THE CITY WILL NOT BE RESPONSIBLE FOR THE SNIWEL OR INCORPORATING THE SNIWEL, THEN A SEPARATE BOX FOR THE BACKFLOW PREVENTER MUST BE USED. THIS BOX SHALL BE INSTALLED BY THE BUILDER/DEVELOPER. THE CITY WILL NOT BE RESPONSIBLE FOR THE SNIWEL IF THE SNIWEL IS BYPASSED, THE C.O. FOR THAT PARTICULAR HOME OR BUSINESS WILL BE HELD UNTIL THE SNIWEL IS CORRECTED.
- 2) ONCE THE CITY INSTALLS THE METER AND APPURTENANCES, THE BOX LID IS CLOSED. MANY TIMES DURING THE CONSTRUCTION OF THE HOUSE, THE LIDS ARE TOSSED TO THE SIDE. THIS CAN CAUSE THE METER TO FREEZE AND BREAK DURING THE WINTER MONTHS. IF THIS HAPPENS, THE BUILDER/DEVELOPER WILL BE RESPONSIBLE FOR A NEW METER AND APPURTENANCES.
- 3) AT THE REQUEST OF THE BUILDER/DEVELOPER AND AFTER PAYMENT FOR THE WATER TAP, THE METER AND APPURTENANCES ARE SET BY THE CITY. IT IS THE RESPONSIBILITY OF THE BUILDER/DEVELOPER TO ENSURE THAT THE BOXES REMAIN INTACT AND UNDISTURBED. IF GRADE CHANGES OR MATERIAL DELIVERY RESULTS IN THE REMOVAL OF THE BOXES OR BOXES BEING COVERED, THE BUILDER/DEVELOPER WILL BE RESPONSIBLE FOR THE METER AND APPURTENANCES.

DRAWN BY: EFT
CHECKED BY:
DATE: 6/02
REVISED: 4/11



1. BOXES EXCEEDING 5" IN DEPTH MUST BE APPROVED BY THE CITY.
2. WHEN METER BOX CAN NOT BE LOCATED ENTIRELY ON R/W, A PERMANENT EASEMENT SHALL BE OBTAINED TO PREVENT FENCES OR OTHER OBSTRUCTION FROM BEING ERECTED AROUND THE METER BOX.
3. COVER OPENING & STEPS TO BE PLACED NEAREST THE METER REGISTER.
4. THESE BOXES ARE NOT TO BE INSTALLED IN TRAFFIC AREAS WITHOUT PRIOR PERMISSION FROM THE CITY.
5. ALL VALVES AND FITTINGS INSIDE THE VAULT SHALL BE FLANGED.
6. REDUCED PRESSURE DETECTOR ASSEMBLY REQUIRED WHEN THE DANGER FROM BACKFLOW PRESENTS A HEALTH HAZARD.

ORIGINAL	FEB. 1996
REVISED	APR. 2006
APPROVED:	



#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

11667 PACE ST, COVINGTON, GA



RELEASED FOR
CONSTRUCTION

Vault Details

A006

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

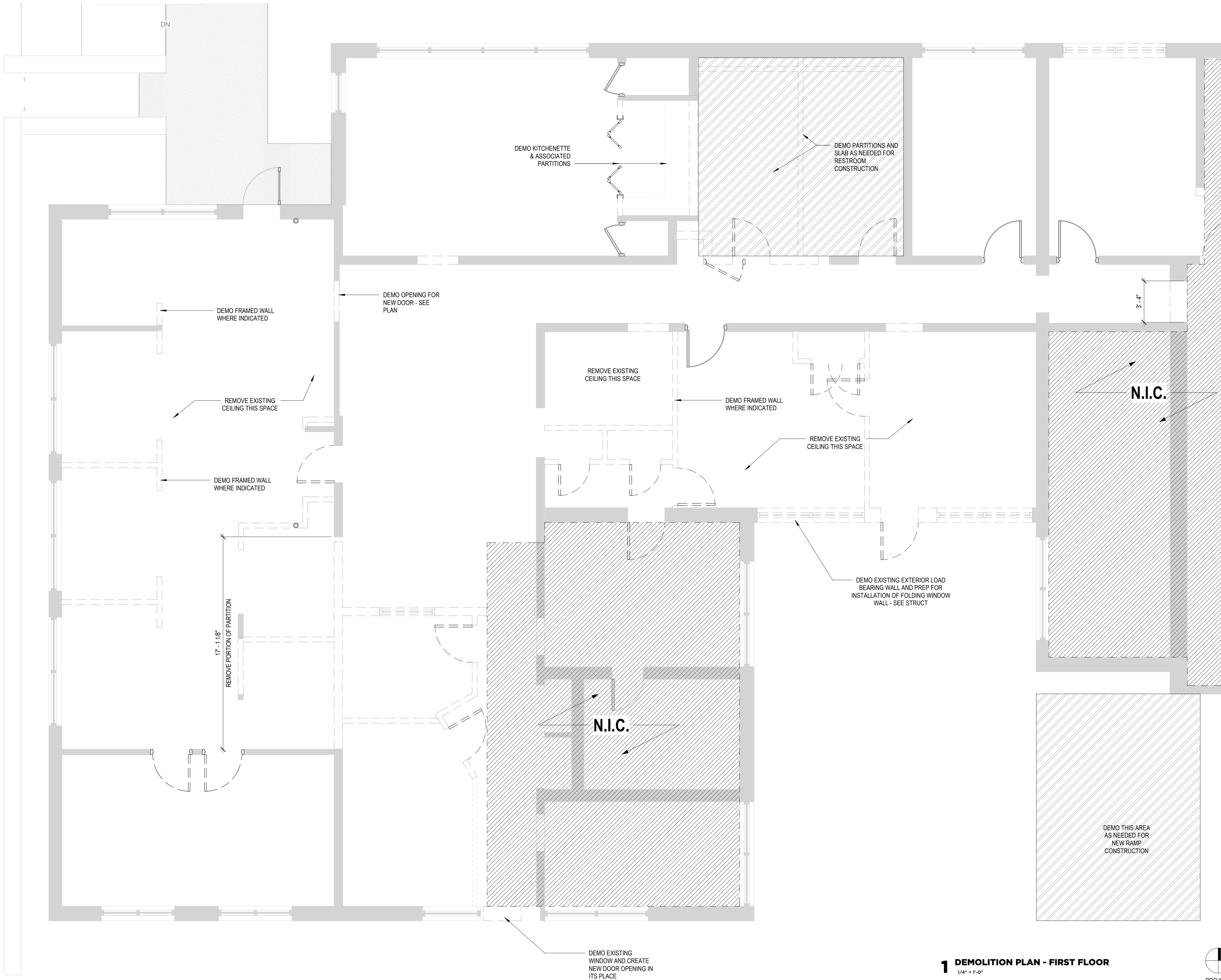
1167 PACE ST, COVINGTON, GA

NOT RELEASED FOR
CONSTRUCTION

DEMOLITION
PLAN -
FIRST
FLOOR

D101

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



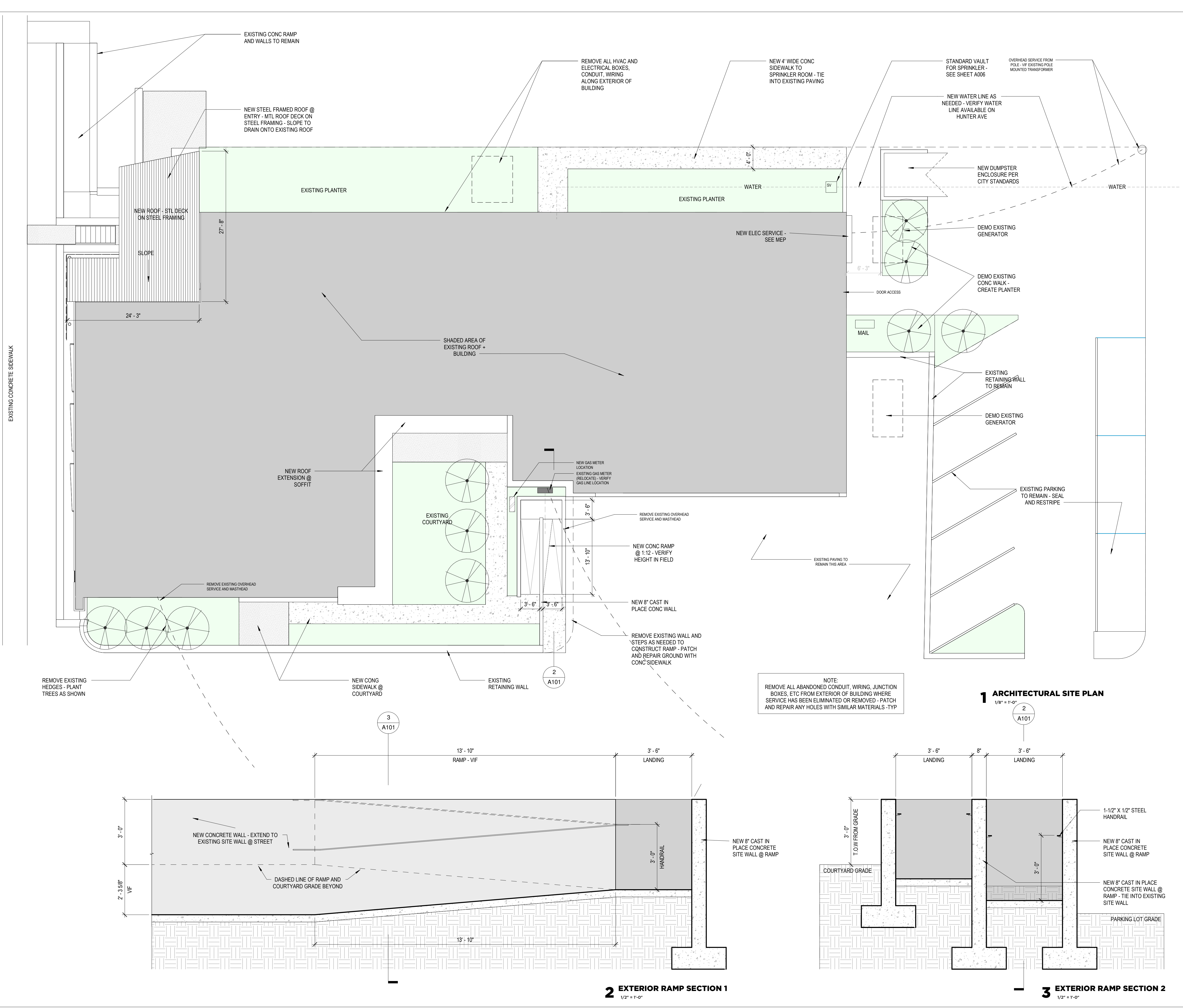
GENERAL NOTES

- DEMOLITION CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AT EVERY LEVEL AND AS THE FIRE SAFETY CODE REQUIRES AT ALL TIMES
- CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DURING CONSTRUCTION AND PERMANENT SHORING
- WALLS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED
- CONTRACTOR SHALL SNAKE ALL EXISTING SITE DRAINS, PIPES, AND DOWNSPOUTS
- NO KEYED LOCKS ARE PERMITTED ON EGRESS SIDE OF EXTERIOR EXIT DOORS.
- THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS TO ENSURE PROPER INSTALLATION OF RATED WALL ASSEMBLY AT REPAIRED AREAS.
- CONTRACTOR SHALL PLAN & IMPLEMENT A PROPER FIRE SAFETY PROGRAM & TRAIN WORKERS FOR MEASURES IN THE CASE OF AN EMERGENCY. FIRE EXTINGUISHERS SHALL BE EASILY VISIBLE & ACCESSIBLE AT ALL AREAS OF WORK AT ALL TIMES.

PARTITION LEGEND

- SEE SECTIONS FOR DETAILS
- EXISTING PARTITIONS TO REMAIN
 - ELEMENTS TO BE DEMOLISHED

#	DATE	TITLE
PROJECT NUMBER: 26-002		
1167 PACE ST. - PHASE I		
1167 PACE ST, COVINGTON, GA		
REGISTERED ARCHITECT DONNY E. SWAN STATE OF GEORGIA		
RELEASED FOR CONSTRUCTION		
ARCHITECT SITE PLAN		
A101		

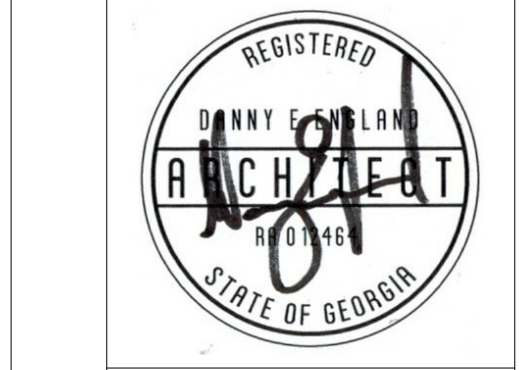


#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

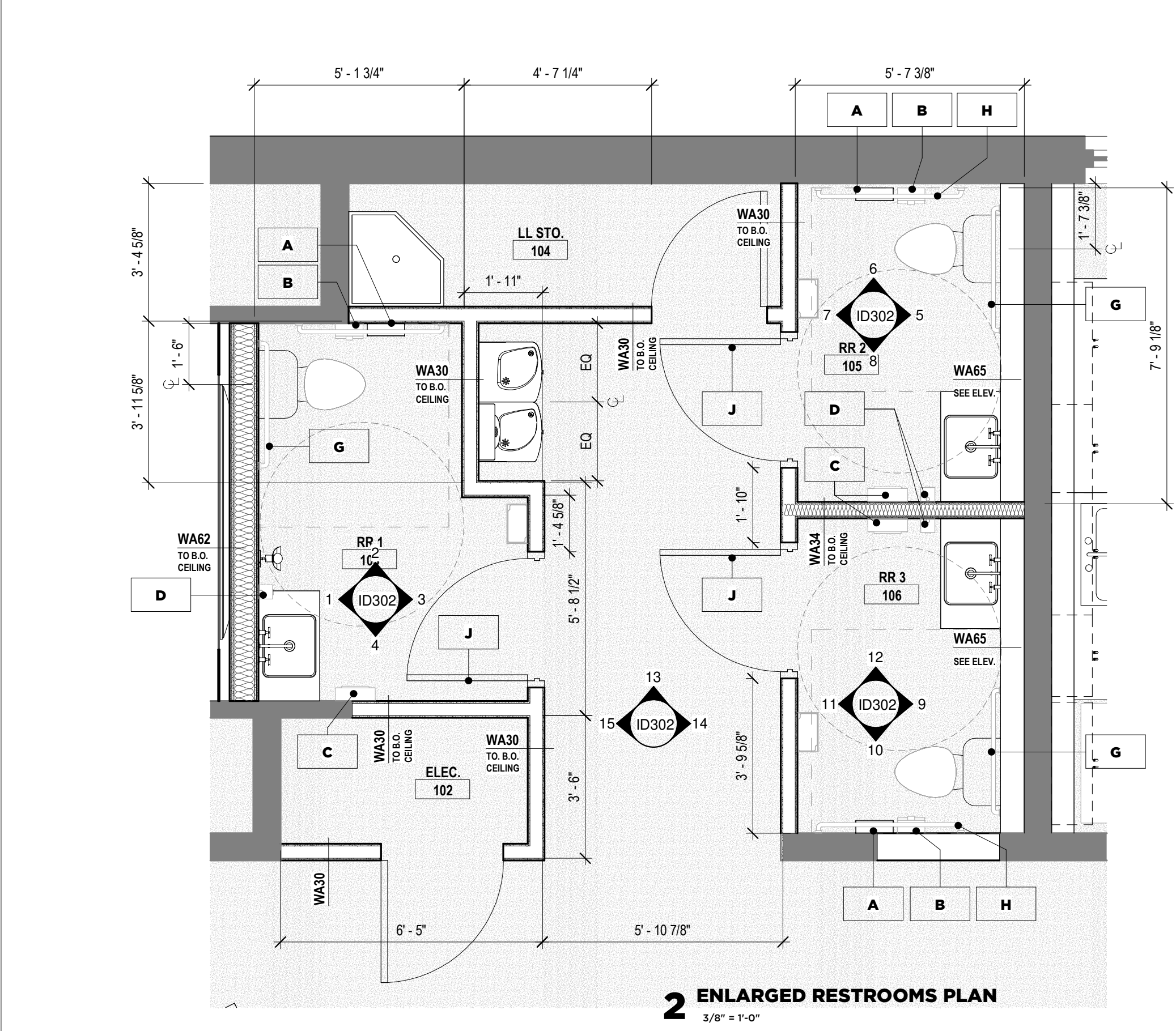


RELEASED FOR
CONSTRUCTION

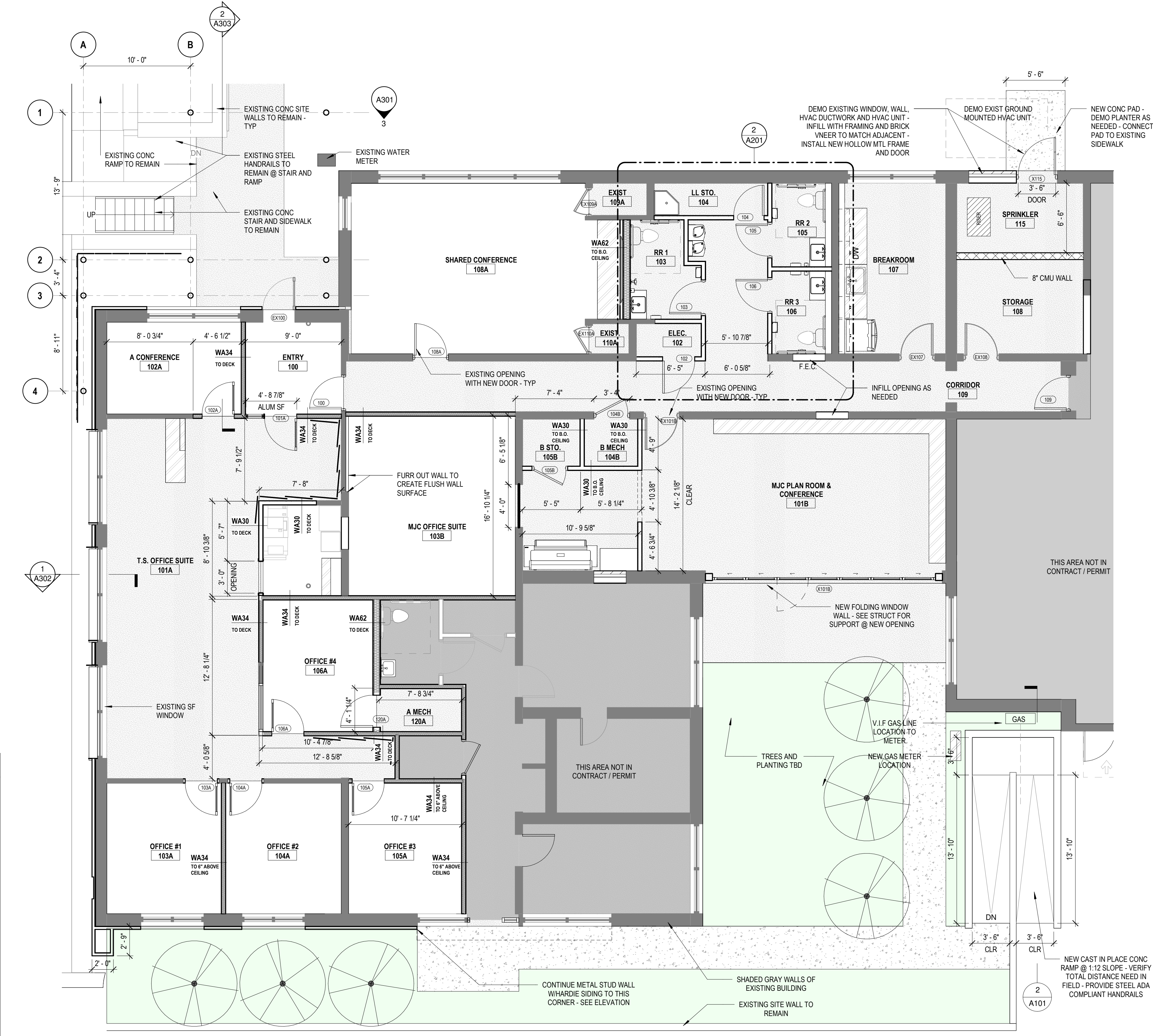
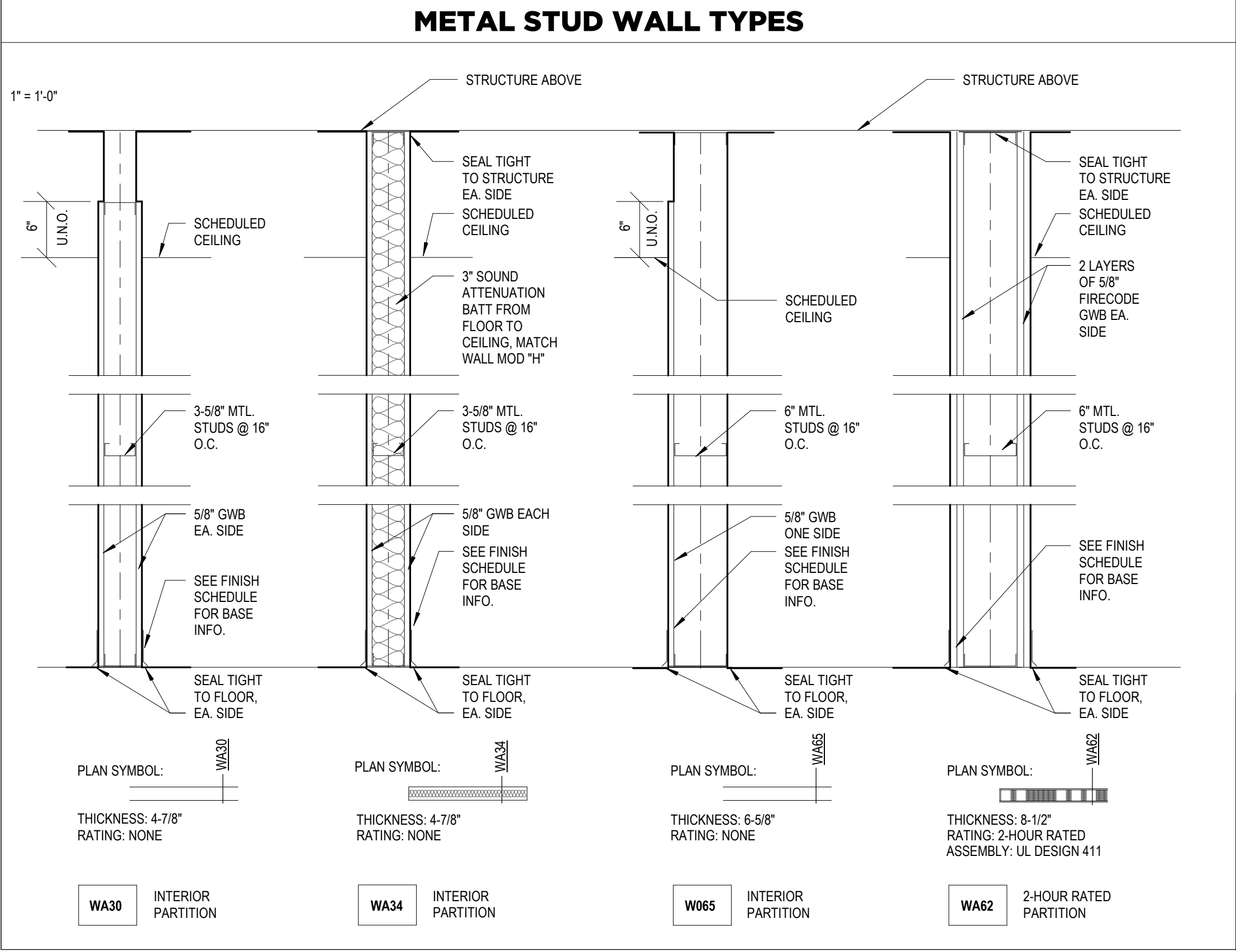
**DIMENSIONED
FLOOR
PLAN**

A201

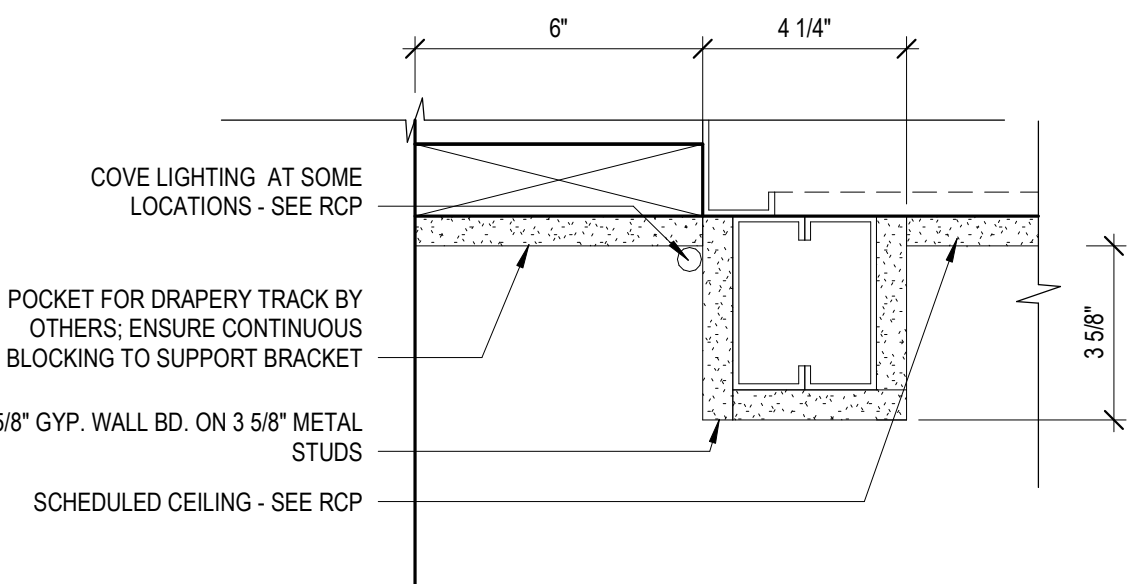
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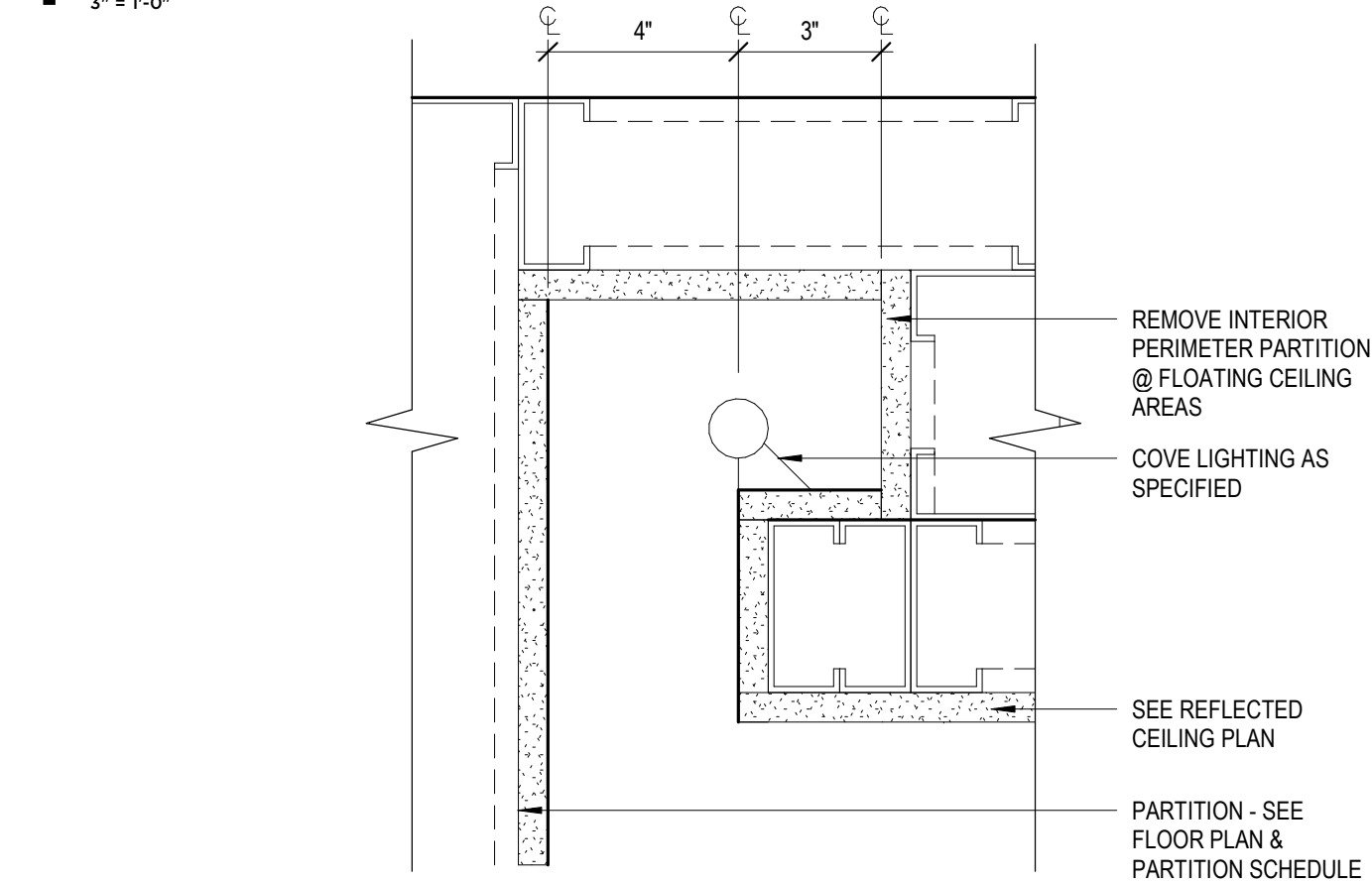
RESTROOM ACCESSORY SCHEDULE	
A	SURFACE MTD. TOILET TISSUE DISPENSER (BOBRICK B-540.MTLK)
B	SINGLE SURFACE MOUNTED SANITARY NAPKIN RECEPTACLE (BOBRICK B-35139.MTLK)
C	SURFACE MOUNTED PAPER TOWEL DISPENSER, MATTE BLACK, 525 MULTIFOLD TOWELS (BOBRICK B-9262.MBLK)
D	SURFACE MOUNTED AUTO LIQUID SOAP DISPENSER, MATTE BLACK (BOBRICK B-2012.MBLK)
E	SURFACE MOUNTED TRASH RECEPTACLE (BOBRICK B-9279.MTLK)
F	FIXED MIRROR (LUMENS UTMOST VARINA MIRROR IN GOLD)
G	36" GRAB BAR (GAMCO B-150C.MTLK X 36)
H	42" GRAB BAR (GAMCO B-150C.MTLK X 42)
J	SURFACE MOUNTED ROBE HOOK (FERGUSON SIGNATURE BRIXLEE REEDED BRASS)



RESTROOM GENERAL NOTES		GENERAL NOTES		PARTITION LEGEND
1. INSULATE ALL EXPOSED HOT WATER PIPING AT HANDICAP LOCATIONS.	5. IF A CONFLICT BETWEEN ANY TOILET ACCESSORIES OCCURS, NOTIFY ARCHITECT FOR DIRECTION PRIOR TO INSTALLATION.	1. ALL GYPSUM BOARD AT KITCHEN AND BATH AREAS SHALL BE WATER RESISTANT.	4. DOORS ARE DIMENSIONED TO CENTER OF OPENING & DOORS TYPICALLY 4" OFF FACE OF JAMB TO WALL FRAMING UNLESS OTHERWISE NOTED.	SEE SECTIONS FOR DETAILS
2. MIRRORS SHALL BE CENTERED OVER SINKS, TYP.	6. ALL DOORS TO HANDICAP ACCESSIBLE TOILET STALLS OR ROOMS SHALL BE OUTWARD SWINGING AND SELF CLOSING, UNO.	2. INSTALL BLOCKING AT ALL BATHROOM ACCESSORIES, WALL CABINETS, AND SHELVING.	5. WALLS ARE DIMENSIONED FROM FACE OF FRAMING UNLESS OTHERWISE NOTED.	2-HOUR FIRE BARRIER
3. SHOULD ANY DISCREPANCY BE FOUND BETWEEN ITEMS NOTED IN THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES, THE CONTRACTOR SHALL BRING ITEMS TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING, FABRICATING OR INSTALLING.	7. WHERE SPECIFIED, TILE SHALL BE CENTERED ON WALL, UNO.	3. CENTER LIGHT FIXTURES IN ROOMS OR DOORWAYS WHERE APPLICABLE UNLESS OTHERWISE NOTED.	6. CENTER VANITY LIGHTS OVER SINKS UNLESS OTHERWISE NOTED.	1-HOUR FIRE BARRIER
4. PROVIDE SUPPORT STUDS BEHIND ALL WALL MOUNTED SHELF LOCATIONS.	8. SET ALL FLOOR DRAINS IN NEW SLABS AT .0:1" AND SLOPE FLOOR TO DRAIN. COORD WITH STRUCTURAL AND PLUMBING.			INTERIOR PARTITION



4 DRAPERY POCKET DETAIL
3" = 1'-0"



3 COVE LIGHT DETAIL
3" = 1'-0"

CISCA SUSPENDED CEILING DETAILS

FIGURE 1

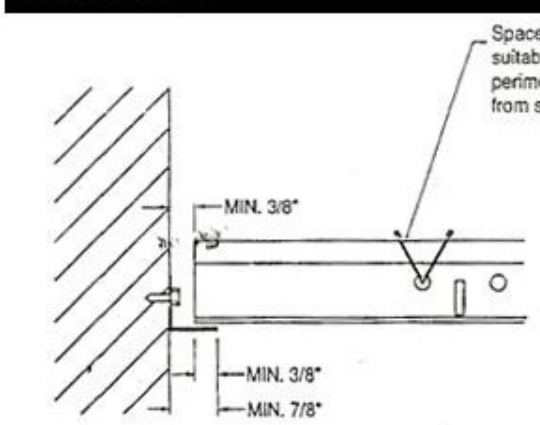
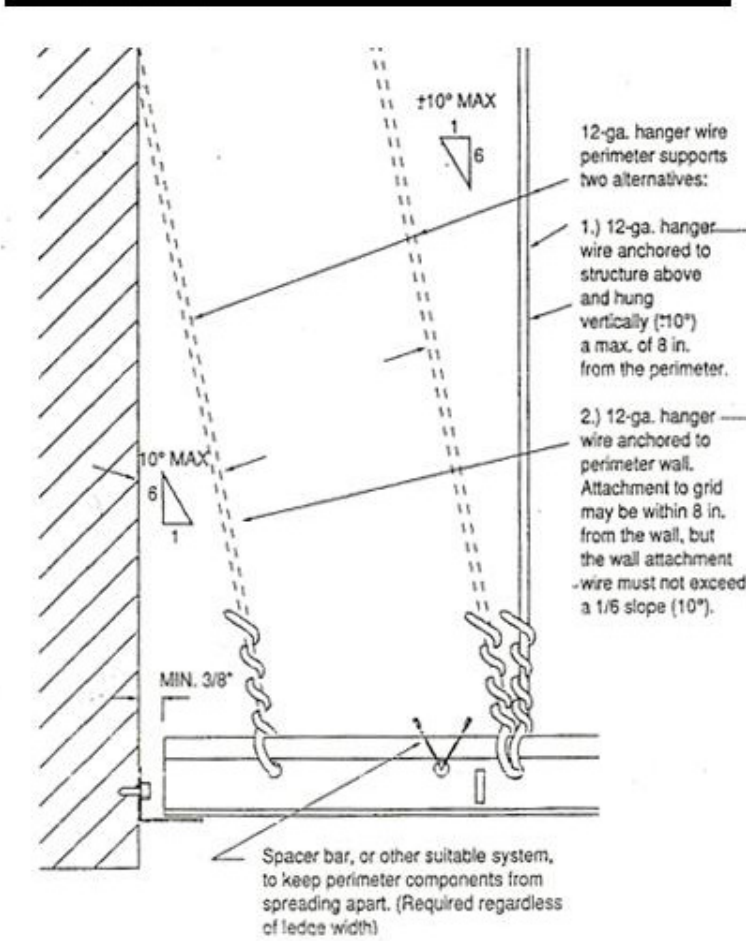


FIGURE 1. Zone 2 treatment of cross runners, main runners, and wall closures at terminal ends.

FIGURE 3

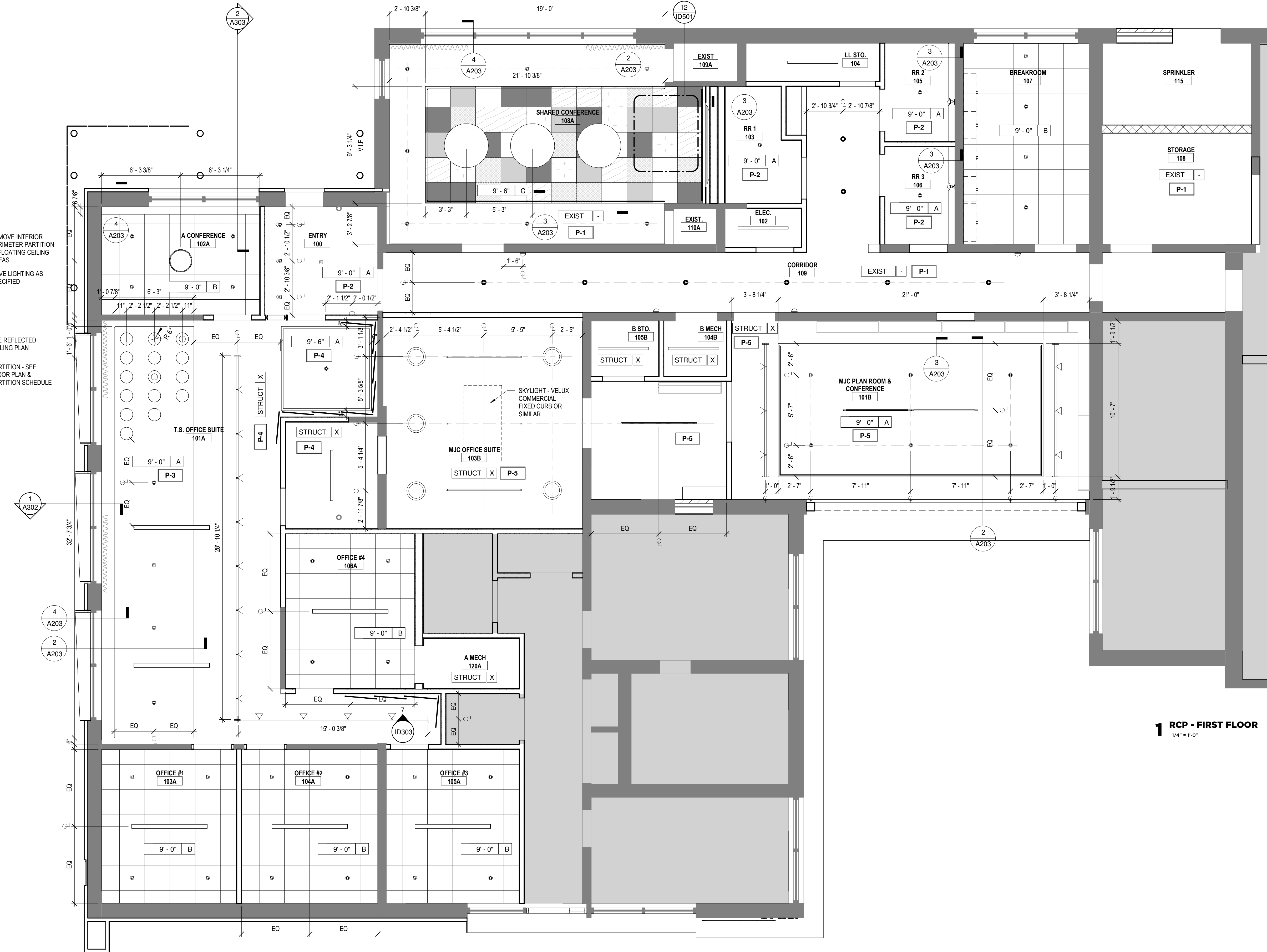


- CEILING NOTES: REFER TO STRUCT DRAWINGS AND NOTES
- ATTACH ALL ACT & CEILING FRAMES TO BAR JOIST WITH 12 GA. STEEL SUSPENSION CABLE.
 - ALL INTERIOR PARTITIONS TO EXTEND AND ATTACH TO UNDERSIDE OF EXISTING DECK.
 - PROPOSED DETAILS FOR CEILING INSTALLATION SAHLL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - CISCA 0-2 (CEILING & INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION) AND ASCE/SEI 7-05 SECTION 13.5.6.2.1 FOR SEISMIC CATEGORY C STRUCTURES.
 - CISCA 3-4 (CEILING & INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION) AND ASCE/SEI 7-05 SECTION 13.5.6.2.2 FOR SEISMIC CATEGORY D STRUCTURES.
 - NO ACT GRIDS SHALL CONNECT DIRECTLY TO INTERIOR PARTITIONS-SEE DETAILS ABOVE.

CEILING TO BE INSTALLED TO ACCOMMODATE SEISMIC DESIGN CATEGORY C DESIGN FORCES, AS SPECIFIED IN IBC SECTION 1613.1, ASCE/SEI SECTION 13.5.6. REFER TO STRUCT DRAWINGS AND NOTES

NOTE: INTERIOR PARTITIONS CANNOT CONNECT TO CEILING GRID

2 SUSPENDED CEILING DETAILS
1/4" = 1'-0"



1 RCP - FIRST FLOOR
1/4" = 1'-0"

CEILING FINISH LEGEND	
A	(1) LAYER 5/8" GYPSUM WALL BOARD ON METAL STUDS @ 16" O.C. UNO, PRIME & PAINT TO MATCH FINISH TAG
B	ACOUSTIC CEILING TILE, 24"x24", WHITE; BASIS OF DESIGN: ARMSTRONG ULTIMA W/ 15/16" REGULAR GRID
C	ACOUSTIC FELT & LAMINATE CEILING TILE; SEE GRAPHIC LEGEND
X	EXPOSED STRUCTURE; PAINT STRUCTURE & OTHER CEILING COMPONENTS TO MATCH FINISH TAG

- GENERAL NOTES
- ALL GYPSUM BOARD AT WET WALL AREAS SHALL BE WATER RESISTANT.
 - INSTALL BLOCKING AT ALL WALL MOUNTED ACCESSORIES, CABINETS, SHELVING, AND OTHER COMPONENTS.
 - CENTER LIGHT FIXTURES IN ROOMS OR DOORWAYS WHERE APPLICABLE U.N.O.
 - DOORS ARE DIMENSIONED TO CENTER OF OPENING & DOORS TO BE INSTALLED 6" OFF FACE OF JAMB TO WALL FRAMING U.N.O.
 - WALLS ARE DIMENSIONED FROM FACE OF FRAMING U.N.O.
 - INSULATION = T-13 @ WALLS AND R-38 @ ROOF

- GRAPHIC LEGEND
- SEE ELECTRICAL DRAWINGS FOR COMPLETE LIST AND DETAILS
- PENDANT LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - PENDANT LIGHT FIXTURE
 - SCENCE LIGHT FIXTURE
 - SCENCE LIGHT FIXTURE
 - LINEAR SUSPENDED DECORATIVE LIGHT FIXTURE
 - LINEAR SUSPENDED LIGHT FIXTURE
 - SUSPENDED LINEAR SHOP LIGHT FIXTURE
 - TRACK LIGHT FIXTURE
 - LINEAR SUSPENDED LIGHT FIXTURE
 - CONTINUOUS COVE LIGHTING
 - 4" DIA RECESSED WALL WASH CAN LIGHT FIXTURE
 - 4" DIA RECESSED CAN LIGHT FIXTURE
 - HEIGHT AFF - X' - X" Z - CEILING TYPE

- AUTEX COMPOSITION - BEEHIVE
- AUTEX COMPOSITION - VINTAGE
- AUTEX COMPOSITION - OCTANE
- AUTEX COMPOSITION - SARGAZO
- PLASTIC LAMINATE FORMICA CAMEL ELM NATURAL GRAIN TEXTURE
- AUTEX COMPOSITION - CAVALIER

- PARTITION LEGEND
- SEE SECTIONS FOR DETAILS
- EXISTING PARTITION
- PARTITION

CREATIVE
LICENSE

DATE TITLE

PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

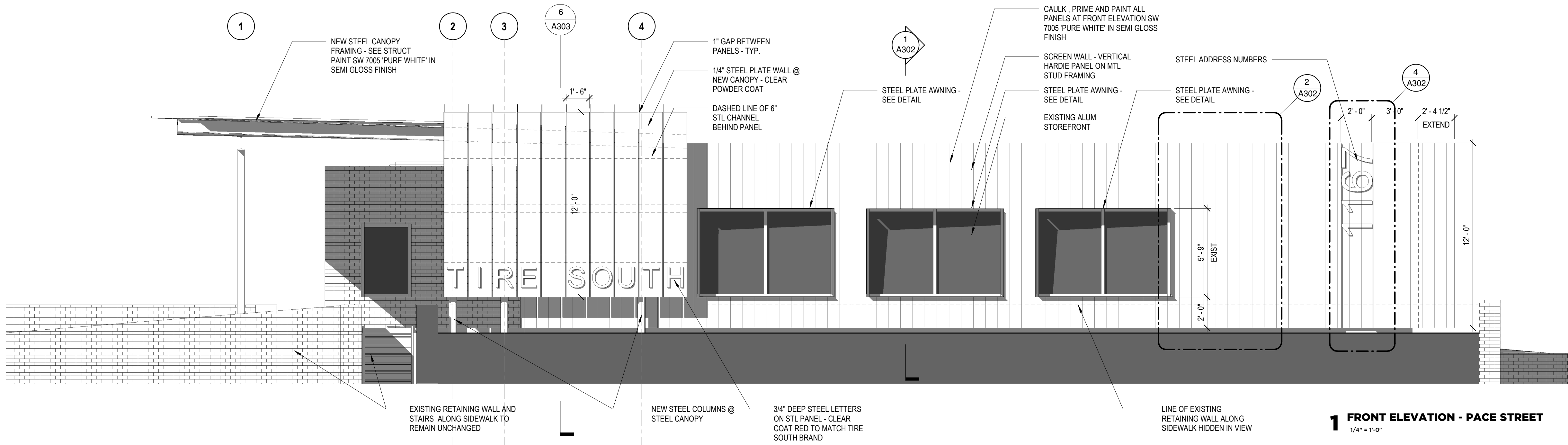


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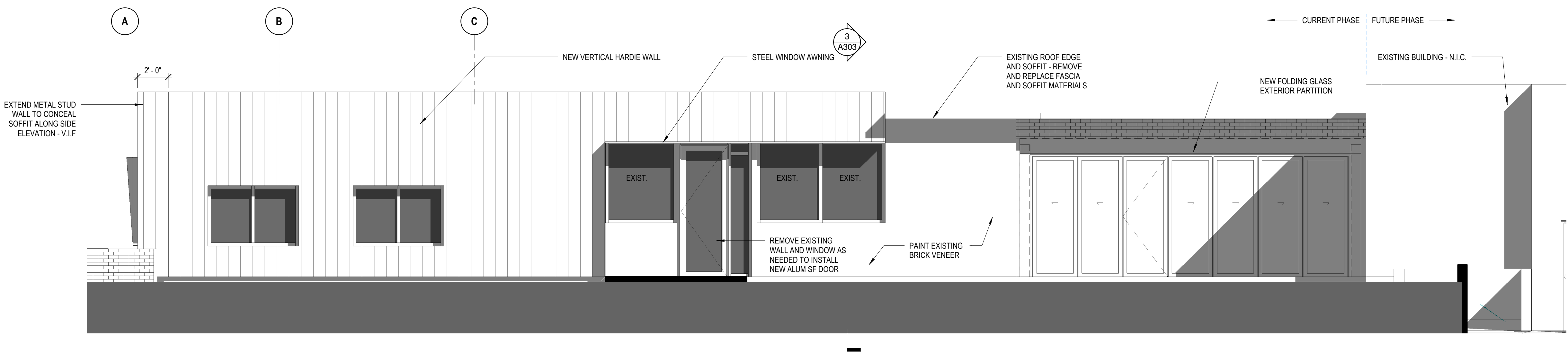
REFLECTED
CEILING
PLAN

A203

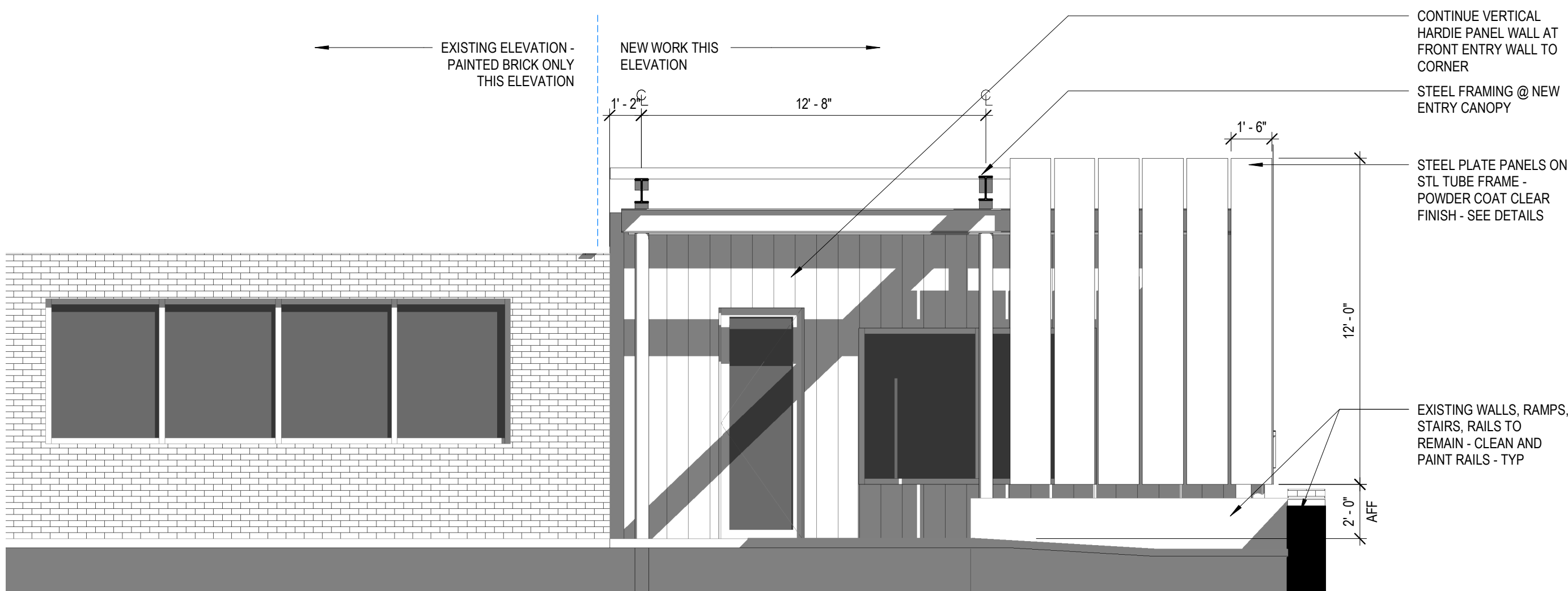
6/15/2026 9:40:25 AM



1 FRONT ELEVATION - PACE STREET
1/4" = 1'-0"



2 SIDE ELEVATION - STALLINGS ST.
1/4" = 1'-0"



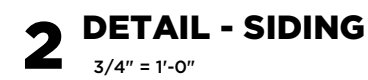
3 ELEVATION @ FRONT ENTRY
1/4" = 1'-0"

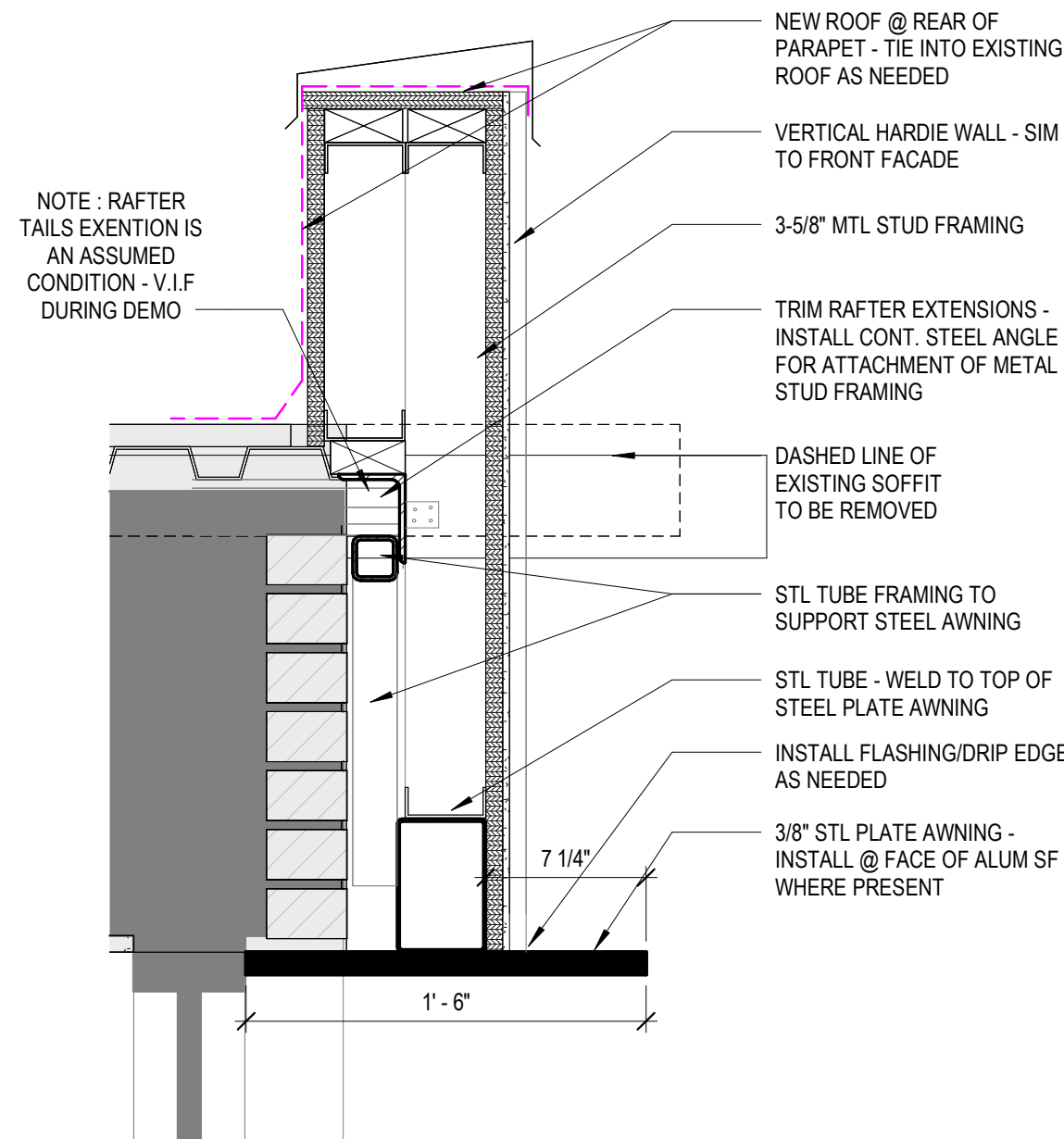
PROJECT NUMBER:
26-002

1167 PACE ST, COVINGTON, GA

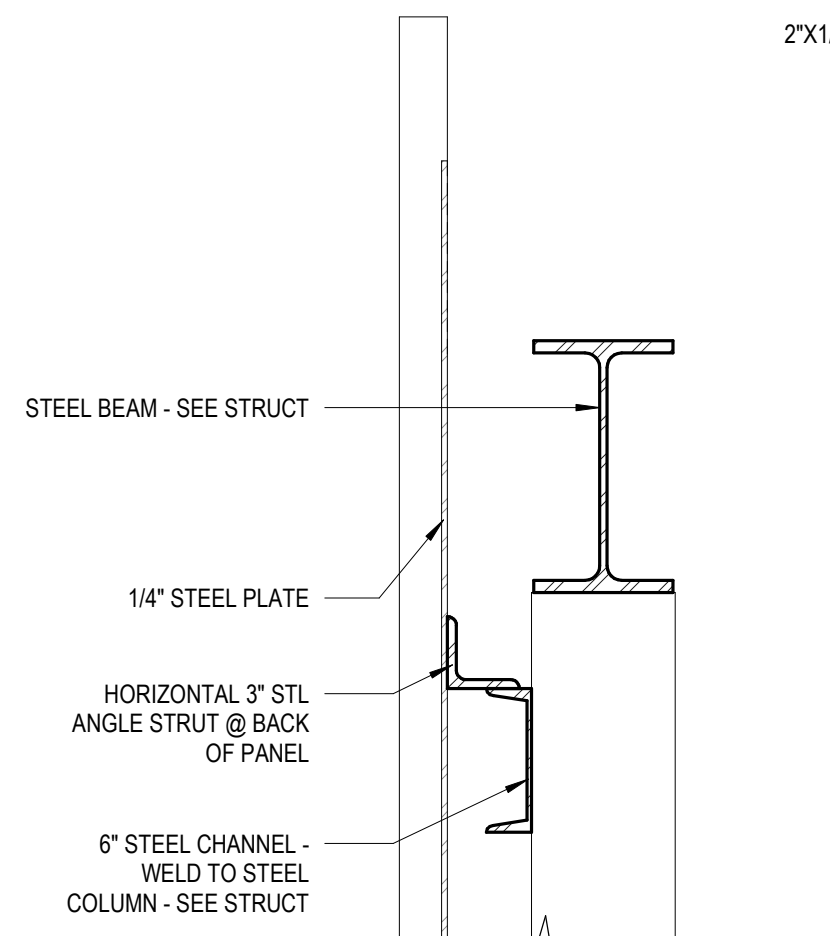
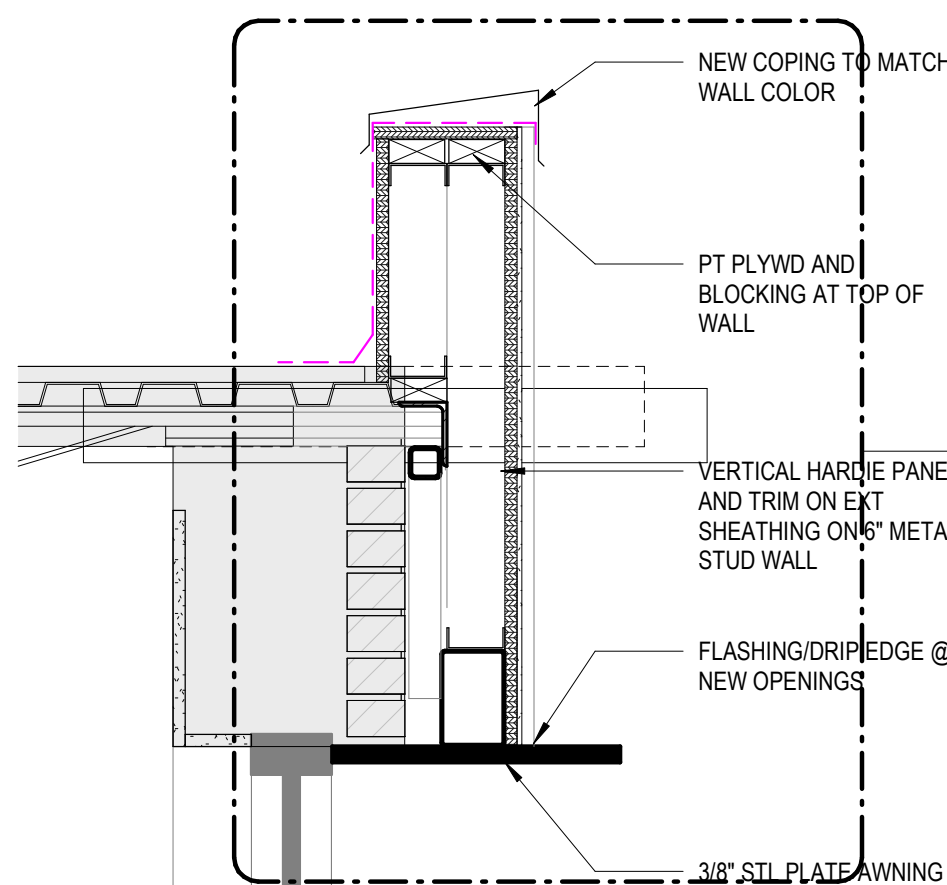
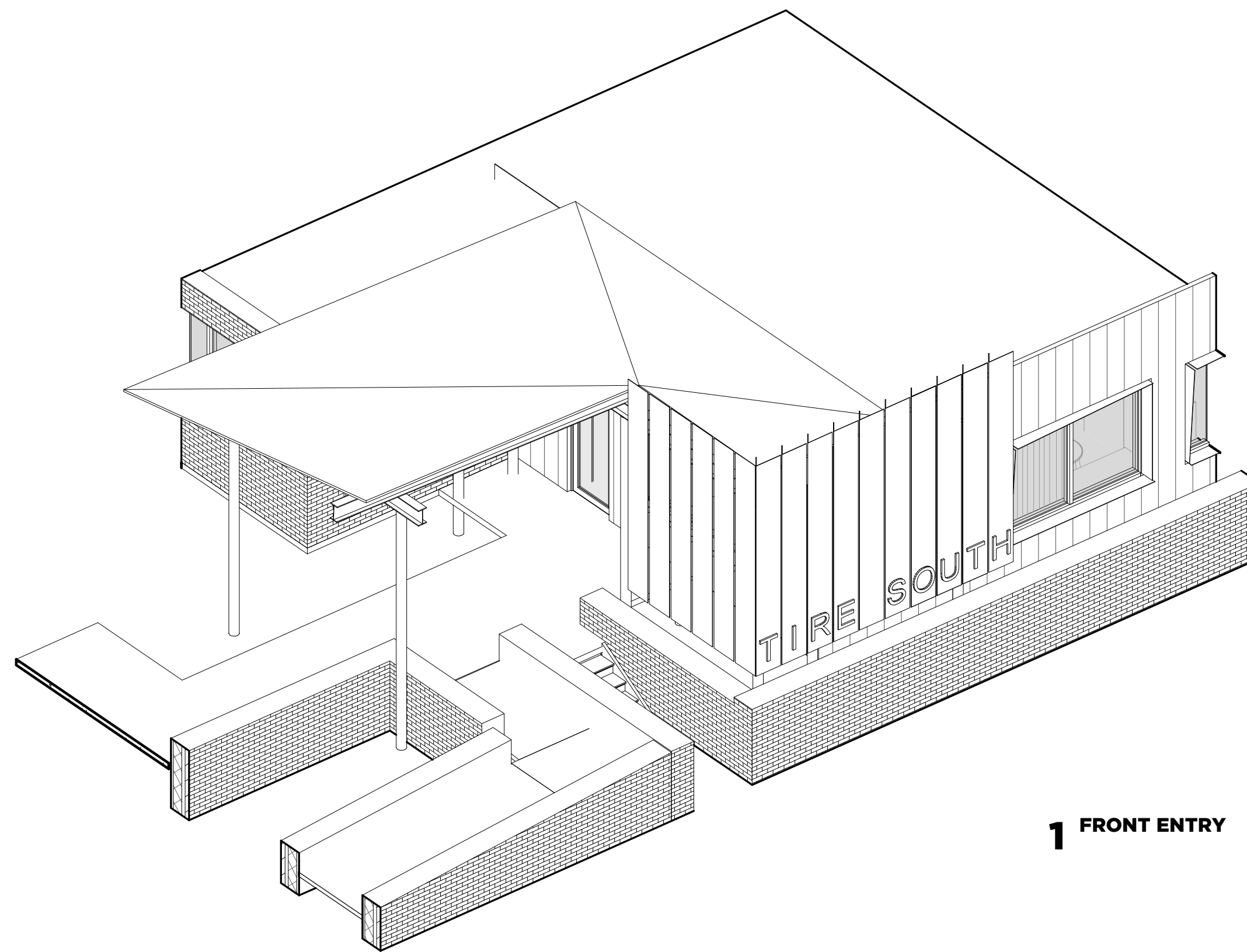
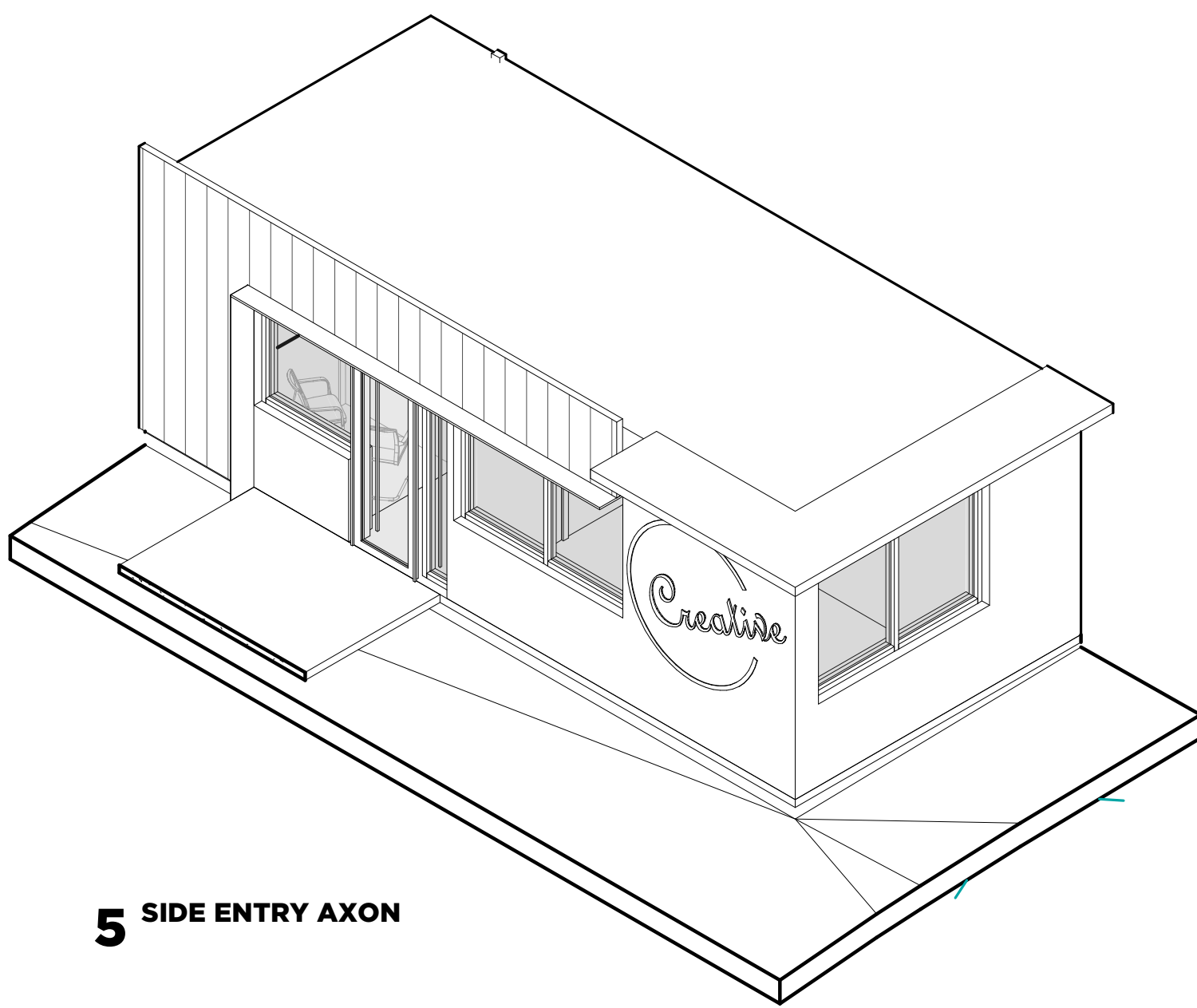


A302



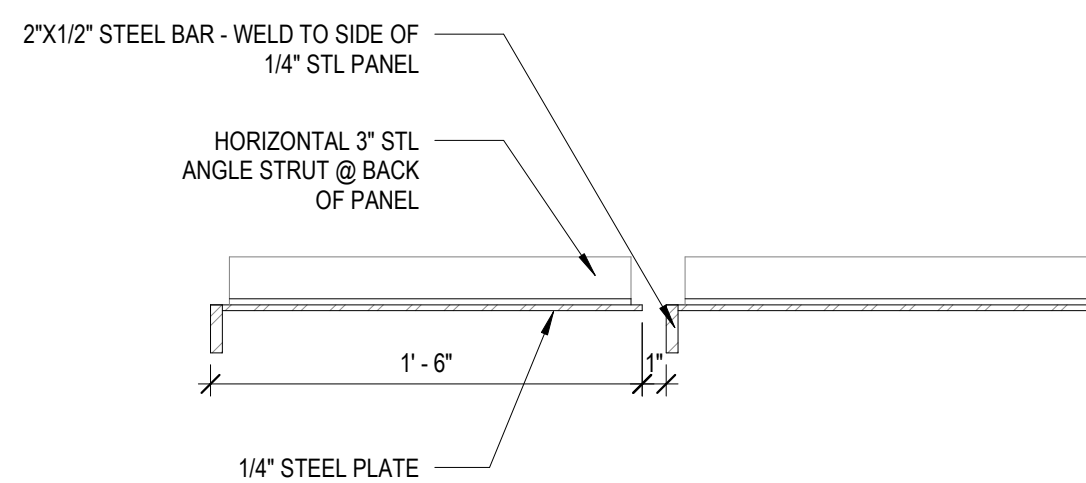


4 SECTION DETAIL - STEEL AWNING
1 1/2" = 1'-0"

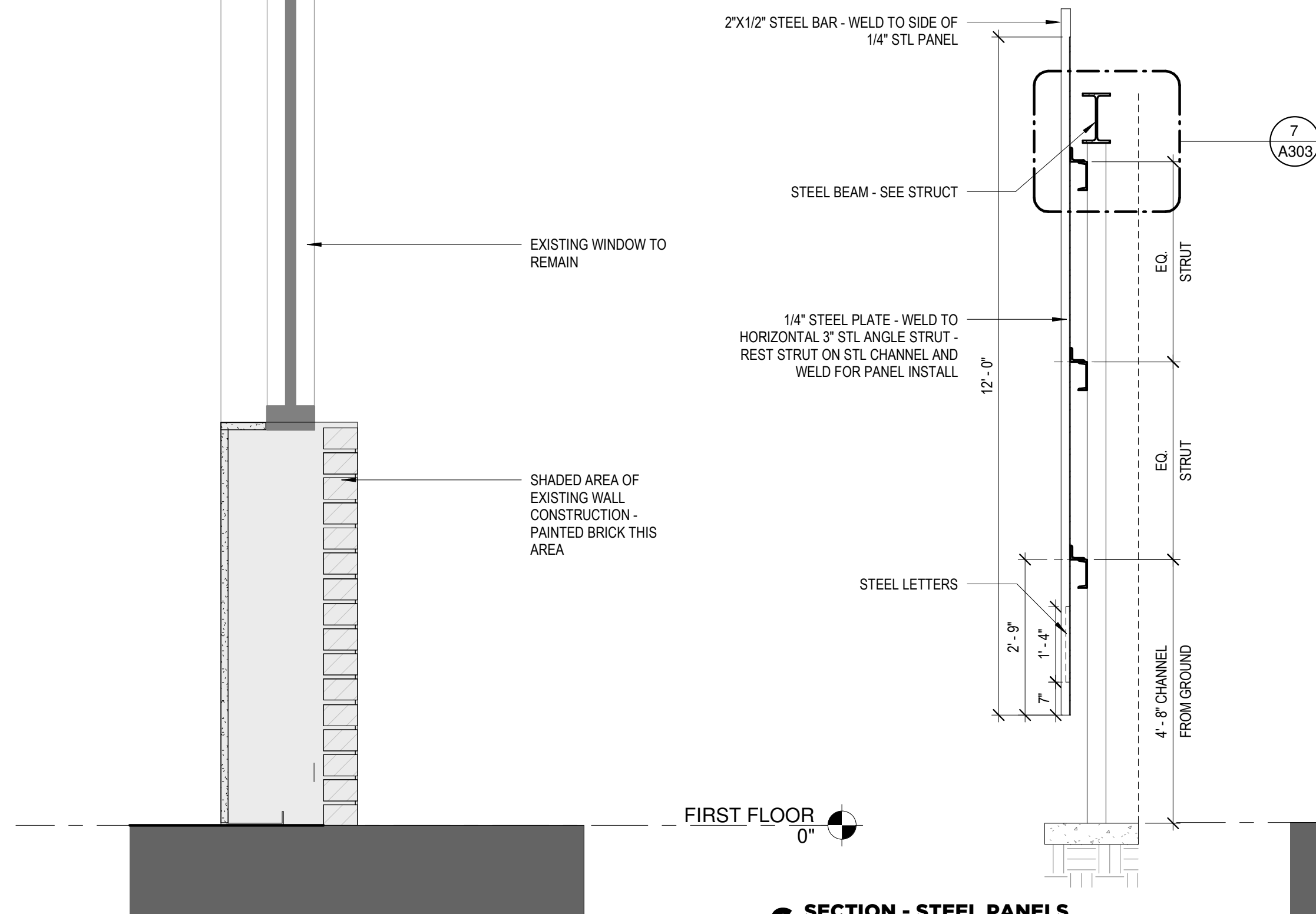


SECTION DETAIL

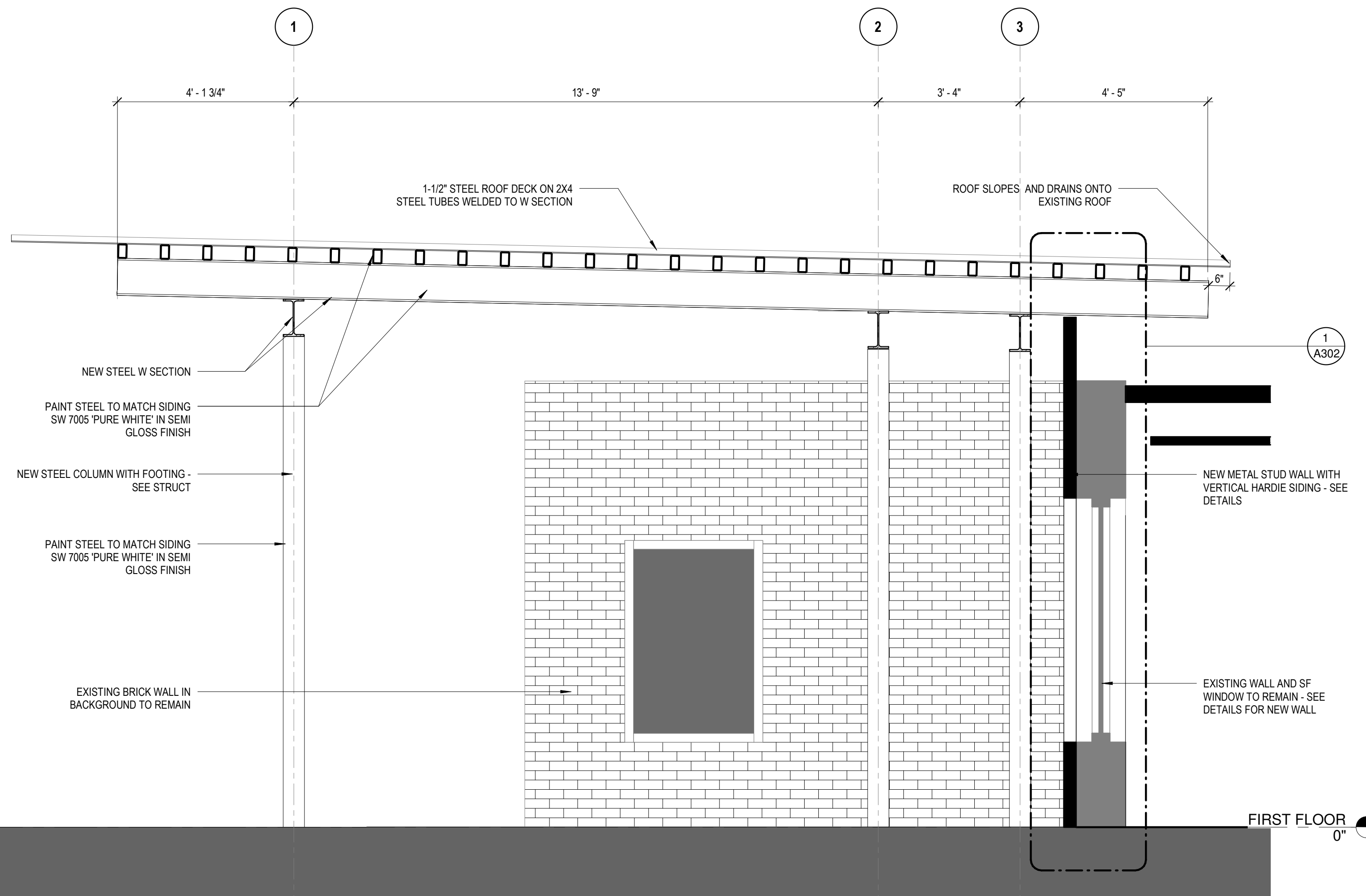
7 DETAILS - STEEL PANELS
1 1/2" = 1'-0"



PLAN DETAIL - STEEL PANELS



6 SECTION - STEEL PANELS
1 1/2" = 1'-0"

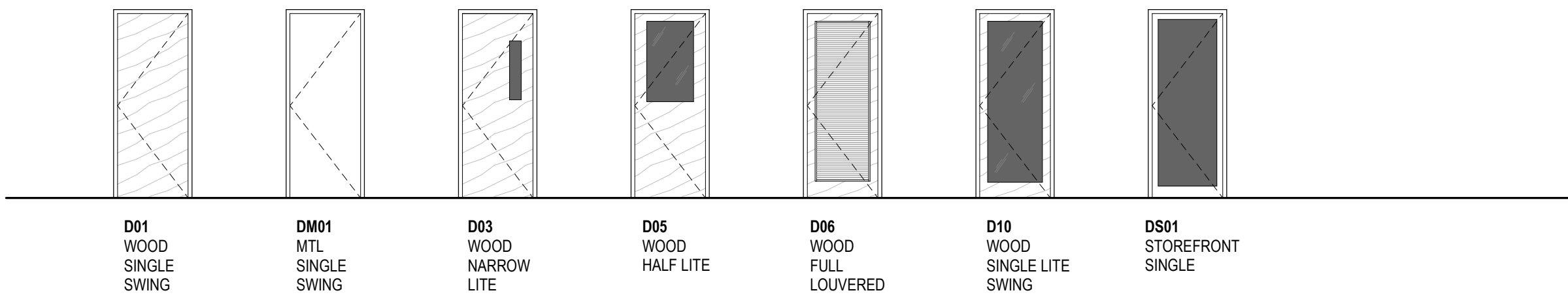


2 SECTION @ FRONT ENTRY CANOPY
1 1/2" = 1'-0"

3 WALL SECTION @ SIDE ENTRY
1" = 1'-0"

DOOR SCHEDULE										
DOOR NUMBER	DOOR TYPE	DOOR			FRAME		SIGNAGE	HARDWARE TYPE	RATING	COMMENTS
		WIDTH	HEIGHT	FINISH	MATERIAL	FINISH				
AMENITY										
100	D05	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	EXIT (ON EGRESS PATH SIDE)	INT-WD	N/A	PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE; PAINT ENTRY VESTIBULE SIDE P-2
102	D06	3'-0"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	ELEC.	JAN-TEL	N/A	
103	D01	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	UNISEX RESTROOM	INT-REST-P	N/A	PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE; PAINT RESTROOM SIDE P-2
104	D06	2'-10"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	JAN.	JAN-TEL	N/A	
104B	D01	3'-0"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	MECH.	INT-STO	N/A	
105	D01	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	UNISEX RESTROOM	INT-REST-P	N/A	PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE; PAINT RESTROOM SIDE P-2
106	D01	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	UNISEX RESTROOM	INT-REST-P	N/A	PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE; PAINT RESTROOM SIDE P-2
108A	D01	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	SHARED CONFERENCE	INT-WD	N/A	PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE; PAINT CONFERENCE SIDE P-2
109	D01	3'-0"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	SUITE D	INT-WD	LABEL A	
EX100	D10	3'-0"	8'-6"	ANODIZED ALUM	ALUM	ANODIZED ALUM	EXIT (ON EGRESS PATH SIDE)	EXT-SF	N/A	
EX107	D03	3'-0"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	BREAK	INT-WD	N/A	
EX108	D01	3'-0"	8'-0"	PAINT SW 9038 CUCUZZA VERDE	HM	PAINT SW 9038 CUCUZZA VERDE	STO.	INT-STO	N/A	
EX109A	D01	2'-4"	6'-8"	PAINT P-1	HM	PAINT P-1	N/A	INT-STO	N/A	
EX110A	D01	2'-4"	6'-8"	PAINT P-1	HM	PAINT P-1	N/A	INT-STO	N/A	
X115	DM01	3'-6"	7'-0"	PAINT P-2	HM	PAINT P-2	RISER	EXT-MTL	N/A	
SUITE A										
101A	D10	3'-0"	8'-6"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	SUITE A	INT-OFFICE	N/A	PAINT ENTRY VESTIBULE SIDE P-2;PAINT SUITE A SIDE SW 7076 CYBERSPACE
102A	D10	3'-0"	8'-6"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	CONFERENCE	INT-OFFICE	N/A	
103A	D10	3'-0"	8'-6"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	OFFICE	INT-OFFICE	N/A	
104A	D10	3'-0"	8'-6"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	OFFICE	INT-OFFICE	N/A	
105A	D10	3'-0"	8'-6"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	OFFICE	INT-OFFICE	N/A	
106A	D10	3'-0"	8'-6"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	OFFICE	INT-OFFICE	N/A	
120A	D06	3'-0"	8'-0"	PAINT SW 7076 CYBERSPACE	HM	PAINT SW 7076 CYBERSPACE	OFFICE	INT-OFFICE	N/A	
SUITE B										
105B	D01	3'-0"	8'-0"	PAINT P-5	HM	PAINT P-5	STO.	INT-STO	N/A	
EX101B	D01	3'-0"	8'-0"	PAINT - SEE COMMENTS	HM	PAINT - SEE COMMENTS	EXIT (ON EGRESS PATH SIDE)	INT-WD	N/A	PAINT SUITE B SIDE P-5; PAINT CORRIDOR SIDE SW 9038 CUCUZZA VERDE
X101B		20' - 9 5/8"	8'-0"	ANODIZED ALUM	ALUM	ANODIZED ALUM	EXIT (ON EGRESS PATH SIDE)	-	N/A	NANAWALL NW ALUMINUM 640 W/ LOW PROFILE SADDLE SILL

DOOR TYPE



HARDWARE TYPE SCHEDULE

HARDWARE CODE	HARDWARE SET NAME																		HARDWARE COMMENTS
		CLOSER	SPRING CLOSER	HOLD OPEN CLOSER	DRIP CAP	BUMPERS / WEATHERSTRIP	THRESHOLD	FLOOR SWEEP	STONT FRONT PUSH BAR	PANIC DEVICE	MORTISE CYLINDER	HINGE WITH N.R.P.	ENTRY LOCKSET	OFFICE LOCKSET	CLASSROOM LOCKSET	STOREROOM LOCKSET	PRIVACY LOCKSET	LOCK GUARD	
EXTERIOR	EXT-SF	STOREFRONT DOOR	0			0	0	0		0								0	ON 5' LEAFS: (NO PUSH PULL, NO SIGN, ADD HOLD OPEN)
	EXT-MTL	METAL DOOR	0			0	0	0			0	0					0		COORDINATE WITH OWNER
INTERIOR	INT-KEYPAD	ADMIN ENTRY/F+IMGR OFFICES				0								0					COORDINATE WITH OWNER
	INT-OFFICE	OFFICE DOOR				0								0					
	INT-REST	PUBLIC RESTROOM DOOR	0			0											0		
	INT-REST-P	PRIVATE RESTROOM DOOR	0			0											0		OCCUPIED/UNOCCUPIED; PASSAGE SET
	INT-STO	STORAGE DOOR				0									0				
	INT-WD	INTERIOR WOOD DOOR				0		0							0				
	INT-STAIR	STAIR DOOR	0			0			0					0				0	
	JAN-TEL	JANITORS CLOSET, TEL DATA	0			0									0			0	NO KICKPLATE AT TEL/DATA
NOTES: - USE HARDWARE TYPE SCHEDULE COMMENTS U.N.O. IN DOOR SCHEDULE - USE WEATHERSTRIP ON ALL EXTERIOR DOORS. USE BUMPERS WITH M.M. FRAMES. USE WEATHERSTRIP WITH ALUM FRAMES. - G.C. TO PROVIDE CORRESPONDING DOOR STOP TYPE FOR EACH DOOR (FLOOR STOP, WALL STOP, OVERHEAD STOP); PLEASE REFER TO PROJECT MANUAL (SPECS)																			

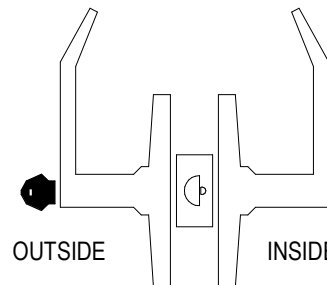
DOOR FIRE RATING

SEE DOOR SCHEDULE FOR SPECIFIC ENTRIES	
20 MIN.	- SMOKE BARRIER
LABEL A	- 45 - MIN. FIRE BARRIER
LABEL B	- 90 - MIN. FIRE BARRIER
LABEL C	- 3 - HOUR FIRE BARRIER

STANDARD LOCKSETS

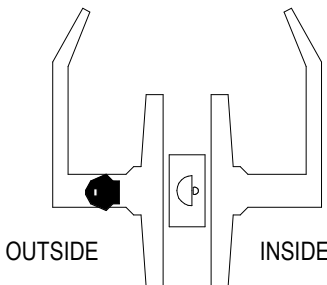
1/2" = 1'-0"

ENTRY / OFFICE LOCKSET



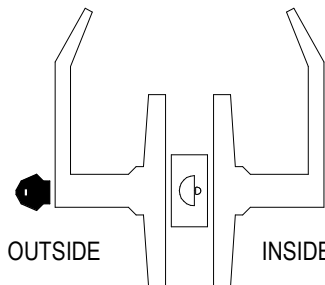
PUSH-BUTTON LOCKING. PUSHING BUTTON LOCKS OUTSIDE LEVER UNTIL UNLOCKED W/ KEY OR BY TURNING INSIDE LEVER.

CLASSROOM LOCKSET



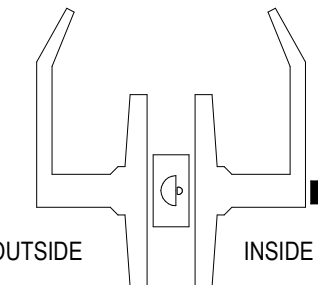
KEY LOCKING. OUTSIDE LEVER LOCKED/UNLOCKED BY KEY. INSIDE LEVER ALWAYS UNLOCKED.

STOREROOM LOCKSET



OUTSIDE LEVER OPENED BY KEY ONLY. INSIDE LEVER ALWAYS UNLOCKED.

PRIVACY LOCKSET

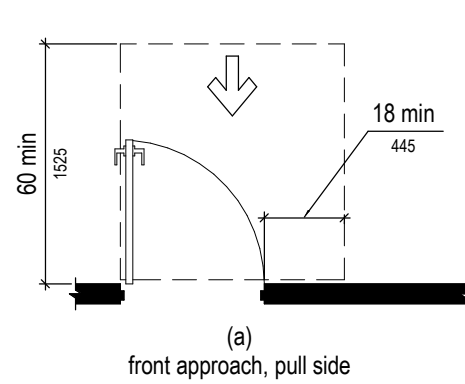


PUSH-BUTTON LOCKING. PUSHING BUTTON LOCKS OUTSIDE LEVER UNTIL UNLOCKED BY TURNING INSIDE LEVER OR DISASSEMBLED FROM OUTSIDE WITH SCREWDRIVER.

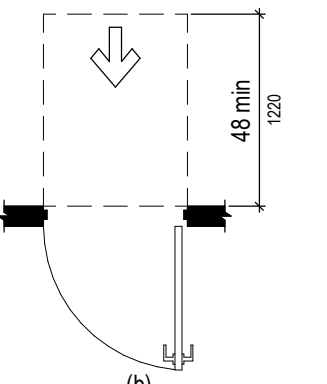
ADA Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gates

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) 1
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) 2	22 inches (560 mm) 3
From latch side	Pull	48 inches (1220 mm) 4	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) 4	24 inches (610 mm)

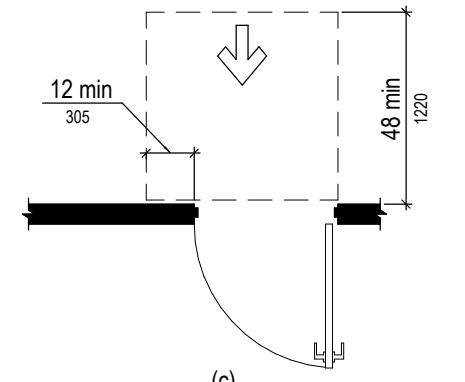
- NOTES:
1. Add 12 inches (305 mm) if closer and latch are provided
2. Add 6 inches (150 mm) if closer and latch are provided
3. Beyond hinge side
4. Add 6 inches (150 mm) if closer is provided



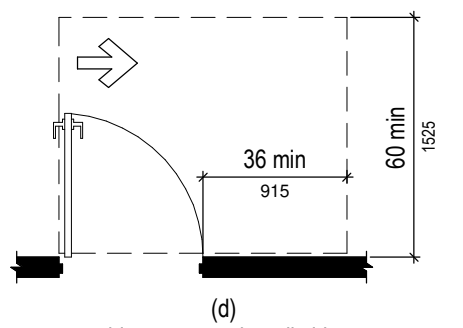
(a) front approach, pull side



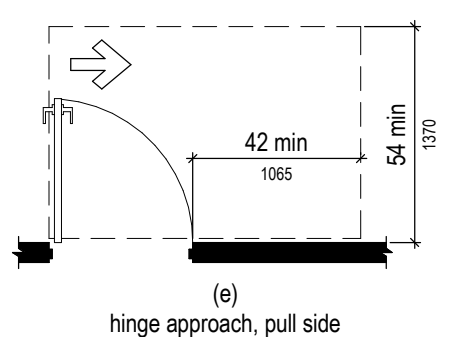
(b) front approach, push side



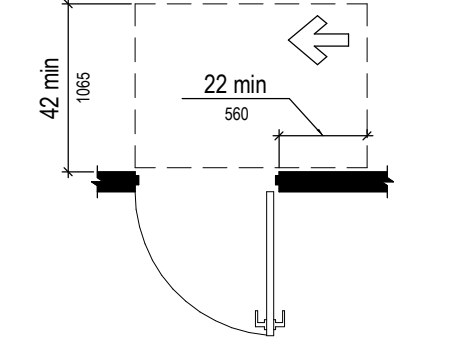
(c) front approach, push side, door provided with both closer and latch



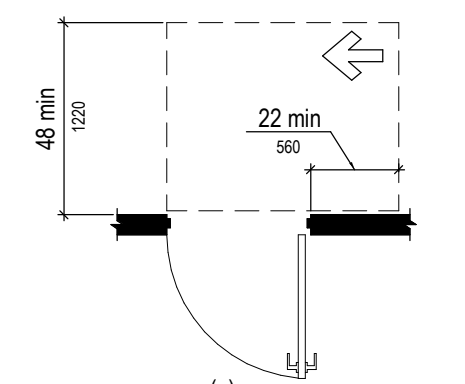
(d) hinge approach, pull side



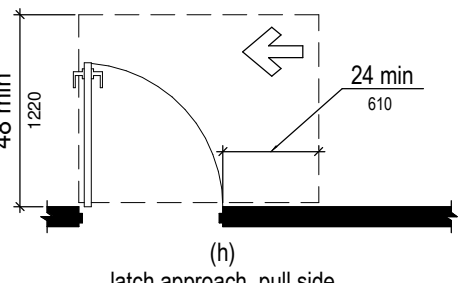
(e) hinge approach, pull side



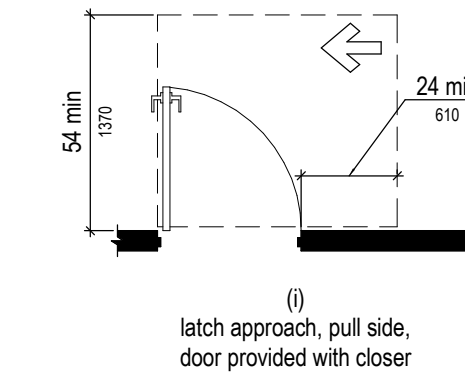
(f) hinge approach, push side



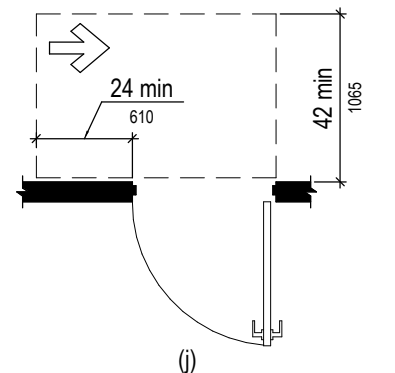
(g) hinge approach, push side, door provided with both closer and latch



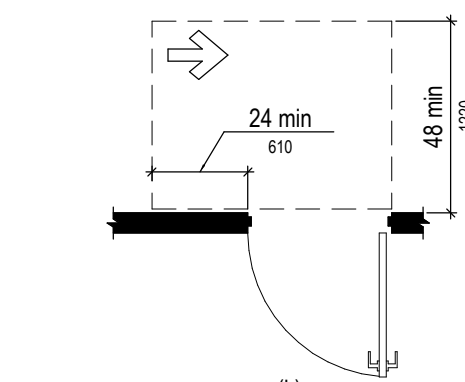
(h) latch approach, pull side



(i) latch approach, pull side, door provided with closer



(j) latch approach, push side



(k) latch approach, push side, door provided with closer

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

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CONSTRUCTION

**DOOR +
WINDOW
SCHEDULE**

A901

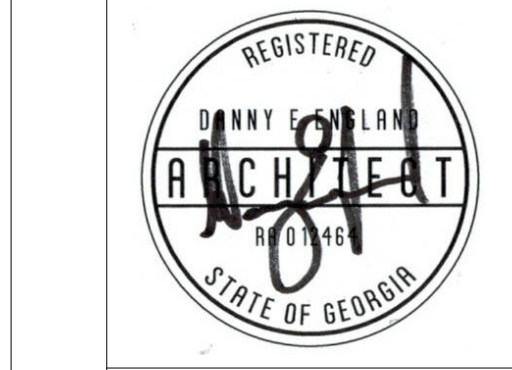
#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

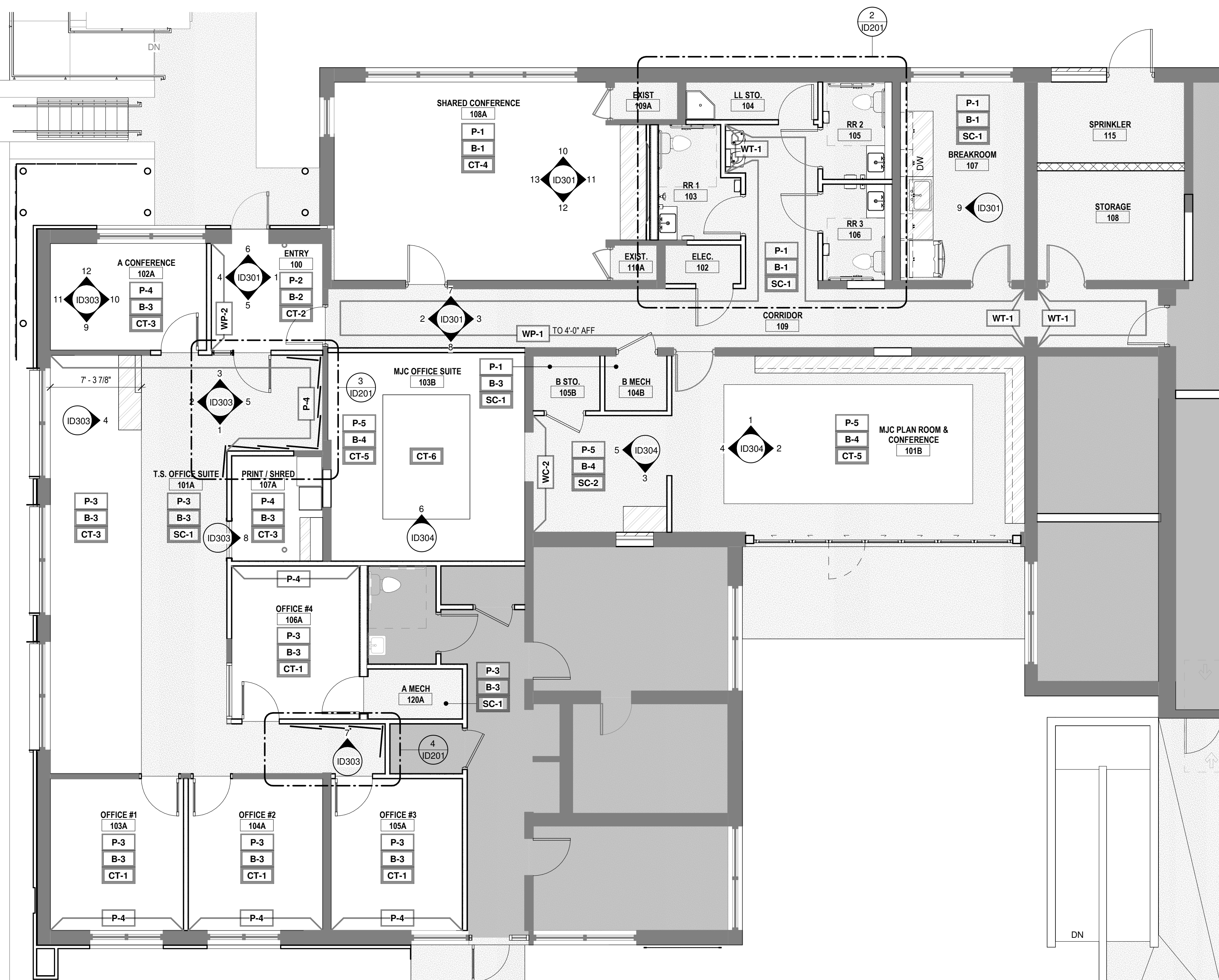


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CONSTRUCTION

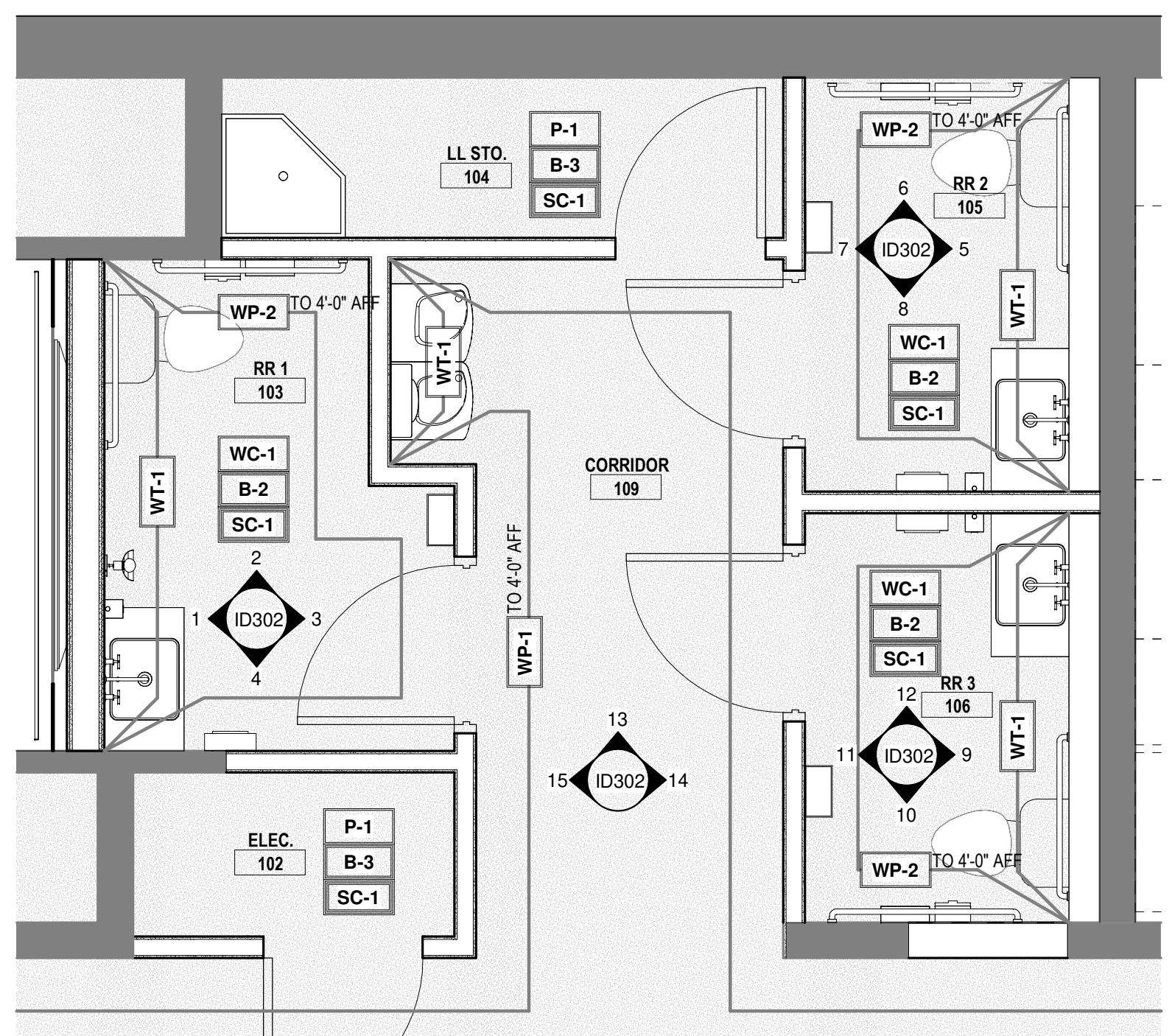
FIRST
FLOOR
FINISH
PLAN

ID201

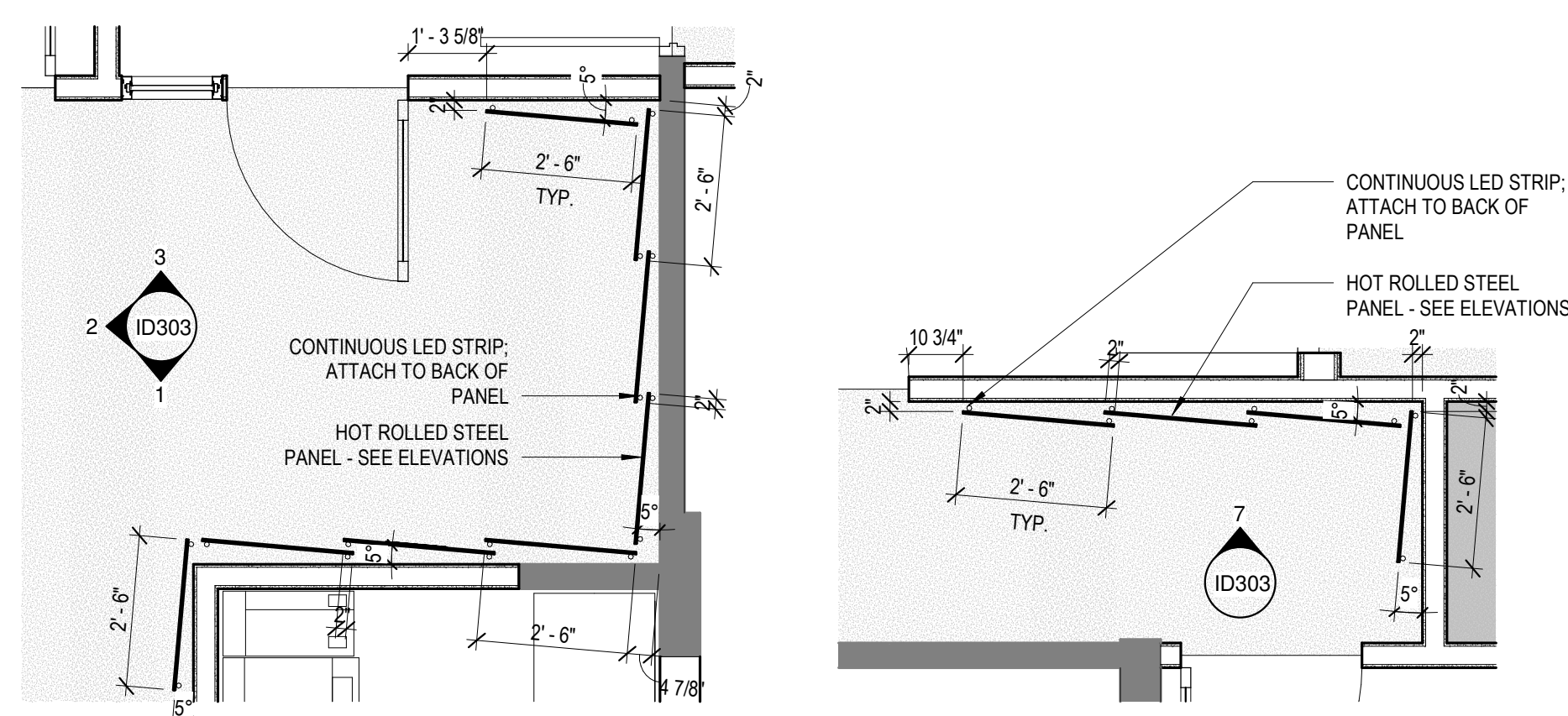
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1 FLOOR PLAN - FIRST FLOOR
3/8" = 1'-0"



2 ENLARGED FINISH PLAN
3/8" = 1'-0"



3 ENLARGED PLAN @ TIRE SOUTH ENTRY STEEL PANELS
3/8" = 1'-0"

4 ENLARGED PLAN @ TIRE SOUTH SUITE STEEL PANELS
3/8" = 1'-0"

BASE MATERIAL SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
B-1	RUBBER BASE	CONTOURS NOVEL #45	BLACK BROWN	ROPPE	-	8"	N/A	N/A	N/A		
B-2	TILE BASE	ENEZIANA GRAPHITE & WHITE	POLISHED	TRINITY SURFACES	RACHEL MOORE	8"X8"	TBD	1/16"	TBD	ALTERNATE GRAPHITE & WHITE - SEE DETAIL	INSTALL SCHLUTER DILEX-AHKA IN BRONZE AT TRASITION FROM WALL TO FLOOR
B-3	RUBBER BASE	PINNACLE	139 DEEP NAVY	ROPPE	-	6"	N/A	N/A	N/A		
B-4	WOOD BASE TRIM	RB-9602 SPEED BASE MOULDING	PAINT TO MATCH ADJ.	RANDALL BROTHERS	-	8"	N/A	N/A	N/A		

WALL MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
P-1	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9180 AGED WHITE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-2	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7069 IRON ORE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-3	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7012 CREAMY	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-4	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9060 CONNORS LAKE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-5	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7531 CANVAS TAN	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-1	ALL ABOUT GEO	ROSE BEIGE	-	MDC INTERIOR SOLUTIONS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-2	ROMANTIC LANDSCAPE	NEUTRAL	WALL MURAL	PHOTOWALL	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WP-1	LAMINATE PANELING	5795-NG CAMEL ELM	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WP-2	LAMINATE PANELING	6932-NG MACCHIATO WALNUT	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WT-1	ARTEFINO ELEMENT	CHARCOAL AR36	MATTE	DALTILE	N/A	N/A	N/A	N/A	N/A	1/2 RUNNING BOND W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.
WT-2	KAI TRI-STACKED	BLACK	GLOSSY	TILEBAR	EMILY HATCH	1X4"	TBD	TBD	TBD	STACKED W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.

FLOORING MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
CT-1	TEXTURAL EFFECTS PLANK	THEMATIC THREAD GT423	989 CHARCOAL	MOHAWK	WHITNEY BANKS	12X36"	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; BRICK ASHLAR LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
CT-2	DEFINING PACE	GT370	889 IRONWOOD	MOHAWK	WHITNEY BANKS	24X24"	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; MULTIDIRECTIONAL LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
CT-3	CHROMATIC CANDENCE	BT596	595 KOZMIC BLUES	WHITNEY BANKS	WHITNEY BANKS	24X24"	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; MULTIDIRECTIONAL LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
CT-4	TAILORED TOUCH	-	CHARCOAL	INTERFACE FLOR	EMILY SLAYTON	19.89X19.89"	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; MONOLITHIC LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
CT-5	JUTE BOX	-	JUTE	INTERFACE FLOR	EMILY SLAYTON	19.89X19.89"	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; MONOLITHIC LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
CT-6	ANTIQUITIES	PAST FORWARD	108232 CORAL	INTERFACE	EMILY SLAYTON	50CMX50CM	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; SEE PLANS; MULTIDIRECTIONAL LAYOUT	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
SC-1	SEALED CONCRETE	FORMULA ONE LIQUID DYE	G388 SOFT GRAY	SCOFIELD	-	N/A	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; ADD HI-GLOSS SEAL FINISH	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS
SC-2	SEALED CONCRETE	FORMULA ONE LIQUID DYE	1245 LEATHER	SCOFIELD	-	N/A	N/A	N/A	N/A	REFER TO MANUFACTURER'S GUIDELINES; ADD HI-GLOSS SEAL FINISH	G.C. TO ENSURE FINISH COMPLIES W/ LOCAL AND STATE REGULATIONS

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

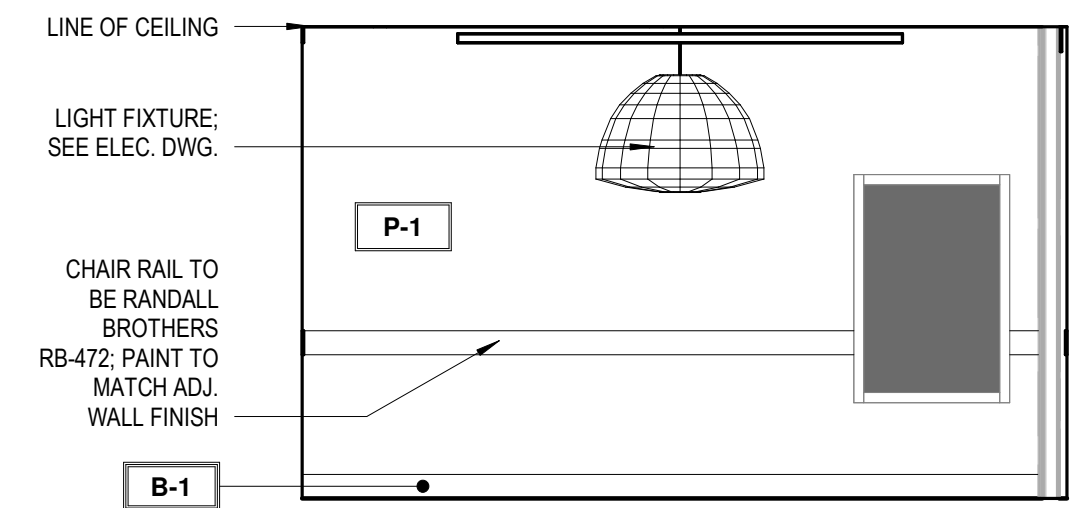


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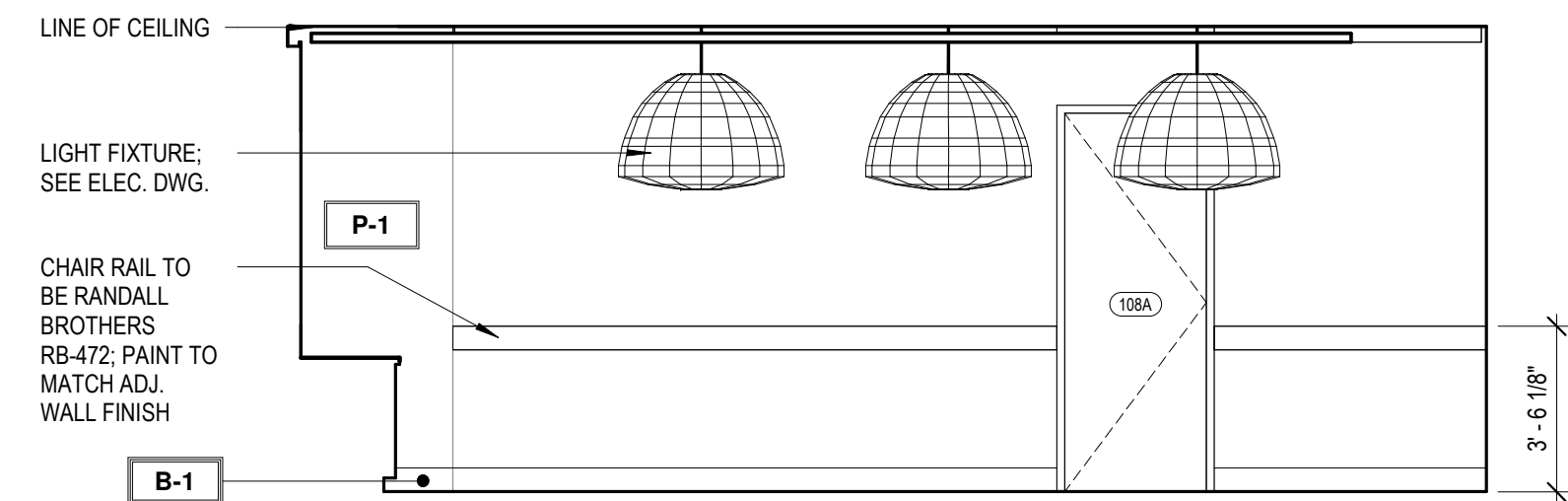
AMENITY
ELEVATIONS

ID301

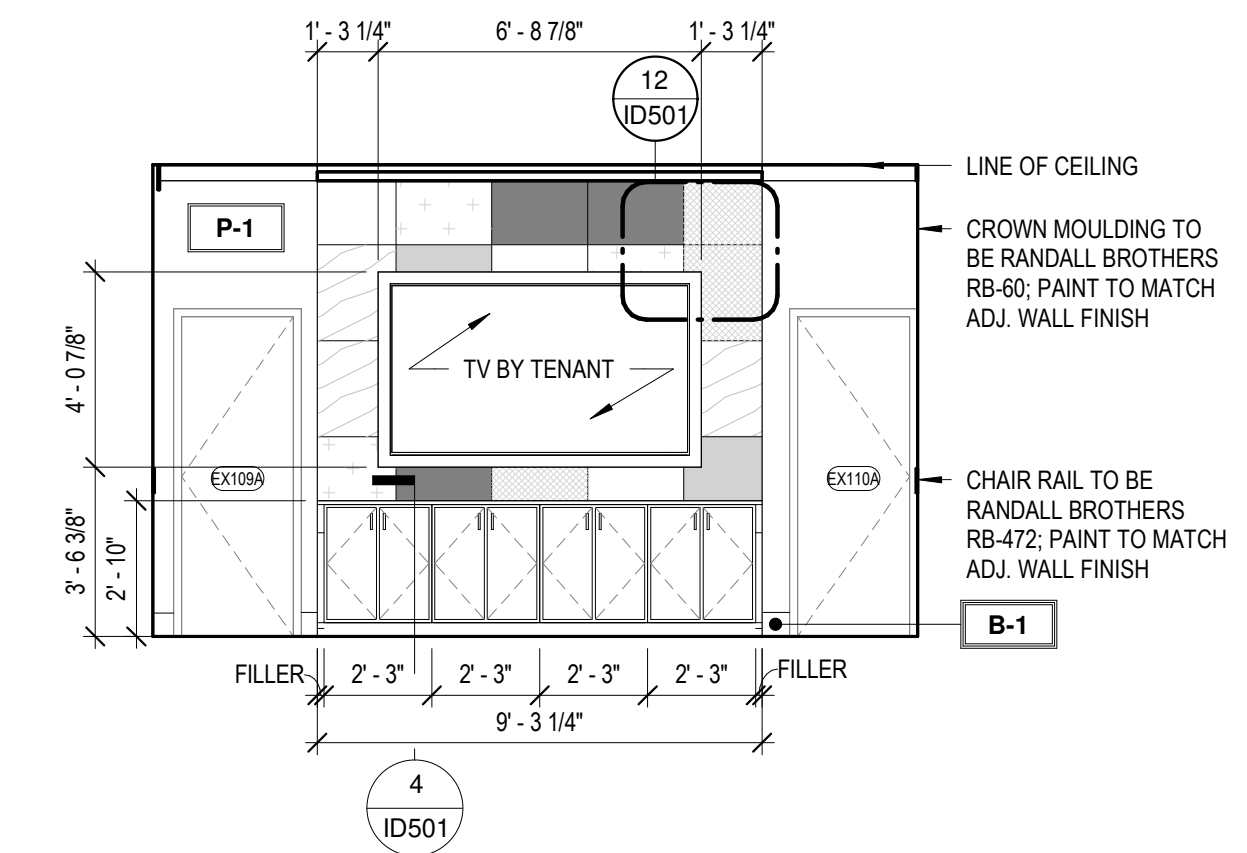
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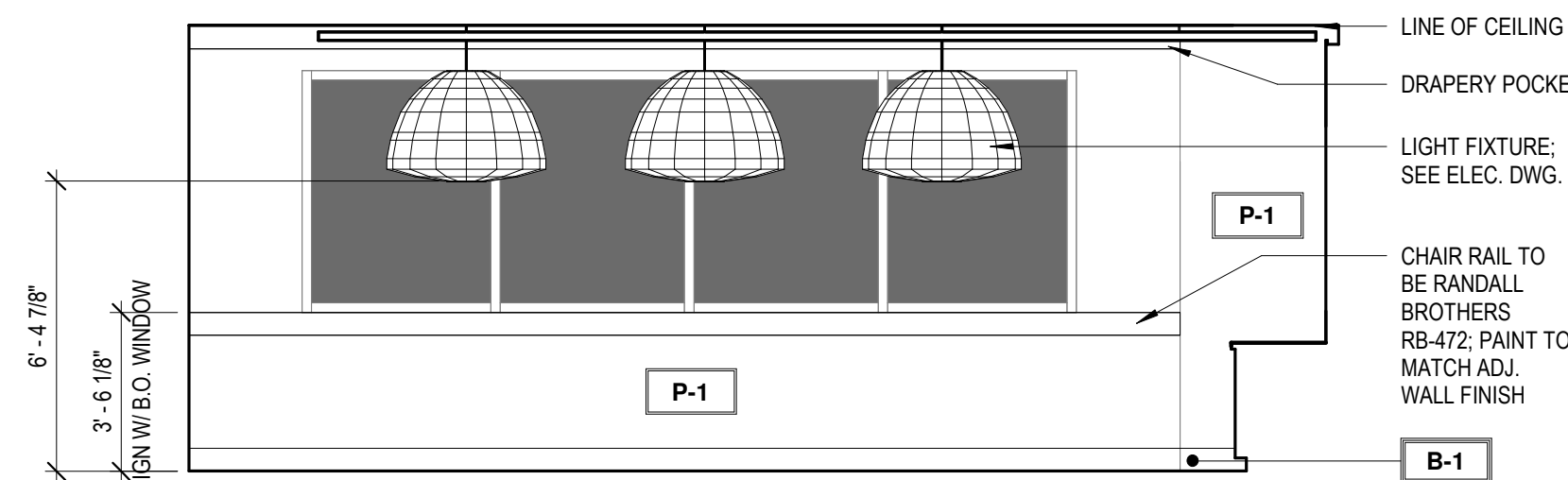
13 SHARED CONFERENCE WINDOW
1/4" = 1'-0"



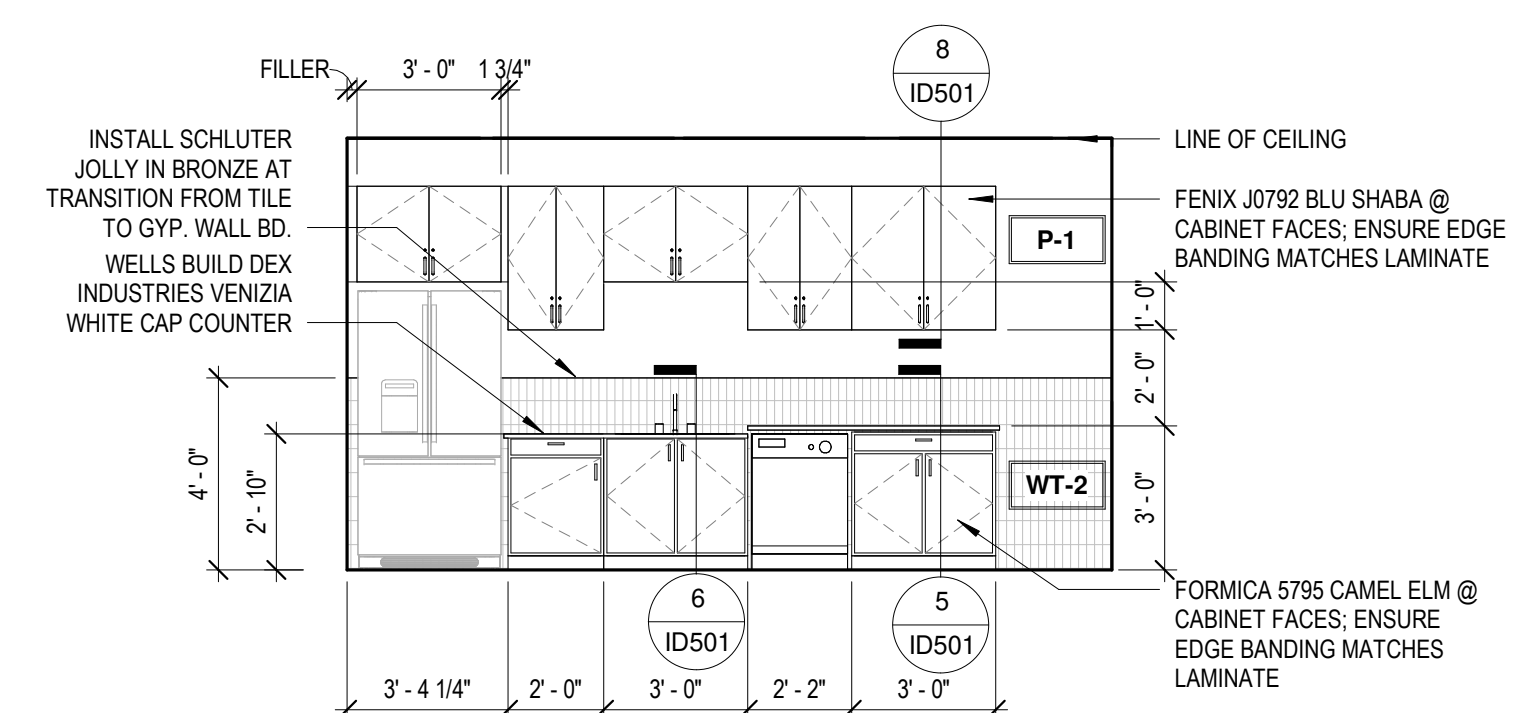
12 SHARED CONFERENCE ENTRANCE
1/4" = 1'-0"



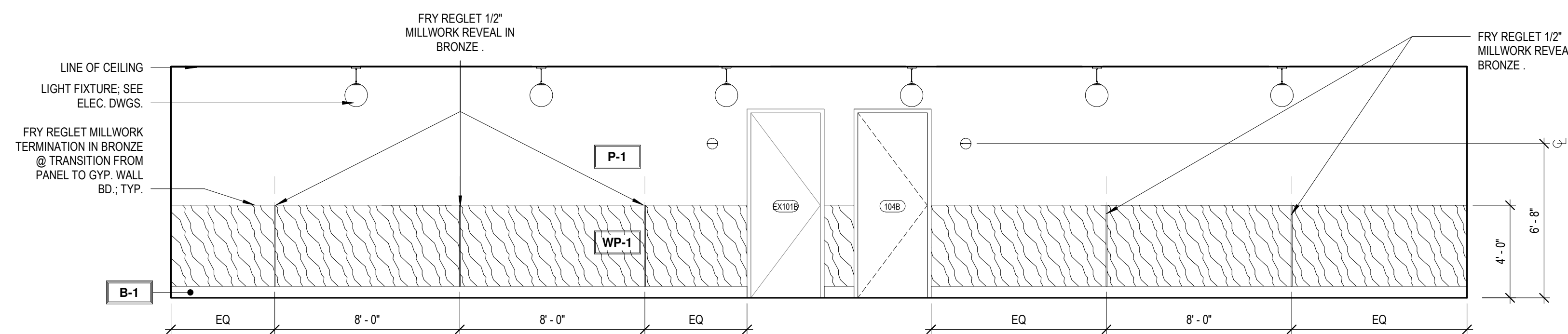
11 SHARED CONFERENCE MILLWORK
1/4" = 1'-0"



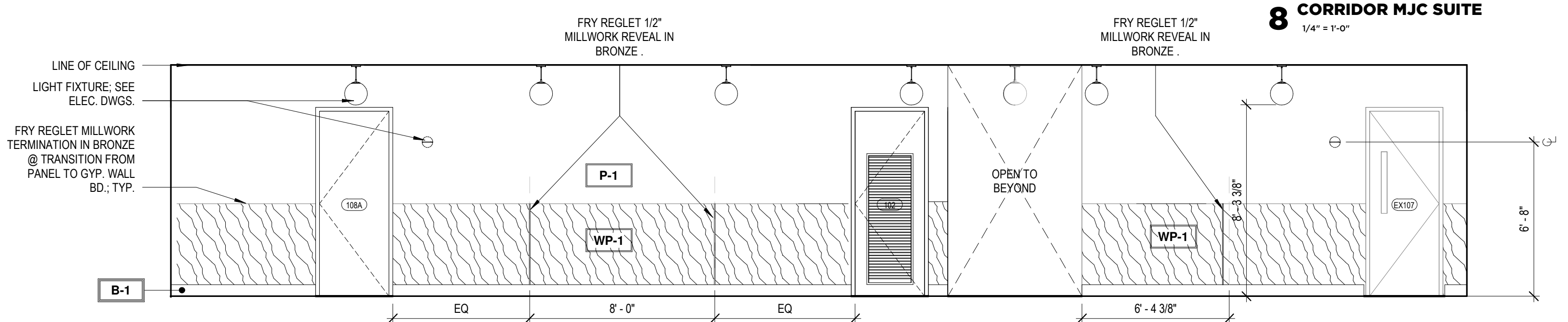
10 SHARED CONFERENCE DRAPERY
1/4" = 1'-0"



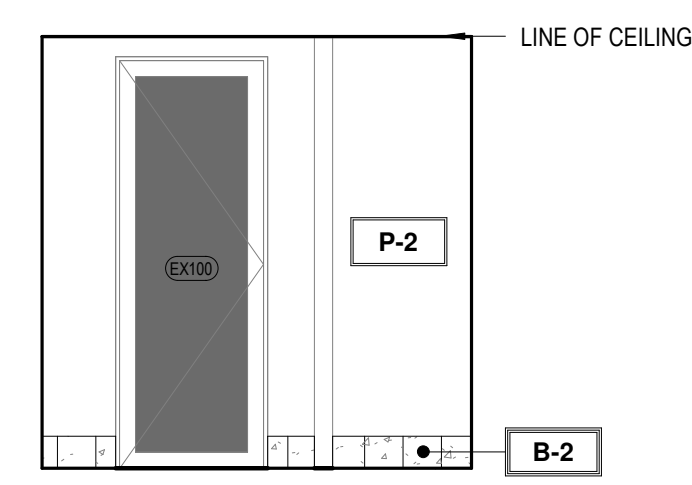
9 BREAKROOM MILLWORK
1/4" = 1'-0"



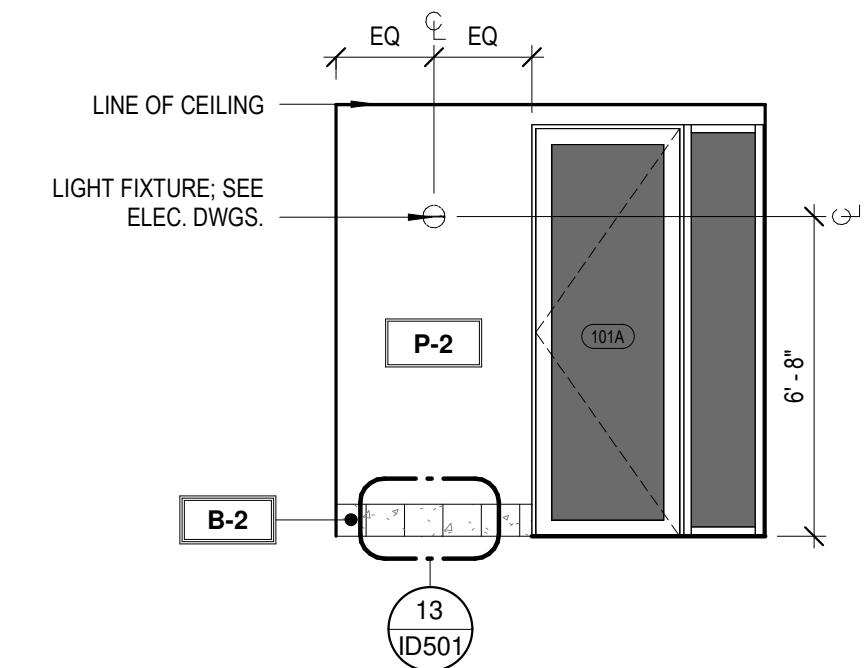
8 CORRIDOR MJC SUITE
1/4" = 1'-0"



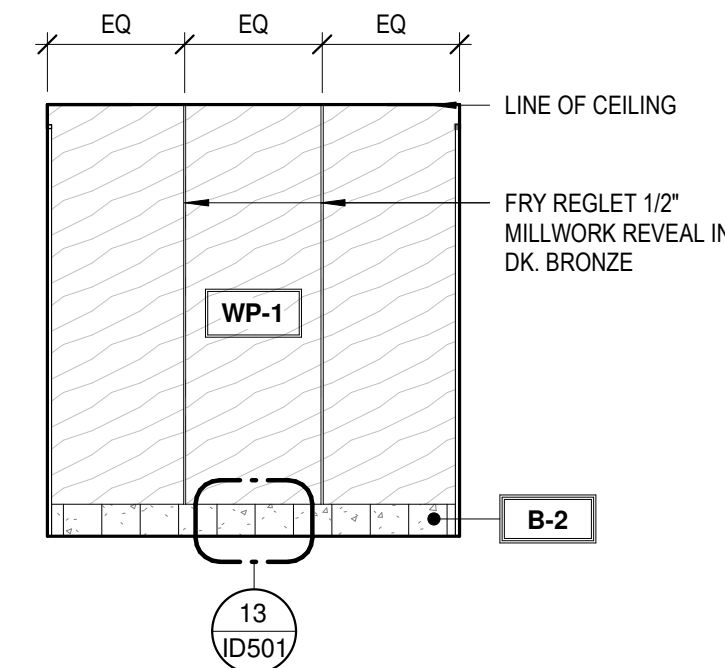
7 CORRIDOR CONFERENCE
1/4" = 1'-0"



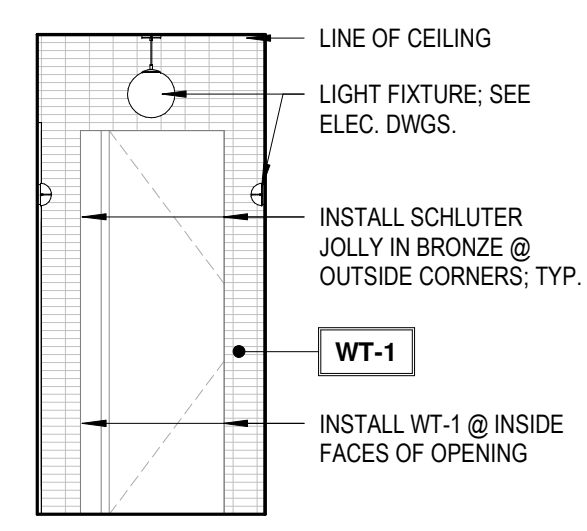
6 VESTIBULE MAIN BUILDING ENTRANCE
1/4" = 1'-0"



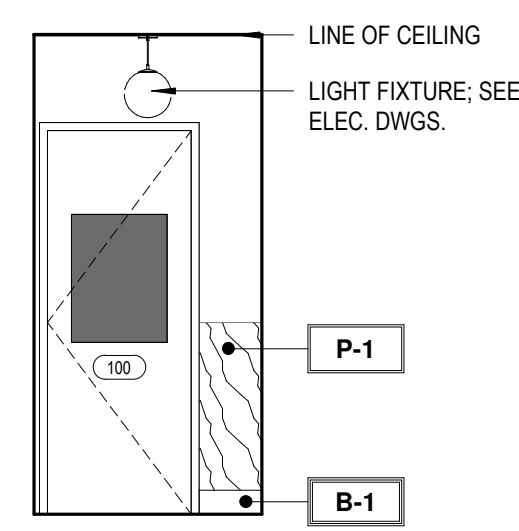
5 VESITBULE TIRE SOUTH SUITE
1/4" = 1'-0"



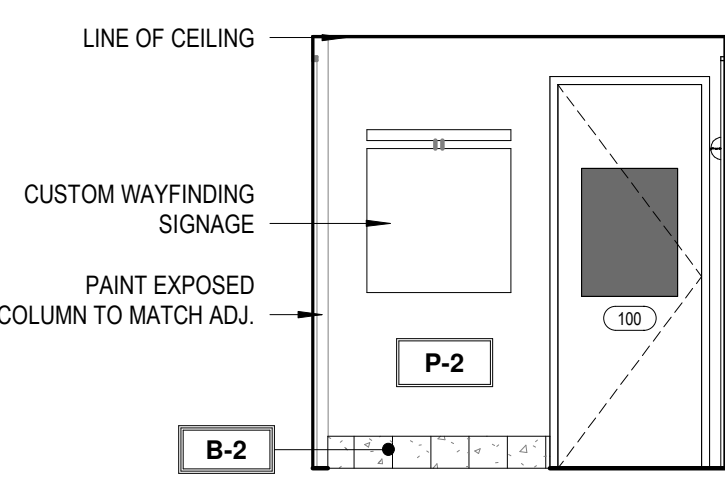
4 VESTIBULE PANELING
1/4" = 1'-0"



3 CORRIDOR TOWARDS PHASE II
1/4" = 1'-0"



2 VESTIBULE ENTRANCE
1/4" = 1'-0"



1 VESTIBULE TOWARDS SIGNAGE
1/4" = 1'-0"

BASE MATERIAL SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
B-1	RUBBER BASE	CONTOURS NOVEL #45	BLACK BROWN	ROPPE	-	8"	N/A	N/A	N/A	ALTERNATE GRAPHITE & WHITE - SEE DETAIL	INSTALL SCHLUTER DILEX-AHKA IN BRONZE AT TRASITION FROM WALL TO FLOOR
B-2	TILE BASE	VENEZIANA GRAPHITE & WHITE	POLISHED	TRINITY SURFACES	RACHEL MOORE	8"x8"	TBD	1/16"	TBD		
B-3	RUBBER BASE	PINNACLE	139 DEEP NAVY	ROPPE	-	6"	N/A	N/A	N/A		
B-4	WOOD BASE TRIM	RB-9602 SPEED BASE MOULDING	PAINT TO MATCH ADJ.	RANDALL BROTHERS	-	8"	N/A	N/A	N/A		

WALL MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
P-1	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9180 AGED WHITE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-2	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7069 IRON ORE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-3	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7012 CREAMY	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-4	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9060 CONNORS LAKE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-5	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7531 CANVAS TAN	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-1	ALL ABOUT GEO	ROSE BEIGE	-	MDC INTERIOR SOLUTIONS	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-2	ROMANTIC LANDSCAPE	NEUTRAL	WALL MURAL	PHOTOWALL	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WP-1	LAMINATE PANELING	5795-NG CAMEL ELM	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL BW PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WP-2	LAMINATE PANELING	6932-NG MACCHIATO WALNUT	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL BW PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WT-1	ARTEFINO ELEMENT	CHARCOAL AR36	MATTE	DALTILE	N/A	N/A	N/A	N/A	N/A	1/2" RUNNING BOND W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.
WT-2	KAI TRI-STACKED	BLACK	GLOSSY	TILEBAR	EMILY HATCH	1X4"	TBD	TBD	TBD	STACKED W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.

SHARED CONFERENCE INTERIOR
ELEVATION GRAPHIC LEGEND

- FENIX J0791 GIALLO EVORA
- FENIX J0789 ROSSO NAMIA
- FENIX J0792 BLU SHABA
- FENIX J0751 ROSSO JAIPUR
- PLASTIC LAMINATE - FORMICA 5795 CAMEL ELM
- FENIX J0790 VIOLA ORISSA

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

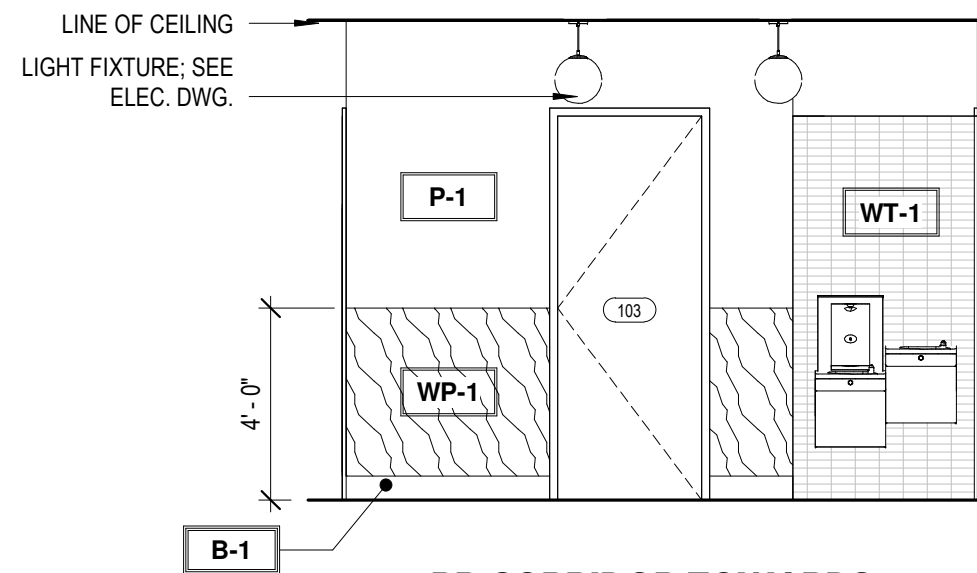


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CONSTRUCTION

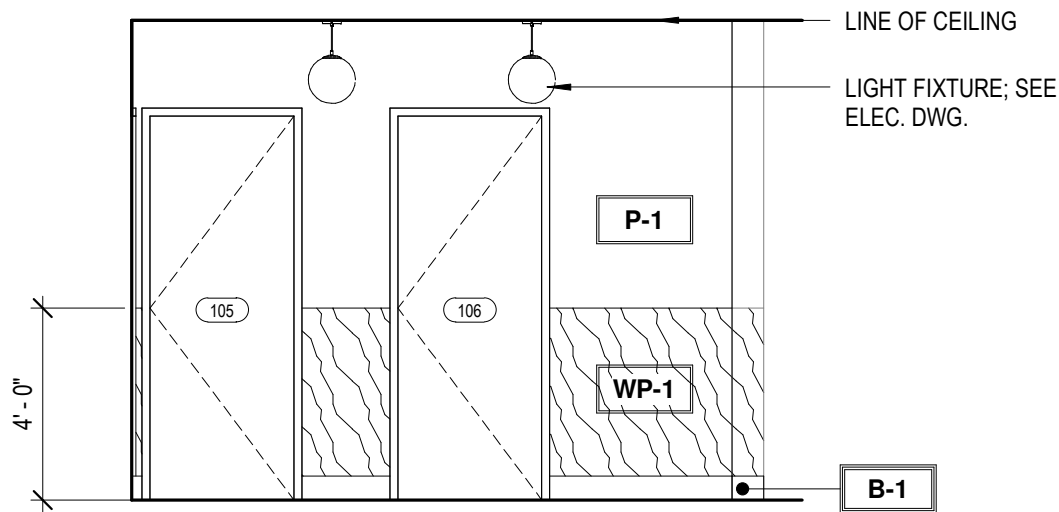
**AMENITY
RESTROOM
ELEVATIONS**

ID302

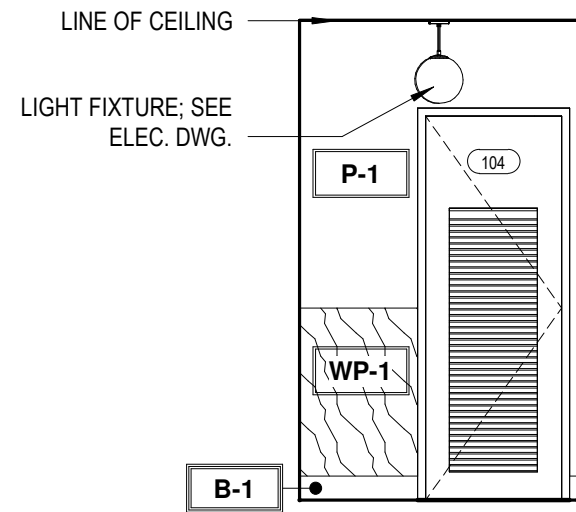
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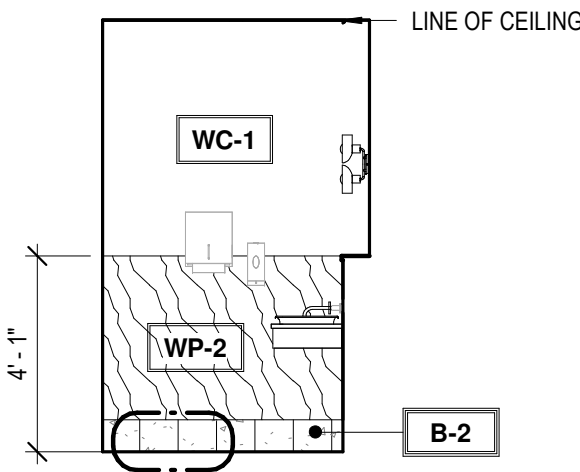
15 RR CORRIDOR TOWARDS WATERCOOLER
1/4" = 1'-0"



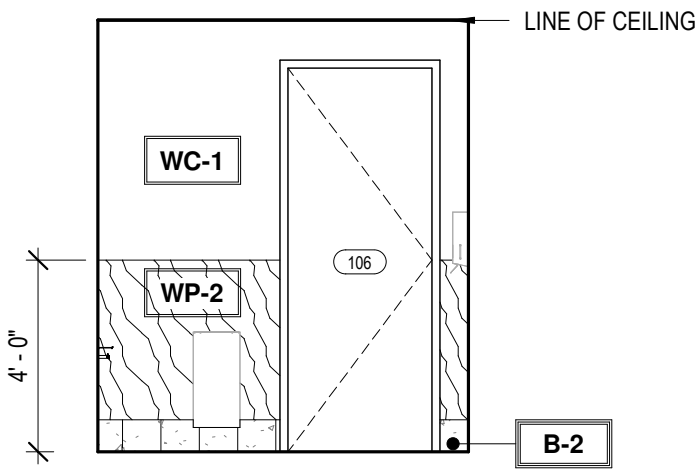
14 RR CORRIDOR TOWARDS RR2 & RR3
1/4" = 1'-0"



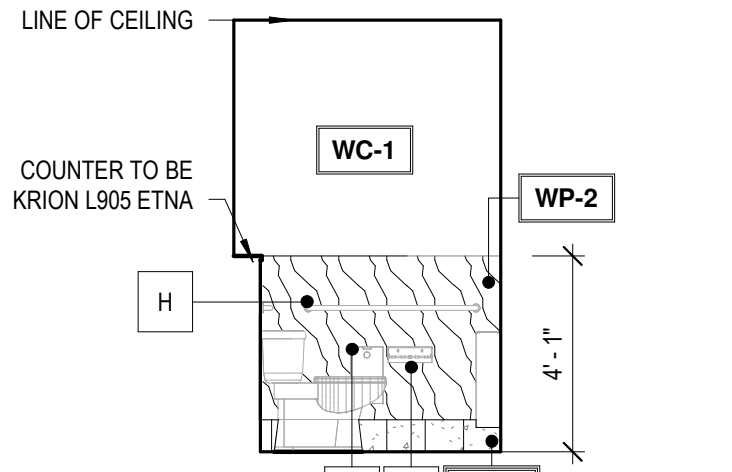
13 RR CORRIDOR TOWARDS JAN.
1/4" = 1'-0"



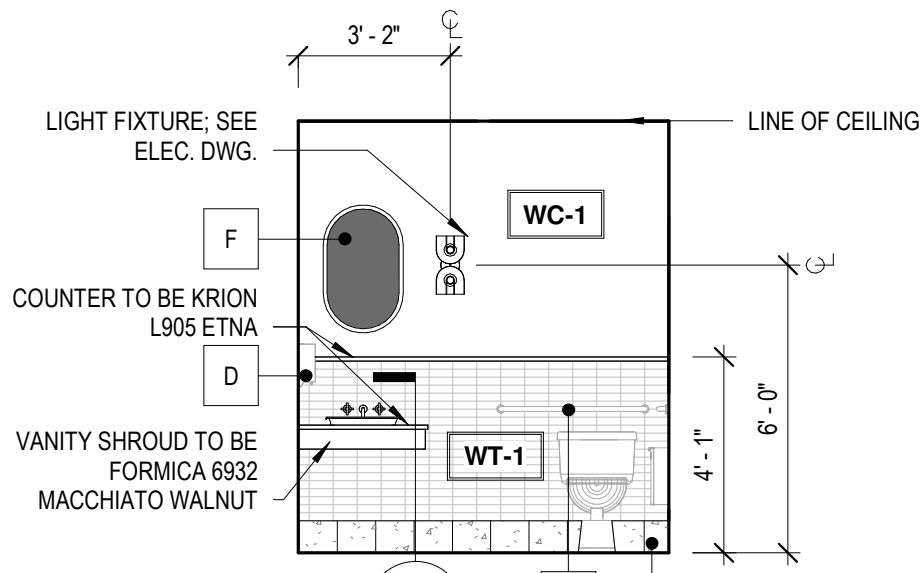
12 RR3 VANITY
1/4" = 1'-0"



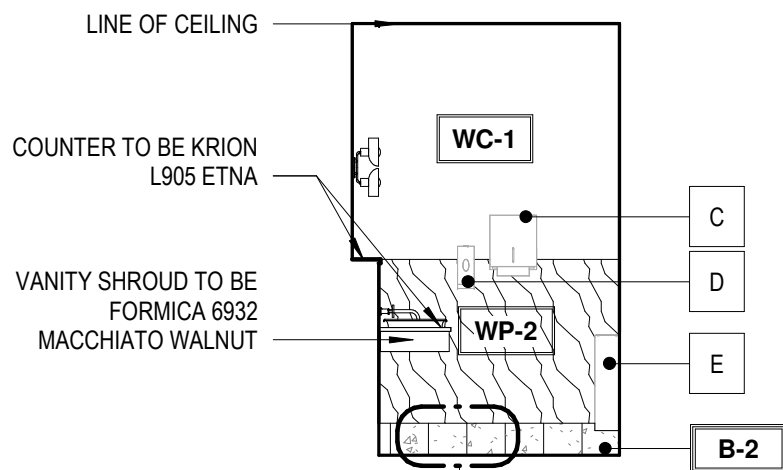
11 RR3 ENTRANCE
1/4" = 1'-0"



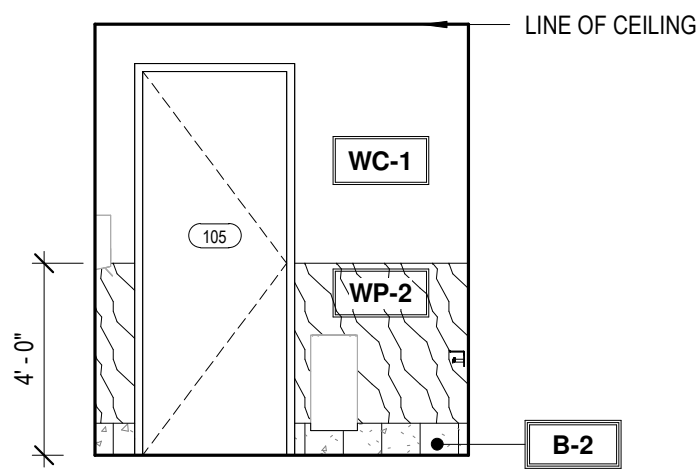
10 RR3 TOILET
1/4" = 1'-0"



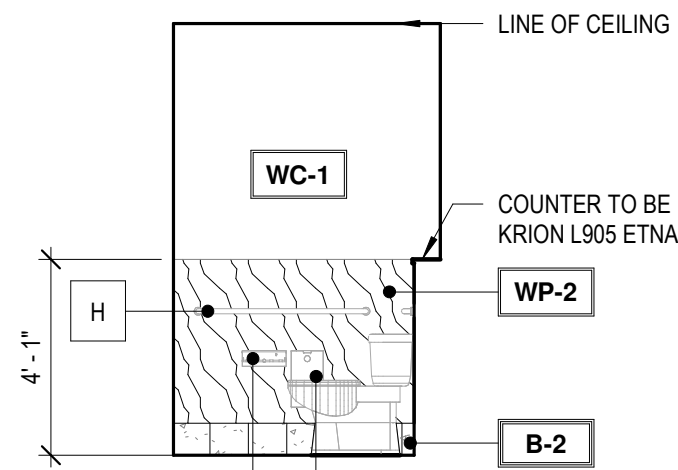
9 RR3 TOWARDS VANITY
1/4" = 1'-0"



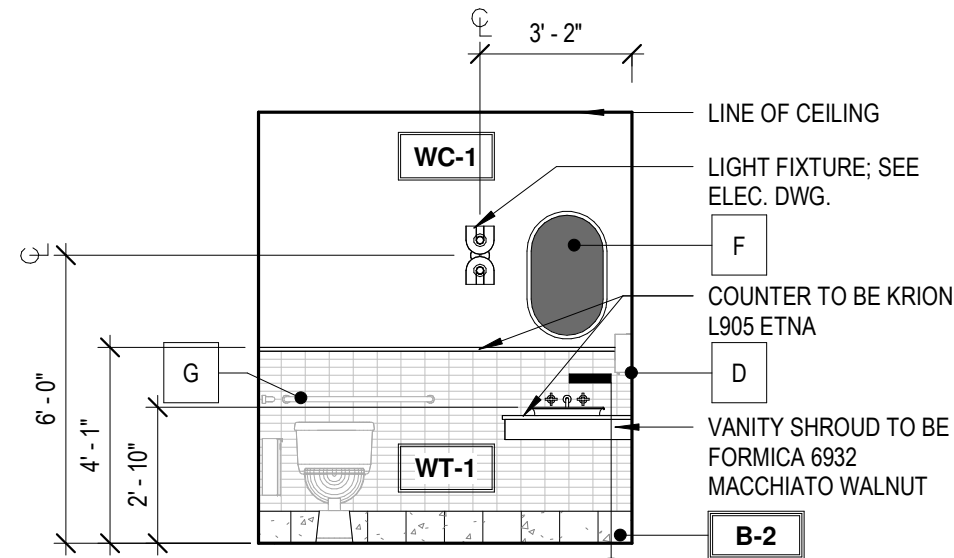
8 RR2 VANITY
1/4" = 1'-0"



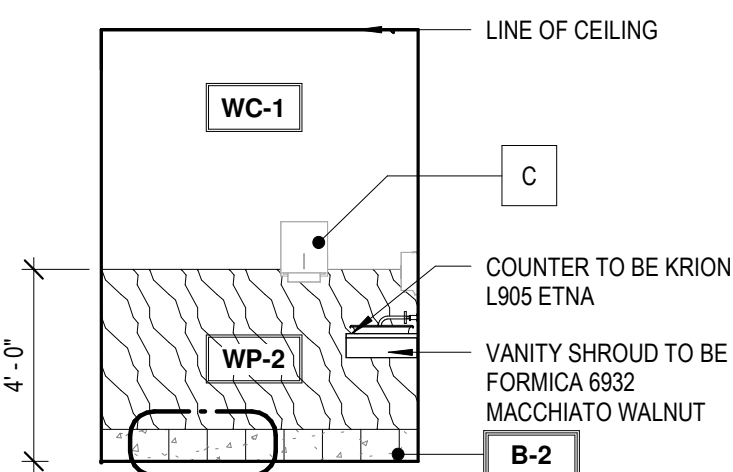
7 RR2 ENTRANCE
1/4" = 1'-0"



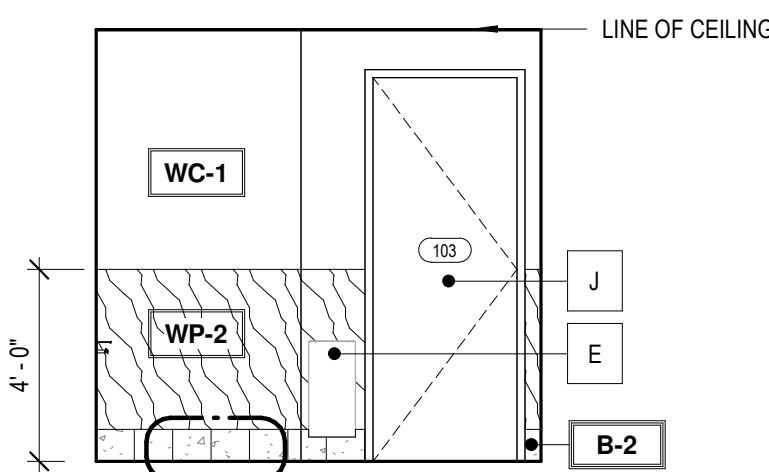
6 RR2 TOILET
1/4" = 1'-0"



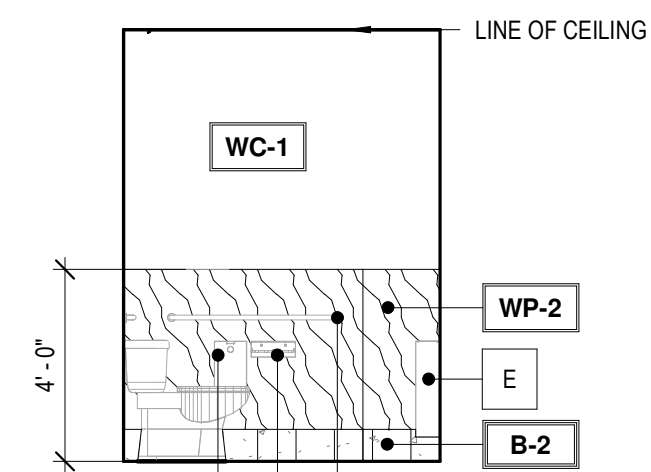
5 RR2 WET WALL
1/4" = 1'-0"



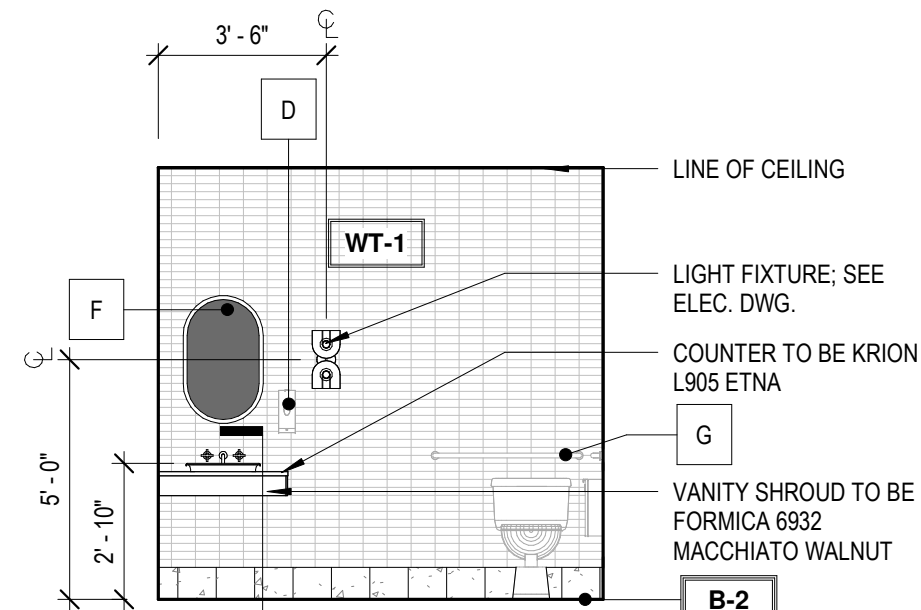
4 RR1 VANITY
1/4" = 1'-0"



3 RR1 ENTRANCE
1/4" = 1'-0"



2 RR1 TOILET
1/4" = 1'-0"



1 RR1 WET WALL
1/4" = 1'-0"

BASE MATERIAL SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
B-1	RUBBER BASE	CONTOURS NOVEL #45	BLACK BROWN	ROPPE	-	8"	N/A	N/A	N/A		
B-2	TILE BASE	VENEZIANA GRAPHITE & WHITE	POLISHED	TRINITY SURFACES	RACHEL MOORE	8"X8"	TBD	1/16"	TBD	ALTERNATE GRAPHITE & WHITE - SEE DETAIL	INSTALL SCHLUTER DILEX-AHKA IN BRONZE AT TRASITION FROM WALL TO FLOOR
B-3	RUBBER BASE	PINNACLE	139 DEEP NAVY	ROPPE	-	6"	N/A	N/A	N/A		
B-4	WOOD BASE TRIM	RB-9602 SPEED BASE MOULDING	PAINT TO MATCH ADJ.	RANDALL BROTHERS	-	8"	N/A	N/A	N/A		

WALL MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
P-1	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9180 AGED WHITE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-2	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7069 IRON ORE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-3	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7012 CREAMY	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-4	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9060 CONNORS LAKE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-5	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7531 CANVAS TAN	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-1	ALL ABOUT GEO	ROSE BEIGE	-	MDC INTERIOR SOLUTIONS	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-2	ROMANTIC LANDSCAPE	NEUTRAL	WALL MURAL	PHOTOWALL	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WP-1	LAMINATE PANELING	5795-NG CAMEL ELM	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WP-2	LAMINATE PANELING	6932-NG MACCHIATO WALNUT	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WT-1	ARTEFINO ELEMENT	CHARCOAL AR36	MATTE	DALTILE	N/A	N/A	N/A	N/A	N/A	1/2" RUNNING BOND W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.
WT-2	KAI TRI-STACKED	BLACK	GLOSSY	TILEBAR	EMILY HATCH	1X4"	TBD	TBD	TBD	STACKED W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.

RESTROOM ACCESSORY SCHEDULE

A	SURFACE MTD. TOILET TISSUE DISPENSER (BOBRICK B-540.MTBLK)
B	SINGLE SURFACE MOUNTED SANITARY NAPKIN RECEPTACLE (BOBRICK B-35139.MTBLK)
C	SURFACE MOUNTED PAPER TOWEL DISPENSER, MATTE BLACK, 525 MULTIFOLD TOWELS (BOBRICK B-9262.MBLK)
D	SURFACE MOUNTED AUTO LIQUID SOAP DISPENSER, MATTE BLACK (BOBRICK B-2012.MBLK)
E	SURFACE MOUNTED TRASH RECEPTACLE (BOBRICK B-9279.MTBLK)
F	FIXED MIRROR (LUMENS UTTERMOST VARINA MIRROR IN GOLD)
G	36" GRAB BAR (GAMCO B-150C.MTBLK X 36)
H	42" GRAB BAR (GAMCO B-150C.MTBLK X 42)
J	SURFACE MOUNTED ROBE HOOK (FERGUSON SIGNATURE BRIXLEE REEDED BRASS)

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

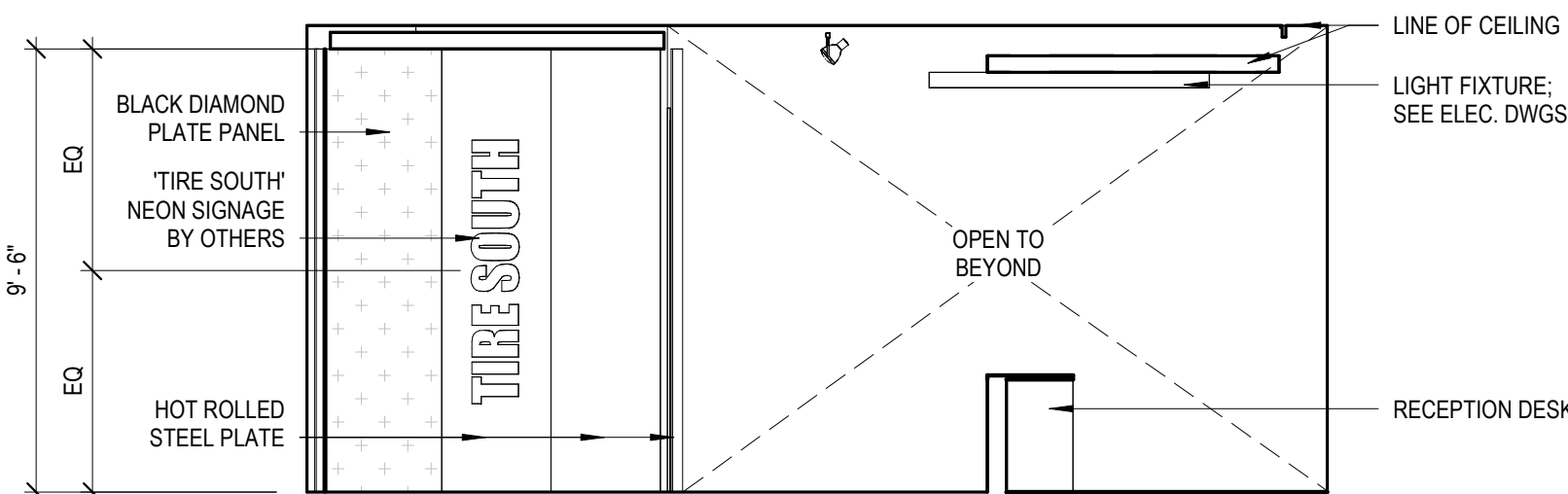
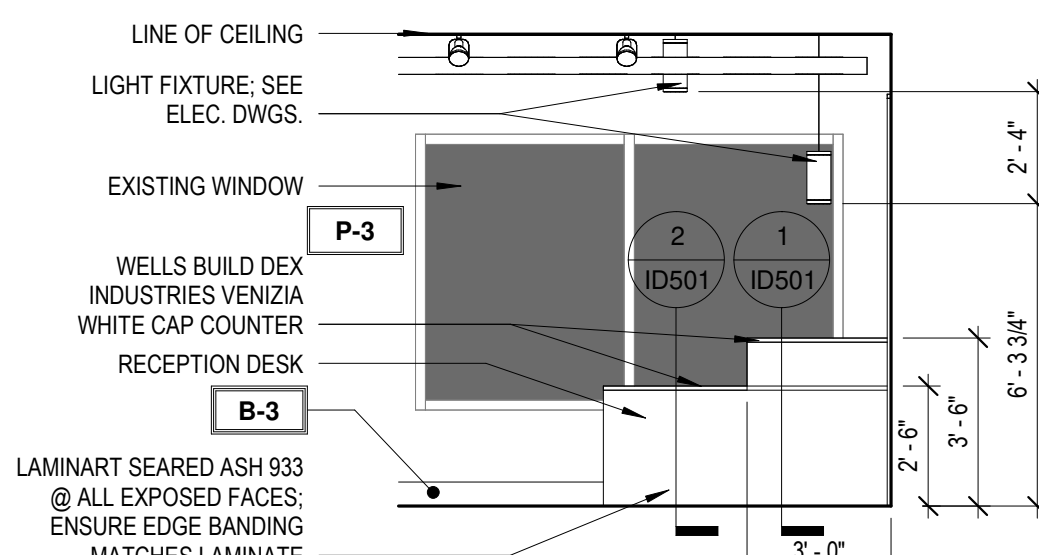
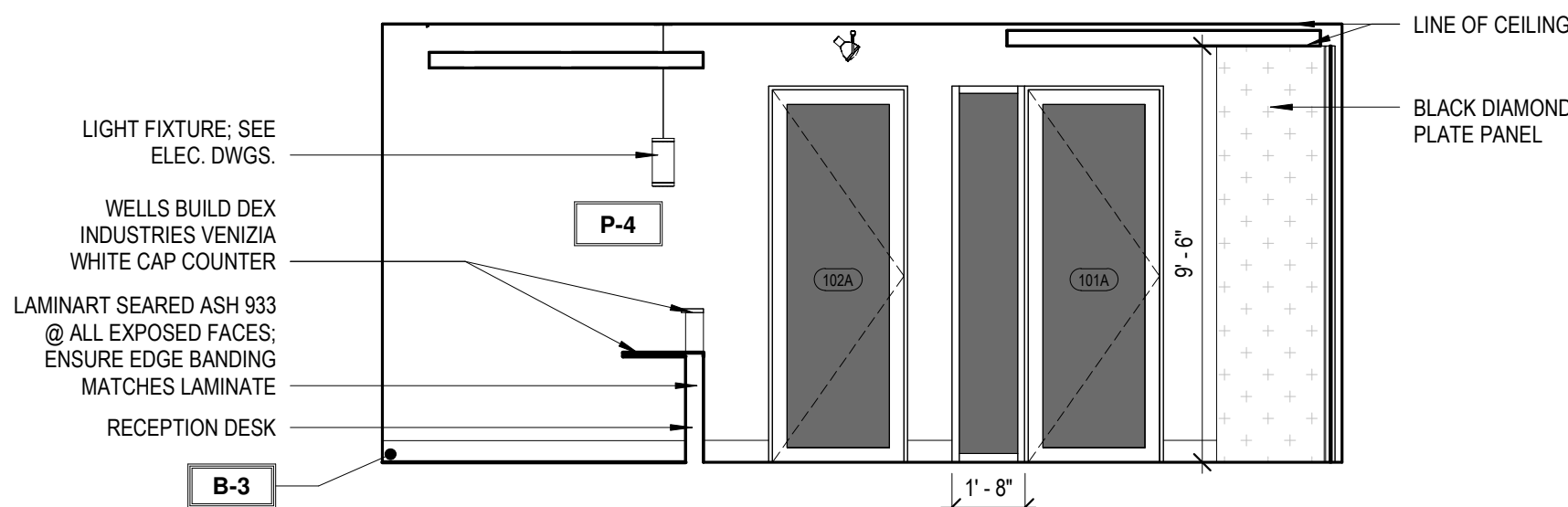
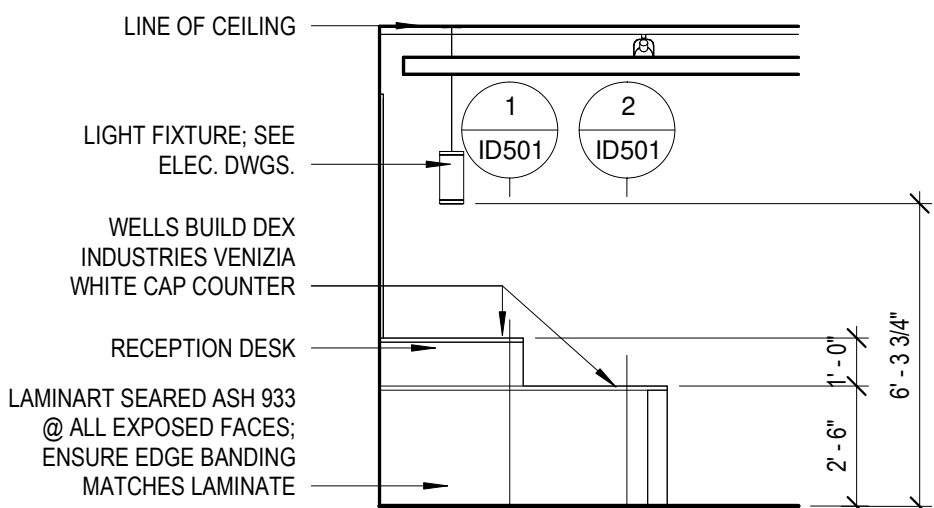
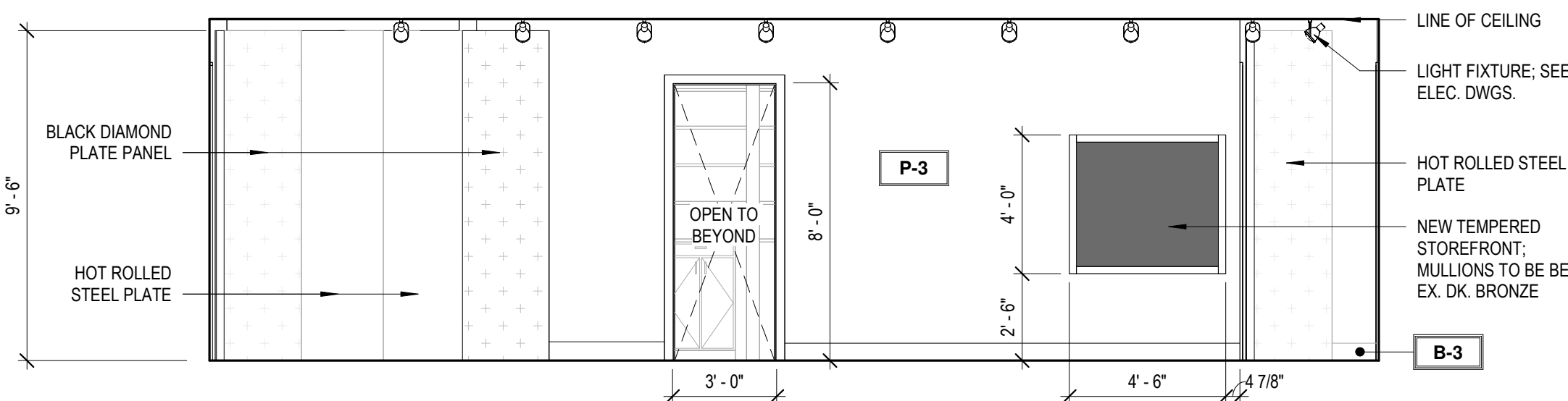
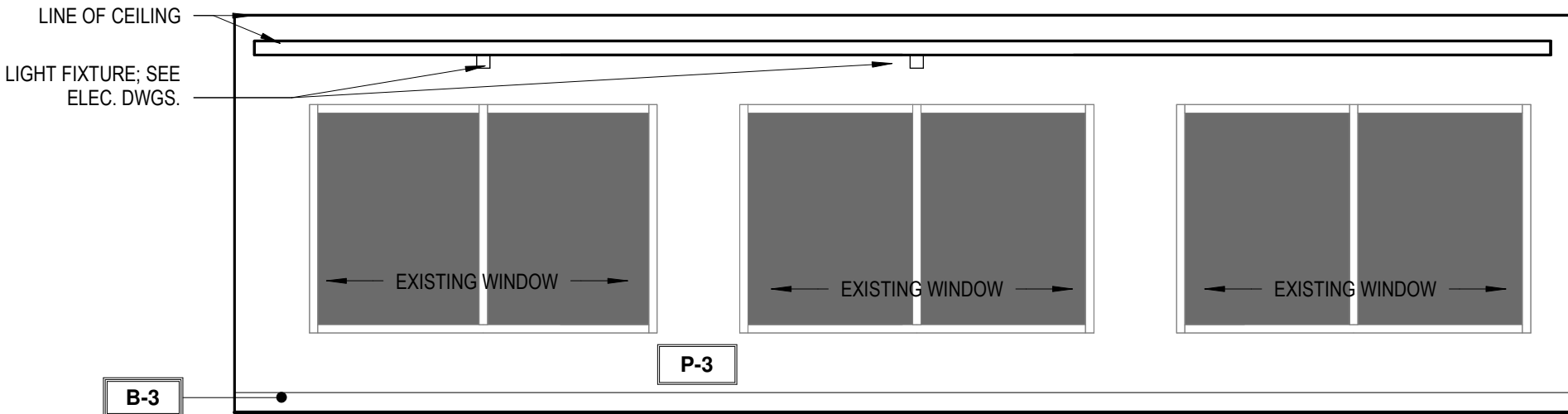
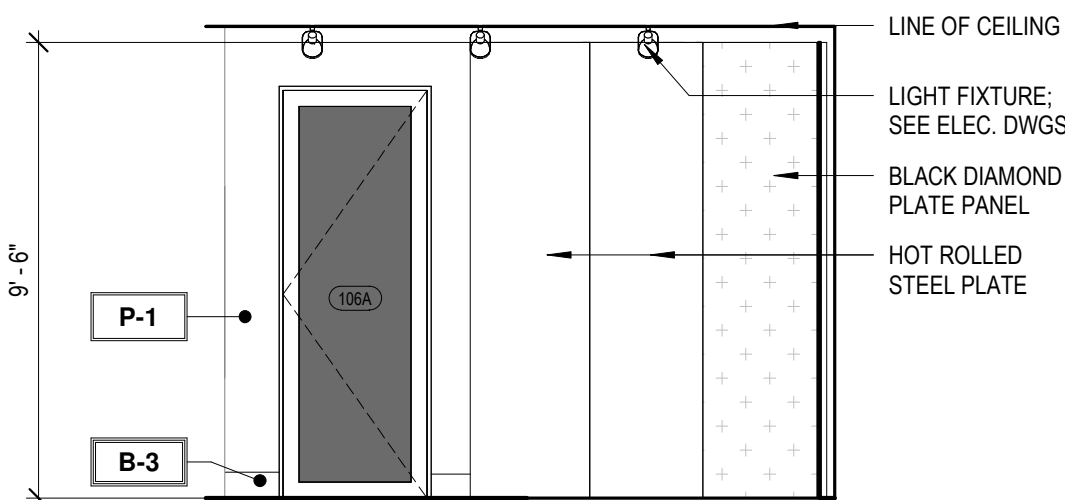
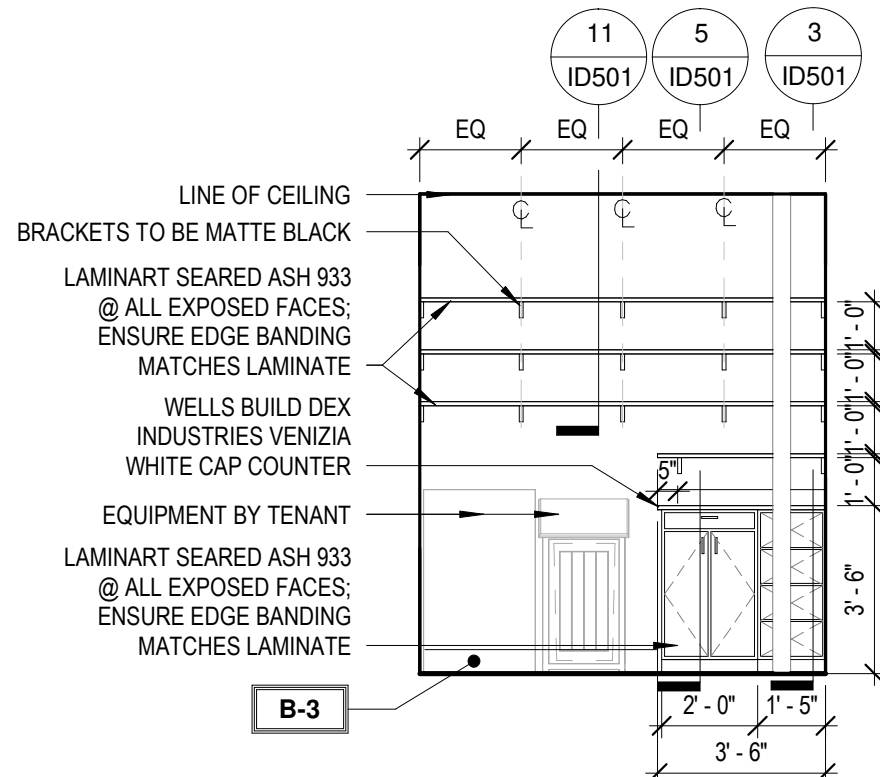
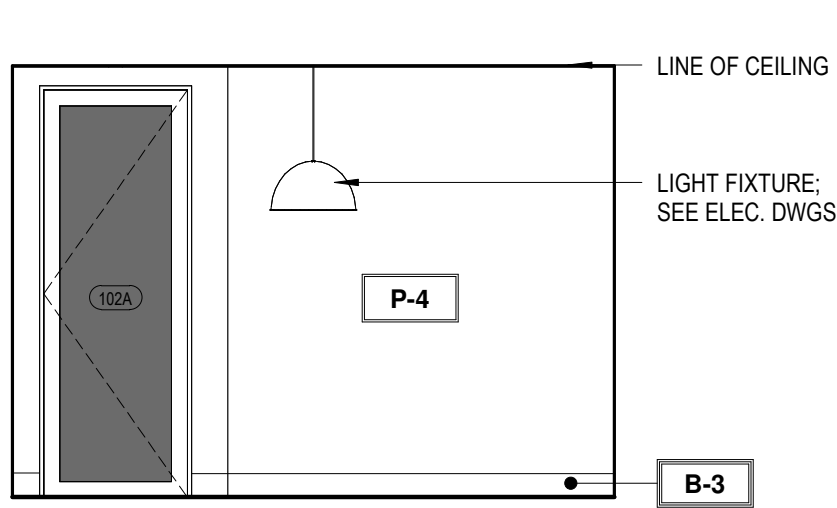
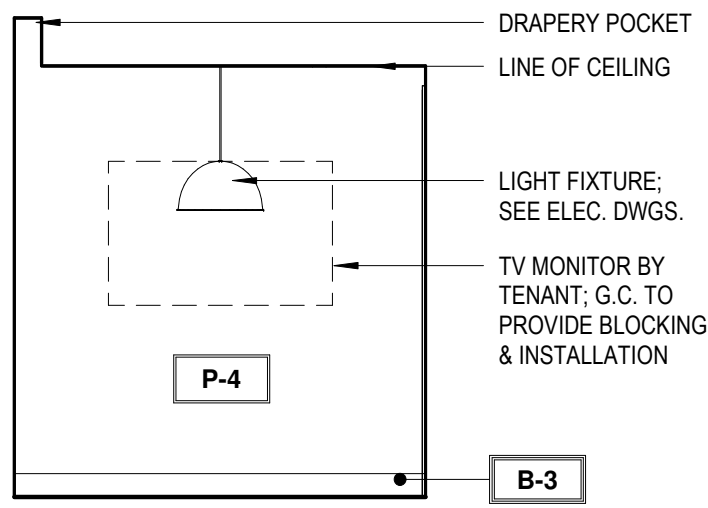
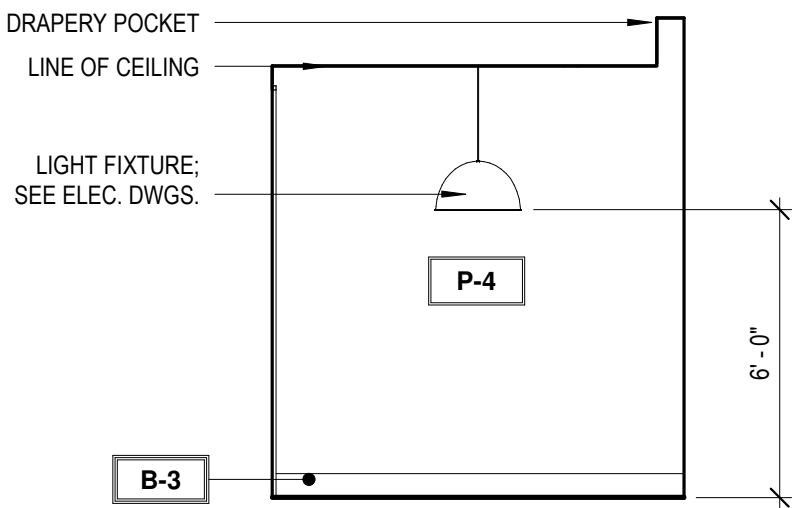
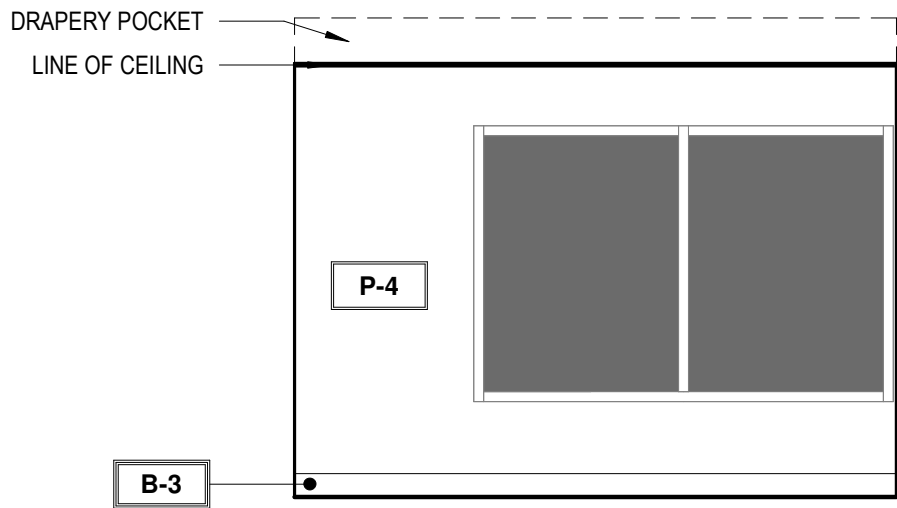
1167 PACE ST, COVINGTON, GA



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CONSTRUCTION

**TIRE
SOUTH
(SUITE A)
ELEVATIONS**

ID303



BASE MATERIAL SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
B-1	RUBBER BASE	CONTOURS NOVEL #45	BLACK BROWN	ROPPE	-	8"	N/A	N/A	N/A		
B-2	TILE BASE	VENEZIANA GRAPHITE & WHITE	POLISHED	RACHEL MOORE	-	8"X8"	TBD	1/16"	TBD	ALTERNATE GRAPHITE & WHITE - SEE DETAIL	INSTALL SCHLUTER DILEX-AHKA IN BRONZE AT TRASITION FROM WALL TO FLOOR
B-3	RUBBER BASE	PINNACLE	139 DEEP NAVY	ROPPE	-	6"	N/A	N/A	N/A		
B-4	WOOD BASE TRIM	RB-9602 SPEED BASE MOULDING	PAINT TO MATCH ADJ.	RANDALL BROTHERS	-	8"	N/A	N/A	N/A		

WALL MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
P-1	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9180 AGED WHITE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-2	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7069 IRON ORE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-3	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7012 CREAMY	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-4	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9060 CONNORS LAKE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-5	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7531 CANVAS TAN	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-1	ALL ABOUT GEO	ROSE BEIGE	-	MDC INTERIOR SOLUTIONS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-2	ROMANTIC LANDSCAPE	NEUTRAL	WALL MURAL	PHOTOWALL	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WP-1	LAMINATE PANELING	5795-NG CAMEL ELM	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WP-2	LAMINATE PANELING	6932-NG MACCHIATO WALNUT	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL B/W PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WT-1	ARTEFINO ELEMENT	CHARCOAL AR36	MATTE	DALTILE	N/A	N/A	N/A	N/A	N/A	1/2 RUNNING BOND W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.
WT-2	KAI TRI-STACKED	BLACK	GLOSSY	TILEBAR	EMILY HATCH	1X4"	TBD	TBD	TBD	STACKED W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.

#	DATE	TITLE
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PROJECT NUMBER:
26-002

1167 PACE ST. - PHASE I

1167 PACE ST, COVINGTON, GA

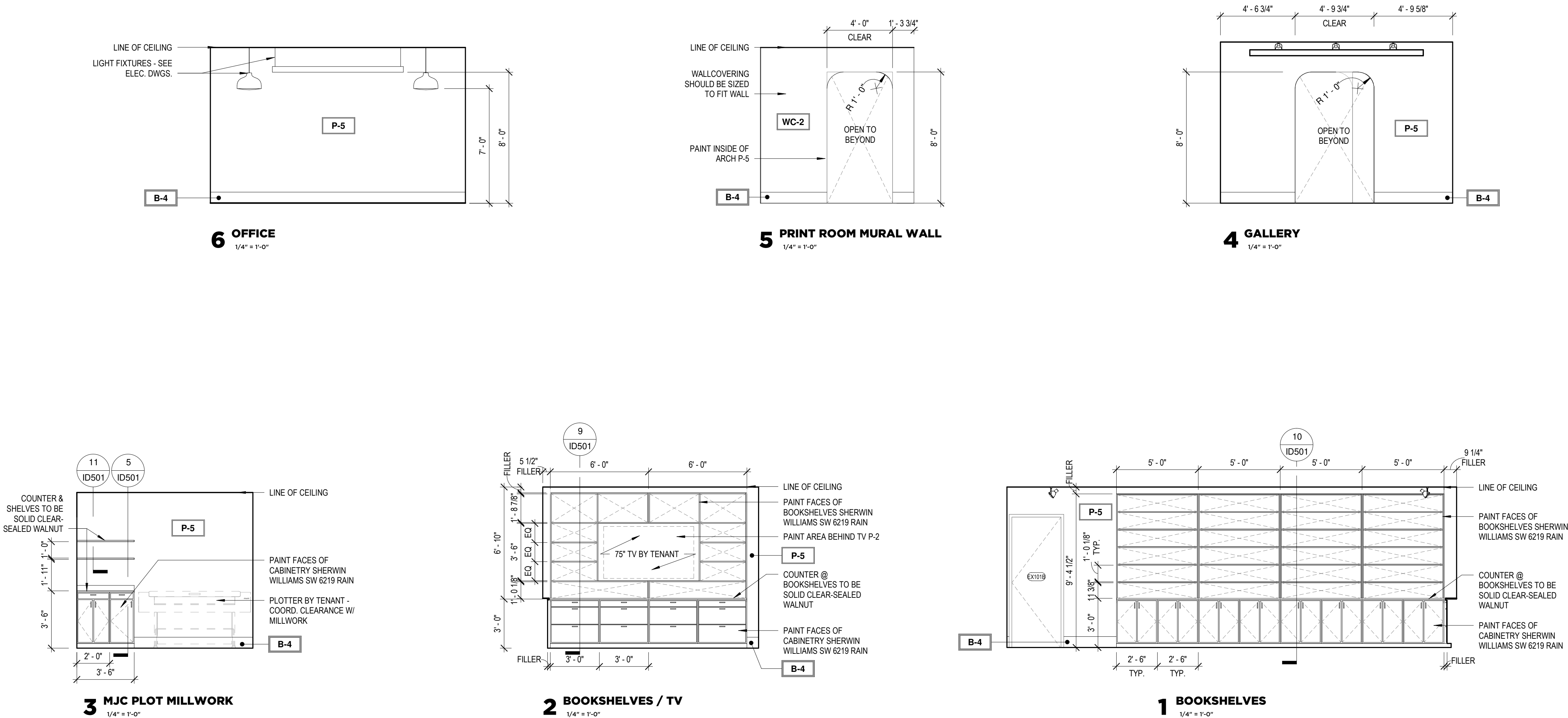


RELEASED FOR
CONSTRUCTION

**MJC
OFFICE
SUITE
(SUITE B)
ELEVATIONS**

ID304

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BASE MATERIAL SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
B-1	RUBBER BASE	CONTOURS NOVEL #45	BLACK BROWN	ROPPE	-	8"	N/A	N/A	N/A		
B-2	TILE BASE	VENEZIANA GRAPHITE & WHITE	POLISHED	TRINITY SURFACES	RACHEL MOORE	8"x8"	TBD	1/16"	TBD	ALTERNATE GRAPHITE & WHITE - SEE DETAIL	INSTALL SCHLUTER DILEX-AHKA IN BRONZE AT TRASITION FROM WALL TO FLOOR
B-3	RUBBER BASE	PINNACLE	139 DEEP NAVY	ROPPE	-	8"	N/A	N/A	N/A		
B-4	WOOD BASE TRIM	RB-9602 SPEED BASE MOULDING	PAINT TO MATCH ADJ.	RANDALL BROTHERS	-	8"	N/A	N/A	N/A		

WALL MATERIAL FINISH SCHEDULE

Type	PRODUCT NAME	PRODUCT STYLE #	FINISH	MANUFACTURER	CONTACT	DIMENSIONS	GROUT COLOR	GROUT JOINT	GROUT MANUFACTURER	INSTALLATION	NOTES
P-1	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9180 AGED WHITE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-2	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7069 IRON ORE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-3	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7012 CREAMY	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-4	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 9060 CONNORS LAKE	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
P-5	SW PRO-MAR 400 ZERO VOC INTERIOR LATEX	SW 7531 CANVAS TAN	EGGSHELL U.N.O.	SHERWIN WILLIAMS	N/A	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-1	ALL ABOUT GEO	ROSE BEIGE	-	MDC INTERIOR SOLUTIONS		N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WC-2	ROMANTIC LANDSCAPE	NEUTRAL	WALL MURAL	PHOTOWALL	-	N/A	N/A	N/A	N/A		PROVIDED & INSTALLED BY G.C.
WP-1	LAMINATE PANELING	5795-NG CAMEL ELM	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL BWV PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WP-2	LAMINATE PANELING	6932-NG MACCHIATO WALNUT	NATURAL GRAIN	FORMICA	-	N/A	N/A	N/A	N/A	USE FRY REGLET MILLWORK 1/2" REVEAL BWV PANELS IN BRONZE; USE MILLWORK FRY REGLET MILLWORK TERMINATION IN BRONZE AT EXPOSED EDGES	PROVIDED & INSTALLED BY G.C.
WT-1	ARTEFINO ELEMENT	CHARCOAL AR36	MATTE	DALTILE	N/A	N/A	N/A	N/A	N/A	1/2 RUNNING BOND W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.
WT-2	KAI TRI-STACKED	BLACK	GLOSSY	TILEBAR	EMILY HATCH	1X4"	TBD	TBD	TBD	STACKED W/ SHORT SIDE PARALLEL TO GROUND	PROVIDED & INSTALLED BY G.C.

#	DATE	TITLE
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PROJECT NUMBER: 26-002

1167 PACE ST. - PHASE I

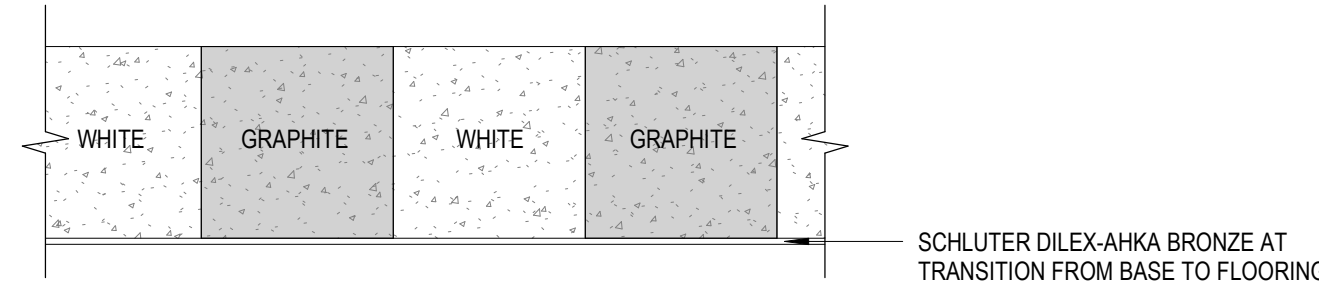
1167 PACE ST, COVINGTON, GA



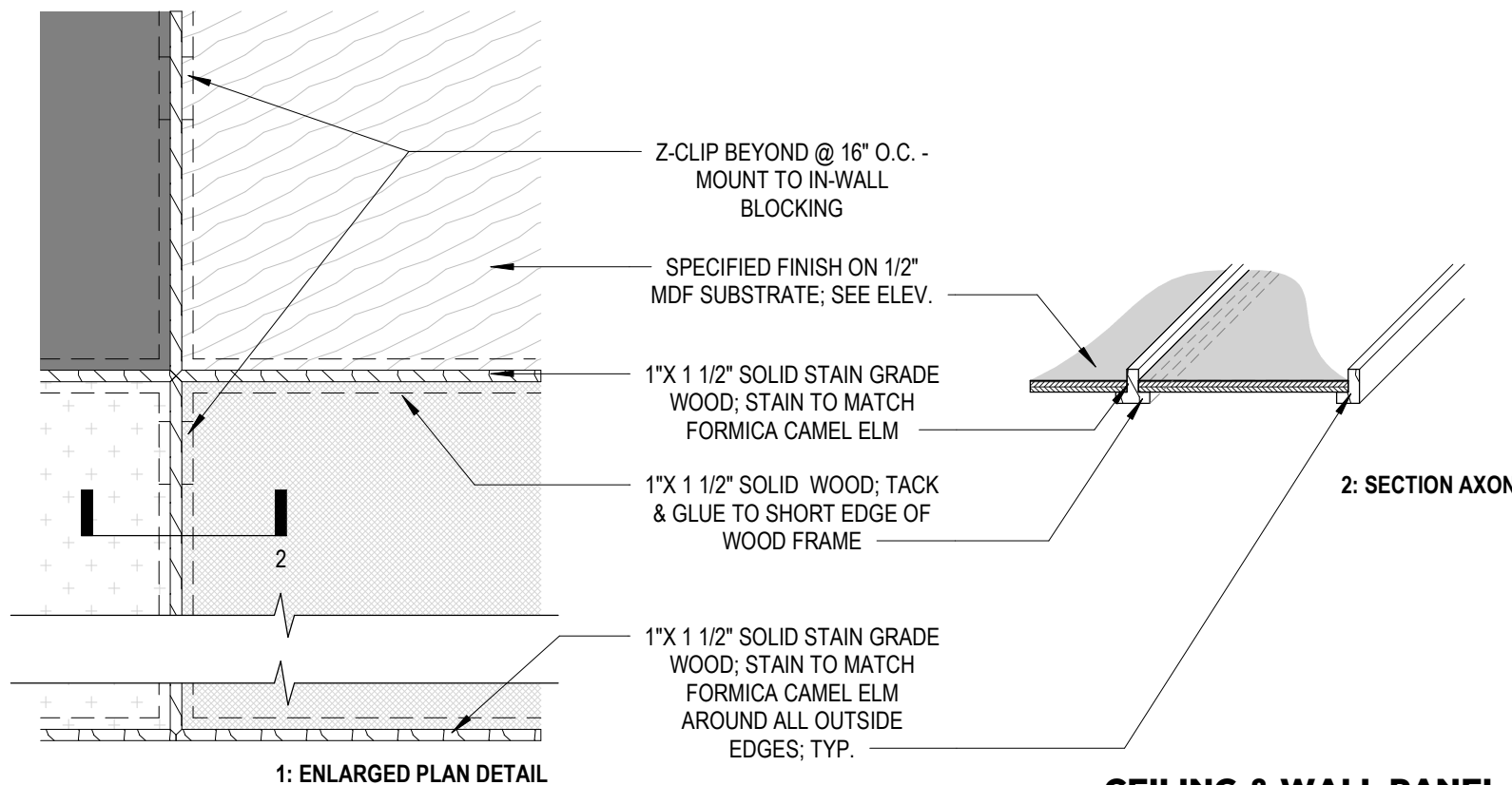
RELEASED FOR
CONSTRUCTION

MILLWORK
ELEVATIONS
@ DETAILS

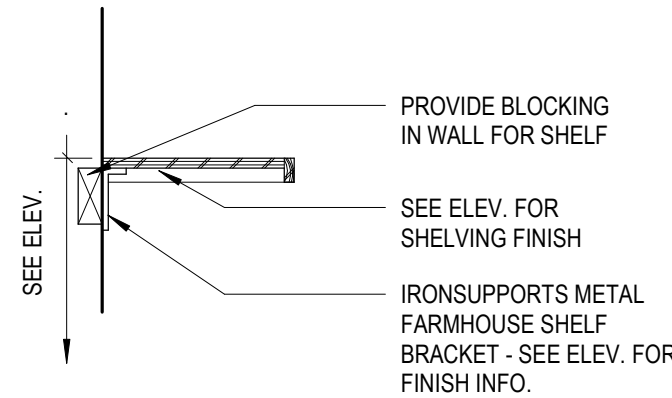
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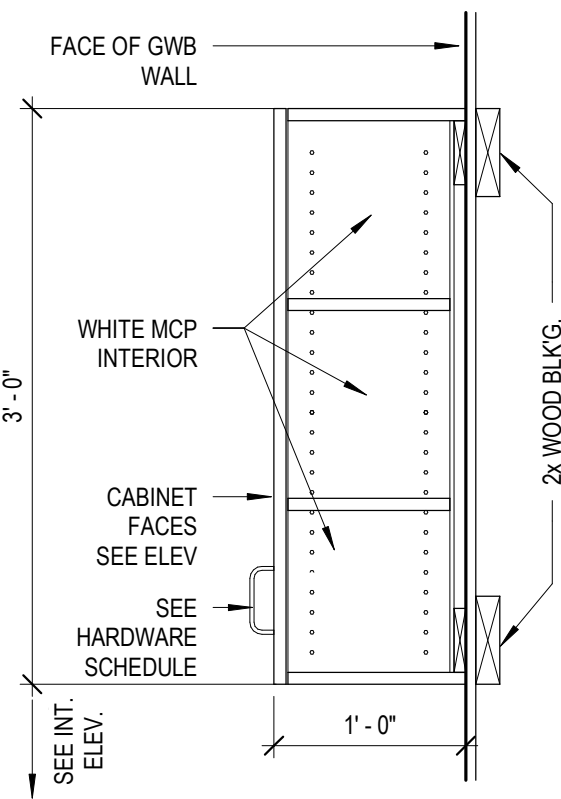
13 ENLARGED TILE BASE DETAIL
1 1/2" = 1'-0"



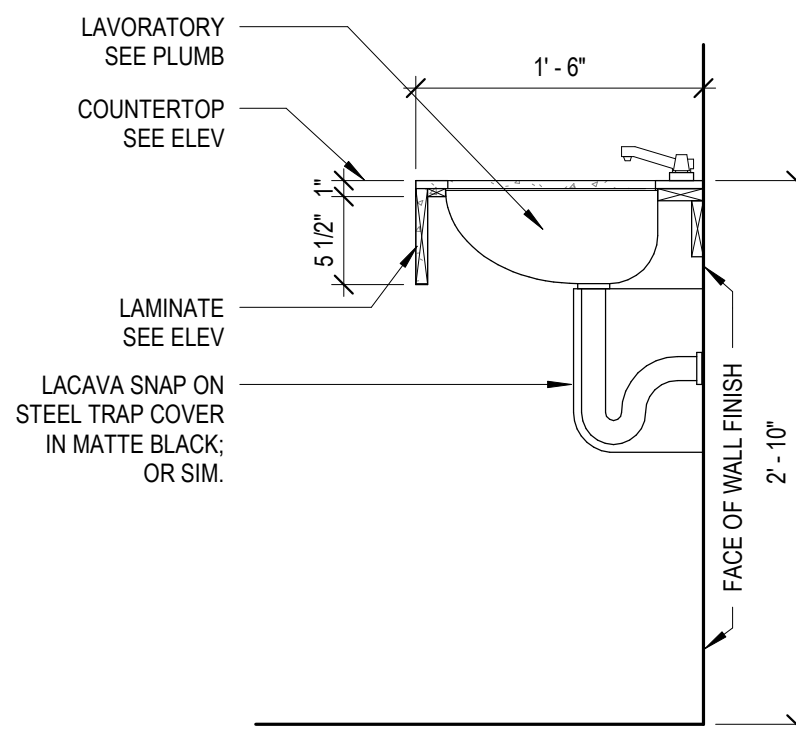
CEILING & WALL PANEL DETAILS @
12 SHARED CONFERENCE
1 1/2" = 1'-0"



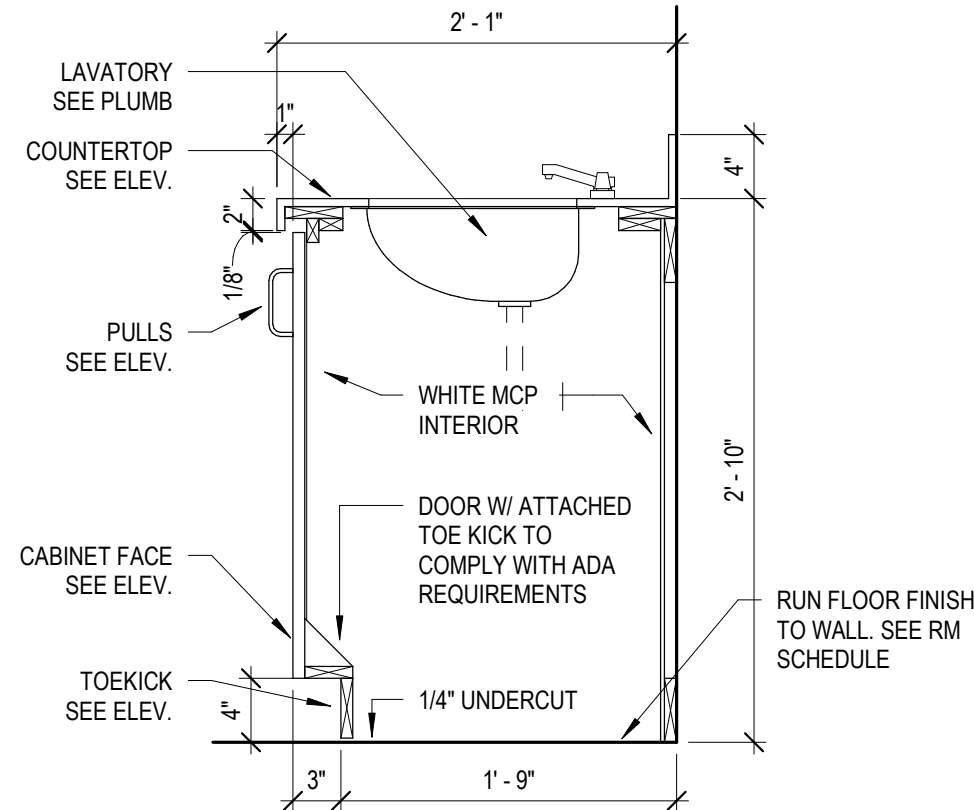
11 DETAIL - OPEN SHELVING
1" = 1'-0"



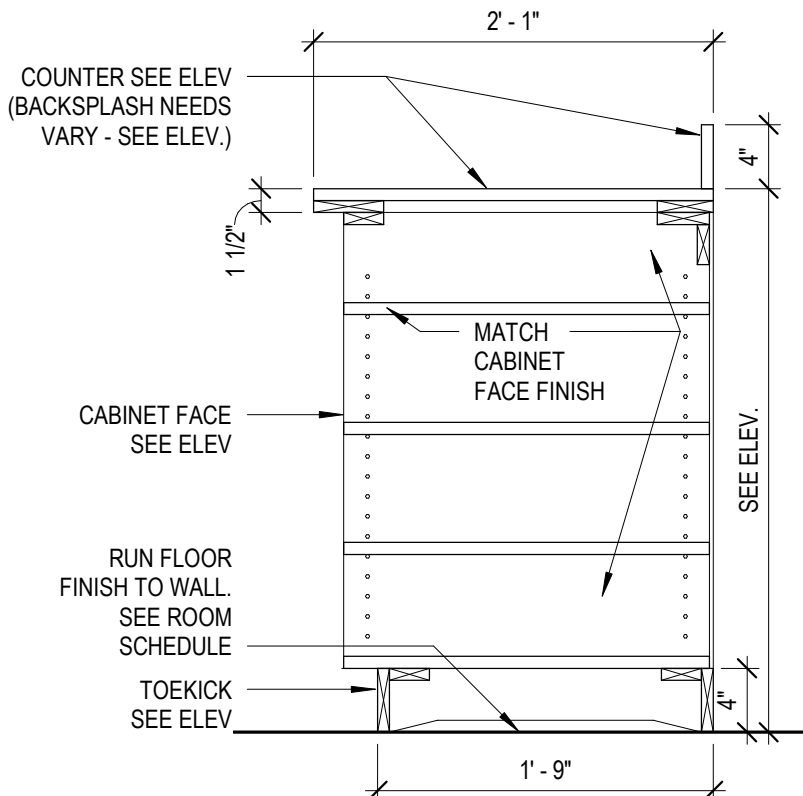
8 CABINET - UPPER
1" = 1'-0"



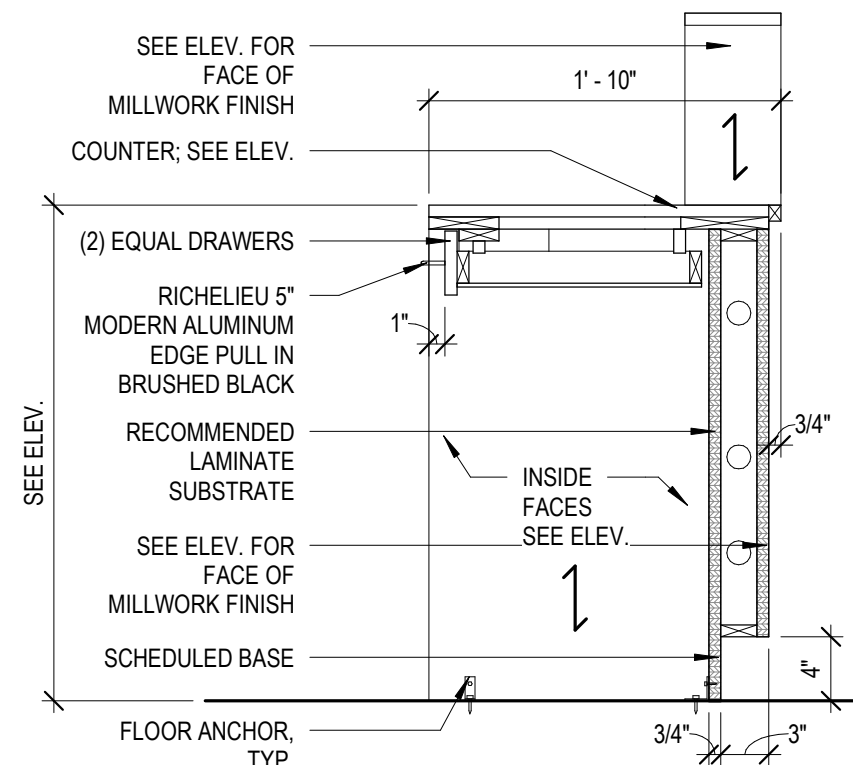
7 MILLWORK - ADA VANITY SINK
1" = 1'-0"



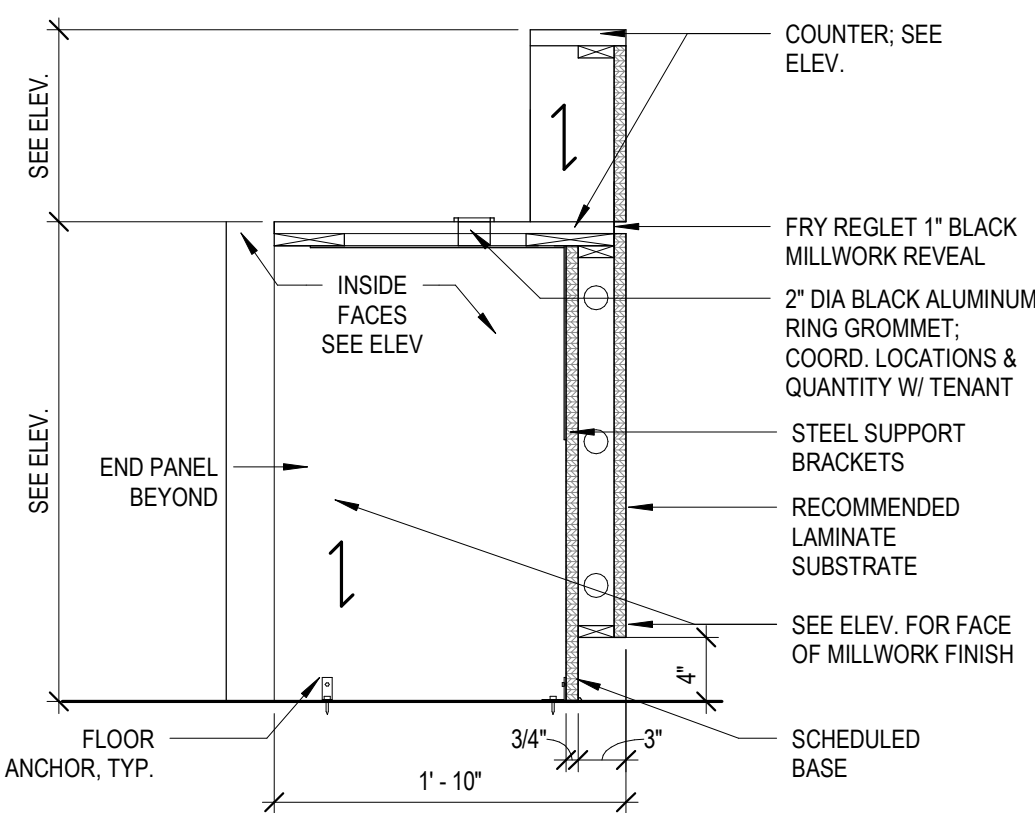
6 MILLWORK - SINK UNDERMOUNT W/
CABINET
1" = 1'-0"



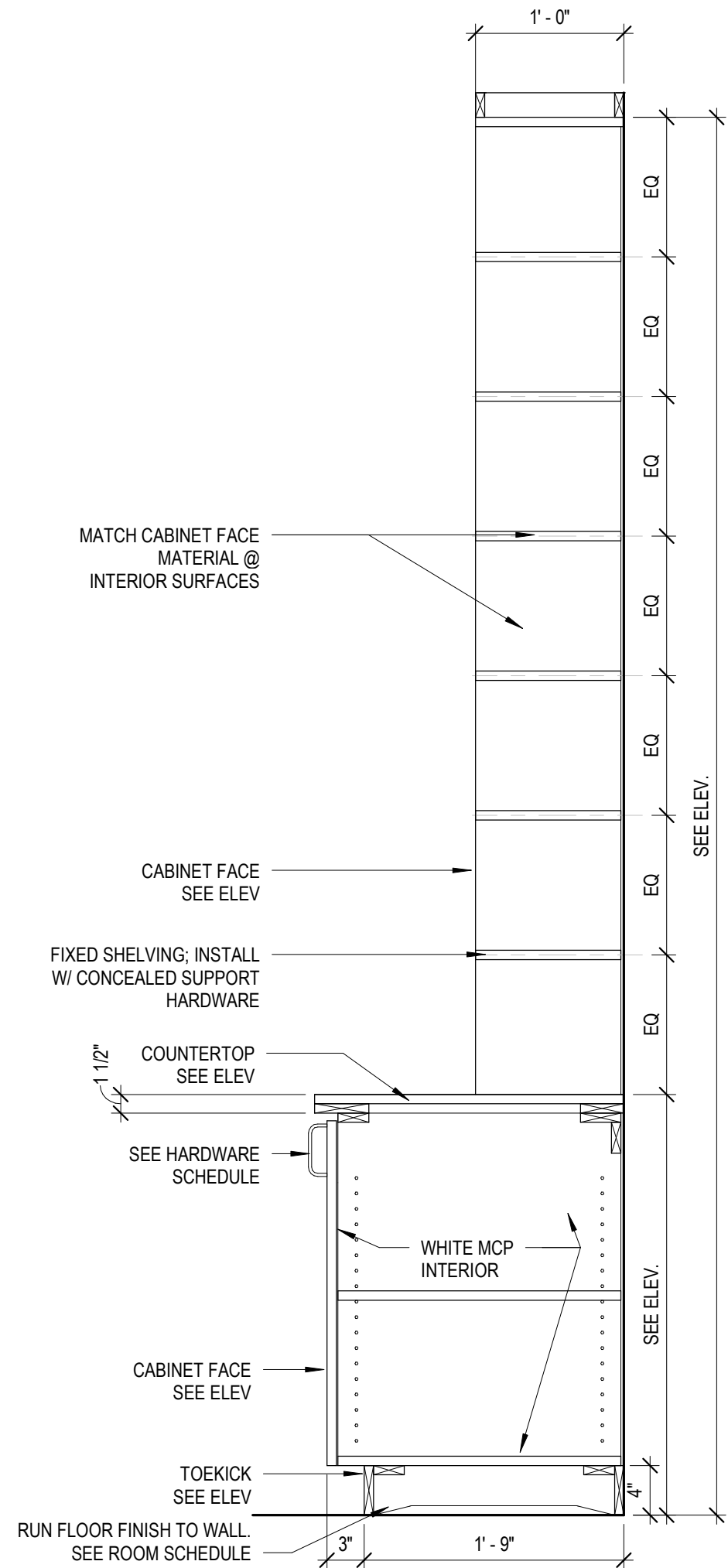
3 CABINET - BASE W/ OPEN SHELVING
1" = 1'-0"



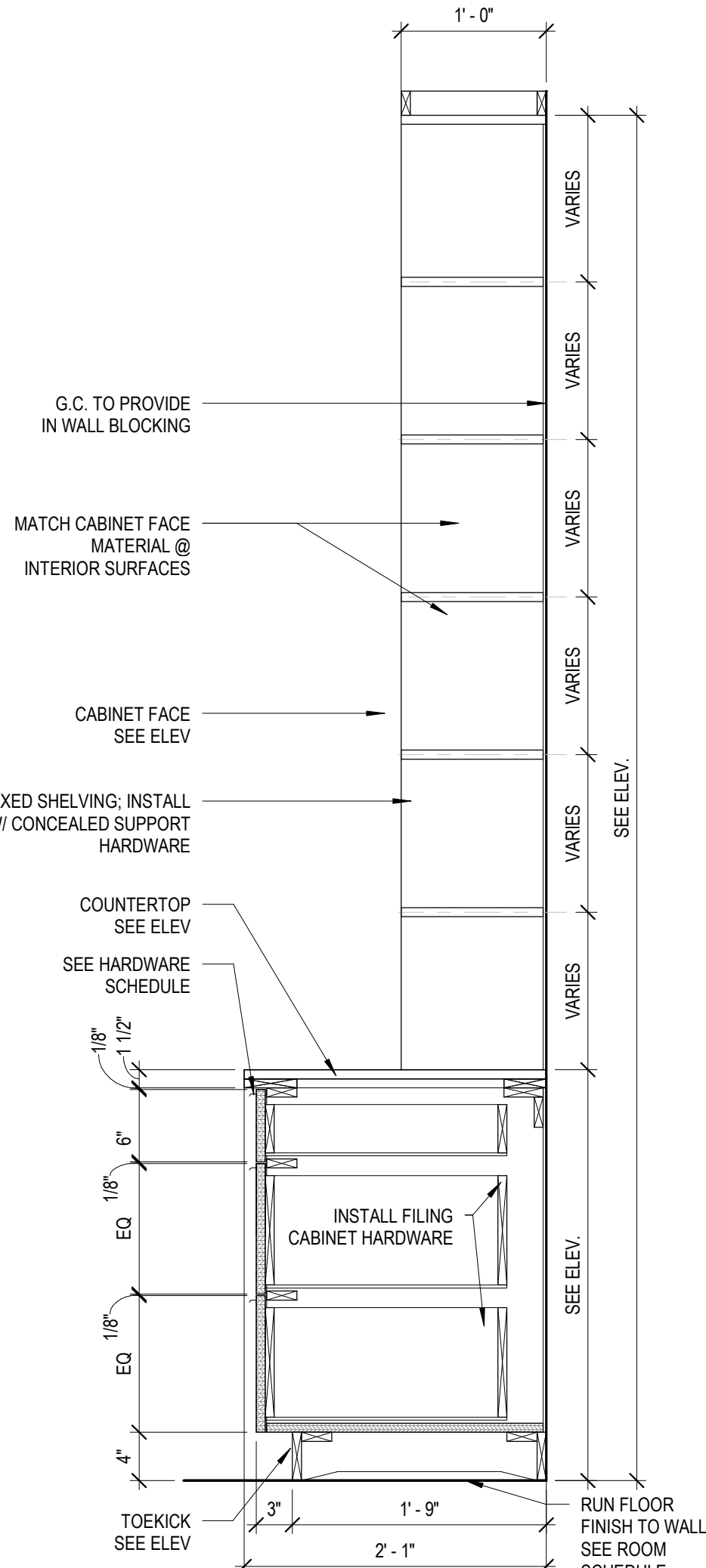
2 MILLWORK - ADA RECEPTION
1" = 1'-0"



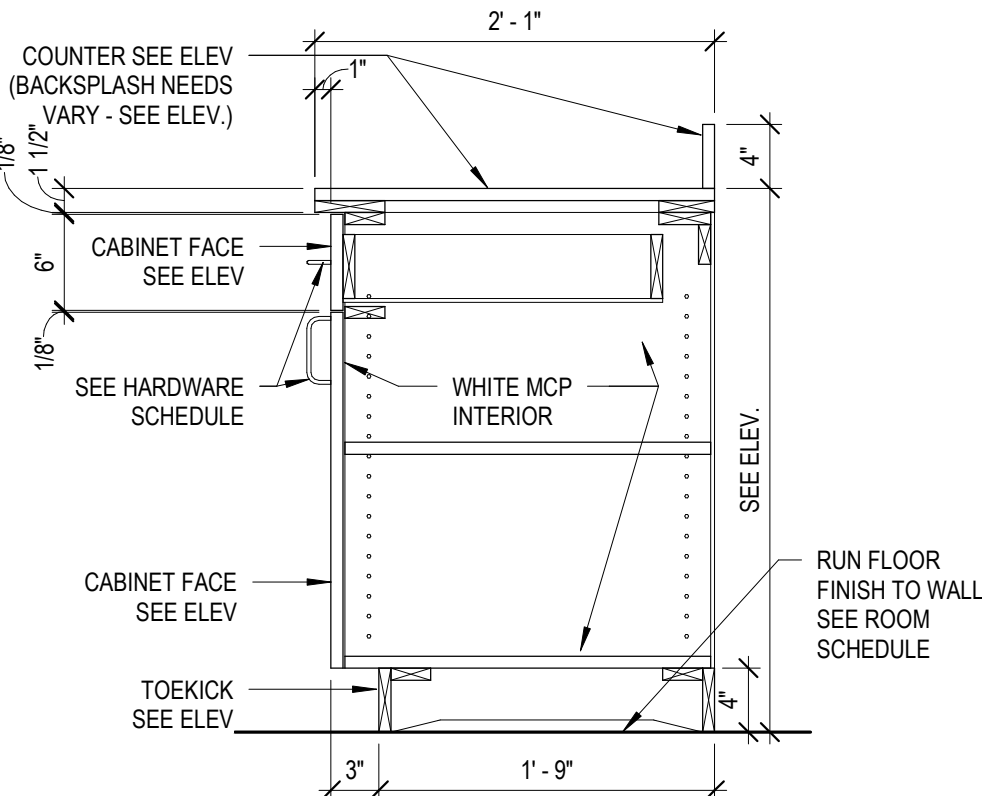
1 MILLWORK - RECEPTION
TRANSACTION LEDGE
1" = 1'-0"



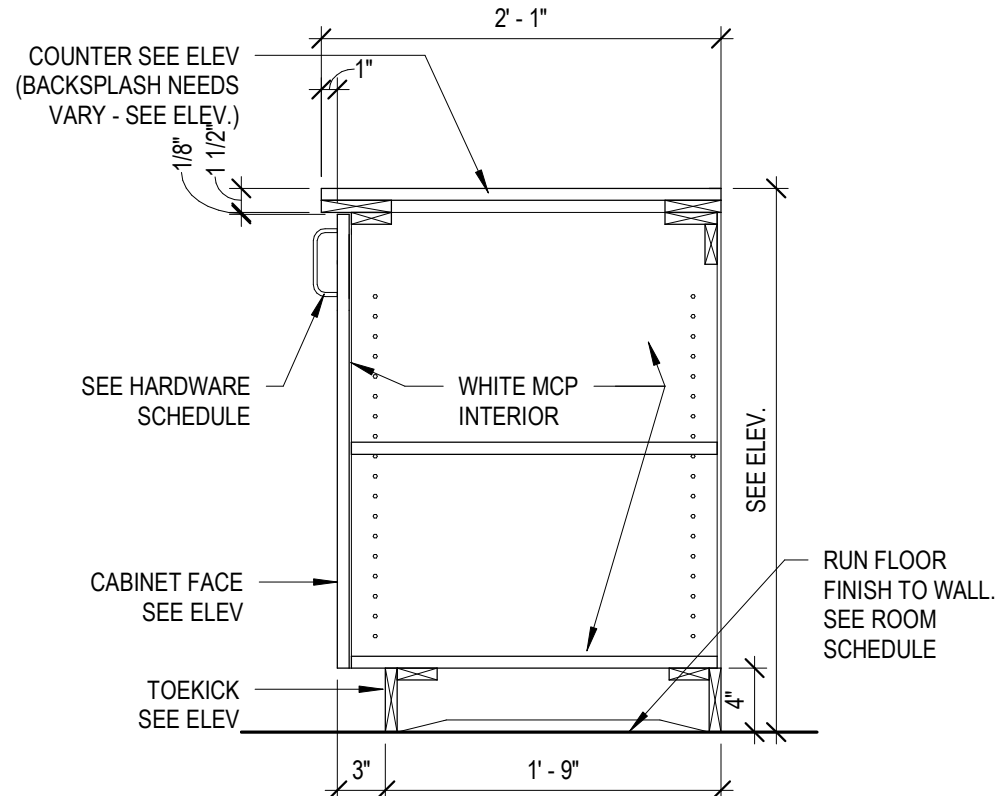
10 BUILT-IN BOOKSHELVES
1" = 1'-0"



9 BUILT-IN TV MONITOR & FILING
CABINETS
1" = 1'-0"



5 CABINET - BASE W/ DRAWER
1" = 1'-0"

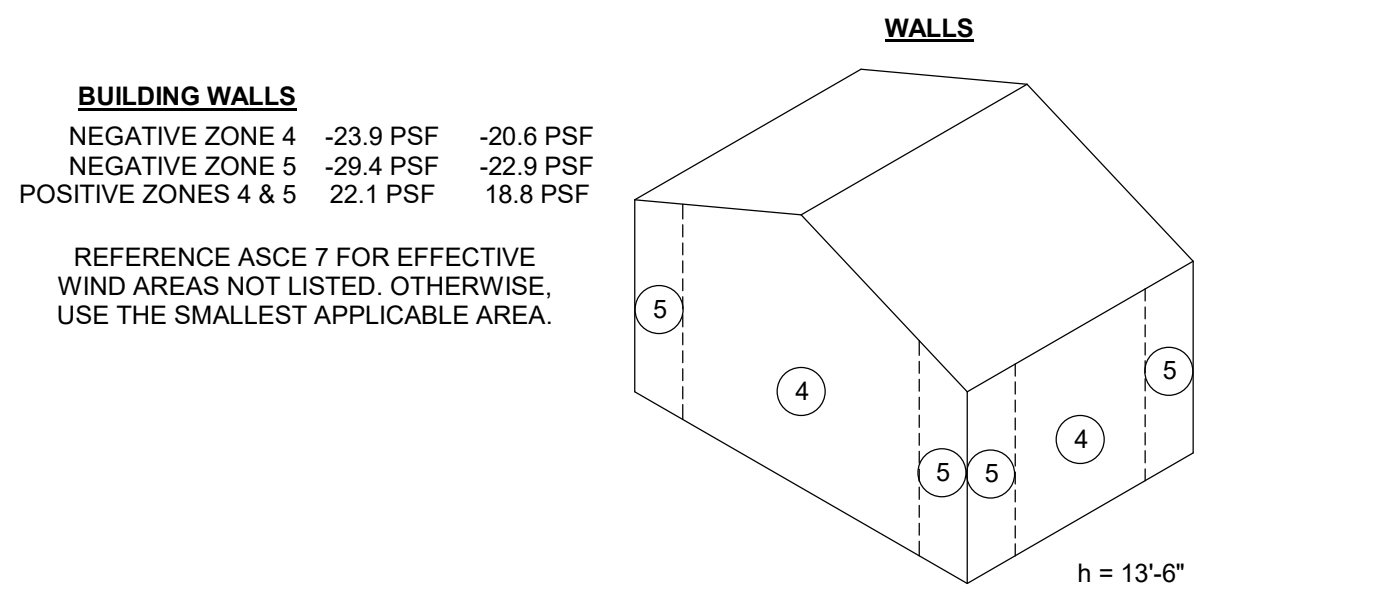
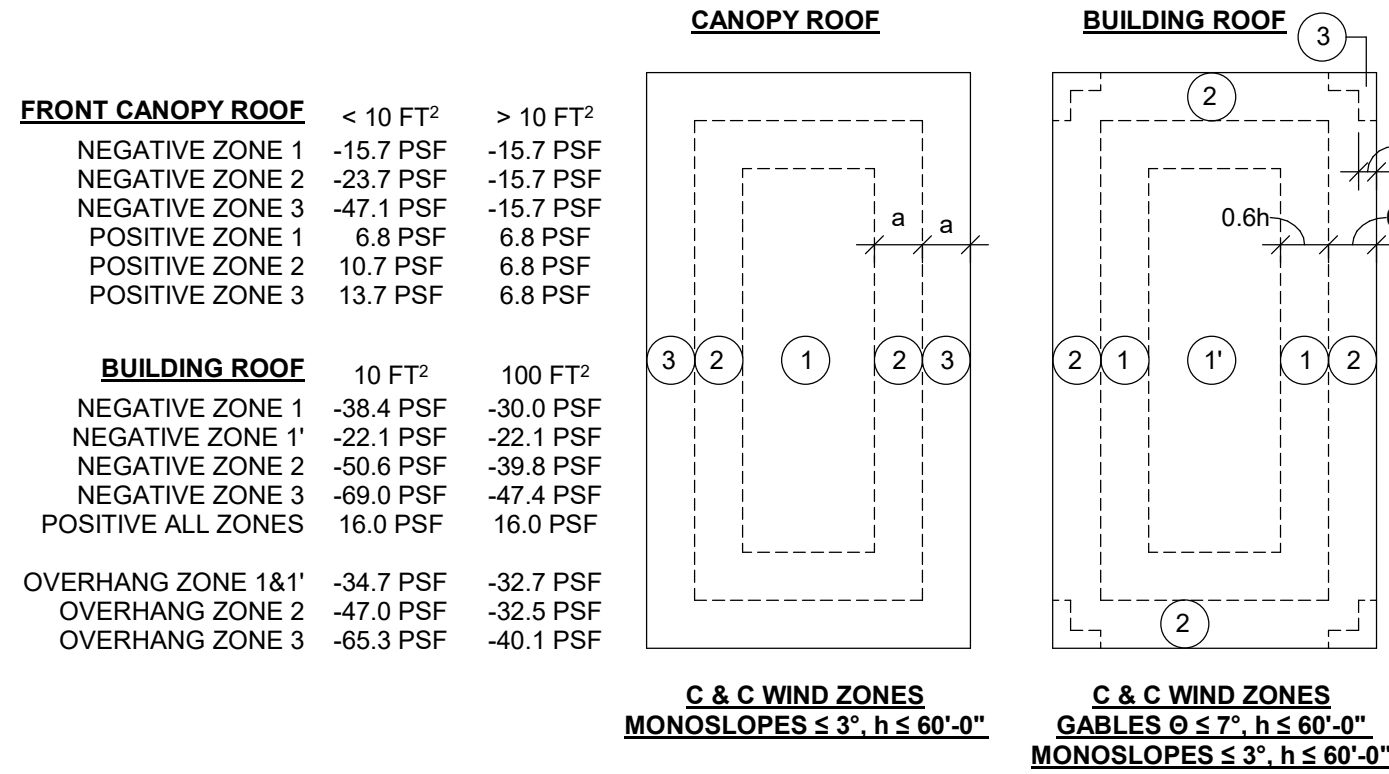


4 CABINET - BASE W/ DOOR
1" = 1'-0"

DESIGN CRITERIA:

BUILDING CODE - INTERNATIONAL BUILDING CODE 2024 WITH GEORGIA AMENDMENTS.

1. RISK CATEGORY & IMPORTANCE FACTORS:
- | | |
|-------------------------|-----|
| A. RISK CATEGORY | II |
| B. SNOW FACTOR | 1.0 |
| C. SEISMIC FACTOR | 1.0 |
2. DESIGN DEAD LOADS:
- | | |
|----------------------------|--------|
| A. FRONT CANOPY ROOF | 10 PSF |
| B. BUILDING ROOF | 55 PSF |
3. DESIGN LIVE LOADS*:
- | | |
|---------------|--------|
| A. ROOF | 20 PSF |
|---------------|--------|
- * LIVE LOADS ARE REDUCIBLE IN ACCORDANCE WITH THE BUILDING CODE.
4. WIND LOADS:
- | | |
|--|----------------------|
| A. INTERMEDIATE WIND SPEED | 105 MPH |
| B. DIRECTIONALITY FACTOR (Kd) | 0.85 |
| C. EXPOSURE CATEGORY | B |
| D. ENCLOSURE CLASSIFICATION - BUILDING | ENCLOSED BUILDING |
| E. ENCLOSURE CLASSIFICATION - FRONT CANOPY | OPEN w/ OBSTRUCTIONS |
| F. GUST EFFECT FACTOR (G) | 0.85 |
| G. COMPONENT AND CLADDING LOADS (ZONES ARE PER ASCE-7) | |



5. EARTHQUAKE LOADS:
- | | |
|----------------------------------|-------------|
| A. SITE CLASS | D (ASSUMED) |
| B. S _s = | 0.24 |
| C. S ₁ = | 0.091 |
| D. SDS = | 0.2 |
| E. SD1 = | 0.13 |
| F. SEISMIC DESIGN CATEGORY | B |
6. SNOW LOADS:
- | | |
|---|----------|
| A. GROUND SNOW LOAD | 15.0 PSF |
| B. FLAT ROOF SNOW LOAD (P _f) | 12.4 PSF |
| C. THERMAL FACTOR (C _t) | 1.185 |
| D. SNOW EXPOSURE FACTOR (C _e) | 1.0 |
| E. UNIFORM ROOF SNOW LOAD | 15.0 PSF |

SPECIAL INSPECTIONS:

1. THE OWNER OR OWNER'S AGENT SHALL EMPLOY THE SERVICES OF ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION ACCORDING TO THE SCHEDULE OF SPECIAL INSPECTIONS.
2. SPECIAL INSPECTION AND A FINAL REPORT IN ACCORDANCE WITH IBC SECTION 1704 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF THE WORK IS APPROVED FOR OCCUPANCY.
3. PRIOR TO THE START OF THE CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION.
4. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
- A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
- B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL OF RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
- C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.
5. DUTIES AND RESPONSIBILITIES OF THE CONTRACTOR:
- A. NOTIFY THE SPECIAL INSPECTOR THAT SPECIAL INSPECTIONS ARE NEEDED.
- B. COORDINATE AND TIMELY NOTIFICATION OF THE SPECIFIC INDIVIDUALS NEEDED FOR THE SPECIAL INSPECTION.
- C. PROVIDE DIRECT ACCESS TO THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
- D. SUBMIT FABRICATOR'S CERTIFICATES OF COMPLIANCE, WELDER'S CERTIFICATES, AND OTHER REQUIRED DOCUMENTATION FOR REVIEW BY THE SPECIAL INSPECTOR.
- E. PROVIDE SAFE ACCESS TO THE WORK TO BE INSPECTED AND DELIVER SAMPLES FOR TESTING WHEN NEEDED.
6. THE CONSTRUCTION OR WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED SHALL REMAIN ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION OR TESTING PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTIONS OR TESTS.
7. WHERE FABRICATION OF STRUCTURAL, LOAD-BEARING OR LATERAL LOAD-RESISTING MEMBERS OR ASSEMBLIES IS BEING CONDUCTED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTIONS OF THE FABRICATED ITEMS SHALL BE PERFORMED DURING FABRICATION. EXCEPT WHERE THE FABRICATOR HAS BEEN APPROVED TO PERFORM WORK WITHOUT SPECIAL INSPECTIONS.

STRUCTURAL OBSERVATIONS:

1. WHERE REQUIRED, THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS. THE STRUCTURAL OBSERVER SHALL VISUALLY OBSERVE REPRESENTATIVE LOCATIONS OF STRUCTURAL SYSTEMS, DETAILS AND LOAD PATHS FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATIONS (WHERE REQUIRED) DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR INSPECTIONS BY THE AUTHORITY HAVING JURISDICTION OR SPECIAL INSPECTIONS.
3. PRIOR TO THE COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF STRUCTURAL OBSERVATIONS.
4. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
5. IF WILLETT ENGINEERING IS NOT SPECIFICALLY ENGAGED TO PERFORM THE SERVICES AS THE STRUCTURAL OBSERVER, WEC ASSUMES THE OWNER OR OWNER'S AGENT HAS CONTACTED A THIRD-PARTY ENGINEER FOR THESE SERVICES.

QUALITY ASSURANCE:

1. THE CONTRACTOR/OWNER SHALL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY ACCEPTABLE TO THE OWNER TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS. THE TESTING AGENCY SHALL BE LICENSED BY THE PROJECT STATE AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE PROJECT STATE.
2. FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNER'S REPRESENTATIVE FOR FINAL ACCEPTANCE.
3. THE TESTING AGENCY AND ITS REPRESENTATIVE ARE NOT AUTHORIZED TO REVOKE, ALTER, RELAX, ENLARGE OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR OR BE A PARTY TO SCHEDULING OF WORK.
4. RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.

SUBMITTALS:

1. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATES MAY IMPACT REVIEW SCHEDULE.
2. ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THE MATERIAL OR PRODUCTS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS WILL BE CONSIDERED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:
- A. A COST SAVINGS TO THE OWNER IS DOCUMENTED AND SUBMITTED WITH THE REQUEST.
- B. THE MATERIAL BY THE ICC-RES OR THE ICC-ES REPORT IS SUBMITTED WITH THE REQUEST. SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.
- C. BEAR THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IN THE PROJECT STATE VERIFYING THE STRUCTURAL ADEQUACY OF THE SUBSTITUTION.
3. REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER-OF-RECORD DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER-OF-RECORD. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS AND DIMENSIONS SPECIFIED IN METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. SEE SPECIFIC PROVISIONS IN THE CONTRACT DOCUMENTS DEALING WITH THE APPROPRIATE DESIGN RESPONSIBILITIES OF CONTRACTORS, SUBCONTRACTORS AND CONTRACT SUPPLIERS.
4. THE USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT AND OBLIGATES HIM TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING FROM ANY ERRORS THAT MAY OCCUR HEREIN.

DEFERRED SUBMITTALS (DELEGATED DESIGN):

1. DEFERRED SUBMITTALS ARE DEFINED AS THE FOLLOWING PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD:
- A. COLD-FORMED METAL FRAMING
- B. HANDRAILS & GUARDS
2. THE DEFERRED SUBMITTALS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND/OR ENGINEER-OF-RECORD. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN AUTHORIZED BY THE BUILDING OFFICIAL.
3. DOCUMENTS FOR DEFERRED STRUCTURAL SUBMITTAL ITEMS SHALL BE DESIGNED & SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE.
4. DEFERRED SUBMITTAL DOCUMENTS WILL BE REVIEWED FOR DESIGN LOADS AND GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. DEFERRED SUBMITTALS THAT DO NOT CONTAIN THE SEAL OF A PROFESSIONAL ENGINEER WILL BE REJECTED WITHOUT REVIEW.

MISCELLANEOUS:

1. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD, IN WRITING, OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN THE WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
2. THE CONTRACTOR SHALL NOTIFY, IN WRITING, THE ARCHITECT OR STRUCTURAL ENGINEER-OF-RECORD OF CONDITIONS ENCOUNTERED IN THE FIELD WHICH ARE CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS. THIS INCLUDES VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
3. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL THE TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
4. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECT'S OR ENGINEER'S PRESENCE AT THE JOB SITE OR REVIEW OF WORK DOES NOT IMPLY CONFIRMATION OF THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
6. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
7. NO OPENINGS OR MODIFICATIONS SHALL BE MADE IN OR TO ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER-OF-RECORD.
8. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER-OF-RECORD.
9. DO NOT SCALE THESE DRAWINGS: USE DIMENSIONS. FOR DIMENSIONS NOT SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS, SEE ARCHITECTURAL DRAWINGS.

10. WHERE A SECTION/DETAIL IS CUT ON THE PLAN, IT IS ASSUMED/UNDERSTOOD TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
11. STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH ALL OTHER TRADES AND DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PERTINENT ASPECTS OF ALL DISCIPLINES INTO THEIR SHOP DRAWINGS AND WORK, AND SHALL NOTIFY THE ARCHITECT OR ENGINEER-OF-RECORD OF ANY DISCREPANCIES OR OMISSIONS.
12. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPE, AND LOCATION OF DEPRESSED FLOOR AREAS. THE CONTRACTOR SHALL COMPARE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
13. PRINCIPAL OPENINGS THROUGH THE FRAMING ARE SHOWN ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR THE REQUIRED OPENINGS AND SHALL PROVIDE FOR ALL OPENINGS WHETHER SHOWN ON THE DRAWINGS OR NOT. THEY SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH THE MECHANICAL CONTRACTOR, ANY DEVIATION FROM THE OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL.
14. CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION, SIZE AND EXTENT OF CHASES, INSERTS, RECESSES, RIDGES, FINISHES, DEPRESSIONS, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS.
15. THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT WEIGHTS AS WELL AS FLOOR AND/OR ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
16. STRUCTURAL CONTRACT DOCUMENTS SHALL NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR ANY MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR OR SUBCONTRACTOR.
17. NONSTRUCTURAL COMPONENTS SUCH AS ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING COMPONENTS SHALL BE DESIGNED AND DETAILED TO RESIST SEISMIC FORCES, IF APPLICABLE, BY THE DISCIPLINE THAT HAS SPECIFIED THE COMPONENT.
18. EXISTING BUILDINGS & THEIR COMPONENTS ARE SHOWN AS THE UNDERSTOOD IN-PLACE CONDITION. SHOULD EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN, NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER-OF-RECORD PRIOR TO FABRICATION OF ANY AFFECTED ELEMENTS.

FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON ASSUMED STABLE, NON-EXPANSIVE SOIL WITH AN ALLOWABLE NET BEARING PRESSURE OF 2.0 KSF UNDER FULL SERVICE LIVE AND DEAD LOAD WITH A MAXIMUM OF 1/2 INCH OF DIFFERENTIAL SETTLEMENT. A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT STATE SHALL DETERMINE THE VALIDITY OF THESE ASSUMPTIONS AND THE ENGINEER-OF-RECORD SHALL BE NOTIFIED IF THE SOIL DOES NOT MEET ANY OF THE MINIMUM CRITERIA.
2. THE FOOTINGS HAVE BEEN POSITIONED AT THE ESTIMATED ELEVATION WHICH WILL PROVIDE SUITABLE BEARING. HOWEVER, IF ADEQUATE BEARING CAPACITY IS NON-EXISTENT AT THESE ESTIMATED ELEVATIONS, THE FOOTING SHALL BE LOWERED TO AN ELEVATION WHERE THE PRESCRIBED SAFE BEARING CAPACITY EXISTS.
3. FOOTINGS MAY BE CAST INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
4. EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZES AND DIMENSIONS, AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.
5. IN THE AREA OF THE STRUCTURE, EXISTING ORGANIC MATERIAL, UNSUITABLE SOIL, ABANDONED FOOTINGS AND ANY OTHER EXISTING UNSUITABLE MATERIALS AS IDENTIFIED BY THE GEOTECHNICAL INVESTIGATION REPORT SHALL BE REMOVED. ANY FILL MATERIAL REQUIRED AT THE SITE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY A SOILS ENGINEER. ROCKS OF A DIAMETER GREATER THAN THAT SPECIFIED SHALL BE EXCLUDED FROM STRUCTURAL FILL LIFTS. FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS ACCORDING TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND COMPACTED TO A SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST (ASTM D1557). ADEQUATE FIELD DENSITY AND MOISTURE CONTENT TESTS SHALL BE PERFORMED TO ENSURE COMPLIANCE.
6. FOOTING CONCRETE SHALL BE CAST ON THE SAME DAY THE EXCAVATION IS APPROVED. IF THE BEARING SURFACE IS ALLOWED TO BECOME DISTURBED IN ANY WAY, IT SHALL BE REWORKED TO THE SATISFACTION OF THE TESTING ENGINEER PRIOR TO CASTING THE CONCRETE.
7. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
8. BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" BELOW FINAL GRADE FOR FROST PROTECTION.
9. WHEN UNSATISFACTORY OR UNCONTROLLED FILL IS ENCOUNTERED, REMOVAL AND REPLACEMENT WILL BE PAID ON THE BASIS OF UNIT PRICES SET FORTH IN THE CONTRACT IF APPLICABLE.
10. DRAINAGE FILL SHALL BE AN EVENLY GRADED MIXTURE OF NATURAL OR CRUSHED STONE, CONFORMING TO THE REQUIREMENTS OF ASTM STANDARD C33, AND HAVING A GRADATION AS FOLLOWS:
- | | |
|-----------------------|--------------|
| 100 % PASSING | A 3/4" SIEVE |
| 10-30 % PASSING | A 1/2" SIEVE |
| 0-10 % PASSING | A 3/8" SIEVE |
| 0-5 % PASSING | A #4 SIEVE |

11. ANY FILL WITHIN 10'-0" OF THE STRUCTURE SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR PREPARATION.
12. BACKFILL AROUND AND OVER FOUNDATION ELEMENTS SHALL BE OF SUITABLE MATERIAL, INSPECTED AND PRE-APPROVED BY THE TESTING AGENCY.
13. BACKFILL AGAINST WALLS SHALL BE PLACED IN 8-INCH LIFTS AND SHALL BE DEPOSITED EVENLY AGAINST EACH SIDE OF THE WALL UNTIL THE LOWER FINAL GRADE IS REACHED. BACKFILL SHALL NOT BE PLACED AGAINST WALLS DEPENDENT UPON TOP AND BOTTOM SLABS/FOUNDATION FOR SUPPORT UNTIL SUCH SLABS HAVE ATTAINED MINIMUM DESIGN COMPRESSIVE STRENGTH. WALLS WITH SLAB-ON-GROUND AT THE TOP OF THE WALL SHALL BE SAFELY SHORED AND BRACED DURING BACKFILLING.
14. MAXIMUM SLOPE OF EXCAVATIONS SHALL BE IDENTIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT AND ADHERED TO. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PRESERVE SAFETY AND PREVENT CAVING.
15. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
16. COLUMN FOOTINGS AND WALL FOOTINGS SHALL BE POURED MONOLITHIC WITH TOPS OF ADJACENT FOOTINGS AT THE SAME ELEVATION.
17. THERE SHALL BE NO HORIZONTAL OR VERTICAL CONSTRUCTION JOINTS IN ANY FOOTING WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
18. CONCRETE CAST ON SLOPING SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATION UNTIL THE INTENDED POUR IS COMPLETED.
19. THE CONTRACTOR SHALL TAKE PREVENTATIVE MEASURES TO LOCATE AND NOT DAMAGE UNDERGROUND UTILITIES.
20. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT OR SHORING TO EXISTING OR IN-PLACE FOUNDATIONS WHERE EXCAVATIONS OCCUR ADJACENT TO THE EXISTING BUILDING OR NEW IN-PLACE ELEMENTS TO PREVENT UNDERMINING.

CONCRETE:

1. CODE: AMERICAN CONCRETE INSTITUTE (ACI) 318
2. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI
3. ALL CONCRETE SHALL HAVE A DENSITY OF 145 PCF UNLESS NOTED OTHERWISE.
4. CONCRETE SHALL BE ENTRAINED AS REQUIRED TO CONFORM TO DURABILITY REQUIREMENTS OF ACI 318.
5. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR ALL UNIQUE CONCRETE APPLICATIONS FOR REVIEW WELL IN ADVANCE OF CONCRETE PLACEMENT. MIX DESIGN TEST DATA SHALL COMPLY WITH ACI 318 AND SHALL INCLUDE (AT A MINIMUM) AVERAGE 28-DAY STRENGTH, NUMBER OF SAMPLES, AND STANDARD DEVIATION (IF APPLICABLE). TEST RESULTS SHALL NOT BE MORE THAN 24 MONTHS OLD AT TIME OF SUBMITTAL.
6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064. CAST WIRE AT THE ELEVATION SPECIFIED, DO NOT PULL THE WIRE INTO POSITION. LAP FABRIC 6" MINIMUM SIDES AND ENDS.
7. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ADDITION OF THE ACI DETAILING MANUAL.
8. ALL MIXING, TRANSPORTING, PLACING AND CURING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE. SITE MIXING CONCRETE (INCLUDING ADDING WATER ON SITE) IS PROHIBITED.
9. REINFORCEMENT LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318 (CLASS "B" WHERE APPLICABLE), UNLESS NOTED OTHERWISE. ALL CONTINUOUS REINFORCEMENT SHALL BE SPLICED AS REQUIRED.
10. HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90-DEGREE BENDS AND EXTENSIONS AT CORNERS AND INTERSECTIONS, AS SHOWN ON TYPICAL BAR PLACING DETAILS.
11. PROVIDE STANDARD BAR CHAIRS WITH PROTECTIVE TIPS FOR ALL REINFORCEMENT.
12. SUBMIT REINFORCING PLACEMENT AND DETAIL (SHOP) DRAWINGS FOR REVIEW. NO REINFORCING BARS SHALL BE INSTALLED UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND RETURNED.
13. PRODUCTS AND MATERIALS:
- A. TYPE III PORTLAND CEMENT SHALL CONFORM TO ASTM-C150.
- B. AGGREGATES SHALL CONFORM TO ASTM C-33.
- C. REINFORCING BARS SHALL CONFORM TO ASTM A-615 (GRADE 60).
- D. FORMING SHALL BE OF WOOD, STEEL, OR FIBERGLASS OF SATISFACTORY QUALITY AND CONDITION.
- E. NO ADMIXTURES SHALL BE ADDED TO THE CONCRETE UNLESS APPROVED BY THE ENGINEER.
14. ALL REINFORCING SHALL BE SUPPORTED IN FORMS SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ACCORDANCE WITH LATEST ADDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE".
15. MINIMUM CONCRETE COVER (UNLESS NOTED OTHERWISE) SHALL BE:
- | | |
|--|--------------|
| CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3 INCHES |
| CONCRETE EXPOSED TO EARTH OR WEATHER: | |
| #6 BARS AND LARGER | 2 INCHES |
| #8 BARS AND SMALLER | 1-1/2 INCHES |
| CONCRETE NOT EXPOSED TO EARTH OR WEATHER: | |
| BEAMS AND COLUMNS | 1-1/2 INCHES |
| SLABS, WALLS, AND JOISTS | 3/4 INCHES |
16. SCHEDULED OR DETAILED REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL SPLICES ARE NOT PERMITTED WITHOUT ENGINEER'S APPROVAL. WHERE WELDING IS APPROVED, IT SHALL CONFORM TO AWS D1.4 STRUCTURAL WELDING CODE - REINFORCING STEEL.
17. SLAB-ON-GRADE SHALL BE SAW CUT IMMEDIATELY AFTER CONCRETE HARDENS. THE CONTRACTOR SHALL SUBMIT LAYOUT AND CONSTRUCTION SCHEDULE ("SOFT CUT" @ INTERNATIONAL OR SIM.)
18. CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 12'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF 1/4 OF THE SLAB THICKNESS DEEP IF CUT WITH A CONVENTIONAL SAW, OR 1" DEEP IF CUT WITH AN EARLY-ENTRY DRY-CUT SAW. THE CONTROL JOINTS SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE. CUT EVERY OTHER MESH WIRE AT THE CONTROL JOINT LOCATION PRIOR TO PLACING CONCRETE.
19. SAWN CONTROL JOINTS SHALL BE PLACED AS SOON AS CONCRETE IS ABLE TO BE SAWN WITHOUT PULLING AGGREGATE FROM FLOOR. SLABS SHALL NOT BE LEFT OVERNIGHT, OR ANY REASONABLE AMOUNT OF TIME, WITHOUT SAWING JOINTS. WEATHER IS CRITICAL TO THE SCHEDULE OF SAWN JOINTS. IF LARGE AREAS OF SLAB ARE POURED AT ONE TIME, SEVERAL SAWS MAY BE REQUIRED SO THAT JOINTS ARE PLACED IN TIME TO PREVENT SHRINKAGE CRACKING. PROPER JOINTING OF THE SLAB IS CRITICAL. REFER TO THE ACI MANUAL OF CONCRETE PRACTICE FOR PROPER JOINTING TECHNIQUES.
20. THE FLATNESS AND LEVELNESS OF THE SLAB-ON-GRADE SHALL BE F(F) 30; F(L) 20
- MEASURE ACCORDING TO ASTM E-1155 WITHIN 48 HOURS OF SLAB INSTALLATION. REPORT COMPOSITE OVERALL AND LOCAL VALUES FOR EACH MEASURED SECTION. CORRECT THE SLAB SURFACE IF COMPOSITE OVERALL VALUE IS LESS THAN SPECIFIED AND IF LOCAL VALUE IS LESS THAN 2/3 OF SPECIFIED OR LESS THAN F(F) 13; F(L) 10.
21. WHERE FOOTINGS, WALLS, OR OTHER STRUCTURAL ELEMENTS INTERSECT, CORNER OR TEE, PROVIDE CORNER BARS WITH REQUIRED LAP LENGTHS TO PROVIDE CONTINUITY OF HORIZONTAL STEEL REINFORCING, UNLESS NOTED OTHERWISE.
22. BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES, ETC. BELOW GRADE SHALL BE COVERED WITH A MINIMUM OF 4" OF CONCRETE.
23. PROVIDE A MINIMUM OF 3" COVER FOR ANCHOR BOLTS AND LOCATE HORIZONTAL REINFORCEMENT TO THE OUTSIDE FOR ANCHOR BOLT CONTAINMENT, UNLESS NOTED OTHERWISE.
24. WHERE DOWELS, BOLTS OR INSERTS ARE CALLED OUT TO BE ANCHORED TO CAST IN PLACE OR PRECAST CONCRETE ELEMENTS USING ADHESIVE ANCHORS, USE AN ANCHORAGE SYSTEM EQUAL TO "HILT" HIT HY-200. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE USED WITH ENGINEER'S PRIOR APPROVAL.
25. PROVIDE TEMPORARY SHORING AND BRACING OF ALL STRUCTURAL AND MISCELLANEOUS ELEMENTS UNTIL CONCRETE HAS OBTAINED 80% OF DESIGN STRENGTH AND ALL PERMANENT BRACING ELEMENTS ARE INSTALLED.
26. PLACEMENT OF CONCRETE, COLD WEATHER AND HOT WEATHER PRECAUTIONS, MATERIAL AND PROPORTIONING REQUIREMENTS, REBAR COVER AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE ACI 318.
27. THERE SHALL BE NO HORIZONTAL CONSTRUCTION JOINTS IN ABOVE-GRADE CONCRETE POURS. ALL CONSTRUCTION JOINTS SHALL BE MADE IN THE CENTER OF SPANS WITH VERTICAL BULKHEADS. WHEN A BEAM INTERSECTS A GIRDER AT THIS POINT, THE JOINTS OF THE GIRDERS SHALL BE OFFSET A DISTANCE EQUAL TO TWICE THE WIDTH OF THE BEAM. THE LOCATION OF CONSTRUCTION JOINTS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER-OF-RECORD. ADDITIONAL REINFORCING AT CONSTRUCTION JOINTS SHALL BE SPECIFIED BY THE ENGINEER-OF-RECORD.

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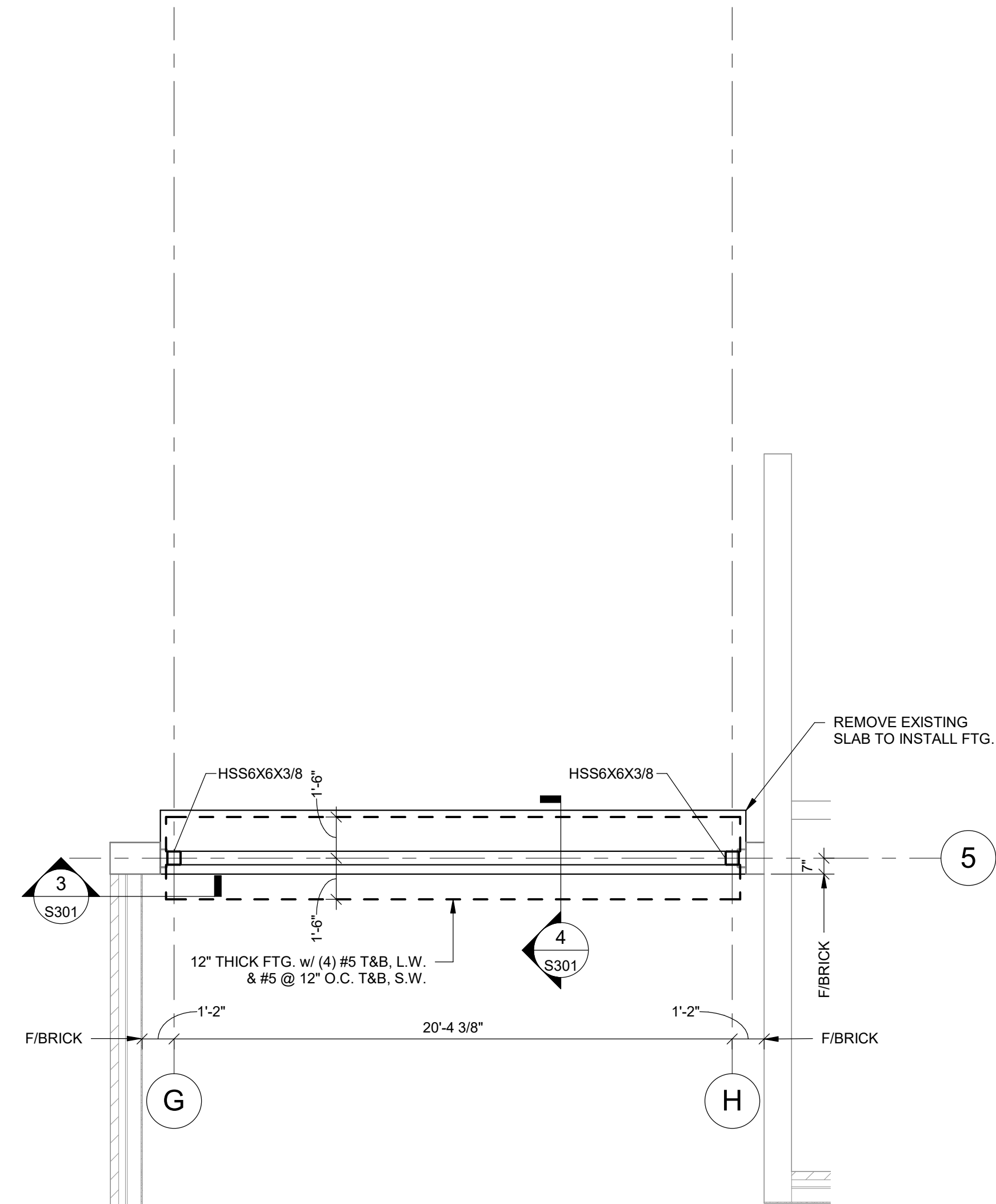
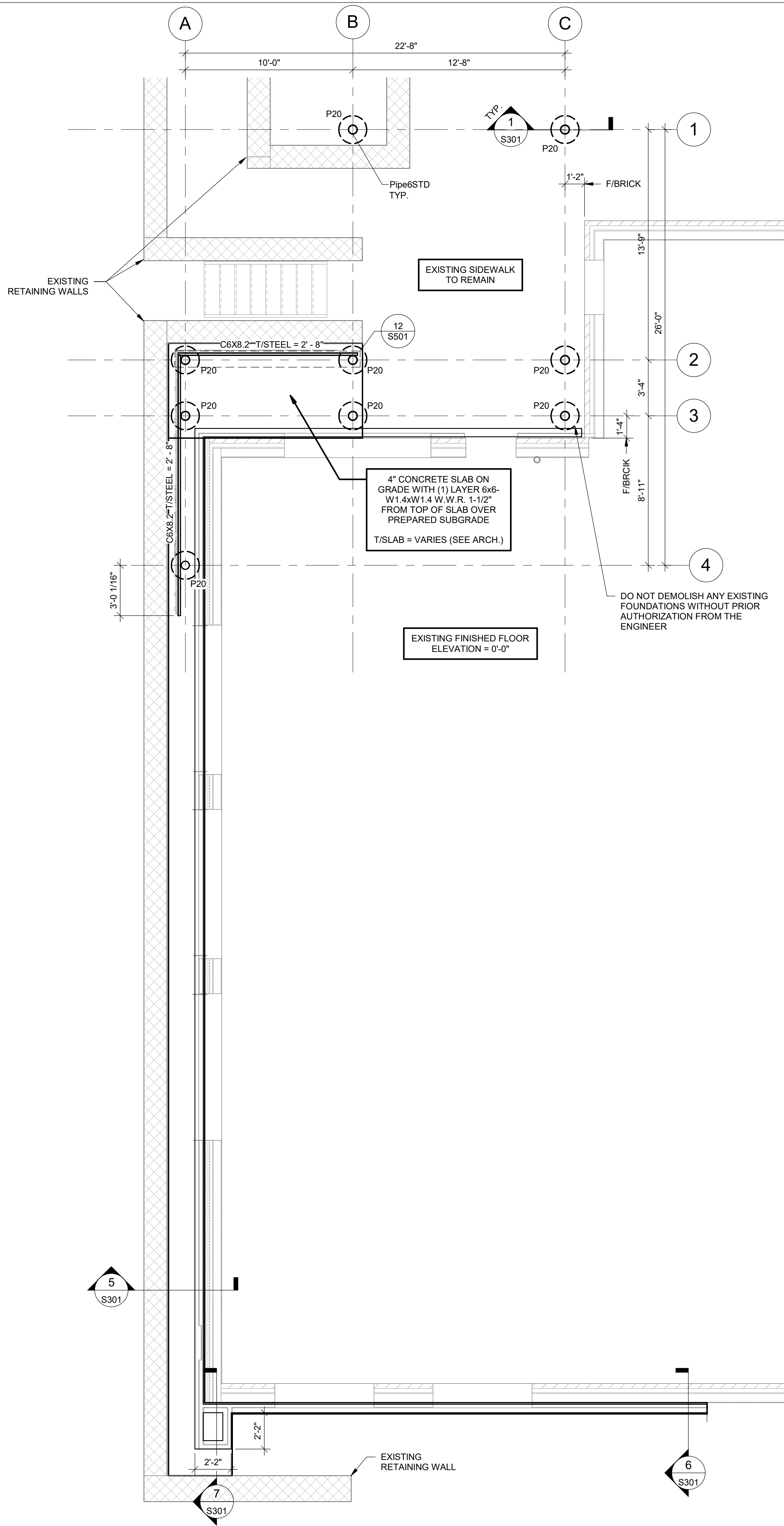
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GENERAL
NOTES

S001

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FOUNDATION PLAN

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

FOUNDATION PLAN NOTES:

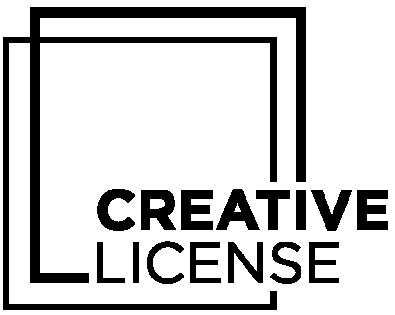
1. TOP OF ALL FOOTINGS SHALL BE -1'-0" BELOW FINISHED FLOOR, U.N.O.
2. REFER TO ARCH'L DRAWINGS FOR LOCATION OF CURBS, EXTERIOR SLABS, DRAINAGE, RAMPS, STEPS, WALKS, ETC.
3. BUILDING SLAB IS NOT DESIGNED TO SUPPORT CRANE LOADS, CONCRETE MIXING TRUCKS, OR OTHER SPECIFIC CONSTRUCTION LOADINGS.
4. FOOTINGS/PIERS SHALL BE CENTERED ON THE CENTERLINE OF THE WALL AND/OR COLUMNS, U.N.O.
5. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. COORDINATE SLAB ELEVATIONS AND SLOPES WITH ARCHITECTURAL PLANS.

PILE SCHEDULE

MARK	RADIUS	HEIGHT (MIN.)	REINFORCEMENT
P20	1' - 8"	4' - 6"	(6) #5 VERTICAL, #3 CIRCULAR TIES @ 10" O.C., U.N.O.

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FOUNDATION PLAN

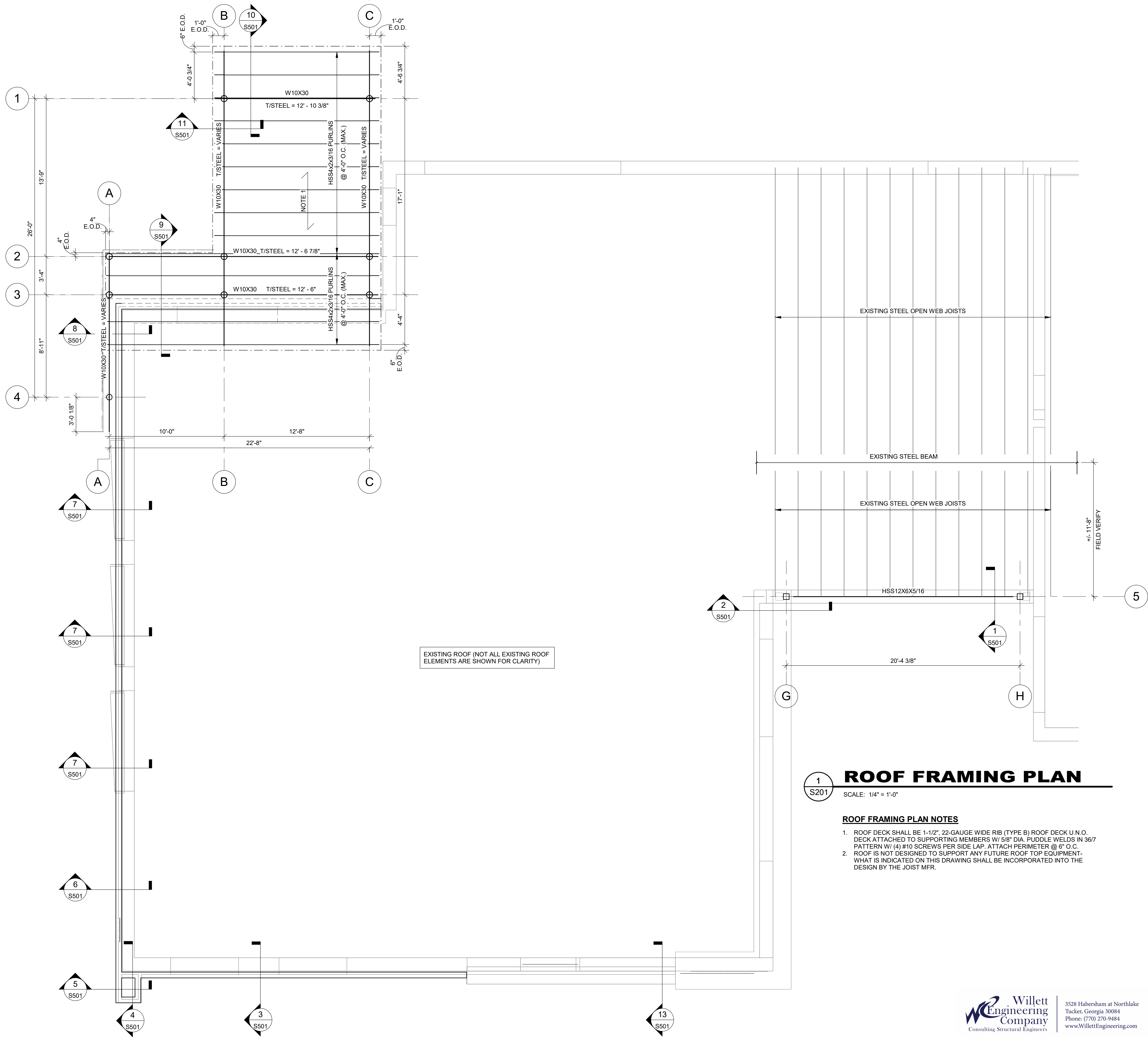
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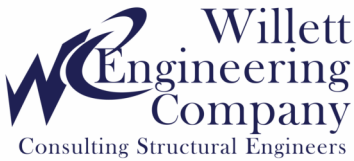
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S201

ROOF FRAMING PLAN

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

ROOF FRAMING PLAN NOTES

1. ROOF DECK SHALL BE 1-1/2", 22-GAUGE WIDE RIB (TYPE B) ROOF DECK U.N.O. DECK ATTACHED TO SUPPORTING MEMBERS W/ 5/8" DIA. PUDDLE WELDS IN 36/7 PATTERN W/ (4) #10 SCREWS PER SIDE LAP. ATTACH PERIMETER @ 6" O.C.
2. ROOF IS NOT DESIGNED TO SUPPORT ANY FUTURE ROOF TOP EQUIPMENT- WHAT IS INDICATED ON THIS DRAWING SHALL BE INCORPORATED INTO THE DESIGN BY THE JOIST MFR.



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**ROOF
FRAMING
PLAN**

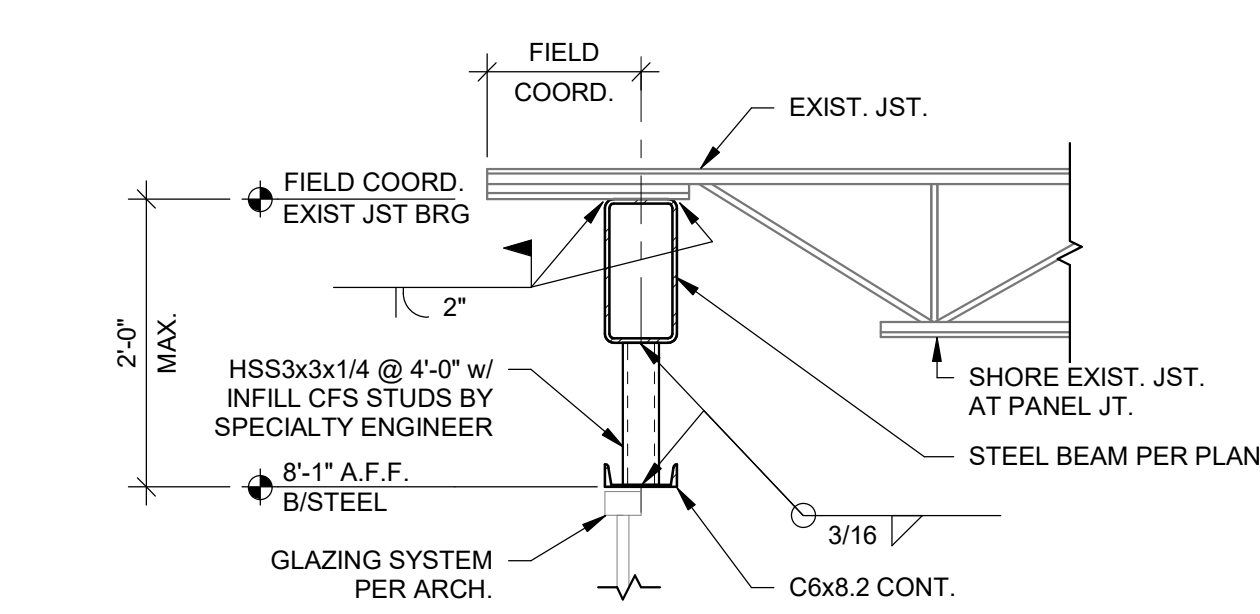
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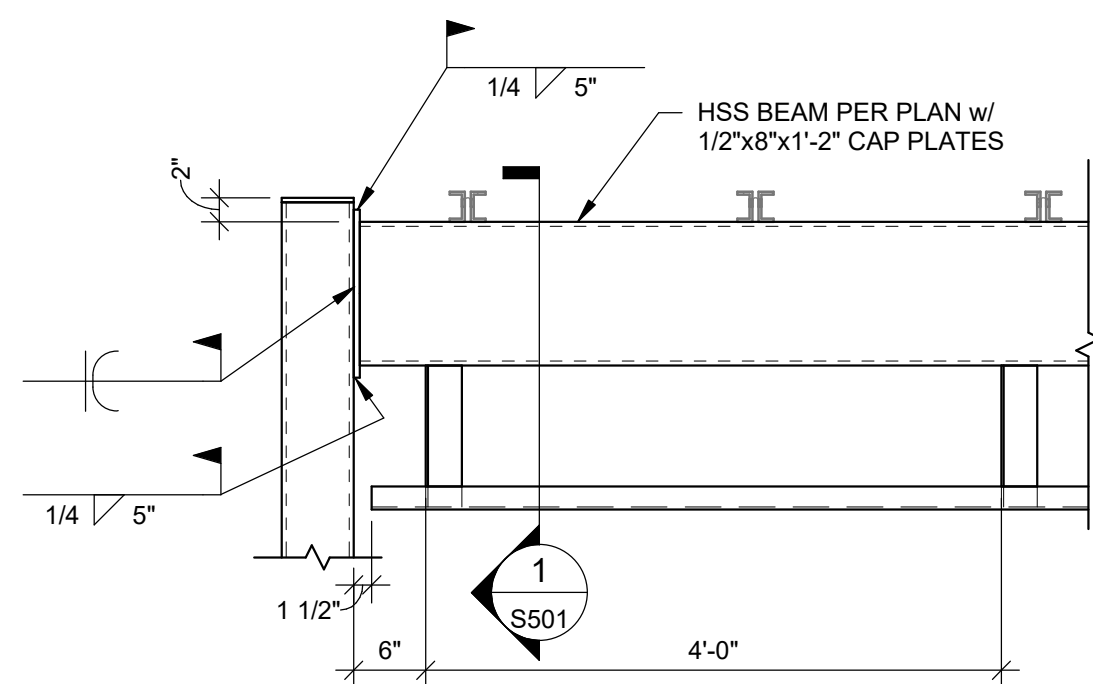
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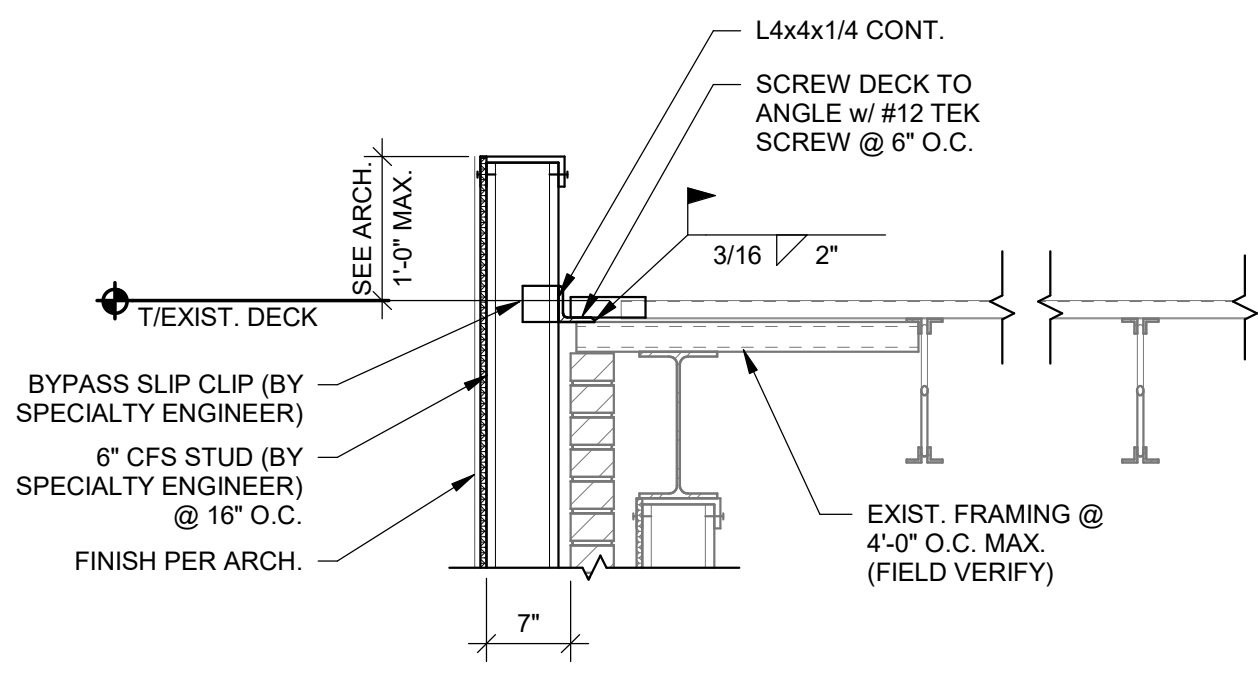




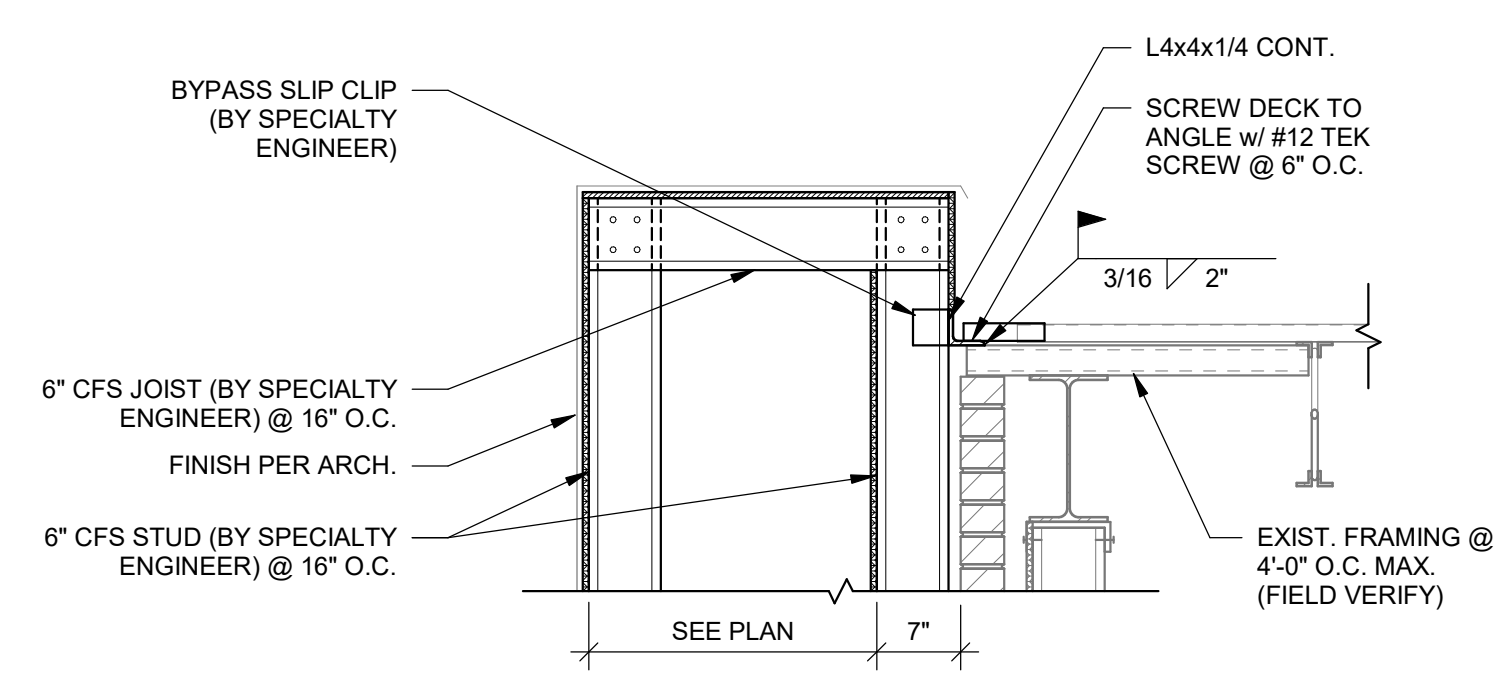
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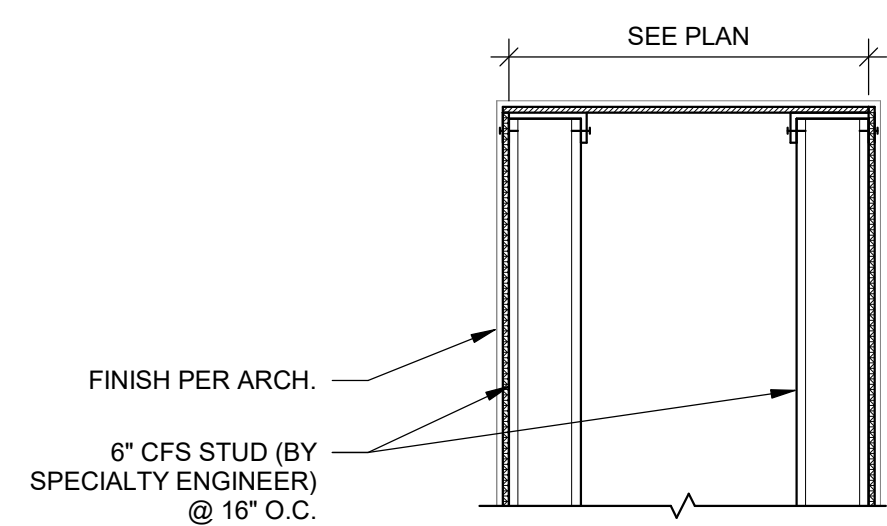
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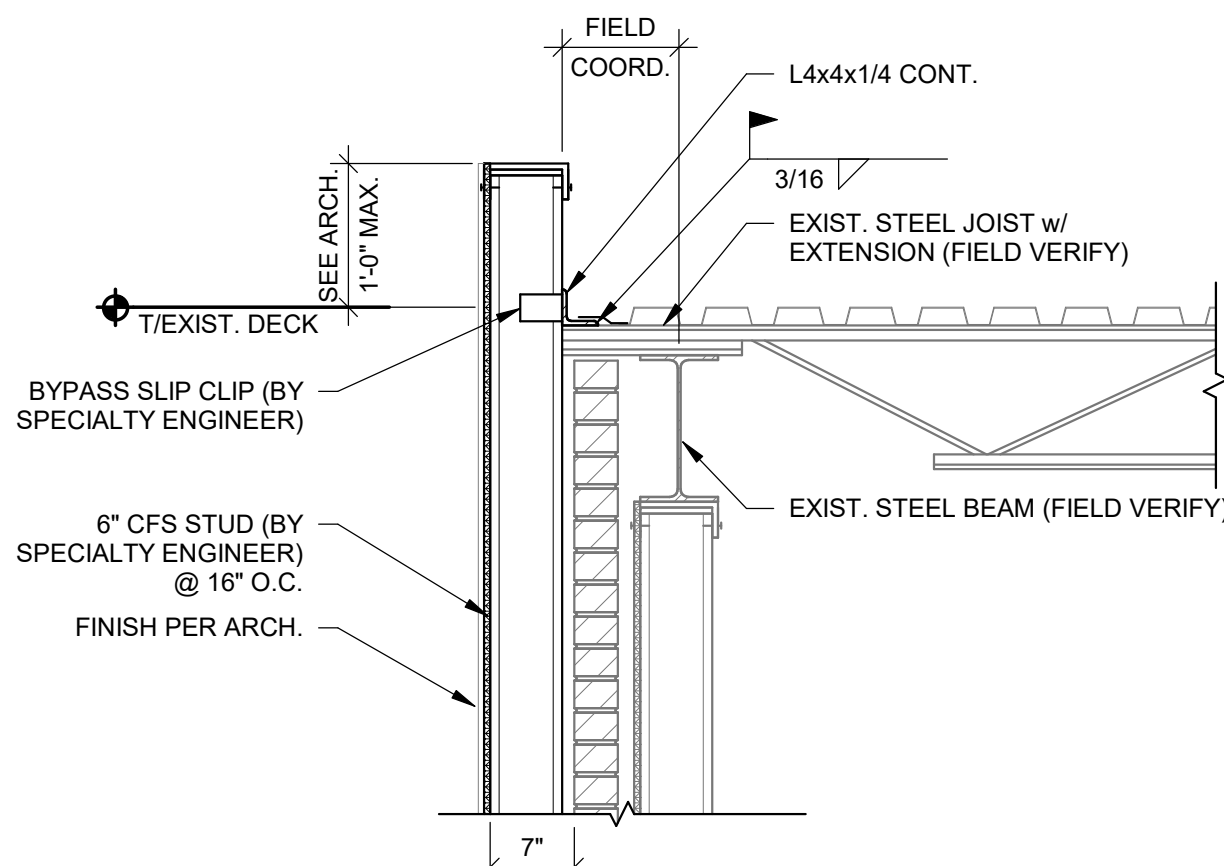
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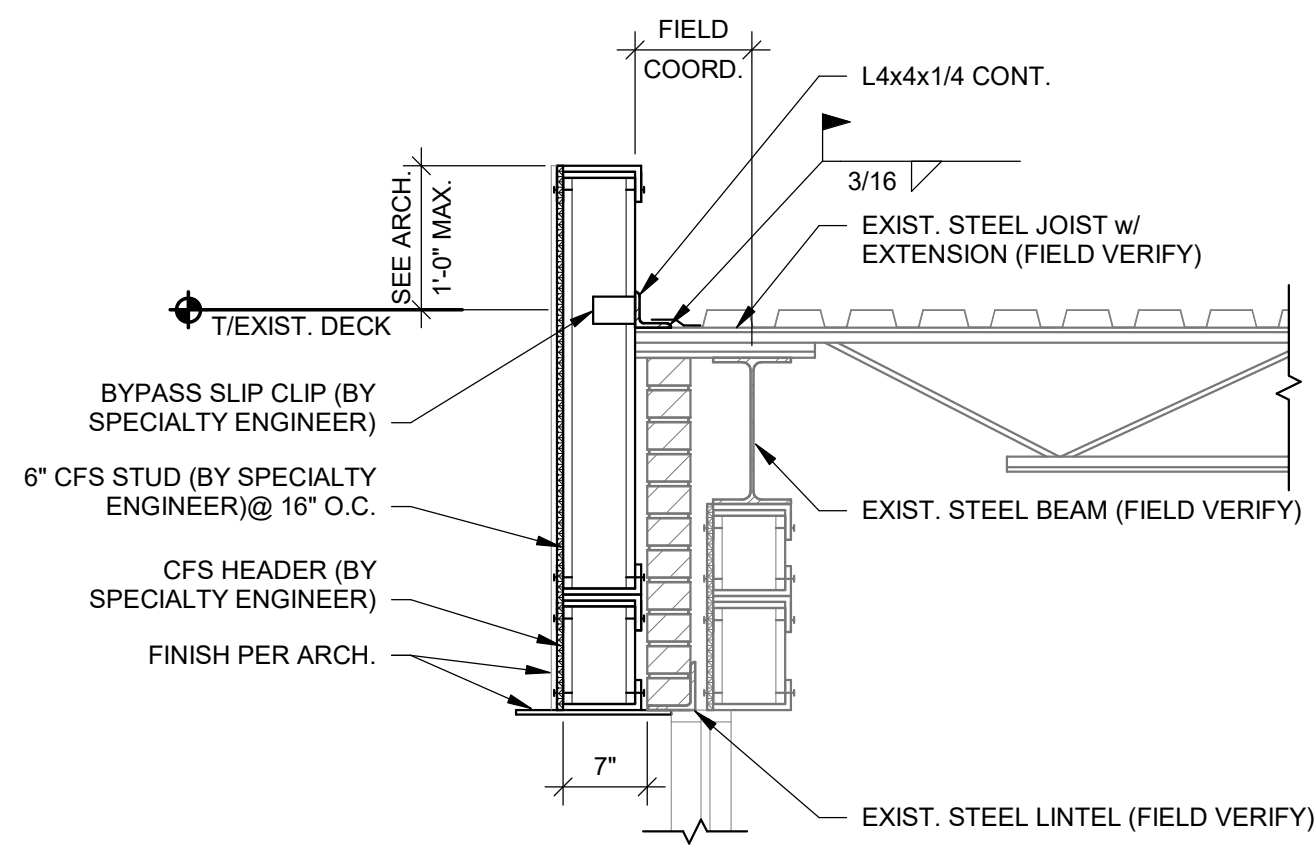
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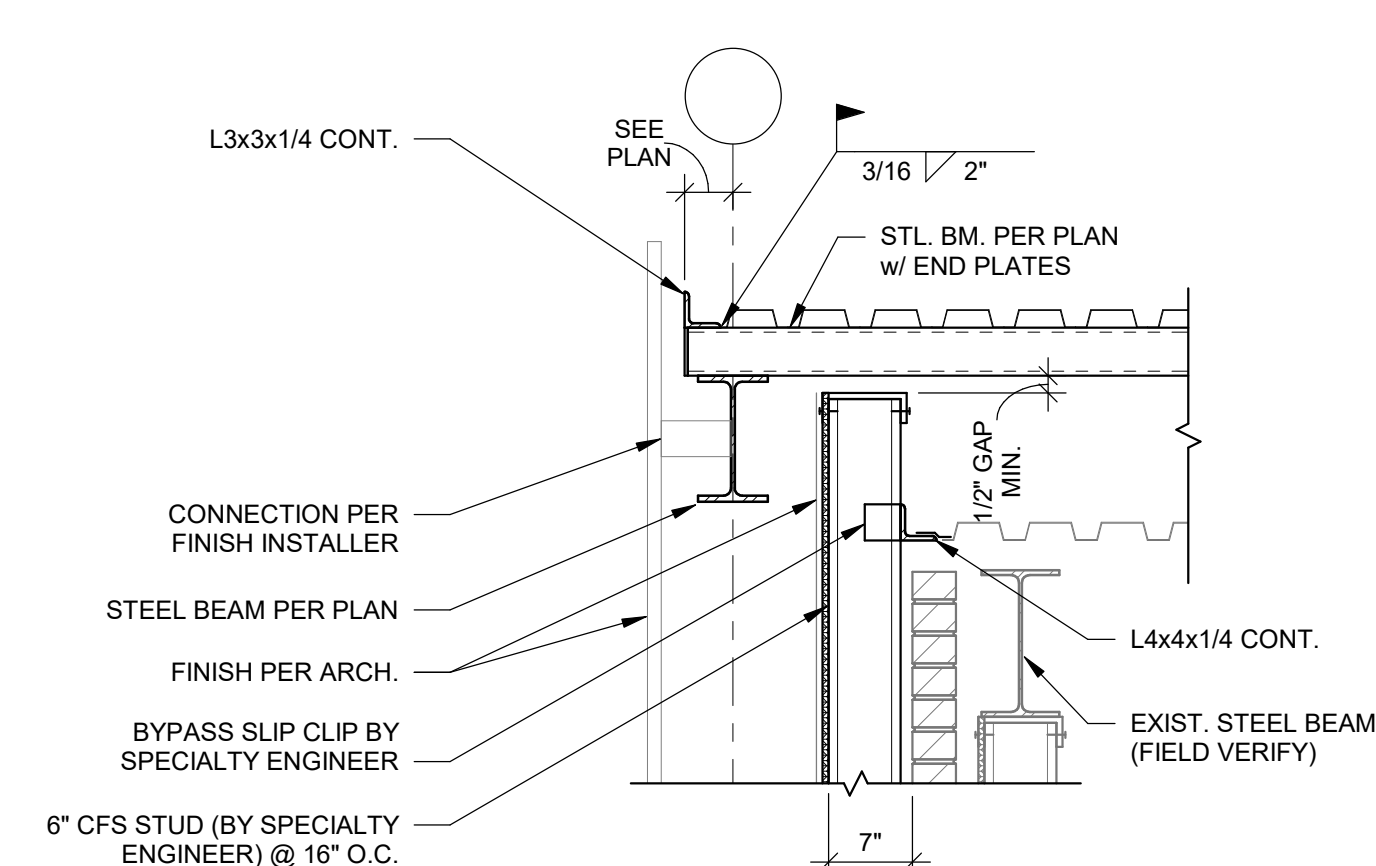
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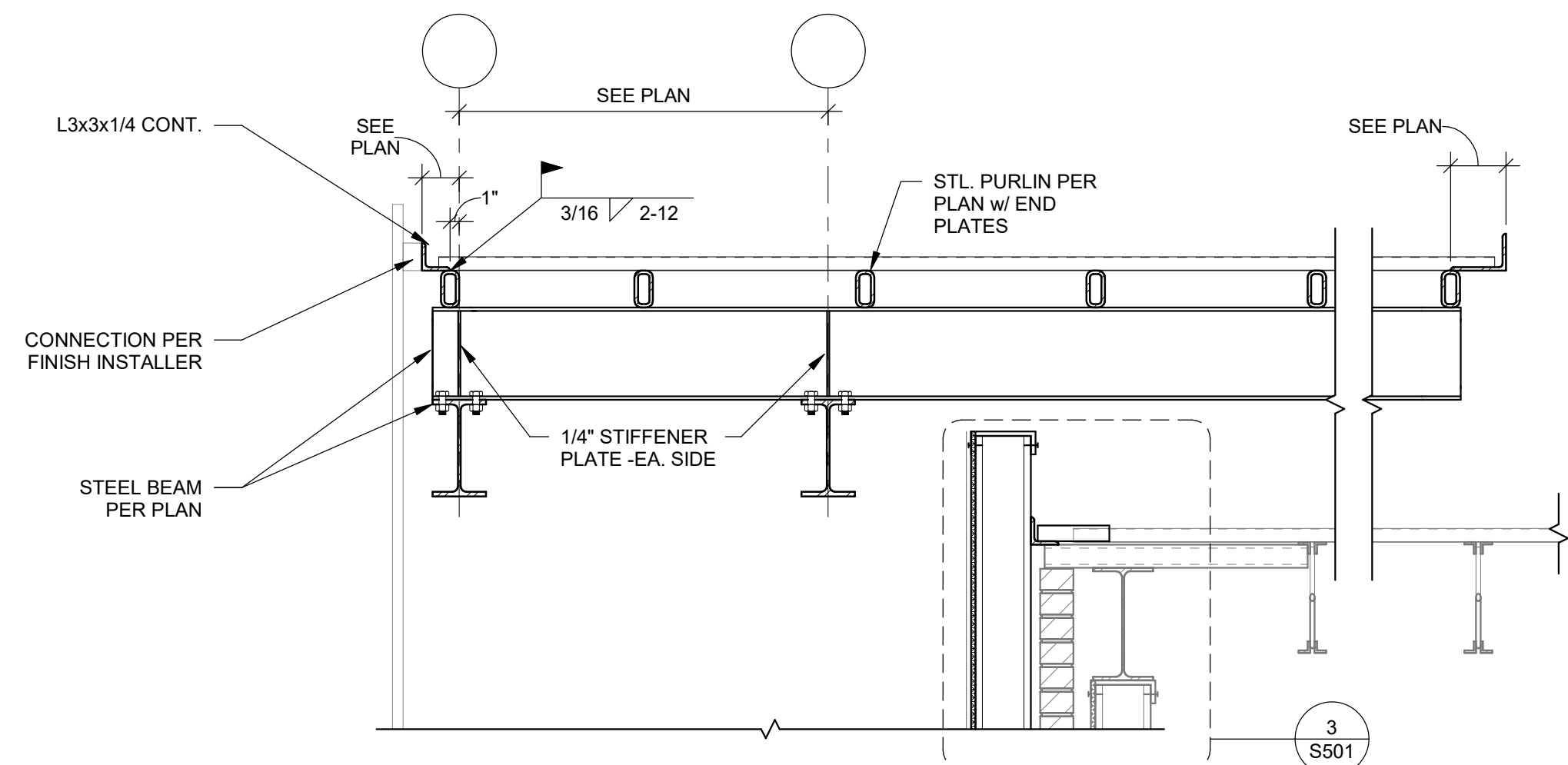
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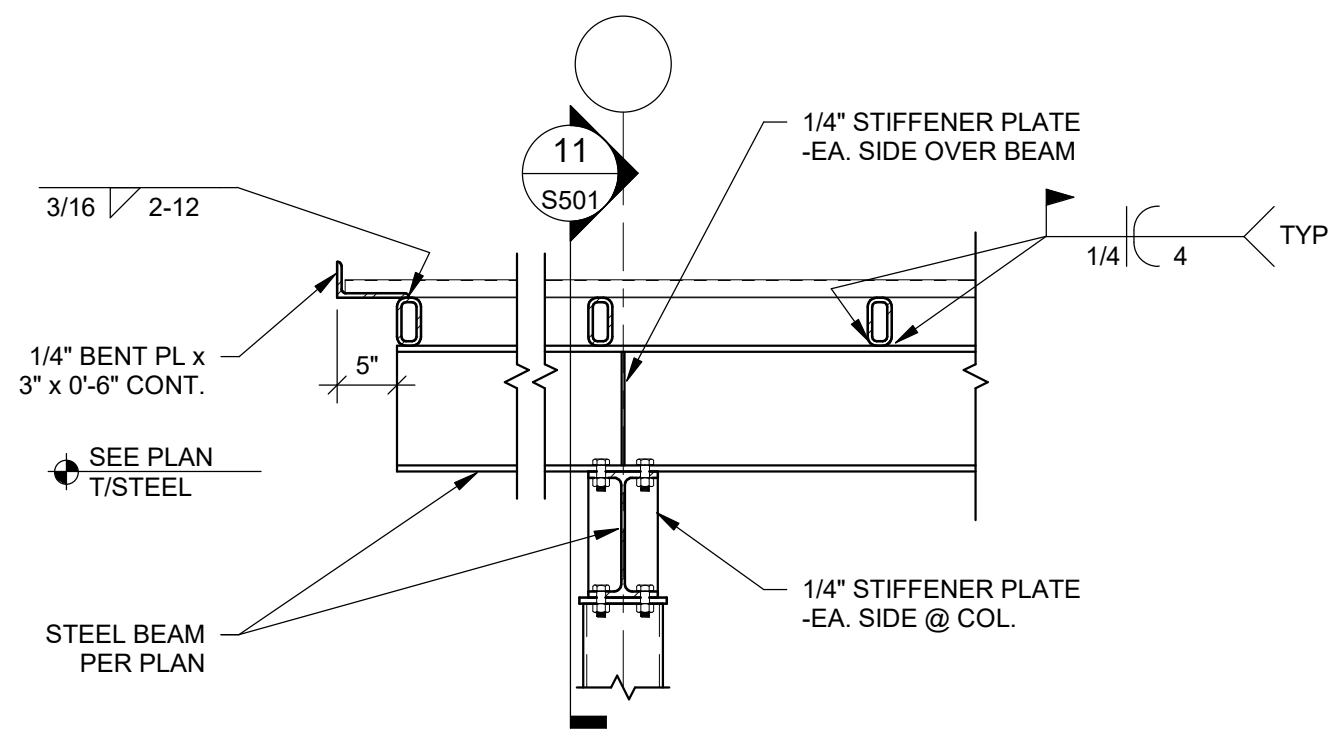
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SCALE: 3/4" = 1'-0"



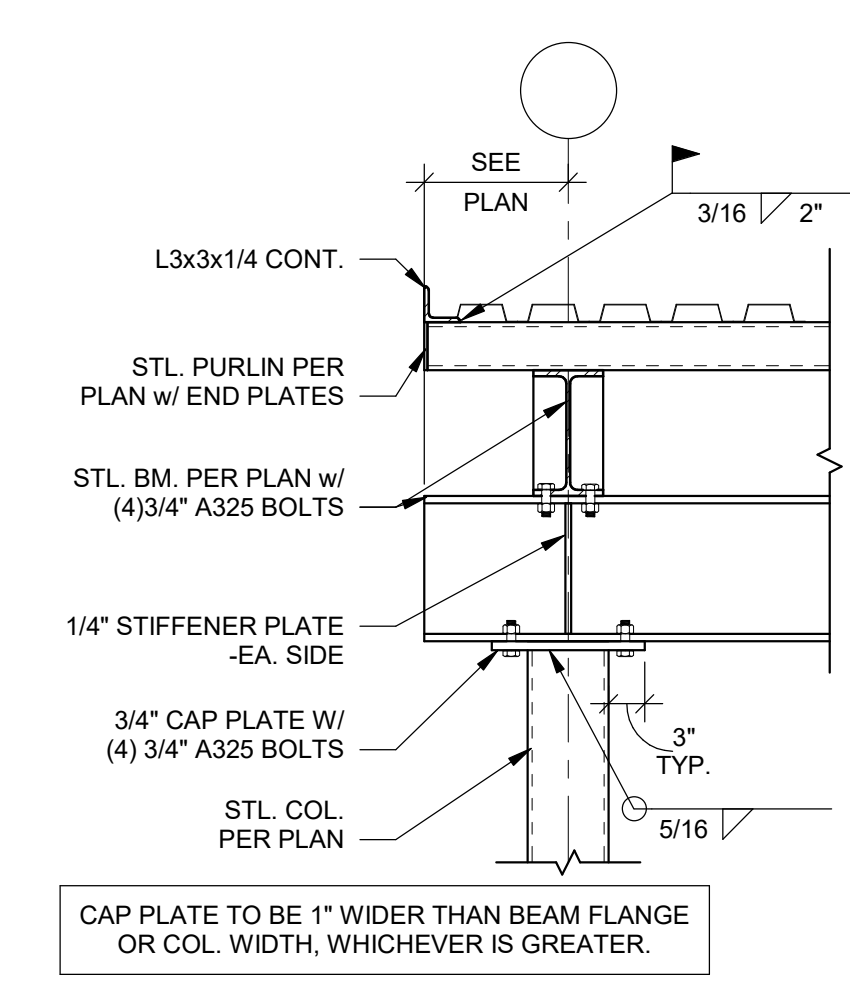
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SCALE: 3/4" = 1'-0"



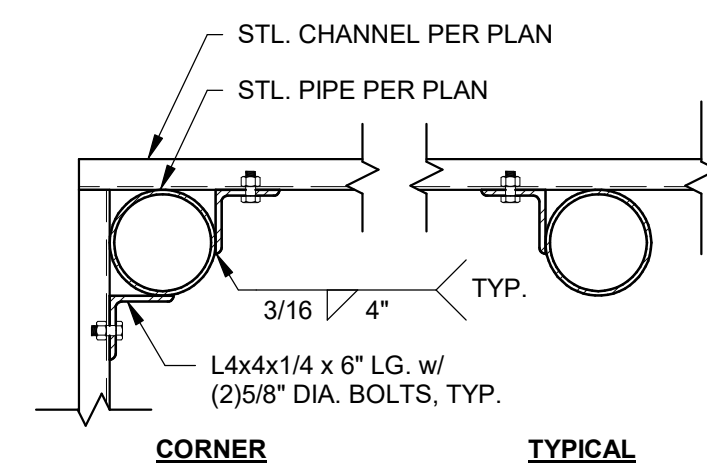
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SCALE: 3/4" = 1'-0"



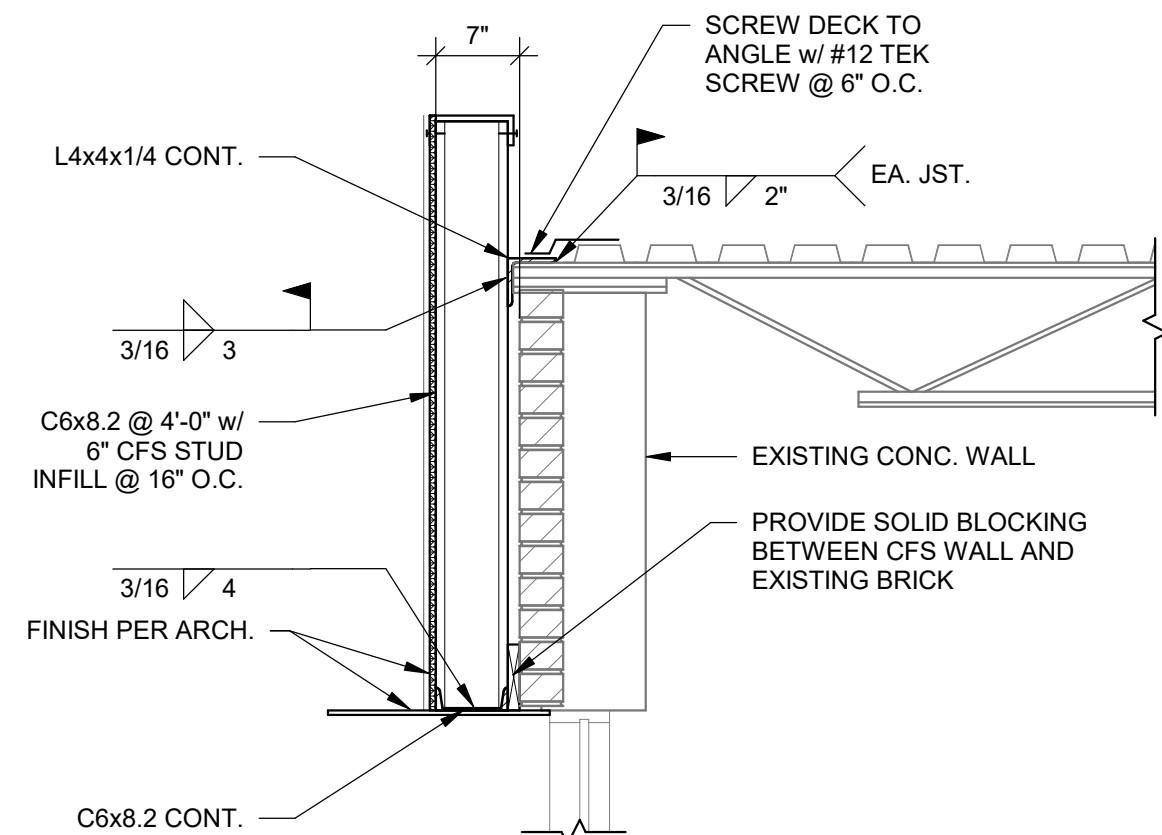
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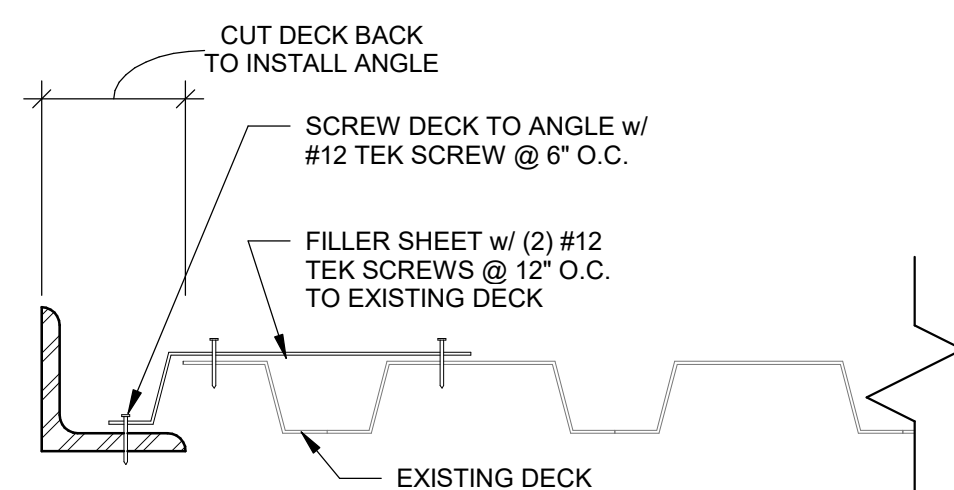
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SCALE: 3/4" = 1'-0"



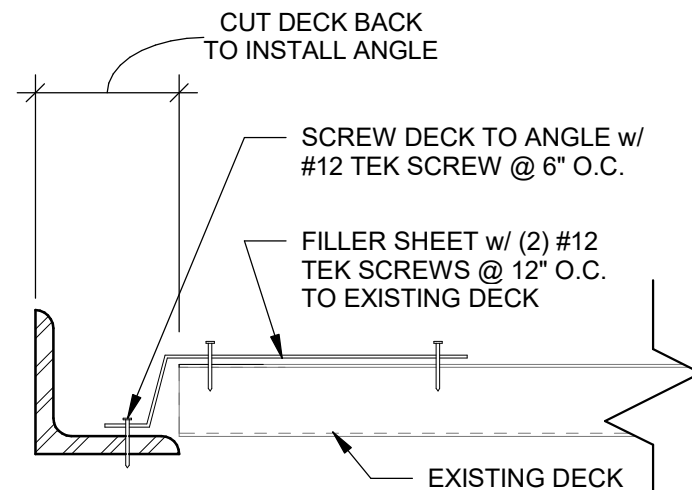
12 DETAIL
SCALE: 1" = 1'-0"



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



TYPICAL FILLER SHEET PERPENDICULAR TO FRAMING



TYPICAL FILLER SHEET PARALLEL TO FRAMING

14 DECK EXTENTIONS
SCALE: 3" = 1'-0"



DATE TITLE

PROJECT NUMBER:
226082

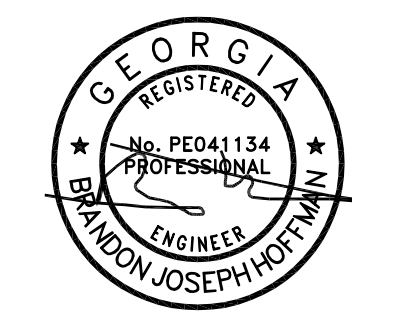
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SECTIONS & DETAILS

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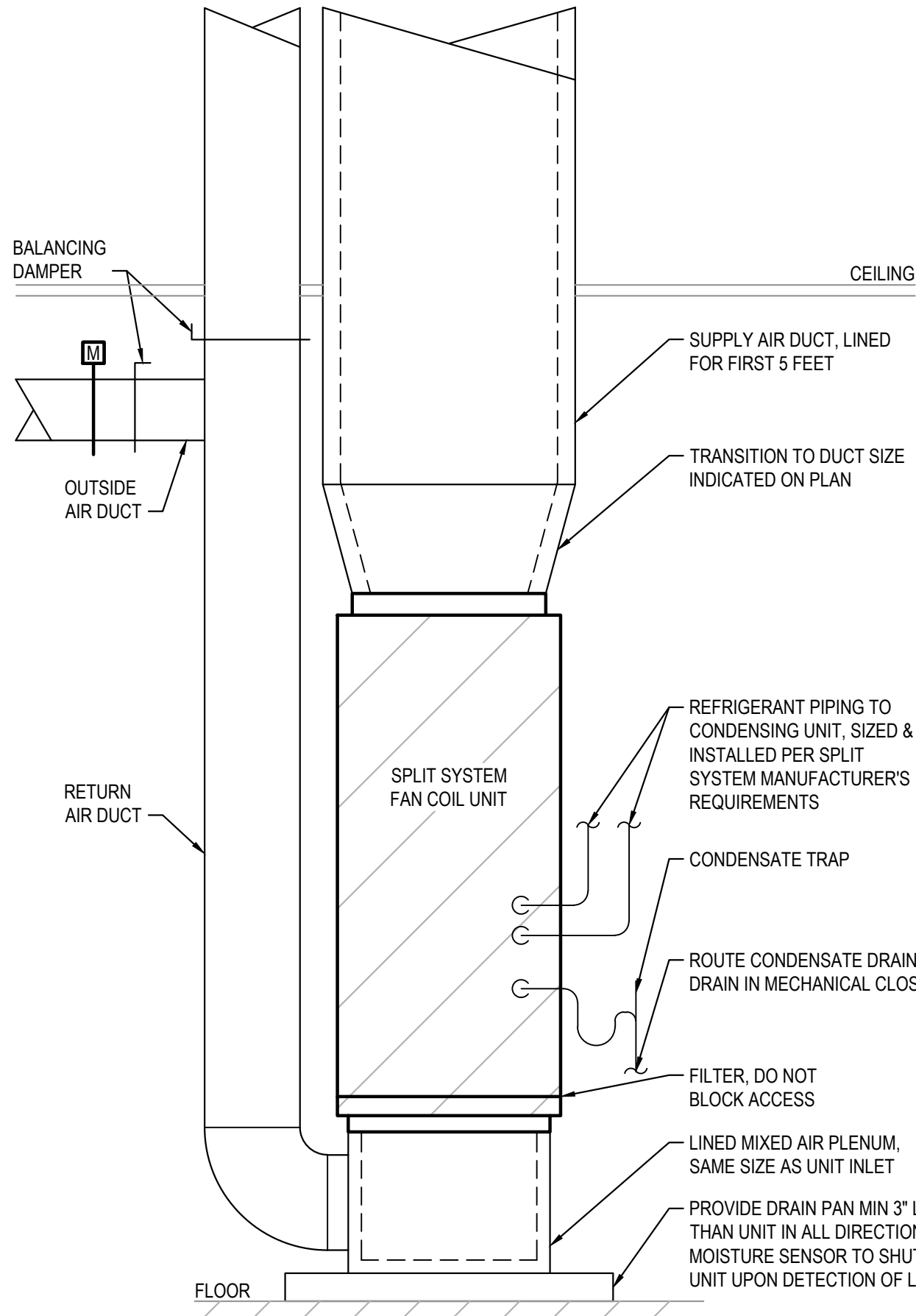
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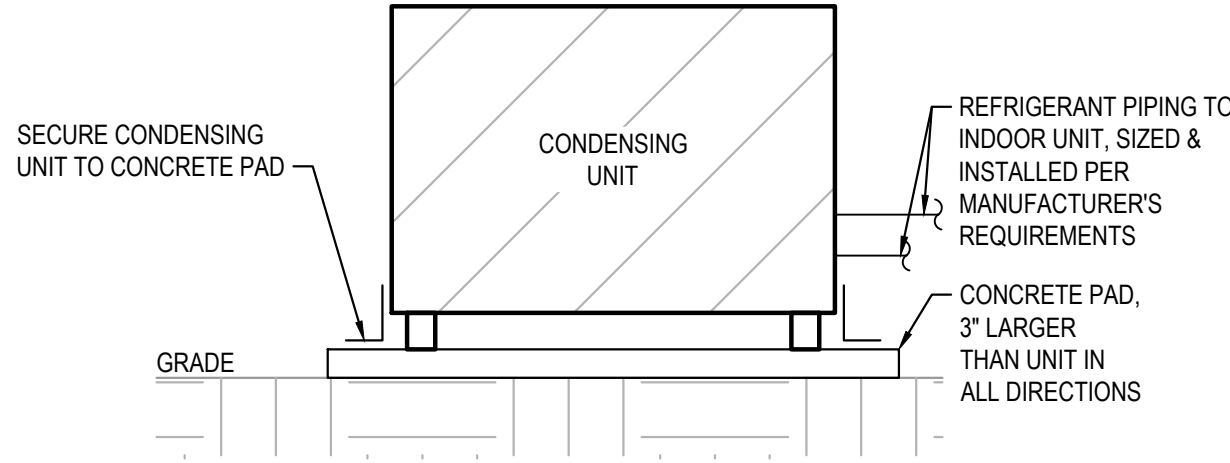
LEGEND		
TAG	SYMBOL	DESCRIPTION
A/C		ABOVE CEILING
AHU		AIR HANDLER
BDD		BACKDRAFT DAMPER
B/F		BELOW FLOOR
CD		CEILING DIFFUSER
CWS&R		CONDENSER WATER SUPPLY & RETURN
CFM		CUBIC FOOT PER MIN.
DB		DRY BULB
		NEW DUCT WORK
EXIST.		EXISTING DUCT / PIPE
EAT		ENTERING AIR TEMPERATURE
EWT		ENTERING WATER TEMPERATURE
EF		EXHAUST FAN
ER		EXHAUST REGISTER
ESP		EXTERNAL STATIC PRESSURE
FD		FIRE DAMPER
F/SD		COMBINATION FIRE & SMOKE DAMPER
		VERTICAL FIRE DAMPER
		VERTICAL COMBINATION FIRE & SMOKE DAMPER
HP		HORSEPOWER
LAT		LEAVING AIR TEMPERATURE
LWT		LEAVING WATER TEMPERATURE
MD		MANUAL DAMPER
		MOTOR OPERATED DAMPER
OA		OUTSIDE AIR
RA		RETURN AIR
RAG		RETURN AIR GRILLE
SA		SUPPLY AIR
SR		SUPPLY REGISTER
		THERMOSTAT
		BALL VALVE
WSHP		WATER SOURCE HEAT PUMP

GENERAL NOTES:

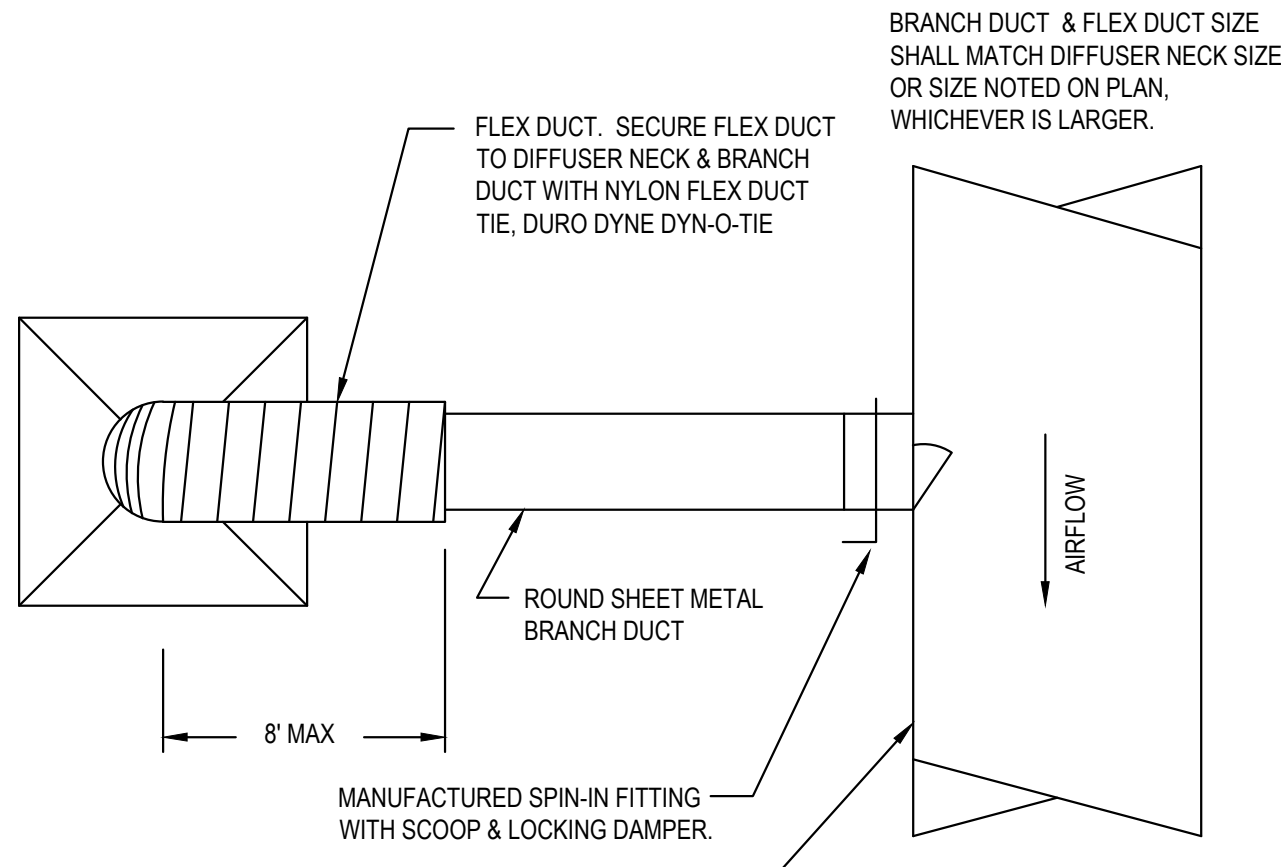
- DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS AND LABOR NECESSARY TO PROVIDE A COMPLETE MECHANICAL SYSTEM COMPLIANT WITH ALL REQUIRED CODES & STANDARDS.
- CONTRACTOR SHALL VISIT THE SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. IF EXISTING CONDITIONS DIFFER FROM DESIGN DOCUMENTS IN SUCH A MANNER THAT AFFECTS PRICING, THE CONTRACTOR SHALL ADJUST THE BID ACCORDINGLY AND NOTIFY THE OWNER & ENGINEER PRIOR TO SUBMITTING THE BID. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS.
- TEST AND BALANCE ALL MECHANICAL EQUIPMENT, AIR DISTRIBUTION DEVICES, ETC. TO THE CONDITIONS INDICATED ON THE FLOOR PLANS AND SCHEDULES. A COPY OF THE REPORT SHALL BE SUBMITTED TO THE OWNER. TEST AND BALANCE AGENCY SHALL BE NEBB OR AABC CERTIFIED.
- ALL CONTROL WORK SHALL BE COMPLETED BY A BASE BUILDING APPROVED CONTRACTOR AND SHALL TIE INTO THE BASE BUILDING ENERGY MANAGEMENT SYSTEM. NEW CONTROL COMPONENTS SHALL BE OF THE SAME MANUFACTURER AS THE EXISTING BUILDING SYSTEM. NO EXCEPTIONS. GRAPHICS SHALL BE UPDATED TO REFLECT ALL RELOCATED & NEW EQUIPMENT. ALL MATERIAL, LABOR AND PROGRAMMING SHALL BE INCLUDED AS A PART OF THIS CONTRACT.
- ALL LOW VOLTAGE CONTROL WIRING SHALL BE INSTALLED AND WIRED TO EQUIPMENT AS A PART OF THIS CONTRACT.



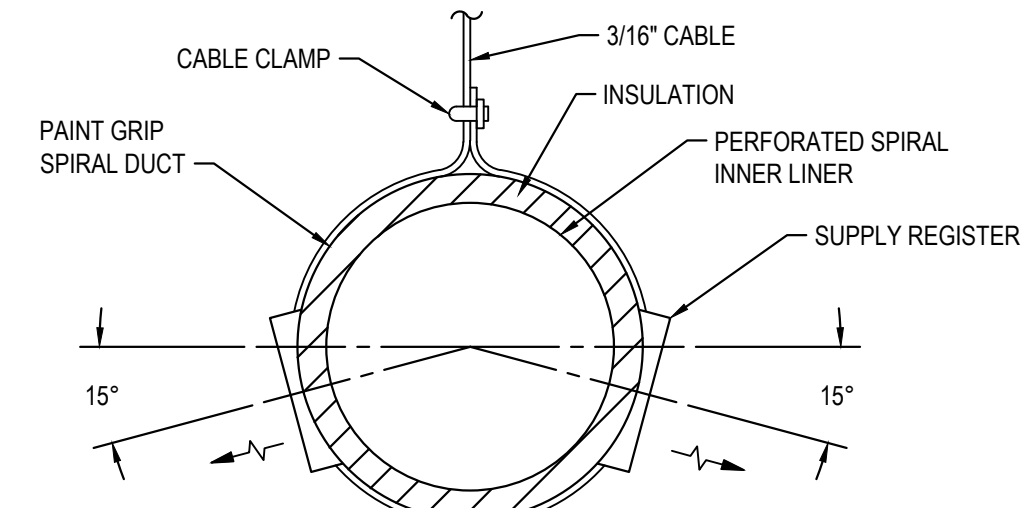
4 VERTICAL FAN COIL UNIT DETAIL
M001 SCALE: N.T.S.



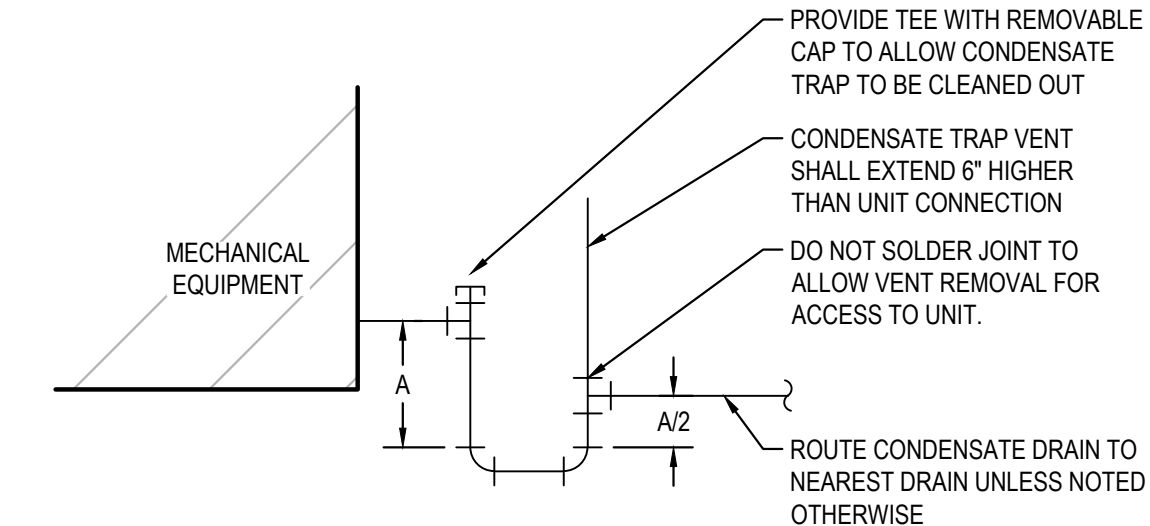
5 CONDENSING UNIT ON GRADE DETAIL
M001 SCALE: N.T.S.



1 DIFFUSER CONNECTION DETAIL
M001 SCALE: N.T.S.



2 SPIRAL DUCT DIFFUSER DETAIL
M001 SCALE: N.T.S.



3 DRAIN-THRU CONDENSATE TRAP DETAIL
M001 SCALE: N.T.S.

AIR DISTRIBUTION SCHEDULE		
TAG	DESCRIPTION	BASIS OF DESIGN
CD	CEILING SUPPLY DIFFUSERS (CD) SHALL BE ALUMINUM, STAMPED LOUVERED DIFFUSER WITH 3 ADJUSTABLE CONES. FACE AREA SHALL BE SUITABLE FOR 24"x24" LAY-IN CEILING GRID. PROVIDE WITH BAKED ENAMEL FINISH IN A COLOR MATCHING THE CEILING GRID.	TITUS TMS-AA
LSD	LINEAR SLOT DIFFUSERS (LSD) SHALL BE CONTINUOUS ALUMINUM DIFFUSER WITH LENGTH AS INDICATED ON DRAWINGS. DIFFUSER SHALL HAVE TWO (2) 1" SLOTS WITH TYPE 22, TAPE & SPACKLE BORDER, 180° ADJUSTABLE PATTERN CONTROLLERS AND LINED PLENUM. PLENUM SHALL HAVE NECK SIZE AS INDICATED ON PLAN. DIFFUSER FINISH SHALL BE READY FOR FIELD APPLIED PAINT.	TITUS ML-39
SR	SUPPLY REGISTERS (SR) SHALL BE STEEL, DOUBLE DEFLECTION TYPE PROVIDED WITH OPPOSED BLADE DAMPER AND OUTER MOST SET OF DEFLECTORS PARALLEL TO THE SHORT DIMENSION. PROVIDE WITH OPPOSED BLADE BALANCING DAMPER AND FACTORY APPLIED, WHITE, BAKED ENAMEL FINISH.	TITUS 300RS
TG	TRANSFER GRILLE (TG) SHALL MATCH RG.	TITUS 50F
RAG	RETURN AIR GRILLES (RAG) SHALL BE ALUMINUM EGGCRATE WITH ALUMINUM BORDER SIZED FOR INSTALLATION IN A 24"x24" CEILING MODULE. PROVIDE LINED RETURN AIR PLENUM FULL SIZE OF GRILLE CONNECTION WITH DUCT CONNECTION SIZE INDICATED ON PLAN.	TITUS 50F
RG	RETURN AIR GRILLES (RAG) SHALL BE ALUMINUM EGGCRATE WITH ALUMINUM BORDER SIZED FOR INSTALLATION IN A 24X24 CEILING MODULE. PROVIDE LINED RETURN AIR PLENUM FULL SIZE OF GRILLE CONNECTION WITH DUCT CONNECTION SIZE INDICATED ON PLAN.	TITUS 50F

FAN SCHEDULE										
TAG	AIRFLOW (CFM)	ESP (IN. W.C.)	MOTOR (W)	FAN RPM	DRIVE TYPE	VOLTS/ PHASE	NOISE (SONES)	TYPE	BASIS OF DESIGN	NOTES
EF-1	100	0.5	35	815	DIRECT	120/1	3	CEILING	GREENHECK SP-A200	1,2
EF-2	75	0.5	16	773	DIRECT	120/1	2.5	CEILING	GREENHECK SP-LP0511-1	1,3
EF-3	75	0.5	16	773	DIRECT	120/1	2.5	CEILING	GREENHECK SP-LP0511-1	1,3
EF-4	75	0.5	16	773	DIRECT	120/1	2.5	CEILING	GREENHECK SP-LP0511-1	1,3

- NOTES:
- PROVIDE WITH BACKDRAFT DAMPER AND SPEED CONTROLLER FOR BALANCING.
 - FAN SHALL OPERATE CONTINUOUSLY.
 - FAN SHALL BE INTERLOCKED WITH LIGHTS.

HEAT PUMP SPLIT SYSTEM SCHEDULE																					
TAG	SUPPLY AIR (CFM)	ESP (IN. W.C.)	OUTSIDE AIR (CFM)	BLOWER MOTOR POWER (HP)	COOLING					HEAT PUMP					AUX. ELEC HEAT		VOLTAGE/PHASE		ORIENTATION	BASIS OF DESIGN	NOTES
					TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	EAT DB/WB (°F)	OUTDOOR TEMP DB (°F)	MIN. SEER	TOTAL CAPACITY (MBH)	EAT DB (°F)	OUTDOOR TEMP DB (°F)	MIN. HSPF	CAPACITY (KW)	NO. OF STAGES	INDOOR UNIT (V/Ø)	OUTDOOR UNIT (V/Ø)				
FC/CU-1	760	0.5	55	1/3	23.3	17.7	80 / 67	95	14.0	13.1	68	17	8.2	5.76	1	208/1	208/1	HORIZONTAL	TRANE GAM5*24 / 5TWR4024	ALL	
FC/CU-2	760	0.5	120	1/3	23.3	17.7	80 / 67	95	14.0	13.1	68	17	8.2	5.76	1	208/1	208/1	HORIZONTAL	TRANE GAM5*24 / 5TWR4024	ALL	
FC/CU-3	760	0.5	100	1/3	23.3	17.7	80 / 67	95	14.0	13.1	68	17	8.2	5.76	1	208/1	208/1	HORIZONTAL	TRANE GAM5*24 / 5TWR4024	ALL	
FC/CU-4	570	0.5	60	1/3	18.1	13.2	80 / 67	95	14.0	10	68	17	8.2	3.6	1	208/1	208/1	HORIZONTAL	TRANE GAM5*18 / 5TWR4018	ALL	
FC/CU-5	1,520	0.5	130	3/4	48	35	80 / 67	95	14.0	29.6	68	17	8.2	7.2	1	208/1	208/3	HORIZONTAL	TRANE GAM5*48 / 5TWA048	ALL	

- NOTES:
- PROVIDE WITH 7-DAY PROGRAMMABLE THERMOSTAT. THERMOSTAT SHALL HAVE PROGRAMMABLE OCCUPANCY PERIODS TO ENERGIZE SUPPLY FAN AND OPEN ASSOCIATED OUTSIDE AIR DAMPER DURING OCCUPIED PERIODS.
 - PROVIDE WITH LITTLE GIANT CONDENSATE PUMP.



#	DATE	TITLE

PROJECT NUMBER:
00-000

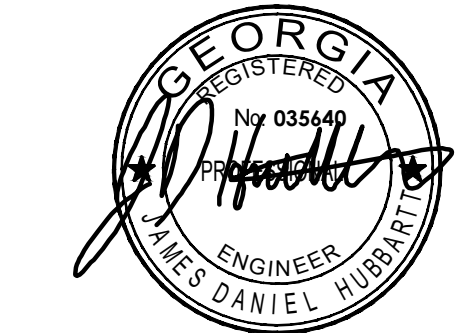
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LEGEND,
NOTES,
DETAILS &
SCHEDULES

M001

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SPECIFICATIONS

SECTION 230100 - GENERAL:

- A. GENERAL
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS AND LABOR NECESSARY TO PROVIDE A COMPLETE MECHANICAL SYSTEM COMPLIANT WITH ALL REQUIRED CODES & STANDARDS.
 - DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED.
 - ALL REQUIRED PERMITS & INSPECTIONS SHALL BE SECURED & PAID FOR UNDER THIS CONTRACT. INSPECTION CERTIFICATIONS SHALL BE PROVIDED TO THE OWNER.
 - CONTRACTOR SHALL VISIT THE SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. IF EXISTING CONDITIONS DIFFER FROM DESIGN DOCUMENTS IN SUCH A MANNER THAT AFFECTS PRICING, THE CONTRACTOR SHALL ADJUST THE BID ACCORDINGLY AND NOTIFY THE OWNER & ENGINEER PRIOR TO SUBMITTING THE BID. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS.
- B. VIBRATION ISOLATION
- VIBRATION ISOLATION SHALL BE PROVIDED FOR ALL MOTOR DRIVEN EQUIPMENT SUSPENDED FROM STRUCTURE OR MOUNTED ON FLOOR. VIBRATION ISOLATORS SHALL BE SIZED PER EQUIPMENT MANUFACTURER'S REQUIREMENTS.
- C. IDENTIFICATION
- PERMANENT BAKELITE TAGS WITH 1" TALL LETTERS SHALL BE PROVIDED FOR ALL EQUIPMENT. EQUIPMENT NUMBERING SHALL MATCH BUILDING STANDARDS.
- D. STARTERS
- ALL MOTORS SHALL BE PROVIDED WITH MAGNETIC MOTOR STARTERS WITH OVERLOAD PROTECTION.
 - STARTERS SHALL BE PROVIDED WITH HAND-OFF-AUTO SWITCHES.
 - INDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 1 ENCLOSURE.
 - OUTDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 3R ENCLOSURE.
- E. SUBMITTALS & SHOP DRAWINGS
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & PRODUCT DATA FOR ALL MECHANICAL EQUIPMENT & SYSTEMS TO BE PROVIDED AND/OR INSTALLED.
- F. SUBSTITUTE MANUFACTURERS
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & COST OF ALL CHANGES REQUIRED FOR INSTALLATION OF EQUIPMENT & PRODUCTS MANUFACTURED BY THOSE OTHER THAN WHAT IS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - CAREFULLY COORDINATE SUBSTITUTE MANUFACTURER'S INSTALLATION REQUIREMENTS WITH ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, PLUMBING AND ARCHITECTURAL. ALL INSTALLATION COSTS ASSOCIATED WITH INSTALLATION OF SUBSTITUTE MANUFACTURER SHALL BE INCLUDED IN BID. NO ALLOWANCES SHALL BE GIVEN FOR CHANGES ASSOCIATED WITH INSTALLATION OF SUBSTITUTE EQUIPMENT & SYSTEMS.
 - LISTING OF A MANUFACTURER AS AN "EQUAL" DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY OF COORDINATION & COST ASSOCIATED WITH CHANGES REQUIRED TO OTHER TRADES.
- G. WARRANTY
- CONTRACTOR SHALL WARRANT ALL EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR.
 - ALL HVAC COMPRESSORS SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN 5 YEARS.
- H. AS-BUILT DRAWINGS
- CONTRACTOR SHALL KEEP REDLINE SET OF DRAWINGS ON SITE DURING CONSTRUCTION TO UPDATE LOCATION OF ALL EQUIPMENT AND SYSTEMS AS THE CONSTRUCTION PROGRESSES. REDLINE SET OF DRAWINGS SHALL BE TURNED OVER TO OWNER AT COMPLETION OF CONSTRUCTION.
- I. OPERATION & MAINTENANCE MANUALS
- CONTRACTOR SHALL PROVIDE AN ELECTRONIC SET AND ONE (1) SET OF HARD COPIES OF INSTALLATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT & SYSTEMS PROVIDED UNDER THIS CONTRACT.
- J. INSTRUCTION
- CONTRACTOR SHALL THOROUGHLY INSTRUCT OWNER ON OPERATION AND RECOMMENDED MAINTENANCE PROCEDURES OF ALL INSTALLED EQUIPMENT & SYSTEMS.

SECTION 230600 PIPING SYSTEMS

- A. CONDENSATE PIPING SHALL BE TYPE L HARD COPPER WITH WROUGHT COPPER FITTINGS & SOLDERED JOINTS.
- B. REFRIGERANT PIPING SHALL BE TYPE ACR CLEANED COPPER FOR REFRIGERANT SERVICE WITH WROGHT COPPER JOINTS AND SIL-PHOS BRAZED JOINTS. REFRIGERANT PIPING SHALL BE PURGED WITH NITROGEN DURING BRAZING OF JOINTS.
- B. GAS PIPING SHALL BE SCHEDULE 40 STEEL WITH MALIABLE IRON FITTINGS AND THREADED JOINTS. THREADS SHALL BE COATED WITH RECTOR SEAL PRIOR TO ASSEMBLING EACH JOINT. PROVIDE GAS COCK, DRIP LEG AND UNION AT EACH EQUIPMENT CONNECTION. FOR SYSTEMS WITH DELIVERY PRESSURE ABOVE 14" W.C. A REGULATOR SHALL BE PROVIDED AND SIZED FOR EACH PIECE OF EQUIPMENT. ENTIRE GAS PIPING SYSTEM SHALL BE PRESSURE TESTED TO 30 PSI FOR A MINIMUM OF 8 HOURS WITHOUT A LOSS IN PRESSURE. GAS SERVICE SHALL NOT BE CONNECTED UNTIL PRESSURE TEST HAS BEEN COMPLETED AND PASSED.

SECTION 231810 INSULATION

- A. RETURN AIR AND TRANSFER AIR DUCTS SHALL BE LINED WITH 1" THICK DUCT LINER.
- B. SUPPLY & OUTSIDE AIR DUCTWORK SHALL BE WRAPPED WITH 2" THICK, 3/4 LB DENSITY, R-6 FOIL BACKED INSULATION. JOINTS SHALL BE LAPPED A MINIMUM OF 2" AND SECURED WITH FLARE TYPE STAPLES.
- C. REFRIGERANT PIPING SHALL BE INSULATED WITH 1/2" THICK, CLOSED CELL, NEOPRENE INSULATION. INSULATION SHALL BE SLIP ON

TYPE. ALL JOINTS SHALL BE SEALED WITH AN ADHESIVE APPROVED BY THE INSULATION MANUFACTURER.

- D. ALL REFRIGERANT PIPING INSULATION INSTALLED OUTDOORS SHALL BE COATED WITH TWO (2) COATS OF UV RESISTANT COATING.
- E. CONDENSATE PIPING SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION WITH WHITE ALL SERVICE JACKET AND MITERED ELBOWS. ALL JOINTS SHALL BE SEALED WITH SELF ADHESIVE OVERLAP.

SECTION 238000 - DUCTWORK

- A. ALL DUCTWORK SHALL BE FABRICATED WITH GALVANIZED SHEET METAL.
- B. LOW PRESSURE DUCTWORK SHALL BE CONSTRUCTED FOR 2" PRESSURE SERVICE WITH CLASS C SEALS.
- C. DUCTWORK CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE LATEST VERSION OF SMACNA DUCT STANDARDS.
- D. ALL ELBOWS SHALL BE FULL RADIUS TYPE OR MITERED WITH TURNING VANES.
- E. PROVIDE SPIN IN FITTING WITH SCOOP & LOCKING DAMPER AT ALL LOW PRESSURE BRANCH DUCT CONNECTIONS TO MAIN DUCT.
- F. DUCTWORK SHALL BE INSPECTED & SEALED AIR TIGHT TO BE FREE OF LEAKS PRIOR TO INSULATING OR COVERING UP THE DUCTWORK.
- G. FIRE DAMPERS SHALL BE TYPE 'B' UL LISTED DAMPERS WITH FIRE CURTAIN LOCATED OUTSIDE OF THE AIR STREAM. FIRE DAMPERS SHALL BE LISTED FOR USE IN THE WALL RATING WITHIN WHICH THE DAMPER IS INSTALLED.
- H. SMOKE DAMPERS SHALL BE UL LISTED. DAMPERS SHALL CLOSE UPON DETECTION OF SMOKE OR UPON POWER FAILURE UNLESS NOTED OTHERWISE. SMOKE DAMPERS SHALL BE AUTOMATIC RESET TYPE.
- I. SMOKE DETECTORS SHALL BE PROVIDED BY DIVISION 26 FOR INSTALLATION BY DIVISION 23.
- J. SMOKE DETECTORS SHALL CLOSE ALL ASSOCIATED SMOKE DAMPERS AND SHUT DOWN THE ASSOCIATED AIR MOVING DEVICE.

SECTION 239500 - TEST & BALANCE

- A. TEST & BALANCE AGENCY SHALL BE NEBB OR AABC CERTIFIED.
- B. TEST & BALANCE AGENCY SHALL BE HIRED DIRECTLY BY THE GENERAL CONTRACTOR.
- C. ALL EQUIPMENT SHALL BE LUBRICATED, TESTED, ADJUSTED AND BALANCED TO MEET DESIGN, MANUFACTURER'S OPERATING & INSTALLATION GUIDELINES.
- D. AIR TERMINALS SHALL BE BALANCED TO CFM INDICATED ON PLAN.
- E. TERMINAL UNITS SHALL BE BALANCED TO THE SUM OF THE CONNECTED AIR DISTRIBUTION DEVICES.
- F. ALL DEFICIENCIES SHALL BE RECORDED AND SENT TO THE MECHANICAL CONTRACTOR FOR RESOLUTION.
- G. ONCE ALL DEFICIENCIES HAVE BEEN CORRECTED, TWO (2) HARD COPIES OF THE FINAL REPORT SHALL BE DELIVERED TO THE OWNER. AN ELECTRONIC COPY IN PDF FORMAT SHALL BE SUBMITTED IN ADDITION TO THE HARD COPIES.



#	DATE	TITLE

PROJECT NUMBER:
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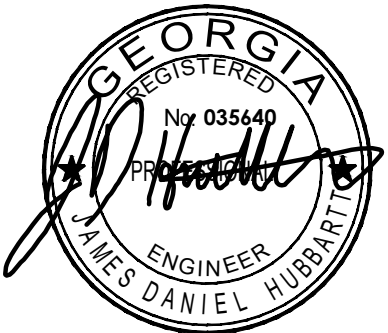
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SPECIFICATIONS

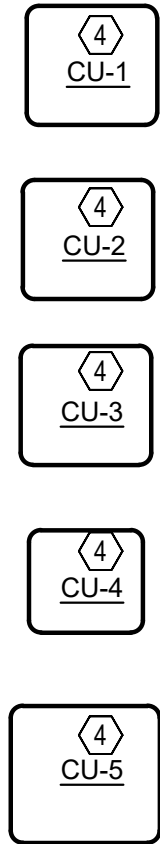
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RELEASED FOR CONSTRUCTION



1. 8"Ø EXHAUST WALL CAP.
2. ROUTE 14"Ø DUCT TO RETURN PLENUM OF FAN COIL UNIT.
3. ROUTE 6"Ø OUTSIDE AIR DUCT TO RETURN PLENUM OF FAN COIL UNIT. OUTSIDE AIR DUCT SHALL HAVE MANUAL AND MOTORIZED DAMPERS.
4. FIELD COORDINATE LOCATION OF CONDENSING UNIT.
5. ROUTE 12"Ø DUCT TO RETURN PLENUM OF FAN COIL UNIT.
6. ROUTE 18"Ø DUCT TO RETURN PLENUM OF FAN COIL UNIT.
7. EXPOSED DUCT SHALL BE PAINT GRIP, DOUBLE WALL SPIRAL. DUCT SHALL BE DENT FREE.
8. 6"Ø OUTSIDE AIR WALL CAP.
9. 8"Ø OUTSIDE AIR WALL CAP.
10. 8"Ø OUTSIDE AIR DUCT SHALL HAVE MANUAL AND MOTORIZED DAMPERS.



TYPE	DESCRIPTION	MOUNT	VOLTAGE	LAMP QTY	LAMP WATTAGE/ TYPE	MANUFACTURER	CATALOG NUMBER	NOTES
A	4" LED DOWNLIGHT, 1500 LUMENS, TRIM FINISH BY ARCHITECT.	RECESSED	120	-	17.5W LED 3500K	LITHONIA LIGHTING	LDN4-35/15-L04-AR-LSS-[FLANGE]-MVOLT-GZ10	1
B	4" LED WALLWASH DOWNLIGHT, 1500 LUMENS, TRIM FINISH BY ARCHITECT.	RECESSED	120	-	6W LED 3500K	LITHONIA LIGHTING	LDN4-35/05-LW4-AR-LSS-[FLANGE]-MVOLT-GZ10	1
C	DECORATIVE CAPSULE PENDANT. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	PENDANT	120	1	9W MAX LED E26	LIGHTOLOGY	BEEEM - SMILE 3 BEE1126168	2
D	5' DECORATIVE LED LINEAR PENDANT, 2400 LUMENS, JET BLACK FINISH.	PENDANT	120	-	24W LED 3000K	LEXAVALA	MISALLIANCE EX SUSPENDED - JET BLACK - 160CM	2
E	5' DECORATIVE LED LINEAR PENDANT, 2400 LUMENS, ULTRAMARINE BLUE FINISH.	PENDANT	120	-	24W LED 3000K	LEXAVALA	MISALLIANCE EX SUSPENDED - ULTRAMARINE BLUE - 160CM	2
F	4' LINEAR LED PENDANT FIXTURE, 750 LUMENS PER FOOT, BLACK FINISH.	PENDANT	120	-	25.2W LED 3500K	LUMENWERX	VIA4P-D-HLO-FH-NA-SW-80CRI-750LMF-NA-35K-4'-UNV-D1-1C-ACS-B	1,2
G	LED TRACK, SUSPENDED. TRACK LENGTH AS INDICATED ON DRAWING. PROVIDE TRACK HEADS AS INDICATED. PROVIDE ALL NECESSARY ACCESSORIES FOR PROPER INSTALLATION.	SUSPENDED TRACK	120	-	16W LED/HEAD 3500K	ELITE LIGHTING	TRACK: FG-SM-[LENGTH]-[FINISH] TRACK HEAD: FG-T3-1-FL-35K-90-[FINISH] DRIVER: FG-DR-200W-DIM-48V	2
H	32" DECORATIVE BELL PENDANT, GRAY FINISH. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	PENDANT	120	1	18W MAX LED E27	MUUTO	UNDER THE BELL PENDANT - GRAY - 32"	2
J	DECORATIVE HALF-GLOBE WALL SCONCE, CHROME FINISH.	WALL	120	-	8.5W LED 2700K	RBW LIGHTING	RGP-1-AA04-27-10_TRIAC_120V-IP20	2
K	42" DECORATIVE BELL PENDANT, WHITE FINISH. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	PENDANT	120	1	9W MAX LED E26	HERMAN MILLER	NELSON BELL BUBBLE PENDANT	2
M	DECORATIVE RETRO-BRASS PENDANT. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	PENDANT	120	1	9W MAX LED E26	HUDSON VALLEY LIGHTING GROUP	9315-AGB	2
N	6' LINEAR LED PENDANT FIXTURE, 4500 LUMENS, WHITE FINISH.	PENDANT	120	-	41W LED 3500K	SONNEMAN	2818.03-6-35	2
O	LED TRACK, SURFACE MOUNT. TRACK LENGTH AS INDICATED ON DRAWING. PROVIDE TRACK HEADS AS INDICATED. PROVIDE ALL NECESSARY ACCESSORIES FOR PROPER INSTALLATION.	SURFACE TRACK	120	-	16W LED/HEAD 3500K	ELITE LIGHTING	TRACK: FG-CM-[LENGTH]-[FINISH] TRACK HEAD: FG-T3-1-FL-35K-90-[FINISH] DRIVER: FG-DR-200W-DIM-48V	2
P	5' LINEAR LED PENDANT FIXTURE, 4500 LUMENS, BRASS FINISH.	PENDANT	120	-	54W LED 3500K	LUCE PLAN	D81B2-1D810B2020530	2
Q	DECORATIVE TWIN HALF-GLOBE WALL SCONCE, GREEN GLASS WITH ANTIQUE BRASS FINISH. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	WALL	120	2	20W MAX LED G9	SKLO	LTM06-LTGPAG-AB	2
R	4' LED STRIP LIGHT, 4000 LUMENS	SURFACE	120	-	35W LED 4000K	LITHONIA LIGHTING	CSS-L48-4000LM-MVOLT-48K-80CRI	1
S	FLEXIBLE LED NEON TAPE LIGHT. LENGTH AS INDICATED ON PLANS. PROVIDE ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION.	SURFACE	24V	-	2.5W/FT LED 3500K	BL LIGHTING	F-N-3500K-24-IP68	2
U	12" DECORATIVE GLOBE PENDANT, BLACK WITH OPAL GLASS FINISH. PROVIDE NECESSARY LED EQUIVALENT BULB TO FACILITATE COMPLETE INSTALLATION.	PENDANT	120	1	9W MAX LED E26	KUZCO	PD43212-BK/OP	2
EVO	EXTERIOR EMERGENCY PATH LIGHT	WALL	120	-	FURN WITH UNIT	DUAL-LITE	EVO-D-W	
	EMERGENCY BATTERY PACK	WALL	120	-	FURN WITH UNIT	DUAL-LITE	EV4D	
	COMBINATION EXIT SIGN/EMERGENCY LIGHT, LED POLYCARBONATE BODY, RED LETTERING WITH CHEVRON ARROW(S) AS SHOWN WITH INTEGRAL BATTERY BACK-UP	CEILING/ WALL	120	-	FURN WITH UNIT	DUAL-LITE	EVC-U-RW-D4	
NOTES:								
1. PROVIDE WITH 90-MINUTE BATTERY BACKUP WHERE INDICATED ON DRAWINGS. LINEAR FIXTURES SHALL HAVE 600 LUMEN INVERTER. DOWNLIGHTS SHALL HAVE INTEGRAL TEST SWITCH.								
2. REFER TO ARCHITECTURAL RCP/ELEVATIONS FOR EXACT MOUNTING HEIGHT.								

GENERAL ELECTRICAL NOTES:

1. FOR EXACT LOCATION OF EQUIPMENT MOUNTED IN SUSPENDED CEILINGS, SUCH AS LIGHTING FIXTURES, AND SMOKE DETECTORS, SEE ARCHITECTURAL REFLECTED CEILING PLANS. ARCHITECTURAL REFLECTED PLAN SHALL GOVERN FINAL LOCATION.
2. PRIOR TO ROUGH-IN, CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL WIRING DEVICE WITH ARCHITECTURAL ELEVATION TO AVOID CONFLICTS WITH CASEWORK, COUNTER TOPS, DOOR SWINGS, ETC. WHERE CONFLICTS OCCURS, CONTRACTOR SHALL CONTACT THE ARCHITECT IN WRITING FOR RESOLUTION.
3. ALL MOUNTING HEIGHT DIMENSIONS ARE TO THE CENTER OF THE OUTLET BOX UNLESS OTHERWISE NOTED.
4. FOR EXACT LOCATION OF ALL EXTERIOR LIGHTING FIXTURES MOUNTED ON EXTERIOR OF BUILDING, ARCHITECTURAL ELEVATIONS SHALL GOVERN
5. PRIOR TO ROUGH-IN FOR ALL LIGHTING SWITCHES, VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL PLANS.
6. THE CONTRACTOR SHALL USE CARE WHEN CUTTING OPENINGS FOR OUTLET BOXES IN CMU WALLS. OUTLET BOXES SHALL BE INSTALLED IN CMU WALLS SECURELY WITH EPOXY.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING OUTLET BOX INSTALLATION WITH WALL FINISH (GYPSUM FURRING, TILE, ETC). THE CONTRACTOR SHALL PROVIDE AND INSTALL ANY EXTENSION RINGS NECESSARY TO ACCOMMODATE WALL FINISHES.
8. ALIGN VERTICALLY AND HORIZONTALLY ALL LIGHT SWITCHES, THERMOSTATS, FIRE ALARM PULL STATIONS, ETC.. ALL THESE ITEMS SHALL BE CLUSTERED WHERE POSSIBLE, COORDINATE EXACT REQUIREMENTS WITH ARCHITECT
9. COORDINATE MOUNTING OF ALL EXTERIOR DISCONNECT WITH ARCHITECTURAL ELEVATIONS. IF NOT INDICATED ON ARCHITECTURAL ELEVATIONS, REQUEST ELEVATIONS OF DISCONNECT SWITCHES FROM ARCHITECT IN WRITING PRIOR TO ROUGH-IN.
10. ALL CONDUITS FOR LOW VOLTAGE OUTLETS SHALL BE DEDICATED TO A SINGLE BOX. NO DAISY CHAINING OR SHARING OF CONDUITS BETWEEN LOW VOLTAGE OUTLET BOXES IS PERMITTED UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS.
11. PROVIDE FIELD IDENTIFICATION FOR PANELBOARDS AND SWITCHBOARDS (IF APPLICABLE) PER NEC 408.4. ADDITIONALLY, EACH RECEPTACLE AND DISCONNECT SHALL HAVE A PRINTED LABEL WITH SPECIFIC PANEL AND CIRCUIT NUMBER.
12. PER NEC 406.12 PROVIDE TAMPER PROOF RECEPTACLES IN THE FOLLOWING AREAS: DWELLING UNITS, COMMON AREAS OF MULTIFAMILY DWELLINGS, GUEST ROOMS AND COMMON AREAS OF MOTELS/HOTELS, CHILD CARE FACILITIES, PRESCHOOLS AND EDUCATIONAL FACILITIES, DORMITORY UNITS, ASSISTED LIVING FACILITIES AND ASSEMBLY OCCUPANCIES PER SECTION 518.2. TAMPER PROOF RECEPTACLES ARE ALSO REQUIRED IN BUSINESS OFFICES, CORRIDORS AND WAITING ROOMS WITHIN CLINICS/MEDICAL OFFICES/DENTAL OFFICES/OUTPATIENT FACILITIES.

GENERAL ELECTRICAL DEMOLITION NOTES

1. ELECTRICAL CONTRACTOR SHALL REMOVE DEVICES ON WALLS TO BE REMOVED AND AS DIRECTED BY ARCHITECT.
2. ELECTRICAL CONTRACTOR SHALL REMOVE ALL ASSOCIATED WIRING, CONDUIT, SURFACE RACEWAY, ETC. FOR DEVICES/LOADS BEING REMOVED. ITEMS REMOVED SHALL BECOME PROPERTY OF THE ELECTRICAL CONTRACTOR (UON) AND SHALL BE REMOVED FROM THE SITE. ITEMS REMOVED SHALL NOT BE STORED AT THE SITE. UNDER NO CONDITIONS SHALL ITEMS REMOVED BE USED IN THE NEW CONSTRUCTION.
3. ELECTRICAL CONTRACTOR SHALL VISIT AND EXAMINE THE SITE PRIOR TO CONSTRUCTION TO ASCERTAIN THE EXISTING CONDITIONS AND LIMITS OF DEMOLITION AND CONSTRUCTION.
4. IT SHALL BE THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO PROTECT AND RETAIN POWER TO ALL EXISTING ACTIVE EQUIPMENT TO REMAIN. THIS INCLUDES RE-ROUTING OF EXISTING CIRCUITRY EFFECTED BY DEMOLITION.
5. ALL REMOVED COMPUTER EQUIPMENT SHALL BE TURNED OVER TO OWNER UNLESS DIRECTED TO DO OTHERWISE.
6. SEE MECHANICAL DRAWING FOR HEATERS, EXHAUST FANS, ETC., WHICH MUST BE DISCONNECTED BY THE ELECTRICAL CONTRACTOR FOR REMOVAL OR ABANDONMENT BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL REMOVE ALL STARTERS, DISCONNECT SWITCHES AND ASSOCIATED CONDUIT AND WIRING.
7. REMOVE ALL CONDUIT, WIRE, BOXES AND FASTENING DEVICES AS REQUIRED TO AVOID ANY INTERFERENCE WITH NEW INSTALLATION.
8. CONDUITS MAY BE ABANDONED IN FLOOR AND WALLS ONLY. ELECTRICAL CONTRACTOR SHALL REMOVE ALL WIRING FROM ABANDONED CONDUITS, DISCONNECT FROM ALL POWER SOURCES AND PROVIDE BLANK PLATES ON ALL ABANDONED OUTLETS. CUT OFF ABANDONED CONDUITS 1" BELOW FINISHED FLOOR AND GROUT FLUSH. ABANDONED CONDUIT SHALL BE CAPPED AT BOTH ENDS.
9. ELECTRICAL CONTRACTOR SHALL TRACE ALL CIRCUITS IN EXISTING PANELS TO REMAIN AFFECTED BY DEMOLITION. TURN OFF AND TAG ALL UNUSED CIRCUIT BREAKERS AS AND LABEL AS "SPARE" AND TIGHTEN ALL CONNECTIONS. PROVIDE NEW TYPED DIRECTORY WITH DATE, PROTECTED BY PLASTIC AND PLACE IN COVER OF PANELS CONSISTENT WITH NEW CONSTRUCTION.
10. ANY ELECTRICAL OUTAGES REQUIRED BY THE WORK SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AND CONFIRMED IN WRITING. ANY OUTAGE SHALL NOT BE SCHEDULED DURING NORMAL BUSINESS HOURS OR DURING FACILITY FUNCTIONS AND ALL COSTS FOR OVERTIME SHALL BE INCLUDED IN THE BID.
11. EXISTING LIGHTING FIXTURE BALLASTS AND FLUORESCENT LAMPS MAY CONTAIN PCB'S. DISPOSE OF BALLASTS AND LAMPS IN ACCORDANCE WITH EPA.
12. HOLES LEFT BY REMOVAL OF ELECTRICAL DEVICES, PANELS, ETC. SHALL BE PATCHED IN EXISTING WALLS TO REMAIN. REFER TO ARCHITECTURAL DRAWINGS.

ABBREVIATIONS

A	— AMPERES	MCB	— MAIN CIRCUIT BREAKER
A.F.F.	— ABOVE FINISHED FLOOR	MLO	— MAIN LUG ONLY
A.F.G.	— ABOVE FINISHED GRADE	NTS	— NOT TO SCALE
BFG	— BELOW FINISHED GRADE	P	— POLE
C	— CONDUIT	PNL	— PANEL
ETR	— EXISTING TO REMAIN	SN	— SOLID NEUTRAL
F	— FUSE	U.O.N.	— UNLESS OTHERWISE NOTED
GFI	— GROUND FAULT CIRCUIT INTERRUPTING	V	— VOLTS
G	— GROUND	W	— WIRE
KVA	— KILO VOLT AMP	WP	— WEATHERPROOF/GFI
KW	— KILOWATT		

UTILITY NOTES:

1. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED.

FIRE PROOFING NOTES:

1. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FIRE STOPPING AT ALL WALL, FLOOR AND CEILING PENETRATIONS WHERE CONDUIT PENETRATIONS OCCUR.
2. PROVIDE FIRE STOPPING AT CONDUIT PENETRATIONS PER UL.

ELECTRICAL LEGEND

LIGHTING

	LIGHTING FIXTURE
	EMERGENCY LIGHTING FIXTURE AND/OR NIGHTLIGHT AS INDICATED
	DOWNLIGHT.
	EXIT LIGHTING FIXTURE, FACE PLATES (DARKENED) AND DIRECTIONAL ARROWS AS INDICATED. PROVIDE WITH BATTERY BACKUP, UNO. CONNECT ABOVE OF LOCAL SWITCH.
S	SINGLE POLE SWITCH, 20A, 120/277 VOLT, 46" A.F.F..
S ₃	THREE-WAY SWITCH, 20A, 120/277 VOLT, 46" A.F.F..
S ₄	FOUR-WAY SWITCH, 20A, 120/277 VOLT, 46" A.F.F..
S ₀	DIMMER SWITCH, 46" A.F.F. PROVIDE VATTAGE AS REQUIRED. PROVIDE DIMMER SWITCH COMPATIBLE WITH LED LIGHT FIXTURE. PROVIDE WIRING AS REQUIRED FROM DIMMER TO LIGHT FIXTURE. COORDINATE WITH FIXTURE MANUFACTURER.
Sos	WALL MOUNTED SWITCH, 20A, 120/277V, 46" AFF WITH INTEGRAL OCCUPANCY SENSOR. BY WATT STOPPER OR APPROVED EQUAL. PROVIDED WITH NUMBER OF SWITCH PACKS AS REQUIRED AND ALL OTHER REQUIRED ACCESSORIES FOR PROPER INSTALLATION.
S _{DOS}	WALL MOUNTED DIMMER SWITCH, 20A, 120/277V, 46" AFF WITH INTEGRAL OCCUPANCY SENSOR. BY WATT STOPPER OR APPROVED EQUAL. PROVIDED WITH NUMBER OF SWITCH PACKS AS REQUIRED AND ALL OTHER REQUIRED ACCESSORIES FOR PROPER INSTALLATION.
◆	CEILING MOUNTED OCCUPANCY SENSOR. BY WATT STOPPER OR APPROVED EQUAL. PROVIDED WITH NUMBER OF SWITCH PACKS AS REQUIRED AND ALL OTHER REQUIRED ACCESSORIES FOR PROPER INSTALLATION.

POWER


 DUPLEX GROUNDING TYPE RECEPTACLE, 20A, 125 VOLT, NEMA 5-20R, 18" A.F.F., U.O.N.


 (2) DUPLEX GROUNDING TYPE RECEPTACLES IN COMMON BOX, 20A, 125 VOLT, NEMA 5-20R, 18" A.F.F., U.O.N


 DUPLEX GROUND FAULT INTERRUPTER TYPE RECEPTACLE, 20A, 125 VOLT, NEMA 5-20R, 18" A.F.F., U.O.N.


 WEATHER RESISTANT RATED, DUPLEX GROUND FAULT INTERRUPTER TYPE RECEPTACLE, MOUNT HORIZONTALLY 18" A.F.F., U.O.N., IN CASH OUTLET BOX WITH GASKET DEVICE COVER.


 DUPLEX GROUNDING TYPE RECEPTACLE, 20A, 125 VOLT, NEMA 5-20R. MOUNT HORIZONTALLY 6" A.F.F. FOR WATER COOLER.


 SPECIAL RECEPTACLE, AMPERAGE, AND VOLTAGE AS INDICATED, 18" AFF, UON.


 PROVIDE COMBINATION USB CHARGER AND TAMPER RESISTANT RECEPTACLE. LEVITON DEVICE #T5833. COORDINATE LOCATIONS WITH ARCHITECT.


 RECEPTACLE/TELEPHONE/DATA OUTLETS, FLUSH MOUNT IN FLUSH MOUNTED FLOOR BOX WITH RUBBER OR THERMOPLASTIC CARPET COVER PLATE. PROVIDE NUMBER AND TYPE OF DEVICES PER PLANS. COORDINATE DEPTH OF FLOOR BOX WITH SLAB DEPTH. COORDINATE EXACT LOCATION WITH ARCHITECT. PROVIDE 3/4" CONDUIT WITH CONDUCTORS INDICATED FOR SERVICE TO RECEPTACLE OUTLET. WHERE TELE/DATA DEVICES ARE SHOWN, PROVIDE (1) 1-1/4" CONDUIT, UON, WITH PULLWIRE FROM EACH SPECIAL SYSTEMS OUTLET TO ABOVE NEAREST ACCESSIBLE CEILING FOR SPECIAL SYSTEM WIRING BY OTHERS.


 PANELBOARD


 ELECTRICAL CIRCUIT RUN IN CONDUIT AND CIRCUIT HOMERUN TO PANELBOARD (PANEL AND CIRCUIT DESIGNATION AS INDICATED). AS A MINIMUM CONDITION, EACH SINGLE PHASE CIRCUIT SHALL HAVE ONE #12 PHASE CONDUCTOR, ONE #12 NEUTRAL CONDUCTOR, AND ONE #12 GROUNDING CONDUCTOR (PLUS ONE INSULATED, ISOLATED GROUNDING CONDUCTOR WHEN SERVING ISOLATED GROUP TYPE DEVICES) IN 1/2" CONDUIT. PROVIDE ADDITIONAL PHASE CONDUCTORS AS REQUIRED FOR "MULTIPLE PHASED" ELECTRICAL LOADS. PROVIDE ADDITIONAL "SWITCH LEG" CONDUCTORS TO PROVIDE THE LIGHT FIXTURE CONTROL. INDICATED. MULTIPLE SINGLE PHASE CONDUCTORS SHALL BE GROUPED TOGETHER IN A COMMON CONDUIT IN ACCORDANCE WITH THE NEC AND AT THE CONTRACTOR'S DISCRETION. MULTIPLE SINGLE PHASE CONDUCTORS SERVING ISOLATED GROUND RECEPTACLES SHALL NOT SHARE COMMON NEUTRALS. NEUTRAL AND GROUNDING CONDUCTORS SHALL BE SHARED AS ALLOWED BY THE NEC. BRANCH CIRCUIT CONDUCTORS IN CONDUIT SHALL BE RUN CONCEALED IN WALLS AND/OR ABOVE CEILINGS, IN/OR BELOW FLOORS, EXCEPT IN EXPOSED CONSTRUCTION AREAS. FLUORESCENT LIGHTING CIRCUITS SERVING SWITCHED FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL CONTAIN ONE UNSWITCHED CONDUCTOR. FLUORESCENT DIMMING CIRCUITS SERVING DIMMING BALLASTS SHALL BE PROVIDED WITH WIRING AS REQUIRED BY BALLAST MANUFACTURER. MULTIPLE PHASE LIGHTING CIRCUITS SERVING DIMMED LOADS SHALL NOT SHARE COMMON NEUTRALS.


 JUNCTION BOX.


 DISCONNECT SWITCH, 240 OR 600 VOLTS AS REQUIRED. AMPS, POLES AND FUSING AS NOTED, NEMA 1, U.O.N.


 MOTOR RATED SWITCH. MOUNT WITHIN SIGHT OF EQUIPMENT.


 MOTOR CONNECTION, WITH INTEGRAL DISCONNECTING MEANS.


 STARTER


 KEYNOTE.

SPECIAL SYSTEMS

	TELEPHONE/DATA OUTLET 18" A.F.F., U.O.N. DOUBLE GANG BOX WITH DEVICE PLATE. PROVIDE 1" (UON) CONDUIT WITH PULLWIRE FROM OUTLET TO ABOVE ACCESSIBLE CEILING. PROVIDE WITH SINGLE GANG ADAPTER.
	TELEPHONE OUTLET 18" A.F.F., U.O.N. DOUBLE GANG BOX WITH DEVICE PLATE. PROVIDE 3/4" (UON) CONDUIT WITH PULLWIRE FROM OUTLET TO ABOVE ACCESSIBLE CEILING. PROVIDE WITH SINGLE GANG ADAPTER.
	TELEVISION OUTLET 18" A.F.F., U.O.N. SINGLE GANG BOX WITH DEVICE PLATE. PROVIDE 3/4" (UON) CONDUIT WITH PULLWIRE FROM OUTLET TO ABOVE ACCESSIBLE CEILING.
	TELEPHONE/TELEVISION BACKBOARD, 4' x 4' x 3/4" THICK EXTERIOR GRADE PLYWOOD. MOUNT VERTICALLY WITH BOTTOM OF PLYWOOD 6" A.F.F., U.O.N.

FIRE ALARM SYSTEMS

	FIRE ALARM PULL STATION. WALL MOUNT AT 46" A.F.F. (ON CENTER)
	FIRE ALARM HORN/STROBE. WALL MOUNT 80" A.F.F. TO BOTTOM OF LENS, (BOTTOM OF LENS 96" MAX A.F.F. OR 6" BELOW CEILING IN COMPLIANCE WITH NFPA 72.)
	FIRE ALARM STROBE. WALL MOUNT 80" A.F.F. TO BOTTOM OF LENS, (BOTTOM OF LENS 96" MAX A.F.F. OR 6" BELOW CEILING IN COMPLIANCE WITH NFPA 72.)
	FIRE ALARM HORN/STROBE. CEILING MOUNT.
	FIRE ALARM STROBE. CEILING MOUNT.
	FIRE ALARM SMOKE DETECTOR, PHOTOELECTRIC TYPE.
	FIRE ALARM HEAT DETECTOR.
	DUCT SMOKE DETECTOR.

UTILITY COORDINATION

UTILITY COORDINATION

CONTRACTOR SHALL ESTABLISH COMMUNICATION WITH THE DESIGNATED ELECTRICAL UTILITY PROVIDER AND COORDINATE ALL UTILITY METERING AND SERVICE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK AND ELECTRICAL GEAR PROCUREMENT. CONTRACTOR SHALL OBTAIN THE AVAILABLE FAULT CURRENT AT THE TRANSFORMER SUPPLIED BY THE UTILITY AND INCLUDE THIS INFORMATION WITH THE ELECTRICAL GEAR SUBMITTAL FOR ENGINEERING EVALUATION. WHERE UTILITY METERING AND SERVICE REQUIREMENTS DIFFER FROM THOSE SHOWN WITHIN PLANS, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO ROUGH IN OR ORDERING ELECTRICAL GEAR.



#	DATE	TITLE
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1167 PACE ST. - PHASE II

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NOTES,
DETAILS &
LEGEND

E001

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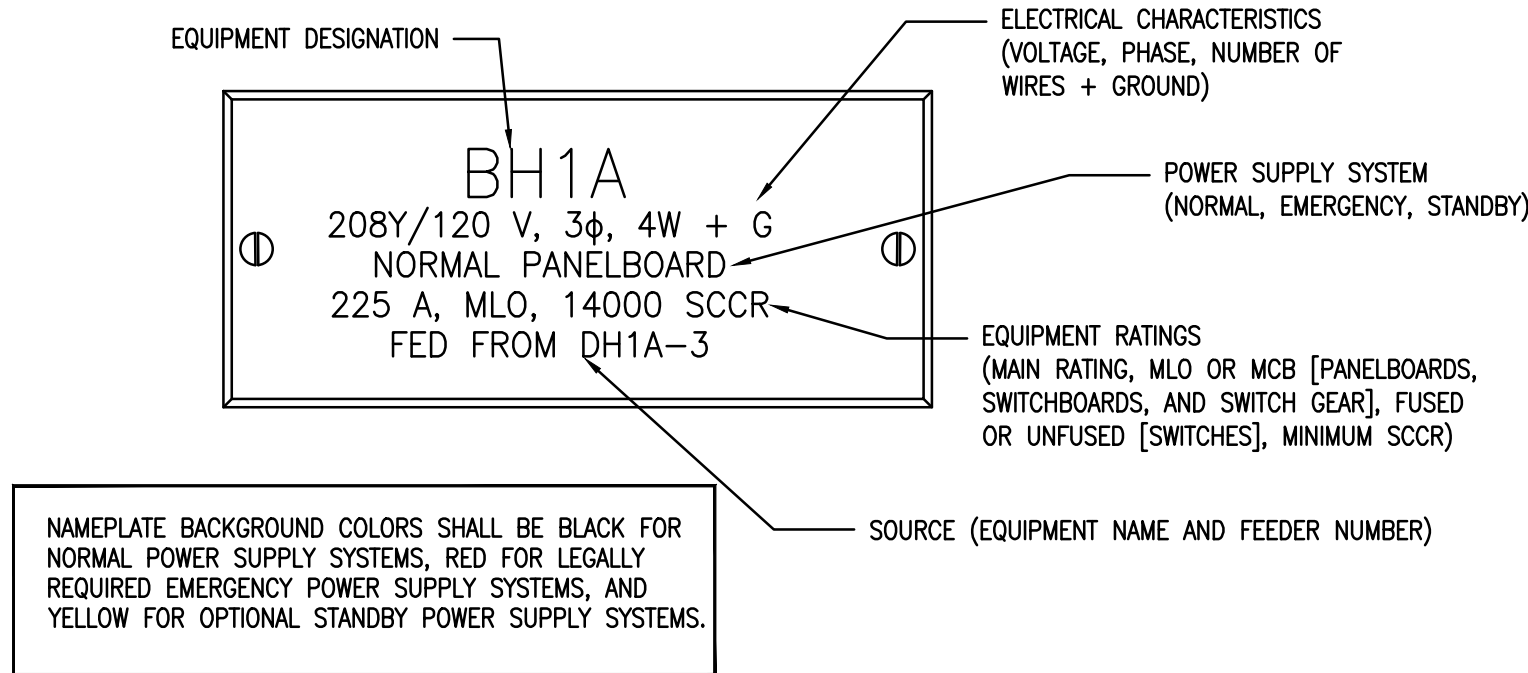
1167 PACE ST. — PHASE I
1167 PACE ST, COVINGTON, GA

RISER
DIAGRAM
& DETAILS

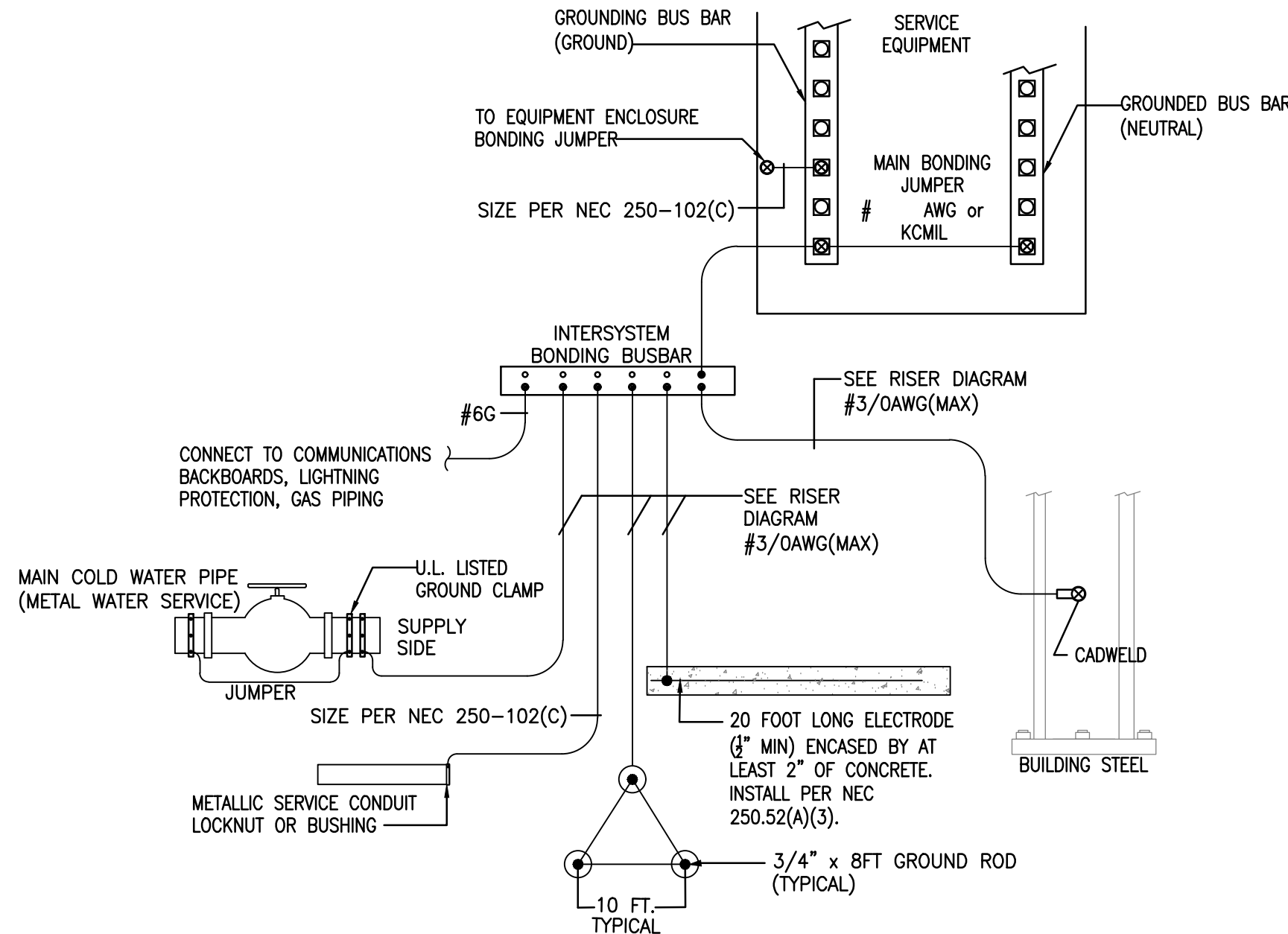
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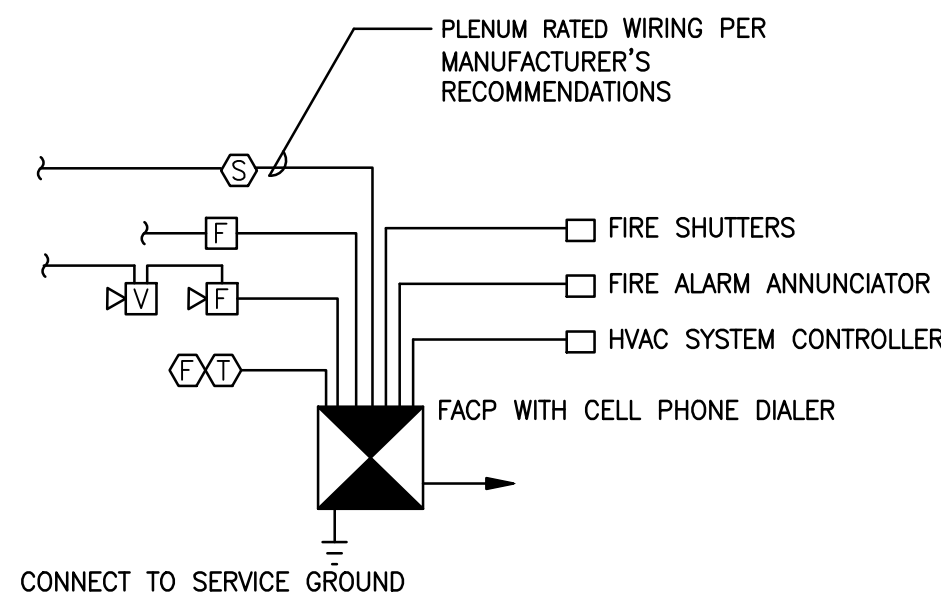
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3 EQUIPMENT NAMEPLATE DETAIL



3 GROUNDING DIAGRAM

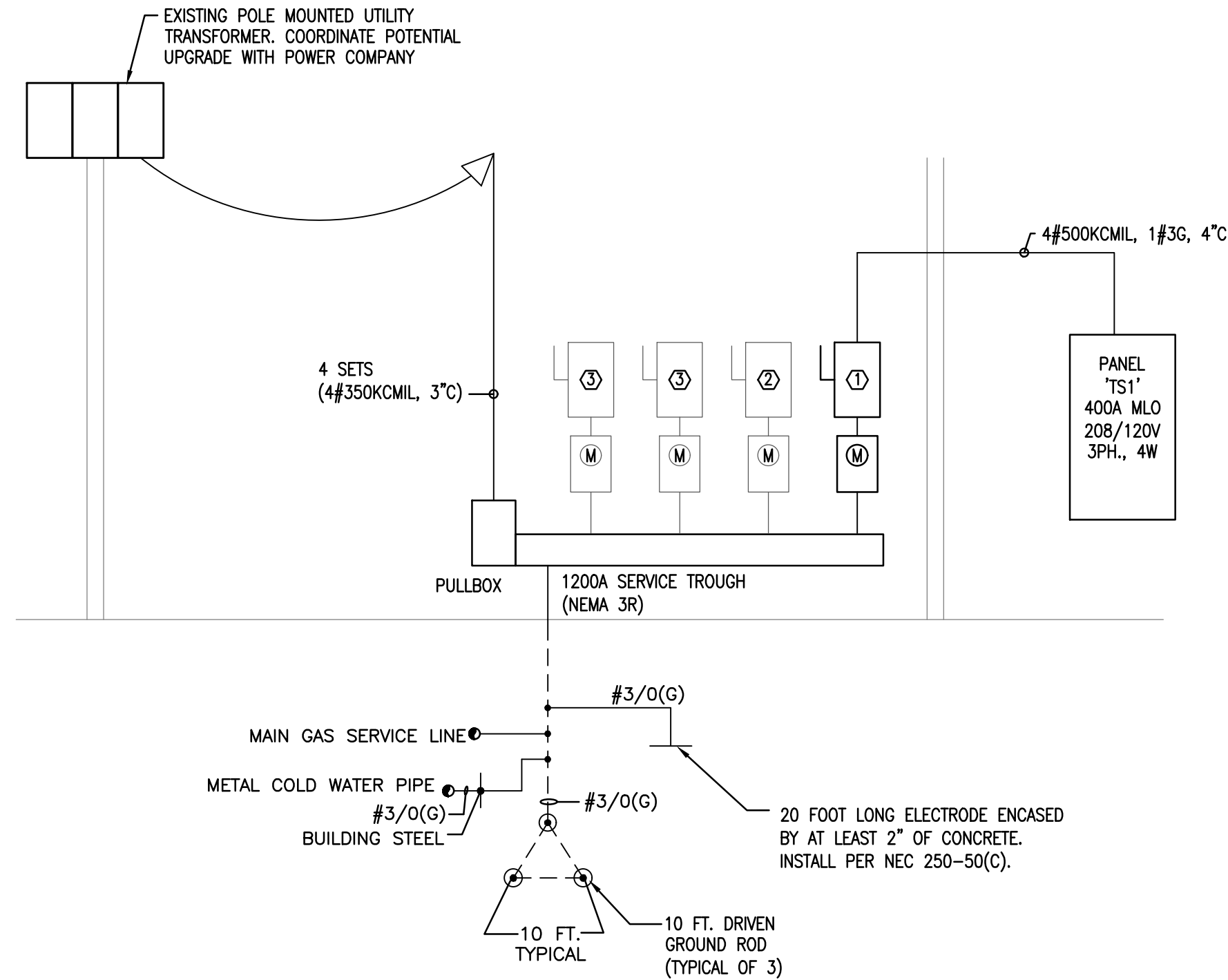


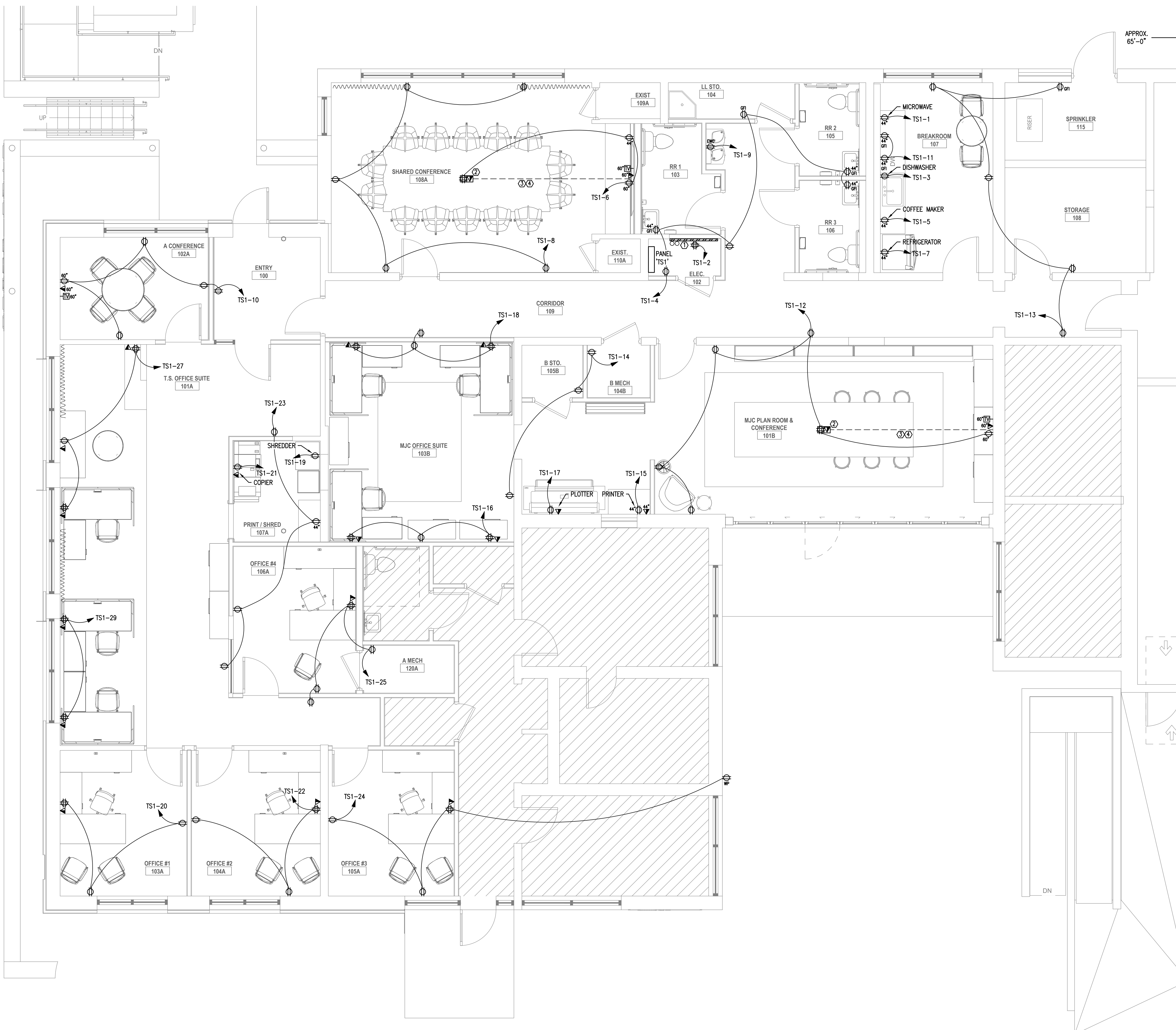
1. INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH ADA AND ALL LOCAL CODES/FIRE MARSHAL REQUIREMENTS.
2. PROVIDING WIRING PER MANUFACTURER'S RECOMMENDATIONS.
3. CONNECT SYSTEM TO HVAC SYSTEM CONTROLLERS FOR SHUTDOWN OF ENTIRE HVAC SYSTEM UPON ALARM.
4. THE SEQUENCE OF OPERATION SHALL BE THAT ACTUATION OF ANY MANUAL OR AUTOMATIC SENSORS SHALL CAUSE:
 1. ALL BUILDING ALARM DEVICES TO SOUND
 2. SHUT-DOWN OF ALL VENTILATION EQUIPMENT
5. PROVIDE NFPA 72 COMPATIBLE CELL PHONE DIALER FULLY COMPATIBLE WITH FIRE ALARM SYSTEM AND CONFIGURED PER OWNER'S INSTRUCTIONS.

2 FIRE ALARM RISER DIAGRAM

PANELBOARD SCHEDULE TS1																																				
MAIN: 400 A MLO		VOLTAGE: 208/120 3 PHASE 4 WIRE										AIC 42,000						MOUNTING: SURFACE																		
		LOAD (KVA)										LOAD (KVA)																								
CKT #	DESCRIPTION	LTG	REC	MTR	A/C	HTG	KIT	WH/ EV	NON CON	BKR TYPE	TRIP/ POLE	PHASE	TRIP/ POLE	BKR TYPE	LTG	REC	MTR	A/C	HTG	KIT	WH/ EV	NON CON	DESCRIPTION	CKT #												
1	MICROWAVE		0.8							GF	20/1	A	20/1		0.4								TBB RECEPTACLE	2												
3	DISHWASHER		0.8							GF	20/1	B	20/1		1.1								RESTROOM/ELEC RM RECEPT	4												
5	COFFEE MAKER		0.8							GF	20/1	C	20/1		0.7								CONFERENCE RM RECEPT	6												
7	REFRIGERATOR		0.8							GF	20/1	A	20/1		0.9								CONFERENCE RM RECEPT	8												
9	EWG		0.8							GF	20/1	B	20/1		0.9								CONFERENCE RM RECEPT	10												
11	BREAKROOM COUNTER RECEPT		0.5								20/1	C	20/1		1.3								MJC CONFERENCE RM RECEPT	12												
13	BREAKROOMMECH RECEPT		0.9								20/1	A	20/1		0.5								MJC STORAGE RECEPTACLES	14												
15	PRINTER		0.8								20/1	B	20/1		0.7								MJC OFFICE RECEPTACLES	16												
17	PLOTTER		0.8								20/1	C	20/1		1.1								MJC OFFICE RECEPTACLES	18												
19	SHREDDER		0.8								20/1	A	20/1		0.7								OFFICE RECEPTACLES	20												
21	COPIER		0.8								20/1	B	20/1		0.7								OFFICE RECEPTACLES	22												
23	PRINT/SHRED/OFFICE RECEPT		0.7								20/1	C	20/1		0.9								OFFICE RECEPTACLES	24												
25	OFFICE RECEPTACLES		0.9								20/1	A	20/1		0.9								ENTRY/HALL/CONF LIGHTING	26												
27	OPEN OFFICE RECEPTACLES		0.9								20/1	B	20/1		1.2								MJC SUITE LIGHTING	28												
29	OPEN OFFICE RECEPTACLES		0.7								20/1	C	20/1		1.3								OFFICE LIGHTING	30												
31	FACP							0.5			20/1	A	20/1										SPARE	32												
33	ILLUMINATED SIGNAGE	1.0									20/1	B	20/1										SPARE	34												
35	SPARE										20/1	C	20/1										SPARE	36												
37	SPARE										20/1	A	20/1										SPARE	38												
39	SPARE										20/1	B	20/1										SPARE	40												
41	SPARE										20/1	C	20/1										SPARE	42												
43	SPARE										20/1	A	20/1										SPARE	44												
45	SPARE										20/1	B	20/2					1.5					EW-H-A	46												
47	SPARE										20/1	C	--					1.5					--	48												
49	WH-1							2.3			30/2	A	20/1			0.3							HWRP-1	50												
51	--							2.3			--	B	20/2				1.1						CU-1	52												
53	FC-1				3.2						40/2	C	--				1.1						--	54												
55	--				3.2						--	A	20/2				1.1						CU-2	56												
57	FC-2				3.2						40/2	B	--				1.1						--	58												
59	--				3.2						--	C	20/2				1.1						CU-3	60												
61	FC-3				3.2						40/2	A	--				1.1						--	62												
63	--				3.2						--	B	20/2				1.0						CU-4	64												
65	FC-4				2.1						25/2	C	--				1.0						--	66												
67	--				2.1						--	A	30/3				1.7						CU-5	68												
69	FC-5				4.2						60/2	B	--				1.7						--	70												
71	--				4.2						--	C	--				1.7						--	72												
LIGHTING:		4.4	CONNECTED (KVA)			125%	= 5.5 DEMAND (KVA)			CONNECTED LOAD (KVA):		79.9	DEMAND PER		198.6	A																				
RECEPTACLES:		21.7	FIRST 10kVA x 100% + REMAINING x 50%				= 15.9			DEMAND LOAD (KVA):		76.3	PHASE (AMPS)		250.5	B																				
MOTORS:		0.3	100% + 25% LARGEST MOTOR LOAD				= 0.3								235.2	C																				
A/C:		45.5	100%				= 45.5																													
HEATING:		3.0	100%				= 3.0																													
KITCHEN:		0.0	65%				= 0.0																													
WATER HEATER/EV CHARGER:		4.5	125%				= 5.6																													
DEDICATED/NONCONTINUOUS:		0.5	100%				= 0.5																													
NOTES:		PANEL AMPACITY REQUIRED: 250.5																																		
		BREAKER TYPES: GF=GFCL, AF=AFCL, SH=SHUNT TRIP, SW=SWITCHED NEUTRAL, L=LOCKABLE																																		
		HVAC NOTE: DESIGN BASIS EQUIPMENT FOR THIS PROJECT USES A1 TYPE REFRIGERANTS, INCLUDING R410A. CURRENT REFRIGERANT RULES FROM THE EPA IMPOSES RESTRICTIONS ON A1 TYPE REFRIGERANTS, INCLUDING EQUIPMENT MANUFACTURED AFTER 1/1/2025 OR INSTALLED AFTER 1/1/2026. IF CONSTRUCTION RESULTS IN EQUIPMENT CHANGES TO A2L TYPE REFRIGERANT, THERE WILL BE CHANGES REQUIRED TO MEET ASHRAE 15-2022, INCLUDING EQUIPMENT, CONTROLS, ELECTRICAL AND SAFETY REQUIREMENTS.																																		

1 POWER RISER DIAGRAM





- KEYNOTES:
- ① TELEPHONE BACKBOARD. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN. PROVIDE (2) 4" WITH PULLSTRING FROM BACKBOARD LOCATION TO PROPERTY LINE AS DIRECTED BY LOCAL UTILITY. PROVIDE GROUND BUS WITH #6G TO MAIN ELECTRICAL GROUND.
 - ② FLOOR BOXES IN THE TILE/CARPET AREA TO BE LEGRAND WIREMOLD "RFB4" OR APPROVED EQUAL. FLOOR BOX SHALL BE FOUR-GANG, WITH ALL REQUIRED DEVICES AND ACCESSORIES FOR A PROPER INSTALLATION. PROVIDE WITH FLANGED ACTIVATION KIT (COLOR/FINISH PER ARCHITECT) WITH TILE/CARPET INSERT. PROVIDE (2) 1" WITH PULLWIRE FROM COMPUTER/TELEPHONE OUTLET BELOW SLAB TO ABOVE ACCESSIBLE CEILING. COORDINATE FLOOR TYPE WITH ARCHITECT. VERIFY EXACT LOCATION/DIMENSIONS IN WRITING WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
 - ③ POWER/DATA/TELEPHONE/CATV CONDUIT(S) TO BE WITHIN SLAB. CUT AND PATCH EXISTING SLAB AS REQUIRED. COORDINATE EXACT REQUIREMENTS IN FIELD.
 - ④ PROVIDE 1-1/4" UNDERSLAB TO WALL MOUNTED TV FOR HDMI CONNECTION.

1 POWER PLAN - FIRST FLOOR



#	DATE	TITLE

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POWER
PLAN

E101

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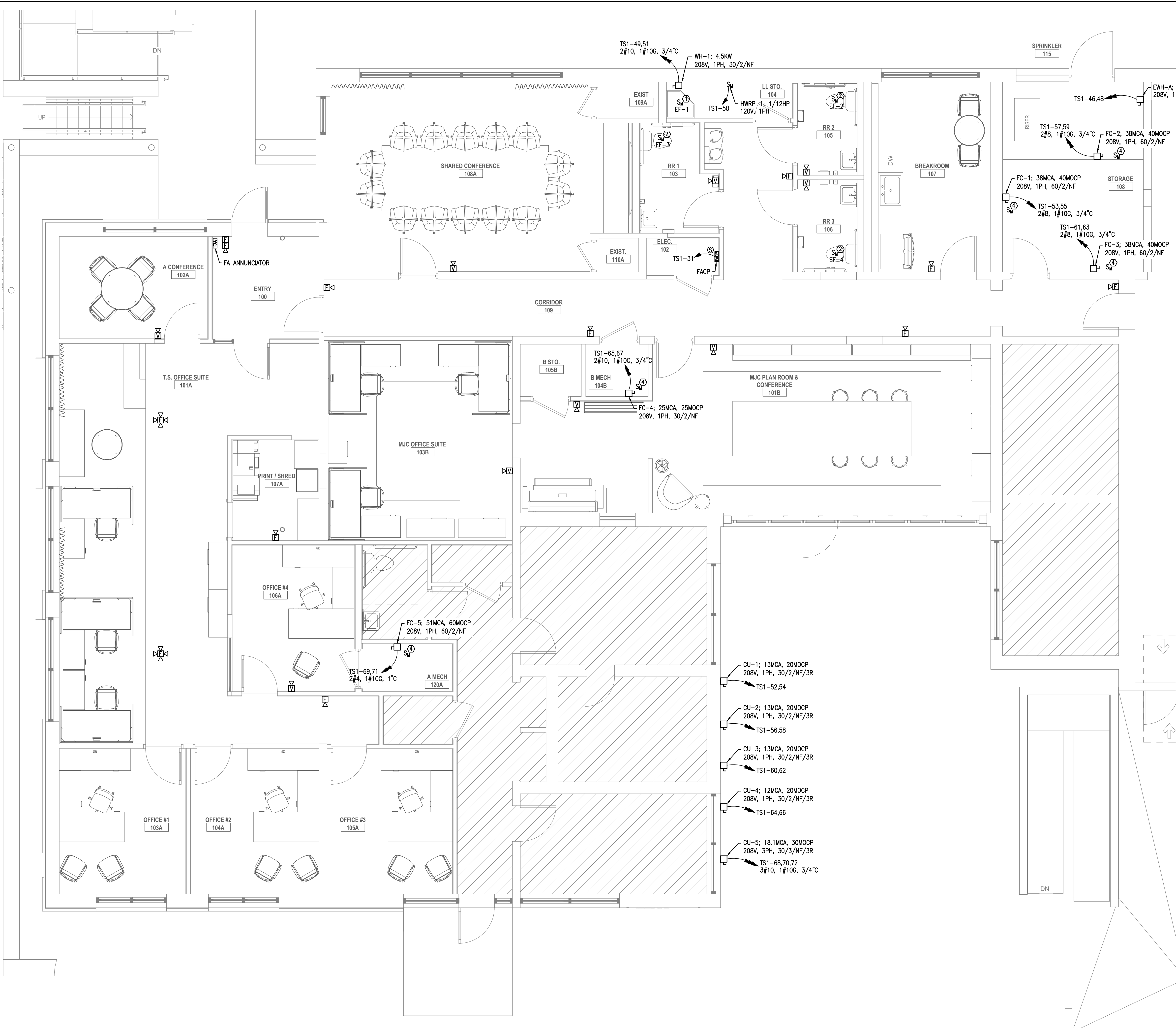
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SYSTEMS PLAN

E301

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- KEYNOTES:
- ① EXHAUST FAN; 35W, 120V, 1PH. CONNECT TO NEAREST AVAILABLE 120V-1P CIRCUIT. WIRE FAN FOR CONTINUOUS OPERATION.

② EXHAUST FAN; 16W, 120V, 1PH. CONNECT TO LOCAL LIGHTING CIRCUIT VIA SWITCH.

③ UNIT PROVIDED WITH INTEGRAL DISCONNECTING MEANS. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL.

④ MOTORIZED DAMPER; 120V, 1PH. CONNECT TO NEAREST AVAILABLE 120V-1P CIRCUIT. COORDINATE EXACT LOCATION WITH MECHANICAL.

1

SYSTEMS PLAN - FIRST FLOOR



#	DATE	TITLE

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1167 PACE ST. — PHASE I

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SPECIFICATIONS

E401

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SUBMITTALS:

- SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION FOR THE FOLLOWING:
 - SERVICE & DISTRIBUTION EQUIPMENT
 - PROTECTIVE DEVICES
 - LIGHTING FIXTURES AND LAMPS
 - WIRING DEVICES AND COVER PLATES

DISTRIBUTION EQUIPMENT:

- DISTRIBUTION EQUIPMENT: RATED FOR 240 OR 600 VAC, 60 HZ, FAULT CURRENT INTERRUPTING CAPACITY AS INDICATED, IN AMPERES, RMS, SYMMETRICAL, BUT NOT LESS THAN 10,000 AMPS, WITH SOLID NEUTRAL GROUND (S/N); ABB/GENERAL ELECTRIC (ABB-G.E.), SCHNEIDER ELECTRIC/SQUARE-D, SIEMENS-ALLIS ITE PRODUCTS, EATON/OUTLER HAMMER.
- DISTRIBUTION EQUIPMENT USING CIRCUIT BREAKER TYPE PROTECTIVE DEVICES; BOLTED-ON OR 'SQUARE D' I-LINE DEVICES.
- PANELBOARDS; FACTORY ASSEMBLED, MINIMUM WIDTH OF 20 INCHES, A MINIMUM DEPTH OF 5-3/4 INCHES, AND MINIMUM MAINS RATED 100 AMPERES, WITH POLE 'SPACES' BUSSED AND READY FOR INSTALLATION OF PROTECTIVE DEVICES. CABINETS; FULL-SIZED SINGLE DOORS WITH CHROMIUM-PLATED COMBINATION CYLINDER LOCK AND CATCH AND TWO KEYS, 'ABB/GENERAL ELECTRIC' OR EQUAL: TYPE 'NLAB' W/ Q-LINE BRANCH CIRCUIT BREAKERS; TYPE 'NH6' WITH E-FRAME BREAKERS.
- PANELBOARD MAINS; COPPER OR ALUMINUM WITH BRANCH CONNECTIONS IN VERTICALLY DISTRIBUTED CONSECUTIVE PHASE SEQUENCE SUCH THAT ONE OR MULTIPLE POLE BREAKERS CAN BE MOUNTED IN ANY POSITION. SOLID NEUTRAL BUS; WITH A FEEDER LUG AND WITH A SEPARATE SET-SCREW TERMINAL FOR EACH BRANCH CIRCUIT POLE.
- PANELBOARD MOUNTING; TOP OF ENCLOSURE 78 INCHES ABOVE THE FINISHED FLOOR/GRADE, WITH THE BOTTOM OF THE CABINET NOT CLOSER THAN 6 INCHES TO THE FLOOR/GRADE, PROPERLY ALIGNED AND SUPPORTED INDEPENDENTLY OF THE CONNECTING RACEWAYS. COMPLETE INSIDE CIRCUIT DIRECTORY CARD USING A TYPEWRITER.
- DISCONNECT SWITCHES; 'HEAVY-DUTY' RATED WITH QUICK-MAKE AND QUICK-BREAK MECHANISMS. PROVIDE GROUND LUGS AND CODE REQUIRED ACCESSORIES. SWITCHES LOCATED OUTSIDE; 'NEMA-3R' ENCLOSED TYPE WITH LOCKING HASP.
- PROVIDE AN ENCLOSED SWITCH FOR ELECTRICALLY SERVED EQUIPMENT. PROVIDE SWITCHES & FUSES, INCLUDING HEATER ELEMENTS, RATED PER THE CHARACTERISTICS AND NAMEPLATE RATINGS OF EQUIPMENT IN ACCORDANCE WITH CODE REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS AND CHARTS. PROVIDE SWITCHES WITH CODE REQUIRED ACCESSORIES.
- FUSED SWITCHES IN BRANCH CIRCUITS; NON-RENEWABLE CARTRIDGE FUSES RATED 250 OR 300 VAC OR 600VAC AS FOLLOWS:
 - SIZES 1 - 200 AMPS: DUAL ELEMENT, CURRENT LIMITING FUSES, CLASS 'RK-1', OR 'RK-5', SELECTED TO PROVIDE STARTING AND LIMIT LET-THRU CURRENT.
 - OTHER RATINGS, SIZES OR SPECIAL APPLICATIONS AS INDICATED.
- STATIONARY FRACTIONAL HORSEPOWER MOTORS NOT PROVIDED WITH INTEGRAL MOTOR RUNNING OVERLOAD PROTECTION, OR INHERENTLY PROTECTED BY DESIGN; SWITCHED BY A FRACTIONAL HORSEPOWER STARTER PROVIDING SUPPLEMENTARY PROTECTION.
- STARTERS AND DISCONNECT SWITCHES; ENCLOSED QUICK-MAKE AND QUICK-BREAK MECHANISMS.
- BRANCH CIRCUIT BREAKERS; MOLDED CASE, AUTOMATIC TRIPPING TYPE, BOLT-ON OR I-LINE CONSTRUCTION, MINIMUM FRAME SIZE OF 100 AMPS AND A MINIMUM TRIP SIZE OF 15 AMPS, CALIBRATED FOR 400c. PROVIDE SUITABLE TYPE BREAKERS SERVING HIGH INRUSH CIRCUITS FOR INCANDESCENT LIGHTING.
- GROUP SINGLE-POLE BREAKERS USED FOR MULTI-WIRE CIRCUITS CONSECUTIVELY ON THE SAME SIDE OF THE CABINET.

CONDUCTORS:

- CONDUCTORS; SOFT DRAWN, ANNEALED COPPER WITH CONDUCTIVITY OF NOT LESS THAN 98 'ASTM' STANDARDS.
- CONDUCTOR SIZE NUMBERS; AMERICAN WIRE GAUGE (AWG. SYSTEM, STANDARD TRADE SIZES.
- CONDUCTORS; COLOR CODED PER CODE AND UTILITY CO.
- CONDUCTORS;
 - No.10 AWG SIZE AND SMALLER; SOLID OR STRANDED.
 - No.8 AWG SIZE AND LARGER; STRANDED. STRANDED CONDUCTORS; CLASS 'B' OR 'C'.
 - CONTROL CIRCUITS; MINIMUM AWG No.14.
 - POWER AND LIGHTING BRANCH CIRCUITS; AWG # 12 FOR GENERAL CIRCUITS NOT REQUIRING DERATING OR SIZE INCREASE TO REDUCE VOLTAGE DROP.
- USE A SEPARATE LUG FOR EACH CONDUCTOR WHERE MULTIPLE CONDUCTORS ARE CONNECTED TO THE SAME ELECTRICAL TERMINAL POSITION
- BRANCH CIRCUIT CONDUCTORS; UNSPLICED EXCEPT WHERE CIRCUITS ARE SHOWN TO DIVIDE BY THE PLANS.
- GENERAL WIRING CONDUCTORS OPERATING AT 600 VOLTS AND BELOW; RATED 60 HERTZ, 600 VOLTS, WITH 750c OR 900c INSULATION AS FOLLOWS:
 - FEEDER CONDUCTORS: RATED FOR WET LOCATIONS OF 'THW', 'THWN' OR 'XHHW'.
 - BRANCH CONDUCTORS RATED FOR:
 - WET LOCATIONS, OR LOCATIONS LOCATED BELOW GRADE OR ENCASED IN SLAB ON GRADE, OF 'THW', 'THWN' OR 'XHHW'.
 - DRY LOCATIONS OF 'THW', 'THWN', 'XHHW' OR 'THHN'.
 - RATED LIGHTING CONDUCTORS FOR CIRCUITS REQUIRING 900c RATINGS; 'THHN' OR 'XHHW', OR OTHER APPROVED TYPE.
 - JOINTS ON CONDUCTORS RATED ABOVE 750c; TAPED OR MADE-UP WITH MATERIALS HAVING A SUITABLE HIGH TEMPERATURE RATING.

RACEWAYS:

- INSTALL WIRING IN METALLIC, RIGID TYPE RACEWAYS ABOVE ACCESSIBLE CEILINGS. MC CABLE SHALL BE PERMITTED TO BE USED IN NON-ACCESSIBLE AREAS.
- RUN RACEWAYS AND CABLE CONCEALED, EXCEPT RACEWAYS IN EQUIPMENT ROOMS RUN EXPOSED.
- RACEWAYS IN ORDINARY LOCATIONS:
 - INSIDE (NOT IN WET OR DAMP LOCATIONS OR EXPOSED TO MECHANICAL INJURY); STEEL, ELECTRICAL METALLIC TUBING (EMT) OR MC CABLE.
 - EXPOSED OUTSIDE, THROUGH OUTSIDE WALL OR ROOF, OR THROUGH TWO-HOUR OR MORE RATED FIRE BARRIERS; GALVANIZED RIGID STEEL (GRS) CONDUIT MADE UP WATER TIGHT.
 - FINAL CONNECTION IN DRY LOCATIONS SERVING LIGHTING FIXTURES; FLEXIBLE METAL CONDUIT OR FLEXIBLE METALLIC TUBING.
 - CONNECTIONS TO MOTORS, OR TO COMPONENTS IN WET OR DAMP LOCATIONS, LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LT FLEX).
- RIGID STEEL GRS, AND STEEL IMC; HOT DIP GALVANIZED
- STEEL EMT; HOT DIP GALVANIZED OUTSIDE, AND ENAMEL OR GALVANIZED FINISHED INSIDE.
- EMT COUPLINGS AND CONNECTORS; METAL AS FOLLOWS:
 - RANTIGHT, HEX-NUT, EXPANSION- GLAND COMPRESSION STEEL, FOR ANY WET OR DAMP LOCATION OR FEEDER (OR SUB-FEEDER).
 - SET-SCREW OR TAP-ON, STEEL OR CAST METAL, FOR DRY LOCATIONS.
- CIRCULAR RACEWAYS; MINIMUM TRADE SIZE AS FOLLOWS:
 - 1/2-INCH; GENERAL
 - 3/4-INCH; 'HOMERUN' CIRCUIT WIRING; MORE THAN (3) CONDUCTORS.

- SIZE RACEWAYS TO ACCOMMODATE THE ENCLOSED CONDUCTORS.
- PROVIDE JUNCTION OR PULL BOXES TO AVOID EXCESSIVE RUNS OR BENDS BETWEEN OUTLETS, AND AT LOW POINTS IN RACEWAY RUNS.
- SUPPORT CONCEALED CONDUIT ABOVE THE CEILING INDEPENDENTLY OF CEILING CONSTRUCTION. INSTALL CONDUITS HIGH ABOVE LAY-IN CEILINGS TO PERMIT REMOVAL OF CEILING PANELS OR EQUIPMENT.
- INSTALL EXPOSED RACEWAYS PARALLEL OR PERPENDICULAR TO STRUCTURAL MEMBERS AND ARCHITECTURAL FEATURES. INSTALL CONCEALED CONDUIT RACEWAYS WITH AS FEW BENDS AS FEASIBLE, COORDINATED WITH STRUCTURAL, MECHANICAL AND ARCHITECTURAL REQUIREMENTS. ROUTE RACEWAYS TO AVOID 'TRAPPING' WHERE PRACTICABLE.

ENCLOSURES AND BOXES:

- EQUIPMENT ENCLOSURES, BOXES, & COVERS; GALVANIZED STEEL, MALLEABLE IRON, GRAY IRON, OR COPPER-FREE ALUMINUM. SCREWS; STAINLESS STEEL; ALUMINUM FOR ALUMINUM BOXES.
- ENCLOSURES:
 - FLUSH MOUNTED WITH CONCEALED RACEWAYS OR FLUSH MOUNTED DEVICES.
 - SURFACE MOUNTED TYPE IN EQUIPMENT ROOMS, WITH EXPOSED RACEWAYS AND OTHER SURFACE MOUNTED DEVICES.
- BOXES FOR USE WITH GENERAL RACEWAY SYSTEMS; 4 INCHES SQUARE OR OCTAGONAL SIZE, NOT BE LESS THAN 1-1/2 INCHES DEEP, EXCEPT WHERE SHALLOWER BOXES ARE REQUIRED BY STRUCTURAL CONDITIONS. 4 BY 2 INCH BOXES; WHERE ONLY ONE RACEWAY ENTERS AN OUTLET BOX, OR WHERE NEEDED TO MATCH DEVICES AND/OR MOUNTING HARDWARE.
- BOXES FOR RACEWAY SYSTEMS SERVING CEILING 'POWER' GRID SYSTEMS OR LIGHTING FIXTURES; SIZE 4-11/16 INCH SQUARE BOXES, 42 CU. IN. USE EXTENSION RINGS OR LARGER BOXES IF NECESSARY TO MEET CU. IN. CAPACITY REQUIRED BY CODE.
- ENCLOSURES AND BOXES; VOLUME AND REQUIRED WIRE BENDING AND GUTTER SPACE AND FEATURES TO SUIT CODE REQUIREMENTS.
- DO NOT INSTALL BOXES BACK-TO-BACK. DO NOT USE THRU-WALL TYPE BOXES. SEPARATE BOXES IN THE SAME FIRE RATED WALL BY EITHER SOLID STUDS, OR A MINIMUM DISTANCE ESTABLISHED BY LOCAL BUILDING OFFICIALS; SEAL CONNECTING CONDUIT TO PREVENT THE TRANSMISSION OF HEAT, SMOKE, AND NOISE, WITH SEALING METHOD AS APPROVED BY THE FIRE MARSHAL.
- DO NOT USE SUSPENDED CEILING CONSTRUCTION TO SUPPORT RACEWAYS, BOXES OR OTHER ITEMS, EXCEPT AS ALLOWED BY CODE AND ACCEPTED BY THE ARCHITECT IN WRITING.

DEVICES:

- SWITCHES; STANDARD LINE STYLE, MAINTAINED, 15 OR 20 AMPS, 120-277 VAC, QUIET OPERATING, FLUSH MOUNTING, BY LEVITON, 'SPEC-MASTER, COMMERCIAL SPEC. GRADE' SERIES, HUBBELL OR ARROW HART.
- RECEPTACLES; STANDARD LINE STYLE, STRAIGHT BLADE, 2-POLE, 3-WIRE GROUNDING TYPE, RATED 125 VAC, 15 OR 20 AMPS, BY LEVITON, 'SPECMASTER, 'COMM. SPEC. GRADE' SERIES, HUBBELL OR ARROW HART.
- DIMMER SWITCHES; RATED FOR FULL RANGE DIMMING OF 120 OR 277 VAC LOADS, LED BUTTON OR SLIDE CONTROLLED W/ FULL OFF POSITION, FLUSH MOUNTABLE IN STANDARD 1-GANG OR 2-GANG BOXES. ARCHITECTURAL 'STYLE, THIN PROFILE TYPES, BY LEVITON, 'COMM. SPEC. GRADE' SERIES, LUTRON OR LITHONIA.
- GROUND FAULT CIRCUIT INTERRUPTED (GFCI) RECEPTACLES; U.L. LISTED FOR PERSONNEL PROTECTION AGAINST LINE-TO-GROUND SHOCK HAZARD, GFCI RECEPTS; DUPLEX, 'DECORA STYLE' BY LEVITON, 'COMM. SPEC. GRADE', HUBBELL OR ARROW HART.
- KEYLESS LAMPHOLDER: WHITE PORCELAIN, 660 WATTS AT 250 VOLTS; LEVITON, CAT. No. 9875-2.
- LOW VOLTAGE SWITCHES & COMPONENTS: ABB/GENERAL ELECTRIC, 24-VOLT SYSTEM.
- COVER PLATES: FOR FLUSH, INSIDE, WALL MOUNTED DEVICES; LEVITON.
- MOUNT DEVICES RECESSED FOR FLUSH INSTALLATION. PROVIDE COVER PLATES FOR EACH DEVICE.
- ALIGN DEVICES AT DIFFERENT LEVELS VERTICALLY. GROUP DEVICES AT THE SAME LEVEL USING SECTIONAL GANG BOXES. CENTER DEVICES IN ARCHITECTURAL FEATURES.
- LOCATE WALL SWITCHES ON THE STRIKE SIDE OF A DOOR, SIX (6) INCHES FROM THE OPENING.
- MOUNT SMALL FLUSH MOUNTED MOTOR DEVICES IN STANDARD DEVICE BOXES.
- INSTALL WIRING DEVICES WITH TOP-OF-BOX MOUNTING HEIGHTS ABOVE FINISHED FLOORS BETWEEN 18 INCHES AND 48 INCHES, AS REQUIRED BY HANDICAPPED CODES.
- COVER PLATES FOR FLUSH, DRY, ORDINARY LOCATIONS; STANDARD SIZE ONE PIECE. WIRING DEVICES AND COVER PLATE FINISHES; AS INDICATED BY THE PLANS.

LIGHTING:

- PROVIDE ALL LAMPS AT 3500K, UNLESS NOTED OTHERWISE.
- FIXTURE CRI SHALL MEET OR EXCEED THAT SPECIFIED IN FIXTURE SCHEDULE INCLUDED WITHIN CONTRACT DOCUMENTS. WHERE NO CRI IS SCHEDULED, CRI SHALL BE 80 OR GREATER.
- ALL LED DRIVERS SHALL HAVE AN OPERATING EFFICIENCY OF AT LEAST 85%, MINIMUM STARTING TEMPERATURE OF AT LEAST -40DEGREES CELSIUS, VOLTAGE INPUT/PHASE AS SPECIFIED IN FIXTURE SCHEDULE.
- ALL LED FIXTURES SHALL COME EQUIPPED WITH INTEGRAL HEAT DISSIPATION SYSTEMS.
- LED FIXTURES SHALL HAVE LED SOURCES AND DRIVERS THAT ARE ACCESSIBLE FROM THE EXPOSED SIDE OF THE FIXTURE AND DO NOT REQUIRE REMOVAL OF FIXTURE FOR LED SOURCE AND/OR DRIVER REPAIR/REPLACEMENT.

GROUNDING:

- GROUND ELECTRICAL SYSTEMS, EQUIPMENT, AND SUPPORTING STRUCTURES. PROVIDE BONDING JUMPERS WHERE NECESSARY. MECHANICALLY AND ELECTRICALLY SECURE METAL RACEWAYS AND FITTINGS, JOINTS AND CONNECTIONS AT EQUIPMENT TO PROVIDE AN GROUNDING MEANS. METAL RACEWAYS, ELECTRICALLY CONTINUOUS THROUGHOUT THEIR LENGTH FOR AN EFFECTIVE GROUNDING PATH TO THE POWER SERVICE DISCONNECT SWITCH.
 - INSTALL GROUNDING CONDUCTORS WITHOUT JOINT OR SPLICE TO THE GREATEST PRACTICAL EXTENT.
 - PROVIDE FOR EACH RACEWAY A GREEN #12 GROUNDING CONDUCTOR IN ADDITION TO BRANCH CONDUCTORS INDICATED.
 - DO NOT SPLICE MAIN BONDING JUMPER. CONFIRM THAT A MAIN BONDING JUMPER IS PROVIDED AT THE POINT OF SERVICE ONLY.
- TESTING:
- TEST INDIVIDUAL SYSTEMS AND COMPONENTS FOR FULL FUNCTIONAL REQUIREMENTS. PERFORM TESTS AS REQUIRED BY CODE, LOCAL PRACTICES, OR AS REASONABLY REQUIRED BY THE OWNER'S REPRESENTATIVE WHERE A QUESTION ARISES AS TO THE PROPER INSTALLATION OR OPERATION OF MATERIALS.
 - PROVIDE TESTING INSTRUMENTS, PROCEDURES, AND DOCUMENTATION.

MISCELLANEOUS:

- SELECT, SIZE, AND ASSEMBLE FOUNDATIONS, SUPPORTS, AND FASTENERS.
- FASTENINGS FOR SECURING CONDUIT RUNS, LIGHT APPARATUS.
 - BOLTS, BEAM CLAMPS, OR DRIVEN OR WELDED STUDS ON STEEL WORK
 - TOGGLE BOLTS ON HOLLOW TILE OR CONCRETE BLOCKS
 - STEEL ANCHORS OF THE SELF-DRILLING OR NON-DRILLING TYPES ON SOLID CONCRETE OR MASONRY.
 - POWER DRIVEN STUDS MAY BE USED ON STEEL AND SOLID CONCRETE WHERE ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- MAJOR COMPONENTS OF THE DISTRIBUTION SYSTEM SUCH AS THE PANELBOARD SHALL HAVE PERMANENT NAMEPLATES FOR EQUIPMENT IDENTIFICATION.
- SEAL CONDUITS ROUTED BETWEEN SPACES OF DIFFERENT AMBIENT TEMPERATURES, SUCH AS REFRIGERATED SPACES OR OUTDOOR AREAS,TO PREVENT CIRCULATION OF AIR.
- INSTALL RACEWAY OR CABLE, ETC. THAT PENETRATES A FIRE BARRIER, WITH MATERIALS AND METHODS APPROVED FOR APPLICATION BY BUILDING OFFICIALS. IDENTIFY EACH FIRE BARRIER FROM THE ARCHITECTURAL PLANS, AND FOR SECURE APPROVAL OF MATERIALS AND METHODS FOR EACH TYPE PENETRATION.

TELEPHONE SYSTEM ROUGH-IN:

- CONTACT THE TELEPHONE CO., COORDINATE THE WORK TO MAKE THE INSTALLATION READY FOR THE TELEPHONE COMPANY, INCLUDING CABINETS, RACEWAYS AND PULL WIRES, RACEWAY SYSTEM BOXES, DEDICATED ELECTRICAL BRANCH CIRCUITS AND RECEPTACLES, DEDICATED GROUNDING CONDUCTORS, AND MISCELLANEOUS MATERIALS OR DEVICES.
- PROVIDE COMPLETE ENCLOSED RACEWAYS WITH MEASURED PULL CORDS FOR FUTURE USE BY OTHERS. PROVIDE A 3/4" PVC CONDUIT FROM EACH MAIN CABINET OR BACKBOARD LOCATION TO NEAREST ACCESSIBLE, GROUNDED, METAL COLD WATER PIPE, AND A #6 SOLID COPPER CONDUCTOR BONDED TO THE WATER PIPE AND COILED FOR USE IN GROUNDING EQUIPMENT.



COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: 26075 - Tire South Covington Offices
Project Type: New Construction

Construction Site: 1167 Pace Street
Covington, Georgia 30014

Owner/Agent:

Designer/Contractor:

Shane Lyons
Westside Engineering, LLC
200 Galleria Parkway, Suite 1150
Atlanta, Georgia 30339

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Office	4098	0.74	3024
Total Allowed Watts =			3024

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Office				
LED: A: Other:	1	46	18	805
LED: B: Other:	1	3	6	18
LED: C: Other:	1	2	9	18
LED: D: Other:	1	2	24	48
LED: E: Other:	1	4	24	96
LED: F: Other:	1	1	25	25
LED: G: Other:	1	12	16	192
LED: H: Other:	1	1	18	18
LED: J: Other:	1	5	8	42
LED: K: Other:	1	3	9	27
LED: M: Other:	1	5	9	45
LED: N: Other:	1	4	41	164
LED: O: Other:	1	6	16	96
LED: P: Other:	1	2	54	108
LED: Q: Other:	2	3	20	60
LED: R: Other:	1	8	35	280
LED: S: Other:	1	203	2	508
LED: U: Other:	1	9	9	81
Total Proposed Watts =				2631

Project Title: 26075 - Tire South Covington Offices
Data filename:

Report date: 05/05/26
Page 1 of 5

Interior Lighting PASSES: Design 13% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Shane Lyons

Name - Title

Signature

05/05/2026

Date



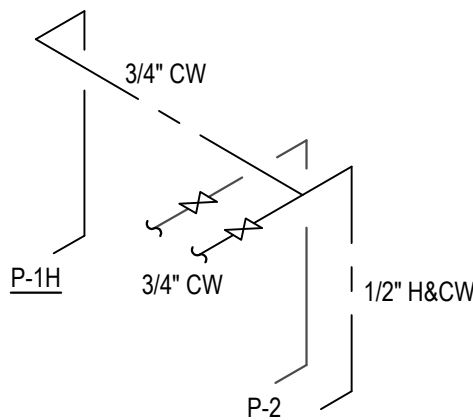
SPECIFICATIONS

SECTION 220100 - PLUMBING GENERAL:

- A. GENERAL
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS AND LABOR NECESSARY TO PROVIDE A COMPLETE PLUMBING SYSTEM COMPLIANT WITH ALL REQUIRED CODES & STANDARDS.
 - DRAWINGS ARE SCHEMATIC IN NATURE AND SHALL NOT BE SCALED.
 - ALL REQUIRED PERMITS & INSPECTIONS SHALL BE SECURED & PAID FOR UNDER THIS CONTRACT. INSPECTION CERTIFICATIONS SHALL BE PROVIDED TO THE OWNER.
 - CONTRACTOR SHALL VISIT THE SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. IF EXISTING CONDITIONS DIFFER FROM DESIGN DOCUMENTS IN SUCH A MANNER THAT AFFECTS PRICING, THE CONTRACTOR SHALL ADJUST THE BID ACCORDINGLY AND NOTIFY THE OWNER & ENGINEER PRIOR TO SUBMITTING THE BID. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE REGARDING THE EXISTING CONDITIONS.
- C. IDENTIFICATION
- PERMANENT BAKELITE TAGS WITH 1" TALL LETTERS SHALL BE PROVIDED FOR ALL EQUIPMENT. EQUIPMENT NUMBERING SHALL MATCH BUILDING STANDARDS.
- D. STARTERS
- ALL MOTORS SHALL BE PROVIDED WITH MAGNETIC MOTOR STARTERS WITH OVERLOAD PROTECTION.
 - STARTERS SHALL BE PROVIDED WITH HAND-OFF-AUTO SWITCHES.
 - INDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 1 ENCLOSURE.
 - OUTDOOR MOTOR STARTERS SHALL BE FURNISHED WITHIN A NEMA 3R ENCLOSURE.
- E. SUBMITTALS & SHOP DRAWINGS
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & PRODUCT DATA FOR ALL PLUMBING EQUIPMENT & SYSTEMS TO BE PROVIDED AND/OR INSTALLED.
- F. SUBSTITUTE MANUFACTURERS
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION & COST OF ALL CHANGES REQUIRED FOR INSTALLATION OF EQUIPMENT & PRODUCTS MANUFACTURED BY THOSE OTHER THAN WHAT IS SPECIFIED IN THE CONTRACT DOCUMENTS.
 - CAREFULLY COORDINATE SUBSTITUTE MANUFACTURER'S INSTALLATION REQUIREMENTS WITH ALL OTHER TRADES INCLUDING BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, PLUMBING AND ARCHITECTURAL. ALL INSTALLATION COSTS ASSOCIATED WITH INSTALLATION OF SUBSTITUTE MANUFACTURER SHALL BE INCLUDED IN BID. NO ALLOWANCES SHALL BE GIVEN FOR CHANGES ASSOCIATED WITH INSTALLATION OF SUBSTITUTE EQUIPMENT & SYSTEMS.
 - LISTING OF A MANUFACTURER AS AN "EQUAL" DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY OF COORDINATION & COST ASSOCIATED WITH CHANGES REQUIRED TO OTHER TRADES.
- G. WARRANTY
- CONTRACTOR SHALL WARRANT ALL EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR.
 - ALL HVAC COMPRESSORS SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN 5 YEARS.
- H. AS-BUILT DRAWINGS
- CONTRACTOR SHALL KEEP REDLINE SET OF DRAWINGS ON SITE DURING CONSTRUCTION TO UPDATE LOCATION OF ALL EQUIPMENT AND SYSTEMS AS THE CONSTRUCTION PROGRESSES. REDLINE SET OF DRAWINGS SHALL BE TURNED OVER TO OWNER AT COMPLETION OF CONSTRUCTION.
- I. OPERATION & MAINTENANCE MANUALS
- CONTRACTOR SHALL PROVIDE AN ELECTRONIC SET AND ONE (1) SET OF HARD COPIES OF INSTALLATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT & SYSTEMS PROVIDED UNDER THIS CONTRACT.
- J. INSTRUCTION
- CONTRACTOR SHALL THOROUGHLY INSTRUCT OWNER ON OPERATION AND RECOMMENDED MAINTENANCE PROCEDURES OF ALL INSTALLED EQUIPMENT & SYSTEMS.

SECTION 24000 PLUMBING SYSTEMS

- A. ALL 3" AND LARGER SANITARY PIPING SHALL BE SLOPED AT 1/8" PER FOOT. ALL 2 1/2" AND SMALLER SANITARY PIPING SHALL BE SLOPE AT 1/4" PER FOOT.
- B. SANITARY & VENT PIPING SHALL BE SCHEDULE 40 PVC UNDERGROUND.
- C. ABOVE GRADE SANITARY AND VENT PIPING SHALL BE HUBLESS CAST IRON.
- D. DOMESTIC WATER & CONDENSATE PIPING SHALL BE TYPE L HARD COPPER WITH LEAD FREE SOLDERED JOINTS. CONDENSATE PIPING SHALL BE INSTALLED WITH DWV TYP FITTINGS.
- E. ALL CONDENSATE & COLD WATER PIPING SHALL BE INSULATED WITH 1/2" THICK FIBERGLASS INSULATION WITH WHITE ALL SERVICE JACKET, AND HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK FIBERGLASS INSULATION WITH WHITE ALL SERVICE JACKET.
- F. WATER HAMMER ARRESTORS SHALL BE PROVIDED & SIZED PER PDI GUIDELINES AT ALL QUICK CLOSING VALVES.
- G. ALL PIPING SHALL BE PRESSURE TESTED PRIOR TO CONCEALING OR INSULATING THE PIPING.
- H. ALL PIPING SHALL BE CONCEALED WITHIN WALLS OR ABOVE CEILING.
- I. PIPING INSTALLED ABOVE CEILING SHALL BE INSTALLED AS HIGH AS POSSIBLE.
- J. ALL VALVES LOCATED ABOVE CEILING SHALL BE LOCATED WITHIN 1' OF ACCESS PANEL OR 1' ACCESSIBLE CEILING.
- K. REFER TO ARCHITECTURAL FLOOR PLANS & ELEVATIONS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.
- L. PLUMBING SYSTEMS SHALL NOT BE INSTALLED WITHIN OR PASSING THROUGH, ELECTRICAL CLOSETS, SWITCHGEAR ROOMS, TELEPHONE ROOMS, ELEVATOR EQUIPMENT ROOMS OR ABOVE ELECTRICAL PANELS.
- M. INSTALL IDENTIFICATION MARKERS ON ALL PIPING SYSTEMS & VALVES THAT INCLUDE SERVICE TYPE & DIRECTION OF FLOW PER ASME A13.1.
- N. ALL DOMESTIC WATER PIPING SYSTEMS SHALL BE FLUSHED & DISINFECTED. SYSTEMS SHALL BE FILLED WITH AN EVENLY DISTRIBUTED DOSE OF 50 TO 200 PPM CHLORINE. ALL FIXTURES & OUTLETS SHALL BE TESTED TO ENSURE EVEN DISTRIBUTION. AFTER 12 HOURS THE RESIDUAL CHLORINE SHALL BE TESTED. DISINFECTION PROCEDURE SHALL BE REPEATED UNTIL RESIDUAL CHLORINE LEVEL IS GREATER THAN 10 PPM AFTER SITTING UNDISTURBED FOR 12 HOURS. ONCE DISINFECTION PROCEDURE IS COMPLETE, SYSTEM SHALL BE THOROUGHLY FLUSHED WITH CLEAN WATER.



5 TYP. RESTROOM - DOMESTIC WATER RISER
P001 SCALE: N.T.S.

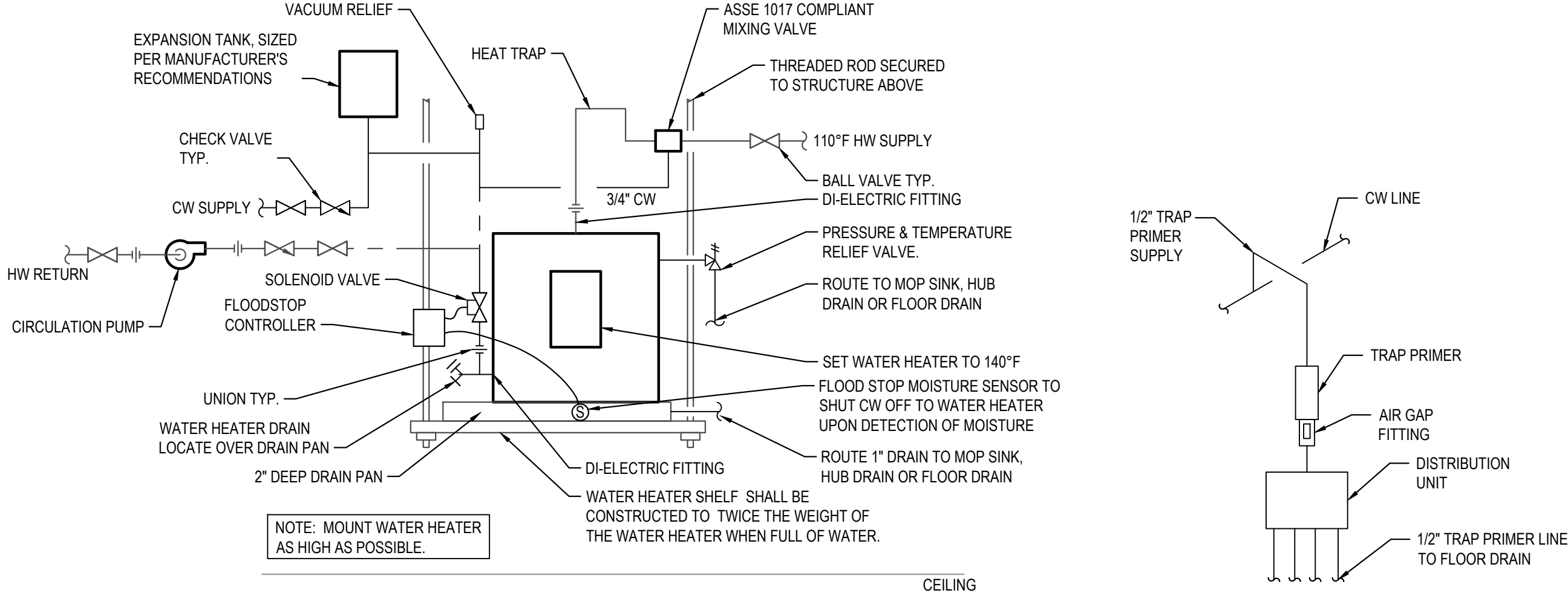
SECTION 21525 FIRE PROTECTION SYSTEMS

- A. FIRE PROTECTION SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE PROTECTION CONTRACTOR.
- B. FIRE PROTECTION SYSTEM SHALL CONFORM TO NFPA 13 AND ALL LOCAL CODE REQUIREMENTS.
- C. FIRE PROTECTION SYSTEM DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE FIRE MARSHAL AND THE OWNER'S UNDERWRITER.
- D. DOUBLE CHECK BACKFLOW PREVENTER SHALL BE WATTS 709 OR EQUAL.
- E. PIPING 2" AND LARGER SHALL BE SCHEDULE 10 WITH ROLL GROOVED VICTAULIC JOINTS.
- F. PIPING SMALLER THAN 2" SHALL BE SCHEDULE 40 STEEL WITH THREADED JOINTS AND MALLEABLE IRON FITTINGS.
- G. THE USE OF LIGHTWALL PIPING SMALLER THAN SCHED 10, IS NOT ACCEPTABLE.
- H. SPRINKLER HEADS LOCATED IN LAY-IN CEILINGS SHALL BE SEMI-RECESSED CHROME PLATED.
- I. SPRINKLER HEADS LOCATED IN HARD CEILINGS SHALL BE FULLY RECESSED WITH COVER MATCHING THE COLOR OF THE CEILING.
- J. AREAS WITH NO CEILINGS SHALL HAVE UPRIGHT, BRASS HEADS.
- K. FIRE PROTECTION SYSTEM SHALL BE TESTED PRIOR TO OWNER ACCEPTANCE.

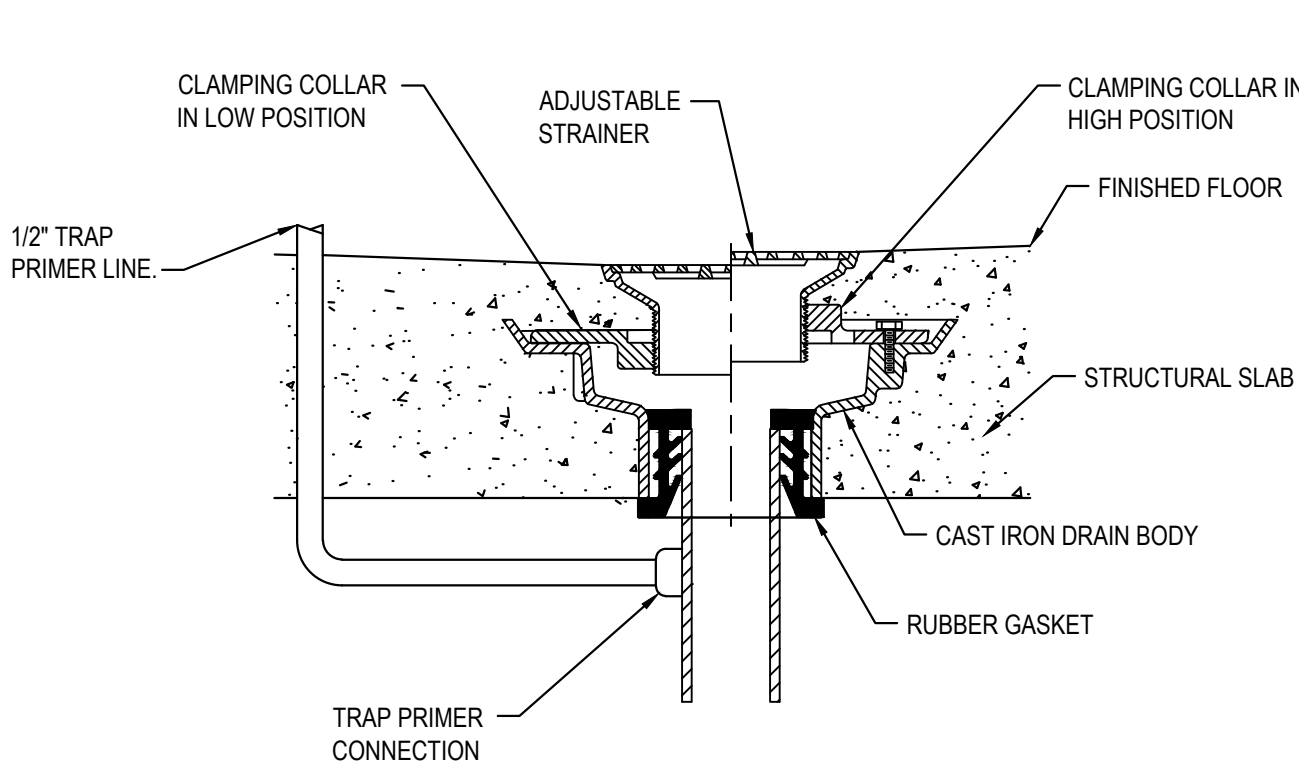
GENERAL NOTES (APPLY TO ALL SHEETS):

- DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, TOOLS AND LABOR NECESSARY TO PROVIDE A COMPLETE PLUMBING SYSTEM COMPLIANT WITH ALL REQUIRED CODES & STANDARDS.
- CONTRACTOR SHALL VISIT THE SITE TO THOROUGHLY EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. IF EXISTING CONDITIONS DIFFER FROM DESIGN DOCUMENTS IN SUCH A MANNER THAT AFFECTS PRICING, THE CONTRACTOR SHALL ADJUST THE BID ACCORDINGLY AND NOTIFY THE OWNER & ENGINEER PRIOR TO SUBMITTING THE BID. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE REGARDING THE EXISTINNG CONDITIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE MOUNTING HEIGHTS & LOCATIONS.
- COORDINATE ALL SAN, VENT, CW, HW, ETC. WITH EXISTING CONDITIONS & ALL OTHER TRADES.
- ALL SANITARY PIPING SHALL BE SLOPED AT 1/8" PER FOOT.
- SANITARY & VENT PIPING SHALL BE SCHEDULE 40 PVC.
- DOMESTIC WATER & CONDENSATE PIPING SHALL BE TYPE L HARD COPPER WITH LEAD FREE SOLDERED JOINTS. CONDENSATE PIPING SHALL BE INSTALLED WITH DWV TYP FITTINGS.
- ALL CONDENSATE & COLD WATER PIPING SHALL BE INSULATED WITH 1/2" AND HOT WATER SHALL BE INSULATED WITH 1" THICK FIBERGLASS INSULATION WITH WHITE ALL SERVICE JACKET.
- WATER HAMMER ARRESTORS SHALL BE PROVIDED & SIZED PER PDI GUIDELINES AT ALL QUICK CLOSING VALVES.
- ALL PIPING SHALL BE PRESSURE TESTED PRIOR TO CONCEALING OR INSULATING THE PIPING.

LEGEND		
TAG	SYMBOL	DESCRIPTION
A/C		ABOVE CEILING
AFF		ABOVE FINISHED FLOOR
AHU		AIR HANDLING UNIT
B/F		BELOW FLOOR
B/G		BELOW GRADE
CO		CLEAN OUT
CW		DOMESTIC COLD WATER
		CHECK VALVE
		NEW WORK
EXIST.		EXISTING PIPE / EQUIPMENT
FCU		FAN COIL UNIT
FCO		FLOOR CLEAN OUT
FD		FLOOR DRAIN
FDC		FIRE DEPARTMENT CONNECTION
FS		FLOOR SINK
FW		FILTERED WATER
HB		HOSE BIBB
HD		HUB DRAIN
HW		DOMESTIC HOT WATER
HWR		HOT WATER RETURN
NFWH		NON FREEZE WALL HYDRANT
SAN		SANITARY PIPING
ST		STORM PIPING
V		VENT PIPING
VTR		VENT THROUGH ROOF
		BALL VALVE
WCO		WALL CLEAN OUT
W		WASTE PIPING
WSHP		WATER SOURCE HEAT PUMP



1 SUSPENDED WATER HEATER DETAIL
P001 SCALE: N.T.S.



3 FLOOR DRAIN DETAIL
P001 SCALE: N.T.S.

ELECTRIC WATER HEATER SCHEDULE						
TAG	CAPACITY (GAL)	ELEMENT KW	RECOVERY RATE (GPH @ 90F)	VOLTS/ PHASE	BASIS OF DESIGN	NOTES
WH-1	30	4.5	21	208/1	AO SMITH DEL-30	

PUMP SCHEDULE										
TAG	FLOWRATE (GPM)	HEAD (FT)	NPSHR (FT)	RPM	MOTOR HP	EFFICIENCY	VOLTS/ PHASE	PUMP TYPE	BASIS OF DESIGN	NOTES
HWRP-1	30	20	--	2650	1/12	--	120/1	INLINE	BELL & GOSSETT PL-30B	1,2

- NOTES:
- ALL WETTED PUMP PARTS SHALL BE LEAD FREE.
 - PROVIDE WITH REMOTE AQUASTAT & TIMER TO CYCLE PUMP ON AND OFF TO MAINTAIN HW LOOP TEMPERATURE DURING OCCUPIED HOURS.

PLUMBING FIXTURES & CONNECTION SCHEDULE						
TAG	FIXTURE	CW	HW	WASTE	VENT	FKTURE SPECIFICATION
P-1H	ADA WATER CLOSET	3/4"	--	4"	2"	ADA COMPLIANT, WHITE VITREOUS CHINA, FLOOR MOUNT, ELONGATED, 17" HIGH BOWL WITH 1.28 GPF FLUSH, FLUSH HANDLE ON OPEN SIDE OF FIXTURE AND SOLID PLASTIC ANTIMICROBIAL OPEN FRONT SEAT WITH SELF SUSTAINING CHECK HINGES. BASIS OF DESIGN: KOHLER K-4199 TOILET, KOHLER K-4467 TANK AND KOHLER K-4731-SC SEAT.
P-2	LAVATORY	1/2"	1/2"	2"	2"	ADA COMPLIANT, ENAMELED CAST IRON 18 1/2" RECTANGULAR VESSEL LAVATORY WITH OVERFLOW, GRID STRAINER, TAIL PIECE, OFFSET P-TRAP, LOOSE KEY SERVICE STOPS, ADA INSULATION KIT, 0.5 GPM, SOLID BRASS. BASIS OF DESIGN: KOHLER IRON PLAINS K-5400-PAG SINK, KS8120.1,2,3,5,6,7,8DL TWIN HANDLES WALL MOUNT BATHROOM FAUCET.
P-3	SINK - BREAK ROOM	1/2"	1/2"	2"	2"	ADA COMPLIANT, QUARTZ UNDERMOUNT SINK WITH 25" X 18-1/2" X 5-1/2" DEPTH, SINGLE BOWL DIMENSIONS, BASKET STRAINER, TAIL PIECE, OFFSET P-TRAP, SERVICE STOPS, ADA INSULATION KIT AND 1.5 GPM, SOLID BRASS, SINGLE LEVER FAUCET DRAIN INCLUDED. BASIS OF DESIGN: ELKAY QUARTZ CLASSIC ELGUAD2519PD SINK AND KOHLER CRUE K-22972 PULL-DOWN THREE-FUNCTION SPRAYHEAD FAUCET.
P-4	B-LEVEL DRINKING FOUNTAIN WITH BOTTLE FILLER	1/2"	--	2"	2"	ADA COMPLIANT, B-LEVEL BARRIER FREE DRINKING FOUNTAIN WITH BOTTLE FILLING STATION. DRINKING FOUNTAIN SHALL PRODUCE 8.0 GPH OF 50F WATER AT 90F AMBIENT TEMPERATURE. BASIS OF DESIGN: ELKAY EZSTL8WSLK.
P-5	MOP SINK	3/4"	3/4"	3"	2"	24"x24" TERRAZO FLOOR MOUNTED MOP SINK WITH FULL PERIMETER STAINLESS STEEL CAP, 3" CAULKED DRAIN CONNECTION, STAINLESS STEEL GRID STRAINER, 36X36 STAINLESS STEEL WALL PANELS ON ALL ADJACENT WALLS, 36" LONG HOSE, HOSE HOOK SERVICE SINK FAUCET WITH BUCKET HOOK AND 3/4" HOSE CONNECTION. BASIS OF DESIGN: STERN WILLIAMS - SB900 SINK AND STERN WILLIAMS T-10-VB FAUCET.
IMB	ICE MAKER BOX	1/2"	--	--	--	ICE MAKER BOX FOR REFRIGERATOR/WATER COOLER/COFFEE MAKER. EXACT ICEMAKER BOX LOCATION SHALL BE COORDINATED WITH EQUIPMENT LAYOUT TO ENSURE ICEMAKER BOX IS NOT VISIBLE. PROVIDE FINAL CONNECTION TO EQUIPMENT FROM ICEMAKER BOX. ICEMAKER BOX BASIS OF DESIGN: OATEY 38608.
FD	FLOOR DRAIN - FINISHED AREAS	1/2" TP	--	2"/3"	2"	FLOOR DRAINS IN FINISHED AREAS SHALL HAVE 6" SQUARE ADJUSTABLE, VANDAL PROOF STRAINER IN NICKLE BRONZE FINISH. BASIS OF DESIGN: JR SMITH 2000 SERIES. PROVIDE WITH TRAP PRIMER

2 TRAP PRIMER DETAIL
P001 SCALE: N.T.S.

4 TYP. RESTROOM - SAN & VENT RISER
P001 SCALE: N.T.S.



#	DATE	TITLE

PROJECT NUMBER:
00-000

1167 PACE ST. - PHASE I
1167 PACE ST, COVINGTON, GA

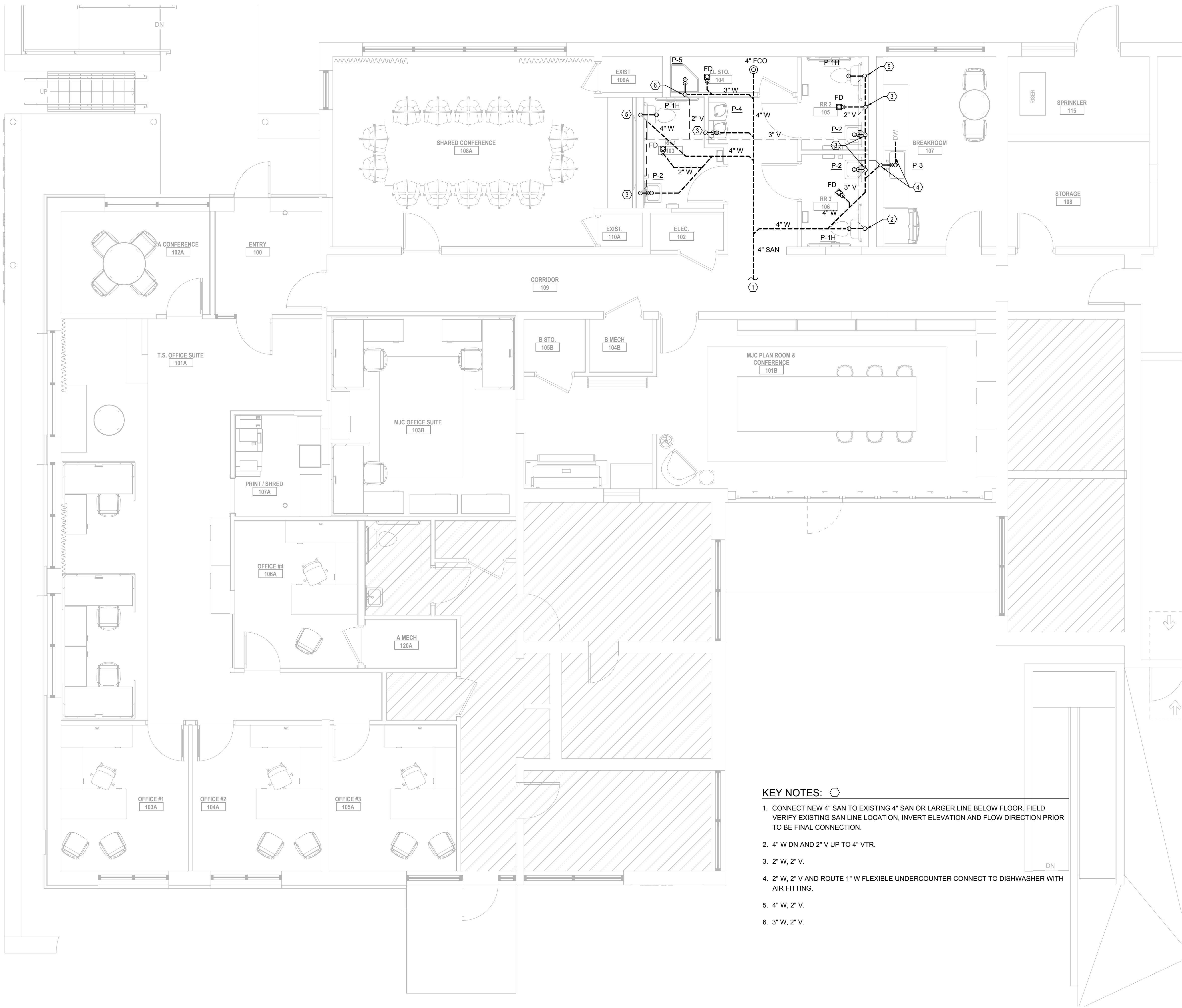
LEGEND,
NOTES,
DETAILS,
SCHEDULES

P001

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KEY NOTES: ○

1. CONNECT NEW 4" SAN TO EXISTING 4" SAN OR LARGER LINE BELOW FLOOR. FIELD VERIFY EXISTING SAN LINE LOCATION, INVERT ELEVATION AND FLOW DIRECTION PRIOR TO BE FINAL CONNECTION.
2. 4" W DN AND 2" V UP TO 4" VTR.
3. 2" W, 2" V.
4. 2" W, 2" V AND ROUTE 1" W FLEXIBLE UNDERCOUNTER CONNECT TO DISHWASHER WITH AIR FITTING.
5. 4" W, 2" V.
6. 3" W, 2" V.

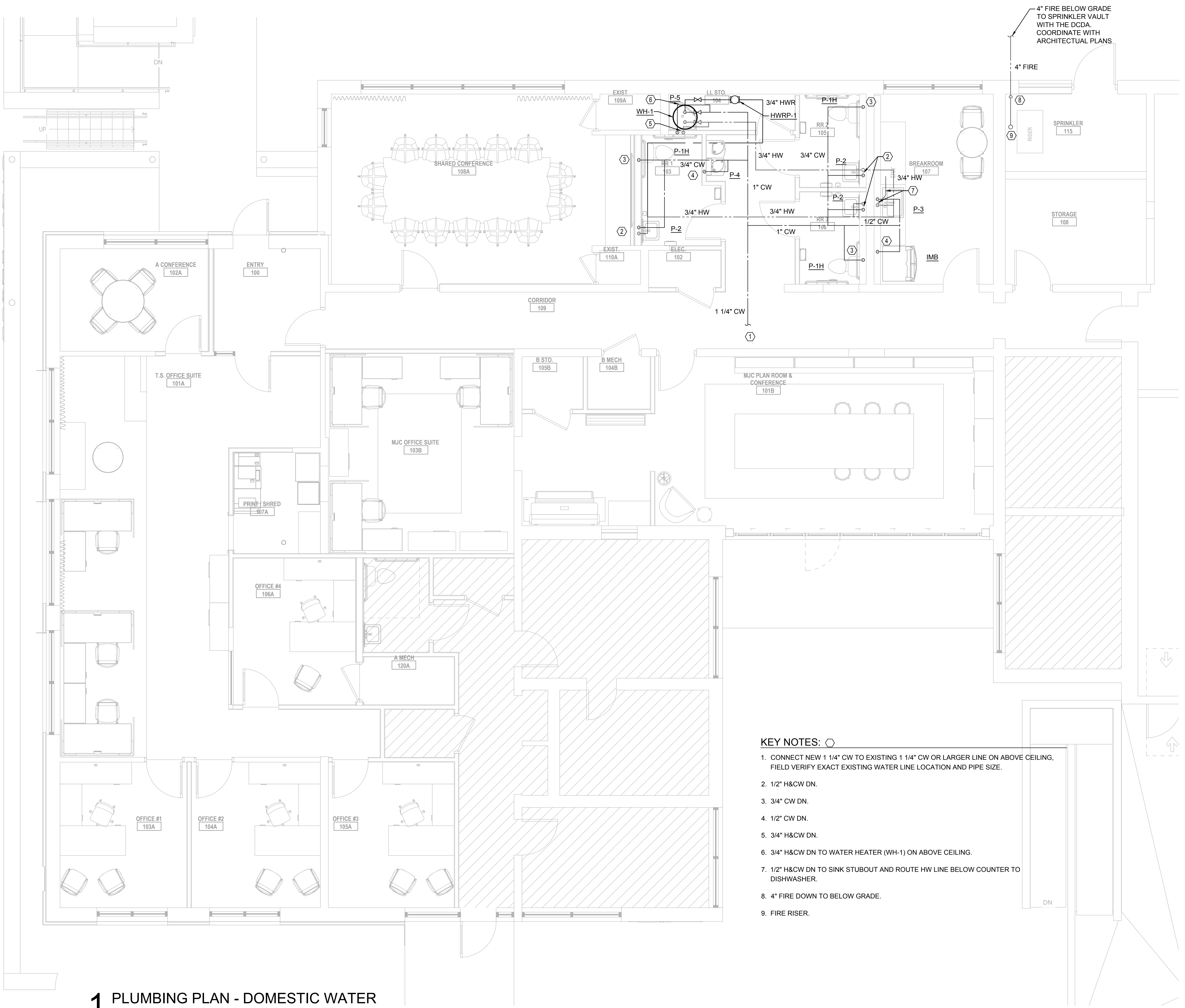
1 PLUMBING PLAN - SAN & VENT
1/4" = 1'-0"

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PLUMBING PLAN – SAN & VENT		
P101		
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GEORGIA
REGISTERED
ENGINEER
DANIEL HUBBARD

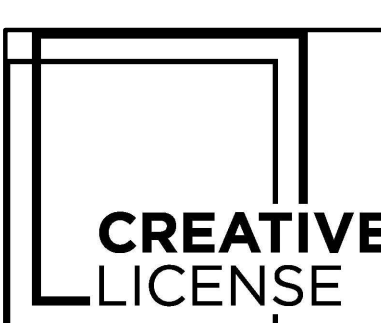
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1 PLUMBING PLAN - DOMESTIC WATER
1/4" = 1'-0"

- KEY NOTES:** ○
1. CONNECT NEW 1 1/4" CW TO EXISTING 1 1/4" CW OR LARGER LINE ON ABOVE CEILING, FIELD VERIFY EXACT EXISTING WATER LINE LOCATION AND PIPE SIZE.
 2. 1/2" H&CW DN.
 3. 3/4" CW DN.
 4. 1/2" CW DN.
 5. 3/4" H&CW DN.
 6. 3/4" H&CW DN TO WATER HEATER (WH-1) ON ABOVE CEILING.
 7. 1/2" H&CW DN TO SINK STUBOUT AND ROUTE HW LINE BELOW COUNTER TO DISHWASHER.
 8. 4" FIRE DOWN TO BELOW GRADE.
 9. FIRE RISER.

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PLUMBING
PLAN — DOM
WATER

P201

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