ONETA COMPANY PEPSI BUILDING

ONETA COMPANY

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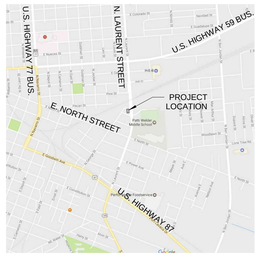
PROJECT LOCATION: 1402 Elizabeth St. Victoria, TX 77901



SYMBOLS

- BUILDING SECTION REFERENCE (0 / A1.2)
- WINDOW TYPE (A) — REFER TO SHEET A4.1 FOR ADDITIONAL INFORMATION
- DOOR NUMBER (A100) — REFER TO SHEET A4.1 FOR ADDITIONAL INFORMATION
- INTERIOR ELEVATION REFERENCE (1 / A1.7)
- RESTROOM ACCESSORY — REFER TO SHEET A1.1 FOR SCHEDULE
- ENLARGED PLAN/ DETAIL REFENCE (0 / A-000)
- MATERIAL REFERENCE (P1) — REFER TO SHEET A1.1 FOR SCHEDULE
- WALL TYPE (14) — REFER TO SHEET A1.1 FOR ADDITIONAL INFORMATION

ABBREVIATIONS

ABV	ABOVE	HOR	HORIZONTAL
ADD	ADDENDUM	ID	INSIDE DIAMETER
ADDL	ADDITIONAL	INFO	INFORMATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INV	INVERT
ALUM	ALUMINUM	JT	JOINT
APPROX	APPROXIMATELY	LAV	LAVATORY
ARCH	ARCHITECT(URAL)	LH	LEFT HAND
ACT	ACOUSTICAL CEILING TILE	MFR	MANUFACTURER
AUTO	AUTOMATIC	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BK	BRICK	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	MTL	METAL
BM	BEAM	NIC	NOT IN CONTRACT
BOTT	BOTTOM	NO	NUMBER
BOD	BOTTOM OF DECK	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CO	CLEANOUT	OFOI	OWNER FURNISHED OWNER INSTALLED
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	OPH	OPPOSITE HAND
CONST	CONSTRUCTION	OSB	ORIENTED STRAND BOARD
CONT	CONTINUOUS	PL	PLATE
CJ	CONTROL JOINT	PLAM	PLASTIC LAMINATE
DEMO	DEMOLITION	PLYWD	PLYWOOD
DIA	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DOCS	DOCUMENTS	PVC	POLYVINYL CHLORIDE
DS	DOWNSPOUT	RD	ROOF DRAIN
DTL	DETAIL	REF	REFER(ENCE)
DWG	DRAWING	RH	RIGHT HAND
EA	EACH	RO	ROUGH OPENING
EJ	EXPANSION JOINT	S CONC	SEALED CONCRETE
EJC	EXPANSION JOINT COVER	SIM	SIMILAR
ELEC	ELECTRIC(AL)	SPEC	SPECIFICATION
ELEV	ELEVATOR	SS	STAINLESS STEEL
EWC	ELECTRIC WATER COOLER	STD	STANDARD
EXIST	EXISTING	STL	STEEL
EXT	EXTERIOR	STOR	STORAGE
FD	FLOOR DRAIN	TOS	TOP OF STEEL
FEB	FIRE EXTINGUISHER & BRACKET	TV	TELEVISION
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
FHC	FIRE HOSE & CABINET	UNO	UNLESS NOTED OTHERWISE
FT	FOOT	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VWC	VINYL WALL COVERING
GC	GENERAL CONTRACTOR	W/	WITH
GYP	GYPSUM	W/O	WITHOUT
GYP BD	GYPSUM WALLBOARD	WD	WOOD

TABLE OF CONTENTS

MATERIAL LEGEND

- BRICK
- CONCRETE
- EARTH
- GLASS
- GYPSUM WALLBOARD
- LOOSE / BATT INSULATION
- METAL
- PLYWOOD
- RIGID INSULATION
- WOOD BLOCKING
- FINISH WOOD

WALL TO DECK RATING LEGEND

- 1-HR WALL TO DECK / WALL TO LID: UL No U465 AT STUD CONSTR; NCMA-TEK 7-1A -FIRE RESISTANCE (2001) AT CMU CONSTR
- 2-HR WALL TO DECK / WALL TO LID: UL No U411 AT STUD CONSTR; NCMA-TEK 7-1A -FIRE RESISTANCE (2001) AT CMU CONSTR; UL No U905 AT CMU CONSTR
- NON-RATED WALL TO DECK (NON-RATED OPENINGS)
- NON-RATED WALL TO LID (NON-RATED OPENINGS)

NOTES:

1. ALL WALLS ARE NON-RATED WALL TO BOTTOM OF DECK (UON).
2. ALL NON-LOADBEARING CMU WALLS SPAN VERTICALLY (UON).
3. ALL COLUMN ENCLOSURES SHALL BE THE SAME HEIGHT AS THE ADJACENT WALL (UON).
4. BRACE ALL WALLS TO STRUC ABOVE AS NOTED IN WALL BRACING NOTES AND WALL TERMINATION DETAILS ON SHEET A003.
5. REFER TO WALL TYPES, SHEET A1.1 & WALL CONSTRUCTION AND RATED ASSEMBLY UL NOS., SHEET A1.1, TYP.
6. FIRE RATING OF ANY "EXTERIOR" LOAD BEARING WALLS SHALL CONTINUE FOR A MIN OF 30" BELOW ROOF LINES AT STEPPED BUILDING LOCATIONS, SUCH SAME WALL BELOW SUCH POINT IS AN "INTERIOR" LOAD BEARING WALL AND FIRE RATED ACCORDING TO "INTERIOR" LOAD BEARING WALLS.
7. MARKING OF FIRE RATED & SMOKE STOP PARTITIONS: PERMANENTLY MARK ALL SMOKE BARRIERS, FIRE PARTITIONS, SHAFT ENCLOSURES, FIRE BARRIERS ABOVE CEILINGS AS FOLLOWS: "FIRE AND SMOKE BARRIER-PROTECT ALL OPENINGS". LETTERS SHALL BE MINIMUM 2 1/2" IN HEIGHT AND PAINTED RED. PROVIDE ONE TIME PER STRUCTURAL BAY.

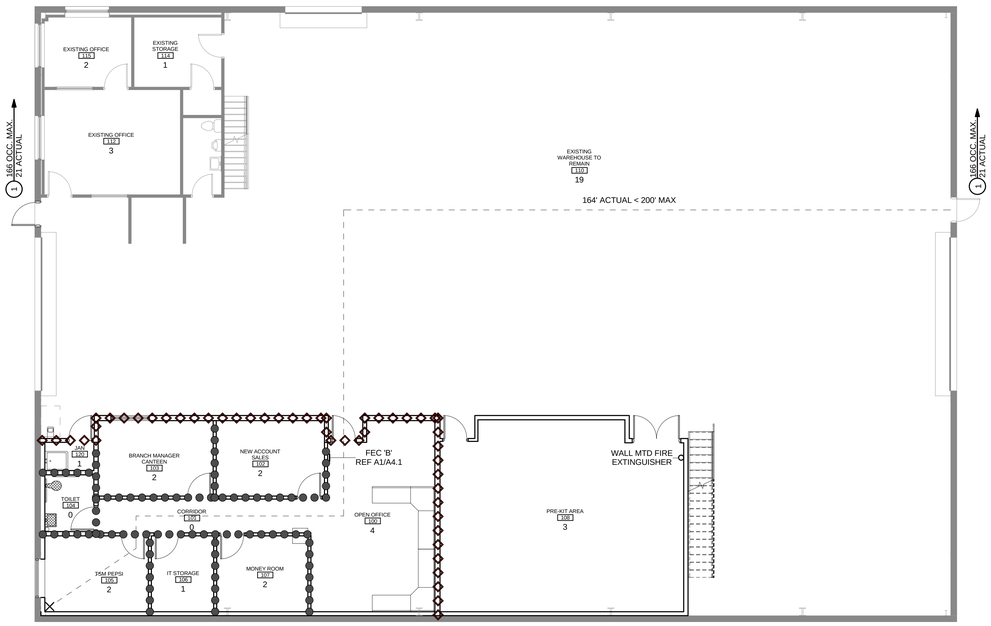
EGRESS REQUIREMENTS: IBC 2009

OCCUPANCY LOADS: (TABLE 1004.1.2)

FUNCTION OF SPACE:	SQ. FT PER OCCUPANT:
ACCESSORY STORAGE AREAS, MECH. EQUIPMENT ROOMS	300 GROSS
ASSEMBLY W/OUT FIXED SEATS:	
CONCENTRATED (CHAIRS ONLY)	7 NET
STANDING SPACE	5 NET
UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS AREAS	100 GROSS
CLASSROOMS	20 NET
SHOPS AND VOCATIONAL ROOMS	50 NET
EXERCISE ROOMS	50 NET
KITCHENS (COMMERCIAL)	200 GROSS
LOCKER ROOMS	50 NET
STAGES AND PLATFORMS	15 NET

REQUIRED EGRESS WIDTH:

MINIMUM CORRIDOR WIDTH (TABLE 1018.2)	44" MIN OR .2" PER OCCUPANT WHICHEVER IS GRATER
	72" MIN (EDUCATIONAL WITH OCCUPANCY 100 OR MORE)
MINIMUM STAIR WIDTH (TABLE 1005.3.1, EXC)	44" MIN OR .3" PER OCCUPANT WHICHEVER IS GRATER
NUMBER OF EXITS REQUIRED (SEC 1015)	
1-49 OCCUPANTS	1
50-500 OCCUPANTS	2
501-1000 OCCUPANTS	3
1001 OR MORE OCCUPANTS	4
MAXIMUM TRAVEL DISTANCE TO AN EXIT (TAB 1017.2)	
OCCUPANCY A, B, E, F-1, M, R, S-1	200' - W/O AUTO FIRE SUPPRESSION
OCCUPANCY A, E, F-1, M, R, S-1	250' - W/ AUTO FIRE SUPPRESSION
OCCUPANCY B	300' - W AUTO FIRE SUPPRESSION
OCCUPANCY S-2	300' - W/O AUTO FIRE SUPPRESSION
OCCUPANCY S-2	400' - W/ AUTO FIRE SUPPRESSION
MAXIMUM LENGTH OF DEAD END CORRIDORS (1018.4, EXC 2 & 3)	20' OR 2.5 TIMES THE MIN. WIDTH OF THE DEAD END CORR.
	50' IN GROUP 'B' & 'E' OCC. W/ AUTO FIRE SUPPRESSION
EXITS THROUGH ADJOINING ROOMS (1014.2)	PERMITTED AT ACCESSORY, NON-HI-HAZARD ROOMS W/ A DECERNABLE PATH OF TRAVEL PROVIDED; NOT PERMITTED THROUGH KITCHENS, STORAGE, OR SIMILAR
COMMON PATH OF TRAVEL (TAB 1014.3)	
OCCUPANCY A, E, M, U	75' (W/O SPRINKLER SYSTEM)
OCCUPANCY B, F, S	100' (W/ SPRINKLER SYSTEM)



A7 RENOVATION FLOOR PLAN
1/8" = 1'-0"

PROJECT GENERAL INFORMATION:

PROJECT	ONETA-PEPSI OFFICE
LOCATION	VICTORIA, TEXAS
BUILDING HEIGHT	ONE STORY
FLOOR AREA SUMMARY	2,285 SF

CODE REVIEW: IBC 2015

PRIMARY OCCUPANCY (SEC. 305.1)	BUSINESS "B"
SECONDARY OCCUPANCY (SEC. 508.2)	STORAGE "S-2"
AUTOMATIC SPRINKLER SYSTEM	NO
TYPE OF CONSTRUCTION (TAB 503/601)	TYPE V-B
BUILDING AREA AND HEIGHT LIMITATIONS (TABLE 503) GROUP B OCCUPANCY	23,000 AREA / 55 FT HGT / 3 STORY HEIGHT
BUILDING HEIGHT LIMITATION (TABLE 504.3)	40 FT HGT
BUILDING STORY LIMITATION (TABLE 504.4)	2 STORY HEIGHT
BUILDING AREA LIMITATION (TABLE 506.2)	9,000 SF PER FLOOR

FIRE-RESISTANCE REQUIREMENTS

FOR GENERAL BUILDING ELEMENTS:	(TABLE 601 AND SECTION 602)	DOOR RATING (TABLE 716.5)
STRUCTURAL FRAME	0 HR	
BEARING WALLS:		
EXTERIOR	HR	
INTERIOR	0 HR	
NONBEARING WALLS:		
EXTERIOR LESS THAN 5'	1 HR	45 MIN
BETWEEN 5' & 10'	1 HR	45 MIN
BETWEEN 10' & 30'	0 HR	45 MIN
GREATER THAN 30'	0 HR	0 HR
INTERIOR	0 HR	
FLOOR CONSTRUCTION (INCL. SUPPORT BEAMS/JOISTS)	0 HR	
ROOF CONSTRUCTION (INCL. SUPPORT BEAMS/JOISTS)	0 HR	
FOR SPECIFIC BUILDING ELEMENTS:		
SHAFT ENCLOSURES (708)	1 HR	
STAIRWAYS (SEC 1022.2 INT EXIT STAIRWAYS)	1HR	60 MIN
FIRE WALLS (TABLE 706.4)	2 HR	90 MIN
FIRE BARRIERS (TAB 707.3.9)	1 HR	45 MIN
FIRE PARTITIONS (SEC 708)	1 HR	20 MIN
CORRIDORS (TABLE 1018.1)	0 HR	
ELEVATOR MACHINE ROOM (SEC 3006.4)	1 HR	
ELEVATOR MACHINE ROOM NOT ADJACENT TO HOISTWAY ENCLOSURE (SEC 3006.4, EXC 2)	0 HR	

OCCUPANCY SEPARATIONS:

MIXED OCCUPANCIES (TAB 508.4)

B, BUISNESS / S-1, STORAGE — 2 HR

ACCESSORY USE OCCUPANCIES (SEC 508.2.1)

- NO SEPARATION REQUIRED IF AGGREGATE ACCESSORY USE AREA <= 10% OF THE AREA OF THE STORY IN WHICH THEY ARE LOCATED

NONSEPERATED USE AREA (SEC 508.2.2)

-FIRE SEPARATIONS BETWEEN USES ARE NOT REQUIRED WHEN THE MOST RETRICTIVE USE IS APPLIED TO ENTIRE BUILDING AS DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES.

INCIDENTAL USE SEPARATIONS (TABLE 508.1.1):

BOILER AND FURNACE ROOMS	1 HOUR FIRE BARRIER OR AUTO FIRE SUPPRESSION
LABORATORIES OR VOCATIONAL SHOPS	1 HOUR FIRE BARRIER
STORAGE / LAUNDRY ROOMS OVER 100 SF	1 HOUR FIRE BARRIER OR AUTO FIRE SUPPRESSION

MISCELLANEOUS DETAILED REQUIREMENTS

CEILING HEIGHT FOR MEANS OF EGRESS (SEC 1208.2)	7'-6" MIN
STAIRS (SEC 1009.2)	6'-8" MIN
CEILING HEIGHT FOR OCCUPIABLE SPACES AND CORRIDORS (SEC 1208.2)	7'-6" MIN
KITCHEN HOOD - TYPE I (SEC 507.10/506.3.10 OF IMC)	SHAFT ENCL. PER IBC (2 HR.)
SAFETY GLAZING MISCELLANEOUS REQUIREMENT	SEC 2406
ELEVATOR MISCELLANEOUS REQUIREMENTS	CHAPTER 30

EGRESS LEGEND

TYPE	DESCRIPTION	COUNT
1	3'-0" DOORS (33.2" CLR.) AT .2"/PERSON = 166 PERSONS	2

PLUMBING COUNT

TYPE OF OCCUPANCY: BUISNESS (B)

TOTAL No OCCUPANTS: 17

	REQD	PROVIDED
TLTS 1:25 - FIRST 50 OCC 1:50 - REMAINING OCC	1	1
LAVS 1:40 - FIRST 50 OCC 1:80 - REMAINING OCC	1	1
TOTAL FIXTURES	2	2
UNISEX REQUIREMENTS (1109.2.1): (1 FOR # OF FIXTURES >6)	N/A REQUIRED; N/A PROVIDED	
1:100 EWC's	REQUIRED 1; PROVIDED 1	

OCCUPANCY TOTAL

BUILDING CALCULATION

25 OCCUPANTS EXISTING
17 OCCUPANTS NEW
2 EXITS REQUIRED : 2 EXITS PROVIDED
8.2" REQUIRED : 66.4" PROVIDED

NEW CONSTRUCTION CALCULATION

17 OCCUPANTS
1 EXITS REQUIRED : 2 EXITS PROVIDED
3.2" REQUIRED : 66.4" PROVIDED

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX
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DATE ISSUED:
04.05.2017

PROJECT NUMBER:
773-0515

PLAN NORTH / TRUE NORTH

SHEET NAME
COVER SHEET & CODE REVIEW

SHEET NUMBER
G1.1

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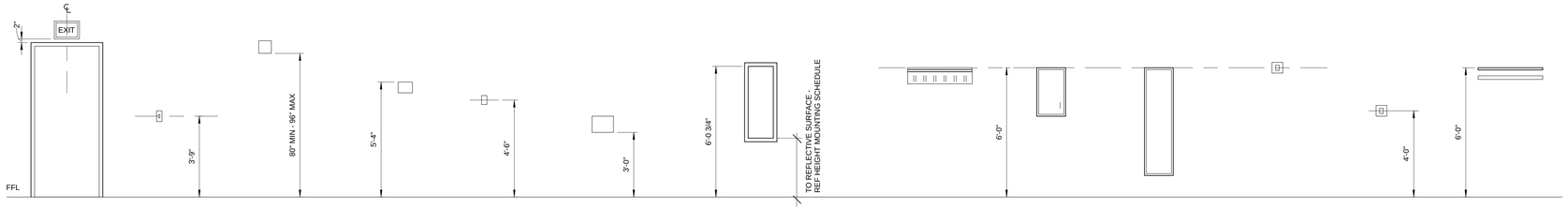
GENERAL NOTES

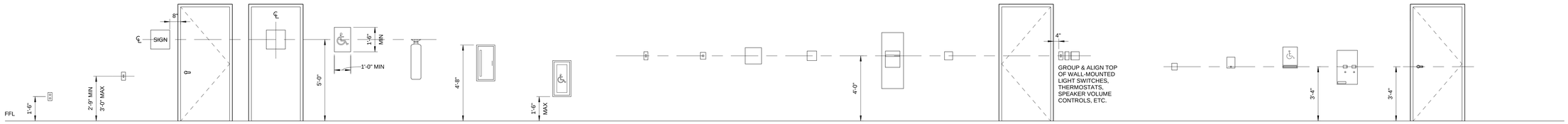
1. CORSSHATCHED FIXTURES ARE TO BE MOUNTED AT ACCESSIBLE HEIGHTS.
2. INFORMATION ON THIS SHEET IS THE MINIMUM REQUIRED TO PROVIDE ACCESSIBILITY AND DOES NOT ADDRESS COMPLIANCE WITH OTHER CODES OR STANDARDS.
3. ALL DIMENSIONS SHOWN ARE TO THE FINISH FACE. CONTRACTOR TO MAKE ALLOWANCES FOR THICKNESSES OF MATERIALS SPECIFIED.

T.A.S. DOOR NOTES

1. ALL DOORS SHALL MEET T.A.S. REQUIREMENTS FOR CLEARANCES, HARDWARE, ETC.
2. ALL THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
3. ALL DOORS TO HAVE A.D.A. APPROVED LEVER LOCKSETS OR LATCHSETS, PULLS, ETC. ALL OPERATING DEVICES ON DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOESN'T REQUIRE TIGHT GRASPING OR PINCHING, OR SEVERE TWISTING TO OPERATE.
4. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE AND OPEN DOORS SHOULD BE NO GREATER THAN 5 LB/FT FOR INTERIOR DOORS. OPENING FORCE FOR ALL EXTERIOR DOORS SHALL BE 8.5 LB/FT.
5. DOORS TO HAZARDOUS AREAS SUCH AS LOADING PLATFORMS, BOILER ROOMS, MECHANICAL AND ELECTRICAL ROOMS, AND OTHER AREAS THAT MIGHT BE DANGEROUS TO A BLIND PERSON SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE OR OTHER DOOR OPERATING HARDWARE.
6. THE SWEEP PERIOD ON ANY DOORS WITH CLOSERS SHOULD BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70° THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
7. ADJUST CUT-OFF AT BOTTOM OF ANY EXTERIOR HOLLOW METAL DOORS WITH HANDICAP ACCESSIBLE THRESHOLDS TO INSURE THAT THERE IS NO GAP BETWEEN THE BOTTOM OF THE DOOR AND TOP OF THRESHOLD SEAT.

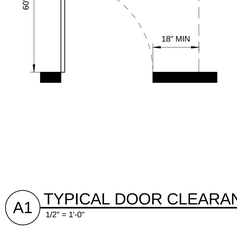


EXIT LIGHTS ABOVE DOORS | SWITCH OR WALL OUTLET ABOVE BASE CABINET | SPEAKER OR FIRE ALARM HORN OR STROBE | FIRE VALVE CABINET | BRAILLE CHARACTER | ELECTRIC HAND DRYER | ACCESSIBLE MIRROR ELEVATION | MOP & BROOM HOLDER | ELECTRICAL PANEL OR CABINET | ELECTRICAL PANEL OR CABINET | ROBE HOOK | ACCESIBLE ROBE HOOK | SHELF AND ROD



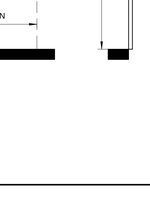
ELECTRICAL OUTLET, TELEPHONE, AND/OR CABLE JACK | DUPLEX RECEPTACLE IN TOILET ROOM | SIGNAGE | WALL MOUNTED SIGN | FIRE EXTINGUISHE R (WALL MTD) | FIRE EXTINGUISHER CABINET (RECESS IN WALL, SHALL PROTRUDE NO MORE THAN 4" INTO HALLS & CORRIDORS) | FIRE EXTINGUISHER CABINET (SURFACE MTD) | LIGHT SWITCH OR THERMOST AT | PUSH BUTTON | MECHANICAL PANELS IN FINISHED SPACES | FIRE ALARM PULL STATION | STANDARD PAPER TOWEL DISPENSER W/TRASH RECEPTACLE | CARD READER | TYPICAL CLUSTER OF CONTROLS ELEVATION | AUTOMATIC DOOR SWITCH PAD | WALL MOUNTED SOAP DISPENSE R | BARRIER FREE PAPER TOWEL DISPENSE R | SANITARY NAPKIN DISPENSER | DOOR HARDWARE

K1 TYPICAL MOUNTING HEIGHTS
NOTE: ALL HEIGHTS ARE AS INDICATE UNLESS OTHERWISE NOTED
3/8" = 1'-0"

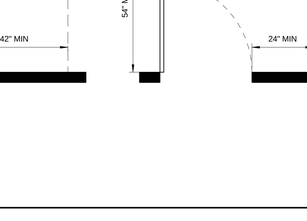


TYPICAL PLAN

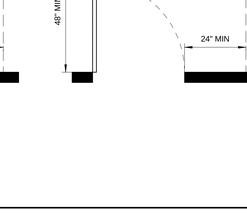
TYP FRONT ELEVATION



TYP SIDE ELEVATION

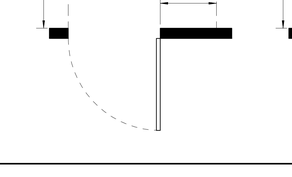


TYPICAL PLAN

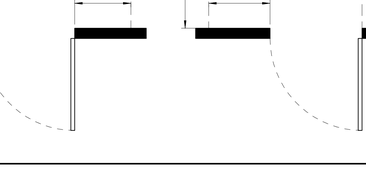


TYPICAL FRONT ELEVATION

TYP SIDE ELEVATION



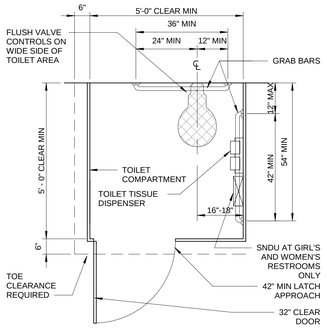
TYPICAL PLAN



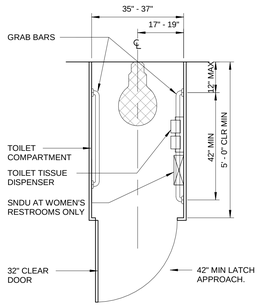
TYPICAL FRONT ELEVATION

TYP SIDE ELEVATION

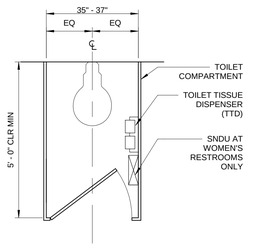
G1 TYPICAL DRINKING FOUNTAIN
1/2" = 1'-0"



TYPICAL END OF ROW ACCESSIBLE STALL

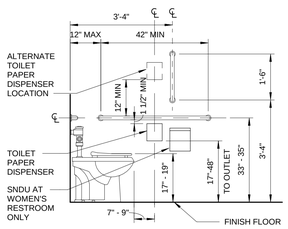


TYPICAL AMBULATORY STALL

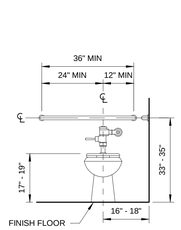


TYPICAL STANDARD STALL

G6 TYPICAL URINAL LAYOUT
1/2" = 1'-0"

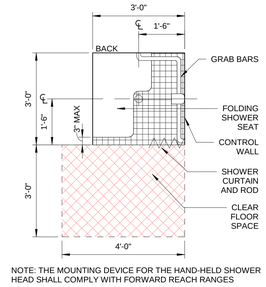


ACCESSIBLE STALL SIDE VIEW



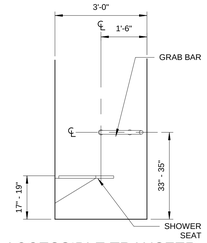
ACCESSIBLE STALL FRONT VIEW

G12 TYPICAL LAVATORY
1/2" = 1'-0"

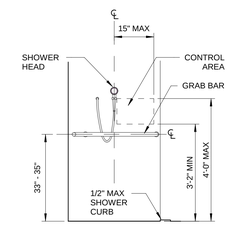


NOTE: THE MOUNTING DEVICE FOR THE HAND-HELD SHOWER HEAD SHALL COMPLY WITH FORWARD REACH RANGES

TYPICAL ACCESSIBLE TRANSFER STALL SHOWER PLAN

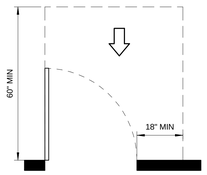


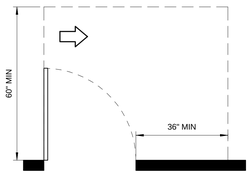
ACCESSIBLE TRANSFER SHOWER

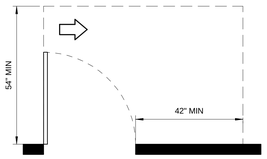


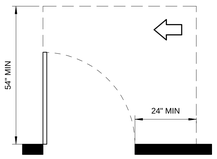
ACCESSIBLE TRANSER SHOWER CONTROL WALL ELEV

D1 TYPICAL STANDARD TOILET STALL LAYOUTS
1/2" = 1'-0"

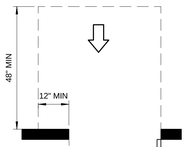


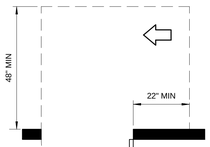


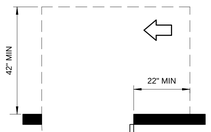


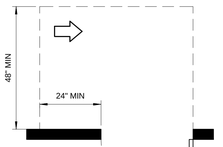


D8 TYPICAL STANDARD STALL MOUNTING HEIGHTS
1/2" = 1'-0"









D12 TYPICAL SHOWER
1/2" = 1'-0"

A1 TYPICAL DOOR CLEARANCES
1/2" = 1'-0"

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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DATE ISSUED:
04.05.2017

PROJECT NUMBER:
773-0515

PLAN NORTH | TRUE NORTH

SHEET NAME
ADA DETAILS AND MOUNTING HEIGHTS

SHEET NUMBER
G1.2

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INSTRUCTIONS:

NOTICE TO BIDDERS
THE CONDITIONS OF THE CONTRACT AND APPLICABLE REQUIREMENTS OF DIVISION 01 GOVERN THIS SECTION.

ROBERT HARLEY, 1401 S. PADRE ISLAND DR., CORPUS CHRISTI, TEXAS 78416, HEREINAFTER CALLED OWNER, WILL RECEIVE BIDS FROM INVITED BIDDERS FOR THE ONETA COMPANY PEPSI BUILDING PROJECT, LOCATED AT 1402 ELIZABETH ST. VICTORIA, TX 77901, UNTIL
3:00 P.M., WEDNESDAY, APRIL 26, 2017.

BIDS MUST BE DELIVERED BEFORE THE TIME AND DATE INDICATED ABOVE TO THE OFFICE OF THE ARCHITECT, RAWLEY MCCOY & ASSOCIATES, 1908 N. LAURENT, SUITE 540, VICTORIA, TEXAS 77901. BIDS WILL BE PRIVATELY OPENED. BIDS RECEIVED AFTER THE STATED TIME AND DATE WILL BE RETURNED TO THE BIDDER UNOPENED.

BIDDING DOCUMENTS MAY BE OBTAINED BY CONTACTING THE ARCHITECT, RAWLEY MCCOY & ASSOCIATES AT 1908 N. LAURENT, SUITE 540, VICTORIA, TX 77901 OR BY CALLING (361) 573-1642. A REFUNDABLE DEPOSIT OF $100.00 IS REQUIRED FOR EACH PHYSICAL SET OF DOCUMENTS. ELECTRIONIC COPIES CAN BE OBTAINED FOR A NON-REFUNDABLE DEPOSIT OF $20.00. CHECKS FOR DEPOSITS SHALL BE MADE PAYABLE TO THE ARCHITECT. IF REQUESTING BOTH PHYSICAL AND ELECTRONIC COPIES, PROVIDE SEPRATE CHECKS FOR EACH DEPOSIT. FULL DEPOSIT WILL BE RETURNED PROVIDED DOCUMENTS, INCLUDING ADDENDA, ARE RETURNED FULLY ASSEMBLED AND IN GOOD CONDITION WITHIN 10 DAYS OF THE BID OPENING.

ALL BIDS MUST BE ACCOMPANIED BY BID SECURITY IN THE FORM OF A CASHIER'S CHECK, CERTIFIED CHECK OR BID BOND MADE PAYABLE WITHOUT RECOURSE TO ROBERT HARLEY, IN AN AMOUNT EQUAL TO OR NOT LESS THAN 5% OF THE BID AMOUNT INCLUDING ANY ADDITIVE ALTERNATES. PERFORMANCE AND LABOR AND MATERIAL PAYMENT BONDS WILL BE REQUIRED EQUAL TO 100% OF THE CONTRACT AMOUNT.

NO BIDS MAY BE WITHDRAWN FOR A PERIOD OF 30 DAYS SUBSEQUENT TO THE OPENING OF THE BIDS WITHOUT CONSENT OF THE OWNER. ALL BID SECURITIES WILL BE RETAINED UNTIL CONTRACTS HAVE BEEN AWARDED AND EXECUTED, BUT NO LONGER THAN 30 DAYS.

THE OWNER RESERVES THE RIGHT TO REJECT ANY AND/OR ALL BIDS AND TO ACCEPT ANY BID DEEMED BY THE OWNER AS BEING MOST BENEFICIAL TO THE OWNER, AND TO WAIVE ALL FORMALITIES IN BIDDING.

INSTRUCTIONS TO BIDDERS
THE CONDITIONS OF THE CONTRACT AND APPLICABLE REQUIREMENTS OF DIVISION 01 GOVERN THIS SECTION.

BIDDERS ARE EXPECTED TO INFORM THEMSELVES REGARDING ALL LOCAL CONDITIONS AND ARE EXPECTED TO INSPECT THE SITE OF WORK AT THE ONETA COMPANY PEPSI BUILDING PROJECT, LOCATED AT 1402 ELIZABETH ST. VICTORIA, TX 77901.

BID DOCUMENTS MAY BE OBTAINED AT THE FOLLOWING LOCATIONS:

RAWLEY MCCOY & ASSOCIATES
ARCHITECTS AND INTERIOR DESIGNERS
1908 N. LAURENT, SUITE 540
VICTORIA, TEXAS 77901

THE BIDDER SHALL CHECK ALL BID DOCUMENTS FURNISHED IMMEDIATELY UPON RECEIPT OF THE DOCUMENTS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS THEREIN. DURING THE TIME GIVEN FOR PREPARING BIDS, THE ARCHITECT WILL GIVE NO VERBAL INSTRUCTIONS TO THE BIDDERS. WRITTEN ADDENDA WILL BE ISSUED BY THE ARCHITECT TO CORRECT DISCREPANCIES AND CONFLICTS IN THE DOCUMENTS OR CLARIFY ANY ITEMS THAT ARE NOT CLEARLY UNDERSTOOD.

IF THE GENERAL CONTRACTOR ELECTS TO ENTER INTO A SUBCONTRACT FOR ANY PORTION OF THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY FOR ASCERTAINING THAT THE SUBCONTRACTOR HAS INCLUDED ALL MATERIALS, LABOR, EQUIPMENT AND APPURTENANCES IN CONNECTION THEREWITH. IT SHALL ALSO BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY HIS SUB-BIDDERS, AT THE TIME OF REQUEST FOR BIDS, ALL CONTRACTS, CONDITIONS AND OTHER DOCUMENTS BY WHICH THEY WIL BE BOUND TO THE GENERAL CONTRACTOR AS SUBCONTRACTORS.

ALL SUBCONTRACTORS WILL BE REQUIRED TO SUBMIT INDIVIDUAL CERTIFICATES OF INSURANCE TO THE OWNER THROUGH THE OFFICE OF THE GENERAL CONTRACTOR SHOWING STATUTORY WORKER'S COMPENSATION INSURANCE COVERAGE AS REQUIRED BY THE GENERAL AND SUPPLEMENTARY GENERAL CONDITIONS OF THE CONTRACT.

BIDS ARE TO BE BASED EXACTLY ON THE BID DOCUMENTS. INCLUDE THE MATERIALS, MANUFACTURERS AND PROCESSES SPECIFIED. NO SUBSTITUTIONS MAY BE USED UNLESS THEY ARE INCORPORATED INTO THE BID DOCUMENTS BY ADDENDA. MAKE REQUESTS FOR SUBSTITUTIONS AT LEAST FIVE (5) DAYS PRIOR TO THE BID RECEIPT DATE. PROVIDE SUFFICIENT TECHNICAL INFORMATION ON SUBSTITUTION ITEMS TO ALLOW THE ARCHITECT TO MAKE EQUITABLE COMPARISON WITH SPECIFIED ITEMS.

ADDENDA ISSUED DURING THE COURSE OF THE BID PREPARATION TIME SHALL BE DELIVERED TO EACH PERSON WHO PREVIOUSLY RECEIVED A COMPLETE SET OF BIDDING DOCUMENTS. ADDENDA WILL BE MAILED, FAXED OR OTHERWISE DELIVERED NO LATER THAN ONE (1) DAY PRIOR TO THE BID RECEIPT DATE. BIDDERS MUST ACKNOWLEDGE RECEIPT OF ALL ADDENDA RECEIVED DURING THE BID PREPARATION TIME AS PROVIDED FOR ON THE PROPOSAL FORM. SUCH ACKNOWLEDGMENT WILL CONSTITUTE EVIDENCE THAT THE BIDDER HAS CONSIDERED ALL CHANGES AND CLARIFICATIONS TO THE BID DOCUMENTS INCLUDED IN THE ADDENDA IN PREPARING HIS BID AND WILL ACCEPT INCLUSION OF THE ADDENDA IN THE EVALUATION AND/OR NEGOTIATION PROCESS AND ULTIMATELY IN AN EXECUTED CONTRACT FOR CONSTRUCTION.

ALL BIDS MUST BE SUBMITTED ON THE PROPOSAL FORM PROVIDED BY THE ARCHITECT. ANY PROPOSAL FORMS WITH QUALIFICATIONS ADDED MAY BE REJECTED. IN THE EVENT OF A DIFFERENCE IN WRITTEN WORDS AND FIGURES ON THE PROPOSAL FORM, THE AMOUNT STATED IN WRITTEN WORDS SHALL GOVERN. A BIDDER MAY MODIFY HIS BID PRIOR TO CLOSING TIME PROVIDED SUCH MODIFICATION IS OVER THE SIGNATURE OF THE BIDDER.

IT SHOULD BE CLEARLY UNDERSTOOD BY THOSE SUBMITTING BIDS THAT THE OWNER WILL CONSIDER CALENDAR DAYS STATED BY THE BIDDER ON THE BID FORM AS WELL AS THE DOLLAR AMOUNT BID FOR THE PROJECT IN AWARDING THE CONTRACT. THE OWNER WILL ALSO CONSIDER THE FOLLOWING FACTORS IN DETERMINING WHOM TO AWARD A CONTRACT:

1. THE EXPERIENCE AND REPUTATION OF THE BIDDER.
2. THE QUALITY OF THE BIDDERS GOODS OR SERVICES.
3. ANY OTHER RELEVANT FACTOR THAT A PRIVATE BUSINESS ENTITIY WOULD CONSIDER IN AWARDING A CONTRACT.

ENCLOSE COPIES OF BID FORM, BID SECURITY AND OTHER DOCUMENTS REQUIRED TO BE SUBMITTED IN A SEALED ENVELOPE ADDRESSED TO ROBERT HARLEY, ONETA COMPANY PEPSI BUILDING PROJECT, C/O RAWLEY MCCOY & ASSOCIATES, ARCHITECTS AND INTERIOR DESIGNERS, AND CLEARLY LABELED AS FOLLOWS:

ROBERT HARLEY
ONETA COMPANY PEPSI BUILDING PROJECT
VICTORIA, TEXAS
BIDDERS'S NAME
BIDDERS'S ADDRESS

MAILED PROPOSALS SHALL BE PREPARED AS DESCRIBED ABOVE AND ENCLOSED IN AN OUTER ENVELOPE NOTED "BID ENCLOSED" AND ADDRESSED TO:

FOR FIRST CLASS, EXPRESS MAIL, OVERNIGHT EXPRESS OR COURIER DELIVERY:
ROBERT HARLEY, ONETA COMPANY PEPSI BUILDING PROJECT
C/O RAWLEY MCCOY & ASSOCIATES
1908 N. LAURENT, SUITE 540
VICTORIA, TX 77901

FAXED BIDS WILL NOT BE ACCEPTED.

ATTACHMENTS

IN ADDITION TO THE BID FORM, THE FOLLOWING DOCUMENTS MUST BE INCLUDED IN THE PROPOSAL PACKAGE FOR BID TO BE CONSIDERED:

1. PROPOSAL SECURITY
2. BIDDER'S RESUME

WARRANTIES:

FURNISH A WRITTEN GUARANTEE FOR ALL WORK PERFORMED AND INSTALLED ITEMS WHICH SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT FOR NOT LESS THAN 12 MONTHS.

FURNISH MANUFACTURERS WARRANTIES FOR INSTALLED ITEMS, WHEN APPLICABLE.

SPECIFICATIONS:

A. GENERAL
1. THE CONTRACTOR SHALL REVIEW ALL SPECIFICATIONS AND DRAWINGS.

2. *CONTRACT FORMS*
   2.1 THE FOLLOWING STANDARD FORMS ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS WILL BE USED ON THIS PROJECT:
   a. STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AS CONSTRUCTOR A 133 2009
   b. GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION — A 201 2007
   c. APPLICATION AND CERTIFICATE FOR PAYMENT — G 702 1992
   d. CONTINUATION SHEET — G 703 1992
   e. CHANGE ORDER — G 701 2001
   f. CERTIFICATE OF SUBSTANTIAL COMPLETION — G 704 2000
   g. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS — G 706 1994
   h. CONSENT OF SURETY COMPANY TO FINAL PAYMENT — G 707 1994
   i. CONSENT OF SURETY COMPANY TO REDUCTION IN OR PARTIAL RELEASE OF RETAINAGE — G 707A 1994
   2.2 THE ABOVE FORMS REMAIN SUBJECT TO FINAL NEGOTIATION AND REVISION PRIOR TO EXECUTION.

3. *SCHEDULING THE WORK*
   3.1 THE WORK SHALL BE CAREFULLY SCHEDULED AND EXECUTED IN A MANNER THAT WILL CAUSE THE LEAST POSSIBLE INTERFERENCE WITH THE OWNER'S OPERATIONS AND PROPERTY.

4. *RIGHT OF ENTRY*
   4.1 THE OWNER RESERVES THE RIGHT OF ENTRY TO THE PROPERTY AT ALL TIMES FOR INSPECTION OF THE WORK.

5. *PROGRESS MEETINGS*
   5.1 THE CONTRACTOR SHALL MEET WITH THE ARCHITECT AND OWNER'S REPRESENTATIVE AS OFTEN AS NECESSARY TO MAINTAIN COMMUNICATIONS BETWEEN ALL PARTIES AS MAY BE NECESSARY TO MAINTAIN SCHEDULING AND EXECUTION OF THE WORK IN A MANNER THAT IS LEAST DISRUPTIVE TO THE OWNER.

6. *SUBMITTALS*
   6.1 THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING SIX (3) SETS OF SUBMITTALS OR SHOP DRAWINGS FOR ALL PRODUCTS, MILLWORK, ETC. TO BE INSTALLED FOR REVIEW BY THE ARCHITECT PRIOR TO ORDERING/INSTALLATION.
   6.2 FURNISH THE OWNER FOUR (4) COPIES OF MAINTENANCE RECOMMENDATIONS FOR ALL WORK INSTALLED. MAINTENANCE RECOMMENDATIONS SHALL BE FURNISHED IN A FORM APPROVED BY THE ARCHITECT AND SHALL BE NEATLY TYPEWRITTEN AND BOUND.

7. *STORAGE*
   7.1 EACH CONTRACTOR SHALL PROVIDE SUITABLE MEANS TO PROTECT ALL STORED MATERIAL SUBJECT TO DAMAGE FROM THE WEATHER.
   7.2 CONTRACTORS MAY USE PORTIONS OF EXISTING PARKING LOTS FOR STORAGE IF APPROVED IN ADVANCE BY OWNER. CONTRACTORS MUST PROTECT THESE AREAS AND RETURN THEM TO THEIR ORIGINAL CONDITION UPON COMPLETION OF THE WORK.

8. *DEMOLITION*
   8.1. ALL MATERIAL REMOVED BY CONTRACTOR, AND NOT NOTED TO BE RE-INSTALLED OR DELIVERED TO OWNER, SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF, AND ALL COSTS ASSOCIATED WITH SUCH DISPOSAL SHALL BE BORNE BY THE CONTRACTOR.

9. ASBESTOS CONTAINING MATERIAL
   9.1. TO THE BEST OF THE OWNER'S KNOWLEDGE, NONE OF THE MATERIALS INDICATED ON THE PLANS OR IN THE SPECIFICATIONS TO BE REMOVED UNDER VARIOUS CONTRACTS OR OTHERWISE DISTURBED CONTAIN ASBESTOS.
   9.2. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR WORKING ON THE PROJECT DISTURB ASBESTOS CONTAINING ATERIALS OR SUSPECTED ASBESTOS CONTAINING MATERIALS. COPIES OF THE ASBESTOS SURVEY REPORTS ARE
   AVAILABLE DURING NORMAL OFFICE HOURS AT BOTH THE OWNER'S AND THE ARCHITECT'S OFFICE.
   9.3. IF ASBESTOS CONTAINING MATERIALS ARE DISCOVERED OR IF ANY CONTRACTOR SUSPECTS THAT MATERIALS SCHEDULED TO BE REMOVED ON THE PROJECT MIGHT CONTAIN ASBESTOS, THEY SHOULD CONTACT THE ARCHITECT OR OWNER IMMEDIATELY.

10. MATERIALS SCHEDULE
   10.1 THE ARCHITECT WILL PROVIDE AN UPDATED MATERIALS LIST TO CONFIRM THE ACTUAL MATERIALS, COLOR, ETC. AT A LATER DATE.
   10.2 MATERIAL SCHEDULE PROVIDED ON DRAWINGS ARE FOR BIDDING PURPOSES; MANUFACTURER AND MANUFACTURERS MODEL NUMBER ARE PROVIDED. SPECIFIC COLOR CHOICES HAVE NOT BEEN PROVIDED AT THIS TIME.

11. SUBSTITUTIONS
   11.1 SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE BID DATE.
   11.1 SUBMIT ONE (1) COPY OF PROPOSED PRODUCT BROCHURES, PRODUCT DATA, PRODUCT MSDS OR SDS, ALONG WITH CREDIT / ADDITION INFORMATION.

12. *FENCES*
   12.1 CONTRACTORS SHALL PROVIDE TEMPORARY FENCING AND OTHER BARRICADES TO PROTECT STORED MATERIALS ON THE SITE AND PROVIDE A SECURE AND SAFE WORK AREA AROUND THE PROJECT.
   12.2 COORDINATE SIZE AND LOCATION OF ALL FENCED STORAGE AND WORK AREAS WITH THE OWNER PRIOR TO ERECTION.
   12.3 FENCING SHOULD BE CHAIN LINK, MINIMUM 6'-0" TALL, WITH LOCKABLE METAL GATES.

13. *PROTECTION OF PROPERTY & PERSONS*
   13.1 PROTECT EXISTING STREETS LEADING TO THE WORK SITE. ALL DAMAGE CAUSED BY THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE MADE GOOD AT THE EXPENSE OF THE CONTRACTOR.
   13.2 PROVIDE NECESSARY BARRICADES TO PROTECT PERSONS ENTERING, LEAVING OR WALKING AROUND CONSTRUCTION AREAS DURING THE COURSE OF THE WORK OR DURING PERIODS WHEN NO WORK IS IN PROGRESS BUT WHEN CONDITIONS AROUND THE CONSTRUCTION AREAS COULD POSE A DANGER.

B. VINYL COMPOSITE TILE (VCT)
TEXTURED, HARD-PARTICLE VINYL COMPOSITION TILE, 12"X12"X1/8", CORTINA COLORS, CORTINA COMPLEMENTS, OR PREMIERE AS MANUFACTURED BY AZROCK COMMERCIAL FLOORING COMPANY, OR EQUAL. COLORS TO BE SELECTED BY THE ARCHITECT, PROVIDE FULL COLOR SAMPLE RANGE TO ARCHITECT. LAID IN STANDARD QUARTER TURN PATTERN. FURNISH ADHESIVE AS RECOMMENDED BY MANUFACTURER FOR THE PARTICULAR SUBSTRATE ON WHICH TILE WILL BE INSTALLED. APPLY LEVELING COMPOUND AS REQUIRED TO ACHIEVE A LEVEL AND SMOOTH SURFACE FOR NEW FLOORING APPLICATION.

TESTING
1. FLOORING INSTALLER SHALL CONDUCT CALCIUM CHLORIDE (MOISTURE) AND PH TESTS PRIOR TO INSTALLING FLOORS AND CONFIRM THAT RESULTS MEET FLOORING AND ADHESIVE MANUFACTURER'S SPECIFICATIONS.

2. SUBMIT RESULTS OF TESTING TO ARCHITECT AND GENERAL CONTRACTOR ALONG WITH CONFIRMATION THAT BOTH MOISTURE LEVELS AND PH LEVELS ARE ACCEPTABLE PRIOR TO BEGINNING ANY PORTION OF TILE INSTALLATION, INCLUDING LEVELING OF FLOORS.

C. RESILIENT BASE
RESILIENT BASE SHALL BE 4" HIGH, 1/8" CONTINUOUS ROLL, RUBBER, STANDARD TOE BASE , COLOR AS SELECTED BY ARCHITECT (ROPPE, OR APPROVED EQUAL), PROVIDE FULL COLOR SAMPLE RANGE TO ARCHITECT.

ADHESIVE SHALL BE THAT WHICH IS APPROVED BY THE MANUFACTURER FOR THE GIVEN APPLICATION. PROVIDE BASE IN LONGEST POSSIBLE LENGTHS, FROM CONTINUOUS ROLLS, WITH THE MINIMUM LENGTH TO BE FROM CORNER TO CORNER OR CORNER TO DOORWAY.

D. GYPSUM WALL BOARD
INTERIOR WALL BOARD SHALL BE 5/8" THICK 4'-0" X 8'-0" (CEILING HEIGHT + 6"0) WITH TAPERED EDGES, GOLD BOND® HI-ABUSE® XP® GYPSUM BOARD BY NATIONAL GYPSUM.

1. *ACCESSORIES*
   1.1. CORNER BEADS SHALL BE "DUR-A-BEAD" NO. 103 WITH 1-1/4" X 1-1/4" FLANGES AS MANUFACTURED BY UNITED STATES GYPSUM COMPANY, OR EQUAL.
   1.2. CASING BEADS SHALL BE "SHEETROCK" SERIES NO. 200-A, "J" SHAPED, CHANNELS AS MANUFACTURED BY UNITED STATES GYPSUM COMPANY, OR EQUAL.

2. *SEALANTS*
   2.1. CONCEALED ACOUSTICAL SEALANTS SHALL BE RUBBER BASED, PERMANENTLY FLEXIBLE, NON-SKINNING AND NON-HARDENING AS MANUFACTURED BY TREMCO, PECORA, PRESSTITE DIVISION OF INTERCHEMICAL CORP., OR EQUAL.
   2.2. EXPOSED ACOUSTICAL SEALANTS SHALL BE A SYNTHETIC RESIN, PAINTABLE COMPOUND AS MANUFACTURED BY TREMCO, PECORA, PRESSTITE DIVISION OF INTERCHEMICAL CORP., OR EQUAL.

3. *DRYING TYPE COMPOUND*
   3.1. READY MIX VINYL BASE COMPOUND
      3.1.1. "PROFORM BRAND ALL PURPOSE READY MIX JOINT COMPOUND"
      3.1.2. "PROFORM LITE-BLUE READY MIX JOINT COMPOUND"
      3.1.3. "PROFORM BRAND LITE READY MIX JOINT COMPOUND"
      3.1.4. "PROFORM BRAND MULTI-USE READY MIX JOINT COMPOUND"

   3.2. READY MIX VINYL BASE COMPOUND FORMULATED FOR ENHANCED MOLD AND MILDEW RESISTANCE
      3.2.1. "PROFORM BRAND XP READY MIX JOINT COMPOUND"

   3.3. READY MIX VINYL BASE COMPOUND FORMULATED TO REDUCE AIRBORNE DUST DURING SANDING
      3.3.1. "PROFORM BRAND LITE READY MIX JOINT COMPOUND WITH DUST-TECH"

   3.4. READY MIX VINYL BASE TOPPING COMPOUND FOR FINISH COATING
      3.4.1. "PROFORM BRAND TOPPING COMPOUND"

   3.5. READY MIX VINYL BASE COMPOUND FOR EMBEDDING JOINT TAPE, CORNERBEADS OR OTHER ACCESSORIES
      3.5.1. "PROFORM BRAND TAPING JOINT COMPOUND"

   3.6. FIELD MIX VINYL BASE COMPOUND
      3.6.1. "PROFORM BRAND TRIPLE-T COMPOUND"

E. LAY IN ACOUSTIC CEILING
1. *SUSPENSION SYSTEM*
   1.1. SUSPENSION SYSTEM SHALL BE NON-FIRE RATED, PRELUDE XL 15/16" EXPOSED TEE SYSTEM, 24" X 24", WHITE FINISH AS MANUFACTURED BY ARMSTRONG OR APPROVED EQUAL.
   1.2. THE SUSPENSION SYSTEMS SHALL SUPPORT THE CEILING ASSEMBLIES SHOWN ON THE DRAWINGS, INCLUDING LIGHTING FIXTURES, DIFFUSERS, GRILLES AND SIMILAR ITEMS IN THE ASSEMBLIES, WITH A MAXIMUM ALLOWABLE DEFLECTION OF 1/360 OF SPAN.
   1.3. PROVIDE SECONDARY SUPPORTS (SUCH AS UNISTRUT) TO SPAN BENEATH LARGE DUCTS AND SUSPENDED EQUIPMENT TO ALLOW THE MAINTAINING OF MAXIMUM HANGER WIRE SPACING AS RECOMMENDED BY THE MANUFACTURER. SECONDARY SUPPORTS MUST BE HUNG FROM THE STRUCTURE ABOVE AND NOT FROM DUCTWORK OR EQUIPMENT. SUBMIT DESIGN OF SECONDARY SUPPORTS TO MAINTAIN MAXIMUM ALLOWABLE DEFLECTION OF SYSTEM (1/360 OF SPAN) FOR ARCHITECT'S APPROVAL.

2. *ACOUSTICAL CEILING PANELS*
   2.1. CEILING PANELS SHALL BE 24" X 24" X 5/8", 764C SAG RESISTANT HUMIGUARD
   PLUS PERFORMANCE BY ARMSTRONG OR APPROVED EQUAL. PROVIDE SAMPLES FOR APPROVAL BY ARCHITECT.
   2.2. PROVIDE HOLD-DOWN CLIPS AT ALL CEILING PANELS WITHIN 36" OF A DOOR.

SPECIFICATIONS (CONT.):

F. PAINTING AND FINISHING
APPLY ALL PAINT PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. BEFORE PAINTING, HARDWARE, ACCESSORIES, ELECTRICAL DEVICE PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS SHALL BE REMOVED BY THE INSTALLING TRADE AND BE REPLACED AFTER PAINTING WORK IS COMPLETED. IF ITEMS ARE NOT REMOVED PRIOR TO PAINTING AND ARE DAMAGED THEY MUST BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

THE ARCHITECT RESERVES THE RIGHT TO SELECT A DIFFERENT COLOR FOR EACH ROOM OR SPACE AND TO HAVE COLORS ADJUSTED AT ANY TIME BEFORE THE FINAL COAT IS APPLIED. SUBMIT CURRENT COLOR SELECTION "FANS" OR BROCHURES FROM MANUFACTURER PROVIDING MATERIALS FOR THIS PROJECT.

1. APPLIED METHODS
   1.1. CAREFULLY TOUCH-UP AND REPAIR MARRED OR DAMAGED SPOTS, WORK OVER ALL SURFACES THAT HAVE BEEN REPAIRED BY OTHER TRADES AND LEAVE ENTIRE WORK IN FIRST CLASS CONDITION. ALL FINISHES OF EACH TYPE OF PAINT SHALL BE UNIFORM AS TO SHEEN, COLOR AND TEXTURE.
   1.2. SANDPAPER WITH NUMBER 00 SANDPAPER BETWEEN ALL INTERIOR COATS ON WOOD OR METAL SURFACES. STEEL WOOL MAY NOT BE USED. ALL COATS SHALL BE THOROUGHLY DRY BEFORE THE SUCCEEDING COAT IS APPLIED. ALLOW AT LEAST 24 HOURS BETWEEN COATS.

   1.3. ALL APPLICATIONS, OTHER THAN ON DOORS AND FRAMES, SHALL BE BY BRUSH, SPRAY OR ROLLER AS RECOMMENDED BY COATING MANUFACTURER TO PRODUCE THE BEST FINISH.

   1.4. SEMI-TRANSPARENT STAIN SHALL BE BRUSHED ONLY. APPLY MATERIALS IN A MANNER TO INSURE SMOOTH, EVEN, UNIFORM COATS, FREE FROM DIRT, RUNS, BRUSH MARKS, SAGS AND LAPS.

BEST GRADE PRODUCTS OF THE FOLLOWING MANUFACTURERS WILL BE ACCEPTABLE FOR USE ON THE PROJECT.

a. SHERWIN-WILLIAMS
b. BENJAMIN MOORE
c. PITTSBURGH
d. DEVOE
e. PRATT & LAMBERT
f. OLYMPIC STAIN PRODUCTS
g. U.S. GYPSUM COMPANY

2. *PREPARATION*
   2.1. DELIVER ALL MATERIALS IN UNBROKEN ORIGINAL PACKAGES OR CONTAINERS BEARING MANUFACTURER'S LABELS.
   2.2. ALL MATERIAL SHALL BE STORED AND MIXED ONLY IN SUCH ROOMS AS MAY BE ASSIGNED FOR THIS PURPOSE AND ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT A FIRE.
   2.3 PROTECT ALL FINISHED SURFACES AND ALL SURFACES RECEIVING OTHER MATERIALS, WHICH DEPEND ON SURFACE BONDING, FROM BECOMING CONTAMINATED BY ANY PAINTING OR COATING. COORDINATE AND SCHEDULE PAINTING WORK SO AS NOT TO CONFLICT WITH THE WORK OF OTHER TRADES. PROTECT ALL RE- USED ITEMS FROM DAMAGE.

3. *GENERAL*
   BEFORE PAINTING / STAINING, HARDWARE ACCESSORIES, SHALL BE REMOVED AND THEN RE-INSTALLED AFTER PAINTING WORK IS COMPLETED.

4. *STEEL DOOR FRAMES*
   4.1. REMOVE ANY GREASE, RUST, SCALE AND DUST FILE ALL CHIPS AND DEPRESSIONS IN EXPOSED SURFACES WITH BONDO.
   4.2 TOUCH-UP WITH APPROVED PRIMER. PREPARE FOR PAINTING PER MANUFACTURER'S RECOMMENDATIONS.
   4.3 GIVE TOP AND BOTTOM EDGES OF ALL DOORS TWO COATS OF THE SAME FINISH APPLIED TO FACES. EDGE FINISHES ON DOOR TOPS AND BOTTOMS SHALL BE APPLIED AFTER ALL CUTTING AND FITTING OF DOOR IS COMPLETED AND BEFORE ANY WEATHER STRIPPING IS APPLIED. DOORS AND TRIM AND STEEL DOOR FRAMES SHALL BE BRUSHED OR SPRAYED. INTERIOR SURFACES OF STOPS, EXPOSED TO VIEW, RETAINING GLASS SHALL BE PAINTED PRIOR TO INSTALLATION OF GLASS.

5. *WOOD DOORS*
   5.1. 1ST COAT - PASTE FILLER AND SATIN SHEEN OIL STAIN.
   5.2. 2ND, 3RD & 4TH COATS - CLEAR SATIN SHEEN VARNISH.

6. *STEEL DOOR FRAMES*
   6.1. 1ST COAT (FACTORY PRIMED SURFACES) - TOUCH-UP PRIMER.
   6.2. 2ND & 3RD COATS - SATIN SHEEN INDUSTRIAL ENAMEL.

F. ROUGH CARPENTRY
1. *LUMBER GRADING*
   1.1. STAMP EACH PIECE WITH THE GRADE AND SPECIES.
   1.2. GRADE TO THE STANDARDS OF ONE OF THE FOLLOWING ASSOCIATIONS
      1.2.1. SOUTHERN PINE ASSOCIATION
      1.2.2. WESTERN WOOD PRODUCTS ASSOCIATION.

2. *LUMBER*
   2.1. SURFACED ON ALL SIDES (S4S)
   2.2. LUMBER SHALL FALL WITHIN THE MOISTURE CONTENT RANGES:
      2.2.1. SOUTHERN PINE, 12% AVERAGE, 15% MAXIMUM
      2.2.2. WEST COAST SOFT WOODS, 15% AVERAGE, 19% MAXIMUM
   2.3. UNLESS STATED OTHERWISE, IN THE SPECIFICATIONS OR ON THE DRAWINGS, LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADING FOR USE ON THE PROJECT:
      2.3.1. SOUTHERN PINE, #2 COMMON
      2.3.2. WEST COAST SOFT WOODS, STANDARD FOR STRUCTURAL USE AND UTILITY FOR NON-STRUCTURAL USE
      2.3.3. PRESSURE TREATED WOOD, "SMART SENSE" BY OSMOSE

3. *MATERIAL*
   3.1. INTERIOR WALL AND CEILING FRAMING, ROUGH BUCKS, BLOCKING IN DRYWALL FOR CABINET AND SHELVING SUPPORTS, GRAB BARS, WOOD TRIM, AND OTHER SPECIALTIES, ETC., SHALL BE #2 OR BETTER YELLOW PINE.
   3.2. INTERIOR FURRING 2x4's OVER EXTERIOR WALLS, REFER TO WALL TYPES
   3.3. EXTERIOR DOOR & WINDOW BLOCKING, ROOF BLOCKING, WALL BLOCKING, SILLS, MISCELLANEOUS BLOCKING, ETC., SHALL BE "MICROPRO / SMART SENSE" PRESURE TREATED WOOD BY KOPPERS INC.

4. INSTALLATION
   4.1. TREATED FASCIA, CURBS, CANT STRIPS, BLOCKING, NAILERS, ETC., SHALL BE NAILED OR BOLTED AS SHOWN ON THE DRAWINGS AND SET STRAIGHT AND EVEN.
   4.2. BOLTS OR OTHER FASTENERS SHALL BE PLACED A MAXIMUM OF 12" FROM THE END OF ALL PIECES.
   4.3. WALL AND CEILING FRAMING SHALL BE AS DETAILED ON DRAWINGS WITH STUDS OR JOISTS AT 16" O.C., UNLESS SPECIFICALLY NOTE OTHERWISE. NOTE SPECIAL STAGGERED STUD FRAMING AS DETAILED FOR SOUND RETARDANT WALLS.

5. *ROUGH HARDWARE*
   5.1. USE COMMON NAILS, TYPICALLY, BUT COUNTERSUNK WOOD SCREWS FOR ALL TENSION JOINTS
   5.2. ALL FASTENERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL HAVE A GALVANIZED FINISH.
   5.3. CONFIRM THAT ALL FASTENERS USED TO ATTACHED PRESSURE TREATED PRODUCTS ARE COMPATIBLE WITH THE CHEMICAL USED IN THE PRESSURE TREATING PROCESS.
   5.4. BOLTS AND OTHER ANCHORS SHALL HAVE A MINIMUM 3/8" DIAMETER UNLESS SHOWN OTHERWISE. PROVIDE WASHERS WHEN SECURING WOOD. BOLTS AND ANCHORS SHALL HAVE GALVANIZED FINISH WHEN USED IN EXTERIOR EXPOSURE, EXTERIOR WALL CONSTRUCTION OR PLACED IN SLABS ON GRADE. PROVIDE THE PROPER TYPE OF BOLT OR ANCHOR, I.E., BOLT AND NUT, TOGGLE BOLT, EXPANSION BOLT, BOLT AND LEAD SHIELD, LAG SCREWS, ETC., AS REQUIRED BY CONDITION OF USE.
   5.5. UNLESS SHOWN OTHERWISE IN THE SPECIFICATIONS OR ON THE DRAWINGS ALL NAILING AND FASTENING OF FRAMING MEMBERS SHALL AT A MINIMUM BE IN ACCORDANCE WITH TABLE 2304.9.1, FASTENING SCHEDULE, IN THE 2009 INTERNATIONAL BUILDING CODE.

6. *WORKMANSHIP*
   6.1 CAREFULLY PLAN AND LAY OUT ALL WORK AS REQUIRED TO CARRY OUT THE INTENT OF THE CONTRACT DOCUMENTS. COORDINATE WITH OTHER TRADES REQUIRING STRIPPING, BLOCKING, NAILERS, ETC., AND LOCATE THESE ITEMS AS REQUIRED TO PROPERLY ACCOMMODATE THEIR WORK.

7. *REFERENCE SPECIFICATIONS*
   WORK UNDER THIS SECTION SHALL BE GOVERNED BY "QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INDUSTRY", AWI (LATEST EDITION), PREMIUM GRADE EXCEPT WHEN ANOTHER GRADE IS SPECIFICALLY REFERENCED.

   FABRICATOR MUST DEMONSTRATE A MINIMUM OF 5 YEARS EXPERIENCE IN MANUFACTURE OF ARCHITECTURAL WOODWORK THAT COMPLIES WITH AWI STANDARDS.

G. WOOD WORK
a. INSTALL WOODWORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS, SHIM AS REQUIRED USING CONCEALED SHIMS.
b. SCRIBE AND CUT WOODWORK TO FIT ADJOINING WORK AND REFINISH CUT SURFACES, REPAIR DAMAGED FINISH AT CUT ENDS.
c. INSTALL TO A TOLERANCE OF 1/8" IN 8-0" OF PLUMB AND LEVEL (INCLUDING COUNTERTOPS). VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES ARE UNACCEPTABLE.
d. ANCHOR WOODWORK TO BUILT-IN BLOCKING OR ATTACH DIRECTLY TO SUBSTRATES.
e SECURE TO GROUNDS, STRIPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING.
f. LEAVE SURFACES CLEAN AND TRUE WITH EXPOSED WOOD SANDED PARALLEL WITH GRAIN, FREE OF DISCERNABLE MARKS, DUSTED AND READY FOR FINAL FINISH.
g. REPAIR DAMAGED AND DEFECTIVE WOODWORK TO ELIMINATE FUNCTIONAL AND VISUAL DEFECTS.
h. WHERE REPAIRS ARE NOT ACCEPTABLE TO ARCHITECT, REPLACE WOODWORK. ADJUST JOINERY FOR UNIFORM APPEARANCE.
j. CLEAN WOODWORK ON EXPOSED AND SEMI-EXPOSE SURFACES.
k. TOUCH-UP DAMAGED AND SOILED FINISHES AND ADJACENT AREAS.

1. SOLID STOCK WOOD
   1.1. STAIN GRADE BASE, WALL TRIM, DOOR TRIM, WINDOW TRIM, CASED OPENING TRIM, ETC. SHALL BE S4S, SELECT RED OAK, GRADE 1.
   1.2 MOISTURE CONTENT AT TIME OF INSTALLATION SHALL BE BETWEEN 8% AND 13% IN RELATION TO OVEN-DRY WEIGHT.

2. *PLYWOOD*
   2.2. PLYWOOD SHALL BE AWI PREMIUM GRADE WITH LUMBER OR VENEER CORE. PARTICLE BOARD CORES ARE NOT ACCEPTABLE.
   2.3. PLYWOOD FOR WALL PANELING, STAINED CABINETS AND SHELVING SHALL HAVE A PREMIUM SOLID PIECE RED OAK VENEER, GRADE 1. WOOD EDGE WHERE EXPOSED TO VIEW AND WOOD EDGE ALL SIDES OF ADJUSTABLE SHELVING.

3. LAMINATE CLAD COUNTERTOP - AWI CUSTOM GRADE
   3.1. COUNTERTOP FRAMES SHALL BE FABRICATED IN ACCORDANCE WITH SECTION 400 B EXCEPT AS MODIFIED HEREIN.
   3.2. CONSTRUCTION SHALL BE AS DETAILED.
   3.3. EDGE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 400 B EXCEPT BOTTOM EDGES OF DOORS AND EDGES OF SHELVES SHALL BE BANDED; LAMINATE EDGES BEFORE FACES.
   3.4. LAMINATE CLADDING SHALL BE NEMA LD3 GENERAL PURPOSE PLASTIC LAMINATE; SOLID COLORS, WOOD GRAINS OR PATTERNS; GP-50 (0.050 INCH) NOMINAL THICKNESS FOR EXPOSED HORIZONTAL AND VERTICAL SURFACES. LOCATIONS OF LAMINATES ARE NOTED SPECIFICALLY ON THE PLANS & ELEVATIONS.
   3.5. BALANCING SHEETS SHALL BE MILL OPTION OF CL-20 LAMINATE OR LOW PRESSURE LAMINATE.

SPECIFICATIONS (CONT.):

4. *FABRICATION*
   4.1 FABRICATE ARCHITECTURAL WOODWORK IN STRICT ACCORDANCE WITH AWI STANDARD DETAILS FOR GRADE SPECIFIED, SHOP ASSEMBLE IN THE LARGEST POSSIBLE SECTIONS AND DELIVER TO SITE.
   4.2 PROVIDE THAT WORK THAT CANNOT BE SHOP ASSEMBLED BE GIVEN TRIAL FIT AT THE SHOP TO ENSURE PROPER AND EXPEDITIOUS FIELD ASSEMBLY. JOIN SHOP ASSEMBLIES WITH MORTISE AND TENON AND DOWELS AND GLUED BLOCKS WHERE PRACTICAL. MORTISES AND TENONS SHALL BE OF SUCH SIZE AS WILL PROVIDE MAXIMUM STRENGTH IN ASSEMBLED JOINT. PROVIDE BLIND TENONS WHERE EXPOSED IN FINISHED WORK.
   4.3 WHEN NECESSARY TO CUT AND FIT ON SITE, PROVIDE MATERIAL WITH AMPLE ALLOWANCE FOR CUTTING; PROVIDE TRIM FOR SCRIBING AND SITE CUTTING.
   4.4 APPLY PLASTIC LAMINATE FINISH IN FULL, UNINTERRUPTED SHEETS CONSISTENT WITH MANUFACTURED SIZES; CORNERS AND JOINTS HAIRLINE; SLIGHTLY EASED EDGES.
   4.5 MECHANICALLY FASTEN BACKSPLASH TO COUNTERTOPS WITH CONCEALED STEEL BRACKETS AT 16" ON CENTER.
   4.6 APPLY LAMINATE BALANCING SHEET TO REVERSE SIDE OF SURFACE FINISHED WITH PLASTIC LAMINATE IN ACCORDANCE WITH AWI STANDARD.
   4.7 SHOP ASSEMBLE ARCHITECTURAL WOODWORK ITEMS FOR DELIVERY TO SITE IN SIZES EASILY HANDLED AND TO ENSURE PASSAGE THROUGH BUILDING OPENINGS.

5. *SITE CONDITIONS*
   5.1. DELIVER ARCHITECTURAL WOODWORK PRODUCTS ONLY WHEN SITE ENVIRONMENTAL CONDITIONS ARE ADEQUATE TO RECEIVE SUCH PRODUCTS.
   5.2. STORE PRODUCTS IN VENTILATED AREAS WITH CONSTANT TEMPERATURES BETWEEN 60 DEGREES F AND 80 DEGREES F AND RELATIVE HUMIDITY BETWEEN 25 AND 55 PERCENT.
   5.3. MAINTAIN TEMPERATURE AND HUMIDITY IN INSTALLATION AREA AS REQUIRED TO MAINTAIN CONTENT OF INSTALLED WOODWORK WITHIN A 1.0 PERCENT TOLERANCE OF THE OPTIMUM MOISTURE CONTENT FROM THE DATE OF INSTALLATION THROUGH THE REMAINDER OF THE CONSTRUCTION PERIOD.

H. SHEET METAL
1. PROVIDE ALL SHEET METAL IN ACCORDANCE WITH SAMCNA RECINEBDATIONS.

2. *REPLACEMENT TRIMS, METALS, ETC. (AS REQUIRED)*
   1.1. 16GA, KYNAR FINISH AS SELECTED BY ARCHITECT.

J. FINISH HARDWARE
1. *ALLOWANCE*
   1.1 THE CONTRACTOR SHALL INCLUDE $14,300.00 IN HIS PROPOSAL FOR THE PURCHASE OF FINISH HARDWARE AS SELECTED BY THE OWNER AND/OR ARCHITECT. INSTALLATION COSTS ARE NOT PART OF THE ALLOWANCE AND SHOULD BE INCLUDED IN THE PROPOSAL SEPARATELY.
   1.2. THE ALLOWANCE INCLUDES ALL NEW DOOR HARDWARE AND CYLINDERS.
   1.3. REFER TO DOOR SCHEDULES TO IDENTIFY DOORS THAT ARE TO BE PREPARED FOR SECURITY ACCESS. THIS ALLOWANCE TYPICALLY INCLUDES MAGNETIC LOCKS (FOR PAIRS), ELECTRIC STRIKES (FOR SINGLES) AND DOOR POSITION SWITCHES FOR THESE DOORS. CARD READERS, POWER SUPPLIES, CONTROLLERS, SOFTWARE, ETC. AND FINAL CONNECTION OF ALL ACCESS COMPONENTS WILL BE BY OWNER UNDER SEPARATE CONTRACT.

2. *SCHEDULE*
   2.1. SUBMIT THREE (3) COPIES OF DETAILED HARDWARE SCHEDULE TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING ANY HARDWARE.
   2.2. LIST ALL HARDWARE ITEMS TO BE PROVIDED, INCLUDING NAME OF MANUFACTURER. PROVIDE SAMPLES OF PARTICULAR ITEMS IF REQUESTED BY THE ARCHITECT.

3. *PACKAGING*
   3.1. ALL FINISH HARDWARE ITEMS SHALL BE SECURELY BOXED, BAGGED OR OTHERWISE WRAPPED AND SHALL INCLUDE A SUFFICIENT QUANTITY OF PROPER SIZE AND TYPE OF SCREWS, BOLTS, ANCHORS OR FASTENERS FOR INSTALLATION.
   3.2. EACH BOX, BAG OR PACKAGE SHALL BE MARKED OR LABELED WITH A DESCRIPTION OF THE PLACE IN THE BUILDING WHERE THE ITEM IS REQUIRED AND/OR WITH THE PROPER HARDWARE SCHEDULE ITEM NUMBER.

4. *DELIVERY*
   4.1. FINISH HARDWARE ITEMS OR TEMPLATES FOR HARDWARE ITEMS SHALL BE DELIVERED TO ANY MANUFACTURER, FABRICATOR OR MILL UPON REQUEST.

5. *KEYING*
   5.1. ALL LOCKSETS, DEADBOLTS OR CYLINDERS SHALL BE MASTER KEYED IN ONE SET TO THE SYSTEM . FURNISH FIVE (5) KEYS FOR EACH LOCKSET, DEADBOLT, OR CYLINDER PROVIDED. LOCKSETS, DEADBOLTS, OR CYLINDERS. VERIFY KEYWAY TYPE WITH OWNER AND/OR ARCHITECT.
   5.2. HARDWARE SUPPLIER SHALL MEET WITH OWNER AND/OR ARCHITECT TO DISCUSS KEYING OPTIONS PRIOR TO FINAL PREPARATION OF HARDWARE SCHEDULE.

6. *INSTALLATION*
   6.1. ALL BUTTS, LOCK PLATES, STRIKES, ETC., SHALL BE NEATLY AND ACCURATELY MORTISED FLUSH, PROPERLY PLACED AND ACCURATELY ALIGNED TO ALLOW A SMOOTH AND QUIET OPERATION WITHOUT STICKING, BINDING, HANGING OR RATTLING.
   6.2. HANG DOORS WITH EQUAL CLEARANCE AT JAMBS AND HEADS AND ADJUST HARDWARE PROPERLY AND LEAVE IN SMOOTH OPERATING CONDITION.
   6.3. REMOVE ALL HARDWARE, EXCEPT FOR HINGES, PRIOR TO PAINTING AND RE-INSTALL AFTER PAINTING IS COMPLETED. PROPERLY MASK HINGES.

K. DOORS

1. *WOOD DOORS*
   1.1. REFERENCE SPECIFICATIONS
      1.1.1. WORK UNDER THIS SECTION SHALL BE GOVERNED BY THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS TO THE EXTENT THAT THEY ARE APPLICABLE:
         a. NWWDA 1.5-1; AWI SECTIONS 1300-5, 1300SLC-5 AND 1300FD; ASTM E-152; NFPA 252; UL 10B AND NFPA 80.
   1.2. SHOP DRAWINGS
      1.2.1. PROVIDE SHOP DRAWINGS WHICH INCLUDE SCHEDULE OF ALL DOORS TO BE PROVIDED AS WELL AS DETAILS AND/OR LITERATURE DESCRIBING DOOR CONSTRUCTION, AWI GRADE AND VENEER TYPE, CUT AND GRADE.
   1.3. WARRANTY
      1.3.1 ALL WOOD DOORS AND/OR TRANSOM PANELS SHALL HAVE A 1 YEAR WARRANTY AGAINST BECOMING UNSERVICEABLE OR OBJECTIONABLE IN APPEARANCE AS A RESULT OF BEING DEFECTIVE OR NON-CONFORMING. WITHOUT LIMITING THE SCOPE OF THE WARRANTY THE DOORS PROVIDED SHALL BE GUARANTEED NOT TO:
         a. WARP IN EXCESS OF 1/4" AS DEFINED BY NWWDA.
         b. WARP OR TWIST TO A DEGREE THAT THE DOOR WILL NOT OPERATE PROPERLY.
         c. PHOTOGRAPH ANY SHOW-THROUGH OF STILES, RAILS OR CORES.
   1.4. DOOR & TRANSOM CONSTRUCTION
      1.4.1. CONSTRUCTION TYPES:
         a. WOOD BLOCKS OR STAVES. PLAIN, FRAMED OR BONDED STILE AND RAIL.
         b. CHIPBOARD, PARTICLE BOARD.
         c. EDGES TO BE SOLID HARDWOOD.
         d. WOOD VENEER FACES.
         e. SPECIAL CORES AS REQUIRED FOR FIRE RATED DOORS.
         f. PROVIDE U.L. LABEL FIRE DOORS AND TRANSOMS WHEN AND AS SCHEDULED ON THE DRAWINGS.
         g. ADD WOOD BLOCKING REINFORCING FOR CLOSER THROUGH BOLTS.
   1.5. PLIES:
      1.5.1. 5 PLY , BONDED CORE, CONSTRUCTION.
      1.5.2. HARDWOOD CROSSBANDING.
      1.5.3. PREMIUM, GRADE 1, SOLID PIECE MAPLE VENEER. VENEER SHALL BE BONDED TO CORE. TRANSOM PANELS, IF SCHEDULED, MUST HAVE VENEER THAT MATCHES DOOR.
   1.6. GLUE:
      1.6.1. WATER-RESISTANT, TYPE II.
   1.7. FACTORY FINISHING
      1.7.1. PREFINISH WOOD DOORS AT THE FACTORY.
      1.7.2. PREMIUM GRADE TRANSPARENT FINISH – MANUFACTURER'S STANDARD FINISH WITH PERFORMANCE
      REQUIREMENTS COMPARABLE TO AWI SYSTEM TR-6 CATALYZED POLYURETHANE.
      1.7.3. STAINING: EITHER NONE REQUIRED FOR CLEAR PREFINISH OR COLOR TO BE SELECTED FROM MANUFACTURER'S FULL RANGE.
      1.7.4. EFFECT: OPEN GRAIN FINISH.
      1.7.5. SHEEN: SATIN – MEDIUM RUBBED EFFECT.
   1.8. DOOR LITE FRAMES
      1.8.1. COLD ROLLED STEEL, 18 GAUGE, FIRE RATED AND FACTORY PRIMED, MODEL 84G AS MANUFACTURED BY ADVANTAGE LITES & LOUVERS, INC., 415 CONCORD AVENUE, BRONX, NY 10455. TEL: 718-585-3230. FAX: 718-292-2243
   1.9. DELIVERY
      1.9.1. DOORS SHALL BE INDIVIDUALLY WRAPPED OR CARTONED AT THE FACTORY FOR PROTECTION DURING TRANSIT AND STORAGE PERIODS, AND SHALL BE MARKED AS PER TAG DESIGNATIONS ON SHOP DRAWINGS.
   1.10. INSTALLATION
      1.10.1. DOORS SHALL BE SIZED AND BEVELED FOR PROPER FIT AND SECURITY ON THE LOCK EDGE.
      1.10.2. USE TEMPLATE MACHINE GUIDES TO PREPARE DOORS FOR HANGING AND INSTALLING HARDWARE.

2. EXTRUDED ALUMINUM FRAMES

   2.1 SUBMITTALS

      2.1.1 SUBMIT THREE (3) COPIES OF SHOP DRAWINGS INDICATING MATERIALS, CONSTRUCTION DETAILS AND LOCATION OF EACH ITEM ON THE PROJECT.

   2.2 MATERIALS

      2.2.1 KAWNEER ALUMINUM FRAMES, WINDOWS AND OTHER SECTIONS SHALL BE EXTRUDED FROM 6063-T5 ALUMINUM ALLOY. FINISH TO BE CLASS I, ANODIC COATING CONFORMING WITH ALUMINUM ASSOCIATION STANDARD AAM12CC22A44, KAWNEER'S PERMANODIC #17 CLEAR.

      2.2.2 WEATHER-STRIPPING SHALL BE MANUFACTURER'S STANDARD.

      2.2.3 FRAME CONSTRUCTION:

         1. FRAMES SHALL BE KAWNEER SERIES 450, 1 3/4" x 4 1/2".

   2.3 ERECTION

      2.3.1 UNITS SHALL BE INSTALLED PLUMB, LEVEL, AND TRUE TO PLANE AND SHALL BE SECURED AND ANCHORED IN ACCORDANCE WITH THE DETAILED SHOP DRAWINGS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

   2.4 PROTECTION & CLEANING

      2.4.1 AFTER INSTALLATION THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT
      EXPOSED ALUMINUM SURFACES AND SHALL BE RESPONSIBLE FOR FINAL CLEANING.

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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DATE ISSUED:
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PROJECT NUMBER:
773-0515

PLAN NORTH TRUE NORTH

SHEET NAME
SPECIFICATIONS

SHEET NUMBER
G3.1

SPECIFICATIONS (CONT.):

L. IMPACT RESISTANT EXTERIOR WINDOWS & GLAZING

1. FURNISH AND INSTALL ALUMINUM ARCHITECTURAL WINDOWS COMPLETE WITH HARDWARE AND RELATED COMPONENTS AS SHOWN ON DRAWINGS AND SPECIFIED IN THIS SECTION.
2. ALL WINDOWS SHALL BE EFCO® SERIES 6600 THERMAL AW-PG160-FW FIXED OR EQUAL.
   2.1. A SAMPLE WINDOW, 24" (610 MM) X 36" (914 MM) SINGLE UNIT, AS PER REQUIREMENTS OF ARCHITECT.
   2.2. TEST REPORTS DOCUMENTING COMPLIANCE WITH REQUIREMENTS OF SECTION O-4.
3. *GLASS AND GLAZING*
   3.1. ALL UNITS SHALL BE FACTORY GLAZED.
4. *LABORATORY TESTING AND PERFORMANCE REQUIREMENTS*
   4.1. TEST UNITS
      4.1.1. AIR, WATER, AND STRUCTURAL TEST UNIT SHALL CONFORM TO REQUIREMENTS SET FORTH IN AAMA/WDMA/CSA 101/I.S.2/A440 – 08 AND MANUFACTURER'S STANDARD LOCKING/OPERATING HARDWARE AND INSULATED GLAZING CONFIGURATION.
   4.2. WINDOWS SHALL CONFORM TO ALL AAMA/WDMA/CSA 101/I.S.2/A440 – 08 REQUIREMENTS FOR THE WINDOW TYPE REFERENCED IN 1.01.B. IN ADDITION, THE FOLLOWING SPECIFIC PERFORMANCE REQUIREMENTS SHALL BE MET.
   4.3 THE SYSTEM SHALL BE DESIGNED TO WITHSTAND A MINIMUM OF 40 PSF POSITIVE PRESSURE NORMAL TO THE PLANE OF THE WALL.

5. *QUALITY ASSURANCE*
   5.1. PROVIDE TEST REPORTS FROM AAMA ACCREDITED LABORATORIES CERTIFYING THE PERFORMANCE AS SPECIFIED IN O-4
   5.2. TEST REPORTS SHALL BE ACCOMPANIED BY THE WINDOW MANUFACTURER'S LETTER OF CERTIFICATION, STATING THE TESTED WINDOW MEETS OR EXCEEDS THE REFERENCED CRITERIA FOR THE APPROPRIATE WINDOW TYPE.
6. *SUBMITTALS*
   6.1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS; FINISH SAMPLES, TEST REPORTS, AND WARRANTIES.
      6.1.1. SAMPLES OF MATERIALS AS MAY BE REQUESTED WITHOUT COST TO OWNER, I.E., METAL, GLASS, FASTENERS, ANCHORS, FRAME SECTIONS, MULLION SECTION, CORNER SECTION, ETC.
   6.2. AN NFRC COMPONENT MODELING APPROACH (CMA) GENERATED LABEL CERTIFICATE SHALL BE PROVIDED BY THE MANUFACTURER. THE LABEL CERTIFICATE SHALL BE PROJECT SPECIFIC AND WILL CONTAIN THE THERMAL PERFORMANCE RATINGS OF THE MANUFACTURER'S FRAMING COMBINED WITH THE SPECIFIED GLASS, AND THE GLASS SPACER USED IN THE FABRICATION OF THE GLASS, AT NFRC STANDARD TEST SIZE AS DEFINED IN TABLE 4-3 IN NFRC 100-2010.
7. *WARRANTIES*
   7.1. TOTAL WINDOW INSTALLATION
      7.1.1. THE RESPONSIBLE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND WARRANT FOR ONE YEAR THE SATISFACTORY PERFORMANCE OF THE TOTAL WINDOW INSTALLATION WHICH INCLUDES THAT OF THE WINDOWS, HARDWARE, GLASS (INCLUDING INSULATED UNITS), GLAZING, ANCHORAGE AND SETTING SYSTEM, SEALING, FLASHING, ETC., AS IT RELATES TO AIR, WATER, AND STRUCTURAL ADEQUACY AS CALLED FOR IN THE SPECIFICATIONS AND APPROVED SHOP DRAWINGS.
      7.1.2. ANY DEFICIENCIES DUE TO SUCH ELEMENTS NOT MEETING THE SPECIFICATIONS SHALL BE CORRECTED BY THE RESPONSIBLE CONTRACTOR AT THEIR EXPENSE DURING THE WARRANTY PERIOD.
   7.2. WINDOW MATERIAL AND WORKMANSHIP
      7.2.1. PROVIDE WRITTEN GUARANTEE AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A MINIMUM FIVE (5) YEARS FROM THE DATE OF FINAL SHIPMENT. AN OPTION FOR 10 YEAR WARRANTY SHOULD BE PRESENTED.
   7.3. GLASS
      7.3.1. PROVIDE WRITTEN WARRANTY FOR INSULATED GLASS UNITS THAT THEY WILL BE FREE FROM OBSTRUCTION OF VISION AS A RESULT OF DUST OR FILM FORMATION ON THE INTERNAL GLASS SURFACES CAUSED BY FAILURE OF THE HERMETIC SEAL DUE TO DEFECTS IN MATERIAL AND WORKMANSHIP.
      7.3.2. WARRANTY PERIOD SHALL BE FOR 10 (TEN) YEARS.

8. *MATERIALS*
   8.1. ALUMINUM
      8.1.1. EXTRUDED ALUMINUM SHALL BE 6063-T6 ALLOY AND TEMPERED.
      8.2.1. COLOR/FINISH BRONZE, DARK BRONZE, ANTIQUE BRONZE AS SELECTED BY ARCHITECT
   8.2. GLASS
      8.2.2. INSULATED GLASS SHALL BE 1" IMPACT RESITANT WITH A MINIMUM U-FACTOR OF 0.75
         a. EXTERIOR LITE - 1/8" THICK, COLOR SELECTED BY ARCHITECT.
         b. AIR SPACE OF 5/8" OR ARGON FILLED.
         c. INTERIOR LITE - 1/8" THICK. COLOR SELECTED BY ARCHITECT.
         d. ANY COATINGS REQUIRED WILL BE SELECTED BY ARCHITECT.
9. FABRICATION
   9.1. GENERAL
      9.1.1. ALL ALUMINUM FRAME EXTRUSIONS SHALL HAVE A MINIMUM WALL THICKNESS OF .078" (2 MM).
      9.1.2. DEPTH OF FRAME SHALL NOT BE LESS THAN 3 7/8" (98 MM).
   9.2. FRAME
      9.2.1. FRAME COMPONENTS SHALL BE MECHANICALLY FASTENED.
   9.3 GLAZING
      9.3.1. ALL UNITS SHALL BE GLAZED WITH THE MANUFACTURER'S STANDARD SEALANT PROCESS PROVIDED THE
      GLASS IS HELD IN PLACE BY A REMOVABLE, EXTRUDED ALUMINUM, GLAZING BEAD. THE GLAZING BEAD MUST BE ISOLATED FROM THE GLAZING MATERIAL BY A GASKET.
      9.3.2. ALL UNITS SHALL BE GLAZED WITH A MINIMUM OF 1/2" GLASS BIT.

10. *EXECUTION*
   10.1 JOB CONDITIONS
      10.1.1. VERIFY THAT OPENINGS ARE DIMENSIONALLY WITHIN ALLOWABLE TOLERANCES, PLUMB, LEVEL, CLEAN, PROVIDE A SOLID ANCHORING SURFACE, AND ARE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.
   10.2. INSTALLATION
      10.2.2. USE ONLY SKILLED TRADESMEN WITH WORK DONE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SPECIFICATIONS.
      10.2.3. PLUMB AND ALIGN WINDOW FACES IN A SINGLE PLANE FOR EACH WALL PLANE, AND ERECT WINDOWS AND MATERIALS SQUARE AND TRUE. ADEQUATELY ANCHOR TO MAINTAIN POSITIONS PERMANENTLY WHEN SUBJECTED TO NORMAL THERMAL MOVEMENT, SPECIFIED BUILDING MOVEMENT, AND SPECIFIED WIND LOADS.
      10.2.4 FURNISH AND APPLY SEALANTS TO PROVIDE A WEATHER TIGHT INSTALLATION AT ALL JOINTS AND INTERSECTIONS AND AT OPENING PERIMETERS. WIPE OFF EXCESS MATERIAL AND LEAVE ALL EXPOSED SURFACES AND JOINTS CLEAN AND SMOOTH.
   10.3. ANCHORAGE
      10.3.1 ADEQUATELY ANCHOR TO MAINTAIN POSITIONS PERMANENTLY WHEN SUBJECTED TO NORMAL THERMAL MOVEMENT, SPECIFIED BUILDING MOVEMENT, AND SPECIFIED WIND LOADS.
   10.4. PROTECTION AND CLEANING
      10.4.1. AFTER COMPLETION OF WINDOW INSTALLATION, WINDOWS SHALL BE INSPECTED, ADJUSTED, PUT INTO WORKING ORDER AND LEFT CLEAN, FREE OF LABELS, DIRT, ETC. PROTECTION FROM THIS POINT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

M. HOLLOW METAL DOOR, DOOR

1. *DOOR & FRAME CONSTRUCTION*
   1.1. DOORS SHALL BE 16 GAUGE WITH NO EXPOSED SEAMS, A REINFORCED CORE AND FULL INSULATION. EXTERIOR DOORS SHALL HAVE A CHANNEL FILLER AT TOP OF DOOR WHICH IS FULLY WELDED AND SEALED TO PREVENT WATER FROM ENTERING AT TOP OF DOOR. PROVIDE WEEP HOLES IN THE BOTTOM OF DOORS. REINFORCE DOORS AS NECESSARY FOR HARDWARE. EXTERIOR DOORS WITH HANDICAP ACCESSIBLE THRESHOLDS MUST HAVE CUSTOM CUTOFF TO INSURE THAT THERE IS NO GAP BETWEEN BOTTOM OF DOORS AND TOP OF THRESHOLD SEAT.
   1.2 EXTERIOR FRAMES SHALL BE 14 GAUGE AND INTERIOR FRAMES 16 GAUGE. CORNER JOINTS SHALL BE FULLY WELDED AND GROUND SMOOTH AT THE FACTORY. REINFORCE FRAMES AS NECESSARY FOR HARDWARE.
   1.3 PROVIDE T-STRAP OR STIRRUP AND STRAP ADJUSTABLE ANCHORS AS PER NAAMM SPECIFICATIONS. WIRE ANCHORS ARE NOT ACCEPTABLE. AT EXISTING OPENINGS, PROVIDE PIPE AND PLATE TYPE ANCHORS.
   1.4 APPLIED STOPS SHALL HAVE MITERED CORNERS AND SCREW FASTENERS MUST BE SYMMETRICALLY SPACED ALONG THE EDGES OF EACH GLASS OR SOLID PANEL.
   1.5 PROVIDE DOORS AND/OR FRAMES WITH U.L. FIRE RATED LABELS WHEN AND AS SCHEDULED ON THE DRAWINGS. THE ARCHITECT HAS DETERMINED THAT FIRE RATED FRAME AND DOOR SIZES SHOWN ON THE DRAWINGS AS WELL FRAME AND GLASS OPENING SIZES SHOWN FOR WINDOW ASSEMBLIES CAN BE MANUFACTURED BY CERTAIN COMPANIES. COMPANIES WHO CAN NOT PROVIDE FIRE RATED DOORS AND FRAMES AND/OR WINDOW ASSEMBLIES ARE ASKED NOT TO BID THE PROJECT, UNLESS THEY RECEIVE WRITTEN APPROVAL PRIOR TO BIDDING OF SLIGHT SIZE AND CONFIGURATION MODIFICATIONS WHICH WOULD BE ACCEPTABLE TO THE OWNER. ANY REQUESTS FOR CHANGES AFTER BIDDING WILL NOT BE CONSIDERED AND IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FIRE RATED DOORS AND FRAMES AND/OR WINDOW ASSEMBLIES AS DRAWN AT NO ADDITIONAL COST TO THE OWNER.

2. *FINISHES*
   2.1. INTERIOR DOORS AND FRAMES SHALL BE FACTORY PRIMED, THEN FIELD PAINTED AS SPECIFIED.
   2.2. EXTERIOR DOORS AND FRAMES SHALL HAVE FACTORY GALVANNEALED, TYPE A-40, FINISH AND THEN PRIMED AND FIELD PAINTED AS SPECIFIED.

3. *HARDWARE*
   3.1. MORTISE AND REINFORCE FOR ALL HARDWARE.

4. *INSTALLATION*
   4.1. CUT DOORS AND FRAMES AS NECESSARY FOR FINISH HARDWARE FROM TEMPLATES PROVIDED BY THE FINISH HARDWARE SUPPLIER.
   4.2. INSTALL DOORS TO OPERATE FREELY AND LOCK AND LATCH PROPERLY.

5. *REFERENCE SPECIFICATIONS*
   5.1. WORK UNDER THIS SECTION SHALL BE GOVERNED BY THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS TO THE EXTENT THAT THEY ARE APPLICABLE:
      5.1.1. NWWDA 1.5-1; AWI SECTIONS 1300-5, 1300SLC-5 AND 1300FD; ASTM E-152; NFPA 252; UL 10B AND NFPA 80.

6. *DOOR LITE FRAMES*
   6.1 COLD ROLLED STEEL, 18 GAUGE, FIRE RATED AND FACTORY PRIMED, MODEL 84G AS MANUFACTURED BY ADVANTAGE LITES & LOUVERS, INC., 415 CONCORD AVENUE, BRONX, NY 10455. TEL: 718-585-3230. FAX: 718-292-2243

7. *DELIVERY*
   7.1 DOORS SHALL BE INDIVIDUALLY WRAPPED OR CARTONED AT THE FACTORY FOR PROTECTION DURING TRANSIT AND STORAGE PERIODS, AND SHALL BE MARKED AS PER TAG DESIGNATIONS ON SHOP DRAWINGS.

8. INSTALLATION
   8.1 DOORS SHALL BE SIZED AND BEVELED FOR PROPER FIT AND SECURITY ON THE LOCK EDGE.
   8.2 USE TEMPLATE MACHINE GUIDES TO PREPARE DOORS FOR HANGING AND INSTALLING HARDWARE.

SPECIFICATIONS (CONT.):

N. GLAZING

1. *REFERENCE SPECIFICATIONS*
   1.1. WORK UNDER THIS SECTION SHALL BE GOVERNED BY THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS AND SPECIFICATIONS TO THE EXTENT THAT THEY ARE APPLICABLE:
      1.1.1. GLASS SHALL CONFORM TO FEDERAL SPECIFICATIONS DD-G-451C. QUALITIES TO BE THE HIGHEST OF THEIR CATEGORIES.
      1.1.2. INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE FLAT GLASS JOBBERS ASSOCIATION.

2. APPROVED GLASS SUPPLIERS FOR DOOR GLAZING
   2.1. GUARDIAN INDUSTRIES.
   2.2. AMERICAN SAINT-GOBAIN (ASG)
   2.3. LIBBEY-OWENS-FORD COMPANY (LOF)
   2.4. PITTSBURGH PLATE GLASS COMPANY (PPG)
   2.5. AMERICAN FLAT GLASS COMPANY (AFG)

3. *GLASS & GLAZING TYPES*
   3.1. PROVIDE ALL GLASS AND GLAZING WITH THE MANUFACTURER'S LABEL INTACT. DO NOT REMOVE LABELS UNTIL GLASS AND GLAZING HAS BEEN INSTALLED AND INSPECTED.
   3.2. EXTERIOR GLASS SHALL BE IMPACT RESITANT GLASS, WITH SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.35 MAXIMUM, OR EQUAL.
   3.3. INTERIOR GLASS IN NON FIRE-RATED DOORS, SIDELITES OR WINDOWS SHALL BE 1/4" THICK TEMPERED SAFETY GLASS, CLEAR. GLAZING IN ACOUSTICAL DOORS SHALL BE BY DOOR MANUFACTURER.
   3.4. NON-FRAMED MIRRORS SHALL BE 1/4" THICK COMMERCIAL QUALITY POLISHED PLATE GLASS WITH SILVER BACKING.

4. *GLAZING PROCEDURES*
   4.1. IN PRESSED STEEL FRAMES, CLEAN GLASS AND RABBET OF DIRT, MOISTURE AND OIL. APPLY AMPLE GLAZING COMPOUND, AS APPROVED BY GLASS OR GLAZING PANEL MANUFACTURER, TO RABBET. CENTER GLASS OR GLAZING PANEL IN FRAME. PRESS GLASS OR GLAZING PANEL INTO RABBET ALLOWING 1/8" DEPTH OF BACK PUTTY. BUTTER CONTINUOUS STOP BEAD AGAINST GLASS OR GLAZING PANEL, ALLOWING 1/8" BED OF COMPOUND BETWEEN GLASS OR GLAZING PANEL FACE AND STOP BEAD. STRIKE SURPLUS COMPOUND FROM BOTH SIDES OF GLASS OR GLAZING PANEL.
   4.2. SCREW ON CONTINUOUS GLAZING BEAD FURNISHED BY HOLLOW METAL DOOR AND FRAME MANUFACTURER. CONFIRM WITH GENERAL CONTRACTOR THAT INTERIOR SIDES OF FIXED AND APPLIED STOPS HAVE BEEN PAINTED WITH FINAL COLOR PRIOR TO GLASS INSTALLATION.
   4.3. MIRRORS SHALL BE INSTALLED WITH CONTINUOUS POLISHED CHROME "J" TRIM TOP AND BOTTOM AND MIRROR MASTIC.

5. *PROTECTION & CLEANING*
   5.1. AFTER INSTALLATION THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT GLASS SURFACES AND SHALL BE RESPONSIBLE FOR FINAL CLEANING.
   5.2. AT COMPLETION OF WORK AND IMMEDIATELY PRIOR TO FINAL INSPECTION, REMOVE ALL DIRT, STAINS, ETC., FROM GLASS AND ADJACENT FINISHES. CLEAN BOTH SIDES OF GLASS.
   5.3. DO NOT USE ACID SOLUTIONS OR WATER CONTAINING CAUSTIC SOAPS. USE COMMERCIAL CLEANING SOLUTIONS AND METHODS ACCEPTABLE TO THE MANUFACTURERS OF THE GLASS.

P. TILE CARPETING

1. *MATERIALS*
   1.1. BASIS OF DESIGN: MOHAWK, BIGELOW - ICONIC EARTH, 24x24, SUBSTITUTIONS TO BE EQUAL OR BETTER AS APPROVED BY THE ARCHITECT. COLOR, ETC. SHALL BE SELECTED BY ARCHITECT.
   1.2. ADHESIVE SHALL BE WATER-RESISTANT TYPE AS RECOMMENDED BY CARPET MANUFACTURER AND WHICH COMPLIES WITH FLAMMABILITY REQUIREMENTS FOR INSTALLED CARPET.
   1.3. SEAMING ADHESIVE SHALL BE A HOT-MELT PRODUCT RECOMMENDED BY CARPET MANUFACTURER FOR TAPING SEAMS WHICH "BUTTERS" CUT EDGES AT BACKING TO CREATE SECURE SEAMS AND PREVENT RAVELING OF PILE ALONG SEAMS.
   1.4. CARPET EDGING SHALL BE HAMMERED METAL TYPE. COLOR AS SELECTED BY ARCHITECT.

2. *SAMPLES*
   2.1. PROVIDE TWO 12"X12" MINIMUM SAMPLES OF CARPET WITH A 12" LONG STRIP OF TRANSITION STRIPS, THRESHOLDS AND BASE FOR FINAL APPROVAL PRIOR TO ORDERING PRODUCT.

3. *DELIVERY & INSTALLATION*
   3.1. ALL CARPET SHALL BE DELIVERED TO THE JOB SITE IN ORIGINAL PACKAGING WITH EACH BOX HAVING REGISTERED NUMBER TAGS ATTACHED OR REGISTER NUMBER STENCILED ON BOX AND INTACT. STORE UNDER COVER IN SECURE, WELL VENTILATED SPACE AS SOON AS DELIVERED AND PROTECT FROM DAMAGE, DIRT, STAIN AND MOISTURE.
   3.2. NO CARPET SHALL BE LAID UNTIL ALL OTHER WORK IN THE AREA HAS BEEN SUBSTANTIALLY COMPLETED AND ACCEPTED. ONCE INSTALLED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THE CARPET IS NOT DAMAGED IN ANY WAY UNTIL FINAL ACCEPTANCE OF THE BUILDING.
   3.3. PRIOR TO INSTALLATION, ALL FLOOR MINOR IRREGULARITIES SHALL BE REPAIRED AND SMOOTHED OUT WITH LATEX TYPE UNDERLAYMENT AND THE FLOOR SHALL BE THOROUGHLY CLEANED REMOVING ALL DIRT AND GRIT. ANY MAJOR FLOOR IRREGULARITIES MUST BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTION.
   3.4. ALL MATERIALS SHALL BE INSTALLED BY SKILLED WORKMEN UNDER PROPER SUPERVISION AND IN ACCORDANCE WITH CARPET MANUFACTURER'S RECOMMENDATIONS. SELVAGES SHALL BE PRE-TRIMMED WITH A SLIGHT UNDERCUT. FINISHED INSTALLATION SHALL BE SMOOTH AND FREE FROM RIPPLES AND PUCKERS. METAL EDGE STRIPS TO BE INSTALLED WHERE CARPET ABUTS OR OVERLAYS OTHER FLOOR FINISHES.
   3.5. PRIOR TO INSTALLING CARPET, CONTRACTOR MUST CONTACT MANUFACTURER'S REPRESENTATIVE TO MEET WITH INSTALLER ON SITE DO DISCUSS PROPER PATTERN MATCHING AND SEAMING TECHNIQUES FOR THE CARPET TO BE INSTALLED. ARCHITECT MUST BE NOTIFIED OF THE TIME FOR THIS MEETING AND MUST BE PRESENT AT THE MEETING.

4. *CLEAN-UP*
   4.1. AFTER INSTALLATION IS COMPLETE, VACUUM ALL DIRT AND DEBRIS AND CLEAN CARPET OF ALL SPOTS WITH PROPER REMOVER. REMOVE ALL LOOSE THREADS WITH SHARP SCISSORS, THEN CLEAN WITH BROOM OR VACUUM CLEANER. THE OWNER SHALL VIEW ALL CARPET SCRAPS AND RETAIN ANY HE CHOOSES FOR FUTURE REPAIRS BEFORE THEY ARE REMOVED FROM THE JOB SITE.
   4.2. FURNISH THE OWNER WITH A COMPLETE KIT FOR SPOT CLEANING, TOGETHER WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CARPET CARE AND MAINTENANCE.

5. GUARANTEE
   5.1. THE CARPET INSTALLER SHALL BE REQUIRED TO RE-LAY ANY CARPET THAT DOES NOT PROVIDE AN ATTRACTIVE WRINKLE-FREE APPEARANCE AND SHALL CORRECT ANY CONDITION DUE TO FAULTY INSTALLATION WHICH MAY APPEAR FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETED INSTALLATION AT NO COST TO THE OWNER.
   5.2. PROVIDE COPIES OF MANUFACTURER'S PUBLISHED COMMERCIAL WARRANTY FOR CARPET.

Q. FIBERGLASS REINFORCED PANELS

1. *MATERIALS*
   1.1 FIBER-LITE .090" THICK, 4' X HEIGHT REQUIRED, FIBERGLASS REINFORCED PLASTIC PANELS COMPLETE WITH MATCHING VINYL MOLDINGS AS MANUFACTURED BY NUDO PRODUCTS, INC., 1500 TAYLOR AVE., SPRINGFIELD, IL 62703, TELEPHONE 1 (800) 826-4132, OR EQUAL. COLOR TO BE SELECTED BY THE ARCHITECT.

   1.2 INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

R. FIRESTOPPING

1. *FIRESTOPPING MATERIALS*
   1.1 SHALL BE RATED AS NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM E119 TO ACHIEVE FIRE RATING NOTED ON THE DRAWINGS AND PROVIDE A FIRE RATING EQUAL TO THAT OF CONSTRUCTION BEING PENETRATED. IF NO SUCH FIRE RATING IS NOTED ON THE DRAWINGS, THE FIRE RATING SHALL BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
   1.2 IF SUCH MATERIALS ARE USED IN A THROUGH-PENETRATION SEAL CONDITION, THEY SHALL BE APPROVED FOR SUCH USE, WITH ALL REQURIED DEVICES AND ACCESSORIES FORMING AN ASSEMBLY OR INCLUDED IN THE TEST, WHEN TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479.
   1.3 TESTS SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY TO INDICATE COMPLIANCE WITH SPECIFIED REQUIREMENTS AND THE RESULTING APPROVAL NUMBER SHALL B ETHE LATEST OR CURRENT TEST APPROVED BY AUTHORITIES HAVING JURISDICTION. FOR THOSE FIRESTOP APPLICATIONS THAT EXIST FOR WHICH NO UL TESTED SYSTEM IS AVAILABLE THROUGH A MANUFACTURER, AN ENGINEERING JUDGMENT DERIVED FROM SIMILAR UL AND APPROVAL PRIOR TO INSTALLATION. ENGINEERING JUDGMENT DRAWINGS MUST FOLLOW REQUIREMENTS SET FORTH BY THE INTERNATIONAL FIRESTOP COUNCIL.

2. *FIRE SAFING MATERIALS*
   2.1. SHALL BE TESTED AND RATED NON-COMBUSTIBLE TO ACHIEVE FIRE RATING NOTED ON THE DRAWINGS, OR IF NOT NOTED, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
   2.2. IF SUCH MATERIALS ARE USED IN AN ASSEMBLY, THEY SHALL BE APPROVED FOR SUCH USE, WITH ALL REQUIRED DEVICES AND ACCESSORIES FORMING AN ASSEMBLY OR INCLUDED IN THE TEST.
   2.3. TESTS SHALL BE PERFRMED BY AN APPROVED TESTING AGENCY TO INDICATE COMPLIANCE WITH SPECIFIED REQUIREMENTS AND THE RESULTING APPROVAL NUMBER SHALL BE THE LATEST OR CURRENT TEST APPROVED BY AUTHORITIES HAVING JURISDICTION.
   2.4. PROPOSED FIRE SAFING MATERIALS AND METHODS SHALL CONFORM TO APPLICABLE GOVERNING CODES HAVING LOCAL JURISDICTION.

3. *DEFINITIONS: AS THEY APPEAR IN THIS SECTION*
   3.1 COMBUSTIBLE: PENETRATIONS COMPOSED OF ANY MATERIAL WHICH WILL BURN OR MELT IN A FIRE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
      3.1.1. NONMETALLIC PIPES MADE OF GLASS OR PLASTIC.
      3.1.2 METALLIC PIPES MADE OF LEAD OR ALUMINUM.
      3.1.3 ELECTRICAL, DATA, COMMUNICATION, SECURITY, AND TELEPHONE CABLES.
   3.2. NON-COMBUSTIBLE: PENETRATIONS COMPOSED OF MATERIAL WHICH WILL NOT BURN OR MELT IN A FIRE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
      3.2.1 METALLIC PIPES MADE OF STEEL, IRON OR COPPER.
   3.3 APPROVED TESTING AGENCIES: UL OR OTHER TESTING AGENCY LICENSED AND EQUIPPED TO CONDUCT THE REQUIRED FIRE TESTS AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
   3.4 AUTHORITIES HAVING JURISDICTION: SHALL BE THE PERSON OR ENTITY RESPONSIBLE FOR APPLICABLE GOVERNING CODE ENFORCEMENT.

4. *MANUFACTURER QUALIFICATIONS*: THOSE LISTED IN PARAGRAPH 2.1, A, OR COMPANY SPECIALIZING IN MANUFACUTURING THE PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM OF FIVE (5) YEARS EXPERIENCE. REFER TO GENERAL SECTION OF THE SPECIFICATIONS FOR SUBSTITUTIONS.

5. *INSTALLER QUALIFICATIONS*: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH MINIMUM
THREE (3) YEARS EXPERIENCE INSTALLING TESTED AND CLASSIFIED FIRESTOP AND FIRE SAFING SYSTEMS OR MANUFACTURER CERTIFICATION AND APPROVAL.

6. *STANDARDS*: ALL FIRESTOP AND FIRE SAFING SYSTEMS SHALL HAVE A FLAME (F) RATING AND TEMPERATURE (T) RATING CONFORMING TO APPLICABLE BUILDING CODES AND IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.

7. *SINGLE SOURCE RESPONSIBILITY*: OBTAIN FIRESTOPPING AND FIRE SAFING MATERIALS FROM A SINGLE MANUFACTURER FOR EACH DIFFERENT PRODUCT REQUIRED.

8. NO FIRESTOPPING OR FIRE SAFING MATERIALS SHALL BE CONCEALED OR COVERED UNTIL THEY HAVE BEEN OBSERVED AND APPROVED FOR USE BY THE ARCHITECT AND/OR AUTHORITIES HAVING JURISDICTION.

SPECIFICATIONS (CONT.):

S. SPECIALTIES

1. *TOILET ACCESSORIES*
   1.1. APPROVED MANUFACTURERS:
      1.1.1. BRADLEY
      1.1.2. BOBRICK
      1.1.3. PARKER
      1.1.4. FORT HOWARD
   1.2. REFER TO DRAWINGS FOR SPECIFIC ITEMS AND MODEL NUMBERS.
   1.3 SUBSTITUTIONS ONLY AS APPROVED BY THE ARCHITECT.

2. *FIRE EXTINGUISHER CABINETS*
   2.2 AMBASSADOR SERIES, 1012F10RT/ACADEMY SERIES, 1026W10 W/ FE LETTERS, ADAC OPTION (ADA COMPLIANT) AND FIRE-FX FIRE RATED TUB OPTION SEMI-RECESSED MOUNTED, RETURN TRIM, ROLLED EDGE, STEEL FIRE EXTINGUISHER CABINET WITH COLOR EPOXY TUB (INTERIOR AND EXTERIOR), DOOR AND TRIM AS MANUFACTURED BY J.L. INDUSTRIES, 4450 W. 78TH STREET CIRCLE, BLOOMINGTON, MINNESOTA 55435.TELEPHONE 612-835-6850. COLOR AS SELECTED BY ARCHITECT.
   2.3. PROVIDE COMPLETE WITH COSMIC 10E, TEN POUND ABC FACTORY CHARGED FIRE EXTINGUISHER.

3. *FIRE EXTINGUISHERS*
   3.1 PROVIDE SURFACE MOUNTED COMPLETE COSMIC 10E, TEN POUND ABC FACTORY CHARGED FIRE EXTINGUISHERS WHERE SHOWN ON DRAWINGS.

4. *FIRE DEPARTMENT "KNOX-BOX"*
   4.1 PROVIDE 3200 SERIES RECESSED MOUNT RAPID ENTRY SYSTE "KNOX-BOX" AS REQUIRED BY THE CITY OF VICTORIA FIRE DEPARTMENT AND MANUFACTURED BY THE KNOX COMPANY, 17672 ARMSTRONG AVE., IRVINE, CA 92614. TELEPHONE (800) 552-5669.
   4.2 FINISH TO BE WEATHER RESISTANT TGIC POLYESTER POWDER COAT IN ALUMINUM COLOR.
   4.3 COORDINATE BOX KEYING WITH THE FIRE DEPARTMENT.

5. *ROOM IDENTIFICATION SIGNAGE*
   6.1 ALLOWANCE:
      6.1.1. THE CONTRACTOR SHALL INCLUDE IN HIS PROPOSALS THE FOLLOWING SUMS FOR THE PURCHASE OF ROOM IDENTIFICATION SIGNAGE FOR RESTROOMS ONLY AS SELECTED BY THE OWNER AND/OR ARCHITECT: $800.00. INSTALLATION COSTS ARE NOT PART OF THE ALLOWANCE AND SHOULD BE INCLUDED IN THE PROPOSAL SEPARATELY. ALL SIGNAGE MUST MEET ADA/TAS AND SHALL INCLUDE SIGNAGE FOR ALL RESTROOMS.

T. PROJECT CLOSEOUT

1. *GENERAL*
   1.1. COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT. SEND NOTICES, FURNISH CERTIFICATES, AFFIDAVITS AND OTHER REQUIREMENTS TO COMPLETE CONTRACT.

2. *SUBSTANTIAL COMPLETION*
   2.1. WHEN ENTIRE PROJECT HAS REACHED SUBSTANTIAL COMPLETION AS DEFINED IN THE GENERAL CONDITIONS, PARAGRAPH 9.7.1, THE CONTRACTOR SHALL SEND WRITTEN NOTICE AND A COMPREHENSIVE LIST OF ITEMS TO BE COMPLETED OR CORRECTED TO THE ARCHITECT AS FULLY DESCRIBED IN PARAGRAPH 9.7.2.
   2.2. THE ARCHITECT WILL THEN MAKE A PRELIMINARY INSPECTION TO DETERMINE THE STATUS OF COMPLETION AND PREPARE A SUPPLEMENTARY LIST OF ITEMS REQUIRING COMPLETION OR CORRECTION IN ADDITION TO CONTRACTOR'S LIST FOR USE OF THE CONTRACTOR. THIS COMBINED LIST SHALL CONSTITUTE THE "PUNCH LIST" FOR THE PROJECT.
   2.3. WHEN ALL REQUIREMENTS OF SECTION 9.7 OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION HAVE BEEN ACHIEVED THEN THE ARCHITECT WILL PREPARE AND ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION, AIA DOCUMENT G 704, TO BE SIGNED BY THE OWNER AND CONTRACTOR. THIS DOCUMENT WILL BE ACCOMPANIED BY A LIST OF ANY ITEMS REMAINING TO BE COMPLETED ON THE "PUNCH LIST" PREPARED BY THE CONTRACTOR, SUPPLEMENTED BY AND APPROVED BY THE ARCHITECT.

3. *OPERATIONS INSTRUCTIONS, MANUALS, CERTIFICATIONS & RECORD DRAWINGS*
   3.1. INSTRUCT OWNER'S REPRESENTATIVES IN THE OPERATION OF ALL MECHANICAL, ELECTRICAL, PLUMBING AND OTHER BUILDING SYSTEMS AS SPECIFIED. ALL SUCH INSTRUCTIONS SHALL BE COORDINATED WITH THE OWNER'S DIRECTOR OF PUBLIC WORKS AND THEIR COMPLETION VERIFIED IN WRITING.
   3.2. DELIVER KEYS TO OWNER ALONG WITH TYPED KEYING SCHEDULES AND ADDITIONAL MASTER KEYS, SUB MASTERS OR SPECIAL KEYS.
   3.3. DELIVER TO THE ARCHITECT ALL REQUIRED WRITTEN GUARANTEES AND WARRANTIES PREPARED AND BOUND IN DUPLICATE FOR HIS REVIEW AND DELIVERY TO OWNER.
   3.4. DELIVER TO THE ARCHITECT ALL REQUIRED CERTIFICATES OF INSPECTION PREPARED AND BOUND IN DUPLICATE FOR HIS REVIEW AND DELIVERY TO OWNER.
   3.5.DELIVER TO THE ARCHITECT ALL REQUIRED BOUND OPERATIONAL MANUALS FOR HIS REVIEW AND DELIVERY TO OWNER.
   3.6. DELIVER TO THE ARCHITECT ALL REQUIRED HAZARDOUS MATERIAL CERTIFICATIONS, INCLUDING MSDS SHEETS, PREPARED AND BOUND IN DUPLICATE FOR HIS REVIEW AND DELIVERY TO OWNER.
   3.7. DELIVER TO THE ARCHITECT REQUIRED RECORD DRAWINGS FOR HIS REVIEW AND DELIVERY TO OWNER.

4. *CLOSEOUT LEGAL DOCUMENTS*
   4.1. THE FOLLOWING AIA DOCUMENTS MUST BE COMPLETED AND DELIVERED TO THE ARCHITECT FOR REVIEW AND DELIVERY TO THE OWNER:
      4.1.1. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS, G706, FOR GENERAL CONTRACTOR AND ALL MAJOR SUB-CONTRACTORS AND SUPPLIERS.
      4.1.2. CONSENT OF SURETY COMPANY TO FINAL PAYMENT, G707.
      4.1.3. CONSENT OF SURETY COMPANY TO REDUCTION IN OR PARTIAL RELEASE OF RETAINAGE, G707A, IF NECESSARY.
      4.1.4. MAINTENANCE BOND.
   4.2. IN ADDITION TO DOCUMENTS SPECIFICALLY LISTED ABOVE, OTHER DOCUMENTS AS MAY BE DEFINED OR IDENTIFIED IN THE OWNER-CONTRACTOR AGREEMENT, GENERAL CONDITIONS, OR ELSEWHERE IN THE CONTRACT DOCUMENTS MUST ALSO BE PROVIDED.

5. *FINAL INSPECTION*
   5.1. CONTRACTOR SHALL NOTIFY THE ARCHITECT WHEN PROJECT IS FINALLY COMPLETE AND ALL OF THE ABOVE REQUIREMENTS HAVE BEEN MET.
   5.2. ARCHITECT WILL THEN NOTIFY OWNER AND MAKE A FINAL INSPECTION.

6. *FINAL PAYMENT*
   6.1. CONTRACTOR SHALL SUBMIT THE FINAL APPLICATION AND CERTIFICATE FOR PAYMENT TO THE ARCHITECT AFTER ELAPSE OF TIME STIPULATED IN THE CONTRACT, INDICATING ALL CONTRACT SUM ADJUSTMENTS.
   6.2. THE ARCHITECT WILL APPROVE AND DELIVER TO THE OWNER THE FINAL APPLICATION AND CERTIFICATE FOR PAYMENT UPON COMPLETION OF THE FINAL INSPECTION AND RECEIPT AND APPROVAL OF ALL REQUIRED CLOSEOUT DOCUMENTATION.

7. GUARANTEE / WARRANTY INSPECTION
   7.1. THE CONTRACTOR SHALL BE REQUIRED TO JOIN THE ARCHITECT AND OWNER, IF NOTIFIED TO DO SO, IN A WALKTHROUGH OF THE PROJECT WITHIN 30 DAYS OF THE EXPIRATION OF THE GENERAL ONE (1) YEAR PROJECT GUARANTEE/WARRANTY TO DETERMINE IF ANY WORK IS STILL REQUIRED UNDER THE TERMS OF THE GUARANTEE/WARRANTY.

V. AS-BUILT DRAWINGS

1. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WHICH CLEARLY SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS ACTUALLY INSTALLED, AS WELL AS WORK ADDED TO THE CONTRACT WHICH IS NOT INDICATED ON THE CONTRACT DRAWINGS.

2. SPECIAL ATTENTION SHOULD BE PAID TO PRECISELY DOCUMENTING CHANGES TO CONCEALED WORK, MEANING WORK INSTALLED UNDERGROUND OR IN AREAS WHICH CAN NOT BE READILY INSPECTED BY USE OF ACCESS PANELS, INSPECTION PLATES OR OTHER REMOVABLE FEATURES.

3. THE CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS AT THE JOB SITE. THESE DRAWINGS SHALL BE KEPT LEGIBLE AND CURRENT AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES BY THE ARCHITECT.

4. UPON SUBSTANTIAL COMPLETION OF THE WORK, TRANSFER THE CHANGES NOTED ON THE RECORD DRAWINGS TO THE AS-BUILT DRAWINGS.

5. AS-BUILT DRAWINGS SHALL BE PREPARED ON XEROX COPIES PAID FOR BY THE CONTRACTOR FROM THE AS-BUILT DRAWING ALLOWANCE. AS-BUILTS SHALL BE PROVIDED FOR ALL SHEETS OF THE DRAWINGS.

6. IN SHOWING CHANGES IN THE WORK OR ADDED WORK, USE THE SAME LEGENDS AS USED ON THE CONTRACT DRAWINGS. THE AS-BUILT DRAWINGS SHALL CONSIST OF A COMPLETE SET OF XEROX COPIES. IF NO CHANGES ARE MADE ON A PARTICULAR AS-BUILT DRAWING, A NOTATION READING "NO CHANGE" SHALL BE MADE IN THE LOWER RIGHT HAND CORNER OF THE DRAWING.

7. AS-BUILT DRAWINGS SHALL CONTAIN THE NAMES, ADDRESSES AND PHONE NUMBERS OF ALL THE SUBCONTRACTORS AND SHALL BE SIGNED BY THE CONTRACTOR.

8. UPON COMPLETION OF THE AS-BUILT DRAWINGS, SUBMIT ONE SET OF AS-BUILT COPIES TO THE ARCHITECT FOR APPROVAL. ANY CHANGES REQUIRED BY THE ARCHITECT MUST BE MADE AND UPON RECEIPT OF APPROVAL OF MODIFIED DRAWINGS, DELIVER THE AS-BUILT XEROX COPIES PLUS ONE ADDITIONAL SET OF AS-BUILT COPIES. THE ADDITIONAL SET OF AS-BUILT COPIES SHALL BE AT CONTRACTOR'S EXPENSE AND ARE NOT PART OF THE AS-BUILT DRAWING ALLOWANCE.

9. THE ARCHITECT SHALL BE THE SOLE JUDGE OF ACCEPTABILITY OF THE AS-BUILT DRAWINGS. FINAL PAYMENT ON THE PROJECT WILL NOT BE MADE UNTIL THE AS-BUILT DRAWINGS AND COPIES AS DESCRIBED ABOVE ARE DELIVERED TO AND ACCEPTED BY THE ARCHITECT.

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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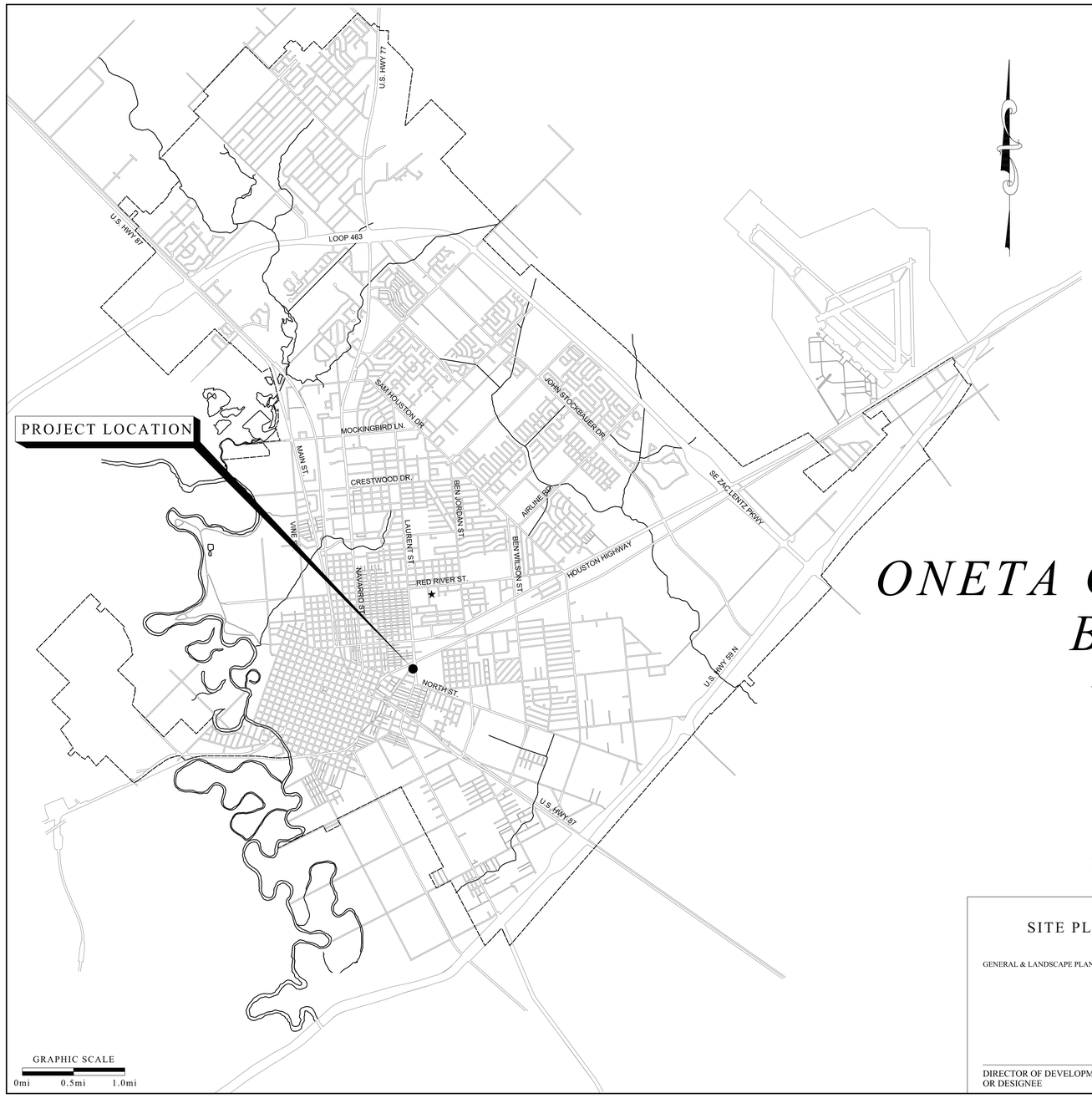
DATE ISSUED:
04.05.2017

PROJECT NUMBER:
773-0515

PLAN NORTH TRUE NORTH

SHEET NAME
SPECIFICATIONS

SHEET NUMBER
G3.2



INDEX OF DRAWINGS

SITE PLANS FOR
ONETA COMPANY PEPSI BUILDING

1402 ELIZABETH ST.
VICTORIA, TEXAS

COMPLIANCE WITH STATE AND LOCAL STORM WATER DISCHARGE REQUIREMENTS IS REQUIRED.
FOR INFORMATION CALL (512) 239-4671

FINAL SITE PLAN APPROVAL

GENERAL & LANDSCAPE PLANS APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES
OR DESIGNEE

PROPORTIONAL EXACTION FINDING

AFTER REVIEWING THE DEDICATIONS AND IMPROVEMENTS REQUIRED BY THE ORDINANCES OF THE CITY OF VICTORIA CODE, AND THE CITY OF VICTORIA'S ADOPTED MASTER PLANS FOR THE APPROVAL OF THIS SUBDIVISION, I HAVE DETERMINED AND APPROVED THAT THE DEVELOPER'S PORTION OF THE CITY'S REQUIRED COSTS FOR THE CITY'S APPROVAL OF THIS PROPERTY DEVELOPMENT PROJECT DOES NOT EXCEED AN AMOUNT THAT WOULD BE ROUGHLY PROPORTIONATE TO THIS PROPOSED PROPERTY DEVELOPMENT PROJECT.

CITY ENGINEER OR
DEVELOPMENT SERVICES ENGINEER

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ISSUE

- [ ] PRELIMINARY
- [X] CITY REVIEW
- [ ] FINAL APPROVAL
- [X] BIDDING
- [ ] CONSTRUCTION
- [X] NOT FOR CONSTRUCTION

REVISIONS

URBAN engineering
Tel (361) 578-9836
Fax (361) 578-9836
www.urbanvictoria.com
2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

PROJECT

ONETA COMPANY PEPSI BUILDING

LOT 1R, BLOCK 9
STUBBLEFIELD SUBD,
RESUB NO. 1

1402 ELIZABETH ST.
VICTORIA, TEXAS

TITLE

COVER SHEET

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

C1

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GENERAL NOTES

PRELIMINARY MATTERS

1. THE INSTRUCTIONS GIVEN BY THE NOTES ON THIS SHEET DO NOT CONSTITUTE SEPARATE PAY ITEMS UNLESS SPECIFICALLY INCLUDED IN THE PROPOSAL FORM.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS LISTED IN THE CONTRACT DOCUMENTS & THE STANDARD DETAILS INCLUDED OR REFERENCED IN THE PLANS.

3. ANY CHANGES OR REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO IMPLEMENTATION.

4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE & WERE OBTAINED FROM EXISTING RECORDS & VISIBLE EVIDENCE ON THE GROUND. IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES & OMISSIONS IN THE LOCATIONS & QUANTITIES OF EXISTING UTILITIES & STRUCTURES SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF ALL KNOWN EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT CONFLICTS CAN BE AVOIDED. WHEN AN EXISTING UTILITY OR UNDERGROUND PIPELINE IS ENCOUNTERED, THAT WAS PREVIOUSLY NOT LOCATED OR INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER & THE APPROPRIATE UTILITY COMPANY TO OBTAIN PROCEDURAL INSTRUCTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPROPRIATE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.

5. EXISTING PAVING, BUILDINGS & OTHER ITEMS SHOWN ON PLANS, BUT NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR, ARE FOR INFORMATIONAL PURPOSES ONLY & MAY BE SHOWN TO A LESSER ACCURACY OR TO A LESSER DEGREE OF DETAIL THAN THE REMAINDER OF THE PLANS.

6. ELEVATIONS SHOWN ON THE PLAN & FOLLOWED BY A "±" SYMBOL, INDICATE THAT THE ENGINEER'S INTENTION IS TO MATCH THE EXISTING GRADE OF THE TIE-IN PAVEMENT OR STRUCTURE. THE CONTRACTOR SHALL VERIFY THE ELEVATION AT THESE LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY, IF THE PLAN ELEVATION VARIES SIGNIFICANTLY.

7. WHERE ELEVATIONS ARE SHOWN ON THE PLAN AS "TBD", IT INDICATES THAT THE ELEVATIONS ARE **TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR**. THIS NOTATION IS TYPICALLY USED FOR BURIED UTILITIES WHO'S ELEVATION COULD NOT BE DETERMINED BY AS-BUILT PLANS, OR PROBING DURING THE DESIGN PHASE OF THE PROJECT. THE CONTRACTOR SHALL EXCAVATE THE UTILITY, DETERMINE THE ELEVATION, AND NOTIFY THE ENGINEER IMMEDIATELY, SO THAT ADJUSTMENTS MAY BE MADE TO THE DESIGN PRIOR TO ORDERING MATERIALS OR SCHEDULING THE WORK.

8. THE OWNER/ENGINEER RESERVE THE RIGHT TO MAKE REASONABLE ADJUSTMENTS IN LINE AND/OR GRADE IN ORDER TO AVOID CONFLICTS WITH NON-RELOCATABLE STRUCTURES OR OTHER UTILITIES. THE CONTRACTOR AGREES TO MAKE SUCH REASONABLE ADJUSTMENTS AT NO COST TO OWNER OR ENGINEER.

9. EXISTING ELECTRICAL LINES ARE LOCATED CLOSE TO THE PROJECT. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(C)) CONCERNING OPERATIONS IN THE VICINITY OF ELECTRICAL LINES & THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.

10. THE MUNICIPALITY SHALL PERFORM ALL OPERATION INVOLVING OPENING & CLOSING OF VALVES ON EXISTING PUBLIC WATER MAINS, THE CONTRACTOR SHALL VERIFY MAINS ARE DEAD BEFORE PERFORMING WORK ON EXISTING MAINS.

NOTIFICATION REQUIREMENTS

1. THE CONTRACTOR SHALL GIVE A MINIMUM OF 72 HOURS NOTICE TO THE OWNER, ENGINEER & PERSONS IN CHARGE OF PRIVATE & PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

2. AT LEAST 48 HOURS PRIOR TO COMMENCING ANY ACTIVITY FOR A TCEQ REGULATED SANITARY SEWER AND/OR WATER COLLECTION SYSTEM(S), THE CONTRACTOR SHALL NOTIFY THE LOCAL TCEQ's REGIONAL OFFICE, IN WRITING, OF THE DATE ON WHICH CONSTRUCTION WILL BEGIN.

3. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545.

4. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY SERVICES (I.E. FIRE, E.M.S. & POLICE) OF ANY CONSTRUCTION ACTIVITIES THAT WOULD AFFECT THE NORMAL FLOW OF TRAFFIC.

5. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER & AUTHORIZED TESTING LABORATORY PRIOR TO REQUIRED TESTS.

6. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER & THE OWNER PRIOR TO TESTING OF SANITARY SEWER & WATER LINES. INSPECTION BY THE MUNICIPALITY IS REQUIRED FOR ALL TESTING OF SANITARY SEWER & WATER LINES.

CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER & THE ENGINEER OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS, DISCOVERED IN THE FIELD OR ON THE PLANS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER & THE ENGINEER, VERBALLY & IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF FUELS, WASTE MATERIALS & CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.

3. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES & SERVICES WITH APPLICABLE UTILITY COMPANY, OWNER & TENANT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INGRESS & EGRESS FOR ALL PUBLIC & PRIVATE FACILITIES AT ALL TIMES & FOR ALL WEATHER CONDITIONS, UNLESS OTHERWISE INDICATED ON THE PLANS OR APPROVED BY THE ENGINEER.

5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE & MAINTAIN ALL NECESSARY WARNING & SAFETY DEVICES (FLASHING LIGHTS, FLAG MEN, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY & HEALTH UNTIL THE WORK HAS BEEN COMPLETED & ACCEPTED BY THE ENGINEER & OWNER. ALL BARRICADING SHALL BE DONE IN COMPLIANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

6. THE CONTRACTOR SHALL MAINTAIN ALL REGULATORY SIGNS DURING THE CONSTRUCTION PERIOD.

7. THE CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING & MAINTAINING SANITARY FACILITIES ON THIS PROJECT FOR EMPLOYEES.

9. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FLOW IN DITCHES & STORM SEWERS AT ALL TIMES.

GENERAL NOTES

CONTRACTOR'S RESPONSIBILITIES (CONT.)

10. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL EXCESS CONSTRUCTION & WASTE MATERIALS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS REGARDING HANDLING & DISPOSAL OF EXCESS & WASTE MATERIAL. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO AREAS AROUND CONCRETE PAVEMENT & STRUCTURES TO ENSURE THAT CONSTRUCTION DEBRIS IS REMOVED & PROPERLY DISPOSED OF PRIOR TO BACKFILLING & THE APPLICATION OF TOPSOIL. EXCESS SOIL, ROCK OR SPOIL MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE & DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

11. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION & RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM OSHA, 903 SAN JACINTO, AUSTIN, TEXAS.

12. DESIGN INSTALLATION, MAINTENANCE, & INSPECTION OF TRENCH SAFETY SYSTEMS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF EXCAVATIONS, TRENCHING & SHORING, FEDERAL OCCUPATION SAFETY & HEALTH ADMINISTRATION (OSHA) STANDARDS, 29CFR, PART 1926, SUBPART P, AS AMENDED, INCLUDING FINAL RULE, PUBLISHED IN THE FEDERAL REGISTER VOL. 209 ON TUESDAY, OCTOBER 31, 1989. TRENCH SAFETY SYSTEMS SHALL ALSO BE IN ACCORDANCE WITH TEXAS HEALTH & SAFETY CODE ANN., 756.021 (VERNON 1991).

13. THE CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES (INCLUDING BUILDINGS, STRUCTURES, ROADWAYS, PARKING AREAS, DRIVEWAYS, UTILITIES, ETC.) FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE THE DAMAGE WAS DONE. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE FACILITY OWNER & THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL LOCATE, PROTECT & MAINTAIN BENCHMARKS, MONUMENTS & CONTROL POINTS. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT HIS EXPENSE. THE RE-ESTABLISHMENT SHALL BE PERFORMED UNDER THE DIRECTION OF A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR.

15. WATER NECESSARY FOR CONSTRUCTION SHALL BE PROVIDED & PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL ARRANGE FOR A METERED CONNECTION(S) & SHALL PROVIDE THE PROPER EQUIPMENT TO PREVENT CROSS-CONNECTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHARGES ASSOCIATED WITH TEMPORARILY SECURING OR TEMPORARILY RELOCATING POWER POLES THAT INTERFERE WITH THE CONSTRUCTION OPERATIONS. THIS DOES NOT APPLY TO THE PERMANENT RELOCATION OF POWER POLES THAT ARE PHYSICALLY IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

17. THE CONTRACTOR SHALL CLEAR STREETS, SIDEWALKS, DRIVEWAYS, & PARKING LOTS OF ALL CONSTRUCTION MATERIALS, EQUIPMENT, TRAFFIC CONTROL DEVICES, DIRT, & DEBRIS CAUSED BY CONSTRUCTION AT THE END OF EACH CONSTRUCTION PERIOD. ALL OPEN EXCAVATIONS & PITS MUST BE BARRICADED, FENCED, OR PLATED OVER WHEN NOT IN USE.

18. GRAVITY MAINS SHALL BE INSTALLED IN THE UPSTREAM DIRECTION, BEGINNING AT THE LOWEST POINT IN THE SYSTEM. THE CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION, ELEVATION & CONDITION OF THE DOWNSTREAM CONNECTION POINTS & INVESTIGATE ALL POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, PRIOR TO BEGINNING THE NEW UTILITY INSTALLATION.

19. UTILITY MAINS MUST BE INSTALLED WITH ADEQUATE COVER TO PREVENT FLOATATION & TO SUPPORT CONSTRUCTION LOADS. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE COVER IS MAINTAINED OVER THE UTILITY DURING CONSTRUCTION. IF ADEQUATE COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL UTILIZE CEMENT STABILIZED BACKFILL AND/OR ADDITIONAL TEMPORARY OVERBURDEN TO ACHIEVE THE SAME GOALS.

20. THE CONTRACTOR SHALL PLACE & COMPACT BACKFILL AS PROMPTLY AS PRACTICAL AFTER COMPLETION OF EACH STRUCTURE OR PORTION OF A STRUCTURE. DO NOT, HOWEVER, PLACE BACKFILL AGAINST NEWLY CONSTRUCTED CONCRETE WALLS OR SIMILAR STRUCTURES UNTIL CONCRETE HAS CURED AT LEAST 7-DAYS.

21. UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS, THE CONTRACTOR SHALL PLACE & COMPACT BACKFILL AROUND UTILITY STRUCTURES IN ACCORDANCE WITH APPLICABLE TRENCH ZONE BACKFILL DETAIL FOR UTILITY LINE.

22. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF THE PROJECT.

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL EMPLOY MEASURES AND CONSTRUCTION PRACTICES TO PREVENT EROSION AT OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING SW3P MEASURES TO COMPLY WITH THE STORM WATER POLLUTION PREVENTION REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). EROSION CONTROL SHALL BEGIN AT THE ONSET OF THE PROJECT (PRIOR TO MOBILIZATION) AND BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK UNTIL FINAL ACCEPTANCE.

ALL PROJECTS FALL UNDER ONE OF THREE CATEGORIES OF SITE DISTURBANCE DEPENDING UPON THE TOTAL AREA BEING DISTURBED. THE FOLLOWING IS ONLY A BRIEF OVERVIEW OF THE REQUIREMENTS. THE CONTRACTOR SHALL REVIEW TCEQ GENERAL PERMIT NUMBER TXR150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES AND IMPLEMENT ALL REQUIRED MEASURES.

☑ LESS THAN 1 ACRE:
IF THE PROJECT DISTURBS LESS THAN 1 ACRE AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT, COVERAGE UNDER GENERAL PERMIT (TXR150000) IS NOT REQUIRED.

FOR PROJECTS WITHIN THE CITY OF VICTORIA FORWARD DOCUMENTATION TO:
THE CITY OF VICTORIA
DEPARTMENT OF PUBLIC WORKS - PRETREATMENT DIVISION
700 MAIN CENTER, SUITE 107
P.O. BOX 1758
VICTORIA, TX 77902-1758
ATTN: MS4 OPERATOR

LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
B-B	BACK TO BACK
BC	BACK OF CURB
BM	SURVEY BENCHMARK
CI	CURB INLET
CJ	CONTRACTION JOINT
DCO	DOUBLE CLEAN OUT
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EXIST	EXISTING
EJ	EXPANSION JOINT
FDC	FIRE DEPARTMENT CONNECTION
F-F	FACE TO FACE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FIRE HYD, FH	FIRE HYDRANT
FL	FLOW LINE
FC, FOC	FACE OF CURB
FSR	FOUND STEEL ROD
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
HB	HOSE BIB
LP	LIGHT POLE
L&C	LOCATE & CONNECT
MH	MANHOLE
NG	NATURAL GRADE
NV	NOT VERIFIED
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S.E.T	SLOPED END TREATMENT or SAFETY END TREATMENT
SP	SAMPLE PORT
SAN SWR, SS	SANITARY SEWER
SS CLEANOUT	SANITARY SEWER CLEAN OUT
SS MH	SANITARY SEWER MANHOLE
SSR	SET STEEL ROD
SWR SERVICE, SWR SER	SEWER SERVICE
STM	STORM SEWER
SW	TOP OF SIDEWALK
TBD	TO BE DETERMINED (SEE NOTE 7 OF PRELIMINARY MATTERS)
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TR	TOP OF RIM
UC	UNDER CONSTRUCTION
UE	UTILITY EASEMENT
WTR	WATER
WV	WATER VALVE
±	INDICATES CONTRACTOR SHALL MATCH EXIST ELEVATION (SEE NOTE 6 OF PRELIMINARY MATTERS)

LIST OF CONTACTS

COMPANY	CONTACT	PHONE NUMBER
URBAN ENGINEERING	RAY BRIDGES	(361) 578-9836
	TOM SCHMIDT	(361) 578-9836
CITY OF VICTORIA, ENGINEERING	KEN GILL	(361) 485-3340
CITY OF VICTORIA, DIRECTOR OF PUBLIC WORKS	LYNN SHORT	(361) 485-3381
CITY OF VICTORIA, FIRE DEPARTMENT	TOM LEGLER	(361) 485-3460
CITY OF VICTORIA, INDUSTRIAL PRETREATEMENT	JIM CANTREL	(361) 485-3186
CITY OF VICTORIA, BUILDING INSPECTIONS	RICK MADRID	(361) 485-3320
CITY OF VICTORIA, WATER/WASTEWATER	DONALD REESE	(361) 550-3738
CENTERPOINT ENERGY	ROBERT BRIDGES	(361) 576-8305
AT&T	STEVEN POPP	(361) 574-3354
AEP CENTRAL POWER & LIGHT	GARY BIVENS	(361) 573-2428 Ext 39
VICTORIA ELECTRIC COOP	JOSE' MARTINEZ	(361) 652-0153
SUDDEN LINK CABLE	LUIS MENDOZA	(800) 245-4545
TEXAS ONE CALL	-	(800) DIG-TESS
DIG TESS, ONE-CALL NOTIFICATION	-	

PIPE MATERIALS

PUBLIC UTILITIES

1. PUBLIC GRAVITY SANITARY SEWER MAINS & SERVICES LATERALS, LOCATED WITHIN PUBLIC ROW AND/OR DEDICATED UTILITY EASEMENTS, SHALL BE CONSTRUCTED OF SDR 26 PVC PIPE & SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & TESTED IN ACCORDANCE WITH COV STANDARD SPECIFICATIONS SECTION 02732. PIPE BEDDING & BACKFILL SHALL BE IN ACCORDANCE WITH COV STANDARD DETAILS FOR PUBLIC IMPROVEMENTS.

PRIVATE UTILITIES

1. PRIVATE GRAVITY SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED OF SDR 26 PVC & SHALL BE INSTALLED & TESTED IN ACCORDANCE WITH LOCAL CODES. PIPE EMBEDMENT & BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD DETAILS FOR PRIVATE IMPROVEMENTS. THE MINIMUM SLOPE FOR SANITARY SEWER SERVICES SHALL BE 1/8" PER FOOT.

LANDSCAPING & PARKING CODE COMPLIANCE ANALYSIS

LANDSCAPING SUMMARY

DETERMINATION OF NET SITE AREA

	ACRES	SQ FT
TOTAL SITE AREA	1.352	58,893
UNDEVELOPED AREA	N/A	N/A
GROSS FLOOR AREA OF ALL BUILDINGS	0.2213	9,640
FENCE & SECURE STORAGE AREAS	N/A	N/A
NET SITE AREA FOR LANDSCAPE CALCULATIONS	**1.131**	**49,253**

COMPARISON OF REQUIRED AND PROVIDED LANDSCAPING

DESCRIPTION OF LANDSCAPED AREA	**REQUIRED**	**PROVIDED**
	SQ FT	**SQ FT**
TOTAL LANDSCAPING	4,925	5,485
STREET YARD	3,447	5,129
ISLAND, MEDIAN, OR PENINSULA	N/A	N/A

COMPARISON OF REQUIRED AND PROVIDED TREE CREDITS

DESCRIPTION OF TREES	**REQUIRED**	**PROVIDED**
TOTAL TREE CREDITS	6	6
EXISTING TREE CREDITS	N/A	N/A
PROPOSED TREE CREDITS	6	6

PARKING SUMMARY

PER SUBDIVISION & DEVELOPMENT ORDINANCES, DIVISION 2 SEC. 21 - 92, TABLE 3.1

PARKING STANDARDS

LAND USE: WAREHOUSING, SHIPPING, RECEIVING (9,640 SQ.FT.)

REQUIRED: 1 PARKING SPACE PER 1,000 SQ.FT. OF GROSS FLOOR AREA

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	10	10
STANDARD PARKING SPACES	9	9
HANDICAP PARKING SPACES	1	1

LEGEND

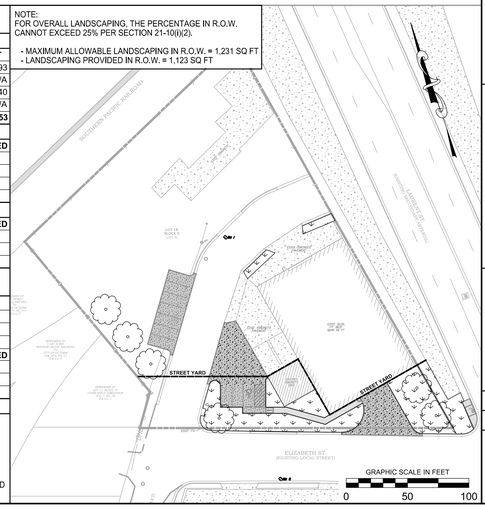
LANDSCAPED AREA

PROPOSED TREE
2" CALIPER x 5' HIGH MIN.

NOTE:
ALL IRRIGATION IS AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

NOTE:
FOR OVERALL LANDSCAPING, THE PERCENTAGE IN R.O.W. CANNOT EXCEED 25% PER SECTION 21-10(i)(2).

- MAXIMUM ALLOWABLE LANDSCAPING IN R.O.W. = 1,231 SQ FT
- LANDSCAPING PROVIDED IN R.O.W. = 1,123 SQ FT



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REVISIONS

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www.urbanvictoria.com
2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

PROJECT

ONETA COMPANY PEPSI BUILDING

LOT 1R, BLOCK 9
STUBBLEFIELD SUBD,
RESUB NO. 1

1402 ELIZABETH ST.
VICTORIA, TEXAS

TITLE

GENERAL NOTES

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

C 2

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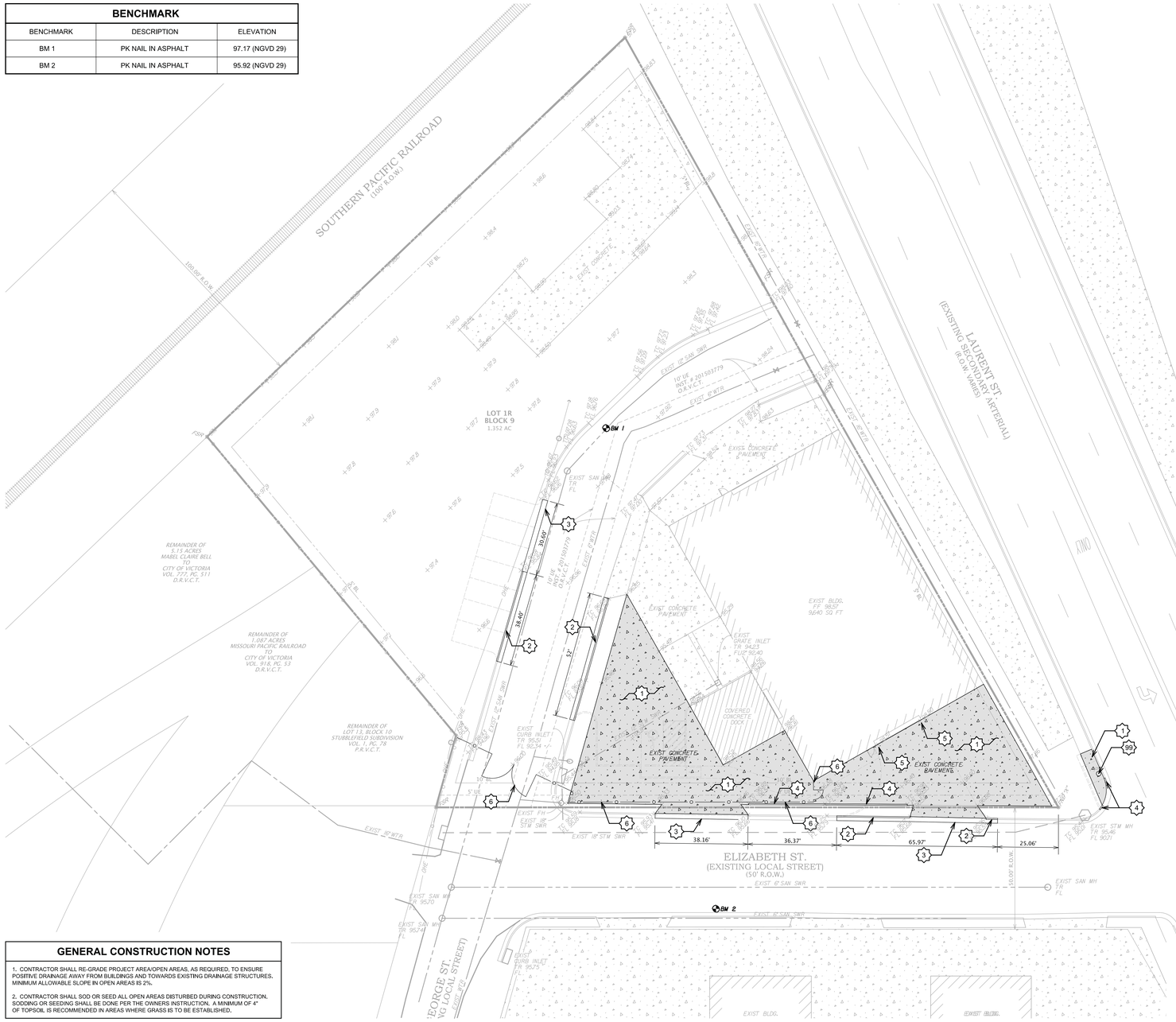
BENCHMARK		
BENCHMARK	DESCRIPTION	ELEVATION
BM 1	PK NAIL IN ASPHALT	97.17 (NGVD 29)
BM 2	PK NAIL IN ASPHALT	95.92 (NGVD 29)



KEYED NOTES

DEMOLITION

1	EXISTING CONCRETE PAVEMENT/SIDEWALK TO BE REMOVED AND DISPOSED OF BY CONTRACTOR. CONTRACTOR SHALL SAWCUT EXISTING CONCRETE PAVEMENT/SIDEWALK AS REQUIRED.
2	EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND DISPOSED OF BY CONTRACTOR. CONTRACTOR SHALL SAWCUT EXISTING CURB AND GUTTER AS REQUIRED.
3	EXISTING CONCRETE GUTTER TO BE REMOVED AND DISPOSED OF BY CONTRACTOR. CONTRACTOR SHALL SAWCUT EXISTING GUTTER AS REQUIRED.
4	EXISTING CONCRETE CURB TO BE REMOVED AND DISPOSED OF BY CONTRACTOR. CONTRACTOR SHALL SAWCUT EXISTING CURB AS REQUIRED.
5	EXISTING BOLLARDS TO BE REMOVED BY CONTRACTOR. CONTRACTOR SHALL VERIFY DISPOSAL OR SALVAGE FOR REUSE WITH OWNER.
6	EXISTING CYCLONE FENCE TO BE REMOVED AND RELOCATED BY CONTRACTOR. AS REQUIRED, CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING FENCE WITH ARCHITECT/OWNER. REFER TO CIVIL SITE PLAN FOR FURTHER DETAILS.
99	EXISTING POWER POLE TO REMAIN. CONTRACTOR SHALL TAKE DUE PRECAUTION TO SECURE AND PROTECT POWER POLE AS REQUIRED DURING DEMOLITON AND CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL RE-GRADE PROJECT AREA/OPEN AREAS. AS REQUIRED, TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS EXISTING DRAINAGE STRUCTURES. MINIMUM ALLOWABLE SLOPE IN OPEN AREAS IS 2%.

2. CONTRACTOR SHALL SOD OR SEED ALL OPEN AREAS DISTURBED DURING CONSTRUCTION. SODDING OR SEEDING SHALL BE DONE PER THE OWNERS INSTRUCTION. A MINIMUM OF 4" OF TOPSOIL IS RECOMMENDED IN AREAS WHERE GRASS IS TO BE ESTABLISHED.

DEMOLITION PLAN

GRAPHIC SCALE IN FEET
0 20 40 60 80

TRUE NORTH

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2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

PROJECT

ONETA COMPANY PEPSI BUILDING

LOT 1R, BLOCK 9
STUBBLEFIELD SUBD,
RESUB NO. 1

1402 ELIZABETH ST.
VICTORIA, TEXAS

TITLE

DEMOLITION PLAN

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

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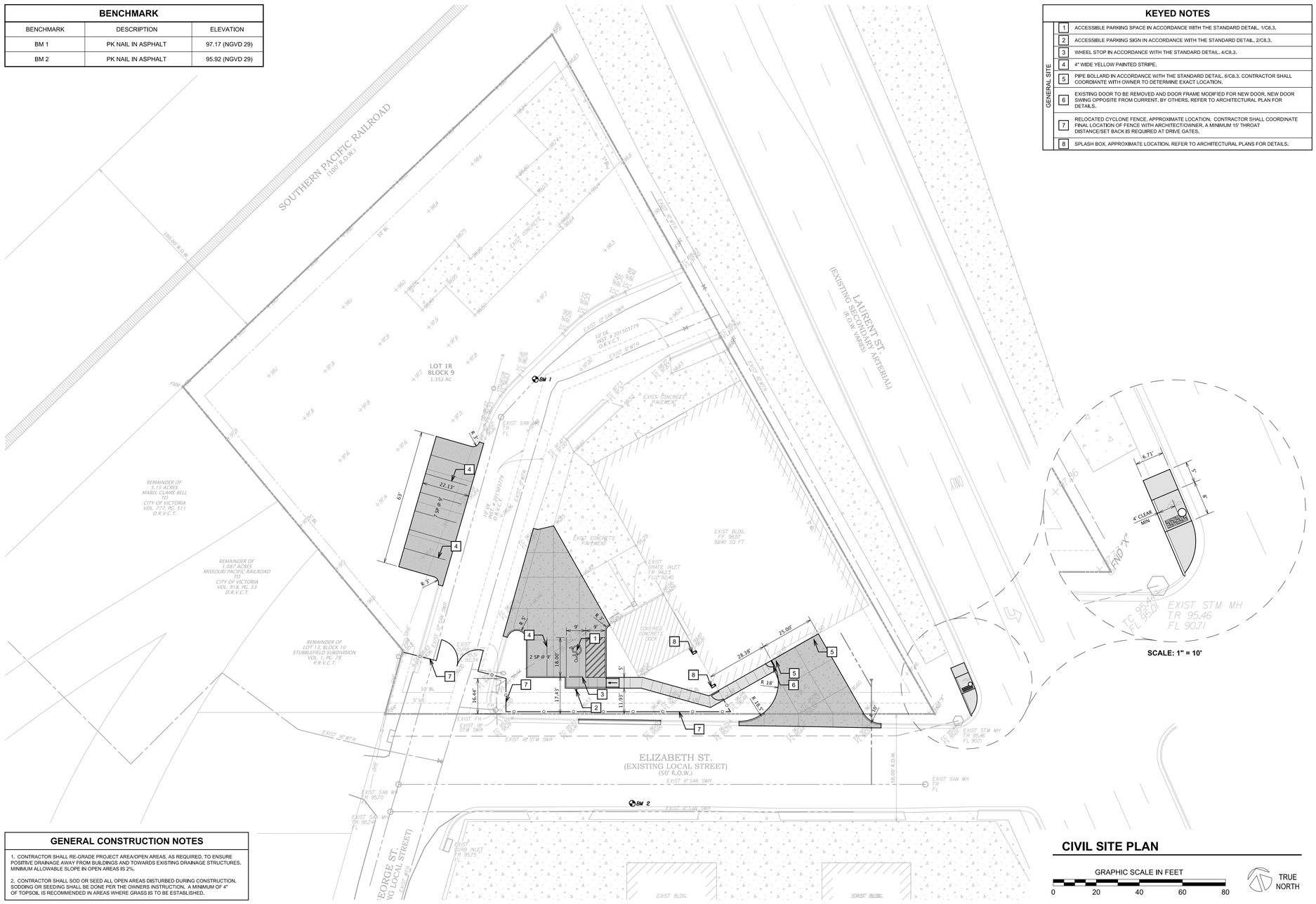
BENCHMARK		
BENCHMARK	DESCRIPTION	ELEVATION
BM 1	PK NAIL IN ASPHALT	97.17 (NGVD 29)
BM 2	PK NAIL IN ASPHALT	95.92 (NGVD 29)



KEYED NOTES

GENERAL SITE

1	ACCESSIBLE PARKING SPACE IN ACCORDANCE WITH THE STANDARD DETAIL. 1/C8.3.
2	ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH THE STANDARD DETAIL. 2/C8.3.
3	WHEEL STOP IN ACCORDANCE WITH THE STANDARD DETAIL. 4/C8.3.
4	4" WIDE YELLOW PAINTED STRIPE.
5	PIPE BOLLARD IN ACCORDANCE WITH THE STANDARD DETAIL. 6/C8.3. CONTRACTOR SHALL COORDIANTE WITH OWNER TO DETERMINE EXACT LOCATION.
6	EXISTING DOOR TO BE REMOVED AND DOOR FRAME MODIFIED FOR NEW DOOR. NEW DOOR SWING OPPOSITE FROM CURRENT. BY OTHERS. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
7	RELOCATED CYCLONE FENCE. APPROXIMATE LOCATION. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF FENCE WITH ARCHITECT/OWNER, A MINIMUM 15' THROAT DISTANCE/SET BACK IS REQUIRED AT DRIVE GATES.
8	SPLASH BOX. APPROXIMATE LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL RE-GRADE PROJECT AREA/OPEN AREAS. AS REQUIRED, TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARDS EXISTING DRAINAGE STRUCTURES. MINIMUM ALLOWABLE SLOPE IN OPEN AREAS IS 2%.

2. CONTRACTOR SHALL SOD OR SEED ALL OPEN AREAS DISTURBED DURING CONSTRUCTION. SODDING OR SEEDING SHALL BE DONE PER THE OWNERS INSTRUCTION. A MINIMUM OF 4" OF TOPSOIL IS RECOMMENDED IN AREAS WHERE GRASS IS TO BE ESTABLISHED.

CIVIL SITE PLAN

GRAPHIC SCALE IN FEET
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CIVIL SITE PLAN

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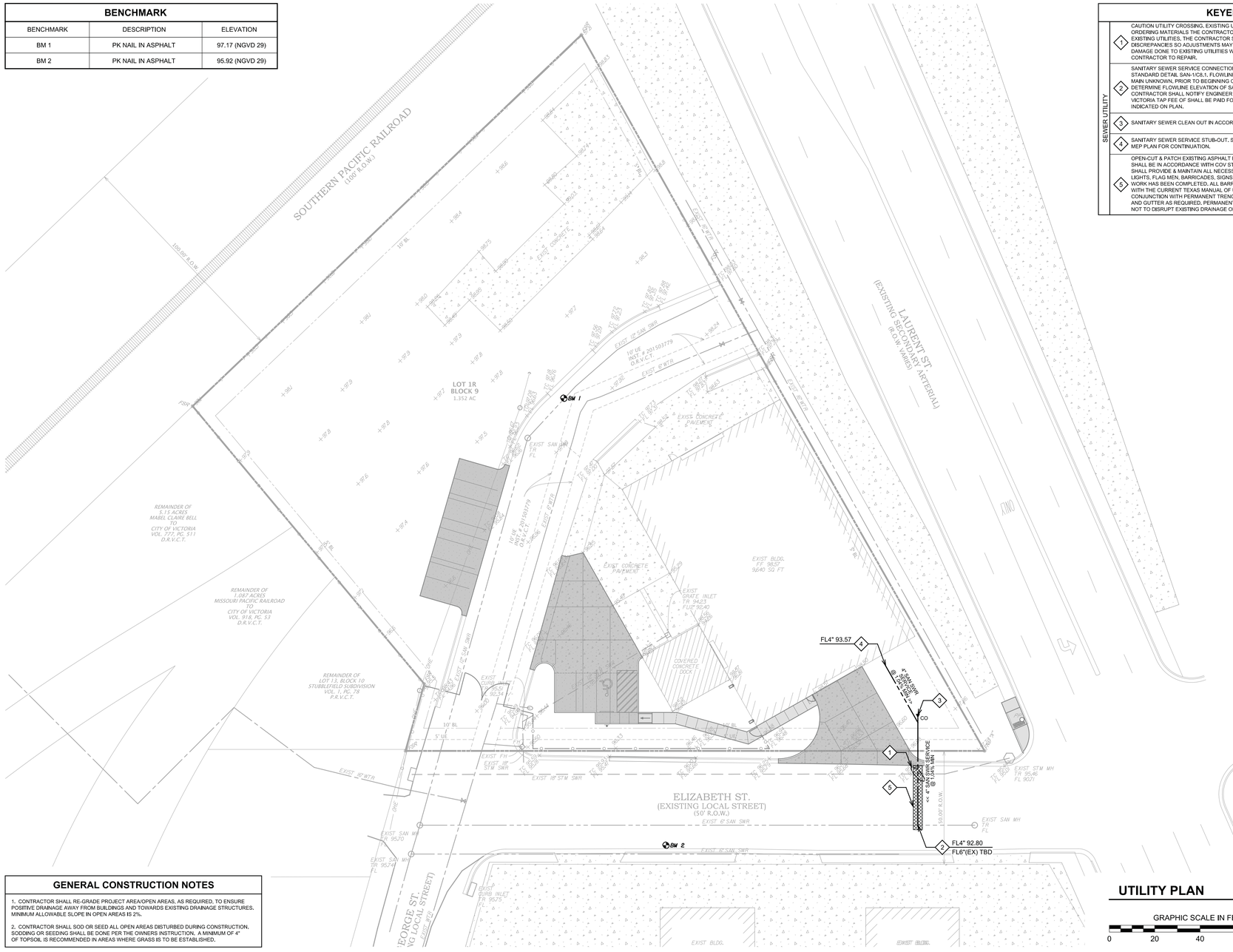

KEYED NOTES

SEWER UTILITY

1. CAUTION UTILITY CROSSING. EXISTING UTILITIES AT UNKNOWN DEPTH. PRIOR TO ORDERING MATERIALS THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES SO ADJUSTMENTS MAY BE MADE TO THE DESIGN IF REQUIRED, ANY DAMAGE DONE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
2. SANITARY SEWER SERVICE CONNECTION BY CONTRACTOR IN ACCORDANCE WITH THE COV STANDARD DETAIL SAN-1/CB.1. FLOWLINE ELEVATION OF EXISTING SANITARY SEWER MAIN UNKNOWN. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL LOCATE AND DETERMINE FLOWLINE ELEVATION OF SANITARY SEWER MAIN FOR CONNECTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DESCREPANCIES. CITY OF VICTORIA TAP FEE OF SHALL BE PAID FOR BY CONTRACTOR. TAP SIZE & FLOW LINE AS INDICATED ON PLAN.
3. SANITARY SEWER CLEAN OUT IN ACCORDANCE WITH THE STANDARD DETAIL. 7/CB.3.
4. SANITARY SEWER SERVICE STUB-OUT. SIZE & FLOWLINE AS INDICATED ON PLAN. SEE MEP PLAN FOR CONTINUATION.
5. OPEN-CUT & PATCH EXISTING ASPHALT PAVEMENT. TRENCH EXCAVATION & RESTORATION SHALL BE IN ACCORDANCE WITH COV STANDARD DETAIL BAC-1/CB.1. THE CONTRACTOR SHALL PROVIDE & MAINTAIN ALL NECESSARY WARNING & SAFETY DEVICES (FLASHING LIGHTS, FLAG MEN, BARRICADES, SIGNS, ETC) TO PROTECT PUBLIC SAFETY UNTIL THE WORK HAS BEEN COMPLETED. ALL BARRICADING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, IN CONJUNCTION WITH PERMANENT TRENCH RESTORATION. CONTRACTOR SHALL REPLACE CURB AND GUTTER AS REQUIRED. PERMANENT TRENCH RESTORATION SHALL BE INSTALLED SO NOT TO DISRUPT EXISTING DRAINAGE OR CAUSE PONDING.

GENERAL CONSTRUCTION NOTES

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UTILITY PLAN

GRAPHIC SCALE IN FEET
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UTILITY PLAN

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

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BENCHMARK

BENCHMARK	DESCRIPTION	ELEVATION
BM 1	PK NAIL IN ASPHALT	97.17 (NGVD 29)
BM 2	PK NAIL IN ASPHALT	95.92 (NGVD 29)

KEYED NOTES

PAVING	1	HEAVY DUTY CONCRETE PAVEMENT IN ACCORDANCE WITH THE STANDARD DETAIL. 1/C8.2.
	2	LIGHT DUTY CONCRETE PAVEMENT IN ACCORDANCE WITH THE STANDARD DETAIL. 1/C8.2.
	3A	CONCRETE SIDEWALK IN ACCORDANCE WITH THE STANDARD DETAIL. 5/C8.3.
	3B	CONCRETE SIDEWALK IN ACCORDANCE WITH THE COV STANDARD DETAIL. PAV-1/C8.1.
	4	CONCRETE CURB AND GUTTER IN ACCORDANCE WITH THE COV STANDARD DETAIL. PAV-15/C8.2.
	5	6" MONOLITHIC CURB IN ACCORDANCE WITH THE STANDARD DETAIL. 5/C8.2.
	6	TRANSITION CURB IN ACCORDANCE WITH PROPOSED GRADES. REFER TO GRADING PLAN, SHEET C7, FOR DETAILS.
	7	EDGE OF PAVEMENT, NO CURB
	8	PAVEMENT PATCH IN ACCORDANCE WITH THE STANDARD DETAIL. 6/C8.2.
	9	BARRIER FREE CURB RAMP IN ACCORDANCE WITH THE STANDARD DETAIL. 3/C8.3.
	10	DIRECTIONAL RAMP WITHIN RADIUS IN ACCORDANCE WITH THE COV STANDARD DETAIL. PAV-5/C8.1.
	11	ADA COMPLIANT LANDING.

LEGEND

1	HEAVY DUTY CONCRETE PAVEMENT
2	LIGHT DUTY CONCRETE PAVEMENT
3	CONCRETE SIDEWALK

PAVING PLAN

GRAPHIC SCALE IN FEET

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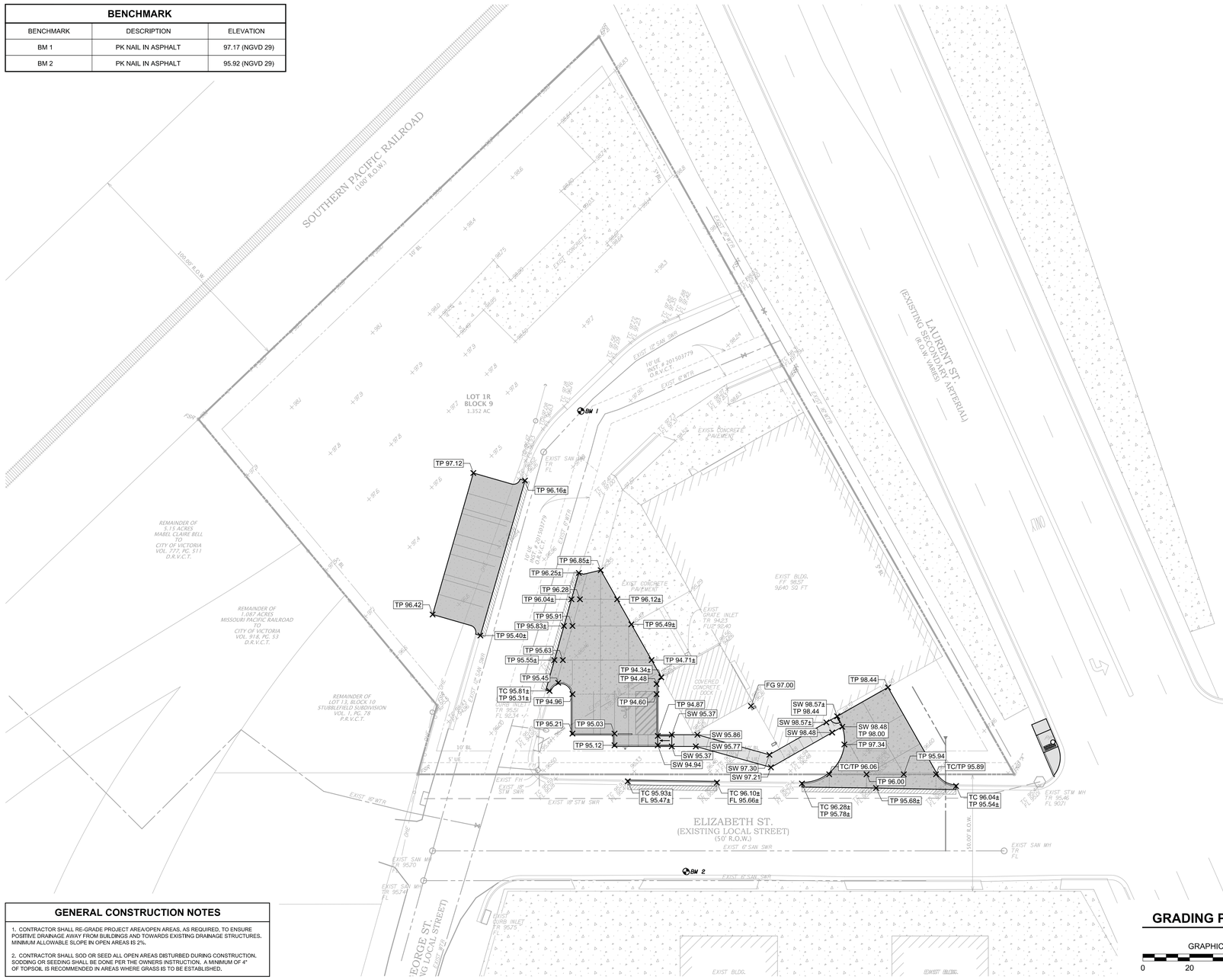

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GRADING PLAN

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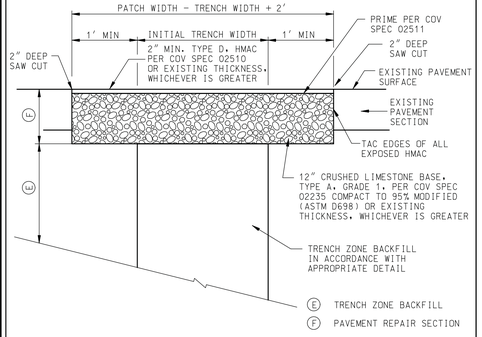
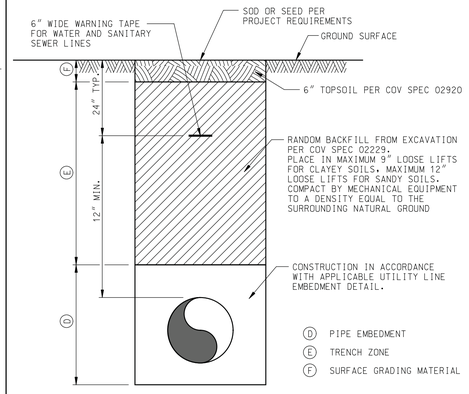


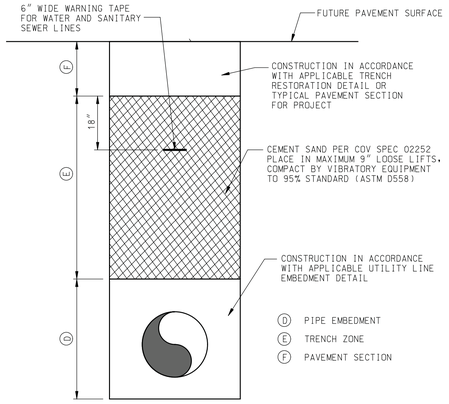
THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	PERMANENT TRENCH RESTORATION DETAIL (EXISTING FLEXIBLE PAVEMENT AREAS)	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012 REVISE DATE: 1/2014	BAC - 1



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	TRENCH ZONE BACKFILL DETAIL (NON-PAVED AREAS)	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012	BAC - 2

GENERAL NOTES

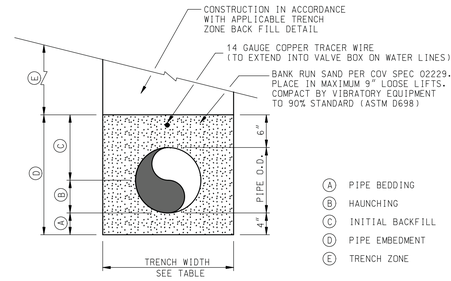
1. PAVED AREA DEFINED AS ANY PART OF TRENCH ZONE WITHIN 2' FROM OUTSIDE BACK OF CURB OR EDGE OF ROAD. PAVED AREAS INCLUDE STREETS, DRIVEWAYS AND PARKING LOTS.



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	TRENCH ZONE BACKFILL DETAIL (FUTURE PAVED OR EXISTING PAVED AREAS)	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012	BAC - 3

TRENCH WIDTH TABLE

NOMINAL PIPE SIZE (INCHES)	MINIMUM TRENCH WIDTH	MAXIMUM TRENCH WIDTH
Less than 24"	O.D. + 12"	O.D. + 36"
24" to 30"	O.D. + 18"	O.D. + 42"
Greater than 30"	O.D. + 24"	O.D. + 48"



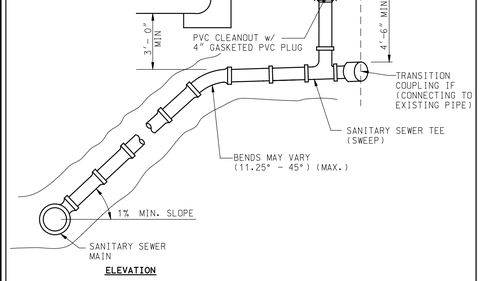
WATER
- TRACER WIRE TO BE ATTACHED TO PIPE (DUCT TAPE IS ACCEPTABLE).
- TRICER WIRE SPLICED w/DRYCON 63315 (DBSR)

SEWER
- 4" WIDE GREEN AND SILVER SANITARY SEWER CAUTION TAPE.

THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	UTILITY LINE EMBEDMENT DETAIL (FOR PUBLIC WATER & SANITARY SEWER LINES)	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012	BAC - 4

GENERAL NOTES

1. MAINTAIN MINIMUM 6" CLEARANCE FROM WATER LINE AND CENTER ONE JOINT OF SEWER PIPE ON WATER LINE.
2. SEE SINGLE AND DOUBLE SERVICE DETAIL FOR TOP VIEW.
3. IF INSTALLED IN PAVED AREAS: DRIVEWAYS, SIDEWALKS, ETC: CAP AND BOOT TO BE CAST IRON.

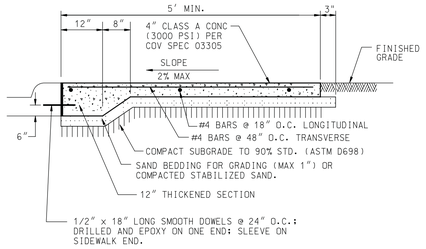


ELEVATION

THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	SANITARY SEWER SERVICE DETAIL	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012	SAN - 1

GENERAL NOTES

1. PROVIDE 1" DEEP OR 1/4" THE THICKNESS OF THE CONCRETE, TOOLED CONTRACTION JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH.
2. PROVIDE EXPANSION JOINTS PER DETAIL AT DRIVEWAY RAMPS, PEDESTRIAN RAMPS AND AT 40' INTERVALS.
3. FINISH EXPOSED EDGES WITH 1/4" RADIUS.
4. ALL REBAR TO BE SET ON BAR CHAIRS. PLASTIC OR METAL BAR CHAIRS ARE ACCEPTABLE: NO BRICKS, BROKEN CONCRETE, ROCKS, ETC.



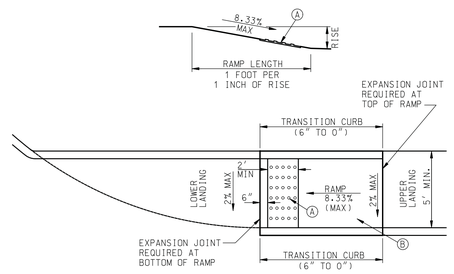
THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	CONCRETE SIDEWALK (ADJACENT TO ST. CURB)	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012 REVISE DATE: 1/2014	PAV - 1

GENERAL NOTES

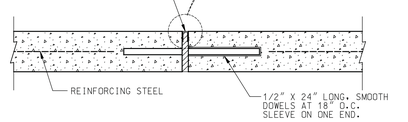
1. MAXIMUM LONGITUDINAL SLOPE FOR THE UPPER AND LOWER LANDING SHALL BE 1:20 (5%)
2. MAXIMUM LONGITUDINAL SLOPE FOR THE RAMP SHALL BE 1:12 (8.33%)
3. MAXIMUM LONGITUDINAL SLOPE FOR THE ACCESSIBLE ROUTE SHALL BE 1:20 (5%)
4. MAXIMUM CROSS SLOPE FOR THE LANDINGS, RAMP AND ACCESSIBLE ROUTE SHALL BE 1:50 (2%)
5. NO GROOVING OF RAMPS.

(A) TRUNCATED DOME DETECTABLE WARNINGS SHALL BE CAST IN PLACE PRODUCT BY ADA, INC. OR APPROVED EQUAL. www.adattle.com/castinplace.php.

(B) COLORING & TEXTURING OF THE REMAINING PORTION OF RAMP SURFACE IS NOT REQUIRED.



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	DIRECTIONAL RAMP WITHIN RADIUS	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012	PAV - 5



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS	EXPANSION JOINT DETAIL	STANDARD CONSTRUCTION DETAILS	
		DATE: 4/2012 REVISE DATE: 1/2014	PAV - 8

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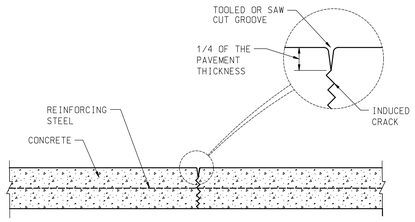
GENERAL NOTES

1. TOOLED OR SAW CUT CONTRACTION JOINTS SHALL BE AT REGULAR INTERVALS THROUGHOUT THE PAVEMENT AT EVEN INTERVALS BETWEEN EXPANSION JOINTS AS INDICATED ON THE PLAN. FOR SIDEWALKS LESS THEN 6 FEET WIDE, THE JOINT SPACING SHALL EQUAL THE SIDEWALK WIDTH.
2. JOINTS SHALL BE SPACED SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS

TOOLED CONTRACTION JOINT DETAIL

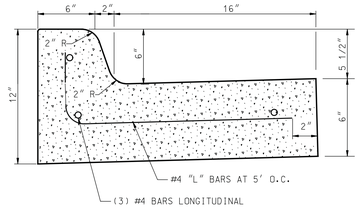
STANDARD CONSTRUCTION DETAILS

DATE: 4/2012

PAV - 9

GENERAL NOTES

1. EXPANSION JOINT MATERIAL TO BE 3/4" PREMOLDED BITUMINOUS FELT, OR MATERIAL MEETING ASTM SPEC. D175-6OT PROVIDED AT 40' INTERVALS. USE (3) 1/2" DOWELS WITH SLEEVES.
2. CONTRACTION JOINTS SHALL BE SCORED AT 10' INTERVALS: 1.5" THICK OR 1/4" THICKNESS OF GUTTER.
3. TRANSVERSE BARS MAY BE OMITTED IF CURB AND GUTTER IS MACHINE LAID.
4. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE TO BE 3.000 PSI AT 28 DAYS.
5. CONTRACTOR TO STAMP THE CURB AT THE LOCATION OF ALL SEWER SERVICES, WATER SERVICES AND WATER VALVES USING A STAMP APPROVED BY THE ENGINEER.
6. ALL REBAR TO BE SET ON BAR CHAIRS. PLASTIC OR METAL BAR CHAIRS ARE ACCEPTABLE: NO BRICKS, BROKEN CONCRETE, ROCKS, ETC.
7. WHEN REPLACING CURB AND GUTTER: PLACE 1-1/2 SACK CEMENT SAND: 6" DEEP, 1' BEHIND CURB, 95% STANDARD DENSITY, UNDER CURB.
8. BACKFILL CURB AND GUTTER WITH SELECT FILL: VOID OF ROCK, CONCRETE, ECT.
9. COMPACTED HMAC TO BE 1/8" ABOVE LIP OF GUTTER.



THE CITY OF VICTORIA ENGINEERING DIVISION CITY OF VICTORIA TEXAS

CONCRETE CURB & GUTTER DETAIL

STANDARD CONSTRUCTION DETAILS

DATE: 4/2012

REVISE DATE: 1/2014

PAV - 15

GENERAL NOTES

1. STRIP AND REMOVE ALL VEGETATION, LOOSE TOPSOIL, TREES AND ROOTS WITHIN THE CONSTRUCTION AREA. MINIMUM UNDERCUT OF 4" OR AS NEEDED TO REMOVE ROOTS. UNDERCUT SHALL EXTEND 2' BEYOND PAVING LIMITS.
2. ONCE, FINAL SUBGRADE ELEVATION HAS BEEN ACHIEVED, THE EXPOSED SUBGRADE SHALL BE PROOF-ROLLED WITH A PIECE OF RUBBER TIRED, EARTHWORK EQUIPMENT (MOTORIZED SCRAPER OR DUMP TRUCK WEIGHING AT LEAST 20 TONS) TO DETECT SOFT OR LOOSE ZONES OF MATERIAL. REMOVE ANY OBJECTIONABLE MATERIAL DETECTED BY THE PROOF ROLLING & REPLACE WITH COMPACTED FILL AS DESCRIBED BELOW. PROOF ROLLING AND EXCAVATION OF SOFT/LOOSE ZONES SHALL BE DONE UNDER THE SUPERVISION/DIRECTION OF A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
3. SUBGRADE FILL: IMPORTED FILL MATERIALS, WHEN REQUIRED TO ACHIEVE FINAL SUBGRADE ELEVATION, SHALL BE CHOSEN THAT EXHIBIT SIMILAR CLASSIFICATION AND PHYSICAL PROPERTIES AS THE ON SITE SOILS. SAMPLES OF THE FILL MATERIAL SHALL BE MADE AVAILABLE TO THE OWNER'S TESTING LABORATORY 7 DAYS PRIOR TO PLACEMENT. SUBGRADE FILL, WHETHER IMPORTED OR EXCAVATED ON SITE (I.E. GENERAL FILL), SHALL BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D698) AT A MOISTURE CONTENT WITHIN BETWEEN OPTIMUM AND +4% WET OF OPTIMUM. ON SITE EXCAVATION, GENERAL FILL, SHALL BE MATERIAL FREE FROM ROOTS, DEBRIS AND OTHER DELETERIOUS MATERIALS WITH A MAXIMUM ROCK SIZE OF 4 INCHES WITH A CBR GREATER THAN 3. THE DEGREE OF COMPACTION AND MOISTURE CONTENT SHOULD BE MAINTAINED UNTIL THE SURFACE IS PAVED.
4. LIME STABILIZED SUBGRADE:

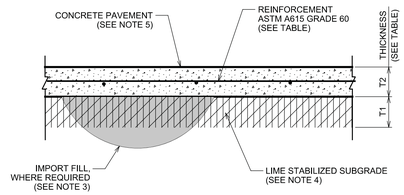
   A. SUBGRADE SOILS SHALL BE TREATED WITH LIME IN ACCORDANCE WITH TXDOT (2004) ITEM 260. AFTER PROPER MIXING, THE TREATED SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR (ASTM D-698) AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.

   B. THE APPLICATION RATE FOR THE LIME IS ESTIMATED TO BE 7% BY DRY WEIGHT. THIS PERCENTAGE IS TYPICALLY EQUIVALENT TO ABOUT 35 LBS/SYD OF LIME PER 6" STABILIZED DEPTH. THE APPLICATION RATE FOR THE LIME SHALL BE VERIFIED BY THE OWNER'S TESTING LABORATORY AFTER THE FINAL GRADE HAS BEEN ACHIEVED AND ADJUSTMENTS IN THE APPLICATION RATE MAY BE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL ALLOW 96 HOURS FOR THIS TESTING TO BE PERFORMED.

   C. TRAFFIC SHALL BE KEPT OFF OF THE TREATED SUBGRADE FOR 7 DAYS TO FACILITATE CURING. THE STABILIZED SUBGRADE IS NOT SUITABLE FOR HEAVY CONSTRUCTION TRAFFIC PRIOR TO PAVING.
5. CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT (2004) ITEM 421 - HYDRAULIC CEMENT CONCRETE, CLASS A, WITH THE FOLLOWING MODIFICATIONS: MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI; SLUMP SHALL RANGE FROM 4 INCHES TO 6-1/2 INCHES AT THE POINT OF PLACEMENT. THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL RANGE FROM 2% TO 4%.
6. ALL TESTING SHALL BE IN ACCORDANCE WITH GEOTECH REPORT PROVIDED BY PSI, PSI PROJECT NO. 0325880.

PAVEMENT THICKNESS & REINFORCEMENT			
DESCRIPTION	SUBGRADE (T1)	CONC (T2)	REINFORCEMENT
LIGHT DUTY PAVEMENT	"8" LIME STABILIZED"	5½"	#4 BARS @ 18" O.C.B.W
HEAVY DUTY PAVEMENT	"8" LIME STABILIZED"	7"	#4 BARS @ 18" O.C.B.W

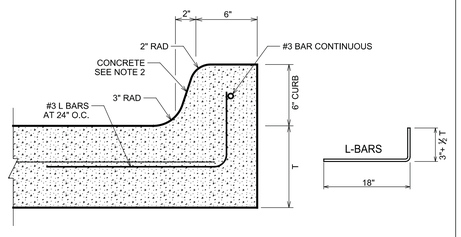
"SIX (6) INCHES OF COMPACTED CRUSHED LIMESTONE BASE PLACED OVER AT LEAST 8" OF SCARIFIED AND COMPACTED MOISTURE CONDITIONED CLAY SUBGRADE MAY BE USED AS AN ALTERNATE TO LIME STABILIZATION FOR CONCRETE PAVEMENT. (REFER TO THE GEOTECHNICAL REPORT PROVIDED BY PSI, PSI PROJECT No. 0325880, FOR FURTHER DETAILS.)



1 CONCRETE PAVEMENT
(LIME STABILIZED SUBGRADE)

GENERAL NOTES

1. CURB SHALL BE PLACED MONOLITHICALLY WITH THE ADJACENT CONCRETE.
2. CONCRETE SPECIFICATIONS SHALL BE THE SAME AS THOSE FOR THE PAVEMENT.
3. THE COMPLETED CONCRETE CURB SHALL NOT VARY FROM THE SHAPE, DIMENSION AND CONTOUR SHOWN ON THE DETAIL BY MORE THAN 1/2" AT ANY POINT ALONG THE CURB. NON-CONFORMING CURB SHALL BE REMOVED AND REPLACED BY A SAW CUTTING 6" IN FRONT OF THE DEFECTIVE CURB, THEN REMOVING AND REPLACING THE ENTIRE DEPTH OF CURB AND PAVEMENT IN THE DEFECTIVE AREA.
4. EXPANSION JOINTS IN THE PAVEMENT SHALL EXTEND THROUGH ADJACENT CURB.

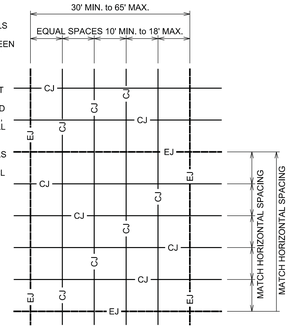


5 6" MONOLITHIC CURB

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE LOCATED AT REGULAR INTERVALS AS INDICATED HEREON. IN ODD SHAPED AREAS, SPACING BETWEEN EXPANSION JOINTS SHALL BE 30' MIN. TO 65' MAX.
2. CONTRACTION JOINTS SHALL BE AT REGULAR INTERVALS THROUGHOUT THE PAVEMENT AT EVEN INTERVALS BETWEEN EXPANSION JOINTS AS INDICATED HEREON. IN ODD SHAPED AREAS, SPACING BETWEEN JOINTS SHALL BE 10' MIN. TO 18' MAX.
3. JOINTS SHALL BE SPACED TO SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.

CJ = CONTRACTION JOINT
EJ = EXPANSION JOINT

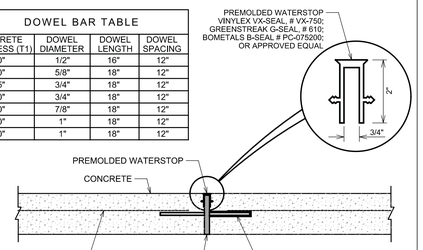


2 CONCRETE JOINT LAYOUT
(FOR CONCRETE PAVEMENT)

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE LOCATED AT REGULAR INTERVALS THROUGHOUT THE PAVEMENT, AS INDICATED ON THE PLAN OR JOINT LAYOUT DETAIL. SPACING BETWEEN EXPANSION JOINTS SHALL BE 45' TYPICAL (30' MIN. & 65' MAX.)
2. EXPANSION JOINT SHALL EXTEND THROUGH THE ADJACENT CURB & SIDEWALKS, WHERE APPLICABLE. CURB JOINTS MAY BE SEALED WITH SONNEBORN NP-1 SEALANT.

DOWEL BAR TABLE			
CONCRETE THICKNESS (T1)	DOWEL DIAMETER	DOWEL LENGTH	DOWEL SPACING
4.0"	1/2"	16"	12"
5.0"	5/8"	18"	12"
5.5"	3/4"	18"	12"
6.0"	3/4"	18"	12"
7.0"	7/8"	18"	12"
8.0"	1"	18"	12"
9.0"	1"	18"	12"

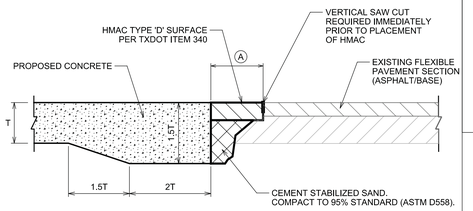


4 EXPANSION JOINT
(WITH PREMOLDED WATERSTOP)

GENERAL NOTES

1. CEMENT STABILIZED SAND SHALL CONTAIN A MINIMUM OF 1 1/2 SACKS OF CEMENT PER CUBIC YARD. THE SAND SHALL BE SP, SW OR SM PER USC (ASTM D2487) AND SHALL HAVE THE FOLLOWING PROPERTIES: LESS THAN 15% PASSING #200 SIEVE (PER ASTM C136); LESS THAN 0.5% CLAY LUMPS; PLASTICITY LESS THAN 4; LIQUID LIMIT LESS THAN 25.

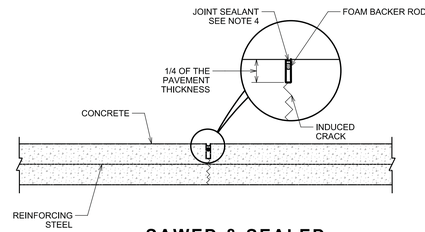
Ⓐ AS REQUIRED TO PROVIDE A STRAIGHT & UNIFORM EDGE AGAINST EXISTING ASPHALT/BASE PAVEMENT.



6 PAVEMENT PATCH
(PROPOSED CONCRETE TO EXISTING FLEXIBLE PAVEMENT)

GENERAL NOTES

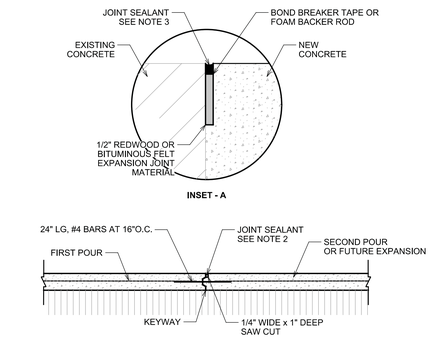
1. CONTRACTION JOINTS MUST BE SAWN WITHIN 24 HOURS OF CONCRETE PLACEMENT.
2. CONTRACTION JOINTS SHALL BE SAWN AT REGULAR INTERVALS BETWEEN EXPANSION JOINTS AS INDICATED ON THE PLAN OR JOINT SPACING DETAIL. IN ODD SHAPED AREAS, SPACING BETWEEN JOINTS SHALL BE 10' MIN. TO 18' MAX.
3. JOINTS SHALL BE SPACED TO SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.
4. PAVEMENT JOINTS SHALL BE SEALED WITH SONNEBORN BUILDING PRODUCTS, SONOLASTIC SL-1, NON-PRIMING ONE PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. VERTICAL JOINTS IN THE CURB SHALL BE SEALED WITH SONNEBORN NP-1 SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

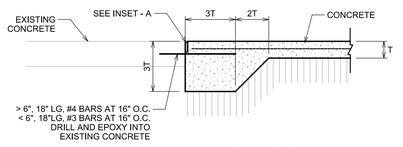


3 SAWED & SEALED CONTRACTION JOINT
(FOR CONCRETE PAVEMENT)

GENERAL NOTES

1. CONSTRUCTION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE PAVEMENT OR STRUCTURES. THIS INCLUDES BUILDINGS, PARKING LOTS, SIDEWALKS, PATIOS, CURBS, INLETS, MANHOLES, HEADWALLS, LIGHT POLES, ETC. AND APPLIES TO CONCRETE THAT WAS PLACED EARLIER DURING THE PROJECT AND CONCRETE THAT WAS EXISTING PRIOR TO THE START OF THIS PROJECT.
2. CONSTRUCTION JOINTS WITHIN NEW PAVEMENT SHOULD BE PLANNED TO COINCIDE WITH EXPANSION JOINT LOCATIONS, WHEN THIS IS NOT FEASIBLE, THEN A KEYWAY STYLE CONSTRUCTION JOINT SHALL BE UTILIZED. THE LOCATION OF THE KEYWAY CONSTRUCTION JOINT SHALL COINCIDE WITH THE LOCATION OF A PLANNED CONTRACTION JOINT.
3. CONSTRUCTION JOINT SHALL BE SEALED WITH SONNEBORN BUILDING PRODUCT; SONOLASTIC SL-1; NON-PRIMING, ONE-PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.





CONCRETE ADJACENT TO EXISTING CONCRETE

7 CONSTRUCTION JOINTS

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ISSUE

- [ ] PRELIMINARY
- [X] CITY REVIEW
- [ ] FINAL APPROVAL
- [X] BIDDING
- [ ] CONSTRUCTION
- [X] NOT FOR CONSTRUCTION

REVISIONS

URBAN engineering
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2004 N. Commerce
Victoria, Texas 77901
TREF# F-160

PROJECT

ONETA COMPANY PEPSI BUILDING

LOT 1R, BLOCK 9
STUBBLEFIELD SUBD, RESUB NO. 1

1402 ELIZABETH ST.
VICTORIA, TEXAS

TITLE

STANDARD DETAILS

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

C8.2

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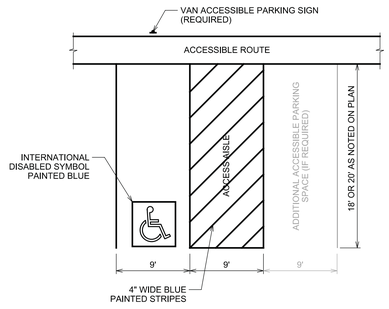
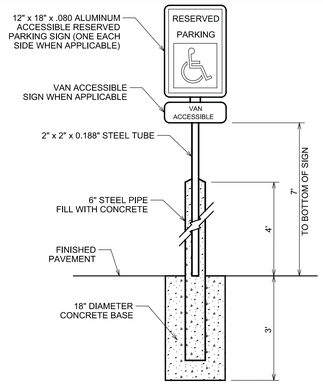
GENERAL NOTES

1. MAXIMUM SLOPE IN ANY DIRECTION (INCLUDING DIAGONAL) SHALL NOT EXCEED 2%.
2. THE ACCESSIBLE ROUTE SHALL CONFORM TO ITEM 4.3 OF TEXAS ACCESSIBILITY STANDARDS.



1 ACCESSIBLE PARKING SPACE

(VAN ACCESSIBLE)



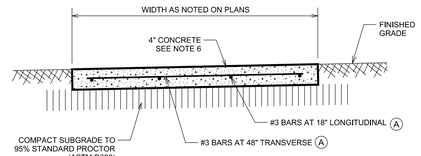
2 ACCESSIBLE PARKING SIGN

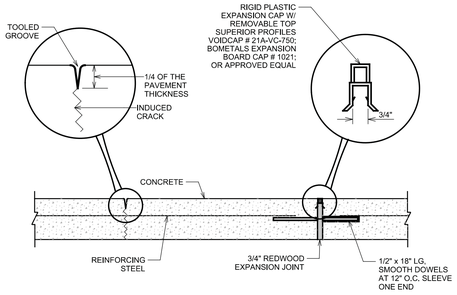
GENERAL NOTES

1. REINFORCING STEEL SHALL BE ASTM A615, GRADE 40.
2. EXPANSION JOINTS SHALL BE LOCATED AT DRIVEWAYS AND OTHER FIXED OBJECTS, AND AT 45' MAXIMUM INTERVALS ALONG THE SIDEWALK OR AS INDICATED ON PLANS.
3. EXPANSION JOINT SHALL BE SEALED SONNEBORN BUILDING PRODUCT: SONOLASTIC SL-1; NON-PRIMING, ONE-PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. TOOLED CONTRACTION JOINTS SHALL BE LOCATED AT REGULAR INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK OR AS INDICATED ON PLANS. JOINTS SHALL BE SPACED TO SO THAT THE RESULTING PANELS ARE SQUARE. IN NO CASE SHOULD THE LENGTH OF A PANEL EXCEED 1.5 TIMES THE WIDTH.
5. FINISH EXPOSED EDGES WITH 1/4" RADIUS.
6. CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT (2004) ITEM 421 –HYDRAULIC CEMENT CONCRETE, CLASS A (3,000 PSI), WITH THE FOLLOWING MODIFICATIONS: SLUMP SHALL RANGE FROM 4 INCHES TO 6-1/2 INCHES AT THE POINT OF PLACEMENT.
7. MAXIMUM LONGITUDINAL SLOPE FOR ANY SIDEWALK SHALL BE 1:20 (5%)
8. MAXIMUM TRANSVERSE SLOPE FOR ANY SIDEWALK SHALL BE 1:50 (2%)

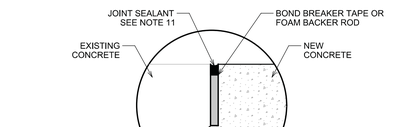
(A) FOR PATIO AREAS AND SIDEWALKS GREATER THAN 6 FEET IN WIDTH, USE #3 BARS @ 24" BOTH WAYS

9. CONSTRUCTION JOINTS ARE REQUIRED AT ANY LOCATION WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE PAVEMENT OR STRUCTURES. THIS INCLUDES BUILDINGS, PARKING LOTS, SIDEWALKS, PATIOS, CURBS, INLETS, MANHOLES, HEADWALLS, LIGHT POLES, ETC, AND APPLIES TO CONCRETE THAT WAS PLACED EARLIER DURING THE PROJECT AND CONCRETE THAT WAS EXISTING PRIOR TO THE START OF THIS PROJECT.
10. CONSTRUCTION JOINTS WITHIN NEW PAVEMENT SHOULD BE PLANNED TO COINCIDE WITH EXPANSION JOINT LOCATIONS, WHEN THIS IS NOT FEASIBLE, THEN A KEYWAY STYLE CONSTRUCTION JOINT SHALL BE UTILIZED. THE LOCATION OF THE KEYWAY CONSTRUCTION JOINT SHALL COINCIDE WITH THE LOCATION OF A PLANNED CONTRACTION JOINT.
11. CONSTRUCTION JOINT SHALL BE SEALED WITH SONNEBORN BUILDING PRODUCT: SONOLASTIC SL-1; NON-PRIMING, ONE-PART, SELF LEVELING POLYURETHANE SEALANT OR APPROVED EQUAL. JOINT CLEANING AND PREPARATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

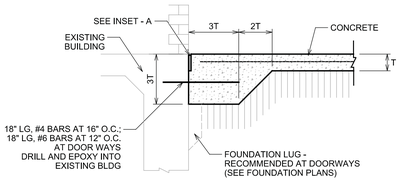




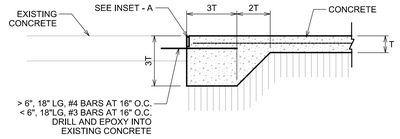
EXPANSION & TOOLED CONTRACTION JOINTS



INSET - A



CONCRETE ADJACENT TO BUILDING

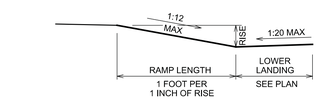


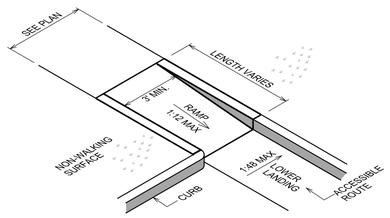
CONCRETE ADJACENT TO EXISTING CONCRETE

5 CONCRETE SIDEWALK

GENERAL NOTES

1. EXPANSION JOINTS ARE REQUIRED AT THE TOP, BOTTOM, AND EDGES OF RAMPS.
2. MAXIMUM CROSS SLOPE FOR THE LANDINGS, RAMP AND ACCESSIBLE ROUTE SHALL BE 1:48.



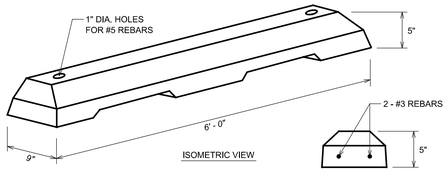


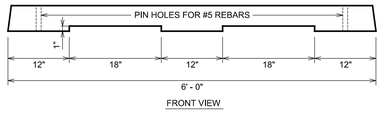
3 BARRIER FREE CURB RAMP

(PERPENDICULAR RAMP WITH RETURNED CURB)

GENERAL NOTES

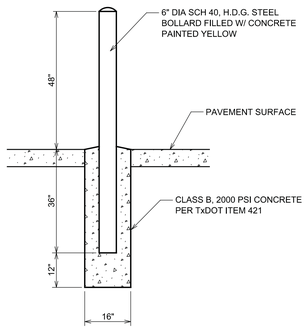
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.



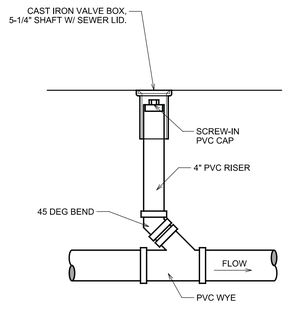


FRONT VIEW

4 PRECAST CONCRETE WHEEL STOP



6 PIPE BOLLARD

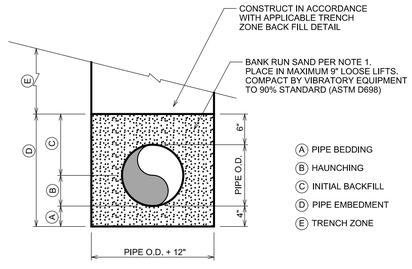


7 SINGLE SANITARY SEWER CLEANOUT

(FOR PRIVATE SEWER MAINS & SERVICE)

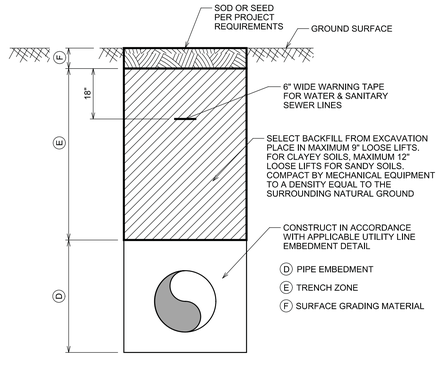
GENERAL NOTES

1. BANK RUN SAND SHALL BE SP, SW OR SM PER USC (ASTM D2487) AND SHALL HAVE THE FOLLOWING PROPERTIES: LESS THAN 15% PASSING #200 SIEVE; LESS THAN 2% CLAY LUMPS; PI < 7; LL < 25.



8 UTILITY LINE EMBEDMENT

(FOR PRIVATE UTILITY MAINS)



9 TRENCH ZONE BACKFILL

(FOR PRIVATE UTILITIES IN NON-PAVED AREAS)

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- [X] NOT FOR CONSTRUCTION

REVISIONS

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Victoria, Texas 77901
TREF# F-160

PROJECT

ONETA COMPANY PEPSI BUILDING

LOT 1R, BLOCK 9 STUBBLEFIELD SUBD, RESUB NO. 1

1402 ELIZABETH ST. VICTORIA, TEXAS

TITLE

STANDARD DETAILS

DATE 04/05/17

JOB NUMBER E19285.03

SHEET

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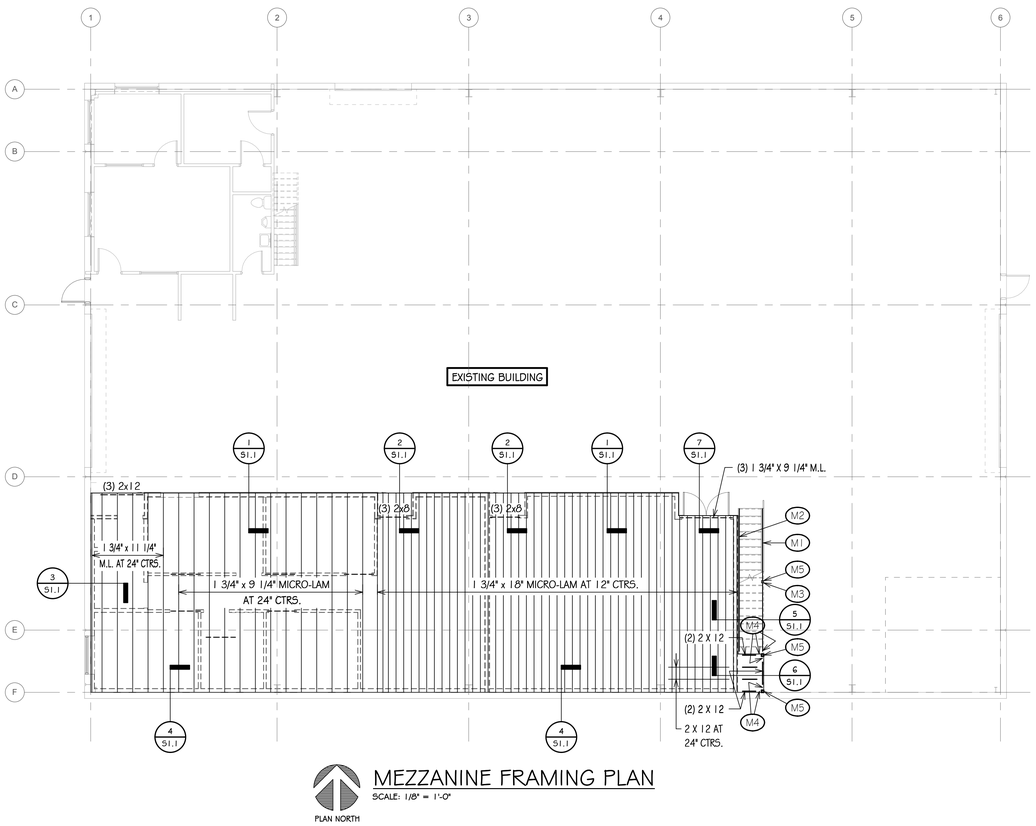


MEZZANINE FRAMING PLAN

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

PLAN NORTH

MEZZANINE FRAMING PLAN NOTES:

1. ALL HEADERS ABOVE DOOR AND WINDOWS IN 2 X 4 WALLS SHALL BE (2) 2 X 6 WITH (1) 1/2" PLYWOOD SHIM (U.N.O.).
2. ALL HEADERS ABOVE DOOR AND WINDOWS IN 2 X 6 WALLS SHALL BE (3) 2 X 8 WITH (2) 1/2" PLYWOOD SHIM (U.N.O.).
3. SEE ARCHITECTURAL DRAWINGS FOR ALL ELEVATIONS AND WALL DIMENSIONS.

MEZZANINE FRAMING PLAN KEYED NOTES:

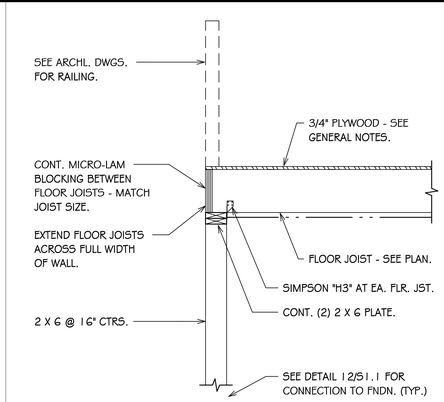
(M1) (2) 2 X 12 WOOD STRINGER.

(M2) (2) 2 X 12 WOOD STRINGER. NAIL TO EACH ALL STUD WITH (2) 16d NAILS. (TYP.)

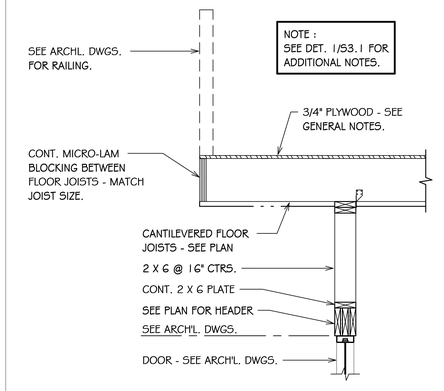
(M3) PROVIDE 4 X 4 WOOD POST AT MID-SPAN OF STRINGER.

(M4) CONNECT BEAMS TO POSTS WITH SIMPSON STRONG-TIE TYPE "HUCQ210-2-5DS".

(M5) CONNECT 4 X 4 WOOD POST TO FOUNDATION WITH SIMPSON STRONG-TIE TYPE "ABA44Z".



1 SECTION



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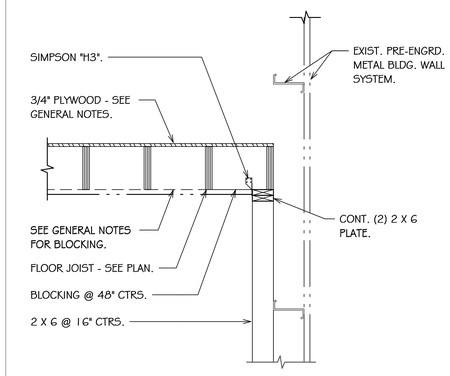

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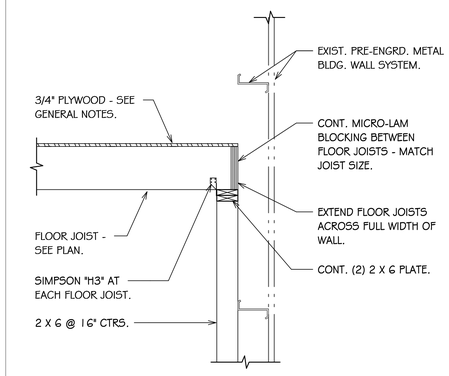

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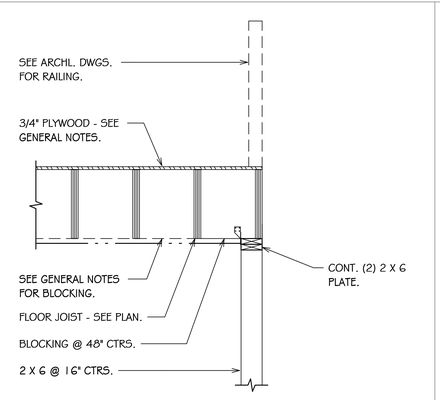

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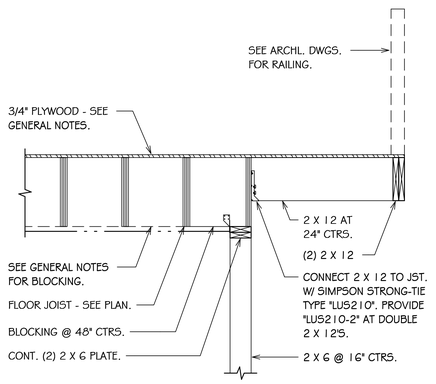

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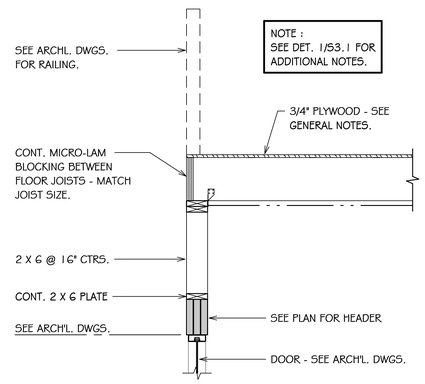
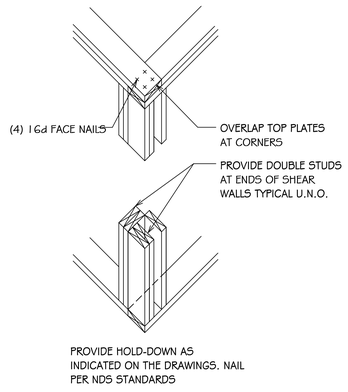
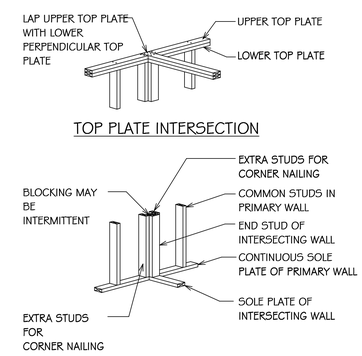


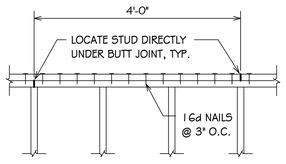
7 SECTION



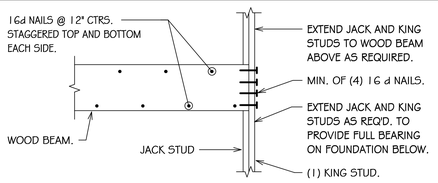
8 2 X CORNER FRAMING



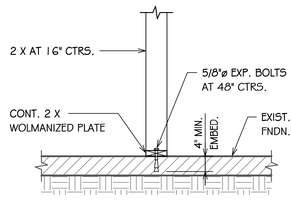
9 INTERSECTING STUD WALLS



10 TOP PLATE LAP SPLICE



11 TYPICAL WOOD BEAM CONNECTION DETAIL



12 TYPICAL WOOD WALL TO EXISTING FOUNDATION CONNECTION DETAIL

GENERAL NOTES

GENERAL

GC-1 The contract structural documents represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.

GC-2 The structure has been designed to resist design loads only as a completed structure. Applications of construction loads to the partially completed structure shall be considered by the Contractor and so included in the design of shoring, bracing, formwork, and any other supporting elements provided for construction of the structure. During erection and until all permanent connections are made, the Contractor must provide temporary bracing to brace the structure in all directions.

GC-3 The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.

GC-4 General Contractor shall check and verify all dimensions and elevations, (both new and existing) reporting any discrepancies to the Engineer before proceeding with any phase of the work as he will be responsible for all work fitting as intended by the construction documents.

STRUCTURAL DESIGN CRITERIA

SD-1 A. Live loads:
1. Mezzanine Floor Storage - 125 PSF (Non-Reduceable)

EPOXY

EX-1 Acceptable Products are HILTI HIT RE500SD, HILTI HIT-HY 150 SD-MAX, Simpson Strong-Tie Set-XP or approved equal. Substitutions may be considered provided complete technical information is furnished to the Engineer and approved prior to commencement of work. In using the above products, follow strictly the manufacturer's specifications and directions for mixing and application. Also heed all label warnings by manufacturer. Make application in accordance with applicable safety laws.

WOOD FRAMING

WF-1 All lumber and its fastenings shall conform to the National Design Specification for Wood Construction, latest edition, by the National Forest Products Association.

WF-2 All wood framing shall be Southern Yellow Pine, Grade 2, or approved equivalent unless noted otherwise.

WF-3 Micro-Lam beams shall be solid rectangular sections constructed of high strength laminated veneer as manufactured by Trusx-Joist Corporation. Design properties: Fb=2,600 PSI multiplied by (12/d)1/9 for member depths greater than 12"; Ft=1,555 PSI; Fc perpendicular = 750 PSI; Fc=2,510 PSI; Fv=285 PSI; E=1,017,000 PSI.

WF-4 If the Contractor or Owner choose to use a wood species or framing member other than what is shown in the drawings and general notes, modifications to the design will need to be performed by the Engineer. The Contractor/Owner who is requesting the alternate material shall reimburse the Engineer for all time spent on the re-design.

WF-5 Provide solid wood blocking at supports, ends of cantilevers, halfway between supports and ends of cantilevers, and 8'-0" on center maximum.

WF-6 See detail 7/S3.1 for sill plate bolts. Locate first anchor bolt within 12 inches from all corners.

WF-7 All wood members in contact with concrete shall be treated lumber.

WF-8 Installation and framing construction requirements for all MEP mechanical equipment, unless otherwise addressed in the Engineer's drawings, shall be the sole responsibility of the Contractor. Specific models, and dimensional characteristics of such equipment shall be determined by the Owner and Contractor in accordance with the Architects plans and schedules. The Contractor shall bear full responsibility for insuring that framing and attached components provide the necessary dead and live load support in the manner required by the equipment manufacturer.

FLOOR SHEATHING

FS-1 Floor sheathing shall be 23/32" or 3/4" thick APA RATED PLYWOOD or OSB SHEATHING EXP 1, EXP 2 or EXT with a Panel Span Rating of 48/24.

FS-2 Install panels with the long dimension of the panel across supports, except where noted, and with panel continuous over two or more spans. Allow 1/8" spacing at panel ends and 1/4" at panel edges. Nail 6" on center along panel edges and 12" on center at intermediate supports. Use 8d common nails. No staples are allowed.

MISCELLANEOUS

M-1 See architectural drawings for dimensions, elevations, stair dimensions and handrail details.

M-2 The Contractor shall compare structural sections with architectural sections and report any discrepancy to the Architect and Engineer prior to fabrication or installing structural members.

M-3 Changes shall not be made to the drawings without written approval of the Engineer.

M-4 Shop drawings shall be submitted for all structural items including micro-lam members and Simpson Strong-Tie anchors.

M-5 Verify all dimensions and conditions of existing building at the job site prior to beginning work.

SITE OBSERVATION BY THE STRUCTURAL ENGINEER

SV-1 Periodic site observations by field representatives of the Structural Engineer are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.

SV-2 Do not cover up structural framing until it has been reviewed by the Engineer.

REPRODUCTION NOTE

R-1 The use of reproductions of these contract drawings by any contractor, subcontractor, erector, fabricator, or material supplier in lieu of preparation of shop drawings signifies his acceptance of all information shown hereon as correct, and obligates himself to any job expense, real or implied, arising due to any errors that may occur hereon.

STATE OF TEXAS
ROBERT ENRIQUEZ MARTINEZ
89387
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT E. MARTINEZ, P.E. # 89387 T.B.P.E. FIRM NO. 6944

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REM PROJECT NO: 17-028

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

Final Plans for Bidding and Construction

ONETA COMPANY PEPSI BUILDING

ONETA COMPANY
VICTORIA, TX

DATE ISSUED:
APRIL 04, 2017

PROJECT NUMBER:
0515-773

PLAN NORTH / TRUE NORTH

SHEET NAME
FRAMING PLAN AND DETAILS

SHEET NUMBER
S1.1

4/3/2017 9:04:23 AM
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FINISH TAG KEY

APC2 — CEILING TYPE
P1 — WALL FINISH, UNO
RB1 — BASE TYPE
VCT1 — FLOOR FINISH

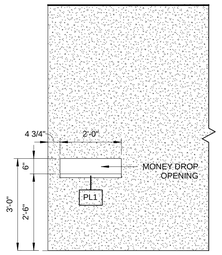
P1 — MATERIAL TAG

FLOOR PATTERN LEGEND

VCT1
CRP1
AREA OF NO ARCHITECTURAL WORK

WALL COVERING

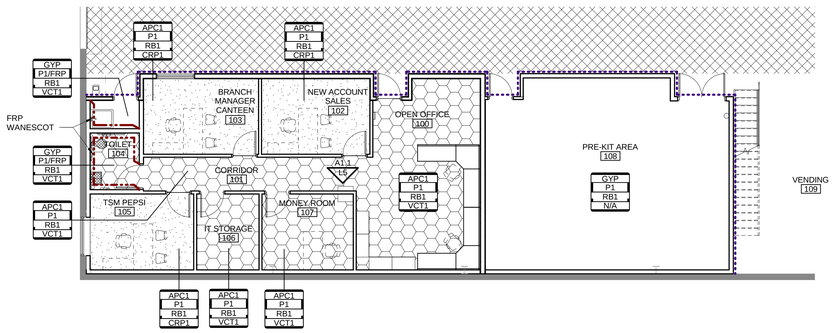
(1) LAYER OF 1/4" PLYWOOD, PAINT GRADE, OVER GYPSUM BOARD WITH 1/4"X3/4" WD. MOULDING STRIPS AT THE SEAMS



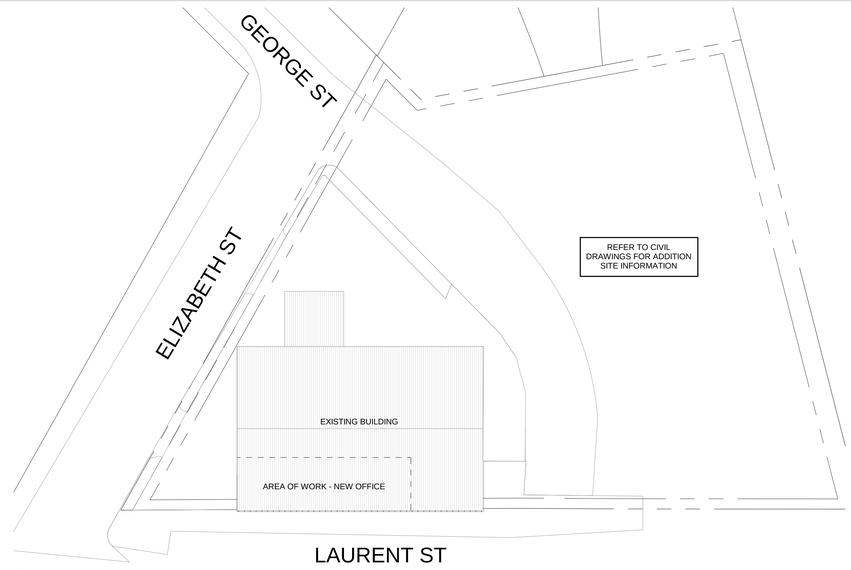
L5 MONEY DROP ELEVATION
1/2" = 1'-0"

MATERIAL SCHEDULE

MATERIAL	MARK	MANUFACTURER	STYLE	MFR. NO.	COLOR	LOCATION
ACOUSTIC PANEL CEILING	APC1	ARMSTRONG, 24x24	SCHOOL ZONE FINE FISSURED	465	WHITE	OFFICE CEILINGS
CARPET	CRP1	MOHAWK	BIGELOW - ICONIC EARTH 24x24	-	-	SELCET OFFICES, REF. FINISH PLAN
GLASS	GL-1	PPG	SINGLE PANE SAFETY GLASS	-	CLEAR	INTERIOR GLAZING
GLASS	GL-2	PPG	SOLABAN 60	-	SOLAR GRAY	EXTERIOR GLAZING
PAINT	P1	SHERWIN WILLIAMS	EGGSHELL	-	-	STANDARD WALL COLOR
PAINT	P2	SHERWIN WILLIAMS	EGGSHELL	-	-	ACCENT WALL COLOR
PAINT	P3	SHERWIN WILLIAMS	EGGSHELL	-	-	HM DOOR FRAMES, STEEL DOORS, HANDRAILS
PAINT	P4	SHERWIN WILLIAMS	SEMI-GLOSS	-	-	EXTERIOR MTL WALL PANEL
PLASTIC LAMINATE	PL1	FORMICA		-	-	MONEY DROP COUNTERTOP
RUBBER BASE	RB1	ROPPE	4" COVE	-	-	INTERIOR OFFICE AREAS AS INDICATED ON PLAN
VINYL COMPOSITION TILE	VCT1	MANNIGTON	PROGRESSIONS	-	-	ALL OFFICE AREAS NOT RECEIVING CARPET, REF. FINSIH PLAN



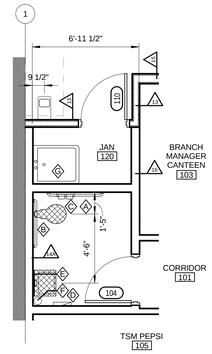
F1 FINISH FLOOR PLAN
1/8" = 1'-0"



A1 ARCHITECTURAL REFERENCE SITE PLAN
1" = 30'-0"

RESTROOM ACCESSORY...

MARK	NAME	DESRIPTION & MOUNTING	COUNT
A	GRAB BAR	"BOBRICK" B-6806 X 42" 1 1/2" DIAMETER, STAINLESS STEEL - SATIN FINISH - GYP. BD. MOUNTING, REFER TO ELEVATIONS FOR MOUNTING HEIGHT	1
B	GRAB BAR	"BOBRICK" B-6806 X 36" 1 1/2" DIAMETER, STAINLESS STEEL - SATIN FINISH - GYP. BD. MOUNTING, REFER TO ELEVATIONS FOR MOUNTING HEIGHT	1
C	TOILET TISSUE DISPENSER	"BOBRICK" B-2740 SURFACE-MOUNTED TOILET TISSUE DISPENSER, MOUNT AS SHOWN ON ELEVATIONS	1
D	PAPER TOWEL DISPENSER	"BOBRICK" B-3961, - MASONRY MOUNTING, REFER TO ELEVATIONS FOR MOUNTING HEIGHT	1
E	MIRROR	"BOBRICK" B290 - 1836 STAINLESS STEEL ANGLE FRAME, MOUNT AS SHOWN ON ELEVATIONS	1
F	SOAP DISPENSER	FURNISHED BY OWNER; INSTALLED BY CONTRACTOR	1
G	MOP/BROOM HOLDER	"BOBRICK" B223 x 24" L STAINLESS STEEL W/3 HOLDERS, MOUNT AS SHOWN ON ELEVATIONS	1



J8 ADA - UNISEX RESTROOM
1/4" = 1'-0"

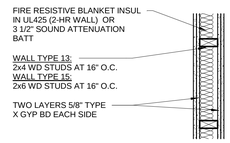
GENERAL NOTES

1. ON THIS PLAN, WALL TYPE 14 IS TYP AT INTERIOR WALLS, UON.

2. DIMENSIONS ARE TO FACE OF STUD, UON.

CONSTRUCTION LEGEND

STL STUD WALLS (REFER TO WALL TYPES)
EXISTING WALLS TO REMAIN
EXISTING DOORS TO REMAIN
AREA OF NO ARCHITECTURAL WORK



FIRE RESISTIVE BLANKET INSUL IN UL425 (2-HR WALL) OR 3 1/2" SOUND ATTENUATION BATT

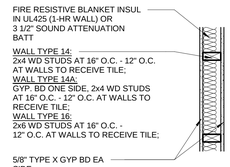
WALL TYPE 13:
2x4 WD STUDS AT 16" O.C.
WALL TYPE 15:
2x6 WD STUDS AT 16" O.C.

TWO LAYERS 5/8" TYPE X GYP BD EACH SIDE

UL No XXXX (2-HR) AT LOADBEARING
UL No XXXX (2-HR) AT NON-LOADBEARING

WPXXXX (STC 40 MIN, NON-LOADBEARING) WITHOUT SOUND ATTENUATION BATT
WPXXXX (STC 55 MIN, NON-LOADBEARING) WITH SOUND ATTENUATION BATT

INTERIOR WALL 13 15



FIRE RESISTIVE BLANKET INSUL IN UL425 (1-HR WALL) OR 3 1/2" SOUND ATTENUATION BATT

WALL TYPE 14:
2x4 WD STUDS AT 16" O.C. - 12" O.C. AT WALLS TO RECEIVE TILE;
WALL TYPE 14A:
GYP. BD ONE SIDE, 2x4 WD STUDS AT 16" O.C. - 12" O.C. AT WALLS TO RECEIVE TILE;
WALL TYPE 16:
2x6 WD STUDS AT 16" O.C. - 12" O.C. AT WALLS TO RECEIVE TILE;

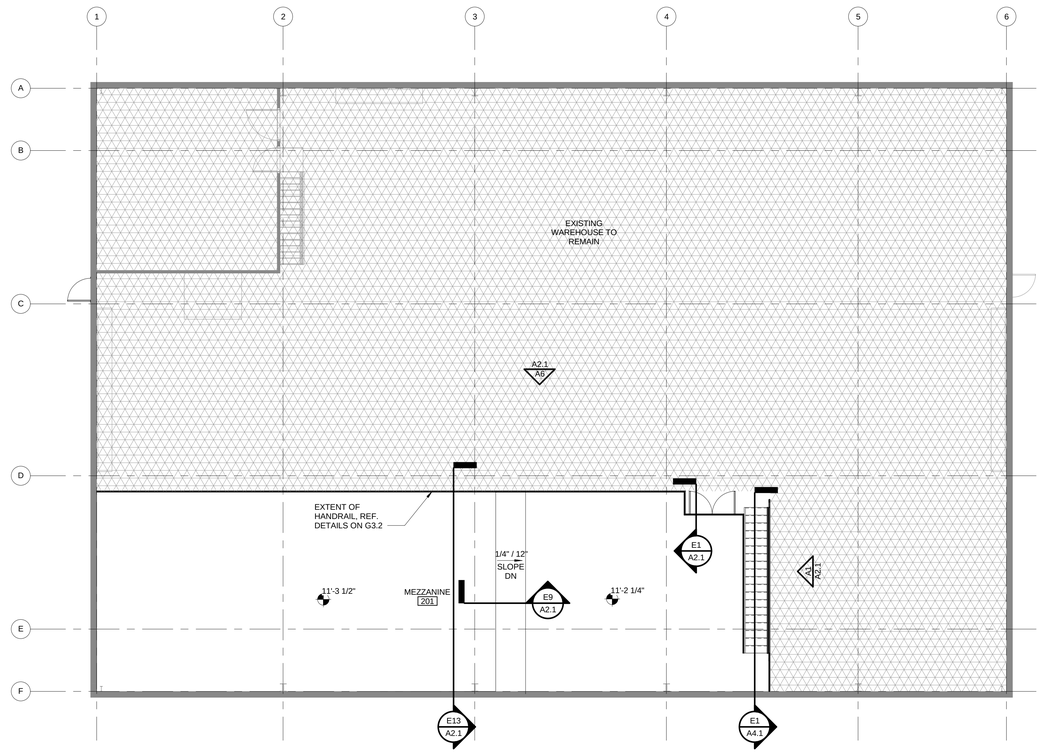
5/8" TYPE X GYP BD EA SIDE

UL No XXXX (1-HR) - AT LOADBEARING
UL No XXXX (1-HR) - AT NON-LOADBEARING

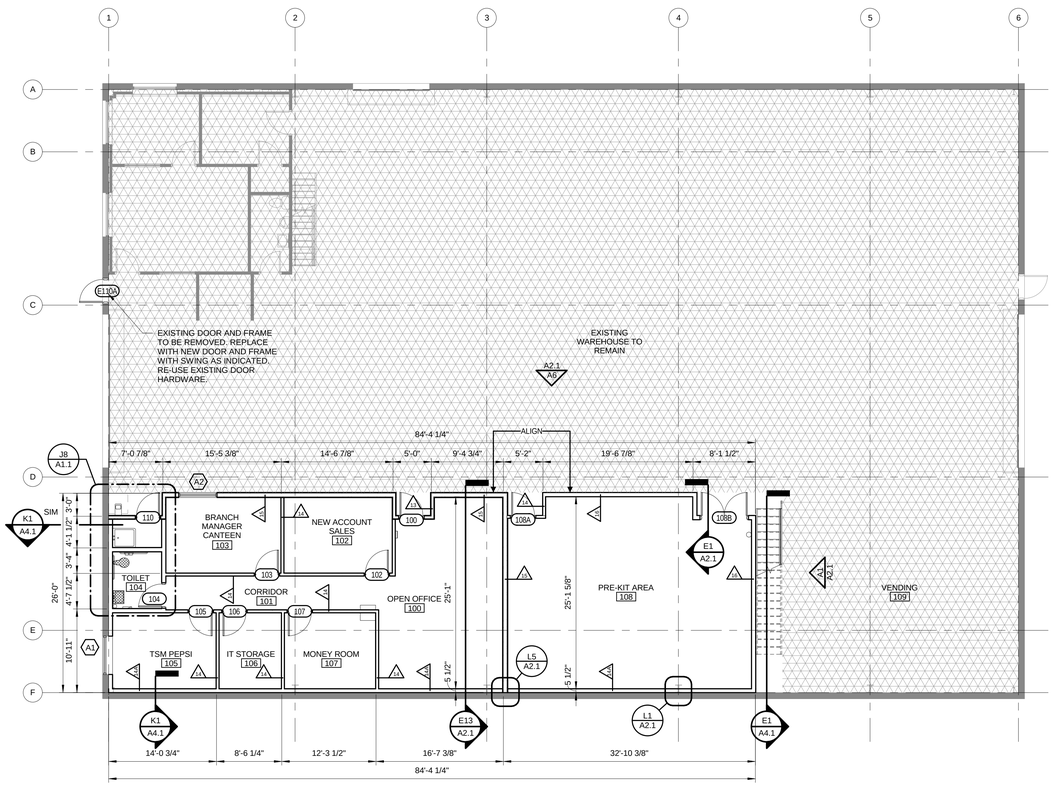
WPXXXX (STC 40 MIN, NON-LOADBEARING) WITHOUT SOUND ATTENUATION BATT
WPXXXX (STC 45 MIN, NON-LOADBEARING) WITH SOUND ATTENUATION BATT

INTERIOR WALL 14 14A 16

A8 WALL TYPES
1" = 1'-0"



H10 MEZZANINE PLAN
1/8" = 1'-0"



A10 FLOOR PLAN
1/8" = 1'-0"

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING

ONETA COMPANY
VICTORIA, TX

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DATE ISSUED:
04.05.2017

PROJECT NUMBER:
773-0515

PLAN NORTH / TRUE NORTH

SHEET NAME
FLOOR PLANS, ENLARGED PLANS & FINISH PLAN

SHEET NUMBER
A1.1

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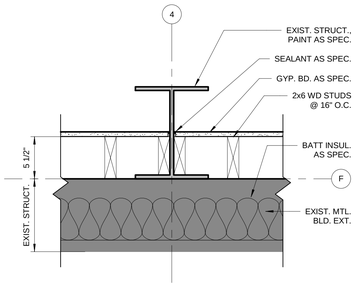
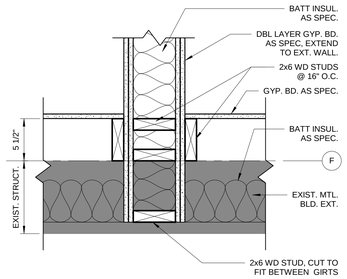
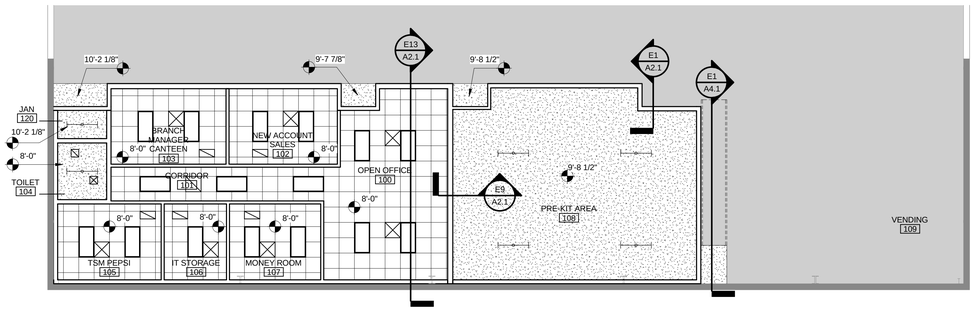


L1 TYP. WALL @ COLUMN
1 1/2" = 1'-0"



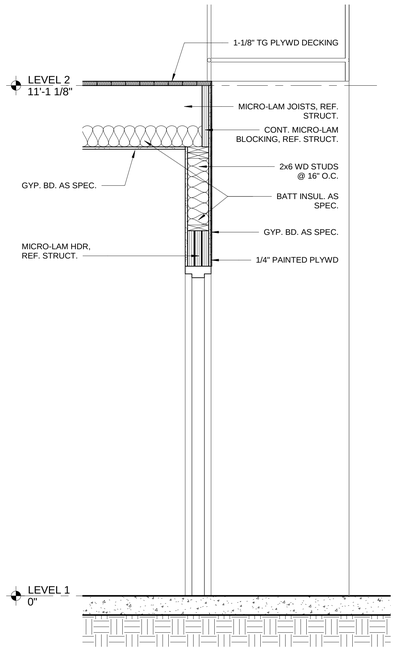
L5 LEVEL 1 - FP - Callout 1
1 1/2" = 1'-0"



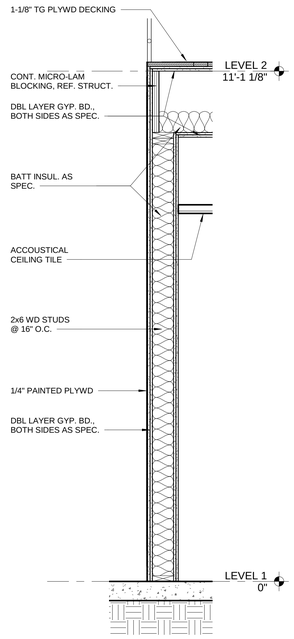
L9 LEVEL 1 REFLECTED CEILING PLAN
1/8" = 1'-0"

CEILING LEGEND

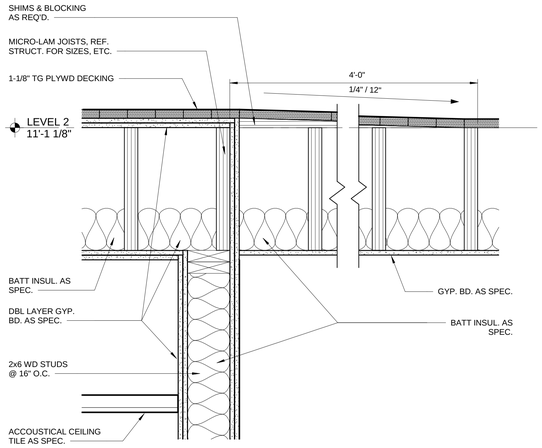
- ACOUSTICAL PANEL CEILING SYSTEM. REF MATERIAL SCHEDULE FOR TYPES.
- SUSPENDED GYP BD CEILING SYSTEM OR GYP BD BULKHEAD REF DWGS. PAINT MARK "P1" U.O.N..
- EXPOSED STRUCTURE
- 10'-0" ELEVATION HEIGHT SYMBOL INDICATES HEIGHT ABOVE FINISH FLOOR
- SUPPLY AND RETURN AIR GRILLS. REF MEP DOCS
- RECESSED 2' X 4' LIGHT FIXTURE REF MEP DOC
- RECESSED LIGHTING FIXTURE REF MEP DOC
- PENDANT MTD FIXTURE REF MEP DOC.
- PENDANT MTD FIXTURE REF MEP DOC.
- WALL MOUNTED LIGHT REFER TO MEP DWGS



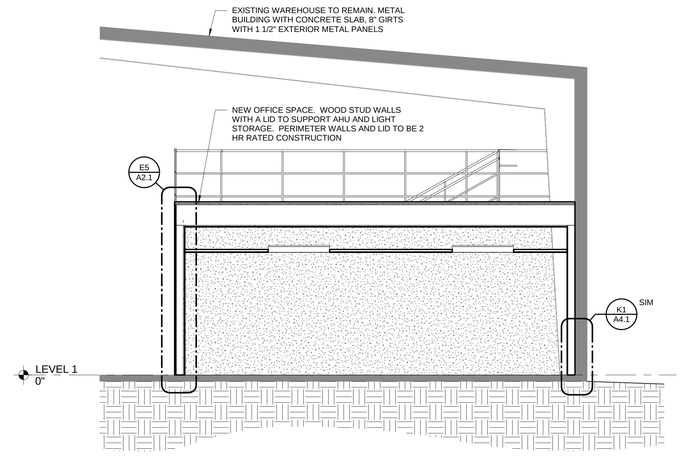
E1 WALL SECTION
3/4" = 1'-0"



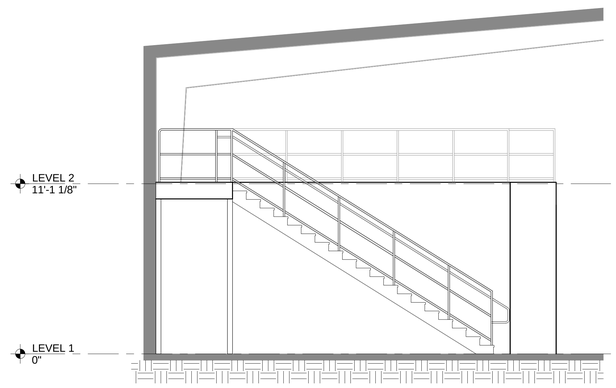
E5 WALL SECTION
3/4" = 1'-0"



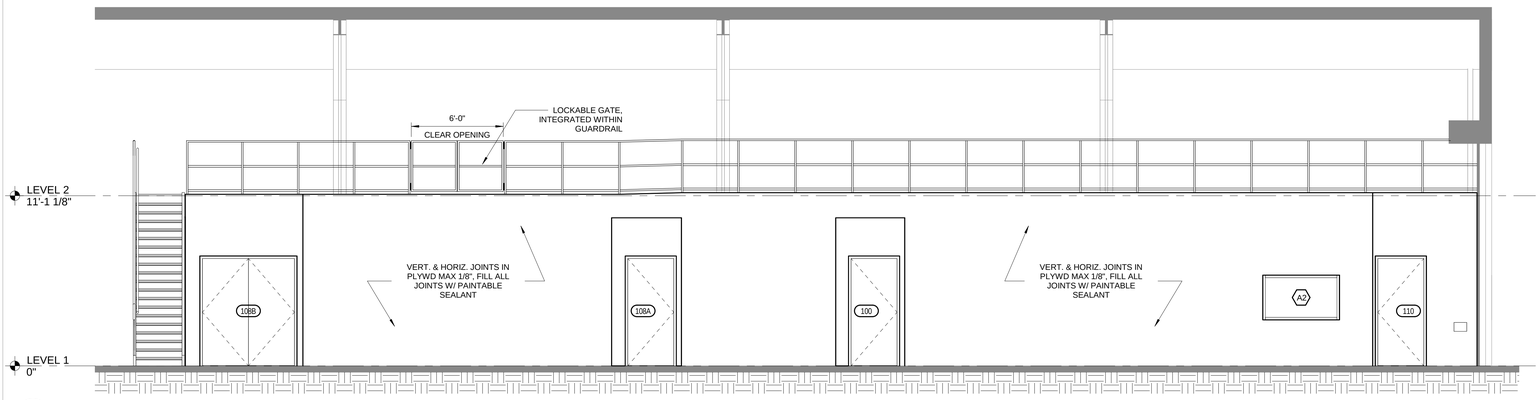
E9 RATED CEILING & SLOPED FLOOR
1 1/2" = 1'-0"



E13 BUILDING SECTION
1/4" = 1'-0"



A1 ELEVATION
1/4" = 1'-0"



A6 ELEVATION
1/4" = 1'-0"

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04.05.17

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ONETA COMPANY PEPSI BUILDING

ONETA COMPANY

VICTORIA, TX

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DATE ISSUED:
04.05.2017

PROJECT NUMBER:
773-0515

PLAN NORTH / TRUE NORTH

SHEET NAME
RCP, PLAN DETAILS, SECTIONS & WALL SECTIONS

SHEET NUMBER
A2.1

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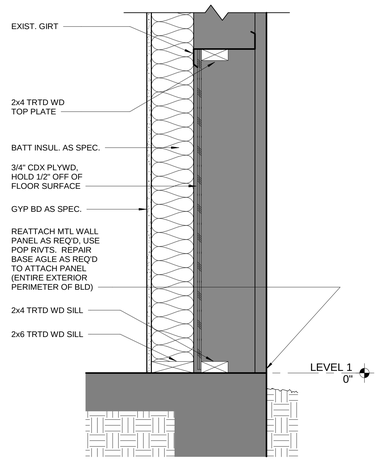
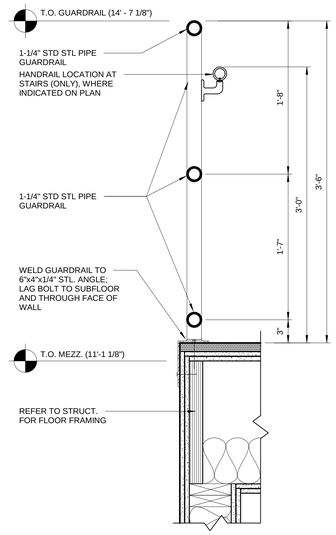
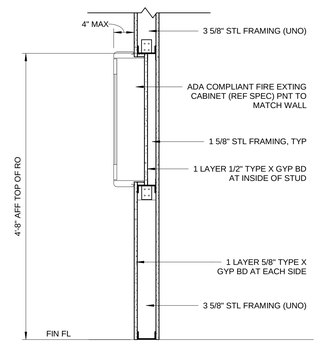


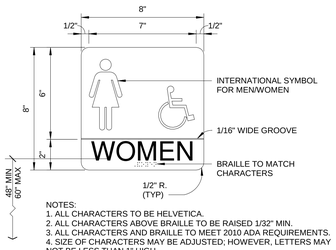
K1 TYP. LOWER WALL DETAIL ALONG EXT. WALL
1 1/2" = 1'-0"



K4 GUARDRAIL DETAIL @ MEZZ.
1 1/2" = 1'-0"



L7 FIRE EXTINGUISHER CABINET DETAILS
1" = 1'-0"



NOTES:
1. ALL CHARACTERS TO BE HELVETICA.
2. ALL CHARACTERS ABOVE BRAILLE TO BE RAISED 1/32" MIN.
3. ALL CHARACTERS AND BRAILLE TO MEET 2010 ADA REQUIREMENTS.
4. SIZE OF CHARACTERS MAY BE ADJUSTED; HOWEVER, LETTERS MAY NOT BE LESS THAN 1" HIGH.
5. SIGN FACE & BACK SHALL MATCH "P2".
6. PROVIDE SIGN AT ROOMS B103, AND B104.

J7 TYP. HANDICAP SIGN
3" = 1'-0"

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	FIRE RATING	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICKNESS	DOOR MATERIAL	DOOR GLAZING	FRAME TYPE	FRAME MATERIAL	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
100	F	45 MIN.	3'-0"	7'-0"	1 3/4"	STL	NA	S1	STL	D13/A4.1	A13/A4.1	G16/A4.1	
102	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
103	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
104	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
105	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
106	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
107	F	-	3'-0"	7'-0"	1 3/4"	WD	NA	S1	STL	D16/A4.1	A16/A4.1	-	
108A	F	-	3'-0"	7'-0"	1 3/4"	STL	NA	S1	STL	D16/A4.1	A16/A4.1	G16/A4.1	
108B	F	-	6'-0"	7'-0"	1 3/4"	STL	NA	S2	STL	D16/A4.1	A16/A4.1	G16/A4.1	
110	F	45 MIN.	3'-0"	7'-0"	1 3/4"	STL	NA	S1	STL	D13/A4.1	A13/A4.1	G16/A4.1	
E110A	F	-	3'-0"	7'-0"	1 3/4"	STL	NA	S1	STL	-	-	G16/A4.1	

Grand total: 11

DOOR NOTES:

1. INTERIOR THRESHOLDS SHOULD NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
2. DOOR HANDLES, PULLS, LATCHES. LOCKS AND OTHER OPERATING DEVICES ON DOORS SHALL BE MOUNTED AT 3'-6" A.F.F. AND SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOESN'T REQUIRE TIGHT GRASPING OR PINCHING, OR SEVERE TWISTING TO OPERATE.
3. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE AND OPEN DOORS SHOULD BE NO GREATER THAN 5 LBFT FOR INTERIOR DOORS.
4. DOORS TO HAZARDOUS AREAS SUCH AS LOADING PLATFORMS, BOILER ROOMS, MECHANICAL AND ELECTRICAL ROOMS AND OTHER AREAS THAT MIGHT BE DANGEROUS TO A BLIND PERSON SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE OR OTHER DOOR OPERATING HARDWARE.
5. THE SWEEP PERIOD ON ANY DOORS WITH CLOSERS SHOULD BE ADJUSTED SO THAT FROM ANY OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED FROM THE LEADING EDGE OF THE DOOR.
6. ADJUST CUT-OFF AT BOTTOM OF ANY EXTERIOR HOLLOW METEL DOORS WITH HANDICAP ACCESSIBLE THRESHOLDS TO INSURE THAT THERE IS NO GAP BETWEEN THE BOTTOM OF THE DOOR AND THE TOP OF THRESHOLD SEAT.
7. ALL DOORS SHALL MEET T.A.S. REQUIREMENTS FOR CLEARANCES, HARDWARE, ETC.

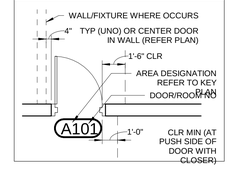
FRAME TYPE LEGEND

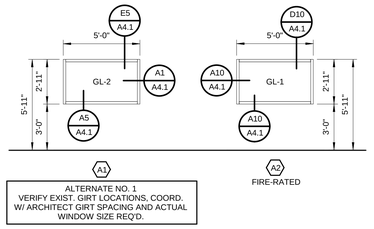
- S# STEEL (HM) FRAME TYPE
- A# ALUMINUM (STOREFRONT) FRAME TYPE
- C# ALUMINUM (CURTAINWALL) FRAME TYPE
- T# ALUMINUM (TRANSLUCENT PANEL) FRAME TYPE
- L# LOUVER TYPE, REF MECHANICAL DRAWINGS

GLAZING LEGEND

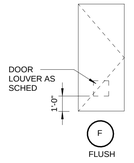
GL-1	CLEAR INSUL SAFETY GLASS
GL-2	TINTED INSUL SAFETY GLASS - SOLAR GRAY

DOOR MARK LEGEND

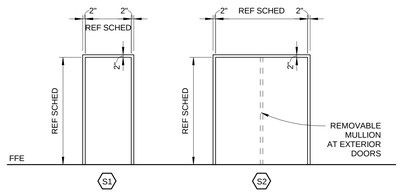




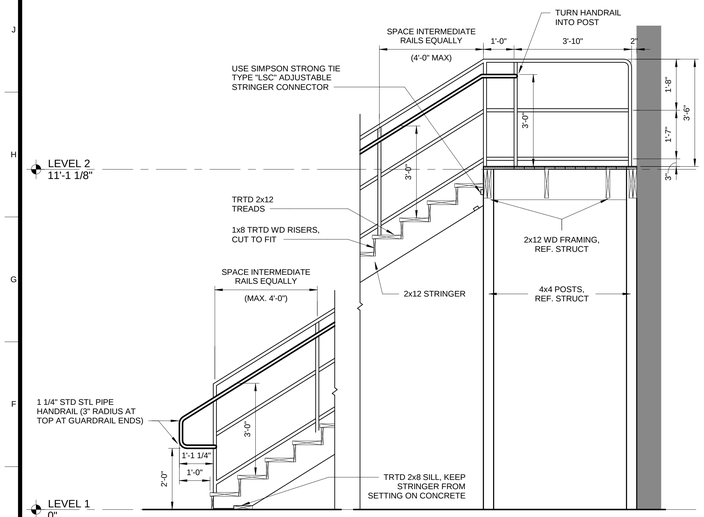
J12 WINDOW ELEVATIONS
1/4" = 1'-0"



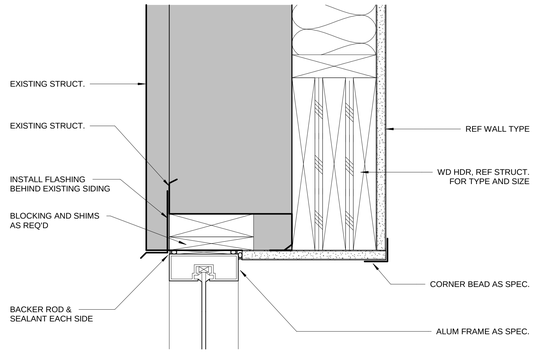
DOOR TYPES
1/4" = 1'-0"



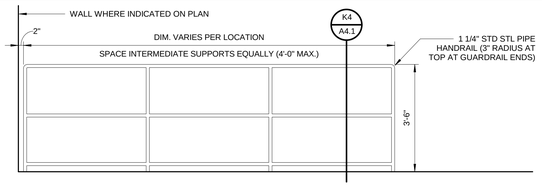
J15 FRAME TYPES
1/4" = 1'-0"



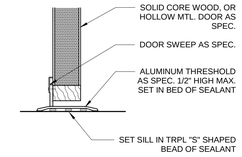
E1 STAIR GUARDRAIL AND HANDRAIL
1/2" = 1'-0"



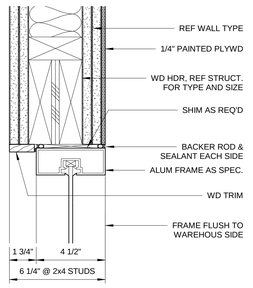
E5 ALUM STOREFRONT HEAD DETAIL
3" = 1'-0"



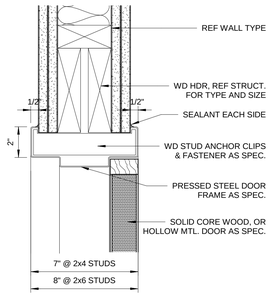
G12 TYP. GUARDRAIL DETAIL
1/2" = 1'-0"



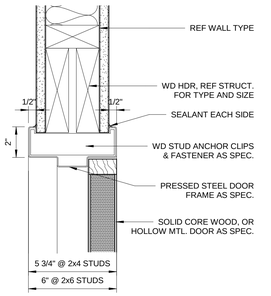
G16 ALUM DOOR THRESHOLD DETAIL
3" = 1'-0"



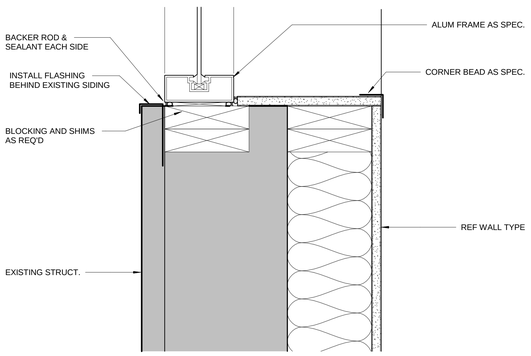
D10 ALUM STOREFRONT HEAD DETAIL
3" = 1'-0"



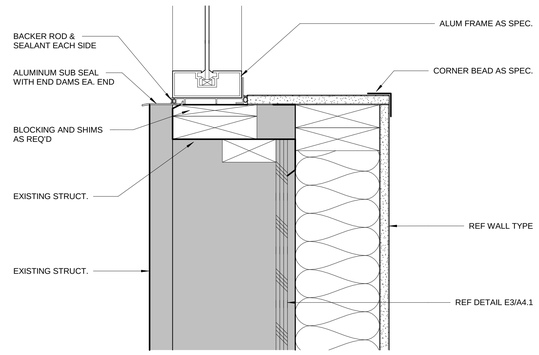
D13 PRESSED STEEL HEAD DETAIL
3" = 1'-0"



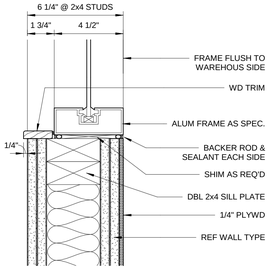
D16 PRESSED STEEL HEAD DETAIL
3" = 1'-0"



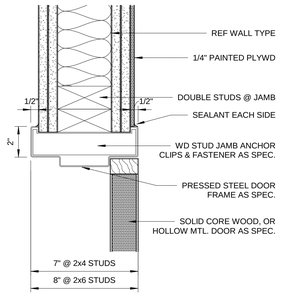
A1 ALUM STOREFRONT JAMB DETAIL
3" = 1'-0"



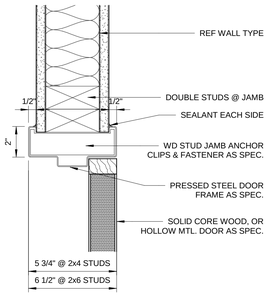
A5 ALUM STOREFRONT SILL DETAIL
3" = 1'-0"



A10 ALUM STOREFRONT JAMB/SILL DETAIL
3" = 1'-0"



A13 PRESSED STEEL JAMB DETAIL
3" = 1'-0"



A16 PRESSED STEEL JAMB DETAIL
3" = 1'-0"

RMA
Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS
PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

REGISTERED ARCHITECT PATRICK DEAN OHRT 21195 STATE OF TEXAS
04-05-17

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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DOOR SCHEDULE, DETAILS & WINDOW ELEVATIONS

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ELECTRICAL SYSTEM SECTION 16000

THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND DISMANTLING OF TEMPORARY POWER USED FOR CONSTRUCTION AND ALL COSTS INCURRED AS A RESULT OF THIS WORK. COORDINATE ALL TEMPORARY ELECTRICAL SERVICE WORK WITH LOCAL UTILITY COMPANY PRIOR TO COMMENCING WORK.

WORK UNDER THIS CONTRACT INCLUDES MODIFICATIONS TO ANY EXISTING ELECTRICAL SYSTEM AND ALSO PROVIDING NEW MATERIALS, DEVICES, AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING ELECTRICAL SYSTEM. THE WORK ALSO INCLUDES FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT ITEMS PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRICAL CODES, ALL LOCAL APPLICABLE ORDINANCES AND LAWS, AS WELL AS, SUBJECT TO INSPECTION.

THE INTENT OF THESE DRAWINGS ARE TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC, SHOWING THE LOCATION, TYPE, DEVICES, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. PROVIDE ALL DEVICE ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PROPER OPERATION OF ALL SYSTEMS AND THEIR ASSOCIATED EQUIPMENT AS INDICATED BY THE DESIGN ON THESE PLANS.

COORDINATE WITH THE WORK OF ALL OTHER SECTIONS. VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. REFER TO ARCHITECTURAL PLANS, AS WELL AS, KITCHEN EQUIPMENT PLANS FOR ADDITIONAL INFORMATION REGARDING RELATED EQUIPMENT, CASEWORK, AND ELECTRICAL CONNECTIONS REQUIRED THEREIN.

COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, NFPA, OSHA, LIFE SAFETY CODES, AND ALL APPLICABLE LAWS IN EFFECT AT THE TIME OF THIS PROPOSAL. IN THE CASE OF CONFLICT, THEN THE STRICTER INTERPRETATION SHALL TAKE PRECEDENCE. ALL MATERIALS USED SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE UNDERWRITER'S LABORATORIES INC.

VERIFY VOLTAGE DROPS, A.I.C. RATINGS FOR ALL EQUIPMENT CONNECTED, AND VERIFY SIZE OF ALL CIRCUIT BREAKERS, CONDUIT, ETC. PRIOR TO INSTALLATION.

ROOF PENETRATIONS SHALL COMPLY WITH SMACNA, NRCA STANDARDS, AS WELL AS, ALL REQUIREMENTS OF THE OWNER AND ROOF METHODS AND MATERIALS WARRANTY. SUB-CONTRACT ROOFING PENETRATION WORK TO AN ENTITY APPROVED FOR USE BY THE OWNER AND ROOF MANUFACTURER.

PANELBOARDS: SHALL BE AS MANUFACTURED BY SQUARE D, EATON, OR SIEMENS. ALL EQUIPMENT SHALL BE U.L. LISTED AND MEET OR EXCEED ALL OF THE LATEST APPLICABLE U.L. AND NEMA STANDARDS. BUSSING SHALL BE COPPER WITH SILVER PLATING. PROVIDE SOLID NEUTRAL BAR.

DISCONNECT SWITCHES: SHALL BE HEAVY-DUTY TYPE AS MANUFACTURED BY SQUARE D, EATON, OR SIEMENS. ALL EQUIPMENT SHALL BE U.L. LISTED AND MEET OR EXCEED ALL OF THE LATEST APPLICABLE U.L. AND NEMA STANDARDS. DO NOT MOUNT DISCONNECT SWITCHES TO ANY HVAC UNIT. LOCATION TO BE COORDINATED WITH MECHANICAL CONTRACTOR.

TRANSFORMERS: SHALL BE AS MANUFACTURED BY SQUARE D, EATON, OR SIEMENS. ALL EQUIPMENT SHALL BE U.L. LISTED AND MEET OR EXCEED ALL OF THE LATEST APPLICABLE U.L. AND NEMA STANDARDS.

CIRCUIT BREAKERS: THERMAL MAGNETIC TYPE, QUICK-MAKE, QUICK-BREAK, BOLT-ON TYPE OF SINGLE UNIT CONSTRUCTION. TWO AND THREE POLE BREAKERS SHALL BE SINGLE UNIT COMMON TRIP TYPE. BREAKERS USED AS A SWITCH FOR 120 VOLT LIGHTING CIRCUITS SHALL BE APPROVED FOR THAT USE AND MARKED "SWD". BREAKERS USED FOR PROTECTING HVAC EQUIPMENT SHALL BE RATED 'HACR'.

CABINETS: SHALL BE ONE PIECE CODE GAGE GALVANIZED STEEL WITH MOUNTING STUDS, WIRING GUTTERS OF AMPLE SIZE AND KNOCKOUTS FOR CONDUIT CONNECTIONS AS REQUIRED. BUS BARS SHALL BE 98% CONDUCTIVE COPPER, ALUMINUM, OR COPPER-CLAD ALUMINUM. FRONTS SHALL BE ONE PIECE CODE GAGE FURNITURE STEEL WITH ADJUSTABLE FASTENERS. PROVIDE FLUSH MOUNT UNITS UNLESS OTHERWISE INDICATED. PROVIDE A PLASTIC COVERED TYPEWRITTEN SCHEDULE IDENTIFYING ALL BRANCH CIRCUITS INSIDE EACH CABINET.

GROUNDING SYSTEM: PERMANENTLY AND EFFECTIVELY GROUND ALL METALLIC CONDUIT, SUPPORTS, CABINETS, PANELBOARDS AND SYSTEM NEUTRAL CONDUCTORS. MAINTAIN CONTINUITY OF EQUIPMENT GROUND THROUGHOUT THE SYSTEM. GROUND CLAMPS SHALL BE APPROVED TYPE, SPECIFICALLY DESIGNED FOR GROUNDING. WHERE GROUNDING CONDUCTORS ARE ENCLOSED IN CONDUIT, GROUND CLAMPS SHALL BE OF A TYPE WHICH GROUND BOTH CONDUCTOR AND CONDUIT. ALL CIRCUITS IN FLEXIBLE METAL OR PLASTIC CONDUIT SHALL INCLUDE A GROUND WIRE SIZE IN ACCORDANCE WITH NEC TABLE 250.

SURGE PROTECTION DEVICE (SPD): SPDS SHALL BE UL1449 3RD EDITION LISTED AND MANUFACTURED BY SQUARE D, EATON OR SIEMENS. SPDs SHALL HAVE STANDARD 7-MODE PROTECTION AND SERVICE ENTRANCE & INTERMEDIATE DISTRIBUTION UNITS SHALL BE UL LABELED WITH 20kA I-NOMIAL AND 200kA SHORT CIRCUIT CURRENT RATING. SURGE CURRENT CAPABILITY FOR SERVICE ENTRANCE DEVICES SHALL BE 300kA PER PHASE, 200kA PER PHASE FOR INTERMEDIATE DISTRIBUTION OR ROOF MOUNTED BRANCH PANELS, AND 100kA FOR BRANCH PANELS. SDPs SHALL BE INTEGRAL TO EQUIPMENT UNLESS NOTED OTHERWISE ON DRAWING.

CONDUIT: SHALL BE SIZED TO COMPLY WITH NEC FOR NUMBER AND SIZE OF CONDUCTORS INSTALLED, MINIMUM OF 24" BELOW GRADE. PROVIDE SCHEDULE 40 PVC PLASTIC OR RIGID STEEL CONDUIT BELOW GRADE, MINIMUM SIZE 3/4". PROVIDE RIGID STEEL ELBOWS WHEN UNDERGROUND CONDUIT PENETRATES THE FLOOR SLAB. PROVIDE ELECTRICAL METALLIC TUBING (EMT) MEETING FSW-C563, ARMOR CABLE, OR FLEXIBLE CONDUIT (IN LENGTHS 6' OR LESS) FOR INTERIOR LOCATIONS. EMT CONNECTORS AND COUPLINGS 2" AND SMALLER SHALL BE COMPRESSION-SCREW TYPE. CLAMP CONDUIT TO BOXES WITH BUSSING INSIDE AND LOCKNUT OUTSIDE.

1. RIGID STEEL CONDUIT: ANSI C80.1
2. INTERMEDIATE STEEL CONDUIT: UL 1242
3. ELECTRICAL METALLIC TUBING AND FITTINGS: ANSI C80.3
4. FLEXIBLE METAL CONDUIT: ZINC COATED STEEL.
5. LIQUID-TIGHT FLEXIBLE METAL CONDUIT AND FITTINGS: UL 360. FITTINGS TO BE SPECIFICALLY APPROVED FOR USE WITH THIS RACEWAY.
6. MC CABLE IS APPROVED FOR INSTALLATION ONLY AT THE END OF A RIGID CONDUIT RUN AND IS ONLY TO ORIGINATE FROM AN APPROVED JUNCTION BOX AND FEED DIRECTLY DOWN TO DEVICE.

CONDUCTORS: INSULATED SOFT ANNEALED 98% PURE COPPER WITH COLOR CODING, B AND S GAGE, #10 AND SMALLER TO BE SOLID, #8 AND LARGER TO BE STRANDED, MINIMUM #12, UNLESS OTHERWISE INDICATED. AT THE CONTRACTORS OPTION, ALUMINUM CONDUCTORS WILL BE ALLOWED FOR COPPER SIZED #3/0 AND LARGER BUT, SIZE MUST BE INCREASED TO EQUAL OR EXCEED THE COPPER AMPACITY IN ACCORDANCE WITH ARTICLE 310 OR NEC. ALL ALUMINUM CONDUCTORS MUST BE MADE OF AA-8000 SERIES ALUMINUM ALLOY MATERIAL. ALL EQUIPMENT TO BE PROVIDED WITH CU/AL 75° DEGREE C. TERMINAL LUGS. "THHN" MAY NOT BE USED UNDERGROUND AT SERVICE ENTRANCES, OUTSIDE, OR IN WET LOCATIONS. ALL INSULATION TO BE RATED FOR 600 VOLT AND TYPES AS FOLLOWS:

#10 AND SMALLER	THW, THWN OR THHN
#8 TO #4/0	THW OR THHN
SERVICE ENTRANCE	RHW
OVER #4/0 ORDINARY SERVICE	THW
OVER #4/0 WET OR HOT SERVICE	THW
WIRE THROUGH FLUORESCENT FIXTURES OR WITHIN 3' OF HEATING EQUIPMENT	THHN

DEVICES & COVERPLATES:

PUBLICAREAS:
ALL DEVICES AND COVERPLATES SHALL BE STAINLESS STEEL. STANDARD DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE, 20 AMP, NEMA 5-20R, SIDE OR BACK WIRED.

SINGLE RECEPTACLE: 15 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-15R. HUBBELL #5251-#. (DEVICE COLOR IS DEPENDENT ON AREA OF BUILDING).

DUPLEX RECEPTACLE: 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R. HUBBELL #5342-#. (DEVICE COLOR IS DEPENDENT ON AREA OF BUILDING).

GROUND-FAULT INTERRUPTER RECEPTACLE: 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, FEED-THRU TYPE CAPABLE OF PROTECTING CONNECTED DOWNSTREAM RECEPTACLES. UL RATED CLASS A, GROUP 1, SOLID STATE GROUND-FAULT SENSING LEVEL WITH 5 ma GROUND-FAULT TRIP LEVEL. HUBBELL #1G5362#. (DEVICE COLOR IS DEPENDENT ON AREA OF BUILDING).

WEATHERPROOF RECEPTACLE: SHALL BE A GROUND-FAULT INTERRUPTER WITH STAINLESS STEEL, GASKETED LIDS AND PLATE. PLATE TO CONSIST OF TWO SPRING LOADED LIDS HINGED AT TOP.

PLUG FILLERS: PROVIDE FLUSH RECEPTACLE COVERS AT ALL DUPLEX RECEPTACLES IN PUBLIC AREAS. COLOR OF FILLERS TO MATCH COLOR OF RECEPTACLE AND COVERPLATE.

LIGHTING FIXTURES: ALL LIGHTING FIXTURES AND ASSOCIATED LAMPS AND BALLASTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

LAYOUT BRANCH CIRCUIT WIRING AND ARRANGE HOMERUNS FOR MAXIMUM ECONOMY AND EFFICIENCY. INCREASE WIRE AND CONDUIT SIZE ACCORDINGLY IF VOLTAGE DROP EXCEEDS 3% OR LENGTH OF RUN EXCEEDS 100 FEET.

CONCEAL WIRING SYSTEM ABOVE SUSPENDED CEILINGS OR IN WALL OR FLOOR CONSTRUCTION WHERE POSSIBLE. INSTALL CONDUIT PARALLEL OR PERPENDICULAR TO ALL BUILDING LINES, SUCH THAT ALL OPENINGS, DEPRESSIONS, PIPES, DUCTS, STRUCTURE, ETC. ARE AVOIDED.

INSTALL CONDUIT CONTINUOUS BETWEEN BOXES AND CABINETS WITH NO MORE THAN FOUR (4) 90° DEGREE BENDS. SECURELY FASTEN IN PLACE WITH STRAPS, HANGERS AND STEEL SUPPORTS AS REQUIRED. DO NOT SUPPORT CONDUIT FROM SUSPENDED CEILING GRID OR SUSPENSION WIRES. REAM CONDUIT ENDS AND THOROUGHLY CLEAN BEFORE INSTALLATION. OPENINGS SHALL BE PLUGGED OR COVERED TO KEEP CONDUIT FREE OF DEBRIS. SWITCHES AND OUTLETS SHALL NOT BE USED TO "FEED THRU" TO THE NEXT SWITCH OR OUTLET. THE DISCONNECTION OR REMOVAL OF A RECEPTACLE, FIXTURE OR OTHER DEVICE FED FROM A BOX SHALL NOT INTERFERE WITH OR INTERRUPT THE CONDUCTOR CONTINUITY.

ADJUSTING AND TESTING: ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED AND TESTED FOR PROPER OPERATION. COMPLETED WIRING SYSTEM SHALL BE FREE OF SHORT CIRCUITS.

TOUCH-UP OR REFINISH DAMAGED SURFACES OF FIXTURES AND EQUIPMENT, EXPOSED TO VIEW, TO PRESENT A "NEW" APPEARANCE.

ALL CONDUIT AND JUNCTION BOXES LOCATED WITHIN AN EXPOSED STRUCTURAL SYSTEM SHALL BE PAINTED TO MATCH THE COLOR OF THE STRUCTURE (COLOR TO BE VERIFIED WITH ARCHITECT).

ALL LAMPS, FIXTURES AND ASSOCIATED HOUSINGS, LENSES, AND LOUVERS SHALL BE CLEANED PRIOR TO OWNER ACCEPTANCE.

TOGGLE TYPE SWITCH: 20 AMP, 120/277 VOLT AC SINGLE-POLE, QUIET TYPE, WITH MOUNTING YOKE INSULATED FROM MECHANISM, EQUIPPED WITH PLASTER EARS, SIDE-WIRED SCREW TERMINALS. HUBBELL #HBL 1221I.
2-POLE, 3-WAY & 4-WAY SWITCHES SHALL BE OF THE SAME MAKE AS FOR SINGLE-POLE.

PILOT TYPE TOGGLE SWITCH: INSTALL SWITCH DEVICE WITH 1/25 WATT NEON PILOT INTEGRAL WITH TOGGLE HANDLE, RATED 120/277 VOLT AC. PILOT LIGHT GLOWS IN THE "ON" POSITION. HUBBELL #HBL 1221PL.

ELECTRICAL EQUIPMENT IDENTIFICATION:
ENGRAVED PLASTIC-LAMINATE NAMEPLATES: SHALL BE ENGRAVING STOCK MELAMINE PLASTIC LAMINATE 1/16" THICK, 1-1/2" HIGH (2" HIGH FOR 2 LINES OF TEXT) WITH C. 1/2" HIGH ENGRAVER'S STYLE LETTERS. COLOR SHALL BE BLACK WITH WHITE LETTERING. NAMEPLATE SHALL BE PUNCHED FOR MECHANICAL FASTENING WITH SELF-TAPPING STAINLESS STEEL SCREWS, UNLESS ADHESIVE MOUNTING IS NECESSARY DUE TO SUBSTRATE MATERIAL.
UNDERGROUND-TYPE PLASTIC LINE MARKER: SHALL BE PERMANENT, BRIGHT COLORED, CONTINUOUS-PRINTED PLASTIC TAPE, INTENDED FOR DIRECT BURIAL SERVICE, NOT LESS THAN 6" WIDE x 4 MILS THICK. PROVIDE TAPE WITH WORDED PRINT WHICH MOST ACCURATELY DESCRIBES THE TYPE OF SERVICE FOR BURIED CABLE.
CABLE/CONDUCTOR IDENTIFICATION BANDS: SHALL BE VINYL-CLOTH, SELF-ADHESIVE, WRAP-AROUND TYPE MARKER; EITHER PRE-NUMBERED PLASTIC COATED TYPE OR WRITE-ON TYPE WITH CLEAR PLASTIC SELF- ADHESIVE COVER FLAP; NUMBERED TO SHOW CIRCUIT IDENTIFICATION.

HVAC SECTION 15500

THE WORK INCLUDES PROVIDING NEW DUCTWORK, DIFFUSERS, GRILLES, INSULATION, CONTROLS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONING SYSTEM. THE WORK INCLUDES BUT IS NOT NECESSARY LIMITED TO THE FOLLOWING:

* INSTALL ROOFTOP UNITS AND ROOF CAPS.
* INSTALL EXHAUST FANS
* SUPPLY & RETURN DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, FILTERS, AND DAMPERS.
* TEMPERATURE CONTROL SYSTEM INCLUDING LOW-VOLTAGE WIRING AND CONDUIT.
* DUCT, PIPING, AND EQUIPMENT INSULATION, WHERE INDICATED HEREIN.
* ROOF CURBS, ROOFING AND FLASHING OF ROOF PENETRATIONS FOR EQUIPMENT NOTED.
* FANS AND MAKE-UP AIR UNITS.

SHOP DRAWINGS: SUBMIT 6 SETS OF EQUIPMENT/DUCT SUBMITTALS TO ARCHITECT/ENGINEER FOR APPROVAL.

EQUIPMENT INDICATED ON THE DRAWINGS OR AS REQUIRED FOR A COMPLETE INSTALLATION, SUCH AS DUCTWORK, EXHAUST FANS, SUPPLY AND RETURN DIFFUSERS, ETC. SHALL BE PROVIDED WITHIN THE SCOPE OF WORK OF THIS SECTION.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. EQUIPMENT PROVIDED BY MECHANICAL CONTRACTOR.

RECORD DOCUMENTS: PROVIDE AT THE TIME OF REQUEST FOR FINAL PAYMENT THE FOLLOWINGS DOCUMENTS:
1- LETTER OF GUARANTEE FROM THE CONTRACTOR.
2- MANUFACTURER'S PARTS DATA AND SERVICE INSTRUCTIONS ON ALL ITEMS OF EQUIPMENT.
3- MANUFACTURER'S GUARANTEES AND WARRANTIES.

INSTRUCTIONS TO THE OWNER: THE CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE PROPER OPERATION OF ALL EQUIPMENT. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL PAMPHLETS AND OTHER LITERATURE FURNISHED BY THE MANUFACTURER AND EXPLAIN THE PROPER OPERATING AND MAINTENANCE PROCEDURES.

DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS AS REQUIRED. FURNISH AND INSTALL ALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

EXTRA STOCK: PROVIDE TWO SETS OF REPLACEMENT FILTERS PER EACH INSTALLED FOR ALL THE ROOFTOP UNITS, AND OTHER EQUIPMENT AND DEVICES, AND PROVIDE A ITEMIZED LIST OF THE NUMBER, TYPE REQUIRED AND WHERE USED. OBTAIN RECEIPT FROM OWNER THAT THESE ITEMS HAVE BEEN DELIVERED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.

EXHAUST FANS: FURNISH AND INSTALL EXHAUST FANS IN THE LOCATION AND OF THE SIZE AND CAPACITY SHOWN ON THE DRAWINGS. EXHAUST FANS SHALL BE OF TYPE SHOWN ON DRAWINGS. SUPPORT FAN WITH VIBRATION ISOLATORS FROM ROOF STRUCTURE NOT FROM THE CEILING. PROVIDE TERMINATION CAP AS INDICATED ON THE DOCUMENTS. FANS SHALL BE OF DRIVE TYPE INDICATED ON DRAWINGS. DIRECT DRIVE FANS SHALL HAVE SPEED CONTROL RELAY TO BALANCE THE FAN AT THE CFM'S SCHEDULED. FAN TO BE EQUIPED WITH INTERGRAL BACKDRAFT DAMPER AND SWITCHED LOCALLY AS INDICATED ON THE DOCUMENTS. APPROVED MANUFACTURERS ARE GREENHECK, COOK, AND PENN.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE NET INSIDE CLEAR DIMENSIONS.

FIBERGLASS DUCTWORK: DUCTWORK SHALL BE RIGID FIBERGLASS DUCTBOARD AND INSTALLED TO ASHRAE AND NAIMA STANDARDS. FIBERGLASS SHALL BE 1-1/2" THICK WITH AN INSTALLED R-VALUE OF 5 OR GREATER AND MEET ASHRAE 90A AND 90B. SEAL ALL JOINTS AND SEAMS WITH MANUFACTURES TAPE. ALL HANGING STRAPS FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOORS SHALL BE AIRTIGHT WITH APPROVED WEATHERPROOF CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR-TIGHT. PROVIDE TURNING VANES AT ALL ELBOWS OR OFFSETS EXCEEDING 33 DEGREES.

TRAPEZE DUCT HANGERS: MINIMUM 1" X 2" X 1" X 18 GAGE CHANNELS WITH 1" X 18 GAGE STRAPS TO STRUCTURAL SUPPORT ABOVE.

FLEXIBLE DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH 1-1/2" THICK 1 PCF FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER / VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.G. PRESSURE AND 0 TO 250 DEGREE TEMPERATURE. PROVIDE METAL ADJUSTABLE CLAMPING DEVICES, SCREW OPERATED. USE TWISTLOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. DO NOT EXCEED 6 FEET IN LENGTH. FLEXMASTER 8M OR APPROVED EQUAL.

CEILING DIFFUSERS / RETURNS: INSTALL SUPPLY & RETURN DIFFUSERS/REGISTERS WITH DAMPER I SIZES, CAPACITIES, MATERIALS, AND PATTERN INDICATED ON THE DRAWINGS.

INSULATE REFRIGERANT SUCTION LINES WITH 1-1/2" CLOSED CELL FOAM INSULATION EQUIVALENT TO ARMACELL'S AP ARMAFLEX WITH SELF ADHESIVE SEAMS.

ACCESS PANELS: PROVIDE HINGED ACCESS PANELS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS IN INSULATED DUCTWORK.

AUTOMATIC TEMPERATURE CONTROL: PROVIDE FOR EACH HVAC UNIT, LOW VOLTAGE SEVEN DAY PROGRAMABLE THERMOSTAT, TRANE, CARRIER, OR HONEYWELL T7300. UNIT SHALL INCORPORATE TWO STAGE HEAT/COOL AS APPLICABLE WITH AN AUTO CHANGEOVER FEATURE. HEATING AND COOLING SET POINTS SHALL BE OPERATOR ADJUSTABLE (THERMOSTATS BY UNIT SUPPLIER). THERMOSTAT SHALL HAVE NON-VOLATILE MEMORY WITH MINIMUM 24 HOUR MEMORY RETAINTION, 5 DEGREE F DEADBAND, AND LCD DISPLAY.WIRING SHALL COMPLY WITH SECTION 16000 REQUIREMENTS. PROVIDE RELAYS AS REQUIRED FOR UNIT INTERFACE. PROVIDE ALL TEMPERATURE CONTROL WIRING FOR ALL HVAC SYSTEMS, INCLUDING THERMOSTATS, SMOKE DETECTOR INTERLOCK ETC. INSTALL THERMOSTAT SAME HEIGHT AS LIGHT SWITCHES. COORDINATE FINAL LOCATION WITH ARCHITECT.

CONTRACTOR TO PROVIDE TEST AND BALANCE NEBB CERTIFIED AIR BALANCE. THE MECHANICAL CONTRACTOR SHALL HAVE ALL EQUIPMENT STARTED, ADJUSTED AND TESTED PRIOR TO BALANCING. MECHANICAL CONTRACTOR SHALL ALSO HAVE THEIR TECHNICIAN ON SITE DURING BALANCE TO ADJUST OR CORRECT EQUIPMENT OPERATION DURING BALANCE.

PLUMBING SYSTEM SECTION 15400

THE WORK INCLUDES PROVIDING NEW MATERIALS, FITTINGS, AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

CONNECTION CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OR THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS ON THE PROJECT SITE.

PIPING SYSTEMS - GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

SEWER/WASTE PIPING: SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE HUBLESS PVC PIPE WHERE ACCEPTED BY CODE, FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE SCHEDULE 40 PVC WITH SOVENT WELD JOINTS AND FITTINGS. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT FOR SIZES 3" AND SMALLER AND 1/8" PER FOOT FOR PIPE SIZES 4" AND LARGER.

VENTS: PROVIDE A COMPLETE SYSTEM OF SCHEDULE 40 PVC. DO NOT USE DWV PLASTIC IN RETURN AIR PLENUM SPACES. THE VENT SYSTEM SHALL BE CARRIED THROUGH THE ROOF WITH APPROPRIATE FLASHING.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND FITTINGS FOR 1-1/4" AND LARGER SIZES.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. HOT AND COLD WATER PIPING SHALL BE 1/2" MIN. TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS. PROVIDE WATER HAMMER ARRESSTORS AT EACH FIXTURE STOP. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS). USE TIN-ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING.

PIPE INSULATION: INSULATE ALL HOT AND COLD WATER PIPING. PROVIDE 1" PRE-FORMED FIBERGLASS, ASJ-VB, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C-547. OR PROVIDE WHERE PERMITTED BY LOCAL CODES, 1" SELF-ADHESIVE CLOSED CELL FOAM PIPE INSULATION WITH PRE-FORMED PVC FITTING COVERS - EQUAL TO SELF-ADHESIVE ARMACELL'S AP ARMAFLEX WITH K FACTOR OF 0.27 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURES BELOW 60 DEGREES F.

PROVIDE HEAT TRAPS AT HOT AND COLD WATER CONNECTIONS TO WATER HEATER.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #902-T BALL VALVE, CHROME-FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.O.G., SOLDER END.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND/OR SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS, AND FOOD SERVICE EQUIPMENT OR BEVERAGE DISPENSING EQUIPMENT ITEMS FURNISHED BY OTHERS, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROMIUM PLATED BRASS, WITH CHROME PLATED ESCUTCHEON PLATES. PROVIDE HUBLESS CAST IRON WASTE PIPING AND FITTINGS FOR THE TWO, THREE AND, FOUR COMPARTMENT SINKS. REMOVE MARKINGS FROM ALL PIPING WHEN INSTALLATION IS COMPLETE.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY

JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

SHOP DRAWINGS: CONTRACTORS TO PROVIDE SIX SETS OF SHOP DRAWING SUBMITTALS FOR REVIEW AND APPROVAL TO ARCHITECT. OWNER, ARCHITECT, AND ENGINEER (WHEN APPLICABLE) TO RETAIN ONE SET FOR THEIR OWN RECORDS.

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL CAREFULLY REVIEW CONTRACT DOCUMENTS INCLUDING DRAWINGS AND PROJECT MANUAL. INFORMATION REGARDING WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS ARE DISPERSED THROUGHOUT THE DOCUMENTS AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE FULL SET OF DOCUMENTS.
2. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES ABOVE THE CEILING TO PROVIDE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF AND FUTURE CHANGES IN MECHANICAL EQUIPMENT. CONDUIT AND PIPE TO BE RUN THROUGH TRUSSES. COORDINATE SERVICE AND ACCESS POINTS ABOVE CEILING TO MINIMIZE REQUIRED ACCESS.
3. VERIFY EXACT LOCATION OF ALL HVAC EQUIPMENT WITH HVAC CONTRACTOR PRIOR TO COMMENCING ANY WORK.
4. ALL EQUIPMENT (RECEPTACLES, DISC. SWITCHES, ETC.) SHALL BE WEATHERPROOF.
5. ALL FUSES FOR HVAC UNITS SHALL BE SIZED AS REQUIRED BY MANUFACTURER'S NAMEPLATE ON EQUIPMENT. FUSES SHALL BE CURRENT LIMITING, TIME DELAY BUSSMAN FRN-R OR EQUAL BY GOULD SHAWMUT.
6. ALL CONDUIT SHALL BE RUN CONCEALED BELOW ROOF. PROVIDE WATERTIGHT PITCH POCKETS AS REQUIRED.
7. REFER TO HVAC DRAWINGS FOR ADDITIONAL ELECTRICAL REQUIREMENTS. PROVIDE ALL CONTROL CONDUIT AND WIRING AS REQUIRED FOR INTERLOCKING FANS, MOTORS, ETC. AS INDICATED ON THE HVAC DRAWINGS.
8. ALL DEVICES INSTALLED ON ROOF TOP EQUIPMENT SHALL BE MOUNTED ON A NON-REMOVABLE PANEL OF THE EQUIPMENT. THIS LOCATION SHALL BE COORDINATED WITH THE MECHANICAL OR PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
9. ROOF DECK PENETRATIONS: CONTRACTOR SHALL SECURE LANDLORD APPROVAL FOR ALL BUILDING ROOF DECK PENETRATIONS. REQUESTS SHALL BE ON A SCALED ROOF PLAN SHOWING EXACT LOCATION & SIZE OF PENETRATION & INCLUDE DETAILS OF MOUNTING, FLASHING & SEALING. CONTRACT WITH THE LANDLORD'S ROOFING CONTRACTOR TO PERFORM ALL WORK AT THIS CONTRACTOR'S SOLE EXPENSE. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ROOFTOP EQUIPMENT, NEW ROOF PENETRATIONS, REMOVAL OF EXISTING ROOFTOP EQUIPMENT & INSTALLATION OF ALL ROOFTOP EQUIPMENT WITH THE LANDLORD.

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17052

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REGISTERED ARCHITECT
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Final Plans for Bidding and Construction

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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DATE ISSUED:
APRIL 5, 2017

PROJECT NUMBER:
773-0515

PLAN NORTH TRUE NORTH

SHEET NAME
MEP SPECIFICATIONS

SHEET NUMBER
MEP1.0

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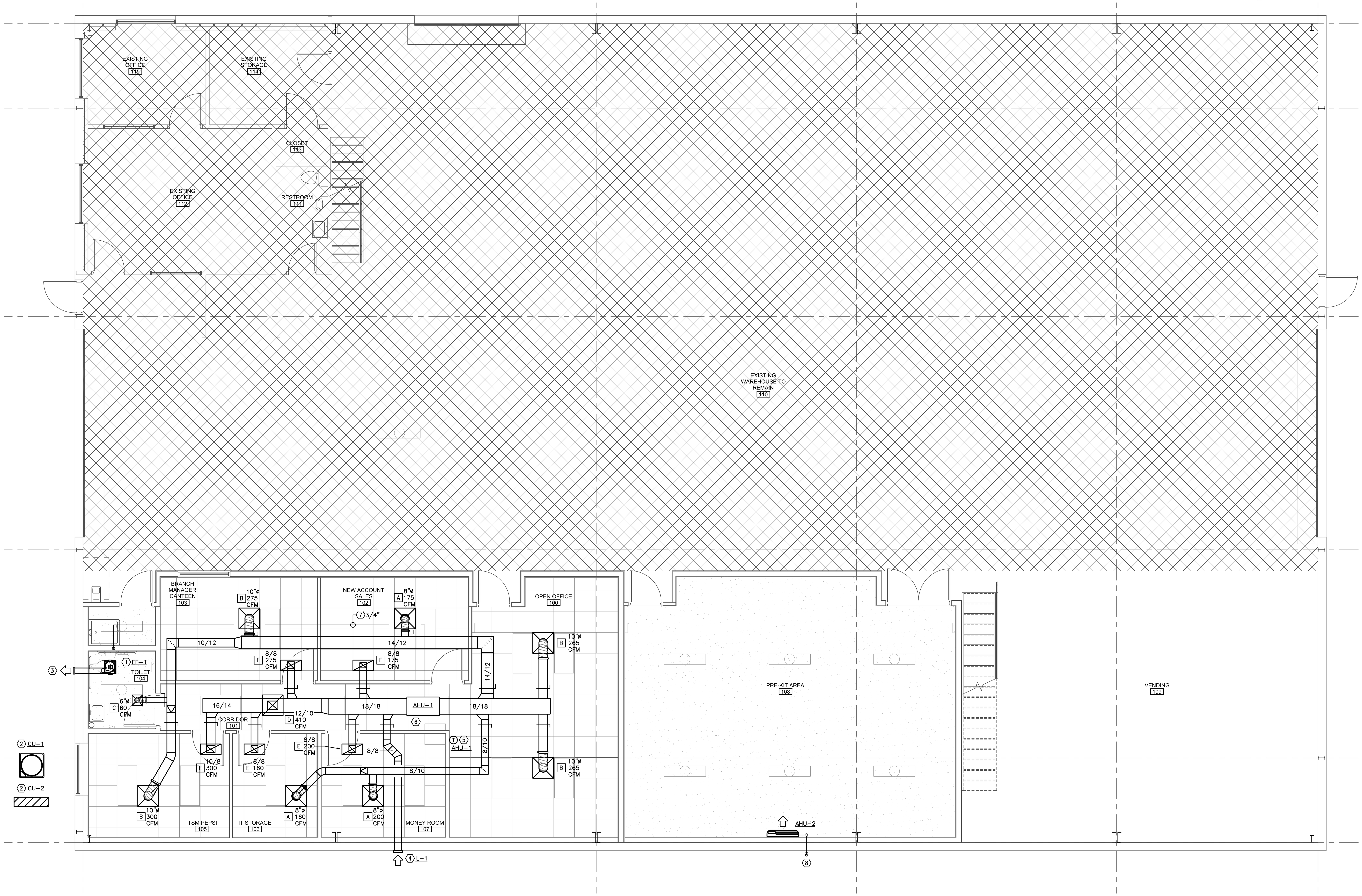
MECHANICAL KEYED NOTES:

1. INTERLOCK EF–1 WITH RESTROOM LIGHT SWITCH.
2. PROVIDE 4" HOUSEKEEPING PAD UNDER UNIT.
3. PROVIDE MANUFACTURER'S WALL CAP. PAINT TO MATCH EXTERIOR OF BUILDING.
4. PROVIDE LOUVER WITH FLANGED FRAME, BIRD SCREEN AND KYNAR FINISH. SEE SCHEDULE SHEET FOR DETAILS.
5. PROVIDE WALL MOUNTED THERMOSTAT 48" ABOVE FINISHED FLOOR, INTERLOCK WITH CORRESPONDING AIR HANDLING UNIT.
6. INSTALL AHU ON MEZZANINE ABOVE. PROVIDE SECONDARY DRAIN PAN WITH EMERGENCY FLOAT SWITCH FOR AUTOMATIC SHUTOFF OF UNIT.
7. ROUTE CONDENSATE LINE ABOVE CEILING TO SERVICE SINK. TERMINATE 2" ABOVE THE SINK'S RIM. INSULATE LINE AS SPECIFIED.
8. ROUTE CONDENSATE LINE TO 24"ø X 3FT DEEP WET WELL.



1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

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4/05/2017

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PLAN NORTH
TRUE NORTH

SHEET NAME
MECHANICAL FLOOR PLAN

SHEET NUMBER
M1.1

AIR BALANCE SCHEDULE

BASED ON ASHRAE 62.1-2010

MARK	SERVES	SUPPLY AIR CFM	RETURN AIR CFM	OUTSIDE AIR CFM	EXHAUST AIR CFM	RESULTING BALANCE	PERCENT OUTSIDE AIR
AHU-1	OFFICE	1700	1520	180		180	10.6%
AHU-2	PRE-KIT	500	500	0		0	0.0%
EF-1	OFFICE RESTROOM				50	-50	
OA	OUTSIDE AIR TOTAL					180	
EA	EXHAUST AIR TOTAL					-50	
	DIFFERENCE (OA-EA)					130	

	CONDITIONED AREA (SQUARE FEET)	1200	
A	DESIRED CFM FOR PRESSURIZATION (CFM/SF)	0.01	12 CFM
B	BUILDING LEAKAGE BASED ON BLDG AT 0.04 CFM/SF X TOTAL SURFACE AREA		111.24 CFM
C	BUILDING EXHAUST		50 CFM
	MINIMUM REQUIRED FOR PRESSURIZATION (A+B+C)		173 CFM
	AMOUNT OF FRESH AIR PROVIDED (DELIVERED)		180
	AMOUNT TO BE RELIEVED (DELIVERED - MINIMUM)		7 CFM
	BUILDING PRESSURIZED AT: 0.04 in. W.G. AT 174 CFM		

HEAT PUMP UNIT SCHEDULE

MARK	HP-1	HP-2
SERVES	AHU-1	AHU-2
NOMINAL TONS	4	1.5
TOT MBTUH	46	18
AMBIENT TEMP.	105	105
SEER (EER)	16	16
HSPF	8.5	9
VOLTS/PH	240/1/60	240/1/60
MCA	26	16
MOCP	40	25
MFG	TRANE	TRANE
MODEL No.	4TWR6048	4TXK1618A
NOTES:	1,2,3,4	1,3,4

NOTES:
1. PROVIDE COMPRESSOR WITH 5 YEAR WARRANTY.
2. PROVIDE RAWAL "APR" HOT GAS BYPASS CONTROL DEVICE TO PROVIDE MODULATING. CAPACITY CONTROL.
3. SIZE REFRIGERANT LINES PER MANUFACTURES RECOMMENDATIONS. PROVIDE HIGH AND LOW PRESSURE SWITCHES, LIQUID LINE FILTER DRIER, CRANKCASE HEATERS AND NON-BLEED PORT, ADJUSTABLETXV VALVE. PROVIDE LIQUID LINE SIGHT GLASS AND PRESSURE TAPS ON INLET AND OUTLET OF INDOOR COILS.
4. EQUIVALENT MANFACTURES ARE MITSUBISHI, CARRIER, AND TRANE.

DX SPLIT AIR HANDLING UNIT SCHEDULE

MARK	AHU-1	AHU-2
SERVES	OFFICE	PRE-KIT
TYPE	FAN COIL	DUCTLESS SPLIT
SUPPLY (CFM)	1700	470
OUT SIDE AIR (CFM)	180	0
EXT. SP. (IN. WG)	0.6	0.3
FAN MOTOR HORSEPOWER		
FAN RPM	552	ECM
FAN STYLE/CONFIGURATION	HORZ.	WALL MOUNT
COOLING COIL		
MAX. COIL FACE VEL. (FPM)	500	500
ROWS/FINS	3/14	
EAT DB/WB (F)	77/64.9	75/62.6
LAT DB/WB (F)	57/56	55/54
TOTAL GRAND (MBTUH)	46.1	17.9
TOTAL SENSIBLE (MBTUH)	34.3	12.9
REHEAT COIL		
EMERGENCY HEATING KW	7.7	N/A
HEATING BTUH	39106.8	12690.0
HEATING EAT DB (F)	65.7	70
HEATING LAT DB (F)	87	95
ELECTRICAL DATA		
VOLTS/PH/HZ	240/1/60	240/1/60
MCA	48	POWERED FROM
MOCP	50	OUTDOOR UNIT
MANUFACTURE	TRANE	TRANE
MODEL No.	GAM5B0C48	4MXW1618
NOTES:	1,2,3,5,6,7,8,9	4,7,8,9

NOTES:
1. PROVIDE 2" PLEATED 30% EFFICIENT MERV 8 FILTERS FOR THE AHU. PROVIDE SLIDE OUT FILTER FRAME ON RETURN INLET OF THE AIR HANDLER.
2. UNIT SHALL BE COMPATIBLE WITH THE SAME MANUFACTURES HEAT PUMP OUTDOOR UNIT.
3. PROVIDE WITH SINGLE POINT OF ELECTRICAL CONNECTION FOR EACH UNIT. THE UNITS SHALL BE CONSTANT VOLUME.
4. PROVIDE WALL MOUNTED HARD WIRED THERMOSTAT FOR DUCTLESS SPLIT UNIT. UNIT SHALL BE POWERED FROM THE CONDENSING UNIT.
5. PROVIDE RUBBER IN SHEAR ISOLATORS FOR SUSPENDED AIR HANDLER.
6. PROVIDE SECONDARY DRAIN PAN WITH EMERGENCY FLOAT SWITCH. INTERLOCK FLOAT SWITCH WITH UNIT SAFETIES.
7. PROVIDE ALL SENSORS, ACCESSORIES, CONTROL POINTS, AND INTERLOCKS FOR THE AHUS AND THEIR RESPECTIVE ACCUS TO BE PROPERLY OPERATED AND STAGED BY THE DDC SYSTEM. COORDINATE ALL THE REQUIRED CONTROLS WITH THE EQUIPMENT TYPE, CONFIGURATION, NUMBER OF DX STAGES, REFRIGERATION CIRCUITS, CONTROLS SEQUENCES AND SPECIFICATIONS.
8. INSTALL ALL UNITS AS PER THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE THE MANUFACTURERS MINIMUM CLEARANCES FOR OPERATION AND SERVICE OF THE UNIT. COORDINATE THE INSTALLATION OF THE UNIT WITH ALL OTHER DISCIPLINES, DUCTWORK, STRUCTURE, ELECTRICAL, AND ALL OTHER OBSTRUCTION PRIOR TO INSTALLATION OF THE UNIT, ITS EQUIPMENT PAD, AND ALL ACCESSORIES.
9. MECHANICAL SPACES HAVE BEEN DESIGNED AROUND THE SPECIFIED MANUFACTURER. ALTERNATE MANUFACTURERS EQUIPMENT SHALL NOT EXCEED THE SPECIFIED MANUFACTURES PHYSICAL DIMENSIONS AND WEIGHTS.

HVAC DESIGN CRITERIA

JOB LOCATION	DESIGN CONDITIONS		WORST CASE HUMIDITY CONDITIONS	
VICTORIA, TX 95 FT ALTITUDE	SUMMER DB / MWB (DEG. F)		SUMMER DB / MWB (DEG. F)	
	94/76		82/78.2	
CHANGE LOCATION AND CONDITIONS	WINTER DB (DEG. F)		DEW POINT (DEG. F)	
	33.2		75.5	
INTERIOR DESIGN AREA	SUMMER		WINTER	
	DB	(%) RH	DB	(%) RH
OFFICE	75	50	70	50
STORAGE	78	50	68	50

EXHAUST FAN SCHEDULE

Manufacture	Mark	Quantity	Model	Volume (CFM)	Ext. SP (in. wg)	Fan Speed (RPM)	Operating Power (Bhp)	Sones	Motor Size (hp)	Voltage	Phase	Hertz	Weight (lb)	Control	Notes
Cook	EF-1	1	GC-124	50	0.5	789	47.2	2.7	0.5	115	1	60	19	A	1,2,3

CONTROL:
A. FAN SHALL BE CONTROLLED BY LOCAL LIGHT SWITCH.

NOTES:
1. FAN SHALL BE DIRECT DRIVE WITH MOTOR MOUNTED SPEED CONTROL RELAY, PREWIRED DISCONNECT SWITCH, AND BACKDRAFT DAMPER.
2. PROVIDE MANUFACTURE'S WALL CAP.
3. EQUIVALENT MANUFACTURES ARE COOK AND GREENHECK.

LOUVER SHCEDULE

TAG	SERVICE	RUSKIN MODEL NUMBERS	SIZE (INCHES) (WXH)	AIR FLOW (CFM)	FREE AREA (FT^2)	PRESSURE DROP (IN WG)	INTAKE OR EXHAUST	NOTES
L-1	AHU-1	EME520DD	12x12	180	0.25	0.08	INTAKE	1,2,3,4

NOTES:
1. PROVIDE WITH GRAVITY BACKDRAFT DAMPER (EXHAUST LOUVERS ONLY).
2. PROVIDE WITH FLANGED FRAME.
3. PROVIDE WITH INSECT SCREEN AND ANODIZED COLOR - REF. ARCHITECTURAL SPECS.
4. RUSKIN, GREENHECK, AND UNITED ENERTECH ARE APPROVED EQUALS.

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ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
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PLAN NORTH / TRUE NORTH

SHEET NAME
MECHANICAL SCHEDULES

SHEET NUMBER
M2.1

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HVAC SYMBOLS AND ABBREVIATIONS

DUCTWORK:

- 20"ø — PRIMARY DUCT, ROUND
- 20/12 — PRIMARY DUCT, RECTANGULAR
- DUCT TRANSITION
- BRANCH TAP
- MANUAL VOLUME DAMPER (MVD)

LINE TYPES:

- NEW EQUIPMENT
- NEW PIPING OR DUCT
- EXISTING PIPING OR DUCT

- RETURN AIR
- FSD — FIRE/SMOKE DAMPER
- CEILING DIFFUSER
- RETURN/EXHAUST AIR GRILLE

MISCELLANEOUS:

- TS HS — ZONE TEMP/HUMIDITY SENSOR
- T H — ZONE THERMOSTAT/HUMIDISTAT
- A 8"ø 200 CFM — AIR DEVICE TYPE, NECK SIZE, SCHEDULED CFM
- NEW CONNECTION TO LANDLORD'S BASE SYSTEM

NOTE: ALL SYMBOLS & ABBREVIATIONS MAY NOT APPLY TO THIS PROJECT

LEGEND

⊕	SQUARE
ø	ROUND
ACC.DR.	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
FC	FLEXIBLE CONNECTION
FLA	FULL LOAD AMPS
FPI	FINS PER INCH
FT W.G.	FOOT WATER GAUGE
GA.	GAUGE
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HVAC	HEATING VENTILATING & AIR CONDITIONING
IN W.G.	INCH WATER GAUGE
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
MBH	THOUSAND BTU PER HOUR
MOCP	MAXIMUM OVER CURRENT PROTECTION
O/A	OUTSIDE AIR
PD	PRESSURE DROP
R/A	RETURN AIR
RLA	RUNNING LOAD AMPS
RPM	REVOLUTION PER MINUTE
S/A	SUPPLY AIR
SP	STATIC PRESSURE
SQ FT	SQUARE FEET
U.C.D.	UNDERCUT DOOR BY 1"
WB	WET BULB

AIR DEVICE SCHEDULE

PLAN MARK	MANUF. & MODEL NUMBER	SERVICE	MODULE SIZE	NECK SIZE	FACE SIZE	BORDER TYPE	FINISH	BLOW PATTERN	MAT'L	OPTIONS/NOTES
A	TITUS OMNI	SUPPLY	24 X 24	8"ø	18 X 18	3	26	4	ALU	
B	TITUS OMNI	SUPPLY	24 X 24	10"ø	18 X 18	3	26	4	ALU	
C	TITUS OMNI	SUPPLY	12 X 12	6"ø	10 X 10	3	26	4	ALU	
D	TITUS 50 F	RETURN	24 X 24	20 X 20	20 X 20	3	26	–	ALU	½" X ½" X 1" CORE AG-15-AA
E	TITUS 50 F	RETURN	24 X 12	20 X 8	20 X 8	3	26	–	ALU	½" X ½" X 1" CORE AG-15-AA

BORDER TYPE
1. SURFACE MOUNT
2. SNAP-IN
3. LAY-IN
4. SPLINE
5. DROPPED
6. BEVELED

BLOW PATTERN
1. 1-WAY
2. 2-WAY
2C. 2-WAY, OPPOSITE
3. 3-WAY
4. 4-WAY+

FINISH
01 ALUMINUM
04 MILL (STD)
26 WHITE

MATERIAL
STL 22 GAUGE STEEL
ALU ALUMINUM

OPTIONS/NOTES

TRM	RAPID MOUNT FRAME
PFSS	SS PLASTER FRAME
PFA	ALUM PLASTER FRAME
AG-15	STEEL DAMPER
AG-15-AA	ALUMINUM DAMPER
AG-15-SS	STAINLESS STEEL DAMPER
EQT	EARTHQUAKE TABS
L	FRONT BLADE LONG ORIENTATION
S	FRONT BLADE SHORT ORIENTATION
AG-85	BUTTERFLY DAMPER
EG	EQUALIZING GRID
TRV	THROW REDUCING VANES

HVAC GENERAL NOTES:

A. THESE GENERAL NOTES APPLY TO ALL HVAC DRAWINGS.
B. DUCT SIZES ARE INSIDE CLEAR DIMENSIONS.
C. DUCTWORK SHALL BE FACTORY FABRICATED FIBERGLASS DUCTBOARD TO NAIMA STANDARDS. DUCTWORK SHALL BE 1–1/2" THICK WITH FIRE RESISTANT FOIL–SCRIM–KRAFT (FSK) VAPOR RETARDER. DUCTBOARD SHALL BE DESIGNED FOR DUAL SERVICE TEMPEARTURE. INSULATION SHALL HAVE A THERMAL CONDUCTIVITY OF .23 AT 75 DEG. F AND AN R–VALUE OF 6.5. THE DUCTBOARD SHALL BE LISTED AS UL 181 CLASS 1 DUCT AND MEET NFPA 90A AND 90B WITH 25/50 FLAME/SMOKE DEVELOPED RATING.
D. PROVIDE FLEXIBLE CONNECTION AT DUCT ATTACHMENTS TO MECHANICAL EQUIPMENT.
E. HVAC EQUIPMENT SUBMITTED OTHER THAN SCHEDULED MANUFACTURER'S SHALL NOT EXCEED PHYSICAL DIMENSIONS DUE TO SPACE LIMITATIONS.
F. ALL PIPING AND DUCTWORK PENETRATIONS OF FIRE–RATED BARRIERS SHALL BE PROTECTED WITH FIRE BLOCKING MATERIAL AND/OR DAMPERS PER SPECIFICATIONS.
G. MANUAL VOLUME DAMPERS INSTALLED IN RECTANGULAR DUCTWORK SHALL BE OPPOSED BLADE TYPE. MANUAL VOLUME DAMPERS INSTALLED IN ROUND DUCTWORK SHALL BE BUTTERFLY TYPE.
H. BALANCING DAMPERS IN EXTERNALLY INSULATED DUCTWORK SHALL BE PROVIDED WITH A BUILD–OUT ON DAMPER OPERATOR TO EXTEND OPERATOR HANDLE TO OUTSIDE OF INSULATION.
I. CONCEALED DUCTWORK TO HAVE OPERABLE QUADRANTS ON BALANCING DAMPERS. PROVIDE CONCEALED REGULATORS FOR DAMPER OPERATORS SIMILAR TO YOUNGS REGULATOR.
J. PROVIDE ACCESS TO ALL CONTROL, MOTORIZED, BALANCING AND FIRE DAMPERS. PROVIDE ACCESS DOORS IN DUCTS AND CEILINGS WHERE NECESSARY.
K. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL SEAMS AIR TIGHT WITH UL 181 A–P/B–FX AND UL 723 LISTED 3" WIDE ALUMINUM FOIL TAPE, SHURTAPE No AF–100.
L. FLEXIBLE DUCTWORK SHALL BE EQUAL TO FLEXMASTER 8M WITH AN INSULATING R–VALUE OF 5 OR BETTER. FLEX DUCT SHALL NOT EXCEED 6 FT IN LENGTH. DUCT RUNOUTS TO DIFFUSERS SHALL BE SAME SIZE AS DIFFUSER NECK.
M. PROVIDE 7–DAY PROGRAMMABLE THERMOSTAT WITH 24 HOUR MEMORY BACKUP. SEE DIVISION 15 SPECIFICATIONS.

GENERAL ENERGY NOTES:

THERMOSTATIC CONTROLS MUST HAVE A 5deg DEADBAND OR HAVE MANUAL CHANGEOVER BETWEEN HEATING AND COOLING.

PROVIDE AUTOMATIC CONTROLS: SETBACK TO 55degF (HEAT) AND 85degF (COOL); 7–DAY CLOCK, 2–HOUR OCCUPANT OVERRIDE, 10–HOUR BACKUP IN THE EVENT OF A POWER LOSS.

OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE PROVIDED WITH AUTOMATIC MEANS TO REDUCE AND SHUT OFF AIRFLOW WITH THE EXCEPTION FOR SYSTEM DESIGNED FOR CONTINUOUS OPERATION OR SYSTEM WITH AN FLOW RATE LESS THAN 3,000 CFM; SYSTEMS WITH READILY ACCESSIBLE MANUAL DAMPERS; OR RESTRICTED BY HEALTH AND LIFE SAFETY CODES.

ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS, MASTICS OR TAPES. TAPES AND MASTICS USED TO SEAL DUCTWORK SHALL BELISTED AND LABELED IN ACCORDANCE WITH UL181A OR UL181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEMS SHALL BE SEALED AND MECHANICALLY FASTENED. DUCT TAPE IS NOT PERMITTED AS A SEALANT OF ANY METAL DUCTS.

INSULATION SHALL BE PROVIDED FOR PIPING AS NOTED IN THE TABLE BELOW. PIPING INSULATION SHALL BE PROVIDED FOR RETURN CIRCULATION HOT WATER SYSTEM WITH 1" OR R–4 INSULATION. THE FIRST 8' OF PIPING IN NONCIRCULATING SYSTEMS SERVED BY EQUIPMENT W/O INTEGRAL HEAT TRAPS SHALL BE INSULATED WITH 5" OR R–4 INSULATION.

MINIMUM PIPE INSULATION (inch)

	NORMINAL PIPE DIA.	
FLUID	≤ 1.5"	> 1.5"
STEAM	1–1/2	3–1/2
HOT WATER	1	1–1/2
CHILL WATER or REFRIGERANT	1	1

MINIMUM DUCT INSULATION (R)

UNCONDITIONED SPACE	≥ 6
OUTSIDE BLDG. ENVELOPE	≥ 8

EXCEPTIONS:
1. WHEN LOCATED WITHIN EQUIPMENT.
2. WHEN DESIGN TEMP. DIFFERENCE BETWEEN THE INTERIOR AND EXTERIOR OF THE DUCT OR PLENUM DOES NOT EXCEED 15'F.

MECHANICAL NARRATIVE:

THE HVAC SYSTEM SHALL BE HIGH EFFICIENCY DX SPLIT SYSTEM UNITS WITH ELECTRIC HEAT.

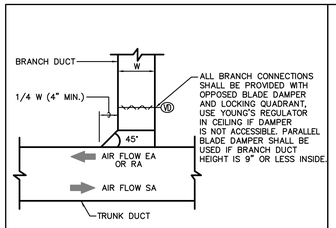
EXHAUST FANS SHALL BE INTERLOCKED WITH CORRESPONDING LIGHT.

REFER TO THE MECHANICAL ENERGY NOTES FOR COMPLIANCE REQUIREMENTS WITH IECC 2015. SEE THE HVAC DESIGN CRITERIA ON THIS SHEET AS REQUIRED BY THE 2015 IECC.

MECHANICAL LEGEND

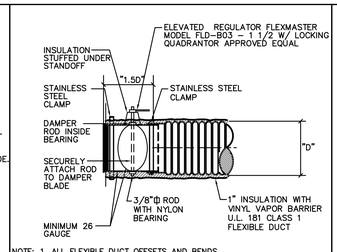
SYMBOL	DESCRIPTION
(N)	NEW
(E)	EXISTING
(R)	RELOCATED
———	EXISTING TO REMAIN
–X–X–	EXISTING TO REMOVE
———	NEW
PHWP	PRIMARY HOT WATER PUMP
HWC	HEATING WATER CONVERTER
ST	STEAM TRAP
CRU	CONDENSATE RETURN UNIT
T	THERMOSTAT
H	HUMIDISTAT
F	FIRESTAT
ID	IONIZATION DETECTOR
SD	SMOKE DAMPER
VD	VOLUME DAMPER
A 8"ø 200 CFM	DIFFUSER TYPE, NECK SIZE, CFM
	SIDE WALL SUPPLY OR RETURN
	SUPPLY
	RETURN
	EXHAUST
FD	FIRE DAMPER
SD	SPLITTER DAMPER – DIMENSION AS NOTED ON DRAWING
	ELBOW WITH TURNING VANES
OBD	OPPOSED BLADE DAMPER
M	MOTORIZED DAMPER
	FLEXIBLE DUCT CONN. TO RECTANGULAR DUCT WITH SPIN–IN CONNECTOR
UCD 1"	UNDERCUT DOOR 1"
RE: 1/M–2.9	REFER TO DETAIL #1 ON DRAWING M–2.9
— CHS —	CHILLED WATER SUPPLY
— CHR —	CHILLED WATER RETURN
— HWS —	HOT WATER SUPPLY
— HWR —	HOT WATER RETURN
—S–15—	STEAM 15 PSIG SUPPLY
—C–15—	CONDENSER 15 PSIG RETURN
— CD —	CONDENSATE DRAIN

MLLE104.DWG



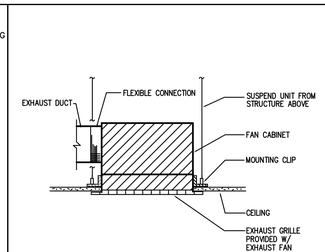
NOTE: THIS CONNECTION SHALL BE TYPICAL FOR ALL RECTANGULAR BRANCH DUCT CONNECTIONS TO RECTANGULAR TRUNK DUCTS, INCLUDING SUPPLY, RETURN, OUTSIDE AIR AND EXHAUST DUCTS.

1 RECTANGULAR BRANCH DUCT TAP — NOT TO SCALE — MAGD300.DWG



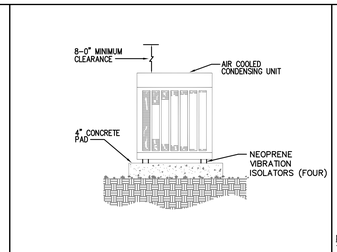
NOTE: 1. ALL FLEXIBLE DUCT OFFSETS AND BENDS SHALL MAINTAIN A RADIUS OF 1.5 X ("D") MINIMUM 3'–0" AND MAXIMUM 6'–0"
2. TYPICAL OF ROUND DUCT CONNECTIONS TO RECTANGULAR DUCTS

2 SPIN–IN DETAIL — NOT TO SCALE — MAGD301.DWG



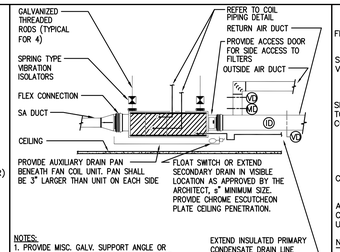
NOTE: PROVIDE FAN U.L RADIATION DAMPER FOR FIRE RATED CEILING.

3 CEILING MOUNTED EXHAUST FAN — NOT TO SCALE — MEFA300.DWG



NOTE: CLEARANCE AROUND UNIT FOR AIR FLOW AND SERVICE PER MANUFACTURER INSTALLATION INSTRUCTION.

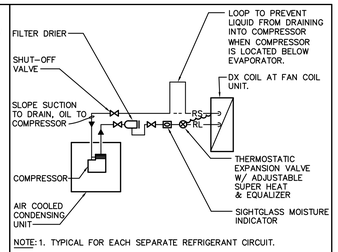
4 CONDENSING UNIT MOUNTING ON GRADE — NOT TO SCALE — MECU100.DWG



NOTES:
1. PROVIDE MISC. GALV. SUPPORT ANGLE OR CHANNEL AS REQ'D. TO BRIDGE STRUCTURE
2. ALL CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PVC.

EXTEND INSULATED PRIMARY CONDENSATE DRAIN LINE TO DRAIN, 5" MINIMUM SIZE; INSULATE W/ ARMAFLEX AP–2000 (25/50)

5 FAN COIL UNIT MOUNTING — NOT TO SCALE — MEFC100.DWG



NOTE: 1. TYPICAL FOR EACH SEPARATE REFRIGERANT CIRCUIT.
2. PROVIDE FILTER DRYER ON ALL SYSTEMS.
3. USE "ACR" HARD DRAWN COPPER REFRIGERANT PIPE.

6 REFRIGERANT PIPING SCHEMATIC — NOT TO SCALE — MPRE100.DWG

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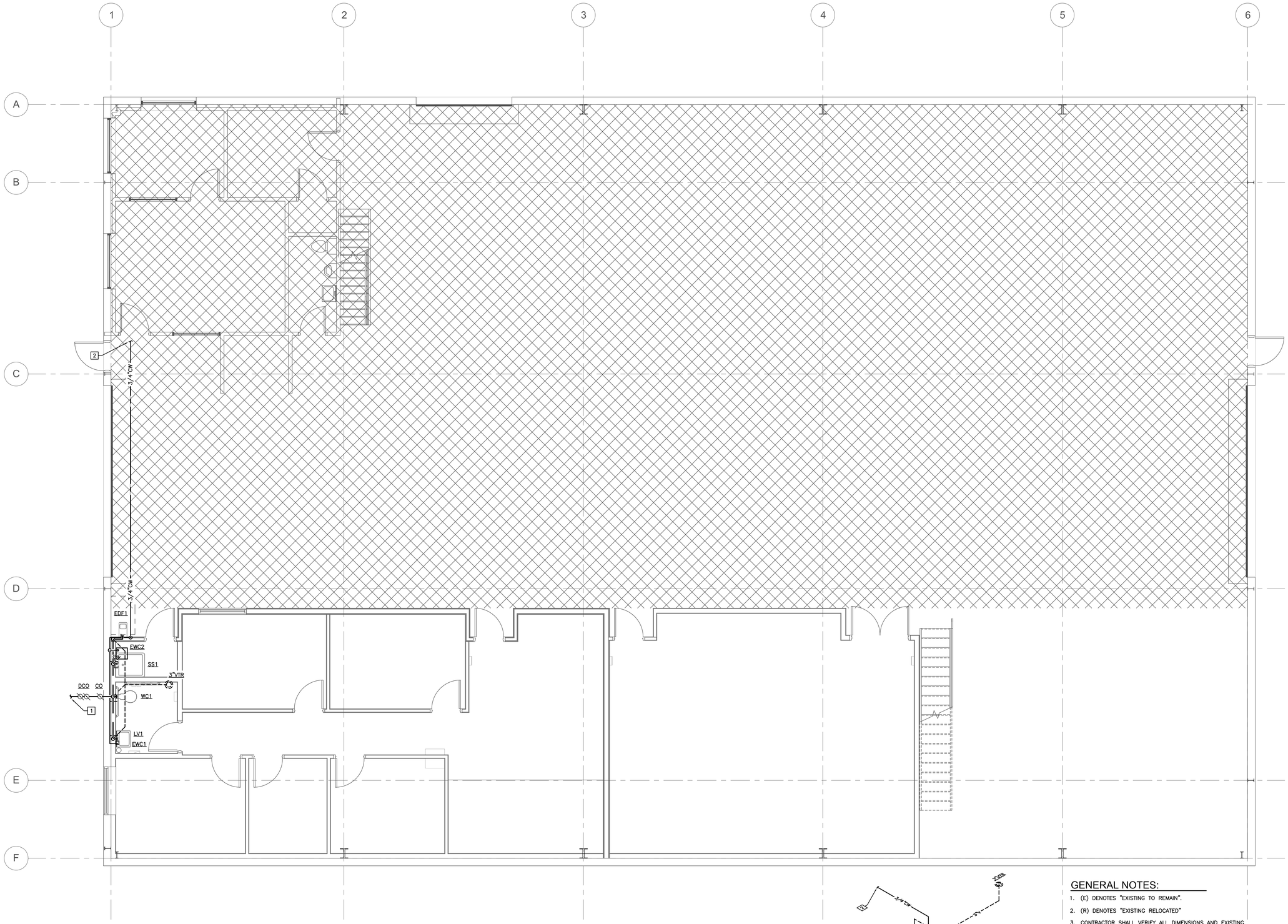
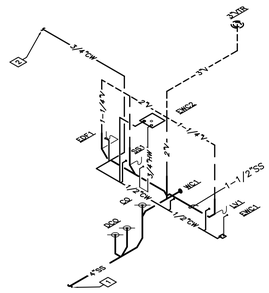


1 PLUMBING FLOOR PLAN
1/4" = 1'-0"



2 PLUMBING RISER DIAGRAM
N.T.S.

GENERAL NOTES:

1. (E) DENOTES "EXISTING TO REMAIN".
2. (R) DENOTES "EXISTING RELOCATED"
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES, OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
4. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, AND LANDSCAPING DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES.

KEY NOTES:

1 REFER TO CIVIL PLAN FOR CONTINUATION.

2 FIELD VERIFY LOCATION OF EXISTING WATER SERVICE ENTRANCE. CONNECT 3/4" WATER LINE TO EXISTING SERVICE ENTRY AND ROUTE IN JOIST AREA TO SERVE NEW RESTROOM AND JANITOR CLOSET..

4/05/2017

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PLUMBING LEGEND

DISREGARD LEGEND ITEMS NOT INDICATED ON DRAWINGS

SYMBOL	DESCRIPTION	ABBR.
	SOIL OR WASTE PIPING B.G.	WST
	SOIL OR WASTE PIPING A.G.	WST
	VENT PIPING	V
	DOMESTIC COLD WATER	CW
	DOMESTIC HOT WATER	HW
	DOMESTIC HOT WATER RETURN	HWR
TW	TEMPERED DOMESTIC HOT WATER	TW
	GATE VALVE	GV
	BALL VALVE	BV
	CHECK VALVE	CKV
	PRESSURE RELIEF VALVE	T&P
	UNION	UN
D	CONDENSATE OR INDIRECT DRAIN	D
	BRANCH CONNECTION, TOP	--
	BRANCH CONNECTION, BOTTOM	--
	ELBOW UP	--
	ELBOW DOWN	--
	FLOOR CLEANOUT (INTERIOR)	FCO
	CLEANOUT AT GRADE (EXTERIOR)	COG
	WALL CLEANOUT	WCO
	FLOOR DRAIN	FD
	FLOOR SINK	FS
	HOSE BIBB	HB
	WALL HYDRANT	WH
	NEW TO EXISTING PIPE CONNECTION	--
	ABBREVIATIONS	ABBR.
--	ABOVE FINISHED FLOOR	AFF
--	ACCESS PANEL	AP
--	BELOW FINISHED FLOOR	BFF
--	BOTTOM OF PIPE	BOP
--	INDIRECT DRAIN	D
--	FINISHED	FIN
--	FLOOR	FLR
--	INVERT ELEVATION	INV. EL.
--	TRAP PRIMER	TP
--	TYPICAL	TYP
--	VENT THRU ROOF	VTR

NOT ALL SYMBOLS MAY BE USED

GENERAL NOTES:

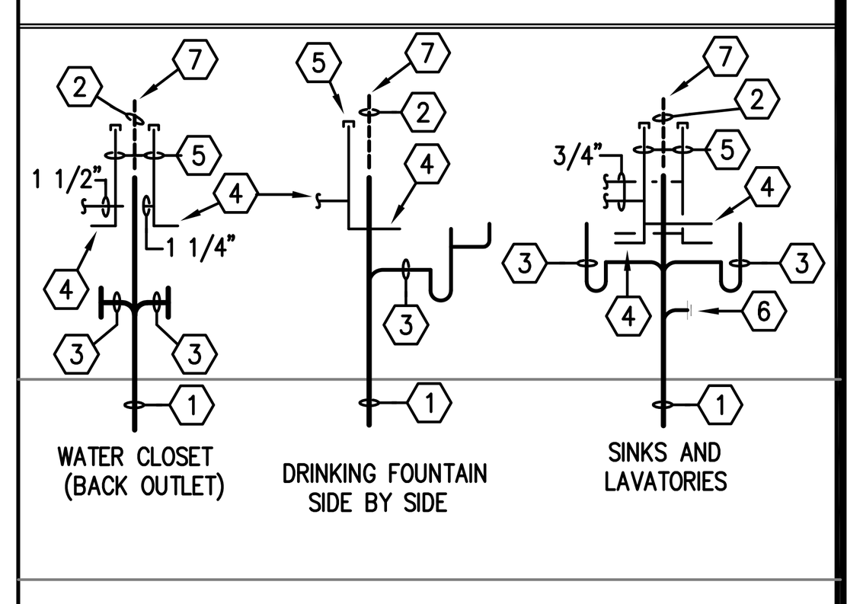
1. CONTRACTOR TO FIELD VERIFY ELEVATIONS AND DIMENSIONS OF FINISHED FLOORS AND WALLS. TRUE ALL DRAINS, ROUGH-INS AND CARRIERS IN ACCORDANCE WITH THE PROPOSED ELEVATIONS AND FINISHED SURFACES.
2. MOUNTING HEIGHT ELEVATION OF ALL WALL HUNG OR COUNTER MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION OF ROUGH-IN WORK.
3. FOR ALL FIXTURES AND EQUIPMENT WITH ASSOCIATED TRIM OR COMPONENT ACCESSORIES, PROVIDE UNDER SEPARATE DIVISIONS AND REQUIRING PLUMBING CONNECTIONS; THIS CONTRACTOR SHALL FIELD COORDINATE EXACT REQUIREMENTS OF, MAKE PROVISIONS FOR, AND SUPPLY ALL MATERIALS AND LABOR FOR MAKING FINAL CONNECTIONS.
4. CONTRACTOR SHALL REFER TO SHOP DRAWINGS OF EQUIPMENT TO BE SUPPLIED FOR FINAL COORDINATION OF ALL ROUGH-IN OPENINGS BEFORE BEGINNING WORK.
5. ALL FIXTURE AND EQUIPMENT STUB-OUTS SHALL BE PROVIDED WITH A STOP VALVE. ALL FIXTURE STOPS SHALL BE SOLID BRASS, LOOSE KEY OPERATED, CHROME PLATED (WERE EXPOSED), AND FITTED TIGHT TO CHROME PLATED BRASS WALL ESCUTCHEON PLATES. SUPPLY RISERS SHALL BE TYPE "L" TUBING, CHROME PLATED. PROVIDE 1/2" FIP X 3/8" OD COMPRESSION FITTINGS FOR ALL SINKS, LAVATORIES, AND SIMILAR FIXTURES.
6. ALL P-TRAPS WITHIN THE BUILDING, ABOVE GRADE AND EXPOSED TO INSPECTION SHALL BE CHROME PLATED ADJUSTABLE, CAST BRASS WITH CLEANOUT PLUG. PROVIDE CAST SLIP NUTS AND WASHERS, 17 GAGE SEAMLESS TUBULAR BRASS DRAIN TO WALL AND WALL FLANGE. PROVIDE 1-1/2" P-TRAP FOR ALL LAVATORIES AND SIMILAR FIXTURES. PROVIDE 1-1/2" P-TRAP FOR ALL SINKS AND SIMILAR FIXTURES, MCGUIRE OR EQUAL
7. ALL ROUGH-IN OPENINGS SHALL BE FITTED WITH CHROME PLATED, WROUGHT BRASS DEEP BELL OR BOX ESCUTCHEON PLATES FITTED TIGHT TO PIPE AND FLUSH TO WALL. STEEL ESCUTCHEON PLATES ARE NOT ACCEPTED.
8. ALL EXPOSED BRASS SHALL BE CHROME PLATED.
9. ALL HANDICAPPED ACCESSIBLE FIXTURES SHALL BE OF APPROVED TYPES AND WITH REQUIRED CONTROLS INSTALLED TO HEIGHTS AND CLEARANCES, AS PRESCRIBED BY THE AMERICAN DISABILITIES ACT (ADA) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS). FIXTURES SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ACCESSIBILITY CODE REQUIREMENTS. PROVIDE FIXTURES WITH DEPTHS AT MAXIMUM PERMITTED AND AVAILABLE FOR INTENDED FIXTURE USE.
10. INSULATE ALL EXPOSED WATER AND DRAIN LINES ON ADA/TAS ACCESSIBLE LAVATORIES AND SINKS WITH MCGUIRE PRO WRAP OR EQUAL. PROVIDE OFFSET DRAIN FITTINGS WHERE REQUIRED TO PROVIDE MINIMUM CLEARANCES.
11. ALL ADA/TAS SINKS SHALL BE STAMPED WITH DRAIN OUTLET AT THE REAR OF THE BOWL.
12. PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE IN ACCORDANCE WITH SENATE BILL 587 FOR WATER SAVING PERFORMANCE. LAVATORY AND SINK FAUCETS SHALL INCLUDE 2.2 GPM FLOW CONTROL.
13. ORIENT ADA/TAS WATER CLOSET FLUSH VALVE WITH OPERATOR ON LARGE SIDE OF ENCLOSURE AND BELOW GRAB BARS.
14. SEAL ALL SPACES BETWEEN PLUMBING FIXTURES AND MOUNTING SURFACES WITH WHITE LATEX CAULK WIPED SMOOTH AND FLUSH WITH FIXTURE.
15. FLOOR DRAINS SHALL BE INSTALLED AT LOW POINTS OF UNIFORMLY SLOPED FLOOR. CONTRACTOR SHALL FIELD COORDINATE WITH STRUCTURAL TO INSURE FLOORS ARE UNIFORMLY SLOPED ACROSS ENTIRE TOILET ROOMS OR OVER AS WIDE AN AREA AS PRACTICAL FOR OPEN AREA FLOOR DRAINS. CONVEX FLOOR SLOPE IN THE IMMEDIATE VICINITY OF THE FLOOR DRAIN IS NOT ACCEPTABLE.
16. EQUIVALENT MANUFACTURES OF CHINA FIXTURES ARE KOHLER, ELJIER, AND CRANE. EQUIVALENT MANUFACTURES OF STAINLESS FIXTURES ARE JUST AND ELKAY.
17. WATER HEATER SHALL BE PROVIDED WITH CODE APPROVED VACUUM BREAKER AND BRASS ASME TEMPERATURE AND PRESSURE RELIEF VALVE. ROUTE TPR DRAIN LINE FULL SIZED TO EXTERIOR OF BUILDING AND TERMINATE 6" ABOVE FINISHED GRADE, OR AS INDICATED ON PLANS.
18. ROOF PENETRATIONS SHALL BE DONE IN STRICT COMPLIANCE WITH THE ARCHITECTS SPECIFICATIONS AND SHALL BE LEAK PROOF.
19. FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF STUB OUTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY WHICH MAY AFFECT THE INTENDED DESIGN.
20. ALL PLUMBING WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL STATE AND LOCAL CODES.
21. THE PLUMBING CONTRACTOR SHALL GUARANTEE THE COMPLETE PLUMBING SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
22. ALL WATER HEATER SUPPLY CONNECTIONS SHALL HAVE HEAT TRAP NIPPLE CONNECTIONS. HEAT TRAP NIPPLES NOT REQUIRED IF HOT WATER RECIRCULATION SYSTEM IS PROVIDED.

PLUMBING PIPE MATERIALS SCHEDULE

PIPING SYSTEM	PIPING MATERIAL
SANITARY SEWER BELOW GRADE	SCHEDULE 40 DWV PVC
SANITARY DRAIN AND VENTS ABOVE GRADE	SCHEDULE 40 DWV PVC*
DOMESTIC HOT & COLD WATER BELOW GRADE	COPPER, TYPE "K" SOFT
DOMESTIC HOT & COLD WATER ABOVE GRADE	COPPER, TYPE "L" HARD DRAWN
HOT WATER PIPE INSULATION	1" RIGID FIBER GLASS

*SCHEDULE 40 DWV PVC SHALL NOT BE USED IN RETURN AIR PLENUMS. WHERE CEILING PLENUMS ARE USED FOR RETURN AIR, CONTRACTOR SHALL ONLY USE BELL AND SPIGOT SERVICE WEIGHT CAST IRON PIPE.

PLUMBING RISER DETAILS



KEYED NOTES – RISER DIAGRAM DETAILS:

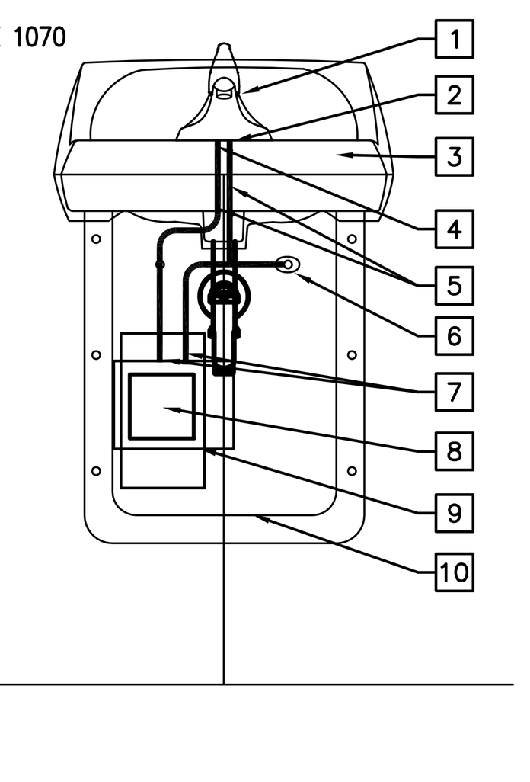
1. REFER TO PLUMBING FIXTURE SCHEDULE FOR SOIL OR WASTE ROUGH-IN PIPE SIZE. MINIMUM SOIL OR WASTE DRAIN LINE SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
2. REFER TO PLUMBING FIXTURE SCHEDULE FOR SANITARY VENT ROUGH-IN PIPE SIZE. MINIMUM SANITARY VENT BRANCH SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
3. REFER TO PLUMBING FIXTURE SCHEDULE FOR FIXTURE DRAIN ROUGH-IN PIPE SIZE. MINIMUM FIXTURE DRAIN AND TRAP SIZE FOR THIS FIXTURE.
4. REFER TO PLUMBING FIXTURE SCHEDULE FOR WATER PIPING ROUGH-IN PIPE SIZE. MINIMUM WATER SUPPLY BRANCH SIZE (EXCEPT AS NOTED) FOR THIS FIXTURE.
5. PROVIDE AIR CHAMBER, MINIMUM ONE PIPE SIZE LARGER THAN FIXTURE ROUGH-IN OPENING AND MINIMUM 18" IN LENGTH ABOVE SUPPLY BRANCH CONNECTION.
6. WALL CLEANOUTS SHALL BE PROVIDED AT ALL END OF BATTERY OR END OF BRANCH LINE FIXTURES AND WHERE REQUIRED BY PLUMBING CODE OFFICIALS TO ASSURE COMPLETE ACCESS TO ALL PORTIONS OF DRAIN.
7. SANITARY VENT PIPES SHALL CONTINUE TO CEILING OR HEADER TOGETHER AT A MINIMUM 42" ABOVE FIN. FLOOR.

PLUMBING FIXTURE UNITS

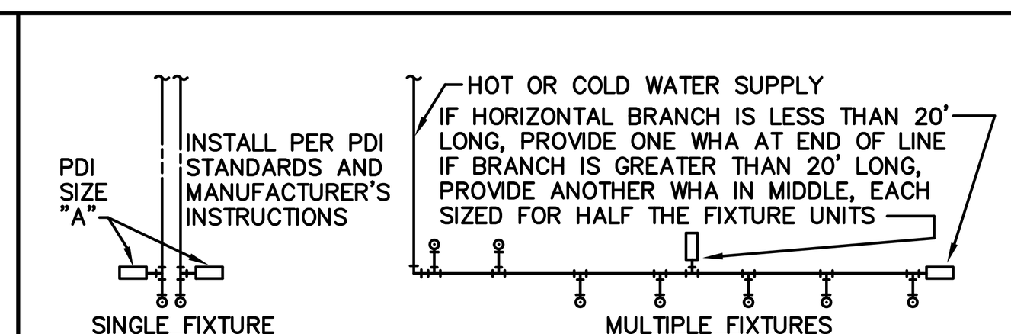
FIXTURE	QTY.	DRAINAGE: TRAP SIZE	DFU EA	SDFU	WATER SUPPLY: WSFU EA	TOT. WSFU	CW WSFU	HW WSFU	PEAK GPM
WATER CLOSET – TANK	1	–	4	4	5	5	5	–	1.60
LAVATORY	1	1 1/4"	1	1	2	2	1.50	1.50	0.40
SERVICE SINK	1	2"	2	2	3	3	2.25	2.25	3.00
DRINKING FOUNTAIN	2	1 1/4"	0.50	1.00	0.25	0.50	0.50	–	0.75
(E)LAVATORY	1	1 1/4"	1	1	2	2	2	2	0.40
(E)WATER CLOSET	1	–	4	4	5	5	3	3	1.60
TOTAL FU				13.00		17.50	14.25	8.75	
TOTAL GPM				8.00		19.00	17.00	13.00	
PIPE SIZE				4"		3/4"	3/4"	3/4"	

PLUMBING FIXTURE SCHEDULE

SYMB.	PLAN MARK	MINIMUM ROUGH-IN SIZES: WST & VENT	DRAIN	CW	HW	DESCRIPTION
	ELEC. DRINKING FOUNTAIN EDF1 (SINGLE COOLER)	2"	1-1/2"	1-1/2"	1/2"	---- ELKAY No. EZS8 BARRIER-FREE, LEAD FREE WALL MOUNT COOLER, 8.0 GPH CAPACITY, COOLED TO 50°F WITH 80°F AMBIENT WATER TEMP., UNIT SHALL USE 3.7 FL. AMPS. WIRED FOR 120V/1ø/60Hz. POWER. PROVIDE MIFAB FLOOR MOUNTED WATER COOLER SUPPORT SYSTEM. PROVIDE CAST BRASS P-TRAP WITH C.O., STOPS AND SUPPLIES. COLOR TO BE SELECTED BY ARCHITECT. MOUNT AT ADA HEIGHT.
	LAVATORY LV1 (WALL HUNG)	2"	1-1/2"	1-1/4"	1/2"	1/2" AMERICAN STANDARD NO.0355.012 "LUCERNE" WALL MOUNTED LAVATORY: TAS COMPLIANT, WHITE, FRONT OVERFLOW, CONCEALED WALL CARRIER, 4" O.C. TAPPING; MIFAB MC-41 SERIES FLOOR MOUNTED CONCEALED ARM CARRIER WITH TWO UPRIGHTS; WATTS P1070 FAUCET: C.P. 0.5 AERATOR, DECK PLATE, ASSE 1070, SET AT 105°F; WASTE: 1-1/4" 17 GA C.P. BRASS OFFSET TAILPIECE WITH GRID STRAINER, 1-1/4" 17 GA BRASS C.P. ADJ. "P"-TRAP W/C.O., ESCUTCHEON; SUPPLY: C.P. ANGLE SUPPLIES W/STOPS, 3/8" FLEX TUBE RISERS, ESCUTCHEONS. PROVIDE TRUEBRO FACTORY CUT LAV SHIELD NO. 2018-AS-L FOR EXPOSED PIPING. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT.
	SERVICE SINK SS1 (FREE STANDING)	2"	1-1/2"	1-1/2"	1/2"	1/2" FIAT No. PA11 LAUNDRY TUB: 20"X24" POLYETHYLENE BOWL W/ LEGS; No. A1CP C.P. FAUCET: BLADE HANDLES, 6" SWING SPOUT, AERATOR; WASTE: 1-1/4" 17 GA C.P. BRASS OFFSET TAILPIECE, 1-1/4" 17 GA BRASS C.P. ADJ. "P"-TRAP W/C.O., ESCUTCHEON; SUPPLY: C.P. ANGLE SUPPLIES W/STOPS, 3/8" FLEX TUBE RISERS, ESCUTCHEONS.
	WATER CLOSET WC1 (TANK TYPE)	4"	2"	4"	1/2"	---- AMERICAN STANDARD 2878.016 "YORKVILLE" FLUSH TANK WATER CLOSET ADULT TAS COMPLIANT, 17"-19" MAX. TOP OF SEAT, ELONGATED, V.C., WHITE, FLOOR MOUNTED, BACK-OUTLET, 1.6 GPF SIPHON FLUSH, BOLT CAPS, CLOSET SEAL, MOUNT WITH HANDLE AT WIDE SIDE OF STALL; CHURCH 255SSC SEAT: ELONGATED, PLASTIC, WHITE, OPEN FRONT, SS POSTS, SELF SUSTAINING CHECK HINGE; SUPPLY: C.P. ANGLE SUPPLY WITH STOP, 3/8" FLEX TUBE RISER, ESCUTCHEON.
	TANKLESS WATER HEATER EWH1 (SINGLE LAVATORY)	----	----	----	3/8"	3/8" EEMAX No. SP2412 TANKLESS WATER HEATER: REPLACEABLE NICKEL CHROME CARTRIDGE ELEMENT, 150 PSI RATED, COMPRESSION FITTINGS, FACTORY SET AT 110°F, 0.3 GPM TURN ON, 2.4 KW. 120/1/60, 33°F TEMP RISE AT 0.5 GPM. MOUNT UNDER LAVATORY.
	POINT OF USE WATER HEATER EWH2 (SINGLE SINK)	----	----	----	3/4"	3/4" EEMAX No. EMT6 MINI TANK WATER HEATER: 6 GALLON CAPACITY, REPLACEABLE ELEMENT, 150 PSI RATED, 3/4" NPT CONNECTIONS, ADJ. TEMP. 50°F – 140°F, ASME T&P VALVE, 1440 WATTS @ 120/1/60, 12 GPH @ 60 F TEMP RISE, HARDWIRED, 5 YR WARRANTY, MOUNT ABOVE SERVICE SINK.
	WATER HAMMER ARRESTOR WHA	SEE PLAN	SEE PLAN	SEE PLAN	----	---- SIOUX CHIEF MODEL 652A. TYPE I COPPER TUBE, POLY PISTON WITH TWO EPDM O-RINGS. INSTALL TO MANUFACTURES SPECIFICATIONS.
	DOUBLE CLEANOUT DCO	SEE PLAN	SEE PLAN	SEE PLAN	----	---- WADE 6000-75 EXTERIOR CLEANOUT: C.I CLEANOUT AND HOUSING, BRONZE TAPER PLUG, ROUND SCORIATED C.I. TOP, ANCHOR IN CONCRETE PAD 12"x12"x8" DEEP, FLUSH WITH GRADE OR SET FLUSH WITH SIDEWALK.
	EXTERIOR CLEANOUT ECO	SEE PLAN	SEE PLAN	SEE PLAN	----	---- WADE 6000-75 EXTERIOR CLEANOUT: C.I CLEANOUT AND HOUSING, BRONZE TAPER PLUG, ROUND SCORIATED C.I. TOP, ANCHOR IN CONCRETE PAD 12"x12"x8" DEEP, FLUSH WITH GRADE OR SET FLUSH WITH SIDEWALK.
	FLOOR CLEANOUT FCO	SEE PLAN	SEE PLAN	SEE PLAN	----	---- SIOUX CHIEF 852-XPIV "PVC" FLOOR CLEANOUT: SIZE PVC HUB, C.I. MED. DUTY LOOSE SET COVER, VANDAL-PROOF SCREWS, THREADED PVC PLUG; MOUNT COVER FLUSH WITH FLOOR.
	FLOOR DRAIN FD1 (REST ROOMS)	2"	1-1/2"	2"	----	---- WADE 1100-A-1 FLOOR DRAIN: CAST IRON DRAIN BODY WITH 1/2" IPS TRAP PRIMER TAP, BOTTOM OUTLET, CLAMPING COLLAR, WEEP HOLES, V.P. SCREWS, ADJUSTABLE TOP; STRAINER: 6" DIAMETER, LIGHT DUTY, NICKEL BRONZE, HEEL PROOF PERFORATED; DEEP SEAL TRAP. PROVIDE PROSET SYSTEMS TRAP GUARD INSERT.
	HUB DRAIN HD1	2"	1-1/2"	2"	----	---- PROSET No.TG23HD PVC HUB DRAIN WITH 3" HUB AND 2" TRAP GUARD AND DEEP SEAL TRAP.
	WALL CLEANOUT WCO	SEE PLAN	SEE PLAN	SEE PLAN	----	---- ZURN NO. ZS1469-7-VP ROUND STAINLESS STEEL ACCESS COVER COMPLETE WITH SECURING SCREW. PROVIDE CLEANOUT PLUG TO MATCH PIPE MATERIAL.



X **TANKLESS WATER HEATER DETAIL**
NOT TO SCALE

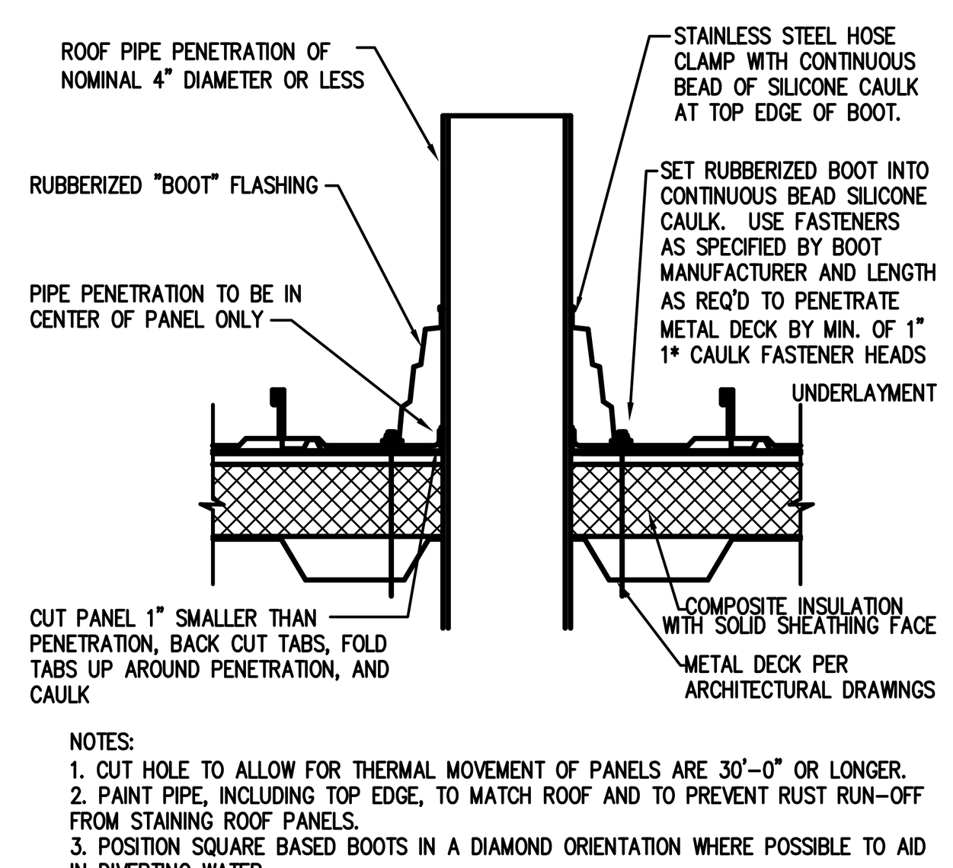


PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD	SIOUX CHEIF MODEL No. *
A	1/2"	1-11	652-A
B	3/4"	12-32	653-B
C	1"	33-60	654-C
D	1-1/4"	61-113	655-D
E	1-1/2"	114-154	656-E
F	2"	154-330	657-F

FIXTURE UNIT TABULATION: FIXTURE	COLD	HOT
VALVE WATER CLOSET	10	--
TANK WATER CLOSET	5	--
URINAL	5	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3
SHOWER/BATHTUB	2	2

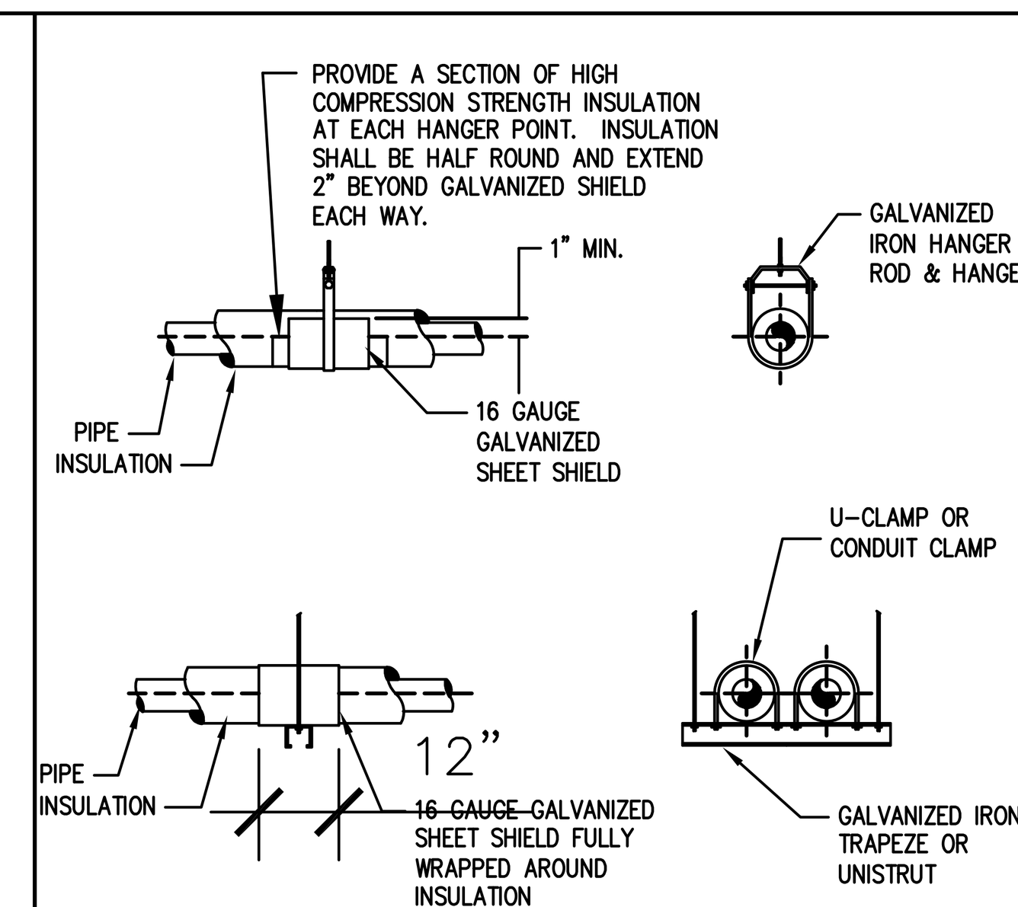
PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH- 201, ASSE #1010 AND ANSI #A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. PROVIDE ACCESS PANEL FOR SERVICING OR REPLACEMENT, WHERE REQUIRED.

11 **WATER HAMMER ARRESTOR**
NOT TO SCALE PPTP100

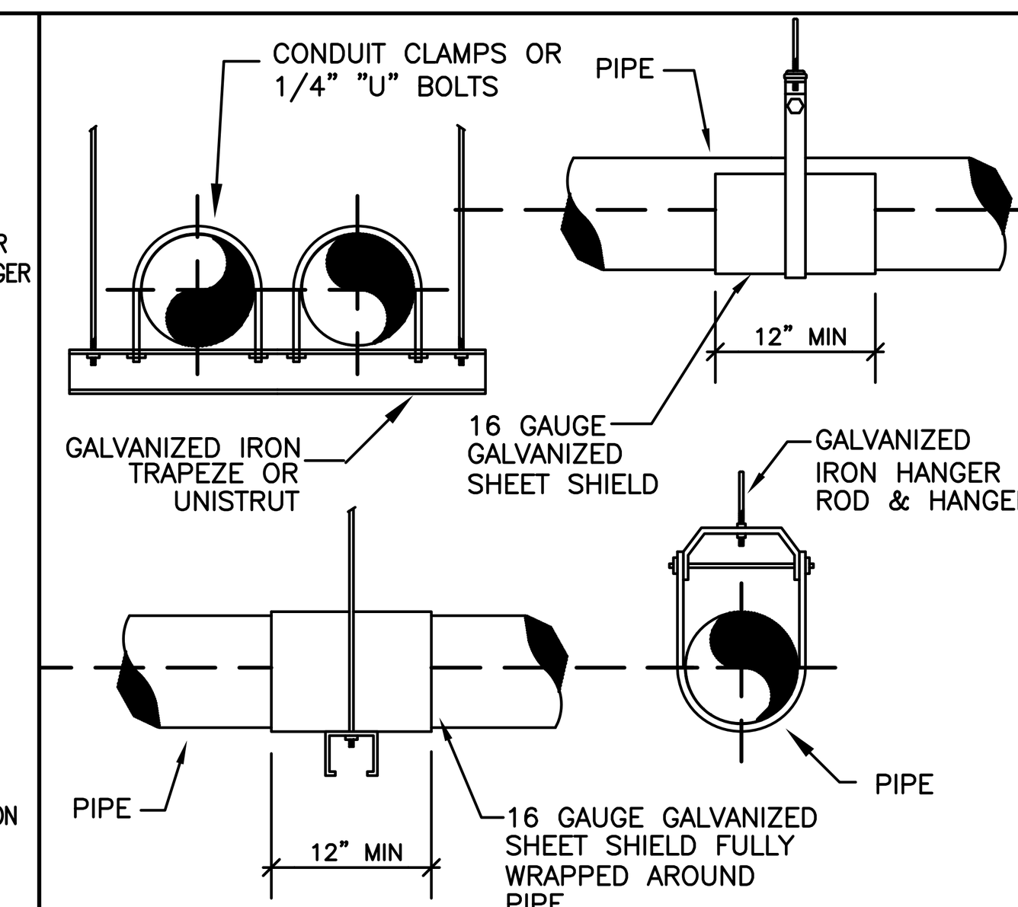


NOTES:
1. CUT HOLE TO ALLOW FOR THERMAL MOVEMENT OF PANELS ARE 30'-0" OR LONGER.
2. PAINT PIPE, INCLUDING TOP EDGE, TO MATCH ROOF AND TO PREVENT RUST RUN-OFF FROM STAINING ROOF PANELS.
3. POSITION SQUARE BASED BOOTS IN A DIAMOND ORIENTATION WHERE POSSIBLE TO AID IN DIVERTING WATER.

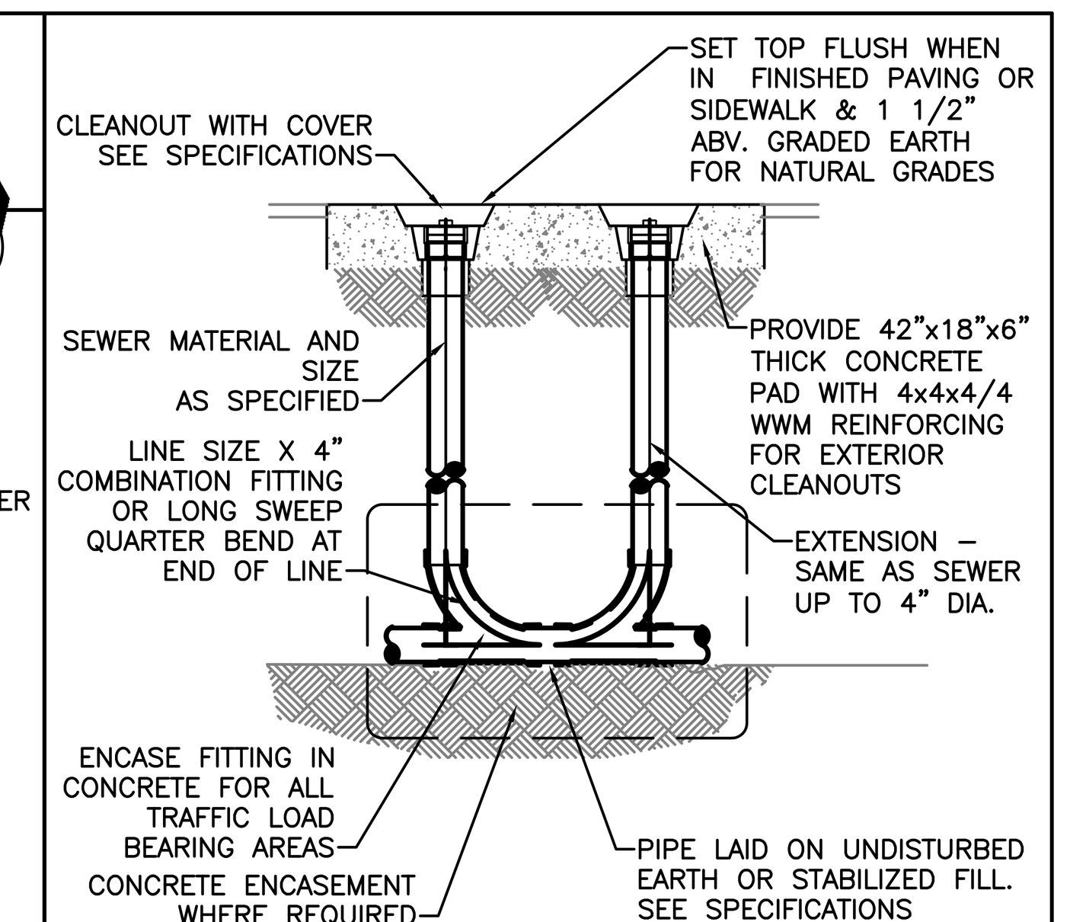
X **METEL ROOF PIPE PENETRATION**
NOT TO SCALE



X **PIPE HANGER FOR INSUL. PIPE**
NOT TO SCALE PWHE203

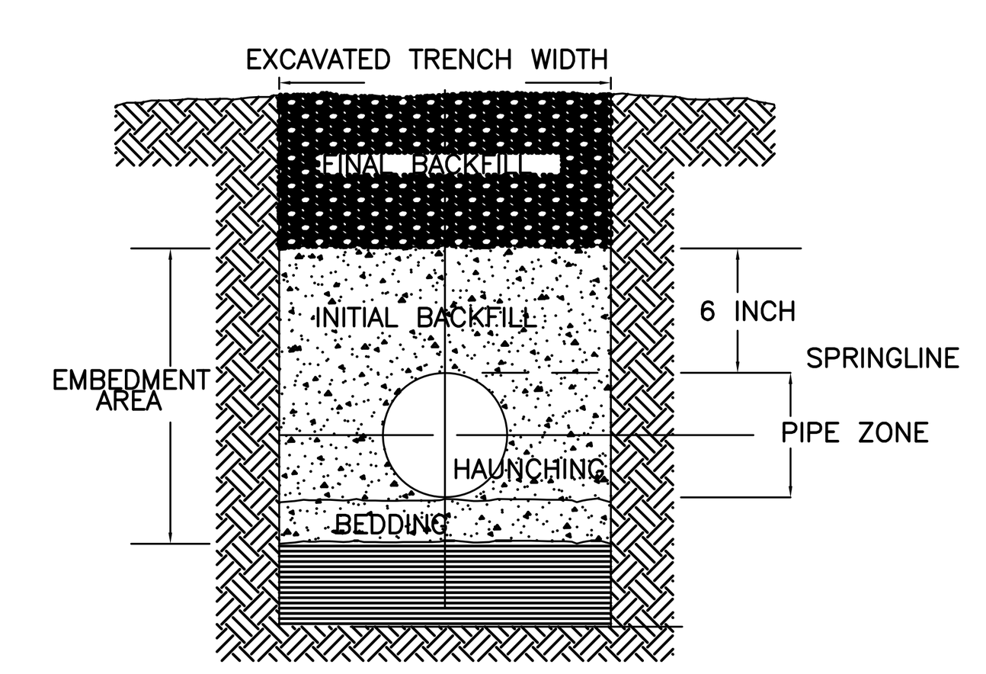


20 **UNINSULATED PIPE HANGER**
NOT TO SCALE PWHE203



X **TWO-WAY CLEANOUT DETAIL**
NOT TO SCALE PPWV100

UNDERGROUND INSTALLATION OF PLASTIC PIPE



NOTE–IN ADDITION TO THESE STANDARDS, PIPE SHOULD ALWAYS BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODE REQUIREMENTS.

PLASTIC PIPE SHOULD ALWAYS BE BURIED IN STRICT ACCORDANCE WITH THE ASTM STANDARD RELEVANT TO THE TYPE OF PLASTIC PIPING SYSTEM BEING INSTALLED. THOSE STANDARDS ARE:

ASTM D2321 STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

ASTM D2774 STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING.

1. THE MINIMUM WIDTH OF THE TRENCH SHOULD BE THE PIPE OD (OUTSIDE DIAMETER) PLUS 16 INCHES OR THE PIPE OUTSIDE DIAMETER TIMES 1.25 PLUS 12 INCHES. THIS WILL ALLOW ADEQUATE ROOM FOR JOINING THE PIPE, SNAKING THE PIPE IN THE TRENCH TO ALLOW FOR EXPANSION AND CONTRACTION WHERE APPROPRIATE AND SPACE FOR BACKFILLING AND COMPACTION OF BACKFILL. THE SPACE BETWEEN THE PIPE AND TRENCH WALL MUST BE WIDER THAN THE COMPACTION EQUIPMENT USED TO COMPACT THE BACKFILL.
2. PROVIDE A MINIMUM OF 4 INCHES OF FIRM, STABLE AND UNIFORM BEDDING MATERIAL IN THE TRENCH BOTTOM. IF ROCK OR UNYIELDING MATERIAL IS ENCOUNTERED, A MINIMUM OF 6 INCHES OF BEDDING SHALL BE USED. BLOCKING SHOULD NOT BE USED TO CHANGE PIPE GRADE OR TO INTERMITTENTLY SUPPORT PIPE OVER LOW SECTIONS IN THE TRENCH.
3. PIPE SHOULD BE SURROUNDED WITH AGGREGATE MATERIAL WHICH CAN BE EASILY WORKED AROUND THE SIDES OF THE PIPE. BACKFILLING TO BE PERFORMED IN LAYERS OF 6 INCHES WITH EACH LAYER BEING SUFFICIENTLY COMPACTED TO 85% TO 95% COMPACTION.
4. A MECHANICAL TAMPER IS RECOMMENDED FOR COMPACTING SAND AND GRAVEL. THESE MATERIALS CONTAIN FINE-GRAINS, SUCH AS SILT AND CLAY. IF A TAMPER IS NOT AVAILABLE, COMPACTING SHOULD BE DONE BY HAND.
5. THE TRENCH SHOULD BE COMPLETELY FILLED. THE BACKFILL SHOULD BE PLACED AND SPREAD IN UNIFORM LAYERS TO PREVENT ANY UNFILLED SPACES OR VOIDS. LARGE ROCKS, STONES, FROZEN CLODS, OR OTHER LARGE DEBRIS SHOULD BE REMOVED. STONE BACKFILL SHALL PASS THROUGH AN 1-1/2" SIEVE. ROCK SIZE SHOULD BE ABOUT ONE-TENTH OF THE PIPE OUTSIDE DIAMETER. HEAVY TAMPERS OR ROLLING EQUIPMENT SHOULD ONLY BE USED TO CONSOLIDATE THE FINAL BACKFILL.
6. TO PREVENT DAMAGE TO THE PIPE AND DISTURBANCE TO PIPE EMBEDMENT, A MINIMUM DEPTH OF BACKFILL ABOVE THE PIPE SHOULD BE MAINTAINED. PIPE SHOULD ALWAYS BE INSTALLED BELOW THE FROST LEVEL. TYPICALLY, IT IS NOT ADVISABLE TO ALLOW VEHICULAR TRAFFIC OR HEAVY CONSTRUCTION EQUIPMENT TO TRAVERSE THE PIPE TRENCH.

X **UNDERGROUND INSTALLATION DETAIL OF PLASTIC PIPING SYSTEMS**
NOT TO SCALE

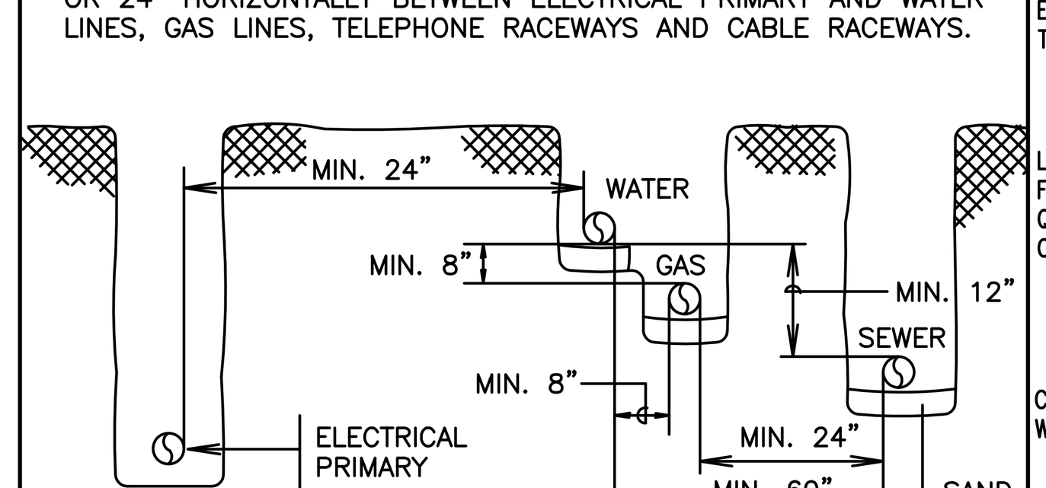
UNDERGROUND INSTALLATION

CLEAR TRENCH OF ALL ROCKS AND DEBRIS BEFORE ADDING SAND CUSHION.

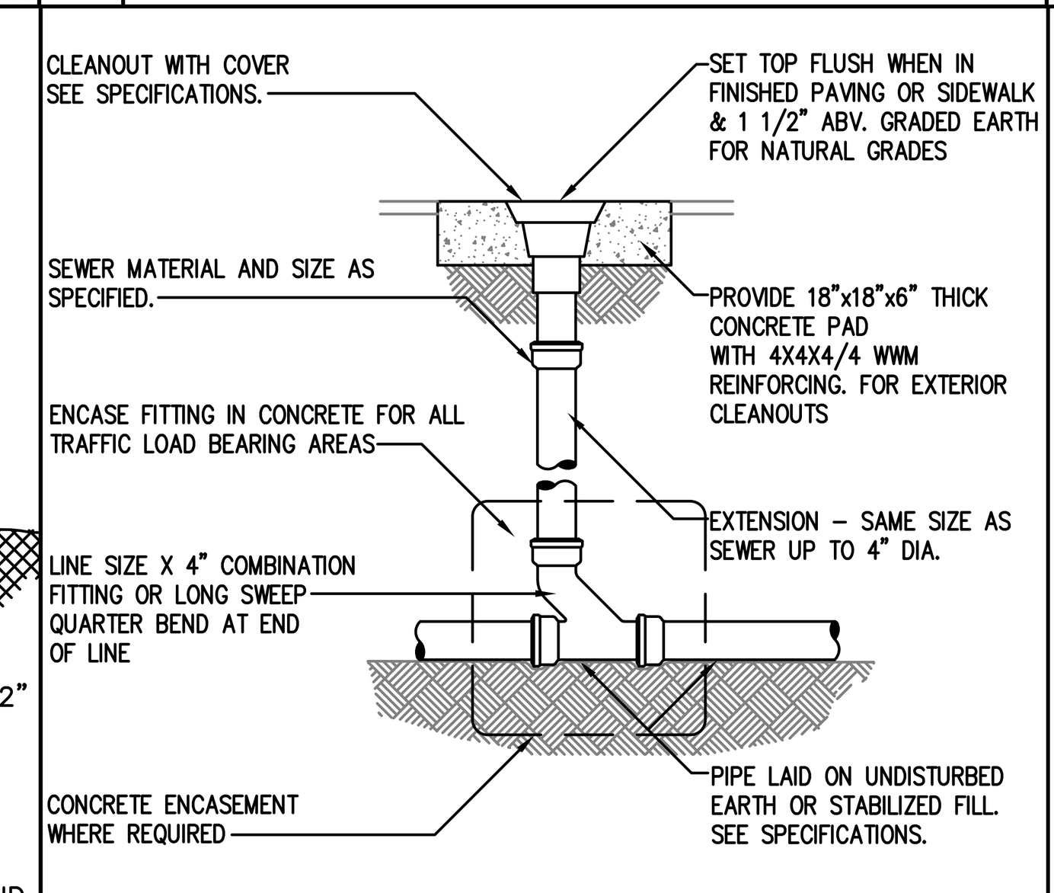
COMPACT TRENCH FILL TO 95% PROCTOR DENSITY.

MAINTAIN A MINIMUM OF 60 INCHES UNDISTURBED EARTH BETWEEN PARALLEL WATER AND SEWER LINES OR SUPPORT WATER LINE ON SEPERATE SHELF A MINIMUM OF 12" ABOVE SEWER LINE.

MAINTAIN A MINIMUM OF 24" HORIZONTALLY BETWEEN ELECTRICAL PRIMARY AND SEWER. MAINTAIN A MINIMUM OF 12" VERTICALLY OR 24" HORIZONTALLY BETWEEN ELECTRICAL PRIMARY AND WATER LINES, GAS LINES, TELEPHONE RACEWAYS AND CABLE RACEWAYS.



X **TRENCH PIPE SEPERATION DETAIL**
NOT TO SCALE PPGP111



X **CLEANOUT DETAIL**
NOT TO SCALE PPWV100

PLUMBING ENERGY NOTES:

THE HOT WATER HEATING SYSTEM SHALL BE BY AN ELECTRIC WATER HEATER WITH A MAXIMUM OF 3'-0" OF 3/8" TUBING TO LAVATORIES AND 21'-0" OF 3/4" TUBING TO ALL OTHER FIXTURES.
ELECTRIC WATER HEATERS LESS THAN 12KW SHALL HAVE A PERFORMANCE RATING OF 0.97. REFER TO THE 2015 IECC SERVICE WATER HEATING FOR OTHER REQUIREMENTS.

THE PLUMBING CONTRACTOR SHALL REVIEW THE SYSTEM COMMISSIONING SPECIFICATION ON THIS SHEET FOR REQUIREMENTS AND PARTICIPATION IN THE COMMISSIONING PROCESS. FAILURE TO COMPLY OR PARTICIPATE MAY INCUR ADDITIONAL COST TO THE CONTRACTOR.

INSULATION SHALL BE PROVIDED FOR PIPING AS NOTED IN THE TABLE BELOW. THE FIRST 8' OF PIPING IN NONCIRCULATING SYSTEMS SERVED BY EQUIPMENT W/O INTEGRAL HEAT TRAPS SHALL BE INSULATED WITH 5" OR R-4 INSULATION.

MINIMUM PIPE INSULATION (inch)	NORMINAL PIPE DIA. < 1.5"	≥ 1.5"
HOT WATER	1	1-1/2

4/05/2017

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17052

RMA Rawley McCoy & Associates
ARCHITECTS AND INTERIOR DESIGNERS

PATRICK OHRT
REGISTERED ARCHITECT
REGISTRATION NO. 21195
STATE OF TEXAS

Final Plans for Bidding and Construction

ONETA COMPANY PEPSI BUILDING
ONETA COMPANY
VICTORIA, TX

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DATE ISSUED: **APRIL 5, 2017**

PROJECT NUMBER: 773-0515

PLAN NORTH TRUE NORTH

SHEET NAME
PLUMBING SCHEDULES AND DETAILS
SHEET NUMBER
P2.1

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TYPE	CATALOG #	LAMPS	VOLTAGE	DESCRIPTION
A	ACUITY #2GTB-2-32-A12-MVOLT-GEB10IS	2-32WT8	120V	2X4 LENSED TROFFER
AX	ACUITY #2GTB-2-32-A12-MVOLT-GEB10IS-EL	2-32WT8	120V	2X4 LENSED TROFFER
B	ACUITY #2GTB-3-32-A12-MVOLT-GEB10IS	3-32WT8	120V	2X4 LENSED TROFFER
BX	ACUITY #2GTB-3-32-A12-MVOLT-GEB10IS-EL	3-32WT8	120V	2X4 LENSED TROFFER
C	ACUITY #2GTB-4-32-A12-MVOLT-GEB10IS	4-32WT8	120V	2X4 LENSED TROFFER
CX	ACUITY #2GTB-4-32-A12-MVOLT-GEB10IS-EL	4-32WT8	120V	2X4 LENSED TROFFER
D	ACUITY #LB-4-32-MVOLT-GEB10IS	4-32WT8	120V	FLUORESCENT WRAP AROUND
DX	ACUITY #LB-4-32-MVOLT-GEB10IS-EL	4-32WT8	120V	FLUORESCENT WRAP AROUND W/ BATT PACK
EX	ACUITY #LHQM-S-W-R	INCL	120V	EXIT LIGHT W/ EMERG HEADS & BATTERY
EM	ACUITY #ELM2	INCL	120V	EMERGENCY LIGHT W/ BATTERY PACK
G	ACUITY #C-2-32-MVOLT-GEB10IS-WG	2-32WT8	120V	FLUORESCENT STRIP W/ WIREGUARD
GX	ACUITY #C-2-32-MVOLT-GEB10IS-WG-EL	2-32WT8	120V	FLUORESCENT STRIP W/ WIREGUARD & BATTERY
H	ACUITY #LB-2-32-MVOLT-GEB10IS	2-32WT8	120V	FLUORESCENT WRAP AROUND
HX	ACUITY #LB-2-32-MVOLT-GEB10IS-EL	2-32WT8	120V	FLUORESCENT WRAP AROUND W/ BATTERY PACK

GENERAL NOTES:

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.

B. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL, CIVIL, MECHANICAL & STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

C. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES.

D. ALL CONDUIT SHALL BE AS STRAIGHT AS POSSIBLE AND PARALLEL OR PERPENDICULAR TO BUILDING LINES.

E. ALL WORK SHALL COMPLY WITH CURRENTLY ADOPTED VERSION OF NATIONAL ELECTRICAL CODE.

F. SEAL ALL WALL, ROOF, AND FLOOR PENETRATIONS WITH UL LISTED FIRE SEALANT.

G. ALL CONDUIT SHALL BE ROUTED CONCEALED WITHIN WALLS AND/OR ABOVE CEILINGS. WHERE APPLICABLE

H. REFER TO DETAIL #1/SHEET E2.1 FOR EXACT MOUNTING HEIGHTS OF ALL DEVICES.

POWER KEY NOTES:

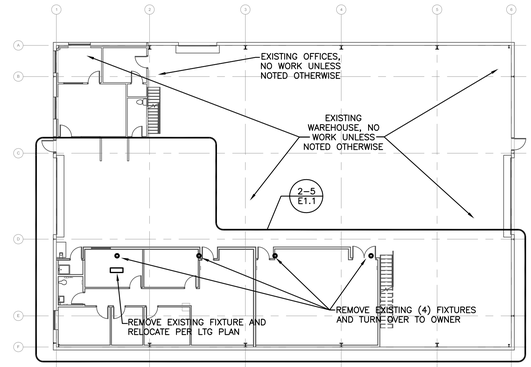
1. PROVIDE CONDUCTORS BETWEEN INDOOR AND OUTDOOR UNITS PER MANUFACTURER'S RECOMMENDATIONS.
2. 30A/2P/FUSIBLE/N3R DISCONNECT SWITCH.
3. 60A/2P/FUSIBLE/N3R DISCONNECT SWITCH.
4. EXISTING ELECTRICAL SERVICE TO BE MODIFIED PER NEW ONE-LINE RISER DIAGRAM (RE: SHEET E2.1).
5. COORDINATE POWER LOCATION WITH TIME CARD MACHINE.
6. 60A/2P/NF/N1 DISCONNECT SWITCH.

LIGHTING KEY NOTES:

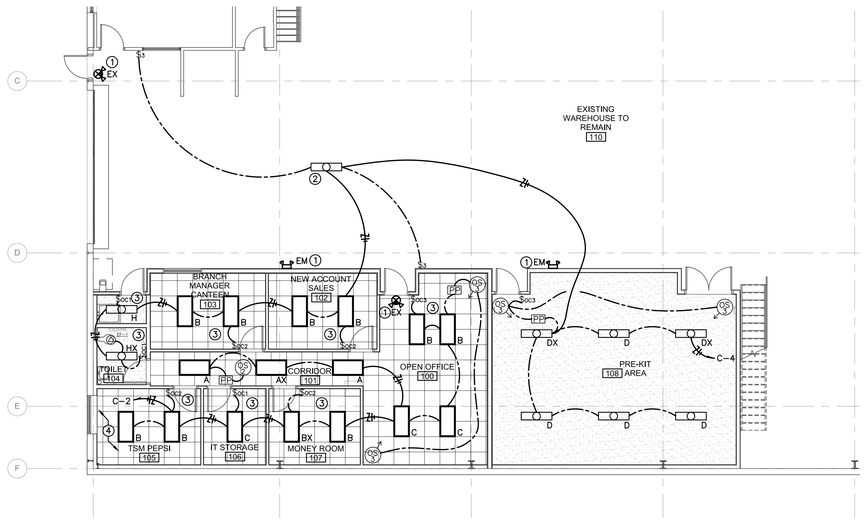
1. CIRCUIT TO UNSWITCHED SIDE OF CIRCUIT C-4.
2. RELOCATED LIGHT FIXTURE. MODIFY CIRCUITRY SO THAT TWO NEW 3-WAY SWITCHES CONTROL FIXTURE.
3. LIGHTS IN THIS AREA ONLY TURNED ON MANUALLY BY OCCUPANT VIA OCCUPANCY SENSOR OR sPOD SWITCH INDICATED.
4. SIDE LIGHT DAYLIGHT ZONE INCLUDES LIGHTING WITH LESS THAN 150W CONNECTED LOAD, AUTO DAYLIGHTING CONTROLS NOT REQUIRED PER 2015 IECC #C405.2.3.1.

LIGHTING CONTROL NARRATIVE:

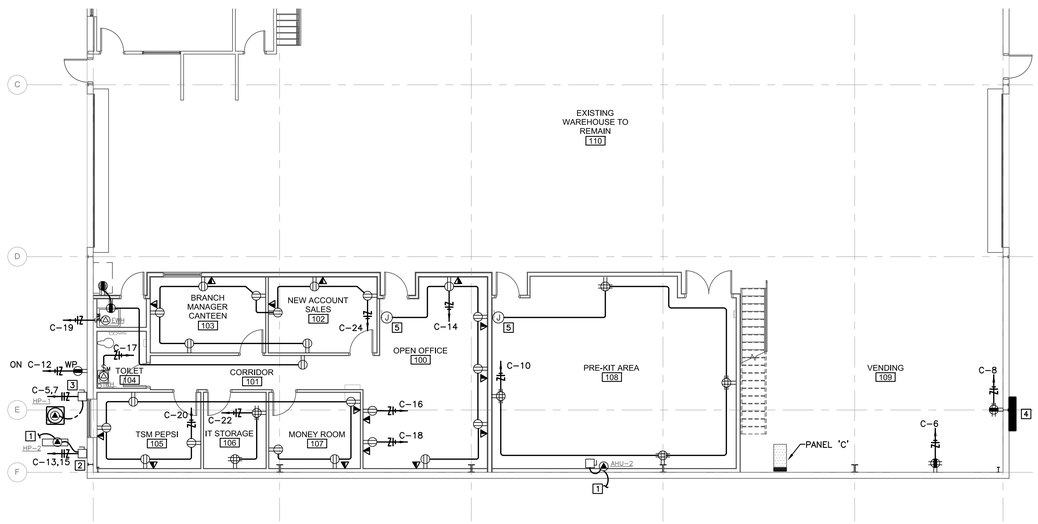
- OCCUPANT SENSOR CONTROLS SHALL BE UTILIZED THROUGHOUT FOR INTERIOR LIGHTING CONTROL PER E1.1, EXCEPT IN AREAS FOR WHICH EXCEPTIONS APPLY. OCCUPANCY SENSORS AND DIGITAL BUTTON CONTROLS WILL REQUIRE MANUAL ON FOR LIGHTS IN REQUIRED AREAS.
- NO DAYLIGHT RESPONSIVE CONTROLS ARE REQUIRED DUE TO REDUCED CONNECTED LOAD WITHIN SIDELIGHT DAYLIGHT ZONES. REFER TO E1.1 FOR NOTE REGARDING DAYLIGHTING CONTROLS.
- EXTERIOR LIGHTING IS EXISTING AND NOT WITHIN SCOPE OF WORK.
- REDUCED LIGHTING POWER DENSITY (IECC C406.3) METHOD WILL BE UTILIZED TO SATISFY THE ADDITIONAL EFFICIENCY PACKAGE OPTION IN IECC C406.



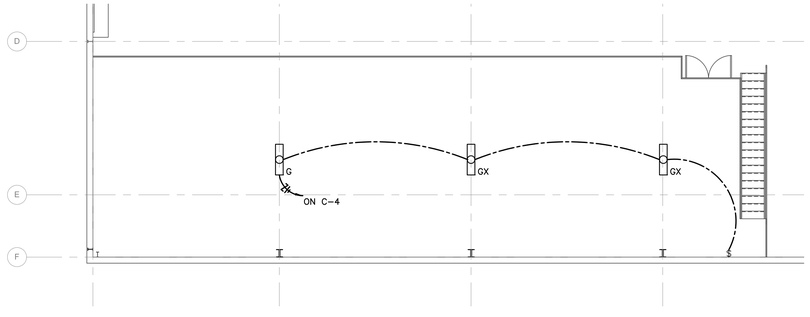
1 OVERALL BUILDING ELECTRICAL PLAN
1/16" = 1'-0"



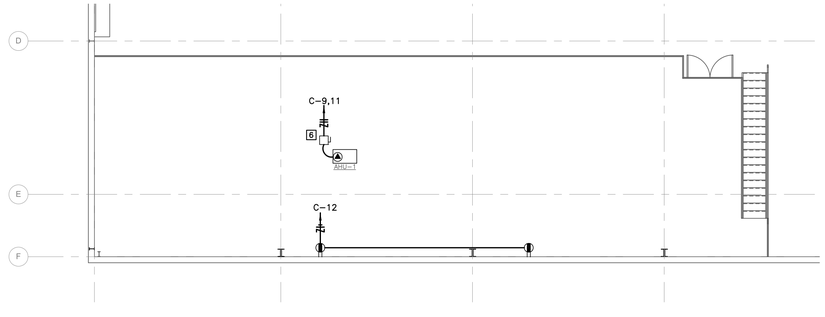
2 1ST FLOOR LIGHTING PLAN
1/8" = 1'-0"



3 1ST FLOOR POWER PLAN
1/8" = 1'-0"



4 MEZZANINE LIGHTING PLAN
1/8" = 1'-0"



5 MEZZANINE POWER PLAN
1/8" = 1'-0"

4/5/17

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Final Plans for Bidding and Construction

ONETA COMPANY PEPSI BUILDING

ONETA COMPANY
VICTORIA, TX

2203 S RAWLEY MCCOY & ASSOCIATES

DATE ISSUED:
APRIL 5, 2017

PROJECT NUMBER:
773-0515

PLAN NORTH / TRUE NORTH

SHEET NAME
ELECTRICAL PLANS

SHEET NUMBER
E1.1

Apr 05, 2017 - 6:35pm
17052_E1.dwg
4/5/2017 9:35:52 AM
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PANEL 'C'

200 AMP, M.L.O., 120/240V, 1ø, 3W, S/N, SURFACE, NEMA-1 , 10 KAIC

CKT #	LOAD SERVED	LOAD	CONDUIT & WIRE SIZE	BKR SIZE	A B	BKR SIZE	CONDUIT & WIRE SIZE	LOAD	LOAD SERVED	CKT #
1					A	20/1	#12 AWG	1222	INTERIOR LTG	2
3					B	20/1	#12 AWG	1222	PRE-KIT/SHOP LTG	4
5	HP-1	3120	#6 AWG	40/2	A	20/1	#12 AWG	1440	VENDING	6
7	"	3120	#6 AWG		B	20/1	#12 AWG	1440	VENDING	8
9	AHU-1	5760	#8 AWG	50/2	A	20/1	#12 AWG	1440	PRE-KIT RECEPT	10
11	"	5760	#8 AWG		B	20/1	#12 AWG	540	MEZZ/EXTER RECPT	12
13	HP-2	1920	#8 AWG	25/2	A	20/1	#12 AWG	1440	OPEN OFF RECEPT	14
15	"	1920	#8 AWG		B	20/1	#12 AWG	700	PRINTER	16
17	IWH	2400	#10 AWG	30/1	A	20/1	#12 AWG	700	PRINTER	18
19	EWH	1400	#10 AWG	20/1	B	20/1	#12 AWG	1440	MONEY/TSM RECEPT	20
21					A	20/1	#10 AWG	1080	IT RECEPT	22
23					B	20/1	#12 AWG	1440	OFFICE RECEPT	24
25					A	20/1	#12 AWG	540	HALL/JAN RECPT	26
27					B	20/1			SPARE	28
29					A	20/1			SPARE	30
31					B	20/1			SPARE	32
33					A	20/1			SPARE	34
35					B					36
37					A					38
39					B					40
41					A					42

CONNECTED LOAD = 40044 VA PHASE A = 21062 VA PHASE B = 18982 VA

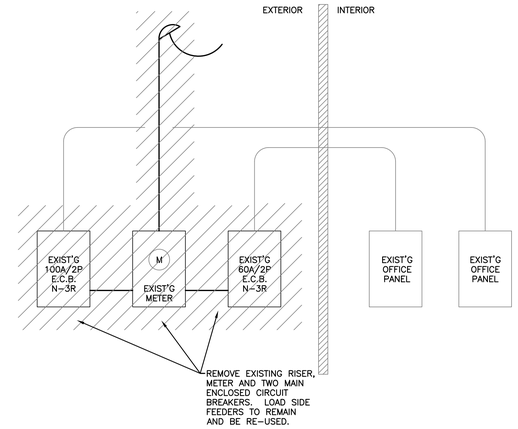
LOAD ANALYSIS:

EXISTING:
18.4KW PEAK DEMAND SINCE 2015 PER A.E.P. 18.4KW/ 0.8PF = 23KVA *1.25 = 29KVA

PROPOSED NEW:

LIGHTING	2444VA	x1.25 =	3055VA
POWER/RECEPT	7920VA	220-13=	7920VA
HVAC	21600VA	x1 =	15360VA
MISC SINGLE PHASE (H2O HEAT, APPLIANCES, ETC)	8080VA	x1 =	8080VA
			34415VA

34.4KVA
63.4KVA
/240V
264 AMPS



5 EXISTING ONE-LINE RISER DIAGRAM
NO SCALE

ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS JOB!

SYMBOL	DESCRIPTION
B-2	HOMERUN TO CIRCUIT AND PANEL INDICATED
	NEUTRAL CONDUCTOR
	HOT CONDUCTOR
	GROUNDING CONDUCTOR
	TRAVELER
	SWITCH LEG
(2)	NUMBER IN PARENTHESIS INDICATES CIRCUIT TO WHICH DEVICE IS CONNECTED
$	TOGGLE SWITCH – 120/277V, 20A
$3	THREEWAY SWITCH – 120/277V, 20A
$4	FOURWAY SWITCH – 120/277V, 20A
$D	DIMMER SWITCH
$K	KEY SWITCH – 120/277V, 20A
$M	MANUAL MOTOR STARTER
	DUPLEX RECEPTACLE – 125V,20A,1P
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE 125V,20A,1P
	ISOLATED GROUND RECEPTACLE – 125V,20A,1P
	SINGLE RECEPTACLE – 250V, AMPS PER PANEL SCHEDULE
	QUADRAPLEX RECEPTACLE – 125V,20A,1P
	ISOLATED GROUND QUADRAPLEX RECEPTACLE – 125V,20A,1P
	SINGLE RECEPTACLE – 125V,20A,1P
	ISOLATED GROUND SINGLE RECEPTACLE – 125V,20A,1P
	DUPLEX RECEPTACLE – 125V,20A,1P (FLOOR MOUNTED)

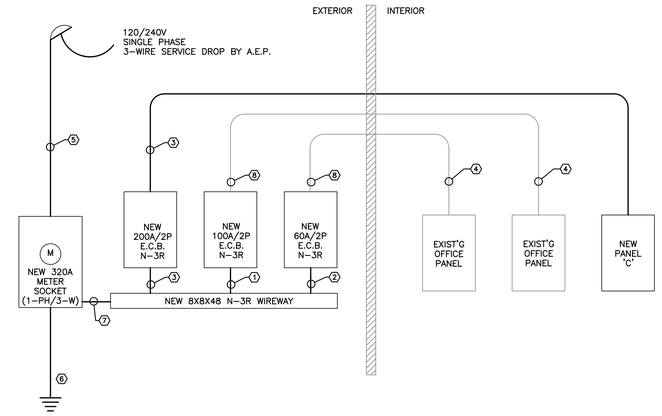
SYMBOL	DESCRIPTION
	120V, 1P EQUIPMENT CONNECTION
	240V, 1P EQUIPMENT CONNECTION
	240V, 3P EQUIPMENT CONNECTION
	208V, 1P EQUIPMENT CONNECTION
	208V, 3P EQUIPMENT CONNECTION
	277V, 1P EQUIPMENT CONNECTION
	480V, 3P EQUIPMENT CONNECTION
	480V, 1P EQUIPMENT CONNECTION
	DISCONNECT SWITCH – SIZE AND POLE AS NOTED
	COMBINATION STARTER/DISCONNECT SWITCH
	STARTER
J	JUNCTION BOX, SIZED PER N.E.C.
S	SPEAKER
H	HUMIDIFIER OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
T	THERMOSTAT OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
	CLOCK OUTLET
TV	TELEVISION OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
	PUSHBUTTON
H.H.I.	HAND-HELD INTERCOM (ADMIN STATION)
To	DOOR BELL/BUZZER
T	DOOR BELL/BUZZER TRANSFORMER
	CAMERA

SYMBOL	DESCRIPTION
	TELEPHONE OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
	DATA/TELEPHONE OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
	DATA OUTLET BOX WITH CONDUIT TO ACCESSIBLE LOCATION ABOVE CEILING
F	FIRE ALARM PULL STATION
F	FIRE ALARM AUDIO/VISUAL SIGNAL
V	FIRE ALARM ADA VISUAL SIGNAL
R	FIRE ALARM SHUT DOWN RELAY
S	SMOKE DETECTOR
SD	DUCT MTD. SMOKE DETECTOR
H	HEAT DETECTOR
P	PUSH-TO-EXIT BUTTON
A	ANSUL SUPPRESSION SYSTEM
DR	FIRE ALARM DOOR RELEASE
DC	DOOR CONTACTOR ROUGH-IN WITH CONDUIT TO ACCESSIBLE LOCATIONS ABOVE CEILING.
PA	GENERAL PAGING SYSTEM
KP	KEYPAD (ROUGH-IN W/CONDUIT TO ACCESSIBLE LOCATIONS ABOVE CEILING)
CR	CARD READER (ROUGH-IN W/CONDUIT TO ACCESSIBLE LOCATIONS ABOVE CEILING)
TS	TAMPER SWITCH
FS	FLOW SWITCH
ES	ELECTRONIC STRIKE (ACCESS CONTROL)
MAG	MAGNETIC LOCK (ACCESS CONTROL)

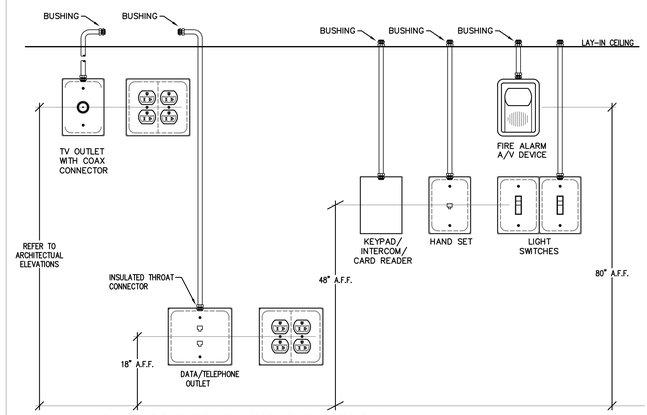
SYMBOL	DESCRIPTION
SEC	SECURITY PANEL
ANN	FIRE ALARM ANNUCIATOR
FACP	FIRE ALARM CONTROL PANEL
DCHT	SAFE DOOR CONTACT/ HEAT THERMAL
GB	GLASS BREAK
	PANELBOARD AS SPECIFIED
	EXHAUST FAN
$OC1	OCCUPANCY SENSOR, SENSORSWITCH #WSD-SA-IVORY.
$OC2	OCCUPANCY SENSOR, SENSORSWITCH #WSD-PDT-SA-IVORY.
$OC3	PUSH BUTTON POD, SENSORSWITCH #sPODM-SA-IVORY.
OS	OCCUPANCY SENSOR, SENSORSWITCH #CM-9.
OS	OCCUPANCY SENSOR, SENSORSWITCH #CM-10.
OS	OCCUPANCY SENSOR, SENSORSWITCH #WV-PDT-16.
PP	POWER PACK, SENSORSWITCH #PP20.

ONE-LINE KEY NOTES:

1. NEW 1-1/2"C, 3-#3, 1-#8G.
2. NEW 1"C, 3-#4, 1-#8G.
3. NEW 2"C, 3-#3/0, 1-#6G.
4. EXISTING FEEDER TO REMAIN.
5. NEW 2 SETS 2"C W/ 3-#3/0 EACH.
6. PROVIDE NEW GROUNDING ELECTRODE SYSTEM PER DETAIL #2/E2.1, INCLUDING BUT NOT LIMITED TO STRUCTURAL STEEL, WATER PIPING, GROUND ROD, ETC.
7. NEW 3"C W/ 6-#3/0 (2 CONDUCTORS PER PHASE AND N).
8. TERMINATE EXISTING FEEDER ON LOAD SIDE OF INDICATED SWITCH. EXTEND FEEDER BY INSTALLING NEMA-1 JUNCTION BOX INSIDE BUILDING AND SPLICING NEW SECTION OF CONDUCTORS TO EXISTING CONDUCTORS IF REQUIRED.



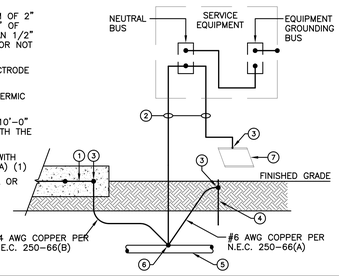
6 NEW/MODIFIED ONE-LINE RISER DIAGRAM
NO SCALE



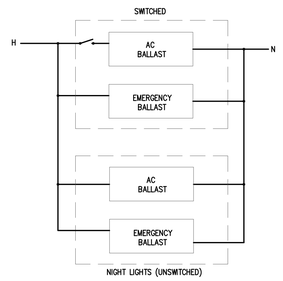
1 TYPICAL DEVICE ELEVATIONS (UNLESS NOTED OTHERWISE)
NOT TO SCALE

GROUNDING ELECTRODE KEYED NOTES

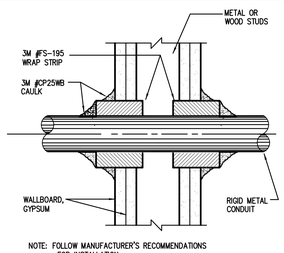
1. CONCRETE ENCASED ELECTRODE ENCASED BY A MINIMUM OF 2" CONCRETE OF FOUNDATION CONSISTING OF AT LEAST 20' OF ONE OR MORE STEEL REINFORCING BARS NOT LESS THAN 1/2" DIAMETER OR AT LEAST 20' OF BARE COPPER CONDUCTOR NOT LESS THAN #4 AWG. PER N.E.C. 250.52 (A) (3).
2. RGS CONDUIT WITH FULL SIZE COPPER GROUNDING ELECTRODE CONDUCTOR PER N.E.C. TABLE 250-66
3. CONNECTION SHALL BE CADWELD COPPER-BASED EXOTHERMIC WELD.
4. COPPER BONDED STEEL ELECTRODE 5/8" IN DIAMETER 10'-0" LONG WITH A MINIMUM OF 8'-0" IN DIRECT CONTACT WITH THE EARTH PER N.E.C. 250-52 (A) (5).
5. METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10'-0" OR MORE PER N.E.C. 250.52 (A) (1)
6. BOLTED TYPE CONNECTION SUITABLE FOR DIRECT BURIAL OR EXOTHERMIC WELD (TYP)
7. METAL FRAME OF BUILDING PER N.E.C. 250.52 (A) (2)



2 GROUNDING ELECTRODE SYSTEM DETAIL
NOT TO SCALE



3 EMERGENCY BALLAST WIRING
NOT TO SCALE



4 1 AND 2 HR. GYPSUM/WALLBOARD PIPE PENETRATION
NOT TO SCALE

CONTRACTOR REQUIREMENTS FOR SYSTEMS COMMISSIONING

PROJECT REQUIRES SYSTEM COMMISSIONING OF VARIOUS MECHANICAL, ELECTRICAL & PLUMBING (MEP) SYSTEMS PER *INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015*. SYSTEMS TO BE COMMISSIONED INCLUDE BUT ARE NOT LIMITED TO HVAC, HOT WATER GENERATION AND LIGHTING CONTROL. COMMISSIONING WILL BE PERFORMED BY THE COMMISSIONING AGENT, WHICH SHALL BE THE ENGINEER OF RECORD OR OTHER QUALIFIED THIRD PARTY AS SELECTED BY OWNER OR OWNER'S AGENT (HEREAFTER REFERRED TO AS 'OWNER'), AT THE OWNER'S EXPENSE.

GENERAL CONTRACTOR AND ALL ASSOCIATED SUBCONTRACTORS, HEREAFTER REFERRED TO AS 'CONTRACTOR,' SHALL PARTICIPATE, ASSIST AND SUPPORT THE COMMISSIONING PROCESS TO THE EXTENT REQUIRED TO ACHIEVE COMPLETE AND SUCCESSFUL COMMISSIONING OF ALL REQUIRED MEP SYSTEMS. CONTRACTOR SHALL INCLUDE IN HIS/HER BID AND CONTRACT ALL LABOR AND ASSOCIATED COSTS TO ASSIST AND SUPPORT THE COMMISSIONING AGENT. FAILURE FOR THE CONTRACTOR TO PROVIDE ASSISTANCE AND SUPPORT WILL RESULT IN DELAYS IN THE COMMISSIONING PROCESS AND LIKELY THE PROJECT SCHEDULE.

DURING THE COMMISSIONING PROCESS, CONTRACTOR SHALL PROVIDE ACCESS FOR TO ALL EQUIPMENT AND ASSOCIATED ITEMS FOR THE COMMISSIONING AGENT AND DEMONSTRATE PROPER FUNCTION OF ALL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO OPENING OF ALL EQUIPMENT, PROVIDING LADDER OR OTHER REQUIRED ACCESS, ETC.

CONTRACTOR SHALL BE PRESENT AND HAVE RESPECTIVE SUBCONTRACTOR(S) PRESENT AT ALL TIMES WHILE COMMISSIONING AGENT IS ON SITE PERFORMING COMMISSIONING. THIS INCLUDES BUT IS NOT LIMITED TO PRELIMINARY COMMISSIONING, FINAL COMMISSIONING, AND POST-CONSTRUCTION COMMISSIONING. CONTRACTOR REPRESENTATIVES SHALL BE FAMILIAR WITH PROJECT AND HAVE PLAYED A VITAL ROLE DURING CONSTRUCTION, SUCH AS PROJECT FOREMAN, PROJECT, SUPERINTENDENT OR PROJECT MANAGER.

IF AND WHEN COMMISSIONING AGENT IS NOT ABLE TO COMPLETE SCHEDULED COMMISSIONING TASKS DUE TO EQUIPMENT FAILURES, PROJECT DEFICIENCIES, INADEQUATE CONTRACTOR PERSONNEL ATTENDANCE, ETC., COMMISSIONING AGENT WILL SCHEDULE ADDITIONAL SITE VISIT(S) AS REQUIRED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL ENGAGE THE COMMISSIONING AGENT AT LEAST 30 DAYS PRIOR TO THE NEED FOR PRELIMINARY COMMISSIONING. CONTRACTOR SHALL PROVIDE COMMISSIONING AGENT A PROJECT SCHEDULE TO INCLUDE ANTICIPATED DATES OF ALL RELATED TASKS/MILESTONES. COMMISSIONING AGENT WILL PREPARE COMMISSIONING PLAN FOR REVIEW BY ALL INTERESTED PARTIES AND AS REQUIRED BY IECC 2015. COMMISSIONING AGENT THEN SHALL BE KEPT ABREAST OF ALL PROJECT MEETINGS RELATED TO COMMISSIONING AND PROJECT COMPLETION, INCLUDING BUT NOT LIMITED TO ANY CHANGES IN PROJECT SCHEDULE. COMMISSIONING AGENT SHALL BE INFORMED OF RELEVANT PROJECT MEETINGS 5 BUSINESS DAYS IN ADVANCE, AND SITE VISITS FOR COMMISSIONING TASKS 3 BUSINESS DAYS IN ADVANCE. REQUESTS MADE AFTER 3:00PM DURING A BUSINESS DAY WILL BE CONSIDERED AS BEING REQUESTED THE FOLLOWING BUSINESS DAY.

UNLESS AGREED UPON IN ADVANCE, AND WHERE THE SIZE OF THE PROJECT OR OTHER EXTENUATING CIRCUMSTANCE WARRANTS IT, ALL MEP EQUIPMENT SHALL BE COMMISSIONED ON THE SAME SCHEDULE, AND NOT COMMISSIONED IN SEPARATE 'PHASES' OR SEPARATE TRIPS.

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PLAN NORTH TRUE NORTH

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