

DRAWING LEGEND

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G202 SITE LAYOUT PLAN
G203 SITE LAYOUT PLAN

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S003 STRUCTURAL DETAILS AND SCHEDULES
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E300 ELECTRICAL SPECIFICATIONS
E301 ELECTRICAL SPECIFICATIONS

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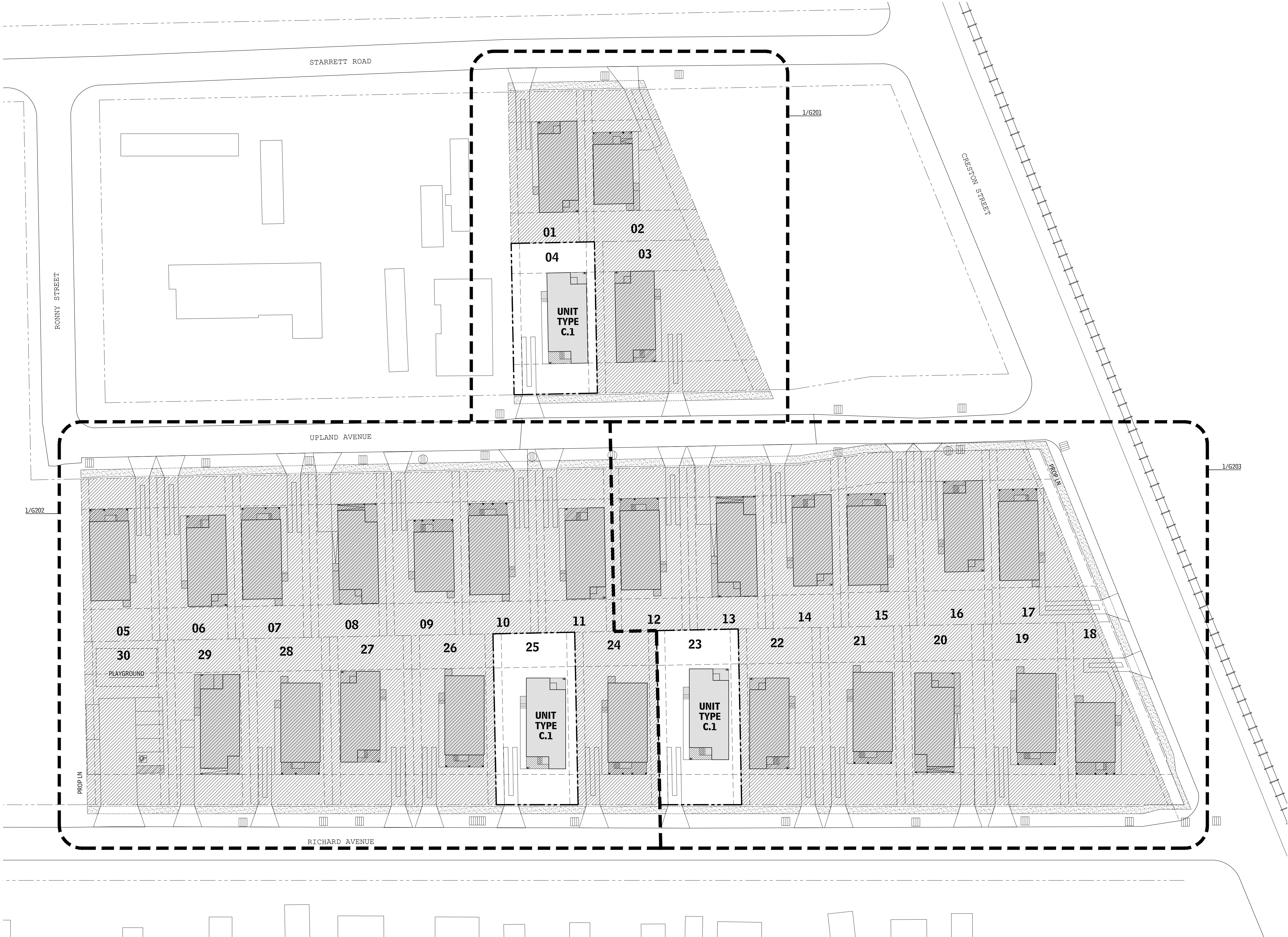
THIS BUILDING SET FOR UNIT TYPE C.1:

LOT 4
LOT 23
LOT 25



17 MAY 2024 – SCHEMATIC RELEASE
21 JUNE 2024 – DD RELEASE
4 APRIL 2025 – DD RELEASE

1 AUGUST 2025
CONSTRUCTION RELEASE



THIS SET CONTAINS CONSTRUCTION DOCUMENTATION FOR SITES IDENTIFIED IN PLAN.
REFER TO PROJECT MANUAL AS DATED OR TITLED 1 AUGUST 2025 FOR ALL SPECIFICATIONS.
REFER TO SITE DOCUMENTATION SET FOR ALL SITE WORK.

PROJECT
BANNEKER COMMUNITY
701 S UPLAND AVENUE
RIVER RIDGE, LA 70123

GENERAL CONTRACTOR
TBD

CONSULTANTS
LANDSCAPE ARCHITECT: SPACKMAN, MOSSOP, AND MICHAELS
CIVIL AND STRUCTURAL ENGINEER: AP DESIGN GROUP
MECHANICAL AND PLUMBING ENGINEER: HG ENGINEERING
ELECTRICAL ENGINEER: DRAKE ENGINEERING

CODE REVIEW
ALL WORK SHALL COMPLY WITH CODE SUMMARY AS FOLLOWS:
ZONING REQUIREMENTS
Project Address: 701 S Upland Avenue, River Ridge, LA 70123
Zoning District: R1A (Single-Family Residential)
Use: Dwellings – Single Family
Parking: 1 space required per dwelling unit

AREA REGULATIONS
Minimum Lot Area: None
Minimum Lot Width: 50 ft
Minimum Lot Depth: 100 ft
Max Building Height: 35 ft
Minimum Front Yard Setback: 20 ft
Minimum Interior Side Yard Setback: 5 ft
Minimum Street Side Yard Setback: 10 ft
Minimum Rear Yard Setback: 20 ft (20 percent of depth of lot)

ACTUAL AREA AND SETBACKS
Lot Area: 5,000 SF minimum per lot
Lot Width: 50'-0" minimum per lot
Building Height: 16'-7" per lot
Front Yard Setback: 20'-0" per lot
Interior Side Yard Setback: 5'-0" minimum per lot
Street Side Yard Setback: 10'-0" per corner lot
Rear Yard Setback: 20'-0" minimum per lot

BUILDING CODE REQUIREMENTS
Applicable Codes: 2021 International Residential Code (IRC), Local Amendments
Occupancy: Residential Occupancy group R-3
Construction type: V-B
Sprinkler System: None
Allowable height, stories and area per story: 40 ft, 3 stories, unlimited SF
Actual height and area: 16'-7", 1 story, 1,044 SF - 1,393 SF

BANNEKER COMMUNITY

RIVER RIDGE, LA 70123
NEW CONSTRUCTION



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1 AUGUST 2025
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→ NORTH



GENERAL NOTES

A. NOT USED.

SHEET NOTES

1. NOT USED.



1 SITE LAYOUT PLAN
SCALE: 1/16" = 1'-0"



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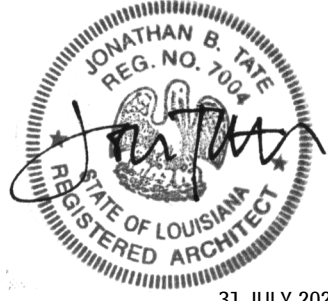
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A. NOT USED.

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1. NOT USED.

BANNER
COMMUNITY

RIVER RIDGE, LA 70123
NEW CONSTRUCTION



1 SITE LAYOUT PLAN
SCALE: 1/16" = 1'-0"



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31 JULY 2025
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE
1 AUGUST 2025 - CONST RELEASE

16 SEPTEMBER 2025
CONSTRUCTION RELEASE, REV 1

G203

GENERAL NOTES

1
S001 1" = 1'-0"

01. GENERAL NOTES

- A. COMPLIANCE
- ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AS REQUIRED BY THE SPECIFICATIONS.
- B. MEANS AND METHODS
- THE CONSTRUCTION AND/OR PERMIT DOCUMENTS PROVIDE A GENERAL OVERVIEW OF THE WORK, WITH DETAIL DRAWINGS SUPPORTING THE MEANS AND METHODS. THESE DOCUMENTS DO NOT COVER ALL ASPECTS OF INDUSTRY STANDARDS AND CODE REQUIREMENTS.
 - THE CONTRACT DRAWINGS DO NOT SPECIFY ALL MEANS, METHODS, AND COMPONENTS REQUIRED TO COMPLETE THE WORK. VARIOUS INSTALLATION AND ASSEMBLY REQUIREMENTS MAY BE ESTABLISHED BY PERFORMANCE, CODE, OR BOTH.
- C. ITEMS, ASSEMBLIES, COMPONENTS, MEANS, AND METHODS NECESSARY TO COMPLETE THE WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS, AND CONSTRUCTION CONTRACT) ARE INCLUDED IN THE CONTRACT SCOPE.
- D. DIMENSIONS
- VERIFY ALL DIMENSIONS ON-SITE AND AGAINST ARCHITECTURAL DRAWINGS BEFORE FABRICATION OR CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY.
 - DRAWINGS ARE TO SCALE BUT SHOULD NOT BE USED FOR SCALING. CONFIRM EXISTING BUILDING LOCATIONS AND TIE-IN POINTS BEFORE CONSTRUCTION.
- E. DISCREPANCIES
- REPORT ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - IF DISCREPANCIES ARE NOT REPORTED, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INCLUDED THE MOST EXPENSIVE METHOD TO COMPLETE THE WORK IN THE PRICE.
 - WORK IMPLIED TO BE SIMILAR TO THAT SHOWN IN CORRESPONDING PLACES ON THE DRAWINGS SHALL BE REPEATED.
- F. EXISTING CONDITIONS
- VERIFY ALL DIMENSIONS FOR EXISTING CONDITIONS IN THE FIELD (V.I.F.).
 - NOTIFY THE OWNER AND ARCHITECT OF ANY DEVIATIONS FROM THE SCOPE OF WORK BEFORE INSTALLATION.
 - REPORT ANY DISCREPANCIES IN DIMENSIONS OR REQUIRED MODIFICATIONS DUE TO FIELD CONDITIONS IN WRITING TO THE OWNER AND ARCHITECT FOR CLARIFICATION, APPROVAL, OR MODIFICATION BEFORE BEGINNING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE IN THE FIELD WITHOUT PRIOR NOTIFICATION TO THE OWNER.
- G. SHORING/BRACING
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRACE AND/OR SHORE NEW/EXISTING CONSTRUCTION AS REQUIRED. IF NECESSARY, THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER TO ADVISE ON PROPER BRACING AND SHORING OF ANY STRUCTURES.

02. FOUNDATIONS

- A. FOUNDATION NOTES
- LOCATE ALL UTILITY LINES ABOVE AND BELOW GRADE. CONTACT THE APPROPRIATE PARTIES AND AGENCIES FOR PROPER AUTHORIZATION AND FAMILIARIZE YOURSELF WITH SUBSURFACE CONDITIONS BEFORE EXCAVATION.
 - POUR DOWN THE BOTTOM OF WALLS AND PIERS TO THE TOP OF PILE CAPS, FOOTINGS, AND GRADE BEAMS TO ENSURE FULL CONTACT UNLESS OTHERWISE INDICATED.
 - CENTERLINE OF FOOTINGS/PILE CAPS SHALL ALIGN WITH THE CENTERLINE OF WALLS, PIERS, AND COLUMNS UNLESS OTHERWISE SPECIFIED.
 - DO NOT BACKFILL AGAINST FOUNDATION AND RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED AT LEAST 75% OF ITS DESIGN STRENGTH. PROVIDE BRACING FOR WALLS SUSTAINING MORE THAN 3 FEET OF EARTH PRESSURE UNTIL ALL SLABS AND BEAMS FRAMING INTO THE WALL ARE PLACED AND SET.
 - BULLDOZERS OR HEAVY EQUIPMENT ARE NOT PERMITTED CLOSER THAN 5 FEET FROM ANY FOUNDATION WALL. IF OPERATING SUCH EQUIPMENT CLOSER THAN 5 FEET, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ADEQUATE SUPPORTS OR BRACING AT THEIR OWN EXPENSE.
 - PROTECT ALL EXCAVATION SLOPES ADEQUATELY. PROVIDE SHEETING AND SHORING WITH ALL REQUIRED TIEBACKS AND BRACING WHERE NECESSARY.
 - SHEETING AND SHORING METHODS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA.
 - STRUCTURAL FILL (PUMPED RIVER SAND) SHALL CONFORM TO THE FOLLOWING GRADATION LIMITS BY WEIGHT, DETERMINED IN ACCORDANCE WITH ASTM C136:
 - SIEVE SIZE PERCENT PASSING
 - 1/2" 100%
 - 3/8" 95-100%
 - NO. 4 80-100%
 - NO. 10 60-100%
 - NO. 40 10-60%
 - NO. 200 0-10%
 - ADDITIONAL REQUIREMENTS:
 - PLASTICITY INDEX (PI): 20
 - LIQUID LIMIT (LL): 40
 - MOISTURE CONTENT: MATERIAL MAY BE DELIVERED WET AS IT IS TYPICALLY PLACED DIRECTLY FROM HYDRAULIC DREDGING PIPELINES. ALLOW FOR DRYING TIME IF NECESSARY FOR COMPACTION
 - ON-SITE EXCAVATED MATERIAL MAY BE SUITABLE FOR USE AS GRANULAR FILL IF IT CONFORMS TO SPECIFICATIONS AND IS APPROVED BY THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
 - STRUCTURAL FILL MATERIAL SHOULD BE PLACED IN UNIFORM 12" THICK LOOSE LIFTS AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT, PER ASTM D1557-12. IN RESTRICTED AREAS WHERE ONLY HAND-OPERATED EQUIPMENT IS PERMITTED, THE MAXIMUM LOOSE LIFT SHALL BE 8".
 - SOIL COMPACTION MUST BE CONTROLLED BY A QUALIFIED TESTING LABORATORY OR GEOTECHNICAL ENGINEER. PERFORM A MINIMUM OF ONE FIELD DENSITY TEST FOR EACH LAYER, WITH TEST LOCATIONS DETERMINED BY THE TESTING AGENCY.
- B. FORMWORK AND SHORING NOTES
- SHORES MUST BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA. DRAWINGS ILLUSTRATING THE SHORING SYSTEM AND SEQUENCING MUST BE SIGNED AND SEALED BY SAID ENGINEER.
 - DESIGN AND ERECT FORMS AND SHORES PER ACI-347. DESIGN HORIZONTAL CONCRETE MEMBER FORMS AND SHORES FOR NOT LESS THAN DEAD LOAD PLUS 50 PSF CONSTRUCTION LOAD AND CUMULATIVE LOADS OF SUPPORTING FLOOR SLABS. SHORES MUST HAVE A MINIMUM SAFETY FACTOR OF 3.
 - PROVIDE TEMPORARY BRACING AS NEEDED TO ENSURE STRUCTURAL STABILITY DURING CONSTRUCTION.
 - THE PROFESSIONAL ENGINEER WHO PREPARES THE SHORING DRAWINGS MUST INSPECT FORMING, SHORING, AND RE-SHORING AND SUBMIT A STATEMENT TO THE ENGINEER CONFIRMING COMPLIANCE WITH PLANS AND SPECIFICATIONS.
- C. VAPOR BARRIER
- FOR INTERIOR SLABS AND BEAMS, UNLESS OTHERWISE SPECIFIED, PLACE A 15 MIL OPAQUE POLYETHYLENE VAPOR BARRIER CONFORMING TO ASTM E1745 ON TOP OF THE FILL. DO NOT USE ON TOP OF PILES.
 - SEAL HOLES AND JOINTS IN THE VAPOR BARRIER USING THE MANUFACTURER'S RECOMMENDED ADHESIVE AND PRESSURE-SENSITIVE TAPE, FOLLOWING INSTRUCTIONS.
 - ENSURE THE VAPOR BARRIER IS NEATLY POSITIONED TO MATCH THE PROFILE OF THE SLAB AND BEAMS' UNDERSIDES, MAKING INTIMATE CONTACT WITH THE FILL.

03. REINFORCED CONCRETE NOTES

- A. GENERAL REQUIREMENTS
- STRUCTURAL CONCRETE AND PRACTICES MUST CONFORM TO ACI-318, "AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," LATEST EDITION. DETAILS MUST COMPLY WITH ACI-315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT," UNLESS OTHERWISE NOTED ON THE DRAWINGS. ADHERE TO ALL ACI REQUIREMENTS, ESPECIALLY FOR HOT AND COLD WEATHER CONCRETING.
- B. CONCRETE STRENGTH
- SEE 2 / S001 FOR MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS
- C. REINFORCING BARS
- REINFORCING BARS MUST CONFORM TO ASTM A615, GRADE 60 UNLESS WELDING IS REQUIRED. BARS TO BE WELDED MUST CONFORM TO ASTM A706, GRADE 50.
 - WELDED WIRE FABRIC MUST CONFORM TO ASTM A185. SUPPORT WIRE FABRIC WITH CHAIRS OR LIFTS DURING CONCRETE PLACEMENT TO ENSURE PROPER POSITIONING IN THE SLAB.
 - SECURELY HOLD ALL REINFORCEMENT IN PLACE DURING CONCRETE PLACEMENT. PROVIDE ADDITIONAL BARS OR STIRRUPS AS NEEDED FOR SUPPORT.
- D. SPLICING AND EMBEDDING
- LAP REINFORCING BARS AS DETAILED ON THE DRAWINGS. SPLICING AND EMBEDDING MUST FOLLOW ACI 318 WHERE NOT SPECIFIED ON THE DRAWINGS. USE TENSION SPLICE LENGTHS IN THE LAP SPLICE SCHEDULE FOR ALL REINFORCING BARS NOT SPECIFICALLY INDICATED.
 - LAP GRADE BEAM AND WALL TOP HORIZONTAL REINFORCEMENT AT THE CENTER OF THE SPAN.
 - LAP GRADE BEAM AND WALL BOTTOM HORIZONTAL REINFORCEMENT AT SUPPORT.
 - LAP OUTSIDE FACE VERTICAL WALL REINFORCEMENT AT WALL SUPPORT.
 - TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS UNLESS OTHERWISE NOTED.
 - USE STANDARD HOOKS FOR ALL HOOKED BARS NOT DIMENSIONED.
- E. CONCRETE COVER
- SEE 2 / S001 FOR MINIMUM CONCRETE COVER REQUIREMENTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- F. CONSTRUCTION JOINTS
- PROVIDE CONSTRUCTION JOINTS PER ACI-318, CHAPTER 26.5.6.2. SUBMIT SHOP DRAWINGS SHOWING CONSTRUCTION JOINT DETAILS, LOCATIONS, AND POUR SEQUENCE FOR REVIEW BY THE STRUCTURAL ENGINEER BEFORE STARTING WORK.
 - ROUGHEN ALL ADJOINING SURFACES NOT CAST MONOLITHICALLY TO 1/4 INCH AMPLITUDE FOR THE ENTIRE INTERSECTING SURFACE PER ACI RECOMMENDATIONS. APPLY A BONDING AGENT AS REQUIRED.
 - LOCATE WALL AND GRADE BEAM CONSTRUCTION JOINTS TO PROVIDE A MAXIMUM OF 60 FEET OF CONCRETE PLACEMENT LENGTH.
 - VERTICAL CONSTRUCTION JOINTS IN GRADE BEAMS AND WALLS REQUIRE PRIOR APPROVAL FROM THE ENGINEER AND MUST BE LOCATED AS FOLLOWS:
 - FOUNDATION WALLS: MINIMUM 8'-0" FROM ANY COLUMN LINE OR WALL OPENING.
 - GRADE BEAMS: AT THIRD POINTS BETWEEN SUPPORTS.
 - NO HORIZONTAL CONSTRUCTION JOINTS ARE ALLOWED IN BEAMS, WALLS, AND SLABS UNLESS SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER BEFORE CONSTRUCTION.
- G. CONCRETE TESTING
- NO CONCRETE TEST WILL BE ACCEPTED IF THE CONCRETE IS TAMPERED WITH AFTER THE TEST. REPEAT THE TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.
- H. REINFORCING STEEL
- PROVIDE THE REINFORCING STEEL ERECTOR WITH A SET OF APPROVED SHOP DRAWINGS FOR FIELD USE.
- I. FIELD VERIFICATION
- VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, CURBS, ETC., REQUIRED BY OTHER TRADES BEFORE PLACING CONCRETE.
- J. CONTRACTOR COORDINATION
- COORDINATE SLAB DEPRESSIONS FOR FLOOR FINISHES WITH THE ARCHITECTURAL DRAWINGS.
 - COORDINATE THE LOCATION OF FLOOR DRAINS, CURBS, CONCRETE PADS, AND FLOOR DEPRESSIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - COORDINATE THE LOCATION OF INSERTS, WELDED PLATES, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- K. EMBEDDED CONDUITS AND PIPES
- CONDUITS AND PIPES EMBEDDED IN CONCRETE SLABS AND BEAMS MUST ADHERE TO THE FOLLOWING:
 - SHOULD NOT EXCEED 33% OF THE OVERALL BEAM OR SLAB THICKNESS. IN SLABS, THE MAXIMUM CONDUIT/PIPE THICKNESS IS 1-1/2 INCHES.
 - MAINTAIN A MINIMUM SPACING OF THREE DIAMETERS OR WIDTHS BETWEEN CONDUITS OR PIPES
 - POSITION LARGER CONDUITS BELOW THE SLAB OR BEAM, NOT WITHIN THEM.
 - AVOID USING ALUMINUM CONDUITS IN CONCRETE.
 - KEEP CONDUITS AT LEAST 12 INCHES AWAY FROM ANY COLUMN FACE IN THE SLAB.
 - SUBMIT A DIAGRAM DEPICTING CONDUIT ROUTES TO ALL PANELS FOR APPROVAL.
- L. ANCHOR RODS
- USE RIGID STEEL TEMPLATES (SUPPLIED BY THE STEEL FABRICATOR) TO INSTALL ANCHOR RODS.
- M. ENCASED STEEL MEMBERS
- WRAP ALL STEEL MEMBERS TO BE ENCASED IN CONCRETE WITH A MINIMUM W.V.F. 6X6 -W/2.9XW2.9 REINFORCING UNLESS OTHERWISE NOTED.
- N. FLAT AND LEVEL SLABS
- ALL SLABS MUST BE FLAT AND LEVEL PER THE CONCRETE SPECIFICATIONS. INCLUDE ANY EXCESS CONCRETE REQUIRED DUE TO SUPPORT MEMBER DEFLECTION IN THE BID TO ENSURE SLABS ARE POURED FLAT AND LEVEL. CONTROL THE CONCRETE PLACING PROCEDURE TO MINIMIZE SUPPORT MEMBER DEFLECTION.
- O. ADDITIONAL REINFORCEMENT
- INCLUDE A 5% INCREASE IN THE AMOUNT OF REINFORCING STEEL IN THE BID. THIS COST SHOULD COVER FABRICATION, TRANSPORTATION, INSTALLATION, AND ASSOCIATED EXPENSES. UNUSED REINFORCING STEEL WILL BE CREDITED BACK TO THE OWNER VIA A CHANGE ORDER AT THE UNIT PRICE PROVIDED IN THE BID FORM.
- P. XYPEX ADDITIVE
- FOR ELEVATOR PITS AND OTHER CONCRETE IN NEED OF WATERPROOFING, USE XYPEX ADDITIVE AS A CRYSTALLINE WATERPROOFING AD MIXTURE IN COMPLIANCE WITH BUILDING CODES. MIX THOROUGHLY. DOSE PER MANUFACTURER'S RECOMMENDATIONS. OBTAIN PRIOR APPROVAL, APPLY PROPERLY. ENSURE QUALITY CONTROL THROUGH REGULAR TESTS, VERIFY FIELD PLACEMENT, PROTECT FRESH CONCRETE DURING CURING, AND MAINTAIN DOCUMENTATION OF USAGE AND PLACEMENT.

04. POST INSTALLED ANCHORS

- A. FOR CONCRETE CONSTRUCTION:
- EPOXY ANCHORS (THREADED ROD & REBAR):
 - HILTI HIT-RE 500-V3
 - EXPANSION ANCHORS:
 - HILTI KWIK-TZ
 - SCREW ANCHORS:
 - HILTI KWIK HUS-EZ
- B. FOR MASONRY CONSTRUCTION:
- EPOXY ANCHORS (THREADED ROD & REBAR):
 - HILTI HIT-HY 270
 - EXPANSION ANCHORS:
 - NOT RECOMMENDED
 - SCREW ANCHORS:
 - HILTI KWIK HUS-EZ
- C. GENERAL ANCHOR REQUIREMENTS:
- ANCHOR TYPE, SIZE, AND EMBEDMENT SHALL BE INDICATED IN DRAWINGS.
 - POST-INSTALLED ANCHORS FOR REPAIR SHALL BE EVALUATED CASE-BY-CASE. NOTIFY THE STRUCTURAL ENGINEER FOR REPAIRS.
 - INSTALL ANCHORS PER MANUFACTURER OR ICC REPORT REQUIREMENTS.
 - PROVIDE SPECIAL INSPECTION FOR ANCHORS DESIGNED FOR SPECIAL INSPECTION PER MANUFACTURER OR ICC REPORT.
 - AVOID DAMAGING EXISTING REINFORCING BARS WHEN DRILLING ANCHORS IN EXISTING CONCRETE OR MASONRY. DO NOT INSTALL ANCHORS IN PRESTRESSED CONCRETE ELEMENTS.
 - FOR ANCHORS INSTALLED FROM THE BOTTOM INTO METAL DECK WITH CONCRETE, INSTALL IN THE CENTER OF THE LOW FLUTE OF THE DECKING UNLESS NOTED OTHERWISE. ENSURE DECKING IS MINIMUM 20 GAUGE THICK AND CONCRETE ABOVE THE HIGH FLUTE MEETS ICC REPORT REQUIREMENTS.
 - INSTALL ADHESIVE ANCHORS IN CONCRETE WITH A MINIMUM AGE OF 21 DAYS PER ACI 318, APPENDIX D.
 - CERTIFICATION AND INSPECTION ARE REQUIRED FOR HORIZONTAL AND UPWARDLY INCLINED ADHESIVE ANCHORS SUBJECT TO SUSTAINED TENSION LOADING PER ACI 318, APPENDIX D.
 - INSPECTION BY A QUALIFIED AGENCY IS REQUIRED, AND A REPORT MUST BE SUBMITTED TO THE ARCHITECT/STRUCTURAL ENGINEER.
 - AVOID NICKING OR CUTTING EXISTING REINFORCING, CONDUIT, ETC., WHEN INSTALLING ANCHORS.
 - INSTALL ANCHORS AS PER THE MANUFACTURER'S INSTRUCTIONS INCLUDED IN THE PACKAGING.
 - PROVIDE ONSITE INSTALLATION TRAINING FROM THE ANCHOR MANUFACTURER'S REPRESENTATIVE FOR ALL SPECIFIED ANCHORING METHODS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TRAINING BEFORE INSTALLATION BEGINS.
 - ANCHOR CAPACITY DEPENDS ON SPACING AND EDGE PROXIMITY. FOLLOW CONTRACT DRAWING SPECIFICATIONS.
 - DRILLING HOLES FOR ANCHORS AND CORING HOLES IN EXISTING CONCRETE:
 - LOCATE EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC., VIA NON-DESTRUCTIVE TESTING BEFORE DRILLING.
 - MARK THE LOCATION AND EXTENT OF ALL EXISTING EMBEDDED ELEMENTS ON THE SLAB SURFACE.
 - NOTIFY THE ENGINEER IF NEW HOLE LOCATIONS CONFLICT WITH EXISTING ELEMENTS.
 - VERIFY NO CONFLICTS WITH SMALL DRILLED PILOT HOLES BEFORE COMPLETING INSTALLATION.
 - USE CARE TO AVOID DAMAGING EXISTING EMBEDDED ELEMENTS DURING INSTALLATION.

05. CAST IN PLACE ANCHORS

- A. MATERIALS
- ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 WITH UNC-2A THREADS UNLESS NOTED OTHERWISE.
 - NUTS SHALL BE HEAVY HEX CONFORMING TO ASTM A563, GRADE 4 WITH UNC-2B THREADS.
 - WASHERS SHALL CONFORM TO ASTM F436.
- B. ANCHOR BOLT ASSEMBLY
- VERIFY THE FIT OF NUTS ON THE THREADS OF ANCHOR BOLTS BEFORE SHIPMENT.
 - THREAD LENGTH SHALL MATCH THE PROJECTION LENGTH UNLESS NOTED OTHERWISE.
 - ANCHOR BOLTS SHALL CONSIST OF A BOLT WITH A TACK-WELDED NUT AT THE BOTTOM AND NUT(S) AND A WASHER AT THE TOP.
 - ANCHOR BOLTS SHALL BE CLEAN AND FREE OF OILS OR OTHER FOREIGN MATERIALS BEFORE PLACEMENT.
 - PREVENT CONCRETE FROM CONTACTING THE PROJECTING PART OF THE ANCHOR BOLT DURING PLACEMENT.
 - UNLESS OTHERWISE SPECIFIED, TIGHTEN ANCHOR BOLTS TO A SNUG-TIGHT CONDITION, DEFINED AS TIGHTNESS ACHIEVED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR WITH THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

06. WOOD FRAMING

- A. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS FOR DIMENSIONAL LUMBER AND ITS FASTENINGS" (LATEST EDITION) AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- B. MATERIALS FOR EXTERIOR WALLS, LOAD BEARING WALLS, AND SHEAR WALLS SHALL BE A MINIMUM OF NO.2 KILN DRIED SOUTHERN YELLOW PINE (SYP) OR DOUGLAS FIR LARCH (DFL) AND SHALL BE BORATE TREATED LUMBER WHERE NOTED OR EXPOSED TO EXTERIOR CONDITIONS.
- C. LUMBER FOR HEADERS, BEAMS, AND OTHER FRAMING MEMBERS SHALL BE NO.2 SYP UNLESS NOTED OTHERWISE.
- D. COMPOSITE FRAMING MEMBERS SHALL HAVE THE FOLLOWING MINIMUM STRENGTH PROPERTIES:
- LSL: Fb=2,325 psi; E=1,550 ksi; Fv= 310 psi
 - LVL: Fb=2,600 psi; E=2,000 ksi; Fv= 285 psi
 - PSL: Fb=2,900 psi; E=2,000 ksi; Fv= 390 psi
- d. GLAM OR OTHER: Fb=2,400 psi; E=1,800 ksi; Fv= 265 psi
- E. LOAD BEARING WALLS, INCLUDING SHEAR WALLS, SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED WITH 1X4 HORIZONTAL (CONT.) AT MID- HEIGHT OF WALL PRIOR TO LOADING THEM WITH CONSTRUCTION MATERIALS.
- F. FINGER JOINTED STUDS SHALL EXCEED THE MATERIAL PROPERTIES AND ALLOWABLE STRESSES FOR SOLID LUMBER AS SPECIFIED FOR STUD GRADE CONSTRUCTION.
- G. ALL OTHER NON-STRUCTURAL CONSTRUCTION SHALL BE EITHER CONSTRUCTION GRADE OR UTILITY HEADER AND OTHER MISCELLANEOUS FLEXURAL MEMBERS SHALL BE NO. 2 SYP (MC19 OR BETTER U.N.O.)
- H. MATERIALS MUST BE GRADE MARKED.
- I. SOLE PLATES MUST BE 1X6 OR 1X8 CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25 ACQ MINIMUM.
- J. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2x FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLES IN THE APPLICABLE BUILDING CODE.
- K. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
- L. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
- M. A HOLE GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY NOT BE BORED IN ANY WOOD STUD. BORED HOLES WITH A DIAMETER LESS THAN OR EQUAL TO 80 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-LOAD BEARING PARTITIONS OR WALLS WHERE EACH BORED STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS OCCUR.
- N. THE EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 OF AN INCH OF THE STUD EDGE. BORED HOLES SHALL NOT BE LOCATED AT A CUT OR NOTCH IN THE STUD.
- O. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH COPPER AZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) OR APPROVED EQUAL.
- EXPOSED WOOD (WHEN SHOWN ON PLANS) SHALL BE TREATED AS FOLLOWS:
 - WOOD NOT IN CONTACT WITH GROUND 0.25 ACQ
 - WOOD IN CONTACT WITH GROUND 0.40 ACQ
- P. ALL HARDWARE IN CONTACT W/ TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS G185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S OPTION.
- Q. PLACE 15 MIL. VAPOR BARRIER BETWEEN ANY WOOD IN CONTACT WITH BRICK OR CMU MASONRY.
- R. ALL WOOD FRAMING, FABRICATION, CONNECTIONS AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION, WCD 1 DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 23.
- S. JOISTS WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH BA TOP FLANGE JOIST HANGERS. USE LSSU JOIST HANGERS AT RIDGE AND HP LOCATIONS WHERE THE CONNECTORS ALL HIP BEARING LOCATIONS. USE HRC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & ECC COLUMN CAPS AND ABU AND CBSQ COLUMN BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL. HANGERS/CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED.
- T. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWDER ACTUATED FASTENERS.
- U. ALL HANGERS AND SPECIALTY FASTENERS ARE SIMPSON STRONG TIE PRODUCTS UNLESS NOTED OTHERWISE.
- V. FASTENER MINIMUM ø:
- 8d - 0.131"
 - 10d - 0.148"
 - 16d - 0.162"
 - 19d - 0.131"
 - #10 - 0.161"
 - SDS - 0.25"

07. PILES (SMALL TIMBER PILES)

- A. PILE DETAILS
- ALL TIMBER PILES TO BE TREATED AND MEET THE REQUIREMENTS OF ASTM D25.
 - PILE TREATMENT:
 - COPPER CHROMATED ARSENATE (CCA)
 - MINIMUM RETENTION OF PRESERVATIVE: 0.80 PCF PER AWPA SPECIFICATIONS.
 - TREAT ANY EXPOSED SURFACE (CUT, SCAR OR HOLE) BY BRUSHING COPPER NAPHTHENATE PER AWPA SPECIFICATION M4.
 - LENGTH: 30 ft.
 - MINIMUM TIP DIAMETER: 6"
 - MINIMUM BUTT DIAMETER: 8"
 - PILES MAY BE FOLLOWED, ALLOW 1'-0" FOR CUT-OFF
 - PREDRILL: 6 ft., 4"ø FOUR BLADE FISHTAIL BIT OR PRE-PUNCH 6 ft. WITH A 4"ø STEEL PIPE PUNCH
 - HAMMER: NO. 2 VULCAN OR 6,700 LB DROP HAMMER DELIVERING 7,260 FT.-LBS OF ENERGY PER BLOW
 - EXPLORATORY PILES: NONE
 - LOAD TEST: NONE
 - DESIGN LOAD: 5.5 TONS
- B. REFUSAL NOTES
- CRITERIA FOR REFUSAL: PILES ACHIEVING
 - 25 BLOWS/FT
 - 20 BLOWS/FT FOR 2 CONSECUTIVE FT

08. DESIGN LOADS

- A. DESIGN CODES:
- INTERNATIONAL BUILDING CODE (IBC) 2021 / ASCE 7-16
- B. VERTICAL LOADS:
- LIVE LOADS
 - RESIDENTIAL - 40 PSF
 - ROOF - 20 PSF
- C. SEISMIC LOADS:
- THE BUILDING STRUCTURAL FRAMES/WALLS ARE DESIGNED USING THE EQUIVALENT LATERAL FORCE METHOD
 - SEISMIC PARAMETERS:
 - SPECTRAL ACCELERATIONS
 - S₁ = 0.086
 - S₂ = 0.052
 - IMPORTANCE FACTOR: I_e = 1.00
 - SEISMIC DESIGN CATEGORY: B
 - SITE CLASS: E
 - SEISMIC RESISTING SYSTEM:
 - LIGHT FRAMED WALLS SHEATHED WITH WOOD: R=6
 - DIAPHRAGM DESIGN:
 - DIAPHRAGMS ARE DESIGNED IN ACCORDANCE WITH ASCE 7-16 SECTION 12.3.1.1. SEE BELOW FOR FLOOR DIAPHRAGM TYPE:
 - FIRST: RIGID
 - ROOF: FLEXIBLE
- D. WIND LOADS:
- BASIC WIND SPEED (3 SECOND GUST):
 - V_{ULT} = 144 MPH
 - V_{ASCE} = 112 MPH
 - EXPOSURE CATEGORY = C
 - ENCLOSURE: ENCLOSED
 - RISK CATEGORY = II
 - WIND DIRECTIONALITY: K_d = 0.85
 - TOPOGRAPHIC FACTOR: K_{zt} = 1.0
 - ELEVATION FACTOR: K_e = 1.0
 - GUST FACTOR: G = 0.85
 - EDGE WIDTH "a" = 3 FEET
 - DESIGN WIND PRESSURES:
 - q_z = 25.9 PSF
 - COMPONENTS & CLADDING (C&C) PRESSURES:

COMPONENTS AND CLADDING DESIGN PRESSURES (PSF): 20° < ROOF SLOPE ≤ 27°														
ZONE		OVERHANG												
EWA		1, 2e, 2r	2n, 3r	3e	4	5						1,2e,2r	2n,3r	3e
	≤ 10	-76	41	-84	41	-102	41	-49	45	-61	45	-106	-114	-133
	20	-64	37	-75	37	-91	37	-47	43	-56	43	-95	-105	-121
	50	-49	31	-63	31	-75	31	-44	40	-51	40	-80	-94	-106
	100	-38	26	-54	26	-64	26	-42	38	-47	38	-68	-85	-94
	200	-38	26	-45	26	-52	26	-40	36	-43	36	-68	-76	-83
	500	-38	26	-45	26	-45	26	-38	34	-38	34	-68	-76	-76
	1000	-38	26	-45	26	-45	26	-38	34	-38	34	-68	-76	-76

09. PREFABRICATED WOOD TRUSSES

- A. COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL BEFORE FABRICATION. TRUSS FRAMING, CONNECTIONS AND ANCHORAGE SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF LOUISIANA FOR THE LOADS SHOWN ON THE DRAWINGS.
- B. PROVIDE BLOCKING/BRIDGING FOR ROOF TRUSSES & MANUFACTURED WOOD PRODUCTS PER MFR REQUIREMENTS.
- C. PREMANUFACTURED METAL PLATE CONNECTORS SHALL BE MANUFACTURED BY SIMPSON, OR EQUAL, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- D. DIMENSIONAL LUMBER SHALL BE CONSTRUCTED TO SHAPE AND SIZE AS SHOWN ON THE DRAWINGS.
- E. DIMENSIONAL LUMBER SHALL BE OF SOUTHERN PINE, NO. 1 GRADE.
- F. MINIMUM ALLOWABLE STRESSES SHALL BE AS SHOWN IN THE 2018 EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" FOR NO. 1 GRADE LUMBER OF SIZES AS SHOWN ON THE DRAWINGS.
- G. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
- H. MANUFACTURED ENGINEERED WOOD PRODUCTS SHALL BE BY WEYERHAEUSER TJ, TIMBERSTRAND, PARALLAM, AND MICROLAM.
- I. ROOF TRUSSES SHALL BE CONSTRUCTED TO SHAPE AND SIZE AS SHOWN ON THE DRAWINGS.

ABBREVIATION	DEFINITION
(2)	QUANTITY 2
(E)	EXISTING
(E/D)	EXISTING, DEMOLISH
(N)	NEW
@	AT - IN REFERENCE TO SPACING
ARCH	ARCHITECT(S) DRAWINGS)
ADD'L	ADDITIONAL
ADH	ADHESIVE
ALT	ALTERNATE
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
EA	EACH
EF	EACH FACE
EW	EACH WAY
EXP	EXPANSION
FLR	FLOOR
FND	FOUNDATION
FS	FAR SIDE
GB	GRADE BEAM
GYP	GYPSUM
JST	JOIST
NS	NEAR SIDE
ø	DIAMETER
OC	ON CENTER
PERP	PERPENDICULAR
REIN	REINFORCEMENT
REQ'D	REQUIRED
T & B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TYP	TYPICAL
TOC	TOP OF CONCRETE
UNO	UNLESS NOTED OTHERWISE
w/	WITH
WD	WOOD

LIMITATION OF LIABILITY

- THESE DRAWINGS WERE PREPARED BY AP DESIGN GROUP, LLC FOR USE ON THE SPECIFIC PROJECT AND SITE IDENTIFIED. THEY ARE NOT INTENDED FOR REUSE, REPRODUCTION, OR MODIFICATION BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE CONDITIONS, AND COORDINATION WITH OTHER DISCIPLINES.
- AP DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, OR SAFETY, NOR FOR ANY DEVIATIONS FROM THESE DRAWINGS UNLESS APPROVED IN WRITING. RELIANCE BY ANY PARTY OTHER THAN THE ORIGINAL CLIENT IS AT THEIR OWN RISK.
- THE CONSULTANT'S TOTAL LIABILITY FOR ANY CLAIMS ARISING OUT OF THESE SERVICES SHALL NOT EXCEED THE TOTAL FEE PAID TO THE CONSULTANT FOR THE PROJECT. NO LIABILITY IS ACCEPTED FOR INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.



1

S002

SCHEDULE - CONC SPLICE

12" = 1'-0"

LAP SPLICES [INCHES]											
		SPlice LOCATION		BAR SIZE							
				#3	#4	#5	#6	#7	#8	#9	#10
SLABS	TOP		15	24	36	48	78	96	117	140	165
	OTHER		12	19	28	37	60	74	90	108	127
OTHER	TOP		24	32	40	48	70	80	91	102	113
	OTHER		19	25	31	37	54	62	70	79	87

NOTE:

REQUIRED TENSION LAP SPLICE LENGTHS FOR f_c=4,000 PSI.

FOR HIGHER OR LOWER VALUES OF f_c, LAP LENGTHS MAY

BE ADJUSTED ACCORDINGLY. SUBMIT PROPOSED LENGTHS

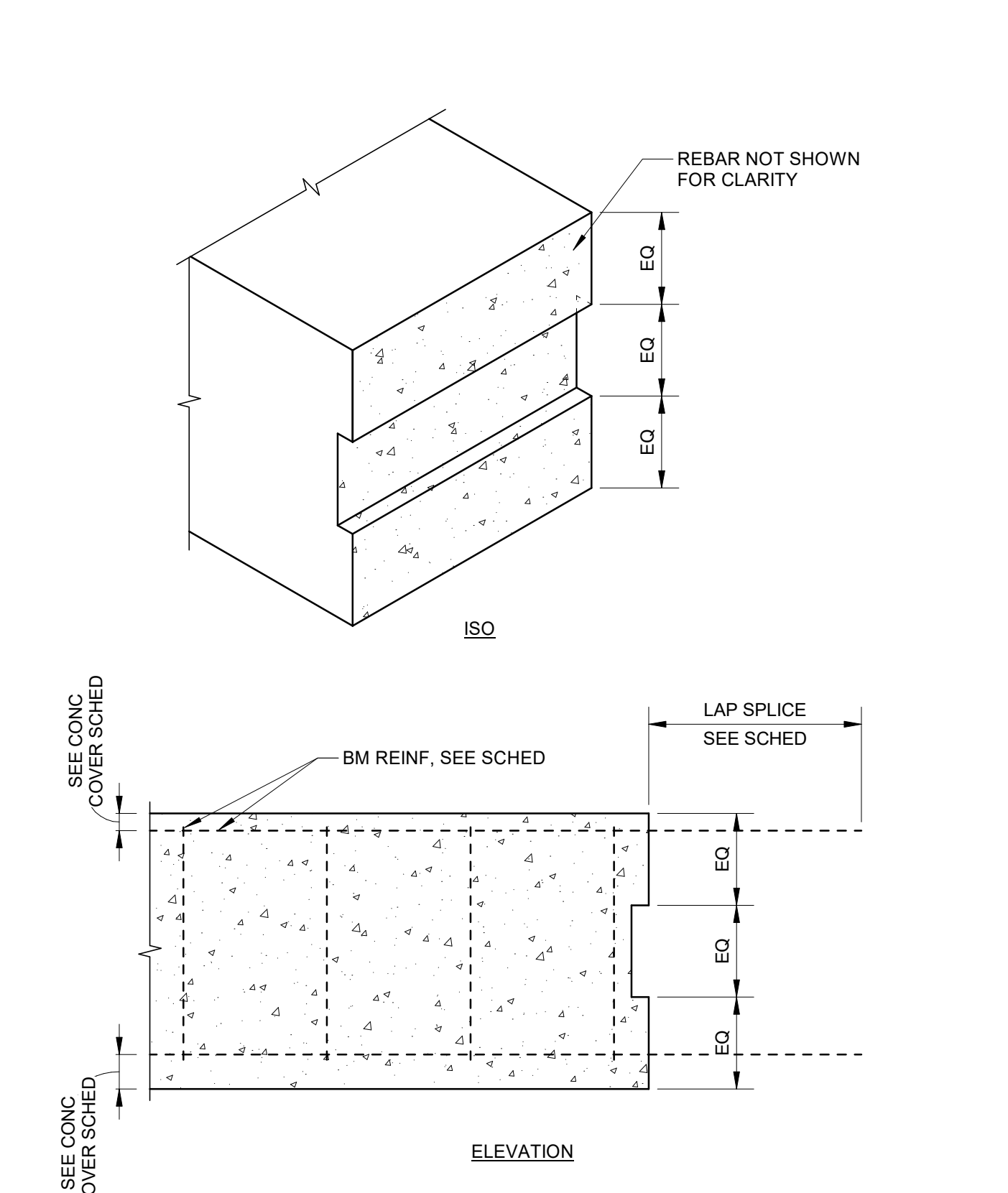
FOR APPROVAL.

2		STRAIGHT BAR DEVELOPMENT LENGTH "Ld"						
S002		12" = 1'-0"						
fy = 60000 psi	CASE A				CASE B			
	fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi		fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi	
	BAR SIZE	db [in]	Ld [in]	Ld [in]	BAR SIZE	db [in]	Ld [in]	Ld [in]
#3	0.375	14	12	12	14	12	12	12
#4	0.500	18	16	14	18	16	14	14
#5	0.625	23	19	18	23	19	18	18
#6	0.750	27	23	21	27	23	21	21
#7	0.875	39	33	30	39	33	30	30
#8	1.000	44	38	34	44	38	34	34
#9	1.128	50	43	38	50	43	38	38
#10	1.270	56	48	43	56	48	43	43

NOTES:
1. CASE A: CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPICED NOT LESS THAN db, CLEAR COVER AT LEAST db, AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN THE CODE MINIMUM OR CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPICED AT LEAST 2db AND CLEAR COVER AT LEAST db
2. CASE B: ALL OTHER CASES
3. FOR LIGHTWEIGHT CONCRETE, INCREASE ABOVE LENGTHS BY 33%
4. IN CERTAIN CASES, DEVELOPMENT LENGTHS CAN BE SHORTENED. SEE DETAILS AND SECTIONS FOR SPECIFIC LENGTHS

3		HOOKED BAR DEVELOPMENT LENGTH "Ldh"						
S002		12" = 1'-0"						
fy = 60000 psi	CASE A				CASE B			
	fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi		fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi	
	BAR SIZE	db [in]	Ldh [in]	Ldh [in]	BAR SIZE	db [in]	Ldh [in]	Ldh [in]
#3	0.375	6	6	6	8	7	6	6
#4	0.500	8	7	6	11	10	9	9
#5	0.625	10	9	8	14	12	11	11
#6	0.750	12	11	9	17	14	13	13
#7	0.875	14	12	11	19	17	15	15
#8	1.000	16	14	12	22	19	17	17
#9	1.128	18	16	14	25	21	19	19
#10	1.270	20	18	15	28	24	22	22

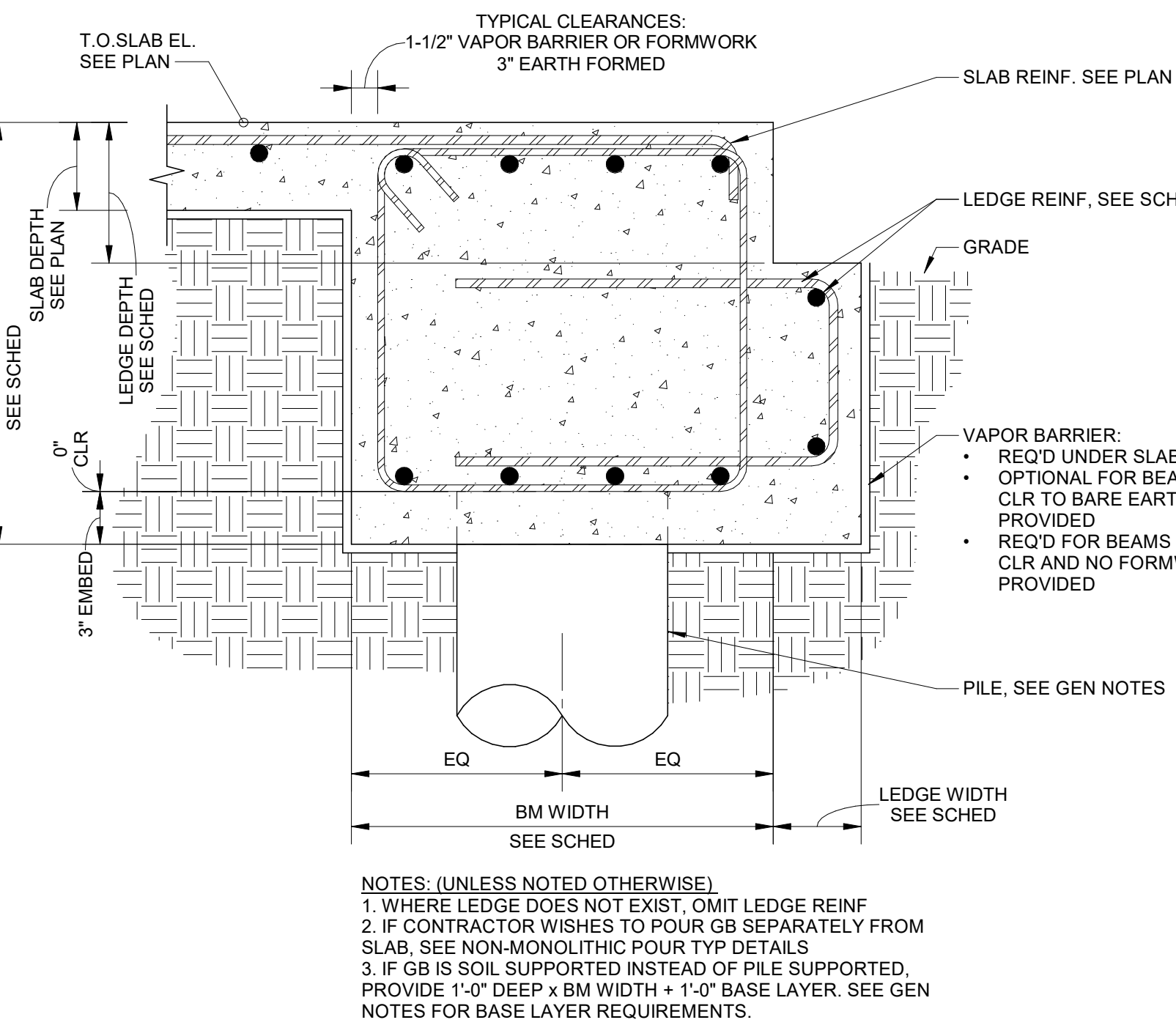
NOTES:
1. CASE A: FOR NO. 11 BAR AND SMALLER HOOKS WITH SIDE COVER (NORMAL TO PLANE OF HOOK) ≥ 2-1/2 IN. AND FOR 90-DEGREE HOOK WITH COVER ON BAR EXTENSION BEYOND HOOK ≥ 2 IN.
2. CASE B: ALL OTHER CASES
3. FOR LIGHTWEIGHT CONCRETE, INCREASE ABOVE LENGTHS BY 33%
4. IN CERTAIN CASES, DEVELOPMENT LENGTHS CAN BE SHORTENED. SEE DETAILS AND SECTIONS FOR SPECIFIC LENGTHS



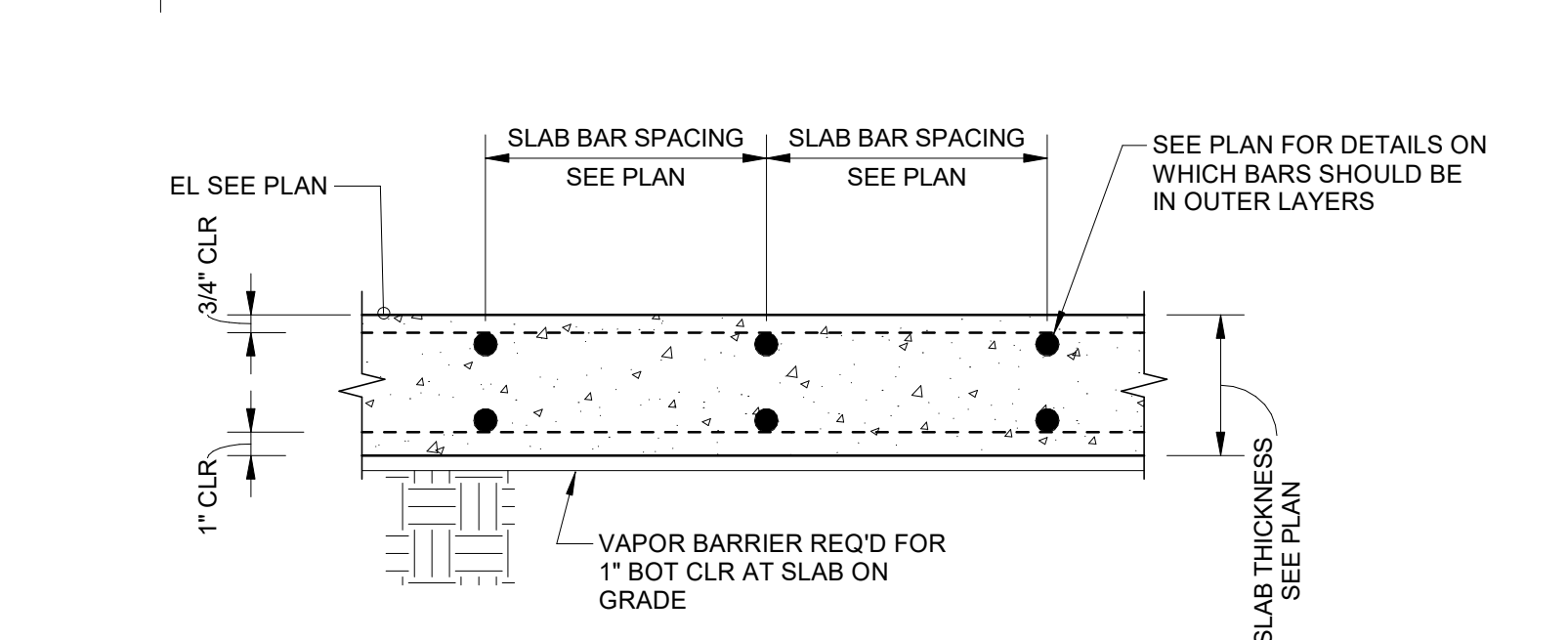
4		TYP DETAIL - CONCRETE BM BULKHEAD	
S002		1" = 1'-0"	

5		SCHEDULE - GRADE BEAM					
S002		1/2" = 1'-0"					
SYMBOL	WIDTH (IN)	DEPTH (IN)	TOP REINF	BOT REINF	STIRRUPS	LEDGE	
GB18x18	18	18	(4) #6	(4) #6	#3@12"		

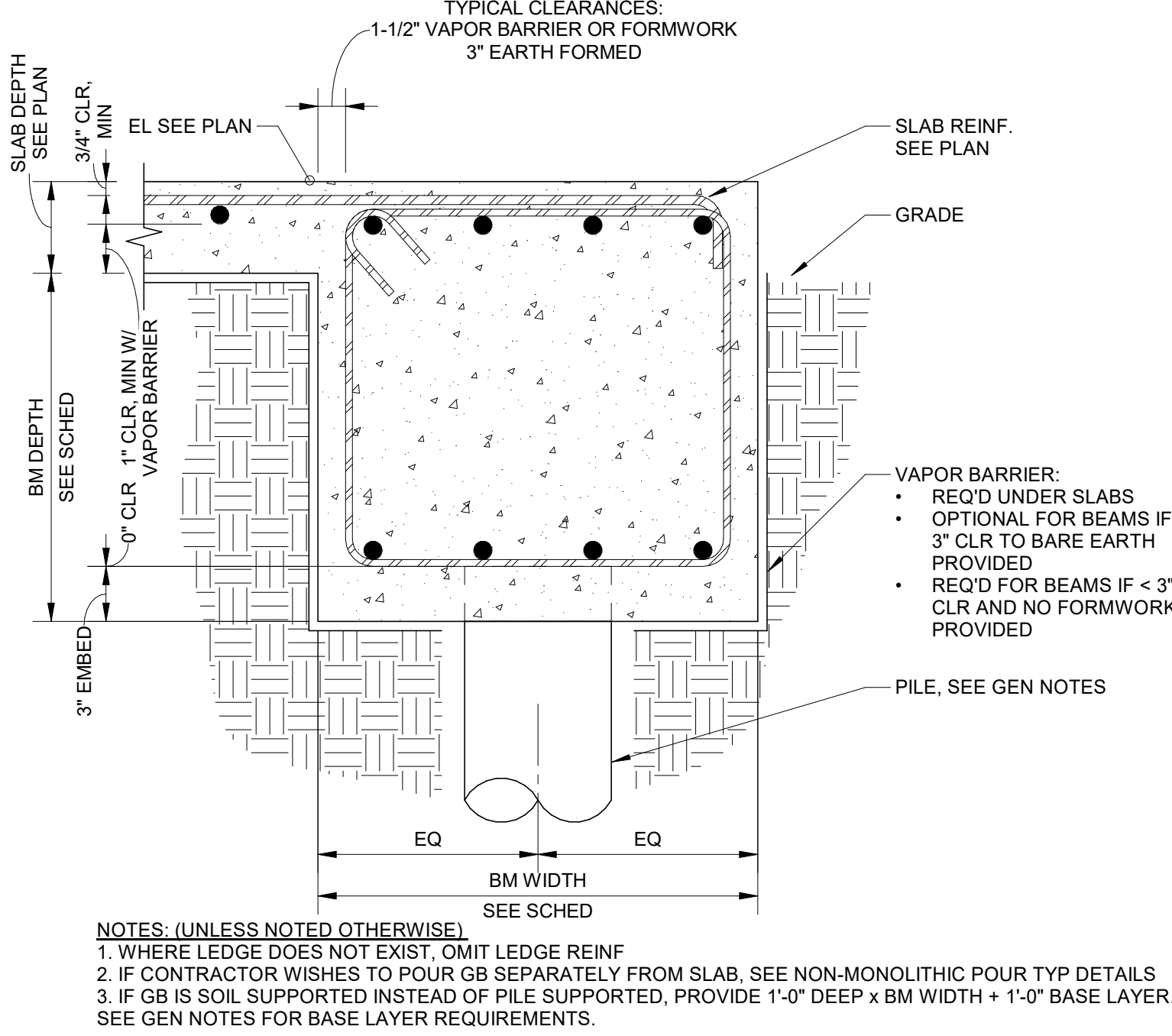
6 CONC WALL SCHEDULE					
S002		1/2" = 1'-0"			
SYMBOL	THICKNESS	SHEATHING / CLADDING	HORIZONTAL REINF	VERTICAL REINF	COMMENTS
CON1	8"	SEE ARCH	#4 @ 12" OC, EF	#4 @ 12" OC, EF	
NOTE: UNLESS NOTED OTHERWISE 1. VERT REINF FOR WALLS TO BE L-BAR EXTENDING TO BOT MAT OF CONC FOUNDATIONS, TYP SPLICE 2. WHEN REINF PROVIDED ON EF, ALWAYS PLACE VERT BARS IN OUTER LAYER					
The diagram illustrates the reinforcement details for a concrete wall. It includes two views: an ELEVATION view and a SECTION view. ELEVATION View: Shows a vertical wall section. The top horizontal reinforcement is labeled "HORIZONTAL REINF SEE SCHED". The vertical reinforcement is labeled "VERTICAL REINF SEE SCHED". The wall thickness is indicated as "2\" CLR TYP". The bottom horizontal reinforcement is labeled "HORIZONTAL REINF SEE SCHED". The vertical reinforcement is labeled "VERTICAL REINF SEE SCHED". The wall thickness is indicated as "2\" CLR TYP". The bottom horizontal reinforcement is labeled "HORIZONTAL REINF SEE SCHED". The vertical reinforcement is labeled "VERTICAL REINF SEE SCHED". The wall thickness is indicated as "2\" CLR TYP". SECTION View: Shows a cross-section of the wall. The top horizontal reinforcement is labeled "HORIZONTAL REINF SEE SCHED". The vertical reinforcement is labeled "VERTICAL REINF SEE SCHED". The wall thickness is indicated as "2\" CLR TYP". The bottom horizontal reinforcement is labeled "HORIZONTAL REINF SEE SCHED". The vertical reinforcement is labeled "VERTICAL REINF SEE SCHED". The wall thickness is indicated as "2\" CLR TYP". Labels and Dimensions: - VERTICAL REINF SEE SCHED 2" CLR TYP 6" EMBED MIN - LAP SPLICE SEE SCHED - HORIZONTAL REINF SEE SCHED 6" MIN - WHEN WALL HAS REINF ON EF, ALWAYS PLACE VERT BARS IN OUTER LAYER - ELEVATION - SECTION					



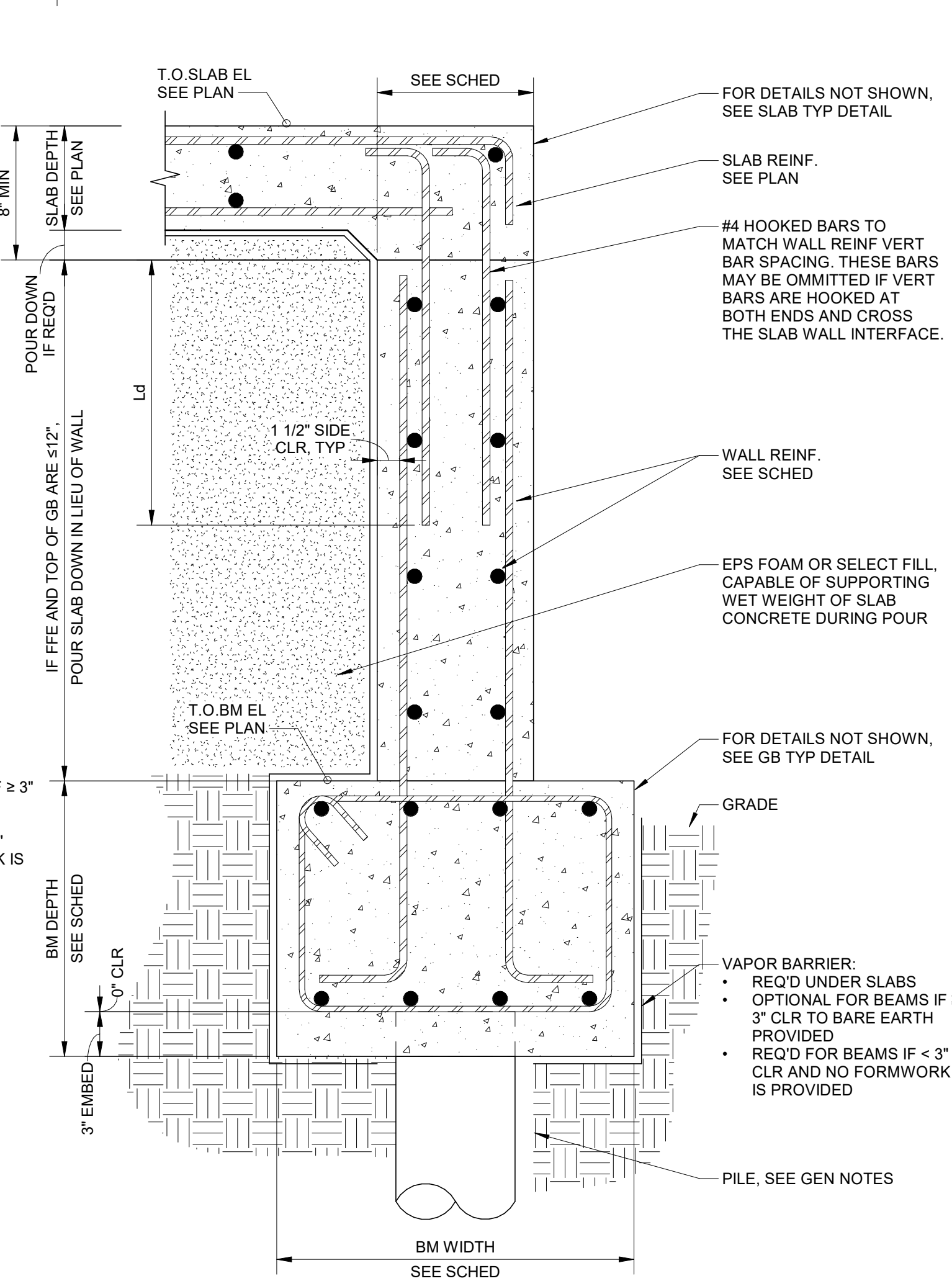
7		TYP DETAIL - EXTERIOR CONC BEAM DETAIL - LEDGE	
S002		1 1/2" = 1'-0"	



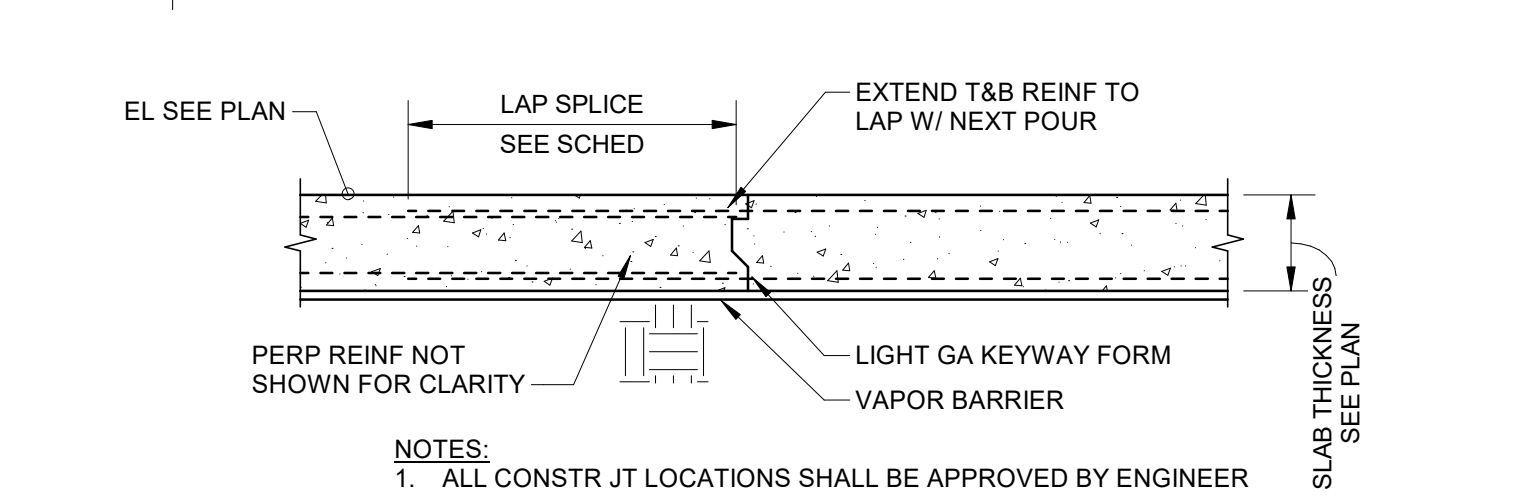
8		TYP DETAIL - CONCRETE SLAB CLEAR COVER	
S002		1 1/2" = 1'-0"	



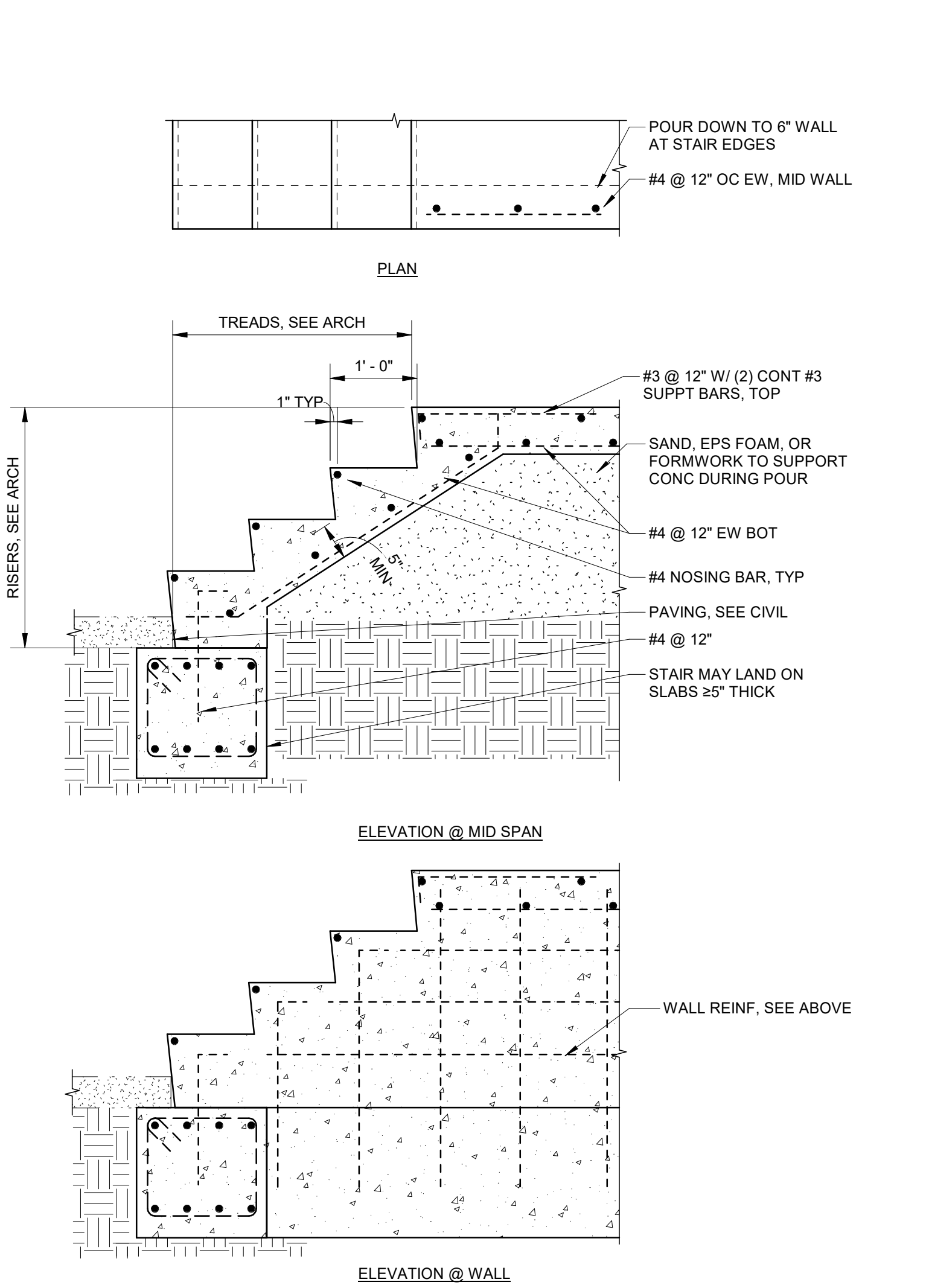
9		TYP DETAIL - EXTERIOR CONC BEAM DETAIL	
S002		1 1/2" = 1'-0"	



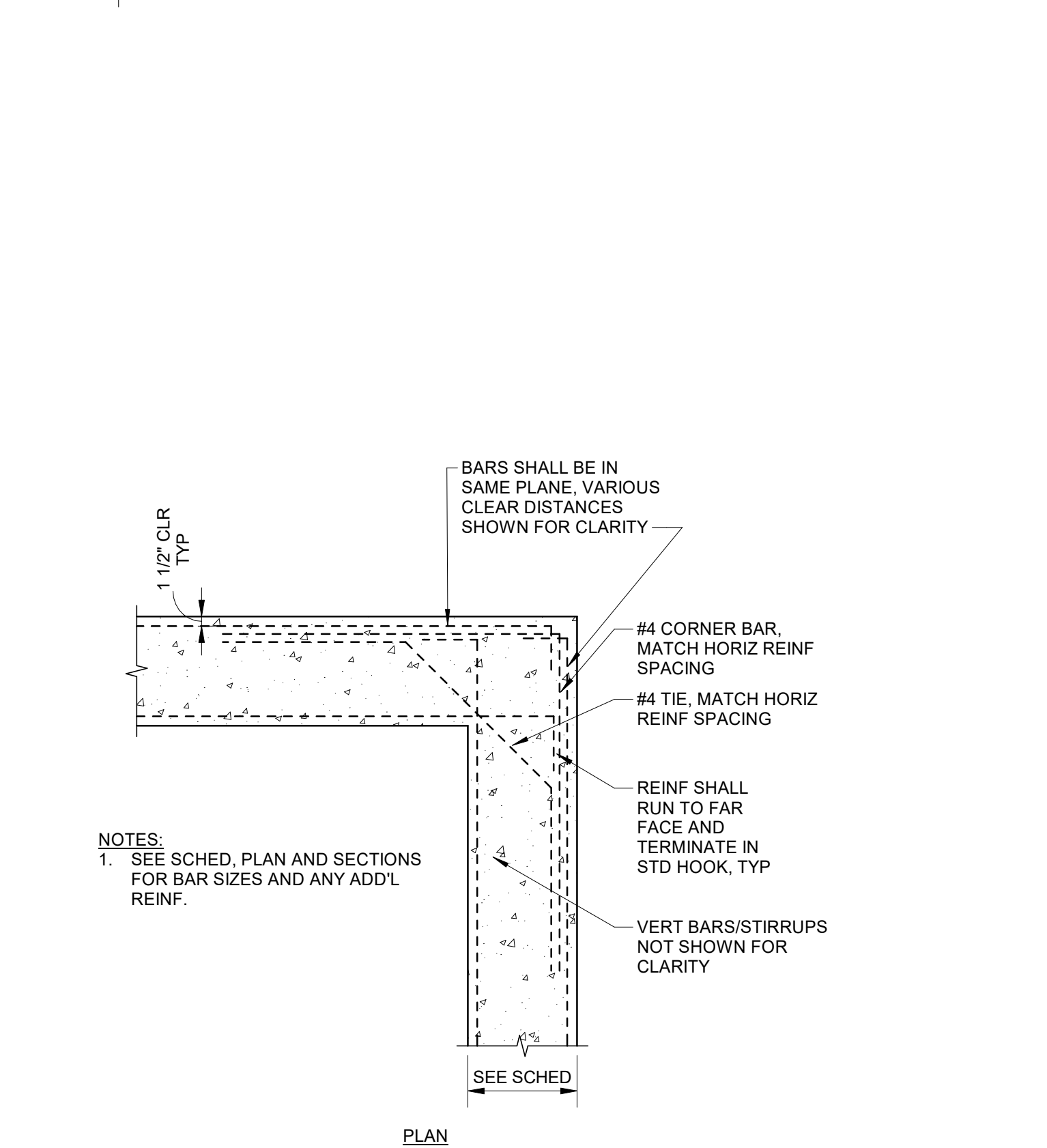
10		TYP DETAIL - RAISED CONC SLAB	
S002		1 1/2" = 1'-0"	



11		TYP DETAIL - CONCRETE SLAB CONSTRUCTION JOINT	
S002		1" = 1'-0"	



12		TYP DETAIL - CONC STAIR	
S002		3/4" = 1'-0"	



13		TYP DETAIL - CONC WALL/BEAM CORNER REINF	
S002		1" = 1'-0"	

BANNER COMMUNITY

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NEW ORLEANS, LA 70119
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MECHANICAL AND PLUMBING ENGINEER:
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504 223 3736

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2783 LAPALCO BOULEVARD
HARVEY, LA 70058
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DRAKEENG.COM

07/31/2025
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE

1 AUGUST 2025
CONSTRUCTION RELEASE

S002

1

WALL SCHEDULE - WOOD

S003

1/2" = 1'-0"

SYMBOL	STUD SIZE	SPACING (IN)	SHEATHING / CLADDING	BOT PLATE ATTACHMENT TO CONC				TO WOOD	COMMENTS
				ANCHOR	SPACING (IN)	EMBED (IN)	BLOCKING (IN)		
W1	2x6	16	EXTERIOR: 15/32" SHEATHING INTERIOR: 1/2" GYP BOARD	1/2" ø	48	5	48	(1) 10d NAIL @ EA STUD	
W1	2x4	16	EXTERIOR: 15/32" SHEATHING INTERIOR: 1/2" GYP BOARD	1/2" ø	48	5	48	(1) 10d NAIL @ EA STUD	

NOTE: UNLESS NOTED OTHERWISE

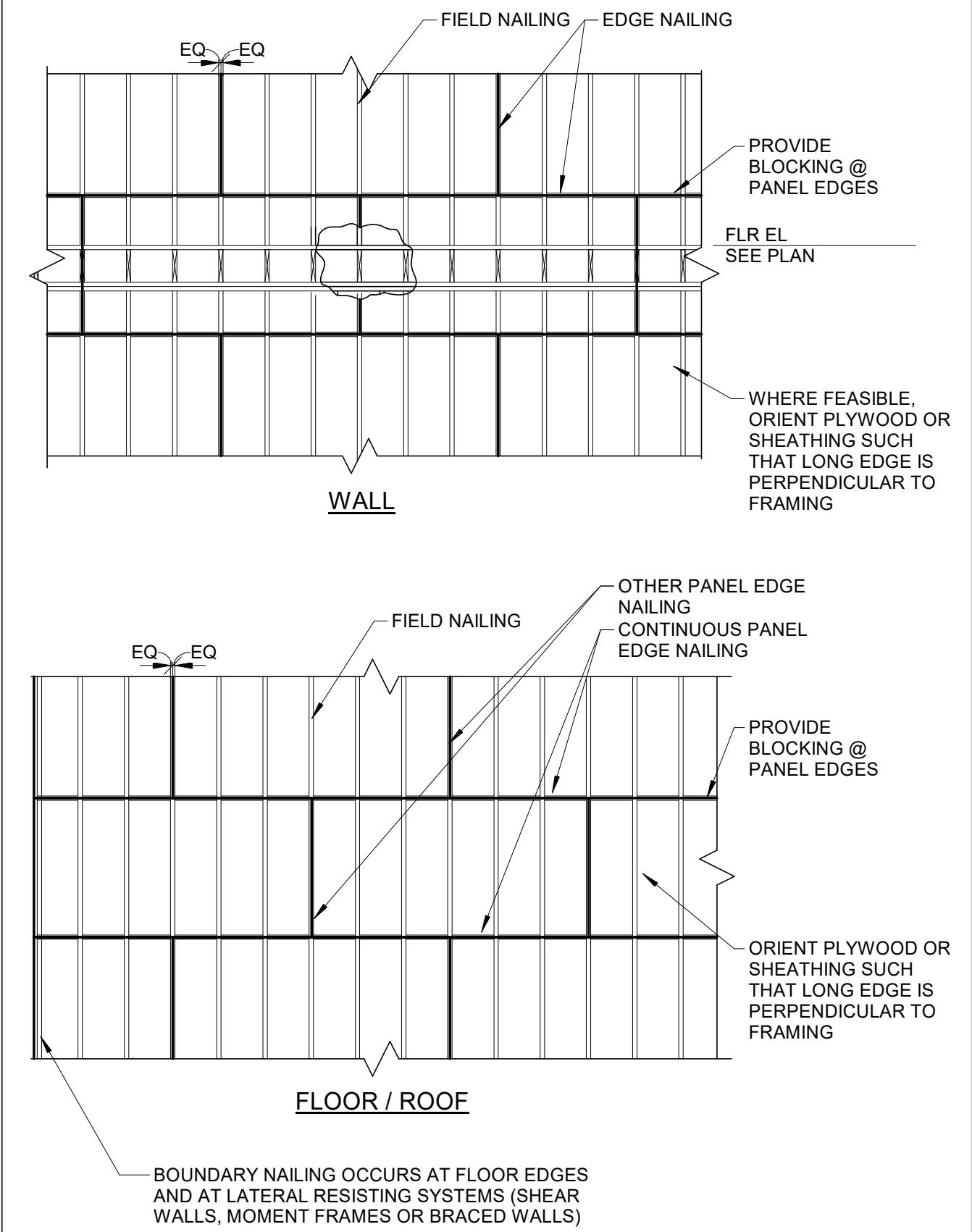
1. WALL CONSTRUCTION SHALL CONFORM TO METHODS PRESCRIBED IN THE WFCM.

2. ALL EXTERIOR WALLS TO BE FULLY BLOCKED AND SHEATHED PRIOR TO REMOVING ANY LATERAL BRACING.

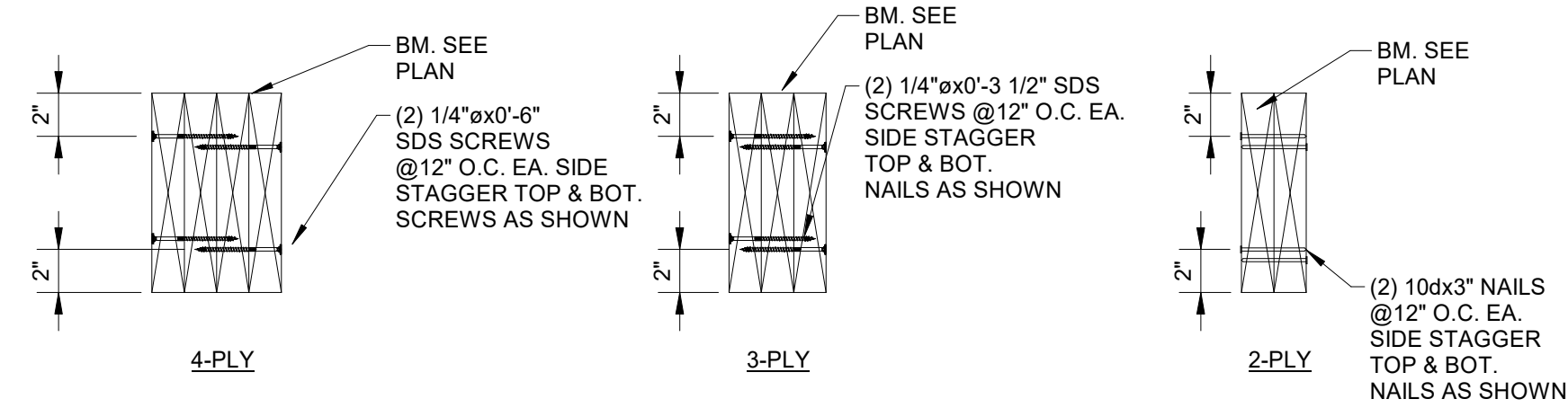
3. ALL INTERIOR WALLS TO BE FULLY BLOCKED AND AT A MINIMUM BE SHEATHED ON ONE SIDE PRIOR TO REMOVING ANY LATERAL BRACING.

4. ALL EXTERIOR SIDING TO BE FULLY REPAIRED AND REPLACED PRIOR TO REMOVING ANY LATERAL BRACING.

3 SHEATHING FASTENING SCHEDULE					
S003		1/4" = 1'-0"			
SHEATHED SURFACE	SHEATHING THICKNESS	FASTENER TYPE/SIZE	MAX FASTENER SPACING ALONG SUPPORTING MEMBER		
			FIELD	PANEL EDGES	DIAPHRAGM BOUNDARIES & CONT PANEL EDGES
ROOF	3/4"	SEE C&C NAILING SCHED			
FLOOR	3/4"	10d NAILS	12" O.C.	6" O.C.	4" O.C.
WALL	1/2"	8d NAILS	12" O.C.	6" O.C.	
	SEE SHEARWALL SCHEDULE FOR SHEAR WALL SPECIFIC NAILING PATTERNS				
NOTES: UNLESS NOTED OTHERWISE					
1. ALL SHEATHING TO HAVE SOLID BLOCKING @ ALL HORZ/VERT JOINTS.					
2. VERT JOINTS IN PLY SHEATHING TO BE STAGGERED @ EVERY 4'-0" O.C.					
3. 8d NAILS TO HAVE MIN ø OF 0.131" AND PENETRATION OF 1-3/8"					
4. 10d NAILS TO HAVE MIN ø OF 0.148" AND PENETRATION OF 1-1/2"					
5. NAILS MAY BE REPLACED WITH SCREWS OF EQUAL OR GREATER DIAMETER					
6. #10 SCREWS TO HAVE MIN ø OF 0.19"					
7. TO REDUCE SQUEAKING, FLOOR DECKING/SHEATHING TO BE GLUED AND EITHER TONGUE AND GROOVE OR UTILIZE H-CLIPS AT 1'-6" SPACING					



NOTES: UNLESS NOTED OTHERWISE
1. SEE SCHEDULE FOR FASTENER SIZES AND SPACING
2. AT FLOORS, GLUE AND SCREW SHEATHING FOR REDUCED SQUEAKING

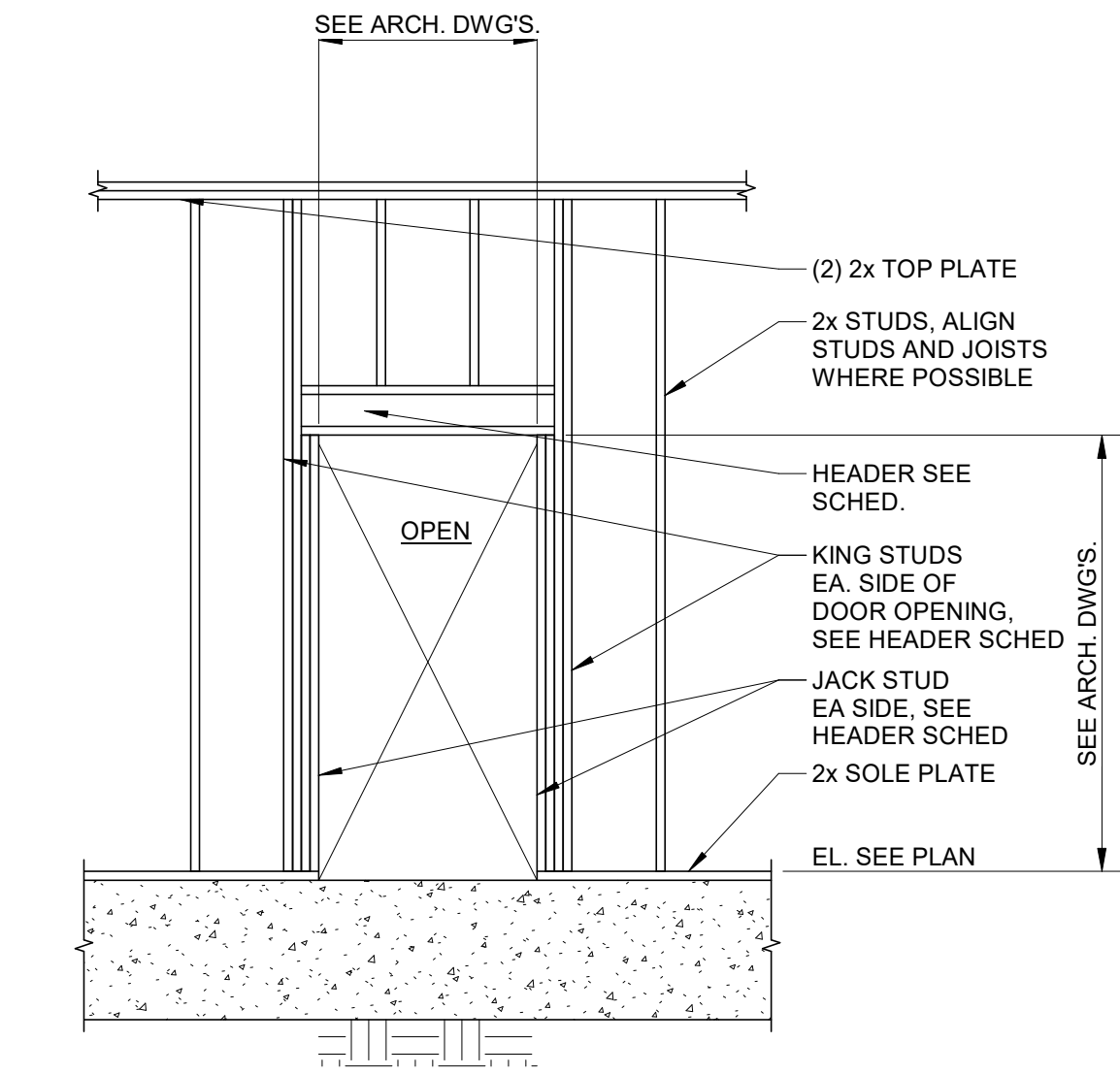


NOTE:
1. STAGGER PLYS SUCH THAT JOINTS HAVE A MINIMUM 4'-0" OVERLAP

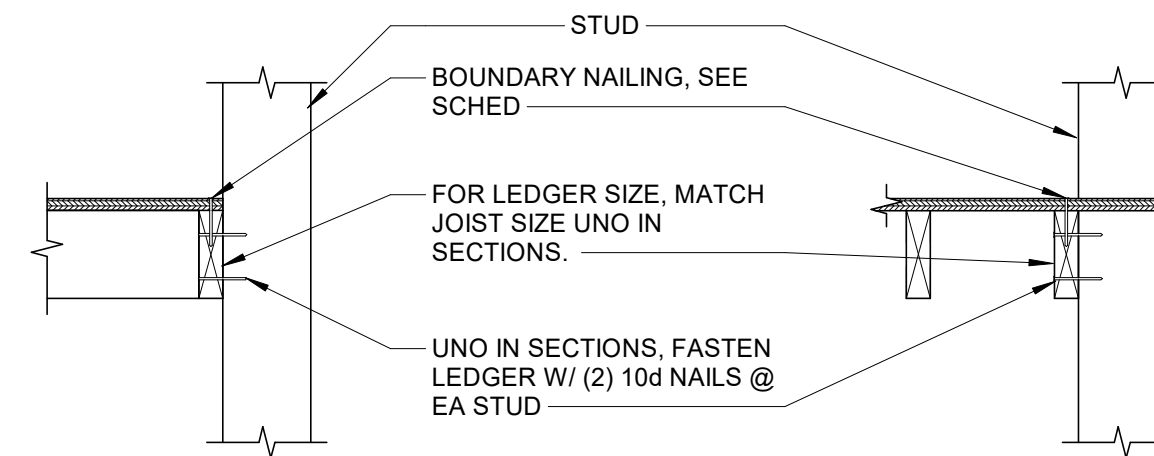
6 DETAIL-TYPICAL WOOD BEAM NAILING PATTERN		
S003 1 1/2" = 1'-0"		

2 SCHEDULE - WOOD HEADERS		
S003 1/2" = 1'-0"		
OPENING LENGTH (FT)	HEADER SIZE	# OF KING JACK STUDS EA. SIDE
2	(2) 2x6	(1) 2x4 OR (1) 2x6
3	(2) 2x6	(1) 2x4 OR (1) 2x6
4	(3) 2x6	(1) 2x4 OR (1) 2x6
5	(3) 2x6	(2) 2x4 OR (2) 2x6
6	(3) 2x8	(2) 2x4 OR (2) 2x6
7	(3) 2x8	(2) 2x4 OR (2) 2x6
8	(2) 2x10	(3) 2x4 OR (2) 2x6
9	(3) 2x12	(3) 2x4 OR (3) 2x6
10	(3) 2x12	(4) 2x4 OR (3) 2x6
NOTES: UNLESS NOTED OTHERWISE		
1. HEADERS TO BE BEARING SUPPORTED ON EA. SIDE BY JACK STUDS		
2. JACK CRIPPLES TO BE PROVIDED AT LOWER & UPPER FLOOR FOR FULL LOAD TRANSFER		
3. HEADER MEMBERS SIZES PROVIDED ASSUMED STRONG AXIS ORIENTATION		
4. MEMBERS TO BE NAILED TOGETHER w/ MINIMUM:		
A. 2x4 - 2x6 - (3) 16d NAILS @ 16" O.C.		
B. 2x8 - 2x10 - (4) 16d NAILS @ 12" O.C.		
C. 2x12 - (4) 1/4" WD SCREWS @ 12" O.C. OR (6) 16d NAILS @ 12" O.C.		

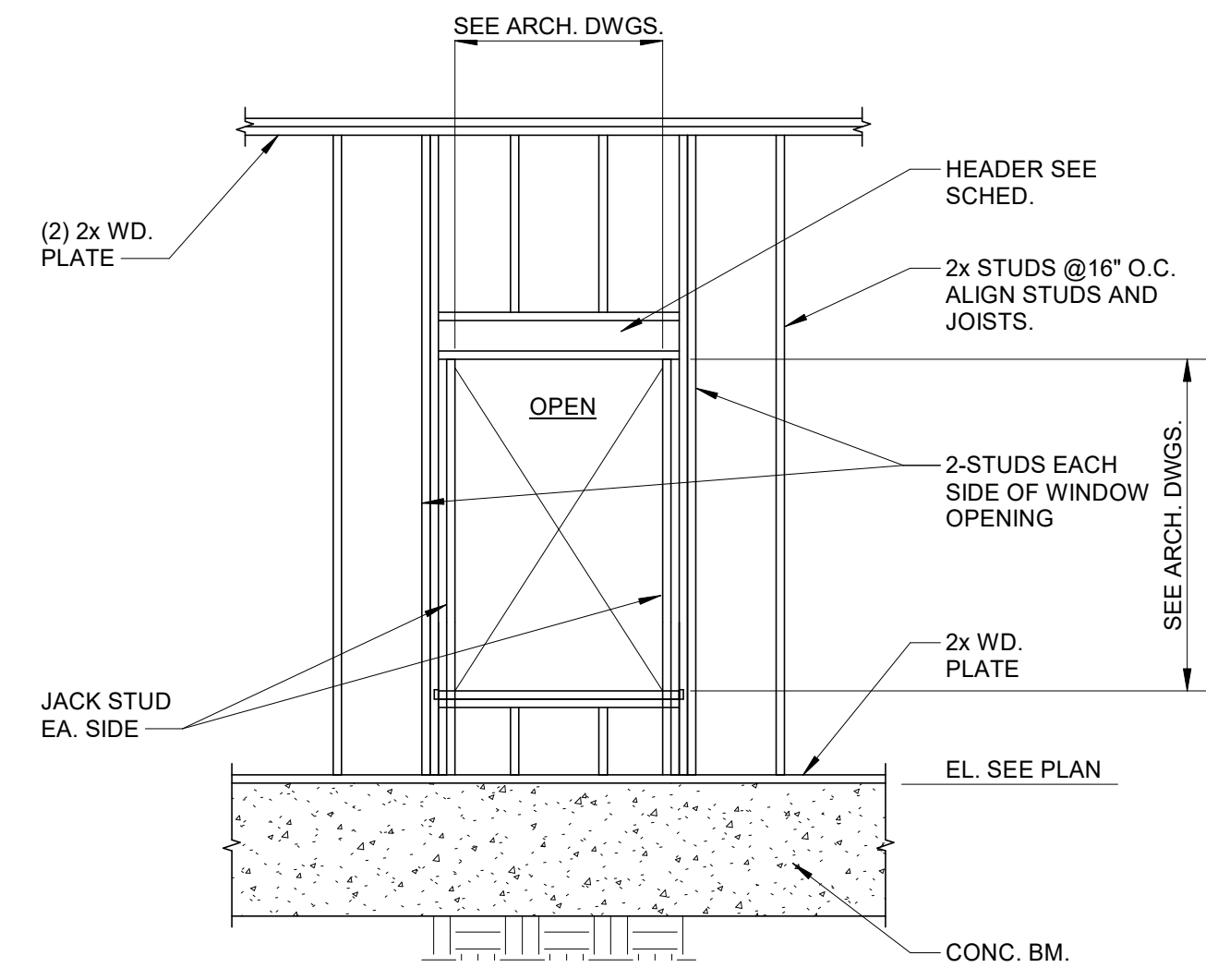
4 JOIST HANGER SCHEDULE	
S003 1/8" = 1'-0"	
MEMBER	HANGER
2x6	LUS26
2x8	LUS28
(2)2x8	LUS28-2
2x10	LUS210
(2)2x10	LUS210-2
(3)2x10	LUS210-3
2x12	LUS210
(2)2x12	LUS210-2
(3)2x12	LUS210-3
(4)2x12, (4)2x10	LUS210-4
LVL 11"-12"	HUS1.81/10
(2) - LVL 11"-12"	HHUS410
(3) - LVL 11"-12"	HGUS5.50/12
(4) - LVL 11"-12"	HGUS7.25/12
LVL 14"	HU14
(2) - LVL 14"	HHUS410
(3) - LVL 14"	HGUS5.50/14
(4) - LVL 14"	HHGU7.25-SDS
NOTES: UNLESS NOTED OTHERWISE	
1. DESIGN BASIS OF HANGER SCHEDULE IS SIMPSON STRONG-TIE.	
2. SEE PLAN AND DETAILS FOR ALTERNATE HANGER/FASTENERS REQUIRED	
3. LVL WIDTHS ARE ASSUMED 1-3/4"	
4. SEE SUPPLIER FOR FASTENERS REQUIRED, USE MAX PATTERNS	



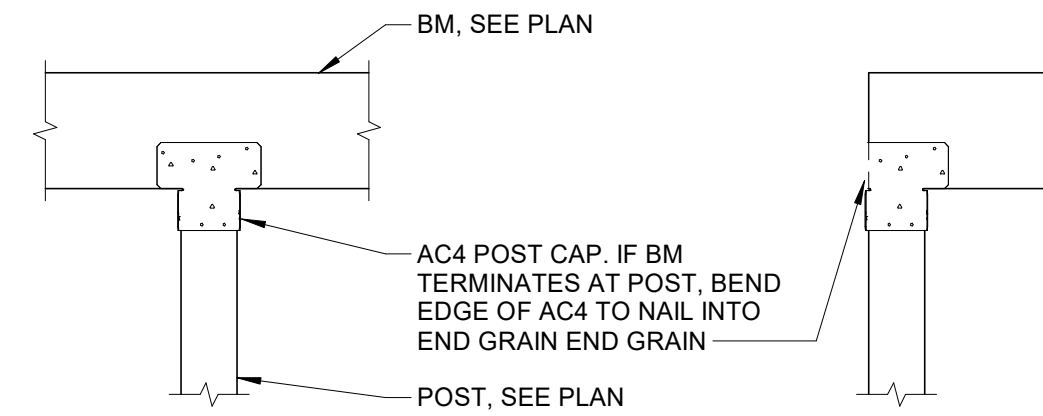
8 TYP DETAIL - DOOR OPENING FRAMING	
S003 3/8" = 1'-0"	



9 TYP DETAIL - WOOD LEDGER	
S003 1" = 1'-0"	

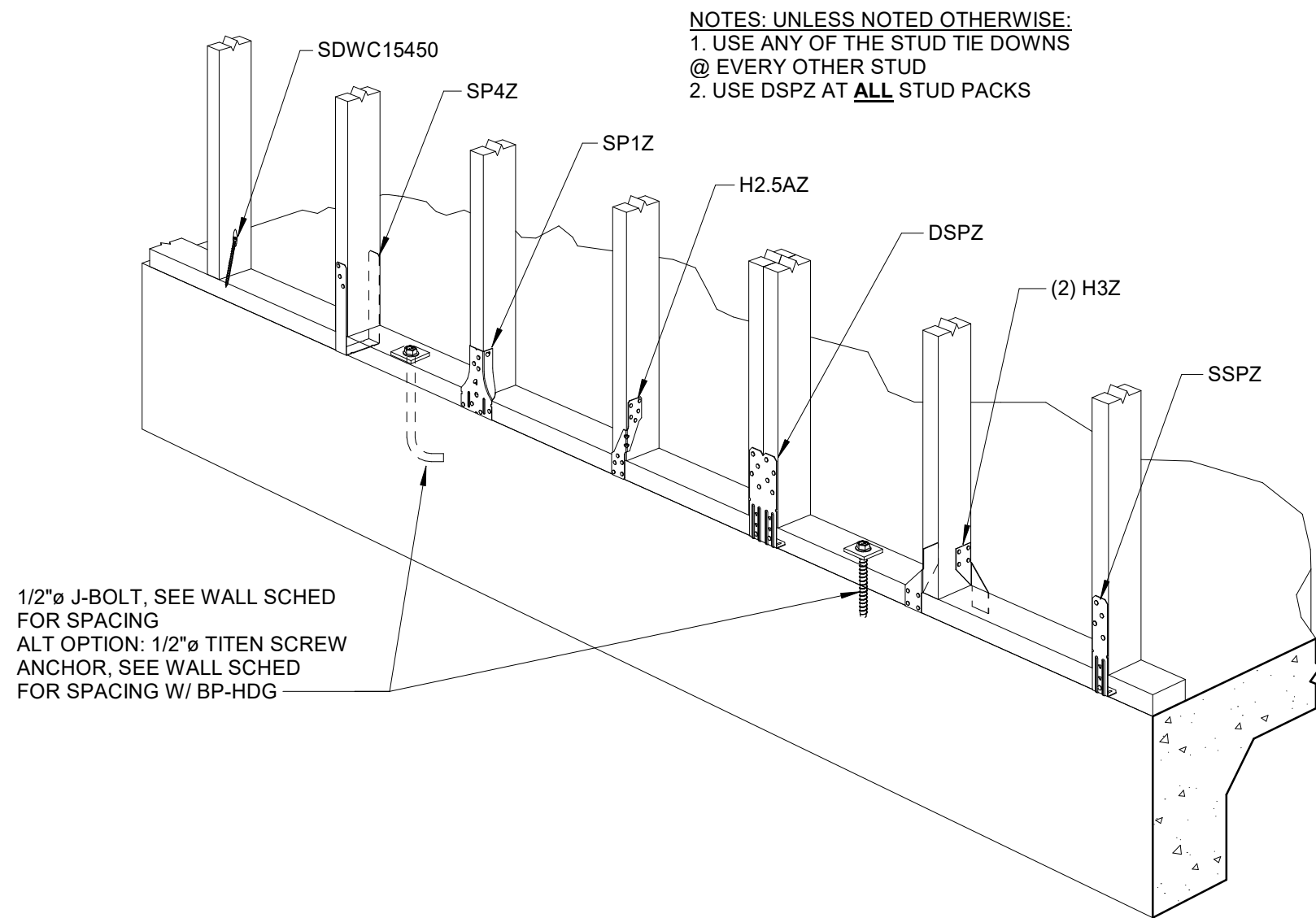


7 TYP DETAIL - WINDOW OPENING FRAMING	
S003 3/8" = 1'-0"	

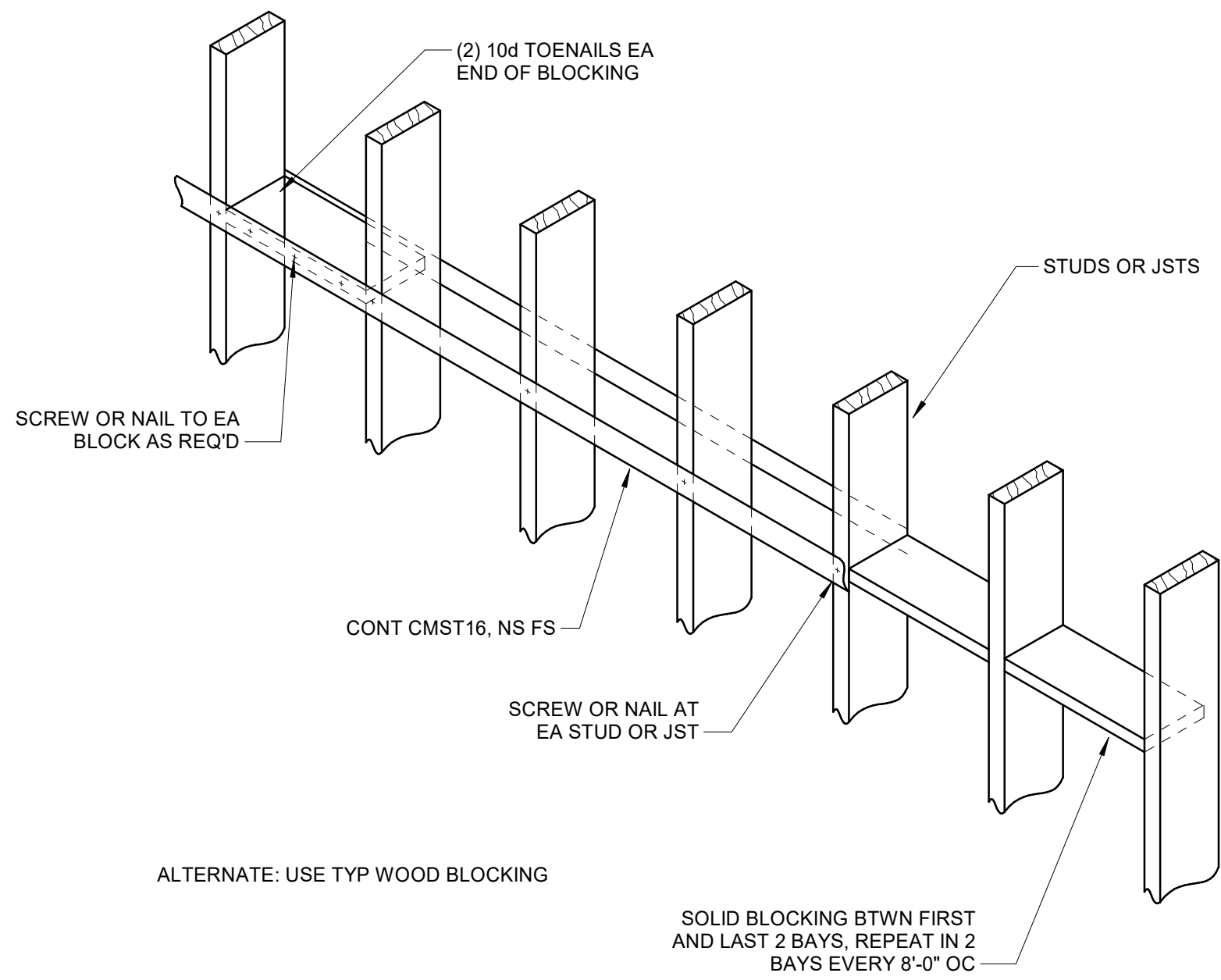


10 TYP DETAIL - POST CAP	
S003 1" = 1'-0"	

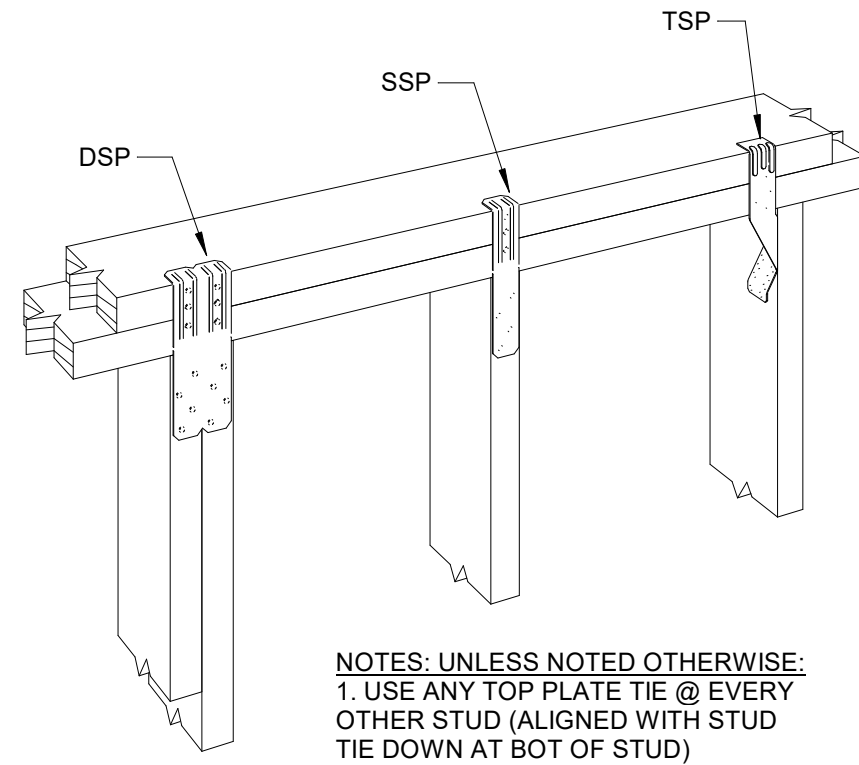
5 SCHEDULE - CLADDING NAILING FOR HIGH WIND ZONES									
S003 12" = 1'-0"									
FIELD NAIL SPACING FOR CLADDING - h<80, 20°<θ<27°, (30.3-2C)									
ZONE	LRFD ASCE 7-16 C&C PRESSURE (SEE TABLE IN GEN NOTES)	FORTIFIED SAFETY FACTOR	P	W	MEMBER SPACING		W	MEMBER SPACING	
				10d (RING SHANK)	16 in	24 in	#8 x 2" SCREW	16 in	24 in
5"	-61	1	-61	268	12	12	380	12	12
4"	-49	1	-49		12	12		12	12
3e	-102	1	-102		12	12		12	12
2n, 3r	-84	1	-84		12	12		12	12
1, 2e, 2r	-76	1	-76		12	12		12	12
* - COMPARE TO SHEAR WALL AND SHEATHING NAILING PATTERNS, TIGHTER SPACING SHALL GOVERN									



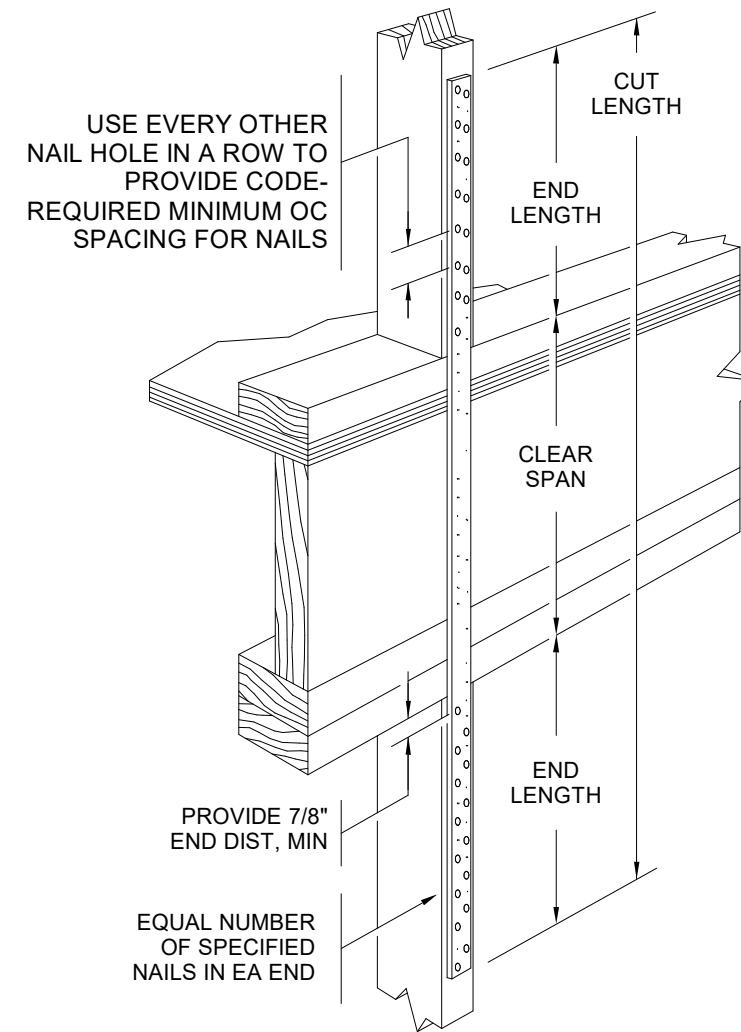
1 **TYP DETAIL - STUD WALL TO CONC CONN**
S004 1" = 1'-0"



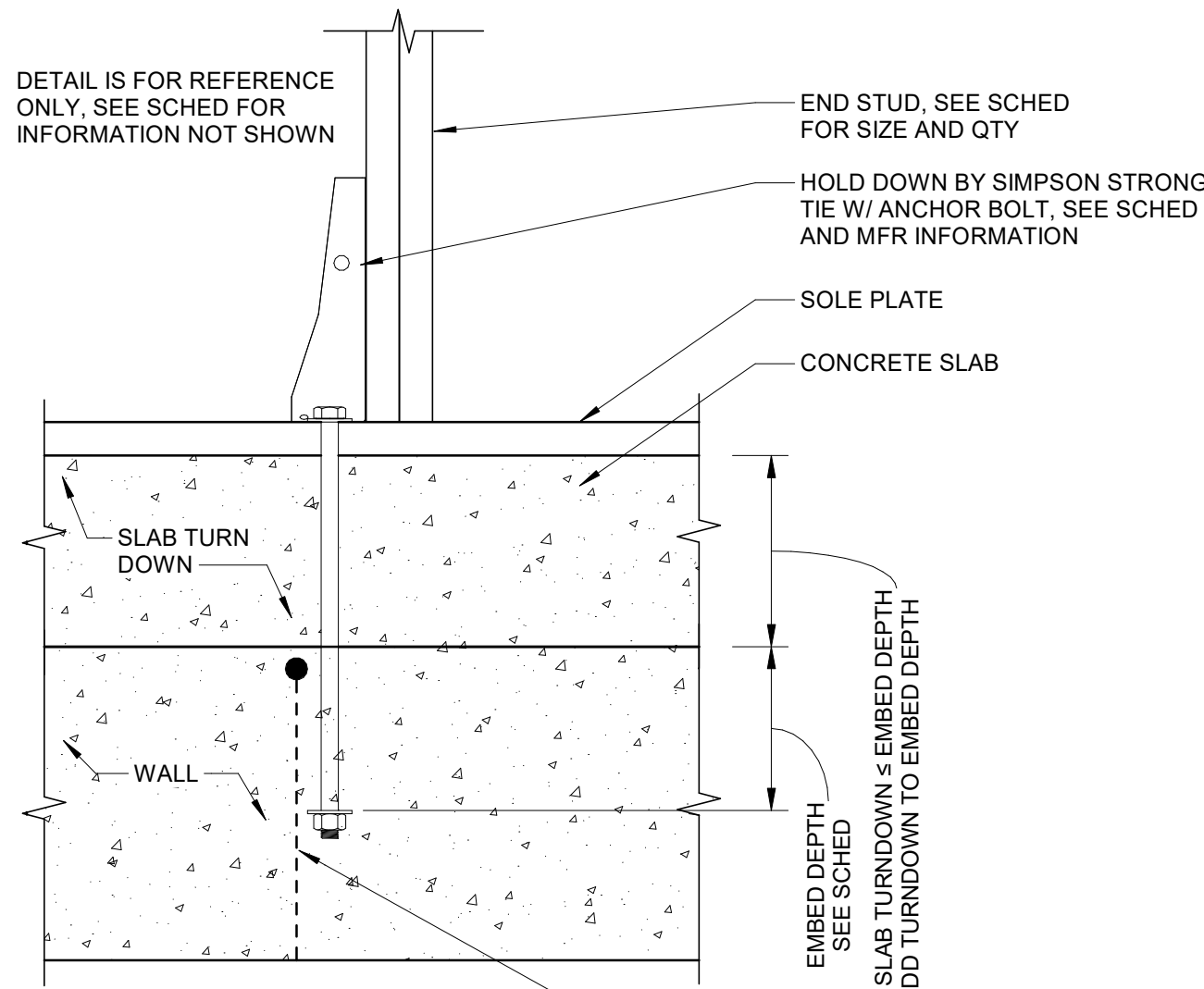
2 **BLOCK AND STRAP BRACING**
S004 1" = 1'-0"



3 **TYP DETAIL - STUD TO TOP PLATE**
S004 1 1/2" = 1'-0"

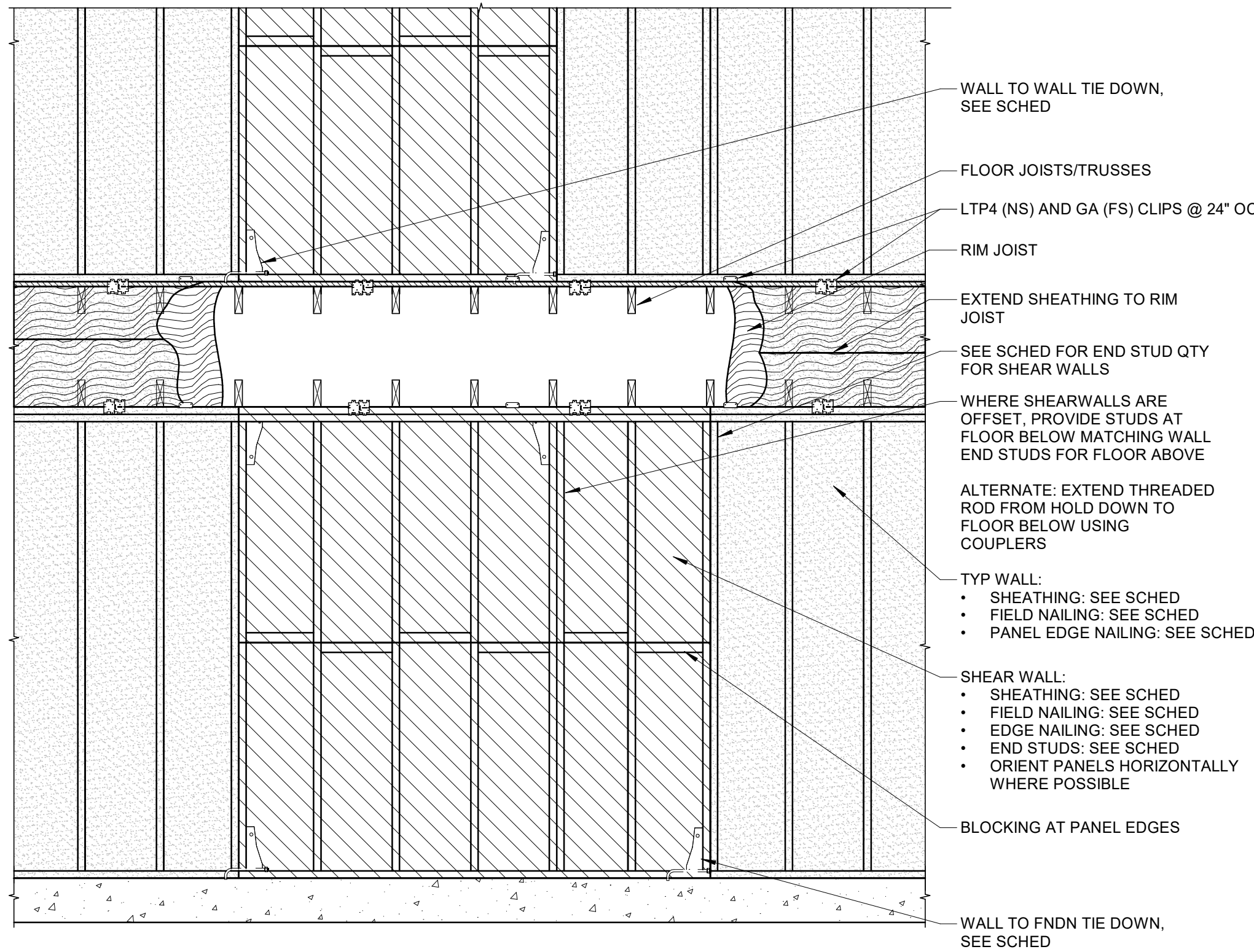


4 **COILED STRAP DETAIL**
S004 1 1/2" = 1'-0"

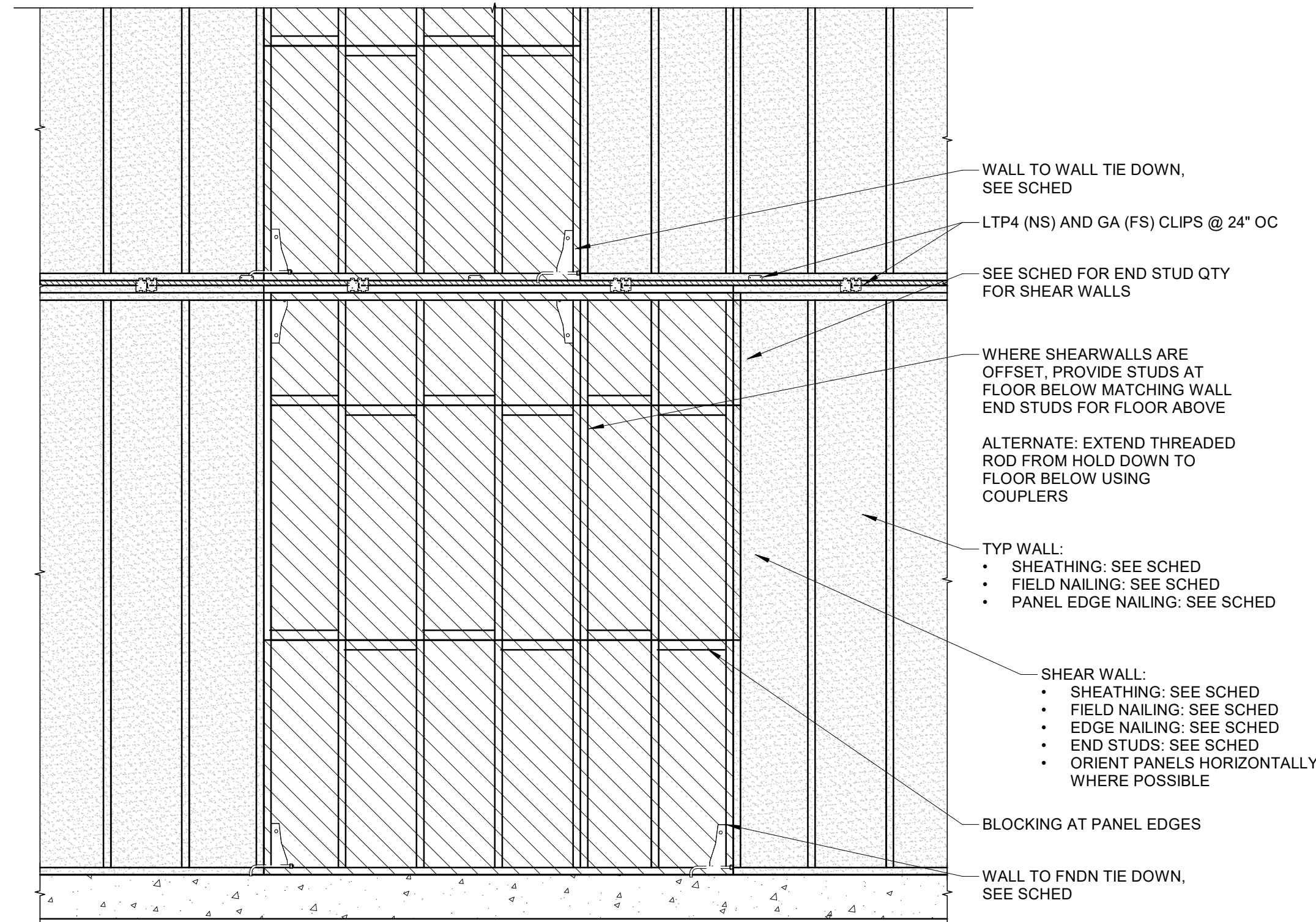


5 **SHEAR WALL TIE DOWN DETAIL - CONCRETE**
S004 1 1/2" = 1'-0"

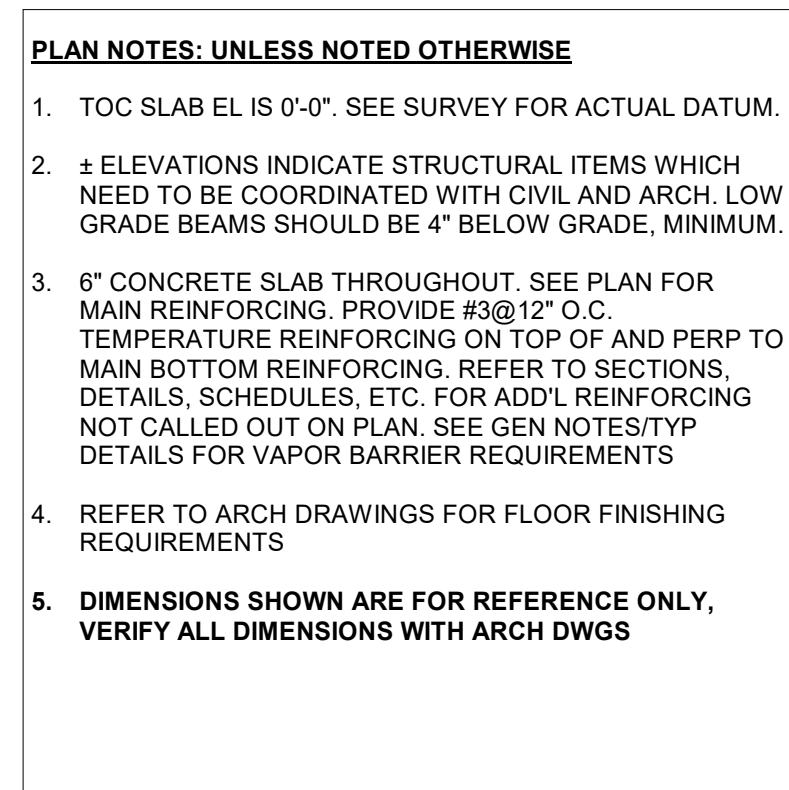
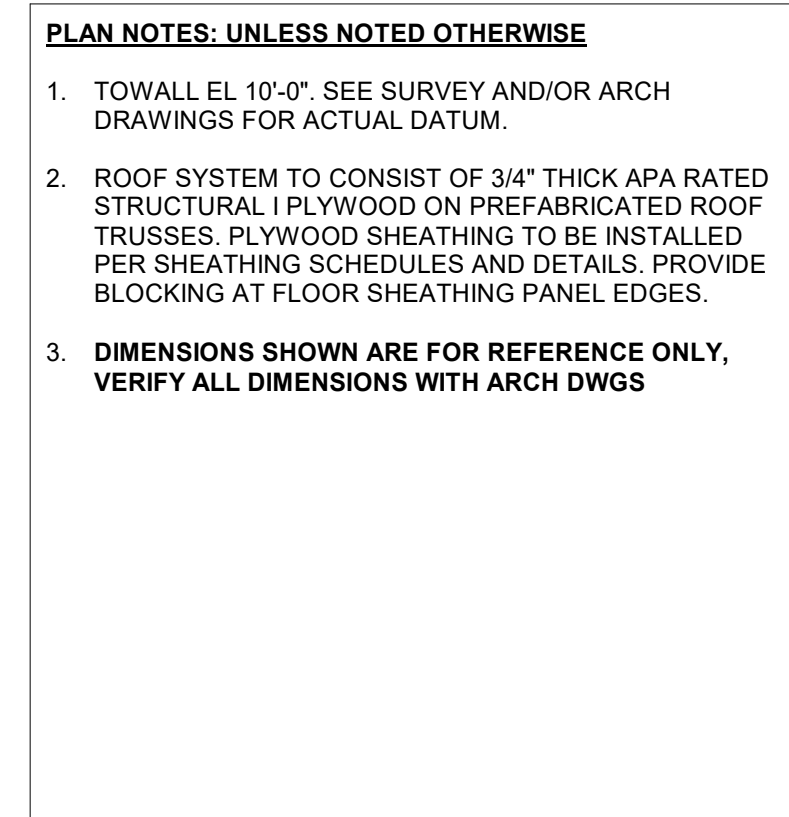
6 **SHEAR WALL TYPICAL DETAILS AND SCHEDULE**
S004 1/2" = 1'-0"



WALL PERPENDICULAR TO JOISTS/TRUSSES



WALL PARALLEL TO JOISTS/TRUSSES



<u>REBAR SCHEDULE</u>	
A	#4 @ 12" OC W/ STD HOOK, TOP
B	#4 @ 12" OC, TOP
C	#4 @ 12" OC, BOT
D	#4 @ 12" OC, MID DEPTH

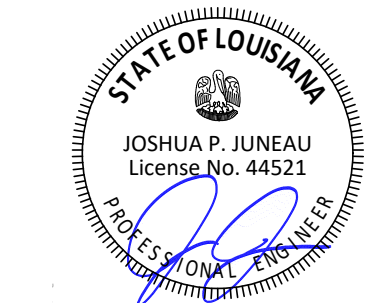
OFFICE OF JONATHAN TATE
1075 RACE STREET
NEW ORLEANS, LA 70130
504 383 4203
OFFICEJT.COM

LANDSCAPE ARCHITECT:
SPACKMAN, MOSSOP, AND MICHAELS
1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
504 218 8991

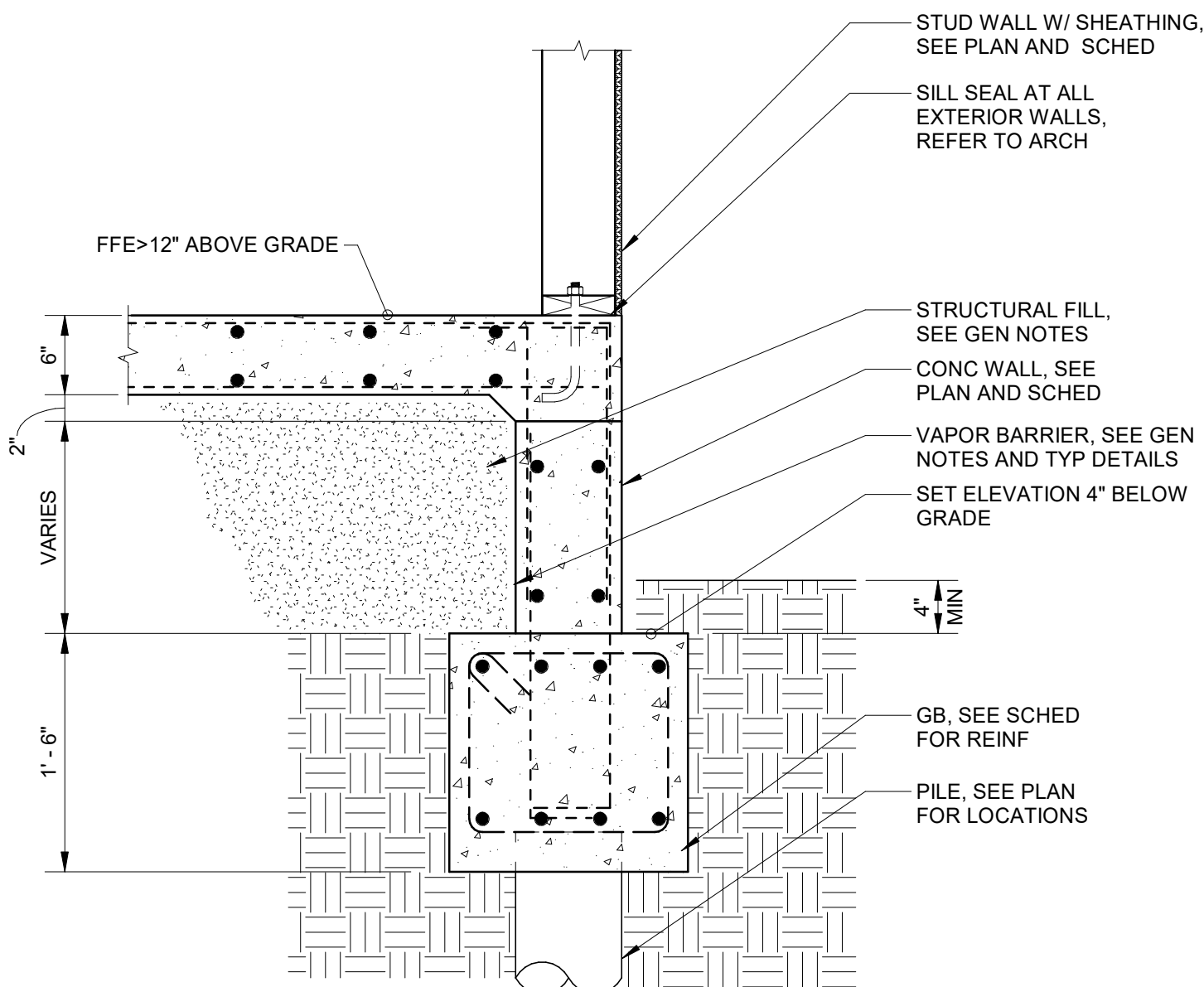
CIVIL AND STRUCTURAL ENGINEER:
AP DESIGN GROUP
530 NORMAN C FRANCIS PARKWAY
NEW ORLEANS, LA 70119
504 410 5322

MECHANICAL AND PLUMBING ENGINEER:
HG ENGINEERING
P.O. BOX 56801
NEW ORLEANS, LA
504 223 3736

ELECTRICAL ENGINEER:
DRAKE ENGINEERING
2783 LAPALCO BOULEVARD
HARVEY, LA 70058
504 368 1575
DRAKEENG.COM

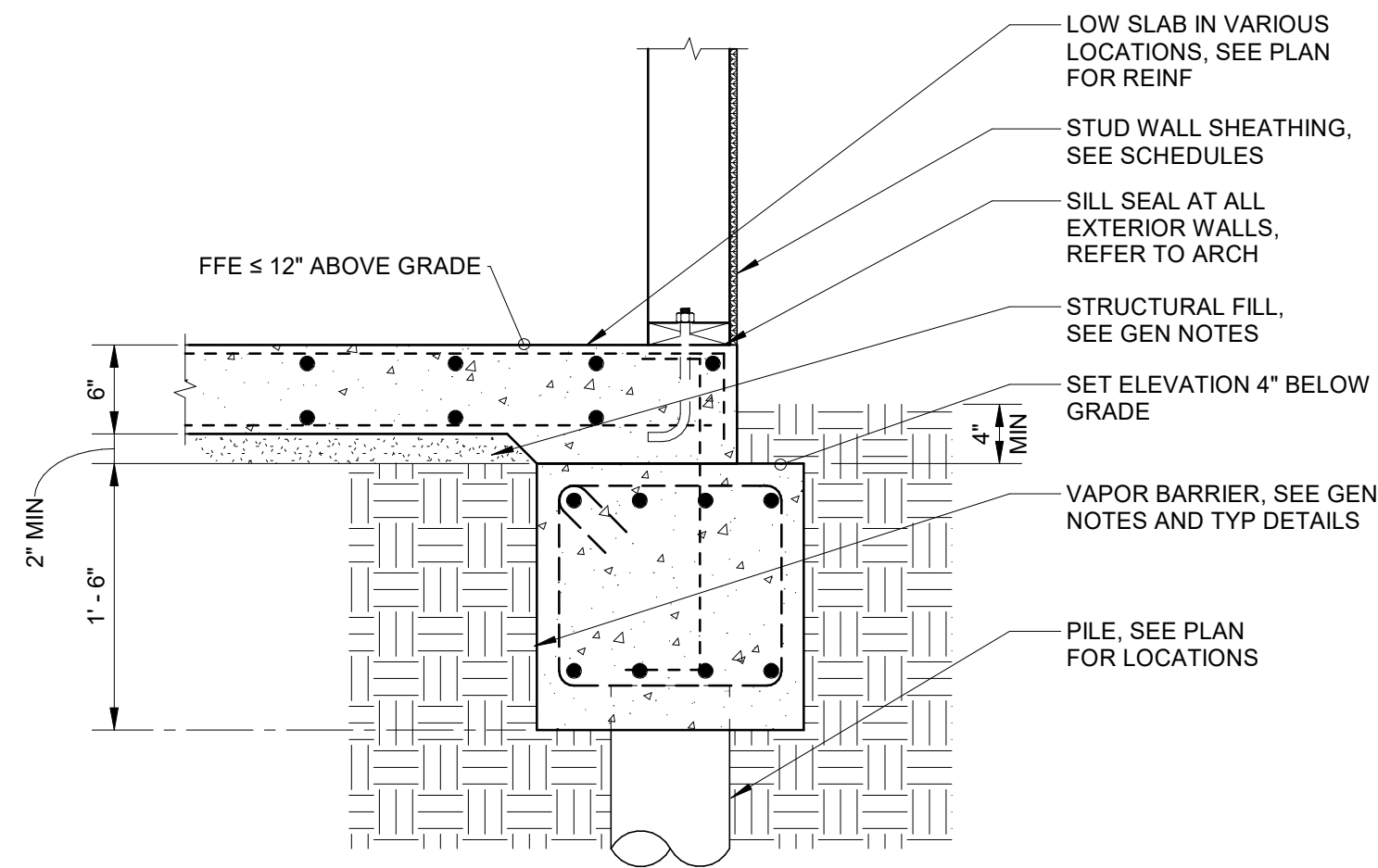


07/31/2025
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE



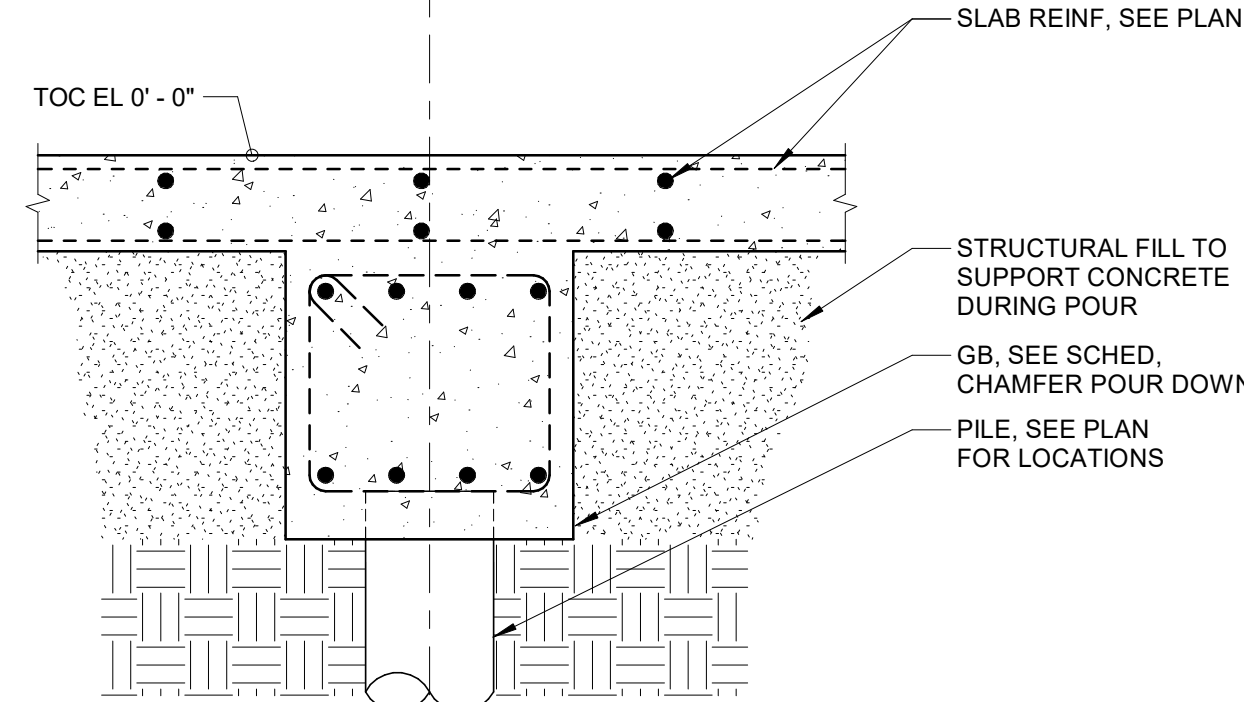
SECTION 1.1

1" = 1'-0"



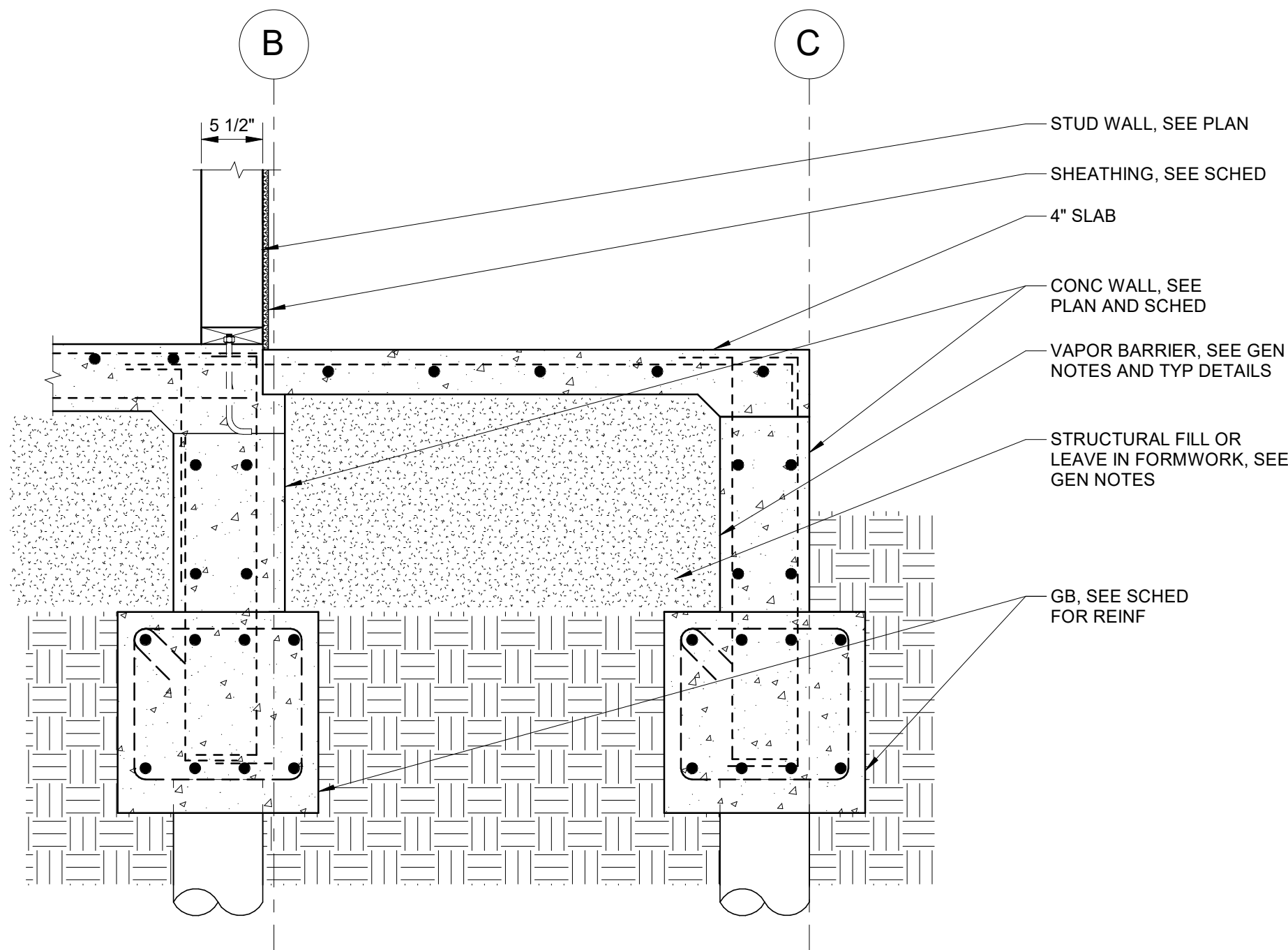
SECTION 1.2

1" = 1'-0"



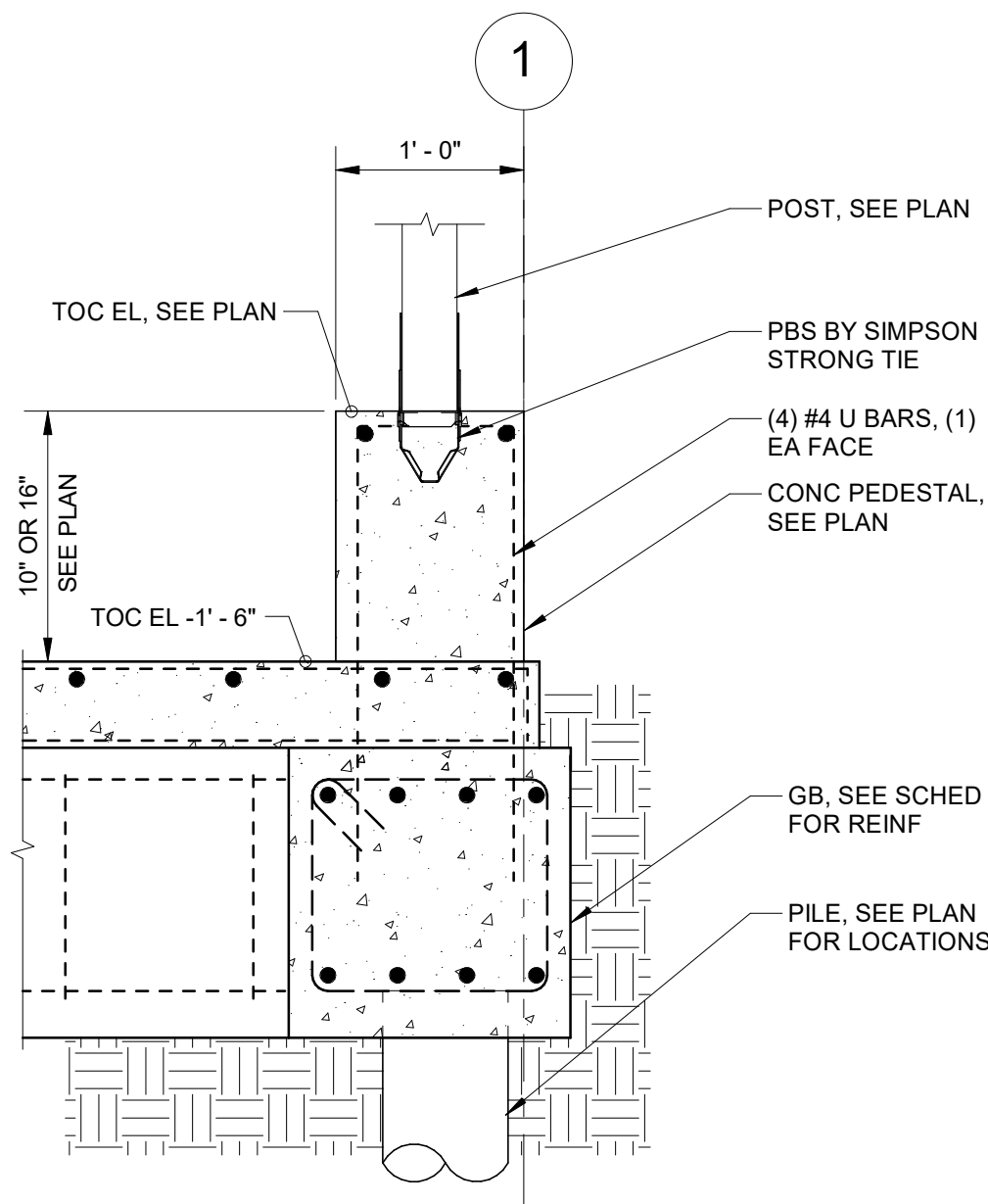
SECTION 1.3

1" = 1'-0"



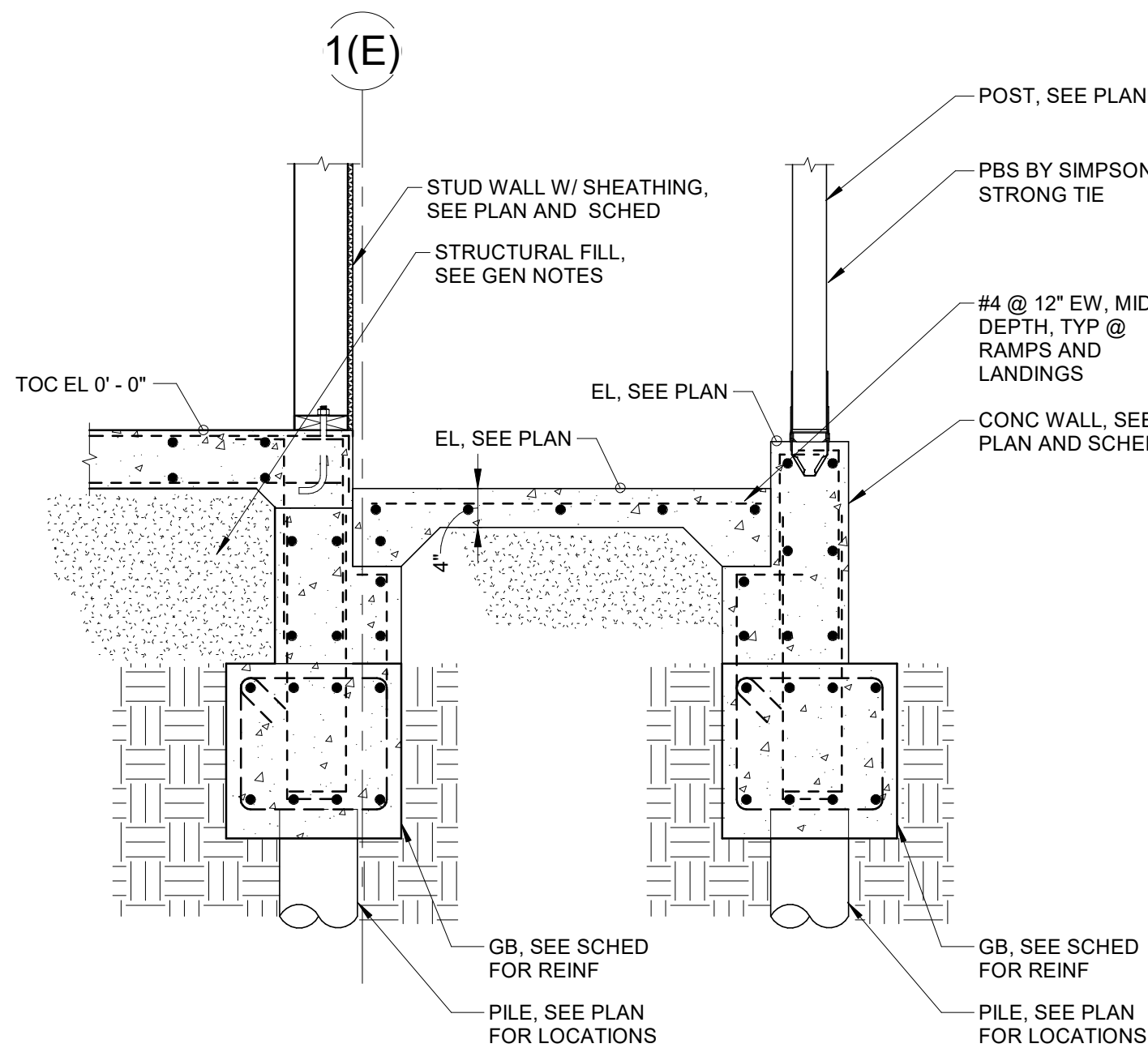
SECTION 1.4

1" = 1'-0"



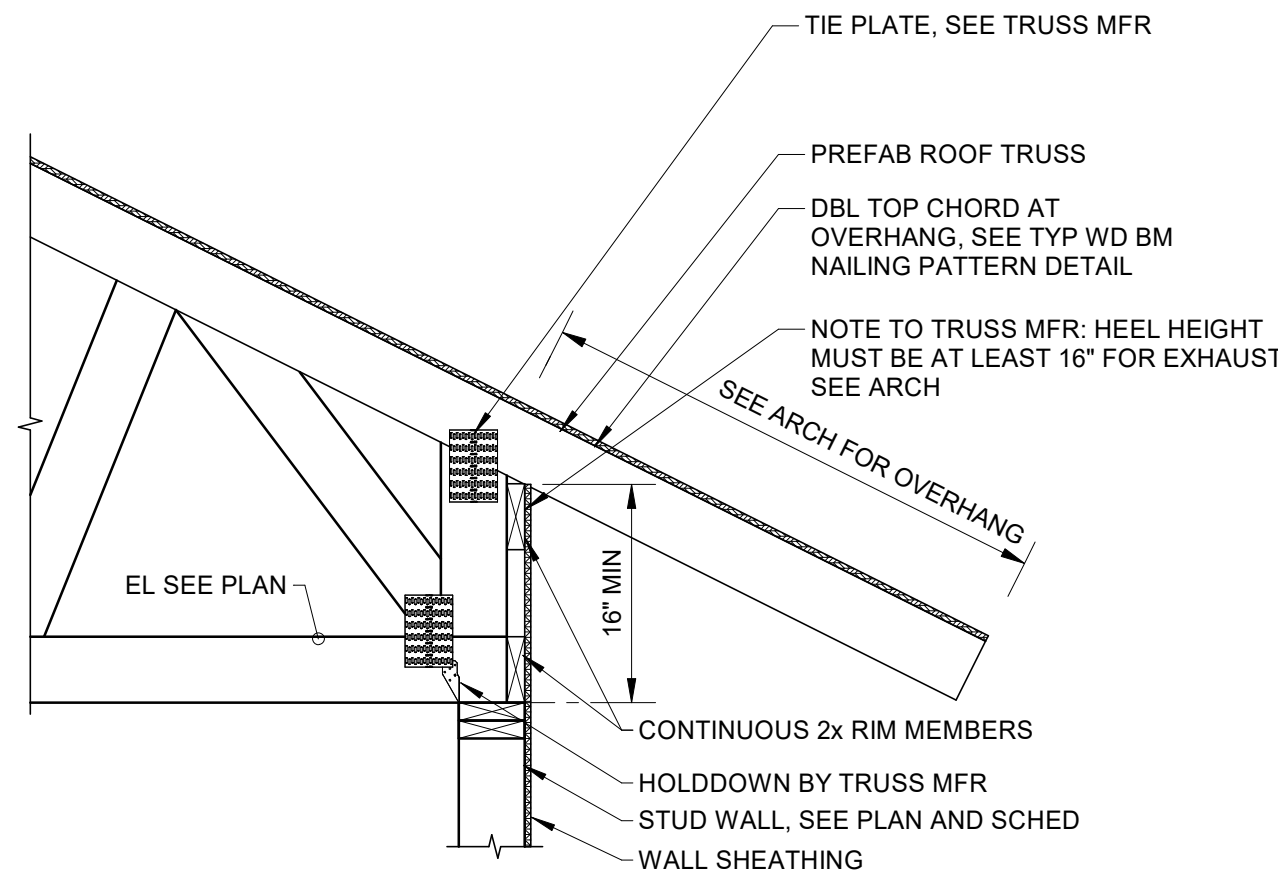
SECTION 1.5

1" = 1'-0"



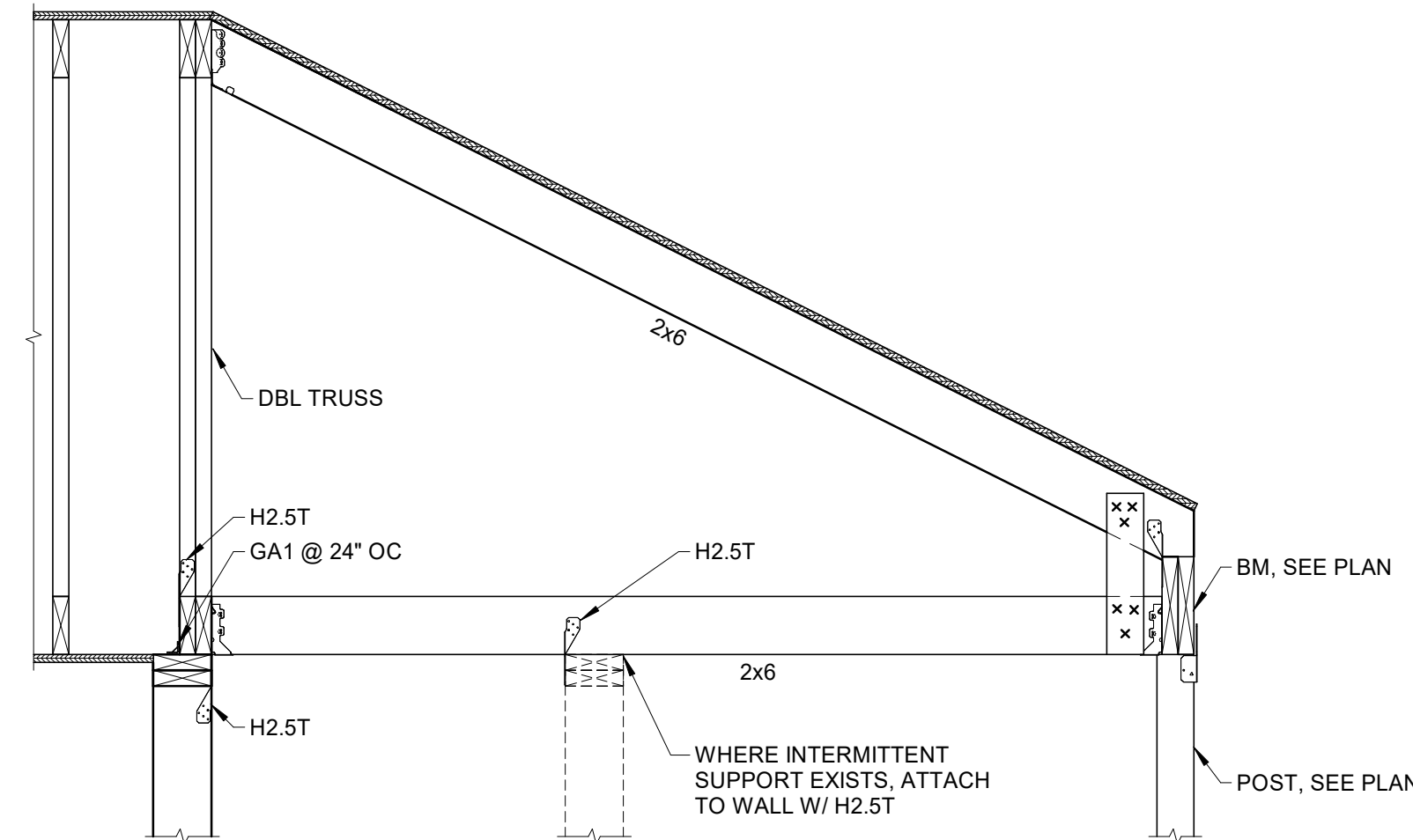
SECTION 1.6

3/4" = 1'-0"



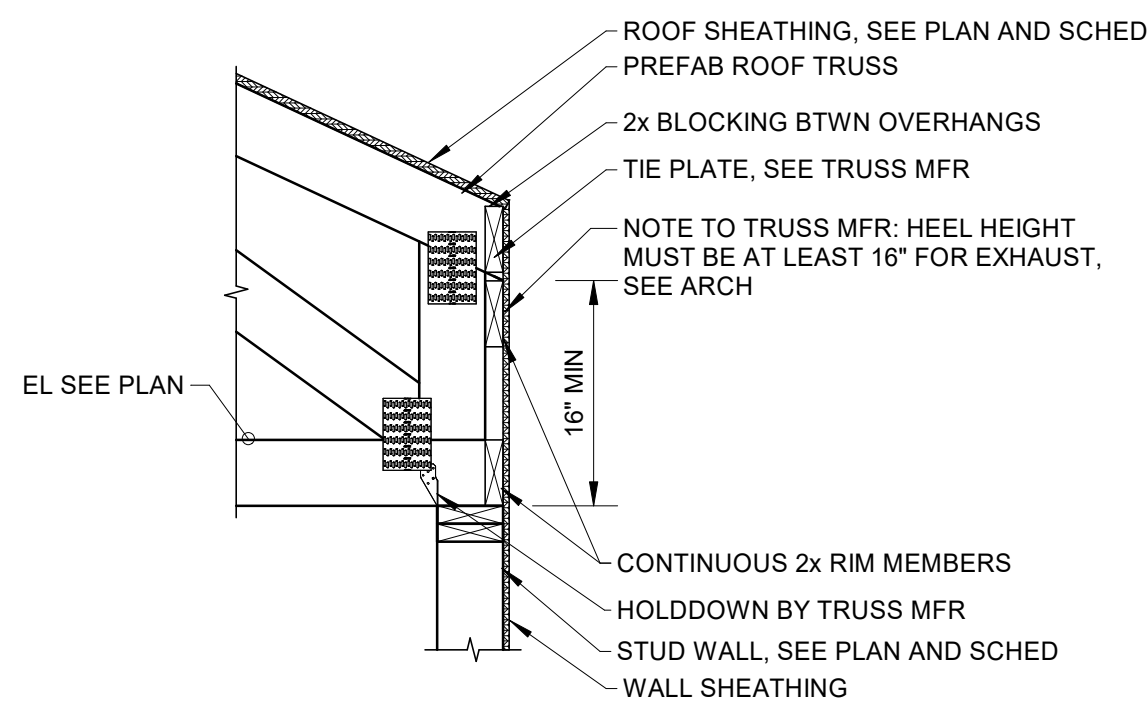
SECTION 2.1

3/4" = 1'-0"



SECTION 2.2

3/4" = 1'-0"

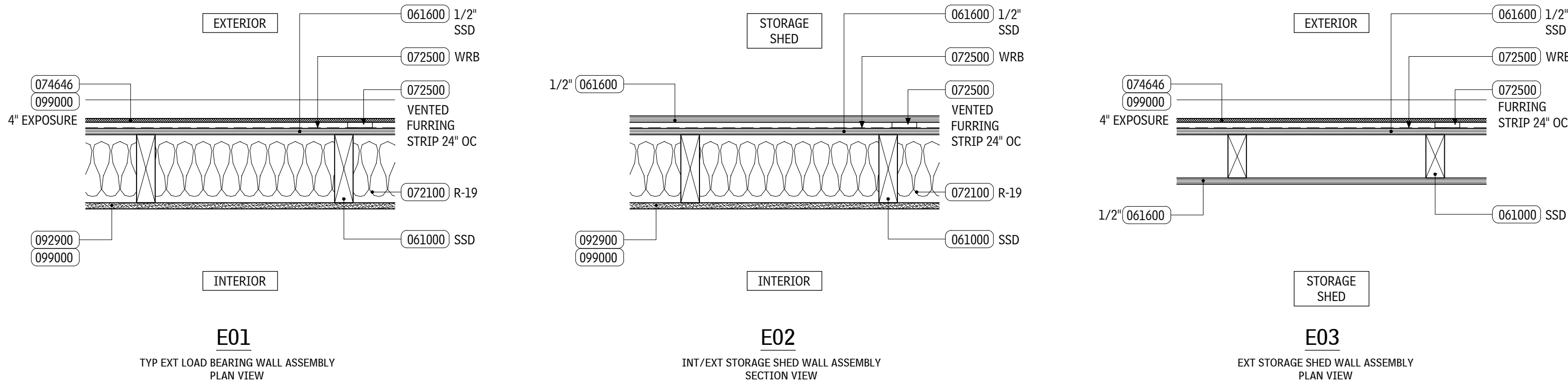


TYP DETAIL - ROOF TRUSS

3/4" = 1'-0"

FOLLOWING IS AN ABBREVIATED LIST OF SPEC SECTIONS USED FOR THIS PROJECT. NOT ALL SECTIONS ARE INCLUDED IN LIST OR NOTED IN DRAWING SET. THE USE OF MATERIAL NOTES IS TO REFERENCE THE ASSOCIATED SPEC SECTION THAT PROVIDES REQUIREMENTS AND INFO ON PRODUCTS AND EXECUTION. LIST IS FOR REFERENCE ONLY.

033000	CAST-IN-PLACE CONCRETE
055200	METAL RAILINGS
061000	ROUGH CARPENTRY
061600	SHEATHING
061753	SHOP-FABRICATED WOOD TRUSSES
062000	FINISH CARPENTRY
071600	UNDER SLAB VAPOR BARRIER
072100	THERMAL INSULATION
072500	WEATHER BARRIERS
073113	ASPHALT SHINGLES
074646	FIBER-CEMENT SIDING
076200	SHEET METAL FLASHING AND TRIM
077100	ROOF SPECIALTIES
079200	JOINT SEALANTS
081416	FLUSH WOOD DOORS
081614	FIBERGLASS EXTERIOR DOORS
083113	ACCESS DOORS AND FRAMES
085313	VINYL WINDOWS
087100	DOOR HARDWARE
088300	MIRRORS
092900	GYPSUM BOARD
093000	CERAMIC TILING
096519	RESILIENT TILE FLOORING
099000	PAINTING AND COATING
102800	TOILET, BATH AND LAUNDRY ACCESSORIES
104416	FIRE EXTINGUISHERS
105723	CLOSET AND UTILITY SHELVING
113100	RESIDENTIAL APPLIANCES
113300	RETRACTABLE STAIRS
122100	WINDOW BLINDS
123500	RESIDENTIAL CASEWORK
123623	PLASTIC LAMINATE CLAD COUNTERTOPS
123661	SIMULATED STONE COUNTERTOPS
311000	SITE CLEARING
313116	TERMITE CONTROL
316219	TIMBER PILES
329200	TURF AND GRASSES
329300	PLANTS



1 EXTERIOR WALL ASSEMBLY

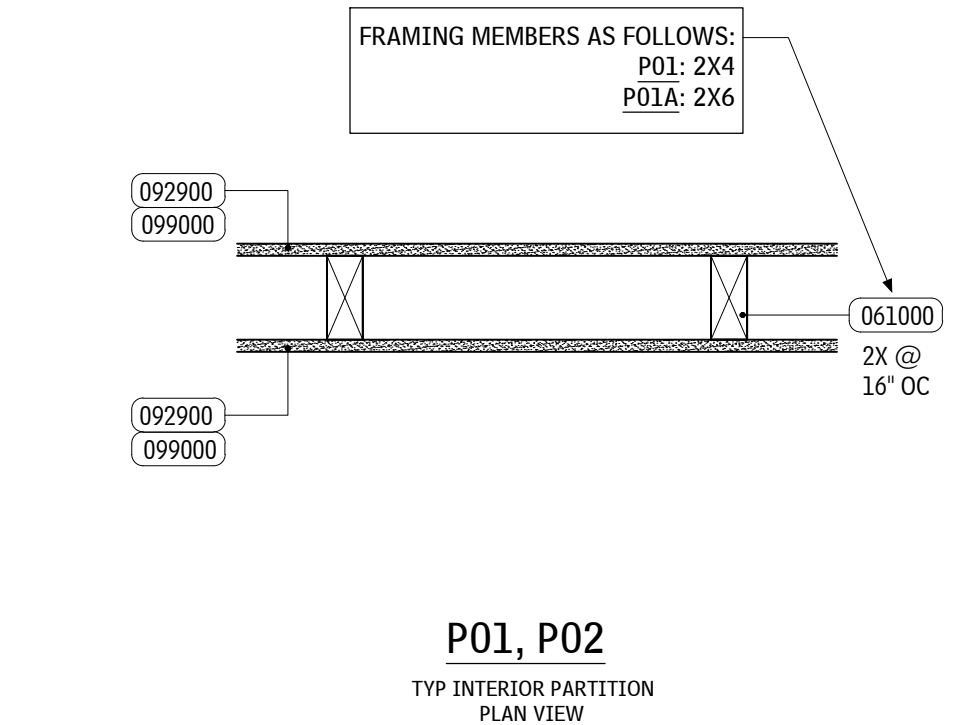
SCALE: 1 1/2" = 1'-0"

2 EXTERIOR WALL ASSEMBLY

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

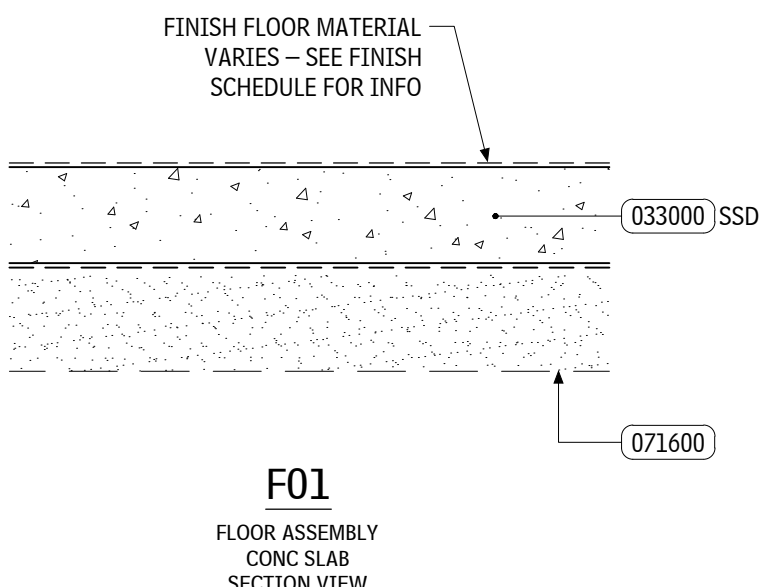
3 EXTERIOR WALL ASSEMBLY

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



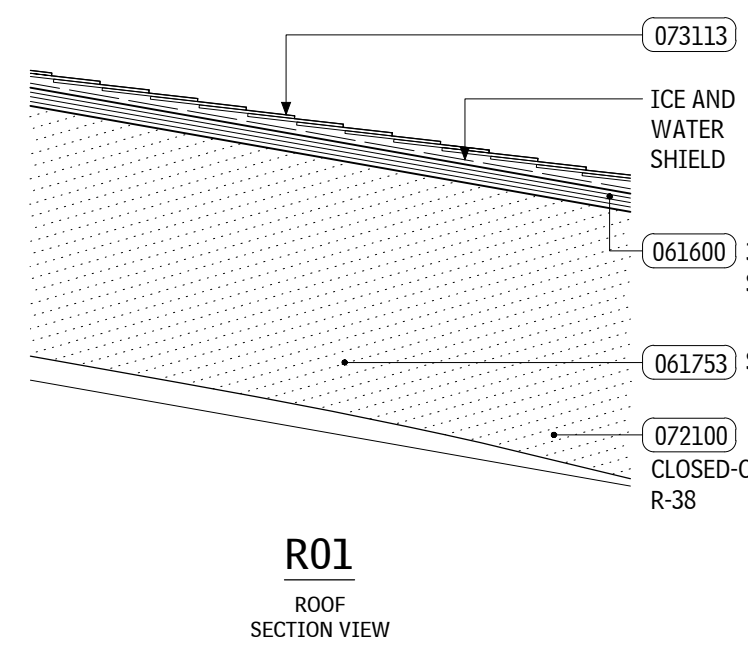
4 INTERIOR WALL ASSEMBLY

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



5 FLOOR ASSEMBLY

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



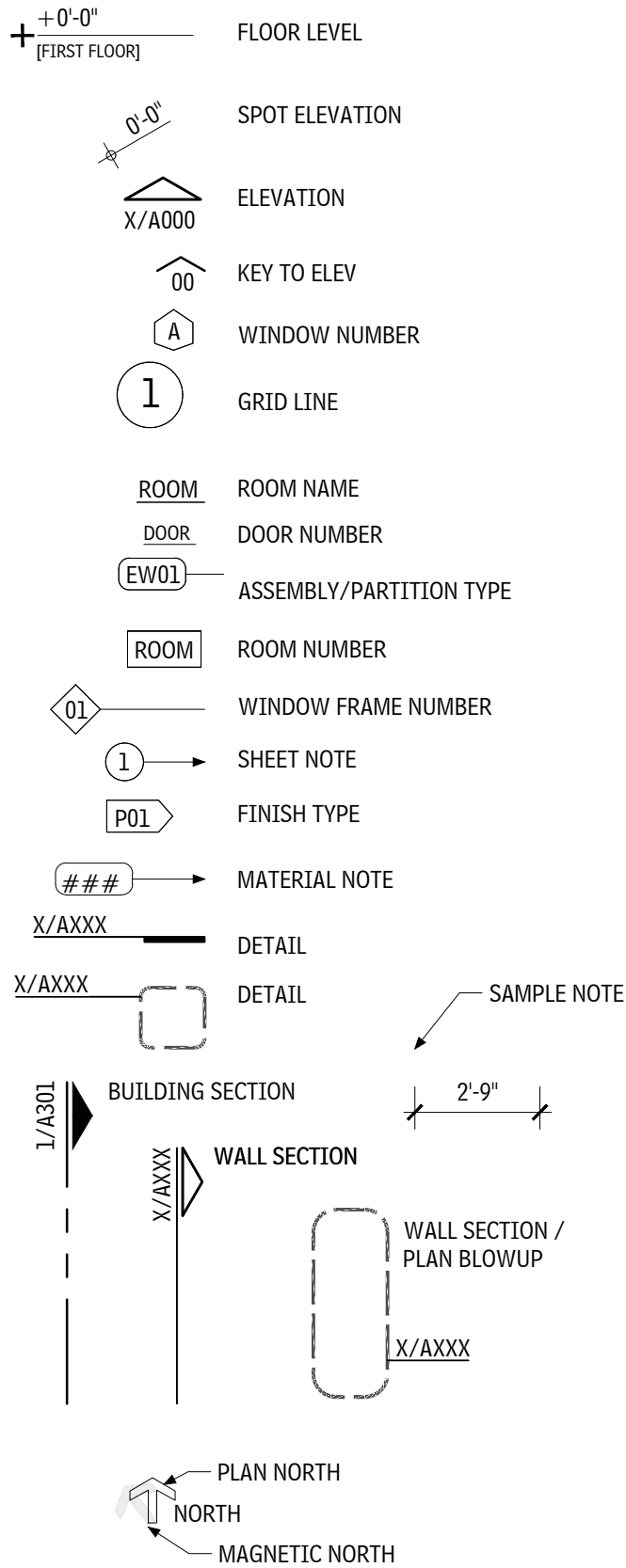
6 ROOF ASSEMBLY

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

ABBREVIATIONS		COORD CORR	COORDINATE CORRIDOR	FLASH FLEX	FLASHING	LINO	LINOLEUM	PNTHS	PENTHOUSE	STS	STEEL STRUCTURE
@	AT	CPL	COVERPLATE	FLG	FLANGE	LLH	LONG LEG HORIZONTAL	PROT	PROTECTION	SUSP	SUSPENDED
AB	ANCHOR BOLT IN CONCRETE	CPT	COVERPLATE	FLG	FLUORESCENT	LLV	LONG LEG VERTICAL	PSF	POUNDS PER SQUARE FOOT	SWD	SOFTWOOD
ACOUS	ACOUSTICAL	CPT	CARPET	FP	FIRE PROOFING	LOC	LOCATION	PSI	POUNDS PER SQUARE INCH	SYM	SYMMETRICAL
ACP	ACOUSTIC PANEL	CRS	COURSES	FRAM	FRAMING	LPT	LOW POINT	PT	PAINT	SYS	SYSTEM
ACT	ACUSTIC TILE	CT	CERAMIC TILE	FT	FEET	LTV	LOW T	QT	QUARRY TILE	T	TOP
ADD	ADDENDUM	CTSK	COUNTERSINK	FTG	FOOTING	M	MIDDLE	R	RADIUS	T&B	TOP & BOTTOM
ADJ	ADDITIONAL	CTRP	COUNTERTOP	FSTOP	FIRESTOPPING	M	MACHINE	RA	RETURN IR	T/CONC	TOP OF CONCRETE
ADJ	ADJUST / ABLE	CTRW	CURTAIN WALL	FURR	FURRING	MACH	MACHINE	RES	RESISTANT / RESILIENT	T/CONC	TOP OF CONCRETE
ADMIN	ADMINISTRATION	CTRW	CURTAIN WALL	FUT	FUTURE	MATL	MATERIAL	RD	ROOF DRAIN	T/MAS	TOP OF MASONRY
AFF	ABOVE FINISH FLOOR	CW	REINFORCED CONCRETE	GA	GUAGE	MAX	MAXIMUM	REC	RECESSED	T/SLAB	TOP OF SLAB
AHU	AIR HANDLING UNIT	CW	WALL	GAL	GALLON	MB	MACHINE BOLT	REF	REFERENCE	T/STL	TOP OF STEEL
ALUM	ALUMINUM	CY	CUBIC YARDS	GALV	GALVANIZED	MECH	MECHANICAL	REG	REGISTER	TDR	TRENCH DRAIN
ALT	ALTERNATE	D	DEPTH OR DEEP	GAS	GAS	MECH	MECHANICAL	REF	REFERENCE	TEMP	TEMPORARY
ANO	ANODIZED	DBL	DOUBLE	GAS	GAS	MEMB	MEMBRANE	REIN	REINFORCED (ING)	TEL	TELEPHONE
AP	ACCESS PANEL	DBL	DOUBLE	GB	GRADE BEAM	MEZZ	MEZZANINE	RES	REMOVE	TERR	TERRAZZO
APC	ARCHITECTURAL PRECAST	DECK	DECK	GC	GENERAL CONTRACTOR	MFR	MANUFACTURER	RES	RESISTANT / RESILIENT	TFS	TOP FLOOR ABOVE
CONCRETE	CONCRETE	DEM	DEMOLITION	GBR	GRAB BAR	MIC	MICROWAVE	RET	RETURN	TFB	TOP FLOOR BELOW
APPROX	APPROXIMATE	DET	DETAIL	GEN	GENERAL	MIN	MINIMUM	RETD	RETURN DIFFUSER	TG	TONGUE & GROOVE
ARCH	ARCHITECTURAL	DET	DETAIL	GLASS	GLASS	MIR	MIRROR	RETG	RETURN GRILLE	THRES	THRESHOLD
ASPH	ASPHALT (BIT PAVING)	DIA	DIAMETER	GND	GROUND	MISC	MISCELLANEOUS	REQD	REQUIRE / -ED / -MENTS	TNL	TUNNEL
ASTM	AMERICAN SOC. FOR TESTING MAT'L	DIA	DIAGONAL	GPM	GALLON PER MINUTE	MNO	MONOLITHIC	REV	REVISION	TOPG	TOPPING
AWT	ACOUSTICAL WALL TREATMENT	DIFF	DIFFUSER	GR	GRADE	MONO	MONOLITHIC	RF	RESILIENT FLOOR	TPH	TOILET PAPER HOLDER
		DIM	DIMENSION	GYP	GYPSON WALL BOARD	MOUNTED	MOUNTED	RISER	RISER	TPIN	TOILET PARTITION
		DISHW	DISHWASHER	MTL	METAL	MULL	MULLION	RM	ROOM	TR	TREAD
		DISP	DISPENSER	MULL	MULLION			RO	ROUGH OPENING	TR	TREATED
BALC	BALCONY	DL	DEAD LOAD	HB	HOSE BIB					TR	TREAD
BD	BOARD	DL	DEAD LOAD	HC	HANDICAPPED	NA	NOT PPLICABLE	S	SINK	TRANS	TRANSLUCENT
BET	BETWEEN	DN	DOWN	HD	HAND DRYER	NIC	NOT IN CONTRACT	SAB	SOUND BATT	TS	TUBE SECTION
BF	BRACED FRAME	DP	DRILLED PIER	HDWP	HARDWARE	NO	NUMBER	SD	SUPPLY DIFFUSER	TSCT	THIN SET CERAMIC
BFF	BELOW FINISH FLOOR	DR	DOOR	HK	HOOK	NOM	NOMINAL	SCD	SEE CIVIL DRAWINGS	TW	WEB THICKNESS
BIT	BITUMINOUS	DS	DRAIN	HLM	HOLLOW METAL	NRC	NOISE REDUCTION COEFFICIENT	SCHED	SCHEDULE	TYT	TYPICAL
BKT	BRACKET	DS	DRAIN	HORIZ	HORIZONTAL	NT	NOTE	SECT	SECTION		
BLDG	BUILDING	DR	DOOR	HP	HIGH POINT	NS	NEAR SIDE	SF	STORE FRONT	U	URNAL
BLW	BELOW	DW	DUCTWORK	HR	HOUR	NT	NOTE	SG	SUPPLY GRILLE	UFD	UNDER FLOOR DUCT
BM	BEAM	DWG	DRAWING	HSB	HIGH-STRENGTH-BOLT	NTS	NOT TO SCALE	SH	SHOWER	UGND	UNDERGROUND
BO	BY OWNER	EA	EACH	HT	HEIGHT	NPS	NATIONAL PARK SERVICE	SHT	SHEET	UHT	UNIT HEATER
BOF	BY OWNER FUTURE	EF	EACH FACE	HTG	HEATING	OC	ON CENTER	SHG	SHEATHING	UNFIN	UNFINISHED
BOT	BOTTOM	EJ	EXPANDED JOINT	HTP	HEAT PUMP	OD	OUTSIDE DIAMETER	SL	SEALER	UON	UNLESS OTHERWISE NOTED
BOT	BOTTOM	EL	ELEVATION	HTR	HEATER	OF	OUTSIDE ACE	SLAB	SLAB	UTIL	UTILITY
BR	BRICK	ELEC	ELECTRICAL	HVAC	HEATING, VENTILATING, AIR COND	OF	OUTSIDE ACE	SLD	SEE LANDSCAPE	VN	VINYL
BRG	BEARING	ELEV	ELEVATOR	HW	HOT WATER	OFF	OFFICE	SLD	SEE LANDSCAPE	VERT	VERTICAL
BS	BASEMENT	ENTR	ENTERING / ENTER	HW	HOT WATER	OH	OPPOSITE HAND	SLNT	SEALANT	VAR	VARIES
BSMT	BASEMENT	ENTR	ENTERING / ENTER	HW	HOT WATER	OH	OPPOSITE HAND	SLNT	SEALANT	VAR	VARIES
		EPS	EXPANDED POLYSTYRENE	ICE	ICE MACHINE	OP	OPENING	SLP	SLOPE	VC	VAPOR BARRIER
C	COLUMN ABOVE	EQUIP	EQUIPMENT	ICE	ICE MACHINE	OP	OPENING	SLV	SLEEVE	VBT	VINYL COMPOSITION
CAB	CABINET	EQ	EQUIPMENT	INSUL	INSULATED DIAMETER	OP	OPENING	SLV	SLEEVE	VENT	VENTILATION
CANT	CANTILEVER	EX	EACH WAY	IN	INCHES	OTB	OPEN TO BELOW	SMD	SEE MECHANICAL DRAWINGS	VIF	VERIFY IN FIELD
CAN	CANISTER	EX	EXHAUST FAN	IN	INCHES					VIF	VERIFY IN FIELD
CBL	COLUMN BELOW	EXH	EXHAUST	INFO	INFORMATION	PARA	PARAPET	SP	SLAB ON GRADE	VVC	VINYL WALL COVER
CBU	CEMENTITIOUS BACKER UNIT	EXP	EXPANSION	INSUL	INSULATING / INSULATING	PART	PARTITION	SPD	SEE PLUMBING DRAWINGS	W	WIDTH / WIDE
CF	CUBIC FEET	EXT	EXTERIOR	INTERM	INTERMEDIATE	PB	PLATE BEAM	SPR	SPECIFICATIONS	W	WATER
CH	CHILLER	FAI	FRESH AIR INTAKE	IPS	IRON PIN SET	PC	PRECAST CONCRETE	SPE	SINGLE PLY ROOF	WC	WATERCLOSET
CHU	CAST IN PLACE	FCU	FAN OIL UNIT	ISOL	ISOLATION	PCN	POUNDS PER CUBIC FOOT	SQ	SQUARE	WD	WOOD
CJT	CONSTRUCTION JOINT	FU	FAN OIL UNIT	JAN	JANITOR	PEN	PENETRATION	SQ FT	SQUARE FOOT	WHC	WHEELCHAIR
CJ	CONTROL JOINT	FD	FLOOR DRAIN	JST	JOIST	PERF	PENETRATION	SQ IN	SQUARE INCH	WHC	WHEELCHAIR
CL	CENTERLINE	FDN	FOUNDATION	JT	JOINT	PIN	POURED IN PLACE	SS	SEE STRUCTURAL DRAWINGS	WIN	WINDOW
CLG	CEILING	FDV	FIRE DEPARTMENT VALVE	K	KNOCK OUT	PL	PLATE	SSD	SEE STRUCTURAL DRAWINGS	WMS	WIRE MESH SCREEN
CLOS	CLOSER	FE	FIRE EXTINGUISHER	LO	KNOCK OUT	PLM	PLASTIC LAMINATE	ST	STONE TILE	WP	WORK POINT
CLR	CLEAR	FEC	FIRE EXTINGUISHER	L	ANGLE	PLS	PLASTER	STC	SOUND TRANSMISSION	WRP	WATER RESISTANT
CM	CONCRETE MASONRY UNITS	FF	FINISH FLOOR	LAM	LAMINATE	PLYWD	PLYWOOD	STD	STANDARD	WSH	WEATHERSHIP
COL	COLUMN	FP	FULL HEIGHT PARTITION	LAV	LAVATORY	PRELIM	PRELIMINARY	STIFF	STIFFENER	WSH	CLOTHES WASHER
CONC	CONCRETE	FIN	FINISH FLOOR	LB	POUNDS	PRIM	PRIMARY	STN	STONE	WSS	WELDED WIRE FAB
CONN	CONNECT / -ED / -ION	FLX	FLOOR	LCD	LINEAR CEILING DIFFUSER	PROJ	PROJECTION	STOR	STORAGE	WWF	WOOD WINDOW
CONST	CONSTRUCTION	FL	FLOOR								
CONT	CONTINUOUS										

- THE SHEET SIZE FOR THIS DOCUMENT SET IS 24 IN X 36 IN ORIENTED HORIZONTALLY.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS.
- THESE DRAWINGS ARE ONE COMPONENT OF THE CONTRACT DOCUMENTS. REFER TO "ARTICLE 1" OF AIA DOCUMENT A201 FOR A MORE DETAILED DEFINITION OF WHAT DOCUMENTS COMPRISE THE CONSTRUCTION DOCUMENTS.
- DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEYED.
- PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT" (NIC), "BY OWNER" (BO), "FURNISHED BY OTHERS", OR "EXISTING" (EXIST).
- CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.
- DRAWINGS OF EXISTING CONDITIONS ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING CONDITIONS AND CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES NECESSITATING A CHANGE IN THE WORK AS DOCUMENTED. IN THE EVENT OF SUCH DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK SHALL BE DETERMINED BY THE ARCHITECT.
- DRAWINGS AND NOTES TO DRAWINGS (INCLUDING MATERIAL TAGS) ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED IN THE SCOPE OF WORK SHALL BE DETERMINED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND ORDERLY AT THE END OF EACH WORK DAY.
- REPAIR ANY DAMAGE CAUSED BY WORK INCLUDED UNDER THIS CONTRACT IN A TIMELY FASHION.
- EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF THEIR SUB-CONTRACTORS AND THE WORK OF OTHER CONTRACTORS ON THE PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK IS FULLY COORDINATED IN A TIMELY FASHION.
- COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS.
- LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT CONFLICTS REQUIRING SUBSTANTIAL CHANGES OR THAT PROHIBIT THE WORK.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND WORK BETWEEN PLUMBING, ELECTRICAL, AND OTHER SUBCONTRACTORS. SEE MEP DRAWINGS FOR ADDITIONAL INFO.
- NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION, AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.
- WHERE BUILDING SIGNATURES OR MISCELLANEOUS ELEMENTS WILL BE PROVIDED BY OTHERS, PROVIDE NECESSARY BLOCKING AND COORDINATE WORK WITH OWNER OR OWNER'S REPRESENTATIVE.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS.
- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR METALS.
- INSTALL PIPING AND CONDUIT TIGHT TO WALLS, COLUMNS, AND ROOF DECK.
- CONCRETE SLABS SHALL BE LEVEL (UNLESS OTHERWISE NOTED) WITH A 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION. SLOPE ALL EXTERIOR SLABS FOR POSITIVE DRAINAGE. REFER TO CONCRETE SPECIFICATION FOR MORE STRINGENT REQUIREMENTS.
- SEAL ALL PIPE OR CONDUIT PENETRATIONS WITH APPROPRIATE SEALANT. PROVIDE FIRE SEALANT AT RATED PARTITIONS.
- WHERE SIZE, CAPACITY, MODEL, STYLE, OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES, OR MATERIALS OF SIZE AND QUALITY WHICH WILL ADEQUATELY SERVICE THE FACILITY AS REQUIRED. WHERE THESE ITEMS ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
- MATERIAL SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING TO OWNER/ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED IN A TIMELY FASHION TO AVOID PROJECT DELAY.
- CONTRACTOR TO NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES IN THE DRAWINGS.
- ARCHITECT HAS MADE EFFORT TO DOCUMENT ALL EXISTING CONDITIONS AT SITE. HOWEVER, VARIATIONS IN INFORMATION CALLED OUT HEREIN MAY EXIST. CONTRACTOR TO CONFIRM ANY VARIATIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK.
- FOR MINOR UNDOCUMENTED EXISTING CONDITIONS, GENERAL CONTRACTOR TO MAKE MODIFICATIONS AS REQUIRED TO FULFILL DESIGN INDICATED ON CONTRACT DOCUMENTS.
- UNLESS OTHERWISE NOTED, ALL ITEMS ARE BASE BID.

- Termite Control to be included in scope of work. Installers to be licensed according to regulations of authorities holding jurisdiction and comply with all EPA-Registered Labels. Soil treatment warranty period: 5 years, including Formosan termites. Wood treatment warranty period: 5 years, including Formosan termites. Soils to be treated with chemical termiticide. Wood to be treated with borate termiticide. Bait-station systems to be used. Service to be maintained every 12 months.

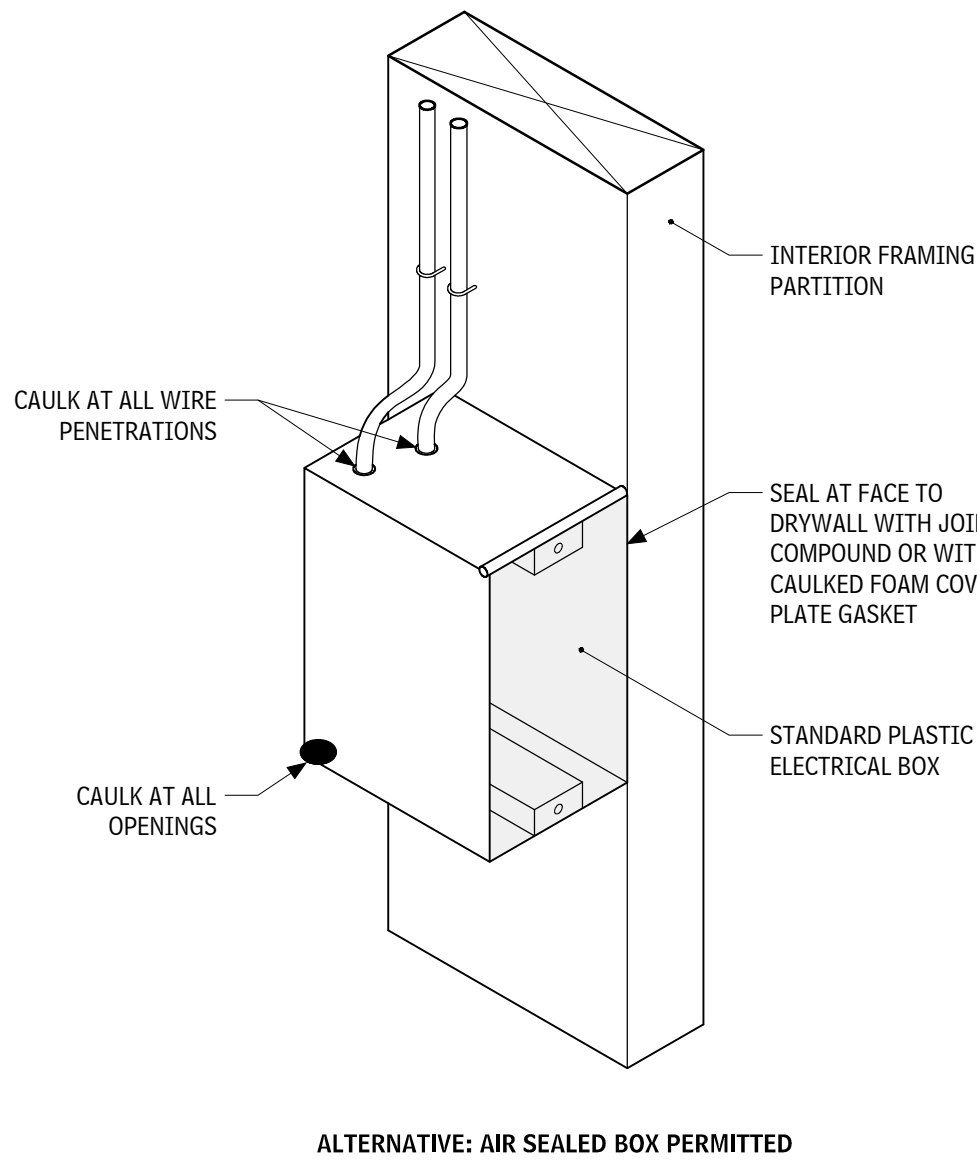


GENERAL NOTES

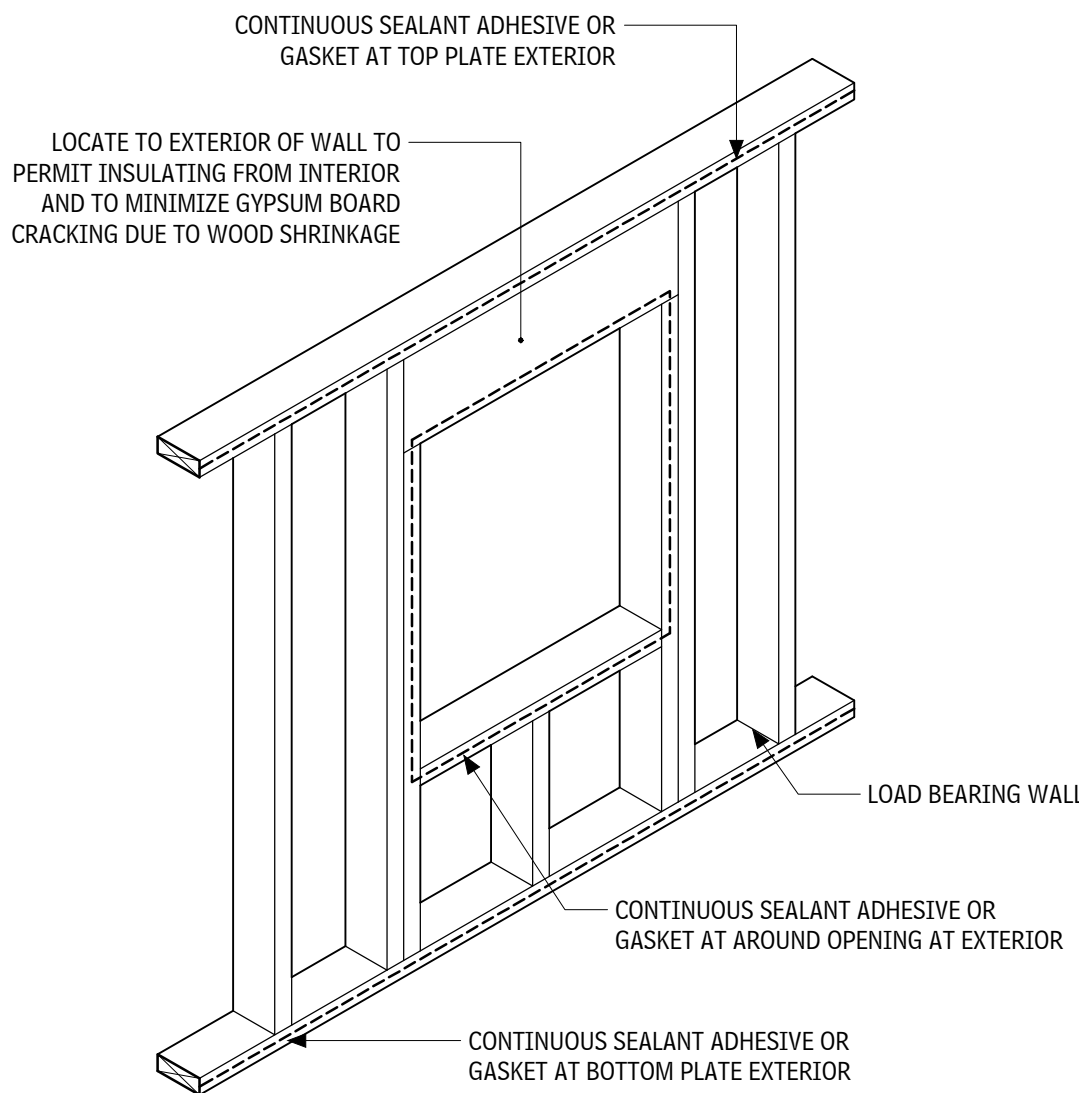
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SHEET NOTES

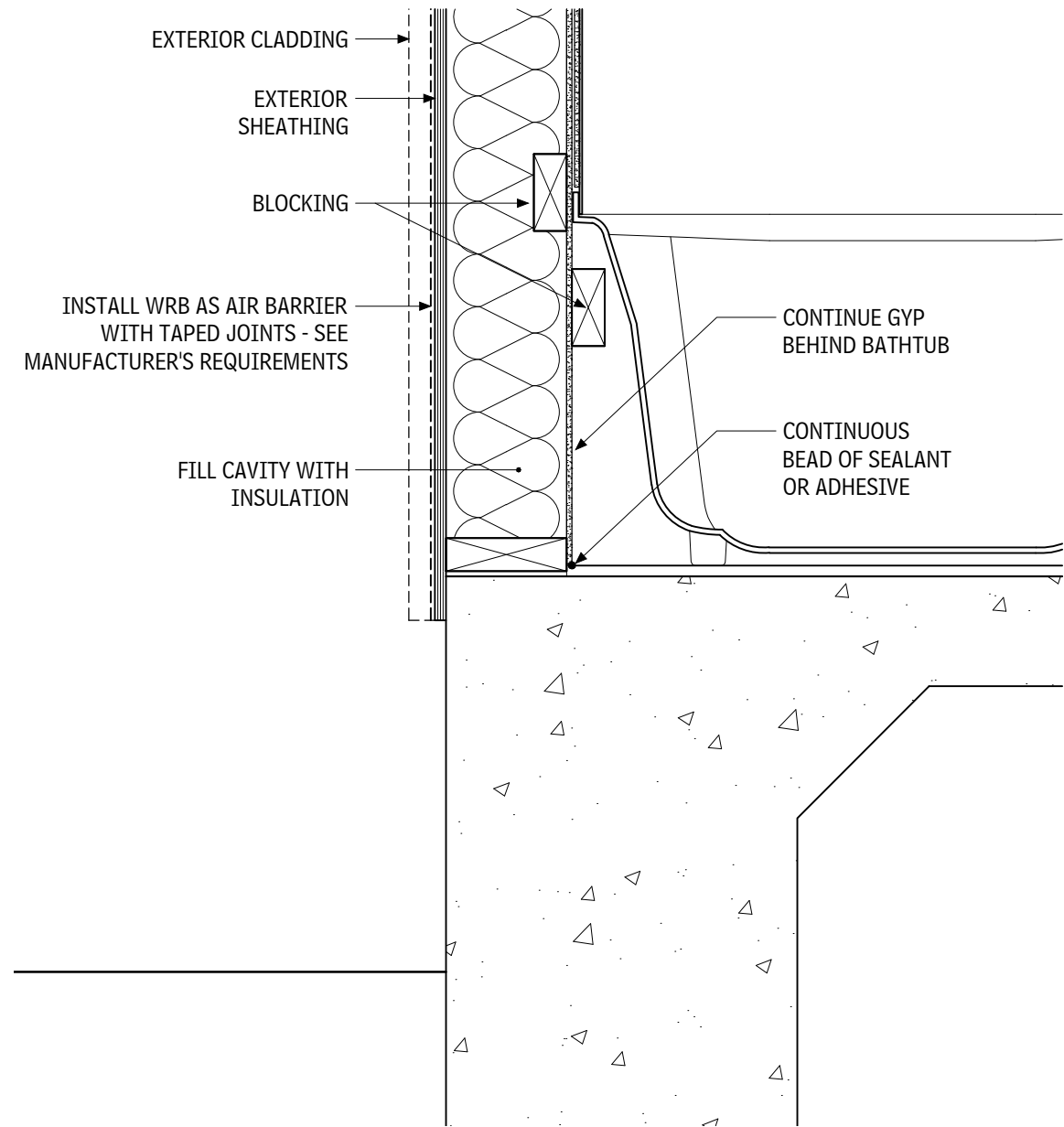
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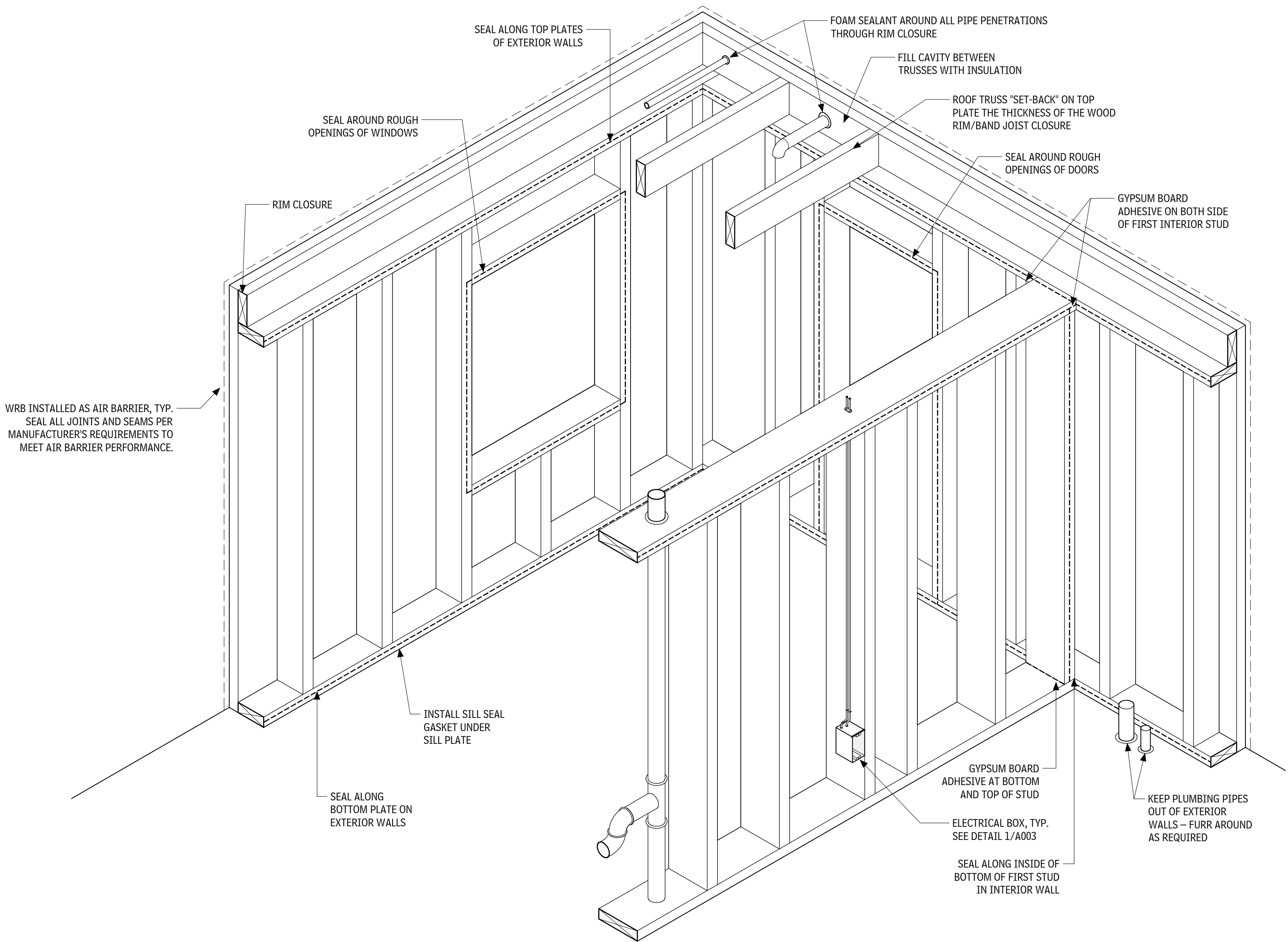
1 ELECTRICAL BOX DETAILS
SCALE: NTS



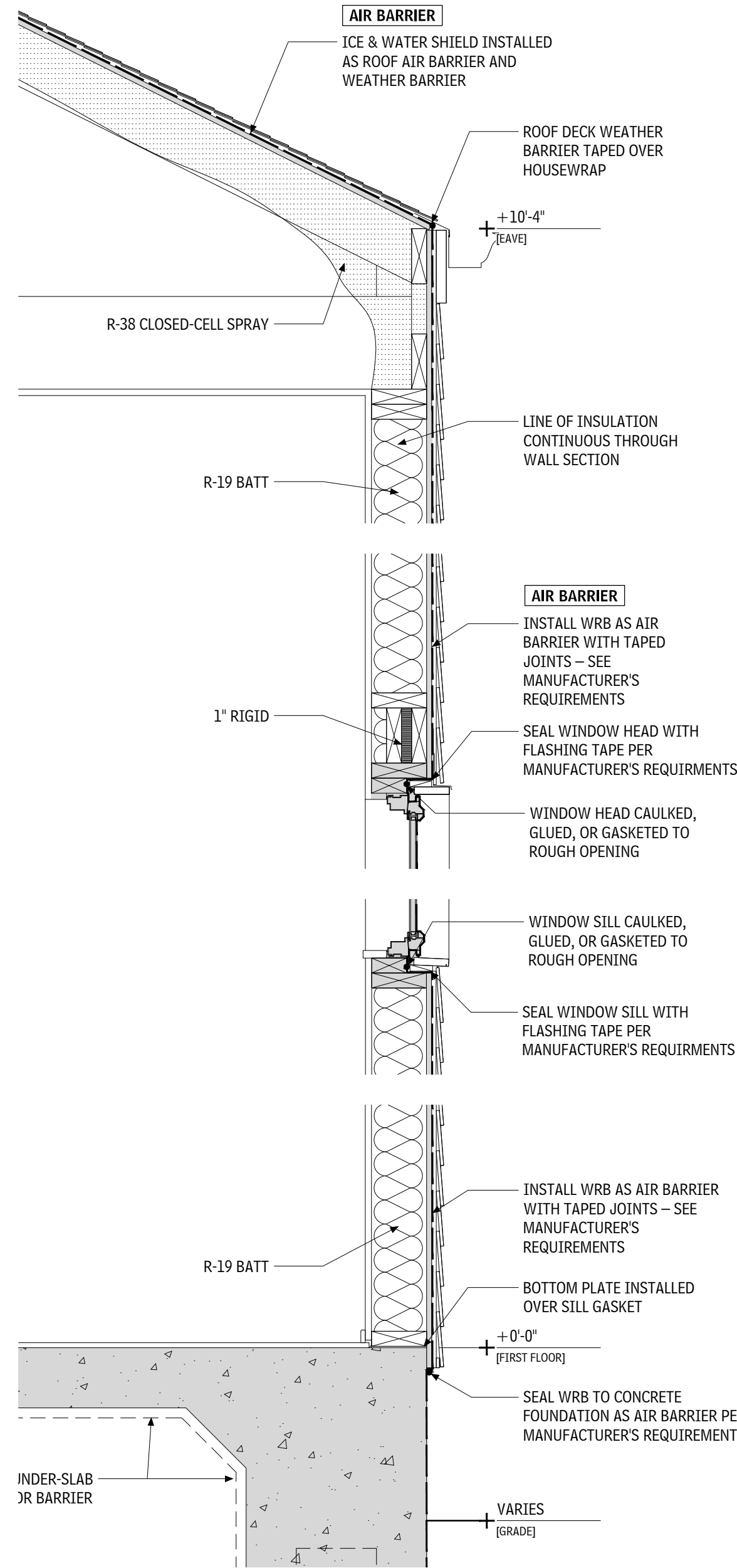
2 EXTERIOR AIR SEALING DETAIL
SCALE: NTS



3 BATHTUB AIR SEALING DIAGRAM AT EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



5 INTERIOR AIR SEALING DETAIL
SCALE: NTS



6 AIR SEALING SECTION
SCALE: 1" = 1'-0"

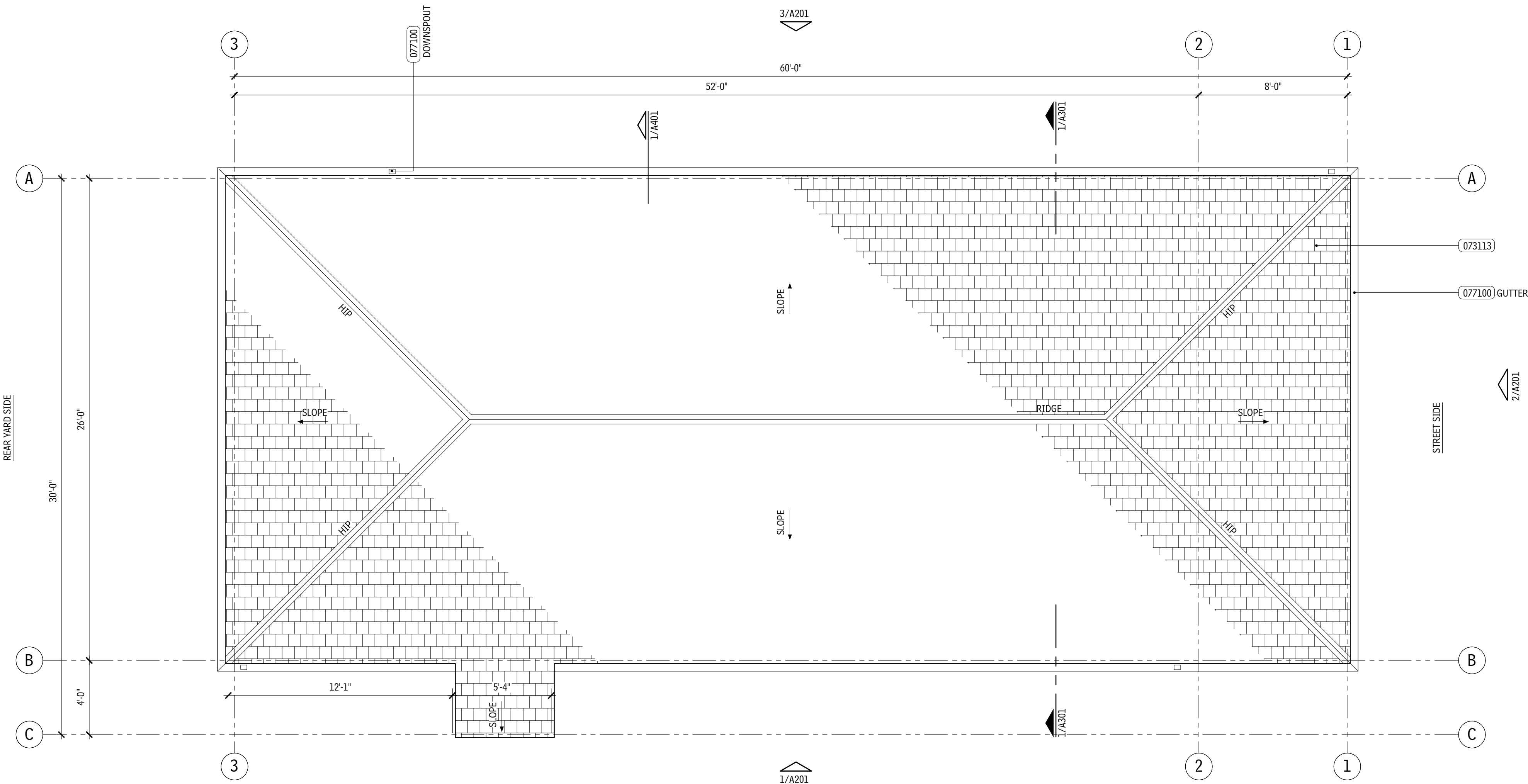
GENERAL NOTES

A. NOT USED.

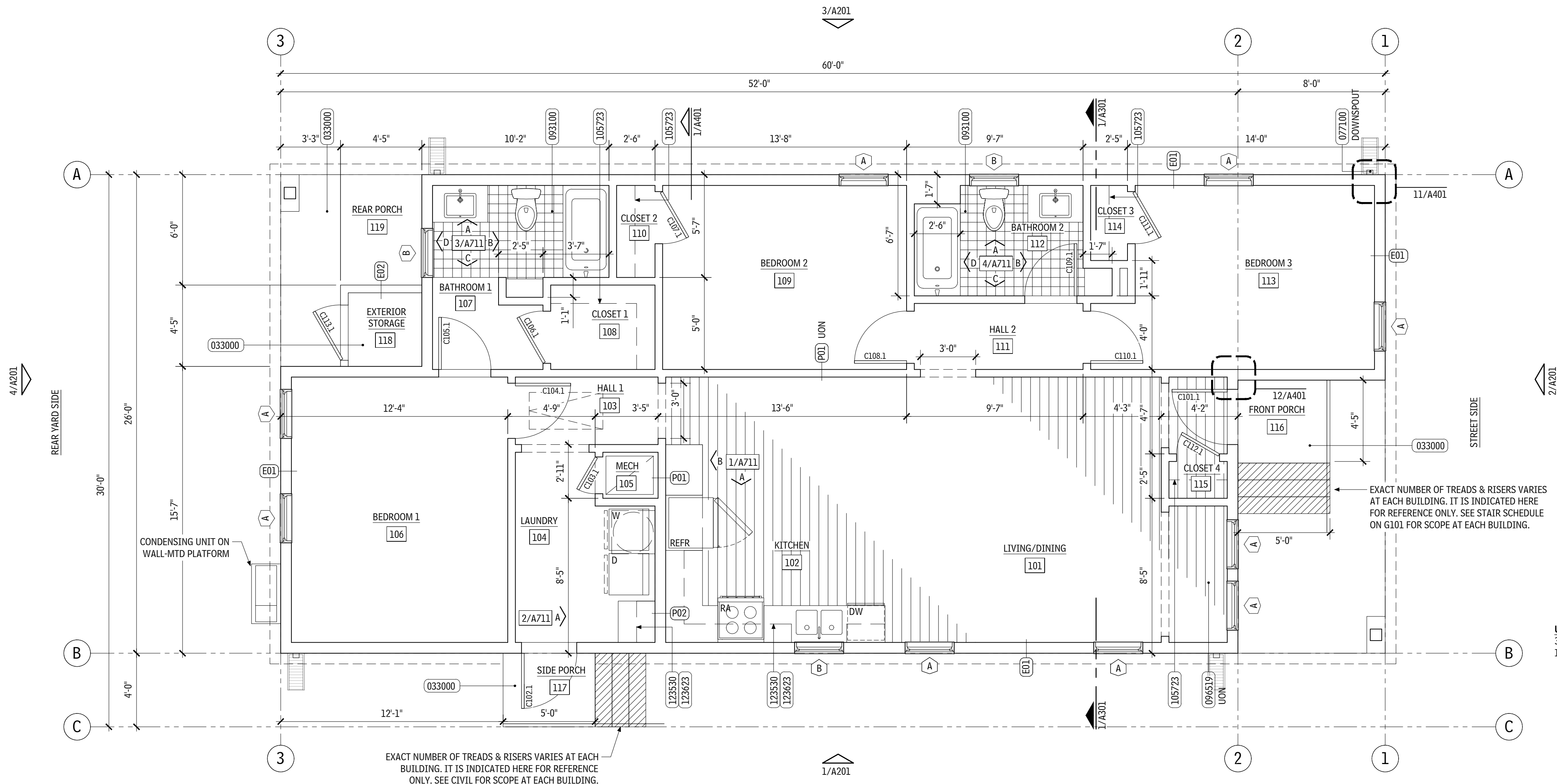
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061753	SHOP-FABRICATED WOOD TRUSSES
062000	FINISH CARPENTRY
071600	UNDER SLAB VAPOR BARRIER
072100	THERMAL INSULATION
072500	WEATHER BARRIERS
073113	ASPHALT SHINGLES
074646	FIBER-CEMENT SIDING
076200	SHEET METAL FLASHING AND TRIM
077100	ROOF SPECIALTIES
079200	JOINT SEALANTS
081416	FLUSH WOOD DOORS
081614	FIBERGLASS EXTERIOR DOORS
083113	ACCESS DOORS AND FRAMES
085313	VINYL WINDOWS
087100	DOOR HARDWARE
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313116	TERMITE CONTROL
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329200	TURF AND GRASSES
329300	PLANTS



2 ROOF PLAN – UNIT C.1
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN – UNIT C.1
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A. LIGHT FIXTURES SHOWN ON RCPS FOR COORDINATION AND LOCATION PURPOSES. NOT ALL LIGHT FIXTURES ARE SHOWN. SEE ELECTRICAL FOR COMPLETE LIGHTING INFO.

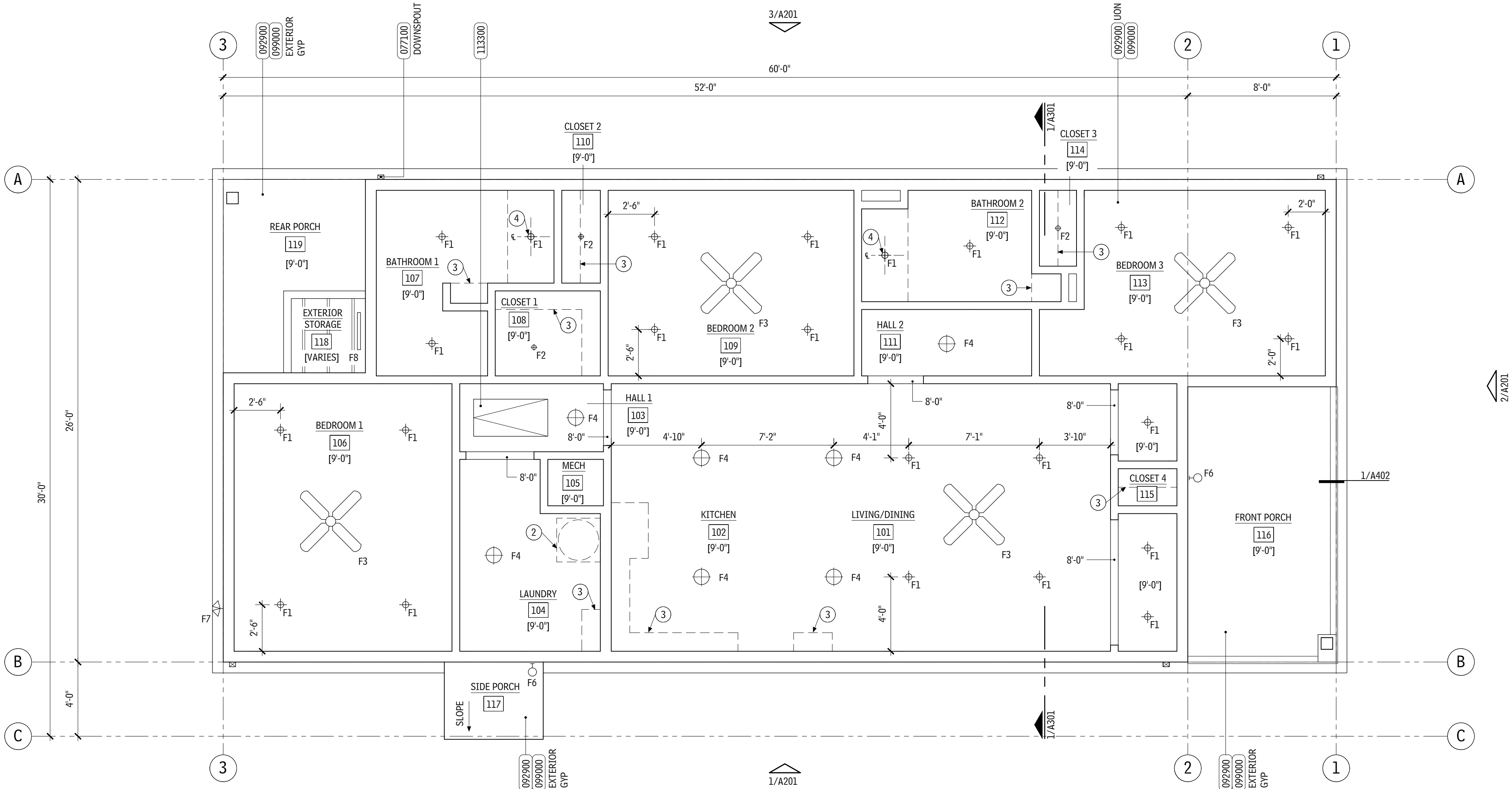
SHEET NOTES

1. SEE STAIR SCHEDULE FOR CORRESPONDING UNIT ELEVATION.
2. WALL MOUNTED WATER HEATER SHOWN FOR COORDINATION PURPOSES – SEE PLUMBING.
3. DASHED LINES INDICATE WALL CABINETS, CLOSET RODS OR SHELVING SHOWN FOR COORDINATION.
4. CENTER LIGHT FIXTURE OVER TUB.

MATERIAL LIST

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1 REFLECTED CEILING PLAN – UNIT C.1
SCALE: 1/4" = 1'-0"



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DRAKEENG.COM



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NEW CONSTRUCTION

GENERAL NOTES

A. NOT USED.

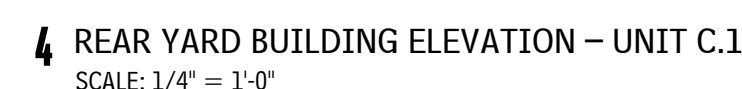
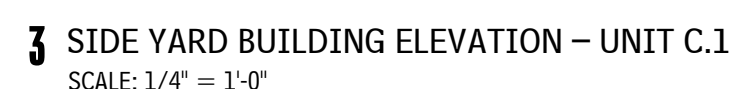
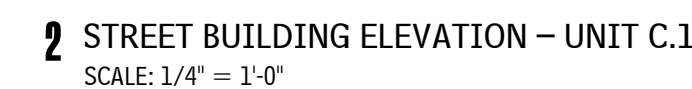
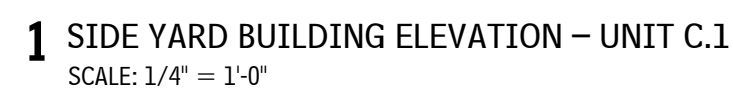
SHEET NOTES

1. FINISHED FLOOR ELEVATION VARIES – SEE CIVIL DRAWINGS FOR INFO.
2. CONDENSING UNIT ON WALL MTD PLATFORM – SEE MECH.
3. EXHAUST VENT WALL CAP – SEE MECH, TYP.
4. POWER METER AND EXTERIOR PANEL – SEE ELECTRICAL.

MATERIAL LIST

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076200	SHEET METAL FLASHING AND TRIM
077100	ROOF SPECIALTIES
079200	JOINT SEALANTS
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088300	MIRRORS
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093000	CERAMIC TILING
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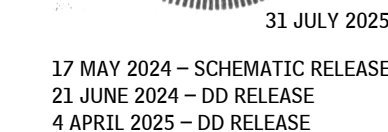
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A201

GENERAL NOTES

A. NOT USED.

SHEET NOTES

1. FINISHED FLOOR ELEVATION VARIES – SEE CIVIL DRAWINGS FOR INFO.

MATERIAL LIST

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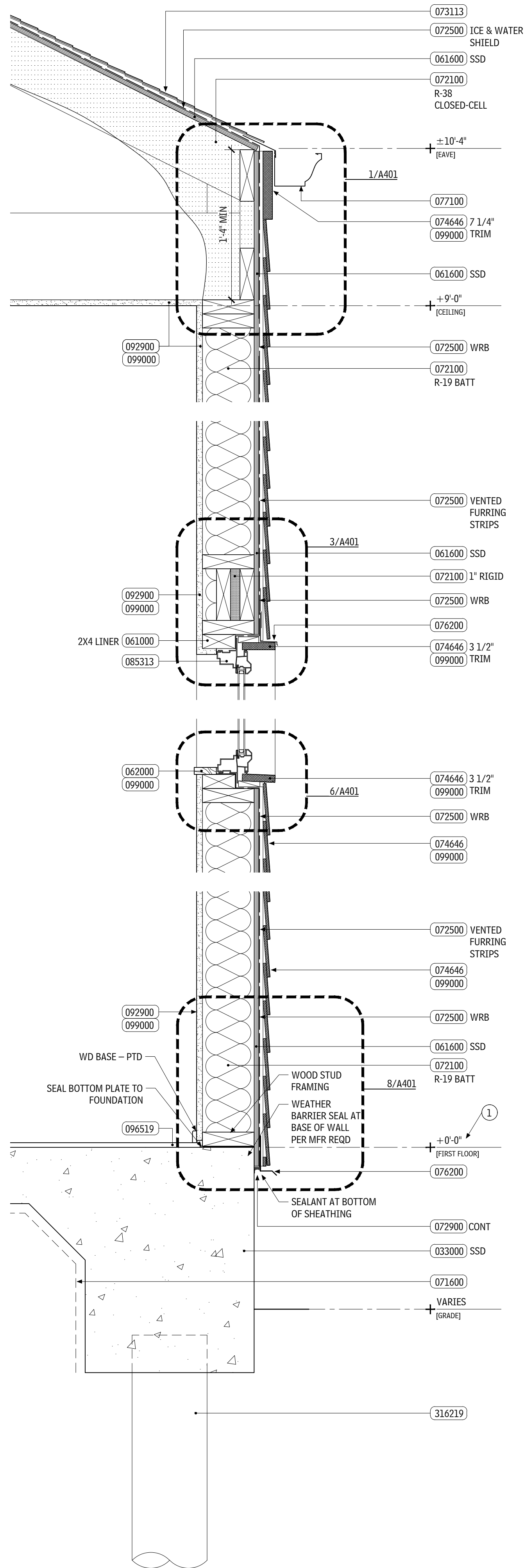
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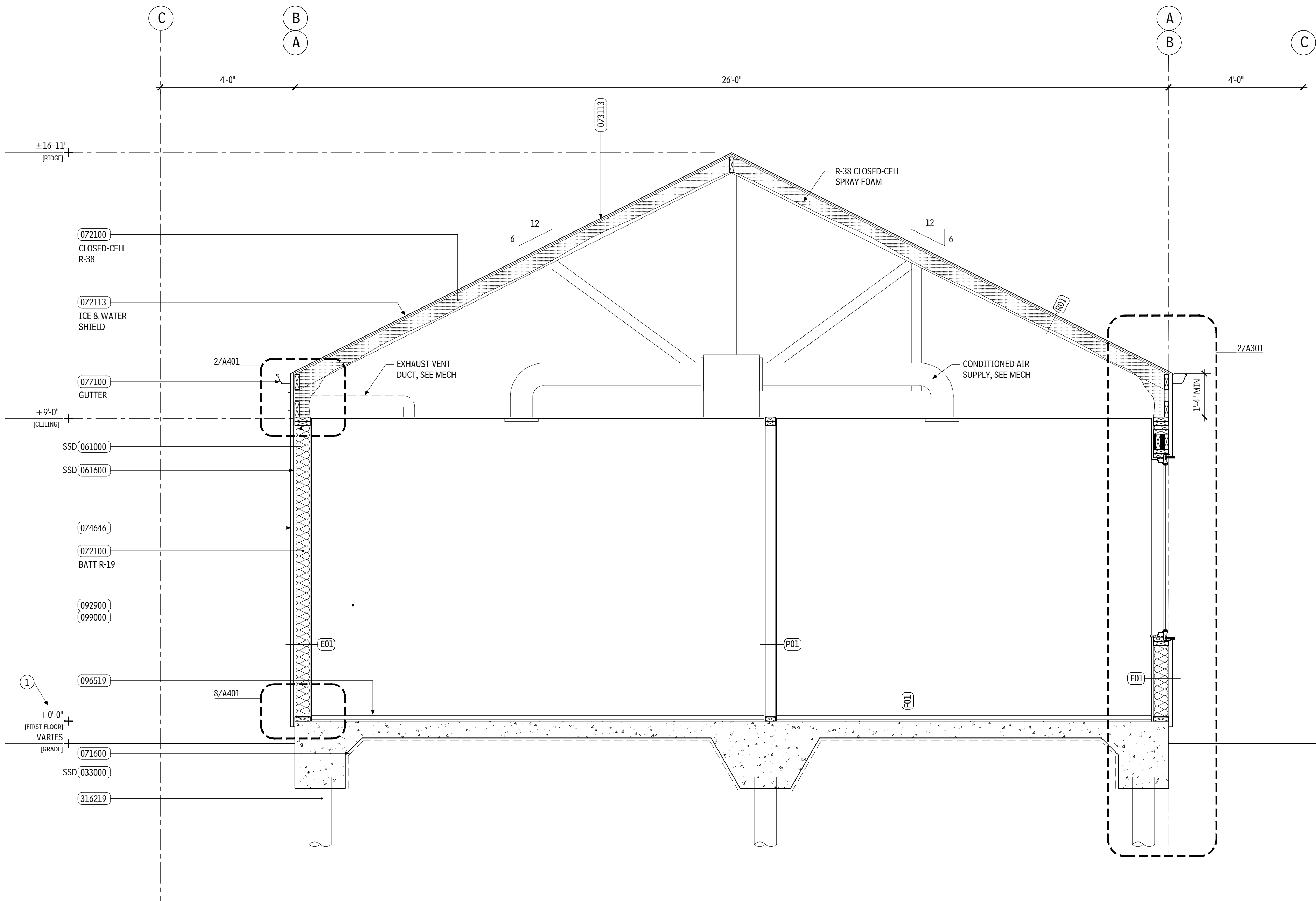
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A301



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



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

GENERAL NOTES

A. THE PROJECT HAS HOUSE SEALING REQUIREMENTS. SEE SHEET A002 FOR AIR SEALING INFORMATION.

SHEET NOTES

1. FINISHED FLOOR ELEVATION VARIES – SEE CIVIL DRAWINGS FOR INFO.

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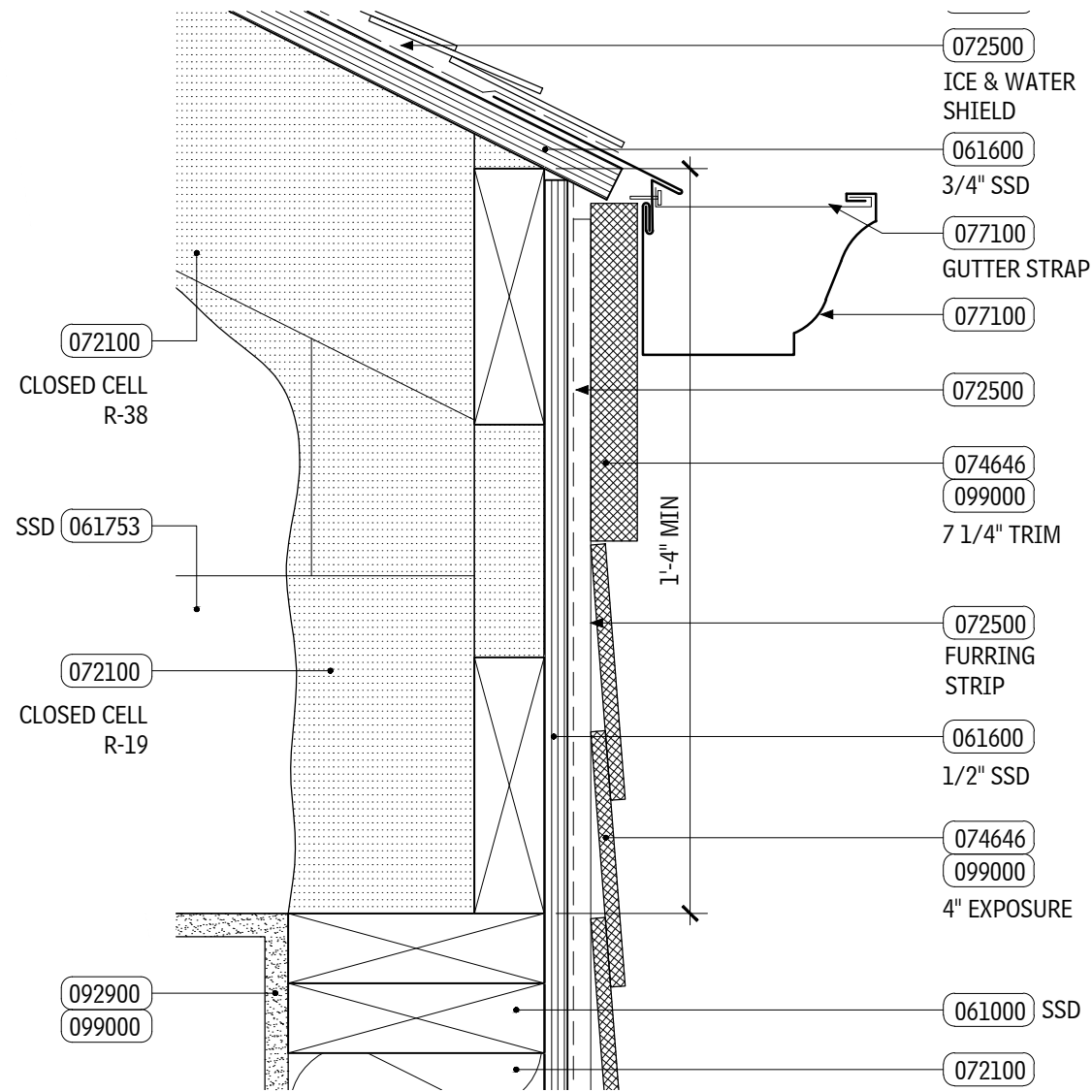
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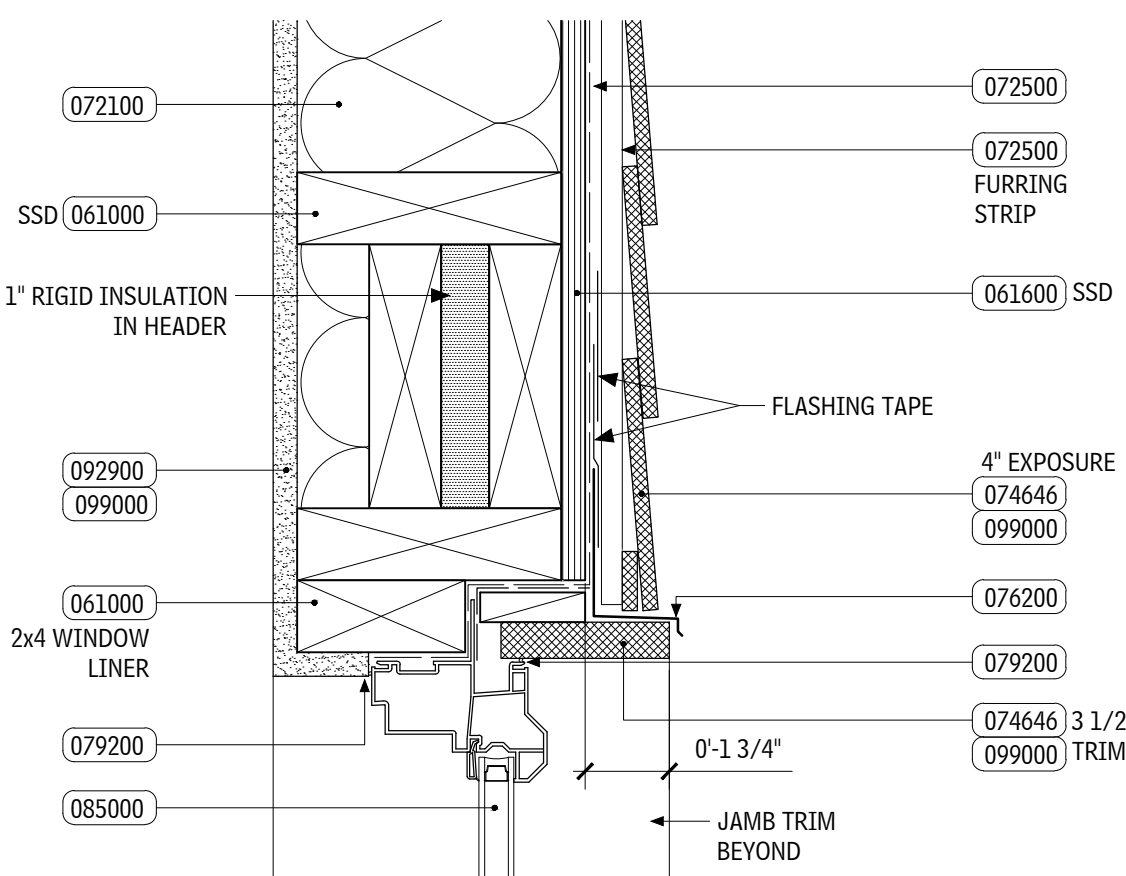
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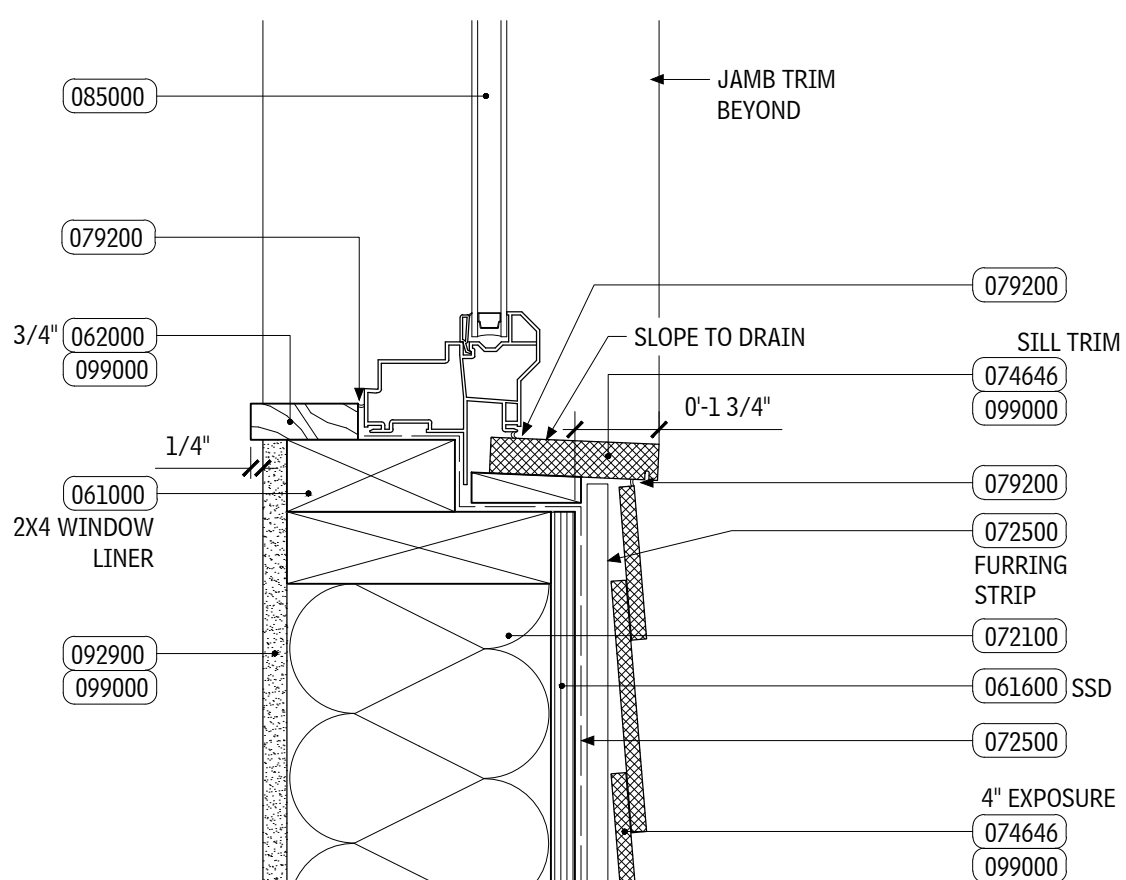
1 SECTION DETAIL – EAVE

SCALE: 3" = 1'-0"



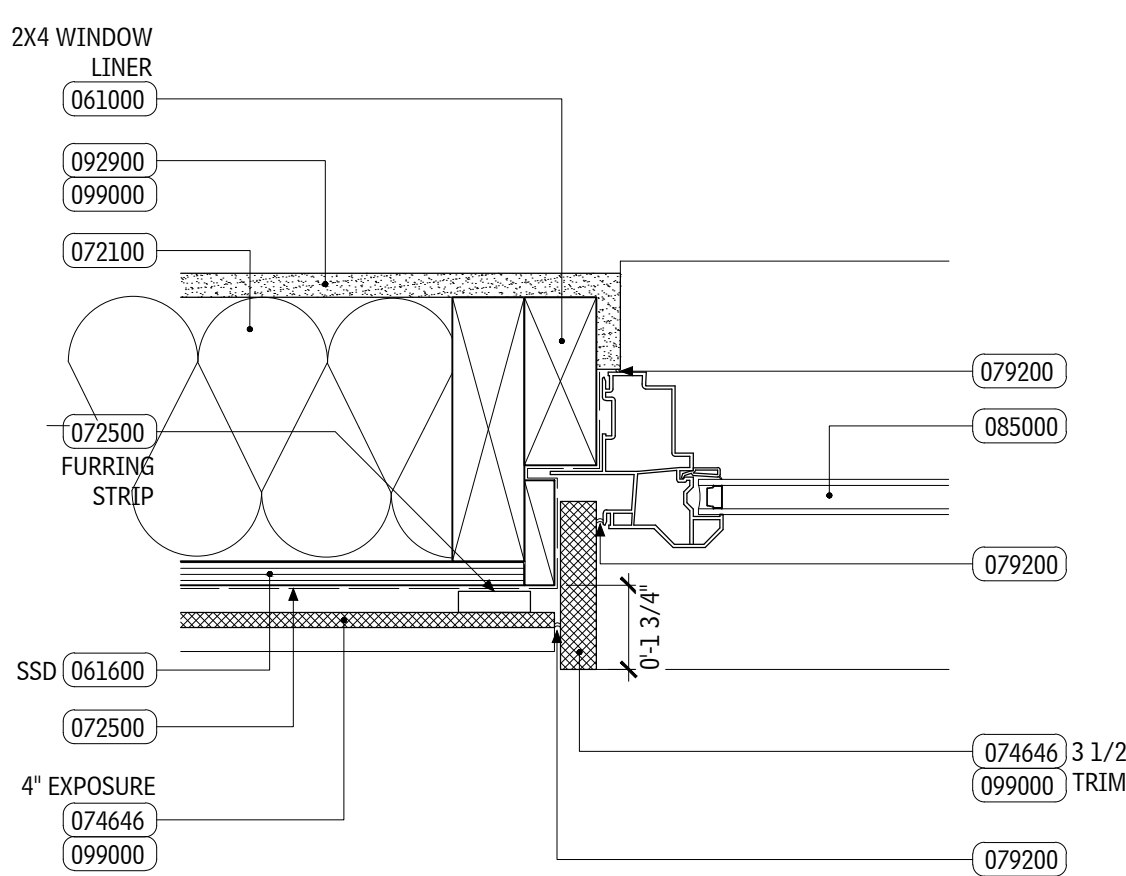
3 SECTION DETAIL – WINDOW HEAD

SCALE: 3" = 1'-0"



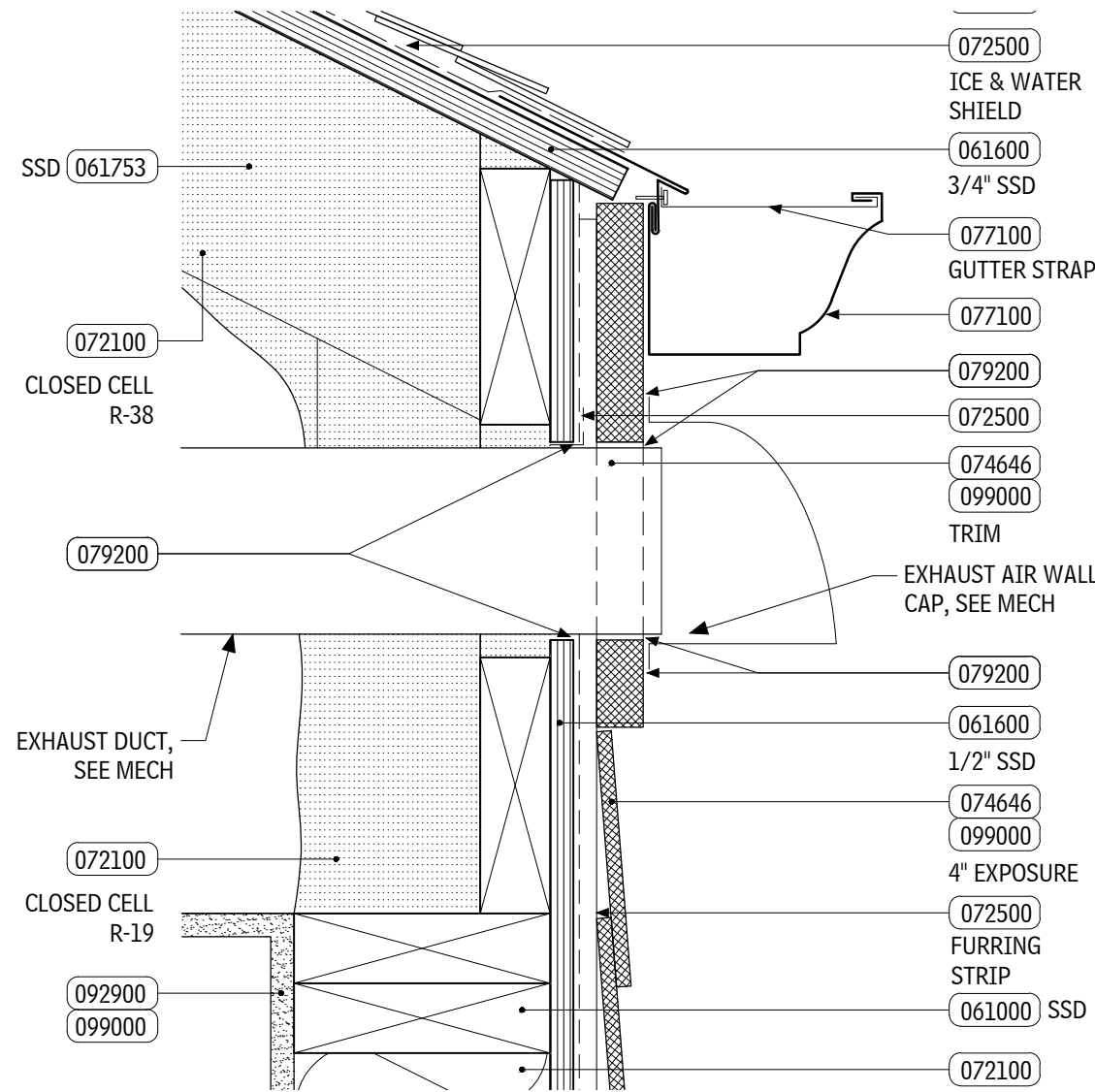
6 SECTION DETAIL – WINDOW SILL

SCALE: 3" = 1'-0"



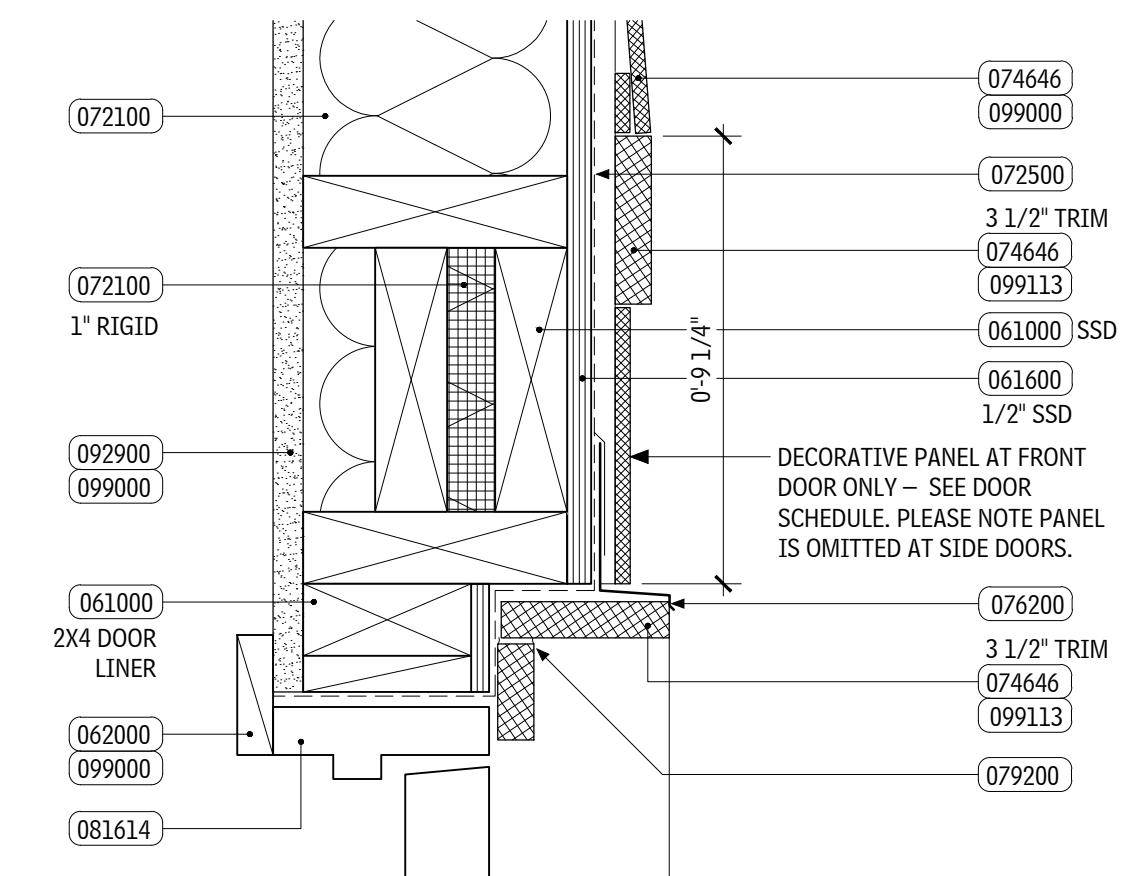
10 PLAN DETAIL – WINDOW JAMB

SCALE: 3" = 1'-0"



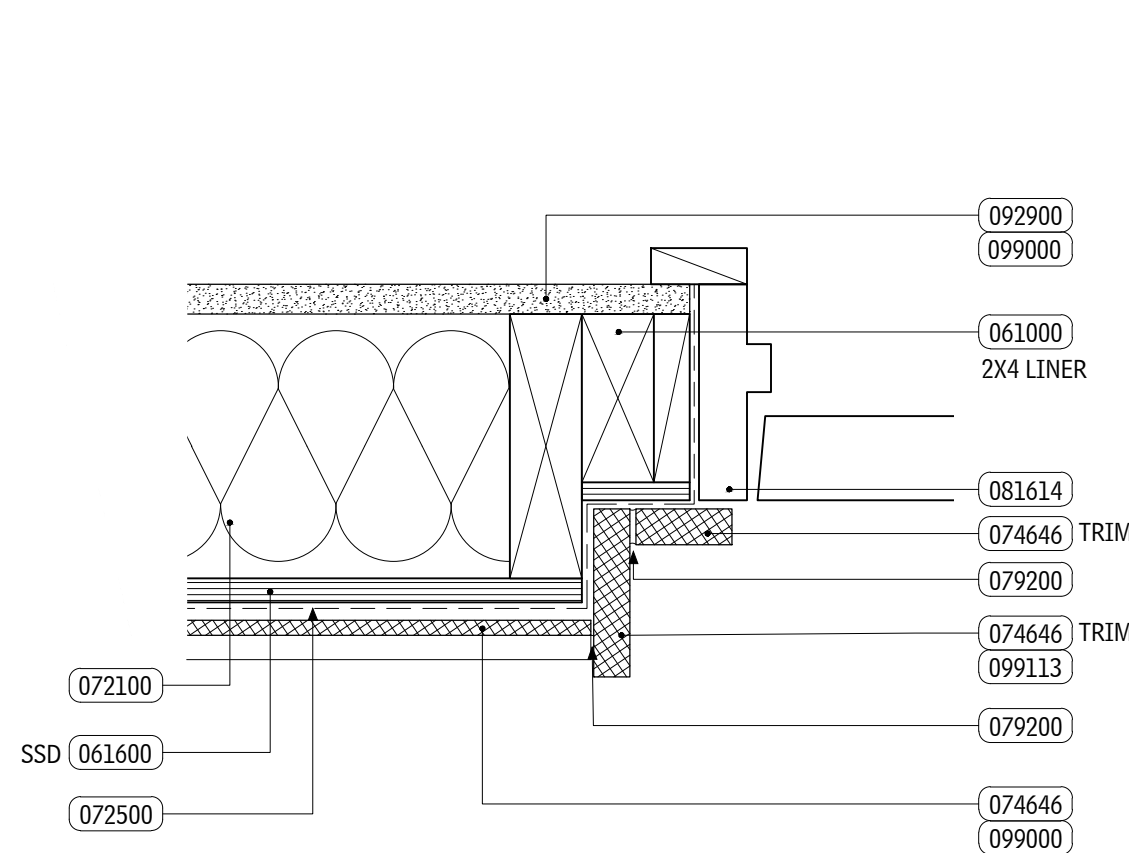
2 SECTION DETAIL – EXHAUST AIR

SCALE: 3" = 1'-0"



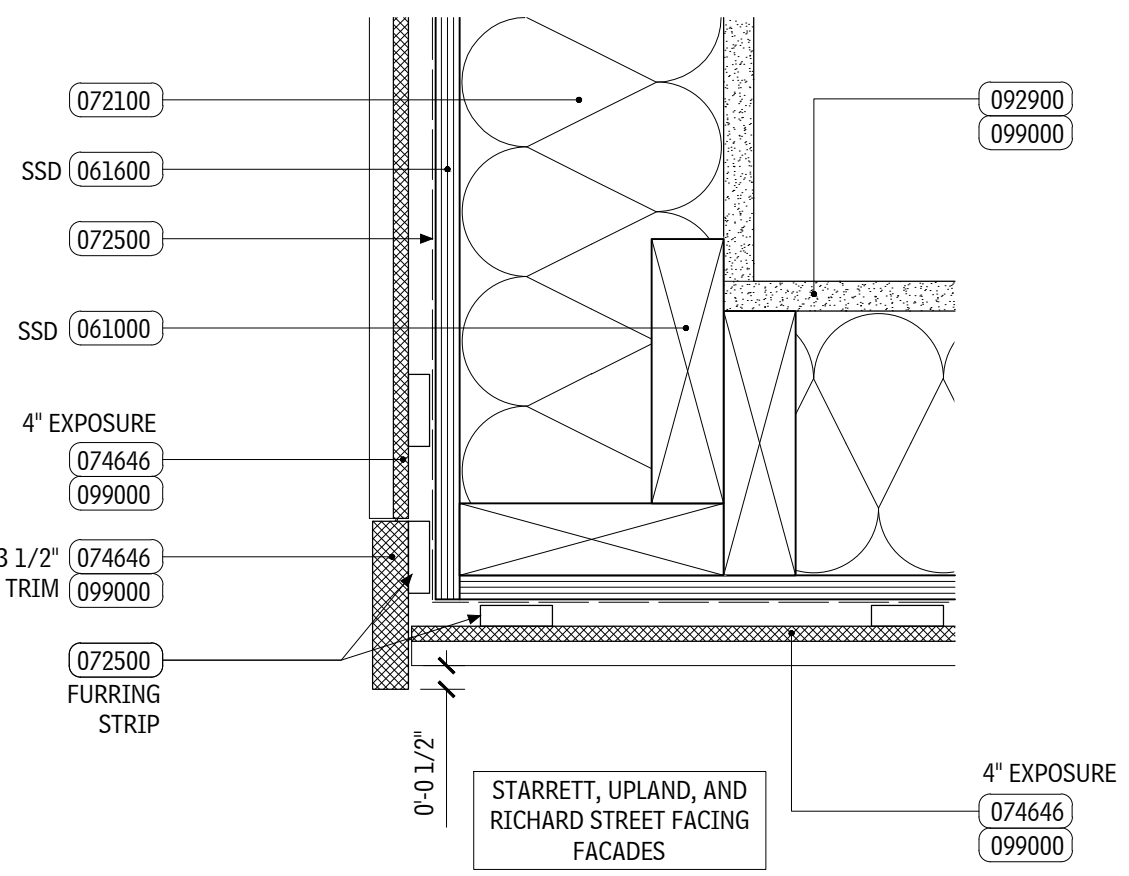
4 SECTION DETAIL – DOOR HEAD

SCALE: 3" = 1'-0"



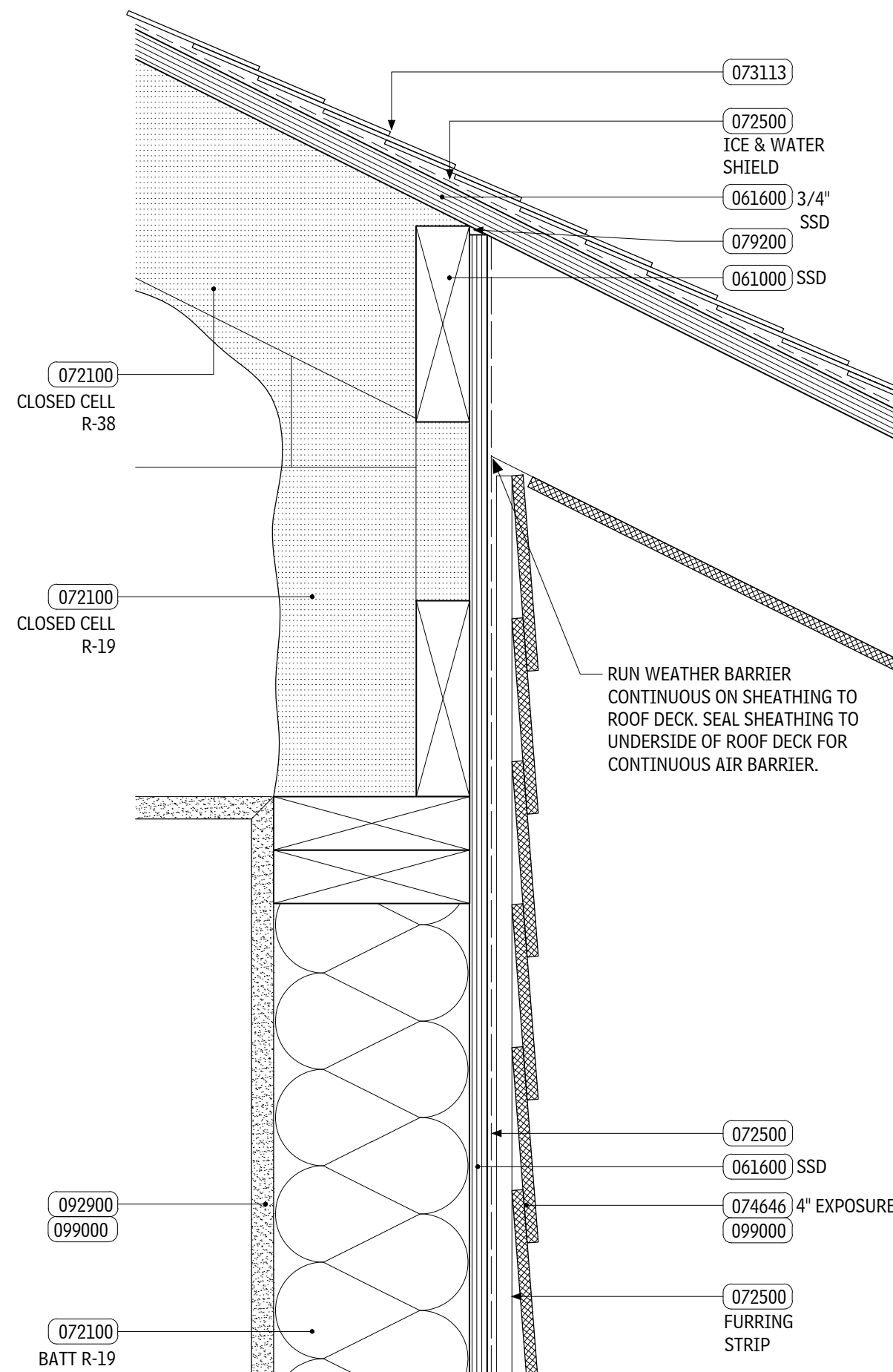
7 PLAN DETAIL – DOOR JAMB

SCALE: 3" = 1'-0"



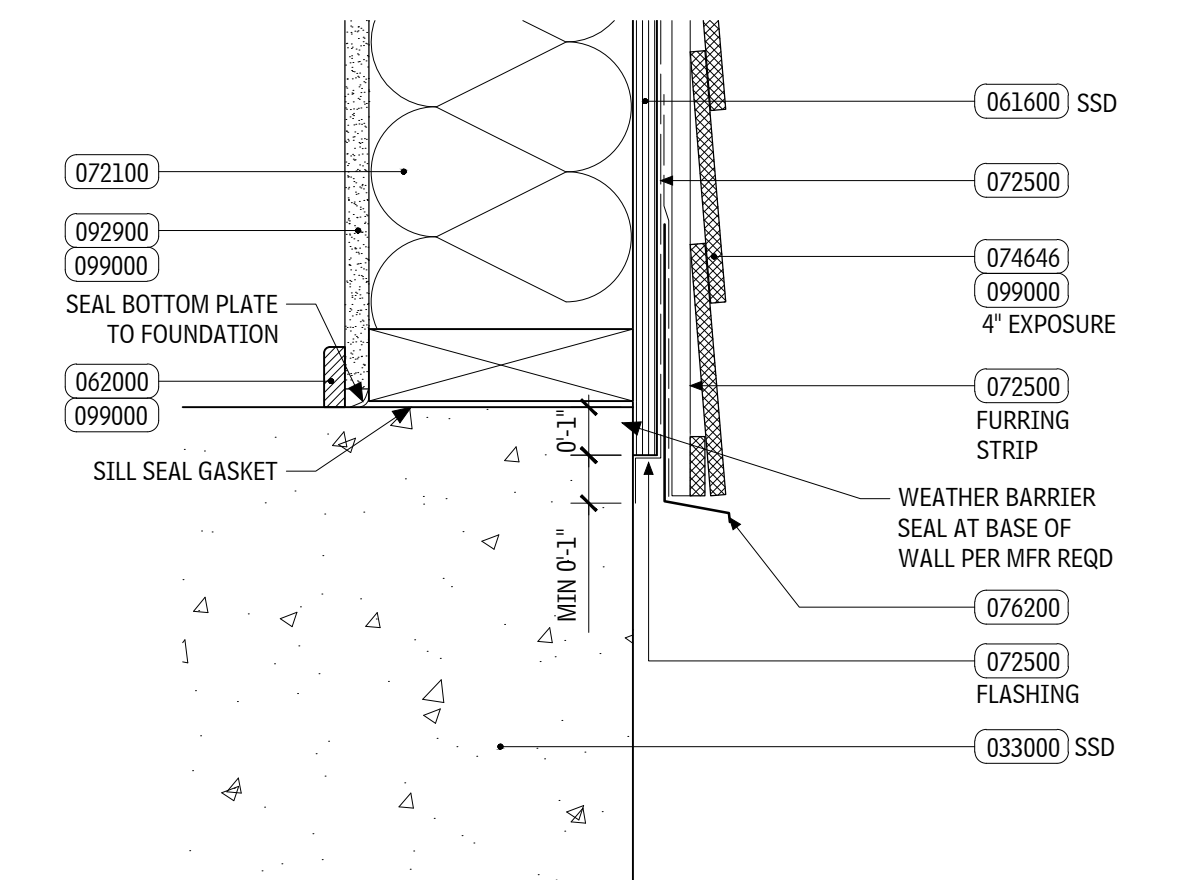
11 PLAN DETAIL – OUTSIDE CORNER

SCALE: 3" = 1'-0"



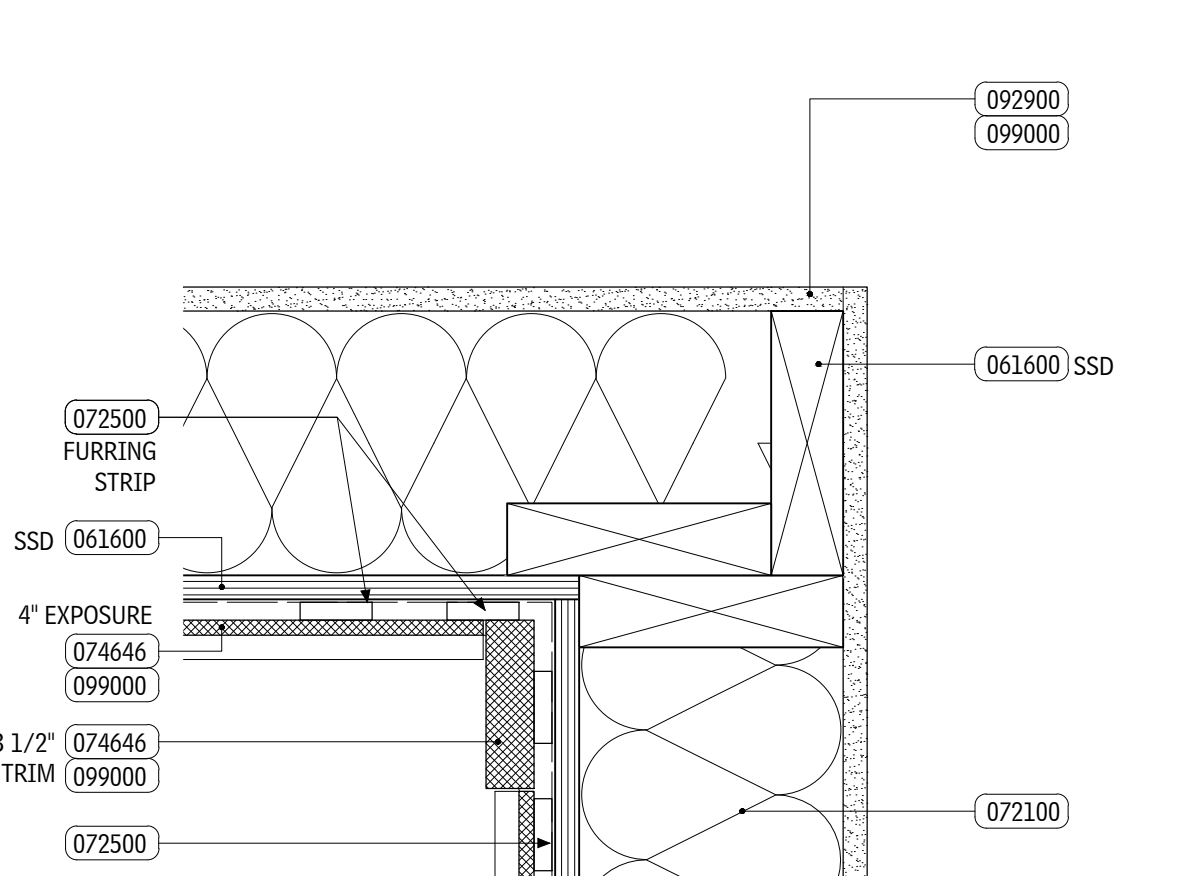
5 SECTION DETAIL – SIDE OVERHANG

SCALE: 3" = 1'-0"



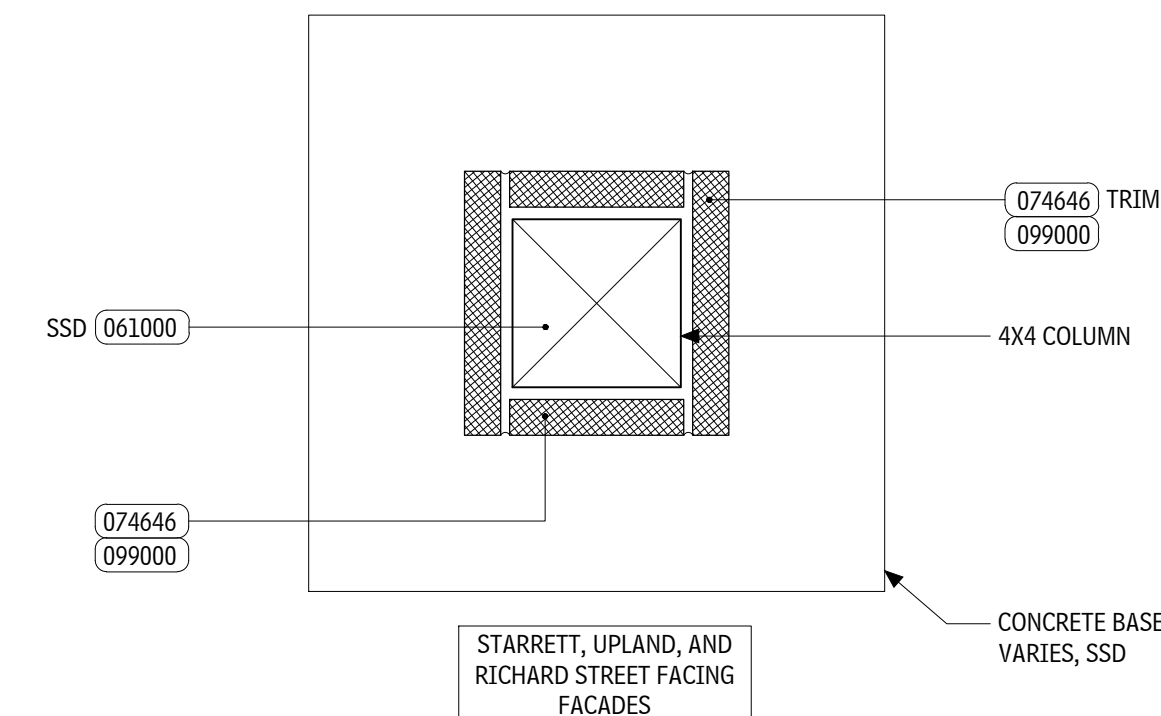
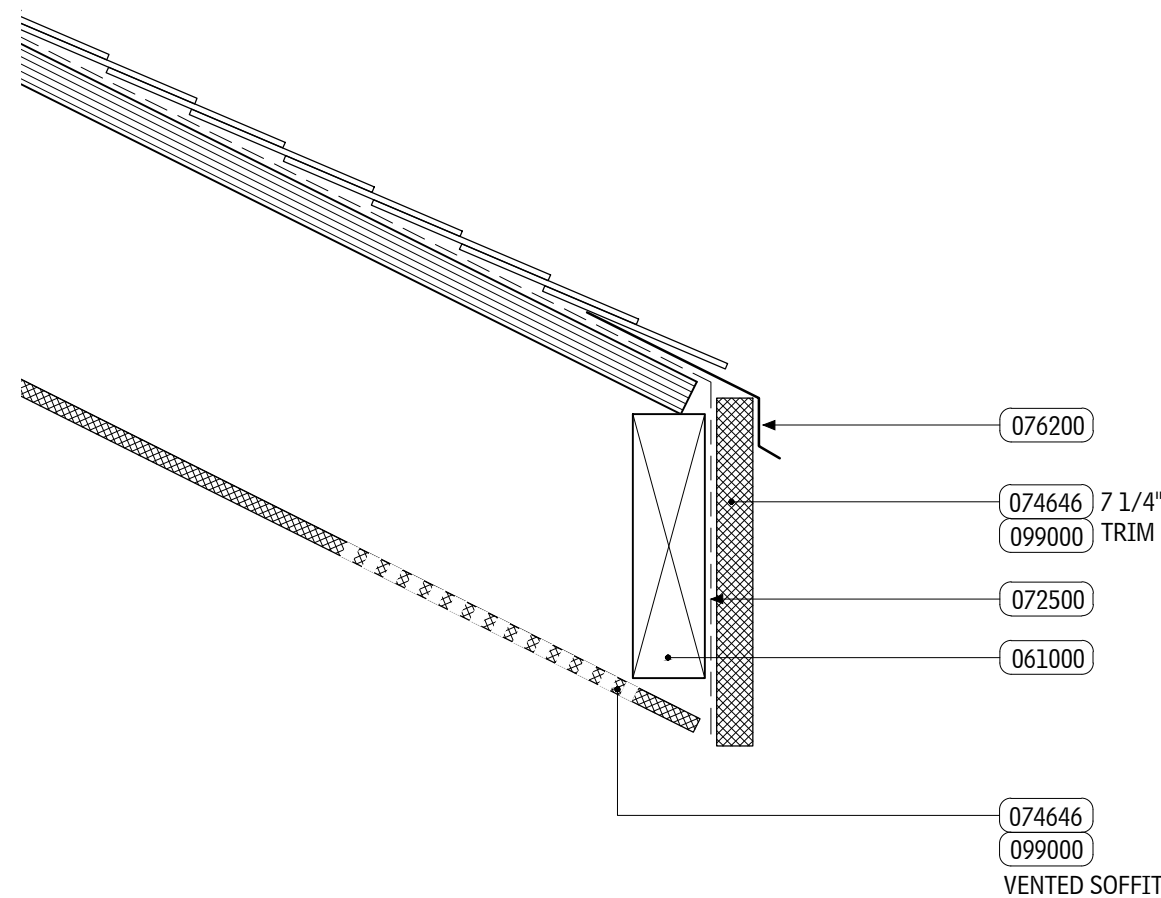
8 SECTION DETAIL – FOUNDATION

SCALE: 3" = 1'-0"



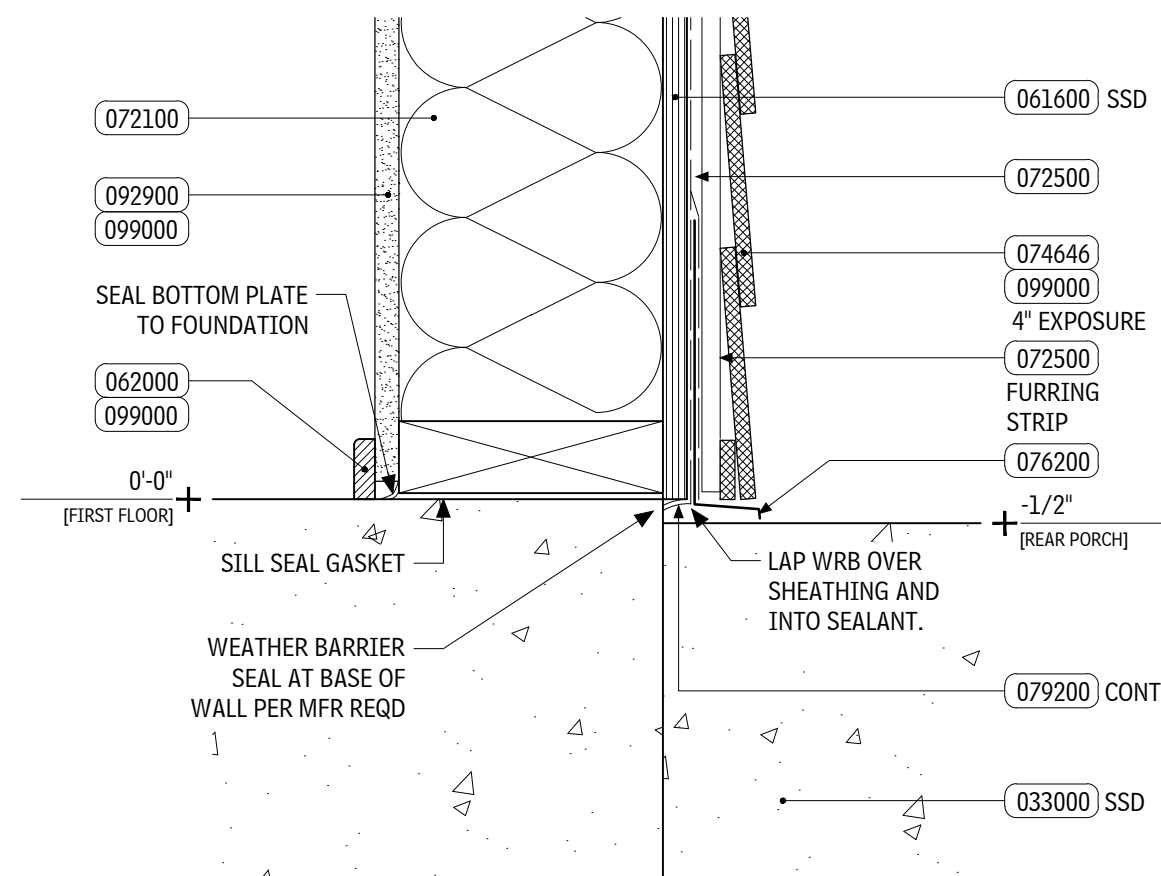
12 PLAN DETAIL – INSIDE CORNER

SCALE: 3" = 1'-0"



9 PLAN DETAIL – COLUMN

SCALE: 3" = 1'-0"



13 PLAN DETAIL – FOUNDATION

SCALE: 3" = 1'-0"

GENERAL NOTES

A. THE PROJECT HAS HOUSE SEALING REQUIREMENTS. SEE SHEET A002 FOR AIR SEALING INFORMATION.

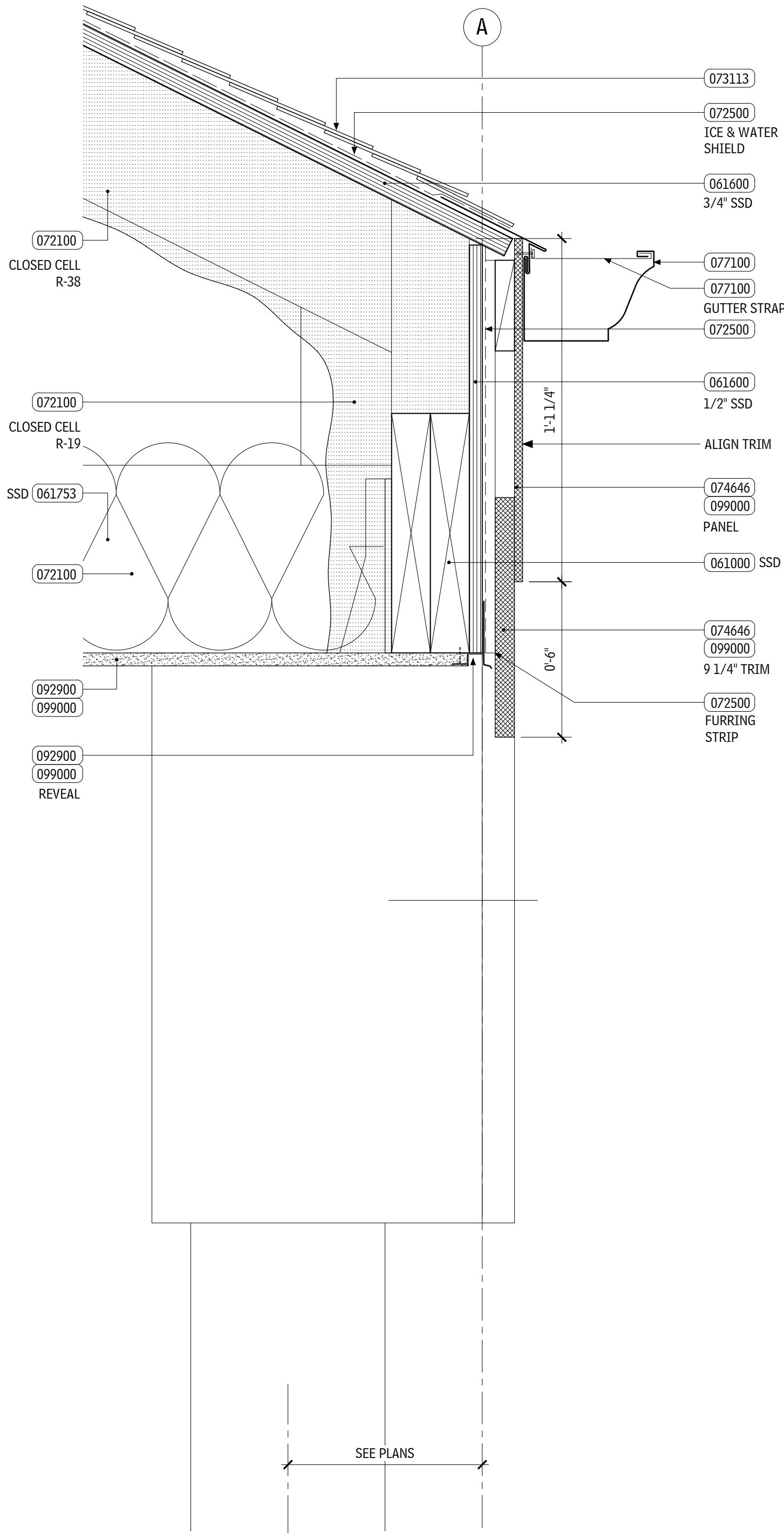
SHEET NOTES

1. NOT USED.

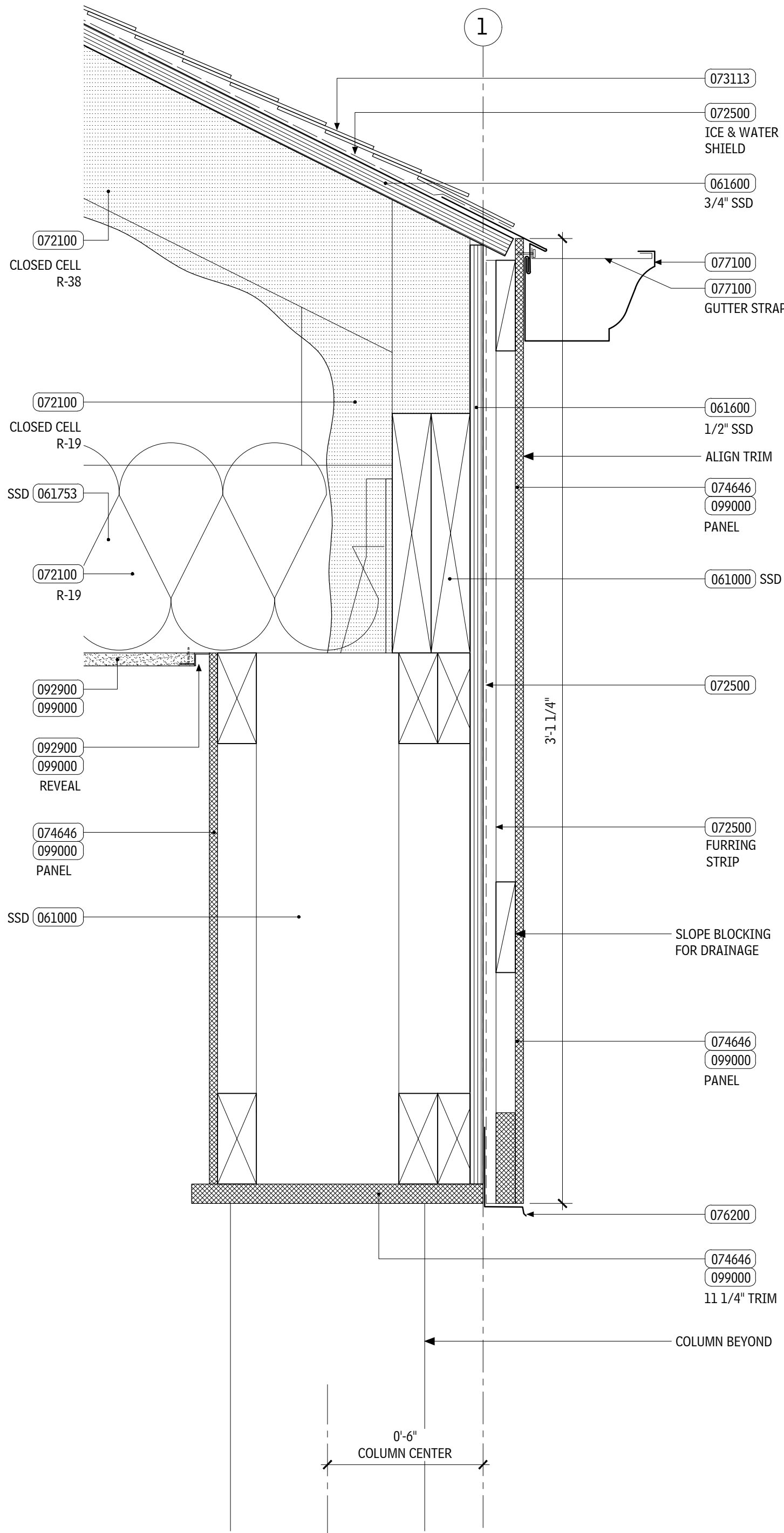
MATERIAL LIST

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073113	ASPHALT SHINGLES
074646	FIBER-CEMENT SIDING
076200	SHEET METAL FLASHING AND TRIM
077100	ROOF SPECIALTIES
079200	JOINT SEALANTS
081416	FLUSH WOOD DOORS
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085313	VINYL WINDOWS
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313116	TERMITE CONTROL
316219	TIMBER PILES
329200	TURF AND GRASSES
329300	PLANTS



1 SECTION DETAIL – PORCH FASCIA
SCALE: 3" = 1'-0"



2 SECTION DETAIL – DROPPED PORCH FASCIA
SCALE: 3" = 1'-0"

GENERAL NOTES

A. NOT USED.

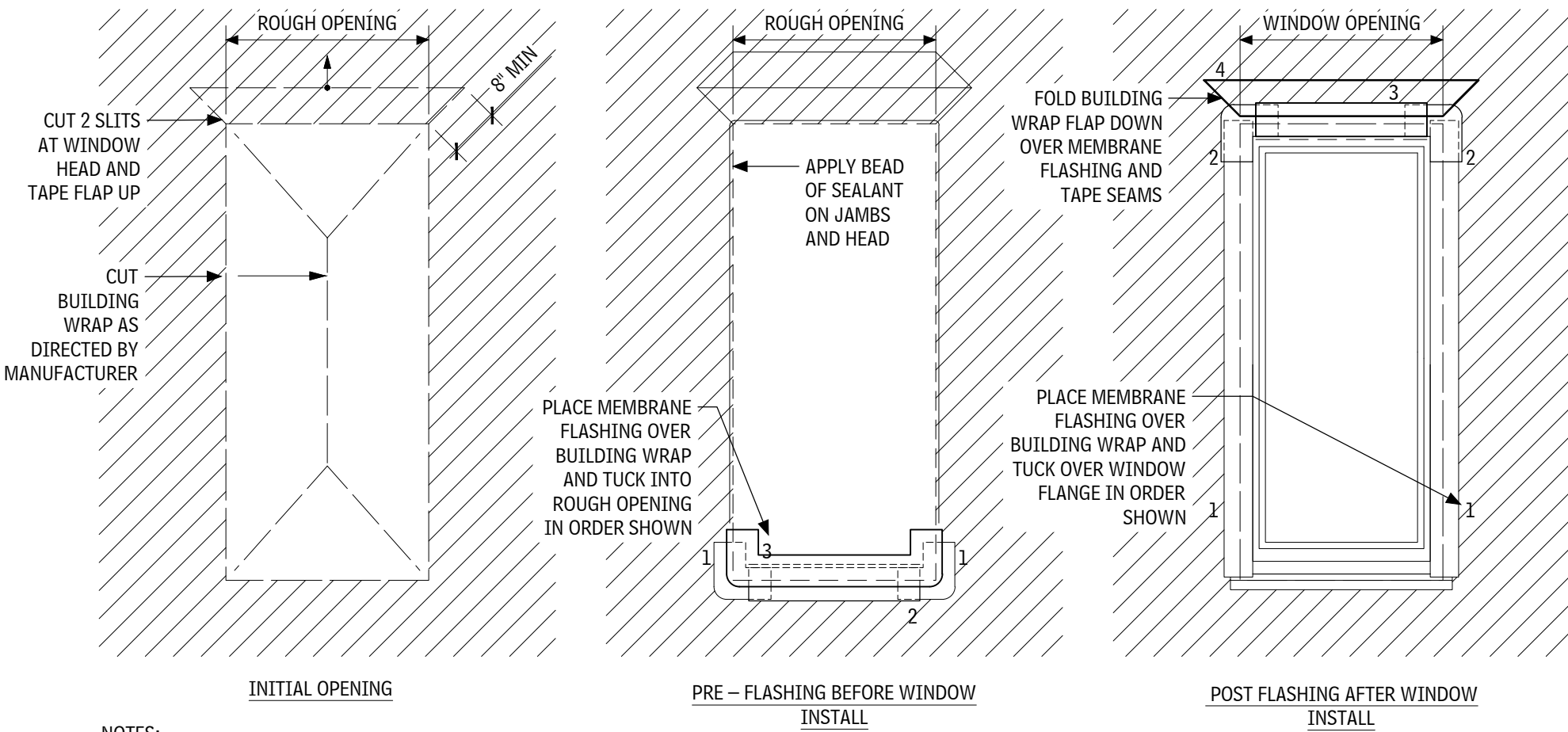
SHEET NOTES

1. NOT USED.

MATERIAL LIST

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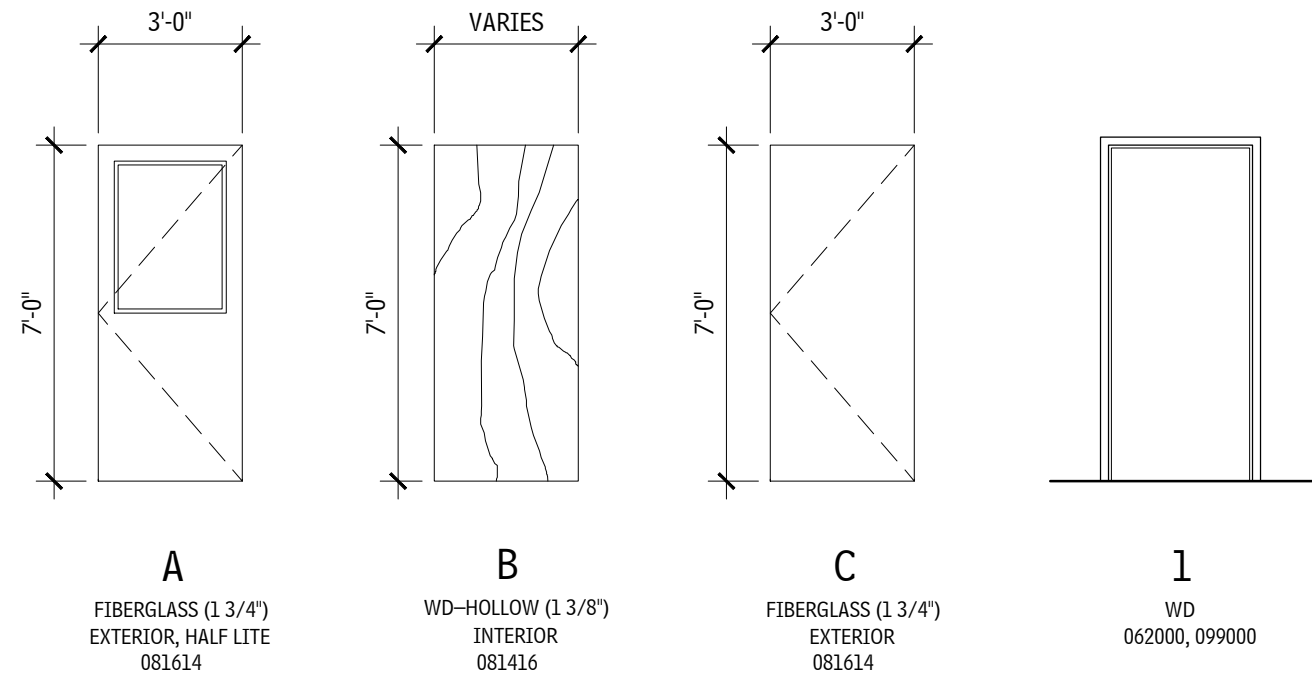
NOTES:

1. INFO SHOWN IS FOR GENERAL DIRECTION ONLY. FOLLOW MANUFACTURER'S REQUIREMENTS FOR COMPLETE INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.
2. THERE ARE ADDITIONAL FLASHING REQUIREMENTS AT SILL OR RECESSED OPENINGS. SEE MANUFACTURER'S INFO FOR ADDITIONAL REQUIREMENTS.

6 WINDOW FLASHING DIAGRAM

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

DOOR SCHEDULE												
DOOR NO.	ROOM NAME	TYPE	FRAME	LEAFS	WIDTH	HEIGHT	THICKNESS	FINISH	GLAZING	HRDWR	THRESHOLD	REMARKS
UNIT C.1												
C101.1	FRONT PORCH	A	—	1	3'-0"	7'-0"	—	—	YES	1	YES	—
C102.1	SIDE PORCH	A	—	1	3'-0"	7'-0"	—	—	YES	1	YES	—
C103.1	MECHANICAL	B	1	1	2'-10"	7'-0"	—	—	—	4	—	—
C104.1	BEDROOM 1	B	1	1	2'-10"	7'-0"	—	—	—	3	—	—
C105.1	BATHROOM 1	B	1	1	2'-10"	7'-0"	—	—	—	3	YES	—
C106.1	CLOSET 1	B	1	1	2'-10"	7'-0"	—	—	—	4	—	—
C107.1	CLOSET 2	B	1	1	2'-10"	7'-0"	—	—	—	4	—	—
C108.1	BEDROOM 2	B	1	1	2'-10"	7'-0"	—	—	—	3	—	—
C109.1	BATHROOM 2	B	1	1	2'-10"	7'-0"	—	—	—	3	YES	—
C110.1	BEDROOM 3	B	1	1	2'-10"	7'-0"	—	—	—	3	—	—
C111.1	CLOSET 3	B	1	1	2'-10"	7'-0"	—	—	—	4	—	—
C112.1	CLOSET 2	B	1	1	2'-10"	7'-0"	—	—	—	4	—	—
C113.1	EXTERIOR STORAGE	C	—	1	3'-0"	7'-0"	—	—	—	2	YES	—



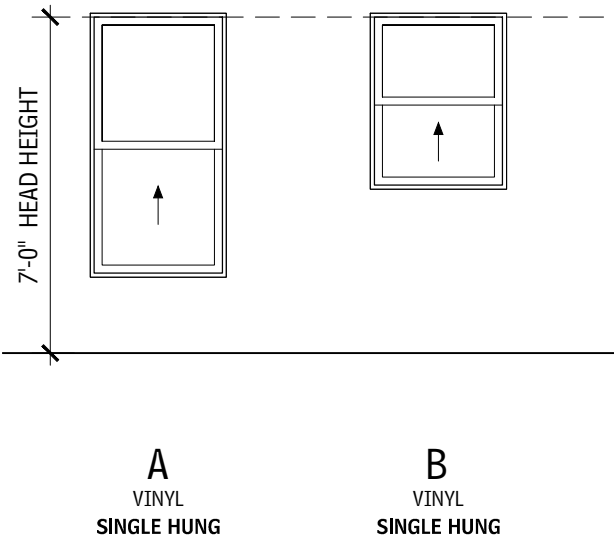
1 DOOR TYPES

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

2 DOOR FRAME TYPES

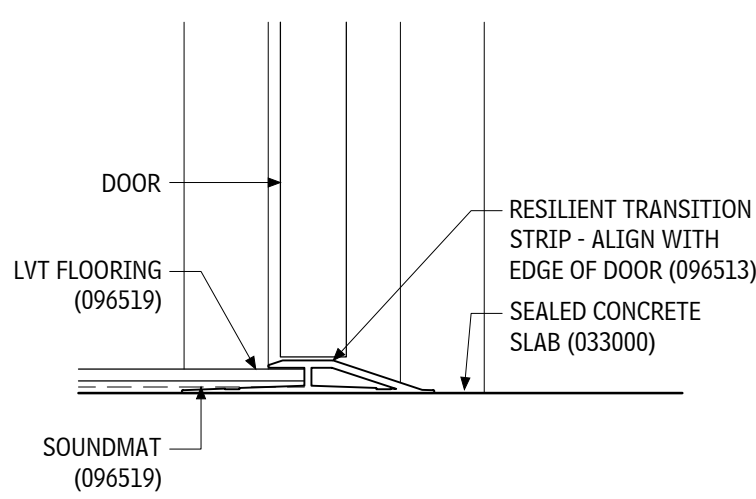
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE							
TYPE	EXTERIOR DIMENSION	HEAD DETAIL	LEFT JAMB DETAIL	RIGHT JAMB DETAIL	SILL DETAIL	MANUFACTURER / TYPE	OPERATION
A	2'-8" x 5'-4"	—	—	—	—	IMPACT-RATED VINYL	SINGLE HUNG
B	2'-8" x 3'-6"	—	—	—	—	IMPACT-RATED VINYL	SINGLE HUNG



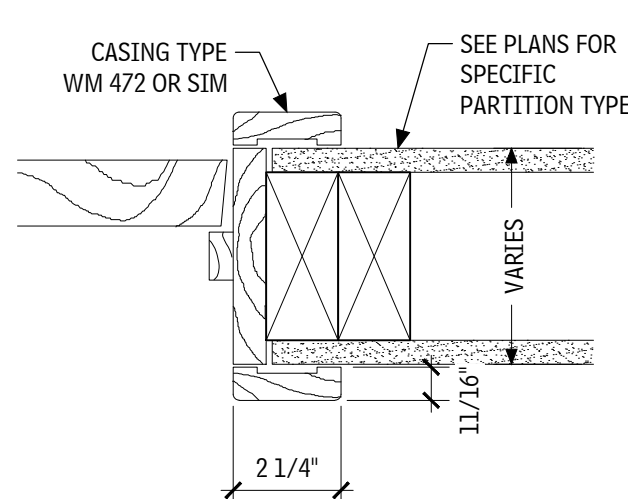
3 WINDOW TYPES

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



4 TRANSITION - LVT TO CONCRETE

SCALE: 3" = 1'-0"



5 WOOD FRAME DETAIL

SCALE: 3" = 1'-0"

OFFICE OF JONATHAN TATE
1075 RACE STREET
NEW ORLEANS, LA 70130
504 383 4203
OFFICE@JT.COM

LANDSCAPE ARCHITECT:
SPACKMAN, MOSSOR, AND MICHAELS
1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
504 218 8991

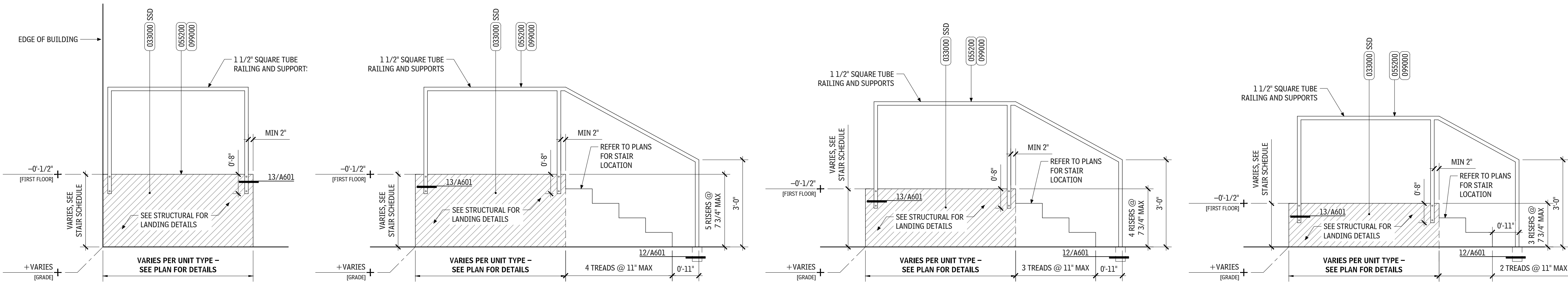
CIVIL AND STRUCTURAL ENGINEER:
AP DESIGN GROUP
530 NORMAN C FRANCIS PARKWAY
NEW ORLEANS, LA 70119
504 410 5322

MECHANICAL AND PLUMBING ENGINEER:
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P.O. BOX 56801
NEW ORLEANS, LA
504 223 3736

ELECTRICAL ENGINEER:
DRAKE ENGINEERING
2783 LAPALCO BOULEVARD
HARVEY, LA 70058
504 368 1575
DRAKEENG.COM



31 JULY 2025
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE



1 STAIR ELEVATION

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

UNIT TYPES A+B

2 STAIR ELEVATION – 5 RISERS

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

UNIT TYPES A+B

3 STAIR ELEVATION – 4 RISERS

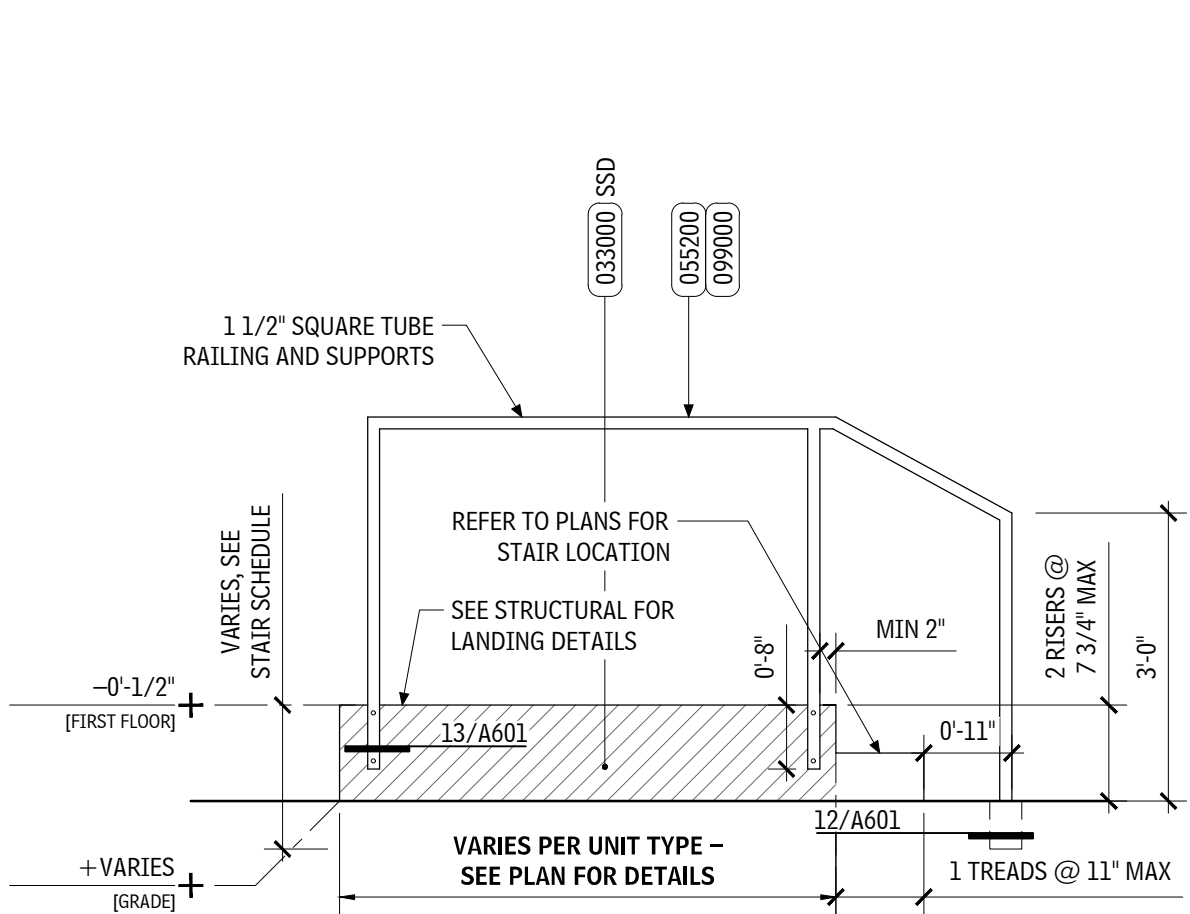
SCALE: 1/2" = 1'-0"

UNIT TYPES A+B

4 STAIR ELEVATION – 3 RISERS

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

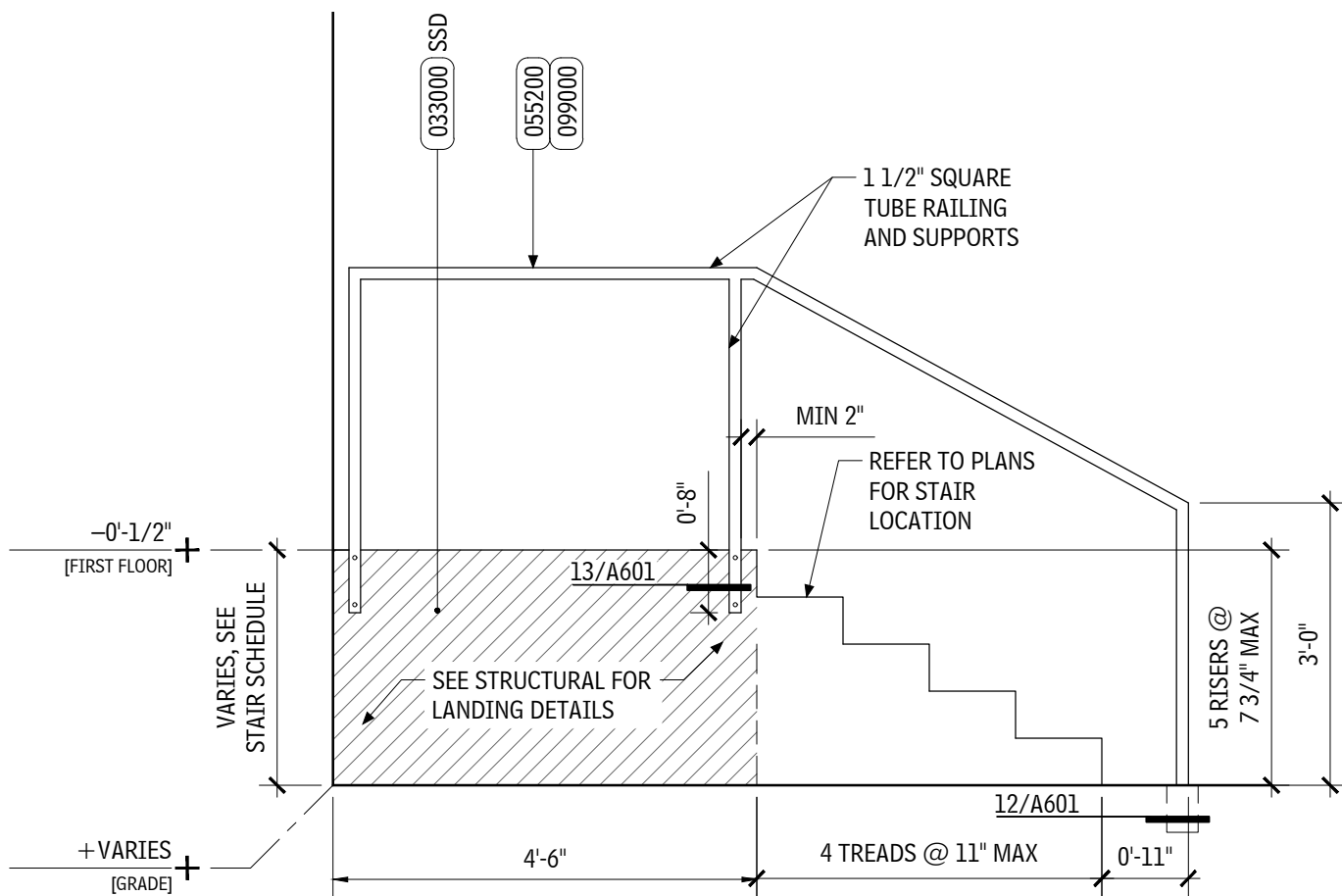
UNIT TYPES A+B



5 STAIR ELEVATION – 2 RISERS

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

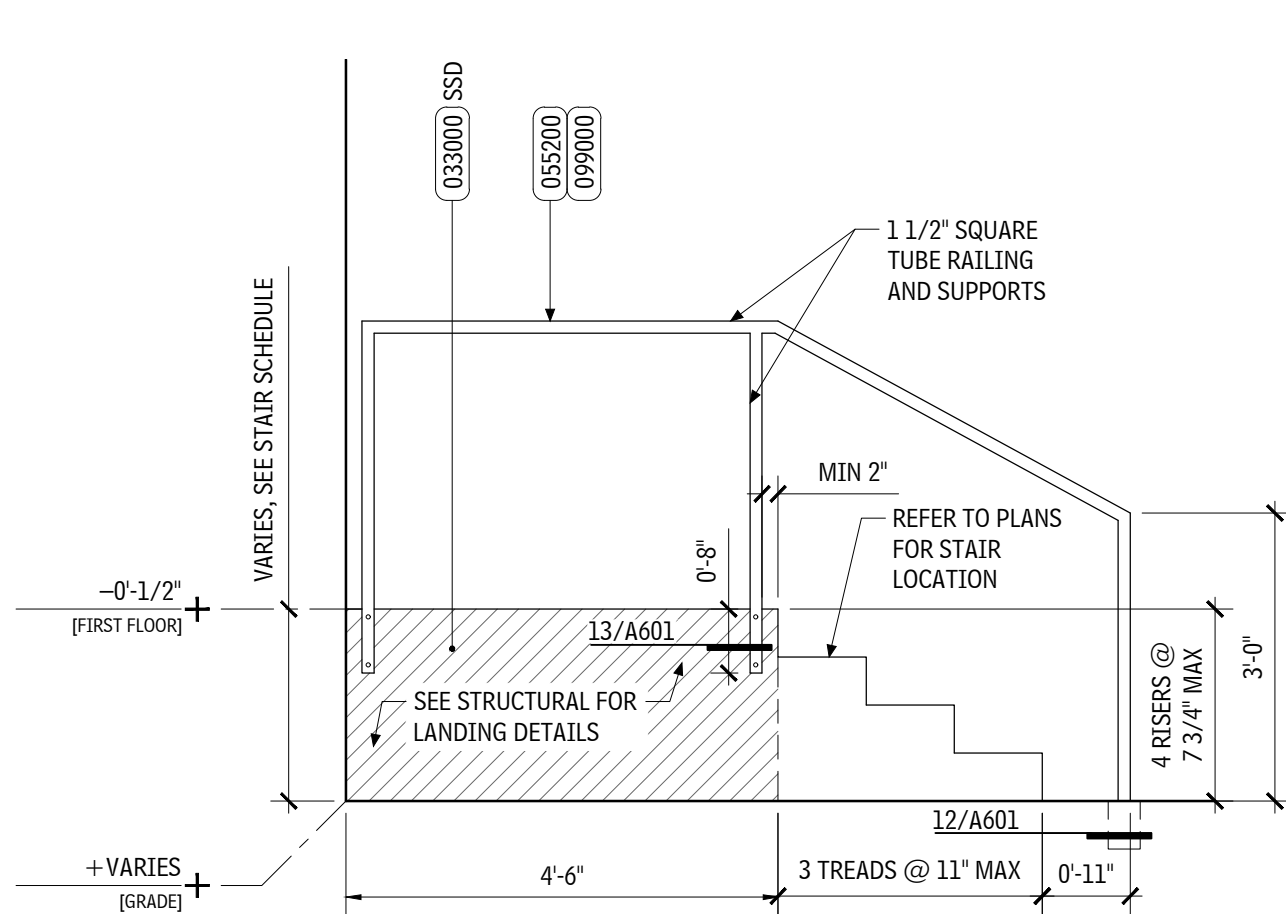
UNIT TYPES A+B



6 STAIR ELEVATION – 5 RISERS

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

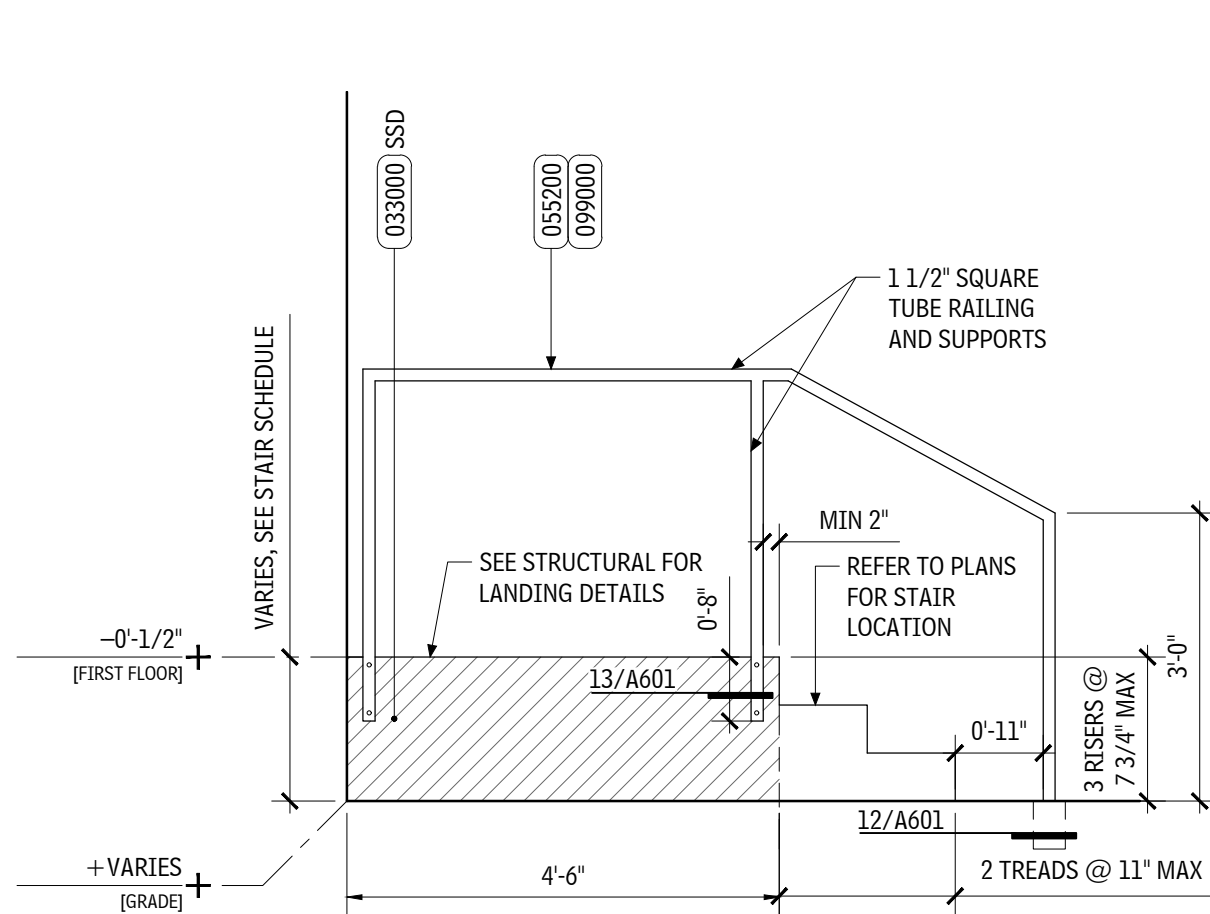
UNIT TYPE C.1 SHOWN
UNIT TYPE C.2 MIRRORED



7 STAIR ELEVATION – 4 RISERS

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

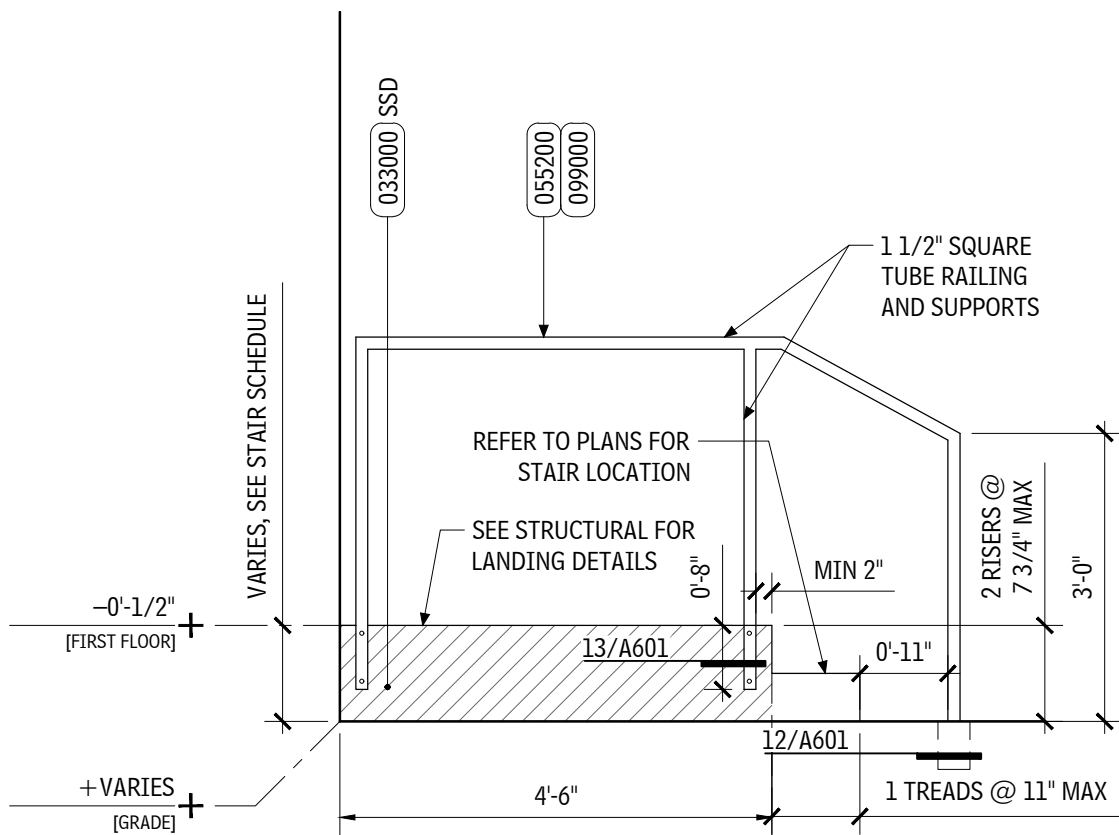
UNIT TYPE C.1 SHOWN
UNIT TYPE C.2 MIRRORED



8 STAIR ELEVATION – 3 RISERS

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

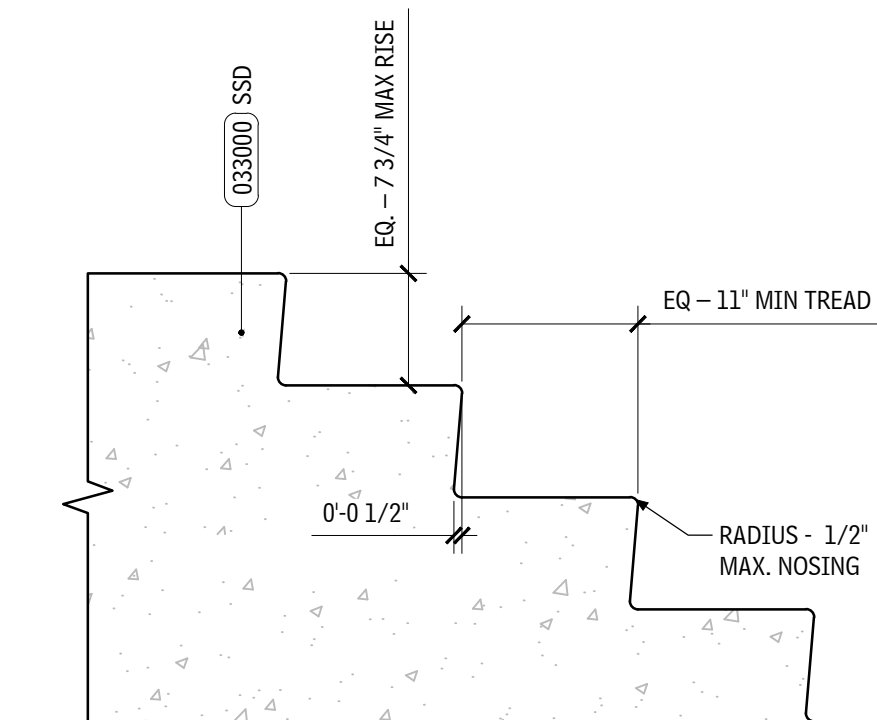
UNIT TYPE C.1 SHOWN
UNIT TYPE C.2 MIRRORED



9 STAIR ELEVATION – 2 RISERS

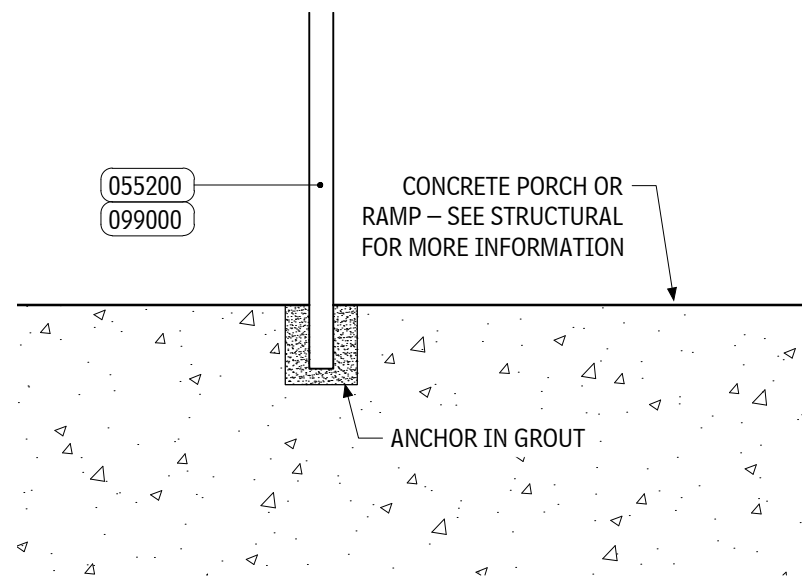
SCALE: 1/2" = 1'-0"

UNIT TYPE C.1 SHOWN
UNIT TYPE C.2 MIRRORED



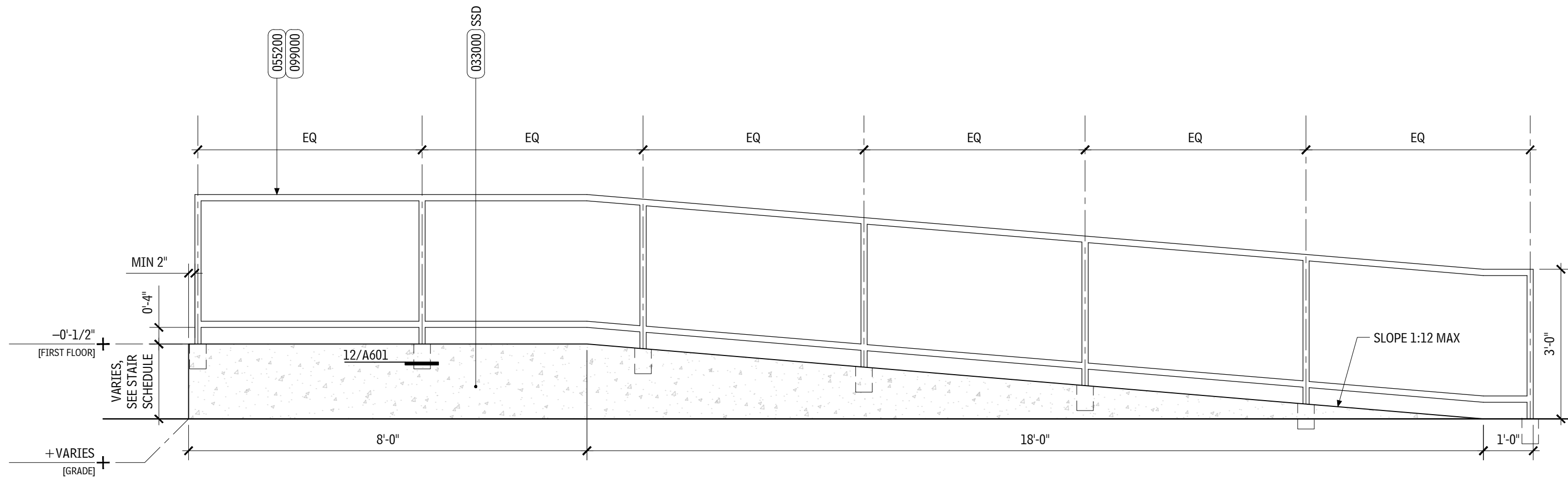
10 CONCRETE STAIR DETAIL

SCALE: 1" = 1'-0"



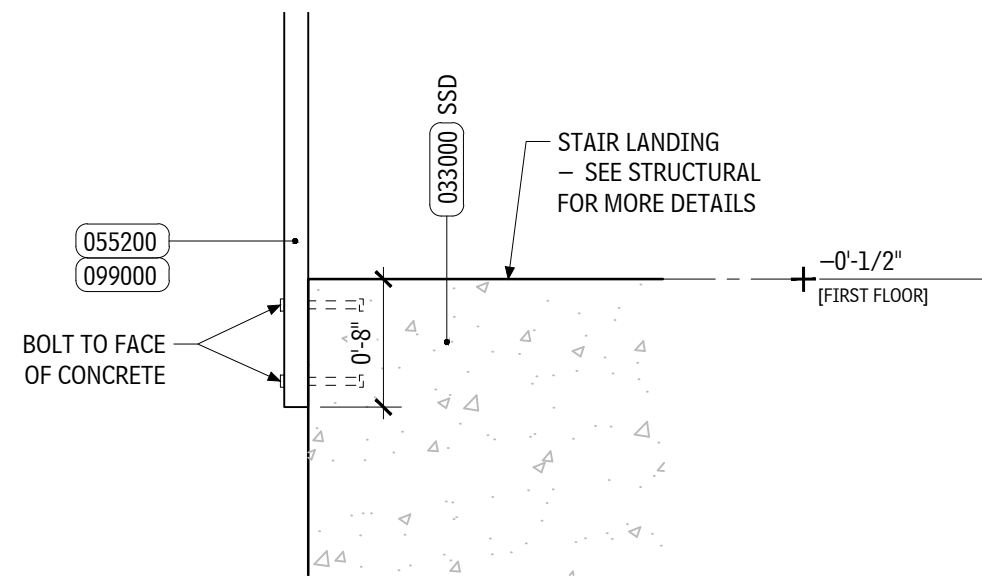
12 HANDRAIL DETAIL

SCALE: 1" = 1'-0"



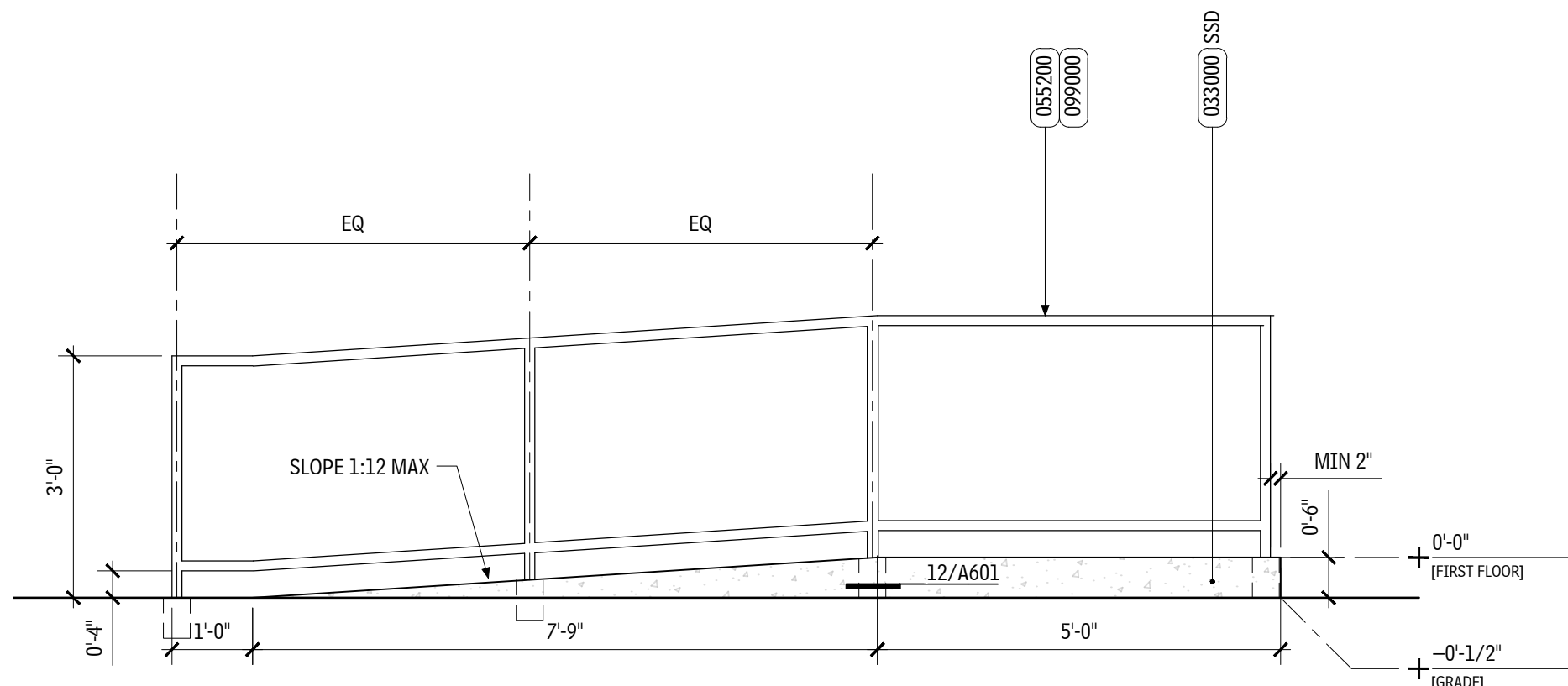
11 PORCH RAMP ELEVATION – UNIT TYPE E

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



13 HANDRAIL DETAIL

SCALE: 1" = 1'-0"



14 PORCH RAMP ELEVATION – UNIT TYPE D

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

GENERAL NOTES

A. NOT USED.

SHEET NOTES

1. NOT USED.

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BANNER
COMMUNITY

RIVER RIDGE, LA 70123
NEW CONSTRUCTION

O J T

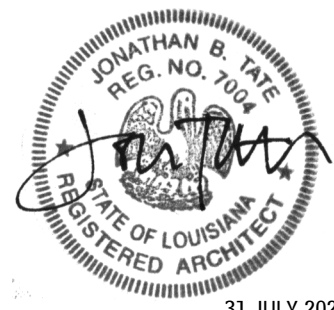
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31 JULY 2025
17 MAY 2024 – SCHEMATIC RELEASE
21 JUNE 2024 – DD RELEASE
4 APRIL 2025 – DD RELEASE

1 AUGUST 2025
CONSTRUCTION RELEASE

A601

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FLOOR FINISH LEGEND

F01: LVT FLOORING
F02: TILE
F03: CONCRETE SLAB

BASE LEGEND

B01: WOOD BASE: 9/16" X 1-1/4" ROUND EDGE
STOP MOULDING, PTD
B02: PORCELAIN TILE

WALL FINISH LEGEND

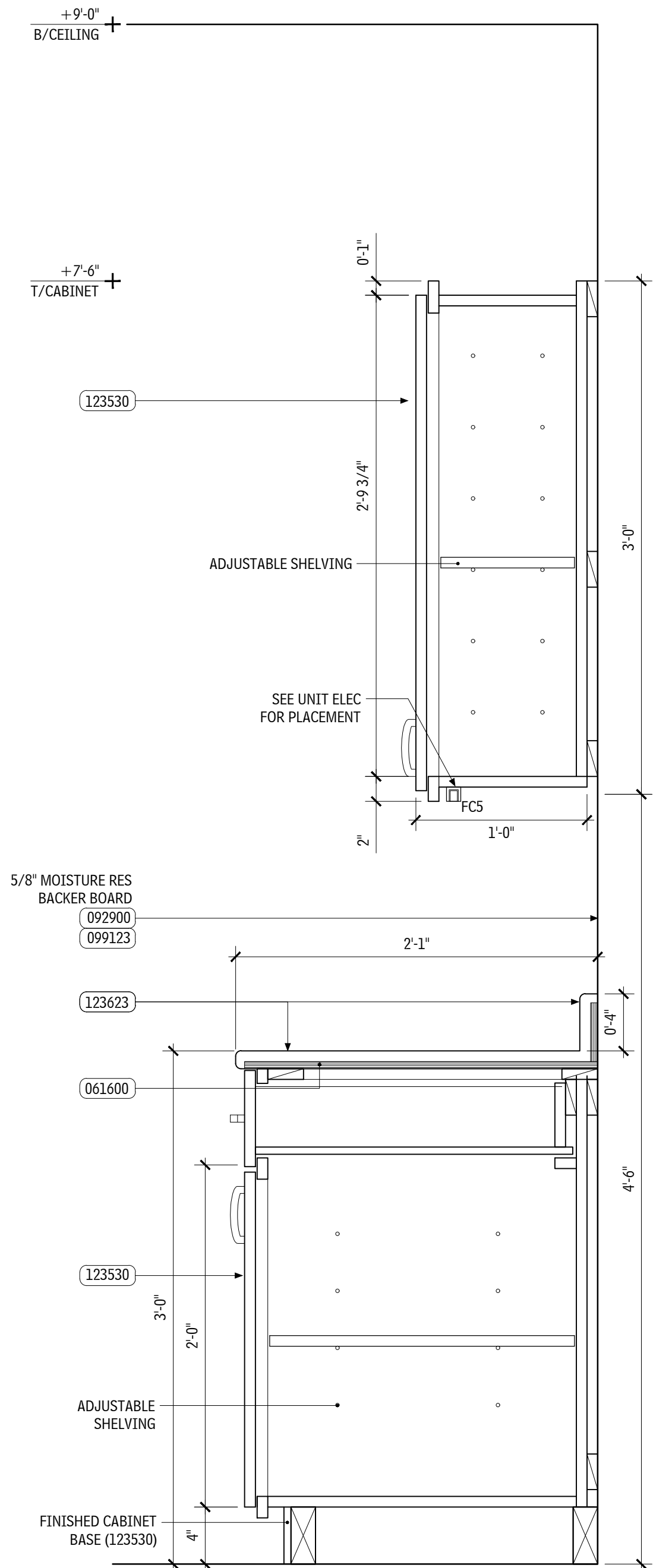
W01: GYP BOARD – PAINTED
W02: PORCELAIN TILE

CEILING FINISH LEGEND

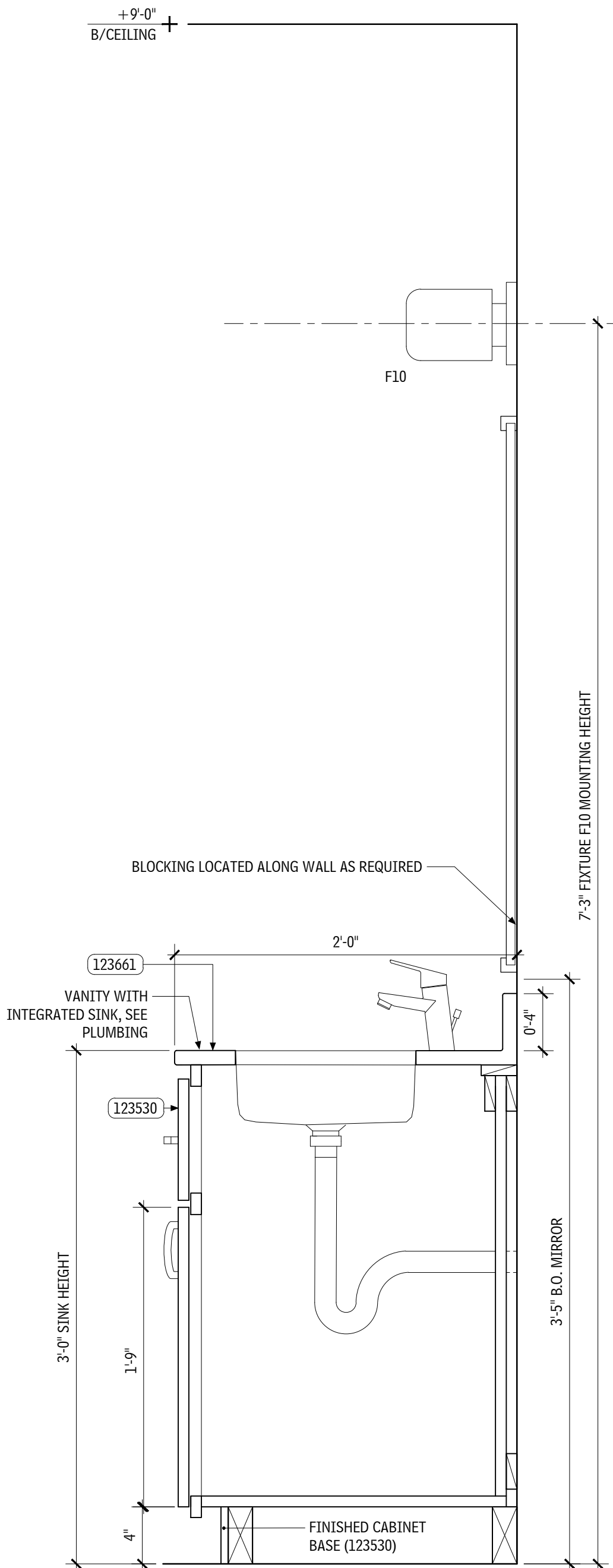
C01: GYP – PAINTED

ROOM FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	REMARKS	
UNIT C.1										
101	LIVING / DINING	F01	B01	W01	W01	W01	---	C01	---	
102	KITCHEN	F01	B01	W01	---	W01	W01	C01	---	
103	HALL 1	F01	B01	W01	W01	W01	W01	C01	---	
104	LAUNDRY	F01	B01	W01	W01	W01	W01	C01	---	
105	MECHANICAL	F01	B01	W01	W01	W01	W01	C01	---	
106	BEDROOM 1	F01	B01	W01	W01	W01	W01	C01	---	
107	BATHROOM 1	F01, F02	B01, B02	W01	W01	W01	W01	C01	---	
108	CLOSET 1	F01	B01	W01	W01	W01	W01	C01	---	
109	BEDROOM 2	F01	B01	W01	W01	W01	W01	C01	---	
110	CLOSET 2	F01	B01	W01	W01	W01	W01	C01	---	
111	HALL 2	F01	B01	W01	W01	W01	W01	C01	---	
112	BATHROOM 2	F02	B02	W01	W01	W01	W01	C01	---	
113	BEDROOM 3	F01	B01	W01	W01	W01	W01	C01	---	
114	CLOSET 3	F01	B01	W01	W01	W01	W01	C01	---	
115	CLOSET 4	F01	B01	W01	W01	W01	W01	C01	---	
116	FRONT PORCH	F03	---	---	---	---	---	---	---	
117	SIDE PORCH	F03	---	---	---	---	---	---	---	
118	EXTERIOR STORAGE	F03	---	---	---	---	---	---	---	
119	REAR PORCH	F03	---	---	---	---	---	---	---	

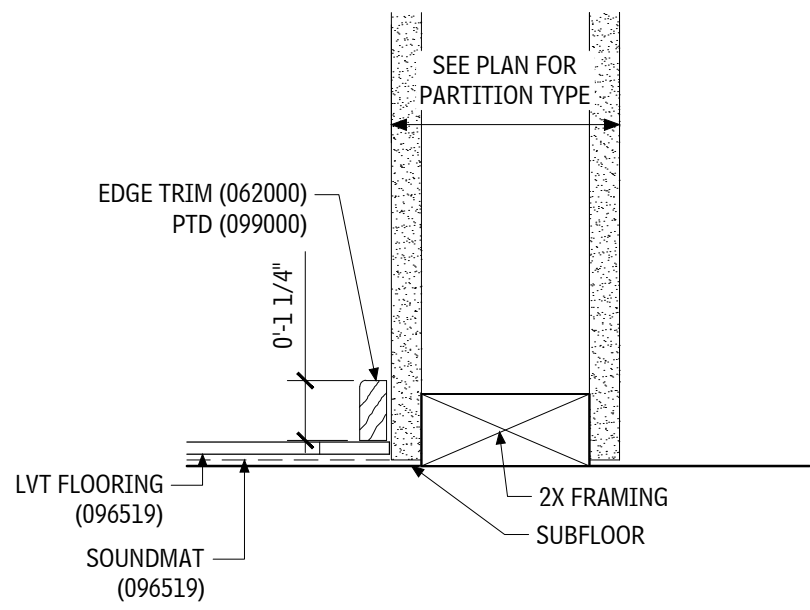
NOTE: WATER RESISTANT GYPSUM BOARD TO BE USED WITHIN 6 HORIZONTAL FEET OF WALL SURFACES ADJACENT TO BOTH LAVATORIES AND DISHWASHERS.



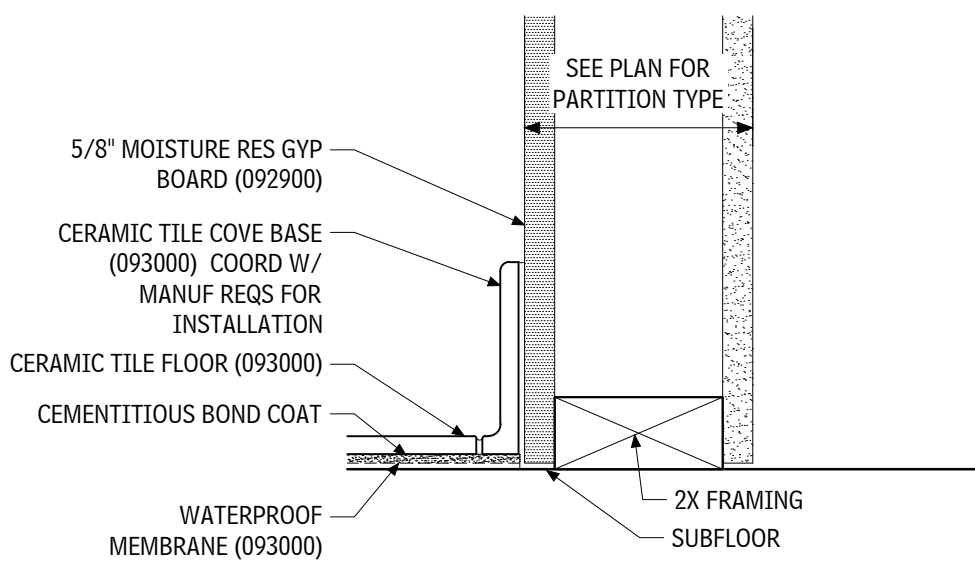
1 CASEWORK SECTION - TYPICAL COUNTER
SCALE: 1 - 1/2" = 1'-0"



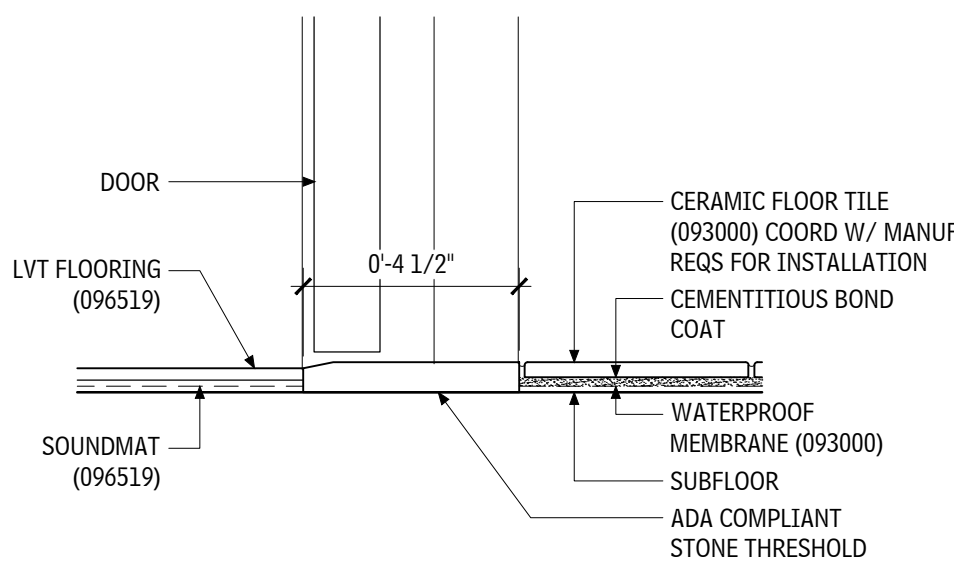
2 CASEWORK SECTION - BATHROOM
SCALE: 1 - 1/2" = 1'-0"



3 WALL BASE DETAIL
SCALE: 3' = 1'-0"



4 WALL BASE TILE DETAIL
SCALE: 3' = 1'-0"



5 TRANSITION - LVT TO TILE
SCALE: 3' = 1'-0"

ELEVATIONS SHOWN ON THIS
SHEET REFLECT UNIT C.1



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



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



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

A711

GENERAL NOTES

A. NOT USED.

SHEET NOTES

1. NOT USED.

MATERIAL LIST

FOLLOWING IS AN ABBREVIATED LIST OF SPEC SECTIONS USED FOR THIS PROJECT. NOT ALL SECTIONS ARE INCLUDED IN LIST OR NOTED IN DRAWING SET. THE USE OF MATERIAL NOTES IS TO REFERENCE THE ASSOCIATED SPEC SECTION THAT PROVIDES REQUIREMENTS AND INFO ON PRODUCTS AND EXECUTION. LIST IS FOR REFERENCE ONLY.

033000	CAST-IN-PLACE CONCRETE
055200	METAL RAILINGS
061000	ROUGH CARPENTRY
061600	SHEATHING
061753	SHOP-FABRICATED WOOD TRUSSES
062000	FINISH CARPENTRY
071600	UNDER SLAB VAPOR BARRIER
072100	THERMAL INSULATION
072500	WEATHER BARRIERS
073113	ASPHALT SHINGLES
074646	FIBER-CEMENT SIDING
076200	SHEET METAL FLASHING AND TRIM
077100	ROOF SPECIALTIES
079200	JOINT SEALANTS
081416	FLUSH WOOD DOORS
081614	FIBERGLASS EXTERIOR DOORS
083113	ACCESS DOORS AND FRAMES
085313	VINYL WINDOWS
087100	DOOR HARDWARE
088300	MIRRORS
092900	GYPSUM BOARD
093000	CERAMIC TILING
096519	RESILIENT TILE FLOORING
099000	PAINTING AND COATING
102800	TOILET, BATH AND LAUNDRY ACCESSORIES
104416	FIRE EXTINGUISHERS
105723	CLOSET AND UTILITY SHELVING
113100	RESIDENTIAL APPLIANCES
113300	RETRACTABLE STAIRS
122100	WINDOW BLINDS
123530	RESIDENTIAL CASEWORK
123623	PLASTIC LAMINATE CLAD COUNTERTOPS
123661	SIMULATED STONE COUNTERTOPS
311000	SITE CLEARING
313116	TERMITE CONTROL
316219	TIMBER PILES
329200	TURF AND GRASSES
329300	PLANTS

O J T

OFFICE OF JONATHAN TATE
1075 RACE STREET
NEW ORLEANS, LA 70130
504 383 4203
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LANDSCAPE ARCHITECT:
SPACKMAN, MOSSOR, AND MICHAELS
1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
504 218 8991

CIVIL AND STRUCTURAL ENGINEER:
AP DESIGN GROUP
530 NORMAN C FRANCIS PARKWAY
NEW ORLEANS, LA 70119
504 410 5322

MECHANICAL AND PLUMBING ENGINEER:
HIS ENGINEERING
P.O. BOX 56801
NEW ORLEANS, LA
504 223 3736

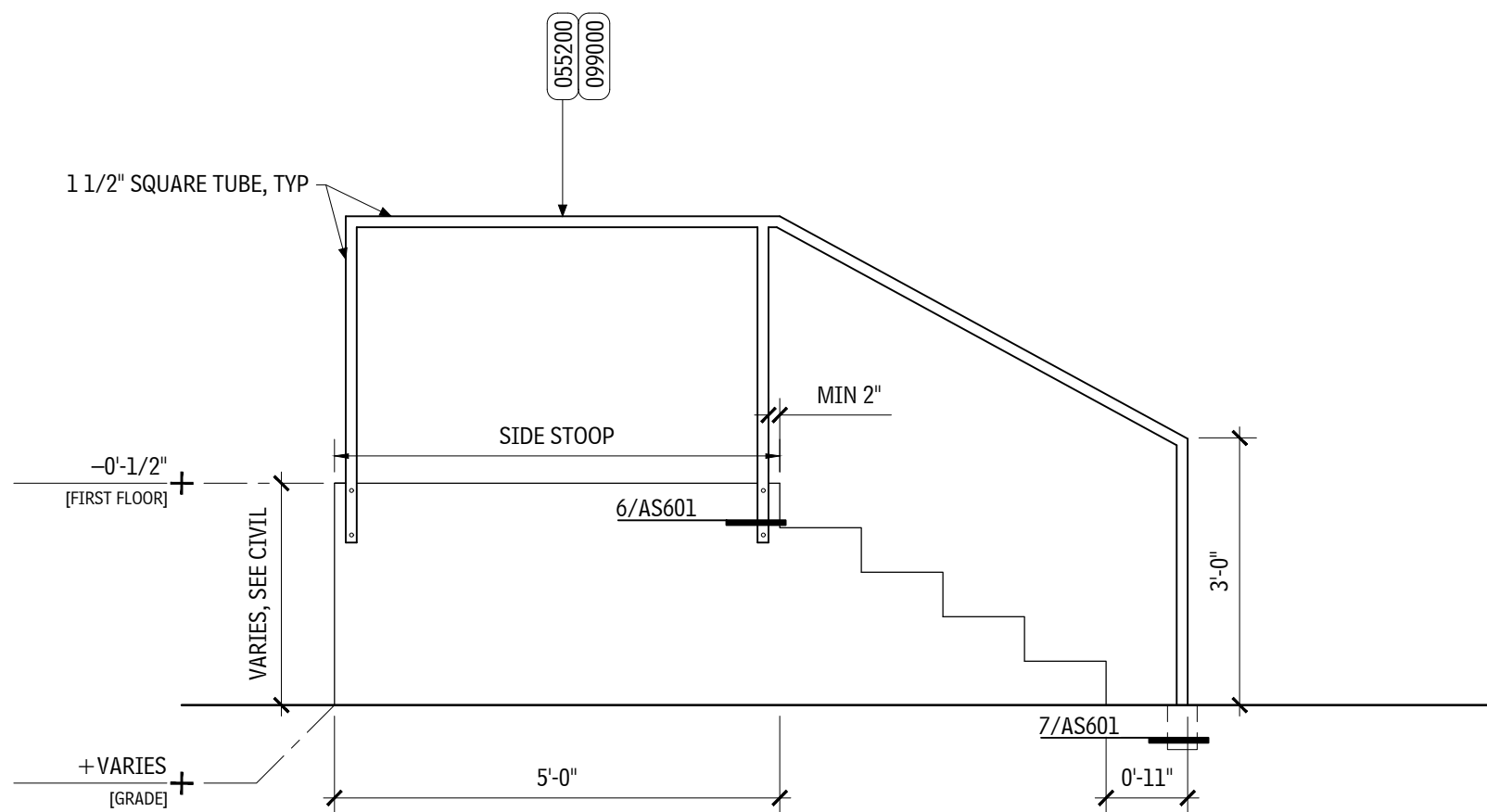
ELECTRICAL ENGINEER:
DRAKE ENGINEERING
2783 LAPALCO BOULEVARD
HARVEY, LA 70058
504 368 1575
DRAKEENG.COM



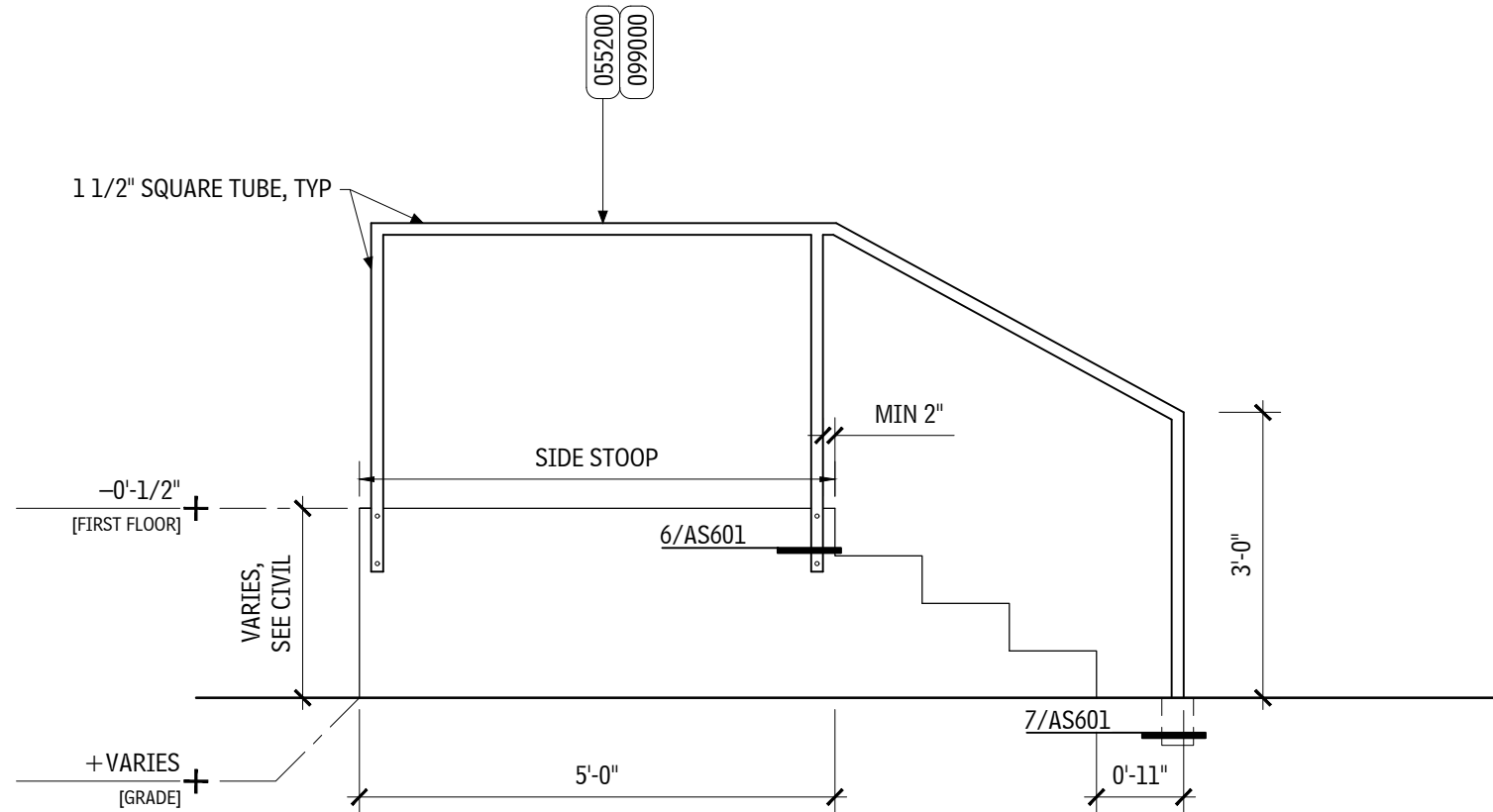
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE

1 AUGUST 2025
CONSTRUCTION RELEASE

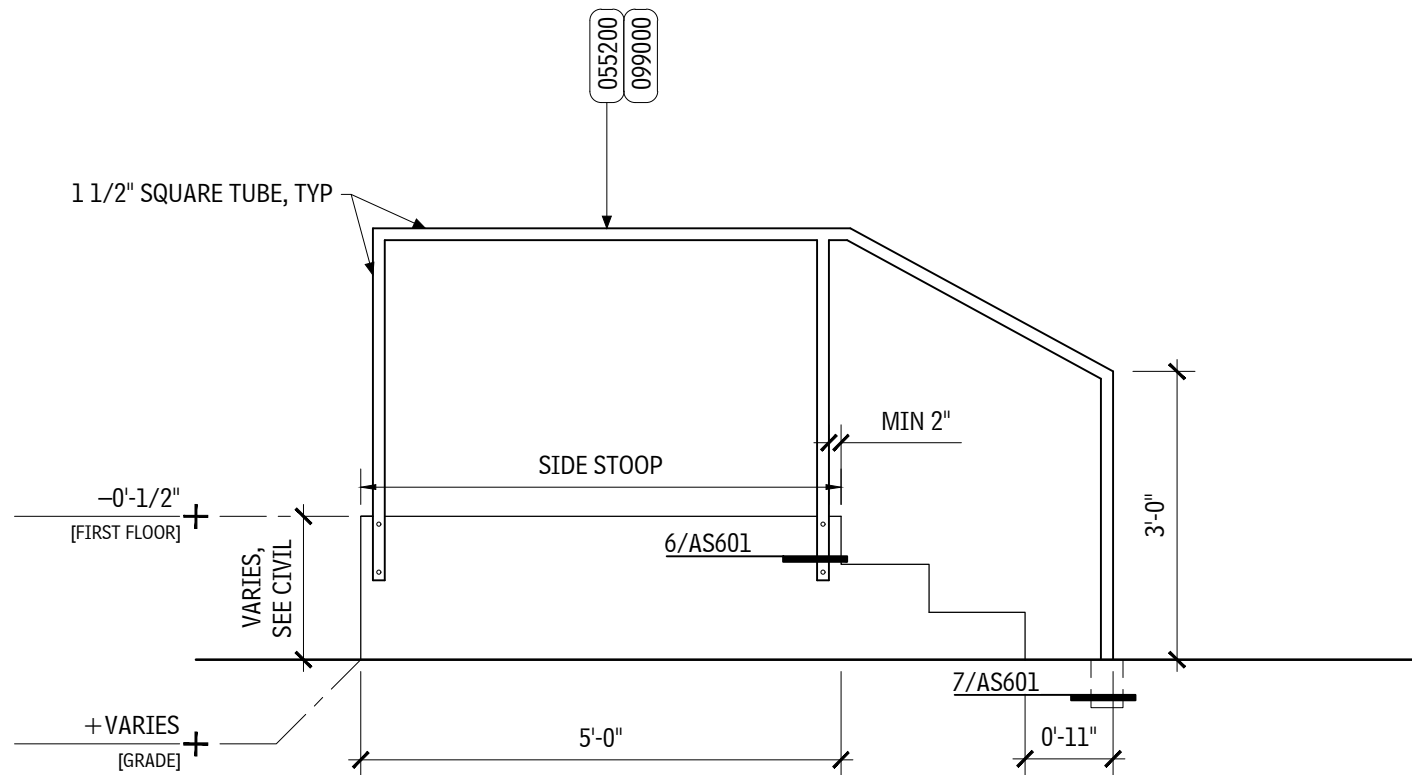
AS601



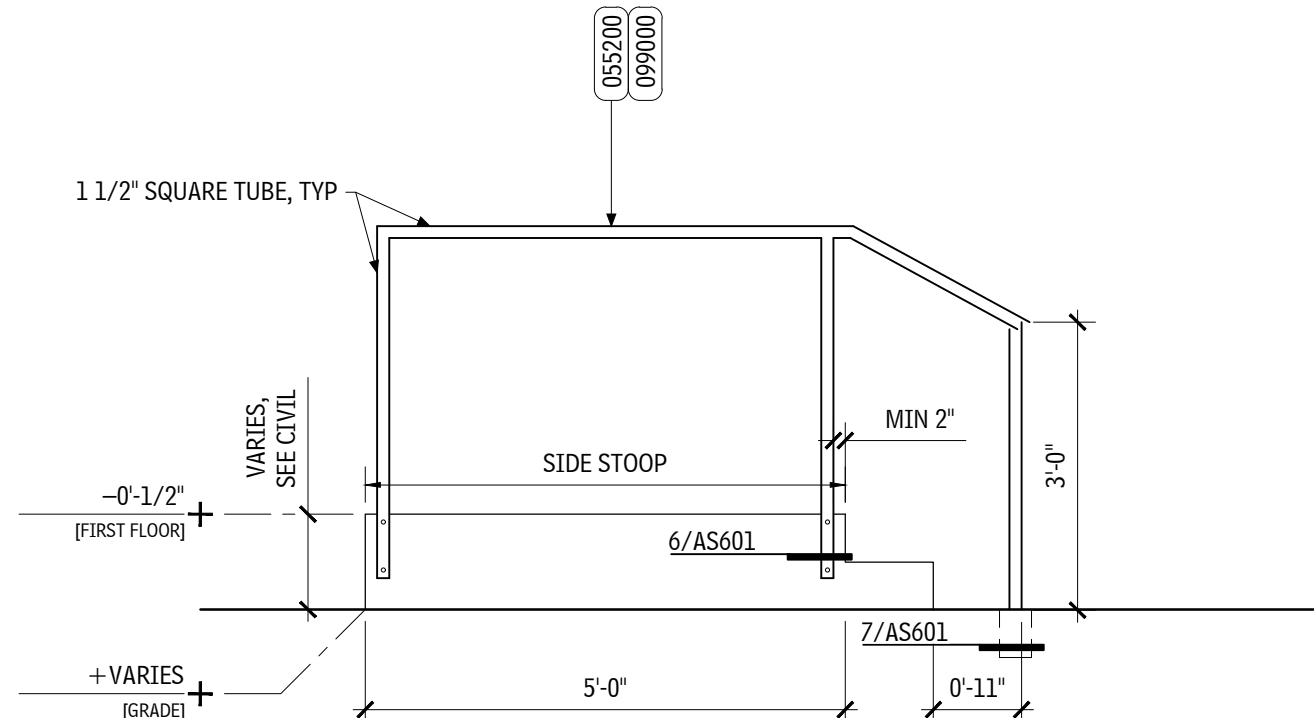
1 TYP STAIR & HANDRAIL ELEVATION FOR 5 RISERS
SCALE: 1/2" = 1'-0"
LOT: 16



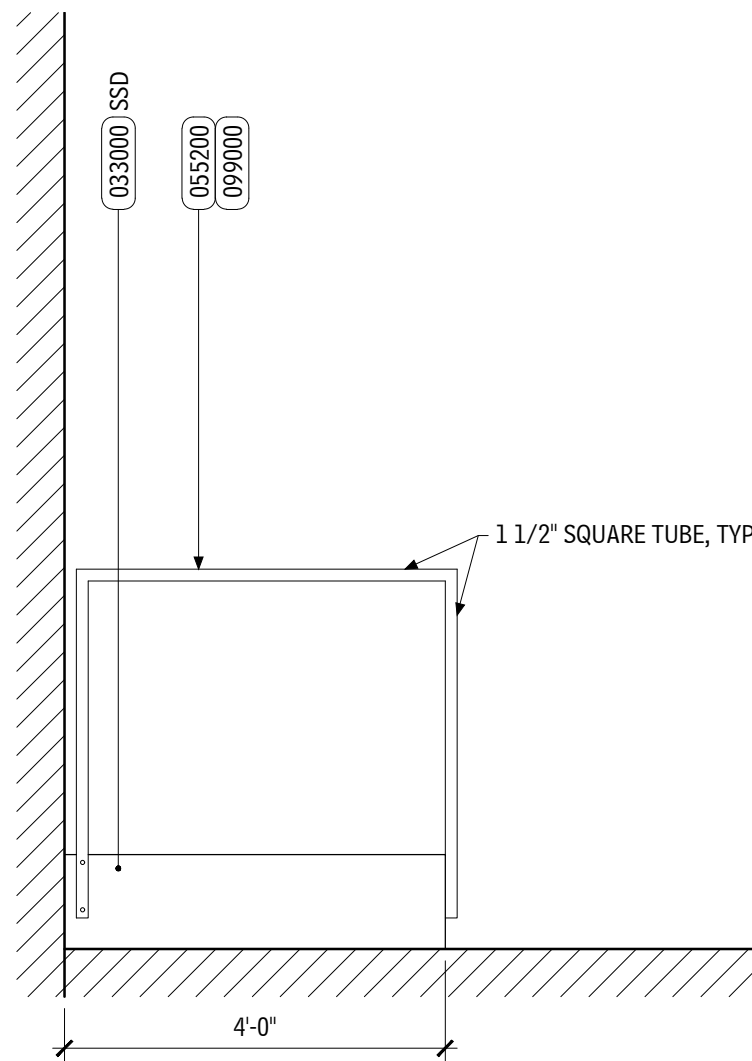
2 TYP STAIR & HANDRAIL ELEVATION FOR 4 RISERS
SCALE: 1/2" = 1'-0"
LOT: 9, 15, 19, 21, 22, 23, 24, 25



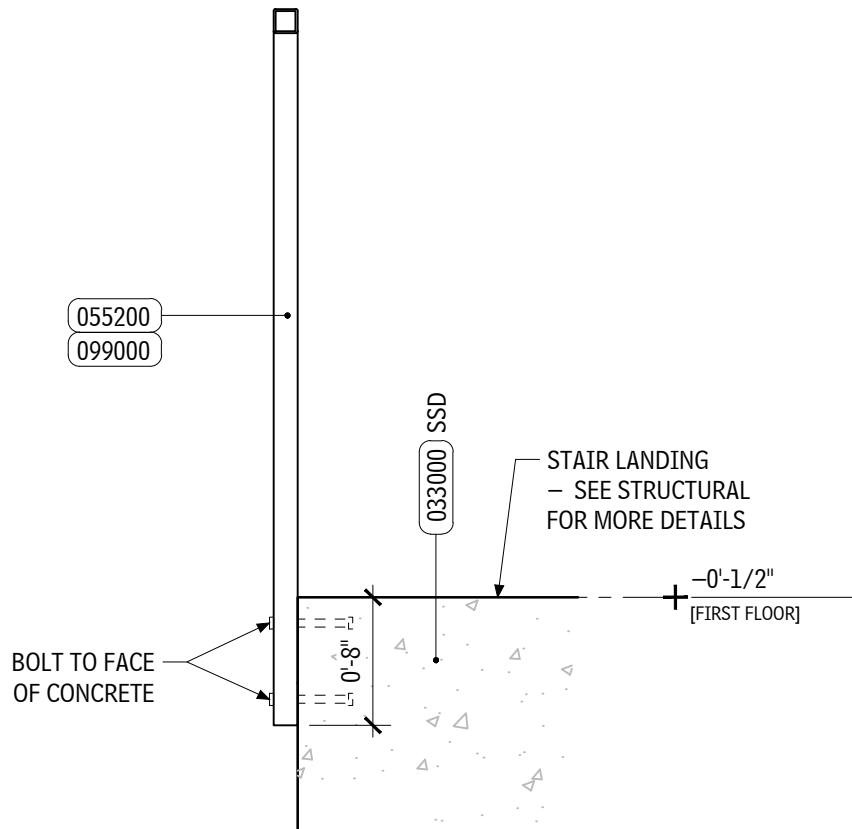
3 TYP STAIR & HANDRAIL ELEVATION FOR 3 RISERS
SCALE: 1/2" = 1'-0"
LOT: 3, 4, 10, 11, 12, 14, 17, 18, 26, 27



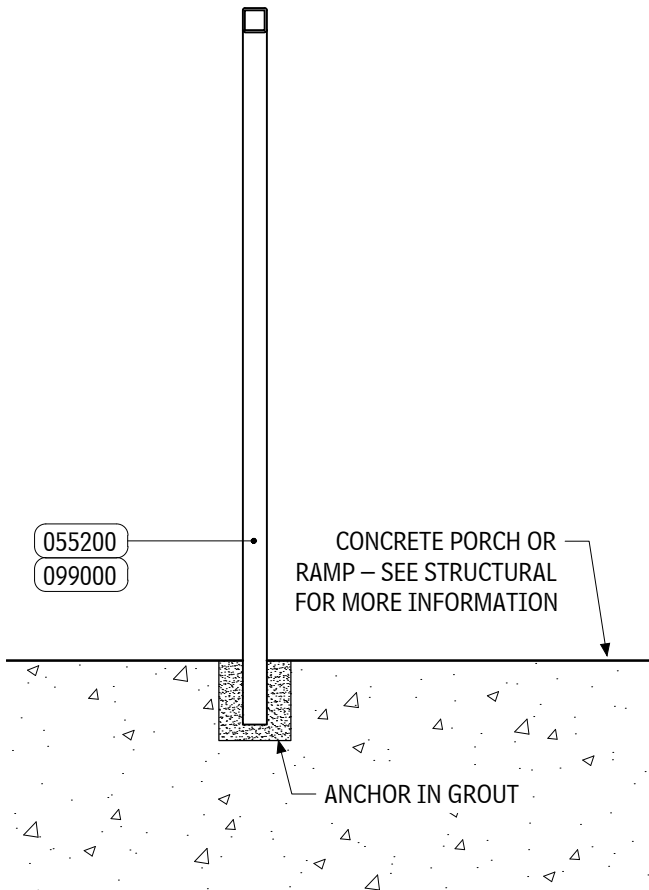
4 TYP STAIR & HANDRAIL ELEVATION FOR 2 RISERS
SCALE: 1/2" = 1'-0"
LOT: 7



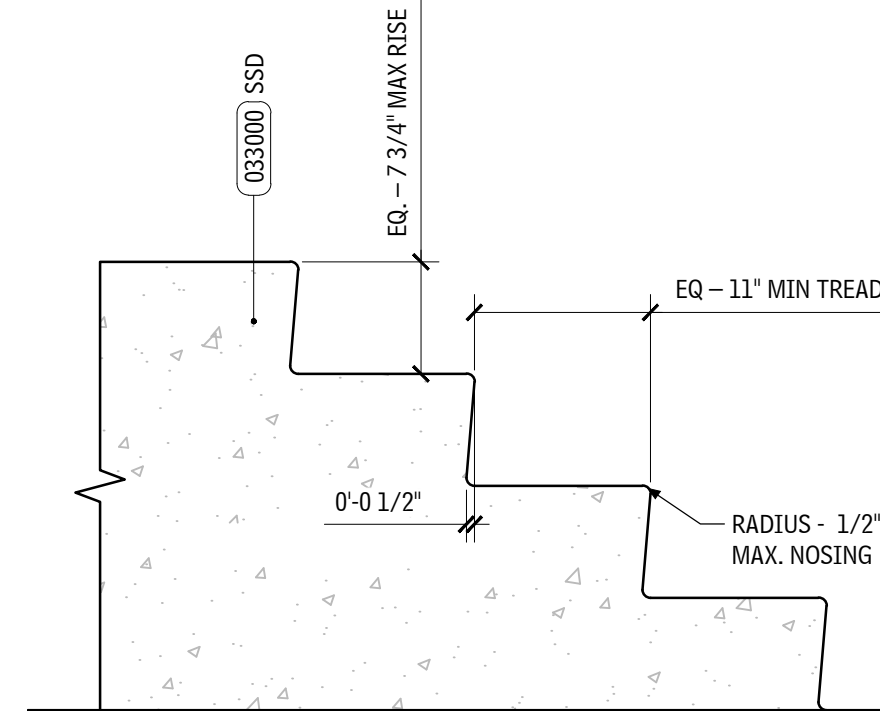
5 TYP HANDRAIL RETURN
SCALE: 1/2" = 1'-0"



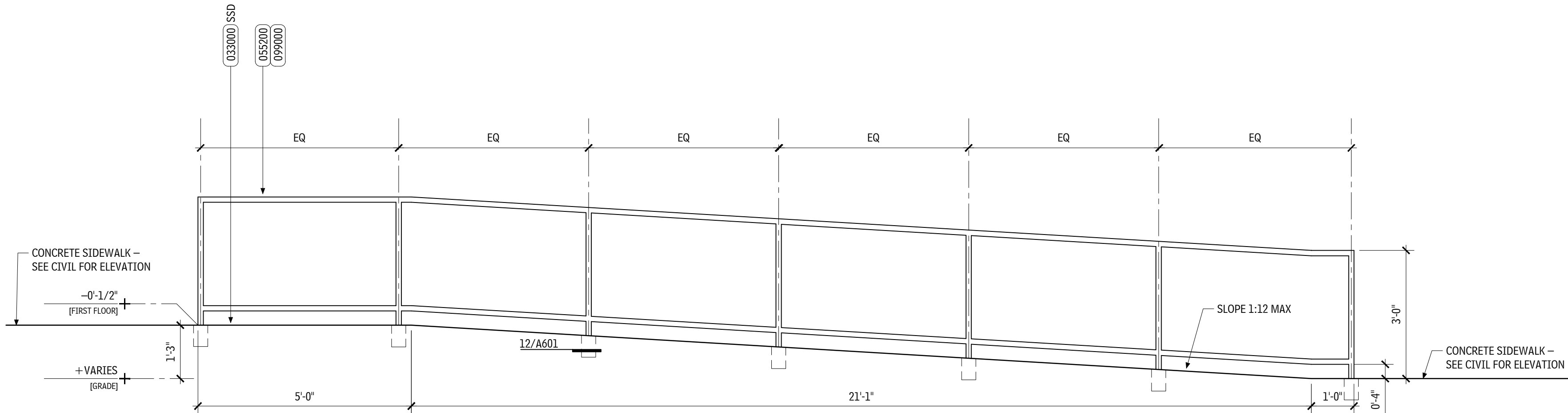
6 HANDRAIL DETAIL
SCALE: 1" = 1'-0"



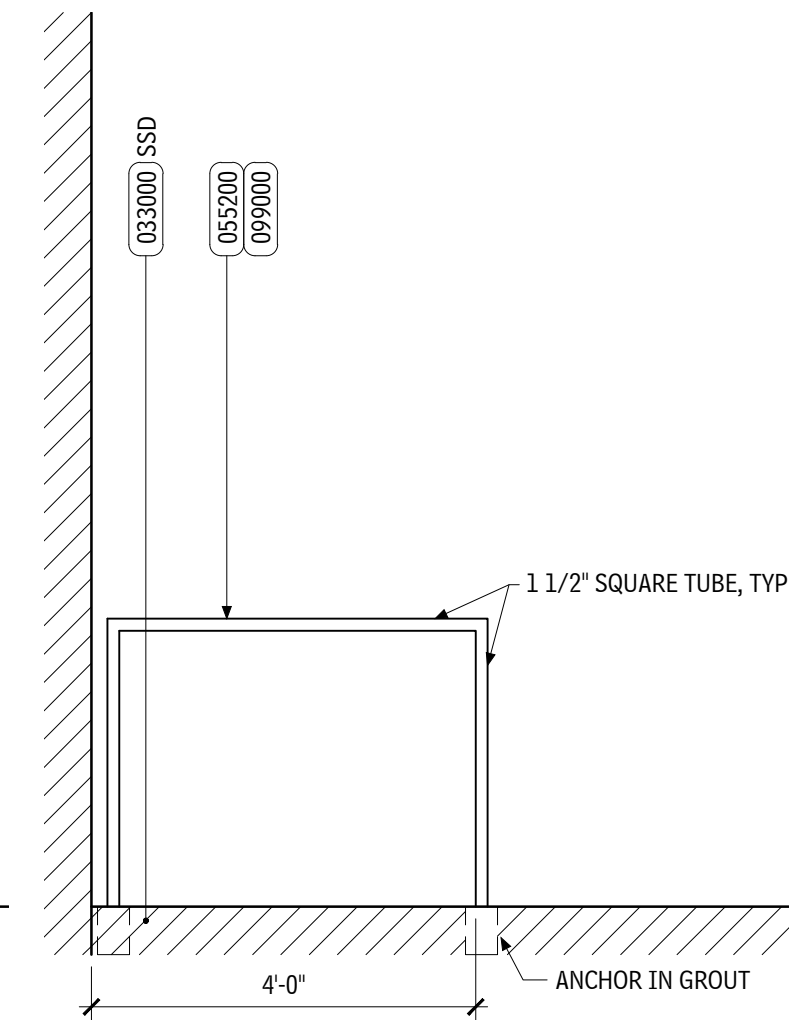
7 HANDRAIL DETAIL
SCALE: 1" = 1'-0"



8 TYP STAIR ELEVATION FOR 2 RISERS
SCALE: 1" = 1'-0"



8 TYP STAIR ELEVATION FOR 2 RISERS
SCALE: 1/2" = 1'-0"
LOT: 8, 13, 20



9 TYP HANDRAIL RETURN FOR SIDE STOOP HANDRAIL
SCALE: 1/2" = 1'-0"
LOT: 8, 13, 20

GENERAL NOTES:

1. WORK REQUIRED UNDER THIS SECTION CONSISTS OF ALL MECHANICAL WORK AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR DESCRIBED IN THE SPECIFICATIONS. WORK INCLUDED, WITHOUT RESTRICTING VOLUME OR GENERALITY OF ABOVE EXTENT, WORK PERFORMED UNDER THIS SECTION SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING NOTES.
2. PROJECT DESIGN AND INSTALLATION SHALL COMPLY WITH IECC 2021 ENERGY CODE REQUIREMENTS.
3. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL CURRENT EDITIONS OF EXISTING LOCAL, PARISH, STATE AND NATIONAL CODES AND ORDINANCES HAVING JURISDICTION. SUCH CODES INCLUDE, BUT ARE NOT LIMITED TO, IBC, IMC, IPC, IFGC, NFPA, LA STATE PLUMBING CODE, ETC. LOCAL CODES SHALL TAKE PRECEDENCE OVER STATE CODES WHICH SHALL TAKE PRECEDENCE OVER NATIONAL CODES AND INDUSTRY STANDARDS.
4. IF ANY CONFLICTS ARE FOUND BETWEEN SPECIFICATIONS AND DRAWINGS AND ABOVE AUTHORITIES, NOTIFY ARCHITECT/COMPANY/ENGINEER AS SOON AS CONFLICTS ARE DISCOVERED AND ABOVE CODES AND REQUIREMENTS WILL GOVERN.
5. SECURE ALL PERMITS AND INSPECTIONS AND PAY ALL FEES, ASSESSMENTS AND TAXES NECESSARY FOR COMPLETION AND ACCEPTANCE OF WORK. NOTIFY ARCHITECT/COMPANY/ENGINEER AND PROPER AUTHORITIES IN AMPLE TIME WHEN ANY WORK IS READY TO BE INSPECTED OR TESTED.
6. SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO SHOW AND DESCRIBE COMPLETE MECHANICAL INSTALLATION, FULLY ERCTED, PROPERLY INSTALLED IN WORKMANLIKE MANNER AND LEFT IN PROPER OPERATING CONDITION, WITH CONTRACTOR FURNISHING AND INSTALLING EVERYTHING NECESSARY TO COMPLETE THE JOB.
7. FURNISH ALL LABOR, EQUIPMENT, TOOLS, MATERIALS, ACCESSORIES, ETC., FOR ALL ROUGH-INS AND FINAL CONNECTIONS, COMPLETE, FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS, OR EQUIPMENT FURNISHED BY OTHERS.
8. CHECK MECHANICAL SPECIFICATIONS AND DRAWINGS WITH REMAINDER OF SET, AND BRING TO ENGINEER'S ATTENTION ANY CONFLICTS OR VARIATIONS AS SOON AS NOTED.
9. ADEQUATELY PROTECT AGAINST INJURY ALL INSTALLED AND EXISTING MATERIAL, EQUIPMENT, MOTORS, FIXTURES, PIPING, INSULATION, ETC.
10. REPLACE LOST OR DAMAGED ITEMS PRIOR TO ACCEPTANCE OF WORK.
11. ADEQUATE AND COMPETENT SUPERVISION SHALL BE PROVIDED BY THIS SECTION TO ASSURE THAT WORK IS DONE IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND WORKMANSHIP AND WITH INTENT OF DRAWINGS AND SPECIFICATIONS.
12. ALL CONTRACTORS SUBMITTING BIDS FOR THE WORK UNDER THIS CONTRACT SHALL BE SPECIALISTS IN THEIR FIELD AND SHALL HAVE THE PERSONAL EXPERIENCE, TRAINING AND SKILL TO CONSTRUCT A PROPERLY OPERATING MECHANICAL/PLUMBING SYSTEM AS DESCRIBED BY THE CONTRACT DRAWINGS.
13. IF REQUIRED, THE CONTRACTOR SHALL BE ABLE TO FURNISH EVIDENCE OF HAVING NOT LESS THAN THREE YEARS EXPERIENCE AND HAVING BEEN RESPONSIBLE FOR AT LEAST THREE PROJECTS COMPARABLE IN SIZE AND COMPLEXITY TO THIS ONE.
14. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE BY WORKMEN SKILLED AND QUALIFIED IN TYPE OF WORK TO BE DONE. SCHEDULE AND PERFORM MECHANICAL WORK TO AVOID DELAYS TO PROJECT.
15. VISIT AND EXAMINE JOB SITE AND CHECK WITH UTILITY AUTHORITIES CONCERNED (PRIOR TO BID IF POSSIBLE) IN ORDER TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PERTINENT TO WORK TO BE PERFORMED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO BE SO INFORMED.
16. BIDDERS MUST REVIEW DRAWINGS AND SPECIFICATIONS OF OTHER DISCIPLINES INCLUDING PLANS, DETAILS, DIAGRAMS, NOTES, ETC., IN ORDER TO UNDERSTAND STRUCTURAL CONDITIONS, CONSTRUCTION REQUIREMENTS, CLEARANCES, CAPACITIES AND METHODS OF INSTALLATION AND ERECTION. STRUCTURAL AND OTHER CONDITIONS MAY REQUIRE CERTAIN MODIFICATIONS AND ADJUSTMENTS FROM CONDITIONS SHOWN. SUCH DEVIATIONS ARE PERMISSIBLE; HOWEVER, SPECIFIED SIZES, CAPACITIES AND REQUIREMENTS AFFECTING SATISFACTORY PERFORMANCE AND OPERATION OF INSTALLATION SHALL REMAIN UNCHANGED.
17. DUE TO SMALL SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO SHOW ALL FITTINGS OR OFFSETS OR TO SHOW ALL ACCESSORIES. TAKE ADVANTAGE OF AVAILABLE SPACE AND STACK DUCTWORK, PIPING AND ACCESSORIES VERTICALLY AS REQUIRED FOR FIT AND ACCESS.
18. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF CLEARANCES AND FOR COORDINATION WITH OTHER TRADES. NO EQUIPMENT, DUCTWORK, PIPING, ETC. SHALL BE FABRICATED OR INSTALLED WITHOUT FULL COORDINATION. MAKE ALLOWANCE IN BID FOR JOB CONDITIONS AND INTERFERENCES WHICH WILL REQUIRE OFFSETS IN DUCTWORK, PIPING, ETC.
19. CONTRACTOR SHALL REMOVE AND RELOCATE, WITHOUT ADDITIONAL COMPENSATION, ANY ITEM THAT IS INSTALLED WITHOUT REQUIRED COORDINATION AND IS FOUND TO BE IN CONFLICT WITH OTHER TRADES. IF FIELD MEASUREMENTS SHOW THAT EQUIPMENT, DUCTWORK, ETC. CANNOT FIT IN THE ALLOTTED SPACE; IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/COMPANY/ENGINEER PRIOR TO ORDERING OR INSTALLING THE EQUIPMENT.
20. IN EVENT OF CONFLICT, ANY ITEM EXPOSED TO VIEW IN FINISHED WORK SHALL TAKE PRECEDENCE OVER ITEMS, WHICH ARE CONCEALED, SUCH AS DUCTWORK, PIPING, ETC. GENERALLY, DUCTWORK SHALL TAKE PRECEDENCE OVER PIPING UNLESS PIPING REQUIRES A SPECIFIC SLOPE.
21. WHENEVER IT BECOMES NECESSARY TO SHIFT EQUIPMENT OR PIPES, SUCH CHANGES SHALL BE REFERRED TO ARCHITECT/COMPANY/ENGINEER FOR APPROVAL.
22. MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL COSTS INVOLVED FOR SECURING UTILITY SERVICE CONNECTIONS FROM UTILITY AUTHORITY CONCERNED FOR SERVICES.
23. ALL COSTS INCURRED FOR NEW SERVICES SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO ADDITIONAL COMPENSATION SHALL BE AWARDED FOR FAILURE TO DETERMINE THE COSTS AND TO INCLUDE THEM IN THE BID.
24. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH REQUIREMENTS DESCRIBED IN GENERAL SUPPLEMENTARY AND SPECIAL CONDITIONS OF THE CONTRACT PRIOR TO RELEASING EQUIPMENT FOR FABRICATION AND SHIPMENT. SHOP DRAWINGS SHALL CONSIST OF PLANS, SECTIONS, ELEVATIONS AND DETAILS AS REQUIRED TO CLEARLY INDICATE SIZE AND LOCATION OF EQUIPMENT OR PRODUCTS BEING PROVIDED. DRAWINGS SHALL INDICATE REQUIRED CLEARANCES OF EQUIPMENT BEING INSTALLED BY OTHERS AND SHALL SHOW CLEARANCES WITH RELATIONS TO MECHANICAL EQUIPMENT.
25. SUBMIT EQUIPMENT AND FIXTURE PRODUCT DATA SHEETS PRIOR TO RELEASING EQUIPMENT FOR MANUFACTURE OR SHIPMENT. PRODUCT DATA SHEETS SHALL BE MANUFACTURER'S PRINTED LITERATURE SPECIFICALLY MARKED TO INDICATE SIZE AND MODEL NUMBERS OF EQUIPMENT BEING FURNISHED. ALL ACCESSORIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE CLEARLY MARKED.
26. SYSTEM CAPACITIES FOR AIR CONDITIONING SYSTEMS, FANS, ETC. SHALL BE CLEARLY AND COMPLETELY INDICATED ON A SYSTEM SUMMARY SHEET PREPARED SPECIFICALLY FOR THAT SYSTEM, FAN, ETC. THE SUMMARY SHEET SHALL INDICATE EQUIPMENT NUMBER DESIGNATIONS, MANUFACTURER'S MODEL NUMBERS, CAPACITIES, ELECTRICAL CHARACTERISTICS, ETC. GENERAL DATA SHEETS SHALL NOT BE ACCEPTABLE FOR INDICATING SYSTEM PERFORMANCE.
27. ALL DATA SUBMITTED SHALL BE CHECKED AGAINST SPECIFICATIONS AND DRAWINGS. FOR EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, NO APPROVAL SHALL BE FINAL OR DELIVERIES AUTHORIZED UNTIL ELECTRICAL CHARACTERISTICS AND PROVISIONS FOR WIRING ARE COORDINATED AND CLEARED WITH ELECTRICAL SECTION BY LETTER THROUGH CONTRACTOR.
28. REVIEW OF PRODUCT SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS FOR SYSTEM CAPACITIES OR FOR FITTING THE EQUIPMENT IN THE ALLOTTED SPACE. REVIEW IS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
29. ALL EQUIPMENT SHALL BE PURCHASED FROM AUTHORIZED FACTORY REPRESENTATIVE WITH ESTABLISHED OFFICE IN LOCAL AREA, IF MANUFACTURER HAS SUCH AN OFFICE.
30. SUBSTITUTIONS MUST BE REQUESTED IN CONFORMANCE WITH REQUIREMENTS STATED IN THE SUPPLEMENTARY GENERAL CONDITIONS.
31. WHERE POSSIBLE, STORE MATERIALS AND EQUIPMENT INDOORS AND PROTECT FROM WEATHER, WHERE NECESSARY TO STORE OUTDOORS, STORE ABOVE GRADE AND SHRINK-WRAP MATERIALS.
32. DO ALL EXCAVATION AND BACKFILLING REQUIRED FOR MECHANICAL WORK, UNLESS INDICATED OTHERWISE ON DRAWINGS.
33. BACKFILL WITH CLEAN RIVER SAND UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS. KEEP ALL DEBRIS, ROOTS, PIECES OF WOOD AND PIPE, AND OTHER TRASH OUT OF BACKFILL. ADD BACKFILL IN LAYERS NOT EXCEEDING TWELVE INCHES IN DEPTH AND TAMPED TO ORIGINAL DENSITY. REMOVE ALL EXCESS MATERIAL FROM PREMISES.
34. INSTALL ALL ITEMS OF MECHANICAL WORK SUCH AS PIPES, DUCTS, ETC., PENETRATING ROOFS A SUFFICIENT DISTANCE FROM WALLS, EAVES, ETC., TO PERMIT PROPER APPLICATION OF FLASHINGS AND COUNTERFLASHINGS.
35. FLASH VENT PIPES THROUGH BUILT UP ROOFS AND PITCHED ROOFS WITH FOUR POUND LEAD, WELL TURNED DOWN INTO PIPING AND EXTENDING TWELVE INCHES BEYOND OUTSIDE OF PIPE. PROVIDE VENT CAP. FOR OTHER TYPES OF ROOFS, CONTRACTOR SHALL PROVIDE SUITABLE TYPES OF FLASHING AS REQUIRED BY THE ROOF MANUFACTURER.
36. ROOF DRAINS SHALL BE FLASHED WITH FOUR POUND LEAD, EXTENDING TWELVE INCHES BEYOND OUTSIDE OF DRAIN. FLASHING FURNISHED BY MECHANICAL SECTION TO CONTRACTOR FOR INSTALLATION.
37. FLASHINGS AND COUNTERFLASHINGS FOR OTHER THAN VENT PIPES AND DRAINS TO BE OF GAUGES AND CONSTRUCTION SPECIFIED BY ROOFING MANUFACTURE.

38. FLASHING AND COUNTERFLASHINGS SHALL BE FURNISHED UNDER THIS SECTION AND INSTALLED BY THE GENERAL CONTRACTOR.
39. THIS SECTION SHALL FURNISH ALL ACCESS PANELS TO CONTRACTOR FOR INSTALLATION, NECESSARY FOR PROPER ACCESS TO DAMPERS, VALVES, TRAPS, CLEANOUTS, FIXTURE CONNECTIONS, MOTORS, DRIVES OR OTHER ITEMS INSTALLED UNDER THIS CONTRACT, EXCEPT WHERE SUCH PANELS ARE SHOWN AND/OR SPECIFIED UNDER OTHER SECTIONS OF SPECIFICATIONS.
40. HANGERS IN BUILDING SHALL BE SOLID OR SPLIT TYPE SUPPORTED BY VERTICAL STEEL RODS FROM MASONRY INSERTS, EXPANSION SHIELDS OR BEAM CLAMPS. BRASS, COPPER OR LEAD INSERT HANGERS FOR INSULATED COPPER PIPING. PIPING HANGERS BELOW GRADE SHALL BE ¼ INCH ROUND STAINLESS STEEL. PIPE HANGERS SHALL BE SPACED IN ACCORDANCE WITH IPC REQUIREMENTS.
41. PROVIDE GALVANIZED STEEL SADDLE BETWEEN COVERING AND PIPE HANGER ON INSULATED PIPES. PIPE UP TO FOUR INCH DIAMETER, 18 GAUGE X 12 INCHES LONG.
42. SUPPORT ALL PIPING INDEPENDENTLY OF ALL EQUIPMENT AND ARRANGE HANGERS TO ISOLATE ANY VIBRATION TRANSMISSION FROM PIPING TO STRUCTURE.
43. FURNISH AND INSTALL STEEL SUPPORTS AND FRAMEWORK FOR EACH ITEM OF EQUIPMENT OR FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS DETAILED ON DRAWINGS. ALL SUCH WORK SHALL MEET ALL APPLICABLE REQUIREMENTS SPECIFIED UNDER STRUCTURAL STEEL.
44. ALL MECHANICAL WORK SUPPORTED ON WALLS OR PARTITIONS BY MEANS OF APPROPRIATELY SIZED GALVANIZED TOGGLE BOLTS.
45. INSTALL ALL PIPING SO THAT IT MAY EXPAND AND CONTRACT FREELY WITHOUT DAMAGE TO EQUIPMENT, OTHER WORK OR INJURY TO PIPING SYSTEM. SUPPORT PIPING INDEPENDENTLY OF ALL EQUIPMENT.
46. INSTALL UNIONS ADJACENT TO ALL SCREWED COCKS, CONTROL VALVES, DISCHARGE FROM RELIEF VALVES. FLANGED FITTINGS ARE CONSIDERED EQUIVALENT TO UNION CONNECTIONS.
47. INSTALL PIPING PARALLEL AND/OR PERPENDICULAR TO BUILDING FLOOR, WALL OR CEILING PLANES, UNLESS OTHERWISE SHOWN ON DRAWINGS.
48. INSTALL ALL PIPING CONCEALED UNLESS SPECIFICALLY NOTED OTHERWISE, MAKING ALL NECESSARY OFFSETS, TURNS, ETC., NECESSARY TO CONCEAL PIPING FROM VIEW.
49. NO PIPING OF DISSIMILAR METALS SHALL BE PLACED IN CONTACT WITH EACH OTHER. PROVIDE INSULATING UNIONS WHENEVER PIPING OF DISSIMILAR METALS IS JOINED. INSULATING COUPLINGS NOT ACCEPTABLE.
50. ALL POWER WIRING AND ALL DISCONNECT SWITCHES ARE FURNISHED AND INSTALLED UNDER ELECTRICAL.
51. PRIOR TO THE FINAL RELEASE FOR MANUFACTURE OR SHIPMENT OF ANY EQUIPMENT, IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO VERIFY THE AVAILABLE ELECTRICAL SERVICE FOR EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR AND TO PROVIDE EQUIPMENT THAT SUITS THE AVAILABLE SERVICE.
52. ANY EQUIPMENT DELIVERED TO THE SITE WITH INCORRECT VOLTAGE OR PHASE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
53. AFTER FINAL TESTING, CLEAN ALL FIXTURES, PIPES AND EXPOSED WORK. THOROUGHLY CLEAN AND POLISH PLATED AND OTHER FINISHED PRODUCTS.
54. PIPING TO BE FREE OF ALL OBSTRUCTIONS. REMOVE ALL DEBRIS, SURPLUS AND WASTE MATERIALS COMPLETELY FROM THE JOB SITE.
55. PROPERLY OIL, GREASE AND LUBRICATE ALL MOTORS, PUMPS, ETC., BEFORE STARTING AND UNTIL FINAL ACCEPTANCE OF WORK.
56. FURNISH TO OWNER THREE COMPLETE SETS OF PARTS CATALOGS AND OPERATING INSTRUCTIONS BOUND IN LARGE 3-RING BINDERS FOR USE OF MAINTENANCE DEPARTMENT. INCLUDE INFORMATION FOR ALL EQUIPMENT, FIXTURES, ETC. SUBMITTED TO THE ARCHITECT
57. MANUFACTURER WARRANTIES FOR ALL MECHANICAL EQUIPMENT FURNISHED ON THE PROJECT SHALL RUN FOR A PERIOD OF ONE YEAR FROM DATE OF "SUBSTANTIAL COMPLETION". EXCEPT HVAC SYSTEM WHERE THE COMPRESSOR SHALL BE PROVIDED WITH MINIMUM FIVE YEARS WARRANTY OF MATERIAL AND LABOR. DURING WARRANTY, CORRECT ANY DEFECTS IN NEW EQUIPMENT, MATERIALS OR WORKMANSHIP, WITHOUT COST TO OWNER FOR EITHER PARTS OR LABOR.
58. A COMPETENT AND EXPERIENCED SERVICE AND INSTALLATION MECHANIC SHALL BE EMPLOYED BY THE CONTRACTOR TO START AND ADJUST ALL EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE TEST OF ANY ITEM OF EQUIPMENT OR MACHINERY. SUCH TESTS SHALL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT, ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
59. OBTAIN THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY WHICH SPECIALIZES IN THE TESTING, AND BALANCING OF HVAC SYSTEMS: TO TEST, ADJUST, AND BALANCE ALL SUPPLY, RETURN, EXHAUST SYSTEMS AND KITCHEN AIR SYSTEMS. ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE WITH THE ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS FOR FIELD MEASUREMENTS AND INSTRUMENTATION, LATEST ADDITION, THOSE SECTIONS APPLICABLE TO AIR / WATER DISTRIBUTION.
60. AS CONSTRUCTION PROGRESSES, TEST PIPING AND EQUIPMENT TO PRESSURE HEREINAFTER SPECIFIED. WHERE PRESSURES ARE NOT MENTIONED, TEST TO ONE AND ONE HALF TIMES SERVICE CONDITIONS BEFORE CONCEALING OR INSULATING.
61. FLUSH ALL SYSTEMS UNTIL CLEAR WATER FLOWS OR AS HEREINAFTER SPECIFIED.
62. FURNISH ALL NECESSARY GAUGES, INSTRUMENTS, PUMPS, TEST PLUGS AND TEMPORARY CONNECTIONS WHERE REQUIRED. TEST ALL EQUIPMENT UNDER SERVICE CONDITIONS AND MAKE ALL NECESSARY ADJUSTMENTS TO CONTROLS, DAMPERS, VALVES, ETC., TO OBTAIN BEST OPERATION. MAKE INITIAL TESTS WITH BUILDING UNOCCUPIED AND FINAL TESTS UNDER ACTUAL HEATING AND COOLING CONDITIONS.
63. GUARANTEE ALL MECHANICAL INSTALLATIONS AGAINST ALL DEFECTS IN EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF "SUBSTANTIAL COMPLETION". DURING GUARANTEE PERIOD, CORRECT ANY DEFECTS IN NEW EQUIPMENT, MATERIALS OR WORKMANSHIP, WITHOUT COST TO OWNER FOR EITHER PARTS OR LABOR.
64. CONTRACTOR'S GUARANTEE INCLUDES PERFORMANCE CAPACITIES AND RATINGS AS SPECIFIED.
65. CONTRACTOR SHALL BE FURNISHED A COMPLETE SET OF PRINTS WHICH SHALL BE MARKED UP BY CONTRACTOR AS WORK PROGRESSES TO REFLECT ALL ITEMS OF INSTALLATION WHICH DIFFERS SIGNIFICANTLY FROM WORK SHOWN ON CONTRACT DRAWINGS. ASBUILT DRAWINGS SHALL BE NEATLY DONE, NOT SKETCHY OR FREE HAND. FINAL PAYMENT WILL BE WITHHELD UNTIL DRAWINGS ARE FURNISHED.
66. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS SHOWN AND/OR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED THE SAME AS IF SHOWN AND/OR CALLED FOR IN THE OTHER.
67. FOR ANY POINTS WHICH ARE NOT CLEAR, OR FOR ITEMS AND/OR DETAILS WHICH CONTRACTOR FEELS ARE IN NEED OF CLARIFICATION, CONSULT ARCHITECT/ENGINEER.
68. IF NO CLARIFICATIONS ARE REQUESTED PRIOR TO THE BID, THE CONTRACTOR, BY SUBMISSION OF HIS BID, INDICATES HE HAS A CLEAR AND FULL UNDERSTANDING OF THE INTENT OF THE PLANS AND SPECIFICATIONS.

AIR CONDITIONING NOTES:

1. DUCTWORK SHALL BE GALVANIZED STEEL. GAUGE AND CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH SMACNA MANUALS, LATEST EDITION. DUCT SIZES INDICATED ON DRAWING ARE SHEET METAL SIZES. USE REINFORCEMENT AS LISTED IN LATEST SMACNA LOW PRESSURE SHEET METAL CONSTRUCTION GUIDE, SECURELY HUNG, BRACED AND STIFFENED TO PREVENT BREATHING, RATTLING, VIBRATION AND SAGGING. SUPPORT DUCTWORK IN ACCORDANCE WITH SMACNA.
2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL NEW SUPPLY AIR DUCTS, RETURN AIR DUCTS, OUTSIDE AIR DUCTS AND PLENUMS SHALL BE GALVANIZED STEEL, EXTERNALLY INSULATED WITH 2" THICK 3/4 PCF DENSITY INSULATION WITH FOIL FACING (OR 1-1/2" THICK 1-1/2 PCF DENSITY). NEW FLEXIBLE DUCTWORK SHALL BE UL 181 LISTED, CLASS I, PRE-INSULATED AND PROPERLY SUPPORTED. PROVIDE SPIN IN FITTING WITH AIR SCOOP AND DAMPER AT EACH ROUND DUCT CONNECTION TO TRUNK DUCT. HARD ROUND DUCT SHALL BE GALVANIZED SPIRAL WITH EXTERNAL INSULATION. EXHAUST DUCTWORK SHALL BE UNLINED GALVANIZED STEEL. ALL DUCTWORK SEAMS SHALL BE SEALED WITH HARD CAST MASTIC.
3. WHERE INDICATED ON THE PLANS, ALL NEW DUCTS AND PLENUMS SHALL BE GALVANIZED STEEL WITH 1" THICK 1-1/2 PCF DENSITY ACOUSTICAL LINER.
4. ALL DUCT TRANSITIONS SHALL HAVE A SLOPE RATION OF 4:1. PROVIDE DOUBLE WALL TURNING VANES FOR ALL CUT DIRECTIONAL CHANGES OF 45 DEGREES OR MORE.
5. PROVIDE ALL VOLUME DAMPERS AND REGULATORS REQUIRED FOR PROPER AIR DISTRIBUTION AND BALANCING OF THE SYSTEM. PROVIDE MULTIBLADE DAMPERS FOR ALL DUCTS 12" DEEP OR LARGER. PROVIDE CEILING ACCESS FOR OPERATING DAMPERS.
6. ALL BATHROOM EXHAUST DUCTS, KITCHEN HOOD DUCTS AND DRYER VENT DUCTS SHALL BE CONSTRUCTED OF SMOOTH, RIGID SHEET METAL. INSIDE OF DUCT SHALL BE FREE OF BURRS AND EDGES. ALL JOINTS SHALL BE SEALED, MINIMIZE OFFSETS OF DUCTWORK WHERE APPLICABLE AND INSTALL RADIAL ELBOWS. ALL DUCTS SHALL BE INSULATED.
7. ALL ROOF VENTS/CAPS AND WALL VENTS/CAP SHALL BE TAS 100(A) RATED TO MEET WATER INTRUSION AND HIGH WIND RATING REQUIREMENTS. INSTALL ALL VENTS AND CAPS PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL EXHAUST VENT CAPS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS. RANGE HOOD AND BATHROOM EXHAUST VENTS SHALL INCLUDE GASKETED, SPRING LOADED DAMPER AND DRYER VENTS SHALL INCLUDE MAGNETIC CLOSURE.
9. COORDINATE WITH GENERAL CONTRACTOR THAT ALL BEDROOM AND BATHROOM DOORS IN DWELLING UNITS BE UNDERCUT AS REQUIRED FOR AIR CIRCULATION. MINIMUM UNDERCUT SHALL BE 3/4" FOR BATHROOM DOORS AND 1" FOR BEDROOM DOORS.
10. REGISTERS, GRILLES AND DIFFUSERS SHALL BE TITUS, PRICE, CARNES, TUTTLE & BAILEY, METALAIRE, MILLAIRE OR APPROVED EQUAL. MODEL NUMBERS INDICATED ARE TITUS NUMBERS UNLESS NOTED OTHERWISE.
11. CEILING DIFFUSERS SHALL BE INSULATED WITH 3/4" THICK ARMAFLEX II SHEET INSULATION APPLIED WITH FULL COVERAGE ARMSTRONG 520 ADHESIVE.
12. CEILING DIFFUSER - MODEL TDC-AA ALUMINUM LOUVERED FACED DIFFUSER. SQUARE NECK DIFFUSER SHALL BE FURNISHED WITH SQUARE TO ROUND TRANSITION WHERE REQUIRED (REFER TO PLANS). FURNISH WITH BALANCING DAMPER IF SURFACE MOUNT INSTALLATION. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE SELECTED BY ARCHITECT.
13. RETURN GRILLE - MODEL 350FL ALUMINUM GRILLE WITH 35° BLADE SETTING. SINGLE SET OF BLADES PARALLEL TO THE LONG DIMENSION. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. PROVIDE MODEL AG-15 OPPOSED BLADE DAMPER. FINISH SHALL BE SELECTED BY ARCHITECT.
14. CEILING EXHAUST REGISTER - MODEL 350FL ALUMINUM GRILLE WITH 35° BLADE SETTING. SINGLE SET OF BLADES PARALLEL TO THE LONG DIMENSION. PROVIDE MODEL AG-15 OPPOSED BLADE DAMPER. FURNISH WITH BORDER SUITABLE FOR CEILING SPECIFIED. FINISH SHALL BE SELECTED BY ARCHITECT.
15. SIDEWALL SUPPLY REGISTER - MODEL 300FL EXTRUDED ALUMINUM, DOUBLE DEFLECTION, FRONT BLADES VERTICAL. ALL BLADES SHALL BE INDIVIDUALLY ADJUSTABLE. PROVIDE MODEL AG-15 OPPOSED BLADE DAMPER AT EACH GRILLE. FURNISH CHANNEL FRAME. REGISTER FINISH SHALL BE SELECTED BY ARCHITECT. MOUNTING SCREWS SHALL MATCH GRILLE COLOR.
16. REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH IMC 1109 AND ASHRAE 15 STANDARDS.
17. A2L AND B2L REFRIGERANT PIPING SERVING MORE THAN TWO FLOORS BE ENCLOSED IN A FIRE RESISTANCE RATED SHAFT ENCLOSURE. ROUTE A 4"Ø VENT FROM LOWEST LEVEL OF SHAFT TO EXTERIOR WALL TO PROVIDE NATURAL VENTILATION OF THE SHAFT.
18. EQUIPMENT INSTALLED COMPLETE WITH REFRIGERANT PIPING OF SIZES AS RECOMMENDED BY MANUFACTURER, OR AS SHOWN ON THE DRAWINGS. PIPING SHALL BE TYPE "ACR" COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT FITTINGS USING SILVER SOLDER. INSTALL PIPING COMPLETE WITH FILTER-DRIER, SIGHT GLASS AND EXPANSION VALVE. INSTALL SLEEVES FOR PIPING THAT PASSES THROUGH WALLS, FLOORS AND CEILINGS.
19. ALL REFRIGERATION SYSTEMS FABRICATED AND ASSEMBLED SHALL BE STRENGTH TESTED AND LEAK TESTED IN ACCORDANCE WITH ASME B31.5.
20. PROVIDE 3/4" THICK FOAMED PLASTIC SLIP-ON TYPE INSULATION ON ALL REFRIGERANT SUCTION LINES. ALL FITTINGS, VALVES AND SURFACES SUBJECT TO SWEATING SHALL BE INSULATED. INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE AND PROVIDED WITH SHIELDING FROM SOLAR RADIATION.
21. CONDENSATE PIPING SHALL BE TYPE "L" COPPER TUBING WITH WROUGHT COPPER SOLDER JOINT DRAINAGE TYPE FITTINGS. INSTALL PIPING WITH CLEANOUTS AT EACH CHANGE OF DIRECTION. PROVIDE 1/2" THICK FOAMED PLASTIC SLIP-ON TYPE ON ALL CONDENSATE DRAIN LINES.
22. INSTALL WROUGHT IRON OR STEEL PIPE SLEEVES OF SUFFICIENT SIZE FOR PIPING INSTALLATION THAT PASSES THROUGH FLOORS, WALLS, BELOW GRADE AND GRADE BEAMS.
23. CONTRACTOR SHALL FURNISH AND INSTALL ALL MECHANICAL EQUIPMENT AS NOTED ON THE EQUIPMENT SCHEDULES.
24. FANS SHALL HAVE A FAN ENERGY INDEX GREATER THAN 1.0.
25. NEW REPLACEMENT FILTERS (MINIMUM MERV 8) SHALL BE FURNISHED WITH EACH PIECE OF EQUIPMENT AS REQUIRED AT COMPLETION OF CONSTRUCTION.
26. THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL PROVIDE ALL FOUNDATIONS, SUPPORTS, ETC. NECESSARY FOR PROPERLY SUPPORTING HIS WORK AND EQUIPMENT FURNISHED BY HIM AND SHALL FURNISH AND INSTALL ALL ISOLATION MATERIALS TO PREVENT TRANSMISSION OF VIBRATION TO THE BUILDING STRUCTURE.
27. PROVIDE SAFETY PANS FOR ALL PUMPS AND AIR HANDLING UNITS/DUCTS EQUIPPED WITH COILS. EXTEND PAN TO COVER COILS, HEADERS AND VALVES.
28. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF AN INDEPENDENT TEST AND BALANCE AGENCY THAT SPECIALIZES IN AND WHOSE BUSINESS IS LIMITED TO THE TESTING AND BALANCING OF AIR CONDITIONING SYSTEMS. ALL FINAL REPORTS SHALL BE SIGNED BY THIS CERTIFIED TEST AND BALANCE ENGINEER AND SHALL INCLUDE HIS OFFICIAL STAMP.
29. THE CONTRACTOR SHALL BALANCE ALL WATER AND AIR SERVICES TO THE QUANTITIES SHOWN ON THE DRAWINGS, USING INSTRUMENTS ACCEPTABLE TO THE ARCHITECT. RECORDS OF ALL BALANCING READINGS, ON APPROVED FORMS, SHALL BE KEPT AND SHALL BE DELIVERED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. ON AIR SUPPLY SYSTEMS INDIVIDUAL OUTLETS SHALL BE BALANCED AND ADJUSTED UNTIL THE SPECIFIED AIR VOLUME IS OBTAINED WITHIN A TOLERANCE OF 10% AND ROOM TEMPERATURES EQUALIZED.
30. REFRIGERATION AND HEATING EQUIPMENT SHALL BE ADJUSTED TO PROVIDE THE TEMPERATURES AND CAPACITIES SPECIFIED. CUT-IN AND CUT-OUT POINTS OF ALL AUTOMATIC, PRESSURE, SAFETY AND LIMITS CONTROLS SHALL BE OBSERVED AND ADJUSTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
31. ALL PIPING, COILS, HEATERS, ETC., INSTALLED FOR HEATING, COOLING, AND OTHER OPERATIONS OF THE BUILDING SHALL BE THOROUGHLY FLUSHED OF ALL DEBRIS AND FOREIGN OBJECTS BEFORE ANY SYSTEM IS PLACED IN OPERATION. AFTER FLUSHING, ALL STRAINERS, TRAPS AND DIRT LEGS SHALL BE CHECKED AND CLEANED. THIS OPERATION MUST BE ACCEPTABLE TO AND APPROVED BY THE ARCHITECT.
32. FOR TYPICAL AIR CONDITIONING SYSTEM; PROVIDE ROOM TYPE THERMOSTAT TO CYCLE THE CONDENSING UNIT ON THE COOLING CYCLE AND THE HEAT STRIP AS REQUIRED TO MAINTAIN SPACE CONDITIONS. THERMOSTAT SHALL BE EQUIPPED WITH H-O-A FOR CONSTANT OR AUTOMATIC FAN OPERATION FOR BOTH COOLING OR HEATING CYCLE. PROVIDE FLOAT SWITCH IN SAFE PAN THAT DE-ENERGIZES THE CONDENSING UNIT IF WATER IS DETECTED.
33. THERMOSTAT CONTROLS SHALL HAVE A 5°F DEADBAND AND HAVE SET POINT OVERLAP RESTRICTIONS.
34. STANDARDS OF MATERIAL AND WORKMANSHIP AS REQUIRED BY NATIONAL ELECTRICAL CODE, SHALL APPLY TO ALL ELECTRICAL WORK REQUIRED AS PART OF THIS SECTION. IN ADDITION, ALL SPLICES IN LOW VOLTAGE CONTROL WIRING SHALL BE MADE AT TERMINAL BLOCKS FURNISHED FOR THE PURPOSE; ANY SPLICES NOT MADE AT TERMINAL BLOCKS SHALL BE SOLDERED.
36. PROVIDE SMOKE DETECTOR (SIMILAR TO DH100ACDCI IONIZATION) IN SUPPLY FROM EACH AIR HANDLING UNITS 5 TONS AND OVER, TO STOP FAN IF SMOKE IS DETECTED. IN UNIT UNDER 5 TONS, PROVIDE FIRESTAT IN RETURN AIR WIRE TO STOP FAN IF TEMPERATURE RISES ABOVE SETPOINT.
37. POWER WIRING WILL BE PROVIDED UNDER ELECTRICAL SECTION, BUT ALL CONTROL WIRING AND CONDUIT AND CONTROL DISCONNECTS FURNISHED AND INSTALLED BY THIS CONTRACTOR.
38. IF A DEHUMIDIFIER IS TO BE INSTALLED IN THE FUTURE, INSTALL PER FOLLOWING INSTRUCTIONS: RECOMMEND A SANTA FE ULTRA98. INSTALL DEHUMIDIFIER IN ATTIC NEAR A/C UNIT. ROUTE A FULL SIZE DUCT FROM THE DEHUMIDIFIER TO THE CEILING REGISTER THAT HAS BEEN BLANKED OFF. ROUTE ANOTHER FULL SIZE DUCT FROM THE DEHUMIDIFIER TO THE SUPPLY AIR PLENUM. INSTALL A BACKDRAFT DAMPER AT THE PLENUM. FIELD VERIFY ROUTING OF CONTROLS, CONDENSATE AND POWER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.





1 SITE PLAN - MECHANICAL
SCALE: 1/32" = 1'-0"



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LANDSCAPE ARCHITECT:
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1824 SOPHIE WRIGHT PLACE
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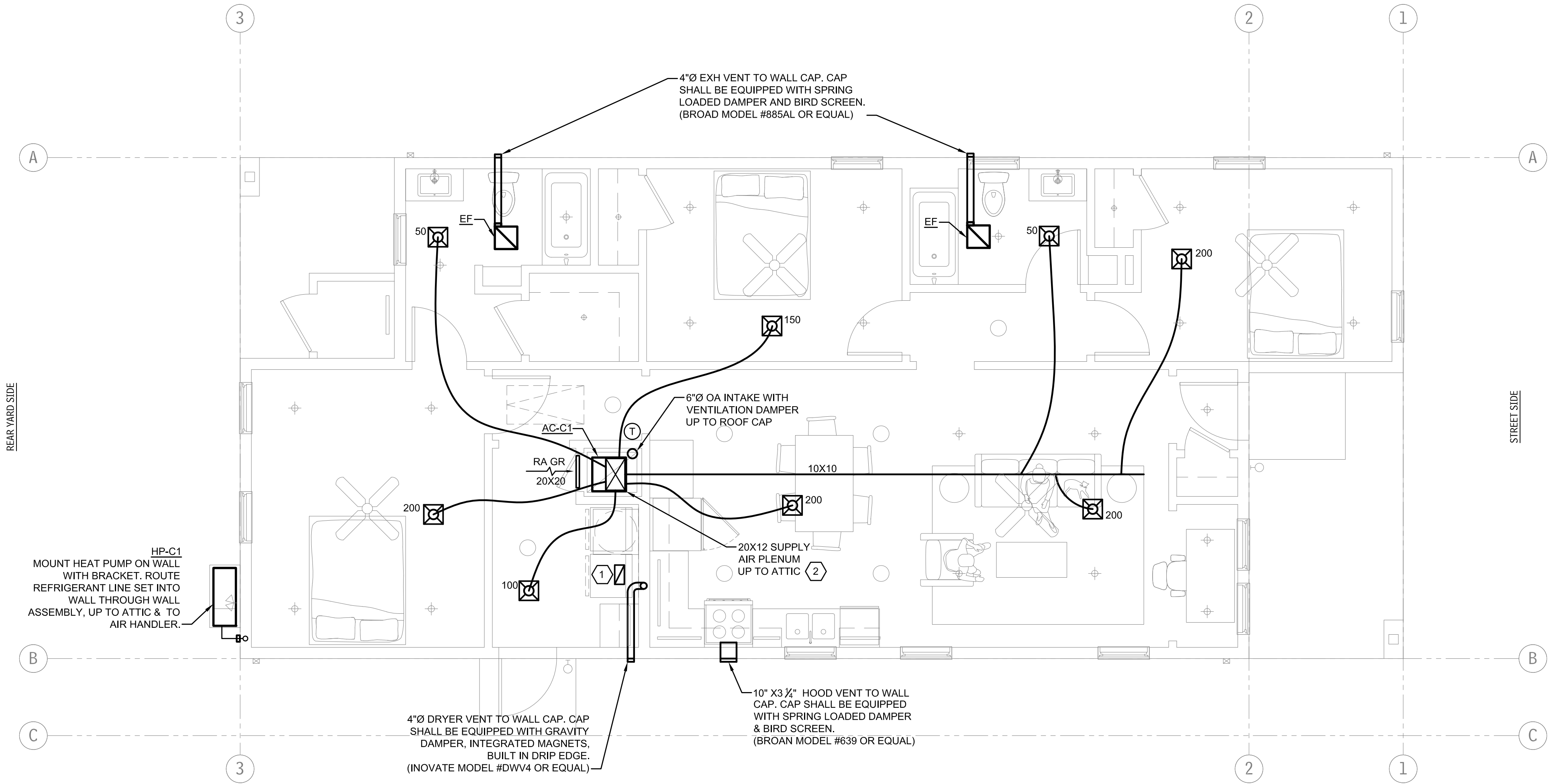
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SPECIFIC NOTES:

- 1 INSTALL AN INSULATED, BLANKED-OFF 12X6 CEILING GRILLE FOR FUTURE CONNECTION AND USE BY A DEHUMIDIFIER. REFER TO SPECIFICATIONS FOR DETAILS ON FUTURE INSTALLATION OF A DEHUMIDIFIER.
- 2 INSTALL A 6X6 SUPPLY REGISTER ON THE SUPPLY AIR PLENUM EXTENDED IN THE ATTIC TO SERVE ATTIC SPACE. BALANCE TO 50 CFM.

GENERAL NOTES:

1. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NOT GREATER THAN 2% OF THE DESIGN AIR FLOW RATE.
2. SUPPLY DUCTWORK INSTALLED OUTSIDE OF CONDITIONED SPACES SHALL BE INSULATED TO AN R-VALUE NOT LESS THAN R-8.
3. SEAL ALL WALL AND ROOF PENETRATIONS AIR & WATER TIGHT.
4. REFRIGERANT PIPING SHALL BE INSULATED TO AN R-VALUE NOT LESS THAN R-3 AND EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM.
5. DRYER EXHAUST VENT SHALL BE INSTALLED A MINIMUM OF 36" FROM ALL INTAKES.
6. ROUTE EXHAUST DUCTS BETWEEN CEILING RAFTERS TO WALL PENETRATION. COORDINATE ROUTING WITH ALL DISCIPLINES.
7. COORDINATE FINAL LOCATION OF CEILING DIFFUSERS AND EXTERIOR WALL PENETRATIONS WITH ARCHITECT.
8. COORDINATE WITH GENERAL CONTRACTOR THAT ALL BEDROOM AND BATHROOM DOORS IN DWELLING UNITS BE UNDERCUT AS REQUIRED FOR AIR CIRCULATION. MINIMUM UNDERCUT SHALL BE 3/4" FOR BATHROOM DOORS AND 1" FOR BEDROOM DOORS.



1 FLOOR PLAN – MECHANICAL - UNIT C.1
SCALE: 1/4" = 1'-0"



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AIR CONDITIONING / HEAT PUMP SYSTEM SCHEDULE

SYSTEM NO.	NOMINAL TONS	AIR CAPACITY			COOLING CAPACITY						AIR HANDLING UNIT				HEAT CAP	HEAT PUMP UNIT				EFFICIENCY			REMARKS	
		TOTAL CFM	MINIMUM O.A. CFM	EXT. S.P. INCHES	TOTAL MBH	SENSIBLE MBH	ENTERING		LEAVING		DAIKIN MODEL NO.	MOTOR HP	MOP A	WEIGHT LBS.		TOTAL MBH	DAIKIN MODEL NO.	VOLTS/PH.	UNIT MCA MCA/MOCP	WEIGHT LBS.	EER2	SEER2		HSPF2
							DB °F	WB °F	DB °F	WB °F														
AC-A / HP-A	2.5	950	70	0.7	27.0	20.7	73.6	61.5	53.8	51.5	DFVE36CP1300A	3/4	15	140	30.0	DH6VSA3010A	240/1	22.4 / 25	135	10.0	17.5	8.5	1, 2, 3, 4, 5, 6, 7	
AC-B / HP-B	3.0	1150	100	0.7	35.0	26.4	73.9	62.2	53.2	51.7	DFVE36CP1300A	3/4	15	140	36.0	DH6VSA3610A	240/1	22.4 / 25	135	9.0	16.6	8.5	1, 2, 3, 4, 5, 6, 7	
AC-C1 / HP-C1	3.0	1150	100	0.7	35.0	26.4	73.9	62.2	53.2	51.7	DFVE36CP1300A	3/4	15	140	36.0	DH6VSA3610A	240/1	22.4 / 25	135	9.0	16.6	8.5	1, 2, 3, 4, 5, 6, 7	
AC-C2 / HP-C2	3.0	1150	100	0.7	35.0	26.4	73.9	62.2	53.2	51.7	DFVE36CP1300A	3/4	15	140	36.0	DH6VSA3610A	240/1	22.4 / 25	135	9.0	16.6	8.5	1, 2, 3, 4, 5, 6, 7	
AC-D / HP-D	2.5	950	70	0.7	27.0	20.7	73.6	61.5	53.8	51.5	DFVE36CP1300A	3/4	15	140	30.0	DH6VSA3010A	240/1	22.4 / 25	135	10.0	17.5	8.5	1, 2, 3, 4, 5, 6, 7	
AC-E / HP-E	3.0	1175	100	0.7	35.0	26.4	73.9	62.2	53.2	51.7	DFVE36CP1300A	3/4	15	140	36.0	DH6VSA3610A	240/1	22.4 / 25	135	9.0	16.6	8.5	1, 2, 3, 4, 5, 6, 7	
AC-X / HP-X	4	1350	200	0.7	51.6	34.2	75.6	64.5	51.7	50.7	DFVE48DP1300A	3/4	15	150	48.0	DH6VSA4810A	240/1	31.8 / 35	135	9.0	17.0	8.2	1, 2, 3, 4, 5, 6, 7	

- R-32 REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- HEAT PUMP TO BE EQUIPPED WITH INVERTER VARIABLE SPEED COMPRESSOR, WALL-MOUNTED BRACKET, ANCHOR KIT, AND HAIL GUARD.
- CONTRACTOR SHALL VERIFY AVAILABLE VOLTAGE PRIOR TO RELEASE OF EQUIPMENT.
- AIR HANDLER SHALL BE SET ON RHEEM #RXHF FILTER BOX. VERIFY SIZE REQUIRED.
- A/C SYSTEM SHALL BE MINIMUM 8.2 HSPF / 15 SEER. EQUIPMENT MODELED TO REACH ERI TARGET.
- PROVIDE PROGRAMMABLE THERMOSTAT - GOODMAN #CTK04 OR EQUAL.
- PIPING CONNECTIONS: 3/8" LIQUID, 7/8" SUCTION, 3/4" CONDENSATE

EXHAUST FAN SCHEDULE

FAN DESIG.	TYPE	BALANCE CFM	SELECTION CFM	S.P. IN INCHES	RPM	MOTOR DATA			GREENHECK MODEL NO.	REMARKS
						HP	VOLTS	PH.		
EF	CEILING MOUNTED	50	57	0.375	700	1/35	120	1	SP-B90	1, 2, 3, 4, 5
EF-X	CEILING MOUNTED	70	86	0.375	650	1/30	120	1	SP-B110ES	1, 2, 3, 4, 5

- FAN SHALL BE SELECTED BASED ON SELECTION CFM AND STATIC PRESSURE LISTED.
FAN SHALL BE BALANCED IN FIELD TO BALANCE CFM INDICATED.
- FAN SHALL BE ENERGY STAR RATED.
- PROVIDE SOLID STATE SPEED SWITCH MOUNTED ON FAN.
- PROVIDE BACK DRAFT DAMPER AND DISCONNECT SWITCH.
- SWITCH WITH LIGHTS.

DIFFUSER SCHEDULE - ROUND NECK

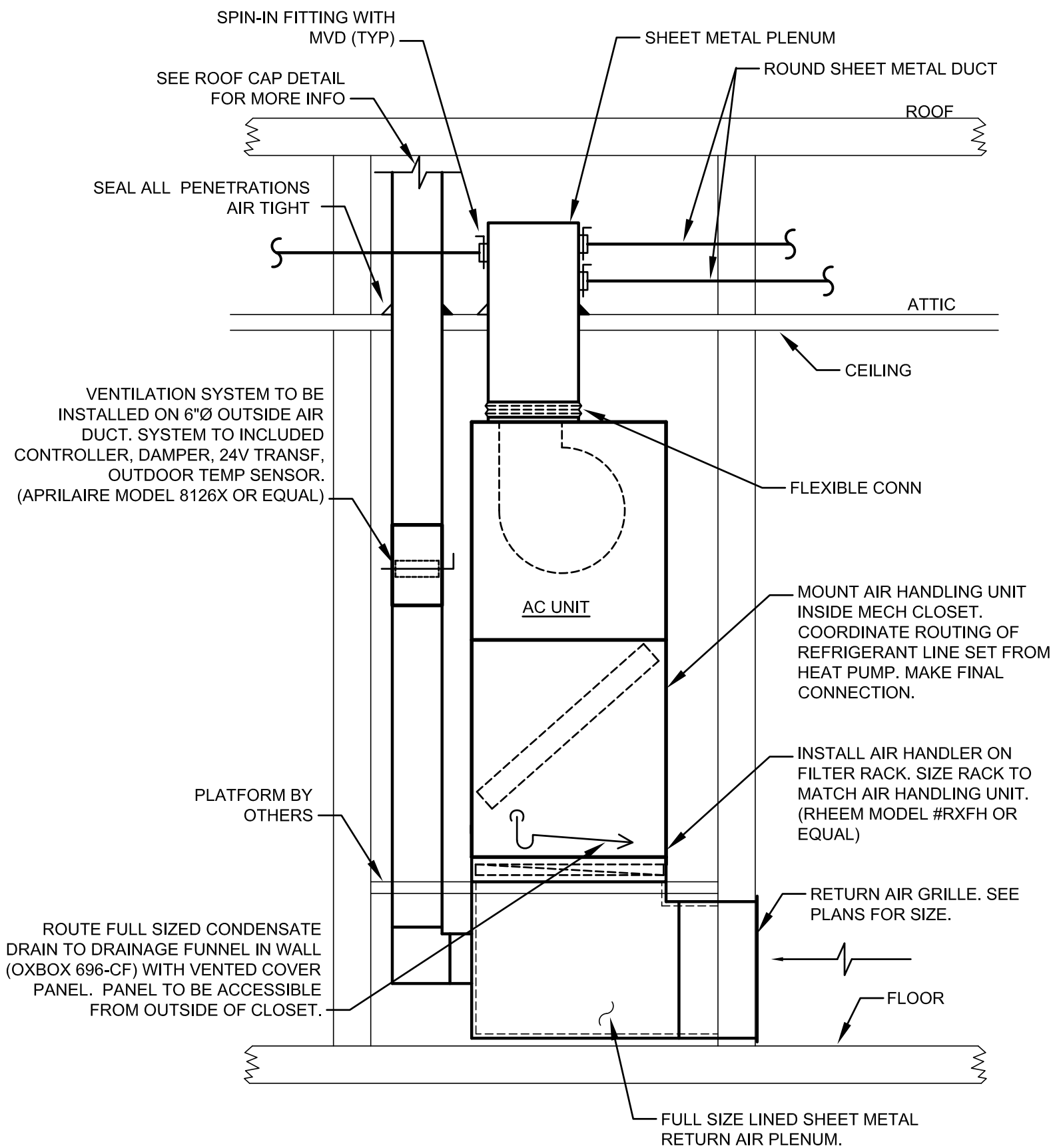
CFM RANGE	CEILING TYPE	NECK SIZE	FLEX DUCT CONN SIZE	MAX FLEX LENGTH	REMARKS
50-100	LAY-IN OR GYP	9X9	6"Ø	12'	1, 2
101-200	LAY-IN OR GYP	12X12	8"Ø	12'	1, 2
201-275	LAY-IN OR GYP	12X12	10"Ø	12'	1, 2
276-325	LAY-IN OR GYP	12X12	12"Ø	12'	1, 2
326-400	LAY-IN OR GYP	15X15	12"Ø	12'	1, 2
401-450	LAY-IN OR GYP	15X15	14"Ø	12'	1, 2
451-550	LAY-IN OR GYP	18X18	14"Ø	12'	1, 2
551-700	LAY-IN OR GYP	18X18	16"Ø	12'	1, 2

- SIZES BASED ON TITUS MODEL TDC-AA ALL ALUMINUM DIFFUSER. REFER TO SPECS FOR EXACT TYPE REQUIRED.
- WHERE INDICATED ON PLANS TO HAVE ROUND DUCT CONNECTION, FURNISH DIFFUSER WITH SQUARE TO ROUND TRANSITION - FRAME STYLE TO SUIT CEILING.

AIR CONDITIONING LEGEND

- INDICATES NEW SHEET METAL DUCTWORK. SIZES INDICATED ARE SHEET METAL DIMENSIONS. REFER TO SPECIFICATIONS FOR TYPE OF INSULATION
- INDICATES NEW PRE-INSULATED FLEXIBLE DUCT - MAXIMUM 12' IN LENGTH REFER TO SPECS FOR DETAILS
- INDICATES NEW CEILING DIFFUSER - CFM AS NOTED - 24x24 UNLESS OTHERWISE NOTED - SIZE INDICATES NECK SIZE - ARROWS INDICATE DIRECTION OF BLOW IF OTHER THAN 4-WAY
- INDICATES NEW RETURN AIR GRILLE OF SIZE INDICATED. WHEN INDICATED, BALANCE TO CFM SHOWN. WHEN DUCT RUNOUT SIZE IS NOT INDICATED IT SHALL BE SAME WIDTH OF GRILLE AND MINIMUM 10" DEEP
- INDICATES NEW EXHAUST GRILLE OF SIZE INDICATED. BALANCE TO CFM INDICATED. WHEN DUCT RUNOUT SIZE IS NOT INDICATED IT SHALL BE SAME WIDTH OF GRILLE AND MINIMUM 10" DEEP
- INDICATES NEW THERMOSTAT OR TEMPERATURE SENSOR LOCATION. REFER TO TEMPERATURE CONTROLS SECTION.
- INDICATES NEW SMOKE DETECTOR. (DUCT MOUNTED UNLESS OTHERWISE NOTED)
- INDICATES NEW DUCT MOUNTED FIRESTAT - SET AT 135°
- INDICATES WALL MOUNTED ANNUNCIATOR PANEL WITH VISUAL AND AUDIBLE SIGNAL TO INDICATE ALARM CONDITIONS OF DUCT MOUNTED SMOKE DETECTOR. PROVIDE ONE PANEL FOR EACH AIR UNIT (ANNUNCIATOR PANEL NOT REQUIRED IF BUILDING HAS FIRE ALARM)
- INDICATES DOOR TO BE UNDERCUT 3/4" OR 1" AS INDICATED. MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO HAVE DOORS ORDERED WITH UNDERCUT.
- INDICATES CONDENSATE RETURN PIPING (PIPING TO BE TYPE 'L' COPPER WITH COPPER SWEAT FITTINGS)
- DENOTES MANUAL VOLUME DAMPER
- DENOTES ABOVE FINISHED FLOOR

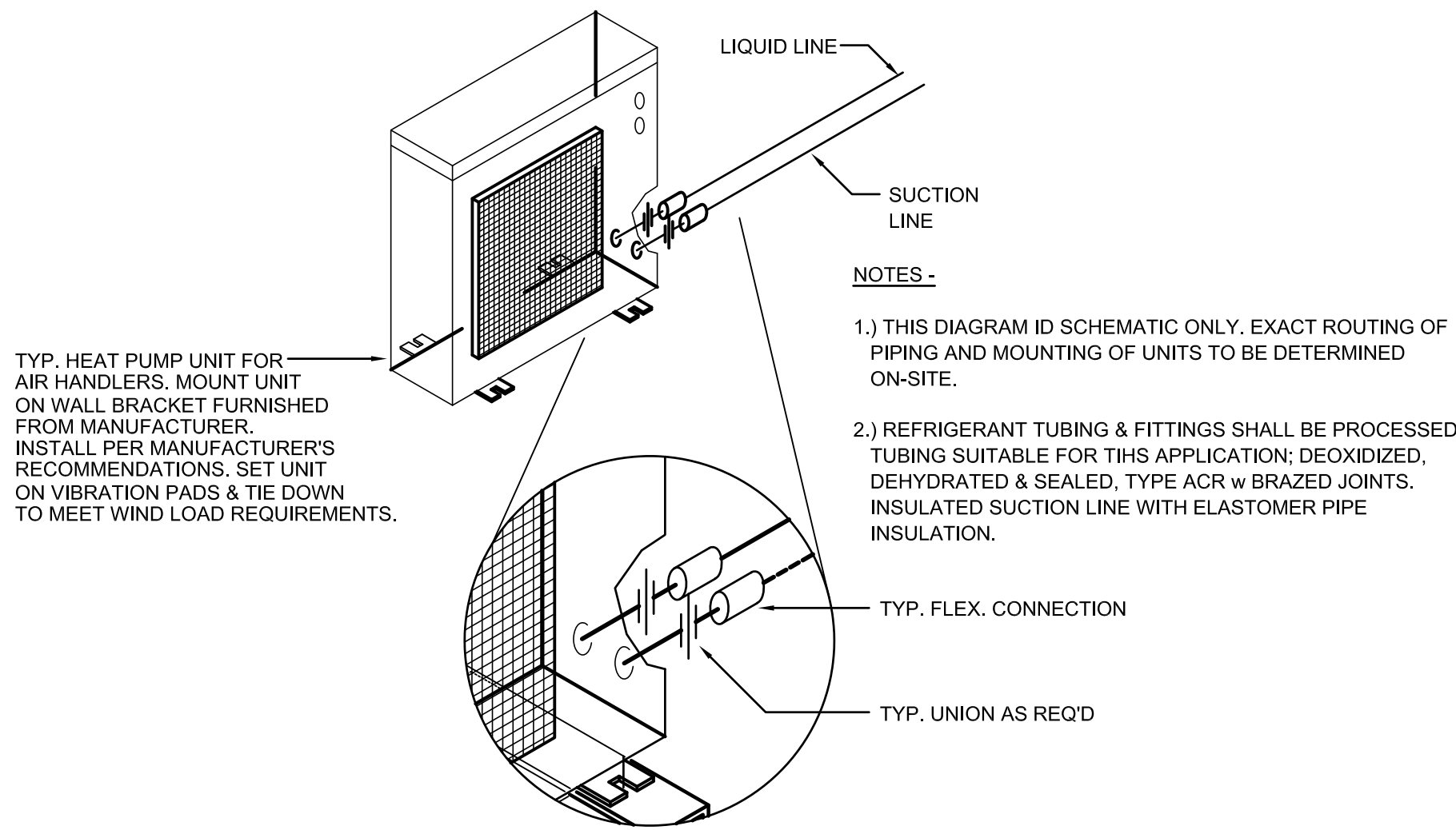
OUTDOOR AIR SCHEDULE						
UNIT/DESIGNATION	OCCUPANCY	OA CFM / PERSON	AREA (SF)	OA CFM / SQ FT	EXHAUST AIR (CFM)	TOTAL OA CFM
UNIT A	2	5.0	950	0.06	50	67
UNIT B	4	5.0	1235	0.06	100	94
UNIT C1	4	5.0	1235	0.06	100	94
UNIT C2	4	5.0	1235	0.06	100	94
UNIT D	2	5.0	950	0.06	50	67
UNIT E	5	5.0	1235	0.06	100	99
UNIT X OFFICE	25	5.0	1235	0.06	70	199
BLDG. TOTAL	46	230	8075	485	-570	715
NOTE: 1. OUTSIDE AIR FLOW RATES SHALL MEET IMC 2021 SECTION 403.3 REQUIREMENTS. 2. MOTORIZED DAMPER ON OUTSIDE AIR INTAKE DUCT SHALL OPEN WHEN AIR HANDLER IS ENERGIZED. 3. PROVIDE RELIEF VENT WHERE REQUIRED TO PREVENT OVER PRESSURIZATION.				OCCUPANCY TOTAL CFM		230
				OUTSIDE AIR	AREA TOTAL CFM	485
					TOTAL	714
				EXHAUST AIR	TOTAL	-570
				BALANCE RESULTS	OUTSIDE AIR	714
					EXHAUST	-570
					TOTAL	144



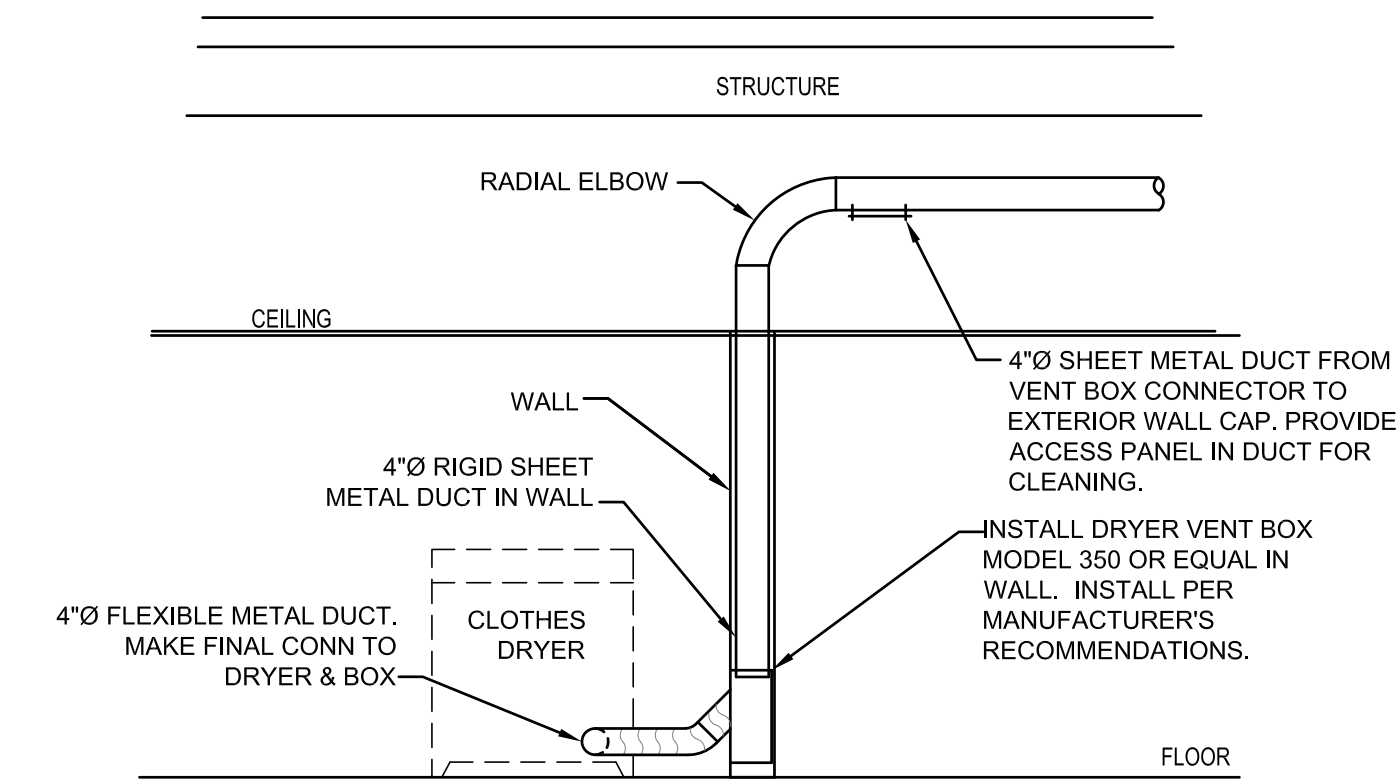
- NOTES:
- ON UNITS UNDER 5 TONS PROVIDE FIRESTAT IN THE RETURN AIR WIRED TO SHUT DOWN THE UNIT WHEN TEMPERATURE IS EXCEEDED.
 - PROVIDE AND INSTALL A MOISTURE SENSOR IN THE SAFE PAN WIRED TO SHUT DOWN UNIT WHEN MOISTURE IS DETECTED.

AIR HANDLING UNIT INSTALLATION DETAIL

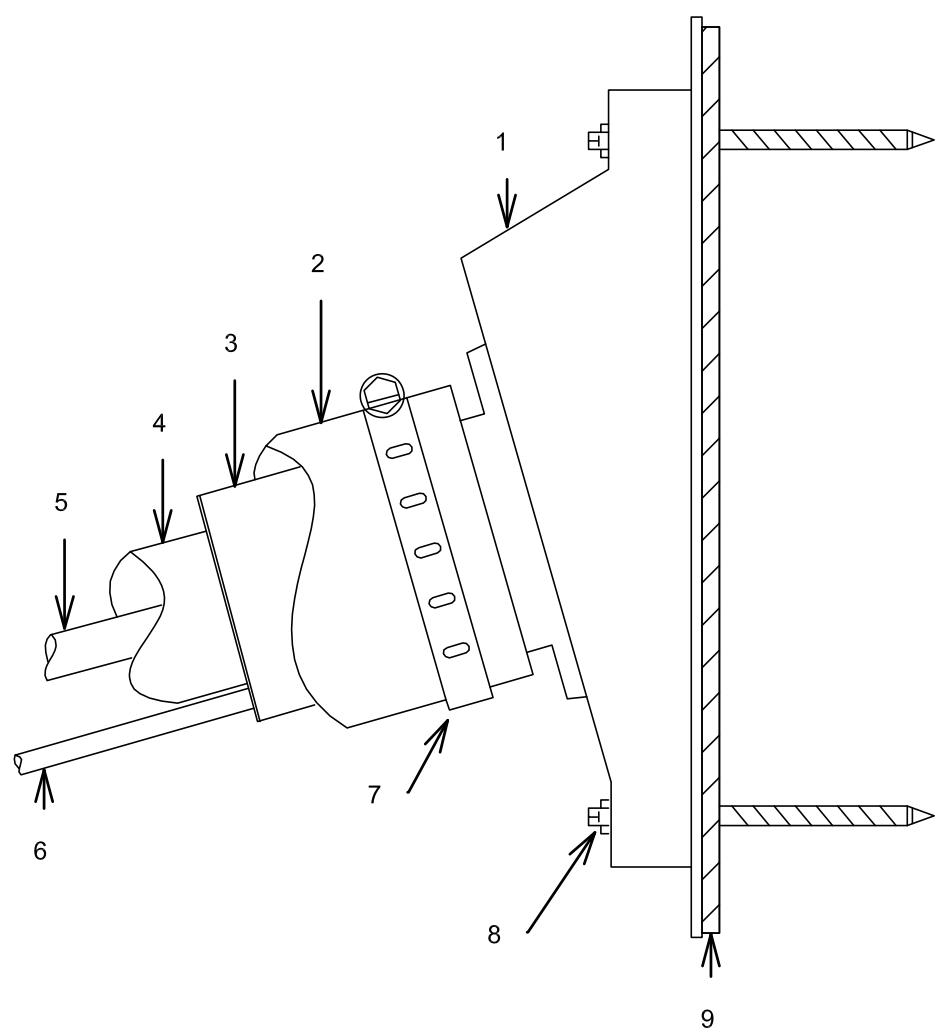
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WALL MOUNT HEAT PUMP INSTALLATION DETAIL
NOT TO SCALE

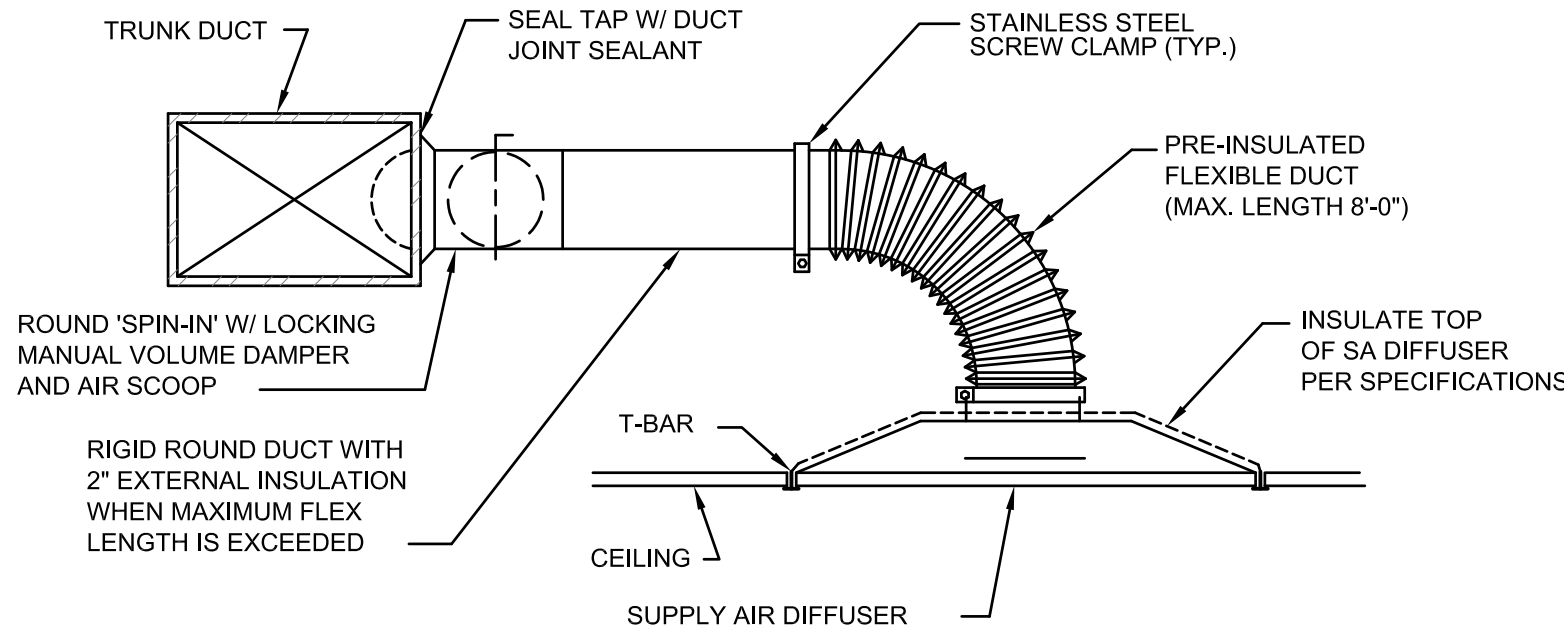


DRYER VENT DETAIL
NOT TO SCALE

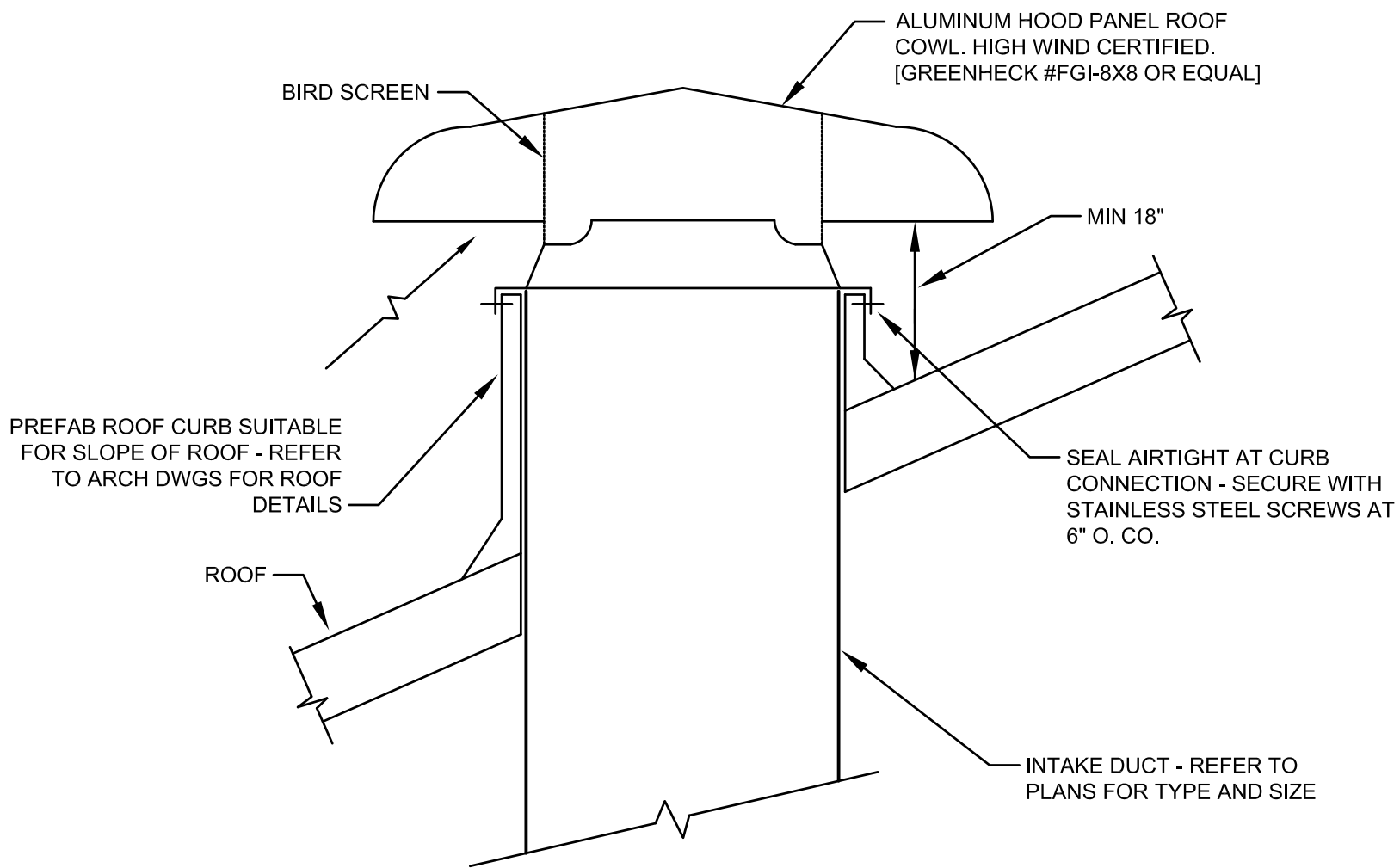


REFRIGERANT PIPE EXTERIOR WALL PENETRATION
NOT TO SCALE

- EXTERIOR WALL OR PARAPET WALL SEAL PENETRATION OUTLET WITH ELASTOMETRIC LINE-SET COMPRESSION SLEEVE TYPE "TITAN GS30" BY AIREX MANUFACTURING INC.
- INSULATION PROTECTIVE PVC COVER TYPE "E-LEX GUARD" BY AIREX MANUFACTURING INC.
- ELASTOMETRIC LINE-SET COMPRESSION & ANTI-VIBRATION SLEEVE (COMPONENT OF REFERENCE 1 "TITAN GS30")
- INSULATION FOR REFRIGERATION SUCTION LINE TYPE
- REFRIGERATION SUCTION LINE
- REFRIGERATION LIQUID LINE
- MECHANICAL CONNECTION SECURED WITH STAINLESS STEEL CLAMP (COMPONENT OF REFERENCE 1 "TITAN GS30")
- WALL FASTENERS SELF-TAPPING 3/8" HEX HEAD 1/4" DIAMETER ALL MATERIAL ANCHORS SCREWS WITH ELASTOMERIC WASHERS (COMPONENT OF REFERENCE 1 "TITAN GS30")
- WALL SURFACE SEAL ELASTOMETRIC GASKET (COMPONENT OF REFERENCE 1 "TITAN GS30")

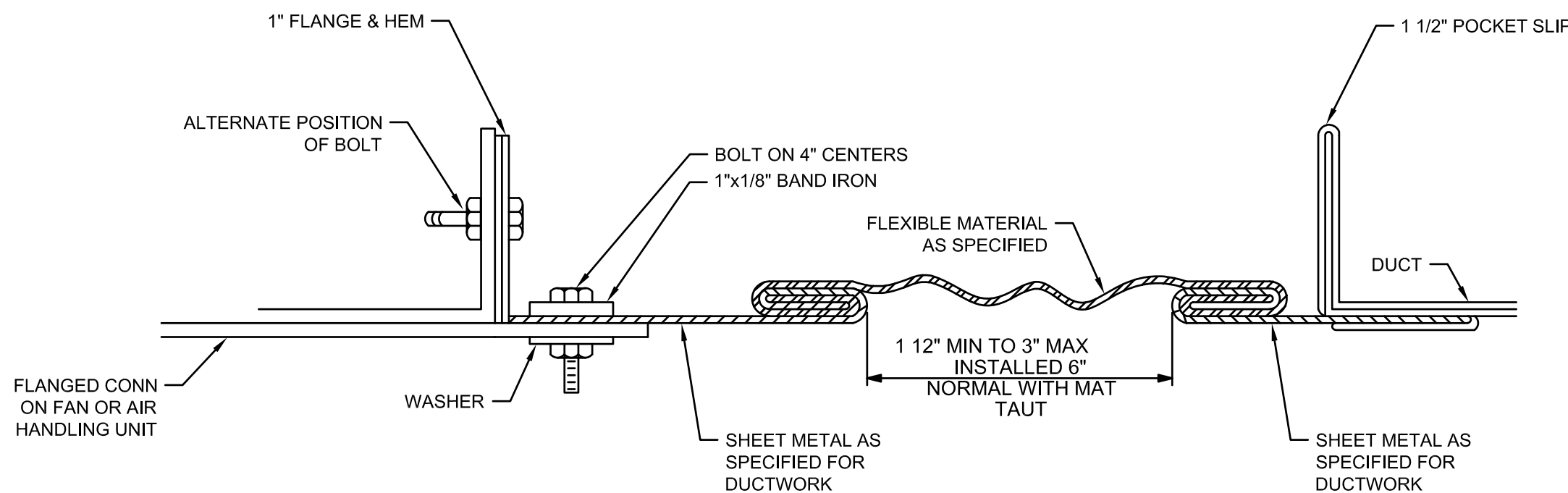


SPIN-IN & CEILING DIFFUSER DETAIL
NOT TO SCALE

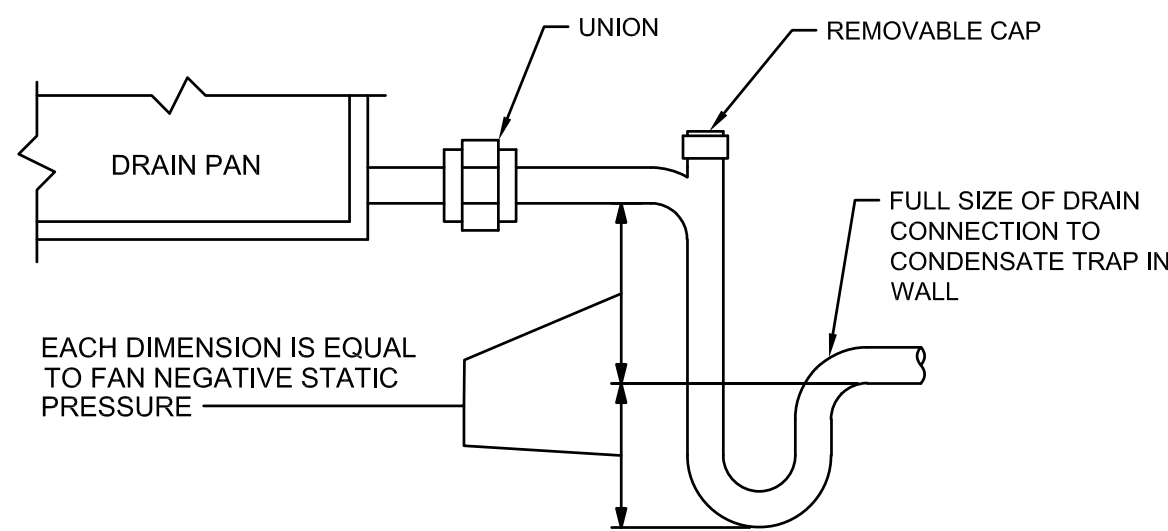


- NOTE:
- COWL SHALL MEET FORTIFIED ROOFING REQUIREMENTS.
 - TIE DOWN CAP AS REQUIRED TO MEET HIGH WIND LOAD CONDITIONS.
 - COWL FREE AREA SHALL BE EQUAL TO INSIDE CLEAR OPENING OF DUCT CONNECTION UNLESS NOTED OTHERWISE.

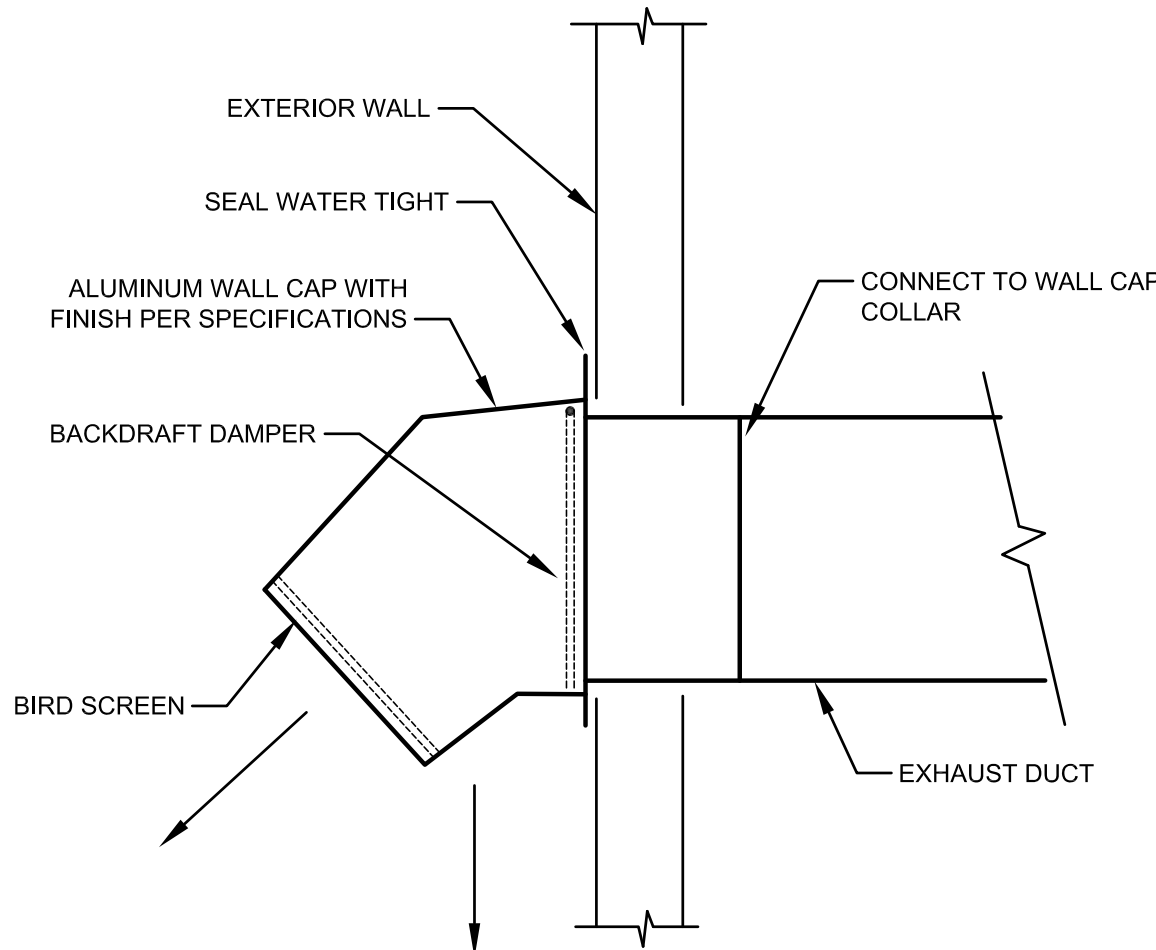
OA INTAKE ROOF COWL DETAIL
NOT TO SCALE



RECTANGULAR FLEXIBLE CONNECTION
NOT TO SCALE



CONDENSATE DRAIN DETAIL
NOT TO SCALE



- NOTE:
- WALL CAP SHALL MEET FORTIFIED WALL REQUIREMENTS.
 - DO NOT PAINT INTERIOR OF THE VENT.
 - SEE PLANS FOR MODEL NUMBERS OF SPECIFIC VENTS.

EXHAUST WALL CAP DETAIL
NOT TO SCALE

GENERAL NOTES:

1. WORK REQUIRED UNDER THIS SECTION CONSISTS OF ALL MECHANICAL WORK AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND/OR DESCRIBED IN THE SPECIFICATIONS. WORK INCLUDED, WITHOUT RESTRICTING VOLUME OR GENERALITY OF ABOVE EXTENT, WORK PERFORMED UNDER THIS SECTION SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING NOTES.
2. PROJECT DESIGN AND INSTALLATION SHALL COMPLY WITH IECC 2021 ENERGY CODE REQUIREMENTS.
3. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL CURRENT EDITIONS OF EXISTING LOCAL, PARISH, STATE AND NATIONAL CODES AND ORDINANCES HAVING JURISDICTION. SUCH CODES INCLUDE, BUT ARE NOT LIMITED TO, IBC, IMC, IPC, IFGC, NFPA, LA STATE PLUMBING CODE, ETC. LOCAL CODES SHALL TAKE PRECEDENCE OVER STATE CODES WHICH SHALL TAKE PRECEDENCE OVER NATIONAL CODES AND INDUSTRY STANDARDS.
4. IF ANY CONFLICTS ARE FOUND BETWEEN SPECIFICATIONS AND DRAWINGS AND ABOVE AUTHORITIES, NOTIFY ARCHITECT/COMPANY/ENGINEER AS SOON AS CONFLICTS ARE DISCOVERED AND ABOVE CODES AND REQUIREMENTS WILL GOVERN.
5. SECURE ALL PERMITS AND INSPECTIONS AND PAY ALL FEES, ASSESSMENTS AND TAXES NECESSARY FOR COMPLETION AND ACCEPTANCE OF WORK. NOTIFY ARCHITECT/COMPANY/ENGINEER AND PROPER AUTHORITIES IN AMPLE TIME WHEN ANY WORK IS READY TO BE INSPECTED OR TESTED.
6. SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO SHOW AND DESCRIBE COMPLETE MECHANICAL INSTALLATION, FULLY ERECTED, PROPERLY INSTALLED IN WORKMANLIKE MANNER AND LEFT IN PROPER OPERATING CONDITION, WITH CONTRACTOR FURNISHING AND INSTALLING EVERYTHING NECESSARY TO COMPLETE THE JOB.
7. FURNISH ALL LABOR, EQUIPMENT, TOOLS, MATERIALS, ACCESSORIES, ETC., FOR ALL ROUGH-INS AND FINAL CONNECTIONS, COMPLETE, FOR ALL EQUIPMENT INDICATED ON THE DRAWINGS, OR EQUIPMENT FURNISHED BY OTHERS.
8. CHECK MECHANICAL SPECIFICATIONS AND DRAWINGS WITH REMAINDER OF SET, AND BRING TO ENGINEER'S ATTENTION ANY CONFLICTS OR VARIATIONS AS SOON AS NOTED.
9. ADEQUATELY PROTECT AGAINST INJURY ALL INSTALLED AND EXISTING MATERIAL, EQUIPMENT, MOTORS, FIXTURES, PIPING, INSULATION, ETC.
10. REPLACE LOST OR DAMAGED ITEMS PRIOR TO ACCEPTANCE OF WORK.
11. ADEQUATE AND COMPETENT SUPERVISION SHALL BE PROVIDED BY THIS SECTION TO ASSURE THAT WORK IS DONE IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND WORKMANSHIP AND WITH INTENT OF DRAWINGS AND SPECIFICATIONS.
12. ALL CONTRACTORS SUBMITTING BIDS FOR THE WORK UNDER THIS CONTRACT SHALL BE SPECIALISTS IN THEIR FIELD AND SHALL HAVE THE PERSONAL EXPERIENCE, TRAINING AND SKILL TO CONSTRUCT A PROPERLY OPERATING MECHANICAL/PLUMBING SYSTEM AS DESCRIBED BY THE CONTRACT DRAWINGS.
13. IF REQUIRED, THE CONTRACTOR SHALL BE ABLE TO FURNISH EVIDENCE OF HAVING NOT LESS THAN THREE YEARS EXPERIENCE AND HAVING BEEN RESPONSIBLE FOR AT LEAST THREE PROJECTS COMPARABLE IN SIZE AND COMPLEXITY TO THIS ONE.
14. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE BY WORKMEN SKILLED AND QUALIFIED IN TYPE OF WORK TO BE DONE. SCHEDULE AND PERFORM MECHANICAL WORK TO AVOID DELAYS TO PROJECT.
15. VISIT AND EXAMINE JOB SITE AND CHECK WITH UTILITY AUTHORITIES CONCERNED (PRIOR TO BID IF POSSIBLE) IN ORDER TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PERTINENT TO WORK TO BE PERFORMED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO BE SO INFORMED.
16. BIDDERS MUST REVIEW DRAWINGS AND SPECIFICATIONS OF OTHER DISCIPLINES INCLUDING PLANS, DETAILS, DIAGRAMS, NOTES, ETC., IN ORDER TO UNDERSTAND STRUCTURAL CONDITIONS, CONSTRUCTION REQUIREMENTS, CLEARANCES, CAPACITIES AND METHODS OF INSTALLATION AND ERECTION. STRUCTURAL AND OTHER CONDITIONS MAY REQUIRE CERTAIN MODIFICATIONS AND ADJUSTMENTS FROM CONDITIONS SHOWN. SUCH DEVIATIONS ARE PERMISSIBLE; HOWEVER, SPECIFIED SIZES, CAPACITIES AND REQUIREMENTS AFFECTING SATISFACTORY PERFORMANCE AND OPERATION OF INSTALLATION SHALL REMAIN UNCHANGED.
17. DUE TO SMALL SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO SHOW ALL FITTINGS OR OFFSETS OR TO SHOW ALL ACCESSORIES. TAKE ADVANTAGE OF AVAILABLE SPACE AND STACK DUCTWORK, PIPING AND ACCESSORIES VERTICALLY AS REQUIRED FOR FIT AND ACCESS.
18. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF CLEARANCES AND FOR COORDINATION WITH OTHER TRADES. NO EQUIPMENT, DUCTWORK, PIPING, ETC. SHALL BE FABRICATED OR INSTALLED WITHOUT FULL COORDINATION. MAKE ALLOWANCE IN BID FOR JOB CONDITIONS AND INTERFERENCES WHICH WILL REQUIRE OFFSETS IN DUCTWORK, PIPING, ETC.
19. CONTRACTOR SHALL REMOVE AND RELOCATE, WITHOUT ADDITIONAL COMPENSATION, ANY ITEM THAT IS INSTALLED WITHOUT REQUIRED COORDINATION AND IS FOUND TO BE IN CONFLICT WITH OTHER TRADES. IF FIELD MEASUREMENTS SHOW THAT EQUIPMENT, DUCTWORK, ETC. CANNOT FIT IN THE ALLOTTED SPACE; IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/COMPANY/ENGINEER PRIOR TO ORDERING OR INSTALLING THE EQUIPMENT.
20. IN EVENT OF CONFLICT, ANY ITEM EXPOSED TO VIEW IN FINISHED WORK SHALL TAKE PRECEDENCE OVER ITEMS, WHICH ARE CONCEALED, SUCH AS DUCTWORK, PIPING, ETC. GENERALLY, DUCTWORK SHALL TAKE PRECEDENCE OVER PIPING UNLESS PIPING REQUIRES A SPECIFIC SLOPE.
21. WHENEVER IT BECOMES NECESSARY TO SHIFT EQUIPMENT OR PIPES, SUCH CHANGES SHALL BE REFERRED TO ARCHITECT/COMPANY/ENGINEER FOR APPROVAL.
22. MAKE ALL NECESSARY ARRANGEMENTS AND PAY ALL COSTS INVOLVED FOR SECURING UTILITY SERVICE CONNECTIONS FROM UTILITY AUTHORITY CONCERNED FOR SERVICES.
23. ALL COSTS INCURRED FOR NEW SERVICES SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO ADDITIONAL COMPENSATION SHALL BE AWARDED FOR FAILURE TO DETERMINE THE COSTS AND TO INCLUDE THEM IN THE BID.
24. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH REQUIREMENTS DESCRIBED IN GENERAL SUPPLEMENTARY AND SPECIAL, CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO RELEASING EQUIPMENT FOR FABRICATION OR SHIPMENT. SHOP DRAWINGS SHALL CONSIST OF PLANS, SECTIONS, ELEVATIONS AND DETAILS AS REQUIRED TO CLEARLY INDICATE SIZE AND LOCATION OF EQUIPMENT OR PRODUCTS BEING PROVIDED. DRAWINGS SHALL INDICATE REQUIRED CLEARANCES OF EQUIPMENT BEING INSTALLED BY OTHERS AND SHALL SHOW CLEARANCES WITH RELATIONS TO MECHANICAL EQUIPMENT.
25. SUBMIT EQUIPMENT AND FIXTURE PRODUCT DATA SHEETS PRIOR TO RELEASING EQUIPMENT FOR MANUFACTURE OR SHIPMENT. PRODUCT DATA SHEETS SHALL BE MANUFACTURER'S PRINTED LITERATURE SPECIFICALLY MARKED TO INDICATE SIZE AND MODEL, NUMBERS OF EQUIPMENT BEING FURNISHED. ALL ACCESSORIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE CLEARLY MARKED.
26. SYSTEM CAPACITIES FOR AIR CONDITIONING SYSTEMS, FANS, ETC. SHALL BE CLEARLY AND COMPLETELY INDICATED ON A SYSTEM SUMMARY SHEET PREPARED SPECIFICALLY FOR THAT SYSTEM, FAN, ETC. THE SUMMARY SHEET SHALL INDICATE EQUIPMENT NUMBER DESIGNATIONS, MANUFACTURER'S MODEL NUMBERS, CAPACITIES, ELECTRICAL CHARACTERISTICS, ETC. GENERAL DATA SHEETS SHALL NOT BE ACCEPTABLE FOR INDICATING SYSTEM PERFORMANCE.
27. ALL DATA SUBMITTED SHALL BE CHECKED AGAINST SPECIFICATIONS AND DRAWINGS. FOR EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, NO APPROVAL SHALL BE FINAL OR DELIVERIES AUTHORIZED UNTIL ELECTRICAL CHARACTERISTICS AND PROVISIONS FOR WIRING ARE COORDINATED AND CLEARED WITH ELECTRICAL SECTION BY LETTER THROUGH CONTRACTOR.
28. REVIEW OF PRODUCT SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS FOR SYSTEM CAPACITIES OR FOR FITTING THE EQUIPMENT IN THE ALLOTTED SPACE. REVIEW IS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
29. ALL EQUIPMENT SHALL BE PURCHASED FROM AUTHORIZED FACTORY REPRESENTATIVE WITH ESTABLISHED OFFICE IN LOCAL AREA, IF MANUFACTURER HAS SUCH AN OFFICE.
30. SUBSTITUTIONS MUST BE REQUESTED IN CONFORMANCE WITH REQUIREMENTS STATED IN THE SUPPLEMENTARY GENERAL CONDITIONS.
31. WHERE POSSIBLE, STORE MATERIALS AND EQUIPMENT INDOORS AND PROTECT FROM WEATHER. WHERE NECESSARY TO STORE OUTDOORS, STORE ABOVE GRADE AND SHRINK-WRAP MATERIALS.
32. DO ALL EXCAVATION AND BACKFILLING REQUIRED FOR MECHANICAL WORK, UNLESS INDICATED OTHERWISE ON DRAWINGS.
33. BACKFILL WITH CLEAN RIVER SAND UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS. KEEP ALL DEBRIS, ROOTS, PIECES OF WOOD AND PIPE, AND OTHER TRASH OUT OF BACKFILL. ADD BACKFILL IN LAYERS NOT EXCEEDING TWELVE INCHES IN DEPTH AND TAMPED TO ORIGINAL DENSITY. REMOVE ALL EXCESS MATERIAL FROM PREMISES.
34. INSTALL ALL ITEMS OF MECHANICAL WORK SUCH AS PIPES, DUCTS, ETC., PENETRATING ROOFS A SUFFICIENT DISTANCE FROM WALLS, EAVES, ETC., TO PERMIT PROPER APPLICATION OF FLASHINGS AND COUNTERFLASHINGS.
35. FLASH VENT PIPES THROUGH BUILT UP ROOFS AND PITCHED ROOFS WITH FOUR POUND LEAD, WELL TURNED DOWN INTO PIPING AND EXTENDING TWELVE INCHES BEYOND OUTSIDE OF PIPE. PROVIDE VENT CAP. FOR OTHER TYPES OF ROOFS, CONTRACTOR SHALL PROVIDE SUITABLE TYPES OF FLASHING AS REQUIRED BY THE ROOF MANUFACTURER.
36. ROOF DRAINS SHALL BE FLASHED WITH FOUR POUND LEAD, EXTENDING TWELVE INCHES BEYOND OUTSIDE OF DRAIN. FLASHING FURNISHED BY MECHANICAL SECTION TO CONTRACTOR FOR INSTALLATION.
37. FLASHINGS AND COUNTERFLASHINGS FOR OTHER THAN VENT PIPES AND DRAINS TO BE OF GAUGES AND CONSTRUCTION SPECIFIED BY ROOFING MANUFACTURE.

38. FLASHING AND COUNTERFLASHINGS SHALL BE FURNISHED UNDER THIS SECTION AND INSTALLED BY THE GENERAL CONTRACTOR.
39. THIS SECTION SHALL FURNISH ALL ACCESS PANELS TO CONTRACTOR FOR INSTALLATION, NECESSARY FOR PROPER ACCESS TO DAMPERS, VALVES, TRAPS, CLEANOUTS, FIXTURE CONNECTIONS, MOTORS, DRIVES OR OTHER ITEMS INSTALLED UNDER THIS CONTRACT, EXCEPT WHERE SUCH PANELS ARE SHOWN AND/OR SPECIFIED UNDER OTHER SECTIONS OF SPECIFICATIONS.
40. HANGERS IN BUILDING SHALL BE SOLID OR SPLIT TYPE SUPPORTED BY VERTICAL STEEL RODS FROM MASONRY INSERTS, EXPANSION SHIELDS OR BEAM CLAMPS. BRASS, COPPER OR LEAD INSERT HANGERS FOR INSULATED COPPER PIPING. PIPING HANGERS BELOW GRADE SHALL BE ½ INCH ROUND STAINLESS STEEL. PIPE HANGERS SHALL BE SPACED IN ACCORDANCE WITH IPC REQUIREMENTS.
41. PROVIDE GALVANIZED STEEL SADDLE BETWEEN COVERING AND PIPE HANGER ON INSULATED PIPES. PIPE UP TO FOUR INCH DIAMETER, 18 GAUGE X 12 INCHES LONG.
42. SUPPORT ALL PIPING INDEPENDENTLY OF ALL EQUIPMENT AND ARRANGE HANGERS TO ISOLATE ANY VIBRATION TRANSMISSION FROM PIPING TO STRUCTURE.
43. FURNISH AND INSTALL STEEL SUPPORTS AND FRAMEWORK FOR EACH ITEM OF EQUIPMENT OR FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS DETAILED ON DRAWINGS. ALL SUCH WORK SHALL MEET ALL APPLICABLE REQUIREMENTS SPECIFIED UNDER STRUCTURAL STEEL.
44. ALL MECHANICAL WORK SUPPORTED ON WALLS OR PARTITIONS BY MEANS OF APPROPRIATELY SIZED GALVANIZED TOGGLE BOLTS.
45. INSTALL ALL PIPING SO THAT IT MAY EXPAND AND CONTRACT FREELY WITHOUT DAMAGE TO EQUIPMENT, OTHER WORK OR INJURY TO PIPING SYSTEM. SUPPORT PIPING INDEPENDENTLY OF ALL EQUIPMENT.
46. INSTALL UNIONS ADJACENT TO ALL SCREWED COCKS, CONTROL VALVES, DISCHARGE FROM RELIEF VALVES. FLANGED FITTINGS ARE CONSIDERED EQUIVALENT TO UNION CONNECTIONS.
47. INSTALL PIPING PARALLEL AND/OR PERPENDICULAR TO BUILDING FLOOR, WALL OR CEILING PLANES, UNLESS OTHERWISE SHOWN ON DRAWINGS.
48. INSTALL ALL PIPING CONCEALED UNLESS SPECIFICALLY NOTED OTHERWISE, MAKING ALL NECESSARY OFFSETS, TURNS, ETC., NECESSARY TO CONCEAL PIPING FROM VIEW.
49. NO PIPING OF DISSIMILAR METALS SHALL BE PLACED IN CONTACT WITH EACH OTHER. PROVIDE INSULATING UNIONS WHENEVER PIPING OF DISSIMILAR METALS IS JOINED. INSULATING COUPLINGS NOT ACCEPTABLE.
50. ALL POWER WIRING AND ALL DISCONNECT SWITCHES ARE FURNISHED AND INSTALLED UNDER ELECTRICAL.
51. PRIOR TO THE FINAL RELEASE FOR MANUFACTURE OR SHIPMENT OF ANY EQUIPMENT, IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO VERIFY THE AVAILABLE ELECTRICAL SERVICE FOR EACH PIECE OF EQUIPMENT WITH THE ELECTRICAL CONTRACTOR AND TO PROVIDE EQUIPMENT THAT SUITS THE AVAILABLE SERVICE.
52. ANY EQUIPMENT DELIVERED TO THE SITE WITH INCORRECT VOLTAGE OR PHASE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
53. AFTER FINAL TESTING, CLEAN ALL FIXTURES, PIPES AND EXPOSED WORK. THOROUGHLY CLEAN AND POLISH PLATED AND OTHER FINISHED PRODUCTS.
54. PIPING TO BE FREE OF ALL OBSTRUCTIONS. REMOVE ALL DEBRIS, SURPLUS AND WASTE MATERIALS COMPLETELY FROM THE JOB SITE.
55. PROPERLY OIL, GREASE AND LUBRICATE ALL MOTORS, PUMPS, ETC., BEFORE STARTING AND UNTIL FINAL ACCEPTANCE OF WORK.
56. FURNISH TO OWNER THREE COMPLETE SETS OF PARTS CATALOGS AND OPERATING INSTRUCTIONS BOUND IN LARGE 3-RING BINDERS FOR USE OF MAINTENANCE DEPARTMENT. INCLUDE INFORMATION FOR ALL EQUIPMENT, FIXTURES, ETC. SUBMITTED TO THE ARCHITECT
57. MANUFACTURER WARRANTIES FOR ALL MECHANICAL EQUIPMENT FURNISHED ON THE PROJECT SHALL RUN FOR A PERIOD OF ONE YEAR FROM DATE OF "SUBSTANTIAL COMPLETION". EXCEPT HVAC SYSTEM WHERE THE COMPRESSOR SHALL BE PROVIDED WITH MINIMUM FIVE YEARS WARRANTY OF MATERIAL AND LABOR. DURING WARRANTY, CORRECT ANY DEFECTS IN NEW EQUIPMENT, MATERIALS OR WORKMANSHIP, WITHOUT COST TO OWNER FOR EITHER PARTS OR LABOR.
58. A COMPETENT AND EXPERIENCED SERVICE AND INSTALLATION MECHANIC SHALL BE EMPLOYED BY THE CONTRACTOR TO START AND ADJUST ALL EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE TEST OF ANY ITEM OF EQUIPMENT OR MACHINERY. SUCH TESTS SHALL BE CONDUCTED BY THE CONTRACTOR IN THE PRESENCE OF THE ARCHITECT, ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
59. OBTAIN THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY WHICH SPECIALIZES IN THE TESTING, AND BALANCING OF HVAC SYSTEMS: TO TEST, ADJUST, AND BALANCE ALL SUPPLY, RETURN, EXHAUST SYSTEMS AND KITCHEN AIR SYSTEMS. ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE WITH THE ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS FOR FIELD MEASUREMENTS AND INSTRUMENTATION, LATEST ADDITION, THOSE SECTIONS APPLICABLE TO AIR / WATER DISTRIBUTION.
60. AS CONSTRUCTION PROGRESSES, TEST PIPING AND EQUIPMENT TO PRESSURE HEREINAFTER SPECIFIED. WHERE PRESSURES ARE NOT MENTIONED, TEST TO ONE AND ONE HALF TIMES SERVICE CONDITIONS BEFORE CONCEALING OR INSULATING.
61. FLUSH ALL SYSTEMS UNTIL CLEAR WATER FLOWS OR AS HEREINAFTER SPECIFIED.
62. FURNISH ALL NECESSARY GAUGES, INSTRUMENTS, PUMPS, TEST PLUGS AND TEMPORARY CONNECTIONS WHERE REQUIRED. TEST ALL EQUIPMENT UNDER SERVICE CONDITIONS AND MAKE ALL NECESSARY ADJUSTMENTS TO CONTROLS, DAMPERS, VALVES, ETC., TO OBTAIN BEST OPERATION. MAKE INITIAL TESTS WITH BUILDING UNOCCUPIED AND FINAL TESTS UNDER ACTUAL HEATING AND COOLING CONDITIONS.
63. GUARANTEE ALL MECHANICAL INSTALLATIONS AGAINST ALL DEFECTS IN EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF "SUBSTANTIAL COMPLETION". DURING GUARANTEE PERIOD, CORRECT ANY DEFECTS IN NEW EQUIPMENT, MATERIALS OR WORKMANSHIP, WITHOUT COST TO OWNER FOR EITHER PARTS OR LABOR.
64. CONTRACTOR'S GUARANTEE INCLUDES PERFORMANCE CAPACITIES AND RATINGS AS SPECIFIED.
65. CONTRACTOR SHALL BE FURNISHED A COMPLETE SET OF PRINTS WHICH SHALL BE MARKED UP BY CONTRACTOR AS WORK PROGRESSES TO REFLECT ALL ITEMS OF INSTALLATION WHICH DIFFERS SIGNIFICANTLY FROM WORK SHOWN ON CONTRACT DRAWINGS. ASBUILT DRAWINGS SHALL BE NEATLY DONE, NOT SKETCHY OR FREE HAND. FINAL PAYMENT WILL BE WITHHELD UNTIL DRAWINGS ARE FURNISHED.
66. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS SHOWN AND/OR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED THE SAME AS IF SHOWN AND/OR CALLED FOR IN THE OTHER.
67. FOR ANY POINTS WHICH ARE NOT CLEAR, OR FOR ITEMS AND/OR DETAILS WHICH CONTRACTOR FEELS ARE IN NEED OF CLARIFICATION, CONSULT ARCHITECT/ENGINEER.
68. IF NO CLARIFICATIONS ARE REQUESTED PRIOR TO THE BID, THE CONTRACTOR, BY SUBMISSION OF HIS BID, INDICATES HE HAS A CLEAR AND FULL UNDERSTANDING OF THE INTENT OF THE PLANS AND SPECIFICATIONS.

PLUMBING NOTES:

1. THE BUILDING DOMESTIC WATER SYSTEM SHALL BE ISOLATED FROM CITY WATER SUPPLY. PROVIDE IN ACCORDANCE WITH REGULATIONS OF LOCAL AUTHORITY HAVING JURISDICTION.
2. FURNISH AND INSTALL NEW WATER METER FOR EACH HOUSE WHERE INDICATED ON THE PLANS. LOCATION OF METER SHALL BE AS DIRECTED BY BUILDING REPRESENTATIVE AND LOCAL CODE AUTHORITIES.
3. VALVES SHALL BE FURNISHED AND INSTALLED IN ALL BRANCHES SERVING MORE THAN ONE PIECE OF EQUIPMENT OR EACH GROUP OF PLUMBING FIXTURES, OR BOTH SIDES OF EQUIPMENT, SUCH AS PUMPS, TANKS, ETC. FOR SHUT OFF OF BRANCH MAINS, ELIMINATING THE NECESSITY OF INTERRUPTING SERVICE TO THE ENTIRE BUILDING FOR MAINTENANCE PURPOSES AND WHERE INDICATED ON THE DRAWINGS. WHERE VALVES ARE INSTALLED WITHIN CHASES OR ABOVE INACCESSIBLE CEILINGS, PROVIDE APPROPRIATELY SIZED ACCESS PANEL FOR EACH VALVE.
4. ALL SHUTOFF VALVES 2½" AND SMALLER SHALL BE RATED 150 PSI SWP AND 600 PSI NON-SHOCK WOG AND WILL HAVE 2-PIECE, CAST BRONZE BODIES, THE SEATS, FULL PORT, SEPARATE PACKNUT WITH ADJUSTABLE STEM PACKING. ANTI-BLOWOUT STEMS AND CHROME-PLATED BRASS/BRONZE BALL. VALVE ENDS SHALL HAVE EXTENDED SOLDER CONNECTIONS AND BE MANUFACTURED TO COMPLY WITH MSS SP-110, NIBCO S-585-70, OR APPROVED EQUAL.
5. VALVE BOXES SHALL BE PROVIDED FOR ALL UNDERGROUND VALVES. BOXES SHALL HAVE THE WORD "WATER" CAST ON THE TOP OF THE COVER. BOXES SHALL BE SET FLUSH WITH GRADE, SECURED IN A CONCRETE COLLAR TWELVE INCHES LARGER THAN THE DIAMETER OF THE VALVE BOX TOP. INSTALL A CAST IRON RING AND COVER WITH A SUITABLE LENGTH OF EIGHT-INCH PLASTIC PIPE NOTCHED AT BOTTOM TO FIT OVER PIPE AND ALLOW ACCESS TO VALVE.
6. SANITARY PIPING SHALL BE SCHEDULE 40 SOLID CORE PVC PIPE AND DRAINAGE WASTE VENT FITTINGS WITH SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHALL CONFORM TO ASTM D-1784-82, ASTM D-2665, ASTM D-3311 AND NPS STANDARD 14 & 16 AND INSTALLATION SHALL CONFORM TO IAPMO INSTALLATION STANDARD 15-9.
7. CLEANOUTS SHALL BE PROVIDED AT THE FOOT OF EACH VERTICAL WASTER OR SOIL STACK. CLEANOUTS SHALL BE OF NOMINAL SIZES FOR PIPES UP TO 4" AND NOT LESS THAN 4" FOR LARGER PIPES. CLEANOUTS IN HORIZONTAL LINES SHALL NOT EXCEED THOSE PRESCRIBED BY THE LOCAL PLUMBING AUTHORITY. ALL CLEANOUTS SHALL BE EASILY ACCESSIBLE.
8. WATER PIPING UNDER BUILDING SHALL BE TYPE "K" COPPER, ALL TUBING TO BE PROPERLY REAMED AND SIZED BEFORE INSTALLING FITTINGS.
9. WATER PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER TUBING WITH WROUGHT SOLDER-JOINT FITTINGS, ANSI B16.22, OR EQUAL, USING 95-5 TIN-ANTIMONY SOLDER. ALL CONNECTIONS BETWEEN STEEL AND COPPER SHALL BE MADE WITH DIELECTRIC UNIONS.
10. PEX WATER PIPING SHALL BE ALLOWED WITH APPROVAL BY OWNER..
11. POLYPROPYLENE PIPING FOR DOMESTIC WATER SHALL BE ALLOWED WITH APPROVAL BY OWNER. PIPE SHALL BE MANUFACTURED FROM PPR-R / PP-RCT RESIN AND SHALL MEET ASTM F-2389, CSA B137.11 AND ANSI 14 REQUIREMENTS. HOT WATER PIPING SHALL CONTAIN A FIBER LAYER. FUSION-WELD ALL JOINTS AND FITTINGS. PIPING SHALL BE INSTALLED AND TESTED PER MANUFACTURER'S RECOMMENDATIONS. APPROVED MANUFACTURERS ARE NIRON AND AQUATHERM.
12. NIPPLE CONNECTIONS AT FIXTURES SHALL BE BRASS OR COPPER PIPE, NO STEEL NIPPLES PERMITTED.
13. DOMESTIC COLD & HOT WATER LINES ABOVE GRADE SHALL BE INSULATED WITH MINIMUM R-4 FIBERGLAS LOW PRESSURE PIPE INSULATION.
14. ALL PLUMBING FIXTURES SHALL BE WATER SENSE CERTIFIED, WATER CLOSET MAX GPF 1.28, FAUCET MAX GPM = 1.5, SHOWER/TUB MAX GPM = 2.0.
15. INSTALL POINT OF USE MIXING VALVES AT ALL PUBLIC LAVATORIES. MIXING VALVE SHALL BE EQUIPPED WITH INTEGRAL CHECK VALVE, MAXIMUM FLOW OF 1.25 GPM AT 10 PSIG PRESSURE DROP, AND BYPASS PORT. MANUFACTURE BY LEONARD #170D-LF OR APPROVED EQUAL
16. INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL CONFORM TO ASSE 1016. VALVES SHALL BE INSTALLED AT THE POINT OF USE AND SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120°F (ANTI-SCALD).
17. PROVIDE ONE AUTOMATIC TRAP PRIMER FOR EACH FLOOR DRAIN AS INDICATED ON THE PLANS. PRIMER SHALL BE DUAL FLOW TYPE AND SHALL BE AUTOMATICALLY ACTIVATED WHENEVER SENSING A PRESSURE DROP OR A PRESSURE SPIKE. TRAP PRIMER SHALL BE EQUAL TO PRECISION PLUMBING PRODUCTS MODEL NUMBER CPO-500. PROVIDE STAINLESS STEEL ACCESS PANEL FOR ACCESS TO THE TRAP PRIMER.
18. ALL P-TRAP AND ANGLE STOP ASSEMBLIES ON ADA LAVATORIES AND SINKS SHALL BE INSULATED WITH ONE PIECE, ABRASION RESISTANT, MOLDED, REMOVABLE INSULATION KIT EQUAL TO MODEL 'PRO-EXTREME' AS MANUFACTURED BY PLUMBEREX SPECIALTY PRODUCTS, INC. PROVIDE MODEL 'HANDI-SHIELD' SOFT SAFETY COVER ON 2" AND LARGER TRAP ASSEMBLIES. PROVIDE ACCESSORY KIT WHERE OFFSET P-TRAP IS INSTALLED. HOT AND COLD WATER STOPS AND SUPPLIES SHALL BE COVERED. EXTERIOR COVER SHALL BE SMOOTH AND HAVE 1/8" WALL MINIMUM OVER CUSHIONED FOAM INSERT. COLOR SHALL BE WHITE. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT. "LAY GUARD Z" PROTECTIVE KIT, AS MANUFACTURED BY TRUEBRO, INC., SHALL BE CONSIDERED EQUAL.
19. INSULATE ALL SANITARY SEWER PIPING THAT RECEIVE CONDENSATE DRAINS FROM A/C UNITS WITH 1-1/2" THICK FLEXIBLE FIBERGLASS WITH VAPOR SEAL. THIS SHALL INCLUDE ALL P-TRAPS, HORIZONTAL PIPING AND VERTICAL PIPING ABOVE CEILINGS AND WITHIN WALLS AND CHASES DOWN TO THE FIRST FLOOR SLAB OR TO THE EXTERIOR WALL OF THE BUILDING.
20. UNIONS SHALL BE USED ON ALL ITEMS OF EQUIPMENT. ALL UNIONS MUST BE ACCESSIBLE. USE WROUGHT COPPER SOLDER TYPE GROUND JOINT UNIONS UP TO 2" IN SIZE. IN STEEL PIPE, USE BRASS TO IRON SEAT MALLEABLE IRON GROUND JOINT, 150 POUNDS UNIONS OR UNION FITTING GALVANIZED UP TO AND INCLUDING 3" SIZES.
21. ALL VENT PIPES GOING THROUGH THE ROOF SHALL BE FLASHED AS REQUIRED FOR TYPE OF ROOF CONSTRUCTION WITH LEAD SLEEVES. PLUMBER REQUIRED TO COORDINATE ALL SLEEVES AND FLASHINGS WITH ROOFER AND FURNISH ROOFER WITH ALL SLEEVES. ROOFER INSTALLS ALL SLEEVES.
22. INSTALL ONE AIR CHAMBER ON EACH HOT WATER AND EACH COLD WATER PIPE TO EACH PLUMBING FIXTURE OR BEHIND EACH GROUP OF PLUMBING FIXTURES. AIR CHAMBERS SHALL BE CONSTRUCTED FROM COPPER PIPE. IF ONE AIR CHAMBER IS INSTALLED ON EACH COLD WATER PIPE BEHIND A GROUP OF FIXTURES, IT SHALL BE 3" IN DIAMETER, 24" LONG CAPPED. IF ONE AIR CHAMBER IS INSTALLED ON EACH COLD WATER PIPE TO EACH PLUMBING FIXTURE, IT SHALL BE THE FULL SIZE OF THE SUPPLY AND 12" TALL PROPERLY CAPPED.
23. AT THE CONTRACTOR'S OPTION, HE MAY USE FACTORY FABRICATED CHAMBERS WITH A VOLUME AT LEAST EQUAL TO THOSE HEREIN SPECIFIED FOR EACH TYPE OF INSTALLATION, AND AS RECOMMENDED PER THE MANUFACTURER FOR THE INSTALLED FIXTURE UNITS AND IN ACCORDANCE WITH P.D.I. STD. WH. 201. APPROVED MANUFACTURERS ARE JOSAM, WADE, SMITH AND ZURN.
24. EACH PLUMBING FIXTURE SHALL BE FITTED WITH ALL NECESSARY AND PROPER FITTINGS, TRIMMINGS AND OPERATING DEVICES, AND SHALL BE LEFT IN PERFECT OPERATING CONDITION. FINISH OF ALL EXPOSED METAL WORK IN CONNECTION WITH FIXTURES, TRIMMINGS AND OPERATING DEVICES, WHERE NOT SPECIFICALLY MENTIONED, SHALL BE CHROMIUM PLATE FINISH. PROVIDE PROPER BACKING OR CARRIERS FOR FIXTURES AS REQUIRED FOR SECURE INSTALLATION.
25. ALL TRAPS AND WALL ESCUTCHEONS SHALL BE CHROMIUM PLATED. FIXTURES TO BE AMERICAN STANDARD, KOHLER, CRANE OR APPROVED EQUAL. AMERICAN STANDARD NUMBERS ARE USED AS A STANDARD, UNLESS NOTED OTHERWISE, BUT FIXTURES OF APPROVED EQUAL TYPE AND QUANTITY WILL BE ACCEPTED. FLUSH VALVES SHALL BE SLOAN, DELANY OR APPROVED EQUAL. STAINLESS STEEL FIXTURES SHALL BE ELKAY, JUST OR APPROVED EQUAL.
26. ALL PIPING SHALL BE HUNG FROM THE BUILDING STRUCTURE USING PROPERLY SIZED BEAM CLAMPS, INSERTS, ETC. NO PIPING SHALL BE HUNG FROM OTHER PIPING, DUCTWORK, EQUIPMENT, ETC.
27. PIPING IS TO BE CONCEALED EXCEPT WHERE NOTED. PIPING IS TO BE INSTALLED PARALLEL TO OR AT RIGHT ANGLES WITH BUILDING WALLS, EXCEPT WHERE OTHERWISE SHOWN ON DRAWINGS.
28. INSTALL UNDERGROUND PIPING PLUMB AND TRUE TO GRADE. WHEREVER CHANGES IN SIZES OF PIPING OCCUR, CHANGES MADE WITH REDUCING FITTINGS. USE OF BUSHINGS NOT PERMITTED.
29. CUTTING AND BORING THROUGH STRUCTURAL MEMBERS DONE ONLY WHEN APPROVED BY ARCHITECT AND/OR STRUCTURAL ENGINEER.
30. THE WATER SYSTEM SHALL BE INSTALLED WITH THE FALL TOWARD THE SHUTOFF VALVE FOR THE LOWEST FIXTURE. AIR CHAMBERS SHALL BE CONCEALED IN CHASES OR PARTITIONS.
31. ALL HORIZONTAL SOIL AND WASTE PIPES SHALL BE GRADED 1/4" PER FOOT, WHERE POSSIBLE, BUT IN NO CASE LESS THAN 1/8" PER FOOT.
32. NEW POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED PRIOR TO UTILIZATION PER THE HEALTH AUTHORITY HAVING JURISDICTION OR PER PROCEDURES DESCRIBED IN AWWA C651/AWWA C652.
33. WATER PIPING SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST OF 100 POUNDS PER SQUARE INCH FOR ONE HOUR. NO DROP ALLOWED.
34. BEFORE THE INSTALLATION OF ANY FIXTURES, SANITARY PIPING SHALL BE TEMPORARILY CAPPED, AND ALL LINES FILLED TO THE HIGHEST POINT AND ALLOWED TO STAND WITHOUT DROPPING FOR 30 MINUTES. LINES SHALL BE TESTED IN SECTIONS NOT LESS THAN 10 OR MORE THAN 40 FEET IN HEIGHT. IN ADDITION, A SMOKE OR PEPPERMINT TEST MAY BE REQUIRED BY THE ARCHITECT.



1 SITE PLAN - PLUMBING
SCALE: 1/32" = 1'-0"



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LANDSCAPE ARCHITECT:
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1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
504 218 8991

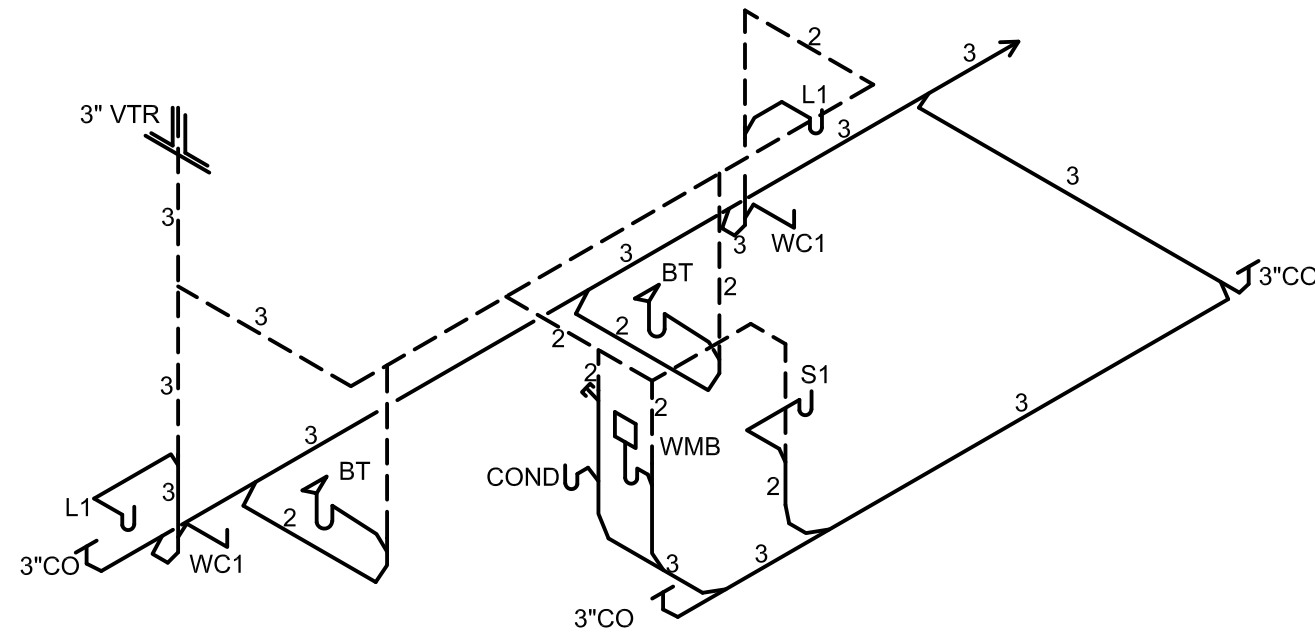
CIVIL AND STRUCTURAL ENGINEER:
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MECHANICAL AND PLUMBING ENGINEER:
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ELECTRICAL ENGINEER:
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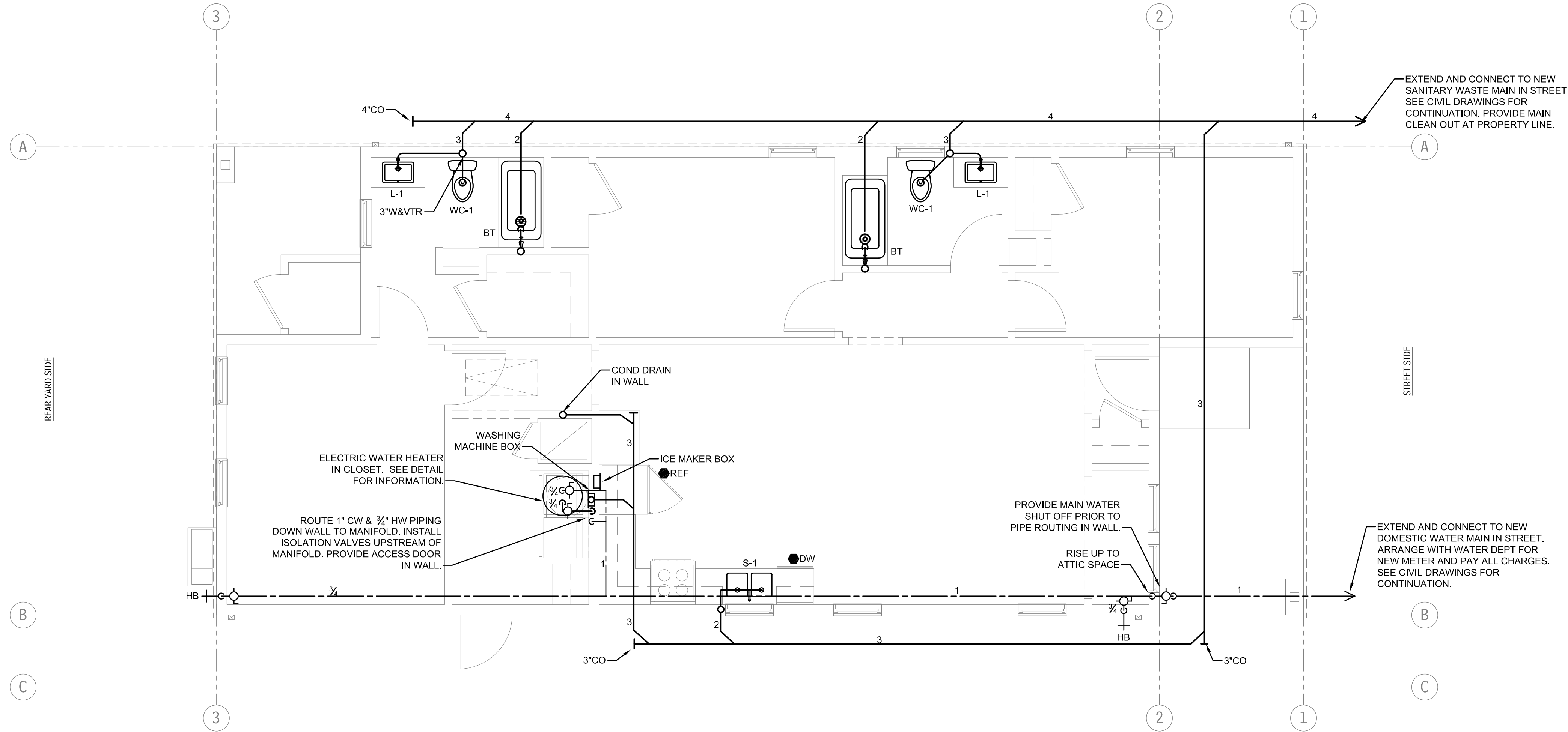
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2 PLUMBING RISER - UNIT A
SCALE: NTS

GENERAL NOTES:

1. REFER TO PLUMBING NOTES FOR PIPING MATERIALS AND REQUIREMENTS.
2. REFER TO CIVIL DRAWINGS FOR ROUTING AND SIZE OF DOMESTIC WATER AND SANITARY SEWER MAINS SERVING EACH HOUSE.
3. WATER PIPING MANIFOLD SHALL BE SIZED PER IPC REQUIREMENTS AND TABLE 604.
4. CONTRACTOR SHALL DISTRIBUTE WATER PIPING FROM THE MANIFOLD TO EACH FIXTURE. REFER TO FIXTURE SCHEDULE FOR MINIMUM SIZING OF COLD AND HOT WATER PIPING TO EACH FIXTURE AND PER IPC AND NSF-61 REQUIREMENTS.
5. SUPPORT ALL WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND IPC/IMC REQUIREMENTS (MINIMUM 32" FOR HORIZONTAL RUNS).
6. ALL HOT AND COLD WATER SUPPLY PIPES SHALL BE INSULATED (MIN R4) WHEN NOT ENCLOSED IN INSULATED SPACES.
7. ALL FIXTURE STUB-OUTS TO BE BRASS OR GALVANIZED THREADED NIPPLE THREADED TO DROP-EARED ELBOW MOUNTED TO FRAMING IN WALL. PROVIDE 1/4-TURN SHUT-OFFS AT EACH STUB-OUT (WATTS OR EQUAL).
8. PROVIDE 3/8" COLD WATER LINE TO THE VALVE IN THE WALL BOX FOR ICE MAKER IN REFRIGERATOR. MAKE FINAL CONNECTION.
9. PROVIDE KIT FOR DISHWASHER DRAIN. CONNECT TO KITCHEN SINK.
10. PROVIDE CONDENSATE DRAIN BOX IN WALL FOR EACH AIR HANDLER. OXBOX MODEL #696-CF. PROVIDE VENTED COVER PANEL. PANEL SHALL BE ACCESSIBLE OUTSIDE OF MECHANICAL CLOSET.
11. PROVIDE CAPPED DRAIN CONNECTION IN ATTIC FOR FUTURE CONDENSATE DRAIN CONNECTION FROM A DEHUMIDIFIER.



1 FLOOR PLAN - PLUMBING - UNIT C.1
SCALE: 1/4" = 1'-0"

O J T

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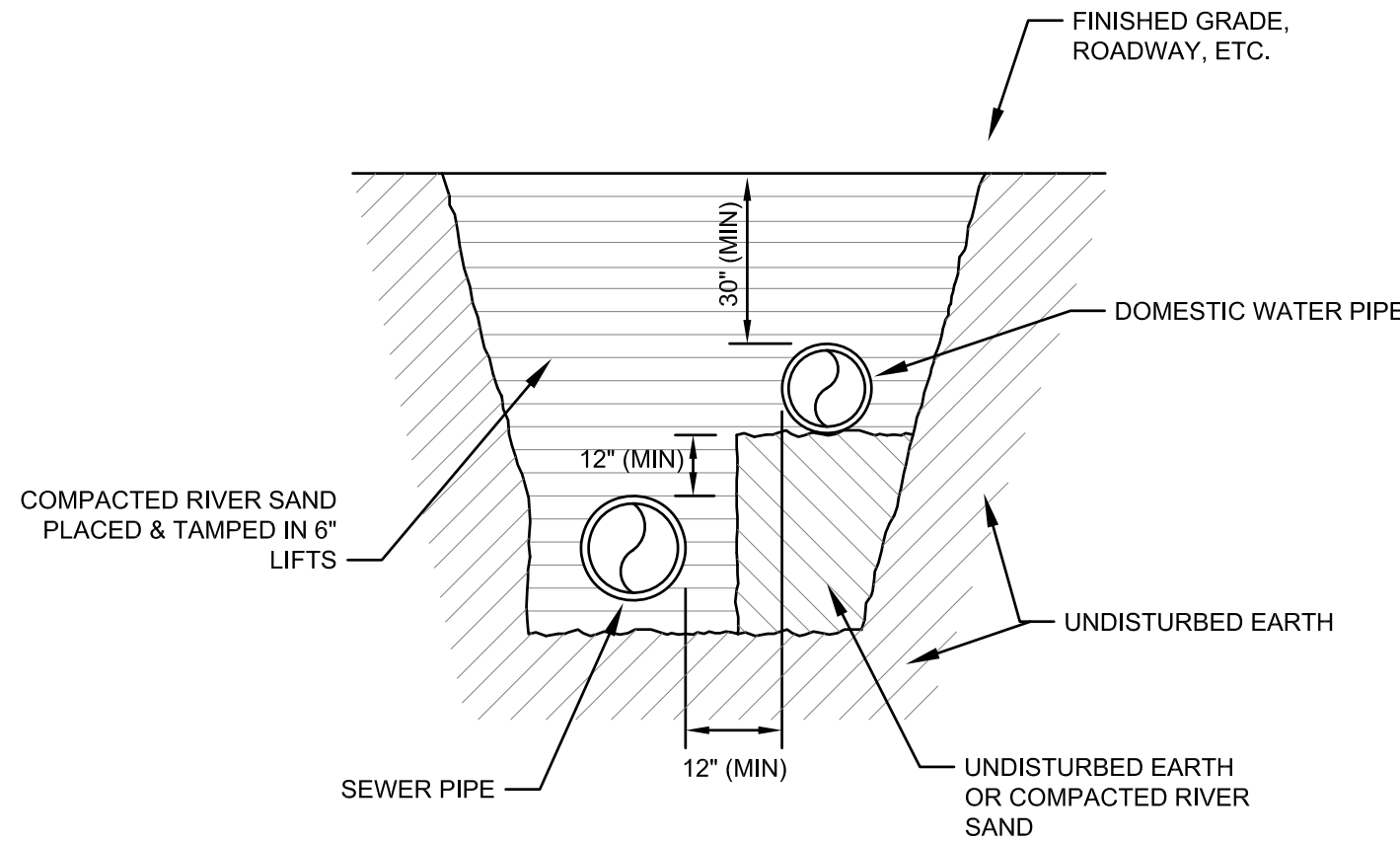


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FIXTURE SCHEDULE						
FIXTURE	SYMBOL	WASTE	VENT	COLD WATER	HOT WATER	DESCRIPTION (TO BE EDITED)
WATER CLOSET	WC-1	4"	4"	1/2"		AMERICAN STANDARD #2467.100 TANK TYPE VITREOUS CHINA, LOW CONSUMPTION 1.1 GPF, ELONGATED BOWL, PRESSURE ASSIST, CLOSE-COUPLED TANK, SLOW CLOSE WHITE SOLID PLASTIC SEAT, SUPPLY WITH STOP.
WATER CLOSET	WC-2	4"	4"	1/2"		AMERICAN STANDARD #2467.100 TANK TYPE VITREOUS CHINA, 16.5" HIGH, LOW CONSUMPTION 1.1 GPF, ELONGATED BOWL, PRESSURE ASSIST, CLOSE-COUPLED TANK, SLOW CLOSE WHITE SOLID PLASTIC SEAT, SUPPLY WITH STOP.
LAVATORY	L-1	11/2"	11/2"	1/2"	1/2"	SEE ARCHITECTURAL DRAWINGS FOR DETAILS ON VANITY TOP WITH INTEGRAL SINK, #7075.100 SINGLE CONTROL FAUCET WITH POP UP DRAIN, 1.2 GPM, COUNTER MOUNT; CAST BRASS P-TRAP, SUPPLIES WITH STOPS.
LAVATORY	L-2	11/2"	11/2"	1/2"	1/2"	SEE ARCHITECTURAL DRAWINGS FOR DETAILS ON VANITY TOP WITH INTEGRAL SINK, #7075.100 SINGLE CONTROL FAUCET WITH POP UP DRAIN, 1.2 GPM, COUNTER MOUNT; CAST BRASS P-TRAP, SUPPLIES WITH STOPS.
KITCHEN SINK	S-1	2"	2"	1/2"	1/2"	ELKAY #LR2918 DOUBLE COMPARTMENT DROP-IN, 18 GAUGE TYPE 304 STAINLESS STEEL, #LK6000 SINGLE HOLE FAUCET WITH PULL DOWN SPRAY AND LEVER HANDLE, 1.5 GPM, #LK99 STRAINER AND TAILPIECE, SUPPLIES WITH STOPS
KITCHEN SINK	S-2	2"	2"	1/2"	1/2"	ELKAY #LRAD291855 DOUBLE COMPARTMENT DROP-IN, 18 GAUGE TYPE 304 STAINLESS STEEL, 5.5" DEEP, #LK6000 SINGLE HOLE FAUCET WITH PULL DOWN SPRAY AND LEVER HANDLE, 1.5 GPM, #LK99 STRAINER AND OFFSET TAILPIECE, SUPPLIES WITH STOPS
BATHTUB	BT	2"	2"	1/2"	1/2"	AQUATIC BATH #2603302P TUB AND SHOWER UNIT, 60"X30", 72" HIGH, 2-PIECE ALCOVE, SMOOTH WALL FINISH, LEFT OR RIGHT HAND DRAIN, SLIP RESISTANT FLOOR, MOEN M-DURA #T9389EP15 DIVERTER BATH SPOUT, LEVER HANDLE & SHOWER HEAD SYSTEM, POLISHED CHROME, #K-8300 VALVE, 1.5 GPM; DRAIN AND OVERFLOW KIT.
SHOWER	SH	2"	2"	1/2"	1/2"	MOEN M-DURA #T9342EP15 SHOWER TRIM KIT WITH PRESSURE BALANCING VALVE, ADA LEVER HANDLES & SHOWER HEAD, HAND HELD SHOWER HEAD AND SLIDE BAR, POLISHED CHROME, 1.5 GPM; DRAIN
HOSE BIBB	HB			1/2"		WOODFORD #24P WITH FLANGE TO WALL, VACUUM BREAKER AND LOOSE TEE HANDLE.
CLOTHES WASHER	● WMB	3"	2"	1/2"	1/2"	
DISHWASHER	●	1/2"			1/2"	

● INDICATES ITEMS OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS, BUT ROUGHED-IN FOR & CONNECTED BY THIS CONTRACTOR.

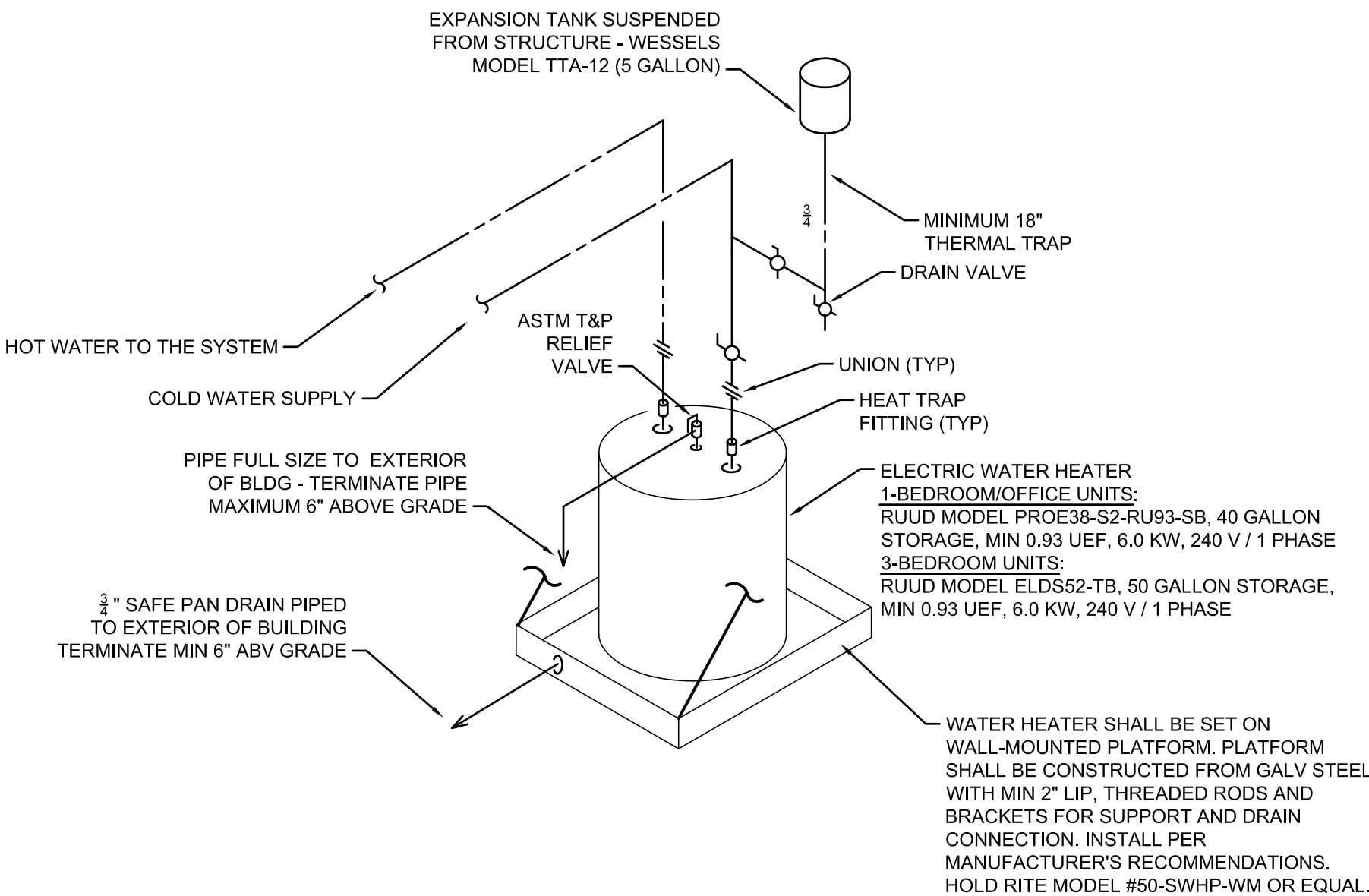
DRAIN SCHEDULE			
DESIGNATION	SMITH MODEL NO.	DESCRIPTION	REMARKS
FD-1	2010-A-P050	C.I. BODY WITH 6" ROUND NICKEL BRONZE STRAINER AND PRIMER TAP	
FD-2	2010-A	C.I. BODY WITH 6" ROUND NICKEL BRONZE STRAINER WITH PRIMER TRAP SEAL	



SEWER & DOMESTIC WATER IN COMMON TRENCH
NOT TO SCALE

TABLE TO CALCULATE WATER FIXTURE UNITS (3-BR)			
PLUMING FIXTURE	WATER FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL WATER FIXTURE UNITS
WATER CLOSET	5	2	10
BATHTUB/SHOWER	3	2	6
LAVATORY	2	2	4
KITCHEN SINK	2	1	2
WASHING MACHINE	3	1	3
DISHWASHER	1	1	1
HOSE BIBB	1	2	2
ICE MACHINE	0	1	0
TOTAL WATER FIXTURE UNITS			28.0
18 GPM WATER PIPE SIZE = 1"			

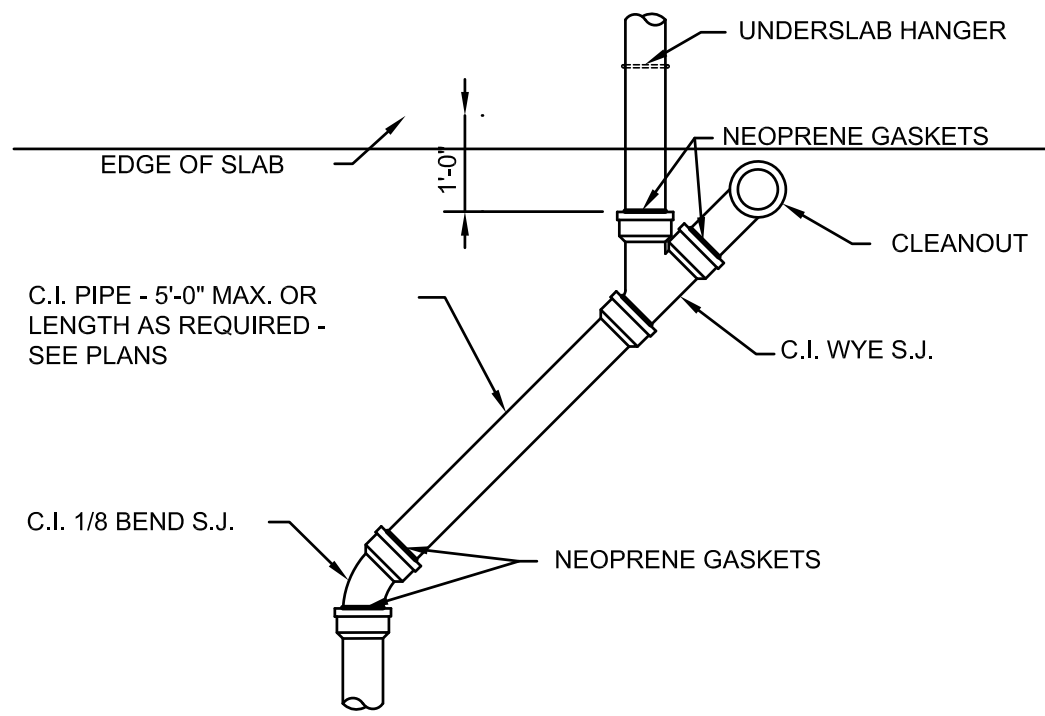
TABLE TO CALCULATE DRAINAGE FIXTURE UNITS (3-BR)			
PLUMBING FIXTURE	DRAINAGE FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL DRAINAGE FIXTURE UNITS
WATER CLOSET	4	2	8
BATHTUB/SHOWER	2	2	4
LAVATORY	2	2	4
KITCHEN SINK	2	1	2
WASHING MACHINE	2	1	2
DISHWASHER	2	1	2
TOTAL DRAINAGE UNITS			22
WASTE PIPE SIZE= 4"			



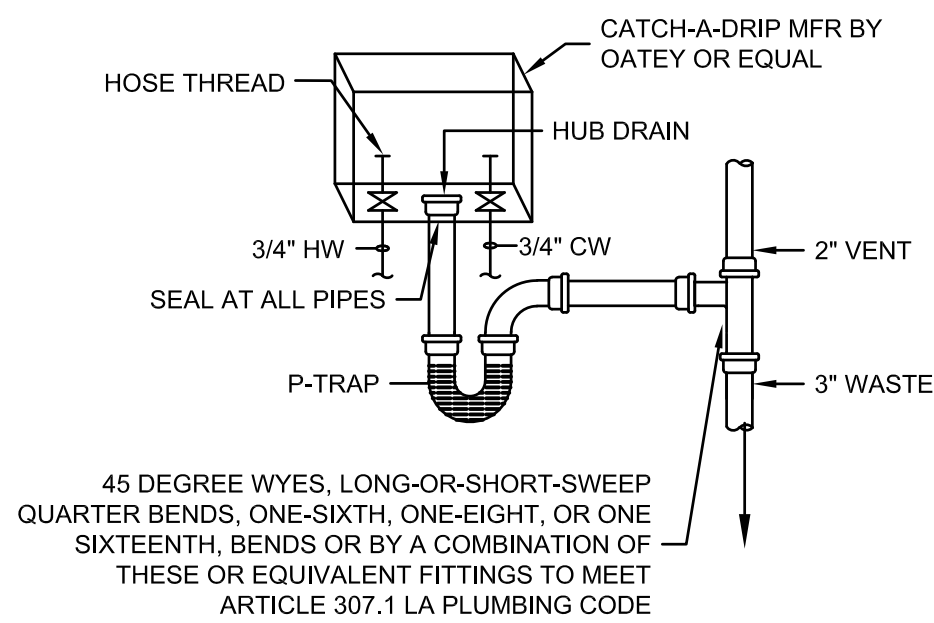
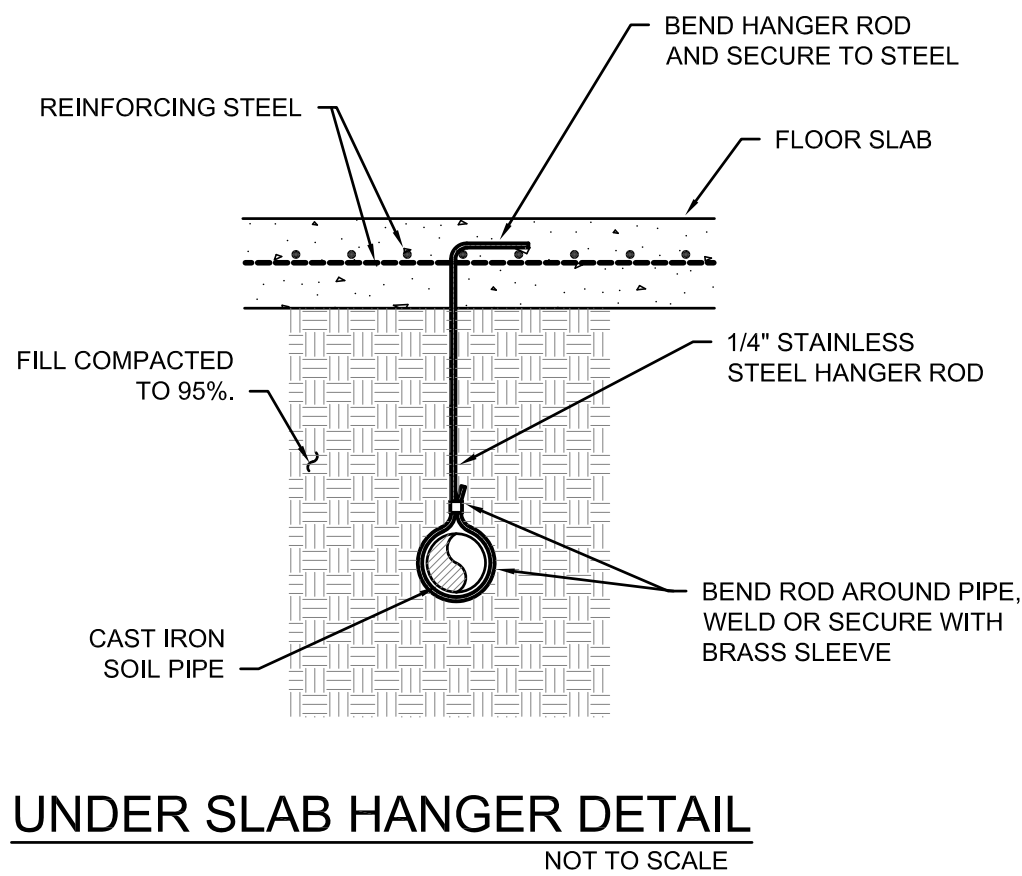
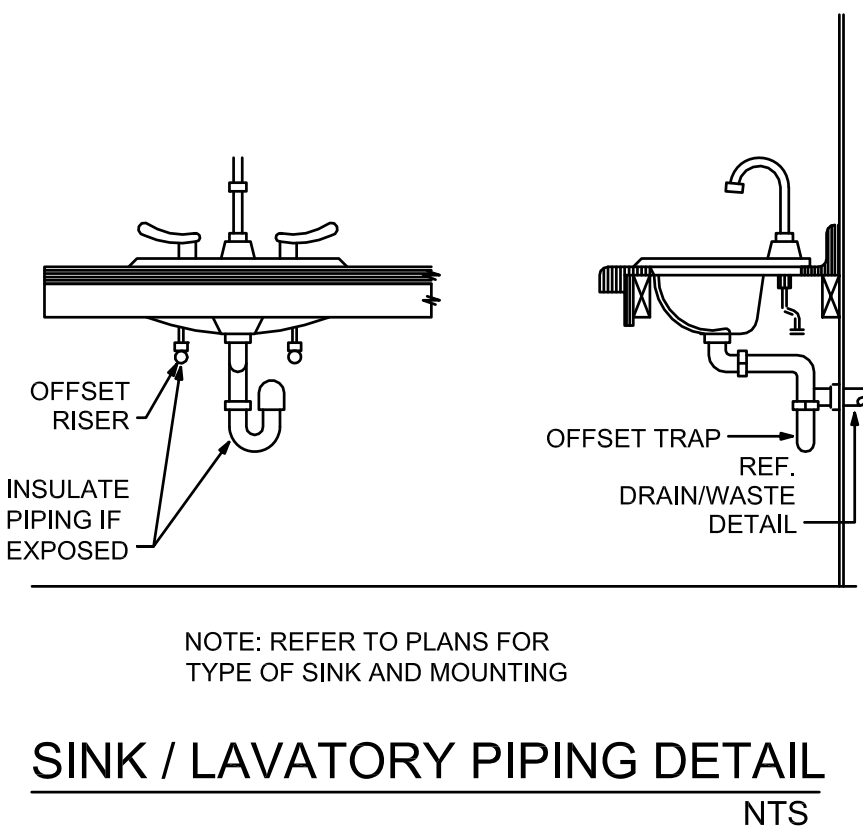
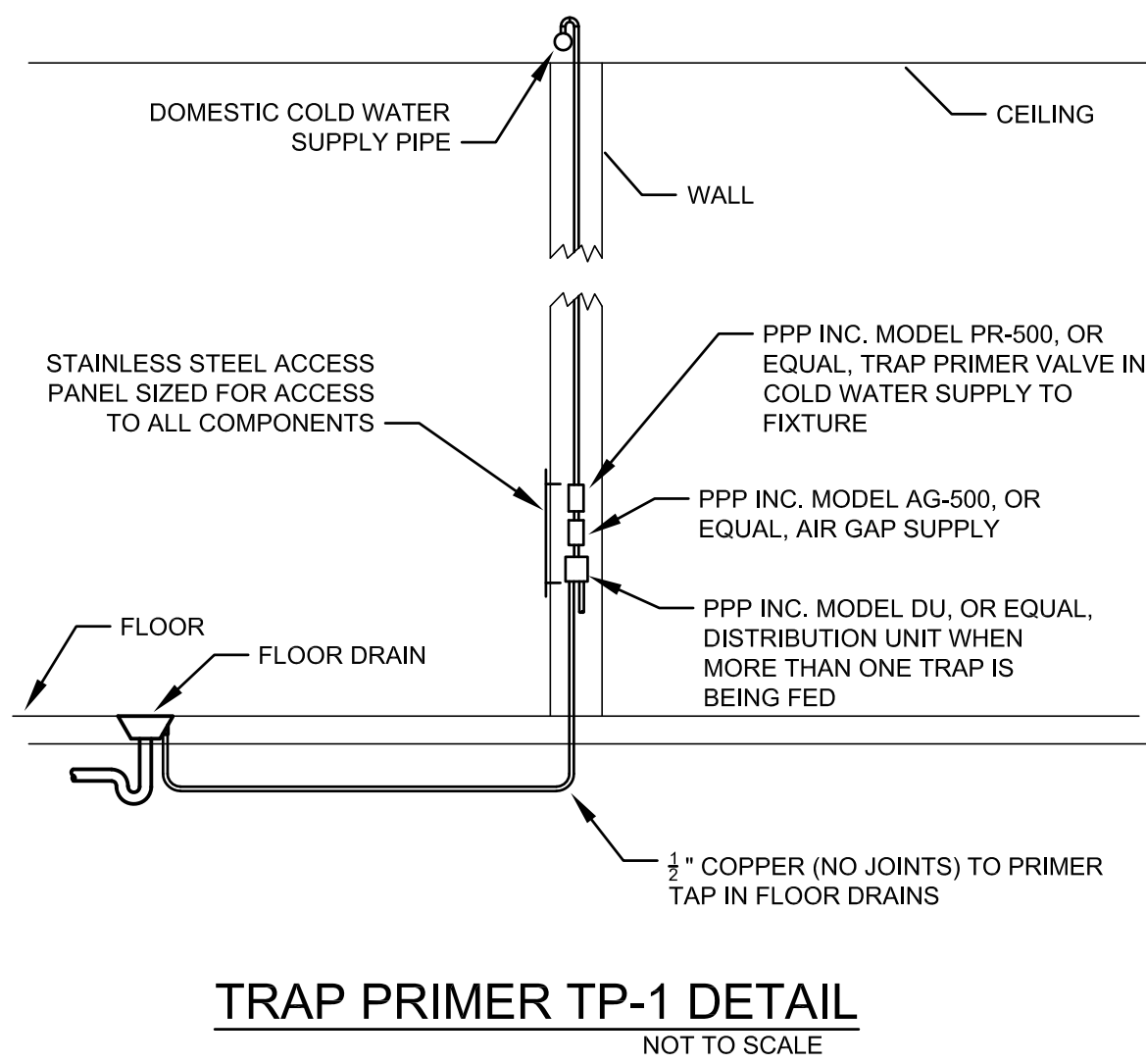
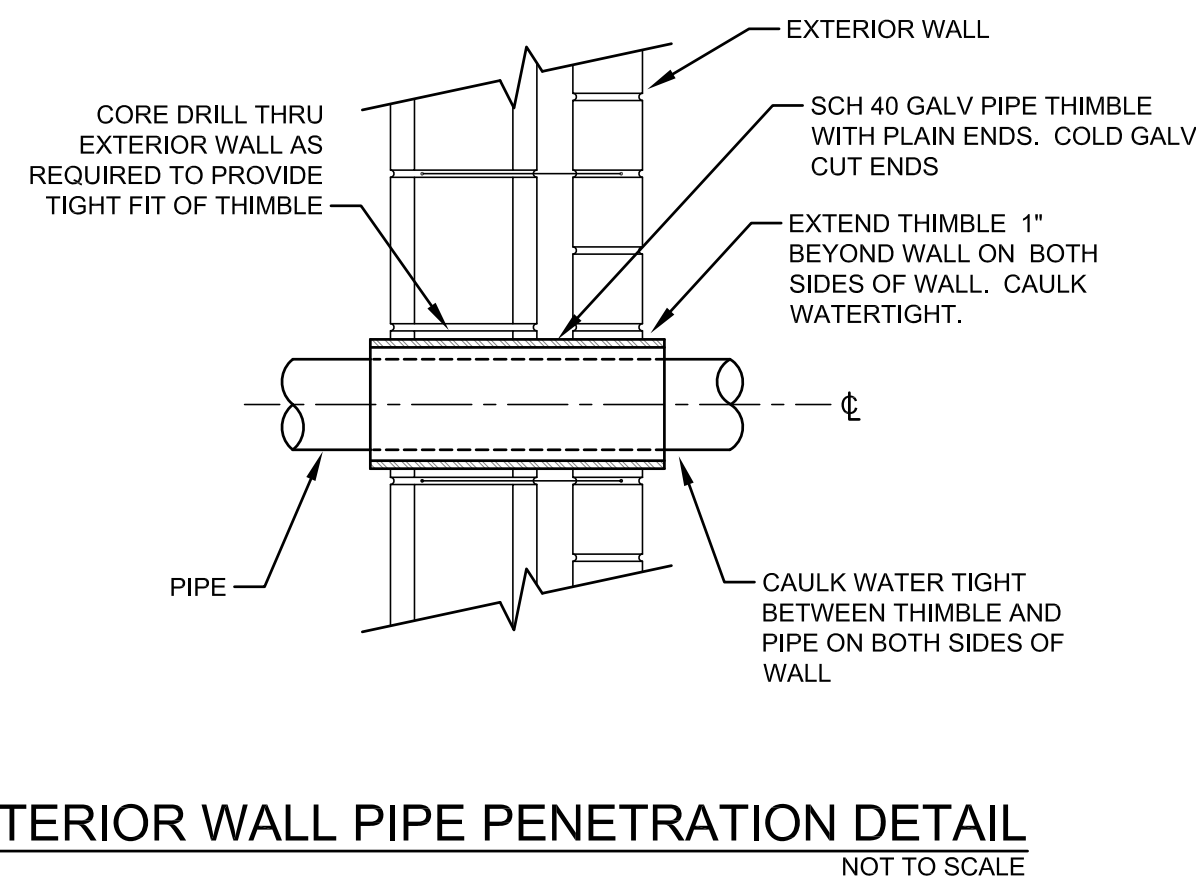
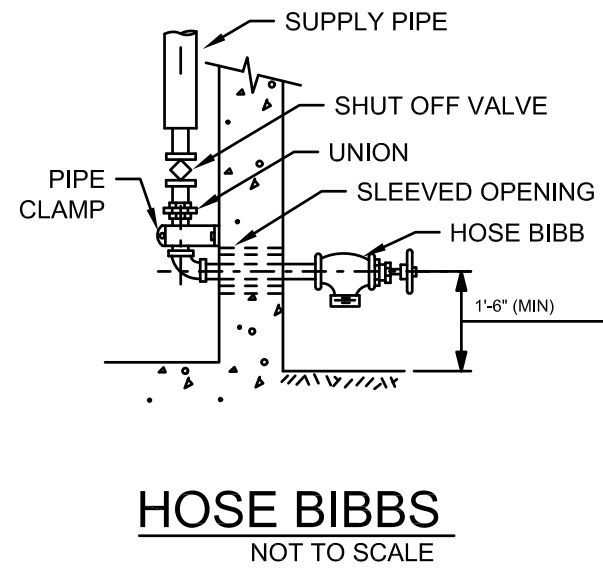
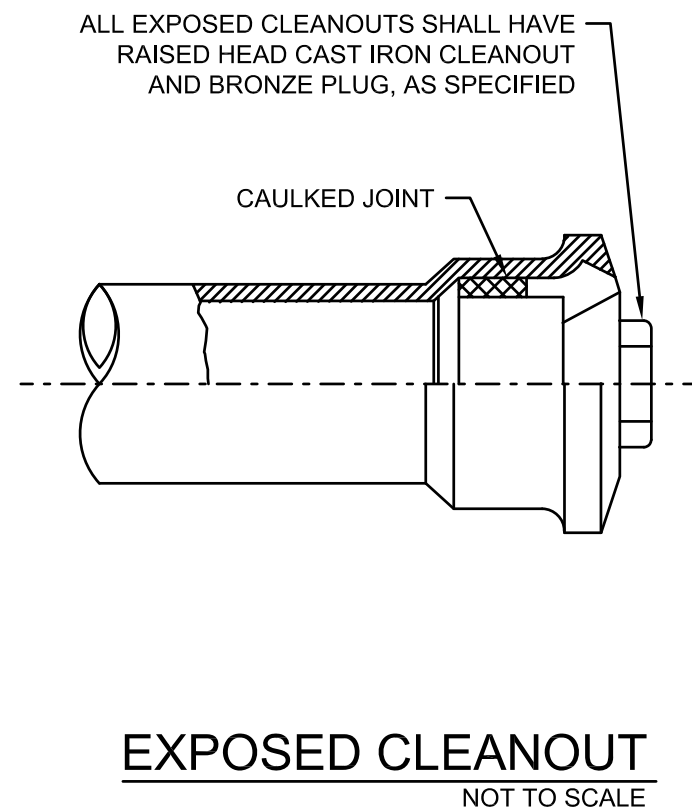
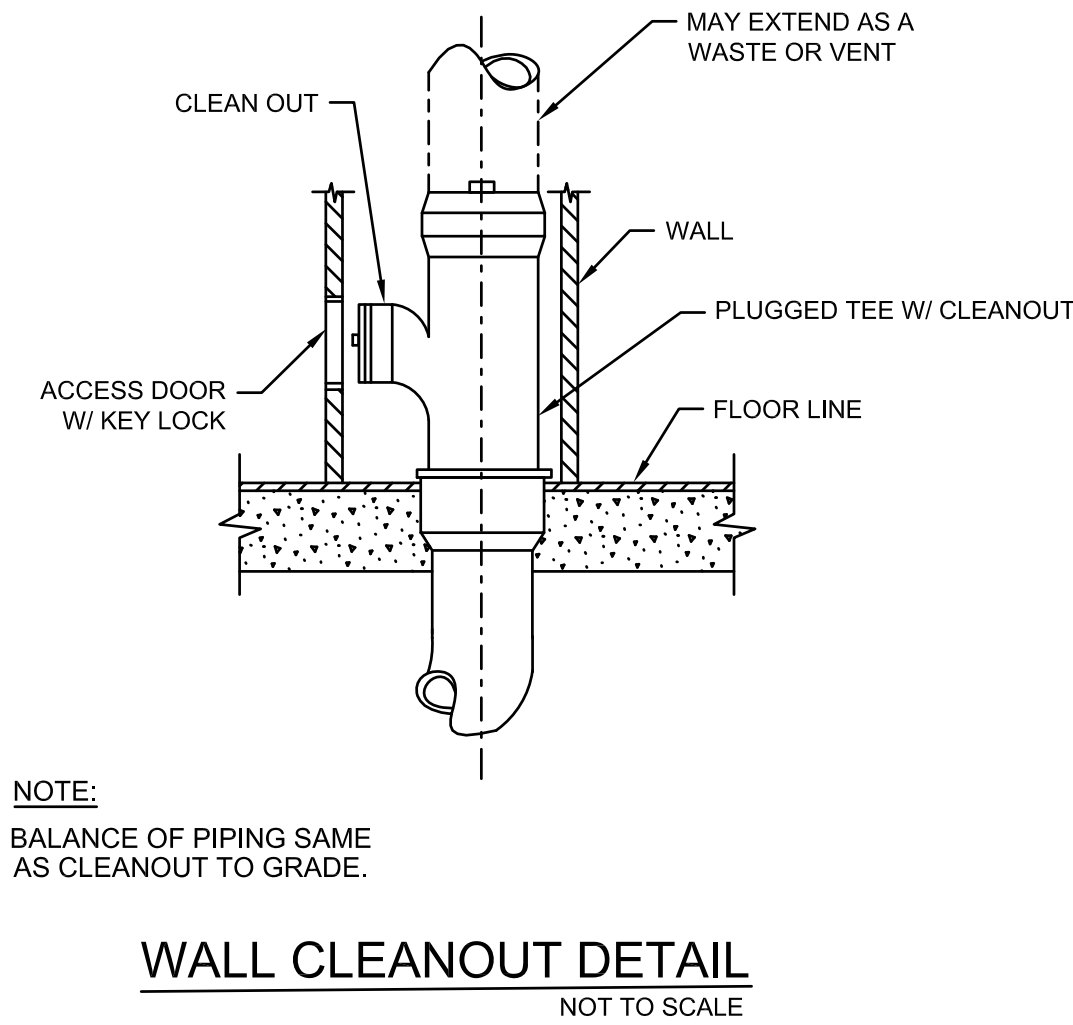
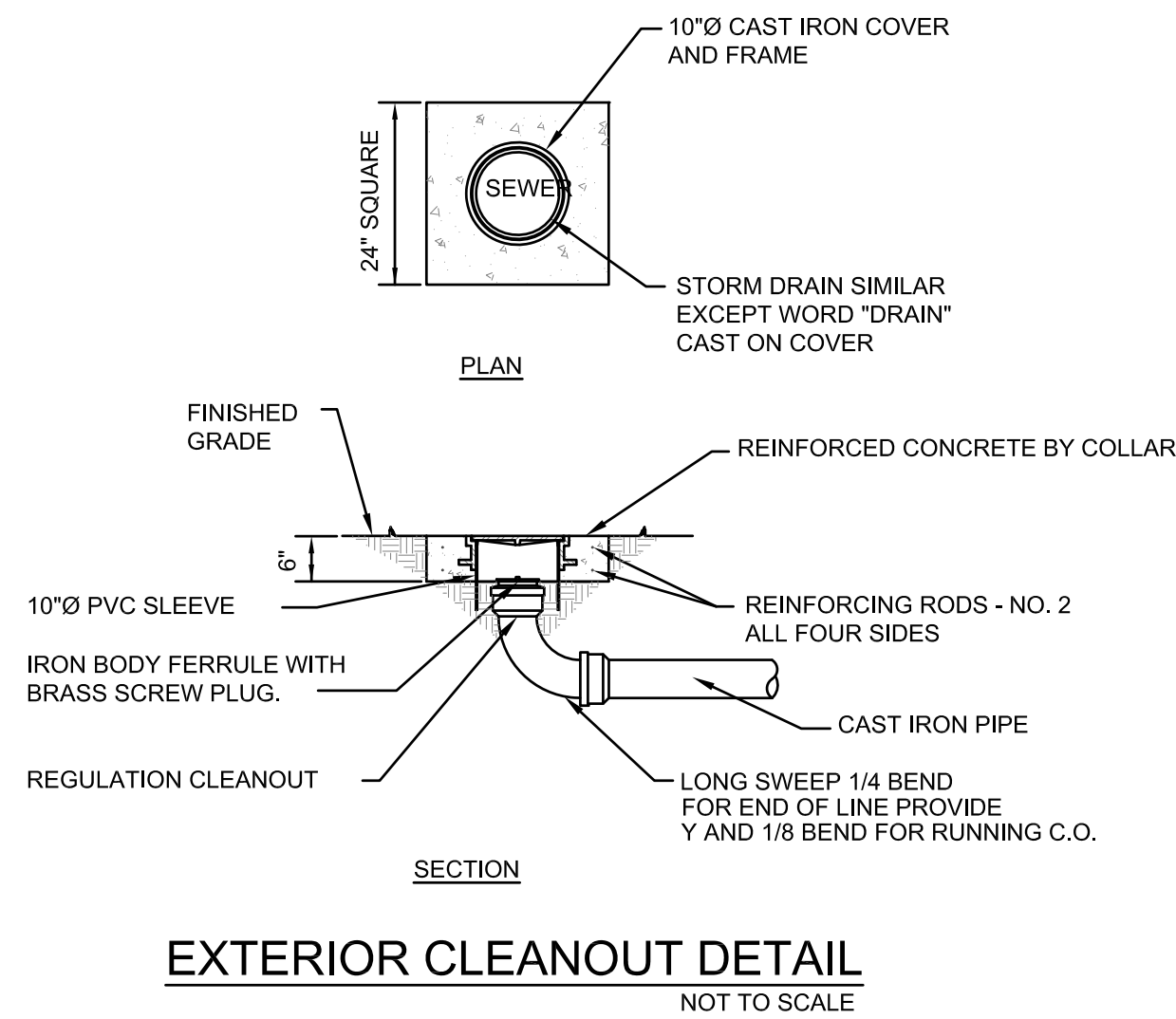
ELECTRIC WATER HEATER DETAIL
NOT TO SCALE

PLUMBING LEGEND

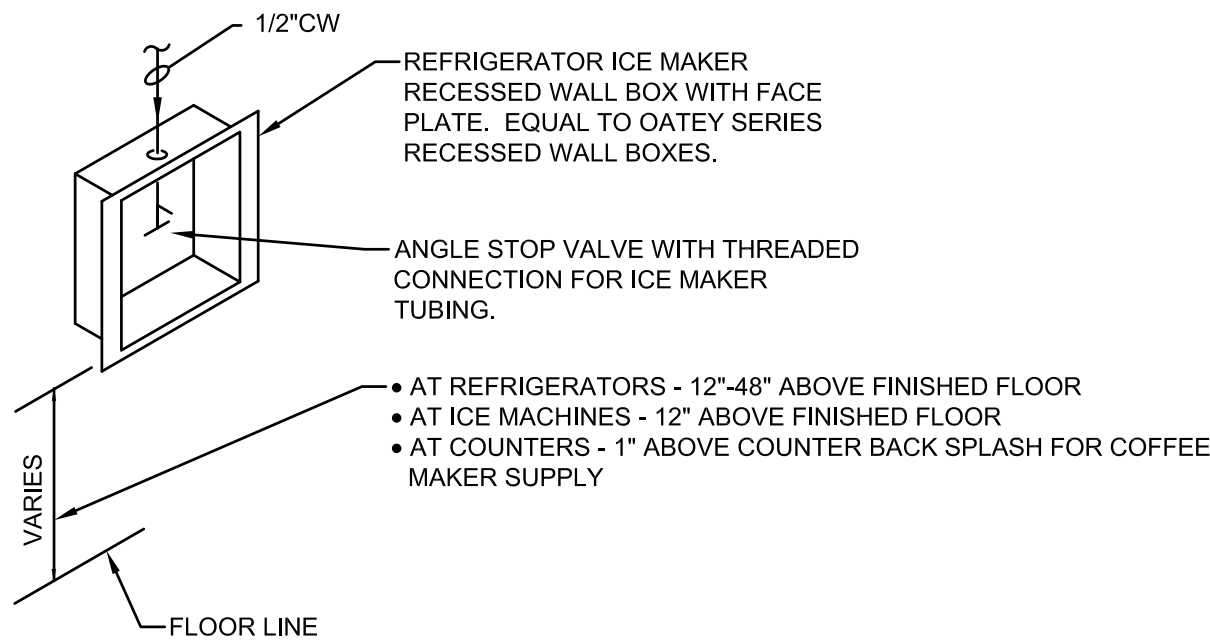
————	SOIL & WASTE PIPING
-----	VENT PIPING
————	COLD WATER PIPING
-----	HOT WATER PIPING
-----	HOT WATER RETURN PIPING
○	BALL VALVE
	BUTTERFLY VALVE
⊗	VALVE IN C.I. BOX/SPECS
N	CHECK VALVE
CO	FLOOR CLEANOUT - SEE DETAIL
WCO	WALL CLEANOUT WITH STAINLESS STEEL COVER
HB	HOSE BIBB - SEE SPECS
WH	WALL HYDRANT - SEE SPECS
FPWH	FREEZE PROOF WALL HYDRANT
V	SANITARY VENT
VTR	VENT THRU ROOF
INV.	INVERT
S.J.	SWING JOINT - SEE DETAIL
●	INDICATES ITEMS OF EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OF THE SPECS, BUT ROUGHED-IN FOR & CONNECTED BY THIS CONTRACTOR.



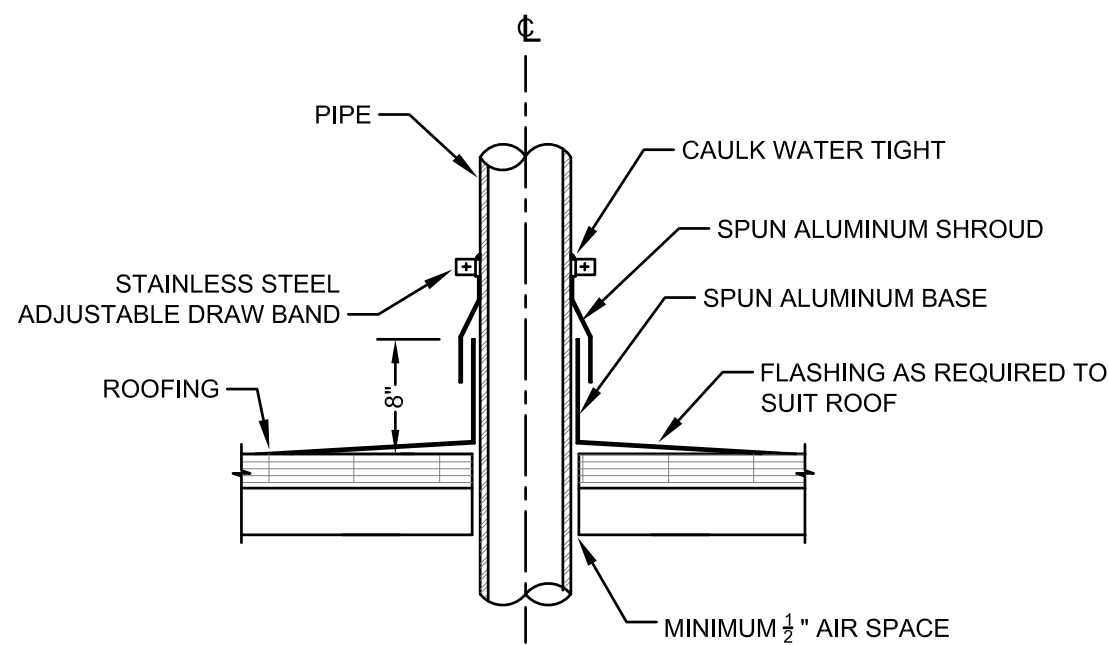
SWING JOINT DETAIL
NOT TO SCALE



WASHING MACHINE DRAIN DETAIL
NOT TO SCALE



ICE MAKER RECESSED WALL BOX DETAIL
NOT TO SCALE



VENTED ROOF PENETRATION DETAIL
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STATE OF LOUISIANA
Heidi Romero Gremillion
REG. No. 27958
RECEIVED
PROFESSIONAL ENGINEER
IN
MECHANICAL & PLUMBING
08/01/25
17 MAY 2024 - SCHEMATIC RELEASE
21 JUNE 2024 - DD RELEASE
4 APRIL 2025 - DD RELEASE

POWER DEVICE / EQUIPMENT LEGEND	
SYMBOL	DESCRIPTION
	FLUSH WALL MOUNTED SIMPLEX RECEPTACLE, 20A, 120V, MOUNTED AT 18" A.F.F. TO CENTERLINE OR AS NOTED
	FLUSH WALL MOUNTED DUPLEX RECEPTACLE, 20A, 120V, MOUNTED AT 18" A.F.F. TO CENTERLINE OR AS NOTED
	DUPLEX RECEPTACLE WITH SAME SPECS AS ABOVE WITH INTERNAL GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX RECEPTACLE WITH SAME SPECS AS ABOVE WITH 2 USB OUTLETS
	QUADRUPLX RECEPTACLE WITH SAME SPECS AS ABOVE
	SPECIAL RECEPTACLE MOUNTED AT 18" A.F.F. TO CENTERLINE OR AS NOTED, SEE SPECIFIC NOTES FOR VOLTAGE AND CONFIGURATION
	DUPLEX RECEPTACLE WITH SAME SPECS AS ABOVE MOUNTED FLUSH TO CEILING
	FLOOR OUTLET BOX WITH DUPLEX RECEPTACLE, MOUNTING AS NOTED, COMBINATION W/ DATA WHERE INDICATED ON PLAN
	PLUGMOLD, LENGTH AS INDICATED ON PLAN
	JUNCTION BOX WITH COVERPLATE
	FUSIBLE SAFETY SWITCH, SIZE AS NOTED (FRAME/V/POLES/FUSE)
	TOGGLE SWITCH DISCONNECT, SIZE AS NOTED (FRAME/V/POLES/FUSE)
	MOTOR, SIZE AS NOTED, *F" DENOTES FRACTIONAL HP TYPE
	TRANSFORMER - KVA AS NOTED
	PANELBOARD AND CLEARANCE, SURFACE OR RECESSED AS SHOWN
	ELECTRICAL METER
	AUTOMATIC TRANSFER SWITCH
	CONDUIT AND WIRE CONCEALED IN WALL OR ABOVE CEILING. THE ARROW INDICATES A HOMERUN TO THE PANEL. SLASH MARKS INDICATE THE NUMBER OF #12 WIRES IN THE CONDUIT, ABSENSE OF SLASHES IS (2) #12. SIZE CONDUIT PER N.E.C. A SEPARATE EQUIPMENT GROUND IS REQUIRED BUT IS NOT DENOTED WITH A SLASH. #10 DENOTES AN INCREASE IN THE WIRE SIZE.
	COMBINATION CARBON MONOXIDE AND SMOKE ALARM, 120V, WITH BATTERY BACK-UP. TIE INTO EMERGENCY PANEL

LIGHTING DEVICE LEGEND	
SYMBOL	DESCRIPTION
	FLUSH MOUNTED WALL SWITCH WITH STAINLESS STEEL DEVICE PLATE, SINGLE POLE, 20A, 120/277V, SATIN FINISH, MOUNTED AT 48" A.F.F. TO CENTERLINE OR AS NOTED
	OCCUPANCY SENSOR, CEILING MOUNT, DUAL TECH. TYPE (PIR & ULTRASONIC) OR AS NOTED
	OCCUPANCY SENSOR, WALL MOUNT, DUAL TECH. TYPE (PIR & ULTRASONIC) OR AS NOTED
	LINEAR DIMMING CONTROL MODULE MOUNTED IN JUNCTION BOX ABOVE CEILING. CONNECTED TO LOW VOLTAGE DIMMING OCCUPANCY SENSOR SWITCH TO CONTROL ELV DIMMING FIXTURES.
	LIGHTING CONTROL RELAY MOUNTED IN JUNCTION BOX ABOVE CEILING. PROVIDE CAT 5E/6 CABLE TO LIGHTING CONTROL PANEL. SEE SPECIFICATIONS FOR MORE INFORMATION.
	SPECIALTY SWITCH CONNECTED TO LIGHTING CONTROL PANEL. PROVIDE CAT 5E/6 CABLE TO CONTROL PANEL AND DAISY CHAINED TO OTHER MULTI-BUTTON SWITCHES. SEE SPECIFICATIONS FOR MORE INFORMATION.
	ROOM LIGHTING CONTROLLER MOUNTED IN ACCESSABLE LOCATION ABOVE THE CEILING AND DAISY CHAINED TO OTHER ROOM CONTROLLERS. PROVIDE CAT 5E/6 CABLE ROUTED TO LIGHTING CONTROL PANEL. SEE SPECIFCATIONS FOR MORE INFORMATION.
	PHOTOCELL

LIGHTING FIXTURE LEGEND	
SYMBOL	DESCRIPTION
	SURFACE, RECESSED, OR PENDANT MOUNT DOWNLIGHT (TYPE DETERMINES MOUNTING)
	SURFACE OR RECESSED DOWNLIGHT WITH WALL WASH TRIM (TYPE DETERMINES MOUNTING)
	TROFFER OR FLAT PANEL (TYPE DETERMINES MOUNTING)
	WALL BRACKET FIXTURE
	ARCHITECTURAL PENDANT MOUNT FIXTURE
	RING PENDANT MOUNT FIXTURE
	SURFACE, RECESSED, OR PENDANT MOUNT DECORATIVE LINEAR (TYPE DETERMINES MOUNTING)
	SURFACE OR PENDANT MOUNT UTILITY LIGHT (TYPE DETERMINES MOUNTING)
	WALL MOUNT DECORATIVE LINEAR OR UTILITY LIGHT
	WALL MOUNTED EXTERIOR WALL PACK
	TRACK LIGHTING
	POLE WITH ARMS
	TAPE LIGHT
	UNDERCABINET LIGHT, DASHED LINE INDICATES LIGHT DIRECTION
	WALL MOUNTED EMERGENCY FIXTURE
	SURFACE OR PENDANT MOUNT EXIT SIGN (TYPE DETERMINES MOUNTING), SHADED AREAS INDICATE FACES, ARROWS INDICATE CHEVRON
	WALL MOUNT EXIT SIGN (TYPE DETERMINES MOUNTING), SHADED AREAS INDICATE FACES, ARROWS INDICATE CHEVRON

TELEPHONE / DATA LEGEND	
SYMBOL	DESCRIPTION
	DATA OUTLET, WALL MOUNTED 18" A.F.F. OR AS NOTED, WITH TWO PORTS UNLESS SUBSCRIPT INDICATES OTHERWISE, WITH 1" CONDUIT, WITH PULL STRING, STUBBED ABOVE CEILING AND WITH BUSHING INSTALLED
	TELEPHONE OUTLET, WALL MOUNTED 18" A.F.F. OR AS NOTED, WITH 3/4" CONDUIT, WITH PULL STRING, STUBBED ABOVE CEILING AND WITH BUSHING INSTALLED
	COMBINATION OUTLET, WALL MOUNTED 18" A.F.F. OR AS NOTED, WITH 1" CONDUIT, WITH PULL STRING, STUBBED ABOVE CEILING AND BUSHING INSTALLED
	DATA OUTLET IN PVC FLOOR BOX FLUSH MOUNTED IN THE CONCRETE SLAB
	MEDIA CENTER, WALL MOUNTED 60" A.F.F. OR AS NOTED, WITH 1-1/2" CONDUIT, WITH PULL STRING, STUBBED ABOVE CEILING AND BACK TO EXTERIOR. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

MODIFIERS LEGEND	
POWER DEVICE MODIFIERS	
AFF	ABOVE FINISHED FLOOR
OPE	OWNER PROVIDED EQUIPMENT
WP	WEATHERPROOF ENCLOSURE
H	HOPITAL GRADE DEVICE WITH REDUNDANT GROUND
CT	COUNTERTOP HEIGHT
RF	REFRIGERATOR
UR	UNDERCOUNTER REFRIGERATOR
OV	OVEN
MW	MICROWAVE
DW	DISHWASHER
HD	HOOD
GD	GARBAGE DISPOSAL
WM	WASHING MACHINE
DR	DRIER
TV	TELEVISION, VERIFY ELEVATION WITH ARCHITECT
PR	PRINTER
NOTE: VERIFY ELEVATIONS OF APPLIANCE DEVICES WITH MANUFACTURER.	

LIGHTING FIXTURE MODIFIERS	
'F'	DESIGNATES FIXTURE TYPE - SEE LIGHTING FIXTURE SCHEDULE
'E'	APPENDED TO FIXTURE TYPE - DESIGNATES EMERGENCY FIXTURE
NL	DESIGNATES NIGHT LIGHT - FIXTURE TO REMAIN ON 24/7

LIGHTING DEVICE MODIFIERS	
DLN	DIMMER SWITCH, LINE VOLTAGE
DLW	DIMMER SWITCH, LOW VOLTAGE
OS	OCCUPANCY SENSOR SWITCH, DUAL TECH. TYPE OR AS NOTED
DOS	DIMMING OCCUPANCY SENSOR SWITCH, LOW VOLTAGE, DUAL TECH. TYPE OR AS NOTED
T	DIGITAL TIMER SWITCH WITH THREE WAY SWITCH OPTION
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
(2)	DENOTES NUMBER OF BUTTONS ON SWITCH CONNECTED TO LCP
'C'	DESIGNATES DEVICE TYPE - SEE LIGHTING DEVICE SCHEDULE
'ZA'	DESIGNATES LIGHTING CONTROL ZONE - SEE LIGHTING CONTROL ZONE NOTES
NOTE: VERIFY COMPATIBLTY OF LINE VOLTAGE DIMMER SWITCHES WITH LIGHTING FIXTURES.	

NOTE: CALIBRATE EACH DIMMER SWITCH.	
TELEPHONE / DATA MODIFIERS	
TV	NUMBER OF DATA DROPS - NO MODIFIER INDICATES (2) DROPS
'4'	TELEVISION, VERIFY ELEVATION WITH ARCHITECT

SPECIAL SYSTEMS / SECURITY MODIFIERS	
'I'	CLOCK - NUMBER OF FACES (1 OR 2)
CS	CLOCK - SINGLE FACE WITH INTEGRAL INTERCOM SPEAKER

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY REQUIREMENTS AND THAT I AM (NOT) ADMINISTERING THE WORK.

ENGINEER

2783 LAPALCO BLVD. HARVEY, LA 70058	(504) 382-3038 PROJECT No. 2104

BANNER COMMUNITY

RIVER RIDGE, LA 70123
NEW CONSTRUCTION

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17 MAY 2024 – SCHEMATIC RELEASE
21 JUNE 2024 – DD RELEASE
4 APRIL 2025 – DD RELEASE

1 AUGUST 2025
CONSTRUCTION RELEASE

E000

GENERAL ELECTRICAL NOTES	
1.	ALL WORK SHALL CONFORM TO THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL, STATE AND NATIONAL CODES AND STANDARDS.
2.	CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NO EXTRAS WILL BE ALLOWED FOR CONDITIONS THAT A SITE VISIT SHOULD HAVE REVEALED.
3.	ALL ELECTRICAL LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL INSTALLATIONS AND THE ARCHITECTURAL DRAWINGS.
4.	CONTRACTOR SHALL APPLY FOR AND PAY ALL NECESSARY PERMIT FEES.
5.	CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITIES WITH THE RESPECTIVE LOCAL UTILITY COMPANIES AND VERIFY THE AVAILABILITY OF THE SERVICE INDICATED ANY SERVICE CHARGES SHALL BE PAID BY THE CONTRACTOR.
6.	CONTRACTOR SHALL VERIFY THE ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT WITH THE EQUIPMENT SUPPLIER. BREAKER AND DISCONNECT SIZES SHALL MATCH THE ACTUAL REQUIREMENTS OF THE EQUIPMENT PROVIDED. REFERENCE MECHANICAL DRAWING FOR DETAILS, DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT.
7.	CONTRACTOR SHALL VERIFY THE ELECTRICAL REQUIREMENTS FOR ALL OWNER PROVIDED OR PROJECT SPECIFIC EQUIPMENT WITH EQUIPMENT SPECIFICATIONS AND REQUIREMENTS. INSTALLATION SHALL BE INTEGRATED WITH THE CONSTRUCTION OF THE (ADJACENT, SURROUNDING) DISCIPLINES. BREAKER, DISCONNECT, JUNCTION BOXES, AND/OR RECEPTACLES SIZES SHALL MATCH THE ACTUAL REQUIREMENTS OF THE EQUIPMENT PROVIDED. REFERENCE ARCHITECTURAL DRAWINGS AND EQUIPMENT SPECIFICATIONS FOR DETAILS, DIMENSIONS AND EXACT LOCATIONS OF EQUIPMENT.
8.	CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL VOLTAGE DROP LOST IN CONDUCTORS. VOLTAGE DROP SHALL NOT EXCEED 3% LOSS ON ANY FEEDER OR BRANCH CIRCUIT.
9.	PENETRATIONS THROUGH FIRE/SMOKE RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM-E814. REFERENCE ARCHITECTURAL DRAWINGS FOR FIRE RATED WALLS.
10.	ALL ELECTRICAL SYSTEMS, EQUIPMENTS AND COMPONENTS SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR GRADE ELEVATION, WHICHEVER IS HIGHER.

GENERAL POWER NOTES	
1.	PROVIDE TYPEWRITTEN PANELBOARD SCHEDULES AFFIXED TO PANELBOARD DOORS DEPICTING THE FINAL AS-BUILT CONDITIONS AT PROJECT COMPLETION.
2.	DO NOT MOUNT OUTLETS BACK TO BACK ON OPPOSITE SIDES OF PARTITIONS.
3.	DWELLING UNITS - PROVIDE ARC-FAULT CURRENT-INTERRUPTER PROTECTION FOR ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
4.	DWELLING UNITS - PROVIDE GFCI PROTECTION FOR ALL RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND INSTALLED IN BATHROOMS; GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE; OUTDOORS; CRAWL SPACES AT OR BELOW GRADE; KITCHENS -- WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES; SINKS -- WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK; BOATHOUSES; BATHTUBS OR SHOWER STALLS -- WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL ; LAUNDRY AREAS; OR INDOOR DAMP AND WET LOCATIONS.
5.	PROVIDE WEATHERPROOF IN USE COVERS FOR EXTERIOR ELECTRICAL DEVICES.
6.	VERIFY EXACT ELECTRICAL REQUIREMENTS OF APPLIANCES PRIOR TO ROUGH-IN. MAKE ALL FINAL CONNECTIONS PER MANUFACTURER.

GENERAL LIGHTING NOTES	
1.	CONTRACTOR SHALL COORDINATE THE INSTALLATION OF LIGHT FIXTURES AND DEVICES WITH THE MECHANICAL, STRUCTURAL, AND ARCHITECTURAL ELEVATIONS, FLOOR PLANS, AND REFLECTED CEILING PLANS. BRING CONFLICTS TO THE ATTENTION OF THE ELECTRICAL ENGINEER.
2.	SEE ARCHITECTURAL ELEVATIONS FOR ELEVATIONS OF PENDANT AND WALL MOUNTED LIGHT FIXTURES. CONTRACTOR SHALL PROVIDE PENDANT MOUNTING KITS TO ACHIEVE ELEVATIONS AS SPECIFIED.
3.	ALL ADJUSTABLE LIGHT FIXTURES SHALL BE LOCATED AND PROPERLY AIMED AS DIRECTED BY THE ARCHITECT OR LIGHTING DESIGNER.
4.	RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
5.	WHERE LOCATED IN INSULATED CEILINGS, FIXTURE HOUSINGS SHALL BE IC RATED. VERIFY FIXTURE RATING PRIOR TO ORDERING.
6.	RECESSED FIXTURES IN FIRE RATED CEILINGS AND RETURN AIR PLENUMS SHALL BE RATED FOR THE FIRE RATING OF THE CEILING OR SHALL BE FULLY ENCLOSED IN A FIRE RATED HOUSING ACCEPTABLE TO AUTHORITY HAVING JURISTICTION.

VOLTAGE DROP SCHEDULE	
DISTANCE	CONDUCTOR SIZE
120V CIRCUITS UP TO 8 AMPS	
1'-120'	#12 AWG
121'-190'	#10 AWG
191'-300'	#8 AWG
301'-470'	#6 AWG
120V CIRCUITS 9 AMPS TO 16 AMPS	
1'-65'	#12 AWG
66'-110'	#10 AWG
111'-170'	#8 AWG
171'-270'	#6 AWG
277V CIRCUITS UP TO 16 AMPS	
1-160'	#12 AWG
161'-250'	#10 AWG
251'-390'	#8 AWG
391'-620'	#6 AWG
NOTE: CONTRACTOR SHALL UPSIZE CONDUCTORS PER VOLTAGE DROP SCHEDULE.	

MECHANICAL EQUIPMENT 1Ø, 2W COPPER CONDUCTOR SCHEDULE			
MOCP SIZE	CONDUITS NO.-SIZE	PHASE CONDUCTORS PER CONDUIT	GROUND CONDUCTORS PER CONDUIT
0-30A	1-0.75"	2-#10 AWG	1-#10 CU AWG
31-60A	1-1"	2-#6 AWG	1-#10 CU AWG
61-85A	1-1.25"	2-#4 AWG	1-#8 CU AWG
86-100A	1-1.25"	2-#3 AWG	1-#8 CU AWG
101-115A	1-1.5"	2-#2 AWG	1-#6 CU AWG
116-130A	1-1.5"	2-#1 AWG	1-#6 CU AWG
131-150A	1-2"	2-#1/0 AWG	1-#6 CU AWG
151-175A	1-2"	2-#2/0 AWG	1-#6 CU AWG
176-200A	1-2"	2-#3/0 AWG	1-#6 CU AWG
NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIREMENTS FOR MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.			

MECHANICAL EQUIPMENT ELECTRICAL SCHEDULE							
NOTES: 1. VERIFY THE EXACT ELECTRICAL REQUIREMENTS OF ALL MECHANICAL EQUIPMENT PRIOR TO PURCHASING ANY ELECTRICAL GEAR. BREAKER, DISCONNECT, AND FUSE SIZES SHALL MATCH THE ACTUAL REQUIREMENTS OF THE EQUIPMENT APPROVED. 2. PROVIDE FUSES IN FUSIBLE DISCONNECTS PER MANUFACTURER MOCP. 3. SEE MECHANICAL EQUIPMENT COPPER CONDUCTOR SCHEDULES FOR CONDUIT AND CONDUCTOR SIZING. 4. PROVIDE POWER TO MECHANICAL EQUIPMENT ACCESSORIES AS REQUIRED. 5. INSTALL EQUIPMENT SO THAT CLEAR WORKING SPACE REQUIREMENTS OF THE NEC ARE MET. REFER TO NEC 110.26.							
TYPE MARK	VOLTAGE	PHASE	MOCP	NEMA CONFIGURATION	DISCONNECT TYPE	DISCONNECT RATING	COMMENTS
AC-X0	240V	1	15A	NEMA 3R	FUSIBLE	30A	
DH	120V	1	N/A		RECEPTACLE	20A	
EF	120V	1	N/A	N/A	TOGGLE SWITCH	20A	
HP-X	240V	1	25A	NEMA 3R	FUSIBLE	30A	
HP-O	240V	1	35A	NEMA 3R	FUSIBLE	60A	
WH-X0	240V	1	25A	NEMA 3R	FUSIBLE	30A	

LIGHTING FIXTURE SCHEDULE										
TYPE	MANUFACTURER	CATALOG NO.	LAMPS	VOLTS	MOUNTING	WATTS	LUMEN OUTPUT	COLOR TEMP.	FINISH	DESCRIPTION
F1	JUNO	WF4-DREG-SM-AL020-SWW5-90CRI-35K	LED	120-277	RECESSED	16W	1489	3500	WHITE	4" LED RECESSED DOWNLIGHT, WF8643 UNIVERSAL MOUNTING, CONTRACTOR SHALL MOUNT DRIVER TO STRUCTURE
F2	JUNO	WF2-DREG-AL025-SWW5-90CRI-MW-M6-HI-35K	LED	120-277	RECESSED	10W	937	3500	WHITE	2" LED RECESSED DOWNLIGHT, 2NCMFLP MOUNTING, CONTRACTOR SHALL MOUNT DRIVER TO STRUCTURE
F3	WAC	F-107L-FINISH	LED	120-277	SURFACE	71W	-	3500	-	INTERIOR CEILING FAN, NO LIGHT KIT, 3 FAN SPEED, 44" BLADES
F4	WAC	FM-11RN-930-WT	LED	120-277	SURFACE	20W	1535	3500	WHITE	11" ROUND LED CEILING MOUNTED FIXTURE, DRIVER INSTALLED WITHIN JUNCTION BOX, CONTRACTOR SHALL MOUNT DRIVER TO STRUCTURE
F5	WAC	LS-LED14P-35	LED	120-277	SURFACE	4.7W	355	3500	WHITE	LOW PROFILE LED UNDERCABINET STRIP FIXTURE, CONTRACTOR SHALL MOUNT DRIVER TO STRUCTURE
F6	WAC	WS-W2509-FINISH	LED	120-277	WALL	30W	1385	3500	-	LED EXTERIOR WALL PACK FIXTURE, CONCEALED DRIVER WITHIN FIXTURE
F7	CS	HGX-LED-2RH-ALO-SWW2-120-PIR-FINISH	LED	120-277	WALL	26W	2600	3500	-	DUAL HEAD, LED, INTEGRAL MOTION ACTIVATED FLOOD LIGHT FIXTURE
F8	LITHONIA	CLX-L24-1500LM-SEF-WDL-MVOLT-G210-35K-80CRI	LED	120-277	SURFACE	19W	1416	3500	WHITE	4' LED SURFACE MOUNTED STRIP FIXTURE, DAMP RATED, OPTIONAL PLR WIRING HARNESS FOR LIGHTS IN A ROW, FOR USE IN EXTERIOR STORAGE
F9	LITHONIA	CLX-L24-1500LM-SEF-WDL-MVOLT-G210-35K-80CRI	LED	120-277	SURFACE	19W	1416	3500	WHITE	4' LED SURFACE MOUNTED STRIP FIXTURE, DAMP RATED, OPTIONAL PLR WIRING HARNESS FOR LIGHTS IN A ROW, FOR USE IN ATTIC SPACE
F10	WAC	WS-73118-3000K	LED	120-277	SURFACE	6W	189	3000		LED BATHROOM VANITY FIXTURE, CONVERSION PLATE INCLUDED TO HOUSE 4" JUNCTION BOX, TRIMLESS SPACKLE COVER AVAILABLE FOR 4" SQUARE JUNCTION BOX RECESSED IN DRYWALL, COLOR TEMP CHANGEABLE IN FIELD
NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DETAILED SPECIFICATIONS OF ALL PURCHASED LIGHT FIXTURES TO DRAKE ENGINEERING FOR APPROVAL. THE SUBMITTAL PROCESS IS MANDATORY. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ALL LIGHT FIXTURES PURCHASED WITHOUT APPROVED SUBMITTALS.										



- 1 CONTRACTOR SHALL INSTALL TWO (2) 19 FIXTURES IN THE ATTIC AREA FOR MAINTENANCE. PROVIDE A PILOT LIGHT SWITCH NEAR ATTIC OPENING AT GROUND FLOOR LEVEL.
- 2 APPROXIMATE LOCATION OF TV. CONTRACTOR SHALL CONFIRM LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- 3 APPROXIMATE LOCATION OF WATER HEATER CONNECTION TO BE MOUNTED ABOVE THE DRYER IN CABINET. CONTRACTOR SHALL CONFIRM LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
- 4 APPROXIMATE LOCATION OF EXHAUST FAN. CONTRACTOR SHALL CONNECT POWER AND PROVIDE CONTROL VIA WALL-MOUNTED LIGHT SWITCH LOCATED IN THE SAME SPACE. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- 5 CONTRACTOR SHALL CONNECT TO GFCI-PROTECTED RECEPTACLE IN THE INDICATED BATHROOM .



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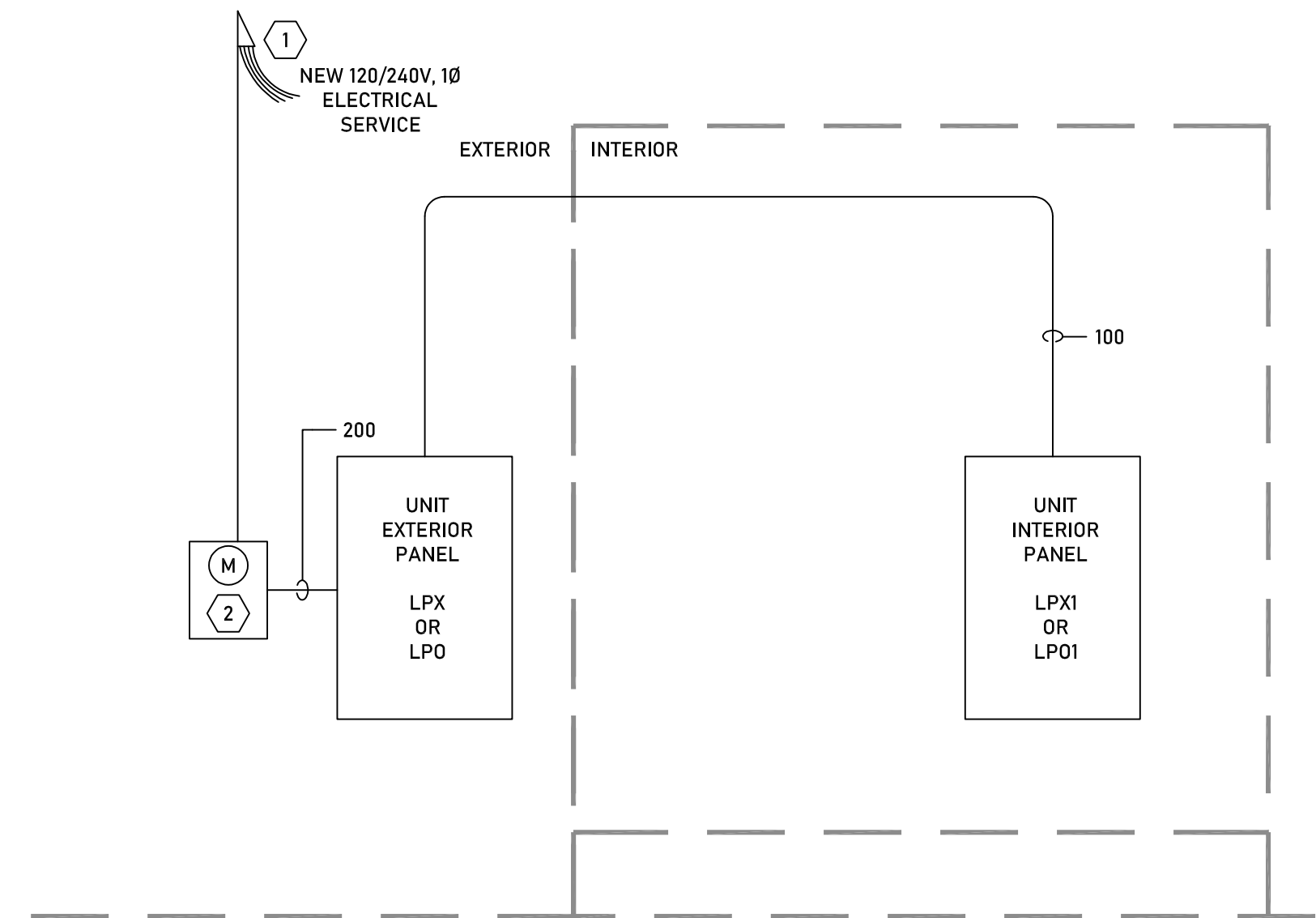
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1
E200
TYPICAL UNIT RISER DIAGRAM
SCALE: NOT TO SCALE

ELECTRICAL KEY NOTES

- COORDINATE THE CONNECTION AND PAY ALL FEES OF THE ELECTRICAL SERVICE WITH ENTERGY.
- ENTERGY METER SHALL BE PROVIDED PER ENTERGY SPECIFICATIONS.

FEEDER SCHEDULE
3 ϕ , 3W OR 1 ϕ , 3W COPPER CONDUCTORS

FEEDER NO.	CONDUITS NO.-SIZE	PHASE CONDUCTORS PER CONDUIT	NUETRAL CONDUCTORS PER CONDUIT	GROUND CONDUCTORS PER CONDUIT	NOTES	FEEDER NO.	CONDUITS NO.-SIZE	PHASE CONDUCTORS PER CONDUIT	NEUTRAL CONDUCTORS PER CONDUIT	GROUND CONDUCTORS PER CONDUIT	NOTES
20	1-.75"	3-#12 AWG	---	1-#12 CU AWG	X	200	1-2"	3-#3/0 AWG	---	1-#6 CU AWG	X
25	1-.75"	3-#10 AWG	---	1-#10 CU AWG	X	225	1-2.5"	3-#4/0 AWG	---	1-#4 CU AWG	X
30	1-.75"	3-#10 AWG	---	1-#10 CU AWG	X	250	1-3"	3-#250 KCMIL	---	1-#4 CU AWG	X
35	1-1"	3-#8 AWG	---	1-#10 CU AWG	X	300	1-3"	3-#350 KCMIL	---	1-#4 CU AWG	X
40	1-1"	3-#8 AWG	---	1-#10 CU AWG	X	350	1-3"	3-#500 KCMIL	---	1-#3 CU AWG	X
45	1-1"	3-#8 AWG	---	1-#10 CU AWG	X	400	1-4"	3-#600 KCMIL	---	1-#3 CU AWG	X
50	1-1"	3-#8 AWG	---	1-#10 CU AWG	X	600	2-3"	3-#350 KCMIL	---	1-#1 CU AWG	X
60	1-1"	3-#6 AWG	---	1-#10 CU AWG	X	800	2-4"	3-#600 KCMIL	---	1-#1/0 CU AWG	X
70	1-1.25"	3-#4 AWG	---	1-#8 CU AWG	X	1000	3-4"	3-#500 KCMIL	---	1-#2/0 CU AWG	X
80	1-1.25"	3-#4 AWG	---	1-#8 CU AWG	X	1200	3-4"	3-#600 KCMIL	---	1-#3/0 CU AWG	X
90	1-1.25"	3-#3 AWG	---	1-#8 CU AWG	X	1600	4-4"	3-#600 KCMIL	---	1-#4/0 CU AWG	X
100	1-1.25"	3-#3 AWG	---	1-#8 CU AWG	X	2000	5-4"	3-#600 KCMIL	---	1-#250 CU KCMIL	X
110	1-1.5"	3-#2 AWG	---	1-#6 CU AWG	X	2500	6-4"	3-#600 KCMIL	---	1-#350 CU KCMIL	X
125	1-1.5"	3-#1 AWG	---	1-#6 CU AWG	X	3000	8-4"	3-#500 KCMIL	---	1-#400 CU KCMIL	X
150	1-2"	3-#1/0 AWG	---	1-#6 CU AWG	X	4000	10-4"	3-#600 KCMIL	---	1-#500 CU KCMIL	X
175	1-2"	3-#2/0 AWG	---	1-#6 CU AWG	X	NOTE: FOR 1ϕ 3W SERVICES PROVIDE TWO (2) PHASE CONDUCTORS, ONE (1) NEUTRAL CONDUCTOR, AND ONE (1) GROUND CONDUCTOR PER FEEDER SIZING ABOVE.					

Panel : LPO		Service: 240/120V, 1 ϕ , 3W +G				Enclosure: NEMA-3R			
Main Bus: 200A MCB/ AIC Rating: 10,000				Mounting: Surface Branch: Normal					
Circuit	Breaker	Load Description	Wattage	A	C	Wattage	Load Description	Breaker	Circuit
1	100/2	PANEL LPX1	12460			718	AC-O	20/2	2
3	-	-	11840			718	-	-	4
5	20/1	EXTERIOR LIGHTING	1500			3307	HP-O	40/2	6
7	20/1	EXTERIOR RECEPTACLES	720			3307	-	-	8
9	30/2	SPARE					SPARE	-	10
11	-	-				540	EXTERIOR STORAGE RECEPTS	20/1	12
13	20/1	DEHUMIDIFIER (FUTURE)	1500			3000	WH-O	40/2	14
15	20/1	MEDIA CENTER	1500			3000	-	-	16
17	30/2	SPD					SPARE	40/2	18
19	-	-					-	-	20
21	-	NOT REQUIRED					NOT REQUIRED	-	22
23	-	NOT REQUIRED					NOT REQUIRED	-	24
25	-	NOT REQUIRED					NOT REQUIRED	-	26
27	-	NOT REQUIRED					NOT REQUIRED	-	28
29	-	NOT REQUIRED					NOT REQUIRED	-	30
31	-	NOT REQUIRED					NOT REQUIRED	-	32
33	-	NOT REQUIRED					NOT REQUIRED	-	34
35	-	NOT REQUIRED					NOT REQUIRED	-	36
37	-	NOT REQUIRED					NOT REQUIRED	-	38
39	-	NOT REQUIRED					NOT REQUIRED	-	40
41	-	NOT REQUIRED					NOT REQUIRED	-	42
Phase Totals									
KW		Amps		KW		Amps			
A: 22.485		187.38		Total Connected: 44.11		183.79			
C: 21.625		180.21							
Note: SIZE SPD PER MANUFACTURER'S RECOMMENDATIONS									

Panel : LPX		Service: 240/120V, 1 ϕ , 3W +G				Enclosure: NEMA-3R			
Main Bus: 200A MCB/ AIC Rating: 10,000				Mounting: Surface				Branch: Normal	
Circuit	Breaker	Load Description	Wattage	A	C	Wattage	Load Description	Breaker	Circuit
1	100/2	PANEL LPX1	11880			718	AC-O	20/2	2
3	-		7800			718	-	-	4
5	20/1	EXTERIOR LIGHTING	1500			2736	HP-O	40/2	6
7	20/1	EXTERIOR RECEPTACLES	720			2736			8
9	30/2	SPARE					SPARE		10
11	-						EXTERIOR STORAGE RECEPTS	20/1	12
13	20/1	DEHUMIDIFIER (FUTURE)	1500			3000	WH-X	40/2	14
15	20/1	MEDIA CENTER	1500			3000	-	-	16
17	30/2	SPD					SPARE	40/2	18
19	-						-	-	20
21	-	NOT REQUIRED					NOT REQUIRED	-	22
23	-	NOT REQUIRED					NOT REQUIRED	-	24
25	-	NOT REQUIRED					NOT REQUIRED	-	26
27	-	NOT REQUIRED					NOT REQUIRED	-	28
29	-	NOT REQUIRED					NOT REQUIRED	-	30
31	-	NOT REQUIRED					NOT REQUIRED	-	32
33	-	NOT REQUIRED					NOT REQUIRED	-	34
35	-	NOT REQUIRED					NOT REQUIRED	-	36
37	-	NOT REQUIRED					NOT REQUIRED	-	38
39	-	NOT REQUIRED					NOT REQUIRED	-	40
41	-	NOT REQUIRED					NOT REQUIRED	-	42
Phase Totals									
KW		Amps		KW		Amps			
A: 21.334		177.78		Total Connected: 37.81		157.53			
C: 16.474		137.28							
Note: TYPICAL EXTERIOR PANEL FOR SINGLE BEDROOM UNIT, SIZE SPD PER MANUFACTURER'S RECOMMENDATIONS									

Panel : LPX		Service: 240/120V, 1ϕ, 3W +G Main Bus: 200A MCB/ AIC Rating: 10,000				Enclosure: NEMA-3R Mounting: Surface Branch: Normal			
Circuit	Breaker	Load Description	Wattage	A	C	Wattage	Load Description	Breaker	Circuit
1	100/2	PANEL LPX1	11880			718	AC-O	20/2	2
3	-		10840			718	-	-	4
5	20/1	EXTERIOR LIGHTING	1500			3307	HP-O	40/2	6
7	20/1	EXTERIOR RECEPTACLES	720			3307	-	-	8
9	30/2	SPARE					SPARE	-	10
11	-						EXTERIOR STORAGE RECEPTS	20/1	12
13	20/1	DEHUMIDIFIER (FUTURE)	1500			3000	WH-X	40/2	14
15	20/1	MEDIA CENTER	1500			3000	-	-	16
17	30/2	SPD					SPARE	40/2	18
19	-						-	-	20
21	-	NOT REQUIRED					NOT REQUIRED	-	22
23	-	NOT REQUIRED					NOT REQUIRED	-	24
25	-	NOT REQUIRED					NOT REQUIRED	-	26
27	-	NOT REQUIRED					NOT REQUIRED	-	28
29	-	NOT REQUIRED					NOT REQUIRED	-	30
31	-	NOT REQUIRED					NOT REQUIRED	-	32
33	-	NOT REQUIRED					NOT REQUIRED	-	34
35	-	NOT REQUIRED					NOT REQUIRED	-	36
37	-	NOT REQUIRED					NOT REQUIRED	-	38
39	-	NOT REQUIRED					NOT REQUIRED	-	40
41	-	NOT REQUIRED					NOT REQUIRED	-	42
Phase Totals									
KW		Amps		KW		Amps			
A: 21.905		182.54		Total Connected: 41.99		174.96			
C: 20.085		167.38							
Note: TYPICAL EXTERIOR PANEL FOR THREE BEDROOM UNIT, SIZE SPD PER MANUFACTURER'S RECOMMENDATIONS									

Panel : LPO1		Service: 240/120V, 1φ, 3W +G				Enclosure: NEMA-1			
Main Bus: MLO/100A				Mounting: Flush					
AIC Rating: 10,000				Branch: Normal					
Circuit	Breaker	Load Description	Wattage	A	C	Wattage	Load Description	Breaker	Circuit
1	20/1	FRONT ROOM RECEPTACLES	720			900	MAINTENANCE OFFICE RECEPTS	20/1	2
3	20/1	COMPUTER RECETPACLES	360			360	OFFICE RECEPTACLES	20/1	4
5	20/1	COMPUTER RECEPTACLES	360			540	OFFICE RECEPTACLES	20/1	6
7	20/1	COMPUTER RECETPACLES	360			1000	DRYER	30/2	8
9	20/1	COMPUTER RECETPACLES	360			1000	-	-	10
11	20/1	ADA TRANSFORMER	1500			1500	WASHER	20/1	12
13	20/1	COUNTERTOP RECEPTACLES	360			180	LAUNDRY RECEPTACLE	20/1	14
15	30/2	OVEN	1000			180	ATTIC RECEPTACLES	20/1	16
17	-	-	1000			1500	LIGHTING	20/1	18
19	20/1	KITCHEN HOOD	1500			1500	LIGHTING	20/1	20
21	20/1	REFRIGERATOR	1000			1500	LIGHTING	20/1	22
23	20/1	OFFICE	720			500	SMOKE ALARM SYSTEM	20/1	24
25	20/1	BATHROOM POWER (GFCI)	1000			540	COUNTERTOP RECEPTACLES	20/1	26
27	20/1	HALLWAY RECEPTACLES	360				SPARE	20/1	28
29	20/1	DISHWASHER	1500				SPARE	20/1	30
31	20/1	BATHROOM POWER (GFCI)	1000				SPARE	20/1	32
33	20/1	SPARE					SPARE	20/1	34
35	30/2	SPARE					SPARE	20/1	36
37	-	-					SPARE	20/1	38
39	30/2	SPARE					SPARE	20/1	40
41	-	-					SPARE	20/1	42
Phase Totals									
KW		Amps		KW		Amps			
A: 12.46		103.83		Total Connected: 24.30		101.25			
C: 11.84		98.67							
Note:									

Panel : LPX1		Service: 240/120V, 1 ϕ , 3W +G				Enclosure: NEMA-1			
Main Bus: MLO/100A				Mounting: Flush					
AIC Rating: 10,000				Branch: Normal					
Circuit	Breaker	Load Description	Wattage	A	C	Wattage	Load Description	Breaker	Circuit
1	20/1	FRONT ROOM RECEPTACLES	720			1000	BATHROOM POWER (GFCI)	20/1	2
3	20/1	FRONT ROOM RECEPTACLES	720			500	REFRIGERATOR	20/1	4
5	20/1	OFFICE	720			540	COUNTERTOP RECEPTACLES	20/1	6
7	20/1	HALLWAY RECEPTACLES	360			1000	DRYER	30/2	8
9	20/1	BEDROOM RECEPTACLES	900			1000	-	-	10
11	20/1	ATTIC RECEPTACLE	180			1500	WASHER	20/1	12
13	20/1	ADA TRANSFORMER (UNIT D)	1000			1000	OVEN	20/1	14
15	20/1	LIGHTING	1500			1000	-	20/1	16
17	20/1	LIGHTING	1500			1500	KITCHEN HOOD	20/1	18
19	20/1	SMOKE ALARM SYSTEM	500			360	COUNTERTOP RECEPTACLES	20/1	20
21	20/1	SPARE	1000			1000	DISHWASHER	20/1	22
23	20/1	SPARE				180	KITCHEN RECEPTACLE	20/1	24
25	20/1	SPARE					SPARE	20/1	26
27	20/1	SPARE					SPARE	20/1	28
29	20/1	SPARE					SPARE	20/1	30
31	30/2	SPARE					SPARE	20/1	32
33	-						SPARE	20/1	34
35	30/2	SPARE					SPARE	20/1	36
37	-						SPARE	20/1	38
39	30/2	SPARE					SPARE	20/1	40
41	-						SPARE	20/1	42
Phase Totals		KW	Amps	KW		Amps			
A:		11.88	99.00	Total Connected: 19.68		82.00			
C:		7.8	65.00						
Note: TYPICAL INTERIOR PANEL FOR SINGLE BEDROOM UNIT									

ELECTRICAL SPECIFICATIONS

BASIC ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

RELATED DOCUMENTS

DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 01 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

SEPARATION OF SPECIFICATIONS INTO SECTIONS IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO ESTABLISH LIMITS OF WORK OR LIABILITY. THE FOLLOWING SECTIONS APPLY TO THIS PROJECT:
BASIC ELECTRICAL REQUIREMENTS
BASIC ELECTRICAL MATERIALS AND METHODS
PANELBOARDS
LIGHTING FIXTURES

DESCRIPTION OF WORK

FURNISH ALL LABOR, TOOLS, MATERIALS, FIXTURES, EQUIPMENT, ACCESSORIES, TRANSPORTATION, ETC., REQUIRED FOR A COMPLETE ELECTRICAL LIGHTING AND POWER SYSTEMS, COMPLETE WITH NECESSARY AUXILIARIES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.

ALSO INCLUDED IN THE WORK IS THE POWER WIRING FOR CONNECTION OF ITEMS INDICATED ON THE ARCHITECTURAL PLANS, AS WELL AS POWER WIRING FOR THE EQUIPMENT SPECIFIED IN DIVISION 23 - MECHANICAL.

THE SCOPE OF WORK INCLUDES THE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT THAT WILL NOT BE REUSED, DISPOSAL OF LIGHTING FIXTURES AND LAMPS MUST COMPLY WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

CUTTING AND PATCHING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING THAT IS REQUIRED TO COMPLETE THE INSTALLATION OF THE ELECTRICAL SYSTEMS. ALL WORK SHALL BE COORDINATED BETWEEN TRADES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL CONDITIONS. STRUCTURAL MEMBERS SHALL NOT BE CUT OR MODIFIED WITHOUT THE APPROVAL OF THE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR COVERING, CAULKING, OR OTHERWISE TO MAKE WEATHERPROOF ALL OPENINGS LEFT IN THE STRUCTURE FOR ELECTRICAL WORK. THIS INCLUDES OPENINGS AROUND CONDUIT PENETRATIONS

OPENINGS CUT IN CONCRETE IN THE FIELD MUST BE LOCATED TO AVOID EXISTING REINFORCEMENT. SCANNING—USING X-RAY OR ANOTHER APPROPRIATE METHOD—SHALL BE PERFORMED TO IDENTIFY THE POSITIONS OF REINFORCING AND OTHER POTENTIAL OBSTRUCTIONS. FINAL OPENING LOCATIONS ARE SUBJECT TO APPROVAL BY THE PERSONNEL RESPONSIBLE FOR DIVISION 3 - CONCRETE WORK.

ALL FIELD CUTS OR PIERCINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE CUT OR PIERCING.

RACEWAY PENETRATIONS THROUGH CONCRETE FLOORS SHALL BE GROUTED USING NON-SHRINKING, WATERPROOF GROUT TO PREVENT WATER LEAKAGE. THE GROUT MUST PROVIDE A FIRE-RESISTANCE RATING EQUAL TO THAT OF THE FLOOR ASSEMBLY.

DRAWINGS AND SPECIFICATIONS

THE DRAWINGS SHOWING THE LAYOUT OF ELECTRICAL WORK INDICATE THE APPROXIMATE LOCATION OF TRANSFORMERS, SWITCHBOARDS, PANELBOARDS, DISCONNECTS, OUTLETS, AND CONDUIT ROUTING.

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AS WELL AS EQUIPMENT MANUFACTURER'S SHOP DRAWINGS AND ROUGH-IN DRAWINGS AND ADJUST WORK ACCORDINGLY TO PROVIDE A COORDINATED INSTALLATION.

ALL ADJUSTMENTS AND MINOR DEVIATIONS NECESSARY SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL EQUIPMENT SUCH AS PULL BOXES, JUNCTION BOXES, PANELBOARDS, AND OTHER APPARATUS THAT MAY REQUIRE MAINTENANCE FROM TIME TO TIME, ARE MADE ACCESSIBLE.

ANY CONDITION THAT MAY OCCUR DURING CONSTRUCTION WHICH CONFLICTS WITH ACCESSIBILITY TO THE PROPOSED INSTALLATION OF THE ELECTRICAL EQUIPMENT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE POINT AT WHICH A CHANGE IN LOCATION WOULD REQUIRE ADDITIONAL COST AND DELAYS TO CONSTRUCTION.

THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS SHOWN AND/OR CALLED FOR ON ONE SHALL BE FURNISHED AND INSTALLED THE SAME AS IF SHOWN AND/OR CALLED FOR ON THE OTHER.

WHERE THE CONTRACTOR IS NOT CERTAIN ABOUT THE METHOD OF INSTALLATION, HE SHALL ASK THE ARCHITECT FOR FURTHER INSTALLATION DETAILS. LACK OF DETAILS, NOT REQUESTED, WILL NOT BE AN EXCUSE FOR IMPROPER INSTALLATION.

LAWS, CODES, AND PERMITS

THE LATEST ACCEPTED EDITIONS OF THE NATIONAL ELECTRICAL CODE (NFPA 70), NATIONAL FIRE ALARM CODE (NFPA 72), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AND ALL STATE, PARISH, CITY, AND LOCAL BUILDING CODES SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS, AND PERTINENT ARTICLES WILL NOT BE REPEATED HEREIN. THESE CODES ESTABLISH THE MINIMUM ACCEPTABLE CRITERIA WHERE MORE STRINGENT REQUIREMENTS HAVE NOT BEEN DEFINED IN THESE SPECIFICATIONS AND/OR DRAWINGS.

THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY ALL FEES INCIDENTAL TO COMPLETING THE ELECTRICAL WORK. THIS CONTRACTOR SHALL GIVE NOTICE TO THE PROPER AUTHORITIES IN AMPLE TIME FOR THE WORK TO BE INSPECTED AND APPROVED AS IT PROGRESSES, AND NO WORK SHALL BE CONCEALED UNTIL INSPECTED AND APPROVED BY AUTHORIZED INSPECTORS. IF THE PLANS OR THESE SPECIFICATIONS IN ANY WAY CONFLICT WITH THE CODE, STATE OR LOCAL RULES, THESE LATTER ARE TO BE FOLLOWED, WITHOUT EXPENSE TO THE OWNER, BUT THE ARCHITECT SHALL BE NOTIFIED OF THIS CONDITION AND APPROVAL SECURED BEFORE CHANGES ARE MADE.

UPON COMPLETION AND BEFORE ACCEPTANCE OF WORK, A CERTIFICATE OF APPROVAL FROM THE APPROPRIATE REGULATORY AGENCY SHALL BE FURNISHED TO THE ARCHITECT.

NO WORK SHALL BE CONCEALED UNTIL APPROVED BY THE LOCAL INSPECTOR. LOCAL REGULATIONS SHALL BE ADHERED TO.

THE CONTRACTOR SHALL ASSURE THAT HE DOES NOT INSTALL ELECTRICAL EQUIPMENT INCLUDING RACEWAYS IN OR THROUGH AREAS RESTRICTED BY THE INTERNATIONAL BUILDING CODE AND LOCAL BUILDING CODES INCLUDING ELEVATOR SHAFTS AND STAIRS.

SITE VISIT

PRIOR TO SUBMITTING QUOTATION FOR ELECTRICAL WORK, CONTRACTOR SHALL VISIT AND EXAMINE THE JOB SITE WITH ALL AUTHORITIES CONCERNED TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PERTINENT TO THE WORK TO BE PERFORMED THEREON. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR FAILURE TO BE SO INFORMED.

JOB SITE

PRIOR TO THE POURING OF ANY CONCRETE WHERE ELECTRICAL CONDUITS ARE REQUIRED, CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE FOR A PRELIMINARY INSPECTION OF ALL CONDUITS INSTALLED AND JUNCTION BOXES ROUGHED IN THE SLAB.

WHERE EXISTING EQUIPMENT INCLUDING RACEWAYS AND WIRING CONFLICTS WITH WORK OF THIS PROJECT, THE CONTRACTOR SHALL REWORK/REROUTE/RELOCATE THIS EQUIPMENT AS NECESSARY.

TEMPORARY POWER

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY LIGHT AND POWER TO THE CONSTRUCTION SITE AS NECESSARY TO MEET ALL THE OSHA REQUIREMENTS FOR CONSTRUCTION, AND AS REQUIRED BY THE GENERAL CONTRACTOR AND VARIOUS SUB-CONTRACTORS.

SERVICE INTERRUPTIONS

SERVICES TO THE BUILDINGS SHALL BE KEPT IN OPERATION AT ALL TIMES DURING CONSTRUCTION. IF A SITUATION OCCURS THAT THE SERVICE NEEDS TO BE INTERRUPTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROPER AUTHORITIES TO SCHEDULE THE OUTAGE AT A TIME THAT IS CONVENIENT TO THE OCCUPANTS. IT SHALL BE UNDERSTOOD THAT THIS OUTAGE MAY HAVE TO BE SCHEDULED AFTER REGULAR WORKING HOURS OR ON THE WEEKENDS. ALLOWANCES SHALL BE ADDED TO THE CONTRACTORS BID TO COVER THE COST OF ANY OVERTIME WORK. THIS SHALL COME AT NO ADDITIONAL COST TO THE OWNER AFTER THE BID DATE.

WARRANTY

THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. ALL DEFECTIVE MATERIALS AND WORK SHALL BE REPLACED WITH NEW MATERIALS OR EQUIPMENT. THIS SHALL COME AT NO ADDITIONAL COST TO THE OWNER.

PART 2 - PRODUCTS

COPPER BUILDING WIRE

RETAIN THIS ARTICLE TO SPECIFY ALLOWABLE TYPES OF COPPER BUILDING WIRE. SEPARATE ARTICLES ARE INCLUDED IN THE SPECIFICATION FOR ALUMINUM BUILDING WIRE, TYPE AC CABLE (COPPER AND ALUMINUM), TYPE MC CABLE (COPPER AND ALUMINUM), AND TYPE PV CABLE.

DESCRIPTION: FLEXIBLE, INSULATED AND UNINSULATED, DRAWN COPPER CURRENT-CARRYING CONDUCTOR WITH AN OVERALL INSULATION LAYER OR JACKET, OR BOTH, RATED 600 V OR LESS.

SUBSTITUTIONS TO MATERIALS LISTED ON THE DRAWINGS AND SPECIFICATIONS CAN BE MADE AS LONG AS THEY ARE APPROVED AS ACCEPTABLE BY THE ARCHITECT.

ALL TERMINATION LUGS SHALL BE RATED 75 DEGREE C MINIMUM AND SHALL BE COMPATIBLE WITH THE NUMBER AND SIZE OF WIRES TO BE TERMINATED.

SUBSTITUTIONS

NAMES OF MANUFACTURERS OR CATALOG NUMBERS ARE MENTIONED HEREIN IN ORDER TO ESTABLISH A STANDARD AS TO DESIGN QUALITY. OTHER PRODUCTS SIMILAR IN DESIGN AND OF EQUAL QUALITY MAY BE USED IF SUBMITTED TO THE ARCHITECT AND FOUND ACCEPTABLE BY THEM. REFER TO THE GENERAL CONDITIONS FOR ADDITIONAL INFORMATION.

WHEN THE CONTRACTOR ELECTS TO USE AN ACCEPTABLE ALTERNATE MANUFACTURER EQUIPMENT, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE CHANGE WITH ALL TRADES AFFECTED AND PAY FOR ANY ADDITIONAL WORK REQUIRED UNDER THIS OR ANY OTHER DIVISION AFFECTED BY THE SUBSTITUTION.

LIGHTING FIXTURE SUBSTITUTIONS SHALL BE SIMILAR IN APPEARANCE, CONSTRUCTION AND PHOTOMETRICS (PHOTOMETRIC INFORMATION SHALL BE BASED ON INDEPENDENT LABORATORY REPORTS) TO SPECIFIED LIGHTING FIXTURES.

SUBMITTALS

WITHIN THIRTY DAYS OF THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING DIGITAL COPIES OF SUBMITTALS CONTAINING CATALOG CUTS AND PERFORMANCE DATA FOR ALL MATERIALS AND EQUIPMENT. THE CONTRACTOR SHALL MODIFY SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT THE CONTRACT OR RELIEVES THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT UNLESS A DIFFERENCE IS CLEARLY STATED IN THE SUBMISSION AND SPECIFIC ACCEPTANCE IS GIVEN BY THE ARCHITECT AS A CHANGE TO THE CONTRACT.

SUBMITTALS SHALL BE IDENTIFIED WITH THE PROJECT NAME AND THE CONTRACTOR HAVE THE CONTRACTOR'S STAMP SHOWING THAT THEY HAVR REVIEWED THE SUBMITTAL AND FOUND IT TO BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ITEMS FOR EACH SECTION SHALL BE SUBMITTED IN THEIR ENTIRETY.

SUBMITTALS THAT DO NOT COMPLY WITH THE ABOVE WILL BE RETURNED, WITHOUT REVIEW, FOR RESUBMISSION.

ALL SHOP DRAWINGS MUST BE REVIEWED BEFORE THE VARIOUS FACTORIES START FABRICATION.

PART 3 - EXECUTION

INSTALLATION

ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT INSTALLATION METHOD. LACK OF DETAILS REQUESTED SHALL NOT EXCUSE PROPER INSTALLATION AND CORRECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TESTING

CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ALL TESTING OF THE SYSTEMS AS STATED. THE OWNER IS NOT RESPONSIBLE FOR THE PAYING FOR ANY TESTING OF EXISTING OR COMPLETED SYSTEMS.

LABELING

ALL LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HANDWRITTEN; SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED; AND SHALL BE LOCATED SUCH THAT THEY ARE CLEARLY VISIBLE TO MAINTENANCE PERSONS.

PANELBOARDS AND TRANSFORMERS; EACH PANELBOARD AND TRANSFORMER SHALL BE LEGIBLY MARKED WITH THE EQUIPMENT DESIGNATION/NAME, VOLTAGE, PHASE, WIRE COUNT, AMPERAGE, AND THE IDENTIFICATION OF THE CIRCUIT SOURCE, PANELBOARD AND CIRCUIT NUMBER, THAT SUPPLIES THE EQUIPMENT.

AS-BUILT DRAWINGS & OPERATING INSTRUCTIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAKE A REPRODUCIBLE SET OF THE ORIGINAL CONTRACT DRAWINGS, AND IN A NEAT AND UNDERSTANDABLE MANNER SHOW ANY SIGNIFICANT CHANGES MADE DURING CONSTRUCTION. COPIES OF PANELBOARD CIRCUIT DIRECTORIES SHALL BE INCLUDED, UNLESS NOTED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE ONE ADDITIONAL COPY OF THESE DRAWINGS TO THE ARCHITECT. THE CONTRACTOR SHALL PAY FOR ALL REPRODUCTION COSTS. FINAL PAYMENT SHALL BE WITHHELD UNTIL THESE DRAWINGS ARE ACCEPTED BY THE ARCHITECT.

THE CONTRACTOR SHALL FURNISH TWO BOUND SETS OF ANY OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS, INCLUDING WIRING DIAGRAMS AND FABRICATION DRAWINGS, TO THE ARCHITECT UPON COMPLETION OF THE PROJECT

INSTRUCT OWNER IN THE CARE AND OPERATION OF EQUIPMENT AND PROVIDE THE SERVICES OF A COMPETENT MECHANIC FOR THIS PURPOSE.

EXCAVATING AND BACKFILLING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING AND BACKFILLING REQUIRED TO COMPLETE THE INSTALLATION OF THE ELECTRICAL SYSTEMS. ALL EXCESS MATERIAL AND DEBRIS SHALL BE REMOVED. ALL BACKFILLING SHALL BE WITH SAND. BACKFILLING SHALL BE THOROUGHLY TAMPED AND COMPACTED.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING AND EXCAVATING. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE EXISTING UTILITIES. ANY DAMAGE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

PAINTING

NO PAINTING SHALL BE REQUIRED UNDER DIVISION 26 OR 27 EXCEPT FOR FACTORY-FINISHED ITEMS. ANY DAMAGED SURFACES OF FACTORY ITEMS SHALL BE REPAIRED BY THE CONTRACTOR TO AN ACCEPTABLE LEVEL DETERMINED BY THE ARCHITECT.

END OF SECTION

BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 - GENERAL

SUMMARY

THIS SECTION INCLUDES THE FOLLOWING:

1. RACEWAYS
2. CONDUCTORS
3. OUTLETS
4. WIRING DEVICES
5. DEVICES PLATES
6. SAFETY SWITCHES AND FUSES
7. AUTOMATIC LIGHTING CONTROL DEVICES
8. SMOKE ALARMS
9. SUPPORTING DEVICES
10. SPECIAL SYSTEMS BACKBOARD / MEDIA CENTER
11. EQUIPMENT FOR UTILITY COMPANY'S ELECTRICITY METERING

QUALITY ASSURANCE

ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

DEVICES FOR UTILITY COMPANY ELECTRICITY METERING SHALL COMPLY WITH UTILITY COMPANY PUBLISHED STANDARDS.

COMPLY WITH NFPA 70.

COORDINATION

COORDINATE CHASES, SLOTS, INSERTS, SLEEVES, AND OPENINGS FOR ELECTRICAL SUPPORTS, RACEWAYS, AND CABLE WITH GENERAL CONSTRUCTION WORK.

SEQUENCE, COORDINATE, AND INTEGRATE INSTALLING ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK. COORDINATE INSTALLING LARGE EQUIPMENT THAT REQUIRES POSITIONING BEFORE CLOSING IN THE BUILDING.

COORDINATE ELECTRICAL SERVICE CONNECTIONS TO COMPONENTS FURNISHED BY UTILITY COMPANIES.

COORDINATE INSTALLATION AND CONNECTION OF EXTERIOR UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES, INCLUDING PROVISION FOR SERVICE ENTRANCES AND ELECTRICITY-METERING COMPONENTS.

COORDINATE LOCATION OF ACCESS PANELS AND DOORS FOR ELECTRICAL ITEMS THAT ARE CONCEALED BY FINISHED SURFACES.

WHERE ELECTRICAL IDENTIFICATION DEVICES ARE APPLIED TO FIELD-FINISHED SURFACES, COORDINATE INSTALLATION OF IDENTIFICATION DEVICES WITH COMPLETION OF FINISHED SURFACE.

PART 2 - PRODUCTS

RACEWAYS

EMT: ELECTRICAL METALLIC TUBING; ANSI C80.3, ZINC-COATED STEEL.

FMC: FLEXIBLE METAL CONDUIT; ZINC-COATED STEEL.

IMC: INTERMEDIATE METAL CONDUIT; ANSI C80.6, ZINC-COATED STEEL, WITH THREADED FITTINGS.

LFMC: LIQUIDTIGHT FLEXIBLE METAL CONDUIT; ZINC-COATED STEEL WITH SUNLIGHT-RESISTANT AND MINERAL-OIL-RESISTANT PLASTIC JACKET.

RMC: RIGID METAL CONDUIT; GALVANIZED RIGID STEEL; ANSI C80.1.

RNC: RIGID NONMETALLIC CONDUIT; NEMA TC 2, SCHEDULE 40 OR 80 PVC, WITH NEMA TC3 FITTINGS.

RACEWAY FITTINGS: SPECIFICALLY DESIGNED FOR RACEWAY TYPE WITH WHICH USED.

ALL RACEWAYS SHALL BE A MINIMUM OF 3/4

CONDUCTORS

ALL CONDUCTORS SHALL BE COPPER.

NO WIRE SHALL BE SMALLER THAN NO. 12 AWG UNLESS NOTED OTHERWISE.

CONDUCTORS, NO. 10 AWG AND SMALLER: SOLID OR STRANDED COPPER.

CONDUCTORS, LARGER THAN NO. 10 AWG: STRANDED COPPER.

INSULATION: THERMOPLASTIC, RATED 600 V, 90 DEG C MINIMUM THHN/THWN-2 DEPENDING ON APPLICATION. PRIOR APPROVAL SHALL BE REQUIRED FOR THE USE OF INSULATION TYPES OTHER THAN THHN/THWN-2.

WIRE CONNECTORS AND SPLICES: UNITS OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS SUITABLE FOR SERVICE INDICATED.

OUTLETS

ALL BOXES, FITTINGS AND SUPPORTS (INCLUDING WIREWAYS) SHALL BE GALVANIZED STEEL. HOWEVER, WHERE THESE ITEMS ARE LOCATED NEAR COOLING TOWERS, THEY SHALL BE STAINLESS STEEL TYPE.

BOXES FOR CONCEALED WALL OUTLETS SHALL BE 4 DEVICE COVERS, EXCEPT AT INSTANCES WHERE SHALLOW BOXES ARE SPECIFICALLY REQUIRED. DEVICE COVERS FOR 4" SQUARE BOXES IN MASONRY WALLS WHICH ARE NOT PLASTERED OR OTHERWISE FINISHED SHALL BE 1" IN DIAMETER. FOR DRY WALL TYPE CONSTRUCTION, COVERS FOR BOXES IN SHEETROCK OR WOOD WALLS SHALL BE OF THE SAME DEPTH AS THE SHEETROCK OR WOOD THICKNESS AND SHALL HAVE STRAIGHT RECTANGULAR OPENINGS.

WHERE 4" JUNCTION BOXES ARE INDICATED OR INSTALLED, THEY SHALL BE COMPLETE WITH RAISED DEVICE COVERS AS HEREINBEFORE SPECIFIED. BLANK PLATES SHALL BE AS SPECIFIED FOR DEVICES.

BOXES FOR CONCEALED CEILING SHALL HAVE PLASTER COVERS. FIXTURE OUTLET BOXES SHALL BE EQUIPPED WITH FIXTURE STUDS SECURED TO THE BOXES. BOXES ABOVE LAY-IN CEILINGS SHALL BE SUPPORTED BY BAR HANDS. FOR WALL AND CEILING APPLICATIONS, REBAR SHALL BE POSITIONED BEFORE CLOSING IN THE BUILDING.

CONCRETE BOXES SHALL BE USED FOR FIXTURES ON CONCRETE CEILINGS.

BOXES AND FITTINGS SHALL COMPLY WITH ARTICLE 314 OF THE NEC. PARTICULAR ATTENTION SHALL BE PAID TO THE NUMBER OF CONDUCTORS ALLOWED IN AN OUTLET BOX OR JUNCTION BOX. CONTRACTOR SHALL MAKE PROVISIONS TO PREVENT OVERCROWDING OUTLET AND JUNCTION BOXES REGARDLESS OF THE NUMBER OF CONDUCTORS SHOWN ON THE PLANS AT THE OUTLETS.

WIRING DEVICES

WIRING DEVICES SHALL BE AS MANUFACTURED BY P&S/SIERRA, HUBBELL, LEVITON, OR EAGLE.

WALL SWITCHES SHALL BE 20A, 277V, AC TYPE DESIGNED FOR QUIET OPERATION. WALL SWITCHES SHALL BE CAPABLE OF 3-WAY OPERATION AS INDICATED ON DRAWINGS.

DUPLEX RECEPTACLES SHALL BE 20A/2 POLE, 3-WIRE, 125V, TAMPER RESISTANT, GROUNDING TYPE.

ALL DEVICE PLATES SHALL BE BRUSHED STAINLESS STEEL WITH MATCHING COUNTER SUNK SCREWS UNLESS NOTED OTHERWISE.

PLUGMOLD SHALL BE STEEL CONSTRUCTION, WIREMOLD 2000 SERIES, TAMPER RESISTANT, WITH 12" SPACING UNLESS NOTED OTHERWISE.

TV BOXES SHALL BE PASS & SEYMOUR TV2MW SERIES FOR 2-GANG AND TV3MW SERIES FOR 3-GANG.

FLOOR BOXES AND COVERS SHALL BE WIREMOLD EVOLUTION SERIES. PROVIDE POKE-THRU STYLE AND/OR FIRE RATING WHERE REQUIRED. MAINTAIN FIRE RATING AS SHOWN IN ARCHITECTURAL DRAWINGS. COVER STYLE TO BE COORDINATED WITH ARCHITECT BASED ON FLOOR TYPE.

INSTALL HUBBELL TAYMAC MODELS #MX3200 1-GANG AND #MX7200 2-GANG IN USE COVERS OR APPROVED EQUALS IN AREAS SUSCEPTIBLE TO BEATING RAIN OR WATER RUNOFF. VERIFY FINISH PRIOR TO PURCHASING.

CONSULT WITH THE ARCHITECT FOR FINISH AND COLOR SELECTIONS BEFORE ORDERING DEVICES AND COVER PLATES.

DEVICE PLATES

PLATES SHALL MATCH EXISTING PLATES WITHIN THE AREA.

USE MULTI-GANG PLATES WHERE SWITCHES, RECEPTACLES, AND/OR OTHER DEVICES ARE GROUPED.

PLATES SHALL BE INSTALLED WITH THE FOUR EDGES IN CONTINUOUS CONTACT WITH FINISHED WALL SURFACES WITHOUT THE USE OF MATS OR SIMILAR DEVICES. PLASTER FILLINGS WILL NOT BE PERMITTED. PLATES SHALL BE INSTALLED WITH AN ALIGNMENT TOLERANCE OF 1/16 VERTICAL OR HORIZONTAL.

DEVICE PLATES SHALL NOT BE INSTALLED UNTIL PAINTING IS COMPLETED. DEVICE PLATES HAVING PAINT ON THEIR SURFACES, OR HAVING THEIR FINISH MARRED BY USE OF PAINT REMOVER, SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

* FROM THE

ELECTRICAL SPECIFICATIONS

PART 2 - PRODUCTS

MANUFACTURERS

AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- EATON CORP.; CUTLER-HAMMER PRODUCTS.
- SIEMENS ENERGY & AUTOMATION, INC.
- SQUARE D CO.
- GENERAL ELECTRIC COMPANY, INC.

FABRICATION AND FEATURES

ENCLOSURES: FLUSH- AND SURFACE-MOUNTED CABINETS. NEMA PB 1, TYPE 1, SUITABLE FOR ENVIRONMENTAL CONDITIONS AT INSTALLED LOCATION.

- OUTDOOR LOCATIONS: NEMA 250, TYPE 3R.
- WITHIN COMMERCIAL KITCHENS: NEMA 250, TYPE 4X.
- OTHER WET OR DAMP INDOOR LOCATIONS: NEMA 250, TYPE 4.
- HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA 250, TYPE 7C.

FRONT: SECURED TO BOX WITH CONCEALED TRIM CLAMPS. FOR SURFACE-MOUNTED FRONTS, MATCH BOX DIMENSIONS; FOR FLUSH-MOUNTED FRONTS, OVERLAP BOX.

FINISH: MANUFACTURER'S STANDARD ENAMEL FINISH OVER CORROSION-RESISTANT TREATMENT OR PRIMER COAT.

DIRECTORY CARD: A CLEAR PLASTIC DIRECTORY HOLDER SHALL BE MOUNTED INSIDE PANELBOARD DOOR.

BUS: HARD-DRAWN COPPER, 98 PERCENT CONDUCTIVITY.

EQUIPMENT GROUND BUS: ADEQUATE FOR FEEDER AND BRANCH-CIRCUIT EQUIPMENT GROUND CONDUCTORS; BONDED TO BOX.

PANELBOARD SHORT-CIRCUIT RATING: FULLY RATED TO INTERRUPT SYMMETRICAL SHORT-CIRCUIT CURRENT AVAILABLE AT TERMINALS.

PANELBOARDS WITH MAIN SERVICE DISCONNECT: LISTED FOR USE AS SERVICE EQUIPMENT.

SPACES FOR FUTURE DEVICES: MOUNTING BRACKETS, BUS CONNECTIONS, AND NECESSARY APPURTENANCES REQUIRED FOR FUTURE INSTALLATION OF DEVICES.

FEED-THROUGH LUGS: LOCATE AT OPPOSITE END OF BUS FROM INCOMING LUGS OR MAIN DEVICE.

LIGHTING AND APPLIANCE BRANCH-CIRCUIT PANELBOARDS

BRANCH OVERCURRENT PROTECTIVE DEVICES: BOLT-ON CIRCUIT BREAKERS, REPLACEABLE WITHOUT DISTURBING ADJACENT UNITS.

DOORS: FRONT MOUNTED WITH CONCEALED HINGES; SECURED WITH FLUSH LATCH WITH TUMBLER LOCK; KEYED ALIKE.

DISTRIBUTION PANELBOARDS

DOORS: FRONT MOUNTED, AND SECURED WITH VAULT-TYPE LATCH WITH TUMBLER LOCK; KEYED ALIKE.

BRANCH OVERCURRENT PROTECTIVE DEVICES SHALL BE ONE OF THE FOLLOWING:

- BOLT-ON CIRCUIT BREAKERS.
- FUSED SWITCHES.

INTEGRATED TRANSIENT VOLTAGE SURGE SUPPRESSION DEVICES

SURGE PROTECTIVE DEVICE (SPD)

- SPD SHALL BE LISTED AND COMPONENT RECOGNIZED IN ACCORDANCE WITH UL 1449 SECOND EDITION TO INCLUDE SECTION 37.3 HIGHEST FAULT CURRENT CATEGORY. SPD SHALL BE UL 1283 LISTED.
- SPD SHALL BE INSTALLED BY AND SHIPPED FROM THE ELECTRICAL DISTRIBUTION EQUIPMENT MANUFACTURER'S FACTORY.
- THE SPD DEVICES IN LIGHTING AND APPLIANCE PANELBOARDS SHALL BE BUS MOUNTED BETWEEN THE MAIN AND BRANCH DEVICES. SPD DEVICES BUSSED OFF THE END OF THE PANELBOARD ARE NOT ALLOWED. PANELBOARDS WITH SPD WILL ACCOMMODATE THRU-FEED LUGS AND SUB-FEED CIRCUIT BREAKERS IN SINGLE SECTION AND MULTI-SECTION PANELBOARDS.
- THE SPD DEVICES IN POWER DISTRIBUTION PANELBOARDS SHALL BE CABLE CONNECTED.
- SPD SHALL PROVIDE SURGE CURRENT DIVERSION PATHS FOR ALL MODES OF PROTECTION; L-N, L-G, N-G IN WYE SYSTEMS.
- SPD SHALL BE MODULAR IN DESIGN. EACH MODE INCLUDING N-G SHALL BE FUSED WITH A 200KAIR UL RECOGNIZED SURGE RATED FUSE AND INCORPORATE A THERMAL CUTOUT DEVICE. SPD SHALL SAFELY REACH AN END-OF-LIFE CONDITION WHEN SUBJECTED TO FAULT CURRENT LEVELS BETWEEN 0 AND 200 KA, INCLUDING LOW LEVEL FAULT CURRENTS FROM 5 TO 5000 AMPERES.
- AUDIBLE DIAGNOSTIC MONITORING SHALL BE BY WAY OF AUDIBLE ALARM. THIS ALARM SHALL ACTIVATE UPON A FAULT CONDITION. AN ALARM ON/OFF SWITCH SHALL BE PROVIDED TO SILENCE THE ALARM. AN ALARM PUSH TO TEST SWITCH SHALL BE PROVIDED.
- SPD SHALL MEET OR EXCEED THE FOLLOWING CRITERIA:
 - MINIMUM SURGE CURRENT CAPABILITY (SINGLE PULSE RATED) PER PHASE SHALL BE:
 - SERVICE ENTRANCE PANELBOARD LOCATIONS: 240KA PER PHASE.
 - DISTRIBUTION AND LIGHTING AND APPLIANCE PANELBOARD LOCATIONS: 160KA PER PHASE.
 - UL 1449 SUPPRESSION VOLTAGE RATINGS:

VOLTAGE	LOCATION	L-N	L-G	N-G
208Y/120V	DISTRIBUTION:	400V	400V	400V
480Y/277V	DISTRIBUTION:	800V	800V	800V
- SPD SHALL HAVE A MINIMUM EMI/RFI FILTERING OF UP TO -30 DB OVER THE RANGE OF 100 KHZ TO 100 MHZ.
- SPD SHALL BE PROVIDED WITH ONE SET OF NO/NC DRY CONTACTS.
- THE MANUFACTURER OF THE ELECTRICAL EQUIPMENT IN WHICH THE SPD IS INSTALLED SHALL WARRANT THE INTEGRATED SPD DEVICE TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INVOICE THE MANUFACTURER OR ITS AUTHORIZED SALES CHANNEL.

OVERCURRENT PROTECTIVE DEVICES

MOLDED-CASE CIRCUIT BREAKER: NEMA AB 1, WITH INTERRUPTING CAPACITY TO MEET AVAILABLE FAULT CURRENTS.

- THERMAL-MAGNETIC CIRCUIT BREAKERS: INVERSE TIME-CURRENT ELEMENT FOR LOW-LEVEL OVERLOADS, AND INSTANTANEOUS MAGNETIC TRIP ELEMENT FOR SHORT CIRCUITS. ADJUSTABLE MAGNETIC TRIP SETTING FOR CIRCUIT-BREAKER FRAME SIZES 250 A AND LARGER.
- GFCI CIRCUIT BREAKERS: SINGLE- AND TWO-POLE CONFIGURATIONS WITH 5MA TRIP SENSITIVITY.
- APPLICATION LISTING: APPROPRIATE FOR APPLICATION; TYPE SWD FOR SWITCHING FLUORESCENT LIGHTING LOADS; TYPE HACR FOR HEATING, AIR-CONDITIONING, AND REFRIGERATING EQUIPMENT.
- SHUNT TRIP: 120-V TRIP COIL ENERGIZED FROM SEPARATE CIRCUIT, SET TO TRIP AT 55 PERCENT OF RATED VOLTAGE. VERIFY EXACT VOLTAGE OF SHUNT TRIP WITH FIRE ALARM VENDOR.
- FUSED SWITCH: NEMA KS 1, TYPE HD; CLIPS TO ACCOMMODATE INDICATED FUSES; LOCKABLE HANDLE.

PART 3 - EXECUTION

INSTALLATION

INSTALL PANELBOARDS AND ACCESSORIES ACCORDING TO NEMA PB 1.1.

MOUNTING HEIGHTS: TOP OF TRIM 84 INCHES ABOVE FINISHED FLOOR, UNLESS OTHERWISE INDICATED. HIGHEST SWITCH OR BREAKER AT 72" MAX ABOVE FINISHED FLOOR.

MOUNTING: PLUMB AND RIGID WITHOUT DISTORTION OF BOX. MOUNT RECESSED PANELBOARDS WITH FRONTS UNIFORMLY FLUSH WITH WALL FINISH.

INSTALL FILLER PLATES IN UNUSED PROTECTIVE DEVICE SPACES.

WIRING IN PANELBOARD GUTTERS: ARRANGE CONDUCTORS INTO GROUPS AND BUNDLE AND WRAP WITH WIRE TIES AFTER COMPLETING LOAD BALANCING.

LOCATE PANELBOARDS SO THAT RATINGS ARE NOT REDUCED BY HEAT FROM EXTERNAL SOURCES.

IDENTIFICATION

IDENTIFY FIELD-INSTALLED CONDUCTORS, INTERCONNECTING WIRING, AND COMPONENTS; PROVIDE WARNING SIGNS AS SPECIFIED IN DIVISION 16 SECTION "BASIC ELECTRICAL MATERIALS AND METHODS."

PANELBOARD NAMEPLATES: LABEL EACH PANELBOARD WITH ENGRAVED METAL OR LAMINATED-PLASTIC NAMEPLATE MOUNTED WITH CORROSION-RESISTANT SCREWS.

CIRCUIT DIRECTORY: CREATE A DIRECTORY TO INDICATE INSTALLED CIRCUIT LOADS AFTER BALANCING PANELBOARD LOADS. OBTAIN APPROVAL BEFORE INSTALLING. USE A COMPUTER OR TYPEWRITER TO CREATE DIRECTORY; HANDWRITTEN DIRECTORIES ARE NOT ACCEPTABLE.

FIELD QUALITY CONTROL

TESTING AND INSPECTION: AFTER INSTALLING PANELBOARDS AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, DEMONSTRATE PRODUCT CAPABILITY AND COMPLIANCE WITH REQUIREMENTS.

BALANCING LOADS: AFTER SUBSTANTIAL COMPLETION, BUT NOT MORE THAN 60 DAYS AFTER FINAL ACCEPTANCE, MEASURE LOAD BALANCING AND MAKE CIRCUIT CHANGES AS FOLLOWS:

- MEASURE AS DIRECTED DURING PERIOD OF NORMAL SYSTEM LOADING.
- PERFORM LOAD-BALANCING CIRCUIT CHANGES OUTSIDE NORMAL OCCUPANCY/WORKING SCHEDULE OF THE FACILITY AND AT TIME DIRECTED. AVOID DISRUPTING CRITICAL 24-HOUR SERVICES SUCH AS FAX MACHINES AND ON-LINE DATA-PROCESSING, COMPUTING, TRANSMITTING, AND RECEIVING EQUIPMENT.
- AFTER CIRCUIT CHANGES, RECHECK LOADS DURING NORMAL LOAD PERIOD. RECORD ALL LOAD READINGS BEFORE AND AFTER CHANGES AND SUBMIT TEST RECORDS.
- TOLERANCE: DIFFERENCE EXCEEDING 20 PERCENT BETWEEN PHASE LOADS, WITHIN A PANELBOARD, IS NOT ACCEPTABLE. REBALANCE AND RECHECK AS NECESSARY TO MEET THIS MINIMUM REQUIREMENT.

END OF SECTION

LIGHTING FIXTURES

PART 1 - GENERAL

SUMMARY

THIS SECTION INCLUDES THE FOLLOWING:

- LIGHTING FIXTURES WITH LAMPS AND DRIVERS.
- EMERGENCY LIGHTING UNITS.
- EXIT SIGNS.
- ACCESSORIES, INCLUDING FLUORESCENT FIXTURE DIMMERS, OCCUPANCY SENSORS, ETC.

SUBMITTALS

PRODUCT DATA: FOR EACH TYPE OF LIGHTING FIXTURE SCHEDULED, ARRANGED IN ORDER OF FIXTURE DESIGNATION. INCLUDE DATA ON FEATURES, PHOTOMETRIC DATA, ACCESSORIES, AND FINISHES.

PRODUCT CERTIFICATES: DIMMING DRIVER COMPATIBILITY CERTIFICATES SHALL BE SIGNED BY THE MANUFACTURER OF DRIVER CERTIFYING THAT BALLASTS ARE COMPATIBLE WITH DIMMING SYSTEMS AND EQUIPMENT WITH WHICH THEY ARE USED. PRODUCT CERTIFICATES SIGNED BY PRODUCT MANUFACTURER SHALL BE PROVIDED FOR EACH TYPE OF DRIVER FOR BI-LEVEL AND DIMMER CONTROLLED LUMINAIRES.

OPERATION AND MAINTENANCE DATA.

QUALITY ASSURANCE

ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100. BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

COMPLY WITH NFPA 70.

FIXTURES FOR HAZARDOUS LOCATIONS SHALL BE LISTED BY UNDERWRITERS' LABORATORY AND LABELED FOR INDICATED CLASS AND DIVISION OF HAZARD.

NFPA 101 COMPLIANCE: COMPLY WITH VISIBILITY AND LUMINANCE REQUIREMENTS FOR EXIT SIGNS.

EXTRA MATERIALS-LAMPS: FURNISH EXTRA MATERIALS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. 5% OF EACH TYPE AND RATING INSTALLED. FURNISH AT LEAST ONE OF EACH TYPE.

COORDINATION: COORDINATE LAYOUT AND INSTALLATION OF LUMINAIRES WITH CEILING SYSTEM AND OTHER CONSTRUCTION THAT PENETRATES CEILINGS OR IS SUPPORTED BY THEM INCLUDING MECHANICAL SYSTEM, FIRE SUPPRESSION, AND TECHNOLOGY AND PARTITION ASSEMBLIES.

PROVIDE ALL FRAMES, SUPPLEMENTARY SUPPORT STRUCTURES, HANGERS, SPACERS, STEMS, ALIGNER CANOPIES, AUXILIARY JUNCTION BOXES AND OTHER HARDWARE AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. RECESSED LUMINAIRES SHALL HAVE FRAMES THAT ARE COMPATIBLE WITH THE CEILING SYSTEM.

WARRANTY: SPECIAL WARRANTY FOR LEDS' AND DRIVERS: MANUFACTURERS STANDARD FORM IN WHICH MANUFACTURER OF LEDS AND DRIVERS AGREES TO REPLACE COMPONENTS THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD.

- LED ARRAYS: 5 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- DRIVERS: 5 YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS

LIGHT FIXTURES

ALL LIGHT FIXTURES SHALL BE SPECIFIED ON THE DRAWINGS.

FIXTURES TO BE INSTALLED IN DAMP OR WET LOCATIONS SHALL BE LISTED BY UNDERWRITERS' LABORATORY FOR THAT PURPOSE.

RECESSED INCANDESCENT FIXTURES SHALL BE PROVIDED WITH THERMAL PROTECTORS TO AUTOMATICALLY DEACTIVATE THE FIXTURES DUE TO OVERHEATING (FIXTURES SHALL BE LABELED BY UNDERWRITERS' LABORATORY FOR THAT PURPOSE).

LAMPS SHALL BE FURNISHED AND INSTALLED FOR ALL FIXTURES INCLUDING FIXTURES FURNISHED BY OTHERS. PROVIDE LAMPS OF THE PROPER TYPE, WATTAGE AND VOLTAGE RATING AS SPECIFIED IN THE CONTRACT DOCUMENTS.

GENERAL: COMPLY WITH UL 924; FOR SIGN COLORS AND LETTERING SIZE, COMPLY WITH AUTHORITIES HAVING JURISDICTION.

PART 3 - EXECUTION

INSTALLATION

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET ALL LOCAL, STATE AND NATIONAL BUILDING CODES WHEN INSTALLING LIGHT FIXTURES AND LIGHT FIXTURE SUPPORTS. ALL LIGHT FIXTURE SUPPORTS SHALL BE PAINTED FLUORESCENT ORANGE SO THEY CAN BE EASILY DISTINGUISHED FROM THE OTHER CEILING GRID SUPPORTS.

LIGHT FIXTURES SHALL BE SET LEVEL, PLUMB, AND SQUARE WITH CEILINGS AND WALLS.

FIXTURES TO BE INSTALLED IN OR ON PAINTED CEILINGS AND/OR WALLS SHALL NOT BE INSTALLED UNTIL PAINTING IS COMPLETED. FIXTURES INSTALLED WITH PAINT APPLIED OVER FACTORY FINISHES WILL BE REJECTED.

RECESSED FIXTURES SHALL BE INSTALLED TO THEIR SUPPORTS SO THAT THE TRIM FLANGES FIT TIGHTLY AND EVENLY AGAINST THE SURFACE OF THE CEILING.

ALL LOCATIONS OF FIXTURES ARE APPROXIMATE. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.

ALL LED LAMPS SHALL BE FURNISHED INSIDE FROSTED EXCEPT WHERE NOTED OTHERWISE.

LUMINAIRES:

- SET LEVEL, PLUMB, AND SQUARE WITH CEILINGS AND WALLS, AND SECURE ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPROVED SUBMITTAL MATERIALS, UNLESS OTHERWISE INDICATED.
- INSTALL LAMPS IN EACH LUMINAIRE.

FOR TEMPORARY LIGHTING, IF IT IS NECESSARY AND APPROVED BY ARCHITECT, TO USE PERMANENT LUMINAIRES FOR TEMPORARY LIGHTING, INSTALL AND ENERGIZE THE MINIMUM NUMBER OF LUMINAIRES NECESSARY. WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, REMOVE THE TEMPORARY LUMINAIRES, DISASSEMBLE, CLEAN THOROUGHLY, INSTALL NEW LAMPS, AND REINSTALL.

FOR REMOTE MOUNTING OF DRIVERS THE DISTANCE BETWEEN THE DRIVERS AND FIXTURE SHALL NOT EXCEED THAT RECOMMENDED BY DRIVERS MANUFACTURER. VERIFY, WITH DRIVER MANUFACTURERS, MAXIMUM DISTANCE BETWEEN DRIVER AND LUMINAIRE.

VERIFY WEIGHT AND MOUNTING METHOD OF ALL LUMINAIRES PRIOR TO ORDERING AND PROVIDE SUITABLE SUPPORT. COORDINATE WITH GENERAL CONTRACTOR FOR LUMINAIRES THAT REQUIRE ADDITIONAL BLOCKING OR SUPPORT. LUMINAIRE MOUNTING ASSEMBLIES SHALL COMPLY WITH ALL LOCAL SEISMIC CODES AND REGULATIONS.

LUMINAIRES LOCATED IN RECESSED CEILINGS WITH A FIRE RESISTIVE RATING OF 1 HOUR OR MORE SHALL BE ENCLOSED IN AN APPROVED FIRE RESISTIVE RATED BOX EQUAL TO THAT OF THE CEILING. ACOUSTICAL CEILING TILES ARE NOT ACCEPTABLE.

INSTALL LUMINAIRES WITH VENT HOLES FREE OF AIR BLOCKING OBSTACLES.

CLEANING AND ADJUSTING

MAKE FINAL ADJUSTMENT OF AIMABLE LUMINAIRES AND ADJUSTABLE LIGHT SETTINGS UNDER THE DIRECTION OF THE ARCHITECT AND/OR LIGHTING DESIGNER DURING A SCHEDULED PERIOD OF TIME PRIOR TO THE COMPLETION OF THE PROJECT, AFTER NORMAL BUSINESS HOURS IF REQUIRED. INCLUDE ALL EQUIPMENT AND PERSONNEL EXPENSES INCLUDING OVERTIME REQUIRED FOR FOCUSING.

END OF SECTION

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