[RENDERING NOT FOR CONSTRUCTION]

OLD TOWN HALL PARK & VISITOR INFORMATION CENTER (VIC) RENOVATIONS

300 MAIN STREET
FRISCO . COLORADO

DRC REVIEW

SHEET INDEX

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old town hall park & vic renovations

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PROJECT # 2129

ISSUE:

80% des dev	25 aug 2022
100% des dev	12 sep 2022
drc review	10 mar 2023

COVER SHEET

draft

CS

GENERAL NOTES

1) THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE, ASSOCIATED CODES, ACCESSIBLE CODES AND LOCAL CODE AMENDMENTS, AS ADOPTED BY THIS MUNICIPALITY. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, AND RESTRICTIONS. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS.

2) ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS OR HER SUBCONTRACTORS UNLESS NOTED AS "EXISTING", "BY OWNER", OR "NOT IN CONTRACT" (N.I.C.) IN THESE DOCUMENTS.

3) IT IS THE INTENT AND MEANING OF THESE DOCUMENTS THAT THE GENERAL CONTRACTOR AND HIS OR HER SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, AND THE LIKE TO PROVIDE A COMPLETE AND WORKMANLIKE JOB PER THE USUAL AND CUSTOMARY STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL MANUFACTURERS' INSTALLATION REQUIREMENTS, INSTRUCTIONS AND RECOMMENDATIONS.

4) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL WORK AND SCHEDULE, PER STANDARD PRACTICES. COORDINATION OF ALL REQUIRED BLOCK-OUTS, SEQUENCING, AND THE LIKE AMONG GENERAL AND SUBCONTRACTOR TRADES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.

5) THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE JOBSITE SAFETY OF ALL PERSONNEL, WORK, MATERIALS, UTILITIES, AND ADJACENT PROPERTIES, IN ACCORDANCE WITH ACCEPTED CODES, REGULATIONS AND INDUSTRY PRACTICES. THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR THIS, AND SHALL NOT RELIEVE THE GENERAL CONTRACTOR FROM HIS OR HER RESPONSIBILITIES.

6) THESE DESIGN DOCUMENTS HAVE BEEN ISSUED WITH AN EXPECTATION OF CONTINUING COMMUNICATION AND COOPERATION AMONG THE OWNER, ARCHITECT, AND CONTRACTOR. BUILDING DESIGN AND CONSTRUCTION ARE COMPLEX; ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS OFTEN IMPERFECT, AND EVERY CONTINGENCY CAN NOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY REQUIRING CLARIFICATION SHALL BE REPORTED PROMPTLY TO THE ARCHITECT; FAILURE TO DO SO MAY COMPOUND MISUNDERSTANDING AND AFFECT PROJECT BUDGET, SCHEDULE AND QUALITY. SUCH A FAILURE TO COMMUNICATE SHALL RELIEVE THE ARCHITECT AND CONSULTANTS OF RESPONSIBILITY FOR CONSEQUENCES WHICH MAY ARISE.

7) THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED USING AUTODESK REVIT 'BUILDING INFORMATION MODELING' APPLICATION AND ARE BASED ON AN ASSOCIATIVE 3D MODEL OF THE PROJECT. IN THE CASE OF QUESTIONS REGARDING SPECIFIC 2D VIEWS OF 3D PROJECT MODEL, CONTACT ARCHITECT FOR CLARIFICATION. MSA MAY HAVE THE ABILITY TO GENERATE SUPPLEMENTAL VIEWS OR DRAWINGS TO HELP THE CONTRACTORS BETTER UNDERSTAND THE DESIGN INTENT.

8) SUSTAINABLE DESIGN CONCEPTS ARE CENTRAL TO THE SUCCESSFUL DESIGN, CONSTRUCTION AND OPERATION OF THIS PROJECT, AND THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE EXPECTED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS TO THE FULLEST EXTENT POSSIBLE. REFER TO CONSTRUCTION ASSEMBLY TYPES, NOTES AND DETAILS. CONTACT ARCHITECT WITH CONSTRUCTIVE INPUT OR IF MORE INFORMATION IS NEEDED TO UNDERSTAND AND IMPLEMENT THESE CONCEPTS MORE FULLY.

9) FOR EACH RFI OR PHONE CALL TO THE OFFICE OF THE ARCHITECT OR CONSULTANTS AFTER 4:00 P.M. ON FRIDAYS (OR THE DAY PRIOR TO A HOLIDAY), THE GENERAL CONTRACTOR SHALL BE HELD LIABLE FOR A SIX PACK OF GOOD, COLD BEER, PAYABLE DIRECTLY TO THE OFFICE OF THE ARCHITECT OR CONSULTANT, THAT SAME DAY, IN PERSON.

10) ENERGY EFFICIENCY: GENERAL CONTRACTOR SHALL PROVIDE ALTERNATE PRICES FOR OWNER REVIEW FOR THE FOLLOWING ITEMS: (A) SPRAYED ON FOAM INSULATION (B) ENERGY EFFICIENT GLAZING (D) ENERGY RECOVERY VENTILATION SYSTEM FOR ENTIRE BUILDING (NOT INCLUDING GARAGES).

11) RESOURCE EFFICIENCY: GENERAL CONTRACTOR SHALL INCORPORATE THE FOLLOWING EFFICIENT BUILDING PRACTICES INTO THE SCOPE OF THE WORK: (A) ON-SITE RECYCLING PROGRAM FOR CONSTRUCTION WASTE (B) LOW WATER USAGE APPLIANCES & EQUIPMENT (C) ADVANCED FRAMING TECHNIQUES (PER US DEPT OF ENERGY, www.energy.gov) (D) ALL APPLIANCES TO BE "ENERGY STAR" RATED (E) ALL LUMBER PRODUCTS SHALL BE SUSTAINABLY HARVESTED.

12) THE OWNER HAS BEEN ADVISED THAT ROOF AND DECK SURFACES MUST BE PERIODICALLY CLEARED OF SNOW AND ICE BUILDUP IN ORDER TO ENSURE MINIMAL PROBLEMS DURING HEAVY SNOW WINTERS.

13) SUBSTITUTION OF "OR EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT. IF THE CONTRACTOR DESIRES ANY CHANGES WHICH MAY SIGNIFICANTLY IMPACT THE PROJECT BUDGET OR SCHEDULE, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST PRIOR TO COMMENCEMENT OF SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER SHALL INDICATE THE CONTRACTOR'S ACKNOWLEDGEMENT OF NO INCREASE IN CONTRACT SUM OR COMPLETION DATE DUE TO SAID CHANGE. CHANGES FROM THE CONTRACT DOCUMENTS MADE WITHOUT THE ARCHITECT'S APPROVAL ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR CONSEQUENCES ARISING FROM SUCH CHANGES.

14) DOCUMENTATION OF EXISTING CONDITIONS IS BASED ON INFORMATION SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS (INCLUDING, BUT NOT LIMITED TO, PROPERTY BOUNDARIES, BUILDING SETBACKS, PROJECT BENCHMARK, AND SITE SLOPES), AND UTILITY LOCATIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT FOR INTERPRETATION OR CLARIFICATION OF ANY CONFLICTS OR DISCREPANCIES PER NOTE #6 ABOVE.

15) CONTACT ARCHITECT FOR COPY OF SOILS REPORT. UPON COMPLETION OF EXCAVATION, THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE SUBSURFACE CONDITIONS IN ORDER TO DETERMINE THE ADEQUACY OF THE FOUNDATION DESIGN. CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM THE SOILS ENGINEER.

16) WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TAKEN FROM FACE OF WOOD FRAMING, FACE OF CONCRETE WALLS, AND CENTERLINE OF STEEL FRAMING MEMBERS UNLESS OTHERWISE NOTED. SECTION AND ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD SUBFLOOR, TOP OF WALL PLATES, AND TOP OF BEAMS UNLESS OTHERWISE NOTED. DOOR OPENINGS TO BE 4" FROM ADJACENT WALL @ WOOD FRAMING; 8" FROM ADJACENT WALL @ CONCRETE; OR CENTERED IN WALL AS INDICATED ON FLOOR PLANS.

17) MAJOR SITE DESIGN DIMENSIONS ARE NOTED IN THE DOCUMENTS. LAYOUT OF HARDSCAPE & LANDSCAPE AND THE LIKE SHALL BE STAKED IN THE FIELD BASED ON SITE PLAN INFORMATION. ARCHITECT AND/OR CONSULTANTS SHALL REVIEW AND APPROVE ALL LAYOUTS IN THE FIELD PRIOR TO COMMENCEMENT OF SAID WORK.

18) WHEN NECESSARY TO BORE STRUCTURAL MEMBERS FOR ELECTRICAL/MECHANICAL RUNS, SUCH HOLES SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS, AND STRUCTURAL DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ARCHITECT/ENGINEER'S APPROVAL PRIOR TO ANY CUTTING, NOTCHING OR DRILLING WHICH MAY AFFECT THE INTEGRITY OF THE STRUCTURE.

19) NOT ALL LIGHT FIXTURES ARE SHOWN ON EXTERIOR ELEVATIONS. REFER TO ELECTRICAL AND ARCHITECTURAL DWGS FOR MOUNTING HEIGHTS AND SETTING BLOCK DETAILS.

20) ALL INTERIOR WALLS SHALL EXTEND FROM FLOOR ELEVATION TO UNDERSIDE OF STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.

21) INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, EQUIPMENT, AND ACCESSORIES WHEN MOUNTED ON STUD WALLS.

22) BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ALL OTHER PURPOSES.

23) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL NOTED ITEMS PER NOTE #23 BELOW.

24) DEFINITIONS OF WORK AS NOTED ON DRAWINGS:

A. NEW: INDICATES ITEMS TO BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY AMONG VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT ARCHITECT FOR CLARIFICATIONS. NEW WALLS ARE SHOWN AS SHADED ON FLOOR PLANS.
B. EXISTING: INDICATES COMPONENTS OF EXISTING STRUCTURE. NOT ALL ITEMS ARE CALLED OUT AS SUCH IF IT ISOBVIOUS THAT THEY ARE EXISTING. CONSULT ARCHITECT FOR CLARIFICATION.
C. PATCH: TO RESTORE TO CONDITION SUITABLE FOR NEW WORK AND NEW FINISHES WITH APPROPRIATE MATERIALS. MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES UNLESS OTHERWISE NOTED.
D. REPAIR: TO RESTORE TO PROPER OPERATING CONDITION AND APPEARANCE.
E. RELOCATE: TO CAREFULLY DISMANTLE, STORE, AND LATER REASSEMBLE EXISTING COMPONENTS AT DIRECTED LOCATION. ITEMS TO BE RELOCATED ARE ASSUMED TO BE OF SUFFICIENT QUALITY TO PERMIT WORTHWHILE RELOCATION. REPORT ANY QUESTIONABLE CONDITIONS TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
F. REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY AND DISPOSE OF.
G. REPLACE: TO REMOVE AND REINSTALL A NEW COMPONENT AS INDICATED AND BY METHODS SPECIFIED.
H. SALVAGE: TO CAREFULLY DISMANTLE IN SUCH A MANNER THAT WILL ALLOW SUBSEQUENT REASSEMBLY BY OWNER AT LATERDATE. STORE COMPONENTS AT OWNER'S DIRECTION.

25) THIS SET HAS BEEN ISSUED AT THE REQUEST OF THE OWNER IN ORDER TO EXPEDITE THE COMMENCEMENT OF CONSTRUCTION. CERTAIN PORTIONS OF THESE CONTRACT DOCUMENTS ARE SUBJECT TO FURTHER REVISION PRIOR TO CONSTRUCTION; THEREFORE, ANY PRICING OR CONTRACTUAL AGREEMENTS BASED ON THIS SET MAY ALSO BE SUBJECT TO FURTHER REVISION. ACCEPTANCE AND USE OF THIS SET BY THE OWNER AND CONTRACTOR CONSTITUTES ACCEPTANCE OF THIS REALITY ON THE PART OF BOTH PARTIES.

BUILDING CODE STUDY

1) This project is governed by the 2018 International Building Code, associated codes, accessibility codes and local code amendments as adopted by this municipality. All work performed under this contract shall conform to applicable codes, regulations, and restrictions, whether included in the text of this code study or not. The general contractor and subcontractors shall be responsible for obtaining required permits, licenses, inspections and approvals.

2) Occupancy (table 1004.5):
A. Offices: B (304.1); 2,582 sf / 150 sf per occupant = 17 occupants.
B. Total: 17 occupants.

3) Type of Construction: existing - no change; new - Type VB.
A. Allowable Building Height (table 504.3): existing - no change; new - 40 feet.
B. Allowable Number of Stories (table 504.4): 2.
C. Allowable Building Area (table 506.2): 9,000 sf.

4) Number of Required Exits (per table 1006.2.1, based on occupant load):
A. Occupancy: 1 required (17 occupants).

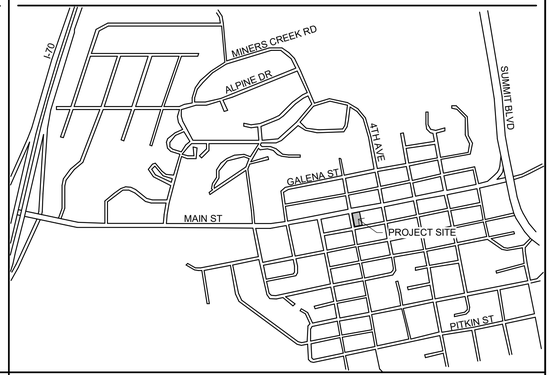
5) Exit Access Travel Distance (per table 1017.2):
A. B Occupancy: 300' maximum

6) Means of Egress Illumination: shall be provided in accordance with Chapter 10 and all other applicable regulations.

7) Exit Signage: shall be provided in accordance with Chapter 10 and all other applicable regulations.

8) Accessibility: shall be provided in accordance with Chapter 11 and all other applicable regulations.

VICINITY MAP



AREA CALCULATIONS

BUILDING CALCS:	EXISTING (SF)			PROPOSED (SF)			TOTAL (SF)		
	FIN	UNFIN	TOT	FIN	UNFIN	TOT	FIN	UNFIN	TOT
1. MAIN FLOOR	1944	---	1944	638	---	638	2582	---	2582
TOTAL	1944	---	1944	638	---	638	2582	---	2582

NOTES: 1. BUILDING AREAS CALC'D IN ACCORDANCE W/ BUILDING CODE REQ'MENTS.

2. UNCONDITIONED AREA INCLUDES GARAGE, MECHANICAL & STORAGE (WITH OVER 5'-0" HEADROOM).

3. STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.

1 A001 LIFE SAFETY PLAN

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

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drc review	10 mar 2023

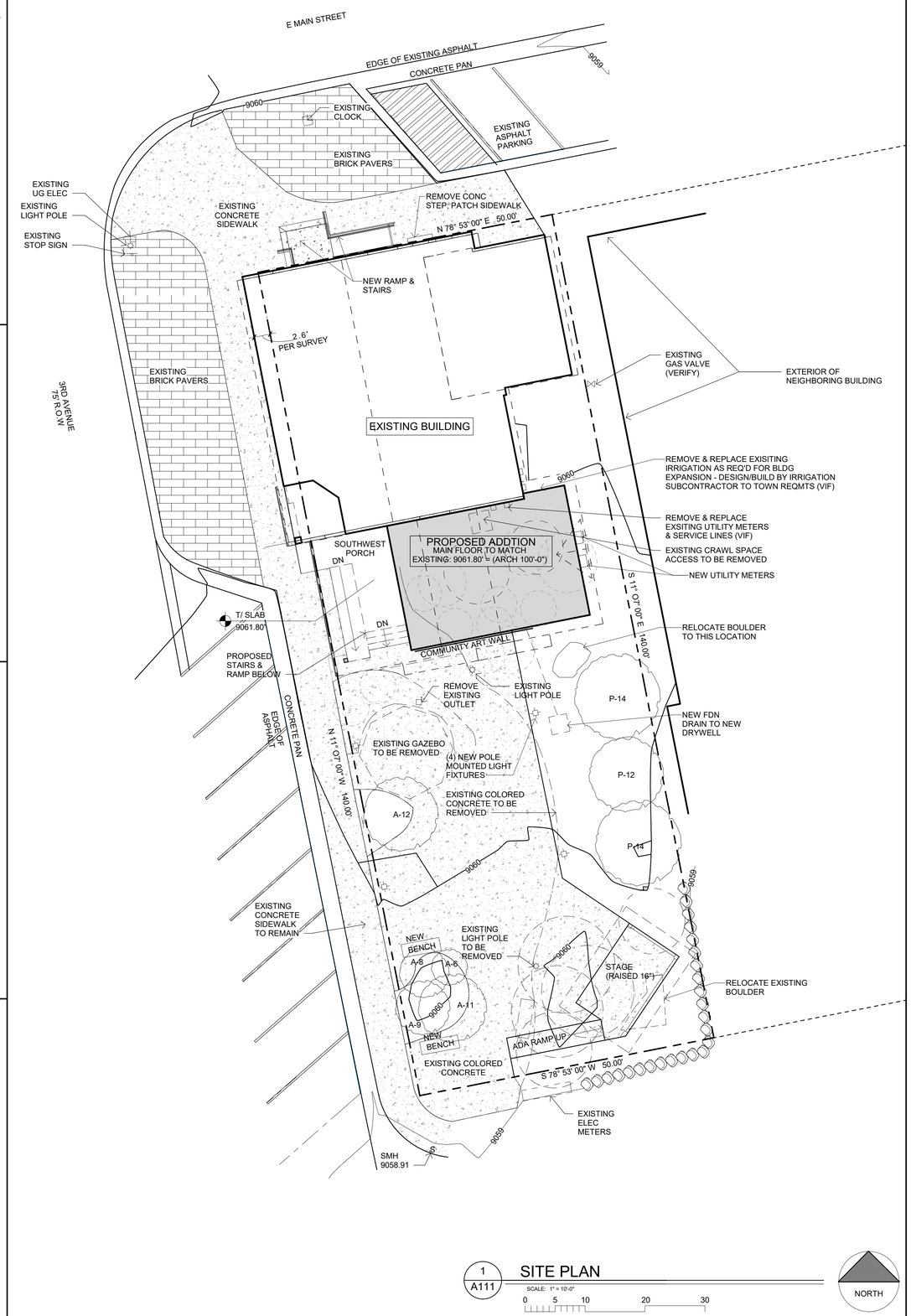
CODE DATA, NOTES, & CALCS

draft

A001

SITE PLAN NOTES

1) BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY SCHMIDT LAND SURVEYING, INC, DATED 2 NOVEMBER 2021, VERIFY IN FIELD AND BACK-CHECK ALL INFORMATION PRIOR TO CONSTRUCTION STAKING.
2) UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTACT APPROPRIATE AUTHORITIES TO FIELD LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
3) CONTRACTOR SHALL IDENTIFY ALL EXISTING TREES, WHICH ARE SPECIFIED ON THE SITE PLAN TO BE RETAINED BY ERECTING TEMPORARY FENCE BARRIERS AROUND THE TREES TO PREVENT UNNECESSARY ROOT COMPACTION DURING CONSTRUCTION. CONSTRUCTION DISTURBANCE SHALL NOT OCCUR BEYOND THE FENCE BARRIERS, AND DIRT AND CONSTRUCTION MATERIALS OR DEBRIS SHALL NOT BE PLACED ON THE FENCING. THE TEMPORARY FENCE BARRIERS ARE TO REMAIN IN PLACE UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4) CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL FROM THE TOWN, A CONSTRUCTION STAGING PLAN INDICATING THE LOCATION OF ALL CONSTRUCTION MATERIAL STORAGE, FILL AND EXCAVATION MATERIAL STORAGE AREAS, PORTOLET AND DUMPSTER LOCATIONS, AND EMPLOYEE VEHICLE PARKING AREAS. NO STAGING IS PERMITTED WITHIN PUBLIC RIGHT OF WAY. ANY DIRT TRACKED UPON THE PUBLIC ROAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE. CONTRACTOR PARKING WITHIN THE PUBLIC RIGHT OF WAY IS NOT PERMITTED WITHOUT THE EXPRESS PERMISSION OF THE TOWN, AND CARS MUST BE MOVED FOR SNOW REMOVAL. A PROJECT CONTACT PERSON IS TO BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO
5) ISSUANCE OF THE BUILDING PERMIT.
6) REVEGETATE ALL DISTURBED AREAS PER LANDSCAPE NOTES.
7) FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION @ ALL AREAS.
8) PLANTING BEDS SHOWN HATCHED ON LANDSCAPE PLAN. REFER TO LANDSCAPE SCHEDULE &
9) NOTES.
USGS DATUM PER SURVEY.
10) SPOT ELEVATIONS NOTE PROPOSED GRADE (& STATION # IF APPLICABLE) ABOVE LEADER LINE,
11) WITH EXISTING GRADE NOTED BELOW LEADER LINE (IN PARENTHESES).
NEW CONTOURS ARE LABELED ON HIGH SIDE OF CONTOUR LINE.
REFER TO ARCHITECTURAL DRAWINGS FOR RETAINING WALL DETAILS.



1 / A111 SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20 30

NORTH

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SITE PLAN & NOTES

draft

A111

FOUNDATION NOTES:

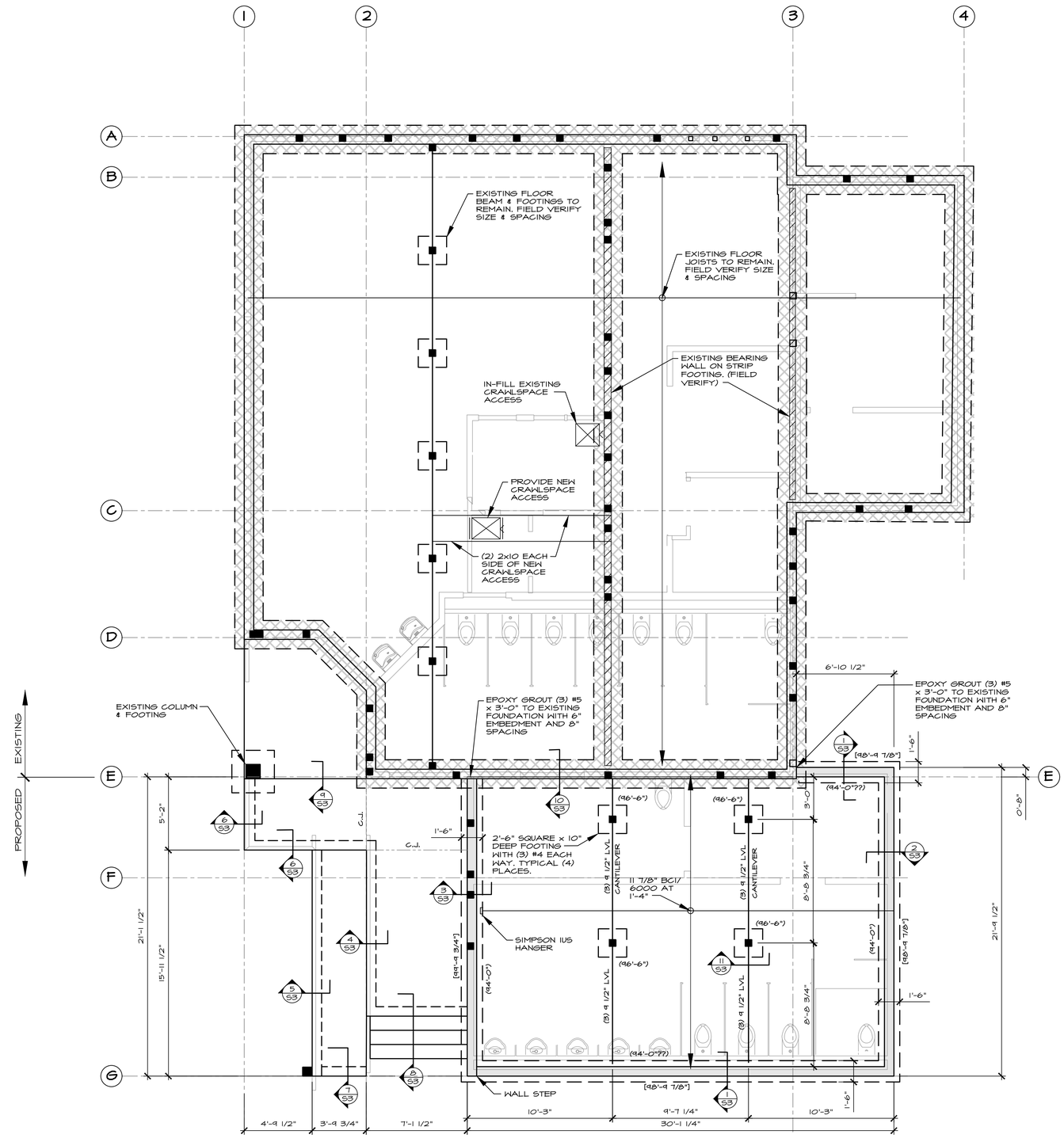
1. DATUM ELEVATION 100'-0" EQUALS TOP OF MAIN LEVEL FLOOR SLAB OR PLYWOOD ELEVATION. RE:ARCH FOR USGS ELEVATION.
2. [XX'-XX"] INDICATES TOP OF FOUNDATION WALL OR PIER ELEVATION.
3. (XX'-XX") INDICATES TOP OF FOOTING ELEVATION. UNLESS NOTED OTHERWISE, ALL FOOTINGS ARE 1'-6" WIDE x 8" DEEP.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF GEOTECHNICAL ENGINEER FOR SUB-GRADE PREPARATION.
5. FOOTING ELEVATIONS SHOWN ARE MAXIMUMS AND MAY NEED TO BE LOWERED DUE TO SOIL CONDITIONS. VERIFY CHANGES WITH STRUCTURAL ENGINEER.
6. PLACE SLAB ON GRADE ON COMPACTED STRUCTURAL FILL OR NATURAL GRADE AS OUTLINED IN SOILS REPORT.
7. UNLESS OTHERWISE NOTED - ALL SLABS ON GRADE ARE 4" THICK WITH 6x6 W2.1 x W2.1 WELDED WIRE FABRIC.
8. GRIDLINE INDICATED BY: ——·——·——·——
9. CENTERLINE INDICATED BY: — · — · — · —
10. PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN ALL SLABS ON GRADE. MAXIMUM SIZE OF EACH AREA SHALL NOT EXCEED EXCEED 144 FT^2 OR 12 FEET IN ANY DIRECTION. WHERE NOTED ON PLAN, CONTROL JOINT IS INDICATED BY: —·—·—
11. PROVIDE FRACTURE MEMBRANE WHERE BRITTLE FLOOR FINISHES ARE INSTALLED OVER GYP-CRETE OR CONCRETE SLABS.
12. CONTRACTOR TO COORDINATE ALL DIMENSIONS AND DETAILS WITH ARCHITECTURAL DRAWINGS.
13. CENTER FOOTINGS UNDER WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON FOUNDATION PLAN.
14. REFER TO ARCHITECTURAL DRAWINGS FOR STAIR GUARDRAIL DETAILS AND LANDING ELEVATIONS.
15. PROVIDE (2) #5 AROUND ALL OPENINGS IN CONCRETE WALLS. EXTEND REINFORCING 2'-0" MINIMUM PAST EDGES OF OPENINGS.
16. WHERE EPOXY BARS ARE USED TO TIE NEW FOUNDATIONS TO EXISTING CONCRETE OR MASONRY WALLS, CLEAN EXISTING SURFACES OF ALL COATINGS, WATER-PROOFING, DIRT & LOOSE MATERIAL BEFORE POURING NEW CONCRETE.
17. ▨ INDICATES EXISTING FOUNDATION TO REMAIN

WOOD FRAMING NOTES:

1. ROOF SHEATHING IS 5/8" PLYWOOD WITH 40/20 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH 8d NAILS AT 6" MAXIMUM SPACING AT ALL PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS. PROVIDE 3/4" PLYWOOD SHEATHING AT FLAT ROOFS WITH 10d NAILS AT 6" EDGES AND AT 1'-0" AT OTHER SUPPORTS.
2. FLOOR SHEATHING IS 3/4" T&G PLYWOOD WITH 48/24 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH SUB-FLOOR ADHESIVE AND 10d NAILS AT 6" AT PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS.
3. RE: ARCH FOR ROOF SLOPES AND PLATES HEIGHTS NOT NOTED ON STRUCTURAL PLANS.
4. WOOD HEADERS SHALL BE (3) 2x10 UNLESS NOTED OTHERWISE WITH SINGLE 2x6 TRIMMER AND KING STUD EACH END. ALL HEADERS LONGER THAN 6'-0" SHALL REQUIRE (2) KING STUDS AND (2) TRIM STUDS EACH END.
5. EXTERIOR WALLS SHALL BE CONTINUOUS FROM FLOOR TO ROOF (INCLUDING RAKE WALLS).
6. ▨ : INDICATES INTERIOR BEARING WALLS. RAFTER BEARING LOCATIONS SHALL BE WITHIN 5" OF STUDS BELOW
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2x6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION. EXTERIOR STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0". FOR WALL HEIGHTS BETWEEN:
   - 10' TO < 14': 2x6 AT 1'-4"
   - 14' TO < 15'-6": 2x6 AT 1'-0"
   - 15'-6" TO < 17': 1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
   - 17' TO < 18'-6": 1 3/4" x 5 1/2" LVL STUDS AT 1'-0".
   - 18'-6" TO < 20': (2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
   - 20' TO < 22': (2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-0".
8. ALL BEAM/BEAM AND BEAM/COLUMN CONNECTIONS SHALL BE MADE WITH SIMPSON STEEL PLATE CONNECTORS UNLESS NOTED OTHERWISE.
9. RE: ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
10. < XX'-XX" > : INDICATES TOP OF PLATE OR TOP OF BEAM ELEVATION. RE:ARCH FOR PLATE HEIGHTS NOT NOTED.
11. ▭ : INDICATES ROOF OR FLOOR OVER-FRAMING

    OVER-FRAMING SHALL BE 2x6 MINIMUM AT 2'-0" SPACING WITH 2x4 STUD SUPPORTS AT 4'-0 MAXIMUM. STUD SUPPORTS SHALL BE ALIGNED WITH FRAMING MEMBERS BELOW. APPLY OVER-FRAMING ON TOP OF MAIN ROOF SHEATHING. DO NOT APPLY ON TOP OF UN-SHEATHED FRAMING.
12. LVL BEAMS ARE FLUSH FRAMED WITH SIMPSON HUS OR LSSU HANGERS EACH END UNLESS OTHERWISE NOTED.
13. □ INDICATES (3) 2x6 COLUMN WHERE LOCATED AT BEAM ENDS UNLESS NOTED OTHERWISE EXCEPT AT WALL HEADERS. EXTERIOR WALL HEADERS SHALL HAVE SINGLE 2x6 TRIM AND KING STUDS EACH END FOR SPANS LESS THAN 6'-0" AND DOUBLE KING AND TRIM STUDS FOR SPANS GREATER THAN 6'-0". WHERE NOTED, "T" = TRIM, "K" = KING.
14. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON A CONCRETE WALL OR FOOTING OR IT IS LABELED UP ONLY OR STUB COLUMN. MATCH COLUMN SIZE NOTED ON LEVEL ABOVE (U.N.O.). STUB COLUMNS ARE BETWEEN BEAMS SHOWN ON THE SAME LEVEL PLAN.
15. ⊕ INDICATES JOIST OR RAFTER SPAN DIRECTION; INDICATES EXTENT OF JOIST OR RAFTER LAYOUT
16. 6/S5 INDICATES OBSERVER DIRECTION; INDICATES DETAIL NUMBER ON SHEET; INDICATES SHEET NUMBER WHERE DETAIL IS LOCATED.

NOT FOR CONSTRUCTION



FOUNDATION & FLOOR FRAMING PLAN

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

Structural Engineering

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TOWN OF FRISCO VISITOR INFORMATION CENTER
ADDITION & RENOVATIONS
300 EAST MAIN STREET
FRISCO, COLORADO

Date: 10-21-22
Drawn By MG
Checked By MG
Project # 2282

100% DD:
OCT. 24, 2022

PERMIT: X-XX-22

Revisions:

SHEET NUMBER
S1

WOOD FRAMING NOTES:

1. ROOF SHEATHING IS 5/8" PLYWOOD WITH 40/20 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH 8d NAILS AT 6" MAXIMUM SPACING AT ALL PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS. PROVIDE 3/4" PLYWOOD SHEATHING AT FLAT ROOFS WITH 10d NAILS AT 6" EDGES AND AT 1'-0" AT OTHER SUPPORTS.
2. FLOOR SHEATHING IS 3/4" T&G PLYWOOD WITH 48/24 PANEL SPAN RATING. STAGGER PANEL END JOINTS AND FASTEN WITH SUB-FLOOR ADHESIVE AND 10d NAILS AT 6" AT PANEL EDGES AND AT 1'-0" MAXIMUM AT ALL OTHER SUPPORTS.
3. RE: ARCH FOR ROOF SLOPES AND PLATES HEIGHTS NOT NOTED ON STRUCTURAL PLANS.
4. WOOD HEADERS SHALL BE (3) 2x10 UNLESS NOTED OTHERWISE WITH SINGLE 2x6 TRIMMER AND KING STUD EACH END. ALL HEADERS LONGER THAN 6'-0" SHALL REQUIRE (2) KING STUDS AND (2) TRIM STUDS EACH END.
5. EXTERIOR WALLS SHALL BE CONTINUOUS FROM FLOOR TO ROOF (INCLUDING RAKE WALLS).
6. ▨ ; INDICATES INTERIOR BEARING WALLS. RAFTER BEARING LOCATIONS SHALL BE WITHIN 5" OF STUDS BELOW
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2x6 STUDS. REFER TO EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION. EXTERIOR STUDS CAN BE SPACED AT 2'-0" FOR WALLS SHORTER THAN 10'-0". FOR WALL HIEGHTS BETWEEN:

10' TO < 14':	2x6 AT 1'-4"
14' TO < 15'-6":	2x6 AT 1'-0"
15'-6" TO < 17':	1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
17' TO < 18'-6":	1 3/4" x 5 1/2" LVL STUDS AT 1'-0".
18'-6" TO < 20':	(2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-4".
20' TO < 22':	(2) 1 3/4" x 5 1/2" LVL STUDS AT 1'-0".

8. ALL BEAM/BEAM AND BEAM/COLUMN CONNECTIONS SHALL BE MADE WITH SIMPSON STEEL PLATE CONNECTORS UNLESS NOTED OTHERWISE.
9. RE: ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZE OF ROUGH OPENINGS IN WOOD STUD WALLS.
10. < XX'-XX" > ; INDICATES TOP OF PLATE OR TOP OF BEAM ELEVATION. RE:ARCH FOR PLATE HEIGHTS NOT NOTED.
11. ▭ ; INDICATES ROOF OR FLOOR OVER-FRAMING

    OVER-FRAMING SHALL BE 2x6 MINIMUM AT 2'-0" SPACING WITH 2x4 STUD SUPPORTS AT 4'-0 MAXIMUM. STUD SUPPORTS SHALL BE ALIGNED WITH FRAMING MEMBERS BELOW. APPLY OVER-FRAMING ON TOP OF MAIN ROOF SHEATHING. DO NOT APPLY ON TOP OF UN-SHEATHED FRAMING.
12. LVL BEAMS ARE FLUSH FRAMED WITH SIMPSON HUS OR LSSU HANGERS EACH END UNLESS OTHERWISE NOTED.
13. □ INDICATES (3) 2x6 COLUMN WHERE LOCATED AT BEAM ENDS UNLESS NOTED OTHERWISE EXCEPT AT WALL HEADERS. EXTERIOR WALL HEADERS SHALL HAVE SINGLE 2x6 TRIM AND KING STUDS EACH END FOR SPANS LESS THAN 6'-0" AND DOUBLE KING AND TRIM STUDS FOR SPANS GREATER THAN 6'-0". WHERE NOTED, "T" = TRIM, "K" = KING.
14. ■ INDICATES COLUMN UP AND DOWN UNLESS IT BEARS ON A CONCRETE WALL OR FOOTING OR IT IS LABELED UP ONLY OR STUB COLUMN. MATCH COLUMN SIZE NOTED ON LEVEL ABOVE (U.N.O.). STUB COLUMNS ARE BETWEEN BEAMS SHOWN ON THE SAME LEVEL PLAN.
15. INDICATES JOIST OR RAFTER SPAN DIRECTION
    INDICATES EXTENT OF JOIST OR RAFTER LAYOUT
16. 8/S5 INDICATES OBSERVER DIRECTION
    INDICATES DETAIL NUMBER ON SHEET
    INDICATES SHEET NUMBER WHERE DETAIL IS LOCATED.

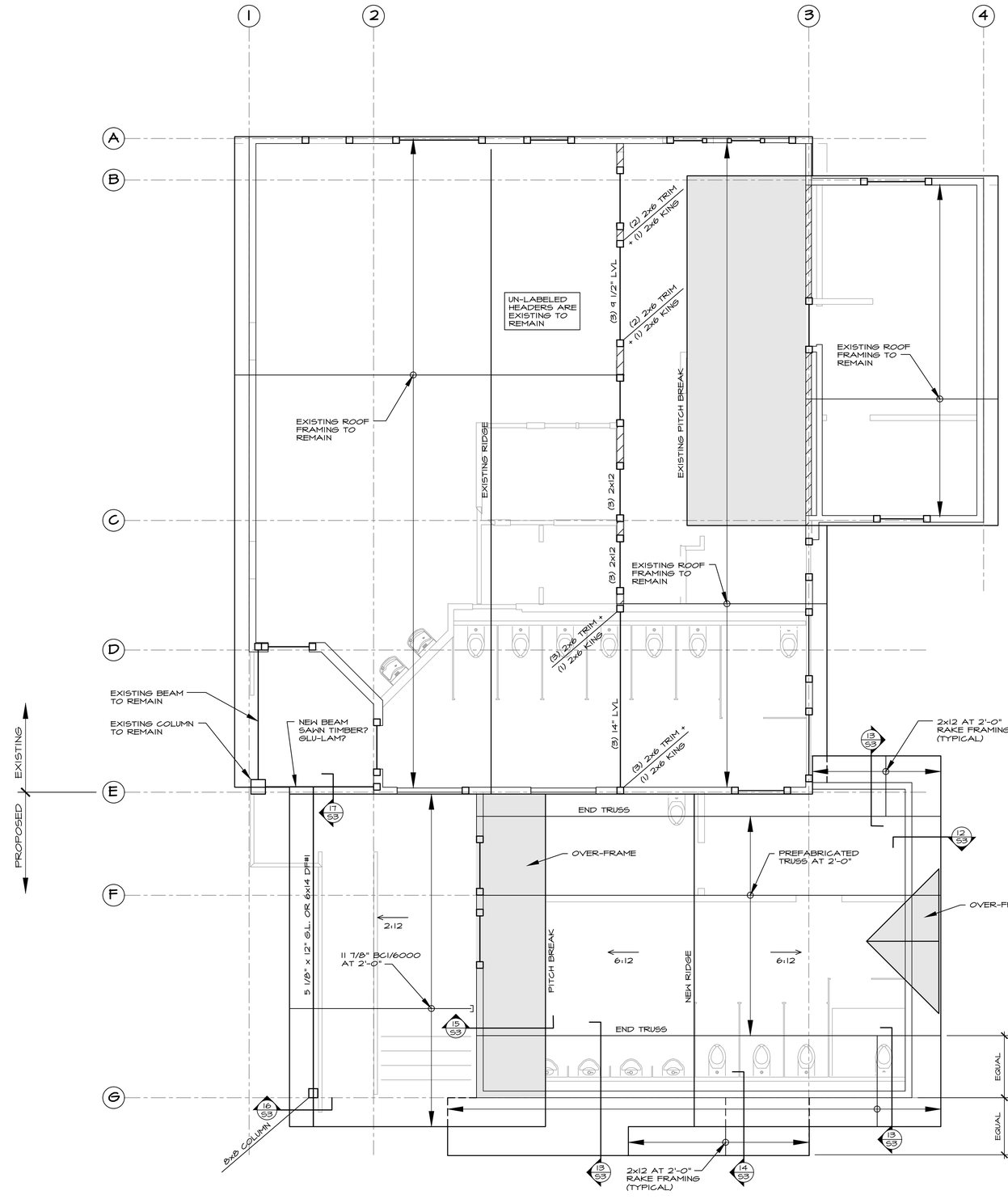
PREFABRICATED ROOF TRUSS NOTES:

1. PREFABRICATED ROOF TRUSS LOADS:

LIVE LOADS AT TOP CHORD=	80 PSF
DEAD LOADS AT TOP CHORD=	12 PSF
DEAD LOADS AT BOTTOM CHORD=	10 PSF

   WIND LOADS - SEE STRUCTURAL GENERAL NOTES. STRESS INCREASES FOR DURATION OF LOAD AND LOAD REDUCTIONS FOR PITCH ARE NOT PERMITTED.
2. SHOP DRAWINGS SHALL BE SUPPLIED BY MANUFACTURER AND REVIEWED BY CONTRACTOR, ARCHITECT, AND STRUCTURAL ENGINEER.
3. THE TRUSS SUPPLIER SHALL BE RESPONSIBLE FOR THE FOLLOWING ITEMS:
   A. ENGINEERING OF ALL TRUSSES AND TRUSS TO TRUSS CONNECTIONS WHICH SHALL BE SHOWN ON SHOP DRAWINGS.
   B. DESIGN AND SUPPLY OF ALL REQUIRED TRUSS BEARING CONNECTORS AND HOLD DOWNS.
   C. PLACING OF TRUSSES TO ACCOMMODATE MECHANICAL EQUIPMENT AND DUCTWORK WITHOUT CUTTING TRUSSES.
4. SIMPSON H2.5A CLIPS SHALL BE INSTALLED AT ALL WALL TOP PLATES AT TRUSS BEARING LOCATIONS UNLESS NOTED OTHERWISE ON ROOF DETAILS.
5. TRUSS SUPPLIER TO CONFIRM ROOF AND CEILING SLOPES AND CONFIGURATION WITH ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.
6. RE: ARCHITECTURAL DRAWINGS FOR TRUSS PROFILES.

NOT FOR CONSTRUCTION



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ROOF FRAMING PLAN

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

Structural Engineering

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970-485-2073

TOWN OF FRISCO VISITOR INFORMATION CENTER
ADDITION & RENOVATIONS
300 EAST MAIN STREET
FRISCO, COLORADO

Date: 10-21-22
Drawn By MG
Checked By MG
Project # 2282

100% DD:
OCT. 24, 2022

PERMIT: 10-XX-22

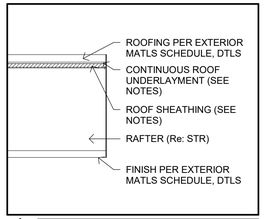
Revisions:

SHEET NUMBER

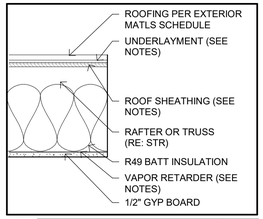
S2

CONSTRUCTION ASSEMBLY TYPES

ROOF/CEILING ASSEMBLIES

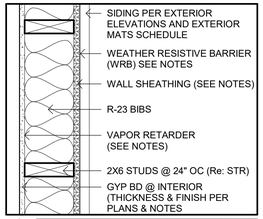


RC40 | WD STR (PORCH ROOF)



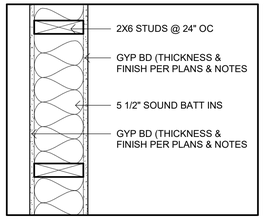
RC15 | WOOD STR/R49 BATT | R49

EXTERIOR WALLS

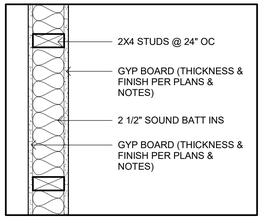


E11 | 2x6 STUD/BIBS | R23

INTERIOR WALLS

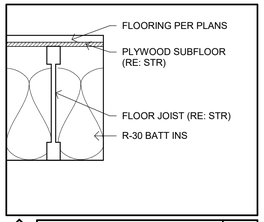


21 | 2X6 STUD WITH GYP BD & INS



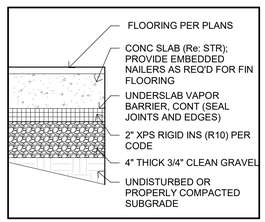
11 | 2X4 STUD WITH GYP BD & INS

FRAMED FLOOR/ CEILINGS



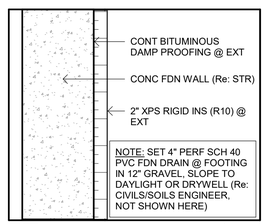
FC15 | WOOD STR, GYP BD & INS | R30

CONCRETE SLABS



S1 | NON-HTD SLAB ON GRADE | R10

CONCRETE WALLS



C10 | CONC FOUNDATION WALL | R10

CONSTRUCTION ASSEMBLY NOTES

1) THESE ARE STANDARD CONSTRUCTION ASSEMBLY NOTES; NOT EVERY NOTE APPLIES TO EVERY PROJECT. REFER TO DRAWINGS & DETAILS FOR SPECIFIC CONDITIONS.

2) TYPICAL CONSTRUCTION ASSEMBLIES AT NEW CONSTRUCTION (UNLESS OTHERWISE NOTED ON DWGS):
   ROOFS = RC15
   PORCH ROOFS = RF40
   EXTERIOR WALLS = E11
   INTERIOR WALLS = 11
   INTERIOR PLUMBING WALLS = 21
   FLOORS @ THERMAL ENVELOPE = FC13
   CONCRETE SLABS = N/A
   CONCRETE WALLS = C10

3) WALL TYPES SHOWN ON PLANS ARE TAKEN AT 5'-0" ABOVE FINISH FLOOR. NOT ALL EXTERIOR MATERIALS AND FINISHES ARE SHOWN ON FLOOR PLANS - REFER TO EXTERIOR ELEVATIONS FOR EXACT LOCATIONS OF EXTERIOR MATERIAL AND FINISH TRANSITIONS. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF STRUCTURAL MATERIAL TRANSITIONS.

4) ALL GYPSUM BOARD TO BE 5/8" UNLESS OTHERWISE NOTED.

5) REFER TO PLANS, INTERIOR ELEVATIONS, DETAILS AND LOCAL CODE ENFORCEMENT AUTHORITIES FOR EXTENT OF MOISTURE RESISTANT GYPSUM WALLBOARD AND CEMENT BOARD. GENERAL CONTRACTOR SHALL MAINTAIN REQUIRED FIRE RATING OF WALL ASSEMBLIES AND COORDINATE THIS WORK WITH APPROPRIATE SUBCONTRACTORS.

6) TYPICAL DIMENSIONS ARE SHOWN FOR CONSTRUCTION ASSEMBLIES. REFER TO PLANS AND DETAILS FOR NONSTANDARD DIMENSION CONDITIONS.

7) REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ALL LOAD BEARING CONSTRUCTION ASSEMBLIES. FIRE RATINGS PER ASSEMBLY TYPES SHALL BE MAINTAINED AT LOAD BEARING ASSEMBLIES.

8) REFER TO PLANS, FINISH SCHEDULE, AND INTERIOR ELEVATIONS FOR INTERIOR FINISHES.

9) REFER TO PLANS FOR COMPLETE DESCRIPTIONS OF ALL ASSEMBLY COMPONENTS AND CONSTRUCTION. CONFORM TO ALL APPLICABLE ASSEMBLY RATINGS AS NOTED HEREIN.

10) REFER TO PLANS, REFLECTED CEILING PLANS, DETAILS, AND ENGINEERING DRAWINGS FOR DROPPED CEILING AND SOFFIT AREAS, DETAILS AND REQUIREMENTS.

11) IN STUD WALLS, OFFSET WALL PENETRATIONS ON OPPOSITE SIDES OF WALLS BY AT LEAST 1 STUD BAY. GC TO COORDINATE THIS WORK WITH ALL SUBCONTRACTOR TRADES.

12) ALL ACOUSTICAL WALLS (NOTED IN TYPES AS 'ACU') SHALL HAVE CONTINUOUS BEADS OF ACOUSTICAL SEALANT AT TOP & BOTTOM OF WALLS AND AT ALL WALL PENETRATIONS.

13) REFER TO FLOOR PLAN FOR DRAFT STOPS AT ATTICS (IF APPLICABLE).

14) PROVIDE FIRE STOPPING IN ALL STUD WALLS ADJACENT TO STRINGERS IN ALL STAIRS.

15) OPTIMUM VALUE ENGINEERING [OVE]: REFER TO GENERAL NOTES, AND www.eere.energy.gov/buildings/building_america/pdfs/db/35380.pdf. CONTACT ARCHITECT FOR FURTHER INFORMATION IF NECESSARY.

16) RIGID INSULATION BELOW SLABS ON GRADE: EXTRUDED POLYSTYRENE [XPS], DOW "STYROFOAM" TONGUE AND GROOVE [R/inch=5], OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.dow.com/styrofoam]

17) RIGID INSULATION AT OUTSIDE FACE OF EXTERIOR WALLS: EXTRUDED POLYSTYRENE [XPS], [R/inch=5] OWENS CORNING 'FOAMULAR 404', OR APPROVED EQUAL. TAPE JOINTS PER MFR INSTRUCTIONS. THICKNESS PER DRAWINGS. [www.owenscorning.com]

18) RIGID INSULATION AT ROOF AREAS: POLYISOCYANURATE [POLYISO], HUNTER PANELS 'H-SHIELD'[R/inch=6+], OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.hpanels.com]

19) SPRAY INSULATION: HIGH DENSITY SPRAY CLOSED-CELL POLYURETHANE FOAM [R/inch=6+], BASF 'COMFORT FOAM 178 SERIES', OR APPROVED EQUAL, THICKNESS PER DRAWINGS. [www.performancefoam.net/178%20Comfort%20Foam%20Tech%20Data.pdf]

20) UNDERSLAB VAPOR/RADON BARRIER: STEGO WRAP 15 MIL VAPOR BARRIER, OR APPROVED EQUAL. TAPE ALL SEAMS AND EDGES PER MFR RQMTS. [www.stegoindustries.com]

21) WEATHER RESISTIVE BARRIER [WRB]: TYVEK HOME WRAP, OR APPROVED EQUAL, CONTINUOUS AT ALL EXTERIOR WALLS. USE MFR STD FASTENERS. TAPE ALL JOINTS PER MFR INSTRUCTIONS. [www2.dupont.com/Tyvek/en_US]

22) VAPOR RETARDER [INSIDE FACE OF EXTERIOR WALLS AND ROOFS, AS NOTED ON DWGS]: CERTAINTEED 'MEMBRAIN' SMART VAPOR RETARDER (www.certainteed.com). ALTERNATE METHOD: SPRAY FOAM INSULATION WILL ALSO FULFILL THIS REQUIREMENT.

23) WINDOW/DOOR FLASHING [TYPICAL AT ALL DOOR/WINDOW FRAMES AND AS NOTED ON DWGS]: GRACE 'VYCOR' BUTYL FLASHING, OR APPROVED EQUAL. [www.na.graceconstruction.com]

24) FLEXIBLE SELF ADHERED FLASHING [TYPICAL BEHIND STONE VENEER AND AS NOTED ON DWGS]: PROTECTO-WRAP 100/60, OR APPROVED EQUAL. [www.protectowrap.com]

25) INSULATED CONCRETE FORM SYSTEM [ICF]: NUDURA OR APPROVED EQUAL. THICKNESS PER DRAWINGS. [www.nudura.com]

26) FOUNDATION WATERSTOP [CONTINUOUS AT TOP OF FOOTING]: CETCO 'VOLCLAY WATERSTOP-RX', OR APPROVED EQUAL. APPLY OUTBOARD OF VERTICAL REBAR, AFTER FOOTING POUR AND PRIOR TO WALL FORMING, PER DWGS AND MFR INSTRUCTIONS.

27) BELOW GRADE WATERPROOFING [TYPICAL AT FULL HEIGHT OF FDN WALLS AND FOOTINGS]: GRACE 'PROCOR 75' FLUID-APPLIED MEMBRANE [MIN 60 MILS THICK], OR APPROVED EQUAL. COLD APPLIED SYSTEM, TO BE COMPATIBLE WITH ICF SYSTEM, CONTINUOUS FROM TOP OF CONC WALL TO BOTTOM OF FOOTING. [www.na.graceconstruction.com]

28) BELOW GRADE DRAINAGE MAT [TYPICAL AT FULL HEIGHT OF FDN WALLS AND FOOTINGS]: TREMCO 'TREMDRAIN PF', OR APPROVED EQUAL, CONTINUOUS FROM TOP OF CONC WALL TO BOTTOM OF FOOTING. [www. tremcosealants.com]

29) DRAINSCREEN [TYPICAL BEHIND STONE VENEER]: MORTAR NET 'STONE & STUCCO DRAIN', OR APPROVED EQUAL. [www.mortarnet.com]

30) WALL SHEATHING: ½" APA-RATED CDX [EXPOSURE 1] PLYWOOD, OR APPROVED EQUAL.

31) ROOF SHEATHING: REFER TO STRUCTURAL.

32) NAILING SURFACE [OUTBOARD OF RIGID INSULATION AT WALLS/ROOFS, AS SHOWN ON DWGS]: ½" APA-RATED CDX [EXPOSURE 1] PLYWOOD, OR APPROVED EQUAL.

33) ROOF UNDERLAYMENT [CONTINUOUS AT ALL ROOF SURFACES AND SIDEWALLS, AS SHOWN ON DWGS]: GRACE 'ICE & WATER SHIELD', OR APPROVED EQUAL. [www.na.graceconstruction.com]

34) FOUNDATION-TO-FLOOR FLASHING: GRACE 'BITUTHENE 3000', OR APPROVED EQUAL. LAP 6" MIN OVER FDN WALL WATERPROOFING AND 6" MIN UP WOOD FRAMING, UNDER WRB. [www.na.graceconstruction.com]

35) GEOTEXTILE FABRIC: TENCATE 'MIRAFI 140N', OR APPROVED EQUAL, AS SHOWN ON DWGS. [www.tencate.com/TenCate/Geosynthetics/documents/N%20Series/TDS_140N.pdf]

36) "COLD ROOF" WHERE SPECIFIED SHALL INCLUDE CONTINUOUS EAVE & RIDGE VENTS (1.5" MIN GAP); INSTALLER SHALL COORDINATE ADEQUATE AIR FLOW @ VALLEYS & OTHER OBSTRUCTIONS AND PROVIDE SOLID BLOCKING @ SOLAR PANELS OR OTHER ROOF MOUNTED EQUIPMENT.

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PROJECT # 2129

ISSUE:

80% des dev	25 aug 2022
100% des dev	12 sep 2022
drc review	10 mar 2023

CONST ASSEMBLIES & NOTES

draft

A200

DEMOLITION KEY NOTES

1. REMOVE WALL
2. REMOVE WINDOW
3. REMOVE ROOF
4. REMOVE DOOR
5. REMOVE CLOSET & DOOR
6. REMOVE BATH FIXTURES, PARTITIONS AND FINISHES
7. REMOVE STAIRS
8. REMOVE RAMP
9. REMOVE HANDRAILS
10. REMOVE COUNTERS, CABINETS, AND APPLIANCES
11.
12.
13.
14.

DEMOLITION NOTES

1) THE GOAL OF DECONSTRUCTION IS TO LESSEN THE WASTE STREAM ENTERING THE LANDFILL, COMPARED TO THE PREVIOUS METHODS OF BUILDING DEMOLITION. THE PROJECT TEAM IS EXPECTED TO WORK TOWARDS THIS GOAL IN CREATIVE WAYS. SINCE DECONSTRUCTION CONCEPTS ARE NEW TO THE LOCAL BUILDING INDUSTRY, SOME FLEXIBILITY IS ALLOWED AND EXPECTED.

2) PLANS AND OTHER INFORMATION SHOWN ON THIS SHEET ARE CONCEPTUAL IN NATURE, MEANT TO CONVEY THE SCOPE OF WORK. ALL DETAILS SHALL BE VERIFIED IN FIELD BY CONTRACTOR AT THE OUTSET OF THE WORK.

3) THE CONTRACTOR AND SUBCONTRACTOR SHALL USE CARE DURING DECONSTRUCTION TO SALVAGE MATERIALS FOR REUSE WHERE POSSIBLE.

4) THE CONTRACTOR AND SUBCONTRACTORS SHALL USE CARE DURING DECONSTRUCTION TO MAINTAIN AND PROTECT EXISTING SITE FEATURES DESIGNATED TO REMAIN, SUCH AS TREES AND LANDSCAPING.

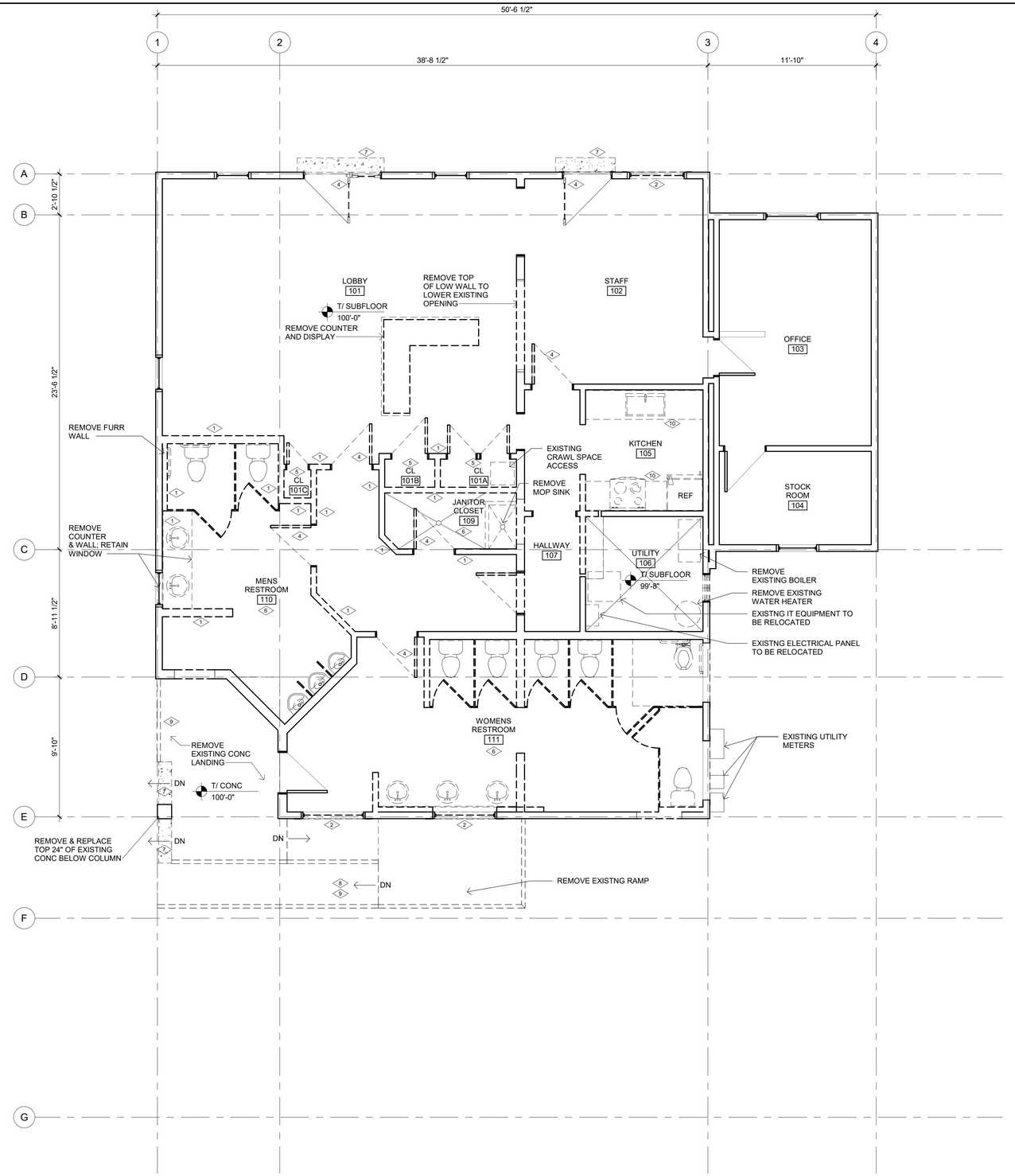
5) EXISTING BUILDING HAS ELECTRICAL WATER, AND SEWER SERVICE. CONTRACTOR SHALL COORDINATE WITH OWNER TO CONTINUE OR SHUT OFF THESE SERVICES DURING DECONSTRUCTION AND CONSTRUCTION, AT CONTRACTOR OPTION. UTILITIES SHALL BE PAID FOR AND COORDINATED BY THE OWNER.

6) CONNECTION OR TAP FEES HAVE BEEN PAID FOR THE EXISTING BUILDING FOR ELECTRICAL, WATER, AND SEWER SERVICE. CONTRACTOR SHALL COORDINATE THESE EXISTING AGREEMENTS WITH APPLICABLE UTILITY COMPANIES TO KEEP ADDITIONAL FEES REQUIRED DURING PERMITTING AS LOW AS POSSIBLE FOR THE OWNER.

7) EXISTING BUILDING SHALL BE CHECKED FOR PRESENCE OF ASBESTOS CONTAINING MATERIALS BY THE OWNER, AND, IF FOUND TO BE PRESENT, SHALL BE REMEDIATED BY THE OWNER PER APPLICABLE STATE OF COLORADO REGULATIONS [www.cdhpe.state.co.us/ap/asbeshom.asp]. THIS WORK SHALL BE CONSIDERED OUTSIDE THE SCOPE OF THE GENERAL CONTRACTOR.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED (SHOWN DASHED)
- NEW WALL (SHOWN SHADED)
- EXISTING DOOR
- DOOR TO BE REMOVED (SHOWN DASHED)
- NEW DOOR



1 A211 EXISTING/DEMO FLOOR PLAN

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

0 4 8 12 16

NORTH

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EXISTING CONDITIONS & DEMOLITION PLAN

draft

A211

FLOOR PLAN KEY NOTES

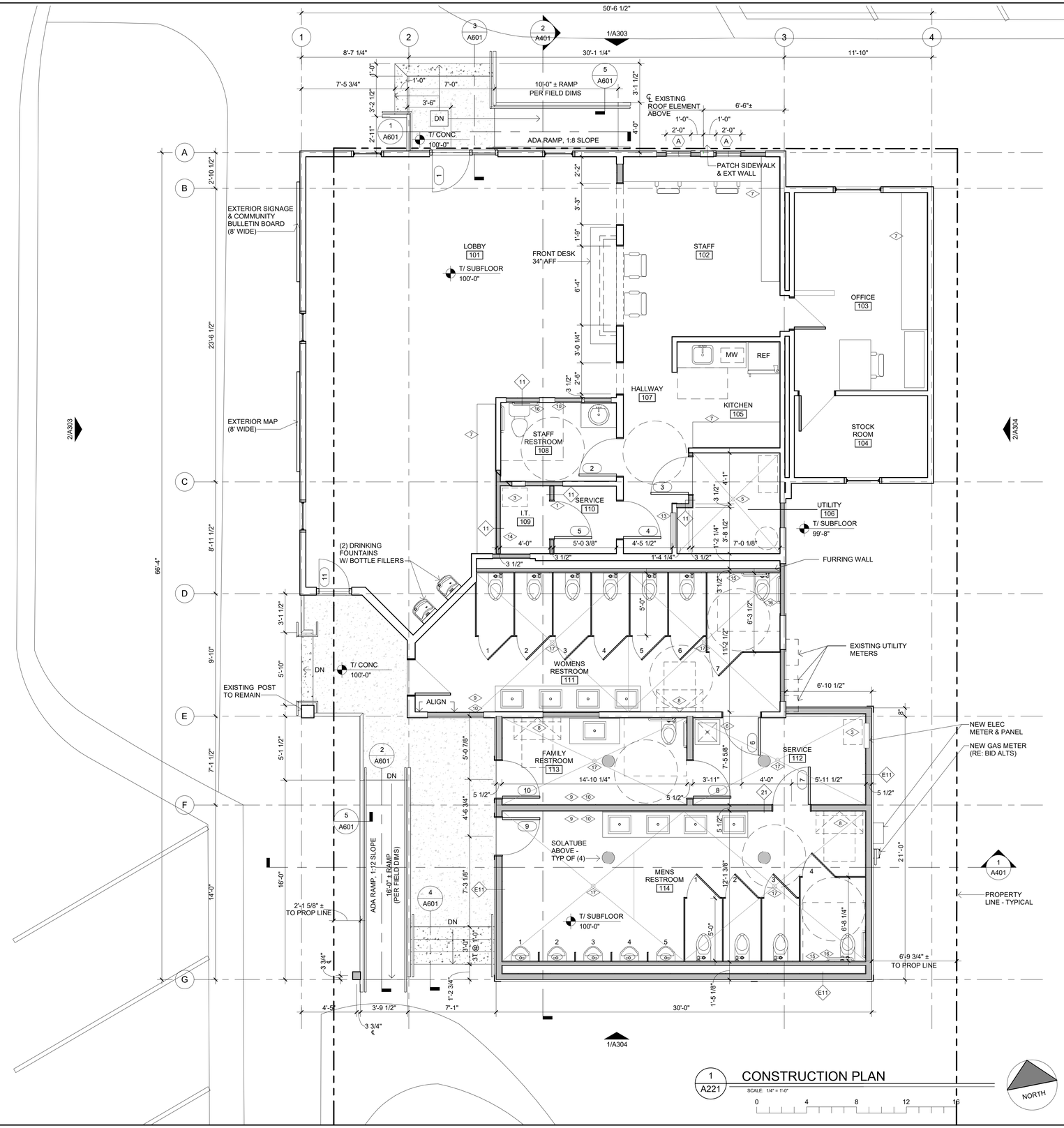
1. CENTER DOOR IN WALL
2. CENTER WINDOW IN INSIDE FACE OF WALL
3. 18" x 24" CRAWL SPACE ACCESS
4. FLOORING MATERIAL TRANSITION
5. EXISTING FLOOR DRAIN
6. MOP SINK
7. STORAGE CABINET / CLOSET BUILT-INS PER OWNER
8. BABY CHANGING STATION
9. ELECTRIC HAND DRYER
10. PAPER TOWEL DISPENSER
11. PULL DOWN STAIR FOR ATTIC ACCESS (MIN RO 22"x30")
12. PROVIDE BLOCKING FOR WALL ACCESSORIES - SEE INTERIOR FINISH NOTES
13. NEW ELECTRIC PANEL
14. IT EQUIPMENT
15. PROVIDE 2X4 FURRED WALL
16. ADA GRAB BAR ASSEMBLY
17. NEW FLOOR DRAIN

FLOOR PLAN NOTES

1. ALL ELECTRICAL SWITCHES, RECEPTACLES, ENVIRONMENTAL CONTROLS AND SIMILAR EQUIPMENT SHALL BE MOUNTED BETWEEN 15" AND 44" ABOVE FINISHED FLOOR TO CENTER OF SAID EQUIPMENT, PER MFR RECOMMENDATIONS, CODE REQUIREMENTS, OR OWNER DIRECTION.
2. "ALIGN" AS NOTED IN PLANS INDICATES FIELD ALIGNMENT OF FRAMING TO ALLOW FORCONTINUOUS WALL FINISH.
3. WALL DIMENSIONS ARE TO FACE OF WOOD STUDS, CONCRETE, CMU, OR ICF WALLS, AND TO CENTERLINE OF STRUCTURAL STEEL UNLESS OTHERWISE NOTED.
4. DIMENSIONS TO FACE OF WALL FINISH ARE DENOTED BY "FIN".
5. MINIMUM DIMENSIONS ARE NOTED BY "MIN". IF THIS CANNOT BE ACHIEVED NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
6. WINDOW AND DOOR DIMENSIONS ARE NOMINAL, REFER TO SCHEDULES, TYPES AND/OR NOTES FOR UNIT SIZES, CONTRACTOR TO VERIFY UNIT AND ROUGH OPENING SIZES PRIOR TO WALL CONSTRUCTION.
7. SWINGING DOORS SHALL BE 4" FROM ADJACENT WALL @ FRAME WALLS & 8" FROM ADJACENT WALL @ CONCRETE/CMU/ICF WALLS, UNLESS OTHERWISE NOTED.
8. ALL WALL AND FLOOR SURFACES SHALL COMPLY WITH APPLICABLE LOCAL CODES REGARDING CLEANABLE/ WASHABLE SURFACES, PER APPROVAL OF LOCAL BUILDING OFFICIAL, ENVIRONMENTAL HEALTH DEPT, AND OTHER APPLICABLE JURISDICTIONS.

PLAN LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED (SHOWN DASHED)
- NEW WALL (SHOWN SHADED)
- EXISTING DOOR
- DOOR TO BE REMOVED (SHOWN DASHED)
- NEW DOOR



1 A221 CONSTRUCTION PLAN

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

0 4 8 12 16

NORTH

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CONSTRUCTION PLAN & NOTES

draft

A221

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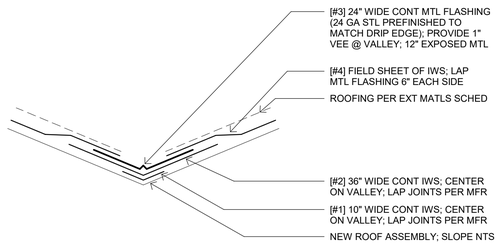
ROOF PLAN KEY NOTES

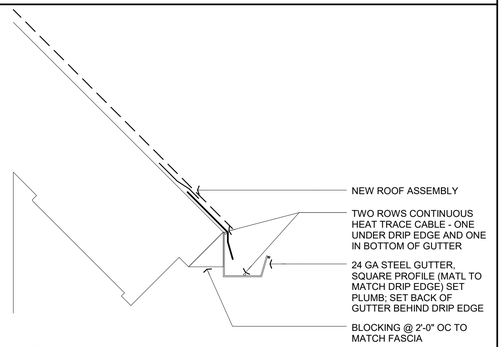
1. TYPICAL SIDEWALL FLASHING (NOTED ON DWGS AS 'SWF'): ICE & WATER SHIELD 3'-0" VERT UP WALL OR DIM EQUAL TO HORIZ DIM OF ROOF BELOW, WHICHEVER IS GREATER; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS UNLESS OTHERWISE NOTED ON EXTERIOR ELEVATIONS. RE: 4/A230
2. TYPICAL VALLEY FLASHING: RE: 2/A230
3. REFER TO STRUCTURAL FOR OVERFRAME AREAS.
4. PROVIDE CONVENIENCE WP DUPLEX RECEPTACLE AT SOFFIT.
5. PROVIDE ELECTRICAL PROVISION FOR HEAT TAPE.
6. PROVIDE ELECTRICAL PROVISION, HEATED GUTTER & DOWNSPOUT TO GRADE FROM THIS EAVE LOCATION - RE: 3/A230.
7. TYPICAL EXTERIOR WALL AT GABLE END WALL, OVERFRAME AREA, OR CLOSURE WALL BETWEEN ROOF PITCHES.
8. DEMOLISHED ROOF
9. DEMOLISHED TIE RODS



NOTE: "IWS" = GRACE ICE & WATER SHIELD. INSTALL PER MFR INSTRUCTIONS AND PROJECT MANUAL.

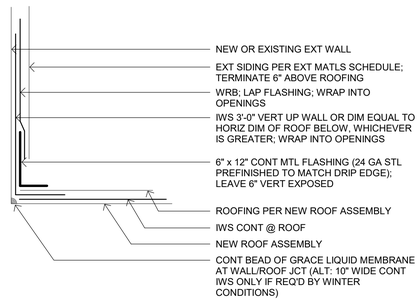
2 / A230 '4-STEP' VALLEY FLASHING DETAIL

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



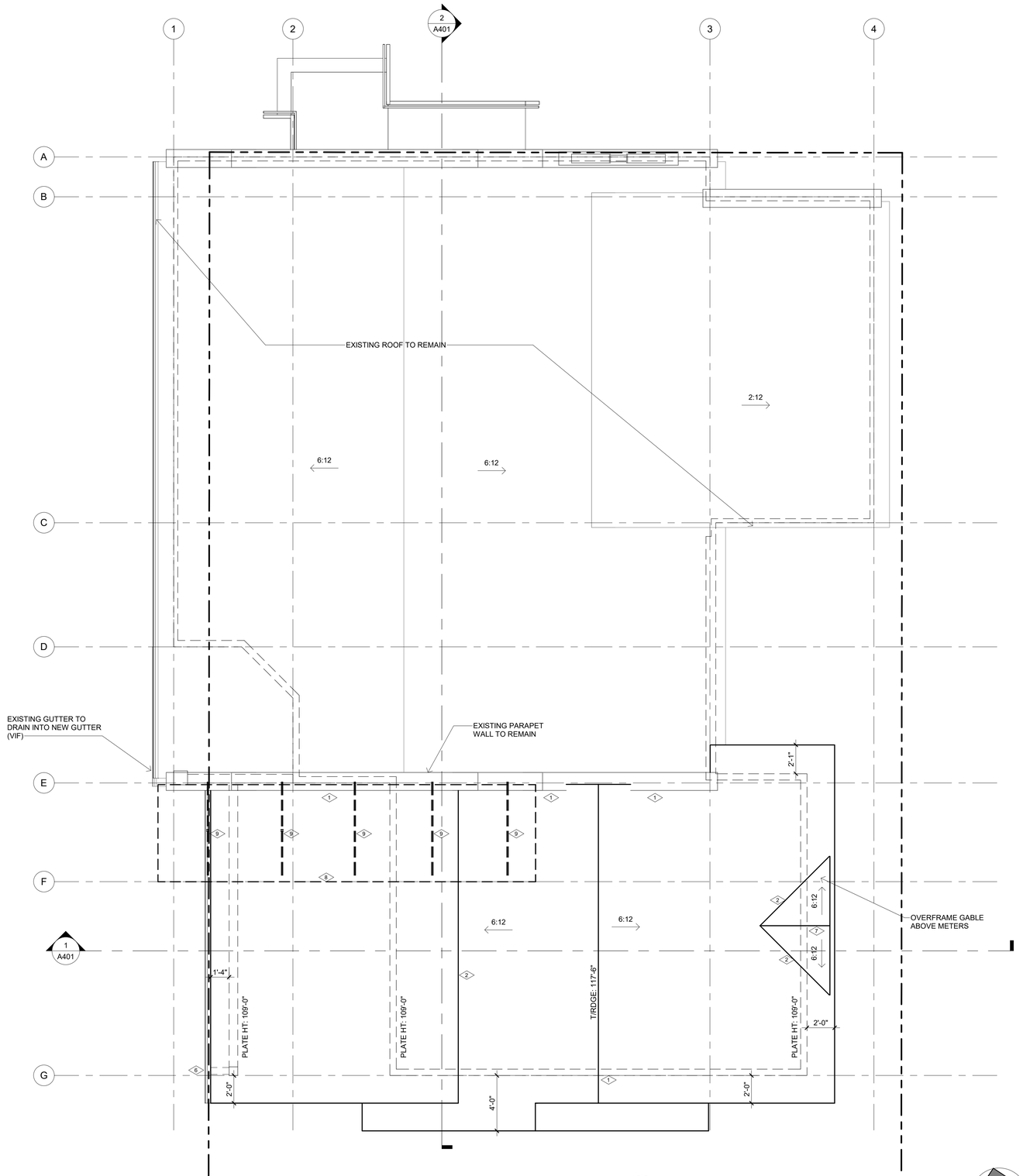
3 / A230 HEATED GUTTER DETAIL

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



4 / A230 TYPICAL SIDEWALL FLASHING DTL

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



1 / A230 ROOF PLAN

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

0 4 8 12 16

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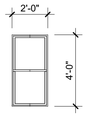
ROOF PLAN & DETAILS

draft

A230

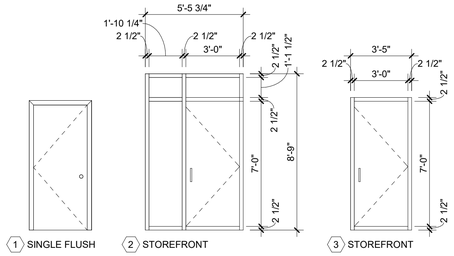
WINDOW TYPES

NOTES: 1. VERIFY ALL SWINGS WITH EXTERIOR ELEVATIONS
2. PROVIDE SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING UNITS
3. REFER ALSO TO DOOR AND WINDOW NOTES BELOW



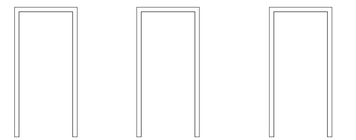
A (1) DBL HUNG

DOOR TYPES



1 SINGLE FLUSH 2 STOREFRONT 3 STOREFRONT

DOOR FRAME TYPES



F WD SINGLE G INSULATED METAL FRAME H HOLLOW METAL FRAME

EXTERIOR MATERIALS SCHEDULE

TAG	ITEM	MATERIAL	COLOR
E1	NEW ROOF:	ASPHALT SHINGLES	MATCH EXISTING
E2	EXISTING ROOF:	EXISTING TO REMAIN	
E3	DRIP EDGE:	ALUMINUM (PREFINISHED)	MATCH EXISTING
E4	FASCIA:	MATCH EXISTING	PAINT TO MATCH FASCIA
E5	SOFFIT:	MATCH EXISTING (RUN PARALLEL TO EAVE)	PAINT TO MATCH EX SIDING
E6	PRIMARY SIDING:	MATCH EXISTING	PAINT TO MATCH EX SIDING
E7	SECONDARY SIDING:	HARDIE REVEAL SMOOTH FIBER CEMENT	SHERWIN WILLIAMS SW 7069 "IRON ORE"
E8	DOORS/WINDOWS:	EXISTING	SHERWIN WILLIAMS SW 7069 "IRON ORE"
E9	STOREFRONT DOORS/WINDOWS:	ANODIZED ALUMINUM	"BLACK"
E10	DOOR/WINDOW TRIM:	MATCH EXISTING	MATCH EXISTING
E11	OUTSIDE CORNER TRIM:	MATCH EXISTING	MATCH EXISTING
E12	INSIDE CORNER TRIM:	MATCH EXISTING	MATCH ADJACENT SIDING
E13	FRIEZE BOARD:	MATCH EXISTING	PAINT TO MATCH FASCIA
E17	PATIOS/DECKS:	CONCRETE	NATURAL
E18	PORCH CEILINGS:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	PAINT TO MATCH SOFFIT
E19	EXPOSED BEAMS/POSTS:	RS DOUG FIR	SHERWIN WILLIAMS SW 7069 "IRON ORE"
EX	EXISTING SIDING		

NOTES:

1) IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2) PROVIDE 2x2 P.T. EMBEDDED NAILERS @ ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.
3) ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTION OF BUILDING UNLESS OTHERWISE NOTED.
4) TYPICAL SIDEWALL FLASHING: ICE & WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.
5) EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.
6) SIDING MATERIAL CHANGES TO OCCUR AT INTERIOR CORNERS.

DOOR & WINDOW NOTES

1) UNIT SIZES (NOT ROUGH OPENINGS) HAVE BEEN SHOWN ON DOOR & WINDOW TYPES AND MAY HAVE BEEN ROUNDED FOR COMPARISON WITH OTHER MANUFACTURERS. VERIFY ALL DOOR, FRAME, WINDOW, AND ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO START OF CONSTRUCTION. SUBSTITUTION OF MANUFACTURERS WILL BE ALLOWED ONLY WITH OWNER / ARCHITECT APPROVAL.
2) REFER TO FLOOR PLANS FOR DOOR AND FRAME HANDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING.
3) SEE WINDOW TYPES FOR WINDOW HANDING AND OPERATION. CROSS CHECK OPERATION WITH EXTERIOR ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING WINDOWS.
4) ALL WINDOWS & EXTERIOR DOORS TO HAVE 'LOW E' INSULATED GLAZING UNLESS NOTED ON SCHEDULE; AND SHALL BE RATED FOR USE AT HIGH ALTITUDES, PER MANUFACTURERS' REQUIREMENTS.
5) FIELD MEASURE FOR ALL CUSTOM UNIT SIZES PRIOR TO ORDERING.
6) PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS PER SCHEDULES.
7) WRAP TYVEK INTO ALL WINDOW AND DOOR OPENINGS (PER TYVEK MFR SPEC) PRIOR TO SETTING UNITS.
8) PROVIDE 1/2" CLR FOR INSULATION AT ALL EXTERIOR SHIM SPACES OF DOORS AND WINDOWS.
9) VERIFY WINDOW AND DOOR HARDWARE FINISHES WITH OWNER PRIOR TO ORDERING.
10) PROVIDE ALL COMBINATION UNITS WITH EXTERIOR MULLION COVERS.
11) WINDOWS AND DOORS TO HAVE FIELD APPLIED EXTERIOR TRIM (Re: A300); JAMB EXTENSION AND CASED OPENING AT INTERIOR.
12) ALL GLAZED AREAS IN HAZARDOUS LOCATIONS MUST BE GLAZED WITH SAFETY MATERIAL PER IBC.
13) ALL RATED ASSEMBLIES AS NOTED ON DOOR SCHEDULE SHALL INCLUDE RATED DOOR, FRAME AND HARDWARE.
14) U-VALUE OF WINDOW AND DOOR ASSEMBLIES TO COMPLY WITH CURRENT IECC REQMTS.
15) PROVIDE FRAME PROFILE AT ALL FIXED WINDOWS TO MATCH PROFILE (NO DIRECT SET).
16) TYPICAL DOOR FRAMING TO BE 4" FROM ADJACENT WALL ON HINGED SIDE UNLESS OTHERWISE DIMENSIONED ON PLANS.

DOOR & FRAME SCHEDULE

#	MATL	DOOR TYPE	FRAME TYPE	WIDTH	HEIGHT	THKNSS	NOTES
1	ALUM	2	ALUM	3'-0"	7'-0"	5" FRAME	STOREFRONT PER DOOR TYPES
2	WD	1	F	3'-0"	7'-0"	1 3/4"	
3	WD	1	F	3'-0"	7'-0"	1 3/4"	
4	WD	1	F	3'-0"	7'-0"	1 3/4"	
5	WD	1	F	3'-0"	7'-0"	1 3/4"	
6	Metal	1	H	3'-0"	7'-0"	1 3/4"	
7	Metal	1	H	3'-0"	7'-0"	1 3/4"	
8	Metal	1	H	3'-0"	7'-0"	1 3/4"	
9	Metal	1	G	3'-0"	7'-0"	1 3/4"	
10	Metal	1	G	3'-0"	7'-0"	1 3/4"	
11	ALUM	3	ALUM	3'-0"	7'-0"	5" FRAME	STOREFRONT PER DOOR TYPES

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EXT MATLS SCHEDULE, DOOR & FRAME SCHED, WINDOW TYPES, NOTES

draft

A300

1 A301 EXISTING NORTH ELEVATION

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

2 A301 EXISTING WEST ELEVATION

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

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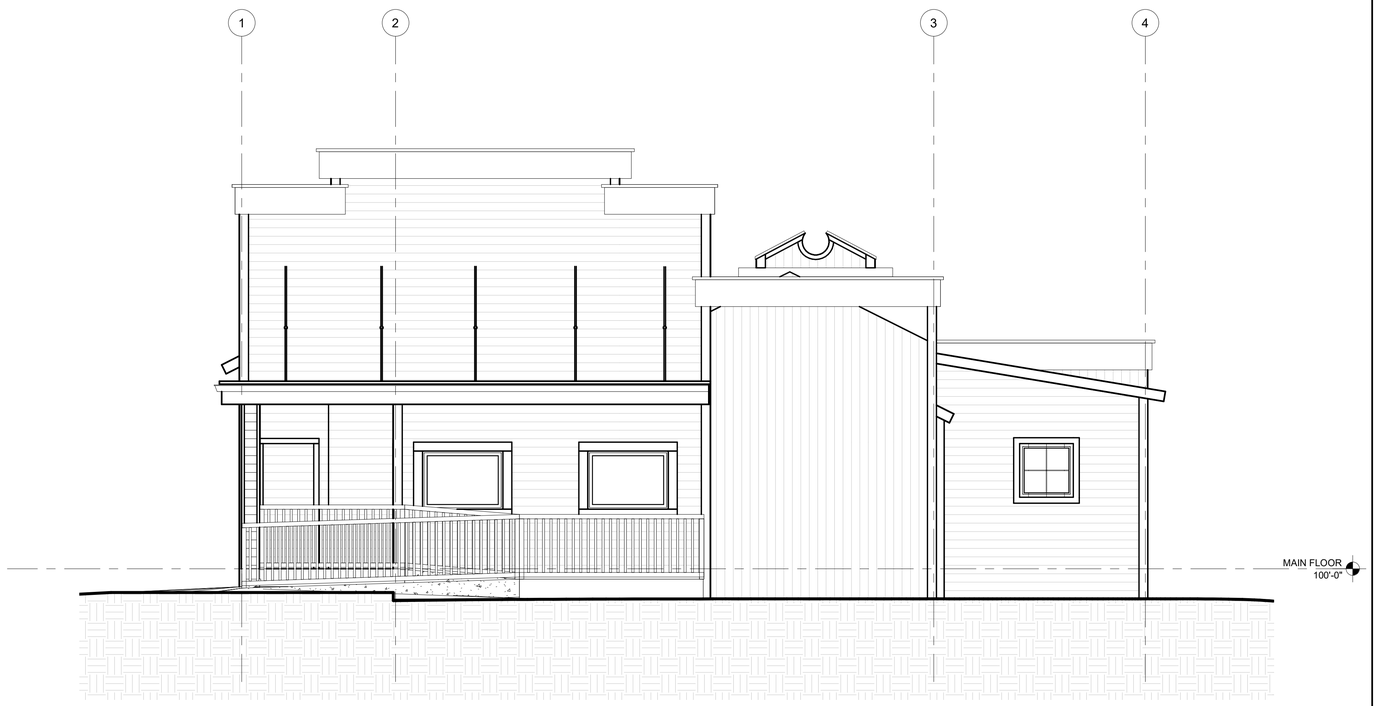
EXISTING EXTERIOR ELEVATIONS

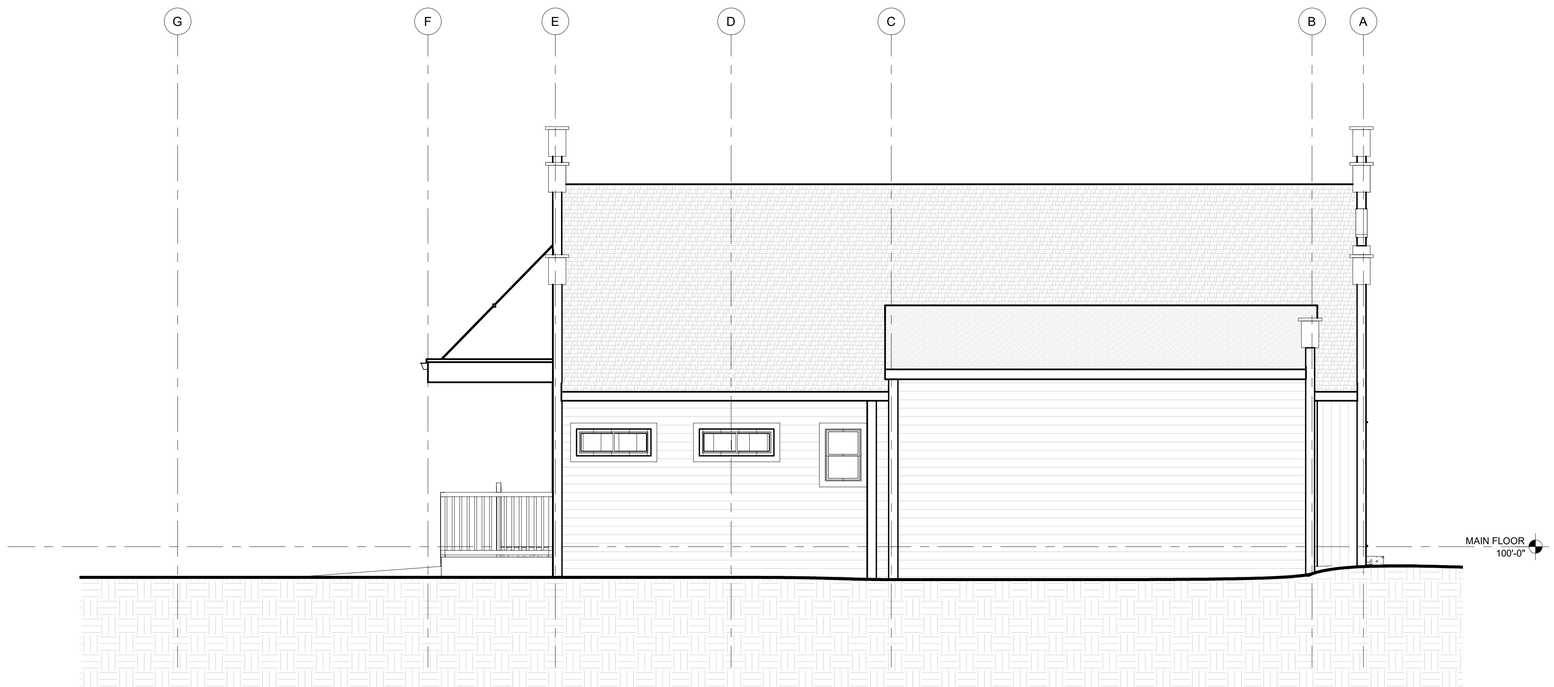
draft

A301



1 A302 EXISTING SOUTH ELEVATION

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



2 A302 EXISTING EAST ELEVATION

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

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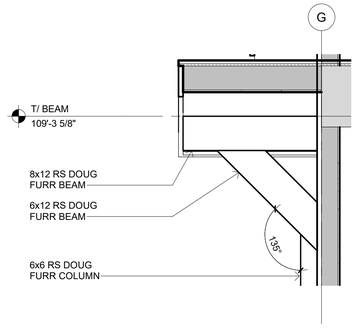
EXISTING EXTERIOR ELEVATIONS

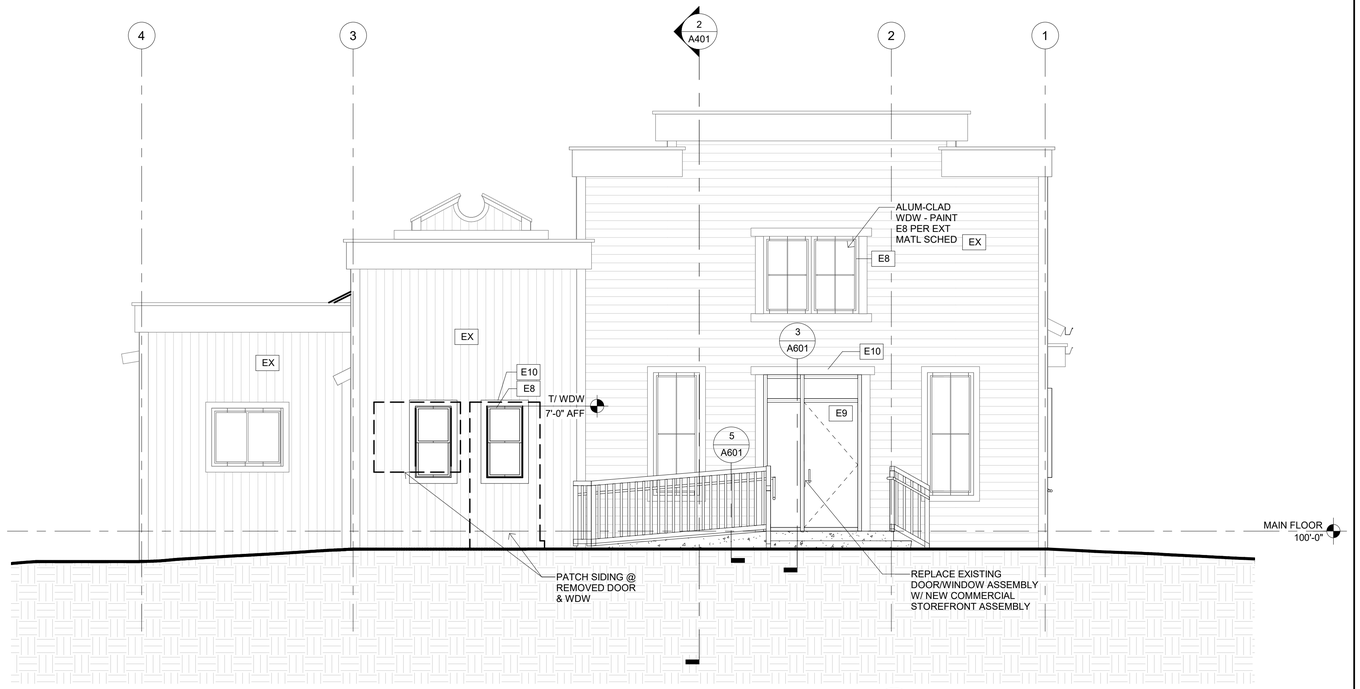
draft

A302



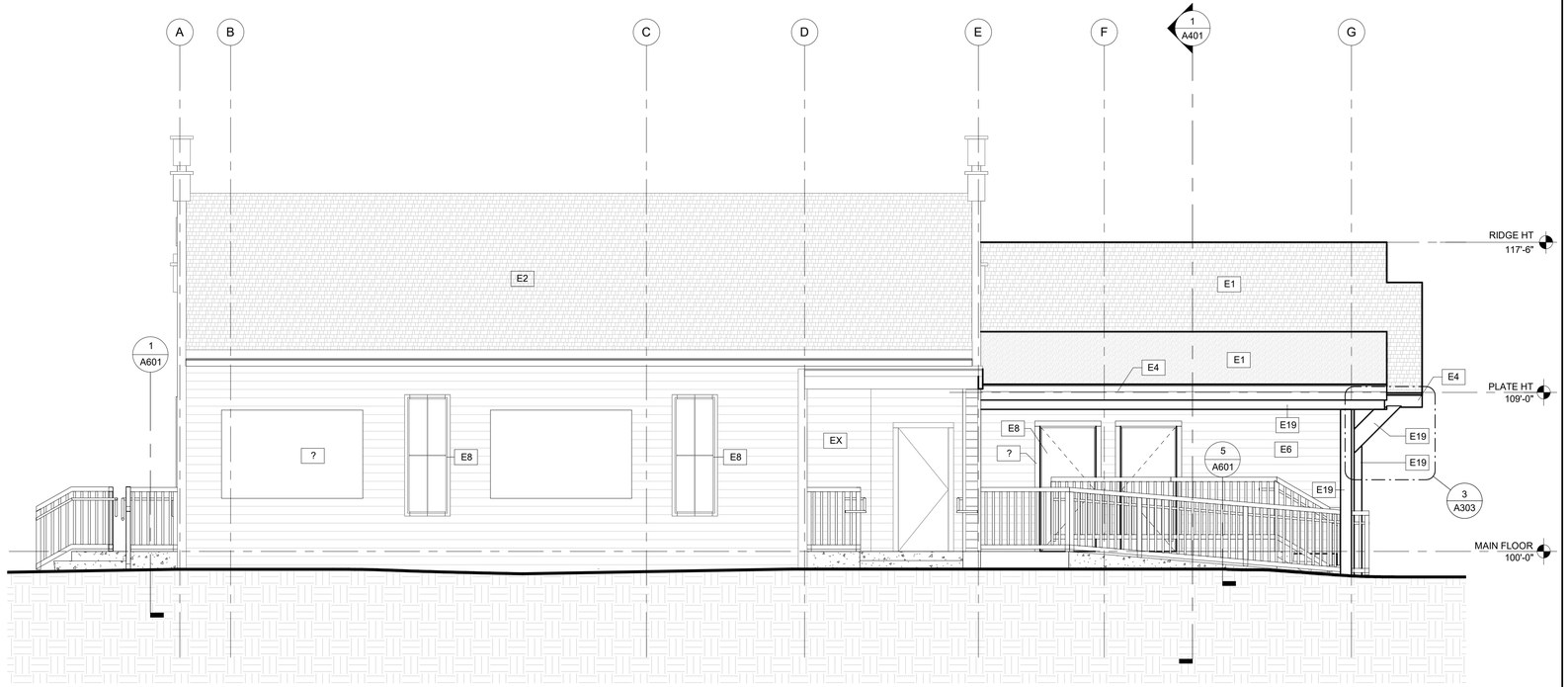
3 A303 BRACKET DETAIL

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



1 A303 PORPOSED NORTH ELEVATION

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



2 A303 PROPOSED WEST ELEVATION

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

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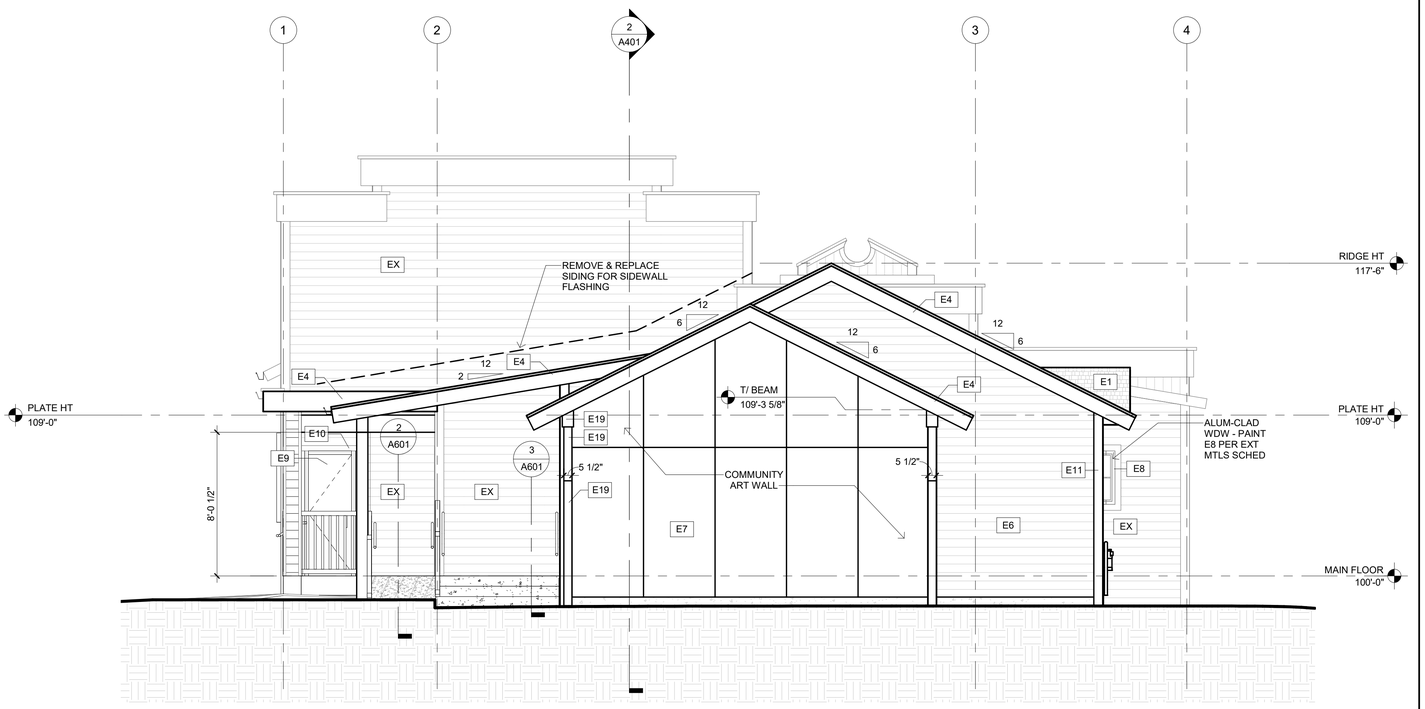
PROPOSED EXTERIOR ELEVATIONS

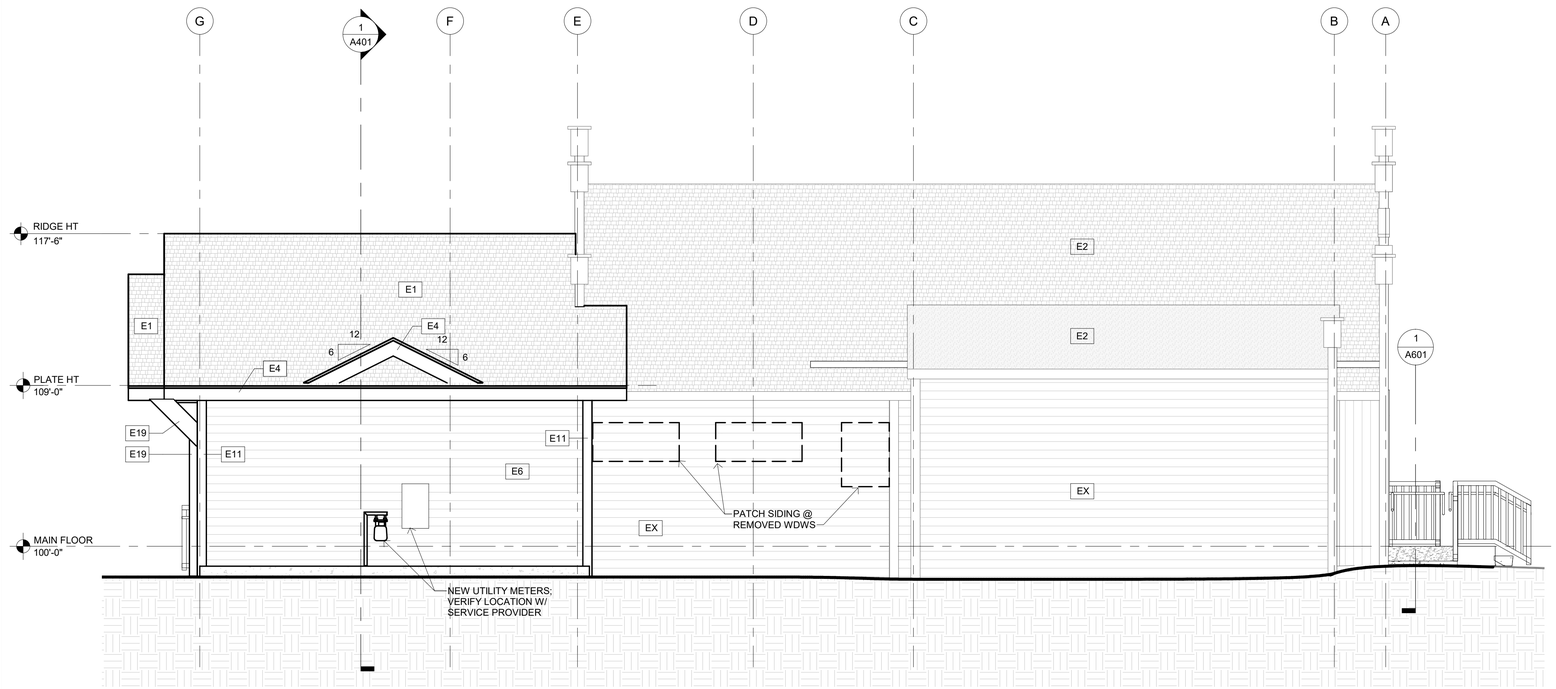
draft

A303



1 A304 PROPOSED SOUTH ELEVATION

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



2 A304 PROPOSED EAST ELEVATION

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

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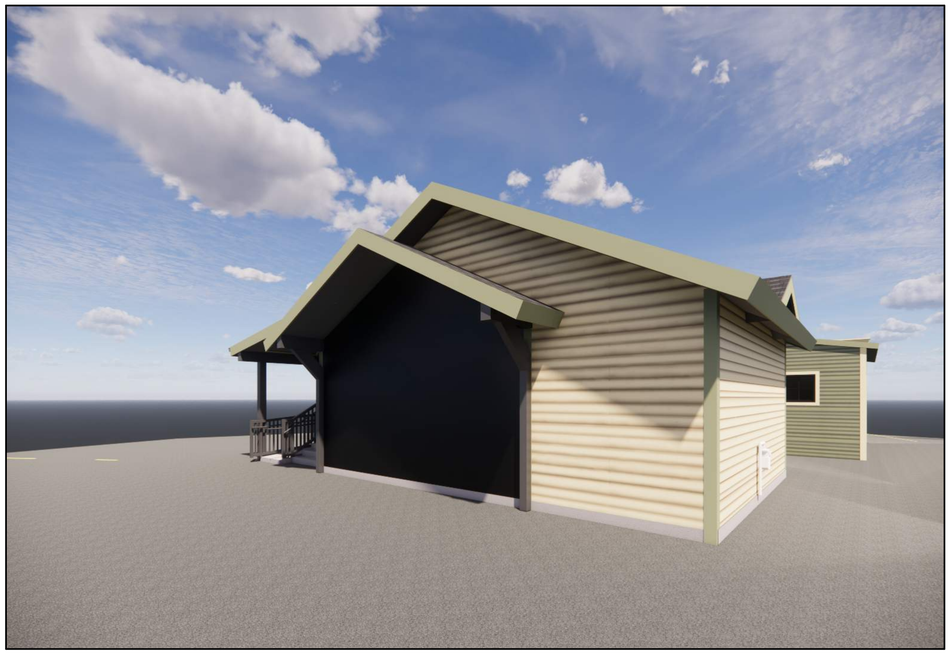
PROPOSED EXTERIOR ELEVATIONS

draft

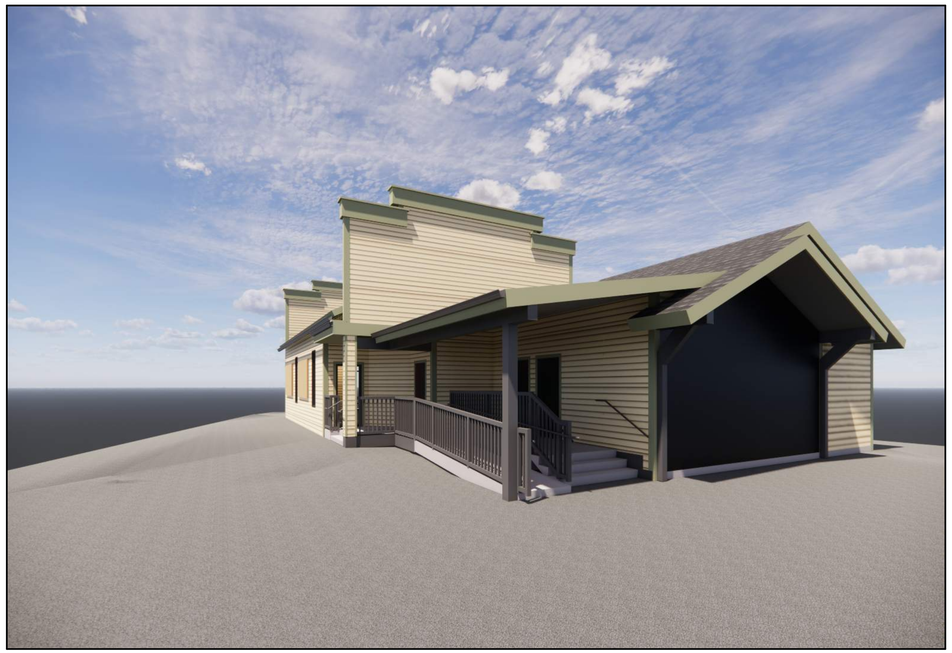
A304

3 A311 VIEW FROM NORTHEAST
SCALE:

1 A311 VIEW FROM NORTHWEST
SCALE:



4 A311 VIEW FROM SOUTHEAST
SCALE:



2 A311 VIEW FROM SOUTHWEST
SCALE:

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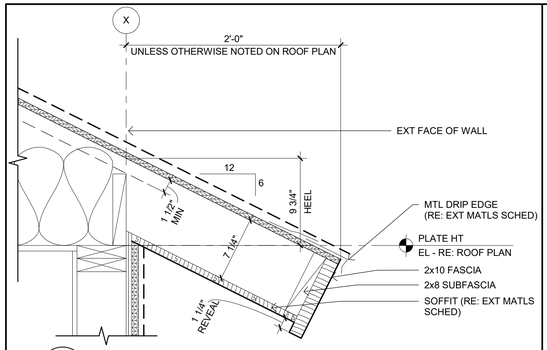
EXTERIOR PERSPECTIVES

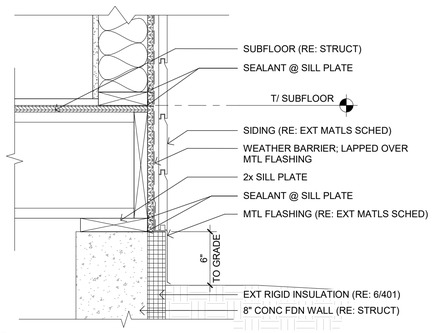
draft

A311



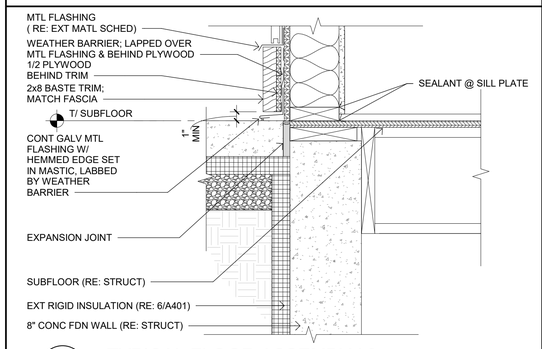
3 A401 EAVE DETAIL (TYPE "A")

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



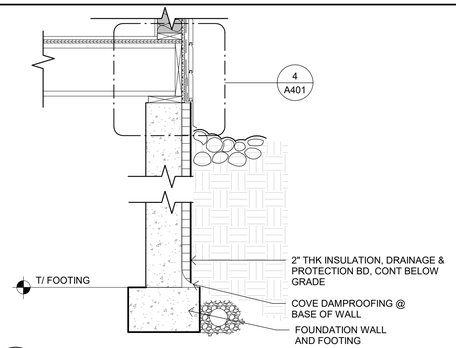
4 A401 TYPICAL FLOOR ASSEMBLY

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



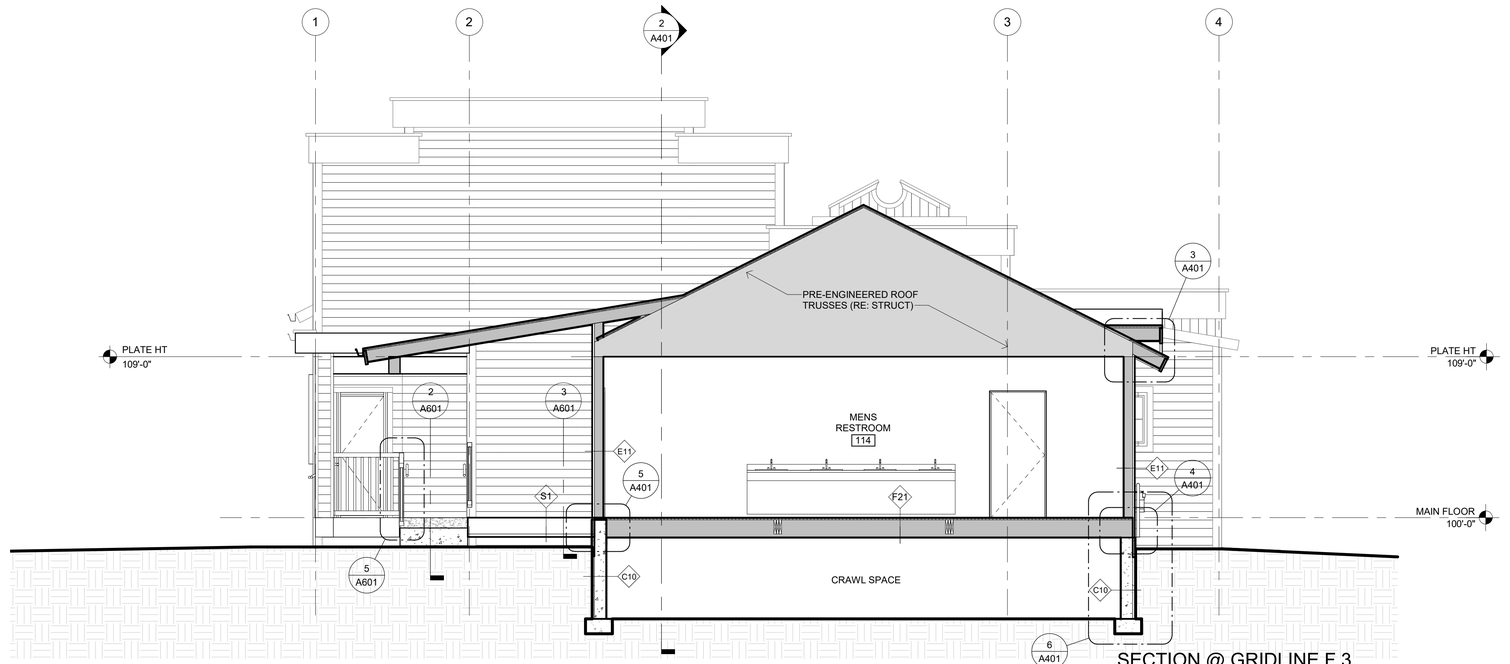
5 A401 TYPICAL FLOOR ASSEMBLY 2

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



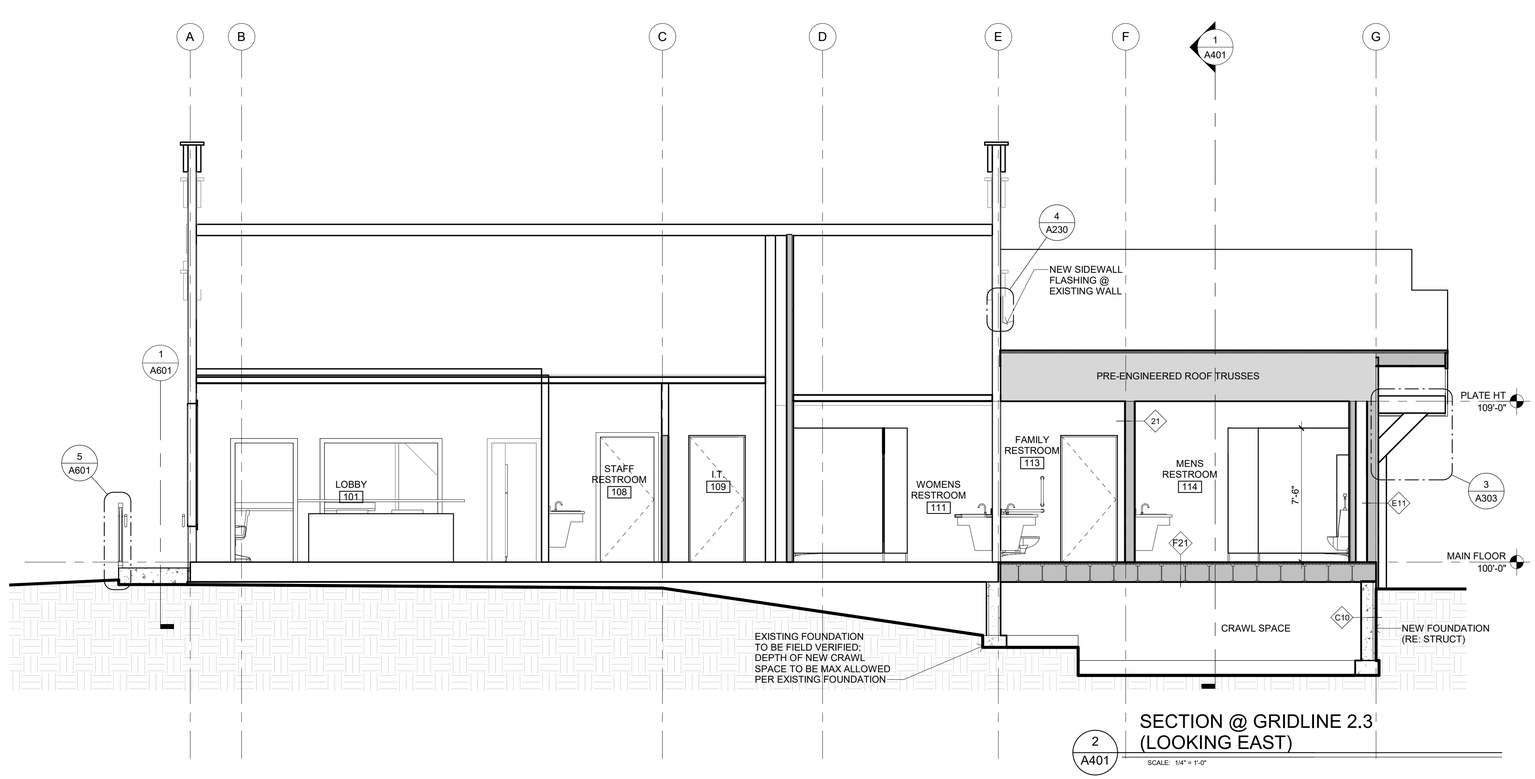
6 A401 FOUNDATION ASSEMBLY

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



1 A401 SECTION @ GRIDLINE F.3 (LOOKING NORTH)

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



2 A401 SECTION @ GRIDLINE 2.3 (LOOKING EAST)

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

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BUILDING SECTIONS

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A401

FINISH PLAN NOTES

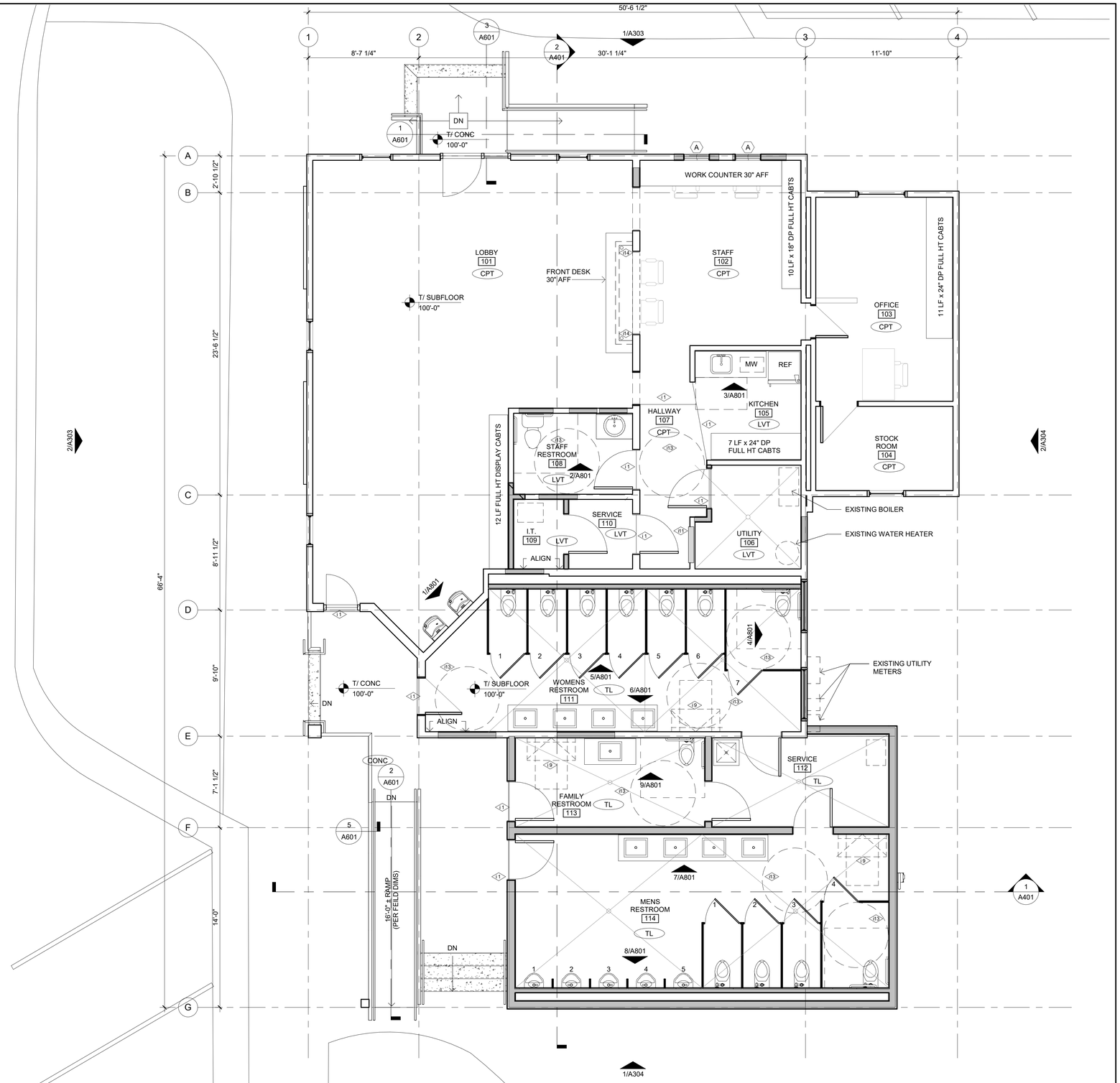
1. THE GENERAL PROVISIONS OF THE CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SECTIONS GOVERN AND ARE HEREBY MADE PART OF THESE SECTION OF THE CONTRACT DOCUMENTS.
2. REFER TO CONSTRUCTION PLANS FOR FINISH FLOOR ELEVATIONS, WALL TYPES, DIMENSIONS, DOOR AND WINDOW TAGS.
3. REFER TO TYPICAL UNIT PLAN SHEETS FOR ALL CONDITIONS, FURNISHINGS, FIXTURES AND EQUIPMENT WITHIN DWELLING UNITS. ATYPICAL CONDITIONS ARE SHOWN ON 1/8" SCALE FINISH PLANS.
4. REFER TO REFLECTED CEILING PLANS FOR SOFFIT LOCATIONS.
5. TV AND PHONE SYSTEMS: PROVIDE WIRING AND CONNECTION ONLY; EQUIPMENT TO BE FURNISHED AND INSTALLED BY OWNER.

FINISH PLAN KEY NOTES

<1> FLOORING MATERIAL TRANSITION
<2> HALF WALL WITH CAP, 3'-6" AFF UON
<3> TYPICAL ROD & SHELF PER INT FINISH NOTES
<4> PROVIDE TV CONNECTION
<5> PROVIDE COMPUTER NETWORK CONNECTION
<6> PROVIDE PHONE JACK
<7> BICYCLE STORAGE RACK
<8> SKI/SNOWBOARD STORAGE RACK
<9> DIAPER CHANGING COUNTER
<10> MECH CLOSET
<11> ELECTRICAL PANEL
<12> FINISHED END PANEL AT CABINETRY
<13> PROVIDE 5'-0" MIN CLEAR ADA TURNING DIAMETER @ THIS AREA
<14> PROVIDE 3" GROMMET @ COUNTER
<15>
<16>
<17>

FINISH ABBREVIATIONS

AC	ACCESSORIES
B	BASE
CPT	CARPET
CONC	CONCRETE
EQ	EQUIPMENT
GL	GLASS/ MIRROR
HW	HARDWARE
LVT	LUXURY VINYL TILE
MW	MILLWORK
PT	PAINT
PL	PLASTIC LAMINATE
PF	PLUMBING FIXTURE
SF	SPECIALTY FINISH
SS	SOLID SURFACE
TL	PORCELAIN TILE
WD	WOOD



1 A721 FINISH PLAN
SCALE: 1/4" = 1'-0"

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FINISH PLAN

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A721

MECHANICAL ELEMENTS / VALVING

- EXISTING EQUIPMENT OR PIPE TO BE REMOVED.
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- BUTTERFLY VALVE
- BALL VALVE
- SWING CHECK VALVE
- LIFT CHECK VALVE
- GATE VALVE, ANGLE
- GLOBE VALVE, ANGLE
- DIAPHRAGM VALVE
- BALANCING VALVE
- CBV — CIRCUIT SETTING BALANCING VALVE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- S — SOLENOID VALVE
- PRESSURE REDUCING VALVE (PRV)
- TPV — TEMPERATURE/PRESSURE RELIEF VALVE
- AIR VENT — HYDRAULIC SEPARATOR
- RELIEF/SAFETY VALVE
- GAS COCK
- AUTOMATIC FILL VALVE
- MV — MANUAL AIR VENT
- AV — AUTOMATIC AIR VENT (EXTEND DISCHARGE TO DRAIN)
- FLOW METER-VENTURI
- FLOW METER-ORIFICE
- DIRECTION OF FLOW
- R D — DIRECTION OF PITCH-RISE OR DROP
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- PIPE RISING UP
- PIPE DROPPING DOWN
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- UNION - SCREWED OR FLANGED
- STEAM LEAK DETECTOR
- FSD — FIRE SMOKE DAMPER
- CO — CARBON MONOXIDE
- CD — CARBON DIOXIDE
- AIR SEPARATOR
- A — ANCHOR
- G — GUIDE
- EJ — EXPANSION JOINT
- FS — FLOW SWITCH
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- TH — THERMOMETER
- GAUGE WITH GAUGE COCK & SYPHON (STEAM)
- AQUASTAT
- GAS PRESSURE REGULATOR
- FLOAT OPERATED CONTROL VALVE
- STEAM TRAP
- EXPANSION LOOP
- VB — VACUUM BREAKER
- T — THERMOSTAT
- S — DIGITAL SENSOR
- OR — PUMP
- HEAT EXCHANGER

HVAC & DUCTWORK SYMBOLS

- SECTION THROUGH RETURN DUCT
- SECTION THROUGH EXHAUST AIR DUCT
- SECTION THROUGH SUPPLY OR OUTSIDE AIR DUCT
- FSD — FIRE / SMOKE DAMPER
- SD — SMOKE DAMPER
- SUPPLY OR OUTSIDE AIR DUCT
- ACCESS DOOR (BOTTOM OR SIDE)
- ACOUSTICALLY LINED DUCT
- FD - SD - FSD — FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER
- VD — MANUAL VOLUME DAMPER
- D — INCLINED DROP IN DIRECTION OF ARROW
- R — INCLINED RISE IN DIRECTION OF ARROW
- TRANSITION, RECTANGULAR TO ROUND
- FLEXIBLE DUCT
- IN-LINE FAN
- TRANSITION, RECTANGULAR
- SPIN-IN COLLAR INTO ADAPTER ON TOP OF DUCT
- CEILING SUPPLY AIR REGISTER/GRILLE
- SIDEWALL SUPPLY AIR REGISTER (SR)
- ELBOW TURNED DOWN
- ELBOW TURNED UP
- ELBOW, RADIUS TYPE
- ELBOW, SQUARE OR RECTANGULAR TYPE WITH AIRFOIL TURNING VANES
- CEILING RETURN AIR REGISTER (RR)
- SIDEWALL RETURN AIR REGISTER (RR)
- OPEN END DUCT
- FXC — FLEXIBLE CONNECTION

LINE DESIGNATION SYMBOLS

CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
D	DRAIN
HPR	HEAT PUMP RETURN
HPS	HEAT PUMP SUPPLY
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
RH	REFRIGERANT HIGH PRESSURE VAPOR
R	REFRIGERANT LIQUID AND VAPOR LINE
RS	REFRIGERANT SUCTION / VAPOR
SMR	SNOWMELT RETURN
SMS	SNOWMELT SUPPLY
V	VENT PIPING

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" FINISHED FLOOR TO CENTER OF DEVICE	MOUNTING HEIGHT ABOVE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CPH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

MECHANICAL SHEET LIST

Sheet Number	Sheet Name
M0-1	MECHANICAL COVER SHEET
M1-1	MECHANICAL PLANS
M3-1	MECHANICAL - SCHEDULES

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

STAIS ARCHITECTURE & INTERIORS
409 east main street
p o box 4175
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970 453 0444

STAIS ARCHITECTS.COM

old town hall park & vic renovations

300 east main street
frisco . colorado

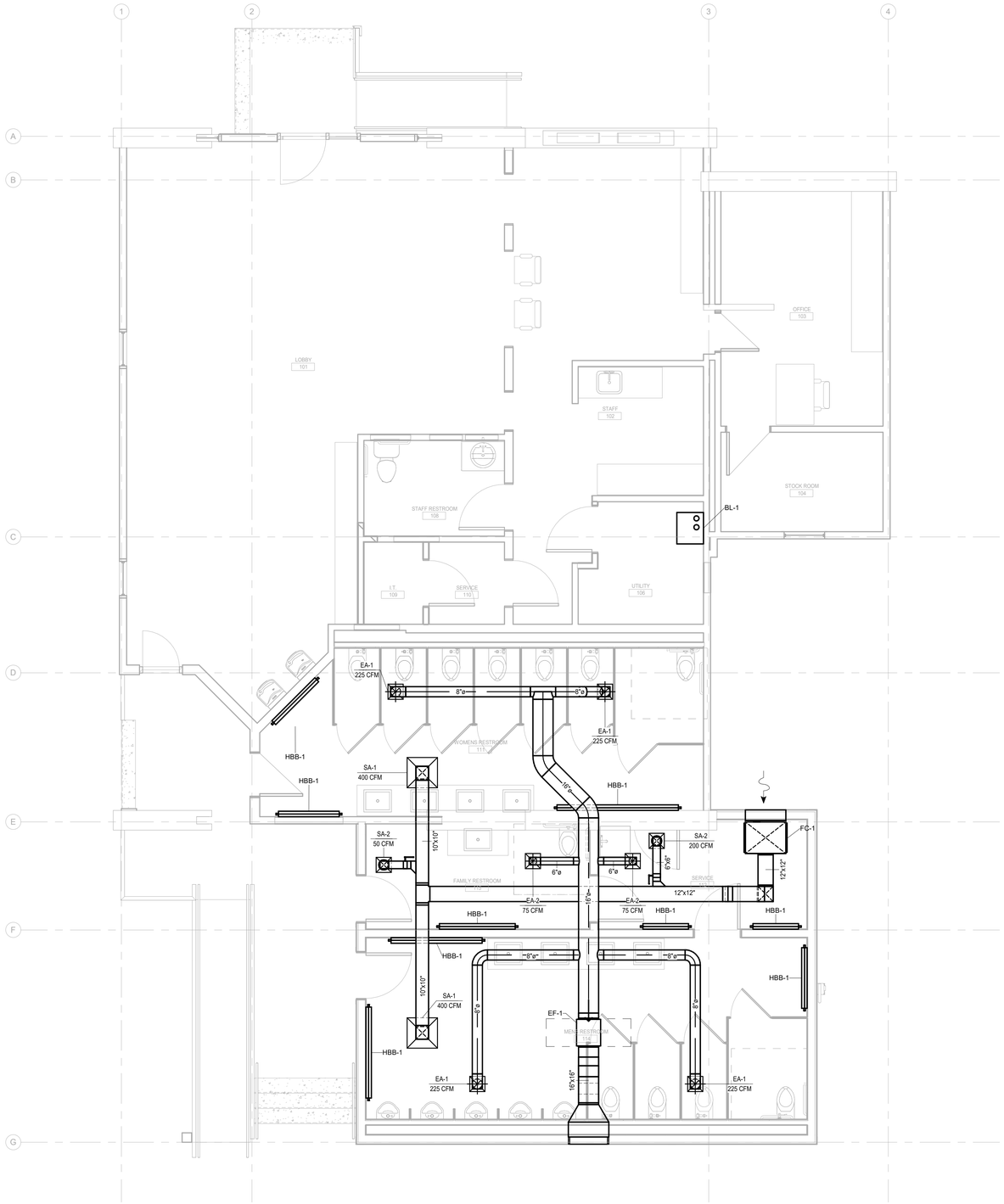
PROJECT # 2129

ISSUE:

MECHANICAL COVER SHEET

draft

M0-1



1 M1-1 MAIN FLOOR HVAC PLAN

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

STAIS ARCHITECTURE & INTERIORS

409 east main street
p o box 4175
frisco . colorado 80443
970 453 0444

STAIS ARCHITECTS.COM

old town hall park & vic renovations

300 east main street
frisco . colorado

PROJECT # 2129

ISSUE:

MECHANICAL PLANS

draft

M1-1

PLUMBING PIPE DESIGNATIONS

LINE TYPE	DESCRIPTION
140	HIGH TEMPERATURE (140°) WATER PIPE
	COLD WATER PIPE (CW)
CA	COMPRESSED AIR
DC	DECONTAMINATION PIPING
DER	DEIONIZED WATER RETURN
DES	DEIONIZED WATER SUPPLY
DIS	DISTILLED WATER SUPPLY
DIR	DISTILLED WATER RETURN
CD	EQUIPMENT CONDENSATE DRAIN
FP	FIRE MAIN
GW	GREASE WASTE PIPE
HE	HELIUM
HPS	HIGH PRESSURE STEAM
HPC	HIGH PRESSURE CONDENSATE
	HOT WATER RECIRCULATION (HWR)
	HOT WATER PIPE (HW)
H2	HYDROGEN
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
MA	MEDICAL AIR
G	NATURAL GAS PIPE
N2	NITROGEN
N2O	NITROUS OXIDE
ORD	OVERFLOW STORM WATER PIPE
O2	OXYGEN
PG	PROPANE GAS
RD	ROOF DRAIN PIPE
	SOIL OR WASTE PIPE
S/O	SOIL / OIL WASTE PIPE
TWR	TOWER WATER RETURN
TWS	TOWER WATER SUPPLY
VAC	VACUUM
	VENT PIPE (V)

PLUMBING ELEMENTS / VALVING

LINE TYPE	DESCRIPTION
	PRESSURE REDUCING VALVE (PRV)
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SWING CHECK VALVE
	LIFT CHECK VALVE
	GATE VALVE, ANGLE
	GLOBE VALVE, ANGLE
TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	RELIEF/SAFETY VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	STRAINER
	STRAINER WITH BLOW OFF VALVE
WH	WATER HEATER
M	WATER METER
	PRESSURE GAGE
	TEMPERATURE GAGE

LINE TYPE	DESCRIPTION
	PIPE RISING UP
	PIPE DROPPING DOWN
	UNION - SCREWED OR FLANGED
PT/PS	PRESSURE TRANSMITTER OR PRESSURE SWITCH
TH/TI	THERMOMETER/TEMPERATURE INDICATOR
PI/GA	GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
	BACKFLOW PREVENTOR (REDUCED ZONE)
	BACKFLOW PREVENTOR (DOUBLE CHECK VALVE ASSEMBLY)
SA	WATER HAMMER ARRESTER
	CIRCUIT SETTING
HB	HOSE BIBB
RD	ROOF DRAIN
FD	FLOOR DRAIN
AD	AREA DRAIN
CO	FLOOR CLEAN OUT
FS	FLOOR SINK
COG	CLEAN OUT TO GRADE
CO	WALL CLEAN OUT
	FLEXIBLE-CONNECTION
	CHECK VALVE
	VACUUM BREAKER

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" FINISHED	MOUNTING HEIGHT ABOVE FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
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AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

PLUMBING SHEET LIST	
Sheet Number	Sheet Name
P0-1	PLUMBING COVER SHEET
P1-1	PLUMBING PLANS
P3-1	PLUMBING SCHEDULES

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300 east main street
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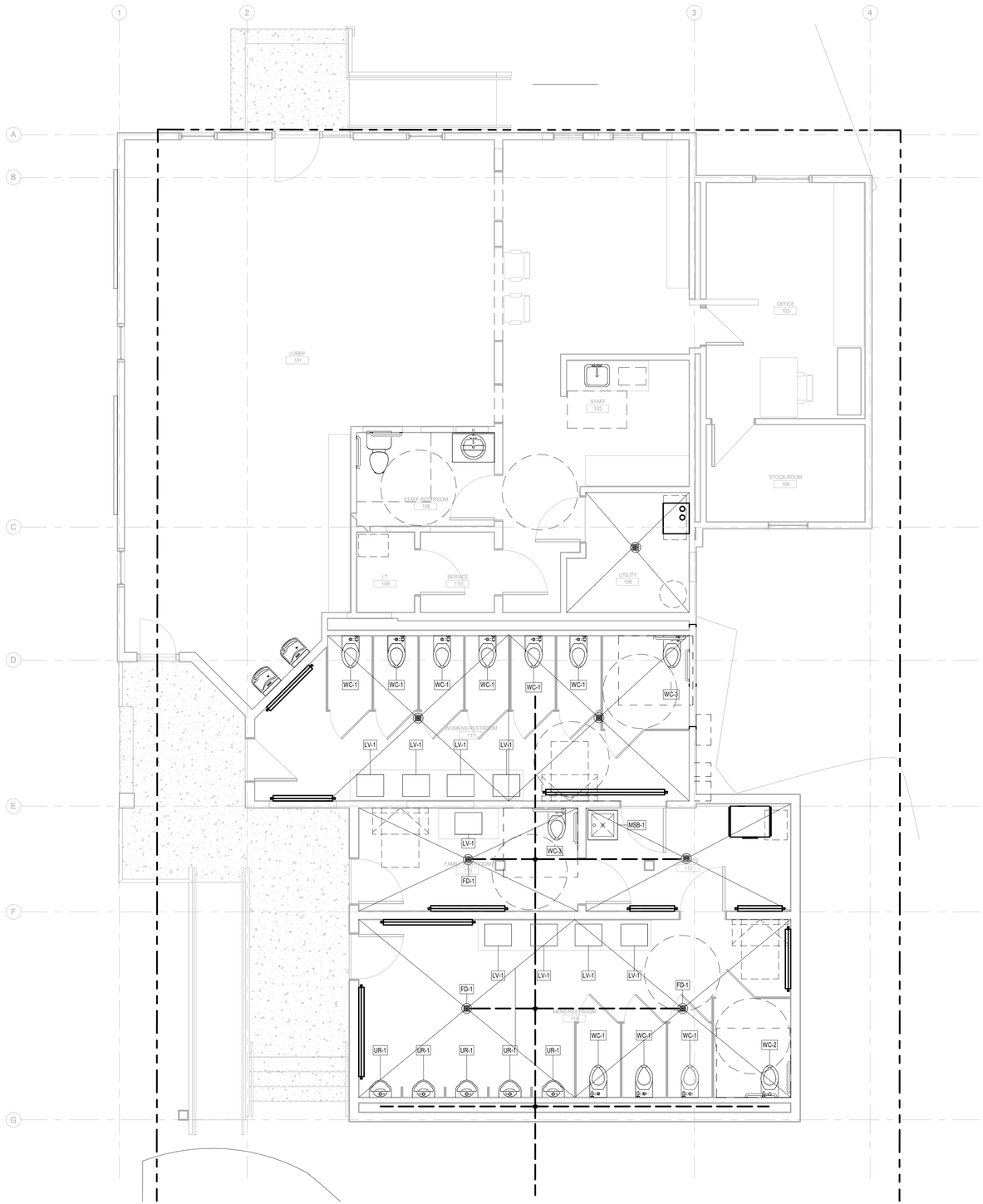
PROJECT # 2129

ISSUE:

PLUMBING COVER SHEET

draft

P0-1



1 P1-1 MAIN FLOOR PLUMBING PLAN

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

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P1-1

FIRE ALARM EQUIPMENT LEGEND

FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM PULL STATION
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
	CEILING MOUNTED SPEAKER
D	DUCT DETECTOR
R	REMOTE LAMP
S P	SMOKE DETECTOR - PHOTOELECTRIC
H 135°	135° STANDARD HEAT DETECTOR
PIR	PIR DETECTOR
DH	DOOR HOLD - MAGNETIC HOLD
FS	FLOW SWITCH
TS	TAMPER SWITCH

COMMUNICATION LEGEND

	CLOCK ONLY
	CLOCK / PA SPEAKER WALL MOUNTED
S	ROUND CEILING MOUNTED SPEAKER
S	SQUARE SPEAKER
C	INTERCOM PUSH TO CALL SWITCH
WAP	WIRELESS ACCESS POINT ABOVE THE CEILING
PROJECTOR	ABOVE THE CEILING PROJECTOR CONNECTION
HDMI	WALL MOUNTED HDMI
	PLAIN DATA OUTLET
80"	PLAIN DATA OUTLET WITH MOUNTING HEIGHT
	COMBINATION DATA/TELEPHONE
	FLOOR MOUNTED COMBINATION DATA/TELEPHONE
	CEILING MOUNTED COMBINATION DATA/TELEPHONE
	TELEVISION OUTLET

SECURITY SYSTEM LEGEND

	SECURITY CAMERA
HC	ADA DOOR OPERATOR PUSH BUTTON
DS	ELECTRIC DOOR STRIKE
CR	CARD READER FOR DOOR OPENERATOR

LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

SWITCHES

$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
$D	DIMMER SWITCH
$3D	3 WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER)
$DR	DOOR ACTIVATED SWITCH
$MA	WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH
$LV	LOW VOLTAGE LIGHT SWITCH
$TO	MANUAL MOTOR STARTER
$P	PILOT LIGHT SWITCH
$OS	AUTO ON / AUTO OFF LIGHT SWITCH
$MO	DUAL TECHINOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH
$DMA	MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH
$K	KEY OPERATED LIGHT SWITCH
$T	MANUAL ON - TIMED OFF LIGHT SWITCH
OS OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH
MA MA	CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACUITY SENSOR
$SC	SCENE CONTROL STATION
$MS	UNIT LIGHTING MANAGEMENT CONTROL STATION,

LIGHT FIXTURES

A	1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
	OPEN STRIP FIXTURE
	WALL BRACKET LINEAR FIXTURE
A	WALL MOUNTED SCONCE LIGHT FIXTURE
A	RECESSED DOWNLIGHT CAN FIXTURE
A	SURFACE CEILING OR PENDANT MOUNTED FIXTURE
EX2	DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EX1	SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EM	WALL MOUNTED EMERGENCY LIGHT
EMR	EMERGENCY EXTERIOR EGRESS FIXTURE

ELECTRICAL EQUIPMENT LEGEND

	BRANCH CIRCUIT PANELBOARD
	TELEPHONE TERMINAL BOARD
	ELECTRIC MOTOR
F	FUSED SAFETY SWITCH / DISCONNECT COMBINATION
	MOTOR STARTER
	CONTACTOR
LA-7	CIRCUITRY HOMERUN: PANEL LA - CIR. #7
	CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
	CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE)

MAIN DISTRIBUTION GEAR

	CIRCUIT BREAKER IN A PANEL BOARD
	PAD MOUNTED UTILITY TRANSFORMER
100 A 2 POLE FUSED DISCONNECT	FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES
M	ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS
PP1 225A MCB 120/208V 3PH, 4W	ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE
PP1 225A MLO 120/208V 3PH, 4W	

ELECTRICAL DEVICE LEGEND

	CEILING JUNCTION BOX - SURFACE/FLUSH
J	WALL JUNCTION BOX - SURFACE/FLUSH
	DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPLIT WIRED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED FOURPLEX RECEPTACLE
	APPLIANCE RECEPTACLE - 3 WIRE
	DUPLEX RECEPTACLE
	FOURPLEX RECEPTACLE

ABBREVIATIONS PERTAIN TO ALL DUPLEX AND FOURPLEX RECEPTACLES:

AC	ABOVE COUNTER
AC GF	ABOVE COUNTER - GROUND FAULT CIRCUIT INTERRUPTER
AC USB	ABOVE COUNTER WITH USB PORT
AF	ARC FAULT PROTECTED
AF USB	ARC FAULT PROTECTED WITH USB PORT
AF GF	ARC FAULT WITH GROUND FAULT CIRCUIT INTERRUPTER
D	DEDICATED RECEPTACLE
D USB	DEDICATED RECEPTACLE WITH USB PORT
EM	RECEPTACLE CIRCUITED TO THE EMERGENCY PANEL WITH RED COVER PLATE
GF	GROUND FAULT CIRCUIT INTERRUPTER
GF WP	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTER
PL	PLUG LOAD
72"	GENERAL PURPOSE WITH MOUNTING HEIGHT.

D	ELECTRIC HAND DRYER
T	THERMOSTAT
	OPEN/CLOSE/STOP PUSH BUTTON
1	DRAWING KEY NOTES
ROOM 100	ROOM DESIGNATION

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:

1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44"	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
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UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E0-1	ELECTRICAL COVER SHEET
E1-1	LIGHTING PLANS
E1-2	LIGHTING - DETAILS
E2-1	POWER PLANS
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL DETAILS
ES1-1	LIGHTING SITE PLAN

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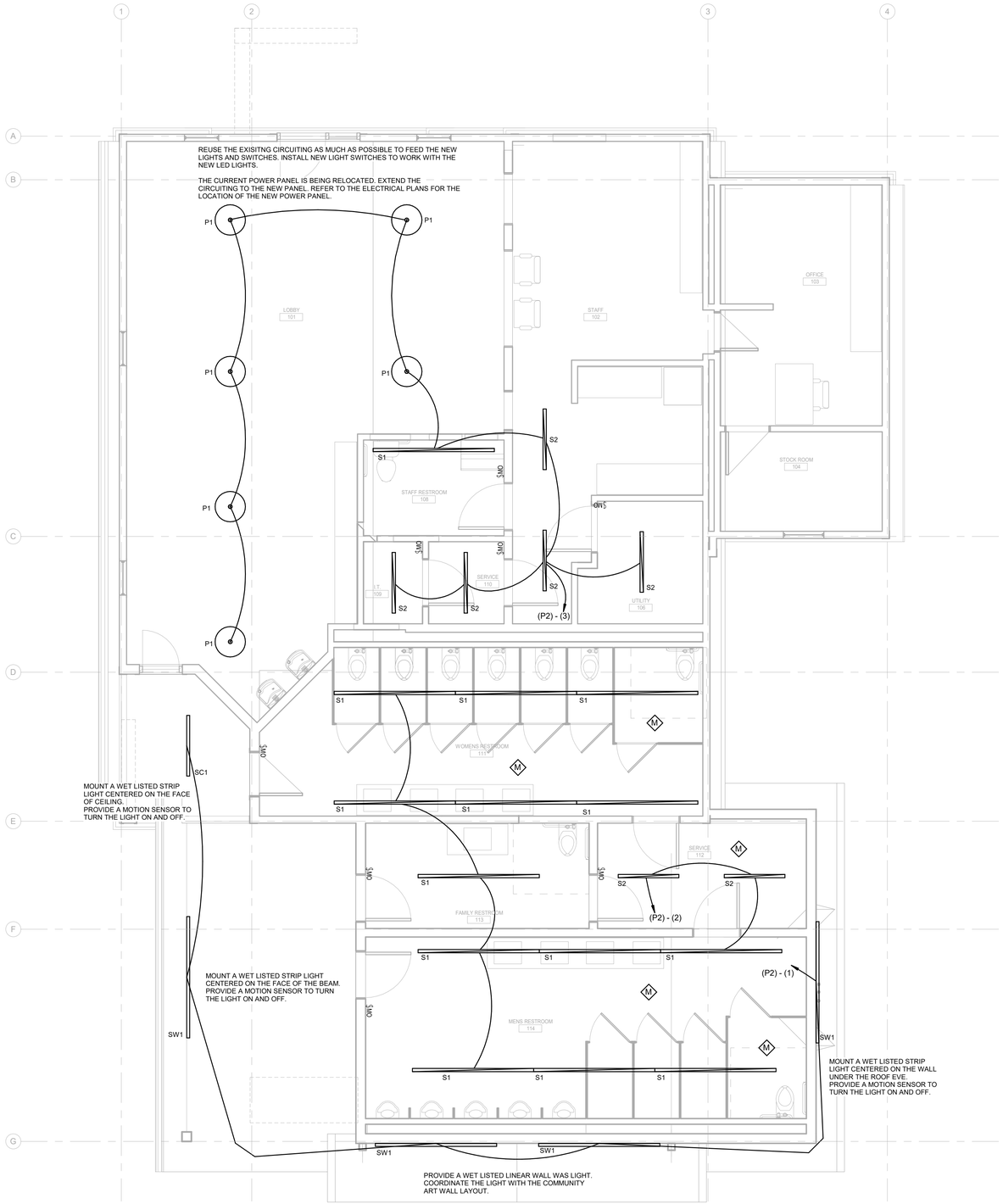
ELECTRICAL COVER SHEET

draft

E0-1



1 E1-1 MAIN FLOOR LIGHTING PLAN

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

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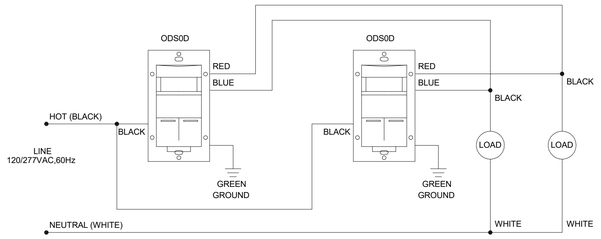
PROJECT # 2129

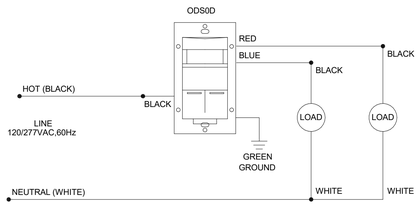
ISSUE:

LIGHTING PLANS

draft

E1-1





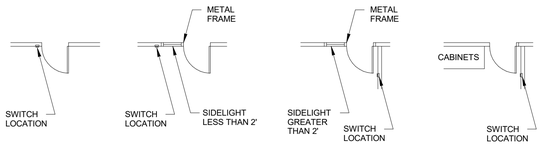
BI-LEVEL SWITCHING DETAIL

NOT TO SCALE

DETAIL NOTES:
1. PROVIDE SWITCHERS THAT ARE COMPATIBLE WITH THE LIGHT FIXTURES THAT ARE BEING INSTALLED.
2. PROVIDE DUAL CONTROL IN THE CORRIDORS AND ALL ROOMS WITH MORE THAN ONE DOOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXACT LOCATION OF THE SWITCHES WITH THE ARCHITECTURAL DETAILS OF THE SPACE.

LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	LAMP	DESCRIPTION
	LSI Industries	XDLMB-FT-LED-HO-CW	LED	High Efficiency LED for Top Mount Installation
P1	ASL LIGHTING	RFNPA	LED	PENDANT
S1	ALPHALITE INC.	ILL-8'	LED	SURFACE CEILING
S2	ALPHALITE INC.	ILL-4'	LED	SURFACE CEILING
SC1	LUMENWERX	VIAWETS	LED	EXTERIOR CEILING
SW1	LUMENWERX	VIAWETW	LED	EXTERIOR WALL

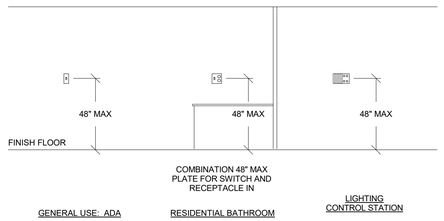


STANDARD DOOR

DOOR WITH SIDELIGHT
LESS THAN 2'

DOOR WITH SIDELIGHT
GREATER THAN 2'

DOOR WITH NO
PLACE FOR SWITCH
AT LATCH SIDE



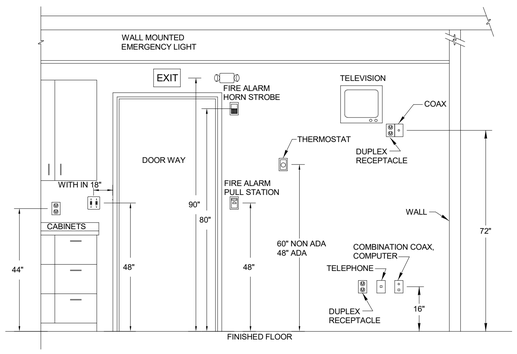
GENERAL USE: ADA

COMBINATION 48" MAX
PLATE FOR SWITCH AND
RECEPTACLE IN
RESIDENTIAL BATHROOM

LIGHTING
CONTROL STATION

SWITCH MOUNTING DETAILS

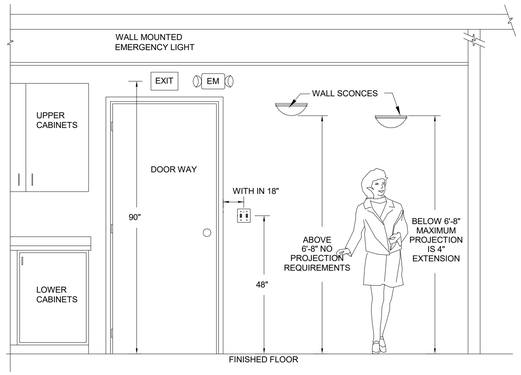
SCALE: NOT TO SCALE



DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

NOTES:
1. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL TELEVISION OUTLETS WITH THE ARCHITECT PRIOR TO INSTALLATION.
2. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING OF THE DEVICES.
3. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.



LIGHTING DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

DETAIL NOTES:
1. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS AND LOCATIONS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING.
2. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.
3. THE AMERICANS WITH DISABILITIES ACT, KNOWN AS ADA, AFFECTS LIGHT FIXTURES USED IN CIRCULATION OR EGRESS SPACES. IN PRACTICE THIS MEANS THAT WALL MOUNTED FIXTURES LOCATED BELOW 6'-8" AFF IN HALLS, CORRIDORS, PASSAGEWAYS OR AISLES, MUST BE NO GREATER THAN 4" DEEP. THE ADA AFFECTS CONSTRUCTION FOR BOTH NEW AND EXISTING BUILDINGS.

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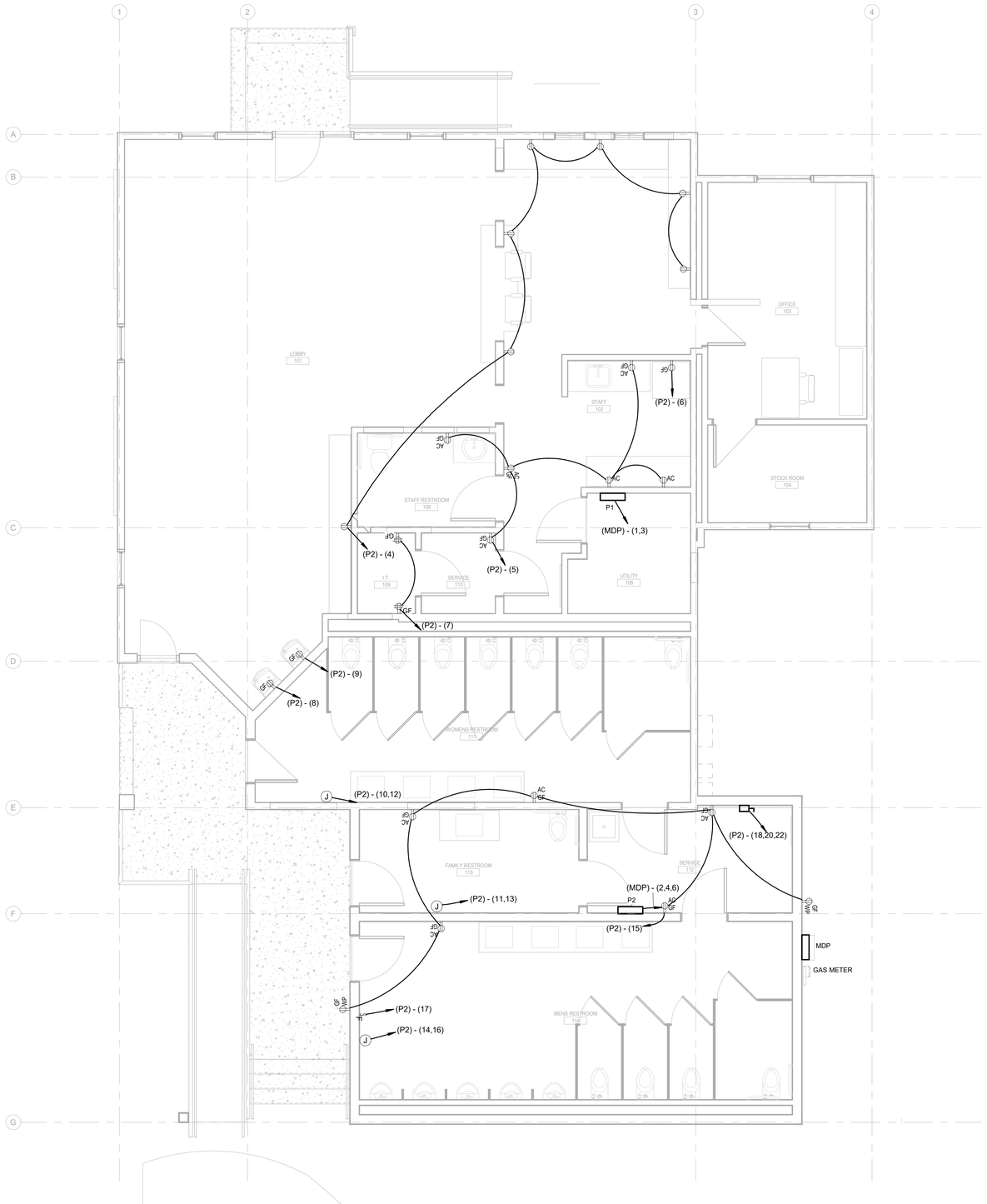
PROJECT # 2129

ISSUE:

LIGHTING - DETAILS

draft

E1-2



1 E2-1 MAIN FLOOR POWER PLAN

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

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PROJECT # 2129

ISSUE:

POWER PLANS

draft

E2-1

Branch Panel: MDP

Location:
Supply From:
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type:
Mains Rating: 400 A
MCB Rating: 400 A

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	P1	20 A	2	1509...	6433...					3	20 A	P2	2
3	--	--	--			1509...	8575...			--	--	--	4
5	SPRINKLER TIMER	20 A	1					2400...	6991...	--	--	--	6
7	HEAT TAPE	20 A	1	2400...	2400...					1	20 A	PHOTO CELL	8
9	OUTLETS	20 A	1			2400...	2400...			1	20 A	OUTLETS	10
11									2400...	1	20 A	LANDSCAPE RECEPTACLE	12
13													14
15													16
17													18
19													20
21													22
23													24
			Total Load:	26323 VA		28461 VA		11791 VA					
			Total Amps:	238 A		256 A		98 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	7750 VA	100.00%	7750 VA		
Power	23709 VA	100.00%	23709 VA	**Total Conn. Load:**	66575 VA
Receptacle	35120 VA	64.24%	22560 VA	**Total Est. Demand:**	54015 VA
				Total Conn.:	185 A
				Total Est. Demand:	150 A

Notes:

Branch Panel: P2

Location: SERVICE 112
Supply From: MDP
Mounting: Surface
Enclosure: Type 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating:
Mains Type:
Mains Rating: 200 A
MCB Rating: MLO

Notes:

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXTERIOR LIGHTING	20 A	1	419 VA	165 VA					1	20 A	BATHROOM LIGHTING	2
3	MAIN AREA LIGHTING	20 A	1			963 VA	1260...			1	20 A	LOBBY RECEPTACLE	4
5	STAFF AREA RECEPTACLE	20 A	1					1080...	360 VA	1	20 A	REFRIGERATOR	6
7	IT RECEPTACLE	20 A	1	720 VA	370 VA					1	20 A	WATER FOUNTAIN 1	8
9	WATER FOUNTAIN 2	20 A	1			370 VA	213 VA			2	20 A	HAND DRYER WOMENS RESTROOM	10
11	HAND DRYER FAMILY RESTROOM	20 A	2					213 VA	213 VA	--	--	--	12
13	--	--	--	213 VA	213 VA					2	20 A	HAND DRYER MENS RESTROOM	14
15	RESTROOM RECEPTACLE	20 A	1			1260...	213 VA			--	--	--	16
17	EXHAUST FAN MENS RESTROOM	20 A	1					792 VA	4334...	3	20 A	FAN COIL FC-1	18
19					4334...					--	--	--	20
21							4334...			--	--	--	22
23													24
25													26
27													28
29													30
			Total Load:	6433 VA		8575 VA		6991 VA					
			Total Amps:	54 A		72 A		59 A					

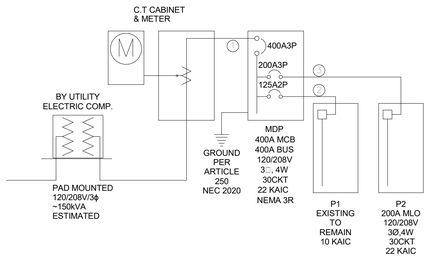
Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	1531 VA	100.00%	1531 VA		
Power	15069 VA	100.00%	15069 VA	**Total Conn. Load:**	21996 VA
Receptacle	5420 VA	100.00%	5420 VA	**Total Est. Demand:**	21996 VA
				Total Conn.:	61 A
				Total Est. Demand:	61 A

Notes:

CONDUCTOR LEGEND

1. (2)3.5"PVC-4#250MCM(AL.XHHW)
2. 2"EMT-3#1AWG(CU,THWN) + 1#6AWG(CU)EGC
3. 2"EMT-4#3/0AWG(CU,THWN) + 1#6AWG(CU)EGC



ELECTRICAL - ONE LINE DIAGRAM

SCALE: NO SCALE

1 / E3-1 ONE LINE

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

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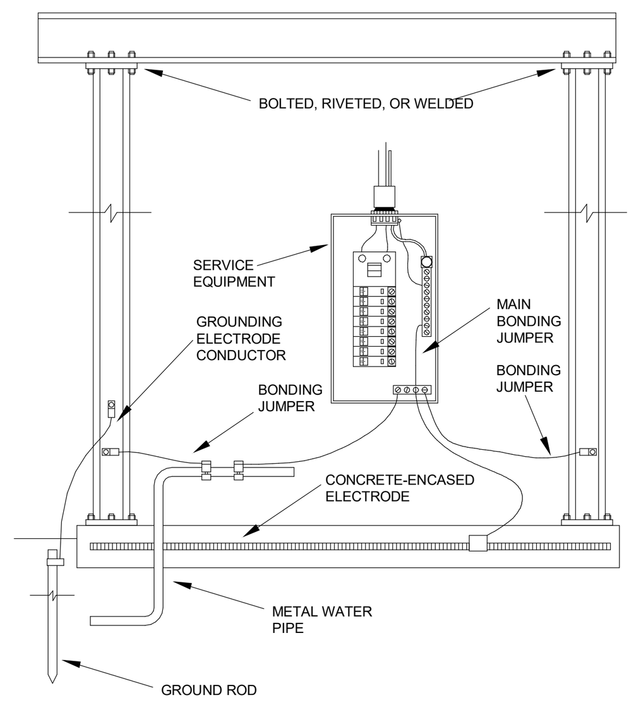
PROJECT # 2129

ISSUE:

ELECTRICAL SCHEDULES

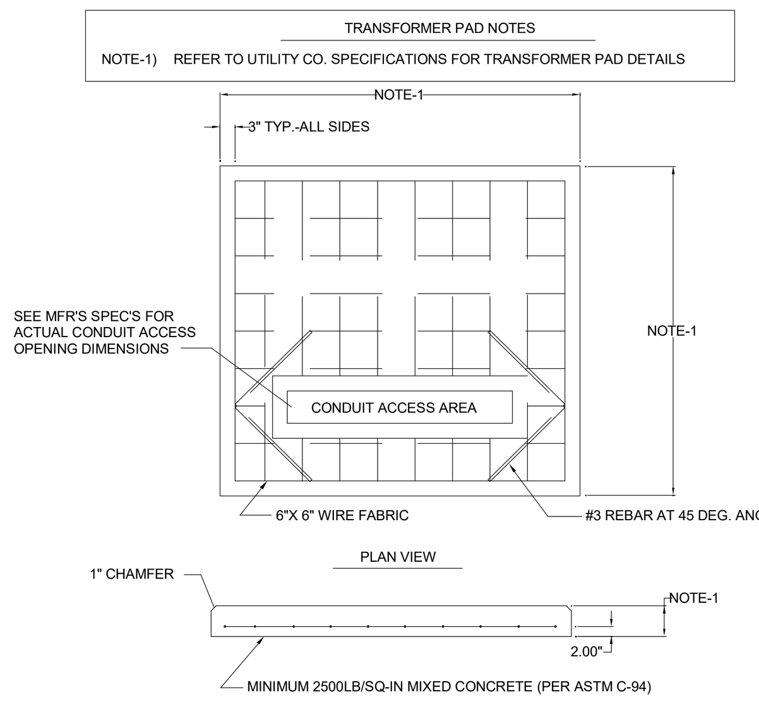
draft

E3-1

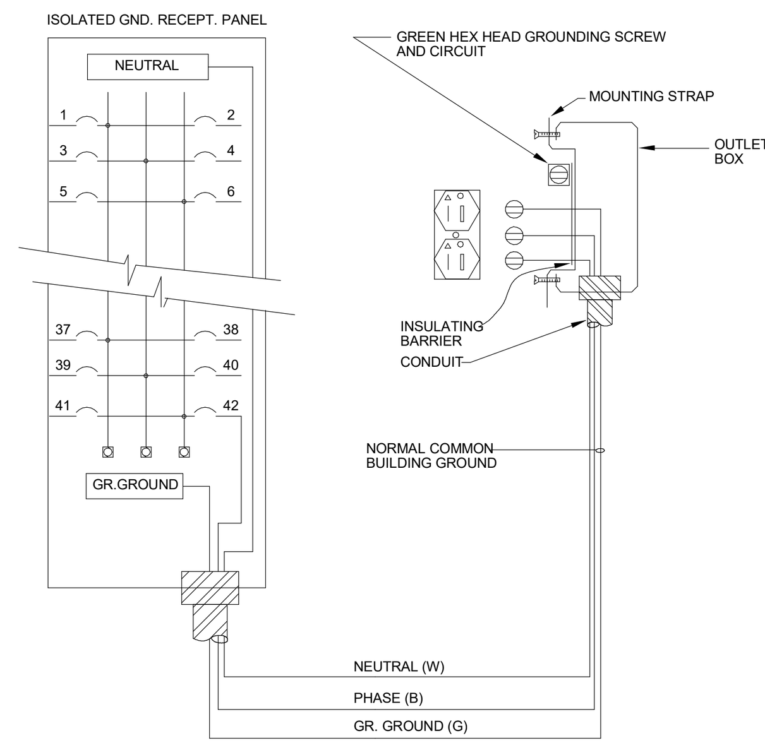


GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE

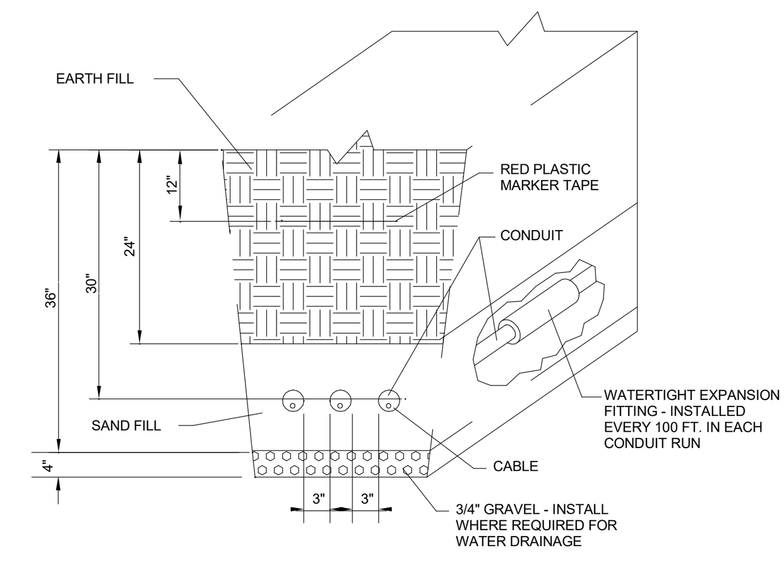
NOTES:
1. SEE ONE LINE DIRGRAM FOR GROUNDING CONDUCTOR SIZES REQUIRED.
2. PROVIDE A MINIMUM OF TWO SEPARATE GROUND SOURCES, U.O.N. ON ONE LINE DIAGRAM.



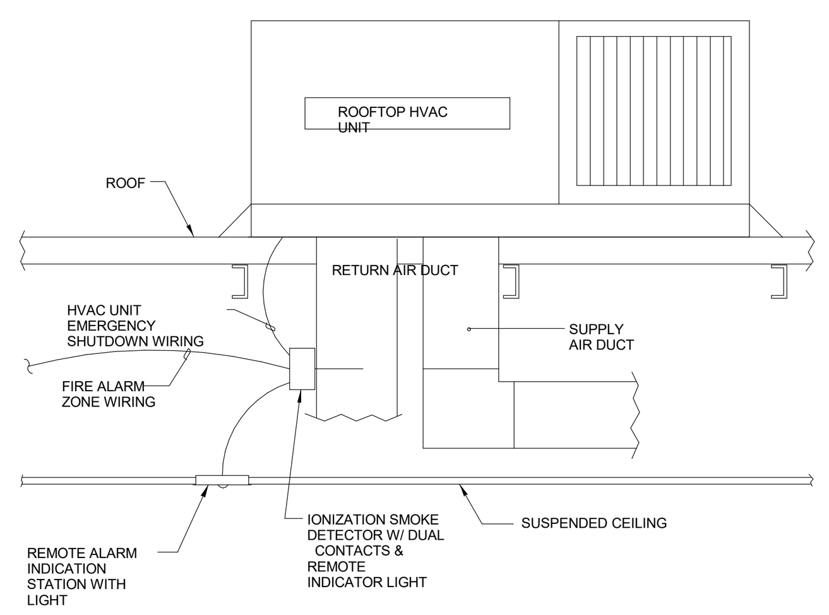
DISTRIBUTION TRANSFORMER BASE DETAIL
NOT TO SCALE



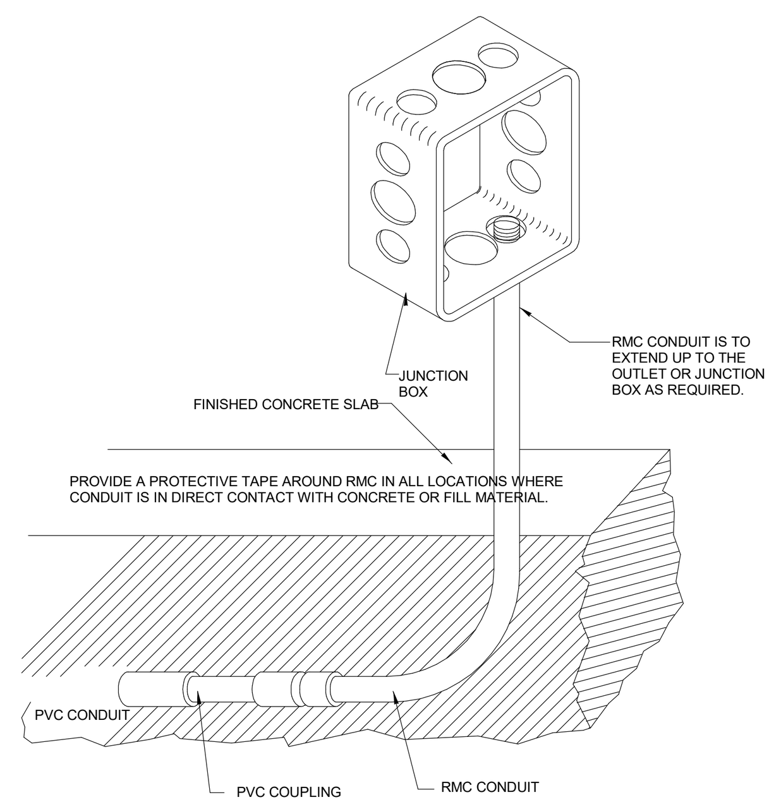
TYPICAL RECEPTACLE WIRING DIAGRAM
NOT TO SCALE



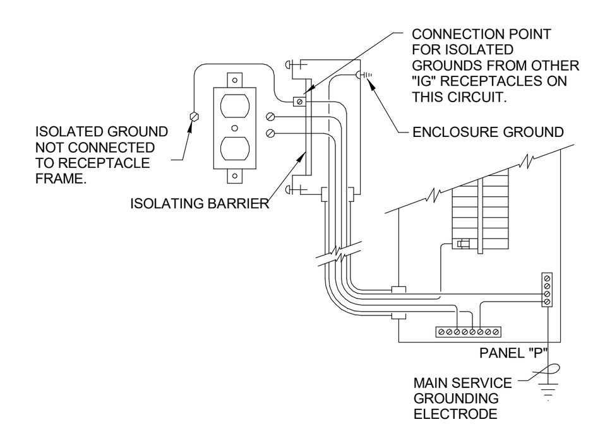
INSTALLATION OF UNDERGROUND CONDUITS
NOT TO SCALE



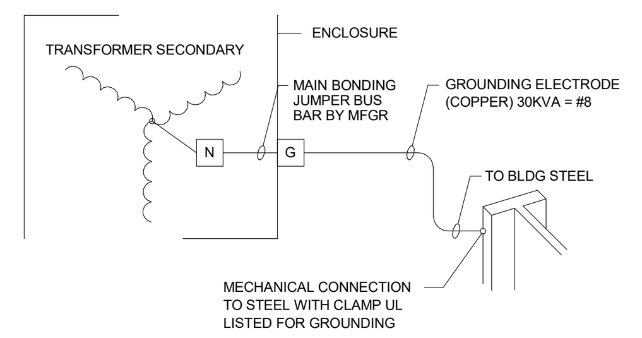
ROOFTOP HVAC UNIT DUCT MOUNTED SMOKE DETECTOR DETAIL
NOT TO SCALE



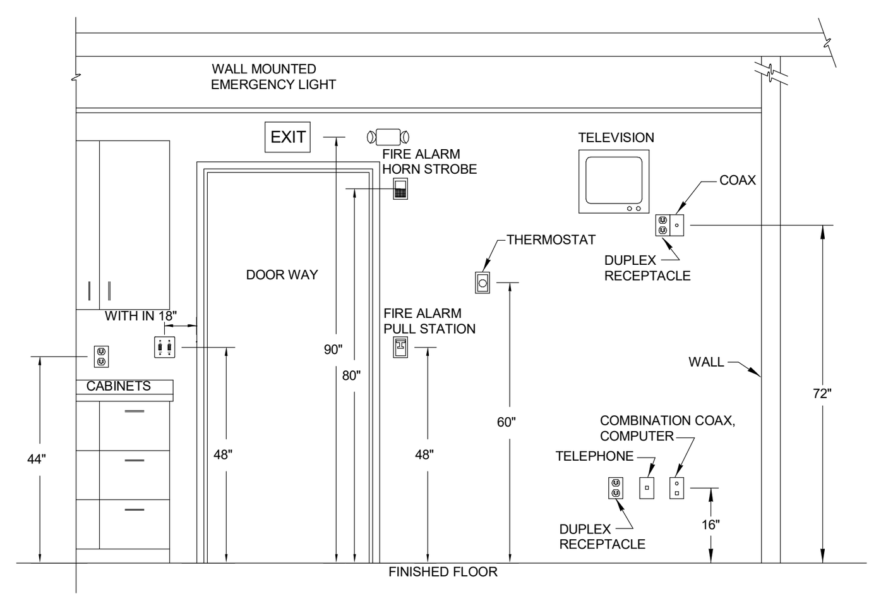
INSTALLATION OF PVC CONDUIT EMERGING FROM CONCRETE SLAB
NOT TO SCALE



ISOLATED GROUND RECEPTACLE
NOT TO SCALE



TRANSFORMER GROUNDING DETAIL
NOT TO SCALE



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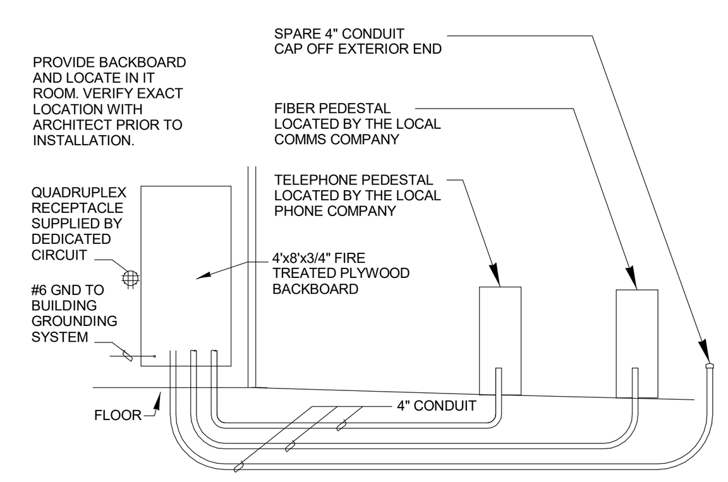
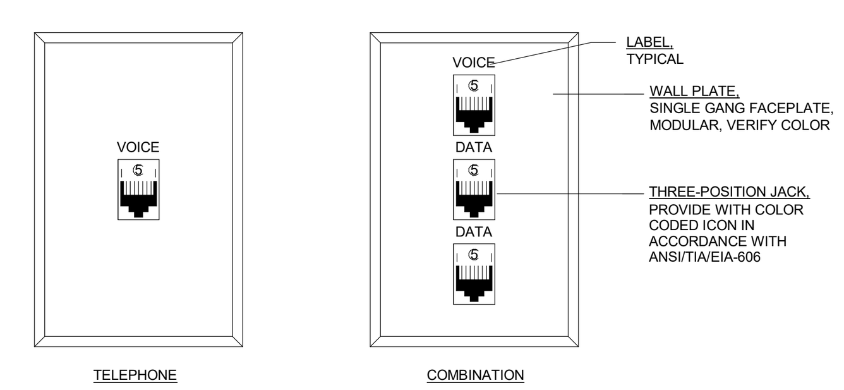
DEVICE MOUNTING HEIGHT



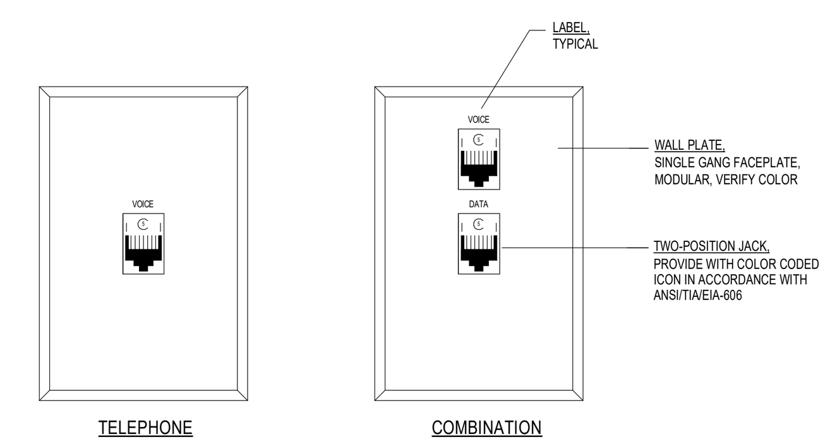
COMMUNICATIONS BACKBOARD DETAIL
NOT TO SCALE

NOTES:
1. PROVIDE A #6 AWG GROUND WIRE AT THE BACKBOARD TIED TO THE COMMON POWER GROUND PER NEC ART. #250.
2. PROVIDE SWEEPS OR FIELD BENDS FOR ALL UNDERGROUND CONDUIT DIRECTIONAL CHANGES.



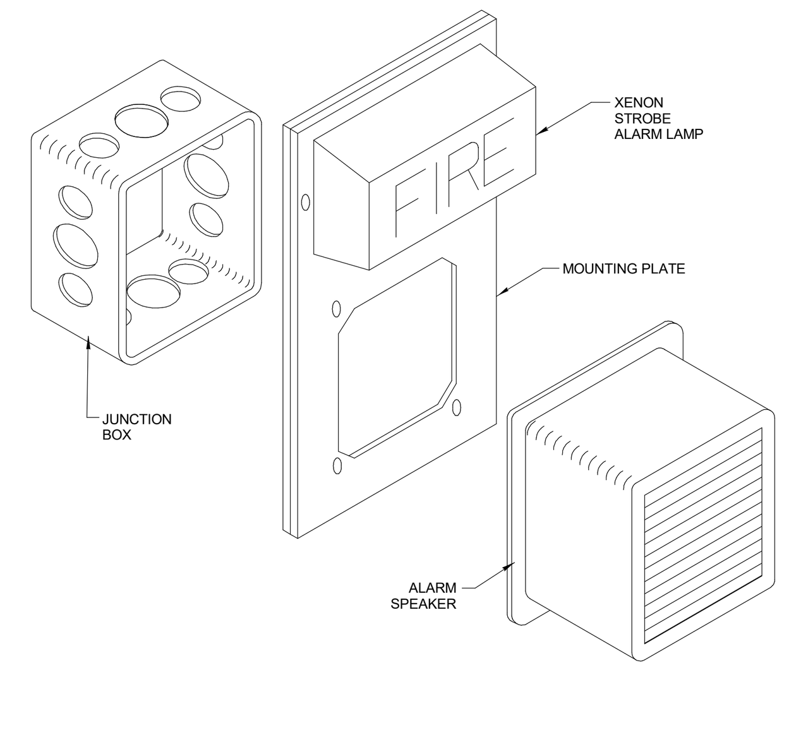
NOTES:
1. PROVIDE ALL DEVICES U.L. LISTED FOR USE IN CATEGORY 6 INSTALLATIONS.
2. PROVIDE INSTALLATION AND LABELLING IN ACCORDANCE WITH ANSI/TIA/EIA STANDARDS 568A AND 606.

TYPICAL TELECOMMUNICATIONS OUTLET
NOT TO SCALE

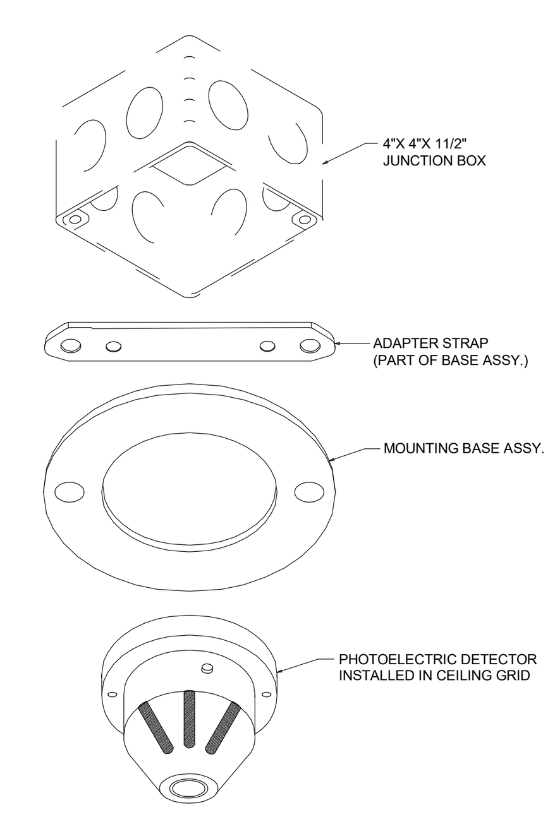


NOTES:
1. PROVIDE ALL DEVICES U.L. LISTED FOR USE IN CATEGORY 6 INSTALLATIONS.
2. PROVIDE INSTALLATION AND LABELLING IN ACCORDANCE WITH ANSI/TIA/EIA STANDARDS 568A AND 606.

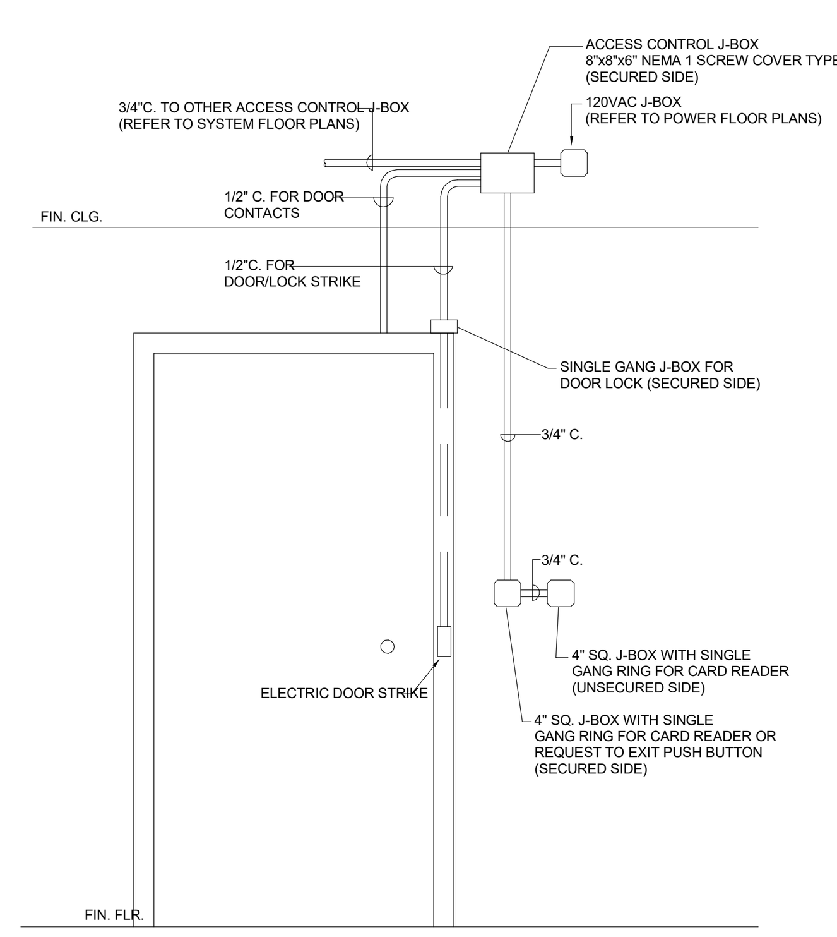
TYPICAL TELECOMMUNICATIONS OUTLET
NOT TO SCALE



FIRE ALARM SPEAKER/STROBE LIGHT MOUNTING DETAIL
NOT TO SCALE



TYPICAL SMOKE DETECTOR MOUNTING DETAIL
NOT TO SCALE



ACCESS CONTROL CONDUIT FOR CARD READER SYSTEM DETAIL
NOT TO SCALE

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ISSUE:

ELECTRICAL DETAILS
draft
E3-2