

258 KING STREET, CHARLESTON, SOUTH CAROLINA

GENERAL PROJECT INFORMATION

PROPERTY ADDRESSES

258 KING STREET,
CHARLESTON, SOUTH CAROLINA

OWNERS

THE UNIVERSITY OF SOUTH CAROLINA
CO: DEREK S. GRUNER
DIRECTOR OF FACILITIES PLANNING AND PROGRAMING
UNIVERSITY ARCHITECT, DEPARTMENT OF FACILITIES
743 GREENE STREET, COLUMBIA SC 29208

ARCHITECT:

DAVID RICHARDS, ARCHITECT
158 BROAD STREET
CHARLESTON SC 29401

MECH, ELEC PLUMBING ENGINEEER

EPIC ENGINEERING, INC
447 JESSEN LANE,
SUITE A, WANDO, SC

ZONING INFORMATION:

TAX MAP NUMBER: # 457-080-1041
ZONING CLASSIFICATION: GB
DISTRICT: OLD AND HISTORIC
HEIGHT DISTRICT: N / A
FLOOD ZONE: N / A

APPLICABLE BUILDING CODES

(MOST CURRENT EDITIONS)

INTERNATIONAL BUILDING CODE,
EXISTING BUILDING CODE,
INTERNATIONAL FIRE CODE,
INTERNATIONAL PROPERTY MAINTENANCE CODE
INTERNATIONAL ELECTRICAL CODE
INTERNATIONAL MECHANICAL CODE

BUILDING CODE DATA

OCCUPANCY TYPE: [IBC SECTION 309]
MERCANTILE GROUP M

BUILDING TYPE: [IBC SECTION 602]
TYPE 3

BUILDING HEIGHT AND AREA CALUCALCTIONS:
[IBC SECTION 503]

MAXIMUM NUMBER OF FLOORS: 4
MAXIMUM SQUARE FOOTAGE: 12,500 SQ. FT.
SQ. FOOTAGE FIRST FLOOR MERCANTILE SPACE ONLY:
1,350 SQ. FT. (APPROX.)

OCCUPANCY LOAD: [IBC SECTION 1004]
23 PERSONS

EGRESS WIDTH: [IBC SECTION 1005]
23 PERSONS X .02 = 46 INCHES
ACTUAL EGRESS WIDTH = 71 INCHES

MEANS OF EGRESS AND CONTINUITY:
[IBC SECTION 1021]

NUMBER OF EXITS REQUIRED: ONE
NUMBER OF EXITS PROVIDED: TWO

AUTOMATIC FIRE SPRINKLERS
[IBC SECTION 903]
NOT REQUIRED

LAVATORIES AND SINKS
[IBC SECTION 2902]

MINIMUM PLUMBING FACILITIES:
ONE UNISEX ADA COMPLIANT BATHROOM REQUIRED

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING CODES AND ORDINANCES.
2. GENERAL CONTRACTOR SHALL SUPPLY EACH SUBCONTRACTOR WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
4. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION / DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL FEES, ETC.
5. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT, AND MATERIAL PROVIDED UNDER THE CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
6. ALL WORK LISTED SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS.
7. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACTOR.
8. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL HOLD ALL APPLICABLE AND REQUIRED LISCENSES. SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
9. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
10. ALL PRODUCTS SHALL HAVE A UL LISTING.

INDEX OF DRAWINGS

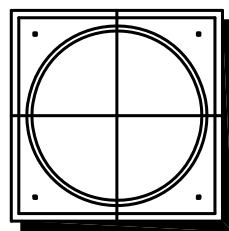
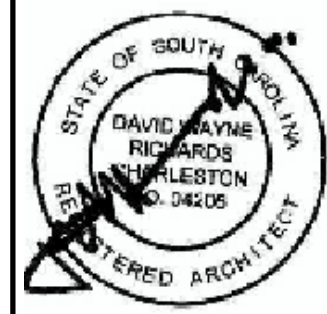
A101	DEMO PLAN, GENERAL NOTES AND INFORMATION
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WALL TYPE SCHEDULE

SYMBOL	DESCRIPTION
	Existing Wall Construction Protect as required.
	Existing Wall Construction - To be removed Protect adjacent surfaces.
	New Wall Construction - 2 x 4 wood or light guage metal framing with gypsum board both sides unless otherwise noted. Top of Wall - 9'-0" Above Finished Floor (AFF)

WALL TYPE SCHEDULE AND LEGEND GENERAL NOTES

Regarding Gypsum Wall Board Refer to Specifications Section 09 21 16
Gypsum Wall Board Assemblies.



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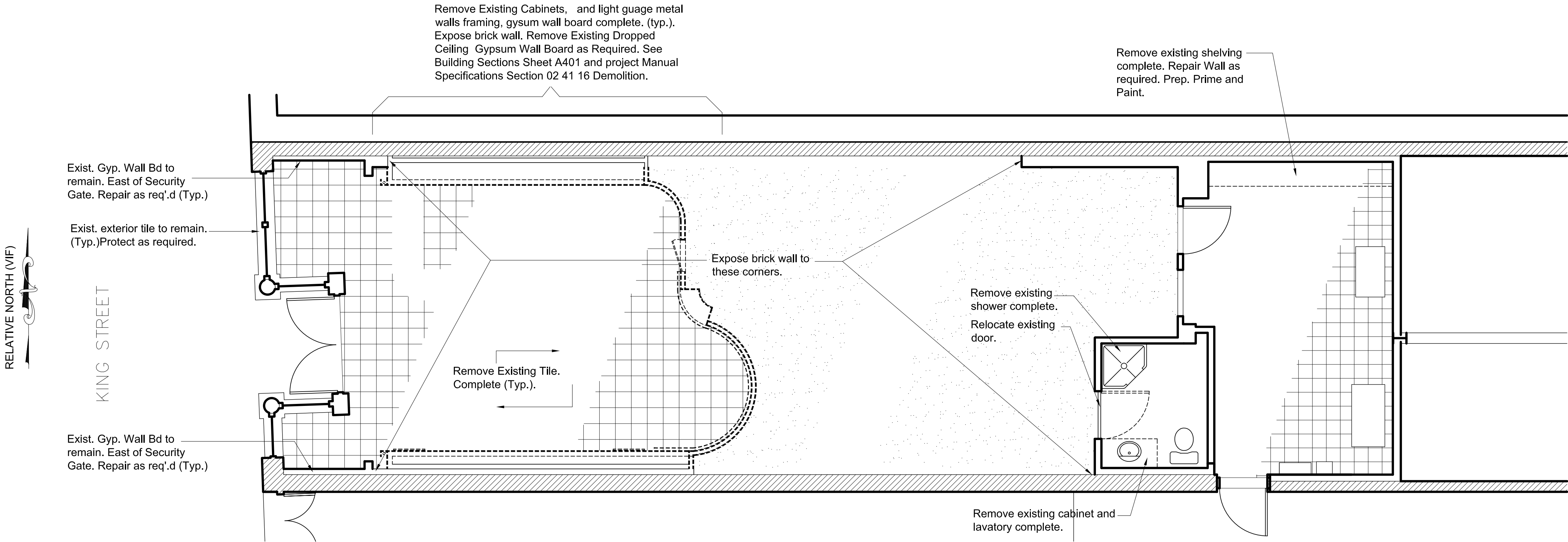
258 KING STREET
CHARLESTON, SC

GENERAL NOTES
AND INFORMATION
DEMOLITION PLAN

PROJ. NO. XX-XX
DRAWN BY: DR
ISSUE DATE: 5.30.2012

REVISIONS:
xx/xx/xx xxx(revision)

A101



GROUND FLOOR DEMOLITION PLAN

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

See Also Additional Instructions

Refer to Spec. Section 02 41 16 Demolition

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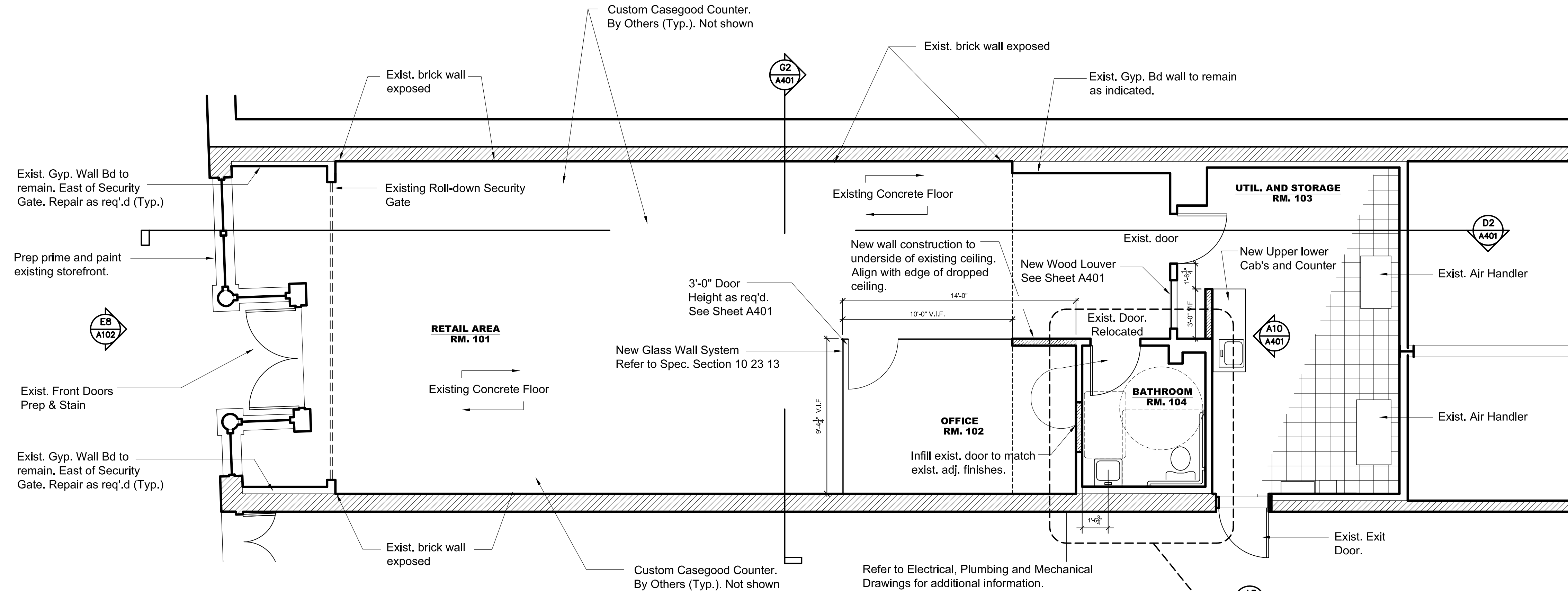
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EXISTING FRONT (WEST) ELEVATION
SCALE: 3/8"=1'-0"

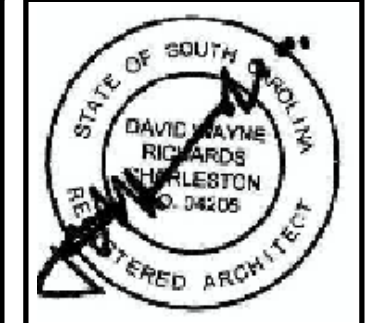


FRONT (WEST) ELEVATION
SCALE: 3/8"=1'-0"



GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

See Also Additional Instructions
Refer to Spec. Section 05 44 00 - Cold Formed Metal Framing
Refer to Spec. Section 06 41 00 Wood and Plastic Laminate Cabinets
Refer to Spec. Section 09 21 16 Gypsum Wall Board
Refer to Spec. Section 09 90 00 Painting
Refer to Spec. Section 10 23 13 Glass Wall Sytem



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**258 KING STREET
CHARLESTON, SC**

**GROUND FLOOR PLAN
EXISTING AND PROPOSED
ELEVATIONS**

PROJ. NO.	XX-XX
DRAWN BY:	DR
ISSUE DATE:	5.30.2012
REVISIONS:	
xx/xx/xx	xxx(revision)

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NOTE: REGARDING LIGHTING

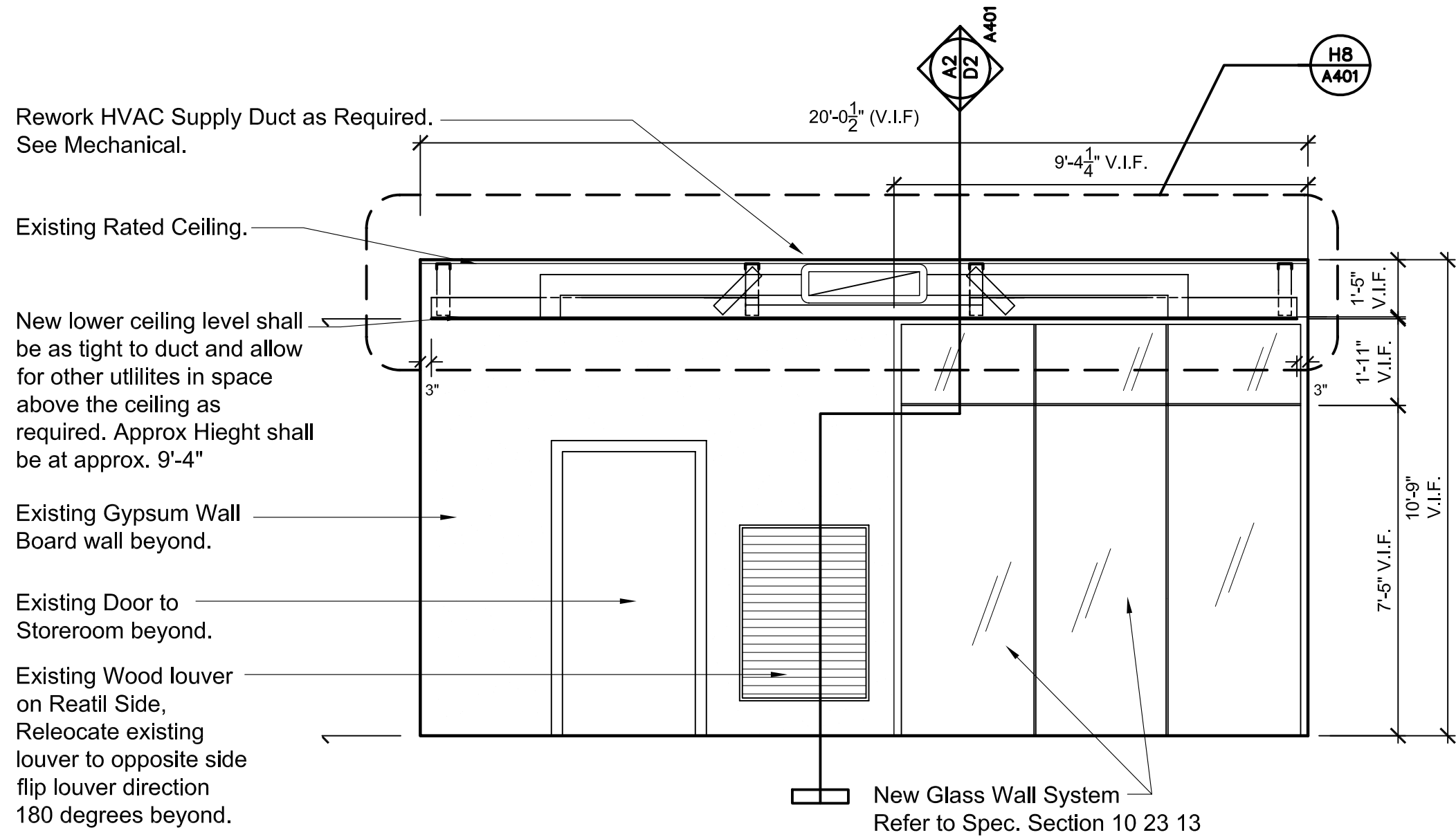
1. Substitution can be made in accordance with Specifications, General Conditions

Light Fixtures can be purchased at location of Contractors choosing but are available at .

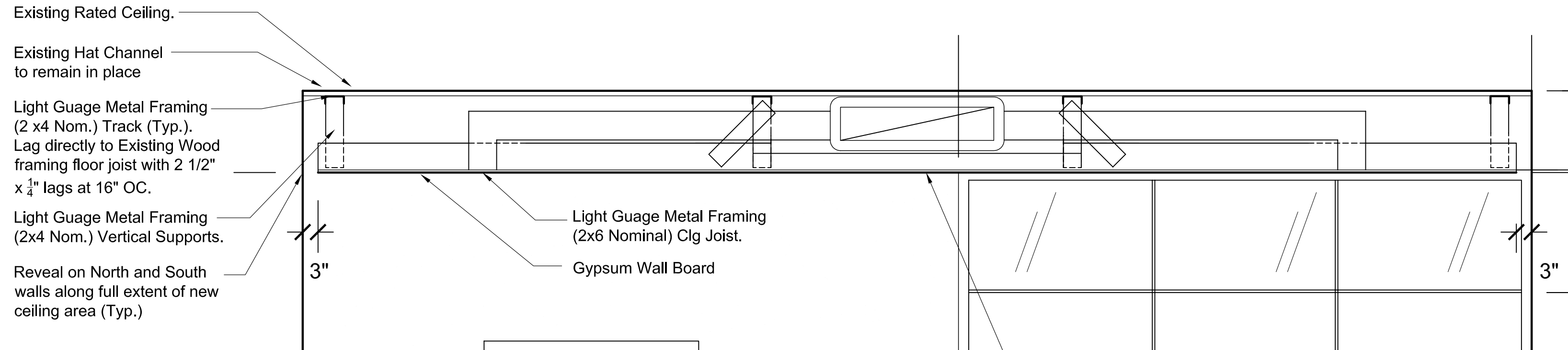
See link for additional distributors:
http://www.junolightinggroup.com/distributor_usa.asp?country=U.S.A.&state=SC

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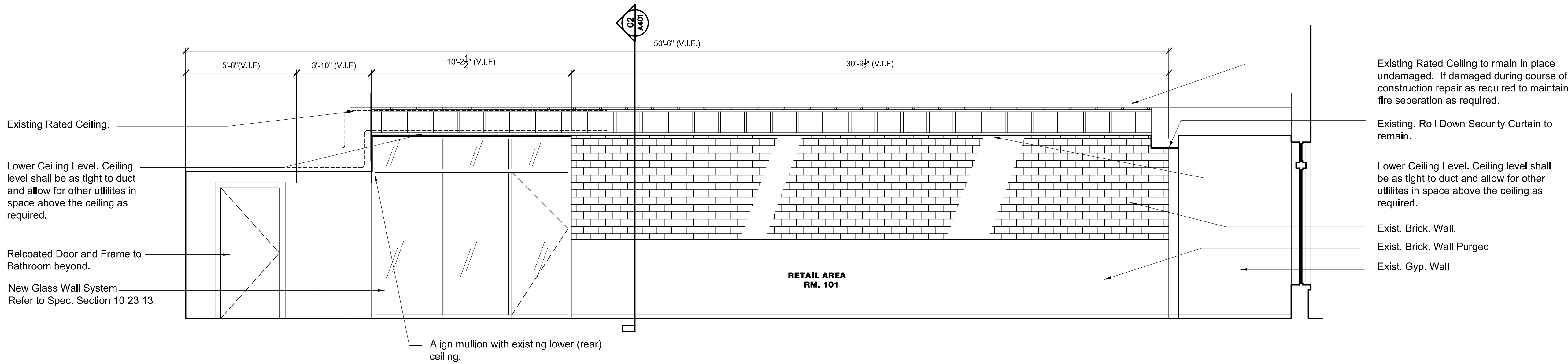


PARTIAL BUILDING SECTION LOOKING WEST
SCALE: 3/8"=1'-0" (24x36 Paper)
SCALE: 3/16"=1'-0" (12x18 Paper)

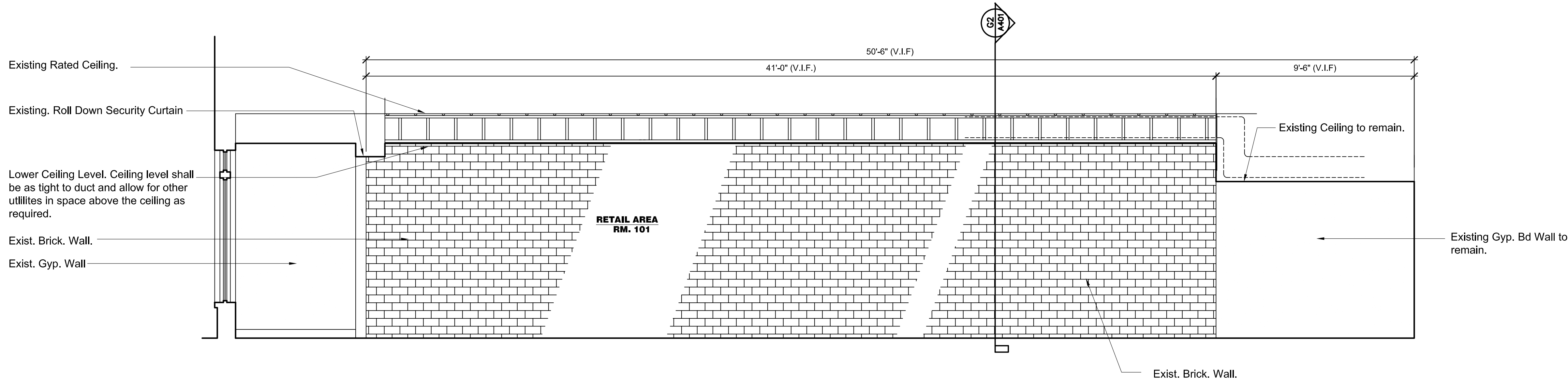


PARTIAL BUILDING SECTION LOOKING WEST
SCALE: 3/8"=1'-0" (24x36 Paper)
SCALE: 3/16"=1'-0" (12x18 Paper)

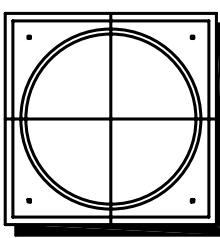
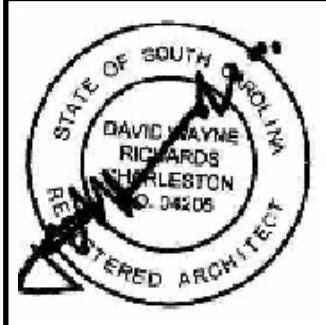
NOTE!
It is the intent of the architect to set ceiling as high as is feasible allowing for proper clearances for new and exsting utilities. (Approx 9'-4") Existing ceiling and associated framing can be maintained at contractors descretion.



PARTIAL BUILDING SECTION LOOKING SOUTH
SCALE: 3/8"=1'-0" (24x36 Paper)
SCALE: 3/16"=1'-0" (12x18 Paper)



PARTIAL BUILDING SECTION - LOOKING NORTH
SCALE: 3/8"=1'-0" (24x36 Paper)
SCALE: 3/16"=1'-0" (12x18 Paper)



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258 KING STREET
CHARLESTON, SC

PARTIAL BLDG SECTIONS
AND SECTION DETAILS

PROJ. NO. XX-XX
DRAWN BY: DR
ISSUE DATE: 5.30.2012

REVISIONS:
xx/xx/xx xxx(revision)

A401

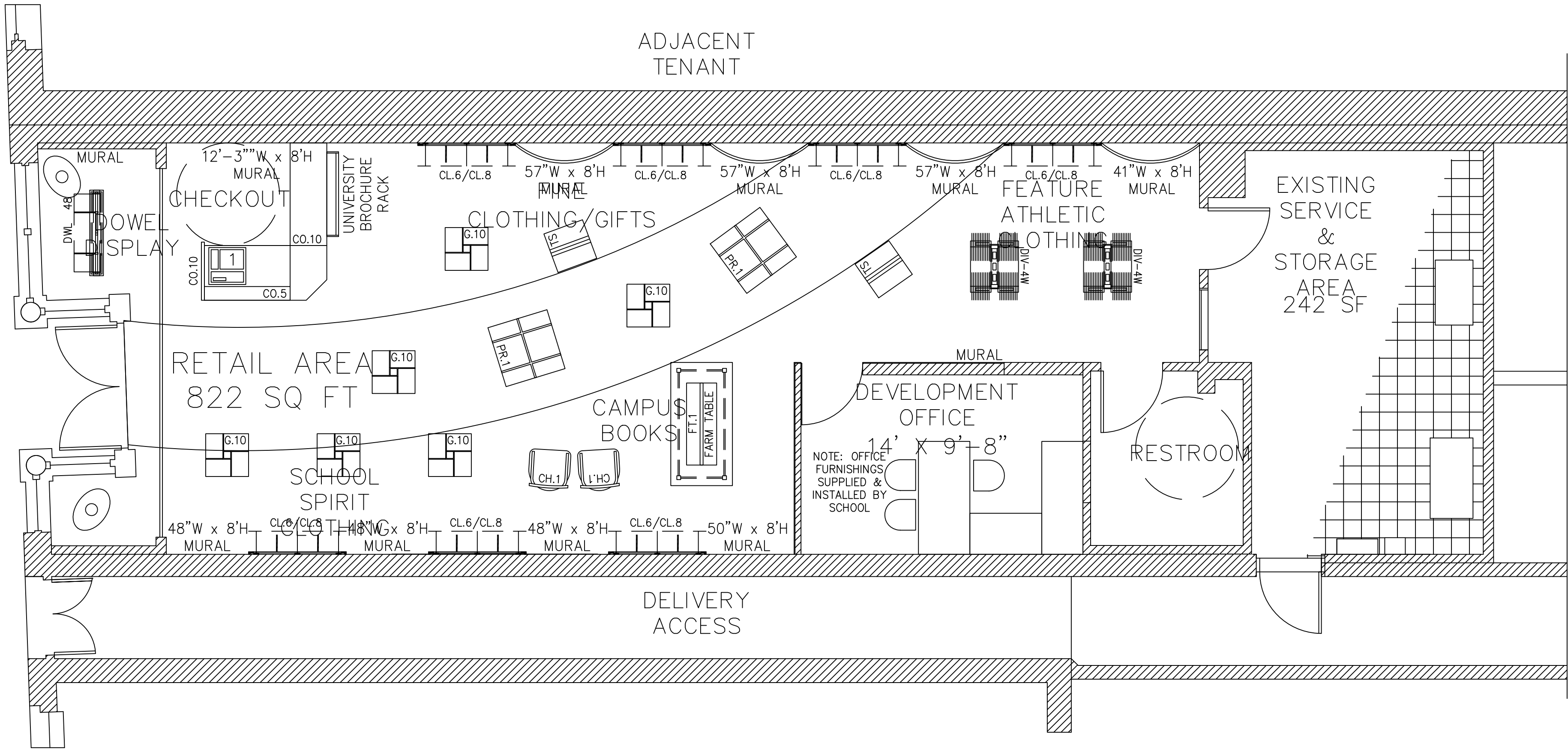
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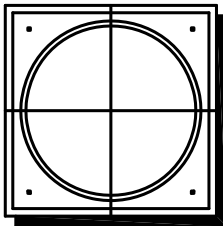
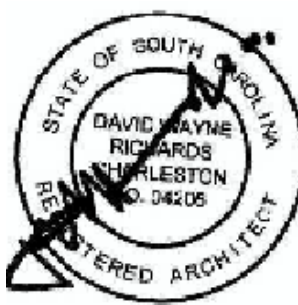
NOTE:
THIS GROUND FLOOR FURNITURE PLAN IS FOR INFORMATIONAL
PURPOSES ONLY. ALL DISPLAYS, FURNITURE, MURALS, OFFICE
EQUIPMENT, SALES COUNTER, FLOORING, AUDIO VISUAL
EQUIPMENT AND OTHER ITEMS THAT ARE ON THIS DRAWING AND
NOT INCLUDED ON OTHER DRAWINGS ARE NOT IN CONTRACT AND
SHALL BE PROVIDED BY OTHERS.



A3
A101

GROUND FLOOR FURNITURE LAYOUT

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



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258 KING STREET
CHARLESTON, SC

**GENERAL NOTES
AND INFORMATION
DEMOLITION PLAN**

PROJ. NO. XX-XX
DRAWN BY: DR
ISSUE DATE: 5.31.2012

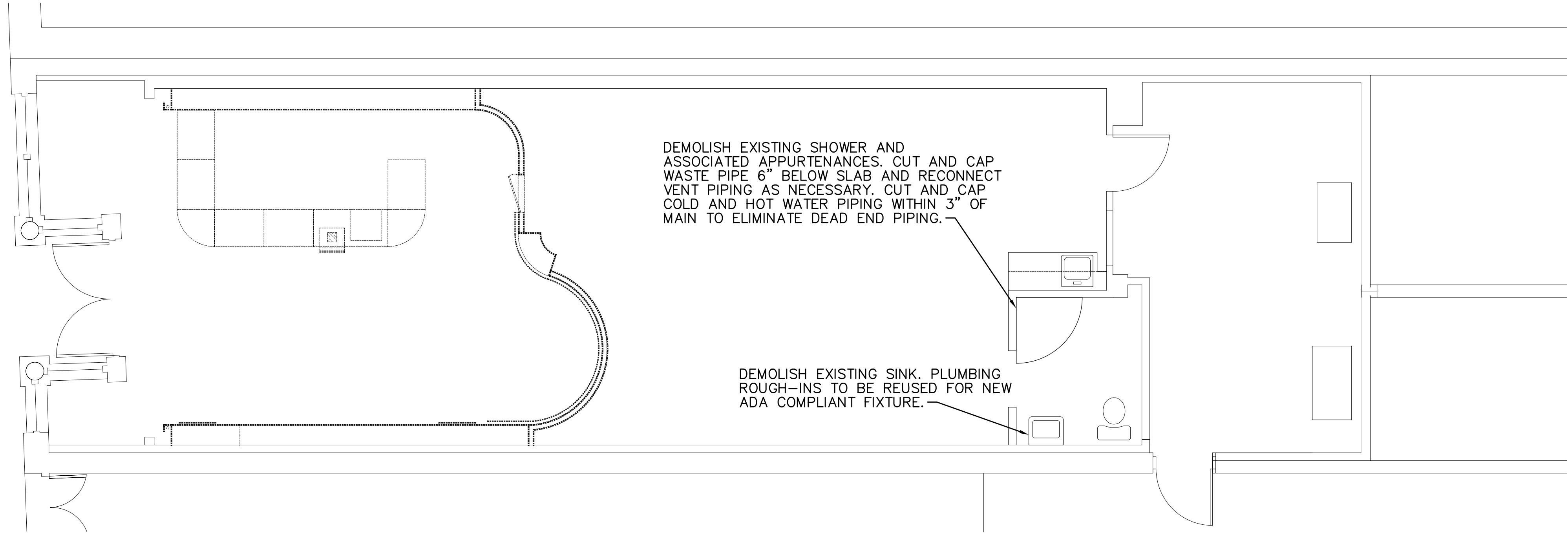
REVISIONS:
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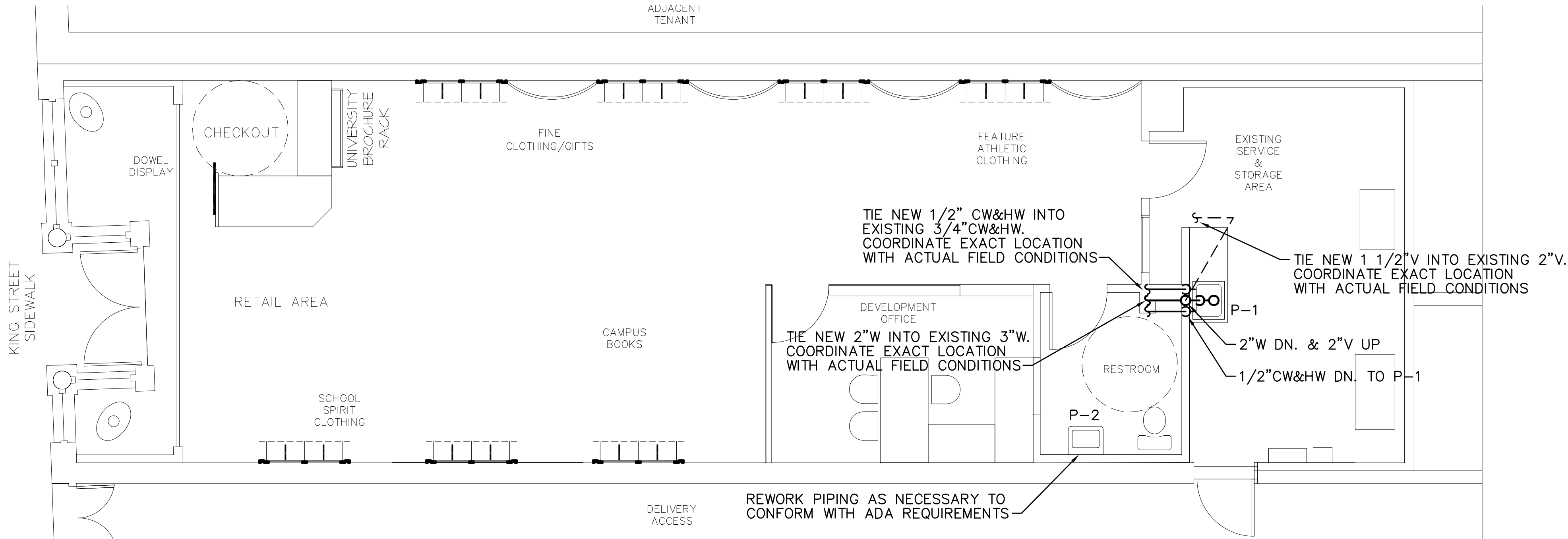
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PLUMBING DEMOLITION PLAN
SCALE: 1/4"=1'-0"



PLUMBING RENOVATION PLAN
SCALE: 1/4"=1'-0"

NOTES

1. PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS.
2. WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF:
 - A. INTERNATIONAL PLUMBING CODE – 2006
 - B. ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES WHICH APPLY TO THIS WORK.
3. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS.
4. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
5. ALL ITEMS SHALL BE NEW AND ALL MATERIALS/EQUIPMENT/DEVICES SHALL BE CURRENT PRODUCTS BY MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS.
6. COORDINATE LOCATION OF PLUMBING WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
7. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
8. COORDINATE AND OBTAIN PERMITS AND INSPECTIONS FROM AUTHORITY HAVING JURISDICTION.
9. PROVIDE OWNER WITH CERTIFICATE OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
10. WHERE PIPES PENETRATE FIRE RATED WALLS, FLOORS OR CEILING, SEAL OPENING AROUND PIPES WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE WALL, FLOOR OR CEILING IN ACCORDANCE WITH U.L. LISTED DESIGN. SUBMIT U.L. DESIGN FOR FIRE RATED PENETRATIONS SEALS TO ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO START OF WORK.
11. WATER PIPING SHALL BE TYPE L COPPER.
12. WASTE, DRAIN, AND VENT PIPING SHALL BE SERVICE WEIGHT, TAR-COATED, HUBLESS, CAST IRON SOIL PIPE WITH HUBLESS FITTINGS. PROVIDE WITH ASTM C564 NEOPRENE SEALING SLEEVE AND STAINLESS STEEL CLAMP ASSEMBLY.
13. COLD WATER PIPING SHALL BE INSULATED WITH 1"-THICK GLASS FIBER ('K' OF 0.24 AT 75°F) WITH VAPOR BARRIER. HOT WATER PIPING SHALL BE INSULATED WITH 1"-THICK GLASS FIBER ('K' OF 0.24 AT 75°F) WITHOUT VAPOR BARRIER.
14. VERIFY ALL EXISTING PIPE SIZES AND LOCATIONS. NOTIFY ENGINEER IF EXISTING AS BUILT PIPE SIZES VARY.

PLUMBING FIXTURE SCHEDULE

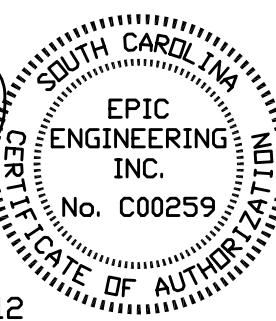
MARK (NOTES)	DESCRIPTION	CONNECTIONS			
		CW	HW	WASTE	VENT
P-1 (1)	COUNTERTOP SINK: ELKAY, MODEL LR-2219 SINGLE COMPARTMENT, 18 GAUGE STAINLESS STEEL, 3 HOLE; LK-35 STRAINER; LK-2439-BH HI-ARC TWO HANDLE FAUCET	1/2"	1/2"	1 1/2"	1 1/2"
P-2 (2,3)	WALL HUNG LAVATORY (ADA COMPLIANT): KOHLER, MODEL K-2861, WITH WALL HANGERS, WHITE CAST IRON; K-7404-5A FAUCET WITH WRIST BLADE HANDLES.	1/2"	1/2"	1 1/2"	1 1/4"

NOTES:

1. PROVIDE 17 GAUGE TUBULAR BRASS P-TRAP, TAILPIECE, ANGLED STOP VALVES WITH RIGID TUBE RISERS AND ESCUTCHEONS.
2. PROVIDE "TRUEBRO" INC, LAV GUARD 2 INSULATION KITS FOR ADA COMPLIANCE.
3. PROVIDE 17 GAUGE TUBULAR BRASS P-TRAP AND OFFSET TAILPIECE, ANGLED STOP VALVES WITH RIGID TUBE RISERS AND ESCUTCHEONS.

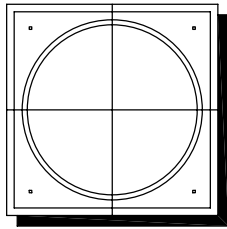
LEGEND

— WASTE (W)	— P-TRAP
— VENT (V)	— DN. DOWN
— COLD WATER (CW)	— TYP. TYPICAL
— HOT WATER (HW)	



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(843) 849-6878 EPIC JOB NO. 12061

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258 KING STREET
CHARLESTON, SC

PLUMBING PLANS

PROJ. NO.
DRAWN BY: RTG
ISSUE DATE: 5.31.12

REVISIONS:

P101

NOTES

1.

PROVIDE ALL MATERIALS AND LABOR FOR COMPLETE AND PROPERLY FUNCTIONING MECHANICAL SYSTEMS. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.
2.

WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF:

A:

INTERNATIONAL MECHANICAL CODE – 2006

B:

SMACNA

C:

ASHRAE

D:

ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES WHICH APPLY TO THIS WORK
3.

DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS.
4.

ALL MATERIALS, EQUIPMENT AND DEVICES SHALL MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
5.

COORDINATE LOCATION OF MECHANICAL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
6.

INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN, PRINTED INSTRUCTIONS AND RECOMMENDATIONS.
7.

PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTIONS AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
8.

ALL DUCTWORK ABOVE CEILING SHALL BE SUPPORTED FROM CEILING STRUCTURE ABOVE.
9.

FURNISH AND INSTALL ALL MANUAL DAMPERS INDICATED ON DRAWINGS OR NECESSARY TO PROPERLY DISTRIBUTE AND BALANCE AIR. ALL INACCESSIBLE VOLUME DAMPERS SHALL BE PROVIDED WITH REMOTE CONCEALED DAMPER REGULATORS.
10.

BALANCE SYSTEM TO AIR FLOWS SHOWN ON FLOOR PLAN. PROVIDE TEST AND BALANCE REPORT TO ENGINEER FOR APPROVAL.
11.

ALL DUCTWORK SHALL BE INSULATED WITH FIBERGLASS DUCT WRAP WITH FOIL FACE (OWENS CORNING TYPE 75 OR APPROVED EQUAL). SUPPLY DUCTWORK INSULATION SHALL BE 3"–THICK. RETURN, EXHAUST, AND OUTSIDE AIR DUCTWORK INSULATION SHALL BE 2"–THICK.
12.

ALL DUCTWORK SHALL BE GALVANIZED STEEL. ALL JOINTS AND SEAMS SHALL BE CLEANED, COATED AND SEALED WITH MASTIC OR MASTIC TAPE PRIOR TO APPLYING THE EXTERNAL INSULATION.
13.

THE MECHANICAL SYSTEMS WERE DESIGNED USING THE EXISTING MECHANICAL SYSTEMS AS DIRECTED BY THE OWNER. EPIC ENGINEERING DESIGNED THE AIR DISTRIBUTION SYSTEM BASED ON THE TYPICAL CAPACITY OF THE UNIT, BUT HAS NOT PERFORMED A THERMAL LOAD CALCULATION TO VERIFY PROPER UNIT SIZING.

AIR DEVICE SCHEDULE							
MARK	TYPE	NECK SIZE	FACE SIZE	AIR – PATTERN	MAX. NC	NOTES	MANUFACTURER AND MODEL NO.
A	LINEAR BAR CEILING SUPPLY	24x2.5 8" TAP	25x3.5	–	25	1,2,3	METALAIRE MODEL 2100HP FOR CONCEALED MOUNTING
B	SIDEWALL SUPPLY REGISTER	8x8	10x10	–	25	1,2,4	METALAIRE MODEL V4004 FOR SURFACE MOUNTING
NOTES: <div><div>1.</div><div>PROVIDE WITH ALUMINUM CONSTRUCTION AND STANDARD FINISH.</div></div> <div><div>2.</div><div>PROVIDE METALAIRE OR APPROVED EQUAL BY HART&COOLEY, PRICE, NAILOR OR TITUS.</div></div> <div><div>3.</div><div>PROVIDE WITH FIELD FABRICATED PLENUM, NECK SIZE x 18" (H). INSULATE PLENUM AS REQUIRED FOR DUCTWORK IN NOTES ON THIS SHEET. EXTEND AND SECURE PLENUM INSULATION 12" PAST THE INSULATION OF THE BRANCH DUCT.</div></div> <div><div>4.</div><div>PROVIDE WITH SQUARE TO ROUND TRANSITION.</div></div>							

EXISTING MECHANICAL SCHEDULE				
MARK		AHU–1	AHU–2	
FAN	SUPPLY AIR – CFM	2600	2000	
	OUTSIDE AIR – CFM	375	–	
COOLING	NOMINAL CAPACITY – TONS	7.5	5	
NOTES		1	1,2	
NOTES: <div><div>1.</div><div>EXISTING MECHANICAL EQUIPMENT TO BE REUSED. CLEAN COILS, DRAIN PAN, AND DRAIN LINE. CHECK AND ADJUST REFRIGERANT CHARGE AS NECESSARY.</div></div> <div><div>2.</div><div>UNIT TO BE USED AS A BACK UP SYSTEM ONLY. SET THERMOSTAT TO 82F & PROVIDE THERMOSTAT WITH PLASTIC LOCK BOX.</div></div>				

LEGEND

- SUPPLY AIR (S.A.)
- RETURN AIR (R.A.)
- EXHAUST AIR (E.A.)
- MANUAL VOLUME DAMPER (VD)
- THERMOSTAT
- POINT OF CONNECTION TO EXISTING
- A/###

AIR DEVICE MARK/CFM
- AHU

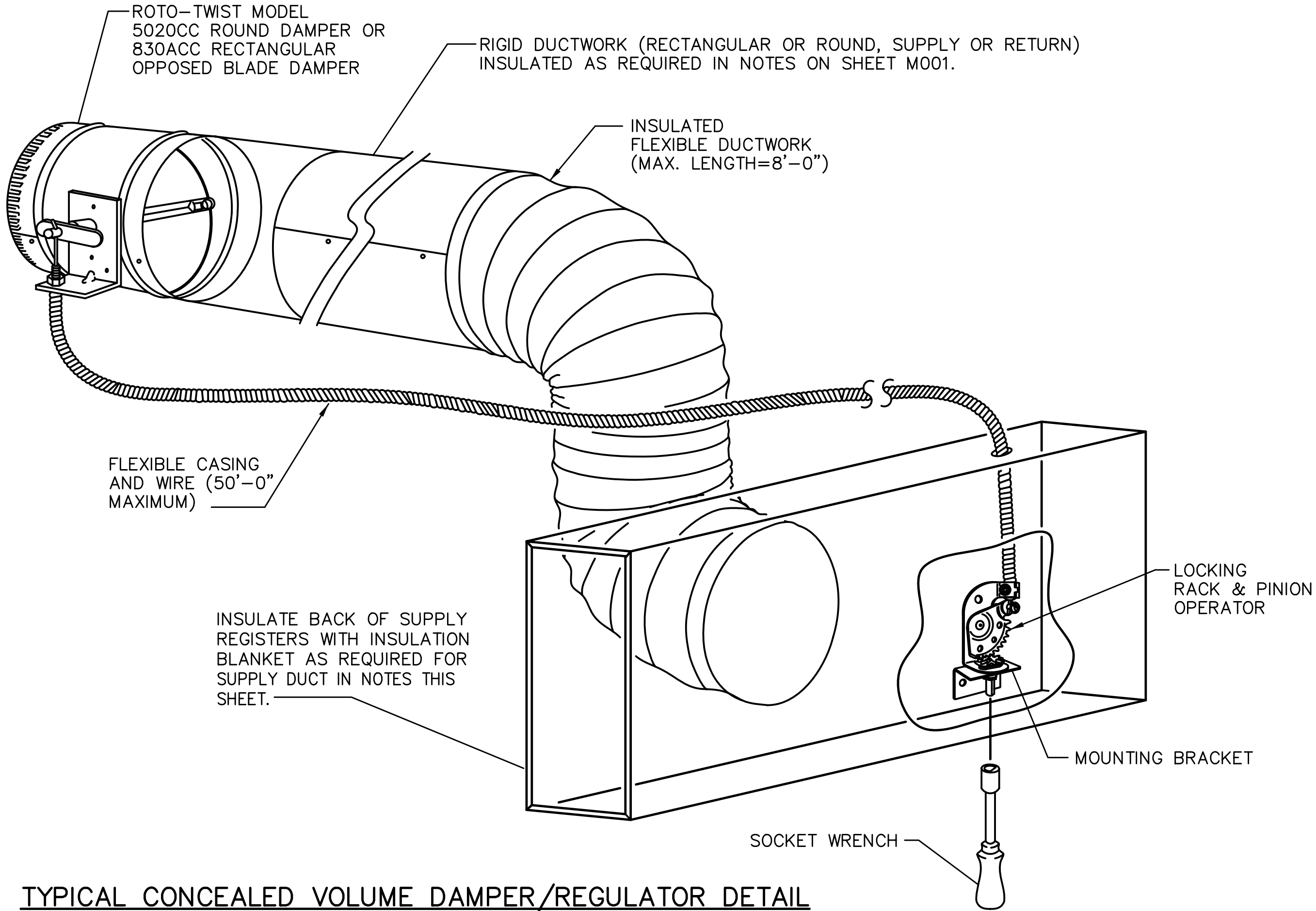
AIR HANDLING UNIT
- DN.

DOWN
- O.A.

OUTSIDE AIR
- RG

RETURN AIR GRILL
- TYP.

TYPICAL



TYPICAL CONCEALED VOLUME DAMPER/REGULATOR DETAIL

SCALE: NONE

NOTES:

1.

THIS DETAIL AND DAMPER AND REGULATOR MODEL NUMBERS LISTED ABOVE APPLY TO ALL INACCESSIBLE VOLUME DAMPERS. ALL ACCESSIBLE VOLUME DAMPERS SHOWN ON PLANS SHALL BE FLEXMASTER MODEL SPSTD–90 (FOR ROUND TAP), OR STODB03 (RECTANGULAR TAP). SEE TYPICAL FLEX DUCT AND SIDE TAKE–OFF FITTING DETAIL ON THIS SHEET.
2.

THE 270–275 BOWDEN CABLE CONTROL SYSTEM IS DESIGNED FOR USE WITH EXTERNALLY CONTROLLED ROUND OR RECTANGULAR DAMPERS, AND CAN BE MOUNTED IN A WIDE VARIETY OF LOCATIONS INCLUDING CEILING JOISTS, LAY–IN CEILINGS, BEHIND GRILLES, ON OR INSIDE OTHER VARIOUS TYPES OF DIFFUSERS, ETC.
3.

CABLE SHALL CONSIST OF BOWDEN CABLE 0.054" STAINLESS STEEL CONTROL WIRE ENCAPSULATED IN 1/16" FLEXIBLE GALVANIZED SPIRAL WIRE SHEATH.
4.

LOCKING RACK AND PINION GEAR DRIVE SHALL BE CONSTRUCTED OF 14 GAUGE STEEL AND SHALL BE USED TO CONVERT ROTARY MOTION INTO PUSH–PULL MOTION.
5.

CONTROL SHAFT SHALL BE "D"–STYLE FLATTENED 1/4" DIAMETER WITH 265° ROTATION PROVIDING 1–1/2" LINEAR TRAVEL CAPABILITY.
6.

FLEXIBLE DUCT SHALL NOT BE USED FOR OFFSETS OR ELBOWS EXCEPT FOR FINAL TURN DOWN TO DIFFUSER NECK, OR PLENUM.
7.

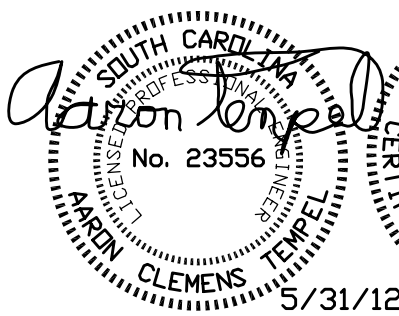
WHERE SUPPORTS ARE REQUIRED, FLEX DUCT SHALL BE SUPPORTED WITH THERMOSADDLES AS PROVIDED BY THERMOPAN MANUFACTURING, INC. OR APPROVED EQUAL.
8.

COORDINATE TO ENSURE SOCKET WRENCH CAN FIT BETWEEN GRILLE FINS AND ACCESS THE REGULATOR.
9.

MOUNT RACK & PINION CONCEALED FROM VIEW.
10.

PROVIDE MODEL NUMBERS SPECIFIED ABOVE OR ALTERNATIVELY: ENTERTECH MODEL i–3 OR i–4 WITH RJ11 CABLE AND J150 CONNECTION FOR BATTERY PACK LOCATED AT GRILLE.
11.

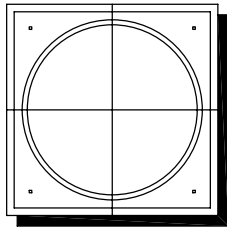
PROVIDE BID ALTERNATE TO USE ELECTRONIC BALANCING DAMPER (MODEL EBD AS MANUFACTURED BY YOUNGS REGULATOR OR PROVED EQUAL).



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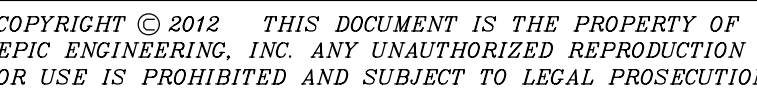
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LEGEND, NOTES & SCHEDULES

PROJ. NO.	
DRAWN BY: RTG	
ISSUE DATE: 5.31.12	
REVISIONS:	

M100

MECHANICAL DEMOLITION PLAN
SCALE: 1/4"=1'-0"

**M101**

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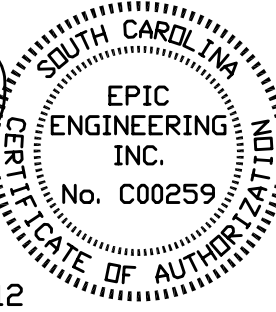
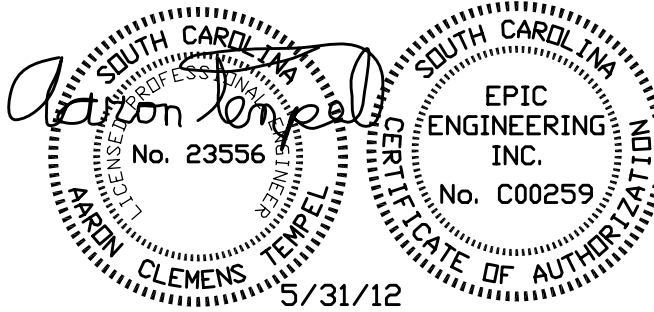
GENERAL ELECTRICAL NOTES

1. FURNISH ALL MATERIALS AND LABOR NECESSARY TO PROVIDE COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEMS. FURNISH ALL MATERIALS AND LABOR NECESSARY TO DEMONSTRATE TO THE OWNER AND TO THE ENGINEER THAT ALL SYSTEMS ARE OPERATING PROPERLY AND AS SPECIFIED. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.
2. WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF:
A. ANSI/NFPA 70 (NATIONAL ELECTRICAL CODE)
B. NECA STANDARD OF INSTALLATION
C. INTERNATIONAL BUILDING CODE
D. NFPA 101 (LIFE SAFETY CODE)
E. ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES
F. LOCAL UTILITY COMPANY REGULATIONS
3. ALL MATERIALS, EQUIPMENT AND DEVICES SHALL, AS A MINIMUM, MEET THE REQUIREMENTS OF U.L. WHERE U.L. STANDARDS ARE ESTABLISHED FOR THOSE ITEMS, AND THE REQUIREMENTS OF NFPA 70. ALL ITEMS SHALL BE CLASSIFIED BY U.L. AS SUITABLE FOR THE PURPOSE USED.
4. COORDINATE LOCATION OF ELECTRICAL DEVICES AND ELECTRICAL WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES.
5. PROVIDE THE INTERCONNECTING POWER WIRING AND CONDUIT, CONTROL WIRING RATED 120 VOLTS (NOMINAL) AND CONDUIT, AND THE ELECTRICAL POWER CIRCUITS FOR ALL EQUIPMENT PROVIDED BY OTHER TRADES.
6. COORDINATE WITH AND OBTAIN PERMITS AND INSPECTIONS FROM THE AUTHORITY HAVING JURISDICTION, AND INCLUDE ALL FEES IN BID.
7. PROVIDE ALL PANELS WITH TYPED DIRECTORIES SHOWING AS–BUILT CONDITIONS AND LABEL ALL CIRCUITS.
8. ALL WIRING SHALL BE COPPER, 600 VOLT, WITH THHN/THWN INSULATION INSTALLED IN CONDUIT UNLESS NOTED OTHERWISE. MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG FOR POWER AND LIGHTING CIRCUITS AND #16 AWG FOR CONTROL CIRCUITS UNLESS NOTED OTHERWISE.
9. UNLESS NOTED OTHERWISE, CONDUITS SHALL BE:
A. ELECTRICAL METALLIC TUBING (EMT) FOR INTERIOR LOCATIONS.
B. RIGID GALVANIZED STEEL (RGS) CONDUIT WHERE EXPOSED TO PHYSICAL DAMAGE.
10. ALL CONDUIT ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS OR CONCRETE DECKING, NOT FROM CEILING GRID OR GRID HANGER WIRES.
11. PROVIDE ALL MOUNTING BRACKETS, HANGERS, CLIPS, ETC. AS NECESSARY TO MOUNT AND SECURE LIGHT FIXTURES IN LOCATIONS SHOWN AND AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INTENDED.
12. WHERE CONDUIT PENETRATES FIRE RATED BARRIERS (WALLS, FLOORS AND CEILINGS), SEAL THE OPENING AROUND THE CONDUIT WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER.
13. EXISTING CEILING AND BUILDING FURNITURE TO BE DEMOLISHED. ALL LIGHTING AND FURNITURE RECEPTACLE CIRCUITS TO BE PULLED BACK TO PANEL "A" AND DISCONNECTED FROM THE ASSOCIATED CIRCUIT BREAKER. SPARED 120V, 1P, 20A CIRCUITS TO BE REUSED AS INDICATED ON THESE DESIGN DRAWINGS. ALL EXISTING HVAC EQUIPMENT CIRCUITS SHALL REMAIN AND BE REUSED. ANY UNUSED CIRCUITS SHALL BE MARKED "SPARE."
14. COLOR AND FINISH OF NEW ELECTRICAL DEVICES SHALL BE COORDINATED WITH ARCHITECT.
15. ALL CONDUITS SHALL BE CONCEALED FROM VIEW TO THE GREATEST EXTENT POSSIBLE. ALL EXPOSED CONDUITS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION FOR ALTERNATE LOCATIONS OF ELECTRICAL DEVICES. NOTIFY ENGINEER AS NECESSARY.

LIGHT FIXTURE SCHEDULE (UNLESS NOTED OTHERWISE EQUALS WILL BE ACCEPTED)			
TYPE	DESCRIPTION	LAMP(S)	MANUFACTURER
○ _A	DECORATIVE 6" DIRECTIONAL LED DOWNLIGHT, CLEAR SEMI–SPECULAR FINISH, WHITE FLANGE, 120V.	21W LED	JUNO LIGHTING – INDY SERIES L6–15271–LDI WITH L600–CQ–WH REFLECTOR
○ _B	DECORATIVE 6" DIRECTIONAL LED DOWNLIGHT, CLEAR SEMI–SPECULAR FINISH, WHITE FLANGE, 120V.	23W LED	JUNO LIGHTING – INDY SERIES L6–17271–LDI WITH L600–CQ–WH REFLECTOR
○ _C	EXISTING FIXTURE TO BE RELOCATED (3" LOW VOLTAGE RECESSED CAN)		
▽▽ _D	SINGLE CIRCUIT LED TRACK LIGHTING, LENGTH AS SHOWN ON PLANS, WHITE FINISH, 120V. PROVIDE 8 "NARROW" FLOOD FIXTURES AND 16 "FLOOD" FIXTURES.	15W LED	JUNO LIGHTING – TRAC MASTER/CYLINDRA SERIES T251LED–27K–WH
ⓧ	LED EXIT SIGN, PLASTIC HOUSING, WHITE FINISH, STENCIL FACE, RED LETTERS AND DIFFUSER, INTEGRAL BATTERY AND CHARGER, UNIVERSAL MOUNTING ADAPTER, 120V.	LED'S PER CODE	LITHONIA–LQM SERIES
ⓧ _o	EMERGENCY LIGHTING UNIT, PLASTIC HOUSING, WHITE FINISH, INTEGRAL BATTERY AND CHARGER, MOUNT 1' BELOW CEILING BUT NO HIGHER THAN 12' A.F.F., 120V.	2–7.2W INCAND	LITHONIA–ELM2 SERIES
ⓧ _R	EMERGENCY LIGHTING UNIT, PLASTIC HOUSING, WHITE FINISH, INTEGRAL BATTERY AND CHARGER, MOUNT 1' BELOW CEILING BUT NO HIGHER THAN 12' A.F.F., UNIT SHALL BE CAPABLE OF POWERING 2 REMOTE 12V, 10W FIXTURES FOR 90 MINUTES, 120V.	2–12W HALOGEN	LITHONIA–QUANTUM ELM SERIES
Ⓐ	OUTDOOR 2 HEAD MINI CYLINDER, BRONZE FINISH, 12V, 7.5W – POWERED FROM EMERGENCY LIGHT AS INDICATED ON PLANS. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS	LED 12V, 7.5W	WINONA–ASPEN LED SERIES WITH DOUBLE MOUNTING CANOPY

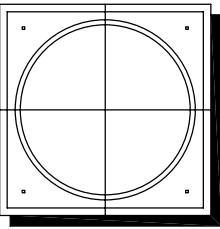
LEGEND

- CAN DOWNLIGHT
- ▽▽▽_A LIGHTING TRACK WITH LENGTH & NUMBER OF FIXTURES INDICATED, LETTER INDICATES TYPE.
- ⓧ EXIT SIGN, BLACKENED AREA(S) INDICATE FACE(S), DIRECTIONAL ARROWS AS INDICATED.
- ⓧ_o EMERGENCY LIGHTING UNIT WITH NUMBER OF HEADS INDICATED.
- \$ SWITCH, 20 AMP, 120–277V, AC (48" A.F.F. UNLESS NOTED OTHERWISE).
SUBSCRIPT: NONE – SINGLE POLE
- ⓧ ELECTRIC MOTOR, NUMBER, WHERE INCLUDED, INDICATES HORSEPOWER (PROVIDED UNDER DIVISION 15 – WIRED UNDER DIVISION 16).
- ⓧ DUPLEX RECEPTACLE OUTLET, 20 AMP, 125V AC, 2 POLE, 3 WIRE, GROUNDING (18" A.F.F. UNLESS NOTED OTHERWISE).
SUBSCRIPT: WP – WEATHERPROOF
- ⓧ DUPLEX RECEPTACLE OUTLET, GROUND FAULT CIRCUIT INTERRUPTER (GFCI).
- ⓧ DUPLEX RECEPTACLE OUTLET, GFCI, MOUNT 6" ABOVE COUNTER.
- ⓧ JUNCTION BOX, COORDINATE WITH EQUIPMENT (18" A.F.F. UNLESS NOTED OTHERWISE).
- ▽ COMBINATION TELEPHONE/COMPUTER OUTLET, 4"x4"x1 1/2" BOX WITH SINGLE GANG EXTENSION RING (18" A.F.F., 3/4" CONDUIT UNLESS NOTED OTHERWISE).
- ⓧ TV OUTLET, 4"x4"x1 1/2" BOX WITH SINGLE GANG EXTENSION RING (18" A.F.F. UNLESS NOTED OTHERWISE).
- ⓧ POWER PANEL
- ⓧ GROUNDING CONNECTION/DEVICE.
- ⓧ BRANCH CIRCUIT, ARROW INDICATES HOMERUN, CROSS LINES INDICATE NUMBER OF CONDUCTORS, GROUNDING CONDUCTOR IS NOT SHOWN BUT SHALL BE PROVIDED IN ALL CIRCUITS (2#12, 1#12G, 1/2"C UNLESS NOTED OTHERWISE).



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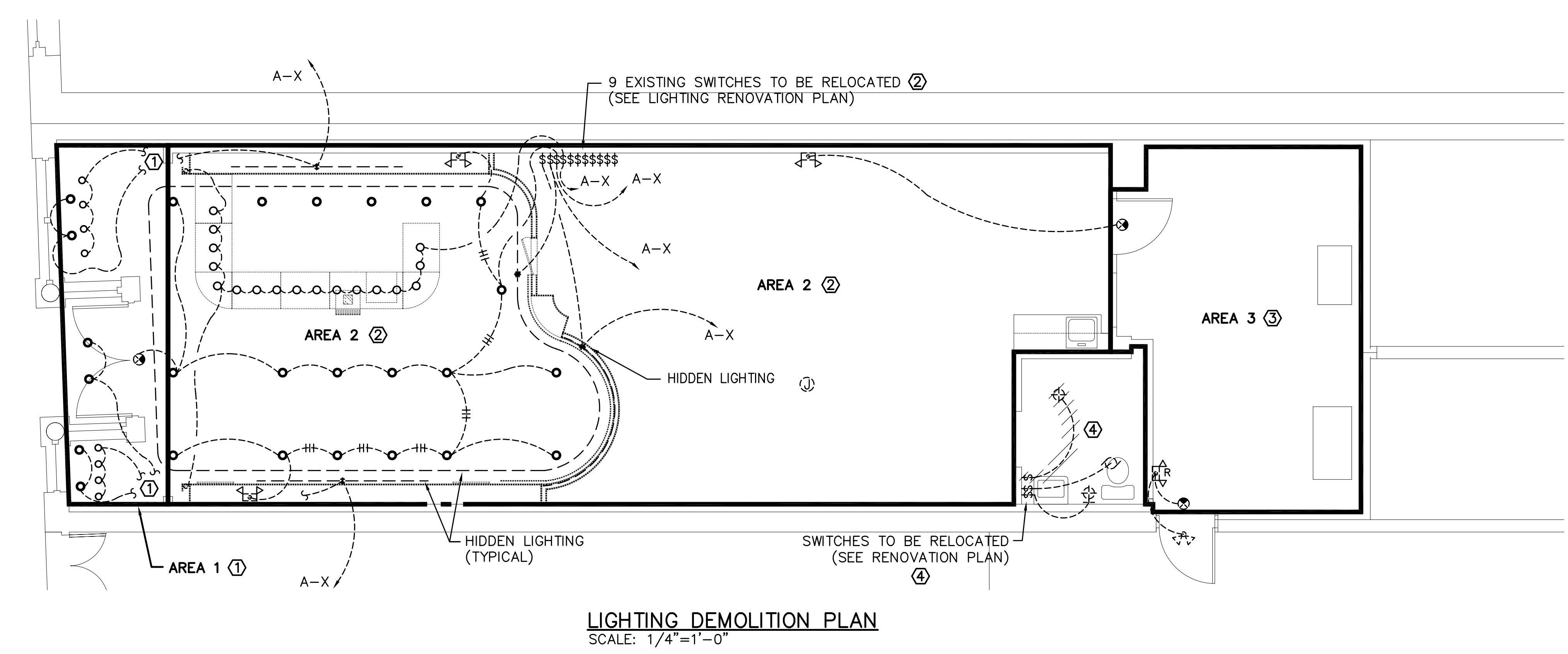


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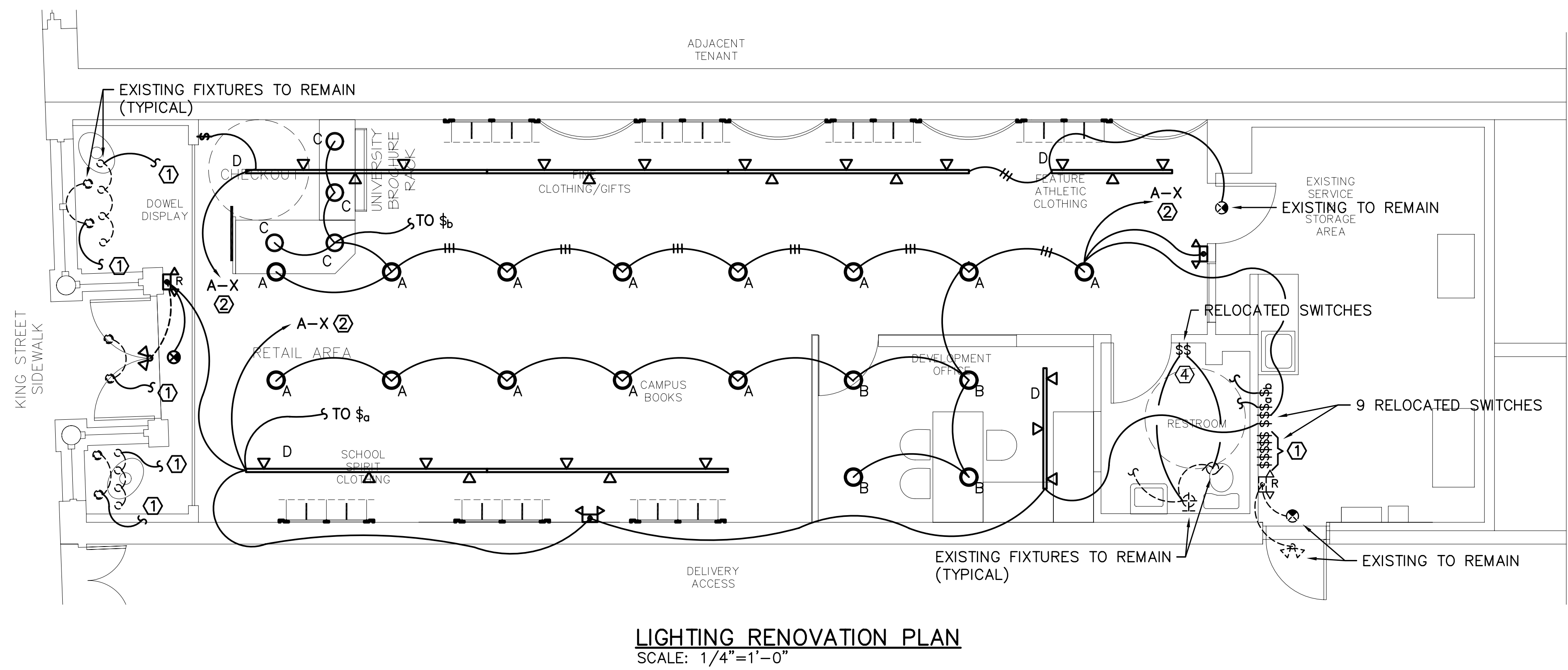
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LEGEND, NOTES & SCHEDULES

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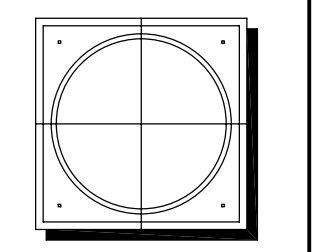


LIGHTING DEMOLITION PLAN
SCALE: 1/4"=1'-0"



LIGHTING RENOVATION PLAN
SCALE: 1/4"=1'-0"

- KEYED NOTES (THIS SHEET ONLY)**
- ① EXISTING LIGHT FIXTURES IN THIS AREA TO REMAIN. DEMOLISH OTHER LIGHTING CONNECTED TO THE CIRCUIT TO NEAREST JUNCTION BOX AND RECONNECT CIRCUITRY. WALL SWITCHES IN AREA 1 TO BE DEMOLISHED TO NEAREST JUNCTION BOX AND CIRCUITRY EXTENDED TO NEW SWITCH LOCATION.
 - ② DEMOLISH EXISTING LIGHTING, SWITCHES AND ASSOCIATED APPURTENANCES IN THIS AREA. CIRCUITRY SERVING OTHER AREAS TO REMAIN. REUSE EXISTING 120V, 1P, 20A BREAKERS IN EXISTING PANEL "A". UPDATE PANEL DIRECTORY ACCORDINGLY. **NOTE:** PANEL "A" IS A 240/120V, 3Ø, 4W, 300A "HIGH LEG DELTA" PANEL – NO 120V CIRCUITS SHALL BE CONNECTED TO THE "HIGH" PHASE.
 - ③ EXISTING LIGHTING IN THIS AREA TO REMAIN AS IS.
 - ④ DEMOLISH EXISTING SHOWER LIGHT AND SWITCH. RELOCATE FAN AND VANITY SWITCHES TO NEW LOCATION. EXTEND AND RECONNECT CIRCUITRY AS NECESSARY.

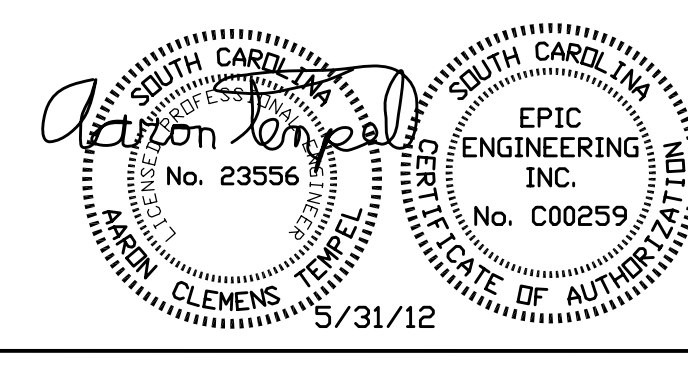


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**ELECTRICAL
LIGHTING PLANS**

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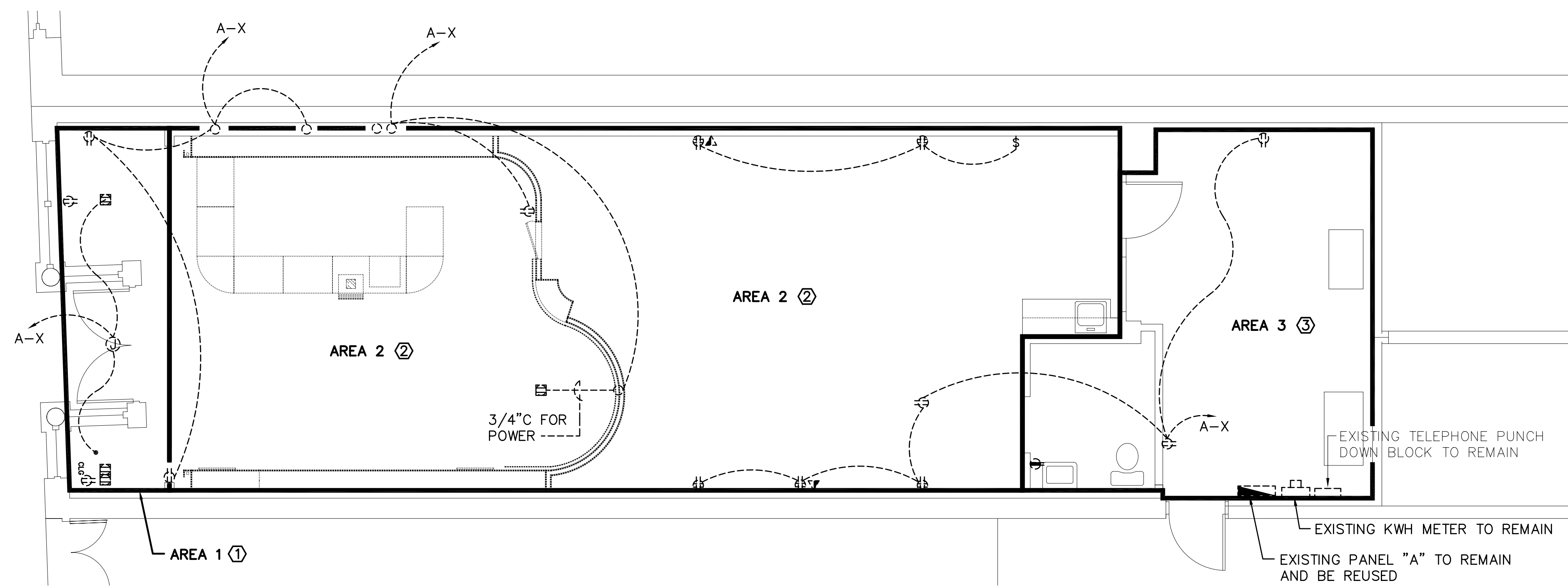


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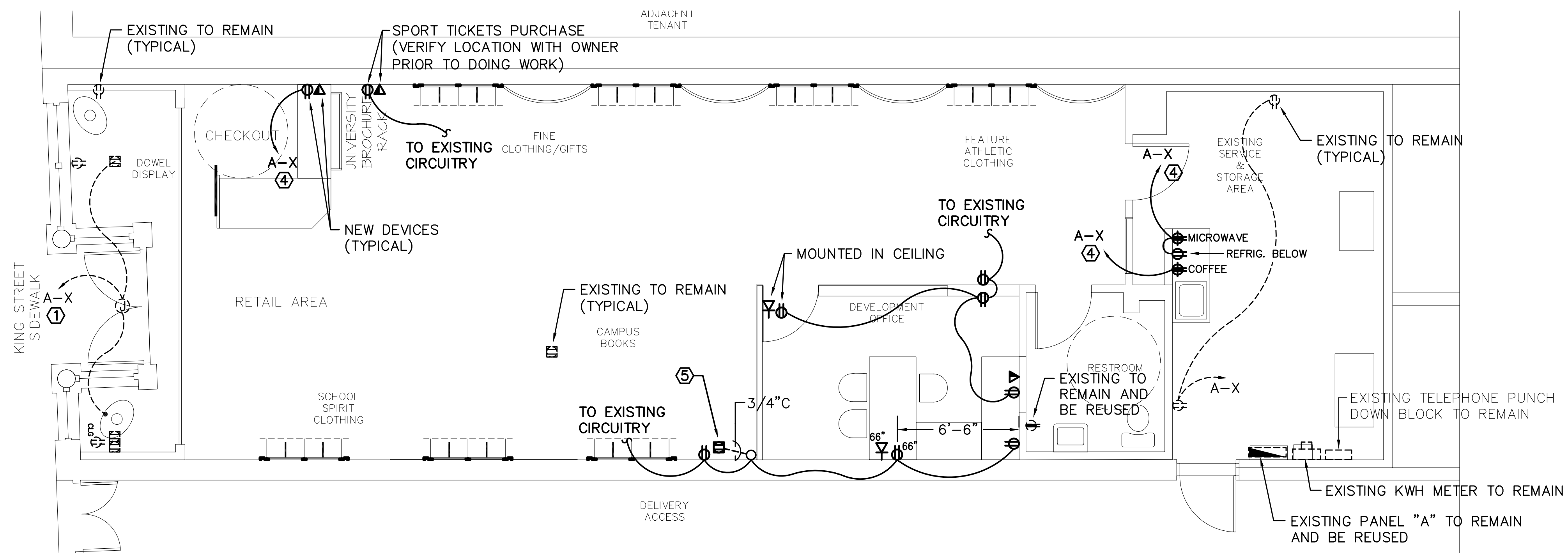
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E101

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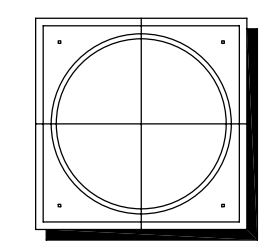
POWER DEMOLITION PLAN
SCALE: 1/4"=1'-0"



POWER RENOVATION PLAN
SCALE: 1/4"=1'-0"

KEYED NOTES (THIS SHEET ONLY)

- EXISTING FLOOR, CEILING AND WALL RECEPTACLES IN THIS AREA TO REMAIN. DEMOLISH OTHER RECEPTACLES CONNECTED TO THE CIRCUIT TO NEAREST JUNCTION BOX AND RECONNECT CIRCUITRY.
- DEMOLISH EXISTING ELECTRICAL WALL RECEPTACLES, SWITCHES AND ASSOCIATED APPUTENANCES IN THIS AREA. CIRCUITRY SERVING OTHER AREAS TO REMAIN. ALL FLOOR RECEPTACLES IN THIS AREA TO REMAIN AND BE REUSED (RECONNECT CIRCUITRY AS NECESSARY). REUSE EXISTING 120V, 1P, 20A BREAKERS IN EXISTING PANEL "A". UPDATE PANEL DIRECTORY ACCORDINGLY. NOTE: PANEL "A" IS A 240/120V, 3Ø, 4W, 300A "HIGH LEG DELTA" PANEL — NO 120V CIRCUITS SHALL BE CONNECTED TO THE "HIGH" PHASE.
- EXISTING ELECTRICAL DEVICES IN THIS AREA TO REMAIN AS IS.
- PROVIDE DEDICATED 120V, 1P, 20A CIRCUIT.
- CONTRACTOR SHALL SAW CUT FLOOR TO ALLOW FOR INSTALLATION OF CONDUITS TO NEW FLOOR BOX.



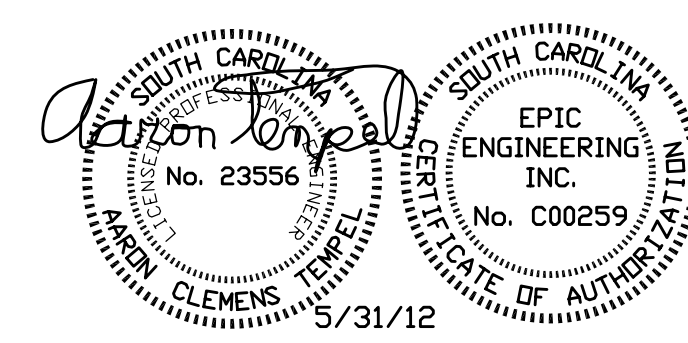
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ELECTRICAL
POWER PLANS

PROJ. NO. XX-XX
DRAWN BY: DR
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