MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

FORT WAYNE, INDIANA

CONSTRUCTION DOCUMENT SET

JULY 28, 2021

WORKING DRAWING INDEX

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT COVER SHEET

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ABBREVIATIONS

A/C	AIR CONDITION(ER),(ING)
AB	ANCHOR BOLT
ACC	AIR COOLED CONDENSER
ACH	AIR CHANGES PER HOUR
ACM	ASBESTOS CONTAINING MATERIAL
AD	ACCESS DOOR
ADD-#	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISH SLAB
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AHU	AIR HANDLING UNIT
AI	ANALOG INPUT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
AO	ANALOG OUTPUT
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
ARCH	ARCHITECT (URAL)
AT	ACOUSTICAL TILE
AUTO	AUTOMATIC
AV	ANALOG VALUE
B-#	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BD	BOARD
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BI	BINARY INPUT
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCH MARK
BO	BINARY OUTPUT
BOD	BOTTOM OF DUCT
BOM	BOTTOM OF MASONRY
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BP-#	BOILER PUMP
BRG	BEARING
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR
BV	BINARY VALUE
CA	COMPRESSED AIR
CAB	CABINET
CB	CATCH BASIN
CCW	COUNTERCLOCKWISE
CDD	COOLING DEGREE DAYS
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CG	CORNER GUARD
CH	CHILLER
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR (ANCE)
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CO2	CARBON DIOXIDE
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOS (CONTINUE)
CONTR	CONTRACT (OR)
COP	COEFFICIENT OF PERFORMANCE
CPVC	CHLORINATED POLYVINYL CHLORIDE
CRAC	COMPUTER ROOM AIR CONDITIONER
CT	CERAMIC TILE
CT-#	COOLING TOWER
CW	CLOCKWISE
CWP-#	CONDENSER WATER PUMP
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
CYD	CUBIC YARD (C.Y.)
DA	DISCHARGE AIR
DB	DRY BULB
dB	DECIBEL
DCV	DEMAND CONTROLLED VENTILATION
DDC	DIRECT DIGITAL CONTROL
DEG	DEGREE
DF	DRINKING FOUNTAIN
DI	DIGITAL INPUT
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DO	DIGITAL OUTPUT
DP	DEW POINT
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
DX	DIRECT EXPANSION
E	EAST
E.C.	ELECTRICAL CONTRACTOR
EA	EXHAUST AIR
EA.	EACH
EAL	EXHAUST AIR LOUVER
EAT	ENTERING AIR TEMPERATURE
ECM	ELECTRONICALLY COMMUTATED MOTOR
ECO	EXTERIOR CLEANOUT
EER	ENERGY EFFICIENCY RATIO
EF	EACH FACE
EF-#	EXHAUST FAN
EG	EXHAUST GRILLE
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
ERV	ENERGY RECOVERY VENTILATOR
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH-#	ELECTRIC WATER HEATER
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
EXP-#	EXPANSION TANK
EXT	EXTERIOR
F	FAHRENHEIT
FA	FIRE ALARM
FAV	FIELD APPLIED VINYL
FC	FORWARD CURVED FAN
FCO	FLOOR CLEANOUT
FCU-#	FAN COIL UNIT
FD	FIRE DAMPER
FD-#	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FIN	FINISH
FLA	FULL LOAD AMPS
FLR	FLOOR (ING)
FMS	FACILITY MANAGEMENT SYSTEM
FPC	FIRE PROTECTION CONTRACTOR
FPF	FINS PER FOOT
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FS-#	FLOOR SINK
FT	FEET
FT-#	FINTUBE
FTG	FOOTING
FV	FLUSH VALVE
G.C.	GENERAL CONTRACT (ORS)
GA	GAGE, GAUGE
GAL	GALLON(S)
GALV	GALVANIZED
GD	GARAGE DOOR
GFU	GLYCOL FILL UNIT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRAINS (HUMIDITY)
GUI	GRAPHIC USER INTERFACE
GWH	GAS WATER HEATER
GYB	GYPSUM BOARD
GYP	GYPSUM
HDO	WATER
HB-#	HOSE BIBB
HD	HEAD
HDD	HEATING DEGREE DAYS
HDR	HEADER
HDWR	HARDWARE
HGHT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSEPOWER
HP-#	HEAT PUMP
HPS	HIGH PRESSURE STEAM
HSPF	HEATING SEASON PERFORMANCE FACTOR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWP-#	HOT WATER PUMP
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
IAQ	INDOOR AIR QUALITY
ID	INSIDE DIAMETER
INC	INCLUDE (D), (ING)
INS	INSULATE (D), (ING)
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
IPS	IRON PIPE SIZE
IW	INDIRECT WASTE
IWC	INCHES WATER COLUMN
JC	JANITOR'S CLOSET
JT	JOINT
KIT	KITCHEN
KW	KILOWATT
KWH	KILOWATT HOUR
L	LENGHT (LONG)
L-#	LAVATORY
LAM	LAMINATE (D)
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LBS	POUNDS
LHD	LEFT HAND
LL	LIVE LOAD
LT	LIGHT
LVR	LOUVER
LVT	LUXURY VINYL TILE
LWT	LEAVING WATER TEMPERATURE
M	MINUTE
M.C.	MECHANICAL CONTRACTOR
MAS	MASONRY
MAT	MIXED AIR TEMPERATURE
MATL	MATERIALS
MAU-#	MAKEUP AIR UNIT
MB-#	MOP BASIN
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MBM	METAL BUILDING MANUFACTURER
MCC	MOTOR CONTROL CENTER
MD	MANUAL DAMPER
MECH	MECHANICAL
MFGR	MANUFACTURE (ER)
MFR	MANUFACTURING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MOTOR OPERATED DAMPER
MPT	MALE PIPE THREAD
MT	MOUNT (ED), (ING)
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NPSH	NET POSITIVE SUCTION HEAD
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	OXYGEN
OA	OUTSIDE AIR
OAL	OUTSIDE AIR LOUVER
OAT	OUTSIDE AIR TEMPERATURE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OJ	OPEN-WEB JOIST
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
P-#	PUMP
P.C.	PLUMBING CONTRACTOR
P.E.	PROFESSIONAL ENGINEER
PCF	POUNDS PER CUBIC FOOT
PD	PRESSURE DROP
PERF	PERFERATE (D)
PKG	PARKING
PL	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FOOT
PNL	PANEL
PNT	PAINT (ED)
PPM	PARTS PER MILLION
PRL	PROPERTY LINE
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	PORCELAIN TILE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PTD	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWD	PLYWOOD
QT	QUARRY TILE
QTY	QUANTITY
RA	RETURN AIR
RAD	RADIUS
RAT	RETURN AIR TEMPERATURE
RB	RUBBER BASE
RD-#	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REV	REVISION (S), REVISED
RF	RETURN FAN
RG	RETURN GRILLE
RH	RELATIVE HUMIDITY
RHD	RIGHT HAND
RL	REFRIGERANT LIQUID
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RPC	REINFORCED CONCRETE PIPE
RPM	REVOLUTIONS PER MINUTE
RRD-#	RELIEF ROOF DRAIN
RS	REFRIGERANT SUCTION
RTU-#	ROOFTOP UNIT
S	SOUTH
S-#	SINK
SA	SUPPLY AIR
SAT	SUPPLY AIR TEMPERATURE
SC	SENSIBLE COOLING
SC-#	SEALED CONCRETE
SD	SMOKE DAMPER
SEC	SECTION
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SENS	SENSIBLE HEAT
SF	SUPPLY FAN
SFD	COMBINATION SMOKE/FIRE DAMPER
SH-#	SHOWER
SHGC	SOLAR HEAT GAIN COEFFICIENT
SHR	SENSIBLE HEAT RATIO
SHT	SHEET
SIM	SIMILAR
SL	SLATE
SMC	SHEET METAL CONTRACTOR
SP	STATIC PRESSURE
SPEC	SPECIFICATION (S)
SPKR	SPEAKER
SQ	SQUARE
SQFT	SQUARE FEET
SS	SOLID SURFACE
STA	STATION
STC	STAIR COMPONENT
STD	STANDARD
STO	STORAGE
STR	STRUCTURAL
STS	STAINLESS STEEL
SV	SHEET VINYL
SYM	SYMMETRY (ICAL)
SYS	SYSTEM
T&G	TONGUE AND GROOVE
TB-#	TERMINAL BOX
TBD	TO BE DETERMINED
TC	TOTAL COOLING
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
TDH	TOTAL DYNAMIC HEAD
TEL	TELEPHONE
THK	THICK (NESS)
TMV	THERMOSTATIC MIXING VALVE
TOD	TIME OF DAY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TSP	TOTAL STATIC PRESSURE
TTB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TXV	THERMOSTATIC EXPANSION VALVE
TYP	TYPICAL
U-#	URINAL
UH-#	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UV-#	UNIT VENTILATOR
VA	VOLTAMPS
VAV	VARIABLE AIR VOLUME
VB	VACUUM BREAKER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
VP	VINYL PLANK
VT	VINYL TILE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	WATT
W	WEST
W.C.	WATER COLUMN
WB	WET BULB
WC-#	WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WH	WATER HEATER
WM	WIRE MESH
WMV	WATER MIXING VALVE
WO	WITHOUT
WOM	WALK OFF MAT
WPD	WATER PRESSURE DROP
WPT	WORKING POINT
WWF	WELDED WIRE FABRIC

LIGHT FIXTURES AND CONTROLS

- SINGLE POLE SWITCH - 120/277 VOLT, 20 AMP
- THREE-WAY LINE VOLTAGE SWITCH
- WALL OCCUPANCY SENSOR AND ON/OFF SWITCH - LINE VOLTAGE
- SINGLE POLE LINE VOLTAGE SWITCH - WEATHERPROOF
- MOTOR THERMAL OVERLAOD SWITCH WITH O.L HEATER AND PILOT LAMP
- LINE VOLTAGE SNAP SWITCH W/ PILOT LAMP
- WALL MOUNTED LINE VOLTAGE TIMER SWITCH
- WALL MOUNTED LINE VOLTAGE DIMMER SWITCH
- KEY OPERATED LINE VOLTAGE SWITCH
- LOW-VOLTAGE WALL LIGHTING CONTROL DEVICE - # INDICATES DEVICE ID. REFER TO SCHEDULE FOR MORE INFORMATION.
- CEILING MOUNTED OCCUPANCY SENSOR. REFER TO GENERAL NOTES AND CONTROLS SCHEDULES FOR LINE-VOLTAGE AND LOW-VOLTAGE CONTACTS
- COMBINATION OCCUPANCY SENSOR / PHOTOCELL - CEILING MOUNT
- CEILING MOUNTED PHOTOCELL
- EMERGENCY LIGHT W/ BATTERY CONNECT TO NEAREST UNSWITCHED LTG CKT
- LIGHT FIXTURE - F2 INDICATES FIXTURE TYPE N/L INDICATES NIGHTLIGHT
- CAN LIGHT FIXTURE - F2 INDICATES FIXTURE TYPE Z# INDICATES CONTROL ZONE
- PENDANT LIGHT FIXTURE - F2 INDICATES FIXTURE TYPE a INDICATES SWITCHING
- EXIT LIGHT - WALL MOUNT - BAR DENOTES FACE/ARROWS
- EXIT LIGHT - UNIVERSAL - BAR DENOTES FACE/ARROWS

FIRE ALARM

- FIRE ALARM HORN W/ STROBE - WALL MOUNT
- FIRE ALARM STROBE ONLY - WALL MOUNT
- FIRE ALARM CEILING MOUNTED HORN/STROBE
- FIRE ALARM CEILING MOUNTED STROBE ONLY
- FIRE ALARM MANUAL PULL STATION
- FIRE ALARM HORN/STROBE W/PULL STATION BELOW
- IONIZATION TYPE SMOKE DETECTOR
- FIRE ALARM SPEAKER ONLY
- DUCT SMOKE DETECTOR
- FIRE ALARM HEAT DETECTOR
- PHOTOELECTRIC SMOKE DETECTOR
- SPRINKLER FLOW SWITCH
- SPRINKLER TAMPER SWITCH
- SPRINKLER POST INDICATOR VALVE
- MAGNETIC DOOR HOLD-OPEN
- FIRE ALARM CONTROL PANEL
- FIRE ALARM ANNUNCIATOR PANEL

PLAN NOTES AND LINE TYPES

- HOMERUN ARROW TO PANELBOARD. TAG INDICATES PANEL / CIRCUITS.
- LINETYPE INDICATES NEW ELECTRICAL WORK
- LINETYPE INDICATES EXISTING ELECTRICAL TO REMAIN
- LINETYPE INDICATES ELECTRICAL DEMOLITION WORK

NURSE CALL DEVICES

- NURSE CALL DOME LIGHT
- CODE BLUE DOME LIGHT
- NURSE CALL DUTY STATION
- NURSE CALL MASTER STATION
- NURSE CALL NURSE STATION
- NURSE CALL PATIENT STATION
- NURSE CALL DOME LIGHT

ELECTRICAL DEVICES

- DUPLEX RECEPTACLE - +42" INDICATES MOUNTING HEIGHT
- HORIZONTAL MOUNT
- GROUND FAULT INTERRUPTER
- QUAD RECEPTACLE
- DEDICATED 20 AMP
- SPLIT WIRED
- ISOLATED GROUND
- GFI WITH WEATHER PROOF, IN-USE COVER
- DUPLEX RECEPTACLE WITH (2) USB JACKS
- FLOOR OUTLET / POKE THRU DEVICE
- MOUNTED IN OTHERS EQUIPMENT
- SPECIAL RECEPTACLE - AS NOTED
- TWIST LOCK RECEP - AS NOTED
- JUNCTION BOX

ELECTRICAL EQUIPMENT

- PANELBOARD / DISTRIBUTION PANELBOARD
- SAFETY/DISC. SWITCH - NON FUSED, "R" = AMP RATING
- SAFETY/DISC. SWITCH - FUSED, "S" = AMP RATING
- COMBINATION MOTOR STARTER
- MAGNETIC MOTOR STARTER
- DRY TYPE TRANSFORMER
- MOTOR
- VARIABLE FREQUENCY DRIVE
- CONTACTOR

SECURITY AND ACCESS CONTROL

- CAMERA - PTZ INDICATES PAN TILT ZOOM
- SECURITY SYSTEM KEYPAD
- ALARM STATION - REQUIRES SINGLE GANG BOX AND 3/4" C.
- ADA DOOR OPERATOR
- PUSH BUTTON
- DOOR CONTACTS
- CARD READER / DOOR ACCESS CONTROL

TELECOMMUNICATION DEVICES

- TELECOMMUNICATIONS OUTLET - BLANK COVER U.N.O. +72" INDICATES MTG HEIGHT (REQUIRES 1 1/4" CONDUIT STUB INTO ACCESSIBLE CEILING SPACE)
- TELEPHONE TERMINAL BOARD FIREPROOF PAINTED 3/4" PLYWOOD
- FOUR POST FLOOR RACK - RACK BY OTHERS U.N.O.
- DATA/NETWORK SWITCH
- WALL MONITOR ROUGH-IN LOCATION. REFER TO DETAILS FOR CONDUIT RQMTS
- WIRELESS ACCESS POINT - SEE SPECIFICATIONS FOR EXACT ROUGH-IN RQMTS

ONE LINE DIAGRAM COMPONENTS

- PRIMARY FUSED SWITCH
- GROUND
- CIRCUIT BREAKER
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- TRANSFER SWITCH
- CONDUIT STUB WITH CAP AND MARKER

MECHANICAL DUCTWORK & DIFFUSERS

- RECTANGULAR SUPPLY DUCT DOWN
- RECTANGULAR SUPPLY DUCT UP
- RECTANGULAR RETURN DUCT DOWN
- RECTANGULAR RETURN DUCT UP
- RECTANGULAR EXHAUST DUCT DOWN
- RECTANGULAR EXHAUST DUCT UP
- OVAL SUPPLY DUCT DOWN
- OVAL SUPPLY DUCT UP
- OVAL RETURN DUCT DOWN
- OVAL RETURN DUCT UP
- OVAL EXHAUST DUCT DOWN
- OVAL EXHAUST DUCT UP
- ROUND SUPPLY DUCT DOWN
- ROUND SUPPLY DUCT UP
- ROUND RETURN DUCT DOWN
- ROUND RETURN DUCT UP
- ROUND EXHAUST DUCT DOWN
- ROUND EXHAUST DUCT UP
- ACCESS DOOR
- CONTROL DAMPER
- BACKDRAFT DAMPER
- FLEX DUCT
- BALANCING DAMPER
- AIRFLOW MEASURING STATION
- FIRE DAMPER
- SMOKE DAMPER
- FIRE/SMOKE DAMPER
- CONCENTRIC TRANSITION
- ECCENTRIC TRANSITION
- RECTANGULAR MAIN WITH ROUND TAP AND DAMPER
- RECTANGULAR MAIN WITH RECTANGULAR BEVELED TAP
- ROUND MAIN WITH ROUND TAP AND DAMPER
- DUCT ENDCAP
- MITERED ELBOW
- MITERED ELBOW WITH TURNING VANES
- RADIUSED ELBOW

MECHANICAL AND PLUMBING

- BALL VALVE
- BUTTERFLY VALVE
- GATE VALVE
- CHECK VALVE
- REGULATOR
- ELBOW DOWN
- ELBOW UP
- TEE DOWN
- TEE UP
- BALANCING VALVE
- AIRFLOW DIRECTION
- PIPE FLOW DIRECTION
- PIPE CONTINUATION
- PIPE END CAP
- PRESSURE GAUGE
- THERMOMETER
- 2-WAY CONTROL VALVE
- 3-WAY CONTROL VALVE
- NEW WORK
- EXISTING WORK
- DEMOLISHED WORK

PLUMBING

- CONDENSATE DRAIN
- SANITARY
- FLUE FROM UNIT (CPVC)
- COMBUSTION AIR TO UNIT (CPVC)
- GAS
- COMPRESSED AIR
- DOMESTIC HARD WATER
- SANITARY FORCE MAIN
- STORM
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC HOT WATER RETURN
- WASTE (SANITARY)
- VENT (SANITARY)
- STORM ABOVE CEILING
- WASTE ABOVE CEILING (SANITARY)
- ELEVATED CLEANOUT
- FLOW SWITCH
- TAMPER SWITCH

MECHANICAL

- CONDENSATE DRAIN
- HOT WATER SUPPLY
- HOT WATER RETURN
- CHILLED WATER SUPPLY
- CHILLED WATER RETURN
- HEAT PUMP SUPPLY
- HEAT PUMP RETURN
- CONDENSER WATER SUPPLY
- CONDENSER WATER RETURN
- WELL WATER SUPPLY
- WELL WATER RETURN
- GAS
- SENSOR
- THERMOSTAT
- SQUARE SUPPLY DIFFUSER
- SQUARE RETURN/EXHAUST DIFFUSER
- LINEAR CEILING DIFFUSER
- ROUND SUPPLY DIFFUSER
- SIDEWALL GRILLE

GENERAL ANNOTATION SYMBOLS

- TITLE — SCALE: 1/8" = 1'-0" — NORTH — PLAN TITLE AND NORTH ARROW
- 1 TITLE — SCALE: 1/8" = 1'-0" — DETAIL TITLE
- 1 — EXISTING STRUCTURAL GRID LINES
- 1 — NEW STRUCTURAL GRID LINES
- ROOM NAME 101 — ROOM NAME AND NUMBER
- A6.1 — DETAIL CALLOUT
- A5.1 — WALL SECTION TAG
- A4.3 — BUILDING SECTION TAG
- MAIN LEVEL EL. 100'-0" — LEVEL REFERENCE / ELEVATION TARGET
- 1\A4.1 — ELEVATION TAG
- 10000-1 — KEYNOTE TAG
- 1 — REVISION CLOUD AND TAG
- 1/A1.1A — VIEW REFERENCE SHOWS CONTINUATION OF VIEW

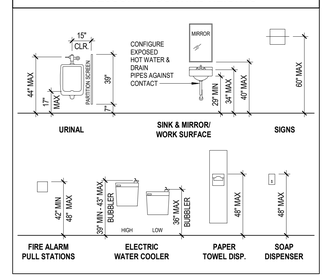
PLAN LEGEND

- SYMBOLS WITH LIGHTER LINEWEIGHTS OR WITH POCHE, AS SHOWN AT LEFT, INDICATE EXISTING WALL(S), PARTITION(S), DOOR(S), WINDOW(S), OTHER STRUCTURE OR APPLIANCES, FIXTURES TO REMAIN (TYPICAL UNLESS NOTED OTHERWISE) ON THE DEMOLITION PLAN.
- DASHED SYMBOLS WITH DARKER LINEWEIGHTS INDICATE EXISTING WALL(S), PARTITION(S), DOOR(S), WINDOW(S), OTHER STRUCTURE OR APPLIANCES, FIXTURES TO BE DEMOLISHED, REMOVED, OR RELOCATED (TYPICAL UNLESS NOTED OTHERWISE) ON THE DEMOLITION PLAN.
- SOLID SYMBOLS INDICATE NEW WALL(S), PARTITION(S), DOOR(S), WINDOW(S), OTHER STRUCTURE OR APPLIANCES, FIXTURES TO BE CONSTRUCTED. SEE PARTITION TYPES FOR WALL MAKE UP.
- DOTTED SYMBOLS WITH HATCHED INFILL INDICATES TEMPORARY WALL(S), PARTITION(S), DOOR(S), WINDOW(S), OTHER STRUCTURE. PARTITIONS TO RECEIVE 5/8" GYPSUM BOARD BOTH SIDES, TAPED. EXTEND TO DECK ABOVE.

ARCHITECTURAL

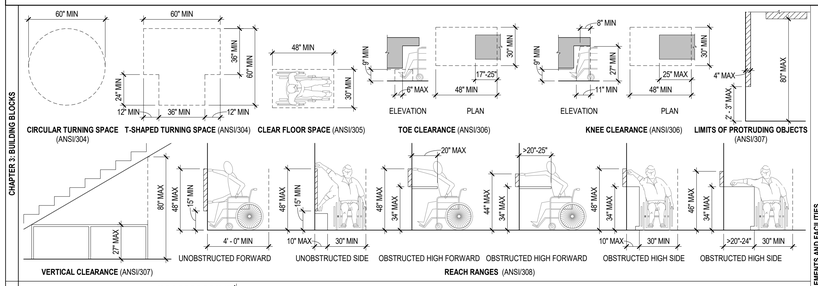
- 101A — DOOR TAG
- SF-1 — FRAME ELEVATION
- 1 — WINDOW GLAZING TAG, SEE SYMBOLS LEGEND ON A7 SHEET (S)
- CPT-1 / CPT-2 — FLOORING TRANSITION
- MA4.1 — INTERIOR WALL PARTITION
- MA4.1 — EXTERIOR ASSEMBLY TAG (WALLS AND ROOFS)

ACCESSORY MOUNTING HEIGHTS

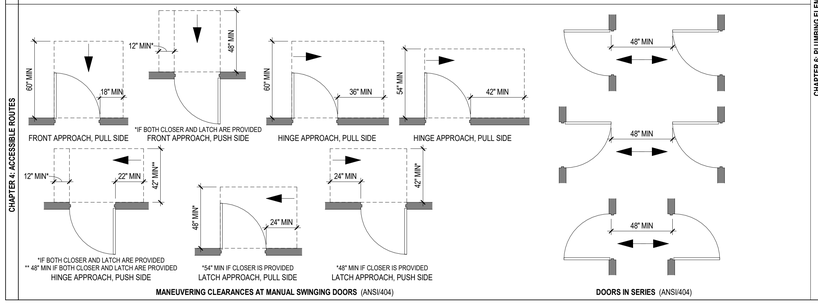


ADA STANDARDS FOR ACCESSIBLE DESIGN

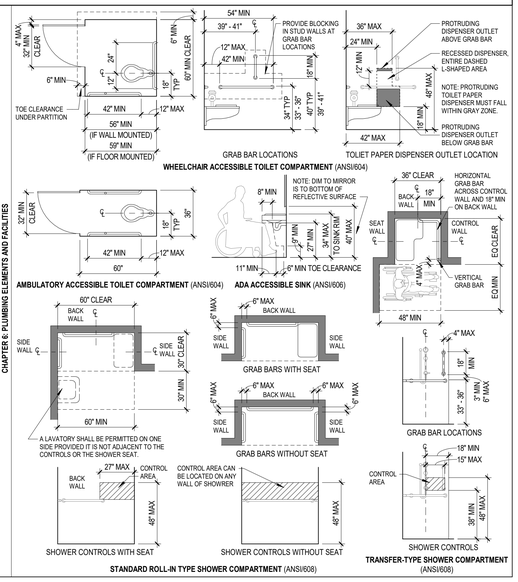
CHAPTER 3: BUILDING BLOCKS



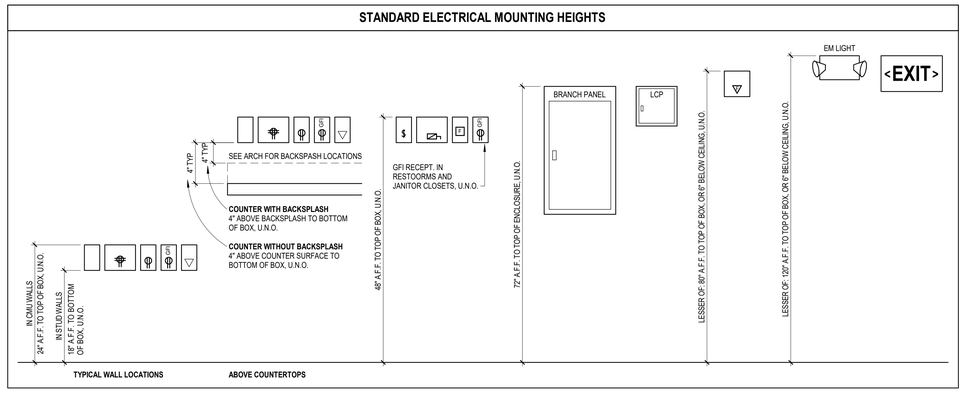
CHAPTER 4: ACCESSIBLE ROUTES



CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES



STANDARD ELECTRICAL MOUNTING HEIGHTS



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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL INFORMATION

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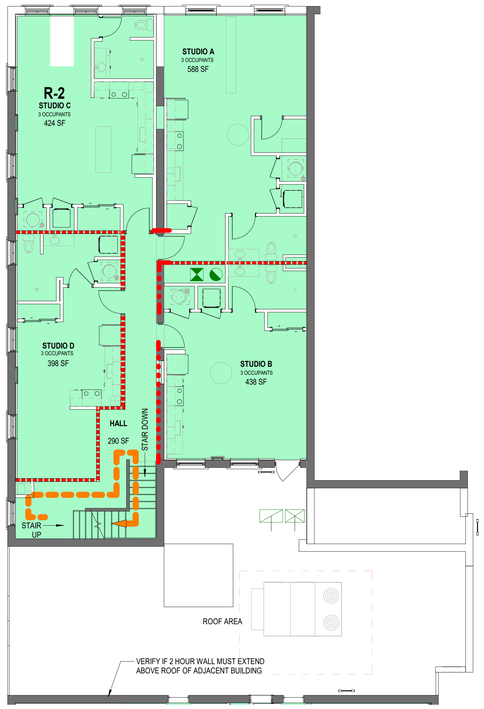
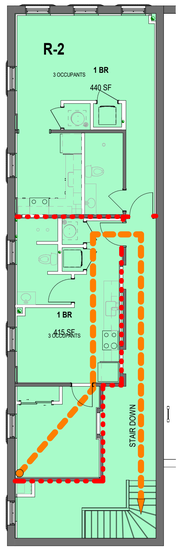


LIFE SAFETY PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

NORTH



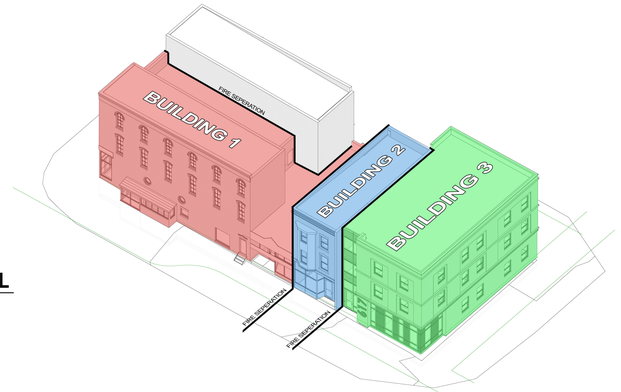
LIFE SAFETY PLAN - THIRD LEVEL

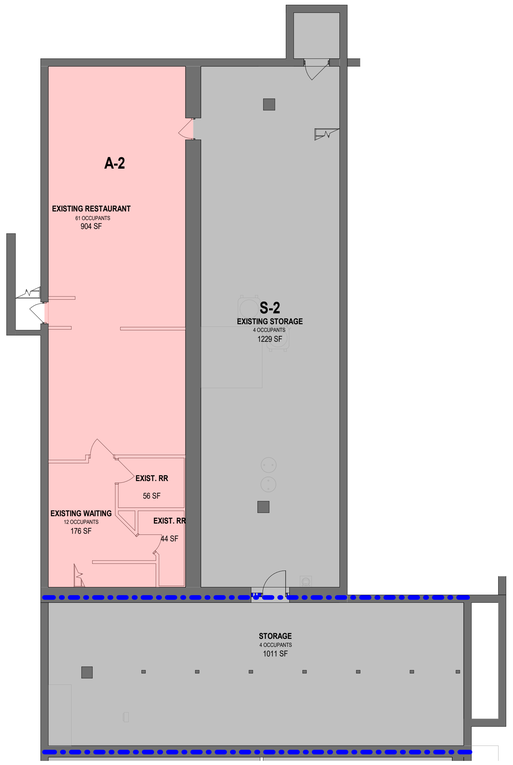
SCALE: 1/8" = 1'-0"

NORTH

LIFE SAFETY PLAN LEGEND

- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- 3 HOUR FIRE WALL
- 1 HOUR RATED SHAFT
- 2 HOUR RATED SHAFT
- A-2 OCCUPANCY
- B OCCUPANCY
- R-2 OCCUPANCY
- S-2 OCCUPANCY
- FEC — FIRE EXTINGUISHER CABINET LOCATIONS, SEE SPECS FOR TYPE
- FE — WALL HUNG FIRE EXTINGUISHER LOCATIONS, SEE SPECS FOR TYPE
- EXIT — EXIT LOCATION
- 20/101 — DOOR RATING (MIN.), SEE DOOR SCHEDULE



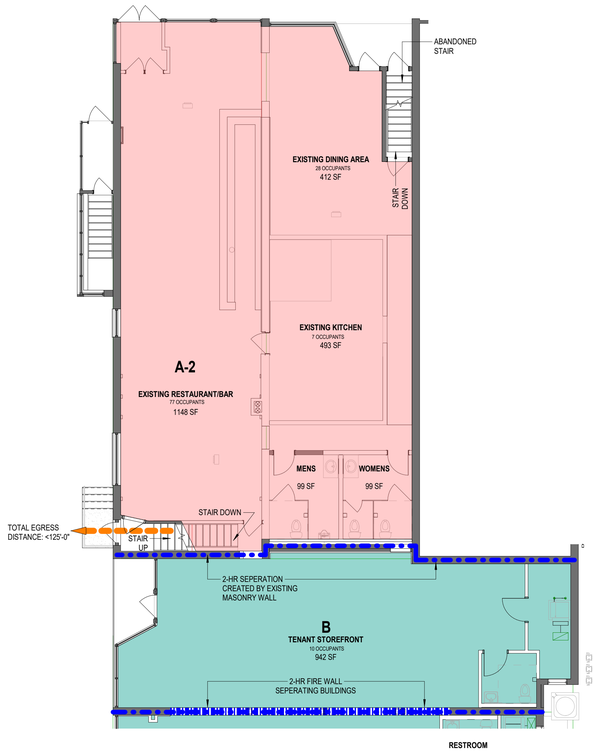


S-2

LIFE SAFETY PLAN - LOWER LEVEL

SCALE: 1/8" = 1'-0"

NORTH



LIFE SAFETY PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

NORTH

CODE ANALYSIS SUMMARY

	ITEM	DESCRIPTION	CODE REFERENCE
PROJECT INFORMATION AND REFERENCE CODES	REFERENCE CODES	**GENERAL ADMINISTRATION RULES** 675 IAC 12 **BUILDING CODE:** 2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS) 2000 NFPA 101 LIFE SAFETY CODE **PLUMBING CODE:** 2012 INDIANA PLUMBING CODE (IPC 2006) **MECHANICAL CODE:** 2014 INDIANA MECHANICAL CODE (2012 IMC WITH STATE AMENDMENTS) **ELECTRICAL CODE:** 2009 INDIANA ELECTRICAL CODE (2008 NFPA 70) **FIRE/LIFE SAFETY CODE:** 2014 INDIANA FIRE CODE (2012 IFC WITH STATE AMENDMENTS) **ACCESSIBILITY CODE:** 2014 INDIANA BUILDING CODE [CHP 11] 675 IAC 13-2.6-12 CHAPTER 11 **ENERGY CODE:** 2010 INDIANA ENERGY CONSERVATION CODE (ASHRAE 90.1 – 2007 WITH INDIANA AMENDMENTS) **ELEVATOR CODE:** 2011 ELEVATOR SAFETY CODE WITH AMENDMENTS **FUEL GAS CODE:** 2014 INDIANA FUEL GAS CODE (2012 IFG CODE)	
	SCOPE OF PROJECT DESCRIPTION	THE PROJECT INVOLVES THE CONVERSION OF A PORTION OF THE 1ST FLOOR AND THE 2ND AND 3RD FLOOR OF THE EXISTING BUILDING. A PORTION OF THE 1ST FLOOR WILL BE CONVERTED INTO AN UNDETERMINED RETAIL USE, POTENTIALLY A B OR M OCCUPANCY, AND THE 2ND AND 3RD FLOORS WILL BE CONVERTED INTO APARTMENTS, AN R-2 OCCUPANCY. THE REMAINDER OF THE 1ST FLOOR AND BASEMENT WILL REMAIN AS A RESTAURANT AND STORAGE, AN A-2/S-1 OCCUPANCY. THE PORTIIONS OF THE BUILDING CHANGING USE WILL BE SEPARATED FROM THE REMAINDER OF THE BUILDING WITH A 2-HOUR OCCUPANCY SEPARATION. ONLY THE PORTIONS OF THE BUILDING CHANGING USE WILL BE EVALUATED AS PERMITTED BY SECTION 3412.6	
	CODE STRATEGY	SEC. 3412, IBC, IS UTILIZED TO DEMONSTRATE COMPLIANCE WITH 675 IAC FOR A CHANGE OF OCCUPANCY PER RULE 4, SEC. 11(B), GAR. CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION	
	ENERGY CODE COMPLIANCE	EXISTING BUILDINGS AND ALL ALTERATIONS ARE EXEMPT FROM THE ENERGY CODE, WHEN CONSTRUCTED PRIOR TO JANUARY 21, 1978 {RULE 4, SEC 12(J), GAR}	
1. BLDG CLASSI.	USE AND OCCUPANCY CLASSIFICATION(S)	APARTMENTS: R-2 OCCUPANCY RETAIL: M OCCUPANCY BUSINESS: B OCCUPANCY STORAGE: S-1 OCCUPANCY	Section 310.4 Section 309.1 Section 304.1 Section 311.2
	CONSTRUCTION TYPE:	TYPE IIIB CONSTRUCTION, EXISTING	
2. ALLOW. AREA & HEIGHT:	ALLOWABLE AREA	B/MS-1 OCCUPANCY TABULAR AREA: 12,500 SF LARGEST FLOOR AREA: ACTUAL 1,087 SF R-2 OCCUPANCY TABULAR AREA: 16,000 SF LARGEST FLOOR AREA: ACTUAL 2,341 SF	TABLE 503 TABLE 503
	ALLOWABLE HEIGHT:	B/MS-1 OCCUPANCY 3 STORES AND 55 FEET - 1 STORY ACTUAL R-2 OCCUPANCY 4 STORIES AND 55 FEET =- 3 STORIES ACTUAL	TABLE 503 TABLE 503
3. FIRE SEPARATIONS (FIRE WALLS, FIRE BARRIERS & FIRE PARTITIONS)	BUILDING ELEMENTS: FIRE RESISTIVE REQUIREMENTS	STRUCTURAL FRAME, INTERIOR WALLS, FLOOR, AND ROOF ASSEMBLIES ARE PERMITTED TO BE A COMBUSTIBLE, NON -RATED CONSTRUCTION. EXTERIOR BEARING WALLS: 2 HOUR RATED EXTERIOR NON-BEARING WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 30 FEET MUST BE 1-HOUR RATED. EXTERIOR NON-BEARING WALLS ARE PERMITTED TO BE RATED FROM THE INSIDE ONLY WHERE HAVING A FIRE SEPARATION DISTANCE OF 5 FT.	TABLE 601 TABLE 601 TABLE 602 Section 705.5
	INCIDENTAL USE SEPARATIONS:	THE FOLLOWING ROOMS ARE REQUIRED TO BE PROVIDED WITH A NONRATED SEPARATION CONSISTING OF WALLS TERMINATING AT THE DECK, WITH SELF CLOSING DOORS: FURNACE ROOMS WITH EQUIPMENT OVER 400,000 BTU/HOUR INPUT ELECTRICAL TRANSFORMER ROOMS REQUIRED TO BE SEPARATED WITH 1-HOUR CONSTRUCTION IF CONTAINING OIL-INSULATED TRANSFORMERS OVER 75kVA, OR DRY-TYPE TRANSFORMERS OVER 112.5kVA; AND THE TRANSFORMERS ARE LESS THAN A CLASS 155 INSULATION SYSTEM RATING.	TABLE 509 450.42, 450.21(b), IEC
	SHAFT ENCLOSURES	DUCTS PENETRATING NON-RATED FLOOR ASSEMBLIES PERMITTED TO CONNECT UP TO 2-STORIES PROVIED THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL THAT RESISTS THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. DUCTS PENETRATING RATED FLOOR ASSEMBLIES PERMITTED TO CONNECT NO MORE THAN 2-STORIES PROVIDED A FIRE DAMPER IS INSTALLED IN THE DUCT AT THE FLOOR LINE. SHAFT ENCLOSURES, INCLUDING STAIRS, ARE REQUIRED TO BE 2-HOUR RATED WHERE CONNECTING 4-STORIES, SHAFTS CONNECTING 3 OR FEWER STORIES ARE PERMITTED TO BE 1-HOUR CONSTRUCTION. OPENINGS IN 2-HOUR RATED SHAFTS MUST BE 90 MINUTE RATED, OPENINGS IN 1-HOUR SHAFTS MUST BE 60 MINUTE RATED, OPENINGS MUST BE SELF OR AUTOMATIC CLOSING.	717.6.3, exc. 2 716.6.1 713.4 TABLE 716.5 716.5.9
	DOORS	EGRESS DOORS REQUIRED TO HAVE A MIN. CLEAR WIDTH OF 32 IN. DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITH TYPE B UNITS MUST HAVE A CLEAR MIN. WIDTH OF 31.75 IN. MINIMUM EGRESS WIDTHS DO NOT APPLY WITH A DWELLING UNIT NOT REQUIRED TO BE TYPE B UNIT. EGRESS DOORS ARE REQUIRED TO BE SIDE HINGED SWINGING TYPE. MANUALLY OPERATED HORIZONTAL SLIDING DOORS ARE PERMITTED FOR ROOMS OR AREAS WITH AN OCCUPANY LOAD OF 10 OR LESS.	1008.1.1 EXC. 7 & 8 1008.1.2
	DWELLING UNIT SEPARATION	NEW WALLS AND FLOORS/CEILING ASSEMBLIES BETWEEN DWELLING UNITS ARE REQUIRED TO BE CONSTRUCTION AS 1-HOUR FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES. EXISTING NON-RATED WALLS AND HORIZONTAL ASSEMBLIES PERMITTED TO REMAIN. FIRE PARTITIONS MUST EXTEND FROM TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SEHATHING, SLAB OR DECK ABOVE OR TO THE FIRE RESISTANCE RATED FLOOR/CEILING ASSEMBLY ABOVE.	420, 3412.6.4 708, 711
	DRAFT STOPS, FIRE AND SMOKE DAMPERS	FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATIONS OF SHAFTS AND FIRE PARTITIONS. FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF 1-HOUR FIRE PARTITIONS BY DUCTED HVAC SYSTEMS WHERE THE SYSTEM IS FULLY DUCTED AND THE DUCT SYSTEM IS CONSTRUCTED OF AT 26 GA. STEEL. CEILING RADIATION DAMPERS REQUIRED AT DUCT PENETRATIONS OF 1-HOUR CEILINGS.	717.5 717.6.2
4. MEANS OF EGRESS	OCCUPANT LOAD	RESIDENTIAL: 200 SF/OCCUPANT MERCANTILE: 30 SF /OCCUPANT BUSINESS: 100 SF/OCCUPANT STORAGE: 300 SF/OCCUPANT	TABLE 1004.1.2
	NUMBER OF EXITS	A SINGLE EXIT IS PERMITTED FROM THE 2ND AND 3RD FLOORS WHERE THE TRAVEL DISTANCE TO THE EXIT DOES NOT EXCEED 125 FEET. A SINGLE EXIT IS PERMITTED FROM THE 1ST FLOOR WHERE THE OCCUPANT LOAD DOES NOT EXCEED 49 AND THE TRAVEL DISTANCE TO AN EXIT DOES NOT EXCEED 75 FEET. A SINGLE EXIT IS PERMITTED FROM THE BASEMENT WHERE THE OCCUPANT LOAD DOES NOT EXCEED 29 AND THE TRAVEL DISTANCE TO AN EXIT DOES NOT EXCEED 100 FEET. AN EXIT OCCUPANCY OF 0.2 IN/OCCUPANT MUST BE PROVIDED FOR HORIZONTAL TRAVEL SUCH AS DOORS, RAMPS, ETC. AN EXIT CAPACITY OF 0.3 IN/OCCUPANT MUST BE PROVIDED FOR STAIRS.	TABLE 1021.2.(1) TABLE 1021.2.(2) 3412.6.11 1005.3
	EMERGENCY ESCAPE AND RESCUE OPENINGS	SLEEPING ROOMS MUST BE PROVIDED W/ EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS MUST HAVE A MINIMUM CLEAR WIDTH OF 5.7 SF, MUST HAVE A MINIMUM CLEAR HEIGHT OF 24 IN, AND A MINIMUM CLEAR WIDTH OF 20 IN. THE BOTTOM OF THE CLEAR OPENING MUST BE NO MORE THAN 44 IN ABOVE THE FLOOR.	1029.1 1029.2 1029.3
	STAIRS	STAIR WIDTH MUST BE AT LEAST 36 IN WIDE. HANDRAILS REQ'D ON BOTH SIDES OF STAIRS AND MUST BE INSTALLED IN ACCORDANCE WITH SECTION 1012. THE STAIR, INCLUDING CONNECTED CORRIDORS, MUST BE ENCLOSED W/ 1-HOUR FIRE BARRIERS. FIRE BARRIERS MUST EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE. THE CONSTRUCTION SUPPORTING FIRE BARRIERS MUST BE 1-HOUR RATED. OPENINGS IN 1-HOUR SHAFTS MUST BE 60 MINUTE RATED, OPENINGS MUST BE SELF OR AUTOMATIC CLOSING. PENETRATIONS INTO AND OPENINGS THROUGH EXIT STAIRS ARRE PROHIBITED EXCEPT FOR REQUIRED EXIT DOORS, EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDANT VENTILATION, SPRINKLER PIPING, STANDPIPES, AND ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE EXIT STAIR. MEMBRANE PENETRATIONS ARE PERMITTED ON THE OUTSIDE OF THE EXIT STAIRWAY AND MUST BE PROTECTED IN ACCORDANCE WITH 714.3.2	1009.4 1009.15 713.4, 707.5 TABLE 716.5 716.5.9, 3412.6.6 1022.5
5. FIRE PROTECTION SYSTEMS	SPRINKLER SYSTEMS	AUTOMATIC SPRINKLERS ARE REQUIRED THROUGHOUT ALL AREAS OF BUILDING. NFPA 13R SYSTEM IS PERMITTED FOR R OCCUPANCIES. ALL OTHER FIRE AREAS (B, M, AND S-1 OCCUPANCIES) OF BUILDING SHALL HAVE NFPA 13 SYSTEM. EXTERIOR BALCONIES, DECKS, AND GROUND FLOOR PATIOS MUST BE SPRINKLERED WHERE THERE IS A ROOF OF DECK ABOVE.	903.2.8, 903.3.1.2, 3412.6.17
	FIRE ALARM & DETECTION SYSTEMS	A FIRE ALARM SYSTEM REQUIRED THROUGHOUT THE PORTIONS OF THE BUILDING CHANGING USE.	3412.6.9
	SMOKE DETECTORS	SINGLE AND MULTIPLE STATION SMOKE DETECTORS ARE REQUIRED WITHIN DWELLING UNITS, INCLUDING SLEEPING ROOMS. SMOKE DETECTORS ARE REQUIRED FOR HVAC SHUTDOWN FOR SYSTEMS DELIVERING IN EXCESS OF 2,000 CFM.	907.2.11.2 606, IMC 3412.6.7
6. INTERIOR FINISHES	CLASS RATING FOR INTERIOR WALL AND CEILING FINISH REQUIREMENTS BASED ON OCCUPANCY AND BUILDING SPRINKLER SYSTEMS.	CLASS / SPRINKLED EXIT ENCLOSURES: C / YES CORRIDORS: C / YES ROOMS & ENCLOSED SPACES: C / YES CLASS — FLAME SPREAD — SMOKE DEVELOPED RATING A — 0-25 — 0-450 B — 26-75 — 0-450 C — 76-200 — 0-450	Section 803.9
7. PLUMBING FIXTURES	MINIMUM NUMBER OF PLUMBING FACILITIES FIXTURES BASED ON OCCUPANCY	WATER CLOSETS REQUIRED: 1 PER DWELLING UNIT LAVATORIES: 1 PER DWELLING UNIT BATHTUBS/SHOWERS: 1 PER DWELLING UNIT DRINKING FOUNTAINS: N/A SERVICE SINKS: 1 KITCHEN SINK PER DWELLING UNIT	Table 2902.1 IN Amend Table 2902.1

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COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

MODEL GROUP

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PROJECT: 2220.0136

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CONSTRUCTION DOCUMENTS

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CODE STUDY & LIFE SAFETY PLANS BUILDING 1

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Columbia Street West - Building 1 - B/M/S-1 Occupancy
Fort Wayne, Indiana

Building Score Sheet Analysis

3412.6.1	This fire area is 1 story above grade plane actual - 3 stories above grade plane permitted for Type IIIB Construction per Table 503 for a B/M/S-1 Occupancy This fire area is 17 feet in height, 55 feet permitted per Table 503 Height Value for feet: (55 - 17)/12.5 = 3.0 Height Value for number of stories: 3 - 1 = 2 (lessor value is used in the scoresheet)
3412.6.2	Allowable area for a separated and non-separated mixed uses, A-2, B, S-1Occupancies of Type IIIB Construction: Allowable area (A-2/S-1 Occupancy) - Tabular = 9,500 sf Allowable area (B/M/S-1 Occupancy) - Tabular = 12,500 sf Actual area (A-2/S-1 Occupancy) = 2,470 sf Actual area (B/M/S-1 Occupancy) = 1,087 sf Value = 12,500/1,200 [1- ((1,087/12,500) + (2,470/9,500))] = 6.8
3412.6.3	The fire area of the basement and 1st floor is 2,098 square feet. Compartmentation value = 20
3412.6.4	The horizontal assembly between tenant spaces is less than 1-hour construction. Value = -3
3412.6.5	There are no corridors. Value = 0
3412.6.6	There are no vertical openings. Value = 2
3412.6.7	The HVAC in this fire area will serve a single floor. Value = 5
3412.6.8	Smoke detection will be provided in the HVAC where required by the IMC. Value = 0
3412.6.9	A manual fire alarm system will not be provided. Value = -10
3412.6.10	Smoke control will not be provided. Value = 0
3412.6.11	The required number of exits and the required egress width is provided in accordance with sections 1004 and 1021. Value = 0
3412.6.12	There are no dead end corridors. Value = 2
3412.6.13	The maximum exit access travel distance is 62 feet, 200 feet is permitted. Points = 20 x ((200-62)/250) = 13.8
3412.6.14	An elevator is not required for the building. Value = 0
3412.6.15	Means of egress lighting and exit signs not required for spaces requiring a single means of egress. Value = 0
3412.6.16	Building is evaluated for separated and non-separated mixed uses. Value = 0
3412.6.17	Sprinklers are required throughout buildings with a Group R Fire Area. Sprinklers will be provided throughout the 2nd and 3rd floors in accordance with NFPA 13R. Fire Safety Value = -6, Means of Egress Value = -3, General Safety Value = -6
3412.6.18	Standpipes are not required and are not provided. Value = 0
3412.6.19	None applicable to the project. Value = 0

Columbia Street West - Building 1 - B/M/S-1 Occupancy
Fort Wayne, Indiana

SUMMARY SHEET - BUILDING SCORE

Existing occupancy	A-2	Proposed occupancy	B/M/S-1
Year building was constructed	circa 1900	Number of stories	3 Ht. 42'
Type of construction	Type IIIB	Area per floor	B - 3,456 sf 1st - 3,557 sf 2nd - 2,341 sf 3rd - 1,259 sf
Percentage of open perimeter	50 %	Percentage of height reduction	N/A
Completely suppressed:	Yes ___ No X	Corridor wall rating	N/A
Compartmentation:	Yes X No ___	Required door closers:	Yes X No ___
Fire resistance rating on vertical opening enclosures			No vertical openings
Type of HVAC System	forced air	serving number of floors	1
Automatic fire detection:	Yes X No ___	Type and location	In HVAC per IMC
Fire alarm system:	Yes ___ No X	Type	Manual pull per Sec 907, IBC
Smoke control:	Yes ___ No X	Type	
Adequate exit routes:	Yes X No ___	Dead ends:	Yes ___ No X
Maximum exit access travel distance	62 feet	Elevator controls:	Yes N/A No ___
Means of egress emergency lighting:	Yes ___ No X	Mixed occupancies:	Yes X No ___

EVALUATION FORMULA

Formula	Building Score Sheet		Table 3412.8		Pass/Fail
FS - MFS ≥ 0	16.8	(FS) -	15	(MFS) =	+1.8
ME - MME ≥ 0	35.6	(ME) -	25	(MME) =	+10.6
GS - MGS ≥ 0	32.6	(GS) -	25	(MGS) =	+7.6

Columbia Street West - Building 1 - B/M/S-1 Occupancy
Fort Wayne, Indiana

Building Score Sheet
Table 3412.7

Section	Safety Parameter	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
3412.6.1	Building Height	2.0	2.0	2.0
3412.6.2	Building Area	6.8	6.8	6.8
3412.6.3	Compartmentation	20.0	20.0	20.0
3412.6.4	Tenant and Dwelling Unit Separations	-3.0	-3.0	-3.0
3412.6.5	Corridor Walls	0.0	0.0	0.0
3412.6.6	Vertical Openings	2.0	2.0	2.0
3412.6.7	HVAC Systems	5.0	5.0	5.0
3412.6.8	Automatic Fire Detection	0.0	0.0	0.0
3412.6.9	Fire Alarm System	-10.0	-10.0	-10.0
3412.6.10	Smoke Control		0.0	0.0
3412.6.11	Means of Egress		0.0	0.0
3412.6.12	Dead Ends		2.0	2.0
3412.6.13	Maximum Exit Access Travel Distance		13.8	13.8
3412.6.14	Elevator Control	0.0	0.0	0.0
3412.6.15	Means of Egress Emergency Lighting		0.0	0.0
3412.6.16	Mixed Occupancies	0.0		0.0
3412.6.17	Automatic Sprinklers	-6.0	-3.0	-6.0
3412.6.18	Standpipes	0.0	0.0	0.0
3412.6.19	Incidental Use	0.0	0.0	0.0
	Total Building Score	16.8	35.6	32.6
	Required Building Score	15.0	25.0	25.0
	Pass (+)/ Fail(-)	1.8	10.6	7.6

Columbia Street West - Building 1 - B/M/S-1 Occupancy
Fort Wayne, Indiana

Chapter 34 Analysis

1. The project involves the conversion of a portion of the 1st floor and the 2nd and 3rd floor of the existing building. A portion of the 1st floor will be converted into an undetermined retail use, potentially a B or M Occupancy, and the 2nd and 3rd floors will be converted into apartments, an R-2 Occupancy. The remainder of the 1st floor and basement will remain as a restaurant and storage, an A-2/S-1 Occupancy. The portions of the building changing use will be separated from the remainder of the building with a 2-hour occupancy separation. Only the portions of the building changing use will be evaluated as permitted by Section 3412.6. The building is 3-stories and Type IIIB Construction. The basement is 3,456 square feet, the 1st floor is 3,557 square feet, the 2nd floor is 2,341 square feet, and the 3rd floor is 1,259 square feet.
2. The proposed conversion of the building is classified as a "change of occupancy" per Rule 4, Section 11(b), GAR.
3. Rule 4, Section 11(b), GAR, permits existing structures undergoing a change in occupancy to comply with either;
   - The rules for new construction for the proposed new use, or
   - Sec. 3412, IBC, "Compliance Alternatives"
4. Due to issues involved with bringing the existing building into compliance with all current rules of the Commission, Sec. 3412, IBC is used as the benchmark method of evaluating existing building compliance for the proposed use of the building.
5. The proposed strategy will permit the conversion of the building for the proposed use based upon the following conditions of the building as indicated in the attached score sheets.
   - Smoke detection will be provided in the HVAC where required by the IMC.
   - The B/S-1 Occupancy will be separated from the A-2/S-1 Occupancy with a 2-hour occupancy separation.
   - The A-2/S-1 Occupancy will be separated from the R-2 Occupancy with a 2-hour occupancy separation.

Columbia Street West - Building 1 - R-2 Occupancy
Fort Wayne, Indiana

Building Score Sheet Analysis

3412.6.1	The building is 3 stories above grade plane actual - 4 stories above grade plane permitted for Type IIIB Construction per Table 503 for R-2 Occupancy The building height is 42 feet, 55 feet permitted per Table 503 Height Value for feet: (55 - 42)/12.5 = 1 Height Value for number of stories: 4 - 3 = 1 (lessor value is used in the scoresheet)
3412.6.2	Allowable area for R-2 Occupancy of Type IIIB Construction: Allowable area = Tabular = 16,000 sf Actual Building Area - 2nd floor = 2,341 sf Value = 16,000/1,200 [1- (2,341/16,000)] = 11.4* *Maximum score is 50% of the required fire safety score = 8.5
3412.6.3	The fire area of the 2nd and 3rd floors is 3,600 square feet. Using Linear Interpolation: Compartmentation value = 16 + (3600 - 5,000)(22 - 16/(2,500 - 5,000)) = 19.4
3412.6.4	The vertical and horizontal assemblies between dwelling units are less than 1-hour construction. Value = -2
3412.6.5	There are no corridors. The dwelling units exit directly into the stair enclosure. Value = 0
3412.6.6	The stair and connected corridors will be 1-hour rated. Value = 2
3412.6.7	The HVAC will comply with Section 1018.5, IBC and Section 602, IMC. Value = 0
3412.6.8	Smoke detection will be provided in the HVAC where required by the IMC. Value = 0
3412.6.9	A manual fire alarm system will be provided throughout the building complying with Sec. 907. Value = 0
3412.6.10	Smoke control will not be provided. Value = 0
3412.6.11	The required number of exits and the required egress width is provided in accordance with sections 1004 and 1021. Value = 0
3412.6.12	There are no dead end corridors. Value = 2
3412.6.13	The maximum exit access travel distance is 50 feet, 200 feet is permitted.
3412.6.14	An elevator is not required for the building. Value = 0
3412.6.15	Means of egress lighting and exit signs not required for spaces requiring a single means of egress. Value = 0
3412.6.16	Building is evaluated for separated mixed uses between the R-2 Occupancy and the remainder of the building. Value = 0
3412.6.17	Sprinklers are required throughout buildings with a Group R Fire Area. Sprinklers will be provided throughout the 2nd and 3rd floors in accordance with NFPA 13R. Fire Safety Value = -6, Means of Egress Value = -3, General Safety Value = -6
3412.6.18	Standpipes are not required and are not provided. Value = 0
3412.6.19	None applicable to the project. Value = 0

Columbia Street West - Building 1 - R-2 Occupancy
Fort Wayne, Indiana

SUMMARY SHEET - BUILDING SCORE

Existing occupancy	A-2/3rd flr unknown	Proposed occupancy	R-2
Year building was constructed	circa 1900	Number of stories	3 Ht. 42'
Type of construction	Type IIIB	Area per floor -Overall Building	B - 3,456 sf 1st - 3,557 sf 2nd - 2,341 sf 3rd - 1,259 sf
Percentage of open perimeter	50 %	Percentage of height reduction	N/A
Completely suppressed:	Yes ___ No X	Corridor wall rating	1-hour
Compartmentation:	Yes ___ No X	Required door closers:	Yes X No ___
Fire resistance rating on vertical opening enclosures			1-hour
Type of HVAC System	forced air	serving number of floors	Multiple
Automatic fire detection:	Yes X No ___	Type and location	In HVAC per IMC
Fire alarm system:	Yes X No ___	Type	Manual pull per Sec 907, IBC
Smoke control:	Yes ___ No X	Type	
Adequate exit routes:	Yes X No ___	Dead ends:	Yes ___ No X
Maximum exit access travel distance	50 feet	Elevator controls:	Yes N/A No ___
Means of egress emergency lighting:	Yes ___ No X	Mixed occupancies:	Yes X No ___

EVALUATION FORMULA

Formula	Building Score Sheet		Table 3412.8		Pass/Fail
FS - MFS ≥ 0	22.9	(FS) -	17	(MFS) =	+5.9
ME - MME ≥ 0	42.9	(ME) -	34	(MME) =	+8.9
GS - MGS ≥ 0	39.9	(GS) -	34	(MGS) =	+5.9

Columbia Street West - Building 1 - R-2 Occupancy
Fort Wayne, Indiana

Building Score Sheet
Table 3412.7

Section	Safety Parameter	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
3412.6.1	Building Height	1.0	1.0	1.0
3412.6.2	Building Area	8.5	8.5	8.5
3412.6.3	Compartmentation	19.4	19.4	19.4
3412.6.4	Tenant and Dwelling Unit Separations	-2.0	-2.0	-2.0
3412.6.5	Corridor Walls	0.0	0.0	0.0
3412.6.6	Vertical Openings	2.0	2.0	2.0
3412.6.7	HVAC Systems	0.0	0.0	0.0
3412.6.8	Automatic Fire Detection	0.0	0.0	0.0
3412.6.9	Fire Alarm System	0.0	0.0	0.0
3412.6.10	Smoke Control		0.0	0.0
3412.6.11	Means of Egress		0.0	0.0
3412.6.12	Dead Ends		2.0	2.0
3412.6.13	Maximum Exit Access Travel Distance		15.0	15.0
3412.6.14	Elevator Control	0.0	0.0	0.0
3412.6.15	Means of Egress Emergency Lighting		0.0	0.0
3412.6.16	Mixed Occupancies	0.0		0.0
3412.6.17	Automatic Sprinklers	-6.0	-3.0	-6.0
3412.6.18	Standpipes	0.0	0.0	0.0
3412.6.19	Incidental Use	0.0	0.0	0.0
	Total Building Score	22.9	42.9	39.9
	Required Building Score	17.0	34.0	34.0
	Pass (+)/ Fail(-)	5.9	8.9	5.9

Columbia Street West - Building 1 - R-2 Occupancy
Fort Wayne, Indiana

Chapter 34 Analysis

1. The project involves the conversion of a portion of the 1st floor and the 2nd and 3rd floor of the existing building. A portion of the 1st floor will be converted into an undetermined retail use, potentially a B or M Occupancy, and the 2nd and 3rd floors will be converted into apartments, an R-2 Occupancy. The remainder of the 1st floor and basement will remain as a restaurant and storage, an A-2/S-1 Occupancy. The portions of the building changing use will be separated from the remainder of the building with a 2-hour occupancy separation. Only the portions of the building changing use will be evaluated as permitted by Section 3412.6. The building is 3-stories and Type IIIB Construction.The basement is 3,456 square feet, the 1st floor is 3,557 square feet, the 2nd floor is 2,341 square feet, and the 3rd floor is 1,259 square feet.
2. The proposed conversion of the building is classified as a "change of occupancy" per Rule 4, Section 11(b), GAR.
3. Rule 4, Section 11(b), GAR, permits existing structures undergoing a change in occupancy to comply with either;
   - The rules for new construction for the proposed new use, or
   - Sec. 3412, IBC, "Compliance Alternatives"
4. Due to issues involved with bringing the existing building into compliance with all current rules of the Commission, Sec. 3412, IBC is used as the benchmark method of evaluating existing building compliance for the proposed use of the building.
5. The proposed strategy will permit the conversion of the building for the proposed use based upon the following conditions of the building as indicated in the attached score sheets.
   - The B/S-1 Occupancy will be separated from the A-2/S-1 Occupancy with a 2-hour occupancy separation.
   - The A-2/S-1 Occupancy will be separated from the R-2 Occupancy with a 2-hour occupancy separation.
   - Smoke detection will be provided in the HVAC where required by the IMC.
   - A manual fire alarm system will be provided throughout the building complying with Sec. 907.
   - The R-2 Occupancy will be sprinklered in accordance with NFPA 13R

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PROJECT: 2020.0156

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 - CHAPTER 34 ANALYSIS

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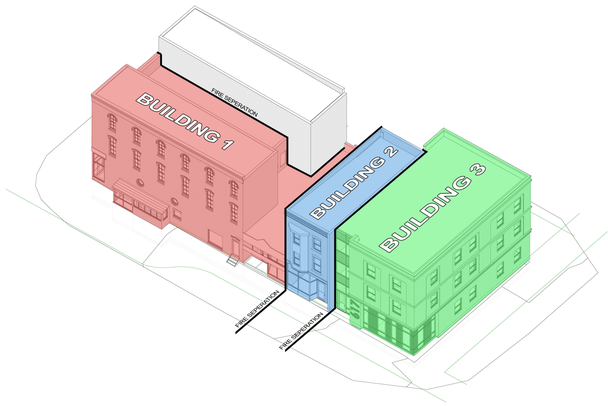
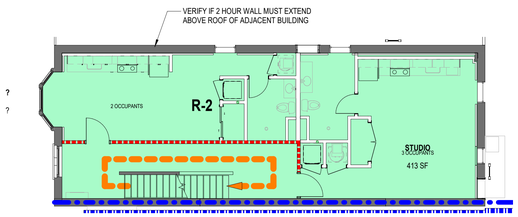


LIFE SAFETY PLAN LEGEND

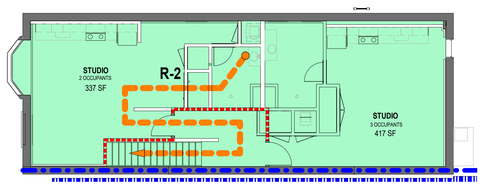
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- 3 HOUR FIRE WALL
- 1 HOUR RATED SHAFT
- 2 HOUR RATED SHAFT
- A-2 OCCUPANCY
- B OCCUPANCY
- R-2 OCCUPANCY
- S-2 OCCUPANCY
- FEC — FIRE EXTINGUISHER CABINET LOCATIONS, SEE SPECS FOR TYPE
- FE — WALL HUNG FIRE EXTINGUISHER LOCATIONS, SEE SPECS FOR TYPE
- EXIT — EXIT LOCATION
- 20/101 — DOOR RATING (MIN.), SEE DOOR SCHEDULE



LIFE SAFETY PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

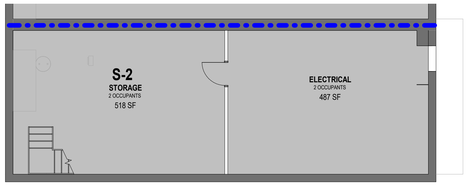
NORTH



LIFE SAFETY PLAN - THIRD LEVEL

SCALE: 1/8" = 1'-0"

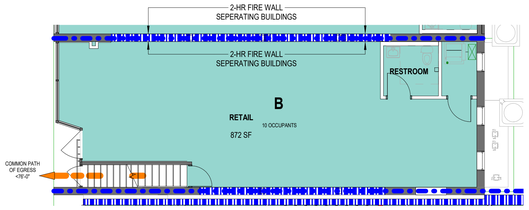
NORTH



LIFE SAFETY PLAN - LOWER LEVEL

SCALE: 1/8" = 1'-0"

NORTH



LIFE SAFETY PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

NORTH

CODE ANALYSIS SUMMARY

	ITEM	DESCRIPTION	CODE REFERENCE
PROJECT INFORMATION AND REFERENCE CODES	REFERENCE CODES	**GENERAL ADMINISTRATION RULES** 675 IAC 12 **BUILDING CODE:** 2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS) 2000 NFPA 101 LIFE SAFETY CODE **PLUMBING CODE:** 2012 INDIANA PLUMBING CODE (IPC 2006) **MECHANICAL CODE:** 2014 INDIANA MECHANICAL CODE (2012 IMC WITH STATE AMENDMENTS) **ELECTRICAL CODE:** 2009 INDIANA ELECTRICAL CODE (2008 NFPA 70) **FIRE/LIFE SAFETY CODE:** 2014 INDIANA FIRE CODE (2012 IFC WITH STATE AMENDMENTS) **ACCESSIBILITY CODE:** 2014 INDIANA BUILDING CODE [CHP 11] 675 IAC 13-2.6-12 CHAPTER 11 **ENERGY CODE:** 2010 INDIANA ENERGY CONSERVATION CODE (ASHRAE 90.1 – 2007 WITH INDIANA AMENDMENTS) **ELEVATOR CODE:** 2011 ELEVATOR SAFETY CODE WITH AMENDMENTS **FUEL GAS CODE:** 2014 INDIANA FUEL GAS CODE (2012 IFG CODE)	
	SCOPE OF PROJECT DESCRIPTION	THE PROJECT INVOLVES THE CONVERSION OF AN EXISTING BUILDING. THE BASEMENT WILL BE USED AS STORAGE, S-1 OCCUPANCY, THE 1ST FLOOR WILL BE CONVERTED TO AN UNDETERMINED RETAIL USED, POTENTIALLY A B OR M OCCUPANCY, AND THE 2ND AND 3RD FLOORS WILL BE CONVERTED INTO APARTMENTS, AN R-2 OCCUPANCY	
	CODE STRATEGY	SEC. 3412, IBC, IS UTILIZED TO DEMONSTRATE COMPLIANCE WITH 675 IAC FOR A CHANGE OF OCCUPANCY PER RULE 4, SEC. 11(B), GAR. CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION	
	ENERGY CODE COMPLIANCE	EXISTING BUILDINGS AND ALL ALTERATIONS ARE EXEMPT FROM THE ENERGY CODE, WHEN CONSTRUCTED PRIOR TO JANUARY 21, 1978 (RULE 4, SEC 12(J), GAR)	
	ITEM	DESCRIPTION	CODE REFERENCE
1. BLDG CLASSI.	USE AND OCCUPANCY CLASSIFICATION(S)	APARTMENTS: R-2 OCCUPANCY RETAIL: M OCCUPANCY BUSINESS: B OCCUPANCY STORAGE: S-1 OCCUPANCY	Section 310.4 Section 309.1 Section 304.1 Section 311.2
	CONSTRUCTION TYPE:	TYPE IIIB CONSTRUCTION, EXISTING	
2. ALLOW. AREA & BLDG HT.	ALLOWABLE AREA	TABULAR AREA: 12,500 SF LARGEST FLOOR AREA: ACTUAL 1,043 SF	TABLE 503
	ALLOWABLE HEIGHT:	3 STORES AND 55 FEET - 3 STORIES ACTUAL	TABLE 503
3. FIRE SEPARATIONS (FIRE WALLS, FIRE BARRIERS & FIRE PARTITIONS)	BUILDING ELEMENTS: FIRE RESISTIVE REQUIREMENTS	STRUCTURAL FRAME, INTERIOR WALLS, FLOOR, AND ROOF ASSEMBLIES ARE PERMITTED TO BE A COMBUSTIBLE, NON -RATED CONSTRUCTION. EXTERIOR BEARING WALLS: 2 HOUR RATED EXTERIOR NON-BEARING WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 30 FEET MUST BE 1-HOUR RATED. EXTERIOR NON-BEARING WALLS ARE PERMITTED TO BE RATED FROM THE INSIDE ONLY WHERE HAVING A FIRE SEPARATION DISTANCE OF 5 FT.	TABLE 601 TABLE 601 TABLE 602 Section 705.5
	INCIDENTAL USE SEPARATTIONS:	THE FOLLOWING ROOMS ARE REQUIRED TO BE PROVIDED WITH A NONRATED SEPARATION CONSISTING OF WALLS TERMINATING AT THE DECK, WITH SELF CLOSING DOORS: FURNACE ROOMS WITH EQUIPMENT OVER 400,000 BTU/HOUR INPUT ELECTRICAL TRANSFORMER ROOMS REQUIRED TO BE SEPARATED WITH 1-HOUR CONSTRUCTION IF CONTAINING OIL-INSULATED TRANSFORMERS OVER 75kVA, OR DRY-TYPE TRANSFORMERS OVER 112.5kVA; AND THE TRANSFORMERS ARE LESS THAN A CLASS 155 INSULATION SYSTEM RATING.	TABLE 509 450.42, 450.21(b), IEC
	SHAFT ENCLOSURES	DUCTS PENETRATING NON-RATED FLOOR ASSEMBLIES PERMITTED TO CONNECT UP TO 2-STORIES PROVIED THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL THAT RESISTS THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. DUCTS PENETRATING RATED FLOOR ASSEMBLIES PERMITTED TO CONNECT NO MORE THAN 2-STORIES PROVIDED A FIRE DAMPER IS INSTALLED IN THE DUCT AT THE FLOOR LINE. SHAFT ENCLOSURES, INCLUDING STAIRS, ARE REQUIRED TO BE 2-HOUR RATED WHERE CONNECTING 4-STORIES, SHAFTS CONNECTING 3 OR FEWER STORIES ARE PERMITTED TO BE 1-HOUR CONSTRUCTION. OPENINGS IN 2-HOUR RATED SHAFTS MUST BE 90 MINUTE RATED, OPENINGS IN 1-HOUR SHAFTS MUST BE 60 MINUTE RATED, OPENINGS MUST BE SELF OR AUTOMATIC CLOSING.	717.6.3, exc. 2 716.6.1 713.4 TABLE 716.5 716.5.9
	DOORS	EGRESS DOORS REQUIRED TO HAVE A MIN. CLEAR WIDTH OF 32 IN. DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITH TYPE B UNITS MUST HAVE A CLEAR MIN. WIDTH OF 31.75 IN. MINIMUM EGRESS WIDTHS DO NOT APPLY WITH A DWELLING UNIT NOT REQUIRED TO BE TYPE B UNIT. EGRESS DOORS ARE REQUIRED TO BE SIDE HINGED SWINGING TYPE. MANUALLY OPERATED HORIZONTAL SLIDING DOORS ARE PERMITTED FOR ROOMS OR AREAS WITH AN OCCUPANY LOAD OF 10 OR LESS.	1008.1.1 EXC. 7 & 8 1008.1.2
	DWELLING UNIT SEPARATION	NEW WALLS AND FLOORS/CEILING ASSEMBLIES BETWEEN DWELLING UNITS ARE REQUIRED TO BE CONSTRUCTION AS 1-HOUR FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES. EXISTING NON-RATED WALLS AND HORIZONTAL ASSEMBLIES PERMITTED TO REMAIN. FIRE PARTITIONS MUST EXTEND FROM TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SEHATHING, SLAB OR DECK ABOVE OR TO THE FIRE RESISTANCE RATED FLOOR/CEILING ASSEMBLY ABOVE.	420, 3412.6.4 708, 711
	DRAFT STOPS, FIRE AND SMOKE DAMPERS	FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATIONS OF SHAFTS AND FIRE PARTITIONS. FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF 1-HOUR FIRE PARTITIONS BY DUCTED HVAC SYSTEMS WHERE THE SYSTEM IS FULLY DUCTED AND THE DUCT SYSTEM IS CONSTRUCTED OF AT 26 GA. STEEL. CEILING RADIATION DAMPERS REQUIRED AT DUCT PENETRATIONS OF 1-HOUR CEILINGS.	717.5 717.6.2
4. MEANS OF EGRESS	OCCUPANT LOAD	RESIDENTIAL: 200 SF/OCCUPANT MERCANTILE: 30 SF /OCCUPANT BUSINESS: 100 SF/OCCUPANT STORAGE: 300 SF/OCCUPANT	TABLE 1004.1.2
	NUMBER OF EXITS	A SINGLE EXIT IS PERMITTED FROM THE 2ND AND 3RD FLOORS WHERE THE TRAVEL DISTANCE TO THE EXIT DOES NOT EXCEED 125 FEET. A SINGLE EXIT IS PERMITTED FROM THE 1ST FLOOR WHERE THE OCCUPANT LOAD DOES NOT EXCEED 49 AND THE TRAVEL DISTANCE TO AN EXIT DOES NOT EXCEED 75 FEET. A SINGLE EXIT IS PERMITTED FROM THE BASEMENT WHERE THE OCCUPANT LOAD DOES NOT EXCEED 29 AND THE TRAVEL DISTANCE TO AN EXIT DOES NOT EXCEED 100 FEET. AN EXIT OCCUPANCY OF 0.2 IN/OCCUPANT MUST BE PROVIDED FOR HORIZONTAL TRAVEL SUCH AS DOORS, RAMPS, ETC. AN EXIT CAPACITY OF 0.3 IN/OCCUPANT MUST BE PROVIDED FOR STAIRS.	TABLE 1021.2.(1) TABLE 1021.2.(2) 3412.6.11 1005.3
	EMERGENCY ESCAPE AND RESCUE OPENINGS	SLEEPING ROOMS MUST BE PROVIDED W/ EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS MUST HAVE A MINIMUM CLEAR WIDTH OF 5.7 SF, MUST HAVE A MINIMUM CLEAR HEIGHT OF 24 IN, AND A MINIMUM CLEAR WIDTH OF 20 IN. THE BOTTOM OF THE CLEAR OPENING MUST BE NO MORE THAN 44 IN ABOVE THE FLOOR.	1029.1 1029.2 1029.3
5. FIRE PROTECTION SYSTEMS	SPRINKLER SYSTEMS	AUTOMATIC SPRINKLERS ARE REQUIRED THROUGHOUT ALL AREAS OF BUILDING. NFPA 13R SYSTEM IS PERMITTED FOR R OCCUPANCIES. ALL OTHER FIRE AREAS (B, M, AND S-1 OCCUPANCIES) OF BUILDING SHALL HAVE NFPA 13 SYSTEM. EXTERIOR BALCONIES, DECKS, AND GROUND FLOOR PATIOS MUST BE SPRINKLERED WHERE THERE IS A ROOF OF DECK ABOVE.	903.2.8, 903.3.1.2, 3412.6.17
	FIRE ALARM & DETECTION SYSTEMS	A FIRE ALARM SYSTEM REQUIRED THROUGHOUT THE PORTIONS OF THE BUILDING CHANGING USE:	3412.6.9
	SMOKE DETECTORS	SINGLE AND MULTIPLE STATION SMOKE DETECTORS ARE REQUIRED WITHIN DWELLING UNITS, INCLUDING SLEEPING ROOMS. SMOKE DETECTORS ARE REQUIRED FOR HVAC SHUTDOWN FOR SYSTEMS DELIVERING IN EXCESS OF 2,000 CFM.	907.2.11.2 606, IMC 3412.6.7
6. INTERIOR FINISHES	CLASS RATING FOR INTERIOR WALL AND CEILING FINISH REQUIREMENTS BASED ON OCCUPANCY AND BUILDING SPRINKLER SYSTEMS.	EXIT ENCLOSURES: CLASS C, SPRINKLED YES CORRIDORS: C, YES ROOMS & ENCLOSED SPACES: C, YES CLASS / FLAME SPREAD / SMOKE DEVELOPED RATING A / 0-25 / 0-450 B / 26-75 / 0-450 C / 76-200 / 0-450	Section 803.9
7. PLUMBING FIXTURES	MINIMUM NUMBER OF PLUMBING FACILITIES FIXTURES BASED ON OCCUPANCY	WATER CLOSETS REQUIRED: 1 PER DWELLING UNIT LAVATORIES: 1 PER DWELLING UNIT BATHTUBS/SHOWERS: 1 PER DWELLING UNIT DRINKING FOUNTAINS: N/A SERVICE SINKS: 1 KITCHEN SINK PER DWELLING UNIT	Table 2902.1 IN Amend Table 2902.1

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
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PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	TBD	ADD #02

CODE STUDY & LIFE SAFETY PLANS BUILDING 2

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Columbia Street West - Building 2
Fort Wayne, Indiana

Building Score Sheet Analysis

3412.6.1	The building is 3 stories above grade plane actual - 3 stories above grade plane permitted for Type IIIB Construction per Table 503 for a B/M/R-2/S-1 Occupancy The building height is 39 feet, 55 feet permitted per Table 503 Height Value for feet: (55 - 39)/12.5 = 1.3 Height Value for number of stories: 3 - 3 = 0 (lessor value is used in the scoresheet)
3412.6.2	Allowable area for B/M/R-2/S-1 Occupancy of Type IIIB Construction: Allowable area = Tabular = 12,500 sf Actual Building Area = 1,043 sf Value = 12,500/1,200 [1- (1,043/12,500)] = 9.5* *Maximum score is 50% of the required fire safety score = 7.5
3412.6.3	The fire area is 4,110 square feet. Using Linear Interpolation: Compartmentation value = 15 + (4,110 - 5,000)(20 - 15/(2,500 - 5,000)) = 16.8
3412.6.4	The vertical and horizontal assemblies between dwelling units and tenants are less than 1-hour construction. Value = -3
3412.6.5	There are no corridors. The dwelling units exit directly into the stair enclosure. Value = 0
3412.6.6	The stair will be 1-hour rated. Value = 2
3412.6.7	The HVAC will comply with Section 1018.5, IBC and Section 602, IMC. Value = 0
3412.6.8	Smoke detection will be provided in the HVAC where required by the IMC. Value = 0
3412.6.9	A manual fire alarm system will be provided throughout the building complying with Sec. 907. Value = 0
3412.6.10	Smoke control will not be provided. Value = 0
3412.6.11	The required number of exits and the required egress width is provided in accordance with sections 1004 and 1021. Value = 0
3412.6.12	There are no dead end corridors. Value = 2
3412.6.13	The maximum exit access travel distance is 67 feet, 200 feet is permitted. Points = 20 x ((200-67)/200) = 13.3
3412.6.14	An elevator is not required for the building. Value = 0
3412.6.15	Means of egress lighting and exit signs not required for spaces requiring a single means of egress. Value = 0
3412.6.16	Building is evaluated for non-separated mixed uses. Value = 0
3412.6.17	Sprinklers are required throughout the building in accordance with NFPA 13. Sprinklers will be provided in accordance with NFPA 13R. Fire Safety Value = -6, Means of Egress Value = -3, General Safety Value = -6
3412.6.18	Standpipes are not required and are not provided. Value = 0
3412.6.19	None applicable to the project. Value = 0

Columbia Street West - Building 2
Fort Wayne, Indiana

SUMMARY SHEET - BUILDING SCORE

Existing occupancy	A-2/B/R-3/S-1	Proposed occupancy	B/M/R-2/S-1
Year building was constructed	circa 1900	Number of stories	3 Ht: 39'
Type of construction	Type IIIB	Area per floor -Overall Building	B - 1,013 sf 1st - 1,011 sf 2nd - 1,043 sf 3rd - 1,043 sf
Percentage of open perimeter	25 %	Percentage of height reduction	N/A
Completely suppressed:	Yes X No	Corridor wall rating	N/A
Compartmentation:	Yes No X	Required door closers:	Yes No
Fire resistance rating on vertical opening enclosures		1-hour	
Type of HVAC System	forced air	serving number of floors	Multiple
Automatic fire detection:	Yes X No	Type and location	In HVAC per IMC
Fire alarm system:	Yes X No	Type	Manual pull per Sec 907, IBC
Smoke control:	Yes No X	Type	
Adequate exit routes:	Yes X No	Dead ends:	Yes No X
Maximum exit access travel distance	67 feet	Elevator controls:	Yes N/A No
Means of egress emergency lighting:	Yes No X	Mixed occupancies:	Yes X No

EVALUATION FORMULA

Formula	Building Score Sheet		Table 3412.8		Pass/Fail
FS - MFS ≥ 0	17.3	(FS) -	15	(MFS) =	+2.3
ME - MME ≥ 0	35.6	(ME) -	25	(MME) =	+10.6
GS - MGS ≥ 0	32.6	(GS) -	25	(MGS) =	+7.6

Columbia Street West - Building 2
Fort Wayne, Indiana

Building Score Sheet
Table 3412.7

Section	Safety Parameter	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
3412.6.1	Building Height	0.0	0.0	0.0
3412.6.2	Building Area	7.5	7.5	7.5
3412.6.3	Compartmentation	16.8	16.8	16.8
3412.6.4	Tenant and Dwelling Unit Separations	-3.0	-3.0	-3.0
3412.6.5	Corridor Walls	0.0	0.0	0.0
3412.6.6	Vertical Openings	2.0	2.0	2.0
3412.6.7	HVAC Systems	0.0	0.0	0.0
3412.6.8	Automatic Fire Detection	0.0	0.0	0.0
3412.6.9	Fire Alarm System	0.0	0.0	0.0
3412.6.10	Smoke Control		0.0	0.0
3412.6.11	Means of Egress		0.0	0.0
3412.6.12	Dead Ends		2.0	2.0
3412.6.13	Maximum Exit Access Travel Distance		13.3	13.3
3412.6.14	Elevator Control	0.0	0.0	0.0
3412.6.15	Means of Egress Emergency Lighting		0.0	0.0
3412.6.16	Mixed Occupancies	0.0		0.0
3412.6.17	Automatic Sprinklers	-6.0	-3.0	-6.0
3412.6.18	Standpipes	0.0	0.0	0.0
3412.6.19	Incidental Use	0.0	0.0	0.0
	Total Building Score	17.3	35.6	32.6
	Required Building Score	15.0	25.0	25.0
	Pass (+)/ Fail(-)	2.3	10.6	7.6

Columbia Street West - Building 2
Fort Wayne, Indiana

Chapter 34 Analysis

1. The project involves the conversion of an existing building. The basement will be used as storage, S-1 Occupancy, the 1st floor will be converted to an undetermined retail use, potentially a B or M Occupancy, and the 2nd and 3rd floors will be converted into apartments, an R-2 Occupancy. The building is 3-stories and Type IIIB Construction. The basement is 1,013 square feet, the 1st floor is 1,011 square feet, the 2nd floor is 1,043 square feet, and the 3rd floor is 1,043 square feet.

2. The proposed conversion of the building is classified as a "change of occupancy" per Rule 4, Section 11(b), GAR.

3. Rule 4, Section 11(b), GAR, permits existing structures undergoing a change in occupancy to comply with either;
   - The rules for new construction for the proposed new use, or
   - Sec. 3412, IBC, "Compliance Alternatives"

4. Due to issues involved with bringing the existing building into compliance with all current rules of the Commission, Sec. 3412, IBC is used as the benchmark method of evaluating existing building compliance for the proposed use of the building.

5. The proposed strategy will permit the conversion of the building for the proposed use based upon the following conditions of the building as indicated in the attached score sheets.
   - Smoke detection will be provided in the HVAC where required by the IMC.
   - A manual fire alarm system will be provided throughout the building complying with Sec. 907.
   - The building will be sprinklered in accordance with NFPA 13R.

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PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 2 - CHAPTER 34 ANALYSIS

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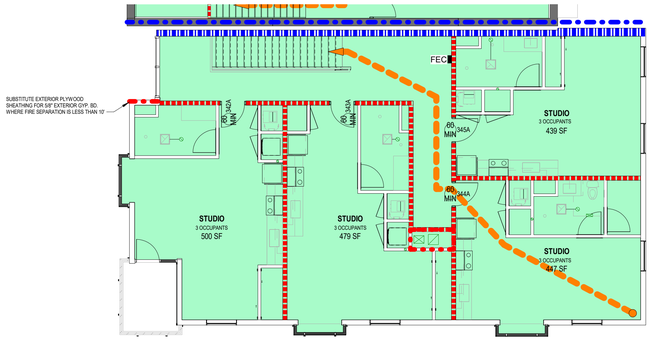
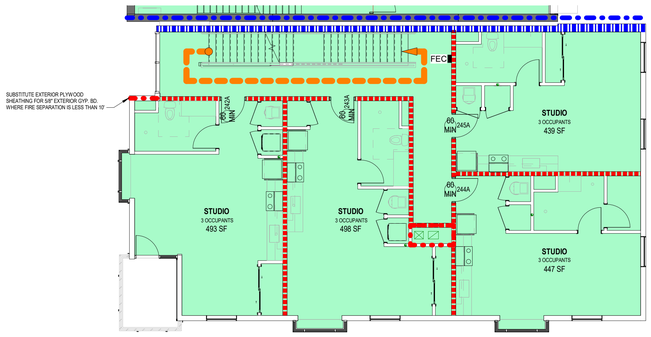


LIFE SAFETY PLAN - THIRD LEVEL

SCALE: 1/8" = 1'-0"

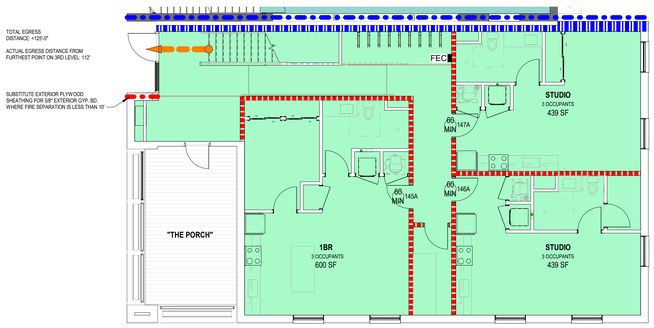
NORTH



LIFE SAFETY PLAN - SECOND LEVEL

SCALE: 1/8" = 1'-0"

NORTH



LIFE SAFETY PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

NORTH

LIFE SAFETY PLAN LEGEND

- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- 3 HOUR FIRE WALL
- 1 HOUR RATED SHAFT
- 2 HOUR RATED SHAFT
- A-2 OCCUPANCY
- B OCCUPANCY
- R-2 OCCUPANCY
- S-2 OCCUPANCY
- FEC — FIRE EXTINGUISHER CABINET LOCATIONS, SEE SPECS FOR TYPE
- FE — WALL HUNG FIRE EXTINGUISHER LOCATIONS, SEE SPECS FOR TYPE
- EXIT — EXIT LOCATION
- 20 101 — DOOR RATING (MIN.), SEE DOOR SCHEDULE

CODE ANALYSIS SUMMARY

	ITEM	DESCRIPTION
PROJECT INFORMATION AND REFERENCE CODES	REFERENCE CODES	**GENERAL ADMINISTRATION RULES** 675 IAC 12 **BUILDING CODE:** 2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE WITH STATE AMENDMENTS) 2000 NFPA 101 LIFE SAFETY CODE **PLUMBING CODE:** 2012 INDIANA PLUMBING CODE (IPC 2006) **MECHANICAL CODE:** 2014 INDIANA MECHANICAL CODE (2012 IMC WITH STATE AMENDMENTS) **ELECTRICAL CODE:** 2008 INDIANA ELECTRICAL CODE (2008 NFPA 70) **FIRE/LIFE SAFETY CODE:** 2014 INDIANA FIRE CODE (2012 IFC WITH STATE AMENDMENTS) **ACCESSIBILITY CODE:** 2014 INDIANA BUILDING CODE [CHP 11] 675 IAC 13-2.6-12 CHAPTER 11 **ENERGY CODE:** 2010 INDIANA ENERGY CONSERVATION CODE (ASHRAE 90.1 – 2007 WITH INDIANA AMENDMENTS) **ELEVATOR CODE:** 2011 ELEVATOR SAFETY CODE WITH AMENDMENTS **FUEL GAS CODE:** 2014 INDIANA FUEL GAS CODE (2012 IFG CODE)
	SCOPE OF PROJECT DESCRIPTION	THIS PORTION OF THE PROJECT INVOLVES A NEW 3 STORY BUILDING ADJACENT TO THE EXISTING STRUCTURES. THE NEW BUILDING WILL ALLOW THE ENTIRE COMPLEX TO INCORPORATE ADA COMPLIANT UNITS. THE ENTIRE NEW STRUCTURE WILL ACCOMODATE 11 APARTMENT UNITS WITH A SMALL AMENITY AREA THAT WILL SERVE THE ENTIRE COMPLEX.

	ITEM	DESCRIPTION		CODE REFERENCE
1. BUILDING CLASSIFICATION	USE AND OCCUPANCY CLASSIFICATION(S)	R-2 RESIDENTIAL APARTMENTS		Chapter 3 Section 3xx.x Group x
	CONSTRUCTION TYPE:	TYPE VB		Chapter 6 Section 602.x Table 601 Table 602
2. ALLOWABLE AREA & BUILDING HEIGHT	ALLOWABLE AREA	BASIC ALLOWABLE: FRONTAGE INCREASE: AUTOMATIC SPRINKLER INCREASE: TOTAL ALLOWABLE PER FLOOR:	7,000 SF NOT CALCULATED N/A (USING NFPA 13R SYSTEM). 7,000 SF	Table 503 Section 506.2 Equation 5-2 Section 506.3 Section 506.1 Section 506.1
	ACTUAL FLOOR AREA:	TOTAL ACTUAL 1ST FLOOR: TOTAL ACTUAL 2ND FLOOR: TOTAL ACTUAL 3RD FLOOR: TOTAL ACTUAL ENTIRE BUILDING:	A=2,381 SF A=2,453 SF A=2,453 SF 7,287 SF	
	ALLOWABLE HEIGHT:	BASIC ALLOWABLE: AUTOMATIC SPRINKLER INCREASE: TOTAL ALLOWABLE HEIGHT: ACTUAL HEIGHT:	1 STORY ABOVE GRADE ; 40 FEET 1 STORY ; 20 FEET 3 STORY ; 50 FEET 3 STORY ; 43 FEET	Table 503 Section 504.2 (Except Group R & listed Exceptions)
3. FIRE SEPARATIONS (FIRE WALLS, FIRE BARRIERS & FIRE PARTITIONS)	MIXED USE & OCCUPANCY SEPARATION(S)	DWELLING UNITS SHALL HAVE 1 HOUR FIRE RATED ASSEMBLIES FOR WALLS AND FLOORS/CEILINGS BETWEEN UNITS.		Section 508 Table 508.4
	BUILDING ELEMENTS: FIRE RESISTIVE REQUIREMENTS	PRIMARY STRUCTURAL FRAME: BEARING WALLS INTERIOR/EXTERIOR: NON-BEARING WALLS EXTERIOR: NON-BEARING WALLS INTERIOR: FLOORS & SECONDARY MEMBERS: ROOFS & SECONDARY MEMBERS: SHAFT ENCLOSURES:	NON-RATED NON-RATED NON-RATED NON-RATED 1 HOUR 1 HOUR 1 HOUR	Table 601 Table 602 Section 713.4
	EXIT CORRIDORS	EXIT CORRIDORS SHALL HAVE A 1 HOUR FIRE RATED ASSEMBLY. CORRIDOR MAY BE INTERUPTED BY FOYER/LOBBY.		Section 708.1(4) Table 1018.1 Section 1018.6 EX
	ELEVATORS	ELEVATOR IS NOT REQUIRED FOR THIS BUILDING.		
	STAIRWELLS	EXIT ACCESS STAIRWAYS THAT ATMOSHPHERICALLY COMMUNICATE ONLY BETWEEN TWO STORIES ARE NOT REQUIRED TO BE ENCLOSED. ENCLOSED STAIR WALLS MUST BE FIRE BARRIERS AND MEET ALL CONTINUITY REQUIREMENTS WITH NO PENETRATIONS EXCEPT FOR EQUIPMENT OR DUCT WORK NECESSARY FOR AND SERVING THE STAIR. BUILDING 3 STAIR ENCLOSURE INCLUDES THE SECOND AND THIRD LEVEL CORRIDORS.		Section 1009.3 ex 1
	BUILDING SEPARATION	NEW BUILDING AND ADJACENT EXISTING BUILDING SEPARATED BY DOUBLE FIRE WALL EACH OF WHICH ARE 2 HOUR RATING.		Section 706.2
	DRAFT STOPS, FIRE AND SMOKE DAMPERS	DRAFT STOPS REQUIRED IN FLOOR ASSEMBLIES IN LINE WITH EACH DWELLING UNIT SEPARATION. FIRE DAMPERS REQUIRED AT DUCT PENETRATIONS OF SHAFTS AND FIRE PARTITIONS. FIRE DAMPERS ARE NOT REQUIRED AT PENETRATIONS OF 1 HR FIRE PARTITIONS BY DUCTED HVAC SYSTEMS WHERE THE SYSTEM IS FULLY DUCTED AND THE DUCT SYSTEM IS CONSTRUCTED OF AT LEAST 26 GAUGE STEEL.		Section 718 Section 717.5
4. MEANS OF EGRESS	OCCUPANT LOAD	1ST FLOOR: 2ND FLOOR: 3RD FLOOR: TOTAL:	11 (2152SF / 200 = 10.76) 12 (2483SF / 200 = 12.42) 12 35	Section 1004 Table 1004.1.2
	EXIT TRAVEL DISTANCE	R-2 OCCUPANCY: COMMON PATH OF EGRESS TRAVEL	250' (WITH SPRINKLER SYSTEM) 125' (WITH SPRINKLER SYSTEM)	Table 1016.2 Table 1014.3
	NUMBER OF EXITS	INDIVIDUAL ROOMS: INDIVIDUAL FLOORS: MIXED OCCUPANCIES: ALL SLEEPING ROOMS MUST HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS	1 EXIT REQUIRED EACH 1 EXIT REQUIRED N/A	Section 1015 Table 1015.1 Section 1021.2 Table 1021.2.1 or Table 1021.2.2
	EGRESS WIDTH PER OCCUPANT SERVED	STAIRWAYS W/ SPRINKLER SYSTEMS: # OF PEOPLE THAT CAN FIT THROUGH A 3'-0" WIDE DOOR (32" CLEAR SPACE):	.3" PER OCCUPANT 160	Section 1005.3.1
	DOORS	DOORS REQUIRED TO HAVE MIN. CLEAR WIDTH OF 32 INCHES. DOOR OPENINGS REQUIRED TO BE ACCESSIBLE WITHIN TYPE B UNITS MUST HAVE A CLEAR MIN. WIDTH OF 31.75 INCHES. MIN. EGRESS WIDTHS DO NOT APPLY TO DOORS WITHIN A DWELLING UNIT NOT REQUIRED TO BE A TYPE B UNIT.		Section 1008.1.1, Ex. 7 & 8
	STAIRS	WIDTH SHALL NOT BE LESS THAN 36 INCHES. STAIRWAY DESIGN SHALL COMPLY WITH SECTION 1009. HANDRAILS REQUIRED ON BOTH SIDES OF STAIRS AND MUST BE INSTALLED IN ACCORDANCE WITH SECTION 1012.		Section 1009 Section 1012
5. FIRE PROTECTION SYSTEMS	AUTOMATIC SPRINKLER SYSTEMS	AUTOMATIC SPRINKLER ARE REQUIRED THROUGHOUT BUILDINGS CONTAINING A GROUP R FIRE AREA. EXTERIOR BALCONIES, DECKS, AND GROUND FLOOR PATIONS MUST BE SPRINKLERED WHERE THERE IS A ROOF OR DECK ABOVE.		Section 903.2.8 Section 903.3.1.2
	STANDPIPE SYSTEMS	CLASS I STANDPIPES REQUIRED WHERE THE HIGHEST FLOOR LEVEL IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.		Section 905.3.1
	PORTABLE FIRE EXTINGUISHERS	2-A REQUIRED 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER INDIVIDUAL DWELLING UNITS TO HAVE THEIR OWN FIRE EXTINGUISHERS.		Section 906 Table 906.1 (IN Amend) See F.E. Notes Section 907.2.9 Ex. 2
	FIRE ALARM & DETECTION SYSTEMS	FIRE ALARM SYSTEM REQUIRED THROUGHOUT - MANUAL PULL STATIONS ARE NOT REQUIRED BASED UPON AUTOMATIC SPRINKLER INTITIATION OF THE SYSTEM.		Section 907.2.9, Ex. 3
	SMOKE CONTROL SYSTEMS	SINGLE AND MULTIPLE STATION SMOKE DETECTORS ARE REQUIRED WITHIN DWELLING UNITS, INCLUDING WITHIN SLEEPING ROOMS. SMOKE DETECTORS ARE REQUIRED FOR HVAC SHUTDOWN FOR SYSTEMS DELIVERING IN EXCESS OF 2000 CFM.		Section 907.2.11.2 Section 606, IMC
6. INTERIOR FINISHES	CLASS RATING FOR INTERIOR WALL AND CEILING FINISH REQUIREMENTS BASED ON OCCUPANCY AND BUILDING SPRINKLER SYSTEMS.		CLASS / SPRINKLED EXIT ENCLOSURES: C / YES CORRIDORS: C / YES ROOMS & ENCLOSED SPACES: C / YES CLASS / FLAME SPREAD / SMOKE DEVELOPED RATING A / 0-25 / 0-450 B / 26-75 / 0-450 C / 76-200 / 0-450	Section 803.9
7. PLUMBING FIXTURES	MINIMUM NUMBER OF PLUMBING FACILITIES FIXTURES BASED ON OCCUPANCY	WATER CLOSETS REQUIRED: LAVATORIES: BATHTUBS/SHOWERS: DRINKING FOUNTAINS: SERVICE SINKS:	1 PER DWELLING UNIT 1 PER DWELLING UNIT 1 PER DWELLING UNIT N/A 1 KITCHEN SINK PER DWELLING UNIT	Table 2902.1 IN Amend Table 2902.1

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PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

CODE STUDY & LIFE SAFETY PLAN BUILDING 3

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FIRE STOPPING DEFINITIONS

THROUGH PENETRATION: A BREACH IN BOTH SIDES OF A FLOOR, FLOOR - CEILING, OR WALL ASSEMBLY TO ACCOMODATE AN ITEM PASSING THROUGH THE BREACHES.

MEMBRANE PENETRATION: A BREACH IN ONE SIDE OF A FLOOR - CEILING, ROOF - CEILING, OR WALL ASSEMBLY TO ACCOMODATE AN ITEM INSTALLED INTO OR PASSING THROUGH THE BREACH.

PENETRATIONS: PENETRATIONS REQUIRING FIRESTOPPING MATERIALS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STRUCTURAL FRAMING
2. MECHANICAL COMPONENTS (SEE EXCEPTION BELOW)
3. ELECTRICAL COMPONENTS
4. PLUMBING COMPONENTS
5. AUDIO/ DIGITAL/ DATA/ COMMUNICATION COMPONENTS
6. SECURITY COMPONENTS
7. FIRE PROTECTION COMPONENTS
8. MEDICAL GAS PIPING
9. ETC

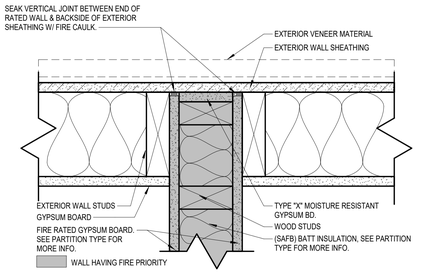
EXCEPTION: THROUGH WALL DUCTWORK EQUIPPED WITH DAMPERS SHALL ONLY BE FIRESTOPPED IF THE FIRESTOPPING SYSTEM DOES NOT INTERFERE WITH THE OPERATION OF THE DAMPER WHEN ACTIVATED. THE CONCERN IS THAT AS THE DAMPER EXPANDS TO SEAL THE DUCT THE DAMPERS MOVEMENT WILL BE RESTRICTED BY THE RIGIDITY/ MASS OF THE FIRESTOPPING MATERIALS.

FIRE WALL (HOURLY RATED): A FIRE RESISTANT RATED WALL HAVING PROTECTED OPENINGS, WHICH RESTRICTS THE SPREAD OF FIRE & EXTENDS CONTINUOUSLY FROM THE FOUNDATION TO OR THROUGH THE ROOF, WITH SUFFICIENT STRUCTURAL STABILITY UNDER FIRE CONDITIONS TO ALLOW COLLAPSE OF CONSTRUCTION ON EITHER SIDE WITHOUT COLLAPSE OF THE FIRE WALL (2012 I.B.C.)

FIRE BARRIER (HOURLY RATED): A FIRE RESISTANT RATED WALL ASSEMBLY CONSTRUCTED OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH CONTINUITY IS MAINTAINED. (2012 I.B.C.)

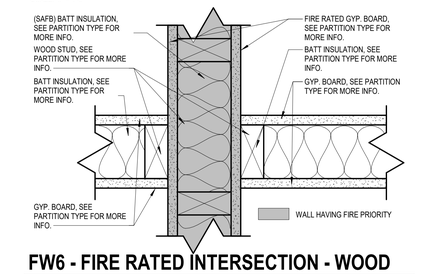
SHAFT (HOURLY RATED): THE WALLS OR CONSTRUCTION FORMING A BOUNDARY TO ENCLOSE A SPACE EXTENDING THROUGH ONE OR MORE STORIES OF A BUILDING OR CONNECTING VERTICAL OPENINGS IN SUCCESSIVE FLOORS, OR FLOORS AND ROOF. (2012 I.B.C.)

FIRE PARTITION (HOURLY RATED): A VERTICAL ASSEMBLY OF MATERIALS DESIGNED TO RESTRICT THE SPREAD OF FIRE IN WHICH OPENINGS ARE PROTECTED (2012 I.B.C.)



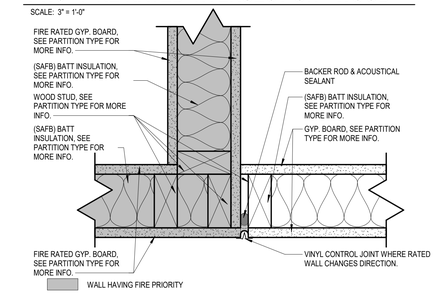
FW7 - TERMINATION @ EXTERIOR WALL - WOOD

SCALE: 3" = 1'-0"



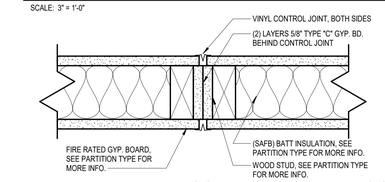
FW6 - FIRE RATED INTERSECTION - WOOD

SCALE: 3" = 1'-0"



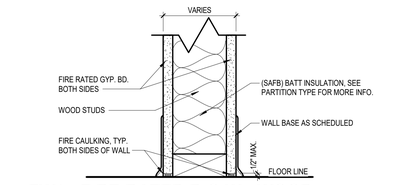
FW5 - FIRE RATED WALL CORNER - WOOD

SCALE: 3" = 1'-0"



FW4 - FIRE RATED CONTROL JOINT - WOOD

SCALE: 3" = 1'-0"



FW1 - FIRE RATED B.O.W - WOOD

SCALE: 3" = 1'-0"

FIRE EXTINGUISHER NOTES

1. ALL SCOPE OF WORK TO COMPLY WITH THE CURRENT EDITION OF NFPA CHAPER:10 FOR PORTABLE FIRE EXTINGUISHERS.
2. CONTRACTOR SHALL COORDINATE FINAL PLACEMENT, TYPE AND SIZING OF ALL FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHAL.
3. CONTRACTOR TO PROVIDE SIGNAGE DIRECTLY ABOVE ALL F.E. LOCATIONS FOR QUICK IDENTIFICATION FROM A DISTANCE.
4. F.E.C. SHALL NOT BE LOCKABLE UNLESS THEY ARE SUBJECT TO MALICIOUS USE. COORDINATE LOCKING FEATURE REQUIREMENT WITH THE OWNER AND LOCAL FIRE CHIEF HAVING JURISDICTION.
5. COORDINATE REQUIRED SIZE OF THE F.E. & HAZARD CLASSIFICATIONS FOR EACH FIRE EXTINGUISHER LOCATION WITH OWNERS ANTICIPATED USE OF THE ROOM
6. CONTRACTOR TO PROVIDE A SEMI OR FULLY RECESSED FIRE EXTINGUISHER CABINET WHERE INDICATED. IF THE EXTINGUISHER CABINET IS LOCATED IN A RATED WALL ASSEMBLY PROVIDE A U.L. HOURLY RATED CABINET TO MAINTAIN THE INTEGRITY OF THE RATED WALL ASSEMBLY. MOUNT THE CABINET FOR COMPLIANCE WITH ADA REQUIREMENTS.
7. UNLESS NOTED OTHERWISE PROVIDE A CLASS A, B, C; MULTI PURPOSE WALL MOUNTED FIRE EXTINGUISHER.
8. FOR LIGHT HAZARD OCCUPANCIES PROVIDE A FIRE EXTINGUISHER LOCATED ADJACENT THE EGRESS DOOR OR WITHIN 75 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE ROOM.
9. FOR ORDINARY HAZARD OCCUPANCIES PROVIDE A FIRE EXTINGUISHER LOCATED ADJACENT THE EGRESS DOOR OR WITHIN 50 FEET OF TRAVEL DISTANCE FROM ANY POINT IN THE ROOM.
10. FOR KITCHENS EQUIPPED WITH COOKING APPLIANCES THAT USE ANIMAL OR VEGETABLE OIL OR FATS PROVIDE A UL-RATED TYPE "K" FIRE EXTINGUISHER LOCATED ADJACENT THE EGRESS DOOR AS SHOWN.

FIRE STOPPING AND GENERAL SMOKE SEAL NOTES

1. ALL FIRESTOPPING WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE UNDERWRITERS LABORATORY, INC. FIRE RESISTANCE MANUAL - VOLUME 2.
2. IF ONLY ONE SIDE OF A PENETRATION IS FIRESTOPPED AND IT WILL END UP CONCEALED AND NOT VERIFIABLE IN THE FINAL SCOPE OF WORK, THEN IN ADDITION TO THE FIRESTOPPING SEALING MATERIALS SHOWN AS PART OF THE UL SYSTEM DESIGN NUMBER, DUPLICATE THE FIRESTOP SEALING MATERIALS ON THE OPPOSITE SIDE OF THE PENETRATION TO ALLOW FOR EASY IDENTIFICATION.
3. FIRESTOPPING CONTRACTOR SHALL CLEARLY LABEL BOTH SIDES OF NEW WALL ASSEMBLIES WITHIN THE CEILING PLENUM AS FOLLOWS - HOURLY RATING, TYPE OF WALL ASSEMBLY, & UL SYSTEM DESIGN NO. THIS INFORMATION IS TO COINCIDE WITH THE WALL DESIGNATIONS AND LANGUAGE AS SHOWN ON THE 'NEW' LIFE SAFETY PLAN. SEE THE SPECIFICATIONS FOR ADDITIONAL CEILING PLENUM IDENTIFICATION INFORMATION.
4. PAINTER SHALL AVOID THE PAINTING OF FIRESTOPPING MATERIALS AND SIGNAGE TO MAINTAIN EASY IDENTIFICATION OF FIRESTOPPING MATERIALS.
5. CEILING PLENUM FIRESTOPPING PUNCH LISTS WHERE WALLS AND UNDERSIDE OF FLOOR/ROOF DECKS ARE CONCEALED FROM VIEW ARE REQUIRED PRIOR TO INSTALLATION OF CEILINGS
6. UTILIZE A SINGLE CERTIFIED CONTRACTOR TO FIRESTOP ALL TRADES SCOPE OF WORK.
7. MC NOTE: WHERE MECHANICAL PIPING PENETRATES A RATED WALL ASSEMBLY THE MC SHALL PROVIDE FIBERGLASS WRAP TO EITHER SIDE OF THE PENETRATION FOR A DISTANCE OF 18" FOR COMPLIANCE WITH A U.L. RATED PENETRATION SYSTEM. MC CAN RESUME USE OF POLYISOCYANURATE WRAP INSULATION BEYOND THESE POINTS. WRAP THE JOINT AT THE TRANSITION FROM FIBERGLASS TO POLYISO AS REQUIRED.
8. EC/ SYSTEM CONTRACTOR NOTE: CABLE TRAYS SHALL NOT PENETRATE A RATED WALL ASSEMBLY. CABLE TRAYS SHALL BE STOPPED AND RESTARTED ON EACH SIDE OF A RATED WALL ASSEMBLY. CONTRACTOR TO PROVIDE EITHER PVC SLEEVES FOR A BUNDLE OF DATA LINES, ETC. TO PASS OR STI E-Z PATH SYSTEM FOR SINGLE PENETRATIONS. THE ANCILLARY SPACE OF PVC SLEEVES TO BE SEALED WITH FIRESTOPPING PUTTY.
9. EXISTING FLOORS &/OR ROOFS IDENTIFIED AS AN HOURLY RATED BARRIER: ALL NEW PENETRATIONS SHALL BE FIRESTOPPED WITH AN APPROVED FIRESTOPPING SYSTEM TO MAINTAIN THE RATING OF THE EXISTING ADJACENT ASSEMBLY. SEE THE MEP DRAWINGS FOR SCOPE OF WORK ASSOCIATED WITH NEW PENETRATIONS THROUGH EXISTING RATED FLOOR &/OR ROOF ASSEMBLIES. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
10. NEW FLOORS &/OR ROOFS IDENTIFIED AS AN HOURLY RATED BARRIER: ALL NEW THROUGH & MEMBRANE PENETRATIONS SHALL BE FIRESTOPPED WITH AN APPROVED FIRESTOPPING SYSTEM TO MAINTAIN THE RATING OF THE EXISTING ADJACENT ASSEMBLY. SEE THE MEP DRAWINGS FOR SCOPE OF WORK ASSOCIATED WITH NEW PENETRATIONS THROUGH NEW RATED FLOOR &/OR ROOF ASSEMBLIES. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
11. WALL SECTIONS AND/OR DETAILS MAY ILLUSTRATE SELECTED COMPONENTS THAT PENETRATE A RATED OR NON RATED ASSEMBLY; HOWEVER THE SINGLE SOURCE FIRESTOPPING CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE ENTIRE SCOPE OF FIRESTOPPING WORK WITH THE CONSTRUCTION DOCUMENTS.
12. EXISTING WALLS IDENTIFIED AS AN "HOURLY RATED FIRE WALL", HOURLY RATED FIRE BARRIER", "HOURLY RATED SHAFT WALL", "HOURLY RATED FIRE/ SMOKE BARRIER" OR HOURLY RATED FIRE PRTITION: ALL NEW THROUGH WALL AND MEMBRANE PENETRATIONS SHALL BE FIRESTOPPED WITH AN APPROVED FIRESTOPPING SYSTEM TO MAINTAIN THE FIRE AND/OR FIRE/SMOKE RATING OF THE EXISTING ADJACENT WALL ASSEMBLY. SEE THE MEP DRAWINGS FOR SCOPE OF WORK ASSOCIATED WITH NEW PENETRATIONS THROUGH EXISTING RATED WALL ASSEMBLIES. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
13. NEW WALLS IDENTIFIED AS AN "HOURLY RATED FIRE WALL", HOURLY RATED FIRE BARRIER", "HOURLY RATED SHAFT WALL", "HOURLY RATED FIRE/ SMOKE BARRIER" OR HOURLY RATED FIRE PRTITION:": ALL THROUGH WALL AND MEMBRANE PENETRATIONS AND TOP OF WALL TO METAL FLOOR/ ROOF DECK CONDITIONS SHALL BE FIRESTOPPED WITH AN APPROVED FIRESTOPPING SYSTEM TO MAINTAIN THE FIRE AND/OR FIRE/SMOKE RATING OF THE WALL ASSEMBLY. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.

SPRAY FIREPROOFING NOTES

1. ALL NEW STEEL COLUMNS, BEAMS, JOISTS, DECK STOP ANGLES, ROOF FRAMING ANGLES, BRACING MATERIALS, ETC. THAT ARE PART OF A FIRE RATED ASSEMBLY SHALL BE PROVIDED UN-PRIMED IN PREPARATION TO RECEIVE SPRAY FIREPROOFING. SEE THE CODE ANALYSIS SUMMARY IN THE "G" SHEETS FOR REQUIRED RATING APPLICATIONS.

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

LIFE SAFETY NOTES & DETAILS

G1.4

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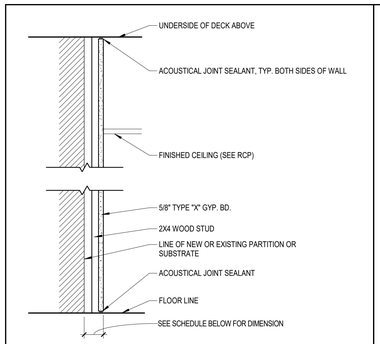
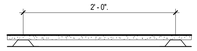
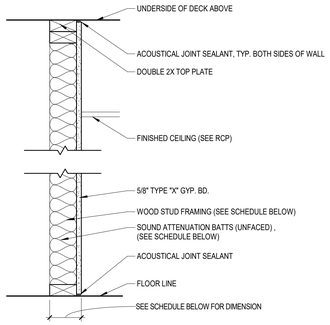




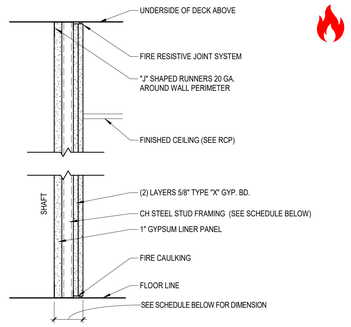
TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
FC1.1	7/8"	1 1/2"	NONE	N/A	20 GA. @ 24" O.C.

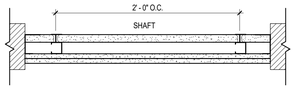
FC NON-RATED WOOD FURRING



TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
WC4.1	3 1/2"	4 1/8"	3 1/2"	N/A	2X4 @ 16" O.C.
WC4.2	3 1/2"	4 1/8"	NONE	N/A	2X4 @ 16" O.C.
WC6.1	5 1/2"	6 1/8"	5 1/2"	N/A	2X6 @ 16" O.C.
WC6.2	5 1/2"	6 1/8"	NONE	N/A	2X6 @ 16" O.C.
WC8.1	7 1/4"	7 7/8"	5 1/2"	N/A	2X8 @ 16" O.C.
WC8.2	7 1/4"	7 7/8"	NONE	N/A	2X8 @ 16" O.C.

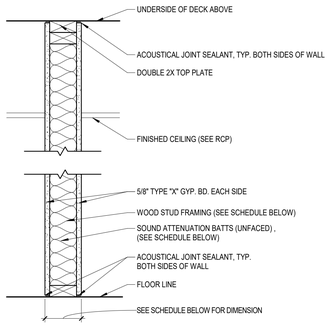
WC NON-RATED WOOD STUD PARTITION





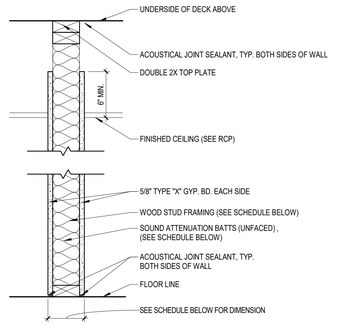
TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
♦SY2.1	2 1/2" CH	3 3/4"	NONE	38	20 GA CH STUDS @ 24" O.C.
♦SY4.1	4" CH	4 5/8"	NONE	38	20 GA CH STUDS @ 24" O.C.

♦SY 2 HR RATED SHAFTWALL PARTITION — UL DESIGN NO. U415, SYSTEM B



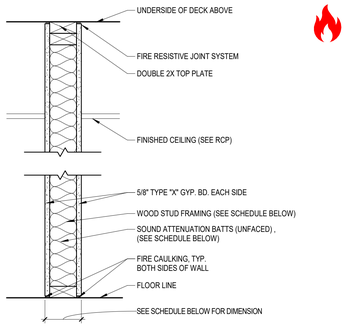
TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
WA4.1	3 1/2"	4 3/4"	3 1/2"	38	2X4 @ 16" O.C.
WA4.2	3 1/2"	4 3/4"	NONE	N/A	2X4 @ 16" O.C.
WA6.1	5 1/2"	6 3/4"	5 1/2"	38	2X6 @ 16" O.C.
WA6.2	5 1/2"	6 3/4"	NONE	N/A	2X6 @ 16" O.C.
WA8.1	7 1/4"	8 1/2"	5 1/2"	38	2X8 @ 16" O.C.
WA8.2	7 1/4"	8 1/2"	NONE	N/A	2X8 @ 16" O.C.

WA NON-RATED WOOD STUD PARTITION



TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
WB4.1	3 1/2"	4 3/4"	3 1/2"	N/A	2X4 @ 16" O.C.
WB4.2	3 1/2"	4 3/4"	NONE	N/A	2X4 @ 16" O.C.
WB6.1	5 1/2"	6 3/4"	5 1/2"	N/A	2X6 @ 16" O.C.
WB6.2	5 1/2"	6 3/4"	NONE	N/A	2X6 @ 16" O.C.
WB8.1	7 1/4"	8 1/2"	5 1/2"	N/A	2X8 @ 16" O.C.
WB8.2	7 1/4"	8 1/2"	NONE	N/A	2X8 @ 16" O.C.

WB NON-RATED WOOD STUD PARTITION



TYPE	STUD SIZE	PART. THICK.	BATT INSUL.	STC	PARTITION NOTES
♦WZ4.1	3 1/2"	4 3/4"	3 1/2"	44	2X4 @ 16" O.C.
♦WZ4.2	3 1/2"	4 3/4"	NONE	N/A	2X4 @ 16" O.C.
♦WZ6.1	5 1/2"	6 3/4"	5 1/2"	44	2X6 @ 16" O.C.
♦WZ6.2	5 1/2"	6 3/4"	NONE	N/A	2X6 @ 16" O.C.
♦WZ8.1	7 1/4"	8 1/2"	5 1/2"	44	2X8 @ 16" O.C.
♦WZ8.2	7 1/4"	8 1/2"	NONE	N/A	2X8 @ 16" O.C.

♦WZ 1 HR RATED WOOD STUD PARTITION — UL DESIGN NO. U305

GENERAL DIMENSION NOTES

UNLESS NOTED OTHERWISE, EXTERIOR DIMENSION LINE STRINGS FOR STUD WALL FRAMING CONDITIONS REPRESENT THE FOLLOWING
A. OUTSIDE FACE OF CONCRETE FOUNDATION WALL & OUTSIDE FINISH FACE OF MASONRY IS IN VERTICAL ALIGNMENT.
B. UNLESS NOTED OTHERWISE, IT IS THE DESIGN INTENT THAT MASONRY OPENINGS FOR DOORS AND WINDOWS OCCURS ON AN INCREMENTAL MODULE OF 4" OR 8".
C. FOR MEDICAL PROJECTS: IN VARIOUS LOCATIONS, THE INSIDE FACES OF EXTERIOR WALLS ARE FURRED OUT WITH AN ADDITIONAL STUD LAYER TO ELIMINATE COLUMN PROJECTIONS/ BUILDOUTS INTO ROOMS. COORDINATE SCOPE OF WORK WITH THE CONSTRUCTION DOCUMENTS.

UNLESS NOTED OTHERWISE, INTERIOR DIMENSION LINE STRINGS FOR WALL FRAMING CONDITIONS REPRESENT THE FOLLOWING
A. GRAPHICAL THICKNESSES OF WALL PARTITIONS REPRESENTS OUT TO OUT OF FINISHED WALL BOARD. REFER TO THE PARTITION TYPE LEGEND FOR ACTUAL WALL THICKNESS OF ANY GIVEN PARTITION TYPE.
B. DIMENSIONS LOCATING WALL PARTITIONS ARE FROM FINISHED FACE TO FACE OF WALLBOARD.
C. COLUMN CENTERLINE TO FINISHED FACE OF WALLBOARD.
D. UNLESS NOTED OTHERWISE, THE HINGE SIDE OF INTERIOR DOOR FRAMES ADJACENT WALL INTERSECTIONS ARE TO BE HELD A MINIMUM OF 4" OFF FINISHED FACE OF WALLBOARD TO DOOR FRAMES.
E. UNLESS NOTED OTHERWISE, THE LATCH SIDE OF INTERIOR DOOR FRAMES ADJACENT THE NEAREST FINISHED INSIDE CORNER ARE TO BE HELD A MINIMUM OF 18" OFF THE FINISHED FACE OF WALLBOARD FOR COMPLIANCE WITH ADA.
F. IT IS THE DESIGN INTENT THAT PATIENT CORRIDORS BE HELD AT 8'-0 1/2" CLEAR BETWEEN FINISHED WALL SURFACES.

UNLESS NOTED OTHERWISE, INTERIOR DIMENSION LINE STRINGS FOR CMU OR CONCRETE WALL CONDITIONS REPRESENT THE FOLLOWING
A. GRAPHICAL THICKNESSES OF WALL PARTITIONS REPRESENTS OUT TO OUT OF MASONRY FOR WALLS THAT ARE NOT SCHEDULED TO BE FURRED OUT. REFER TO THE PARTITION TYPE LEGEND FOR ACTUAL WALL THICKNESS OF ANY GIVEN PARTITION TYPE.
B. FACE OF CMU TO FACE OF CMU OR CONCRETE
C. LOCATE MASONRY OPENINGS TO COINCIDE WITH COURSING, PROVIDED ADA CLEARANCES ARE NOT COMPROMISED.

UNLESS NOTED OTHERWISE, INTERIOR DIMENSION LINE STRINGS TO LOCATE TOILET FIXTURES ARE AS FOLLOWS
A. CENTERLINE DIMENSIONS OF TOILET ROOM FIXTURES SHALL BE LOCATED OFF THE FINISHED FACE OF WALL TILE WHERE WALL TILE IS SPECIFIED AS THE FINISHED WALL SURFACE. COORDINATE ROOM FINISH REQUIREMENTS WITH THE INTERIOR FINISH SCHEDULE. (NOTE: BARRIER FREE DESIGN REQUIRES THAT CENTERLINE OF ADA TOILET FIXTURES BE HELD 16"-18" FROM CENTERLINE OF FIXTURE TO FINISH WALL SURFACE.) CONTRACTOR TO FIELD VERIFY SCOPE OF WORK.
B. CENTERLINE DIMENSIONS OF TOILET ROOM FIXTURES SHALL BE LOCATED OFF THE FINISHED FACE OF GYPSUM BOARD WHERE GYPSUM BOARD IS SPECIFIED AS THE FINISHED WALL SURFACE. COORDINATE ROOM FINISH REQUIREMENTS WITH THE INTERIOR FINISH SCHEDULE. (NOTE: BARRIER FREE DESIGN REQUIRES THAT CENTERLINE OF ADA TOILET FIXTURES BE HELD 16"-18" FROM CENTERLINE OF FIXTURE TO FINISH WALL SURFACE.) CONTRACTOR TO FIELD VERIFY SCOPE OF WORK.

FINISHED CEILINGS & BULKHEADS ARE MEASURED AS FOLLOWS:
A. TOP OF SLAB TO FINISHED FACE OF WALLBOARD.
B. TOP OF SLAB TO FINISHED FACE OF SUSPENDED GRID SYSTEM. TEGULAR CEILINGS WILL BE SLIGHTLY LOWER THAN THE GRID ELEVATION.

GENERAL "EXTERIOR" PARTITION TYPE NOTES:

A. COORDINATE WITH STRUCTURAL DRAWINGS WHICH WALL PARTITIONS ARE DESIGNED AS A STRUCTURAL LOADING BEARING WALL.
B. REFER TO THE PLANS AND WALL SECTIONS FOR THE CONSTRUCTION OF ALL EXTERIOR WALLS.
C. SEE "G" SHEETS FOR INDUSTRY STANDARD TYPICAL EXTERIOR WALL DETAILS. THE PURPOSE OF THESE DETAILS IS TO COMMUNICATE A MINIMUM LEVEL OF CARE EXPECTATION FOR THE CONTRACTORS.
D. CONTRACTORS ARE RESPONSIBLE TO SEAL AIR AND MOISTURE TIGHT ALL PENETRATIONS THROUGH THE EXTERIOR WALL VAPOR BARRIER SYSTEM ON THE WARM SIDE OF THE WALL (I.E., INTERIOR SIDE UNLESS NOTED OTHERWISE). TYPICAL THE ENTIRE LENGTH AND HEIGHT OF THE EXTERIOR WALL, INCLUSIVE OF EXTERIOR WALLS CONCEALED ABOVE FINISHED CEILINGS IN THE CEILING PLENUM. SEE THE FIRESTOPPING NOTES ON THE LIFE SAFETY PLAN FOR A DEFINITION OF BUILDING COMPONENTS THAT CONSTITUTE A PENETRATION.

GENERAL "INTERIOR" PARTITION TYPE NOTES:

A. COORDINATE WITH STRUCTURAL DRAWINGS WHICH WALL PARTITIONS ARE DESIGNED AS A STRUCTURAL LOADING BEARING WALL.
B. FOR TYPICAL INTERIOR INTERNATIONAL MASONRY INSTITUTE CMU WALL DETAILS SEE THE "G" SHEETS FOR MORE INFORMATION.
C. REFER TO THE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR FINISHES.
D. WHERE WALL TILE IS SPECIFIED CONTRACTORS SHALL SUBSTITUTE THE SPECIFIED WALL SHEATHING WITH A CEMENT BACKER BOARD IN A THICKNESS AS REQUIRED BY THE PARTITION TYPE DESIGNATION. COORDINATE HEIGHT OF THE WALL TILE INSTALLATION WITH THE INTERIOR FINISH SCHEDULE & ELEVATIONS. TRANSITION BACK TO THE SPECIFIED GYPSUM BOARD PRODUCT WHERE TOP OF WATT TILE PATTERN IS TERMINATED.
E. UNLESS NOTED OTHERWISE, WHERE GYPSUM BOARD IS EXPOSED TO VIEW AND IS ON THE SAME WALL AS PLUMBING FIXTURES OR THE GYPSUM BOARD IS ADJACENT TO A WET AREA. CONTRACTOR SHALL SUBSTITUTE THE SPECIFIED WALL SHEATHING WITH A MOISTURE RESISTANT GYSUM BOARD IN A THICKNESS AS REQUIRED BY THE PARTITION TYPE DESIGNATION.
F. ALL GYPSUM BOARD ASSOCIATED WITH A FIRE RATED PARTITION INTERSECTING WITH A NON-RATED OR A LOWER RATED PARTITION SHALL CONTINUE THROUGH THE INTERSECTION TO MAINTAIN THE CONTINUITY & INTEGRITY OF THE RATING. SEE DETAILS ON G1.2 FOR MORE INFORMATION.
G. WALLS INDICATED TO HAVE A FIRE RATING OR SOUND RATING SHALL EXTEND TO THE DECK/ STRUCTURE ABOVE AND BE SEALED TIGHT WITH THE APPROPRIATE SEALANT.
H. WALL STC RATINGS ARE BASED ON THE ENTIRE ASSEMBLY BEING PROVIDED AS DETAILED. DELETION OF MATERIALS FROM THAT ASSEMBLY REDUCES AND IMPACTS THE OVERALL STC RATING OF THE WALL ASSEMBLY.
I. UNLESS NOTED OTHERWISE ALL INTERIOR WOOD PARTITION WALLS WHERE STUD HEIGHT EXCEEDS 10'-0" BETWEEN WOOD PLATES, EACH STUD CAVITY SHALL BE FIRE BLOCKED WITH A SOLID PIECE OF 2 X MATERIAL @ ½ POINTS.
J. UNLESS NOTED OTHERWISE, ALL STEEL STUDS SHALL BE PROVIDED WITH A GALVANIZED COATING FOR USE IN THE FOLLOWING LOCATIONS -G60 (Z180) COATING FOR EXTERIOR WALL ASSEMBLIES AND G40 (Z120) COATING FOR INTERIOR APPLICATIONS.
K. ALL GYPSUM BOARD PROVIDED IN LOWER LEVELS SHALL BE MOISTURE RESISTANT.

PARTITION TYPE LEGEND NOTES:

WALL CORE MATERIAL
B - STRUCTURAL STUDS (LOAD BEARING)
C - CONCRETE MASRONY UNITS (CMU)
F - METAL FURRING
M - METAL STUDS
S - SHAFTWALL SYSTEMS
W - WOOD STUDS

CORE THICHNESS (NOMINAL)
4 - 3-5/8" METAL STUDS, 2X4 WOOD STUDS, 4" CMU, ETC.
6 - 6" METAL STUDS, 2X6 WOOD STUDS, 6" CMU, ETC.
8 - 8" METAL STUDS, 2X8 WOOD STUDS, 8" CMU, ETC.

MA4.1

WALL TYPE DESIGNATOR
NON RATED PARTITIONS
A - FINISH BOTH SIDES - FULL HEIGHT WALL
B - FINISH BOTH SIDES - PARTIAL HEIGHT WALL (6" ABOVE CEILING)
C - FINISH 1 SIDE - FULL HEIGHT WALL
D - FINISH 1 SIDE - PARTIAL HEIGHT WALL (6" ABOVE CEILING)
E - (2) LAYERS FINISH BOTH SIDES - FULL HEIGHT WALL

F-W - OPEN TO CUSTOMIZE PER PROJECT

VARIATIONS
FILL IN THE PARTITION TYPE MATRIX WITH THE INFORMATION THAT IS DIFFERENT. EXAMPLES INCLUDE: BATT INSULATION OR NO BATT, DIFFERENT GAUGE STUD FRAMING, ETC.

TAKE THE NEXT SEQUENTIAL NUMBER WHEN FILLING OUT THE MATRIX

RATED PARTITIONS
X - 3 HR RATED WALL
Y - 2 HR RATED WALL
Z - 1 HR RATED WALL

1. ALL PARTITIONS ARE TO BE TYPE **WA4.1** UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS ARE TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK AND TO BE SECURED TO DECK/RATED CEILING ABOVE WITH DEFLECTION CONTROL FRAMING SYSTEM UNLESS NOTED OTHERWISE.

LEVELS OF STC

STC RATING	WHAT CAN BE HEARD THROUGH THE PARTITION TYPE BARRIER
26-30	SENTENCES SPOKEN IN NORMAL VOICE CAN BE CLEARLY UNDERSTOOD.
30-35	SENTENCES SPOKEN IN NORMAL TONE OF VOICE CAN STILL BE HEARD WITH SOME STRAINING.
35-40	LOUD TALK CAN BE HEARD, BUT NOT CLEARLY UNDERSTOOD.
42-45	LOUD TALK IS SOMEWHAT AUDIBLE, BUT ONLY OCCASSIONAL WORDS CAN BE UNDERSTOOD.
47-50	LOUD TALK IS AUDIBLE ONLY BY STRAINING TO HEAR IT. MUSIC & HEAVY TRAFFIC WILL MOST LIKELY STILL BE HEARD.
52-55	VERY LOUD TALK IS AUDIBLE ONLY BY STRAINING TO HEAR IT. MUSIC & HEAVY TRAFFIC MIGHT STILL BE HEARD.
57-60	VERY LOUD TALK IS ALMOST ENTIRELY INAUDIBLE. MUSIC CAN BARELY BE HEARD BUT BASS NOTES ARE STILL DISRUPTIVE.
62-65	MUSIC IS BARELY HEARD. BASS NOTES MAKE A THUMPING NOISE. POWER EQUIPMENT CAN BE CLEARLY HEARD.
70	MUSIC CAN BE HEARD FAINTLY IF IT IS PLAYED VERY LOUD. POWER EQUIPMENT IS FAINTLY HEARD.
75	MOST NOISES ARE EFFECTIVELY BLOCKED, INCLUDING AIRPLANE NOISE.

NOTES
1. WHEN SOUND PROOFING ROOMS, THE STC OF INTERIOR DOORS & WINDOWS NEED TO BE EQUAL TO OR GREATER THAN THE STC OF WALLS IN ORDER TO MAINTAIN THE INTEGRITY OF THE BARRIER.
2. IN ORDER TO MAINTAIN THE INTEGRITY OF THE PARTITION TYPE STC RATING ALL BOTTOM OF WALL TO TOP OF FLOOR TRANSITIONS, TOP OF WALL TO UNDERSIDE OF DECK TRANSITION & ALL PENETRATING ITEMS THROUGH A STC RATED BARRIER SHALL BE SEALED TIGHT WITH AN ACOUSTICAL SEALANT.
3. FOR INTERIOR PARTITION TYPES DESIGNED TO BE BOTH A FIRE RATED & STC RATED WALL ASSEMBLY SHALL BE SEALED WITH FIRESTOPPING PRODUCTS IN LIEU OF ACOUSTICAL SEALANT PRODUCTS.
4. FOR SENSITIVE AREAS, ROOMS SHALL BE DESIGNED TO A STC RANGE OF 50-80.

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ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES & PARTITION TYPES

G2.1

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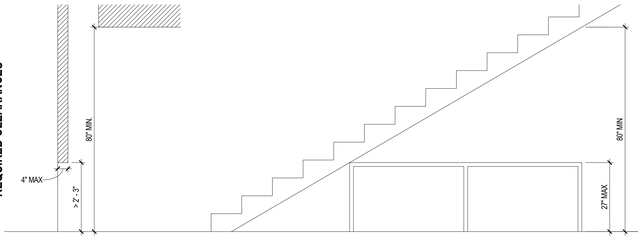
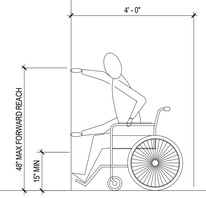
REQUIRED CLEARANCES

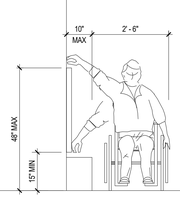


ANSI307
LIMITS OF PROTRUDING OBJECTS

ANSI307
LIMITS OF PROTRUDING OBJECTS



ANSI308
UNOBSTRUCTED FORWARD REACH



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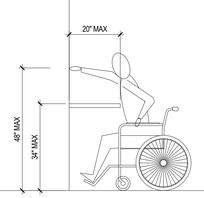
UNOBSTRUCTED SIDE REACH



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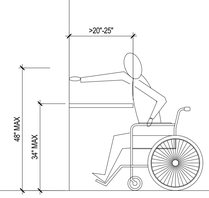

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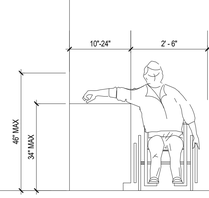
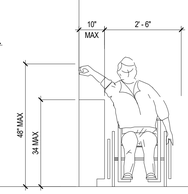
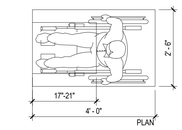


ANSI308
OBSTRUCTED HIGH SIDE REACH



ANSI308
OBSTRUCTED HIGH SIDE REACH

REQUIRED CLEARANCES



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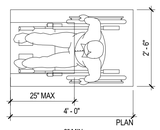
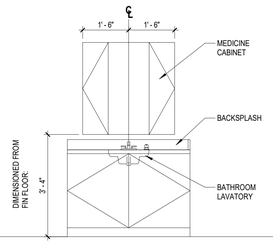
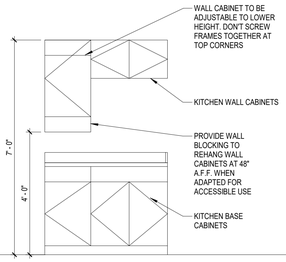


ANSI306
TOE CLEARANCE

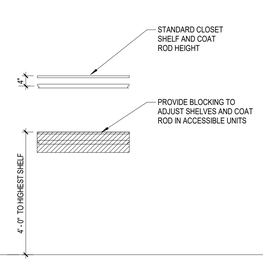
BLOCKING REQUIREMENTS



ANSI603
ACCESSIBLE UNIT: BATHROOM MEDICINE CABINET

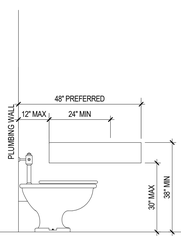


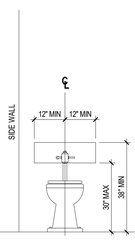
ANSI603
ACCESSIBLE UNIT: KITCHEN WALL CABINETS

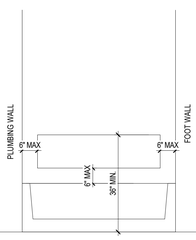


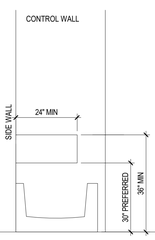
ANSI603
ACCESSIBLE UNIT: CLOSET SHELVING AND RODS

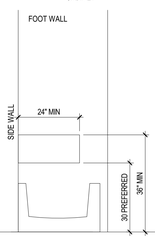
BLOCKING REQUIREMENTS

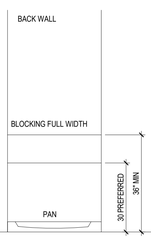








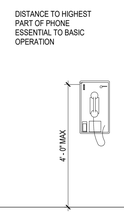




NOTE:
GRAB BARS ARE SHOWN FOR REFERENCE ONLY TO INDICATE LOCATIONS WHERE CONTRACTOR IS TO INSTALL BLOCKING IN WALLS FOR FUTURE INSTALLATION OF GRAB BARS. ALL UNITS (BOTH ACCESSIBLE AND NON-ACCESSIBLE) ARE TO BE PREPPED WITH WALL BLOCKING TO ACCOMMODATE FUTURE GRAB BARS AS REQUIRED BY ACCESSIBILITY CODES.

ACCESSORY MOUNTING HEIGHTS

ALL OPERATING DEVICES (I.E.LIGHT SWITCHES, ETC.)



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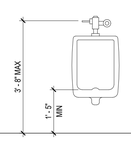

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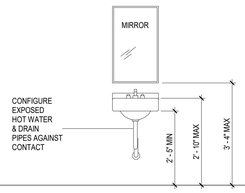
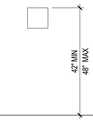


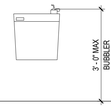
SINK & MIRROR/ WORK SURFACE

SIGNS

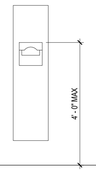
VARIOUS



FIRE ALARM PULL STATIONS



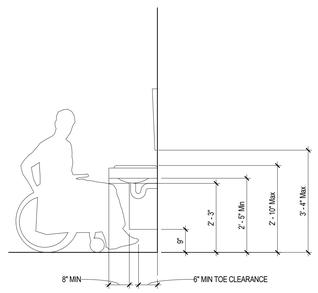
ELECTRIC WATER COOLER



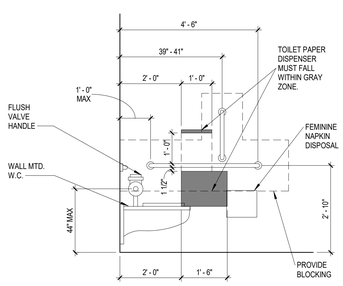
PAPER TOWEL DISP.

SOAP DISPENSER

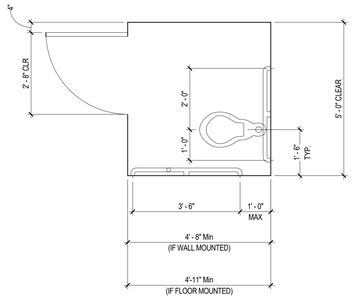
ADA GUIDELINES



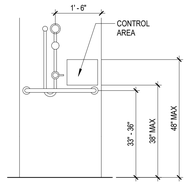
ADA ACCESSIBLE SINK



ADA ACCESSIBLE TOILET STALL ELEVATION



ADA ACCESSIBLE TOILET STALL PLAN



ADA ACCESSIBLE SHOWER

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200 East Main Street
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designcollaborative.com

MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TRIMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

FHA NOTES

G2.2

7/28/2021 6:17:17 PM

CSW I, LLC Property (Doc. 2020078676)

Parcel I:

Lots 1, 2, and 4 of the Subdivision of Lot 564, Hanna's Addition to the City of Fort Wayne according to the plat thereof, recorded in Deed Record 31, page 441, recorded in the Office of the Recorder of Allen County, Indiana.

Parcel II:

Lot Number 5 in the Subdivision of Lot 564 Hanna's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana,

Parcel III:

Lot Number 6 and the West 6 feet of Lot Number 7 in the Subdivision of Lot 564 Hanna's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana.

Parcel IV:

Subdivision Number 7 of Lot Numbered 564 in Hanna's Addition to the City of Fort Wayne, except the West 6.0 feet thereof, according to the plat thereof, recorded in Deed Record 31, page 441, in the Office of the Recorder of Allen County, Indiana.

LANDING I, LLC Property (Doc. 2018007608)

Parcel II:
Commencing at a point ninety (90) feet West of the Southwest corner of Lot Forty-Nine (49) of the Original Plat of the City of Fort Wayne, Allen County, Indiana; thence West on a line parallel to the south line of Columbia Street forty (40) feet; thence north one hundred and fifty (150) feet parallel to the West line of said Lot forty-nine (49); thence east along Columbia Street forty (40) feet; thence south one hundred and fifty (150) feet to the place of beginning.

NOTES:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83)(2011), INDIANA EAST ZONE AS DERIVED UTILIZING THE INDOT INCORS NETWORK.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES AT TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

ALL BOUNDARY INFORMATION AS SHOWN HEREON WAS ESTABLISHED BY PRIOR SURVEYS BY GOULOFF-JORDAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JANUARY 11-13, 2021.

CERTIFICATION:

I, TIMOTHY C. GOULOFF, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF INDIANA, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF.

CERTIFIED THIS 13th DAY OF JANUARY, 2021.

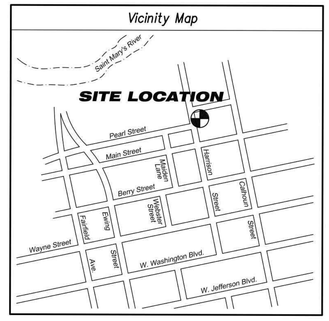
TIMOTHY C. GOULOFF, REGISTERED No.29500017 STATE OF INDIANA LAND SURVEYOR

TIMOTHY C. GOULOFF, L.S. (29500017)

LEGEND

	UTILITY POLE	COMM	UNDERGROUND COMMUNICATIONS
	LIGHT POLE	GAS	UNDERGROUND GAS LINE
	LIGHT BOLLARD	WATER	UNDERGROUND WATER LINE
	UTILITY PEDESTAL	OHU	OVERHEAD UTILITY LINE(S)
	FIRE HYDRANT	ELEC	UNDERGROUND ELECTRIC LINE
WV	WATER VALVE	COMBO	COMBINATION SEWER
(m)	MEASURED	SANITARY	SANITARY SEWER
(r)	RECORDED	STORM	STORM SEWER
(c)	CALCULATED		
FFE	FINISH FLOOR ELEVATION		

Vicinity Map



REVISIONS		
REV. NO.	DATE	DESCRIPTION

Topographic Survey

Real estate located in the City of Fort Wayne
Wayne Township, Allen County, IN
Property Address: 135 W. Columbia Street, Fort Wayne, IN 46802

GOULOFF - JORDAN SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

Performed for:
Design Collaborative

DATE:	PROJECT NUMBER
January 13, 2021	20190490
Scale: 1" = 20'	DRAWING NUMBER: 20190490(TOPOGRAPHY)
DRAWN: TMJ / CH'D: TCG	Sheet: 1 of 1

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ENGINEERING RESOURCES, INC.
4175 New Vision Drive, Fort Wayne, IN 46845
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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

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CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS

NO.	DATE	DESCRIPTION

TOPOGRAPHIC SURVEY

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July 28, 2021 10:29 AM
S:\Projects\Projects (5000-5999)\Projects (5200-5249)\5249-Columbia Street West Bldg\Drawings\Plans\5249-C0.0 Topography Survey.dwg

SITE DEMOLITION PLAN

SCALE: 1" = 10'-0"

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. (1)
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.

(1)

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.

Know what's below. Call before you dig.

DESIGN COLLABORATIVE
200 East Main Street
Suite 600
Fort Wayne, IN 46802
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260.422.4847
designcollaborative.com

ENGINEERING RESOURCES, INC.
4175 New Vision Drive, Fort Wayne, IN 46845
Ph: (260) 490-1025 Fax: (260) 490-1026
www.eri.consulting

MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

07-28-2021

MARK D. REINHARD
REGISTERED
No. 10911278
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS

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

SITE DEMOLITION PLAN

C1.0

August 27, 2021 10:29 AM
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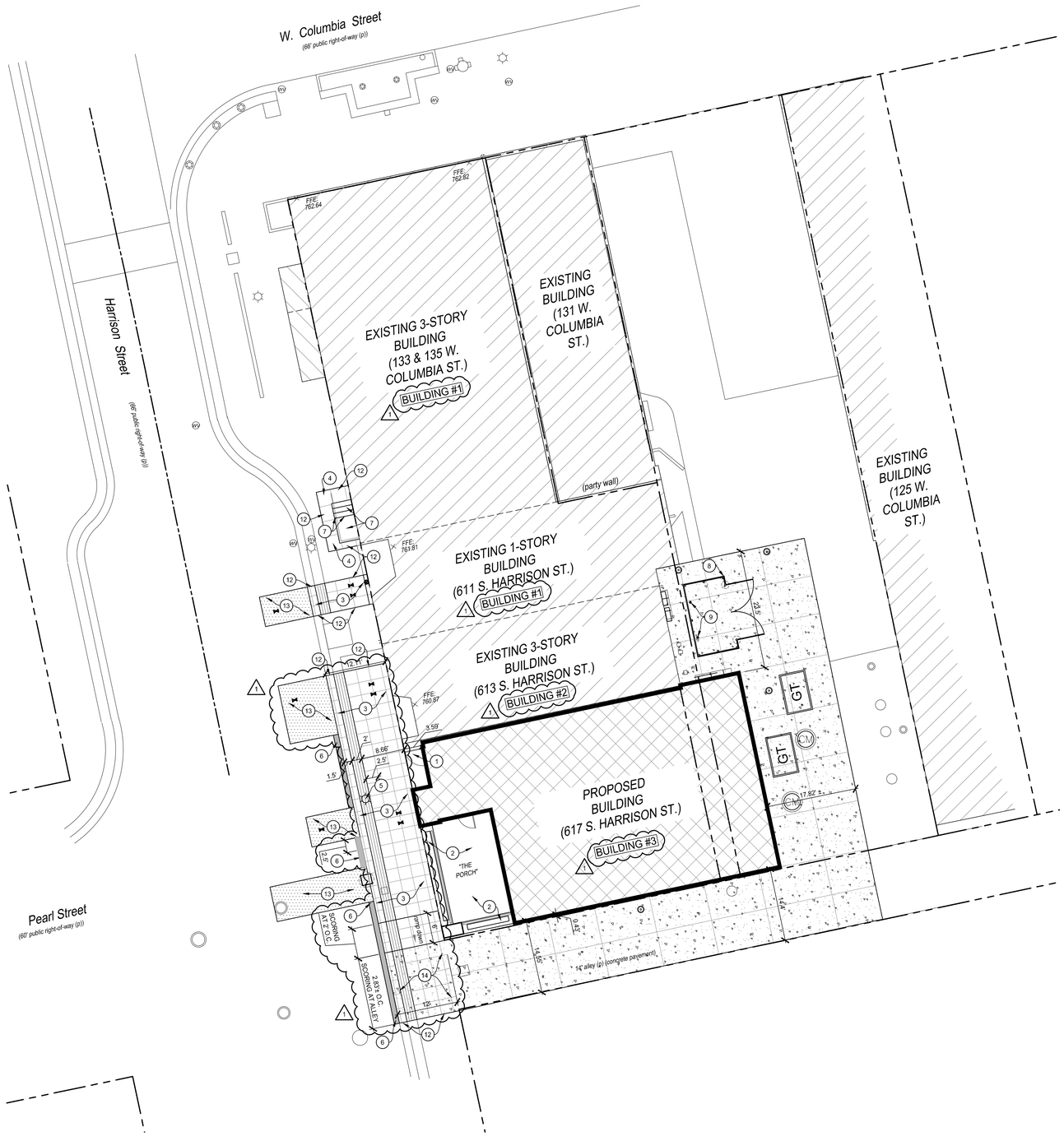


SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NORTH

LAYOUT LEGEND:

- FULL DEPTH PAVEMENT PATCH PER DETAIL #1/C5.0.
- PAVEMENT PATCH PER DETAIL #2/C5.0.
- 8" CONCRETE PER DETAIL #3/C5.0.

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

PROPOSED LEGEND:

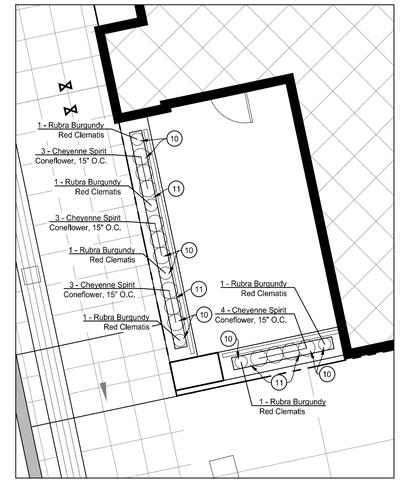
- STORM INLET / MANHOLE
- CONTROL MANHOLE
- GT GREASE TRAP
- GATE VALVE
- PIV
- SIGN

LAYOUT NOTES:

1. CONCRETE STOOP, SEE STRUCTURAL DRAWINGS.
2. ELEVATED PORCH AREA WITH PLANTERS, SEE ARCHITECTURAL / STRUCTURAL DRAWINGS.
3. 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.
4. 6" CONCRETE SIDEWALK PER DETAILS #5 AND #6/C5.0.
5. RELOCATED STREET LIGHTING. COORDINATE WITH THE CITY OF FORT WAYNE STREET DEPARTMENT.
6. 12" MINIMUM PAVEMENT PATCH AS NEEDED TO PROVIDE A CLEAN EDGE WITH EXISTING ASPHALT PER DETAIL #2/C5.0.
7. CONCRETE STEPS WITH HANDRAIL. SEE ARCHITECTURAL / STRUCTURAL DRAWINGS.
8. DUMPSTER ENCLOSURE PER DETAIL #14/C5.0.
9. PIPE BOLLARDS PER DETAIL #15/C5.0.
10. PLANT PERENNIALS PER PLANTING DETAIL #17/C5.0.
11. PLANTER SHALL HAVE 3" OF HARDWOOD SHREDDED MULCH.
12. DOWELED BUTT JOINT PER DETAIL #4/C5.0.
13. FULL DEPTH PAVEMENT PATCH PER DETAIL #1/C5.0.
14. 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.



SITE LANDSCAPE PLAN

SCALE: 1" = 5'

NORTH

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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COLUMBIA STREET WEST

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W Columbia Street & S Harrison Street
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PROJECT: 2020.0136

07-28-2021

MARK D. REINHARD REGISTERED No. 10911278 STATE OF INDIANA PROFESSIONAL ENGINEER

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CUSTOM PHASE

ISSUE DATE: 07.28.2021

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

SITE LAYOUT PLAN

C2.0

August 27, 2021 10:29 AM
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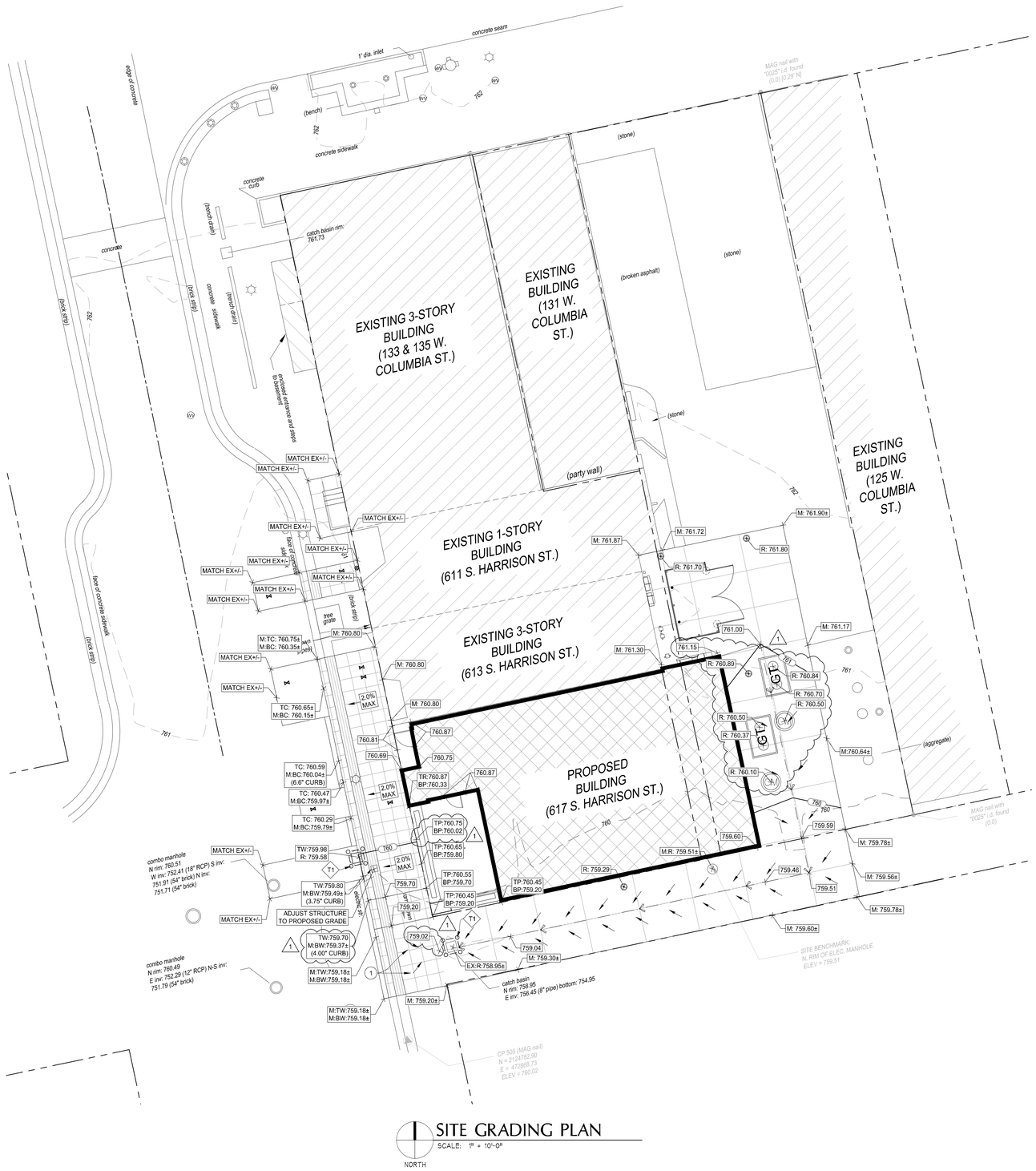

SITE GRADING PLAN

SCALE: 1" = 10'-0"

GRADING LEGEND:

- 800 — PROPOSED CONTOUR
- 801 — EXISTING CONTOUR
- M:XXX.xx± — MATCH EXISTING SPOT
- EX:XXX.xx± — EXISTING SPOT
- XXX.xx — PROPOSED SPOT
- R:XXX.xx — PROPOSED RIM
- TC:XXX.xx — PROPOSED TOP OF CURB
- BC:XXX.xx — PROPOSED BOTTOM OF CURB
- TP:XXX.xx — PROPOSED TOP OF PORCH
- BP:XXX.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:

INLET PROTECTION

DISTURBED AREA: 0.16 ACRE

DESIGN COLLABORATIVE
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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

07-28-2021

MARK D. RENARD
REGISTERED
No. 10911278
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS

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

SITE
GRADING PLAN

C3.0

September 1, 2021 10:29 AM
S:\Projects\Projects (5000-5999)\Projects (5200-5249)\5249-Columbia Street West Bldg\Drawings\Plans\5249 - C3.0 Site Grading Plan.dwg

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

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 LOCATION/REQUIREMENTS.
4. WATER CONNECTION, 8" 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.

1

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 95% MODIFIED PROCTOR TEST DENSITY.
10. ALL WATER LINES 3" OR LARGER MUST BE DISINFECTED ACCORDING TO ANSI/AWWA C651-92.
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 C600-93, 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 THEN 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 #8/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 FOR BY THE CONTRACTOR OR DEVELOPER TO 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 NEENAH R-1772 WITH "SANITARY" LETTERED, SOLID LID OR EAST JORDAN 1022Z1 WITH 1020AHDGS "SANITARY SEWER" LETTERED, SOLID LID, UNLESS OTHERWISE NOTED.
9. SEWER TO WATER MAIN SEPARATION DISTANCES SHALL CONFORM TO THE RECOMMENDED STANDARDS FOR 327 IAC 3-6-9, LATEST VERSION.
   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.
10. ANY EXISTING PIPE OR TILE(S), WHICH ARE CUT OR DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
11. ANY PAVEMENT OR IMPROVED ROAD SURFACE OR SIDEWALK CUT DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
12. 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/EXFILTRATION TEST RESULTS. THE FOLLOWING ARE CONSIDERED FLEXIBLE PIPES: DIP, PVC, HDPE, PP AND FRP.
13. ALL MANHOLES SHALL BE AIR TESTED IN ACCORDANCE WITH ASTM C1244, STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE AIR PRESSURE (VACUUM TEST).
14. 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.

PROPOSED LEGEND:

Symbol	Description	Line	Description
▢ ○	STORM INLET / MANHOLE	══	STORM SEWER
CM	CONTROL MANHOLE	— SA — SA — SA — SA —	SANITARY SEWER
GT	GREASE TRAP	— WA — WA — WA — WA —	WATER LINE
⋈	GATE VALVE	— UE — UE — UE — UE —	UNDERGROUND ELECTRIC
⊗	PIV	—— COMM —— COMM ——	UNDERGROUND COMMUNICATION
	SIGN		

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 C76 CL-111 RCP UNLESS OTHERWISE NOTED. ALL PIPE SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS AND PIPE TRENCH DETAIL #8/C5.0.
3. MAINTAIN 10'-0" MINIMUM HORIZONTAL AND 18" MINIMUM VERTICAL SEPARATION BETWEEN ALL SEWER PIPING AND POTABLE WATER PIPING. WHEN MINIMUM TOLERANCES CAN'T 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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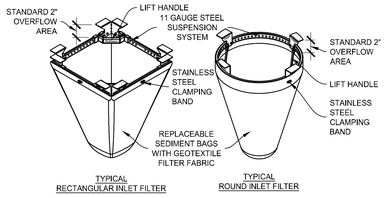
REVISIONS

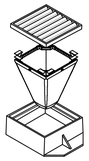
NO.	DATE	DESCRIPTION
1	09/02/2021	ADDENDUM 1

SITE UTILITY PLAN

C4.0

September 1, 2021 10:29 AM
S:\Projects\Projects (5000-5999)\Projects (5200-5249)\5249-Columbia Street West Bldg\Drawings\Plans\5249 - C4.0 Site Utility Plan.dwg



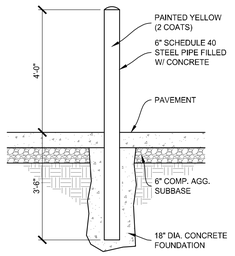


FLEXSTORM DISTRIBUTED BY: ADS
AND MANUFACTURED BY:

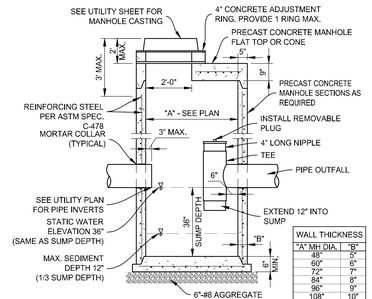
INLET & PIPE PROTECTION, INC.
24137 W. 111TH ST., UNIT A
NAPERVILLE, IL 60564
PH: (866) 287-6655
FAX: (630) 355-3477
WWW.INLETFILTERS.COM
INFO@INLETFILTERS.COM

INSTALLATION:
- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER INTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

16 PAVEMENT INLET PROTECTION
SCALE: NONE



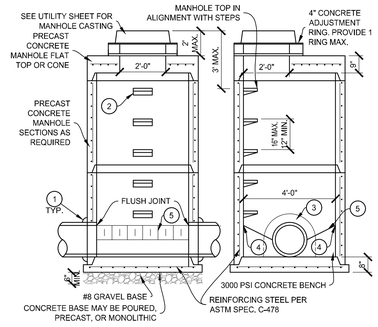
15 6" PIPE BOLLARD
SCALE: 1/2" = 1' - 0"



WALL THICKNESS	
"A" MH DIA.	"B"
48"	5"
60"	6"
72"	7"
84"	8"
96"	9"
108"	10"
120"	11"

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

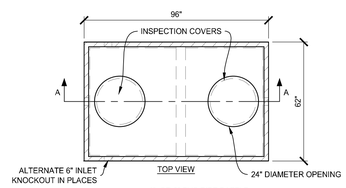
13 STORM MANHOLE W/ 3' SUMP
SCALE: 3/8" = 1'-0"

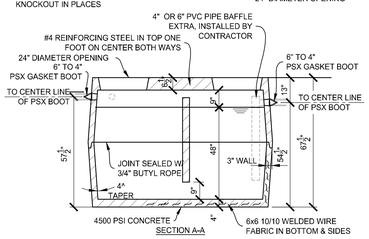


DETAIL NOTES:
1. SEAL STRUCTURE WALL WITH PSX BOOT, OR A-LOK GASKET FOR SMOOTH WALL ACCORDING TO ASTM C923.
2. STANDARD FIBERGLASS MANHOLE STEPS.
3. DRILLED OR PRECAST OPENING.
4. MATCH CROWN ELEVATION OF PIPE.
5. 4% MIN. SLOPE TO SPRINGLINE.

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

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



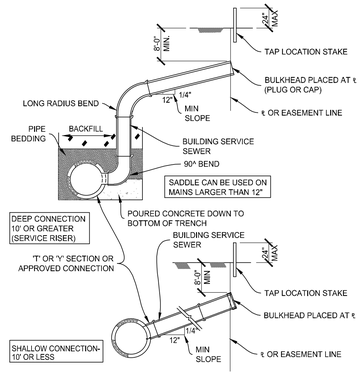


11 GREASE TRAP DETAIL
SCALE: 3/8" = 1'-0"

CASTING TYPE	CATALOG NUMBER		DESCRIPTION	PLAN VIEW	SECTION VIEW
	NEENAH	EAST JORDAN			
A	LID & FRAME: 1772	LID: 1020AHDGS FRAME: 1022Z1	SOLID W/ "SANITARY SEWER" LETTERING		
D	LID & FRAME: 3010 -A	LID & FRAME: 7010-M1	OPEN W/ FISH LOGO		

NOTES: 1. CASTINGS SPECIFIED, OR APPROVED EQUAL
2. ALL BEARING SURFACES TO BE MACHINED.
3. COMPLY WITH ASTM A48-83 CLASS #35.
*WHEN USED WITH STORM INLET, CONTRACTOR TO VERIFY IF A SPECIAL ORDER CASTING IS NEEDED TO PROVIDE SUFFICIENT SUPPORT.

10 CASTING SCHEDULE
SCALE: NONE

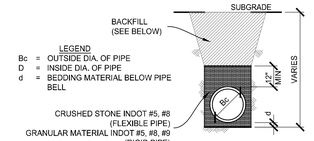


9 SANITARY SEWER TAP
SCALE: N.T.S.

BEDDING SPECIFICATIONS

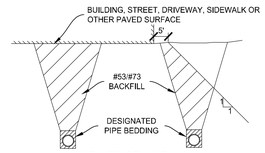
1. FOR ROCK OR OTHER NON-COMPRESSIBLE MATERIAL, THE TRENCH SHALL BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH BEDDING MATERIAL.
2.

DEPTH OF BEDDING MATERIAL BELOW PIPE	
D	d(Min.)
LESS THAN 60"	4"
60" & LARGER	6"



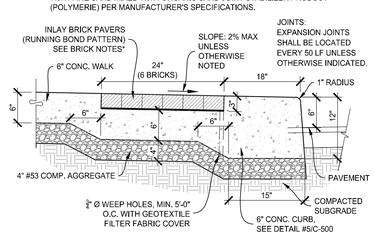
BACKFILL SPECIFICATIONS

1. BACKFILL WITHIN PUBLIC R.O.W., UNDER PAVED AREAS, AND WITHIN THE INFLUENCE OF BUILDING STRUCTURES SHALL BE INDOT #53/#73. INFLUENCE ZONE SHALL EXTEND AT A 1:1 SLOPE FROM ABOVE ITEM. COMPACTION SHALL MEET OR EXCEED 95% OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 1557.
2. BACKFILL WITHIN LAWN AREAS AND OUT OF THE INFLUENCE OF: BUILDING STRUCTURES, PAVED AREAS, AND PUBLIC R.O.W., SHALL BE STANDARD BACKFILL. STANDARD BACKFILL SHALL BE FREE OF: ROCK AND GRAVEL LARGER THAN 3" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATERIAL ACCORDING TO ASTM D 2487. COMPACTION SHALL MEET OR EXCEED 90% OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 1557.

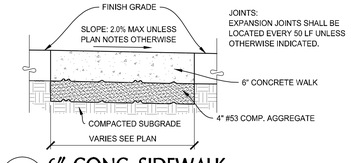


8 PIPE TRENCH DETAIL
SCALE: NONE

BRICK NOTES:
1. BRICK PAVERS 4" x 8" x 2.25" TO BE PINE HALL BRICK COMPANY, ENGLISH EDGE, FULL COLOR RANGE, MEET OR EXCEED ASTM C902, CLASS SX, TYPE I APPLICATION FX, OR CITY APPROVED EQUAL.
2. SET BRICK PAVERS IN RUNNING BOND PATTERN. SET HAND TIGHT ON 3/4" SETTING BED OF WASHED SAND MEETING ASTM C33. SWEEP JOINTS WITH FINE SAND MIXED WITH ORGANIC SAND JOINT STABILIZER PRODUCT (POLYMERIC) PER MANUFACTURER'S SPECIFICATIONS.



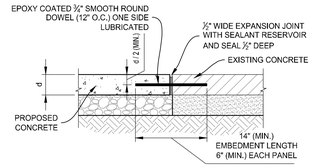
7 CURB FACE WALK W/ BRICK BAND
SCALE: 1" = 1' - 0"



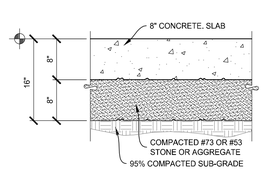
6 6" CONC. SIDEWALK
SCALE: 1" = 1' - 0"

1. CEMENT TYPE: CLASS A CONCRETE, 4000PSI AT 28 DAYS.
2. DEPTH OF CONCRETE: 6" TYPICAL AND 8" AT ALLEY AND SERVICE AREA.
3. EXPANSION JOINTS: 1/2" THICK PRE-FORMED EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   A. WHERE NEW SIDEWALK ABUTS AN EXISTING SIDEWALK, DRIVEWAY, OR CURB.
   B. EVERY 50' IN SIDEWALKS THAT ARE 100' OR MORE IN LENGTH.
4. SCORED HAND TOOLED CONSTRUCTION JOINTS: ¾" TO 1 ½" DEEP AT INTERVALS AS SHOWN ON PLANS.
5. CROSS SLOPE: NOT TO EXCEED 2.0%, WITH THE LOWEST PART OF THE SIDEWALK ABOVE THE ADJACENT CURB.
6. SURFACE FINISH: LIGHT BROOM FINISH APPLIED FROM SIDE-TO-SIDE OF THE SIDEWALK.
7. ADA COMPLIANCE: ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
8. CONCRETE SIDEWALK SHALL BE FORMED WITH FORMS, FULL DEPTH, AND NOT EARTH FORMED.

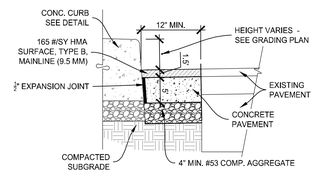
5 SIDEWALK SPECIFICATIONS
SCALE: NONE



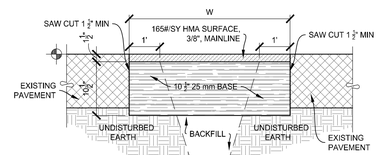
4 DOWELED BUTT JOINT
SCALE: 1" = 1'-0"



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

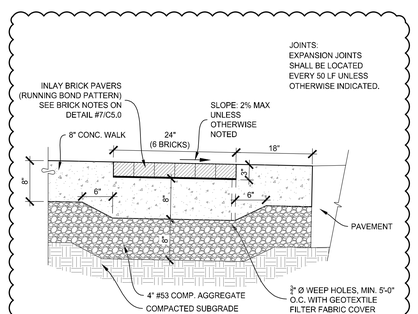


2 PAVEMENT PATCHING DETAIL
SCALE: 1" = 1'-0"

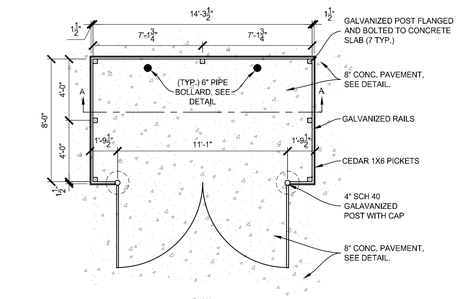


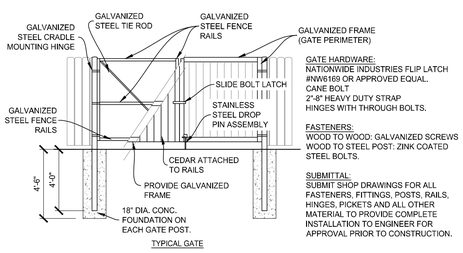
NOTES:
1. IF EXISTING PAVEMENT IS THICKER THAN 12", AN ADDITIONAL LIFT OF HMA BASE, 25MM IS TO BE USED TO MATCH THE EXISTING PAVEMENT THICKNESS.
2. SAW CUTS SHALL PROVIDE A VERTICAL, NEATM AND UNIFORM EDGE.
3. THE EXISTING VERTICAL EDGE OF PAVEMENT IS TO BE TACK COATED PRIOR TO THE PLACEMENT OF NEW ASPHALT.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

1 FULL DEPTH PAVEMENT PATCH
SCALE: NONE

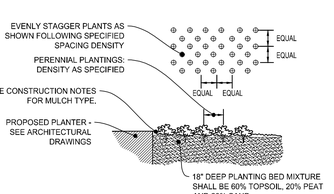


18 8" CONCRETE WITH BRICK BAND
SCALE: 1" = 1' - 0"





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



17 PERENNIAL PLANTING DETAIL
SCALE: NONE

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MODEL GROUP

COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

07-28-2021
MARK D. REINARD REGISTERED No. 10911278 STATE OF INDIANA PROFESSIONAL ENGINEER

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CUSTOM PHASE

ISSUE DATE: 07.28.2021

REVISIONS

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

SITE DETAILS

C5.0

August 27, 2021 10:29 AM
S:\Projects\Projects (5000-5999)\Projects (5200-5249)\5249-Columbia Street West Bldg\Drawings\Plans\5249 - C5.0 Site Details.dwg

DESIGN LOADS

DESIGN IS IN ACCORDANCE WITH:
2012 INTERNATIONAL BUILDING CODE AS AMENDED BY THE 2014 INDIANA BUILDING CODE.
ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

DEAD LOADS
WEIGHT OF BUILDING MATERIALS PLUS SUPERIMPOSED DEAD LOADS

LIVE LOADS:
1ST FLOOR MAIL AND PORCH (ROOMS 140 AND 141): 100 PSF
FLOOR LIVE LOAD (U.N.O.): 40 PSF
ROOF LIVE LOAD: 20 PSF

SNOW LOAD
GROUND SNOW LOAD (P_g): 20 PSF
FLAT ROOF SNOW LOAD (P_f): 25 PSF (INCLUDES 5 PSF RAIN ON SNOW SURCHARGE)
SNOW EXPOSURE FACTOR (C_e): 1.0
SNOW THERMAL FACTOR (C_t): 1.0
SNOW IMPORTANCE FACTOR (I): 1.0

SEISMIC LOAD
OCCUPANCY CATEGORY: II
SEISMIC IMPORTANCE FACTOR (I): 1.0
SEISMIC SITE CLASS: C
S_s: 0.117 S_1: 0.061
S_{ds}: 0.093 S_{d1}: 0.069
SEISMIC DESIGN CATEGORY: B
BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAME WOOD SHEARWALLS AND INTERMEDIATE REINFORCED MASONRY SHEARWALLS
SEISMIC RESPONSE COEFFICIENT (C_s): 0.027
RESPONSE MODIFICATION FACTOR (R): 3.5
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

WIND LOAD
ULTIMATE 3-SECOND WIND SPEED (V): 115 MPH
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: +/- 0.18 (ENCLOSED STRUCTURE)

SUBMITTALS

THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS TO ENABLE ALL PARTS OF THE WORK TO BE FABRICATED AND CONSTRUCTED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. ENGINEERING RESOURCES WILL REVIEW THESE SHOP DRAWINGS FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT ONLY. OMISSION OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS FROM SHOP DRAWINGS OR SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR FURNISHING THESE ITEMS, REGARDLESS OF WHETHER THE ITEM HAS BEEN REVIEWED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, ACCURACY AND FIT UP OF WORK.

WORK REQUIRING SUBMITTALS FOR STRUCTURAL ENGINEER REVIEW SHALL NOT BE STARTED BY THE CONTRACTOR PRIOR TO APPROVAL OF RELEVANT SUBMITTALS. ALL SUBMITTALS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO FORWARDING TO THE ARCHITECT AND STRUCTURAL ENGINEER. THE CONTRACTOR SHALL VERIFY THE FOLLOWING ITEMS AND STAMP THE SUBMITTAL TO VERIFY THAT THESE ITEMS HAVE BEEN ADDRESSED:

1. THE SUBMITTAL IS REQUIRED AND WHERE THE PRODUCT IS USED ON THE PROJECT.
2. THE SUBMITTAL IS BASED ON THE MOST CURRENT DRAWINGS INCLUDING ALL ADDENDA AND APPROVED CHANGES (ASI, PR, ETC.)
3. THE ARCHITECT'S AND STRUCTURAL ENGINEER'S COMMENTS FROM PREVIOUS SUBMITTALS HAVE BEEN ADDRESSED.
4. THE WORK SHOWN ON THE SUBMITTAL HAS BEEN COORDINATED WITH THE WORK OF ALL OTHER TRADES.
5. FOR RESUBMITTALS, REVISIONS FROM PREVIOUS SUBMITTALS ARE CLEARLY IDENTIFIED.
6. THE CONTRACTOR SHALL PROVIDE ALL "FIELD VERIFY" REQUESTS AND DIMENSIONS ON THE SUBMITTALS.
7. THE SUBMITTAL IS COMPLETE.

THE FABRICATOR/SUPPLIER SHALL NEITHER USE NOR REPRODUCE ANY PART OF THE STRUCTURAL DRAWINGS AS PART OF THE SHOP OR ERECTION DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPEDITING SUBMITTALS IN ORDER TO MEET THE CONSTRUCTION SCHEDULE WHILE ALLOWING 10 BUSINESS DAYS FOR ENGINEER'S REVIEW OF EACH SUBMITTAL. THE CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING AND DISTRIBUTING THE MOST CURRENT CONTRACT DOCUMENTS TO SUBCONTRACTORS PRIOR TO PREPARATION OF SUBMITTALS.

PROVIDE SUBMITTALS FOR EACH OF THE FOLLOWING ITEMS:
1. CONCRETE MIX DESIGNS
2. CONCRETE REINFORCING
3. CONCRETE MASONRY UNITS
4. CMU REINFORCING
5. CMU MORTAR AND GROUT MIX DESIGNS
6. POST-INSTALLED ANCHORS INCLUDING INSTALLATION INSTRUCTIONS AND PROCEDURES
7. POST-INSTALLED ANCHORS INSTALLER QUALIFICATIONS
8. COLUMN ANCHOR BOLT LAYOUT AND DETAILS
9. STRUCTURAL STEEL
10. MISCELLANEOUS STEEL (LINTELS, EMBEDS, ETC.)
11. ENGINEERED WOOD PRODUCTS (I-JOISTS, LVL, PSL, LSL, GLU-LAM)

SUBMIT DELEGATED DESIGN SUBMITTALS FOR STRUCTURAL ENGINEER OF RECORD REVIEW FOR EACH OF THE FOLLOWING ITEMS:
1. SHOP FABRICATED WOOD TRUSSES
2. MICROPILES INCLUDING MICROPILE INSTALLATION RECORDS
3. TEMPORARY EXCAVATION SUPPORT SYSTEMS, INCLUDING UNDERPINNING
4. SHORING AND BRACING SYSTEMS

ALL SUBMITTALS INDICATED AS DELEGATED DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS. SUBMITTALS THAT DO NOT CONTAIN THIS INFORMATION WILL BE REJECTED. THE STRUCTURAL ENGINEER'S LIMITED REVIEW OF DELEGATED DESIGN SUBMITTALS ARE FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT, DESIGN LOADING, AND IMPOSED LOADS ON THE PRIMARY STRUCTURE.

DELEGATED DESIGN SUBMITTALS SHALL INCLUDE DESIGN CALCULATIONS, MEMBER PROPERTIES, FASTENER REQUIREMENTS, ASSEMBLY DETAILS AND CONNECTION DETAILS

DELEGATED DESIGN CALCULATIONS SHALL BE SUBMITTED PRIOR TO, OR INCLUDED WITH, THE ASSOCIATED SHOP DRAWING SUBMITTAL.

THE CONTRACTOR OR THEIR SUPPLIER SHALL EMPLOY OR RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED TO DESIGN AND DETAIL THE ITEMS NOTED AS A DELEGATED DESIGN. DELEGATED DESIGN CALCULATIONS AND RELATED DRAWINGS SHALL CONTAIN THE FOLLOWING, AS A MINIMUM:

1. COVER PAGE SIGNED AND SEALED BY THE DELEGATED DESIGN STRUCTURAL ENGINEER INCLUDING A STATEMENT OF CERTIFICATION THAT THE SUBMITTED CALCULATIONS ARE IN CONFORMANCE WITH THE DESIGN CRITERIA PROVIDED IN THE CONTRACT DOCUMENTS AND THAT THE RELATED SHOP DRAWINGS ARE IN CONFORMANCE WITH THE SUBMITTED CALCULATIONS.
2. TABLE OF CONTENTS PLACED ON OR IMMEDIATELY FOLLOWING THE COVER SHEET.
3. SUMMARY OF APPLICABLE CODE CRITERIA, LOAD DATA, AND PERFORMANCE CRITERIA AS OUTLINED IN THE CONTRACT DOCUMENTS.
4. CLEAR DEFINITION OF THE LOCATION(S) IN THE STRUCTURE WHERE EACH CALCULATION APPLIES. CROSS REFERENCE THE SHOP DRAWINGS WITH SPECIFIC DETAIL REFERENCES.
5. LOCATION, TYPE, MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON THE STRUCTURE BY THE DELEGATED DESIGN SYSTEM/COMPONENTS ALONG WITH STRUCTURAL DEFLECTIONS THE COMPONENTS ARE ABLE TO ACCOMMODATE.

PRODUCT DATA SUBMITTALS

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL PRODUCT DATA FOR THE SPECIFIC ITEMS LISTED BELOW. CONTRACTOR SHALL NOT USE PRODUCTS OTHER THAN THOSE SUBMITTED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

1. CONCRETE CURING COMPOUND
2. CONCRETE JOINT SEALANT
3. WATER STOPS
4. EXPANSION ANCHORS
5. ADHESIVE ANCHORS
6. NON-SHRINK GROUT
7. CONCRETE ACCESSORIES
8. ENGINEERED WOOD PRODUCTS (I-JOISTS, LVL, PSL, LSL, GLU-LAM)
9. WOOD CONNECTOR HARDWARE

ALL PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN WRITING AND APPROVED PRIOR TO CONSTRUCTION. ALL SUBSTITUTED PRODUCTS SHALL EXHIBIT EQUAL OR BETTER PERFORMANCE THAN THE SPECIFIED PRODUCT IN ORDER TO BE CONSIDERED FOR APPROVAL BY THE STRUCTURAL ENGINEER.

GENERAL NOTES

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COPIES OF ALL DRAWINGS AND SPECIFICATIONS TO THEIR SUBCONTRACTORS, INCLUDING ALL REVISIONS, AND FOR ENSURING THAT FIELD PERSONNEL HAVE THE MOST CURRENT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS AND INFORMATION ON THE DRAWINGS. ALL DATA ON EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS IS APPROXIMATE AND IS SHOWN FOR GENERAL REFERENCE BASED ON AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD THAT AFFECT CONSTRUCTION PRIOR TO SHOP DRAWINGS SUBMITTALS OR COMMENCING WORK ON THE AFFECTED ITEMS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS AND SPECIFICATIONS WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER DISCIPLINES/TRADES ALONG WITH DELEGATED DESIGN ELEMENTS. IF A DISCREPANCY IS FOUND THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION AND SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL A WRITTEN RESOLUTION IS PROVIDED BY THE DESIGN TEAM.

ANY CONFLICTS OBSERVED BETWEEN THE WRITTEN SPECIFICATIONS AND THE STRUCTURAL DRAWINGS DURING PROJECT BIDDING OR PROJECT CONSTRUCTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES/TRADES FOR ANCHORED, EMBEDDED AND SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, JOBSITE SAFETY, AND ADHERING TO ALL APPLICABLE SAFETY CODES AND REGULATIONS. SITE OBSERVATION VISITS BY THE ENGINEER AND ENGINEER'S REVIEW OF SUBMITTALS DO NOT INCLUDE REVIEW OF MEANS AND METHODS OR THE CONTRACTOR'S JOBSITE SAFETY PROCEDURES/PROGRAM, NOR DO THEY CONSTRUE ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR THESE ITEMS. SITE OBSERVATION VISITS AND FIELD REPORTS BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS IN GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ARE NOT MEANT AS AN INSPECTION OR SPECIAL INSPECTION OF THE QUALITY OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY ERECTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND REMOVAL OF ALL TEMPORARY SHORING, SHEETING, TEMPORARY BRACING OR GUYING, AND OTHER MEASURES NEEDED TO MAINTAIN STABILITY OF THE STRUCTURE AT ALL TIMES. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF CRANE AND BUCK HOIST FOUNDATIONS. WHERE ANY OF THE ABOVE ITEMS ARE SHOWN ON THE DRAWINGS IT IS FOR CONCEPT ONLY. THE CONTRACTOR SHALL EMPLOY OR ENGAGE A LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED TO DESIGN THE ABOVE ITEMS WHERE THEY ARE REQUIRED.

THE CONTRACTOR SHALL NOT NOTCH, CUT OR OTHERWISE MODIFY ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL OF THE ENGINEER, UNLESS SPECIFICALLY DETAILED IN THE DRAWINGS. IF STRUCTURAL MODIFICATIONS ARE REQUIRED, COORDINATE WITH STRUCTURAL ENGINEER PRIOR TO FABRICATION AND/OR INSTALLATION OF ANY STRUCTURAL ELEMENTS.

CONTRACTOR SHALL COORDINATE ELEVATOR PITS, SHAFTS, SLAB OPENINGS, WALL OPENINGS, INCLUDING ANY TEMPORARY OPENINGS NECESSARY FOR ELEVATOR INSTALLATION, FRAMING LOCATIONS, GUIDE RAIL SUPPORTS, DIVIDER BEAMS, HOIST BEAMS AND SUMP PITS WITH ELEVATOR SUPPLIER AND ALL OTHER AFFECTED TRADES PRIOR TO CONSTRUCTION AS REQUIRED FOR PROPER INSTALLATION AND OPERATION.

LOADS IMPOSED ON STRUCTURE AND LOADS SUSPENDED FROM STRUCTURE

THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF ASCE37, ADOPTED EDITION. FOR ASSUMED CONSTRUCTION LIVE LOAD REQUIREMENTS, SEE "DESIGN LOADS". IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CONSTRUCTION LOADS DO NOT EXCEED THE CAPACITY OF ANY STRUCTURAL ELEMENT AT THE TIME THE LOADS ARE APPLIED, INCLUDING BUT NOT LIMITED TO: WEIGHTS OF MATERIALS, WEIGHTS OF EQUIPMENT AND WORKERS, AND ALL LOADS APPLIED FROM TEMPORARY LIFTS, HOISTS AND CRANES, ETC.

LOADS IMPOSED ON THE STRUCTURE BY CONSTRUCTION EQUIPMENT AND BUILDING SYSTEMS (CURTAIN WALLS, STAIRS, ELEVATORS, DUCTWORK, PIPING, MEP EQUIPMENT, CLADDING, AND ANY OTHER ITEMS) SHALL IMPART HORIZONTAL LOADS ONLY AT FLOOR AND ROOF DIAPHRAGMS AND MAY NOT CAUSE A TORSIONAL LOAD ON ANY COMPONENT OF THE STRUCTURE UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS. VERTICAL LOADS IMPOSED BY THESE ITEMS SHALL NOT OVERLOAD OR CAUSE EXCESS DEFLECTION IN ANY STRUCTURAL COMPONENT. SUBMITTALS FOR THESE ITEMS SHALL LIST ALL LOADS IMPOSED ON THE PRIMARY STRUCTURE FOR REVIEW BY STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL COORDINATE AND PROVIDE SUPPLEMENTAL SUPPORT FRAMING FOR ITEMS SUSPENDED FROM THE STRUCTURE INCLUDING, BUT NOT LIMITED TO, CEILINGS, LIGHTS, PIPING, DUCTWORK, MEP EQUIPMENT, CONDUIT, ETC. SUPPLEMENTAL FRAMING SHALL DISTRIBUTE THE LOADING TO PRIMARY FRAMING MEMBERS TO AVOID LARGE POINT LOADS ON INDIVIDUAL STRUCTURAL COMPONENTS. LOADS SHALL NOT BE SUPPORTED FROM STEEL ROOF DECK OR STEEL FORM DECK. LOADS SUSPENDED FROM HANGER TABS OR POST INSTALLED ANCHORS FROM BOTTOM OF COMPOSITE FLOOR DECK SHALL NOT EXCEED 50 POUNDS AT ANY LOCATION.

DISSIMILAR METALS

DISSIMILAR METALS SHALL BE ELECTRICALLY ISOLATED TO PREVENT GALVANIC CORROSION USING NON-CONDUCTIVE WASHERS, SLEEVES, GASKETS, COATINGS OR OTHER METHODS APPROVED BY THE STRUCTURAL ENGINEER.

SUBGRADE, EXCAVATION, & BACKFILL

A SUBSURFACE SOIL INVESTIGATION WAS COMPLETED BY GME TESTING ON JANUARY 04, 2021. ENGINEERING RESOURCES, INC. HAS RELIED EXCLUSIVELY ON THE CONTENTS AND RECOMMENDATIONS WITHIN THIS REPORT BUT ACCEPTS NO RESPONSIBILITY FOR ITS CONTENTS OR ACCURACY.

THE GEOTECHNICAL REPORT INDICATES THAT THE NEAR SURFACE FILL MATERIAL IS NOT SUITABLE FOR BEARING AND RECOMMENDS REMOVAL OF THIS SOIL. SINCE THE BUILDING DOES NOT HAVE A BASEMENT AND DUE TO SITE CONSTRAINTS, REMOVAL OF THE EXISTING FILL IS PROHIBITIVE. BASED ON SUBSEQUENT CORRESPONDENCE WITH THE GEOTECHNICAL ENGINEER, MICROPILE FOUNDATIONS AND A STRUCTURAL FLOOR SLAB AT THE FIRST LEVEL WILL BE UTILIZED IN LIEU OF CONVENTIONAL FOUNDATIONS AND A CONVENTIONAL SLAB ON GRADE.

THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS AND SOILS REPORT FOR:
SUBGRADE AND GRADE PREPARATION FOR FILL, FOUNDATIONS, AND FLOOR SLABS
SELECTION, PLACEMENT AND COMPACTION OF FILL SOILS

FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT, SHALL BE REPORTED TO THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

EXCAVATIONS FOR ALL FOUNDATIONS SHALL BE CLEANED AND SHALL BE PROTECTED AND MAINTAINED UNIFORM UNTIL CONCRETE IS PLACED.

FOOTINGS SHALL BE PLACED THE SAME DAY EXCAVATIONS ARE OPENED. OTHERWISE ADEQUATELY PROTECT THE EXPOSED MATERIAL IN THE BASE OF THE FOOTING EXCAVATIONS FROM ANY DETRIMENTAL CHANGE IN CONDITION, INCLUDING DISTURBANCE, RAIN, OR FREEZING. SURFACE RUNOFF SHALL NOT BE ALLOWED TO ENTER THE EXCAVATIONS.

THE SUBGRADE FOR ALL FOUNDATIONS AND SLABS SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE. CONCRETE SHALL NOT BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER.

AFTER CONCRETE PLACEMENT, PROVIDE MEASURES AS REQUIRED TO PREVENT WATER PENETRATION INTO THE FOUNDATION SUBGRADES UNTIL BACKFILLING AROUND FOUNDATIONS IS COMPLETE.

AFTER FOUNDATION CONSTRUCTION IS COMPLETE, PROPERLY PLACE AND COMPACT BACKFILL MATERIAL. ON BOTH SIDES OF BELOW-GRADE WALLS, BACKFILL EVENLY ON EACH SIDE OF EACH WALL TO PREVENT UNBALANCED SOIL LOADS AGAINST THE WALL.

CAST-IN-PLACE CONCRETE NOTES

REINFORCED CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE ADOPTED EDITION OF THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) AND COMMENTARY (ACI 318R).

CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED, SPACED IN FORMS, AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE ADOPTED EDITIONS OF THE FOLLOWING STANDARDS: ACI 301, ACI 315, ACI 318, ACI DETAILING MANUAL (SP66), AND CRSI MANUAL OF STANDARD PRACTICE.

MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO THE ADOPTED EDITION OF THE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301). READY-MIXED CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C94. IN CASE OF A DISCREPANCY, THE PLANS AND SPECIFICATIONS SHALL GOVERN.

CONCRETE PLACEMENT SHALL COMPLY WITH THE GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE (ACI 304), FOR PLACING CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS. DO NOT BEGIN CONCRETE PLACEMENT UNTIL OTHER AFFECTED WORK IS COMPLETED.

IN COLD WEATHER CONDITIONS, MIXING, PLACING, FINISHING, CURING AND PROTECTION OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE ADOPTED EDITION OF ACI 306R, COLD WEATHER CONCRETING. WINTER CONSTRUCTION: INTERIOR FOOTINGS ARE NOT BEARING BELOW FROST DEPTH. IF THE BUILDING IS NOT ENCLOSED PRIOR TO WINTER THE CONTRACTOR SHALL PROTECT THESE ELEMENTS TO PREVENT THE SUBGRADE BELOW FROM FREEZING. IF THIS IS NOT FEASIBLE, THESE FOOTINGS SHALL BE OVER-EXCAVATED AT LEAST 36" BELOW GRADE AND LEAN CONCRETE PLACED UP TO BEARING ELEVATION. IF THE INTERIOR FLOOR SLAB WILL BE SUBJECT TO FREEZE-THAW CYCLES DURING CONSTRUCTION, THE CONCRETE MIX SHALL CONTAIN THE PROPER AMOUNT OF AIR ENTRAINMENT AS NOTED IN THE DESIGN MIXES.

IN HOT WEATHER CONDITIONS, MIXING, PLACING, FINISHING, CURING AND PROTECTION OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE ADOPTED EDITION OF ACI 305R, HOT WEATHER CONCRETING.

QUALITY ASSURANCE SHALL COMPLY WITH PROVISIONS OF SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301), HOT WEATHER CONCRETING (ACI 305), COLD WEATHER CONCRETING (ACI 306), BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), AND CRSI "MANUAL OF STANDARD PRACTICE."

SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED EDITION OF THE GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION (ACI 302.1R).

THE CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE STRUCTURAL ENGINEER A MIX DESIGN FOR EACH PROPOSED CLASS OF CONCRETE. EACH MIX DESIGN SHALL BE IDENTIFIED BY A MIX NUMBER OR OTHER UNIQUE IDENTIFICATION. THE CONTRACTOR SHALL NOT VARY FROM THE MIX DESIGNS NOR USE ANY CONCRETE OTHER THAN THE APPROVED MIX DESIGNS WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR SHALL SUBMIT STEEL REINFORCEMENT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL INCLUDE SECTIONS, DETAILS, ELEVATIONS, ETC. AS REQUIRED TO CLEARLY SHOW THE PLACEMENT OF ALL REINFORCING.

REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, DEFORMED BAR UNLESS OTHERWISE NOTED.

REINFORCING STEEL ASTM A706, GRADE 60, DEFORMED BAR SHALL BE USED WHERE REINFORCING STEEL REQUIRES WELDING (LOCATIONS NOTED ON THE DRAWING OR APPROVED BY THE STRUCTURAL ENGINEER). WELDING OF REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN WELDING SOCIETY STANDARD D1.4. E90 ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCING STEEL SHALL COMPLY WITH AWS D1.4.

REINFORCEMENT SHALL BE SUPPORTED IN ITS SPECIFIED AND PROPER POSITION BY USE OF BRICKS, WIRES, OR CHAIRS. SUCH DEVICES SHALL BE SUFFICIENTLY STRONG AND PROPERLY PLACED AT FREQUENT INTERVALS SO AS TO MAINTAIN THE COVER BETWEEN THE REINFORCING AND THE SURFACE OF THE CONCRETE. THE REINFORCEMENT SHALL BE PLACED AS SHOWN ON THE DRAWINGS WITHIN ±1/4". DESIGN OF THE SUPPORT SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

FIELD WELDING OR BENDING OF REINFORCING IS NOT PERMITTED EXCEPT WHERE SHOWN ON THE DRAWINGS OR OTHERWISE APPROVED.

ALL REINFORCING BARS ARE DEFORMED AND CONTINUOUS, UNLESS NOTED OTHERWISE.

WET STICKING (MUCKING IN) OF REINFORCEMENT IS NOT ACCEPTABLE.

WELDED WIRE REINFORCEMENT SHALL BE SMOOTH WIRE FABRIC CONFORMING TO ASTM A1064. REINFORCEMENT SHALL BE SUPPLIED IN FLAT SHEETS AND LAPPED A MINIMUM OF ONE SPACE PLUS 2 INCHES. ALL WELDED WIRE FABRIC SHALL BE SUPPORTED ON CONCRETE BRICKS, WIRE, OR CHAIRS. WELDED WIRE FABRIC SHALL NOT BE LIFTED INTO PLACE DURING CONCRETE PLACEMENT.

WELDED WIRE REINFORCEMENT SHALL BE PLACED AS FOLLOWS, UNLESS NOTED OTHERWISE:
SLABS ON GRADE: 2" DOWN FROM TOP OF SLAB

COORDINATE EMBED PLATE LOCATIONS AND SIZES WITH STRUCTURAL DETAILS AND ELEVATIONS. INSERTS AND EMBEDMENTS SHALL BE ANCHORED SECURELY AND POSITIONED SO THAT THEY WILL BE FLUSH WITH THE FINISHED CONCRETE SURFACE TO A TOLERANCE OF 1/8 INCH, UNLESS NOTED OTHERWISE. COORDINATE WITH ALL TRADES FOR THE INSTALLATION OF ALL REQUIRED SLEEVES AND INSERTS.

FOR UNDERGROUND UTILITIES ADJACENT TO FOUNDATIONS AND THROUGH FOUNDATIONS SEE TYPICAL STEP FOOTING DETAIL SHOWING STEPS IN FOOTINGS AS REQUIRED TO AVOID UNDERMINING OF STRUCTURE BY UTILITIES.

DO NOT INSTALL OR EMBED ALUMINUM ITEMS, INCLUDING BUT NOT LIMITED TO ALUMINUM CONDUIT, SLEEVES, OR EMBEDS, INTO OR IN CONTACT WITH CONCRETE.

PROVIDE SLEEVES AND BLOCKOUTS AS SHOWN ON THE APPROVED MECHANICAL, ELECTRICAL, FIRE PROTECTION AND PLUMBING SHOP DRAWINGS IN ACCORDANCE WITH THE STRUCTURAL DETAILS. CONCRETE BEAMS AND SLABS SHALL NOT BE SLEEVED, BOXED-OUT OR HAVE THEIR REINFORCING INTERRUPTED EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS.

COORDINATE FLOOR DRAINS AND SLOPES WITH ARCHITECTURAL & PLUMBING PLANS. VERIFY ALL ELEVATIONS PRIOR TO CONCRETE PLACEMENT.

SEE ARCHITECTURAL DRAWINGS FOR FOUNDATION INSULATION REQUIREMENTS. ANY INSULATION SHOWN ON THE STRUCTURAL DRAWINGS IS FOR GENERAL VISUAL REFERENCE ONLY, UNLESS NOTED OTHERWISE. SEE THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR EXACT LOCATION, PLACEMENT, THICKNESS AND MATERIAL REQUIREMENTS.

CONCRETE SHALL NOT BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER.

WHERE NEW CONCRETE IS PLACED AGAINST HARDENED/EXISTING CONCRETE, VERIFY SOUNDNESS OF EXISTING CONCRETE AND REMOVE ALL LOOSE MATERIAL, SNOW, ICE, FROST, WATER, SOIL, DEBRIS AND OTHER DETRIMENTAL MATERIALS PRIOR TO PLACEMENT OF NEW CONCRETE. THE EXISTING CONCRETE SHALL BE MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.

CONSTRUCTION JOINTS SHALL BE LOCATED ONLY IN ACCORDANCE WITH APPROVED SHOP DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER. NO HORIZONTAL CONSTRUCTION JOINTS SHALL BE PLACED IN FOOTINGS, FOUNDATION WALLS, PIERS, MAT FOUNDATIONS, BEAMS, JOISTS, OR SLABS, UNLESS SHOWN ON DRAWINGS. VERTICAL CONSTRUCTION JOINTS IN STRIP FOOTINGS AND FOUNDATION WALLS MAY BE LOCATED AT THE DISCRETION OF THE CONTRACTOR SUBJECT TO REVIEW BY THE ENGINEER. UNLESS SPECIFICALLY NOTED OTHERWISE REINFORCING SHALL BE CONTINUOUS ACROSS JOINTS.

CONCRETE EDGES EXPOSED IN FINAL CONDITION SHALL BE CHAMFERED 3/4" UNLESS NOTED OTHERWISE.

CURING PROCEDURES SHALL COMPLY WITH ACI 302.1R AND USE OF CURING MATERIALS SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

PROVIDE CURING OF CONCRETE SLABS AS REQUIRED TO ACCOMMODATE FLOOR FINISHES AND FINISH MATERIALS PER THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. REVIEW ALL FLOOR FINISH REQUIREMENTS PRIOR TO PLACEMENT OF CONCRETE SLABS AND COORDINATE SLAB MIX, PLACEMENT AND CURING TO COMPLY WITH FINISH FLOORING MATERIAL MANUFACTURER'S REQUIREMENTS.

CONTRACTOR SHALL REVIEW ALL REQUIRED FLOOR FINISH MATERIAL REQUIREMENTS PRIOR TO PLACEMENT OF CONCRETE AND SHALL PROVIDE FLOOR SLAB FLATNESS AND LEVELNESS MEETING THE FINISH MATERIAL SUPPLIER'S WRITTEN REQUIREMENTS. FLATNESS AND LEVELNESS SHALL BE THE MORE STRINGENT OF THE FINISH MATERIAL REQUIREMENTS AND AS NOTED IN THE SLAB ON GRADE FLATNESS / LEVELNESS SCHEDULE OR THE SLAB ON METAL DECK FLATNESS SCHEDULE.

REINFORCED MASONRY NOTES

SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND WALL SECTION REFERENCES.

MASONRY CONSTRUCTION SHALL COMPLY WITH THE ADOPTED EDITION OF ACI 530.1/ASCE 6/ TMS 602 ALONG WITH CURRENT NCMA GUIDELINES UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOR HOT-WEATHER AND COLD-WEATHER CONSTRUCTION REFER TO ADDITIONAL REQUIREMENTS IN ACI 530.1/ASCE 6/ TMS 602.

MINIMUM COMPRESSIVE STRENGTH OF MASONRY, f'm = 2000 PSI.

CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90 AND HAVE A MINIMUM NET-AREA COMPRESSIVE STRENGTH OF 2800 PSI. CONCRETE MASONRY UNITS SHALL HAVE A NORMAL WEIGHT DENSITY CLASSIFICATION.

MORTAR FOR UNIT MASONRY SHALL COMPLY WITH ASTM C 270 PROPORTION SPECIFICATION. PROVIDE THE FOLLOWING TYPES OF MORTAR FOR APPLICATION STATED:

FOR MASONRY BELOW GRADE OR IN CONTACT WITH EARTH:	TYPE M
FOR REINFORCED MASONRY:	TYPE S
FOR INTERIOR NON-LOAD-BEARING PARTITIONS:	TYPE N

GROUT FOR UNIT MASONRY SHALL COMPLY WITH ASTM C476. PROPORTION GROUT IN ACCORDANCE WITH ASTM C476. GROUT STRENGTH SHALL BE EQUAL TO OR EXCEED THE LISTED f'm, BUT NOT LESS THAN 2000 PSI.

ALL VERTICAL REINFORCING STEEL BARS AND BOND BEAM REINFORCING STEEL BARS IN MASONRY WALLS SHALL BE ASTM A615, GRADE 60. ALL MASONRY WALLS SHALL BE REINFORCED WITH GALVANIZED 9 GAUGE LADDER OR TRUSS STYLE HORIZONTAL JOINT REINFORCEMENT MEETING ASTM A951. PROVIDE PREFABRICATED CORNER AND INTERSECTING REINFORCING PIECES AT WALL CORNERS AND INTERSECTIONS.

GROUT SHALL BE PLACED IN A CONTINUOUS POUR IN GROUT LIFTS NOT EXCEEDING 5 FEET IN HEIGHT FOR GROUT PLACED WITHOUT CLEANOUTS.

ALL REINFORCEMENT MUST BE INSTALLED AND SECURELY ANCHORED IN PLACE PRIOR TO PLACEMENT OF GROUT.

WET STICKING (MUCKING IN) OF REINFORCEMENT IS NOT PERMITTED.

COORDINATE REQUIRED OPENINGS WITH ALL TRADES AND PROVIDE MASONRY OR STEEL LINTELS FOR ALL OPENINGS GREATER THAN 1'-0". PROVIDE 100% SOLID BEARING, A OF MINIMUM THREE COURSES UNDER BEAMS AND TWO COURSES UNDER JOISTS, UNLESS DETAILED OTHERWISE.

THE MASONRY CONSTRUCTION FOR THIS STRUCTURE AS SHOWN IS NON-SELF SUPPORTING UNTIL ALL THE STRUCTURAL ELEMENTS ARE IN PLACE AND FULLY CONNECTED AS INDICATED IN THESE DOCUMENTS AND HAVE FULLY ATTAINED THEIR REQUIRED STRENGTHS. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING IN ACCORDANCE WITH GOVERNING STANDARDS AND JURISDICTIONAL REGULATIONS (I.E. STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION AND OSHA). INTERNAL BRACING, IF USED, SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.

HOLLOW MASONRY UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL ALSO BE BEDDED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS, AND IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT. SOLID UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

ALL MASONRY UNITS SHALL BE PLACED IN RUNNING BOND FASHION. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS. SPECIAL SHAPES SHALL BE PROVIDED FOR JAMBS, COLUMNS, PILASTERS, CONTROL JOINTS, CORNERS, AND LINTELS.

STRUCTURAL STEEL NOTES

UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION TO BE GOVERNED BY THE ADOPTED EDITION OF:
AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.
AMERICAN WELDING SOCIETY SPECIFICATIONS (D1.1, D1.8, ETC.).
SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS.

ALL METAL ITEMS MUST BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS MUST SHOW ALL MATERIAL SIZES, WELDS (USE STANDARD AWS SYMBOLS), DETAILS AND ERECTION INFORMATION. SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES AND SHALL INCLUDE COMPLETE ERECTION DRAWINGS, INCLUDING ERECTION DETAILS AND SECTIONS, ALONG WITH PART DRAWINGS FOR ALL STRUCTURAL STEEL.

MATERIAL SPECIFICATIONS:

W-SHAPE STEEL COLUMNS AND BEAMS:	A992
CHANNELS AND ANGLES:	A36
PLATES AND BARS:	A36
HSS MEMBERS:	A500, GRADE C
PIPE MATERIAL:	A53 GRADE B
ANCHOR RODS:	F1554, (GRADE 55 KSI, SUPPLEMENT S1 U.N.O.)
THREADED RODS:	A36

WELDED HEADED STUD SHEAR CONNECTORS: ASTM A108, GRADES 1015 THROUGH 1020, HEADED STUD-TYPE, COLD-FINISHED CARBON STEEL, AWS D1.1, TYPE B, AND WITH Fu=65 KSI. ANCHORS SHALL BE FULL-BASE WELDED USING AUTOMATICALLY TIMED WELDING EQUIPMENT AND APPROPRIATE FERRULE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF AWS D1.1.

BOLTS IN STRUCTURAL STEEL JOINTS SHALL CONFORM TO ASTM F3125 AND SHALL BE 3/4" DIAMETER GRADE A325, UNLESS NOTED OTHERWISE.

GROUT SHALL BE A NON-METALLIC, SHRINKAGE RESISTANT (WHEN TESTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM C827 OR CRD-C621), PREMIXED, NON-CORROSIVE, NON-STAINING PRODUCT CONTAINING PORTLAND CEMENT, SILICA SANDS, SHRINKAGE COMPENSATING AGENTS AND FLUIDITY IMPROVING COMPOUNDS. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 8,000 PSI IN 28 DAYS.

WELD ELECTRODES: E70 ELECTRODES (COMPLY WITH AWS REQUIREMENTS).

WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS D1.1. WELD SIZES SHOWN ON THE DRAWINGS ARE THE REQUIRED EFFECTIVE WELD SIZE. INCREASE WELD SIZES PER AWS FOR SKEWED CONNECTIONS AND CONNECTIONS WITH GAPS BETWEEN MEMBERS TO MEET THE EFFECTIVE WELD SIZE REQUIREMENT.

THE STEEL FABRICATOR SHALL DESIGN AND SUPPLY APPROPRIATE PRODUCTS FOR ALL STEEL AND METAL ITEMS NOT SPECIFICALLY DETAILED ON THE DRAWINGS.

CONNECTION DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY THE DESIGN INTENT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, BOLTS, WELDS, PLATES, ETC., AS NECESSARY FOR A COMPLETE ASSEMBLY FOR EACH CONNECTION.

FABRICATOR SHALL BE RESPONSIBLE FOR DESIGN OF ALL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS. REACTIONS PROVIDED ON DRAWINGS ARE ASD VALUES UNLESS NOTED OTHERWISE. WHERE END REACTIONS ARE NOT SHOWN ON THE PLANS, DESIGN SIMPLE BEAM CONNECTIONS FOR AT LEAST 50% OF THE ALLOWABLE UNIFORM LOAD GIVEN IN THE BEAM TABLES IN CHAPTER 3 OF THE AISC STEEL CONSTRUCTION MANUAL - ALLOWABLE STRESS DESIGN FOR THE GIVEN SPAN AND BEAM SIZE. FOR STRUCTURAL-STEEL CONNECTIONS INDICATED TO COMPLY WITH DESIGN LOADS (OTHER THAN SIMPLE SHEAR CONNECTIONS), FABRICATOR SHALL SUBMIT SUPPORTING ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

ALL HIGH STRENGTH BOLTS SHALL BE DESIGNED AS BEARING "N" TYPE SO THAT CONTINUOUS SPECIAL INSPECTION IS NOT NEEDED UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ALL JOINTS NEED TO BE TIGHTENED IN A SYSTEMATIC WAY TO ENSURE THERE ARE NO GAPS BETWEEN JOINED ELEMENTS WITHIN 1" OF EACH BOLT. USE NO MORE THAN TWO BOLT DIAMETERS FOR THE PROJECT. SKIP ONE SIZE BETWEEN BOLT DIAMETERS.

SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION AS REQUIRED BY THE AISC SPECIFICATION, CHAPTER J1.2. "SIMPLE CONNECTIONS."

UNLESS NOTED OTHERWISE, BOLTED CONNECTIONS SHALL BE TIGHTENED TO THE SNUG TIGHT CONDITION,

BOLTED CONNECTIONS THAT ARE PART OF THE LATERAL LOAD RESISTING SYSTEM THAT UNDERGO LOAD REVERSAL: ALL BOLTS SHALL BE INSTALLED AS PRETENSIONED HIGH STRENGTH BOLTS.

ALL TUBE STEEL, HOLLOW STRUCTURAL STEEL, AND PIPE SECTIONS IN EXTERIOR APPLICATIONS SHALL BE DETAILED TO KEEP WATER FROM ENTERING THE CLOSED SECTION UNLESS THE MEMBERS ARE GALVANIZED.

ALL BEAM WEB COPES MUST BE MADE TO A 1/2 INCH MINIMUM RADIUS.

MEMBER SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SHOWN ON THE CONTRACT DRAWINGS, UNLESS APPROVED BY THE ENGINEER IN WRITING.

BEFORE ERECTION PROCEEDS, AND WITH THE STEEL ERECTOR PRESENT, VERIFY ELEVATIONS OF CONCRETE AND MASONRY BEARING SURFACES AND LOCATIONS OF ALL ANCHORAGES, INCLUDING ALL ANCHOR RODS, FOR COMPLIANCE WITH REQUIREMENTS. DO NOT PROCEED WITH ERECTION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FIELD DRILLING SHALL BE WITH A MAGNETIC DRILL. BURNING OF HOLES IN STRUCTURAL STEEL IS EXPLICITLY PROHIBITED UNLESS WRITTEN PERMISSION IS GRANTED BY THE STRUCTURAL ENGINEER. DO NOT FLAME-CUT HOLES OR ENLARGE HOLES BY BURNING. DO NOT ENLARGE UNFAIR HOLES IN MEMBERS BY BURNING OR BY USING DRIFT PINS. REAM HOLES THAT MUST BE ENLARGED TO ADMIT BOLTS. FIELD MODIFICATIONS TO HOLES IN STRUCTURAL STEEL ARE EXPLICITLY PROHIBITED UNLESS WRITTEN PERMISSION IS GRANTED BY THE STRUCTURAL ENGINEER.

THE COLUMNS, ANCHOR BOLTS, BASE PLATES AND FOUNDATIONS ARE DESIGNED TO RESIST A GRAVITY LOAD MOMENT OF 600 FOOT-POUNDS DURING ERECTION WHEN SHIM PACKS ARE PROVIDED AT THE EXTREME EDGES ALONG ALL FOUR SIDES OF THE BASE PLATE.

ALL STEEL SHALL BE CLEANED TO BE FREE FROM DIRT, MUD AND CORROSION AFTER ERECTION. THE STEEL ERECTOR SHALL TOUCH UP PAINT AS REQUIRED. ALL FIELD WELDING AND GAS CUT AREAS SHALL BE TOUCHED UP WITH PRIMER BY THE STEEL ERECTOR.

ALL STEEL TO BE FIELD PAINTED SHALL BE SHOP PRIMED. REFER TO PAINT SPECIFICATIONS FOR SHOP PRIMING REQUIREMENTS. ALL STEEL THAT IS TO RECEIVE FIREPROOFING, WHERE HEADED STUDS ARE TO BE WELDED, OR IS TO BE EMBEDDED IN CONCRETE OR CMU SHALL BE UNPRIMED. STEEL TO RECEIVE INTUMESCENT PAINT SHALL HAVE A SHOP PRIMER APPLIED THAT IS COMPATIBLE WITH THE INTUMESCENT PAINT SYSTEM. REFER TO ARCHITECTURAL DRAWINGS FOR AREAS WHERE FIREPROOFING OR INTUMESCENT PAINT IS REQUIRED.

STEEL TO RECEIVE HIGH PERFORMANCE COATINGS SHALL HAVE THEIR PRIMER COORDINATED WITH THE HIGH PERFORMANCE COATING SPECIFICATION. SEE ARCH. FOR ADDITIONAL INFORMATION.
DED STUD SHEAR CONNECTORS SHALL BE REMOVED AFTER INSTALLATION OF STUDS.

GENERAL WOOD NOTES

ANY WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL SHALL BE PRESSURE TREATED. ANY WOOD EXPOSED TO OUTDOOR ENVIRONMENT SHALL BE PRESSURE TREATED (UNLESS NOTED OTHERWISE).

FIRE-RETARDANT-TREATED WOOD (FRT / FRTW)
THE FOLLOWING VALUES ARE THE ASSUMED DESIGN VALUE ADJUSTMENT FACTORS FOR FRT LUMBER:

	SOUTHERN PINE	ALL OTHER
Fb	0.91	0.88
Ft	0.88	0.83
Fc	0.94	0.94
Fv	0.95	0.93
E	0.95	0.94
Fc-perp	0.95	0.95
CONN.	0.90	0.90

ALL WOOD FRAMING SIZES AND CONNECTIONS NOT SHOWN IN THE DRAWINGS SHALL MEET THE MINIMUM REQUIREMENTS OF IBC CHAPTER 23.

TRANSFER ALL POINT LOADS FROM HEADERS AND TRUSS GIRDERS THROUGH THE FLOOR FRAMING ACCORDING TO TYPICAL DETAIL, DOWN TO THE CONCRETE FOUNDATION.

DIMENSIONAL LUMBER
ALL MEMBERS SIZES GIVEN ON THE DRAWINGS ARE NOMINAL DIMENSIONS.
ALL MATERIAL SHALL BE CLEARLY MARKED WITH GRADE STAMPS.
FINGER JOINTED MEMBERS ARE NOT ACCEPTABLE FOR ANY STRUCTURAL MEMBERS.
ALL LUMBER SHALL BE KILN-DRIED.
PRESSURE TREATED LUMBER SHALL BE KILN DRIED AFTER TREATMENT.

MAXIMUM LUMBER MOISTURE CONTENT (AT TIME OF FABRICATION) = 19 PERCENT
LUMBER SHALL BE DRIED TO A MAXIMUM MOISTURE CONTENT OF 15 PERCENT BEFORE INSTALLATION OF GYP. BOARD AND VERIFIED BY THE GENERAL CONTRACTOR

ALL EXTERIOR STUDS SHALL BE NO. 1 GRADE SOUTHERN PINE (SPIB) OR NO. 1/NO. 2 SPRUCE PINE FIR (WWPA)
ALL LOAD BEARING STUDS SHALL BE NO. 1 GRADE SOUTHERN PINE (SPIB) OR NO. 1/NO. 2 SPRUCE PINE FIR (WWPA)

JOISTS, RAFTERS, HEADERS, POSTS SHALL BE NO. 1 GRADE SOUTHERN PINE (SPIB) OR NO. 1/NO. 2 SPRUCE PINE FIR (WWPA)

HEADERS IN NON-LOAD BEARING WALLS SHALL BE 2-2x4's FOR 2x4 WALLS AND 3-2x6's FOR 2x6 WALLS WITH 1 1/2" MINIMUM BEARING FOR SPAN LENGTHS 6 FEET AND UNDER.

FOR WALLS 10'-0" AND GREATER, FOR CONSTRUCTION STABILITY PROVIDE BLOCKING AT MID-HEIGHT.

ALL JOISTS (GREATER THAN 2 X 8) SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL BE NOT LESS THAN 2" IN THICKNESS AND THE FULL DEPTH OF THE JOIST.

SHEATHING
MAXIMUM SHEATHING MOISTURE CONTENT = 15 PERCENT
SHEATHING SHALL BE O.S.B. OR PLYWOOD CONFORMING TO DOC PS 1 OR PS 2
SHEATHING MATERIAL SHALL BE APA RATED SHEATHING GRADE

ROOF SHEATHING
EXPOSURE 1 (UNLESS NOTED OTHERWISE), PS 1 OR PS 2
SPAN RATING: 40/20
THICKNESS: 19/32"
FASTENING: USE 10d NAILS (1 1/2" MINIMUM PENETRATION INTO FRAMING) AT 6" O.C. AT SUPPORTING EDGES AND 6" O.C. FOR INTERMEDIATE FRAMING MEMBERS.

WALL SHEATHING
EXPOSURE 1, PS 1 OR PS 2
SPAN RATING: 24/0
THICKNESS: 19/32"
FASTENING: REFER TO S2.4.

FLOOR SHEATHING
TONGUE & GROOVE SHEATHING
SPAN RATING: NOT LESS THAN 48/24
THICKNESS: 23/32"
FASTENING: USE 10d NAILS (1 1/2" MINIMUM PENETRATION INTO FRAMING) AT 6" O.C. AT SUPPORTING EDGES AND 6" O.C. FOR INTERMEDIATE FRAMING MEMBERS. FLOOR SHEATHING SHALL BE GLUED TO FRAMING MEMBERS. NAILING SHALL OCCUR PRIOR TO CURING OF GLUE. CONSTRUCTION ADHESIVE/GLUE SHALL CONFORM WITH ASTM D3498 OR APA PERFORMANCE SPECIFICATION AFG-01.

SHEATHING SHALL CONFORM TO THE REQUIREMENT OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "U.S. PRODUCT STANDARD PS 2 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, OR "APA PRP-108 PERFORMANCE STANDARDS."

SHEATHING INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION OR STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND WITH THE PANEL CONTINUOUS OVER TWO OR MORE SPANS. MINIMUM BEARING AT SUPPORTED PANEL JOINTS SHALL BE 1/2". FASTENERS SHALL BE LOCATED 3/8" FROM PANEL EDGES.

LAMINATED VENEER LUMBER (LVL) MEMBERS
MAXIMUM STRUCTURAL COMPOSITE LUMBER MOISTURE CONTENT = 12 PERCENT

ALL WOOD LVL MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES (FOR NOMINAL 12" DEPTH):
Fb=2650 PSI
MODULUS OF ELASTICITY = 1,900,000 PSI
Fv = 285 PSI

ALL STRUCTURAL COMPOSITE LUMBER SHALL BE STAMPED WITH THE MANUFACTURER'S NAME AND/OR LOGO, NAME OF INSPECTION AGENCY AND THE APPLICABLE EVALUATION REPORT NUMBERS.

WOOD TRUSSES
TRUSS MANUFACTURER SHALL BE A CURRENT MEMBER IN GOOD STANDING OF THE TRUSS PLATE INSTITUTE. THE TRUSS FABRICATOR SHALL PARTICIPATE IN A THIRD-PARTY QUALITY ASSURANCE PROGRAM THAT IS APPROVED BY A CODE APPROVED INSPECTION AGENCY OR THAT MEETS THE REQUIREMENT OF THE TRUSS PLATE INSTITUTE.

COMPLETE TRUSS SHOP DRAWINGS, INCLUDING AN ERECTION PLAN, DETAILS OF EACH MEMBER AND EACH CONNECTION, AND COMPLETE STRUCTURAL CALCULATIONS PREPARED AND CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED SHALL BE SUBMITTED FOR REVIEW PRIOR TO MANUFACTURE. TRUSS MANUFACTURER MAY SUBMIT AN ALTERNATE LAYOUT ON THE SHOP DRAWINGS, SUBJECT TO THE APPROVAL OF THE ENGINEER. DESIGN AND FABRICATION CRITERIA OF ALL WOOD TRUSSES SHALL BE IN CONFORMANCE WITH THE CURRENT VERSION OF THE "TIMBER CONSTRUCTION MANUAL" BY AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, "DESIGN SPECIFICATIONS FOR LIGHT METAL CONNECTION WOOD TRUSSES" BY TRUSS PLATE INSTITUTE, AND "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION" BY N.F.P.A.

THE CONFIGURATION OF THE WEB MEMBERS FOR ROOF TRUSSES SHALL BE DETERMINED BY THE MANUFACTURER IN ACCORDANCE WITH ALL ARCHITECTURAL, MECHANICAL, AND STRUCTURAL CRITERIA. TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES FOR ALL GRAVITY, LATERAL, AND UPLIFT LOADS INDICATED ON THE DRAWINGS, SPECIFICATIONS, AND ADOPTED BUILDING CODES. CHORD AND WEB MEMBERS SHALL BE EITHER SOUTHERN YELLOW PINE, SPRUCE PINE FIR, OR APPROVED EQUAL.

TRUSS PLATE CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE.

EXACT CONFIGURATION OF SPECIAL HIP, VALLEY AND INTERSECTION AREAS SHALL BE DETERMINED BY THE TRUSS SUPPLIER, UNLESS NOTED OTHERWISE ON PLANS. PROVIDE ALL TRUSS TO TRUSS, AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND NECESSARY CONNECTION MATERIALS.

SITE FABRICATED TRUSSES ARE NOT ALLOWED.

COMPLY WITH ALL RECOMMENDATIONS BY THE MANUFACTURER AND THE APPROVED SHOP DRAWINGS FOR PROPER STORAGE, HANDLING, PROTECTION, INSTALLATION, AND TEMPORARY BRACING REQUIREMENTS. TRUSSES ARE DESIGNED BY THE TRUSS MANUFACTURER FOR IN SERVICE LOADING ONLY. CONTRACTOR SHALL PROPERLY BRACE TRUSSES FOR ALL LOAD CONDITIONS THAT OCCUR DURING LIFTING AND ERECTION. ALL GUIDELINES SPECIFIED IN HIB-91 BY THE TRUSS PLATE INSTITUTE, SHALL BE FOLLOWED AS A MINIMUM STANDARD FOR HANDLING, INSTALLATION AND BRACING.

PERMANENT BRACING, INCLUDING ALL WEB BRACING, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND APPROVED SHOP DRAWINGS. CONTRACTOR SHALL KEEP TRUSSES LATERALLY BRACED DURING ERECTION UNTIL ALL DIAPHRAGMS AND PERMANENT BRACING ARE INSTALLED AND CONNECTED AS SPECIFIED ON CONTRACT DRAWINGS AND SPECIFICATIONS.

USE 'SIMPSON' H1 CONNECTOR FOR ALL ROOF TRUSSES AT ALL BEARING LOCATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

BASED ON THE REACTIONS PROVIDED BY THE TRUSS MANUFACTURER ADDITIONAL TENSION STRAPS MAY BE REQUIRED. REACTIONS WILL BE REVIEWED DURING SHOP DRAWING REVIEW AND, IF NECESSARY, ADDITIONAL STRAPS WILL BE SPECIFIED.

ALL ROOF TRUSSES SHALL HAVE 1 1/2" MINIMUM BEARING OR PROPERLY SIZED JOIST HANGERS FOR SUPPORT.

PROVIDE 2x BLOCKING BETWEEN TRUSSES AT ALL ROOF VALLEYS.

FASTENERS, CONNECTORS, & ACCESSORIES
NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE. INSTALLATION AND MATERIAL SHALL BE PER A.I.T.C., NDS, AND APPLICABLE BUILDING CODE REQUIREMENTS.

ALL FRAMING NAILS SHALL CONFORM TO ASTM F1667, "STANDARD SPECIFICATION FOR DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES" AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION".

NAILS SHALL PENETRATE A MINIMUM OF 10 TIMES THE NAIL DIAMETER, UNLESS NOTED OTHERWISE, INTO THE SUPPORTING MEMBER.

NAILS SHALL BE SPACED AND LOCATED AWAY FROM EDGES AND ENDS IN A MANNER TO PREVENT SPLITTING OF THE WOOD.

NAILS FASTENING APA RATED PLYWOOD SHEATHING SHALL BE DRIVEN FLUSH TO THE FACE OF SHEATHING WITH NO COUNTER SINKING PERMITTED. RENAIL SHEATHING AS NECESSARY TO COMPLY.

ALL FASTENERS AND ACCESSORIES IN CONTACT WITH PRESERVATIVE TREATED WOOD OR FIRE TREATED WOOD SHALL HAVE CORROSION PROTECTION.

FRAMING ACCESSORIES AND STRUCTURAL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND ATTACHED PER THE MANUFACTURER'S STANDARD REQUIREMENTS UNLESS NOTED OTHERWISE.

BOLT HOLES IN WOOD SHALL BE OVERSIZED BY 1/16" MAX. LARGER THAN THE BOLT DIAMETER AND STANDARD WASHERS SHALL BE SUPPLIED AT BOTH THE BOLT HEAD AND THE NUT.

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PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

STRUCTURAL NOTES

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TYPICAL ABBREVIATIONS

A.B.	= ANCHOR BOLT	HORIZ.	= HORIZONTAL
ACI	= AMERICAN CONCRETE INSTITUTE	H.S.A.	= HEADED STUD ANCHOR
ADDT'L	= ADDITIONAL	HSS	= HOLLOW STRUCTURAL SECTION
AESS	= ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	I.D.	= INSIDE DIAMETER
A.F.F.	= ABOVE FINISHED FLOOR	I.F.	= INSIDE FACE
ALT.	= ALTERNATE	IN	= INCH, INCHES
AISC	= AMERICAN INSTITUTE OF STEEL CONSTRUCTION	INT.	= INTERIOR
AISI	= AMERICAN IRON AND STEEL INSTITUTE	JT	= JOINT
ARCH.	= ARCHITECT, ARCHITECTURAL	K	= KIPS (1000 LBS)
ASCE	= AMERICAN SOCIETY OF CIVIL ENGINEERS	L	= STEEL ANGLE (e.g. L3x3x1/4)
ASTM	= AMERICAN SOCIETY OF TESTING MATERIALS	LBS	= POUNDS
AWS	= AMERICAN WELDING SOCIETY	LL	= DOUBLE STEEL ANGLE
B/	= BOTTOM OF	LLH	= LONG LEG HORIZONTAL
B.F.F.	= BELOW FINISHED FLOOR	LLV	= LONG LEG VERTICAL
B.L.	= BRICKLEDGE	LTWT	= LIGHT WEIGHT
BLDG	= BUILDING	MANUF.	= MANUFACTURER
BM	= BEAM	MAX.	= MAXIMUM
BOT/	= BOTTOM OF	MECH.	= MECHANICAL
BOT.	= BOTTOM	MEP	= MECHANICAL, ELECTRICAL, & PLUMBING
B.P.	= BENT PLATE	MEZZ.	= MEZZANINE
BRG.	= BEARING	MISC.	= MISCELLANEOUS
BSMT	= BASEMENT	MIN.	= MINIMUM
CANT.	= CANTILEVER	N.F.	= NEAR FACE
CIP	= CAST-IN-PLACE	N.S.	= NEAR SIDE
C.J.	= CONTROL JOINT	N.T.S.	= NOT TO SCALE
C.L.	= CENTERLINE	NOM.	= NOMINAL
CLR	= CLEAR	O.C.	= ON CENTER
CMU	= CONCRETE MASONRY UNIT	O.D.	= OUTSIDE DIAMETER
COL.	= COLUMN	O.F.	= OUTSIDE FACE
COMP.	= COMPACTED	O/O	= OUT-TO-OUT
CONC.	= CONCRETE	OPP.	= OPPOSITE HAND
CONST.	= CONSTRUCTION	PEMB	= PRE-ENGINEERED METAL BUILDING
CONT.	= CONTINUOUS	PERP.	= PERPENDICULAR
D.B.A.	= DEFORMED BAR ANCHOR	PLF	= POUNDS PER LINEAL FOOT
D.E.	= DECK EDGE	PSF	= POUNDS PER SQUARE FOOT
DEG.	= DEGREE	PSI	= POUNDS PER SQUARE INCH
DIA.	= DIAMETER	R	= RADIUS
DIM.	= DIMENSION	RAD	= RADIUS
DIST.	= DISTANCE	REINF.	= REINFORCING
DWG	= DRAWING	REQ'D	= REQUIRED
EA.	= EACH	REV.	= REVISED, REVISION
E.F.	= EACH FACE	RTU	= ROOF TOP UNIT
EL.	= ELEVATION	SCHED.	= SCHEDULE
ELEC.	= ELECTRICAL	S.J.	= SAW JOINT
ELEV.	= ELEVATION	SL.	= SLOPED
ENG.	= ENGINEER	S.L.	= STEEL LINE
E.O.R.	= ENGINEER OF RECORD	SP.	= SPACES
E.O.S.	= EDGE OF SLAB	SPEC.	= SPECIFICATION
EQ.	= EQUAL	STD	= STANDARD
E.W.	= EACH WAY	STL.	= STEEL
EX.	= EXISTING	S.S.	= STAINLESS STEEL
EXIST.	= EXISTING	STRUCT.	= STRUCTURE, STRUCTURAL
EXP.	= EXPANSION	SIM.	= SIMILAR
EXT.	= EXTERIOR	T/	= TOP OF
F.F.	= FINISHED FLOOR	T&B	= TOP AND BOTTOM
FIN.	= FINISHED	TCX	= TOP CHORD EXTENSION
FLR	= FLOOR	T.J.	= TOOLED JOINT
FND	= FOUNDATION	TOP/	= TOP OF
F.S.	= FAR SIDE	TYP.	= TYPICAL
FT	= FOOT, FEET	U.N.O.	= UNLESS NOTED OTHERWISE
FTG	= FOOTING	VAR.	= VARIES
F.V.	= FIELD VERIFY	VERT.	= VERTICAL
GA.	= GAUGE, GAGE	W/	= WITH
GALV.	= GALVANIZED	W/O	= WITHOUT
G.L.	= GRID LINE	W.P.	= WORK POINT
		WWF	= WELDED WIRE FABRIC

POST-INSTALLED ANCHOR NOTES

POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR.

CONTRACTOR TO SUBMIT MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR EACH TYPE OF POST-INSTALLED ANCHOR USED ON THE PROJECT. ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. FOR ADHESIVE ANCHORS, MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER. DO NOT INSTALL UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S ABSOLUTE LIMITS.

ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER. SUBSTITUTION REQUESTS FOR NON-BASIS OF DESIGN PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS THAT ARE PREPARED & SEALED BY A QUALIFIED PROFESSIONAL ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT OR BETTER PERFORMANCE VALUES OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. CALCULATIONS SHALL CONSIDER THE IN-PLACE CONDITIONS, SUCH AS REDUCTIONS DUE TO EDGE DISTANCES AND SPACING. SUBSTITUTIONS WILL BE EVALUATED BY HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

THE CONTRACTOR SHALL ARRANGE FOR AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS. ADDITIONALLY, INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION SHALL BE DONE BY CERTIFIED ADHESIVE ANCHOR INSTALLER AS CERTIFIED THROUGH ACI AND IN ACCORDANCE WITH ACI 318-14 (SECTION 17.8.2.2). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED PRIOR TO COMMENCEMENT OF INSTALLATION.

MICROPILE NOTES

GENERAL
THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTAL ITEMS NECESSARY TO COMPLETELY INSTALL THE MICROPILES SHOWN ON THE DRAWINGS. A SPECIALTY CONTRACTOR WITH AT LEAST 5 YEARS OF DOCUMENTED EXPERIENCE INSTALLING MICROPILES OF SIMILAR CAPACITY REQUIRED ON THE PROJECT SHALL BE USED. THE NAME OF THE SPECIALTY CONTRACTOR MUST BE SUBMITTED WITH THE BID.

THE CONTRACTOR SHALL SELECT THE APPROPRIATE MICROPILE SIZE AND LENGTH CONSIDERING THE STRUCTURAL LOADS SHOWN ON THE DRAWINGS AND AVAILABLE GEOTECHNICAL REPORT. A GEOTECHNICAL REPORT HAS BEEN PERFORMED AND WILL BE AVAILABLE FOR DESIGN AND ESTIMATING PURPOSES. THE CONTRACTOR, AT THEIR OWN EXPENSE, MAY MAKE ADDITIONAL INVESTIGATIONS PRIOR TO BID WITH PERMISSION OF THE OWNER. THE CONTRACTOR SHALL DETERMINE THE ACTUAL BOTTOM ELEVATIONS OF THE MICROPILES AFTER THE LOAD TEST(S) HAVE BEEN COMPLETED.

WORK SHALL NOT BE STARTED NOR MATERIALS ORDERED UNTIL THE ENGINEER OF RECORD HAS REVIEWED AND PROVIDED WRITTEN APPROVAL OF THE CONTRACTOR AND DELEGATED DESIGN ENGINEER'S EXPERIENCE QUALIFICATIONS. WORK WILL BE SUSPENDED IF THE CONTRACTOR USES NON-APPROVED PERSONNEL AND THE CONTRACTOR SHALL BE FULLY LIABLE FOR ALL RESULTING COSTS AND PROJECT DELAYS ASSOCIATED WITH SUSPENSION DUE TO THEIR FAILURE TO OBTAIN THESE APPROVALS.

DESIGN
MICROPILES SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, AND WHO HAS AT LEAST 5 YEARS OF DOCUMENTED EXPERIENCE IN THE DESIGN OF MICROPILES. DESIGN SHALL INCLUDE ALL COMPONENTS OF PILE SYSTEM INCLUDING SHAFTS, COUPLERS, TERMINATION PLATE ASSEMBLIES, AND GROUTING.

DESIGN SHALL MEET REQUIREMENTS OF BUILDING CODE LISTED IN "DESIGN LOADS" AND ASTM SPECIFICATIONS AND ACCEPTED INDUSTRY PRACTICE. CERTIFIED DESIGN CALCULATIONS FOR THE MICROPILES AND CONNECTIONS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER.

SUBMITTALS
SEE "SUBMITTALS" SECTION FOR ADDITIONAL INFORMATION.

SHOP DRAWINGS SHALL BE PROVIDED SHOWING COMPLETE DETAILS OF INSTALLATION, INCLUDING, BUT NOT LIMITED TO:
- NUMBER AND SPACING OF MICROPILES
- MICROPILE NUMBERING PLAN
- MICROPILE SIZE, TYPE, STRENGTH AND MANUFACTURER
- PILE TO FOOTING CONNECTION DETAILS

A DETAILED STEP BY STEP INSTRUCTION OF THE PROPOSED MICROPILE CONSTRUCTION PROCEDURE SHALL BE SUBMITTED, INCLUDING PERSONNEL, TESTING, AND EQUIPMENT TO ASSURE QUALITY CONTROL. THE STEP-BY-STEP PROCEDURE SHALL BE SHOWN ON THE WORKING DRAWINGS IN SUFFICIENT DETAIL TO ALLOW THE ENGINEER OF RECORD TO MONITOR THE CONSTRUCTION AND QUALITY OF THE MICROPILES. THE PLAN SHALL INCLUDE INFORMATION REGARDING THE HEADROOM AND SPACE REQUIREMENTS FOR INSTALLATION EQUIPMENT VERIFYING THAT THE PROPOSED EQUIPMENT CAN PERFORM AT THE SITE. THE PLAN SHALL ALSO INCLUDE PROVISIONS FOR PLACEMENT OF CONCRETE AND REINFORCING STEEL IN COLD WEATHER, IF APPLICABLE BASED ON THE ANTICIPATED SCHEDULE FOR INSTALLATION.

THE PROPOSED GROUTING PLAN SHALL BE SUBMITTED INCLUDING DESCRIPTIONS, DETAILS AND SUPPORTING CALCULATIONS FOR THE FOLLOWING:
- GROUT MIX DESIGN AND TYPE OF MATERIALS TO BE USED IN THE GROUT, INCLUDING CERTIFIED TEST DATA AND TRIAL BATCH REPORTS
- METHODS AND EQUIPMENT FOR ACCURATELY MONITORING AND RECORDING THE GROUT DEPTH, GROUT VOLUME AND GROUT PRESSURE AS THE GROUT IS BEING PLACED
- ESTIMATED CURING TIME FOR GROUT TO ACHIEVE THE SPECIFIED STRENGTH.
- PROCEDURE AND EQUIPMENT FOR CONTRACTOR MONITORING OF GROUT QUALITY

DETAILED PLANS FOR THE PROPOSED MICROPILE LOAD TESTING METHOD SHALL BE SUBMITTED, INCLUDING ALL DRAWINGS, DETAILS, AND STRUCTURAL DESIGN CALCULATIONS NECESSARY TO CLEARLY DESCRIBE THE PROPOSED TEST METHOD, REACTION LOAD SYSTEM CAPACITY, EQUIPMENT SETUP, TYPES AND ACCURACY OF APPARATUS TO BE USED FOR APPLYING AND MEASURING THE TEST LOADS, AND PILE TOP MOVEMENTS.

COMPLETE DESIGN CALCULATIONS SHALL BE SUBMITTED INCLUDING, AT A MINIMUM:
- APPLICABLE CODE REQUIREMENTS AND DESIGN REFERENCES
- CRITICAL DESIGN CROSS SECTION GEOMETRY
- DESIGN CRITERIA, INCLUDING SOIL/ROCK SHEAR STRATA, PIEZOMETRIC LEVELS AND LOCATION, MAGNITUDE AND DIRECTION OF DESIGN, APPLIED LOADINGS INCLUDING SLOPE OR EXTERNAL SURCHARGE LOADS
- DESIGN CRITERIA INCLUDING SOIL/ROCK SHEAR STRENGTHS, UNIT WEIGHTS, GROUND-GROUT BOND VALUES AND MICROPILE DRILL HOLE DIAMETER ASSUMPTIONS FOR EACH SOIL/ROCK STRATA
- FACTORS OF SAFETY AND ALLOWABLE STRESSES USED IN DESIGN OF THE GROUND-GROUT BOND VALUES, SURCHARGES, SOIL/ROCK AND MATERIAL UNIT WEIGHTS, STEEL, GROUT AND CONCRETE MATERIALS
- DESIGN CALCULATION SHEETS WITH THE PROJECT NUMBER, MICROPILE STRUCTURE LOCATION, DESIGNATION, DATE OF PREPARATION, INITIALS OF DESIGNER AND CHECKER AND PAGE NUMBER AT TOP OF EACH PAGE. PROVIDE INDEX PAGE WITH DESIGN CALCULATIONS
- DESIGN NOTES, INCLUDING AN EXPLANATION OF ANY SYMBOLS AND COMPUTER PROGRAMS USED IN DESIGN
- PILE TO FOOTING CONNECTION CALCULATIONS

SUBMIT CERTIFICATIONS AND PROJECT REFERENCE LISTS TO DEMONSTRATE COMPLIANCE WITH EXPERIENCE REQUIREMENTS SPECIFIED IN THIS SECTION.

SUBMIT THE PROPOSED WELDING PROCEDURE, INCLUDING A TEST WELD TO QUALIFY THE PROCEDURE, BY A QUALIFIED WELDING SPECIALIST.

CAPACITY
THE MICROPILE SYSTEM SHALL BE DESIGNED TO SUPPORT THE LOADS INDICATED IN THE "LOADING REQUIREMENTS" SECTION BELOW. A MINIMUM FACTOR OF SAFETY OF 2.0 SHOULD BE USED TO DETERMINE THE REQUIRED ULTIMATE CAPACITY OF THE MICROPILES WITH REGARD TO THEIR INTERACTION WITH SOIL AND BEDROCK.

THE MAXIMUM VERTICAL DEFLECTION UNDER FULL SERVICE LOAD SHALL BE 1 INCH, AND THE MAXIMUM DIFFERENTIAL DEFLECTION BETWEEN ANY TWO PILES SHALL BE ½ INCH.

MATERIALS
REINFORCING BAR SHALL CONFORM TO ASTM A615 GRADE 60, ASTM A615 GRADE 75, OR APPROVED EQUAL. SPLICING SHALL BE EITHER PROPERLY DESIGNED LAP SPLICES OR APPROVED COUPLERS.

PIPE REINFORCEMENT SHALL CONFORM TO ASTM A252 GRADE 2 OR APPROVED EQUAL. SPLICING SHALL BE BY THREADED OR COUPLED CONNECTIONS OR CONTINUOUS BUTT WELDS USING PROCEDURES RECOMMENDED BY THE PIPE SUPPLIER.

GROUT SHALL CONSIST OF TYPE I OR III PORTLAND CEMENT AND WATER MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. POTABLE WATER SHALL BE USED FOR MIXING GROUT.

REGROUT TUBES, IF REQUIRED, SHALL BE PVC PIPE OR APPROVED EQUAL. THE PIPE MATERIAL SHALL BE NON-DEGRADABLE AND COMPATIBLE WITH PORTLAND CEMENT. REGROUT TUBES SHALL BE FILLED WITH GROUT AT THE COMPLETION OF THE WORK.

INSTALLATION
MICROPILES SHALL BE INSTALLED WITH NO MORE THAN 1% OF THE ANGLE INDICATED ON THE PLANS (OR WITHIN 1% OF VERTICAL FOR NON-BATTERED PILES) AND CENTERLINE OF PILE SHALL BE NO MORE THAN 2" FROM THE INDICATED PILE LOCATION. THE TOP OF PILE ELEVATION SHALL BE A MAXIMUM OF +0.25" OR -1" FROM VERTICAL ELEVATION INDICATED. CENTERLINE OF REINFORCING FOR STEEL REINFORCING SHALL NOT BE MORE THAN ½" FROM INDICATED LOCATION. THE MINIMUM DRILLED HOLE DIAMETER SHALL BE WITHIN ½" OF THE DESIGN DIAMETER. PILES INSTALLED OUT OF PLUMB OR OUTSIDE OF LOCATION TOLERANCES LISTED ABOVE SHALL BE CAUSE FOR REJECTION OR REDUCED CAPACITY AS DETERMINED BY THE PILE DESIGNER.

MICROPILES SHALL BE SPACED AT NO CLOSER THAN 3'-0" O.C. IF AN OBSTRUCTION IS ENCOUNTERED DURING INSTALLATION OF A PILE, ADDITIONAL PILES SHALL BE INSTALLED AT OFFSET LOCATIONS AS NEEDED. OFFSET PILES SHALL MAINTAIN MINIMUM PILE SPACING. NOTIFY ENGINEER OF RECORD OF ANY PILES THAT ARE NOT INSTALLED AT THE PLAN LOCATION. OFFSET PILES MAY REQUIRE MODIFICATIONS TO PILE CAPS AND GRADE BEAMS, AND PILES SHALL ONLY BE OFFSET MORE THAN 3" FROM PLAN LOCATION IF AN OBSTRUCTION IS ENCOUNTERED.

INSTALL MICROPILE REINFORCING IN THE CENTER OF THE HOLE USING CENTRALIZERS AS REQUIRED. MEASURES SHALL BE IMPLEMENTED TO PERMIT GROUT FLOW FROM THE PILE TO THE ANNULAR SPACES BETWEEN THE PILE AND CASING/HOLE. REINFORCING BAR AND PILE REINFORCEMENT SHALL BE SPLICED AS NECESSARY. HOLES SHALL BE TEMPORARILY CASED AS NECESSARY TO PREVENT HOLE CAVING.

PILES MAY BE REGROUTED TO INCREASE THE BOND WITH THE SURROUNDING SOILS. PILES WHICH ARE TO BE REGROUTED SHALL BE FITTED WITH A REGROUT TUBE SECURELY ATTACHED TO THE PILE REINFORCING. REGROUTING SHALL BE PERFORMED WITHIN 12 HOURS OF PILE INSTALLATION.

THE CONTRACTOR SHALL PROTECT ALL EXISTING EQUIPMENT AND STRUCTURES DURING PILE INSTALLATION. ADJACENT EXISTING STRUCTURES SHALL BE MONITORED FOR SIGNS OF DAMAGE DURING THE ENTIRE INSTALLATION PROCESS.

TERMINATION PLATE/CAP
A CONNECTION SHALL BE PROVIDED BETWEEN THE MICROPILE FOUNDATION AND THE STRUCTURE. THE CONNECTION SHALL BE ABLE TO SUPPORT THE DESIGN ALLOWABLE LOADS WITH A MINIMUM FACTOR OF SAFETY OF 1.5. ALL MICROPILE COMPONENTS SHALL BE ISOLATED FROM MAKING A DIRECT ELECTRICAL CONTACT WITH ANY CONCRETE REINFORCING BARS OR OTHER NON-GALVANIZED METAL OBJECTS AS THIS MAY ALTER CORROSION RATES. ALL TERMINATION PLATE/CAP SHALL BE POSITIVELY ATTACHED TO THE MICROPILE.

INSPECTION
INSTALLATION OF MICROPILES SHALL BE OBSERVED AND INSPECTED BY A REGISTERED GEOTECHNICAL ENGINEER. A RECORD SHALL BE KEPT OF EACH PILE AND SHALL INCLUDE AS A MINIMUM THE ITEMS LISTED BELOW. THE CONTRACTOR IS RESPONSIBLE FOR THE
1. LENGTH OF PILE AS INSTALLED INCLUDING TOP AND BOTTOM ELEVATIONS.
2. DEPTH TO ROCK (IF ROCK ENCOUNTERED)
3. LENGTH OF ROCK SOCKET (IF ROCK ENCOUNTERED)
4. THEORETICAL GROUT VOLUME
5. ACTUAL GROUT VOLUME FOR PRIMARY AND REGROUTING
6. GROUT PRESSURE DURING CASING WITHDRAWAL
7. DIAMETER AND TYPE OF DRILL BIT USED
8. CONDITIONS ENCOUNTERED DURING DRILLING
9. DATE AND TIME OF INSTALLATION
10. DRILLING TIME
11. PILE NUMBER OR LOCATION DESCRIPTION

RECORDS SHALL BE MADE AND SIGNED BY THE PROJECT FOREMAN/SUPERINTENDENT AND THE INSPECTOR AND SHALL BE DISTRIBUTED TO THE ENGINEER ON A DAILY BASIS.

PILE LOAD TESTS
CONTRACTOR SHALL PERFORM AT LEAST ONE LOAD TEST FOR THIS PROJECT. ALL TESTS SHALL BE OBSERVED BY A REGISTERED GEOTECHNICAL ENGINEER. TEST PILES SHALL NOT BE USED AS PRODUCTION PILES UNLESS APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. COMPRESSION TESTS SHALL FOLLOW "QUICK TEST" PROCEDURE IN ASTM D1143. MAXIMUM TEST LOAD SHALL BE 200% OF THE ALLOWABLE LOAD SHOWN ON THE DRAWINGS. INSTALLATION METHODS, PROCEDURES, EQUIPMENT, AND PRODUCTS SHALL BE IDENTICAL TO THE PRODUCTION PILES TO THE EXTENT PRACTICAL EXCEPT WHERE OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE CONTRACTOR SHALL PROVIDE THE REACTION SYSTEM, CALIBRATED JACK, REFERENCE BEAMS, DIAL GAGES AND PERSONNEL TO OPERATE THE JACKING SYSTEM.

DURING PRODUCTION, MICROPILE GROUT SHALL BE TESTED BY THE CONTRACTOR FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH ASTM C109 AT A FREQUENCY OF NO LESS THAN ONE SET OF THREE GROUT CUBES FROM EACH GROUT PLANT EACH DAY OF OPERATION, OR PER EVERY 10 PILES, WHICHEVER OCCURS MORE FREQUENTLY. THE COMPRESSIVE STRENGTH SHALL BE THE AVERAGE OF THE THREE CUBES TESTED. GROUT SHALL HAVE ATTAINED ADEQUATE STRENGTH FOR TESTING PRIOR TO PERFORMANCE OF THE LOAD TEST.

COMPRESSION LOAD TESTS SHALL BE DEEMED ACCEPTABLE IF THE MAXIMUM TEST LOAD IS APPLIED WITHOUT MICROPILE FAILURE AND DEFLECTION OF THE PILE HEAD AT THE DESIGN LOAD IS LESS THAN 1 INCH. IF A LOAD TEST FAILS THESE CRITERIA, THE CONTRACTOR SHALL MODIFY THE MICROPILE DESIGN AND/OR INSTALLATION METHODS AND RETEST. MODIFICATIONS THAT REQUIRE CHANGES TO THE STRUCTURE MUST BE REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO INSTALLATION. ANY MODIFICATIONS OF DESIGN OR CONSTRUCTION PROCEDURES, AS WELL AS RETESTING REQUIRED, SHALL BE AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH COPIES OF LOAD TEST REPORTS WITHIN 1 WEEK OF COMPLETION OF LOAD TESTS.

LOADING REQUIREMENTS
VERTICAL MICROPILES MINIMUM ALLOWABLE LOADS (SERVICE LEVEL)
AXIAL COMPRESSION = 40,000 LBS
AXIAL TENSION = 4,000 LBS

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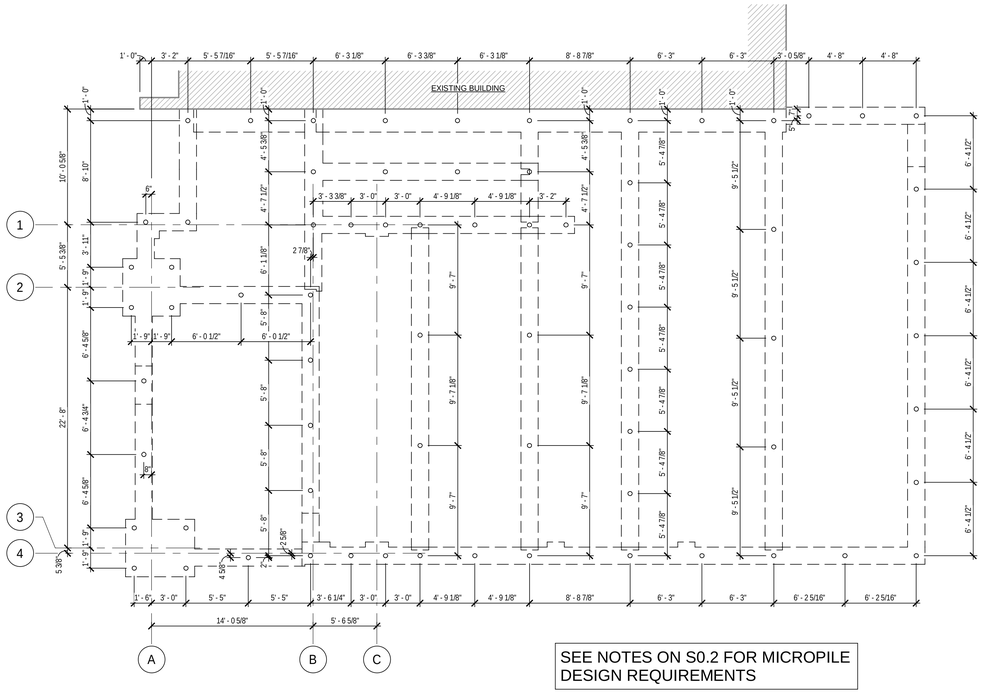
PLAN NOTES THIS SHEET:

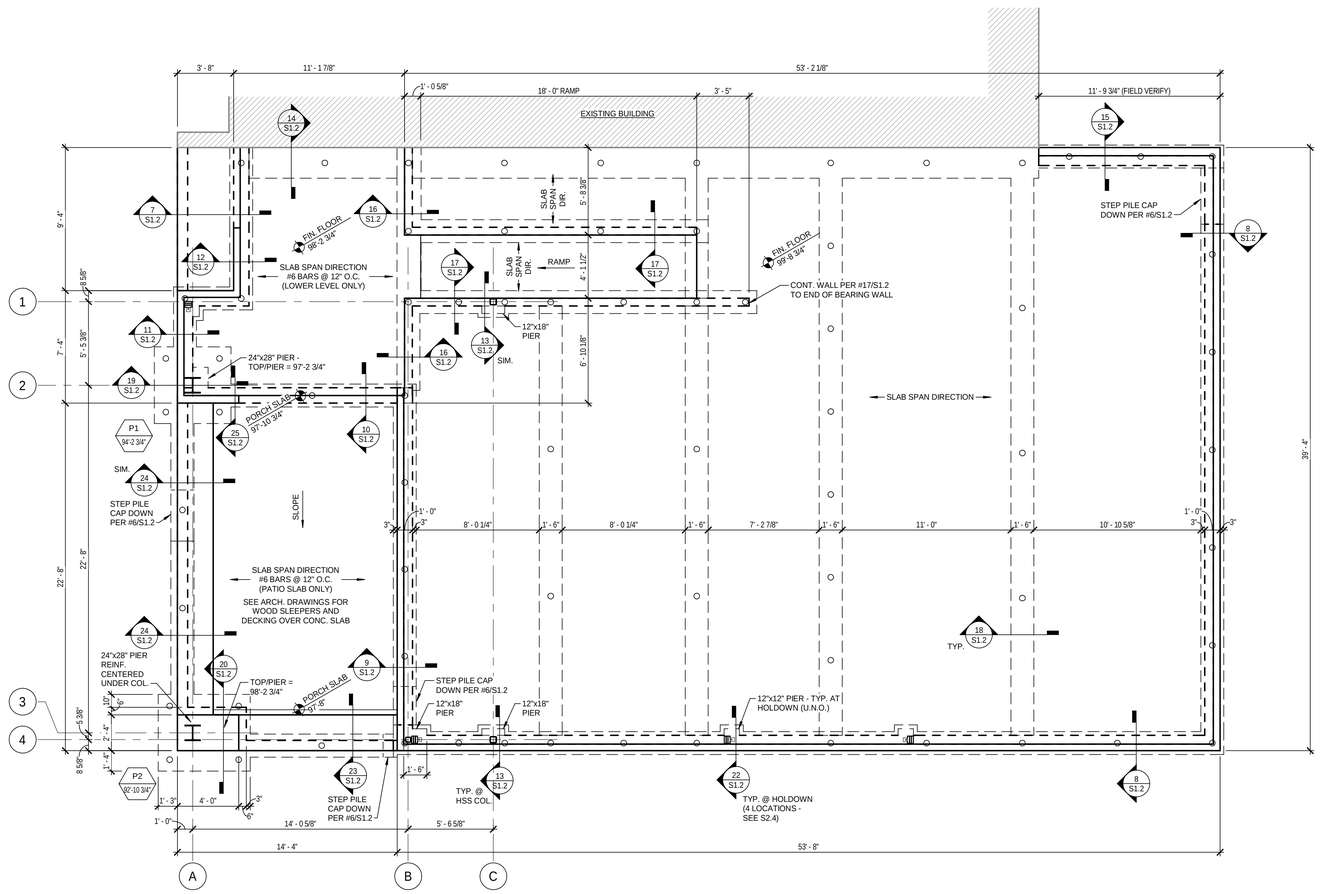
1. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND WALL CONSTRUCTION INFORMATION.
2. REFER TO ARCHITECTURAL SECTIONS AND DETAILS FOR FOUNDATION INSULATION REQUIREMENTS.
3. NO HORIZONTAL CONSTRUCTION / COLD JOINTS, OTHER THAN THOSE SHOWN IN THE FOUNDATION DETAILS, ARE ALLOWED IN THE FOUNDATION UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
4. COORDINATE REQUIRED PIPE SLEEVES WITH CIVIL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS. **ALL SLEEVE LOCATIONS SHALL SHOW UP ON SUBMITTED CONCRETE REINFORCING SHOP DRAWINGS.**
5. LOWER FOOTING AS REQ'D. AT UNDERGROUND UTILITIES PER #3/S1.2 (TYP.) THAT WOULD OTHERWISE PASS THROUGH THE FOOTING.
6. FOR PIPES THAT PASS BELOW STRIP FOOTINGS AND THICKENED SLABS, PLACE PIPE IN A PIPE SLEEVE THAT IS 2 SIZES LARGER AND FILL VOIDS BETWEEN PIPE AND SLEEVE WITH A COMPRESSIBLE MATERIAL AS REQUIRED BY THE PLUMBING CODE. SEE CIVIL AND PLUMBING DRAWINGS.
7. TOP OF ALL CONCRETE PIERS = 99'-0 3/4" UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL PROVIDE EARTH RETENTION SYSTEMS AS REQUIRED TO PREVENT UNDERMINING OF EXISTING STRUCTURES, FOUNDATIONS, & UTILITIES AND TO PROTECT THEM FROM SETTLEMENT. THE RETENTION SYSTEMS SHALL BE CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND RESISTING LATERAL EARTH PRESSURES AND HYDROSTATIC PRESSURES, INCLUDING LATERAL PRESSURES RESULTING FROM SUPERIMPOSED BUILDING AND CONSTRUCTION LOADS.
9. VERIFY ALL STOOP DIMENSIONS AND JOINT PATTERNS WITH CIVIL LAYOUT PRIOR TO CONCRETE PLACEMENT.
10. SEE S2.4 FOR DIMENSIONS TO HOLDOWN ANCHORS. ANCHOR RODS ARE TO BE CAST INTO FOUNDATIONS (POST-INSTALLED ANCHORS ARE UNACCEPTABLE).
11. COORDINATE SLAB RECESS AT ALL SHOWER LOCATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR SHOWER LOCATIONS AND SIZES.
12. COORDINATE CONCRETE FLOOR SLAB FINISH WITH ARCHITECTURAL DRAWINGS.



2 MICROPILE LAYOUT PLAN

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

North



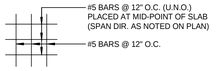
1 FOUNDATION PLAN

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

North

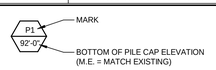
THIS IS A STRUCTURAL SLAB. DO NOT SAW CUT. SUBMIT CONSTRUCTION JOINT PLAN FOR STRUCTURAL SLAB & GRADE BEAMS TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

FLOOR SLAB CONSTRUCTION
8" CONC. SLAB OVER 15 MIL VAPOR RETARDER OVER 4" MIN. COMP. CRUSHED LIMESTONE AGG. SEE DIAGRAM FOR SLAB REINF.



PILE CAP SCHEDULE

MARK	SIZE	REINFORCING (BOTTOM U.N.O.)
P1	5'-0" X 5'-0" X 18"	6 - #5 X 4'-6" BARS EACH WAY - TOP & BOTTOM
P2	6'-0" X 5'-0" X 18"	7 - #5 X 4'-6" BARS & 6 - #5 X 5'-6" BARS - TOP & BOTTOM



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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

DANIEL J. SCHEINCH REGISTERED No. 19700114 STATE OF INDIANA PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

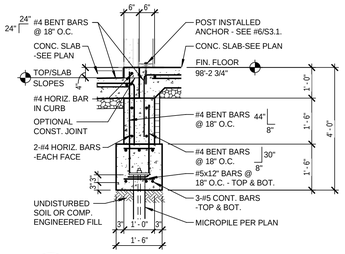
ISSUE DATE: 7/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

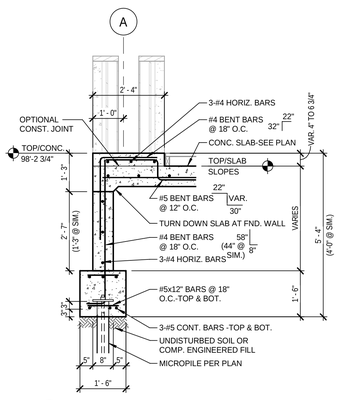
FOUNDATION PLAN

S1.1



25 FOUNDATION DETAIL

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



24 FOUNDATION DETAIL

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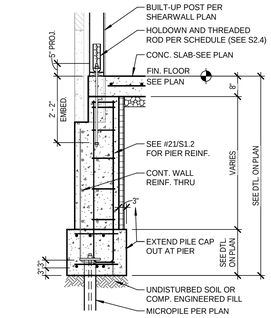

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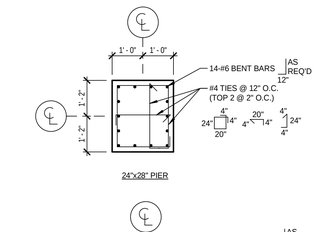
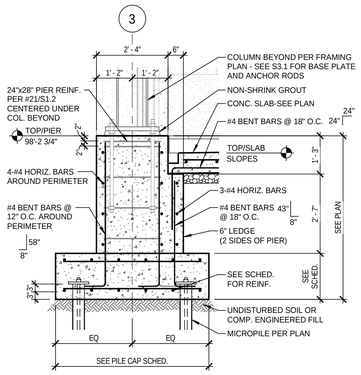


21 PIER PLANS

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

23 FOUNDATION DETAIL

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



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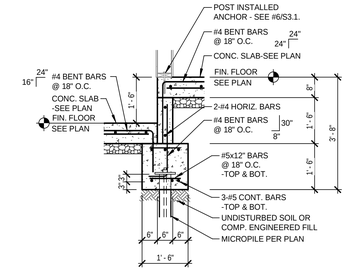

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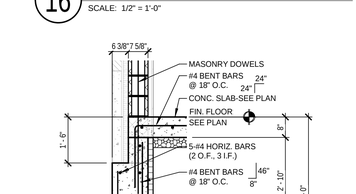
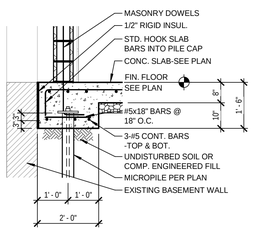


18 FOUNDATION DETAIL

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

15 FOUNDATION DETAIL

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



14 FOUNDATION DETAIL

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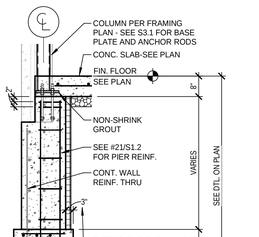

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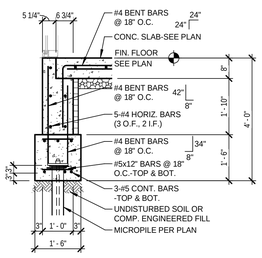

12 FOUNDATION DETAIL

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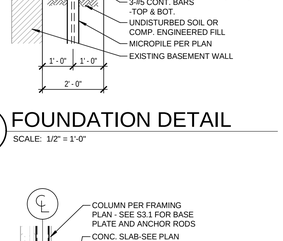
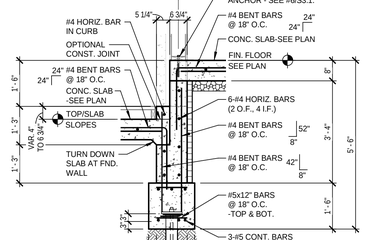


11 FOUNDATION DETAIL

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

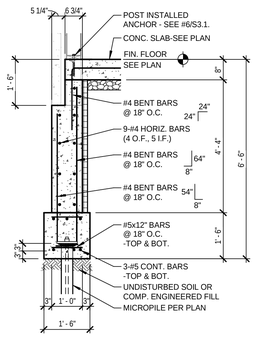
10 FOUNDATION DETAIL

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



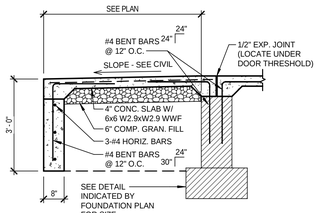
9 FOUNDATION DETAIL

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



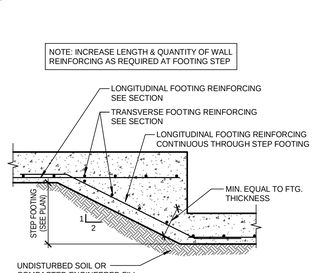
8 FOUNDATION DETAIL

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



7 STOOP DETAIL

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



6 FOOTING STEP DTL.

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

5 CONCRETE CORNER & INTERSECTION DETAIL

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

SHEET NOTES:
1. REFER TO ARCHITECTURAL SECTIONS AND DETAILS FOR FOUNDATION INSULATION REQUIREMENTS.

SLAB ON GRADE FLATNESS / LEVELNESS SCHEDULE

SLAB CLASSIFICATION	OVERALL FF	OVERALL FL	MIN LOCAL FF	MIN LOCAL FL
CONVENTIONAL	20	15	15	10
MODERATELY FLAT	25	20	17	15
FLAT	35	25	24	17
VERY FLAT	45	35	30	24

FLOOR TYPE / LOCATION	SLAB CLASSIFICATION
FLOORS WITH THICK-SET TILE	CONVENTIONAL
AREAS WITH RAISED FLOOR SYSTEMS	CONVENTIONAL
EXPOSED UTILITY/MECHANICAL AREAS (U.N.O.)	MODERATELY FLAT
WAREHOUSE WITH LIGHT TRAFFIC	MODERATELY FLAT
FLOORS WITH CARPET, VCT FINISH, U.N.O.	MODERATELY FLAT
FLOORS WITH THIN-SET FLOORING	FLAT
TILE >16" LONG DIMENSION	VERY FLAT

NOTES:
1. GENERAL CONTRACTOR SHALL REVIEW ALL FLOOR FINISH REQUIREMENTS FOR THE PROJECT AND PROVIDE CONCRETE SLAB SURFACE FINISHES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFIED FLOOR FINISH MATERIALS. WHERE TOLERANCES FOR THE FLOOR FINISH MATERIALS DIFFER FROM THIS SCHEDULE, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

4 SLAB ON GRADE FF & FL SCHEDULE

SCALE: 1/8" = 1'-0"

CONCRETE REINFORCING BAR LAP SPLICE LENGTHS (NOTE 1)

STRUCTURE		MIN. COVER	MIN. SPACING (NOTE 3)	BAR SIZES							
ELEMENT	BARS (NOTE 2)			#3	#4	#5	#6	#7	#8	#9	#10	#11
COLUMN FTGS / PILE CAPS	HORIZ. BARS	NOTE 6	NA	DO NOT SPLICE BARS (U.N.O. ON PLANS)								
WALL FOOTINGS (NOTE 4)	TRANSVERSE BARS	NOTE 6	NA	DO NOT SPLICE BARS (U.N.O. ON PLANS)								
	LONGITUDINAL BARS	NOTE 6	6"	17"	23"	28"	34"	49"	56"	69"	85"	102"
GRADE BEAMS	HORIZ. BARS	2"	4"	15"	20"	24"	29"	48"	60"	91"	102"	113"
FOUNDATION WALLS (NOTE 5)	HORIZ. BARS	NOTE 6	6"	15"	20"	24"	29"	42"	48"	60"	74"	89"
	VERTICAL BARS	NOTE 6	6"	12"	15"	19"	22"	33"	37"	46"	57"	68"
PIERS	VERTICAL BARS	2"	4"	12"	15"	19"	22"	37"	47"	70"	79"	87"
BASEMENT WALLS	HORIZ. BARS	3/4"	3"	15"	24"	36"	48"	78"	96"	117"	140"	165"
	VERTICAL BARS	3/4"	3"	12"	19"	28"	37"	60"	74"	90"	108"	127"
RETAINING WALLS	HORIZ. BARS	NOTE 6	6"	15"	20"	24"	29"	42"	48"	60"	74"	89"
	VERTICAL BARS	NOTE 6	6"	12"	15"	19"	22"	33"	37"	46"	57"	68"
SLAB ON GRADE	HORIZ. BARS	1"	3"	12"	15"	22"	31"	50"	62"	NA	NA	NA

NOTES:
1. TABULATED VALUES ASSUME:
   - CONCRETE COMPRESSIVE STRENGTH AS SPECIFIED IN THE CONCRETE DESIGN MIX SCHEDULE.
   - NORMAL-WEIGHT CONCRETE
   - UNCOATED REINFORCEMENT CONFORMING TO ASTM A615 GRADE 60.
2. TOP BARS REFER TO HORIZONTAL LAP SPLICES OF BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW.
3. IN ADDITION, MINIMUM CLEAR SPACING BETWEEN ANY BARS SHALL NOT BE LESS 1".
4. LAP SPLICES ARE BASED ON AN ASSUMED CLEAR COVER OF 2" ABOVE A TOP REINFORCING MAT.
5. PERIMETER FOUNDATION WALLS RETAINING LESS THAN 12" OF SOIL.
6. BAR CLEAR COVER IS ASSUMED TO BE 1 1/2" FOR #5 AND SMALLER AND 2" FOR #6 AND LARGER.
7. ALL SPLICES ARE TO BE CONTACT SPLICES.

3 REINFORCING BAR LAP SPLICES

SCALE: 1/8" = 1'-0"

CONCRETE COVER

LOCATION	MIN . COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
NO. 6 THROUGH NO. 18 BARS	2"
NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS, WALLS AND JOISTS	3/4"
BEAMS, COLUMNS (COVER TO TIES OR STIRRUPS)	1 1/2"

2 CONCRETE COVER

SCALE: 1/8" = 1'-0"

CONCRETE DESIGN MIX REQUIREMENTS (NOTE 1)

LOCATION	28 DAY COMP. STRENGTH	TARGET SLUMP (NOTE 2)	MAX. W/C RATIO	EXPOSURE CATEGORIES & CLASSES (NOTE 3)				AIR CONTENT	FINISH
				F	S	W	C		
FOOTINGS / PILE CAPS	3500 PSI	4" (+/- 1")	0.55	F1	S0	W0	C0	5% +/- 1.5%	SCREED
MASS POURED FOUNDATIONS	4500 PSI	4" (+/- 1")	0.45	F2	S0	W0	C0	6% +/- 1.5%	SCREED
WALLS / PIERS	4500 PSI	3" (+/- 1")	0.45	F2	S0	W0	C0	6% +/- 1.5%	HAND RUBBED EXPOSED SURFACES
INTERIOR SLAB / GRADE BEAMS	4000 PSI	3" (+/- 1")	0.45	F0	S0	W0	C0	AS NEEDED (NOTE 4)	STEEL TROWEL (NOTE 5)
EXTERIOR CONC. WORK	4500 PSI	3" (+/- 1")	0.45	F3	S0	W0	C0	6% +/- 1.5%	BROOM - NON SKID
LEAN CONCRETE	2000 PSI	5" (+/- 1 1/2")	0.60	F0	S0	W0	C0	AS NEEDED	SCREED

NOTES:
1. ALL CONCRETE MIXES ARE NORMAL WEIGHT UNLESS NOTED OTHERWISE.
2. TARGET SLUMP IS THE CONCRETE SLUMP WITHOUT ANY ADMIXTURES INCLUDED. TARGET SLUMP MAY BE INCREASED BY USING ADMIXTURES. REFER TO THE CONCRETE SPECIFICATION FOR ADDITIONAL INFORMATION.
3. EXPOSURE CRITERIA FOR MIX SUPPLIER'S USE.
4. IF EXPOSED TO FREEZE-THAW CYCLES DURING CONSTRUCTION, CONCRETE SHALL BE AIR ENTRAINED TO 6% +/- 1.5%.
5. GENERAL CONTRACTOR SHALL REVIEW ALL FLOOR FINISH REQUIREMENTS FOR THE PROJECT AND PROVIDE CONCRETE SLAB SURFACE FINISHES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFIED FLOOR FINISH MATERIALS.

1 CONCRETE DESIGN MIXES

SCALE: 1/8" = 1'-0"

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MODEL GROUP

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION

FOUNDATION DETAILS

S1.2

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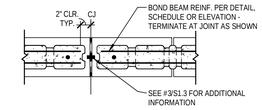
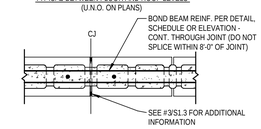


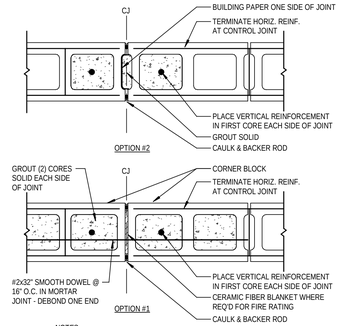
TYPICAL BETWEEN FLOOR AND ROOF LEVELS.
(U.N.O. ON PLANS)



TYPICAL AT FLOOR AND ROOF LEVELS AND AT TOP OF WALL
(U.N.O. ON PLANS)

4 C.J. AT BOND BEAM

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

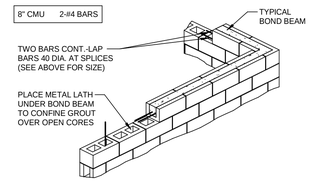


NOTES

1. PROVIDE VERTICAL CONTROL JOINTS AT 24'-0" O.C. (MAX.)
2. SEE #4/S1.3 FOR DETAIL AT BOND BEAMS.

3 TYP. CMU CONTROL JOINT

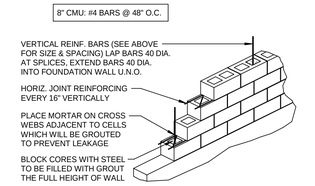
SCALE: 3/4" = 1'-0"



BOND BEAMS SHALL BE PLACED AT BEARING LOCATIONS AND AT THE TOP OF WALLS (SEE DETAILS)

2 TYP. BOND BEAM

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



1 TYP. WALL REINF.

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

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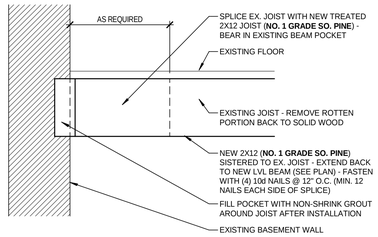
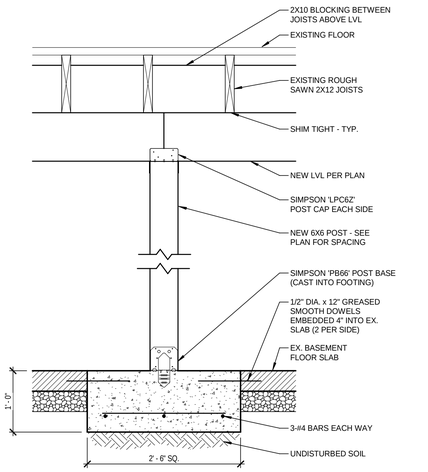
MASONRY DETAILS

S1.3



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



4 DETAIL
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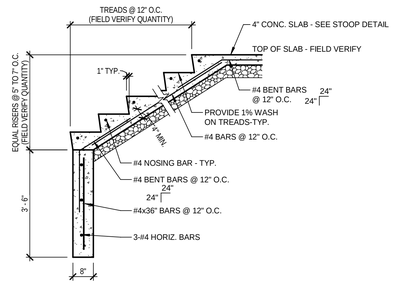
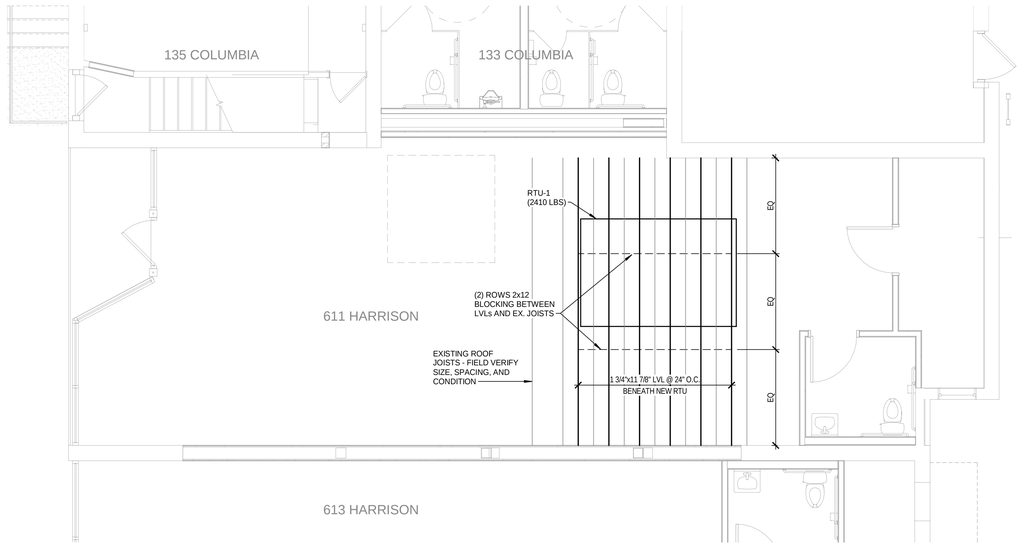
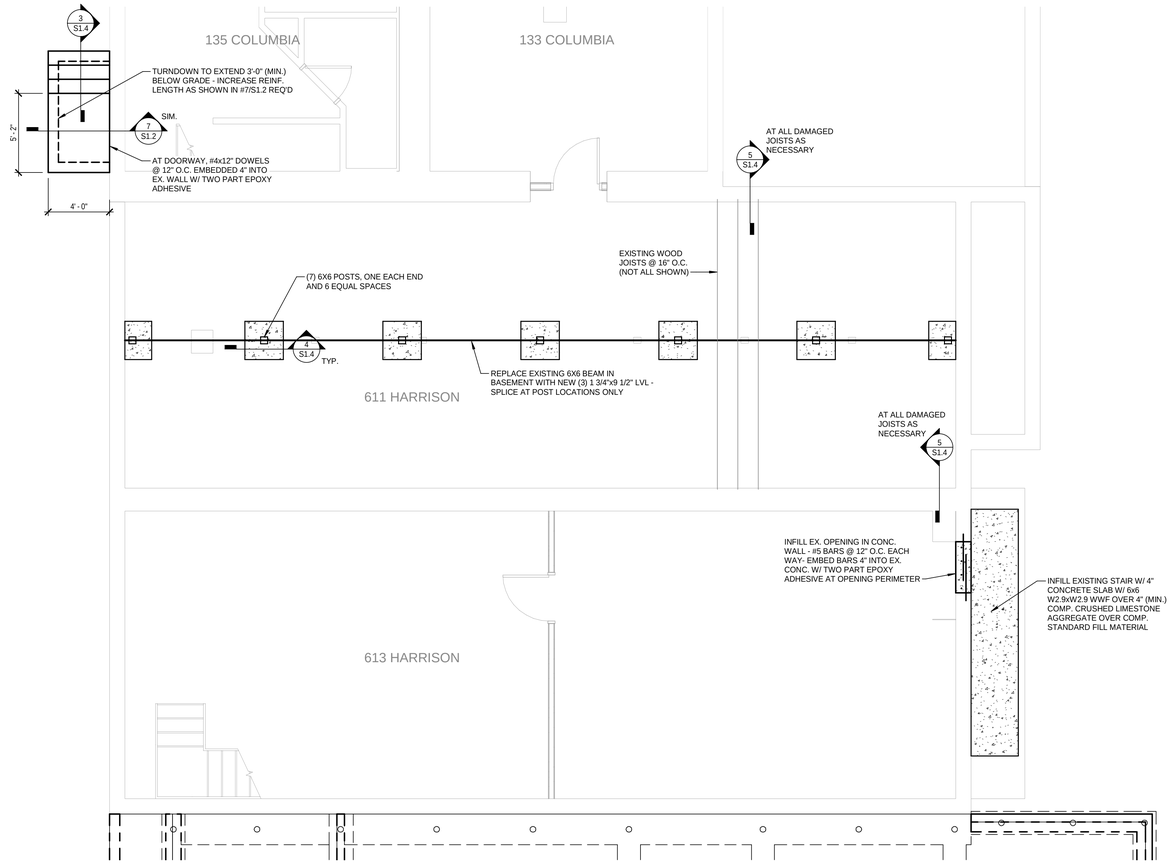


3 STAIR DETAIL
SCALE: 1/2" = 1'-0"



2 PARTIAL 2ND LEVEL STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

North



SEE #1/S1.1 FOR FOUNDATION INFORMATION

1 PARTIAL 1ST LEVEL STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

North

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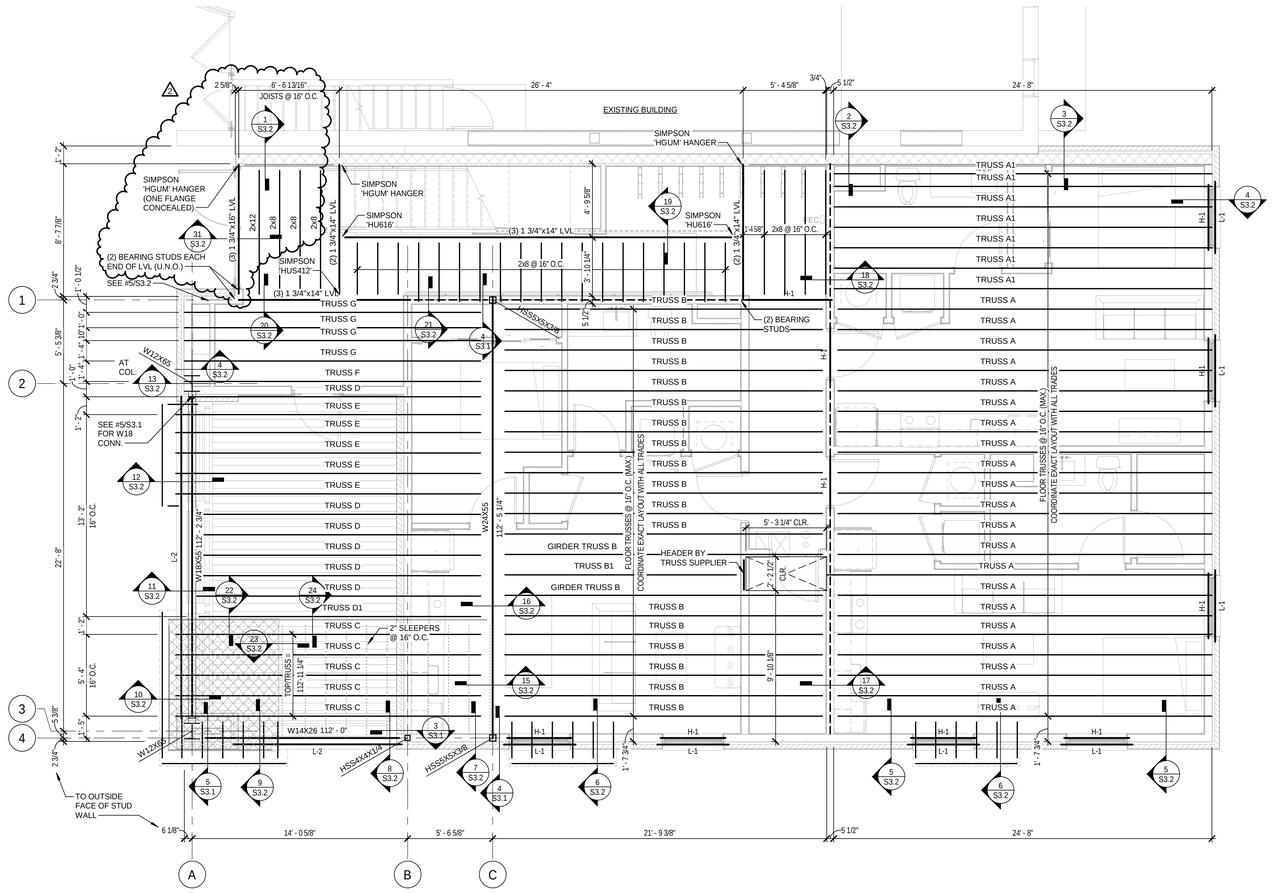
EXISTING BUILDING STRUCTURAL PLANS

S1.4



1 2ND LEVEL FRAMING PLAN

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

North

PLAN NOTES THIS SHEET:

1. SEE S0.1 FOR GENERAL WOOD NOTES, INCLUDING MATERIAL SPECIFICATIONS AND NAILING REQUIREMENTS, UNLESS NOTED OTHERWISE ON THIS SHEET.
2. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND WALL CONSTRUCTION INFORMATION.
3. — — — — — INDICATES INTERIOR LOAD-BEARING WALL - 2x6 STUDS @ 16" O.C. (MAX.)
4. NON-LOADBEARING WALLS SHALL BE CONSTRUCTED WITH EITHER A TOP DEFLECTION TRACK OR SIMPSON DEFLECTION CLIP (AS SHOWN IN #14/S3.1) BETWEEN THE TOP OF THE WALL AND THE BOTTOM OF THE TRUSS.
5. ALL STUD WALLS SHALL HAVE FULL HEIGHT STUDS. SPLICING STUDS IS NOT ACCEPTABLE.
6. AT EXTERIOR WALLS, DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
7. SEE S3.1 FOR TYPICAL WOOD DETAILS.
8. SEE TRUSS DIAGRAMS ON S4.1 FOR WOOD FLOOR TRUSS DESIGN REQUIREMENTS.
9. ALL HSS MEMBERS LOCATED WITHIN THE STUD SPACE OF EXTERIOR WALLS SHALL BE FILLED WITH SPRAY FOAM INSULATION (SEE ARCH. FOR ADDITIONAL INFORMATION). ALL FIELD WELDING ASSOCIATED WITH THESE MEMBERS SHALL BE COMPLETED PRIOR TO FILLING WITH INSULATION. PROVIDE 5/8" DIA. HOLES @ 48" O.C. AS SPECIFIED BELOW:
   -VERTICAL MEMBERS: TWO SIDES, ALTERNATING SIDES

LINTEL SCHEDULE

MARK	QUANTITY & SIZE	BEARING REQ'D (EACH SIDE)	DETAIL REFERENCE
L-1	L4X4X1/4 (GALV.)	4"	NONE
L-2	L6X4X5/16 LLV (GALV.)	4"	NONE

FLOOR CONSTRUCTION

3/4" FLOORING OVER 3/4" T&G PLYWOOD (OR OSB) OVER WOOD FLOOR JOISTS AT 16" O.C. MAX (U.N.O.)
NAILING - SEE WOOD NOTES ON S0.1 FOR NAILING REQUIREMENTS

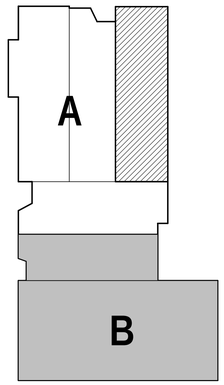
FINISHED FLOOR = 113'-2 3/4" (U.N.O.)
TOP/TRUSS = 113'-1 1/4" (U.N.O.)

FINISHED FLOOR AT BALCONY SLOPES (CROSS-HATCHED AREA) - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

HEADER SCHEDULE

MARK	QUANTITY & SIZE	BEARING STUDS REQUIRED (EACH SIDE)	ADDITIONAL FULL HEIGHT STUDS REQ'D (EACH SIDE)
H-1	3-2x8 W/ 1/2" SPACERS	1-2x6	2-2x6
H-2	3-2x10 W/ 1/2" SPACERS	1-2x6	2-2x6
H-3	3-2x12 W/ 1/2" SPACERS	NOTE 3	3-2x6

NOTES:
1. PROVIDE APPROPRIATELY SIZED SIMPSON HANGERS AS REQUIRED WHERE HEADERS FRAME INTO PERPENDICULAR FRAMING
2. SEE #9/S3.1 FOR TYPICAL WOOD HEADER DETAIL
3. NO BEARING STUDS. PROVIDE SIMPSON 'HUC612' WITH MAX. NAILING AT EACH END OF HEADER.



KEY PLAN

SCALE: NONE

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

DANIEL J. SCHENK REGISTERED No. 19700114 STATE OF INDIANA PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

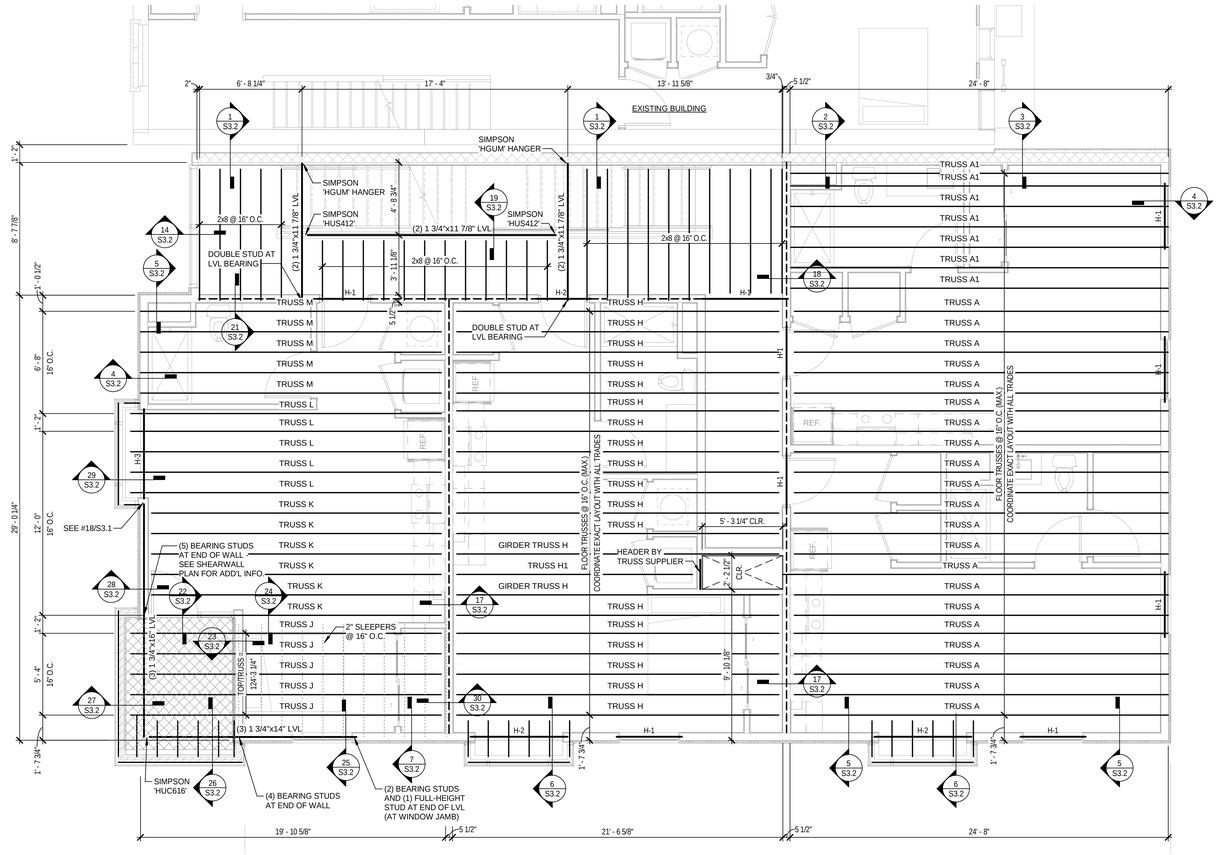
REVISIONS

NO.	DATE	DESCRIPTION
2	9/31/2021	Addendum #2

SECOND LEVEL FRAMING PLAN

S2.1

9/30/2021 11:20:42 AM



FLOOR CONSTRUCTION
3/4" FLOORING OVER 3/4" T&G PLYWOOD (OR OSB) OVER WOOD FLOOR JOISTS AT 16" O.C. MAX (U.N.O.) NAILING - SEE WOOD NOTES ON S0.1 FOR NAILING REQUIREMENTS
FINISHED FLOOR = 124'-6 3/4" (U.N.O.) TOP/TRUSS = 124'-5 1/4" (U.N.O.)

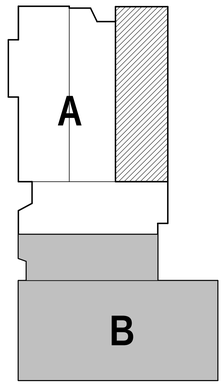
FINISHED FLOOR AT BALCONY SLOPES (CROSS-HATCHED AREA) - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

HEADER SCHEDULE

MARK	QUANTITY & SIZE	BEARING STUDS REQUIRED (EACH SIDE)	ADDITIONAL FULL HEIGHT STUDS REQ'D (EACH SIDE)
H-1	3-2x8 W/ 1/2" SPACERS	1-2x6	2-2x6
H-2	3-2x10 W/ 1/2" SPACERS	1-2x6	2-2x6
H-3	3-2x12 W/ 1/2" SPACERS	NOTE 3	3-2x6

NOTES:
1. PROVIDE APPROPRIATELY SIZED SIMPSON HANGERS AS REQUIRED WHERE HEADERS FRAME INTO PERPENDICULAR FRAMING
2. SEE #9/S3.1 FOR TYPICAL WOOD HEADER DETAIL
3. NO BEARING STUDS. PROVIDE SIMPSON 'HUC612' WITH MAX. NAILING AT EACH END OF HEADER.

PLAN NOTES THIS SHEET:
1. SEE S0.1 FOR GENERAL WOOD NOTES, INCLUDING MATERIAL SPECIFICATIONS AND NAILING REQUIREMENTS, UNLESS NOTED OTHERWISE ON THIS SHEET.
2. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND WALL CONSTRUCTION INFORMATION.
3. — — — — INDICATES INTERIOR LOAD-BEARING WALL - 2x6 STUDS @ 16" O.C. (MAX.)
4. NON-LOADBEARING WALLS SHALL BE CONSTRUCTED WITH EITHER A TOP DEFLECTION TRACK OR SIMPSON DEFLECTION CLIP (AS SHOWN IN #14/S3.1) BETWEEN THE TOP OF THE WALL AND THE BOTTOM OF THE TRUSS.
5. ALL STUD WALLS SHALL HAVE FULL HEIGHT STUDS. SPLICING STUDS IS NOT ACCEPTABLE.
6. AT EXTERIOR WALLS, DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
7. SEE S3.1 FOR TYPICAL WOOD DETAILS.
8. SEE TRUSS DIAGRAMS ON S4.1 FOR WOOD FLOOR TRUSS DESIGN REQUIREMENTS.
9. ALL HSS MEMBERS LOCATED WITHIN THE STUD SPACE OF EXTERIOR WALLS SHALL BE FILLED WITH SPRAY FOAM INSULATION (SEE ARCH. FOR ADDITIONAL INFORMATION). ALL FIELD WELDING ASSOCIATED WITH THESE MEMBERS SHALL BE COMPLETED PRIOR TO FILLING WITH INSULATION. PROVIDE 5/8" DIA. HOLES @ 48" O.C. AS SPECIFIED BELOW:
   -VERTICAL MEMBERS: TWO SIDES, ALTERNATING SIDES



KEY PLAN
SCALE: NONE
NORTH

1 North
3RD LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

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PROJECT: 2020.0136

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7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

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NO.	DATE	DESCRIPTION

THIRD LEVEL FRAMING PLAN

S2.2

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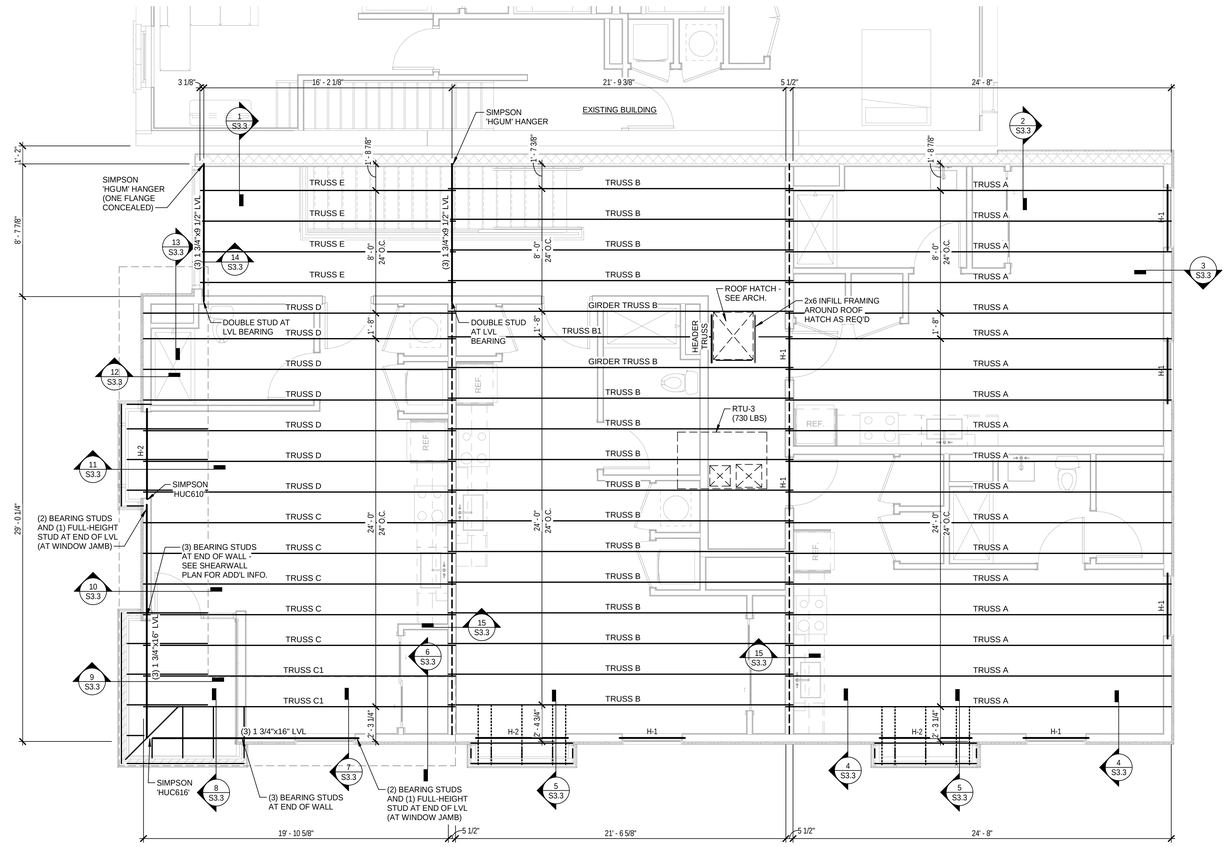


1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

North

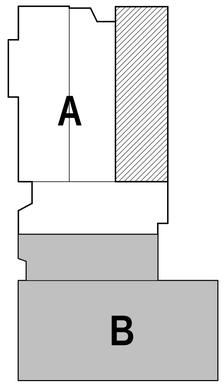
PLAN NOTES THIS SHEET:
1. SEE S0.1 FOR GENERAL WOOD NOTES, INCLUDING MATERIAL SPECIFICATIONS AND NAILING REQUIREMENTS, UNLESS NOTED OTHERWISE ON THIS SHEET.
2. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND WALL CONSTRUCTION INFORMATION.
3. ▬▬▬▬ INDICATES INTERIOR LOAD-BEARING WALL - 2x6 STUDS @ 16" O.C. (MAX.)
4. NON-LOADBEARING WALLS SHALL BE CONSTRUCTED WITH EITHER A TOP DEFLECTION TRACK OR SIMPSON DEFLECTION CLIP (AS SHOWN IN #14/S3.1) BETWEEN THE TOP OF THE WALL AND THE BOTTOM OF THE TRUSS.
5. ALL STUD WALLS SHALL HAVE FULL HEIGHT STUDS. SPLICING STUDS IS NOT ACCEPTABLE.
6. AT EXTERIOR WALLS, DIMENSIONS ARE TO OUTSIDE FACE OF STUD.
7. SEE S3.1 FOR TYPICAL WOOD DETAILS.
8. SEE TRUSS DIAGRAMS ON S4.2 FOR WOOD ROOF TRUSS DESIGN REQUIREMENTS.

ROOF CONSTRUCTION
5/8" PLYWOOD (OR OSB) OVER WOOD TRUSSES @ 24" O.C. MAX. (U.N.O.) NAILING - SEE WOOD NOTES ON S0.1 FOR NAILING REQUIREMENTS
TRUSS BEARING ELEVATION = SEE TRUSS DIAGRAMS

HEADER SCHEDULE

MARK	QUANTITY & SIZE	BEARING STUDS REQUIRED (EACH SIDE)	ADDITIONAL FULL HEIGHT STUDS REQ'D (EACH SIDE)
H-1	3-2x8 W/ 1/2" SPACERS	1-2x6	2-2x6
H-2	3-2x10 W/ 1/2" SPACERS	1-2x6	2-2x6
H-3	3-2x12 W/ 1/2" SPACERS	NOTE 3	3-2x6

NOTES:
1. PROVIDE APPROPRIATELY SIZED SIMPSON HANGERS AS REQUIRED WHERE HEADERS FRAME INTO PERPENDICULAR FRAMING
2. SEE #9/S3.1 FOR TYPICAL WOOD HEADER DETAIL
3. NO BEARING STUDS. PROVIDE SIMPSON 'HUC612' WITH MAX. NAILING AT EACH END OF HEADER.



KEY PLAN
SCALE: NONE
NORTH

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ROOF FRAMING PLAN

S2.3

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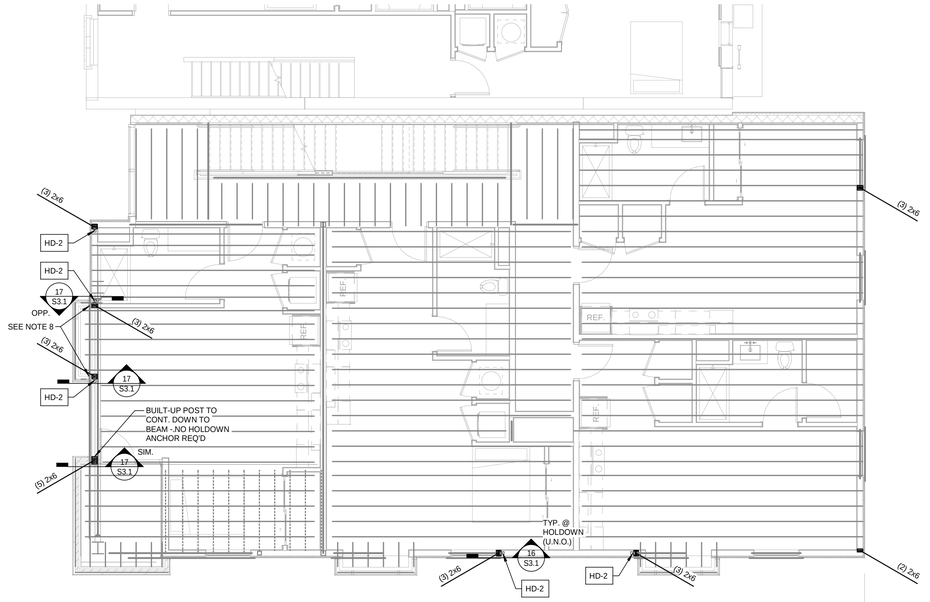
SHEARWALL PLAN NOTES:

1. SEE WOOD NOTES FOR GENERAL WALL SHEATHING REQUIREMENTS.
2. WALL SHEATHING FASTENING TO BE AS FOLLOWS:
   ABOVE 1ST LEVEL: 10d NAILS @ 4" O.C.
   ABOVE 2ND LEVEL: 10d NAILS @ 4" O.C.
   ABOVE 3RD LEVEL: 10d NAILS @ 6" O.C.
   FASTENING ABOVE APPLIES TO PANEL EDGE ON ALL 4 SIDES OF EACH SHEET OF PLYWOOD. FASTENING TO SUPPORTING STUDS NOT AT PANEL EDGES TO BE AT 12" O.C. WITH SAME SIZE FASTENERS.
3. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.
4. SHEATHING SHALL BE ATTACHED TO EACH MEMBER OF THE BUILT-UP BOUNDARY POST WITH THE SPECIFIED FASTENING. SEE SHEARWALL PLAN FOR POST SIZES AND LOCATIONS (POSTS SHOWN ARE FOR THE WALL ABOVE THE LEVEL INDICATED). POSTS SHALL BE NAILED TOGETHER PER DETAIL #10/S3.1.
5. **ALL SHEARWALL HORIZONTAL PANEL JOINTS SHALL HAVE CONTINUOUS SUPPORT VIA HORIZONTAL 2X BLOCKING. ADJACENT SHEATHING PANELS SHALL BE FASTENED INTO A COMMON BLOCKING MEMBER. SEE TYPICAL DETAIL #12/S3.1.**
6. NAILS SHALL HAVE 1 1/2" MINIMUM PENETRATION INTO STUD.
7. SEE #11/S3.1 FOR TYPICAL PANEL JOINT DETAIL. ADJACENT SHEATHING PANELS SHALL BE FASTENED INTO A COMMON STUD.
8. WALL SHEATHING TO CONTINUE PAST PERPENDICULAR WALL TO END OF JAMB.

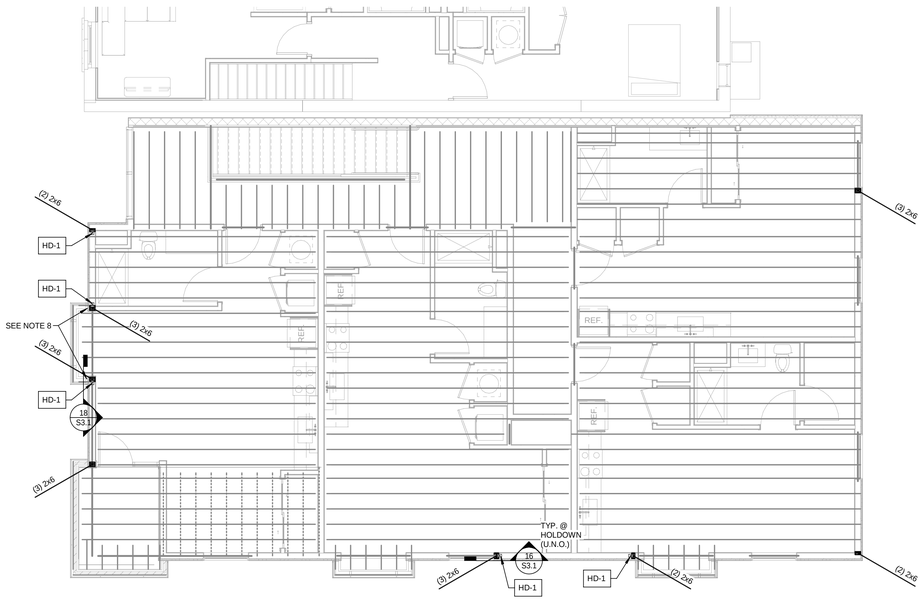
HOLDOWN SCHEDULE

MARK	SIMPSON HOLDOWN	BUILT-UP POST	THREADED ROD DIA.
HD-1	HDU4-SDS2.5	SEE PLAN	5/8"
HD-2	HDU8-SDS2.5	SEE PLAN	7/8"

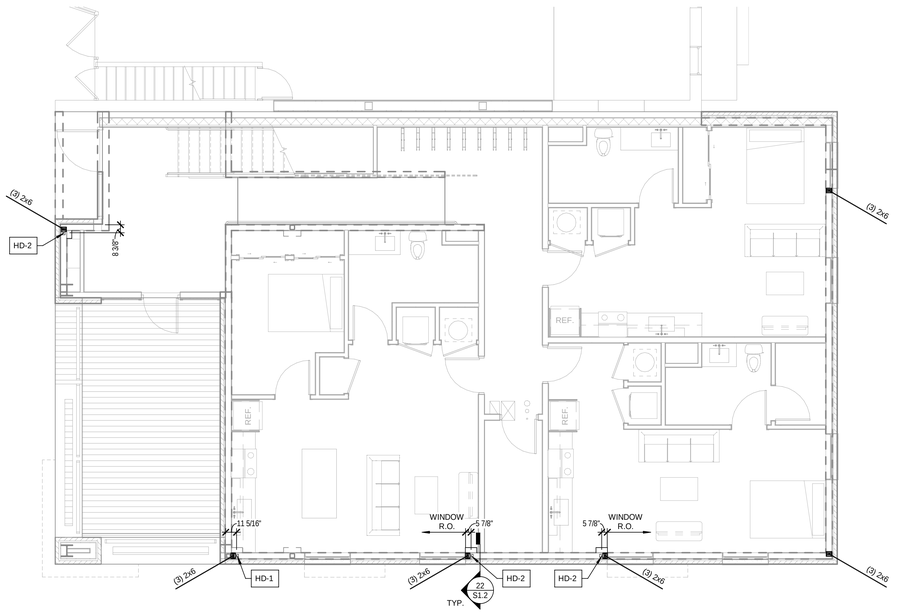
NOTES:
1. THREADED RODS SHALL BE F1554 GR 36 MATERIAL
2. HOLDOWN ANCHORS AT FIRST LEVEL MUST BE CAST INTO CONCRETE FOUNDATIONS. POST INSTALLED ANCHORS ARE NOT AN ACCEPTED ALTERNATE.
(3) SEE #10/S3.1 FOR BUILT-UP POST NAILING DETAIL



2 2ND LEVEL SHEARWALL AND HOLDOWN PLAN
SCALE: 3/16" = 1'-0"
North



3 3RD LEVEL SHEARWALL AND HOLDOWN PLAN
SCALE: 3/16" = 1'-0"
North



DIMENSIONS SHOWN ARE TO HOLDOWN ANCHOR RODS. AT EXTERIOR WALLS, DIMENSIONS ARE TO OUTSIDE FACE OF STUD. ANCHOR RODS ARE TO BE CAST INTO CONCRETE FOUNDATION WALL.

1 1ST LEVEL SHEARWALL AND HOLDOWN PLAN
SCALE: 3/16" = 1'-0"
North

7/28/2021 4:21:54 PM

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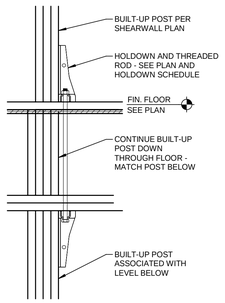
ISSUE DATE: 7/28/2021

REVISIONS

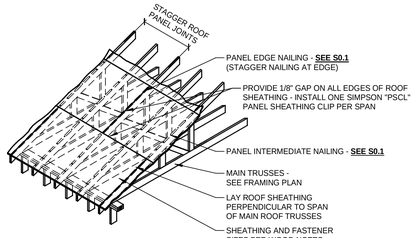
NO.	DATE	DESCRIPTION

SHEARWALL AND HOLDOWN PLANS

S2.4

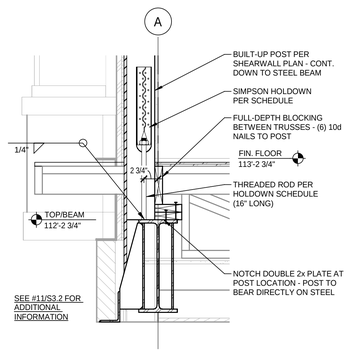


16 TYP. HOLDOWN DETAIL
SCALE: 1" = 1'-0"

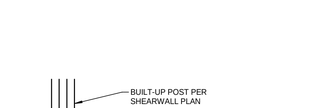


15 ROOF DIAPHRAGM DETAIL
SCALE: 1/4" = 1'-0"

18 HOLDOWN AT LVL BEAM
SCALE: 1" = 1'-0"



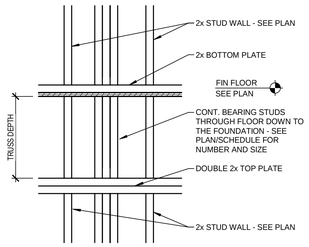
17 HOLDOWN AT STEEL BEAM
SCALE: 1" = 1'-0"



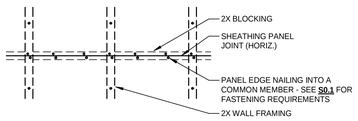
PARALLEL TO TRUSSES

PERPENDICULAR TO TRUSSES

14 NON-LOAD BEARING WALLS
SCALE: 1" = 1'-0"

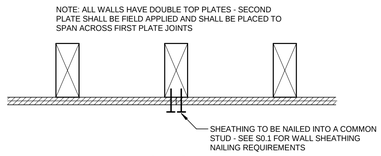


13 LOAD TRANSFER AT FLOOR
SCALE: 1" = 1'-0"

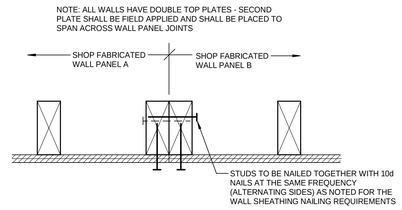


SEE S2.4 FOR LOCATIONS WHERE 2X BLOCKING IS REQUIRED

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

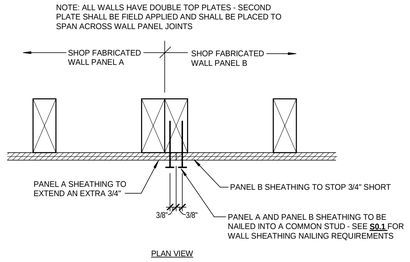


PLAN VIEW



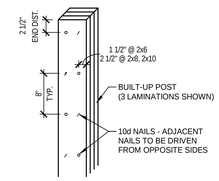
IF PANEL A AND PANEL B SHEATHING NOT NAILED INTO A COMMON STUD THEN ADJACENT STUDS TO BE FASTENED AS SHOWN

PLAN VIEW



PLAN VIEW

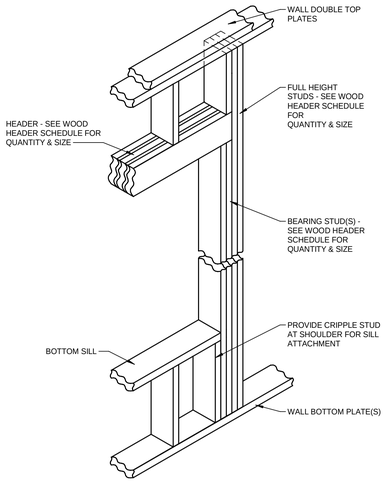
11 WALL PANEL JOINT DETAIL
SCALE: 3" = 1'-0"



NAILS TO PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION

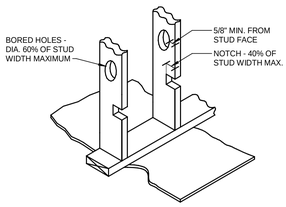
2X BUILT-UP POST

10 BUILT-UP COLUMN NAILING
SCALE: 1" = 1'-0"

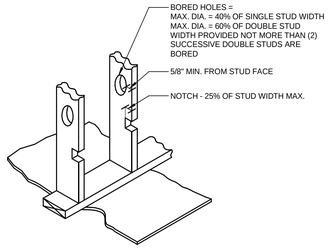


9 WOOD HEADER DETAIL
SCALE: 1" = 1'-0"

NOTE:
BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

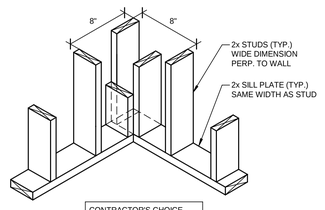


NON-BEARING PARTITION

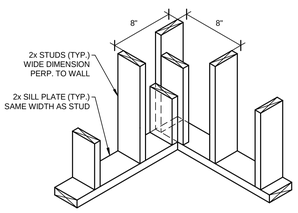


EXTERIOR OR BEARING WALL

8 STUD CUTTING NOTCHING, BORING
SCALE: 1" = 1'-0"



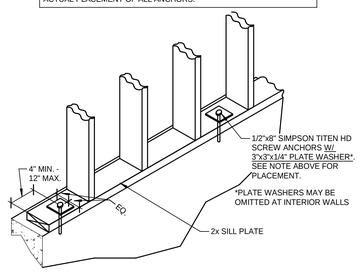
CONTRACTOR'S CHOICE (3 STUDS MIN. EA. CORNER)



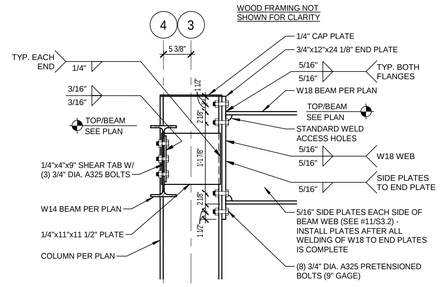
7 STUD CORNER DETAIL
SCALE: 1" = 1'-0"

PLACE 1/2" DIA. SILL ANCHORS AT 12" MAX. FROM END OF EACH SILL PLATE AND CORNERS. MAXIMUM SPACING OF ANCHORS SHALL BE
EXTERIOR WALLS
EAST WALL 16" O.C.
ALL OTHER EXT. WALLS 32" O.C.
INTERIOR WALLS 48" O.C.

THERE SHALL BE A MINIMUM OF 2 SILL ANCHORS PER SILL PLATE. COORDINATE SILL PLATE LAYOUT WITH FRAMING CONTRACTOR FOR ACTUAL PLACEMENT OF ALL ANCHORS.



6 SILL ANCHOR DETAIL
SCALE: 1" = 1'-0"



5 BEAMS TO W12 COL.
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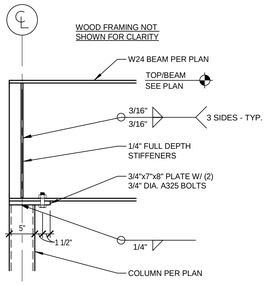
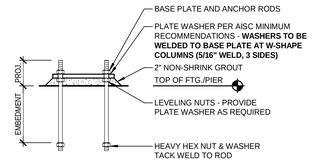


4 W24 BEAM BRG ON COL.
SCALE: 1" = 1'-0"

3 W14 BEAM TO HSS COL.
SCALE: 1" = 1'-0"

ANCHOR ROD SCHEDULE				
LOCATION	DIAMETER	EMBEDMENT	PROJECTION	MATERIAL
HSS COLUMNS	3/4"	8"	6"	F1554 GR 55 W/ SUPPLEMENT S1
W-SHAPE COLUMNS	1 1/4"	28"	6"	F1554 GR 55 W/ SUPPLEMENT S1

FOR ANCHOR ROD PATTERNS AND QUANTITIES SEE #1/S3.1



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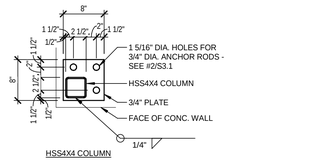
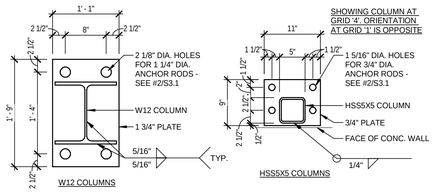


HSS4X4 COLUMN



1 BASE PLATE DETAILS
SCALE: 1" = 1'-0"

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200 East Main Street
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MODEL GROUP

COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

DANIEL J. SCHEMENAUER — REGISTERED — No. 19700114 — STATE OF INDIANA — PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

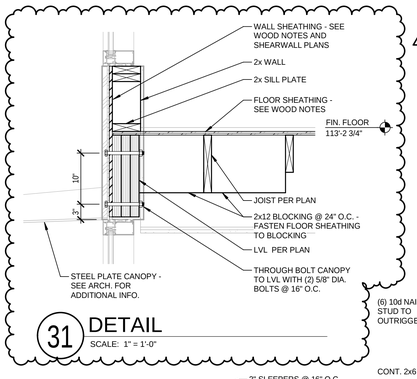
REVISIONS

NO.	DATE	DESCRIPTION

STRUCTURAL DETAILS

S3.1

7/28/2021 4:21:57 PM



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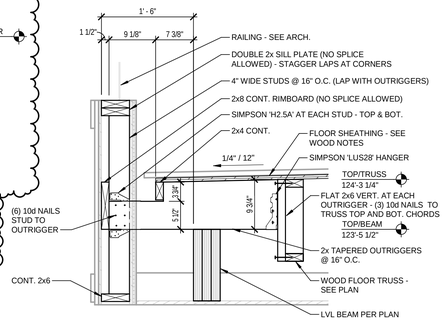

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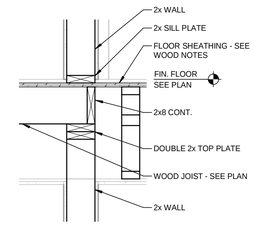

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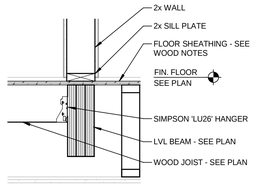

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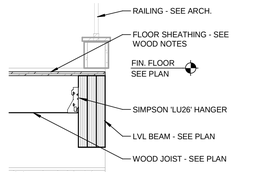

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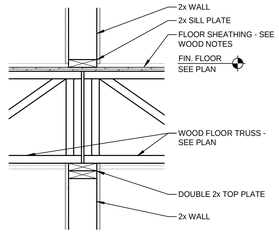

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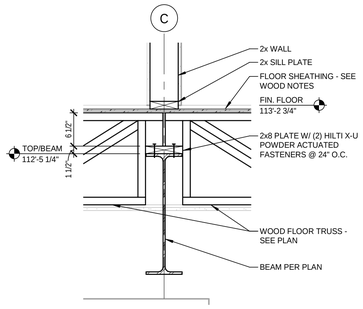

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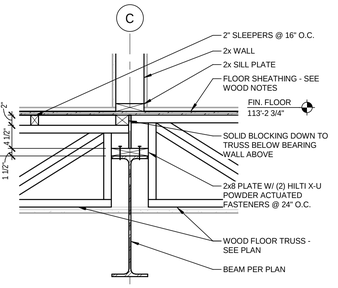

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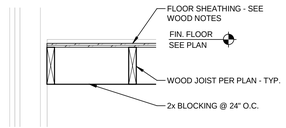

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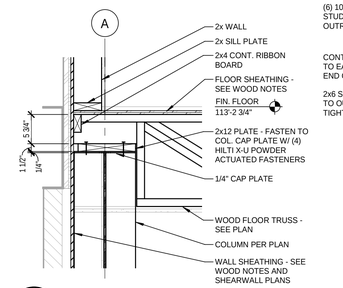

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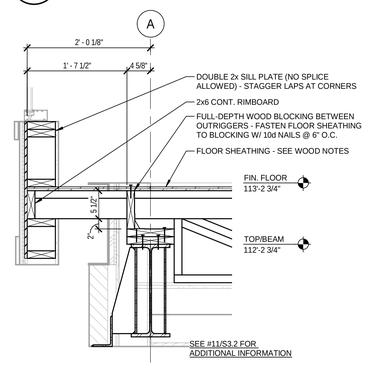

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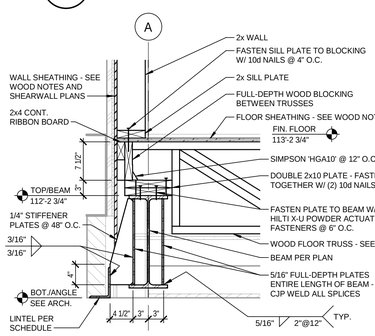

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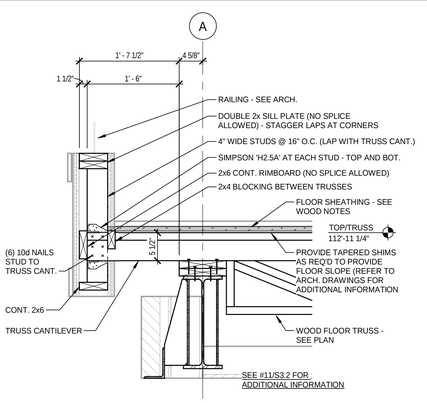

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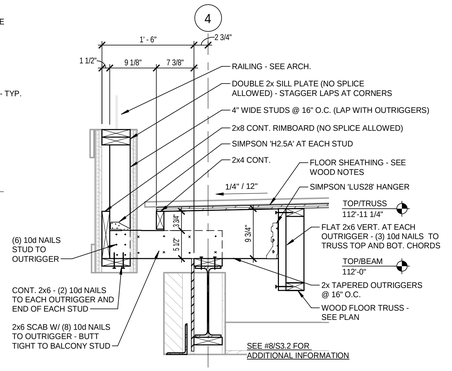

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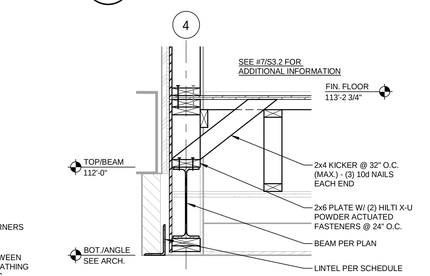

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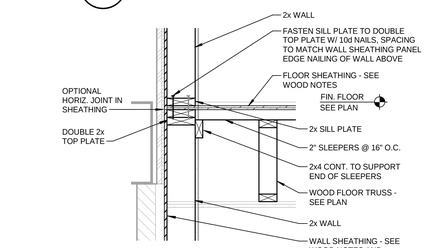

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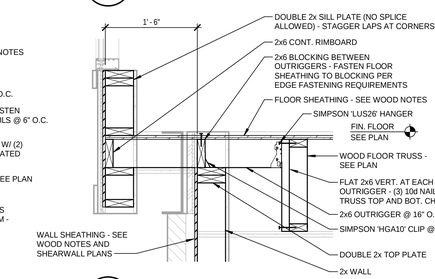

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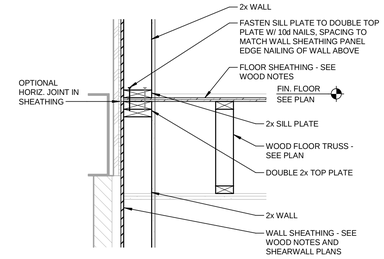

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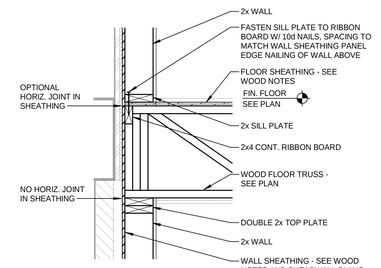

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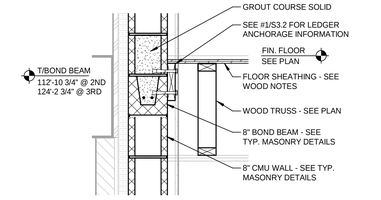

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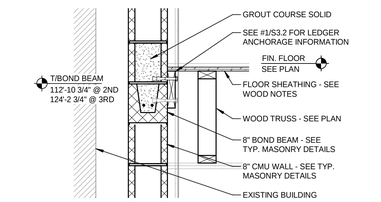

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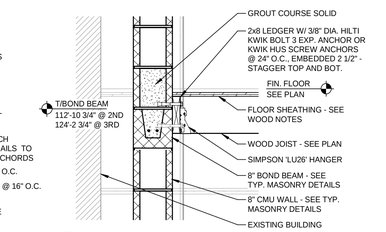

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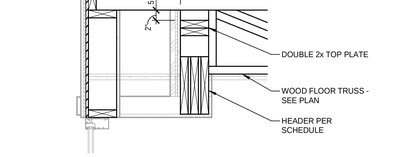

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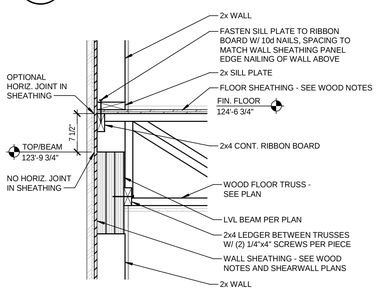

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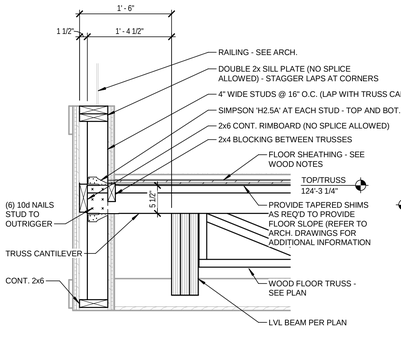

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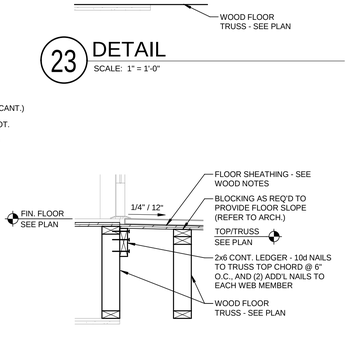

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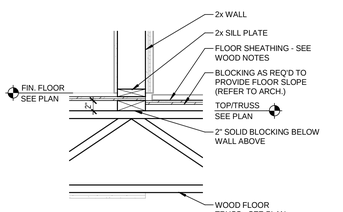

23 DETAIL
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22 DETAIL
SCALE: 1" = 1'-0"

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MODEL GROUP

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PROJECT: 2020.0136

DANIEL J. SCHENKEL REGISTERED No. 19700114 STATE OF INDIANA PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

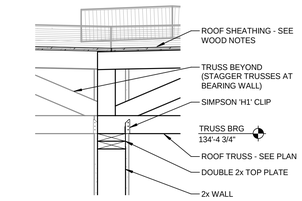
REVISIONS

NO.	DATE	DESCRIPTION
2	9/31/2021	Addendum #2

STRUCTURAL DETAILS

S3.2

9/30/2021 11:26:51 AM



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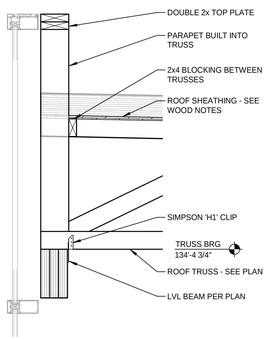

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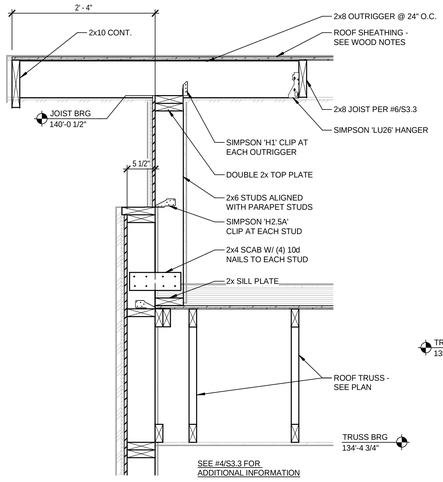

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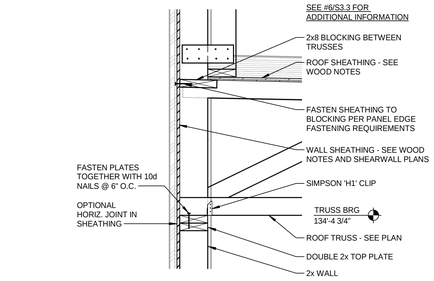

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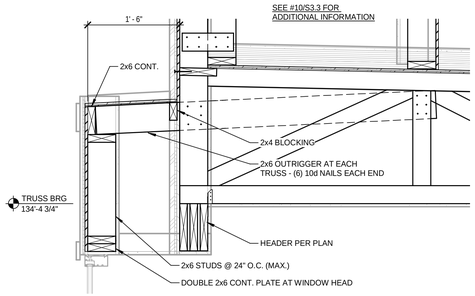

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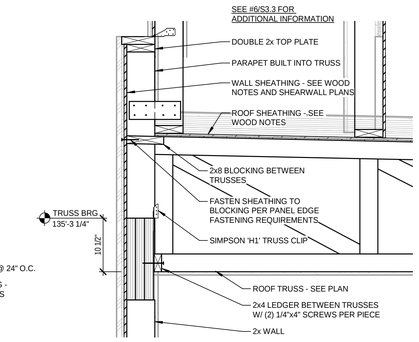

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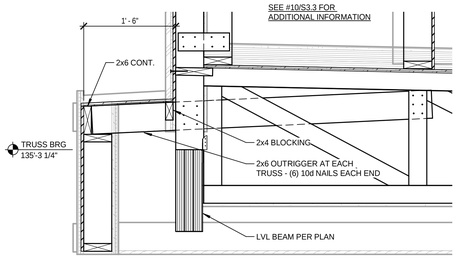

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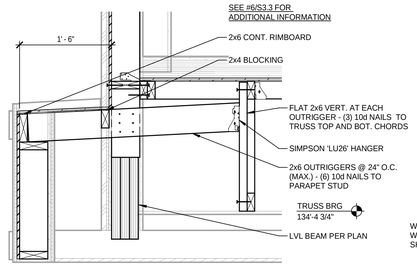

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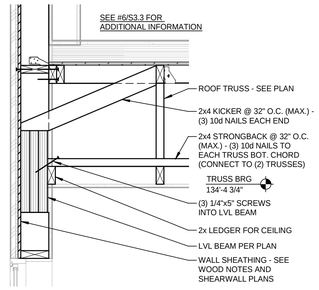

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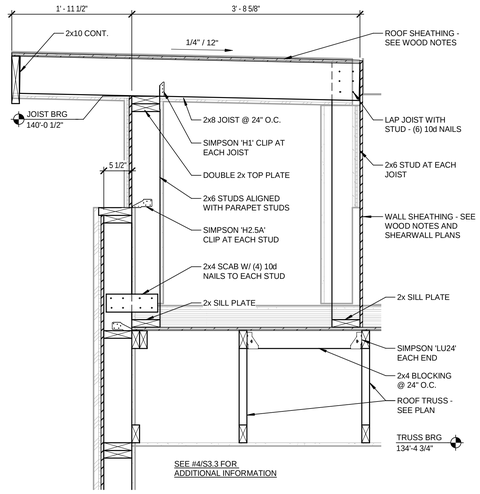

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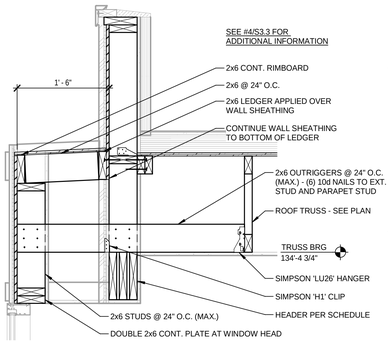

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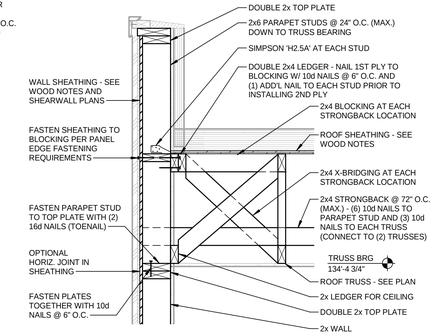

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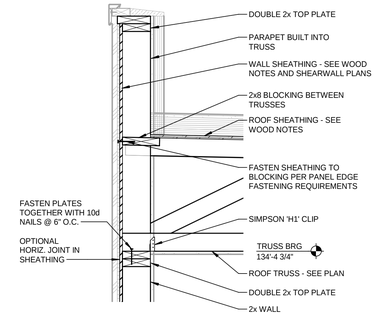

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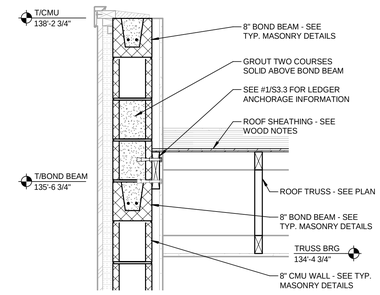

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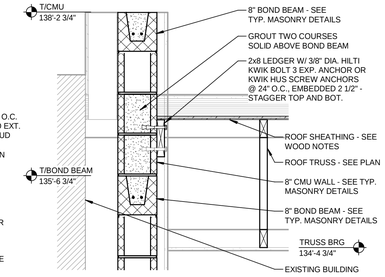

1 DETAIL
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7/28/2021 4:22:05 PM

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CONSTRUCTION DOCUMENTS

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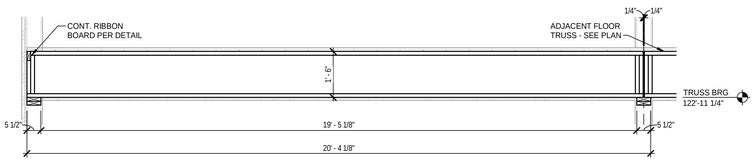
REVISIONS

NO.	DATE	DESCRIPTION

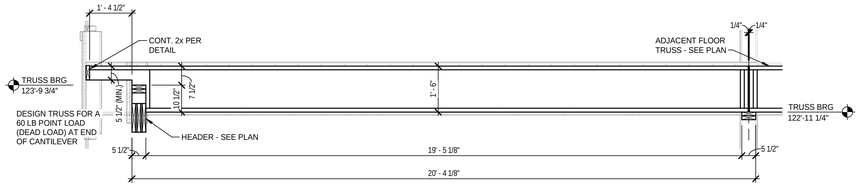
STRUCTURAL DETAILS

S3.3



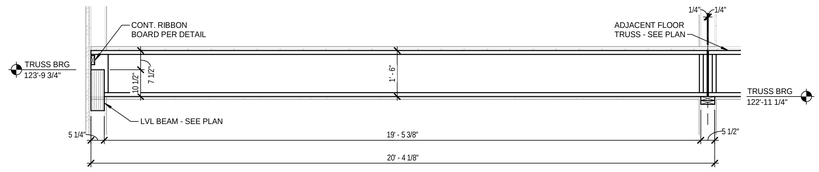
12 FLOOR TRUSS M DIAGRAM

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



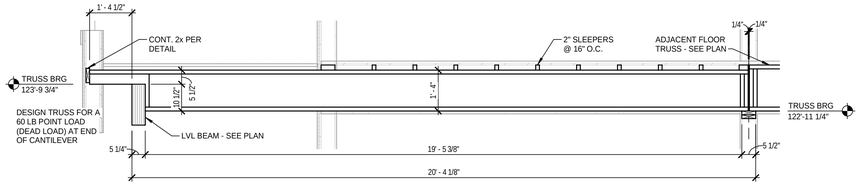
11 FLOOR TRUSS L DIAGRAM

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



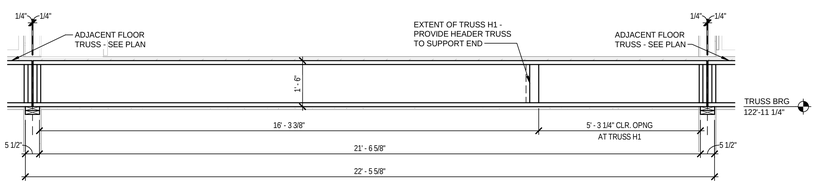
10 FLOOR TRUSS K DIAGRAM

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



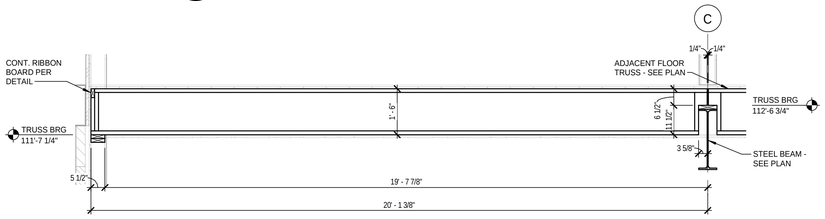
9 FLOOR TRUSS J DIAGRAM

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



8 FLOOR TRUSS H DIAGRAM

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



7 FLOOR TRUSS G DIAGRAM

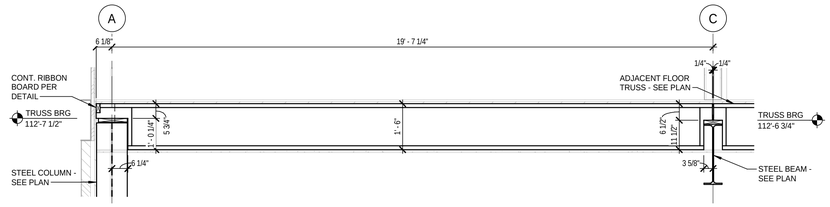
SCALE: 1/2" = 1'-0"

TRUSS DIAGRAM NOTES:

1. ALL TRUSSES SHALL BE DESIGNED FOR DEAD AND LIVE LOADS IN ACCORDANCE WITH THE INDIANA BUILDING CODE, LATEST EDITION.
2. IN ADDITION TO THE LOADS LISTED ON THIS SHEET SEE S0.1 FOR ADDITIONAL DESIGN PARAMETERS.
3. TRUSS MANUFACTURER SHALL LIMIT TOTAL DEFLECTIONS TO L/360.
4. VERIFY MECHANICAL DUCT BOXOUT LOCATIONS AND DIMENSIONS WITH MECHANICAL PRIOR TO FABRICATION.
5. GIRDER TRUSSES: DESIGN FOR REACTIONS OF ALL SUPPORTED TRUSSES.
6. ONLY CERTIFIED TRUSS SHOP DRAWINGS WILL BE REVIEWED.

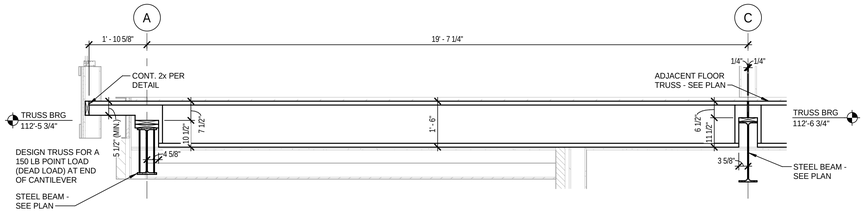
TRUSS DESIGN LOADS:
TOP CHORD DEAD LOAD = 10 PSF
BOTTOM CHORD DEAD LOAD = 10 PSF
LIVE LOAD = 40 PSF

DESIGN TRUSSES FOR THE WEIGHT OF PARTITION WALLS ABOVE (REFER TO ARCHITECTURAL PLANS FOR LOCATIONS. PARTITION WALL LOAD = 100 PLF. ALTERNATELY, TRUSS MANUFACTURER MAY DESIGN ALL FLOOR TRUSSES TO INCLUDE AN ADDITIONAL 15 PSF PARTITION LOADING.



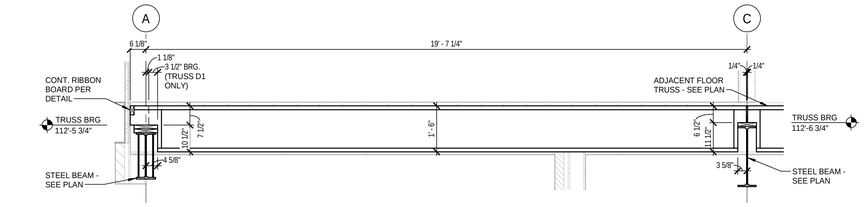
6 FLOOR TRUSS F DIAGRAM

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



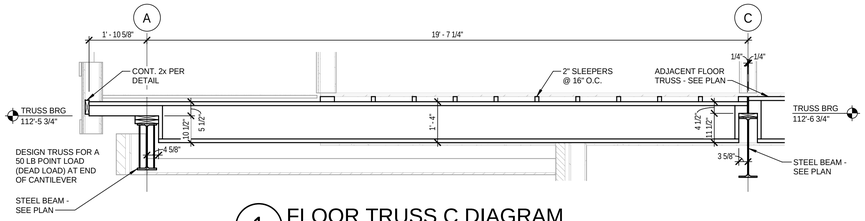
5 FLOOR TRUSS E DIAGRAM

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



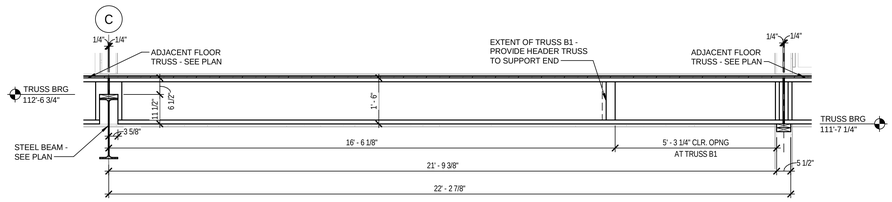
2 FLOOR TRUSS D DIAGRAM

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



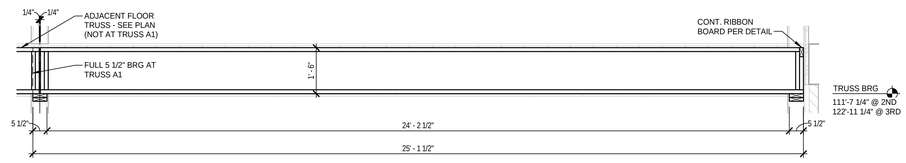
1 FLOOR TRUSS C DIAGRAM

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



4 FLOOR TRUSS B DIAGRAM

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



3 FLOOR TRUSS A DIAGRAM

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

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

DANIEL J. SCHENKEL REGISTERED No. 19700114 STATE OF INDIANA PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

TRUSS DIAGRAMS

S4.1

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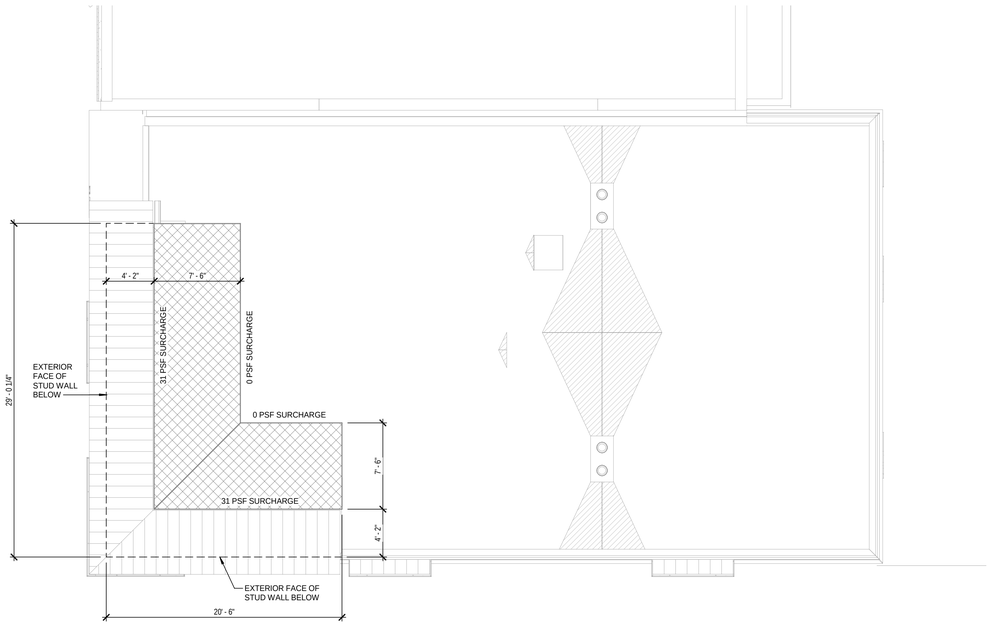
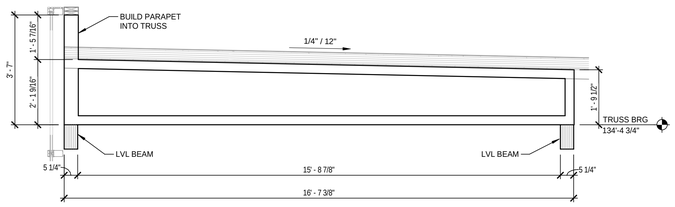
TRUSS DIAGRAM NOTES:
1. ALL TRUSSES SHALL BE DESIGNED FOR DEAD, LIVE, WIND, AND SNOW LOADS IN ACCORDANCE WITH THE INDIANA BUILDING CODE, LATEST EDITION.
2. IN ADDITION TO THE LOADS LISTED ON THIS SHEET SEE S0.1 FOR ADDITIONAL DESIGN PARAMETERS.
3. WIND EXPOSURE CATEGORY = B
4. BASIC WIND SPEED = 115 MPH
5. INDIVIDUAL TRUSS COMPONENTS SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADS.
6. TRUSS MANUFACTURER SHALL LIMIT TOTAL DEFLECTIONS TO L/360.
7. VERIFY MECHANICAL DUCT BOXOUT LOCATIONS AND DIMENSIONS WITH MECHANICAL PRIOR TO FABRICATION.
8. GIRDER TRUSSES: DESIGN FOR REACTIONS OF ALL SUPPORTED TRUSSES.
9. ONLY CERTIFIED TRUSS SHOP DRAWINGS WILL BE REVIEWED.

TRUSS DESIGN LOADS:
TOP CHORD DEAD LOAD = 10 PSF
BOTTOM CHORD DEAD LOAD = 10 PSF
LIVE LOAD = 20 PSF
SNOW LOAD = 25 PSF (INCLUDES 5 PSF FOR RAIN-ON-SNOW)
+ SNOW DRIFT (SEE DIAGRAM)

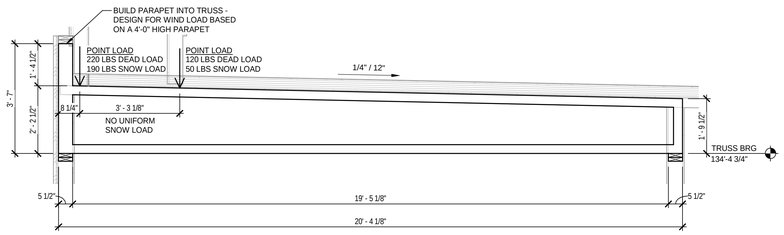
DESIGN TRUSSES FOR WEIGHT OF RTUs SHOWN ON THE FRAMING PLANS. VERIFY WEIGHTS AND LOCATIONS WITH MECHANICAL CONTRACTOR.



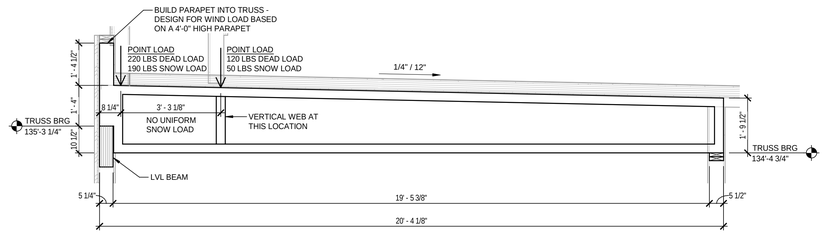
6 ROOF SNOW DRIFT DIAGRAM
SCALE: 3/16" = 1'-0"



5 ROOF TRUSS E DIAGRAM
SCALE: 1/2" = 1'-0"

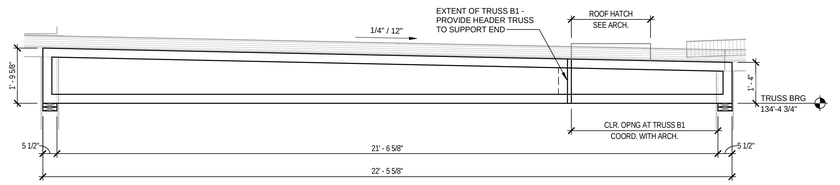


4 ROOF TRUSS D DIAGRAM
SCALE: 1/2" = 1'-0"

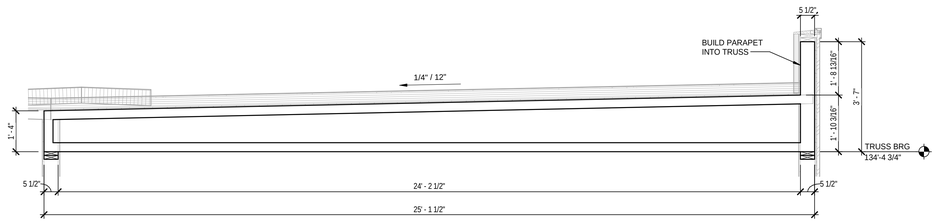


1. DESIGN TRUSS C1 FOR ADDITIONAL TOP CHORD LOAD OF 60 PLF DEAD LOAD AND 25 PLF SNOW LOAD

3 ROOF TRUSS C DIAGRAM
SCALE: 1/2" = 1'-0"



2 ROOF TRUSS B DIAGRAM
SCALE: 1/2" = 1'-0"



1 ROOF TRUSS A DIAGRAM
SCALE: 1/2" = 1'-0"

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MODEL GROUP

COLUMBIA STREET WEST

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W Columbia Street & S Harrison Street
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PROJECT: 2020.0136

DANIEL J. SCHENKEL
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No. 19700114
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PROFESSIONAL ENGINEER
7/28/2021

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 7/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

TRUSS DIAGRAMS

S4.2

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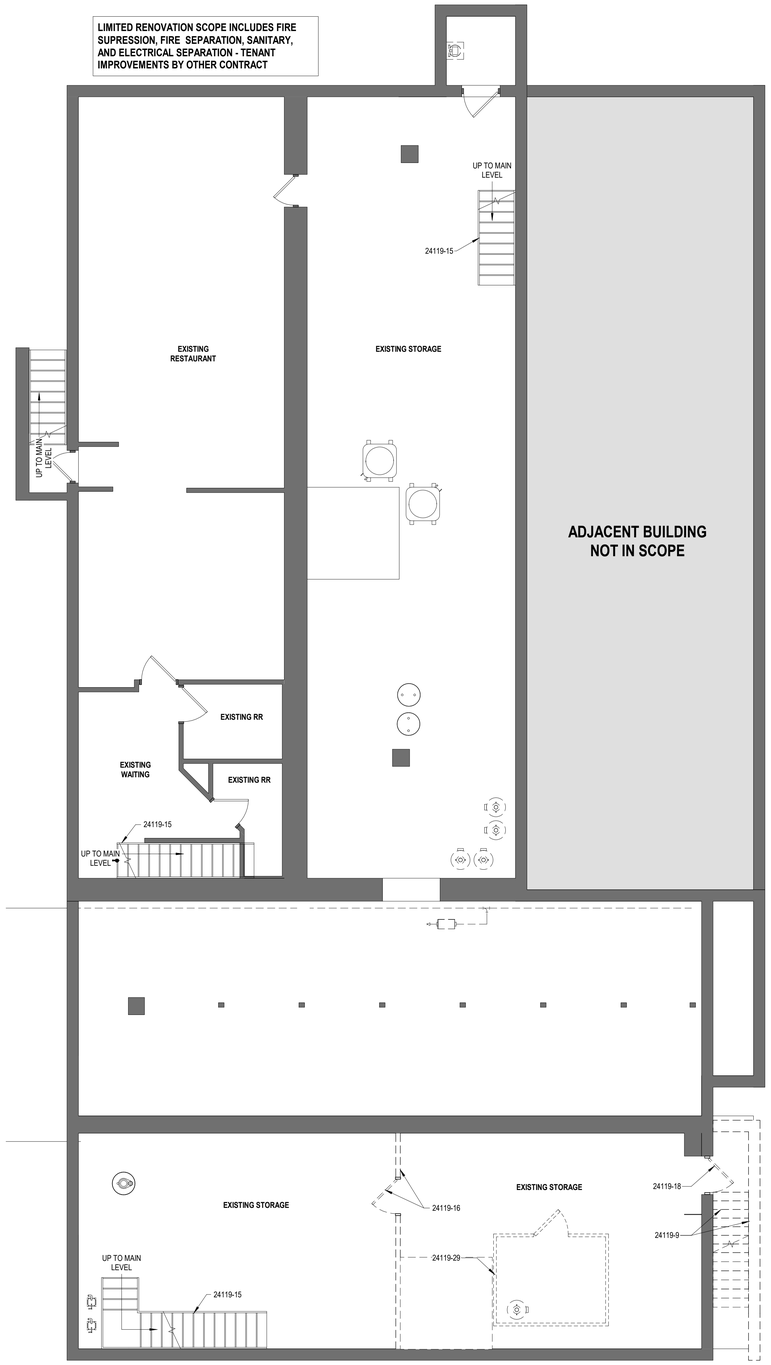
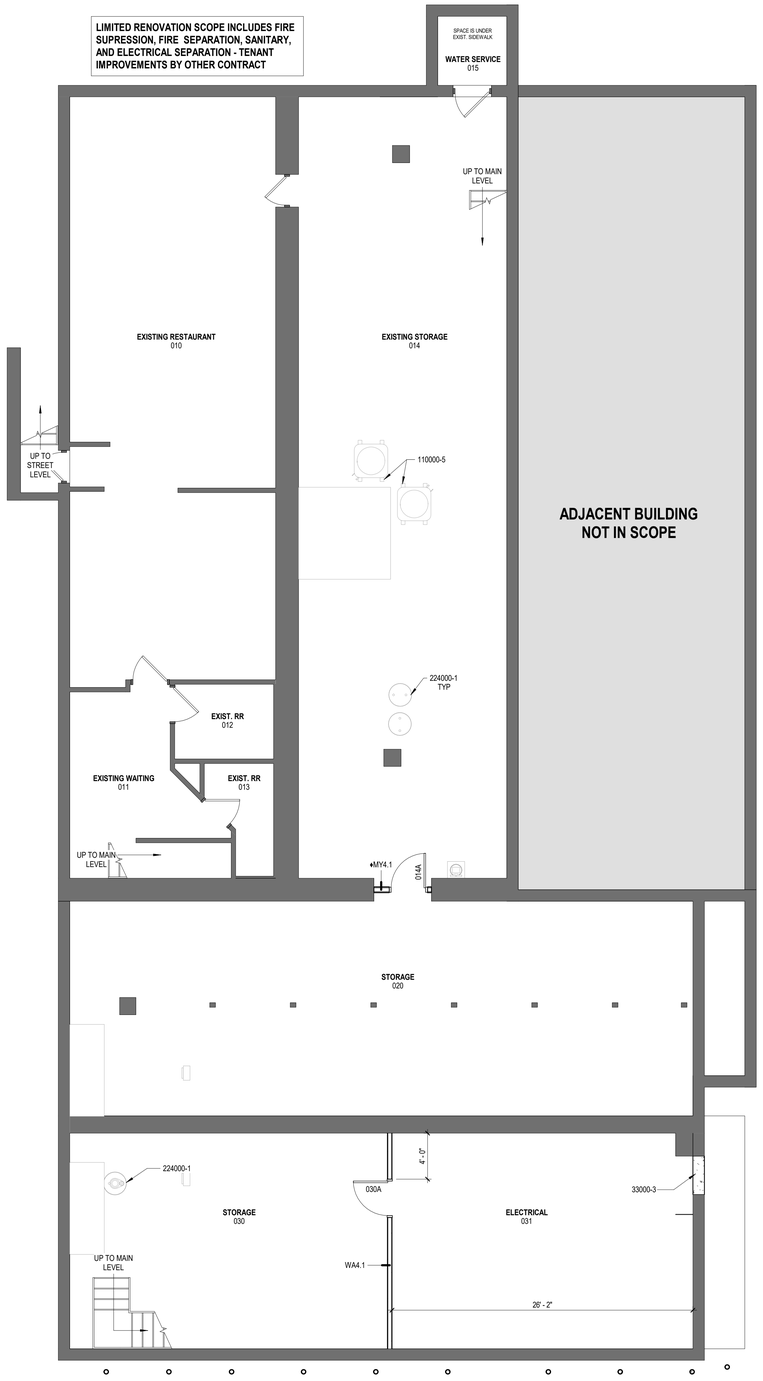


BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - LOWER LEVEL

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

NORTH



BUILDING 1 & 2 - FLOOR PLAN - LOWER LEVEL

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

NORTH

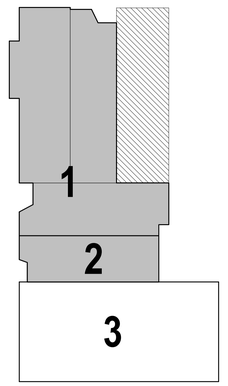
TOILET ACCESSORY SCHEDULE			
ITEM	NAME	MANUFACTURER	MODEL NUMBER
1	GRAB BAR, 18" LONG (VERTICAL)	BOBRICK	B-5806 SERIES
2	GRAB BAR, 36" LONG	BOBRICK	B-5806 SERIES
3	GRAB BAR, 42" LONG	BOBRICK	B-5806 SERIES
4	24"x36" MIRROR	BOBRICK	B-165 2436
5	TOILET TISSUE HOLDER, SURFACE-MOUNTED	BOBRICK	B-2888
6			

GENERAL CONSTRUCTION NOTES

1.	REFERE TO GENERAL INFORMATION SHEET G0.2 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
2.	CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT
3.	CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
4.	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.
5.	DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ ENGINEER FOR IMMEDIATE RESOLUTION.
6.	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARTION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
7.	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.
8.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
9.	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.
10.	CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
11.	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.
12.	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

24119-9	REMOVE EXISTING BASEMENT STAIR AND RETAINING WALL. REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR NEW STAIR DETAILS.
24119-15	EXISTING STAIR TO REMAIN.
24119-16	REMOVE EXISTING DOOR AND WALL IN ITS ENTIRETY.
24119-18	REMOVE EXISTING DOOR AND FRAME IN ITS ENTIRETY.
24119-29	REMOVE EXISTING WALK-IN COOLER INCLUDING ALL ASSOCIATED EQUIPMENT AND PIPING.
33000-3	CAST-IN-PLACE CONCRETE INFILL FROM REMOVAL OF STAIR AND DOOR. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
110000-5	EXISTING WALK-IN COOLER AND ASSOCIATED REFRIGERATION EQUIPMENT.
224000-1	EXISTING SUMP AND PIT



KEY PLAN

SCALE: NONE

NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - FLOOR PLAN - LOWER LEVEL

AR1.0

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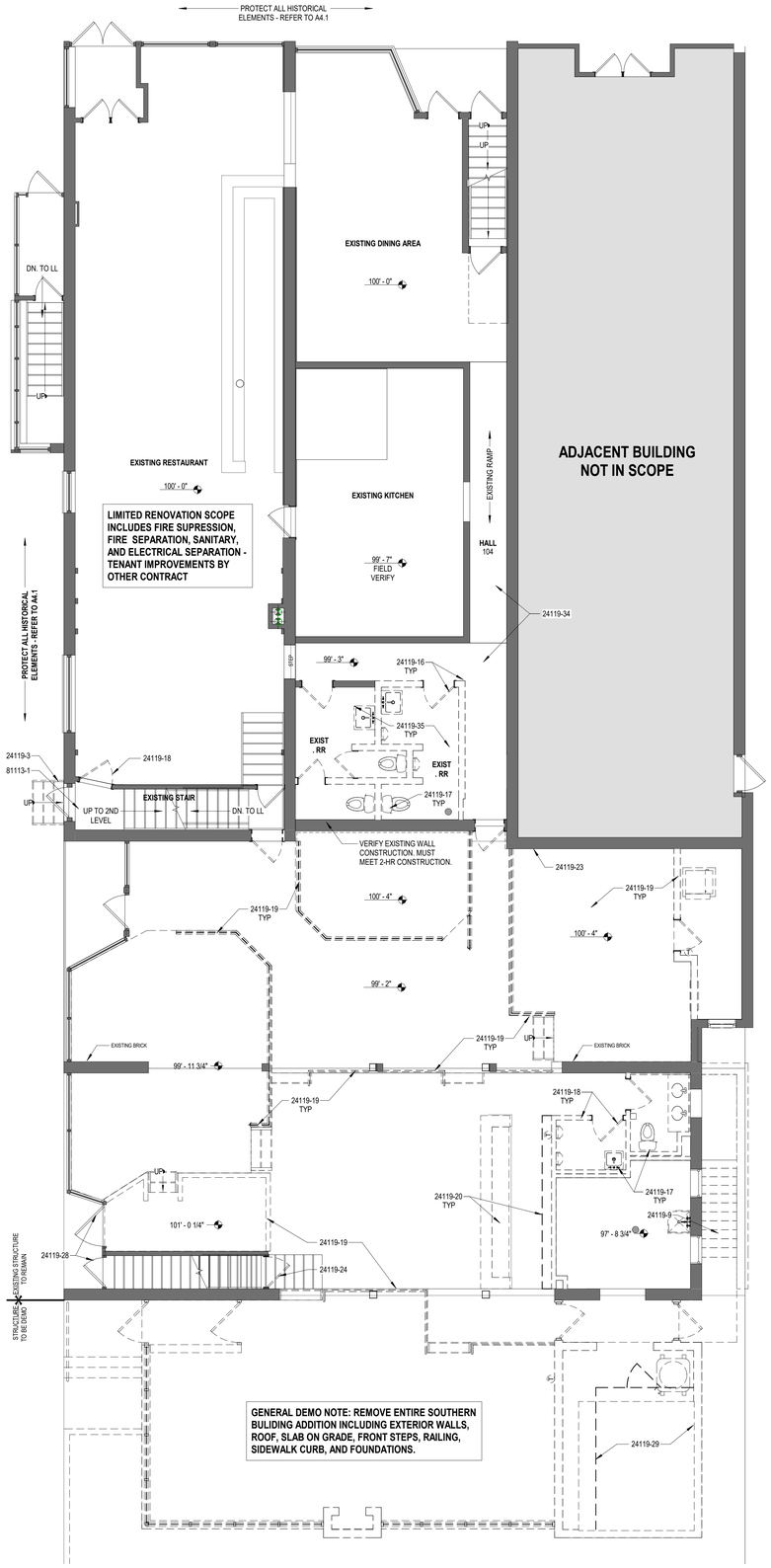
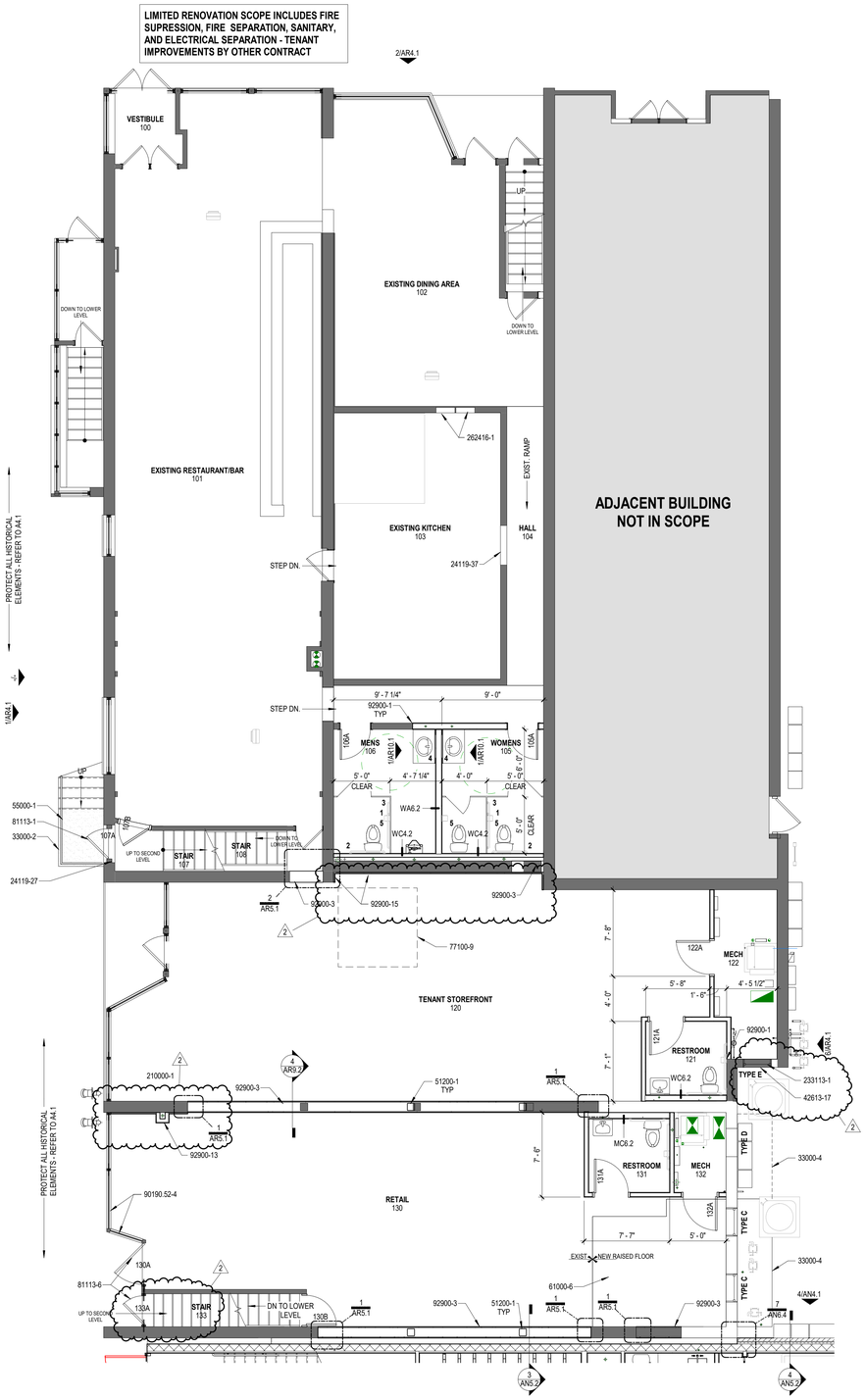


BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - MAIN LEVEL

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

NORTH



BUILDING 1 & 2 - FLOOR PLAN - MAIN LEVEL

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

NORTH

KEY PLAN

SCALE: NONE

NORTH

GENERAL CONSTRUCTION NOTES

1.	REFERE TO GENERAL INFORMATION SHEET G0.2 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
2.	CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT
3.	CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
4.	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.
5.	DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ ENGINEER FOR IMMEDIATE RESOLUTION.
6.	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARTION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
7.	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.
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9.	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.
10.	CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
11.	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.
12.	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 SPECIFICATIONS.
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 FURRING 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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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1		
2	09/02/2021	ADD #01

BUILDING 1 & 2 - FLOOR PLAN - MAIN LEVEL

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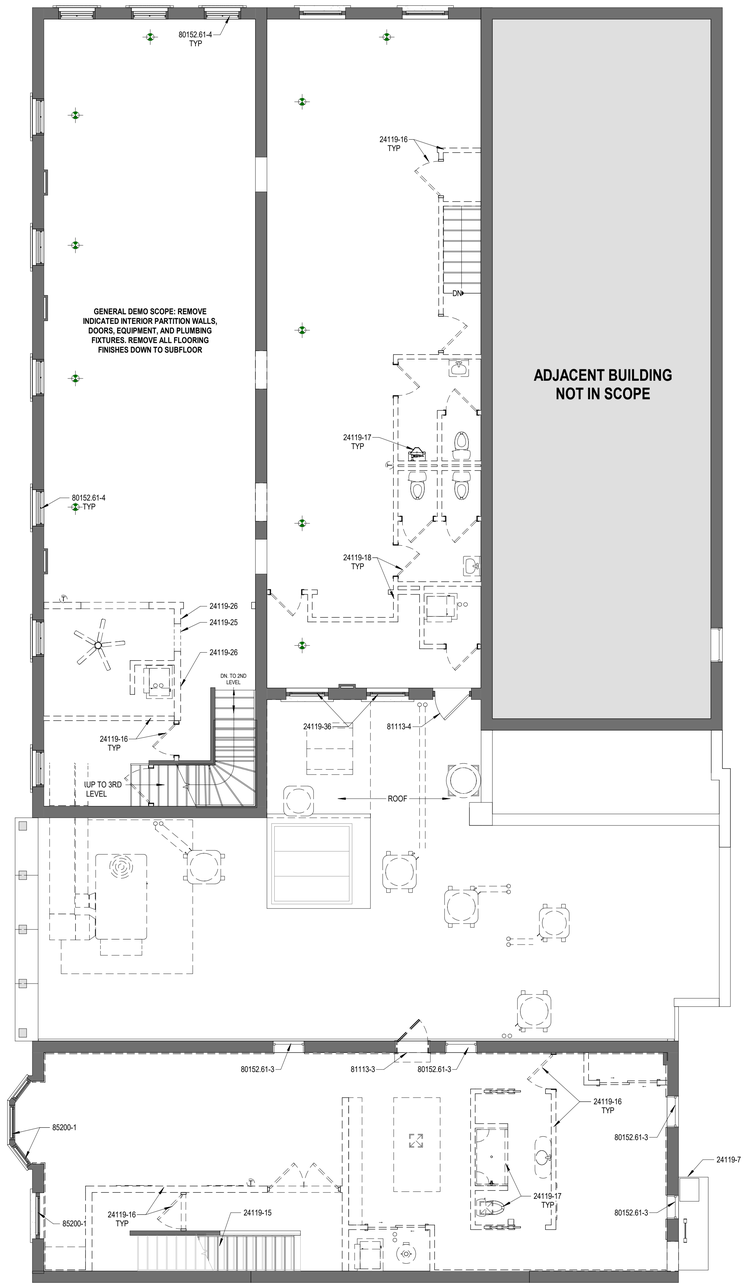
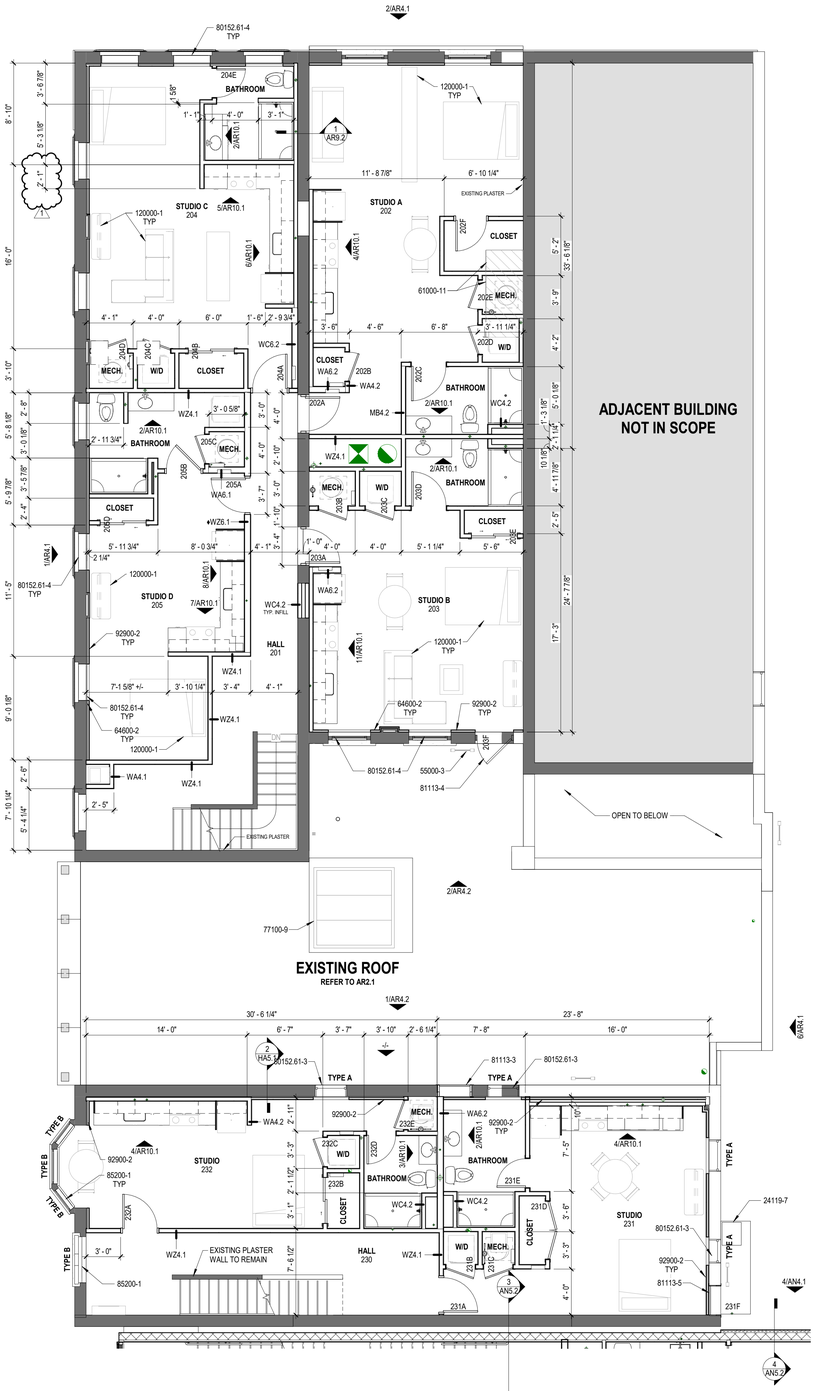


BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - SECOND LEVEL

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

NORTH



1 BUILDING 1 & 2 - FLOOR PLAN - SECOND LEVEL

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

NORTH

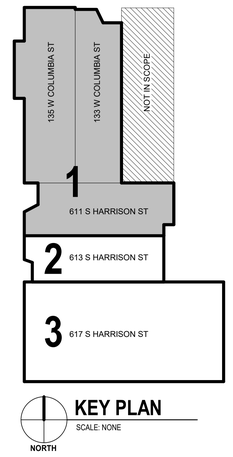
GENERAL CONSTRUCTION NOTES

1.	REFERE TO GENERAL INFORMATION SHEET G0.2 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
2.	CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT
3.	CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
4.	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.
5.	DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ ENGINEER FOR IMMEDIATE RESOLUTION.
6.	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARTION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
7.	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.
8.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
9.	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
10.	CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
11.	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.
12.	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 WATERTIGHT.
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 ACHEIVE 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 PLACED 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 - PREMINUM SERIES DOUBLE HUNG WITH SCREEN. COLOR AS SPECIFIED BY ARCHITECT
92900-2	5/8" GYPSUM BOARD ON 1-5/8" 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.

KEYNOTE 1 - SIGNATURE SHOWN FOR REFERANCE ONLY - NOT IN CONTRACT



KEY PLAN

SCALE: NONE

NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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BUILDING 1 & 2 - FLOOR PLAN - SECOND LEVEL

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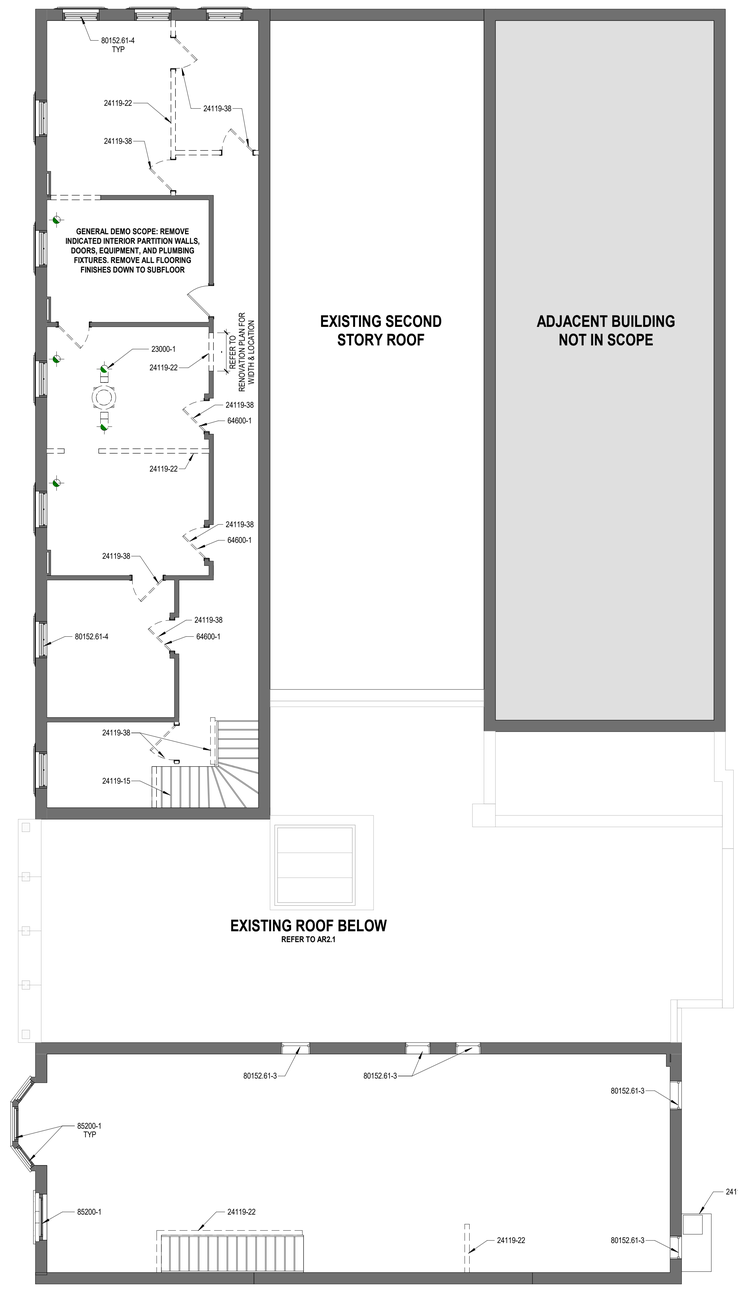
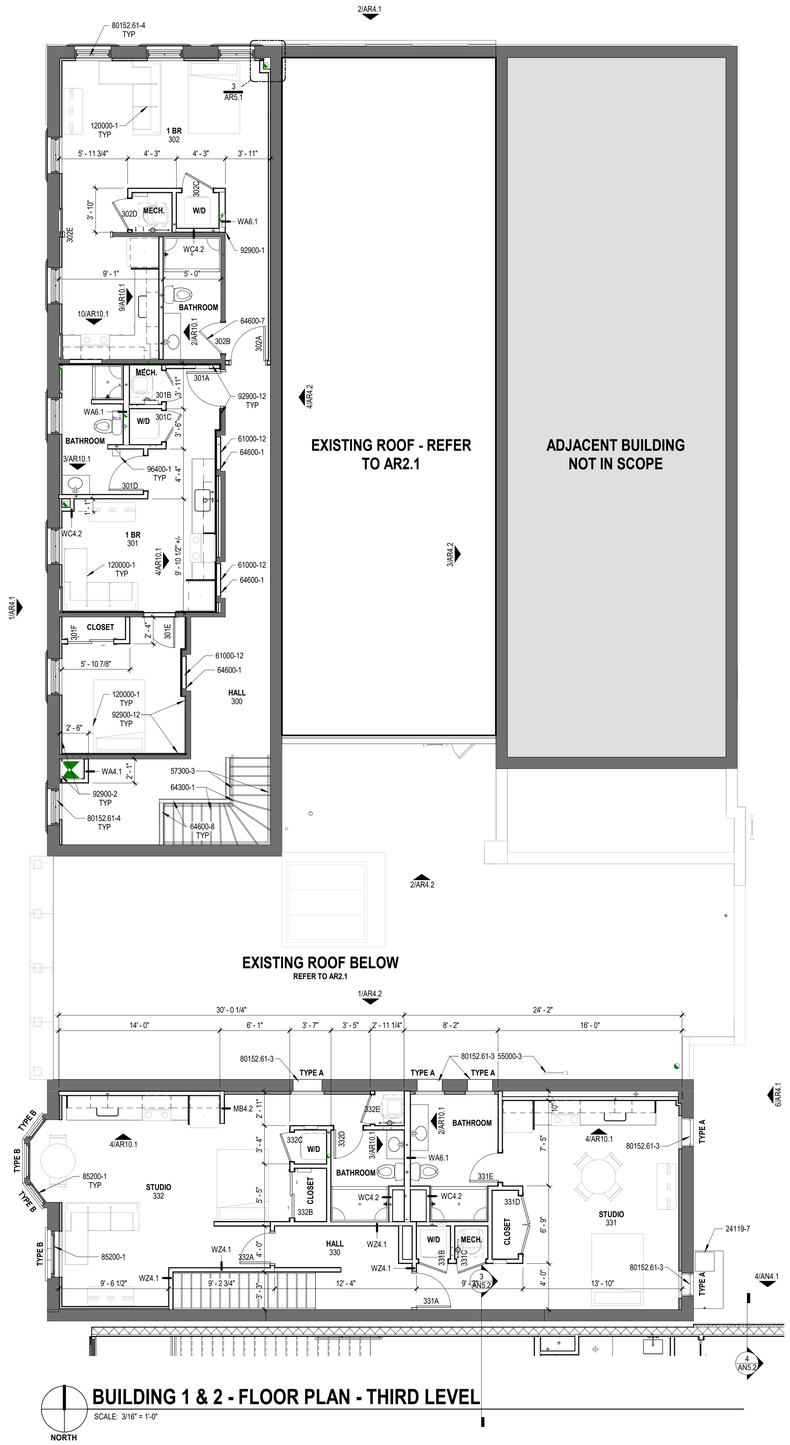


BUILDING 1 & 2 - DEMOLITION FLOOR PLAN - THIRD LEVEL

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

NORTH



BUILDING 1 & 2 - FLOOR PLAN - THIRD LEVEL

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NORTH

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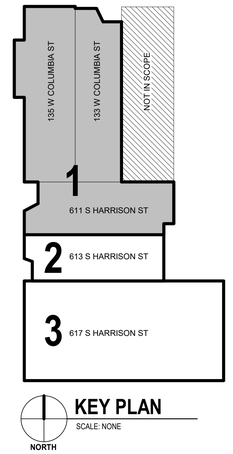
PLAN CONSTRUCTION KEYNOTES

23000-1	REMOVE EXISTING EXHAUST FAN.
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.
24119-22	REMOVE EXISTING WALL IN ITS ENTIRETY.
24119-38	REMOVE EXISTING DOOR AND FRAME AND RETURN TO OWNER.
55000-3	FABRICATED STEEL LADDER TO CONFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF.
57300-3	NEW METAL HANDRAIL PAINTED. MOUNT AT 2'-10". HANDRAIL SHALL MEET REQUIREMENTS OF HISTORIC SUBMISSION.
61000-12	2x WOOD FRAMING AT 16" O.C. MAXIMUM AS REQUIRED TO INFILL OPENING. NEW WALL BOARD TO BE BE FLUSH WITH EXISTING PLASTER ON HALL SIDE OF WALL. FRAMING SHALL BE FLUSH WITH EXISTING PLASTER ON APARTMENT SIDE TO ALLOW NEW WALL BOARD TO BE INSTALLED.
64300-1	EXISTING WOOD STAIR. REMOVE TREADS AND RISERS AS NEEDED TO RE-ANCHOR STRINGERS TO BUILDING STRUCTURE. STAIR FROM THE SECOND TO THE THIRD LEVEL IS TO BE REPAIRED USING THE HISTORIC STAIR ELEMENTS. CURRENTLY, THE STAIR IS LEANING AND THE RISERS ARE INCONSISTENT HEIGHTS. BECAUSE OF THE NEW ½" WOOD FLOOR BEING INSTALLED ON TOP OF THE EXISTING THIRD FLOOR WOOD FLOORING, THE EXISTING TREADS SHALL BE REMOVED, SHIMMED, AND REINSTALLED TO ACCOMMODATE THE ADDITIONAL HEIGHT. THE INTENT IS TO SHIM THE TREADS TO BOTH ACCOMMODATE THE ADDITIONAL 3/4" OVER THE RUN OF THE STAIR AND MAKE THE RISER HEIGHTS MORE CONSISTENT. SHIMMING MAY RAISE THE HEIGHT OF EACH TREAD 1/16" TO 1/8" AND THE ALTERED RISERS SHOULD NOT VARY IN HEIGHT BY MORE THAN 1/8". THE HISTORIC TRIM UNDER THE TREAD'S NOSING CAN ACCOMMODATE THE RESULTING GAP.
64600-1	EXISTING DOORWAY RECESS TO REMAIN, EXISTING TRIM TO BE RE-APPLIED.
64600-7	EXISTING WOOD DOOR TRIM TO REMAIN. PREP AND PAINT.
64600-8	NEW 42" H. 2x4 WALL, GYPSUM BOARD ON BACK SIDE BEHIND EXISTING BEAD BOARD WALL. CAP WITH NEW WOOD CAP.
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 ACHEIVE 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.
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 - PREMINUM SERIES DOUBLE HUNG WITH SCREEN. COLOR AS SELECTED BY ARCHITECT.
92900-1	ALIGN NEW WALL WITH EXISTING.
92900-2	5/8" GYPSUM BOARD ON 1-5/8" 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.
92900-12	TWO LAYERS TYPE "X" GYPSUM BOARD OVER EXISTING PLASTER WALLS. GYPSUM BOARD SHALL EXTEND FLOOR TO UNDERSIDE OF ROOF ABOVE. JOINTS TO BE FIRE TAPED AND FINISHED.
96400-1	INFILL EXISTING OPENING IN FLOOR WITH NEW SUB FLOOR, FRAMING, AND WOOD FLOORING. WOOD FLOORING TO MATCH EXISTING.
120000-1	FURNITURE, SHOWN FOR REFERENCE ONLY - NOT IN CONTRACT.



KEY PLAN

SCALE: NONE

NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
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PROJECT: 2220.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 1 & 2 - FLOOR PLAN - THIRD LEVEL

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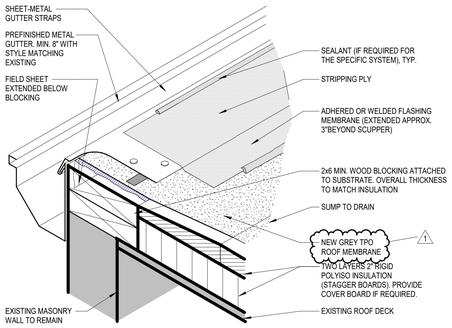
GENERAL ROOF NOTES

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.

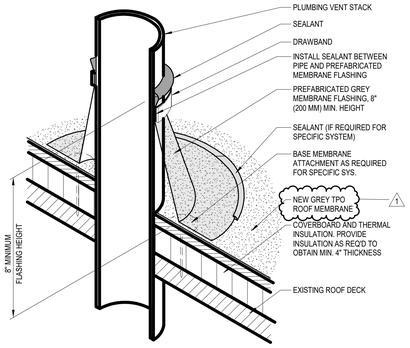
ROOF CONSTRUCTION KEYNOTES

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 2x6 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 COMFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF. PROVIDE SAFETY CAGE AS INDICATED ON PLAN.
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 CRICKET/SADDLE TAPERED TO MATCH SLOPE OF ADJACENT ROOF TO EAST.
75423-4	POLYISOCYANURATE CRICKET/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.
75423-6	REMOVE MEMBRANE AND INSULATION AND PREPARE ROOF AS NEEDED AND INSTALL NEW ROOFING SYSTEM. FINISH TO MATCH LOWER FASCIA COMPONENTS AS SPECIFIED.
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 TERRACOTTA 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 PRECAST SPLASHBLOCK ON PROTECTIVE LAYER OF ROOFING OVER ROOFING MEMBRANE.
230000-2	MECHANICAL UNIT, REFER TO MECHANICAL DRAWINGS.
233113-2	NEW VENT, REFER TO MECHANICAL DRAWINGS.



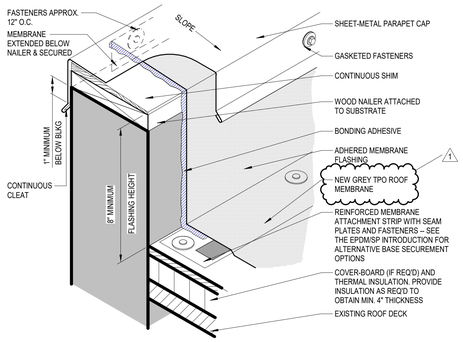
4 ROOF GUTTER DETAIL

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



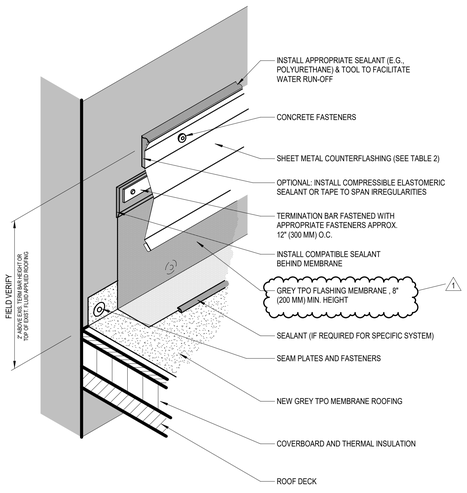
2 PENETRATION-PLUMBING VENT

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



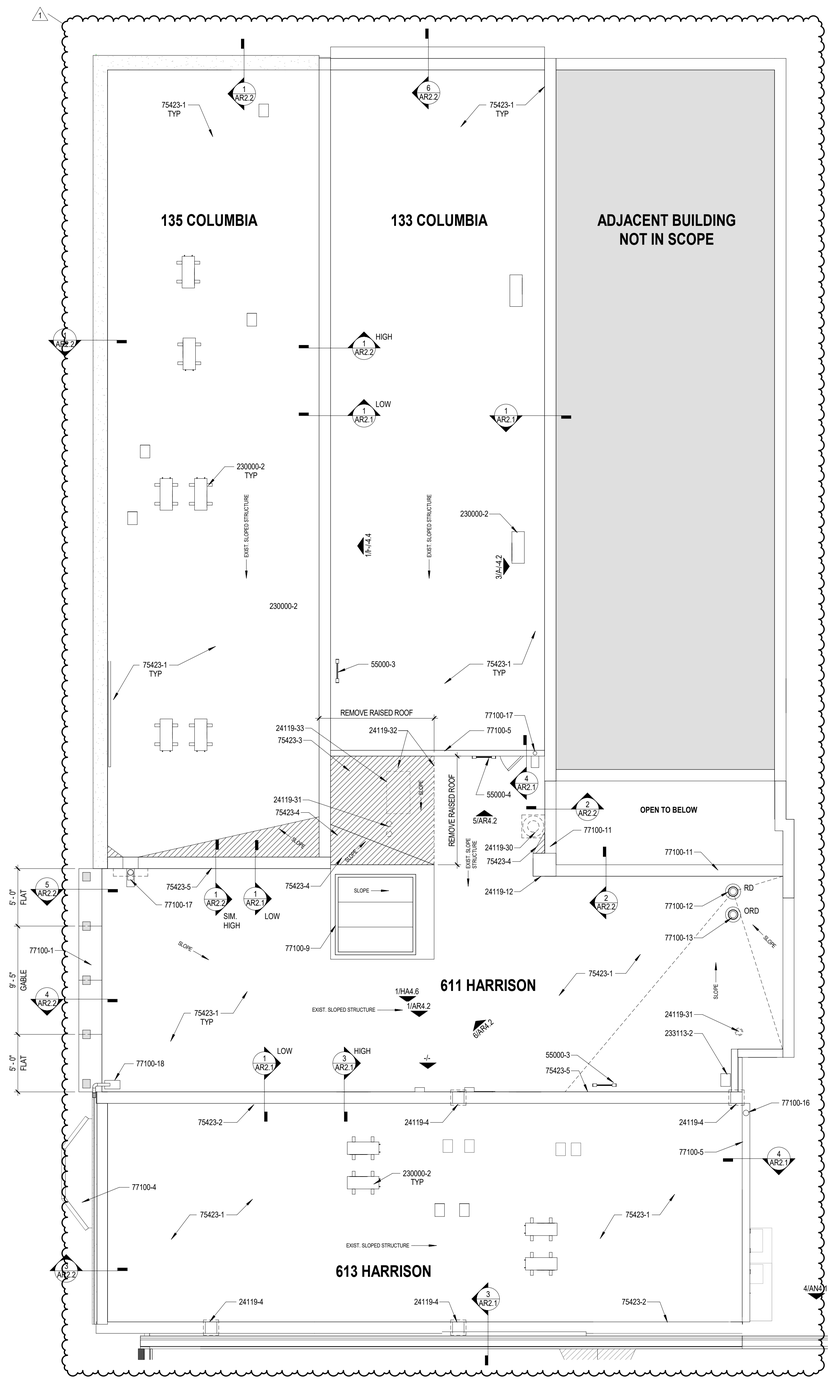
3 METAL PARAPET CAP

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 5/AN6.3
RRD	ROOF RELIEF DRAIN (SECONDARY) W/ WATER RETAINING RING, & ACCESORIES, SEE MECHANICAL PLANS & DETAIL 5/AN6.3
D.S.	PREFINISHED METAL DOWNSPOUT, DOWN TO SPLASH BLOCK ON ROOF BELOW

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

BUILDING 1 & 2 - ROOF PLAN

AR2.1

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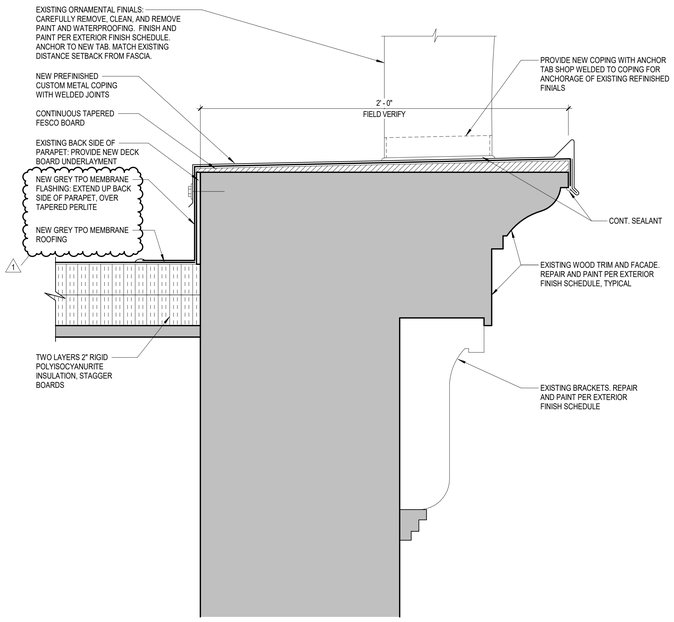

5 PARAPET DETAIL - 611

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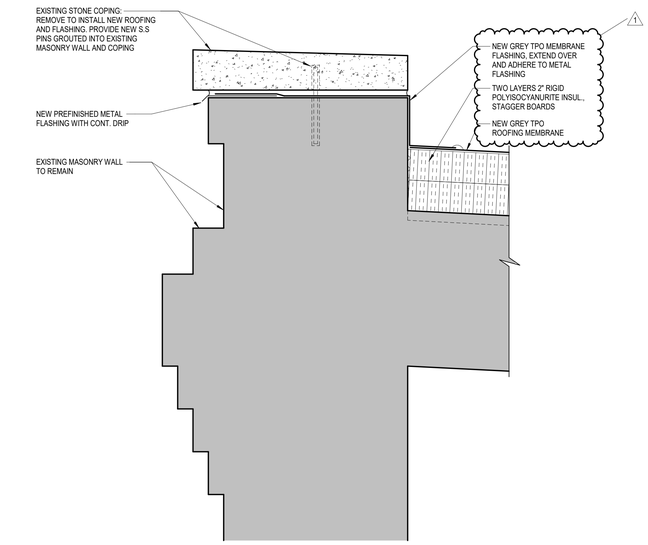
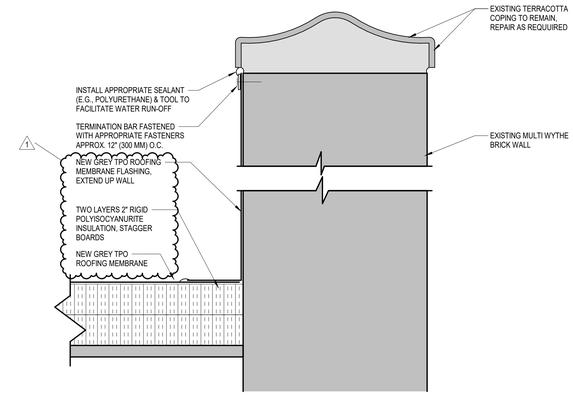


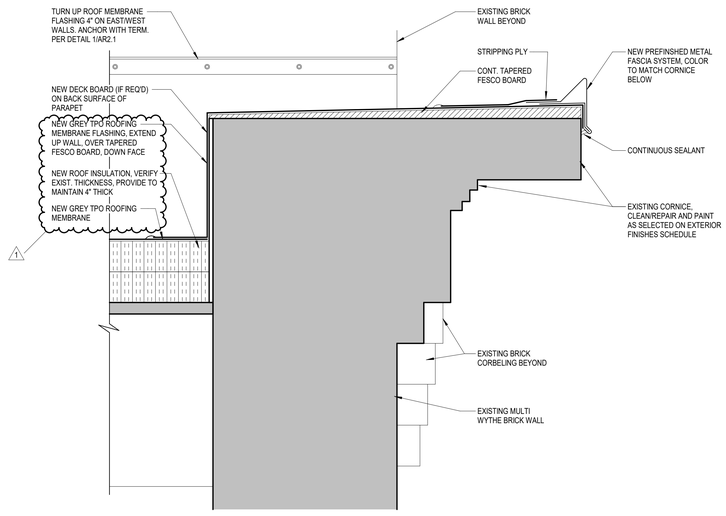
3 PARAPET DETAIL - STONE COPING

SCALE: 3" = 1'-0"



2 PARAPET DETAIL - TERRACOTTA COPING

SCALE: 3" = 1'-0"



6 PARAPET DETAIL - 133

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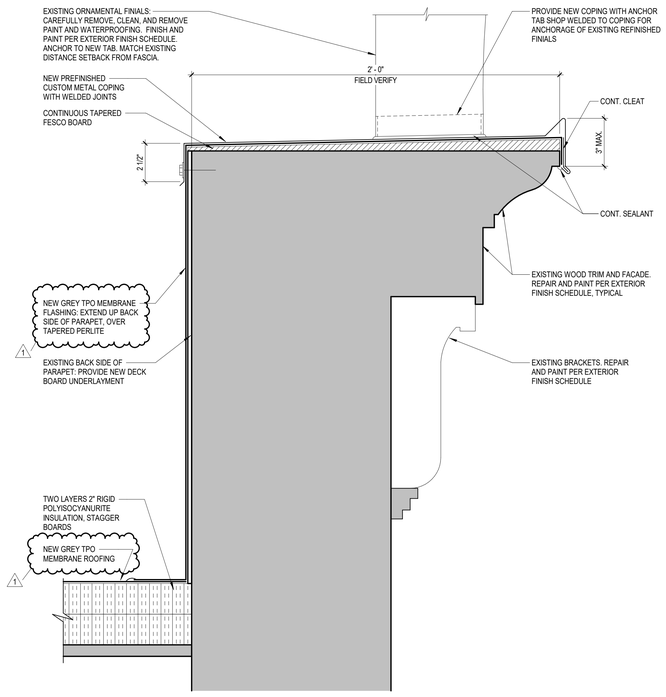
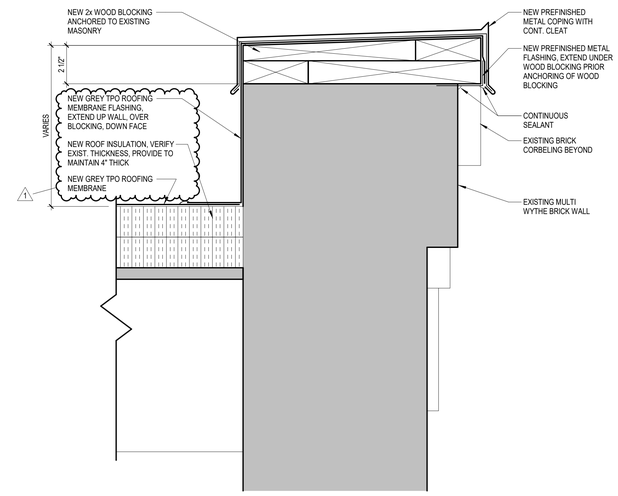


4 PARAPET DETAIL - 611 GABLE

SCALE: 3" = 1'-0"



1 PARAPET DETAIL AT BRICK

SCALE: 3" = 1'-0"

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CONSTRUCTION DOCUMENTS

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REVISIONS

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

ROOF DETAILS

AR2.2

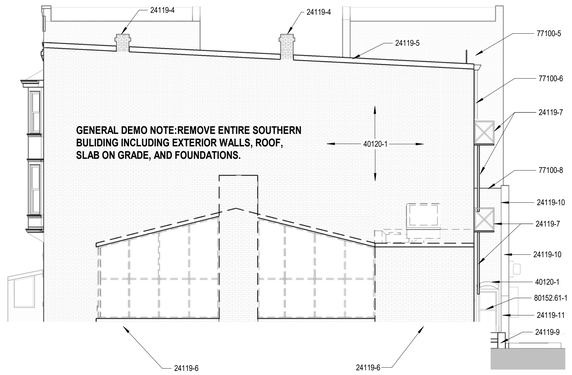
9/2/2021 3:28:24 PM

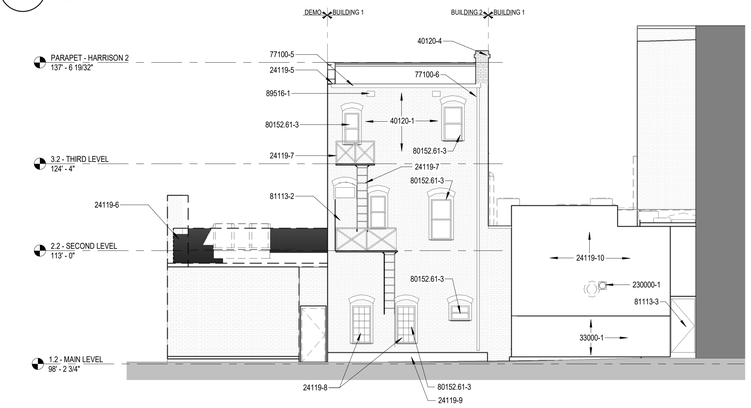
9 IMAGE - SOUTH ELEVATION - BUILDING 2

SCALE: 1" = 1'-0"

7 IMAGE - EAST ELEVATION - BUILDING 1 & 2

SCALENO SCALE FOR IMAGE





8 EXTERIOR ELEVATION - SOUTH - BUILDING 2

SCALE: 1/8" = 1'-0"

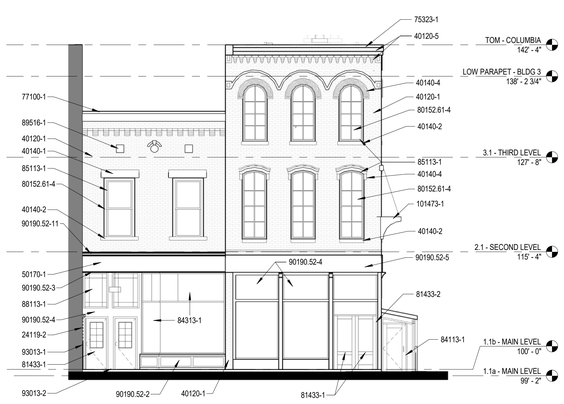
6 EXTERIOR ELEVATION - EAST - BUILDING 1 & 2

SCALE: 1/8" = 1'-0"

NO SCALE FOR IMAGE

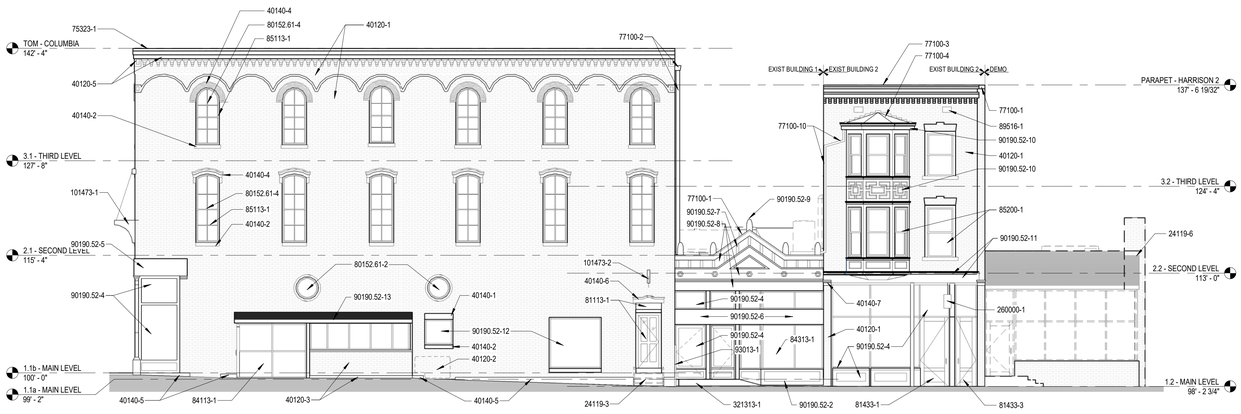
5 IMAGE - NORTH ELEVATION - BUILDING 1

SCALE: 1" = 1'-0"



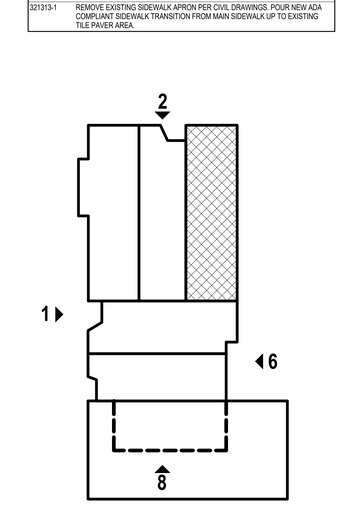
4 IMAGE - WEST ELEVATION - BUILDING 1

SCALENO SCALE FOR IMAGE



3 IMAGE - WEST ELEVATION - BUILDING 2 & DEMO

SCALENO SCALE FOR IMAGE



2 EXTERIOR ELEVATION - NORTH - BUILDING 1

SCALE: 1/8" = 1'-0"

1 EXTERIOR ELEVATION - WEST - BUILDING 1 & 2

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

24119-2	REMOVE EXISTING SIGN BOARD AND RELATED CONDUIT TO BE REMOVED.
24119-3	REMOVE EXISTING PRECAST STAIR AND STEEL HANDRAILS. REFER TO ARCHITECTURAL DRAWINGS FOR NEW STAIR CONFIGURATION AND DETAILS.
24119-4	EXISTING BRICK CHIMNEY TO REMAIN. CAP EXISTING FLUE PRIOR TO BUILDING #3 CONSTRUCTION. REFER TO ARCHITECTURAL DETAILS.
24119-5	REMOVE EXISTING METAL PARAPET COPING. INSTALL NEW PREFINISHED ALUMINUM COPING PER SPECIFICATIONS.
24119-6	EXISTING SINGLE STORY ADDITION TO BE REMOVED IN ITS ENTIRETY INCLUDING FOUNDATIONS.
24119-7	EXISTING FIRE ESCAPE PLATFORM, RAILING, AND LADDERS. CLEAN, PREP, AND PAINT BLACK. REMOVE AS REQUIRED AND REINSTALL FOR CONSTRUCTION OF BUILDING 3.
24119-8	REMOVE EXISTING STEEL SECURITY GRATING AT WINDOWS.
24119-9	REMOVE EXISTING BASEMENT STAIR AND RETAINING WALL. REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR NEW STAIR DETAILS.
24119-10	EXISTING VINYL SIDING, PLYWOOD SHEATHING, AND MISCELLANEOUS WOOD FRAMING TO BE REMOVED TO EXPOSE ORIGINAL MASONRY WALL. RESTORE EXISTING MASONRY PER SPECIFICATIONS.
24119-11	*** KEYNOTE REMOVED FROM PROJECT
33000-1	EXISTING CAST-IN-PLACE CONCRETE WALL BASE TO REMAIN. PATCH ALL DAMAGED SURFACE AREAS.
40120-1	EXISTING BRICK VENEER. INSPECT VENEER FOR DAMAGED BRICK UNITS REQUIRING REPLACEMENT AND DETERIORATED MORTAR JOINTS NEEDING TO BE REPOINTED. REFER TO SPECIFICATION SECTION 040120.63 BRICK MASONRY REPAIR FOR BRICK REPLACEMENT REQUIREMENTS AND SECTIONS 040120.63 BRICK MASONRY REPOINTING FOR REPOINTING ALLOWANCES AND REQUIREMENTS.
40120-2	REPLACE SEVERELY DAMAGED BRICK PER MASONRY RESTORATION SPECIFICATIONS. REMOVE EXISTING PORTLAND CEMENT MORTAR SURROUNDING DAMAGED BRICK AND REPOINT WITH APPROPRIATE MORTAR MATERIALS.
40120-3	EXISTING BRICK KNEE WALL AND STONE SILL TO REMAIN. REPOINT PER SPECIFICATIONS. PATCH CRACKS IN EXPOSED CONCRETE FOUNDATION TO PREVENT WATER INFILTRATION. REPOINT DAMAGED MORTAR JOINTS ON STAIRWELL INTERIOR LEAD DOWN TO BASEMENT LEVEL.
40120-4	EXISTING BRICK CHIMNEY TO REMAIN. RESTORE MASONRY AND INSTALL NEW PREFINISHED ALUMINUM CAP.
40120-5	EXISTING CORBELLED BRICK CORNICE. INSPECT VENEER FOR DAMAGED BRICK UNITS REQUIRING REPLACEMENT AND DETORIATED MORTAR JOINTS NEEDING TO BE REPOINTED. REFER TO SPECIFICATION SECTION 040120.63 BRICK MASONRY REPAIR FOR BRICK REPLACEMENT REQUIREMENTS AND SECTIONS 04120.64 BRICK MASONRY REPOINTING FOR REPOINTING ALLOWANCES AND REQUIREMENTS.
40140-1	EXISTING STONE WINDOW HEAD TO REMAIN. CLEAN AS PART OF THE OVERALL MASONRY REHABILITATION SCOPE PER SPECIFICATION SECTION 040310 HISTORIC MASONRY CLEANING.
40140-2	EXISTING STONE WINDOW SILL TO REMAIN. CLEAN AS PART OF THE OVERALL MASONRY REHABILITATION SCOPE PER SPECIFICATION SECTION 040310 HISTORIC MASONRY CLEANING.
40140-4	EXISTING ARCHED STONE WINDOW HEAD TO REMAIN. CLEAN AS PART OF THE OVERALL MASONRY REHABILITATION SCOPE PER SPECIFICATION SECTIONS 040310 HISTORIC MASONRY CLEANING.
40140-5	EXISITNG STONE BASE TO REMAIN. REPOINT DAMAGED MORTAR JOINTS AND CLEAN PER OVERALL MASONRY REHABILITATION SCOPE.
40140-6	EXISITNG STONE DOOR HEADER TO REMAIN.
40140-7	EXISTING CARVED STONE CAPITALS TO REMAIN.
50170-1	EXISTING BREAK METAL FASCIA TO REMAIN. INSTALL NEW SEALANTS AT FASCIA PERIMETER PER SPECIFICATION SECTION 079200 JOINT SEALANTS.
75323-1	REMOVE EXISTING ROOF AND ALL COMPONENTS INLCUDING INSULATION DOWN TO EXISTING WOOD DECK. PATCH/REPAIR EXISTING DECK AND FRAMING AS REQUIRED. PROVIDE NEW SINGLE PLY MEMBRANE ROOFING OVER TWO LAYERS 2" RIGID POLYISOCYANURATE INSULATION. NEW ROOFING SYSTEM SHALL BE WATERTIGHT.
77100-1	PROVIDE NEW PARAPET CAP INTEGRATED INTO EXISITNG FASCIA ASSEMBLY AND NEW ROOFING SYSTEM. FINISH TO MATCH LOWER FASCIA COMPONENTS AS SPECIFIED.
77100-2	EXISTING CONDUCTOR HEAD AND DOWNSPOUT TO BE REPLACED WITH NEW FABRICATION PER ARCHITECTURAL DETAILS. INTEGRATE INTO NEW ROOFING SYSTEMS.
77100-3	EXISTING STONE PARAPET COPING TO BE REMOVED AND REINSTALLED FOLLOWING THE INSTALLATION OF NEW THROUGH-WALL PARAPET FLASHING. REFER TO ARCHITECTURAL DETAILS.
77100-4	EXISTING COPPER ROOFING AND RELATED STEP FLASHINGS TO BE INSPECTED AND REPAIRED TO CREATE WATER-TIGHT PROJECTED WINDOW ASSEMBLY. REMOVE EXCESS TAR AND ROOF PATCHING MATERIALS FROM FACE OF BRICK VENEER.

EXTERIOR ELEVATION KEYNOTES

77100-5	REMOVE EXISTING GUTTER AND INSTALL NEW PREFINISHED ALUMINUM GUTTER INTEGRATED INTO NEW ROOFING SYSTEM. REFER TO ARCHITECTURAL DETAILS.
77100-6	REMOVE EXISTING DOWNSPOUT AND REPLACE WITH NEW DOWNSPOUT. TIE INTO STORM WATER SYSTEM PER CIVIL DRAWINGS.
77100-8	EXISTING GLAZED TILE PARAPET COPING TO REMAIN. INSPECT FOR DAMAGE AND INTEGRATE INTO NEW ROOFING SYSTEM.
77100-10	EXISTING DOWNSPOUT TO REMAIN. INSPECT AND REPAIR ANY DAMAGE.
80152.61-1	REMOVE EXISTING DOOR. RESTORE ORIGINAL WOOD PERIMETER FRAMING AND INSTALL NEW DOUBLE HUNG WINDOW AS SPECIFIED. KEY-IN NEW BRICK VENEER BELOW WINDOW.
80152.61-2	EXISTING CIRCULAR WINDOW WITH STAINED GLASS TO REMAIN. PROTECT FROM DAMAGE THROUGHOUT CONSTRUCTION. INSTALL PROTECTIVE STORM PLATING ON EXTERIOR SIDE OF FRAME.
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 ACHEIVE 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.
81113-1	REMOVE EXISTING DOOR AND TRANSOM PANEL. INSTALL NEW ENTRY AND TRANSOM PER SPECIFICATIONS.
81113-2	REMOVE EXISTING DOOR AND TRANSOM PANELS. RESTORE EXISTING PERIMETER WOOD FRAME AND INSTALL NEW , FIXED GLASS TRANSOM AND HOLLOW METAL DOOR PANEL. HOLLOW METAL DOOR TO RECEIVE DEADBOLT HARDWARE AND EXTERIOR THRESHOLD & WEATHERSTRIPPING PER SPECIFICATIONS.
81113-3	EXISTING HOLLOW METAL DOOR TO REMAIN.
81433-1	EXISTING WOOD DOOR(S) TO REMAIN. INSTALL NEW EXIT DOOR HARDWARE PER SPECIFICATIONS.
81433-2	REPAIR DAMAGED DOOR STYLE AT UPPER HINGES (WEST DOOR LEAF) AND INSTALL NEW HARDWARE PER SPECIFICATIONS. DOORS TO RECEIVE NEW PAINT FINISH PER EXTERIOR FINISH SCHEDULE.
81433-3	NEW WOOD 2 PANEL DOOR WITH GLASS TOP PANELS.
84113-1	EXISTING ALUMINUM STOREFRONT SYSTEM AND ENTRY DOOR TO REMAIN.
84313-1	EXISTING STOREFRONT SYSTEM FRAMING AND GLAZING TO REMAIN.
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
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 - PREMINUM SERIES DOUBLE HUNG WITH SCREEN. COLOR AS SELECTED BY ARCHITECT.
88113-1	EXISTING LEAD GLASS WINDOW TO REMAIN.
89516-1	EXISTING ATTIC VENT GRILLE TO BE REMOVED AND REINSTALLED FOLLOWING THE INSTALLATION BACKING PANEL AND SILL FLASHING PER DETAIL XX. RE-CAULK GRILLE PERIMETER USING SPECIFIED SEALANTS.
90190.52-2	EXISTING WOOD WAINSCOT TO REMAIN. INSPECT AND REPAIR DAMAGE.
90190.52-3	EXISTING METAL SOFFIT TO REMAIN.
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.
90190.52-5	EXISTING PAINTED WOOD FASCIA TO REMAIN. INSPECT AND REPAIR DAMAGE.
90190.52-6	EXISTING HORIZONTAL HEADER WITH BREAK METAL WRAP TO REMAIN.
90190.52-7	EXISTING ORNAMENTAL BRACKETS TO REMAIN.
90190.52-8	EXISTING FASCIA TO REMAIN.
90190.52-9	EXISTING ORNAMENTAL FINIALS TO REMAIN.
90190.52-10	EXISTING WOOD CHICAGO WINDOW COMPONENTS TO BE INSPECTED AND REPAIRED.
90190.52-11	EXISTING WOOD TRIM TO REMAIN. INSPECT TRIM COMPONENTS FOR DAMAGE. INSTALL NEW PERIMETER SEALANT AT BRICK JOINT AS SPECIFIED.
90190.52-12	WOOD FRAMED WINDOW (SYSTEM) AND GLAZING TO REMAIN.
90190.52-13	EXISTING WOOD-FRAMED CANVAS ROOF ASSEMBLY TO REMAIN (VERIFY).
93013-1	EXISTING PORCELAIN TILE WAINSCOT TO REMAIN. CLEAN AND RESTORE THE EXISTING TILE PER SPECIFICATION SECTION XXX. PROTECT FROM DAMAGE THROUGHOUT CONSTRUCTION.
93013-2	EXISTING TILE PAVERS TO REMAIN. PROTECT FROM DAMAGE THROUGHOUT CONSTRUCTION.
101473-1	EXISTING CORNER SIGNAGE BRACKET TO REMAIN. INSPECT FOR DAMAGE AND REFINISH PER EXTERIOR FINISH SCHEDULE.
101473-2	EXISTING WALL BRACKET SIGNAGE TO REMAIN. GRAPHICS ON SIGN TO BE UPDATED BY OWNER.
230000-1	REMOVE EXISTING EXHAUST FAN. KEY-IN NEW BRICK VENEER FOLLOWING VINLY SIDING REMOVAL.
260000-1	EXISTING ORNAMENTAL LIGHT FIXTURE TO BE RE-LAMPED AND REWIRED. REFER TO ELECTRICAL DRAWINGS.
321313-1	REMOVE EXISTING SIDEWALK APRON PER CIVIL DRAWINGS. POUR NEW ADA COMPLIANT SIDEWALK TRANSITION FROM MAIN SIDEWALK UP TO EXISTING TILE PAVER AREA.

LEVEL LEGEND NOTES:

LEVEL

0 - LOWER LEVEL
1 - MAIN LEVEL
2 - SECOND LEVEL
3 - THIRD LEVEL

BUILDING NUMBER

BUILDING 1
BUILDING 2
BUILDING 3

1.1A — VARIATIONS

ELEVATION GRAPHIC LEGEND

- MASONRY - BRICK VENEER
- PRECAST CONCRETE VENEER
- INSULATED CLEAR GLAZING
- INSULATED FULLY TEMPERED GLAZING
- INSULATED SPANDREL GLAZING

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - DEMOLITION & RENOVATION - EXTERIOR ELEVATIONS

AR4.1

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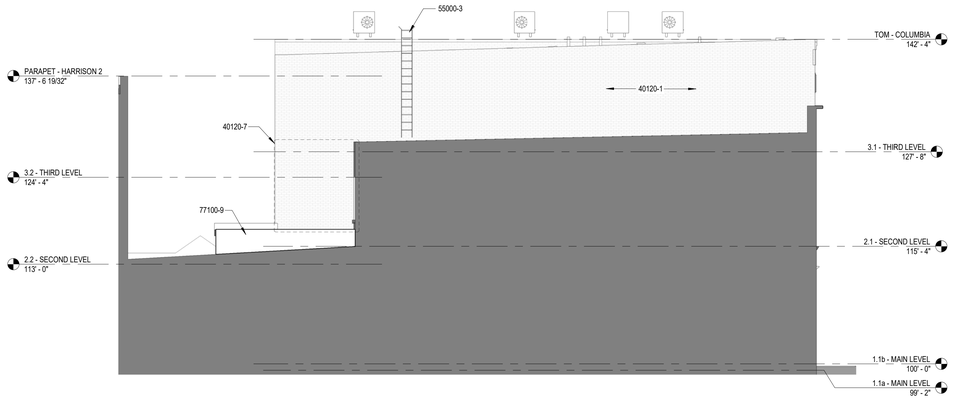
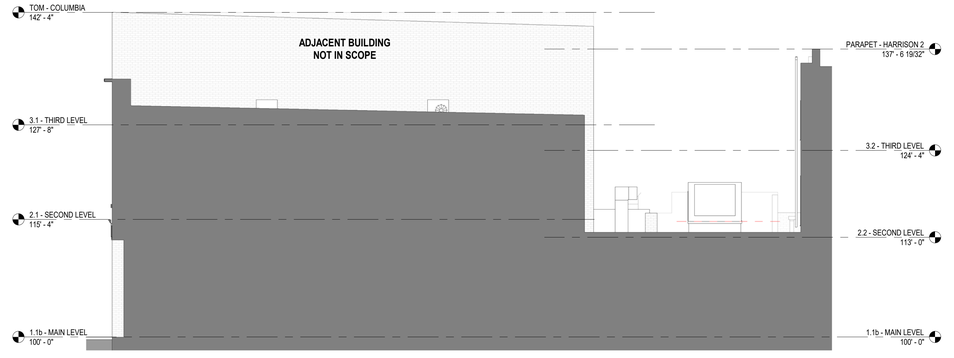


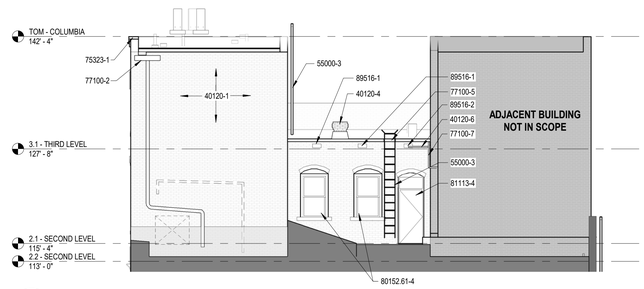
4 BUILDING 1 ROOF - WEST ELEVATION

SCALE: 1/8" = 1'-0"



3 BUILDING 1 ROOF - EAST ELEVATION

SCALE: 1/8" = 1'-0"

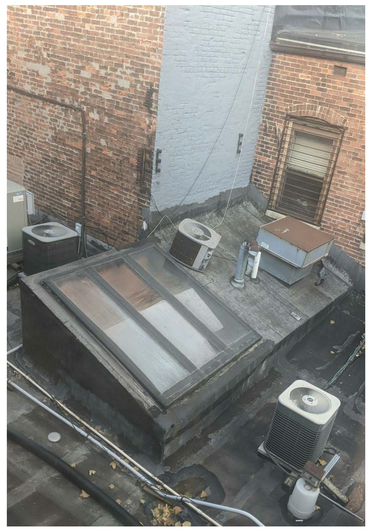


2 BUILDING 1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1 BUILDING 2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



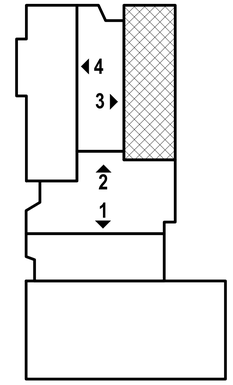
6 IMAGE - HARRISON 1 ROOF

SCALE: 1" = 1'-0"

5 IMAGE - COLUMBIA ROOF

SCALE: 1" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
40120-1	EXISTING BRICK VENEER. INSPECT VENEER FOR DAMAGED BRICK UNITS REQUIRING REPLACEMENT AND DETERIORATED MORTAR JOINTS NEEDING TO BE REPOINTED. REFER TO SPECIFICATION SECTION 040120.63 BRICK MASONRY REPAIR FOR BRICK REPLACEMENT REQUIREMENTS AND SECTIONS 040120.63 BRICK MASONRY REPOINTING FOR REPOINTING ALLOWANCES AND REQUIREMENTS.
40120-4	EXISTING BRICK CHIMNEY TO REMAIN. RESTORE MASONRY AND INSTALL NEW PREFINISHED ALUMINUM CAP.
40120-6	PATCH HOLE LEFT IN BRICK VENEER FROM REMOVED CONDUIT.
40120-7	PAINTED BRICK VENEER AREA. REPAIR DAMAGED MORTAR JOINT & REPOINT.
55000-3	FABRICATED STEEL LADDER TO CONFORM TO OSHA FOR CONSTRUCTION & SAFETY. SEE SPECIFICATIONS. LADDER TO BE WALL MOUNTED AND NOT BEARING ON ROOF.
75323-1	REMOVE EXISTING ROOF AND ALL COMPONENTS INLCUDING INSULATION DOWN TO EXISTING WOOD DECK. PATCH/REPAIR EXISTING DECK AND FRAMING AS REQUIRED. PROVIDE NEW SINGLE PLY MEMBRANE ROOFING OVER TWO LAYERS 2" RIGID POLYISOCYANURATE INSULATION. NEW ROOFING SYSTEM SHALL BE WATERTIGHT.
77100-2	EXISTING CONDUCTOR HEAD AND DOWNSPOUT TO BE REPLACED WITH NEW FABRICATION PER ARCHITECTURAL DETAILS. INTEGRATE INTO NEW ROOFING SYSTEMS.
77100-5	REMOVE EXISTING GUTTER AND INSTALL NEW PREFINISHED ALUMINUM GUTTER INTEGRATED INTO NEW ROOFING SYSTEM. REFER TO ARCHITECTURAL DETAILS.
77100-7	REMOVE EXISTING GALVANIZED DOWNSPOUT AND DISCONNECT FROM NEIGHBORING BUILDING'S DOWNSPOUT. INSTALL NEW PREFINISHED DOWNSPOUT THAT DRAINS ONTO LOWER ROOF SURFACE.
77100-9	EXISTING SKYLIGHT TO REMAIN. CLEAN AND REPAIR TO BE WATERTIGHT.
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 ACHEIVE 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.
89516-1	EXISTING ATTIC VENT GRILLE TO BE REMOVED AND REINSTALLED FOLLOWING THE INSTALLATION BACKING PANEL AND SILL FLASHING PER DETAIL XX. RE-CAULK GRILLE PERIMETER USING SPECIFIED SEALANTS.
89516-2	REMOVE AND REPLACE EXISTING ATTIC GRILLE FOLLOWING REMOVAL OF EXISTING ELECTRICAL CONDUIT.



LEVEL LEGEND NOTES:

LEVEL
0 - LOWER LEVEL
1 - MAIN LEVEL
2 - SECOND LEVEL
3 - THIRD LEVEL

BUILDING NUMBER
BUILDING 1
BUILDING 2
BUILDING 3

1.1A — VARIATIONS

ELEVATION GRAPHIC LEGEND

- MASONRY - BRICK VENEER (COMMON BOND)
- PRECAST CONCRETE VENEER
- FLUSH METAL WALL PANEL
- FIBER CEMENT PANEL SIDING
- INSULATED CLEAR GLAZING
- INSULATED FULLY TEMPERED GLAZING
- INSULATED SPANDREL GLAZING

DESIGN COLLABORATIVE
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designco@dcollaborative.com

MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 - ABOVE ROOF EXTERIOR ELEVATIONS

AR4.2

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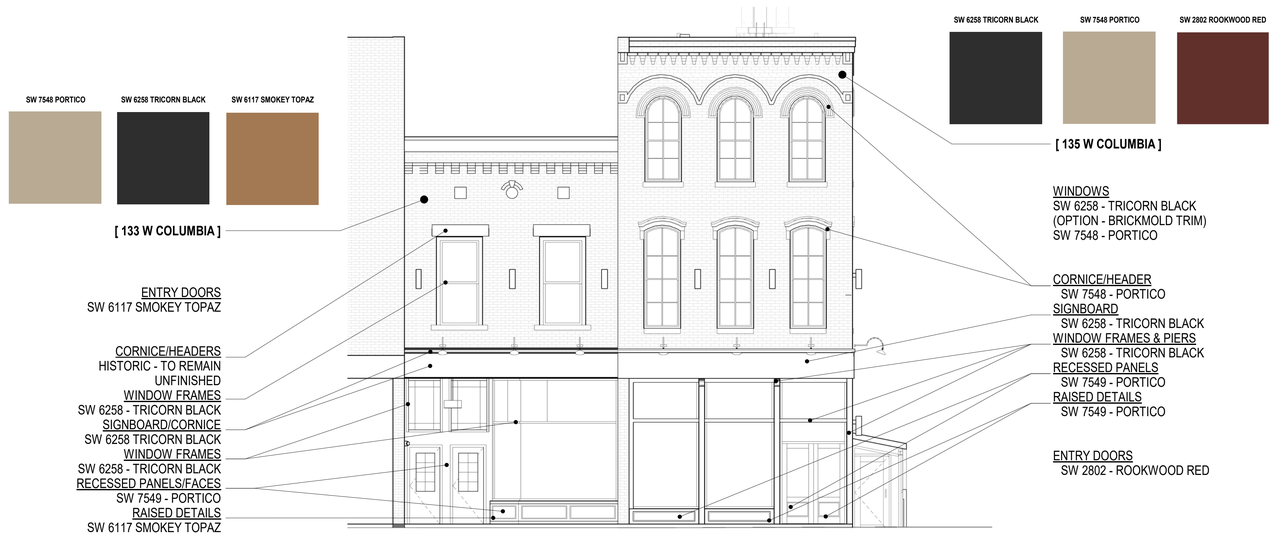

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

BUILDING 1 & 2
ELEVATION FINISHES

AR4.3

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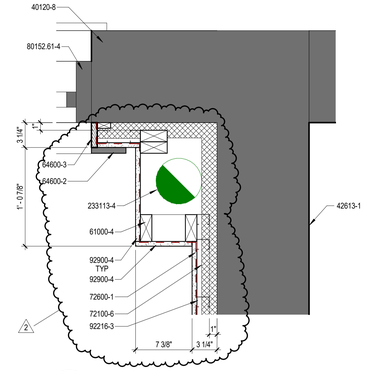
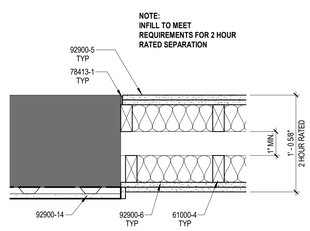
WALL SECTION KEYNOTES	
40120-8	EXISTING BRICK MULTI WYTHE WALL TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF REPAIR WORK.
42613-1	EXISTING BRICK MULTI WYTHE WALL TO REMAIN.
61000-4	2X4 WOOD STUDS AT 16" O.C. MAXIMUM
64600-2	EXISTING HISTORIC WOOD TRIM REINSTALLED UPON COMPLETION OF GYPSUM BOARD AND INSULATION. 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.
72600-1	6 MIL PLASTIC VAPOR BARRIER ON WARM SIDE OF INSULATION. TAPE ALL JOINTS.
78413-1	CONTINUOUS FIRE CAULK, COLOR TO MATCH FINISH OF GYPSUM BOARD.
80152.61-4	EXISTING WOOD WINDOWS TO BE RESTORED TO ACHEIVE 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 LENGHT 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 1/2" = 1'-0"

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



1 INFILL PLAN DETAIL
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CONSTRUCTION DOCUMENTS

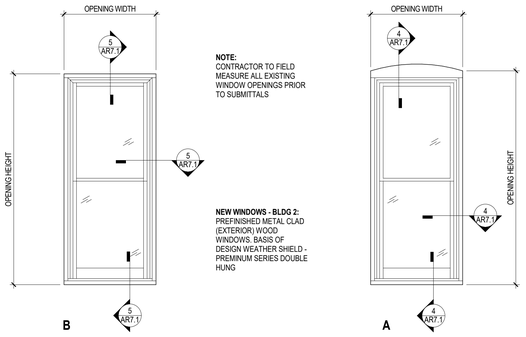
ISSUE DATE: 07/28/2021

REVISIONS

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

BUILDING 1 & 2 - WALL SECTIONS

AR5.1

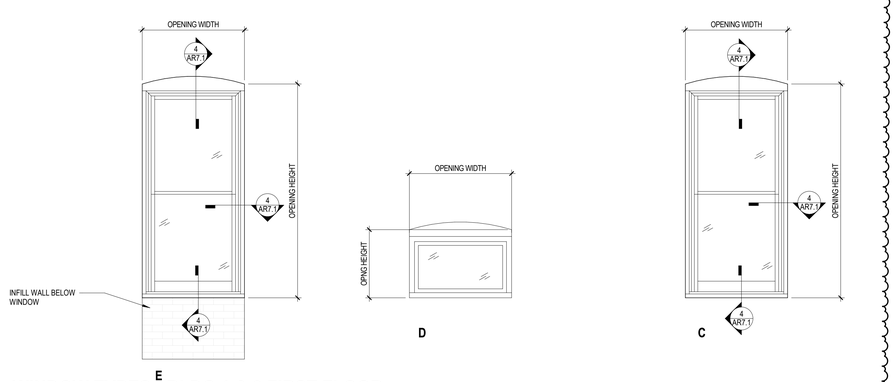


NOTE:
CONTRACTOR TO FIELD MEASURE ALL EXISTING WINDOW OPENINGS PRIOR TO SUBMITTALS

NEW WINDOWS - BLDG 2:
PREFINISHED METAL CLAD (EXTERIOR) WOOD WINDOWS. BASIS OF DESIGN WEATHER SHIELD - PREMINUM SERIES DOUBLE HUNG

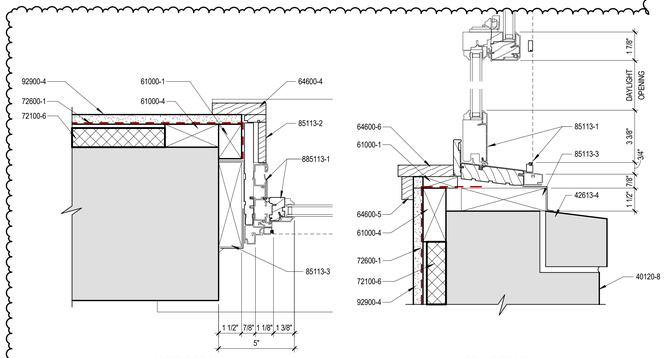
WINDOW TYPES - BLDG 1 & 2

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



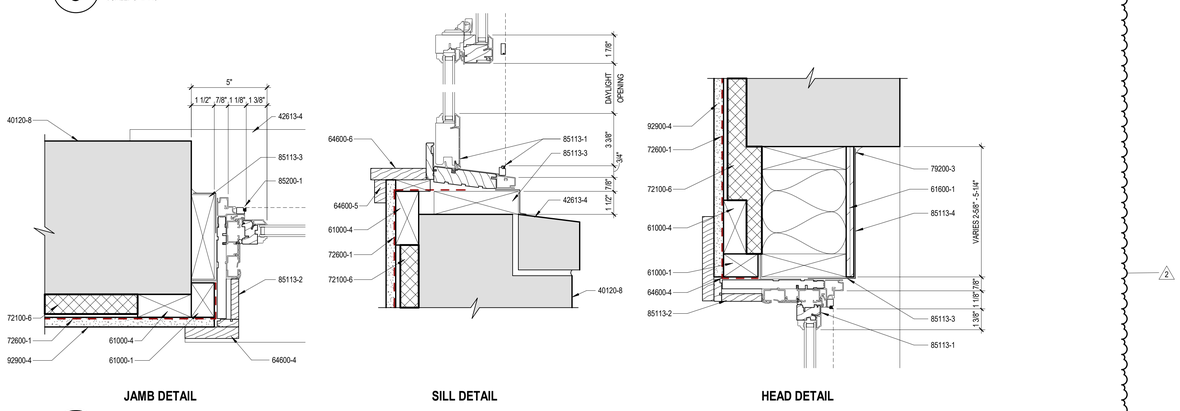
WINDOW TYPES - BLDG 1 & 2 FIRST FLOOR

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



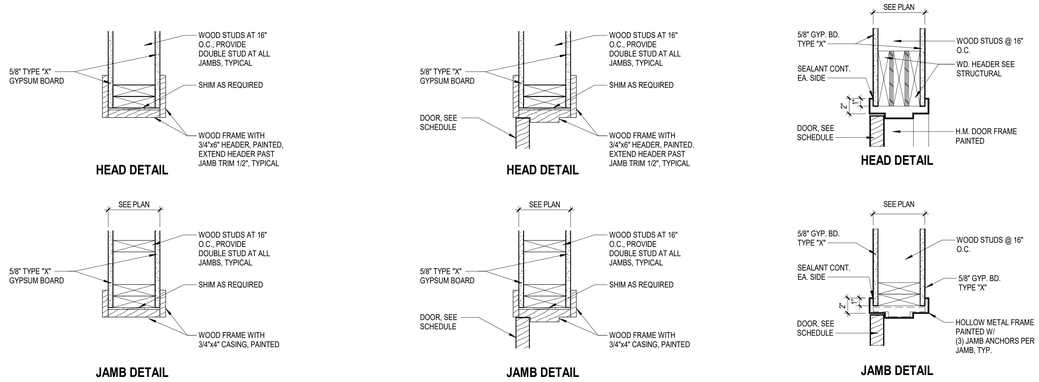
5 WOOD WINDOWS - BLDG 2 TYPE B

SCALE: 3" = 1'-0"



4 WOOD WINDOWS - BLDG 2

SCALE: 3" = 1'-0"



3 WOOD STUD - WD OPNG BLDG 1 & 2

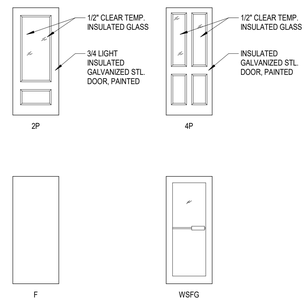
SCALE: 1 1/2" = 1'-0"

2 WOOD STUD - WD BLDG 1 & 2

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

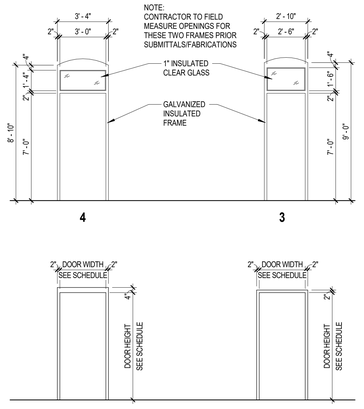
1 WOOD STUD - HM BLDG 1 & 2

SCALE: 1 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"

DOOR SCHEDULE - BUILDING 1

NO.		W	H	T	MAT.	ELEV.	FRAME MAT.	FRAME ELEV.	HEAD/ JAMB	FIRE RATING (MIN.)	COMMENTS	Hardware
014A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	90 MIN		STOREROOM LOCK, CLOSER, SMOKE SEAL
105A		2' - 8"	6' - 8"	1 3/8"	WD	4P	HM	1	1/AR7.1			RETAIL BATH RM, PUSH PLATE AND PULL LEVER
106A		2' - 8"	6' - 8"	1 3/8"	WD	4P	HM	1	1/AR7.1			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	1/AR7.1		EXIT ONLY, VERIFY SIZE	EMERGENCY EXIT, PANIC BAR, CLOSER, SMOKE SEAL
121A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1			RETAIL BATH RM PRIVACY LEVER
122A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1			RETAIL STOREROOM LOCK
202B		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
202C		3' - 0"	6' - 8"	1 3/4"	WD	F	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
202D		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
202E		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
203A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
203B		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
203C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
203D		3' - 0"	6' - 8"	1 3/4"	WD	F	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
203E	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
203F		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	4	--		4	ROOF ACCESS DOOR, STOREROOM LOCK, WEATHERSEAL
204A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
204B	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
204C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
204D		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
204E		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
205A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
205B		3' - 0"	7' - 0"	1 3/4"	WD	F	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
205C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
205D	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
301A		3' - 0"	6' - 0"	1 3/4"	WD	F	WD	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
301B		2' - 8"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
301C		2' - 8"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
301D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
301E		2' - 8"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT BED RM PRIVACY LEVER
301F	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			
302A		3' - 0"	6' - 0"	1 3/4"	WD	F	WD	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
302B		2' - 8"	6' - 8"	1 3/8"	EXIST. WD	4P	EXIST. WD	--	--		EXIST. DOOR & FRAME, PAINT	APT BATH RM PRIVACY LEVER
302C		2' - 8"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
302D		2' - 8"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
302E		4' - 0"	7' - 0"	1 3/4"	--	F	WD	1	3/AR7.1			CASED OPENING

DOOR SCHEDULE - BUILDING 2

NO.		W	H	T	MAT.	ELEV.	FRAME MAT.	FRAME ELEV.	HEAD/ JAMB	FIRE RATING (MIN.)	COMMENTS	Hardware
030A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	1/A7.1			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	1/AR7.1			RETAIL BATH RM PRIVACY LEVER
132A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1			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	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
231B		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
231C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
231D	(2)	2' - 6"	6' - 8"	1 3/4"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
231E		2' - 6"	6' - 8"	1 3/4"	WD	4P	HM	1	2/AR7.1			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	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
232B	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
232C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
232D		2' - 6"	6' - 8"	1 3/4"	WD	4P	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
232E		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
331A		3' - 0"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
331B		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
331C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
331D	(2)	2' - 6"	6' - 8"	1 3/4"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
331E		2' - 6"	6' - 8"	1 3/4"	WD	4P	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
332A		2' - 8"	7' - 0"	1 3/4"	WD	F	HM	1	1/AR7.1	60 MIN		APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
332B	(2)	2' - 1"	6' - 8"	2"	WD	4P	WD	1	3/AR7.1			APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
332C		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER
332D		2' - 6"	6' - 8"	1 3/4"	WD	4P	WD	1	2/AR7.1			APT BATH RM PRIVACY LEVER
332E		2' - 6"	6' - 8"	1 3/8"	WD	4P	WD	1	2/AR7.1			APT CLOSET PASSAGE LEVER

DOOR SCHEDULE COMMENTS

1	PROVIDE ADA OPERATOR AND ACTUATOR PUSH BUTTON.
2	PROVIDE ELECTRIFIED HARDWARD AND CARD READER FOR ELECTRONIC ACCESS CONTROL.
3	INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED.
4	REPLACE EXISTING DOOR WITH NEW FIXED PANEL.
5	REPLACE EXISTING WOOD DOOR WITH NEW HALF LITE WOOD DOOR TO MATCH EXISTING
6	PROVIDE DOOR CLOSER.

WINDOW GLAZING AND FRAME GENERAL NOTES

1.	ALL FRAME ELEVATIONS NOTED AS "CW-X" ARE TO BE CURTAINWALL ASSEMBLY, REFERENCE SPECIFICATIONS (SECTION 84413 & 84423) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
2.	ALL FRAME ELEVATIONS NOTED AS "SF-X" ARE TO BE STOREFRONT ASSEMBLY, REFERENCE SPECIFICATIONS (SECTION 84113) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
3.	ALL FRAME ELEVATIONS NOTED AS "HM-X" ARE TO BE HOLLOW METAL FRAMING ASSEMBLY, REFERENCE SPECIFICATIONS (SECTION 81113) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
4.	ALL FRAME ELEVATIONS NOTED AS "AG-X" ARE TO BE ALL GLASS ENTRY SYSTEM, REFERENCE SPECIFICATIONS (SECTION 84210) FOR SYSTEM REQUIREMENTS AND CONFIGURATIONS.
5.	ALL H.M. WINDOW FRAMES SHALL WRAP WALL ASSEMBLY UNLESS NOTED OTHERWISE, OR INDICATED IN THE DETAILS. CONTRACTOR TO VERIFY WALL THICKNESS IN FIELD.
6.	ALL H.M. FRAMES ARE TO BE PAINTED, SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
7.	ALL GLAZING TO MEET REQUIREMENTS FOR CHAPTER 24, 2014 INDIANA BUILDING CODE (2012 IBC).
8	ALL WINDOW FRAMES ARE TO RECEIVE SEALANT BOTH SIDES, TYP. SUBMIT COLOR SELECTION FOR ARCHITECT APPROVAL OF SEALANT COLORS.
9	WINDOW FRAME DIMENSIONS SHOWN ARE NOMINAL, SEE SPECS.
10	ALL MULLIONS/CAP EXTENSIONS ARE TO DIMENSIONS AS SPECIFICED 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 SUBSTATE.
61000-4	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
72100-6	SPRAY APPLIED CELLULOSE 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 - PREMINUM SERIES DOUBLE HUNG WITH SCREEN. COLOR AS SELECTED BY ARCHITECT.
92900-4	5/8" TYPE "X" GYPSUM BOARD, FINISHED.

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MODEL GROUP

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

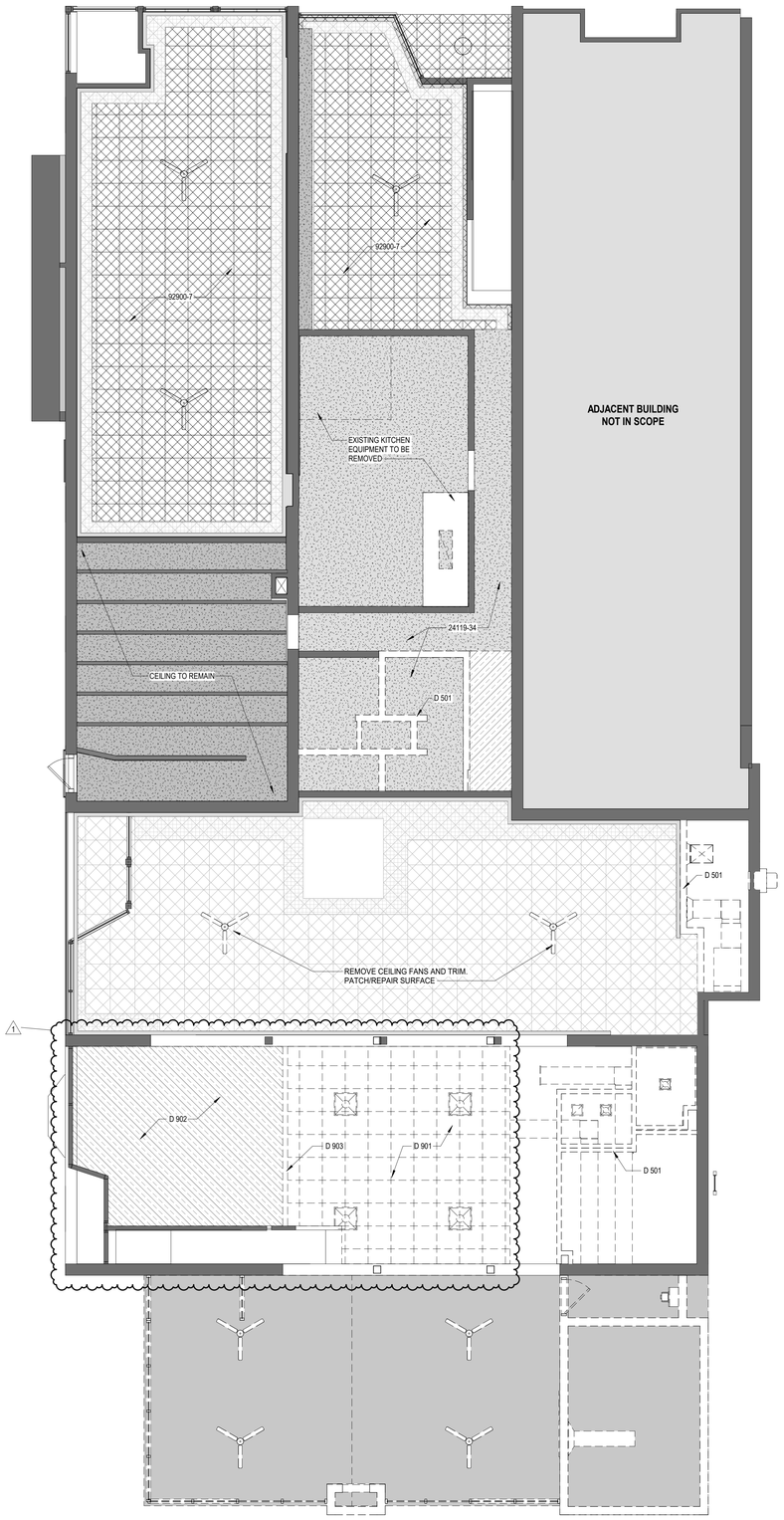
REVISIONS

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

BUILDING 1 & 2 - FRAME ELEVATIONS, SCHEDULES & DETAILS

AR7.1

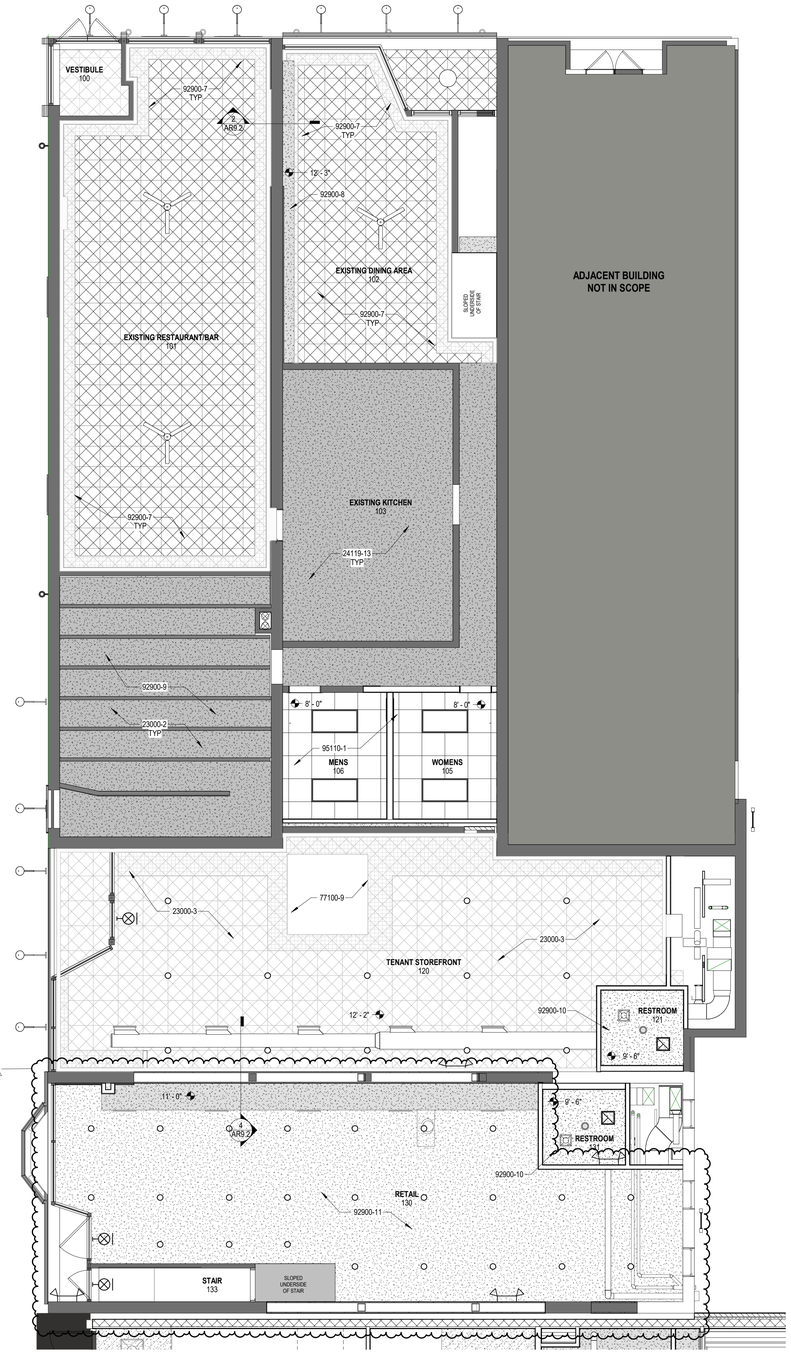
9/27/2021 1:45:31 PM



REFLECTED CEILING DEMOLITION PLAN - MAIN LEVEL

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

NORTH



REFLECTED CEILING PLAN - MAIN LEVEL

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

NORTH

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'-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

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 3/A9.1 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" / 2'-0" — 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.

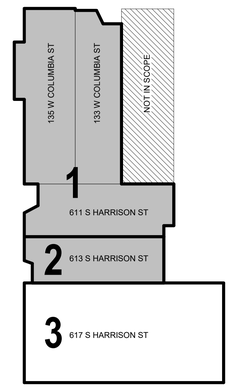
GYPSUM BOARD CEILING OR BULKHEAD TO BE INSTALLED AT HEIGHTS SPECIFIED. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR. BULKHEAD TO BE 5/8" GYPSUM BOARD ON 2x4 WOOD STUD FRAMING AT 16" O.C. MAXIMUM

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 X'-X" / X'-X" — SLOPE ARROW - INDICATES SLOPE OF CEILING



KEY PLAN

SCALE: NONE

NORTH

DESIGN COLLABORATIVE
200 East Main Street
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260.422.4847
designcollaborative.com

MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

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REVISIONS

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

BUILDING 1 & 2 - REFLECTED CEILING PLANS - MAIN LEVEL

AR9.1

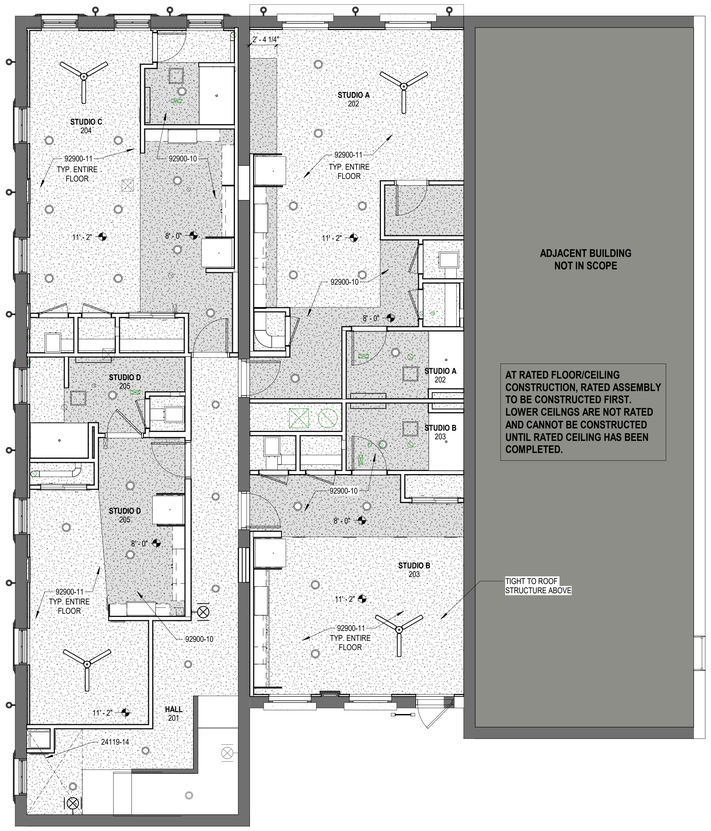
9/2/2021 3:26:40 PM

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'-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

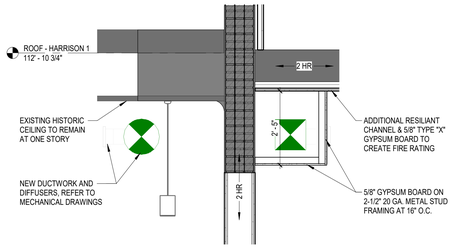
24119-14	REMOVE EXISTING DROPPED BOARD CEILING IN ITS ENTIRETY.
92900-10	NEW GYPSUM BOARD CEILING.
92900-11	NEW FIRE RATED FLOOR/CEILING ASSEMBLY. 5/8" TYPE "X" GYPSUM BOARD OVER 1/2" RESILIENT CHANNELS AT 16" O.C. MAX. CEILING TO BE INSTALLED PRIOR TO WALLS THROUGHOUOT FLOOR. REFER TO LIFE SAFETY PLAN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



REFLECTED CEILING PLAN - SECOND LEVEL

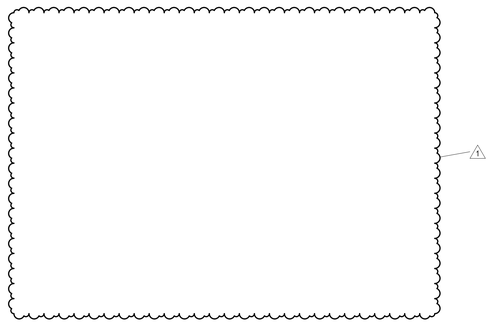
SCALE: 3/16" = 1'-0"

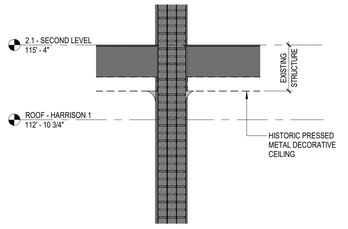
NORTH



4 CEILING DETAIL

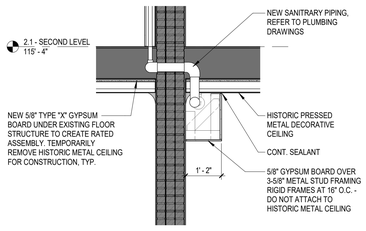
SCALE: 1/2" = 1'-0"





2 NEW BULKHEAD DEMO

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



1 SECTION AT NEW BULKHEAD

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

RCP SYMBOLS LEGEND

2'-0" / 2'-0" — 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.

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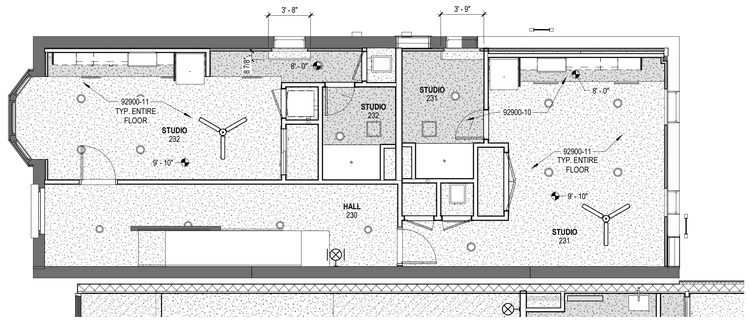
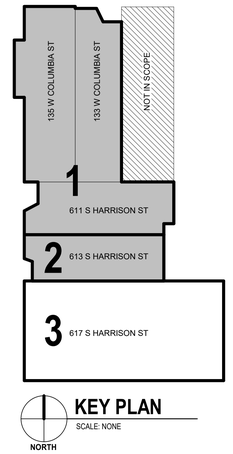
EXPOSED STRUCTURE ABOVE. SEE GENERAL REFLECTED CEILING PLAN NOTES FOR FINISH REQUIREMENTS.

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 X'-X" / X'-X" — SLOPE ARROW - INDICATES SLOPE OF CEILING





NORTH

KEY PLAN

SCALE: NONE

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2220.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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REVISIONS

NO.	DATE	DESCRIPTION
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BUILDING 1 & 2 - REFLECTED CEILING PLAN - SECOND LEVEL

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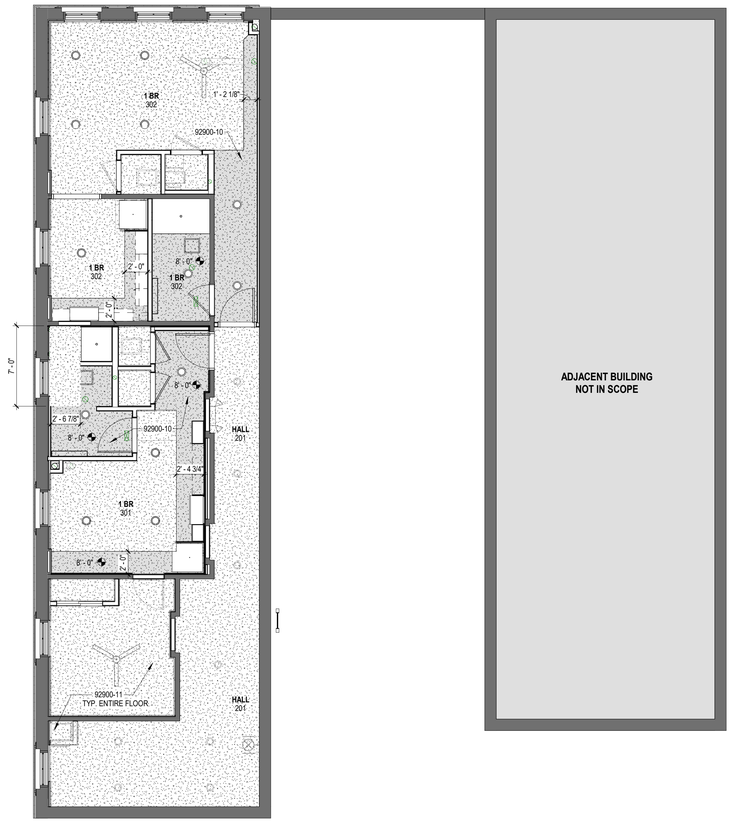

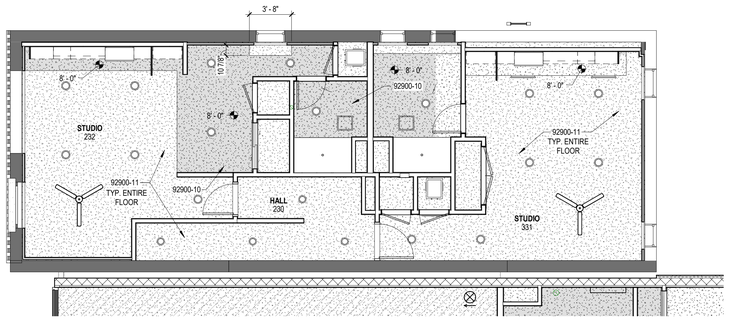

REFLECTED CEILING PLAN - THIRD LEVEL

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

NORTH

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REFLECTED CEILING PLAN KEYNOTES

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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 THROUGHOUOT FLOOR. REFER TO LIFE SAFETY PLAN FOR ADDITIONAL INFORMATION.

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SLOPE X'-X" / X'-X" — SLOPE ARROW - INDICATES SLOPE OF CEILING

KEY PLAN

SCALE: NONE

NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

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PROJECT: 2020.0136

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REVISIONS

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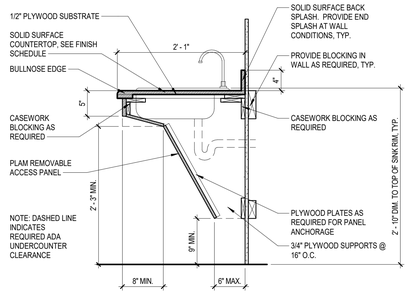
BUILDING 1 & 2 - REFLECTED CEILING PLAN - THIRD LEVEL

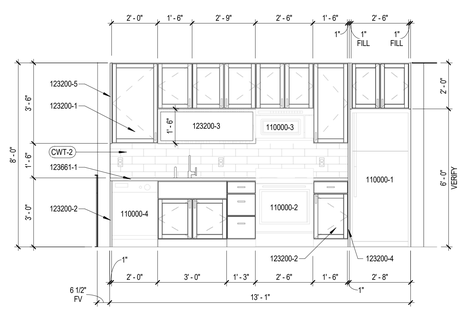
AR9.3

9/2/2021 3:26:54 PM

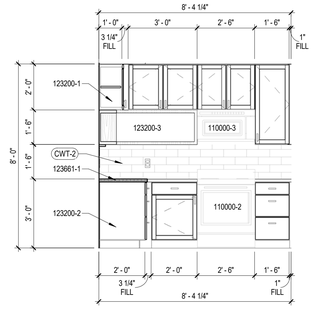
INTERIOR ELEVATION KEYNOTES	
110000-1	REFRIGERATOR/FREEZER BY OWNER
110000-2	RANGE/OVER BY OWNER
110000-3	MICROWAVE OVEN/FAN UNIT HUNG FROM WALL CABINET BY OWNER
110000-4	UNDERCOUNTER DISHWASHER BY OWNER
123200-1	PRE ENGINEERED WOOD WALL CABINET, SEE A11 SERIES FOR FINISH INFORMATION/BASIS OF DESIGN 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 & 2'6" 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.
123661-1	QUARTZ COUNTERTOP. SEE FINISH PLANS & SCHEDULE FOR TYPES. SEE A10 SERIES SHEETS FOR COUNTER HEIGHTS.



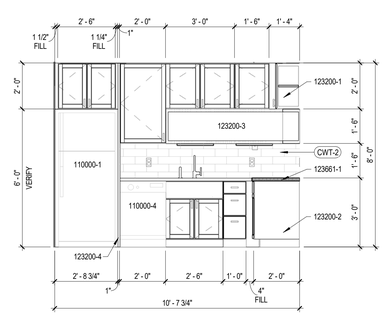
12 CASEWORK -ADA SINK BLDG 1
SCALE: 1" = 1'-0"



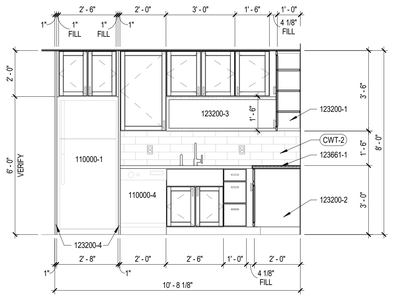
11 STUDIO B 203
SCALE: 3/8" = 1'-0"



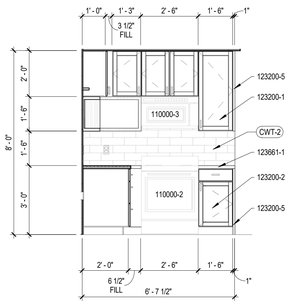
10 KITCHEN 302 SOUTH
SCALE: 3/8" = 1'-0"



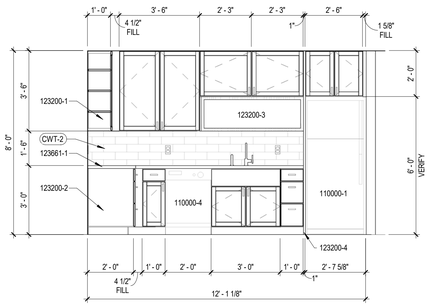
9 KITCHEN 302 EAST
SCALE: 3/8" = 1'-0"



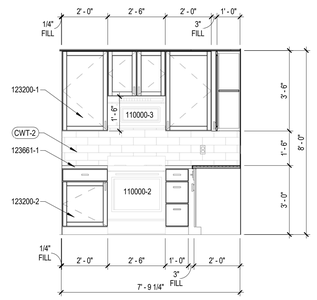
8 KITCHEN 205 WEST
SCALE: 3/8" = 1'-0"



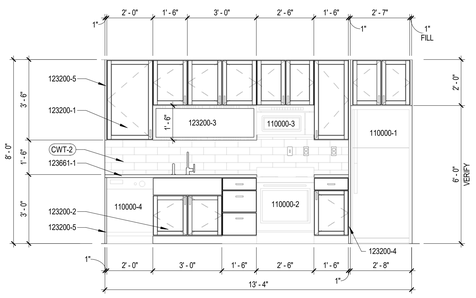
7 KITCHEN 205 SOUTH
SCALE: 3/8" = 1'-0"



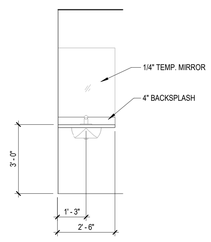
6 KITCHEN 204 WEST
SCALE: 3/8" = 1'-0"



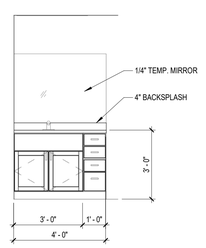
5 KITCHEN 204 NORTH
SCALE: 3/8" = 1'-0"



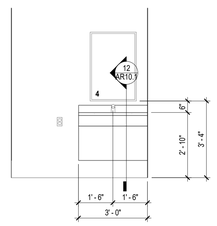
4 TYPICAL KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



3 BATHROOM
SCALE: 3/8" = 1'-0"



2 TYPICAL BATHROOM
SCALE: 3/8" = 1'-0"



1 105/106 ELEVATION
SCALE: 3/8" = 1'-0"

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1	09/02/2021	ADD #01

INTERIOR ELEVATIONS

AR10.1

9/1/2021 9:08:03 AM

FINISH SCHEDULE - 00 R LOWER LEVEL - BUILDING 1

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
010	EXISTING RESTAURANT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
011	EXISTING WAITING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
012	EXIST. RR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
013	EXIST. RR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
014	EXISTING STORAGE	EXIST.	EXIST., MATCH EXIST.	EXIST.	EXIST., PNT-1	EXIST.	EXIST.	EXIST.	
015	WATER SERVICE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
020	STORAGE	EXIST.	EXIST., MATCH EXIST.	EXIST., PNT-1	EXIST.	EXIST.	EXIST.	EXIST.	
030	STORAGE	EXIST.	EXIST., MATCH EXIST.	EXIST.	EXIST.	PNT-1	EXIST.	EXIST.	
031	ELECTRICAL	EXIST.	EXIST., MATCH EXIST.	EXIST.	EXIST.	EXIST.	PNT-1	EXIST.	

FINISH SCHEDULE - 01 R FIRST FLOOR - BUILDING 1 & 2

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
100	VESTIBULE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	4
101	EXISTING RESTAURANT/BAR	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	4
102	EXISTING DINING AREA	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST., PNT-3	4
103	EXISTING KITCHEN	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	PNT-3	5
104	HALL	EXIST.	EXIST., MATCH EXIST.	EXIST.	PNT-1	EXIST.	EXIST.	PNT-3	5
105	WOMENS	CT-1	--	CWT-1	CWT-1	CWT-1	CWT-1	ACT-1	
106	MENS	CT-1	--	CWT-1	CWT-1	CWT-1	CWT-1	ACT-1	
107	STAIR	PNT-2	EXIST.	EXIST., PNT-1	EXIST., PNT-1	EXIST.	EXIST.	EXIST.	9
108	STAIR	PNT-2	EXIST.	EXIST., PNT-1	EXIST., PNT-1	EXIST.	EXIST.	EXIST.	9
120	TENANT STOREFRONT	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1, EXIST. BRICK	PNT-1, EXIST. BRICK	PNT-1	PNT-1	EXIST.	
121	RESTROOM	EXIST., WD-1	EXIST., MATCH EXIST.	CWT-1	CWT-1	CWT-1	CWT-1	PNT-3	
122	MECH	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	EXPOSED	
130	RETAIL	WD-2	WD-2	PNT-1, EXIST. BRICK	PNT-1, EXIST. BRICK	PNT-1	PNT-1	PNT-3, ACT-1	6
131	RESTROOM	CT-1	--	CWT-1	CWT-1	CWT-1	CWT-1	PNT-3	6

FINISH SCHEDULE - 01 R FIRST FLOOR - BUILDING 1 & 2

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
132	MECH	LVT-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	EXPOSED	6
133	STAIR	PNT-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	6,9

FINISH COMMENTS - BUILDING 1 & 2

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

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-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 (CEILINGS)
PNT-4 SHERWIN WILLIAMS, COLOR: TBD, FINISH: SEMI GLOSS (STAIR RAILINGS)

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: VIATERA, COLOR: CELESTE Q5202, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)

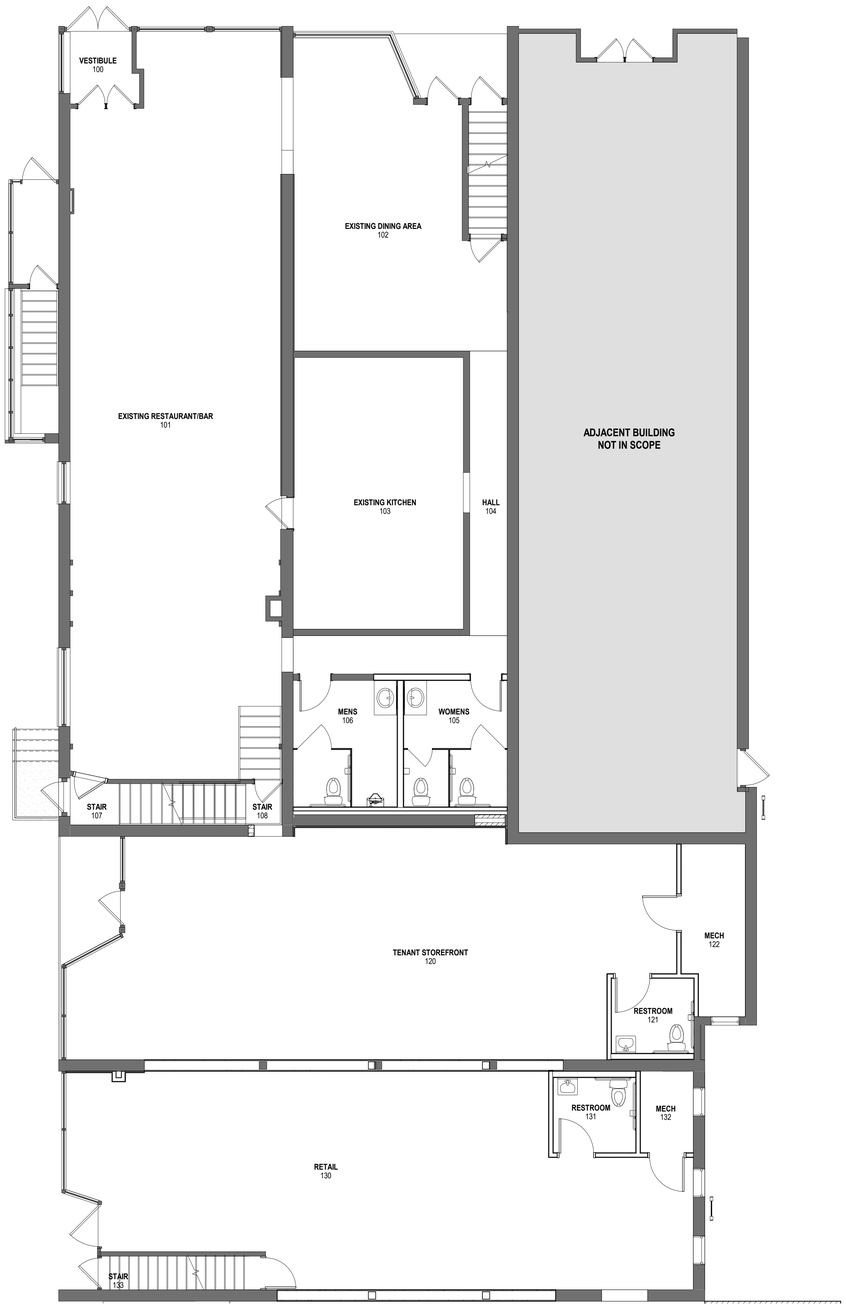
RUBBER STAIR COMPONENT
STC-1 TARKETT ANGLE FIT STAIR TREADS WITH INTEGRATED RISER, TEXTURE: HAMMERED - HNTR, COLOR: TO BE SELECTED

WALK-OFF MAT
WOM-1 MOHAWK, COLLECTION: TUFF STUFF II, STYLE: STEP UP II, COLOR: TO BE SELECTED, SIZE: 24" X 24", INSTALL: MONOLITHIC

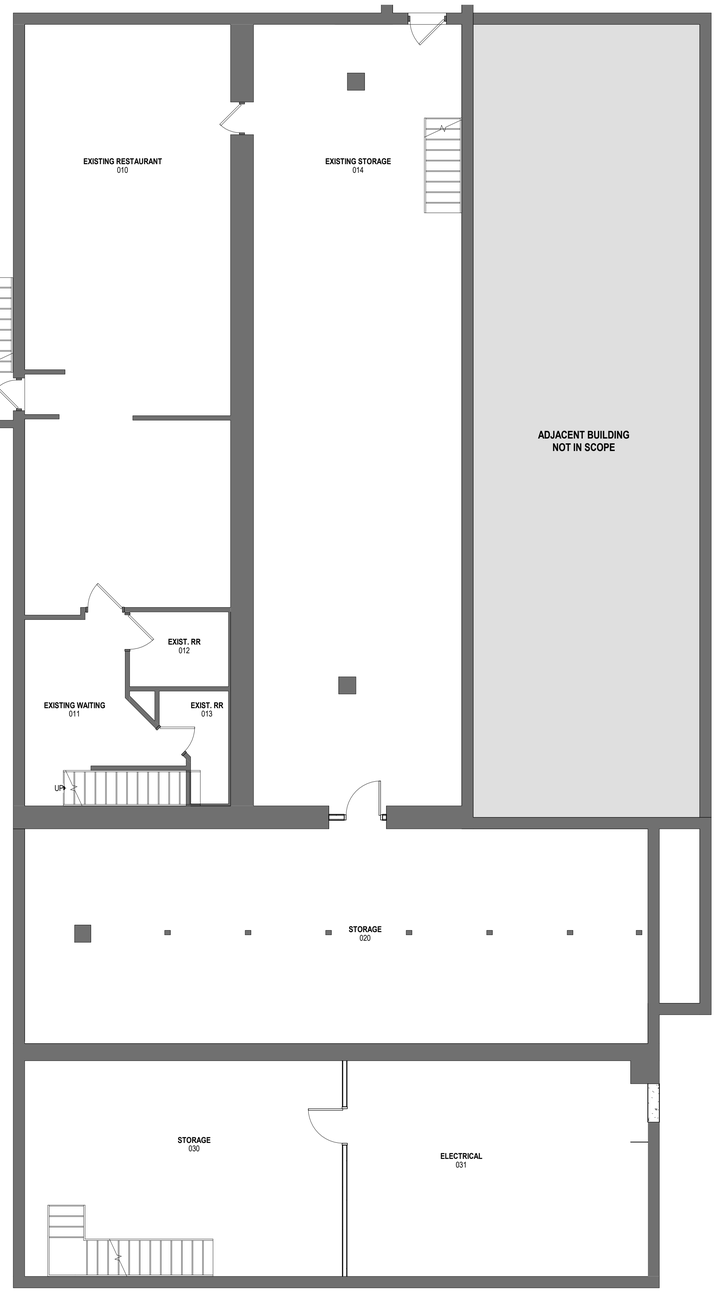
WOOD
WD-1 TOUNGE & GROOVE HARDWOOD FLOOR, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: CUSTOM TO MATCH EXISTING FLOOR, FINISH: 2 PART WATER BASED POLYURETHANE
WD-2 1X6 WOOD BASE, SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL
WD-3 HARDWOOD LANDING NOSING, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: TO BE DETERMINED, FINISH: 2 PART WATER BASED POLYURETHANE
WD-4 APPALATION ENGINEERED HARDWOOD FLOORING, SIZE: 5" PLANKS, THICKNESS: 18.4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

GENERAL ROOM FINISH NOTES

1	SEE "GENERAL" SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS.
2	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.
3	ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE ON FLOOR FINISH PLAN.
4	WHERE LVT/CPT MEETS CONCRETE, PROVIDE SLIMLINE RUBBER TRANSITION STRIP
5	WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
6	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
7	ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL, UNLESS NOTED OTHERWISE
8	BOTTOM OF ALL GYP. BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
9	FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
10	ALL COUNTERTOPS AND 4" BACKSPLASHES TO BE QTZ
11	ALL CASEWORK TO BE BASIS OF DESIGN: SMART CABINETRY, PRODUCT: MAPLE HARDWOOD, FACE FRAMES: SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELETCED FROM FULL RANGE
12	ALL WINDOW SILLS TO BE QTZ-1
13	AT STAIRS, ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED. STRINGERS AND METAL RAILING TO BE PAINTED PNT-4 WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3, SEE FINISH LEGEND.
14	ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
15	PROVIDE SCHLUTER QUADEC TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
16	ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
17	EXISTING TIN CEILING TO BE PAINTED PNT-3
18	ALL APARTMENT KITCHENS TO RECIEVE CWT-2 BACKSPLASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS/EQUIPMENT AS SHOWN IN 10 SERIES. ALL EXPOSED EDGES TO RECIEVE SCHLUTER QUADEC 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
NORTH

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PROJECT: 2020.0136

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No. 10500162
STATE OF INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

BUILDING 1 & 2 - FLOOR FINISH PLAN - LOWER & MAIN LEVEL

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FINISH SCHEDULE - 02 R SECOND FLOOR - BUILDING 1 & 2

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
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	1,3,8
203	STUDIO B	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3,8
204	STUDIO C	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3,8
205	STUDIO D	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3,8
230	HALL	EXIST., WD-1, PNT-2	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,8,9
231	STUDIO	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3,8
232	STUDIO	EXIST., WD-1	EXIST., MATCH EXIST.	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	1,3,8

FINISH SCHEDULE - 03 R THIRD FLOOR - BUILDING 1 & 2

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
300	HALL	EXIST., WD-1, PNT-2	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	4,9,10
301	1 BR	EXIST., WD-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2,3,4,10
302	1 BR	EXIST., WD-1	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	2,3,4,10
330	HALL	WD-4, PNT-2	WD-2	PNT-1	PNT-1	PNT-1	PNT-1	PNT-3	9
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

1. EXISTING WOOD FLOOR IN THIS SPACE TO BE PATCHED AS NOTED, THEN REFINISHED/FINISHED IN ITS ENTIRETY
2. SIDE ROOMS IN THIS APARTMENT TO RECIEVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 2
3. BATHROOMS IN THIS APARTMENT TO RECIEVE FINISHES AS NOTED IN RESTROOM FINISH LEGEND WITH COMMENT 3
4. EXISTING HISTORIC TIN CEILING TO BE REINSTALLED AFTER FIRE SEPERATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
5. EXISTING HARD CEILING TO BE DEMOVED, AND NEW HARD CEILING INSTALLED PER REFLECTED CEILING PLANS AFTER FIRE SEPERATION AND ABOVE CEILING PLUMBING WORK IS COMPLETE
6. FINISHED GYPSUM AFFIXED TO UNDERSIDE OF ROOF JOISTS TO ACHIEVE 1HR SEPERATION. PAINT NEW GYP AND INSTALL ACT-1 PER REFLECTED CEILING PLAN.
7. EXISTING WOOD FLOOR TO BE EXAMINED FOR AREAS OF REPAIR OR REPLACEMENT. REFINISH AS NEEDED.
8. EXISTING EXPOSED BRICK IN THIS SPACE TO REMAIN, ALL OTHER WALLS TO BE PAINTED AS NOTED
9. EXISTING STAIRS IN THIS SPACE TO BE REPAINTED AS NOTED IN SCHEDULE
10. NEW WD-1 FLOOR TO BE INSTALLED DIRECTLY ON TOP OF EXISTING HISTORIC WOOD FLOOR, PER MANUFACTUERES INSTALLATION INSTRUCTIONS.

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-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 (CEILINGS)
PNT-4 SHERWIN WILLIAMS, COLOR: TBD, FINISH: SEMI GLOSS (STAIR RAILINGS)

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: VIATERA, COLOR: CELESTE Q5202, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)

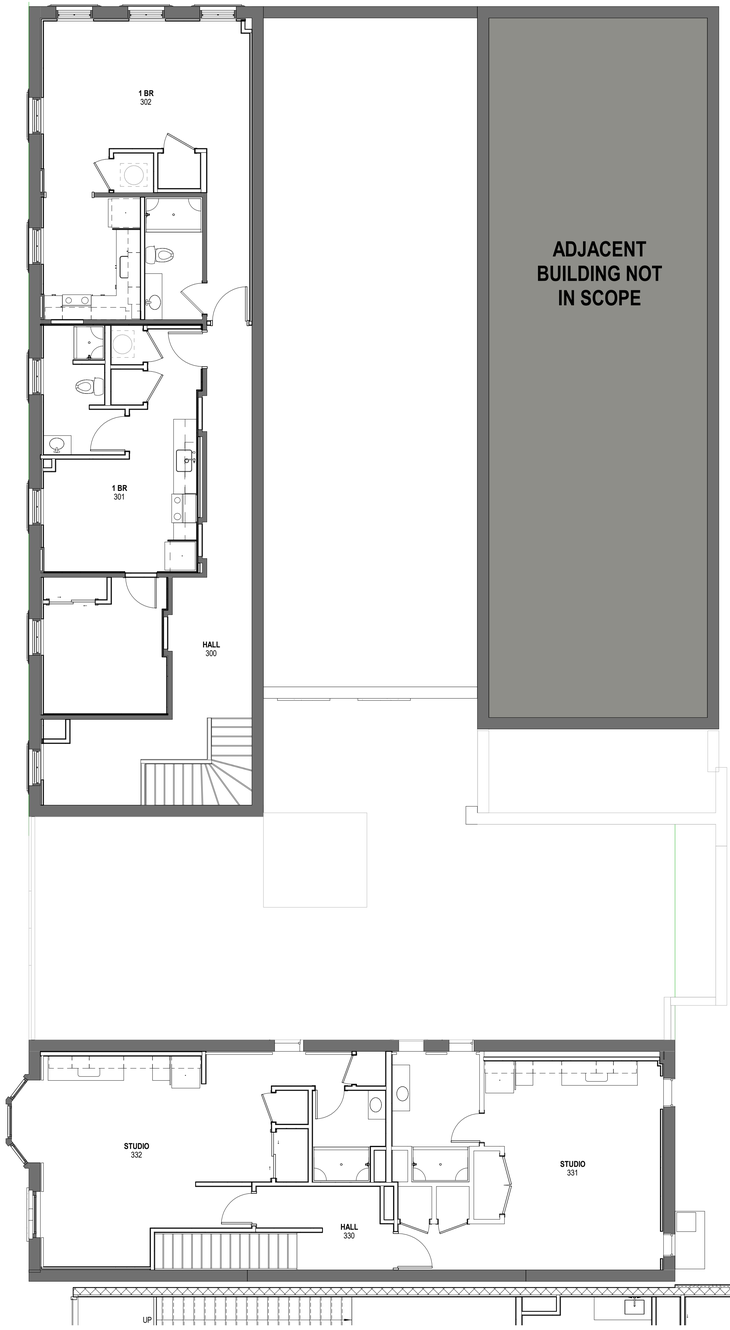
RUBBER STAIR COMPONENT
STC-1 TARKETT ANGLE FIT STAIR TREADS WITH INTEGRATED RISER, TEXTURE: HAMMERED - HNTR, COLOR: TO BE SELECTED

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: 5" PLANKS, THICKNESS: 18,4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

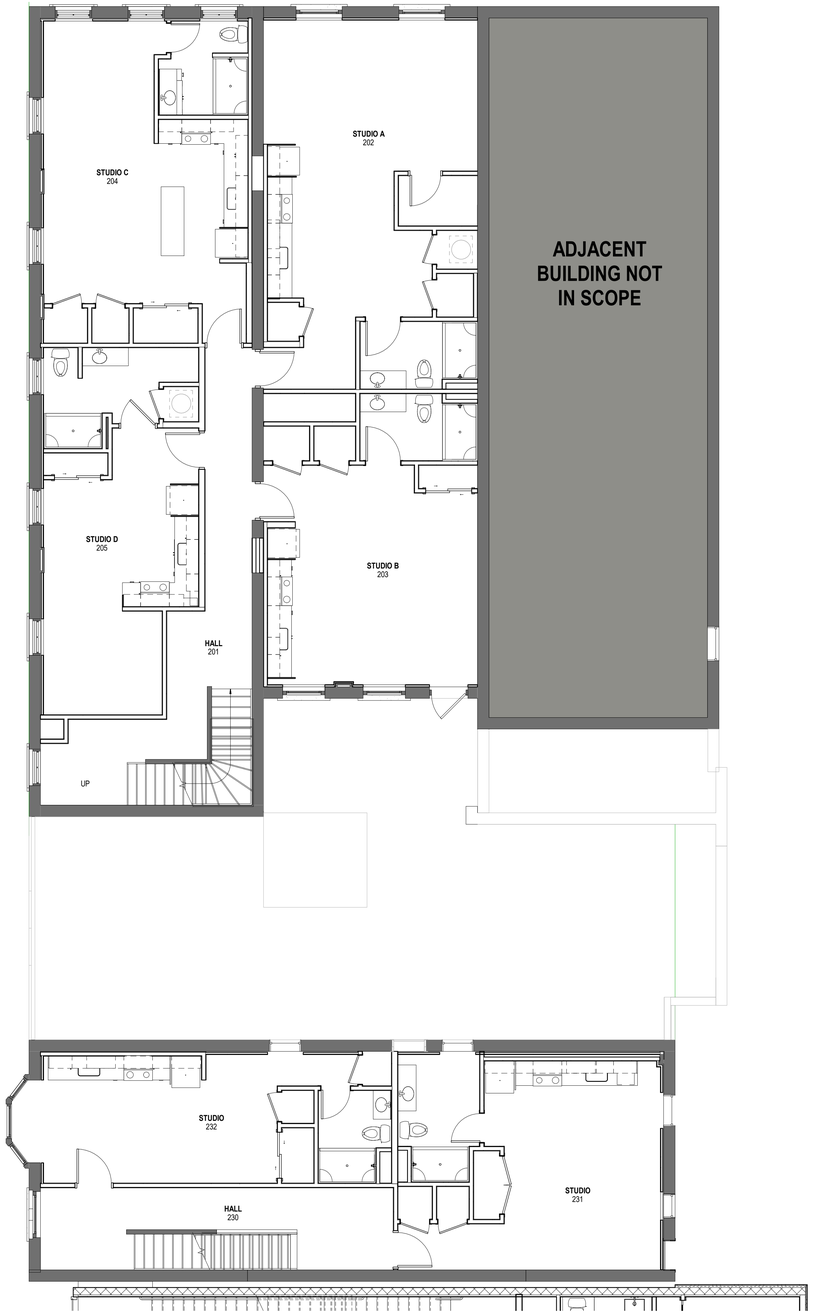
GENERAL ROOM FINISH NOTES

1. SEE "GENERAL" SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS.
2. 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.
3. ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE ON FLOOR FINISH PLAN.
4. WHERE LVT/CPT MEETS CONCRETE, PROVIDE SLIMLINE RUBBER TRANSITION STRIP
5. WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
6. 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
7. ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL. UNLESS NOTED OTHERWISE
8. BOTTOM OF ALL GYP. BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH. UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
9. FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
10. ALL COUNTERTOPS AND 4" BACKSPLASHES TO BE QTZ
11. ALL CASEWORK TO BE BASIS OF DESIGN: SMART CABINETRY. PRODUCT: MAPLE HARDWOOD, FACE FRAMES: SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELETCED FROM FULL RANGE
12. ALL WINDOW SILLS TO BE QTZ-1
13. AT STAIRS, ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED. STRINGERS AND METAL RAILING TO BE PAINTED PNT-4 WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3, SEE FINISH LEGEND.
14. ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
15. PROVIDE SCHLUTER QUADEC TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
16. ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
17. EXISTING TIN CEILING TO BE PAINTED PNT-3
18. ALL APARTMENT KITCHENS TO RECIEVE CWT-2 BACKSPLASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS/EQUIPMENT AS SHOWN IN 10 SERIES. ALL EXPOSED EDGES TO RECIEVE SCHLUTER QUADEC TRIM WITH EB FINISH



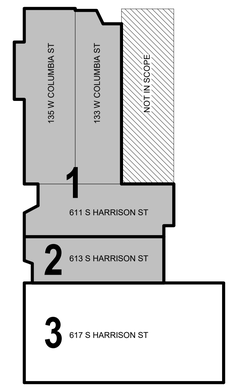
2 FINISH FLOOR PLAN - THIRD LEVEL

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



1 FINISH FLOOR PLAN - SECOND LEVEL

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



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP
COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0136

TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

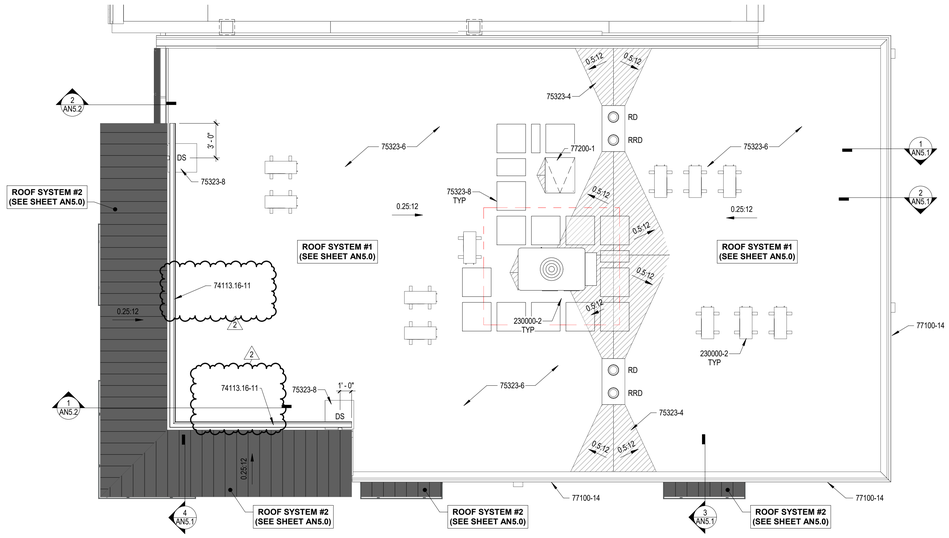
BUILDING 1 & 2 - FLOOR FINISH PLAN - SECOND & THIRD LEVEL

AR11.2

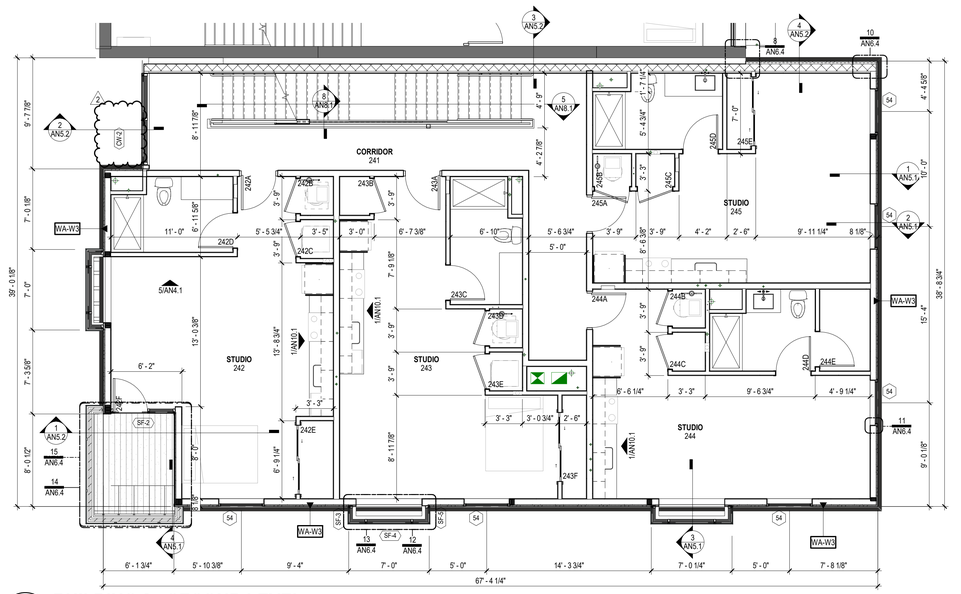
9/30/2021 7:47:43 AM

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 5/AN6.3
RRD	ROOF RELIEF DRAIN (SECONDARY) W/ WATER RETAINING RING, & ACCESORIES, SEE MECHANICAL PLANS & DETAIL 5/AN6.3
D.S.	PREFINISHED METAL DOWNSPOUT, DOWN TO SPLASH BLOCK ON ROOF BELOW



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



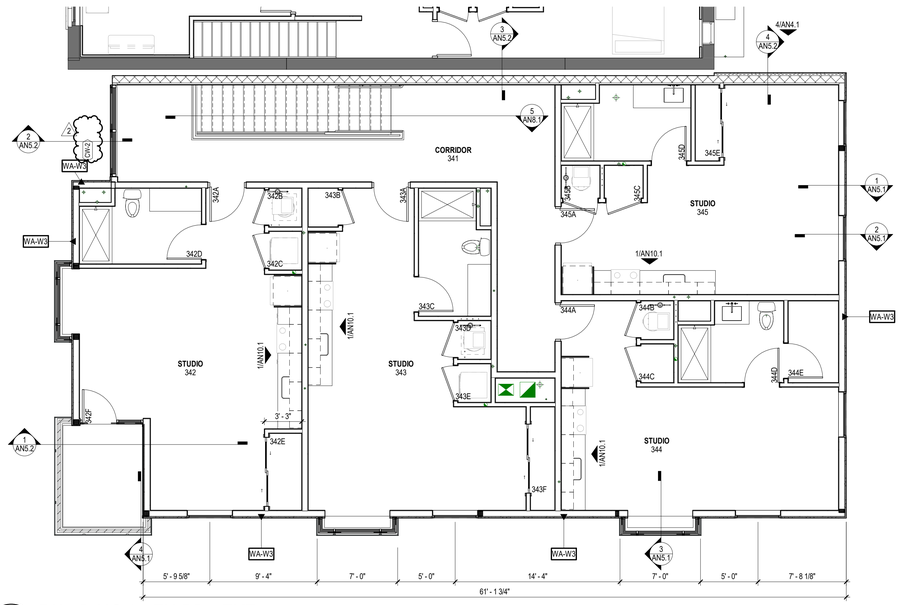
2 BUILDING 3 - SECOND LEVEL
SCALE: 3/16" = 1'-0"

GENERAL CONSTRUCTION NOTES

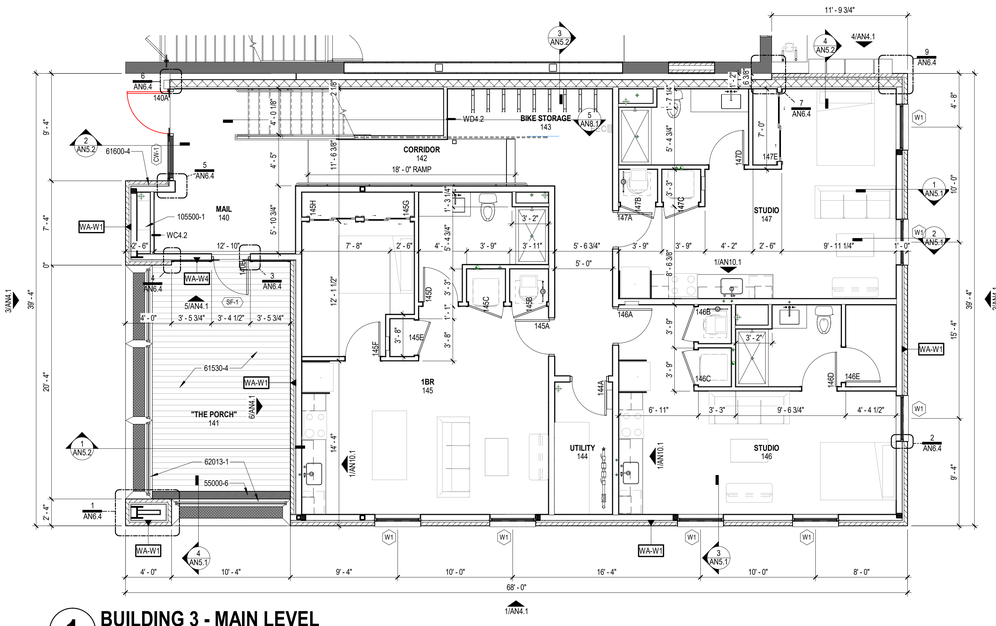
1.	REFERE TO GENERAL INFORMATION SHEET G0.2 FOR SYMBOLS LEGENDS AND ABBREVIATIONS.
2.	CONTRACTORS INSTALLED WORK IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT
3.	CONTRACTORS ARE TO OBTAIN ALL NECESSARY PERMITS REQUIRED TO COMPLETE THE PROJECT.
4.	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.
5.	DO NOT SCALE THE DRAWINGS. PLEASE FORWARD ALL QUESTIONS REGARDING CLARIFICATION OF DIMENSIONS TO THE ARCHITECT/ ENGINEER FOR IMMEDIATE RESOLUTION.
6.	NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO SHOP DRAWING PREPARTION, MATERIAL FABRICATION AND/OR INSTALLATION OF WORK.
7.	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.
8.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS RELATIVE TO THE PROJECT PRIOR TO MATERIAL FABRICATION & INSTALLATION. CONFLICTS, OMMISSIONS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER IMMEDIATELY FOR RESOLUTION AND PRIOR TO PROCEEDING WITH THE WORK.
9.	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.
10.	CONTRACTOR TO LAY OUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
11.	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.
12.	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	8" 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 PLYWOOD SHEATHING AT 1-HOUR RATED WALL CONSTRUCTION.
62013-1	IPE WOOD SCREEN WALL MADE OF 2x4 STILES AND RAILS AND 1x3 SLATS. INSTALL OVER CUSTOM FABRICATED 2x2 STEEL, POWDER COATED FRAME. FRAME TO BE FASTENED AT CEILING UP HIGH AND PLANTER BELOW.
74113.16-11	PREFINISHED EXTERIOR HUNG METAL GUTTER W/ SUPPORT BRACKETS & ACCESSORIES. SLOPE 1/8" MIN. TO DOWNSPOUT LOCATION(S). SIZE AS NOTED.
75323-4	POLYISOCYANURATE INSULATION CRICKET/ SADDLE, TAPERED UP @ 1/2" PER FOOT FROM START.
75323-6	SINGLE PLY FLASHING MEMBRANE SYSTEM
75323-8	ROOF WALKWAY PAD(S). 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 "OMG 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 - "BILCO TYPE S."
105500-1	ALUMINUM MAILBOX SYSTEM. BASIS OF DESIGN, "MAILBOXUSA 4C12D-11 11 TENANT DOORS WITH 2 PARCEL LOCKERS AND OUTGOING MAIL COMPARTMENT." INSTALL AT ADA ACCESSIBLE ELEVATION.
230000-2	MECHANICAL UNIT, REFER TO MECHANICAL DRAWINGS.



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



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

KEY PLAN
SCALE: NONE

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
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ARCHITECT

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - FLOOR PLANS & ROOF PLAN

AN1.1

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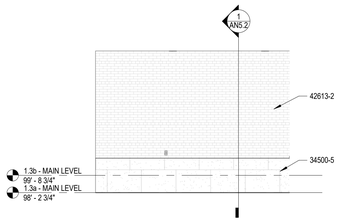
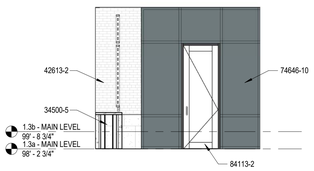


6 EXTERIOR ELEVATION - PARTIAL WEST

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



5 EXTERIOR ELEVATION - PARTIAL SOUTH

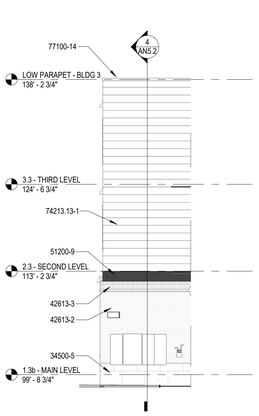
SCALE: 3/16" = 1'-0"

3 EXTERIOR ELEVATION - WEST - NEW BUILDING 3

SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION - EAST - NEW BUILDING 3

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH - NEW BUILDING 3

SCALE: 1/8" = 1'-0"

1 EXTERIOR ELEVATION - SOUTH - NEW BUILDING 3

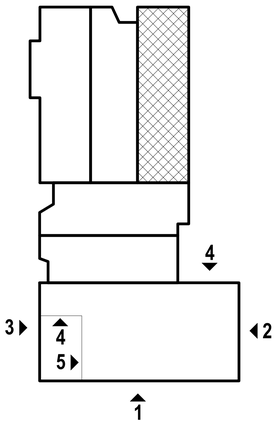
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

34500-5	PRECAST PANELS SECURED TO STRUCTURAL SUPPORT BACKUP.
34500-7	4" WIDE x 1" DEEP PRECAST REVEAL
42613-2	FACE BRICK VENEER, MODULAR, RUNNING BOND, SECURED WITH ADJUSTABLE ANCHORS TO SUPPORTING SUBSTRATE @ 32" O.C. EACH WAY. OFFSET 16" VERTICALLY. FASTEN THROUGH TO BACK-UP/STRUCTURE.
42613-3	FACE BRICK VENEER, MODULAR, SOLDIER COURSE SECURED AS NOTED IN 42113-1 ABOVE.
51200-9	STEEL CHANNEL, C15X33.9, GALVANIZED AND PAINTED. FASTEN INTO 2x FURRING BEHIND CHANNEL.
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.
57313-1	PRE-ENGINEERED & FABRICATED GLASS STAIR AND/OR GUARD RAILING SYSTEM. CONFORM TO ADA REQUIREMENTS. BASIS OF DESIGN - "LIVERS BRONZE CO.- BELMONT SYSTEM"
62013-1	IPE WOOD SCREEN WALL MADE OF 2x4 STILES AND RAILS AND 1x3 SLATS. INSTALL OVER CUSTOM FABRICATED 2x2 STEEL POWDER COATED FRAME. FRAME TO BE FASTENED AT CEILING UP HIGH AND PLANTER BELOW.
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.
74213.13-3	FLUSH PANEL SPLICE JOINT. ALIGN SPLICE JOINT WITH CHICAGO WINDOWS.
74213.13-19	1", PREFINISHED, HORIZONTAL FLUSH METAL WALL PANEL SYSTEM, DARK COLOR. BASIS OF DESIGN: PAC-CLAD FLUSH METAL WALL PANEL WITH 12" FACE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
74646-3	1" X 5 1/2" FIBER-CEMENT WINDOW HEAD & SILL TRIM AND DOOR HEAD TRIM.
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 "HARDIE PANEL SMOOTH". PROVIDE VERTICAL BATTENS EQUAL TO HARDIE TRIM BATTEN BOARDS 2 1/2" WIDE AT 12" O.C.
77100-14	PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING. EQUAL TO "OMG ROOFING TERMINEDGE FASCIA WITH 4" FACE HEIGHT".
84113-2	THERMALLY BROKEN ALUMINUM DOOR & FRAME SYSTEM. BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
84313-2	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
84413-1	THERMALLY BROKEN ALUMINUM CURTAINWALL SYSTEM. BASIS OF DESIGN - "KAWNEER 1600 WALL SYSTEM". SEE FRAME ELEVATIONS FOR GLASS TYPES.
85313-2	VINYL DOUBLE-HUNG WINDOW SYSTEM. BASIS OF DESIGN - "QUAKER RESIDENTIAL MANCHESTER VINYL SERIES DOUBLE-HUNG, FULL FRAME WINDOW SYSTEM".

ELEVATION GRAPHIC LEGEND

- MASONRY - BRICK VENEER (COMMON BOND)
- PRECAST CONCRETE VENEER
- FLUSH METAL WALL PANEL
- FIBER CEMENT PANEL SIDING
- INSULATED CLEAR GLAZING
- INSULATED FULLY TEMPERED GLAZING
- INSULATED SPANDREL GLAZING



LEVEL LEGEND NOTES:

LEVEL

0 - LOWER LEVEL
1 - MAIN LEVEL
2 - SECOND LEVEL
3 - THIRD LEVEL

BUILDING NUMBER

BUILDING 1
BUILDING 2
BUILDING 3

1.1A — VARIATIONS

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MODEL GROUP

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2021	ADD #02

BUILDING 3 - EXTERIOR ELEVATIONS & 3D AXONS

AN4.1

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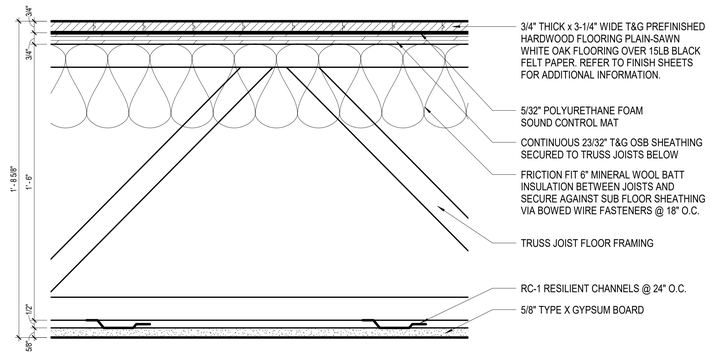

FA-W1 (UL L558 1HR FLOOR ASSEMBLY)

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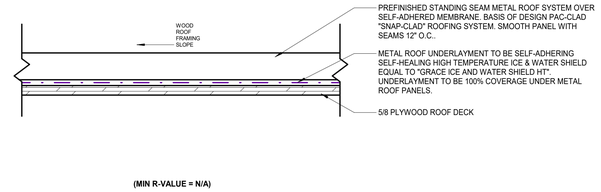

(MIN R-VALUE = N/A)

ROOF SYSTEM #2 (S.S. ROOF ON SLOPED STRUCTURE)

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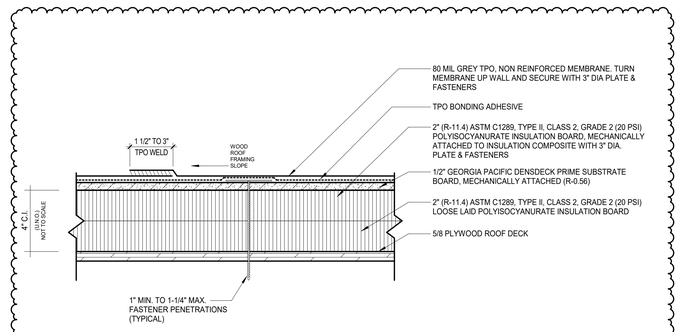
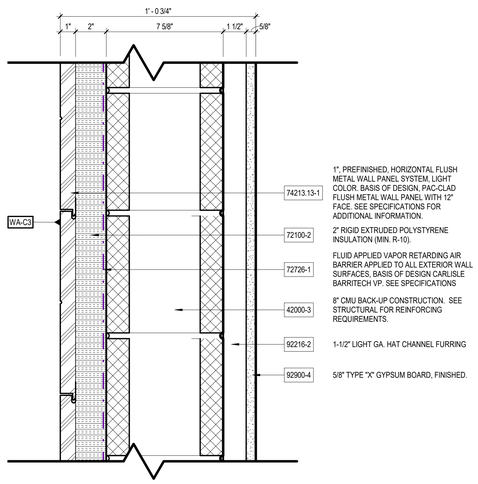


(MIN R-VALUE = R-20 CONT INSUL.)

ROOF SYSTEM #1 (TPO ON SLOPED STRUCTURE)

SCALE: 3" = 1'-0"



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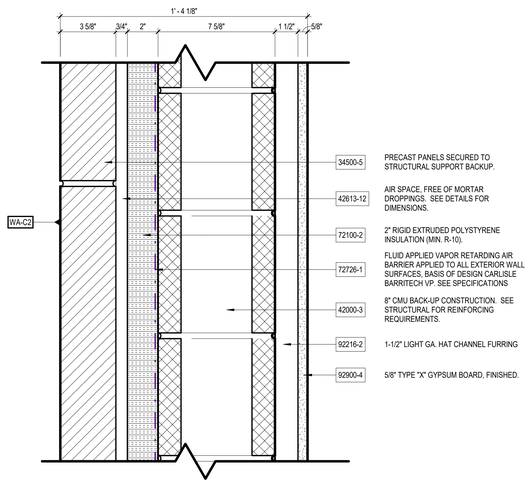

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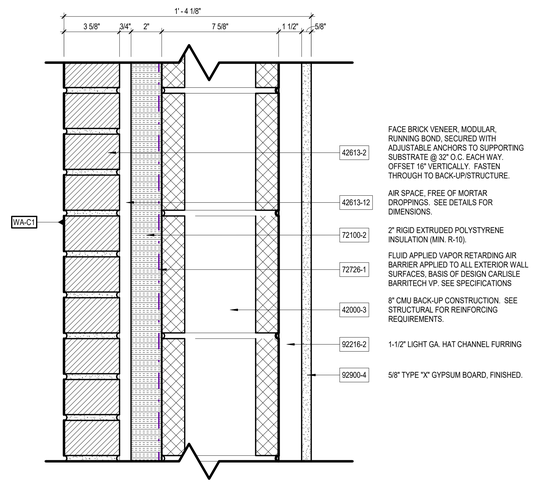

WA-C1

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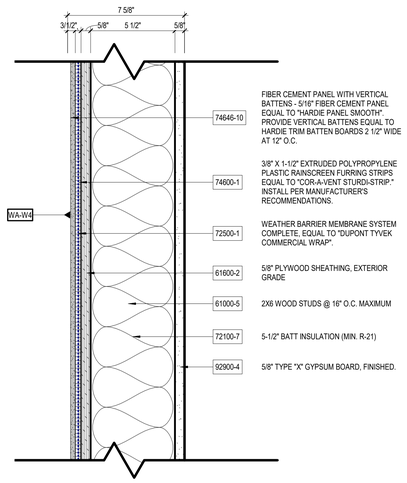

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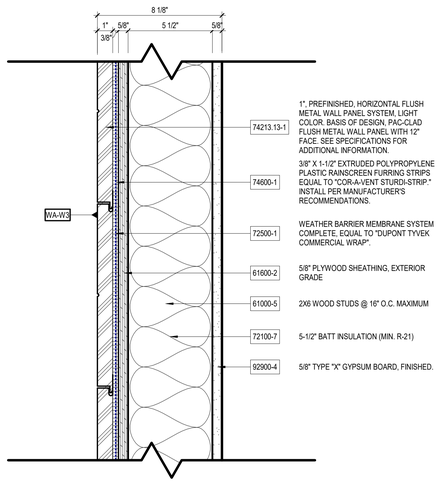

WA-W3

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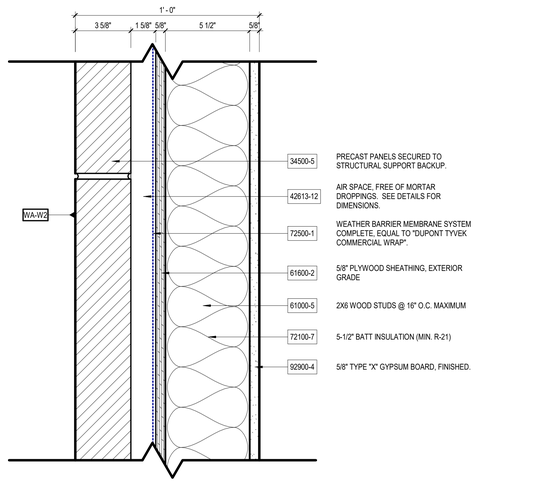

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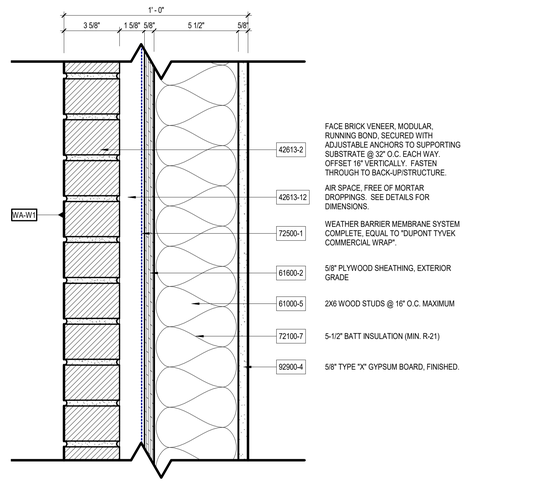

WA-W1

SCALE: 3" = 1'-0"

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MODEL GROUP

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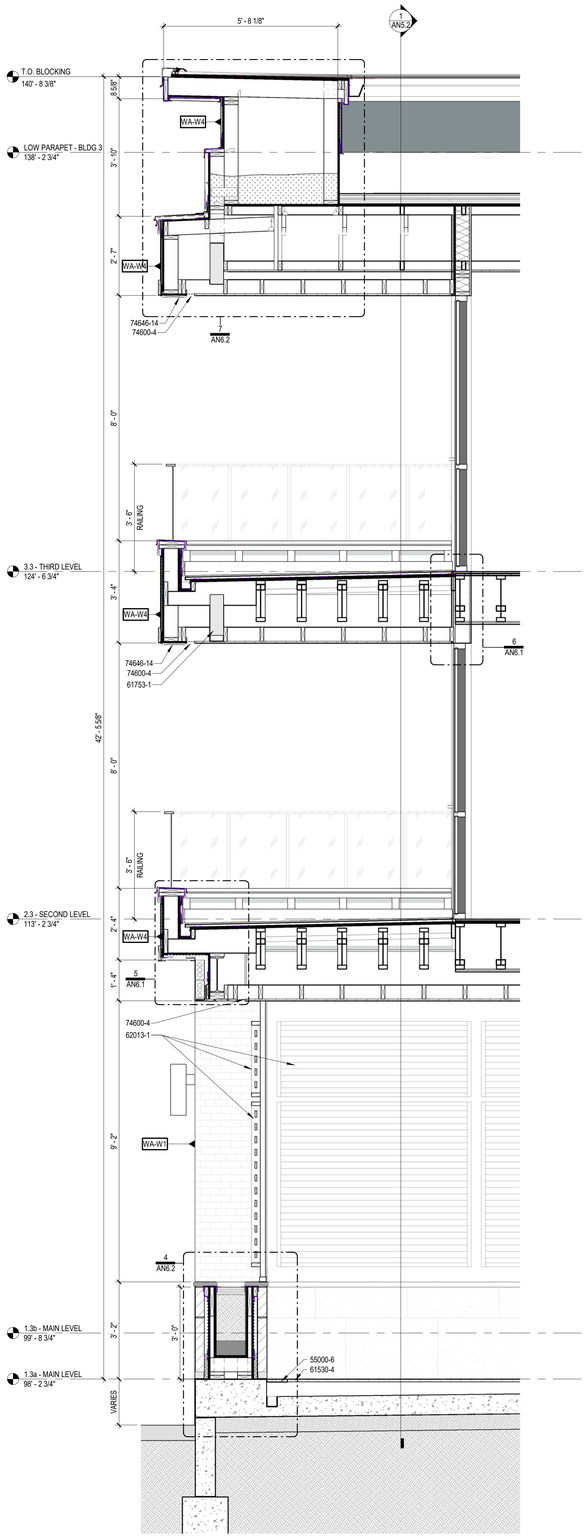
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - EXTERIOR WALL ASSEMBLIES

AN5.0

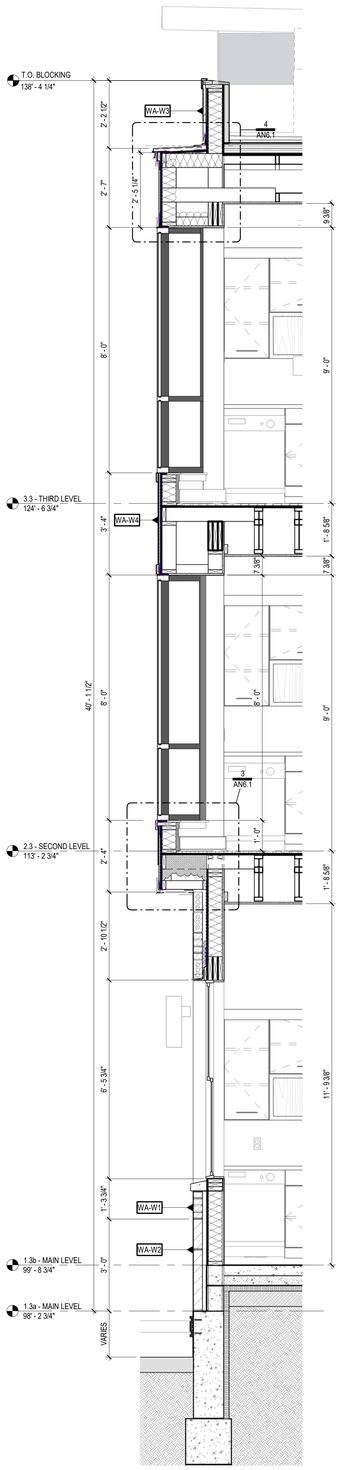
10/1/2021 10:38:10 AM

WALL SECTION KEYNOTES	
55000-6	8" 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.
61753-1	STRUCTURAL WOOD JOIST, SEE STRUCTURAL.
62013-1	IPE WOOD SCREEN WALL MADE OF 2x4 STILES AND RAILS AND 1x3 SLATS. INSTALL OVER CUSTOM FABRICATED 2x2 STEEL POWDER COATED FRAME. FRAME TO BE FASTENED AT CEILING UP HIGH AND PLANTER BELOW.
74600-4	PERIMETER SOFFIT VENT, BASIS OF DESIGN FRY REGLET DS-75-V-300, COLOR BLACK.
74646-14	1"x10" FIBER CEMENT TRIM TO MATCH SIDING.



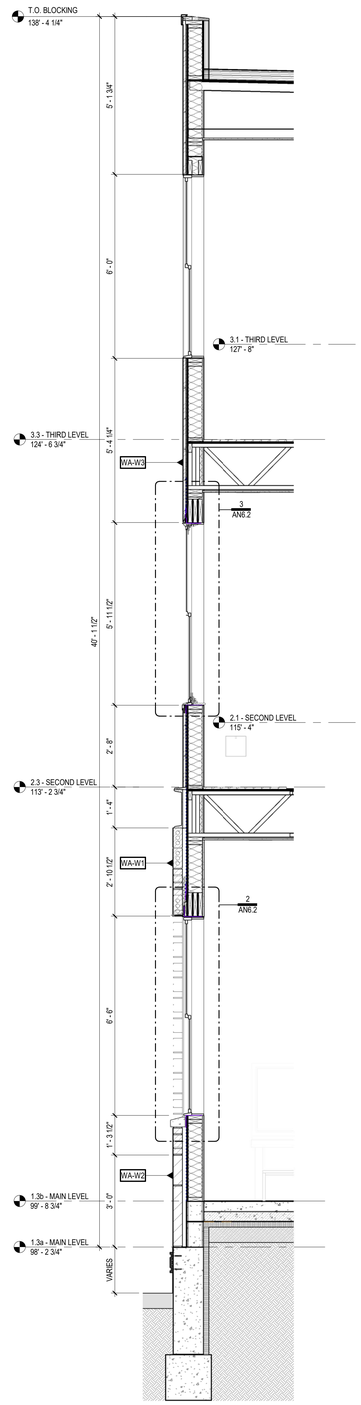
4 BALCONY NORTH/SOUTH

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



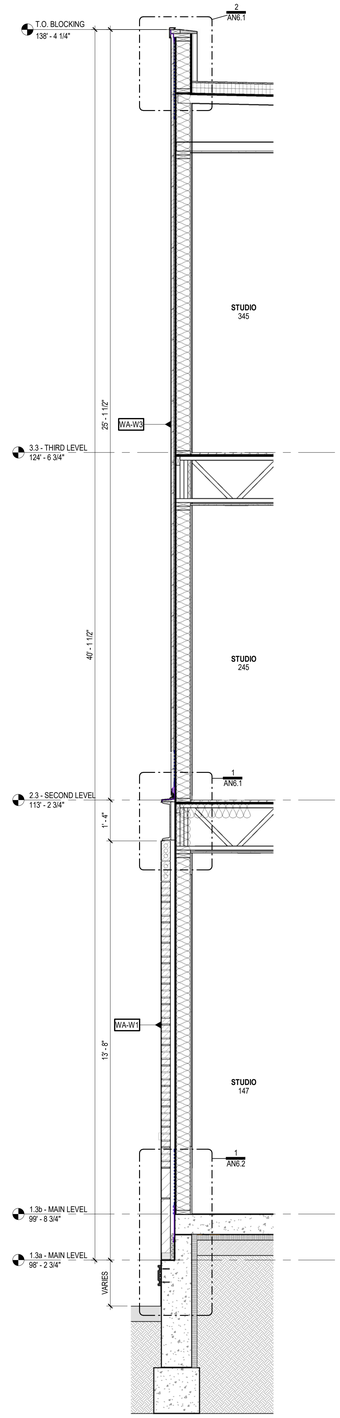
3 CHICAGO WINDOW

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



2 WINDOWS @ TYP. WALL

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



1 TYPICAL WALL

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

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REVISIONS

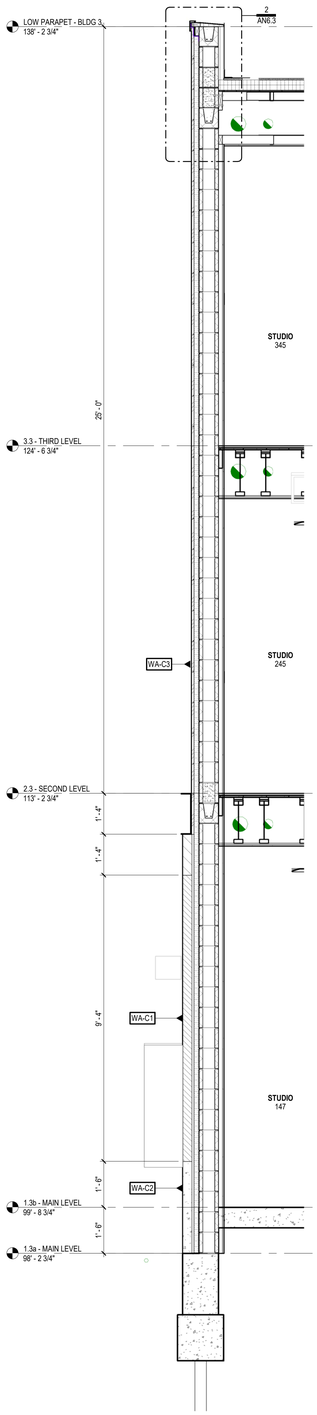
NO.	DATE	DESCRIPTION

BUILDING 3 - WALL SECTIONS

AN5.1

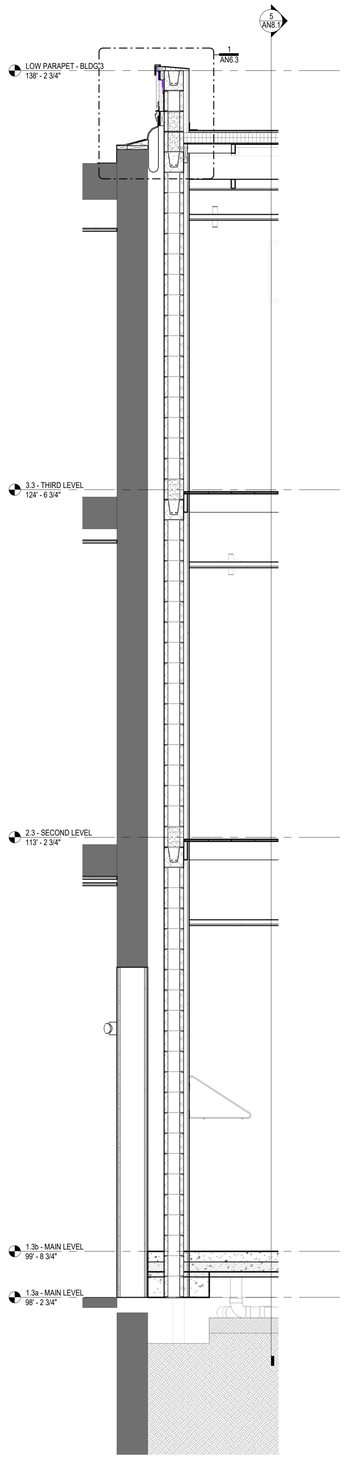
7/28/2021 6:20:29 PM

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 [SPUF] 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.
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



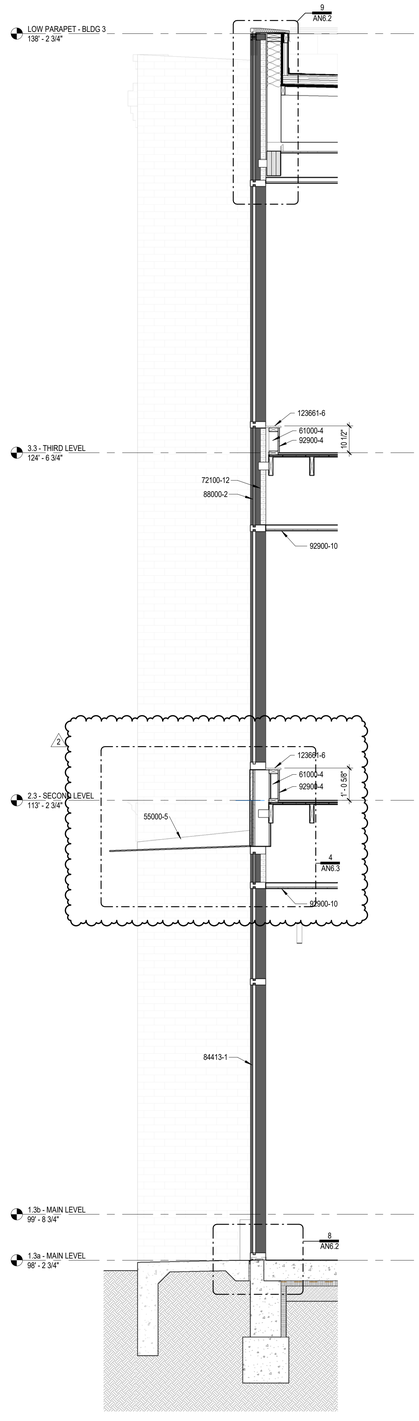
4 EXTERIOR CMU WALL

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



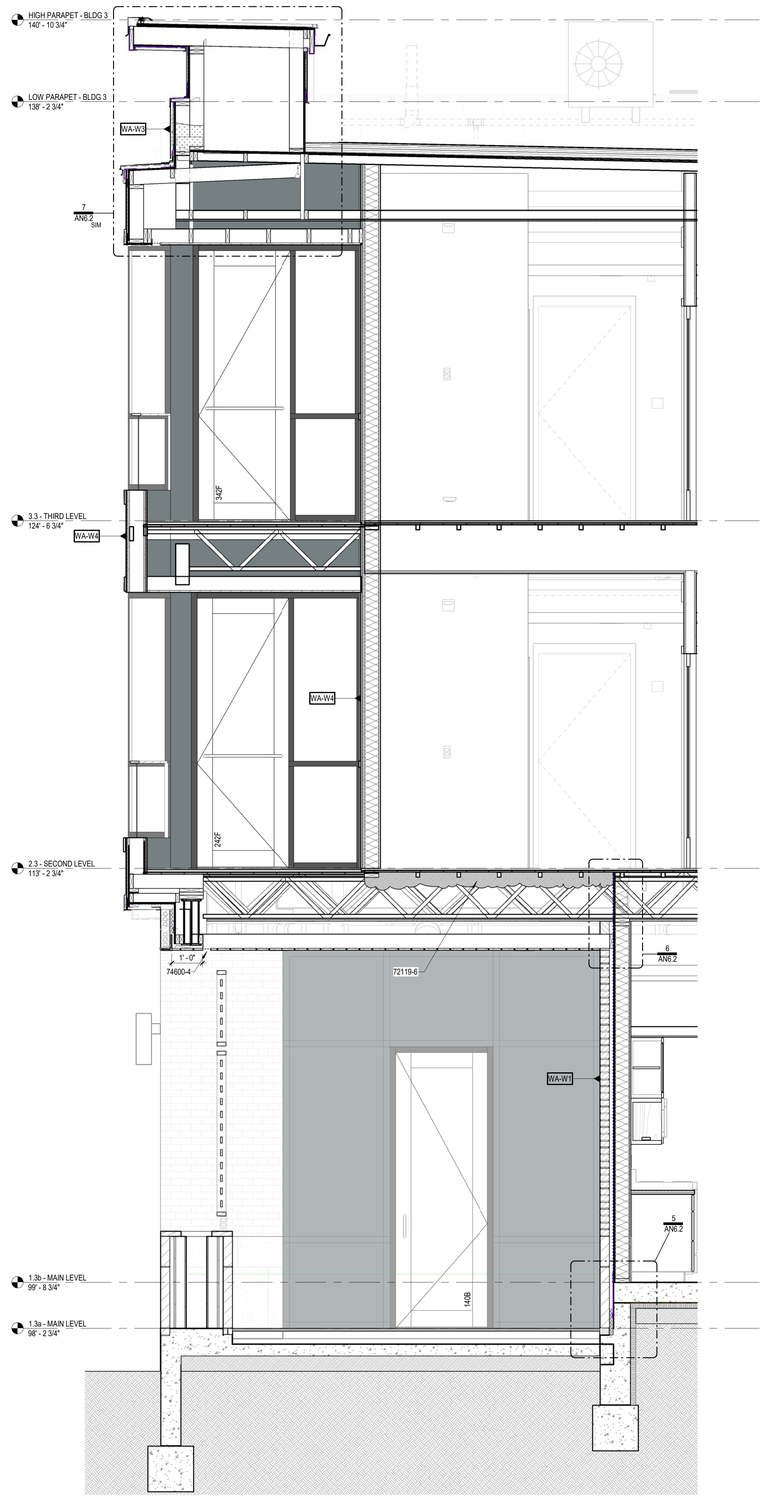
3 2HR FIRE WALL

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



2 CW-1

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



1 BALCONY EAST/WEST

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

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

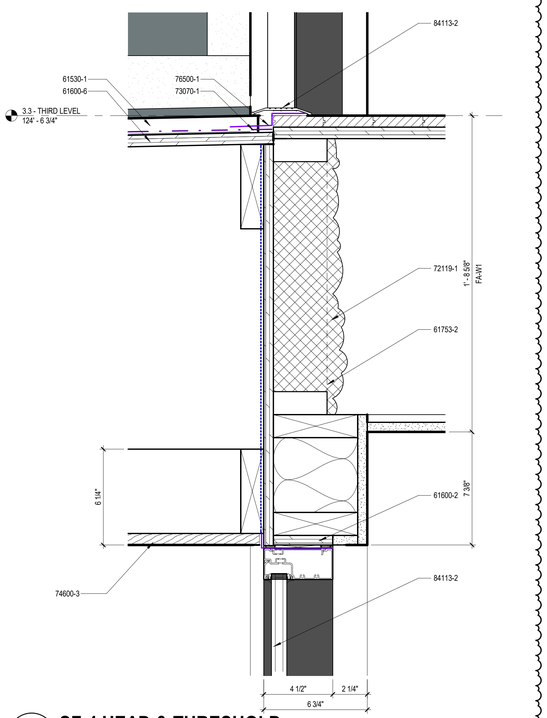
ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - WALL SECTIONS

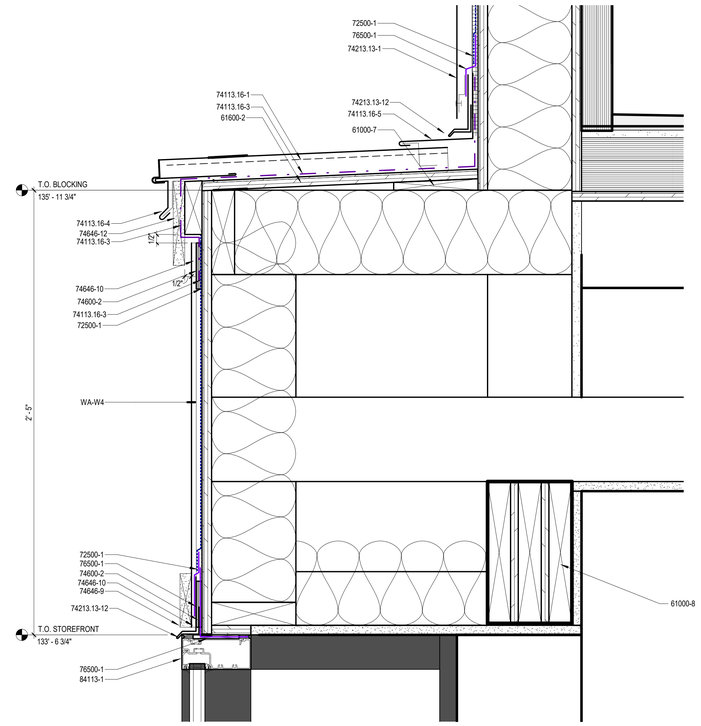
AN5.2

9/30/2021 2:14:41 PM



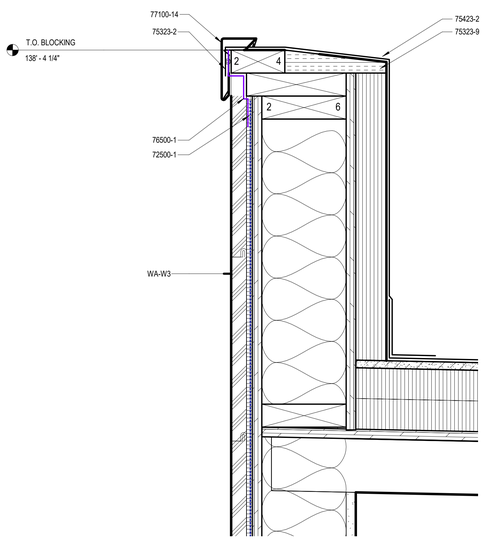
6 SF-4 HEAD & THRESHOLD

SCALE: 3" = 1'-0" REF:4 / AN5.1



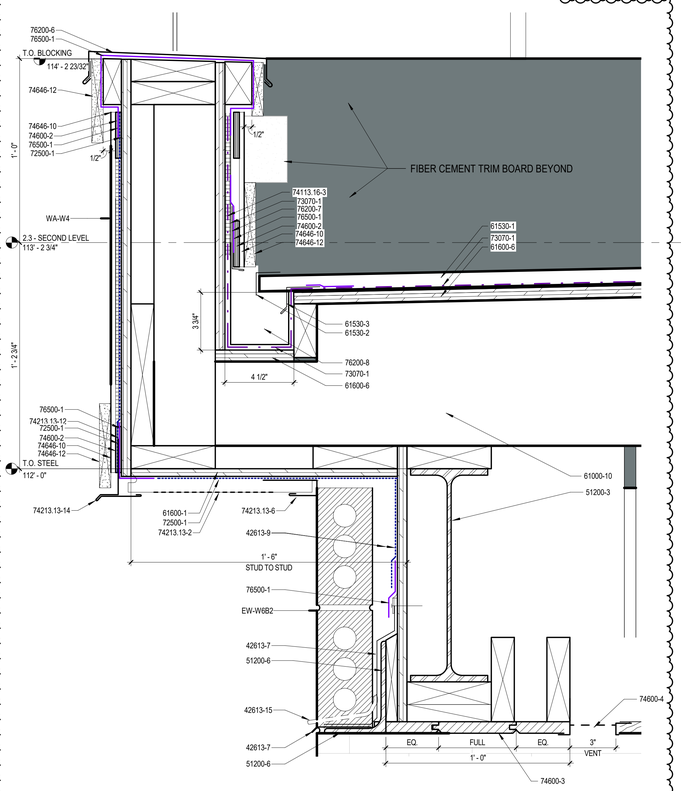
4 CHICAGO WINDOW @ TOP

SCALE: 3" = 1'-0" REF:3 / AN5.1



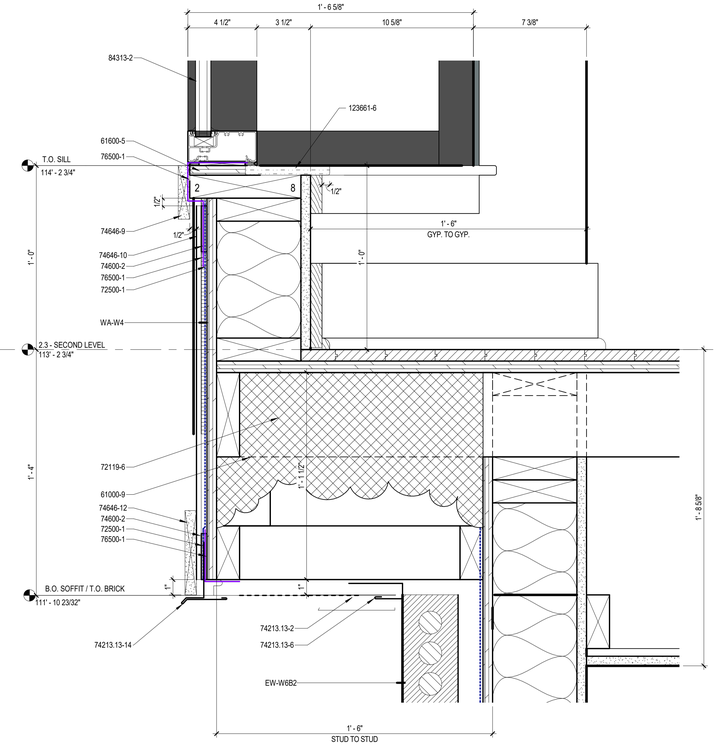
2 LOW PARAPET COPING

SCALE: 3" = 1'-0"



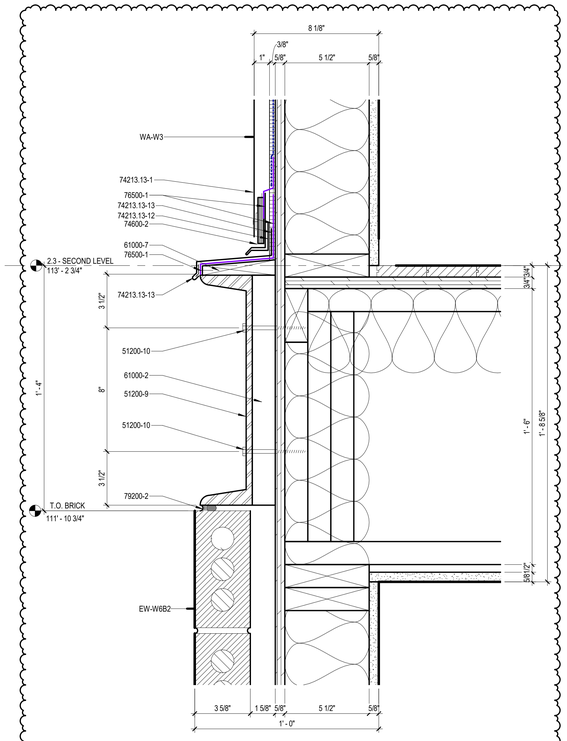
5 BALCONY GUTTER

SCALE: 3" = 1'-0"



3 CHICAGO WINDOW @ 2ND LEVEL

SCALE: 3" = 1'-0" REF:3 / AN5.1



1 CHANNEL TO SIDING

SCALE: 3" = 1'-0" REF:1 / AN5.1

WALL SECTION KEYNOTES

42613-7	FULLY SUPPORTED THROUGH WALL FLASHING. RUN UP SHEATHING 8" MIN. SECURE W/METAL TERM. BAR SECURED TO SHEATHING W/GASKETED FASTENERS @ 16" O.C. PROVIDE CONTINUOUS SEALANT AT TOP OF TERM. BAR
42613-9	CAVITY DRAINAGE MORTAR NETTING; DOVETAIL-SHAPED AND FULL THICKNESS OF AIR CAVITY
42613-15	COTTON WICK @ 24" O.C.
51200-3	STEEL BEAM, SEE STRUCTURAL
51200-6	STEEL ANGLE, SEE STRUCTURAL
51200-9	STEEL CHANNEL, C15X33.9, 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. TAPER TO CREATE ROOFING SLOPE.
61000-8	2x WOOD HEADER. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61000-9	2x6 WOOD STUD OUTRIGGER, SEE STRUCTURAL
61000-10	2x WOOD OUTRIGGER, TAPERED TO ACCOMODATE 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
61600-6	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 HT. 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 HT."
74113.16-4	PREFINISHED EAVE FLASHING, BASIS OF DESIGN PAC-CLAD PA-126 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	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.
74213.13-2	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-305 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	1x6 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 "HARDIE PANEL SMOOTH". PROVIDE VERTICAL BATTENS EQUAL TO HARDIE 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 POLYISOCYANURATE EDGE STRIPS.
75423-2	GREY TPO MEMBRANE FLASHING. RUN UP UNDER COPING AND DOWN FACE 2" MIN. AND ONTO ROOF MEMBRANE 4" 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 PERM-A-BARRIER WALL FLASHING.
77100-14	PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING. EQUAL TO "OMG ROOFING TERMINEDGE FASCIA WITH 4" FACE HEIGHT".
79200-2	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".
84313-2	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
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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MODEL GROUP

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RENOVATION AND NEW CONSTRUCTION

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PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

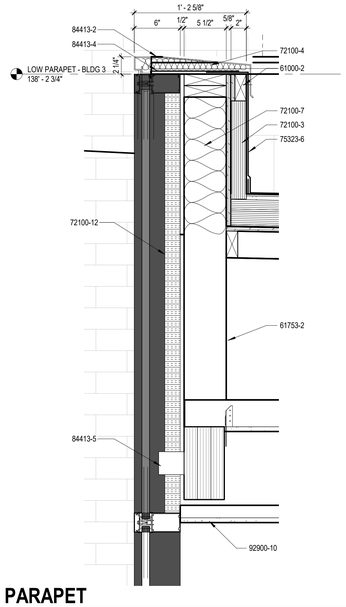
REVISIONS

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

ENLARGED DETAILS
3"=1'-0"

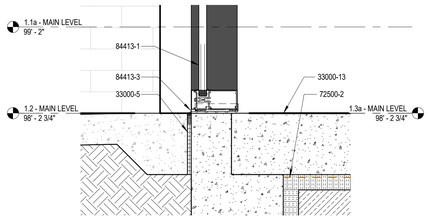
AN6.1

9/2/2021 3:38:41 PM



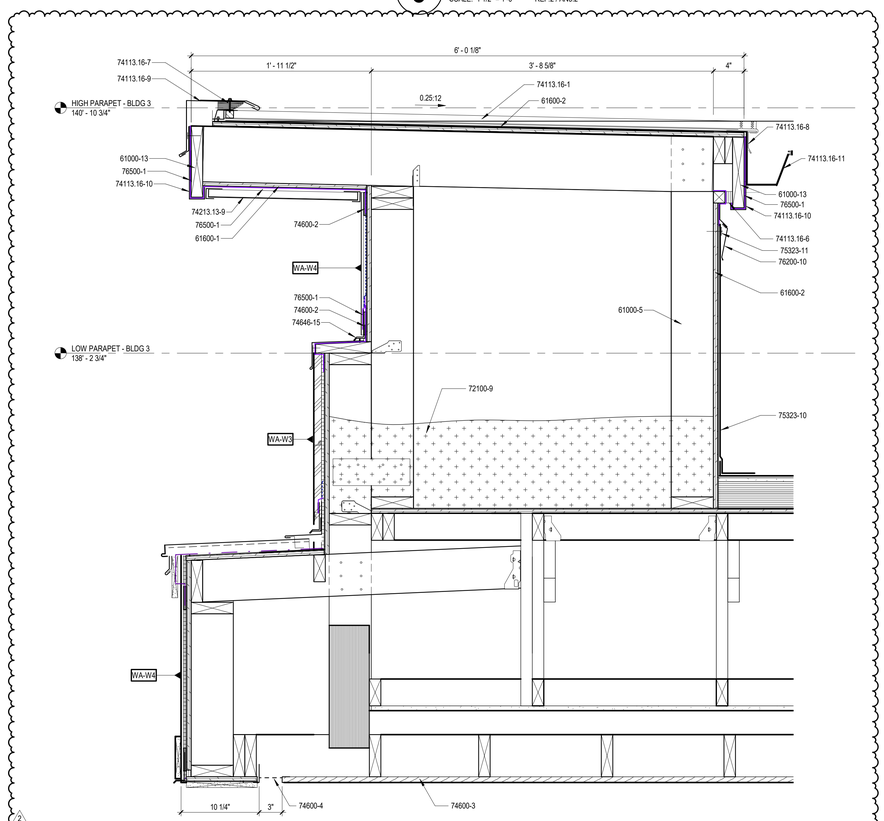
9 CW-1 PARAPET

SCALE: 1 1/2" = 1'-0" REF:2 / AN5.2



8 CW-1 THRESHOLD

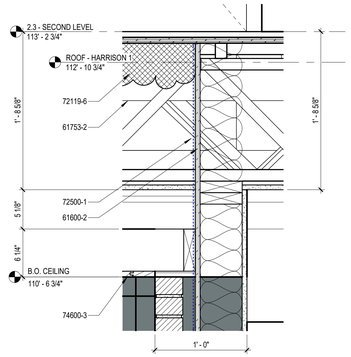
SCALE: 1 1/2" = 1'-0" REF:2 / AN5.2



7 CORNICE

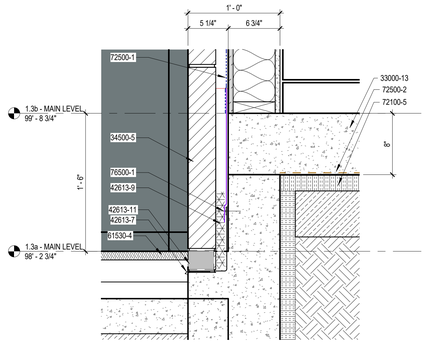
SCALE: 1 1/2" = 1'-0" REF:4 / AN5.1

NOTE: MAINTAIN 1HR FIRE RATED FLOOR ASSEMBLY
WHERE 2ND FLOOR EXTENDS OVER PORCH AREA BELOW.



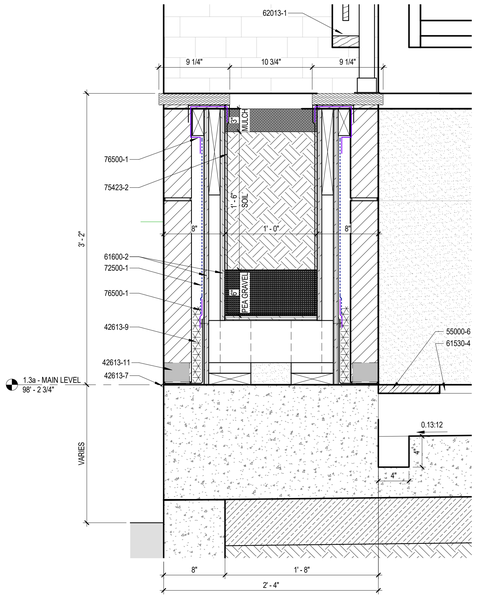
6 T.O. BRICK @ PORCH

SCALE: 1 1/2" = 1'-0" REF:1 / AN5.2



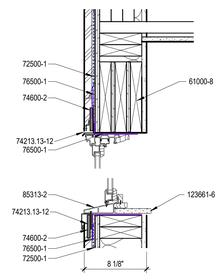
5 PRECAST @ PORCH

SCALE: 1 1/2" = 1'-0" REF:1 / AN5.2



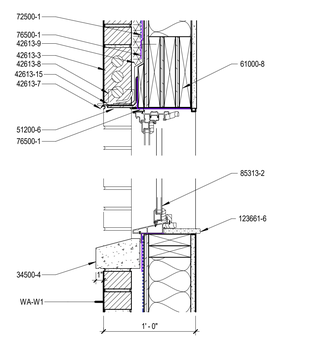
4 PRECAST PLANTER

SCALE: 1 1/2" = 1'-0" REF:4 / AN5.1



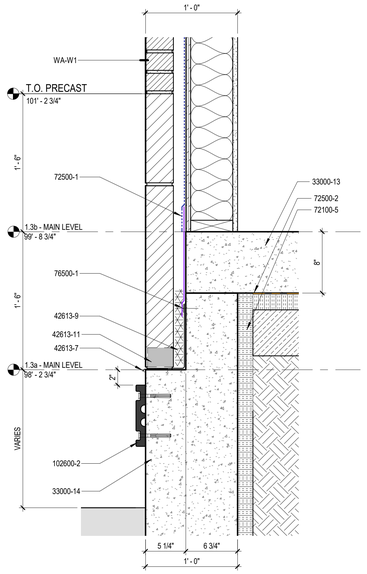
3 WINDOW W1 SILL &HEAD

SCALE: 1 1/2" = 1'-0" REF:2 / AN5.1



2 BRICK SILL & LINTEL

SCALE: 1 1/2" = 1'-0" REF:2 / AN5.1



1 PRECAST BASE

SCALE: 1 1/2" = 1'-0" REF:1 / AN5.1

WALL SECTION KEYNOTES

33000-5	1/2" PREMOULDED JOINT FILLER, 1/2" DIAMETER BACKER ROD AND SEALANT.
33000-13	CAST-IN-PLACE 8" CONCRETE FLOOR SLAB. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
33000-14	CAST-IN-PLACE CONCRETE FOUNDATION. SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
34500-4	PRECAST SILL WITH INTEGRAL CONTINUOUS DRIP.
34500-5	PRECAST PANELS SECURED TO STRUCTURAL SUPPORT BACKUP.
42613-3	FACE BRICK VENEER, MODULAR, SOLDIER COURSE SECURED AS NOTED IN 42113-1 ABOVE.
42613-7	FULLY SUPPORTED THROUGH WALL FLASHING. RUN UP SHEATHING 8" MIN. SECURE W/METAL TERM. BAR SECURED TO SHEATHING W/GASKETED FASTENERS @ 16" O.C. PROVIDE CONTINUOUS SEALANT AT TOP OF TERM. BAR
42613-8	END DAM FLASHING. TERMINATE AT END OF OPENING AND WHERE FLASHING ENDS AT AN EXPANSION OR CONTROL JOINT.
42613-9	CAVITY DRAINAGE MORTAR NETTING; DOVETAIL-SHAPED AND FULL THICKNESS OF AIR CAVITY
42613-11	POLYPROPYLENE BRICK VENTS, FULL DEPTH OF BRICK/STONE VENEER @ 24" O.C.
42613-15	COTTON WICK @ 24" O.C.
51200-6	STEEL ANGLE, SEE STRUCTURAL
55000-6	8" WIDE PREFINISHED METAL GRATING AT FLOOR ELEVATION FOR PROVIDING ACCESS TO CAST-IN-PLACE CONCRETE LINEAR DRAIN. INSTALL OVER WOOD SLEEPERS.
61000-2	2x WOOD BLOCKING, TREATED. SECURE TO SUBSTRATE
61000-5	2X6 WOOD STUDS @ 16" O.C. MAXIMUM
61000-8	2x WOOD HEADER, SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61000-13	2x10 WOOD FASCIA
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.
61600-1	1/2" PLYWOOD SHEATHING, EXTERIOR GRADE
61600-2	5/8" PLYWOOD SHEATHING, EXTERIOR GRADE
61753-2	WOOD FLOOR/ROOF TRUSS, SEE STRUCTURAL.
62013-1	IPE WOOD SCREEN WALL MADE OF 2x4 STILES AND RAILS AND 1x3 SLATS. INSTALL OVER CUSTOM FABRICATED 2x2 STEEL POWDER COATED FRAME. FRAME TO BE FASTENED AT CEILING UP HIGH AND PLANTER BELOW.
72100-3	2" POLYISOCYANURATE ROOF INSULATION ADHERED TO VERTICAL SURFACE. UTILIZE FASTNERS TO HOLD BD. TO WALL AS NEEDED WHILE ADHESIVE CURES
72100-4	FILL CURTAINWALL COPING WITH MINERAL WOOL BATT INSULATION
72100-5	2" RIGID PERIMETER INSULATED DRAINAGE BOARD (MIN. R-10) FROM BOTTOM OF SLAB-ON-GRADE TO TOP OF FOOTING
72100-7	5-1/2" BATT INSULATION (MIN. R-21)
72100-9	BLOWN INSULATION (MIN. R-38)
72100-12	2" CURTAIN WALL INSULATION PANEL @ LOCATION OF SPANDREL GLASS
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".
72500-2	15 MIL PLASTIC VAPOR BARRIER ON UNDERSIDE OF SLAB. TAPE ALL LAPPED SEAMS, JOINTS, PENETRATIONS AND TERMINATIONS AIR TIGHT. TURN VAPOR BARRIER UP A MINIMUM OF 2" AT DIFFERING MATERIALS AND SEAL AIR TIGHT.
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.
74113.16-6	CONTINUOUS SOFFIT VENT, EQUAL TO COR-A-VENT S400 (BLACK) SECURED TO WOOD BLOCKING.
74113.16-7	STANDING SEAM RIDGE VENT. BASIS OF DESIGN COR-A-VENT V-600TE.
74113.16-8	PREFINISHED METAL DRIP EDGE FLASHING AND CONTINUOUS CLEAT SECURED TO SUBSTRATE, BY DIV. 7 METAL ROOF CONTRACTOR.
74113.16-9	PREFINISHED METAL MONOSLOPE RIDGE CAP SECURED TO SUPPORT SYSTEM.
74113.16-10	WRAP 2x WOOD FASCIA IN BRAKE METAL. FINISH TO MATCH STANDING SEAM METAL ROOF.
74113.16-11	PREFINISHED EXTERIOR HUNG METAL GUTTER W/ SUPPORT BRACKETS & ACCESSORIES. SLOPE 1/8" MIN. TO DOWNSPOUT LOCATION(S). SIZE AS NOTED.
74213.13-9	1", PREFINISHED, METAL SOFFIT PANEL SYSTEM, SEE SPECIFICATIONS FOR SPECIFIC SYSTEM REQUIRED.
74213.13-12	PREFINISHED SILL/HEAD FLASHING. RIVET TRIMMED WALL PANEL INTO ZEE SPACER. COUNTERFLASH SILL FLASHING WITH SELF-ADHERED FLASHING TAPE.
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	1x6 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.
74646-15	PREFINISHED BASE FLASHING.
75323-6	SINGLE PLY FLASHING MEMBRANE SYSTEM
75323-10	SINGLE PLY MEMBRANE FLASHING. RUN UP UNDER COUNTERFLASHING AND ONTO ROOF MEMBRANE 4" MIN.
75323-11	CONTINUOUS METAL TERMINATION BAR, WATER BLOCK & ROOF SEALANT ALONG TOP EDGE OF TERMINATION BAR.
75423-2	GREY TPO MEMBRANE FLASHING. RUN UP UNDER COPING AND DOWN FACE 2" MIN. AND ONTO ROOF MEMBRANE 4" MIN.
76200-10	TWO PIECE, PRE-FINISHED GALVANIZED STEEL FIXED RECEIVER & REMOVABLE COUNTERFLASHING SYSTEM.
76500-1	40 MIL SELF-ADHESIVE, COLD APPLIED WALL FLASHING TAPE EQUAL TO PERM-A-BARRIER WALL FLASHING.
84413-1	THERMALLY BROKEN ALUMINUM CURTAINWALL SYSTEM. BASIS OF DESIGN - "KAWNEER 1600 WALL SYSTEM". SEE FRAME ELEVATIONS FOR GLASS TYPES.
84413-2	INTEGRAL COPING AS A PART OF CURTAINWALL SYSTEM BY CW CONTRACTOR.
84413-3	CONTINUOUS ALUMINUM SILL FLASHING W/ 1" VERTICAL RETURN & INTEGRAL WATERTIGHT END DAMS (MIN. 1" HIGH). MATCH CURTAINWALL SYSTEM. SET SILL FLASHING PIECE IN CONTINUOUS FULL BED OF WATER CUT-OFF MASTIC.
84413-4	CURTAINWALL CAP FLASHING ANCHORED IN CW HEAD & SET IN FULL BED OF MASTIC @ PARAPET
84413-5	CURTAINWALL CLIP TO STRUCTURE
85313-2	VINYL DOUBLE-HUNG WINDOW SYSTEM. BASIS OF DESIGN - "QUAKER RESIDENTIAL MANCHESTER VINYL SERIES DOUBLE-HUNG, FULL FRAME WINDOW SYSTEM".
92900-10	NEW GYPSUM BOARD CEILING.
102600-2	EXTERIOR WALL PROTECTION, BASIS OF DESIGN INPRO JOS-WALL200. MOUNT TO FACE OF FOUNDATION WALL BELOW PRECAST VENEER.
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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MODEL GROUP
COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No.
10500162
STATE OF
INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

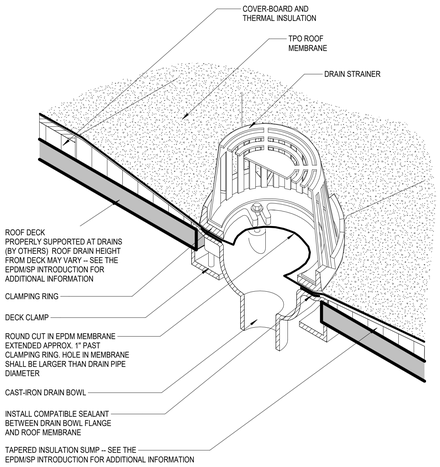
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 -
ENLARGED DETAILS

AN6.2

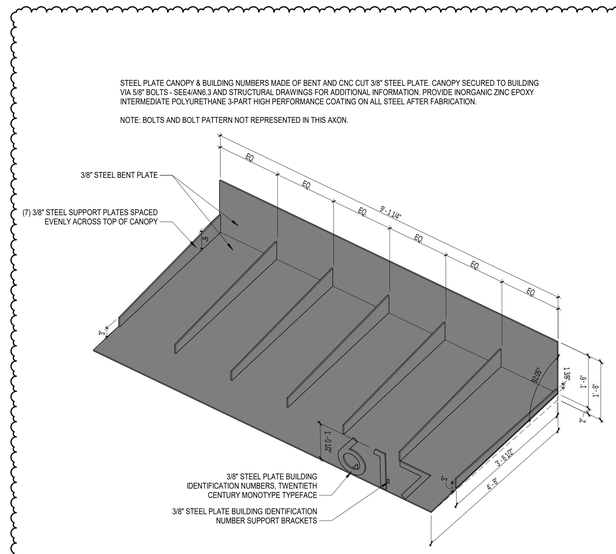
10/1/2021 10:41:22 AM

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.
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.
55000-7	(2) 5/8" DIA. BOLTS AT 16" O.C., SEE STRUCTURAL FOR MORE INFORMATION.
61000-15	LVL HEADER, SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
61600-1	1/2" PLYWOOD SHEATHING, EXTERIOR GRADE
61600-5	5/8" PLYWOOD SHEATHING
72100-3	2" POLYISOCYANURATE ROOF INSULATION ADHERED TO VERTICAL SURFACE. UTILIZE FASTNERS TO HOLD BD. TO WALL AS NEEDED WHILE ADHESIVE CURES
72100-11	FILL CAVITY WITH MINERAL WOOL BATT INSULATION.
72100-12	2" CURTAIN WALL INSULATION PANEL @ LOCATION OF SPANDREL GLASS
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.
74213.13-6	PREFINISHED METAL CLOSURE PIECE TO MATCH METAL PANEL SYSTEM
74213.13-12	PREFINISHED SILLHEAD FLASHING, RIVET TRIMMED WALL PANEL INTO ZEE SPACER. COUNTERFLASH SILL FLASHING WITH SELF-ADHERED FLASHING TAPE.
74213.13-19	1", PREFINISHED, HORIZONTAL FLUSH METAL WALL PANEL SYSTEM, DARK COLOR. BASIS OF DESIGN, PAC-CLAD FLUSH METAL WALL PANEL WITH 12" FACE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
74600-2	3/8" X 3" EXTRUDED POLYPROPYLENE PLASTIC RAINSCREEN FURRING STRIP EQUAL TO "COR-A-VENT SV3." INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
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 PERM-A-BARRIER WALL FLASHING.
77100-14	PREFINISHED METAL ROOF EDGE FASCIA SECURED TO BLOCKING. EQUAL TO "CMG 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 CONTINOUS 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 BRJW-300/400"
84413-1	THERMALLY BROKEN ALUMINUM CURTAINWALL SYSTEM. BASIS OF DESIGN - "KAWNEER 1600 WALL SYSTEM". SEE FRAME ELEVATIONS FOR GLASS TYPES.
123661-6	QUARTZ WINDOW SILL(S) [TYPICAL]. SEE A5. & A6. SERIES SHEETS FOR SIZES AND INSTALLATION DETAILS. SEE A11 SERIES FOR FINISH INFORMATION



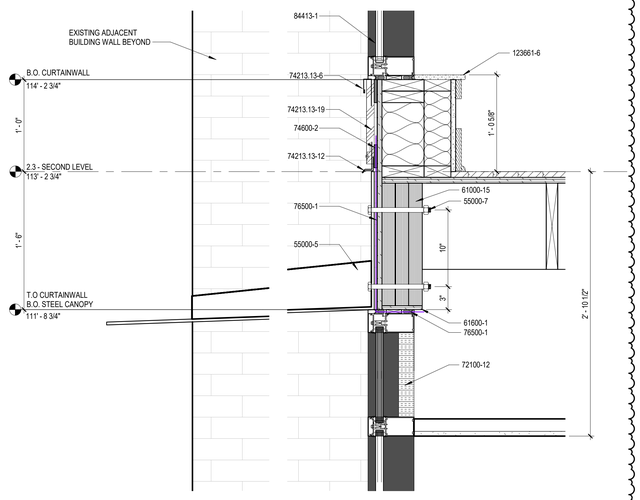
3 ROOF DRAIN

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



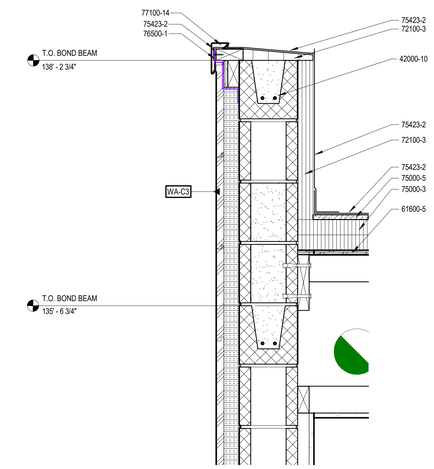
5 STEEL CANOPY

SCALE:



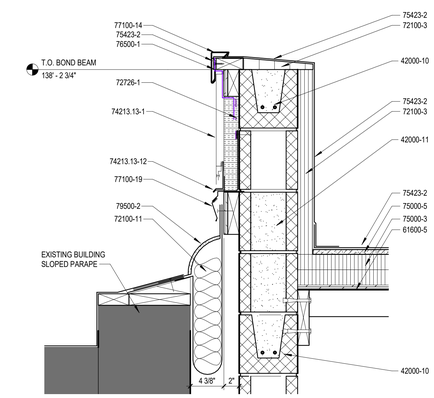
4 STEEL PLATE CANOPY

SCALE: 1 1/2" = 1'-0" REF:2 / AN5.2



2 CMU WALL PARAPET @ SIDING

SCALE: 1 1/2" = 1'-0" REF:4 / AN5.2



1 2HR WALL PARAPET

SCALE: 1 1/2" = 1'-0" REF:3 / AN5.2

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REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - ENLARGED DETAILS

AN6.3

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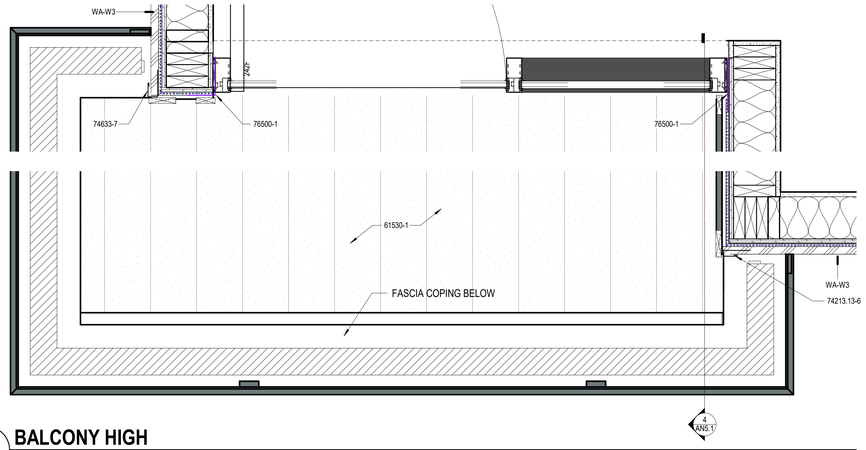
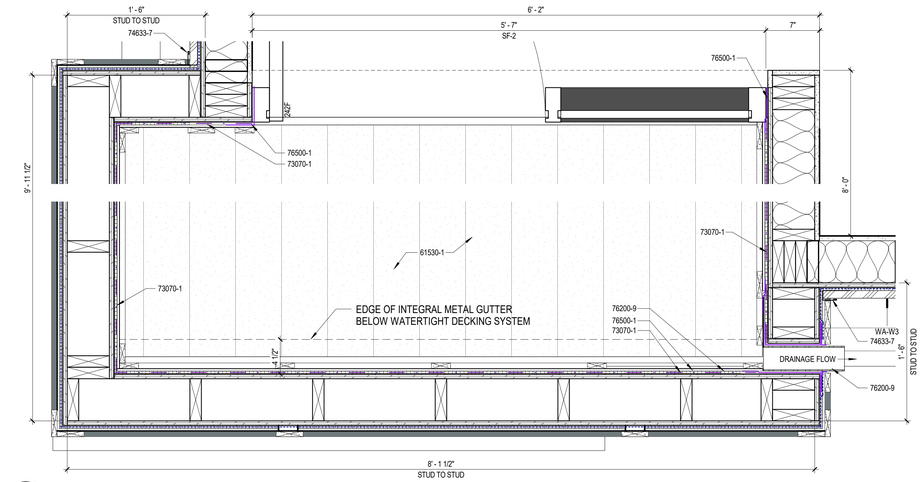
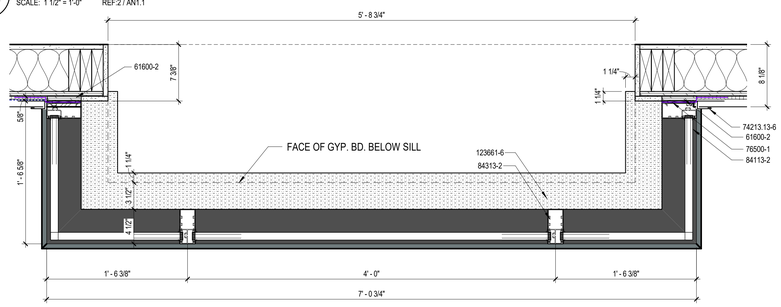


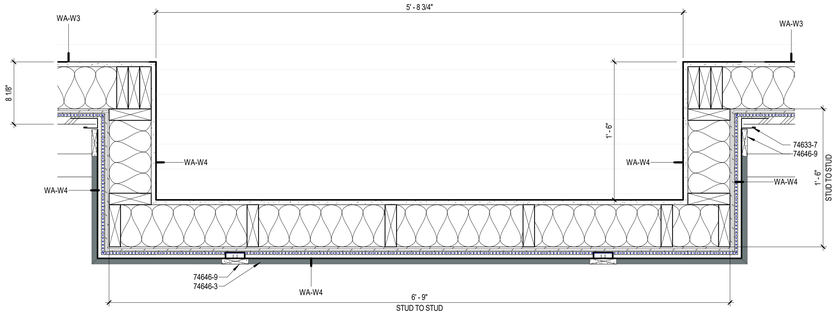
15 BALCONY HIGH
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



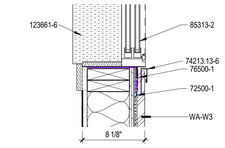
14 BALCONY LOW
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



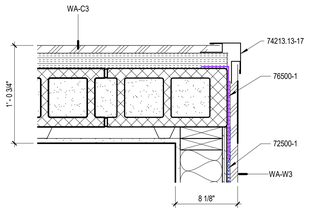
13 CHICAGO WINDOW @ STOREFRONT
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



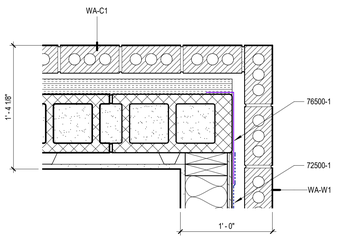
12 CHICAGO WINDOW LOW
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



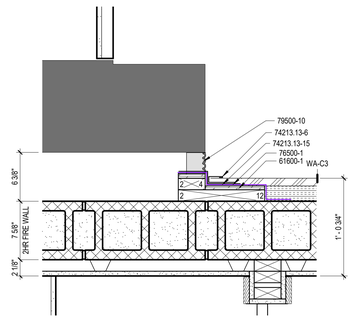
11 WINDOW W1 JAMB @ METAL SIDING
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



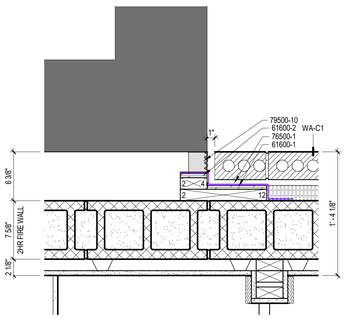
10 NORTHEAST CORNER HIGH
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



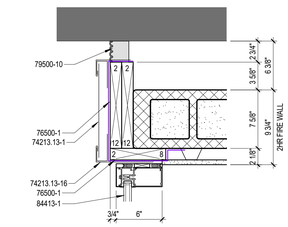
9 NORTHEAST CORNER LOW
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



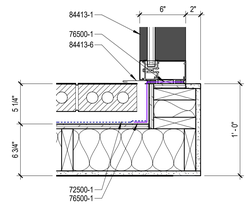
8 EAST EXPANSION @ METAL SIDING
SCALE: 1 1/2" = 1'-0" REF:2 / AN1.1



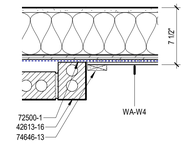
7 EAST EXPANSION @ BRICK
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



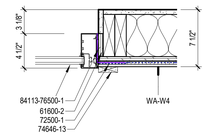
6 WEST EXPANSION @ ENTRY
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



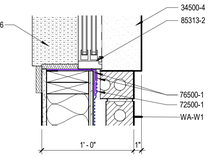
5 SOUTH JAMB @ CW-1
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



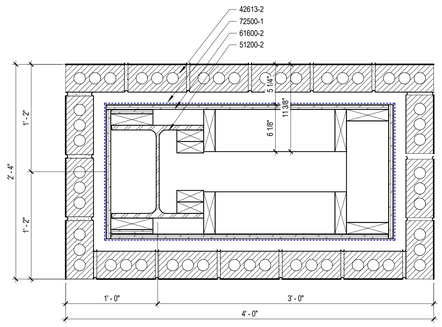
4 JAMB @ FIBER CEMENT & BRICK
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



3 SF-1 JAMB
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



2 WINDOW W1 JAMB @ BRICK
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1



1 BRICK COLUMN
SCALE: 1 1/2" = 1'-0" REF:1 / AN1.1

DETAIL KEYNOTES

34500-4	PRECAST SILL WITH INTEGRAL CONTINUOUS DRIP.
42613-2	FACE BRICK VENEER, MODULAR, RUNNING BOND, SECURED WITH ADJUSTABLE ANCHORS TO SUPPORTING SUBSTRATE @ 32" O.C. EACH WAY. OFFSET 16" VERTICALLY. FASTEN THROUGH TO BACK-UP/STRUCTURE.
42613-16	RETURN BRICK VENEER TOWARDS WALL AT JAMB CONDITION. MAINTAIN CLEARANCE FOR DRAINAGE PLANE.
51200-2	STEEL COLUMN, SEE STRUCTURAL
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.
61600-1	1/2" PLYWOOD SHEATHING, EXTERIOR GRADE
61600-2	5/8" PLYWOOD SHEATHING, EXTERIOR GRADE
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 HT. COVER ENTIRE SHEATHING UNDER BALCONY DECKING, INTEGRAL GUTTER, AND EXTEND UP BACK SIDE OF BALCONY FASCIA AND BEHIND EXTERIOR WALL RAINSCREEN.
74213.13-1	1", PREFINISHED, HORIZONTAL FLUSH METAL WALL PANEL SYSTEM, LIGHT COLOR. BASIS OF DESIGN, PAC-CLAD FLUSH MEH METAL WALL PANEL WITH 12" FACE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
74213.13-6	PREFINISHED METAL CLOSURE PIECE TO MATCH METAL PANEL SYSTEM
74213.13-15	PREFINISHED METAL TRIM TO WRAP BLOCKING AT EXPANSION CONDITION.
74213.13-16	PREFINISHED CLOSURE PIECE, EXTEND JAMB TRIM BEHIND CURTAIN WALL ASSEMBLY AND TIE INTO CLOSURE PIECE.
74213.13-17	PREFINISHED METAL CORNER TRIM, BASIS OF DESIGN PAC-CLAD PA-801 CORNER TRIM.
74633-7	
74646-9	1" X 4" FIBER-CEMENT SIDING TRIM TO MATCH SIDING.
74646-13	1" X 3" FIBER CEMENT TRIM TO MATCH SIDING.
76200-9	STAINLESS STEEL SCUPPER DRAIN, BASIS OF DESIGN THUNDERBIRD PRODUCTS SCUPPER DRAIN. TIE INTO INTEGRAL GUTTER SYSTEM AND FLASH WITH SELF-ADHERED MEMRANE TO CREATE WATERTIGHT INSTALLATION.
76500-1	40 MIL SELF-ADHESIVE, COLD APPLIED WALL FLASHING TAPE EQUAL TO PERM-A-BARRIER WALL FLASHING.
79500-10	CONTINOUS EXTERIOR WALL-TO-WALL FLEXIBLE SEAL EXPANSION JOINT SYSTEM. BASIS OF DESIGN "CONSTRUCTION SPECIALTIES 2VFR". COLOR TO BE SELECTED BY ARCHITECT.
84113-2	THERMALLY BROKEN ALUMINUM DOOR & FRAME SYSTEM. BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
84313-2	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM. BASIS OF DESIGN - "KAWNEER TRI-FAB 451-T SYSTEM".
84413-1	THERMALLY BROKEN ALUMINUM CURTAINWALL SYSTEM. BASIS OF DESIGN - "KAWNEER 1600 WALL SYSTEM". SEE FRAME ELEVATIONS FOR GLASS TYPES.
84413-6	CURTAINWALL JAMB FLASHING AT BRICK VENEER WITH HEMMED EDGE. TIE INTO CURTAINWALL JAMB MULLION AND EXTEND OVER FACE OF BRICK MIN. 2"
85313-2	VINYL DOUBLE-HUNG WINDOW SYSTEM. BASIS OF DESIGN - "QUAKER RESIDENTIAL MANCHESTER VINYL SERIES DOUBLE-HUNG, FULL FRAME WINDOW SYSTEM".
123661-6	SOLID SURFACE WINDOW SILL(S) [TYPICAL]. SEE A5. & A6. SERIES SHEETS FOR SIZES AND INSTALLATION DETAILS.

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

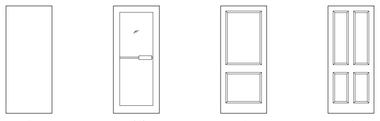
BUILDING 3 - PLAN DETAILS

AN6.4

7/28/2021 5:21:56 PM

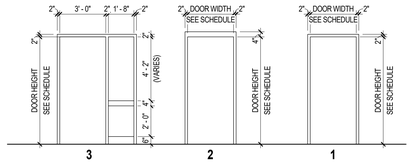
DOOR SCHEDULE - BUILDING 3

NO.		W	H	T	MAT.	ELEV.	FRAME MAT.	FRAME ELEV.	HEAD/ JAMB	FIRE RATING (MIN.)	Hardware
140A		3' - 7 3/4"	8' - 11 3/4"	1 3/4"	ALUM	WSFG	ALUM	CW-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/AN7.1	60 MIN	STOREROOM LOCK, CLOSER, SMOKE SEAL
145A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
145D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
145E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
145F		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BED RM PRIVACY LEVER
145G	(2)	2' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
145H	(2)	2' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
146A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
146B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
146C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
146D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
146E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
147A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
147B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
147C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
147D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
147E	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
242A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	5/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
242B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
242C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
242D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
242E	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
242F		3' - 0"	8' - 9 3/4"	1 3/4"	ALUM	WSFG	ALUM	SF-2	6/AN6.1 & 14/AN6.4		APT STOREFRONT BALCONY FULL GLASS DOOR LOCK
243A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
243B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
243C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
243D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
243E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
243F	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
244A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
244B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
244C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
244D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
244E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
245A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
245B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
245C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
245D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1	60 MIN	APT BATH RM PRIVACY LEVER
245E	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
342A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
342B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
342C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
342D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
342E	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
342F		3' - 0"	8' - 9 3/4"	1 3/4"	ALUM	WSFG	ALUM	SF-2	6/AN6.1 & 14/AN6.4		APT STOREFRONT BALCONY FULL GLASS DOOR LOCK
343A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
343B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
343C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
343D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
343E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
343F	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA
344A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
344B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
344C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
344D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
344E		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
345A		3' - 0"	7' - 0"	1 3/4"	STL	F	HM	1	4/AN7.1	60 MIN	APT ENTRY LEVER, DEAD BOLT, VIEWER, CLOSER, SMOKE SEAL
345B		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
345C		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT CLOSET PASSAGE LEVER
345D		3' - 0"	6' - 8"	1 3/8"	WD	4P	WD	1	5/AN7.1		APT BATH RM PRIVACY LEVER
345E	(2)	3' - 1"	7' - 0"	2"	WD	4P	WD	1	5/AN7.1		APT CLOSET OVERHEAD SLIDER TRACK & FASCIA



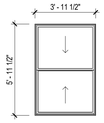
DOOR ELEVATIONS - BUILDING 3

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



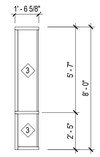
DOOR FRAME ELEVATIONS - BLDG 3

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



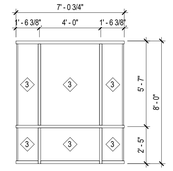
W1

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



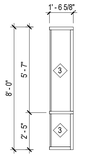
SF-3

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



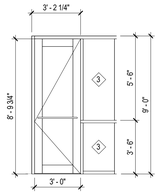
SF-4

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



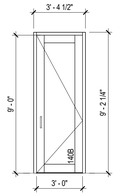
SF-5

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



SF-2

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



SF-1

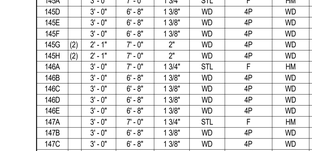
SCALE: 1/4" = 1'-0"

CW-2

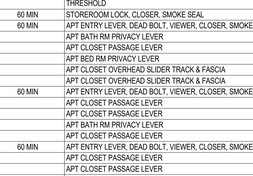
SCALE: 1/4" = 1'-0"

CW-1

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

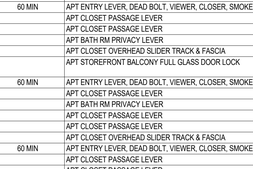


HEAD DETAIL



HEAD DETAIL

JAMB DETAIL



JAMB DETAIL

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

WINDOW GLAZING AND FRAME GENERAL NOTES

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

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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CONSTRUCTION DOCUMENTS

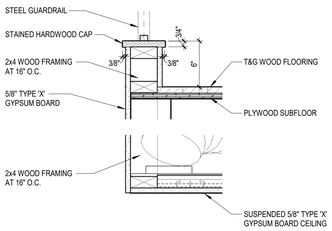
ISSUE DATE: 07/28/2021

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - FRAME ELEVATIONS, SCHEDULES & DETAILS

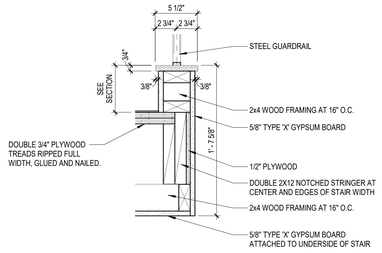
AN7.1

9/30/2021 2:16:41 PM



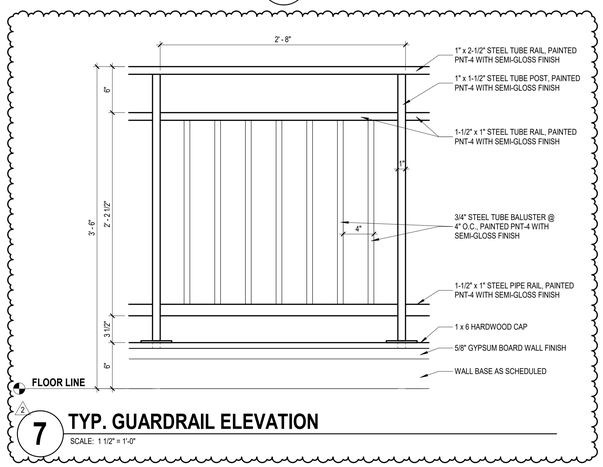
9 TYP. SECTION AT FLOOR OPENING

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



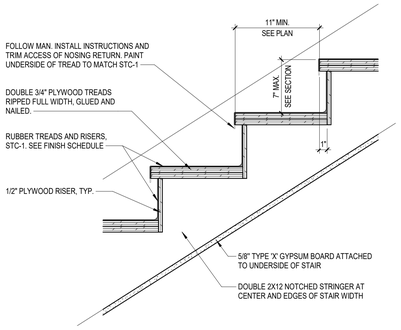
8 TYP. SECTION AT STAIR STRINGER

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



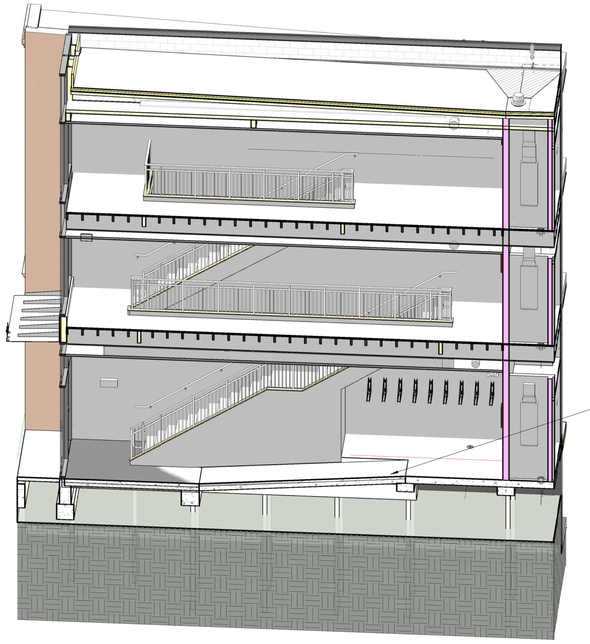
7 TYP. GUARDRAIL ELEVATION

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



6 TYP. STAIR TREAD DETAIL - WOOD

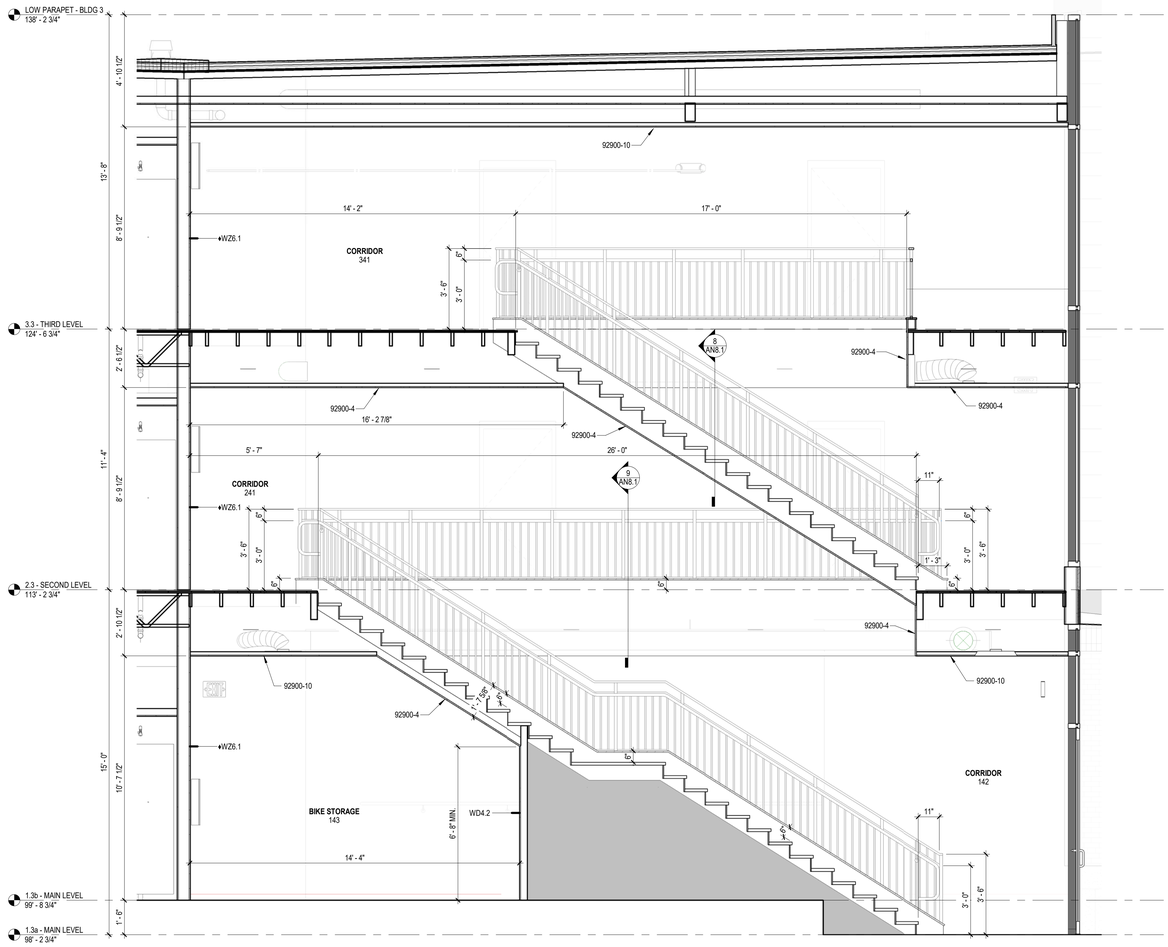
SCALE: 1 1/2" = 1'-0"



4 BUILDING 3 STAIR AXON

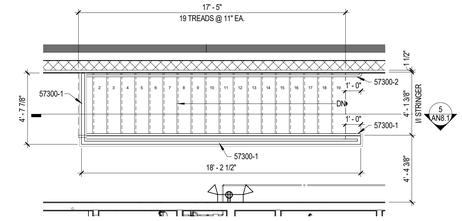
SCALE:

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.



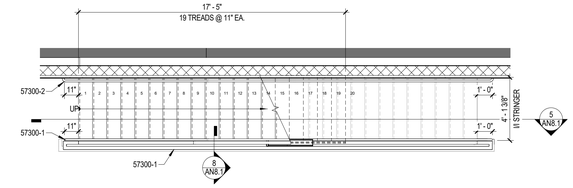
5 BUILDING 3 - STAIR SECTION

SCALE: 3/8" = 1'-0"



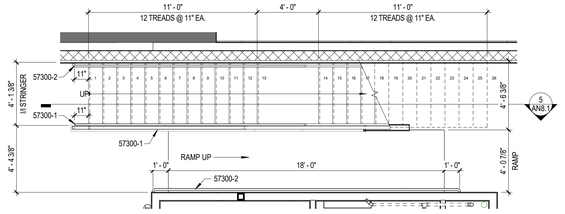
3 BUILDING 3 - THIRD LEVEL STAIR

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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MODEL GROUP

PROJECT: 2020.0136

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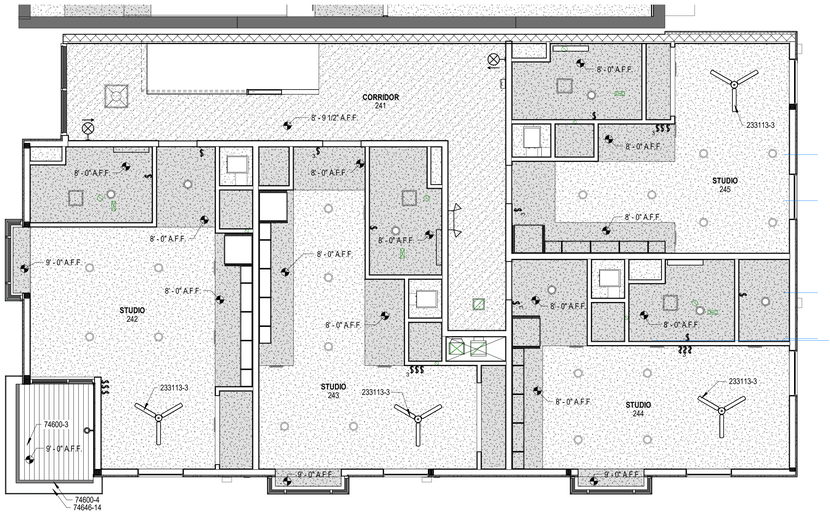
REVISIONS		
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	10/01/2021	ADD #02

BUILDING 3 - STAIR PLANS, SECTIONS, & DETAILS

AN8.1

9/30/2021 2:17:22 PM

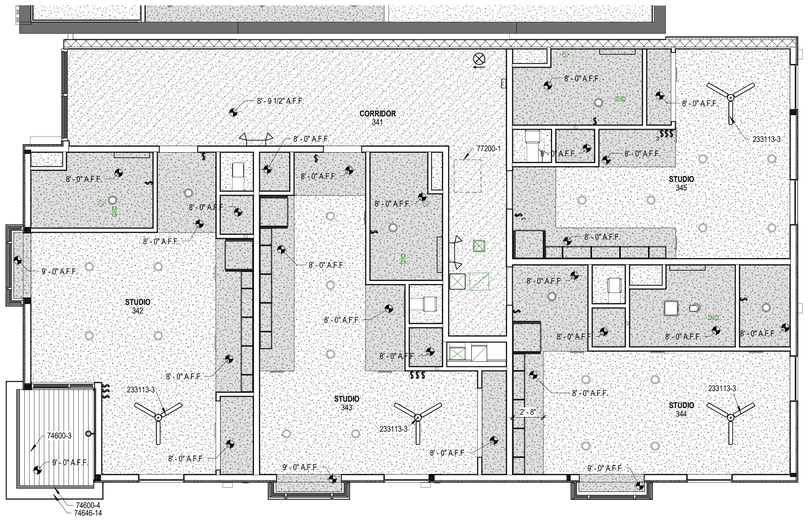
Key Value	Keynote Text
74600-3	1x6 T&G CEDAR SOFFIT. PIECES TO BE SHOP FINISHED PRIOR TO INSTALLATION. INSTALL OVER 2x WOOD FRAMING WITH STAINLESS STEEL FASTENERS.
74600-4	PERIMETER SOFFIT VENT, BASIS OF DESIGN FRY REGLET DS-75-V-300, COLOR BLACK.
74646-14	1"x10" FIBER CEMENT TRIM TO MATCH SIDING.
77200-1	PREFINISHED LOCKABLE METAL ROOF HATCH UNIT WITH INSULATED DOUBLE-WALLED CURBS. PROVIDE ACCESS LADDER. SIZE AS NOTED. BASIS OF DESIGN - "BILCO TYPE S."
233113-3	MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS FOR MORE INFORMATION



2 2.3 - SECOND LEVEL

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

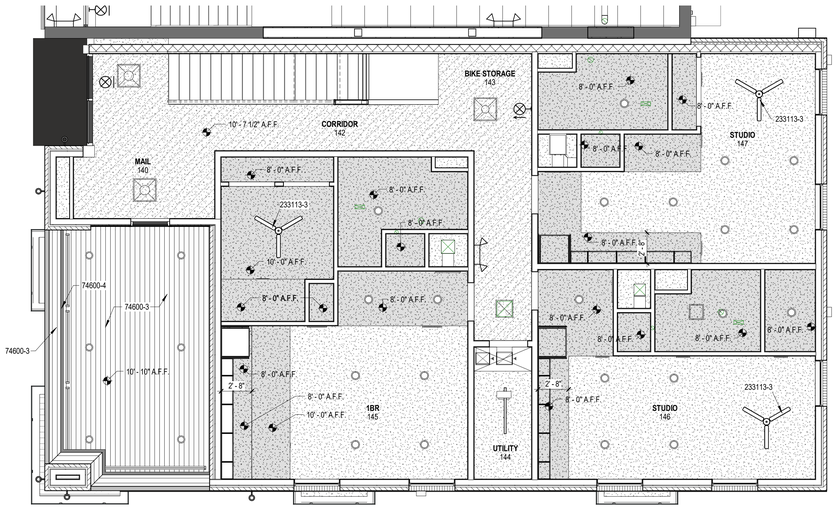
NORTH



3 3.3 - THIRD LEVEL

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

NORTH



1 1.3b - MAIN LEVEL

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

NORTH

RCP SYMBOLS LEGEND

2'-0" x 2'-0" — 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.

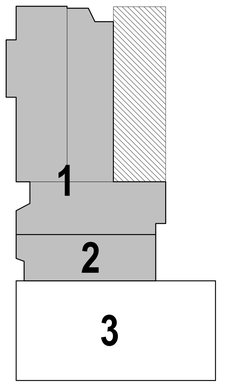
GYPSUM BOARD CEILING OR BULKHEAD TO BE INSTALLED AT HEIGHTS SPECIFIED. SEE FINISH LEGEND & SPECIFICATIONS FOR PAINT COLOR. BULKHEAD TO BE 5/8" GYPSUM BOARD ON 2x4 WOOD STUD FRAMING AT 16" O.C. MAXIMUM

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 X'-X" / X'-X" — SLOPE ARROW - INDICATES SLOPE OF CEILING



KEY PLAN

SCALE: NONE

NORTH

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TIMOTHY N. TERMAN REGISTERED No. 10500162 STATE OF INDIANA ARCHITECT

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ISSUE DATE: 07/28/2021

REVISIONS

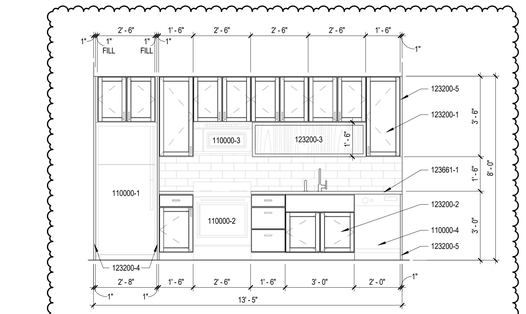
NO.	DATE	DESCRIPTION

BUILDING 3 - REFLECTED CEILING PLANS

AN9.1

7/28/2021 6:23:03 PM

Key Value	Keynote Text
110000-1	REFRIGERATOR/FREEZER BY OWNER
110000-2	RANGE/OVER BY OWNER
110000-3	MICROWAVE OVEN/FAN UNIT HUNG FROM WALL CABINET BY OWNER
110000-4	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 & 2'6" 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.
123661-1	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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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

TIMOTHY N. TERMAN
REGISTERED
No. 10500162
STATE OF INDIANA
ARCHITECT

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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

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FINISH SCHEDULE - 01 N FIRST FLOOR - BUILDING 3

ROOM #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
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 #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
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 #	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING	COMMENTS
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

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

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-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 (CEILINGS)
PNT-4 SHERWIN WILLIAMS, COLOR: TBD, FINISH: SEMI GLOSS (STAIR RAILINGS)

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: VIATERA, COLOR: CELESTE Q5202, COUNTERTOPS & SILLS TO HAVE EASED EDGES (COUNTERTOPS & SILLS)

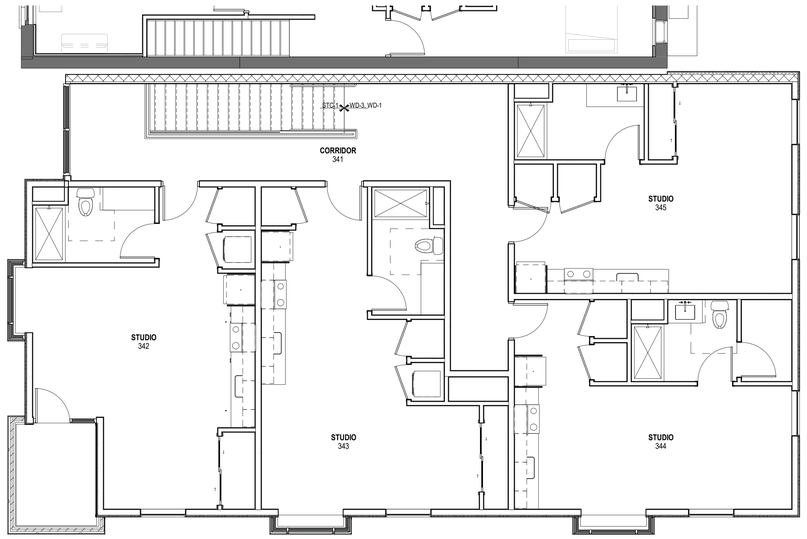
RUBBER STAIR COMPONENT
STC-1 TARKETT ANGLE FIT STAIR TREADS WITH INTEGRATED RISER, TEXTURE: HAMMERED - HNTR, COLOR: TO BE SELECTED

WALK-OFF MAT
WOM-1 MOHAWK, COLLECTION: TUFF STUFF II, STYLE: STEP UP II, COLOR: TO BE SELECTED, SIZE: 24" X 24", INSTALL: MONOLITHIC

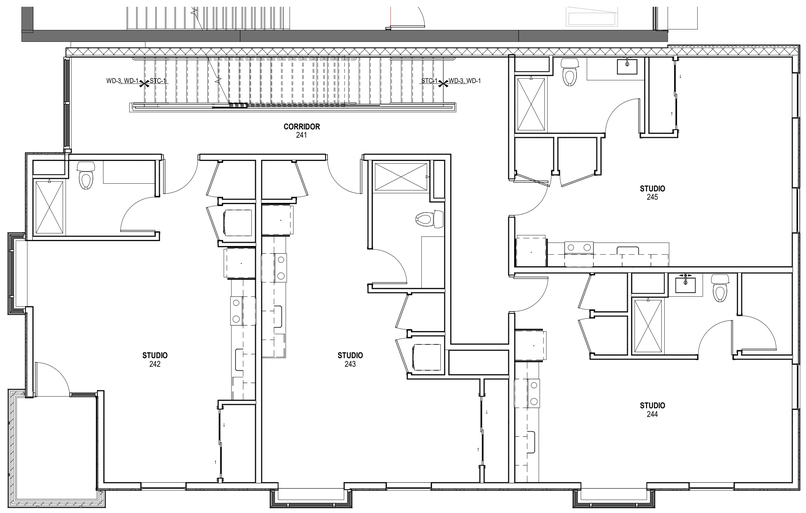
WOOD
WD-1 TOUNGE & GROOVE HARDWOOD FLOOR, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: CUSTOM TO MATCH EXISTING FLOOR, FINISH: 2 PART WATER BASED POLYURETHANE
WD-2 1X6 WOOD BASE, SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL
WD-3 HARDWOOD LANDING NOSING, THICKNESS: 3/4", SPECIES: WHITE OAK, STAIN: TO BE DETERMINED, FINISH: 2 PART WATER BASED POLYURETHANE
WD-4 APPALATION ENGINEERED HARDWOOD FLOORING, SIZE: 5" PLANKS, THICKNESS: 18.4 MM, SPECIES: WHITE OAK, STAIN: TO BE SELECTED FROM FULL RANGE

GENERAL ROOM FINISH NOTES

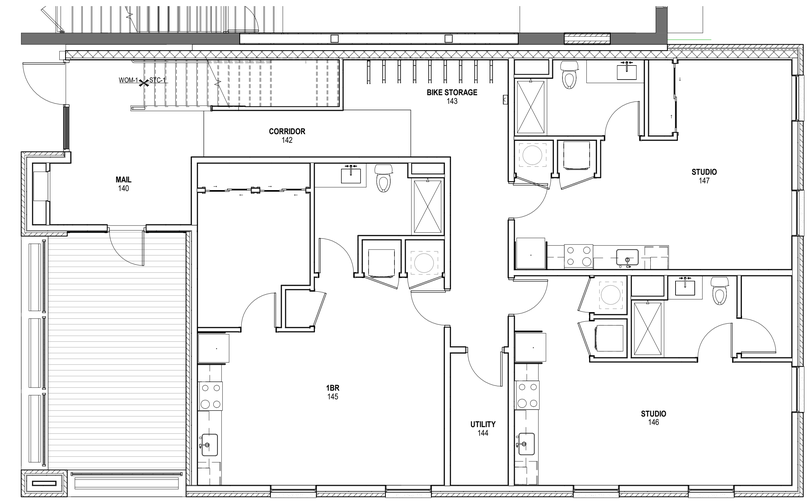
1. SEE "GENERAL" SHEETS IN THE FRONT OF THE WORKING DRAWING SET FOR DEFINITION OF ABBREVIATIONS.
2. THE SCHEDULED MATERIALS AND FINISHES SHALL NOT BE ORDERED OR INSTALLED BEFORE THE CONTRACTOR'S ACTUAL COLOR SAMPLE SUBMITTALS HAVE BEEN APPROVED AS CALLED FOR ON THE DRAWINGS AND IN THE SPECIFICATIONS.
3. ALL FLOOR FINISH TRANSITIONS TO OCCUR IN THE MIDDLE OF DOOR FRAME, UNLESS NOTED OTHERWISE ON FLOOR FINISH PLAN.
4. WHERE LVT/CPT MEETS CONCRETE, PROVIDE SLIMLINE RUBBER TRANSITION STRIP
5. WHERE CERAMIC FLOOR TILE MEETS LVT/WD, PROVIDE SCHLUTER METAL EDGE STRIP WITH EA FINISH
6. 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
7. ALL SOLID WOOD DOORS TO BE SPECIES: POPLAR, FINISH: PAINTED TO MATCH WALL, UNLESS NOTED OTHERWISE
8. BOTTOM OF ALL GYP. BOARD CEILING TO BE PAINTED PNT-3 WITH FLAT FINISH, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
9. FACE OF ALL BULKHEADS TO BE PAINTED TO MATCH ADJACENT WALL, UNLESS NOTED OTHERWISE ON REFLECTED CEILING PLAN
10. ALL COUNTERTOPS AND 4" BACKSPLASHES TO BE QTZ
11. ALL CASEWORK TO BE BASIS OF DESIGN: SMART CABINETRY, PRODUCT: MAPLE HARDWOOD, FACE FRAMES: SLAB DOORS, PRODUCT LINE: FREEPORT MAPLE, COLOR: TO BE SELETCED FROM FULL RANGE
12. ALL WINDOW SILLS TO BE QTZ-1
13. AT STAIRS, ALL TREADS TO RECEIVE STC-1 RISERS & TREADS OR BE REPAINTED AS SCHEDULED. STRINGERS AND METAL RAILING TO BE PAINTED PNT-4 WITH SEMI-GLOSS FINISH. LANDINGS TO RECEIVE FLOOR FINISH WD-1 & WOOD NOSING WD-3, SEE FINISH LEGEND.
14. ALL CASEWORK HARDWARE TO BE RICHELIEU, CONTEMPORARY METAL PULL, SIZE: 4", FINISH: BRUSHED NICKEL
15. PROVIDE SCHLUTER QUADEC TRIM PIECE WITH EB FINISH AT ALL EXPOSED TILE EDGES
16. ALL EXPOSED STRUCTURE & DUCT TO BE PAINTED PNT-3
17. EXISTING TIN CEILING TO BE PAINTED PNT-3
18. ALL APARTMENT KITCHENS TO RECIEVE CWT-2 BACKSPLASH FROM TOP OF COUNTERTOP TO BOTTOM OF UPPER CABINETS/EQUIPMENT AS SHOWN IN 10 SERIES. ALL EXPOSED EDGES TO RECIEVE SCHLUTER QUADEC 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
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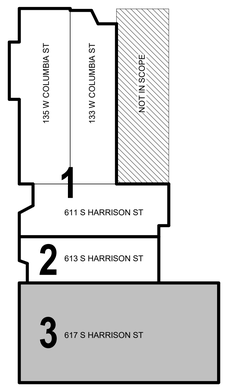

KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP
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RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0136

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ARCHITECT

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REVISIONS

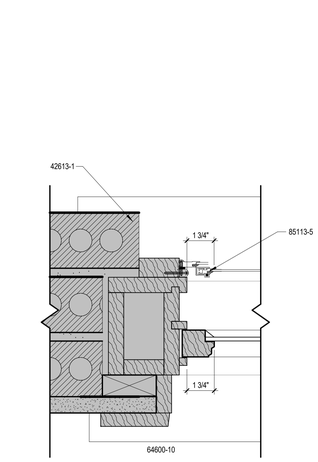
NO.	DATE	DESCRIPTION
1	09/02/2021	ADD #01
2	TBD	ADD #02

BUILDING 3 - FLOOR FINISH PLANS

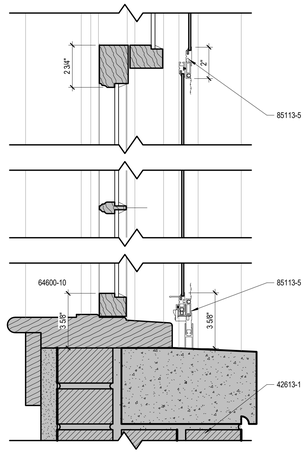
AN11.1

9/30/2021 7:47:38 AM

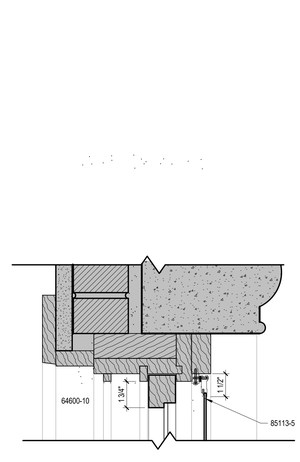
WALL SECTION KEYNOTES	
42613-1	EXISTING BRICK MULTI WYTHE WALL TO REMAIN.
61000-14	NEW 1x WOOD BLOCKING FOR STORM WINDOWS TO BE SECURED INTO.
64600-9	EXISTING BRICK MOLDING TO BE REMOVED, REPAIRED, AND THEN REINSTALLED OVER NEW 1x WOOD BLOCKING.
64600-10	REPAIR IN-KIND ALL INTERIOR & EXTERIOR HISTORIC 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 HOL-OP WITH SCREEN."
85200-2	EXISTING WOOD DOUBLE HUNG WINDOW.



JAMB DETAIL



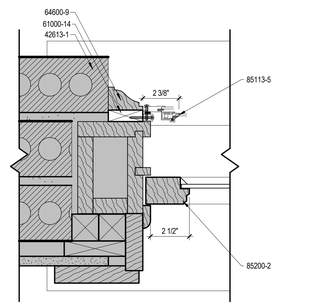
SILL DETAIL



HEAD DETAIL

2 WOOD WINDOWS - BLDG 1 - 135 W COLUMBIA

SCALE: 3" = 1'-0"



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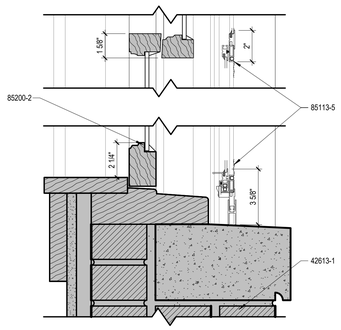

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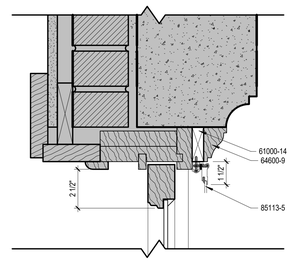

HEAD DETAIL

1 WOOD WINDOWS - BLDG 1 - 133 W COLUMBIA

SCALE: 3" = 1'-0"

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1	09/02/2021	ADD #01

BUILDING 1 - WINDOW DETAILS

AR7.2

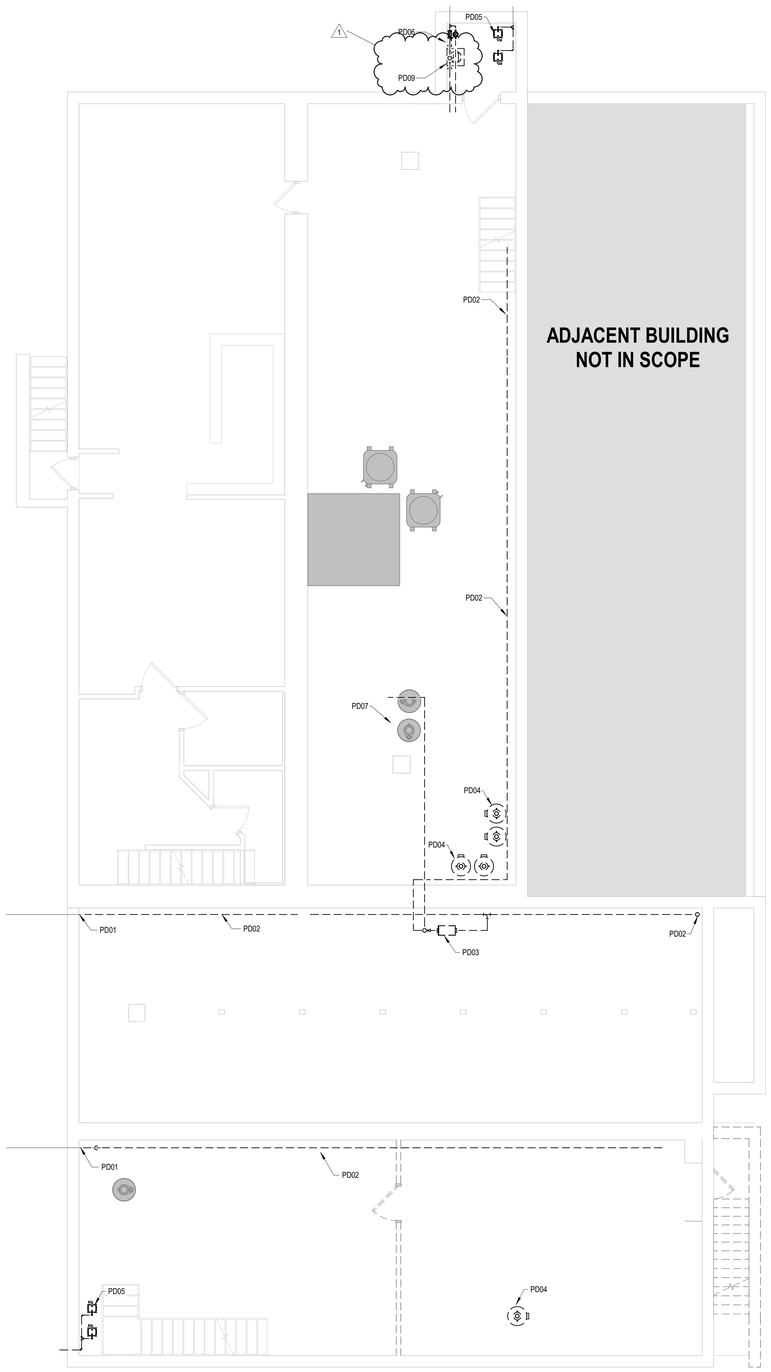
9/2/2021 3:13:32 PM

GENERAL PLUMBING DEMOLITION NOTES

1.	REMOVE ALL PIPES IN THE ENTIRE PROJECT LIMITS, UNLESS SPECIFICALLY SHOWN TO REMAIN, IN THEIR ENTIRETY BACK TO THE MAINS.
2.	LOCATIONS OF ALL EXISTING PIPING AND EQUIPMENT SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATIONS, SIZES AND INVERTS.
3.	NOT ALL PIPING AND EQUIPMENT TO BE REMOVED IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING ITEMS.
4.	PATCH ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.
5.	REMOVE ALL SANITARY, VENT AND SUPPLY PIPING FROM FIXTURES THAT ARE TO BE REMOVE BACK TO THE CONNECTION AT THE MAIN AND CAP AT THE MAIN.

PLUMBING DEMOLITION NOTES

PD01	DEMOLISH EXISTING SANITARY MAIN TO WHERE IT EXITS BUILDING. PREPARE FOR CONNECTION OF NEW.
PD02	DEMOLISH EXISTING SANITARY PIPING AS SHOWN. TYPICAL.
PD03	DEMOLISH EXISTING GREASE INTERCEPTOR.
PD04	DEMOLISH EXISTING WATER HEATERS, TRIM, AND ASSOCIATED PIPING. DEMOLISH NATURAL GAS PIPING AND FLUES. TYPICAL.
PD05	DEMOLISH EXISTING NATURAL GAS METERS AND CAP PIPING UPSTREAM. COORDINATE DEMOLITION AND PIPING CHANGES WITH UTILITY.
PD06	DEMOLISH EXISTING WATER METERS AND CAP PIPING UPSTREAM. COORDINATE DEMOLITION AND PIPING CHANGES WITH UTILITY.
PD07	EXISTING SUMP PUMPS TO REMAIN. SHOWN FOR REFERENCE.
PD09	EXISTING WATER SOFTENER, SHOWN AS DEMOLISHED, TO BE CAREFULLY RELOCATED TO A NEW LOCATION. SEE PR1.0 FOR NEW WATER SOFTENER LOCATION.



1 BUILDING 1 & 2 - PLUMBING DEMOLITION PLAN - LOWER LEVEL

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

NORTH

KEY PLAN

SCALE: NONE

NORTH

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1	10/1/2021	ADD-2

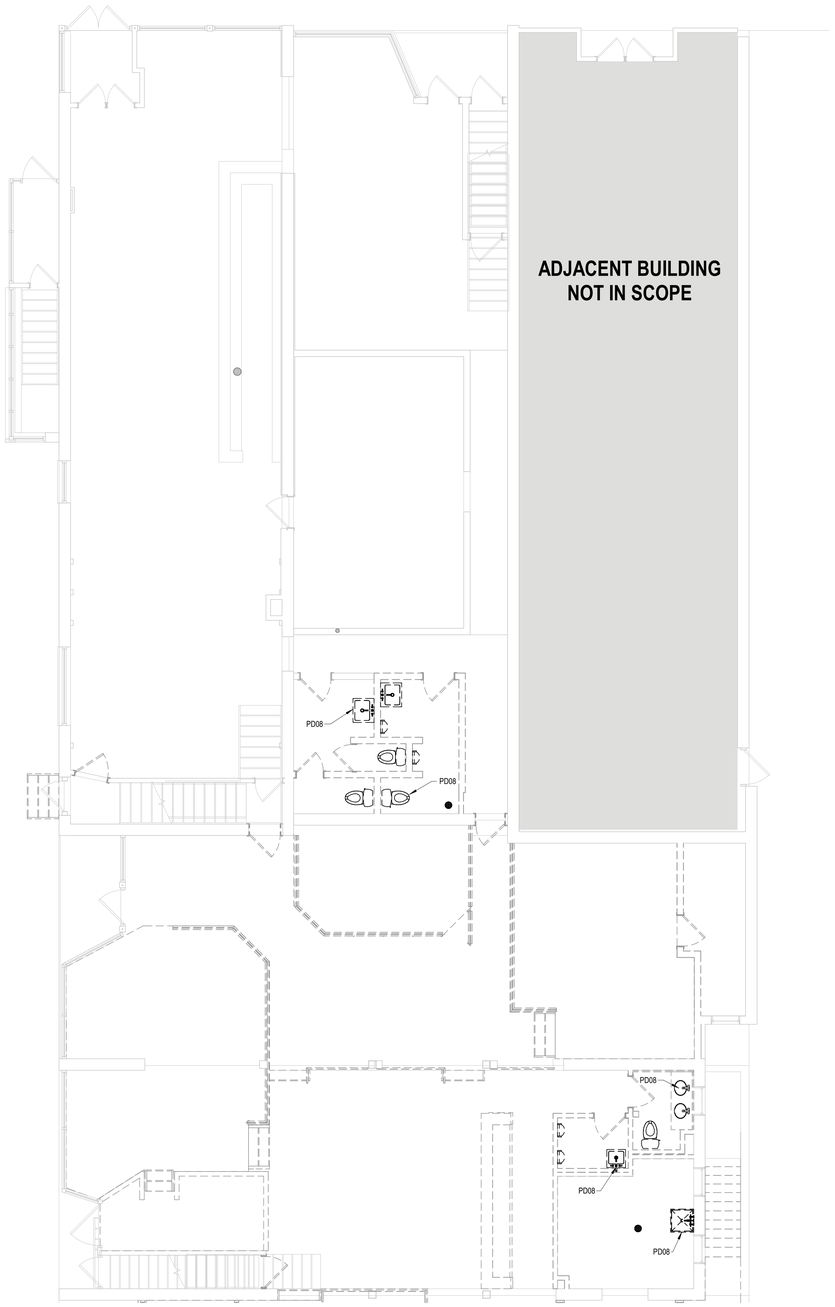
BUILDING 1 & 2 - PLUMBING DEMOLITION PLAN - LOWER LEVEL

PD1.0

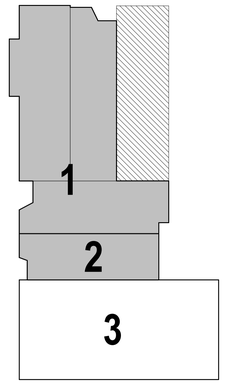
10/1/2021 11:04:49 AM

GENERAL PLUMBING DEMOLITION NOTES	
1.	REMOVE ALL PIPES IN THE ENTIRE PROJECT LIMITS, UNLESS SPECIFICALLY SHOWN TO REMAIN, IN THEIR ENTIRETY BACK TO THE MAINS.
2.	LOCATIONS OF ALL EXISTING PIPING AND EQUIPMENT SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATIONS, SIZES AND INVERTS.
3.	NOT ALL PIPING AND EQUIPMENT TO BE REMOVED IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING ITEMS.
4.	PATCH ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.
5.	REMOVE ALL SANITARY, VENT AND SUPPLY PIPING FROM FIXTURES THAT ARE TO BE REMOVE BACK TO THE CONNECTION AT THE MAIN AND CAP AT THE MAIN.

PLUMBING DEMOLITION NOTES	
PD08	DEMOLISH ALL FIXTURES AND ALL ASSOCIATED VENT, SANITARY, AND WATER PIPING.



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



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SCALE: NONE
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REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - PLUMBING DEMOLITION PLAN - MAIN LEVEL

PD1.1

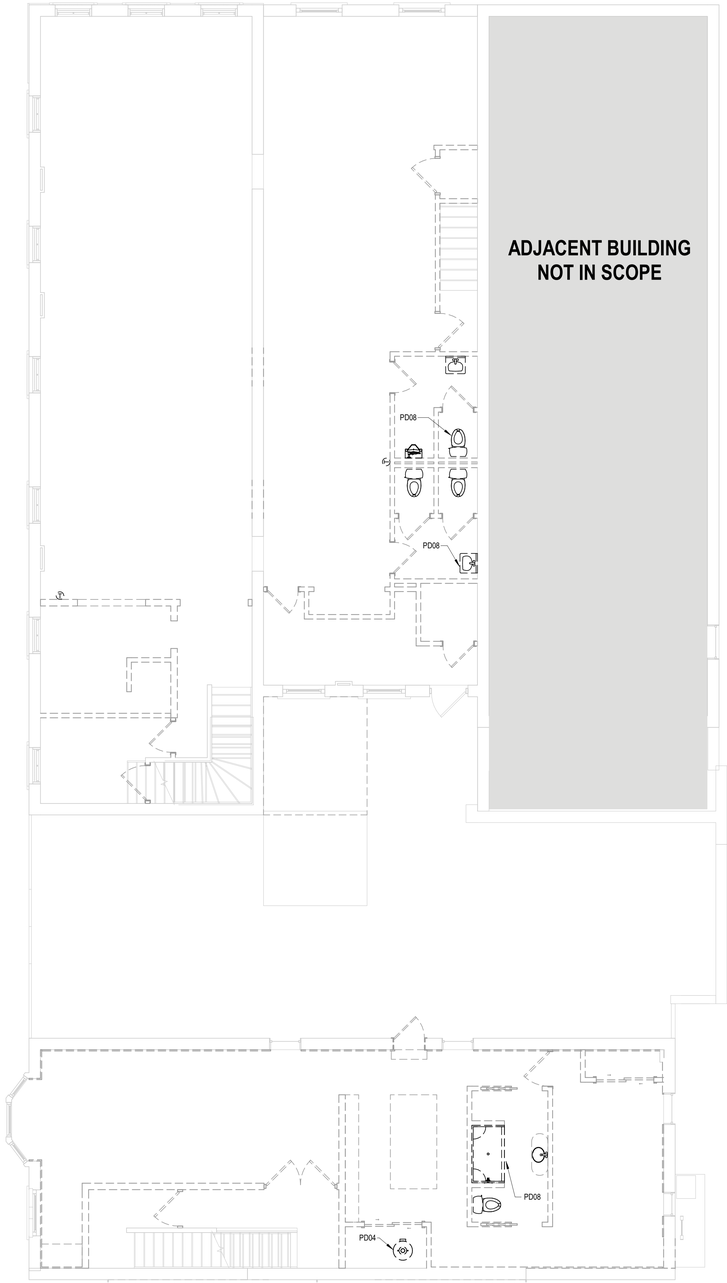
7/28/2021 2:08:28 PM

GENERAL PLUMBING DEMOLITION NOTES

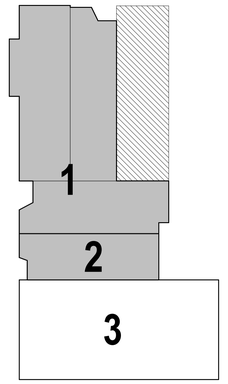
1.	REMOVE ALL PIPES IN THE ENTIRE PROJECT LIMITS, UNLESS SPECIFICALLY SHOWN TO REMAIN, IN THEIR ENTIRETY BACK TO THE MAINS.
2.	LOCATIONS OF ALL EXISTING PIPING AND EQUIPMENT SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATIONS, SIZES AND INVERTS.
3.	NOT ALL PIPING AND EQUIPMENT TO BE REMOVED IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING ITEMS.
4.	PATCH ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.
5.	REMOVE ALL SANITARY, VENT AND SUPPLY PIPING FROM FIXTURES THAT ARE TO BE REMOVE BACK TO THE CONNECTION AT THE MAIN AND CAP AT THE MAIN.

PLUMBING DEMOLITION NOTES

PD04	DEMOLISH EXISTING WATER HEATERS, TRIM, AND ASSOCIATED PIPING. DEMOLISH NATURAL GAS PIPING AND FLUES. TYPICAL.
PD08	DEMOLISH ALL FIXTURES AND ALL ASSOCIATED VENT, SANITARY, AND WATER PIPING.



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



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP
COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0136

CRAIG S. SCULLY
REGISTERED
No. 10505086
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - PLUMBING DEMOLITION PLAN - SECOND LEVEL

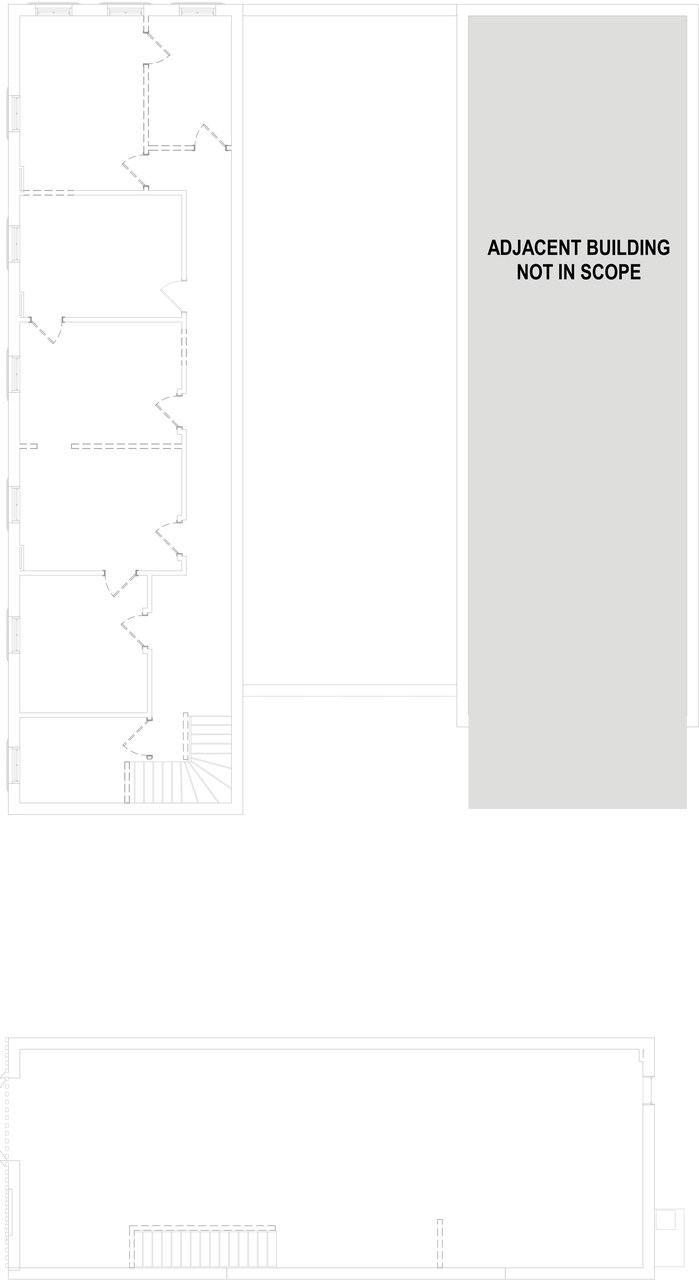
PD1.2

7/28/2021 2:08:29 PM

GENERAL PLUMBING DEMOLITION NOTES

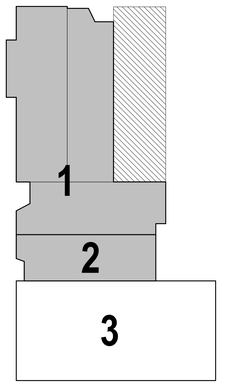
1.	REMOVE ALL PIPES IN THE ENTIRE PROJECT LIMITS, UNLESS SPECIFICALLY SHOWN TO REMAIN, IN THEIR ENTIRETY BACK TO THE MAINS.
2.	LOCATIONS OF ALL EXISTING PIPING AND EQUIPMENT SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATIONS, SIZES AND INVERTS.
3.	NOT ALL PIPING AND EQUIPMENT TO BE REMOVED IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING ITEMS.
4.	PATCH ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.
5.	REMOVE ALL SANITARY, VENT AND SUPPLY PIPING FROM FIXTURES THAT ARE TO BE REMOVE BACK TO THE CONNECTION AT THE MAIN AND CAP AT THE MAIN.

PLUMBING DEMOLITION NOTES



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

NORTH



KEY PLAN
SCALE: NONE

NORTH

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NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - PLUMBING DEMOLITION PLAN - THIRD LEVEL

PD1.3

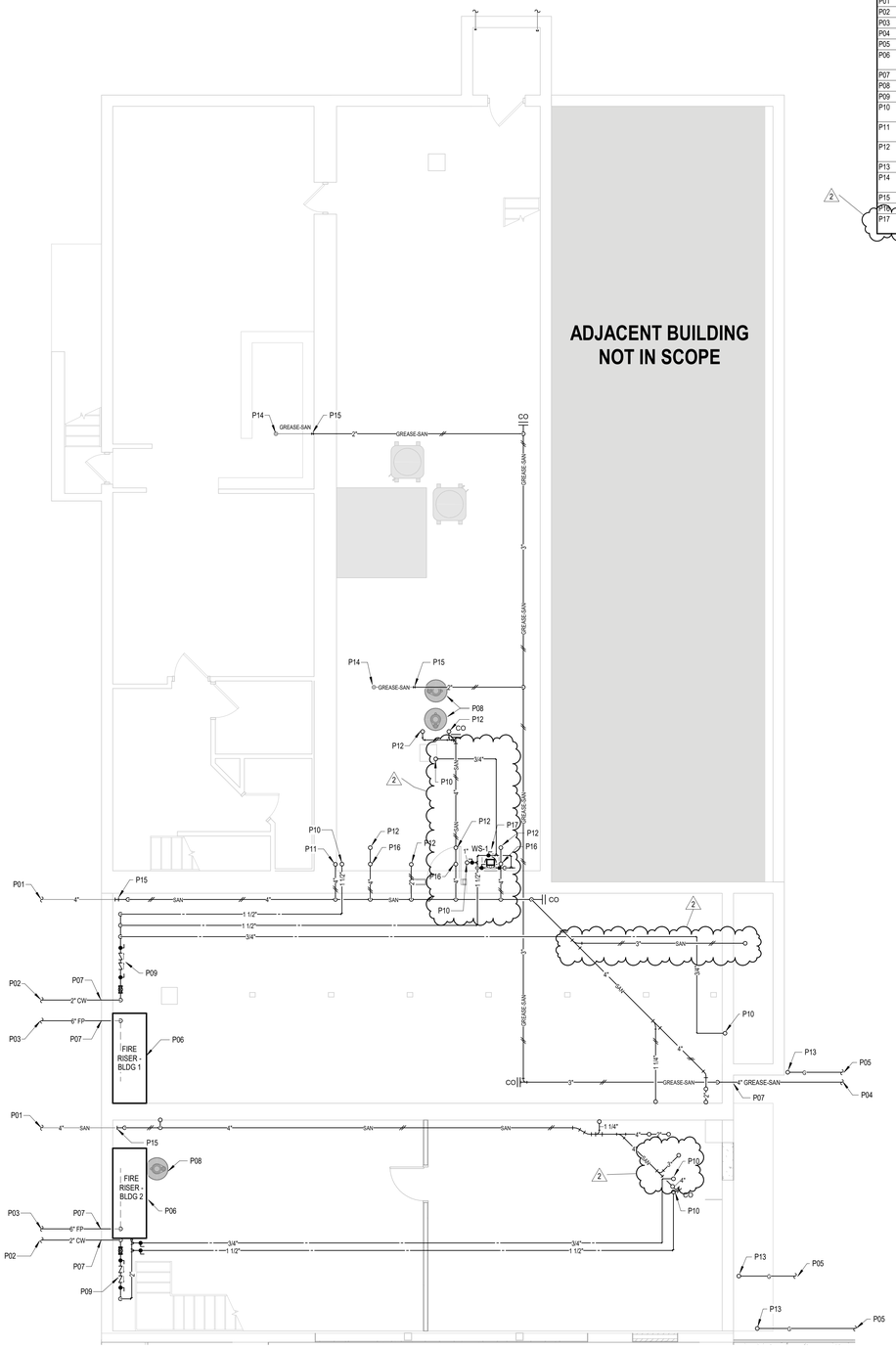
7/28/2021 2:48:30 PM

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 A200S FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAURD 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 ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
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 (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 ONSITE.
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

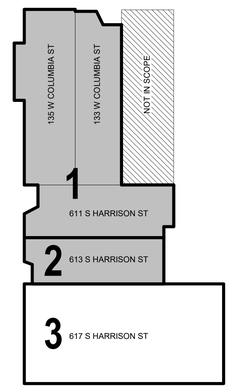
PLUMBING NOTES

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 6/P4.1
P10	ROUTE DOMESTIC WATER LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P11	ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P12	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P13	ROUTE GAS LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P14	ROUTE GREASE LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P15	CONNECT NEW LINE INTO EXISTING.
P16	ROUTE VENT LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P17	INSTALL RELOCATED WATER SOFTENER, SHOWN AS NEW, PER MANUFACTURER RECOMMENDATIONS.



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

NORTH



KEY PLAN
SCALE: NONE

NORTH

10/1/2021 11:05:00 AM

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MODEL GROUP

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RENOVATION AND NEW CONSTRUCTION

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STATE OF INDIANA
07/28/2021

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/1/2021	ADD-2

BUILDING 1 & 2 - PLUMBING PLAN - LOWER LEVEL

PR1.0

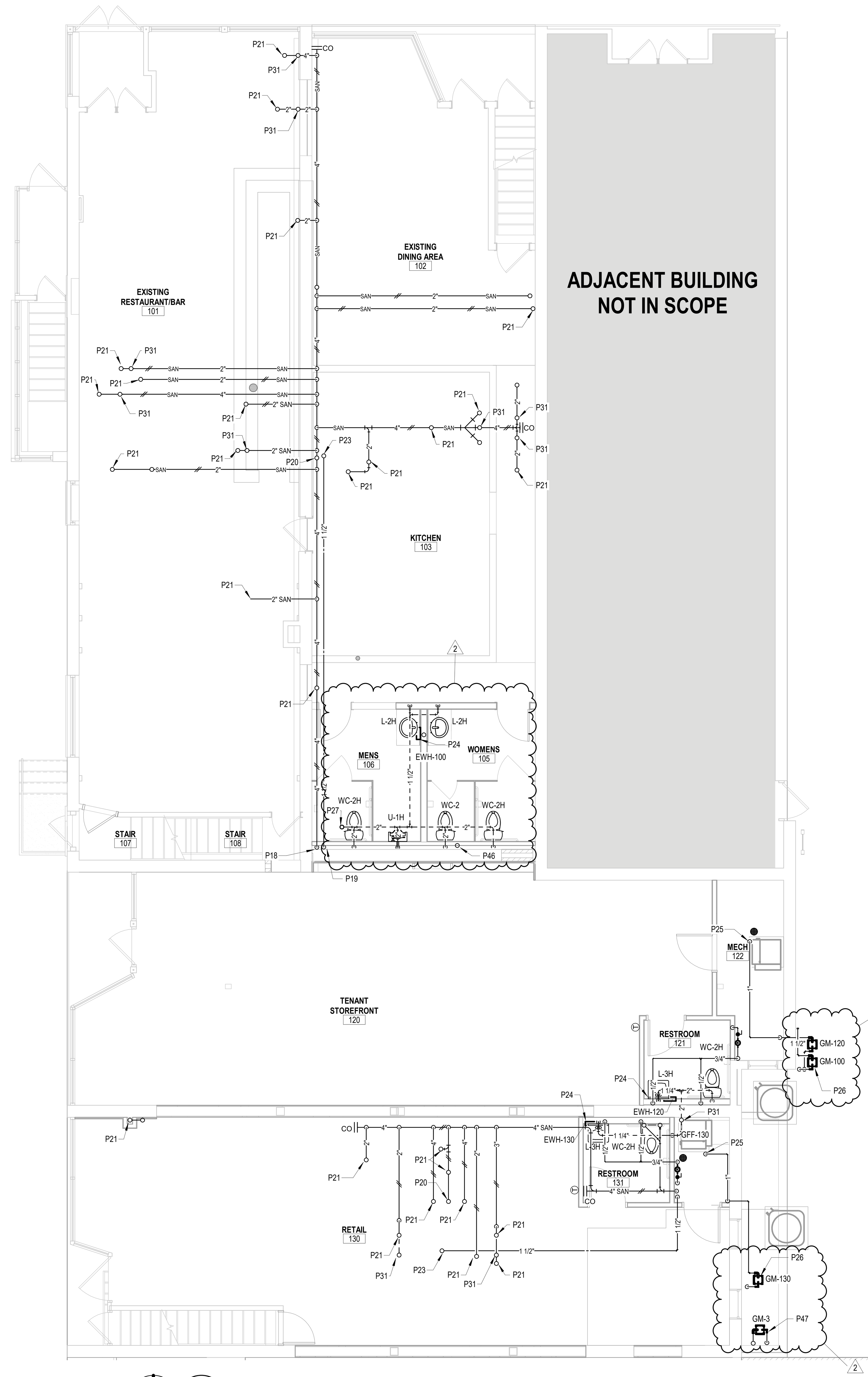
GENERAL PLUMBING NOTES

1.	DEAD ENDS SHALL BE AVOIDED IN A DRAINAGE SYSTEM, EXCEPT WHERE NECESSARY TO 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 A200S FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAURD 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 ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
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 (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 ONSITE.
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

PLUMBING NOTES

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 CONTIUATION.
P21	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P23	ROUTE WATER LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P24	INSTALL INSTANTANEOUS WATER HEATER BELOW SINK PER DETAIL 4/P4.1 AND MANUFACTURER RECOMMENDATIONS.
P25	CONNECT GAS LINE TO FURNACE PER DETAIL 6/M.1 AND MANUFACTURER RECOMMENDATIONS.
P26	INSTALL GAS METERS AND SIZE METER GM-120 AND METER GM-130 FOR 120 MBH AT 16" W.C PRESSURE. METER GM-100 TO SERVE A FUTURE TENET. BRING 1-1/2" LINE SIZED FOR 16" W.C PRESSURE FOR FUTURE TENET.
P27	ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
P31	ROUTE VENT LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P46	ROUTE DOMESTIC WATER LINE FULL SIZE IN CHASE AND CONNECT TO FIXTURES PER MANUFACTURER RECOMMENDATIONS. SEE PLUMBING FIXTURE SCHEDULE FOR FINAL FIXTURE CONNECTION SIZES.
P47	INSTALL GAS METER FOR BUILDING 3 COMMON SPACE RTU AND SIZE FOR 120 MBH AT 16" W.C PRESSURE. ROUTE 1" LINE UP TO RTU-3 ON ROOF OF BUILDING 3.

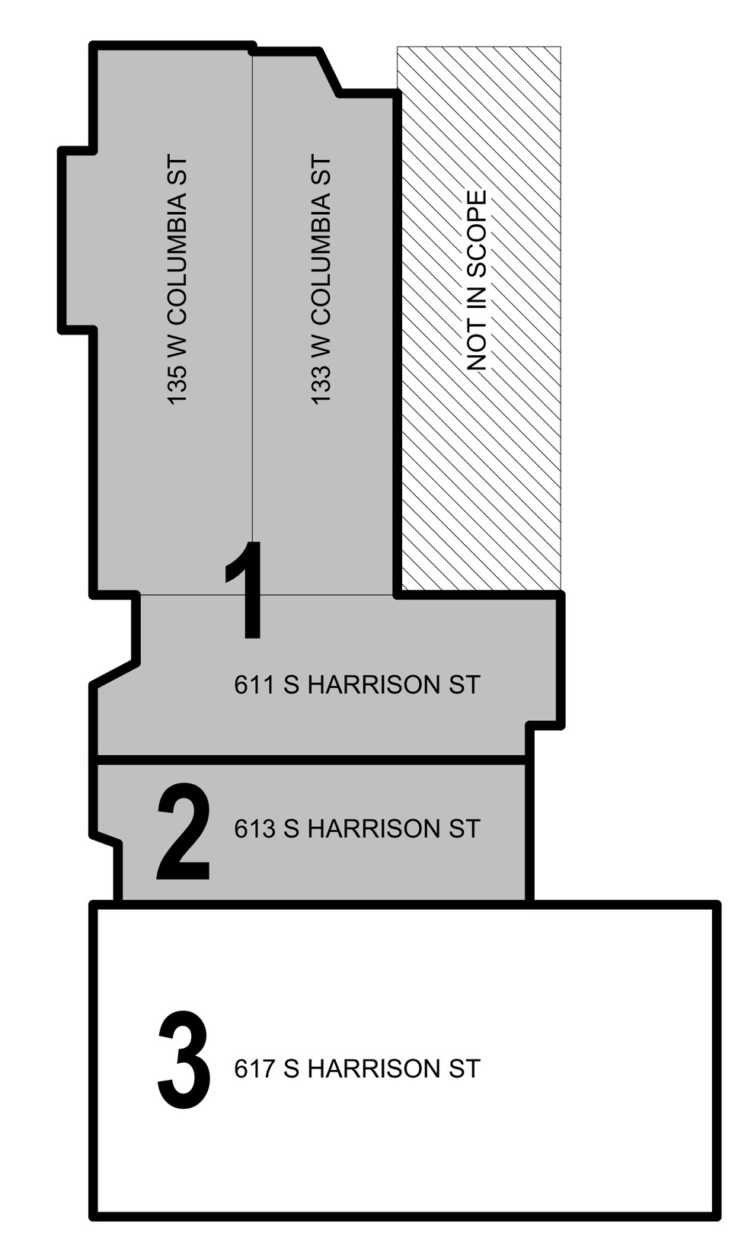
2



1 **BUILDING 1 & 2 - PLUMBING PLAN - MAIN LEVEL**

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

NORTH



KEY PLAN

SCALE: NONE

NORTH

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/1/2021	ADD-2

BUILDING 1 & 2 - PLUMBING PLAN - MAIN LEVEL

PR1.1

10/1/2021 11:05:04 AM

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 A200S FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAURD 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 ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
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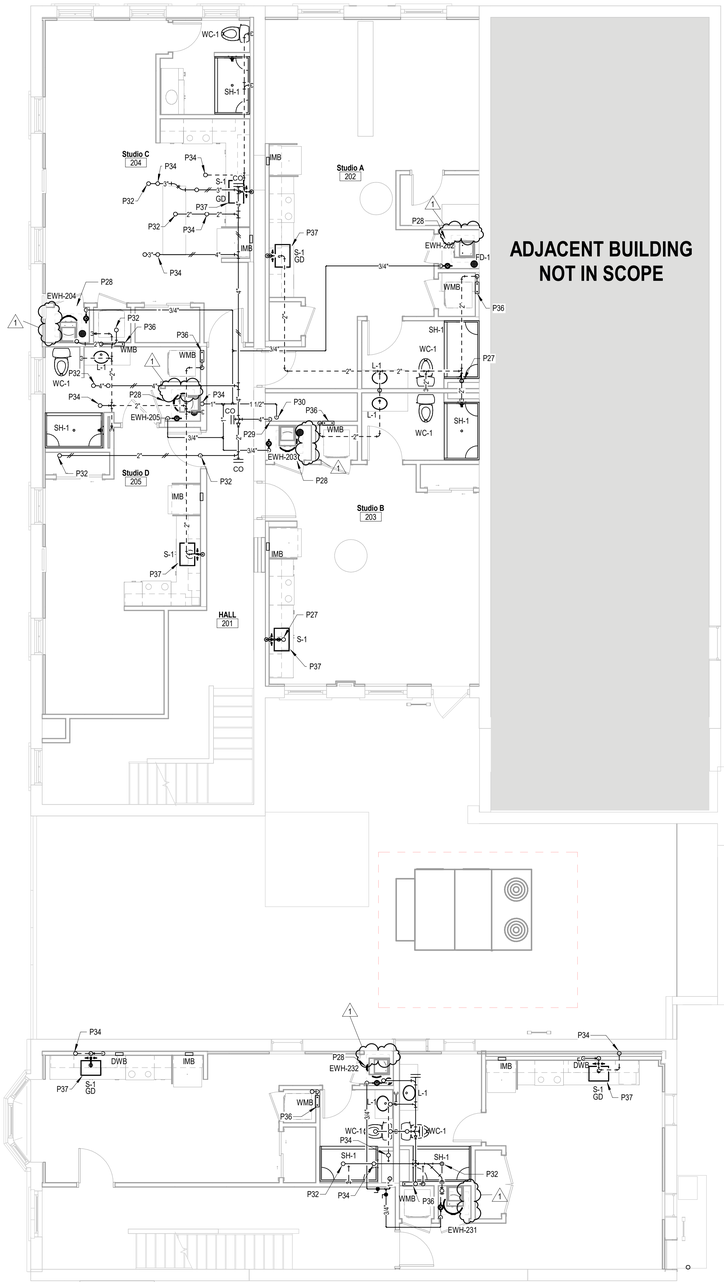
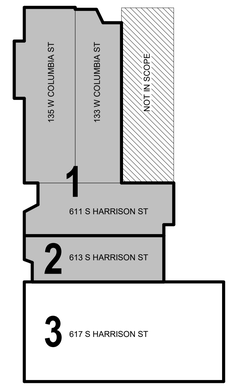
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

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 3/M4.2 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 CONTIUATION.
P34	ROUTE WATER LINE UP TO FLOOR ABOVE. SEE THIRD LEVEL PLAN FOR CONTIUATION.
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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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1

BUILDING 1 & 2 - PLUMBING PLAN - SECOND LEVEL

PR1.2

9/2/2021 3:26:38 PM

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.
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3.	ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
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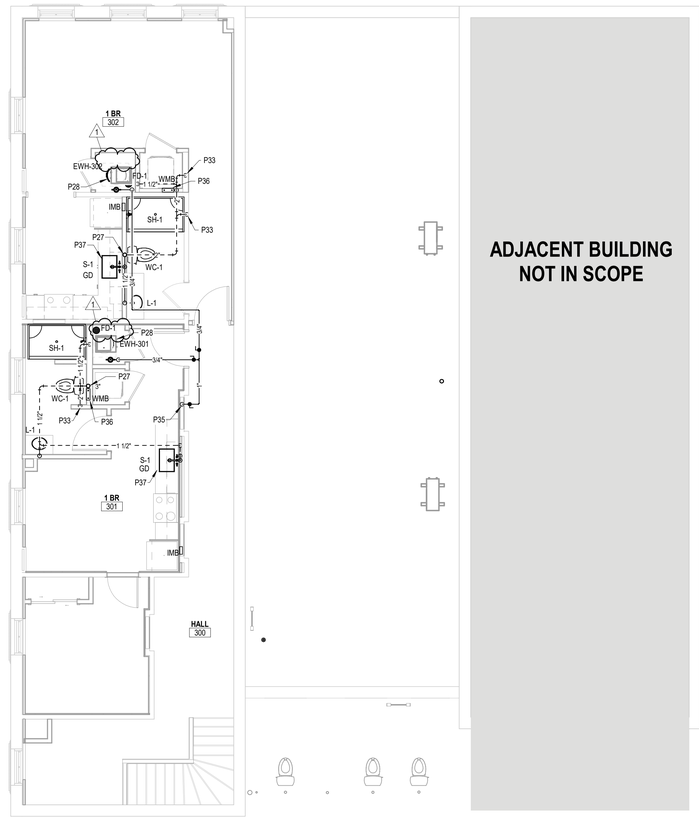
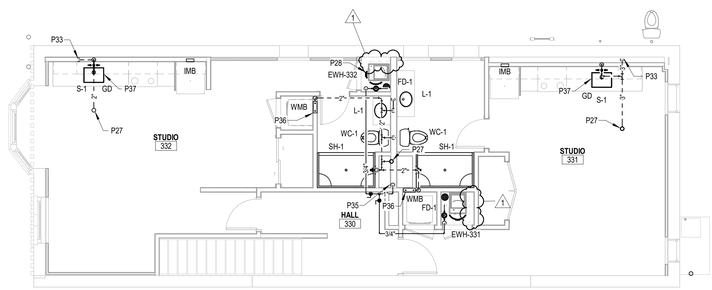
6.	PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

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 3/M4.2 AND MANUFACTURER RECOMMENDATIONS.
P33	ROUTE VENT LINE DOWN TO FLOOR BELOW. SEE SECOND LEVEL PLAN FOR CONTIUATION.
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.





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

KEY PLAN
SCALE: NONE
NORTH

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1	9/2/2021	ADD-1

BUILDING 1 & 2 - PLUMBING PLAN - THIRD LEVEL

PR1.3

9/2/2021 3:26:39 PM

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.
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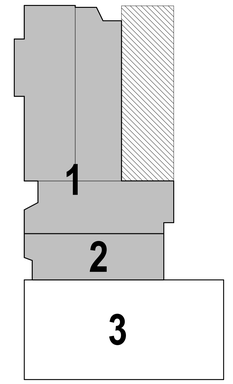
3. ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
4. PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
5. ALL DOUBLE CHECK BACKFLOW PREVENTORS (DCV), DOUBLE CHECK DETECTORS (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 ONSITE.
6. PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

PLUMBING NOTES



KEY PLAN
SCALE: NONE

NORTH

DESIGN COLLABORATIVE
200 East Main Street
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designcollaborative.com

MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY
REGISTERED
No. 10505086
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - PLUMBING PLAN - ROOF LEVEL

PR1.4

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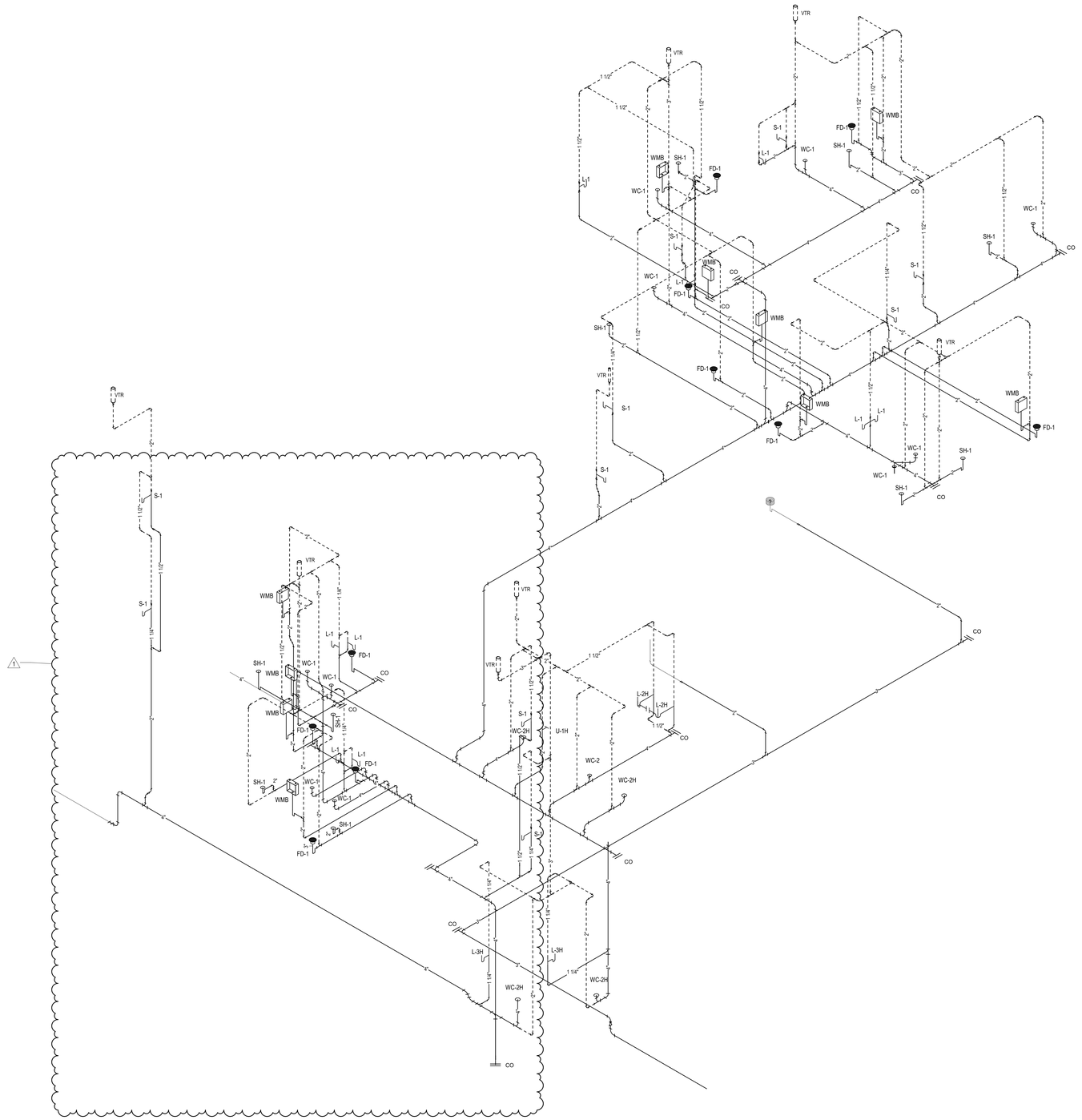

1 WASTE AND VENT ISOMETRIC - BUILDING 1 & 2

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MODEL GROUP

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REVISIONS

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

BUILDING 1 & 2 - PLUMBING ISOMETRICS

PR3.1

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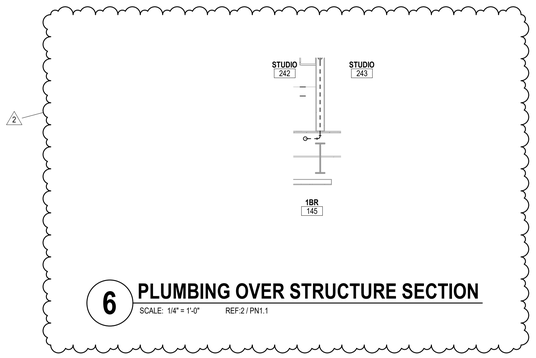
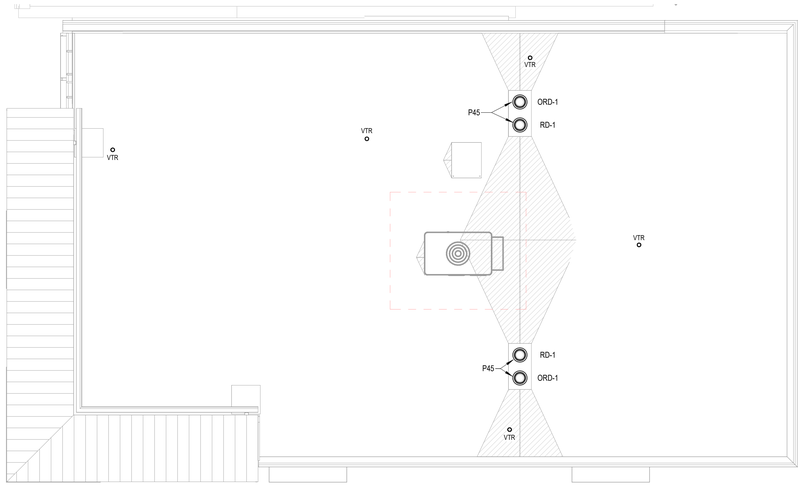


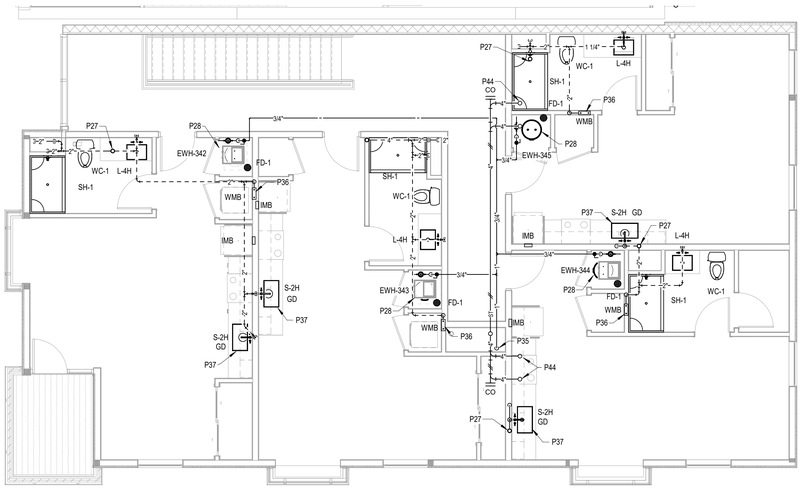
6 PLUMBING OVER STRUCTURE SECTION

SCALE: 1/4" = 1'-0" REF:2 / PN1.1



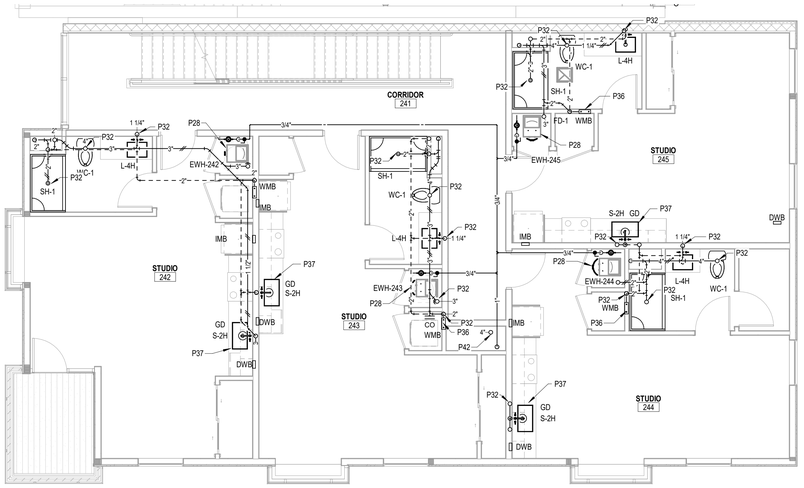
5 BUILDING 3 - PLUMBING PLAN - ROOF LEVEL

NORTH SCALE: 3/16" = 1'-0"



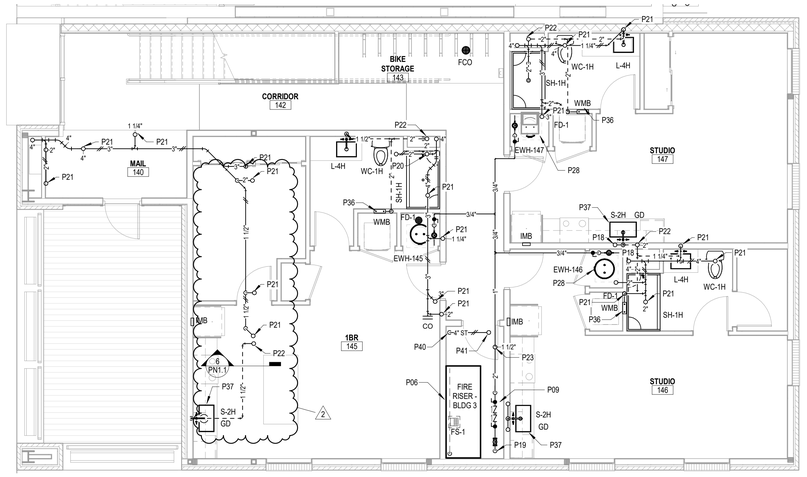
4 BUILDING 3 - PLUMBING PLAN - THIRD LEVEL

NORTH SCALE: 3/16" = 1'-0"



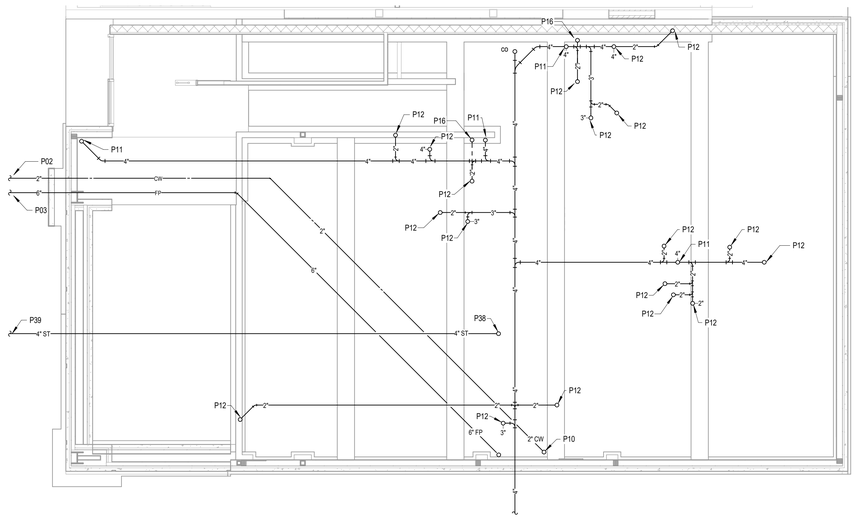
3 BUILDING 3 - PLUMBING PLAN - SECOND LEVEL

NORTH SCALE: 3/16" = 1'-0"



2 BUILDING 3 - PLUMBING PLAN - MAIN LEVEL

NORTH SCALE: 3/16" = 1'-0"



1 BUILDING 3 - PLUMBING PLAN - UNDERGROUND

NORTH SCALE: 3/16" = 1'-0"

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 A200S FLOW THROUGH TRAP PRIMER VALVES LOCATED AT THE NEAREST SUPPLY FIXTURE OR A SURESEAL TRAP GAURD 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 ANSI/ASSE 1016-1996 OR 1017-1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEGREES FAHRENHEIT, AT THE TIME OF INSTALLATION.
4. PIPING LOCATIONS, INVERTS AND SIZES SHALL BE VERIFIED ON SITE TO DETERMINE EXACT LOCATION AND SIZE.
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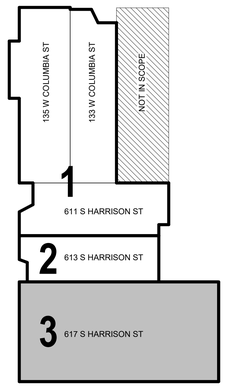
6. PROVIDE WALL CLEANOUTS ON ALL SANITARY AND STORM LINES AT 12" AFF WHERE THEY ROUTE TO BELOW THE SLAB.

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 CONTIUATION.
P11	ROUTE SANITARY LINE UP TO FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
P12	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE MAIN LEVEL PLAN FOR CONTIUATION.
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 CONTIUATION.
P21	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P22	ROUTE VENT LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P23	ROUTE WATER LINE UP TO FLOOR ABOVE. SEE SECOND LEVEL PLAN FOR CONTIUATION.
P27	ROUTE VENT LINE UP THROUGH ROOF AND TERMINATE THROUGH 4" VTR.
P28	INSTALL ELECTRIC WATER HEATER AND WATER SUB METER PER DETAIL 3/M4.2 AND MANUFACTURER RECOMMENDATIONS.
P32	ROUTE SANITARY LINE UP TO FIXTURE ON FLOOR ABOVE. SEE THIRD LEVEL PLAN FOR CONTIUATION.
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.



NORTH

KEY PLAN

SCALE: NONE

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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/1/2021	ADD-2

BUILDING 3 - PLUMBING PLAN - MAIN LEVEL

PN1.1

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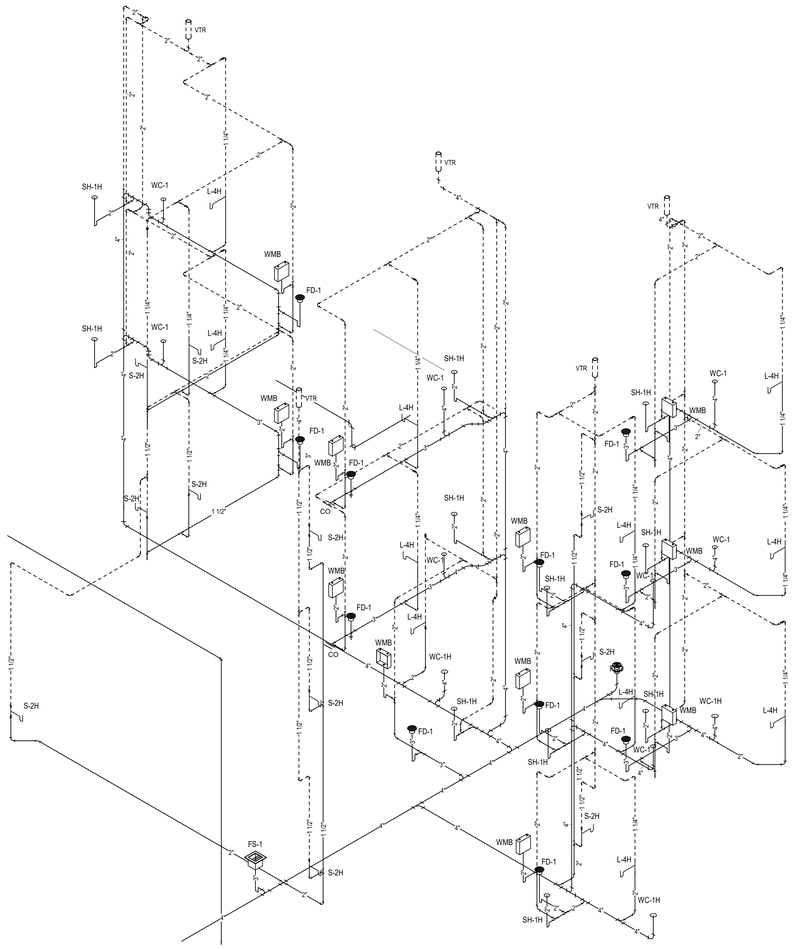

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BUILDING 3 - PLUMBING ISOMETRICS

PN3.1

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PLUMBING FIXTURE SCHEDULE

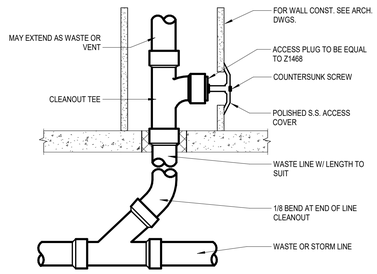
TAG	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE EQUALS	FIXTURE FINISH	FIXTURE RIM HEIGHT	TRIM MANUFACTURER	TRIM MODEL	TRIM EQUALS	TRIM FINISH	MIN. CONNECTION SIZE COLD	HOT	VENT	WASTE	ACCESSORIES STOPS	TUBES	GRID DRAIN	P-TRAP	ADA WRAP	NOTES
WC-1	AMERICAN STANDARD	215CA.004	KOHLER	WHITE	15"					1/2"		2"	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, ELJER	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, ELJER	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	No	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	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	Yes	CARRIER HUNG ADA LAVATORY, SINGLE HOLE FOR FAUCET, ZURN Z1231 CONCEALED ARM CARRIER
L-4H	AMERICAN STANDARD	0315000.020	KOHLER	WHITE	34"	PEERLESS	P19110LF	DELTA, AMERICAN STANDARD	POLIGHED 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	No	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	No	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-1H	AQUARIUS	G6077SH1S	AKER, AQUA BATH	WHITE	6"	SYMMONS	96-1-X-LR WITH LEVER HANDLE	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									3"						7" STRAINER, NO-HUB OUTLET, SEE DRAWING FOR SIZES
FS-1	ZURN	ZN1901-33-31-2	JOSAM, WADE	NICKEL BRONZE									3"						12"x12"x8" 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	IPS/GUY GRAY	MIB1AB	OATEY	WHITE						1/2"									RECESSED ICE MAKER BOX WITH QUARTER TURN BRASS PLATED VALVE AND COVER PLATE
DWB	IPS/GUY GRAY	MIB1AB	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, SLIPNUT 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 ESCHUTCHEON
4. TUBES - 12" 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 ESCHUTCHEON AT WALL
8. ADA WRAP - WHITE POLYOLEFIN WRAP FOR SUPPLY TUBES, STOPS, TAILPIECE, TRAP AND ARM

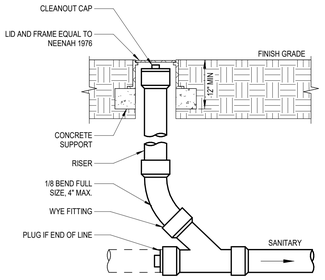
ELECTRIC WATER HEATER SCHEDULE

TAG	MANUFACTURER	MODEL	UNIT STYLE	STORAGE	ELECTRICAL VOLTAGE	ELECTRICAL PHASE	RECOVERY GPH	RECOVERY RISE	NOTES
EWH-100	STIEBEL ELTRON	DHC 6-2	ELECTRIC TANKLESS	0.0 gal	208 V	1	8 gal/h	60.0 °F	10
EWH-120	STIEBEL ELTRON	DHC 6-2	ELECTRIC TANKLESS	0.0 gal	208 V	1	8 gal/h	60.0 °F	10
EWH-130	STIEBEL ELTRON	DHC 6-2	ELECTRIC TANKLESS	0.0 gal	208 V	1	8 gal/h	60.0 °F	10
EWH-145	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-146	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-147	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-202	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-203	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-204	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-205	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-231	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-232	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-242	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-243	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-244	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-245	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-301	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-302	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-331	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-332	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-342	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-343	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-344	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9
EWH-345	AO SMITH	ENLB-30	ELECTRIC	28.0 gal	208 V	1	26 gal/h	70.0 °F	1-9

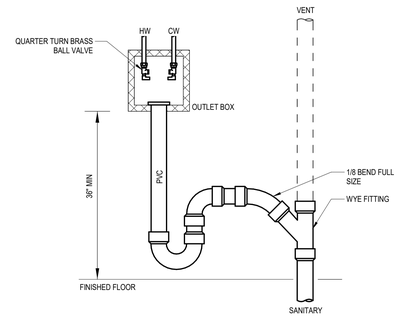
1. 3" THICK INSULATION JACKET
2. GLASS LINES STEEL TANK
3. UL LISTED
4. MAGNESIUM TANK SAVER ANODE ROD
5. PEX DIP TUBE
6. ADJUSTABLE THERMOSTAT
7. BRASS DRAIN VALVE
8. T&P RELIEF VALVE
9. NON-SIMULTANEOUS ELEMENT OPERATION
10. INSTANTANEOUS WATER HEATER, 4.5 KW, FLOW SWITCH ACTIVATION, 0.5 GPM



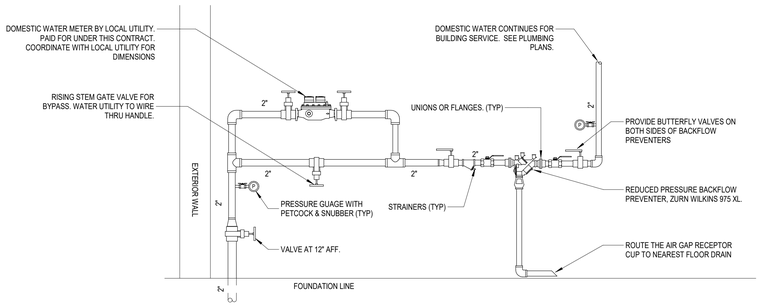
9 WALL CLEANOUT DETAIL



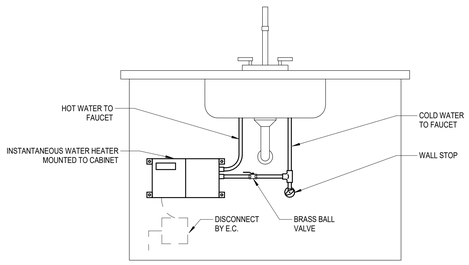
8 EXTERIOR CLEANOUT DETAIL



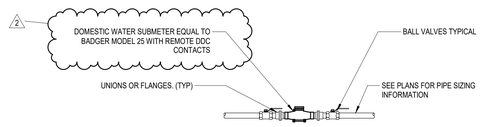
7 WASHING MACHINE BOX PIPING DETAIL



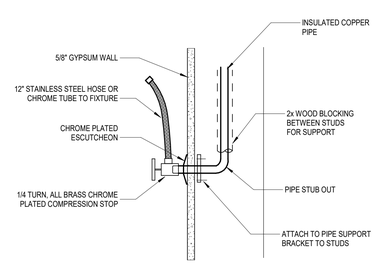
6 WATER SERVICE DETAIL

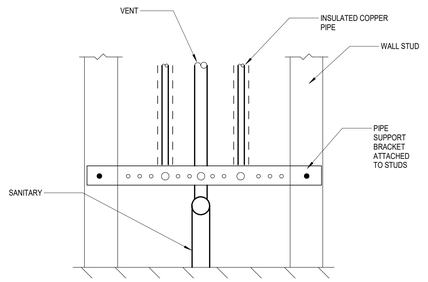


4 INSTANTANEOUS WATER HEATER DETAIL

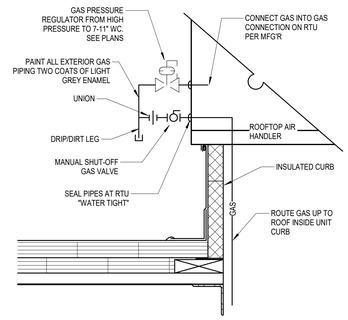


2 WATER SERVICE DETAIL





3 FIXTURE CONNECTION DETAIL



1 ROOFTOP UNIT GAS CONNECTION DETAIL

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY — REGISTERED — No. 10505086 — STATE OF INDIANA — PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/1/2021	ADD-2

PLUMBING SCHEDULES & DETAILS

P4.1

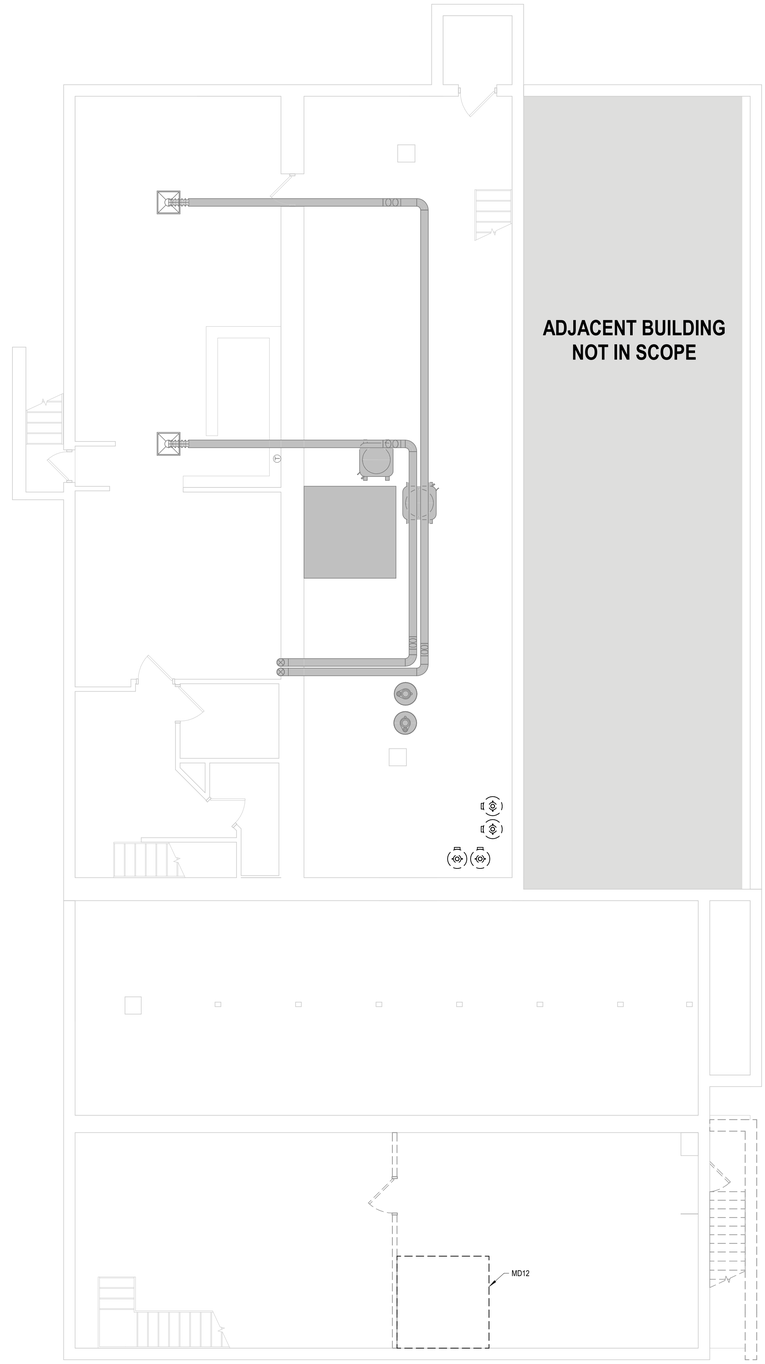
10/1/2021 11:04:47 AM

GENERAL MECHANICAL DEMOLITION NOTES

1.	REMOVE ALL DUCTS, DIFFUSERS, GRILLES, AND PIPING IN THE ENTIRE PROJECT LIMITS IN THEIR ENTIRETY, UNLESS SPECIFICALLY SHOWN TO REMAIN.
2.	REMOVE ALL CONTROL WIRING FOR AIR HANDLING EQUIPMENT.
3.	VERIFY ALL EXACT SIZES AND LOCATIONS OF EXISTING DUCTS, PIPING AND EQUIPMENT.
4.	COORDINATE WITH OTHER TRADES FOR PATCHING OF ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING, DUCTWORK, AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.

MECHANICAL DEMOLITION NOTES

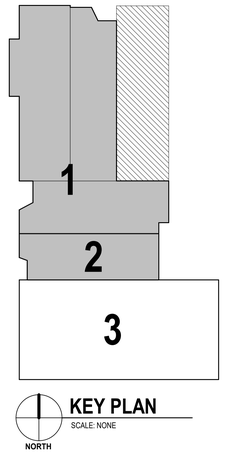
MD12	REMOVE EXISTING FREEZER IN ITS ENTIRETY INCLUDING ALL ASSOCIATED PIPING, POWER, AND SUPPORTS.



NORTH

1 BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - LOWER LEVEL

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



NORTH

KEY PLAN

SCALE: NONE

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MODEL GROUP

COLUMBIA STREET WEST

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PROFESSIONAL ENGINEER

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NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - LOWER LEVEL

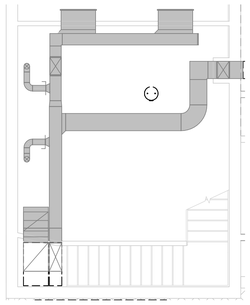
MD1.0

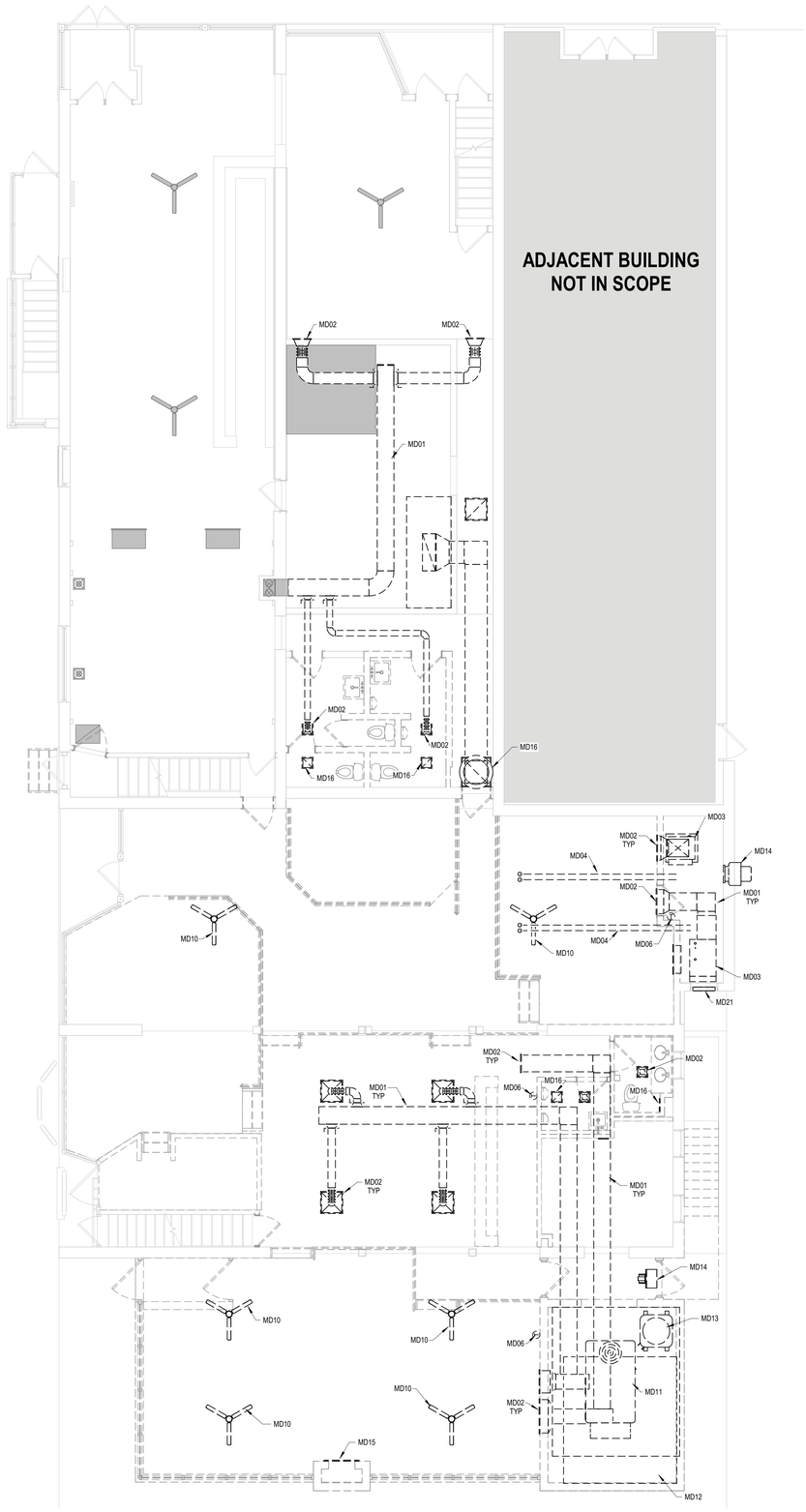
GENERAL MECHANICAL DEMOLITION NOTES

1.	REMOVE ALL DUCTS, DIFFUSERS, GRILLES, AND PIPING IN THE ENTIRE PROJECT LIMITS IN THEIR ENTIRETY, UNLESS SPECIFICALLY SHOWN TO REMAIN.
2.	REMOVE ALL CONTROL WIRING FOR AIR HANDLING EQUIPMENT.
3.	VERIFY ALL EXACT SIZES AND LOCATIONS OF EXISTING DUCTS, PIPING AND EQUIPMENT.
4.	COORDINATE WITH OTHER TRADES FOR PATCHING OF ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING, DUCTWORK, AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.

MECHANICAL DEMOLITION NOTES

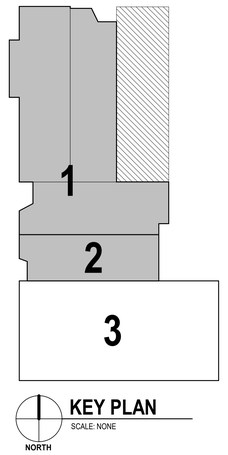
MD01	REMOVE EXISTING DUCTWORK, SHOWN DASHED, IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DAMPERS AND SUPPORTS.
MD02	REMOVE EXISTING DIFFUSER/REGISTER/GRILLE IN ITS ENTIRETY INCLUDING ASSOCIATED BRANCH DUCTWORK AND BALANCING DAMPER.
MD03	REMOVE EXISTING FURNACE IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DUCTWORK, PIPING, FLUES, POWER, CONTROLS, AND SUPPORTS.
MD04	REMOVE EXISTING REFRIGERANT PIPING SERVING FURNACE IN ITS ENTIRETY.
MD06	REMOVE EXISTING THERMOSTAT IN ITS ENTIRETY INCLUDING ALL ASSOCIATED CONTROL WIRING.
MD10	REMOVE EXISTING CEILING FAN IN ITS ENTIRETY INCLUDING ALL ASSOCIATED POWER, CONTROLS, AND SUPPORTS.
MD11	REMOVE EXISTING ROOFTOP UNIT MOUNTED ON ROOF ABOVE INCLUDING ALL ASSOCIATED DUCTWORK, PIPING, POWER, CONTROLS, AND SUPPORTS.
MD12	REMOVE EXISTING FREEZER IN ITS ENTIRETY INCLUDING ALL ASSOCIATED PIPING, POWER, AND SUPPORTS.
MD13	REMOVE EXISTING CONDENSING UNIT SERVING FREEZER IN ITS ENTIRETY INCLUDING ALL ASSOCIATED PIPING, POWER, CONTROLS, AND SUPPORTS.
MD14	REMOVE EXISTING SIDEWALL EXHAUST FAN IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DUCTWORK, POWER, CONTROLS, AND SUPPORTS. COORDINATE WITH OTHER TRADES FOR PATCHING OF EXTERIOR WALL WHERE FAN IS REMOVED.
MD15	REMOVE EXISTING FIREPLACE IN ITS ENTIRETY INCLUDING ASSOCIATED FLUES, INTAKE, CONTROLS, AND SUPPORTS.
MD16	REMOVE EXISTING EXHAUST FAN SERVING THIS RESTROOM IN ITS ENTIRETY INCLUDING ASSOCIATED DUCTWORK, GRILLE, DAMPERS, POWER, CONTROLS, AND SUPPORTS.
MD21	REMOVE EXISTING LOUVER INSTALLED IN ABANDONED DOOR IN ITS ENTIRETY.





2 **BUILDING 1 - MECHANICAL DEMOLITION PLAN - MEZZANINE**
SCALE: 3/16" = 1'-0"
NORTH

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



KEY PLAN
SCALE: NONE
NORTH

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BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - MAIN LEVEL

MD1.1

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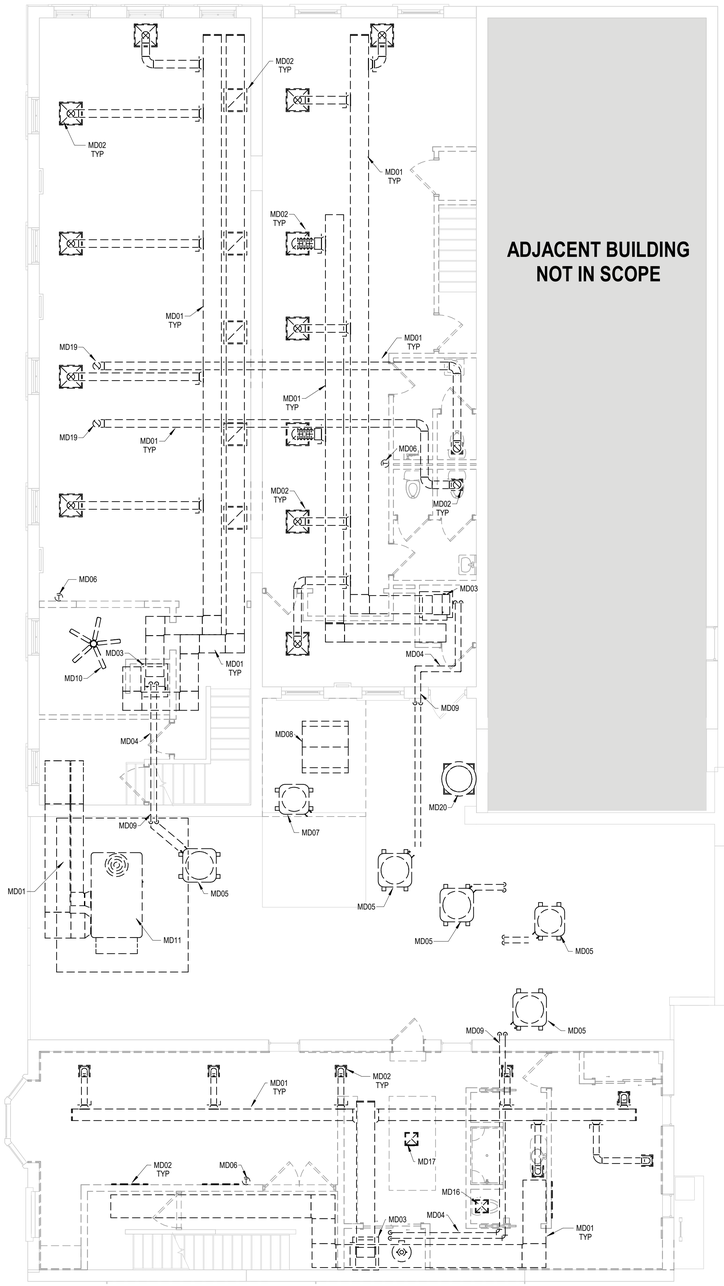
GENERAL MECHANICAL DEMOLITION NOTES

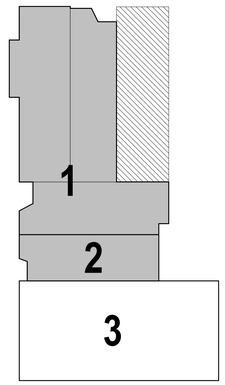
1.	REMOVE ALL DUCTS, DIFFUSERS, GRILLES, AND PIPING IN THE ENTIRE PROJECT LIMITS IN THEIR ENTIRETY, UNLESS SPECIFICALLY SHOWN TO REMAIN.
2.	REMOVE ALL CONTROL WIRING FOR AIR HANDLING EQUIPMENT.
3.	VERIFY ALL EXACT SIZES AND LOCATIONS OF EXISTING DUCTS, PIPING AND EQUIPMENT.
4.	COORDINATE WITH OTHER TRADES FOR PATCHING OF ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING, DUCTWORK, AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.

MECHANICAL DEMOLITION NOTES

MD01	REMOVE EXISTING DUCTWORK, SHOWN DASHED, IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DAMPERS AND SUPPORTS.
MD02	REMOVE EXISTING DIFFUSER/REGISTER/GRILLE IN ITS ENTIRETY INCLUDING ASSOCIATED BRANCH DUCTWORK AND BALANCING DAMPER.
MD03	REMOVE EXISTING FURNACE IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DUCTWORK, PIPING, FLUES, POWER, CONTROLS, AND SUPPORTS.
MD04	REMOVE EXISTING REFRIGERANT PIPING SERVING FURNACE IN ITS ENTIRETY.
MD05	REMOVE EXISTING CONDENSING UNIT SERVING FURNACE IN ITS ENTIRETY INCLUDING ALL ASSOCIATED PIPING, POWER, CONTROLS, AND SUPPORTS.
MD06	REMOVE EXISTING THERMOSTAT IN ITS ENTIRETY INCLUDING ALL ASSOCIATED CONTROL WIRING.
MD07	REMOVE EXISTING ABANDONED CONDENSING UNIT IT ITS ENTIRETY.
MD08	REMOVE EXISTING GRAVITY HOOD IN ITS ENTIRETY INCLUDING ALL ASSOCIATED SUPPORTS. COORDINATE WITH OTHER TRADES FOR PATCHING OF ROOF WHERE HOOD IS REMOVED.
MD09	COORDINATE WITH OTHER TRADES FOR PATCHING OF WALL WHERE EXISTING PIPING IS REMOVED. TYPICAL.
MD10	REMOVE EXISTING CEILING FAN IN ITS ENTIRETY INCLUDING ALL ASSOCIATED POWER, CONTROLS, AND SUPPORTS.
MD11	REMOVE EXISTING ROOFTOP UNIT MOUNTED ON ROOF ABOVE INCLUDING ALL ASSOCIATED DUCTWORK, PIPING, POWER, CONTROLS, AND SUPPORTS.
MD16	REMOVE EXISTING EXHAUST FAN SERVING THIS RESTROOM IN ITS ENTIRETY INCLUDING ASSOCIATED DUCTWORK, GRILLE, DAMPERS, POWER, CONTROLS, AND SUPPORTS.
MD17	REMOVE EXISTING KITCHEN EXHAUST FAN INDLUDING ASSOCIATED DUCTWORK, GRILLE, DAMPERS, POWER, CONTROLS, AND SUPPORTS.
MD19	COORDINATE WITH OTHER TRADES TO PATCH FLOOR ABOVE WHERE DUCTWORK ROUTES TO UPPER LEVEL.
MD20	EXISTING EXHAUST FAN, SHOWN GRAY, TO REMAIN. SHOWN FOR REFERENCE ONLY.



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



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP

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RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - SECOND LEVEL

MD1.2

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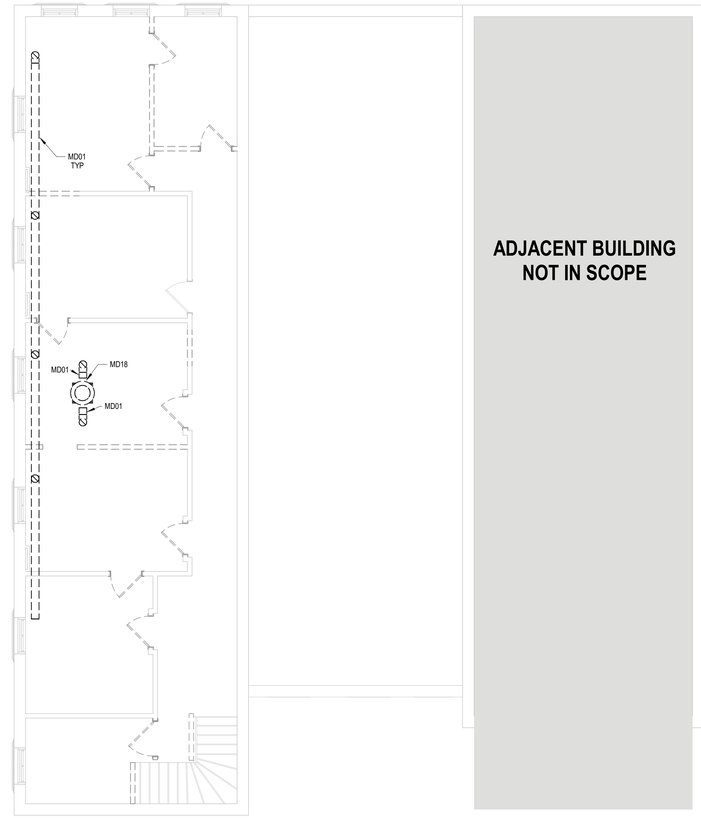
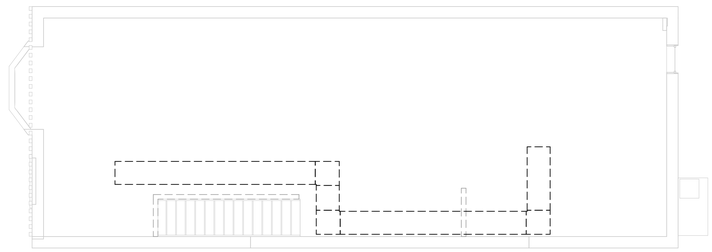
GENERAL MECHANICAL DEMOLITION NOTES

1.	REMOVE ALL DUCTS, DIFFUSERS, GRILLES, AND PIPING IN THE ENTIRE PROJECT LIMITS IN THEIR ENTIRETY, UNLESS SPECIFICALLY SHOWN TO REMAIN.
2.	REMOVE ALL CONTROL WIRING FOR AIR HANDLING EQUIPMENT.
3.	VERIFY ALL EXACT SIZES AND LOCATIONS OF EXISTING DUCTS, PIPING AND EQUIPMENT.
4.	COORDINATE WITH OTHER TRADES FOR PATCHING OF ALL CEILINGS, WALLS, FLOORS AND ROOFS WHERE PIPING, DUCTWORK, AND EQUIPMENT ARE REMOVED WITH A MATERIAL MATCHING THE EXISTING CONSTRUCTION. TYPICAL OF ALL AREAS.

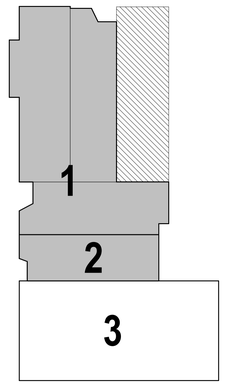
MECHANICAL DEMOLITION NOTES

MD01	REMOVE EXISTING DUCTWORK, SHOWN DASHED, IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DAMPERS AND SUPPORTS.
MD18	REMOVE EXISTING EXHAUST FAN IN ITS ENTIRETY INCLUDING ALL ASSOCIATED DUCTWORK, POWER, CONTROLS, AND SUPPORTS.





1 **BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - THIRD LEVEL**
SCALE: 3/16" = 1'-0"
NORTH



KEY PLAN
SCALE: NONE
NORTH

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NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL DEMOLITION PLAN - THIRD LEVEL

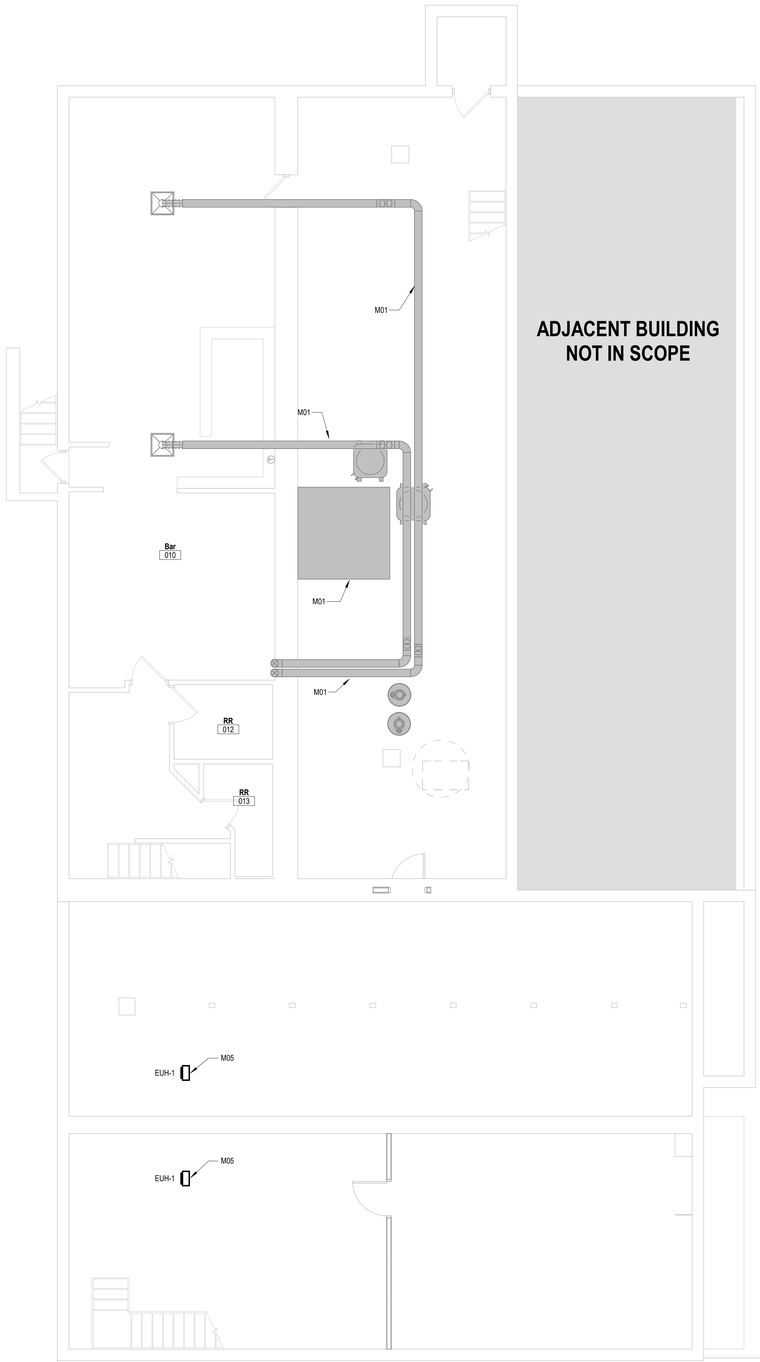
MD1.3

GENERAL MECHANICAL NOTES

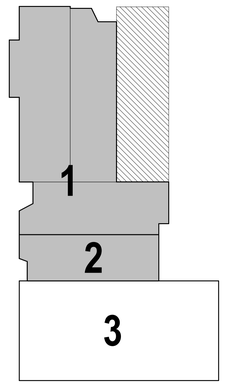
1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL PAINT WITH RUSTOLEUM PRIMER.
2.	MECHANICAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AS REQUIRED TO COMPLETE THE INSTALLATION OF THE DUCT SYSTEMS. LAYOUTS ARE SCHEMATIC IN NATURE AND PROVIDE GENERAL ROUTING SOLUTIONS. CONTRACTOR SHALL 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.
M05	INSTALL ELECTRIC UNIT HEATER PER MANUFACTURER RECOMMENDATIONS.



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



KEY PLAN
SCALE: NONE
NORTH

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REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL PLAN - LOWER LEVEL

MR1.0

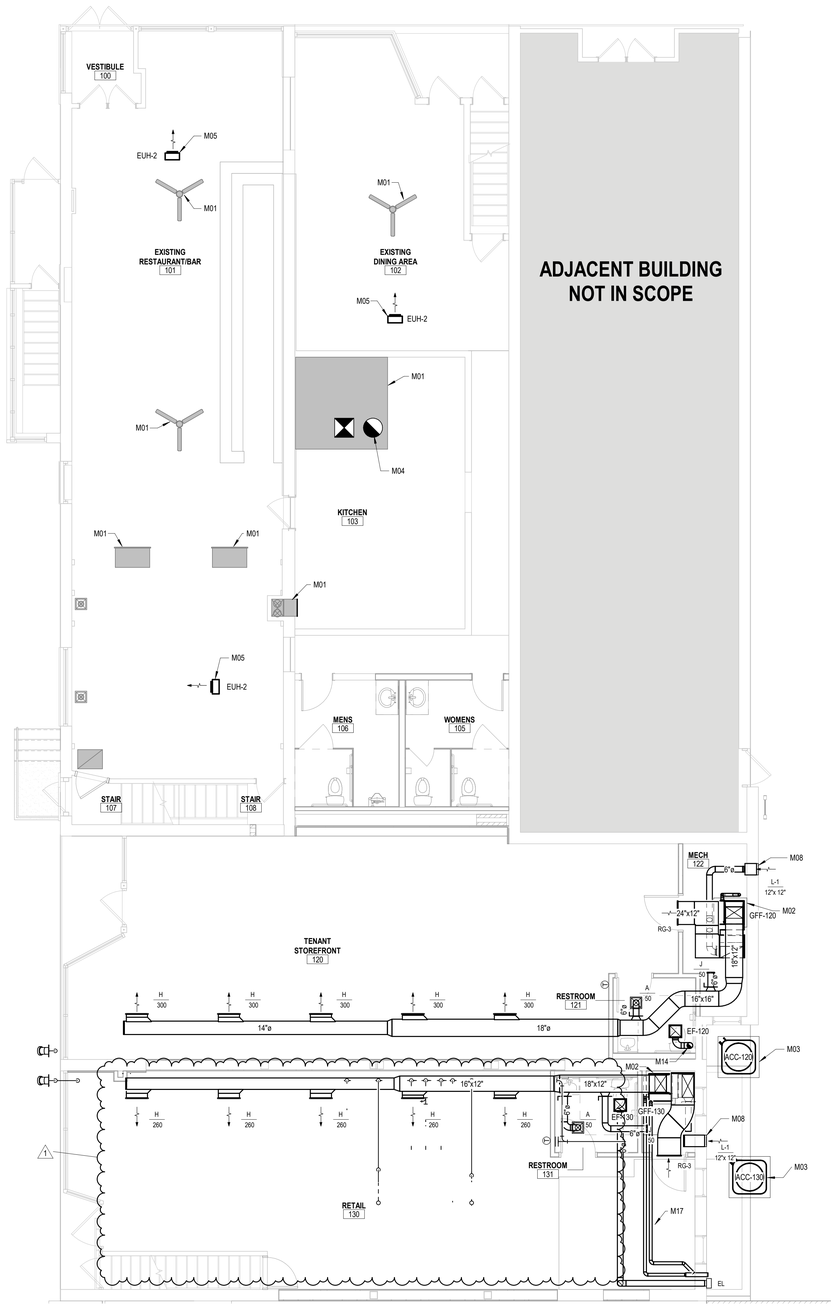
7/28/2021 2:08:09 PM

GENERAL MECHANICAL NOTES

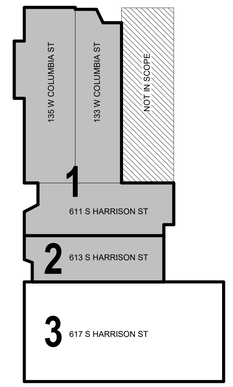
1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL PAINT WITH RUSTOLEUM PRIMER.
2.	MECHANICAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AS REQUIRED TO COMPLETE THE INSTALLATION OF THE DUCT SYSTEMS. LAYOUTS ARE SCHEMATIC IN NATURE AND PROVIDE GENERAL ROUTING SOLUTIONS. CONTRACTOR SHALL 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 4/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M03	INSTALL AIR COOLED CONDENSING UNITS PER DETAIL 1/M4.2 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 ARCHITECTUAL ELEVATIONS FOR MOUNTING HEIGHT.
M14	ROUTE EXHAUST DUCT UP TO ROOF AND TERMINATE THOUGH 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"
NORTH



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCALL
REGISTERED
No. 10505086
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

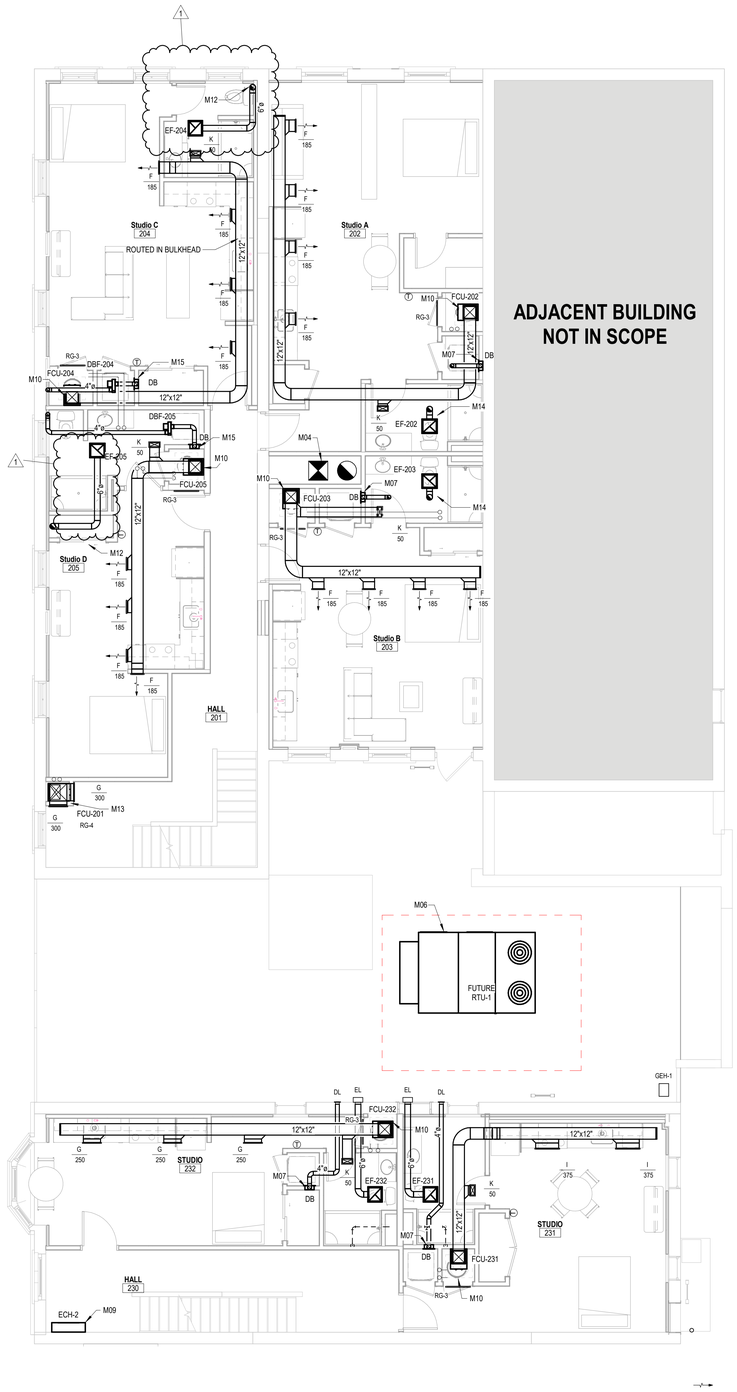
REVISIONS

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

BUILDING 1 & 2 - MECHANICAL PLAN - MAIN LEVEL

MR1.1

9/2/2021 3:26:09 PM



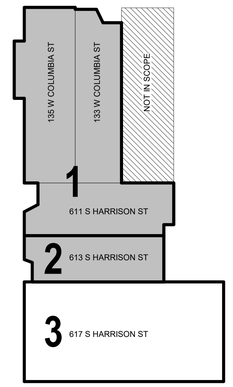
1 BUILDING 1 - MECHANICAL PLAN - SECOND LEVEL

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

NORTH

GENERAL MECHANICAL NOTES	
1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL 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 3/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M12	ROUTE EXHAUST DUCT UP TO FLOOR ABOVE. DUCT TO BE WRAPED IN FYREWRAP 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 THOUGH 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 WRAPED IN FYREWRAP DPS INSULATION - DRYER PROTECTION SYSTEM.



KEY PLAN

SCALE: NONE

NORTH

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ISSUE DATE: 07/28/2021

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

BUILDING 1 & 2 - MECHANICAL PLAN - SECOND LEVEL

MR1.2

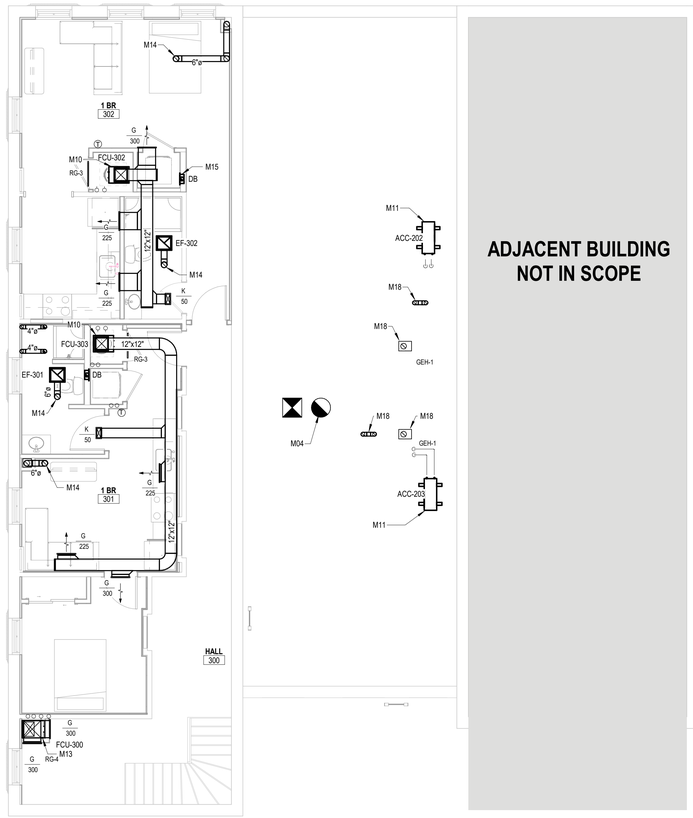
9/2/2021 3:26:13 PM

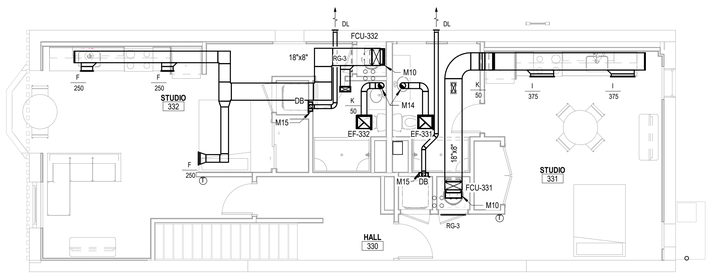
GENERAL MECHANICAL NOTES

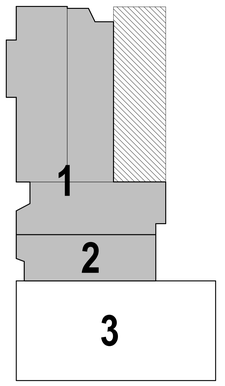
1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL PAINT WITH RUSTOLEUM PRIMER.
2.	MECHANICAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL OFFSETS AS REQUIRED TO COMPLETE THE INSTALLATION OF THE DUCT SYSTEMS. LAYOUTS ARE SCHEMATIC IN NATURE AND PROVIDE GENERAL ROUTING SOLUTIONS. CONTRACTOR SHALL 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.
M10	INSTALL FAN COIL UNIT PER DETAIL 3/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M11	INSTALL HEAT PUMP UNIT AND ROUTE REFRIGERANT LINES INTO BUILDING PER DETAIL 5/M4.2 AND MANUFACTURER RECOMMENDATIONS.
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 THOUGH 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 WRAPED IN FYREWRAP DPS INSULATION - DRYER PROTECTION SYSTEM.
M18	TERMINATE EXHAUST DUCTS THROUGH ROOF CAPS PER MANUFACTURER RECOMMENDATIONS. SEAL ROOF PENETRATION AIR AND WATER TIGHT.







KEY PLAN
SCALE: NONE
NORTH

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

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DESIGN COLLABORATIVE
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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL PLAN - THIRD LEVEL

MR1.3

GENERAL MECHANICAL NOTES

1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL 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.
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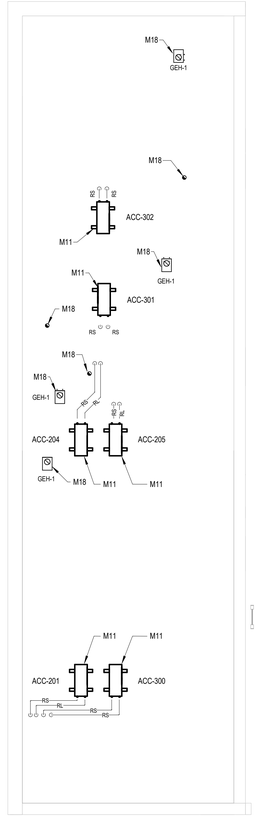
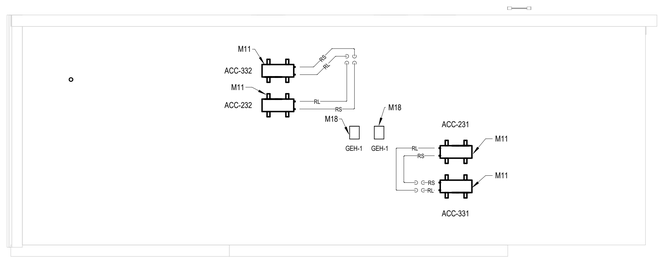
5.	SEE THE REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL DIFFUSERS IN THE CEILINGS.

MECHANICAL NOTES

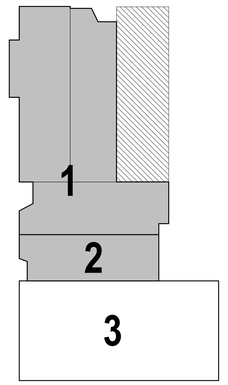
M11	INSTALL HEAT PUMP UNIT AND ROUTE REFRIGERANT LINES INTO BUILDING PER DETAIL 5/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M18	TERMINATE EXHAUST DUCTS THROUGH ROOF CAPS PER MANUFACTURER RECOMMENDATIONS. SEAL ROOF PENETRATION AIR AND WATER TIGHT.





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

NORTH



KEY PLAN
SCALE: NONE

NORTH

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - MECHANICAL PLAN - ROOF LEVEL

MR1.4

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GENERAL MECHANICAL NOTES

1.	PAINT ALL EXTERIOR GAS PIPING WITH 2 COATS LIGHT GRAY ENAMAL PAINT WITH RUSTOLEUM PRIMER.
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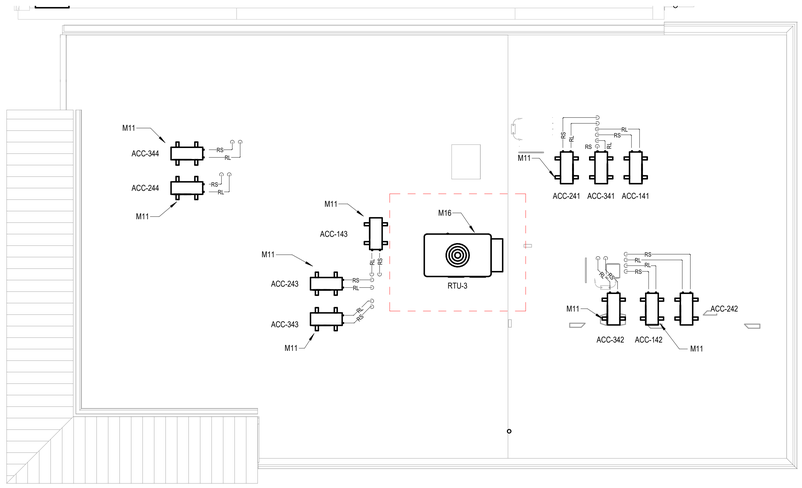
5.	SEE THE REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF ALL DIFFUSERS IN THE CEILINGS.

MECHANICAL NOTES

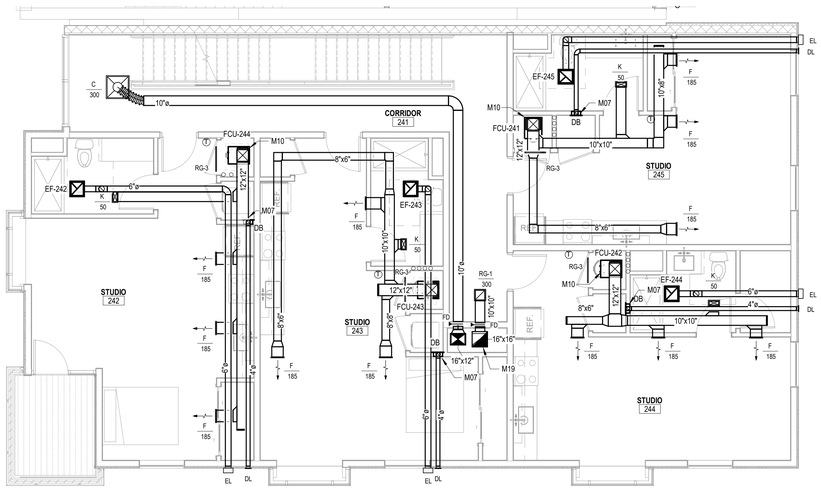
M05	INSTALL ELECTRIC UNIT HEATER PER MANUFACTURER RECOMMENDATIONS.
M07	INSTALL DRYER BOX PER MANUFACTURER RECOMMENDATIONS.
M10	INSTALL FAN COIL UNIT PER DETAIL 3/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M11	INSTALL HEAT PUMP UNIT AND ROUTE REFRIGERANT LINES INTO BUILDING PER DETAIL 5/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M16	INSTALL ROOFTOP UNIT PER DETAIL 6/M4.2 AND MANUFACTURER RECOMMENDATIONS.
M19	ROUTE 16"x12" SUPPLY DUCT AND 16"x16" RETURN DUCT UP TO FLOOR ABOVE AND ROUTE 14"x10" SUPPLY DUCT AND 16"x12" RETURN DUCT UP TO FLOOR ABOVE. SEE FLOOR PLAN BELOW AND ABOVE FOR CONTINUATION.



4 BUILDING 3 - MECHANICAL PLAN - ROOF LEVEL

NORTH

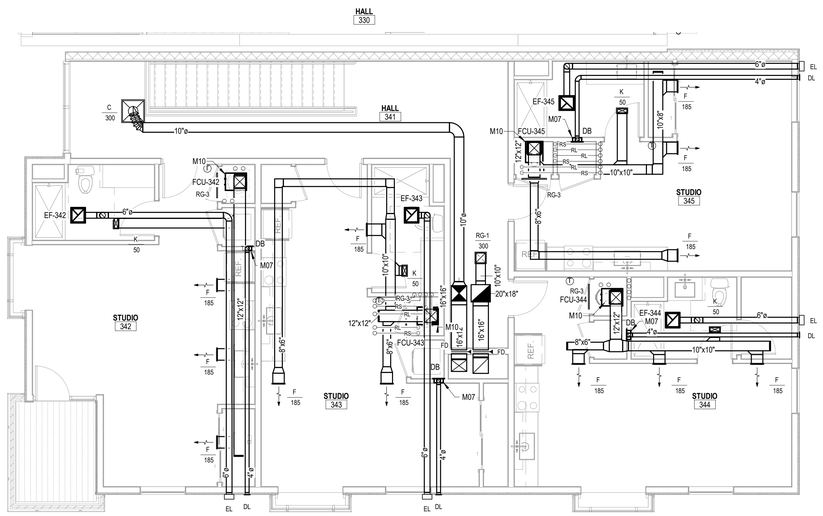
SCALE: 3/16" = 1'-0"



2 BUILDING 3 - MECHANICAL PLAN - SECOND LEVEL

NORTH

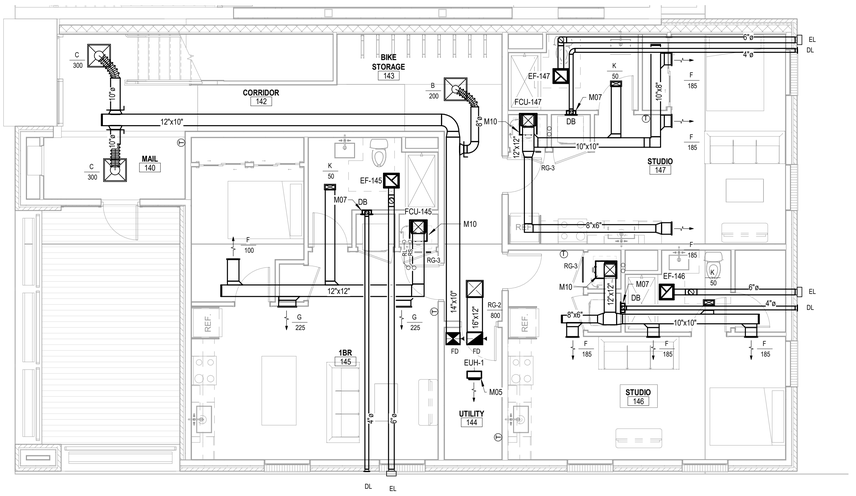
SCALE: 3/16" = 1'-0"



3 BUILDING 3 - MECHANICAL PLAN - THIRD LEVEL

NORTH

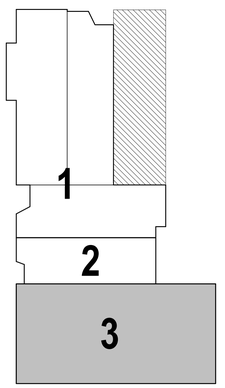
SCALE: 3/16" = 1'-0"



1 BUILDING 3 - MECHANICAL PLAN - MAIN LEVEL

NORTH

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



KEY PLAN

NORTH

SCALE: NONE

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REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 3 - MECHANICAL PLAN - MAIN LEVEL

MN1.1

ROOFTOP UNIT SCHEDULE

TAG	MANUFACTURER	MODEL	SUPPLY FAN				UNIT ELECTRICAL		DX COOLING								GAS HEAT					FILTER			
											EAT		LAT												
			TOTAL CFM	OA MIN VENT	ESP	HP	VOLTAGE	PHASE	TC	SC	DB	WB	DB	WB	EER	REFRIG.	DX STAGES	INPUT	OUTPUT	EAT DB	LAT DB	STAGES	THICKNESS	MERV	WEIGHT	NOTES
FUTURE RTU-1	--	--	6000	0	0.8 in-wg	5	480 V	3	259010 Btu/h	192490 Btu/h	80.0 °F	67.0 °F	58.9 °F	56.9 °F	11	R-410A	2	400000 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	120000 Btu/h	96000 Btu/h	70.0 °F	144.2 °F	2	2"	8	722 lb	1-15

1. STANDARD INSULATED CONSTRUCTION
2. HINGED ACCESS DOORS
3. FACTORY ASSEMBLED OUTSIDE AIR AND RELIEF AIR HOODS
4. BARAMETRIC RELIEF
5. LOW LEAK OUTSIDE AIR AND EXHAUST AIR DAMPERS
6. UNIT MOUNTED DISCONNECT
7. 5 YEAR COMPRESSOR WARRANTY
8. FACTORY WIRED 115V POWERED CONVENIENCE OUTLET
9. 10 YEAR HEAT EXCHANGER WARRANTY
10. ROUTE POWER INTO UNIT WITHIN CURB
11. EXTERIOR GAS CONNECTION
12. SMOKE DETECTOR WITH WIRING TO FIRE ALARM BY E.C., DUCT DETECTOR SHALL SHUT DOWN UNIT
13. DIGITAL SCROLL COMPRESSORS FOR MODULATING CAPACITY
14. PROVIDE INSULATED CURB FOR UNIT
15. 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	4TTA3060D4	226 lb	60600 Btu/h	43700 Btu/h	13	480 V	3	1 - 6
ACC-130	TRANE	4TTA3060D4	226 lb	60600 Btu/h	43700 Btu/h	13	480 V	3	1 - 6
ACC-141	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-142	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-143	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-201	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-202	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-203	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-204	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-205	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-231	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-232	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-241	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-242	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-243	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-244	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-300	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-301	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-302	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-331	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-332	TRANE	4TXL6024	119 lb	22500 Btu/h	17325 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-341	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-342	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-343	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8
ACC-344	TRANE	4TXL6018	119 lb	18000 Btu/h	13860 Btu/h	16	208 V	1	1, 2, 4 - 8

1. 5 YEAR COMPRESSOR WARRANTY
2. ANTI-RECYCLE TIMERS
3. LOW AMBIENT OPERATION FOR COOLING DOWN TO 0 DEGREES OUTDOOR TEMPERATURE
4. EXTERNAL CRANKCASE HEATERS
5. LOW PRESSURE SWITCH
6. SERVICE VALVES
7. EVAPORATOR DEFROST CONTROL
8. WIND BAFFLE KIT

FAN COIL UNIT SCHEDULE

TAG	MANUFACTURER	MODEL	FAN			ELECTRICAL		ELECTRIC HEATING COIL					WEIGHT	NOTES
			CFM	ESP	HP	VOLTAGE	PHASE	TOTAL HEATING	KW	STAGES	EAT DB	LAT DB		
FCU-145	TRANE	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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-202	TRANE	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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-302	TRANE	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A24	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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	GAM5B0A18	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

1. CONDENSATE PAN BELOW UNIT WITH CONDENSATE OVERFLOW SWITCH TO SHUT UNIT DOWN
2. FACTORY INSTALLED FILTER RACK WITH MERV 7 FILTER
3. INTEGRAL A TYPE DX COIL WITH REFRIGERANT CONNECTIONS
4. SHORT CYCLE PROTECTION
5. TERMINAL STRIP FOR TCC TO CONNECT FIELD CONTROLLER
6. PROVIDE STAND BELOW UNIT FOR MOUNTING OFF OF FLOOR
7. 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				
			TOTAL CFM	OA CFM	ESP	HP	SPEEDS	VOLTAGE	PHASE	MANUFACTURER	MODEL	REFRIGERANT	INPUT	OUTPUT	AFUE	STAGES	NOTES
GFF-120	TRANE	S9V2C120	1600	100	0.5 in-wg	1	VARIABLE	120 V	1	TRANE	4CXCC060	R-410A	120000 Btu/h	113000 Btu/h	94.1	2	1 - 10
GFF-130	TRANE	S9V2C120	1400	100	0.5 in-wg	1	VARIABLE	120 V	1	TRANE	4CXCC060	R-410A	120000 Btu/h	113000 Btu/h	94.1	2	1 - 10

1. PROVIDE 2 SETS OF FILTER MEDIA AFTER PROJECT COMPLETION
2. PVC CONDENSATE DRAIN PIPE WITH CLEANOUT PLUG
3. MANUFACTURERS FILTER MEDIA CABINET TO ACCEPT 2" FILTERS
4. CONCENTRIC ADAPTER FOR PVC FLUE PIPES AND COMBUSTION AIR
5. RUBBER GROMMETS AROUND ALL WIRING INTO CABINET
6. 7-DAY PROGRAMMABLE THERMOSTAT WITH HEAT-COOL-AUTO. HONEYWELL MODEL TH8320R
7. PHOTOELECTRIC DUCT DETECTOR TO SHUT UNITS DOWN UPON DETECTION, PROVIDED AND INSTALLED BY E.C.
8. METAL CONDENSATE PAN BELOW UNIT WITH CONDENSATE SWITCH TO SHUT UNIT DOWN UPON DETECTION
9. VARIABLE SPEED ECM MOTOR AND FAN
10. 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	60.0 °F	97.9 °F	1-5, 7
EUH-1	TRANE	UHEC	208 V	1	400	0.05 in-wg	11262.9	3.3 kW	60.0 °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	60.0 °F	86.0 °F	2-4, 6-7
EUH-2	TRANE	UHEC	208 V	1	400	0.05 in-wg	17065.0	5 kW	60.0 °F	100.0 °F	2-4, 6-7
EUH-2	TRANE	UHEC	208 V	1	400	0.05 in-wg	17065.0	5 kW	60.0 °F	100.0 °F	2-4, 6-7
EUH-2	TRANE	UHEC	208 V	1	400	0.05 in-wg	17065.0	5 kW	60.0 °F	100.0 °F	2-4, 6-7

1. CUSTOM COLOR SELECTED BY ARCHITECT
2. INTEGRAL DISCONNECT ACCESSIBLE FROM THE FRONT OF THE UNIT
3. REMOTE WALL MOUNTED 2 STAGE DIGITAL THERMOSTAT
4. 2 STAGE HEAT
5. VERTICAL EXPOSED CABINET
6. RUBBER ISOLATERS HANGER BRACKET
7. DISCONNECT BY E.C.

FAN SCHEDULE

TAG	MANUFACTURER	MODEL	FAN						MOTOR	
			TOTAL CFM	TSP	RPM	TYPE	MOUNTING	DRIVE	VOLTAGE	PHASE
DBF-204	TJERNLUND	LB2XL	0	0.000 in-wg	0	INLINE	DUCT	DIRECT	0 V	0
DBF-205	TJERNLUND	LB2XL	0	0.000 in-wg	0	INLINE	DUCT	DIRECT	0 V	0
EF-120	LOREN COOK	GC-144	100	0.000 in-wg	0	CABINET	CEILING	DIRECT	120 V	1
EF-130	LOREN COOK	GC-144	100	0.000 in-wg	0	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	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1
EF-332	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1
EF-342	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1
EF-343	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1
EF-344	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1
EF-345	LOREN COOK	GC-144	100	0.500 in-wg	923	CABINET	CEILING	DIRECT	120 V	1

LOUVER SCHEDULE

TAG	MANUFACTURER	MODEL	WIDTH	HEIGHT	DEPTH	FREE AREA	MAX CFM	APD	FRAME	MATERIAL	FINISH	NOTES
DL	DRYERWALLBOX	DV-1	6 1/2"	6 1/2"	1/2"				--			3
EL	DRYERBOX		0"	0"	0"		0					3
L-1	UNITED ENERTECH	EL-D-4	12"	12"	2"	0.5 SF	400	0.08 in-wg	CHANNEL	ALUMINUM	KYNAR	1-3

1. DRAINABLE, FIXED BLADE LOUVER
2. ALUMINUM BIRDSCREEN
3. CUSTOM COLOR TO MATCH BUILDING EXTERIOR

AIR TERMINAL SCHEDULE

TAG	MANUFACTURER	MODEL	NECK SIZE	FACE SIZE	SYSTEM	MOUNTING	MATERIAL	FINISH	NOTES
A	TUTTLE & BAILEY	T1100-06-SF	6" DIA	12"x12"	SUPPLY	SURFACE	STEEL	WHITE	
B	TUTTLE & BAILEY	T1100-08-LT	8" DIA	24"x24"	SUPPLY	LAY-IN	STEEL	WHITE	--
C	TUTTLE & BAILEY	T1100-10-LT	10" DIA	24"x24"	SUPPLY	LAY-IN	STEEL	WHITE	--
F	TUTTLE & BAILEY	T54	12x6	14x8	SUPPLY	WALL	STEEL	WHITE	--
G	TUTTLE & BAILEY	T54	18x6	20x8	SUPPLY	WALL	STEEL	WHITE	--
H	TUTTLE & BAILEY	T54	22x6	24x8	SUPPLY	WALL	STEEL	WHITE	--
I	TUTTLE & BAILEY	T54	24x6	26x8	SUPPLY	WALL	STEEL	WHITE	--
J	TUTTLE & BAILEY	T54	6" DIA		SUPPLY	WALL	STEEL	WHITE	--
K	TUTTLE & BAILEY	T60	10" x 4"	12" x 6"	SUPPLY	WALL	STEEL	WHITE	--
RG-1	TUTTLE & BAILEY	CRE500	10" x 10"	12" x 12"	RETURN	SURFACE	ALUMINUM	WHITE	--
RG-2	TUTTLE & BAILEY	CRE500	16" x 16"	18" x 18"	RETURN	SURFACE	ALUMINUM	WHITE	--
RG-3	TUTTLE & BAILEY	T70	24x12	26x14	RETURN	WALL	STEEL	WHITE	--
RG-4	TUTTLE & BAILEY	T70	18x18	20x20	RETURN	WALL	STEEL	WHITE	--

1 INTEGRAL VOLUME DAMPER ADJUSTABLE FROM FACE OF GRILLE
2 INSULATED BOOT BEHIND GRILLE
3 DRYWALL FLANGE

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

MECHANICAL SCHEDULES

M4.1

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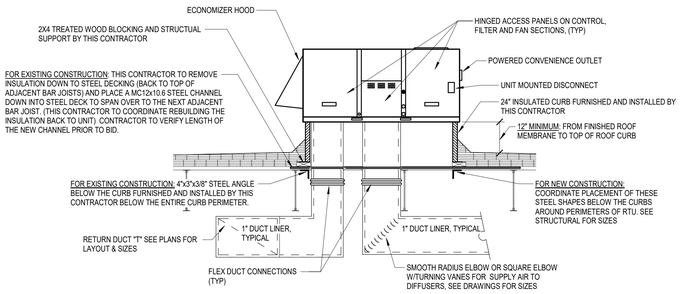
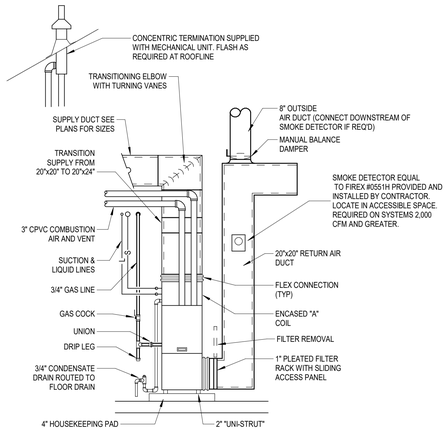
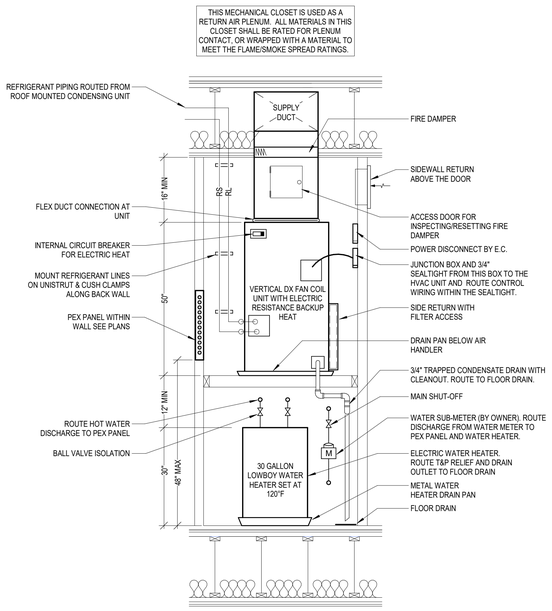


6 ROOFTOP UNIT DETAIL - BOTTOM DISCHARGE

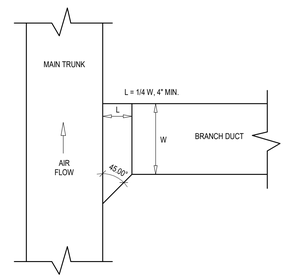
5 ROOF MOUNTED CONDENSING UNIT



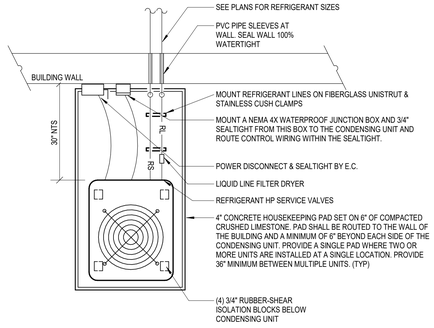
4 FURNACE - GAS - UPFLOW



3 APARTMENT AIR HANDLER DETAIL



2 DUCT BRANCH CONNECTION DETAIL



1 CONDENSING UNIT DETAIL

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MODEL GROUP

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MECHANICAL DETAILS

M4.2

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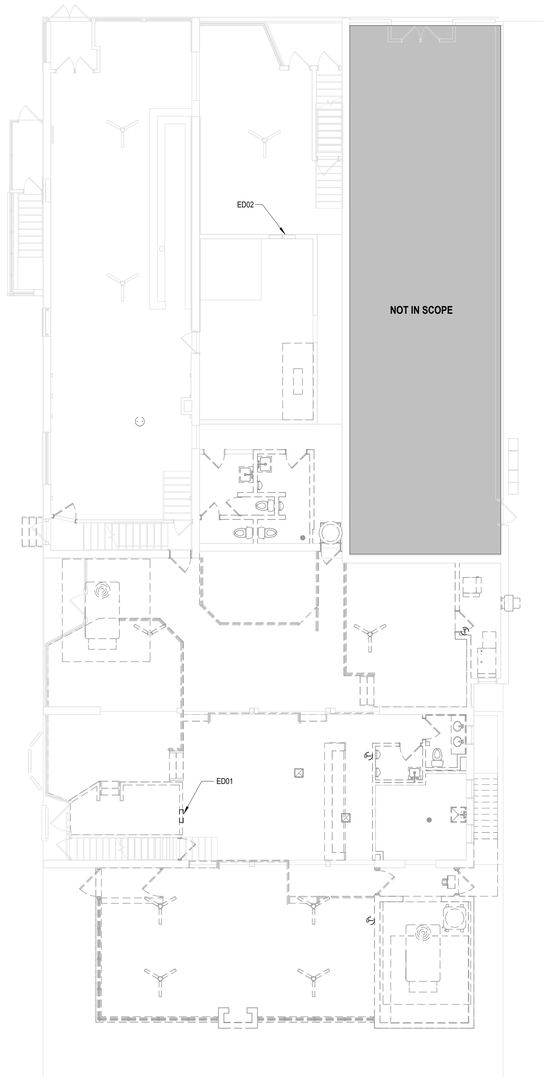
GENERAL ELECTRICAL DEMOLITION NOTES

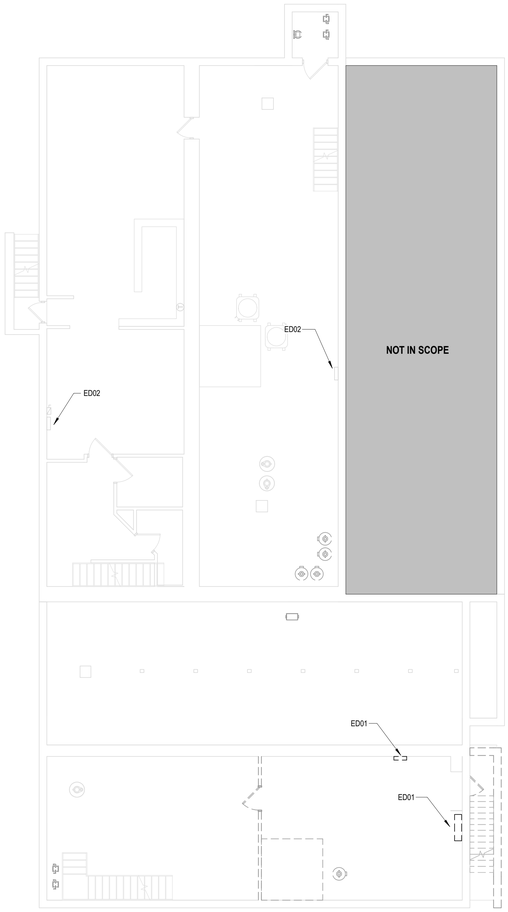
1.	REMOVE ALL ABANDONED CONDUCTORS, ELECTRICAL EQUIPMENT AND ACCESSIBLE RACEWAYS INCLUDING LOW-VOLTAGE, INTERCOM, BELLS AND FIRE ALARM SYSTEMS.
2.	EXISTING EQUIPMENT, DEVICES, ETC. INDICATED TO REMAIN ARE INTENDED TO REMAIN OPERATIONAL. EXTEND OR REROUTE CIRCUITS AS REQUIRED TO KEEP DOWN STREAM DEVICES OPERATIONAL.
3.	REMOVE EXISTING LIGHT FIXTURES FROM ALL AREAS WHERE NEW LIGHTING IS INDICATED.
4.	EXISTING EQUIPMENT AND CIRCUITING IS INTENDED TO BE A REASONABLE APPROXIMATION AND IS FOR CONVENIENCE ONLY, NOT FOR THE BASIS OF BIDDING. DETERMINE EXACT QUANTITIES, LOCATIONS AND WIRING METHODS AT JOB SITE.
5.	ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND REMOVING POWER FEEDS TO ALL FIXED EQUIPMENT SHOWN TO BE REMOVED OR RELOCATED.

ELECTRICAL DEMOLITION KEYNOTES

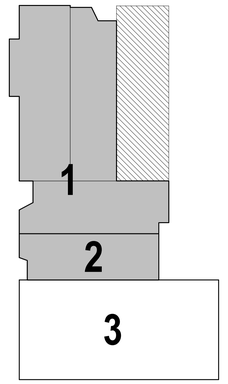
ED01	REMOVE EXISTING ELECTRICAL PANEL.
ED02	EXISTING ELECTRICAL PANEL TO BE RECONNECTED TO NEW SERVICE. TO BE DEMOLISHED WITH FUTURE TENANT IMPROVEMENTS.



1 NORTH **ELECTRICAL DEMOLITION PLAN - MAIN LEVEL**
SCALE: 1/8" = 1'-0"



2 NORTH **ELECTRICAL DEMOLITION PLAN - LOWER LEVEL**
SCALE: 1/8" = 1'-0"



NORTH **KEY PLAN**
SCALE: NONE

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BUILDING 1 & 2 - ELECTRICAL DEMOLITION PLAN - LOWER & MAIN LEVEL

ED1.1

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GENERAL ELECTRICAL DEMOLITION NOTES

1.	REMOVE ALL ABANDONED CONDUCTORS, ELECTRICAL EQUIPMENT AND ACCESSIBLE RACEWAYS INCLUDING LOW-VOLTAGE, INTERCOM, BELLS AND FIRE ALARM SYSTEMS.
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3.	REMOVE EXISTING LIGHT FIXTURES FROM ALL AREAS WHERE NEW LIGHTING IS INDICATED.
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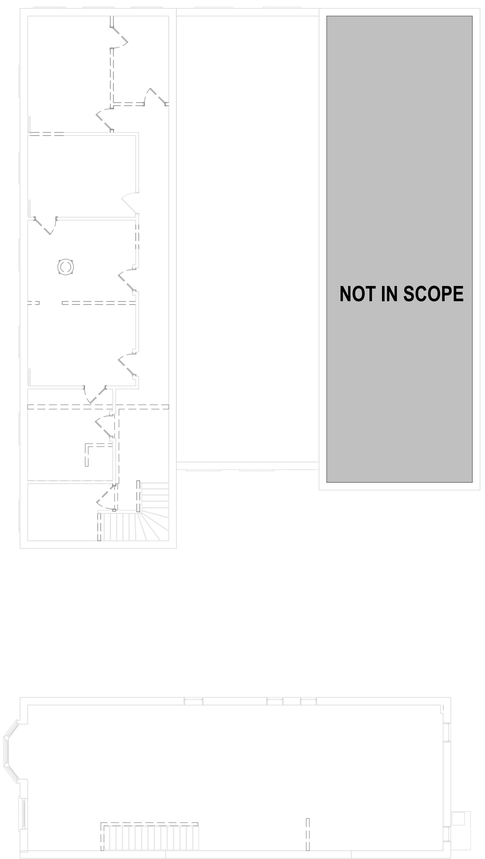
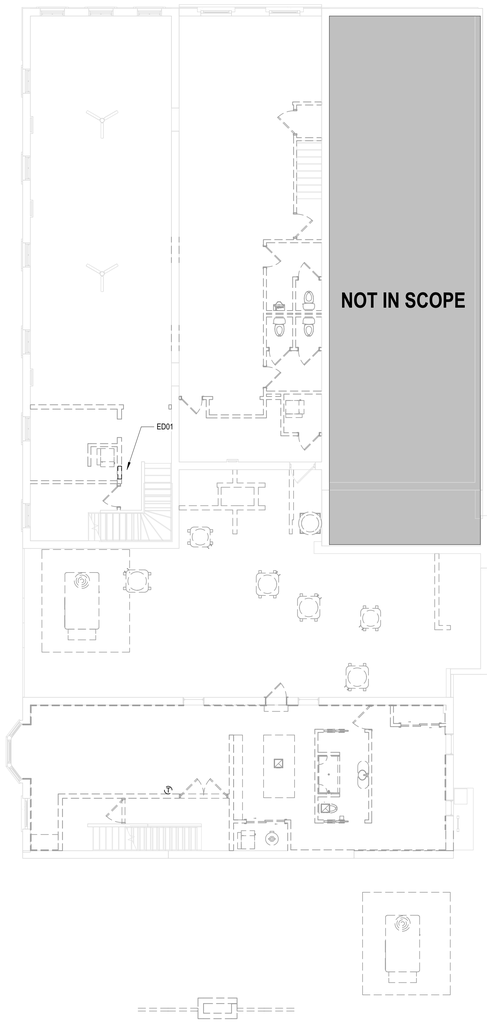
5.	ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING AND REMOVING POWER FEEDS TO ALL FIXED EQUIPMENT SHOWN TO BE REMOVED OR RELOCATED.

ELECTRICAL DEMOLITION KEYNOTES

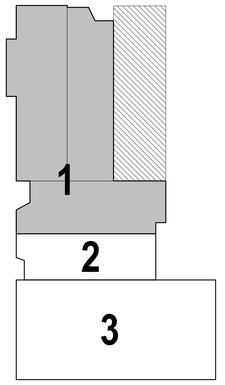
ED01	REMOVE EXISTING ELECTRICAL PANEL.



2 ELECTRICAL DEOMOLITION PLAN - THIRD LEVEL
SCALE: 1/8" = 1'-0"



1 ELECTRICAL DEMOLITION PLAN - SECOND LEVEL
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: NONE

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CONSTRUCTION DOCUMENTS

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NO.	DATE	DESCRIPTION

BUILDING 1 & 2 - ELECTRICAL DEMOLITION PLAN - SECOND & THIRD LEVEL

ED1.2

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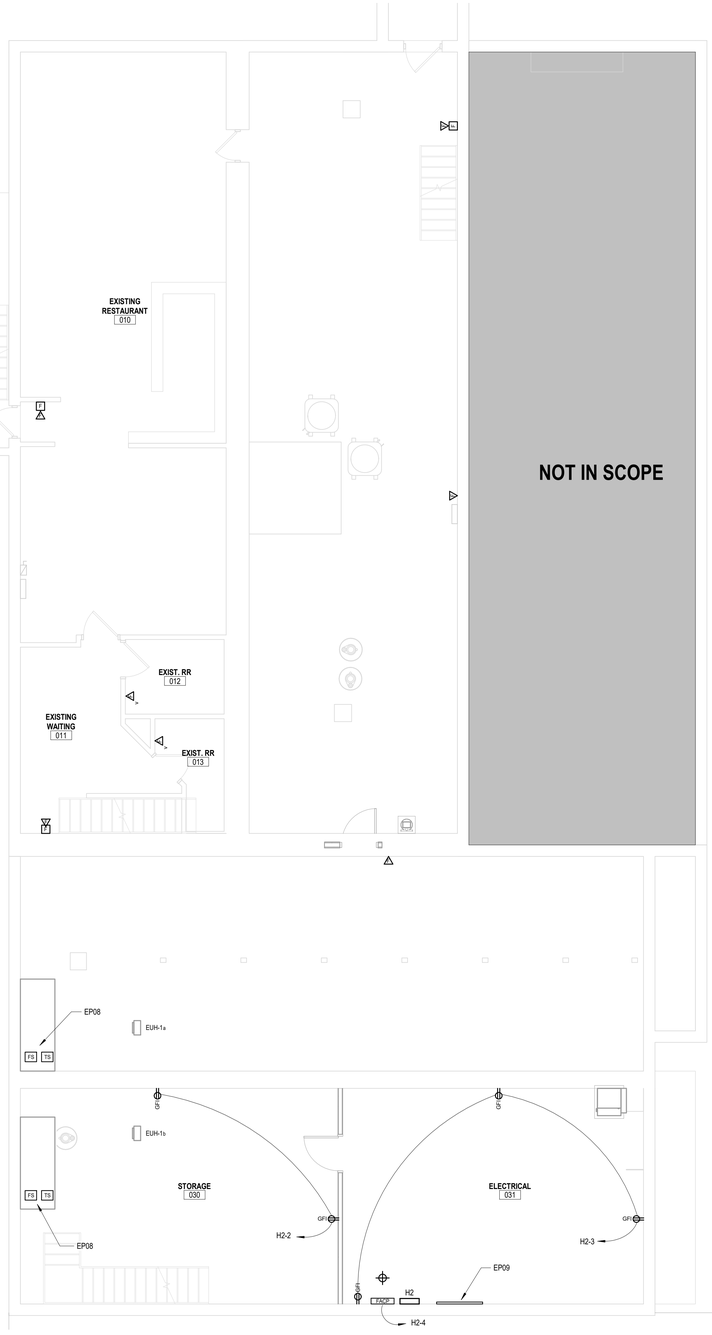


POWER PLAN - LOWER LEVEL

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

NORTH

GENERAL ELECTRICAL NOTES

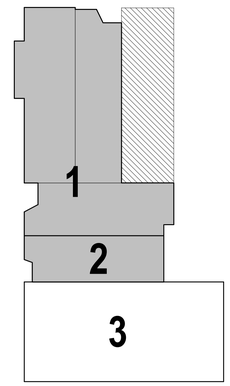
1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8.	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 (6 FT. MAX).
9.	USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
10.	ALL STAIR WELLS AND CORRIDOORS 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 CORRIDOOR OR STAIR WELL.
11.	TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
12.	LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CAULKED 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

1.	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.
2.	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.
3.	ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
4.	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.
5.	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.
6.	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.
7.	FIRE ALARM SYSTEM SHALL CONSIST OF AN ADDRESSABLE SYSTEM IN COMON 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 HACE 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.
8.	BUILDING 1 & 2 CORRIDOORS SHALL HAVE SMOKE DETECTORS CONNECTED TO THE FIRE ALARM SYSTEM TO SOUND IMMEDIATELY UPON DETECTION.
9.	EACH BUILDING SHALL HAVE SEPERATE STANDALONE SYSTEMS. THESE SYSTEM SHALL NOT BE INTERCONNECT AND MUST ACT FULLY INDEPENDENT OF THE OTHER BUILDINGS.
10	IN BUILDINGS 1 & 2, MULTIPLE REMOTE ANNUNCIATORS SHALL BE LOCATED WITHIN THE BUILDING. (1) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUISINESS TENANT ON THE MAINN LEVEL AND (1) SHALL BE LOCATED AT THE ENTRANCE TO THE APARTMENT UNITS ON THE UPPER LEVELS.

POWER PLAN KEYNOTES

EP08	VERIFY THE EXACT LOCATION AND QUANTITY OF TAMPER AND FLOW SWITCHES WITH THE SPRINKLER CONTRACTOR. TIE INTO FIRE ALAM SYSTEM.
EP09	PROVIDE 4'-0" X 8'-0" TERMINATION BOARD MOUNTED ON WALL. PAINT WITH FIRE RESISTIVE PAINT ON ALL SIDES.



KEY PLAN

SCALE: NONE

NORTH

DESIGN COLLABORATIVE
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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2220.0136

CRAIG S. SCHILLER
REGISTERED
No. 10505086
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

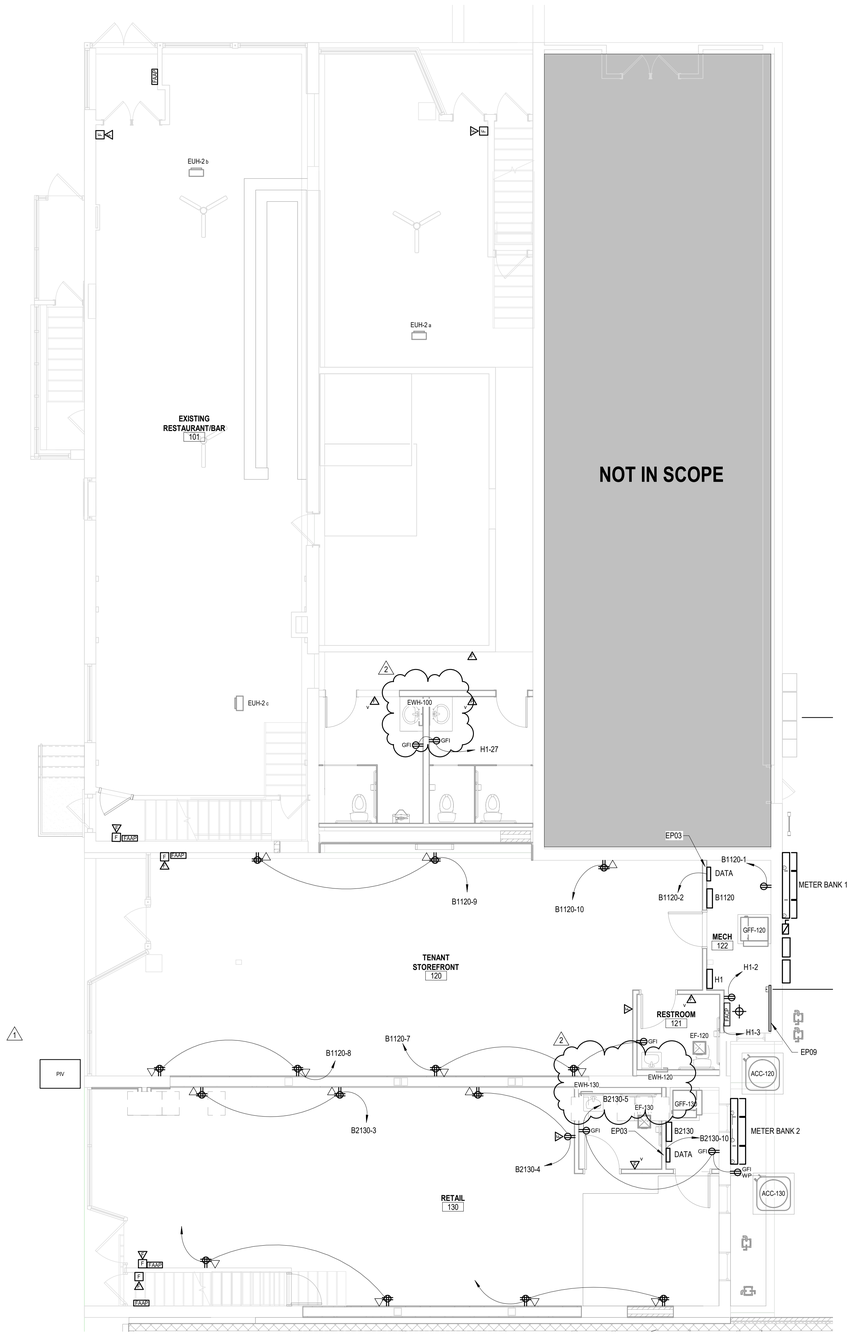
REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2
LOWER LEVEL
POWER PLAN

ER1.0

7/28/2021 6:09:44 AM



GENERAL ELECTRICAL NOTES

1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
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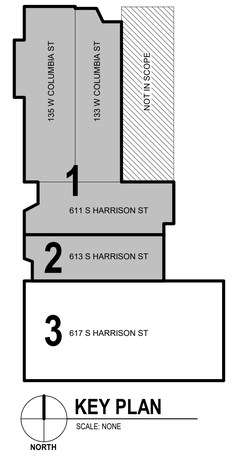
POWER PLAN KEYNOTES

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'-0" X 8'-0" TERMINATION BOARD MOUNTED ON WALL. PAINT WITH FIRE RESISTIVE PAINT ON ALL SIDES.
EP14	BATHROOM EXHAUST FAN LIGHTING COMBONATION 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"

NORTH



KEY PLAN

SCALE: NONE

NORTH

DESIGN COLLABORATIVE
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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/01/2021	ADD-2

BUILDING 1 & 2 MAIN LEVEL POWER PLAN

ER1.1

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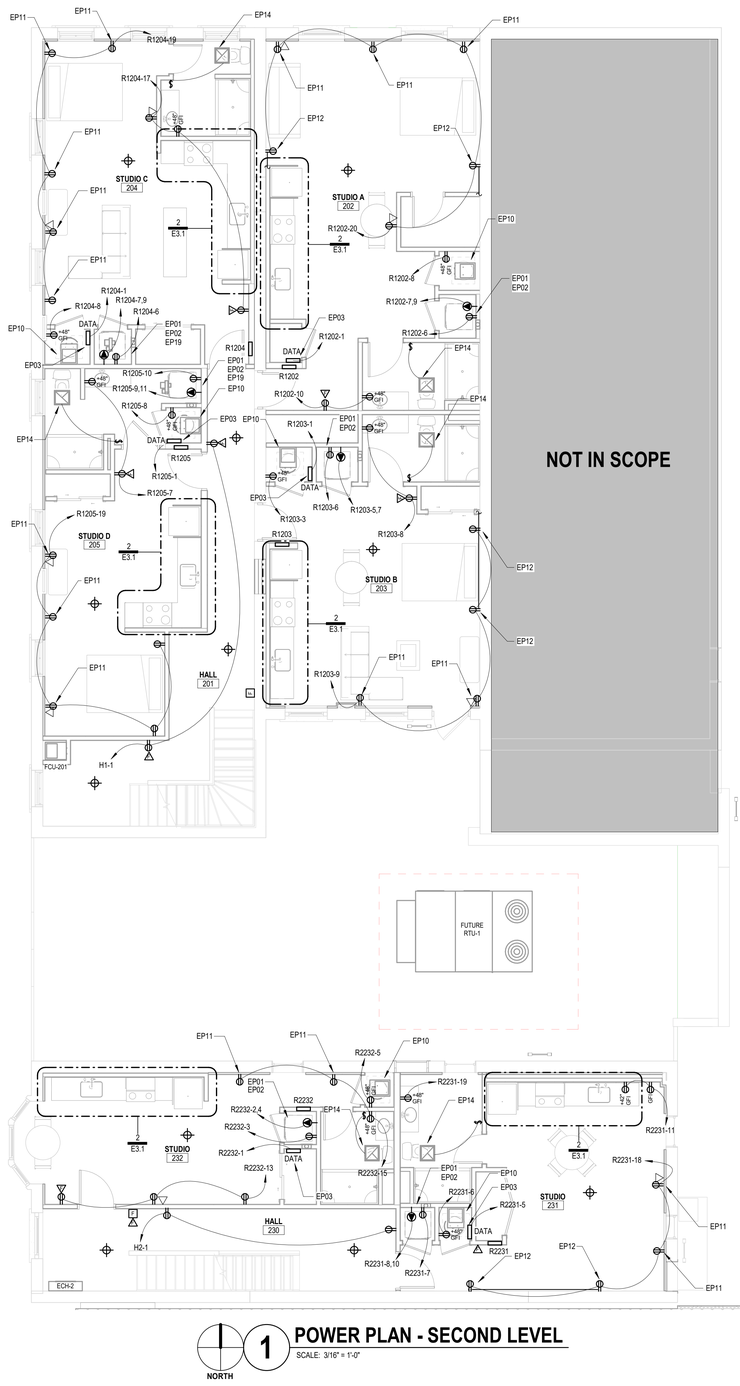

1 **POWER PLAN - SECOND LEVEL**
SCALE: 3/16" = 1'-0"
NORTH

GENERAL ELECTRICAL NOTES

1. THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
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3. THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
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5. ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6. USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7. PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8. 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 (6 FT. MAX).
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2. 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.
3. ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
4. 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.
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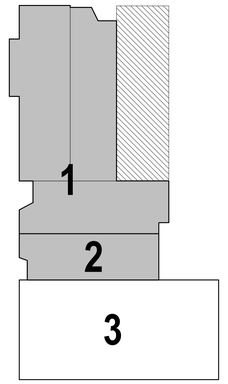
POWER PLAN KEYNOTES

EP01	COORDINATE FINAL LOCATION OF WASHING MACHINE RECEPTACLE OF WASHING MACHINE IN FIELD WITH EQUIPMENT REQUIREMENTS.
EP02	DRYER RECEPTACLE CIRCUIT SHALL BE (2)#10, (1)#12 GND IN 3/4" CONDUIT. RECEPTACLE TO BE 208V 2 POLE 30 A RATED RECEPTACLE. VERIFY FINAL STYLE AND CIRCUIT AMPERAGE WITH EQUIPMENT AND ADJUST TO MATCH EQUIPMENT REQUIREMENTS AS NEEDED.
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.
EP10	MECHANCIAL CLOSET WITH STACKED WATER HEATER AND FURNACE WITH ELECTRIC REHEAT UNIT. WATER HEATER CIRCUIT SHALL BE (2)#12, (1)#12 GND IN 3/4" CONDUIT. FURNACE CIRCUIT SHALL BE (2)#8, (1)#10 GND IN 3/4" CONDUIT. PROVIDE DISCONNECTING MEANS MOUNTED NEAR UNITS. COORDINATE LOCATION OF DISCONNECTS WITH MECHNICAL EQUIPMENT TO PROVIDE REQUIRED WORKING SPACE.
EP11	PROVIDE SHALLOW BOX WITH LOW PROFILE DUPLEX TO BE LOCATED IN FURRED OUT WALL.
EP12	DEVICE LOCATED ON EXPOSED BRICK WALL. BACK BOX TO BE SURFACE MOUNTED. BRANCH CIRCUITING SHALL BE IN EMT ROUTED AS SHOWN ON PLANS TO LIMIT IMPACT ON WALL SURFACE.
EP14	BATHROOM EXHAUST FAN LIGHTING COMBONATION 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.
EP19	DRYER DUCT BOOST IN APARTMENT WASHER/DRYER CLOSET. DUCT BOOST CIRCUIT SHALL BE (2)#12, (1)#12 GND IN 3/4" CONDUIT. PROVIDE 120V 20A SNAP SWITCH WITH PILOT LIGHT AS DISCONNECTING MEANS.



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP

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PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

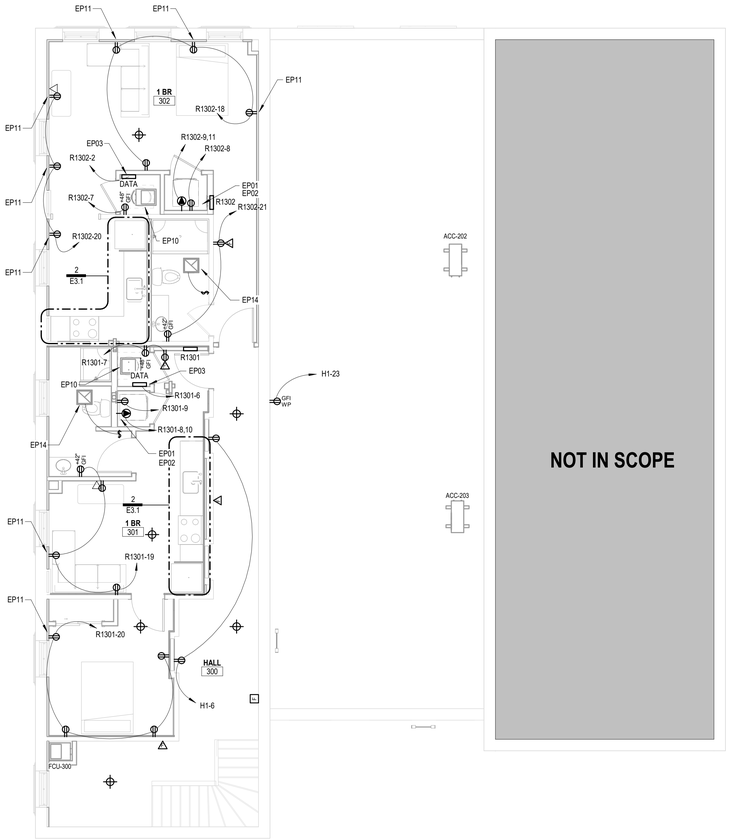
REVISIONS

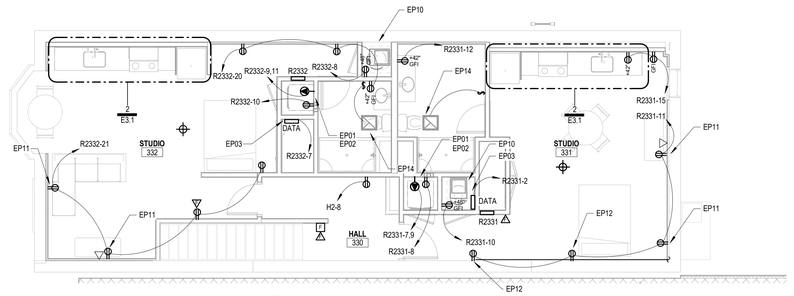
NO.	DATE	DESCRIPTION

BUILDING 1 & 2
SECOND LEVEL
POWER PLAN

ER1.2

7/28/2021 8:08:54 AM

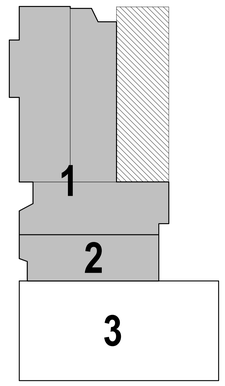




POWER PLAN - THIRD LEVEL

1 NORTH

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



KEY PLAN

NORTH

SCALE: NONE

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GENERAL FIRE ALARM NOTES

1.	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.
2.	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.
3.	ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
4.	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.
5.	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.
6.	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.
7.	FIRE ALARM SYSTEM SHALL CONSIST OF AN ADDRESSABLE SYSTEM IN COMON 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 HACE 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.
8.	BUILDING 1 & 2 CORRIDOORS SHALL HAVE SMOKE DETECTORS CONNECTED TO THE FIRE ALARM SYSTEM TO SOUND IMMEDIATELY UPON DETECTION.
9.	EACH BUILDING SHALL HAVE SEPERATE STANDALONE SYSTEMS. THESE SYSTEM SHALL NOT BE INTERCONNECT AND MUST ACT FULLY INDEPENDENT OF THE OTHER BUILDINGS.
10	IN BUILDINGS 1 & 2, MULTIPLE REMOTE ANNUNCIATORS SHALL BE LOCATED WITHIN THE BUILDING. (1) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUISINESS TENANT ON THE MANIN LEVEL AND (1) SHALL BE LOCATED AT THE ENTRANCE TO THE APARTMENT UNITS ON THE UPPER LEVELS.

POWER PLAN KEYNOTES

EP01	COORDINATE FINAL LOCATION OF WASHING MACHINE RECEPTACLE OF WASHING MACHINE IN FIELD WITH EQUIPMENT REQUIREMENTS.
EP02	DRYER RECEPTACLE CIRCUIT SHALL BE (2)#10, (1)#12 GND IN 3/4" CONDUIT. RECEPTACLE TO BE 208V 2 POLE 30 A RATED RECEPTACLE. VERIFY FINAL STYLE AND CIRCUIT AMPERAGE WITH EQUIPMENT AND ADJUST TO MATCH EQUIPMENT REQUIREMENTS AS NEEDED.
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.
EP10	MECHANCIAL CLOSET WITH STACKED WATER HEATER AND FURNACE WITH ELECTRIC REHEAT UNIT. WATER HEATER CIRCUIT SHALL BE (2)#12, (1)#12 GND IN 3/4" CONDUIT. FURNACE CIRCUIT SHALL BE (2)#8, (1)#10 GND IN 3/4" CONDUIT. PROVIDE DISCONNECTING MEANS MOUNTED NEAR UNITS. COORDINATE LOCATION OF DISCONNECTS WITH MECHNICAL EQUIPMENT TO PROVIDE REQUIRED WORKING SPACE.
EP11	PROVIDE SHALLOW BOX WITH LOW PROFILE DUPLEX TO BE LOCATED IN FURRED OUT WALL.
EP12	DEVICE LOCATED ON EXPOSED BRICK WALL. BACK BOX TO BE SURFACE MOUNTED. BRANCH CIRCUITING SHALL BE IN EMT ROUTED AS SHOWN ON PLANS TO LIMIT IMPACT ON WALL SURFACE.
EP14	BATHROOM EXHAUST FAN LIGHTING COMBONATION 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.

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULL REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

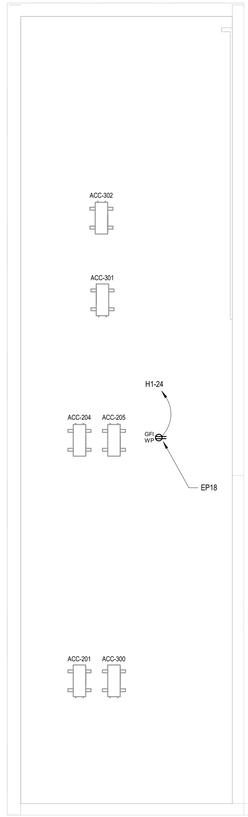
REVISIONS

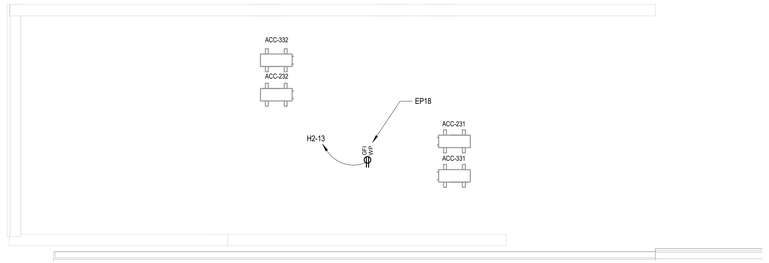
NO.	DATE	DESCRIPTION

BUILDING 1 & 2 THIRD LEVEL POWER PLAN

ER1.3

7/28/2021 8:08:59 AM





1 **POWER PLAN - FOURTH LEVEL**
SCALE: 3/16" = 1'-0"
NORTH

NOT IN SCOPE

GENERAL ELECTRICAL NOTES

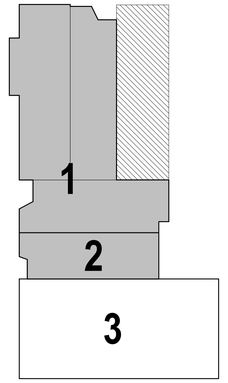
1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8.	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 (6 FT. MAX).
9.	USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
10.	ALL STAIR WELLS AND CORRIDOORS 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 CORRIDOOR OR STAIR WELL.
11.	TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
12.	LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CAULKED 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

1.	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.
2.	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.
3.	ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
4.	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.
5.	FIRE ALARM SHALL BE ADDRESSABLE AND THE EQUIPMENT, INCLUDING DUCT MOUNTED SMOKE DETECTORS AND DAMPERS SHALL BE AND INSTALLED PER ADA AND NFPA REQUIRMENTS. MANUFACTURER SHALL BE APPROVED BY ENGINEER.
6.	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.
7.	FIRE ALARM SYSTEM SHALL CONSIST OF AN ADDRESSABLE SYSTEM IN COMON 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 HACE 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.
8.	BUILDING 1 & 2 CORRIDOORS SHALL HAVE SMOKE DETECTORS CONNECTED TO THE FIRE ALARM SYSTEM TO SOUND IMMEDIATELY UPON DETECTION.
9.	EACH BUILDING SHALL HAVE SEPERATE STANDALONE SYSTEMS. THESE SYSTEM SHALL NOT BE INTERCONNECT AND MUST ACT FULLY INDEPENDENT OF THE OTHER BUILDINGS.
10	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 MANIN LEVEL AND (1) SHALL BE LOCATED AT THE ENTRANCE TO THE APARTMENT UNITS ON THE UPPER LEVELS.

POWER PLAN KEYNOTES

EP18	ROOFTOP RECEPTACLE TO ALLOW FOR CODE REQUIRED MINIMUM 25 FOOT DISTANCE FOR SERVICABLE ROOFTOP EQUIPMENT. SEE ROOF PENETRATION DETAIL ON SHEET E4.4 FOR DEVICE REQUIREMENTS.



KEY PLAN
SCALE: NONE
NORTH

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PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2 ROOF POWER PLAN

ER1.4

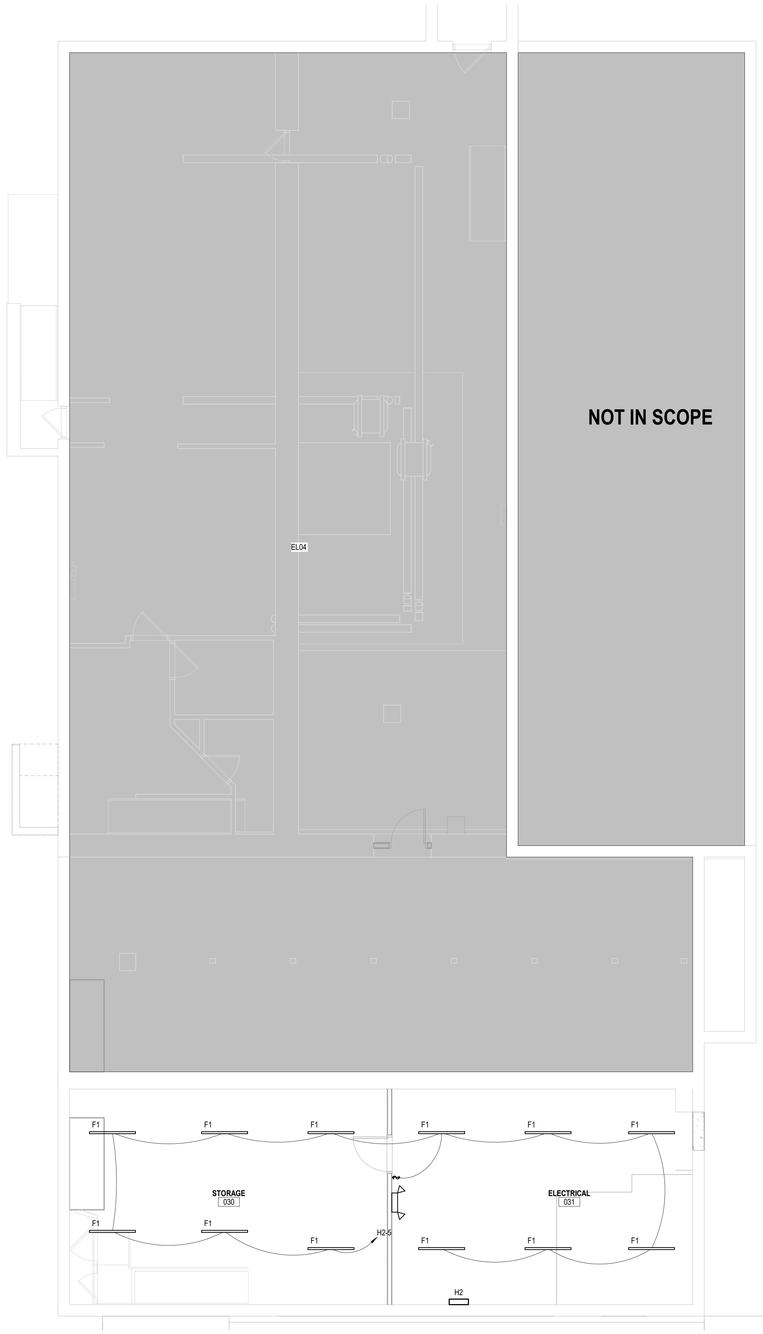
7/28/2021 8:09:00 AM

GENERAL LIGHTING NOTES

1.	FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTUR. 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 RJ-45 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

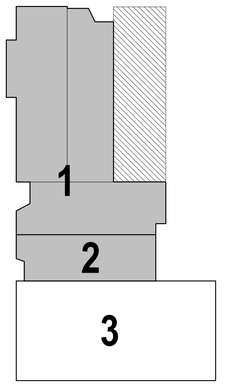
EL04	EXISTING LIGHTING ANS SWITCHES TO REMAIN OPERATIONAL IN RESTERANT BAR TENANT SPACE.



NORTH

1 **LIGHTING PLAN - LOWER LEVEL**

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



NORTH

KEY PLAN

SCALE: NONE

7/28/2021 8:09:01 AM

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

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Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 1 & 2
LOWER LEVEL
LIGHTING PLAN

ER2.0

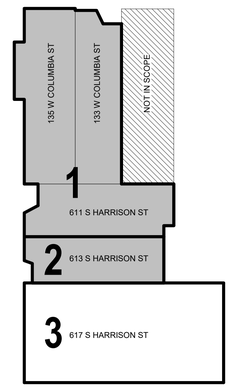
GENERAL LIGHTING NOTES

1.	FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTUR. 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 RJ-45 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

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 SEEMS OF EXISTING TIN CEILING.
EL04	EXISTING LIGHTING ANS SWITCHES TO REMAIN OPERATIONAL IN RESTERANT BAR TENANT SPACE.
EL08	NEW RESTURANT / BAR RESTROOM LIGHTING CONNECTED TO EXISTING BRANCH CIRCUIT. LABEL CIRCUIT FOR FUTURE TENANT FIT OUT COORDINATION.
EL10	KEY SWITCH LOCATION FOR CORRIDOOR 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"
NORTH



KEY PLAN
SCALE: NONE
NORTH

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PROJECT: 2020.0156

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

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NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/01/2021	ADD-2

BUILDING 1 & 2 MAIN LEVEL LIGHTING PLAN

ER2.1

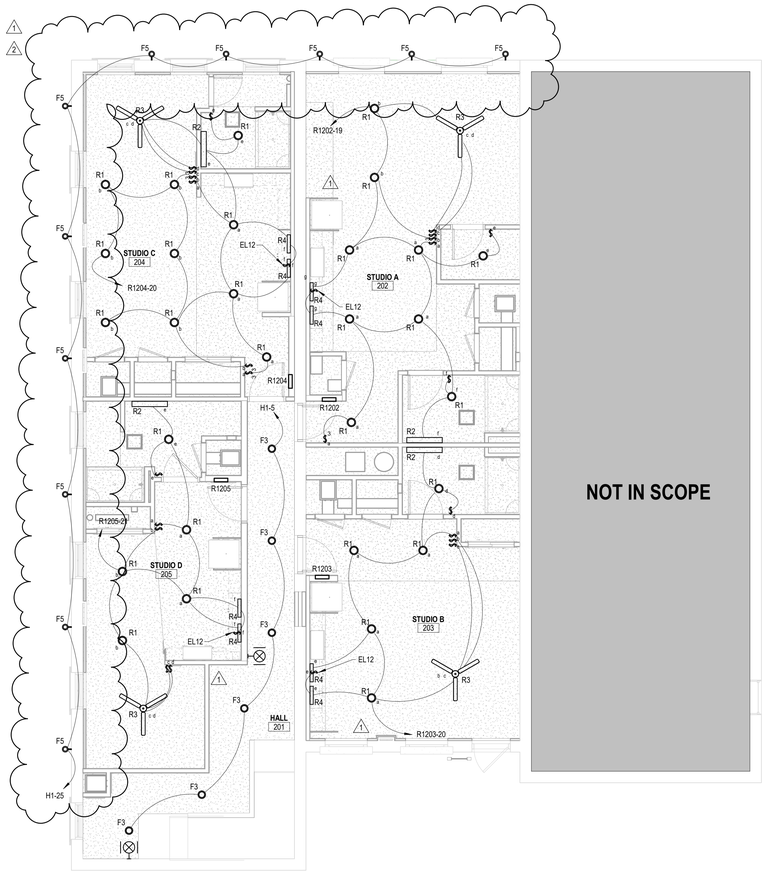
9/30/2021 9:38:19 AM

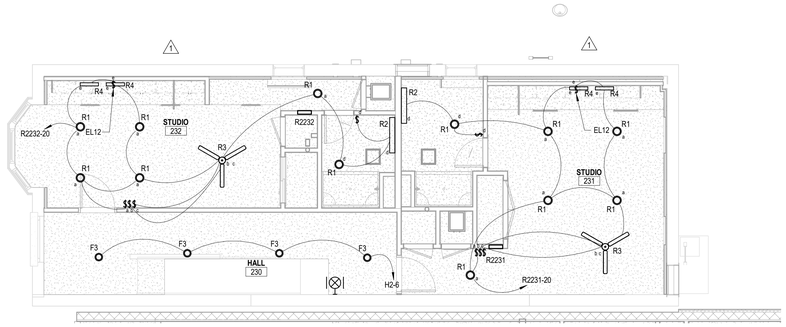
GENERAL LIGHTING NOTES

1.	FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTUR. 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 RJ-45 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.

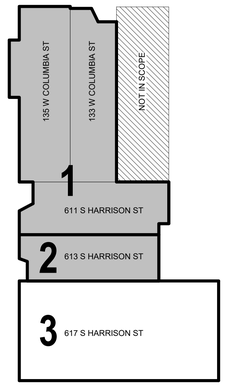
LIGHTING PLAN KEYNOTES

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"
NORTH



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULL REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/01/2021	ADD-2

BUILDING 1 & 2
SECOND LEVEL
LIGHTING PLAN

ER2.2

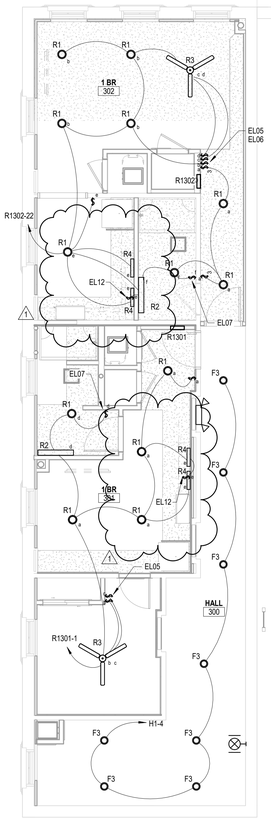
9/30/2021 9:39:31 AM

GENERAL LIGHTING NOTES

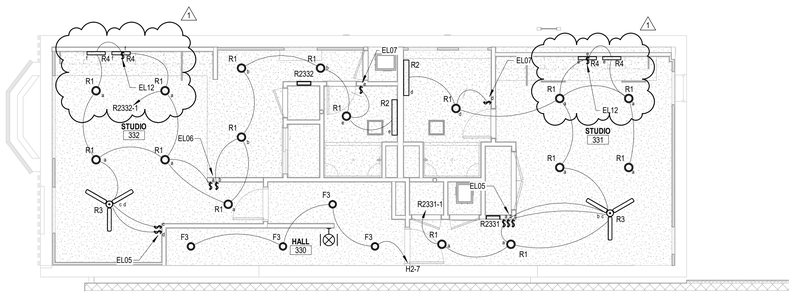
1.	FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTUR. WHERE FIXTURE IS ALSO LABELED AS NIGHTLIGHT, WIRE FIXTURE UNSWITCHED DIRECTLY TO CIRCUIT. WHERE FIXTURE IS ALSO SHOWN TO BE SWITCHED, PROVIDE ADDITIONAL UNSWITCHED LEAD TO BATTERY PACK TO 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 RJ-45 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

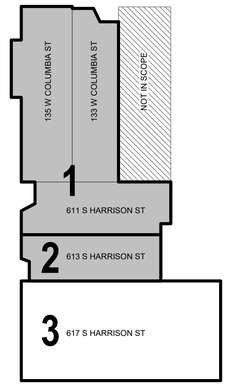
EL05	CEILING FAN SWITCHES LOCATION, CEILING FAN LIGHT AND PAD FAN TO BE CONTROLLED SEPRATELY. PROVIDE SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
EL06	PROVIDE GANGABLE BACK BOX WITH SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
EL07	BATHROOM EXHUAST FAN SWITCH SHALL BE LOCATED NEXT TO LIGHT SWITCH. PROVIDE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



NOT IN SCOPE



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



KEY PLAN
SCALE: NONE
NORTH

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REVISIONS

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

BUILDING 1 & 2 THIRD LEVEL LIGHTING PLAN

ER2.3

9/1/2021 4:29:28 PM

Branch Panel: H1

Location: MECH 122 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 3 **Mains Rating:** 100 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	RCPT	20 A	1	0.36...	0.18...			1	20 A	RCPT	2
3	OTHER MECH 122	20 A	1			0.18...	0.12...	1	20 A	3RD FLOOR LIGHTING	4
5	LIGHTING HALL 201	20 A	1	0.09...	0.36...			1	20 A	RCPT	6
7	EUH-1a	20 A	2			1.65...	2.50...	2	30 A	EUH-2c	8
9	--	--	--	1.65...	2.50...			--	--	--	10
11	EUH-2a	30 A	2			2.50...	2.50...	2	30 A	EUH-2b	12
13	--	--	--	2.50...	2.50...			--	--	--	14
15	FCU-201	50 A	2			3.61...	3.61...	2	50 A	FCU-300	16
17	--	--	--	3.61...	3.61...			--	--	--	18
19	ACC-300	25 A	2			1.25...	1.25...	2	25 A	ACC-201	20
21	--	--	--	1.25...	1.25...			--	--	--	22
23	RCPT	20 A	1			0.18...	0.18...	1	20 A	RCPT ROOFTOP	24
25	LIGHTING		1	0.29...	2.25...			2	30 A	EWH-100	26
27	RCPT	20 A	1			0.36...	2.25...	--	--	--	28
29											30
				Total Load:	22.38 kW		22.13 kW				
				Total Amps:	215 A		213 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.21 kW	100.00%	0.21 kW		
Other	0.47 kW	100.00%	0.47 kW	**Total Conn. Load:**	44.51 kW
RCPT	1.62 kW	100.00%	1.62 kW	**Total Est. Demand:**	44.51 kW
HVAC	42.22 kW	100.00%	42.22 kW	**Total Conn. Current:**	214 A
				Total Est. Demand...	214 A

Branch Panel: B1120

Location: MECH 122 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 3 **Mains Rating:** 100 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT	20 A	1	0.18...	0.18...					1	20 A	DATA	2
3	GFF-120	20 A	1			1.65...	4.15...			2	70 A	ACC-120	4
5	EF-120	20 A	1	0.12...	4.15...					--	--	--	6
7	RCPT	20 A	1			0.54...	0.36...			1	20 A	RCPT	8
9	RCPT	20 A	1	0.36...	0.18...					1	20 A	RCPT STORAGE 020	10
11	LIGHTING	20 A	1			0.43...	2.25...			2	30 A	EWH-120	12
13					2.25...					--	--	--	14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
				Total Load:	7.42 kW		9.38 kW		0.00 kW				
				Total Amps:	71 A		88 A		0 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.37 kW	100.00%	0.37 kW		
Other	0.06 kW	100.00%	0.06 kW	**Total Conn. Load:**	16.80 kW
RCPT	1.62 kW	100.00%	1.62 kW	**Total Est. Demand:**	16.80 kW
HVAC	14.75 kW	100.00%	14.75 kW	**Total Conn. Current:**	81 A
				Total Est. Demand...	81 A

Branch Panel: R1202

Location: STUDIO A 202 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.83...			2	20 A	WATER HEATER	2
3	FURNACE	50 A	2			3.60...	0.83...	--	--	--	4
5	--	--	--	3.60...	0.18...			1	20 A	WASHER	6
7	DRYER	30 A	2			2.50...	0.18...	1	20 A	RCPT	8
9	--	--	--	2.50...	0.36...			1	20 A	RCPT	10
11	REFRIGERATOR	20 A	1			0.18...	0.36...	1	20 A	RCPT	12
13	MICROWAVE	20 A	1	1.00...	2.50...			2	50 A	RANGE	14
15	GARBAGE DISPOSAL	20 A	1			0.55...	2.50...	--	--	--	16
17	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	RCPT	18
19	LIGHTING	20 A	1			0.34...	1.08...	1	20 A	RCPT	20
21	HEAT PUMP	25 A	2	1.25...							22
23	--	--	--			1.25...					24
25											26
27											28
29											30
				Total Load:	13.78 kW		13.37 kW				
				Total Amps:	132 A		129 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.21 kW	100.00%	0.21 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.15 kW
RCPT	15.27 kW	82.74%	12.64 kW	**Total Est. Demand:**	24.51 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	131 A
				Total Est. Demand...	118 A

Branch Panel: R1203

Location: STUDIO B 203 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.83...			2	20 A	WATER HEATER	2
3	RCPT	20 A	1			0.18...	0.83...	--	--	--	4
5	DRYER	30 A	2	2.50...	0.18...			1	20 A	WASHER	6
7	--	--	--			2.50...	0.36...	1	20 A	RCPT	8
9	RCPT	20 A	1	0.72...	0.18...			1	20 A	REFRIGERATOR	10
11	RCPT	20 A	1			0.36...	1.00...	1	20 A	MICROWAVE	12
13	RANGE	50 A	2	2.50...	0.55...			1	20 A	GARBAGE DISPOSAL	14
15	--	--	--			2.50...	1.20...	1	20 A	DISHWASHER	16
17	RCPT	20 A	1	0.18...							18
19	FURNACE	50 A	2			3.61...	0.26...	1	20 A	LIGHTING	20
21	--	--	--	3.61...	1.25...			2	25 A	HEAT PUMP	22
23							1.25...	--	--	--	24
25											26
27											28
29											30
				Total Load:	12.67 kW		14.04 kW				
				Total Amps:	122 A		133 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.12 kW	100.00%	0.12 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	26.71 kW
RCPT	14.91 kW	83.53%	12.46 kW	**Total Est. Demand:**	24.25 kW
HVAC	11.66 kW	100.00%	11.66 kW	**Total Conn. Current:**	128 A
				Total Est. Demand...	117 A

Branch Panel: R1204

Location: STUDIO C 204 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.83...			2	20 A	WATER HEATER	2
3	FURNACE	50 A	2			3.60...	0.83...	--	--	--	4
5	--	--	--	3.60...	0.18...			1	20 A	WASHER	6
7	DRYER	30 A	2			2.50...	0.18...	1	20 A	RCPT	8
9	--	--	--	2.50...	0.18...			1	20 A	REFRIGERATOR	10
11	RCPT	20 A	1			0.36...	0.55...	1	20 A	GARBAGE DISPOSAL	12
13	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	RCPT	14
15	MICROWAVE	20 A	1			1.00...	2.75...	2	50 A	RANGE	16
17	RCPT	20 A	1	0.54...	2.75...			--	--	--	18
19	RCPT	20 A	1			0.90...	0.23...	1	20 A	LIGHTING	20
21	HEAT PUMP	25 A	2	1.25...	0.11...			1	20 A	DRYER BOOST	22
23	--	--	--			1.25...					24
25											26
27											28
29											30
				Total Load:	13.50 kW		14.14 kW				
				Total Amps:	130 A		135 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.21 kW	100.00%	0.21 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.64 kW
RCPT	15.77 kW	81.70%	12.89 kW	**Total Est. Demand:**	24.75 kW
HVAC	11.64 kW	100.00%	11.64 kW	**Total Conn. Current:**	133 A
				Total Est. Demand...	119 A

Branch Panel: R1205

Location: STUDIO D 205 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.83...			2	20 A	WATER HEATER	2
3	FURNACE	50 A	2			3.60...	0.83...	--	--	--	4
5	--	--	--	3.60...	0.18...			1	20 A	REFRIGERATOR	6
7	RCPT		1			0.36...	0.18...	1	20 A	RCPT	8
9	DRYER	30 A	2	2.50...	0.18...			1	20 A	WASHER	10
11	--	--	--			2.50...	0.36...	1	20 A	RCPT	12
13	DISHWASHER	20 A	1	1.20...	0.55...			1	20 A	GARBAGE DISPOSAL	14
15	RCPT	20 A	1			0.18...	2.75...	2	50 A	RANGE	16
17	MICROWAVE	20 A	1	1.00...	2.75...			--	--	--	18
19	RCPT	20 A	1			0.90...	1.25...	2	25 A	HEAT PUMP	20
21	LIGHTING	20 A	1	0.27...	1.25...			--	--	--	22
23	DRYER BOOST	20 A	1			0.11...					24
25											26
27											28
29											30
				Total Load:	14.49 kW		13.02 kW				
				Total Amps:	137 A		125 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.13 kW	100.00%	0.13 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.51 kW
RCPT	15.59 kW	82.07%	12.80 kW	**Total Est. Demand:**	24.71 kW
HVAC	11.76 kW	100.00%	11.76 kW	**Total Conn. Current:**	132 A
				Total Est. Demand...	119 A

Branch Panel: R1301

Location: 1 BR 301 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	1 BR 301	20 A	1	0.15...	3.60...			2	50 A	FURNACE	2
3	WATER HEATER	20 A	2			0.83...	3.60...	--	--	--	4
5	--	--	--	0.83...	0.18...			1	20 A	DATA	6
7	RCPT	20 A	1			0.36...	2.50...	2	30 A	DRYER	8
9	WASHER	20 A	1	0.18...	2.50...			--	--	--	10
11	REFRIGERATOR	20 A	1			0.18...	0.36...	1	20 A	RCPT	12
13	MICROWAVE	20 A	1	1.00...	2.75...			2	50 A	RANGE	14
15	GARBAGE DISPOSAL	20 A	1			0.55...	2.75...	--	--	--	16
17	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	RCPT	18
19	RCPT	20 A	1			0.72...	0.72...	1	20 A	RCPT	20
21	HEAT PUMP	25 A	2	1.25...							22
23	--	--	--			1.25...					24
25											26
27											28
29											30
				Total Load:	13.82 kW		13.82 kW				
				Total Amps:	133 A		133 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.13 kW	100.00%	0.13 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.64 kW
RCPT	15.95 kW	81.34%	12.98 kW	**Total Est. Demand:**	24.66 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	133 A
				Total Est. Demand...	119 A

Branch Panel: R1302

Location: 1 BR 302 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1					0.18...			1	20 A	DATA	2
3	FURNACE	50 A	2			3.60...	0.83...	2	20 A	WATER HEATER	4
5	--	--	--	3.60...	0.83...			--	--	--	6
7	RCPT	20 A	1			0.18...	0.18...	1	20 A	WASHER	8
9	DRYER	30 A	2	2.50...	0.18...			1	20 A	REFRIGERATOR	10
11	--	--	--			2.50...	0.36...	1	20 A	RCPT	12
13	RCPT	20 A	1	1.20...	0.18...			1	20 A	DISHWASHER	14
15	GARBAGE DISPOSAL	20 A	1			0.55...	1.00...	1	20 A	MICROWAVE	16
17	RANGE	50 A	2	2.75...	0.72...			1	20 A	RCPT	18
19	--	--	--			2.75...	0.54...	1	20 A	RCPT	20
21	RCPT	20 A	1	0.36...	0.21...			1	20 A	LIGHTING	22
23	HEAT PUMP	25 A	2			1.25...					24
25	--	--	--	1.25...							26
27											28
29											30
				Total Load:	13.95 kW		13.74 kW				
				Total Amps:	134 A		132 A				

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.19 kW	100.00%	0.19 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.69 kW
RCPT	15.95 kW	81.34%	12.98 kW	**Total Est. Demand:**	24.71 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	133 A
				Total Est. Demand...	119 A

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2021	ADD-2

BUILDING 1 - PANEL SHCEDULES

ER4.2

9/30/2021 9:39:33 AM

Branch Panel: H2

Location: ELECTRICAL 031 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 3 **Mains Rating:** 100 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	RCPT	20 A	1	0.36...	0.36...			1	20 A	RCPT	2
3	RCPT	20 A	1			0.54...	0.18...	1	20 A	OTHER ELECTRICAL 031	4
5	LIGHTING STORAGE 030	20 A	1	0.49...	0.06...			1	20 A	LIGHTING HALL 230	6
7	LIGHTING HALL 330	20 A	1			0.06...	0.18...	1	20 A	RCPT	8
9	EUH-1b	20 A	2	1.65...	1.50...			2	20 A	ECH-2	10
11	--	--	--			1.65...	1.50...	--	--	--	12
13	RCPT ROOFTOP	20 A	1	0.18...							14
15											16
17											18
19											20
21											22
23											24
		Total Load:		4.60 kW		4.11 kW					
		Total Amps:		44 A		40 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.61 kW	100.00%	0.61 kW		
Other	0.18 kW	100.00%	0.18 kW	**Total Conn. Load:**	8.71 kW
RCPT	1.62 kW	100.00%	1.62 kW	**Total Est. Demand:**	8.71 kW
HVAC	6.30 kW	100.00%	6.30 kW	**Total Conn. Current:**	42 A
				Total Est. Demand...	42 A

Branch Panel: B2130

Location: MECH 132 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 3 **Mains Rating:** 100 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	RCPT	20 A	1	0.36...	0.36...					1	20 A	RCPT	2
3	RCPT	20 A	1			0.36...	0.36...			1	20 A	RCPT	4
5	RCPT ELECTRICAL 031	20 A	1	0.54...	1.65...					1	20 A	GFF-130	6
7	ACC-130	70 A	2			4.15...	0.12...			1	20 A	EP-130	8
9	--	--	--	4.15...	0.18...					1	20 A	DATA	10
11	LIGHTING	20 A	1			0.53...	2.25...			2	30 A	EWH-130	12
13					2.25...					--	--	--	14
15													16
17													18
19													20
21													22
23													24
25													26
27													28
29													30
		Total Load:		9.49 kW		7.77 kW		0.00 kW					
		Total Amps:		89 A		75 A		0 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.53 kW	100.00%	0.53 kW		
Other	0.00 kW	0.00%	0.00 kW	**Total Conn. Load:**	17.26 kW
RCPT	1.98 kW	100.00%	1.98 kW	**Total Est. Demand:**	17.26 kW
HVAC	14.75 kW	100.00%	14.75 kW	**Total Conn. Current:**	83 A
				Total Est. Demand...	83 A

Branch Panel: R2231

Location: STUDIO 231 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	WATER HEATER	20 A	2	0.83...	3.60...			2	50 A	FURNACE	2
3	--	--	--			0.83...	3.60...	--	--	--	4
5	DATA	20 A	1	0.36...	0.18...			1	20 A	RCPT	6
7	WASHER	20 A	1			0.18...	2.50...	2	30 A	DRYER	8
9	REFRIGERATOR	20 A	1	0.18...	2.50...			--	--	--	10
11	RCPT	20 A	1			0.36...	1.00...	1	20 A	MICROWAVE	12
13	RANGE	50 A	2	2.75...	0.36...			1	20 A	RCPT	14
15	--	--	--			2.75...	0.55...	1	20 A	GARBAGE DISPOSAL	16
17	DISHWASHER		1	1.20...	0.72...			1	20 A	RCPT	18
19	RCPT	20 A	1			0.18...	0.29...	1	20 A	STUDIO 231	20
21	HEAT PUMP	25 A	2	1.25...							22
23	--	--	--			1.25...					24
25											26
27											28
29											30
		Total Load:		13.93 kW		13.49 kW					
		Total Amps:		133 A		130 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.41 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.71 kW
HVAC	11.83 kW	100.00%	11.83 kW	**Total Conn. Current:**	132 A
				Total Est. Demand...	119 A

Branch Panel: R2332

Location: STUDIO 332 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.34...	3.60...			2	50 A	FURNACE	2
3	WATER HEATER	20 A	2			0.83...	3.60...	--	--	--	4
5	--	--	--	0.83...	0.18...			1	20 A	HVAC SPACE 207	6
7	DATA	20 A	1			0.00...	0.18...	1	20 A	RCPT	8
9	DRYER	30 A	2	2.50...	0.18...			1	20 A	WASHER	10
11	--	--	--			2.50...	0.18...	1	20 A	REFRIGERATOR	12
13	RCPT	20 A	1	0.36...	1.00...			1	20 A	MICROWAVE	14
15	RANGE	50 A	2			2.75...	0.55...	1	20 A	GARBAGE DISPOSAL	16
17	--	--	--	2.75...	1.20...			1	20 A	DISHWASHER	18
19	RCPT	20 A	1			0.18...	0.54...	1	20 A	RCPT	20
21	RCPT	20 A	1	0.72...	1.25...			2	25 A	HEAT PUMP	22
23							1.25...	--	--	--	24
25											26
27											28
29											30
		Total Load:		14.91 kW		12.56 kW					
		Total Amps:		140 A		121 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.21 kW	100.00%	0.21 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.47 kW
RCPT	15.59 kW	82.07%	12.80 kW	**Total Est. Demand:**	24.67 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	132 A
				Total Est. Demand...	119 A

Branch Panel: R2331

Location: STUDIO 331 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.31...	0.18...			1	20 A	DATA	2
3	WATER HEATER	20 A	2			0.81...	3.60...	2	50 A	FURNACE	4
5	--	--	--	0.81...	3.60...			--	--	--	6
7	DRYER	30 A	2			2.50...	0.18...	1	20 A	WASHER	8
9	--	--	--	2.50...	0.18...			1	20 A	RCPT	10
11	RCPT	20 A	1			0.72...	0.18...	1	20 A	RCPT	12
13	REFRIGERATOR	20 A	1	0.18...	0.36...			1	20 A	RCPT	14
15	RCPT	20 A	1			0.36...	1.00...	1	20 A	MICROWAVE	16
17	RANGE	50 A	2	2.75...	0.55...			1	20 A	GARBAGE DISPOSAL	18
19	--	--	--			2.75...	1.20...	1	20 A	DISHWASHER	20
21	HEAT PUMP	25 A	2	1.25...							22
23	--	--	--			1.25...					24
25											26
27											28
29											30
		Total Load:		12.67 kW		14.55 kW					
		Total Amps:		122 A		137 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.17 kW	100.00%	0.17 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.22 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.51 kW
HVAC	11.62 kW	100.00%	11.62 kW	**Total Conn. Current:**	131 A
				Total Est. Demand...	118 A

Branch Panel: R2332

Location: STUDIO 332 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.34...	3.60...			2	50 A	FURNACE	2
3	WATER HEATER	20 A	2			0.83...	3.60...	--	--	--	4
5	--	--	--	0.83...	0.18...			1	20 A	HVAC SPACE 207	6
7	DATA	20 A	1			0.00...	0.18...	1	20 A	RCPT	8
9	DRYER	30 A	2	2.50...	0.18...			1	20 A	WASHER	10
11	--	--	--			2.50...	0.18...	1	20 A	REFRIGERATOR	12
13	RCPT	20 A	1	0.36...	1.00...			1	20 A	MICROWAVE	14
15	RANGE	50 A	2			2.75...	0.55...	1	20 A	GARBAGE DISPOSAL	16
17	--	--	--	2.75...	1.20...			1	20 A	DISHWASHER	18
19	RCPT	20 A	1			0.18...	0.54...	1	20 A	RCPT	20
21	RCPT	20 A	1	0.72...	1.25...			2	25 A	HEAT PUMP	22
23							1.25...	--	--	--	24
25											26
27											28
29											30
		Total Load:		14.91 kW		12.56 kW					
		Total Amps:		140 A		121 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.21 kW	100.00%	0.21 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.47 kW
RCPT	15.59 kW	82.07%	12.80 kW	**Total Est. Demand:**	24.67 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	132 A
				Total Est. Demand...	119 A

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCHULTZ REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

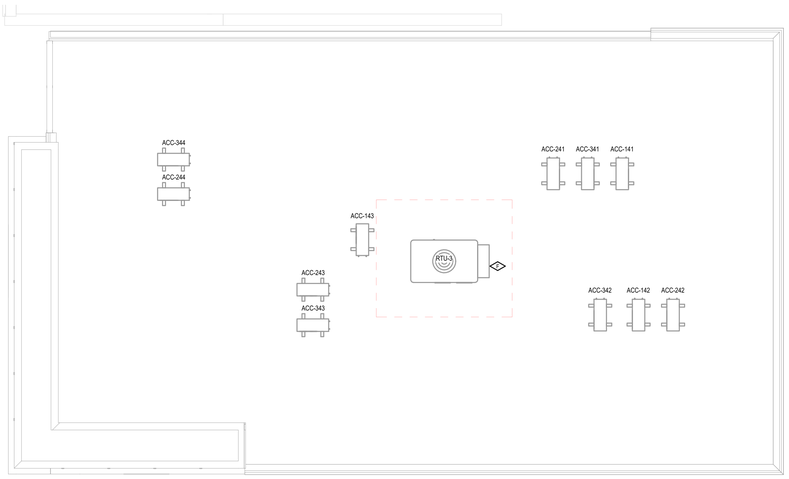
REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2021	ADD-2

BUILDING 2 - PANEL SCHEDULES

ER4.3

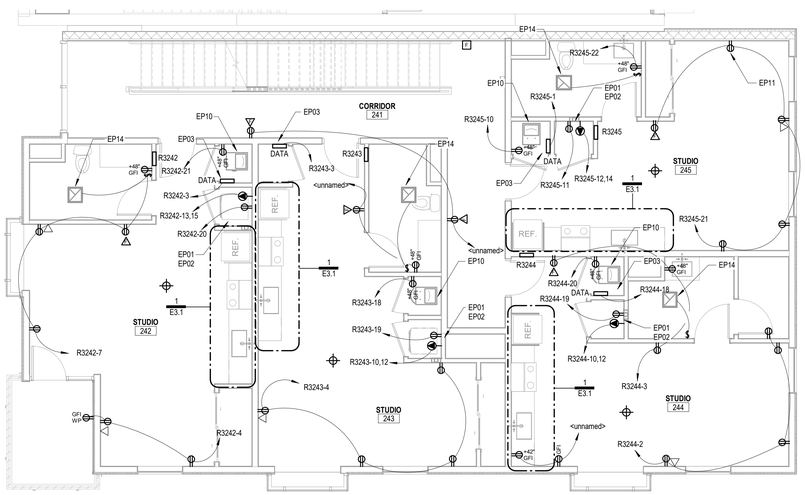
9/30/2021 9:39:35 AM



4 POWER PLAN - FOURTH LEVEL

NORTH

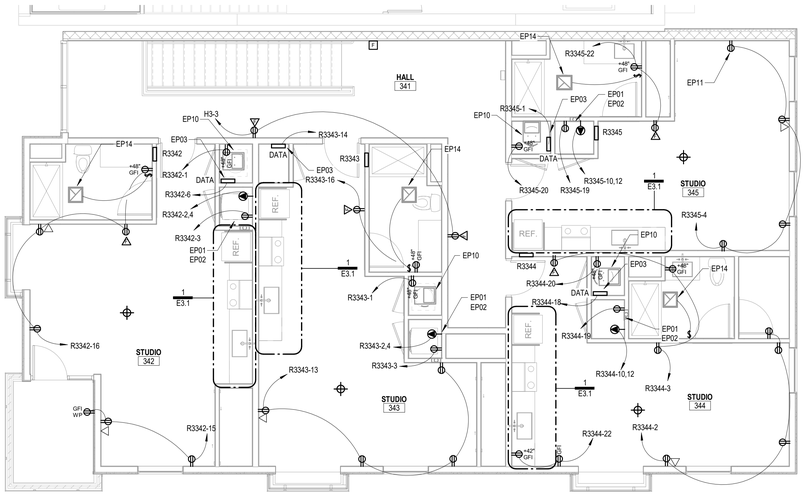
SCALE: 3/16" = 1'-0"



2 POWER PLAN - SECOND LEVEL

NORTH

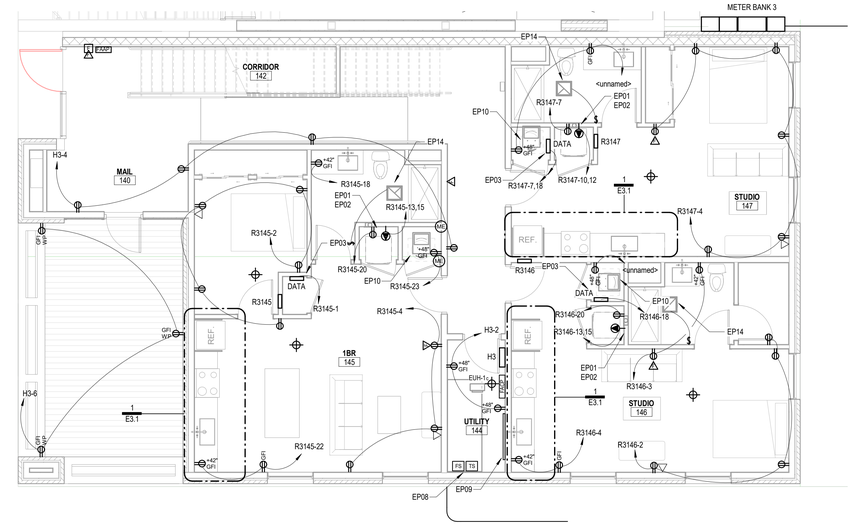
SCALE: 3/16" = 1'-0"



3 POWER PLAN - THIRD LEVEL

NORTH

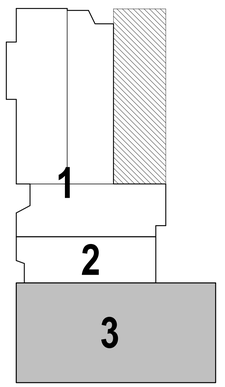
SCALE: 3/16" = 1'-0"



1 POWER PLAN - MAIN LEVEL

NORTH

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



KEY PLAN

NORTH

SCALE: NONE

GENERAL ELECTRICAL NOTES

1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNITS DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8.	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 (6 FT. MAX).
9.	USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
10.	ALL STAIR WELLS AND CORRIDOORS 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 CORRIDOOR OR STAIR WELL.
11.	TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
12.	LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CAULKED 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

1.	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.
2.	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.
3.	ALL WIRING IS TO BE RUN NEATLY ABOVE CEILINGS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE.
4.	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.
5.	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.
6.	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.
7.	FIRE ALARM SYSTEM SHALL CONSIST OF AN ADDRESSABLE SYSTEM IN COMON 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 HACE 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.
8.	BUILDING 1 & 2 CORRIDOORS SHALL HAVE SMOKE DETECTORS CONNECTED TO THE FIRE ALARM SYSTEM TO SOUND IMMEDIATELY UPON DETECTION.
9.	EACH BUILDING SHALL HAVE SEPERATE STANDALONE SYSTEMS. THESE SYSTEM SHALL NOT BE INTERCONNECT AND MUST ACT FULLY INDEPENDENT OF THE OTHER BUILDINGS.
10	IN BUILDINGS 1 & 2, MULTIPLE REMOTE ANNUNCIATORS SHALL BE LOCATED WITHIN THE BUILDING. (1) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE BUISINESS TENANT ON THE MAIN LEVEL AND (1) SHALL BE LOCATED AT THE ENTRANCE TO THE APARTMENT UNITS ON THE UPPER LEVELS.

POWER PLAN KEYNOTES

EP01	COORDINATE FINAL LOCATION OF WASHING MACHINE RECEPTACLE OF WASHING MACHINE IN FIELD WITH EQUIPMENT REQUIREMENTS.
EP02	DRYER RECEPTACLE CIRCUIT SHALL BE (2)#10, (1)#12 GND IN 3/4" CONDUIT. RECEPTACLE TO BE 208V 2 POLE 30 A RATED RECEPTACLE. VERIFY FINAL STYLE AND CIRCUIT AMPERAGE WITH EQUIPMENT AND ADJUST TO MATCH EQUIPMENT REQUIREMENTS AS NEEDED.
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.
EP08	VERIFY THE EXACT LOCATION AND QUANTITY OF TAMPER AND FLOW SWITCHES WITH THE SPRINKLER CONTRACTOR. TIE INTO FIRE ALAM SYSTEM.
EP09	PROVIDE 4'-0" X 8'-0" TERMINATION BOARD MOUNTED ON WALL. PAINT WITH FIRE RESISTIVE PAINT ON ALL SIDES.
EP10	MECHANCIAL CLOSET WITH STACKED WATER HEATER AND FURNACE WITH ELECTRIC REHEAT UNIT. WATER HEATER CIRCUIT SHALL BE (2)#12, (1)#12 GND IN 3/4" CONDUIT. FURNACE CIRCUIT SHALL BE (2)#8, (1)#10 GND IN 3/4" CONDUIT. PROVIDE DISCONNECTING MEANS MOUNTED NEAR UNITS. COORDINATE LOCATION OF DISCONNECTS WITH MECHNICAL EQUIPMENT TO PROVIDE REQUIRED WORKING SPACE.
EP11	PROVIDE SHALLOW BOX WITH LOW PROFILE DUPLEX TO BE LOCATED IN FURRED OUT WALL.
EP14	BATHROOM EXHAUST FAN LIGHTING COMBONATION 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.

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

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PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

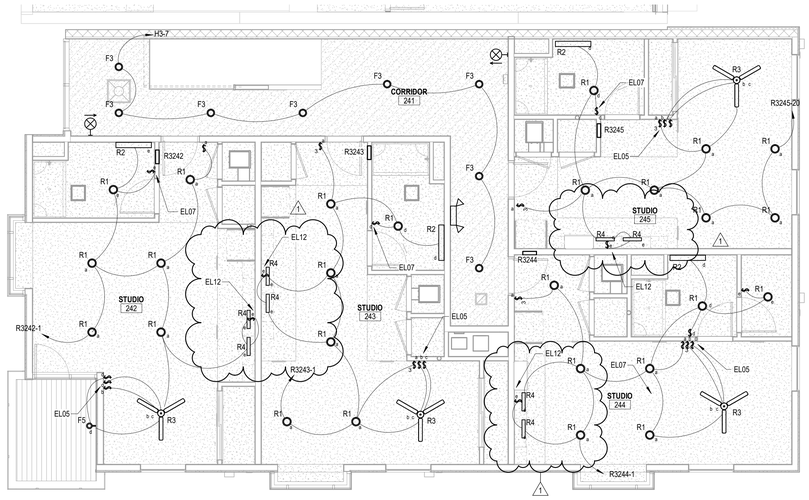
BUILDING 3 POWER PLAN

EN1.1

7/28/2021 8:08:10 AM

GENERAL LIGHTING NOTES

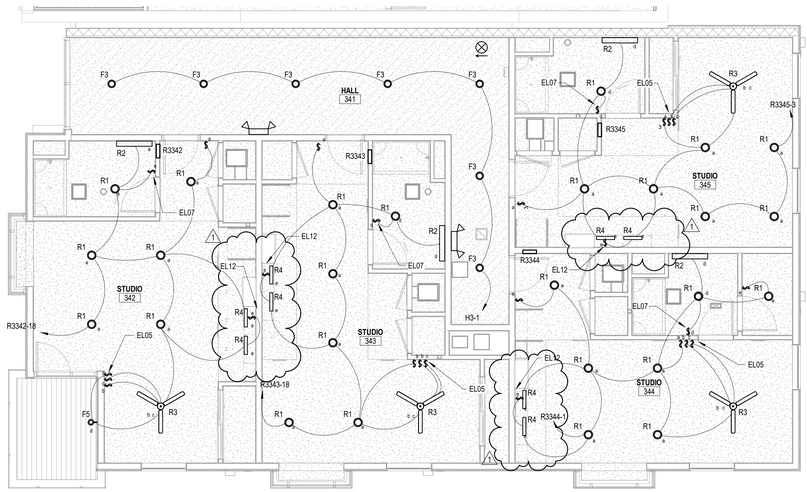
1.	FIXTURES LABELED AS EMERGENCY (EM) SHALL HAVE EMERGENCY BATTERY PACK LOCATED IN DRIVER COMPARTMENT OF FIXTURE. WHERE FIXTURE IS ALSO LABELED AS NIGHTLIGHT, WIRE FIXTURE UNSWITCHED DIRECTLY TO CIRCUIT. WHERE FIXTURE IS ALSO SHOWN TO BE SWITCHED, PROVIDE ADDITIONAL UNSWITCHED LEAD TO BATTERY PACK TO 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 RJ-45 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.



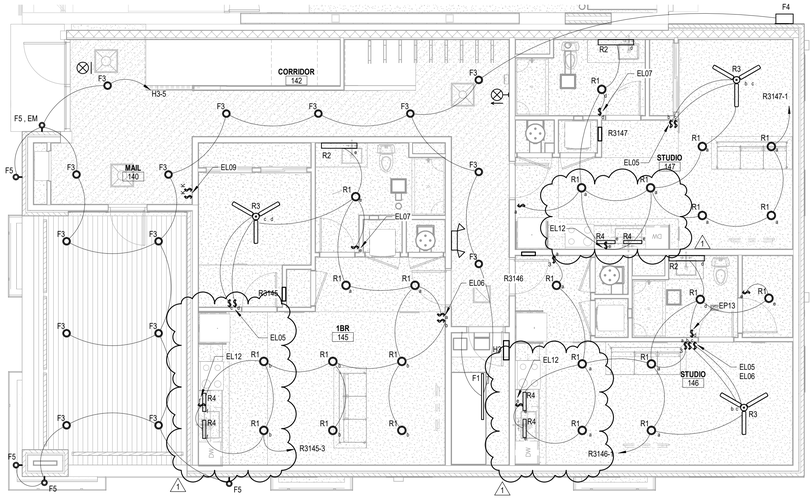
NORTH **2** **LIGHTING PLAN - SECOND LEVEL**
SCALE: 3/16" = 1'-0"

LIGHTING PLAN KEYNOTES

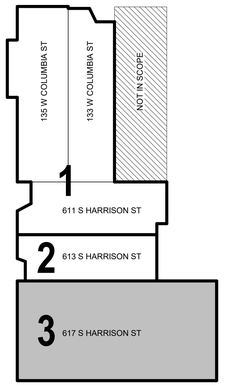
EL05	CEILING FAN SWITCHES LOCATION. CEILING FAN LIGHT AND PAD FAN TO BE CONTROLLED SEPRATELY. PROVIDE SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
EL06	PROVIDE GANGABLE BACK BOX WITH SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
EL07	BATHROOM EXHUAST FAN SWITCH SHALL BE LOCATED NEXT TO LIGHT SWITCH. PROVIDE GANGABLE BOX WITH SINGLE COVERPLATE FOR DEVICE CONFIGURATION.
EL09	SKY SWITCH LOCATION FOR CORRIDOR AND PATIO LIGHTING MANUAL OVERRIDE
EL12	LIGHTING SWITCH LOCATED WITH GARBAGE DISPOSAL SWITCH IN THE SAME GANG BOX. PROVIDE SINGLE COVERPLATE MATCHING DEVICE LAYOUT.



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



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



NORTH **KEY PLAN**
SCALE: NONE

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RENOVATION AND NEW CONSTRUCTION

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PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

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

BUILDING 3 LIGHTING PLAN

EN2.1

9/17/2021 4:28:44 PM

Branch Panel: H3

Location: UTILITY 144 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: SURFACE **Wires:** 3 **Mains Rating:** 100 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING HALL 341	20 A	1	0.10...	0.36...			1	20 A	RCPT	2
3	RCPT	20 A	1			0.36...	0.72...	1	20 A	RCPT	4
5	LIGHTING	20 A	1	0.36...	0.54...			1	20 A	RCPT	6
7											8
9	EUH-1c	20 A	2	1.65...	2.94...			2	50 A	RTU-3	10
11	--	--	--			1.65...	2.94...	--	--	--	12
13											14
15											16
17											18
19	20A SPARE	--	1			0.00...	0.00...	1	--	20A SPARE	20
21	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	22
23	20A SPARE	--	1			0.00...	0.00...	1	--	20A SPARE	24
		Total Load:		5.96 kW		5.67 kW					
		Total Amps:		57 A		55 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.36 kW	100.00%	0.36 kW		
Other	0.10 kW	100.00%	0.10 kW	**Total Conn. Load:**	11.63 kW
RCPT	1.98 kW	100.00%	1.98 kW	**Total Est. Demand:**	11.63 kW
HVAC	9.19 kW	100.00%	9.19 kW	**Total Conn. Current:**	56 A
				Total Est. Demand...	56 A

Branch Panel: R3145

Location: 1BR 145 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.90...			1	20 A	RCPT	2
3	LIGHTING	20 A	1			0.33...	0.54...	1	20 A	RCPT	4
5	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	REFRIGERATOR	6
7	GARBAGE DISPOSAL	20 A	1			0.55...	1.00...	1	20 A	MICROWAVE	8
9	WATER HEATER	20 A	2	0.83...	1.25...			2	25 A	HEAT PUMP	10
11	--	--	--			0.83...	1.25...	--	--	--	12
13	DRYER	30 A	2	2.50...	2.75...			2	50 A	RANGE	14
15	--	--	--			2.50...	2.75...	--	--	--	16
17	FURNACE	20 A	2	3.60...	0.18...			1	20 A	WASHER	18
19	--	--	--			3.60...	0.18...	1	20 A	RCPT	20
21											22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.92 kW		13.70 kW					
		Total Amps:		134 A		132 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.19 kW	100.00%	0.19 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.63 kW
RCPT	15.77 kW	81.70%	12.89 kW	**Total Est. Demand:**	24.74 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	133 A
				Total Est. Demand...	119 A

Branch Panel: R3146

Location: STUDIO 146 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.29...	0.72...			1	20 A	RCPT	2
3	RCPT	20 A	1			0.36...	0.54...	1	20 A	RCPT	4
5	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	REFRIGERATOR	6
7	GARBAGE DISPOSAL	20 A	1			0.55...	1.00...	1	20 A	MICROWAVE	8
9	WATER HEATER	20 A	2	0.83...	1.25...			2	25 A	HEAT PUMP	10
11	--	--	--			0.83...	1.25...	--	--	--	12
13	DRYER	30 A	2	2.50...	2.75...			2	50 A	RANGE	14
15	--	--	--			2.50...	2.75...	--	--	--	16
17	FURNACE	20 A	2	3.60...	0.18...			1	20 A	DATA	18
19	--	--	--			3.60...	0.18...	1	20 A	WASHER	20
21											22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.50 kW		13.56 kW					
		Total Amps:		130 A		130 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.05 kW
RCPT	15.23 kW	82.82%	12.62 kW	**Total Est. Demand:**	24.43 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	130 A
				Total Est. Demand...	117 A

Branch Panel: R3147

Location: STUDIO 147 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.29...	1.00...			1	20 A	MICROWAVE	2
3	GARBAGE DISPOSAL	20 A	1			0.55...	1.08...	1	20 A	RCPT STUDIO 147	4
5	DISHWASHER	20 A	1	1.20...	0.83...			2	20 A	WATER HEATER	6
7	WASHER	20 A	1			0.18...	0.83...	--	--	--	8
9	HEAT PUMP	25 A	2	1.25...	2.50...			2	30 A	DRYER	10
11	--	--	--			1.25...	2.50...	--	--	--	12
13	RANGE	50 A	2	2.75...	3.60...			2	20 A	FURNACE	14
15	--	--	--			2.75...	3.60...	--	--	--	16
17	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	DATA	18
19	RCPT	20 A	1			0.18...					20
21						0.36...		1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		14.14 kW		12.92 kW					
		Total Amps:		134 A		124 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.05 kW
RCPT	15.23 kW	82.82%	12.62 kW	**Total Est. Demand:**	24.43 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	130 A
				Total Est. Demand...	117 A

Branch Panel: R3242

Location: STUDIO 242 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	OTHER STUDIO 242	20 A	1	0.17...	0.36...			1	20 A	RCPT	2
3	DATA	20 A	1			0.18...	0.54...	1	20 A	RCPT	4
5	GARBAGE DISPOSAL	20 A	1	0.55...	1.20...			1	20 A	DISHWASHER	6
7	RCPT STUDIO 242	20 A	1			0.72...	1.00...	1	20 A	MICROWAVE	8
9	WATER HEATER	20 A	2	0.83...	1.25...			2	25 A	HEAT PUMP	10
11	--	--	--			0.83...	1.25...	--	--	--	12
13	DRYER	30 A	2	2.50...	2.75...			2	50 A	RANGE	14
15	--	--	--			2.50...	2.75...	--	--	--	16
17	FURNACE	20 A	2	3.60...	0.18...			1	20 A	REFRIGERATOR	18
19	--	--	--			3.60...	0.18...	1	20 A	WASHER	20
21	RCPT	20 A	1	0.18...							22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.56 kW		13.54 kW					
		Total Amps:		130 A		130 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.14 kW	100.00%	0.14 kW		
Other	0.03 kW	100.00%	0.03 kW	**Total Conn. Load:**	27.11 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.40 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	130 A
				Total Est. Demand...	117 A

Branch Panel: R3243

Location: STUDIO 243 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.15...	0.55...			1	20 A	GARBAGE DISPOSAL	2
3	DATA	20 A	1			0.18...	0.72...	1	20 A	RCPT	4
5	DISHWASHER	20 A	1	1.20...	0.83...			2	20 A	WATER HEATER	6
7	MICROWAVE	20 A	1			1.00...	0.83...	--	--	--	8
9	HEAT PUMP	25 A	2	1.25...	2.50...			2	30 A	DRYER	10
11	--	--	--			1.25...	2.50...	--	--	--	12
13	RANGE	50 A	2	2.75...	3.60...			2	50 A	FURNACE	14
15	--	--	--			2.75...	3.60...	--	--	--	16
17	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	RCPT	18
19	WASHER	20 A	1			0.18...	0.18...	1	20 A	RCPT	20
21					0.36...			1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.55 kW		13.18 kW					
		Total Amps:		130 A		127 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.14 kW	100.00%	0.14 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	26.73 kW
RCPT	15.05 kW	83.22%	12.53 kW	**Total Est. Demand:**	24.21 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	129 A
				Total Est. Demand...	116 A

Branch Panel: R3244

Location: STUDIO 244 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.17...	0.72...			1	20 A	RCPT	2
3	RCPT STUDIO 244	20 A	1			0.54...	0.55...	1	20 A	GARBAGE DISPOSAL	4
5	DISHWASHER	20 A	1	1.20...	0.83...			2	20 A	WATER HEATER	6
7	MICROWAVE	20 A	1			1.00...	0.83...	--	--	--	8
9	HEAT PUMP	25 A	2	1.25...	2.50...			2	30 A	DRYER	10
11	--	--	--			1.25...	2.50...	--	--	--	12
13	RANGE	50 A	2	2.75...	3.60...			2	50 A	FURNACE	14
15	--	--	--			2.75...	3.60...	--	--	--	16
17	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	DATA	18
19	WASHER	20 A	1			0.18...	0.18...	1	20 A	RCPT	20
21					0.36...			1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.74 kW		13.38 kW					
		Total Amps:		132 A		129 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.11 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.40 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	130 A
				Total Est. Demand...	117 A

Branch Panel: R3245

Location: STUDIO 245 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.18...			1	20 A	REGRIGERATOR	2
3	MICROWAVE	20 A	1			1.00...	2.75...	2	50 A	RANGE	4
5	RCPT	20 A	1	0.36...	2.75...			--	--	--	6
7	GARBAGE DISPOSAL	20 A	1			0.55...	1.20...	1	20 A	DISHWASHER	8
9	RCPT	20 A	1	0.18...	0.18...			1	20 A	RCPT	10
11	WASHER	20 A	1			0.18...	2.50...	2	30 A	DRYER	12
13	FURNACE	50 A	2	3.60...	2.50...			--	--	--	14
15	--	--	--			3.60...	0.83...	2	20 A	WATER HEATER	16
17	HEAT PUMP	25 A	2	1.25...	0.83...			--	--	--	18
19	--	--	--			1.25...	0.17...	1	20 A	OTHER STUDIO 245	20
21	RCPT	20 A	1	0.90...	0.18...			1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.08 kW		14.03 kW					
		Total Amps:		126 A		134 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.11 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.40 kW
HVAC	11.53 kW	100.00%	11.53 kW	**Total Conn. Current:**	130 A
				Total Est. Demand...	117 A

Branch Panel: R3342

Location: STUDIO 342 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	RCPT	20 A	1	0.18...	2.50...			2	30 A	DRYER	2
3	WASHER	20 A	1			0.18...	2.50...	--	--	--	4
5	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	DATA	6
7	RCPT	20 A	1			0.36...	1.00...	1	20 A	MICROWAVE	8
9	GARBAGE DISPOSAL	20 A	1	0.55...	2.75...			2	50 A	RANGE	10
11	MICROWAVE	20 A	1			0.18...	2.75...	--	--	--	12
13	DISHWASHER	20 A	1	1.20...	0.18...			1	20 A	RCPT	14
15	RCPT	20 A	1			0.54...	0.72...	1	20 A	RCPT	16
17	HEAT PUMP	25 A	2	1.25...	0.29...			1	20 A	LIGHTING	18
19	--	--	--			1.25...	3.60...	2	50 A	FURNACE	20
21	WATER HEATER	20 A	2	0.83...	3.60...			--	--	--	22
23	--	--	--			0.83...					24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.68 kW		13.90 kW					
		Total Amps:		132 A		133 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.14 kW	100.00%	0.14 kW		
Other	0.03 kW	100.00%	0.03 kW	**Total Conn. Load:**	27.59 kW
RCPT	15.77 kW	81.70%	12.89 kW	**Total Est. Demand:**	24.70 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	133 A
				Total Est. Demand...	119 A

Branch Panel: R3343

Location: STUDIO 343 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	RCPT STUDIO 343	20 A	1	0.18...	2.50...			2	30 A	DRYER	2
3	WASHER	20 A	1			0.18...	2.50...	--	--	--	4
5	REFRIGERATOR	20 A	1	0.18...	0.36...			1	20 A	RCPT	6
7	MICROWAVE	20 A	1			1.00...	2.75...	2	50 A	RANGE	8
9	DISHWASHER	20 A	1	1.20...	2.75...			--	--	--	10
11	GARBAGE DISPOSAL	20 A	1			0.55...	0.18...	1	20 A	RCPT	12
13	RCPT	20 A	1	0.72...	0.18...			1	20 A	DATA	14
15	HEAT PUMP	25 A	2			1.25...	0.36...	1	20 A	RCPT	16
17	--	--	--	1.25...	0.27...			1	20 A	LIGHTING STUDIO 343	18
19	FURNACE	50 A	2			3.60...	0.83...	2	20 A	WATER HEATER	20
21	--	--	--	3.60...	0.83...			--	--	--	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		14.02 kW		13.20 kW					
		Total Amps:		134 A		127 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.14 kW	100.00%	0.14 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	27.21 kW
RCPT	15.41 kW	82.44%	12.71 kW	**Total Est. Demand:**	24.51 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	131 A
				Total Est. Demand...	118 A

Branch Panel: R3344

Location: STUDIO 344 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.29...	0.72...			1	20 A	RCPT	2
3	RCPT STUDIO 344	20 A	1			0.54...	0.55...	1	20 A	GARBAGE DISPOSAL	4
5	DISHWASHER	20 A	1	1.20...	0.36...			1	20 A	RCPT	6
7	MICROWAVE	20 A	1			1.00...					8
9	CONDENSER	25 A	2	1.25...	2.50...			2	30 A	DRYER	10
11	--	--	--			1.25...	2.50...	--	--	--	12
13	RANGE	50 A	2	2.75...	3.60...			2	50 A	FURNACE	14
15	--	--	--			2.75...	3.60...	--	--	--	16
17	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	DATA	18
19	WASHER	20 A	1			0.18...	0.18...	1	20 A	RCPT	20
21					0.36...			1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.39 kW		12.55 kW					
		Total Amps:		128 A		121 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	25.94 kW
RCPT	15.77 kW	81.70%	12.89 kW	**Total Est. Demand:**	23.05 kW
HVAC	10.00 kW	100.00%	10.00 kW	**Total Conn. Current:**	125 A
				Total Est. Demand...	111 A

Branch Panel: R3345

Location: STUDIO 345 **Volts:** 120/208 single
Supply From: **Phases:** 1 **Mains Type:** MCB
Mounting: RECESSED **Wires:** 3 **Mains Rating:** 125 A
Enclosure: TYPE 1

Notes:

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	DATA	20 A	1	0.18...	0.55...			1	20 A	GARBAGE DISPOSAL	2
3	LIGHTING STUDIO 345	20 A	1			0.29...	0.72...	1	20 A	RCPT	4
5	DISHWASHER	20 A	1	1.20...	0.83...			2	20 A	WATER HEATER	6
7	RCPT	20 A	1			0.36...	0.83...	--	--	--	8
9	HEAT PUMP	25 A	2	1.25...	2.50...			2	30 A	DRYER	10
11	--	--	--			1.25...	2.50...	--	--	--	12
13	RANGE	50 A	2	2.75...	3.60...			2	50 A	FURNACE	14
15	--	--	--			2.75...	3.60...	--	--	--	16
17	REFRIGERATOR	20 A	1	0.18...	0.18...			1	20 A	RCPT	18
19	WASHER	20 A	1			0.18...	0.18...	1	20 A	RCPT	20
21					0.36...			1	20 A	RCPT	22
23											24
25											26
27											28
29	20A SPARE	--	1	0.00...	0.00...			1	--	20A SPARE	30
		Total Load:		13.58 kW		12.66 kW					
		Total Amps:		129 A		122 A					

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
LIGHTING	0.15 kW	100.00%	0.15 kW		
Other	0.02 kW	100.00%	0.02 kW	**Total Conn. Load:**	26.23 kW
RCPT	14.41 kW	84.69%	12.21 kW	**Total Est. Demand:**	24.02 kW
HVAC	11.65 kW	100.00%	11.65 kW	**Total Conn. Current:**	126 A
				Total Est. Demand...	116 A

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCOTT
CERTIFIED REGISTERED
No. 10505086
STATE OF INDIANA
PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

BUILDING 3 - PANEL SCHEDULES

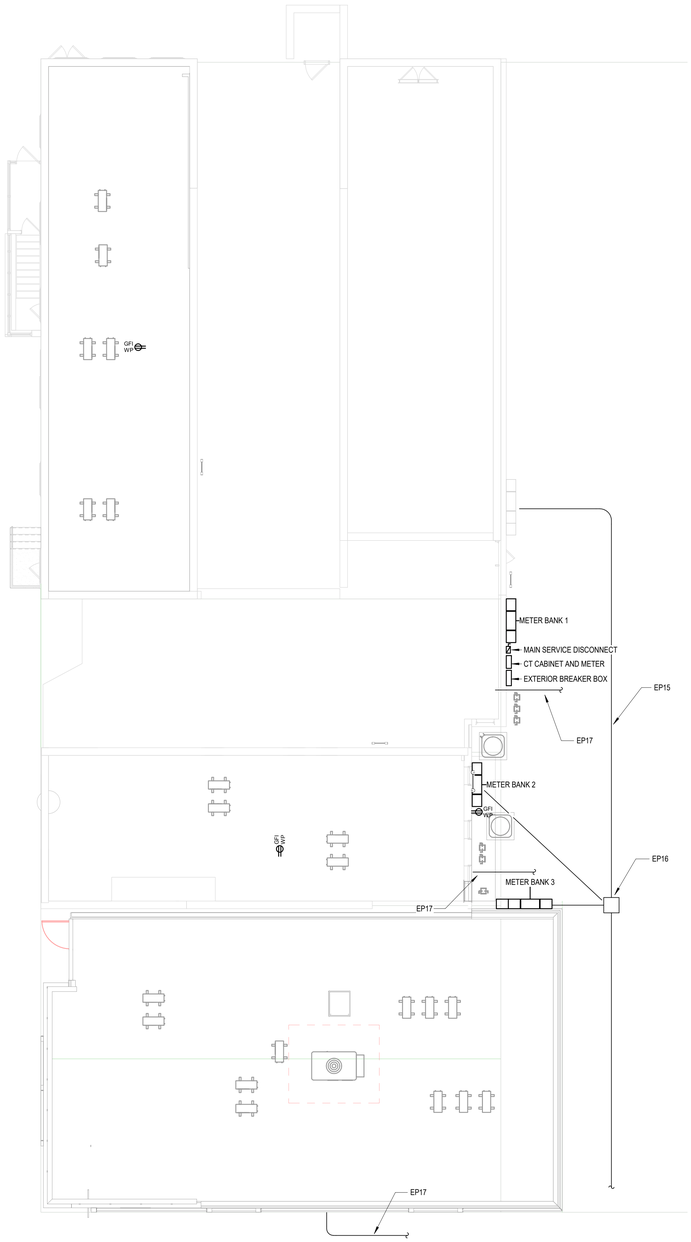
EN4.2

GENERAL ELECTRICAL NOTES

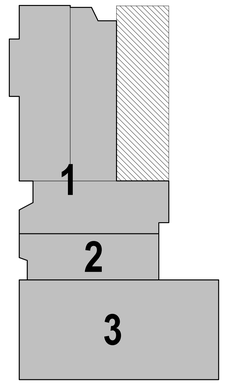
1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT. SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNIT'S DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8.	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 (6 FT. MAX).
9.	USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
10.	ALL STAIR WELLS AND CORRIDOORS 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 CORRIDOOR OR STAIR WELL.
11.	TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
12.	LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CAULKED 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.

POWER PLAN KEYNOTES

EP15	EXISTING NOT IN SCOPE BUILDING UTILITY SERVICE TO BE REROUTED AS PART OF THIS PROJECT'S SCOPE. COORDINATE WITH BUILDING OWNER AND UTILITY FOR SCHEDULED SHUT DOWN AND RECONNECTIONS.
EP16	ELECTRICAL UTILITY HAND PULL LOCATION. COORDINATE WITH UTILITY FOR LOCATION.
EP17	TELECOMMUNICATION UTILITY BUILDING ENTRANCE. COORDIANTE LOCATION AND ROUTING WITH UTILITY. SEE POWER PLANS FOR EACH BUILDING DEMARC LOCATION WITHIN BUILDING.



1 **ELECTRICAL SITE PLAN**
SCALE: 1/8" = 1'-0"
NORTH



KEY PLAN
SCALE: NONE
NORTH

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
Fort Wayne, IN 46802

PROJECT: 2020.0136

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION

ELECTRICAL SITE PLAN

E3.0

7/28/2021 8:07:44 AM

GENERAL ELECTRICAL NOTES

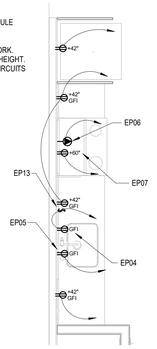
1.	THE SCOPE OF THE WORK INCLUDES (3) FIRE SEPERATED BUILDINGS. EACH BUILDING SHALL HAVE ITS OWN UTILITY SERVICE ENTRANCE. NEW SIGNLE PHASE RESIDENTIAL SERVICE SHALL GO TO EACH APARTMENT, SINGLE PHASE COMMERCIAL TO EACH BUSINESS TENANT, AND THREE PHASE SERVICE TO THE RESTURANT TENANT. EACH BUILDING SERVICE SHALL HAVE A SINGLE BUILDING DISCONNECT AHEAD OF EACH UNIT'S DISCONNECT.
2.	THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH THE NEC AND ALL STATE AND LOCAL CODES.
3.	THE ENTIRE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE
4.	EACH CONDUIT RUN SHALL HAVE A SEPARATE GROUND WIRE.
5.	ALL BRANCH CIRCUITS SHALL HAVE SEPARATE NEUTRAL CONDUCTORS. SHARING OF NEUTRAL WIRES IS NOT ACCEPTABLE.
6.	USE OF NMC CABLING SHALL BE PERMITTED IN COMBUSTABLE CONSTRUCTION. PROVIDE PROTECTION FROM CUTS OR PUNCTURES WHERE CABLING IS RUN IN STUD WALLS.
7.	PROVIDE TYPED CIRCUIT DIRECTORY WITH CLEAR PROTECTIVE COVER/HOLDER INSIDE DOOR OF EVERY PANELBOARD.
8.	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 (6 FT. MAX).
9.	USE BOLTED CLAMP TYPE HANGERS FOR SUPPORTING CONDUITS. ONE-HOLE STRAP AND SPRING TYPE CONDUIT HANGERS ARE NOT ACCEPTABLE.
10.	ALL STAIR WELLS AND CORRIDOORS 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 CORRIDOOR OR STAIR WELL.
11.	TELECOMMUNICATIONS PATHWAYS AND BACKBONE SHALL BE PROVIDED AS PART OF THE ELECTRICAL PACKAGE.
12.	LL PENETRATIONS THROUGH RATED WALLS AND FLOORS BETWEEN UNITS AND BETWEEN OCCUPANCY TYPES SHALL BE FIRE CAULKED 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.

POWER PLAN KEYNOTES

EP04	PROVIDE CORD AND PLUG ON GARBAGE DISPOSAL. WIRE THROUGH SNAP SWITCH LOCATED ABOVE THE COUNTER.
EP05	PROVIDE FINAL RECEPTACLE AS DISCONNECTING MEANS FOR DISHWASHER LOCATED BELOW SINK.
EP06	ELECTRIC RANGE CIRCUIT SHALL BE (2)#8, (1)#10 GND IN 3/4" CONDUIT. RECEPTACLE SHALL BE A 208V 2-POLE 50A RATED RECEPTACLE. VERIFY FINAL STYLE AND CIRCUIT AMPERAGE WITH EQUIPMENT AND ADJUST TO MATCH EQUIPMENT REQUIREMENTS AS NEEDED.
EP07	INSTALL MICROWAVE RECEPTACLE WITHIN THE FREE SPACE PROVIDED WITHIN CASEWORK. COORDINATE EXACT LOCATION OF DEVICE IN THE FIELD WITH CASEWORK INSTALLER. THE RECEPTACLE SHALL NOT BE VISIBLE.
EP13	RECEPTACLE AND SWITCH TO BE LOCATED TOGETHER IN GANGABLE BOX. PROVIDE SINGLE CONTINUOUS COVERPLATE FOR CONFIGURATION.

GERNERAL KITCHEN NOTES:

1. TYPICAL CIRCUITING SHOWN. REFER TO PANEL SCHEDULE FOR CIRCUITING IN EACH UNIT.
2. DEVICES SHOWN AT 42" AFF ARE TO DENOTE ABOVE COUNTER. COORDINATE FINAL HEIGHTS WITH CASEWORK. DEVICES SHALL BE 2" ABOVE BACKSPLASH FOR FINAL HEIGHT.
3. ADDITIONAL RECEPTACLES CONNECTED IN KITCHEN CIRCUITS SHOWN ON PLANS.



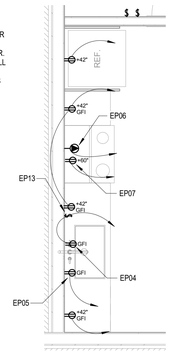
NORTH

2 BUILDING 1 & 2 - APARTMENT KITCHEN

SCALE: 3/8" = 1'-0"

GERNERAL KITCHEN NOTES:

1. TYPICAL CIRCUITING SHOWN. REFER TO PANEL SCHEDULE FOR CIRCUITING IN EACH UNIT.
2. DEVICES SHOWN AT 42" AFF ARE TO DENOTE ABOVE COUNTER. COORDINATE FINAL HEIGHTS WITH CASEWORK. DEVICES SHALL BE 2" ABOVE BACKSPLASH FOR FINAL HEIGHT.
3. ADDITIONAL RECEPTACLES CONNECTED IN KITCHEN CIRCUITS SHOWN ON PLANS.



NORTH

1 BUILDING 3 - APARTMENT KITCHEN

SCALE: 3/8" = 1'-0"

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COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

MODEL GROUP

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Fort Wayne, IN 46802

PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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ENLARGED ELECTRICAL PLANS

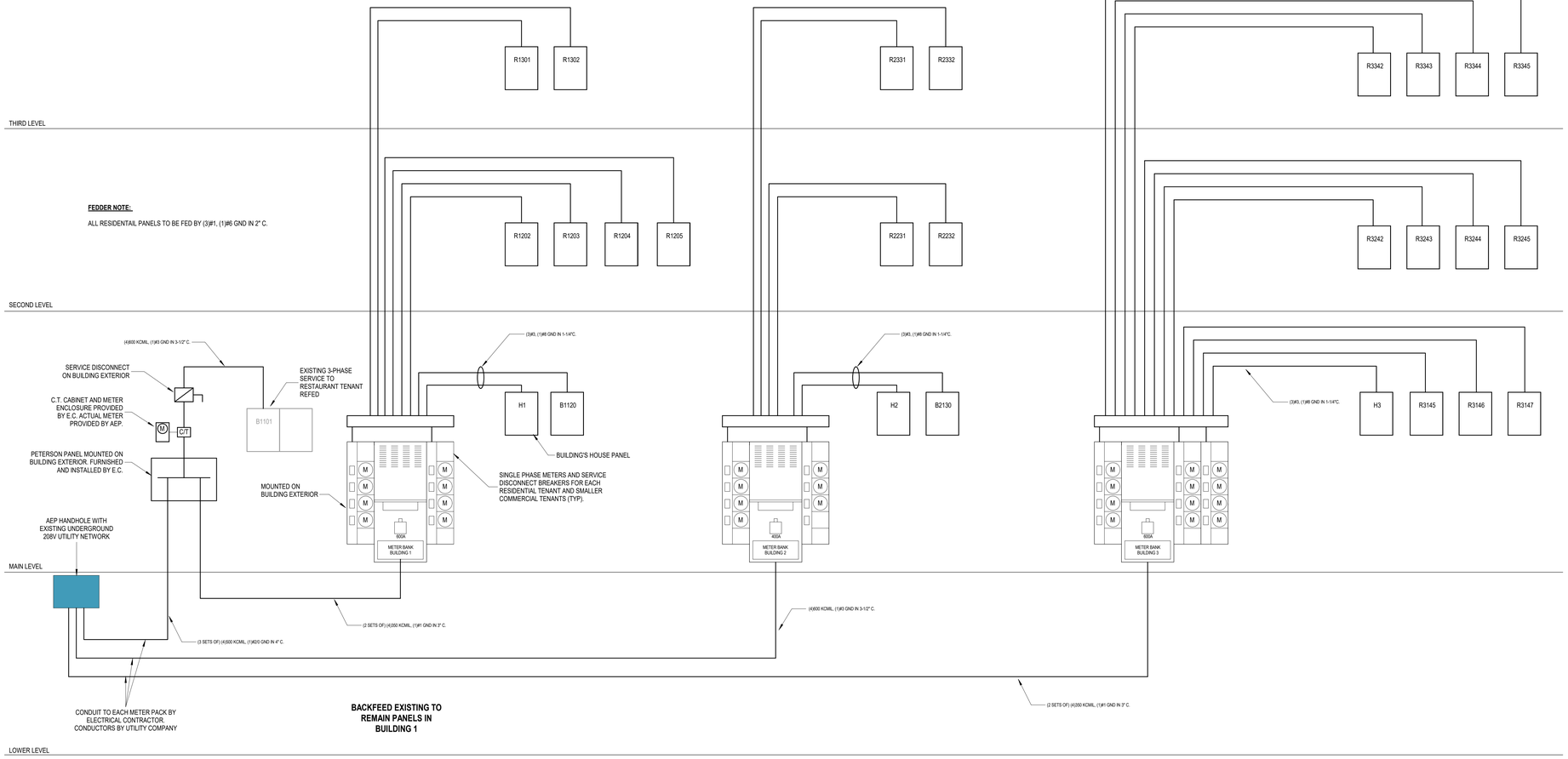
E3.1

VOLTAGE DROP SCHEDULE (ALL SIZES BASED ON COPPER CONDUCTORS)					
		MAX WIRE LENGTH - 120/208V		MAX WIRE LENGTH - 277/480V	
LOAD AMPACITY	WIRE SIZE	2% DROP - FEEDERS	3% DROP - BRANCH CKTS	2% DROP - FEEDERS	3% DROP - BRANCH CKTS
50 A	#8	69'	103'	158'	238'
50 A	#6	107'	160'	246'	370'
50 A	#4	160'	240'	370'	554'
50 A	#3	200'	300'	462'	693'
50 A	#2	240'	360'	554'	831'
60 A	#6	89'	133'	205'	308'
60 A	#4	133'	200'	308'	462'
60 A	#3	167'	250'	385'	577'
60 A	#2	200'	300'	462'	693'
60 A	#1	250'	375'	577'	866'
80 A	#4	100'	150'	231'	346'
80 A	#3	125'	188'	289'	433'
80 A	#2	150'	225'	346'	520'
80 A	#1	188'	281'	433'	650'
80 A	#1/0	231'	346'	533'	799'
100 A	#3	100'	150'	231'	346'
100 A	#2	120'	180'	277'	416'
100 A	#1	150'	225'	346'	520'
100 A	#1/0	185'	277'	426'	640'
100 A	#2/0	218'	328'	504'	756'
150 A	#1/0	123'	185'	284'	426'
150 A	#2/0	146'	218'	336'	504'
150 A	#3/0	170'	256'	393'	590'
150 A	#4/0	200'	300'	462'	693'
150 A	#250	219'	329'	506'	759'
200 A	#3/0	128'	192'	295'	426'
200 A	#4/0	150'	225'	346'	520'
200 A	#250	165'	247'	380'	569'
200 A	#300	185'	277'	426'	640'
200 A	#350	200'	300'	462'	693'
350 A	#350	114'	172'	264'	396'
350 A	#400	123'	184'	283'	424'
350 A	#500	137'	206'	317'	475'
350 A	#600	146'	219'	337'	505'
400 A	#600	128'	192'	295'	442'

PANEL NAMING CONVENTION

H/B1101 — BUILDING 1 / TENANT UNIT #101 / HOUSE PANEL OR BUISNESS TENANT PANEL

R/3145 — BUILDING 3 / APARTMENT UNIT #145 / RESIDENTIAL PANEL



FEDDER NOTE:

ALL RESIDENTAIL PANELS TO BE FED BY (3)#1, (1)#6 GND IN 2" C.

BACKFEED EXISTING TO REMAIN PANELS IN BUILDING 1

1 RISER DIAGRAM

NTS

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MODEL GROUP

COLUMBIA STREET WEST

RENOVATION AND NEW CONSTRUCTION

W Columbia Street & S Harrison Street
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PROJECT: 2020.0136

CRAIG S. SCULLY — REGISTERED — No. 10505086 — STATE OF INDIANA — PROFESSIONAL ENGINEER

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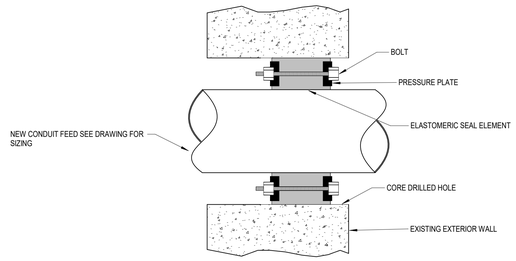
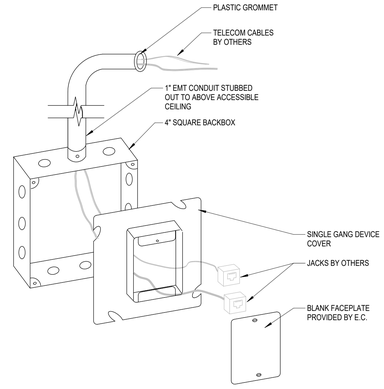
RISER DIAGRAM

E4.1



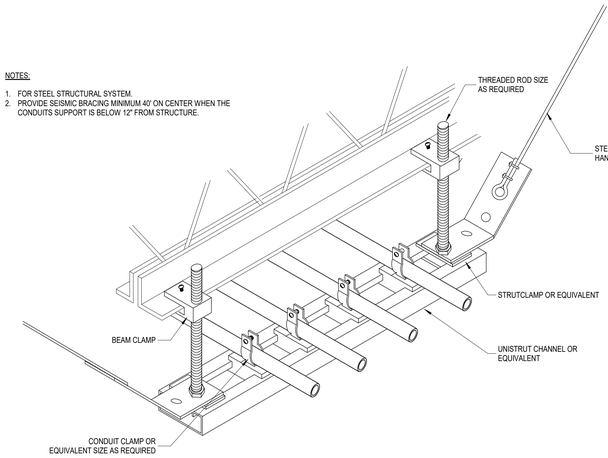
6 Below Grade Conduit Seal Detail
NTS



3 TELECOMMUNICATIONS OUTLET DETAIL
NTS

NOTES:

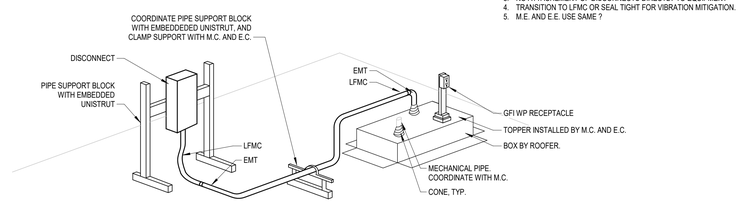
1. FOR STEEL STRUCTURAL SYSTEM.
2. PROVIDE SEISMIC BRACING MINIMUM 40' ON CENTER WHEN THE CONDUITS SUPPORT IS BELOW 12" FROM STRUCTURE.



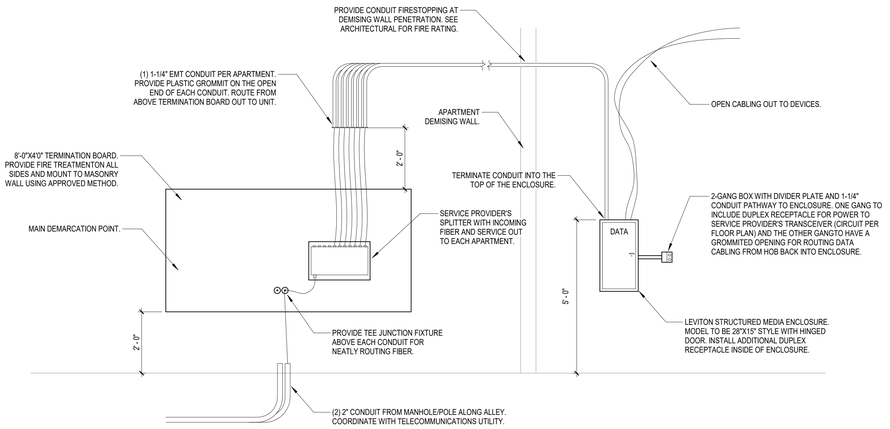
5 CONDUIT SUPPORT DETAIL - 2 1/2" AND LARGER
NTS

GENERAL NOTES:

1. APPLIES TO ALL CONDUIT PENETRATIONS
2. NO ROOF MEMBRANE PENETRATIONS BY ANCHORS OR CONDUIT
3. NO ATTACHEMENT OF DISCONNECTS DIRECTLY TO EQUIPMENT
4. TRANSITION TO LFMC OR SEAL TIGHT FOR VIBRATION MITIGATION.
5. M.E. AND E.E. USE SAME ?



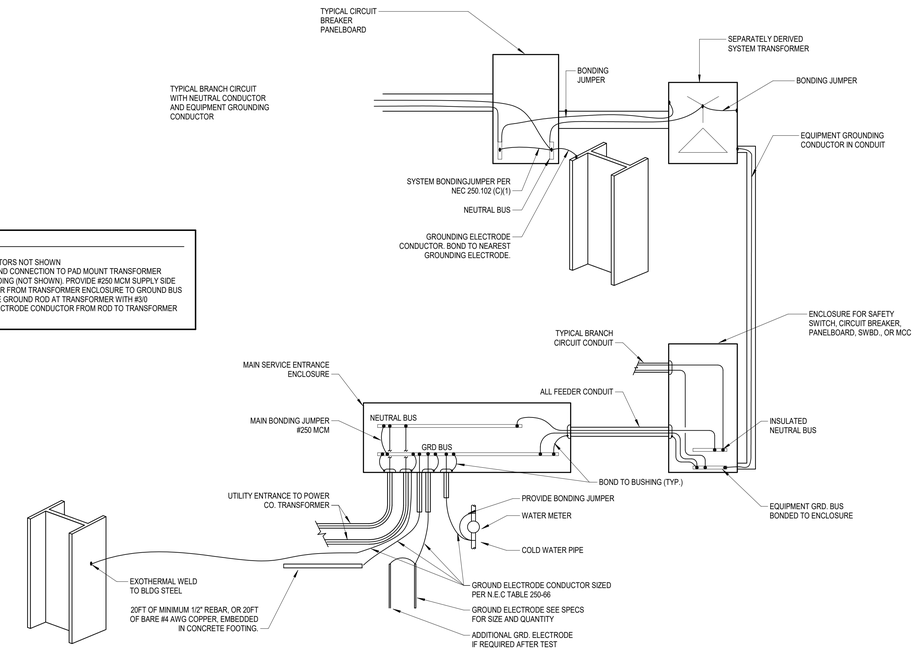
2 ROOF CONDUIT PENETRATIONS DETAIL
NTS



4 TYPICAL TELECOMMUNICATIONS INSTALLATION DETAIL
NTS

NOTES:

- PHASE CONDUCTORS NOT SHOWN
- PROVIDE GROUND CONNECTION TO PAD MOUNT TRANSFORMER SERVICING BUILDING (NOT SHOWN). PROVIDE #250 MCM SUPPLY SIDE BONDING JUMPER FROM TRANSFORMER ENCLOSURE TO GROUND BUS IN MDP. PROVIDE GROUND ROD AT TRANSFORMER WITH #3/0 GROUNDING ELECTRODE CONDUCTOR FROM ROD TO TRANSFORMER ENCLOSURE.



1 SERVICE ENTRANCE GROUNDING DETAIL
NTS

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MODEL GROUP

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CONSTRUCTION DOCUMENTS

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REVISIONS

NO.	DATE	DESCRIPTION

ELECTRICAL DETAILS

E4.4

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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	H2	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
EWH-100	120 V	1	4.50 kW	H1	26	(2)#10, (1)#10 GND IN 3/4" C.	2
EWH-120	120 V	1	4.50 kW	B1120	12	(2)#10, (1)#10 GND IN 3/4" C.	2
EWH-130	120 V	1	4.50 kW	B2130	12	(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	5.89 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 22/23	---	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 22/23
MOTOR STARTER (NON-INTEGRAL TO EQUIP)	DIV 26	DIV 26	DIV 26	DIV 23
MOTOR STARTERS (INTEGRAL TO EQUIP)	DIV 22/23	---	DIV 26	DIV 23
VFD (VARIABLE FREQUENCY DRIVES)	DIV 22/23	DIV 22/23	DIV 26	DIV 23
LIFE SAFETY				
DUCT SMOKE DETECTOR	DIV 28	DIV 23	---	DIV 28
FIRE/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	SEL-25	WALL	WHITE	5 W	BATTERY BACKED EMERGENCY LIGHT UNIT.
EX EMERGENCY	BEGHELLI	MEZ-LED-ACEM-DB-120/277-CL	WALL	TBD	7 W	EXTERIOR EMERGENCY LIGHT
EXIT	SURE-LITES	APC-H-7-R	UNIVERSAL	WHITE/RED	5 W	UNIVERSAL MOUNT EXIT SIGN EMERGENCY LIGHT COMBONATION UNIT WITH NICAD BATTERY BACKUP.
F1	LITHONIA	ZL1D-L48-5000LM-FST-MVOLT-40K-80CRI	CHAIN	WHITE	41 W	CHAIN HUNG INDUSTRIAL STYLE SHOP LIGHT
F2	GOTHAM	EVOCC-35/20-BR-WD-LSS-MVOLT-GZ10	PENDANT	BLACK	20 W	6" CYLINDER PENDANT
		6IS-CONV-MVOBRL				
F3	GOTHAM	EVO6-30/15-AR-WD-LSS-MVOLT-GZ10	RECESSED	WHITE	15 W	6" CAN LIGHT WITH CLEAR SPECULAR DIFFUSER AND WHITE TRIM.
F4	LUMARK AP	XTOR6B-Y	WALL	N/A	58 W	MOUNT ABOVE TOP OF DOOR OR OTHERWISE NOTED ON DRAWINGS.
F5	EFFICIENT LIGHTING	EL-10800LED-BR	WALL	TBD	22 W	DECORATIVE SCONCE WITH DOWN LIGHTING ON EXTERIOR
G7	ACUITE	IL-JCT12-NL-13-SWW-A-NSNSW-91				BACK MOUNTED GOOSENECK WITH SINGLE KNUCKLE ANGLE SHADE
R1	HALO	SMDWR-6-ISS-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	MINKA AIRE	F1000-WH	SURFACE	WHITE	60 W	CIELING FAN 52" BLADES WITH INTEGRAL LIGHT KIT.
R4	HALO	HU1118D9SP	WALL	--	8 W	UNDER CABINET LIGHTING

DWELLING UNIT ELECTRICAL SERVICE LOAD

HEATING/AIR CONDITIONING LOAD	UNIT 145	UNIT 146	UNIT 147	UNIT 202	UNIT 203	UNIT 204	UNIT 205	UNIT 231	UNIT 232	UNIT 242	UNIT 243	UNIT 243	UNIT 244	UNIT 245	UNIT 301	UNIT 302	UNIT 331	UNIT 332	UNIT 342	UNIT 343	UNIT 344	UNIT 345
HEAT PUMP (VA)	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
SUPPLEMENTAL HEAT (VA)	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200	7200
HEAT PUMP/SUPPLEMENTAL HEAT SIMULTANEOUS (Y/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/AC 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
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 LTG/RECEPT. LOAD (3VA/SQ FT)	1800	1320	1320	1770	1350	1500	1200	1260	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
DISHWASHER	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
RANGE	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
REFRIGERATOR	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
TOTAL GENERAL LOADS (VA)	16850	16210	16210	16810	16250	16450	16050	16130	15850	16410	16450	16170	16170	16170	16170	16330	16170	16170	16410	16450	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
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
HEATING/AC LOAD	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	23530	23370	23370	23610	23650	23370	23370

DESIGN COLLABORATIVE
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designcollaborative.com

MODEL GROUP
COLUMBIA STREET WEST
RENOVATION AND NEW CONSTRUCTION
W Columbia Street & S Harrison Street
Fort Wayne, IN 46802
PROJECT: 2020.0136

CRAIG S. SCHULTZ REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/2021	ADD-1
2	10/01/2021	ADD-2

ELECTRICAL SCHEDULES

E4.5

9/30/2021 9:35:39 AM

Lumark

Catalog #
Project
Comments
Prepared by
Type F4
Date

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy efficient LEDs. The rugged die-cast aluminum construction, IP66 rated optical chamber and IK10 rated tempered glass lens with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles encompass both a full cutoff and refractive lens design. Full cutoff and refractive models are available in 50lW, 81lW and 102lW. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the use of push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four tap bolts (supplied by others). External fin design extracts heat from the back box and the integral weather gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism lens to meet strict cutoff requirements for Dark Sky compliance. Refractive lens models incorpor ate a molded lens assembly designed for maximum forward throw. Solid-state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages: in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 50lW, 81lW and 102lW models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C (122°F) models are available in 81lW and 102lW mod- els only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT conduit entry points provide ample allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical configurations. Not recommended for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 50lT and 81lT models only), an AC-ON indicator light and a premium extended rated sealed maintenance free Nickel Metal Hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finish withstands severe climate conditions while providing optimal color and gloss retention of the installed life.

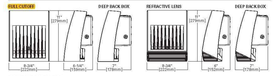
Warranty
Five-year warranty.

XTOR
CROSSTOUR
MAXX LED

APPLICATIONS:
WALL SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

FULL CUTOFF



ESCUTCHEON PLATES

CERTIFICATION DATA
UL 1572, Wet Location Listed
Dark Sky Approved (Fixed mount, Full Cutoff models only)
DesignLights Consortium® Qualified*
3.0G IBC Compliant
ROHS Compliant
IP66 Ingress Rated (Wire Guard Models)
AC Voltage Tested
UL/cUL Listed (50P Models)
IP66 Rated

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 194°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTORBB, XTORBB, XTORBB=0.54

SHIPPING DATA:
Approximate Net Weight:
15 lbs (6.8 kg)

COOPER Lighting Solutions

*www.designlights.org

TDXHAWKEN
November 24, 2020 1:59 PM

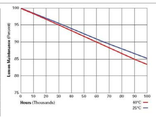
POWER AND LUMENS BY FIXTURE MODEL

50lW Series							
LED Information	**XTORBB**	**XTORBBRL**	**XTORBB-W**	**XTORBBRL-W**	**XTORBB-Y**	**XTORBBRL-Y**	
Delivered Lumens	6,225	6,225	6,450	6,316	5,475	5,456	
B U.G. Rating	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	50W	50W	50W	50W	50W	50W	
81lW Series							
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**	
Delivered Lumens	8,592	8,635	8,373	8,594	7,743	8,979	
B U.G. Rating	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	B1-U4-G5	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W	
102lW Series							
LED Information	**XTOR10B**	**XTOR10BRL**	**XTOR10B-W**	**XTOR10BRL-W**	**XTOR10B-Y**	**XTOR10BRL-Y**	
Delivered Lumens	10,150	10,202	9,539	10,154	9,148	10,346	
B U.G. Rating	B2-U4-G5	B2-U4-G5	B2-U4-G5	B2-U4-G5	B2-U4-G5	B2-U4-G5	
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K	
CRI (Color Rendering Index)	70	70	70	70	70	70	
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W	

EGRESS Information	**XTORBB and XTOR8B Full Cutoff CBP Egress LED**	**XTORBB and XTOR8B Refractive Lens CBP Egress LED**
Delivered Lumens	529	468
B U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.45W	1.45W

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
XTORBB Model		
25°C	+.90%	246,000
40°C	+.88%	213,000
50°C	+.88%	201,000
XTOR8B Model		
25°C	+.89%	239,000
40°C	+.87%	206,000
50°C	+.86%	195,000
XTOR10B Model		
25°C	+.89%	232,000
40°C	+.87%	198,000



CURRENT DRAW

Voltage	Model Series:				
	XTORBB	XTOR8B	XTOR10B	XTORBB CBP (Fixture/Ballast)	XTOR8B CBP (Fixture/Ballast)
120V	0.53	0.71	0.92	0.54/0.25	0.72/0.25
208V	0.25	0.33	0.52	--- / ---	--- / ---
240V	0.25	0.35	0.45	--- / ---	--- / ---
277V	0.22	0.31	0.38	0.36/0.25	0.50/0.25
347V	0.19	0.25	0.33	--- / ---	--- / ---
480V	0.14	0.19	0.24	--- / ---	--- / ---

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770.486.4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

TDXHAWKEN
November 30, 2020 1:53 PM

Submitted by K2SA

K 2 S CONTROLS • LIGHTS

Job Name: Model Group Construction Lighting Standards

Catalog Number: EL1080-9LED-BR

Type: F5

Notes:

EfficientLighting LIGHTING MADE BETTER

EL-1080D

TYPE: Exterior Lantern
WIDTH: 4.75"
HEIGHT: 8"
PROJECTION: 6.5"
BACK PLATE: 4.75" x 4.75"
ENCLOSED FIXTURE: Yes
SHADE: Aluminum Body with Clear Glass Cover
LIGHT OPTIONS: E26 Base CFL (Non-Dimmable) E26 Base LED Bulb (Dimmable) Integrated LED (Dimmable)
AVAILABLE FINISH: Powder Coated Black Powder Coated Brown

ORDERING OPTIONS

EL-1080D — 1. MODEL — 2. LIGHT OPTIONS — 3. FINISH

2. WATTAGE/ LIGHT OPTIONS

123 1 x 23w E26 Base CFL
109E26LED 1 x 9w E26 Base LED Bulb (Meets CA Title 24 requirements)
9LED 9w Integrated LED

3. FINISH

B Powder Coated Black
BR Powder Coated Brown

PROJECT NOTES
Name:
Location:
Type:
Qty:
Comments:

LIGHT SOURCE SPECIFICATIONS

Light Options	Total Wattage	Voltage	Color Temperature	Lumen Output	Dimmable	CRI	Lamp Life	CA T24	ENERGY STAR
123	23w	120V	2700K Only	1600	No	>80	10000 HR	No	No
109E26LED*	9w	120V	2700K Only	810	Yes	90	25000 HR	Yes	No
9LED	9w	120V	3000K (MOQ Applies to other CCT)	630	Yes	85	50000 HR	No	No

* Can be used to comply with California Energy Commission (CEC) 2019 Title 24 Part 6 High Efficacy LED Light Source Requirements if used with included lamp that are registered and appear in the CEC Appliance Database

2 Cranberry Rd #B1-B, Parsippany, NJ 07054 | East Coast: 973.846.8568 | West Coast: 714.228.9888 | Fax: 973.846.8567 | www.efficientlightingco.com

2019

Submitted On: May 25, 2021 1/2 Index Page

Submitted by K2SA

K 2 S CONTROLS • LIGHTS

Job Name: Model Group Construction Lighting Standards

Catalog Number: EL1080UD-187LED-BR

Type: F6

Notes:

EfficientLighting LIGHTING MADE BETTER

EL-1080UD

TYPE: Exterior Lantern
WIDTH: 4.75"
HEIGHT: 10" (socket base) & 14" (LED)
PROJECTION: 6.5"
BACK PLATE: 4.75" x 4.75"
ENCLOSED FIXTURE: Yes
SHADE: Aluminum Body with Clear Glass Cover
LIGHT OPTIONS: E26 Base CFL (Non-Dimmable) E26 Base LED Bulb (Dimmable) Integrated LED (Dimmable)
AVAILABLE FINISH: Powder Coated Black Powder Coated Brown

ORDERING OPTIONS

EL-1080UD — 1. MODEL — 2. LIGHT OPTIONS — 3. FINISH

2. WATTAGE/ LIGHT OPTIONS

223 2 x 23w E26 Base CFL
209E26LED 2 x 9w E26 Base LED Bulbs (Meets CA Title 24 requirements)
18LED 18w Integrated LED

3. FINISH

B Powder Coated Black
BR Powder Coated Brown

PROJECT NOTES
Name:
Location:
Type:
Qty:
Comments:

LIGHT SOURCE SPECIFICATIONS

Light Options	Total Wattage	Voltage	Color Temperature	Lumen Output	Dimmable	CRI	Lamp Life	CA T24	ENERGY STAR
223	46w	120V	2700K Only	3200	No	>80	10000 HR	No	No
209E26LED*	18w	120V	2700K Only	1620	Yes	90	25000 HR	Yes	No
18LED	18w	120V	3000K (MOQ Applies to other CCT)	1260	Yes	85	50000 HR	No	No

* Can be used to comply with California Energy Commission (CEC) 2019 Title 24 Part 6 High Efficacy LED Light Source Requirements if used with included lamp that are registered and appear in the CEC Appliance Database

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2019

Submitted On: May 25, 2021 1/2 Index Page

Submitted by K2SA

K 2 S CONTROLS • LIGHTS

Job Name: Model Group Construction Lighting Standards

Catalog Number: H-1812-2-I1B-13-91/INC

Type: F7

Notes:

H-18112
Angle Shade Collection

Job Name:
Type:
Quantity:

HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 99(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-345.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH):
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base. 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

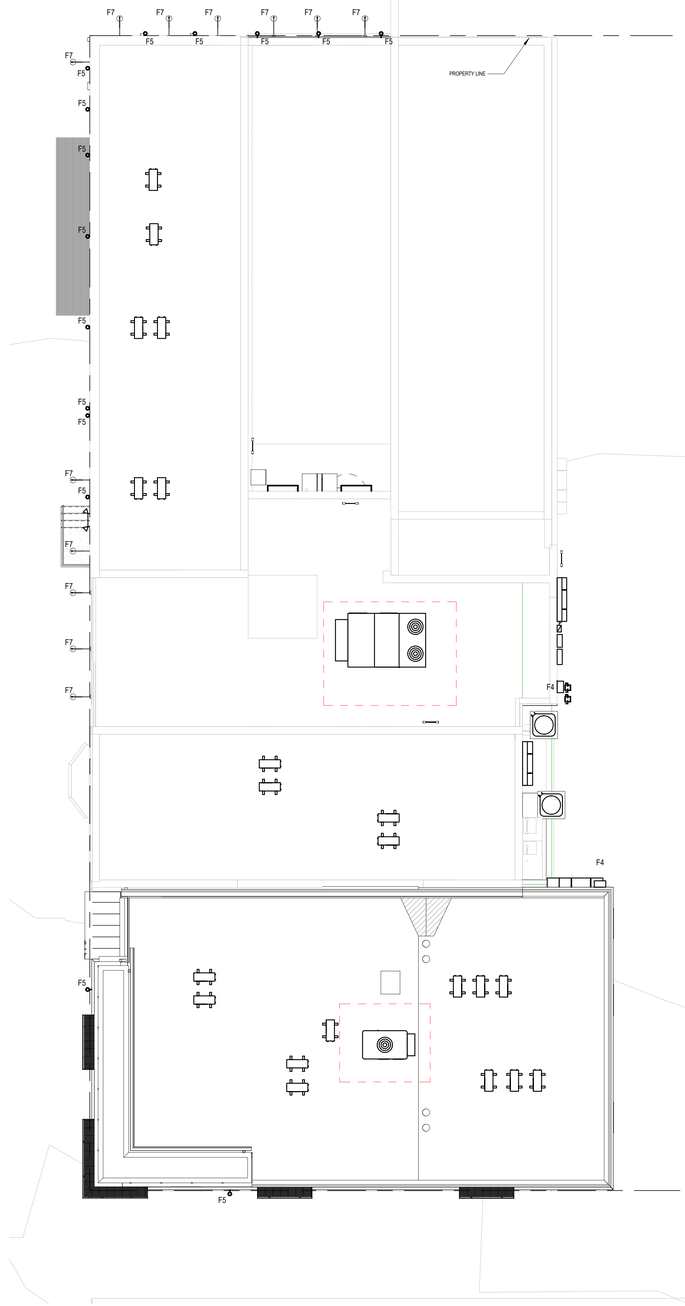
Light-Emitted Diode(LED)
-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.

cULus LISTED

Submitted On: May 25, 2021 1/2 Index Page



1 SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"
NORTH

DESIGN COLLABORATIVE
200 East Main Street
Suite 600
Fort Wayne, IN 46802
260.422.4241
260.422.4847
designcollaborative.com

MODEL GROUP
COLUMBIA STREET
RENOVATION AND NEW CONSTRUCTION
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PROJECT: 2020.0136

CRAIG S. SCULLY REGISTERED No. 10505086 STATE OF INDIANA PROFESSIONAL ENGINEER

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CONSTRUCTION DOCUMENTS

ISSUE DATE: 07/28/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2021	ADD-2

ELECTRICAL SITE PHOTOMETRIC PLAN

E3.0b

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