

MODEL GROUP

**Columbia Street West - Renovation and New Construction
September 02, 2021**

ADDENDUM NO. 1

This addendum is issued as a supplement to the plans and specifications and shall be considered an integral part of the same.

- Item: 1.01**
Location: Specifications, Section 01 77 00 Closeout Procedures
Description: Add Section 01 77 00 Closeout Procedures to the Project Manual.
- Item: 1.02**
Location: Specifications, Section 09 64 00 Wood Flooring and Stair Treads
Description: See updated spec section to remove wood stair treads & include both field finished & pre engineered wood flooring in project
- Item: 1.03**
Location: Specifications, Section 12 32 00 Pre Fabricated Wood Cabinets
Description: Add Section 12 32 00 Pre Fabricated Wood Cabinets
- Item: 1.04**
Location: Specifications, Section 12 36 61.19 Quartz Agglomerate Countertops
Description: Add Section 12 36 61.19 Quartz Agglomerate Countertops
- Item: 1.05**
Location: Drawings, Sheet C1.0 Site Demolition Plans
Description: Added Maintenance of Traffic requirement note to the sheet.
Updated pavement hatch removal areas.
Updated Demolition Note 21.
- Item: 1.06**
Location: Drawings, Sheet C2.0 Site Layout Plan
Description: Updated concrete scoring patterns for the project.
Added Concrete Scoring Note to the sheet.
Added Note #14 to the Layout Notes to add a section of 8" pavement with brick banding to the project.
Updated proposed pavement hatch area.
Added Building ID numbers to the sheet.
- Item: 1.07**
Location: Drawings, Sheet C3.0 Site Grading Plan
Description: Revise grades and structure rim elevations as shown.
- Item: 1.08**
Location: Drawings, Sheet C4.0 Site Utility Plan
Description: Add Utility Notes #13 & #14.
Revise proposed sanitary sewer from SA-5 to SA-1.
- Item: 1.09**
Location: Drawings, Sheet C5.0 Site Detail Sheet
Description: Added 8" Concrete with Brick Band Detail #18 to the project.

Item: 1.10
Location: Drawing, Sheet AR1.1 BUILDING 1 & 2 - FLOOR PLAN - MAIN LEVEL
Description: Added furring & drywall along north wall (west end) of Retail 130, along with north wall of Tenant Storefront 120 (south of Women's 105 & Men's 106). Clarification of window type at south wall of Mech 122.

Item: 1.11
Location: Drawing, Sheet AR1.2 BUILDING 1 & 2 - FLOOR PLAN - SECOND LEVEL
Description: Revised note 92900-2 pertaining to furring, insulation, and drywall at existing exterior brick walls

Item: 1.12
Location: Drawing, Sheet AR1.3 BUILDING 1 & 2 - FLOOR PLAN - THIRD LEVEL
Description: Revised note 92900-2 pertaining to furring, insulation, and drywall at existing exterior brick walls. Added low height wall and wood cap at stairs.

Item: 1.13
Location: Drawings, Sheet AR2.1 BUILDING 1 & 2 - ROOF PLAN, AR2.2 ROOF DETAILS
Description: Revision of notes to clarify roof membrane to be Grey TPO membrane in lieu of previously specified.

Item: 1.14
Location: Drawings, AR4.3 - BUILDING 1 & 2 - ELEVATION FINISHES
Description: Clarifications to colors made for building elevations.

Item: 1.15
Location: Drawing, Sheet AR5.1 BUILDING 1 & 2 WALL SECTIONS
Description: Revised details 1 & 2

Item: 1.16
Location: Drawing, Sheet AR7.1 FRAME ELEVATIONS, SCHEDULES, & DETAILS
Description: Revised doors types for doors within apartments to be 4P. Revised wood trim at details 1, 2, & 3. Added Window Type E.

Item: 1.17
Location: Drawings, AR7.2 - BUILDING 1 - WINDOW DETAILS
Description: Window details 1 & 2 added for 133 and 135 W Columbia Street windows where storm windows are being added.

Item: 1.18
Location: Drawing, Sheet AR9.1 BUILDING 1 & 2 - REFLECTED CEILING PLAN - MAIN LEVEL
Description: Revised demolition and new ceilings in Retail 130 and added bulkhead along north wall of Retail 130

Item: 1.19
Location: Drawing, Sheets AR9.2 BUILDING 1 & 2 - REFLECTED CEILING PLAN - SECOND LEVEL, AR9.3 BUILDING 1 & 2 - REFLECTED CEILING PLAN - THIRD LEVEL
Description: Clarification of ceiling fan locations on both ceiling plans. Deletion of detail 3 on Sheet AR9.2

Item: 1.20
Location: AR11.1 BUILDING 1&2 FLOOR FINISH PLANS - LOWER & MAIN LEVEL, & AR11.2, BUILDING 1&2 FLOOR FINISH PLANS - SECOND & THIRD LEVEL
Description: See finish sheets for updated finish legends, schedules, finish comments & details

Item: 1.21
Location: Drawing, Sheet AN5.0 BUILDING 3 - EXTERIOR WALL ASSEMBLIES
Description: FA-W1 Floor Assembly modified to reflect White Oak species for T&G flooring.

Item: 1.22
Location: Drawings, AN5.0 - BUILDING 3 - EXTERIOR WALL ASSEMBLIES
Description: ROOF SYSTEM #1 updated to reflect TPO roof rather than EPDM.

Item: 1.23
Location: Drawing, Sheet AN5.2 - BUILDING 3 - WALL SECTIONS
Description: Wall Sections 3/AN5.2 and 4/AN5.2 updated to reflect additional detail information at exterior wall and adjacent roof.

Item: 1.24
Location: Drawing, Sheet AN6.1 - BUILDING 3 - ENLARGED DETAILS 3"=1-0"
Description: Detail 1/AN6.1 CHANNEL TO SIDING updated to include fastening information for architectural channel.

Item: 1.25
Location: Drawing, Sheet AN6.1 - BUILDING 3 - ENLARGED DETAILS 3"=1-0"
Description: Detail 5/AN6.1 BALCONY GUTTER updated to be consistent with structural information. Top of knee wall detail modified and soffit condition updated.

Item: 1.26
Location: Drawing, Sheet AN6.1 - BUILDING 3 - ENLARGED DETAILS 3"=1-0"
Description: Detail 6/AN6.1 SF-4 HEAD & THRESHOLD completed with information not previously included.

Item: 1.27
Location: Drawings, AN6.2 - BUILDING 3 - ENLARGED DETAILS
Description: Detail 4/AN6.2 PRECAST PLANTER updated to show TPO membrane rather than EPDM.

Item: 1.28
Location: Drawings, AN6.3 - BUILDING 3 - ENLARGED DETAILS
Description: Detail 5/AN6.3 ROOF DRAIN updated to show TPO membrane in lieu of EPDM.

Item: 1.29
Location: Drawing, Sheet AN6.3 - BUILDING 3 - ENGLARGED DETAILS
Description: Details 1/AN6.3 and 2/AN6.3 completed to include additional information at 2HR wall parapet and roofing expansion joint.

Item: 1.30
Location: Drawing, Sheet AN7.1 - BUILDING 3 - FRAME ELEVATIONS, SCHEDULES & DETAILS
Description: Door Hardware Schedule updated to include hardware function information and detail 5/AN7.1 updated to include additional head and jamb detail and trim information.

Item: 1.31
Location: Drawing, Sheet AN8.1 - BUILDING 3 - STAIR PLANS, SECTIONS, & DETAILS
Description: Detail 6/AN8.1 TYP. STAIR TREAD DETAIL - WOOD updated to reflect rubber tread and riser.

Item: 1.32
Location: Drawings, Sheets AN10.1 INTERIOR ELEVATIONS & AR10.1 INTERIOR ELEVATIONS
Description: See updated casework/interior elevations for updated finish call outs, cabinet details, & overall design

Item: 1.33
Location: Drawings, Sheets AN11.1 BUILDING 3 - FLOOR FINISH PLANS,
Description: See finish sheets for updated finish legends, schedules, finish comments & details

Item: 1.34
Location: Drawings, General Plumbing Notes
Description: Added "SureSeal Trap Guard or equal" to general note #2

Item: 1.35
Location: Drawings, Sheet PR1.0 - BUILDING 1 & 2 - PLUMBING PLAN - LOWER LEVEL,
PR1.1 - BUILDING 1 & 2 - PLUMBING PLAN - MAIN LEVEL,
PR3.1 - BUILDING 1 & 2 - PLUMBING ISOMETRICS
Description: Updated piping layout for ceiling change.

Item: 1.36
Location: Drawings, Sheet PR1.4
Description: Remove sheet from project

Item: 1.37
Location: Drawings, Sheets PN1.1 - BUILDING 3 - PLUMBING PLAN - MAIN LEVEL,
PR1.2 - BUILDING 1 & 2 - PLUMBING PLAN - SECOND LEVEL,
PR1.3 - BUILDING 1 & 2 - PLUMBING PLAN - THIRD LEVEL,
P4.1 - PLUMBING SCHEDULES & DETAILS
Description: All pex manifolds have been removed from the project.

Item: 1.38
Location: Schedules, Sheet P4.1 - PLUMBING SCHEDULES & DETAILS
Description: Updated Plumbing fixture schedule.

Item: 1.39
Location: Drawings, Sheet MR1.1 - BUILDING 1 & 2 - MECHANICAL PLAN - MAIN LEVEL
Description: Updated duct layout for ceiling change.

Item: 1.40
Location: Drawings, Sheet MR1.2 - BUILDING 1 & 2 - MECHANICAL PLAN - SECOND LEVEL
Description: Moved exhaust fans for historical ceiling heights.

Item: 1.41
Location: Schedules, Sheet M4.1 - MECHANICAL SCHEDULES
Description: Louver note #3 updated to say "CUSTOMCOLOR TO MATCH BUILDING EXTERIOR"

Item: 1.42
Location: Drawings, Sheet ER1.1 - POWER PLAN
Description: Monitored PIV tied into building fire alarm. Coordinate location with Civil Drawings.

Item: 1.43
Location: Drawings, Sheet ER2.1, ER2.2 - LIGHTING PLANS, & E4.5 - ELECTRICAL SCHEDULES
Description: Exterior building mounted lighting. Coordinate mounting heights of lighting with Architectural elevations.

Item: 1.44
Location: Drawings, Sheet ER2.1 - LIGHTING PLANS
Description: Adjust lighting in 'Retail 130' with ceiling change.

Item: 1.45
Location: Drawings, Sheets EN2.1, ER2.2, ER2.3 - LIGHTING PLANS, & E4.5 - ELECTRICAL SCHEDULES
Description: Under cabinet lighting in apartment kitchen areas. Fixture type 'R4'. Control with switch located with garbage disposal switch.

Item: 1.46
Location: Drawings, Sheet E4.5 - ELECTRICAL SCHEDULES
Description: Updated Light Fixture Schedule.

Each contractor is responsible for incorporating all changes into their bid.

Respectfully submitted,



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SECTION 01 77 00 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for Contract closeout, including, but not limited to, the following:
 - 1. Substantial Completion procedures.
 - 2. Final completion procedures.
 - 3. Warranties.
 - 4. Final cleaning.
- B. Related Requirements:
 - 1. Section 01 78 23 "Operation and Maintenance Data" for additional operation and maintenance manual requirements.
 - 2. Section 01 78 39 "Project Record Documents" for submitting Record Drawings, Record Specifications, and Record Product Data.
 - 3. Section 01 79 00 "Demonstration and Training" for requirements to train the Owner's maintenance personnel to adjust, operate, and maintain products, equipment, and systems.

1.2 ACTION SUBMITTALS

- A. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- B. Certified List of Incomplete Items: Final submittal at Final Completion.

1.3 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.
- C. Field Report: For pest-control inspection.

1.4 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's "punch list"), indicating the value of each item on the list.

- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction, permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 2. Submit closeout submittals specified in other Division 01 Sections, including Project Record Documents, operation and maintenance manuals, ~~damage or settlement surveys, property surveys, and similar final record information.~~
 3. Submit closeout submittals specified in individual Sections, including specific warranties, ~~workmanship bonds~~, maintenance service agreements, final certifications, and similar documents.
 4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Construction Manager. Label with manufacturer's name and model number.
 5. Submit testing, adjusting, and balancing records.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
 2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
 3. Complete startup and testing of systems and equipment.
 4. Perform preventive maintenance on equipment used prior to Substantial Completion.
 5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 01 79 00 "Demonstration and Training."
 6. ~~Participate with Owner in conducting inspection and walkthrough with local emergency responders.~~
 7. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
 8. Complete final cleaning requirements.
- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect and Construction Manager will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1.5 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining Final Completion, complete the following:

1. Submit a final Application for Payment in accordance with Section 01 29 00 "Payment Procedures."
 2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
 3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect [and Construction Manager] will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1.6 LIST OF INCOMPLETE ITEMS

- A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor, listed by room or space number.
 2. Organize items applying to each space by major element, including categories for ceilings, individual walls, floors, equipment, and building systems.
 3. Include the following information at the top of each page:
 - a. Project name.
 - b. Date.
 - c. Name of Architect and Construction Manager.
 - d. Name of Contractor.
 - e. Page number.
 4. Submit list of incomplete items in the following format:
 - a. PDF Electronic File: Architect, through Construction Manager, will return annotated file. OR
 - b. Web-Based Project Software Upload: Utilize software feature for creating and updating list of incomplete items (punch list).

1.7 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where warranties are indicated to commence on dates other than date of Substantial Completion, or when delay in submittal of warranties might limit Owner's rights under warranty.

- B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.
- C. Warranty Electronic File: Provide warranties and bonds in PDF format. Assemble complete warranty and bond submittal package into a single electronic PDF file with bookmarks enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
- D. Warranties in Paper Form:
 - 1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
- E. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - EXECUTION

2.1 FINAL CLEANING

- A. Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
 - 1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
 - a. Clean Project site of rubbish, waste material, litter, and other foreign substances.
 - b. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
 - c. Remove debris and surface dust from limited-access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
 - d. Clean flooring, removing debris, dirt, and staining; clean according to manufacturer's recommendations.
 - e. Vacuum and mop concrete floors.
 - f. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
 - g. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Remove labels that are not permanent.
 - h. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
 - i. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.

- j. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
 - k. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.
 - l. Clean luminaires, lamps, globes, and reflectors to function with full efficiency.
 - m. Clean strainers.
 - n. Leave Project clean and ready for occupancy.
- C. Construction Waste Disposal: Comply with waste-disposal requirements in Section 01 50 00 "Temporary Facilities and Controls."

2.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations required by Section 01 73 00 "Execution" before requesting inspection for determination of Substantial Completion.

END OF SECTION 01 77 00

SECTION 09 64 00 - WOOD FLOORING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Factory-finished engineered wood flooring
 - 2. Field-finished wood flooring

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For each type of floor assembly and accessory. Include plans, sections, and attachment details. Include expansion provisions and trim details.
- C. Samples: For each exposed product and for each color and texture specified.

PART 2 - PRODUCTS

2.1 FACTORY-FINISHED WOOD FLOORING (WD-4)

- A. Engineered-Wood Flooring
 - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 2. Basis-of-Design Product: Subject to compliance with requirements, provide product indicated on Drawings
 - 3. Species: As indicated on Drawings
 - 4. Thickness: As Indicated on Drawings
 - 5. Edge Style: As Indicated on Drawings

2.2 FIELD-FINISHED WOOD FLOORING (WD-1)

- A. Custom Wood Flooring (Patching existing flooring)
 - 1. Species: As indicated on Drawings
 - 2. Cut: As Indicated on Drawings.
 - 3. Thickness: As Indicated on Drawings

4. Edge Style: As Indicated on Drawings
5. Finish: As Indicated On Drawings
6. Color: Custom Stain to match existing flooring

2.3 SOUND CONTROL UNDERLAYMENT

- A. Sound Control Underlayment: Sound reducing underlayment consisting of impact-absorbing materials. Minimum Impact Insulation Class (IIC) of 50 when tested according to ASTM E 492.
 1. Material: Per Manufacturers Instructions.

2.4 ACCESSORY MATERIALS

- A. Subfloor: Plywood substrate as indicated on drawings
- B. Vapor Retarder: ASTM D 4397, polyethylene sheet not less than 6.0 mils thick.
- C. Wood Flooring Adhesive: Mastic recommended by flooring and adhesive manufacturers for application indicated.
 1. VOC Content: Not more than 100 g/L.
- D. Trowelable Leveling and Patching Compound: Latex-modified, hydraulic-cement-based formulation approved by wood flooring manufacturer.
- E. Fasteners: As recommended by manufacturer, but not less than that recommended in NWFA's "Installation Guidelines."
- F. Metal Transition Strip: As needed to transition from Engineered wood to other floor materials

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Concrete Slabs:
 1. Moisture Testing: Perform tests so that each test area does not exceed 200 sq. ft., and perform no fewer than three tests in each installation area and with test areas evenly spaced in installation areas.
 - a. Anhydrous Calcium Chloride Test: ASTM F 1869. Proceed with installation only after substrates have maximum moisture-vapor-emission rate of 3 lb of water/1000 sq. ft. in 24 hours.
 - b. Relative Humidity Test: Using in situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 80 percent relative humidity level measurement.

- c. Perform additional moisture tests recommended by manufacturer. Proceed with installation only after substrates pass testing.

3.2 PREPARATION

A. Concrete Slabs:

1. Grind high spots and fill low spots to produce a maximum 1/8-inch deviation in any direction when checked with a 10-foot straight edge.
2. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, and depressions in substrates.
3. Remove coatings, including curing compounds, and other substances on substrates that are incompatible with installation adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.

- B. Broom or vacuum clean substrates to be covered immediately before product installation. After cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust. Proceed with installation only after unsatisfactory conditions have been corrected.

3.3 INSTALLATION

- A. Comply with flooring manufacturer's written installation instructions, but not less than applicable recommendations in NWFA's "Installation Guidelines."
- B. Engineered-Wood Flooring: Set in adhesive & Nailed as documented.
- C. Field-Finished Wood Flooring: Patch existing wood flooring as noted in drawings and install to make a flush/seamless transition. Follow existing patterning & size.

3.4 PROTECTION

- A. Protect installed wood flooring during remainder of construction period with covering of heavy kraft paper or other suitable material. Do not use plastic sheet or film that might cause condensation.
 1. Do not move heavy and sharp objects directly over kraft-paper-covered wood flooring. Protect flooring with plywood or hardboard panels to prevent damage from storing or moving objects over flooring.

END OF SECTION 09 64 00

SECTION 12 32 00 - PRE FABRICATED WOOD CASEWORK

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Pre Fab Wood cabinets.
 - 2. Cabinet Hardware

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For casework. Include plans, elevations, details, and attachments to other work.
- C. Samples: For casework and hardware finishes.

PART 2 - PRODUCTS

2.1 CABINETS

- A. Manufacturers: Subject to compliance with requirements, provide product indicated on drawings. :
- B. Quality Standard: Provide cabinets that comply with KCMA A161.1.
 - 1. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semiexposed location of each unit and showing compliance with KCMA A161.1.
- C. Door and Drawer Face Style: As Indicated on Drawings
 - 1. Door and Drawer Fronts: As indicated on drawings
- D. Cabinet Style: As indicated on drawings
 - 1. Face Frames:
 - a. 3/4-by-1-5/8-inch solid wood
- E. Exposed Cabinet End Finish: Wood veneer .

2.2 CABINET MATERIALS

- A. Hardwood Lumber: Kiln dried to 7 percent moisture content.
- B. Exposed Materials:
 - 1. Exposed Wood Species: As indicated on drawings
 - a. Select materials for compatible color and grain. Do not use two adjacent exposed surfaces that are noticeably dissimilar in color, grain, figure, or natural character markings.
 - b. Staining and Finish: As indicated on drawings

2.3 CABINET HARDWARE

- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, size, style, material, and finish as indicated on drawings
- B. Pulls: As indicated on drawings
- C. Hinges: Concealed European-style, self-closing hinges.
- D. Drawer Guides: Epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05011 or Type B05091.
- E. Door and Drawer Bumpers: Self-adhering, clear silicone rubber.
 - 1. Doors: Provide one bumper at top and bottom of closing edge of each swinging door.
 - 2. Drawers: Provide one bumper on back side of drawer front at each corner.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install casework with no variations in adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework.
- B. Install casework without distortion so doors and drawers fit the openings, are aligned, and are uniformly spaced. Complete installation of hardware and accessories as indicated.
- C. Install casework level and plumb to a tolerance of 1/8 inch in 8 feet.
- D. Fasten casework to adjacent units and to backing.

1. Fasten wall cabinets through back, near top and bottom, and at ends not more than 16 inches o.c.
 - a. Fasteners: **[No. 10 wafer-head screws sized for not less than 1-1/2-inch penetration into wood framing, blocking, or hanging strips] [No. 10 wafer-head sheet metal screws through the metal backing or metal framing behind the wall finish] [Toggle bolts through the metal backing or metal framing behind the wall finish].**
- E. Adjust hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
- F. Clean casework on exposed and semiexposed surfaces. Touch up as required to restore damaged or soiled areas to match original factory finish, as approved by Architect.

END OF SECTION 12 35 30

SECTION 12 36 61.19 - QUARTZ AGGLOMERATE COUNTERTOPS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Quartz agglomerate countertops.
 2. Quartz agglomerate backsplashes.
 3. Quartz agglomerate end splashes.
 4. Quartz agglomerate apron fronts.

1.2 ACTION SUBMITTALS

- A. Product Data: For countertop materials.
- B. Shop Drawings: For countertops. Show materials, finishes, edge and backsplash profiles, methods of joining, and cutouts for plumbing fixtures.
- C. Samples: For each type of material exposed to view.

PART 2 - PRODUCTS

2.1 QUARTZ AGGLOMERATE COUNTERTOP MATERIALS

- A. Quartz Agglomerate: Solid sheets consisting of quartz aggregates bound together with a matrix of filled plastic resin and complying with ISFA 3-01.
1. Manufacturers: Subject to compliance with requirements, provide product as indicated on drawings.
 2. Colors and Patterns: As indicated on drawings.
- B. Composite Wood Products: Products shall be made without urea formaldehyde.
- C. Particleboard: ANSI A208.1, Grade M-2.

2.2 FABRICATION

- A. Fabricate countertops according to quartz agglomerate manufacturer's written instructions and the AWI/AWMAC/WI's "Architectural Woodwork Standards."
1. Grade: Custom.

- B. Configuration:
 - 1. Front: Straight, slightly eased at top.
 - 2. Backsplash: Straight, slightly eased at corner.
 - 3. End Splash: Matching backsplash.
- C. Countertops: 1/2-inch- thick, quartz agglomerate with front edge built up with same material.
- D. Backsplashes: 1/2-inch- thick, quartz agglomerate.
- E. Joints:
 - 1. Fabricate countertops without joints.
- F. Cutouts and Holes:
 - 1. Undercounter Plumbing Fixtures: Make cutouts for fixtures using template or pattern furnished by fixture manufacturer. Form cutouts to smooth, even curves.

2.3 INSTALLATION MATERIALS

- A. Adhesive: Product recommended by quartz agglomerate manufacturer.
 - 1. Adhesives shall have a VOC content of 70 g/L or less.
- B. Sealant for Countertops: Comply with applicable requirements in Section 07 92 00 "Joint Sealants."

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Fasten countertops by screwing through corner blocks of base units into underside of countertop. Pre-drill holes for screws as recommended by manufacturer.
- B. Fasten subtops to cabinets by screwing through subtops into corner blocks of base cabinets. Shim as needed to align subtops in a level plane.
- C. Secure countertops to subtops with adhesive according to quartz agglomerate manufacturer's written instructions.
- D. Bond joints with adhesive and draw tight as countertops are set. Mask areas of countertops adjacent to joints to prevent adhesive smears.
- E. Install backsplashes and end splashes by adhering to wall and countertops with adhesive.

- F. Install aprons to backing and countertops with adhesive.
- G. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.
- H. Apply sealant to gaps at walls; comply with Section 07 92 00 "Joint Sealants."

END OF SECTION 12 36 61.19

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION
FORT WAYNE, INDIANA

CONSTRUCTION DOCUMENT SET
JULY 28, 2021



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MODEL GROUP
COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0196



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT COVER SHEET

G0.1

PROJECT TEAM

modelgroup
DEVELOPMENT • CONSTRUCTION • MANAGEMENT

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PROJECT TEAM





SITE DEMOLITION PLAN
 SCALE: 1" = 10'-0"
 NORTH

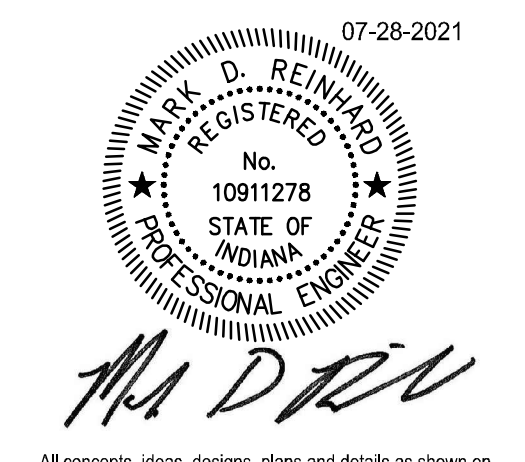
- DEMOLITION LEGEND:**
- SAWCUT AND REMOVE ASPHALT PAVEMENT.
 - SAWCUT AND REMOVE CONCRETE SIDEWALK, ALLEY, OR SLAB.
 - REMOVE STONE DRIVE.
 - REMOVE CONCRETE CURB.
 - REMOVE OR ABANDON UTILITY, AS REQUIRED, FOR NEW CONSTRUCTION. COORDINATE ALL WORK WITH UTILITY OWNER.

- DEMOLITION NOTES:**
- 1 REMOVE TREE(S) AND BRUSH, INCLUDING ROOT BALLS.
 - 2 SAWCUT AND REMOVE CONCRETE SIDEWALK AT NEAREST JOINT.
 - 3 SAWCUT AND REMOVE BRICK SIDEWALK BAND AT NEAREST JOINT.
 - 4 SAWCUT AND REMOVE CONCRETE CURB.
 - 5 SAWCUT AND REMOVE ASPHALT PAVEMENT.
 - 6 REMOVE STONE DRIVE.
 - 7 REMOVE BUILDING INCLUDING FOUNDATION. SEE ARCHITECTURAL PLANS.
 - 8 REMOVE SIGN AND SALVAGE FOR BANK OWNER.
 - 9 REMOVE POWER POLE WITH LIGHT FIXTURE AS WELL AS ADJACENT STEEL I-BEAM.
 - 10 REMOVE TEMPORARY CONSTRUCTION FENCE.
 - 11 REMOVE CONCRETE WALL INCLUDING ANY FOUNDATIONS.
 - 12 REMOVE RAILING.
 - 13 REMOVE CONCRETE STEPS INCLUDING FOUNDATION AND RAILING.
 - 14 REMOVE STORM STRUCTURE.
 - 15 REMOVE STORM LINE.
 - 16 REMOVE STORM LINE AND BULKHEAD AT COMBO SEWER LINE.
 - 17 REMOVE AND RELOCATE OVERHEAD UTILITY LINE. COORDINATE WITH UTILITY OWNERS.
 - 18 REMOVE AND RELOCATE UNDERGROUND ELECTRIC LINE. COORDINATE WITH UTILITY OWNER.
 - 19 REMOVE AND RELOCATE UNDERGROUND COMMUNICATIONS LINE. COORDINATE WITH UTILITY OWNER.
 - 20 REMOVE AND RESET "MAG" NAIL.
 - 21 **PROTECT ELECTRIC MANHOLE COVER WITH BENCHMARK FROM DAMAGE DURING CONSTRUCTION.**
 - 22 REMOVE WATER LINE CAP AT MAIN.
 - 23 REMOVE WATER VALVES.
 - 24 REMOVE AND REPLACE STREET LIGHTING. COORDINATE WITH THE CITY OF FORT WAYNE STREET DEPARTMENT.
 - 25 REMOVE ELECTRIC METERS. SEE SITE ELECTRICAL PLANS.
 - 26 SAWCUT AND REMOVE 12" MIN. ASPHALT PAVEMENT TO PROVIDE CLEAN EDGE FOR NEW CONSTRUCTION.

- GENERAL NOTES:**
1. OBTAIN ALL REQUIRED PERMITS AND COORDINATE INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION.
 2. CONTRACTOR SHALL NOT INTERRUPT ANY SERVICE TO ADJACENT PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM PROPERTY OWNER. AN EMERGENCY PLAN SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION TO OUTLINE CORRECTIVE MEASURES IN THE EVENT OF ANY UNAUTHORIZED UTILITY SHUTDOWN.
 3. CONTRACTOR SHALL STUDY ALL DRAWINGS PRIOR TO CONSTRUCTION. RESEARCH PUBLIC UTILITY RECORDS. CONTACT THE LOCAL UTILITY LOCATOR SERVICE AND FIELD VERIFY ALL EXISTING STRUCTURES PRIOR TO CONSTRUCTION. CONTACT ENGINEER FOR DIRECTION IF EXISTING UTILITY CONDITIONS CONFLICT WITH PROPOSED WORK, OR ANY ALTERATIONS SHALL BE THE CONTRACTORS RESPONSIBILITY.
 4. EXISTING UTILITIES ARE APPROXIMATIONS BASED ON BEST AVAILABLE DATA. CAUTION SHALL BE EXERCISED TO NOT INTERRUPT SERVICE TO ANY BUILDING. EXPLORATORY TRENCH TO VERIFY DEPTH AND LOCATION OF SEWERS PRIOR TO CONSTRUCTION OF NEW SEWER UTILITIES. ASSURE ALL SANITARY FLOW IS DIRECTED INTO THE SANITARY SEWER ON-SITE AND ALL STORM WATER IS DIRECTED INTO THE STORM SEWER SYSTEM.
 5. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED BY UTILITY OWNERS TO CONSTRUCT PROJECT.
 6. PROVIDE RECORD DRAWINGS TO THE OWNER FOR BELOW GRADE IMPROVEMENTS. INCLUDE: MATERIALS OF CONSTRUCTION, SIZE, ELEVATIONS, AND LOCATION DESCRIPTIONS IN THE RECORD. RECORD DRAWINGS SHALL BE CERTIFIED BY A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA.
 7. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY PROVIDER TO DETERMINE TOTAL COST OF SERVICE TO BUILDING AND TO INCLUDE IN THE COST OF THE PROJECT.
 8. CONTRACTOR SHALL LOCATE ALL PRIVATE UTILITIES NOT COVERED BY THE PUBLIC LOCATING SERVICE.
 9. CONSTRUCTION DE-WATERING AS NECESSARY BY CONTRACTOR.
 10. ADJUST ANY EXISTING MANHOLES, VALVES, HYDRANTS, AND HANDHOLES. LOCATED WITHIN PROJECT LIMITS, TO PROPOSED GRADES.
 11. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION OF ADJACENT WORK.
 12. SEE SITE SURVEY FOR EXISTING CONDITIONS.
 13. COORDINATE ALL DEMOLITION WORK WITH OWNER.
 14. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES, TAPPING FEES, INSPECTION FEES, ETC.

MAINTENANCE OF TRAFFIC

1. THE CONTRACTOR IS REQUIRED TO SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY OF FORT WAYNE TRAFFIC ENGINEERING DEPARTMENT. THE PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO ANY LANE OR ALLEY CLOSURES / RESTRICTIONS TAKE PLACE.
2. THE CONTRACTOR IS REQUIRED DURING CONSTRUCTION TO COORDINATE WITH THE ADJACENT PROPERTY OWNERS WHO UTILIZE THE ALLEY PRIOR TO CLOSING THE ALLEY DURING THE DURATION OF THE PROJECT.



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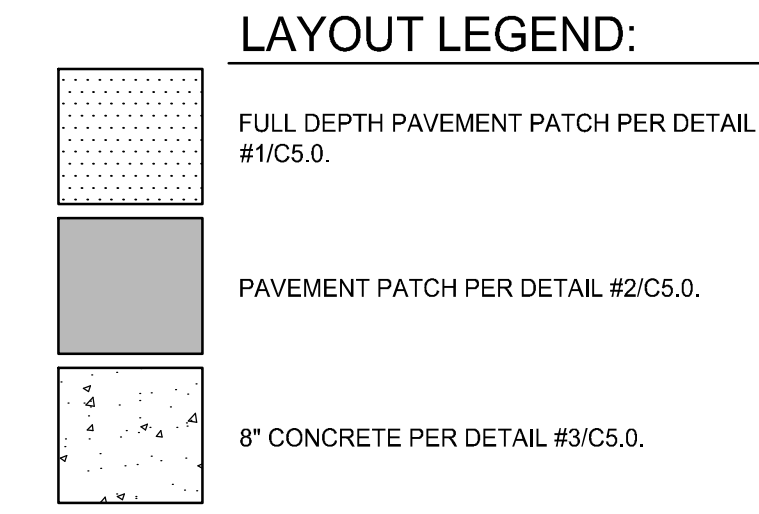
CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS

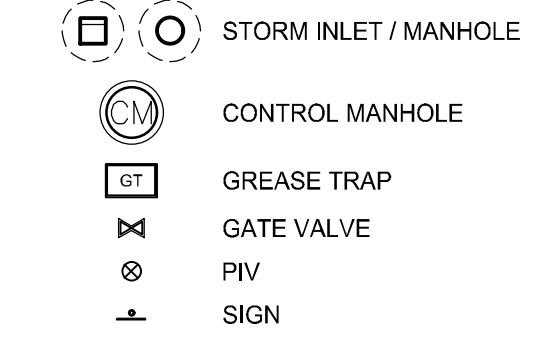
NO.	DATE	DESCRIPTION
1	09/02/2021	ADDENDUM 1

August 27, 2021 10:29 AM
 S:\Projects\Projects (3000-5999)\Projects (5200-5249)\5249-Columbia Street West Bldg Drawings\Plans\5249 - C2.0 Site Layout Plan.dwg



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

PROPOSED LEGEND:

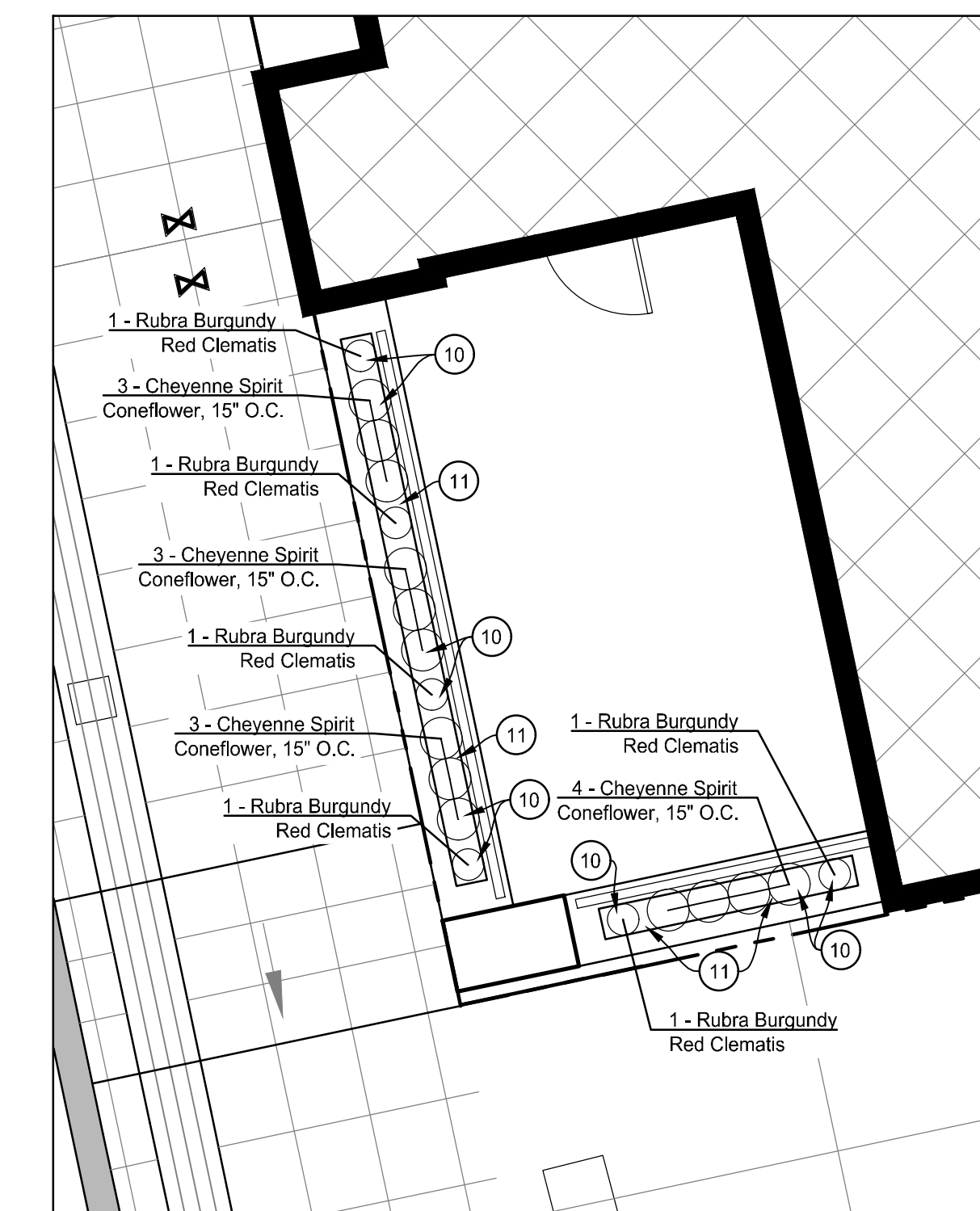


LAYOUT NOTES:

- CONCRETE STOOP, SEE STRUCTURAL DRAWINGS.
- ELEVATED PORCH AREA WITH PLANTERS, SEE ARCHITECTURAL / STRUCTURAL DRAWINGS.
- CURB FACE WALK WITH BRICK BAND PER DETAILS #5, #6, #7/C5.0. NO REINFORCING TO BE INSTALLED IN RIGHT-OF-WAY. MATCH ADJACENT SIDEWALK SCORING.
- 8" CONCRETE SIDEWALK PER DETAILS #5 AND #6/C5.0.
- RELOCATED STREET LIGHTING. COORDINATE WITH THE CITY OF FORT WAYNE STREET DEPARTMENT.
- 12" MINIMUM PAVEMENT PATCH AS NEEDED TO PROVIDE A CLEAN EDGE WITH EXISTING ASPHALT PER DETAIL #2/C5.0.
- CONCRETE STEPS WITH HANDRAIL. SEE ARCHITECTURAL / STRUCTURAL DRAWINGS.
- DUMPSTER ENCLOSURE PER DETAIL #14/C5.0.
- PIPE BOLLARDS PER DETAIL #15/C5.0.
- PLANT PERENNIALS PER PLANTING DETAIL #17/C5.0.
- PLANTER SHALL HAVE 3" OF HARDWOOD SHREDDED MULCH.
- DOWELED BUTT JOINT PER DETAIL #4/C5.0.
- FULL DEPTH PAVEMENT PATCH PER DETAIL #1/C5.0.
- 8" CONCRETE WITH BRICK BAND PER DETAIL #18/C5.0.

CONCRETE SCORING NOTE:

CONCRETE SCORING ON THE SIDEWALKS IN THE RIGHT-OF-WAY SHALL MEET THE CITY OF FORT WAYNE'S 30" X 30" REQUIREMENT UNLESS INDICATED ON THE DRAWINGS TO BE DIFFERENT.



PLANTING SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
PERENNIALS/VINES					
13	Cheyenne Spirit Coneflower	Echinacea hybrida 'Cheyenne Spirit'	-----	1 Gallon	15" O.C.
6	Rubra Burgundy Red Clematis	Clematis viticella 'Rubra'	-----	1 Gallon	As Shown

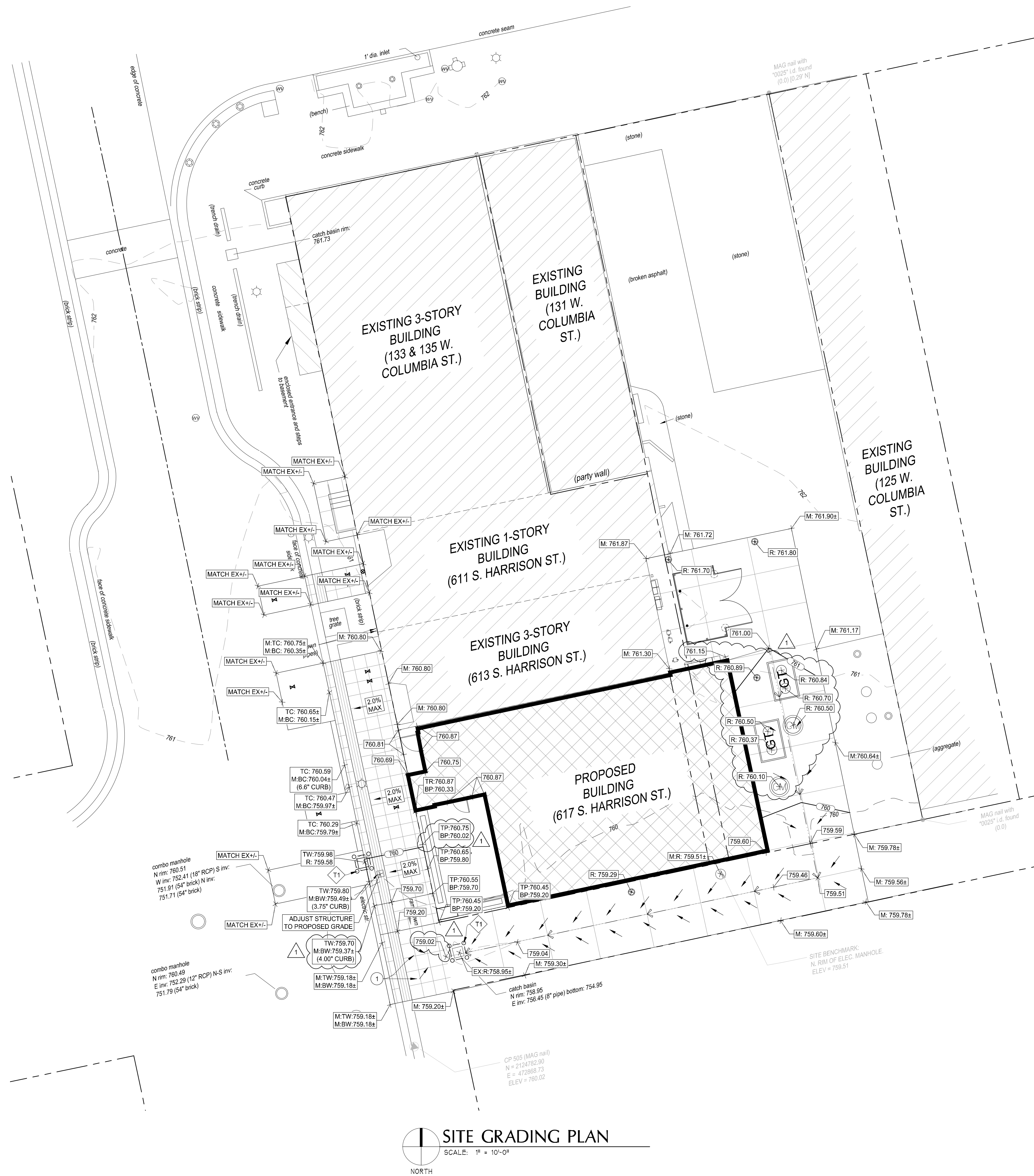
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ISSUE DATE: 07.28.2021

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NO.	DATE	DESCRIPTION
1	09/02/2021	ADDENDUM 1



GRADING LEGEND:

- 800 --- PROPOSED CONTOUR
- 801 --- EXISTING CONTOUR
- M-XXXX.XX MATCH EXISTING SPOT
- EX-XXXX.XX EXISTING SPOT
- P-XXXX.XX PROPOSED SPOT
- R-XXXX.XX PROPOSED RIM
- TC-XXXX.XX PROPOSED TOP OF CURB
- BC-XXXX.XX PROPOSED BOTTOM OF CURB
- TP-XXXX.XX PROPOSED TOP OF PORCH
- BP-XXXX.XX PROPOSED BOTTOM OF PORCH

NOTE: ALL ELEVATIONS ARE TO TOP OF PAVEMENT OR LAWN UNLESS NOTED OTHERWISE.

GRADING NOTE:

- 1 CONTRACTOR TO FIELD VERIFY AND MATCH GRADES IN THIS AREA TO DRAIN TO EXISTING INLET. ASSURE NO GRADES EXCEED 2.0% MAX IN ANY DIRECTION TO PROVIDE ADA ACCESSIBLE CROSSWALK. CONTACT ENGINEER IF EXISTING CONDITIONS CONFLICT WITH PROPOSED DESIGN INTENT.

EROSION CONTROL KEY:

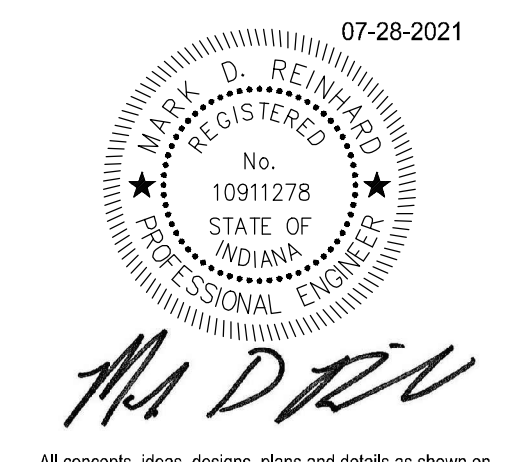
- T1 INSTALL PAVEMENT INLET PROTECTION DEVICE PER DETAIL #16/C5.0.

EROSION CONTROL LEGEND:

- O-O INLET PROTECTION

DISTURBED AREA: 0.16 ACRE

SITE GRADING PLAN
SCALE: 1" = 10'-0"
NORTH



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CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADDENDUM 1

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SITE UTILITY PLAN
 SCALE: 1" = 10'-0"

PROPOSED LEGEND:

- STORM INLET/MANHOLE
- CONTROL MANHOLE
- GREASE TRAP
- GATE VALVE
- PIV
- SIGN
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATION

UTILITY NOTES:

- 1 COORDINATE CONNECTION WITH BUILDING DRAWINGS.
 - 2 6" WATER LINE
 - 3 6" GATE VALVE, VALVE BOX, AND POST INDICATOR VALVE WITH STATUS SWITCH. PIV TO BE MOUNTED ON BUILDING FACE. SEE FIRE PROTECTION FOR CONNECTION TO CONTROL SYSTEM AND MOUNTING.
 - 4 WATER CONNECTION, 6" X 6" TAPPING SLEEVE, VALVE & VALVE BOX.
 - 5 SANITARY SEWER TAP PER DETAIL #9/C5.0.
 - 6 GREASE TRAP PER DETAIL #11/C5.0.
 - 7 CONTROL MANHOLE PER DETAIL #12/C5.0.
 - 8 (FOR REFERENCE ONLY) UNDERGROUND COMMUNICATION RELOCATION, COORDINATE WITH UTILITY COMPANY.
 - 9 (FOR REFERENCE ONLY) UNDERGROUND ELECTRIC RELOCATION, COORDINATE WITH UTILITY COMPANY.
 - 10 2" WATER LINE.
 - 11 2" CURB STOP AND BOX.
 - 12 (FOR REFERENCE ONLY) GAS SERVICE, COORDINATE WITH UTILITY COMPANY.
 - 13 PROTECT EXISTING UTILITY DURING CONSTRUCTION. PRIOR TO CONSTRUCTION POTHOLE AND FIELD VERIFY EXISTING UTILITY AND ASSURE CONFLICT DOES NOT EXIST. CONTACT ENGINEER IF PROPOSED CONSTRUCTION CONFLICTS WITH EXISTING UTILITY.
 - 14 CORE EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION.
- NOTE: PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURES UNLESS OTHERWISE NOTED.
- NOTE: ADJUST ALL EXISTING MANHOLES, VALVES, HYDRANTS AND HANDHOLES TO PROPOSED GRADES.
- NOTE: CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

WATER SERVICE NOTES:

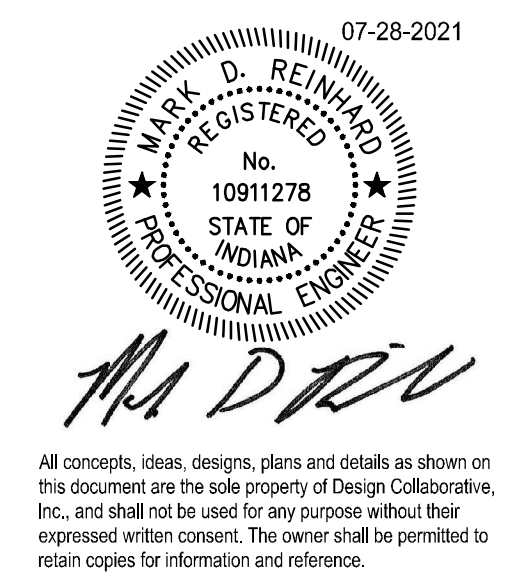
1. WATER TO BE SUPPLIED BY THE CITY OF FORT WAYNE WATER UTILITY.
2. WATER MAINS SHALL BE INSTALLED ACCORDING TO FORT WAYNE WATER UTILITY "DETAILED SPECIFICATIONS AND CONDITIONS FOR THE INSTALLATION OF TRANSMISSION AND DISTRIBUTION MAINS, CONSTRUCTION STANDARDS AND WATER MAIN & WATER SERVICE MATERIALS STANDARDS" LATEST REVISION.
3. ALL PERMANENT AND TEMPORARY EASEMENTS AND PERMITS, INCLUDING STREET AND ROAD CUT PERMITS, NECESSARY FOR THE CONSTRUCTION OF THESE WATER MAINS SHALL BE SECURED AND PAID FOR BY THE DEVELOPER AND TWO COPIES FURNISHED TO THE WATER ENGINEERING DEPARTMENT BEFORE CONSTRUCTION STARTS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO EITHER CUT OR BORE UNDER THE PUBLIC WAY FROM THE JURISDICTION HAVING CONTROL OVER THE PUBLIC WAY. APPROVAL OF PLANS BY THE WATER ENGINEERING DEPARTMENT DOES NOT WARRANT THE ISSUANCE OF THE PERMIT BY THE CONTROLLING AGENCY.
5. THE CONTRACTOR SHALL NOTIFY ENGINEERING SUPPORT SERVICES AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. WHERE SANITARY SEWER AND WATER MAIN CROSS, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SANITARY SEWER, AND THE VERTICAL DISTANCE TO BE A MINIMUM OF 18 INCHES WHERE WATER LINES AND SEWER CROSS AND THE CLEARANCE CANNOT BE MAINTAINED. THE SEWER MUST BE CONSTRUCTED OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OF SDR 21 PVC PRESSURE SEWER PIPE WITH COMPRESSION FITTINGS WITHIN TEN FEET OF THE WATER LINE.
7. WHERE A WATER MAIN CROSSES UNDER A SEWER, THE MAIN SHALL USE 22" ELBOWS TO MINIMIZE THE LENGTH OF WATER MAIN INSTALLED IN EXCESS OF 5.0 FEET COVER.
8. THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE WATER MAIN AND THE STORM OR SANITARY SEWER MAIN IS 10.0 FEET.
9. ALL WATER TRENCHES WITHIN THE ROAD RIGHT-OF-WAY OR UNDER PARKING LOTS, DRIVES, SIDEWALKS AND EXISTING PIPE SHALL BE BACKFILLED WITH #53 OR #73 AGGREGATE COMPACTED TO 85% MODIFIED PROCTOR TEST DENSITY.
10. ALL WATER LINES 3" OR LARGER MUST BE DISINFECTED ACCORDING TO ANSI/AWWA C651-02.
11. FOR WATER MAIN SMALLER THAN 16", RESTRAINT WILL BE REQUIRED FOR ALL TEES, CROSSES, BENDS, AND ELBOWS EXCEEDING 11'.
12. 4" OR LARGER WATER SERVICES TO BE DR 18 C900 PVC. WATER SERVICES BETWEEN 1" AND 2" DIAMETER SHALL BE TYPE K COPPER OR HDPE SDR 9 PRESSURE CLASS 200 COPPER TUBE SIZE (CTS).
13. HDPE PIPING SHALL UTILIZE SEAMLESS STAINLESS STEEL TYPE 304 STIFFENING INSERTS DESIGNED FOR USE WITH BRASS MECHANICAL COMPRESSION FITTINGS.
14. ALL PIPE JOINTS SHALL BE IN ACCORDANCE WITH ANSI SPECIFICATIONS OF A21.11 (AWWA C-111).
15. GATE VALVES SHALL BE INSTALLED ON ALL WATER MAIN 12" AND SMALLER. ALL GATE VALVES SHALL BE CAST IRON BODY MADE IN ACCORDANCE WITH AWWA C-500 FOR DOUBLE SEATED VALVES, AND C-509 FOR RESILIENT SEATED VALVES AND ARE TO BE RIGHT HAND (CLOCKWISE) OPENING.
16. PLANS WERE PREPARED IN COMPLIANCE WITH STATE TECHNICAL STANDARDS, PER 327 IAC 8-3.2.
17. ALL MATERIALS ARE CERTIFIED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) NATIONAL SANITATION FOUNDATION (NSF) INTERNATIONAL STANDARD 61.
18. ALL WATER MAINS AND THEIR ACCESSORIES SHALL BE INSTALLED AND PRESSURE AND LEAK TESTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C900-93, C602-89, C603-90, C605-94, OF C606-87.
19. ALL WORK TO CONFORM TO STATE AND LOCAL PLUMBING BACKFLOW PREVENTION CODES AND THE SPECIFICATIONS OF THE FORT WAYNE WATER UTILITY. PER STATE CODE, BACKFLOW DEVICES ARE TO BE TESTED UPON INSTALLATION AND THEREAFTER PERIODICALLY. THEREAFTER SUBMIT COPIES OF TESTS TO THE WATER ENGINEERING DEPARTMENT.
20. VACUUM BREAKERS MUST BE INSTALLED ON ALL EXISTING OR PROPOSED HOSE BIBBS, MOP/SERVICE SINKS, WALL/YARD HYDRANTS.
21. ALL PIPE SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS AND PIPE TRENCH DETAIL #6/C5.0.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CITY OF FORT WAYNE DESIGN STANDARDS MANUAL, AND TITLE 327 OF THE INDIANA ADMINISTRATION CODE, ARTICLE 3 (STATE CODE), LATEST VERSION.
2. ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE OBTAINED AND ALL APPLICABLE FEES PAID BY THE CONTRACTOR TO THE CITY UTILITIES PRIOR TO COMMENCEMENT OF WORK UNLESS OTHERWISE APPROVED BY CITY UTILITIES.
3. AS-BUILT DRAWINGS (1 SET) TO BE PROVIDED TO CITY OF FORT WAYNE UPON COMPLETION OF SANITARY SEWER.
4. ALL GRAVITY SANITARY SEWER MAINS TO BE PVC CONFORMING TO ASTM D3034, UNLESS NOTED OTHERWISE.
5. ALL SANITARY SEWER JOINTS SHALL BE GASKETED "PUSH ON TYPE" WITH A CONFINED ELASTOMETRIC SEAL (RUBBER GASKET). JOINT TO CONFORM WITH ASTM D3212 AND SEAL TO CONFORM WITH JOINTS ASTM F477.
6. ALL MANHOLES TO BE 48-INCH DIAMETER PRECAST REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
7. ALL PRE-CAST CONCRETE MANHOLE COMPONENTS (CONES, ADJUSTING RINGS, SECTIONS, ETC.) SHALL CONFORM TO ASTM SPECIFICATION C478.
8. ALL MANHOLE FRAMES TO BE NEEHAN R-1772 WITH "SANITARY" LETTERED, SOLID LID OR EAST JORDAN 102221 WITH 1020AHGDS "SANITARY SEWER" LETTERED, SOLID LID, UNLESS OTHERWISE NOTED.
9. SEWER TO WATER MAIN SEPARATION DISTANCES SHALL CONFORM TO THE RECOMMENDED STANDARDS FOR 327 IAC 8-3.2, LATEST VERSION.
10. CROSSINGS: SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. WHEN IT IS IMPOSSIBLE TO OBTAIN THE PROPER HORIZONTAL AND VERTICAL SEPARATION ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER PIPE, AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATERTIGHTNESS.
 B) EITHER THE WATER MAIN OR THE SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE WHICH EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF THE MATERIALS APPROVED BY CITY UTILITIES FOR USE OF WATER MAIN CONSTRUCTION.
 HORIZONTAL AND VERTICAL SEPARATION: A 10 FOOT HORIZONTAL DISTANCE EDGE TO EDGE SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND EXISTING OR PROPOSED WATER MAIN. FOR GRAVITY SEWERS WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION A DEVIATION MAY BE ALLOWED ON A CASE-BY-CASE BASIS. SUCH DEVIATION MAY ALLOW THE INSTALLATION OF THE GRAVITY SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE GRAVITY SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION FOR GRAVITY SEWERS, BOTH THE WATER MAIN AND GRAVITY SEWER MUST BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT PIPE COMPLYING WITH CITY UTILITIES DESIGN STANDARDS AND BE PRESSURE TESTED TO 150 PSI TO ASSURE WATERTIGHTNESS.
11. ANY EXISTING PIPE OR TILES, WHICH ARE CUT OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
12. ANY PAVEMENT OR IMPROVED ROAD SURFACE OR SIDEWALK CUT DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
13. VERTICAL DEFLECTION TEST (MANDREL TEST) SHALL BE PERFORMED ON ALL FLEXIBLE PIPE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A VERTICAL DEFLECTION OF 5% ACTUAL INSIDE DIAMETER (AS LISTED IN ASTM STANDARDS). DEFLECTION TEST RESULTS SHALL BE SUBMITTED WITH THE INFILTRATION/INFLTRATION TEST RESULTS. THE FOLLOWING ARE CONSIDERED FLEXIBLE PIPES: DIP, PVC, HDPE, PP AND FRP.
14. ALL MANHOLES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C1244, STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE AIR PRESSURE (VACUUM TEST).
15. LOW PRESSURE AIR TEST FOR GRAVITY SEWER SHALL CONFORM TO ASTM F1417, STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW-PRESSURE AIR, FOR PLASTIC PIPE.

STORM SEWER NOTES:

1. MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THE CITY OF FORT WAYNE STANDARDS AND SPECIFICATIONS.
2. ALL PIPE 12" AND SMALLER SHALL BE SDR 35 PVC, OR ADS N-12 HDPE UNLESS OTHERWISE NOTED. ALL PIPE LARGER THAN 12" SHALL BE ADS N-12 HDPE OR C78 CL-111 RCP UNLESS OTHERWISE NOTED. ALL PIPE SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS AND PIPE TRENCH DETAIL #6/C5.0.
3. MAINTAIN 10'-0" MINIMUM HORIZONTAL AND 18" MINIMUM VERTICAL SEPARATION BETWEEN ALL SEWER PIPING AND POTABLE WATER PIPING. WHEN MINIMUM TOLERANCES CANT BE MAINTAINED, USE WATERWORKS GRADE PIPE AND FITTINGS OF MATERIAL SELECTED.
4. COORDINATE TAP LOCATIONS FOR ROOF DRAINS WITH BUILDING PLUMBING DRAWINGS. ASSURE ALL REQUIRED FITTINGS ARE INSTALLED ON THE MAIN LINE PRIOR TO BACKFILLING. INCLUDE ADAPTER FITTING FOR DOWNSPOUTS.

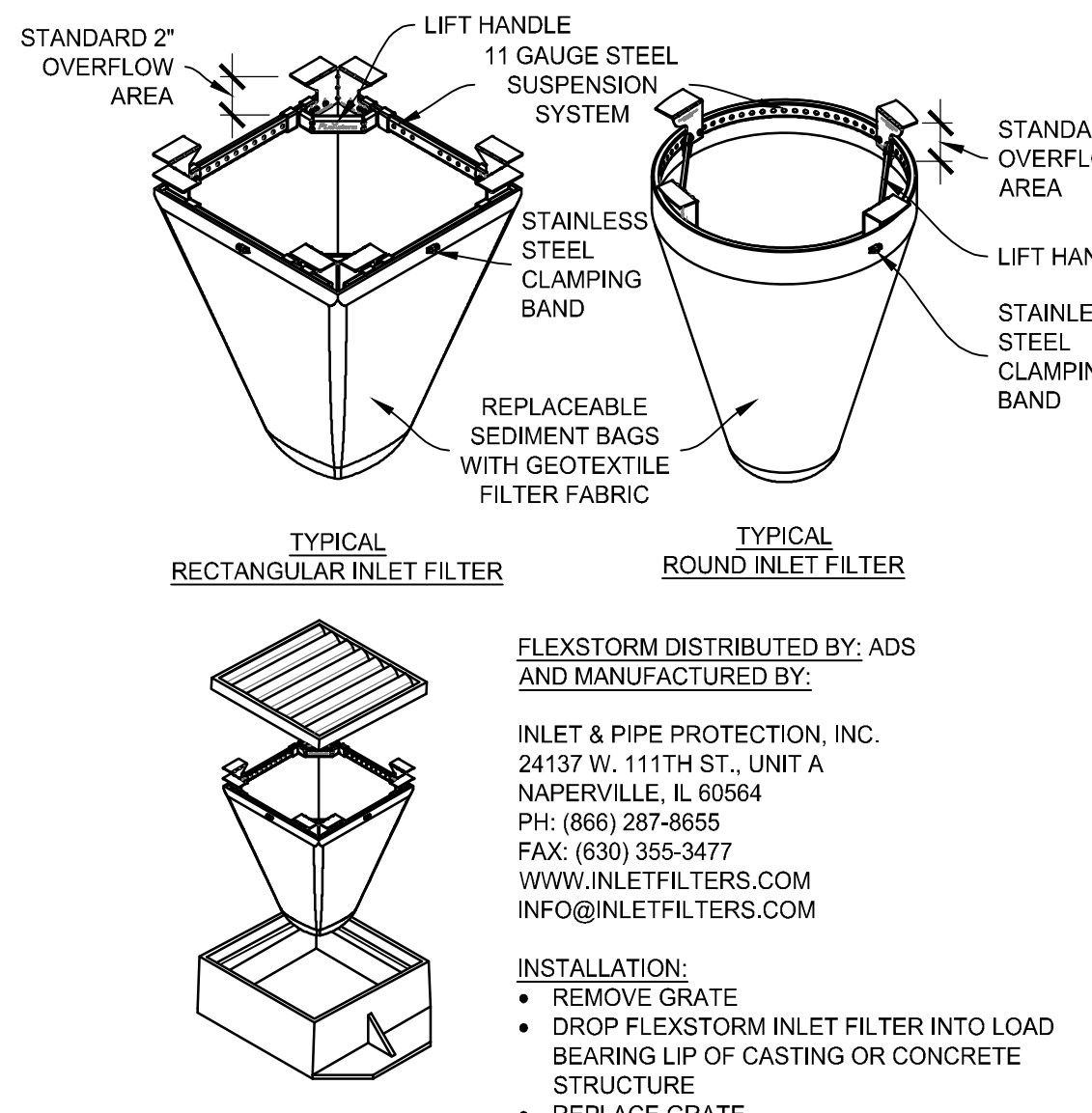


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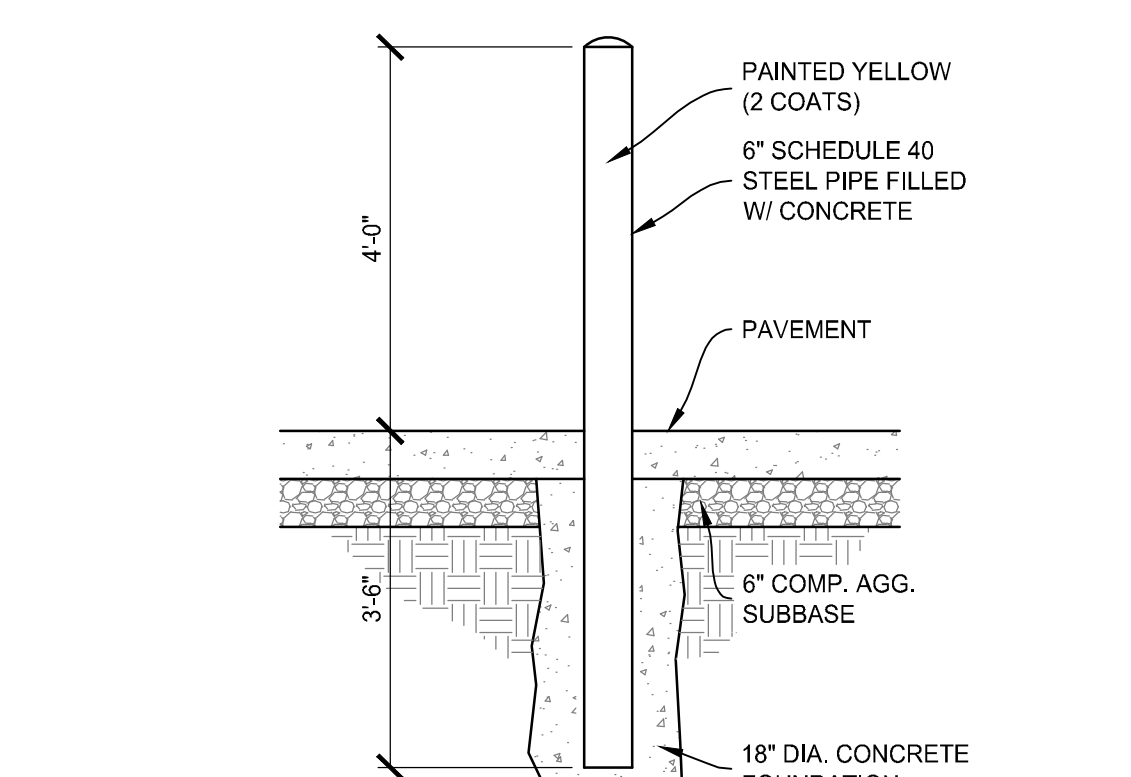
CUSTOM PHASE

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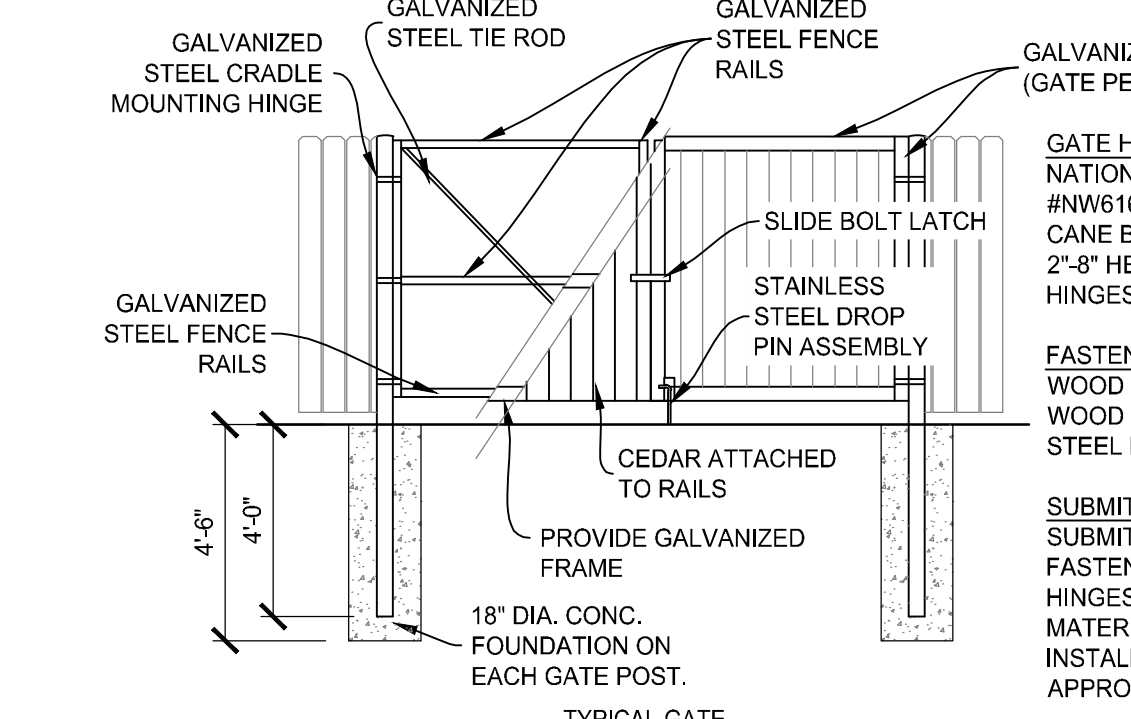
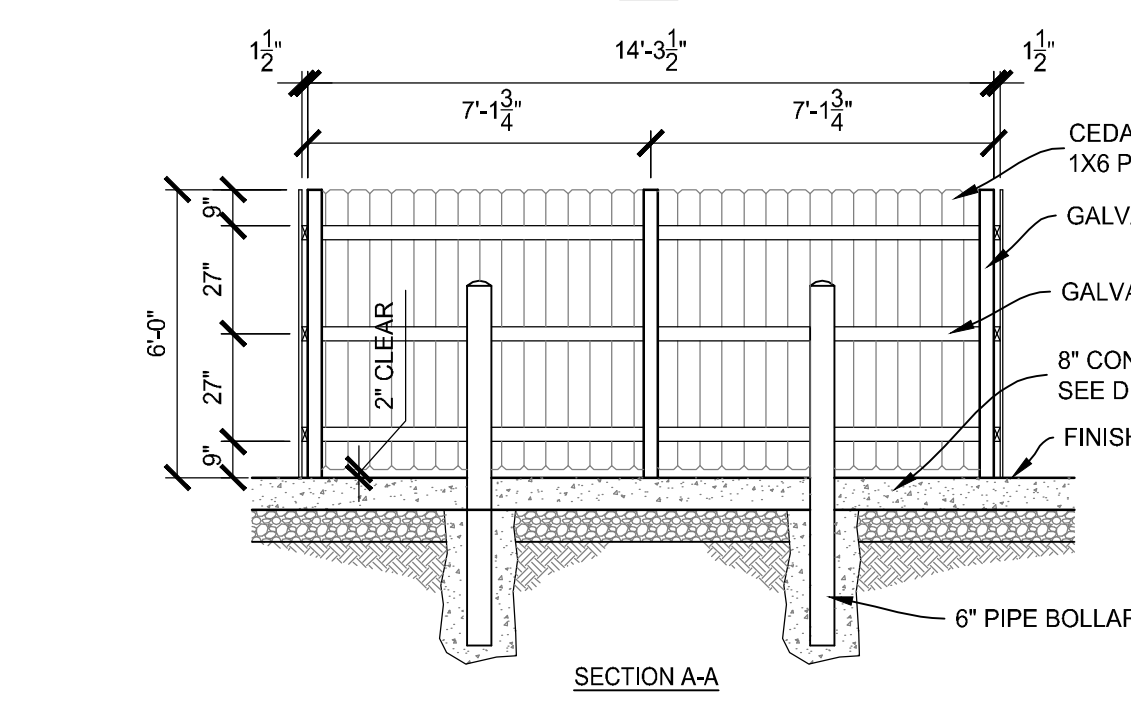
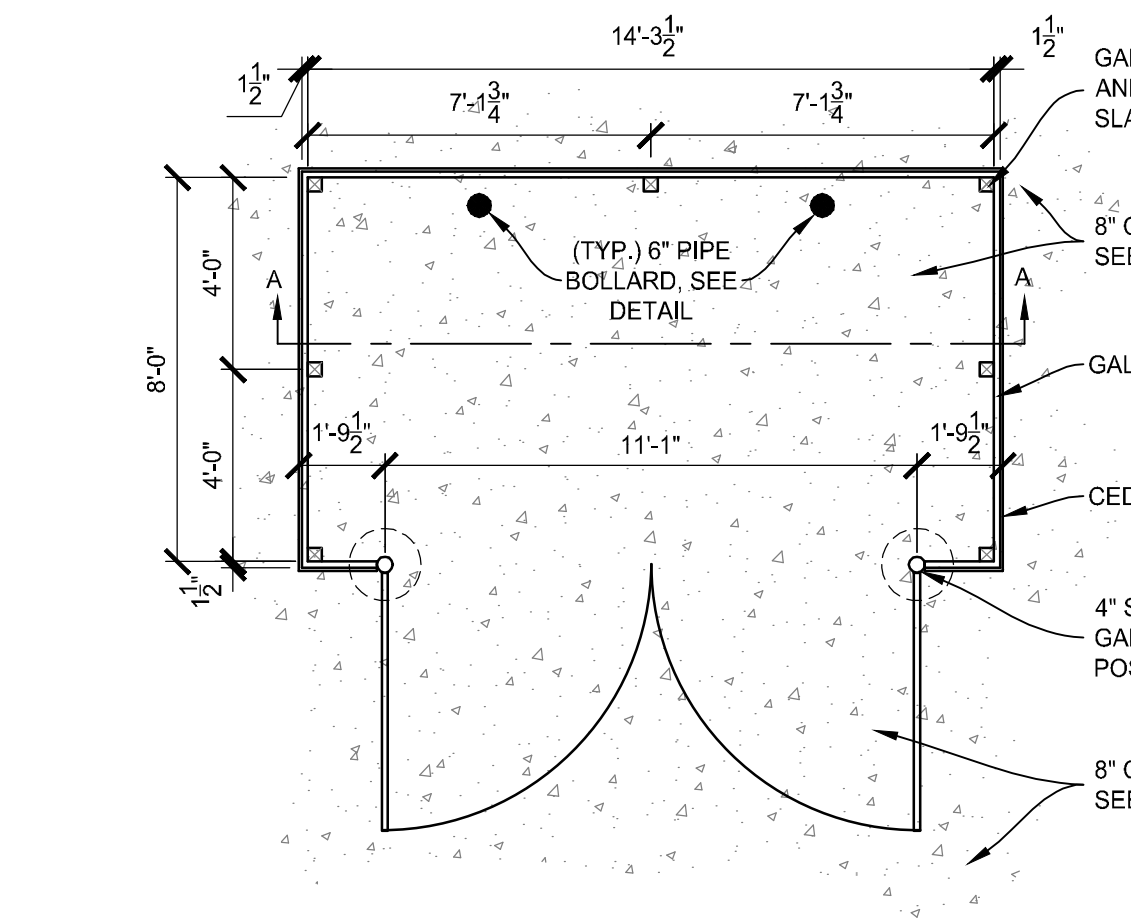
REVISONS		
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1	09/02/2021	ADDENDUM 1



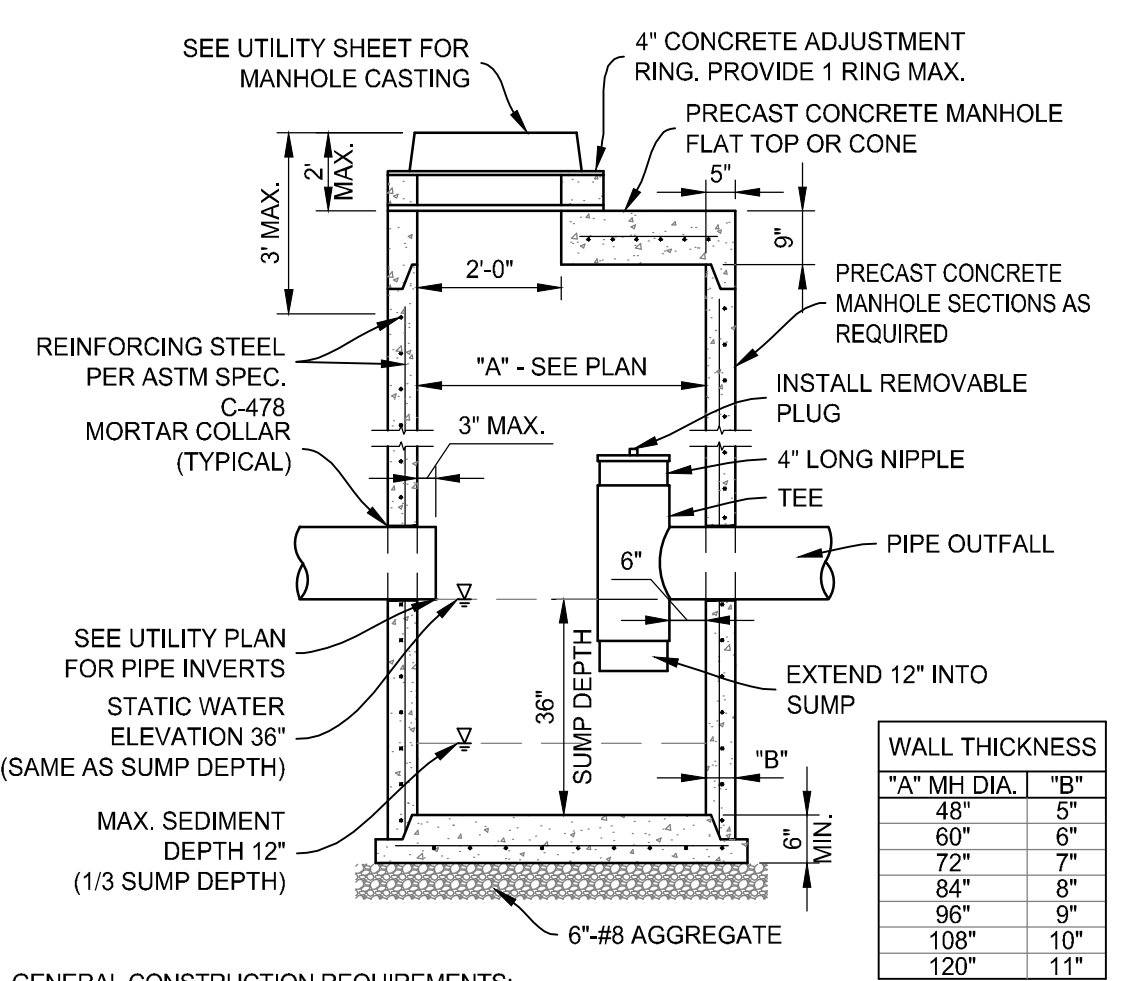
16 PAVEMENT INLET PROTECTION
SCALE: NONE



15 6" PIPE BOLLARD
SCALE: 1/2" = 1'-0"

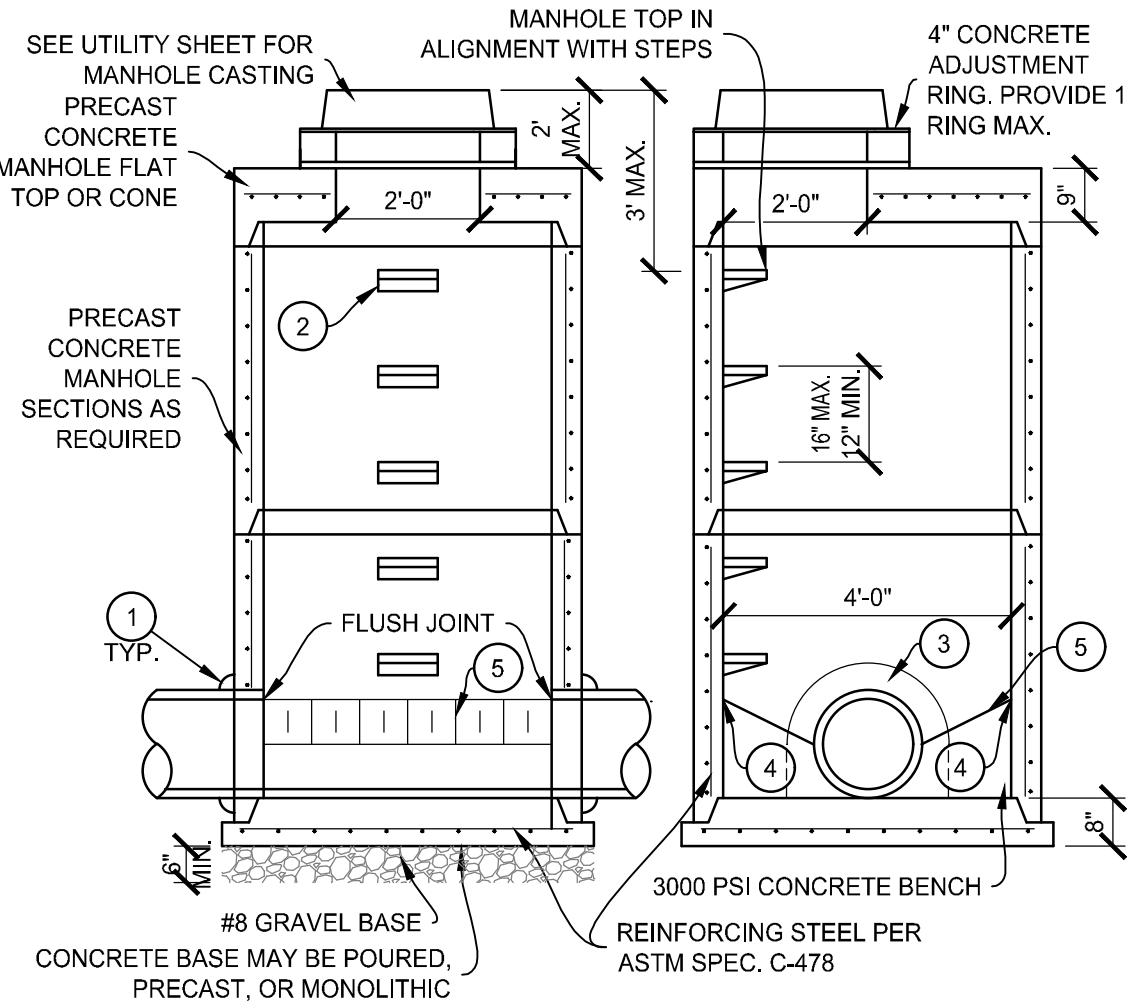


14 DUMPSTER ENCLOSURE TYPE "1"
SCALE: 1/4" = 1'-0"



- GENERAL CONSTRUCTION REQUIREMENTS:**
- MANHOLE MADE IN ACCORDANCE WITH ASTM C-478 AND INDOT SECTION 720 SPECIFICATION STANDARDS.
 - ALL PIPES SHALL HAVE A SMOOTH FINISH.
 - MANHOLE JOINTS TONGUE AND GROOVE WITH BUTYL ROPE OR RING IN ACCORDANCE WITH ASTM C-443 AND ASTM C891.
 - SEE PLAN FOR PIPE SIZES, INVERTS AND LOCATIONS. (MANHOLE MAY HAVE MULTIPLE DOWNTURN PIPE OUTLETS.)

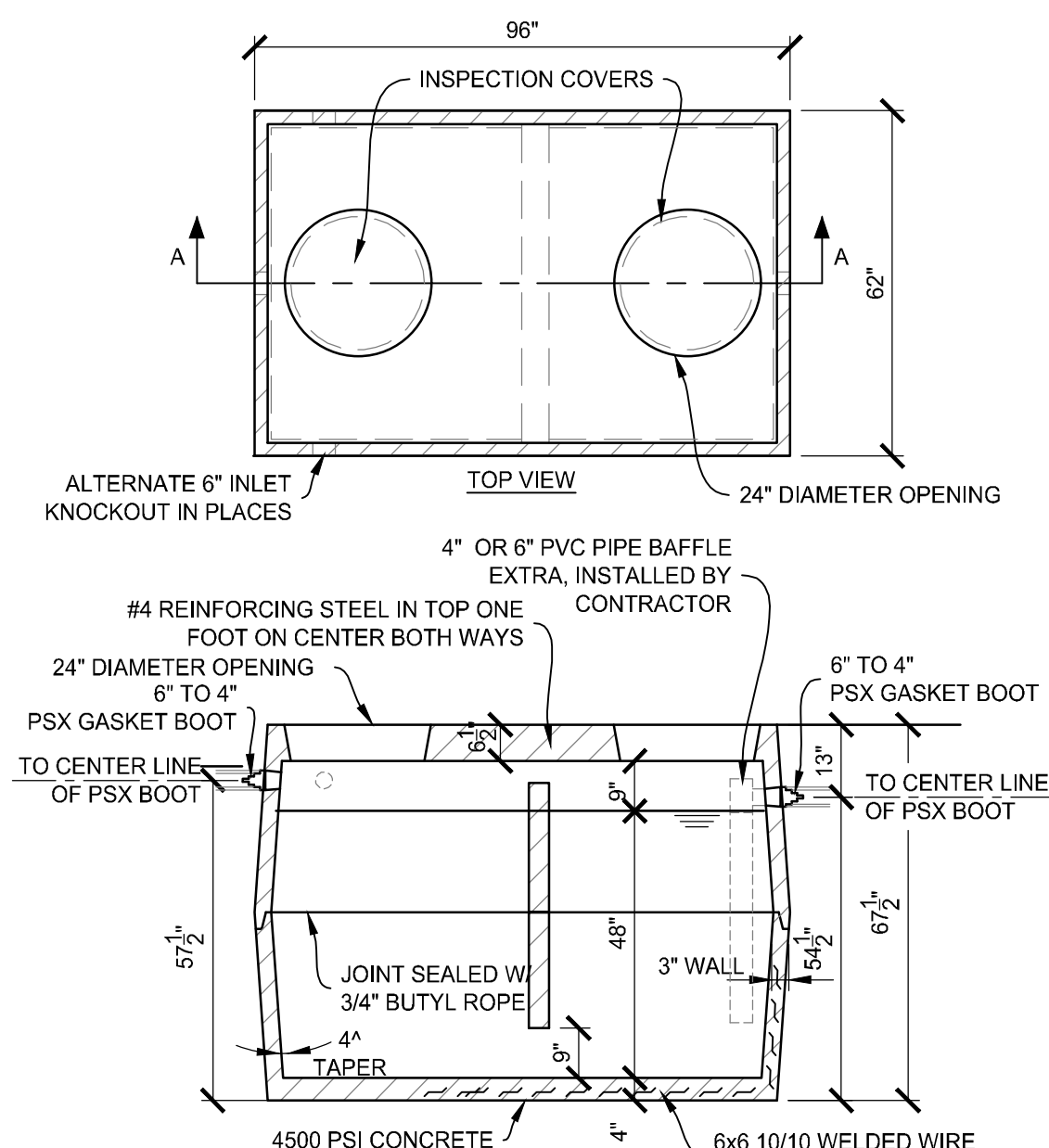
13 STORM MANHOLE W/ 3' SUMP
SCALE: 3/8" = 1'-0"



- DETAIL NOTES:**
- SEAL STRUCTURE WALL WITH PSX BOOT, OR A-LOK GASKET FOR SMOOTH WALL ACCORDING TO ASTM C923.
 - STANDARD FIBERGLASS MANHOLE STEPS.
 - DRILLED OR PRECAST OPENING.
 - MATCH CROWN ELEVATION OF PIPE.
 - 4% MIN. SLOPE TO SPRINGLINE.

- GENERAL CONSTRUCTION REQUIREMENTS:**
- MANHOLE MADE IN ACCORDANCE WITH ASTM C-478 AND INDOT SECTION 720 SPECIFICATION STANDARDS.
 - PIPE SHALL BE LAID STRAIGHT THROUGH WITH SPLIT TILE OR BROKEN OUT INSIDE TO SMOOTH FINISH.
 - SHOP DRAWINGS SHALL BE APPROVED PRIOR TO CONSTRUCTION.
 - MANHOLE JOINTS TONGUE AND GROOVE WITH BUTYL ROPE OR RING IN ACCORDANCE WITH ASTM C-443 AND ASTM C891.
 - THE BASE SHALL BE PLACED ON 6" MIN. COMPACTED CLASS I OR CLASS II MATERIAL AS DESCRIBED IN ASTM D2321.
 - ALL INSIDE JOINTS OF MANHOLE COMPONENTS SHALL BE SMOOTHED WITH MORTAR.
 - MINIMUM DIAMETER OF THROUGH PIPE SHALL BE 6".

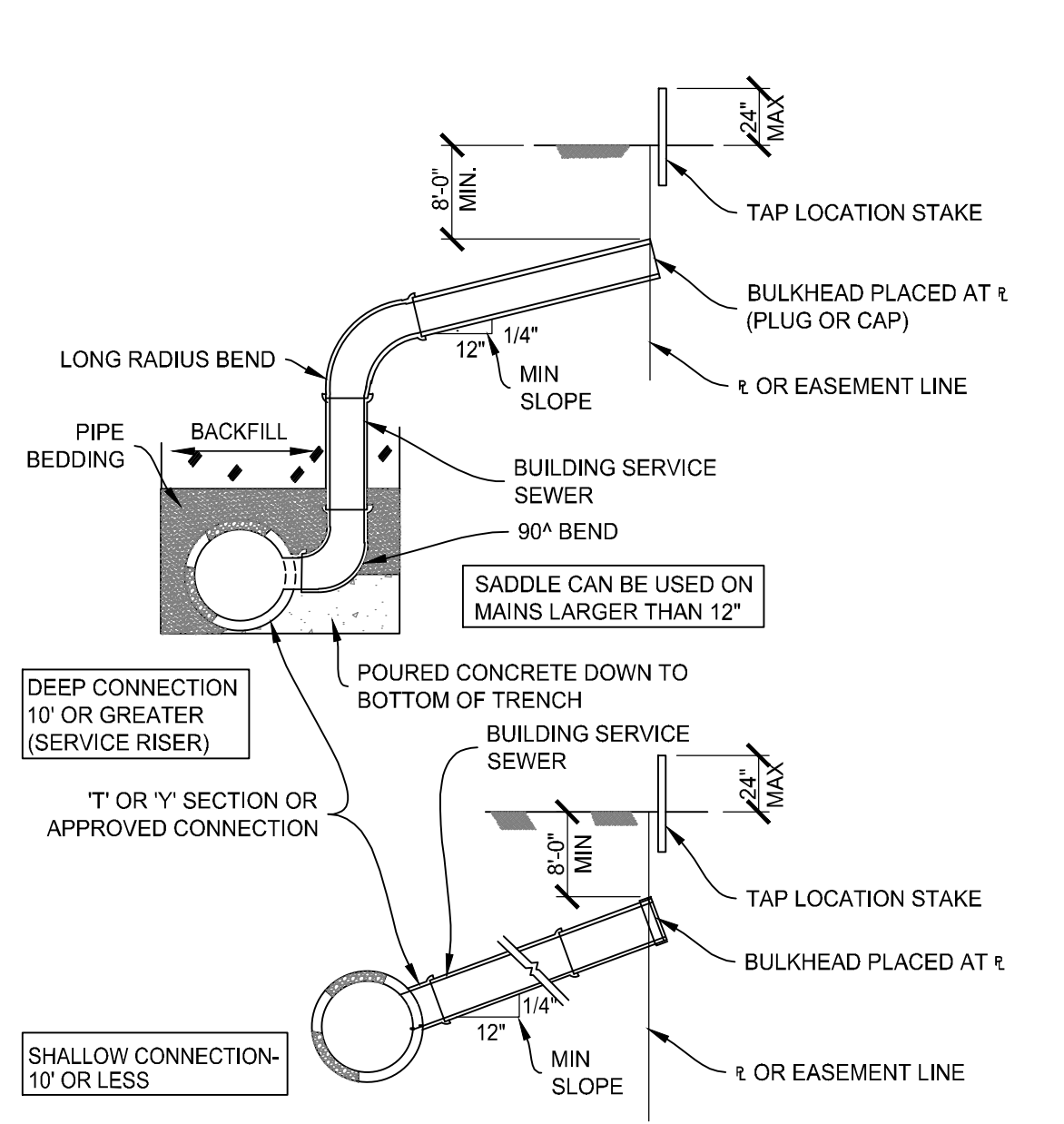
12 CONTROL MANHOLE
SCALE: 3/8" = 1'-0"



11 GREASE TRAP DETAIL
SCALE: 3/8" = 1'-0"

CASTING G TYPE	CATALOG NUMBER		DESCRIPTION	PLAN VIEW	SECTION VIEW
	NEENAH	EAST JORDAN			
A	LID & FRAME: 1772	LID: 1020ADGSS FRAME: 10221	SOLID W/ "SANITARY SEWER" LETTERING		
D	LID & FRAME: 3010-A	LID & FRAME: 7010-M1	OPEN W/ FISH LOGO		

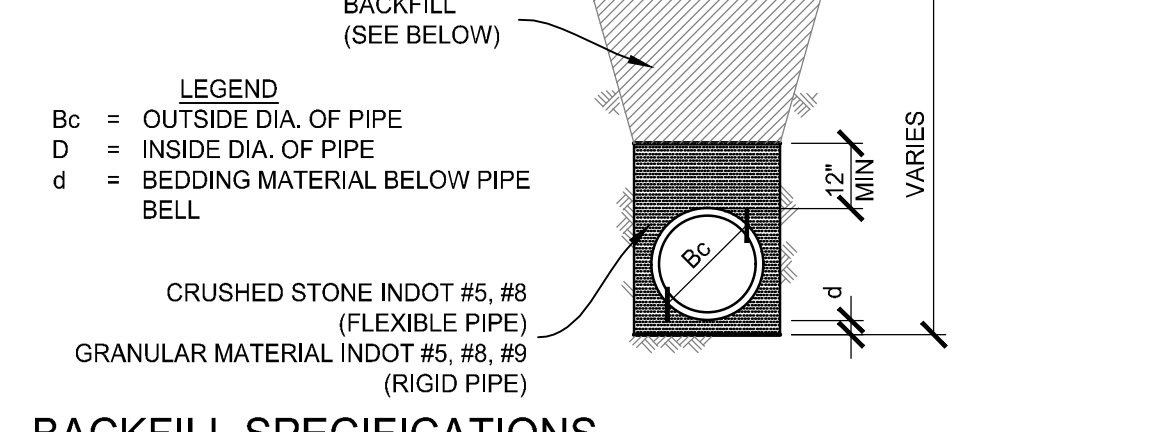
10 CASTING SCHEDULE
SCALE: NONE



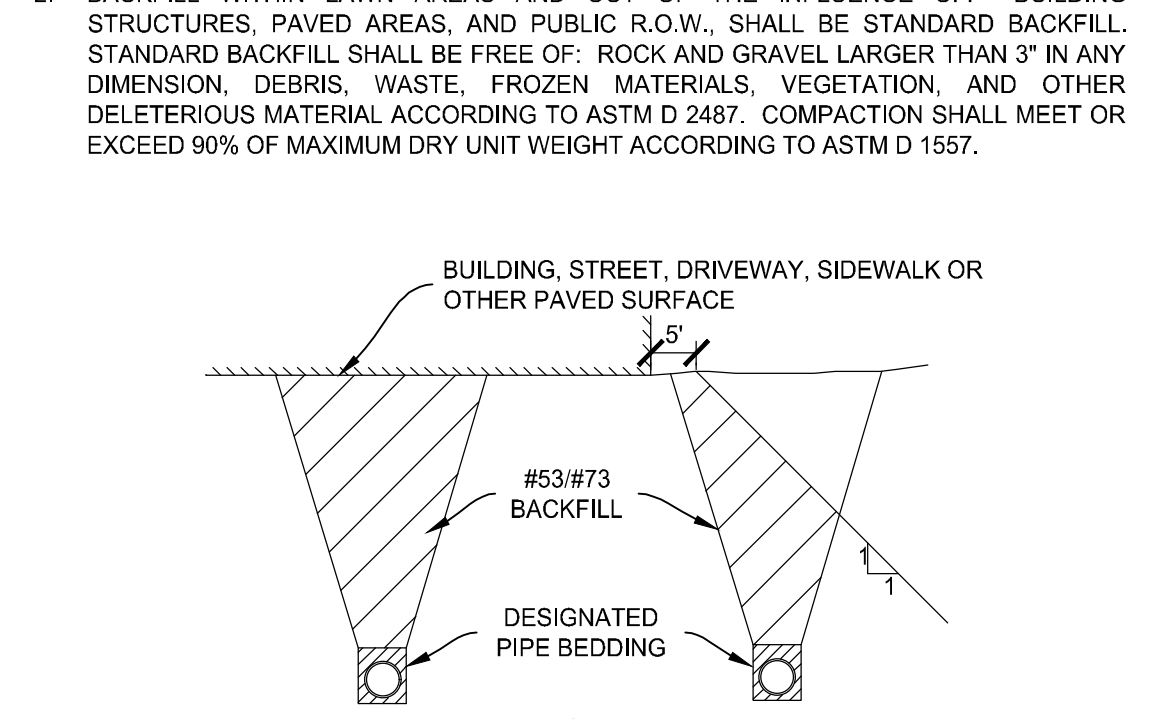
9 SANITARY SEWER TAP
SCALE: N.T.S.

- BEDDING SPECIFICATIONS**
- FOR ROCK OR OTHER NON-COMPRESSIBLE MATERIAL, THE TRENCH SHALL BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH BEDDING MATERIAL.

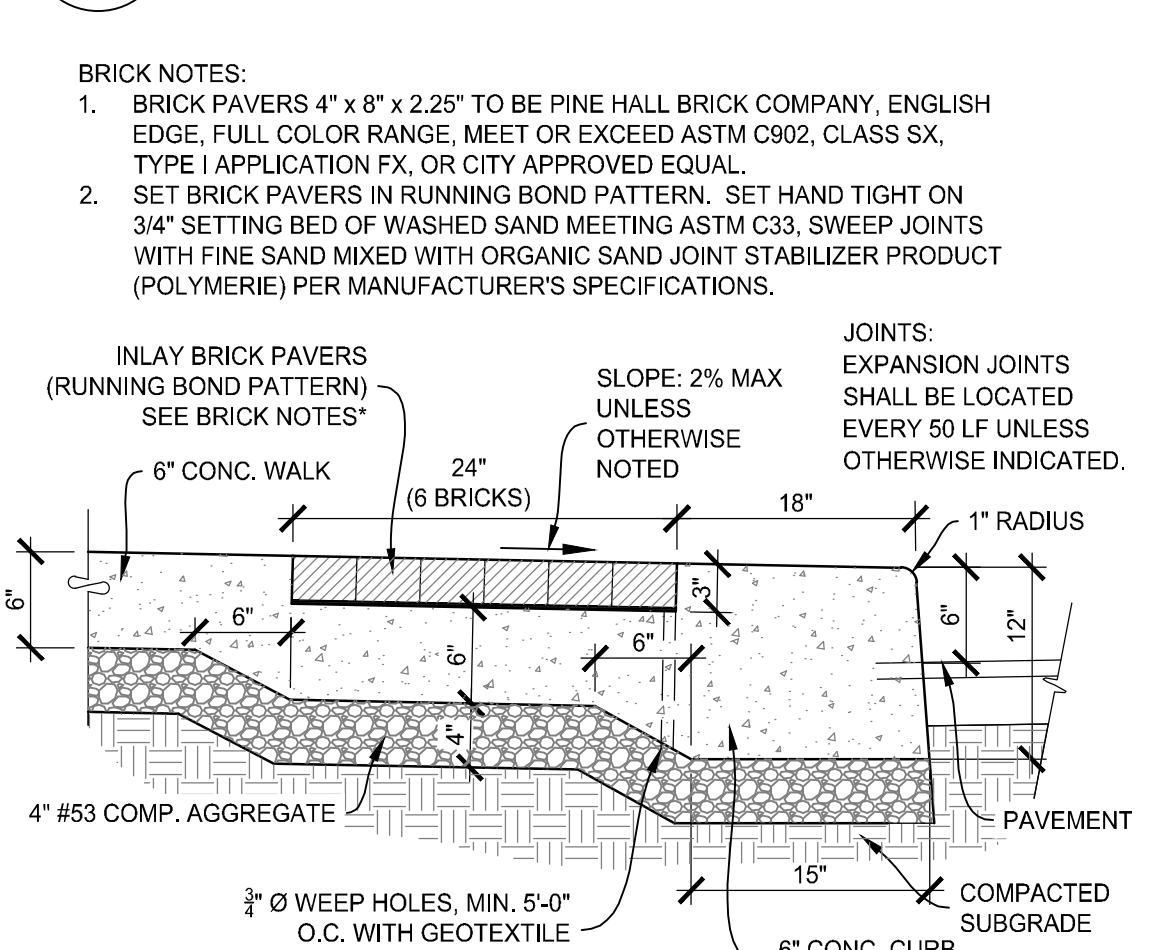
DEPTH OF BEDDING MATERIAL BELOW PIPE	D
LESS THAN 60"	6" (MIN)
60" & LARGER	6"



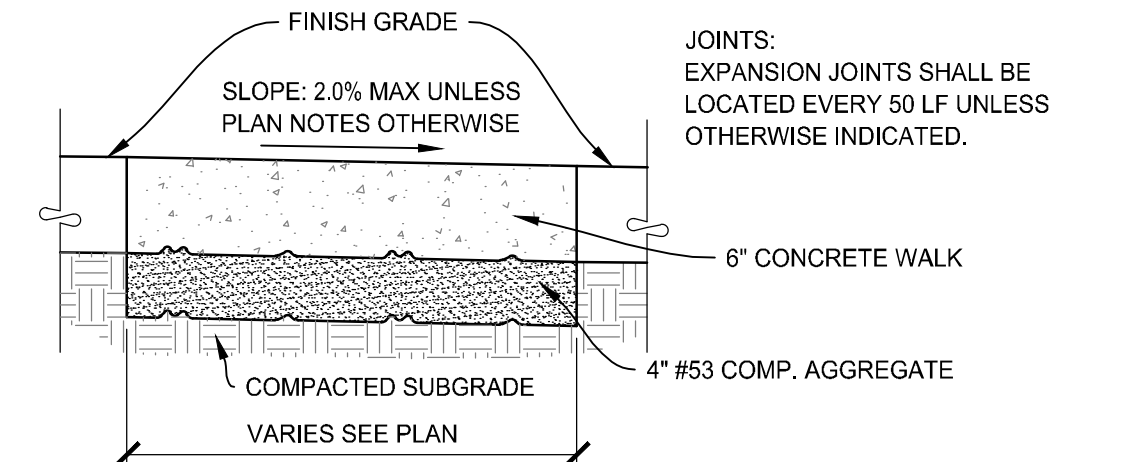
8 PIPE TRENCH DETAIL
SCALE: NONE



7 CURB FACE WALK W/ BRICK BAND
SCALE: 1" = 1'-0"



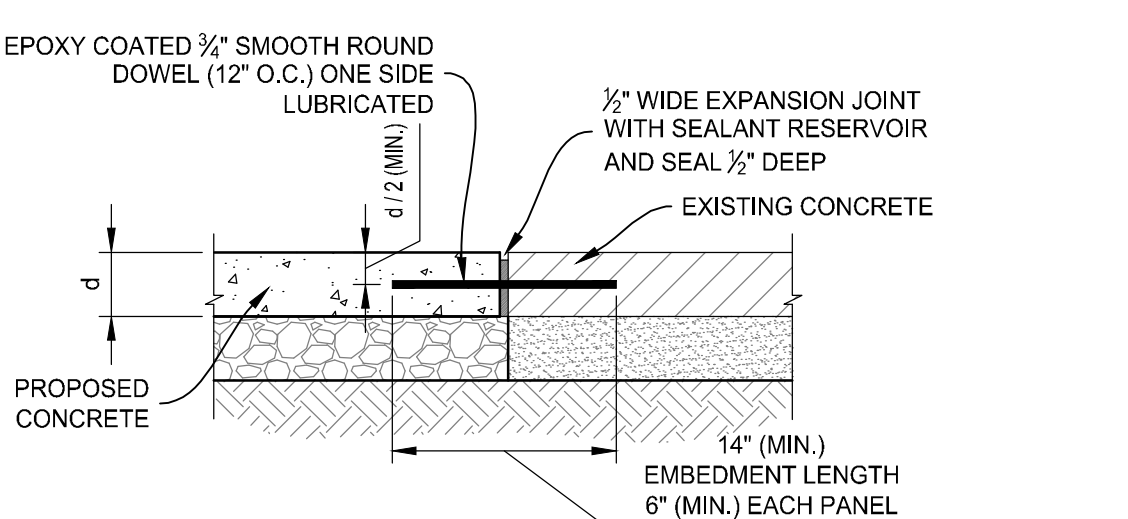
1 FULL DEPTH PAVEMENT PATCH
SCALE: NONE



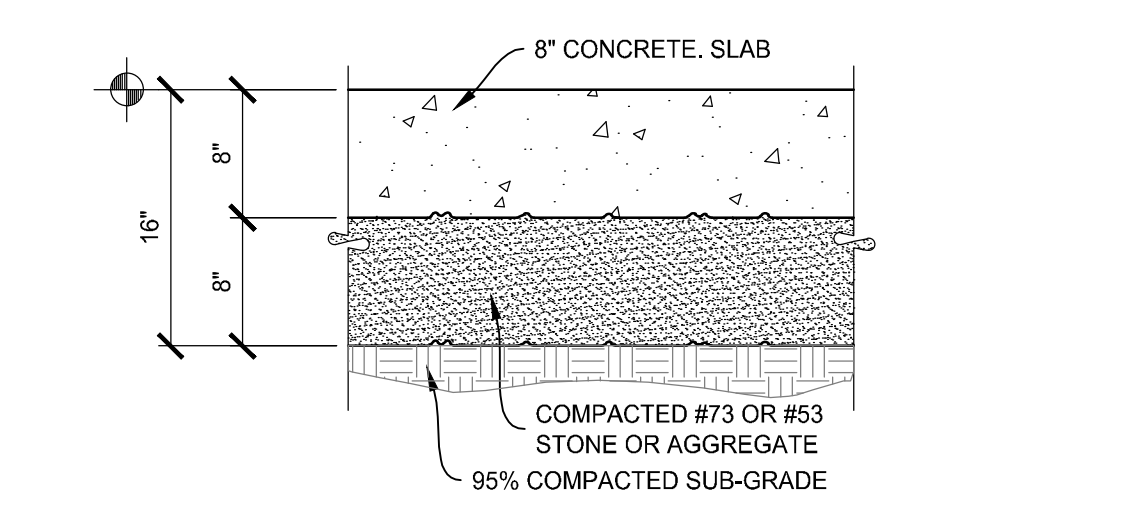
6 6" CONC. SIDEWALK
SCALE: 1" = 1'-0"

- CEMENT TYPE: CLASS A CONCRETE, 4000 PSI AT 28 DAYS.
- DEPTH OF CONCRETE: 6" TYPICAL AND 8" AT ALLEY AND SERVICE AREA.
- EXPANSION JOINTS: 1/2" THICK PRE-FORMED EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - WHERE NEW SIDEWALK ABUTS AN EXISTING SIDEWALK, DRIVEWAY, OR CURB.
 - EVERY 50' IN SIDEWALKS THAT ARE 100' OR MORE IN LENGTH.
- SCORED HAND TOoled CONSTRUCTION JOINTS: 1/2" TO 1 1/2" DEEP AT INTERVALS AS SHOWN ON PLANS.
- GROSS SLOPE: NOT TO EXCEED 2.0%, WITH THE LOWEST PART OF THE SIDEWALK ABOVE THE ADJACENT CURB.
- SURFACE FINISH: LIGHT BROOM FINISH APPLIED FROM SIDE-TO-SIDE OF THE SIDEWALK.
- ADA COMPLIANCE: ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- CONCRETE SIDEWALK SHALL BE FORMED WITH FORMS, FULL DEPTH, AND NOT EARTH FORMED.

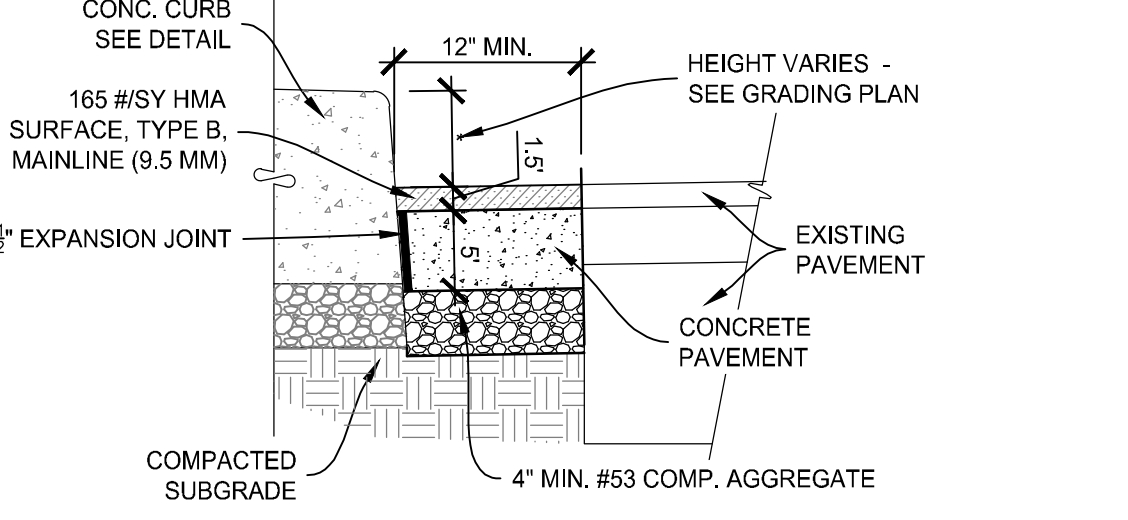
5 SIDEWALK SPECIFICATIONS
SCALE: NONE



4 DOWELED BUTT JOINT
SCALE: 1" = 1'-0"



3 8" CONCRETE PAVEMENT
SCALE: 1" = 1'-0"

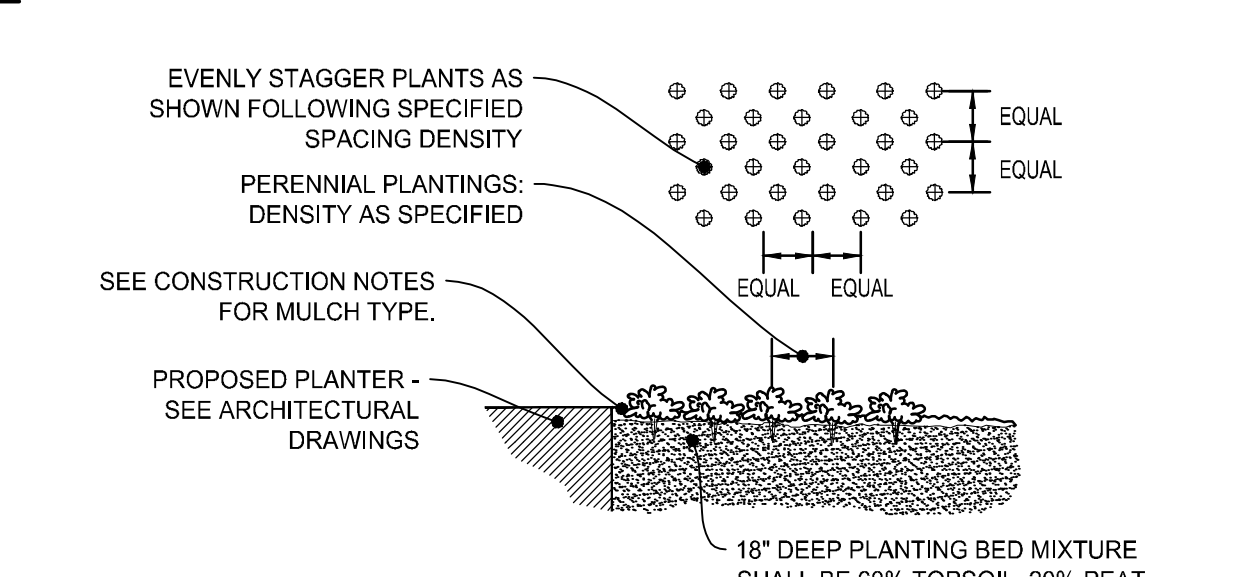
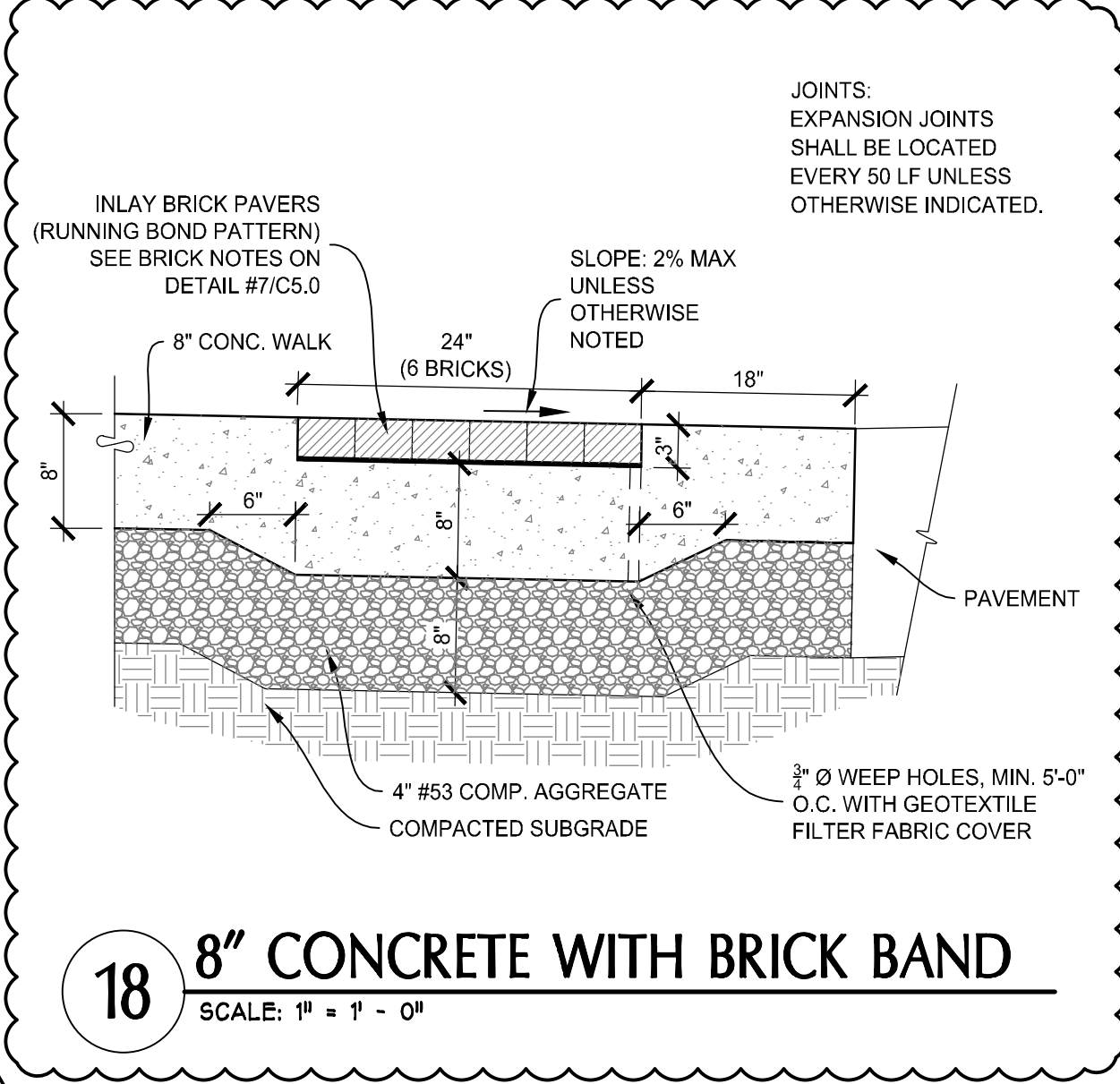


2 PAVEMENT PATCHING DETAIL
SCALE: 1" = 1'-0"

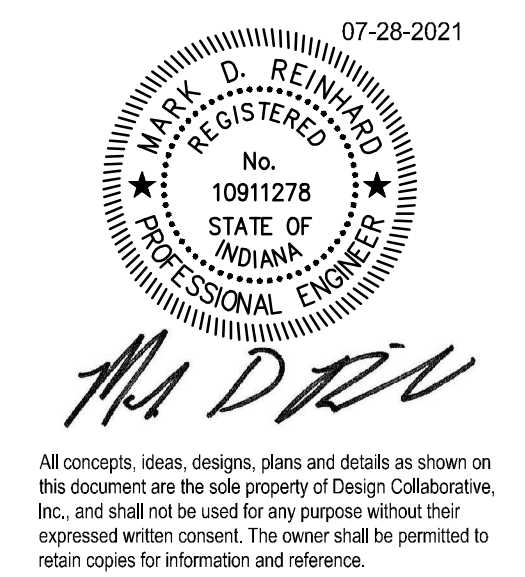
- NOTES:**
- IF EXISTING PAVEMENT IS THICKER THAN 12", AN ADDITIONAL LIFT OF HMA BASE, 25MM IS TO BE USED TO MATCH THE EXISTING PAVEMENT THICKNESS.
 - SAW CUTS SHALL PROVIDE A VERTICAL, NEAT AND UNIFORM EDGE.
 - THE EXISTING VERTICAL EDGE OF PAVEMENT IS TO BE TACK COATED PRIOR TO THE PLACEMENT OF NEW ASPHALT. TACK COAT IS TO BE APPLIED AS SPECIFIED IN THE CITY OF FORT WAYNE SPECIFICATIONS.
 - THE NEW SURFACE PAVEMENT GRADE SHALL MATCH THE EXISTING SURFACE PAVEMENT GRADE.
 - ASPHALT BASE DEPTH SHALL BE COMPACTED IN LIFTS NO GREATER THAN 4".
 - REPLACE ALL APPROPRIATE PAVEMENT MARKINGS.
 - COMPACT SUBGRADE TO 95% AASHTO DRY DENSITY.

1 FULL DEPTH PAVEMENT PATCH
SCALE: NONE

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17 PERENNIAL PLANTING DETAIL
SCALE: NONE



- GENERAL CONSTRUCTION NOTES**
- REFER TO GENERAL INFORMATION SHEET G02 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
 - CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT.
 - CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
 - CONTRACTORS SHALL FULLY REVIEW ALL PROJECT DOCUMENTS AND PROVIDE ALL INFORMATION AS REQUIRED FOR SUBMITTALS. CONTRACTORS ARE RESPONSIBLE TO REVIEW THE FULL EXTENT OF THE WORK PRIOR TO EXECUTION OF THE BIDS.
 - DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ENGINEER FOR IMMEDIATE RESOLUTION.
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARATION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
 - CONTRACTOR SHALL INCLUDE A SIGNED AUTHORIZATION WITH ALL MATERIAL AND EQUIPMENT SHOP DRAWING SUBMITTALS INDICATING THAT FIELD DIMENSIONS WERE OBTAINED AND ARE ACCURATE TO THE BEST OF THEIR KNOWLEDGE.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH THE EQUIPMENT MANUFACTURER TO ENSURE APPROPRIATE WALL BLOCKING REQUIREMENTS FOR SUPPORT OF THE EQUIPMENT AND ROUGH IN CLEARANCE REQUIREMENTS FOR EQUIPMENT INSTALLATION AND USE.
 - CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DETAILS AND NOTES ON THESE PAGES MAY BE GENERALIZED AND SHALL SERVE TO AID THE CONTRACTOR IN EVALUATION OF THIS WORK AS REQUIRED FOR NEW CONSTRUCTION, BUT DRAWINGS SHALL NOT BE HELD TO BE ALL INCLUSIVE. CONTRACTOR TO PERFORM FIELD ALTERATIONS, PATCHING AND PREPARATION FOR ALL NEW WORK AS REQUIRED WHETHER OR NOT IT IS SPECIFICALLY NOTED IN THESE DRAWINGS. CONSULT WITH PRODUCT MANUFACTURER FOR ALL THEIR REQUIREMENTS OF INSTALLATION.
 - IT IS PREFERRED THAT ALL CONTRACTORS UTILIZE THE SAME FIRESTOPPING CONTRACTOR FOR THE FIRESTOPPING SCOPE OF WORK. SEE THE FIRESTOPPING NOTES ON THE LIFE SAFETY PLAN FOR MORE INFORMATION.

- PLAN CONSTRUCTION KEYNOTES**
- 24119-3 REMOVE EXISTING PRECAST STAIR AND STEEL HANDRAILS. REFER TO ARCHITECTURAL DRAWINGS FOR NEW STAIR CONFIGURATION AND DETAILS.
 - 24119-9 REMOVE EXISTING BASEMENT STAIR AND RETAINING WALL. REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR NEW STAIR DETAILS.
 - 24119-16 REMOVE EXISTING DOOR AND WALL IN ITS ENTIRETY.
 - 24119-17 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 24119-18 REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
 - 24119-19 GENERAL DEMO NOTE: REMOVE ALL EXISTING RAISED PLATFORMS, STAIRS, RAILINGS, & FLOOR FINISH. PROTECT ALL HISTORICAL ELEMENTS INCLUDING EXTERIOR STOREFRONT, EXTERIOR DOORS, AND PRESSED METAL CEILING.
 - 24119-20 REMOVE EXISTING BAR AND BACK BAR IN ITS ENTIRETY.
 - 24119-23 REMOVE EXISTING CARPET AND WOOD WAINSCOT.
 - 24119-24 REMOVE EXISTING WOOD DOOR. REPLACE WITH NEW FLUSH WOOD DOOR AND PAINTED HOLLOW METAL FRAME.
 - 24119-27 REMOVE EXISTING OAK DOOR CASING WITH EXISTING HISTORIC TRIM BEHIND STAYING IN PLACE. EXISTING TRIM TO BE REPAIRED AND PAINTED.
 - 24119-28 REMOVE EXISTING WOOD 1 PANEL DOOR AND HARDWARE. REPLACE WITH NEW DOOR. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION.
 - 24119-29 REMOVE EXISTING WALK-IN COOLER INCLUDING ALL ASSOCIATED EQUIPMENT AND PIPING.
 - 24119-34 REMOVE LOW CEILING & LIGHT FIXTURES TO PROVIDE COMPLETE ACCESS FOR NEW APARTMENT PIPING.
 - 24119-35 REMOVE WALLS, DOORS, LIGHT FIXTURES, PLUMBING, AND ALL FINISHES IN THIS AREA COMPLETE. REMOVE LOW CEILING TO PROVIDE ACCESS ABOVE FOR NEW PLUMBING AND MECHANICAL.
 - 24119-37 EXISTING OPENING INTO KITCHEN TO REMAIN.
 - 33000-2 NEW CAST-IN-PLACE CONCRETE STEPS, LANDING, AND SUPPORTING WALLS.
 - 33000-4 INFILL FROM REMOVAL OF EXISTING STAIR TO LOWER LEVEL. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
 - 42613-17 INFILL EXISTING OPENING BELOW WINDOW WITH BRICK ON EXTERIOR.
 - 51200-1 EXISTING STEEL TUBE COLUMN TO REMAIN.
 - 55000-1 NEW METAL DARK PAINTED RAILING. RAILING SHALL MEET CURRENT BUILDING AND ACCESSIBILITY CODES.
 - 61000-6 INFILL TO BE LEVEL WITH EXISTING ADJACENT FLOOR.
 - 77100-9 EXISTING SKYLIGHT TO REMAIN. CLEAN AND REPAIR TO BE WATERTIGHT.
 - 81113-1 REMOVE EXISTING DOOR AND TRANSOM PANEL. INSTALL NEW ENTRY AND TRANSOM PER SPECIFICATION.
 - 81113-6 NEW HOLLOW METAL 3/4 LIGHT DOOR WITH CLEAR TEMPERED GLASS.
 - 90190-52-4 EXISTING WOOD STOREFRONT FRAMING, GLAZING, AND ENTRY DOORS TO REMAIN. REMOVE ALL SURFACE MOUNTED LIGHT FIXTURES, CONDUIT, AND WIRING. INSPECT FOR DAMAGE AND REPAIR.
 - 92900-1 ALIGN NEW WALL WITH EXISTING.
 - 92900-3 INFILL EXISTING OPENING IN WALL TO MEET FIRE SEPARATION REQUIREMENTS. REFER TO SECTION AND DETAILS.
 - 92900-13 5/8" GYPSUM BOARD ON METAL STUD FRAMING AS REQUIRED FROM FLOOR TO UNDERSIDE OF CEILING ABOVE TO COVER WASTE PIPING FROM ABOVE. FINISH AND PAINT GYPSUM BOARD.
 - 92900-15 NEW 5/8" TYPE X GYPSUM BOARD ON FLOORING AS REQUIRED. WALL SHALL BE SMOOTH PAINTED DRYWALL FINISH FROM FLOOR TO CEILING.
 - 233113-1 EXISTING LOUVER AND DOOR WAY TO REMOVED.
 - 262416-1 ELECTRICAL PANELS. SEE ELECTRICAL.



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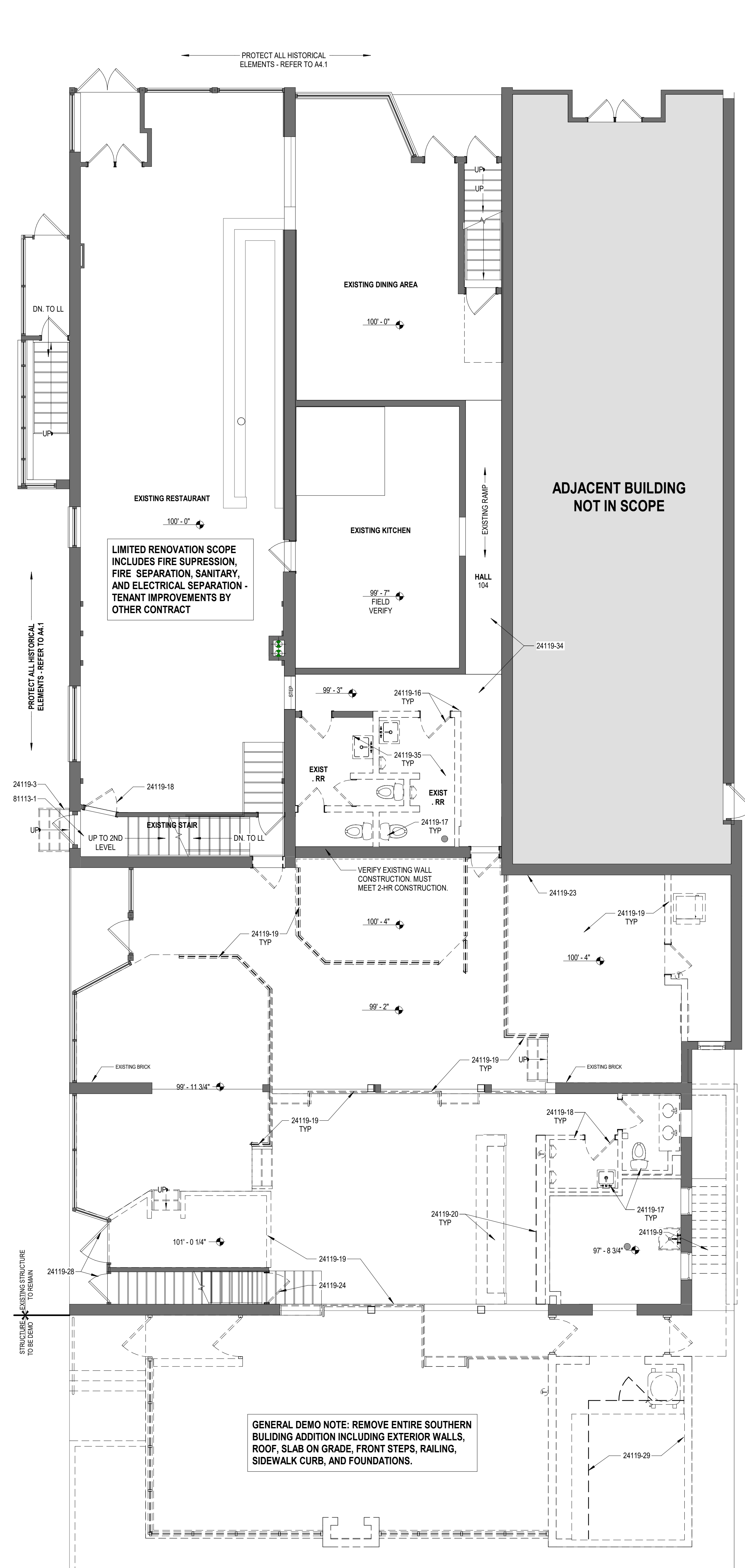
CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

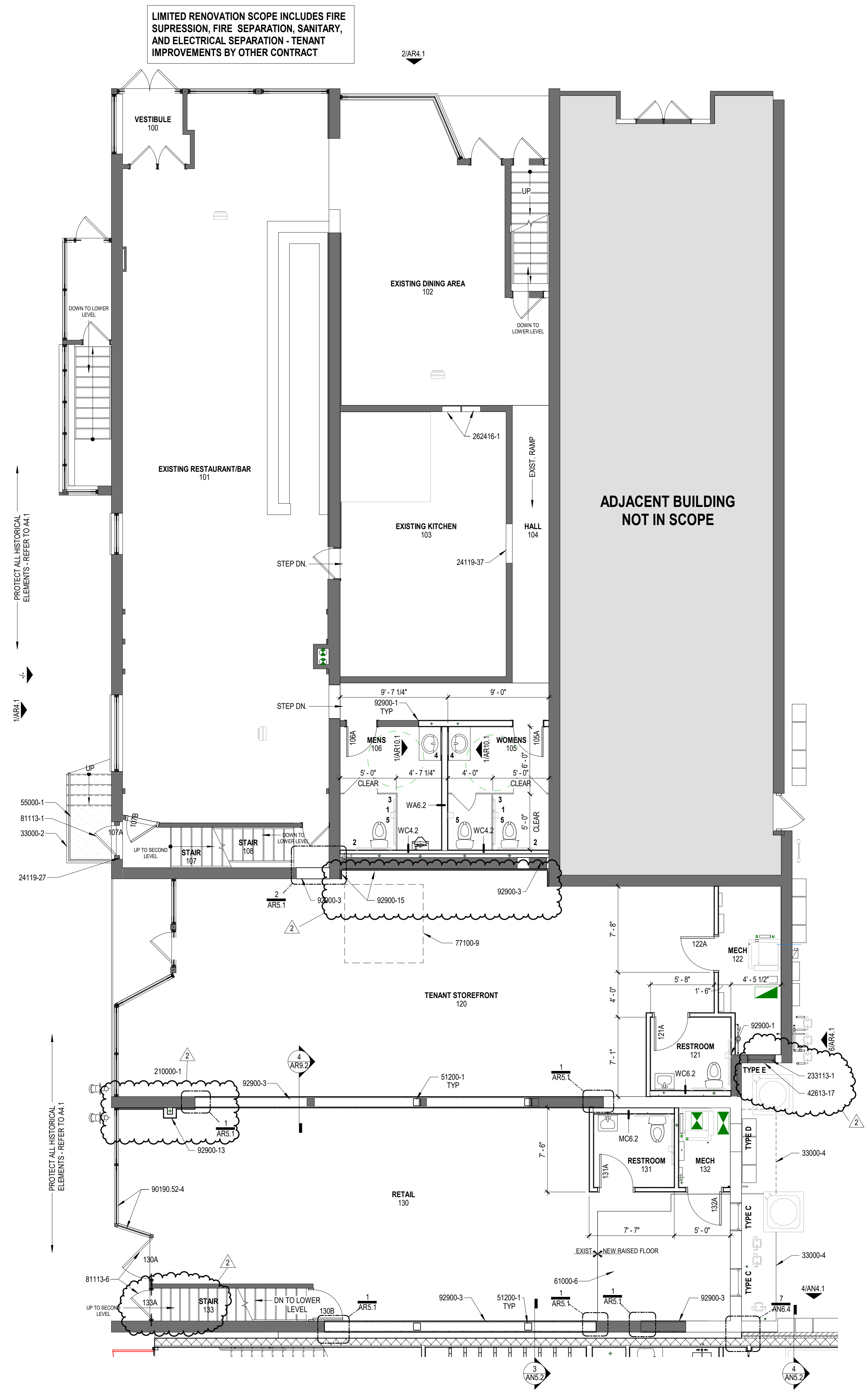
REVISIONS

NO.	DATE	DESCRIPTION
1		
2	09/02/2021	ADD #11

BUILDING 1 & 2 - FLOOR PLAN - MAIN LEVEL



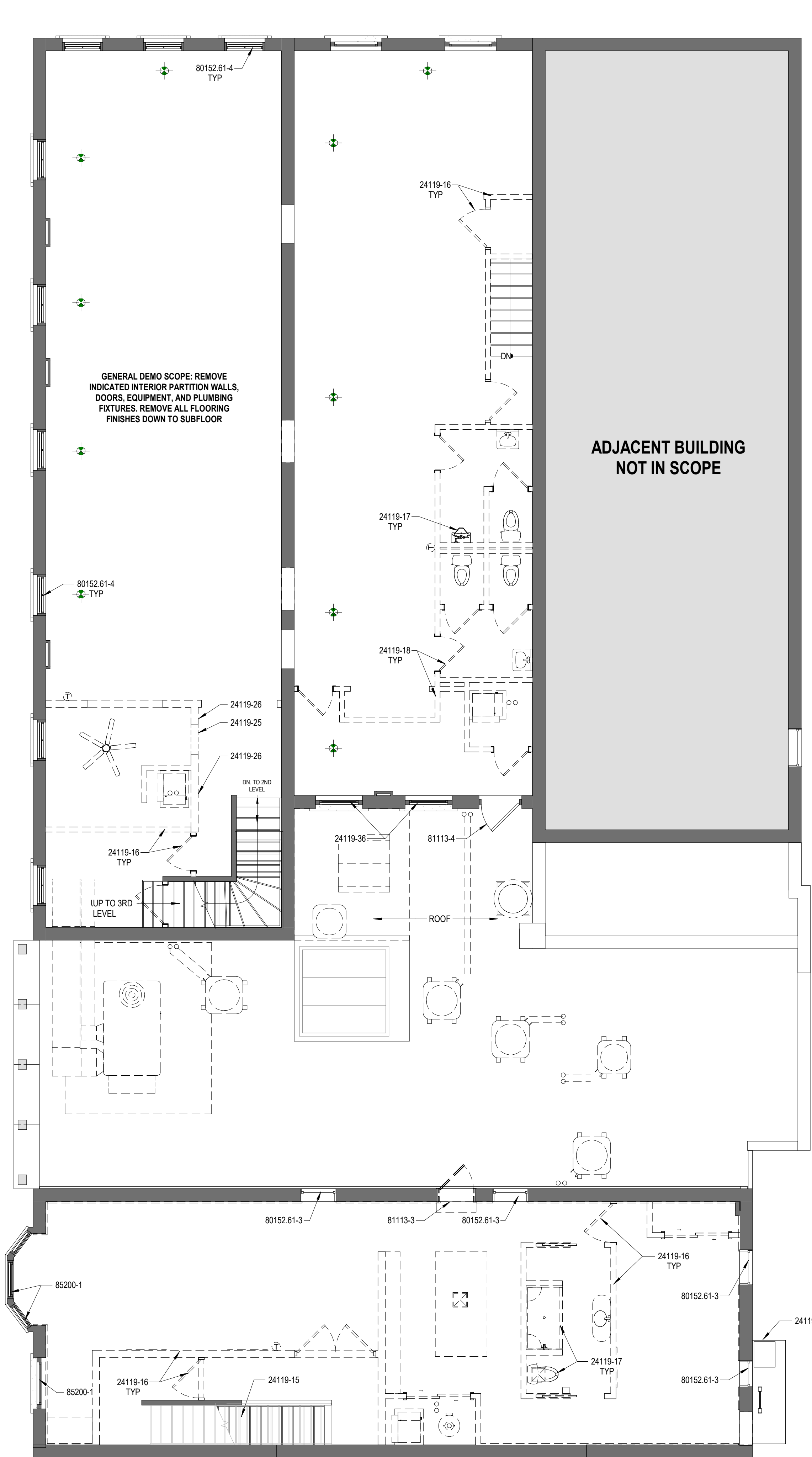
BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"



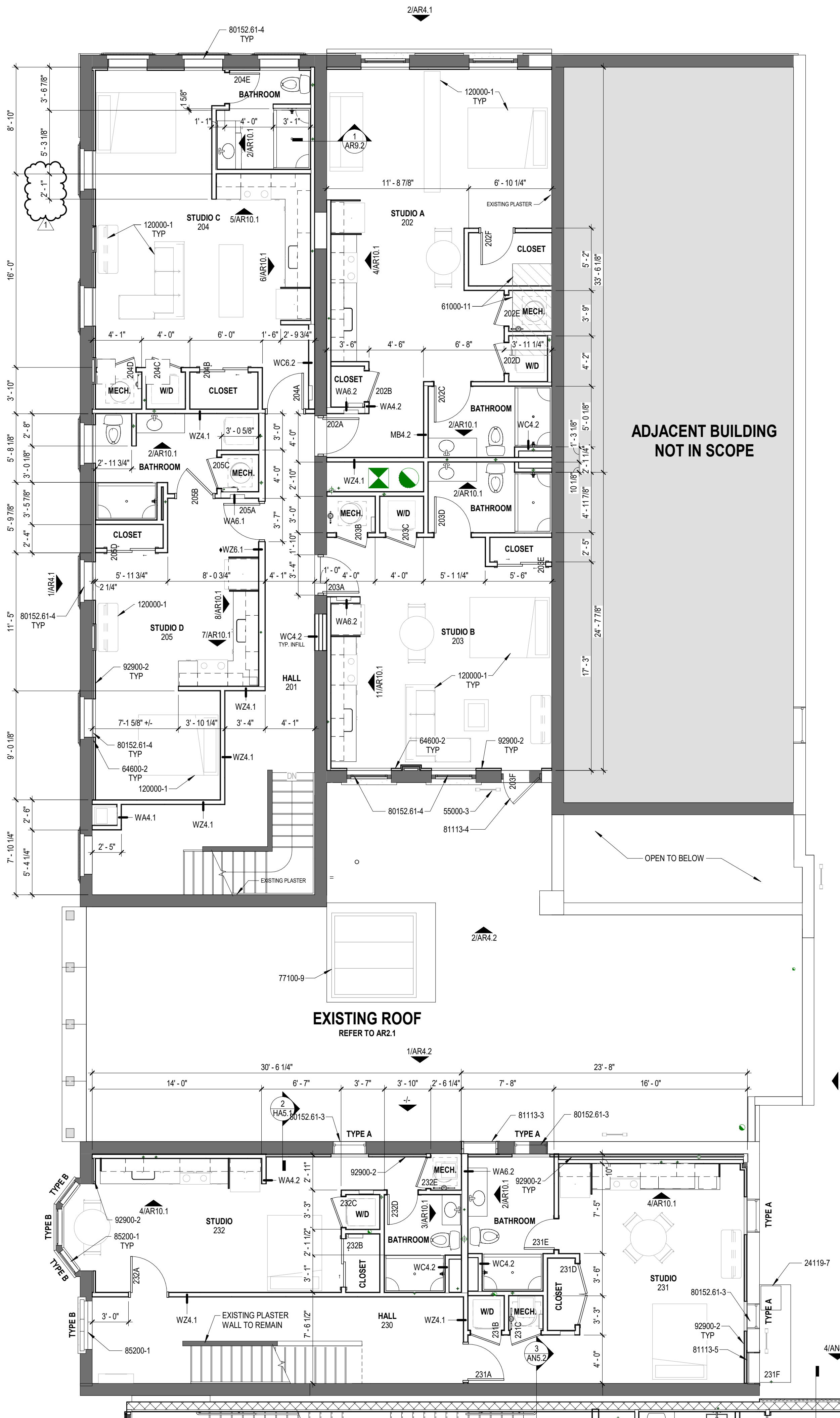
BUILDING 1 & 2 - FLOOR PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"



KEY PLAN
 SCALE: NONE



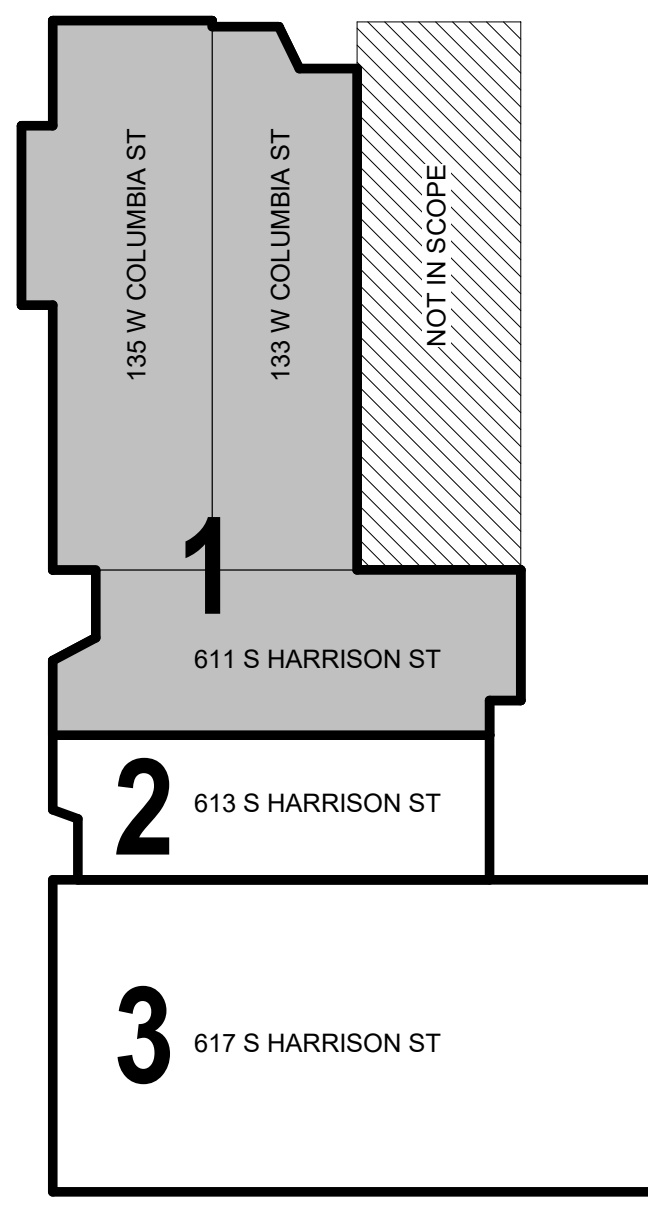
BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - SECOND LEVEL
SCALE: 3/16" = 1'-0"
NORTH



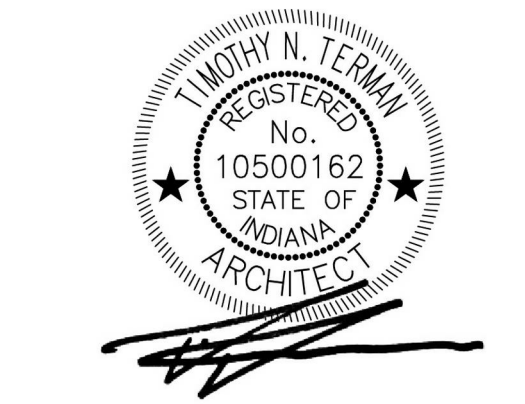
BUILDING 1 & 2 - FLOOR PLAN - SECOND LEVEL
SCALE: 3/16" = 1'-0"
NORTH

- GENERAL CONSTRUCTION NOTES**
- REFER TO GENERAL INFORMATION SHEET G02 FOR SYMBOLS, LEGENDS AND ABBREVIATIONS.
 - CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT.
 - CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
 - CONTRACTORS SHALL FULLY REVIEW ALL PROJECT DOCUMENTS AND PROVIDE ALL INFORMATION AS REQUIRED FOR SUBMITTALS. CONTRACTORS ARE RESPONSIBLE TO REVIEW THE FULL EXTENT OF THE WORK PRIOR TO EXECUTION OF THE BIDS.
 - DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ENGINEER FOR IMMEDIATE RESOLUTION.
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARATION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
 - CONTRACTOR SHALL INCLUDE A SIGNED AUTHORIZATION WITH ALL MATERIAL AND EQUIPMENT SHOP DRAWING SUBMITTALS INDICATING THAT FIELD DIMENSIONS WERE OBTAINED AND ARE ACCURATE TO THE BEST OF THEIR KNOWLEDGE.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH THE EQUIPMENT MANUFACTURER TO ENSURE APPROPRIATE WALL BLOCKING REQUIREMENTS FOR EQUIPMENT INSTALLATION AND USE.
 - CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DETAILS AND NOTES ON THESE PAGES MAY BE GENERALIZED AND SHALL SERVE TO AID THE CONTRACTOR IN EVALUATION OF THIS WORK AS REQUIRED FOR NEW CONSTRUCTION, BUT DRAWINGS SHALL NOT BE HELD TO BE ALL INCLUSIVE. CONTRACTOR TO PERFORM FIELD ALTERATIONS, PATCHING AND PREPARATION FOR ALL NEW WORK AS REQUIRED WHETHER OR NOT IT IS SPECIFICALLY NOTED IN THESE DRAWINGS. CONSULT WITH PRODUCT MANUFACTURER FOR ALL THEIR REQUIREMENTS OF INSTALLATION.
 - IT IS PREFERRED THAT ALL CONTRACTORS UTILIZE THE SAME FIRESTOPPING CONTRACTOR FOR THE FIRESTOPPING SCOPE OF WORK. SEE THE FIRESTOPPING NOTES ON THE LIFE SAFETY PLAN FOR MORE INFORMATION.

- PLAN CONSTRUCTION KEYNOTES**
- 24119-7 EXISTING FIRE ESCAPE PLATFORM, RAILING, AND LADDERS. CLEAN, PREP, AND PAINT BLACK. REMOVE AS REQUIRED AND REINSTALL FOR CONSTRUCTION OF BUILDING 3.
 - 24119-15 EXISTING STAIR TO REMAIN.
 - 24119-16 REMOVE EXISTING DOOR AND WALL IN ITS ENTIRETY.
 - 24119-17 REMOVE EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 24119-18 REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
 - 24119-25 NEW AND SALVAGE EXISTING TRANSOM FOR REUSE ON THIRD LEVEL.
 - 24119-26 REMOVE AND SALVAGE EXISTING WOOD BASE TRIM. REINSTALL DURING CONSTRUCTION TO APPROX. SAME LOCATION.
 - 24119-36 REMOVE EXISTING SECURITY GRILLE COMPLETE. PATCH ANY ANCHORAGE POINTS IN EXISTING MASONRY.
 - 55000-3 FABRICATED STEEL LADDER TO CONFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF.
 - 61000-11 INFILL EXISTING STAIR OPENING WITH 2x8 FRAMING AT 12" O.C. AND NEW SUBFLOOR. PROVIDE NEW WOOD FLOOR TO MATCH EXISTING ADJACENT FLOORING TO ALIGN WITH EXISTING WOOD FLOOR.
 - 64600-2 EXISTING HISTORIC WOOD TRIM REINSTALLED UPON COMPLETION OF GYPSUM BOARD AND INSULATION. PROVIDE NEW SOLID WOOD JAMB EXTENSION TRIM AS REQUIRED.
 - 77100-9 EXISTING SKYLIGHT TO REMAIN. CLEAN AND REPAIR TO BE WATER-TIGHT.
 - 80152.61-3 REMOVE EXISTING DOUBLE HUNG WINDOW UNIT. RESTORE ORIGINAL WOOD PERIMETER FRAMING AND INSTALL NEW DOUBLE HUNG WINDOW UNIT AS SPECIFIED.
 - 80152.61-4 EXISTING WOOD WINDOWS TO BE RESTORED TO ACHIEVE ORIGINAL DOUBLE-HUNG WINDOW OPERATION INCLUDING POTENTIAL REPLACEMENT OF EXISTING SASH ROPES AND RELATED PULLEY & COUNTERWEIGHT COMPONENTS. ALL WOOD SASH COMPONENTS WITH DRY ROT TO BE REPLACED. REPAINT PER EXTERIOR FINISH SCHEDULE.
 - 81113-3 EXISTING HOLLOW METAL DOOR TO REMAIN.
 - 81113-4 REMOVE EXISTING HOLLOW METAL FLUSH DOOR AND PLYWOOD TRANSOM PANEL. RESTORE AND REFINISH ORIGINAL PERIMETER WOOD FRAME. REPLACE WITH NEW FLUSH DOOR AND GLASS TRANSOM PANELS PER SPECIFICATIONS. PROVIDE WITH DEADLOCK FOR SECURITY.
 - 81113-5 REMOVE EXISTING DOOR AND TRANSOM PANELS. RESTORE EXISTING PERIMETER WOOD FRAME AND INSTALL NEW FIXED GLASS TRANSOM AND FLUSH HOLLOW METAL INSULATED DOOR. HOLLOW METAL DOOR TO BE FIXED IN PLACE AND SEALED.
 - 85200-1 EXISTING WOOD DOUBLE HUNG UNITS TO BE REMOVED AND REPLACED WITH NEW METAL-CLAD WOOD WINDOWS PER ARCHITECTURAL DETAILS. BASIS OF DESIGN WEATHER SHIELD - PREMIUM SERIES DOUBLE HUNG WITH SCREEN.
 - 92900-2 5/8" GYPSUM BOARD ON 1x8" @ 20 GA. METAL STUDS AT 16" O.C. MAXIMUM STUDS TO BE SET 1" OFF EXISTING BRICK WALLS. PROVIDE SPRAY APPLIED CELLULOSE INSULATION ENTIRE LENGTH OF FURRED OUT WALL.



KEY PLAN
SCALE: NONE
NORTH



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CONSTRUCTION DOCUMENTS

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REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

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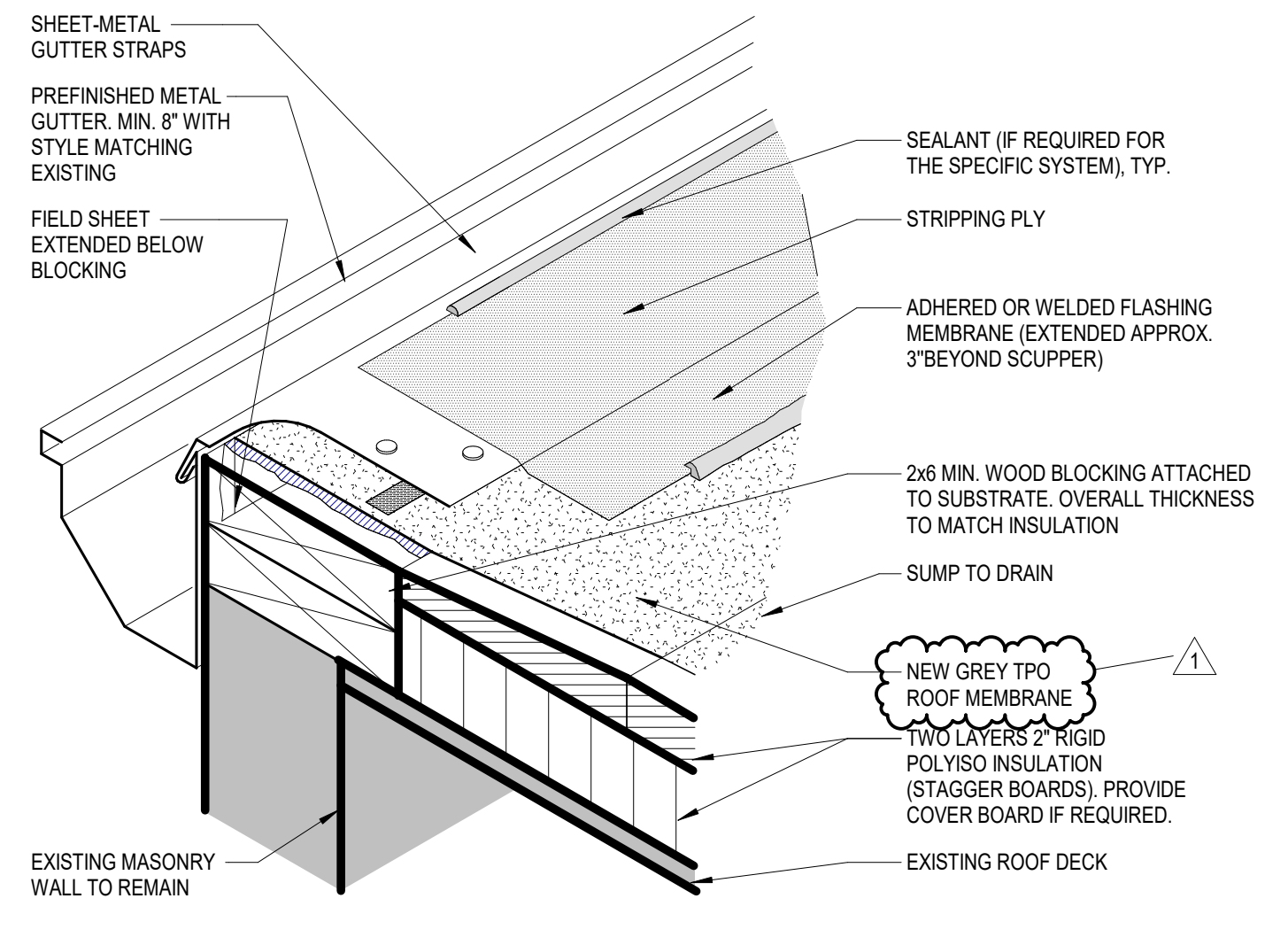
REVISONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

BUILDING 1 & 2 - ROOF PLAN

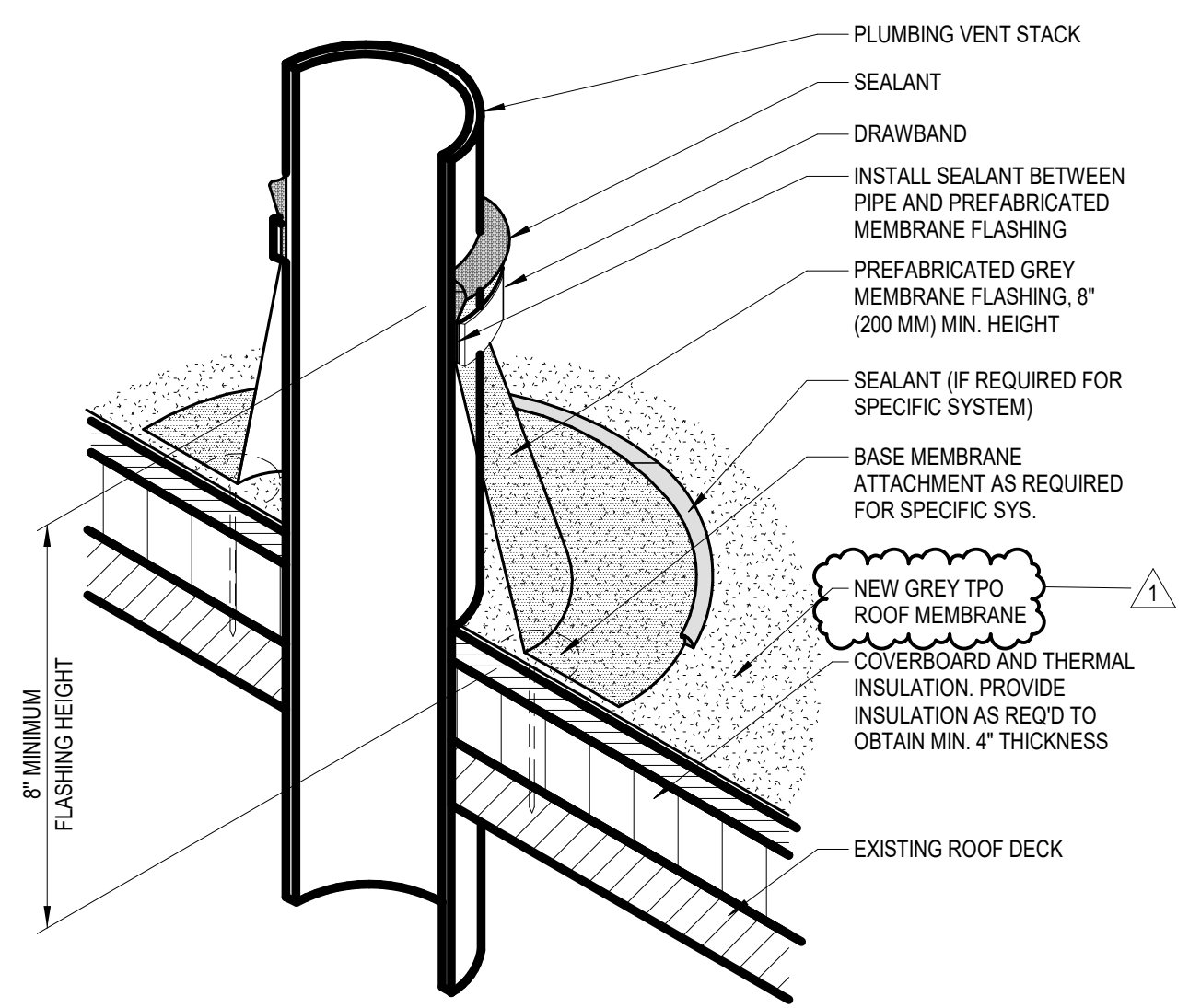
AR2.1

GENERAL ROOF NOTES	
1.	REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS
2.	PROVIDE TAPERED RIGID INSULATION SADDLES/CRICKETS AT ALL EQUIPMENT CURBS, ROOF SCUTTLES, ETC. SLOPE TO DIRECT WATER AWAY FROM CURBS TOWARDS ROOF DRAIN
3.	REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION OF ROOF PENETRATIONS. PROVIDE MANUFACTURERS RECOMMENDED FLASHING DETAILS AT ALL PENETRATIONS

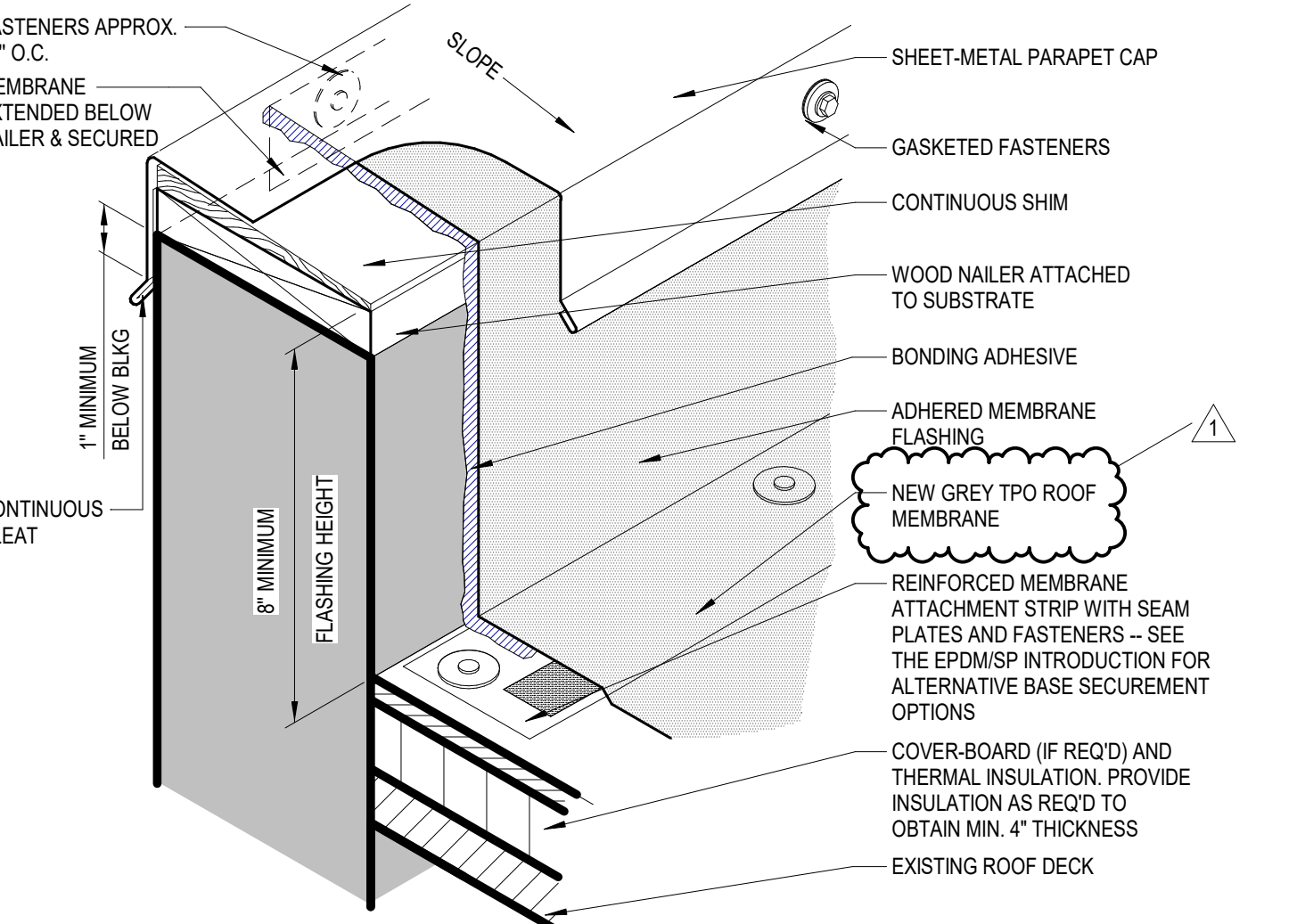
ROOF CONSTRUCTION KEYNOTES	
24119-4	EXISTING BRICK CHIMNEY TO REMAIN. CAP EXISTING FLUE PRIOR TO BUILDING #3 CONSTRUCTION. REFER TO ARCHITECTURAL DETAILS.
24119-30	REMOVE EXISTING EXHAUST FAN, CURB, AND ALL ASSOCIATED DUCTWORK. INFILL OPENING IN DECK WITH NEW PLYWOOD DECK (MATCH EXISTING ADJACENT THICKNESS OVER 2x8 WOOD JOISTS AT 12" O.C. MAXIMUM)
24119-31	REMOVE EXISTING VENT STACK IN ITS ENTIRETY. INFILL OPENING IN ROOF DECK.
24119-32	REMOVE EXISTING RAISED SLOPED ROOF IN AREA INDICATED. PROVIDE NEW 5/8" MIN. PLYWOOD ROOF DECK OVER EXISTING ROOF JOISTS IN THIS AREA.
55000-3	FABRICATED STEEL LADDER TO CONFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF.
55000-4	FABRICATED STEEL LADDER TO CONFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF.
75423-1	REMOVE EXISTING ROOF AND ALL COMPONENTS INCLUDING INSULATION DOWN TO EXISTING WOOD DECK. PATCH/REPAIR EXISTING DECK AND FRAMING AS REQUIRED. PROVIDE NEW GREY TPO MEMBRANE ROOFING OVER (2) LAYERS 2" RIGID POLYISOCYANURATE INSULATION (STAGGER BOARDS). NEW ROOFING SYSTEM SHALL BE WATERTIGHT.
75423-2	GREY TPO MEMBRANE FLASHING. RUN UP UNDER COPING AND DOWN FACE 2" MIN. AND ONTO ROOF MEMBRANE. 4" MIN.
75423-3	POLYISOCYANURATE INSULATION CRICKETS/SADDLE TAPERED TO MATCH SLOPE OF ADJACENT ROOF TO EAST.
75423-4	POLYISOCYANURATE CRICKETS/SADDLE TAPERED UP AT 1/2" PER FOOT FROM START.
75423-5	EXTEND MEMBRANE FLASHING UP EXISTING WALL TO COVER EXISTING FLUID APPLIED FLASHING. ANCHOR FLASHING WITH TERMINATION BAR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
77100-5	REMOVE EXISTING GUTTER AND INSTALL NEW PREFINISHED ALUMINUM GUTTER INTEGRATED INTO NEW ROOFING SYSTEM. REFER TO ARCHITECTURAL DETAILS.
77100-9	EXISTING SKYLIGHT TO REMAIN. CLEAN AND REPAIR TO BE WATERTIGHT.
77100-11	EXISTING TERRAZZOTA COPING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
77100-12	REMOVE EXISTING ROOF DRAIN AND REPLACE WITH NEW ROOF DRAIN.
77100-13	NEW OVERFLOW ROOF DRAIN.
77100-17	NEW PREFINISHED METAL DOWNSPOUT - 6" DIA. - EXTEND TO ROOF BELOW. PROVIDE NEW PRECAST SPLASHBLOCK ON PROTECTIVE LAYER OF ROOFING OVER ROOF MEMBRANE.
77100-18	NEW PREFINISHED METAL DOWNSPOUT - 6" DIA. - EXTEND TO ROOF BELOW. PROVIDE NEW PRECAST SPLASHBLOCK ON PROTECTIVE LAYER OF ROOFING OVER ROOF MEMBRANE.
230000-2	MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS.
233113-2	NEW VENT. REFER TO MECHANICAL DRAWINGS.



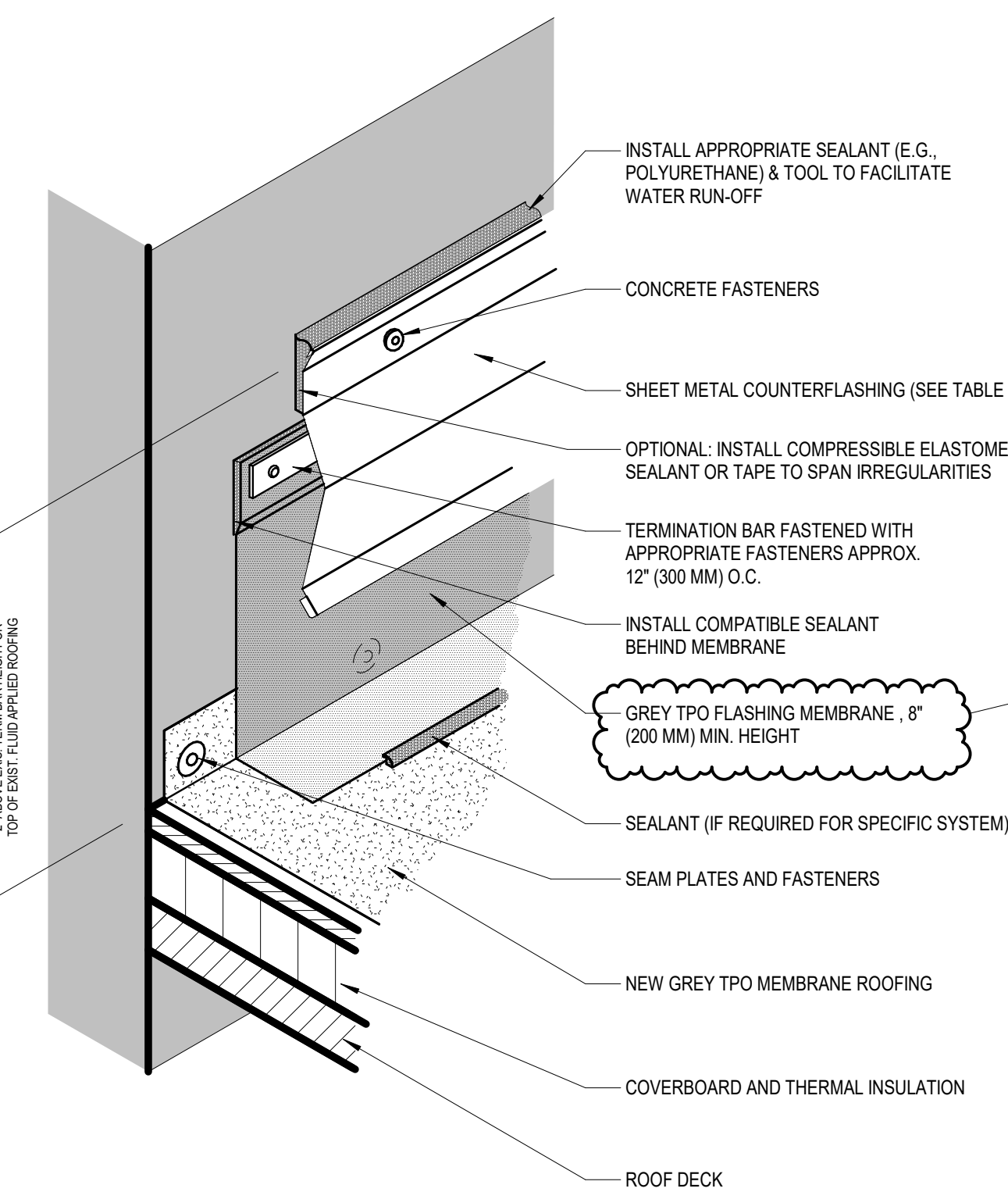
4 ROOF GUTTER DETAIL
 SCALE: 1/2" = 1'-0"



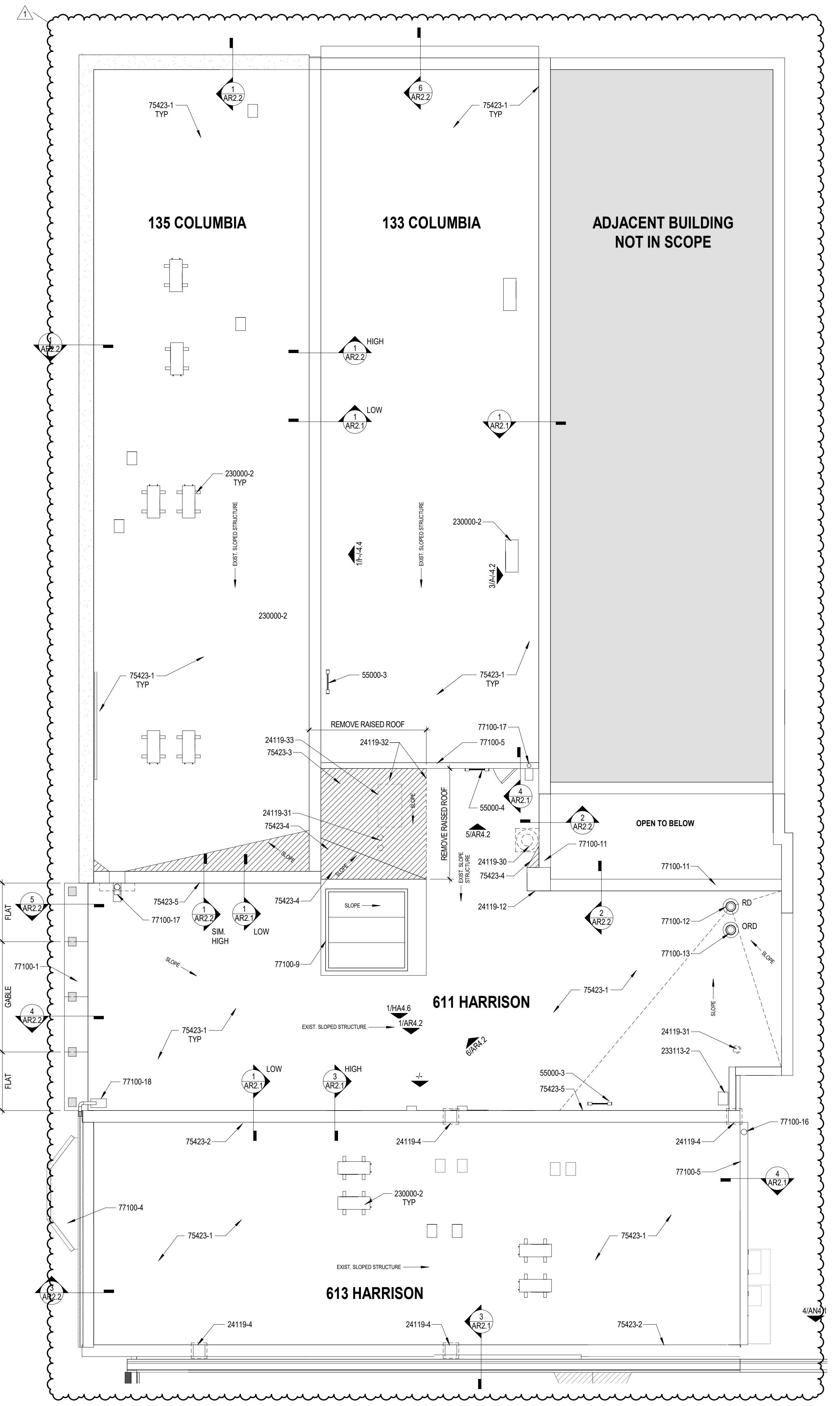
2 PENETRATION-PLUMBING VENT
 SCALE: 1/2" = 1'-0"



3 METAL PARAPET CAP
 SCALE: 1/2" = 1'-0"



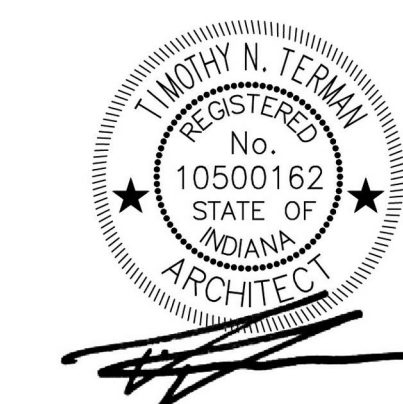
1 ROOF TO WALL DETAIL
 SCALE: 1/2" = 1'-0"



BUILDING 1 - ROOF PLAN
 SCALE: 3/16" = 1'-0"

ROOF SYMBOLS LEGEND	
	DIRECTION OF SURFACE SLOPE
	TAPERED INSULATION - SADDLE/CRICKET - UNLESS NOTED OTHERWISE, PROVIDE A 2:1 TAPERED CRICKET LAYOUT DESIGN
	STANDING SEAM METAL ROOF
RD	ROOF DRAIN (PRIMARY), & ACCESSORIES. SEE MECHANICAL PLANS & DETAIL S/ANB.3
RRD	ROOF RELIEF DRAIN (SECONDARY) W/ WATER RETAINING RING, & ACCESSORIES. SEE MECHANICAL PLANS & DETAIL S/ANB.3
D.S.	PREFINISHED METAL DOWNSPOUT, DOWN TO SPLASH BLOCK ON ROOF BELOW

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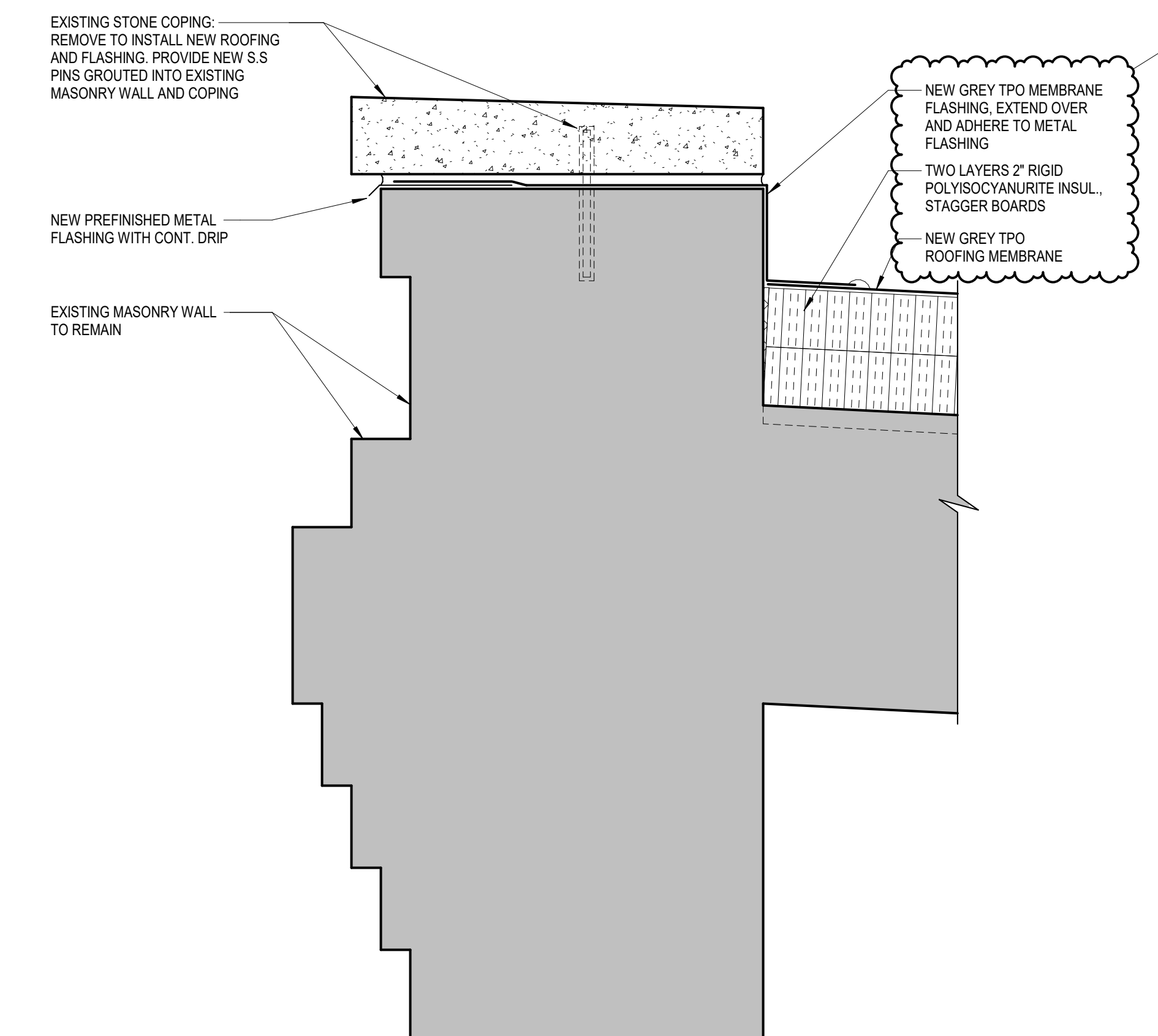
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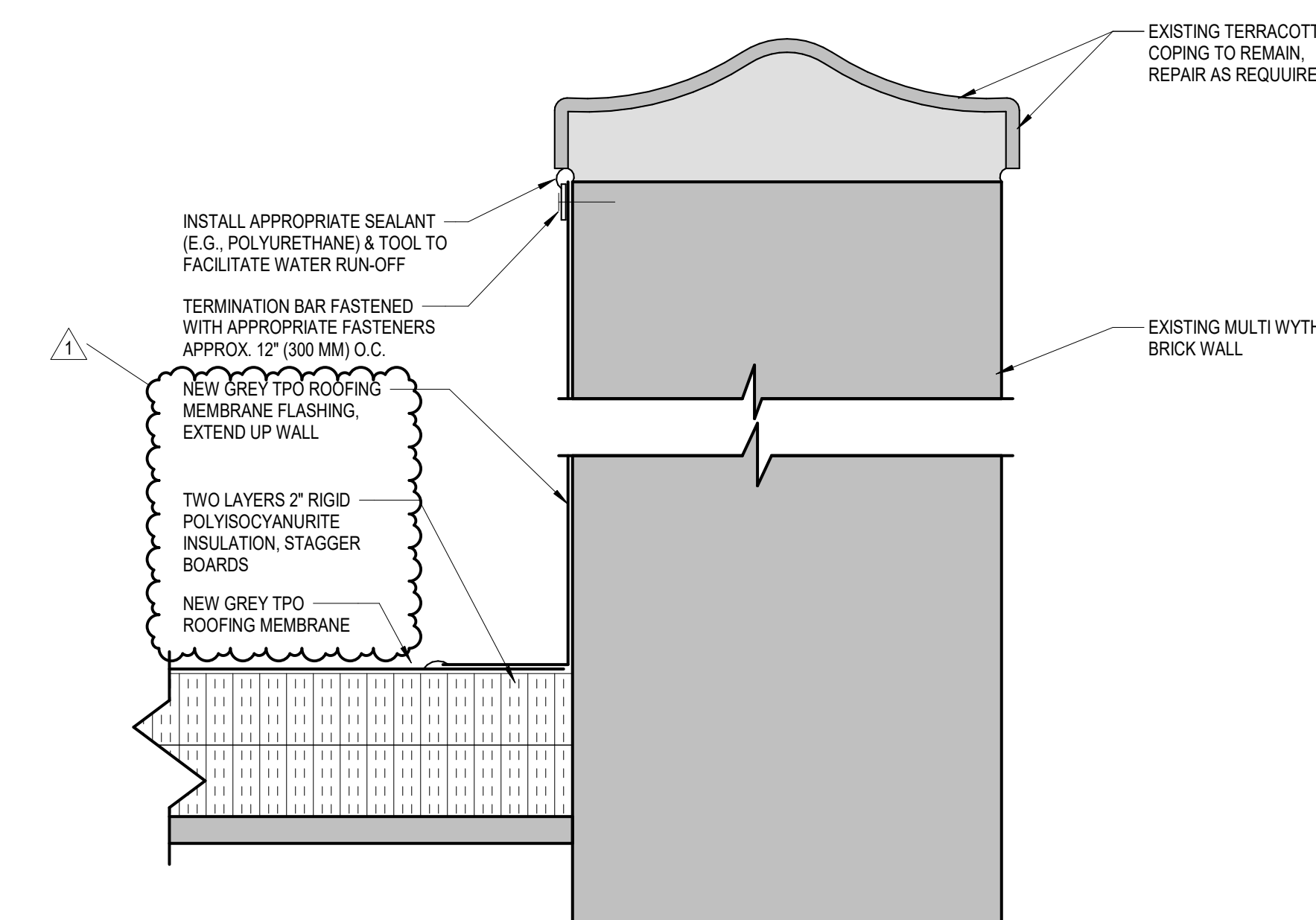
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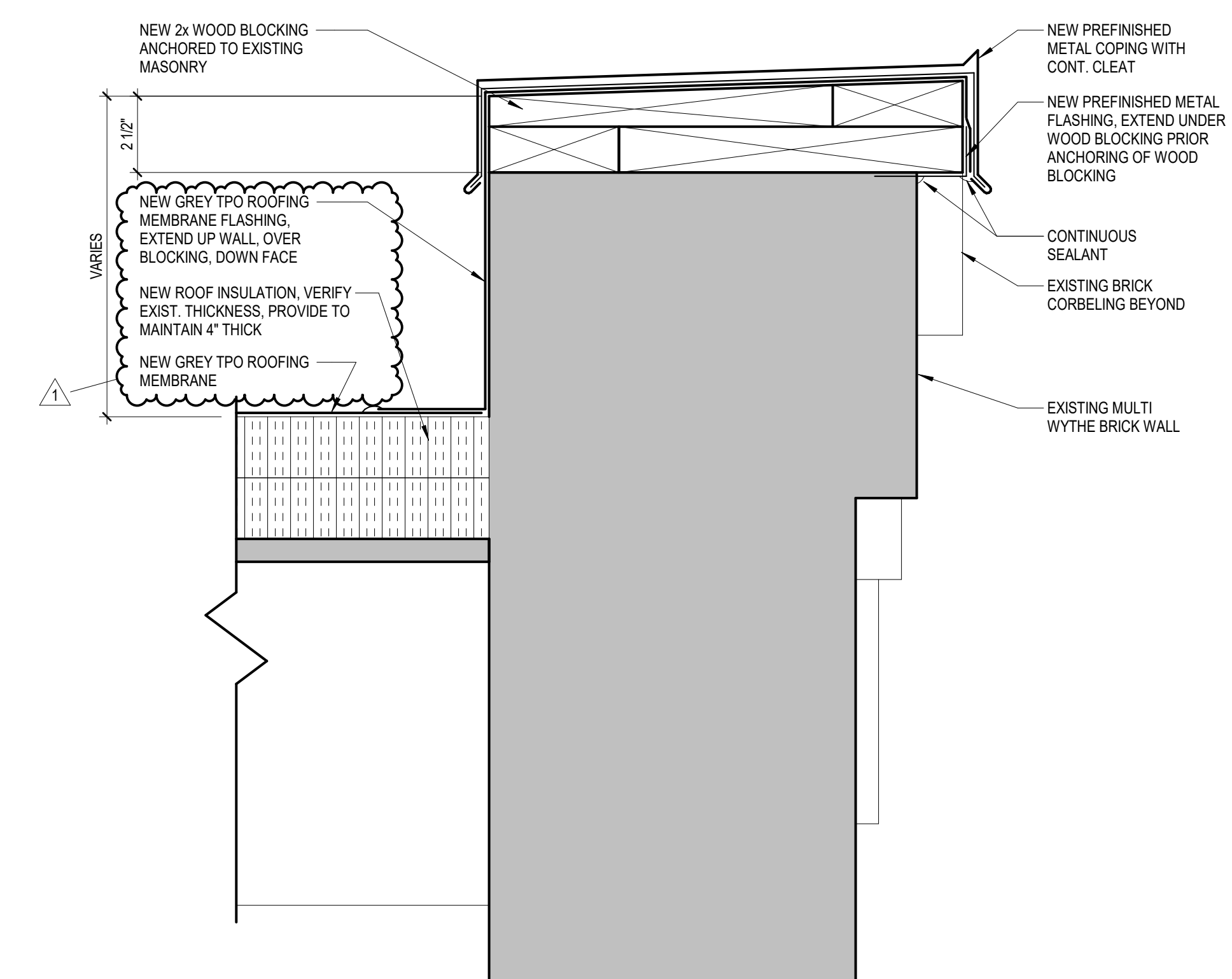
ROOF DETAILS



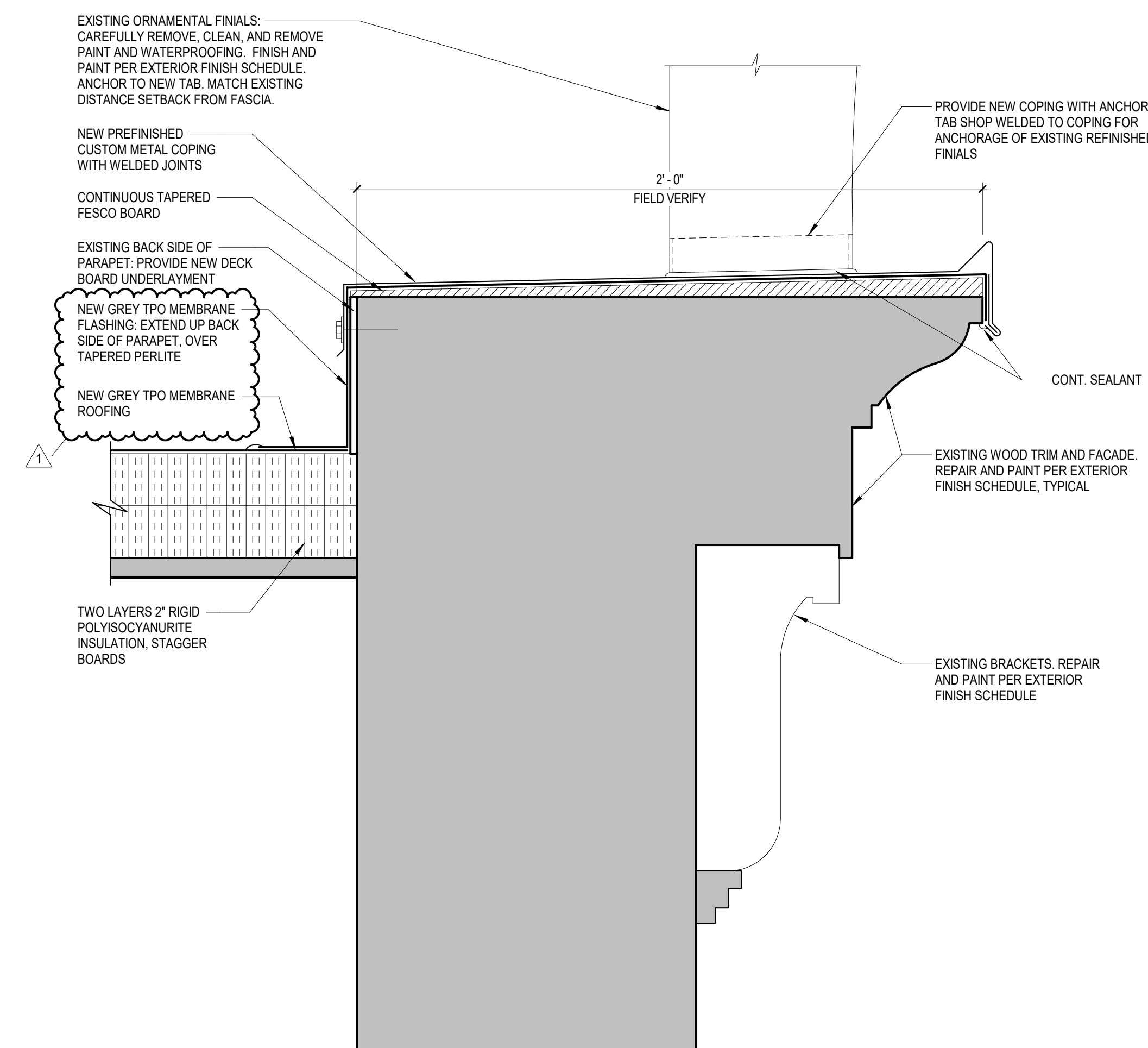
3 PARAPET DETAIL - STONE COPING
 SCALE: 3" = 1'-0"



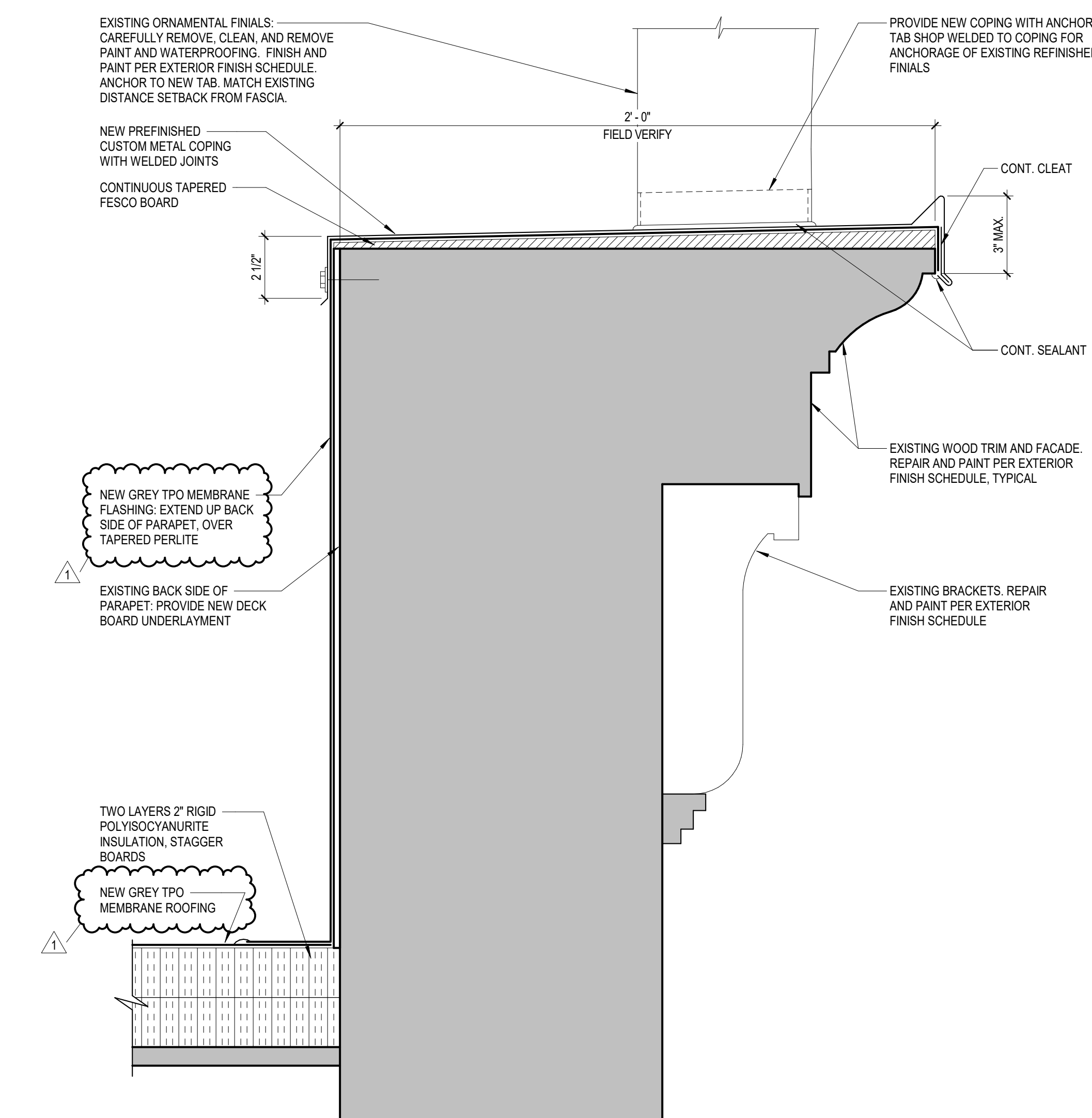
2 PARAPET DETAIL - TERRACOTTA COPING
 SCALE: 3" = 1'-0"



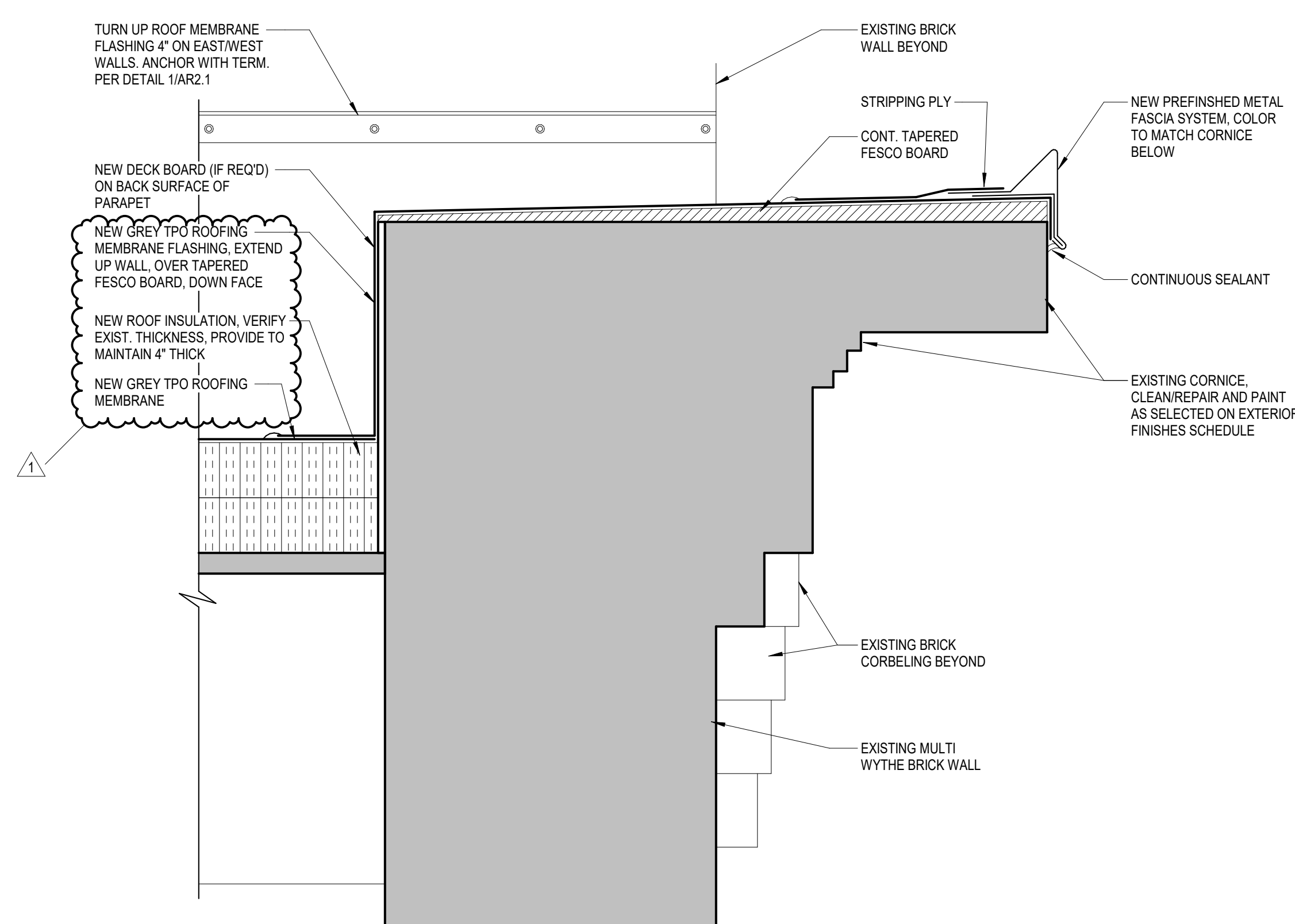
1 PARAPET DETAIL AT BRICK
 SCALE: 3" = 1'-0"



5 PARAPET DETAIL - 611
 SCALE: 3" = 1'-0"

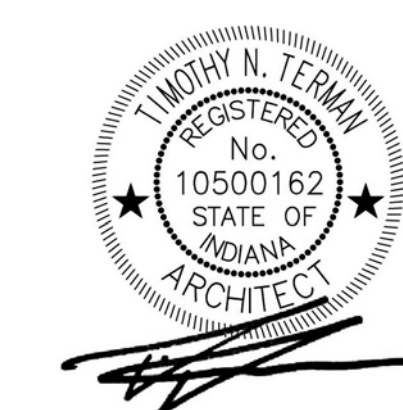


4 PARAPET DETAIL - 611 GABLE
 SCALE: 3" = 1'-0"



6 PARAPET DETAIL - 133
 SCALE: 3" = 1'-0"

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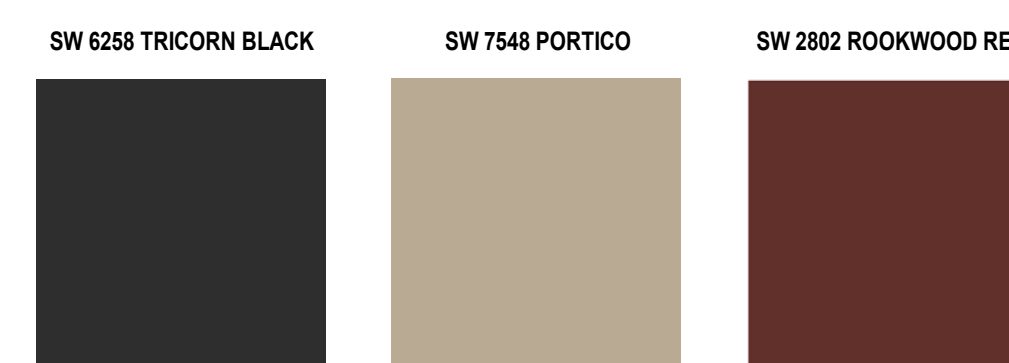
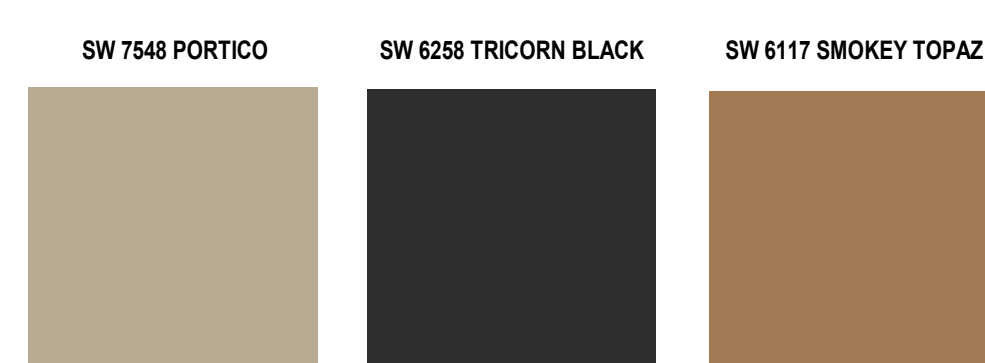
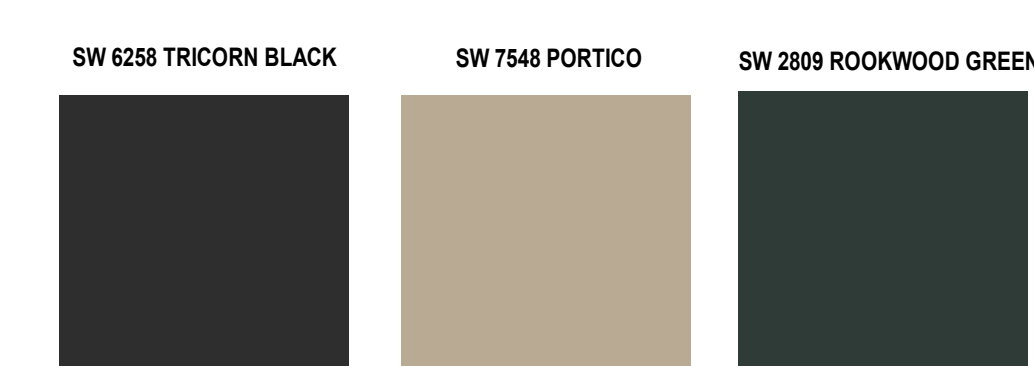
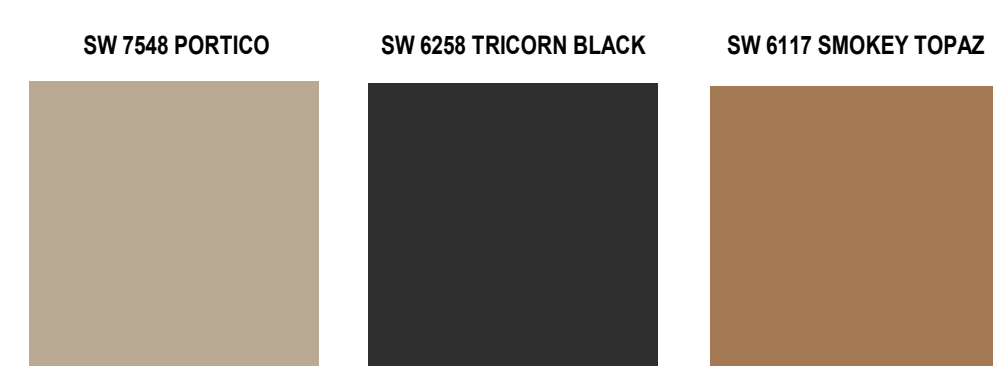
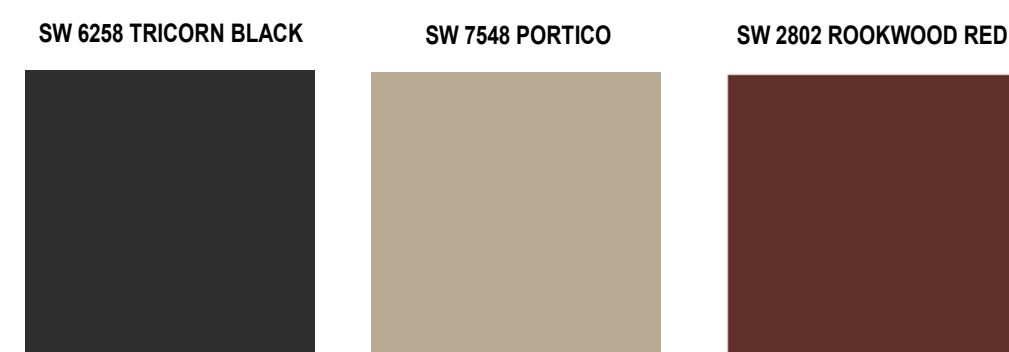
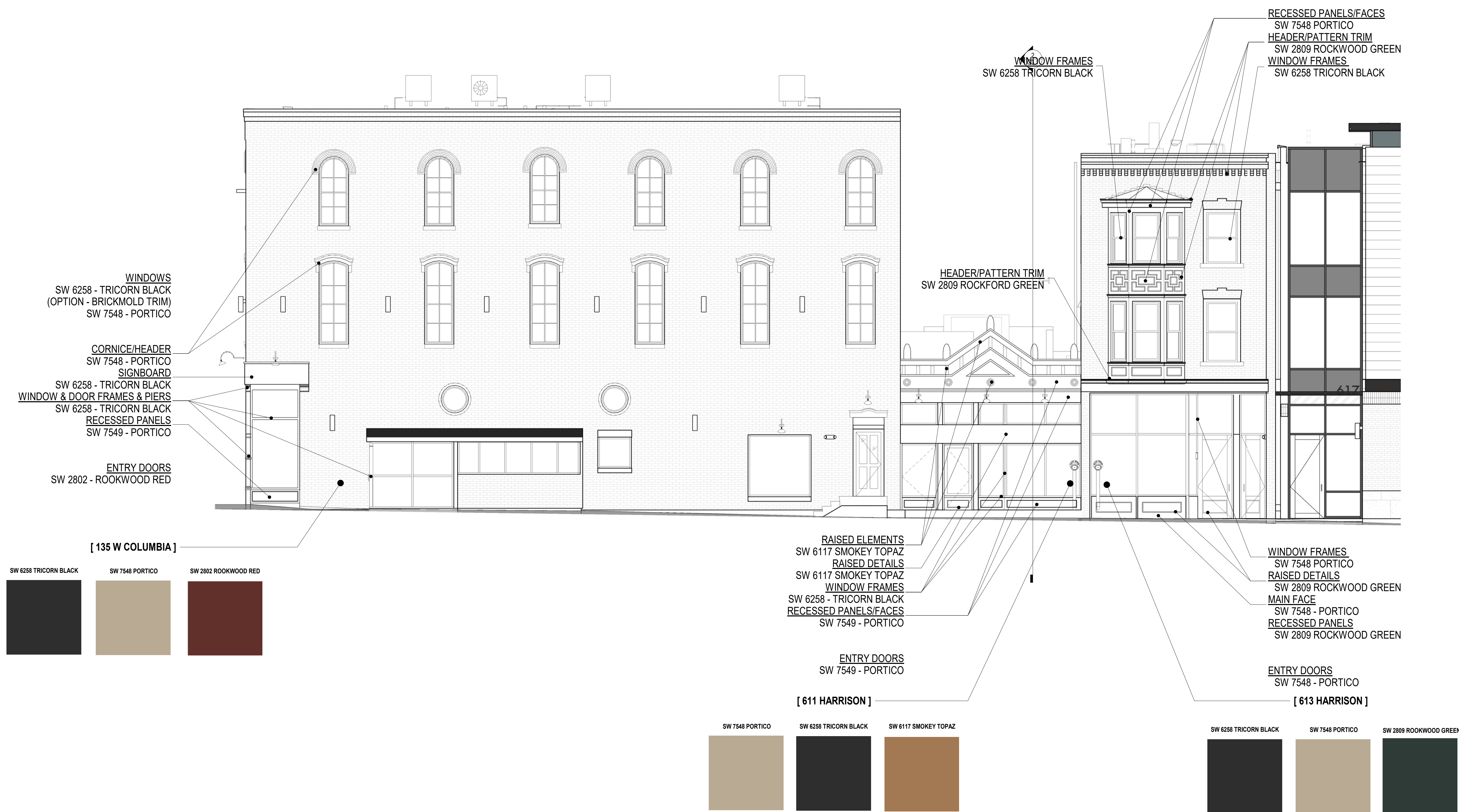
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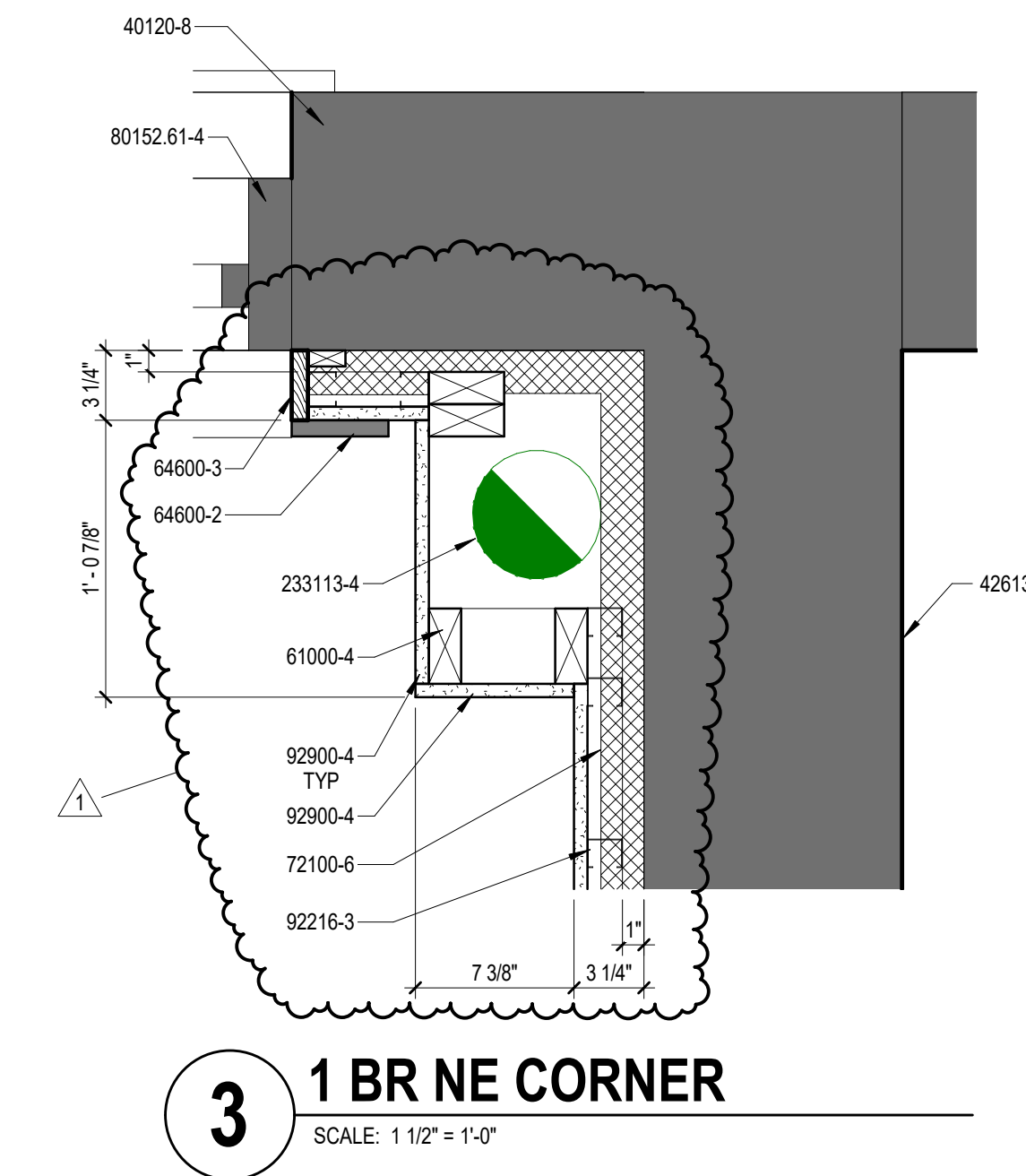
BUILDING 1 & 2
 ELEVATION FINISHES

AR4.3

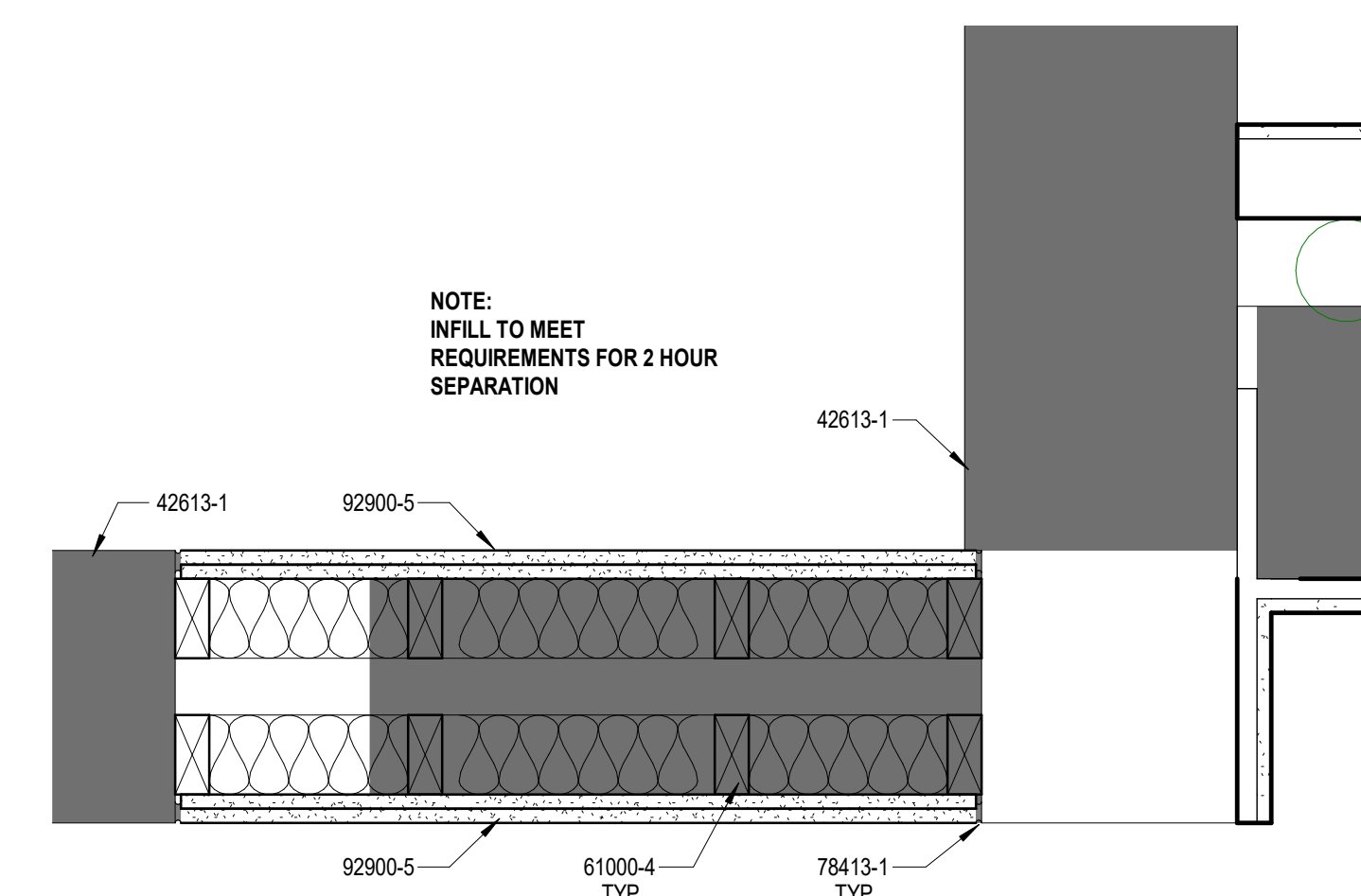


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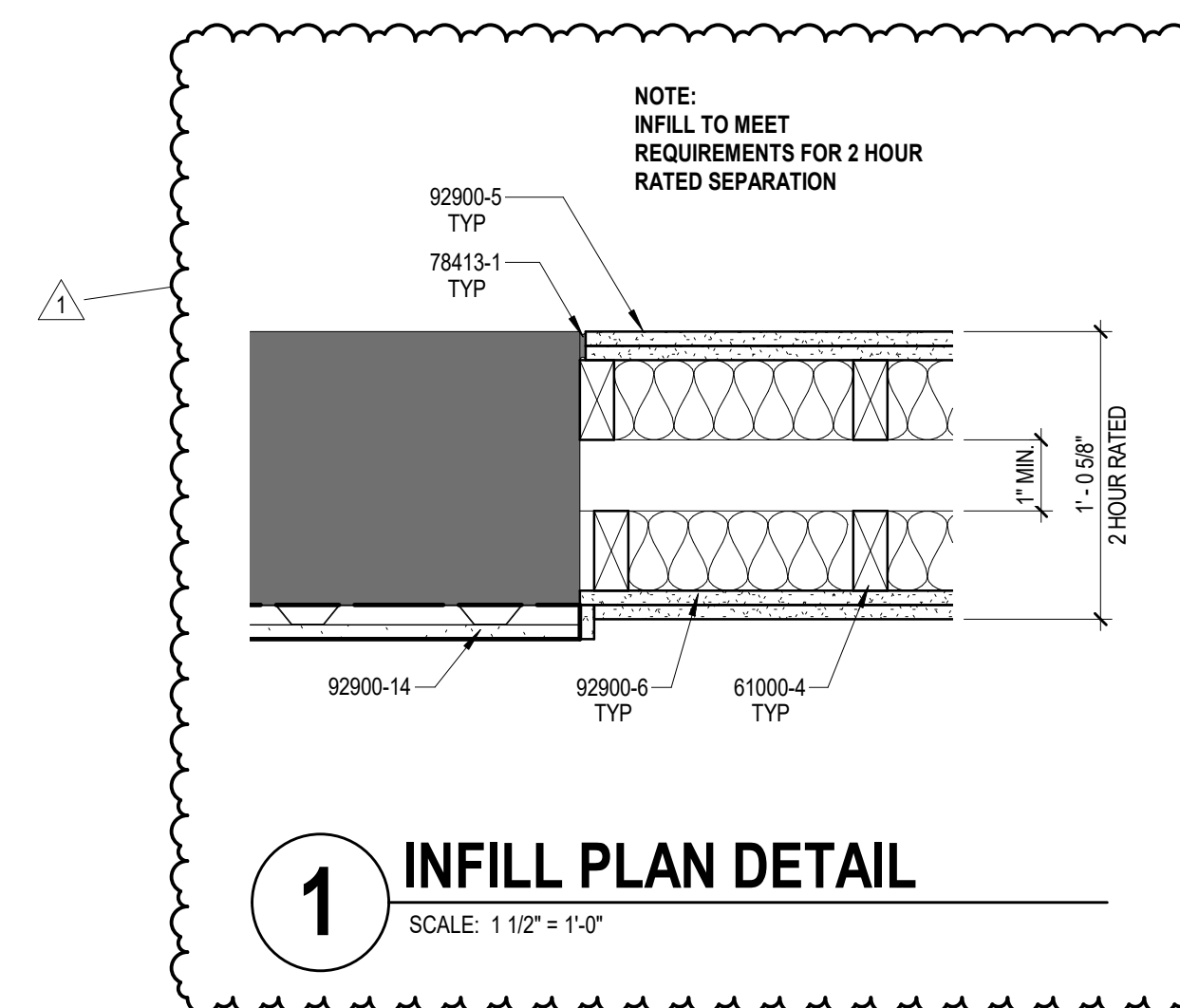
WALL SECTION KEYNOTES	
40120-8	EXISTING BRICK MULTI WYTHE WALL TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF REPAIR WORK.
42613-1	EXISTING BRICK MULTI WYTHE WALL TO REMAIN.
61000-4	2X4 WOOD STUDS AT 16" O.C. MAXIMUM
64600-2	EXISTING HISTORIC WOOD TRIM REINSTALLED UPON COMPLETION OF GYPSUM BOARD AND INSULATION. PROVIDE NEW SOLID WOOD JAMB EXTENSION TRIM AS REQUIRED.
64600-3	NEW SOLID WOOD JAMB EXTENSION. MATCH EXISTING THICKNESS. FINISH TO MATCH EXISTING TRIM WORK.
72100-6	SPRAY APPLIED CELLULOSE INSULATION
78413-1	CONTINUOUS FIRE CALK. COLOR TO MATCH FINISH OF GYPSUM BOARD.
80152.61-4	EXISTING WOOD WINDOWS TO BE RESTORED TO ACHIEVE ORIGINAL DOUBLE-HUNG WINDOW OPERATION INCLUDING POTENTIAL REPLACEMENT OF EXISTING SASH ROPES AND RELATED PULLEY & COUNTERWEIGHT COMPONENTS. ALL WOOD SASH COMPONENTS WITH DRY ROT TO BE REPLACED. REPAINT PER EXTERIOR FINISH SCHEDULE.
92216-3	1-5/8" LIGHT GA. METAL STUDS
92900-4	5/8" TYPE "X" GYPSUM BOARD, FINISHED.
92900-5	TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD, FINISHED.
92900-6	SOUND ATTENUATION BLANKETS BOTH SIDES, ENTIRE LENGTH OF WALL INFILL
92900-14	5/8" TYPE "X" GYPSUM BOARD ON 7/8" METAL FURRING CHANNELS AT 16" O.C. MAXIMUM
233113-4	DUCTWORK, REFER TO MECHANICAL DRAWINGS



3 1 BR NE CORNER
 SCALE: 1/12" = 1'-0"



2 INFILL AT BUILDING 1
 SCALE: 1/12" = 1'-0"



1 INFILL PLAN DETAIL
 SCALE: 1/12" = 1'-0"



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DOOR SCHEDULE - BUILDING 1												
NO.	DOOR			FRAME		HEAD/JAMB	FIRE RATING (MIN.)	COMMENTS	Hardware			
	W	H	T	MAT.	ELEV.				MAT.	ELEV.	STOREROOM LOCK, CLOSER, SMOKE SEAL	EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL
104A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	90 MIN			STOREROOM LOCK, CLOSER, SMOKE SEAL
105A	2'-8"	6'-8"	1 3/8"	WD	4P	HM	1	1A/RT.1				RETAIL BATH RM, PUSH PLATE AND PULL LEVER
106A	2'-8"	6'-8"	1 3/8"	WD	4P	HM	1	1A/RT.1				RETAIL BATH RM, PUSH PLATE AND PULL LEVER
107A	2'-8"	6'-11"	1 3/4"	STL	4P	WD	--	--				EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL, THRESHOLD, CARD READER
107B	2'-8"	6'-8"	1 3/4"	WD	F	HM	1	1A/RT.1				EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL
121A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1				RETAIL BATH RM PRIVACY LEVER
122A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1				RETAIL STOREROOM LOCK
202B	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
202C	3'-0"	6'-8"	1 3/4"	WD	F	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
202D	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
202E	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
203A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
203B	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
203C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
203D	3'-0"	6'-8"	1 3/4"	WD	F	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
203E (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1				APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
203F	3'-0"	7'-0"	1 3/4"	STL	F	HM	4	1A/RT.1	4			ROOF ACCESS DOOR, STOREROOM LOCK, WEATHERSEAL
204A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
204B (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1	60 MIN			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
204C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
204D	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
204E	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
205A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
205B	3'-0"	7'-0"	1 3/4"	WD	F	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
205C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
205D (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1				APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
301A	3'-0"	6'-8"	1 3/4"	WD	F	WD	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
301B	2'-8"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
301C	2'-8"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
301D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
301E	2'-8"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT BED RM PRIVACY LEVER
301F (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1				APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
302A	3'-0"	6'-8"	1 3/4"	WD	F	WD	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
302B	2'-8"	6'-8"	1 3/8"	EXIST	4P	EXIST	WD	--				EXIST. DOOR & FRAME, PAINT
302C	2'-8"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
302D	2'-8"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
302E	2'-6"	6'-8"	1 3/8"	--	F	WD	1	3A/RT.1				CASED OPENING

DOOR SCHEDULE - BUILDING 2												
NO.	DOOR			FRAME		HEAD/JAMB	FIRE RATING (MIN.)	COMMENTS	Hardware			
	W	H	T	MAT.	ELEV.				MAT.	ELEV.	RETAIL STOREROOM LOCK	STOREFRONT EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL, THRESHOLD, CARD READER
030A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	1A/RT.1				RETAIL STOREROOM LOCK
130A	3'-8"	9'-0"	1 3/4"	STL	2P	EXIST	--	--				STOREFRONT EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL, THRESHOLD, CARD READER
130B	2'-8"	6'-8"	1 3/4"	WD	F	EXIST	--	--				RETAIL STOREROOM LOCK
131A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1				RETAIL BATH RM PRIVACY LEVER
132A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1				RETAIL STOREROOM LOCK
133A	2'-7"	9'-0"	1 3/4"	STL	2P	EXIST	--	--	5			STOREFRONT EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL, THRESHOLD, CARD READER
231A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
231B	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
231C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
231D (2)	2'-6"	6'-8"	1 3/4"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
231E	2'-6"	6'-8"	1 3/4"	WD	4P	HM	1	2A/RT.1				APT BATH RM PRIVACY LEVER
231F	2'-6"	6'-8"	1 3/8"	STL	4P	HM	3	--	4			FIXED PANEL, WITH WEATHERSEAL
232A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
232B (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1				APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
232C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
232D	2'-6"	6'-8"	1 3/4"	WD	4P	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
232E	2'-6"	6'-8"	1 3/8"	WD	4P	HM	1	2A/RT.1				APT CLOSET PASSAGE LEVER
331A	3'-0"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
331B	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
331C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
331D (2)	2'-6"	6'-8"	1 3/4"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
331E	2'-6"	6'-8"	1 3/4"	WD	4P	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
332A	2'-8"	7'-0"	1 3/4"	WD	F	HM	1	1A/RT.1	60 MIN			APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
332B (2)	2'-11"	6'-8"	2"	WD	4P	WD	1	3A/RT.1				APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
332C	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER
332D	2'-6"	6'-8"	1 3/4"	WD	4P	WD	1	2A/RT.1				APT BATH RM PRIVACY LEVER
332E	2'-6"	6'-8"	1 3/8"	WD	4P	WD	1	2A/RT.1				APT CLOSET PASSAGE LEVER

DOOR SCHEDULE COMMENTS

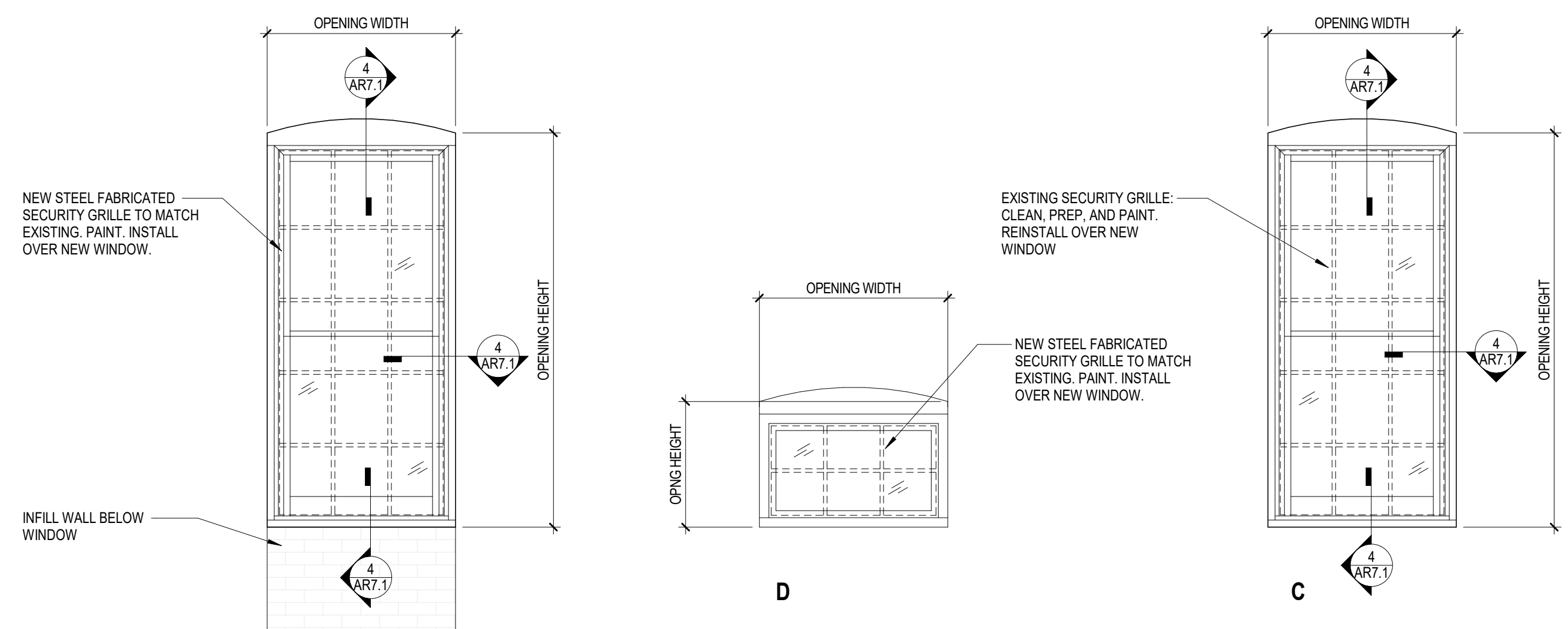
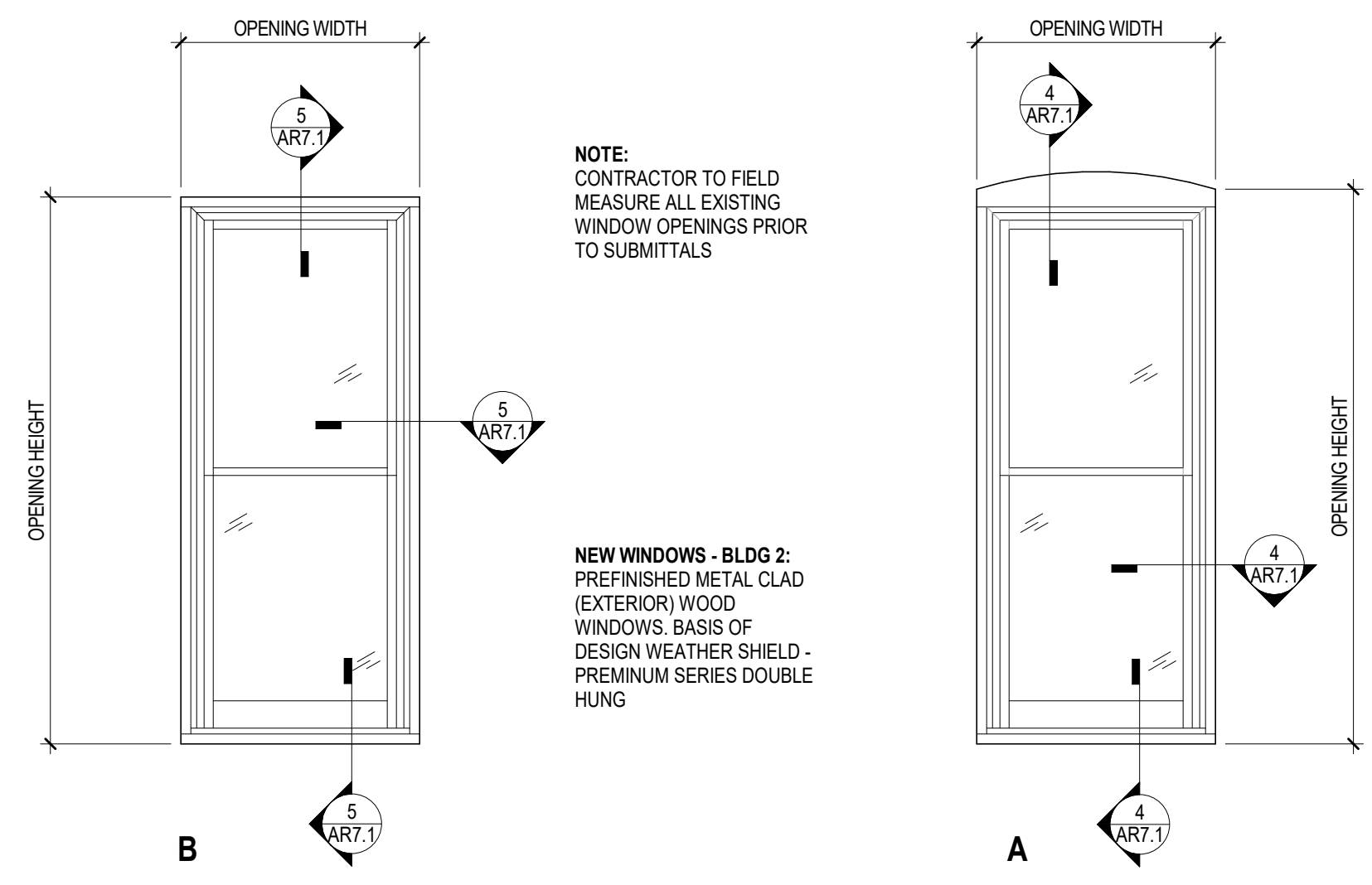
- PROVIDE ADA OPERATOR AND ACTUATOR PUSH BUTTON.
- PROVIDE ELECTRIFIED HARDWARE AND CARD READER FOR ELECTRONIC ACCESS CONTROL.
- INSULATED HOLLOW METAL DOOR AND FRAME. PAINTED.
- REPLACE EXISTING DOOR WITH NEW FIXED PANEL.
- REPLACE EXISTING WOOD DOOR WITH NEW HALF LITE WOOD DOOR TO MATCH EXISTING.
- PROVIDE DOOR CLOSER.

WINDOW GLAZING AND FRAME GENERAL NOTES

- ALL FRAME ELEVATIONS NOTED AS "CW-X" ARE TO BE CURTAINWALL ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 8413 & 8423) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
- ALL FRAME ELEVATIONS NOTED AS "SF-X" ARE TO BE STOREFRONT ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 8413) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
- ALL FRAME ELEVATIONS NOTED AS "HM-X" ARE TO BE HOLLOW METAL FRAMING ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 8113) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
- ALL FRAME ELEVATIONS NOTED AS "AG-X" ARE TO BE ALL GLASS ENTRY SYSTEM. REFERENCE SPECIFICATIONS (SECTION 8420) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
- ALL H.M. WINDOW FRAMES SHALL WRAP WALL ASSEMBLY UNLESS NOTED OTHERWISE. OR INDICATED IN THE DETAILS. CONTRACTOR TO VERIFY WALL THICKNESS IN FIELD.
- ALL H.M. FRAMES ARE TO BE PAINTED. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL GLAZING TO MEET REQUIREMENTS FOR CHAPTER 24 2014 INDIANA BUILDING CODE (2012 IBC).
- ALL WINDOW FRAMES ARE TO RECEIVE SEALANT BOTH SIDES. TYP. SUBMIT COLOR SELECTION FOR ARCHITECT APPROVAL OF SEALANT COLORS.
- WINDOW FRAME DIMENSIONS SHOWN ARE NOMINAL. SEE SPECS.
- ALL MULLIONS/CAP EXTENSIONS ARE TO DIMENSIONS AS SPECIFIED UNLESS OTHERWISE INDICATED IN FRAME ELEVATION.

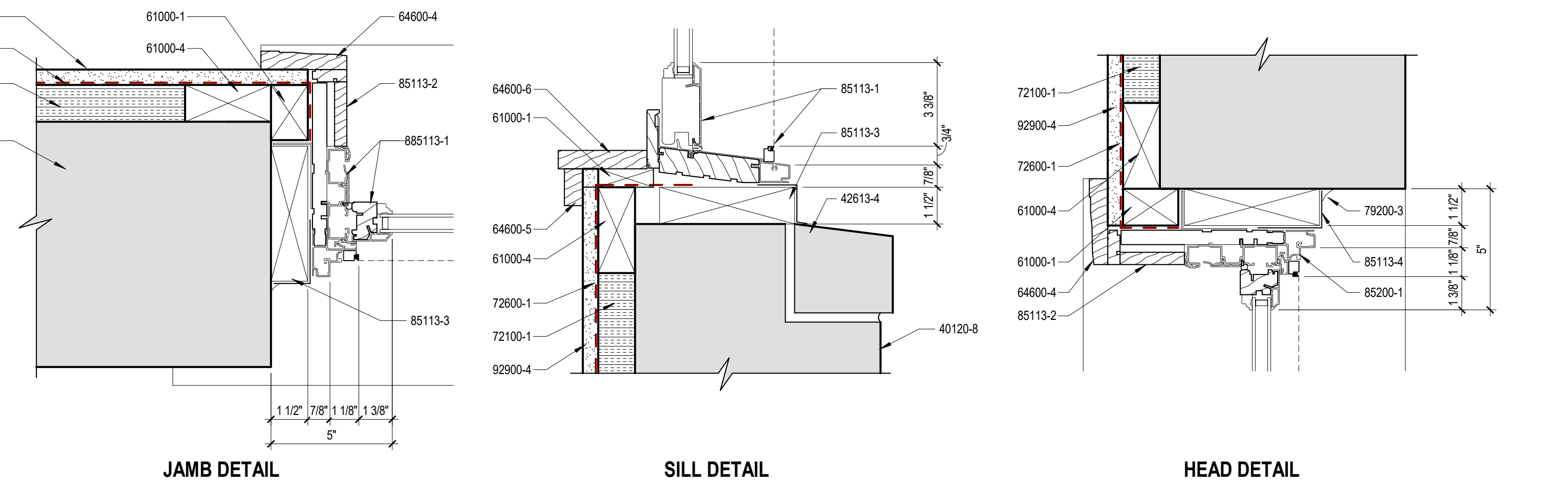
WALL SECTION KEYNOTES

40120-8	EXISTING BRICK MULTI WYTHE WALL TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF REPAIR WORK.
42613-4	EXISTING STONE WINDOW SILL BELOW TO REMAIN.
61000-1	2x WOOD BLOCKING, SECURE TO SUBSTRATE.
61000-2	2x4 WOOD STUDS AT 16" O.C. MAXIMUM
61600-1	1/2" PLYWOOD SHEATHING, EXTERIOR GRADE
64600-4	NEW SOLID WOOD WINDOW CASING
64600-5	NEW SOLID WOOD TRIM
64600-6	NEW SOLID WOOD SILL
72100-1	1-1/2" RIGID BOARD INSULATION
72600-1	6 MIL PLASTIC VAPOR BARRIER ON WARM SIDE OF INSULATION. TAPE ALL JOINTS.
79200-3	CONTINUOUS SEALANT
85113-1	EXTERIOR STORM WINDOW SYSTEM WITH SCREENS TO BE INSTALLED ON THE EXTERIOR SIDE OF THE EXISTING PERIMETER WINDOW FRAME PER SPECIFICATIONS. REFER TO SPECIFICATIONS
85113-2	SOLID WOOD JAMB EXTENSION BY WINDOW SUPPLIER.
85113-3	EXISTING WOOD FRAME TO REMAIN. WRAP WITH NEW PREFINISHED METAL TRIM.
85113-4	NEW PREFINISHED METAL TRIM/HEADER
85200-1	EXISTING WOOD DOUBLE HUNG UNITS TO BE REMOVED AND REPLACED WITH NEW METAL-CLAD WOOD WINDOWS PER ARCHITECTURAL DETAILS. BASIS OF DESIGN WEATHER SHIELD - PREMIUM SERIES DOUBLE HUNG WITH SCREEN. COLOR AS SELECTED BY ARCHITECT.
92900-4	5/8" TYPE "X" GYPSUM BOARD, FINISHED.

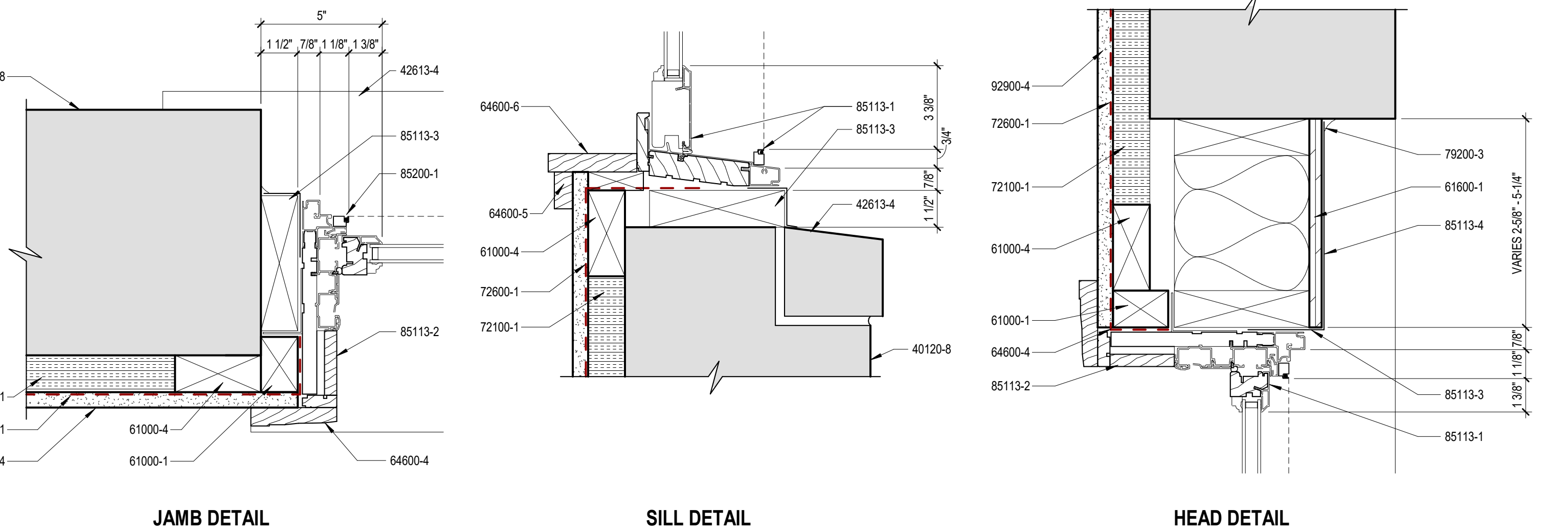


WINDOW TYPES - BLDG 1 & 2
 SCALE: 1/2" = 1'-0"

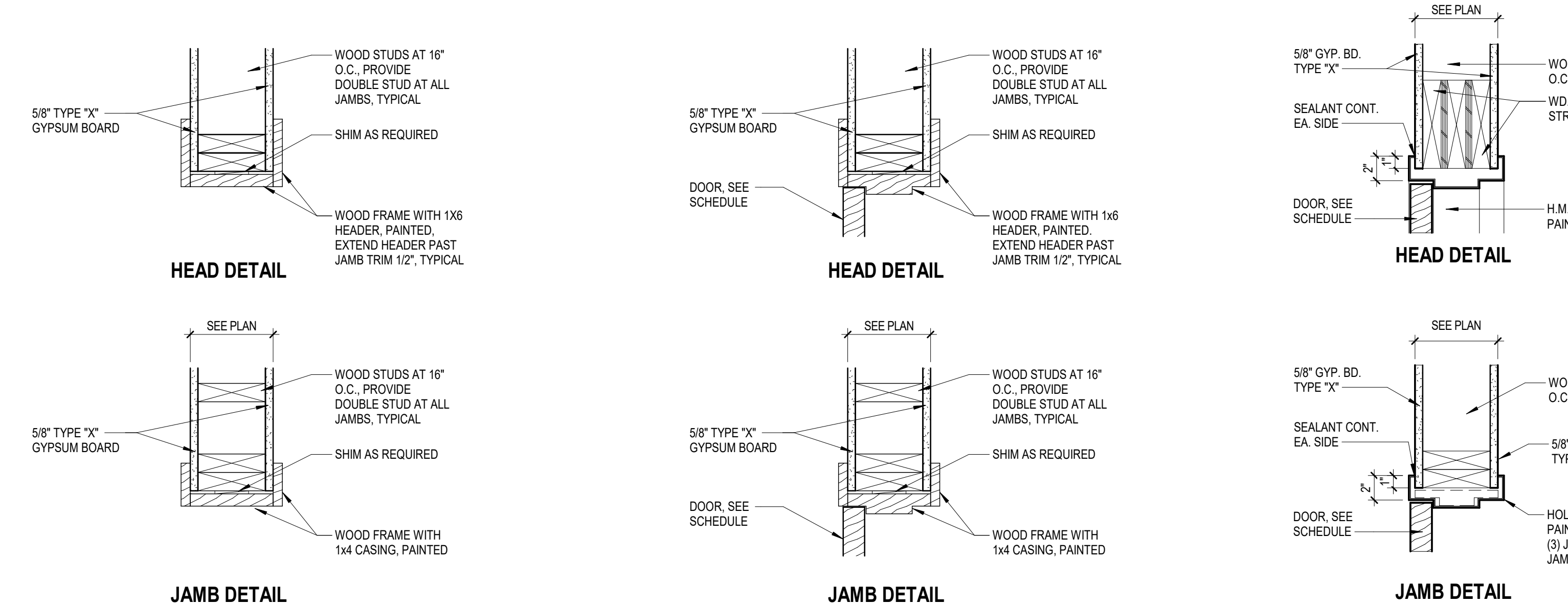
WINDOW TYPES - BLDG 1 & 2 FIRST FLOOR
 SCALE: 1/2" = 1'-0"



5 WOOD WINDOWS - BLDG 2 TYPE B FIRST FLOOR
 SCALE: 3/8" = 1'-0"



4 WOOD WINDOWS - BLDG 2
 SCALE: 3/8" = 1'-0"



3 WOOD STUD - WD OPNG BLDG 1 & 2
 SCALE: 1/2" = 1'-0"

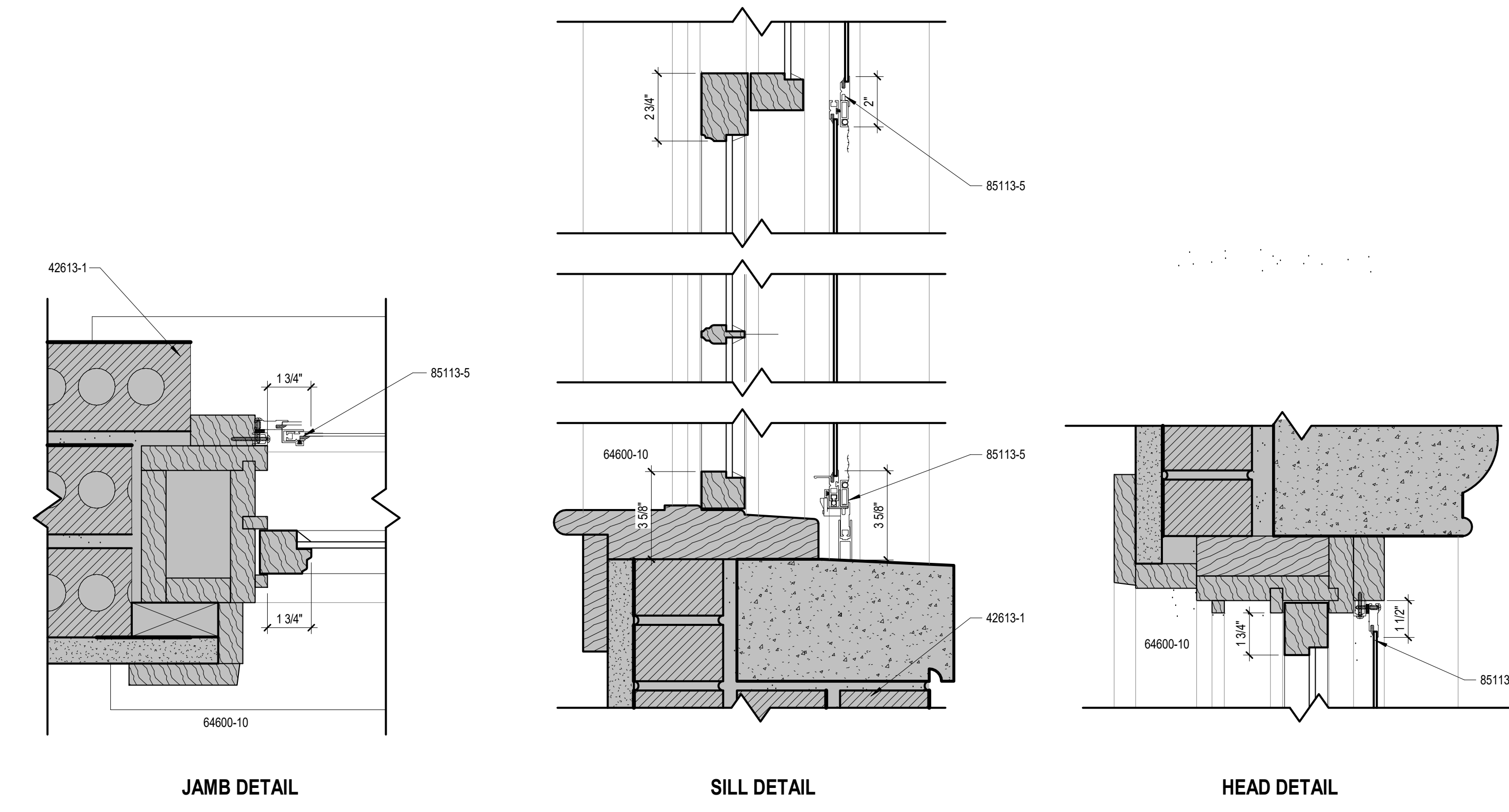
2 WOOD STUD - WD BLDG 1 & 2
 SCALE: 1/2" = 1'-0"

DOOR ELEVATIONS - BUILDING 1 & 2
 SCALE: 1/4" = 1'-0"

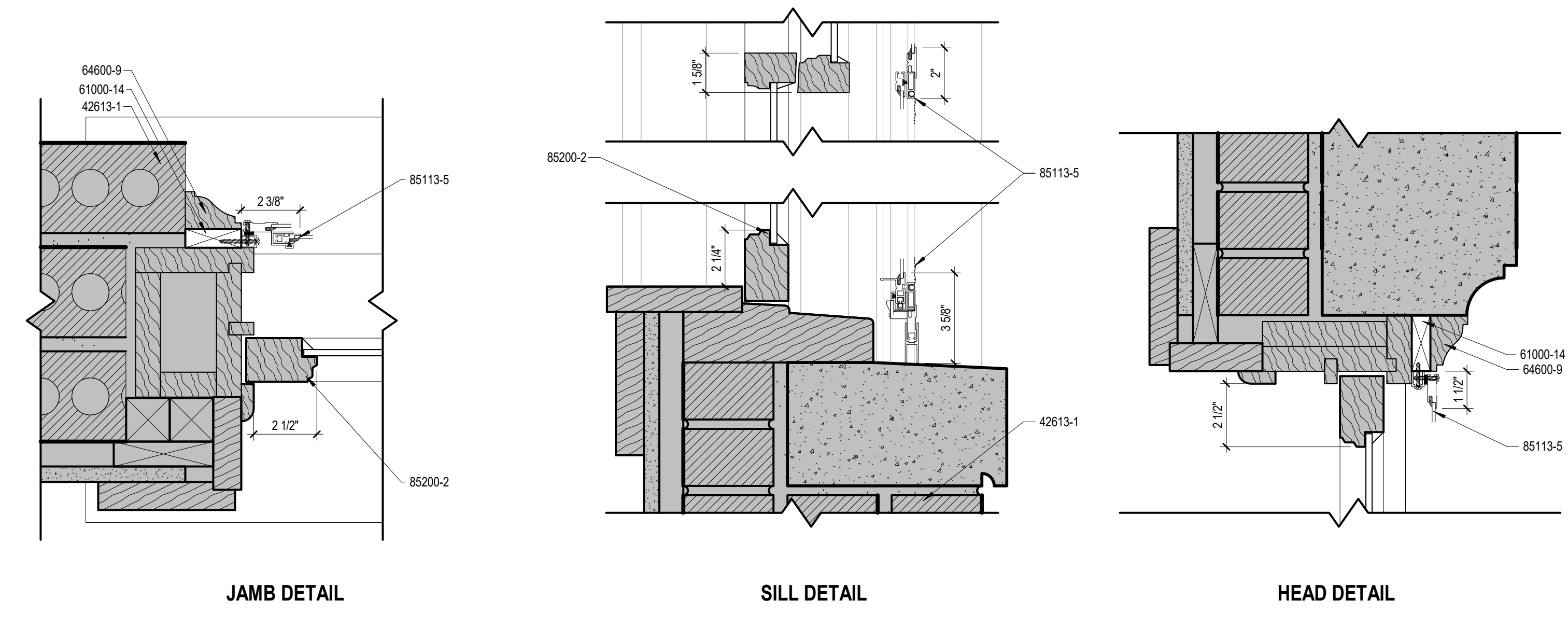
DOOR FRAME ELEVATIONS - BLDG 1 & 2
 SCALE: 1/4" = 1'-0"

WALL SECTION KEYNOTES

42613-1	EXISTING BRICK MULTI WYTHE WALL TO REMAIN.
61000-14	NEW 1x WOOD BLOCKING FOR STORM WINDOWS TO BE SECURED INTO.
64600-9	EXISTING BRICK MOLDING TO BE REMOVED, REPAIRED, AND THEN REINSTALLED OVER NEW 1x WOOD BLOCKING.
64600-10	REPAIR IN-KIND ALL INTERIOR & EXTERIOR HISTORIC WOOD TRIM THAT APPEARS DAMAGED.
85113-5	EXTERIOR STORM WINDOW SYSTEM WITH SCREENS TO BE INSTALLED ON THE EXTERIOR SIDE OF THE EXISTING HISTORIC WOOD WINDOW. SECURE INTO NEW 1x WOOD BLOCKING. BASIS OF DESIGN "ALLIED WINDOW HISTORIC ONE LITE HUNG" WITH SCREEN.
85200-2	EXISTING WOOD DOUBLE HUNG WINDOW.



2 WOOD WINDOWS - BLDG 1 - 135 W COLUMBIA
 SCALE: 3" = 1'-0"



1 WOOD WINDOWS - BLDG 1 - 133 W COLUMBIA
 SCALE: 3" = 1'-0"



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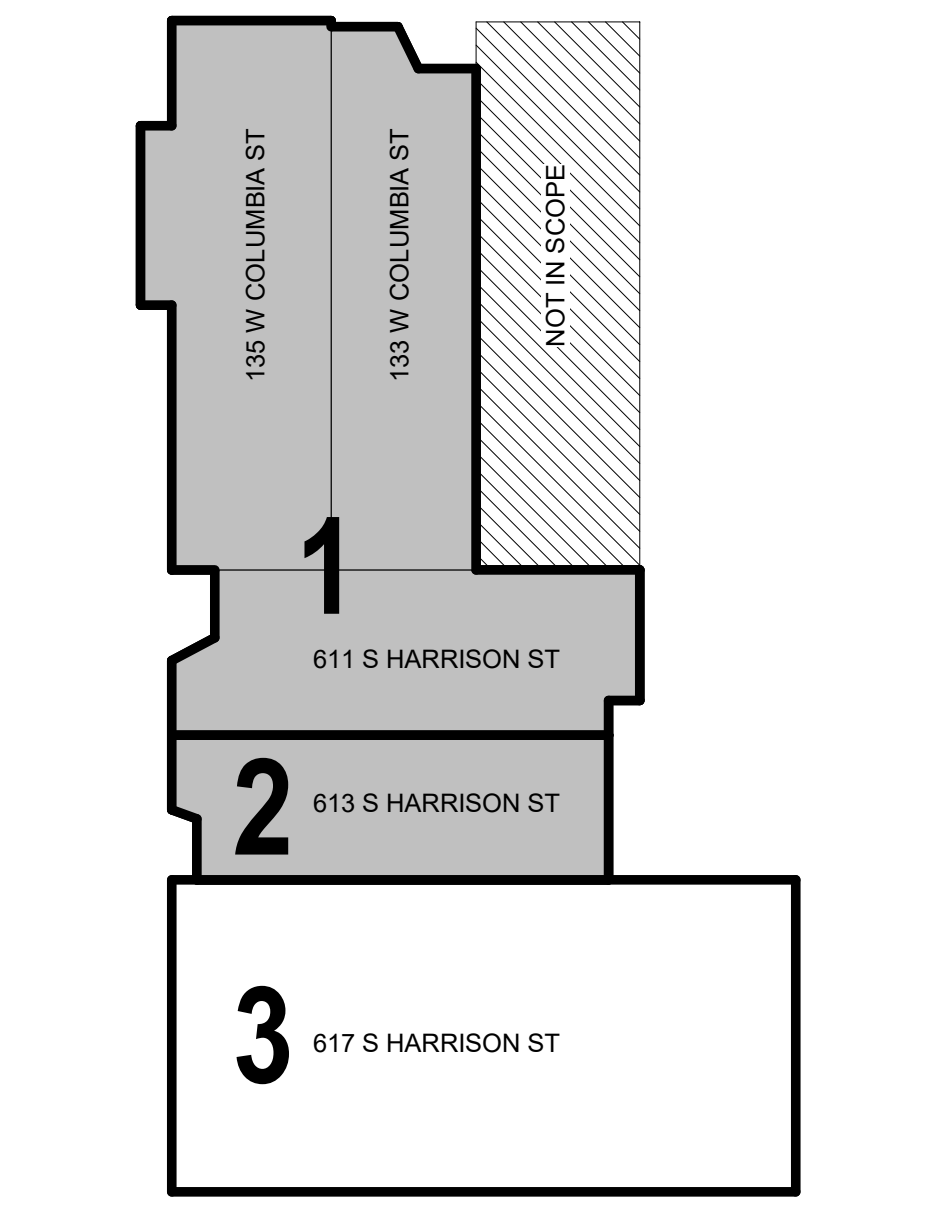
REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

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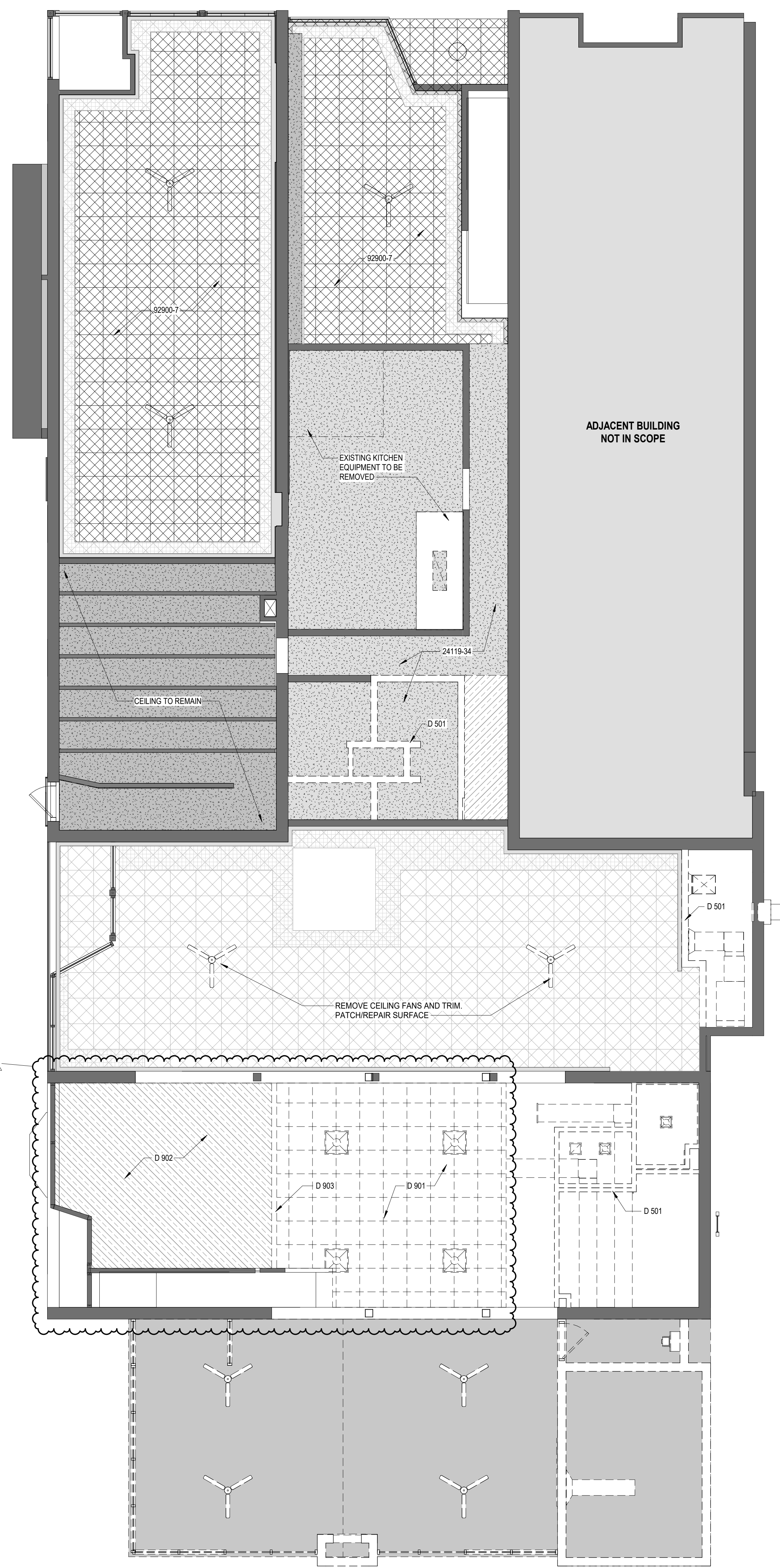
GENERAL RCP NOTES	
1.	SEE GENERAL INFORMATION SHEET G0.2 FOR TYPICAL SYMBOLS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION INFORMATION.
2.	ALL SUSPENDED ACOUSTICAL CEILING TILE TO BE 2'-0" X 2'-0", UNLESS NOTED OTHERWISE.
3.	ALL ELEVATION MARKS MEASURED FROM DESIGNATED FINISH FLOOR TO CEILING SURFACE.
4.	PAINT ALL HORIZONTAL AND VERTICAL GYP. BD. BULKHEADS. SEE FINISH SCHEDULE FOR PAINT.

REFLECTED CEILING PLAN KEYNOTES	
23000-2	EXISTING MECHANICAL MEZZANINE ABOVE TO REMAIN.
23000-3	EXISTING HISTORIC METAL CEILING TO REMAIN.
24119-13	REMOVE ALL LOWER CEILING TO PROVIDE COMPLETE ACCESS FOR INSTALLATION OF NEW SANITARY PIPING.
24119-34	REMOVE LOW CEILING & LIGHT FIXTURES TO PROVIDE COMPLETE ACCESS FOR NEW APARTMENT PIPING.
77100-9	EXISTING SKYLIGHT TO REMAIN. CLEAN AND REPAIR TO BE WATERTIGHT.
92900-7	CONTRACTOR SHALL DOCUMENT THE EXISTING PRESSED METAL CEILING PANELS SHALL BE CAREFULLY REMOVED, LABELED, AND STORED. THE EXACT SUBSTRATE UNDER TILES IS UNKNOWN. ASSUME MINOR WOOD FURRING STRIPS WILL NEED TO BE REMOVED. NEW 5/8" TYPE "X" GYPSUM BOARD WILL BE INSTALLED AS A BASE LAYER DIRECT TO BOTTOM OF EXISTING WOOD JOISTS. ATTACHED 1/2" RESILIENT CHANNELS AT 16" O.C. MAX AND A TOP LAYER OF 5/8" TYPE "X" GYPSUM BOARD OVER BASE LAYER TO CREATE FIRE RATED FLOOR/CEILING ASSEMBLY. REFER TO LIFE SAFETY SHEETS FOR DOCUMENTS - UL L505 ASSEMBLY DETAILS.
92900-8	NEW GYPSUM BOARD BULKHEAD TO COVER NEW SANITARY PIPING. REFER TO DETAIL 3A8.1 FOR ADDITIONAL INFORMATION.
92900-9	EXISTING GYPSUM BOARD CEILING WITH WOOD BEAM TREATMENT TO REMAIN.
92900-10	NEW GYPSUM BOARD CEILING.
95110-1	NEW SUSPENDED ACOUSTICAL PANEL CEILING UNDER EXISTING GYPSUM BOARD CEILING TO REMAIN. CUT AND PATCH EXISTING GYPSUM BOARD CEILING AS NEEDED TO MAINTAIN FIRE RATING.
D 501	REMOVE GYPSUM BOARD AND STUD WALL PARTITION(S) COMPLETE (OR PORTION AS INDICATED)
D 901	REMOVE SUSPENDED ACOUSTICAL TILE CEILING PADS, GRID, AND ACCESSORIES COMPLETE.
D 902	REMOVE EXISTING GYPSUM BOARD CEILING COMPLETE.
D 903	REMOVE EXISTING BULKHEAD COMPLETE.

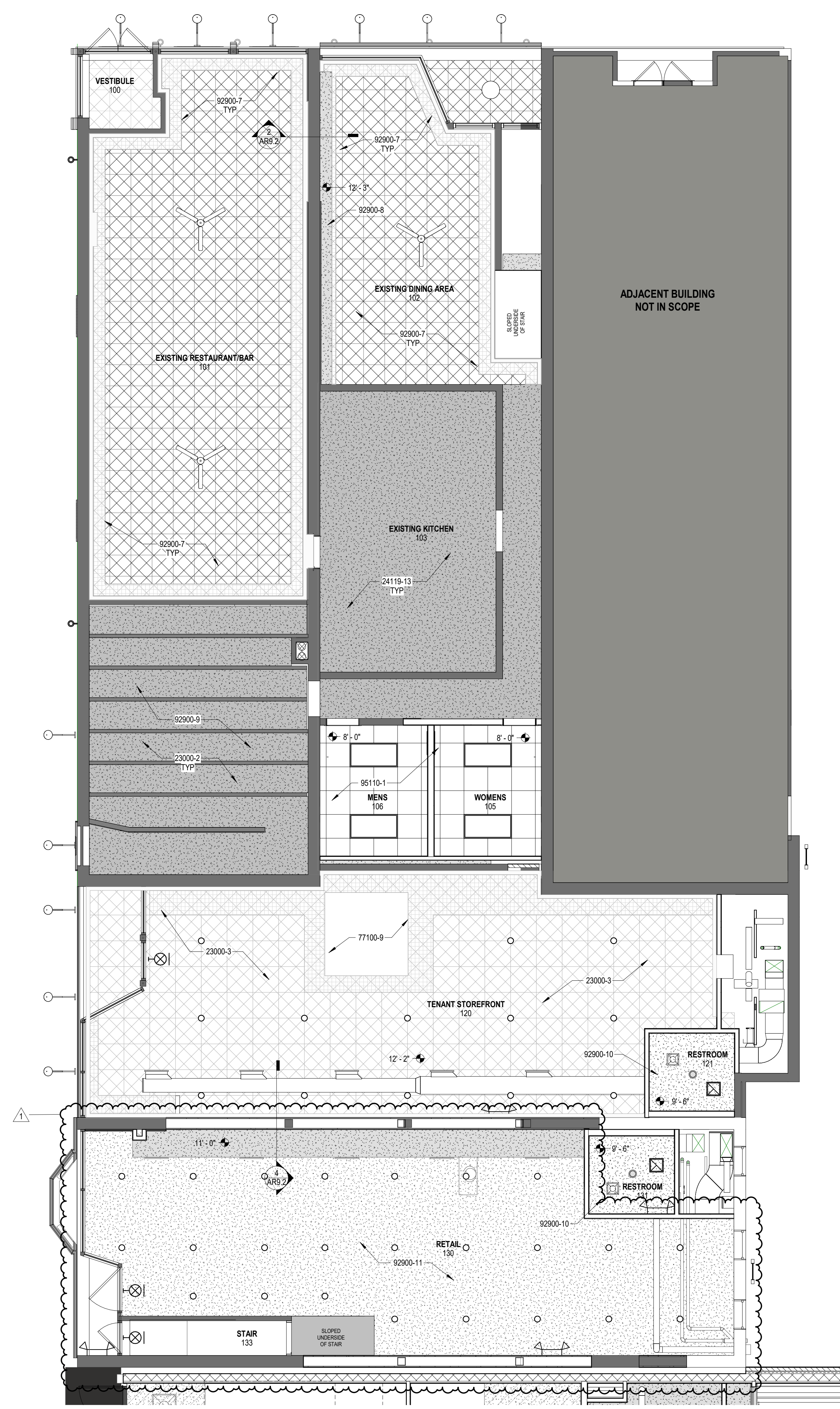
RCP SYMBOLS LEGEND	
	2'-0" SUSPENDED ACOUSTICAL CEILING TILE AND GRID SYSTEM. SEE FINISH LEGEND & SPECIFICATIONS FOR PANEL TYPE.
	GYPSUM BOARD CEILING TO BE INSTALLED TO THE UNDERSIDE OF STRUCTURE. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR.
	GYPSUM BOARD CEILING OR BULKHEAD TO BE INSTALLED AT HEIGHTS SPECIFIED. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR. BULKHEAD TO BE 5/8" GYPSUM BOARD ON 2x4 WOOD STUD FRAMING AT 16" O.C. MAXIMUM.
	EXPOSED STRUCTURE ABOVE. SEE GENERAL REFLECTED CEILING PLAN NOTES FOR FINISH REQUIREMENTS.
	SUSPENDED GYP. BD. CEILING. BASIS OF DESIGN - "USG DRYWALL GRID SYSTEM". SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR.
	CEDAR TONGUE & GROOVE CEILING. PIECES TO BE SHOP FINISHED PRIOR TO INSTALLATION. INSTALL OVER 2x WOOD FRAMING WITH STAINLESS STEEL FASTENERS.
	SLOPE SLOPE ARROW - INDICATES SLOPE OF CEILING



KEY PLAN
SCALE: NONE



REFLECTED CEILING DEMOLITION PLAN - MAIN LEVEL
SCALE: 3/16" = 1'-0"



REFLECTED CEILING PLAN - MAIN LEVEL
SCALE: 3/16" = 1'-0"



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1	09/02/2021	ADD #01

BUILDING 1 & 2 -
REFLECTED CEILING
PLANS - MAIN LEVEL

AR9.1

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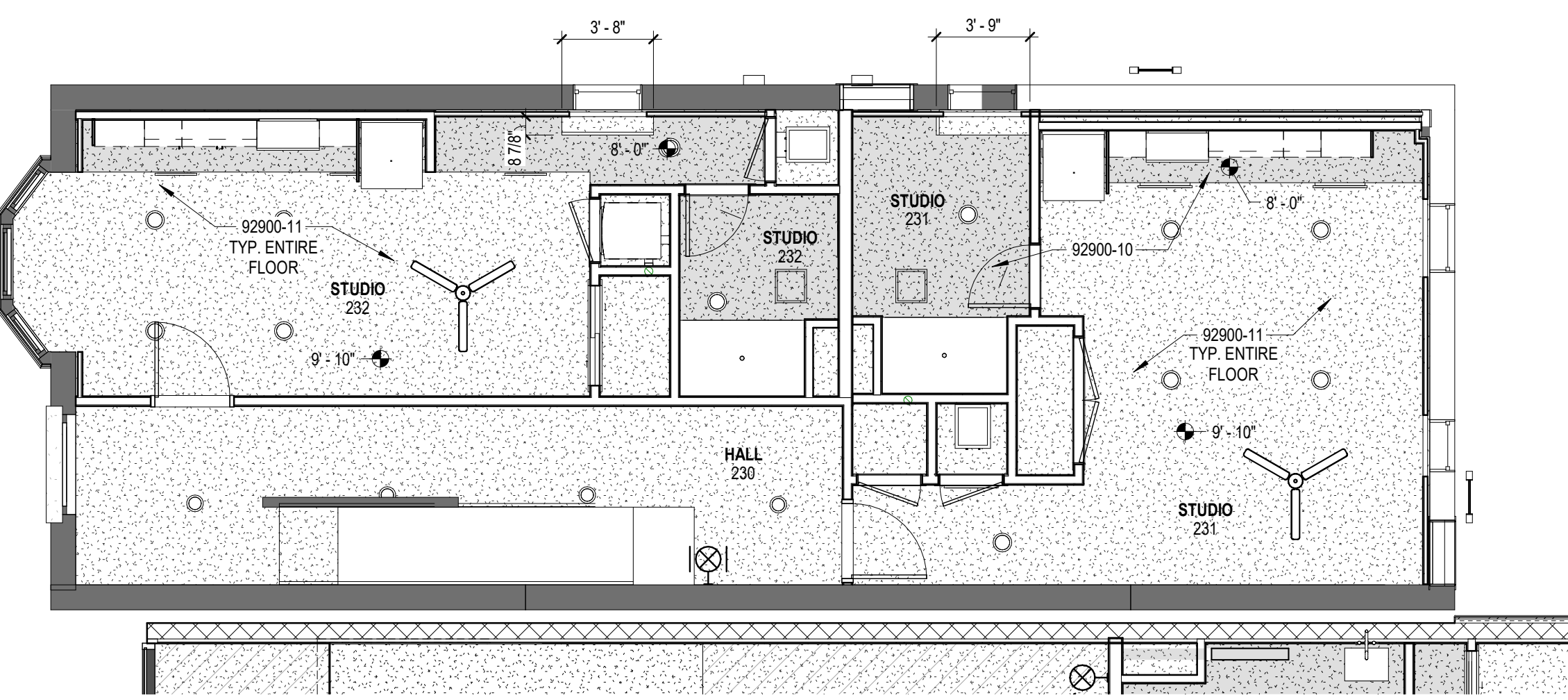
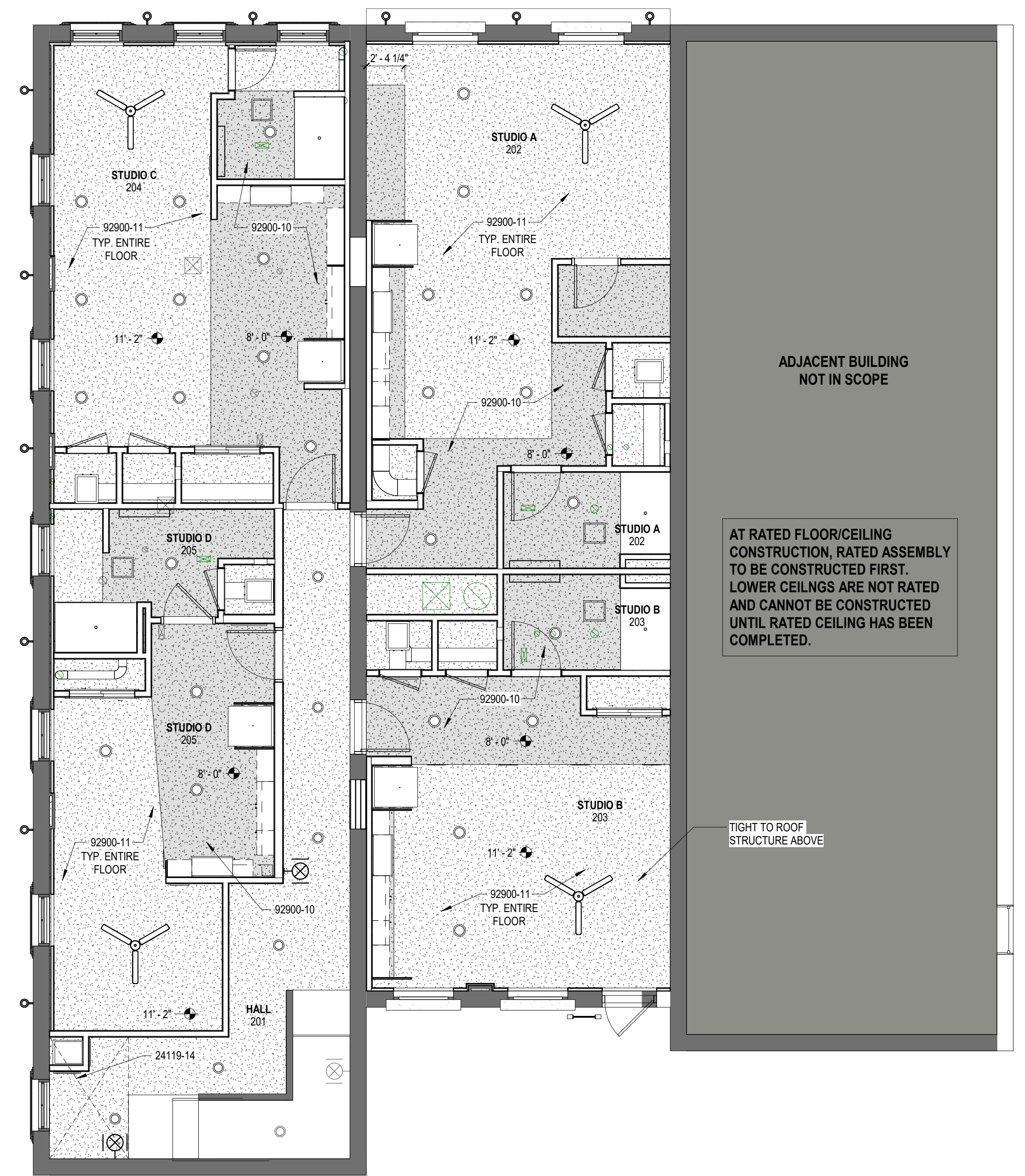
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

BUILDING 1 & 2 -
REFLECTED CEILING PLAN - SECOND LEVEL

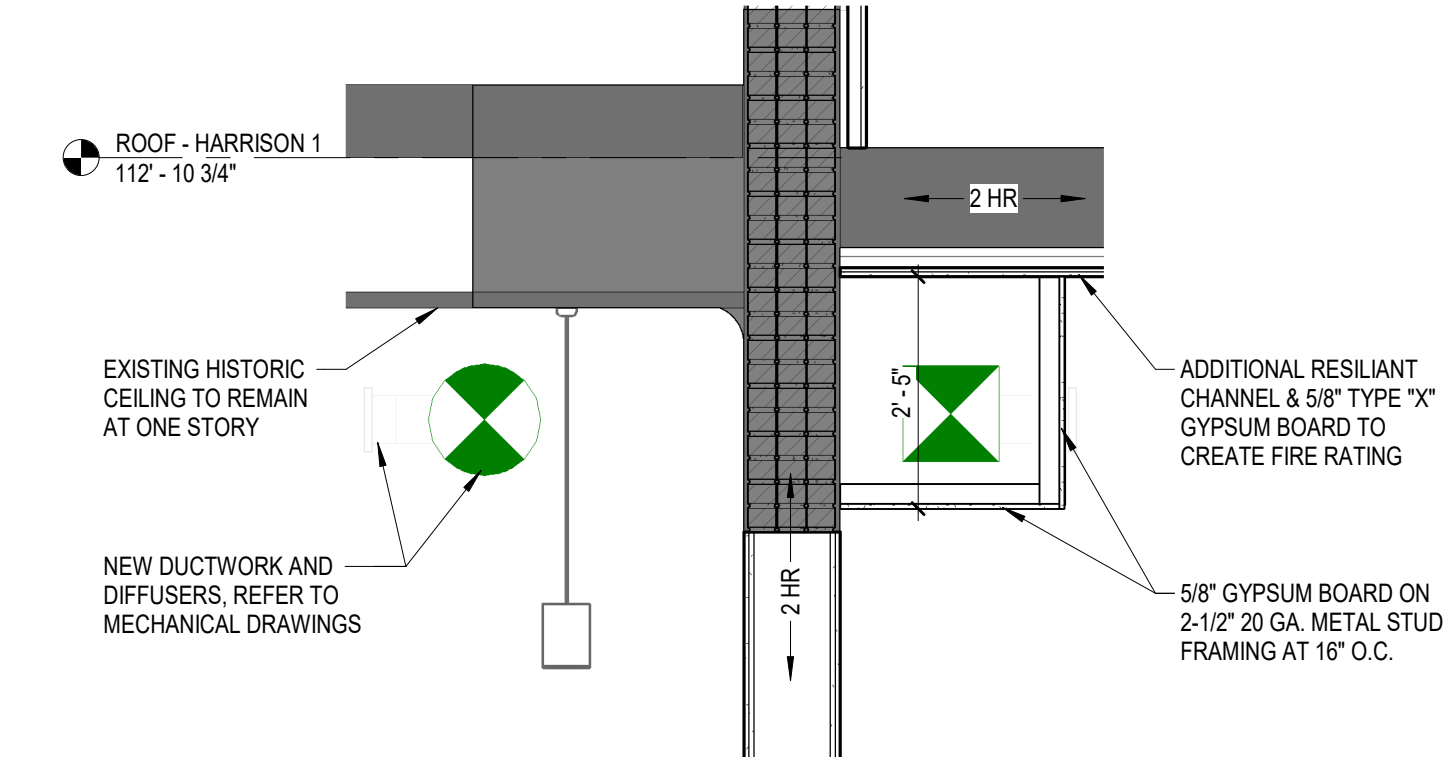
AR9.2

GENERAL RCP NOTES	
1.	SEE GENERAL INFORMATION SHEET G0.2 FOR TYPICAL SYMBOLS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION INFORMATION.
2.	ALL SUSPENDED ACOUSTICAL CEILING TILE TO BE "X" A.F.F., UNLESS NOTED OTHERWISE.
3.	ALL ELEVATION MARKS MEASURED FROM DESIGNATED FINISH FLOOR TO CEILING SURFACE.
4.	PAINT ALL HORIZONTAL AND VERTICAL GYP. BD. BULKHEADS. SEE FINISH SCHEDULE FOR PAINT.

REFLECTED CEILING PLAN KEYNOTES	
24119-14	REMOVE EXISTING DROPPED BOARD CEILING IN ITS ENTIRETY.
92900-10	NEW GYPSUM BOARD CEILING.
92900-11	NEW FIRE RATED FLOOR/CEILING ASSEMBLY, 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS AT 16" O.C. MAX. CEILING TO BE INSTALLED PRIOR TO WALLS THROUGHOUT FLOOR. REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.



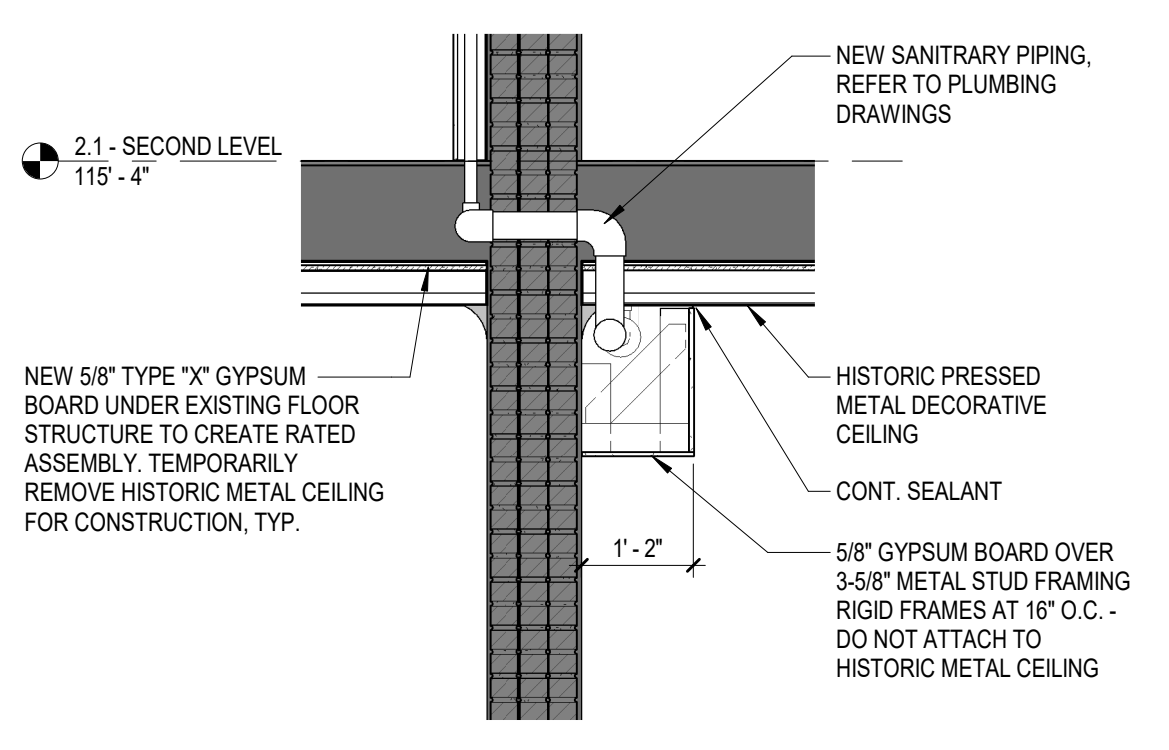
REFLECTED CEILING PLAN - SECOND LEVEL
SCALE: 3/16" = 1'-0"



4 CEILING DETAIL
SCALE: 1/2" = 1'-0"



2 NEW BULKHEAD DEMO
SCALE: 1/2" = 1'-0"



1 SECTION AT NEW BULKHEAD
SCALE: 1/2" = 1'-0"



KEY PLAN
SCALE: NONE



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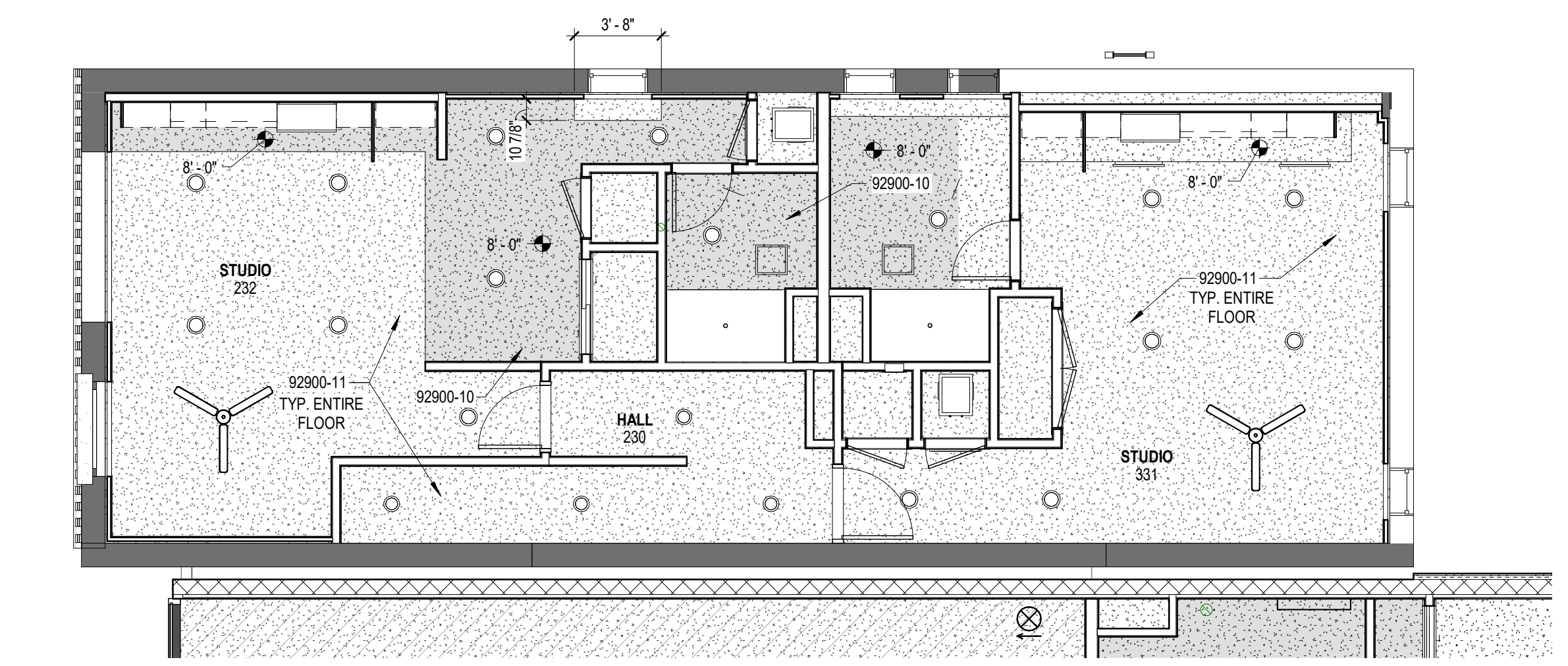
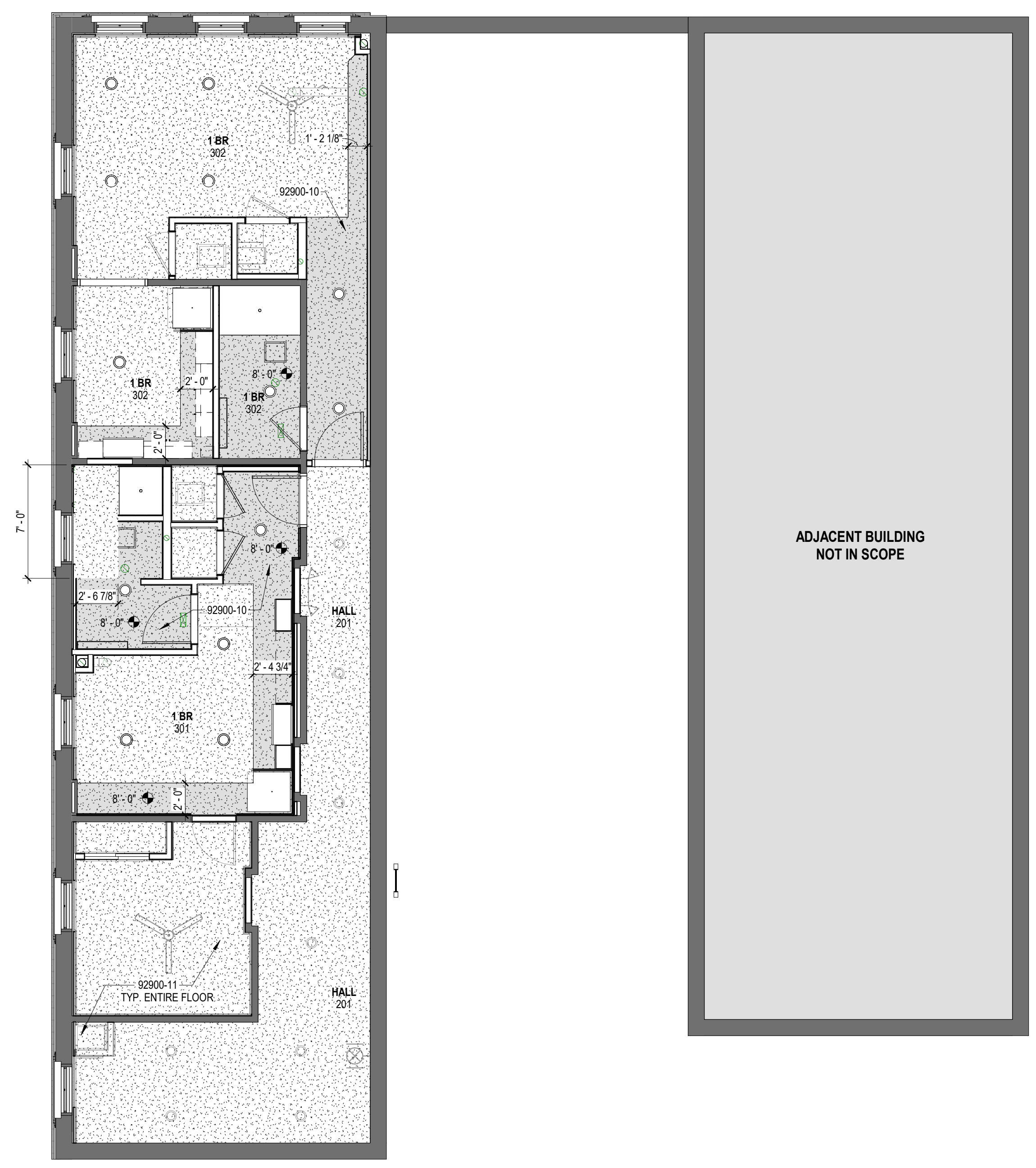
NO.	DATE	DESCRIPTION

BUILDING 1 & 2 -
 REFLECTED CEILING
 PLAN - THIRD LEVEL

AR9.3

GENERAL RCP NOTES	
1.	SEE GENERAL INFORMATION SHEET G0.2 FOR TYPICAL SYMBOLS. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL COORDINATION INFORMATION.
2.	ALL SUSPENDED ACOUSTICAL CEILING TILE TO BE 2'-0" X 2'-0" A.F.F., UNLESS NOTED OTHERWISE.
3.	ALL ELEVATION MARKS MEASURED FROM DESIGNATED FINISH FLOOR TO CEILING SURFACE.
4.	PAIN'T ALL HORIZONTAL AND VERTICAL GYP. BD. BULKHEADS. SEE FINISH SCHEDULE FOR PAINT.

REFLECTED CEILING PLAN KEYNOTES	
92900-10	NEW GYPSUM BOARD CEILING.
92900-11	NEW FIRE RATED FLOOR/CEILING ASSEMBLY: 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS AT 16" O.C. MAX. CEILING TO BE INSTALLED PRIOR TO WALLS THROUGHOUT FLOOR. REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.



REFLECTED CEILING PLAN - THIRD LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH

RCP SYMBOLS LEGEND	
	2'x2' SUSPENDED ACOUSTICAL CEILING TILE AND GRID SYSTEM. SEE FINISH LEGEND & SPECIFICATIONS FOR PANEL TYPE.
	GYPSUM BOARD CEILING TO BE INSTALLED TO THE UNDERSIDE OF STRUCTURE. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR.
	GYPSUM BOARD CEILING OR BULKHEAD TO BE INSTALLED AT HEIGHTS SPECIFIED. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR. BULKHEAD TO BE 5/8" GYPSUM BOARD ON 2x4 WOOD STUD FRAMING AT 16" O.C. MAXIMUM.
	EXPOSED STRUCTURE ABOVE. SEE GENERAL REFLECTED CEILING PLAN NOTES FOR FINISH REQUIREMENTS.
	SUSPENDED GYP. BD. CEILING BASIS OF DESIGN - "USG DRYWALL GRID SYSTEM". SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR.
	CEDAR TONGUE & GROOVE CEILING. PIECES TO BE SHOP FINISHED PRIOR TO INSTALLATION. INSTALL OVER 2x WOOD FRAMING WITH STAINLESS STEEL FASTENERS.
	SLOPE ARROW - INDICATES SLOPE OF CEILING



KEY PLAN
 SCALE: NONE
 NORTH

FINISH SCHEDULE - 00 R LOWER LEVEL - BUILDING 1										
#	ROOM	NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
					NORTH	SOUTH	EAST	WEST		
010	EXISTING RESTAURANT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
011	EXISTING WAITING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
012	EXIST RR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
013	EXIST RR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
014	EXISTING STORAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
015	WATER SERVICE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
020	STORAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
030	STORAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
031	ELECTRICAL	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	

FINISH SCHEDULE - 01 R FIRST FLOOR - BUILDING 1 & 2										
#	ROOM	NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
					NORTH	SOUTH	EAST	WEST		
100	VESTIBULE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
101	EXISTING RESTAURANT/BAR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
102	EXISTING DINING AREA	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
103	EXISTING KITCHEN	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
104	HALL	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
105	WOMENS	CT-1	---	CWT-1	CWT-1	CWT-1	CWT-1	ACT-1	ACT-1	
106	MENS	CT-1	---	CWT-1	CWT-1	CWT-1	CWT-1	ACT-1	ACT-1	
107	STAIR	PNT-2	---	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
108	STAIR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
120	TENANT STOREFRONT	EXIST.	WD-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
121	RESTROOM	CT-1	---	CWT-1	CWT-1	CWT-1	CWT-1	PNT-3	PNT-3	
122	MECH	WD-4	---	PNT-1	PNT-1	PNT-1	PNT-1	EXPOSED	EXPOSED	
130	RETAIL	WD-4	---	PNT-1	EXIST. BRICK	PNT-1	EXIST. BRICK	PNT-1	PNT-3, ACT-1	
131	RESTROOM	CT-1	---	CWT-1	CWT-1	CWT-1	CWT-1	PNT-3	PNT-3	

FINISH SCHEDULE - 01 R FIRST FLOOR - BUILDING 1 & 2										
#	ROOM	NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
					NORTH	SOUTH	EAST	WEST		
132	MECH	---	LVT-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	EXPOSED	6
133	STAIR	---	STC-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	6

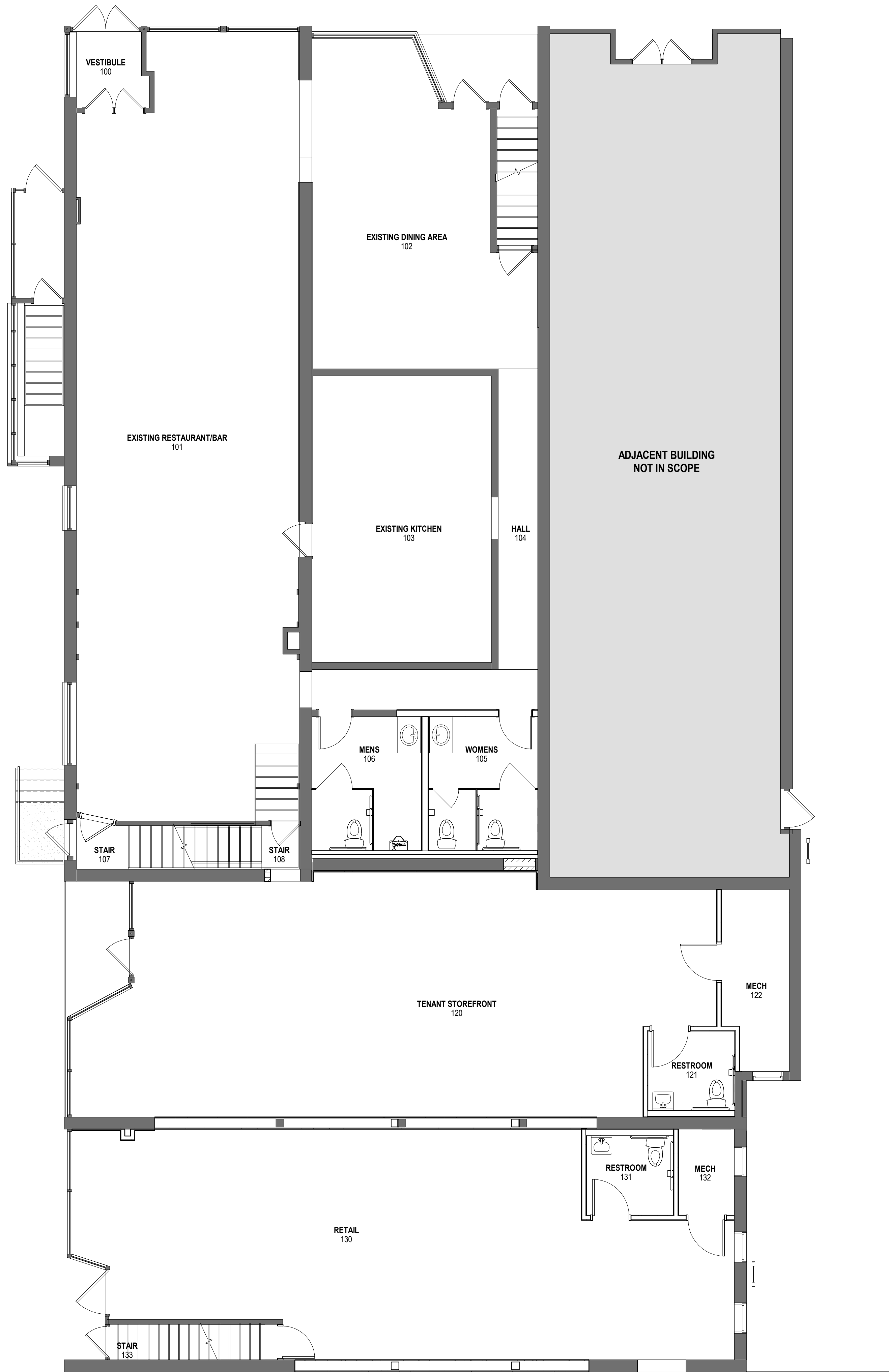
FINISH COMMENTS - BUILDING 1 & 2

- EXISTING WOOD FLOOR IN THIS SPACE TO BE PATCHED AS NOTED, THEN REFINISHED/FINISHED IN ITS ENTIRETY
- BATHROOMS IN THIS APARTMENT TO RECEIVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 2
- BATHROOMS IN THIS APARTMENT TO RECEIVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 3
- EXISTING HISTORIC TIN CEILING TO BE REINSTALLED AFTER FIRE SEPARATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
- EXISTING HARD CEILING TO BE DEMO'ED, AND NEW HARD CEILING INSTALLED PER REFLECTED CEILING PLANS AFTER FIRE SEPARATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
- FINISHED GYPSUM AFFIXED TO UNDERSIDE OF ROOF JOISTS TO ACHIEVE 1HR SEPERATION. PAINT NEW GYP AND INSTALL ACT-1 PER REFLECTED CEILING PLAN. EXISTING WOOD FLOOR TO BE EXAMINED FOR AREAS OF REPAIR OR REPLACEMENT, REFINISH AS NEEDED.
- EXISTING EXPOSED BRICK IN THIS SPACE TO REMAIN. ALL OTHER WALLS TO BE PAINTED AS NOTED
- EXISTING STAIRS IN THIS SPACE TO BE REPAINTED AS NOTED IN SCHEDULE

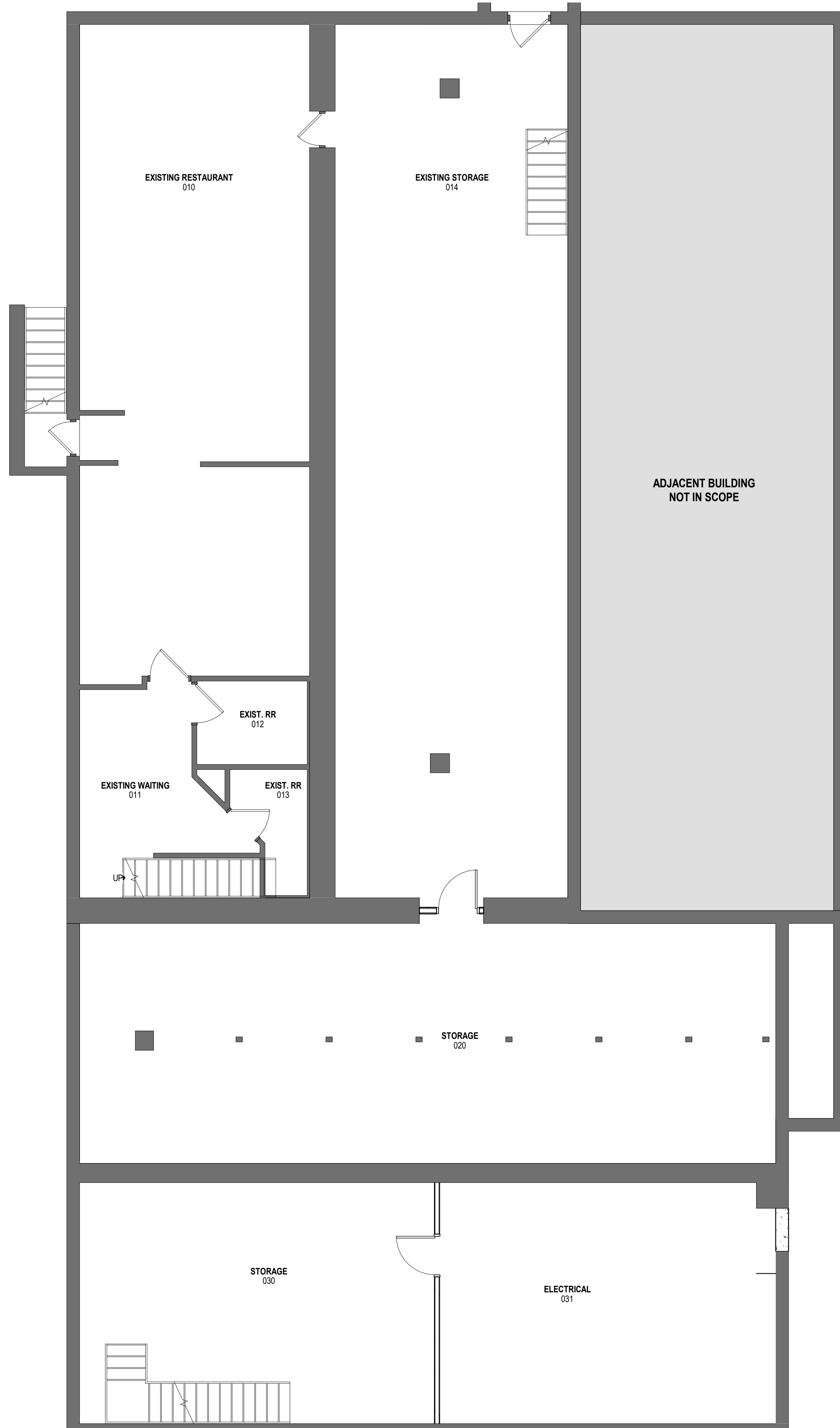
FINISH LEGEND	
ACOUSTIC CEILING TILE	
ACT-1	ARMSTRONG, DUNE ANGLED TEGULAR 1774, SIZE: 24" X 24", COLOR: WHITE, GRID: PRELUDE 15/16", COLOR: WHITE
CERAMIC TILE	
CT-1	12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST
CERAMIC TILE BASE	
CTB-1	4" X 12" COLORBODY PORCELAIN TILE BASE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$7 SF MATERIAL COST

FINISH LEGEND	
CERAMIC WALL TILE	
CWT-2	12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST
CWT-3	MOSAIC COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$12 SF MATERIAL COST
LUXURY VINYL TILE	
LVT-1	BASIS OF DESIGN: MANNINGTON NATURES PATHS COLLECTION
PAINT	
PNT-1	SHERWIN WILLIAMS, COLOR: SW7014 EIDER WHITE, FINISH: EGGSHELL (MAIN COLOR)
PNT-2	SHERWIN WILLIAMS, COLOR: SW 7018 DOVETAIL, FINISH: EGGSHELL (ACCENT COLOR)
PNT-3	SHERWIN WILLIAMS, COLOR: SW7005 PURE WHITE, FINISH: FLAT (CEILING)
POLISHED CONCRETE	
PC-1	POLISHED CONCRETE, LEVEL OF EXPOSURE: CLASS B - FINE SAND AGGREGATE, LEVEL OF FINISH: LEVEL 1 SATIN FINISH - 400 GRIT, PROVIDE SEMI-PENETRATING STAIN GUARD & IMPREGNATING STAIN PROTECTION
QUARTZ	
QTZ-1	LX HAUSYS, STYLE: VATERA, COLOR: CELESTE Q202, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)
WOOD STAIR COMPONENT	
TARKETT	TARKETT ANGLE FIT STAIR TREADS WITH INTEGRATED RISER, TEXTURE: HAMMERED - HNTR, COLOR: TO BE SELECTED
STC-1	
WALK-OFF MAT	
WOM-1	MOHAWK, COLLECTION: TUFF STUFF II, STYLE: STEP UP II, COLOR: TO BE SELECTED, SIZE: 24" X 24", INSTALL: MONOLITHIC
WOOD	
WD-1	TOUNGE & GROOVE HARDWOOD FLOOR, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: CUSTOM TO MATCH EXISTING FLOOR, FINISH: 2 PART WATER BASED POLYURETHANE
WD-2	1X6 WOOD BASE, SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL
WD-3	HARDWOOD LANDING NOSING, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: TO BE DETERMINED, FINISH: 2 PART WATER BASED POLYURETHANE
WD-4	APPALATION ENGINEERED HARDWOOD FLOORING, SIZE: 8" PLANKS, THICKNESS: 18.4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

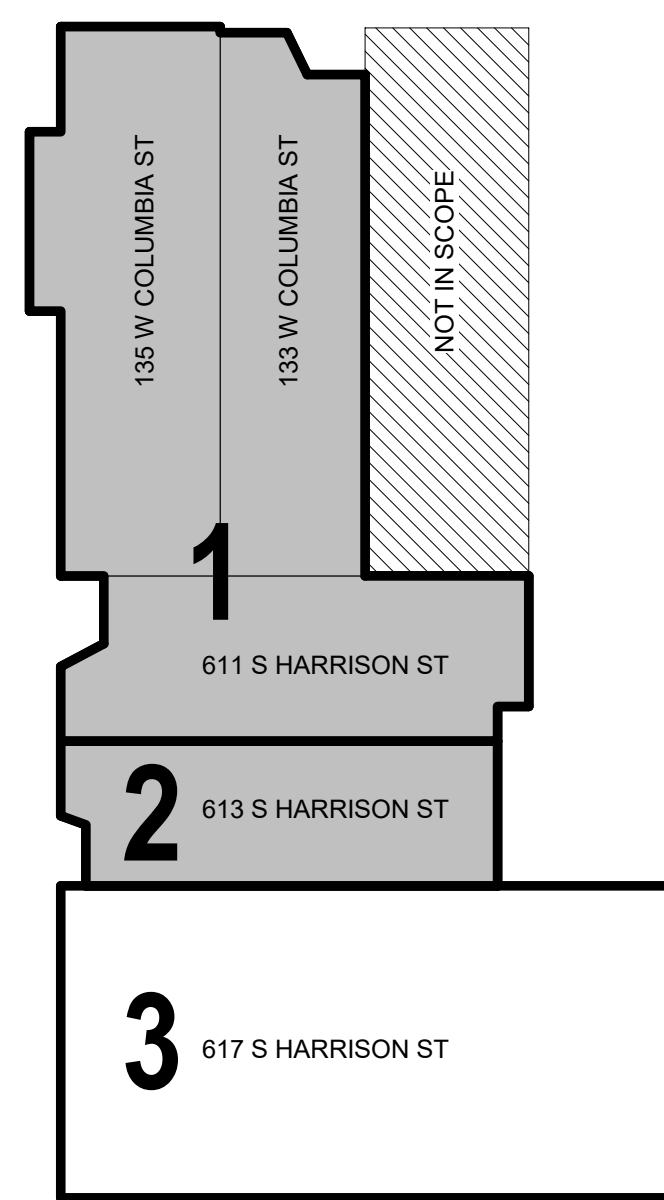
- GENERAL ROOM FINISH NOTES**
- SEE "GENERAL" SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS
 - THE SCHEDULED MATERIALS AND FINISHES SHALL NOT BE ORDERED OR INSTALLED BEFORE THE CONTRACTOR'S ACTUAL COLOR SAMPLE SUBMITTALS HAVE BEEN APPROVED AS CALLED FOR ON THE DRAWINGS AND IN THE SPECIFICATIONS.
 - ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE
 - WHERE LVT/CTP MEETS CONCRETE, PROVIDE SLIMLINE RUBBER TRANSITION STRIP
 - WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
 - ALL HOLLOW METAL DOOR FRAMES AND WINDOWS FRAMES TO BE PAINTED TO MATCH WALL WITH ZERO VOC ACRYLIC BASED PAINT WITH A SEMI-GLOSS FINISH, UNLESS NOTED OTHERWISE
 - ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL, UNLESS NOTED OTHERWISE
 - BOTTOM OF ALL GYP. BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
 - FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE
 - ALL COUNTERTOPS AND 4" BACKSPASHES TO BE QTZ
 - ALL CASEWORK TO BE BASIS OF DESIGN: SMART CABINETS, PRODUCT: MAPLE HARDWOOD, FACE FRAMES: SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELECTED FROM FULL RANGE
 - ALL WINDOW SILLS TO BE QTZ-1
 - AT STAIRS, ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED. STRINGERS AND METAL RAILING TO BE PAINTED WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3. SEE FINISH LEGEND.
 - ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
 - PROVIDE SCHLUTER QUADREC TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
 - ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
 - EXISTING TIN CEILING TO BE PAINTED PNT-3
 - ALL APARTMENT KITCHENS TO RECEIVE CWT-2 BACKSPASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS EQUIPMENT AS SHOWN IN 10 SERIES. ALL EXPOSED EDGES TO RECEIVE SCHLUTER QUADREC TRIM WITH EB FINISH



2 FINISH FLOOR PLAN - MAIN LEVEL
SCALE: 3/16" = 1'-0"



1 FINISH FLOOR PLAN - LOWER LEVEL
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NONE



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

FINISH SCHEDULE - 02 R SECOND FLOOR - BUILDING 1 & 2										
#	ROOM	NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
					NORTH	SOUTH	EAST	WEST		
201	HALL	EXIST. PNT-2		EXIST. MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	8.9
202	STUDIO A	EXIST. WD-1		EXIST. MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	13.8
203	STUDIO B	EXIST.		EXIST. MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	3.8
204	STUDIO C	EXIST.		EXIST. MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	3.8
205	STUDIO D	EXIST.		EXIST. MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	3.8
230	HALL	WD-4, STC-1		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	8
231	STUDIO	WD-4		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	23.8
232	STUDIO	WD-4		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	23.8

FINISH SCHEDULE - 03 R THIRD FLOOR - BUILDING 1 & 2										
#	ROOM	NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS
					NORTH	SOUTH	EAST	WEST		
300	HALL	EXIST. WD-1 PNT-2		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	4.5
301	1 BR	EXIST. WD-1		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2.4
302	1 BR	EXIST. WD-1		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2.4
330	HALL	WD-4, STC-1		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2.3
331	STUDIO	WD-4		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2.3
332	STUDIO	WD-4		WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2.3

BUILDING 1&2 - UTILITY & LAUNDRY ROOM FINISHES				
FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
LVT-1	WD-2	PNT-1	PNT-3	2

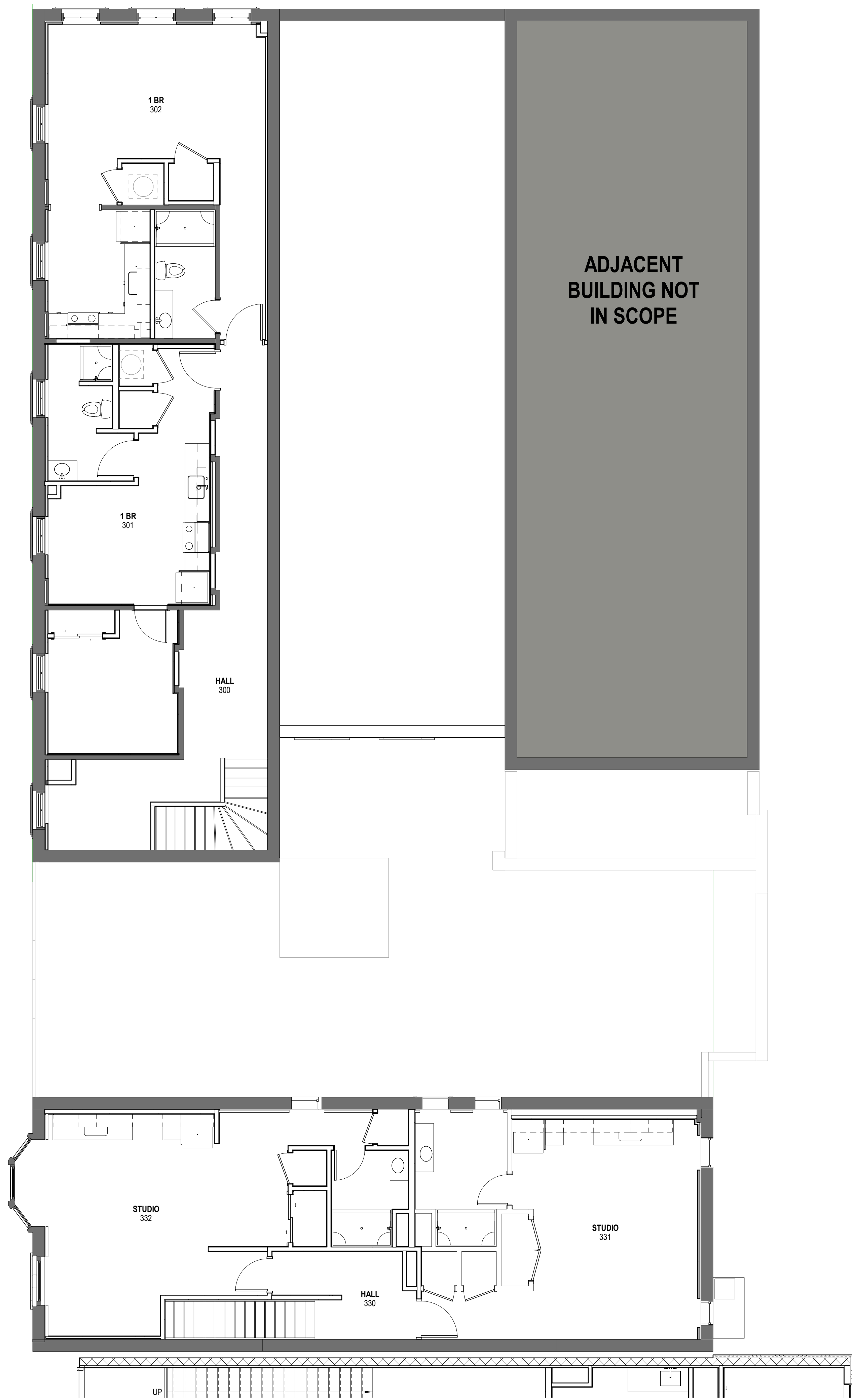
BUILDING 1&2 - RESTROOM FINISHES					
FLOOR FINISH	BASE FINISH	MAIN WALL FINISH	SHOWER WALL FINISH	CEILING FINISH	COMMENTS
CT-1	CTB-1	PNT-1	CWT-1	PNT-3	3

- FINISH COMMENTS - BUILDING 1 & 2**
- EXISTING WOOD FLOOR IN THIS SPACE TO BE PATCHED AS NOTED, THEN REFINISHED/FINISHED IN ITS ENTIRETY
 - SIDE ROOMS IN THIS APARTMENT TO RECEIVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 2
 - BATHROOMS IN THIS APARTMENT TO RECEIVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 3
 - EXISTING HISTORIC TIN CEILING TO BE REINSTALLED AFTER FIRE SEPARATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
 - EXISTING HARD CEILING TO BE DEMO'D, AND NEW HARD CEILING INSTALLED PER REFLECTED CEILING PLANS AFTER FIRE SEPARATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
 - FINISHED GYPSUM AFFIXED TO UNDERSIDE OF ROOF JOISTS TO ACHIEVE 1HR SEPARATION. PAINT NEW GYP AND INSTALL ACT-1 PER REFLECTED CEILING PLAN.
 - EXISTING WOOD FLOOR TO BE EXAMINED FOR AREAS OF REPAIR OR REPLACEMENT. REFINISH AS NEEDED.
 - EXISTING EXPOSED BRICK IN THIS SPACE TO REMAIN, ALL OTHER WALLS TO BE PAINTED AS NOTED
 - EXISTING STAIRS IN THIS SPACE TO BE REPAINTED AS NOTED IN SCHEDULE

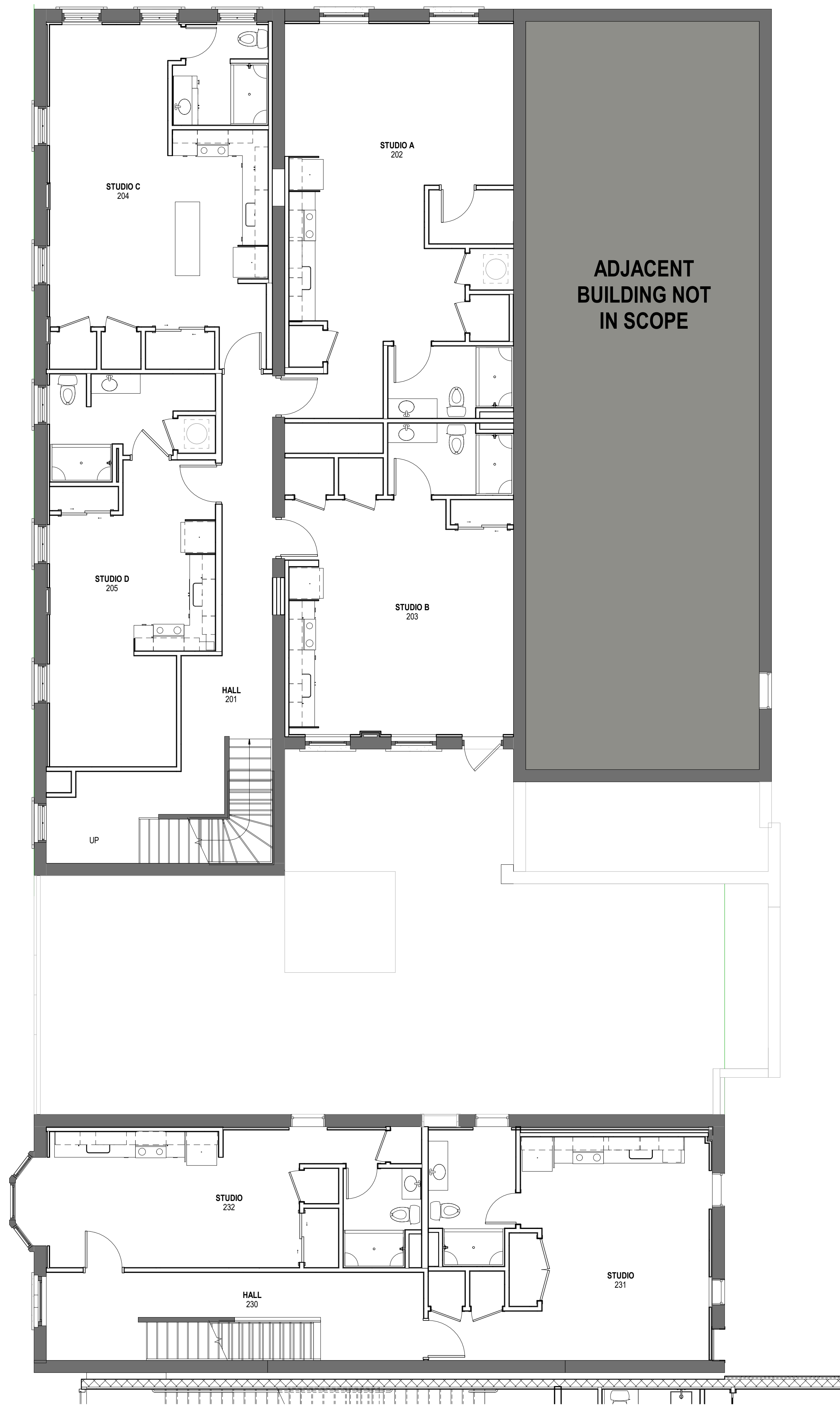
FINISH LEGEND	
ACOUSTIC CEILING TILE	ACT-1 ARMSTRONG, DUNE ANGLED REGULAR 1774, SIZE: 24" X 24", COLOR: WHITE, GRID: PRELUDE 15/16", COLOR: WHITE
CERAMIC TILE	CT-1 12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST
CERAMIC TILE BASE	CTB-1 4" X 12" COLORBODY PORCELAIN TILE BASE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$7 SF MATERIAL COST

FINISH LEGEND	
CERAMIC WALL TILE	CWT-1 12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST
CWT-2	MOSAIC COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$12 SF MATERIAL COST
LUXURY VINYL TILE	LVT-1 BASIS OF DESIGN: MANNINGTON NATURES PATHS COLLECTION
PAINT	PNT-1 SHERWIN WILLIAMS, COLOR: SW7014 EIDER WHITE, FINISH: EGGSHELL (MAIN COLOR)
	PNT-2 SHERWIN WILLIAMS, COLOR: SW 7018 DOVETAIL, FINISH: EGGSHELL (ACCENT COLOR)
	PNT-3 SHERWIN WILLIAMS, COLOR: SW7005 PURE WHITE, FINISH: FLAT (CEILING)
POLISHED CONCRETE	PC-1 POLISHED CONCRETE, LEVEL OF EXPOSURE: CLASS B - FINE/SAND AGGREGATE, LEVEL OF FINISH: LEVEL 1 SATIN FINISH - 400 GRIT, PROVIDE SEMI-PENETRATING STAIN GUARD & IMPREGNATING STAIN PROTECTION
QUARTZ	QTZ-1 LX HAUSYS, STYLE: VATERA, COLOR: CELESTE Q620, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)
QUARTZ	QTZ-2 TARKETT ANGLE FIT STAIR TREADS WITH INTEGRATED RISER, TEXTURE: HAMMERED - HNTR, COLOR: TO BE SELECTED
STC-1	MOHAWK COLLECTION: TUFF STUFF II, STYLE: STEP UP II, COLOR: TO BE SELECTED, SIZE: 24" X 24", INSTALL: MONOLITHIC
WD-1	TOUNGE & GROOVE HARDWOOD FLOOR, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: CUSTOM TO MATCH EXISTING FLOOR, FINISH: 2 PART WATER BASED POLYURETHANE
WD-2	1X6 WOOD BASE, SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL
WD-3	HARDWOOD LANDING NOSING, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: TO BE DETERMINED, FINISH: 2 PART WATER BASED POLYURETHANE
WD-4	APPALACHIAN ENGINEERED HARDWOOD FLOORING, SIZE: 5" PLANKS, THICKNESS: 18.4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

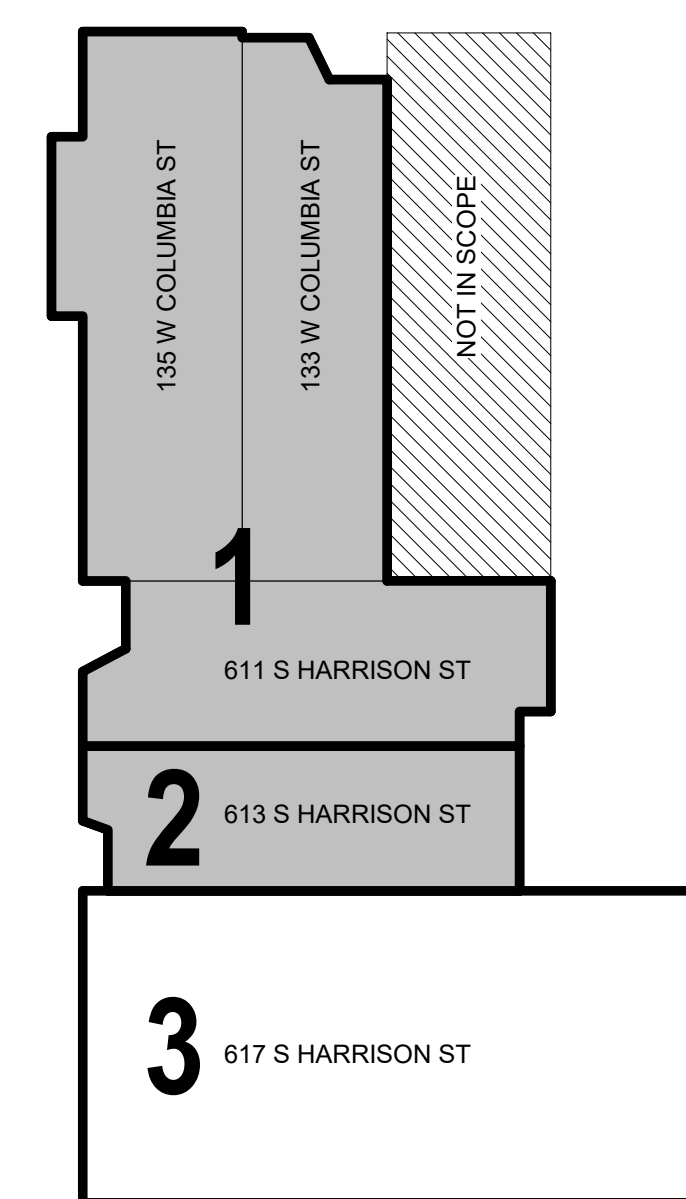
- GENERAL ROOM FINISH NOTES**
- SEE GENERAL SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS
 - THE SCHEDULED MATERIALS AND FINISHES SHALL NOT BE ORDERED OR INSTALLED BEFORE THE CONTRACTOR'S ACTUAL COLOR SAMPLE SUBMITTALS HAVE BEEN APPROVED AS CALLED FOR ON THE DRAWINGS AND IN THE SPECIFICATIONS
 - ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE ON FLOOR FINISH PLAN
 - WHERE LVT/CTP MEETS CONCRETE, PROVIDE SILLLINE RUBBER TRANSITION STRIP
 - WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
 - ALL HOLLOW METAL DOOR FRAMES AND WINDOW FRAMES TO BE PAINTED TO MATCH WALL WITH ZERO VOC ACRYLIC BASED PAINT WITH A SEMI-GLOSS FINISH, UNLESS NOTED OTHERWISE
 - ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL, UNLESS NOTED OTHERWISE
 - BOTTOM OF ALL GYP BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
 - FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
 - ALL COUNTERTOPS AND 4" BACKSPASHES TO BE QTZ
 - ALL CASEWORK TO BE BASIS OF DESIGN SMART CABINETS, PRODUCT: MAPLE HARDWOOD, FACE FRAMES, SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELECTED FROM FULL RANGE
 - ALL WINDOW SILLS TO BE QTZ
 - AT STAIRS: ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED, STRINGERS AND METAL RAILING TO BE PAINTED WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3. SEE FINISH LEGEND
 - ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
 - PROVIDE SCHLUTER QUADREC TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
 - ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
 - EXISTING TIN CEILING TO BE PAINTED PNT-3
 - ALL APARTMENT KITCHENS TO RECEIVE CWT-2 BACKSPASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS/EQUIPMENT AS SHOWN IN SERIES. ALL EXPOSED EDGES TO RECEIVE SCHLUTER QUADREC TRIM WITH EB FINISH



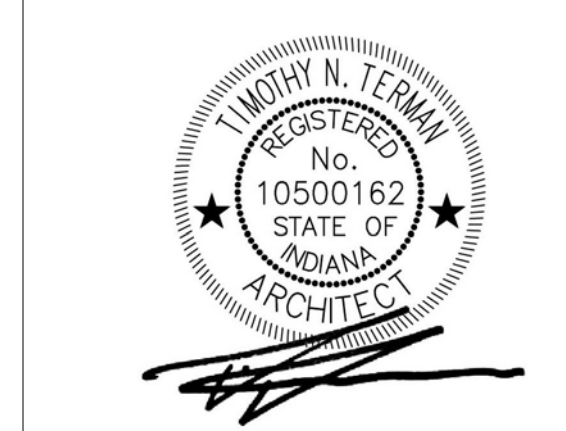
2 FINISH FLOOR PLAN - THIRD LEVEL
SCALE: 3/16" = 1'-0"



1 FINISH FLOOR PLAN - SECOND LEVEL
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NONE



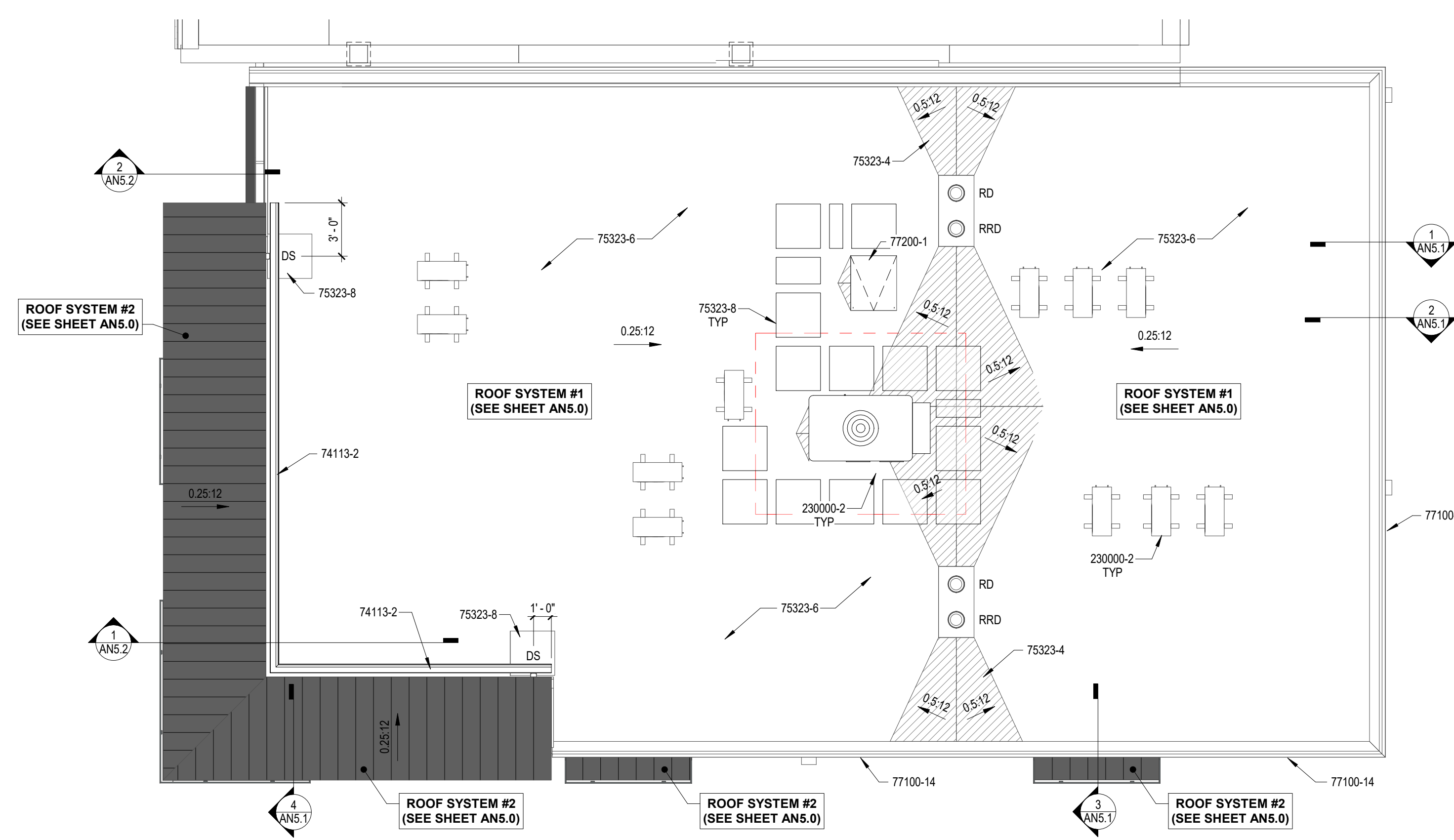
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CONSTRUCTION DOCUMENTS

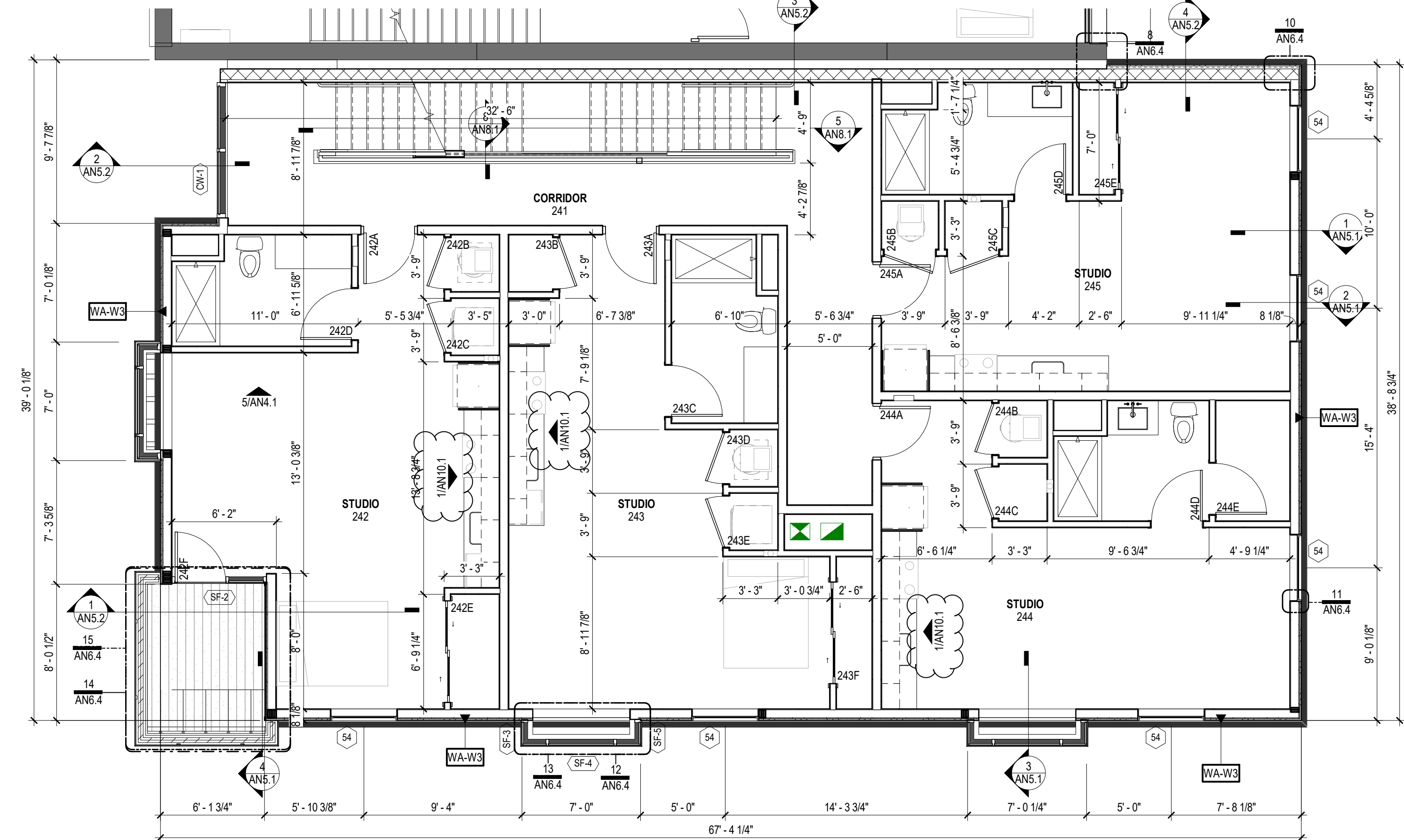
ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

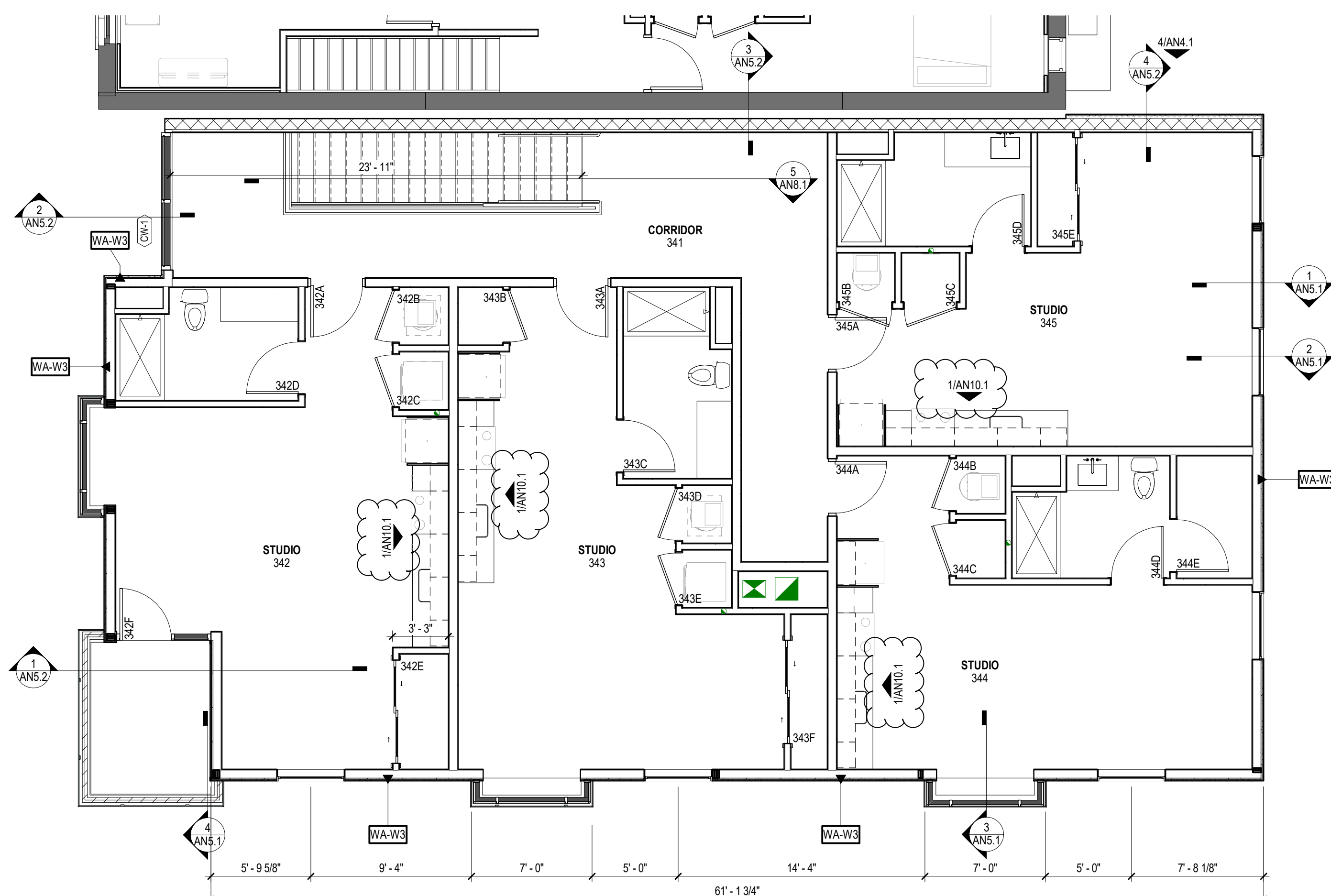
ROOF SYMBOLS LEGEND	
	DIRECTION OF SURFACE SLOPE
	TAPERED INSULATION - SADDLE/CRICKET - UNLESS NOTED OTHERWISE, PROVIDE A 2:1 TAPERED CRICKET LAYOUT DESIGN
	STANDING SEAM METAL ROOF
	ROOF DRAIN (PRIMARY) & ACCESSORIES, SEE MECHANICAL PLANS & DETAIL S1AN6.3
	ROOF RELIEF DRAIN (SECONDARY) W/ WATER RETAINING RING, & ACCESSORIES, SEE MECHANICAL PLANS & DETAIL S1AN6.3
	PREFINISHED METAL DOWNSPOUT, DOWN TO SPLASH BLOCK ON ROOF BELOW



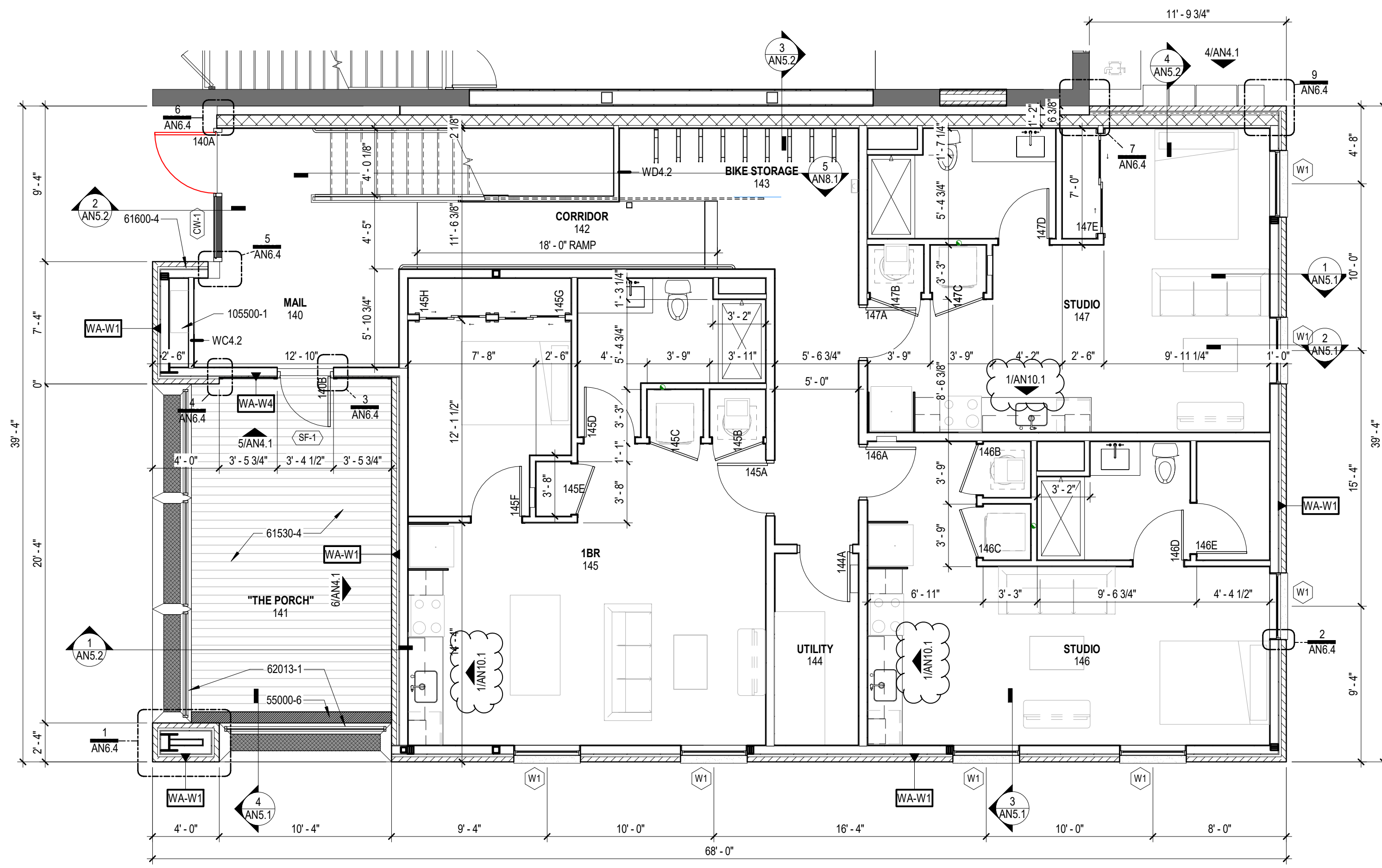
4 BUILDING 3 - ROOF
SCALE: 3/16" = 1'-0"



2 BUILDING 3 - SECOND LEVEL
SCALE: 3/16" = 1'-0"



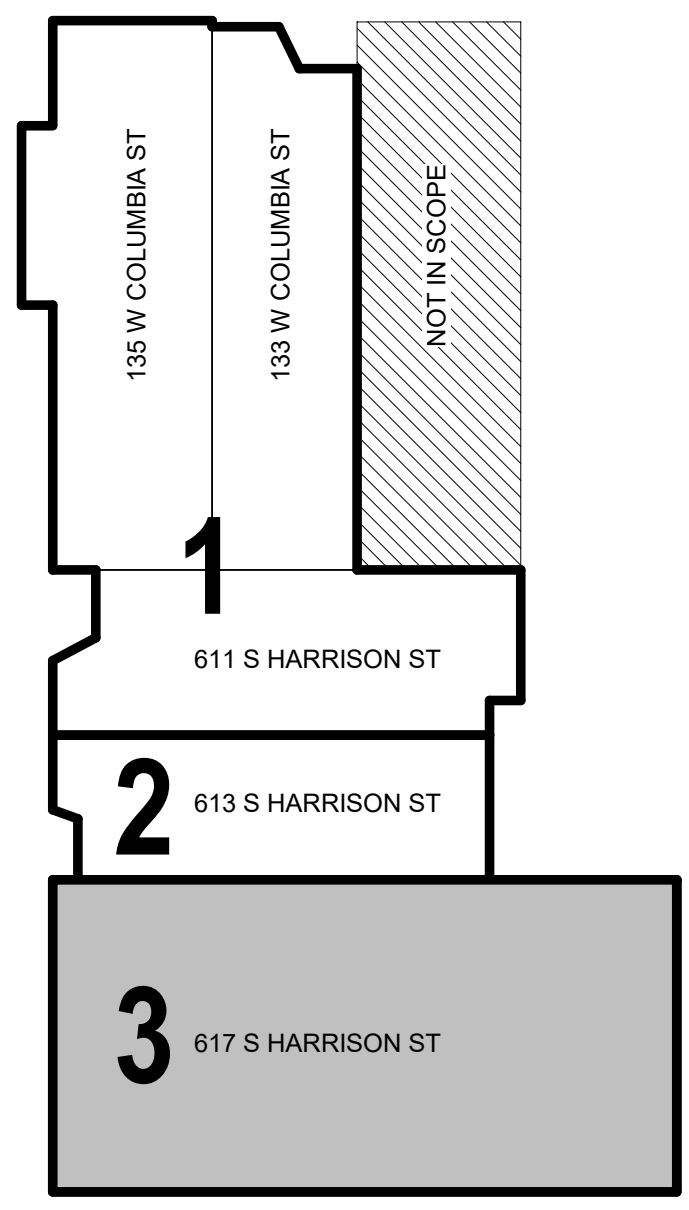
3 BUILDING 3 - THIRD LEVEL
SCALE: 3/16" = 1'-0"



1 BUILDING 3 - MAIN LEVEL
SCALE: 3/16" = 1'-0"

- GENERAL CONSTRUCTION NOTES**
- REFER TO GENERAL INFORMATION SHEET G0.2 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
 - CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT.
 - CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
 - CONTRACTORS SHALL FULLY REVIEW ALL PROJECT DOCUMENTS AND PROVIDE ALL INFORMATION AS REQUIRED FOR SUBMITTALS. CONTRACTORS ARE RESPONSIBLE TO REVIEW THE FULL EXTENT OF THE WORK PRIOR TO EXECUTION OF THE BIDS.
 - DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ENGINEER FOR IMMEDIATE RESOLUTION.
 - NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARATION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
 - CONTRACTOR SHALL INCLUDE A SIGNED AUTHORIZATION WITH ALL MATERIAL AND EQUIPMENT SHOP DRAWING SUBMITTALS INDICATING THAT FIELD DIMENSIONS WERE OBTAINED AND ARE ACCURATE TO THE BEST OF THEIR KNOWLEDGE.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH THE EQUIPMENT MANUFACTURER TO ENSURE APPROPRIATE WALL BLOCKING REQUIREMENTS FOR SUPPORT OF THE EQUIPMENT AND ROUGH IN CLEARANCE REQUIREMENTS FOR EQUIPMENT INSTALLATION AND USE.
 - CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
 - DETAILS AND NOTES ON THESE PAGES MAY BE GENERALIZED AND SHALL SERVE TO ADD THE CONTRACTOR IN EVALUATION OF THIS WORK AS REQUIRED FOR NEW CONSTRUCTION, BUT DRAWINGS SHALL NOT BE HELD TO BE ALL INCLUSIVE. CONTRACTOR TO PERFORM FIELD ALTERATIONS, PATCHING AND PREPARATION FOR ALL NEW WORK AS REQUIRED WHETHER OR NOT IT IS SPECIFICALLY NOTED IN THESE DRAWINGS. CONSULT WITH PRODUCT MANUFACTURER FOR ALL THEIR REQUIREMENTS OF INSTALLATION.
 - IT IS PREFERRED THAT ALL CONTRACTORS UTILIZE THE SAME FIRESTOPPING CONTRACTOR FOR THE FIRESTOPPING SCOPE OF WORK. SEE THE FIRESTOPPING NOTES ON THE LIFE SAFETY PLAN FOR MORE INFORMATION.

- PLAN CONSTRUCTION KEYNOTES**
- 55000-6 6" WIDE PREFINISHED METAL GRATING AT FLOOR ELEVATION FOR PROVIDING ACCESS TO CAST-IN-PLACE CONCRETE LINEAR DRAIN. INSTALL OVER WOOD SLEEPERS.
 - 61530-4 5/4 x 6 INCH IPE DECK OVER TREATED WOOD SLEEPERS. SLOPE CONCRETE UNDER DECK TO LINEAR FLOOR DRAIN AT SOUTH END OF "PORCH" AREA.
 - 61600-4 PROVIDE 5/8" TYPE "X" EXTERIOR GYP. SHEATHING WITH TAPED JOINTS IN LIEU OF PL WOOD SHEATHING AT 1 HOUR RATED WALL CONSTRUCTION.
 - 62013-1 IPE WOOD SCREEN WALL MADE OF 2x4 STILES AND RAILS AND 1/2 SLATS. INSTALL OVER CUSTOM FABRICATED 2x2 STEEL POWDER COATED FRAME. FRAME TO BE FASTENED AT CEILING UP HIGH AND PLASTER BELOW.
 - 74113-2 POLYISOCYANURATE INSULATION CRICKET/ SADDLE, TAPERED UP @ 1/2" PER FOOT FROM START.
 - 75323-6 SINGLE PLY FLASHING MEMBRANE SYSTEM.
 - 75323-8 ROOF WALKWAY PADS, COLOR, BLACK, ADHERED TO ROOF MEMBRANE. TO BE SUPPLIED AND INSTALLED BY ROOFING SUBCONTRACTOR.
 - 77100-14 PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING. EQUAL TO "OMO ROOFING" TERMINEDGE FASCIA WITH 4" FACE HEIGHT.
 - 77200-1 PREFINISHED LOCKABLE METAL ROOF HATCH UNIT WITH INSULATED DOUBLE-WALLED CURBS. PROVIDE ACCESS LADDER. SIZE AS NOTED. BASIS OF DESIGN - "BULO TYPE 5".
 - 105500-1 ALUMINUM MAILBOX SYSTEM, BASIS OF DESIGN: "MAILBOXUSA 4C12D-111". TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT. INSTALL AT ADA ACCESSIBLE ELEVATION.
 - 230000-2 MECHANICAL UNIT. REFER TO MECHANICAL DRAWINGS.



KEY PLAN
SCALE: NONE



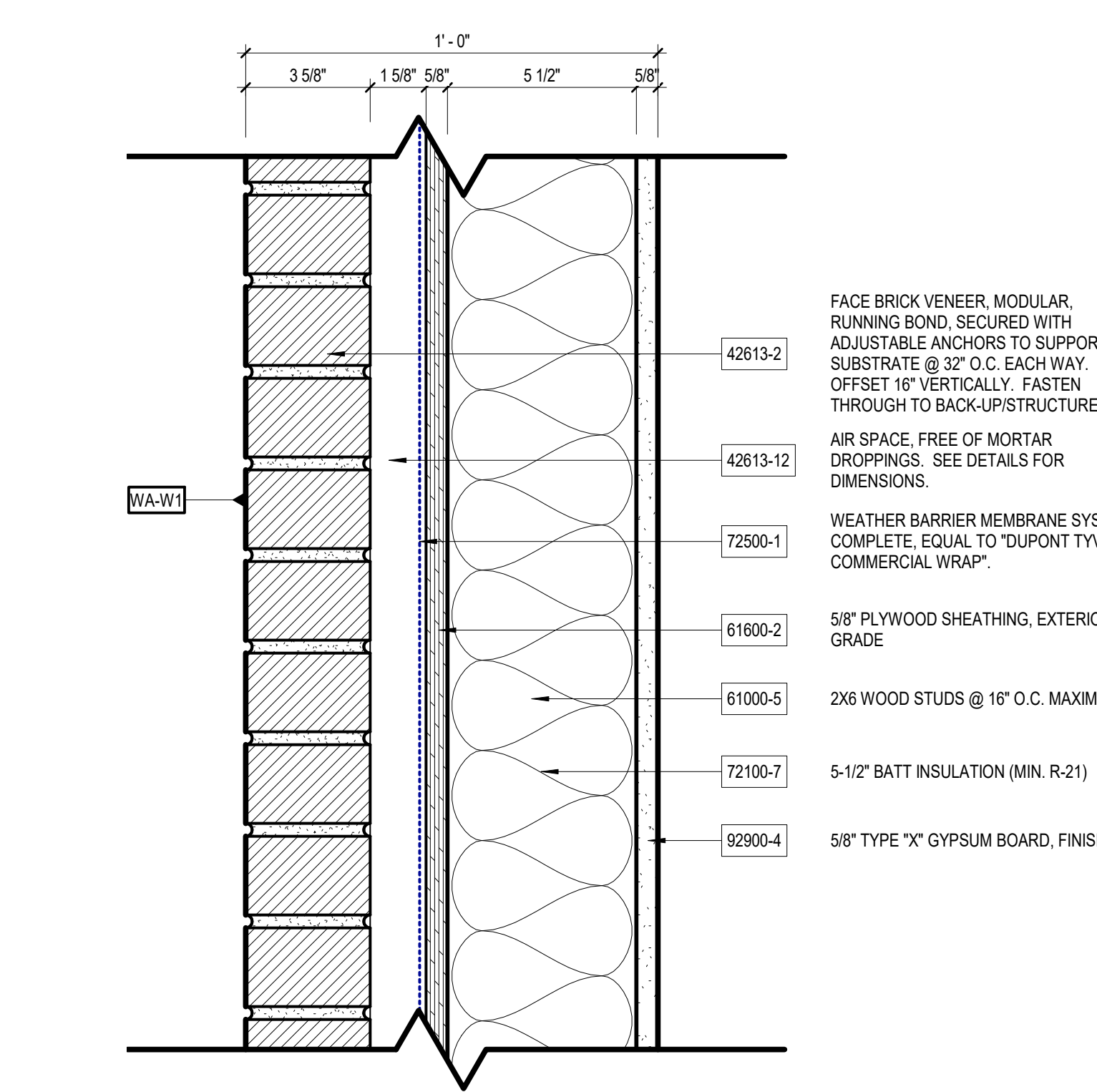
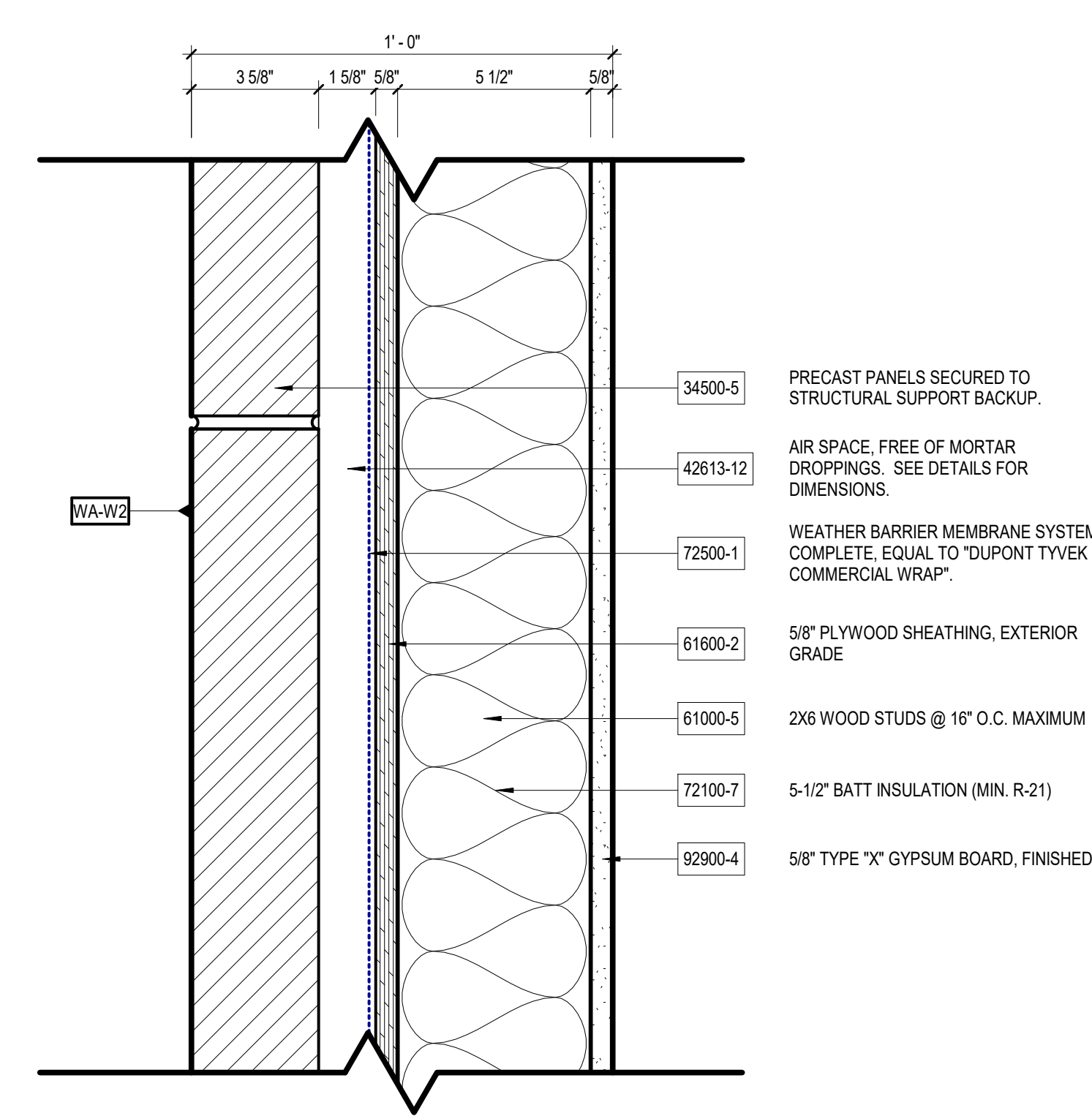
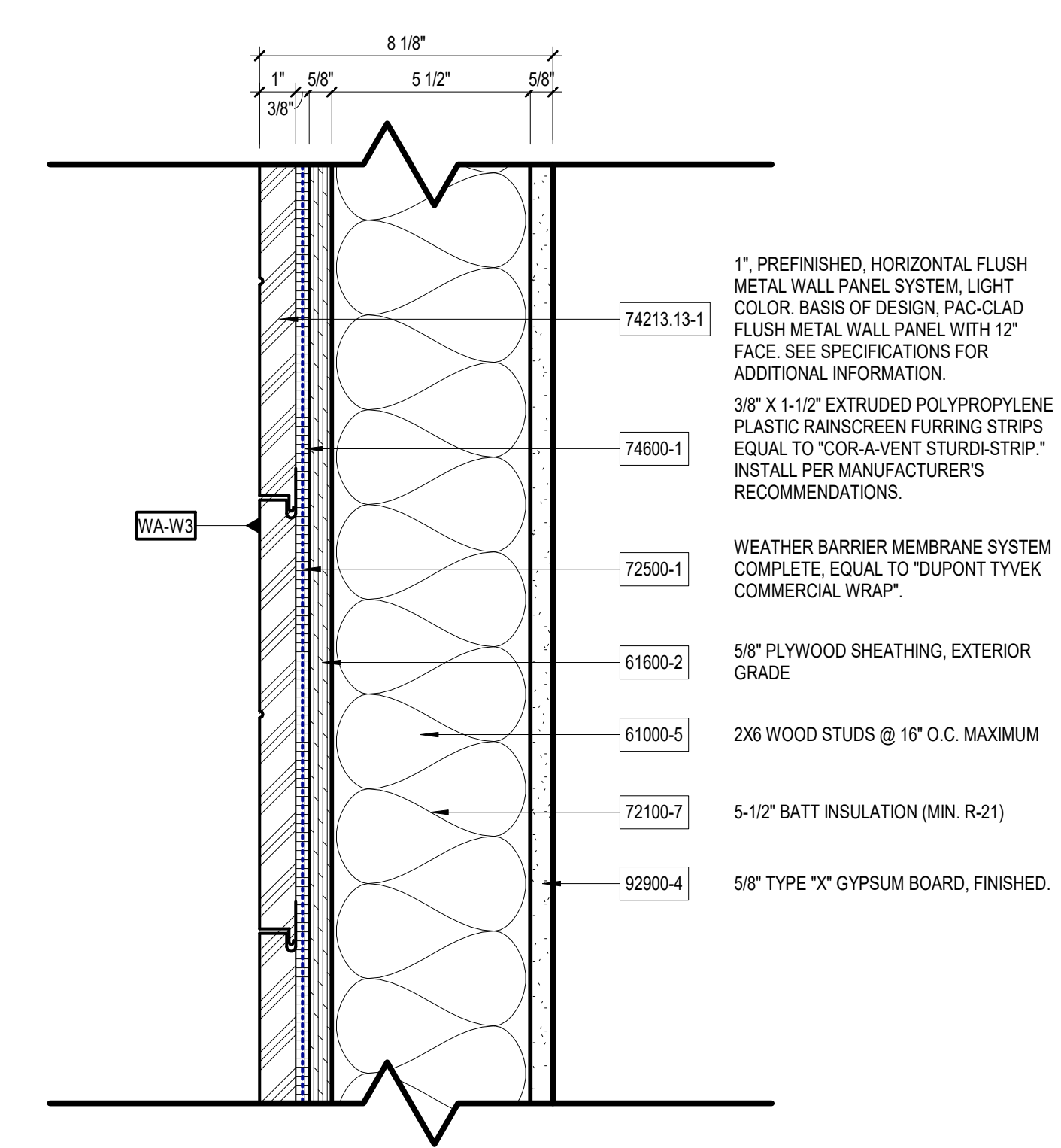
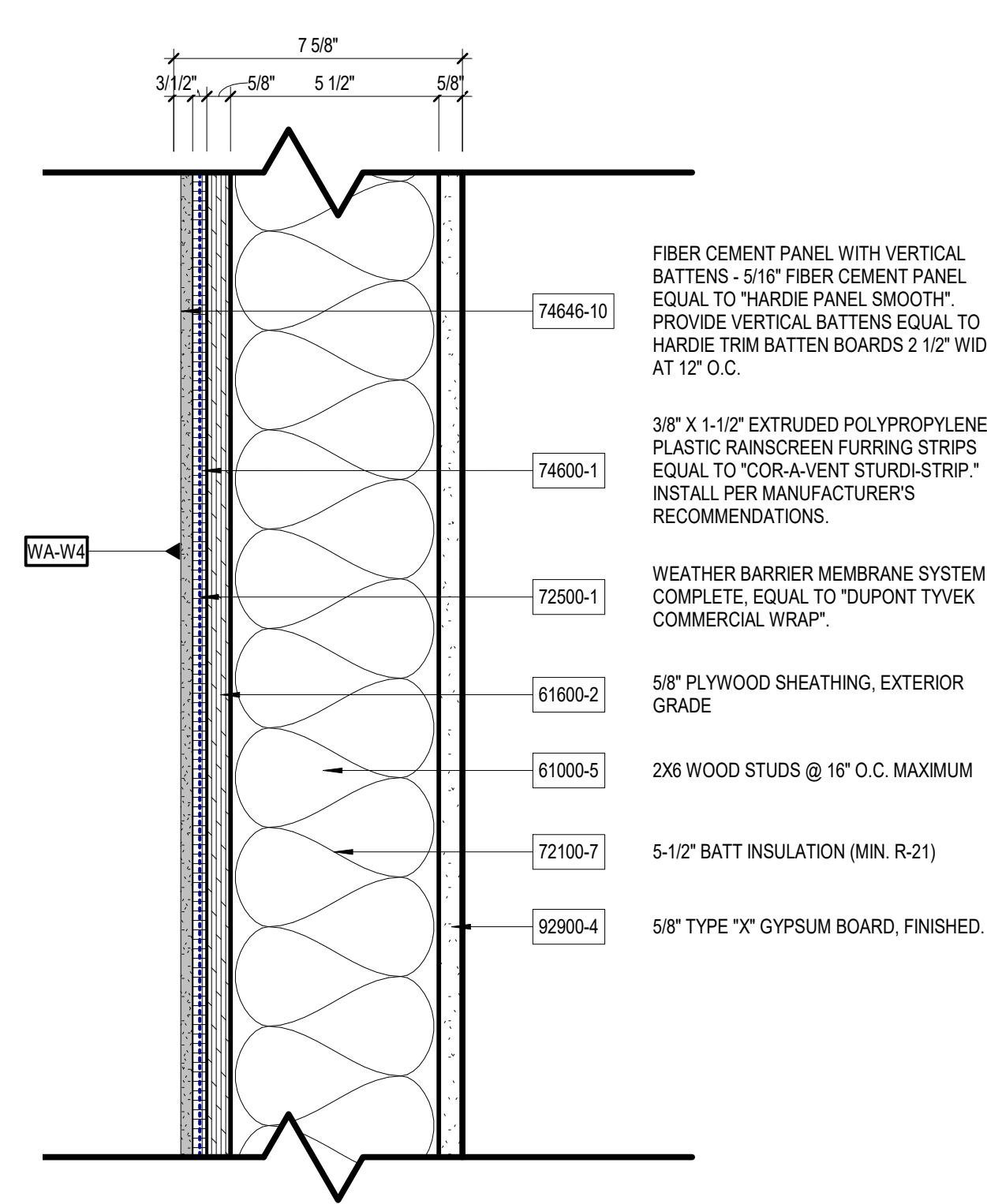
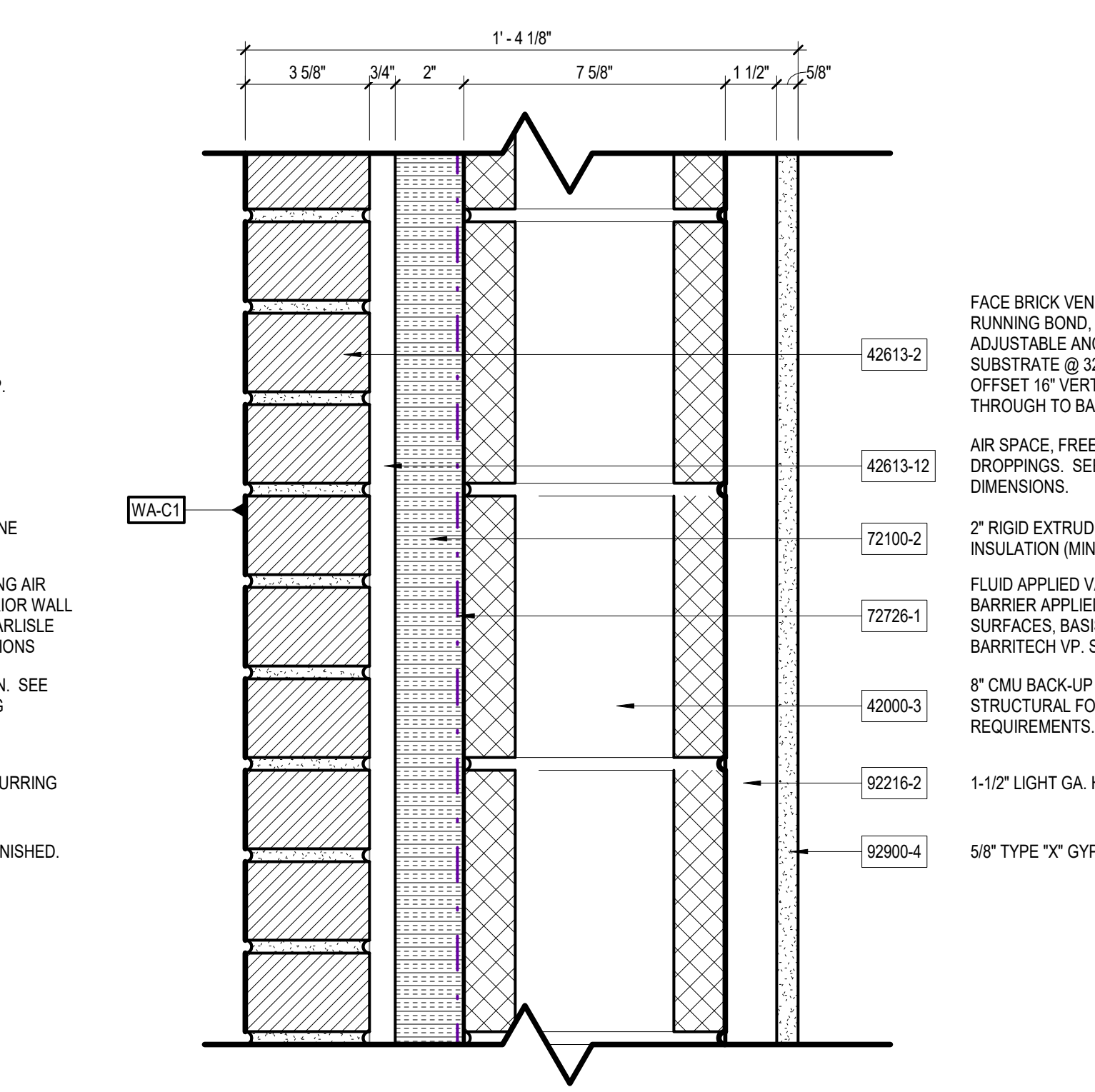
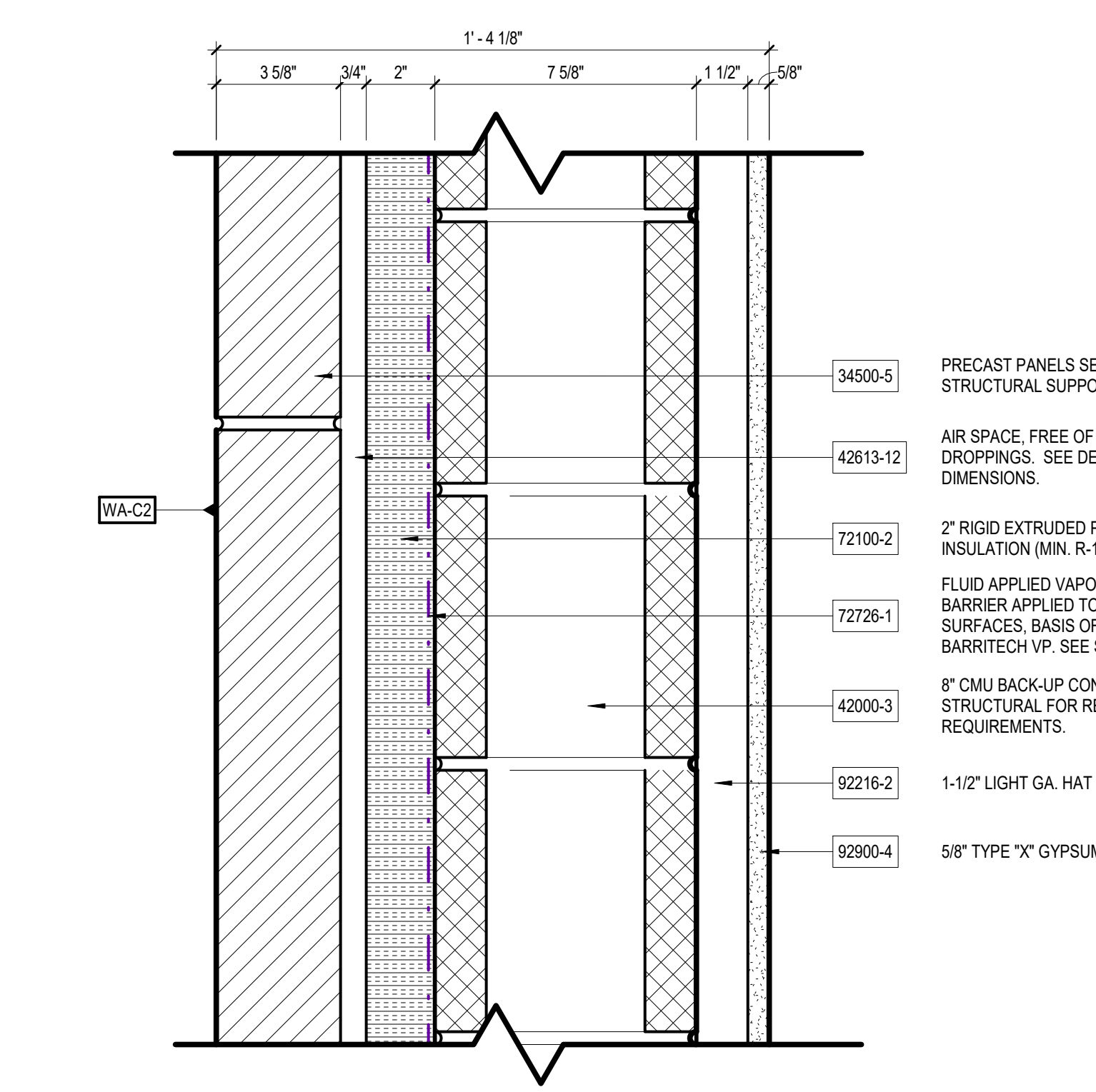
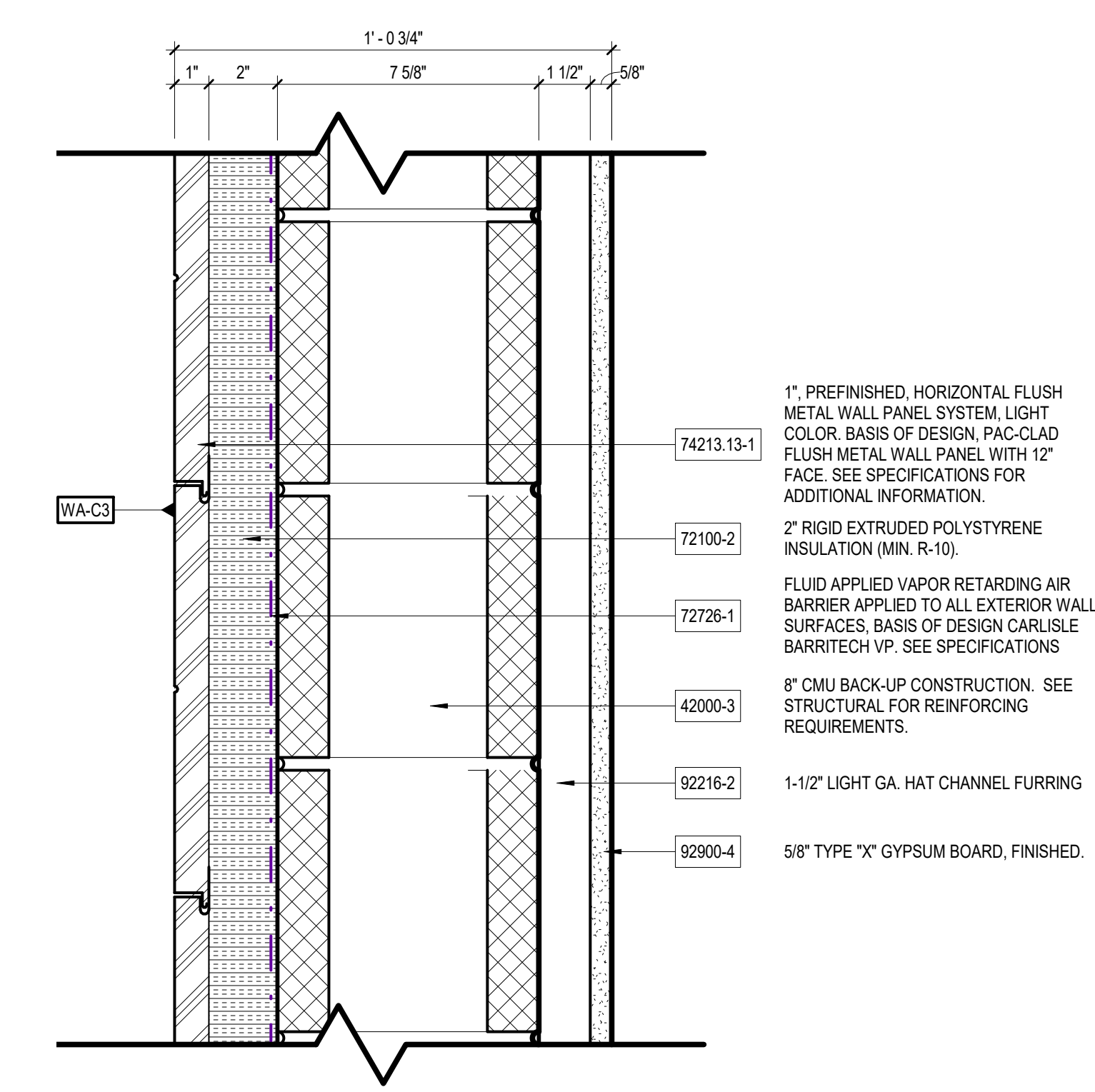
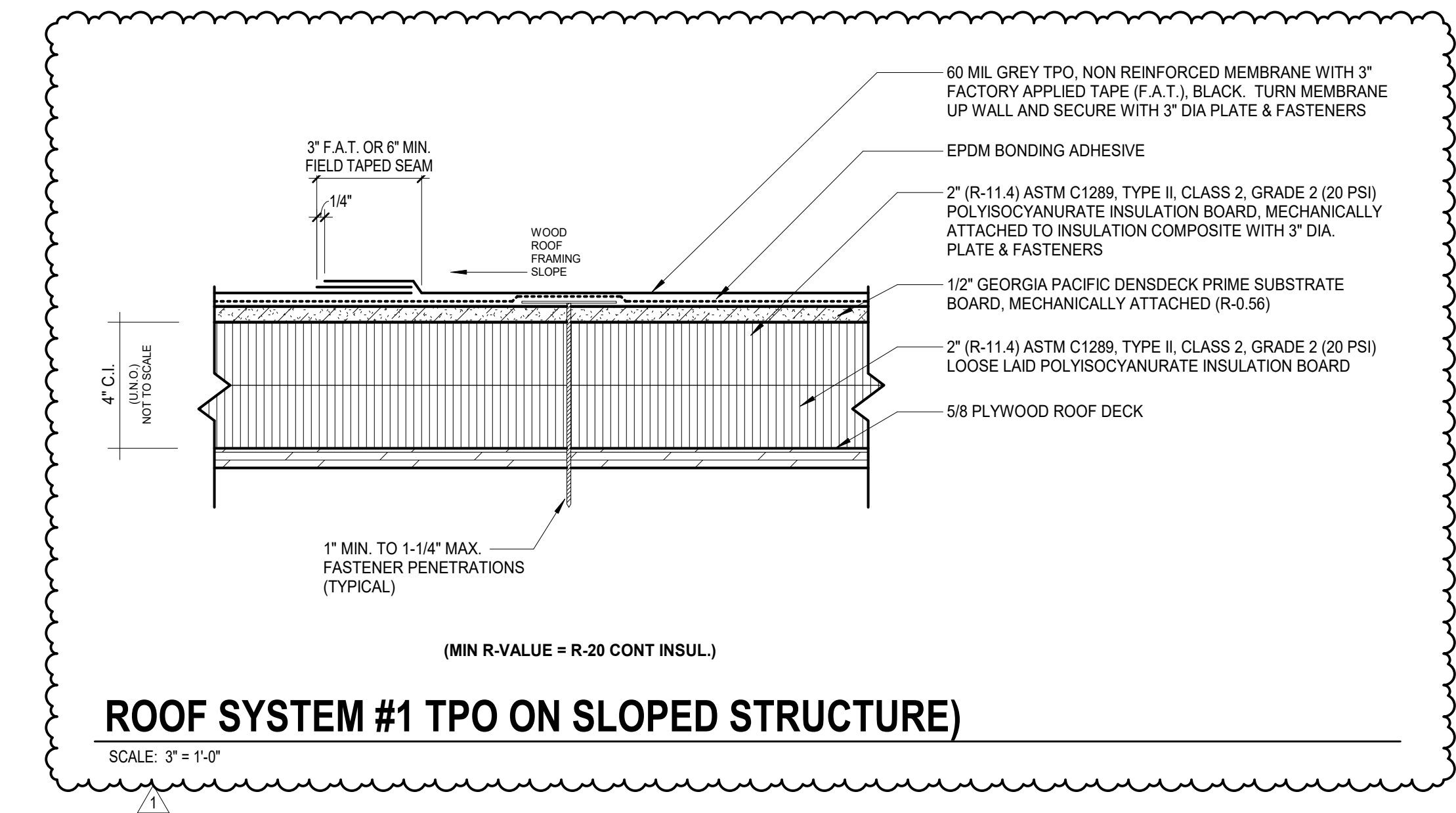
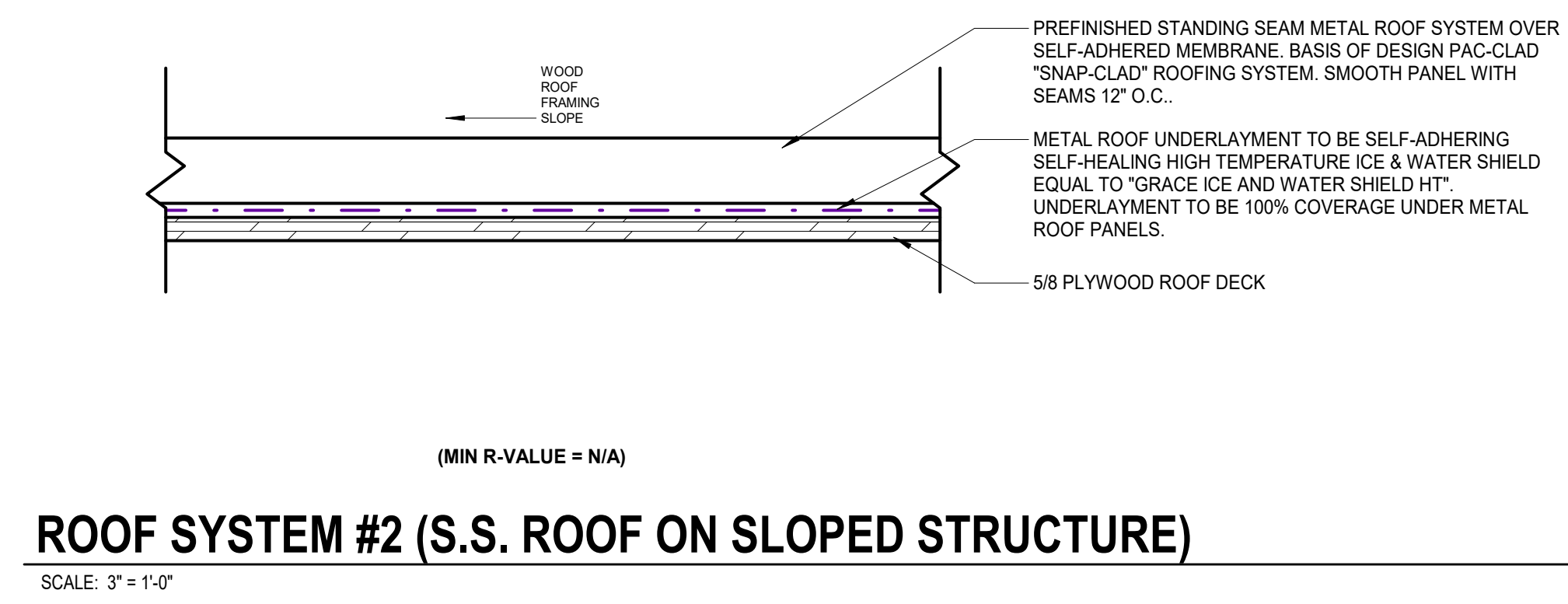
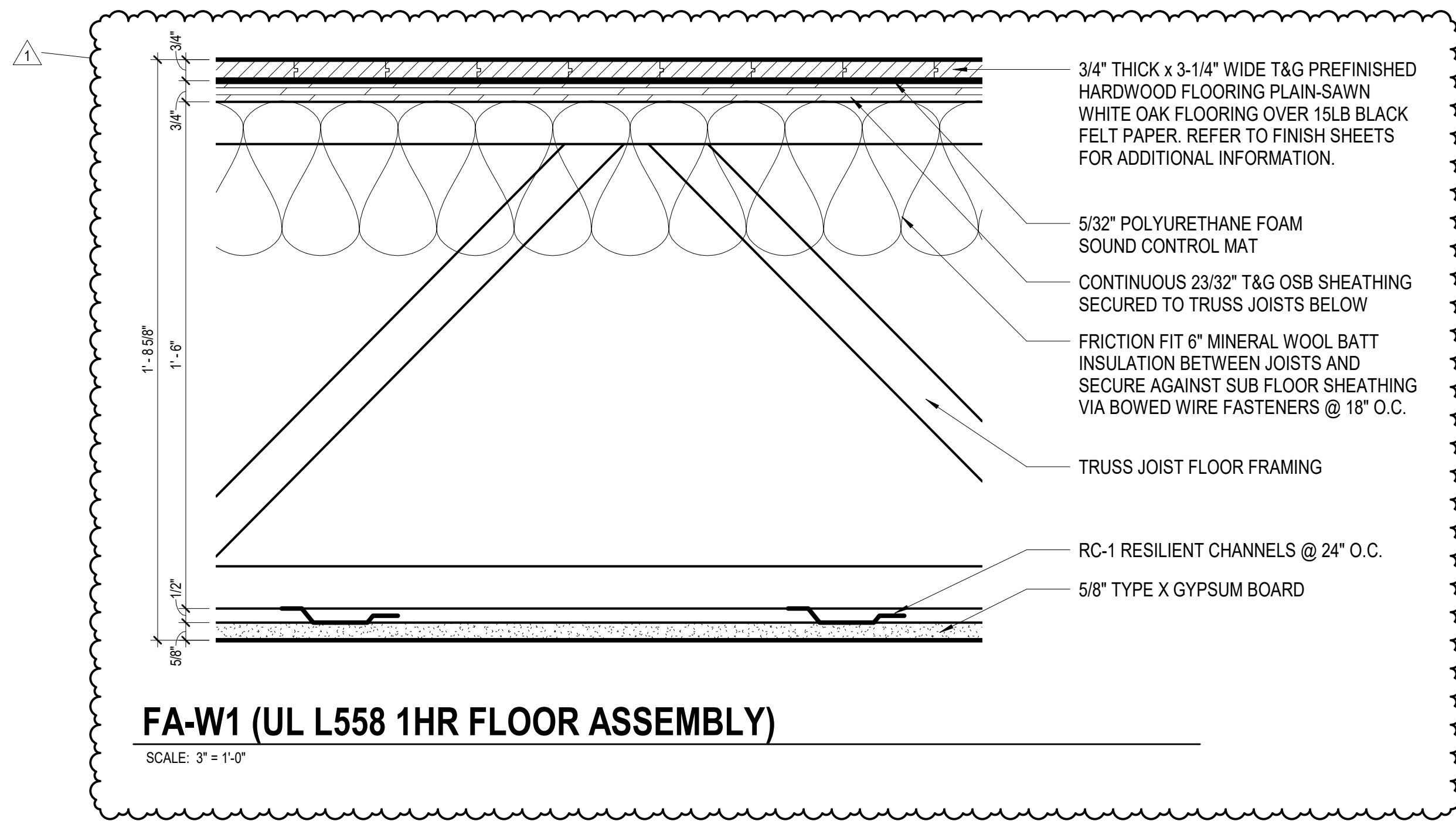
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ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01



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WALL SECTION KEYNOTES	
55000-5	FABRICATED STEEL PLATE CANOPY WITH CNC CUT BUILDING NUMBERS. SECURE TO WALL AND CURTAINWALL. PROVIDE METAL FLASHING WHERE CANOPY TIES INTO BUILDING ENVELOPE.
61000-4	2X4 WOOD STUDS AT 16" O.C. MAXIMUM
72100-12	2" CURTAIN WALL INSULATION PANEL @ LOCATION OF SPANDREL GLASS
72119-6	SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (SPUFI) ON UNDERSIDE OF FLOOR DECK, MIN. R-30
74600-4	PERIMETER SOFFIT VENT, BASIS OF DESIGN FRY REGLET DS-75-V-300, COLOR BLACK.
84413-1	THERMALLY BROKEN ALUMINUM CURTAINWALL SYSTEM, BASIS OF DESIGN - "KAWNEER 1600 WALL SYSTEM". SEE FRAME ELEVATIONS FOR GLASS TYPES.
84413-5	CURTAINWALL CLIP TO STRUCTURE
88000-2	1" INSULATED, HEAT STRENGTHENED, SPANDREL GLASS, SEE FRAME ELEVATIONS FOR SIZES, TINTS AND LOCATIONS.
92900-4	5/8" TYPE "X" GYPSUM BOARD, FINISHED.
92900-10	NEW GYPSUM BOARD CEILING
123661-6	QUARTZ WINDOW SILL(S) (TYPICAL). SEE A5 & A6, SERIES SHEETS FOR SIZES AND INSTALLATION DETAILS. SEE A11 SERIES FOR FINISH INFORMATION.



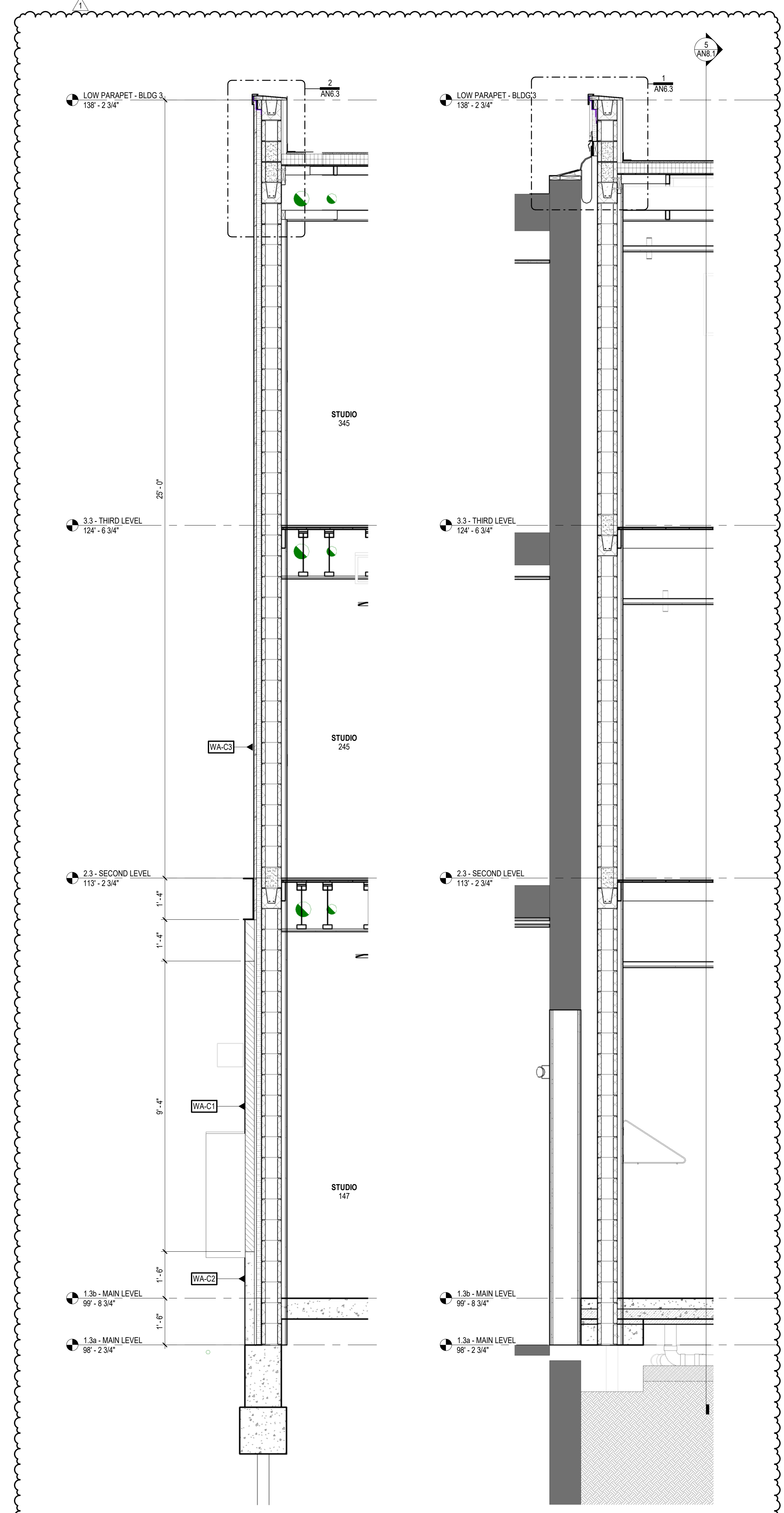
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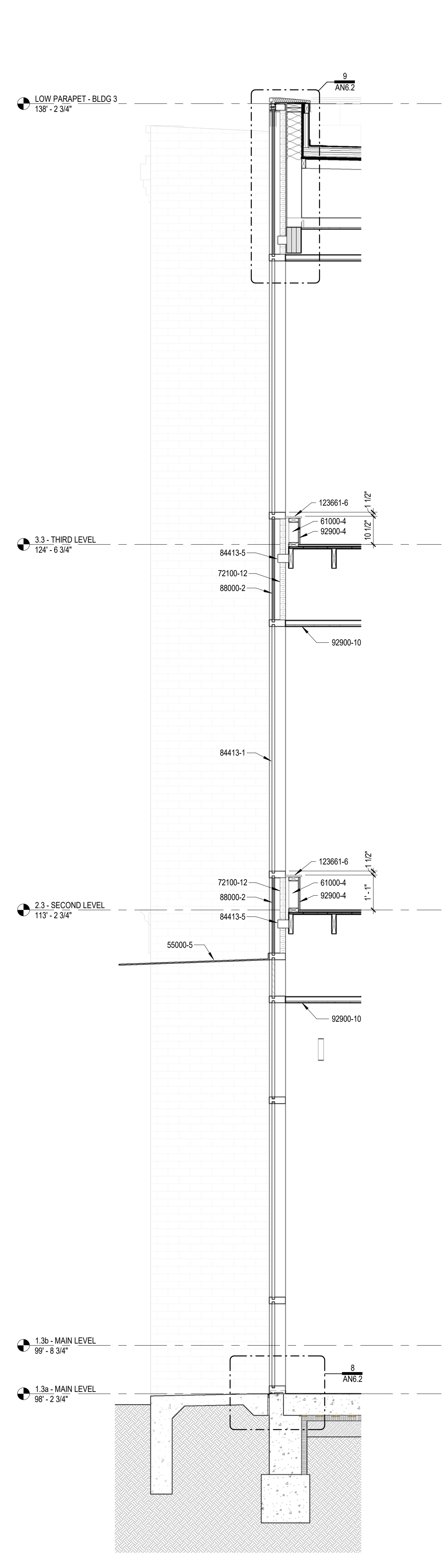
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1	09/02/2021	ADD #01

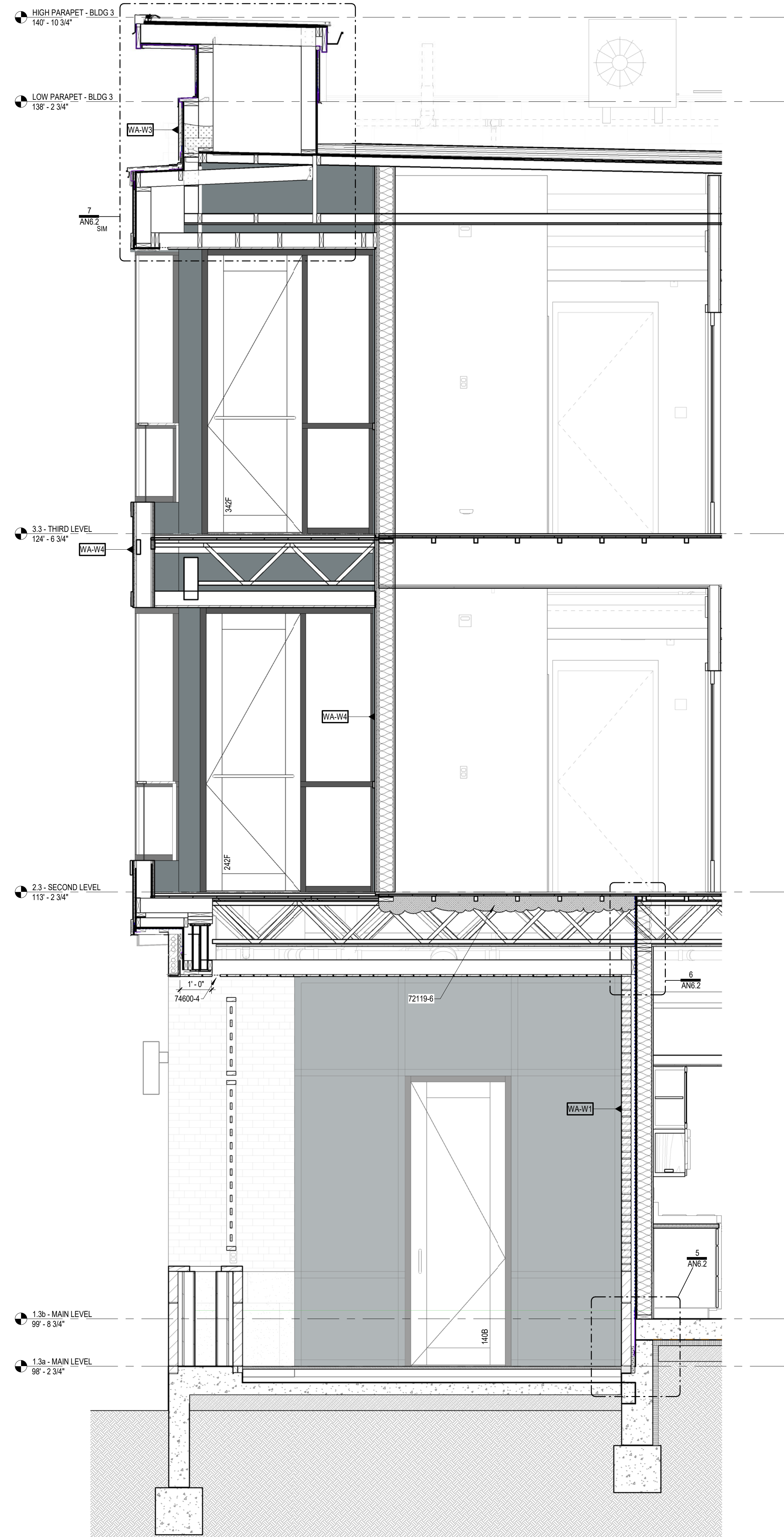


4 EXTERIOR CMU WALL
SCALE: 1/2" = 1'-0"

3 2HR FIRE WALL
SCALE: 1/2" = 1'-0"

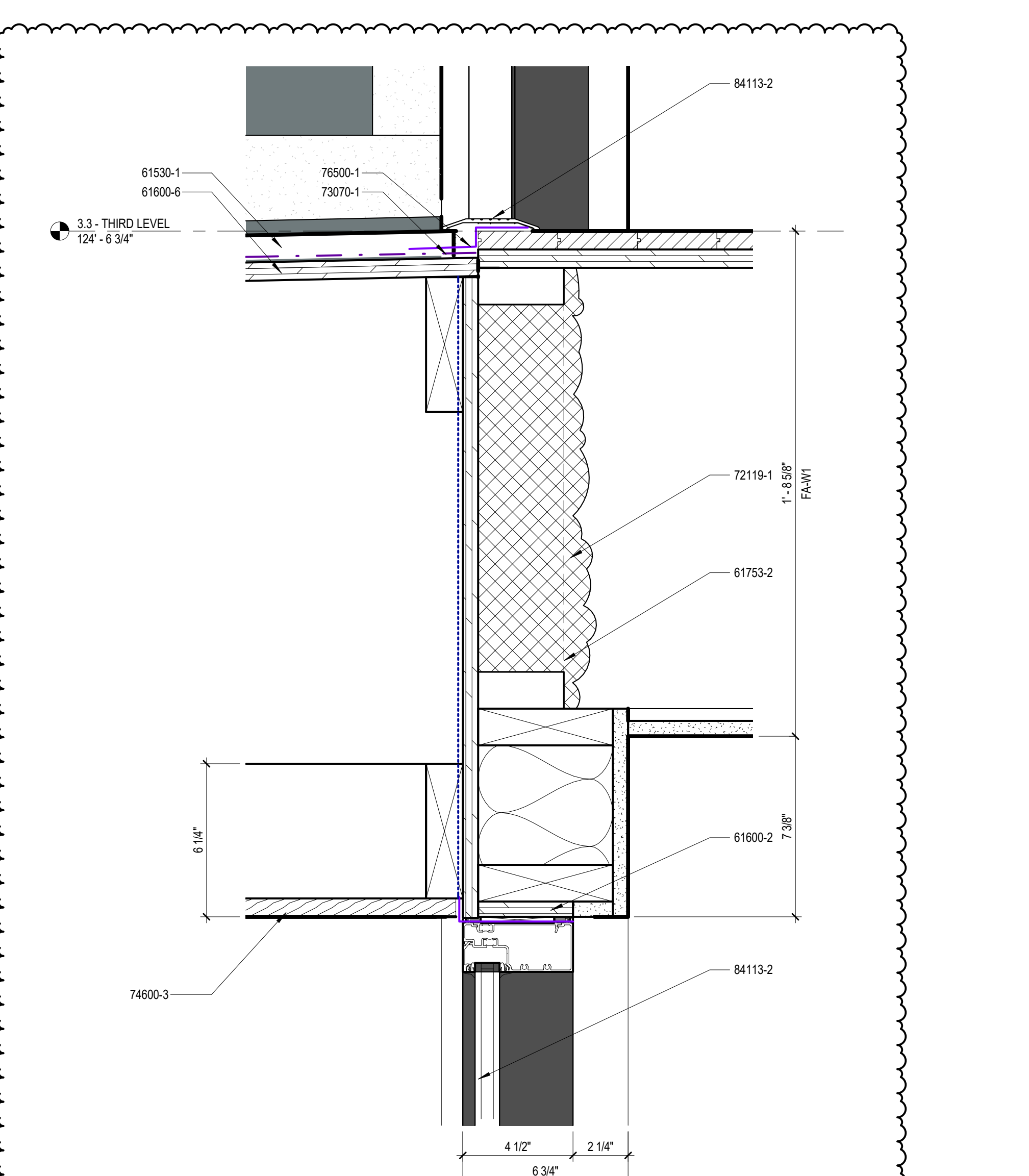


2 CW-1
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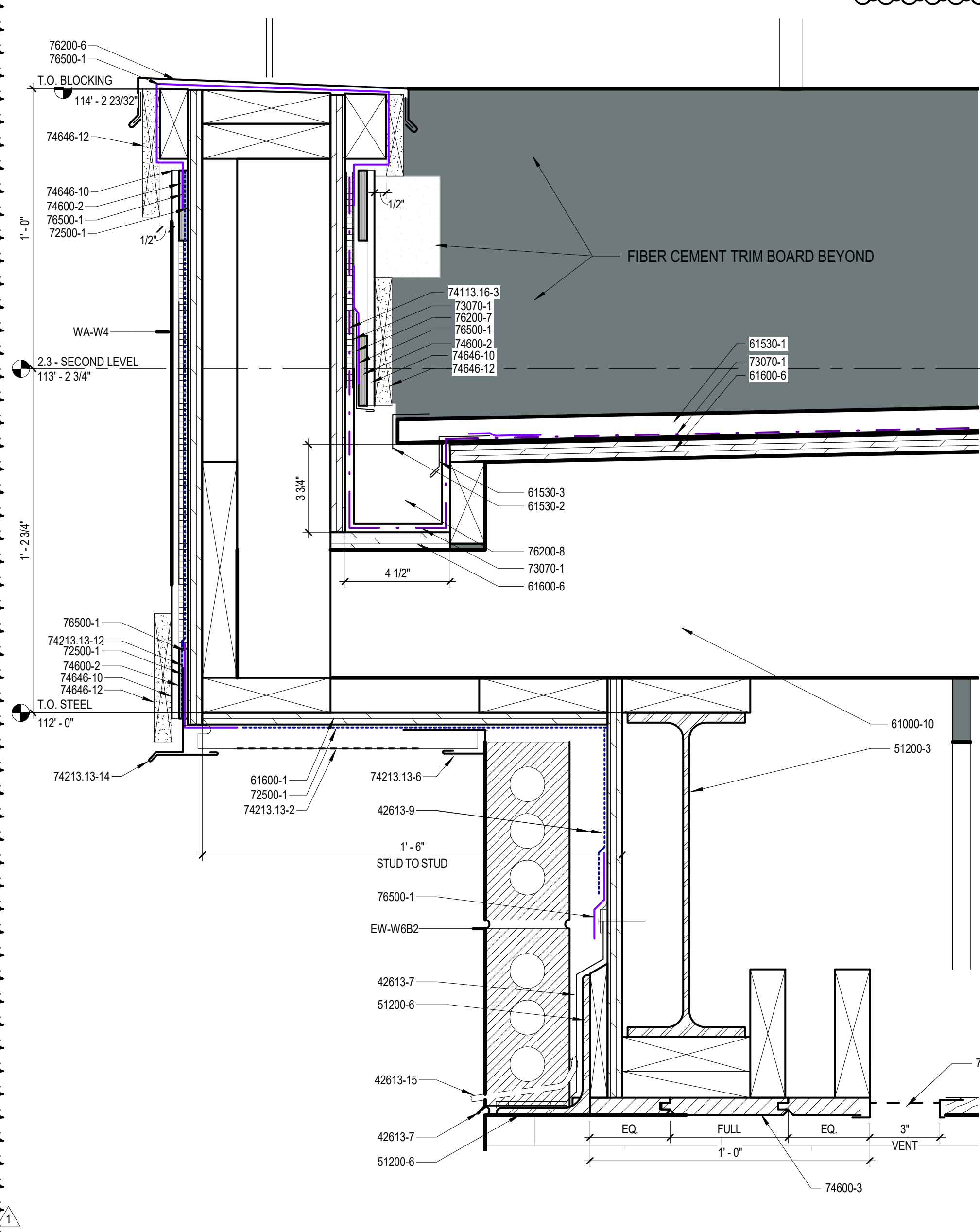


1 BALCONY EAST/WEST
SCALE: 1/2" = 1'-0"

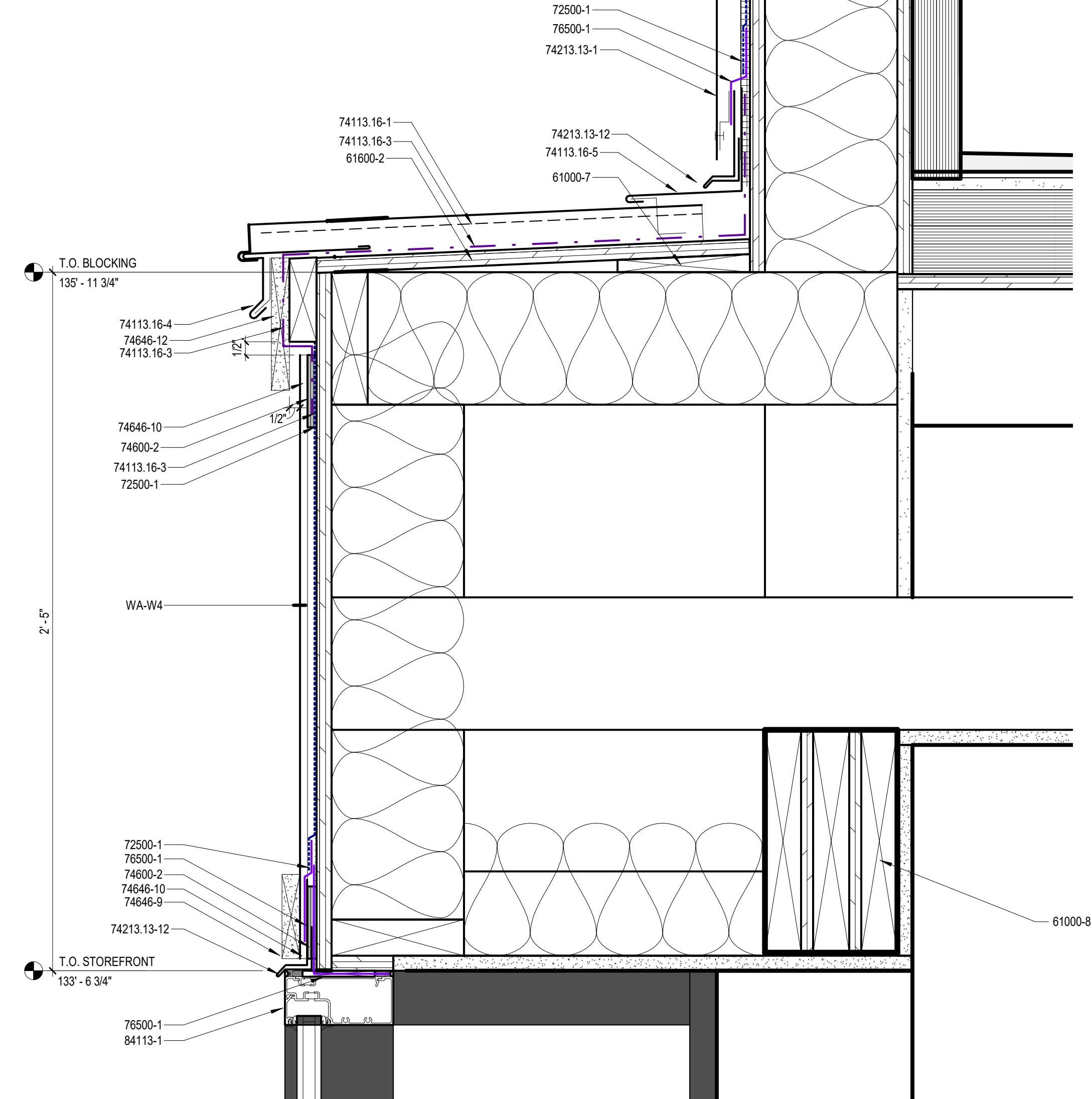
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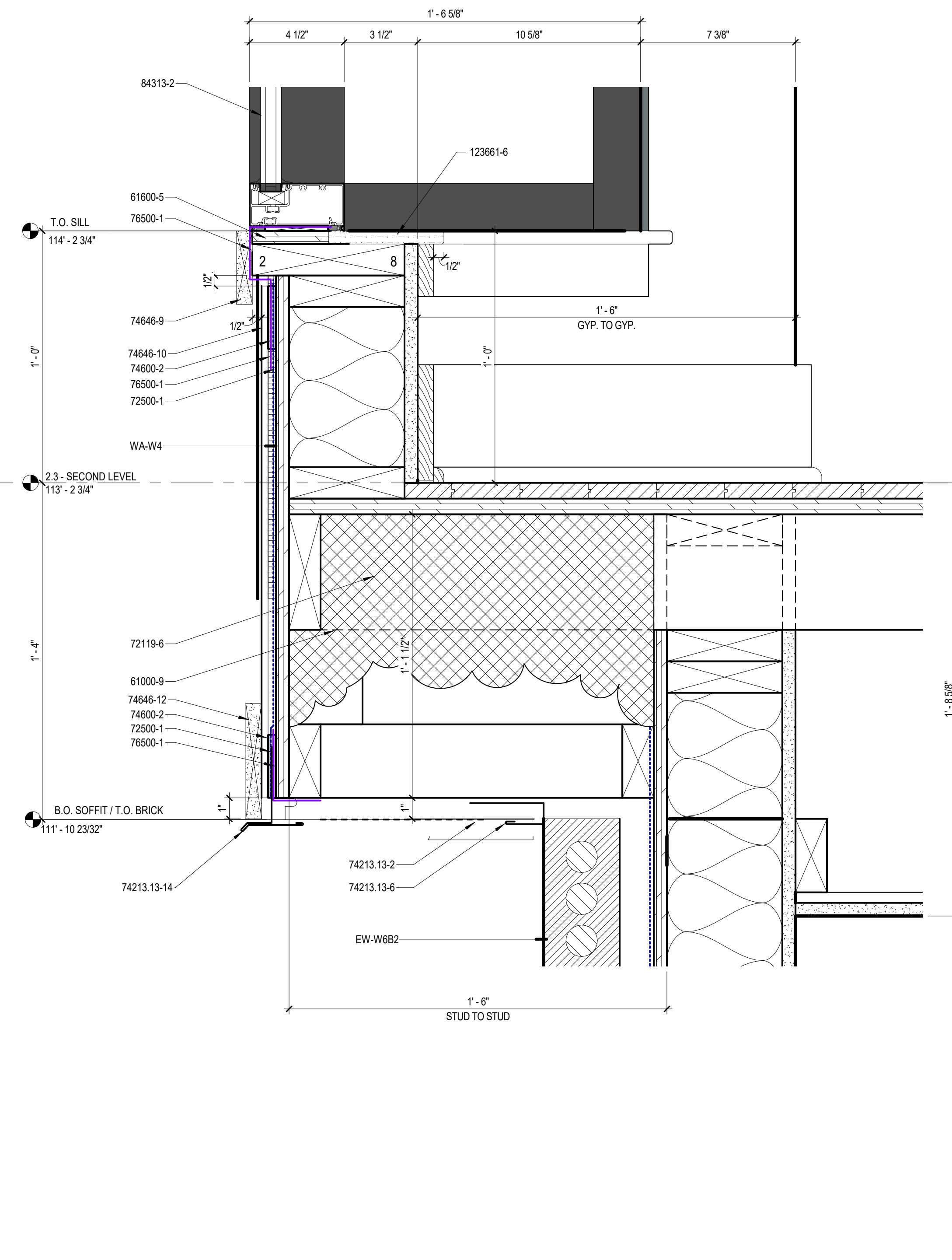
6 SF-4 HEAD & THRESHOLD
SCALE: 3" = 1'-0" REF: 4 / ANS.1



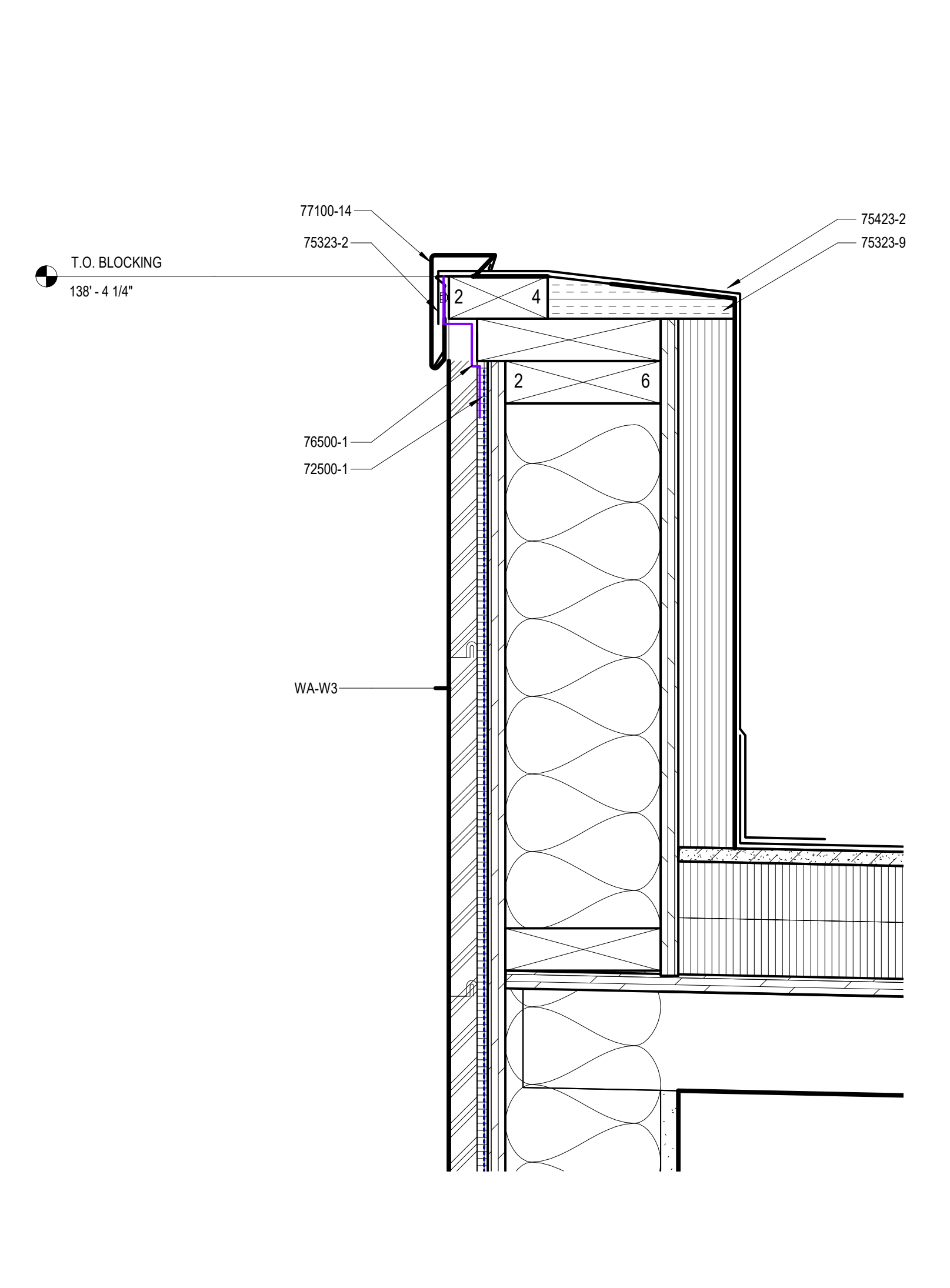
5 BALCONY GUTTER
SCALE: 3" = 1'-0"



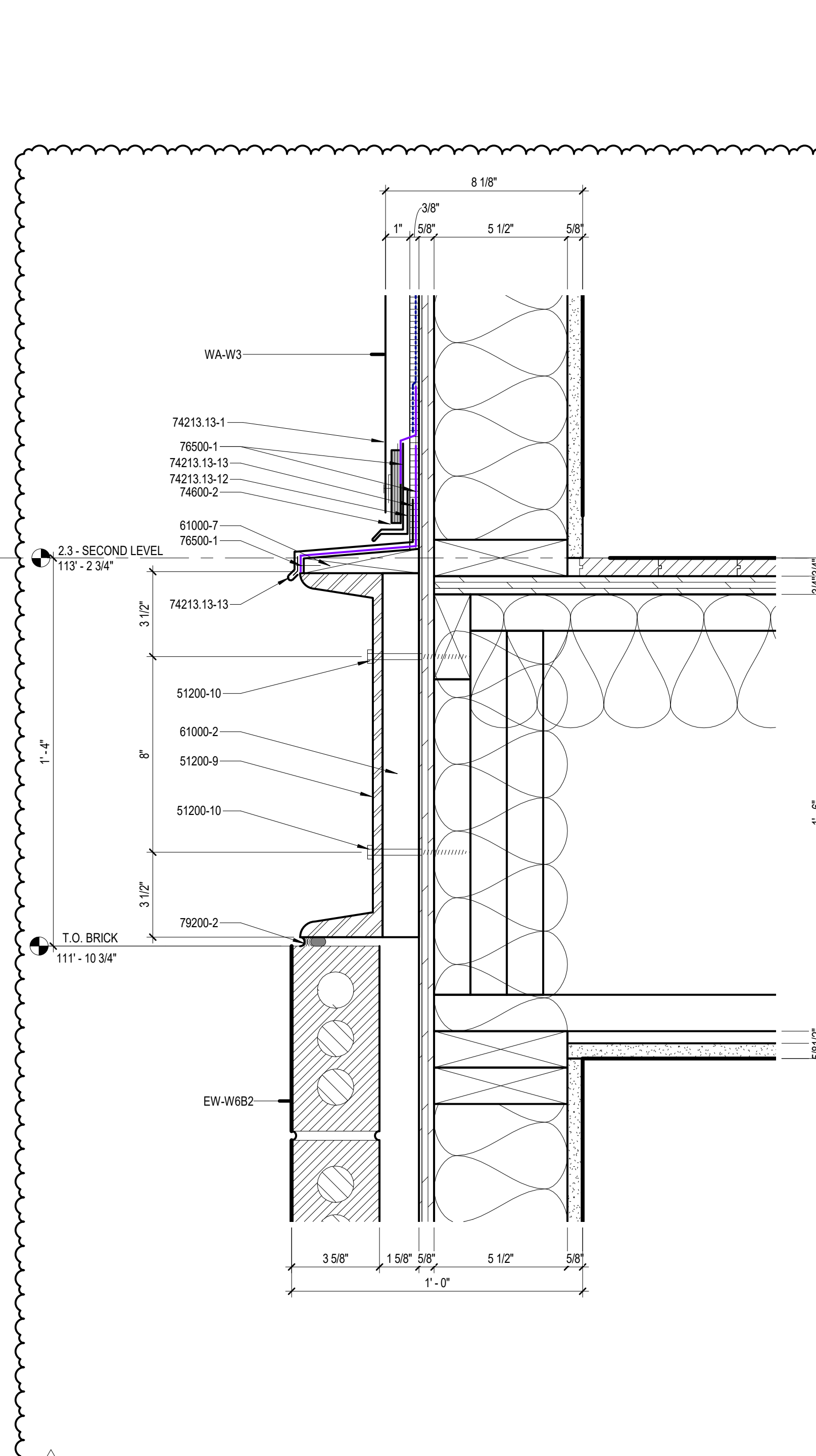
4 CHICAGO WINDOW @ TOP
SCALE: 3" = 1'-0" REF: 3 / ANS.1



3 CHICAGO WINDOW @ 2ND LEVEL
SCALE: 3" = 1'-0" REF: 3 / ANS.1

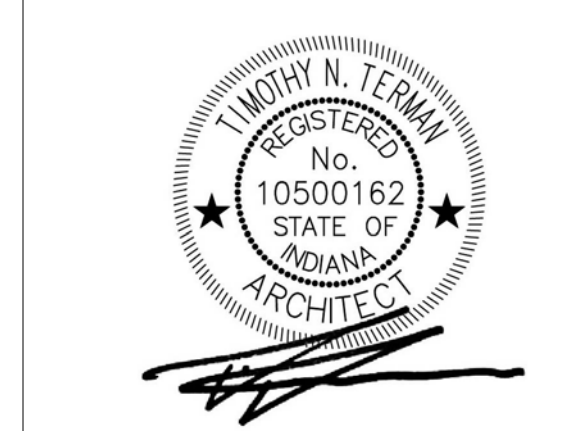


2 LOW PARAPET COPING
SCALE: 3" = 1'-0"



1 CHANNEL TO SIDING
SCALE: 3" = 1'-0" REF: 1 / ANS.1

WALL SECTION KEYNOTES	
42613-7	FULLY SUPPORTED THROUGH WALL FLASHING, RUN UP SHEATHING 8" MIN. SECURE WITH METAL TERM. BAR SECURED TO SHEATHING WITH ANKLED FASTENERS @ 16" O.C. PROVIDE CONTINUOUS SEALANT AT TOP OF TERM. BAR
42613-15	COTTON WICK @ 24" O.C.
51200-3	STEEL BEAM, SEE STRUCTURAL
51200-6	STEEL ANGLE, SEE STRUCTURAL
51200-9	STEEL CHANNEL, C15X33.8, GALVANIZED AND PAINTED. FASTEN INTO 2x FURRING BEHIND CHANNEL
51200-10	SECURE ARCHITECTURAL STEEL CHANNEL TO STRUCTURE BEYOND - TRUSS END, STUD, OR ADDITIONAL WOOD BLOCKING AS NECESSARY - WITH (2) 1/4" x 4" LAG BOLTS AT 24" O.C. PROVIDE BLACK FINISH TO EXPOSED BOLT HEADS.
61000-2	2x WOOD BLOCKING, TREATED, SECURE TO SUBSTRATE
61000-7	2x WOOD BLOCKING, SECURED TO 2x FRAMING BELOW, TAPE TO CREATE ROOFING SLOPE.
61000-8	2x WOOD HEADER, SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61000-9	2x4 WOOD STUD OUTRIGGER, SEE STRUCTURAL
61000-10	2x WOOD OUTRIGGER, TAPERED TO ACCOMMODATE WATERTIGHT BALCONY DECKING SLOPE AND NOTCHED FOR INTEGRAL BALCONY GUTTER. OUTRIGGER SUPPORTS FRAMING OF BALCONY FASCIA. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61530-1	WATERTIGHT ALUMINUM BALCONY DECKING SYSTEM, BASIS OF DESIGN, VERSADECK VERSADRY WATERPROOF DECKING SYSTEM, INSTALL OVER 3/4" PLYWOOD SUBSTRATE, DECK TO BE SLOPED 1/4" PER FOOT, DRAIN TO INTEGRAL GUTTER AT SOUTH END OF BALCONY.
61530-2	WATERPROOF DECKING SYSTEM EDGE TRIM.
61530-3	WATERPROOF DECKING DRIP EDGE FLASHING, COUNTERFLASH WITH SELF ADHERING FLASHING TAPE.
61600-1	1/2" PLYWOOD SHEATHING, EXTERIOR GRADE
61600-2	5/8" PLYWOOD SHEATHING, EXTERIOR GRADE
61600-5	5/8" PLYWOOD SHEATHING
61600-8	3/4" PLYWOOD SHEATHING, EXTERIOR GRADE
61753-2	WOOD FLOOR/ROOF TRUSS, SEE STRUCTURAL
72119-1	2" SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (SPUF)
72119-6	SPRAY APPLIED CLOSED CELL POLYURETHANE FOAM INSULATION (SPUF) ON UNDERSIDE OF FLOOR DECK, MIN. R-30
72500-1	WEATHER BARRIER MEMBRANE SYSTEM COMPLETE, EQUAL TO "DUPONT TYVEK COMMERCIAL WRAP"
73070-1	SELF-ADHERED SHEET MEMBRANE, BASIS OF DESIGN, GRACE ICE & WATER SHIELD HI-T COVER ENTIRE SHEATHING UNDER BALCONY DECKING, INTEGRAL GUTTER, AND EXTEND UP BACK SIDE OF BALCONY FASCIA AND BEHIND EXTERIOR WALL RAINSCREEN.
74113-16-1	PREFINISHED STANDING SEAM METAL ROOF SYSTEM OVER SELF-ADHERED MEMBRANE, BASIS OF DESIGN PAC-CLAD "SNAP-CLAD" ROOFING SYSTEM, SMOOTH PANEL WITH SEAMS 12" O.C.
74113-16-3	SELF-ADHERED ROOFING UNDERLAYMENT MEMBRANE, BASIS OF DESIGN GRACE ICE & WATER SHIELD HI-T.
74113-16-4	PREFINISHED EAVE FLASHING, BASIS OF DESIGN PAC-CLAD PA-128 EAVE FLASHING AND PA-5 KEEPER, FLASH ICE & WATER SHIELD MEMBRANE OVER FLASHING AND SECURE THROUGH FIBER CEMENT TRIM INTO BLOCKING BEYOND.
74113-16-5	PREFINISHED HEAD FLASHING, BASIS OF DESIGN PAC-CLAD PA-121 HEAD WALL FLASHING, TO BE COUNTERFLASHED BY SILL FLASHING.
74213-13-1	PREFINISHED, HORIZONTAL FLUSH METAL WALL PANEL, LIGHT COLOR, BASIS OF DESIGN, PAC-CLAD FLUSH METAL WALL PANEL WITH 12" FACE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
74213-13-2	1" PREFINISHED, PERFORATED METAL SOFFIT PANEL SYSTEM, SEE SPECIFICATIONS FOR SPECIFIC SYSTEM REQUIRED.
74213-13-6	PREFINISHED METAL CLOSURE PIECE TO MATCH METAL PANEL SYSTEM
74213-13-12	PREFINISHED SILL/HEAD FLASHING, RIVET TRIMMED WALL PANEL INTO ZEE SPACER, COUNTERFLASH SILL FLASHING WITH SELF-ADHERED FLASHING TAPE.
74213-13-13	PREFINISHED FLASHING WITH DRIP EDGE, FASTEN KEEPER INTO BLOCKING.
74213-13-14	PREFINISHED FASCIA TO SOFFIT FLASHING, BASIS OF DESIGN PAC-CLAD PA-205 FLASHING, COLOR TO MATCH SOFFIT.
74600-2	3/8" x 3" EXTRUDED POLYPROPYLENE PLASTIC RAINSCREEN FURRING STRIP EQUAL TO "COR-A-VENT SV3" INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
74600-3	1/6" T&G CEDAR SOFFIT PIECES TO BE SHOP FINISHED PRIOR TO INSTALLATION, INSTALL OVER 2x WOOD FRAMING WITH STAINLESS STEEL FASTENERS.
74600-4	PERIMETER SOFFIT VENT, BASIS OF DESIGN FRY REGLET DS-75-V-300, COLOR BLACK.
74646-9	1" x 4" FIBER-CEMENT SIDING TRIM TO MATCH SIDING.
74646-10	FIBER-CEMENT PANEL WITH VERTICAL BATTENS, 5/16" FIBER-CEMENT PANEL EQUAL TO "HARDOE PANEL SMOOTH", PROVIDE VERTICAL BATTENS EQUAL TO HARDOE TRIM BATTEN BOARDS 2 1/2" WIDE AT 12" O.C.
74646-12	1" x 6" FIBER-CEMENT SIDING TRIM TO MATCH SIDING.
75323-2	SINGLE PLY MEMBRANE FLASHING, RUN UP UNDER COPING AND DOWN FACE, REFER TO DETAIL(S) FOR ADDITIONAL INFORMATION.
75323-9	PREMANUFACTURED TAPERED POLYSOCYANURATE EDGE STRIPS.
75423-2	GREY TPO MEMBRANE FLASHING, RUN UP UNDER COPING AND DOWN FACE 2" MIN. AND ON TO ROOF MEMBRANE 8" MIN.
76200-6	BALCONY WALL COPING, EXTEND OVER FACE OF FIBER CEMENT TRIM.
76200-7	DRIP EDGE FLASHING INSTALLED BEHIND FIBER CEMENT PANEL AND RAINSCREEN VENT, DRIP EDGE FLASHING SHOULD COUNTERFLASH AND DRAIN INTO INTEGRAL GUTTER SYSTEM.
76200-8	INTEGRAL GUTTER SYSTEM WITH SOLDERED SEAMS, EXTEND UNDER BALCONY FASCIA WALL RAINSCREEN SYSTEM AND UNDER BALCONY WATERTIGHT DECKING SYSTEM, SLOPE 1/4" PER FOOT TOWARDS EAST BALCONY WALL AND SCUPPER THROUGH FASCIA.
76500-1	40 MIL SELF-ADHESIVE, COLD APPLIED WALL FLASHING TAPE EQUAL TO PERMA-BARRIER WALL FLASHING.
77100-14	PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING EQUAL TO "OMG ROOFING TERMINEDGE FASCIA WITH 4" FACE HEIGHT".
78200-2	1/2" MIN. MASONRY CONTROL JOINT WITH SEALANT AND BACKER ROD.
84113-1	EXISTING ALUMINUM STOREFRONT SYSTEM AND ENTRY DOOR TO REMAIN.
84113-2	THERMALLY BROKEN ALUMINUM DOOR & FRAME SYSTEM, BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
84131-2	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM, BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
12361-6	QUARTZ WINDOW SILL(S) (TYPICAL) SEE A5 & A6 SERIES SHEETS FOR SIZES AND INSTALLATION DETAILS. SEE A11 SERIES FOR FINISH INFORMATION.



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1	09/02/2021	ADD #01



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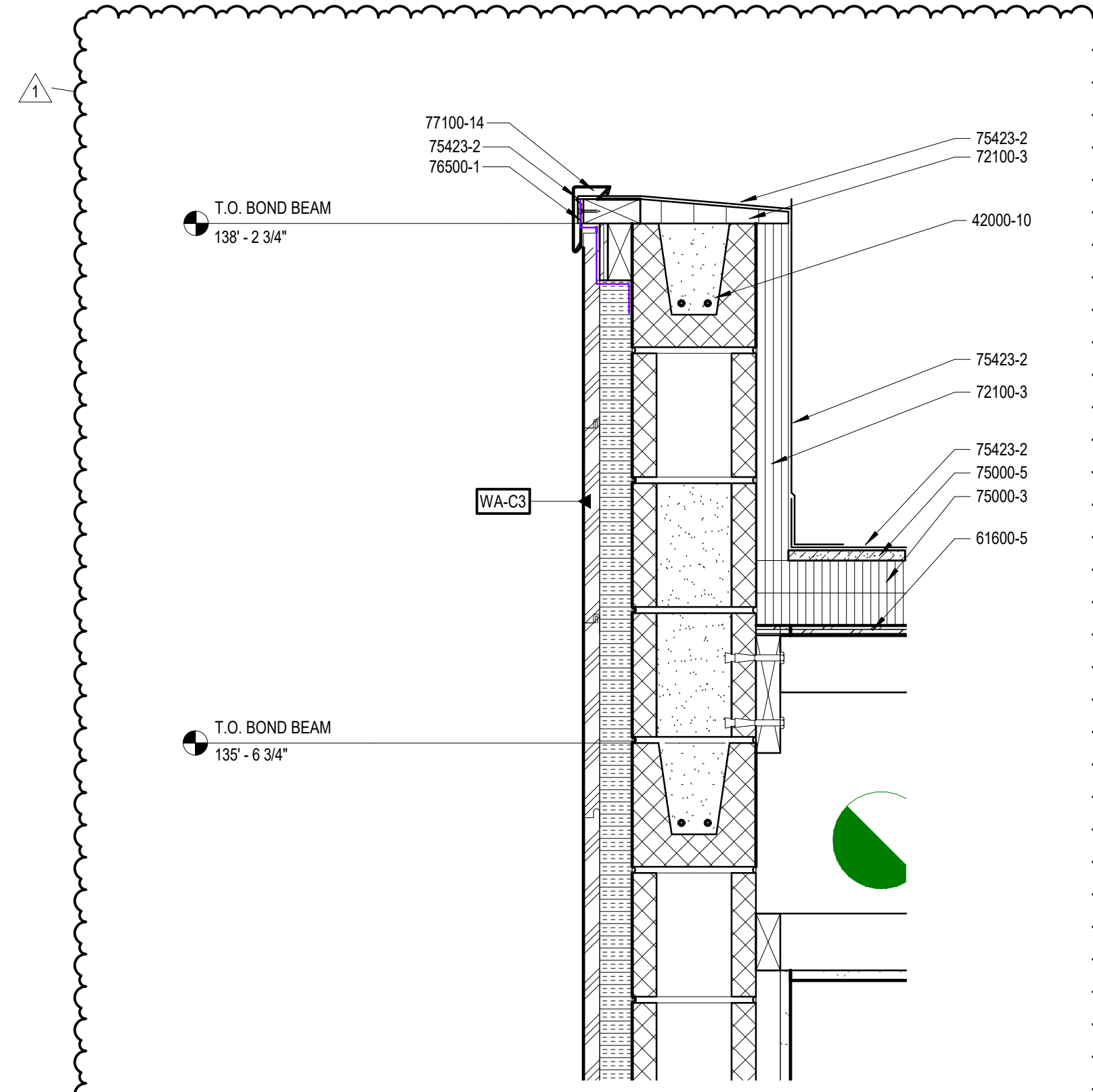
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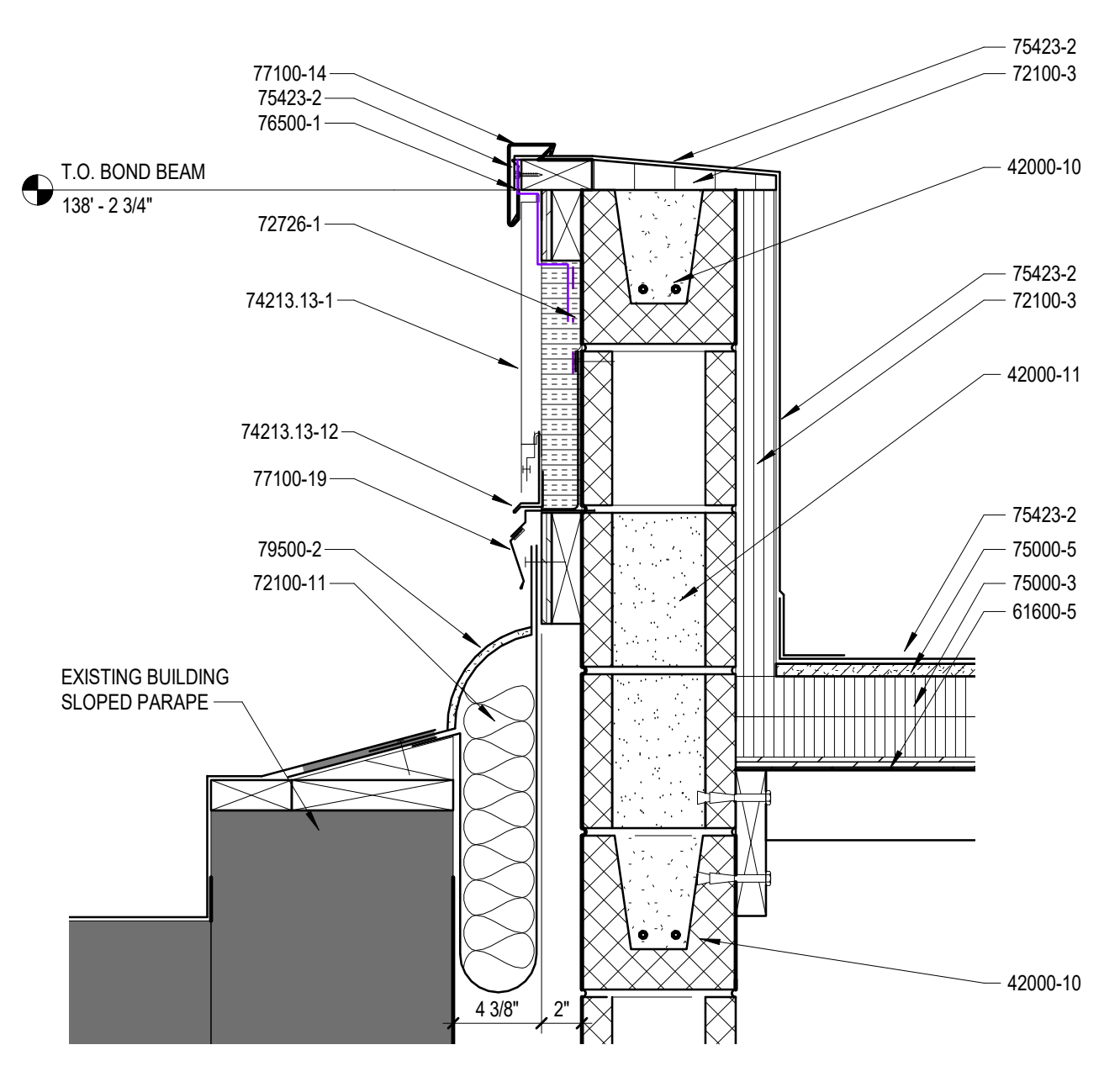
BUILDING 3 - ENLARGED DETAILS

AN6.3

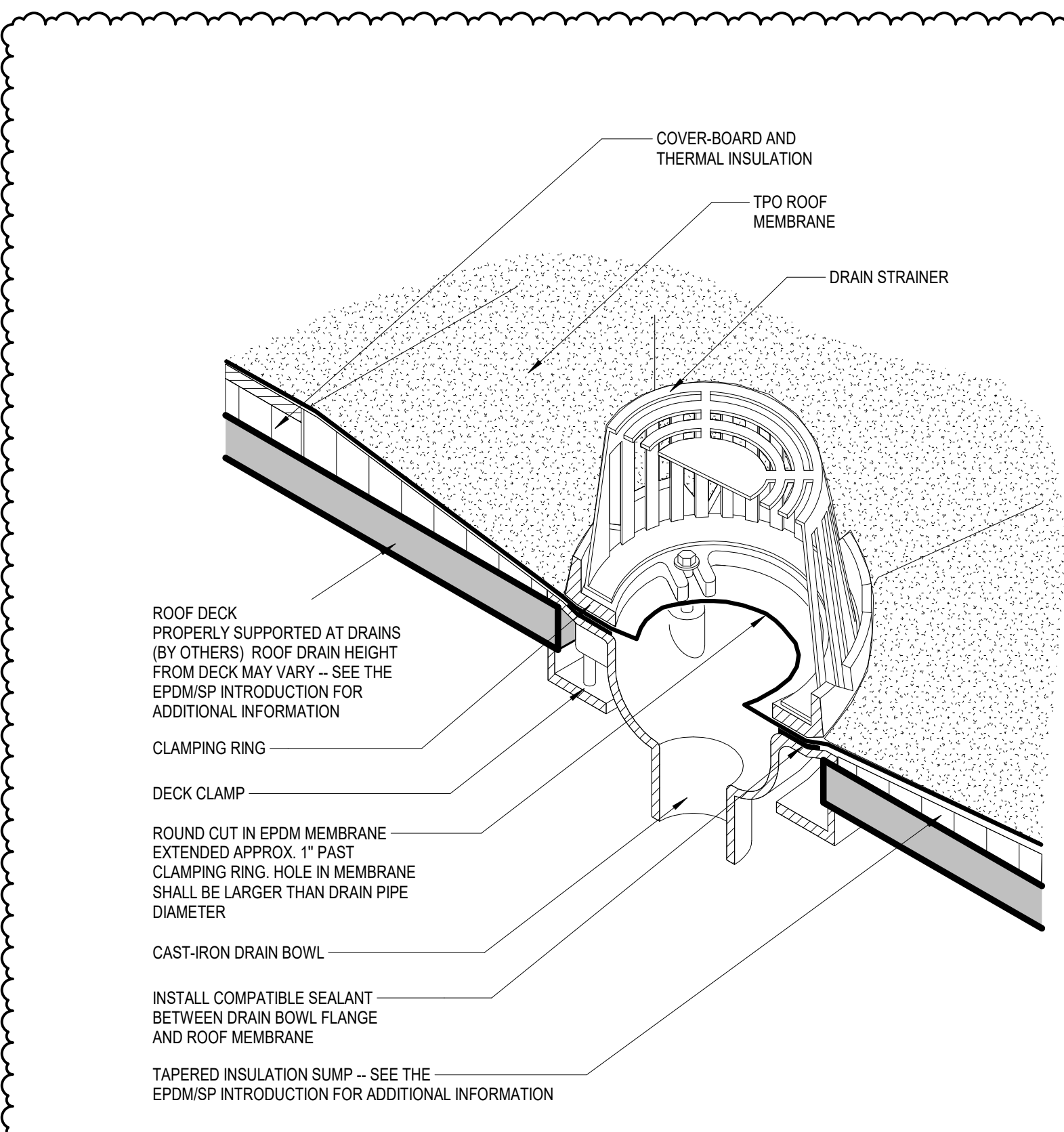
DETAIL KEYNOTES	
42000-10	CMU BOND BEAM. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
42000-11	GROUT CORES SOLID ABOVE BOND BEAM. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61600-5	5/8" PLYWOOD SHEATHING
72100-3	2" POLYISOCYANURATE ROOF INSULATION ADHERED TO VERTICAL SURFACE. UTILIZE FASTENERS TO HOLD BD. TO WALL AS NEEDED WHILE ADHESIVE CURES.
72100-11	FILL CAVITY WITH MINERAL WOOL BATT INSULATION.
72726-1	FLUID APPLIED VAPOR RETARDING AIR BARRIER APPLIED TO ALL EXTERIOR WALL SURFACES. BASIS OF DESIGN CARLISLE BARRITECH VP. SEE SPECIFICATIONS.
74213-13-1	1" PREFINISHED, HORIZONTAL FLUSH METAL WALL PANEL SYSTEM, LIGHT COLOR. BASIS OF DESIGN, PAC-CLAD FLUSH METAL WALL PANEL WITH 12" FACE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
74213-13-12	PREFINISHED SILL HEAD FLASHING. RIVET TRIMMED WALL PANEL INTO ZEE SPACER. COUNTERFLASH SILL FLASHING WITH SELF-ADHERED FLASHING TAPE.
75000-3	2 LAYERS OF 2" MINIMUM RIGID POLYISOCYANURATE INSULATION (STAGGERED 6" MIN). BASE LAYER MECHANICALLY FASTENED; SUBSEQUENT LAYERS ADHERED.
75000-5	1/2" EXTERIOR GYPSUM ROOFING COVERBOARD
75423-2	GREY TPO MEMBRANE FLASHING. RUN UP UNDER COPING AND DOWN FACE 2" MIN. AND ONTO ROOF MEMBRANE 4" MIN.
76500-1	40 MIL SELF-ADHESIVE, COLD APPLIED WALL FLASHING TAPE EQUAL TO PERMA-BARRIER WALL FLASHING.
77100-14	PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING EQUAL TO "OMG ROOFING TERMINEDGE FASCIA WITH 4" FACE HEIGHT"
77100-19	FULLY SUPPORTED FLASHING WITH PREFINISHED GALVANIZED STEEL FIXED RECEIVER & REMOVABLE COUNTERFLASHING SYSTEM. FLASHING UP MASONRY 8" MIN. SECURE WITH METAL TERMINATION BAR. TERM. BAR SECURED WITH GASKETED FASTENERS @ 16" O.C. PROVIDE CONTINUOUS SEALANT AT TOP OF TERM. BAR.
79500-2	CONTINUOUS FLEXIBLE SEAL ROOF-TO-WALL EXPANSION JOINT SYSTEM. SEE DETAIL FOR WIDTH. BASIS OF DESIGN - "CONSTRUCTION SPECIALTIES BRUN-300400"



2 CMU WALL PARAPET @ SIDING
SCALE: 1/12" = 1'-0"

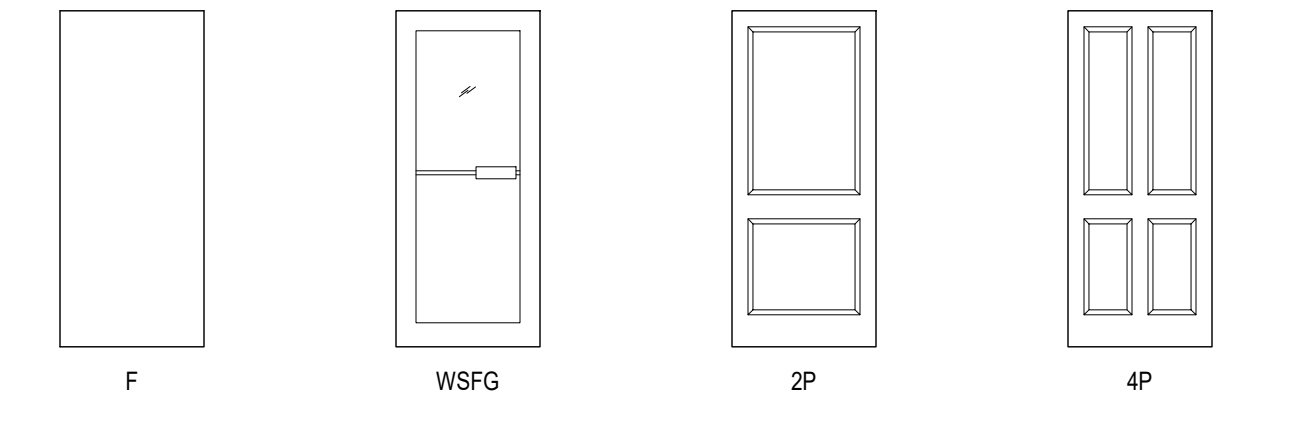


1 2HR WALL PARAPET
SCALE: 1/12" = 1'-0"

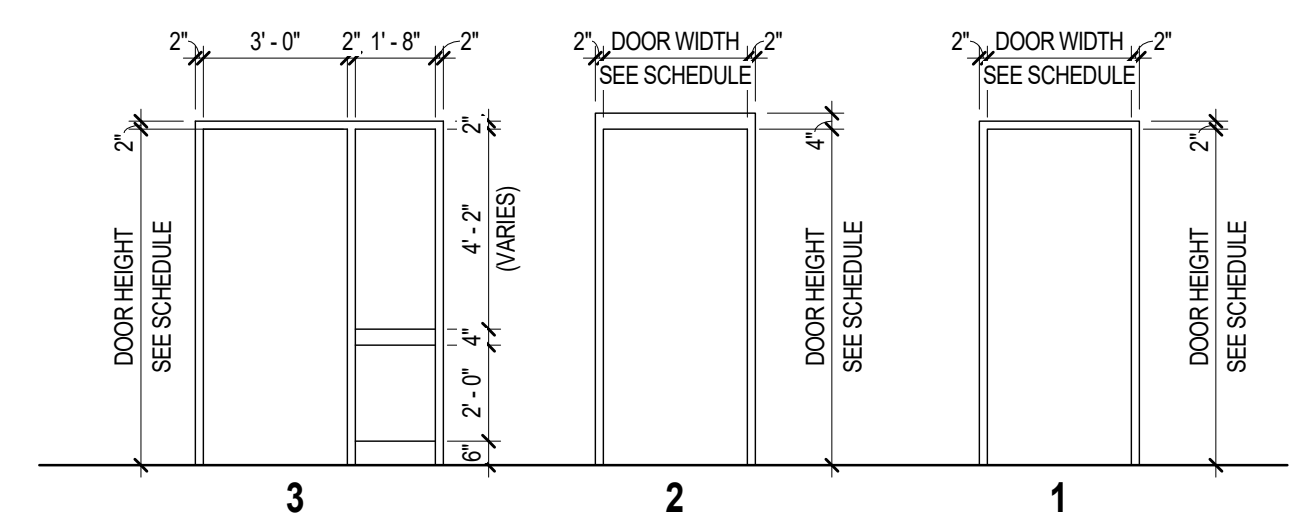


3 ROOF DRAIN
SCALE: 1/2" = 1'-0"

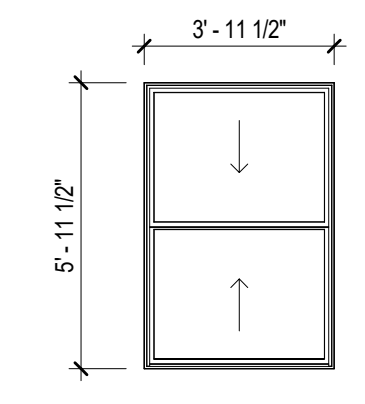
NO.	DOOR			MAT.	ELEV.	FRAME		HEAD/JAMB	FIRE RATING (MIN.)	Hardware
	W	H	T			MAT.	ELEV.			
140A	3'-7 3/4"	9'-0"	1 3/4"	ALUM	WSFG	ALUM	HW-1			STOREFRONT EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL, THRESHOLD, ADA OPERATOR, CARD READER
140B	3'-0"	9'-0"	1 3/4"	ALUM	WSFG	ALUM	SF-1			STOREFRONT FULL GLASS DOOR LOCK, CLOSER, SMOKE SEAL, THRESHOLD
144A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	STOREFRONT LOCK, CLOSER, SMOKE SEAL
145A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
145D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
145E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
145F	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BED RM PRIVACY LEVER
145G (2)	2'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
145H (2)	2'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
146A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
146B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
146C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
146D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
146E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
147A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
147B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
147C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
147D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
147E (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
242A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	5/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
242B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
242C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
242D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
242E (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
242F	3'-0"	8'-9 3/4"	1 3/4"	ALUM	WSFG	ALUM	SF-2	6/A/N6.1 & 14/A/N6.4	60 MIN	APT STOREFRONT BALCONY FULL GLASS DOOR LOCK
243A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
243B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
243C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
243D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
243E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
243F (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
244A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
244B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
244C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
244D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
244E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
245A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
245B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
245C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
245D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1	60 MIN	APT BATH RM PRIVACY LEVER
245E (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
342A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
342B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
342C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
342D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
342E (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
342F	3'-0"	8'-9 3/4"	1 3/4"	ALUM	WSFG	ALUM	SF-2	6/A/N6.1 & 14/A/N6.4	60 MIN	APT STOREFRONT BALCONY FULL GLASS DOOR LOCK
343A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
343B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
343C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
343D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
343E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
343F (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
344A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
344B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
344C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
344D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
344E	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
345A	3'-0"	7'-0"	1 3/4"	STL	F	HM	1	4/A/N7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
345B	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
345C	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT CLOSET PASSAGE LEVER
345D	3'-0"	6'-8"	1 3/8"	WD	4P	WD	1	5/A/N7.1		APT BATH RM PRIVACY LEVER
345E (2)	3'-1"	7'-0"	2"	WD	4P	WD	1	5/A/N7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA



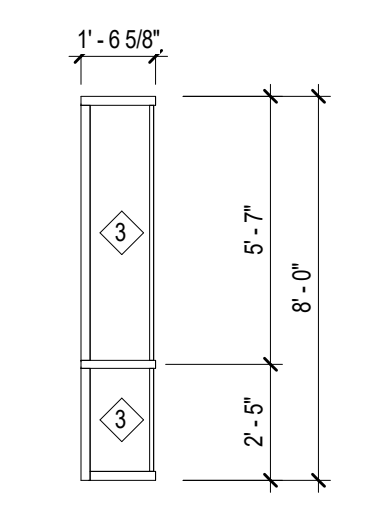
DOOR ELEVATIONS - BUILDING 3
 SCALE: 1/4" = 1'-0"



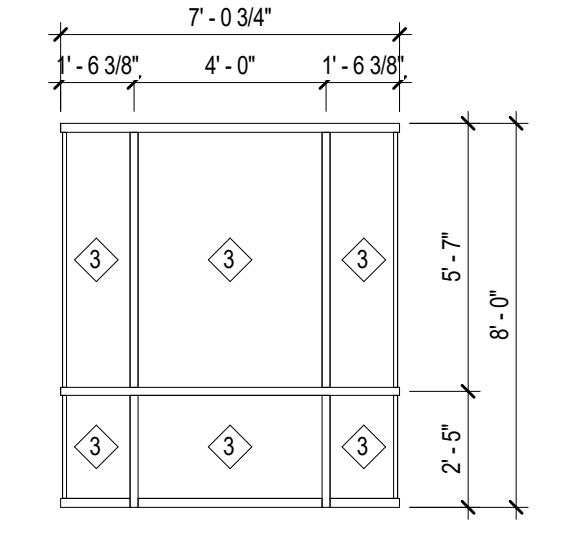
DOOR FRAME ELEVATIONS - BLDG 3
 SCALE: 1/4" = 1'-0"



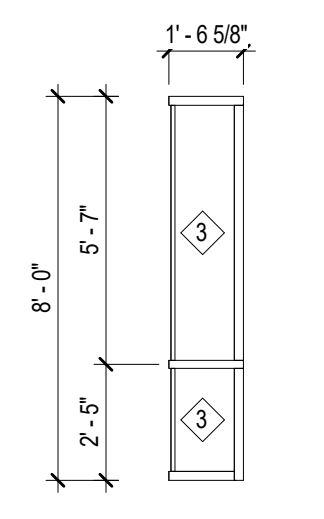
W1
 SCALE: 1/4" = 1'-0"



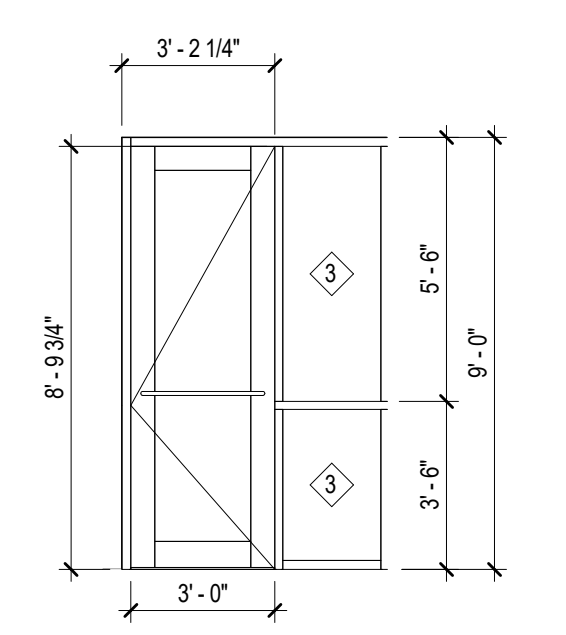
SF-3
 SCALE: 1/4" = 1'-0"



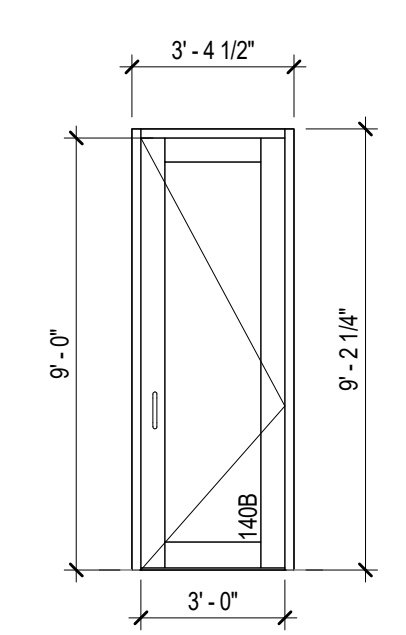
SF-4
 SCALE: 1/4" = 1'-0"



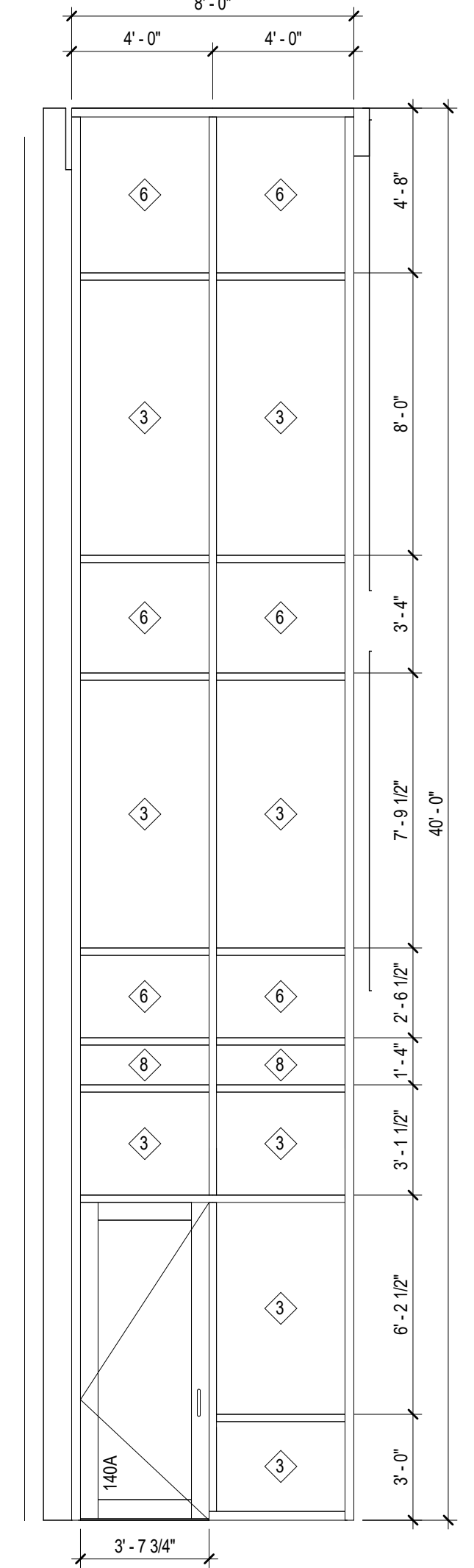
SF-5
 SCALE: 1/4" = 1'-0"



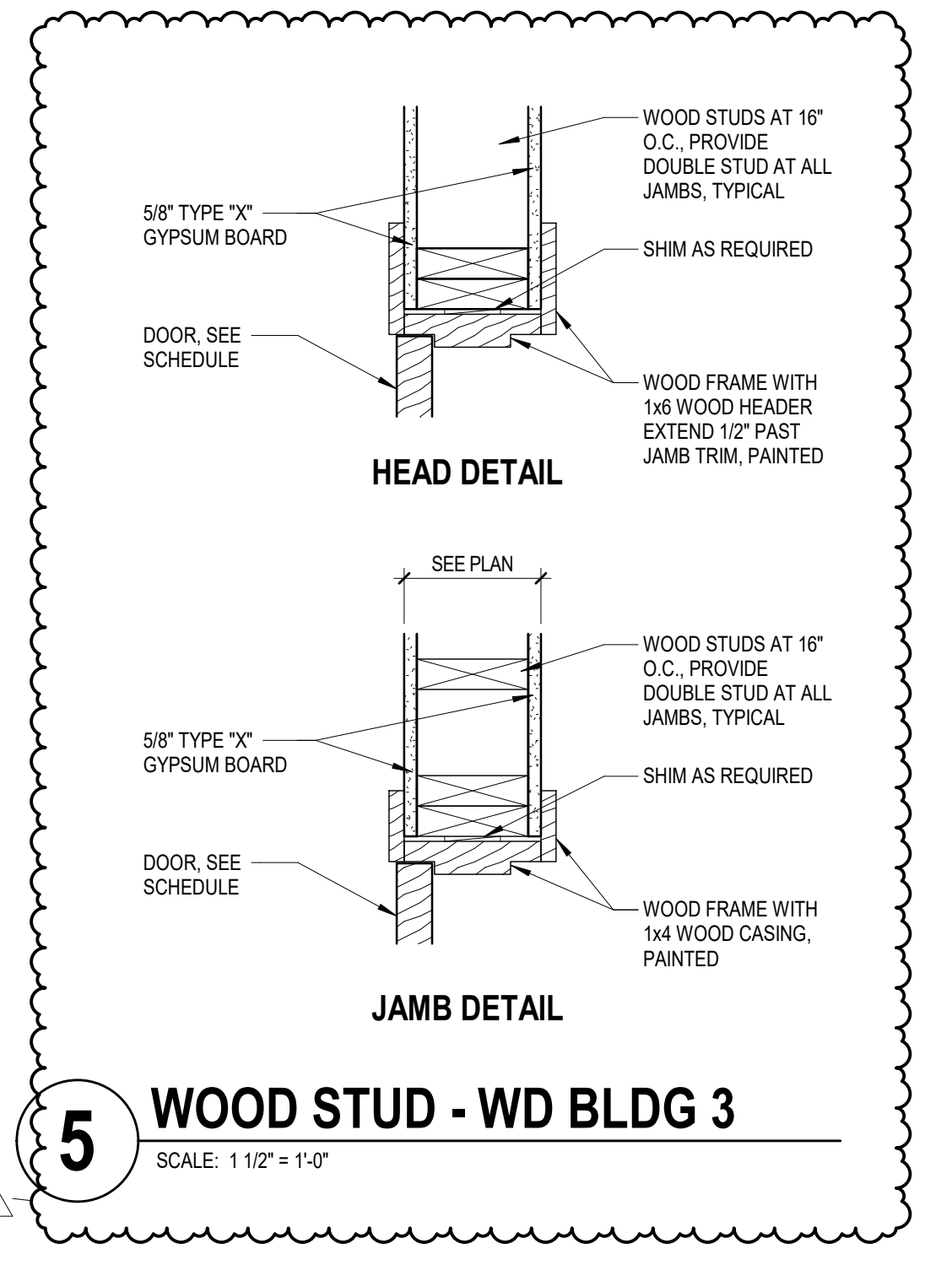
SF-2
 SCALE: 1/4" = 1'-0"



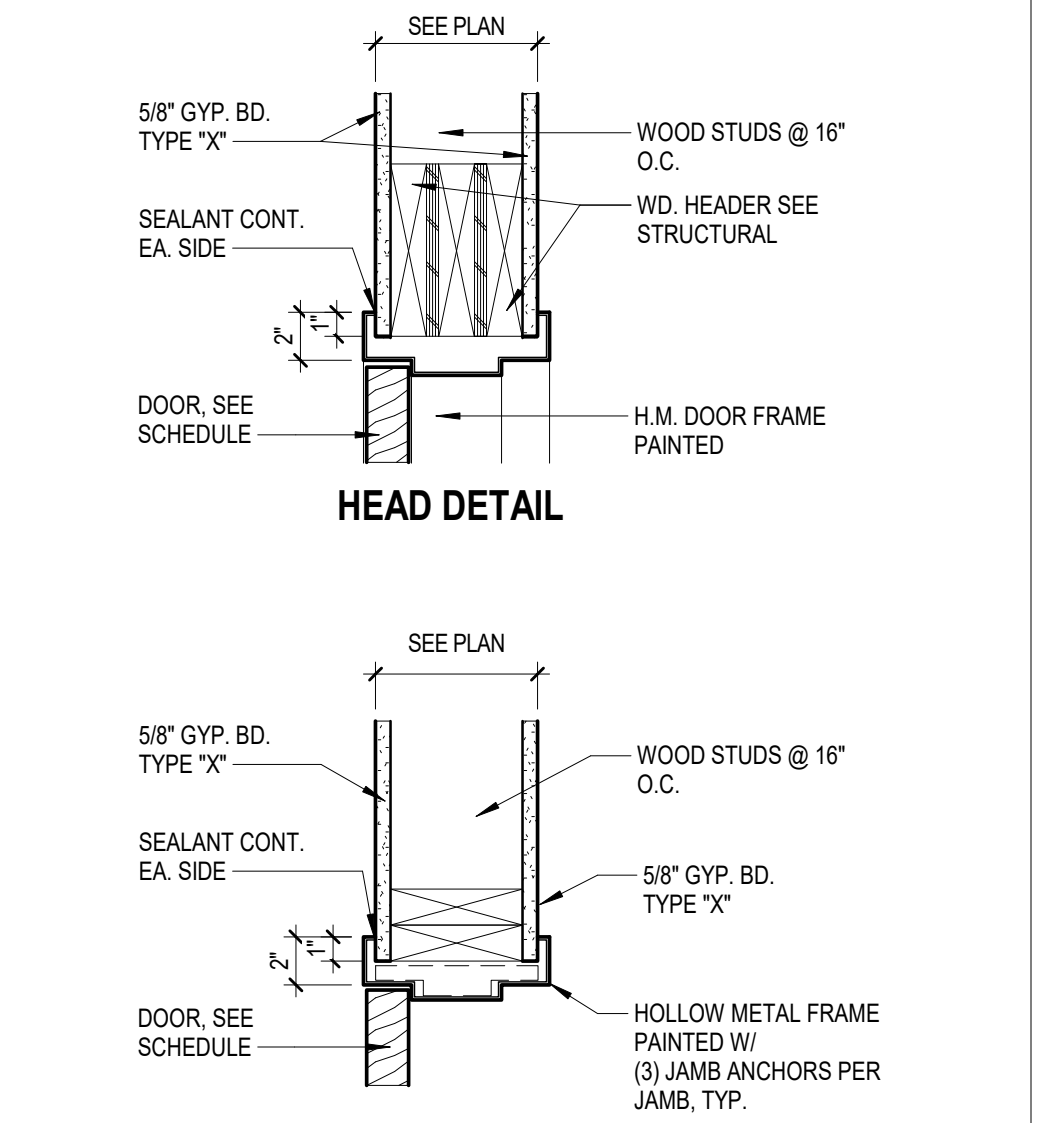
SF-1
 SCALE: 1/4" = 1'-0"



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



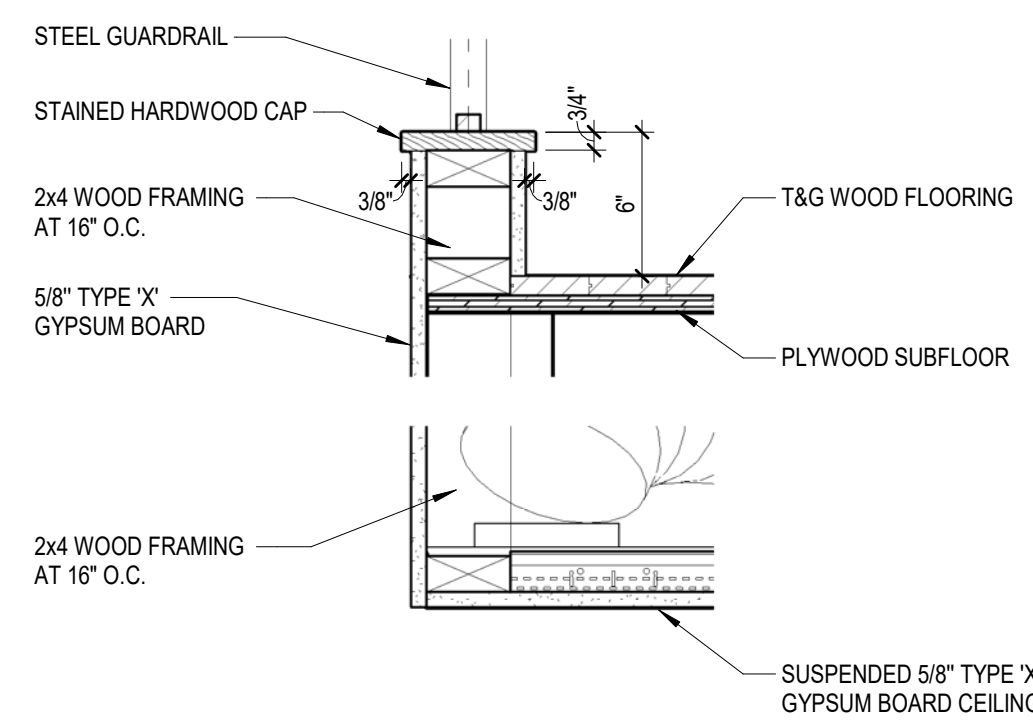
5 WOOD STUD - WD BLDG 3
 SCALE: 1 1/2" = 1'-0"



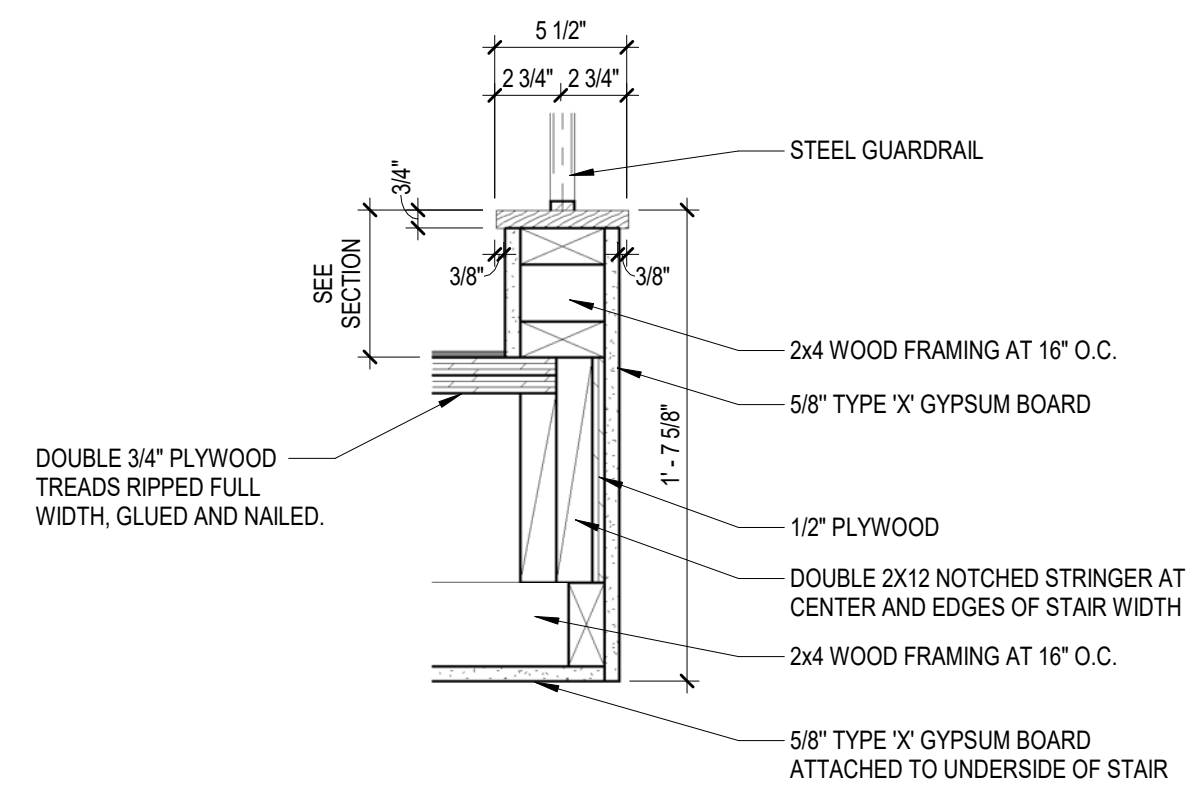
4 WOOD STUD - HM FRAME
 SCALE: 1 1/2" = 1'-0"

GLAZING SYMBOLS LEGEND	
MARK	GLAZING DESCRIPTION
INSULATING GLASS TYPES	
3	1" INSULATED, HEAT-STRENGTHENED GLASS
6	1" INSULATED, HEAT-STRENGTHENED SPANDREL GLASS
METAL PANEL	
8	1" INSULATED, METAL PANEL (PREFINISHED)

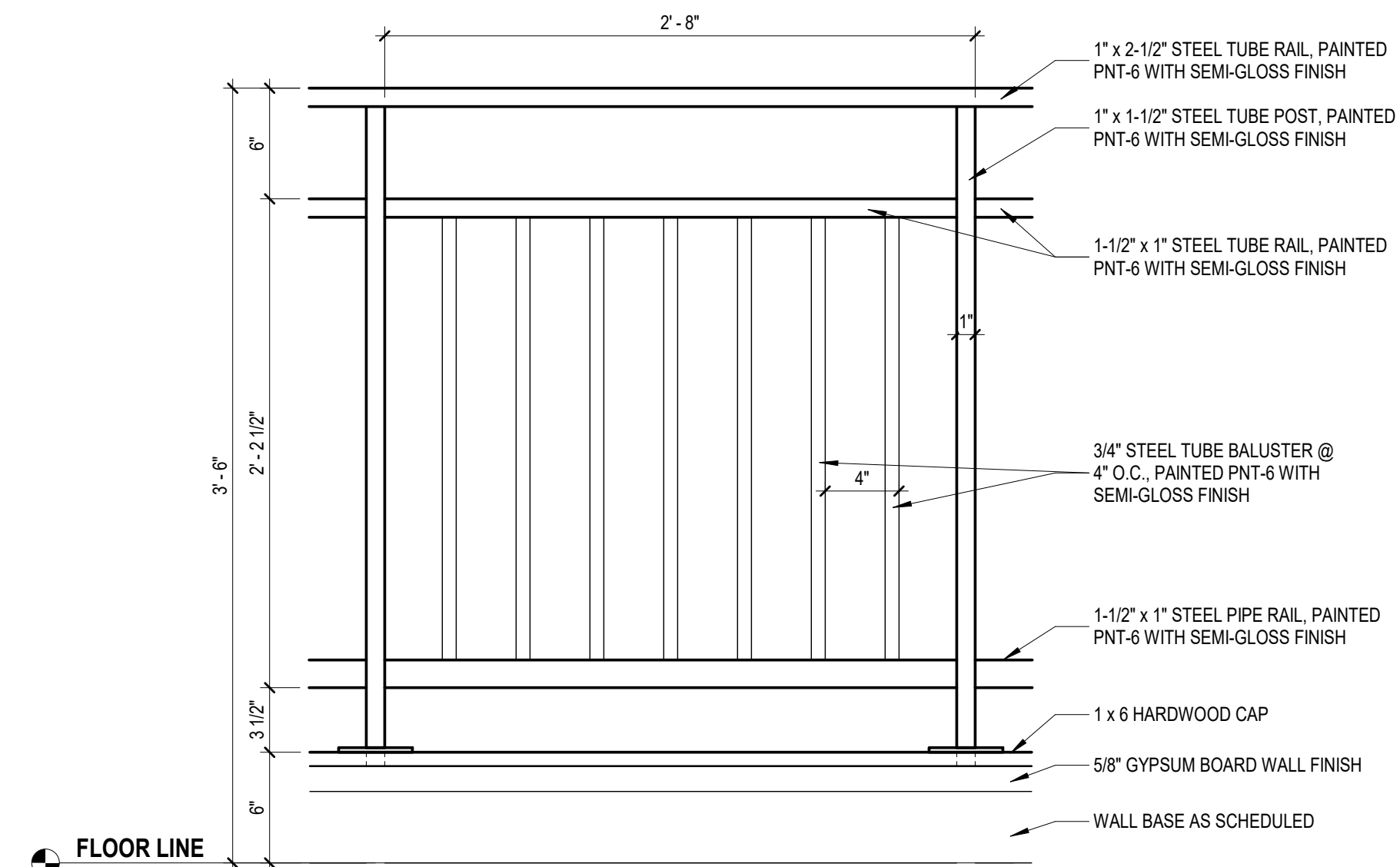
- WINDOW GLAZING AND FRAME GENERAL NOTES**
- ALL FRAME ELEVATIONS NOTED AS "DW-X" ARE TO BE CURTAINWALL ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 84413 & 84423) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
 - ALL FRAME ELEVATIONS NOTED AS "SF-X" ARE TO BE STOREFRONT ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 84113) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
 - ALL FRAME ELEVATIONS NOTED AS "HM-X" ARE TO BE HOLLOW METAL FRAMING ASSEMBLY. REFERENCE SPECIFICATIONS (SECTION 81113) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
 - ALL FRAME ELEVATIONS NOTED AS "AG-X" ARE TO BE ALL GLASS ENTRY SYSTEM. REFERENCE SPECIFICATIONS (SECTION 84210) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
 - ALL H.M. WINDOW FRAMES SHALL WRAP WALL ASSEMBLY UNLESS NOTED OTHERWISE, OR INDICATED IN THE DETAILS. CONTRACTOR TO VERIFY WALL THICKNESS IN FIELD.
 - ALL H.M. FRAMES ARE TO BE PAINTED, SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
 - ALL GLAZING TO MEET REQUIREMENTS FOR CHAPTER 24, 2014 INDIANA BUILDING CODE (2012 IBC).
 - ALL WINDOW FRAMES ARE TO RECEIVE SEALANT BOTH SIDES. TYP. SUBMIT COLOR SELECTION FOR ARCHITECT APPROVAL OF SEALANT COLORS.
 - WINDOW FRAME DIMENSIONS SHOWN ARE NOMINAL. SEE SPECS.
 - ALL MULLIONS/CAP EXTENSIONS ARE TO DIMENSIONS AS SPECIFIED UNLESS OTHERWISE INDICATED IN FRAME ELEVATION.



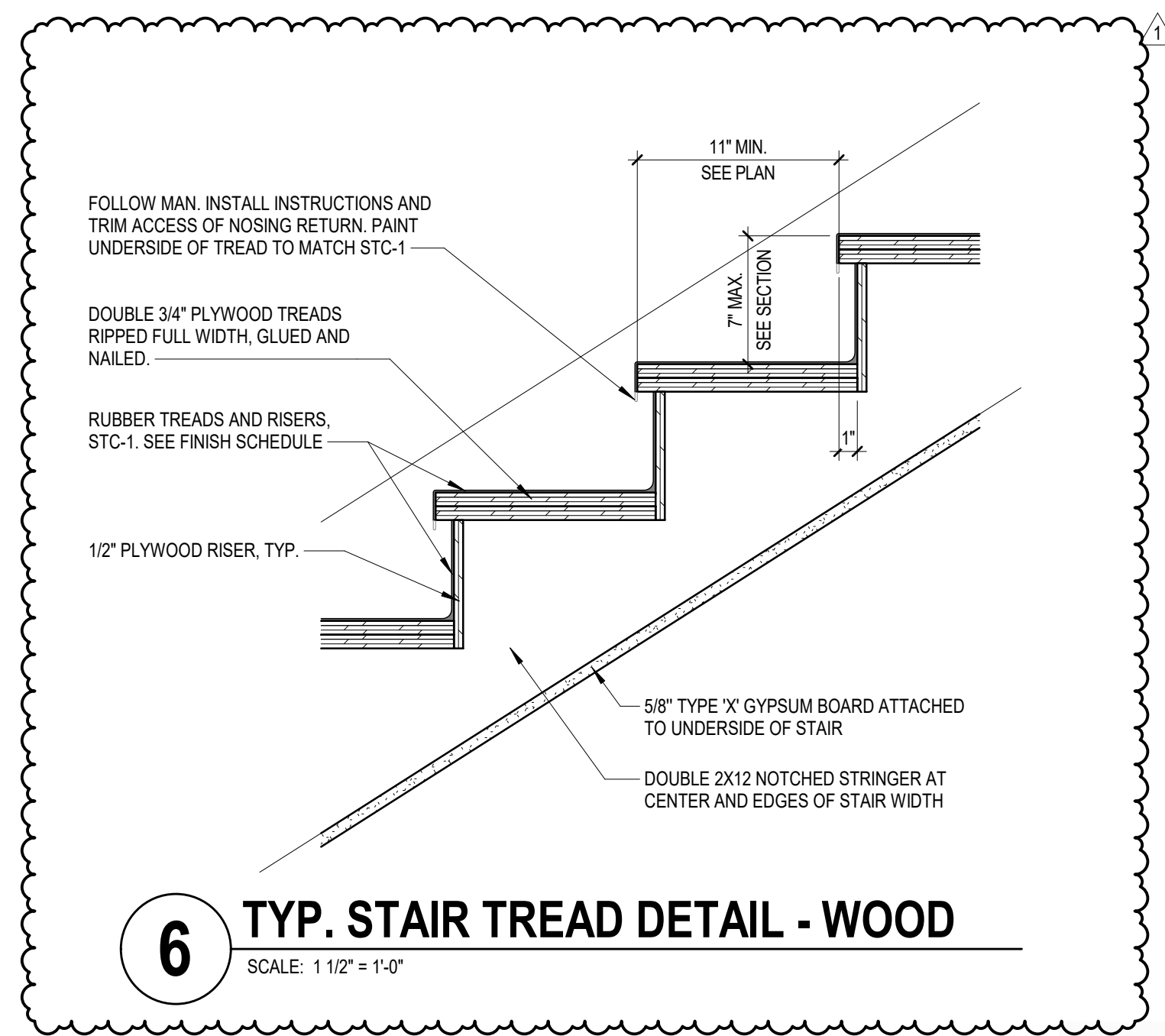
9 TYP. SECTION AT FLOOR OPENING
SCALE: 1 1/2" = 1'-0"



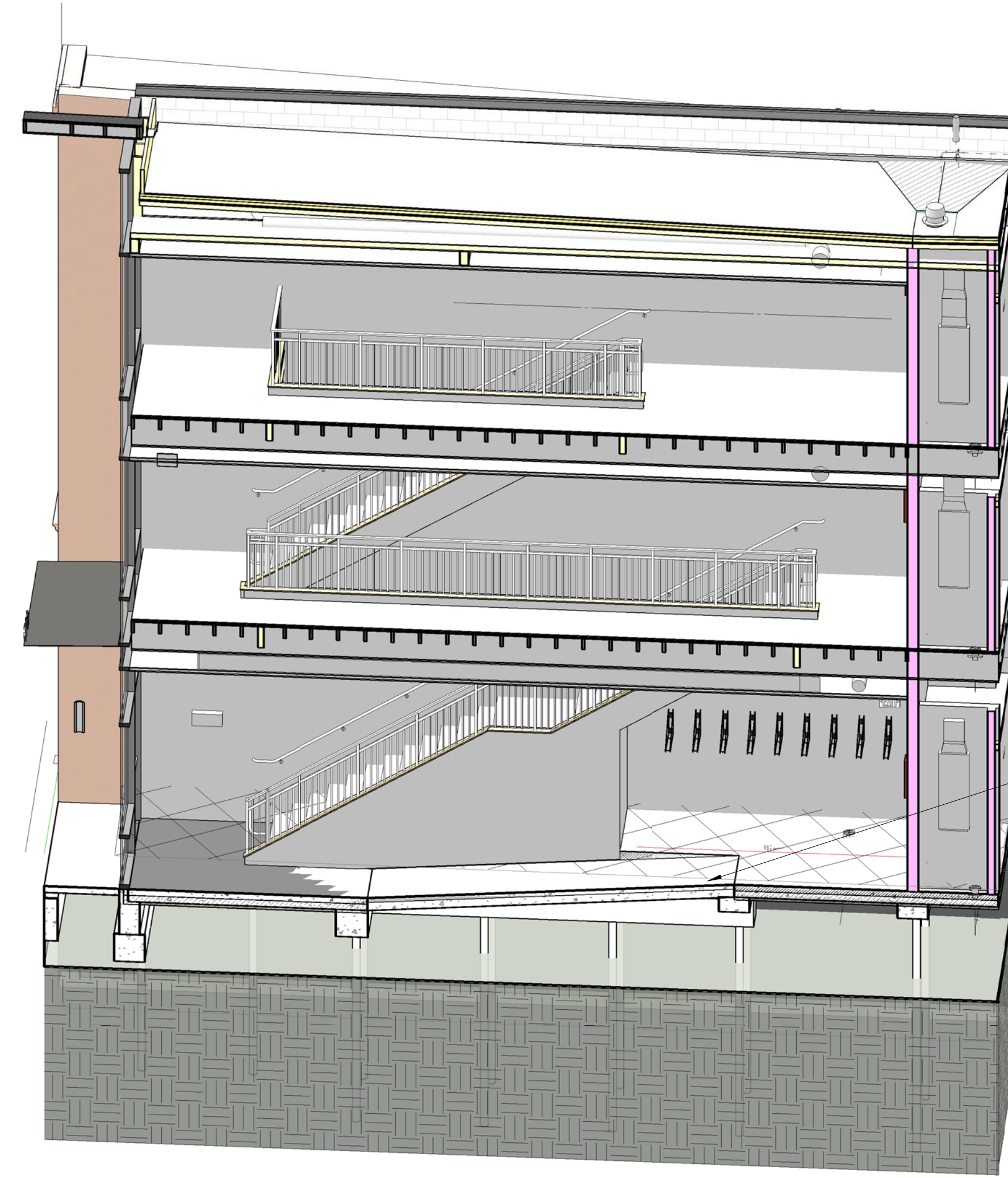
8 TYP. SECTION AT STAIR STRINGER
SCALE: 1 1/2" = 1'-0"



7 TYP. GUARDRAIL ELEVATION
SCALE: 1 1/2" = 1'-0"



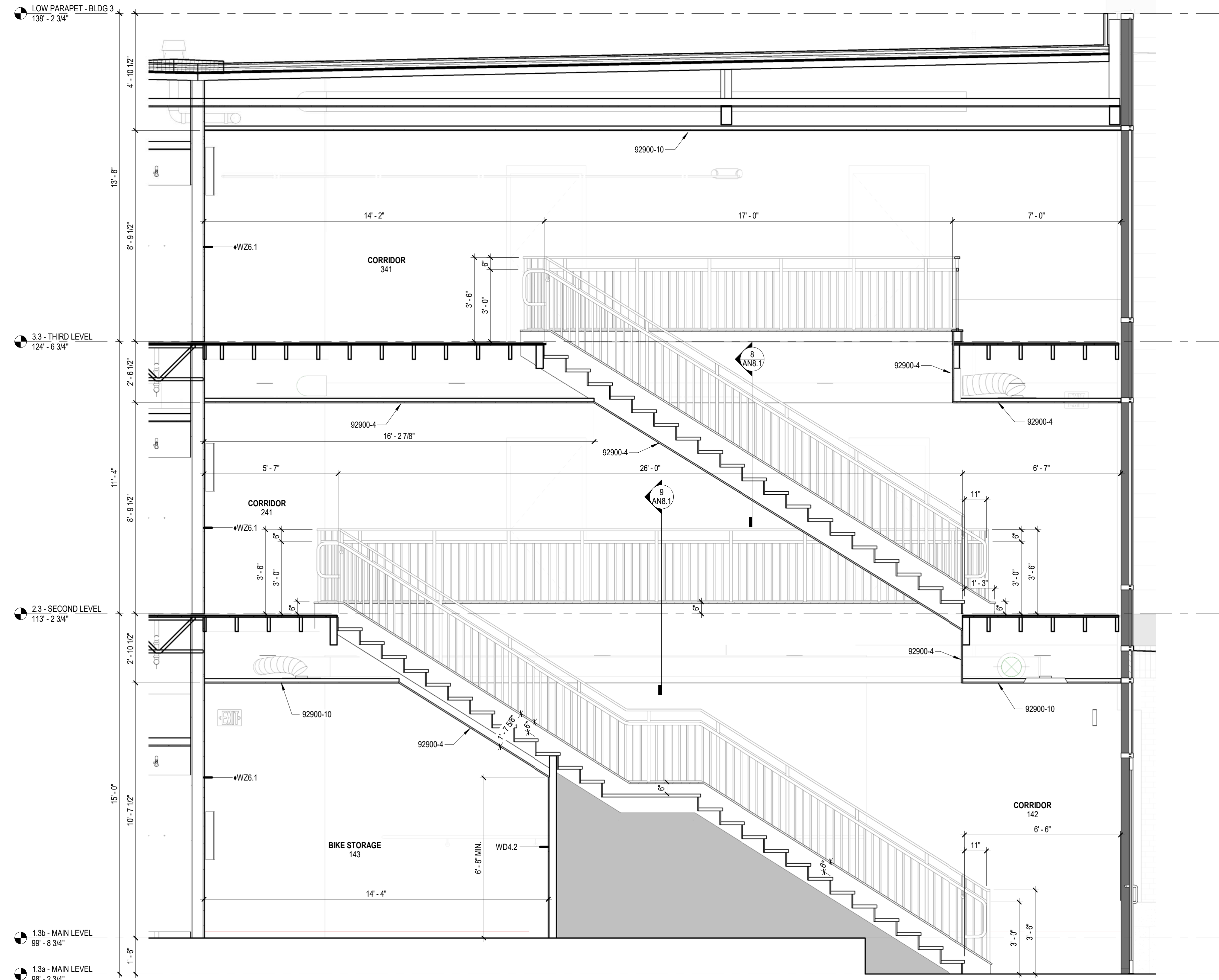
6 TYP. STAIR TREAD DETAIL - WOOD
SCALE: 1 1/2" = 1'-0"



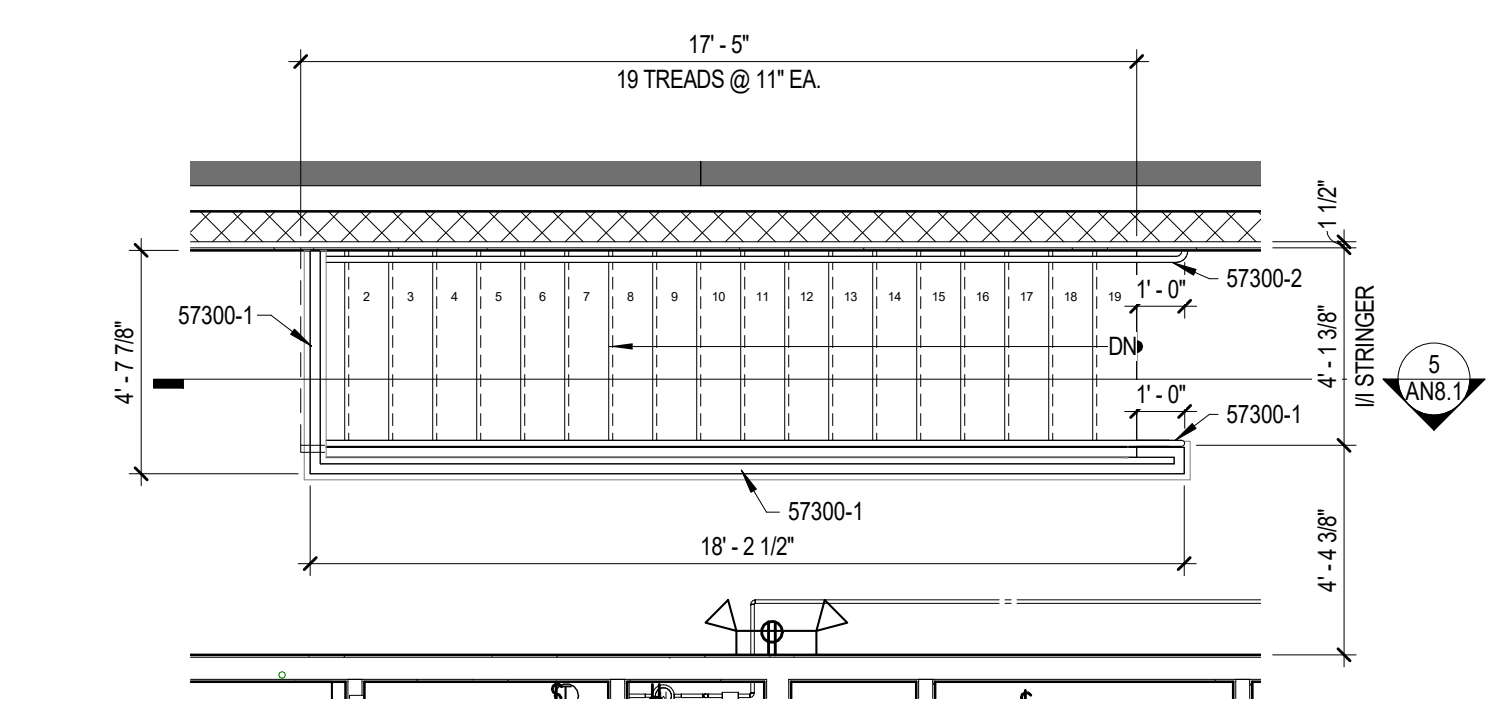
4 BUILDING 3 STAIR AXON
SCALE:

STAIR KEYNOTES	
57300-1	PRE-ENGINEERED & FABRICATED STEEL STAIR AND/OR GUARD RAILING SYSTEM. CONFORM TO ADA REQUIREMENTS. SEE DETAILS FOR ADDITIONAL INFORMATION.
57300-2	PRE-FABRICATED STEEL HANDRAIL TO MATCH STAIR AND/OR GUARD RAILING SYSTEM.
92900-4	5/8" TYPE 'X' GYPSUM BOARD, FINISHED.
92900-10	NEW GYPSUM BOARD CEILING.

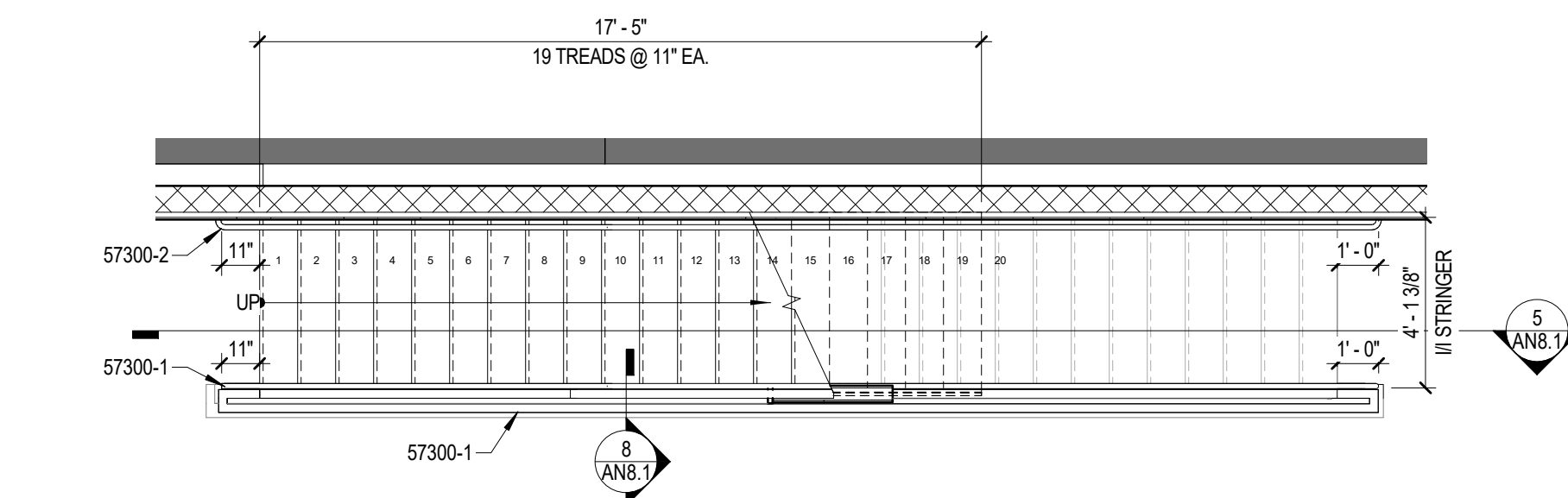
1.12 SLOPE RAMP FROM LEVEL 1.3a TO 1.3b
TOTAL ELEVATION CHANGE OF 18"
RAMP LENGTH 18'-0"



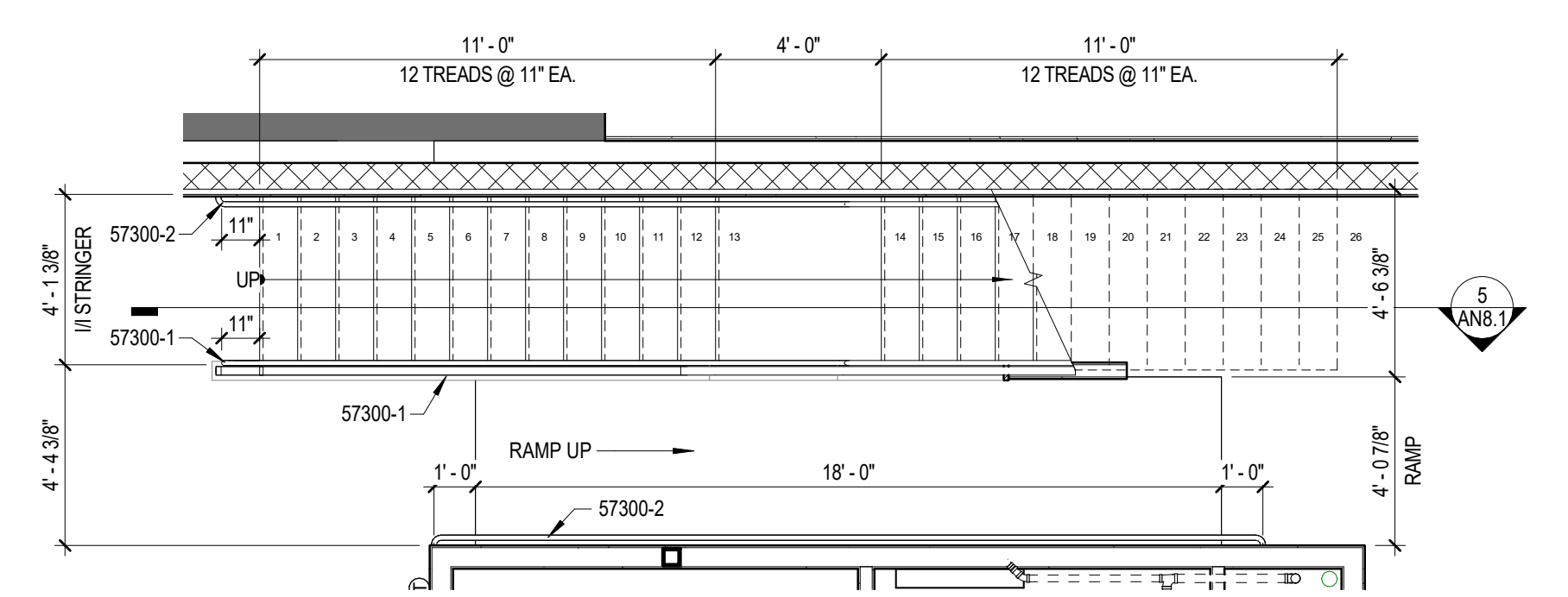
5 BUILDING 3 - STAIR SECTION
SCALE: 3/8" = 1'-0"



3 BUILDING 3 - THIRD LEVEL STAIR
SCALE: 1/4" = 1'-0"



2 BUILDING 3 - SECOND LEVEL STAIR
SCALE: 1/4" = 1'-0"



1 BUILDING 3 - MAIN LEVEL STAIR
SCALE: 1/4" = 1'-0"



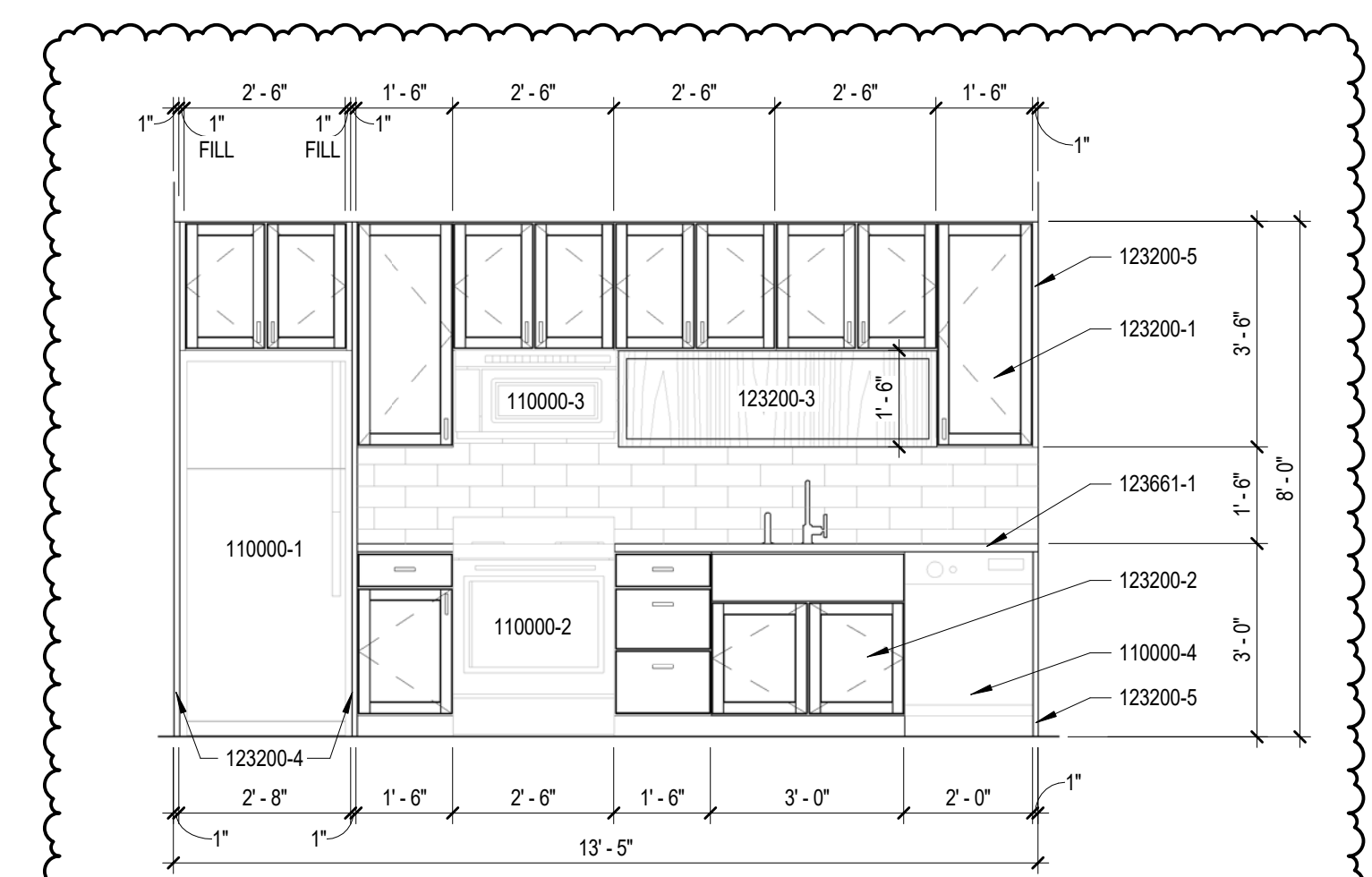
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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

Key Value	Keynote Text
11000-1	REFRIGERATOR/FREEZER BY OWNER
11000-2	RANGE/OVER BY OWNER
11000-3	MICROWAVE OVEN/FAN HUNG FROM WALL CABINET BY OWNER
11000-4	UNDERCOUNTER DISHWASHER BY OWNER
123200-1	PRE-ENGINEERED WOOD WALL CABINET. SEE A11 SERIES FOR FINISH INFORMATION/BASIS OF DESIGN PRODUCT. PROVIDE MATCHING FINISHED END PANELS (AT EXPOSED OPENINGS FOR EQUIPMENT & OPEN SIDES), AND MATCHING FILLER PANELS AS DOCUMENTED. PROVIDE MATCHING TRIM AS NEEDED TO CONCEAL UNDER CABINET LIGHTS. SEE ELECTRICAL FOR UNDER CABINET LIGHT.
123200-2	PRE-ENGINEERED WOOD BASE CABINET. SEE A11 SERIES FOR FINISH INFORMATION/BASIS OF DESIGN PRODUCT. PROVIDE MATCHING FINISHED END PANELS (AT EXPOSED OPENINGS FOR EQUIPMENT & OPEN SIDES), AND MATCHING FILLER PANELS AS DOCUMENTED.
123200-3	WOOD VENEERED OPEN WALL CABINET TO MATCH PRE-ENGINEERED CABINETS. SEE A11 SERIES FOR FINISH INFORMATION/BASIS OF DESIGN PRODUCT. ALL EXPOSED FACES TO BE FINISHED IN SCHEDULED WOOD VENEER. PROVIDE MATCHING FINISHED END PANELS (AT EXPOSED OPENINGS FOR EQUIPMENT & OPEN SIDES), AND MATCHING FILLER PANELS AS DOCUMENTED. PROVIDE MATCHING PIECE AS NEEDED TO HIDE UNDER CABINET LIGHTS. SEE ELECTRICAL FOR UNDERCABINET LIGHT.
123200-4	1" THICK & 24" LENGTH (DEEP) WOOD VENEER FINISHED PANEL @ FRIDGE TO HIDE WOOD VENEER TO MATCH CABINETS AS DOCUMENT ON A11 SERIES.
123200-5	1" THICK FILLER PANEL OR FINISHED END PANEL. PROVIDE FINISHED END PANEL IF END RUN OF CASEWORK IS OPEN TO ROOM. PROVIDE FILLER PANEL IF RUN OF CASEWORK ENDS AT WALL.
129661-1	QUARTZ COUNTERTOP. SEE FINISH PLANS & SCHEDULE FOR TYPES. SEE A10 SERIES SHEETS FOR COUNTER HEIGHTS.



1 TYPICAL KITCHEN CASEWORK
SCALE: 3/8" = 1'-0" REF: 1 / AN1.1



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01

INTERIOR ELEVATIONS

AN10.1

FINISH SCHEDULE - 01 N FIRST FLOOR - BUILDING 3										
#	ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS	
				NORTH	SOUTH	EAST	WEST			
140	MAIL	WOM-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3		
142	CORRIDOR	WOM-1, PC-1	WD-2	PNT-1, PNT-2	PNT-1	PNT-1	PNT-1	PNT-3		
143	BIKE STORAGE	PC-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3		
144	UTILITY	PC-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3		
145	1BR	LVT-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2	
146	STUDIO	LVT-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2	
147	STUDIO	LVT-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2	

FINISH SCHEDULE - 02 N SECOND FLOOR - BUILDING 3										
#	ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS	
				NORTH	SOUTH	EAST	WEST			
241	CORRIDOR	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3		
242	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
243	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
244	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
245	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	

FINISH SCHEDULE - 03 N THIRD FLOOR - BUILDING 3										
#	ROOM NAME	FLOOR	BASE	WALLS				CEILING	COMMENTS	
				NORTH	SOUTH	EAST	WEST			
341	CORRIDOR	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3		
342	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
343	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
344	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	
345	STUDIO	WD-4	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3	

BUILDING 3 - RESTROOM FINISHES					
FLOOR FINISH	BASE FINISH	MAIN WALL FINISH	SHOWER WALL FINISH	CEILING FINISH	COMMENTS
LVT-1	WD-2	PNT-1	CWT-1	PNT-3	2
CT-1	CTB-1	PNT-1	CWT-1	PNT-3	3

- FINISH COMMENTS - BUILDING 3**
- BOTH WASH ROOM & UTILITY CLOSETS IN THIS AREA TO RECEIVE LVT-1 FINISH. WHERE LVT-1 BUTTS UP TO WD-1 FINISH IN MAIN ROOM. PROVIDE QUARTER ROUND TRIM TRANSITION PIECE.
 - RESTROOM IN THIS APARTMENT TO RECEIVE FINISHES LISTED WITH COMMENT 2
 - RESTROOM IN THIS APARTMENT TO RECEIVE FINISHES LISTED WITH COMMENT 3

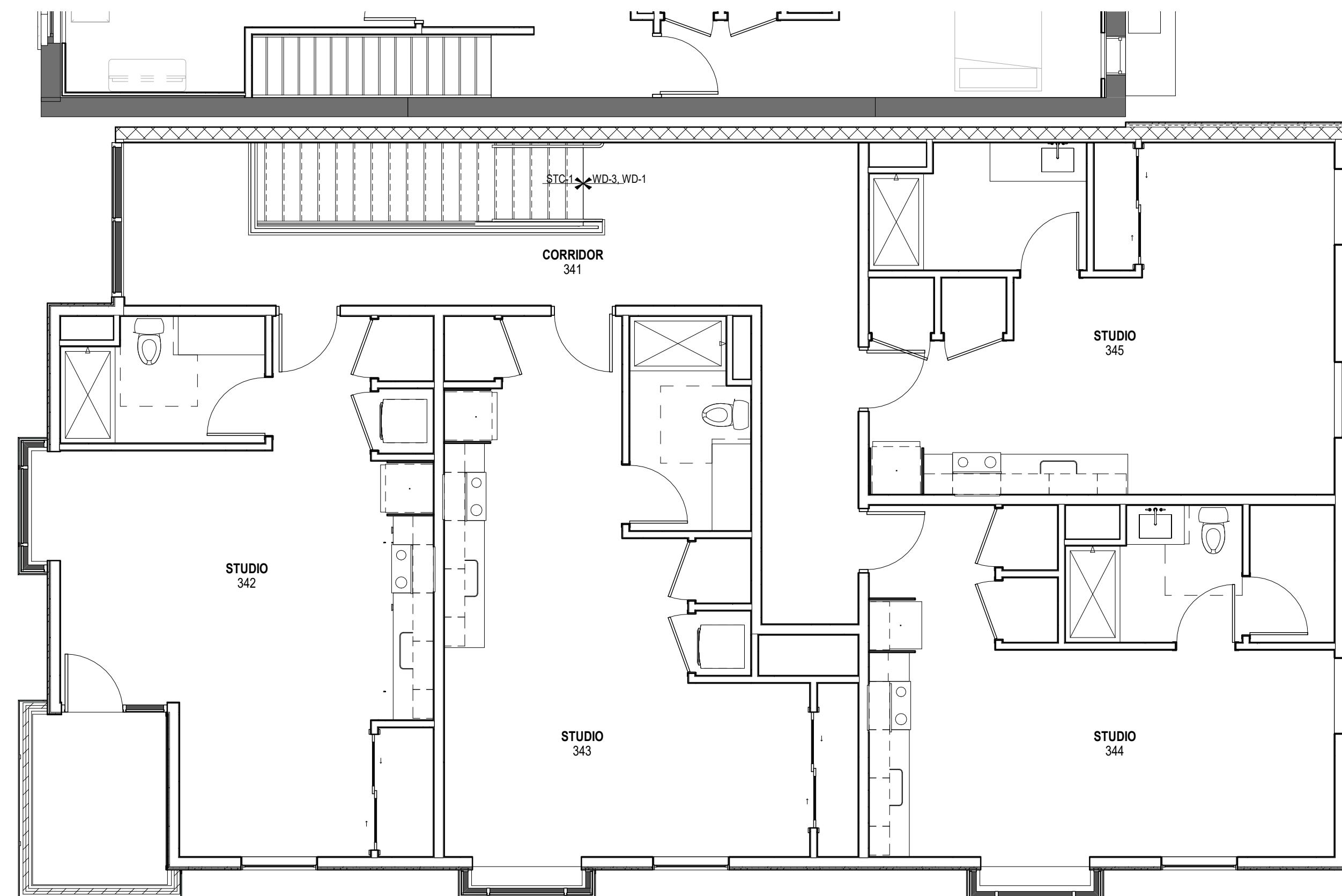
ACUSTIC CEILING TILE	
ACT-1	ARMSTRONG, DUNE ANGLED TEGULAR 1774, SIZE: 24" X 24", COLOR: WHITE, GRID: PRELUDE 1518", COLOR: WHITE

CERAMIC TILE	
CT-1	12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST

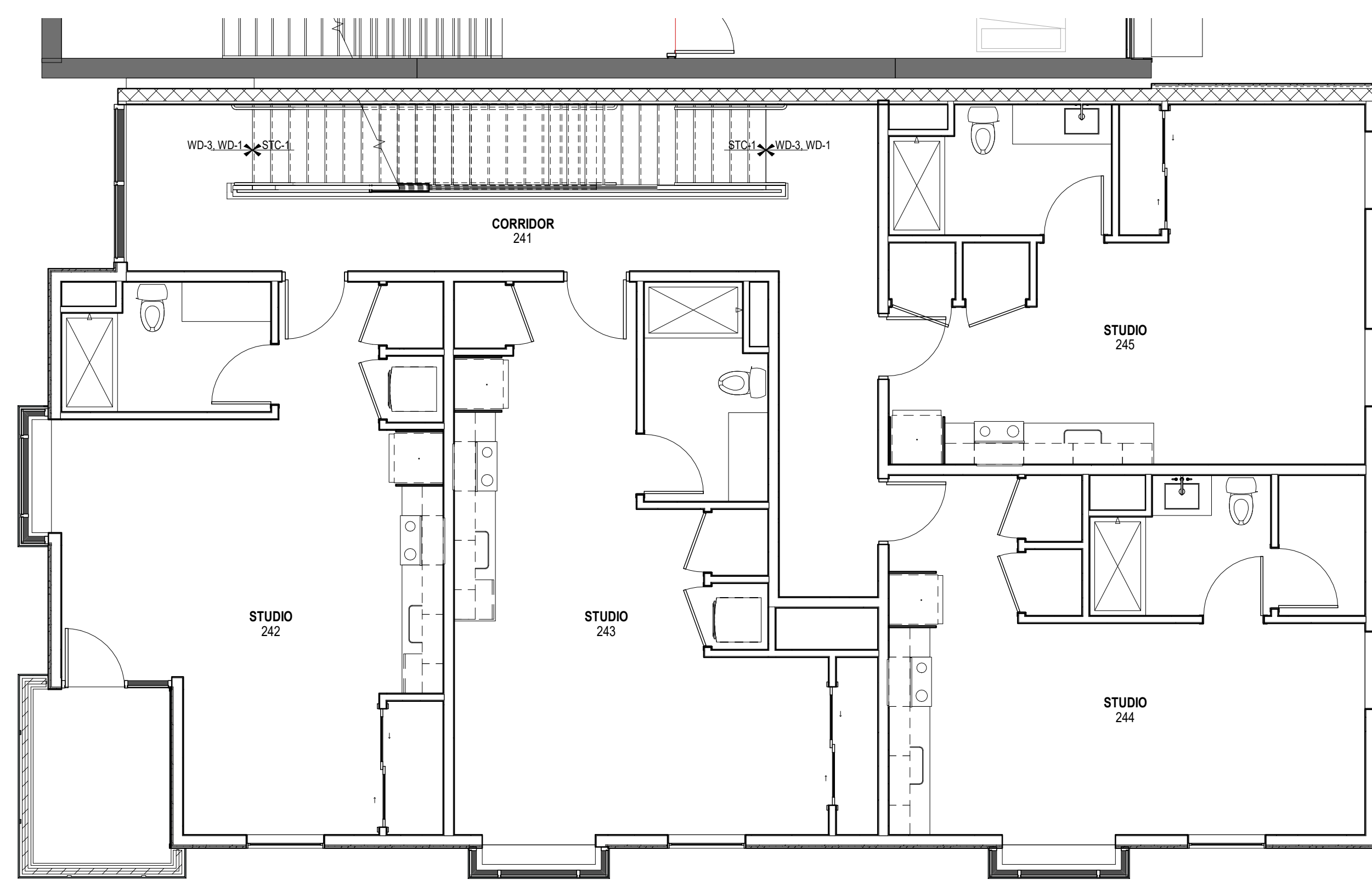
CERAMIC TILE BASE	
CTB-1	4" X 12" COLORBODY PORCELAIN TILE BASE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$7 SF MATERIAL COST

FINISH LEGEND	
CERAMIC WALL TILE	12" X 24" COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, INSTALLED AT 33% OFFSET, PROVIDE \$7 SF MATERIAL COST
CWT-1	MOSAIC COLORBODY PORCELAIN TILE, PRODUCT TO BE SELECTED BY DESIGNER, PROVIDE \$12 SF MATERIAL COST
LUXURY VINYL TILE	LVT-1 BASIS OF DESIGN: MANNINGTON NATURES PATHS COLLECTION
PAINT	PNT-1 SHERWIN WILLIAMS, COLOR: SW7014 EIDER WHITE, FINISH: EGGSHELL (MAIN COLOR)
	PNT-2 SHERWIN WILLIAMS, COLOR: SW 7018 DOVETAIL, FINISH: EGGSHELL (ACCENT COLOR)
	PNT-3 SHERWIN WILLIAMS, COLOR: SW7005 PURE WHITE, FINISH: FLAT (CEILING)
POLISHED CONCRETE	PC-1 POLISHED CONCRETE, LEVEL OF EXPOSURE: CLASS B - FINE/SAND AGGREGATE, LEVEL OF FINISH: LEVEL 1 SATIN FINISH - 400 GRIT, PROVIDE SEMI-PENETRATING STAIN GUARD & IMPREGNATING STAIN PROTECTION
QUARTZ	QTZ-1 LX HAUSLY, STYLE: WATERA, COLOR: CELESTE Q202, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)
WALK-OFF MAT	WOM-1 MOHAWK, COLLECTION: TUFF STUFF II, STYLE: STEP UP II, COLOR: TO BE SELECTED, SIZE: 24" X 24", INSTALL: MONOLITHIC
TONGUE & GROOVE HARDWOOD FLOOR	WD-3 1/2" X 3" TONGUE & GROOVE HARDWOOD FLOOR, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: CUSTOM TO MATCH EXISTING FLOOR, FINISH: 2 PART WATER BASED POLYURETHANE
HARDWOOD LANDING NOSING	WD-3 1/2" X 3" HARDWOOD LANDING NOSING, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: TO BE DETERMINED, FINISH: 2 PART WATER BASED POLYURETHANE
APPLICATION ENGINEERED HARDWOOD FLOORING	WD-3 1/2" X 3" APPLICATION ENGINEERED HARDWOOD FLOORING, SIZE: 9" PLANKS, THICKNESS: 18.4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

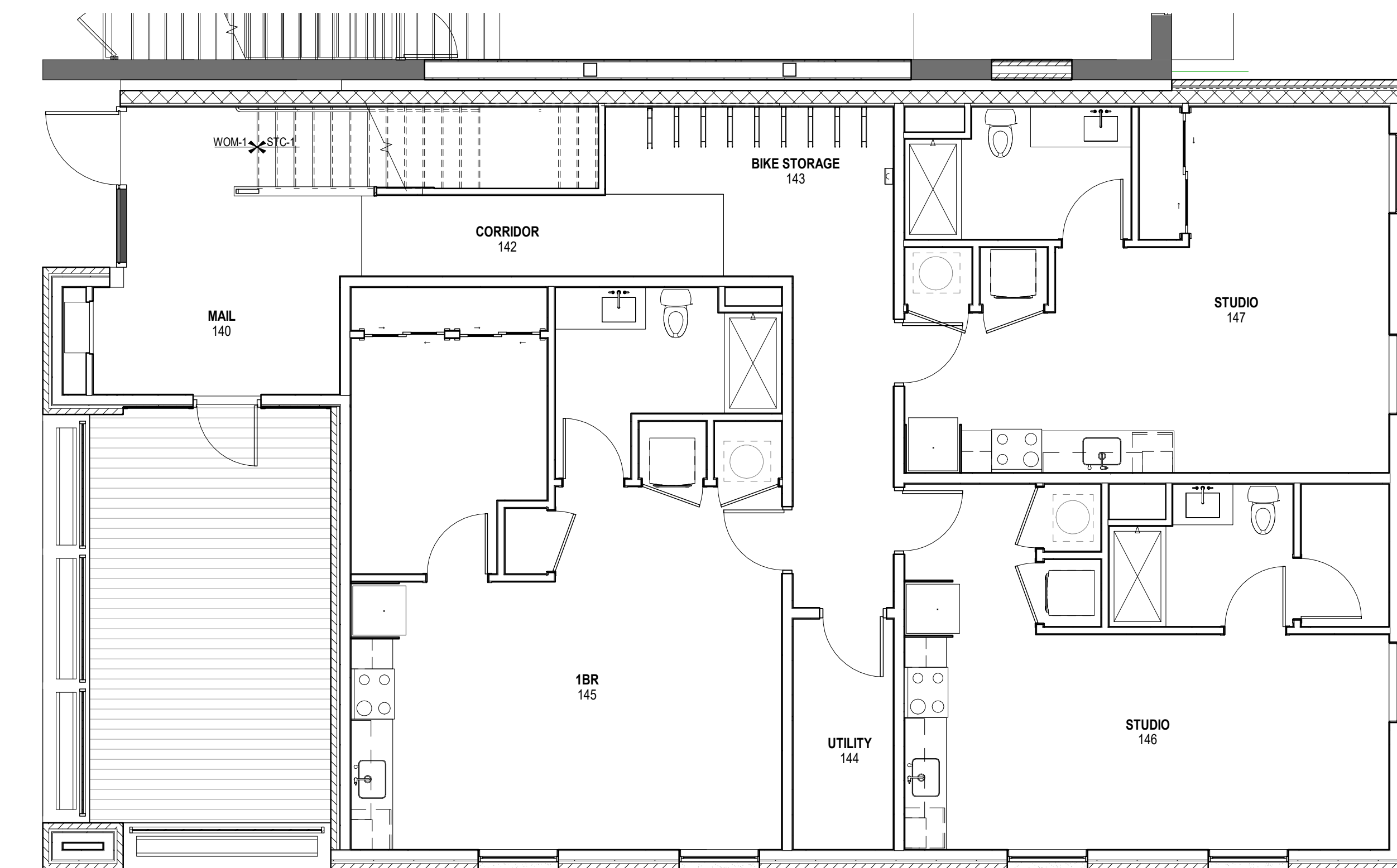
- GENERAL ROOM FINISH NOTES**
- SEE "GENERAL" SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS
 - THE SCHEDULED MATERIALS AND FINISHES SHALL NOT BE ORDERED OR INSTALLED BEFORE THE CONTRACTOR'S ACTUAL COLOR SAMPLE SUBMITTALS HAVE BEEN APPROVED AS CALLED FOR ON THE DRAWINGS AND IN THE SPECIFICATIONS.
 - ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE ON FLOOR FINISH PLAN.
 - WHERE LVT/CT MEETS CONCRETE, PROVIDE SLIMLINE RUBBER TRANSITION STRIP
 - WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
 - ALL HOLLOW METAL DOOR FRAMES AND WINDOW FRAMES TO BE PAINTED TO MATCH WALL WITH ZERO VOC ACRYLIC BASED PAINT WITH A SEMI-GLOSS FINISH, UNLESS NOTED OTHERWISE
 - ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL, UNLESS NOTED OTHERWISE
 - BOTTOM OF ALL GYP. BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
 - FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE
 - ALL COUNTERTOPS AND 4" BACKSPASHES TO BE QTZ
 - ALL CASEWORK TO BE BASIS OF DESIGN: SMART CABINERY, PRODUCT: MAPLE HARDWOOD, FACE FRAMES: SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELECTED FROM FULL RANGE
 - ALL WINDOW SILLS TO BE QTZ-1
 - AT STAIRS, ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED. STRINGERS AND METAL RAILING TO BE PAINTED WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3. SEE FINISH LEGEND.
 - ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
 - PROVIDE SCHLUTER QUADREX TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
 - ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
 - EXISTING TIN CEILING TO BE PAINTED PNT-3
 - ALL APARTMENT KITCHENS TO RECEIVE CWT-2 BACKSPASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS/EQUIPMENT AS SHOWN IN 10 SERIES. ALL EXPOSED EDGES TO RECEIVE SCHLUTER QUADREX TRIM WITH EB FINISH



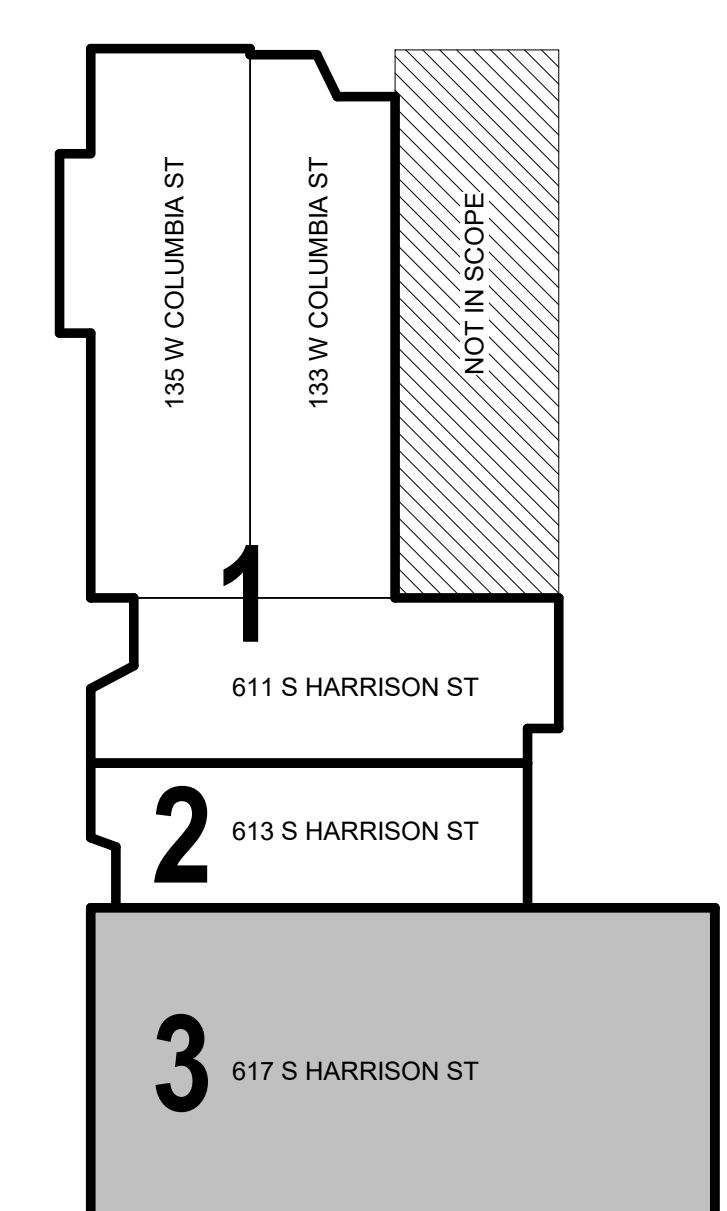
3 BUILDING 3 - THIRD LEVEL - FINISH
SCALE: 3/16" = 1'-0"



2 BUILDING 3 - SECOND LEVEL - FINISH
SCALE: 3/16" = 1'-0"



1 BUILDING 3 - MAIN LEVEL - FINISH
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NONE



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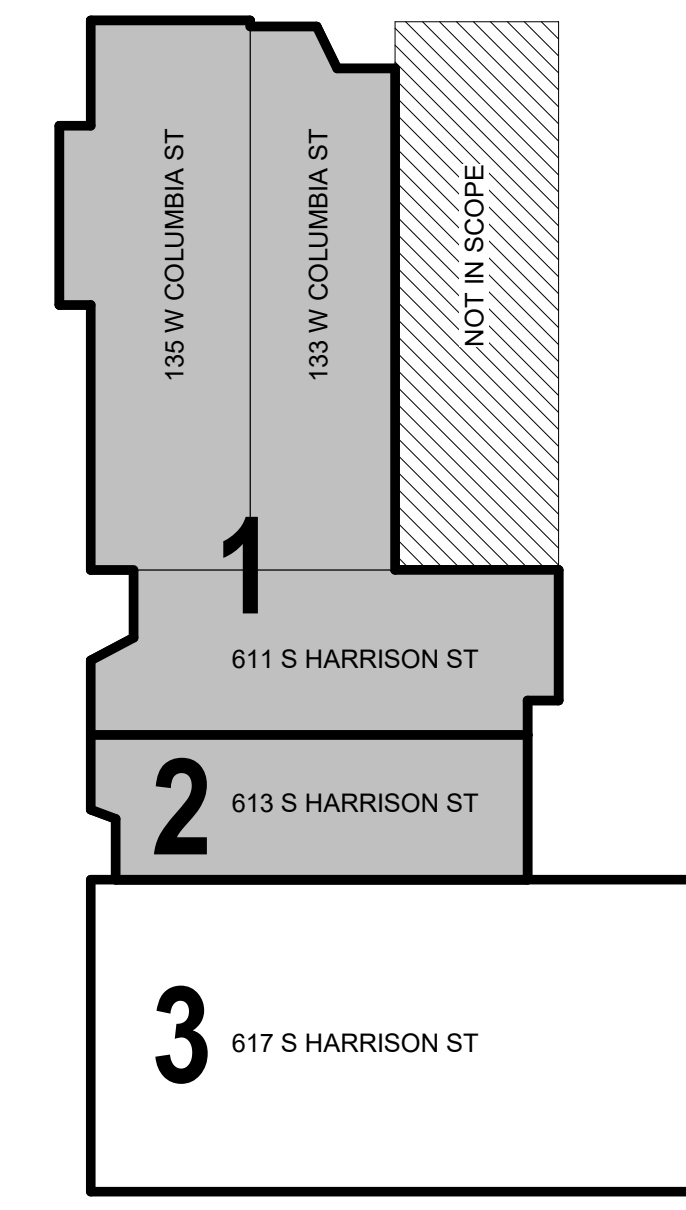
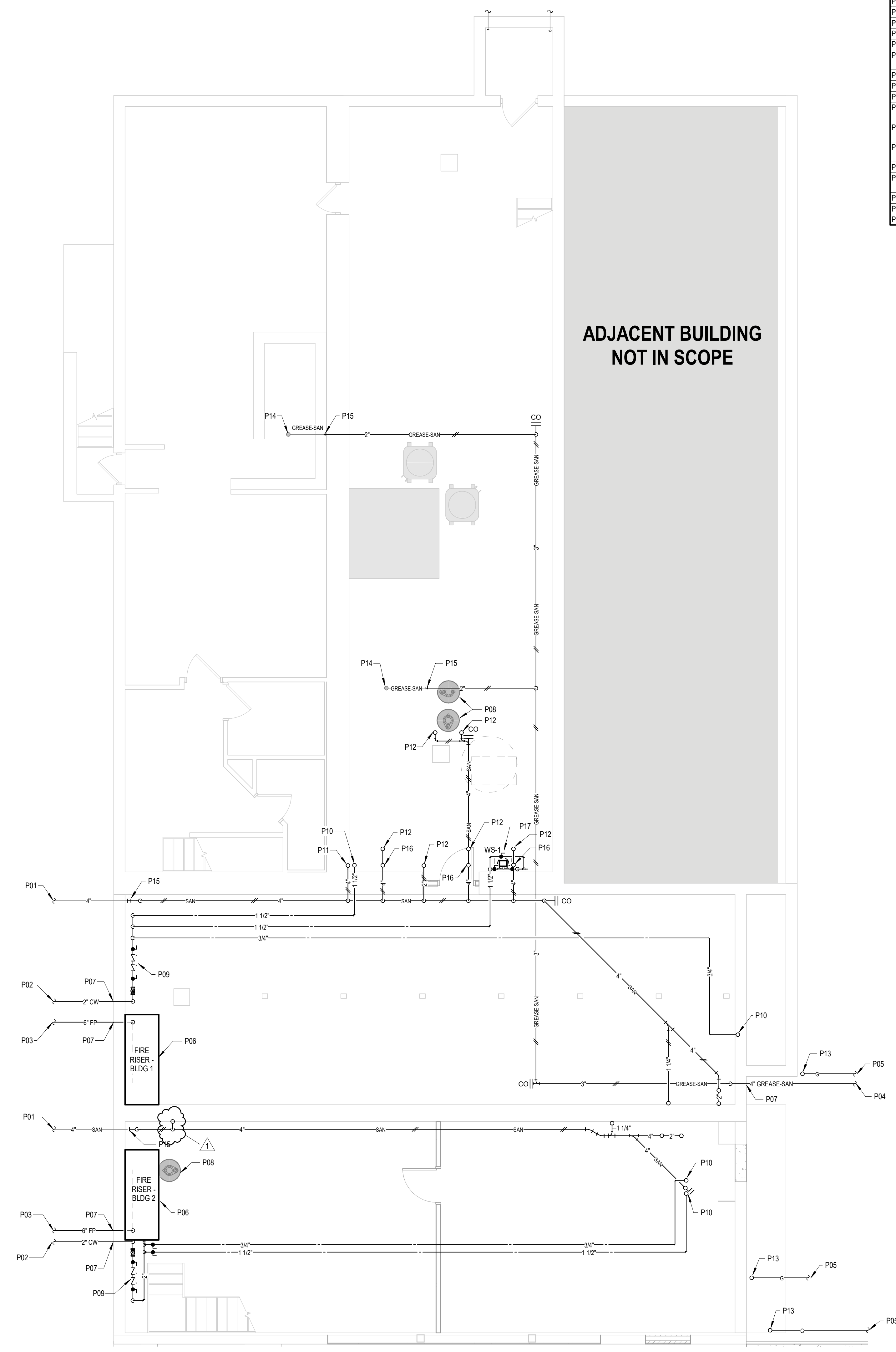
NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 -
 PLUMBING PLAN -
 LOWER LEVEL

PR1.0

GENERAL PLUMBING NOTES	
1.	DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION. THE DEAD ENDS INTENDED FOR FUTURE CONNECTION OR CREATED BY REMOVAL OR ABANDONMENT OF PIPE, WHICH IS MORE THAN TWO (2) FEET ABOVE A FLOOR OR MORE THAN TEN (10) FEET HORIZONTALLY FROM THE NEAREST VENTED CONNECTION MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
2.	ALL FLOOR DRAINS SHALL BE INSTALLED WITH A WATTS A2005 FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAIRD TO KEEP THE TRAP WET. PLUMB TO WATER LINE PER CODE.
3.	ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSISASSE 1016-1996 OR 1017-1996. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION. DETERMINE EXACT LOCATION AND SIZE.
4.	PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
5.	ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (DCCD) OR REDUCED PRESSURE BACKFLOW PREVENTORS (RPZ) SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS OF TESTS SHALL REMAIN ON-SITE.
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12' AFF WHERE THEY ROUTE TO BELOW THE SLAB.

PLUMBING NOTES	
P01	SEE CIVIL FOR CONTINUATION OF EXISTING SANITARY LINE.
P02	SEE CIVIL FOR CONTINUATION OF DOMESTIC WATER LINE.
P03	SEE CIVIL FOR CONTINUATION OF FIRE PROTECTION LINE.
P04	SEE CIVIL FOR CONTINUATION OF GREASE LINE.
P05	SEE CIVIL FOR CONTINUATION OF GAS LINE.
P06	THIS AREA IS FOR FIRE PROTECTION. CAP FIRE PROTECTION LINE CONTINUATION BY FIRE PROTECTION CONTRACTOR.
P07	SEAL LOWER LEVEL PENETRATION THROUGH A LINK SEAL.
P08	EXISTING SUMP PUMP TO REMAIN. SHOWN FOR REFERENCE.
P09	INSTALL DOMESTIC BACKFLOW PREVENTOR PER DETAIL 0/P4.1
P10	ROUTE DOMESTIC WATER LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P11	ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P12	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P13	ROUTE GAS LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P14	ROUTE GREASE LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P15	CONNECT NEW LINE INTO EXISTING.
P16	ROUTE VENT LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P17	INSTALL WATER SOFTENER PER MANUFACTURER RECOMMENDATIONS.



1 BUILDING 1 & 2 - PLUMBING PLAN - LOWER LEVEL
 SCALE: 3/16" = 1'-0"

KEY PLAN
 SCALE: NONE



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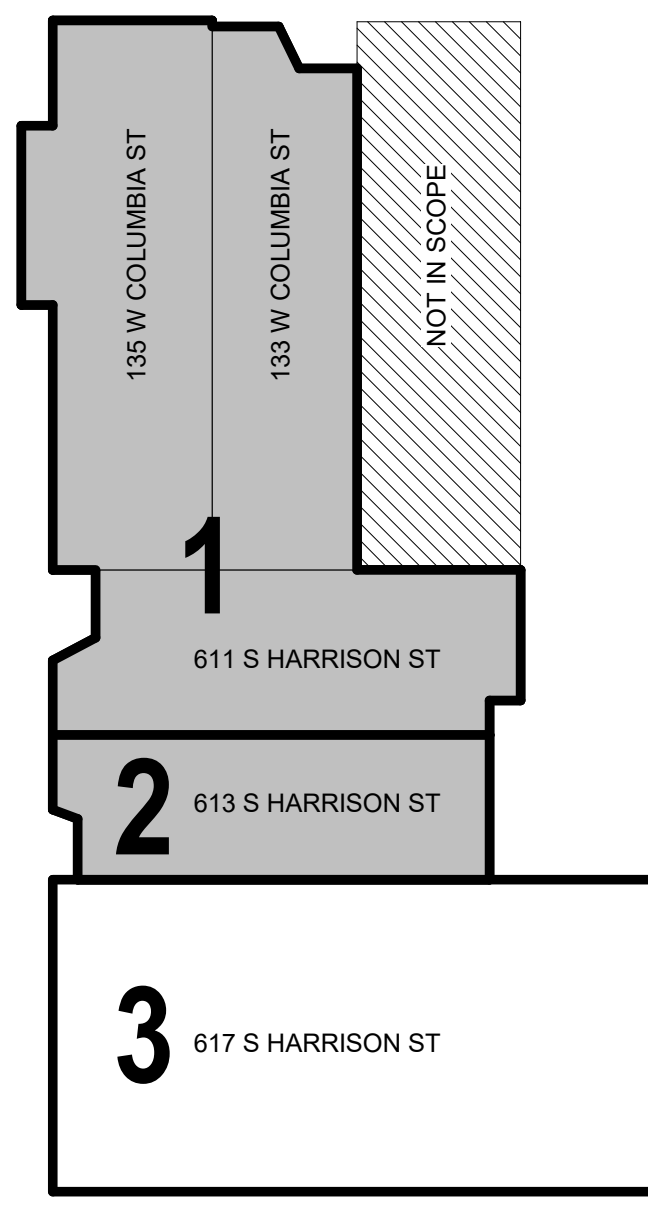
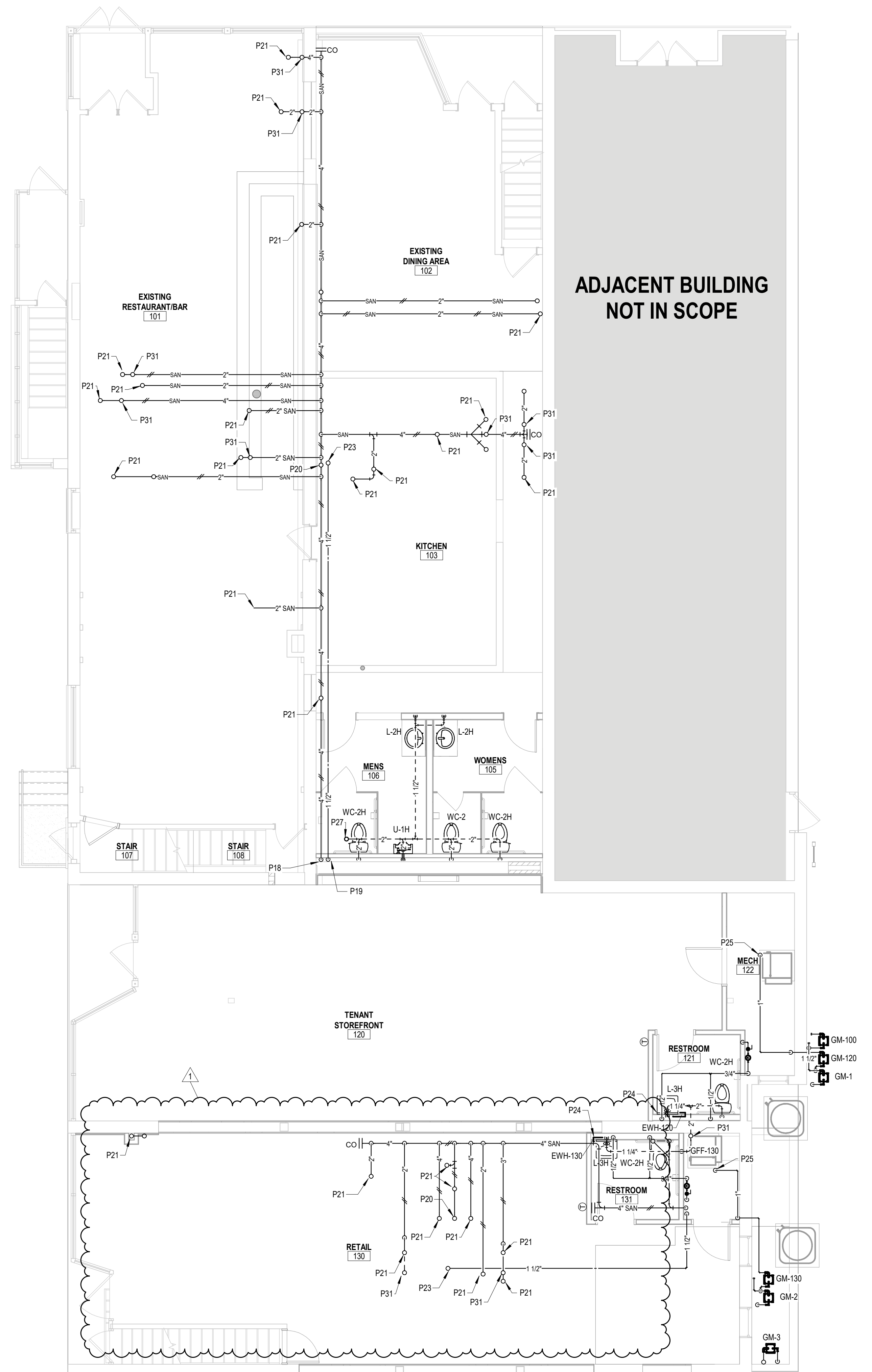
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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 -
 PLUMBING PLAN -
 MAIN LEVEL

PR1.1

- GENERAL PLUMBING NOTES**
- DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO EXTEND THE SYSTEM TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION. THE DEAD ENDS INTENDED FOR FUTURE CONNECTION OR CREATED BY REMOVAL OR ABANDONMENT OF PIPE, WHICH IS MORE THAN TWO (2) FEET ABOVE A FLOOR OR MORE THAN TEN (10) FEET HORIZONTALLY FROM THE NEAREST VENTED CONNECTION MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
 - ALL FLOOR DRAINS SHALL BE INSTALLED WITH A WATTS A2005 FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAIRD TO KEEP THE TRAP WET. PLUMB TO WATER LINE PER CODE.
 - ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSIS/AISE 1016-1996 OR 1017-1996. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT. AT THE TIME OF INSTALLATION, DETERMINE EXACT LOCATION AND SIZE.
 - PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
 - ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (DCD) OR REDUCED PRESSURE BACKFLOW PREVENTORS (RPZ) SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS OF TESTS SHALL REMAIN ON-SITE.
 - PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12' AFF WHERE THEY ROUTE TO BELOW THE SLAB.

- PLUMBING NOTES**
- ROUTE SANITARY LINE DOWN TO FLOOR BELOW. SEE LOWER LEVEL PLAN FOR CONTINUATION.
 - ROUTE WATER LINE DOWN TO FLOOR BELOW. SEE LOWER LEVEL PLAN FOR CONTINUATION.
 - ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - ROUTE WATER LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - INSTALL INSTANTANEOUS WATER HEATER BELOW SINK PER DETAIL 4P4.1 AND MANUFACTURER RECOMMENDATIONS.
 - CONNECT GAS LINE TO FURNACE PER DETAIL 6M.1 AND MANUFACTURER RECOMMENDATIONS.
 - ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
 - ROUTE VENT LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.



1 BUILDING 1 & 2 - PLUMBING PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH

KEY PLAN
 SCALE: NONE
 NORTH

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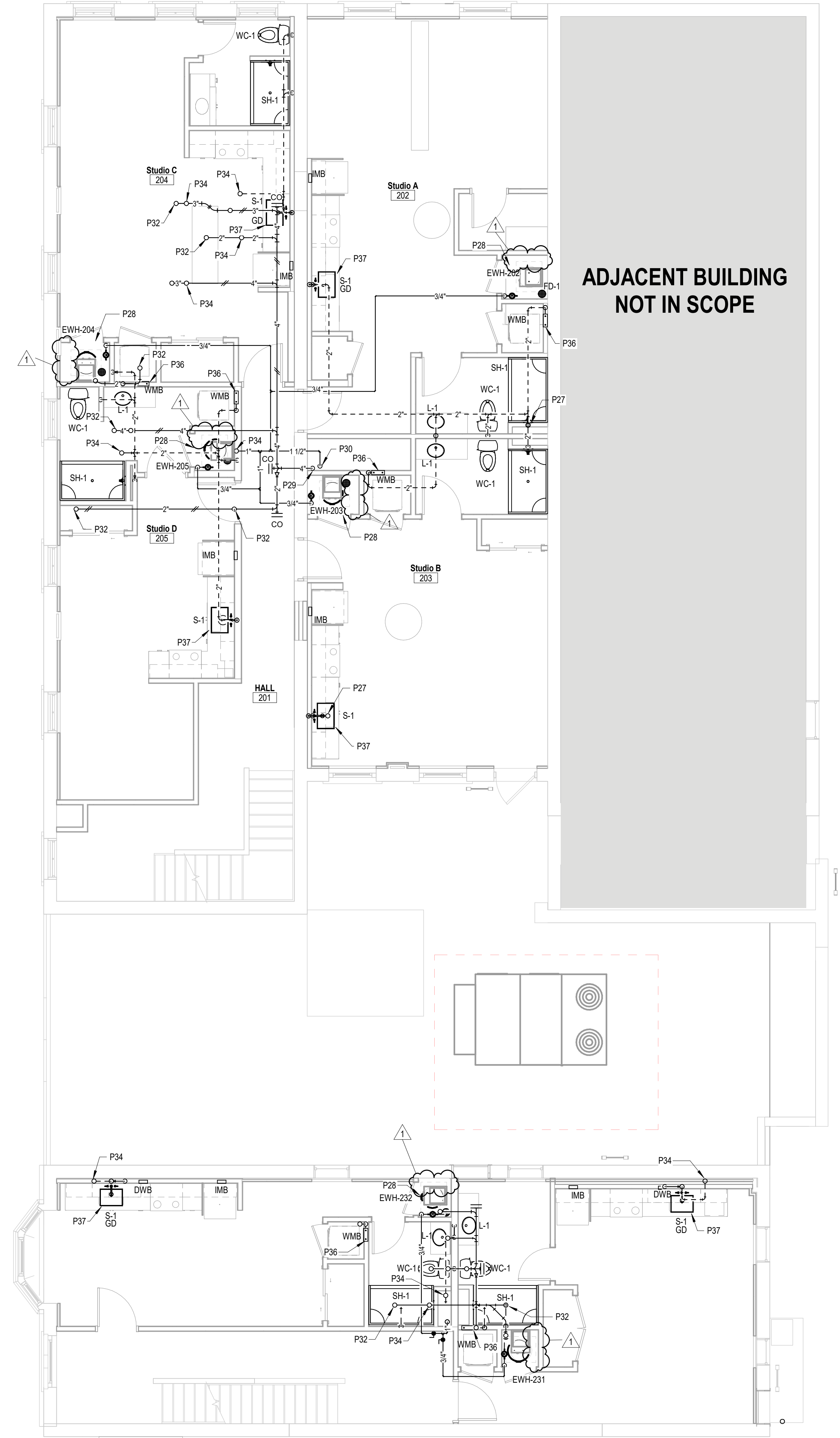
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BUILDING 1 & 2 -
 PLUMBING PLAN -
 SECOND LEVEL

PR1.2

GENERAL PLUMBING NOTES	
1.	DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO EXTEND THE SYSTEM TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION. THE DEAD ENDS INTENDED FOR FUTURE CONNECTION OR CREATED BY REMOVAL OR ABANDONMENT OF PIPE, WHICH IS MORE THAN TWO (2) FEET ABOVE A FLOOR OR MORE THAN TEN (10) FEET HORIZONTALLY FROM THE NEAREST VENTED CONNECTION MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
2.	ALL FLOOR DRAINS SHALL BE INSTALLED WITH A WATTS A2005 FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAIRD TO KEEP THE TRAP WET. PLUMB TO WATER LINE PER CODE.
3.	ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSISASSE 1016-1996 OR 1017-1996. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT. AT THE TIME OF INSTALLATION, DETERMINE EXACT LOCATION AND SIZE.
4.	PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO
5.	ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (DCDA) OR REDUCED PRESSURE BACKFLOW PREVENTORS (RPZ) SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS OF TESTS SHALL REMAIN ON-SITE.
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

PLUMBING NOTES	
P27	ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
P28	INSTALL ELECTRIC WATER HEATER AND WATER SUB METER PER DETAIL 3M4.2 AND MANUFACTURER RECOMMENDATIONS.
P29	ROUTE SANITARY LINE DOWN TO FLOOR BELOW. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P30	ROUTE WATER LINE DOWN TO FLOOR BELOW. SEE MAIN LEVEL PLAN FOR CONTINUATION.
P32	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE THIRD LEVEL PLAN FOR CONTINUATION.
P34	ROUTE WATER LINE UP TO FLOOR ABOVE. SEE THIRD LEVEL PLAN FOR CONTINUATION.
P36	INSTALL WASHING MACHINE BOX PER DETAIL 7/P4.1
P37	INSTALL GARABAGE DISPOSAL PER MANUFACTURER RECOMMENDATIONS.



1 BUILDING 1 & 2 - PLUMBING PLAN - SECOND LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



KEY PLAN
 SCALE: NONE
 NORTH



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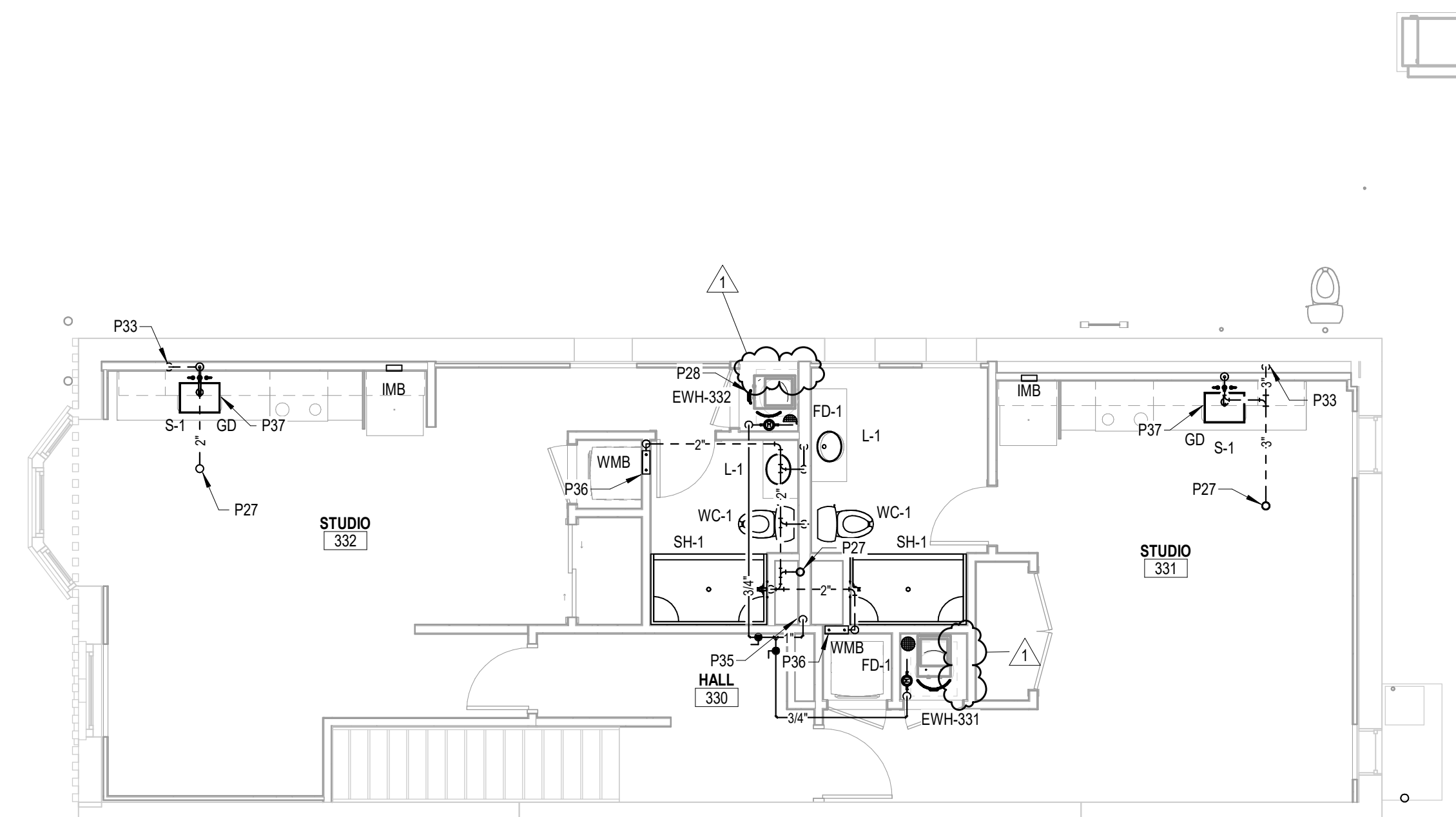
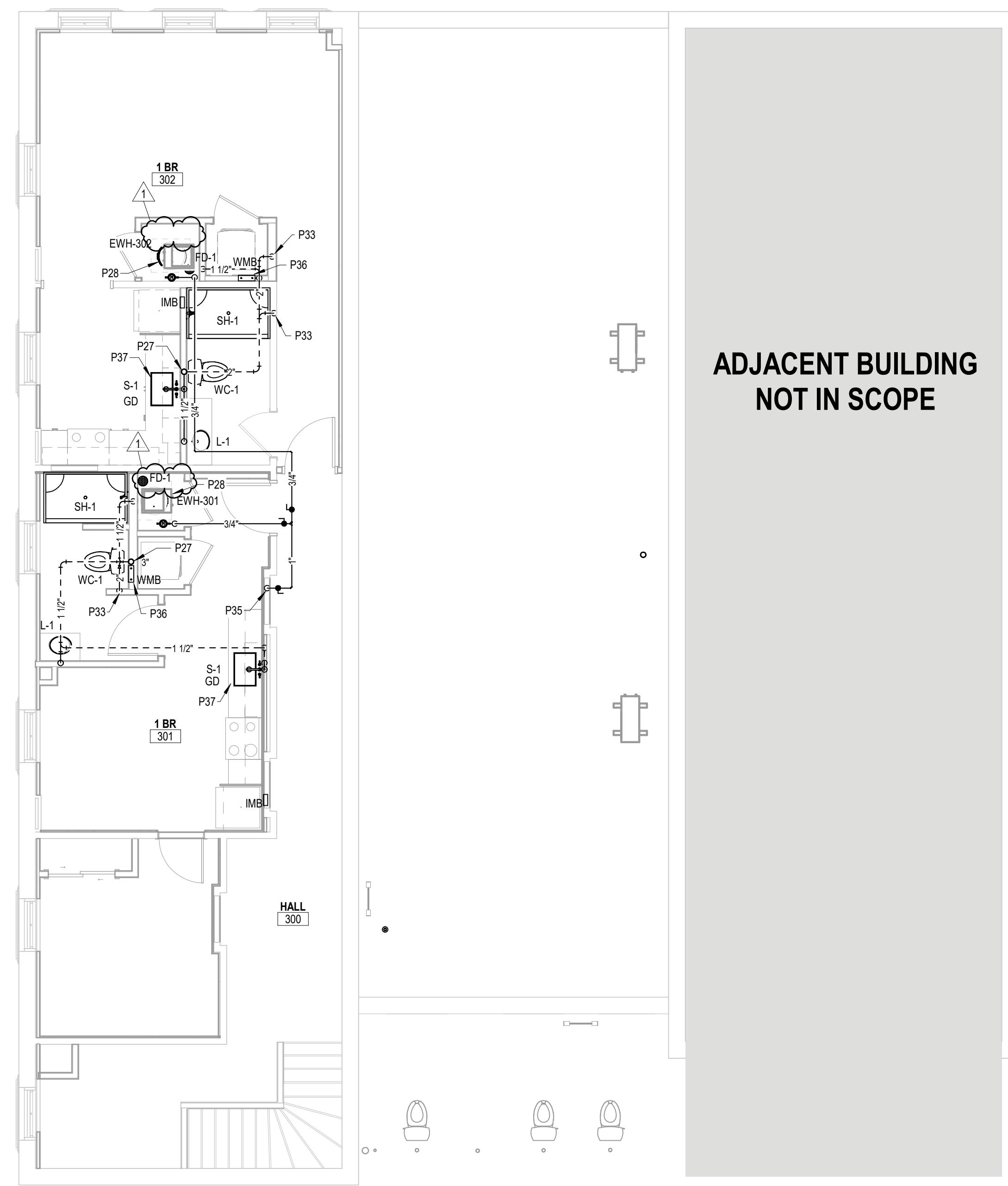
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BUILDING 1 & 2 -
PLUMBING PLAN -
THIRD LEVEL

PR1.3

GENERAL PLUMBING NOTES	
1.	DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO EXTEND THE SYSTEM TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION. THE DEAD ENDS INTENDED FOR FUTURE CONNECTION OR CREATED BY REMOVAL OR ABANDONMENT OF PIPE, WHICH IS MORE THAN TWO (2) FEET ABOVE A FLOOR OR MORE THAN TEN (10) FEET HORIZONTALLY FROM THE NEAREST VENTED CONNECTION MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
2.	ALL FLOOR DRAINS SHALL BE INSTALLED WITH A WATTS A2005 FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAIRD TO KEEP THE TRAP WET. PLUMB TO WATER LINE PER CODE.
3.	ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSISASSE 1016-1996 OR 1017-1996. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION. DETERMINE EXACT LOCATION AND SIZE.
4.	PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
5.	ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (DCCD) OR REDUCED PRESSURE BACKFLOW PREVENTORS (RPZ) SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS OF TESTS SHALL REMAIN ON-SITE.
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

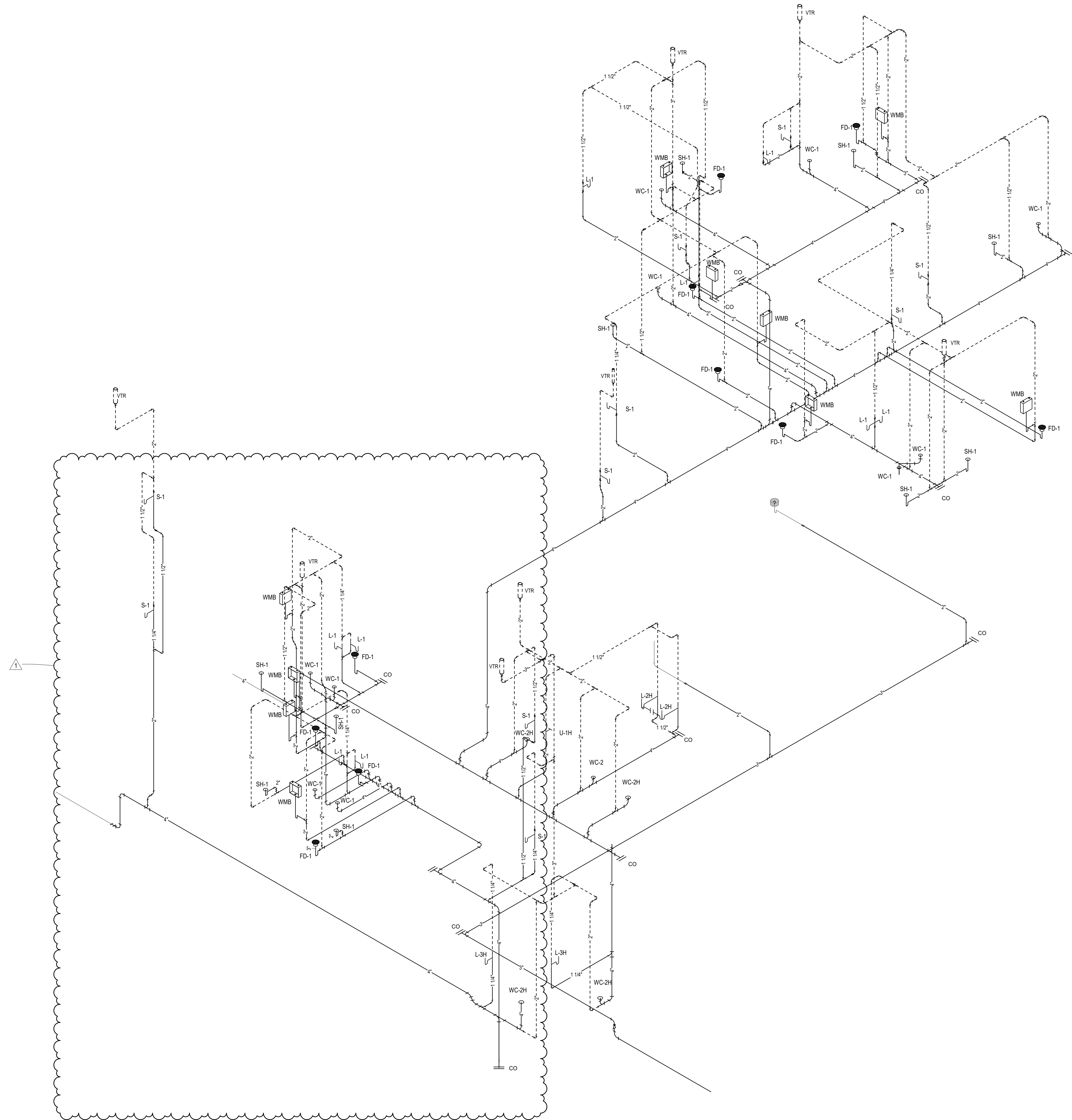
PLUMBING NOTES	
P27	ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
P28	INSTALL ELECTRIC WATER HEATER AND WATER SUB METER PER DETAIL 3M4.2 AND MANUFACTURER RECOMMENDATIONS.
P33	ROUTE VENT LINE DOWN TO FLOOR BELOW. SEE SECOND LEVEL PLAN FOR CONTINUATION.
P35	ROUTE WATER LINE DOWN TO FLOOR BELOW. SEE SECOND LEVEL PLAN FOR CONTINUATION.
P36	INSTALL WASHING MACHINE BOX PER DETAIL 7P4.1
P37	INSTALL GARABAGE DISPOSAL PER MANUFACTURER RECOMMENDATIONS.



1 BUILDING 1 & 2 - PLUMBING PLAN - THIRD LEVEL
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NONE



1 WASTE AND VENT ISOMETRIC - BUILDING 1 & 2



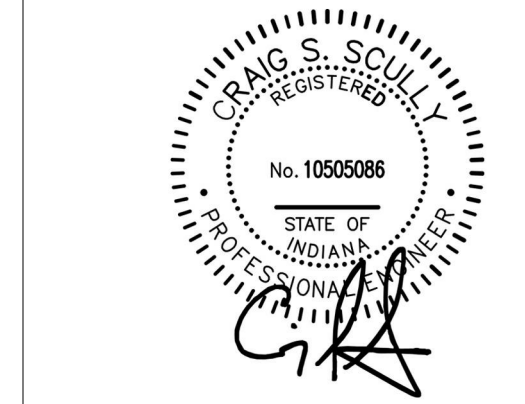
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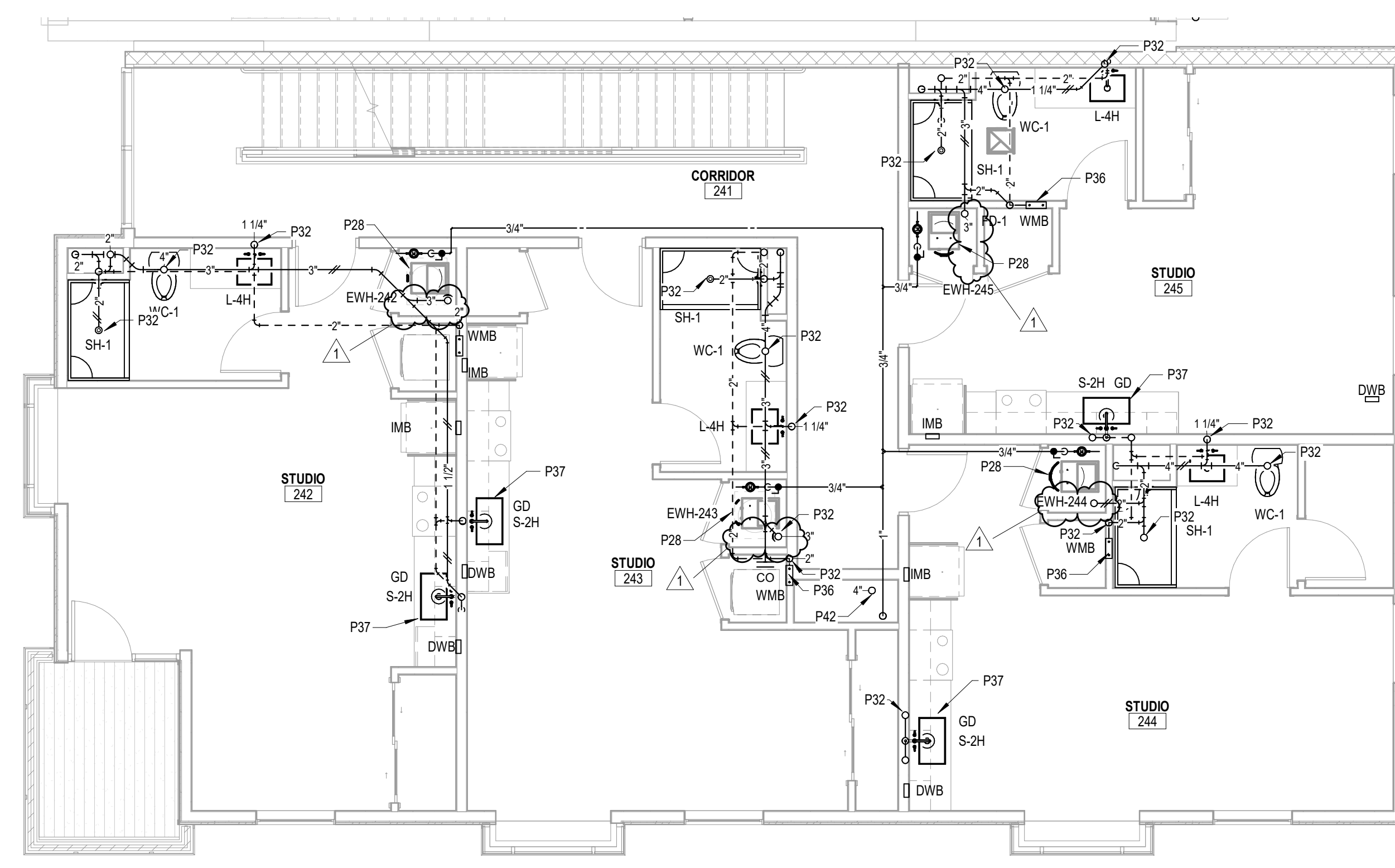
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BUILDING 3 - PLUMBING PLAN - MAIN LEVEL

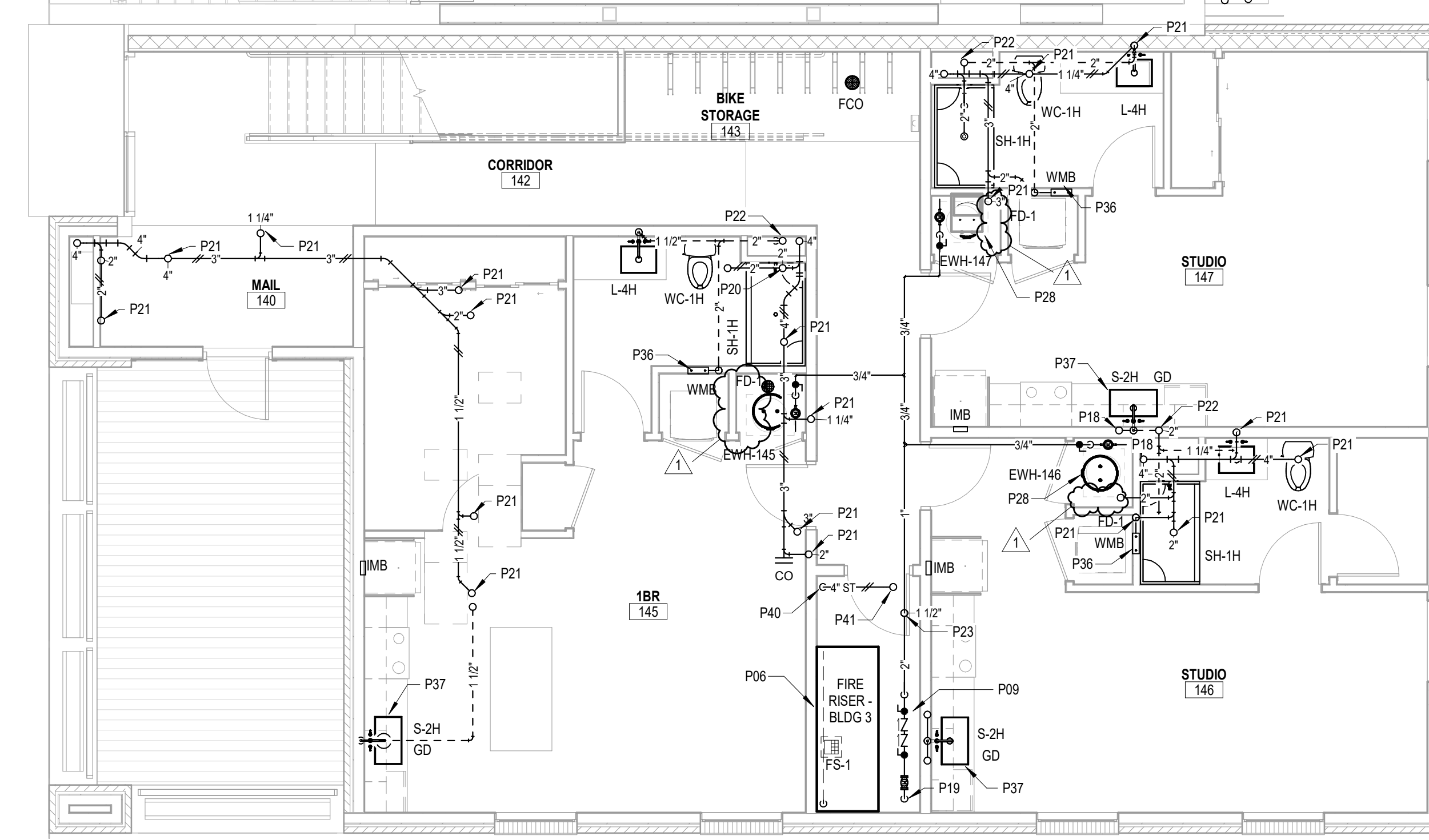
PN1.1

- GENERAL PLUMBING NOTES**
- DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO EXTEND THE SYSTEM TO INSTALL A CLEANOUT IN AN ACCESSIBLE LOCATION. THE DEAD ENDS INTENDED FOR FUTURE CONNECTION OR CREATED BY REMOVAL OR ABANDONMENT OF PIPE, WHICH IS MORE THAN TWO (2) FEET ABOVE A FLOOR OR MORE THAN TEN (10) FEET HORIZONTALLY FROM THE NEAREST VENTED CONNECTION MUST HAVE A VENTED CONNECTION TO THE OUTSIDE ATMOSPHERE.
 - ALL FLOOR DRAINS SHALL BE INSTALLED WITH A WATTS A2005 FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAIRD TO KEEP THE TRAP WET. PLUMB TO WATER LINE PER CODE.
 - ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSISASSE 1016-1996 OR 1017-1996. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT. AT THE TIME OF INSTALLATION, DETERMINE EXACT LOCATION AND SIZE.
 - PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
 - ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (DCDA) OR REDUCED PRESSURE BACKFLOW PREVENTORS (RPZ) SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS OF TESTS SHALL REMAIN ON-SITE.
 - PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF W/WH THEY ROUTE TO BELOW THE SLAB.

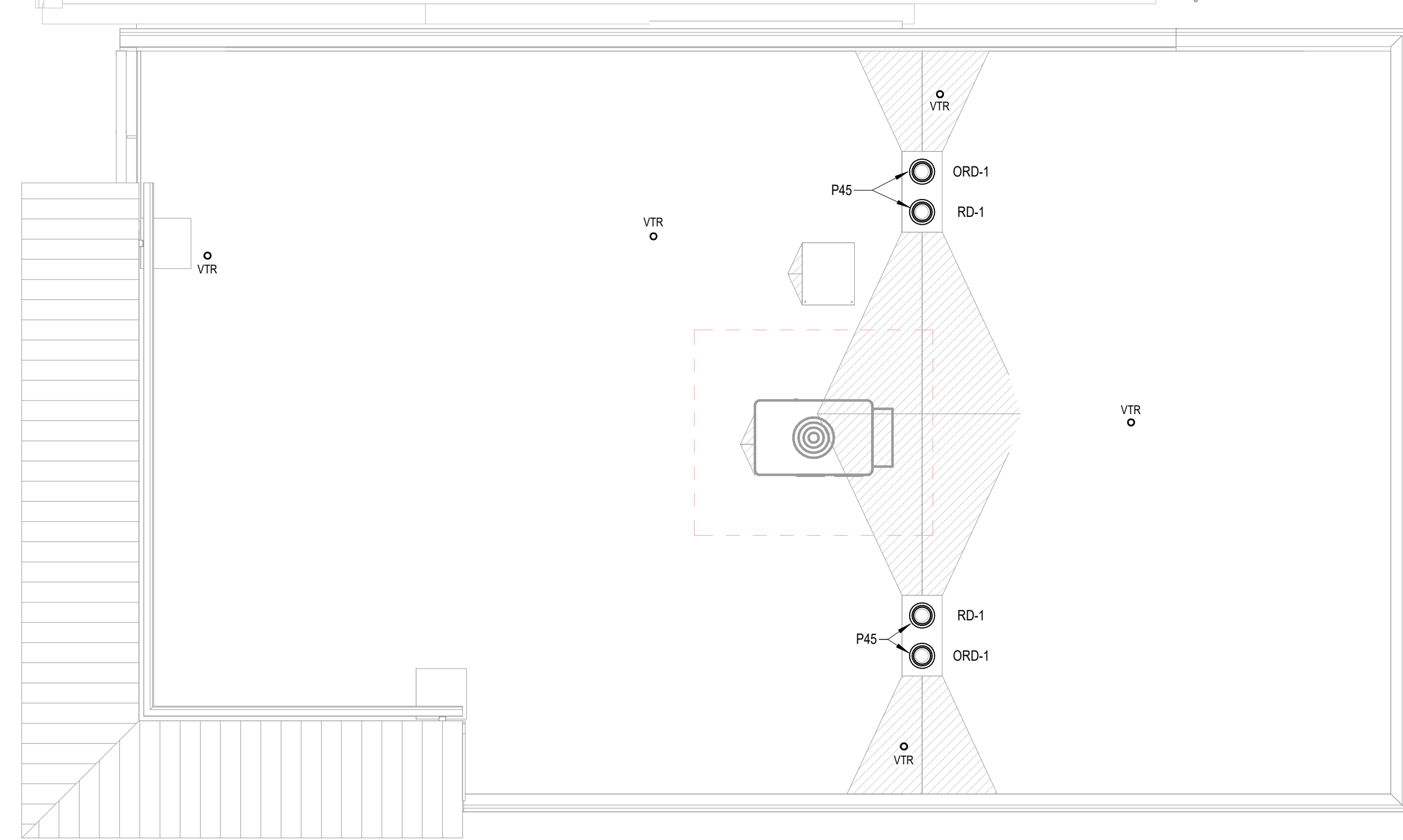
- PLUMBING NOTES**
- P02 SEE CIVIL FOR CONTINUATION OF DOMESTIC WATER LINE.
 - P03 SEE CIVIL FOR CONTINUATION OF FIRE PROTECTION LINE.
 - P06 THIS AREA IS FOR FIRE PROTECTION. CAP FIRE PROTECTION LINE CONTINUATION BY FIRE PROTECTION CONTRACTOR.
 - P09 INSTALL DOMESTIC BACKFLOW PREVENTOR PER DETAIL 6/P4.1
 - P10 ROUTE DOMESTIC WATER LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
 - P11 ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
 - P12 ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
 - P16 ROUTE VENT LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
 - P18 ROUTE SANITARY LINE DOWN TO FLOOR BELOW. SEE LOWER LEVEL PLAN FOR CONTINUATION.
 - P19 ROUTE WATER LINE DOWN TO FLOOR BELOW. SEE LOWER LEVEL PLAN FOR CONTINUATION.
 - P20 ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P21 ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P22 ROUTE VENT LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P23 ROUTE WATER LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P27 ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
 - P28 INSTALL ELECTRIC WATER HEATER AND WATER SUB METER PER DETAIL 3/M2.2 AND MANUFACTURER RECOMMENDATIONS.
 - P32 ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE THIRD LEVEL PLAN FOR CONTINUATION.
 - P35 ROUTE WATER LINE DOWN TO FLOOR BELOW. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P36 INSTALL WASHING MACHINE BOX PER DETAIL 7/P4.1
 - P37 INSTALL GARABAGE DISPOSAL PER MANUFACTURER RECOMMENDATIONS.
 - P38 ROUTE STORM LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTINUATION.
 - P39 SEE CIVIL PLAN FOR CONTINUATION OF STORM LINE.
 - P40 ROUTE STORM LINE DOWN TO LEVEL BELOW. SEE UNDERGROUND PLAN FOR CONTINUATION.
 - P41 ROUTE STORM LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTINUATION.
 - P42 ROUTE STORM LINE DOWN TO FLOOR BELOW AND UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN AND THIRD LEVEL PLAN FOR CONTINUATION.
 - P44 ROUTE STORM LINES UP TO DRAINS ON ROOF. SER ROOF PLAN FOR CONTINUATION.
 - P45 INSTALL ROOF DRAINS PER MANUFACTURER RECOMMENDATIONS.



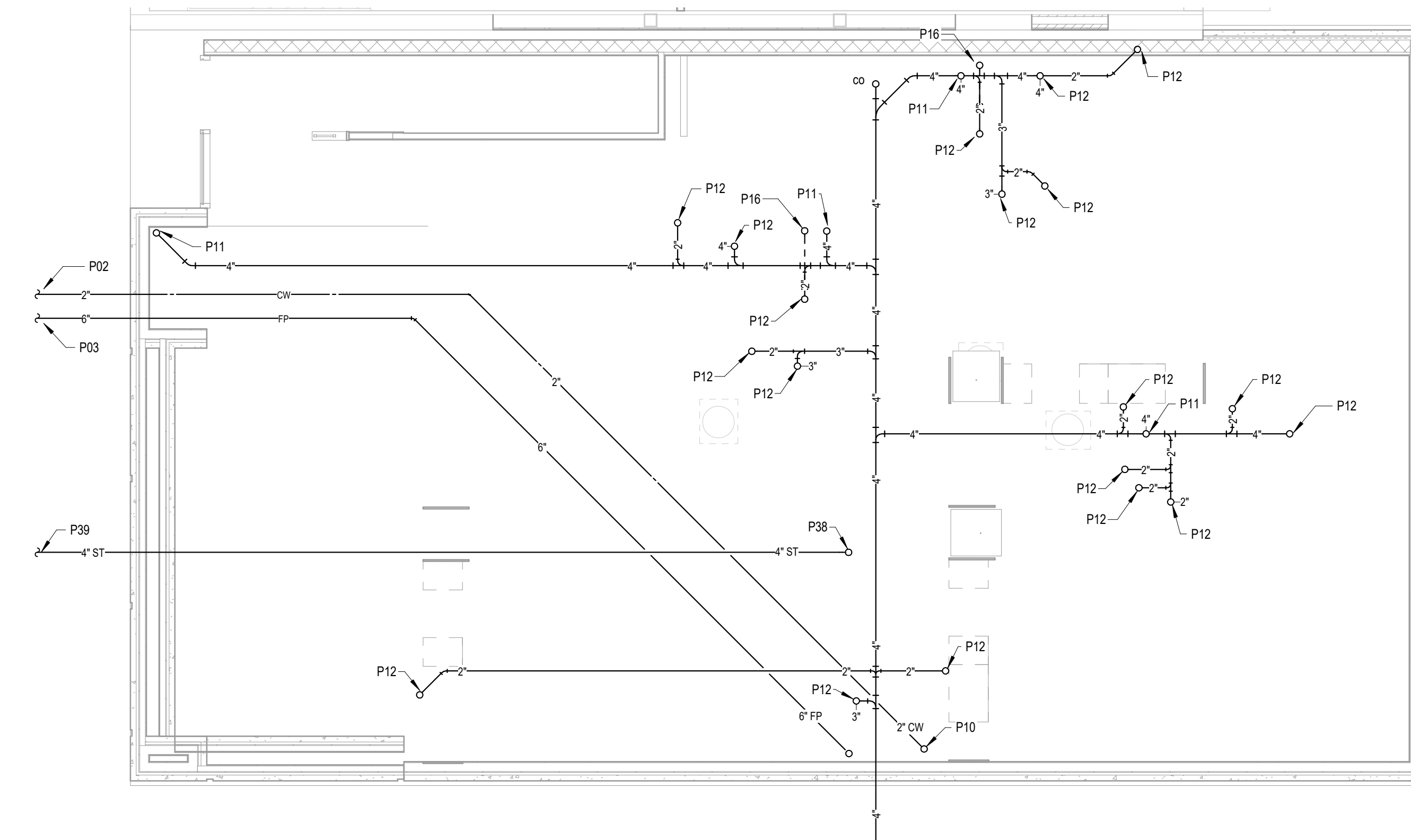
3 BUILDING 3 - PLUMBING PLAN - SECOND LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



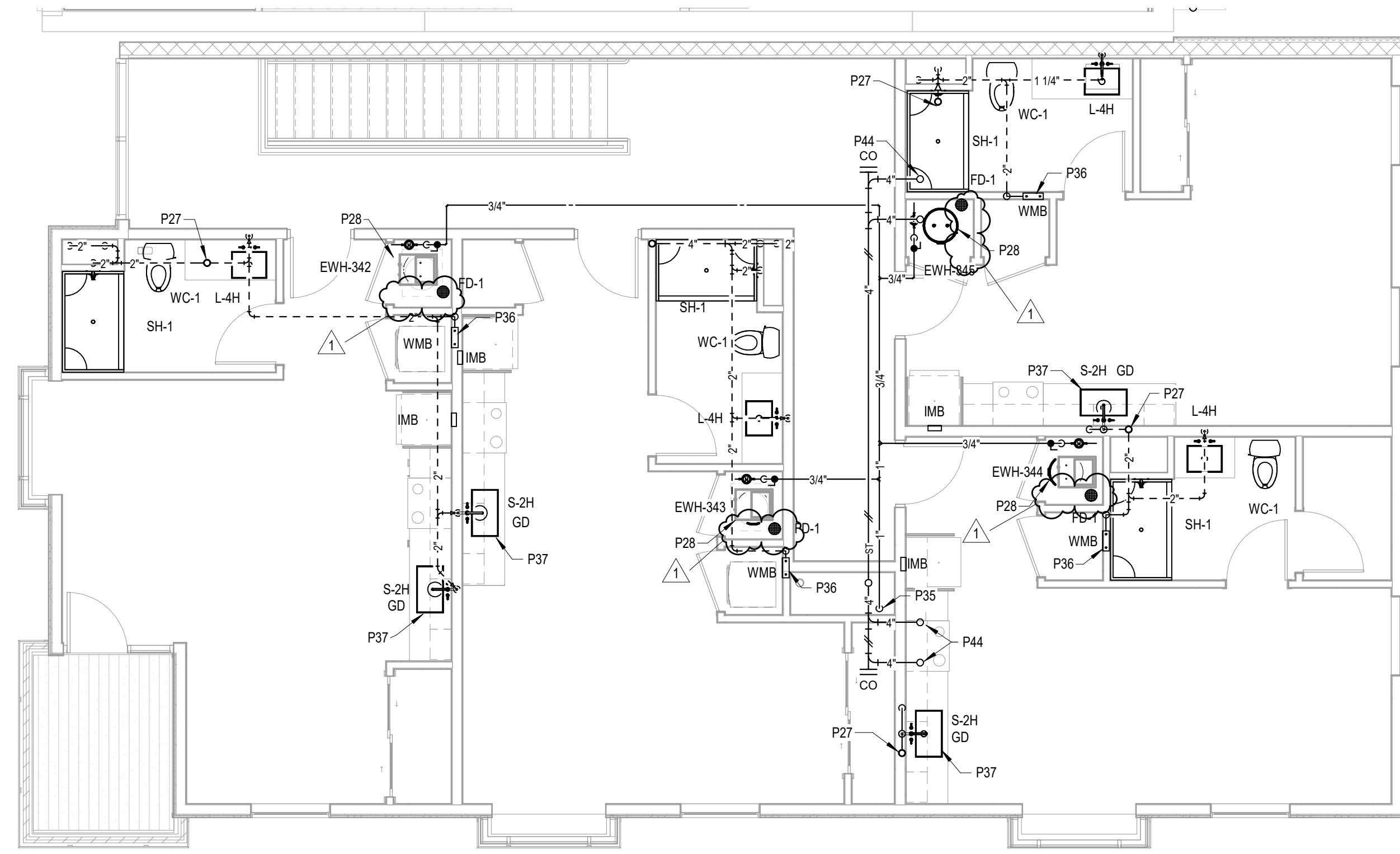
2 BUILDING 3 - PLUMBING PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



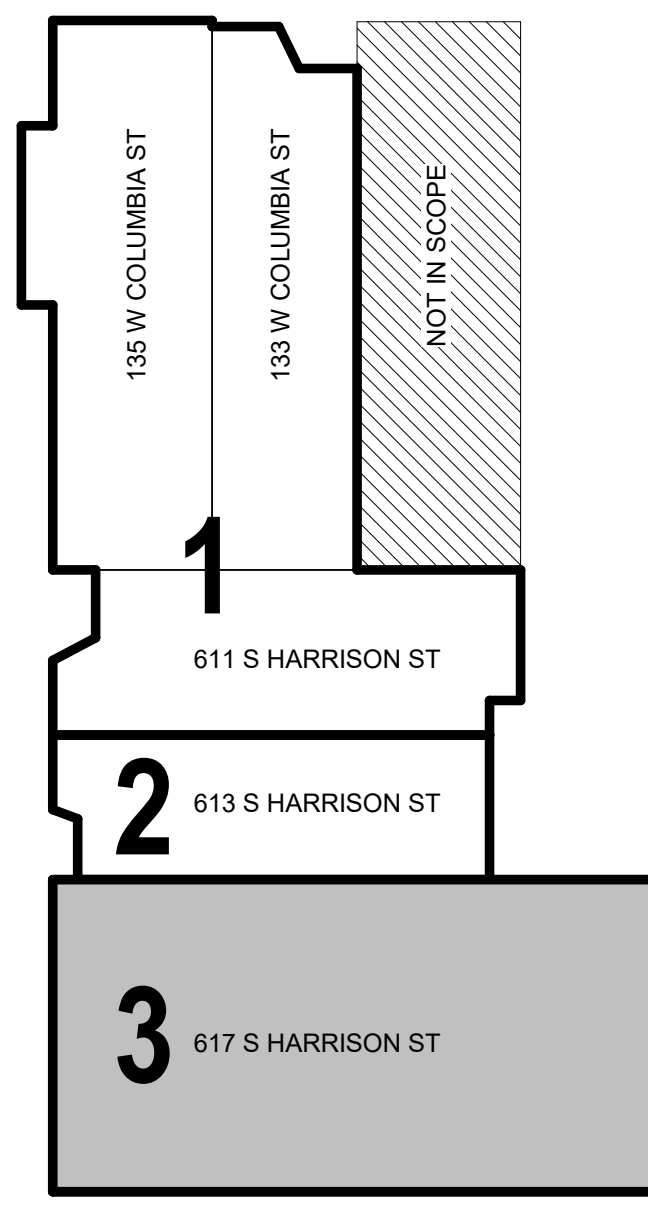
5 BUILDING 3 - PLUMBING PLAN - ROOF LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



1 BUILDING 3 - PLUMBING PLAN - UNDERGROUND
 SCALE: 3/16" = 1'-0"
 NORTH



4 BUILDING 3 - PLUMBING PLAN - THIRD LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



KEY PLAN
 SCALE: NONE
 NORTH

9/2/2021 1:28:25 PM



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

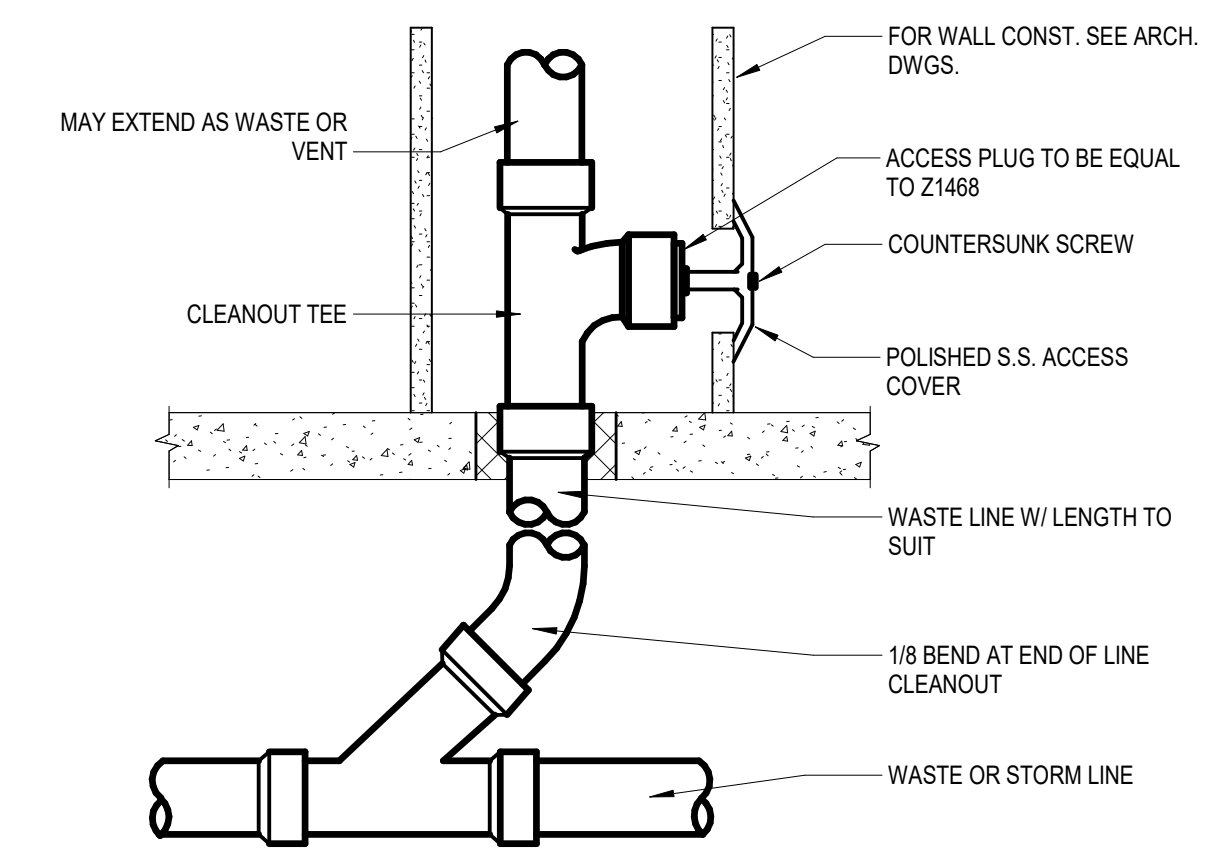
PLUMBING SCHEDULES & DETAILS

PLUMBING FIXTURE SCHEDULE																			
TAG	FIXTURE					TRIM				MINIMUM CONNECTION SIZE				ACCESSORIES				NOTES	
	MANUFACTURER	MODEL	EQUALS	FINISH	RIM HEIGHT	MANUFACTURER	MODEL	EQUALS	FINISH	COLD	HOT	VENT	WASTE	STOPS	TUBES	GRID DRAIN	P-TRAP		ADA WRAP
WC-1	AMERICAN STANDARD	215CA.004	KOHLER	WHITE	15"					1/2"		2"	4"		Yes	Yes			TANK TYPE WATER CLOSET WITH ELONGATED BOWL AND TANK, CHURCH CLOSED FRONT SEAT WITH COVER, WAX RING
WC-1H	AMERICAN STANDARD	215AA.004	KOHLER, ELIJER	WHITE	17"					1/2"		2"	4"	Yes	Yes			ADA TANK TYPE WATER CLOSET WITH ELONGATED BOWL AND TANK, CHURCH CLOSED FRONT SEAT WITH COVER, WAX RING	
WC-2	AMERICAN STANDARD	215CA.004	KOHLER	WHITE	15"					1/2"		2"	4"	Yes	Yes			TANK TYPE WATER CLOSET WITH ELONGATED BOWL AND TANK, CHURCH 9500CT OPEN FRONT SEAT LESS COVER, WAX RING	
WC-2H	AMERICAN STANDARD	215AA.004	KOHLER, ELIJER	WHITE	17"					1/2"		2"	4"	Yes	Yes			ADA TANK TYPE WATER CLOSET WITH ELONGATED BOWL AND TANK, CHURCH 9500CT OPEN FRONT SEAT LESS COVER, WAX RING	
U-1H	AMERICAN STANDARD	6590.001	KOHLER	WHITE	17 1/4"	SLOAN	ROYAL 186 MANUAL FLUSH VALVE	ZURN	POLISHED CHROME	3/4"		1 1/2"	2"					CARRIER HUNG ADA URINAL, ZURN Z1221 CARRIER	
L-1	AMERICAN STANDARD	0496.221	KOHLER	WHITE	34"	PEERLESS	P19110LF	KOHLER, CHICAGO FAUCET	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	UNDERCOUNTER MOUNTED OVAL BOWL, PROVIDE TEMPLATE FOR HOLE CUTTING BY G.C.	
L-2H	AMERICAN STANDARD	0475.047	KOHLER	WHITE	34"	AMERICAN STANDARD	2000.100 MANUAL SINGLE LEVER FAUCET	KOHLER, CHICAGO FAUCET	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	SELF RIMMING OVAL BOWL, SINGLE HOLE FOR FAUCET	
L-3H	AMERICAN STANDARD	0356.421	KOHLER	WHITE	34"	AMERICAN STANDARD	2000.100 MANUAL SINGLE LEVER FAUCET	KOHLER, CHICAGO FAUCET	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	CARRIER HUNG ADA LAVATORY, SINGLE HOLE FOR FAUCET, ZURN Z1221 CONCEALED ARM CARRIER	
L-4H	AMERICAN STANDARD	0315000.020	KOHLER	WHITE	34"	PEERLESS	P19110LF	DELTA, AMERICAN STANDARD	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	NO	
S-1	ELKAY	ELUH2416	JUST	STAINLESS STEEL	34"	PEERLESS	P188152LF	AMERICAN STANDARD, DELTA	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	UNDERMOUNT SINGLE BASIN SINK, HOLES FOR SINK AND FAUCET BY COUNTER SUPPLIER, PROVIDE TEMPLATES FOR CUTTING	
S-2H	ELKAY	ELUH2816	JUST	STAINLESS STEEL	34"	PEERLESS	P188152LF	AMERICAN STANDARD, DELTA	POLISHED CHROME	1/2"	1/2"	1 1/4"	1 1/2"	Yes	Yes	Yes	Yes	SINGLE BASIN SINK INTEGRAL TO COUNTERTOP, HOLES FOR FAUCET BY COUNTER SUPPLIER, PROVIDE TEMPLATES FOR CUTTING, GARBAGE DISPOSAL DRAIN PLUG	
SH-1	STERLING	72131100	AKER, AQUA BATH	WHITE	6"	PEERLESS	PTT188782	AMERICAN STANDARD, DELTA	POLISHED CHROME	1/2"	1/2"	1 1/2"	2"					FIBERGLASS OPEN TOP ONE-PIECE SHOWER, WITH SINGLE SEAT, WITH STAINLESS STEEL STRAINER, SET IN A BED OF NON-SHRINK GROUT	
SH-2H	STERLING	72131100	AKER, AQUA BATH	WHITE	6"	PEERLESS	PTT188782	AMERICAN STANDARD, DELTA	POLISHED CHROME	1/2"	1/2"	1 1/2"	2"					FIBERGLASS OPEN TOP ONE-PIECE SHOWER, WITH SINGLE SEAT, WITH STAINLESS STEEL STRAINER, SET IN A BED OF NON-SHRINK GROUT	
FD-1	ZURN	Z415-7B	JOSAM, WADE	NICKEL BRONZE														7" STRAINER, NO-HUB OUTLET, SEE DRAWING FOR SIZES	
FS-1	ZURN	ZN1901-33-312	JOSAM, WADE	NICKEL BRONZE														12"x12" DEEP FLOOR SINK WITH WHITE ACID RESISTANT FINISH, ARE DOME STRAINER, 1/2 GRATE, STAINLESS STEEL MESH LINER FOR BUCKET, NO HUB OUTLET, SEE DRAWINGS FOR SIZES	
ORD-1	ZURN	ZA100-DP-E-HD-89	JOSAM, WADE	ALUMINUM														ALUMINUM DOME RELIEF ROOF DRAIN, NO HUB OUTLET, SEE DRAWING FOR SIZES	
RD-1	ZURN	ZA100-DP-E-HD	JOSAM, WADE	ALUMINUM														ALUMINUM DOME ROOF DRAIN, NO HUB OUTLET, SEE DRAWING FOR SIZES	
FCO	ZURN	ZN-1400	JOSAM, WADE	NICKEL BRONZE														INTERIOR FLOOR CLEANOUT, NO HUB OUTLET, SEE DRAWINGS FOR SIZES	
IMB	IPSGUY GRAY	MB1A8	OATEY	WHITE						1/2"								RECESSED ICE MAKER BOX WITH QUARTER TURN BRASS PLATED VALVE AND COVER PLATE	
DWB	IPSGUY GRAY	MB1A8	OATEY	WHITE						1/2"								RECESSED ICE MAKER BOX WITH QUARTER TURN BRASS PLATED VALVE AND COVER PLATE	
WMB	GUY GRAY	MWB-13	OATEY	WHITE						1/2"	1/2"	1 1/2"	2"					RECESSED WASHING MACHINE OUTLET BOX, WITH QUARTER TURN VALVES, SLIPNOT DRAIN KIT AND MATCHING FACEPLATE	
GD	INSINKERATOR	EVOLUTION ESSENTIAL																-	

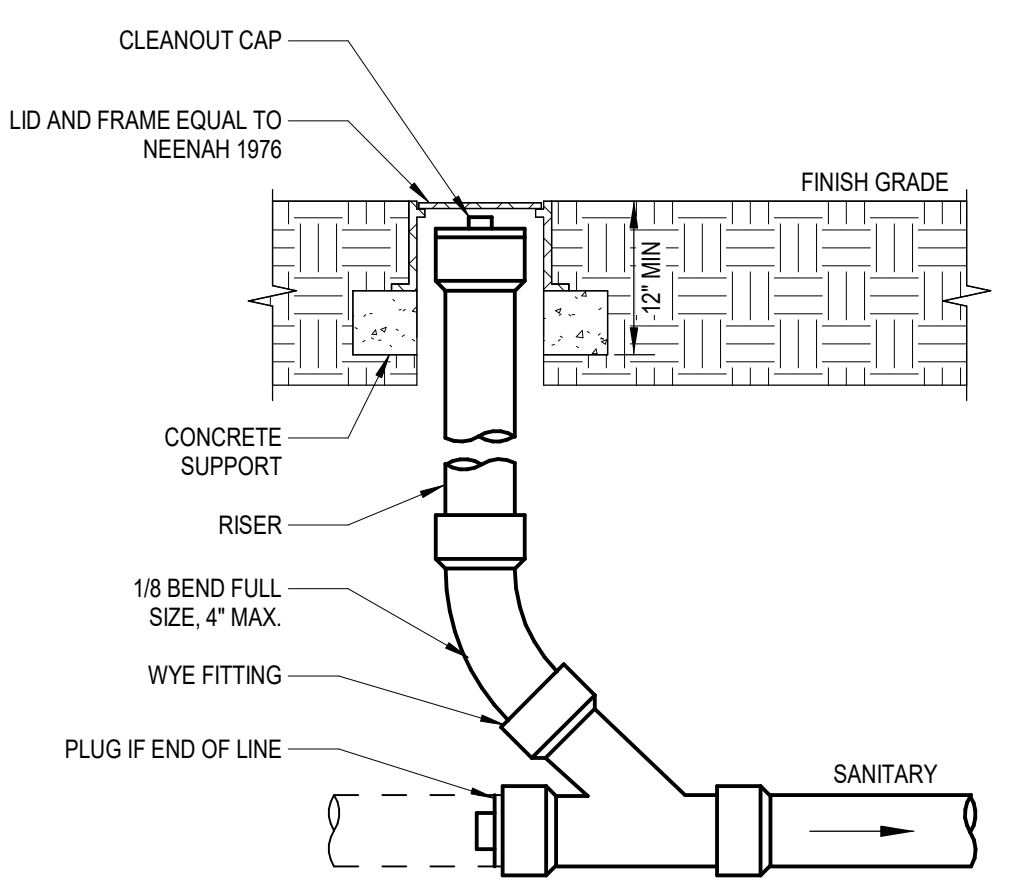
1. USE MANUFACTURERS CURRENT COMPARISON CHARTS FOR CROSS REFERENCE FOR FIXTURE EQUALS. SUBMIT EQUALS TO ENGINEER PRIOR TO BID. SEE DRAWINGS FOR OUTLET SIZES.
2. PLUMBING ACCESSORIES SHALL BE THE FOLLOWING (ACCEPTABLE MANUFACTURERS ARE: MCQUIRE, BRASSCRAFT, ZURN, KEENEY)
3. STOPS - CHROME PLATED BRASS ANGLE STOPS WITH 1/2" F.I.P. INLET AND 3/8" OUTLET, QUARTER TURN HANDLE, CHROME PLATED ESCHUTCHON
4. TUBES - 1/2" LONG BRAIDED STAINLESS STEEL HOSES
5. GRID DRAIN - POLISHED CHROME 17 GA. CAST BRASS SOLID TOP OPEN GRID STRAINER WITH TAILPIECE
6. OFFSET GRID - POLISHED CHROME 17 GA. CAST BRASS SOLID TOP OPEN GRID STRAINER WITH OFFSET TAILPIECE (ADA COMPLIANT)
7. P-TRAP - PVC DWV P-TRAP WITH THREADED COMPRESSION ENDS, PVC ARM, AND ESCHUTCHON AT WALL
8. ADA WRAP - WHITE POLYOLEFIN WRAP FOR SUPPLY TUBES, STOPS, TAILPIECE, TRAP AND ARM

ELECTRIC WATER HEATER SCHEDULE									
TAG	MANUFACTURER	MODEL	UNIT STYLE	STORAGE	ELECTRICAL		RECOVERY		NOTES
					VOLTAGE	PHASE	GPH	RISE	
EW-120	STIEBEL ELTRON	DHC 6-2	ELECTRIC TANKLESS	0.0 gal	208 V	1	8 gph	60.0 °F	10
EW-130	STIEBEL ELTRON	DHC 6-2	ELECTRIC TANKLESS	0.0 gal	208 V	1	8 gph	60.0 °F	10
EW-145	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-146	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-147	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-202	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-203	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-204	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-205	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-231	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-232	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-242	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-243	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-244	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-245	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-301	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-302	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-331	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-332	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-342	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-343	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-344	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9
EW-345	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gph	70.0 °F	1-9

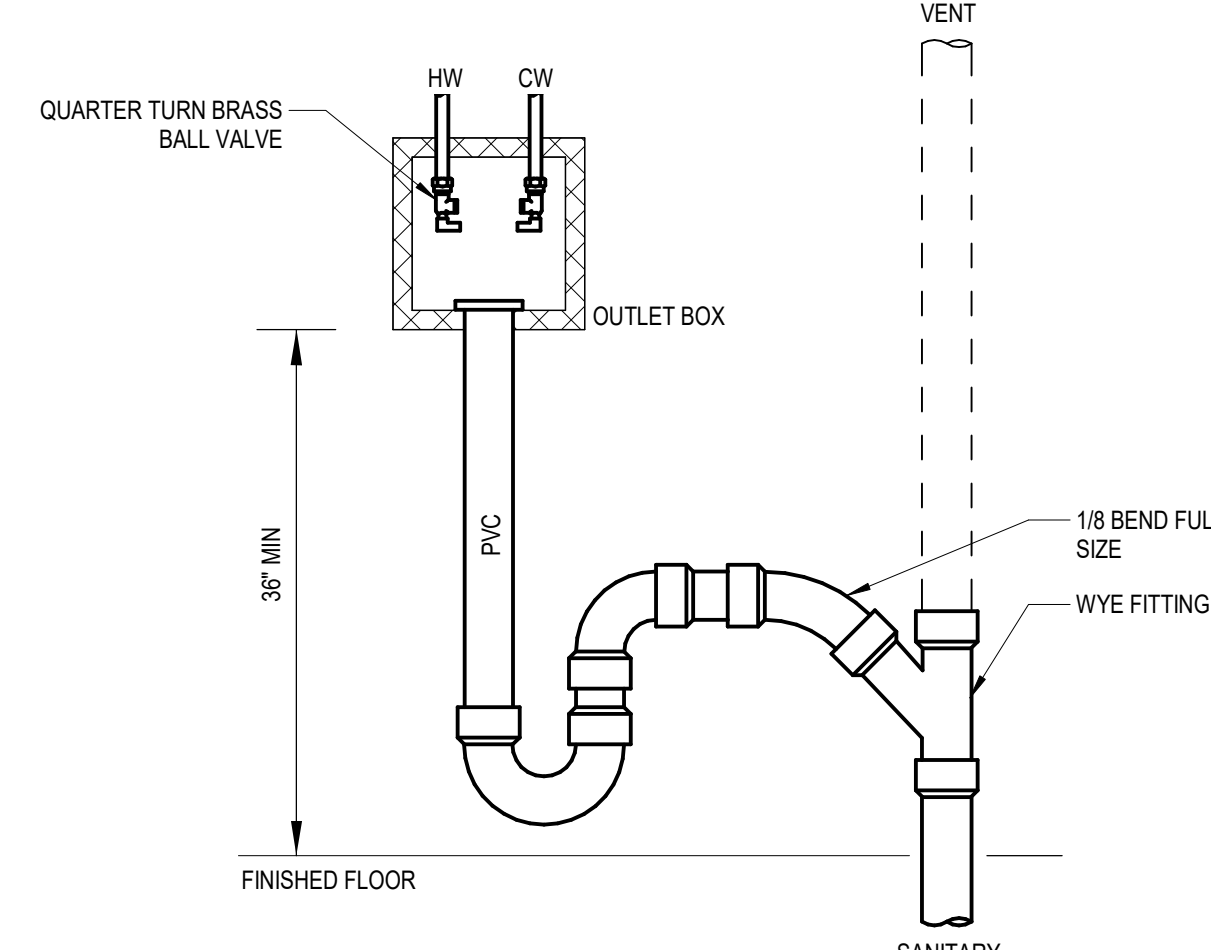
1. 3" THICK INSULATION JACKET
2. GLASS LINES STEEL TANK
3. UL LISTED
4. MAGNESIUM TANK SAVER ANODE ROD
5. PEX DIP TUBE
6. ADJUSTABLE THERMOSTAT
7. BRASS DRAIN VALVE
8. T&P RELIEF VALVE
9. NON-SIMULTANEOUS ELEMENT OPERATION
10. INSTANTANEOUS WATER HEATER, 4.5 KW, FLOW SWITCH ACTIVATION, 0.5 GPM



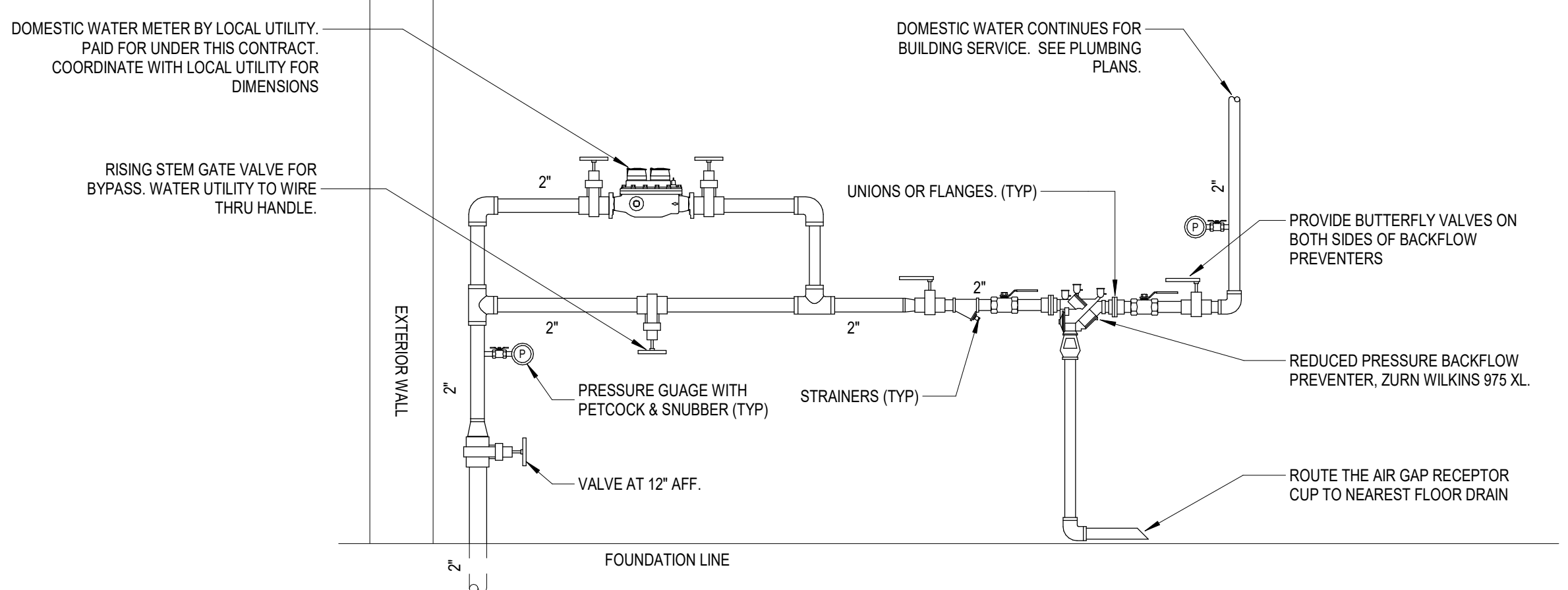
9 WALL CLEANOUT DETAIL



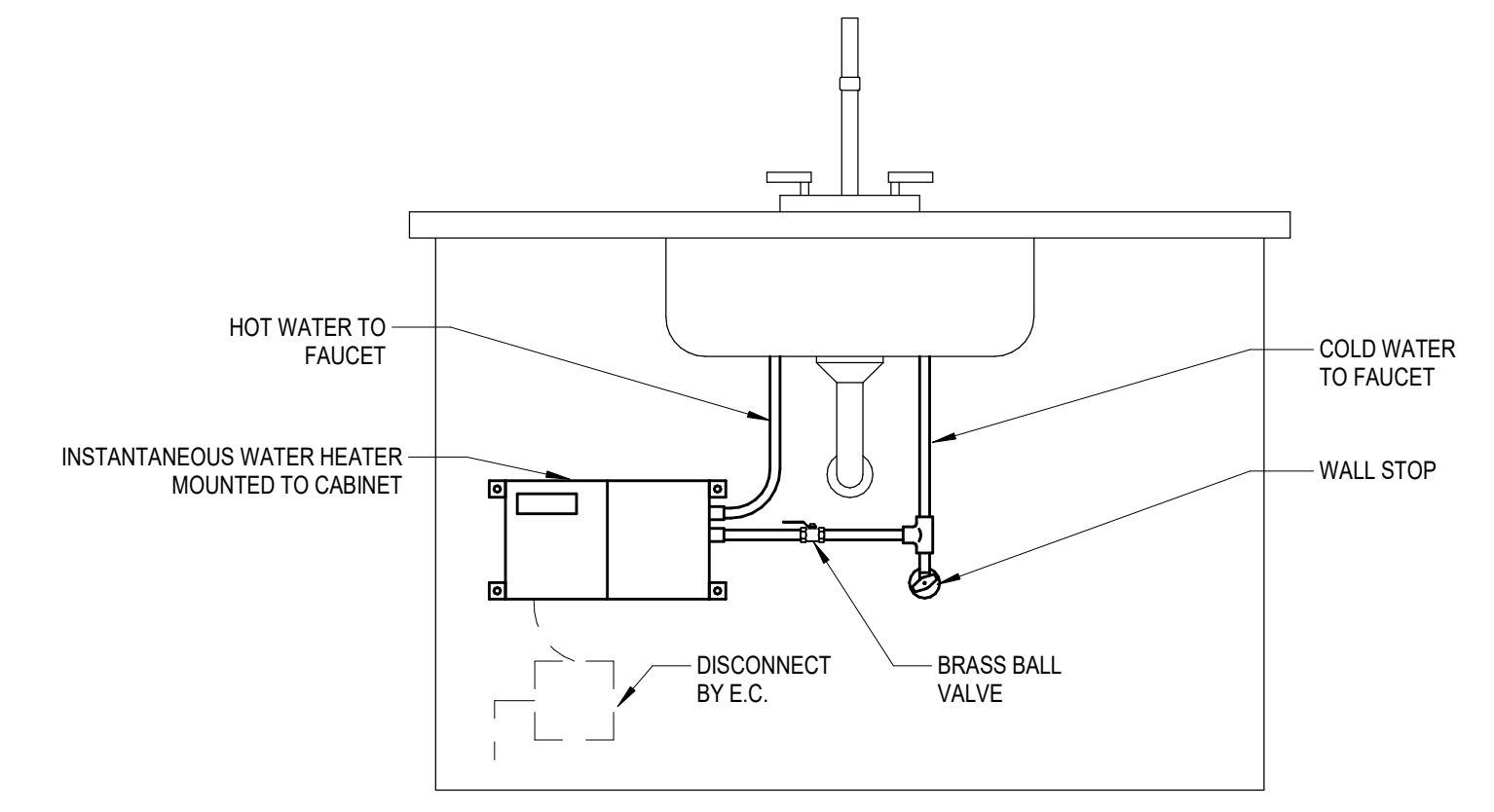
8 EXTERIOR CLEANOUT DETAIL



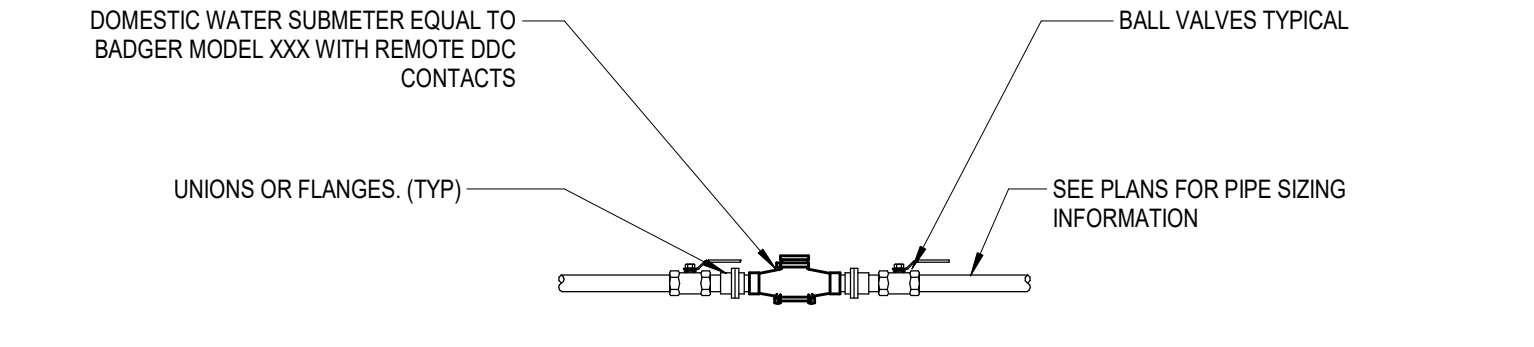
7 WASHING MACHINE BOX PIPING DETAIL



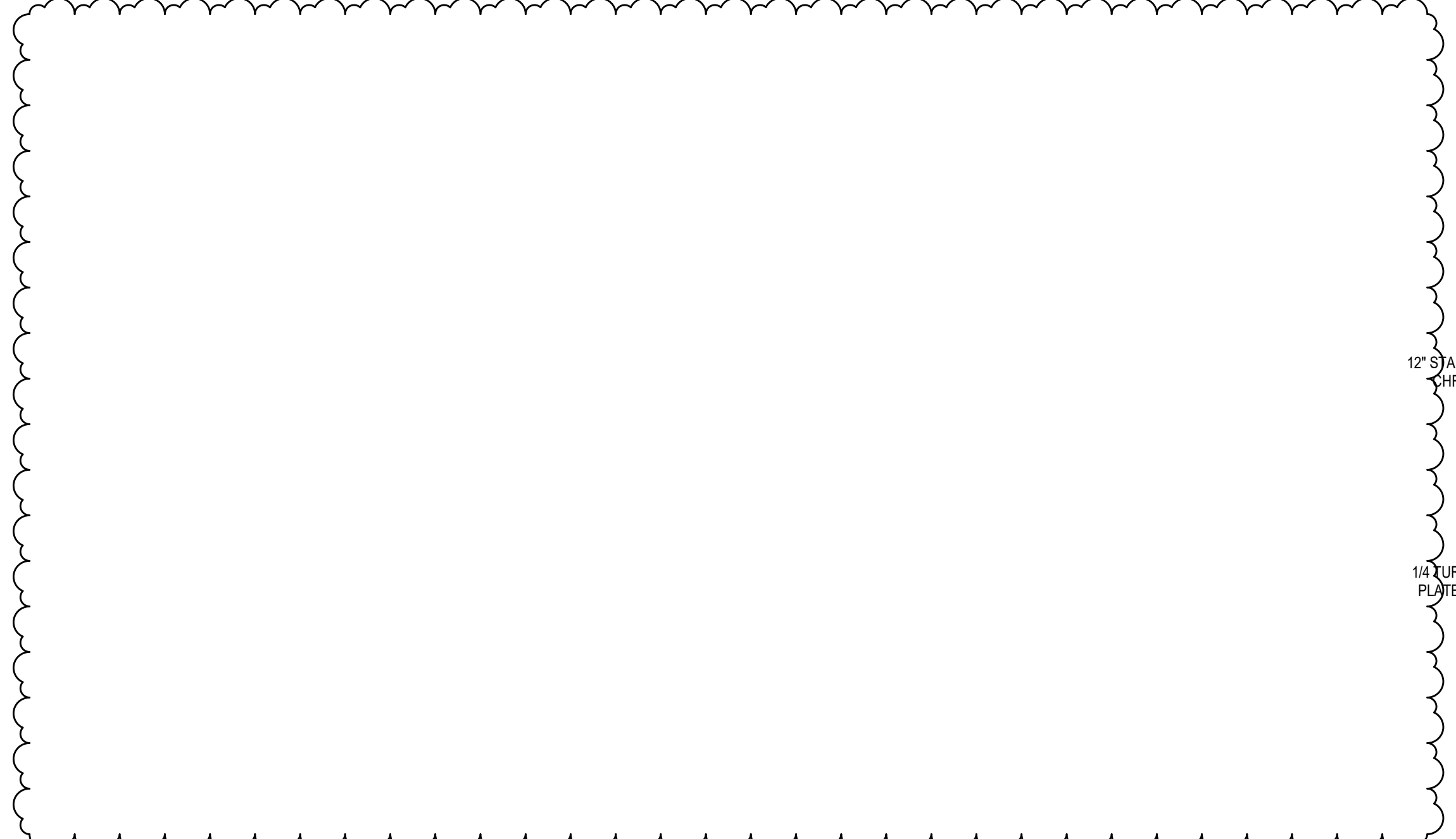
6 WATER SERVICE DETAIL



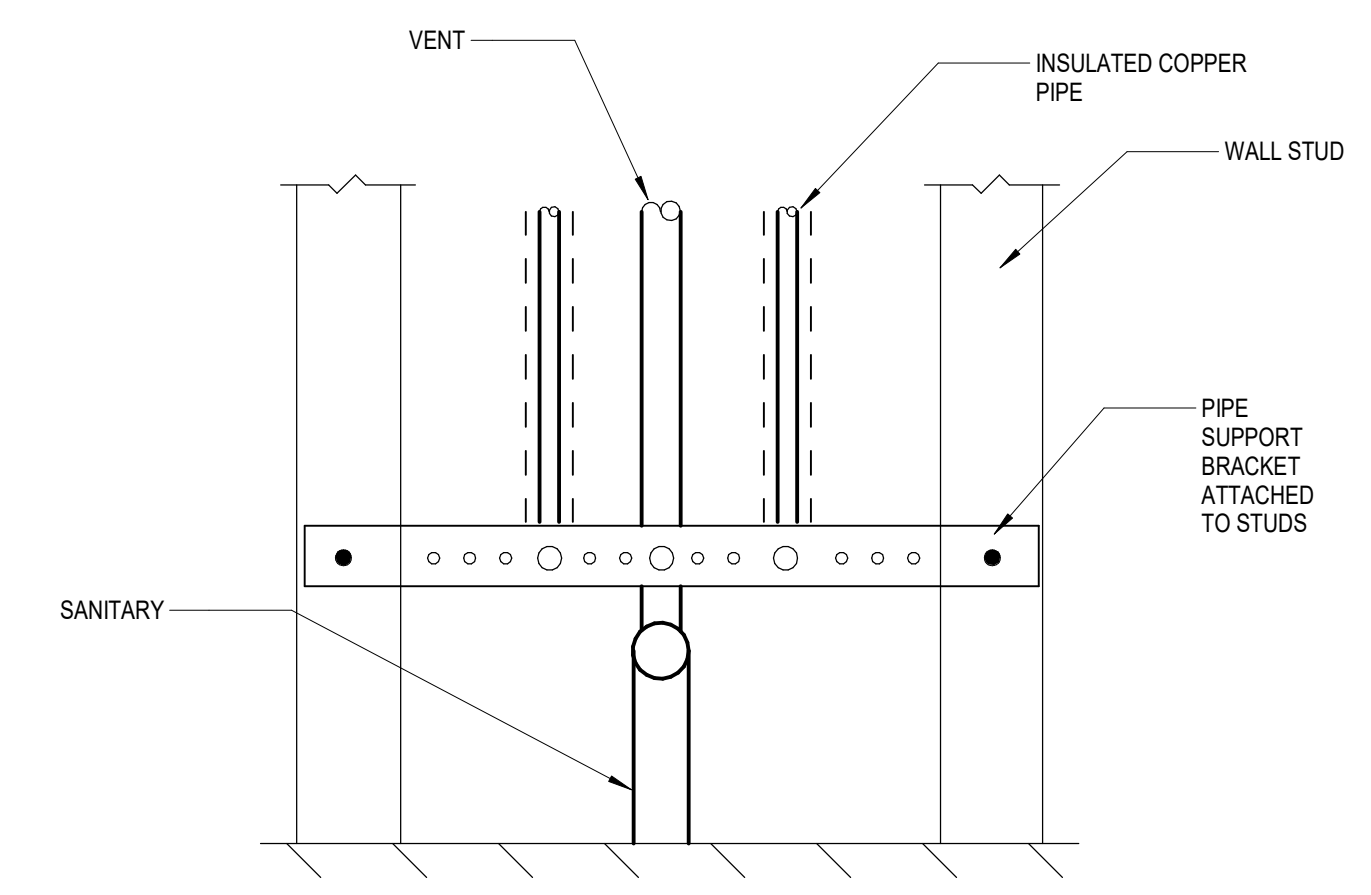
4 INSTANTANEOUS WATER HEATER DETAIL



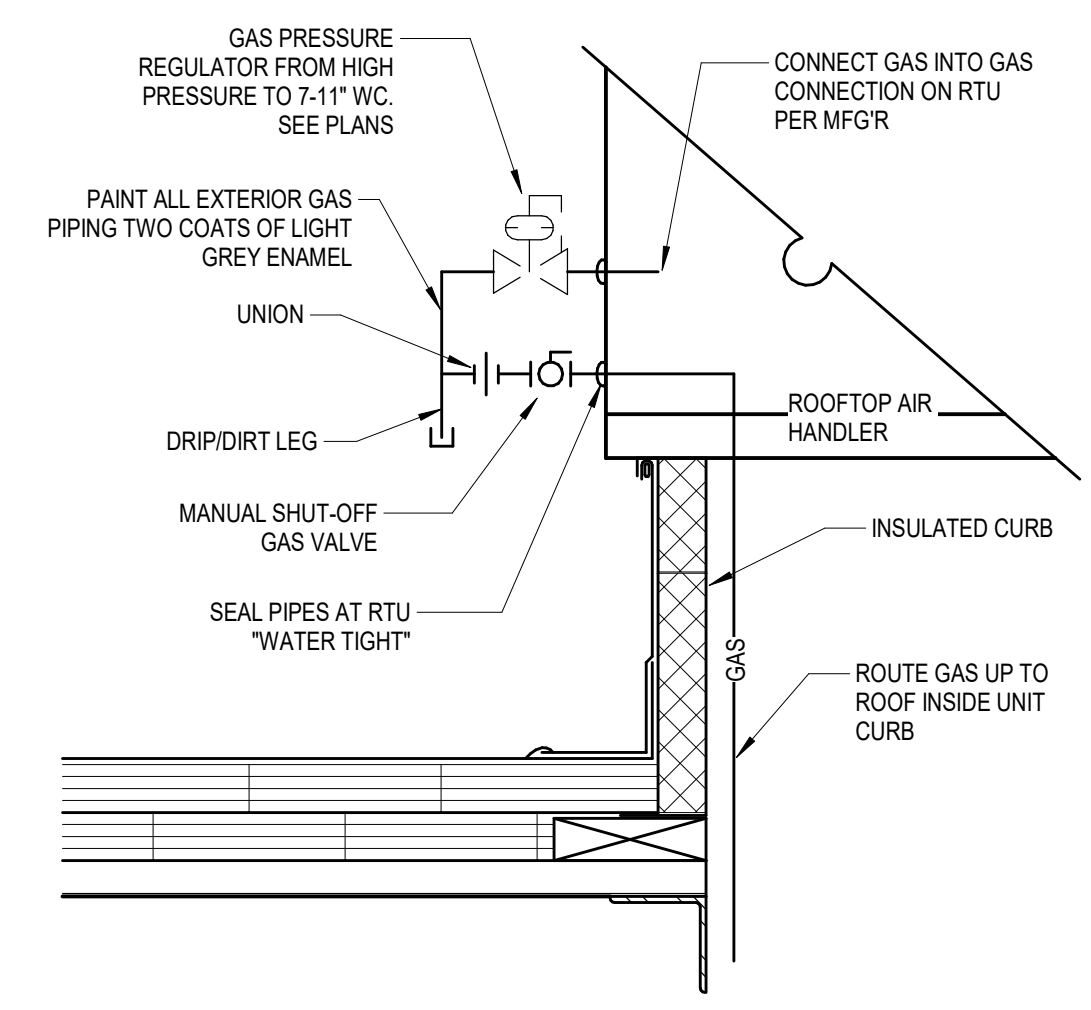
2 WATER SERVICE DETAIL

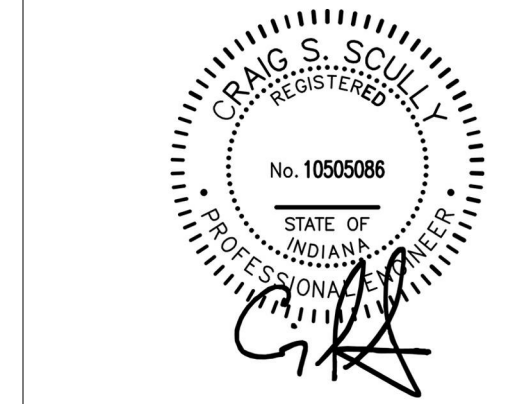


3 FIXTURE CONNECTION DETAIL



1 ROOFTOP UNIT GAS CONNECTION DETAIL





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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 -
 MECHANICAL PLAN -
 MAIN LEVEL

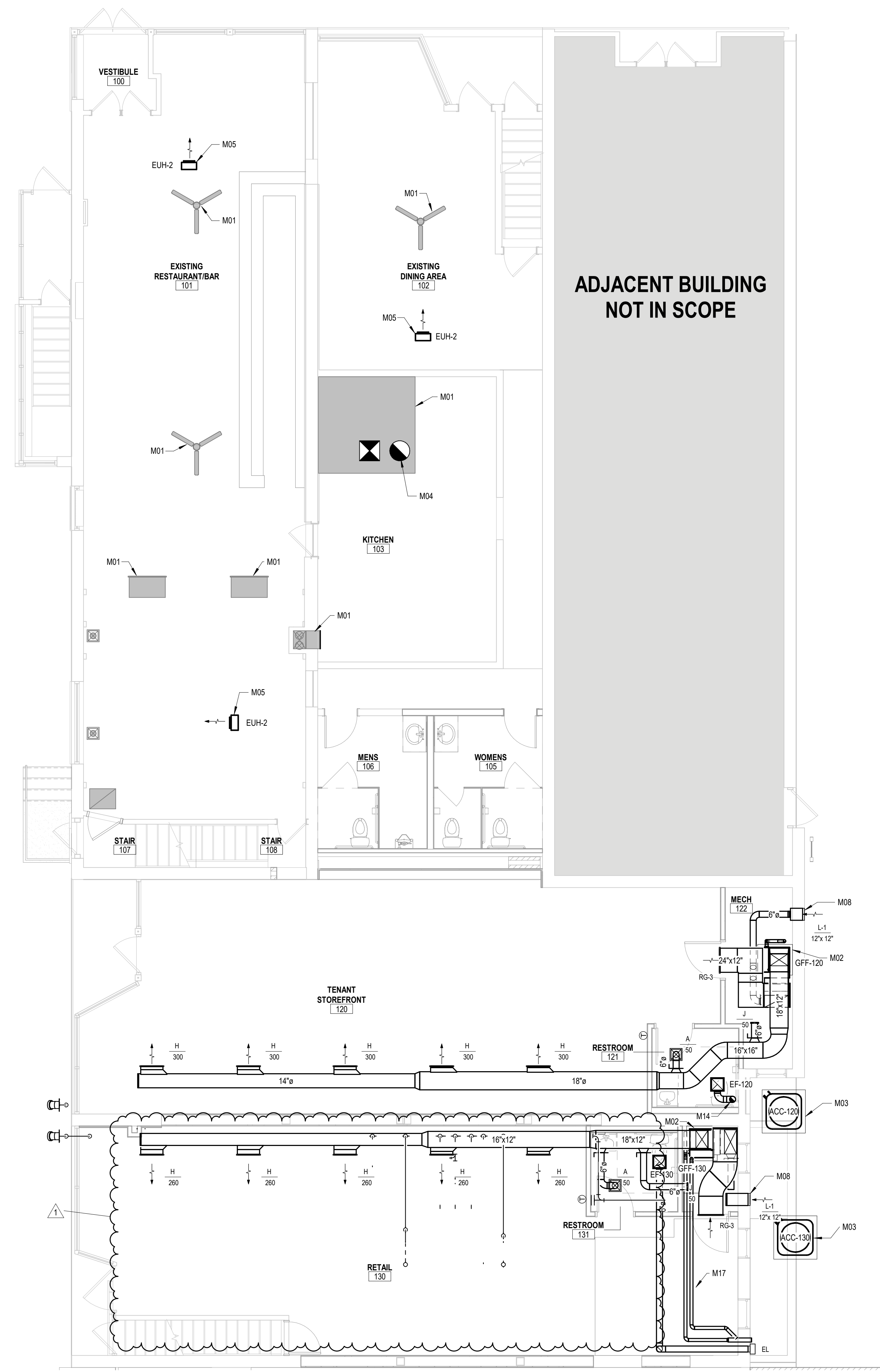
MR1.1

GENERAL MECHANICAL NOTES

1. PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMEL PAINT WITH RUSTOLEUM PRIMER.
2. MECHANICAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AS REQUIRED TO COMPLETE THE INSTALLATION OF THE DUCT SYSTEMS. LAYOUTS ARE SCHEMATIC IN NATURE AND PROVIDE GENERAL ROUTING SOLUTIONS. CONTRACTOR SHALL COORDINATE ALL ROUTES ON SITE.
3. ALL DUCTS SHALL BE SEALED AND INSULATED PER SPECIFICATIONS.
4. INSTALL ALL DUCTS AND PIPING AS HIGH AS POSSIBLE TO ALLOW FOR CLEARANCE WITH CEILINGS AND OTHER TRADES.
5. SEE THE REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL DIFFUSERS IN THE CEILINGS.

MECHANICAL NOTES

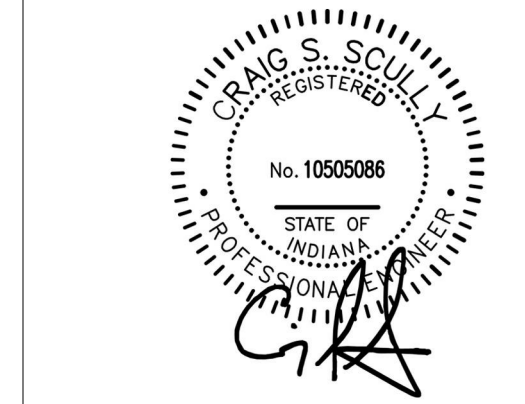
- M01 EXISTING DUCT AND EQUIPMENT TO REMAIN. SHOWN FOR REFERENCE.
- M02 INSTALL FURNACE PER DETAIL 4M4.2 AND MANUFACTURER RECOMMENDATIONS.
- M03 INSTALL AIR COOLED CONDENSING UNITS PER DETAIL 1M4.2 AND MANUFACTURER RECOMMENDATIONS.
- M04 FUTURE GREASE HOOD SUPPLY AND EXHAUST DUCT, SHOWN AS NEW, FOR FUTURE TENET FIT OUT. SHOWN FOR REFERENCE.
- M05 INSTALL ELECTRIC UNIT HEATER PER MANUFACTURER RECOMMENDATIONS.
- M08 INSTALL SIDEWALL LOUVER PER MANUFACTURER RECOMMENDATIONS. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT.
- M14 ROUTE EXHAUST DUCT UP TO ROOF AND TERMINATE THROUGH ROOF EXHAUST CAP. SEE ROOF PLAN FOR CONTINUATION.
- M17 ROUTE FLUES ABOVE CEILING. AREA ABOVE CEILING IS NOT A RETURN AIR PLENUM.



1 BUILDING 1 & 2 - MECHANICAL PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"



KEY PLAN
 SCALE: NONE



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CONSTRUCTION DOCUMENTS

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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 -
 MECHANICAL PLAN -
 SECOND LEVEL

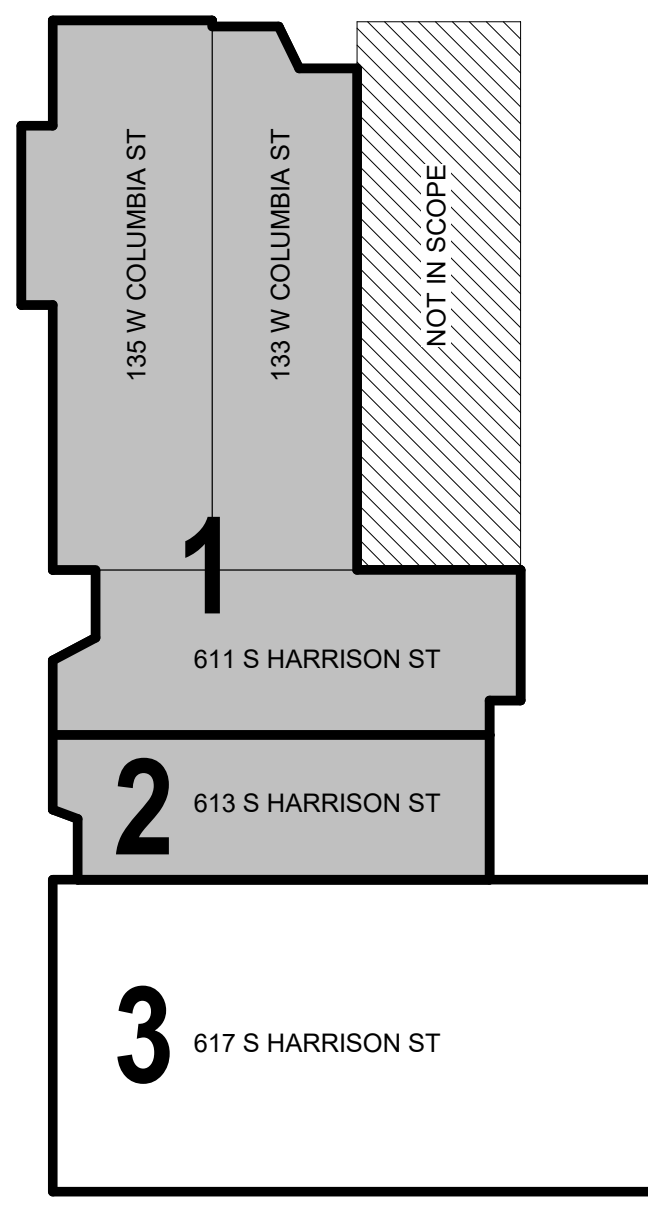
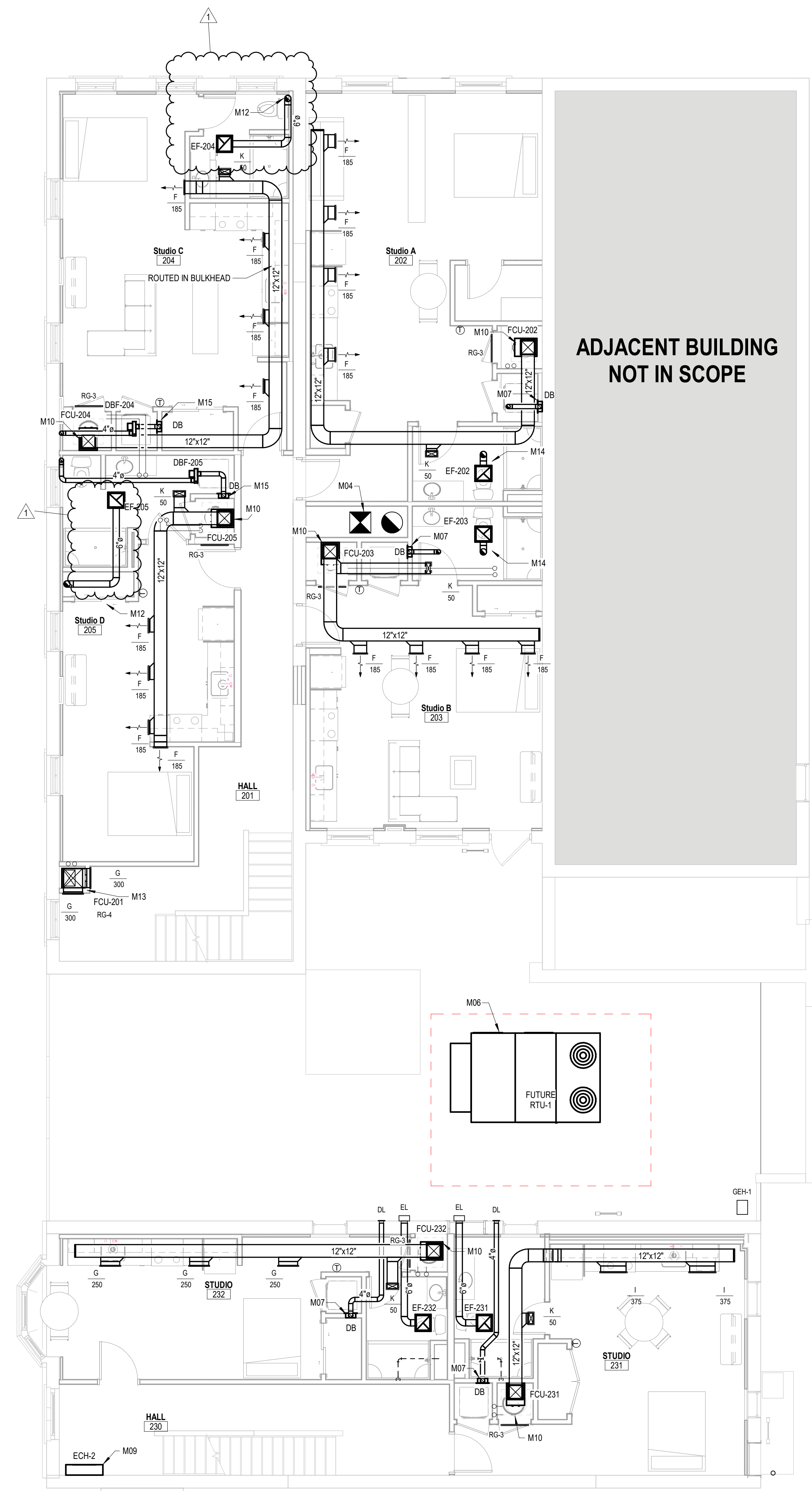
MR1.2

GENERAL MECHANICAL NOTES

1. PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMEL PAINT WITH RUSTOLEUM PRIMER.
2. MECHANICAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AS REQUIRED TO COMPLETE THE INSTALLATION OF THE DUCT SYSTEMS. LAYOUTS ARE SCHEMATIC IN NATURE AND PROVIDE GENERAL ROUTING SOLUTIONS. CONTRACTOR SHALL COORDINATE ALL ROUTES ON SITE.
3. ALL DUCTS SHALL BE SEALED AND INSULATED PER SPECIFICATIONS.
4. INSTALL ALL DUCTS AND PIPING AS HIGH AS POSSIBLE TO ALLOW FOR CLEARANCE WITH CEILINGS AND OTHER TRADES.
5. SEE THE REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL DIFFUSERS IN THE CEILINGS.

MECHANICAL NOTES

- M04 FUTURE GREASE HOOD SUPPLY AND EXHAUST DUCT, SHOWN AS NEW, FOR FUTURE TENET FIT OUT. SHOWN FOR REFERENCE.
- M06 FUTURE ROOFTOP UNIT, SHOWN AS NEW, FOR FUTURE TENET FIT OUT. SHOWN FOR REFERENCE.
- M07 INSTALL DRYER BOX PER MANUFACTURER RECOMMENDATIONS.
- M09 INSTALL ELECTRIC CABINET HEATER PER MANUFACTURER RECOMMENDATIONS.
- M10 INSTALL FAN COIL UNIT PER DETAIL 3M4.2 AND MANUFACTURER RECOMMENDATIONS.
- M12 ROUTE EXHAUST DUCT UP TO FLOOR ABOVE. DUCT TO BE WRAPPED IN FIBREWRAP DPS INSULATION - DRYER PROTECTION SYSTEM. SEE THIRD FLOOR PLAN FOR CONTINUATION.
- M13 INSTALL FAN COIL UNIT PER MANUFACTURER RECOMMENDATIONS. INSTALL SUPPLY DIFFUSERS HIGH ON WALL AND RETURN GRILLE LOW FOR UNIT. ROUTE CONDENSATE OUT TO THE SOUTHERN ROOF OF BUILDING 1.
- M14 ROUTE EXHAUST DUCT UP TO ROOF AND TERMINATE THROUGH ROOF EXHAUST CAP. SEE ROOF PLAN FOR CONTINUATION.
- M15 INSTALL DRYER BOX PER MANUFACTURER RECOMMENDATIONS. ROUTE DRYER EXHAUST DUCT TO ROOF OF BUILDING. DRYER DUCT TO BE WRAPPED IN FIBREWRAP DPS INSULATION - DRYER PROTECTION SYSTEM.



KEY PLAN
 SCALE: NONE

1 BUILDING 1 - MECHANICAL PLAN - SECOND LEVEL
 SCALE: 3/16" = 1'-0"

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ROOFTOP UNIT SCHEDULE																										
TAG	MANUFACTURER	MODEL	SUPPLY FAN				UNIT ELECTRICAL				DX COOLING				GAS HEAT				FILTER	NOTES						
			TOTAL CFM	OA MIN VENT	ESP	HP	VOLTAGE	PHASE	TC	SC	EAT		LAT		EER	REFRIG.	DX STAGES	INPUT	OUTPUT		EAT DB	LAT DB	STAGES	THICKNESS	MERV	WEIGHT
											DB	WB	DB	WB												
FUTURE RTU-1	---	---	6000	0	0.8 in-wg	5	480 V	3	2590 Btu/h	192490 Btu/h	80.0 °F	67.0 °F	58.9 °F	57.1 °F	11	R-410A	2	40000 Btu/h	324000 Btu/h	70.0 °F	108.8 °F	2	2"	8	2409 lb	--
RTU-3	TRANE	YHC048	1400	50	0.8 in-wg	0.75	208 V	1	38490 Btu/h	27950 Btu/h	80.0 °F	67.0 °F	59.8 °F	57.1 °F	15.5 SEER	R-410A	1	12000 Btu/h	96000 Btu/h	70.0 °F	144.2 °F	2	2"	8	722 lb	1-15

- STANDARD INSULATED CONSTRUCTION
- HINGED ACCESS DOORS
- FACTORY ASSEMBLED OUTSIDE AIR AND RELIEF AIR HOODS
- BAROMETRIC RELIEF
- LOW LEAK OUTSIDE AIR AND EXHAUST AIR DAMPERS
- UNIT MOUNTED DISCONNECT
- 5 YEAR COMPRESSOR WARRANTY
- FACTORY WIRED 15V POWERED CONVENIENCE OUTLET
- 10 YEAR HEAT EXCHANGER WARRANTY
- ROUTE POWER INTO UNIT WITHIN CURB
- EXTERIOR GAS CONNECTION
- SMOKE DETECTOR WITH WIRING TO FIRE ALARM BY E.C. DUCT DETECTOR SHALL SHUT DOWN UNIT
- DIGITAL SCROLL COMPRESSORS FOR MODULATING CAPACITY
- PROVIDE INSULATED CURB FOR UNIT
- VERTICAL SUPPLY AND RETURN

HEAT PUMP CONDENSING UNIT SCHEDULE										
TAG	MANUFACTURER	MODEL	WEIGHT	COOLING			ELECTRICAL			NOTES
				TOTAL COOLING	SENSIBLE COOLING	SEER	VOLTAGE	PHASE		
ACC-120	TRANE	4TTA309D04	228 lb	60600 Btu/h	43700 Btu/h	13	480 V	3	1, 2, 4, 8	1-6
ACC-130	TRANE	4TTA306D04	228 lb	60600 Btu/h	43700 Btu/h	13	480 V	3	1, 2, 4, 8	1-6
ACC-141	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-142	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-143	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-201	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-202	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-203	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-204	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-205	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-231	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-232	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-241	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-242	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-243	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-244	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-300	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-301	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-302	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-331	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-332	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-341	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-342	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-343	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7
ACC-344	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4, 8	1-7

- 5 YEAR COMPRESSOR WARRANTY
- ANTI-CYCLE TIMERS
- LOW AMBIENT OPERATION FOR COOLING DOWN TO 0 DEGREES OUTDOOR TEMPERATURE
- EXTERNAL CRANKCASE HEATERS
- LOW PRESSURE SWITCH
- SERVICE VALVES
- EVAPORATOR DEFROST CONTROL
- WIND BAFFLE KIT

FAN COIL UNIT SCHEDULE														
TAG	MANUFACTURER	MODEL	FAN			ELECTRICAL		ELECTRIC HEATING COIL					NOTES	
			CFM	ESP	HP	VOLTAGE	PHASE	TOTAL HEATING	KW	STAGES	EAT DB	LAT DB		WEIGHT
FCU-145	TRANE	GAM580A18	600	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-146	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-147	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-201	TRANE	GAM580A18	800	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-202	TRANE	GAM580A24	790	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-203	TRANE	GAM580A24	790	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-204	TRANE	GAM580A24	790	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-205	TRANE	GAM580A24	790	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-231	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-232	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-241	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-242	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-243	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-244	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-300	TRANE	GAM580A18	800	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-302	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-303	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-331	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-332	TRANE	GAM580A24	800	0.4 in-wg	0.75	208 V	1	24600 Btu/h	8 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-342	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-343	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-344	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7
FCU-345	TRANE	GAM580A18	605	0.4 in-wg	0.75	208 V	1	16400 Btu/h	5 KW	2	60.0 °F	93.0 °F	241 lb	1-7

- CONDENSATE PAN BELOW UNIT WITH CONDENSATE OVERFLOW SWITCH TO SHUT UNIT DOWN
- FACTORY INSTALLED FILTER RACK WITH MERV 7 FILTER
- INTEGRAL A TYPE DX COIL WITH REFRIGERANT CONNECTIONS
- SHORT CYCLE PROTECTION
- TERMINAL STRIP FOR TCC TO CONNECT FIELD CONTROLLER
- PROVIDE STAND BELOW UNIT FOR MOUNTING OFF OF FLOOR
- INTERNAL ELECTRIC HEATER WITH SINGLE POWER CONNECTION, PROVIDE SECONDARY BREAKER FOR ELECTRIC HEATER DISCONNECT

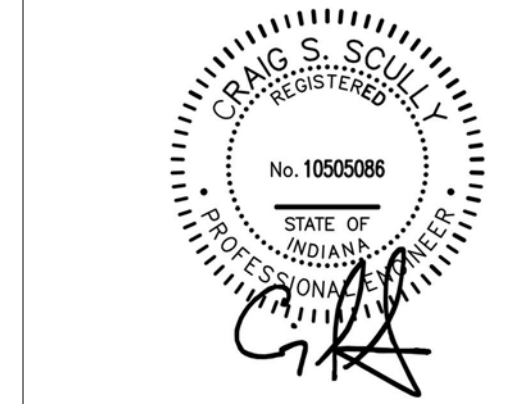
GAS FURNACE SCHEDULE																	
TAG	MANUFACTURER	MODEL	SUPPLY FAN				ELECTRICAL		COOLING COIL			GAS HEAT			NOTES		
			TOTAL CFM	OA CFM	ESP	HP	SPEEDS	VOLTAGE	PHASE	MANUFACTURER	MODEL	REFRIGERANT	INPUT	OUTPUT		AFUE	STAGES
GFF-120	TRANE	S9VC120	1800	100	0.5 in-wg	1	VARIABLE	120 V	1	TRANE	4CXCC060	R-410A	120000 Btu/h	113000 Btu/h	84.1	2	1-10
GFF-130	TRANE	S9VC120	1400	100	0.5 in-wg	1	VARIABLE	120 V	1	TRANE	4CXCC060	R-410A	120000 Btu/h	113000 Btu/h	84.1	2	1-10

- PROVIDE 2 SETS OF FILTER MEDIA AFTER PROJECT COMPLETION
- PVC CONDENSATE DRAIN PIPE WITH CLEANOUT PLUG
- MANUFACTURERS FILTER MEDIA CABINET TO ACCEPT 2" FILTERS
- CONCENTRIC ADAPTER FOR PVC FLUE PIPES AND COMBUSTION AIR
- RUBBER GROMMETS AROUND ALL WIRING INTO CABINET
- 7-DAY PROGRAMMABLE THERMOSTAT WITH HEAT-COOL-AUTO, HONEYWELL MODEL TH8320R
- PHOTOELECTRIC DUCT DETECTOR TO SHUT UNITS DOWN UPON DETECTION, PROVIDED AND INSTALLED BY E.C.
- METAL CONDENSATE PAN BELOW UNIT WITH CONDENSATE SWITCH TO SHUT UNIT DOWN UPON DETECTION
- VARIABLE SPEED ECM MOTOR AND FAN
- VERTICAL FLOW UNIT

ELECTRIC CABINET AND UNIT HEATER SCHEDULE											
TAG	MANUFACTURER	MODEL	ELECTRICAL		FAN		HEATING COIL			NOTES	
			VOLTAGE	PHASE	CFM	ESP	TH (MBH)	KW	EAT DB		LAT DB
ECH-2	QMARK	CUH935	208 V	1	250	0 in-wg	10236.0	3 KW	80.0 °F	97.9 °F	1, 5, 7
EUH-1	TRANE	UHEC	208 V	1	400	0.05 in-wg	11262.9	3.3 KW	80.0 °F	86.0 °F	2, 4, 6-7
EUH-4	TRANE	UHEC	208 V	1	400	0.05 in-wg	11262.9	3.3 KW	80.0 °F	86.0 °F	2, 4, 6-7
EUH-1	TRANE	UHEC	208 V	1	400	0.05 in-wg	11262.9	3.3 KW	80.0 °F	86.0 °F	2, 4, 6-7
EUH-2	TRANE	UHEC	208 V	1	400	0.05 in-wg	17065.0	5 KW	80.0 °F	100.0 °F	2, 4, 6-7
EUH-2	TRANE	UHEC	208 V	1	400	0.05 in-wg	17065.0	5 KW	80.0 °F	100.0 °F	2, 4, 6-7

- CUSTOM COLOR SELECTED BY ARCHITECT
- INTEGRAL DISCONNECT ACCESSIBLE FROM THE FRONT OF THE UNIT
- REMOTE WALL MOUNTED 2 STAGE DIGITAL THERMOSTAT
- 2 STAGE HEAT
- VERTICAL EXPOSED CABINET
- RUBBER ISOLATORS HANGER BRACKET
- DISCONNECT BY E.C.

FAN SCHEDULE												
TAG	MANUFACTURER	MODEL	TOTAL CFM	TSP	RPM	FAN			MOTOR			
						TYPE	MOUNTING	DRIVE	VOLTAGE	PHASE		
DFB-204	TJERNLIND	LBZXL	0	0.000 in-wg	0	INLINE	DUCT	DIRECT	0 V	0		
DFB-205	TJERNLIND	LBZXL	0	0.000 in-wg	0	INLINE	DUCT	DIRECT	0 V	0		
EF-120	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-130	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-145	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-146	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-147	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-202	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-203	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-204	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-205	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-231	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-232	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-242	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-243	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-244	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-245	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-301	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-302	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1		
EF-331	LOREN COOK	GC-144	100	0.								



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 MAIN LEVEL POWER PLAN

ER1.1

GENERAL ELECTRICAL NOTES

- THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SINGLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT. SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT. AND THREE PHASE SERVICE TO THE RESTAURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
- THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
- ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
- USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTIBLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
- PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
- MC TYPE CABLE ALLOWABLE IN CONCEALED HORIZONTAL RUNS. INSTALLED CONCEALED IN STUD WALLS BETWEEN OUTLET DEVICES. CONNECTIONS TO MOVING OR VIBRATING EQUIPMENT, AND FOR FINAL CONNECTION TO LIGHT FIXTURES (8 FT. MAX).
- USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
- ALL STAIR WELLS AND CORRIDORS IN EACH BUILDING SHALL BE CONSIDERED THE STAIR SHAFT. ELECTRICAL PATHWAYS ARE ONLY PERMITTED TO PENETRATE THE "SHAFT" WALL TO SERVE DEVICES AND EQUIPMENT WITHIN THE CORRIDOR OR STAIR WELL.
- TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
- LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CALKED OR SEALED TO MATCH RATING OF WALL OR FLOOR ASSEMBLY THAT CONDUIT / RACEWAY IS PASSING THROUGH. ANY EQUIPMENT MOUNTED IN RATED WALLS SHALL HAVE FIRE RATING EQUAL OR GREATER THAN THAT OF THE ADJACENT WALL / FLOOR ASSEMBLY.

GENERAL FIRE ALARM NOTES

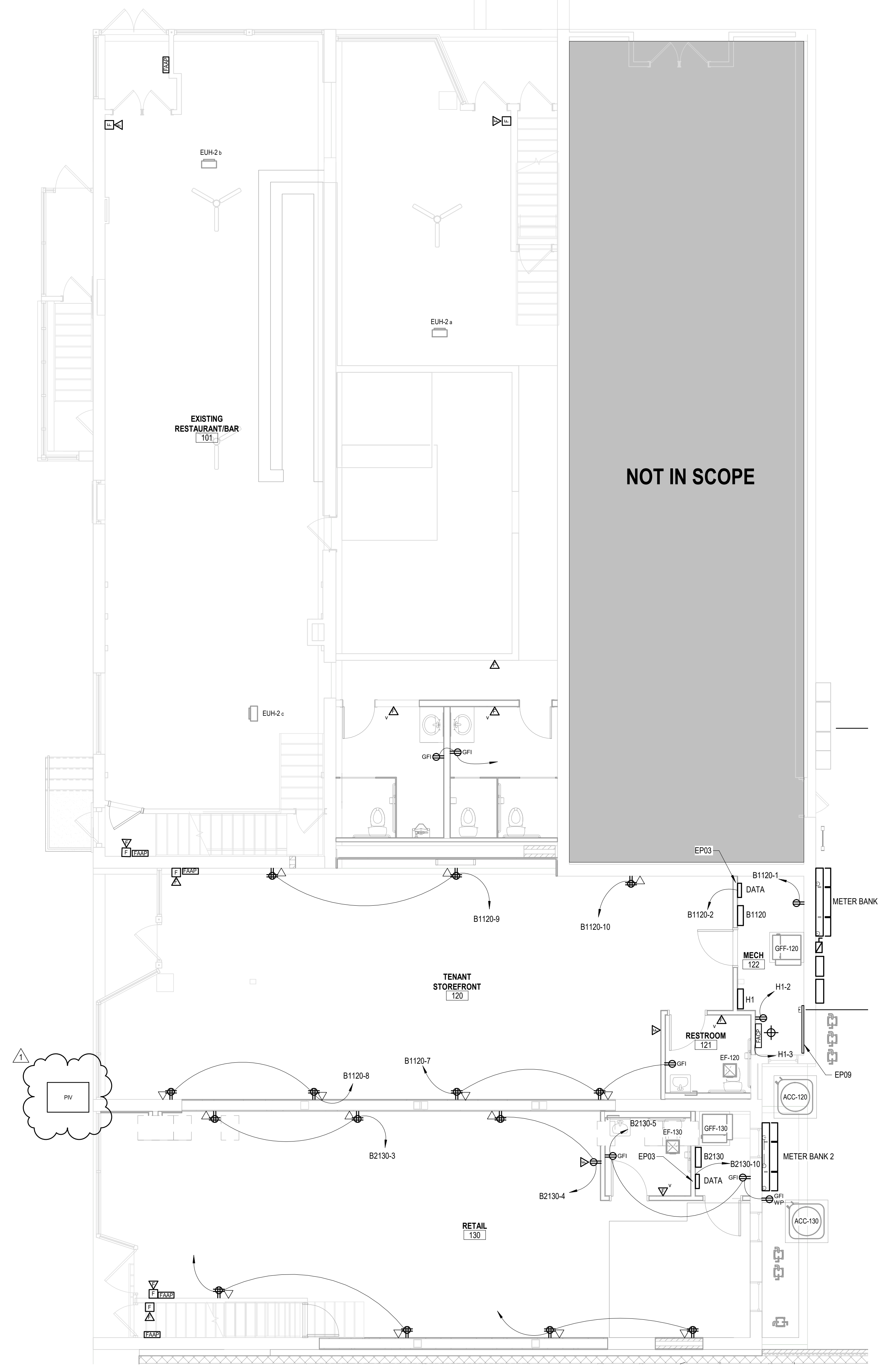
- IT IS THE INTENT TO PROVIDE A NEW, FULLY FUNCTIONAL FIRE ALARM SYSTEM THAT MEETS ALL CODE REQUIREMENTS. NEW DEVICES, CONTROL PANELS, EXTENSION PANELS, WIRING AND ALL OTHER ASSOCIATED EQUIPMENT SHALL BE PROVIDED AS PART OF THIS PROJECT.
- FURNISH AND INSTALL PERIPHERAL DEVICES AS SHOWN ON PLANS, AND PROVIDE PROGRAMMING, STARTUP, AND TESTING BY LOCAL VENDOR. PROVIDE ALL CABLING, POWER, DEVICES, NAC PANELS, ETC. REQUIRED FOR COMPLETE WORKABLE SYSTEM.
- ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
- CONNECT ALL FIRE/SMOKE DAMPERS TO NEAREST RECEPTACLE CIRCUIT. ALSO PROVIDE ZONE MODULE IN FIRE ALARM SYSTEM FOR EITHER EMERGENCY ALARM CONTACT OR SUPERVISORY SIGNAL FROM DAMPER. REFER TO MECHANICAL DRAWINGS FOR ALL FIRE/SMOKE DAMPER LOCATIONS.
- FIRE ALARM SHALL BE ADDRESSABLE AND THE EQUIPMENT, INCLUDING DUCT MOUNTED SMOKE DETECTORS AND DAMPERS SHALL BE AND INSTALLED PER ADA AND NFPA REQUIREMENTS. MANUFACTURER SHALL BE APPROVED BY ENGINEER.
- SMOKE ALARMS IN APARTMENT UNITS SHALL BE CONNECTED TO THE BUILDING FIRE ALARM SYSTEM. IF THE UNIT ALARM SOUNDS FOR LONGER THEN 5 MINUTES, THE FULL BUILDING ALARM SHALL SOUND TO EVACUATE THE BUILDING.
- FIRE ALARM SYSTEM SHALL CONSIST OF AN ADDRESSABLE SYSTEM IN COMMON AREAS AND HOUSE AREAS. WITH INITIATION AND NOTIFICATION DEVICES AS SHOWN ON PLANS. FIRE ALARM DEVICES IN INDIVIDUAL SUITES SHALL BE STAND-ALONE, SINGLE STATION SMOKE ALARMS. WITH ALL DEVICES WITHIN EACH SUITE LINKED TOGETHER. EACH SUITE SHALL ALSO HAVE AN ADDRESSABLE HORN SHOWN ON PLANS. HORN IN SUITES SHALL BE WIRED USING 4-CONDUCTOR CABLE SO ANY SUITE HAS THE CAPABILITY TO CONVERT FROM HORN TO HORN/STROBE DEVICE IN THE FUTURE.
- BUILDING 1 & 2 CORRIDORS SHALL HAVE SMOKE DETECTORS CONNECTED TO THE FIRE ALARM SYSTEM TO SOUND IMMEDIATELY UPON DETECTION.
- EACH BUILDING SHALL HAVE SEPARATE STANDALONE SYSTEMS. THESE SYSTEM SHALL NOT BE INTERCONNECT AND MUST ACT FULLY INDEPENDENT OF THE OTHER BUILDINGS.
- IN BUILDINGS 1 & 2, MULTIPLE REMOTE ANNUNCIATORS SHALL BE LOCATED WITHIN THE BUILDING. (1) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUSINESS TENANT ON THE MAIN LEVEL AND (1) SHALL BE LOCATED AT THE ENTRANCE TO THE APARTMENT UNITS ON THE UPPER LEVELS.

POWER PLAN KEYNOTES

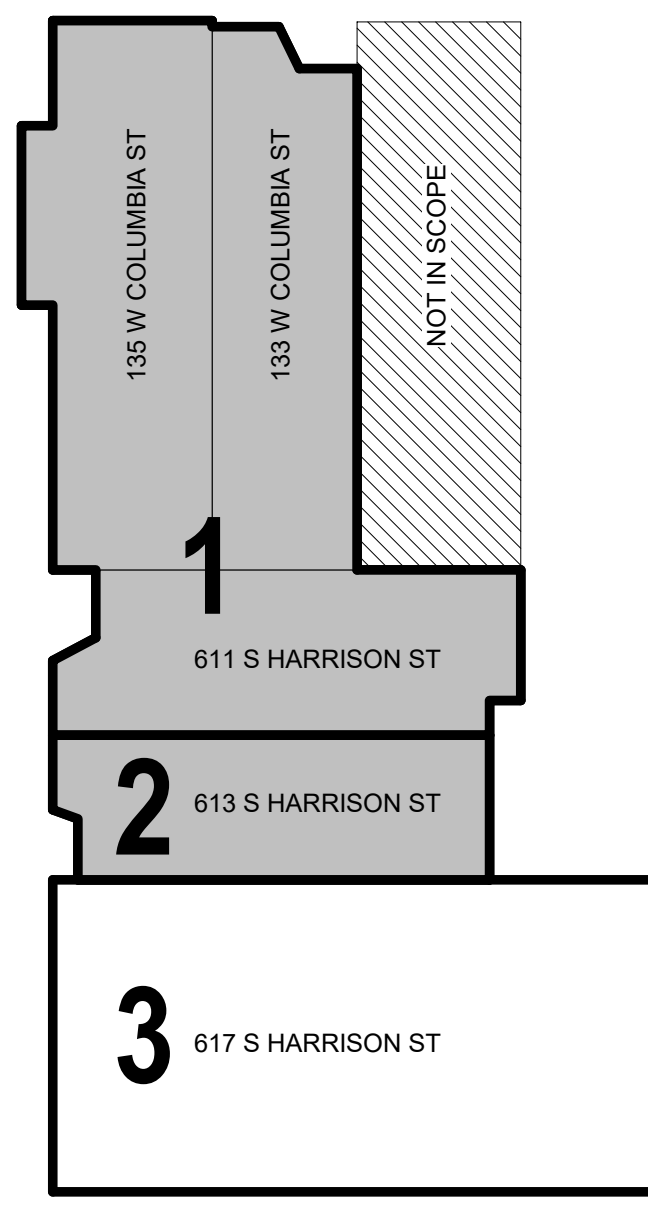
EP03 PROVIDE STRUCTURED MEDIA ENCLOSURE. COORDINATE EXACT LOCATION IN FIELD WITH SHELVING AND OTHER EQUIPMENT IN ROOM. PROVIDE (1) RECEPTACLE INSIDE OF THE ENCLOSURE AND (1) OUTSIDE OF THE ENCLOSURE, WITH CONDUIT PATHWAY BETWEEN THE TWO. SEE SHEET E4.4 FOR INSTALLATION DETAILS.

EP09 PROVIDE 4" X 8" X 4" TERMINATION BOARD MOUNTED ON WALL. PAINT WITH FIRE RESISTIVE PAINT ON ALL SIDES.

EP14 BATHROOM EXHAUST FAN LIGHTING COMBINATION UNIT. UNIT PROVIDED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR. CONTROLLED VIA SNAP SWITCH LOCATED IN BOX WITH BATHROOM LIGHT SWITCH. PROVIDE SINGLE COVERPLATE FOR ALL DEVICES LOCATED TOGETHER. CIRCUIT EXHAUST FAN WITH APARTMENT LIGHTING CIRCUIT. FAN CIRCUIT SHALL BE (2#12, 1#12 GND IN 3/4" CONDUIT.



1
POWER PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"



KEY PLAN
 SCALE: NONE

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 MAIN LEVEL LIGHTING PLAN

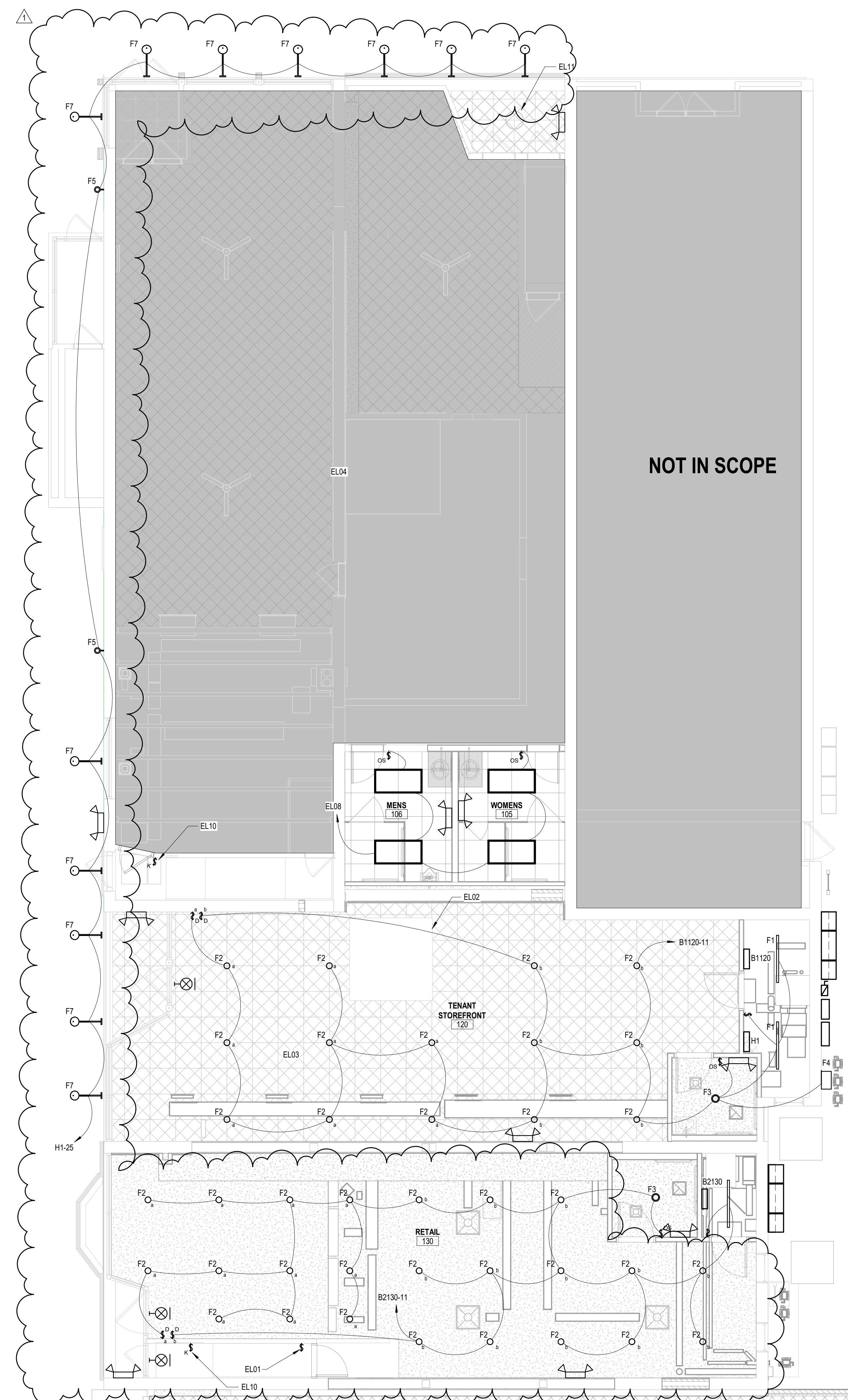
ER2.1

GENERAL LIGHTING NOTES

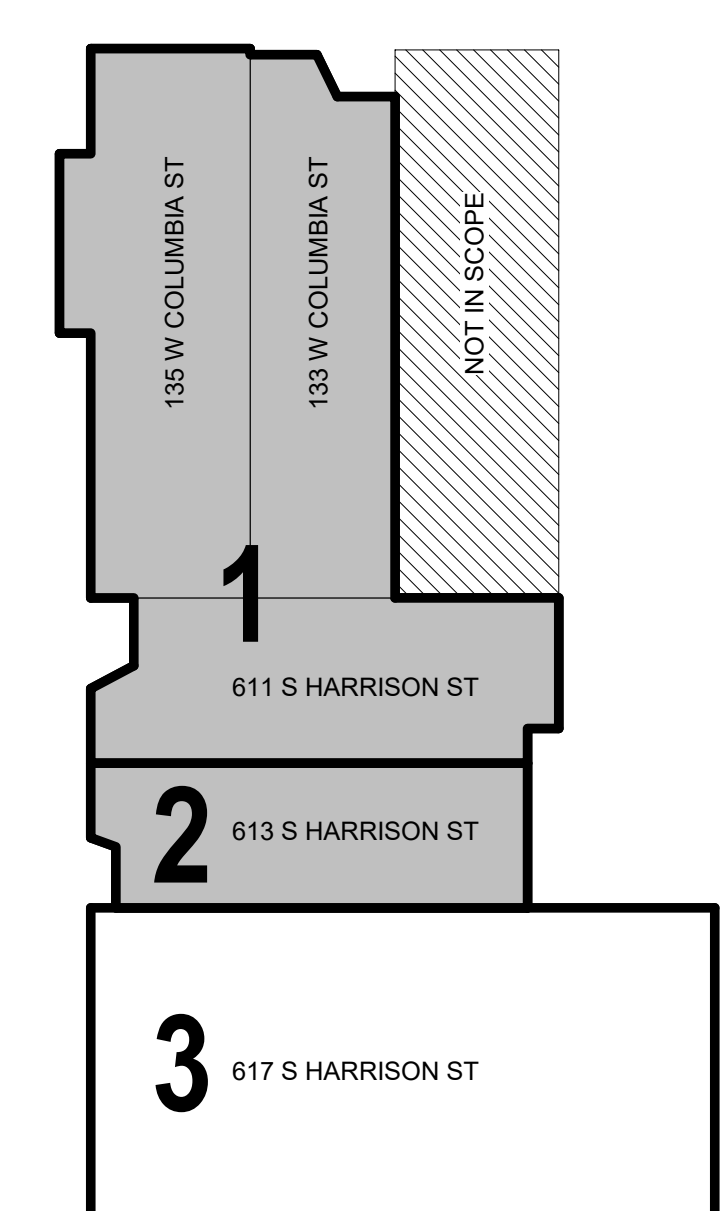
- FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTURE. WHERE FIXTURE IS ALSO LABELED AS NIGHTLIGHT, WIRE FIXTURE UNSWITCHED DIRECTLY TO CIRCUIT. WHERE FIXTURE IS ALSO SHOWN TO BE SWITCHED, PROVIDE ADDITIONAL UNSWITCHED LEAD TO BATTERY PACK TO SENSE POWER LOSS AND TRANSFER POWER.
- WHERE EMERGENCY FIXTURES ARE SHOWN ON EXTERIOR OR IN DRYWALL CEILINGS, LOCATE BATTERY REMOTELY, IN CONDITIONED SPACE, ABOVE ACCESSIBLE CEILING.
- CONNECT ALL EXIT SIGNS, SELF-CONTAINED, BATTERY POWERED EMERGENCY LIGHTS, AND LIGHT FIXTURES LABELED AS NIGHTLIGHTS UNSWITCHED TO LIGHTING CIRCUIT IN THAT AREA, BYPASSING ALL SWITCHES OR CONTROLS.
- OCCUPANCY SENSORS SHALL HAVE SEPARATE LINE VOLTAGE RELAYS/POWER PACKS FOR CONTROL OF LIGHTING CIRCUIT AND LOW VOLTAGE WIRING CONNECTION TO SENSOR TO ALLOW FOR RELOCATION OR MULTIPLE SENSORS. SENSORS SHALL BE DUAL TECHNOLOGY TYPE. APPROVED MANUFACTURER'S FOR LINE VOLTAGE CEILING AND WALLBOX SENSORS SHALL BE WATT STOPPER, SENSOR SWITCH, HUBBELL, ACUITY, AND LEVITON.
- WALLBOX TYPE SENSORS SHALL HAVE INTEGRAL ON/OFF OVERRIDE SWITCH, ADJUSTABLE TIME DELAY, AND PROGRAMMABLE MODES OF OPERATION (MANUAL ON/AUTO OFF, AUTO ON/AUTO OFF, ETC). SENSORS SHALL BE CAPABLE OF BEING MASKED OFF TO PREVENT FALSE ON SIGNAL FROM CERTAIN AREAS OF COVERAGE.
- IN AREAS WHERE LED FIXTURES ARE SHOWN TO BE DIMMED, CONTRACTOR SHALL RUN LOW VOLTAGE CONTROL CABLE TO EACH FIXTURE IN ADDITION TO LINE VOLTAGE WIRING. CONTROL WIRING MAY BE RUN USING OPEN CABLING.
- E.C. SHALL PROVIDE ALL REQUIRED CABLING TO INTERCONNECT ALL CONTROL DEVICES, INCLUDING PLUS PLUSES ON ALL CABLES.
- IN COMMON SPACES AND CORRIDORS, LIGHTING SHALL BE ON 24/7 FOR THE SAFETY AND SECURITY OF TENANTS. A KEY SWITCH SHALL BE LOCATED ON THE MAIN FLOOR TO ACT AS A MANUAL OVERRIDE TO EACH FLOOR.
- EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL MOUNTED TO THE EXTERIOR OF THE BUILDING, LOCATED TO AVOID SHADING OF THE SENSOR BY NEIGHBORING BUILDINGS OR TREES.

LIGHTING PLAN KEYNOTES

- EL01 LIGHT SWITCH TO CONTROL LIGHTS ON LOWER LEVEL.
- EL02 EXISTING SKYLIGHT TO REMAIN AVOID CROSSING AREA WITH ELECTRICAL PATHWAYS AND DEVICES.
- EL03 LIGHTING IN TENANT 120 SPACE TO BE SURFACE MOUNTED WITH SURFACE MOUNTED CONDUIT. CONDUIT AND BOXES SHALL BE PAINTED TO MATCH CEILING COLOR AND FOLLOW SEAMS OF EXISTING TIN CEILING.
- EL04 EXISTING LIGHTING AND SWITCHES TO REMAIN OPERATIONAL IN RESTAURANT BAR TENANT SPACE.
- EL08 NEW RESTAURANT BAR RESTROOM LIGHTING CONNECTED TO EXISTING BRANCH CIRCUIT. LABEL CIRCUIT FOR FUTURE TENANT FIT OUT COORDINATION.
- EL10 KEY SWITCH LOCATION FOR CORRIDOR LIGHTING MANUAL OVERRIDE.
- EL11 EXISTING PENDANT LIGHT IN ENTRY WAY. RELAMP OR REPLACE WITH NEW LED TYPE FIXTURE. NEW FIXTURE, PROVIDED BY ELECTRICAL CONTRACTOR, SHALL BE APPROVED TO MAINTAIN HISTORICAL AESTHETIC OF EXISTING FIXTURE. COORDINATE SELECTION WITH OWNER AND HISTORICAL CONSULTANT.

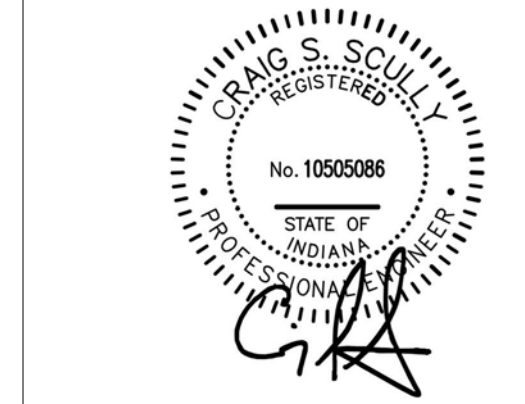


1 LIGHTING PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"



KEY PLAN
 SCALE: NONE

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1	9/2/2021	ADD-1

BUILDING 1 & 2
 SECOND LEVEL
 LIGHTING PLAN

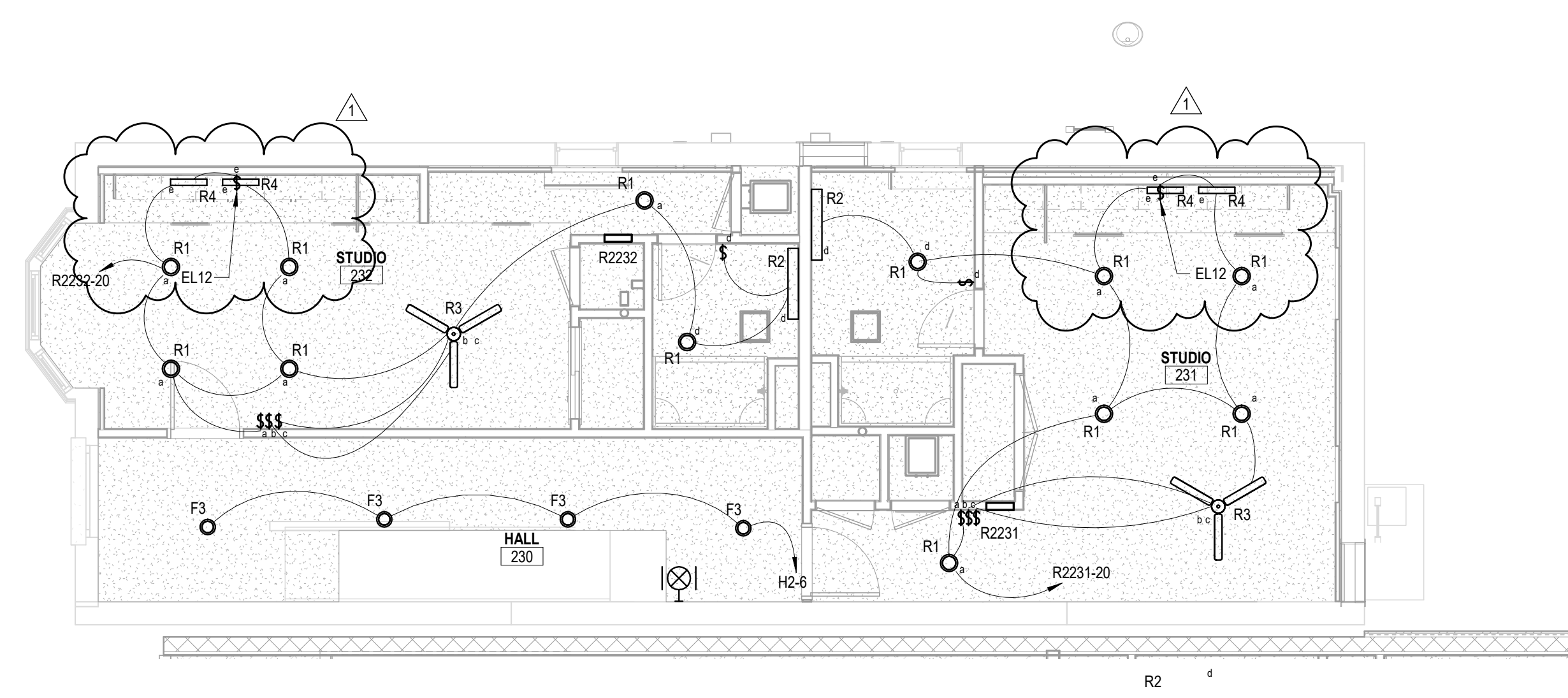
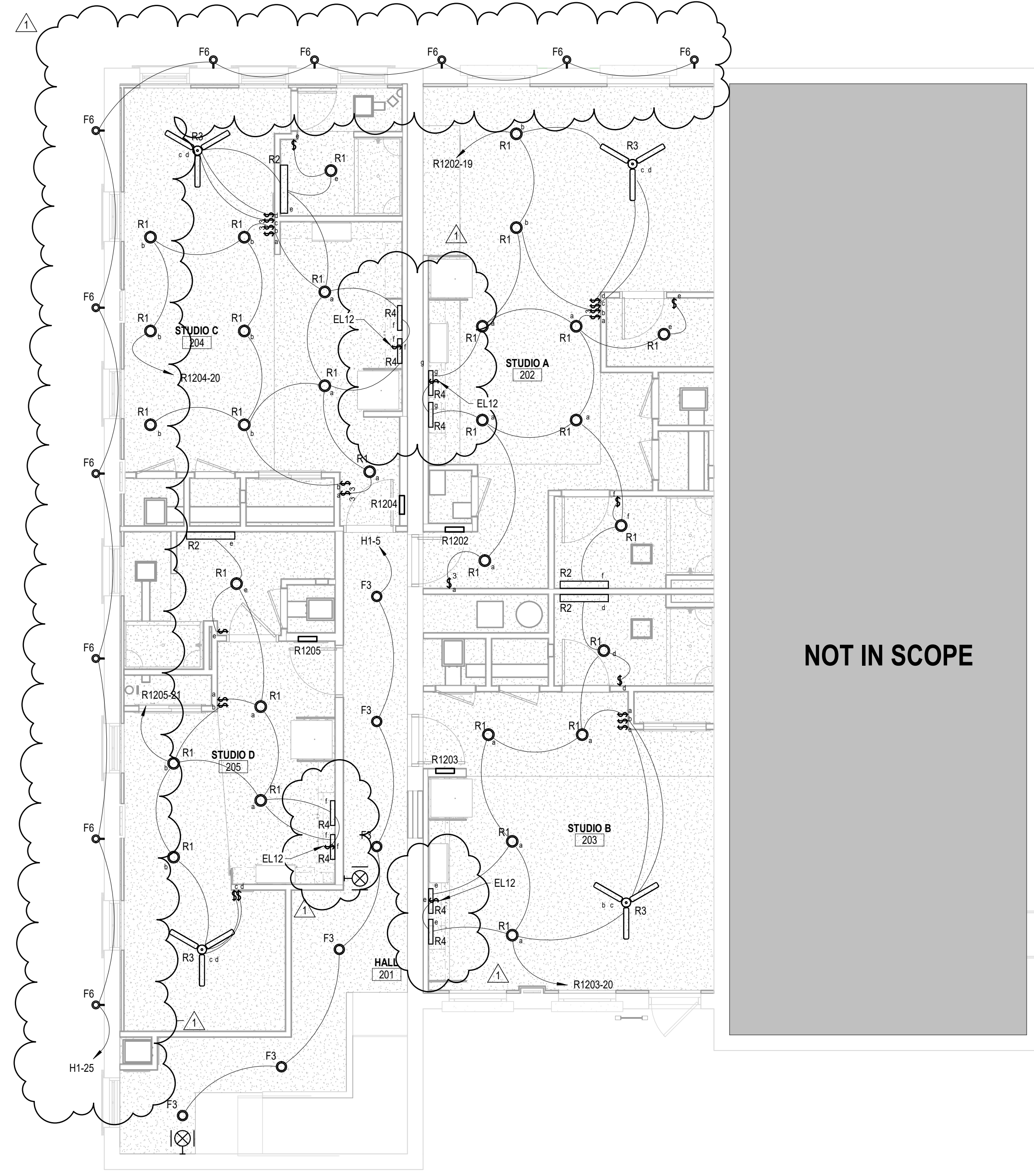
ER2.2

GENERAL LIGHTING NOTES

1. FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTURE. WHERE FIXTURE IS ALSO LABELED AS NIGHTLIGHT, WIRE FIXTURE UNSWITCHED DIRECTLY TO CIRCUIT. WHERE FIXTURE IS ALSO SHOWN TO BE SWITCHED, PROVIDE ADDITIONAL UNSWITCHED LEAD TO BATTERY PACK TO SENSE POWER LOSS AND TRANSFER POWER.
2. WHERE EMERGENCY FIXTURES ARE SHOWN ON EXTERIOR OR IN DRYWALL CEILINGS, LOCATE BATTERY REMOTELY, IN CONDITIONED SPACE, ABOVE ACCESSIBLE CEILING.
3. CONNECT ALL EXIT SIGNS, SELF-CONTAINED, BATTERY POWERED EMERGENCY LIGHTS, AND LIGHT FIXTURES LABELED AS NIGHTLIGHTS UNSWITCHED TO LIGHTING CIRCUIT IN THAT AREA, BYPASSING ALL SWITCHES OR CONTROLS.
4. OCCUPANCY SENSORS SHALL HAVE SEPARATE LINE VOLTAGE RELAYS/POWER PACKS FOR CONTROL OF LIGHTING CIRCUIT AND LOW VOLTAGE WIRING CONNECTION TO SENSOR TO ALLOW FOR RELOCATION OR MULTIPLE SENSORS. SENSORS SHALL BE DUAL TECHNOLOGY TYPE. APPROVED MANUFACTURER'S FOR LINE VOLTAGE CEILING AND WALLBOX SENSORS SHALL BE WATT STOPPER, SENSOR SWITCH, HUBBELL, ACUITY, AND LEVITON.
5. WALLBOX TYPE SENSORS SHALL HAVE INTEGRAL ON/OFF OVERRIDE SWITCH, ADJUSTABLE TIME DELAY, AND PROGRAMMABLE MODES OF OPERATION (MANUAL ON/AUTO OFF, AUTO ON/AUTO OFF, ETC). SENSORS SHALL BE CAPABLE OF BEING MASKED OFF TO PREVENT FALSE ON SIGNAL FROM CERTAIN AREAS OF COVERAGE.
6. IN AREAS WHERE LED FIXTURES ARE SHOWN TO BE DIMMED, CONTRACTOR SHALL RUN LOW VOLTAGE CONTROL CABLE TO EACH FIXTURE IN ADDITION TO LINE VOLTAGE WIRING. CONTROL WIRING MAY BE RUN USING OPEN CABLING.
7. E.C. SHALL PROVIDE ALL REQUIRED CABLING TO INTERCONNECT ALL CONTROL DEVICES, INCLUDING R4/S PLUGS ON ALL CABLES.
8. IN COMMON SPACES AND CORRIDORS, LIGHTING SHALL BE ON 24/7 FOR THE SAFETY AND SECURITY OF TENANTS. A KEY SWITCH SHALL BE LOCATED ON THE MAIN FLOOR TO ACT AS A MANUAL OVERRIDE TO EACH FLOOR.
9. EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL MOUNTED TO THE EXTERIOR OF THE BUILDING, LOCATED TO AVOID SHADING OF THE SENSOR BY NEIGHBORING BUILDINGS OR TREES.

LIGHTING PLAN KEYNOTES

- EL12 LIGHTING SWITCH LOCATED WITH GARBAGE DISPOSAL SWITCH IN THE SAME GANG BOX. PROVIDE SINGLE COVERPLATE MATCHING DEVICE LAYOUT.



1 LIGHTING PLAN - SECOND LEVEL
 SCALE: 3/16" = 1'-0"

KEY PLAN
 SCALE: NONE



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1	9/2/2021	ADD-1

BUILDING 1 & 2 THIRD LEVEL LIGHTING PLAN

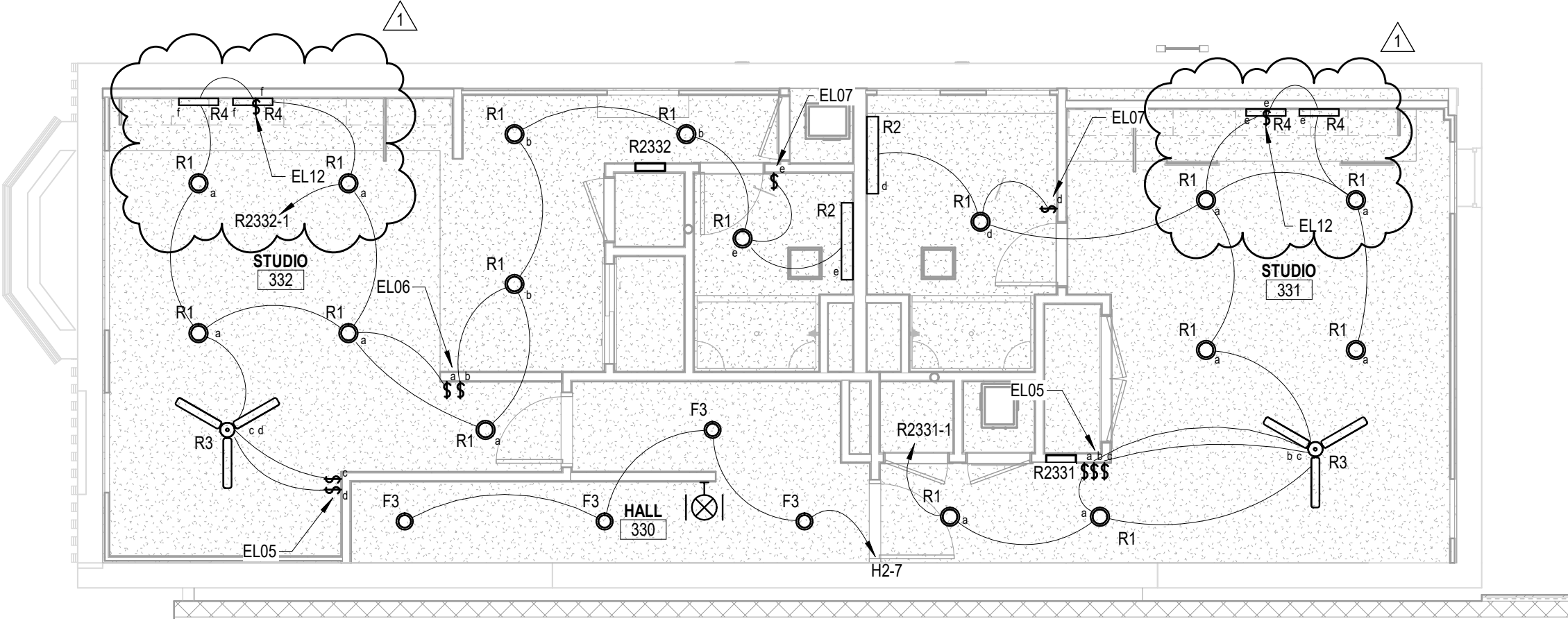
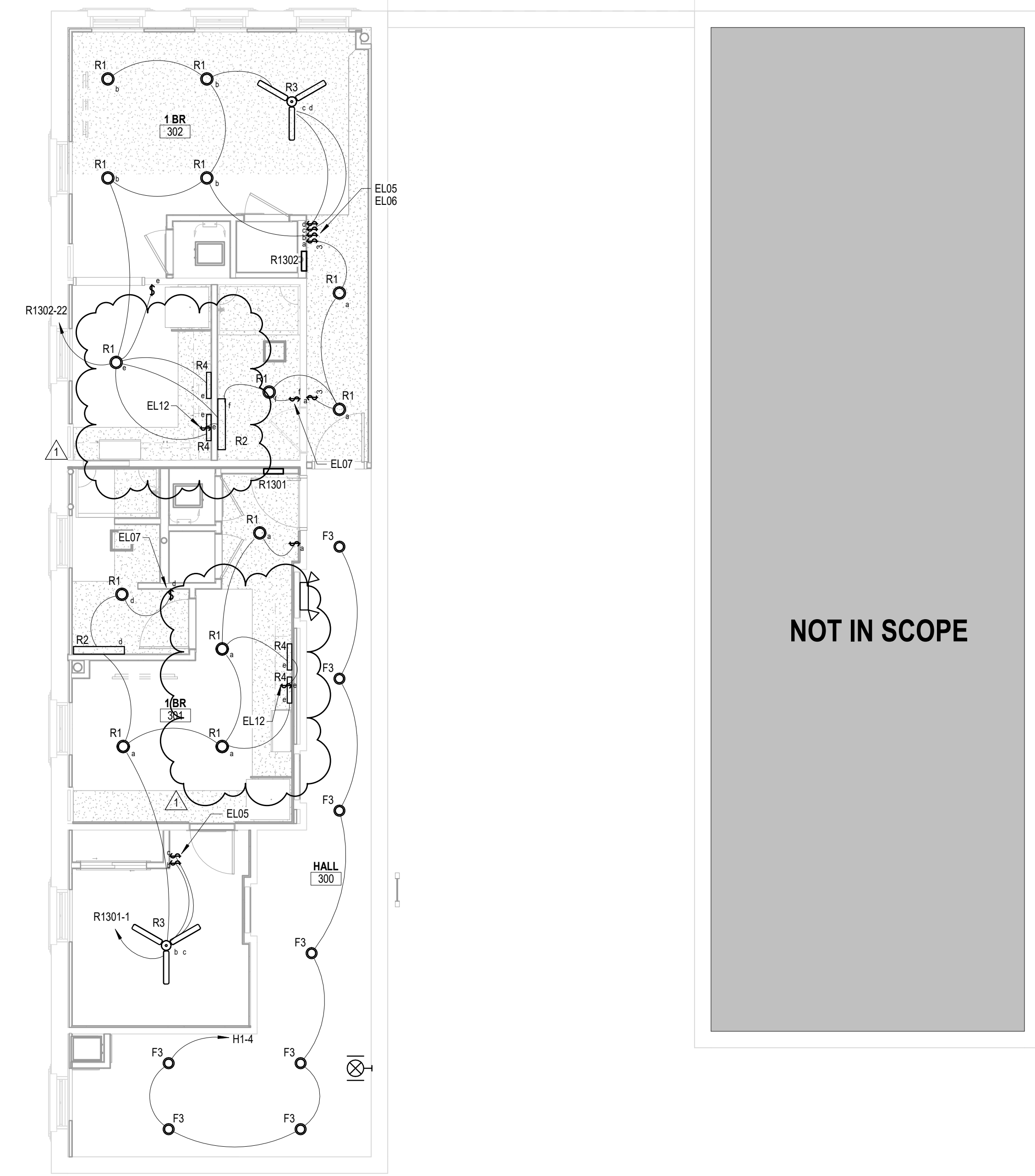
ER2.3

GENERAL LIGHTING NOTES

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3. CONNECT ALL EXIT SIGNS, SELF-CONTAINED, BATTERY POWERED EMERGENCY LIGHTS, AND LIGHT FIXTURES LABELED AS NIGHTLIGHTS UNSWITCHED TO LIGHTING CIRCUIT IN THAT AREA, BYPASSING ALL SWITCHES OR CONTROLS.
4. OCCUPANCY SENSORS SHALL HAVE SEPARATE LINE VOLTAGE RELAYS/POWER PACKS FOR CONTROL OF LIGHTING CIRCUIT AND LOW VOLTAGE WIRING CONNECTION TO SENSOR TO ALLOW FOR RELOCATION OR MULTIPLE SENSORS. SENSORS SHALL BE DUAL TECHNOLOGY TYPE. APPROVED MANUFACTURER'S FOR LINE VOLTAGE CEILING AND WALLBOX SENSORS SHALL BE WATT STOPPER.
5. WALLBOX TYPE SENSORS SHALL HAVE INTEGRAL ON/OFF OVERRIDE SWITCH, ADJUSTABLE TIME DELAY, AND PROGRAMMABLE MODES OF OPERATION (MANUAL ON/AUTO OFF, AUTO ON/AUTO OFF, ETC). SENSORS SHALL BE CAPABLE OF BEING MASKED OFF TO PREVENT FALSE ON SIGNAL FROM CERTAIN AREAS OF COVERAGE.
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9. EXTERIOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL MOUNTED TO THE EXTERIOR OF THE BUILDING, LOCATED TO AVOID SHADING OF THE SENSOR BY NEIGHBORING BUILDINGS OR TREES.

LIGHTING PLAN KEYNOTES

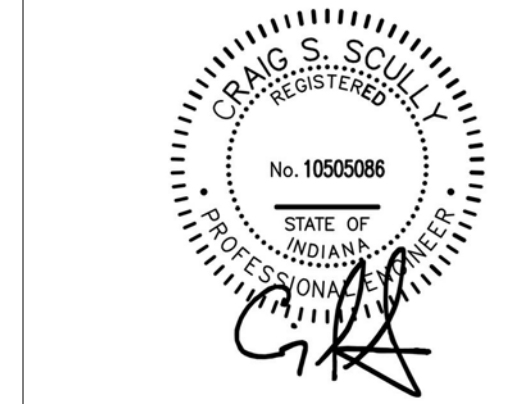
- EL05 CEILING FAN SWITCHES LOCATION. CEILING FAN LIGHT AND PAD FAN TO BE CONTROLLED SEPARATELY. PROVIDE SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
- EL06 PROVIDE GANGABLE BACK BOX WITH SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
- EL07 BATHROOM EXHAUST FAN SWITCH SHALL BE LOCATED NEXT TO LIGHT SWITCH. PROVIDE SINGLE COVERPLATE WITH SINGLE SWITCH FOR DEVICE CONFIGURATION.
- EL12 LIGHTING SWITCH LOCATED WITH GARAGE DISPOSAL SWITCH IN THE SAME GANG BOX. PROVIDE SINGLE COVERPLATE MATCHING DEVICE LAYOUT.



1 LIGHTING PLAN - THIRD LEVEL
 SCALE: 3/16" = 1'-0"



KEY PLAN
 SCALE: NONE



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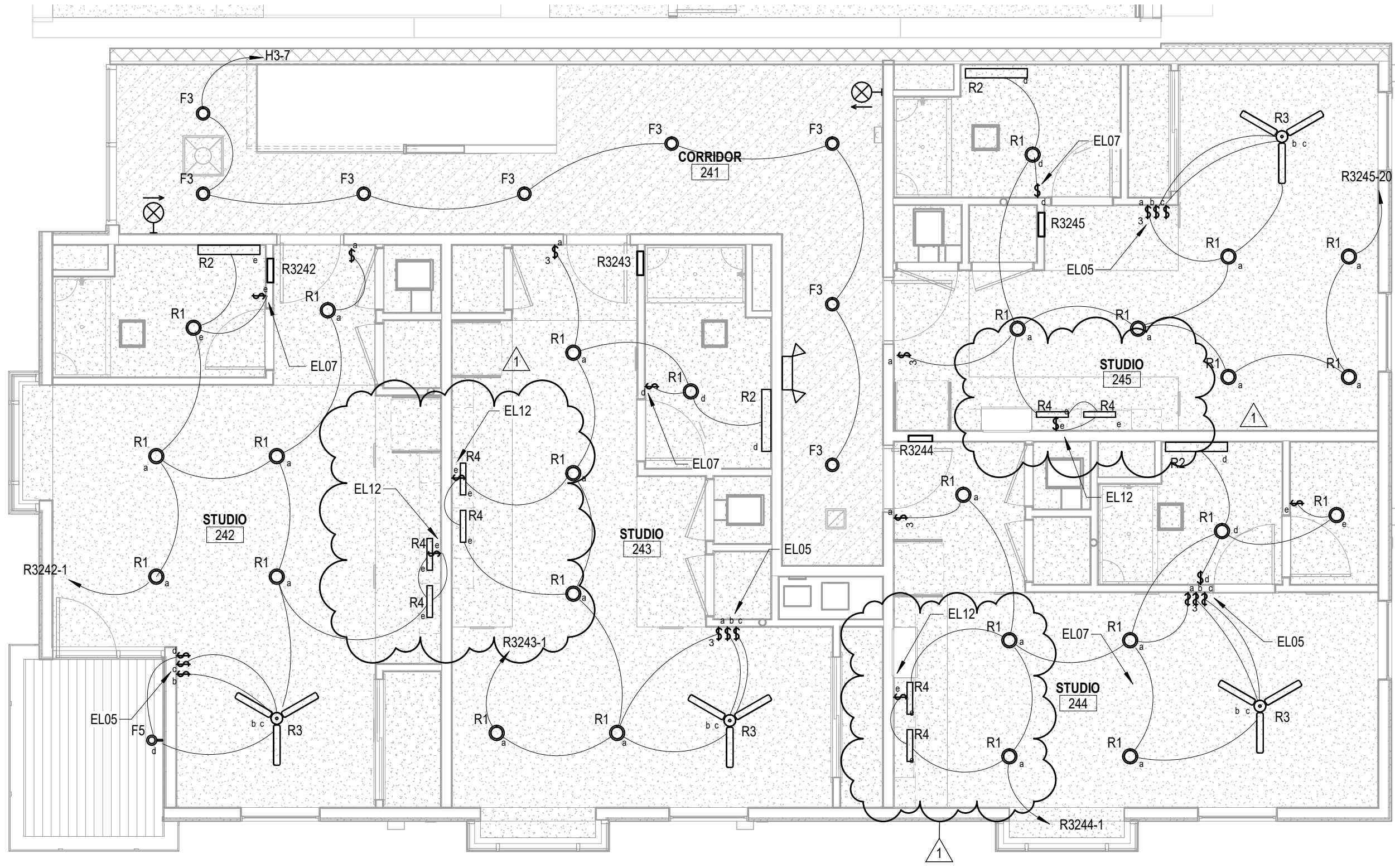
NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 3 LIGHTING PLAN

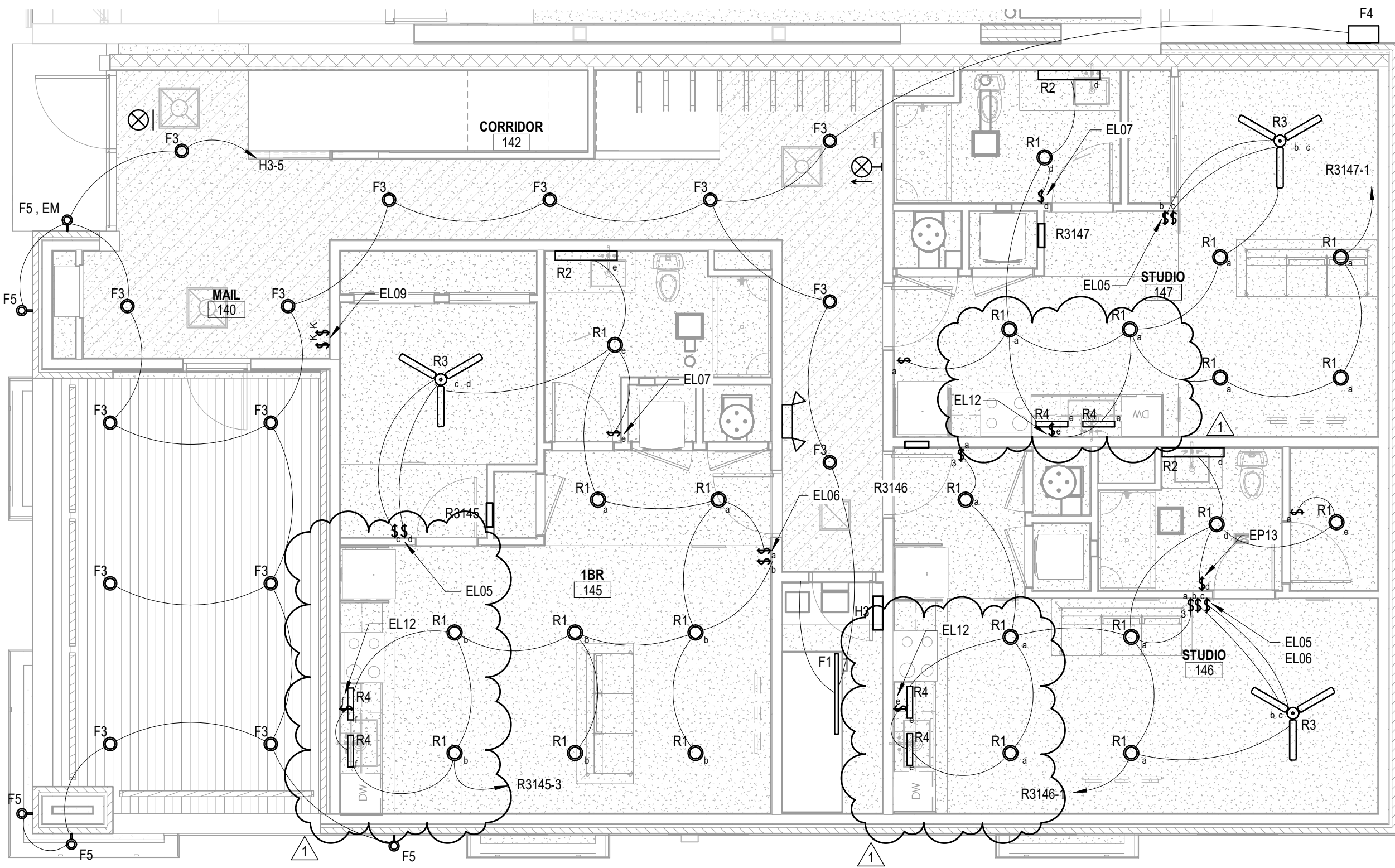
EN2.1

- GENERAL LIGHTING NOTES**
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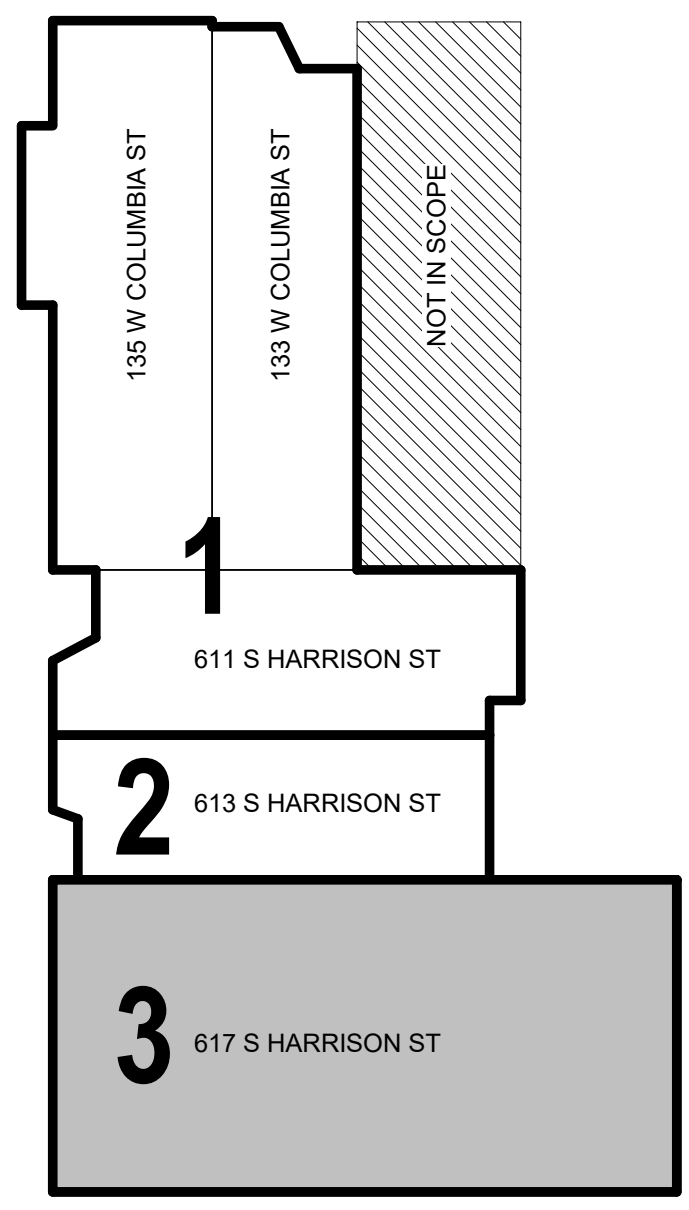
- LIGHTING PLAN KEYNOTES**
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 - EL07 BATHROOM EXHAUST FAN SWITCH SHALL BE LOCATED NEXT TO LIGHT SWITCH. PROVIDE GANGABLE BOX WITH SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
 - EL08 KEY SWITCH LOCATED FOR CORRIDOR LIGHTING MANUAL OVERRIDE.
 - EL12 LIGHTING SWITCH LOCATED WITH GARAGE DISPOSAL SWITCH IN THE SAME GANG BOX. PROVIDE SINGLE COVERPLATE MATCHING DEVICE LAYOUT.



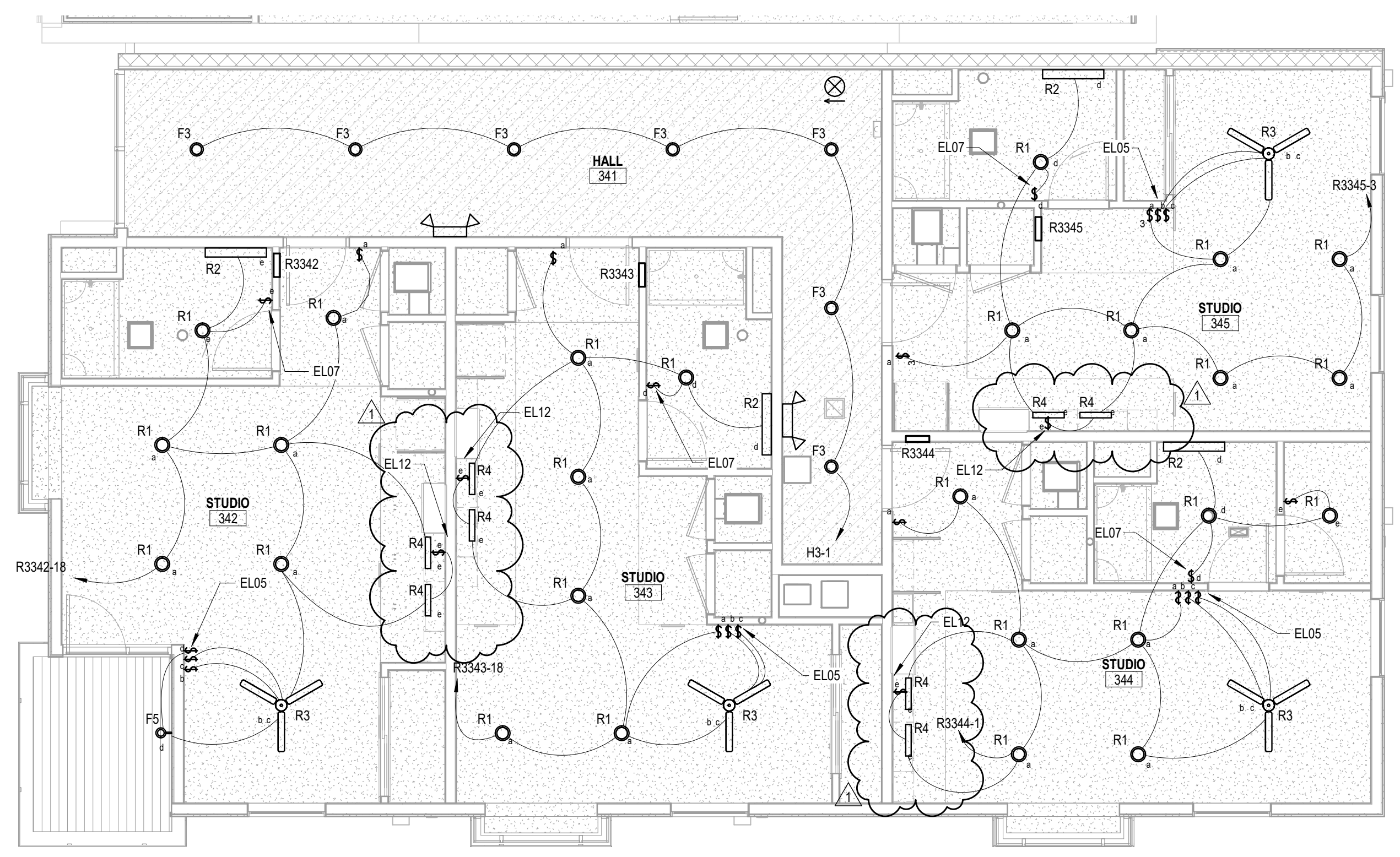
2 LIGHTING PLAN - SECOND LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



1 LIGHTING PLAN - MAIN LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH



KEY PLAN
 SCALE: NONE
 NORTH



3 LIGHTING PLAN - THIRD LEVEL
 SCALE: 3/16" = 1'-0"
 NORTH

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MECHANICAL EQUIPMENT SCHEDULE							
MARK	VOLTAGE	PHASE	LOAD	PANEL	CIRCUIT	WIRE SIZE	NOTES
ACC-120	208 V	1	8.30 kW	B1120	4.6	(2) #8, (1) #10 GND IN 3/4" C.	2, 3
ACC-130	208 V	1	8.30 kW	B2130	7.9	(2) #8, (1) #10 GND IN 3/4" C.	2, 3
ACC-201	208 V	1	2.50 kW	H1	20.22	(2) #12, (1) #12 GND IN 3/4" C.	2, 3
ACC-300	208 V	1	2.50 kW	H1	19.21	(2) #12, (1) #12 GND IN 3/4" C.	2, 3
ECH-2	208 V	1	3.00 kW	H2	10.12	(2) #12, (1) #12 GND IN 3/4" C.	4
EF-120	120 V	1	0.12 kW	B1120	5	(2) #12, (1) #12 GND IN 3/4" C.	1
EF-130	120 V	1	0.12 kW	B2130	8	(2) #12, (1) #12 GND IN 3/4" C.	1
EUH-1a	208 V	1	3.30 kW	H1	7.9	(2) #12, (1) #12 GND IN 3/4" C.	2
EUH-1b	208 V	1	3.30 kW	H2	9.11	(2) #12, (1) #12 GND IN 3/4" C.	2
EUH-1c	208 V	1	3.30 kW	H3	9.11	(2) #12, (1) #12 GND IN 3/4" C.	2
EUH-2a	208 V	1	5.00 kW	H1	11.13	(2) #10, (1) #10 GND IN 3/4" C.	2
EUH-2b	208 V	1	5.00 kW	H1	12.14	(2) #10, (1) #10 GND IN 3/4" C.	2
EUH-2c	208 V	1	5.00 kW	H1	8.10	(2) #10, (1) #10 GND IN 3/4" C.	2
FCU-201	208 V	1	7.21 kW	H1	15.17	(2) #8, (1) #10 GND IN 3/4" C.	2
FCU-300	208 V	1	7.21 kW	H1	16.18	(2) #8, (1) #10 GND IN 3/4" C.	2
GFF-120	120 V	1	1.65 kW	B1120	3	(2) #12, (1) #12 GND IN 3/4" C.	1
GFF-130	120 V	1	1.65 kW	B2130	6	(2) #12, (1) #12 GND IN 3/4" C.	1
RTU-3	208 V	1	5.99 kW	H3	10.12	(2) #8, (1) #10 GND IN 3/4" C.	4

MECHANICAL EQUIPMENT NOTES	
1	E.C. TO PROVIDE 120V/1P SNAP SWITCH WITH PILOT LIGHT FOR DISCONNECTING MEANS.
2	E.C. TO PROVIDE DISCONNECT AT UNIT.
3	PROVIDE NEMA 3R ENCLOSURE FOR DISCONNECTING MEANS.
4	E.C. TO WIRE TO UNIT MOUNTED DISCONNECT.
5	E.C. TO INSTALL, MOUNT AND WIRE TO VFD. VFD PROVIDED BY OTHERS.
6	WIRE UNIT THROUGH OCCUPANCY SENSOR / SWITCH IN ROOM.
7	E.C. TO CONNECT INDOOR UNIT TO OUTDOOR UNIT. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR EXACT REQUIREMENTS.

M/E/P SYSTEM COORDINATION SCHEDULE				
SYSTEM	FURNISHED BY	INSTALLED BY	POWER WIRING BY	CONTROL / SUPERVISION WIRING BY
COMBINATION STARTER / DISCONNECT (INTEGRAL)	DIV 2223	---	DIV 26	DIV 23
COMBINATION STARTER / DISCONNECT (NON-INTEGRAL)	DIV 26	DIV 26	DIV 26	DIV 23
DISCONNECT SWITCHES (NON-INTEGRAL)	DIV 26	DIV 26	DIV 26	DIV 2223
MOTOR STARTER (NON-INTEGRAL TO EQUIP)	DIV 26	DIV 26	DIV 26	DIV 23
MOTOR STARTERS (INTEGRAL TO EQUIP)	DIV 2223	---	DIV 26	DIV 23
VFD (VARIABLE FREQUENCY DRIVES)	DIV 2223	DIV 2223	DIV 26	DIV 23
LIFE SAFETY				
DUCT SMOKE DETECTOR	DIV 28	DIV 23	---	DIV 28
FRESH SMOKE DAMPER/ACTUATOR	DIV 23	DIV 23	DIV 26	DIV 28
SMOKE DAMPER / ACTUATOR	DIV 23	DIV 23	DIV 26	DIV 28
SPRINKLER				
DRY PIPE SYSTEM	DIV 21	DIV 21	---	DIV 28
SUPERVISORY CONTACTS	DIV 21	DIV 21	---	DIV 28
TAMPER SWITCHES	DIV 21	DIV 21	---	DIV 28
WATER FLOW SWITCHES	DIV 21	DIV 21	---	DIV 28

LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	MODEL NO.	MOUNTING	FINISH	FIXTURE WATTAGE	REMARKS
EMERGENCY	SURE-LITES	SEL25	WALL	WHITE	5 W	BATTERY BACKED EMERGENCY LIGHT UNIT.
EX EMERGENCY	BEGHELLI	MEZ-LED-ACEM-08-120V277-CL	WALL	TBO	7 W	EXTERIOR EMERGENCY LIGHT
EXIT	SURE-LITES	APC-F-F-R	UNIVERSAL	WHITERED	5 W	UNIVERSAL MOUNT EXIT SIGN EMERGENCY LIGHT COMBINATION UNIT WITH NICAD BATTERY BACKUP.
F1	LITHONIA	ZL10-148-5000LM-FST-MVOLT-40K-80CR	CHAIN	WHITE	41 W	CHAIN HUNG INDUSTRIAL STYLE SHOP LIGHT
F2	GOTHAM	EVO6CC-3520-BR-WD-LSS-MVOLT-G210	PENDANT	BLACK	20 W	6" CYLINDER PENDANT
F3	GOTHAM	EVO6-3015-AR-WD-LSS-MVOLT-G210	RECESSED	WHITE	15 W	6" CAN LIGHT WITH CLEAR SPECULAR DIFFUSER AND WHITE TRIM.
F4	LUMARK AP	WPALED10B	WALL	N/A	36 W	MOUNT ABOVE TOP OF DOOR OR OTHERWISE NOTED ON DRAWINGS.
F5	EFFICIENT LIGHTING	EL-1080D-3LED-BR	WALL	TBO	22 W	DECORATIVE SCOCNE WITH DOWN LIGHTING ON EXTERIOR.
F6	EFFICIENT LIGHTING	EL-1080D-3LED-BR	WALL	TBO	30 W	DECORATIVE SCOCNE WITH UP AND DOWN LIGHTING ON EXTERIOR.
F7	HILLITE	H-18112-91B-13-91INC-A-QSNK91	WALL	---	---	WALL MOUNTED GOOSE NECK WITH SWIVLE KNUCKLE, ANGLE SHADE.
R1	HALO	SMOGR-6-95-WH	SEMI-RECESSED	WHITE	18 W	6" SURFACE MOUNTED DOWNLIGHT.
R2	EFFICIENT LIGHTING	EL-328-20LEDAC-BN	WALL	BRUSHED NICKEL	27 W	VANITY LIGHT. MOUNT ABOVE BATHROOM MIRROR.
R3	MINIKA AIRE	F1000-WH	SURFACE	WHITE	60 W	CEILING FAN 52" BLADES WITH INTEGRAL LIGHT KIT.
R4	HALO	HU111809SP	WALL	---	8 W	UNDER CABINET LIGHTING

DWELLING UNIT ELECTRICAL SERVICE LOAD																							
	UNIT 145	UNIT 146	UNIT 147	UNIT 202	UNIT 203	UNIT 204	UNIT 205	UNIT 206	UNIT 207	UNIT 211	UNIT 212	UNIT 242	UNIT 243	UNIT 244	UNIT 245	UNIT 301	UNIT 302	UNIT 331	UNIT 332	UNIT 342	UNIT 343	UNIT 344	UNIT 345
HEATING/AIR CONDITIONING LOAD	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
HEAT PUMP (VA)	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200
SUPPLEMENTAL HEAT (VA)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
HEAT PUMPSUPPLEMENTAL HEAT SIMULTANEOUS (VA)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
TOTAL HEATING/A/C LOAD (NEC 220-30-(C))	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200
GENERAL LOAD																							
UNIT SQUARE FOOTAGE	600	440	440	590	450	500	400	420	350	490	500	430	430	430	430	470	430	430	490	500	430	430	
GENERAL LT/GRECEPT. LOAD (VA/50 FT)	1800	1320	1320	1770	1350	1500	1200	1240	1050	1470	1500	1290	1290	1290	1290	1410	1290	1290	1470	1500	1290	1290	
SMALL APPLIANCE CKTS. (QTY X 1500 VA EA.)	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
DISHWASHER	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200
GARBAGE DISPOSAL	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
RANGE	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
MICROWAVE	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
REFRIGERATOR	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750
AHU FAN (INCLUDED IN SUPPLEMENTAL HEAT LOAD)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL GENERAL LOADS (VA)	16850	14210	14210	16810	14250	16450	16050	16130	15850	16410	16450	16170	16170	16170	16170	16330	16170	16170	16410	16450	16170	16170	16170
TOTAL DWELLING LOAD																							
FIRST 10 KVA COMPUTED AT 100% (NEC 220-30b)	10000	10000	10000	10001	10002	10003	10004	10005	10006	10007	10008	10009	10010	10011	10012	10013	10014	10015	10016	10017	10018	10019	10019
REMAINING LOAD COMPUTED AT 40%	2740	2484	2484	2724	2499	2579	2418	2450	2338	2561	2577	2464	2464	2464	2463	2527	2462	2462	2558	2573	2461	2460	2460
HEATING/A/C LOAD	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200
TOTAL (VA)	19940	19684	19684	19925	19701	19782	19622	19655	19544	19768	19785	19673	19674	19675	19675	19740	19676	19677	19774	19790	19679	19679	
TOTAL (AMPS)	96	95	95	96	95	95	94	94	94	95	95	95	95	95	95	95	95	95	95	95	95	95	
SERVICE SIZE / LOAD CENTER MAIN BRAKER	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	
WATTS / SF	33	45	45	34	44	40	49	47	56	40	40	46	46	46	46	42	46	46	40	40	46	46	
CONNECTED LOAD	24050	23410	23410	24010	23450	23650	23250	23330	23050	23610	23650	23370	23370	23370	23370	23370	23370	23370	23610	23650	23370	23370	



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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1