

BLUE RIBBON RANCH AND PET RENOVATION Beeville, Texas

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CODE REVIEW / NOTES

GENERAL INFORMATION

PROJECT DESCRIPTION: RANCH AND PET STORE: RENOVATION
 HEIGHT: ONE STORY
 AREA: 20,000 SF

CODE REVIEW

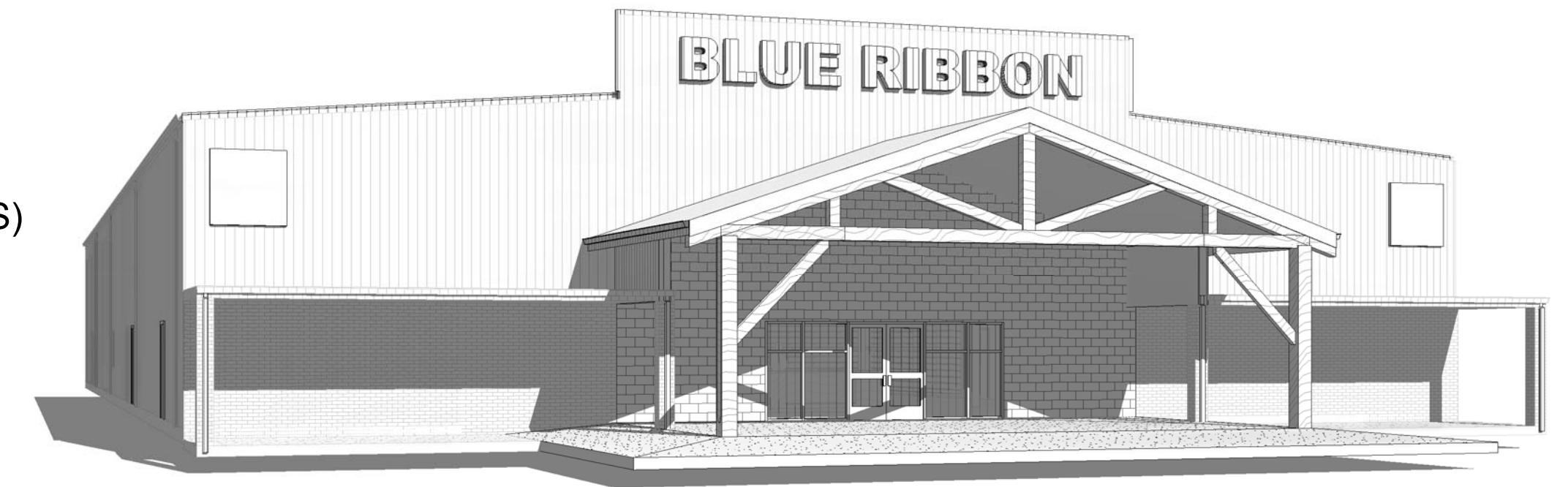
APPLICABLE CODES: 2009 INTERNATIONAL CODES
 2012 TEXAS ACCESSIBILITY STANDARDS

TYPE OF CONSTRUCTION: TYPE IIIB (REFER TABLE 601 FOR FIRE RESISTANCE RATINGS)
 PRIMARY OCCUPANCY: M - MERCANTILE
 ALLOWABLE AREA: 12,500 SF = SEPARATE INTO FIRE AREAS, SEE PLAN

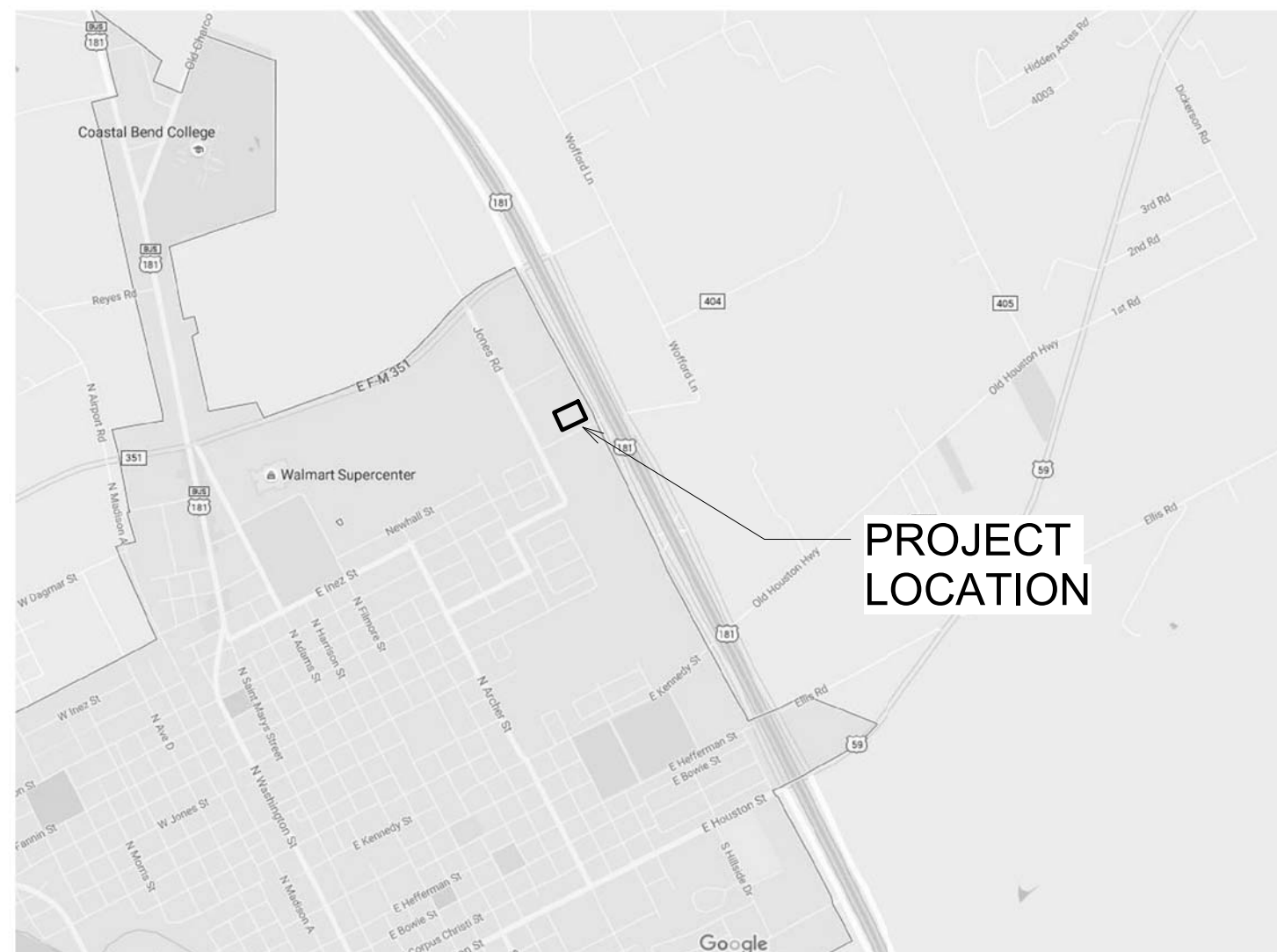
MEANS OF EGRESS:

OCCUPANCY	LOAD FACTOR	REQ'D CORR WIDTH	TRAVEL DIST.
MERCANTILE GROUND FLOOR	30 GROSS	44" OR 0.2" X OCC	200'
MERCANTILE STOCK AREA	300 GROSS	44" OR 0.2" X OCC	200'
BUSINESS	100 GROSS	44" OR 0.2" X OCC	200'

EXTERIOR



SITE MAP



SYMBOLS LEGEND

	BUILDING SECTION REFERENCE		WINDOW TYPE REFER TO SHEET A7.1 FOR ADDITIONAL INFORMATION
	INTERIOR ELEVATION REFERENCE		DOOR NUMBER REFER TO SHEET A7.1 FOR ADDITIONAL INFORMATION
	RESTROOM ACCESSORY REFER TO SHEET A2.1 FOR SCHEDULE		ENLARGED PLAN/ DETAIL REFERENCE
	MATERIAL REFERENCE REFER TO SHEET A4.1 FOR SCHEDULE		WALL TYPE REFER TO SHEET A1.1 FOR ADDITIONAL INFORMATION

LAYOUT



STRUCTURAL ENGINEER

STRUCTURAL ENGINEER
 XXX.XXX.XXXX

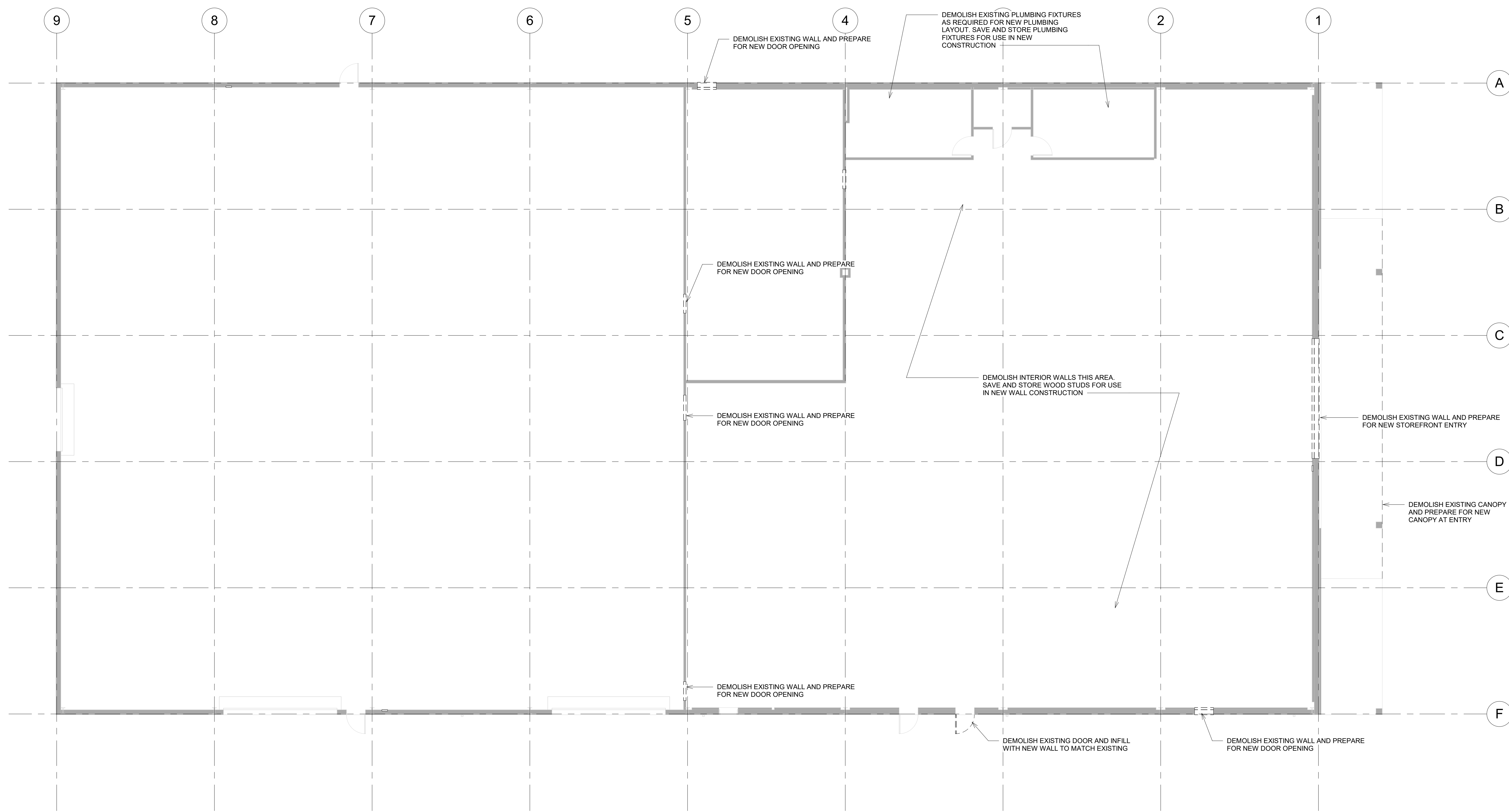
DESIGN-BUILD CONTRACTOR



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M.E.P. ENGINEER

WYCOFF ENGINEERING, INC.
 361.771.3111
 1938 COUNTY RD 237
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1 DEMOLITION PLAN
1/8" = 1'-0"

REVISIONS

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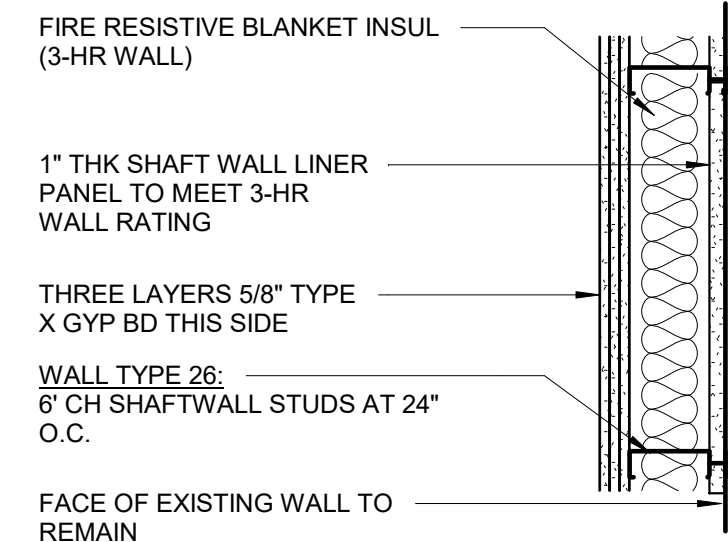
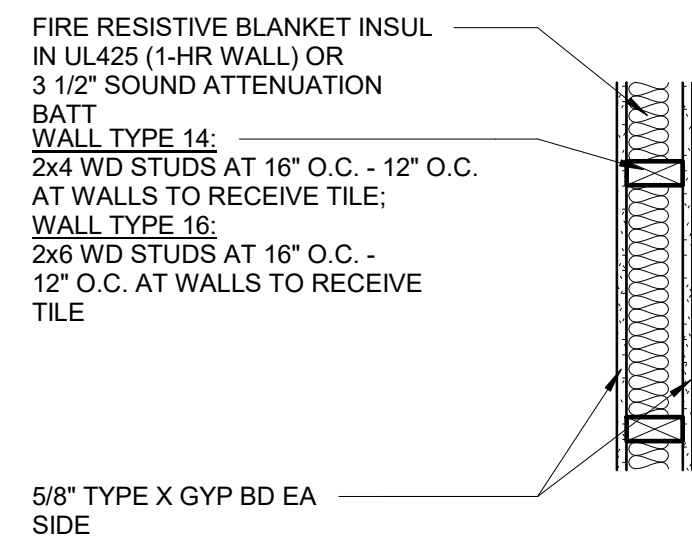
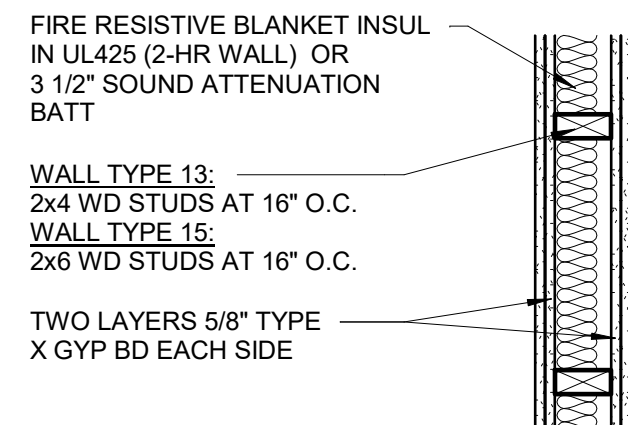
CLIENT
BLUE RIBBON RANCH AND PET

BLUE RIBBON RANCH AND PET RENOVATION
 Beeville, Texas

ISSUE DATE	09.07.2016
PROJECT NUMBER	0716 001
DRAWING SCALE	1/8" = 1'-0"
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PAGE TITLE
 DEMOLITION PLAN

SHEET
D-1.0



INTERIOR WALL 13 15

INTERIOR WALL 14 16

INTERIOR WALL 26

2 WALL TYPES
1" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS TO EXISTING WALLS ARE FROM EXISTING FINISH FACE. ALL OTHER WALL DIMENSIONS ARE TO FACE OF STUD.
2. REUSE EXISTING DEMOLISHED STUDS FOR NEW WALLS.
3. FLOOR MATERIAL CHANGES BETWEEN ROOMS TO OCCUR UNDER DOOR (UON).
4. PAINT ALL WALLS TO DECK, TYP.
5. PROVIDE CJS AT GYP BD CEILINGS AT 50'-0" O.C. MAX. (UON). PROVIDE CJS AT WALLS/BLKHDS AT 30'-0" O.C. MAX. (UON)
6. ALL SUSPENDED GYP BD TO BE PAINTED.
7. PROVIDE 4x8' VERTICAL FRP PANELS FROM CORNER TO CORNER AT STUD WALLS BEHIND MOP SINKS, TYP.

CONSTRUCTION LEGEND

- STUD WALLS W/ INSULATION & 5/8" TYPE 'X' GYP BOTH SIDES
- MASONRY VENEER - REFER ELEVATIONS
- EXISTING WALLS TO REMAIN
- AREA OF NO WORK
- EXISTING DOOR TO REMAIN
- WALL CONTINUOUS TO BOTTOM OF FLOOR ABOVE OR ROOF DECK
- WALL-MOUNTED URINAL. (HATCH INDICATES ADA URINAL.)
- WALL-MOUNTED WATER CLOSET. (HATCH INDICATES ADA W.C.)
- MOP SINK
- 18" COUNTER LAVATORY

REVISIONS

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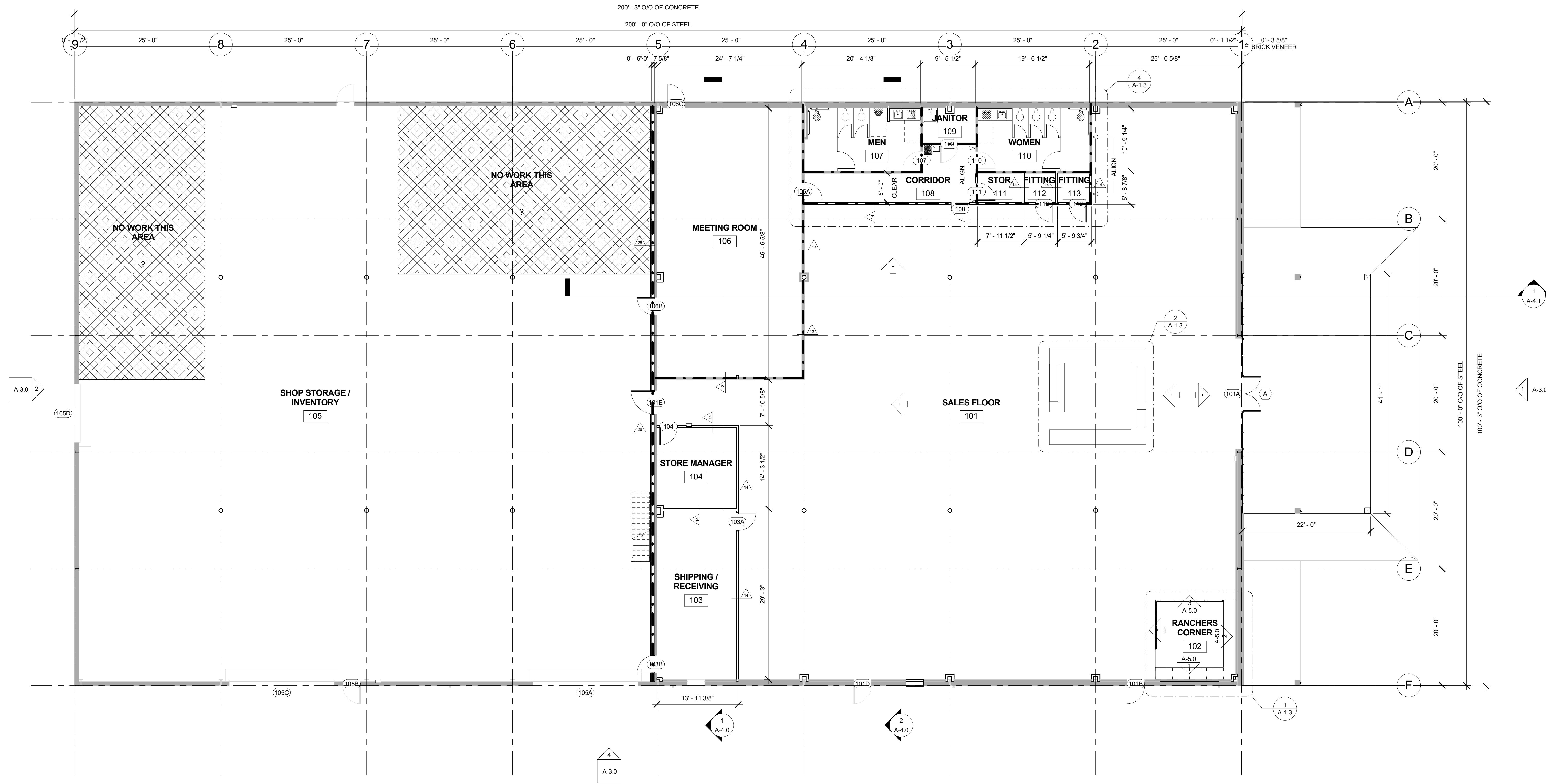
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DRAWING SCALE
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LB

PAGE TITLE
FLOOR PLAN

SHEET

A-1.1



1 FLOOR PLAN
1/8" = 1'-0"

PLUMBING COUNT					
TYPE OF OCCUPANCY: M					
TOTAL No OCCUPANTS: 354					
No OF MALES: 177			No OF FEMALES: 177		
1:500 TLTS	REQD	PROVIDED	1:500 TLTS	REQD	PROVIDED
URINALS-67%	[-]	1	-	-	-
1:750 LAVS	1	2	1:750 LAVS	1	2
TOTAL FIXTURES	2	2	2	2	2
UNISEX REQUIREMENTS (1109.2.1): (1 FOR # OF FIXTURES >6)			N/A REQUIRED; N/A PROVIDED		
1:1000 EWC's			REQUIRED 1; PROVIDED 1		

EGRESS LEGEND		
TYPE	COMMENTS	COUNT
1	3'-0" DOOR (33.2" CLR) @ 0.2" PER OCCUPANT = 166 OCCUPANTS	6
2	PR 3'-0" DOORS (66.4" CLR) @ 0.2" PER OCCUPANT = 332 OCCUPANTS	1
3	4'-0" DOOR (45.2" CLR) @ 0.2" PER OCCUPANT = 226 OCCUPANTS	2

EGRESS REQUIRED

FIRE AREA A
321 OCCUPANTS
2 EXITS REQUIRED:
64.2" REQUIRED:

6 PROVIDED
277.6" PROVIDED

FIRE AREA B
33 OCCUPANTS
2 EXITS REQUIRED:
6.6" REQUIRED:

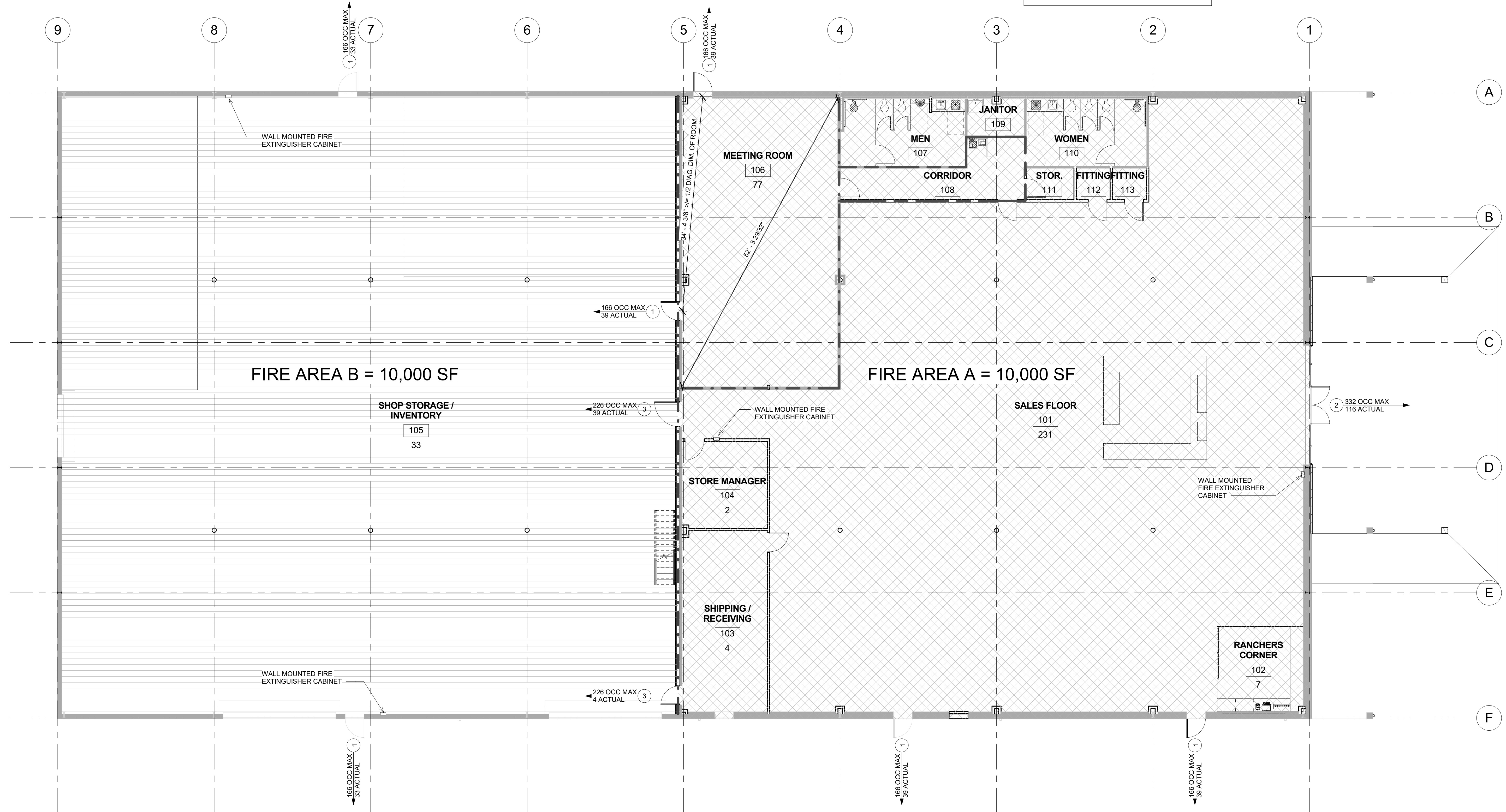
6 PROVIDED
66.4" PROVIDED

FIRE WALL LEGEND

1-HOUR BARRIER
2-HOUR BARRIER
3-HOUR WALL

CONSTRUCTION LEGEND

- STUD WALLS W/ INSULATION & 5/8" TYPE 'X' GYP BOTH SIDES
- MASONRY VENEER - REFER ELEVATIONS
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- AREA OF NO WORK
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- WALL-MOUNTED WATER CLOSET. (HATCH INDICATES ADA W.C.)
- MOP SINK
- 18" COUNTER LAVATORY



1 EGRESS AND FIRE PLAN
1/8" = 1'-0"

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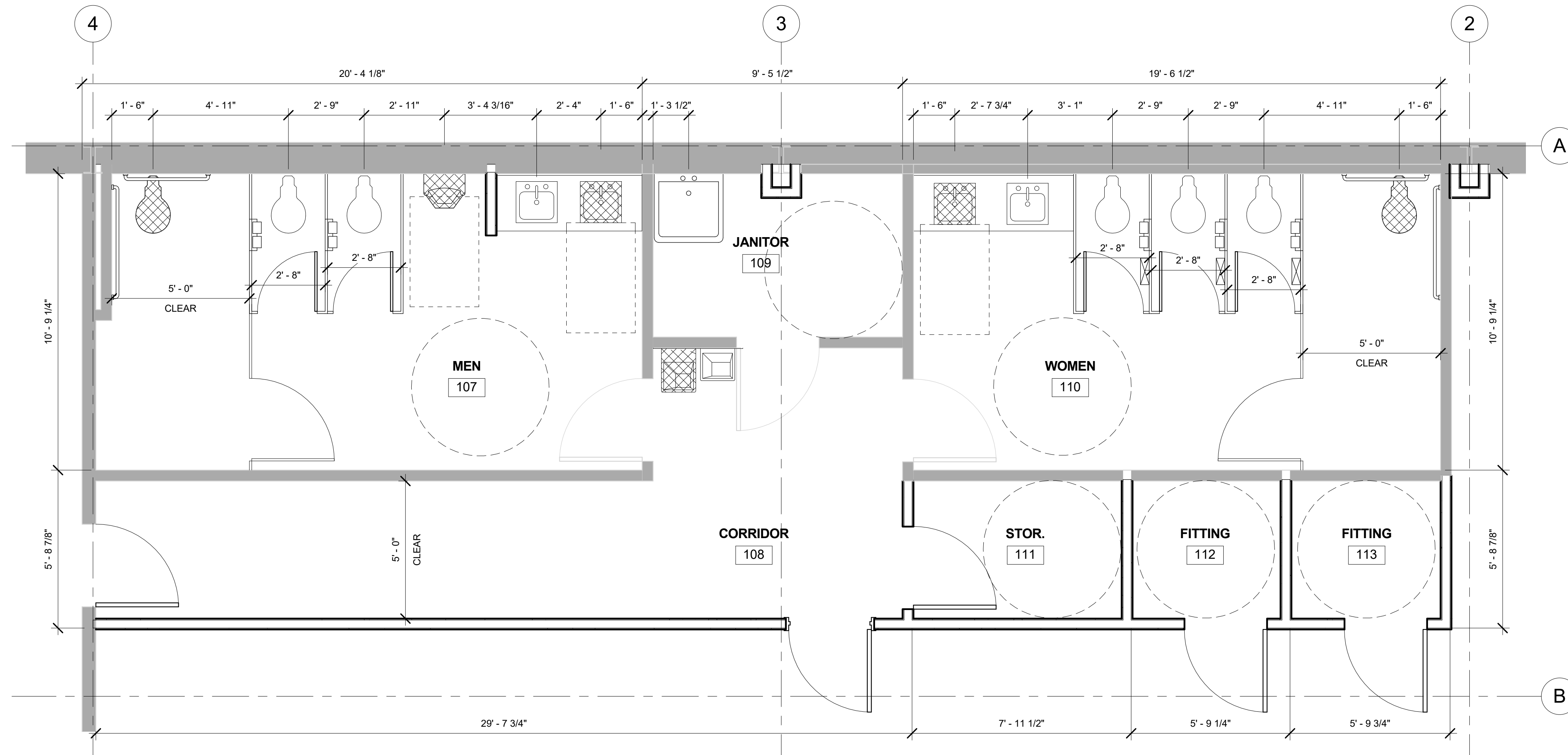
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Beeville, Texas

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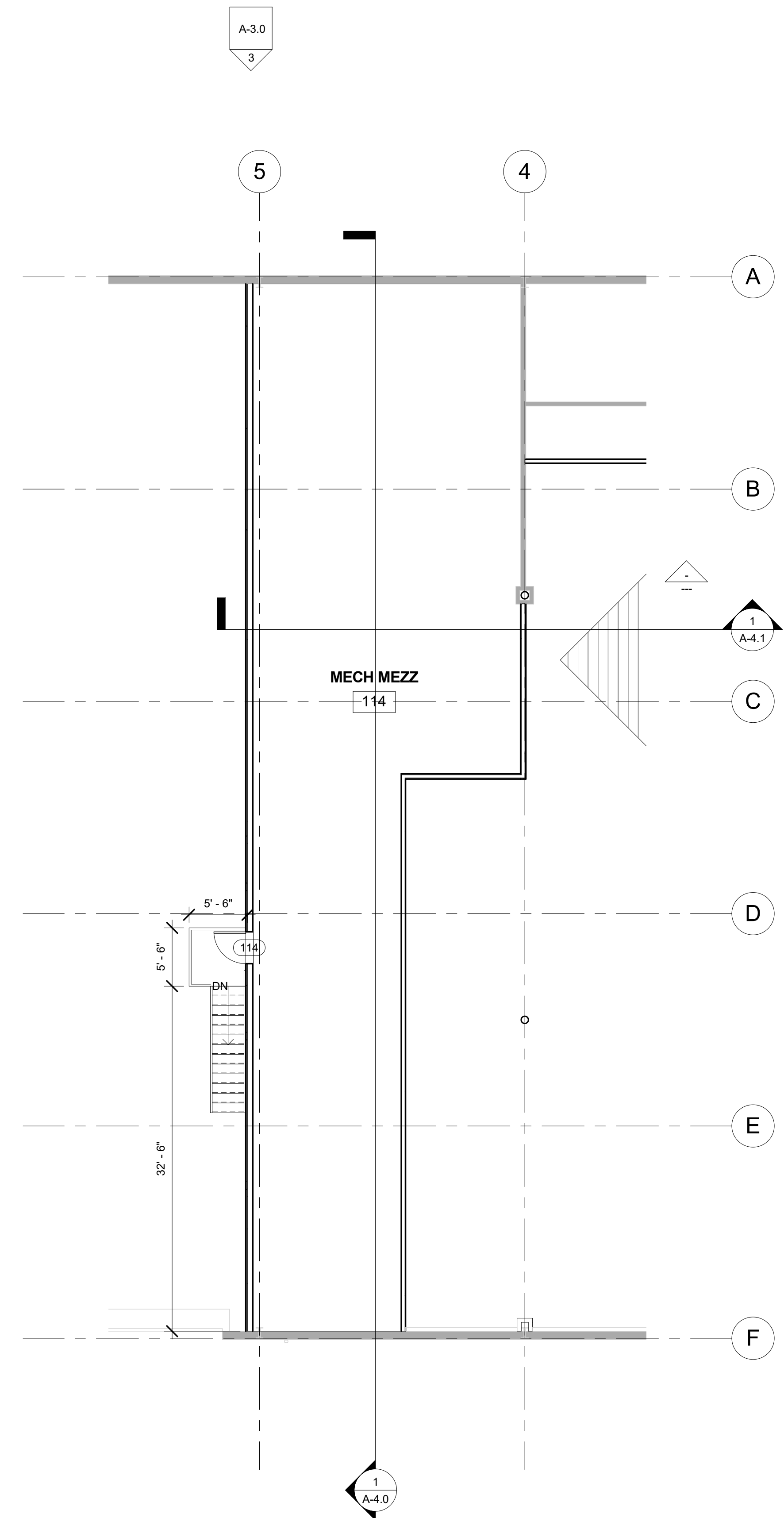
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PAGE TITLE: EGRESS AND FIRE PLAN

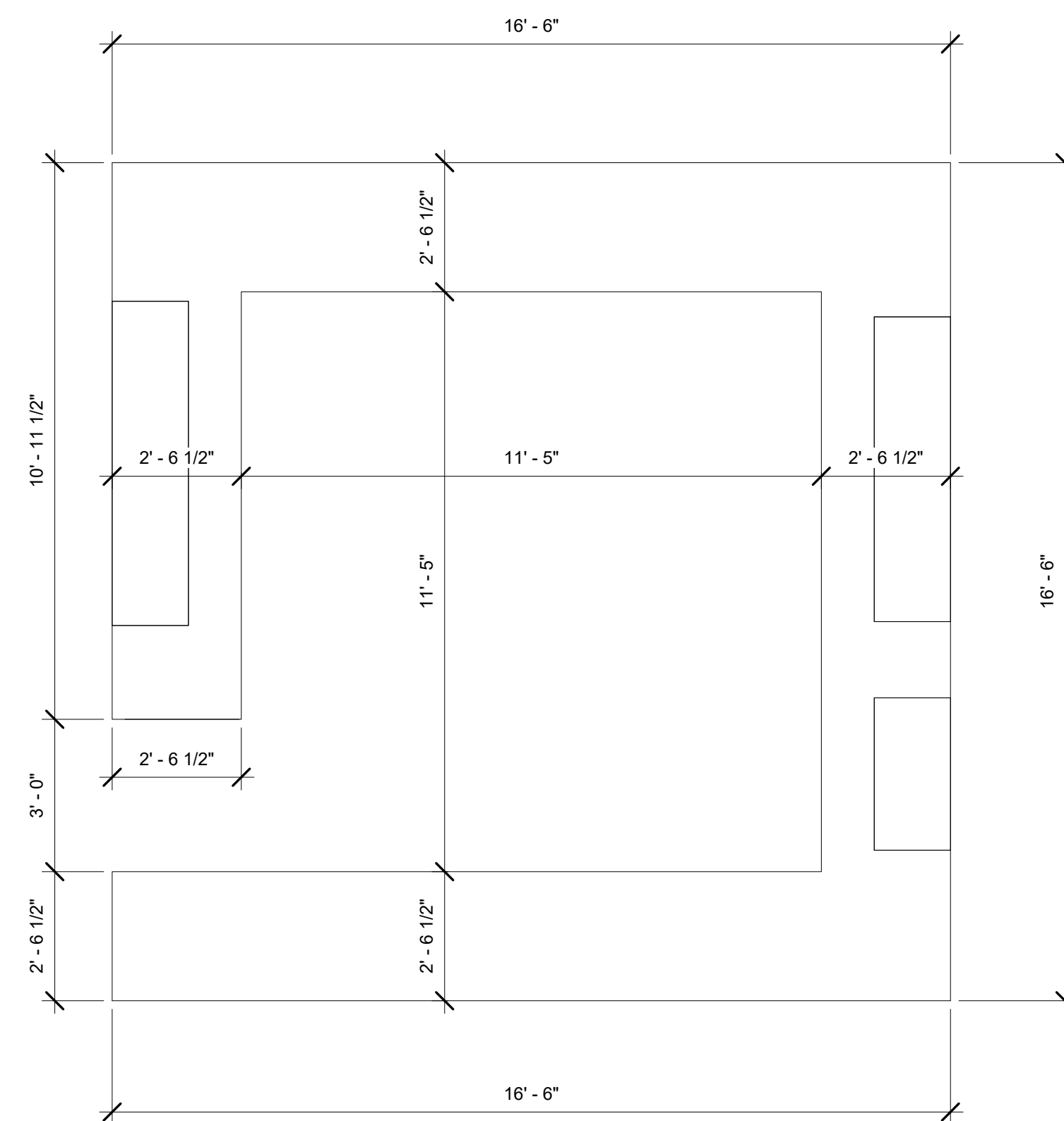
SHEET: A-1.2



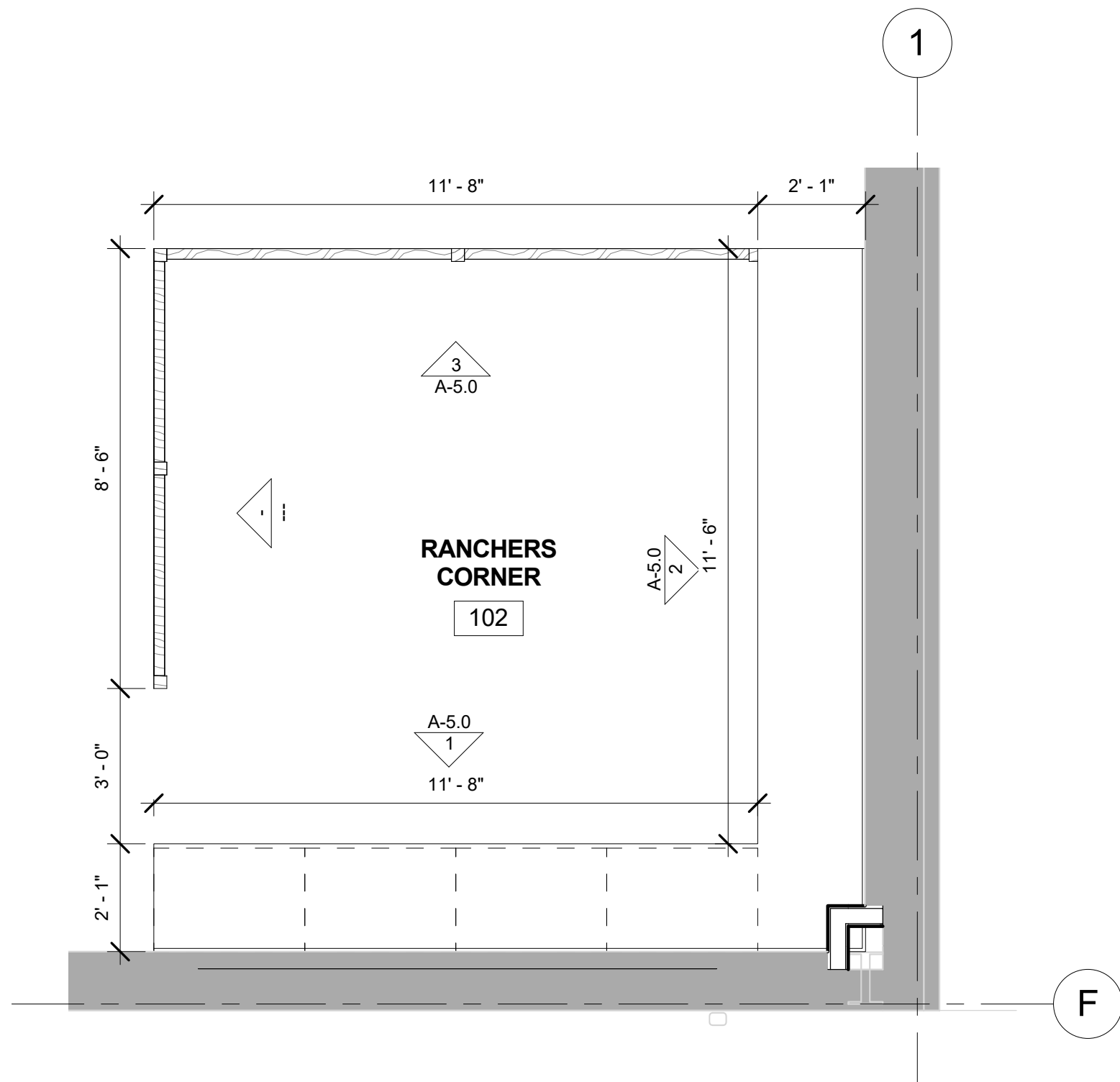
4 ENLARGED PLAN - RESTROOMS
3/8" = 1'-0"



3 MEZZANINE PLAN
1/8" = 1'-0"



2 ENLARGED PLAN - SALES DESK
3/8" = 1'-0"



1 ENLARGED PLAN - RANCHERS CORNER
3/8" = 1'-0"

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PROJECT NUMBER: 0716 001
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PAGE TITLE: ENLARGED PLANS AND MEZZANINE PLAN

SHEET: A-1.3

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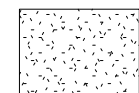


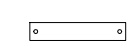
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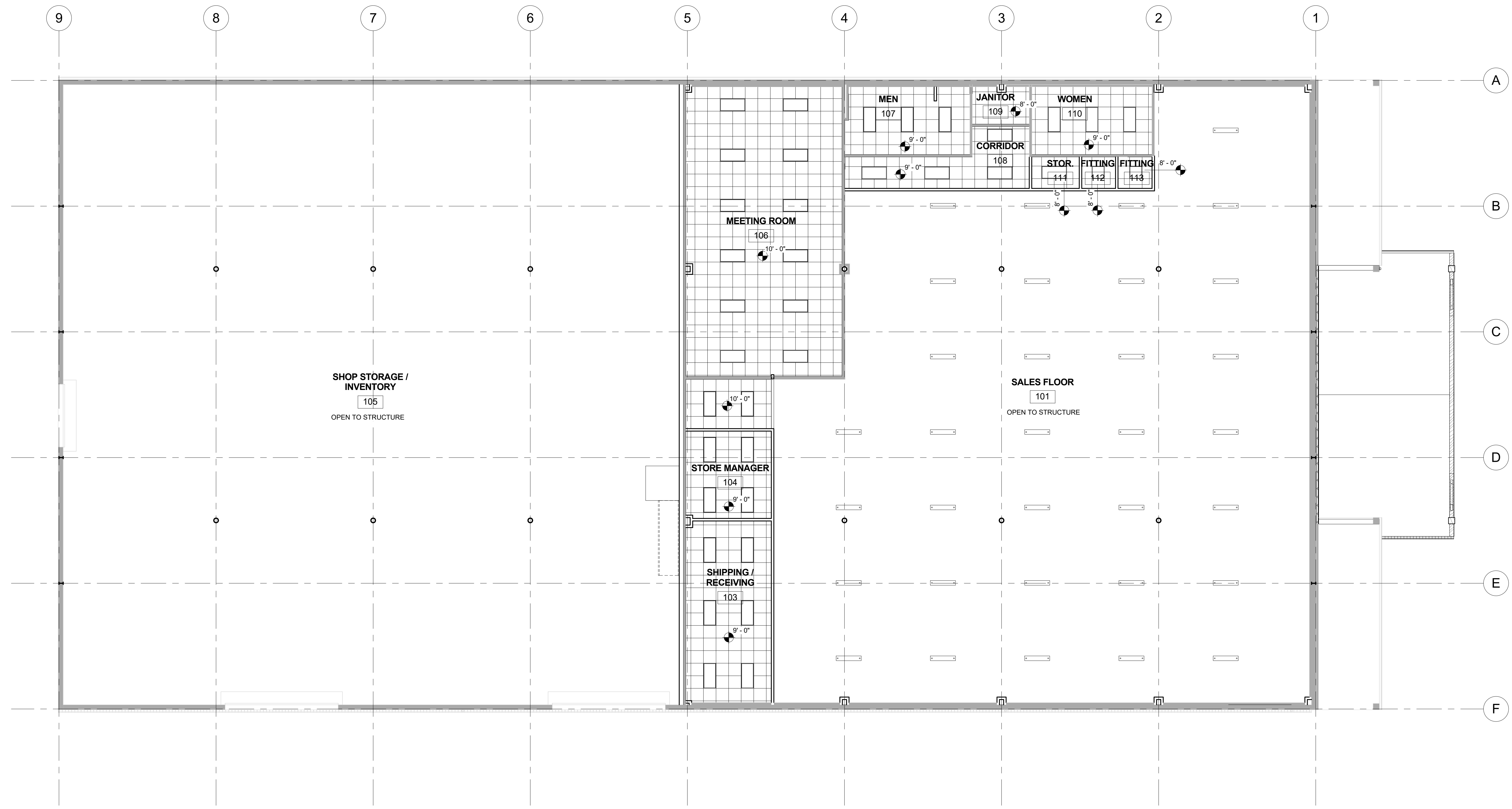
PAGE TITLE
 REFLECTED CEILING PLAN

SHEET

A-2.0

RCP LEGEND

-  SUSPENDED ACOUSTICAL PANEL CEILING
-  SUSPENDED GYPSUM CEILING
-  2X4 LAY-IN FLUORESCENT LIGHTING FIXTURE. REFER ELECTRICAL
-  2X2 LAY-IN FLUORESCENT LIGHTING FIXTURE. REFER ELECTRICAL
-  LINEAR FLUORESCENT LIGHTING FIXTURE. REFER ELECTRICAL



1 REFLECTED CEILING PLAN
 1/8" = 1'-0"

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DRAWING SCALE

1/8" = 1'-0"

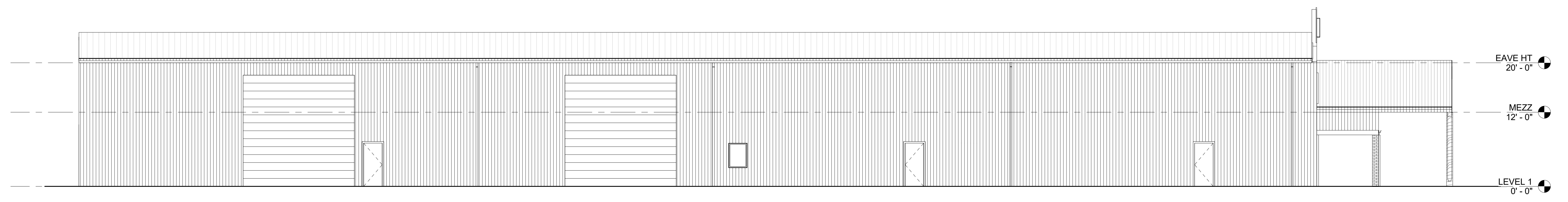
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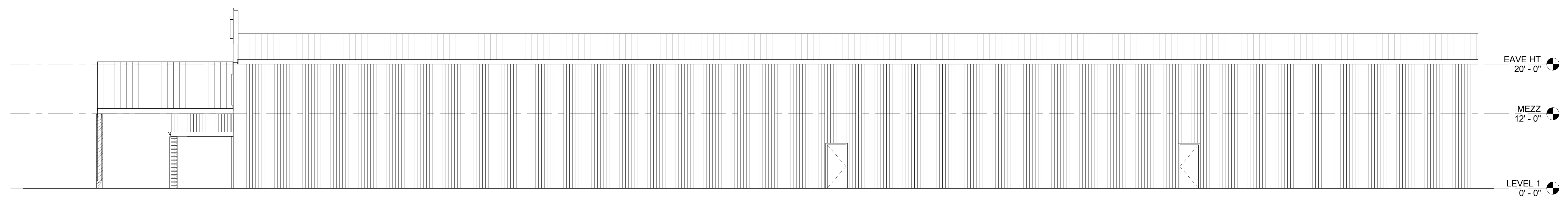
PAGE TITLE
ELEVATIONS

SHEET

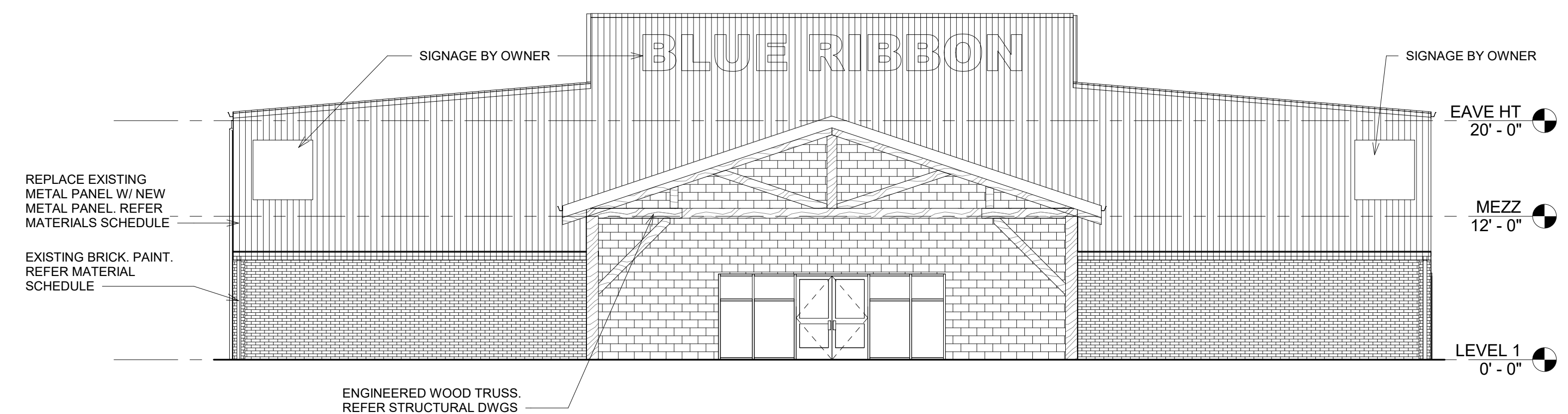
A-3.0



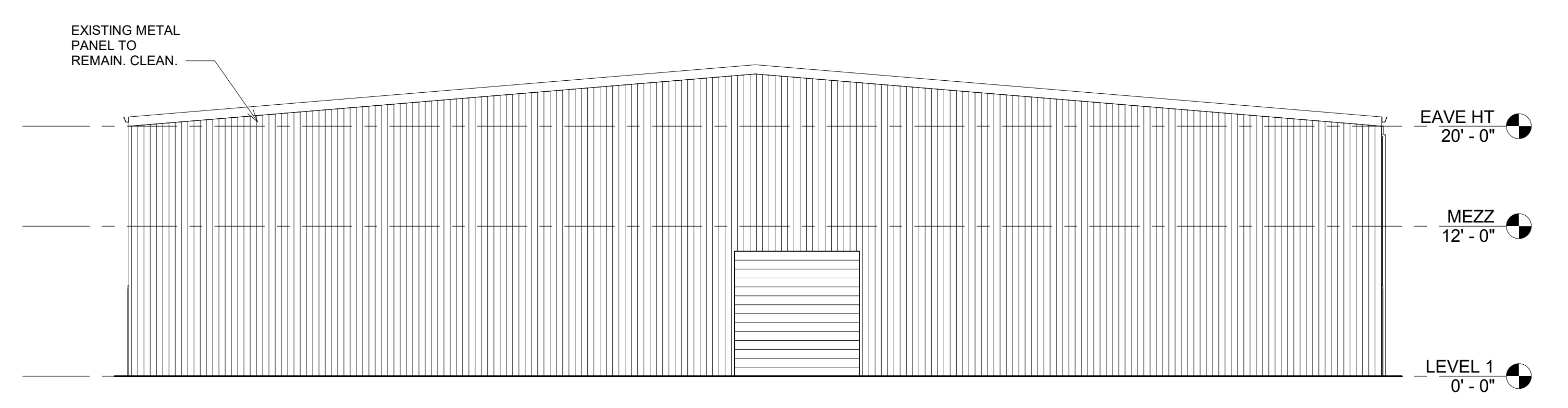
④ SOUTH ELEVATION
 1/8" = 1'-0"



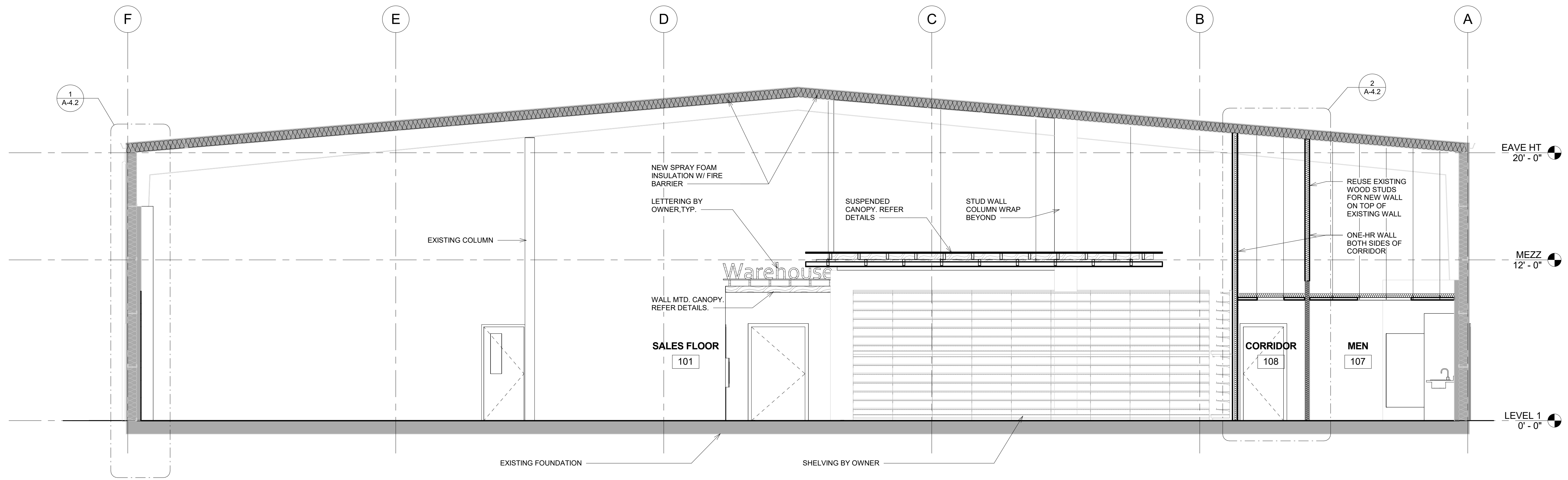
③ NORTH ELEVATION
 1/8" = 1'-0"



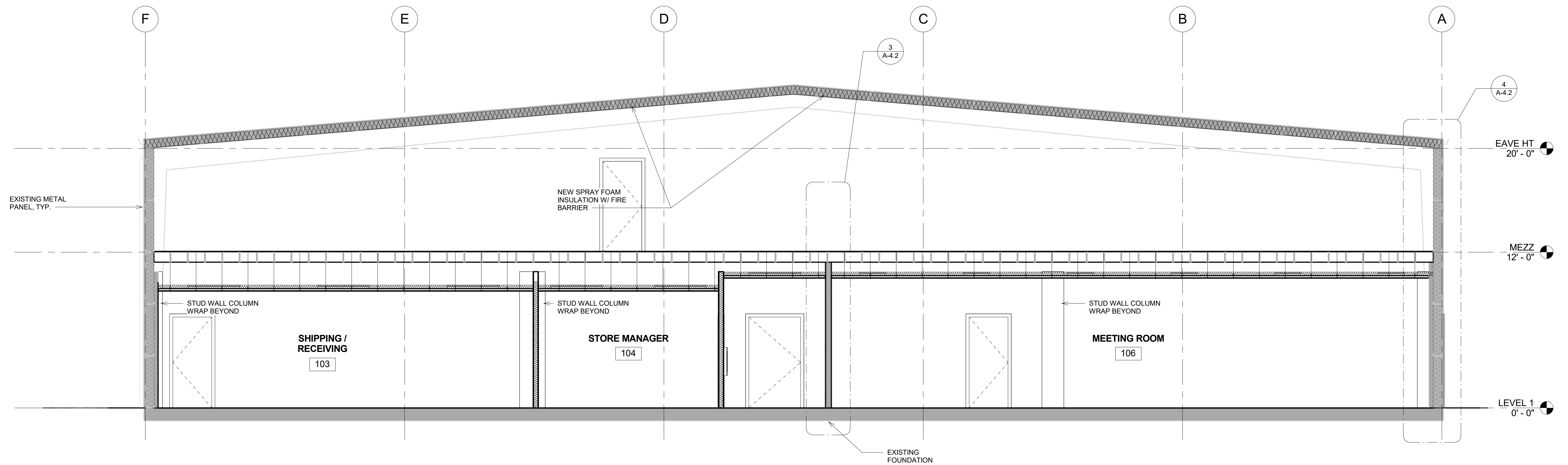
① EAST ELEVATION
 1/8" = 1'-0"



② WEST ELEVATION
 1/8" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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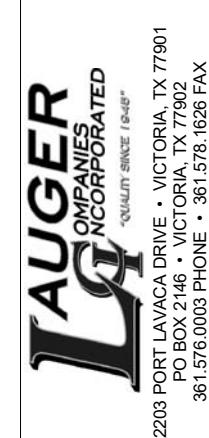
PAGE TITLE
BUILDING SECTIONS

SHEET

A-4.0

REVISIONS

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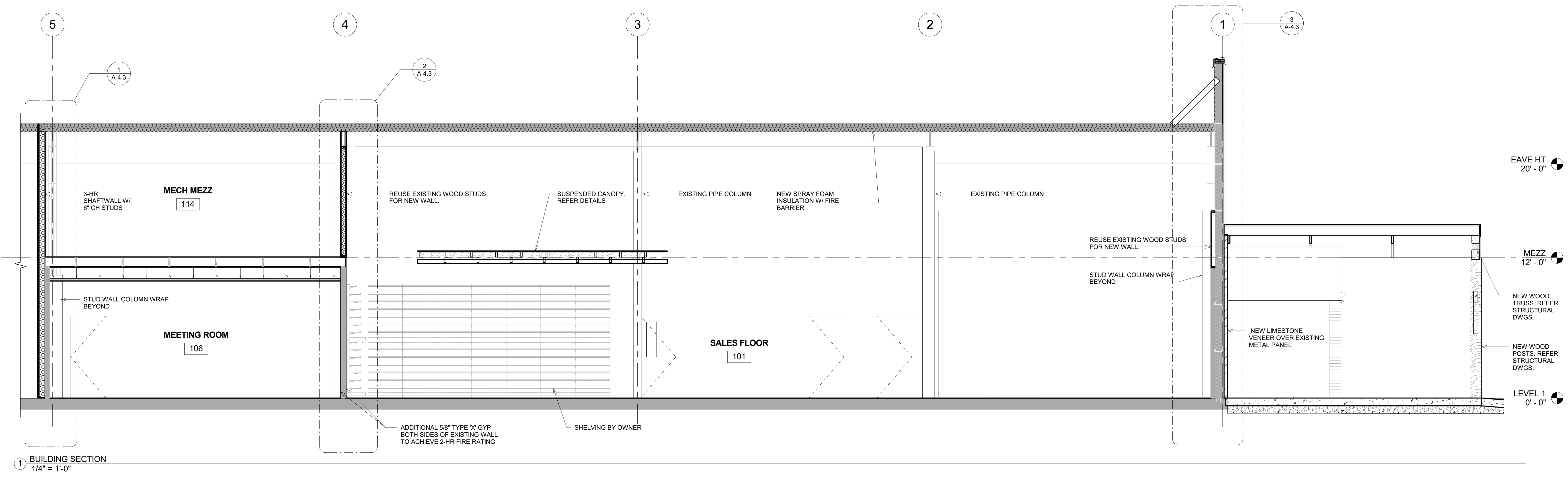
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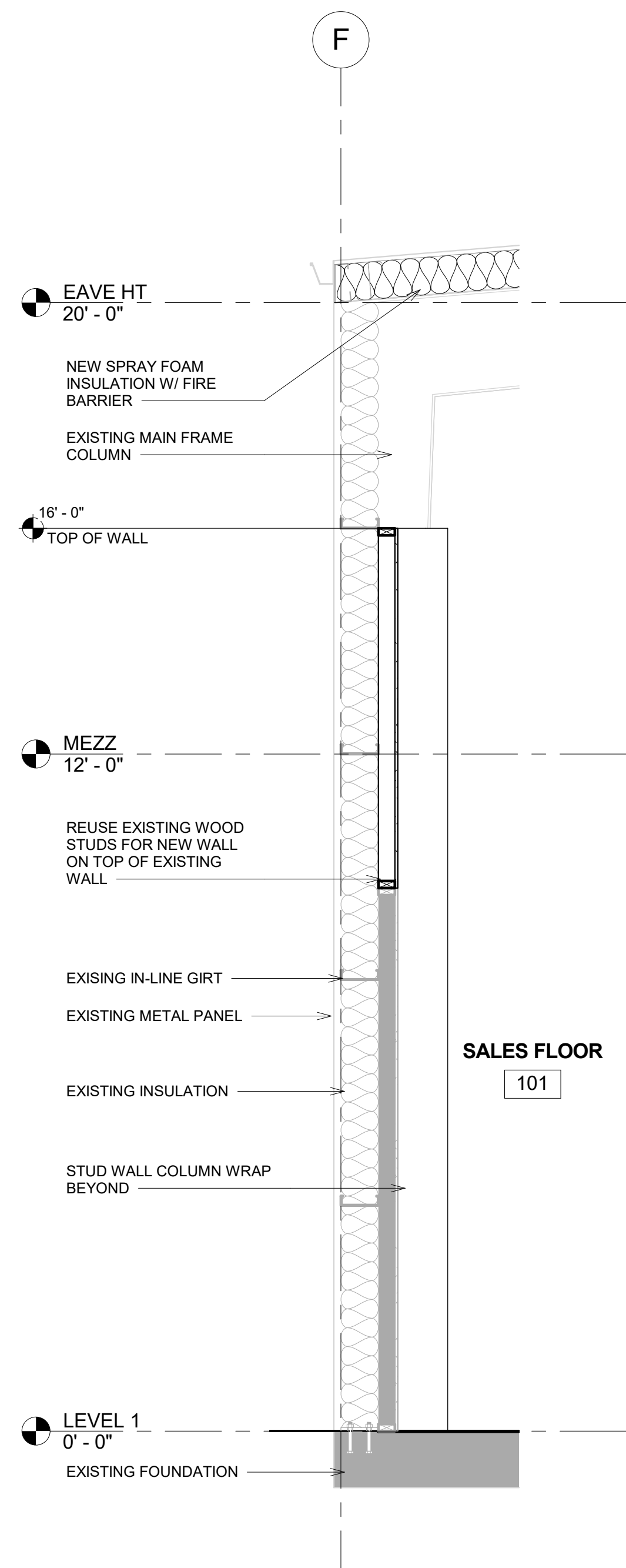
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BUILDING SECTIONS

SHEET

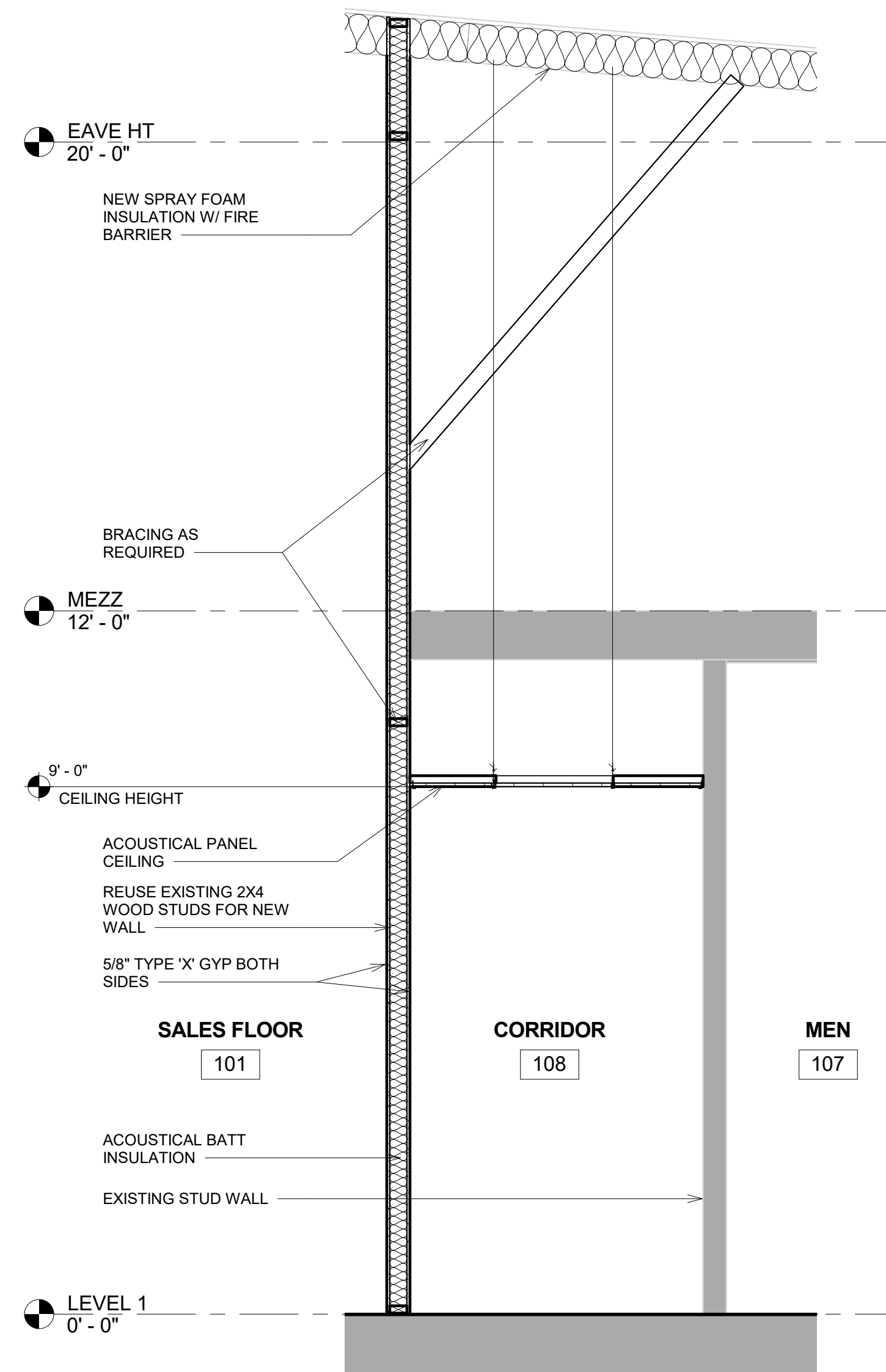
A-4.1



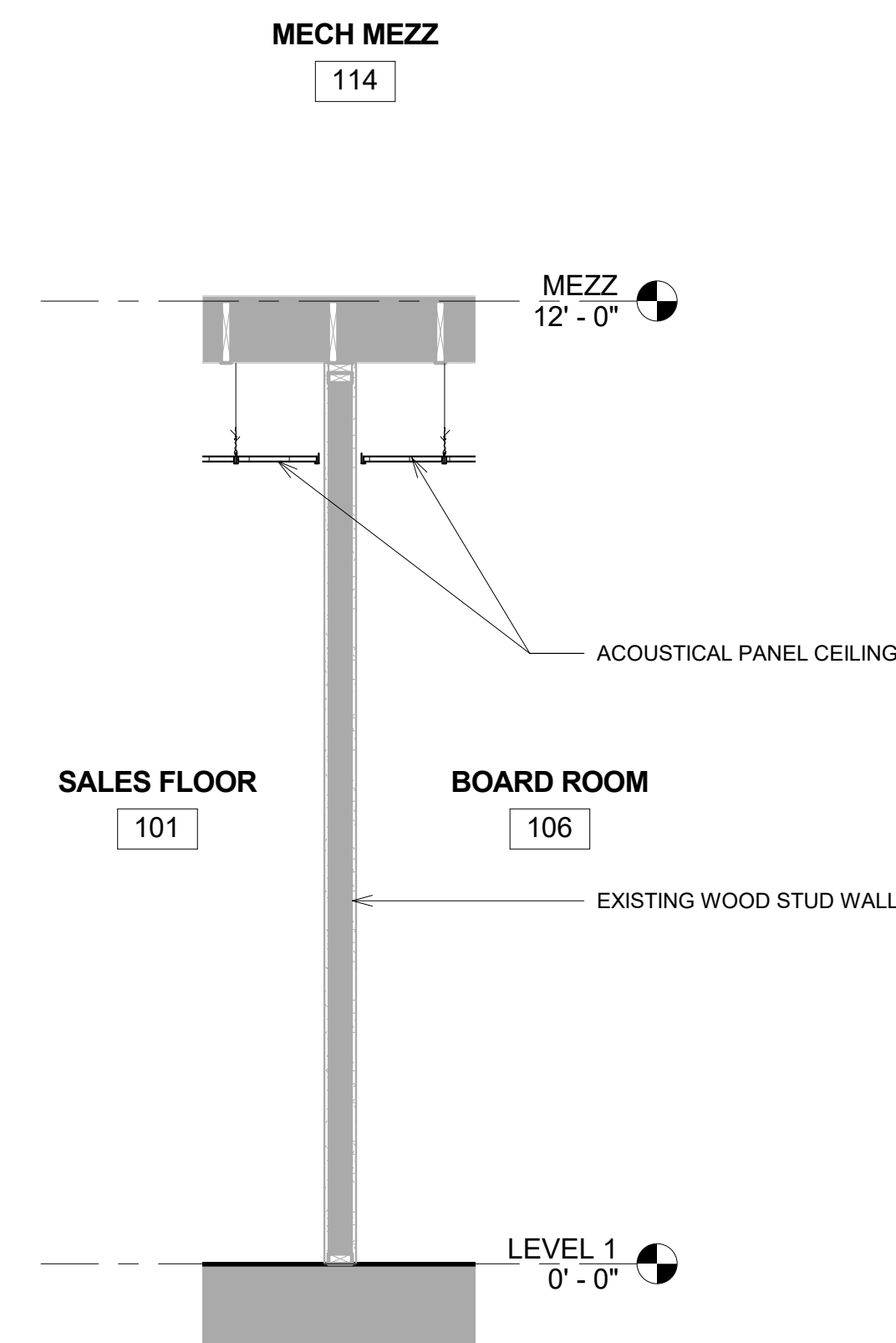
1 BUILDING SECTION
1/4" = 1'-0"



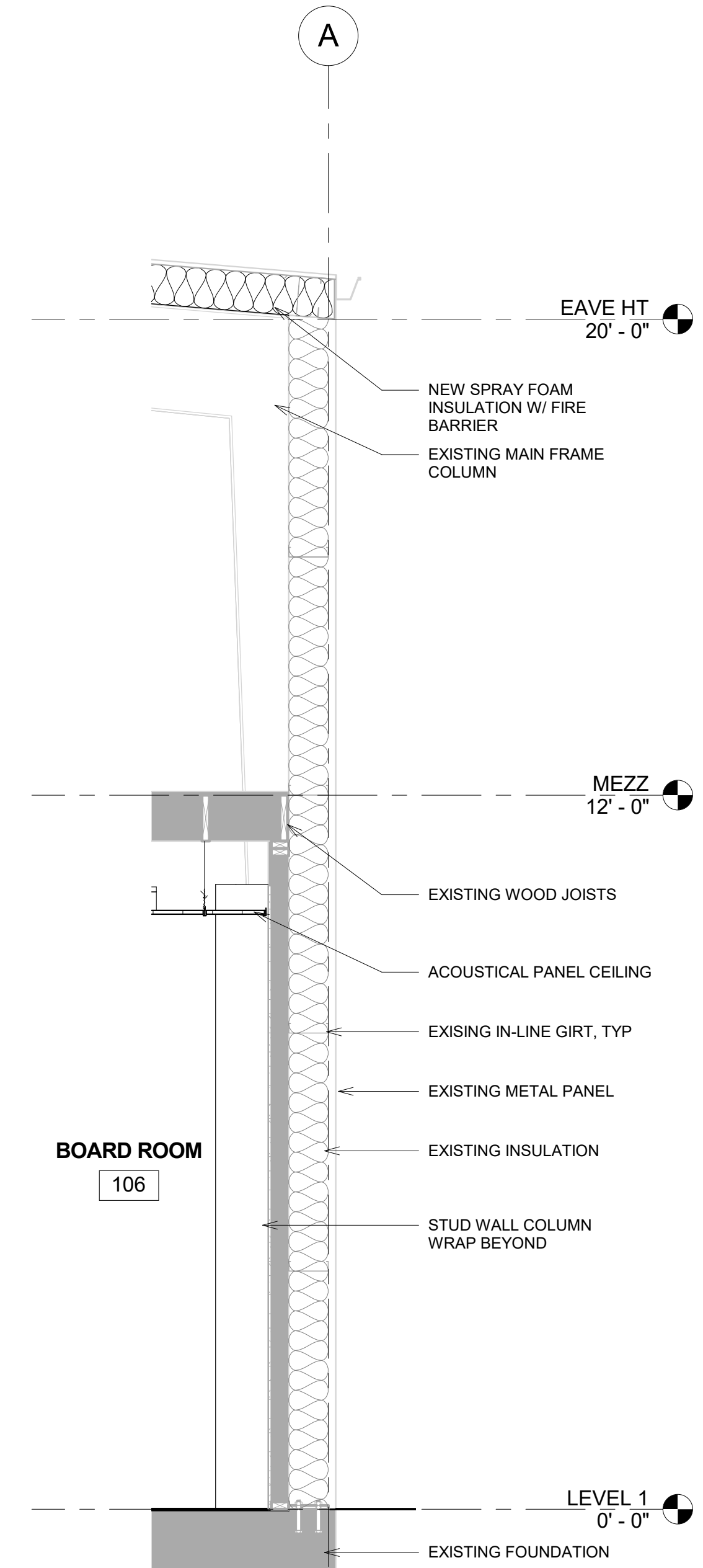
1 EXTERIOR WALL SECTION
1/2" = 1'-0"



2 CORRIDOR
1/2" = 1'-0"



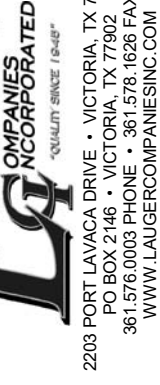
3 WALL SECTION
1/2" = 1'-0"



4 EXTERIOR WALL SECTION
1/2" = 1'-0"

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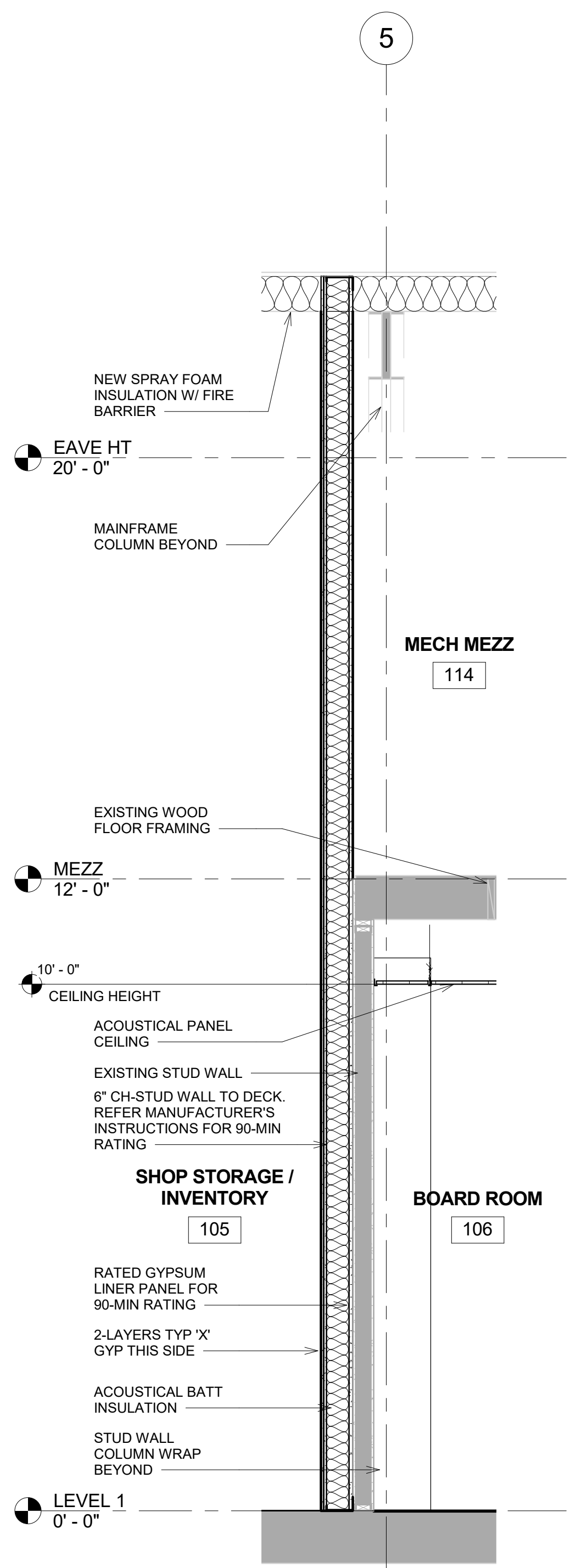
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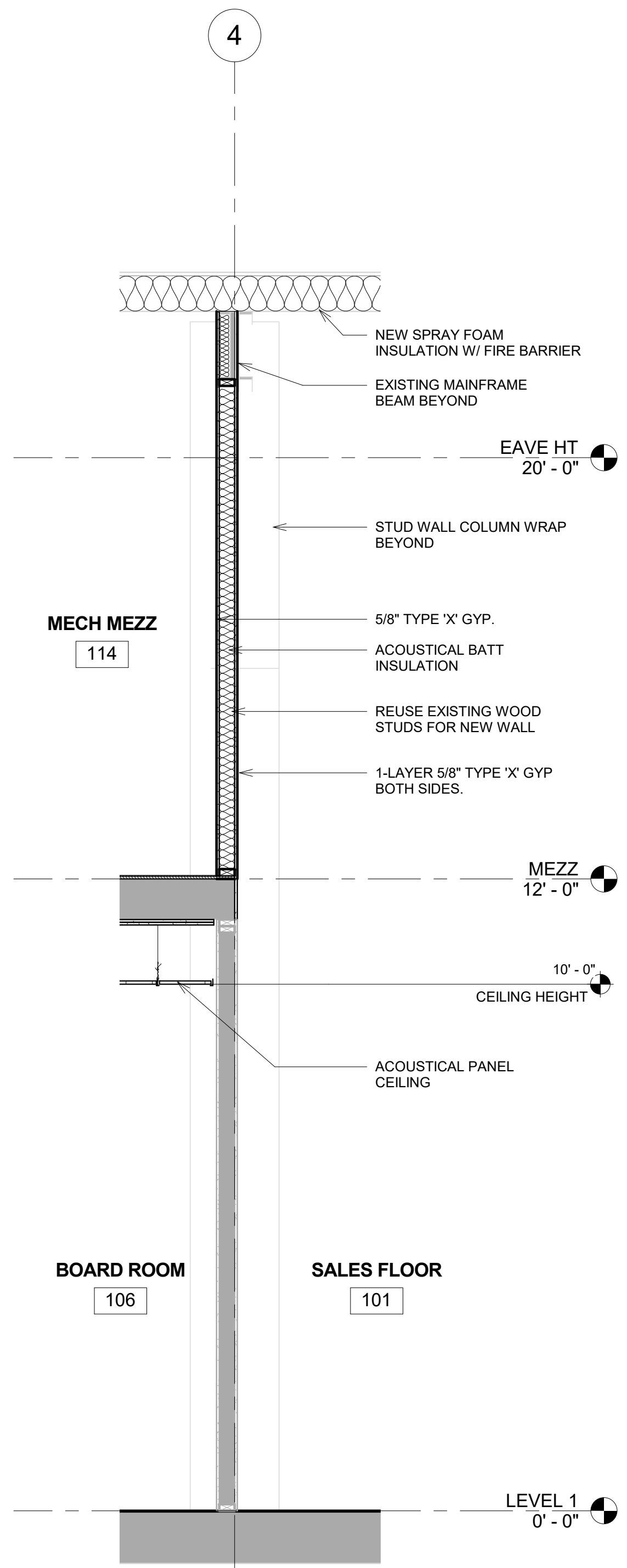
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WALL SECTIONS

SHEET

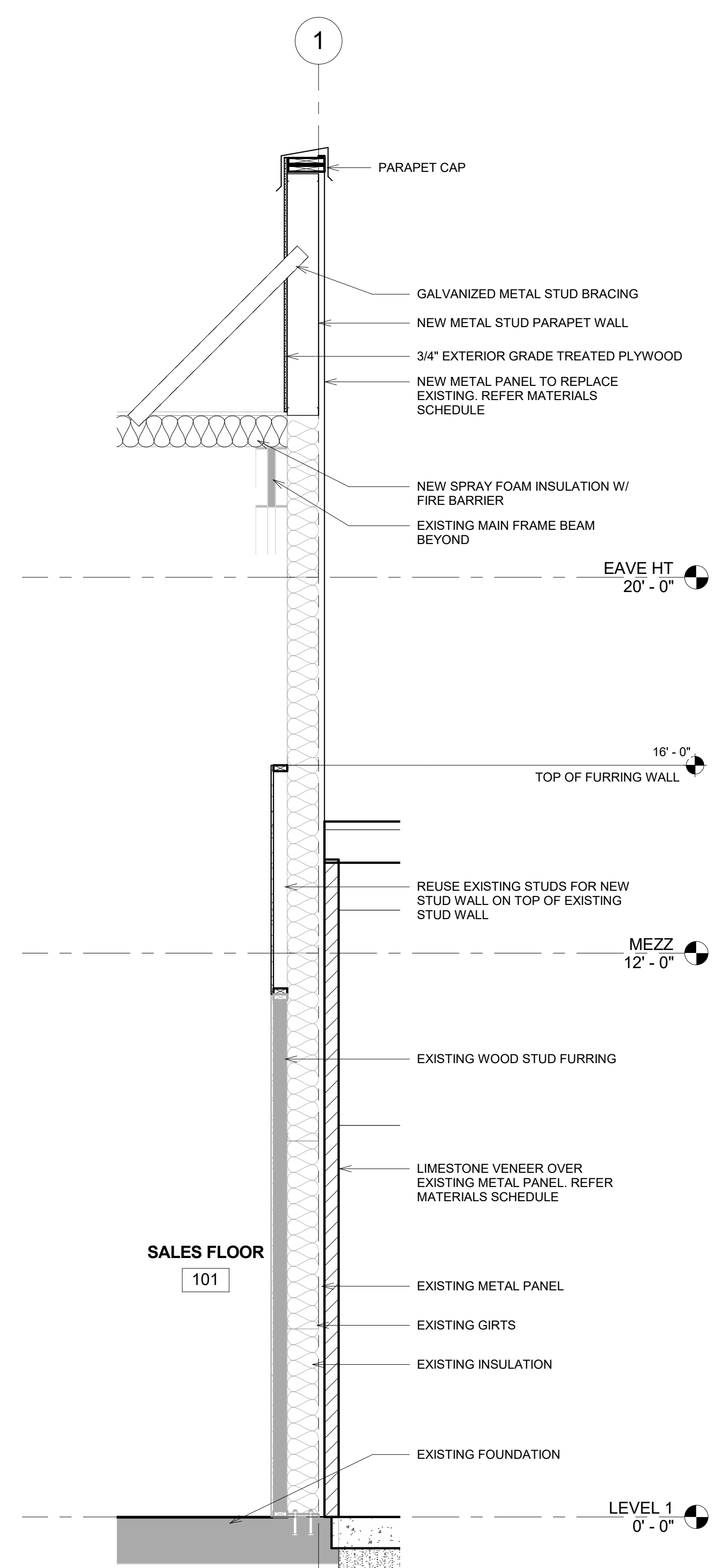
A-4.2



1 90-MIN FIRE WALL
1/2" = 1'-0"



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



3 EXTERIOR WALL SECTION
1/2" = 1'-0"

REVISIONS

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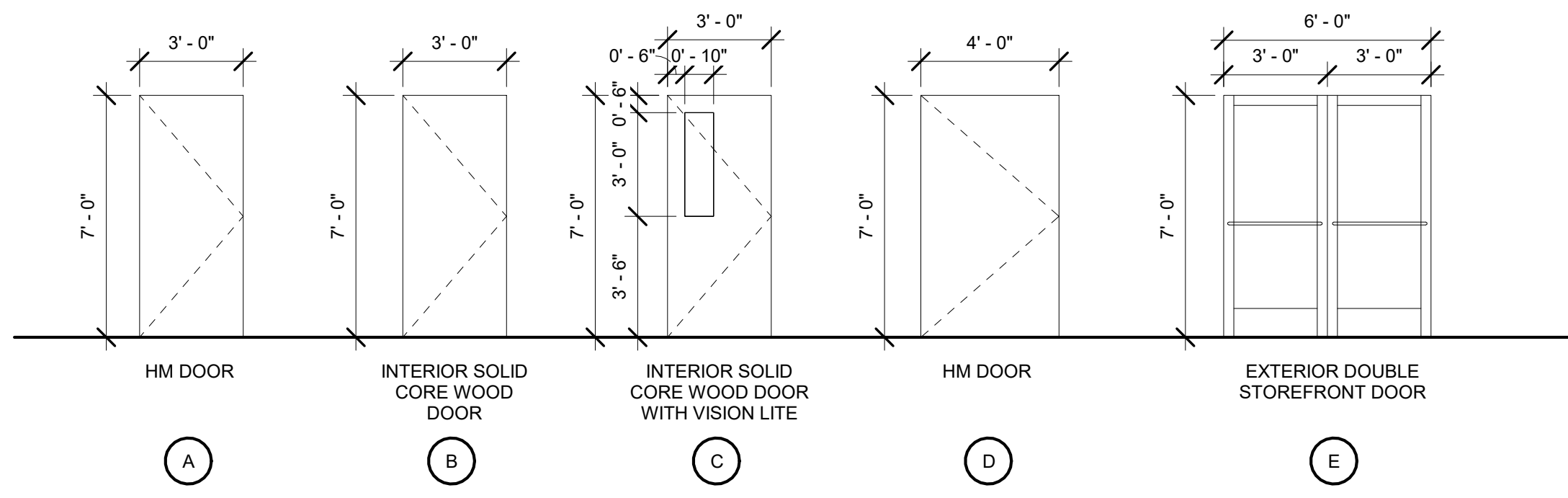
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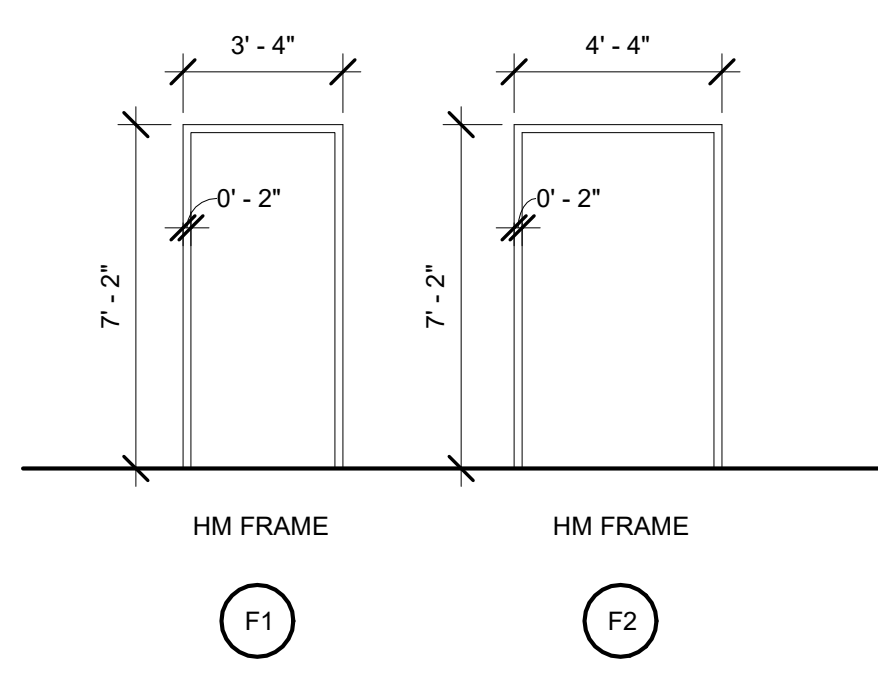
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WALL SECTIONS

SHEET

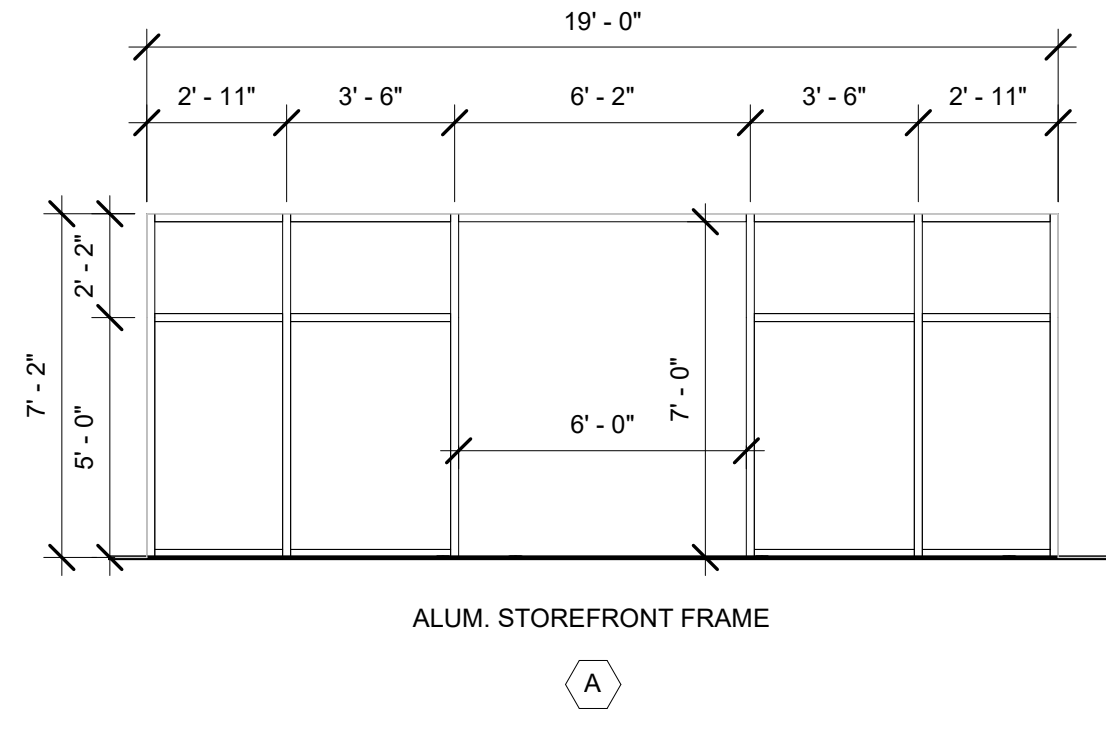
A-4.3



DOOR ELEVATIONS
1/4" = 1'-0"



DOOR FRAME TYPES
1/4" = 1'-0"



WINDOW ELEVATION
1/4" = 1'-0"

Door Schedule						
Mark	Type Mark	Height	Width	Thickness	Frame Type	Description
101A	E	7' - 0"	6' - 0"	0' - 1 3/4"	ALUM	REFER WINDOW ELEVATIONS
101B	A	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
101D	EX	7' - 0"	3' - 0"	0' - 1 3/4"	EX	EXISTING DOOR
101E	D	7' - 0"	4' - 0"	0' - 1 3/4"	F2	90-MINUTE RATED
103A	C	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
103B	A	7' - 0"	3' - 0"	0' - 1 3/4"	F1	90-MINUTE RATED
103C	EX	7' - 0"	3' - 0"	0' - 1 3/4"		EXISTING DOOR
104	C	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
105A	EX	18' - 0"	18' - 0"	0' - 3"	EX	EXISTING DOOR
105B	EX	7' - 0"	3' - 0"	0' - 1 3/4"	EX	EXISTING DOOR
105C	EX	18' - 0"	18' - 0"	0' - 3"	EX	EXISTING DOOR
105D	EX	10' - 0"	10' - 0"	0' - 3"	EX	EXISTING DOOR
106A	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
106B	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
106C	A	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
107	EX	7' - 0"	3' - 0"	0' - 1 3/4"	EX	EXISTING DOOR
108	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
109	EX	7' - 0"	3' - 0"	0' - 1 3/4"	EX	EXISTING DOOR
110	EX	7' - 0"	3' - 0"	0' - 1 3/4"	EX	EXISTING DOOR
111	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
112	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
113	B	7' - 0"	3' - 0"	0' - 1 3/4"	F1	
114	A	7' - 0"	3' - 0"	0' - 1 3/4"		90-MINUTE RATED

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PAGE TITLE
 DOORS, DOOR
 SCHEDULE, & WINDOWS

SHEET

A-4.4



MATERIALS SCHEDULE			
TYPE	MARK	MATERIAL	LOCATION
EXTERIOR FINISHES			
MASONRY	M1	STONE VENEER, MNFR AND COLOR TBD	EAST ELEVATION ENTRY
METAL PANEL	MP1	WALL PANEL, COLOR TBD	EAST ELEVATION
METAL PANEL	MP2	METAL TRIM, COLOR TBD	NEW TRIM, DOWNSPOUTS, GUTTERS
METAL PANEL	MP3	METAL ROOF PANEL, COLOR TBD	NEW ENTRANCE CANOPY ROOF
PAIN	P5	PAINT, SHERWIN WILLIAMS. COLOR TBD	PAINTED EXISTING BRICK
PAIN	P6	PAINT, SHERWIN WILLIAMS. COLOR TBD	EXISTING METAL PANEL TRIM, GUTTERS, DOWNSPOUTS
INTERIOR FINISHES			
BASE	B1	VINYL COVE BASE. COLOR TBD.	
CEILING	C1	2'X2' ACOUSTICAL PANEL CEILING WITH EXPOSED TEE GRID. STYLE AND COLOR TBD.	
CEILING	C2	EXPOSED STRUCTURE, PAINTED	
FLOORING	F1	LUXURY VINYL TILE, STYLE AND COLOR TBD	SALES FLOOR
FLOORING	F2	12"X12" CERAMIC TILE. STYLE AND COLOR TBD	RESTROOMS
FLOORING	F3	EXPOSED CONCRETE	
FLOORING	F4	LUXURY VINYL TILE, STYLE AND COLOR TBD	OFFICES AND MEETING ROOMS
MILLWORK	MW1	WOOD STAIN. TYPE AND COLOR TBD	
MILLWORK	MW2	PLASTIC LAMINATE. COLOR TBD	
MILLWORK	MW3	GRANITE / QUARTZ. COLOR TBD	
PAIN	P1	PAINT, SHERWIN WILLIAMS. COLOR TBD	
PAIN	P2	PAINT, SHERWIN WILLIAMS. COLOR TBD	
PAIN	P3	PAINT, SHERWIN WILLIAMS. COLOR TBD	EXPOSED STRUCTURE
PAIN	P4	PAINT, SHERWIN WILLIAMS. COLOR TBD	ACCENT COLOR
TOILET PARTITIONS	TP1	SOLID PLASTIC TOILET PARTITIONS, MNFR AND COLOR TBD	
WALL TREATMENT	W1	12"X12" CERAMIC TILE. STYLE AND COLOR TBD	RESTROOMS
WALL TREATMENT	W2	CERAMIC TILE. STYLE AND COLOR TBD	RESTROOMS

ROOM FINISH LEGEND

ROOM NAME
ROOM NUMBER
CEILING FINISH
WALLS N, E, S, W
FLOORING FINISH
BASE FINISH

REVISIONS

DESIGN-BUILD CONTRACTOR

LAUGER
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2203 PORT LAVACA DRIVE - VICTORIA, TX 77901
P.O. BOX 2146 - VICTORIA, TX 77902
361 WWW.LAUGERCOMPANIES.COM

CLIENT

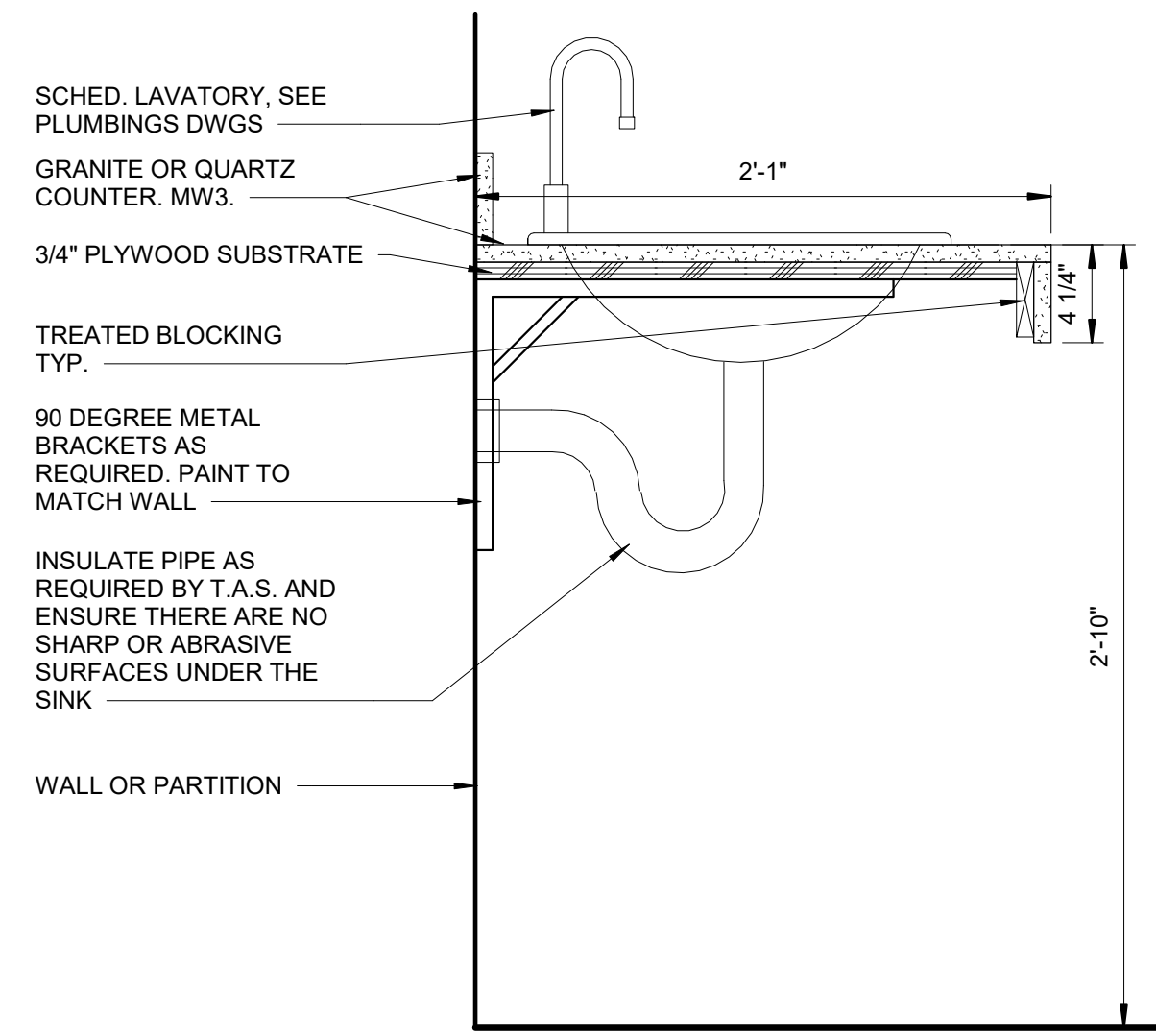
BLUE RIBBON RANCH AND PET

BLUE RIBBON RANCH AND PET
RENOVATION
Beeville, Texas

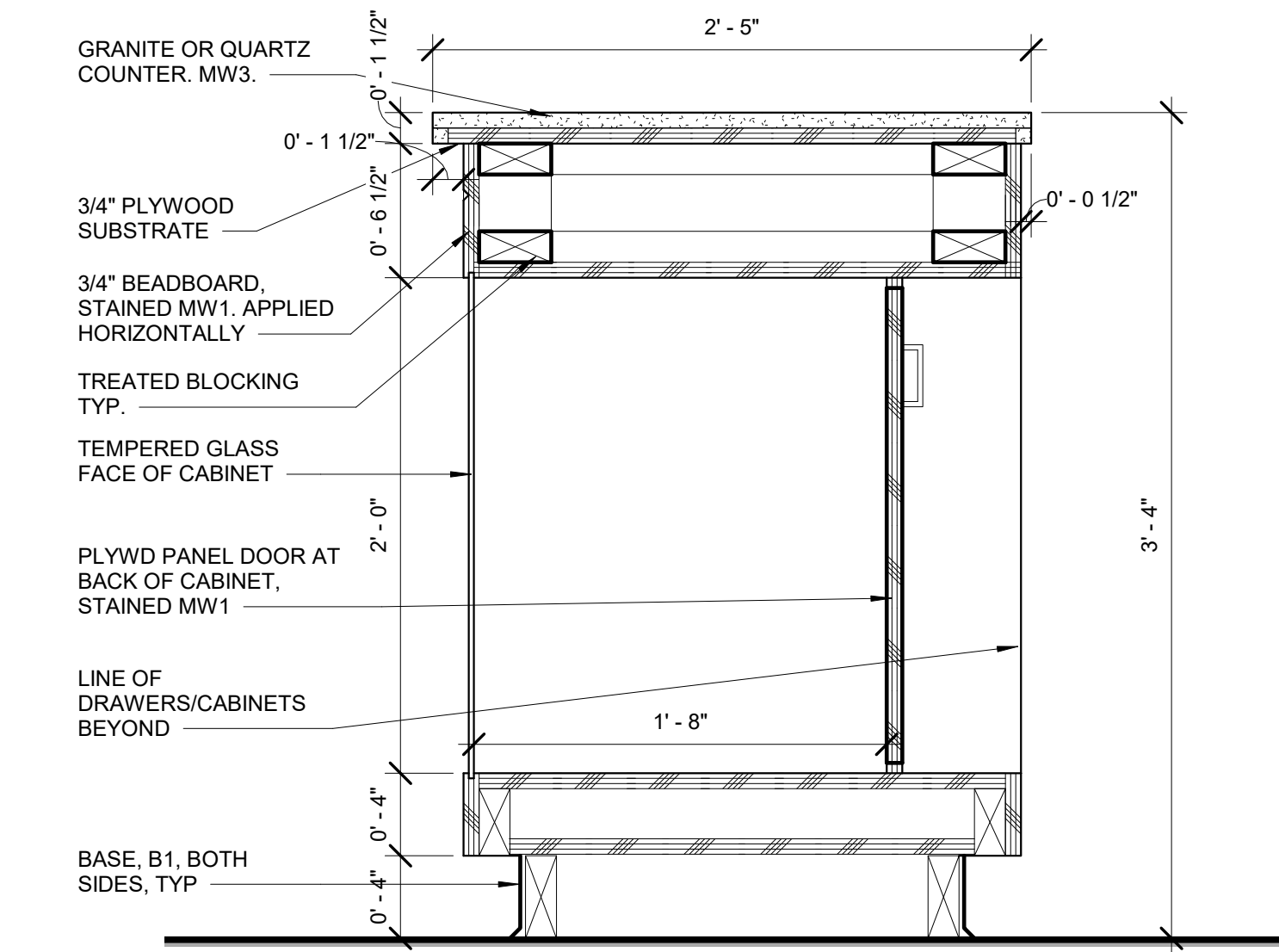
PAGE TITLE
FINISH PLAN AND MATERIALS SCHEDULE

SHEET

A-5.1



① WOMEN/MEN LAVATORY DETAIL
 1 1/2" = 1'-0"



② SALES DESK GLASS CABINET DETAIL
 1 1/2" = 1'-0"

REVISIONS

DESIGN-BUILD CONTRACTOR



CLIENT

BLUE RIBBON RANCH
 AND PET

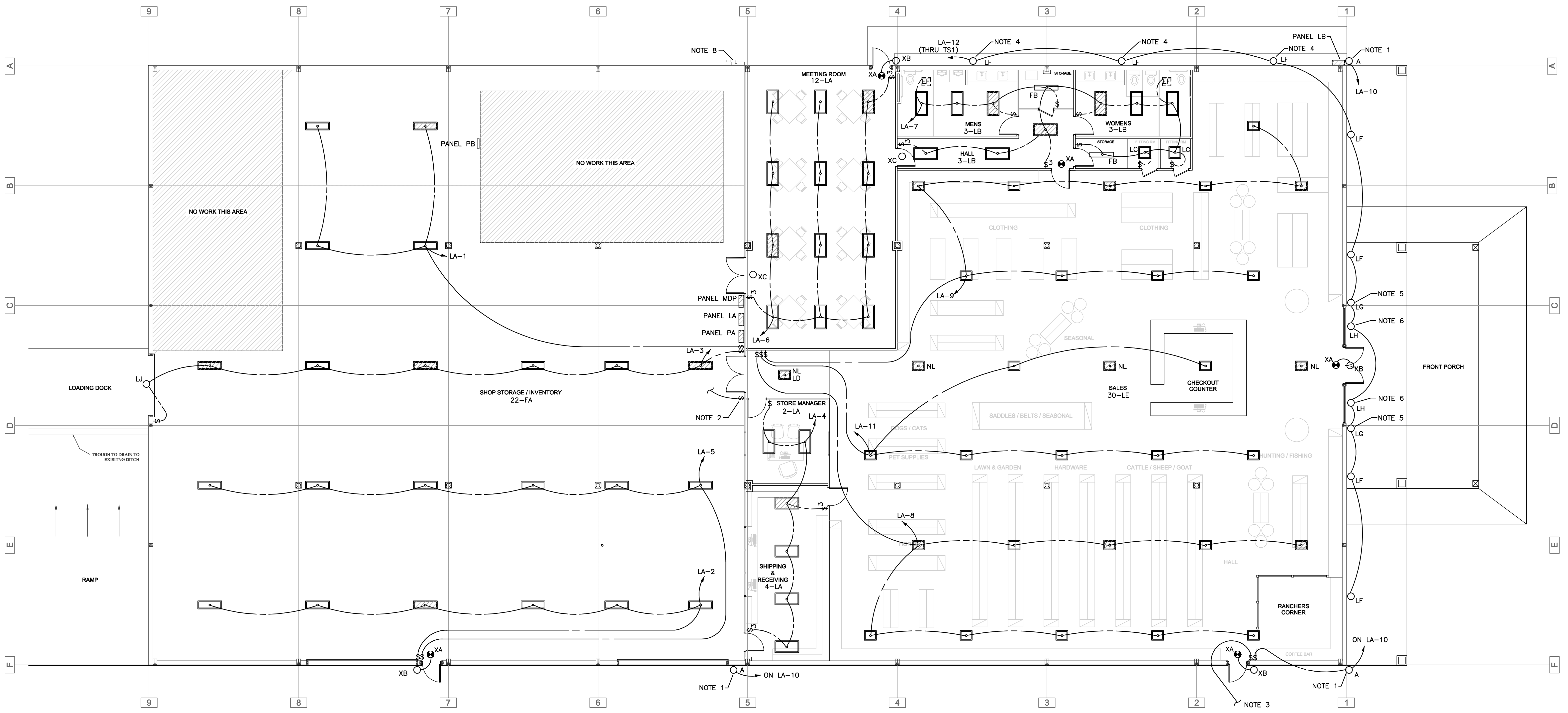
BLUE RIBBON RANCH AND PET
 RENOVATION
 Beeville, Texas

ISSUE DATE	10.03.2016
PROJECT NUMBER	0716 001
DRAWING SCALE	1 1/2" = 1'-0"
DRAWN BY	Author

PAGE TITLE
 MILLWORK DETAILS

SHEET

A-5.2



A LIGHTING PLAN
 SCALE: 1/8" = 1'-0"

- LIGHTING PLAN NOTES**
- EXISTING FIXTURE TO REMAIN. CONTROL THREE FIXTURES WITH SWITCH AT DOOR NEAR RANCHERS CORNER.
 - MOUNT 3 - TYPE FB FIXTURES ABOVE MEZZANINE WITH ONE FIXTURE NEAR EACH AHU, CONNECT TO CKT. LA-4.
 - SWITCH LEG FOR 2 EXISTING LOW BAY FIXTURES (TO REMAIN) IN SHED. CONNECT TO CKT. LA-12.
 - MOUNT AT MAXIMUM HEIGHT BELOW WALKWAY COVER.
 - MOUNT AT 8' WITH LIGHT DIRECTED UPWARD.
 - LIGHT MOUNTS ON TOP OF PARAPET WALL TO ILLUMINATE "BLUE RIBBON" SIGN.
 - ALL XA, XB, XC, LD(NL) & 3-LE (NL) CONNECT TO CKT. LA-20.
 - PROPOSED ELECTRICAL SERVICE.

GENERAL ELECTRICAL NOTES

- ALL CONDUCTORS SHALL BE #12 AWG MIN., UNLESS OTHERWISE NOTED. CONDUCTORS SIZE #10 AWG AND SMALLER TO BE SOLID CONDUCTOR. USE #10 AWG CONDUCTORS FOR 20 AMP, 120 VOLT CIRCUITS LONGER THAN 100 FEET.
- MINIMUM CONDUIT SIZE SHALL BE 1/2". ALL EMT CONNECTORS TO BE STEEL COMPRESSION TYPE. NO SET SCREW TYPE ALLOWED.
- ALL INTERIOR EXPOSED CONDUITS TO BE RIGID STEEL UP TO 6' AFF. EXPOSED CONDUITS ABOUT 6' AFF MAY BE EMT. ALL EXPOSED CONDUITS TO BE RIGID STEEL (INCLUDES ROOF).
- THE CONTRACTOR SHALL CONFIRM COMPATIBILITY BETWEEN CEILING TYPE AS DEFINED ON ROOM FINISH SCHEDULE AND THE LIGHT FIXTURE TRIM AS DEFINED ON THE FIXTURE SCHEDULE PRIOR TO PURCHASING AND INSTALLING LIGHT FIXTURES. PROVIDE TRIM MOUNTING HARDWARE COMPATIBLE WITH THE CEILING CONSTRUCTION.
- SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT.
- NUMBERS OF EACH TYPE OF LIGHT FIXTURE SHOWN ON LIGHTING PLAN AND PANEL SCHEDULES IS APPROXIMATE ONLY. CONTRACTOR SHALL PROVIDE THE FIXTURES AS SHOWN ON THE PLAN.
- EACH MOTOR BEING INSTALLED ON THIS CONTRACT SHALL BE PROVIDED WITH THERMAL PROTECTION IN EITHER A MANUAL OR MAGNETIC STARTER, WHETHER SHOWN OR NOT. THERMAL ELEMENTS SHALL BE SIZED AND INSTALLED ACCORDING TO THE FLA OF THE MOTOR.
- REMOTE MOUNTED MOTORS SHALL BE PROVIDED WITH RECEPTACLES AND OR DISCONNECT SWITCHES TO BE COMPATIBLE WITH THE TYPE OF CONSTRUCTION AND NEC.
- HOME RUN CIRCUITS SHALL INCLUDE NOT MORE THAN THREE PHASE CONDUCTORS (A, B & C), NEUTRAL AND GROUNDING CONDUCTOR.
- IN ALL AREAS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE ELECTRICAL AND MECHANICAL TRADES TO PROVIDE CLEARANCE ABOVE CEILING BETWEEN RECESSED LIGHTING FIXTURES AND THERMAL INSULATION OR DUCT WORK IN ACCORDANCE WITH NEC, PARAGRAPH 410-66.
- ALL RECEPTACLES WITHIN 6"-0" OF ANY SINK, AND ON THE EXTERIOR OF THE BUILDING WHERE INDICATED SHALL BE PROVIDED WITH GROUND FAULT PROTECTION. EXTERIOR RECEPTACLES SHALL BE INSTALLED IN A WEATHERPROOF BOX WITH WEATHERPROOF COVER PLATE.
- MECHANICAL EQUIPMENT SIZES ARE AS DESIGNED. BREAKERS, CONDUIT, STARTERS, CONDUCTORS, ETC. SHALL BE ADJUSTED TO THE EQUIPMENT SUBMITTED AND APPROVED FOR INSTALLATION OF THIS PROJECT.
- ALL BATTERY BACK-UP LIGHT FIXTURES SHALL BE CONNECTED TO LIGHTING BRANCH CIRCUIT INDICATED, BUT AHEAD OF ANY LOCAL CONTROL SWITCHES. THE CONTRACTOR SHALL PROVIDE ADDITIONAL WIRING AS REQUIRED TO CONNECT BATTERY UNIT TO UNSWITCHED POWER.
- PROVIDE A SEAPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN EACH FEEDER AND BRANCH CIRCUIT. TERMINATE EACH END ON A GROUNDING LUG, BUS OR BUSHING.
- PROVIDE NUMBER OF CONDUCTORS, AND SWITCH LEG CONDUCTORS REQ'D. TO ACCOMPLISH LIGHTING CONTROL SCHEMES INDICATED.

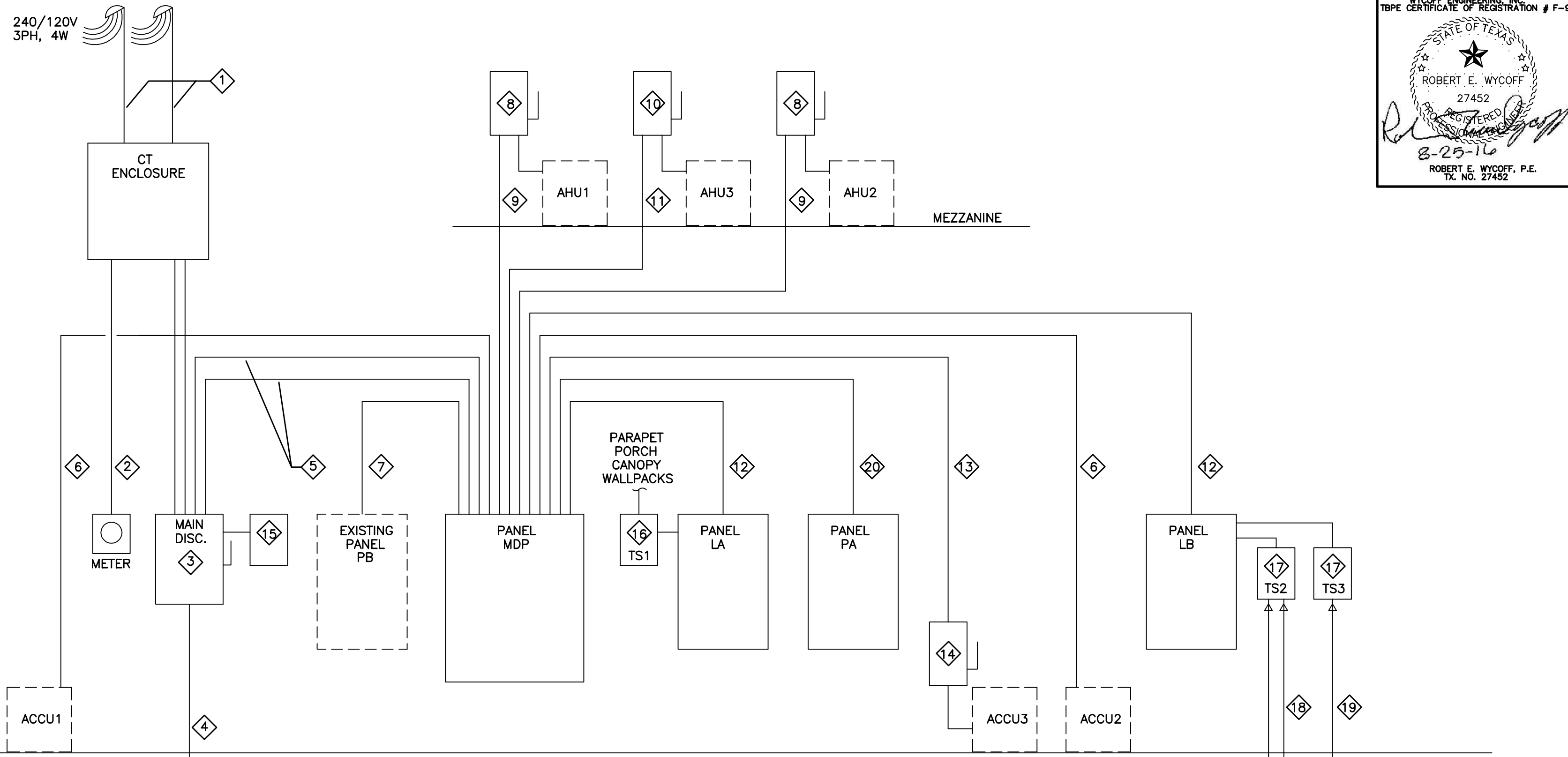
SYMBOLS

- NOTE: SOME SYMBOLS NOT USED
- FLUORESCENT OR LED FIXTURE (TYPE)
 - FLUORESCENT OR LED FIXTURE (NL=NIIGHT LIGHT) (EMERGENCY W/ BATTERY PACK; CONNECTED TO UNSWITCHED LEG)
 - INCANDESCENT, HID OR LED FIXTURE (TYPE)
 - EXIT LIGHT
 - WALL SWITCH
 - WALL SWITCH, 3-WAY
 - WALL SWITCH, VACANCY SENSOR
 - KEY SWITCH
 - SWITCH LEG
 - CIRCUIT IN/UNDER FLOOR
 - POWER LEG
 - HOMERUN (CIRCUIT & PANEL)
 - TELEPHONE (3/4" EMPTY CONDUIT TO ABOVE CEILING)
 - DATA OR CABLE TV OUTLET
 - DUPLEX RECEPTACLE (WP=WEATHERPROOF; GF1=GROUND FAULT INT.; G=6" ABOVE TOP & MOUNTED HORIZONTAL; E=EXISTING)
 - QUADRUPLEX RECEPTACLE
 - FLOOR RECEPTACLE (ADJUSTABLE BOX)
 - FLOOR RECEPTACLE (ADJUSTABLE BOX) (Q=QUADRUPLEX)
 - DISCONNECT SWITCH
 - PANELBOARD
 - EXHAUST FAN
 - EQUIPMENT CONNECTION. (CONTRACTOR SHALL PROVIDE ALL WIRING & CONDUIT REQ'D. TO CONNECT TO EQUIPMENT. EQUIPMENT MAY BE PROVIDED BY DIV. 16 OR OTHERS.)

LOAD	WATTS
LIGHTING	15,000 X 1.25
HVAC (HEATING)	80,000
RECEPTACLES	10,000 X 100% 8,200 X 50%
EQUIPMENT	10,000
WATER HEATING	4,500
TOTAL LOAD	127,350
REQUIRED AMPACITY	
THREE PHASE	$\frac{85,000}{1.732 \times 240 \times 0.8} = 255$ AMPS
SINGLE PHASE	$\frac{42,350}{240 \times 0.8} = 221$ AMPS
INSTALLED AMPACITY	600 AMPS

MARK	MANUFACTURER & CATALOG NO.	DESCRIPTION	MOUNTING	LAMPS	DIFFUSER	REMARKS
LA	SIMKAR ETY24P3040U1	LED 2 X 4 TROFFER	CEILING GRID	LED 30W	CLEAR PRISMATIC	3 FIXTURES HAVE BATTERY PACKS
LB	SIMKAR ETY24P2040U1	LED 2 X 4 TROFFER	CEILING GRID	LED 20W	CLEAR PRISMATIC	3 FIXTURES HAVE BATTERY PACKS
LC	SIMKAR ETY22P2040U1	LED 2 X 2 TROFFER	CEILING GRID	LED 20W	CLEAR PRISMATIC	
LD	SIMKAR SLPLED2WF2841	LED WRAPAROUND	CEILING SURFACE	LED 28W	FROSTED ACRYLIC	BATTERY PACK
LE	SIMKAR RG2LEDWR17041U1RG2C22	LED HIGH BAY	AIRCRAFT CABLE @ 16'	LED 170W	CLEAR ACRYLIC	9 FIXTURES HAVE BATTERY PACKS
LF	SIMKAR VISOR22U1BL	LED WALLPACK	CEILING GRID	LED 22W	ACRYLIC	
LG	SIMKAR WFSLEDO602UBK	LED WALLPACK	CEILING GRID	LED 22W	TEMPERED GLASS	MOUNT TO DIRECT LIGHT UPWARD
LH	AQ LIGHTING ADLXS930BLACK	LED GOOSENECK	WALL @ 28'	LED	----	
LJ	SIMKAR FBM609UMA4	LED FLOODLIGHT	WALL ABOVE O.H. DOOR	LED 90W	TEMPERED GLASS	
LK	SIMKAR FBM609UMA2T10	LED FLOODLIGHT	20' POLE	LED 90W	TEMPERED GLASS	POLE: SSP400Q200BZDM10
LL	AQ LIGHTING FBM613UMA2T20	LED FLOOD	30' POLE	LED 135W	TEMPERED GLASS	POLE: SSP500Q200BZDM10
LM	HYREL M9410BWH141KMVOLT SPFLC345R6BTRLPBZ	LED IN-GRADE	CONCRETE OR GROUND	LED 12W	TEMPERED GLASS	
FA	SIMKAR REF454SWRB124LUNV	FLUORESCENT HIGH BAY	STRUCTURE SURFACE	4-54W T5	-----	5 FIXTURES HAVE BATTERY PACKS
FB	SIMKAR CH232B11UNWVG240	FLUORESCENT STRIP	CEILING SURFACE	2-32W T8	-----	
A	EXISTING	HID				
XA	EMERGI-LITE ELXN-400-RN	EMERGENCY EXIT LIGHT	WALL @ 8'	LED W/ FIXTURE	-----	
XB	DURAGUARD WPDLEDEM14DSKW	EMERGENCY EXIT LIGHT	WALL @ 8'	LED W/ FIXTURE	-----	
XC	SAME AS XA EXCEPT "NOT AN EXIT"	-----	WALL @ 8'	LED W/ FIXTURE	-----	

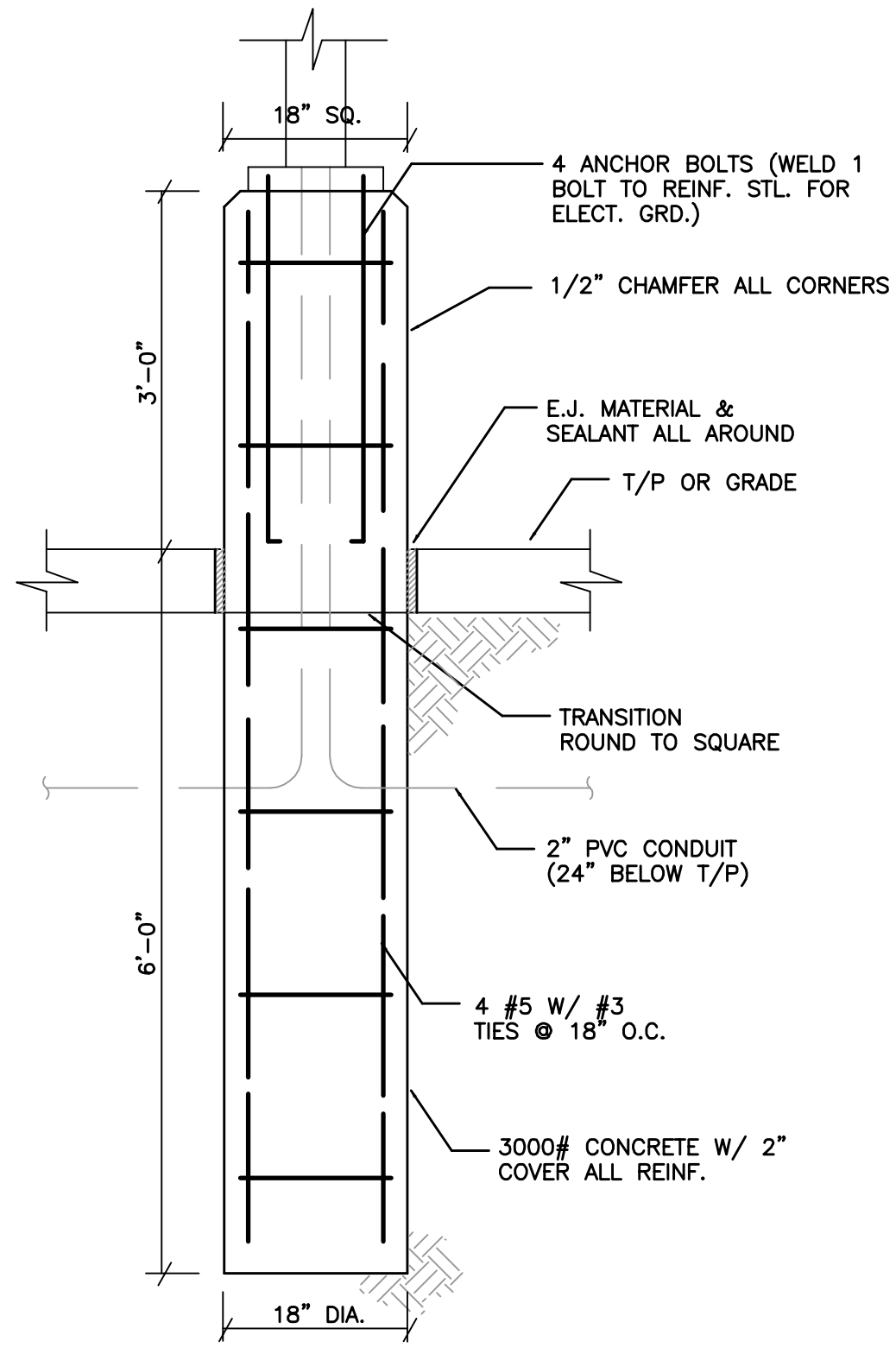
NOTES:
1. ALL FIXTURES TO BE 120V.



ELECTRICAL RISER DIAGRAM KEYED NOTES

- 2 - 3" C & WEATHERHEADS EA. W/ 4 #350KCMIL.
- 1-1/4" C (EMPTY)
- CIRCUIT BREAKER, 600A, 3 POLE, NEMA 3R ENCLOSURE.
- 3/4" DIA. X 10 FT. GRD. ROD W/ #2/0 CU. GRD.
- 2 - 3" C EA. W/ 4 #350 KCMIL & #1 CU GRD.
- 3 #4, #8 GRD., 1" C.
- 4 #1/0, #6 GRD., 1-1/2" C.
- DISC. SW., 200A, 3P, N-F, NEMA 1.
- 3 #2, #8 GRD., 1" C.
- DISC. SW., 60A, 3P, N-F, NEMA 1.
- 3 #6, #10 GRD., 1" C.
- 3 #4, #8 GRD., 1" C.
- 3 #10, #10 GRD., 3/4" C.
- DISC. SW., 30A, 3P, N-F, NEMA 3R.
- SURGE SUPPRESSOR, MODEL SLD3A1D1, SURGE SUPPRESSION, INC. DESTIN, FL.
- TIME SWITCH, TORK MODEL 7100, NEMA 1.
- TIME SWITCH, TORK MODEL 7200, NEMA 3R.
- 2 - 2" C EA. W/ 2 #10, #12 GRD.
- 4 #10, #10 GRD., 2" C.
- 3 #1/0, #6 GRD., 1-1/4" C.

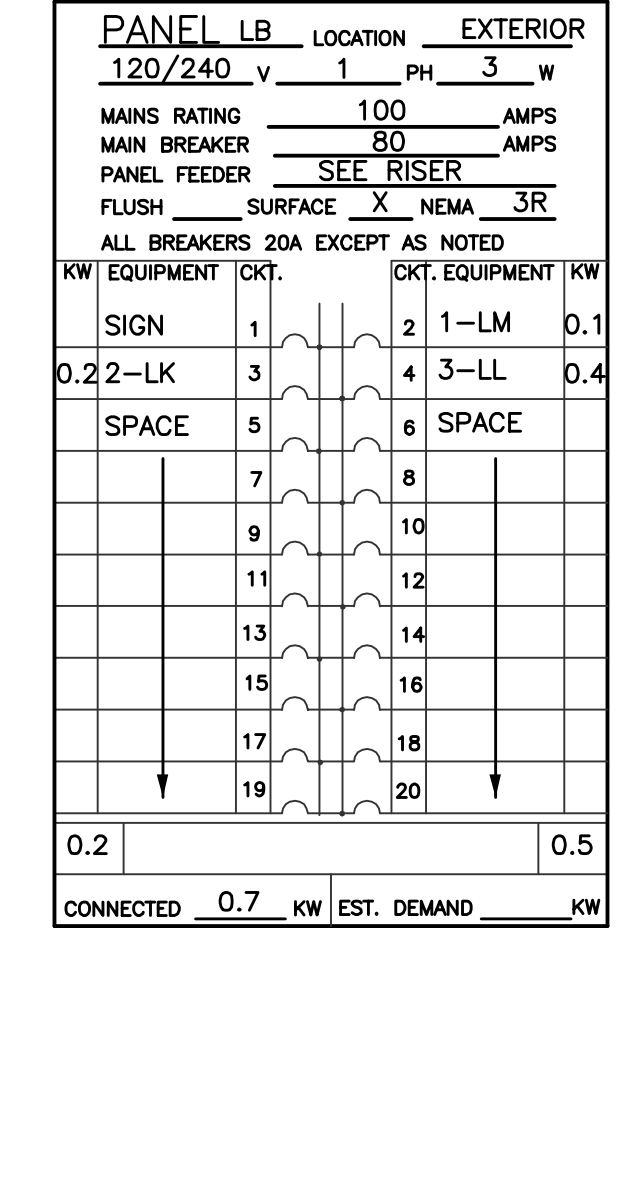
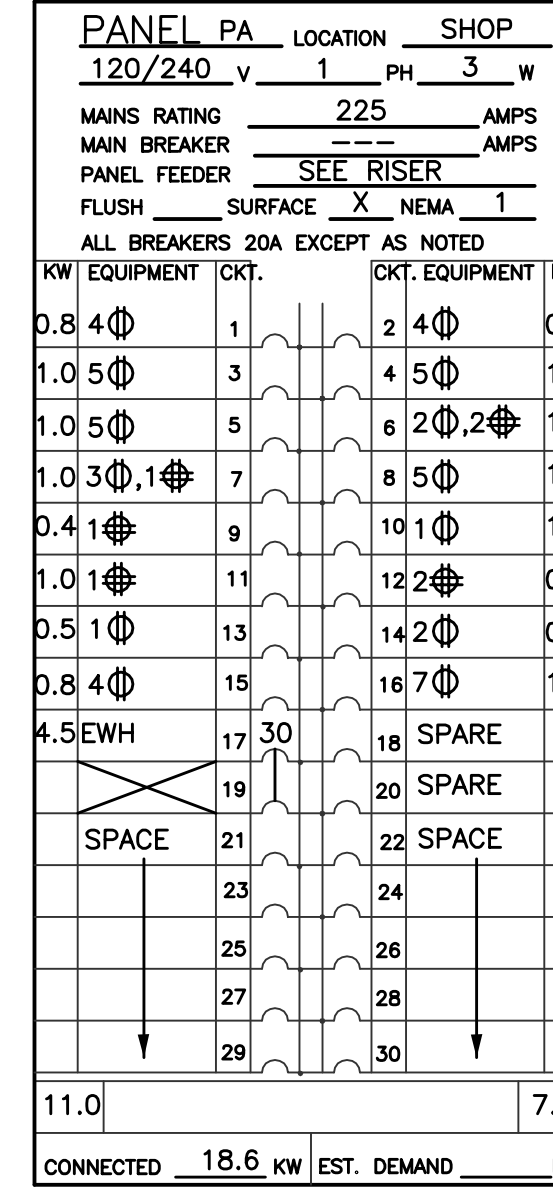
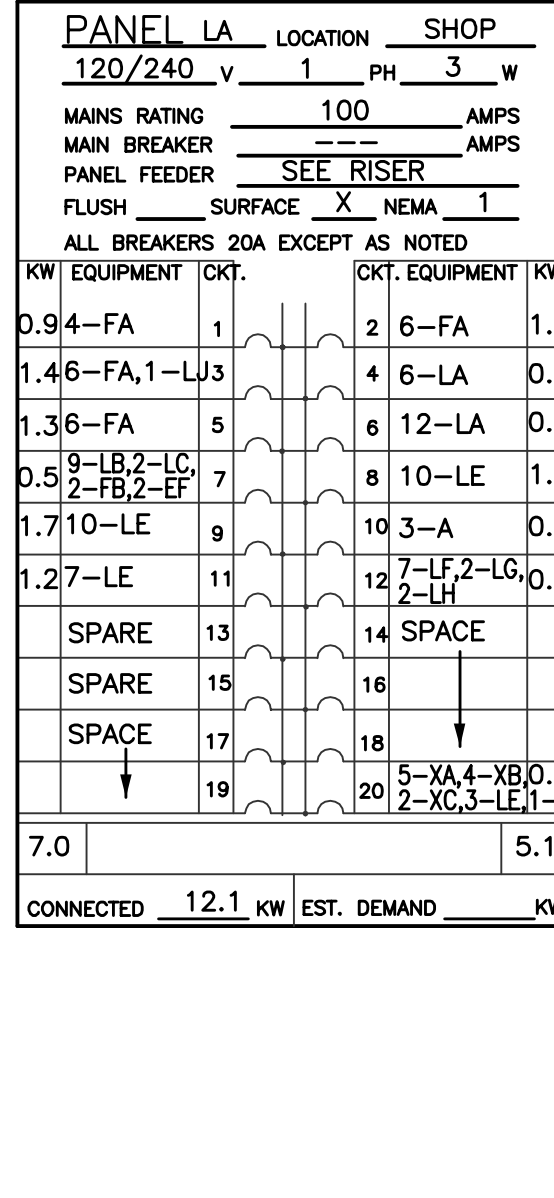
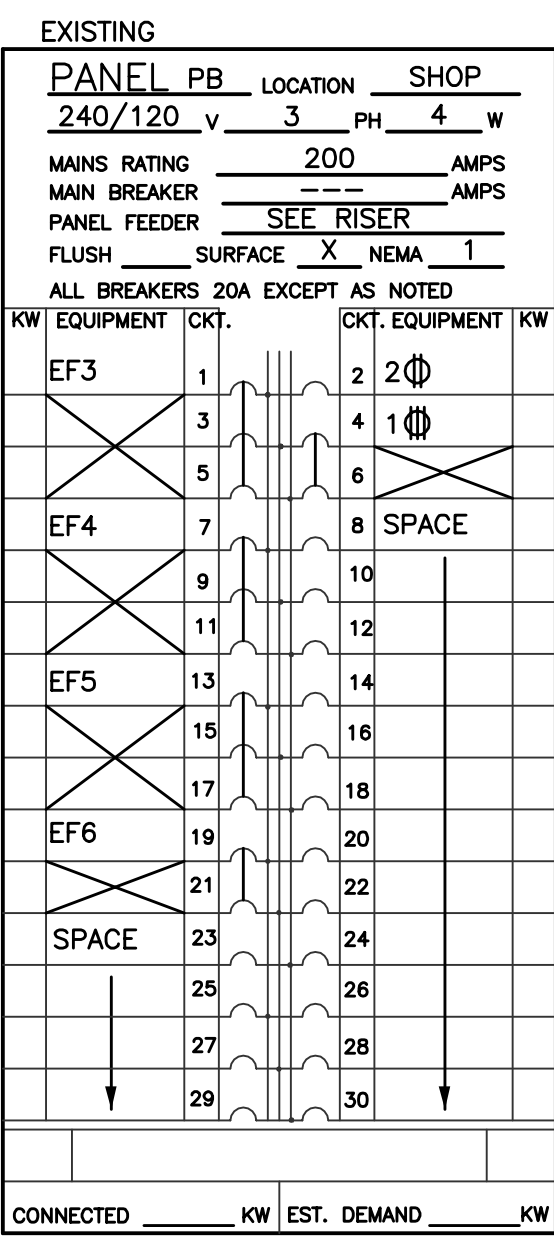
1 ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.



2 POLE BASE DETAIL
SCALE: N.T.S.

240/120 v	3 PH	4 W	ASSEMBLY RATING	18,000 AIC (MIN.)
MAINS RATING	600 AMPS	MAIN BREAKER	---	AMPS, NEMA 1

CKT.	SERVES	LOAD KW	POLES	FRAME, A	TRIP, A	FEEDER	REMARKS
1	ACCU1	13.5	3	100	100	SEE RISER	
2	AHU1	32	3	200	110	SEE RISER	
3	ACCU2	13.5	3	100	100	SEE RISER	
4	AHU2	32	3	200	110	SEE RISER	
5	ACCU3	5.4	3	100	30	SEE RISER	
6	AHU3	16	3	100	60	SEE RISER	
7	PANEL LA	12.1	2	100	80	SEE RISER	
8	PANEL PA	18.6	2	200	150	SEE RISER	
9	PANEL PB	5	3	200	150	SEE RISER	
10	PANEL LB	2	2	100	80	SEE RISER	



REVISIONS

DESIGN-BUILD CONTRACTOR

LAUGER ELECTRICAL INC.
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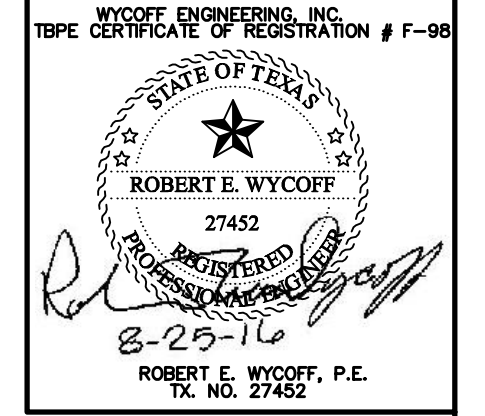
CLIENT

BEEVILLE RANCH & PET CENTER
BEEVILLE, TEXAS

ISSUE DATE: 5-23-2016
DRAWING SCALE: 1/8" = 1'-0"
PROJECT NO.: TBD
DRAWN BY: LAUGER

PAGE TITLE: ELECTRICAL RISER, SCHEDULES, SYMBOLS AND NOTES

SHEET: E-3.0



NO.	REVISIONS

DESIGN-BUILD CONTRACTOR
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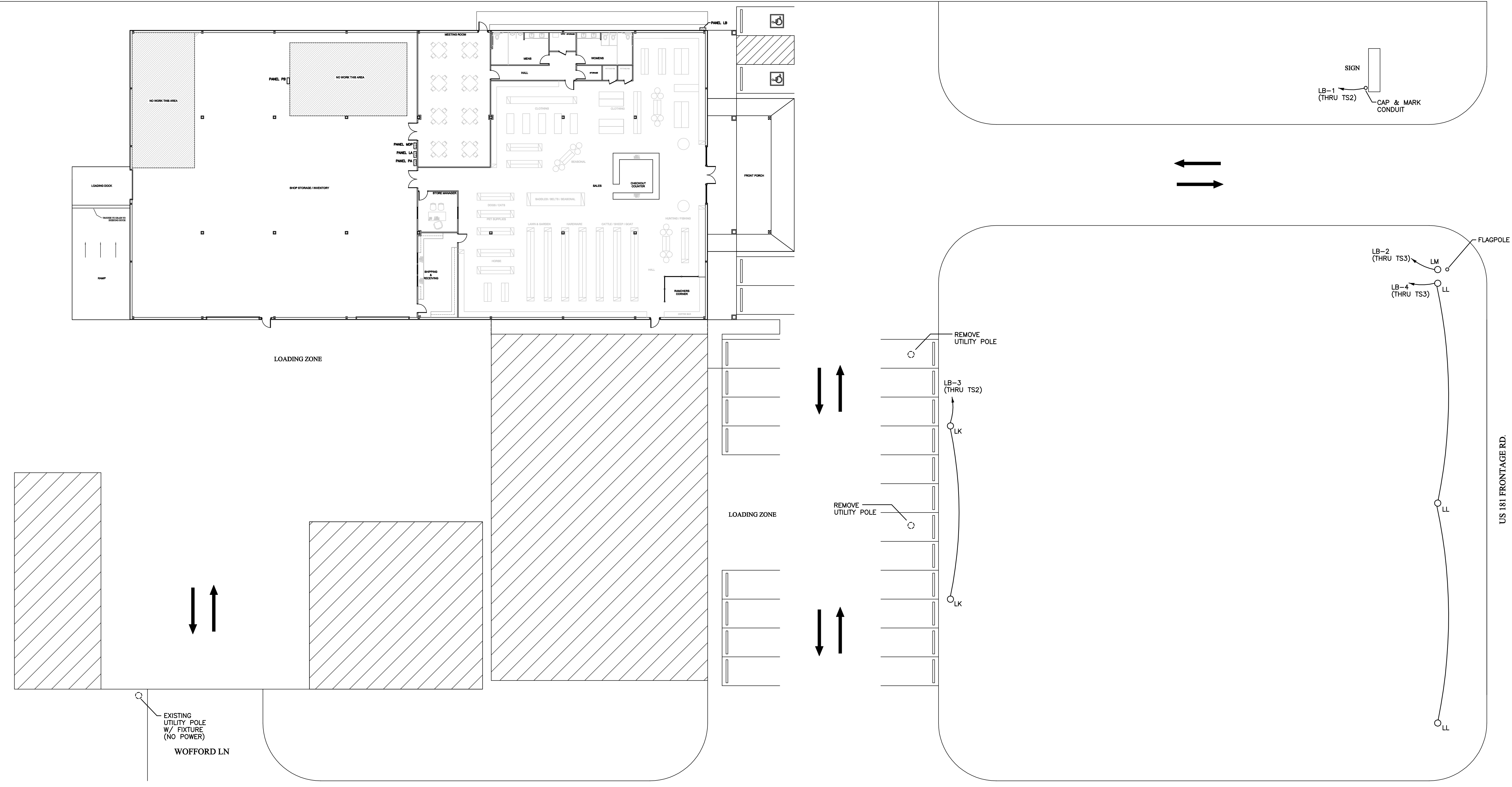
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BEEVILLE RANCH & PET CENTER
 BEEVILLE, TEXAS

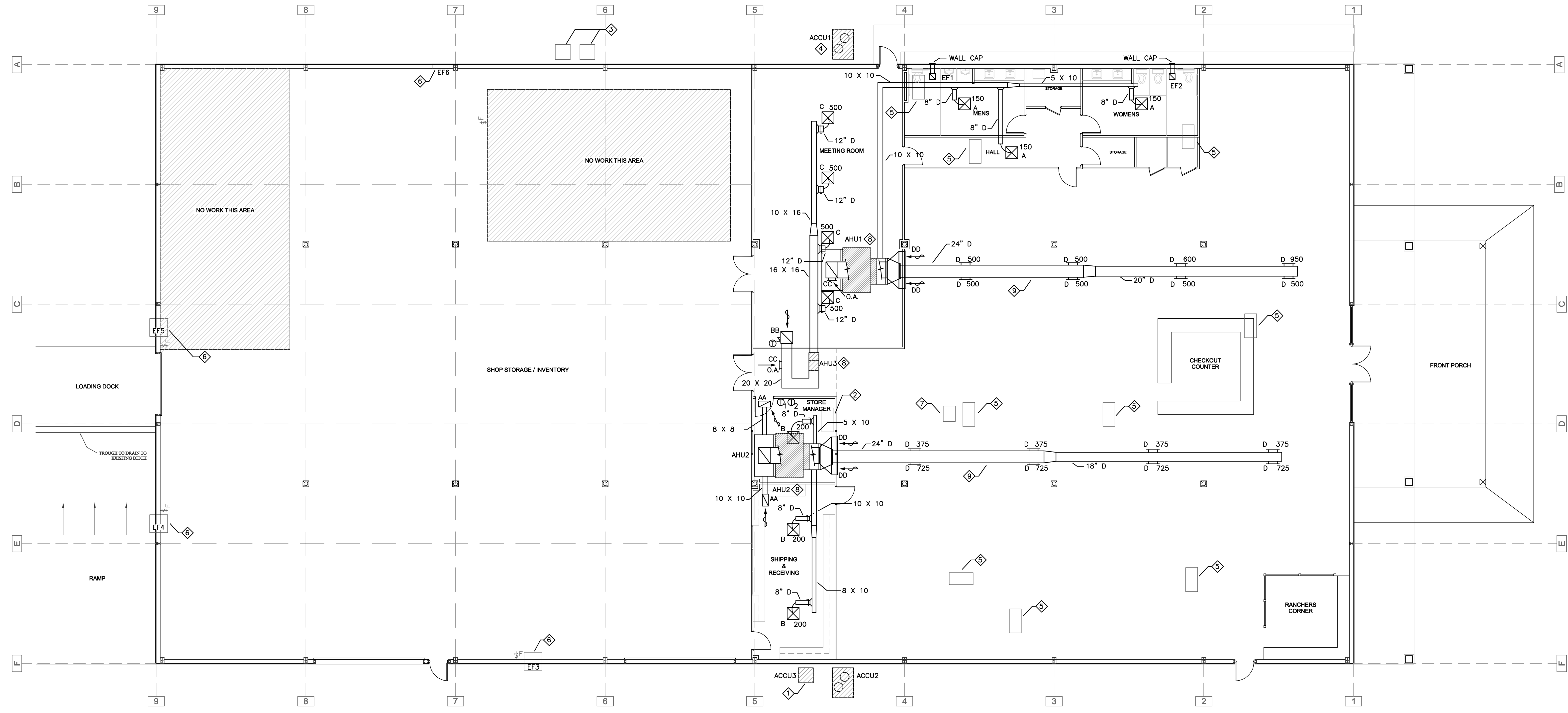
ISSUE DATE	5-23-2016
DRAWING SCALE	1/16" = 1'-0"
PROJECT NO.	TBD
DRAWN BY	LAUGER

PAGE TITLE
 ELECTRICAL SITE PLAN

SHEET
E-4.0



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



A HVAC PLAN
 SCALE: 1/8" = 1'-0"

- KEYED HVAC PLAN NOTES
- ① REMOVE EXISTING ACCU AND INSTALL NEW ACCU3.
 - ② REMOVE EXISTING AHU.
 - ③ REMOVE EXISTING ACCU'S.
 - ④ REMOVE EXISTING ACCU AND INSTALL NEW ACCU1.
 - ⑤ REMOVE EXISTING AHU ON MEZZANINE AND COMPANION ACCU ON ROOF.
 - ⑥ EXISTING EXHAUST FAN TO REMAIN.
 - ⑦ REMOVE ABANDONED AHU ON MEZZANINE.
 - ⑧ PROPOSED AHU ON MEZZANINE.
 - ⑨ \varnothing OF ROUND DUCT TO 14'-9" +/- ABOVE FLOOR.

AIR CONDITIONING UNIT SCHEDULE										
UNIT	MINIMUM AIR, CFM	OUTSIDE AIR, CFM	S.P. H2O	ELECTRICAL	COOLING			HEATING		MANUFACTURER/MODEL
					TOTAL BTUH	MINIMUM SENSIBLE BTUH	EER	TYPE	KW/BTUH	
ACCU1 AHU1	5,000	400	0.5"	240/3/60	155,100	119,300	11.2	ELECT. STRIP	30.0	CARRIER 38AUZA14AOWS-0A2CO CARRIER 40RU14A1A5
ACCU2 AHU2	5,000	---	0.5"	240/3/60	155,100	119,300	11.2	ELECT. STRIP	30.0	CARRIER 38AUZA14AOWS-0A2CO CARRIER 40RU14A1A5
ACCU3 AHU3	2,000	400	0.5"	240/3/60	58,270	43,360	11.2	ELECT. STRIP	15.0	CARRIER 24ABB360A0050 CARRIER FX4D0610015

- CAPACITIES ARE AT ARI CONDITIONS, 95 FDB OUTDOOR & 67 FDB INDOOR (COOLING)
- FURNISH UNITS WITH THE FOLLOWING:
 - ELECTRONIC PROGRAMMABLE THERMOSTAT W/ LOCKING COVER AND REMOTE SENSOR IN RETURN DUCT OF UNITS 1 & 2
 - PURON R-410A REFRIGERANT
 - INTERGRAL DISCONNECT & 120V RECEPTACLE (UNITS 1 & 2 ONLY)
- MOUNT ALL OUTDOOR UNITS ON CONCRETE PADS.
- PLACE EACH AHU ON TWO TREATED 4 X 6 (LDV) MOUNTED IN 3" HIGH SAFETY PAN W/ 3/4" DRAIN TO EXTERIOR.

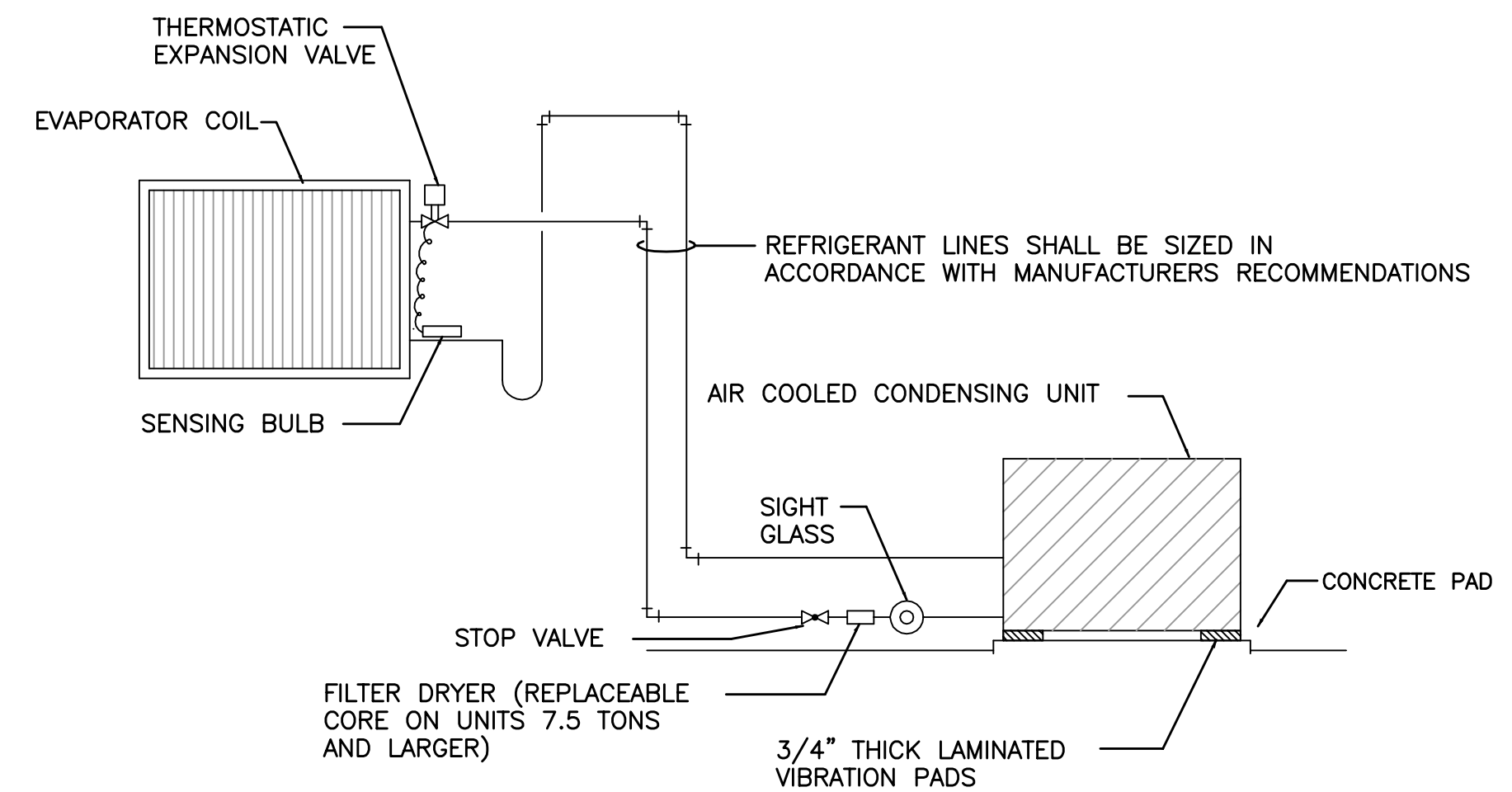
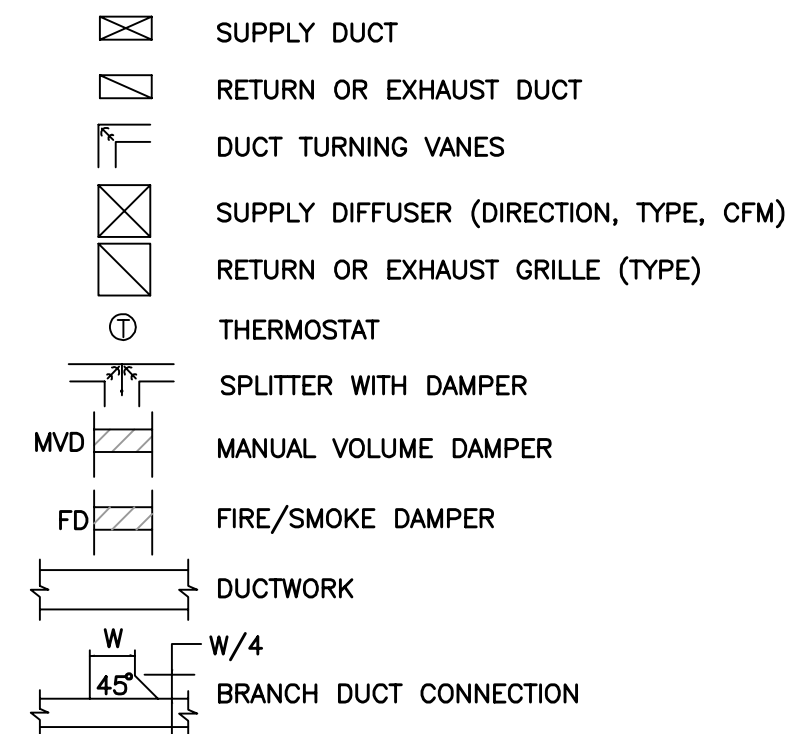
DIFFUSER, GRILL & INTAKE SCHEDULE								
MARK	CFM RANGE	SUPPLY	RETURN	EXHAUST	TYPE	DUCT CONNECTION SIZE	PATTERN	REMARKS
A	50 - 150	●			CEILING DIFFUSER	6" DIA.	4-WAY	TITUS MODEL TDC BORDER #1 OR #3
B	151 - 300	●			CEILING DIFFUSER	8" OR 10" DIA.	4-WAY	TITUS MODEL TDC BORDER #3
C	301 - 500	●			CEILING DIFFUSER	12" DIA.	4-WAY	TITUS MODEL TDC BORDER #3
D	375 - 950	●			SIDEWALL REGISTER	30 X 6	---	TITUS MODEL 300FS W O.B.D.
AA	150 - 600	●			CEILING R/A GRILL	12 X 24	---	TITUS MODEL 50F BORDER #3
BB	1600	●			CEILING R/A GRILL	24 X 24	---	TITUS MODEL 50F BORDER #3
CC	400	●			OUTSIDE AIR GRILL	12 X 12	---	TITUS MODEL 350FL W/ O.B.D. NOTE 2
DD	2200 - 2275	●			RETURN AIR GRILL	30 X 24	---	TITUS MODEL 350FL W/ O.B.D. NOTE 3

SCHEDULE NOTES:

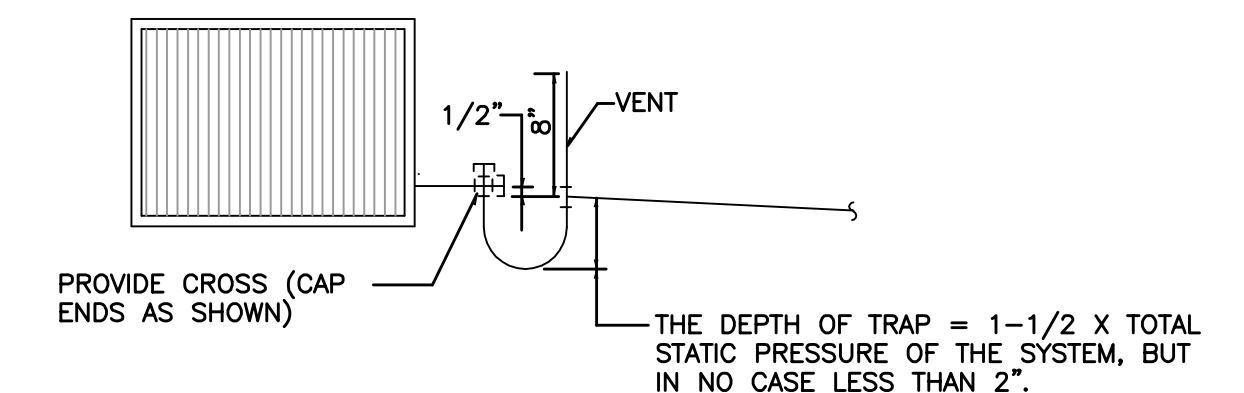
- ALL MARK A CEILING DIFFUSERS TO HAVE OPPOSED BLADE DAMPERS.
- PROVIDE FOR AHU1 & AHU3.
- TWO EACH REQ'D. FOR AHU1 & AHU2. NO O.B.D. FOR AHU2.
- MARK DD REGISTERS TO BE 18"-6" TO BOTTOM OF FRAME.

FAN SCHEDULE								
MARK	SERVICE	TYPE	CFM	SP H2O	MOTOR WATTS	FAN RPM	CONTROL	REMARKS
EF1	EXHAUST	CENT	200	0.125	48	900	LIGHT SWITCH	GREENHECK SP-A200-QD W/ WC-8XB WALL CAP
EF2	EXHAUST	CENT	200	0.125	48	900	LIGHT SWITCH	GREENHECK SP-A200-QD W/ WC-8XB WALL CAP

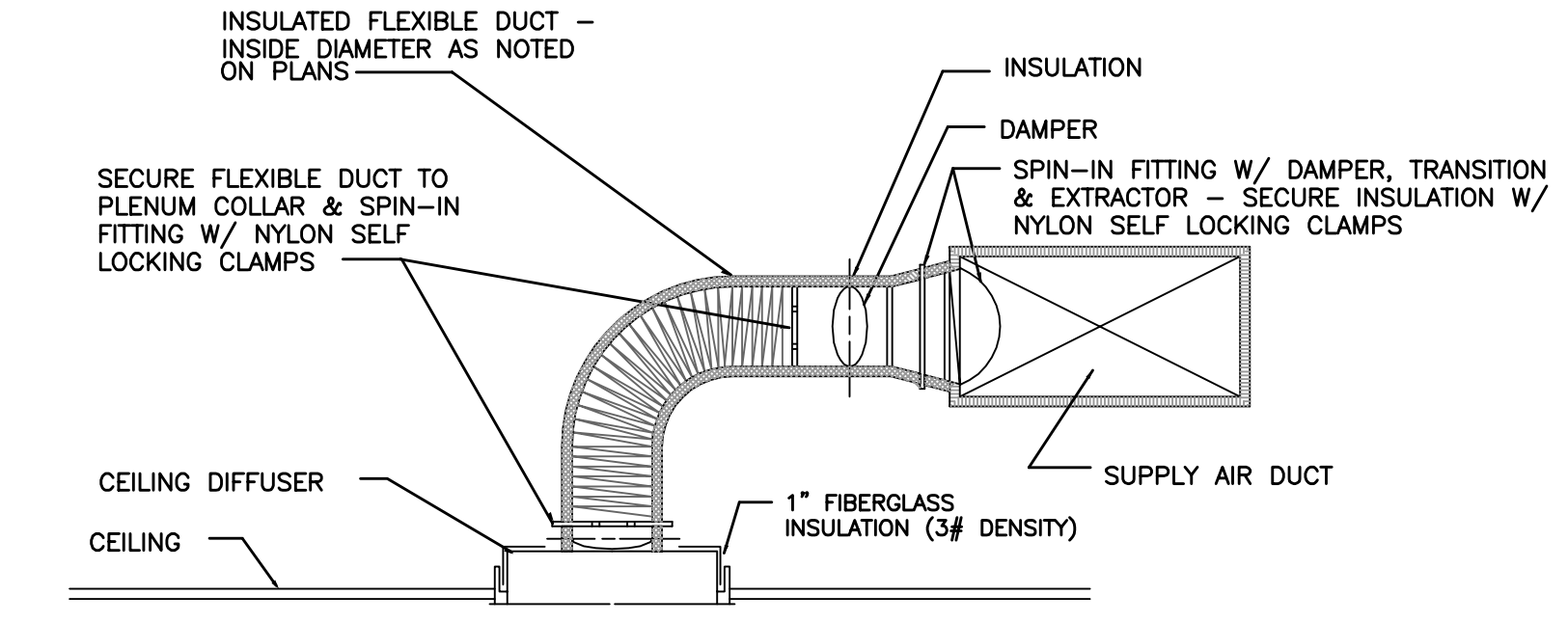
HVAC SYMBOLS



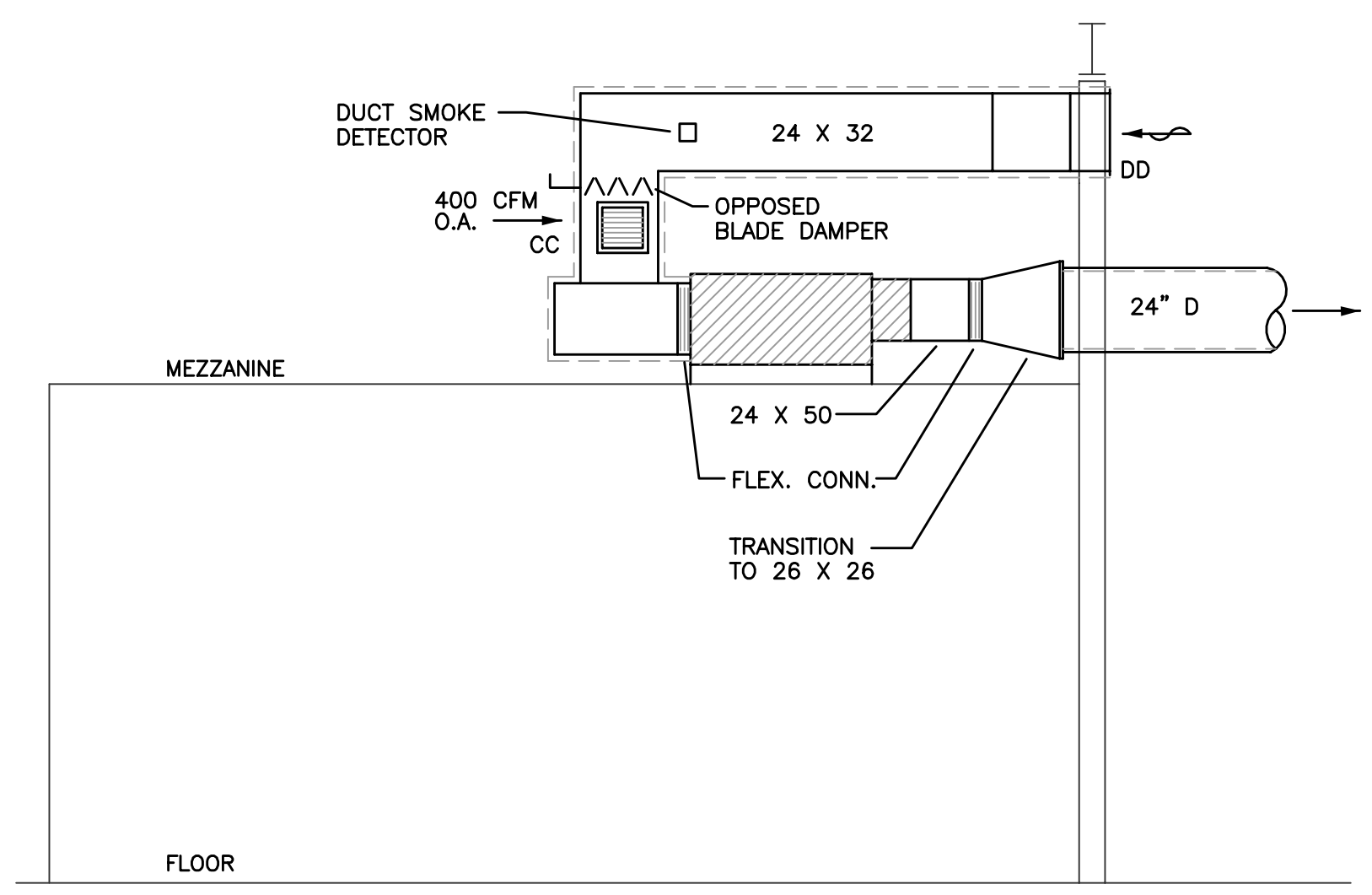
1 REFRIGERANT PIPING SCHEMATIC
SCALE: N.T.S.



2 CONDENSATE DRAIN DETAIL
SCALE: N.T.S.



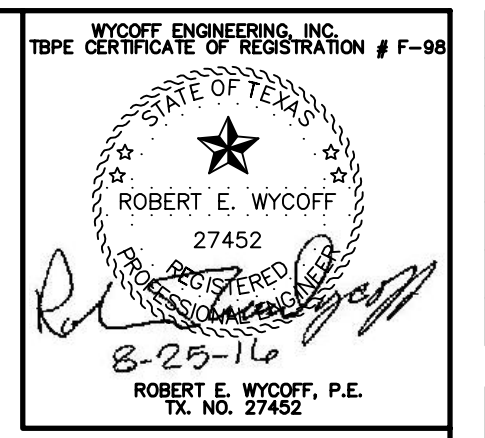
3 CEILING DIFFUSER CONNECTION DETAIL
SCALE: N.T.S.



4 AHU1 ELEVATION
SCALE: N.T.S.
NOTE: AHU2 SIMILAR, EXCEPT NO OUTSIDE AIR INTAKE.

GENERAL HVAC NOTES

- MOUNT ALL THERMOSTATS 48" ABOVE FINISH FLOOR.
- LOCATE ALL CEILING AIR DEVICES IN ACCORDANCE WITH REFLECTED CEILING PLAN. COORDINATE LOCATIONS WITH OTHER TRADES. CONTRACTOR SHALL COORDINATE DIFFUSER FRAMES WITH REFLECTED CEILING PLAN TO DETERMINE TYPE OF FRAME REQUIRED, GYP-BOARD MOUNTING OR LAY-IN TYPE.
- RUN CONDENSATE LINES FROM EACH AIR HANDLING UNIT TO A TRAPPED SANITARY SEWER DRAIN. ALL CHANGES IN DIRECTION SHALL BE MADE WITH TEES HAVING THREADED PLUGS IN UNUSED OPENINGS TO FACILITATE CLEANING. DRAINS SHALL BE PVC PIPE WITH SOCKET WELD FITTINGS. SIZE AS SHOWN ON DRAWINGS. INSULATE DRAIN LINES WITH 3/8" THICK CLOSED CELL FOAM INSULATION. SEAL ALL JOINTS AND SEAMS WITH INSULATION ADHESIVE.
- INSTALL A MINIMUM 4" WIDE FLEXIBLE CONNECTION ON THE SUPPLY AND RETURN CONNECTION OF EACH AIR HANDLING UNIT. FLEXIBLE CONNECTION SHALL BE NEOPRENE IMPREGATED GLASS FABRIC CLOSURE TO PREVENT AIR LEAKAGE. INSTALL GASKET AT CONNECTION TO AIR HANDLING UNIT OUTLET. INSULATE FLEXIBLE CONNECTOR.
- DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
- SEAL ALL JOINTS AND SEAMS OF ALL DUCTWORK WITH RECTOSEAL "AIRLOCK" OR EQUAL DUCT SEALER.
- MAXIMUM ALLOWABLE LENGTH OF FLEXIBLE DUCT SHALL BE 3'-0". SUPPORT FLEXIBLE DUCT PROPERLY TO PREVENT REDUCTION OF CROSS-SECTIONAL AREA.
- VERIFY SIZE AND LOCATION OF ALL ROOF & WALL PENETRATIONS PRIOR TO INSTALLATION. COORDINATE LOCATION WITH OTHER TRADES.
- HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL CONTROL AND INTERLOCK WIRING. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH DIV. 16. CONTROL WIRING RUN IN RETURN AIR SPACE SHALL BE PLENUM RATED WIRE.
- PROVIDE REFRIGERANT LINES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSULATE REFRIGERANT SUCTION LINES WITH 1/2" CLOSED CELL FOAM INSULATION. SEAL ALL JOINTS AND SEAMS WITH INSULATION ADHESIVE. INSULATION EXPOSED TO OUTDOORS SHALL BE COVERED WITH ALUMINUM OR STAINLESS STEEL JACKET.
- WRAP ALL STEEL SUPPLY AND RETURN AIR DUCTS WITH 2" FOIL BACKED INSULATION. ROUND STEEL DUCTS TO BE DOUBLE WALL WITH INTERNAL R-6 INSULATION.
- PROVIDE MANUAL OPPOSED BLADE DAMPER IN OUTSIDE AIR DUCT AND RETURN DUCT (AHEAD OF OUTSIDE AIR INLET) IN AHU1.
- RUNOUTS TO CEILING DIFFUSERS SHALL BE CONNECTED TO RECTANGULAR DUCT WITH BELL MOUTH SPIN IN FITTING WITH ADJUSTABLE BUTTERFLY DAMPER. PROVIDE TURNING VANES AT EACH CHANGE IN DUCT DIRECTION AND EXTRACTORS AT REGISTER RUN OUTS.
- PROVIDE SEALANT, CAULKING, GASKETS, FLASHINGS AS NECESSARY TO PROVIDE A COMPLETELY WEATHERPROOF INSTALLATION.
- PLACE 3/4" THICK VIBRATION PADS BETWEEN CONDENSING UNITS AND CONCRETE PADS.
- PAINT DUCTWORK VISIBLE BEHIND RETURN AIR GRILLS MATTE BLACK.
- PROVIDE DUCT SMOKE DETECTOR IN RETURN DUCT OF UNITS 1 & 2 AHEAD OF OUTSIDE AIR INTAKE TO SHUT DOWN UNIT UPON DETECTION OF SMOKE.
- SUPPLY, RETURN AND OUTSIDE AIR QUANTITIES TO BE BALANCED BY NEBB APPROVED AGENCY.



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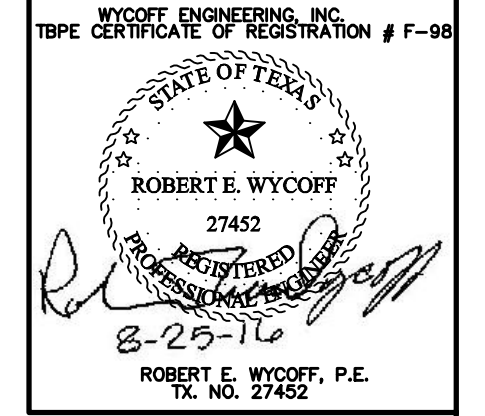
CLIENT

BEEVILLE RANCH & PET CENTER
BEEVILLE, TEXAS

ISSUE DATE	5-23-2016
DRAWING SCALE	1/8" = 1'-0"
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PAGE TITLE
HVAC SCHEDULES
SYMBOLS AND NOTES

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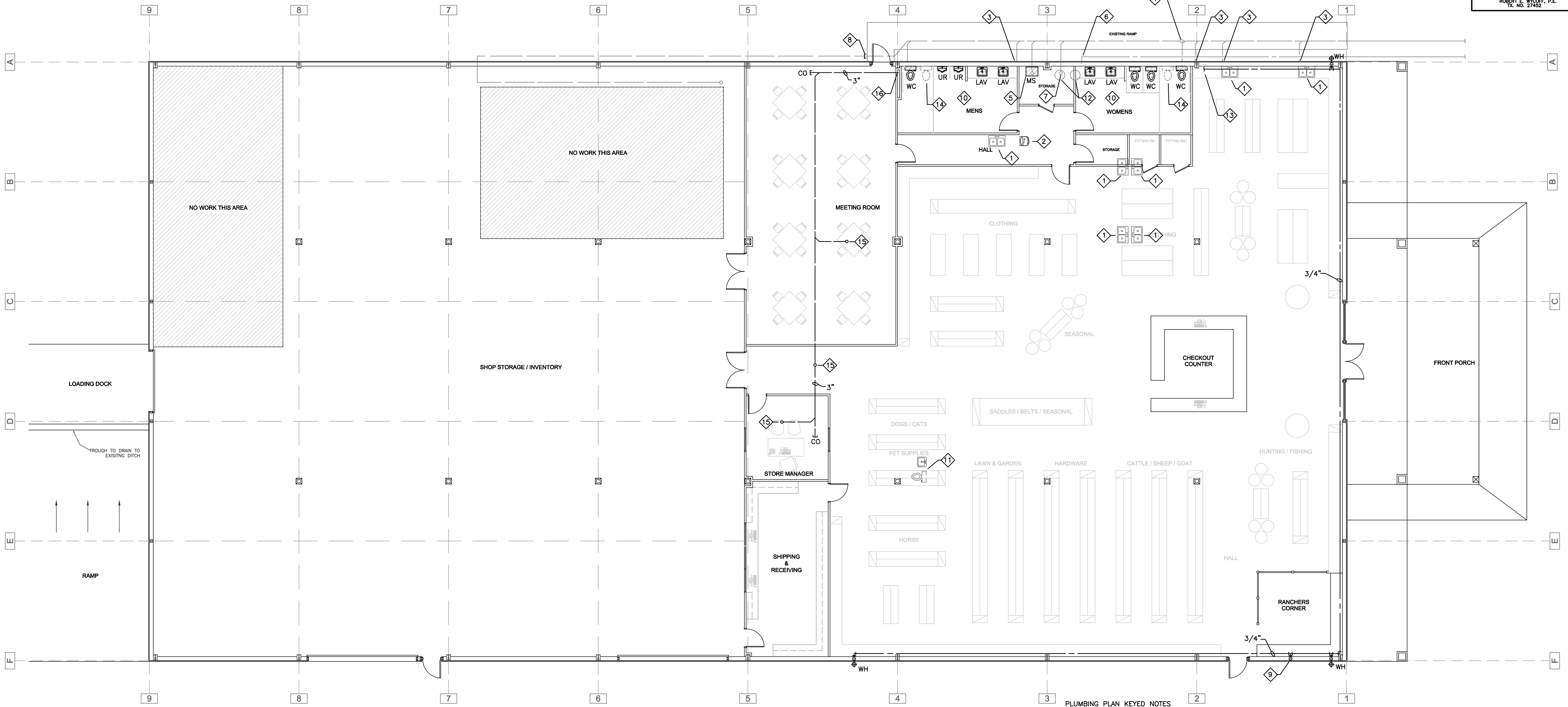
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 PLUMBING PLAN

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PLUMBING PLAN

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

PLAN NOTES:
 1. PROPERLY VENT ALL NEW FIXTURES AND EXTEND FULL SIZE VENT THRU ROOF.

- PLUMBING PLAN KEYED NOTES
- 1 REMOVE EXISTING SINK AND APPURTENANCES. CAP WASTEWATER DRAIN AND VENT AND CAP WATER LINES AT ORIGIN.
 - 2 REMOVE EXISTING DRINKING FOUNTAIN. CAP WASTEWATER DRAIN AND VENT AND CAP WATER LINES AT ORIGIN.
 - 3 REMOVE 2" LINE AND CAP BELOW GRADE.
 - 4 EXISTING CLEAN-OUT.
 - 5 REMOVE SHOWER DRAIN AND INSTALL MOP SINK. EXTEND AND REUSE WATER LINES.
 - 6 WATER SERVICE TO REMAIN.
 - 7 REMOVE SHOWER DRAIN AND FILL WITH CONCRETE FROM TRAP TO FLOOR SURFACE. REMOVE DRAIN ON BUILDING EXTERIOR AND CAP BELOW GRADE. CAP WATER LINES IN CHASE. ABANDON REST OF LINE IN PLACE.
 - 8 CAP 4" SEWER 12" FROM END OF RAMP.
 - 9 1/2" CW DOWN TO POT FILLER 12" ABOVE COUNTER.
 - 10 REMOVE ALL EXISTING PLUMBING FIXTURES AND INSTALL NEW FIXTURES.
 - 11 REMOVE WATER CLOSET & LAVATORY. CAP WASTEWATER DRAIN AND VENT AND CAP WATER LINES AT ORIGIN.
 - 12 REMOVE TWO EXISTING 40 GAL. ELECTRIC WATER HEATERS ON MEZZANINE. REUSE ONE WATER HEATER AND INSTALL IN STORAGE ROOM.
 - 13 PROPOSED 3/4" CW. CONNECT TO PIPING IN CHASE.
 - 14 REMOVE WATER CLOSET. CAP WASTEWATER DRAIN AND CAP WATER LINE INSIDE WALL.
 - 15 3" TRAPPED HUB DRAIN (AC CONDENSATE) BELOW MEZZANINE FLOOR.
 - 16 CONNECT 3" CONDENSATE LINE TO PIPING IN CHASE.

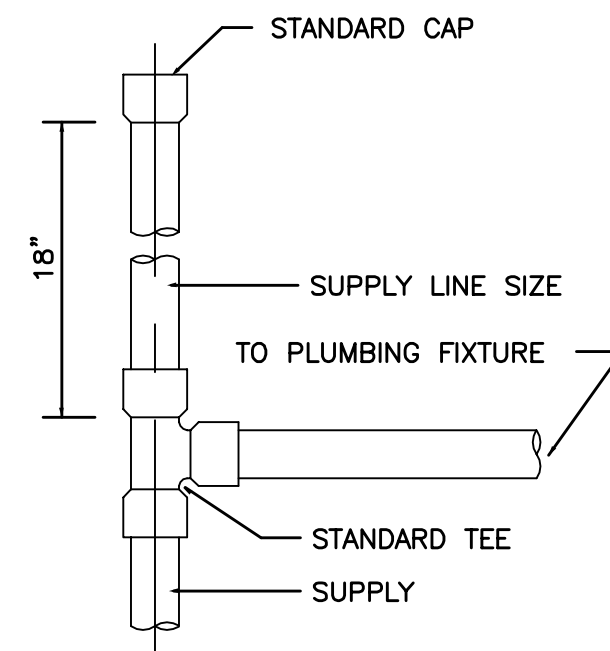
PLUMBING SPECIFICATIONS

- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE FOLLOWING CODES: LOCAL CITY PLUMBING CODE INTERNATIONAL PLUMBING CODE
- DETERMINE ELEVATION OF WATER LINES AND VENTS WITH REGARD TO AIR CONDITIONING EQUIPMENT AND DUCTWORK. COORDINATE WITH OTHER TRADES.
- SANITARY SEWER LINES SHALL HAVE A MINIMUM FALL OF 1/8" PER FOOT.
- INSTALL FULL-SIZED 18" AIR CHAMBER AT EACH WATER CONNECTION.
- MAINTAIN MINIMUM 10' CLEARANCE BETWEEN ALL PLUMBING VENT TERMINATIONS AND OUTSIDE AIR INTAKES OF AIR HANDLING UNITS.
- CONNECT ALL VENT LINES ABOVE CEILINGS TO VENTS THRU ROOF AS SHOWN.
- INSULATE HOT AND COLD WATER PIPING AND P-TRAPS BELOW LAVATORIES AND SINKS (WHERE EXPOSED).
- SANITARY SEWER PIPING, BURIED WITHIN 5 FEET OF BUILDING
 - CAST IRON PIPE: ASTM A74 SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS OR LEAD AND OAKUM.
 - PVC PIPE: SCHEDULE 40 PVC-DWV, ASTM 2665-78. FITTINGS: PVC. JOINTS: SOLVENT WELD.
- SANITARY SEWER PIPING, ABOVE GRADE
 - CAST IRON PIPE: ASTM A74, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: HUB-AND-SPIGOT, CISPI HSN COMPRESSION TYPE WITH ASTM C564 NEOPRENE GASKETS OR LEAD AND OAKUM.
 - CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.
 - COPPER PIPE: ASTM B306, DWV. FITTINGS: ANSI-ASME B16.3, CAST BRONZE, OR ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI-ASTM
 - PVC PIPE: SCHEDULE 40 PVC-DWV, WITH SOLVENT WELD JOINTS.
- WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING
 - COPPER TUBING: ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ANSI/ASME B16.23, CAST BRASS, OR ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 95TA OR AWS A5.8, BCUP SILVER BRAZE.
- WATER PIPING, ABOVE GRADE
 - COPPER TUBING: ASTM B88, TYPE L OR K, HARD DRAWN. FITTINGS: ANSI/ASME B16.23, CAST BRASS, OR ANSI/ASME B16.29, WROUGHT COPPER. JOINTS: ANSI/ASTM B32, SOLDER, GRADE 95TA.
 - PEX TUBING AND FITTINGS.
- BALL VALVES
 - UP TO 2 INCHES: BRONZE BODY, STAINLESS STEEL BALL, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE, THREADED ENDS.
 - OVER 2 INCHES: CAST STEEL BODY, CHROME PLATED STEEL BALL, TEFLON SEAT AND STUFFING BOX SEALS, LEVER HANDLE, FLANGED.
- ALL HOT AND COLD WATER LINES TO BE RUN ABOVE CEILING AND TO BE INSULATED AS FOLLOWS:
 - HOT WATER. GLASS FIBER INSULATION, 1" THICK, ANSI/ASTM C547, 'K' VALUE OF 0.24 AT 75 DEGREES F WITH CANVAS JACKET.
 - COLD WATER. CLOSED CELL PLASTIC INSULATION, 1/2" THICK, RUBATEX OR EQUAL.
- PROVIDE 6" LONG SUPPORT SHIELDS BETWEEN INSULATION AND PIPING HANGERS. HANGERS TO BE SPACED AT 6" O.C. MAXIMUM.
- FLASH VENT PIPES PROJECTING 3 INCHES MINIMUM ABOVE FINISHED ROOF SURFACE WITH LEAD WORKED ONE INCH MINIMUM INTO HUB, 8 INCHES MINIMUM CLEAR ON SIDES WITH 24 X 24 INCHES SHEET SIZE. FOR PIPES THROUGH OUTSIDE WALLS, TURN FLANGES BACK INTO WALL AND CAULK, METAL COUNTERFLASH AND SEAL.

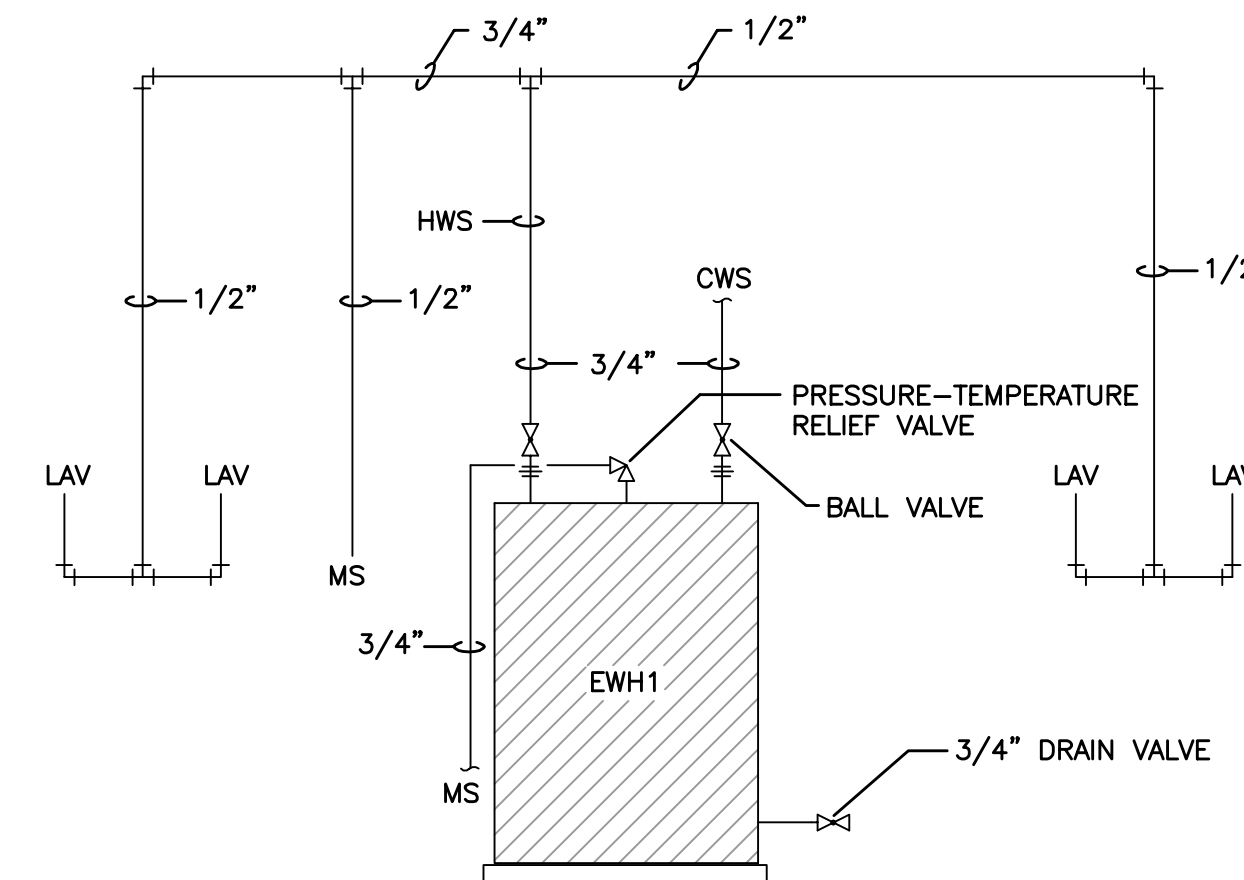
PLUMBING FIXTURE SCHEDULE				
FIXTURE	MANUFACTURER	TYPE/MODEL NUMBER	TRIM	REMARKS
WATER CLOSET (WC)	AMERICAN STANDARD	YORKVILLE 16.5" H 2878.100	SEAT-CHURCH 295	FLUSH HANDLE ON WIDE SIDE IN ACCESSIBLE STALLS
LAVATORY (LAV)	AMERICAN STANDARD	ROSELYN 0498.400	MONTERREY 5502.170.002	
URINAL (UR)	AMERICAN STANDARD	WASHBROOK 6501.010	SLOAN ROYAL 186-1	ZURN CARRIER Z-1221 MOUNT RIM @ 17" (MAX.)
MOP SINK (MS)	FIAT	MSB2424	FAUCET 8344.111	
ELECTRIC WATER HEATER (EWH)	EXISTING			4500/4500 WATT, 240V, 1 PH
WALL HYDRANT (WH)	WOODFORD	MODEL 14		
POT FILLER (PF)	MOEN	MODEL S665		

PLUMBING FIXTURE SCHEDULE NOTES

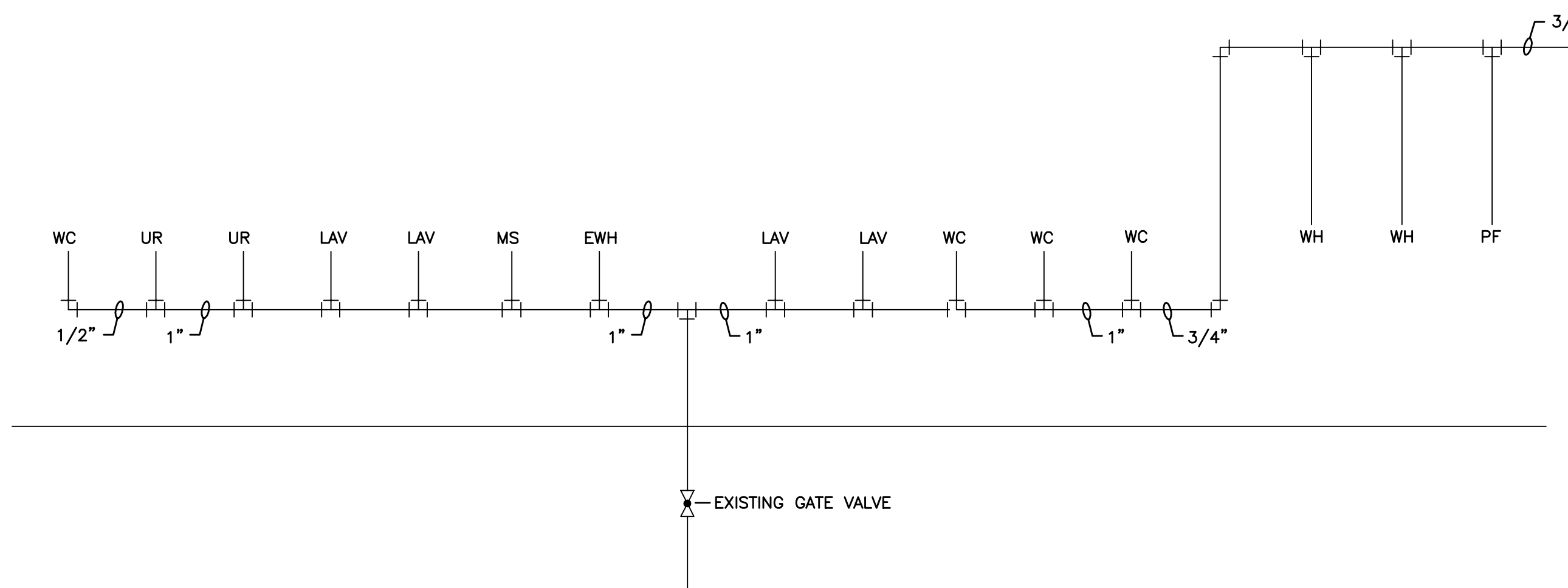
- ALL FIXTURES TO BE WHITE.
- ALL FIXTURE MOUNTING HEIGHTS AND LOCATIONS TO BE IN ACCORDANCE WITH ADA/TAS REQUIREMENTS.
- PROVIDE CHROME PLATED BRASS SUPPLIES, STOP, P-TRAPS & WASTE FOR LAVS.
- FIELD VERIFY ROUGH-IN DIMENSION BEFORE ORDERING.



1 TYPICAL FIXTURE AIR CHAMBER
SCALE: N.T.S.



2 EWH1 SCHEMATIC
SCALE: N.T.S.



3 COLD WATER PIPING SCHEMATIC
SCALE: N.T.S.

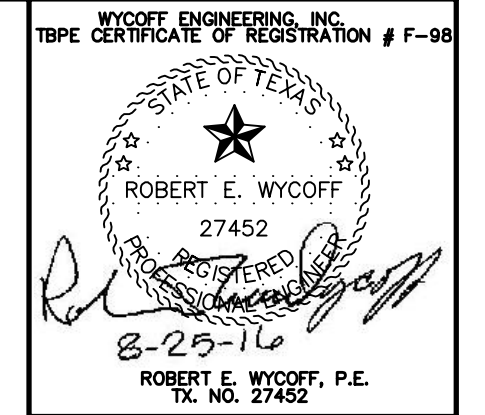
FIXTURE CONNECTION SCHEDULE				
FIXTURE	HW	CW	DRAIN	VENT
WATER CLOSET	---	1/2"	4"	3"
LAVATORY	1/2"	1/2"	1-1/2"	1-1/4"
URINAL	---	3/4"	2"	1-1/2"
MOP SINK	1/2"	1/2"	3"	2"
WALL HYDRANT	---	1/2"	---	---
WATER HEATER	3/4"	3/4"	3/4"	---
HUB DRAIN	---	---	3"	---
POT FILLER	---	1/2"	---	---

PLUMBING SYMBOLS

- SANITARY SEWER
- - - - VENT LINE
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- HD HUB DRAIN
- FD FLOOR DRAIN
- VTR VENT THRU ROOF
- ⊠ YCO YARD CLEANOUT
- FCO FLOOR CLEANOUT
- ⊠ BALL VALVE

GENERAL PLUMBING NOTES

- CONTRACTOR SHALL PAY ALL PERMIT AND INSPECTION FEES.
- LOCATE FLOOR DRAINS IN RESTROOMS TO AVOID INTERFERENCE WITH TOILET PARTITION MOUNTING LEGS.
- DETERMINE ELEVATION OF WATER LINES AND VENTS WITH REGARD TO AIR CONDITIONING EQUIPMENT AND DUCTWORK. COORDINATE WITH OTHER TRADES.
- PROVIDE P-TRAP FOR HUB DRAINS AT MECHANICAL PLATFORMS.
- SANITARY SEWER LINES SHALL HAVE A MINIMUM FALL OF 1/8" PER FOOT.
- INSTALL FULL-SIZED 18" AIR CHAMBER AT EACH WATER CONNECTION. INSTALL WATER HAMMER ARRESTORS WHERE SHOWN.
- MAINTAIN MINIMUM 25' CLEARANCE BETWEEN ALL VENT TERMINATIONS AND OUTSIDE AIR INTAKES OF AIR HANDLING UNITS.
- CONNECT ALL VENT LINES ABOVE CEILINGS TO VENTS THRU ROOF, AS SHOWN.



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