- ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO THE APPLICABLE PROVISIONS OF THE GOVERNING BUILDING CODE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED PRODUCT.
- THESE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC., SHALL BE PROPERLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THEM.
- DETAILS SHOWN ON DRAWINGS APPLY AT ALL LIKE CONDITIONS
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATED HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
- INSTALL ALL MANUFACTURING ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDED SPECIFICATIONS; EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
- PROVIDE AND MAINTAIN IN PROPER ORDER AND IN GOOD, CLEAN CONDITION AT THE PROJECT SITE, ONE COMPLETE SET OF DRAWINGS. PRINT IN PENCIL, NEATLY AND ACCURATELY, ANY AND ALL CHANGES TO THE PROJECT. THIS SET OF PRINTS SHALL BE SCANNED AND CONVERTED TO PDF FILE FORMAT, AND PRESENTED TO THE OWNER AT TH TIME OF FINAL ACCEPTANCE OF THE WORK BY THE G.C.
- ANY CLARIFICATION TO THE DRAWINGS SHALL BE SUFFICIENTLY GIVEN AND IN WRITING BEFORE IT SHALL BE ADDRESSED BY THE ARCHITECT. ANY CHANGE THAT WILL EFFECT TIMING OR COST SHALL HAVE APPROVAL IN WRITING PRIOR TO WORK BEING DONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN INTERNET, TELEPHONE, TOILET, WATER AND ELECTRICITY FOR ALL PROJECT FUNCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, VALVES OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES MUST BE REMOVED AT COMPLETION OF THE PROJECT, LEAVING ALL UTILITIES IN "LIKE NEW" CONDITION.
- THE CONTRACTOR SHALL MAINTAIN AT ALL TIMES ADEQUATE SAFETY BARRICADES AND CLEAR ACCESS IN AND OUT OF THE WORK SITE SO AS TO FACILITATE DAILY TRAFFIC MOVEMENT, DELIVERIES AND SAFETY.
- THE CONTRACTOR SHALL LIMIT ACCESS TO THE PROJECT SITE TO AUTHORIZED PERSONS AND EQUIPMENT ONLY.
- . EXCEPT WHERE OTHERWISE SPECIFIED, THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FROM INJURY OR DAMAGES. AT THE END OF THE DAYS WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED OR OTHERWISE PROTECTED AS REQUIRED.
- SUBSTITUTIONS WILL BE CONSIDERED ONLY WHERE THE TERM "APPROVED EQUAL" IS USED. APPROVAL IS AT THE SOLE DISCRETION OF THE ARCHITECT.
- I. ALL ITEMS TO BE INSTALLED BY G.C. SHALL REQUIRE UNLOADING AND ASSEMBLY IF NECESSARY.
- . GENERAL CONTRACTOR IS RESPONSIBLE FOR UNLOADING, ACCEPTING AND CHECKING EQUIPMENT FOR ALL OWNER-SUPPLIED ITEMS.
- . GENERAL CONTRACTOR IS RESPONSIBLE FOR DAMAGES AND/OR FREIGHT CLAIMS FOR ALL SHIPMENTS TO THE PROJECT SITE.
- ALL NEW ITEMS SHALL FULLY COMPLY WITH ADA ACCESSIBILITY GUIDELINES SECTION 4.1.3 ACCESSIBLE BUILDINGS: NEW CONSTRUCTION. GENERAL CONTRACTOR SHALL SECURE FINAL ACCESSIBILITY SITE INSPECTION APPROVAL PRIOR TO DEMOBILIZATION.
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE CONTRACT DOCUMENTS.
- THE OWNER SHALL BE NOTIFIED OF ANY UNFORSEEN CONDITIONS WHICH MAY AFFECT PROGRESS OR COST OF WORK PERFORMED.
- . FIRE EXTINGUISHERS SHALL BE LOCATED PER DIRECTION OF FIRE DEPARTMENT. PROVIDE A MINIMUM OF 2. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER: 75'. FIRE EXTINGUISHERS SHALL BE PROVIDED, INSTALLED AND CERTIFIED BY THE GENERAL
- IF ANY HOT WORK IS DONE DURING THE CONSTRUCTION WORK A FIRE WATCH MUST BE CONDUCTED WITH A FIRE EXTINGUISHER NEAR THE HOT WORK SITE. ADJACENT AREAS SHOULD BE PROTECTED THRU THE USE OF A FIRE PROOF BLANKET AROUND THE AREA OF
- ADDRESS IDENTIFICATION. ALL BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS PER IBC 501.2. EACH CHARACTER SHALL BE A MINIMUM 8 INCHES HIGH AND A MINIMUM OF 0.5 INCH WIDE, INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE RIGHT-OF-WAY.

ALL FIRE BLOCKING AND DRAFT STOPPING SHALL CONFORM TO THE BUILDING CODE.

- FIRE BLOCKS SHALL BE PROVIDED IN ACCORDANCE WITH THE BUILDING CODE AT THE FOLLOWING LOCATIONS:
- 2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS, AT 10-FOOT INTERVALS ALONG THE LENGTH
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.



TENANTIMPROVEMENTS

CARESPOT URGENT CARE

1615 E. STATE HWY. 50, STE. 200, LAKE COUNTY, FL 34711

GRAPHIC LEGEND

CODE SUMMARY

FLORIDA BUILDING CODE 6TH EDITION (2017) FLORIDA BUILDING CODE ACCESSIBILITY 6TH EDITION (2017) NFPA 101: LIFE SAFETY CODE FLORIDA 2017 EDITION NFPA 70: NATIONAL ELECTRICAL CODE 2014 EDITION MECHANICAL CODE (2017) FUEL GAS CODE (2017)

FLORIDA ENERGY CODE (2017) PLUMBING CODE (2017) FLORIDA FIRE PREVENTION CODE 6TH EDITION (2017) NFPA 1 UNIFORM FIRE CODE (2015) w/ FLORIDA AMENDMENTS FLORIDA STATUTES

FLORIDA ADMINISTRATIVE CODE

INTERIOR FINISH OUT OF AN EXISTING ONE STORY SHELL BUILDING. THE PROPOSED USE IS A BUSINESS OCCUPANCY.

CENTERLINE

AMPERE

D.S.

DSB

DOWNSPOUT

DRAWING

DOUBLE STRENGTH

DIAMETER OR ROUND

09-22-26-130501800001 C-2, GENERAL COMMERCIAL

GROUP B - BUSINESS TYPE VB - UNSPRINKLERED

3,204 GSF OCCUPANCY LOAD (PER FBC TABLE 1004.1.2): 32

MINIMUM EGRESS WIDTH (PER FBC SECTION 1005) REQUIRED EGRESS WIDTH = 32 x 0.2" = 6.4" PROVIDED EGRESS WIDTH

MINIMUM EXITS REQUIRED (PER FBC SECTION 1006) REQUIRED = 1

PROVIDED = 2

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FBC TABLE 1006.2.1) (OCCUPANT LOAD GREATER THAN 30; WITHOUT SPRINKLER SYSTEM) COMMON PATH OF EGRESS TRAVEL NOT TO EXCEED 75'

MAXIMUM TRAVEL DISTANCE (PER FBC TABLE 1017.2) EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED 200'

NONE SPRINKLER: NONE

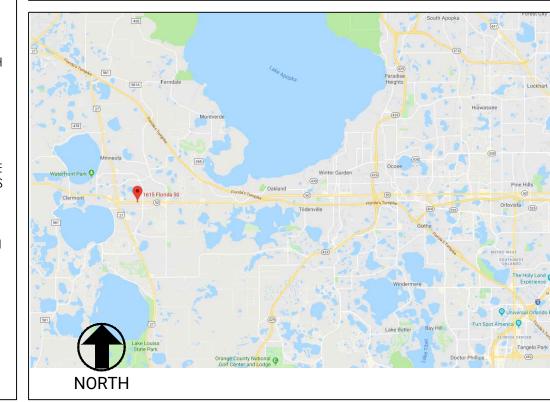
WALL, FLOOR AND CEILING FINISHES SHALL COMPLY WITH NFPA 101 SECTION

ARCHITECT'S STATEMENT OF FACT

PLANS CONFORM TO THE 6TH EDITION (2017) FBC.

BY SIGNING AND SEALING THIS DRAWING, THE ARCHITECT ACKNOWLEDGES THAT TO THE BEST OF HIS/HER KNOWLEDGE, THESE DRAWINGS AND THE PROPOSED WORK COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODES AND FIRE SAFETY REGULATIONS AS DETERMINED BY THE LOCAL AUTHORITY HAVING

PROJECT LOCATION



1 / A3 ELEVATION	EUILDING SECTION	WALL SECTION	DETAIL SECTION	1 / A6 ENLARGED DETAIL	TRUE PLAN NORTH ARROWS	REVISION CLOUD	
NAME - ROOM NAME	21'-0" A.F.F. T.O. CMU WALL ELEVATION REFERENCE	W01 WINDOW TYPE	1 DOOR NUMBER	A PARTITION TYPE	XX1 KEYED NOTE	X XX X X XX X INTERIOR ELEVATIONS	A A A A A A A

|--|

EXPANSION BOLT

EXTERIOR INSULATION FINISH

INSIDE DIAMETER

INVERT ELEVATION

ISOLATED GROUND

POLYVINYL CHLORIDE

PAVEMENT

INSUL. INSULATION

RETURN AIR

REQUIRED

WATERPROOF

WELDED WIRE FABRIC

WORK POINT

W.W.F.

ROUND, ROOF DRAIN REINFORCEMENT

RECESSED FLOOR MAT

A, AMP.	AMPERE		SYSTEM			R.F.M.	RECESSED FLOOR MAT
A.B.	ANCHOR BOLT	E.J.	EXPANSION JOINT	INT.	INTERIOR AND INTERCOM	RM.	ROOM
ABV.	ABOVE	EL.	ELEVATION	INV.	INVERT	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	ELEC.	ELECTRIC				
ACT	ACOUSTICAL TILE	E.P.	ELECTRICAL PANELBOARD	JAN.	JANITOR	S.	SOUTH AND SLOPE
ADA	AMERICANS W/ DISABILITIES ACT	EST.	ESTIMATE	JT.	JOINT AND JOINT TRENCH	S.A.	SUPPLY AIR
				JI.	JUINT AND JUINT TRENUT		
A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL			S.B.	SPLASH BLOCK
A.H.J.	AUTHORITY HAVING JURISDICTION	EQP.	EQUIPMENT	KIT.	KITCHEN	S.C.	SOLID CORE
AL.	AREA LIGHTING	E.T.S.	EXPOSED TO STRUCTURE	K.O.	KNOCKOUT	SCHED.	SCHEDULE
ALUM.	ALUMINUM	E.W.	EACH WAY			S.D.	SMOKE DETECTOR
ALT.	ALTERNATIVE	E.W.C.	ELECTRIC WATER COOLER	LAM.	LAMINATE	SEAL.	SEALANT
APPROX.	APPROXIMATE					SECT.	SECTION
		EXH.	EXHAUST	LAV.	LAVATORY		
ARCH.	ARCHITECT, ARCHITECTURAL	EXP.	EXPANSION	LBS.	POUNDS	S.F.	SQUARE FOOT/FEET
AUTO.	AUTOMATIC	EXT.	EXTERIOR	L.F.	LINEAR FEET	SHT.	SHEET
AW.	ACOUSTICAL WALL			L.P.	LOW POINT	SHTG.	SHEETING
		F.A.	FIRE ALARM	LS	LANDSCAPING	SIM.	SIMILAR
BRD.	BOARD	F.C.	FURRING CHANNEL	LO	EANDOOAI IIVO	S.J.	SAW CUT JOINT
BLDG.	BUILDING	F.D.	FLOOR DRAIN	1 4 4 Oly (MAGGNERY	S.O.	SLAB OPENING
		FDN.	FOUNDATION	MAS'Y	MASONRY		
BLK.	BLOCK	F.E.	FIRE EXTINGUISHER	MAX.	MAXIMUM	SPECS.	SPECIFICATIONS
BM.	BEAM			MDF	MEDIUM DENSITY FIBERBOARD	SQ.	SQUARE
B.O.	BOTTOM OF	F.E.C.	FIRE EXTINGUISHER & CABINET	MECH.	MECHANICAL	S.S.	STAINLESS STEEL
B.O.F.	BOTTOM OF FRAMING	F.F.E.	FINISH FLOOR ELEVATION	MTL.	METAL	SS.	SANITARY SEWER
B.O.C.	BASE OF CURB	F.F.L.	FINISH FLOOR LINE	MFR.	MANUFACTURER	STD.	STANDARD
BOT.	BOTTOM	F.H.C.	FIRE HOSE CABINET			STL.	
		FIN.	FINISH (ED)	M.H.	MANHOLE		STEEL
BRG.	BEARING			MIN.	MINIMUM	STRUC.	STRUCTURAL
BSMT.	BASEMENT	FLG.	FLASHING	MIR.	MIRROR	SUSP.	SUSPENDED
BTWN.	BETWEEN	FLR.	FLOOR (ING)	MISC.	MISCELLANEOUS		
B.U.	BUILT-UP	F.O.	FACE OF	M.O.	MASONRY OPENING	T.	TREAD, TRANSFORMER
B.U.R.	BUILT-UP ROOF	F.O.C.	FACE OF CURB/CONCRETE	MTD.	MOUNTED	T&B	TOP & BOTTOM
D.O.N.	BOILT OF ROOF	F.O.F.	FACE OF FINISH			T&G	TONGUE & GROOVE
0	CONDUIT OF OFLOUID	F.O.M.	FACE OF MASONRY	MATL.	MATERIAL (S)		
C.	CONDUIT OR CELCIUS			MWK.	MILLWORK	TBL.	TABLE
CAB.	CABINET	F.O.S.	FACE OF STUDS			TELE.	TELEPHONE
C.B.	CATCH BASIN	FRP.	FIBER REINFORCED PANEL	N.	NORTH	T.F.C.I.	TENANT FURNISHED &
C.C.	CENTER TO CENTER	FT.	FOOT OR FEET	N.I.C.	NOT IN CONTRACT		CONTRACTOR INSTALLED
CEM.	CEMENT	FTG.	FOOTING	NO. OR #	NUMBER	T.F.T.I.	TENANT FURNISHED & TENA
CFM.	CUBIC FEET PER MINUTE	FURR.	FURRING				INSTALLED
			. 51	NOM.	NOMINAL	TILL	
CFL.	COUNTER FLASHING	G.	GROUND AND NATURAL GAS	N.T.S.	NOT TO SCALE	THK.	THICKNESS
C.G.	CORNER GUARD					THRES.	THRESHOLD
CHT.	CEILING HEIGHT	GA.	GAUGE	O.C.	ON CENTER (S)	T.O.	TOP OF
C.I.P.	CAST IN PLACE	GAL.	GALLON	O.D.	OUTSIDE DIAMETER	T.O.C.	TOP OF CURB/CONCRETE
C.J.	CONTROL JOINT	GALV.	GALVANIZED	O.F.C.I.	OWNER FURNISHED &	T.O.P.	TOP OF PAVEMENT/PARAPE
CL.	COLUMN MOUNT	G.B.	GRAB BAR	0.1 .0.1.	CONTRACTOR INSTALLED	T.S.	TUBE STEEL
		G.C.	GENERAL CONTRACTOR	0.501		TYP.	TYPICAL
CLG.	CEILING	G.F.I.	GROUND FAULT CIRCUIT	0.F.O.I.	OWNER FURNISHED &	ITP.	TYPICAL
CLR.	CLEAR	0.1 .1.	INTERRUPTER		OWNER INSTALLED		
C.M.	CONSTRUCTION MANAGER	0.1		O/H	OVERHEAD	U.D.L.	UNIFORM DISTRIBUTED LOAD
CMU.	CONCRETE MASONRY UNIT	G.I.	GALVANIZED IRON (STEEL)	OPG	OPENING	U.N.O.	UNLESS NOTED OTHERWISE
C.O.	CLEAN-OUT	G.L.B.	GLUE-LAM BEAM	0.P.H.	OPPOSITE HAND	U.O.N.	UNLESS OTHERWISE NOTED
COL.	COLUMN	GND.	GROUND	OPP.	OPPOSITE		
		G.S.F.	GROSS SQUARE FOOTAGE			V.	VOLTS AND VENT
CONC.	CONCRETE	GYP. BRD.	GYPSUM BOARD	0.S.A.	OUTSIDE AIR		
CONT.	CONTINUOUS			0.S.B.	ORIENTED STRAND BOARD	VENT.	VENTILATION
CONTR.	CONTRACTOR	H.B.	HOSE BIBB			VERT.	VERTICAL
CONSTR.	CONSTRUCTION			P/L.	PROPERTY LINE	VEST.	VESTIBULE
COOR.	COORDINATE	H.C.	HANDICAPPED	PEMB	PRE-ENGINEERED METAL BUILDING	V.I.F.	VERIFY IN FIELD
CORR.	CORRIDOR	H.D.	HIGH DENSITY	PER.	PERIMETER	V.C.T.	VINYL COMPOSITION TILE
	CERAMIC TILE	H.M.	HOLLOW METAL			VTR.	VENT THRU ROOF
C.T.	OLIMAIVIIC TILE	HORIZ.	HORIZONTAL	PL.	PLATE		VINYL WALL COVERING
	5.01151.5	H.P.	HIGH POINT AND HORSE-POWER	P.LAM.	PLASTIC LAMINATE	V.W.C.	VIINTE WALL COVERING
DBL.	DOUBLE	HR.	HOUR	PLUMB.	PLUMBING		
DED.	DEDICATED			PLYWD.	PLYWOOD	W.	WEST, WATTS AND WATER
DET.	DETAIL	HT.	HEIGHT	PNL.	PANEL	W/	WITH
D.F.	DRINKING FOUNTAIN	HVAC	HEATING VENTILATING AND AIR	PR	PAIR	W/O	WITHOUT
DIA.	DIAMETER		CONDITIONING	PREFIN.	PREFINISHED	WD.	WOOD
DIM.	DIMENSION			P.S.F.	POUNDS PER SQUARE FOOT	W.GL.	WIRE GLASS
DN.	DOWN			P.S.I.	POUNDS PER SQUARE INCH	W.H.	WATER HEATER
פת	DOMNSDOLIT			DVC	DOLVAINAL CHI ODIDE	WP	WATERPROOF

•	NEW / REVISED SHEET REISSUED SHEET	OWNER REVIEW 9 / 23 / 2019	LANDLORD REVIEW 9 / 27 / 2019			
Δ	RCHITECTURAL					
A 001	COVER SHEET	•	•			
A 011	LIFE SAFETY PLAN		Ŏ			
A 021	DECDONCIDII ITV COLIEDIII E	•	•			
A 101	SITE PLAN - FOR INFORMATION ONLY FLOOR PLAN		•			
A 201 A 202	ROOF PLAN		•			
A 202 A 221	REFLECTED CEILING PLAN	•				
A 231	POWER & DATA PLAN	•	•			
A 232	LOW VOLTAGE SPECS & DETAILS	•	•			
A 241	FINISH PLAN INTERIOR ELEVATIONS	•	•			
A 501 A 502	INTERIOR ELEVATIONS	-	•			
A 502	INTERIOR ELEVATIONS INTERIOR ELEVATIONS					
A 505	INTERIOR ELEVATIONS	•	•			
A 601	MILLWORK DETAILS	•	Ò			
A 602	MILLWORK DETAILS	•	•			
A 701	ARCHITECTURAL DETAILS	•	•			
A 801 A 901	DOOR SCHEDULES & DETAILS ACCESSIBILITY DETAILS					
A 902	ACCESSIBILITY DETAILS ACCESSIBILITY DETAILS	-	•			
A 903	ACCESSIBILITY DETAILS ACCESSIBILITY DETAILS	Ŏ	Ŏ			
		<u> </u>	l			
M	ECHANICAL - ELECTRICAL -	PL		<u> </u>	<u>N G</u>	
MEP-1	MEP COVER SHEET - SYMBOLS	•	•			
MEP-2	MEP COVER SHEET - NOTES	•	•			
M-1	MECHANICAL FLOOR PLAN	•	•			
M-2	MECHANICAL SCHEDULES	-	ě			
M-3	MECHANICAL DETAILS		Ŏ			
E-1	LIGHTING FLOOR PLAN	•	•			
E-2 E-3	POWER FLOOR PLAN MECHANICAL POWER FLOOR PLAN					
E-3	ELECTRICAL SCHEDULES & DETAILS	+ *	-			
E-5	ELECTRICAL SCHEDULES	ŏ	ě			
E-6	ELECTRICAL DETAILS	ě	ě			 1
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P-1	PLUMBING FLOOR PLAN PLUMBING SCHEDULES	!				
P-2 P-3	PLUMBING SCHEDULES PLUMBING DETAILS		•			
P-4	PLUMBING RISER DIAGRAMS		-			

DRAWING INDEX

CONTACT LIST

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RENEE LYNN + GLOTTA 2232 DANA DRIVE FLOWER MOUND, TEXAS 75028 CONTACT: ERNIE GLOTTA PHONE: 214 799 5031 MEP ENGINEER: **AOS ENGINEERING** 5020 TENNYSON PKWY. PLANO, TEXAS 75024

CONTACT: ANGIE BERRYMAN

PHONE: 214 432 3030

PRINT RECORD

DATE	
9 / 23 / 2019	
9 / 27 / 2019	

OWNER REVIEW LANDLORD REVIEW uildin

No. Date **REVISIONS**

1923 - A 001 TITLE SHEET.DWG



TITLE

Project No. 9 / 27 / 2019 Last Revision

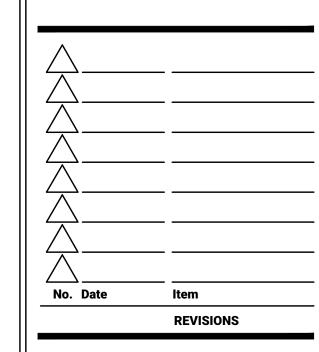
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GREGORY C. SPEER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 63689.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GREGORY C. SPEER, PE ON 09/27/19 USING A DIGITAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED

ON ANY ELECTRONIC COPIES. **COVER SHEET**

DISCIPLINES SYMBOLS

ENGINEERING

5020 Tennyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

NO.63689

STATE OF

CONTRACTOR SHALL COORDINATE

MEP DRAWINGS WITH ALL OTHER

1923 Project No. Date 09/27/2019

- THE CONTRACTOR SHALL MAKE A CAREFUL EXAMINATION OF THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE CONTRACT. UPON COMMENCEMENT OF CONSTRUCTION FOR THE WORK INCLUDED IN THIS CONTRACT. THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY OR EXAMINATION AND THAT HE IS FAMILIAR WITH AND ACCEPTS ALL CONDITIONS OF THE PREMISES.
- PROVIDE EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICES NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF A COMPLETE AND OPERATING HVAC OR PLUMBING SYSTEM AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT WITH WHICH WORK COMES IN CONTACT OR OVER WHICH HE MAY TRANSPORT, HOIST OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION. THE CONTRACTOR SHALL REPLACE WITH NEW MATERIALS AND/OR EQUIPMENT FAILING TO GIVE SATISFACTORY SERVICE DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL COORDINATE AND NOTIFY THE BUILDING OWNER AND OPERATOR FOR APPROVAL AND SCHEDULING OF ANY BUILDING OR EXISTING TENANT SYSTEM INTERRUPTION.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS, AND, IN THE CASE OF DIFFERENCES BETWEEN APPLICABLE CODES AND STANDARDS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT/ENGINEER AND THE OWNER IN WRITING OF SUCH DIFFERENCES. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH REQUIREMENTS OF APPLICABLE CODES AND STANDARDS, HE SHALL BEAR ALL COSTS ARISING IN CORRECTING SUCH DEFECTS. APPLICABLE CODES AND STANDARDS SHALL INCLUDE ALL ORDINANCES, UTILITY COMPANY REGULATIONS AND APPLICABLE REQUIREMENTS OF NATIONALLY ACCEPTED CODES AND STANDARDS.
- THE DRAWINGS WERE PREPARED FROM THE BEST INFORMATION AVAILABLE. BUT DO NOT ATTEMPT TO INDICATE THE LOCATION OF ALL EXISTING EQUIPMENT. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE CONDITIONS SURROUNDING THE INSTALLATION OF HIS WORK PRIOR TO PROCEEDING WITH THE INSTALLATION. CHANGES REQUIRED TO THE DESIGN SHOWN ON THESE DRAWINGS DUE TO EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER/OWNER FOR REVIEW BY WAY OF SHOP DRAWINGS OR SKETCHES DETAILING THE EXISTING CONDITIONS AND THE PROPOSED CHANGE.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED. AS INTERPRETED BY THE ENGINEER. EXPERIENCED CRAFTSMEN SHALL MAKE THE INSTALLATION OF ALL EQUIPMENT IN A NEAT WORKMANSHIP LIKE MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, TOOLS, COST AND SERVICE NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL WORK. ALL MECHANICAL AND PLUMBING EQUIPMENT SHALL BE AS SCHEDULED OR APPROVED EQUAL.
- COORDINATE THERMOSTAT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL THERMOSTAT ABOVE DIMMER SWITCH.
- PROPERLY SUPPORT ALL EQUIPMENT AND PIPING WITHIN THE BUILDING AND PROVIDE ADEQUATE PROVISIONS FOR SLOPE AND ANCHORAGE. CONTRACTOR SHALL USE HANGERS, RODS AND INSERTS APPROVED BY UNDERWRITERS LABORATORIES FOR THE SERVICE INTENDED, SECURELY SUPPORTED BY STRUCTURAL MEMBERS WHICH IN TURN ARE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.
- 9. PROVIDE VIBRATION ISOLATION FOR MOTOR DRIVEN MECHANICAL EQUIPMENT.
- 10. ALL FANS SHALL CARRY THE CERTIFIED RATING SEAL AUTHORIZED BY AMCA.
- 11. PROVIDE FLEXIBLE DUCTWORK CONNECTIONS AT EQUIPMENT.
- 12. DUCTWORK SHALL BE CONSTRUCTED ACCORDING TO SMACNA STANDARDS. DUCT AND FIRE DAMPER SIZES SHOWN ARE AIRSTREAM DIMENSIONS. ALL LONGITUDINAL AND TRANSVERSE SEAMS AND DUCT CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED WITH TAPES OR MASTICS MEETING UL 181A OR UL181B, WELDS, OR GASKETS.
- 13. INSULATE NEW SUPPLY AND RETURN DUCTWORK AND PLENUMS WITH EITHER EXTERNAL INSULATION TYPE IV DUCT WRAP OR INTERNAL DUCT LINER, 1.5 PCF MINIMUM DENSITY. (SIZES SHOWN ARE AIRSTREAM DIMENSIONS.) DUCTWORK AND PLENUMS WITHIN UNCONDITIONED SPACES SHALL HAVE MINIMUM R-6 INSULATION. EXTERIOR DUCTWORK SHALL HAVE MINIMUM R-8 INSULATION.
- 14. DIFFUSERS, REGISTERS AND GRILLES SHALL BE BUILDING STANDARD UNLESS NOTED OTHERWISE AND SHALL BE PROVIDE WITH FRAMES COMPATIBLE WITH CEILING TYPE. DO NOT SPAN AIR DEVICES OVER PARTITIONS.
- PROVIDE AN AIR BALANCING DEVICE FOR EACH SUPPLY AIR OUTLET AND ZONE TERMINAL DEVICE. PROVIDE YOUNG REGULATORS WITH BOWDEN CABLE CONTROL FOR ALL DAMPERS ABOVE INACCESSIBLE CEILING. COORDINATE EXACT LOCATION OF ESCUTCHEONS IN CEILING WITH ARCHITECT PRIOR TO INSTALLATION.
- 16. CONTRACTOR TO VERIFY RETURN AIR PATH AND INCORPORATE RETURN AIR TRANSFER THROUGH WALLS AS NECESSARY. OPENING SIZED FOR A MAXIMUM OF 500 FPM UNLESS NOTED OTHERWISE.
- 17. COORDINATE ALL WALLS TO DECK WITH EXISTING DUCTWORK AND EXISTING TERMINAL UNITS.
- 18. BALANCING OF WATER AND AIR SYSTEMS SHALL BE PROVIDED UNDER THIS CONTRACT FOR ALL SYSTEMS WITHIN TENANT BORDERS AND ADJACENT AREAS THAT MAY BE AFFECTED BY BALANCING FOR THIS TENANT. BALANCING CONTRACTOR TO REVIEW DRAWINGS AND NOTIFY THE CONTRACTOR OF APPURTENANCES NEEDED FOR A PROPERLY BALANCED SYSTEM. TEST AND BALANCE CONTRACTOR TO BE T.A.B. CO.
- 19. PROVIDE NEBB CERTIFIED AIR BALANCE REPORT.
- 20. COLD AND HOT WATER PIPING SHALL BE TYPE L HARD DRAWN COPPER WITH WROUGHT COPPER FITTINGS. PROVIDE SOFT COPPER PIPING UNDER SLAB TO AVOID UNDERGROUND FITTINGS.
- 21. INSULATE DOMESTIC HOT WATER AND RECIRCULATION LINES (1" THICK) AND DOMESTIC COLD WATER LINES (1/2" THICK) WITH OWENS CORNING FIBERGLASS 25 ASJ, JOHNS-MANVILLE AP OR APPROVED EQUAL. SEALED TO PREVENT SWEATING AND CONTINUOUS THROUGH WALLS, FLOORS, CEILINGS, ALL HOT WATER PIPING SHALL BE INSULATED PER THE ENERGY CODE, COLD WATER PIPING SHALL BE INSULATED IN EXTERIOR WALLS. CEILINGS OR IN SPACES EXPOSED TO OUTDOOR TEMPERATURES WITH 1" THICK FIBERGLASS INSULATION.
- 22. SOIL, WASTE AND DRAIN PIPING, 2" AND LARGER, SHALL BE SERVICE WEIGHT CAST IRON. WASTE PIPING BELOW THE SLAB SHALL HAVE BELL AND SPIGOT CAST IRON MANUFACTURED TO ASTM A 74 WITH TY-SEAL GASKETS MANUFACTURED TO ASTM C 564. CAST IRON PIPING ABOVE THE SLAB SHALL BE 'NO-HUB' PIPE AND FITTINGS MANUFACTURED TO CISPI 301. VENT PIPING MAY BE SCHEDULE 40 GALVANIZED STEEL, DWV COPPER OR SERVICE WEIGHT CAST IRON. ALL CAST IRON SOIL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND BE LISTED WITH NSF INTERNATIONAL. IF APPROVED BY LOCAL CODES, SOIL, WASTE, AND DRAIN PIPING, 2" AND LARGER, SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PIPING, ASTM AND NSF STAMPED AND APPROVED. FITTINGS SHALL BE PVC SCHEDULE 40 ASTM STAMPED AND APPROVED.
- 23. HOT WATER CIRCULATING SYSTEMS OR HOT WATER HEAT TRACE SHALL HAVE TIMECLOCK CAPABLE CONTROL.
- 24. PLUMBING FIXTURES AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED COMPLETE WITH TRIM AND ALL OTHER APPURTENANCES REQUIRED TO CONNECT TO ROUGH-IN PIPING AT FLOORS AND WALLS UNLESS OTHERWISE SPECIFIED.
- 25. WATER HEATING EQUIPMENT WITHOUT INTEGRAL HEAT TRAPS WILL HAVE HEAT TRAPS INSTALLED ON THE SUPPLY AND DISCHARGE PIPING.
- 26. PVC PIPING LOCATED IN PLENUM RETURN MUST MEET ASTM E84 AND HAVE A FIRE SPREAD OF 25/50. ALL PIPING SHALL MEET ALL LOCAL CODE AND AMENDMENT REQUIREMENTS.
- 27. EXISTING EQUIPMENT NOTES:
- A. CONTRACTOR SHALL INSPECT EXISTING PLUMBING AND HVAC EQUIPMENT PRIOR TO SUBMITTING HIS BID. B. CONTRACTOR SHALL INCLUDE IN HIS BID A THOROUGH START-UP SERVICING AND CLEANING OF ALL EXISTING EQUIPMENT. PLACE ALL EXISTING SYSTEMS/EQUIPMENT IN PROPER OPERATING ORDER.
- C. IF REPAIRS ARE NECESSARY TO PLACE EXISTING EQUIPMENT IN WORKING ORDER, PROVIDE OWNER WITH A DETAILED WRITTEN REPORT OF NECESSARY REPAIRS AND A COST PROPOSAL TO PERFORM THE WORK. ALL SUCH SERVICE REPORTS SHALL BE DELIVERED TO THE OWNER WITHIN TWO DAYS OF NOTICE TO PROCEED. OWNER RESERVES THE RIGHT TO HAVE ANY REQUIRED REPAIRS DONE BY OTHERS AND TO SEEK OTHER OPINIONS OR REQUIRED REPAIRS.
- 28. PROVIDE INSTALLATION, OPERATION AND MAINTENANCE MANUALS TO THE OWNER.
- 29. STANDARD NO—HUB COUPLINGS SHALL CONFORM TO CISPI 310 (MOST CURRENT EDITION) AND SHALL BE LISTED BY NSF INTERNATIONAL.
- 30. HEAVY DUTY COUPLINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1540 AND FM 1680 CLASS I.
- 31. COMPRESSION GASKETS FOR HUB & SPIGOT SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD C 564 AND ASTM C 1563 (MOST CURRENT EDITION)
- 32. JOINTS FOR PIPE AND FITTINGS SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODE

ELECTRICAL NOTES:

- 1. FOR EXACT LIGHT FIXTURE LOCATIONS, LIGHT FIXTURE SPECIFICATIONS, EXACT RECEPTACLE LOCATIONS AND MOUNTING HEIGHTS, REFER TO ARCHITECTURAL PLANS AND DETAILS. MEP PLANS ARE FOR CIRCUITING INFORMATION AND LIFE SAFETY ONLY.
- 2. COORDINATE SWITCH/DIMMER LOCATIONS AND SWITCHING/DIMMING PATTERNS WITH ARCHITECT PRIOR TO INSTALLATION.
- 3. POKE-THROUGH/FLOOR BOX SPECIFICATIONS SHALL BE AS FOLLOWS:
 - DUPLEX WALKER RC3 (OR EQUIVALENT) QUADRAPLEX - WALKER RC4 (OR EQUIVALENT)
 - FURNITURE FEED (TWO DEVICES SHOWN) WALKER RC7FFTC FOR POWER, WALKER RC900AM-114 FOR TELE/DATA (OR EQUIVALENTS) FURNITURE FEED (ONE DEVICE SHOWN) - WALKER RC9FFTC COMBINATION POWER/TELE/DATA TOMBSTONE (OR EQUIVALENT) SLAB ON GRADE FLOOR BOX - WALKER OMNIBOX 880CS3-1 (OR EQUIVALENT)
- TENANT'S CABLING VENDOR TO VERIFY THAT TELE/DATA POKE-THROUGH QUANTITIES SHOWN ON PLANS ARE SUFFICIENT FOR CABLING REQUIREMENTS. CONTACT AOS/ARCHITECT IF ADDITIONAL DEVICES ARE REQUIRED.
- 5. PROVIDE OUTLET BOXES FOR ALL RECEPTACLES, SWITCHES, TELE/DATA DEVICES, ETC. AS REQUIRED PER PLANS.
- 6. ALL WET LOCATION RECEPTACLES (WITHIN 6' OF WET LOCATION) SHALL BE RATED 'GFI'. ALL OUTDOOR RECEPTACLES SHALL BE RATED 'WP' AND 'GFI'. ALL VENDING MACHINE RECEPTACLES TO BE GFI PROTECTED.
- 7. ALL RECEPTACLES SHALL BE GROUNDED. ALL DEVICES TO MATCH BUILDING STANDARD TYPE, U.N.O. ON PLANS. ALL FINISHES SHALL BE SELECTED BY ARCHITECT.
- 8. COORDINATE WITH BUILDING MANAGEMENT AND STRUCTURAL ENGINEER PRIOR TO INSTALLING ANY PENETRATIONS THROUGH SLABS, FIRE RATED WALLS, AND ROOFS TO VERIFY ANY X-RAY OR OTHER REQUIREMENTS NECESSARY PRIOR TO PERFORMING WORK. FINISHED INSTALLATION SHALL MAINTAIN FIRE PROOF, WATER PROOF, AND STRUCTURAL INTEGRITY OF SYSTEM PENETRATED.
- 9. ALL 120V BRANCH CIRCUITS ARE PROTECTED BY 1P/20A BREAKERS U.N.O. ON PLANS.
- 10. AT ALL LOCATIONS WHERE MULTIPLE SWITCHES ARE LOCATED TOGETHER, CONTRACTOR SHALL GANG SWITCHES UNDER ONE COVER PLATE.
- 11. ALL NEW LIGHT FIXTURES TO BE PROVIDED WITH LAMPS INCLUDED. ALL NEW/RELOCATED LIGHT FIXTURES SHALL BE SUPPORTED FROM ABOVE STRUCTURE, SEPARATE FROM CEILING GRID. PROVIDE AND INSTALL ALL REQUIRED ACCESSORIES RECOMMENDED BY MANUFACTURER FOR A COMPLETE INSTALLATION. CLEAN AND RELAMP ALL EXISTING TO REMAIN FIXTURES AS REQUIRED, VERIFY EXACT SCOPE IN FIELD.
- 12. ALL CONDUCTORS ARE TO BE COPPER, #12 GAUGE MINIMUM. CIRCUITS OF 120V EXCEEDING 115 FEET SHALL BE #10 GAUGE MINIMUM. CONTROL WIRING SHALL BE #14 GAUGE MINIMUM. ALL CONNECTIONS SHALL BE MADE WITH U.L. LISTED CONNECTORS. UPSIZE ALL SHARED NEUTRALS TO #10 WIRE.
- 13. DEMOLISH ALL UNUSED CONDUIT AND WIRING BACK TO SOURCE.
- 14. UTILIZE EXISTING BASE BUILDING EMERGENCY LIGHTING CIRCUITS FOR ALL EMERGENCY FIXTURES AND EXIT SIGNS. VERIFY MAXIMUM OF 16A PER CIRCUIT AFTER ADDITION OF NEW FIXTURES. IN THE ABSENCE OF EMERGENCY CIRCUITS, PROVIDE AND INSTALL BATTERY PACKS IN ALL EMERGENCY FIXTURES AND EXIT SIGNS.
- 15. IF ENERGY MANAGEMENT SYSTEM (EMS) IS PRESENT IN BUILDING, CONTRACTOR TO ROUTE ALL LIGHTING CIRCUITS THROUGH EMS AS DIRECTED BY BUILDING ENGINEER. COORDINATE IN FIELD.
- 16. PROVIDE POWER TO ALL NEW HVAC, VAV BOXES, DAMPERS, ETC. FROM NEAREST 120V GENERAL PURPOSE CIRCUIT OR FROM BUILDING HVAC CONTROL PANEL AS REQUIRED. MATCH BUILDING STANDARD. COORDINATE ANY CONNECTIONS TO CONTROL SYSTEM WITH BUILDING ENGINEER. VERIFY LOCATIONS AND QUANTITIES WITH MECHANICAL PLANS. PROVIDE LOCAL DISCONNECT SWITCH AT EQUIPMENT.
- 17. STEEL EMT CONDUIT SHALL BE UTILIZED FOR ALL HOME RUNS, 3/4" U.N.O. ON PLANS. MC CABLE SHALL BE ALLOWED FOR BRANCH WIRING BETWEEN LIGHTS AND
- 18. FOR EACH SINGLE PHASE OR THREE PHASE MOTOR, CONTRACTOR TO INSTALL LOCAL DISCONNECT. REFERENCE PLANS FOR DISCONNECT TYPE.
- 19. ALL FEEDERS AND BRANCH WIRING (120-208V), CONTROL WIRING, AND COMMUNICATION WIRING (LOW VOLTAGE) SHALL BE COMPLETELY ENCLOSED IN ELECTRICAL RACEWAY FROM SOURCE TO TERMINATION. INSTALL NYLON PULL CORD IN ALL RACEWAYS. ALL RACEWAYS SHALL BE FULLY SUPPORTED FROM SOURCE TO TERMINATION. PROVIDE AND INSTALL ALL SUPPORTING MEANS AS REQUIRED FOR A COMPLETE SYSTEM. CONTRACTOR TO INSTALL PULL BOXES, JUNCTION BOXES, WIREWAYS, ETC. WHERE REQUIRED PER NEC FOR A COMPLETE, CODE COMPLIANT SYSTEM.
- 20. CONTRACTOR TO REFERENCE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS AND QUANTITIES OF ALL HVAC/PLUMBING EQUIPMENT PRIOR TO SUBMITTING BID AND ROUTING CIRCUITRY. CONTACT AOS IMMEDIATELY IF MECHANICAL/PLUMBING PLANS SHOW EQUIPMENT THAT IS NOT CIRCUITED ON ELECTRICAL PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POWER TO ALL NEW HVAC/PLUMBING EQUIPMENT, TO ENSURE A COMPLETE, WORKABLE
- 21. CONTRACTOR TO OBTAIN APPROVAL FROM BUILDING MANAGEMENT FOR ANY SHUTDOWNS REQUIRED. UNDER NO CIRCUMSTANCES SHALL ANY ELECTRICAL DISTRIBUTION EQUIPMENT BE SHUT DOWN WITHOUT THE EXPRESS PERMISSION OF BUILDING MANAGEMENT.
- 22. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO PROPERTY (OR ADJACENT PROPERTY) CAUSED BY HIM DURING CONSTRUCTION AND FOR THE REPLACEMENT/REPAIR THEREOF.
- 23. CONTRACTOR SHALL HONOR ALL GUARANTEE COMMITMENTS FOR THE DESIGNATED TIME FRAME. REPLACE/REPAIR ANY FAILING EQUIPMENT/SYSTEMS AS DIRECTED BY BUILDING MANAGEMENT DURING THIS TIME FRAME.
- 24. ALL NEW EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE AND INSTALL ALL APPURTENANCES NECESSARY FOR A COMPLETE INSTALLATION.
- 25. ALL WORK SHALL FULLY COMPLY WITH ALL APPLICABLE CODES. CONTACT AOS AND/OR LOCAL CODE OFFICIALS TO RESOLVE ANY QUESTIONS REGARDING CODE ISSUES PRIOR TO PERFORMING WORK. SHOULD CONTRACTOR PROCEED WITH WORK IN QUESTION WITHOUT COORDINATING WITH CODE OFFICIALS, CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH RE-WORK DUE TO CODE VIOLATIONS.
- 26. PRIOR TO SUBMITTING BID. CONTRACTOR TO VISIT SITE TO FAMILIARIZE HIM/HER SELF WITH ALL EXISTING FIELD CONDITIONS. NOTIFY ARCHITECT/AOS OF ANY ITEMS DISCOVERED THAT ARE NOT COVERED ON PLANS THAT WILL AFFECT PRICING.
- 27. REFERENCE PLANS FOR ALL NEW EQUIPMENT LOCATIONS. MANUFACTURER OF ALL NEW DISTRIBUTION EQUIPMENT SHALL MATCH BUILDING STANDARD. VERIFY MANUFACTURER DURING SITE VISIT. ALL NEW PANELBOARDS TO HAVE COPPER BUS.
- 28. FINISHED WORK TO FULLY COMPLY WITH ALL BASE BUILDING STANDARDS. OBTAIN MANUAL OF BUILDING STANDARDS FROM BUILDING MANAGEMENT PRIOR TO SUBMITTING BID AND BEGINNING WORK.
- 29. ALL SURFACE MOUNTED RACEWAY SHALL BE ALUMINUM WITH DIVIDER, RACEWAYS SHALL BE SIZED PER NEC FOR WIRE QUANTITY THROUGH RACEWAY. FINISH OF RACEWAY TO BE SELECTED BY ARCHITECT.
- 30. UPDATE ALL AFFECTED PANEL SCHEDULES UPON COMPLETION OF WORK. UPDATED SCHEDULES MUST BE TYPED.
- 31. ALL ELECTRIC ROOM INSTALLATIONS SHALL BE DONE IN SUCH A WAY AS TO MAXIMIZE WALL/FLOOR SPACE FOR FUTURE EQUIPMENT.
- 32. THE FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR SUBMITTING FIRE ALARM CONSTRUCTION DOCUMENTS TO LOCAL OFFICIALS FOR PERMIT. FIRE ALARM CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT QUANTITIES AND LOCATIONS OF ALL FIRE ALARM DEVICES TO MEET ALL APPLICABLE CODES AND FOR DETERMINING REQUIREMENTS FOR CONNECTIONS TO EXISTING BUILDING FIRE ALARM SYSTEM TO ENSURE A COMPLETE, WORKABLE SYSTEM. INSTALL NEW FIRE ALARM SYSTEM IN BUILDING WHERE DIRECTED BY LOCAL CODE OFFICIALS.
- 33. CONTRACTOR SHALL PROVIDE ALL ITEMS AND ACCESSORIES AS REQUIRED PER ALL RELATED MANUFACTURER'S RECOMMENDATIONS TO PROVIDE A COMPLETE, WORKABLE ELECTRICAL SYSTEM PER THE INTENT OF THE CONTRACT DOCUMENTS, EVEN THOUGH ALL NECESSARY ITEMS AND ACCESSORIES ARE NOT SHOWN ON
- 34. CONTRACTOR TO INSTALL A GROUNDING SYSTEM THAT FULLY COMPLIES WITH THE NEC AND ANY LOCAL CODES.
- 35. CONTRACTOR TO INSTALL CONDUIT WITH PULL STRING FROM BUILDING TELEPHONE CLOSET TO TENANT'S PHONE BOARD. COORDINATE EXACT CONDUIT SIZE AND CONDUIT ROUTING IN FIELD WITH TENANT AND BUILDING ENGINEER.
- 36. CONTRACTOR TO ROUTE 1-#6 INSULATED GROUND WIRE FROM BUILDING GROUND RISER TO TENANT TELEPHONE BOARD. IF TENANT HAS COPPER GROUND BAR IN SERVER/IT ROOM, CONTRACTOR MAY UTILIZE IT TO SERVE #6 GROUND WIRE TO PHONE BOARD. COORDINATE EXACT GROUNDING REQUIREMENTS IN FIELD WITH TELEPHONE SYSTEM INSTALLER PRIOR TO INSTALLING GROUND WIRE.

DEMOLITION NOTES:

- PROTECT THE EXISTING EQUIPMENT AND SYSTEMS TO REMAIN OPERATIONAL. IF DAMAGED OR DISTURBED IN THE COURSE OF THE DEMOLITION WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE WITH NEW PRODUCT OF EQUAL CAPACITY, QUALITY AND FUNCTIONALITY.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ARRANGE THE SHUT OFF OF UTILITIES.
- CONTRACTOR SHALL BOX AND/OR PALLETIZE ALL DEMOLISHED EQUIPMENT AND PROTECT IT ON SITE. REMOVE THESE ITEMS FROM THE SITE AT THE DIRECTION OF THE OWNER.
- CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA TO FULFILL THE INTENT OF THE COMPLETE DESIGN. REFER TO ARCHITECTURAL DOCUMENTS FOR DEFINITION OF SCOPE FOR DEMOLITION AREAS AND ADDITIONAL REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE TO CONFIRM THE EXTENT OF DEMOLITION AND RESOLVE ANY DISCREPANCIES WITH OWNER'S/LANDLORD'S CONSTRUCTION MANAGER.
- FOR DEMOLITION AREAS. THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SUPPRESSION DEMOLITION DRAWINGS AND REMOVE WIRING, RACEWAYS. AND ELECTRICAL EQUIPMENT ASSOCIATED WITH THE MECHANICAL, PLUMBING AND FIRE SUPPRESSION DEMOLITION.
- ENSURE THAT ALL LIFE SAFETY SYSTEMS REMAIN OPERATIONAL AND MEET LIFE SAFETY CODE REQUIREMENTS FOR ALL OCCUPIED AREAS THAT REMAIN OPERATIONAL DURING/AFTER DEMOLITION. THIS INCLUDES, BUT IS NOT LIMITED TO, EGRESS PATHWAYS, FIRE ALARM SYSTEMS, EGRESS LIGHTING AND OTHER LIFE SAFETY SYSTEMS.
- PROTECT EXISTING EQUIPMENT AND SYSTEMS INTENDED TO REMAIN OPERATIONAL. IF DAMAGED OR DISTURBED IN THE COURSE OF THE DEMOLITION WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE WITH NEW PRODUCT OF EQUAL CAPACITY, QUALITY AND FUNCTIONALITY.
- RE-ROUTE AND RE-CONNECT ANY CIRCUIT(S) THAT ARE TO REMAIN IN USE BUT INTERFERES WITH THE NEW CONSTRUCTION.
- WORK REQUIRING INTERRUPTION OF ELECTRICAL POWER, WHICH WOULD ADVERSELY AFFECT THE NORMAL OPERATION OF THE OWNER/LANDLORD'S PROPERTY OR OTHER BUILDING TENANTS, SHALL BE DONE AT A TIME OTHER THAN NORMAL WORKING HOURS. SCHEDULE ALL OUTAGES WITH OWNER/LANDLORD PRIOR TO SHUTDOWN.
- 10. OWNER/LANDLORD RESERVES THE RIGHTS TO ALL DEMOLISHED MATERIALS. COORDINATE AND VERIFY EQUIPMENT INTENDED TO BE SALVAGED PRIOR TO DEMOLITION. MATERIALS THAT OWNER/LANDLORD REQUESTS TO BE RE-USED OR SALVAGED. THE MATERIALS SHALL BE REMOVED IN A NEAT WORKMAN LIKE METHOD TO ALLOW THEIR RE-USE. PROTECT THE SALVAGE MATERIALS FOR REUSE BY PROPERLY PACKAGING THE MATERIALS TO PROTECT SALVAGED MATERIALS FROM DAMAGE: SECURELY PACKAGE ALL SALVAGE MATERIAL'S INSTALLATION HARDWARE AND PARTS TO SALVAGED MATERIALS.
- 11. REMOVE UNUSED BRANCH CIRCUITS BACK TO BRANCH PANELBOARD OF ORIGIN. MARK BREAKER AS 'SPARE' AND MAKE ELECTRICALLY SAFE. REMOVE ALL ABANDONED CONDUITS ABOVE LAY—IN CEILING, EXPOSED CONDUITS. FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED OUTLET/JUNCTION BOXES, AND EQUIPMENT UNLESS NOTED OTHERWISE.

12. REMOVE DEMOLISHED MATERIAL FROM PROJECT SITE IN ACCORDANCE WITH

AND LOCAL REGULATIONS AND CODES FOR PROPER DISPOSAL.

ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. FOLLOW ALL STATE



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	REVISIONS
No. Date	Item
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GREGORY C. SPEER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 63689.

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> **COVER SHEET** NOTES

> > 1923



CONTRACTOR SHALL COORDINATE

MEP DRAWINGS WITH ALL OTHER!

DISCIPLINES

STATE OF

TORIOR OF

5020 Tennyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

Project No. Date 09/27/2019

REVISIONS

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> MECHANICAL FLOOR PLAN

> > 1923

Project No. 09/27/2019 Date

Last



- A. FIELD VERIFY EXISTING CONDITIONS BEFORE BID AND CONSTRUCTION. NO ALLOWANCES WILL BE MADE FOR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- B. MAINTAIN 10'-0" CLEARANCES FROM ALL EXHAUST TO OUTSIDE AIR INTAKE OPENINGS PER LOCAL CODES.
- C. MAINTAIN ALL ROOF WARRANTIES.
- D. ALL ROOFING WORK SHALL BE COMPLETED BY THE LANDLORD'S ROOFING CONTRACTOR. MAINTAIN ALL EXISTING ROOF WARRANTIES.
- E. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LATEST EDITIONS OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, AND INSTALLED ACCORDING TO MANUFACTURER
- F. VERIFY THAT PLACEMENT OF NEW ROOF MOUNTED EQUIPMENT WILL NOT AFFECT THE INTEGRITY OF EXISTING STRUCTURE WITH THE BUILDING MANAGEMENT AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. REPORT ANY DEFICIENCIES TO AOS ENGINEERING.
- G. MOUNT ALL NEW AND RELOCATED THERMOSTATS A MINIMUM OF 48" ABOVE FINISHED FLOOR. THERMOSTAT LOCATIONS ARE DIAGRAMMATIC. FIELD VERIFY EXACT PLACEMENT OF THERMOSTATS WITH TENANT AND ARCHITECT PRIOR TO CONSTRUCTION.
- H. FOR ALL HVAC EQUIPMENT, MAINTAIN ALL MANUFACTURER REQUIRED CLEARANCES FOR ACCESS AND MAINTENANCE.

KEY NOTES:

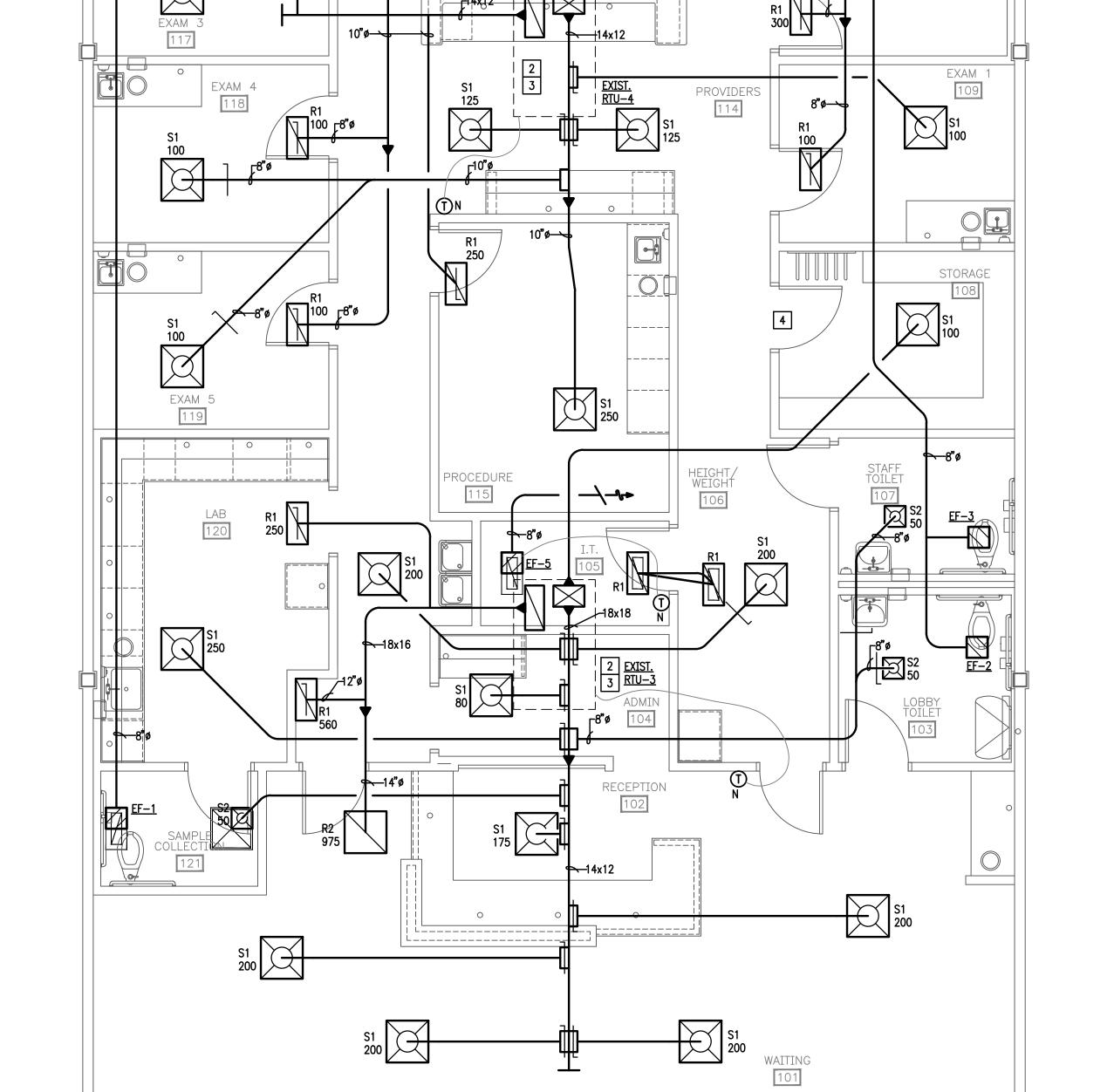
- 1 TIE NEW EXHAUST DUCTS TO EXISTING GRAVITY VENTILATOR.
- 2 SUPPLY AND RETURN AIR DUCTWORK UP TO ROOF. TRANSITION AS REQUIRED FOR CONNECTION TO UNIT.
- 3 ROUTE 1" CONDENSATE TO ROOF DRAIN. TIE VERTICAL PIPING TO WALL. MAINTAIN ALL CITY CODES AND STANDARDS.
- 4 UNDERCUT DOOR BY 1".



CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES



5020 Tennyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007



STAFF LOUNGE 116

8"ø—



EXHAU	ST FAN SCI	HEDULE											
GENERAL FAN MOTOR													
DESIG.	LOCATION	SERVES	MFR.	MODEL #	TYPE	WEIGHT (LBS)	CFM	ESP (IN W.G.)	RPM	DRIVE	VOLTS/PH	HP	REMARKS
EF-1	CEILING	121	GREENHECK	SP-B90	CEILING	10	75	0.25	700	DIRECT	115/1	21W	1-4
EF-2	CEILING	103	GREENHECK	SP-B90	CEILING	10	75	0.25	700	DIRECT	115/1	21W	1-4
EF-3	CEILING	107	GREENHECK	SP-B90	CEILING	10	75	0.25	700	DIRECT	115/1	21W	1-4
EF-4	CEILING	113	GREENHECK	SP-B90	CEILING	10	75	0.25	700	DIRECT	115/1	21W	1-4
EF-5	CEILING	105	GREENHECK	SP-B200	CEILING	12	150	0.25	1050	DIRECT	115/1	128W	1, 2, 3, 5

14. ALL ROOF TOP UNITS OVER 2,000 CFM TO CONTAIN A DEDICATED SMOKE DETECTOR IN THE RETURN AIR PATH OF THAT SPECIFIC UNIT. COORDINATE FINAL LOCATION WITH AHJ.

A. EQUIPMENT TO BE CLEARLY LABELED.

RESISTANCE.

- B. ACCEPTABLE MANUFACTURERS ARE: ACME, TWIN CITY FANS, COOK, GREENHECK
- C. COORDINATE EXACT LOCATION WITH LANDLORD AND STRUCTURAL ENGINEER.
- D. IF LOCATION IS WITHIN 50 MILES OF SALT WATER COASTAL ENVIRONMENTS, ALL EQUIPMENT THAT COME IN CONTACT WITH OUTSIDE AIR SHALL BE COATED FOR SALTWATER CORROSION
- 1. PRE-WIRED DISCONNECT SWITCH
- 2. PRE-WIRED SPEED CONTROLLER
- 3. SPRING ISOLATION HANGERS 4. CONTROL WITH LIGHTSWITCH.
- 5. CONTROL WITH THERMOSTAT AT A SETPOINT OF 75 DEGREES.

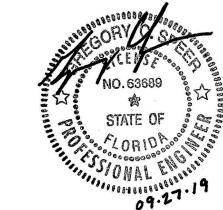
AIR D	AIR DEVICE SCHEDULE									
DESIG.	MFR.	MODEL #	TYPE	FACE TYPE/SIZE (IN.)	MATERIAL	FINISH	REMARKS			
S1	PRICE	SPD	CEILING	24"x24"	STEEL	PER ARCHITECT				
S2	PRICE	SPD	CEILING	12"x12"	STEEL	PER ARCHITECT	-			
R1	PRICE	80	CEILING	24"x12"	STEEL	PER ARCHITECT	-			
R2	PRICE	80	CEILING	24"x24"	STEEL	PER ARCHITECT	1			
	_	·	·	·						

NOTES: A. MAX NC LEVEL OF DIFFUSERS TO BE 30.

- B. ACCEPTABLE MANUFACTURERS ARE: PRICE, TITUS,
- NAILOR, METALAIRE
- C. FRAME AND BORDER TYPES TO MATCH CEILING AND/OR WALL.
- D. REFERENCE ARCHITECTURAL REFLECTIVE CEILING PLAN.

ROOM	QUANTITY OF PEOPLE (PZ)	CFM/PERSON (RP)	AREA (SF) (AZ)	CFM/SF (RA)	MINIMUM OA (CFM)	AIR DISTRIBUTION EFFECTIVENESS (EZ)	CORRECTED MINIMUM OA (CFM)	Served by
101–102	15	5	626	0.06	113	0.8	141	exist. RTU-3
103	0	0	65	0.06	4	0.8	5	exist. RTU-3
121	0	0	50	0.06	3	0.8	4	exist. RTU-3
107	0	0	60	0.06	4	0.8	5	exist. RTU-3
104	2	5	63	0.06	14	0.8	17	exist. RTU-3
108	0	0	100	0.12	12	0.8	15	exist. RTU-4
105	0	0	100	0.06	6	0.8	8	exist. RTU-4
113	0	0	60	0.06	4	0.8	5	exist. RTU-4
115	2	10	152	0.12	38	0.8	48	exist. RTU-4
116	5	5	150	0.06	34	0.8	43	exist. RTU-4
112	2	5	100	0.06	16	0.8	20	exist. RTU-4
117	2	5	90	0.06	15	0.8	19	exist. RTU-4
118	2	5	90	0.06	15	0.8	19	exist. RTU-4
119	2	5	90	0.06	15	0.8	19	exist. RTU-4
120	2	8	160	0.12	34	0.8	43	exist. RTU-3
109	2	5	95	0.06	16	0.8	20	EXIST. RTU-4
106, 114	2	5	595	0.06	46	0.8	57	EXIST. RTU-4
110–111	2	5	209	0.06	23	0.8	28	EXIST. RTU-4

BUILDING	AIR BA	LANCE S	SCHEDUL	.E		
AREA DESIGNATION						
DESIG.	SUPPLY CFM	MIN O.A. CFM	MAX O.A. CFM	EXHAUST CFM	RELIEF CFM	
RTU-3	3,000		320	-		
RTU-4	2,000		230	-		
EF-1	-	1	-	75		
EF-2	-	ı	-	75		
EF-3	-	ı	-	75		
EF-4	-	-	-	75		
EF-5	-	1	-	150		
TOTAL	5,000	0	550	450	0	100 POSITIVE

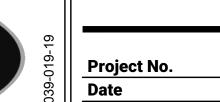


CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES



5020 Tennyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

MECHANICAL



09/27/2019 Last

1923

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No. Date

REVISIONS

ENGINEER, LICENSE NO. 63689. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY

GREGORY C. SPEER, STATE OF FLORIDA, PROFESSIONAL

GREGORY C. SPEER, PE ON 09/27/19 USING A DIGITAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCHEDULES

REVISIONS

No. Date

STATE OF

CONTRACTOR SHALL COORDINATE

MEP DRAWINGS WITH ALL OTHER

ENGINEERING

5020 Tennyson Parkway - Plano, TX 75024 Dallas / Fort Worth 214.432.3030 Houston 832.532.2007

DISCIPLINES

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MECHANICAL

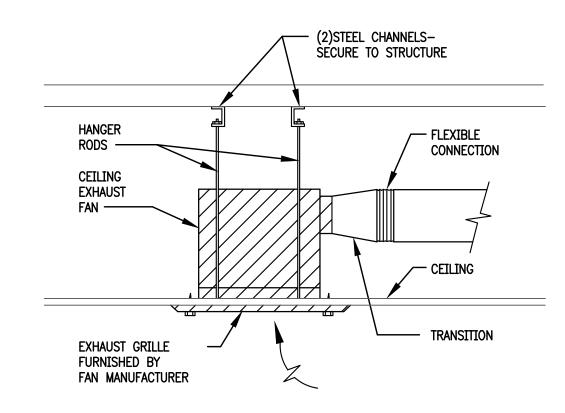
DETAILS

Project No. 1923 **Date** 09/27/2019

SUPPLY DUCT SPIN-IN TAP WITH MANUAL VOLUME **INLET SIZE** CFM RANGE DAMPER (MINIMUM 3'-0" FROM SOURCE) 115-240 CFM 10"ø 245-400 CFM EXTEND DUCTWORK AS REQUIRED. MAXIMUM OF 405-700 CFM 6'-0" FLEX DUCT FOR 705-1000 CFM 14"ø DIFFUSER CONNECTION. AIR DEVICE ---

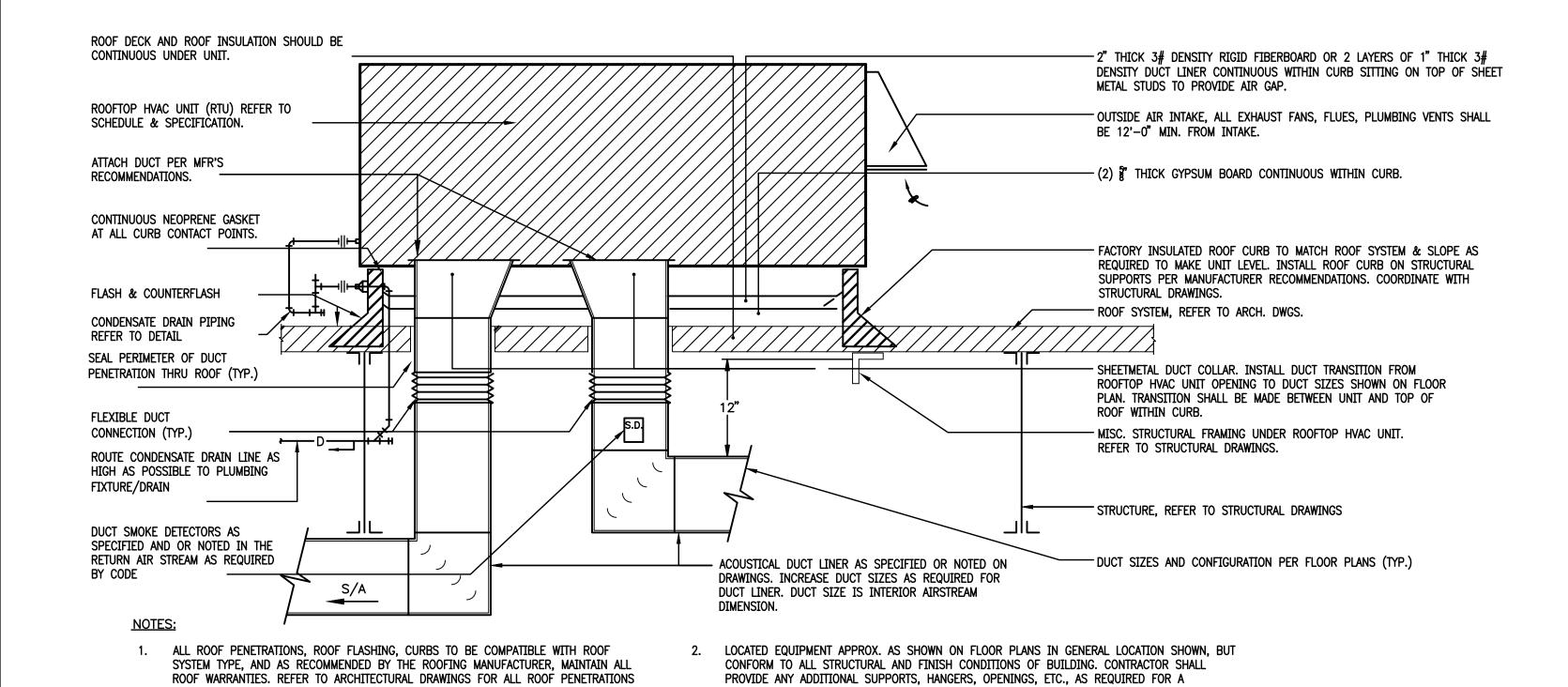
> NOTE: CONTRACTOR TO VERIFY EXISTING TAP SIZES AND NOTIFY LANDLORD IF REPLACEMENT IS REQUIRED. REFER TO SCHEDULE ABOVE. CAP ALL UNUSED TAPS FLUSH.

DIFFUSER CONNECTION



2 CABINET EXHAUST FAN DETAIL. SCALE: NOT TO SCALE

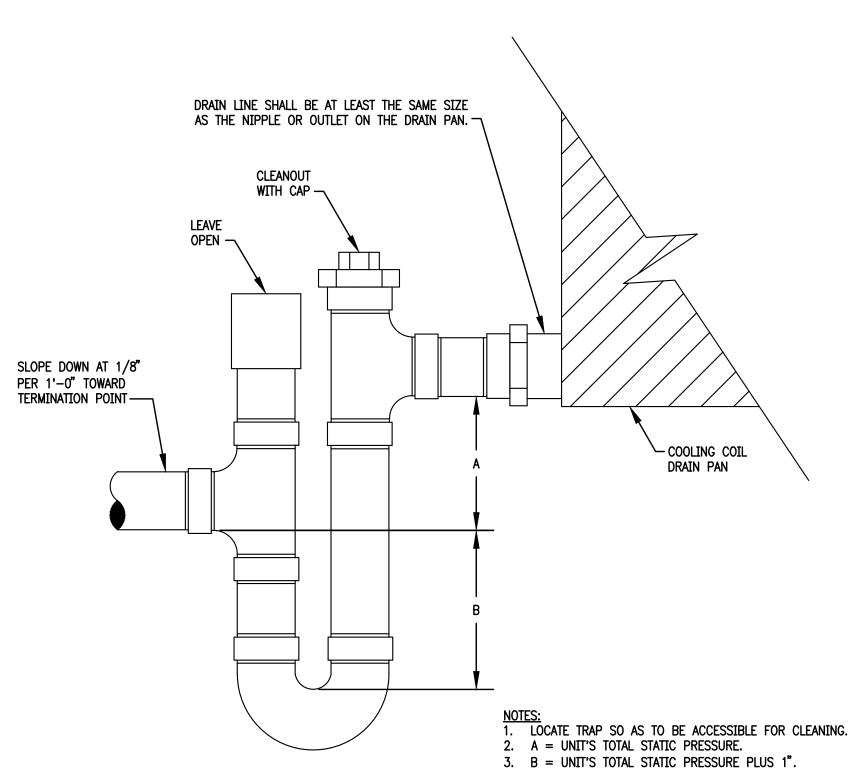
AND FLASHING DETAILS.



RECOMMENDATIONS.

3 ROOFTOP HVAC UNIT DETAIL
SCALE: NOT TO SCALE

COMPLETE INSTALLATION. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S



CONDENSATE P-TRAP DETAIL
SCALE: NOT TO SCALE