



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	Roosevelt Lofts Historic Rehabilitation San Angelo, TX	Report No.	Three (3)
OWNER:	Overland Property Group 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	May 8, 2024
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	22-3281
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on revised attached drawings and in the below descriptions. These revisions were derived from the City's comments on Addendums 1 & 2, and ASI 1 & 2.
 - a. Sheet C5.0 – notes have been added regarding manholes at both sanitary sewer tie-in locations
 - b. Sheet C8.0 – precast Concrete manhole detail has been added.
 - c. Sheet CFP2 – Roof Top Deck has been eliminated and occupant load count has been adjusted.
 - d. Sheet A2.9 – Detail B – Roof top deck has been eliminated, remove all notes referencing roof top deck.
 - e. Sheet A3.2 – Detail A – remove the comment referencing the roof top deck.
 - f. Sheet S0.0 – Roof loads calculations have been revised.
 - g. Sheet S1.1 – 2nd floor roof plan/low roof plan framing has been revised.
 - h. Sheet M1.2 – Low roof drainage has been revised at area of eliminated roof top deck.
 - i. Sheet M1.4 - Low roof drainage has been revised at area of eliminated roof top deck.
 - j. Sheet M1.5 – interior roof drains have been eliminated below area of eliminated roof top deck.
 - k. Sheet M1.6 - Low roof drainage has been revised at area of eliminated roof top deck. Interior drains have been eliminated.
 - l. Sheet M1.9 - Low roof drainage has been revised at area of eliminated roof top deck.
 - m. Sheet E1.4 – Delete light fixtures 'N' and switch along West wall of the eliminated roof top deck area.
 - n. Sheet E6.3 – Panel H2, breaker spot 5 has been revised.

**Please note: Civil Sheets C5.0 & C8.0 have been approved and stamped by the City of San Angelo. The remaining Arch, Structural & MEP Sheets are still under review by the city, thus, the sheets attached are for reference use only. Once the sheets are approved, we will forward those on for official use.*

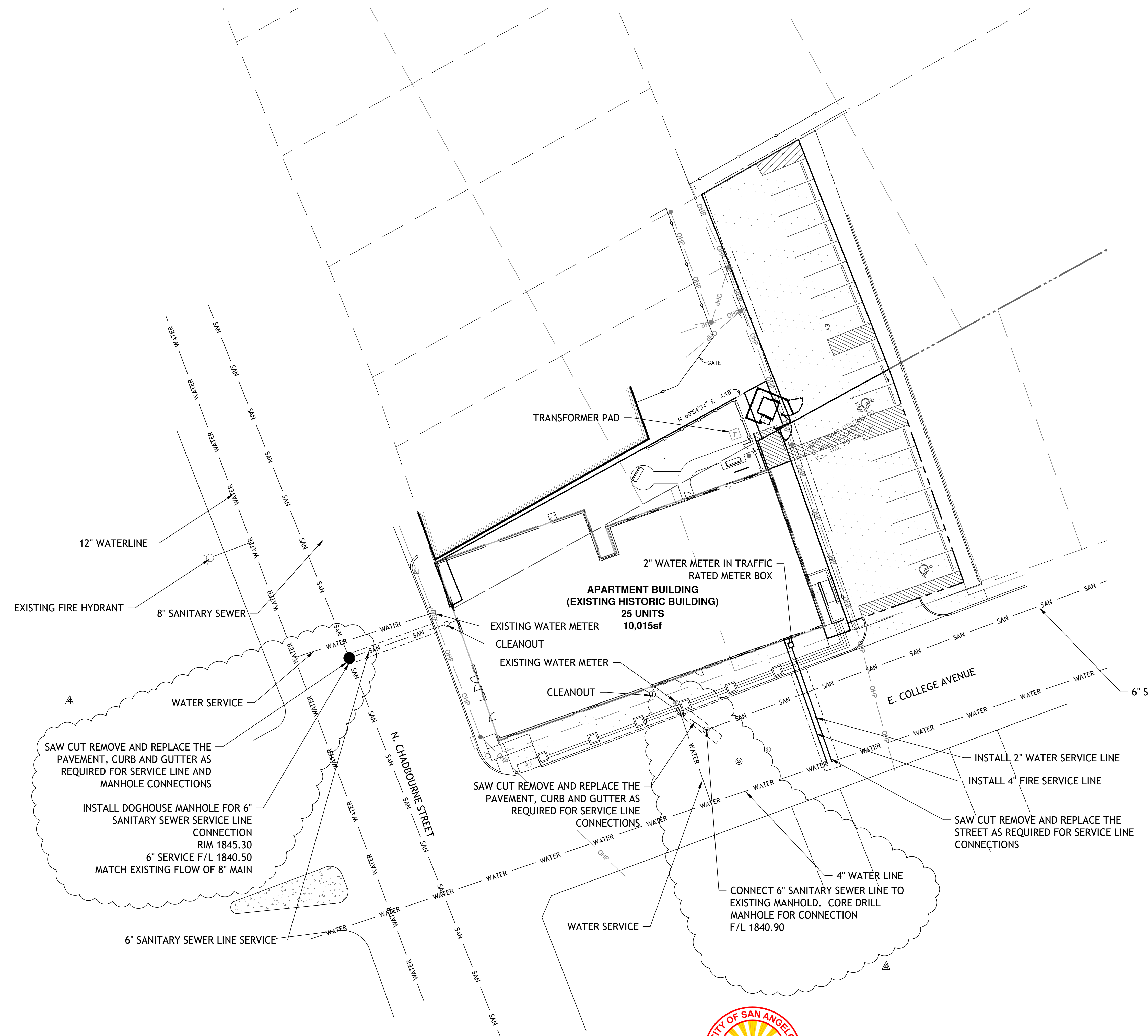
Attachments:

1. Revised Civil Sheets C5.0 & C8.0
2. Revised Arch Sheets CFP2, A2.9 & A3.2
3. Revised Structural Sheets S0.0 & S1.1
4. Revised MEP Sheets M1.2, M1.4, M1.5, M1.6, M1.9, E1.4 & E6.3

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

Copies to:

MCP Group - Eric Hubener, Will Allen
OPG - Dan Maximuk, April Engstrom
JGR Architect/Project Manager - Maggie Gillam
LST - Brian Ochs
Structural - Brent Engelland



- UTILITY NOTES:**
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
 - ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 - CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
 - DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED PER SECTION 820 OF THE CITY OF KERRVILLE CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND SUPPLIES REQUIRED FOR TESTING.
 - ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF SAN ANGELO AND THE STATE OF TEXAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
 - LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
 - CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
 - CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
 - WATER LINES SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60". ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
 - A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
 - CONTRACTOR TO PROVIDE 10 GAUGE TRACER WIRE AND TRACER WIRE STATIONS. TRACER WIRE SHALL BE PLACED BELOW PIPE EMBEDMENT. SPLICES ARE TOO BE CONNECTED WITH "COPPERHEAD SNAKEBITE LOCKING CONNECTORS" OR CITY APPROVED EQUAL.

SAW CUT REMOVE AND REPLACE THE PAVEMENT, CURB AND GUTTER AS REQUIRED FOR SERVICE LINE AND MANHOLE CONNECTIONS

INSTALL DOGHOUSE MANHOLE FOR 6" SANITARY SEWER SERVICE LINE CONNECTION
RIM 1845.30
6" SERVICE F/L 1840.50
MATCH EXISTING FLOW OF 8" MAIN

SAW CUT REMOVE AND REPLACE THE PAVEMENT, CURB AND GUTTER AS REQUIRED FOR SERVICE LINE CONNECTIONS

SAW CUT REMOVE AND REPLACE THE STREET AS REQUIRED FOR SERVICE LINE CONNECTIONS



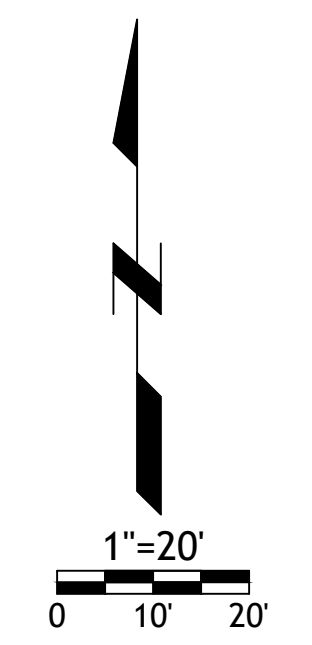
EN23-50000066
5/24/2024

CITY OF SAN ANGELO
DEPARTMENT OF PUBLIC WORKS

- ACCEPTED
- ACCEPTED AS NOTED

Drawing as to design only. Dimensions and location are not verified, contractor to verify as to plans and/or installation requirements.

DATE 5/24/2024



SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

SM ENGINEERING
TEXAS ENGINEERING FIRM
F-21697
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.



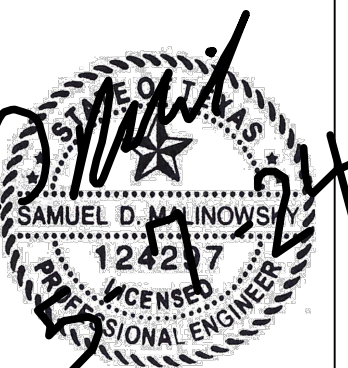
- Revisions
- 2-20-24 ADDENDUM 1
 - 2-23-24 ADDENDUM 2
 - 4-26-24 TRAFFIC CONTROL
 - 5-7-24 CITY COMMENTS

ROOSEVELT LOFTS

50 N CHABOURNE STREET
SAN ANGELO, TX 76903

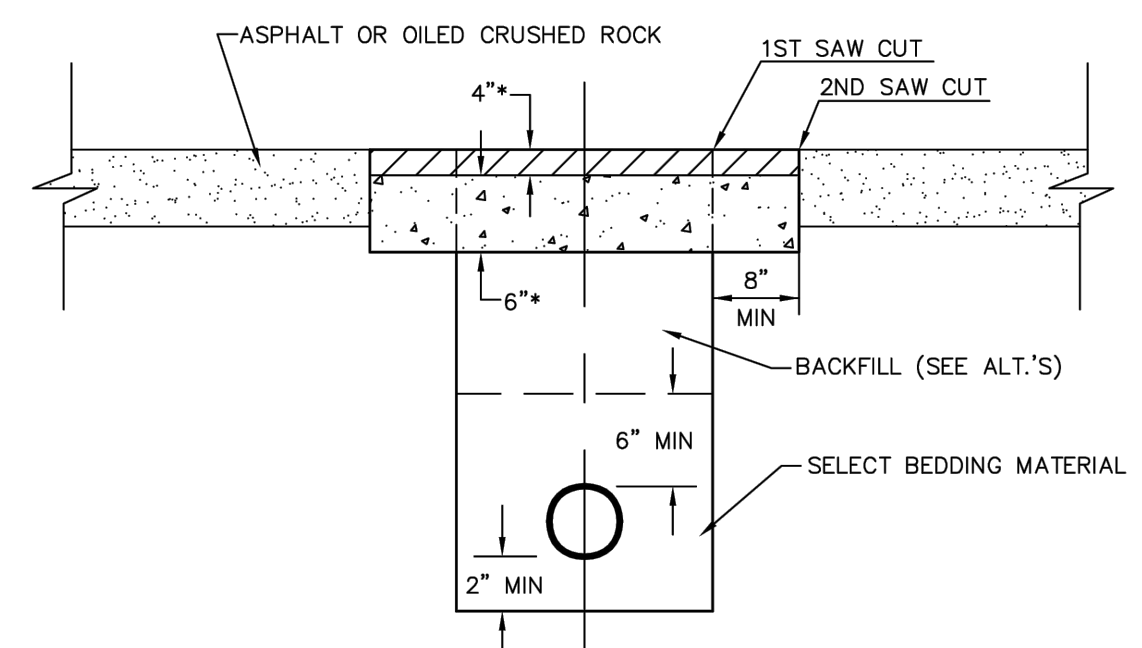
COSA ES
ARC # S-1855

sheet
C5.0
Civil
UTILITY PLAN
permit
16 JANUARY 2024

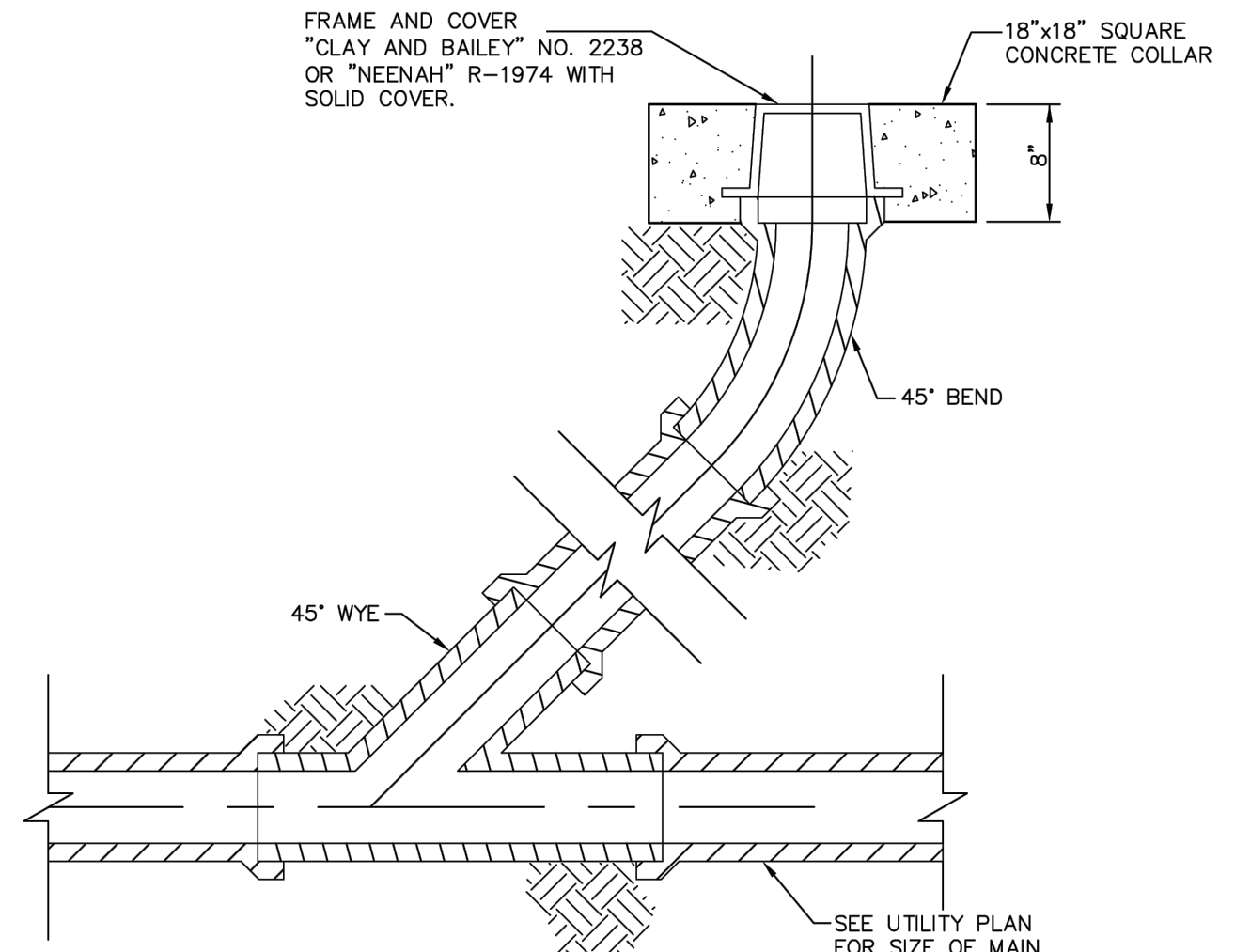


Revisions

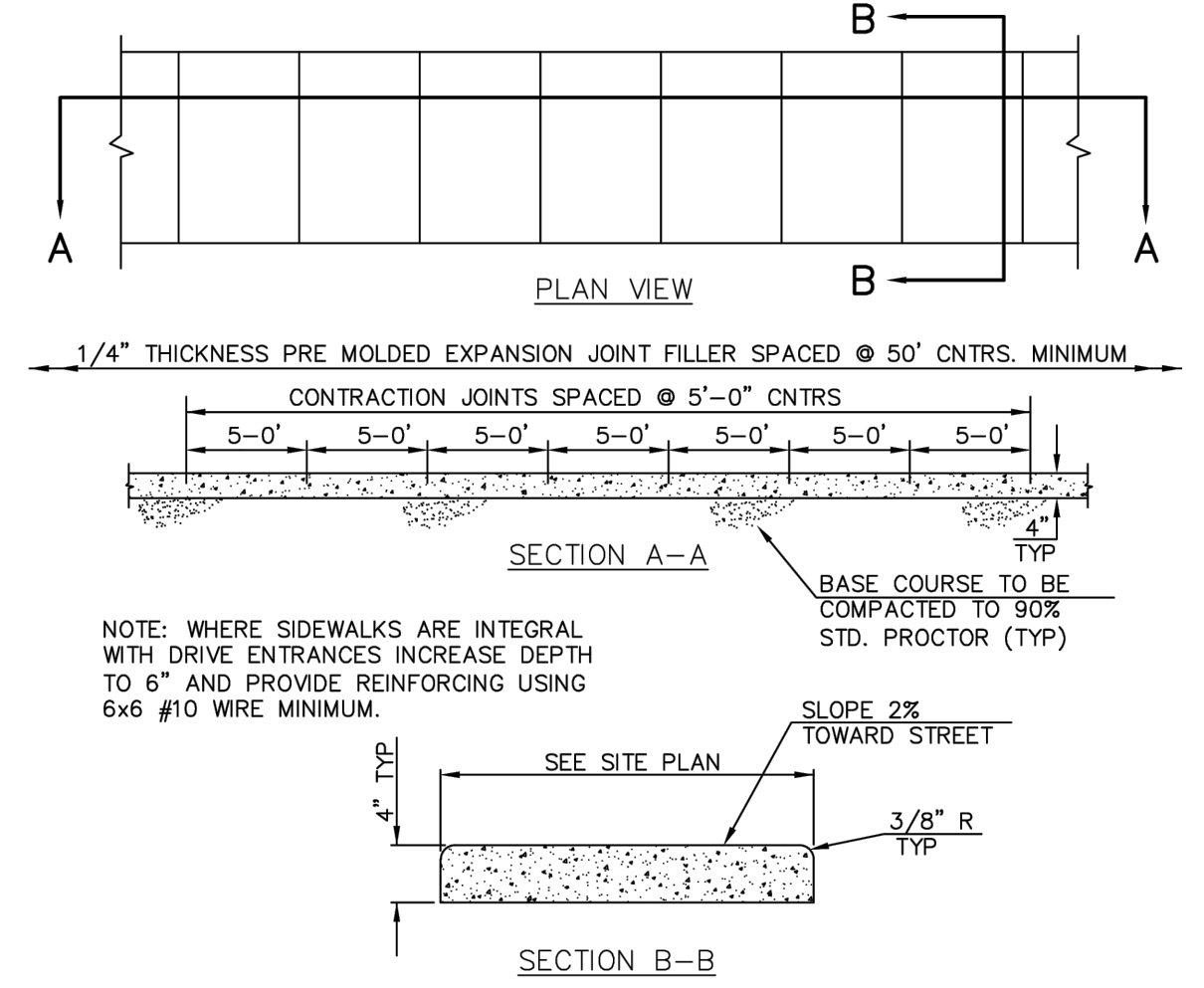
2-20-24	ADDENDUM 1
2-23-24	ADDENDUM 2
4-26-24	TRAFFIC CONTROL
5-7-24	CITY COMMENTS



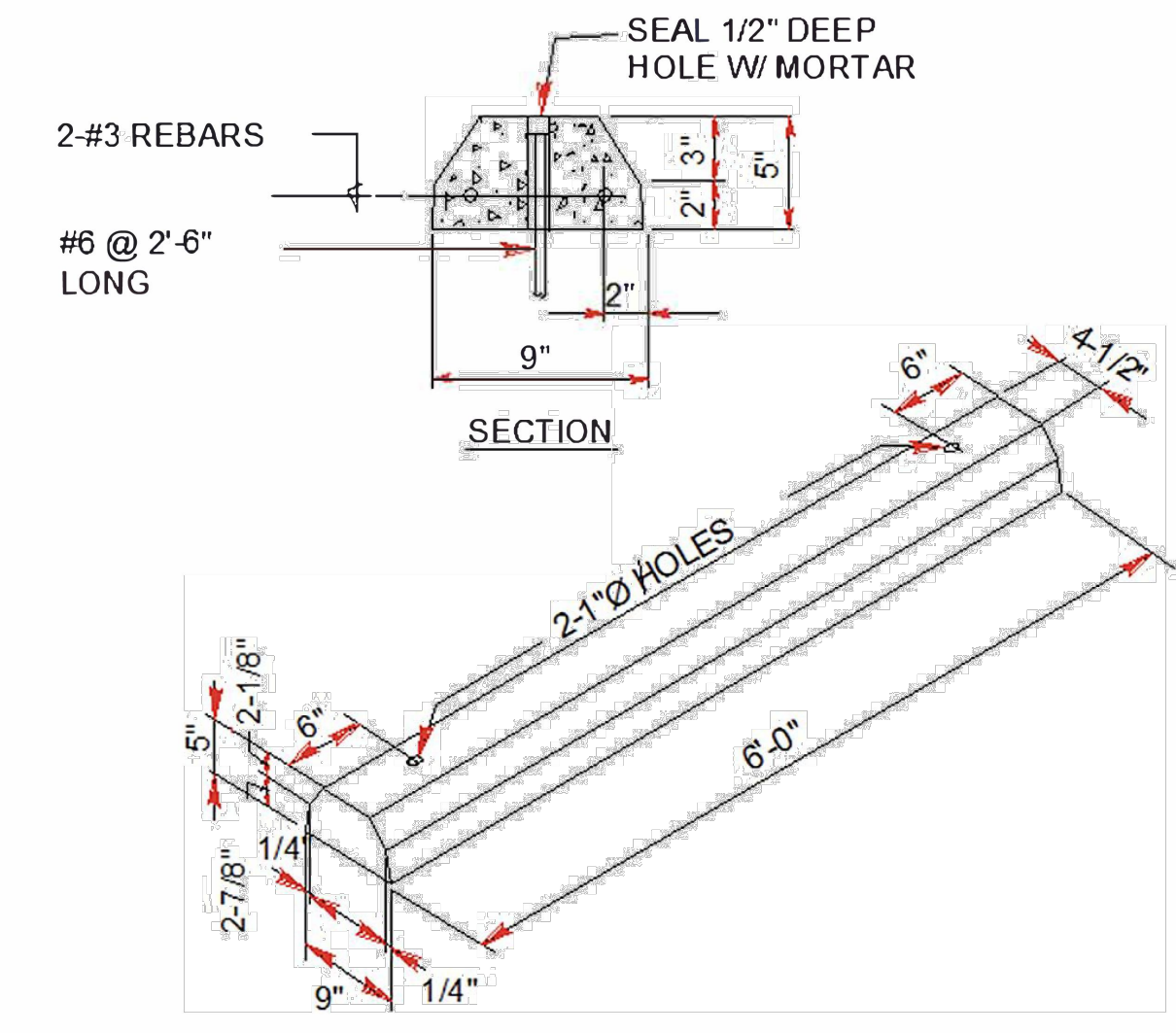
- * FOR ASPHALT OR OILED CRUSHED ROCK, REPLACE SURFACE WITH 6" CONCRETE BASE AND 4" A.C. SURFACE
- FOR EARTH OR CRUSHED ROCK, REPLACE SURFACE IN KIND: SOIL - 12" DEEP (COMPACTED TO 95%), ROCK - 6" DEEP.
- ALTERNATE BACKFILL METHODS**
 - A. CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELETERIOUS MATERIAL MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
 - B. LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
 - C. CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.
 - ALL CUTS** ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
 - CLEANUP** ALL EXCESS MATERIAL, DEBRIS, MUD, AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.



CLEAN-OUT SS2

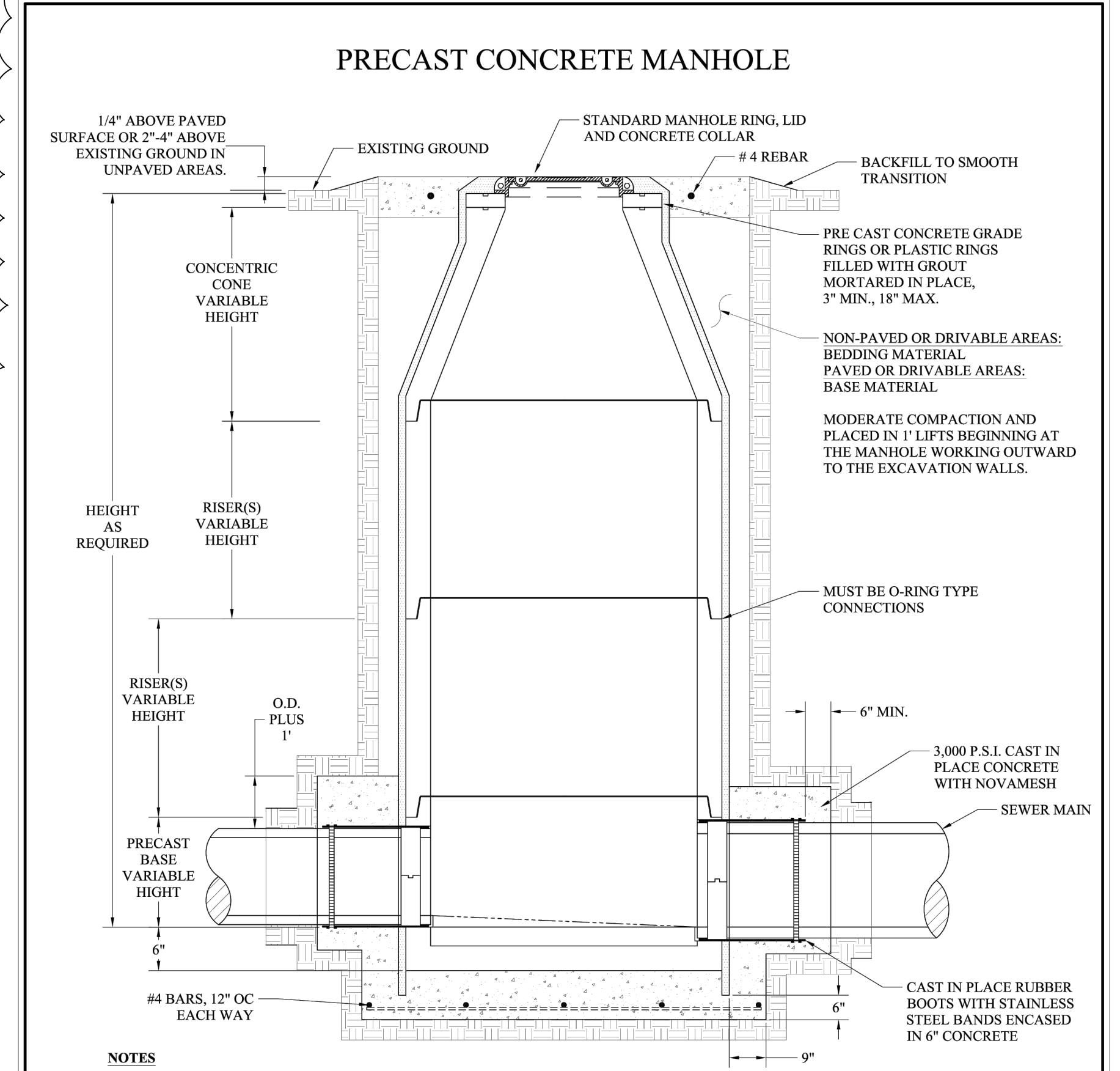


CONCRETE SIDEWALK CW2



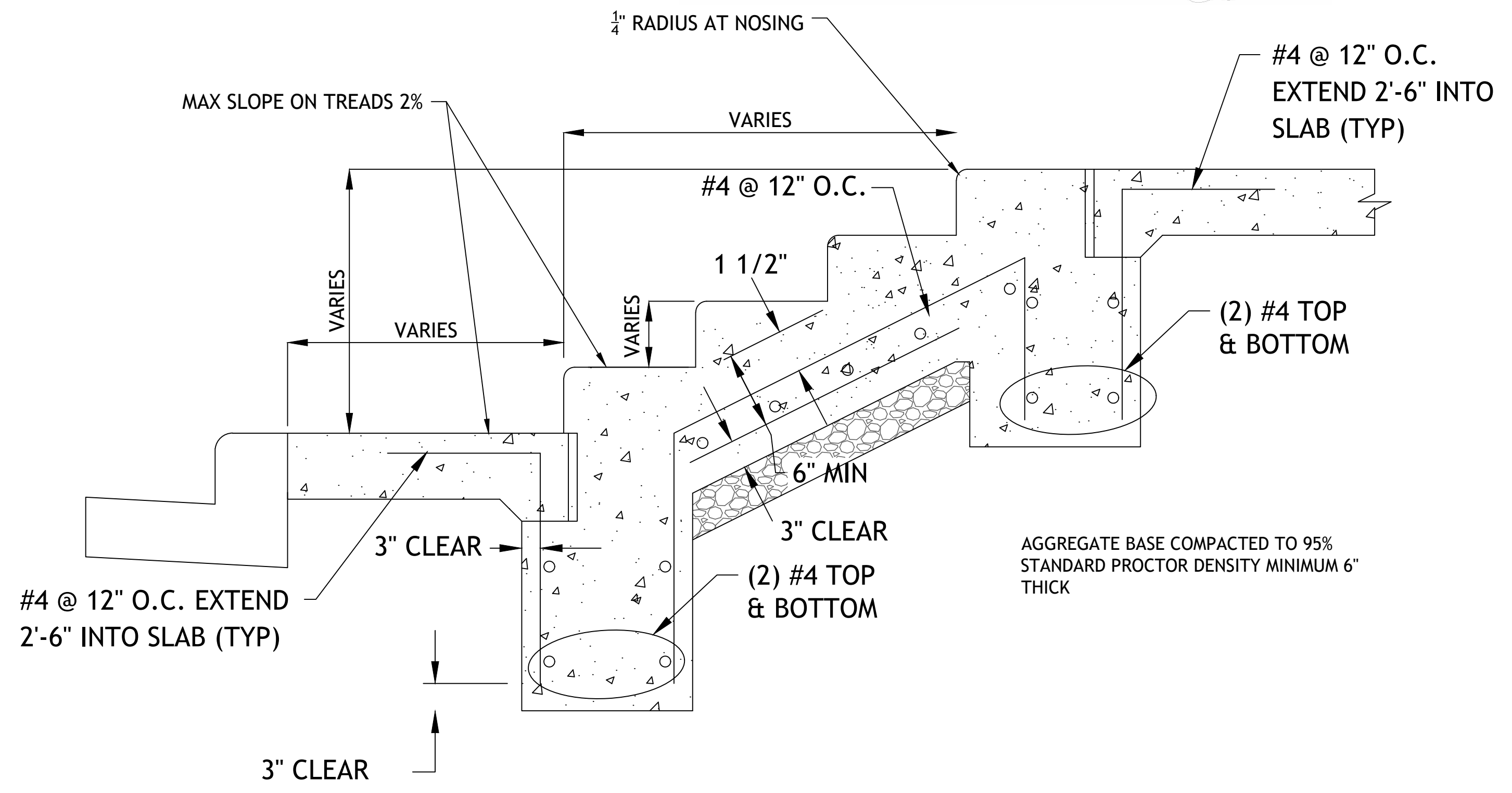
PARKING BLOCK

STREET CUT RESTORATION 030

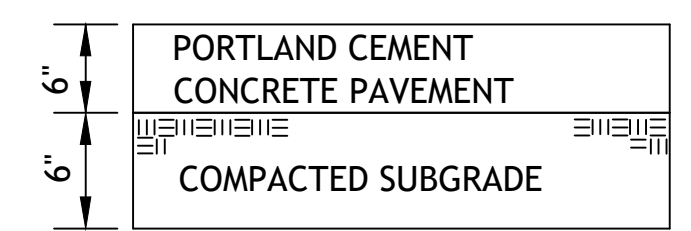


- NOTES**
- MANHOLE SHALL BE CONCENTRIC CONE TYPE PRECAST CONCRETE WITH PRECAST OR POUR IN PLACE CONCRETE BASE.
 - MANHOLE INVERT MAY BE PRECAST OR PLACED IN THE FIELD.
 - THE BASE SHALL BE PLACED ON A GRAVEL FOUNDATION WITH MINIMUM THICKNESS OF 2" FOR LEVELING.
 - LIFTING EYES AND JOINTS SHALL BE GROUTED INSIDE AND OUT.
 - MANHOLES SHALL BE STUBBED OUT WITH SUITABLE SIZE PIPE WHEREVER FUTURE EXTENSION OF THE SEWER IS ANTICIPATED.
 - STUB-OUTS SHALL EXTEND BEYOND THE EDGE OF EXISTING OR PROPOSED PAVING.
 - MANHOLES LOCATED WITHIN A 100-YEAR FLOOD PLAIN OR ANY AREA SUBJECT TO STORMWATER INFILTRATION SHALL INCORPORATE A WATER-TIGHT, BOLT-DOWN RING AND LID AND AN INFLOW PREVENTION DEVICES (IPDs).
 - MANHOLES GREATER THAN 16' DEEP OR SERVING PIPES LARGER THAN 15" SHALL BE 60" DIAMETER AND BE CONSTRUCTED WITH FIBERGLASS OR CONCRETE WITH AN APPROVED PROTECTIVE COATING SYSTEM.

CITY OF SAN ANGELO
PRECAST CONCRETE MANHOLE
JUNE 2016 W-SA-MH-CONC



STAIR AND SIDEWALK SECTION



CONCRETE PAVEMENT

- PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

CITY OF SAN ANGELO
DEPARTMENT OF PUBLIC WORKS

ACCEPTED
ACCEPTED AS NOTED

Drawing as to design only. Dimensions and location are not verified, contractor to verify as to plans and/or installation requirements.

DATE 5/24/2024

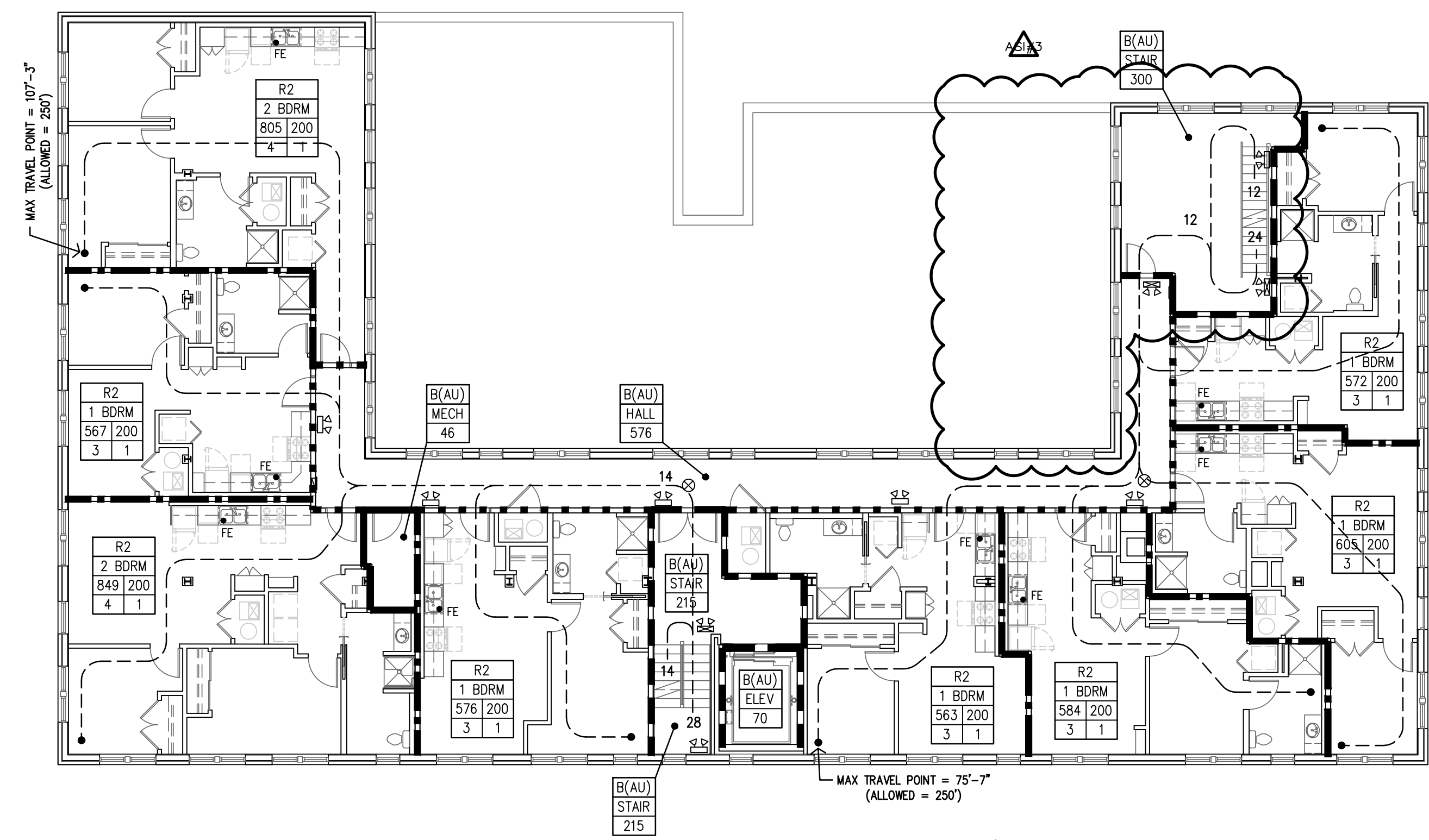
ROOSEVELT LOFTS
50 N CHADBOURNE STREET
SAN ANGELO, TX 76903

COSA ES
ARC #
M-1035-A

sheet
C8.0
Civil
DETAILS
permit
16 JANUARY 2024

PRELIMINARY
 DRAWING

REVISION:	
2	2-23-2024
3	5-8-2024
DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	



B SECOND FLOOR PLAN
 3/32"=1'-0"

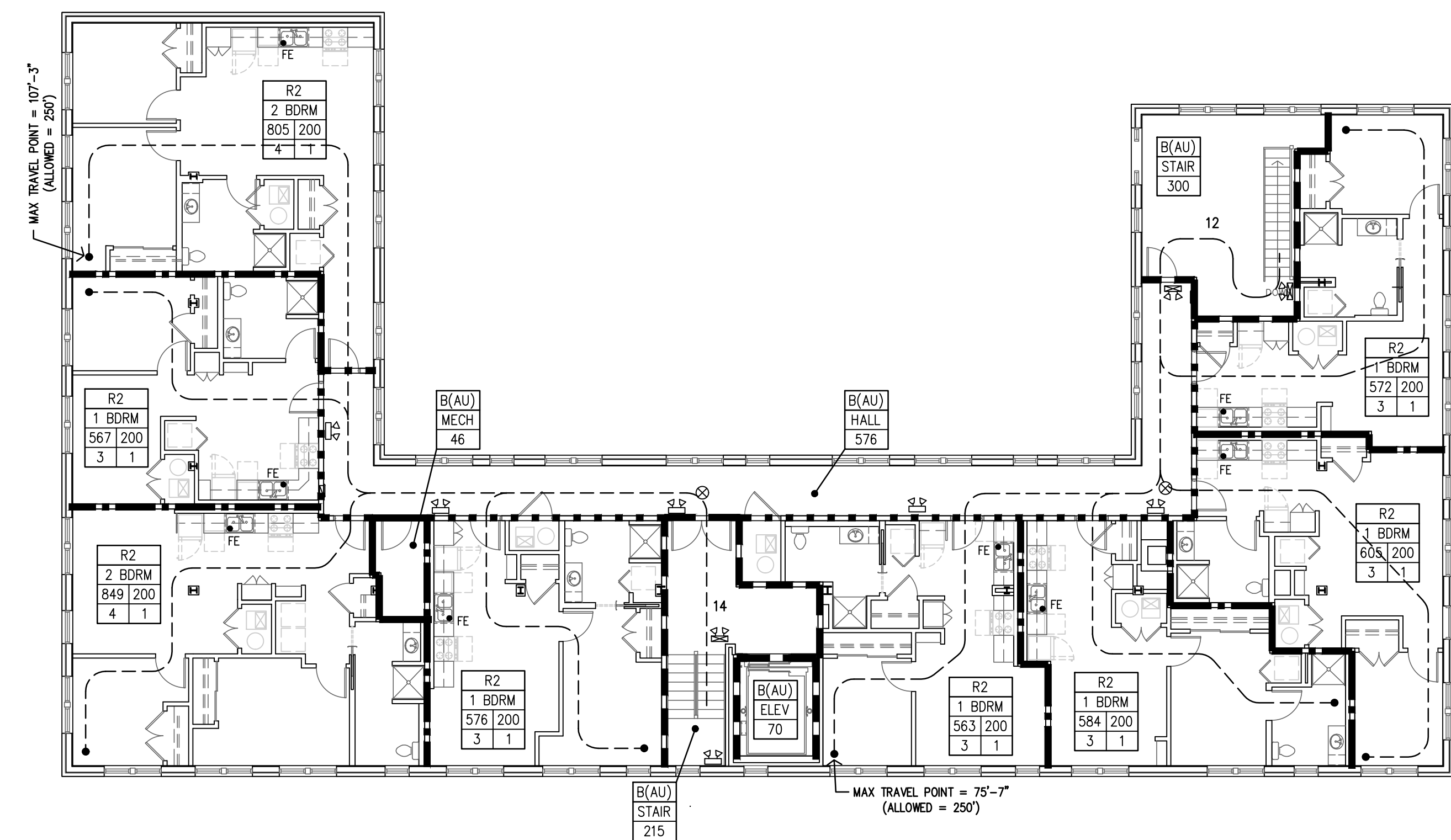
LEGEND

- DESIGNATED EMERGENCY EXIT
- 68'7.24" ← EXIT WIDTH (ACTUAL/REQUIRED)
 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
- 1 HOUR CONSTRUCTION
 1/2 HOUR FIRE PARTITION, CORRIDOR (PER IBC TABLE 1020.2)
 W/ 20 MIN OPENINGS (PER IBC TABLE 716.1(2))
- 1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS & TENANT SPACES
 W/ 45 MIN OPENINGS (PER IBC 708.3 & 716.1(2))
- 1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS,
 W/ 60 MIN OPENINGS (PER IBC TABLE 716.1(2))
- EXIT LIGHT
 EXIT/EMERGENCY LIGHT
 EMERGENCY LIGHT
 FIRE EXTINGUISHER
- FIRE HYDRANT/FIRE DEPARTMENT CONNECTION
 FIRE ALARM REMOTE ANNUNCIATOR PANEL
 FIRE ALARM CONTROL PANEL
 KNOX BOX
- OCCUPANCY GROUP (AU - ACCESSORY USE)
 OCCUPANCY USE
 ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR
 OCCUPANT LOAD/REQUIRED NUMBER OF EXITS

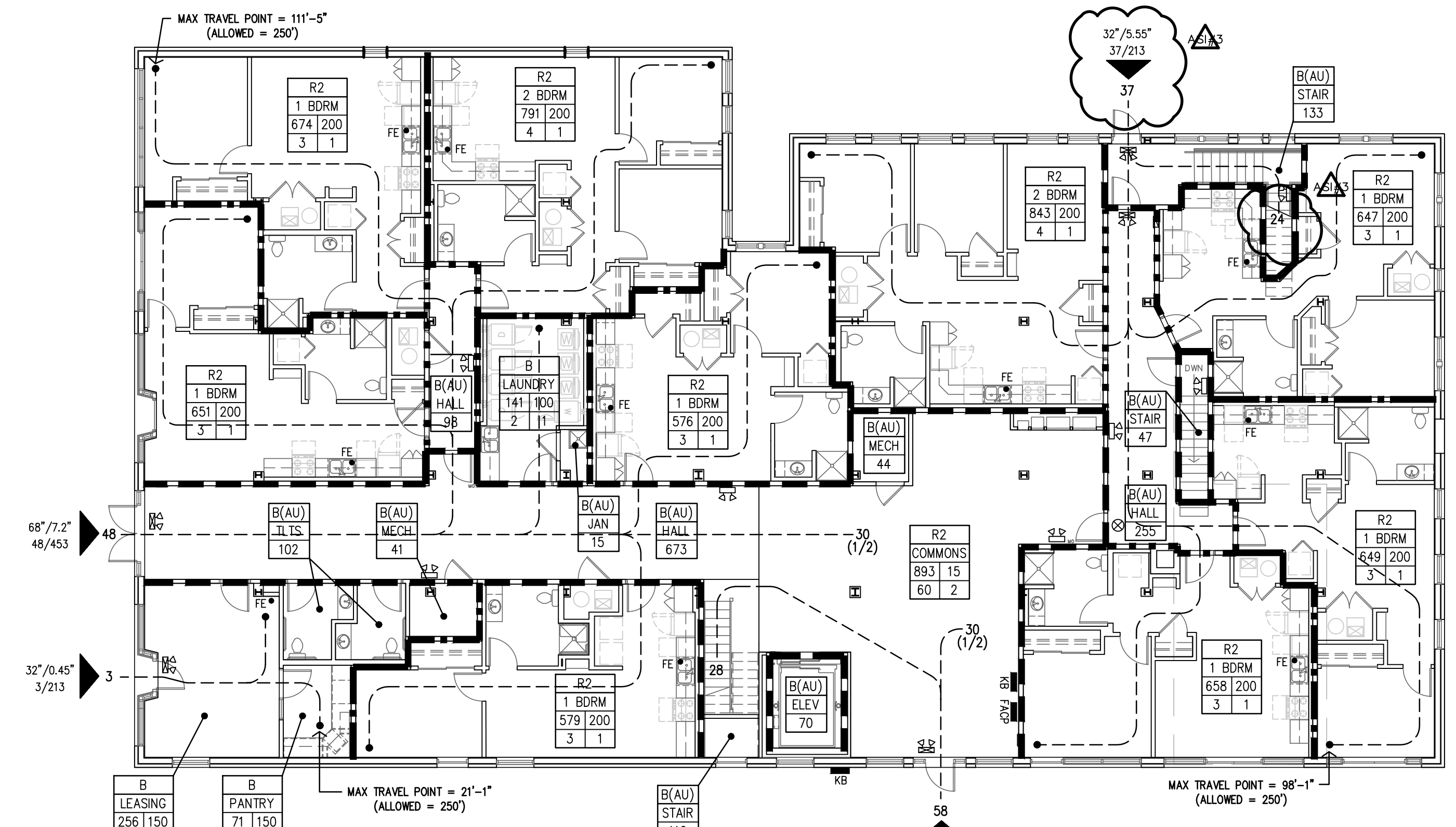
R-2	APARTMENT
1,000	200
5	1

MAXIMUM OCCUPANT LOAD FACTOR
 OCCUPANT LOAD: 146 TOTAL
 FIRST FLOOR: 94 TOTAL
 SECOND FLOOR: 26 TOTAL
 THIRD FLOOR: 26 TOTAL

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



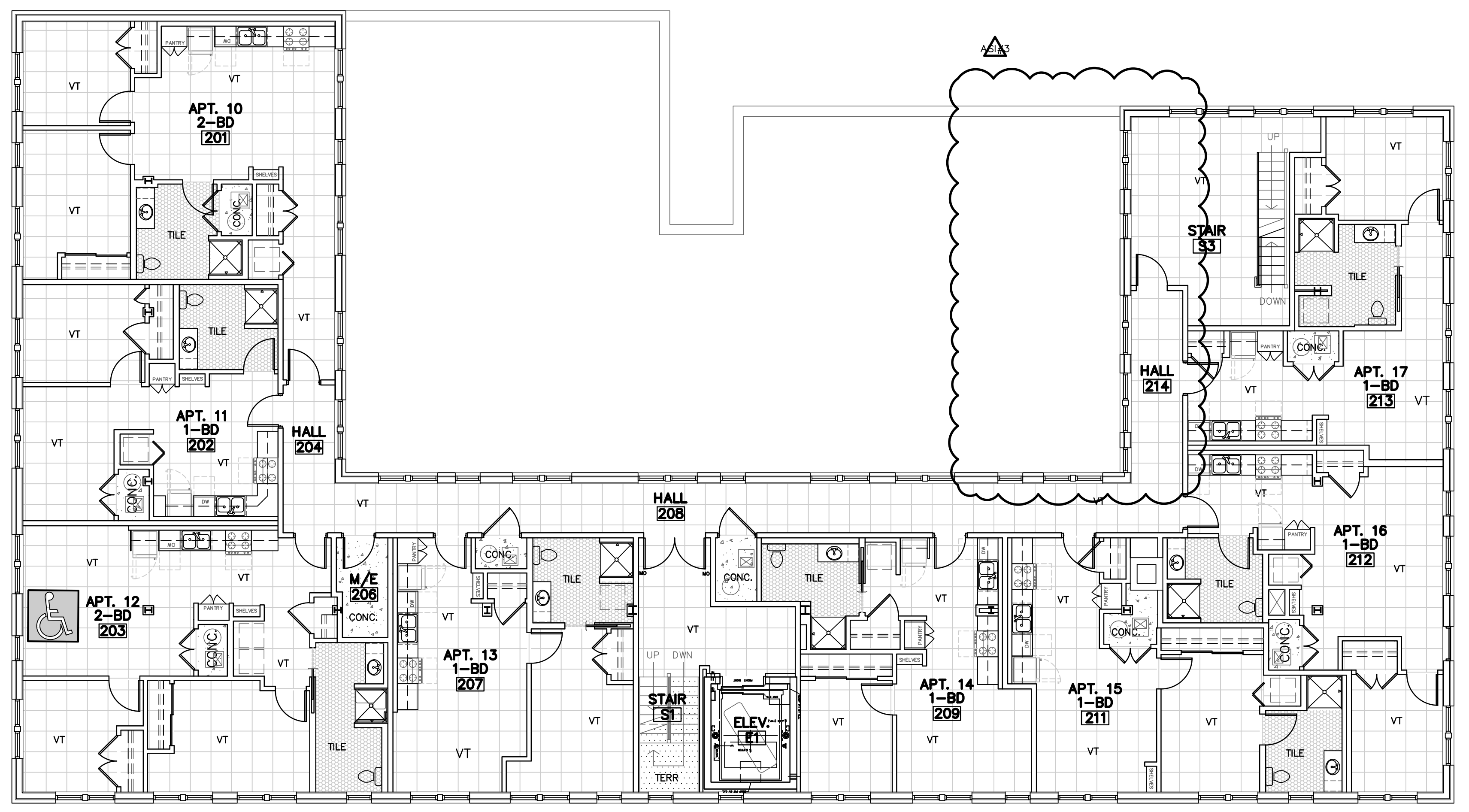
C THIRD FLOOR PLAN
 3/32"=1'-0"



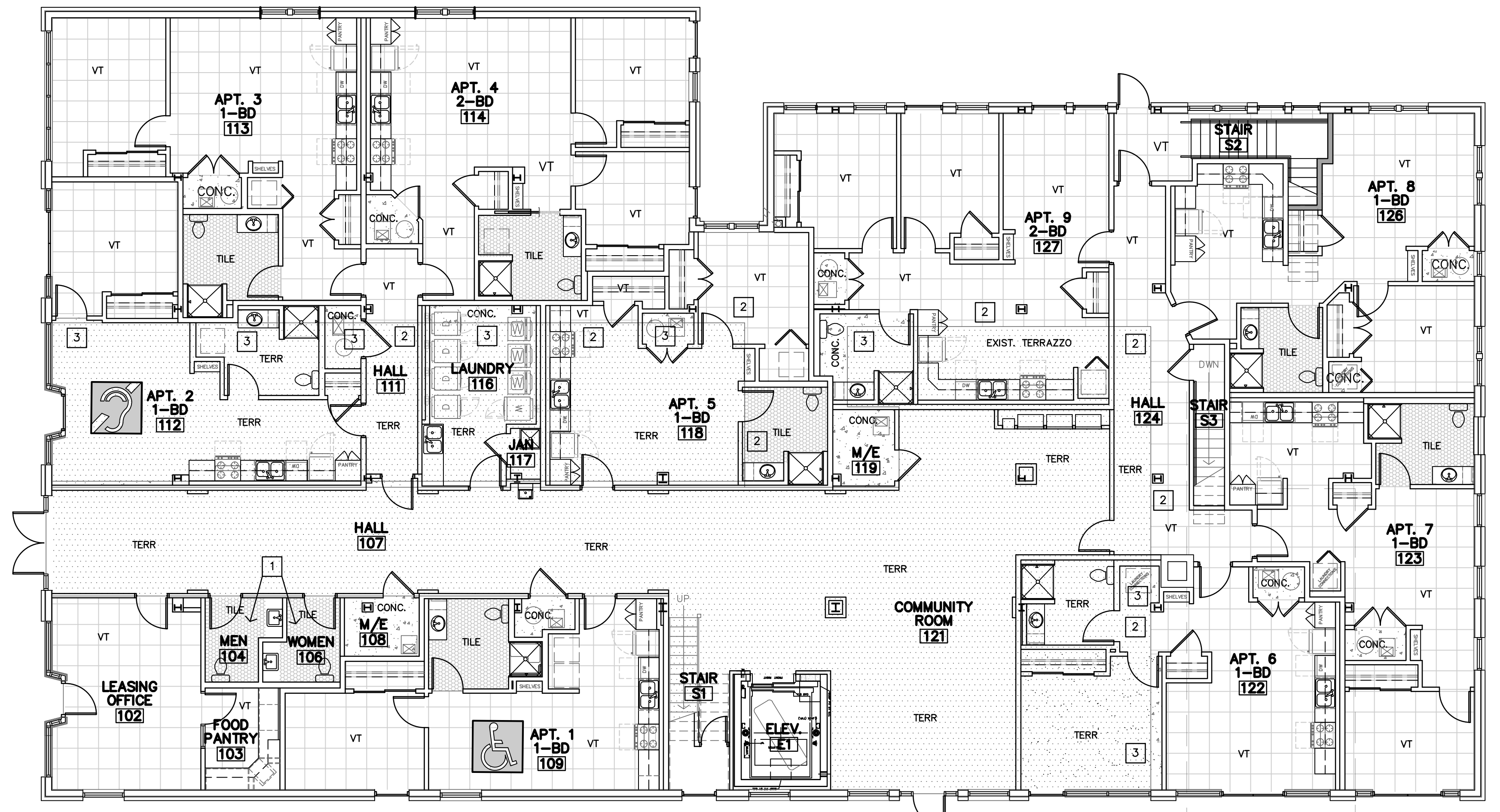
A FIRST FLOOR PLAN
 3/32"=1'-0"



REVISION:
 DATE: 1-16-2024
 JOB: 22-3281
 SHEET NO.:



B SECOND FLOOR FLOOR FINISH PLAN
 3/32"=1'-0" THIRD FLOOR SIMILAR



A FIRST FLOOR FLOOR FINISH PLAN
 1/8"=1'-0"

FLOORING GENERAL NOTES

- FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
- CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
- CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS
- CUT TILE TIGHT AROUND DOOR FRAMES, AT VT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
- INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
- ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
- UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS, WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
- VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
- CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

SPECIFIC NOTES

- AT MEN'S #104 AND WOMEN'S #106 - MOSAIC FLOORING PATTERN, REFERENCE DETAIL U-AB.1
- VINYL & CERAMIC TILE TO TERRAZZO TRANSITIONS: CUT/TRIM TERRAZZO SO THAT A STRAIGHT CLEAN LINE IS CREATED. USE A STAINLESS STEEL SCHLUTER SCHIENE TRIM (OR EQUIVALENT) BETWEEN THE TERRAZZO AND VINYL TILE.
- AT AREAS WHERE TERRAZZO DOESN'T MEET WALLS, AND SMALL PORTION OF SUB FLOORING IS EXPOSED. INSTALL SEALED CONCRETE. CONCRETE TO HAVE SIMILAR TEXTURE AND COLOR AS ORIGINAL TERRAZZO FLOOR. INSTALL NEW CONCRETE IN A SIMILAR FASHION TO REPLACEMENT TERRAZZO. REFERENCE SHEET A10.1 FOR ADDITIONAL DETAILS.

FLOORING LEGEND

	NEW VINYL TILE		EXISTING TERRAZZO
	NEW MOSAIC TILE		SEALED CONCRETE

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION

Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.

- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities, etc. during work.

REPOINTING MASONRY

Rake out and repoint joints to the following extent:
All joints in areas indicated, joints indicated to receive sealant-filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow-sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spoil edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

POINTING WITH MORTAR

- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

GENERAL NOTES, REGARDING CLEANING, ASSESSING MASONRY
Reference Specifications & Preservation Briefs

IDENTIFY WHAT IS TO BE REMOVED

The general nature and source of dirt or soiling material on a building must be identified to remove it in the gentlest means possible—that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy.

CONSIDER THE PRACTICALITIES OF CLEANING OR PAINT REMOVAL

Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

STUDY THE MASONRY

Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists, and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards, and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

IDENTIFY PRIOR TREATMENTS

Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time. Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. De-icing salts used near the building that have dissolved can migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

CHOOSE THE APPROPRIATE CLEANER

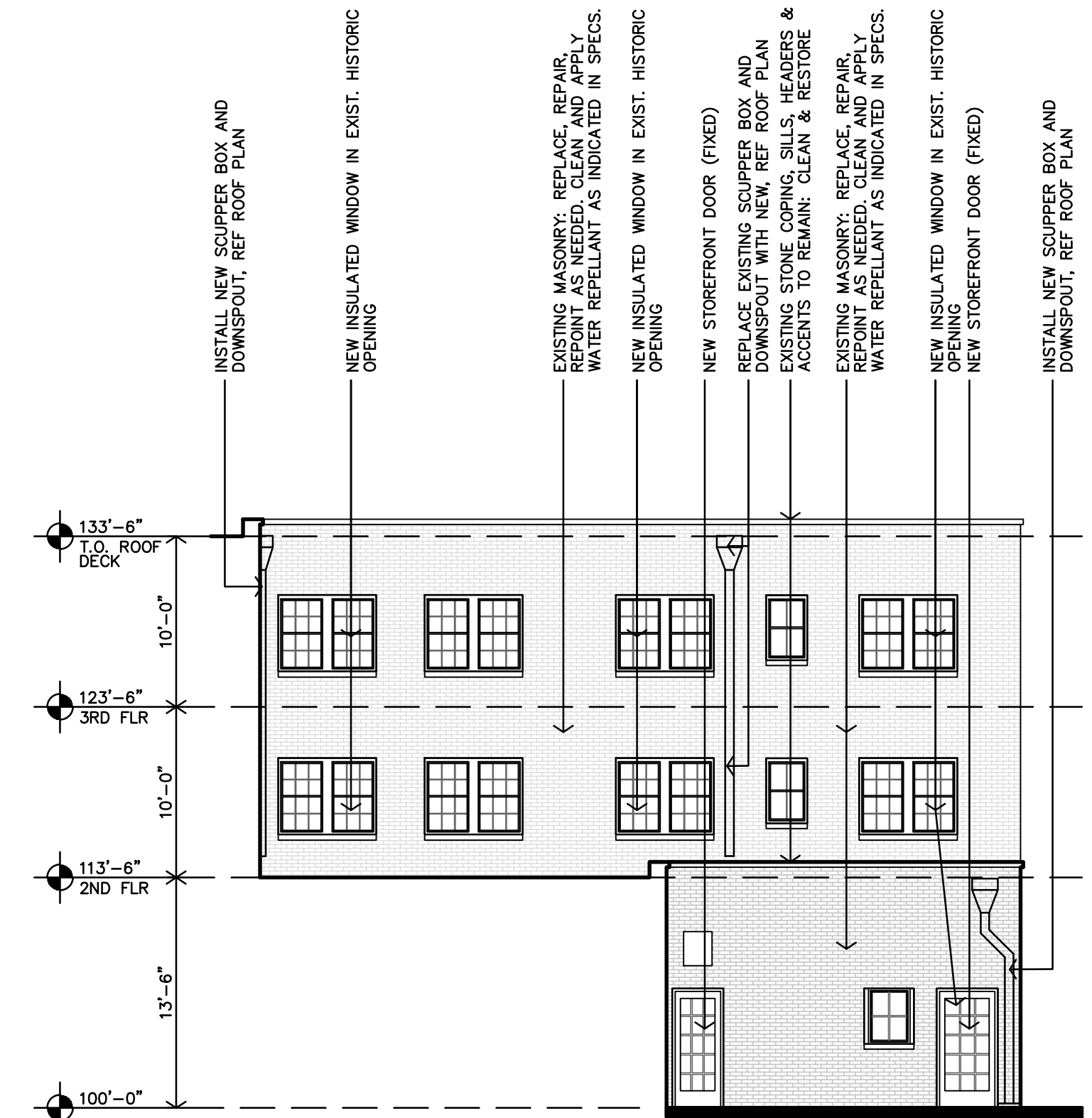
The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents. Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

REMOVING GRAFFITI FROM HISTORIC MASONRY

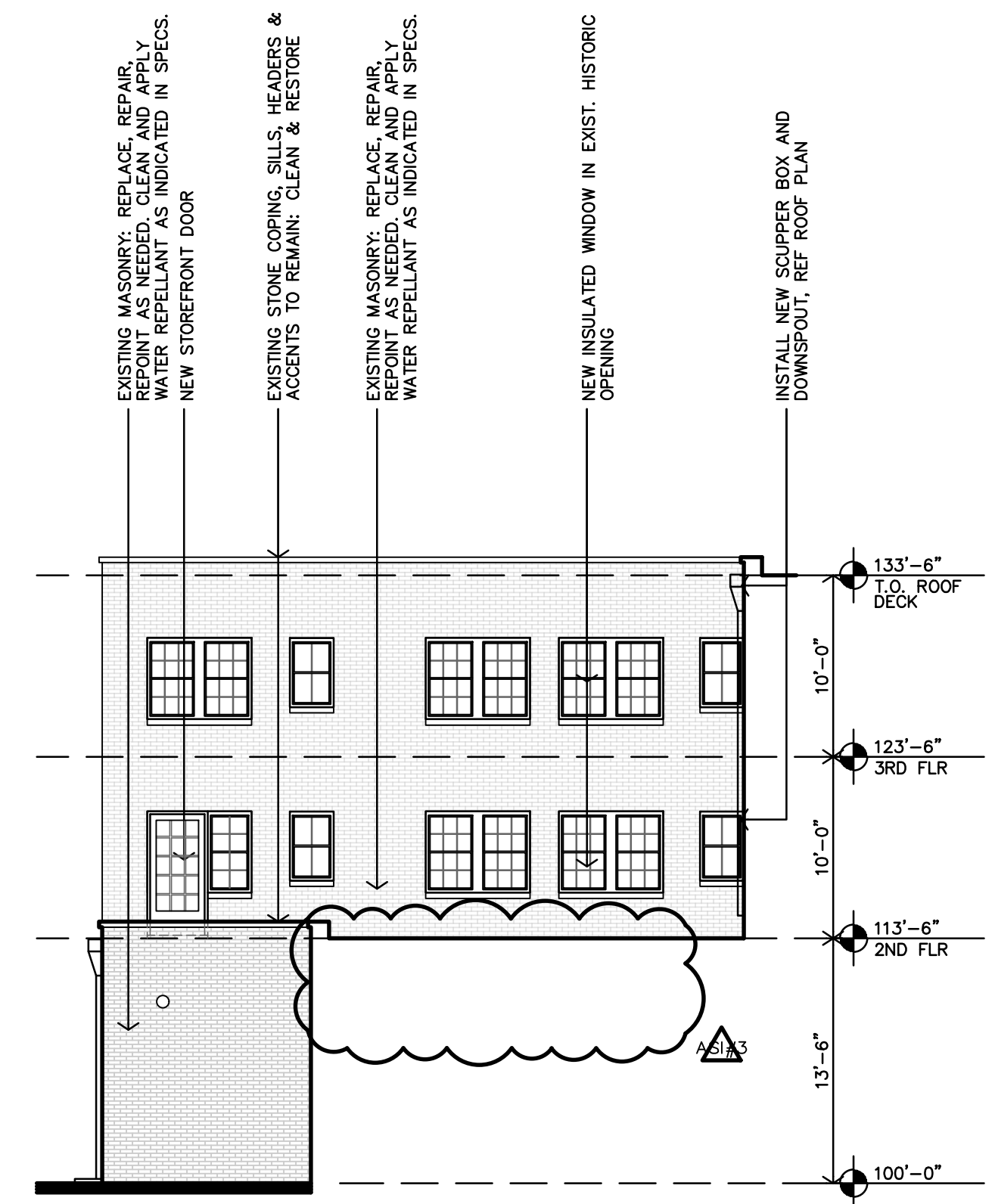
Reference Specifications & Preservation Briefs

Removing graffiti as soon as it appears is the key to its elimination—and recurrence. Thus, the intent of this Preservation Brief is to help owners and managers of historic masonry structures find the best way to remove exterior, surface-applied graffiti* quickly, effectively, and safely. The Brief will discuss the variety of materials used to apply graffiti, and offer guidance on how to remove graffiti from all types of historic masonry without harming either the surface or the substrate. Suggestions will also be given regarding the use of physical barriers to protect masonry surfaces from graffiti, and the application of barrier coatings to facilitate graffiti removal. Building managers and owners of historic properties will be advised on the importance of being prepared for rapid graffiti removal by testing different cleaning techniques in advance in order to select the most appropriate and sensitive cleaning technique. Health and safety and environmental concerns are addressed, as well as regulatory matters. Removing graffiti without causing damage to historic masonry is a job for trained maintenance crews, and in some cases, professional conservators, and generally should not be attempted by untrained workers, property owners or building managers. Although the focus of this Preservation Brief is on historic masonry, the same guidance may be applied equally to removing graffiti from non-historic masonry.

Preservation Brief 38 includes information regarding removing graffiti, means and methods, testing, protection, and other information. Reference entire brief for direction on how to safely remove graffiti from brick and stone (both exterior and interior)



B PROPOSED EAST ELEVATION
1/8"=1'-0"



A PROPOSED WEST ELEVATION
1/8"=1'-0"

REVISION:	
▲	2-20-2024
▲	5-8-2024
DATE:	1-16-2024
JOB:	22-3281
SHEET NO.:	

GENERAL STRUCTURAL NOTES

GENERAL

- 1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC)
2. ELEVATIONS (XXX'-XX") SHOWN ON PLANS ARE TO TOP OF CONCRETE, STEEL, OR WOOD DECK U.N.O.
3. ALL CONTRACTORS AND ANY SUB-CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS AS SHOWN ON STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS.
4. ALL CONTRACTORS AND ANY SUB-CONTRACTORS SHALL CONSULT ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATION AND DIMENSIONS OF CURBS, PADS, INSERTS, SLEEVES, DRIPS, REGLETS, REVEALS, FINISHES, DEPRESSIONS, DOOR CLOSERS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
5. SIZE AND LOCATION OF ALL ROOF, FLOOR, AND WALL OPENINGS TO BE VERIFIED WITH MECHANICAL AND ELECTRICAL DRAWINGS AND CONTRACTORS.
6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS, ERRORS, OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR, OR ANY OF THE CONTRACTOR OR SUBCONTRACTORS AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
7. THE ARCHITECT, CONTRACTOR, OWNER, AND END-USER OF THE STRUCTURE SHOULD EXPECT TO SEE SOME DEGREE OF RANDOM CRACKING IN THE SLAB-ON-GRADE.
8. MECHANICAL UNITS AND EQUIPMENT SUPPORTED BY ROOF AND ELEVATED FLOOR STRUCTURE ARE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER, AND MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR VERIFICATION OF UNIT SIZE, WEIGHT, AND LOCATION.
9. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE.
10. CONSTRUCTION DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION.
11. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION.
12. CONTRACTOR AND SUB-CONTRACTORS SHALL THOROUGHLY REVIEW ALL DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS.
13. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DRAWINGS AND/OR SPECIFICATION AND/OR EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
14. CONTRACTOR SHALL REVIEW, STAMP, SIGN, AND DATE ALL SHOP DRAWINGS PRIOR TO FORWARDING TO THE ARCHITECT/ENGINEER.
15. THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES ALL DEPRESSIONS, DIMENSIONS, ELEVATIONS, SLEEVES, CHASES, HANGERS, OPENING, INSERTS, ANCHORS, EQUIPMENT SUPPORTS, AND DETAILS WITH THE ENTIRE CONTRACT DOCUMENT PACKAGE.
16. THESE DRAWINGS INCLUDE SPECIFIED COMPONENTS AND PRODUCTS, I.E. EPOXY, METAL DECK.
17. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC.

DESIGN LOADS

Table with 2 columns: Design Load Description and Value. Includes Roof Live Load (20 PSF), Floor Live Load (40 PSF), Ground Snow Load (5 PSF), Occupancy Category (II), Basic Wind Speed (105 M.P.H.), Seismic Design Category (A), and Shear Walls (SD1).

EXISTING CONSTRUCTION

- 1. FIELD VERIFY GRADES, SIZES, LOCATIONS AND CONDITIONS OF ALL ITEMS ON PLANS AND DETAILS BEFORE STARTING WORK.
2. EXISTING STRUCTURE TO REMAIN IS SHOWN SCREENED (LIGHT). EXISTING STRUCTURE TO BE REMOVED IS NOT SHOWN.
3. ALL EXISTING CONSTRUCTION AFFECTED BY DEMOLITION SHALL BE SHORED UNTIL NEW CONSTRUCTION SUPPORT MEMBERS ARE IN PLACE.

FOUNDATION

- 1. DESIGN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF HAS BEEN ASSUMED.
2. UNLESS NOTED OTHERWISE; CENTER COLUMN FOOTINGS ON COLUMN CENTERLINES, CENTER WALL FOOTINGS ON FOUNDATION WALLS.
3. SLAB ON GRADE SHALL BE UNDERLAIN BY VAPOR BARRIER AND 6 INCHES MINIMUM OF CRUSHED ROCK OR CONCRETE.
4. BACK FILL AROUND THE EXTERIOR FOUNDATION WALLS WITH A FREE DRAINING GRANULAR MATERIAL TO THE ELEVATION OF THE ROUGH GRADE.
5. CONTRACTOR TO KEEP EXCAVATIONS DRY AND PROTECTED FROM FROST AT ALL TIMES DURING THE FOUNDATION CONSTRUCTION.

CAST-IN-PLACE CONCRETE

- 1. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS
FOOTINGS 3500 PSI MAX. W/C RATIO OF 0.50
INTERIOR SLABS ON GRADE 4000 PSI MAX. W/C RATIO OF 0.45
SLABS OVER STEEL DECK 3500 PSI MAX. W/C RATIO OF 0.45
EXPOSED CONCRETE SLABS AND GARAGE SLABS 4000 PSI MAX. W/C RATIO OF 0.45
FOUNDATION WALLS, WALLS, COLUMNS AND BEAMS 4000 PSI MAX. W/C RATIO OF 0.45
2. EXTERIOR EXPOSED CONCRETE SHALL HAVE 4 TO 6% ENTRAINED AIR.
3. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
4. NO ALUMINUM SHALL BE PLACED IN THE CONCRETE.
5. CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-05 (R-05), "CHAPTER 3 FOR STANDARDS FOR TESTS & MATERIALS.
6. PIPE OR ELECTRICAL CONDUIT EMBEDDED IN CONCRETE SHALL NOT BE LARGER IN OUTSIDE DIAMETER AT ITS WIDEST (OR FITTING) THAN 1/3 THE THICKNESS OF THE SLAB OR WALL.
7. LOCATION OF ALL CONSTRUCTION AND CONTROL JOINTS SHALL BE LOCATED AND DETAILED ON SHOP DRAWINGS AND ARE SUBJECT TO ENGINEERS APPROVAL.
8. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND DIMENSION OF CONCRETE REVEALS, NOTCHES, REGLETS, DRIPS, PADS, CURBS, CHAMFERS BLOCKOUTS AT DOORWAYS, AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS.

REINFORCING STEEL

- 1. TRUSS TYPE MASONRY JOINT REINFORCEMENT: W1.7 (9 GAGE), ASTM A1064, FY=70,000 PSI
2. WELDED WIRE REINFORCING (WWR): ASTM A82 AND A185
3. DEFORMED BARS (REBAR): ASTM A615, GRADE 40 FOR #3; GRADE 60 FOR #4 AND LARGER; ASTM A706 FOR WELDED CONDITIONS.
4. LAP SPLICES:
MASONRY: 48-BAR DIAMETERS AT CELLS WITH SINGLE BAR (HORIZ. AND VERT.)
CONCRETE: 64-BAR DIAMETERS AT CELLS WITH TWO BARS (HORIZ. AND VERT.)
WELDED WIRE FABRIC: WIRE SPACING +2"
5. CONCRETE COVER FOR CAST-IN-PLACE AND NON-PRE-STRESSED CONCRETE SHALL BE AS SPECIFIED BELOW U.N.O. ON THESE DRAWINGS:
CONCRETE CAST AGAINST SOIL 3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#6 OR GREATER) 2"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#5 OR LESS) 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER (SLAB, WALL, JOIST) 3/4"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAM, COLUMN) 1 1/2"
SLAB ON GRADE 1 1/2"
6. SECURELY TIE ALL REINFORCING IN PLACE WITH DOUBLE ANNEALED 16-GAUGE IRON WIRE OR APPROVED CLIPS PRIOR TO CONCRETE OR GROUT PLACEMENT.
7. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL FOR REVIEW BY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION.

TYPICAL CMU WALL REINFORCING

- 1. UNLESS NOTED OTHERWISE ON THESE DRAWINGS, REINFORCE CMU WALLS AS FOLLOWS:
8" CMU WALLS - INTERIOR
#5 VERT @ 48" O.C. CENTER OF WALL
(2) #5 VERT AT EACH CORNER OF WALL
TRUSS TYPE HORIZ JOINT REINFORCEMENT @ 16" O.C.
SOLID GROUT AT REINFORCED CELLS ONLY UNO
PROVIDE (2) TYPICAL VERT FULL HEIGHT JAMB STEEL EACH SIDE OF OPENINGS
PROVIDE (2) #4 HORIZ BOND BEAM AT FLOOR AND ROOF LEVELS AND TOP OF WALL

MASONRY

- 1. LIGHT WEIGHT, RUNNING BOND, ASTM C90 CONCRETE MASONRY UNITS WITH NET AREA MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI.
2. FILL ALL CELLS WITH REINFORCING WITH GROUT IN LIFTS NOT EXCEEDING 4'-0" IN HEIGHT.
3. CONTRACTOR SHALL PROVIDE BRACING FOR MASONRY WALLS, AS REQUIRED, UNTIL CONNECTION TO FLOOR AND/OR ROOF DIAPHRAGMS ARE COMPLETED.
4. STRENGTH OF MASONRY ASSEMBLY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD IN ACCORDANCE WITH SECTION 2105.2.2.1 OF THE 2006 IBC.
5. PROVIDE HORIZONTAL TRUSS-TYPE REINFORCING AT 16" ON CENTER MAXIMUM UNO.
6. NON-BEARING INTERIOR PARTITIONS SHALL STOP 1" BELOW STRUCTURAL SLABS OR STEEL FRAMING U.N.O.
7. WHERE BOND BEAMS INTERSECT AT CORNERS AT DIFFERENT ELEVATIONS, RUN EACH BOND BEAM AROUND CORNER FOR TWO BLOCK LENGTHS MINIMUM.
8. WHERE BOND BEAMS INTERSECT PARALLEL AT DIFFERENT ELEVATIONS, LAP BOND BEAMS FOUR BLOCK LENGTHS MINIMUM.
9. PROVIDE CORNER AND INTERSECTION BARS IN ALL BOND BEAMS.
10. CONTROL AND EXPANSION JOINTS SHALL BE PROVIDED IN MASONRY WALLS AT 30' MAXIMUM PER TYPICAL MASONRY DETAILS.
11. PROVIDE (2) #4 VERTICAL EACH SIDE OF ALL OPENINGS IN MASONRY WALLS UNO.
12. PROVIDE (2) #4 VERTICAL AT ALL WALL CORNERS, ENDS AND INTERSECTIONS UNO.
13. PROVIDE BOND BEAM WITH (2) #4 CONTINUOUS BENEATH ALL SLAB AND BEAM BEARINGS UNO.
14. PROVIDE 1/2" AIR GAP AROUND SIDES, TOP AND END OF WOOD STRUCTURAL MEMBERS BEARING ON MASONRY.

STEEL JOISTS

- 1. STEEL JOISTS BEARING CONNECTIONS SHALL BE BY WELDED UNO.
2. SUSPENSION OF ANY MISCELLANEOUS ITEMS FROM THE JOISTS SHALL BE ONLY AT TOP AND BOTTOM CHORD PANEL POINTS UNLESS SPECIFICALLY DETAILED OTHERWISE.
3. JOIST FABRICATOR SHALL PROVIDE JOIST BRIDGING PER SJI RECOMMENDATIONS.
4. UNLESS NOTED OTHERWISE: ALL ROOF JOISTS TO BE DESIGNED FOR A 150 LB ADD-LOAD AND 150 LB BEND-CHECK.
5. JOIST MANUFACTURER MAY NOT DESIGN JOISTS FOR LESS THAN LOADS SPECIFIED IN THE SJI CAPACITY TABLES FOR JOIST DESIGNATIONS SHOWN ON PLANS.

STRUCTURAL AND MISCELLANEOUS STEEL

- 1. STEEL CONSTRUCTION MANUAL, 14TH EDITION MATERIAL SPECIFICATIONS U.N.O.
WIDE FLANGE AND S SHAPES ASTM A992, FY=50KSI
CHANNELS, ANGLES, PLATES AND BARS ASTM A36, FY=36KSI
HOLLOW STRUCTURAL SHAPES (HSS) ASTM A500 GR. B, FY=46KSI
PIPE ASTM A53, GR. B, FY=35KSI
STRUCTURAL BOLTS (U.N.O.) ASTM A325
MACHINE BOLTS (WHERE NOTED) ASTM A307
ANCHOR BOLTS AND RODS AND THREADED RODS ASTM F1554 GRADE 36KSI
HIGH STRENGTH ANCHOR BOLTS AND RODS (AS NOTED) ASTM F1554 GRADE 105KSI
HEADED OR THREADED STUD ANCHORS (H.S.A. OR T.S.A.) ASTM A108-69T
DEFORMED BAR ANCHORS (D.B.A.) ASTM A496 OR ASTM A706
WELDING ELECTRODES E70XX
NON-SHRINK GROUT (7,000 PSI) ASTM C1107, GR. A
POWDER ACTUATED FASTENER (PAF OR PDF) HILTI XU-J (0.157" DIA)
EXPANSION BOLTS (CONCRETE) HILTI KWIK BOLT T3
EXPANSION BOLTS (MASONRY) HILTI KWIK BOLT 3
EPOXY ADHESIVE - CONCRETE HILTI HIT-HY 200
EPOXY ADHESIVE - MASONRY HILTI HIT-HY 70 W/ SCREEN TUBE
2. ALL STRUCTURAL STEEL ERECTION AND FABRICATION SHALL BE ACCORDING TO THE CURRENT EDITION OF AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
3. ALL STRUCTURAL BOLTED CONNECTIONS SHALL BE ACCORDING TO THE CURRENT EDITION OF RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" FOR SNUG TIGHTENED, PRETENSIONED, OR SLIP-CRITICAL JOINTS.
4. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1.
5. COMPLETE JOINT PENETRATION (CJP) WELDING: PROVIDE BACKER BARS, RUN OFF TABS, AND ACCESS HOLES PER AWS D1.1.
6. STEEL FABRICATOR SHALL BE AN AISC CERTIFIED SHOP FOR CATEGORY 1 STEEL STRUCTURES AND SHALL MAINTAIN DETAILED QUALITY CONTROL PROCEDURES.
7. BEAMS SHALL BE FABRICATED FOR PLACEMENT OF NATURAL CAMBER UP.
8. STRUCTURAL STEEL SUPPLIER SHALL FURNISH COLUMN ANCHOR RODS.
9. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED.
10. USE CONNECTIONS AS DETAILED ON PLANS.
11. ALL COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC., HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION.
12. PRIOR TO GROUTING, COLUMNS SHALL BE ERECTED AND ALIGNED AS TO PLUMBNESS AND ELEVATION BY MEANS OF STEEL SHIMS OR LEVELING NUTS UNDER THE BASE PLATES.
13. STRUCTURAL STEEL PERMANENTLY EXPOSED TO VIEW SHALL RECEIVE COMMERCIAL BLAST CLEANING.

WOOD

- 1. ALL WOOD BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE FINISH GRADE, SHALL BE PRESSURE TREATED.
2. PLYWOOD SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF THE U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD 1 OR 2 (DOC PS 1 OR 2) OR THE APA PANEL DESIGN SPECIFICATION (PDS) AND SHALL BE INSTALLED IN STAGGERED PATTERN.
3. BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM OVERSIZE.
4. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS U.N.O.
5. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT ALL SUPPORTS.
6. WOOD FRAMING AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
7. ALL COLUMNS SHOWN ON STRUCTURAL DRAWINGS SHALL BE CONTINUOUS U.N.O.
8. SET ALL JOISTS WITH CROWN UP.
9. TYPICAL FRAMING ANCHORS SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUIVALENT AS INDICATED ON DRAWINGS.
10. CONNECTORS, ANCHORS, AND FASTENERS ATTACHED TO PRESSURE TREATED WOOD TREATED WITH ACO-C OR ACO-D SHALL BE GALVANIZED AND SHALL MEET ONE OF THE FOLLOWING SPECIFICATIONS:
11. IF WOOD TREATMENT IS OTHER THAN LISTED ABOVE, CONTACT THE TREATMENT SUPPLIER FOR CORROSION PROTECTION REQUIREMENTS AND SUBMIT TO ARCHITECT/ENGINEER FOR APPROVAL.

LUMBER MINIMUM PROPERTIES SCHEDULE table with columns: SPECIES/PRODUCT, GRADE, Fb (PSI), Ft (PSI), Fv (PSI), Fc (PSI), E (PSI). Rows include Spruce-Pine-Fir (North), Microllam LVL, Parallam PSL, Parallam PSL, and Timberstrand LSL.

ABBREVIATIONS

Table mapping abbreviations to full names. Includes @ (Number), AB (Anchor Bolt), ALT (Alternate), ARCH (Architectural), ATTM (Attachment), BLDG (Building), BKG (Blocking), BOT (Bottom), BSMIT (Basement), BTWN (Between), CFS (Cold Formed Steel), CJ (Control or Construction Joint), CJP (Complete Joint Penetration Weld), CL (Centerline), CLR (Clear), CMU (Concrete Masonry Units), COL (Column), CONC (Concrete), CONN (Connection), CONT (Continuous), COORD (Coordinate), DBA (Deformed Bar Anchor), DET (Detail), DIA (Diameter), DIM (Dimension), DIR (Direction), DF-L (Douglas Fir-Larch), EA (Each Face), EMBED (Embedded), EN (Edge Nailing), EOR (Engineer of Record), EQ (Equal), EX (Each Way), EXIST (Existing), EXP (Expansion), FDN (Foundation), FIN (Finish), FLR (Floor), FN (Field Nailing), FRP (Fiber-Reinforced Polymer), FTG (Footing), FV (Field Verify), GA (Gauge), GR (Grade), HK (Hook), HORIZ (Horizontal), HS (High Strength), HSA (Headed Stud Anchor), HSS (Hollow Structural Shape), IBC (International Building Code), ID (Inside Diameter), INFO (Information), LBS (Pounds), LG (Long), LLH (Long Leg Horizontal), LLV (Long Leg Vertical), LSL (Laminated Strand Lumber), LVL (Laminated Veneer Lumber), MAX (Maximum), MECH (Mechanical), MFR (Manufacturer), MIN (Minimum), MTL (Metal), NIC (Not in Contract), NS (Non-Shrink), OC (On Center), OD (Outside Diameter), OPP (Opposite), OSB (Oriented Strand Board), PAF (Powder Actuated Fastener), PEMB (Pre-Engineered Metal Building Plate), PLF (Pounds per Linear Foot), PSF (Pounds per Square Foot), PSI (Pounds per Square Inch), PSL (Parallel Strand Lumber), PT (Point), QTY (Quantity), REINF (Reinforcing), REM (Remainder), REQ'D (Required), RTU (Roof Top Unit), SCHD (Schedule), SIML (Similar), SIV (Short Leg Vertical), SOG (Slab-On-Grade), SPF (Spruce-Pine-Fir), SQ (Square), STD (Standard), T&B (Top and Bottom), THK (Thick), TOF (Top of Footing), TOM (Top of Masonry), TOS (Top of Steel), TOW (Top of Wall), TSA (Threaded Stud Anchor), TYP (Typical), VERT (Vertical), UNO (Unless Noted Otherwise), W/ (With), WF (Wide Flange), WWR (Welded Wire Reinforcing).

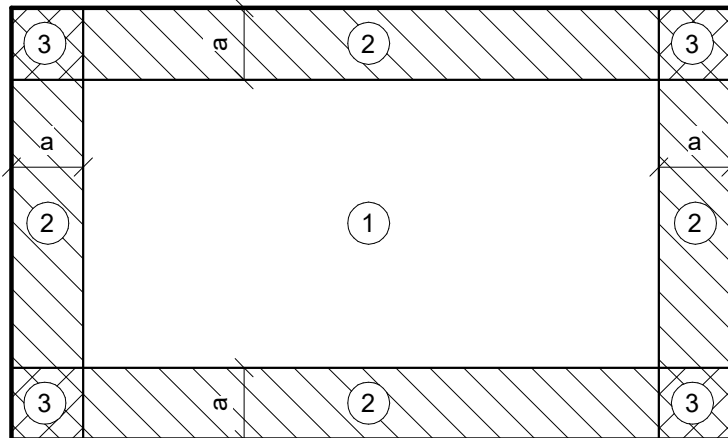


Table with 2 columns: Component Area (SF) and Uplift Pressure (PSF) for Roof Zones 1, 2, and 3. Includes a notes section for wind components and cladding pressures.

ENGINEERING CONSULTANTS, P.A. logo and contact information including address, phone, and email.

Jones Gillam Renz logo and contact information including address, phone, and email.

JCR logo.

ROOSEVELT LOFTS HISTORIC REHABILITATION - APARTMENTS SAN ANGELO, TEXAS

Professional Engineer seal for Brent Lee Engvall, License No. 99807.

Table with 2 columns: Revision Number and Date. Shows revision 3 dated 5-8-2024.

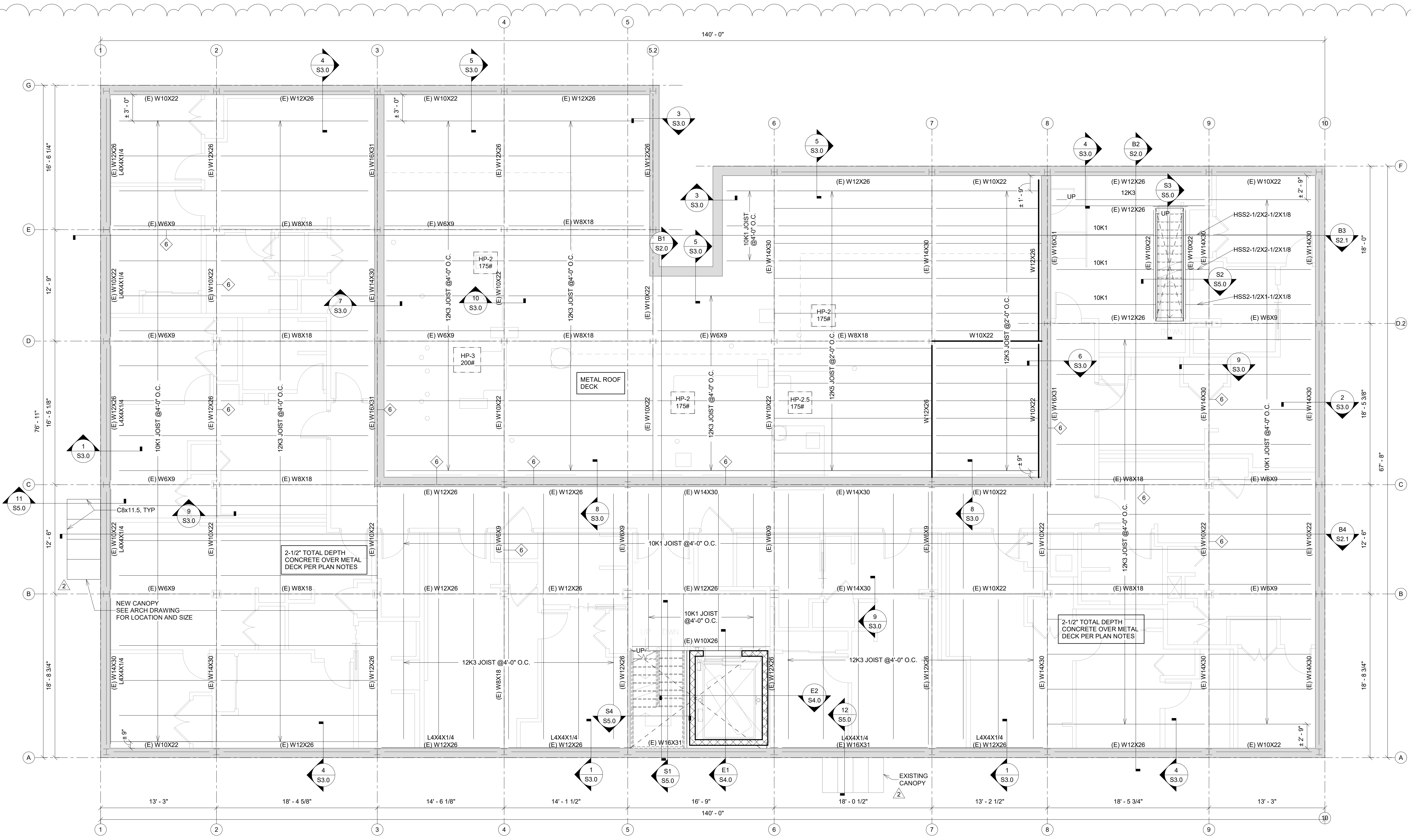
Table with 2 columns: Date and Job Number. Shows date 1-16-2024 and job number 22-3281.

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- PLAN NOTES**
- FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET S0.0
 - DIMENSIONS SHOWN HERE APPLY TO STRUCTURAL ELEMENTS ONLY. SEE ARCHITECTURAL FOR ANY DIMENSIONS NOT NOTED HERE.
 - ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO STARTING WORK. DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY.
 - 2-1/2" TOTAL DEPTH CONCRETE SLAB OVER METAL DECK:
NORMAL WEIGHT CONCRETE W/ 6x6 W2.9xW2.9 WWF AT MIDHEIGHT OF CONCRETE W/ 1.0C24 METAL DECK.
ATTACH DECK TO PERPENDICULAR SUPPORTS W/ #12 TEK SCREWS IN 33/4 PATTERN. ATTACH DECK TO PARALLEL SUPPORTS W/ #12 TEK SCREWS @ 12" O.C.
DECK SIDE LAP CONNECTION TO BE (1) #10 TEK SCREW PER DECK SPAN. 3 SPAN MINIMUM FOR STEEL DECK.
 - METAL ROOF DECK:
NEW ROOF DECK TO BE 1.5C24 METAL DECK.
ATTACH DECK TO PERPENDICULAR SUPPORTS WITH #12 TEK SCREWS AT EVERY FLUTE. ATTACH DECK TO PARALLEL SUPPORTS WITH #12 TEK SCREWS AT 12" O.C.
DECK SIDE LAP CONNECTION TO BE (1) #10 TEK SCREW PER DECK SPAN. 3 SPAN MINIMUM FOR STEEL DECK.

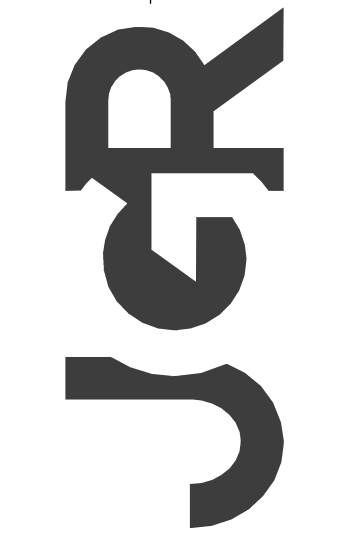
- DELAMINATION ON BEAM
 - CLEAN AND REMOVE RUST AND SCALE.
 - CHECK REMAINING THICKNESS.
 - WHERE MORE THAN 25% OF ORIGINAL THICKNESS IS MISSING, WELD 5/16" COVER PLATE W/ MIN. 6" ON EACH SIDE OF DAMAGE.
 - PRIME AND PAINT REPAIRED AREA AFTER REPAIR IS COMPLETE.
- CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING BEAMS. ADDITIONAL REPAIRS MAY BE REQUIRED BEYOND THOSE NOTED.



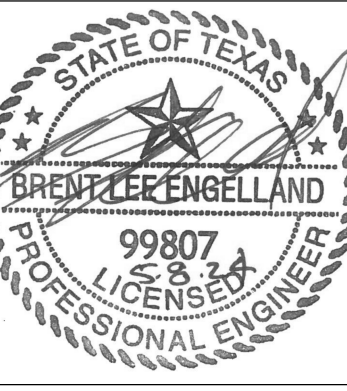
2 2ND FLOOR AND LOW ROOF FRAMING PLAN
3/16" = 1'-0"
NORTH

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ROOSEVELT LOFTS
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SAN ANGELO, TEXAS

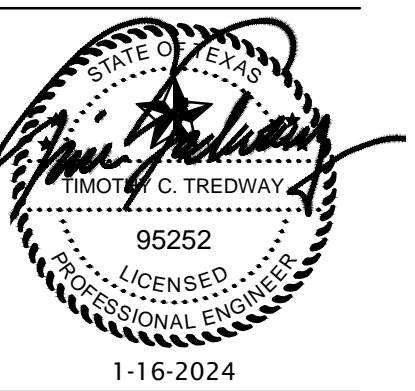


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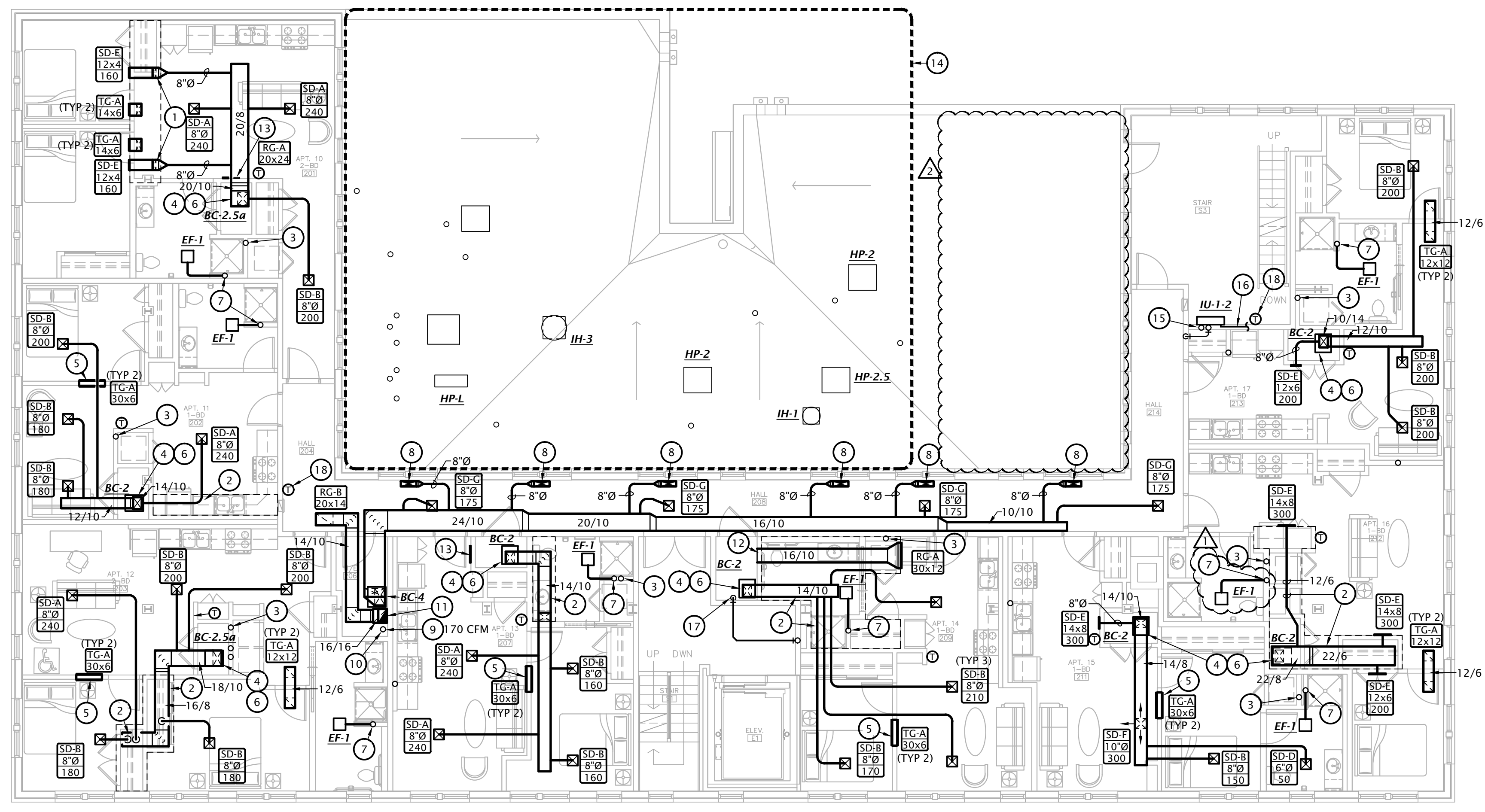
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MECHANICAL NOTES BY SYMBOL

- TRANSITION FROM 8"Ø TO 12/4 DUCT AND ROUTE BELOW BEAM IN SOFFIT. INSTALL DUCT AS HIGH AS POSSIBLE TO BEAM. COORDINATE EXACT ROUTING AND SOFFIT LOCATION WITH G.C. AND ARCHITECT.
- DUCT TO BE ROUTED IN SOFFIT, INSTALL AS HIGH AS POSSIBLE TO STRUCTURE. COORDINATE EXACT ROUTING AND SOFFIT LOCATION WITH G.C. AND ARCHITECT.
- PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO ROOF JACK WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504. NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
- ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP CONCEALED ABOVE CEILINGS AND IN WALLS. SEE M1.4 FOR HEAT PUMP LOCATIONS.
- MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR. LINE STUD CAVITY WITH SHEET METAL.
- PROVIDE AUXILIARY DRAIN PAN BELOW BLOWER COIL AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
- ROUTE 4" EXHAUST UP IN WALL TO ROOF. DUCTS SHALL BE RUN IN WALLS CONTINUOUS FROM EXHAUST FAN TO EXTERIOR OF BUILDING WITHOUT BEING COMBINED. COORDINATE EXACT ROUTING AND WALL LOCATIONS WITH G.C. AND EXISTING CONDITIONS.
- ROUTE DUCTWORK UP TO SUPPLY GRILLE AT FLOOR ABOVE.
- CONNECT OUTDOOR AIR DUCT TO RETURN DUCT AT BLOWER COIL AND BALANCE AS INDICATED ON PLANS.
- 8"Ø OUTDOOR AIR DUCT FROM FLOOR ABOVE, SEE M1.3 FOR CONTINUATION.
- TRANSITION TO 16/10 RETURN DUCT AND ROUTE UP TO 3RD FLOOR, SEE M1.3 FOR CONTINUATION.
- ROUTE OPEN ENDED TRANSFER DUCT FROM MECHANICAL CLOSET THROUGH LOWERED CEILING, TRANSITION TO WALL MOUNTED RETURN GRILLE IN APARTMENT.
- MOUNT RETURN GRILLE LOW IN WALL.
- SEE ROOF PLAN ON M1.4 FOR MORE INFORMATION.
- ROUTE REFRIGERANT PIPING CONCEALED IN WALLS AND ABOVE CEILING FROM INDOOR UNIT TO MATCHING HEAT PUMP UNIT ON ROOF. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES.
- ROUTE CONDENSATE PIPING FROM INDOOR UNIT CONCEALED IN WALL TO FLOOR DRAIN IN MECHANICAL CLOSET. FIELD COORDINATE ROUTING WITH OTHER TRADES.
- ROUTE CONDENSATE PIPING FROM INDOOR UNIT ABOVE CONCEALED ABOVE CEILING TO FLOOR DRAIN IN MECHANICAL CLOSET. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES.
- THERMOSTAT SHALL BE CONFIGURED TO PROVIDE A TEMPERATURE RANGE OR DEADBAND OF NOT LESS THAN 5°F BETWEEN CHANGEOVER FROM HEATING TO COOLING MODES.

NOTES:
 • ALL DUCTWORK SHALL BE SEALED PER 2021 IECC REQUIREMENTS. COORDINATE REQUIREMENTS WITH G.C.
 • DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.



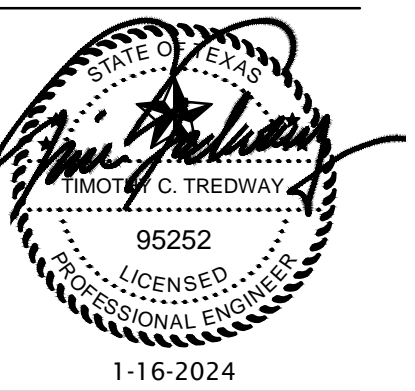
NOTE: ALL EXHAUST FANS AND AIR DEVICES THAT PENETRATE A CEILING ASSEMBLY SHALL BE PROVIDED WITH A U.L. LISTED RADIATION DAMPER, GREENHECK CRD OR EQUIVALENT.

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

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M1.2

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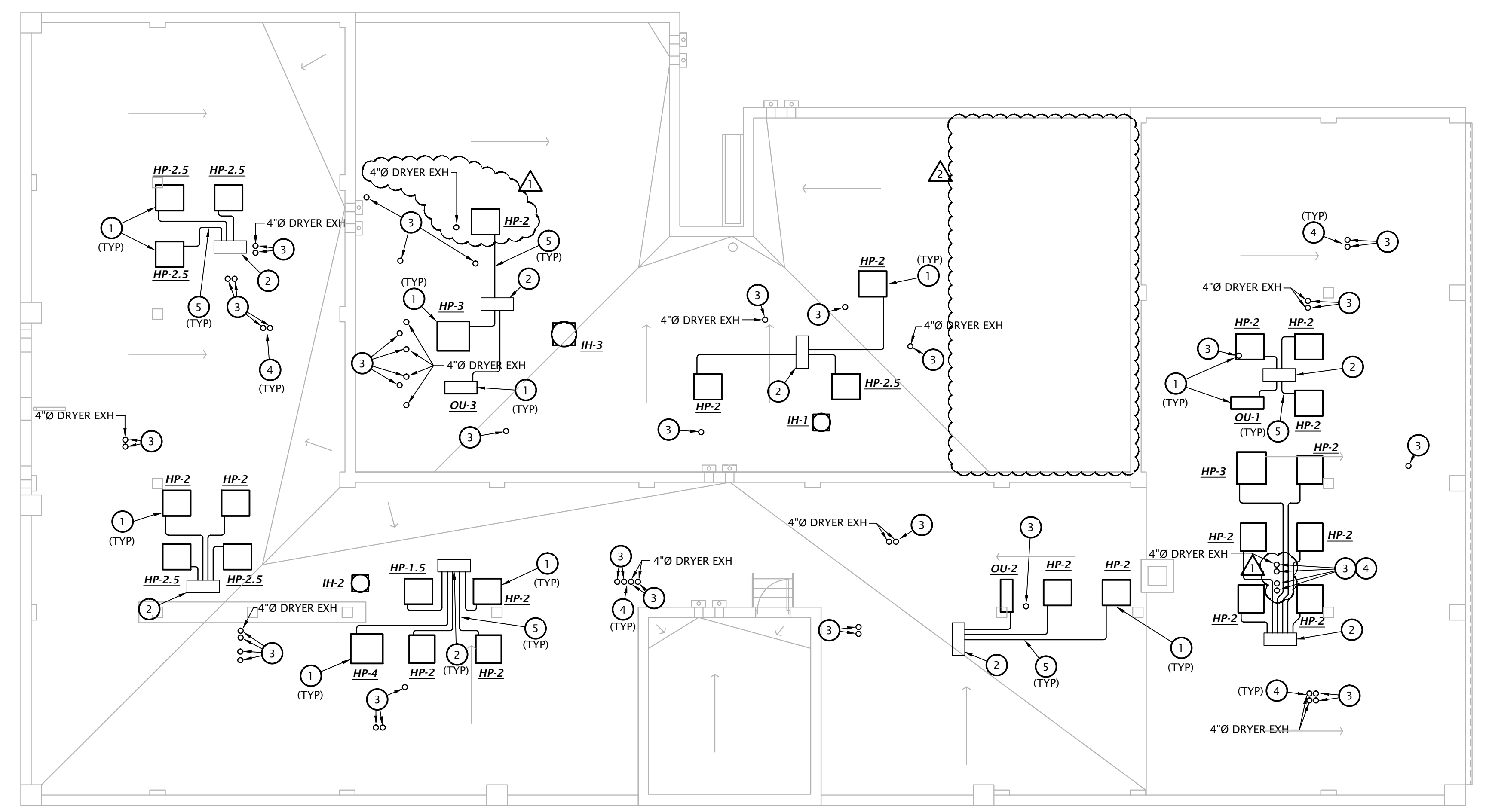
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M1.4

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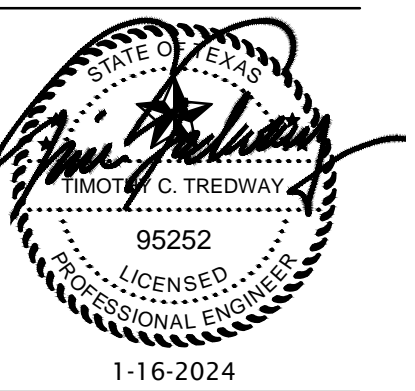
MECHANICAL NOTES BY SYMBOL

1. MOUNT HEAT PUMP ON METAL SUPPORT FRAME ABOVE ROOF ON PAD VIBRATION ISOLATORS. COORDINATE REQUIREMENTS STRUCTURAL ENGINEER AND G.C.
2. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO INDOOR UNIT BELOW. PROVIDE ROOF CURB WITH PIPING PENETRATION ASSEMBLY EQUAL TO ALTA PRODUCTS SIGRIST PIPE CHASE HOUSING. PROVIDE WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT FOR EACH HEAT PUMP AND ONE ADDITIONAL SPARE EXIT SEAL. FIELD LOCATE PIPE CHASE LOCATIONS AND COORDINATE WITH EXISTING CONDITIONS AND OTHER TRADES. COORDINATE CURB REQUIREMENTS WITH G.C.
3. PROVIDE PIPE CURB EQUAL TO PATE AT DUCT PENETRATIONS OF ROOF. COORDINATE REQUIREMENTS WITH G.C. DO NOT USE PITCH POCKETS. TERMINATE WITH GOOSE NECK, SEE DETAIL 1-M6.3 FOR MORE INFORMATION.
4. PROVIDE PIPE CURB FOR MULTIPLE EXHAUST TERMINATIONS ON ROOF WHERE PENETRATIONS ARE GROUPED TOGETHER.
5. SEE DETAIL 2-M6.3 FOR REFRIGERANT PIPING ROUTED ALONG ROOF.



1 **ROOF HVAC PLAN**
 1/8" = 1'-0"





NOTES:

- SEE ROUGH-IN REQUIREMENTS IN PLUMBING SCHEDULE ON SHEET M6.1 FOR ADDITIONAL INFORMATION.
- PIPING SHALL NOT BE ROUTED VERTICALLY IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALL AS INDICATED ON PLANS.
- WHERE PIPING PENETRATES FIRE RATED ASSEMBLIES, INSTALL PER ARCH. DETAILS.

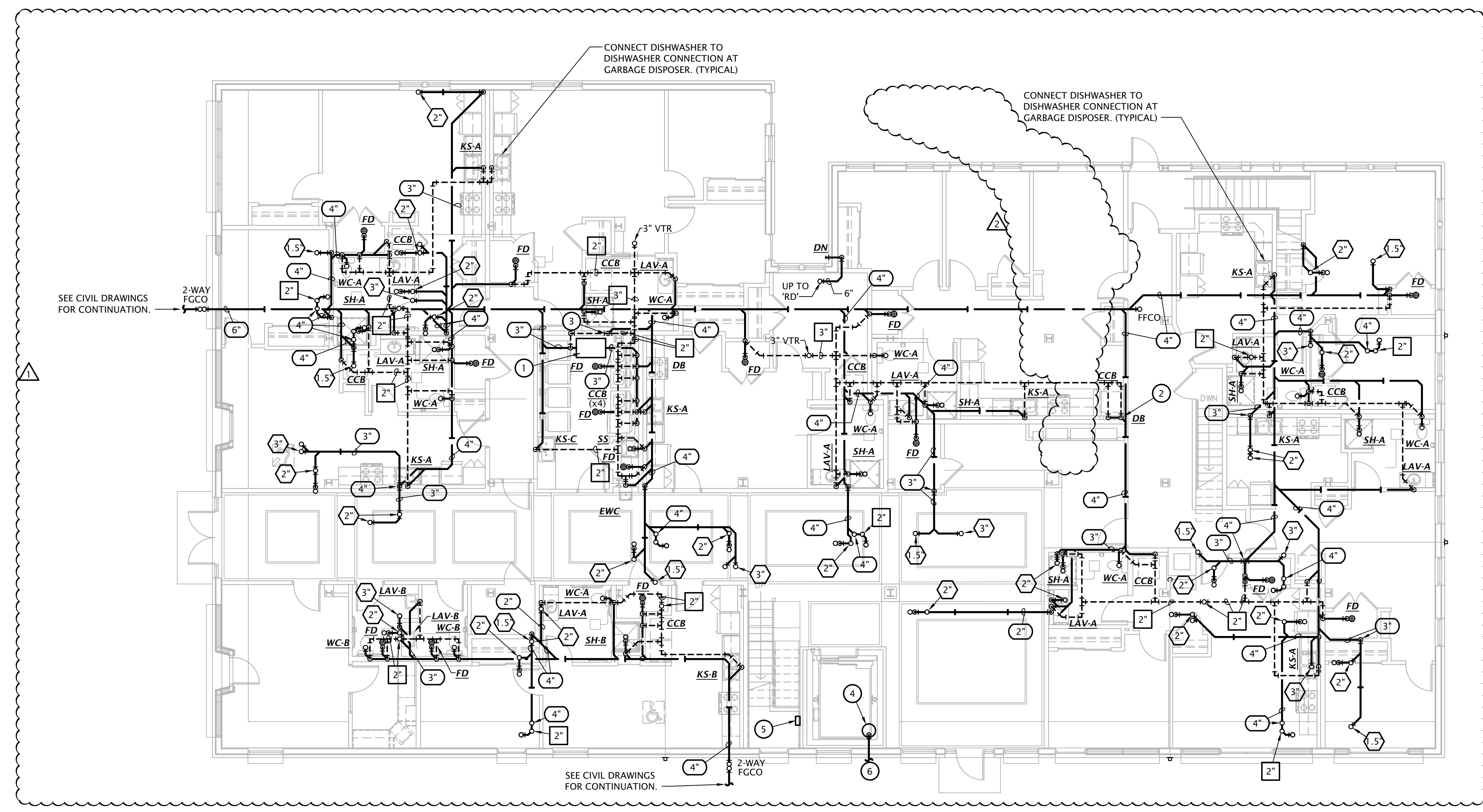
PLUMBING SIZING SYMBOLS

○ ^x	DRAIN (x = SIZE)
□ ^x	VENT (x = SIZE)
◇ ^x	WASTE STACK VENT (x = SIZE)

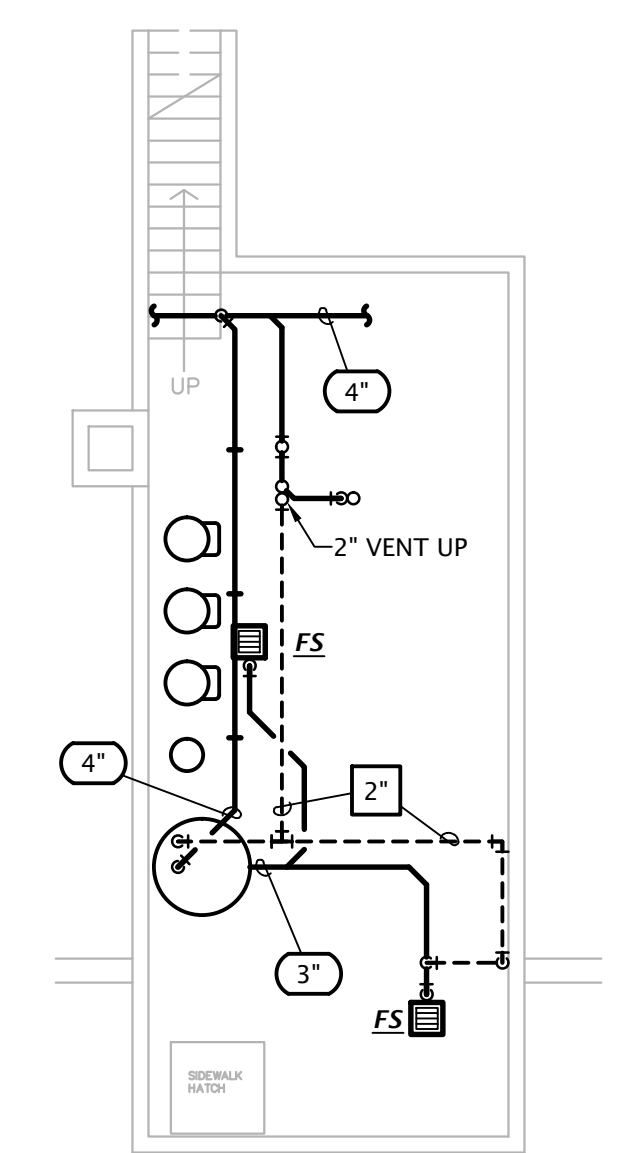
WASTE STACK VENT NOTE:
 ALL OFFSETS ARE PROHIBITED BETWEEN LOWEST AND HIGHEST FIXTURE DRAIN CONNECTION TO WASTE STACK VENT (IPC 913.2)

WASTE AND VENT NOTES BY SYMBOL

- PROVIDE LINT INTERCEPTOR FOR WASHING MACHINES EQUAL TO SMITH MFG. CO. 8910-50, RATED FOR 50 GPM FLOW RATE, PRIMARY AND SECONDARY LINT SCREENS, SECURED AND GASKETED STEEL COVER, 3" INLET AND OUTLET. PROVIDE WITH EXTENSIONS AS REQUIRED.
- PROVIDE DRAIN BOX IN LAUNDRY CLOSET FOR INDIRECT CONNECTION OF CONDENSATE DRAIN FROM INDOOR UNIT LOCATED IN HALLWAY. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH M.C.
- PROVIDE DRAIN BOX IN WALL OF LAUNDRY ROOM FOR INDIRECT CONNECTION OF CONDENSATE DRAIN FROM INDOOR UNIT LOCATED IN HALLWAY. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH M.C.
- ELEVATOR SUMP PUMP. SEE DETAIL 3:M6.3.
- ELEVATOR SUMP PUMP CONTROL PANEL. COORDINATE WITH E.C.
- EXTEND ELEVATOR SUMP PUMP DISCHARGE TO DAYLIGHT. COORDINATE WITH CIVIL ENGINEER.



1 FIRST FLOOR WASTE AND VENT PLAN
 1/8" = 1'-0"



1 BASEMENT WASTE AND VENT PLAN
 1/8" = 1'-0"

REVISION:




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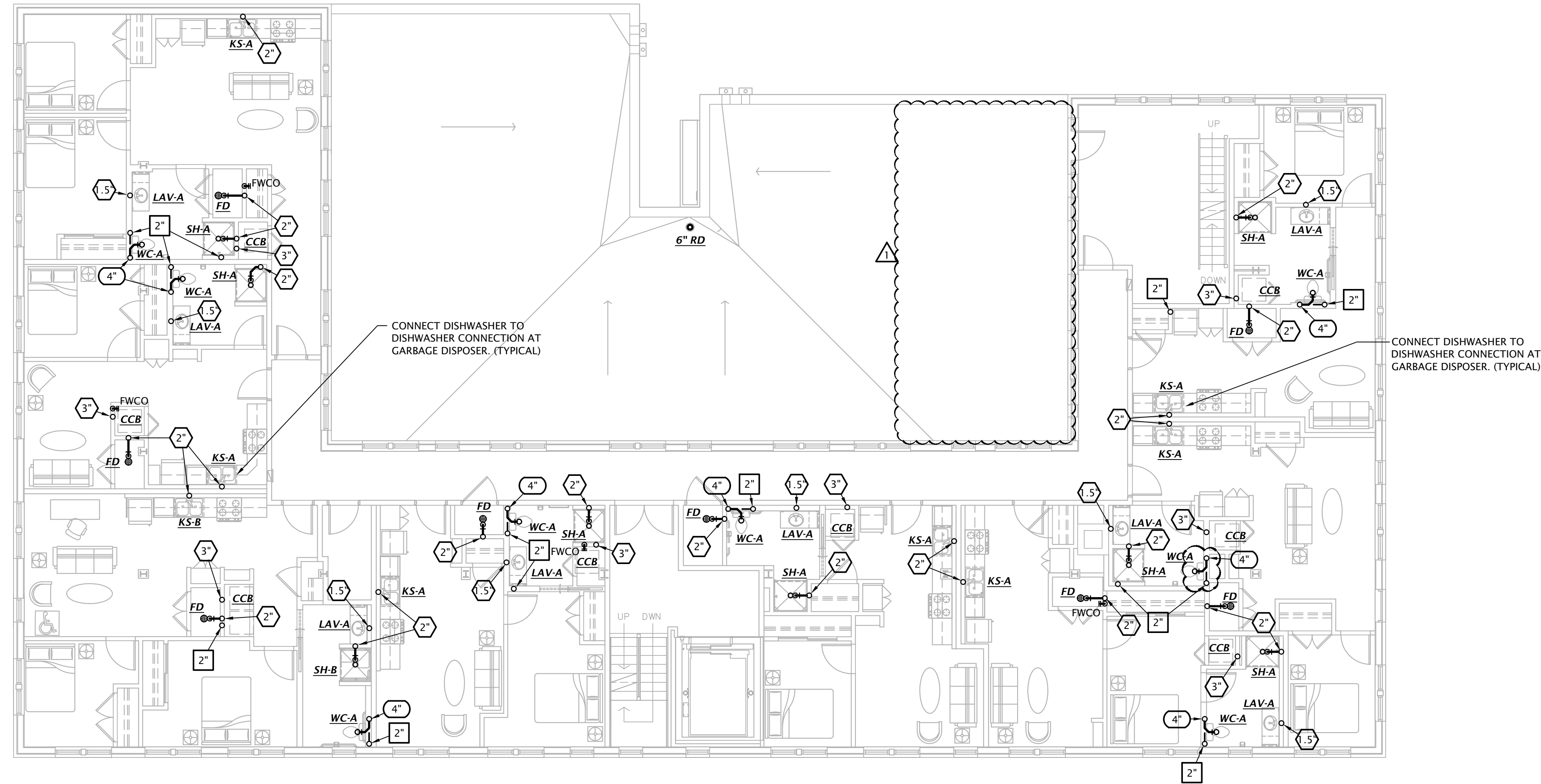
NOTES:

- SEE ROUGH-IN REQUIREMENTS IN PLUMBING SCHEDULE ON SHEET M6.1 FOR ADDITIONAL INFORMATION.
- PIPING SHALL NOT BE ROUTED VERTICALLY IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALL AS INDICATED ON PLANS.
- WHERE PIPING PENETRATES FIRE RATED ASSEMBLIES, INSTALL PER ARCH. DETAILS.

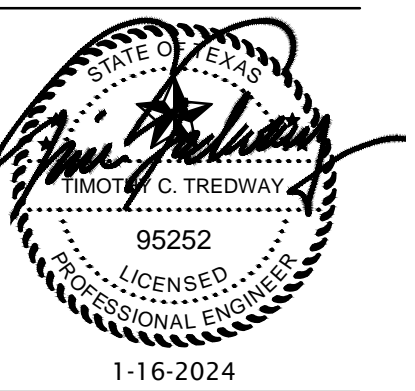
PLUMBING SIZING SYMBOLS

	DRAIN (X = SIZE)
	VENT (X = SIZE)
	WASTE STACK VENT (X = SIZE)

WASTE STACK VENT NOTE:
 ALL OFFSETS ARE PROHIBITED BETWEEN LOWEST AND HIGHEST FIXTURE DRAIN CONNECTION TO WASTE STACK VENT (IPC 913.2)



① SECOND FLOOR WASTE AND VENT PLAN
 1/8" = 1'-0"

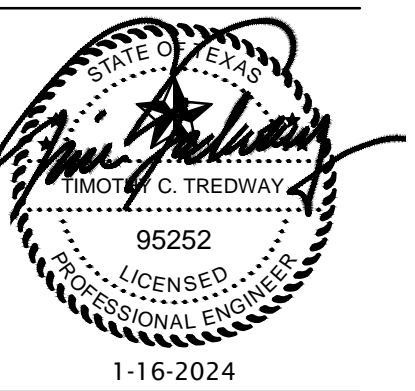


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M1.6



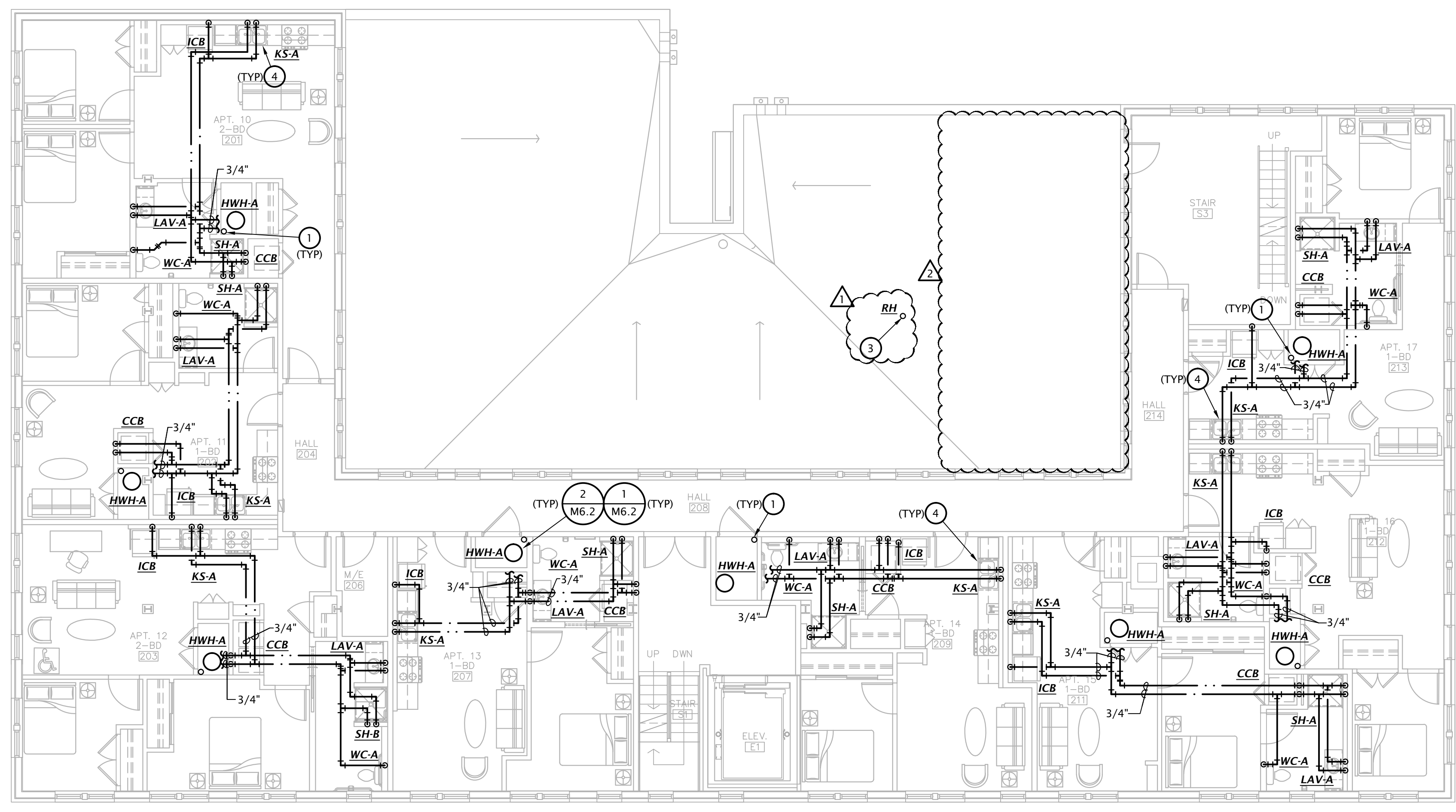
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COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL/SIZE	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
1/2"	3/4"	1/2"
3/4"	1"	1"
1"		1-1/4"
1-1/4"		1-1/2"
1-1/2"		2"
2"		2-1/2"
2-1/2"		3"
3"		3-1/2"

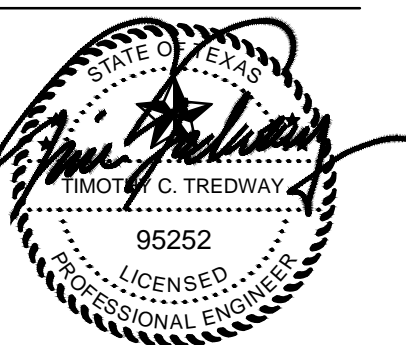
Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

- NOTES:**
- PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.
 - COORDINATE INSTALLATION OF PIPING IN MECHANICAL CLOSET W/ M.C. & E.C.
 - SEE PLUMBING FIXTURE SCHEDULE ON SHEET P6.1 FOR FIXTURE ROUGH-IN INFORMATION.
 - INSULATE ALL HW PIPING PER SPECIFICATIONS.

- DOMESTIC WATER PLAN NOTES BY SYMBOL**
1. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE TYPICAL APARTMENT DOMESTIC WATER RISER DIAGRAM ON SHEET M6.2 FOR ADDITIONAL INFO.
 2. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETS. COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
 3. FIELD COORDINATE EXACT LOCATION OF ROOF HYDRANT WITH ARCHITECT AND OTHER TRADES PRIOR TO ROUGH-IN. COORDINATE INSTALLATION WITH G.C.



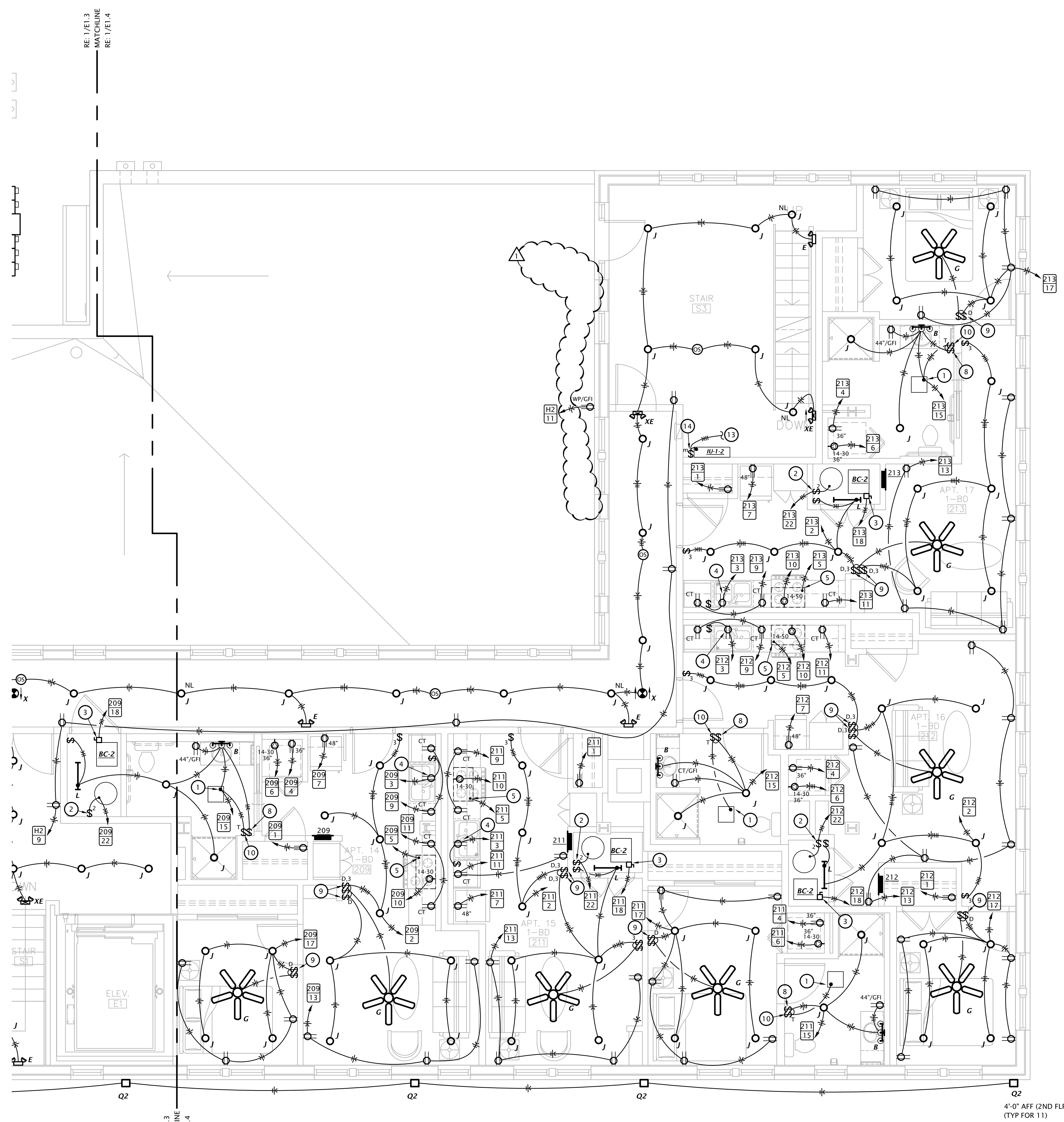
1 SECOND FLOOR DOMESTIC WATER PLAN
 1/8" = 1'-0"



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ELECTRICAL PLAN NOTES BY SYMBOL

- CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
- PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER.
- PROVIDE 60A/2P DISCONNECT SWITCH AND CONNECT TO BLOWER COIL WITH ELECTRIC HEAT. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH M.C.
- SPLIT-WIRE DUPLEX RECEPTACLE BELOW COUNTER. TOP HALF OF RECEPTACLE TO BE SWITCHED FOR CONTROL OF GARBAGE DISPOSAL. BOTTOM HALF OF RECEPTACLE TO BE WIRED UNSWITCHED FOR DISHWASHER. RECEPTACLE SHALL BE LOCATED IN BACK OF BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS. PROVIDE CORDS AND GROUNDING PLUGS AS REQUIRED FOR DISPOSER AND DISHWASHER.
- PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
- PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
- IN ACCESSIBLE UNITS, INSTALL COUNTERTOP RECEPTACLES A MINIMUM 36" AWAY FROM CORNER PER FAIR HOUSING ACT DESIGN MANUAL CHAPTER 5 'SIDE REACH OVER AN OBSTRUCTION' REQUIREMENTS. WHERE AN OBSTRUCTION PREVENTS 36" DISTANCE REQUIREMENT, INSTALL RECEPTACLE AS FAR FROM CORNER AS POSSIBLE. PROVIDE ADDITIONAL OUTLETS WITHIN 36" OF CORNER TO ENSURE COMPLIANCE WITH NEC SPACING REQUIREMENTS.
- SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
- PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
- PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
 - 1 BEDROOM: 20 MINUTES PER HOUR
 - 2 BEDROOM: 35 MINUTES PER HOUR
- ROUTE 120V CIRCUIT FOR HOT WATER RECIRCULATION PUMP (HWP) THROUGH ADJACENT AQUASTAT. PROVIDE 20A/1P SNAP SWITCH ADJACENT TO PUMP AND MAKE FINAL FLEXIBLE CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR.
- CONNECT UNBALANCED PORTION OF WATER HEATER LOAD TO PHASE LEG INDICATED.
- (3) #12, #12G, 1/2" C FROM ASSOCIATED OUTDOOR UNIT ON ROOF. SEE SHEET E1.7.
- 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE, P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.
- AT RECEPTACLES ABOVE KITCHEN COUNTERTOPS IN ACCESSIBLE UNITS (#109 & #203, PROVIDE 1" DEEP FLUSH TYPE EXTENSION ADAPTER, WIREMOLD #V5751WH, TO BRING RECEPTACLE CLOSER TO COUNTERTOP EDGE TO COMPLY WITH 24" SIDE REACH REQUIREMENT.
- 30A/2P DISCONNECT SWITCH WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. SWITCH SHALL BE CAPABLE OF BEING LOCKED "OFF". MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO INSPECTION AND TEST PANEL (LDU) AT TOP OF 3RD FLOOR WITHIN ELEVATOR DOOR JAMB.
- ELEVATOR POWER MODULE SWITCH: 100A/208V/3P SWITCH COMPLETE WITH 70A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. COOPER BUSSMAN #PS-1-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
- 3-PHASE POWER FEEDER AND (2) #18 STRANDED CU CONDUCTORS FROM ELEVATOR POWER MODULE SWITCH TO 'JH1' DISCONNECT SWITCH.
- 100A/3P NON-FUSED DISCONNECT SWITCH (DH1) IN NEMA 1 ENCLOSURE. PROVIDE WITH SPST AUXILIARY CONTACTS RATED FOR MIN 2A AT 24VDC. MAKE FINAL CONNECTION TO ELEVATOR FUSE BOX. COORDINATE MOUNTING LOCATION AT TOP OF HOISTWAY AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
- INSTALL LIGHT AND RECEPTACLE ON WALL OF ELEVATOR PIT. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER. INSTALL LIGHT SWITCH ADJACENT TO PIT LADDER AT 48" ABOVE FLOOR LANDING.
- INSTALL LIGHT AND RECEPTACLE ON WALL NEAR TOP OF ELEVATOR HOISTWAY. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER. INSTALL LIGHT SWITCH ADJACENT ENTRY AT 48" ABOVE FLOOR LANDING.
- SWITCH EXHAUST FAN WITH ROOM LIGHTS.
- ROUTE CIRCUIT THROUGH CONTACTOR INDICATED. SEE 5/E6.1.
- SIMPLEX RECEPTACLE IN ELEVATOR PIT FOR ELEVATOR SUMP PUMP. COORDINATE EXACT MOUNTING LOCATION WITH PLUMBING CONTRACTOR AND ELEVATOR EQUIPMENT INSTALLER.
- ELEVATOR SUMP PUMP ALARM PANEL IN CLOSET BELOW STAIR LANDING. PROVIDE 120V POWER CONNECTION AND 1" CONDUIT WITH PULL STRING STUBBED INTO ELEVATOR PIT FOR CONTROL CABLING. COORDINATE ALL WORK WITH PLUMBING CONTRACTOR.
- MOUNT LIGHT FIXTURE FOR CLOSET BELOW STAIR LANDING. MOUNT TO STRUCTURE.
- ROUTE DRYER CIRCUIT THROUGH CURRENT SWITCH FOR OPERATION OF OUTSIDE AIR INTAKE HOOD. HOOD DAMPER SHALL OPEN WHEN ANY DRYER IS OPERATING. SEE DETAIL 2/E6.2.
- COORDINATE EXACT MOUNTING LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH PLUMBING CONTRACTOR.
- PROVIDE 120V POWER CONNECTION TO SEWAGE EJECTOR ALARM PANEL AND SIMPLEX RECEPTACLE FOR POWER TO SEWAGE EJECTOR PUMP. COORDINATE REQUIREMENTS WITH G.C. AND PLUMBING CONTRACTOR.
- PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL 3, SHEET E6.2. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
- PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. SEE DETAIL 3, SHEET E6.2.
- IN ADA/ACCESSIBLE UNITS, DISPOSER SWITCH SHALL BE COUNTERTOP MOUNTED, AIR ACTIVATED PUSH BUTTON TYPE, FINISH TO MATCH SINK. COORDINATE EXACT LOCATION OF PUSH BUTTON WITH ARCHITECT.
- RELAY FOR CONTROL OF MOTORIZED INTAKE HOOD ON ROOF. SEE 2/E6.2.
- TIMELOCK AND CONTACTORS FOR LIGHTING AND RECEPTACLE CONTROL. RE: 5/E6.1.
- 2-HOUR DIAL TIMER OVERRIDE SWITCH FOR SWITCHED RECEPTACLES. SEE 5/E6.1.
- LINE VOLTAGE CEILING OCCUPANCY SENSOR/PHOTOCELL WITH DAYLIGHT HARVESTING CAPABILITY. SENSOR SHALL DIM 0-10V LIGHTS WHEN ADEQUATE DAYLIGHT IS PRESENT. SENSORWORX #SWX-2-3-1-2-D OR EQUAL.
- PRESET SLIDE DIMMER, 0-10V, LEVITON #P710-DLZ OR EQUAL. COORDINATE DEVICE COLOR WITH ARCHITECT.
- ONE RECEPTACLE SHALL BE CONNECTED TO CIRCUIT #44 (UNCONTROLLED) AND THE OTHER RECEPTACLES SHALL BE CONNECTED TO CIRCUIT #46 (CONTROLLED). CONTROLLED RECEPTACLE SHALL BE MARKED IN ACCORDANCE WITH NEC 406.3(E).



1 PARTIAL SECOND FLOOR ELECTRICAL PLAN
 1/4" = 1'-0"

RE: 1/E1.3 MATCHLINE
 RE: 1/E1.4
 RE: 1/E1.3 MATCHLINE
 RE: 1/E1.4

