



## Jones Gillam Renz Architects

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## NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

November 17, 2025

Landmark on Cypress – Historic Rehab – JGR Proj 24-3483

### ADDENDUM NO. 1

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

#### GENERAL

1. Energy Report has been completed and is being included in this Addendum.
2. Any information added or changed in the specifications has been highlighted.

#### ARCHITECTURAL –Specifications

1. Section 01030 Alternates – Alternate #2 was added
2. Section 07213 Batt Insulation – Thermal resistance of the exterior batt insulation has been changed to R-19
3. Section 08710 Door Hardware – Design information has been added under 2.03 to reflect interior design selections.
3. Section 09306 Floor and Wall Tile – material and color information has been added under 2.02 to reflect the interior design selections.
4. Section 09650 Resilient Flooring – material and color information has been added under 2.01 to reflect the interior design selections.
5. Section 09680 Carpet – material and color information has been added under 2.1.B to reflect the interior design selections
6. Section 10800 Toilet and Bath Accessories – material and color information has been adjusted under 3.04 to reflect the interior design selections.
7. Section 10850 Building Specialties – Mirrors, Wallcovering and P-Trap Cover sections have been adjusted or added per the interior design selections.
8. Section 11451 Residential Appliances – Refrigerator and Dishwasher have been added for the Community Room #117 per the interior design selections.
9. Section 12356 Residential Kitchen & Bath Casework – Countertop color and material have been added under 2.1.B and Pull/knob information has been adjusted under 2.5 to reflect the interior design selections.

#### ARCHITECTURAL – Drawings

1. Sheet CFP2 & CFP3 – ½ hour rated partition has been added to the walls at the main corridors to cover the extend of each corridor.
2. Sheet A2.0 –
  - a. Partition Schedule – Wall Type 7 – Rigid insulation has been changed to 1-1/2" XPS rigid insulation (min. R-7.5) and batt insulation has been changed to R-19 with Kraft-face.
  - b. Square Footage Chart – Unit #127 has been revised to 710 SF
3. Sheet A2.1
  - a. Elevation Notation mark L-A9.1 has been added to Lobby #101
  - b. Casework layout has been revised in Community Room #117 per the interior design selections.
4. Sheet A2.2 – Name of Room #203 has been changed to 'Vault'.
5. Sheet A2.3 – Name of Room #303 has been changed to 'Vault'.
6. Sheet A2.5 – Door number have been revised to match floors above and below.
7. Sheet A2.8 –
  - a. LVT flooring designations have changed to reflect the interior design selections
  - b. LVT pattern added to the first-floor corridors
  - c. Drawing scales have been revised.
  - d. General Floor Finish and Specific Notes have been added to the sheet
8. Sheet A3.2 – 'Eyebrow' over window J has been eliminated.

9. Sheet A7.1 –
  - a. Historic Preservation Notes have been added to the sheet
  - b. General Ceiling Notes 7-12 have been added.
  - c. Specific Ceiling Notes 1-3 have been deleted and notes 4-6 have been added.
  - d. Drawing scales have been revised.
  - e. Several areas on the ceiling have been revised to match the MEP equipment layout and soffit locations.
  - f. Note has been added regarding the 7<sup>th</sup> floor Reflected ceiling plan and design.
10. Sheet A8.1 –
  - a. Flooring layout and design has been added to Detail A to reflect the interior design selections
  - b. Toilet #113 Elevations (C, D, E) – tile, mirror and vanity light have been revised to reflect the interior design selections
  - c. Mail Center Elevation (F) has been revised to reflect the interior design selections
  - d. Community Room #117 Casework (M, N) has been revised to reflect the interior design selections
11. Sheets A8.2 & A8.3 – Mirrors and vanity lights have been revised to reflect the interior design selections
12. Sheet A9.1 –
  - a. Hall 124 (D) elevation has been revised to reflect the interior design selections
  - b. Lobby 101 (J) elevation has been revised to reflect the interior design selections
  - c. Lobby 101, Elevation L has been added
13. Sheet A9.2 –
  - a. Community Room #117 (A & B) Elevations have been revised to reflect the interior design selections
  - b. Lobby #201 (K) has been revised to reflect the interior design selections
14. Sheets A9.4 & A9.5 –
  - a. All unit kitchen elevation have been revised to show tile backsplash per the interior design selections
  - b. Casework Notes: Note 8 has been added.
15. Sheet A10.1 –
  - a. Public Finish Specific Notes – Note 6 has been added
  - b. Mechanical Rooms 121, 122, 208, 302, 402, 502, 602 & 702 have been revised to LVT floor finish
  - c. Rooms 203 and 303 have been renamed to 'Vault' and note 6 has been added.
16. Sheet A10.2 –
  - a. Door Type 'H' has been added
  - b. Public Door Schedule – General Notes 'C' has been added and Specific Notes 7-9 have been added.
  - c. Glazing Schedule – B2 type has been revised to Tempered and Fire Rated.
  - d. Doors 121, 122, 127, 209, 213, 304, 306, 404, 407, 504, 507, 604, 607, 704, and 707 have all been revised to new doors, with a 20 min. rating
  - e. Doors 136, 301, 317, 401, 418, 501, 518, 601, 618, 701, and 718 have all been revised to existing doors with 90 minutes ratings. Note 7 has been added.
  - f. Door 202 and 308 have been revised to existing 'vault' doors with Note 8 added
17. Sheet A10.3 –
  - a. Window Types A, B & C have all be revised to glass type A2 only where noted.
  - b. Window Types F & B have been revised and the spandrel glass has been eliminated.
  - c. Window Types J & K have been revised to glass type A1 only where noted.
  - d. Window Types E1, E2, E3, E4, E5, E6 have all been revised to glass type A2 only where noted.
18. Sheet A10.5 –
  - a. Sections and details revised to show R19 batt insulation (Kraft faced) in the wall cavity.
  - b. Sections and details revised to show 1-1/2" XPS rigid insulation (min. R-7.5) as continuous insulation on the exterior of the walls.

#### PLUMBING – Drawings

1. Sheet P2.1 – updated community room sink tag
2. Sheet P6.1 – revised plumbing fixtures schedule to reflect interior design selections

#### ELECTRICAL – Drawings

1. Sheet E1.1
  - a. Revised electrical plans to reflect interior design selections
  - b. Revised ceiling fan note to reflect interior design selections
2. Sheet E1.2
  - a. Revised electrical plans to reflect interior design selections
  - b. Revised ceiling fan note to reflect interior design selections
  - c. Revised location of telecom backboard receptacles
3. Sheet E1.3
  - a. Revised ceiling fan to reflect interior design selections

- b. Revised location of telecom backboard receptacles
- 4. Sheet E2.2
  - a. Relocated telecom backboard
  - b. Revised telecom conduit routing
- 5. Sheet E2.3 – Revised telecom conduit routing
- 6. Sheet E2.4 – Revised telecom conduit routing
- 7. Sheet E6.1
  - a. Revised light fixture schedule to reflect interior design selections
  - b. Revised communications grounding detail

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 1

Attachments

Energy Report

Specifications: Sections 01030 Alternates, 07213 Batt insulation, 08710 Door Hardware, 09306 Floor and Wall Tile, 09650 Resilient Flooring, 09680 Carpet, 10800 Toilet Accessories, 10850 Building Specialties, 11451 Residential Appliances, 12356 Kitchen & Bath Casework

Revised Architectural Sheets: CFP2, CFP3, A2.0, A2.1, A2.2, A2.3, A2.5, A2.8, A3.2, A7.1, A8.1, A8.2, A8.3, A9.1, A9.2, A9.4, A9.5, A10.1, A10.2, A10.3, A10.5

Revised MEP Sheets: P2.1, P6.1, E1.1, E1.2, E1.3, E2.2, E2.3, E2.4, E6.1



# COMcheck Software Version COMcheckWeb

## Envelope Compliance Certificate

### Project Information

Energy Code: 2021 IECC  
 Project Title: Landmark on Cypress  
 Location: Abilene, Texas  
 Climate Zone: 3b  
 Project Type: Alteration  
 Vertical Glazing / Wall Area: 23%

Construction Site:  
 301 Cypress Street  
 Abilene, Texas 79601

Owner/Agent:

Designer/Contractor:  
 JGR Architects  
 730 N Ninth Street  
 Salina, Kansas 67401  
 785-827-0386  
 jgr@jgrarchitects.com

### Building Area

### Floor Area

1-Apartment Building (Multifamily) : Residential	56474
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### Envelope Assemblies

Post-Alteration Assembly	R-Value		Proposed		Max. Allowed	
	Cavity	Cont.	U-Factor	SHGC	U-Factor	SHGC
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - Apartment Building]	---	---			0.730	---
Ext. Wall: Solid Concrete, 3in. Thickness, Light Density, Furring: Wood, [Bldg. Use 1 - Apartment Building], Exemption: Framing cavity not exposed.	---	---	---	---	---	---
Window: Metal Frame: Fixed, Clear, Fixed, Fixed, [Bldg. Use 1 - Apartment Building]	---	---	0.420	0.250	0.420	0.252
Window: Metal Frame: Operable, Clear, Operable, Operable, [Bldg. Use 1 - Apartment Building]	---	---	0.540	0.230	0.540	0.226
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Entrance Door, Entrance Door, [Bldg. Use 1 - Apartment Building]	---	---	0.680	0.250	0.680	0.252
Roof: Insulation Entirely Above Deck, [Bldg. Use 1 - Apartment Building]	---	25.0	0.039	---	0.039	---

- (a) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
- (b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.
- (c) High albedo roof requirement options: 1) 3-year aged solar reflectance index  $\geq 55.0$  thermal emittance  $\geq 0.75$ , 2) 3-year aged solar reflectance index  $\geq 64.0$ , 3) Initial year aged solar reflectance  $\geq 0.70$  thermal emittance  $\geq 0.75$ , 4) Initial year aged solar reflectance index  $\geq 82.0$ .

### Project Notes

**Envelope Compliance Statement**

*Compliance Statement:* The proposed envelope alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Michael Boerst - Energy Consultant  
Name - Title

\_\_\_\_\_  
Signature

10-28-2025  
\_\_\_\_\_  
Date

Project is a historic rehabilitation. Window to wall area ratio is 23%. Windows to meet new construction glazing requirements where applicable.



# Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] <sup>1</sup>	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR10] <sup>1</sup>	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR11] <sup>1</sup>	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.2 [PR14] <sup>1</sup>	In enclosed spaces > 2,500 ft <sup>2</sup> directly under a roof with ceiling heights > 15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.6 [PR16] <sup>1</sup>	Group R-2 dwelling units have separate electrical meters.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] <sup>2</sup>	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [FO6] <sup>1</sup>	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C105 [FO3] <sup>2</sup>	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.4 [FO7] <sup>2</sup>	Slab edge insulation depth/length. Slab insulation extending away from building is covered by pavement or >= 10 inches of soil.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply. See the Envelope Assemblies table for values.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] <sup>2</sup>	Fenestration products rated in accordance with NFRC certified and as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Default values are used.
C402.4.3 [FR10] <sup>1</sup>	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.4.3, C402.4.3.4 [FR8] <sup>1</sup>	Installed vertical fenestration U-factor and SHGC consistent with label specifications and as reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.4.5 [FR14] <sup>2</sup>	U-factor of opaque swinging and nonswinging doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1 [FR16] <sup>1</sup>	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.5.4 [FR18] <sup>3</sup>	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Field fabricated fenestration assemblies.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.7 [EL26] <sup>2</sup>	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.8 [EL27] <sup>2</sup>	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.9.1, C405.9.2 [EL28] <sup>2</sup>	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.10 [EL29] <sup>2</sup>	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.1.1 [EL30] <sup>2</sup>	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.11, C405.11.1 [EL31] <sup>2</sup>	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] <sup>1</sup>	Roof insulation installed per manufacturer's instructions and is labeled with R-value or insulation certificate providing R-value and other relevant data. Blown or poured loose-fill insulation is installed only where the roof slope is $\leq 3$ in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN20] <sup>1</sup>	Roof assembly meets minimal thermal resistance installed between roof framing or in a continuous fashion on the roof assembly as stipulated in Table C402.1.3. Requirements for above deck insulation, minimum thickness, suspended ceilings, staggered joints and skylight curbs will be met.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2 [IN7] <sup>1</sup>	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C105 [IN6] <sup>1</sup>	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.3 [IN8] <sup>2</sup>	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] <sup>3</sup>	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.3 [IN5] <sup>3</sup>	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance $\geq 0.55$ and thermal emittance $\geq 0.75$ or 3-year-aged solar reflectance index $\geq 64.0$ .	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C105 [IN2] <sup>1</sup>	Installed roof insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1.1 [IN1] <sup>1</sup>	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C401.3 [FI58] <sup>1</sup>	A thermal envelope certificate will be supplied and completed by an approved third party.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.10 [FI26] <sup>3</sup>	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C402.5.8 [FI37] <sup>1</sup>	Weatherseals installed on all loading dock cargo door openings and provide direct contact along the top and sides of vehicles parked in the doorway.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C408.1.1 [FI57] <sup>1</sup>	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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# Interior Lighting Compliance Certificate

## Project Information

Energy Code: 2021 IECC  
 Project Title: Landmark On Cypress  
 Project Type: Alteration

Construction Site:  
 301 Cypress St  
 Abilene, Texas 79601

Owner/Agent:  
 Overland Property Group  
 250 N Santa Fe Ave, Suite A  
 Salina, Kansas 67401  
 7853711663  
 akack@overlandpg.com

Designer/Contractor:  
 Tim Tredway  
 LST Consulting Engineers  
 4809 Vue Du Lac Place, Suite 201  
 Manhattan, Kansas 66503  
 785-587-8042  
 mail@lstengineers.com

## Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Third-Seventh floor halls (Common Space Types:Corridor/Transition <8 ft wide)	3850	0.41	1578
2-First floor (Common Space Types:Electrical/Mechanical)	316	0.43	136
3-Second floor halls (Common Space Types:Corridor/Transition <8 ft wide)	604	0.41	248
4-First floor halls (Common Space Types:Corridor/Transition <8 ft wide)	1197	0.41	491
5-First floor (Common Space Types:Lobby For Elevator)	333	0.65	216
6-Community Room (Common Space Types:Conference/Meeting/Multipurpose)	589	0.97	571
7-Second floor (Common Space Types:Lobby For Elevator)	256	0.65	166
8-Restrooms (Common Space Types:Restrooms)	114	0.63	72
9-Second floor (Common Space Types:Electrical/Mechanical)	230	0.43	99
10-Third-Seventh floor (Common Space Types:Electrical/Mechanical)	850	0.43	366
11-Common Space Types:Stairwell	4354	0.49	2133
12-Common Space Types:Storage >=50 - <=1000 sq.ft.	90	0.38	34
13-Common Space Types:Storage >=1000 sq.ft.	1316	0.38	500
14-Common Space Types:Office - Enclosed	212	0.74	157
15-Learning Center (Common Space Types:Conference/Meeting/Multipurpose)	780	0.97	757
16-COMMERCIAL SPACE 1 (Retail:Sales Area)	515	1.05	541
17-COMERCIAL SPACE 2 (Retail:Sales Area)	982	1.05	1031
Total Allowed Watts =			9096

## Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Third-Seventh floor halls (Common Space Types: Corridor/Transition <8 ft wide, 3850 sq.ft.) LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	100	13	1300

A	B	C	D	E
Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixture	Fixture Watt.	(C X D)
<u>First floor (Common Space Types: Electrical/Mechanical, 316 sq.ft.)</u> LED: F: 4' STRIP: LED Linear 33W:	1	5	30	150
<u>Second floor halls (Common Space Types: Corridor/Transition &lt;8 ft wide, 604 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	16	13	208
<u>First floor halls (Common Space Types: Corridor/Transition &lt;8 ft wide, 1197 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	25	13	325
<u>First floor (Common Space Types: Lobby For Elevator, 333 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	12	13	156
<u>Community Room (Common Space Types: Conference/Meeting/Multipurpose, 589 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	18	13	234
<u>Second floor (Common Space Types: Lobby For Elevator, 256 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	5	13	65
<u>Restrooms (Common Space Types: Restrooms, 114 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W: LED: B: BATHROOM VANITY LIGHT: LED Other Fixture Unit 16W:	1 1	2 2	13 20	26 40
<u>Second floor (Common Space Types: Electrical/Mechanical, 230 sq.ft.)</u> LED: F: 4' STRIP: LED Linear 33W:	1	5	30	150
<u>Third-Seventh floor (Common Space Types: Electrical/Mechanical, 850 sq.ft.)</u> LED: F: 4' STRIP: LED Linear 33W:	1	25	30	750
<u>Common Space Types: Stairwell (4354 sq.ft.)</u> LED: O: STAIRWELL LTE: LED Linear 33W:	1	30	40	1185
<u>Common Space Types: Storage &gt;=50 - &lt;=1000 sq.ft. (90 sq.ft.)</u> LED: F: 6" R DN LTE: LED Other Fixture Unit 13W:	1	2	30	60
<u>Common Space Types: Storage &gt;=1000 sq.ft. (1316 sq.ft.)</u> LED: F: 4' STRIP: LED Linear 33W:	1	9	30	270
<u>Common Space Types: Office - Enclosed (212 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	6	13	78
<u>Learning Center (Common Space Types: Conference/Meeting/Multipurpose, 780 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	18	13	234
<u>COMMERCIAL SPACE 1 (Retail: Sales Area, 515 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	18	13	234
<u>COMERCIAL SPACE 2 (Retail: Sales Area, 982 sq.ft.)</u> LED: C: 6" R DN LTE: LED Other Fixture Unit 13W:	1	30	13	390
Total Proposed Watts =			5855	

## Interior Lighting PASSES

### Interior Lighting Compliance Statement

*Compliance Statement:* The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

[Tim Tredway, PE - Principal](#)

Name - Title

Signature



10-20-2025

Date



# Exterior Lighting Compliance Certificate

## Project Information

Energy Code: 2021 IECC  
 Project Title: Landmark On Cypress  
 Project Type: Alteration  
 Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site:  
 301 Cypress St  
 Abilene, Texas 79601

Owner/Agent:  
 Overland Property Group  
 250 N Santa Fe Ave, Suite A  
 Salina, Kansas 67401  
 7853711663  
 akack@overlandpg.com

Designer/Contractor:  
 Tim Tredway  
 LST Consulting Engineers  
 4809 Vue Du Lac Place, Suite 201  
 Manhattan, Kansas 66503  
 785-587-8042  
 mail@lstengineers.com

## Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	23718 ft2	0.04	Yes	949
Walkway < 10 feet wide	155 ft of	0.5	Yes	78
Illuminated area of facade wall or surface	3640 ft2	0.07	No	273
Total Tradable Watts (a) =				1026
Total Allowed Watts =				1299
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

## Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
<u>Parking area (23718 ft2): Tradable Wattage</u>				
LED: LED Other Fixture Unit 125W:	1	2	112	224
<u>Walkway &lt; 10 feet wide (155 ft of walkway length): Tradable Wattage</u>				
LED: LED Other Fixture Unit 60W:	1	4	66	264
<u>Illuminated area of facade wall or surface (3640 ft2): Non-tradable Wattage</u>				
LED: LED Other Fixture Unit 25W:	1	12	30	360
Total Tradable Proposed Watts =				488

**Exterior Lighting PASSES**

## Exterior Lighting Compliance Statement

*Compliance Statement:* The proposed exterior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any

applicable mandatory requirements listed in the Inspection Checklist.

Tim Tredway, PE - Principal

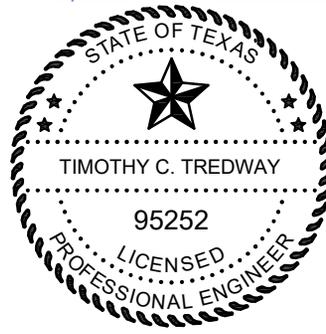
Name - Title



Signature

10-20-2025

Date





**COMcheck Software Version COMcheckWeb**  
**Mechanical Compliance Certificate**

**Project Information**

Energy Code: 2021 IECC  
 Project Title: Landmark On Cypress  
 Location: Abilene, Texas  
 Climate Zone: 3b  
 Project Type: Alteration

Construction Site:  
 301 Cypress St  
 Abilene, Texas 79601

Owner/Agent:  
 Overland Property Group  
 250 N Santa Fe Ave, Suite A  
 Salina, Kansas 67401  
 7853711663  
 akack@overlandpg.com

Designer/Contractor:  
 Tim Tredway  
 LST Consulting Engineers  
 4809 Vue Du Lac Place, Suite 201  
 Manhattan, Kansas 66503  
 785-587-8042  
 mail@lstengineers.com

**Mechanical Systems List**

**Quantity System Type & Description**

- 18 HP-1/BC-1 (Single Zone):  
 Split System Heat Pump  
 Heating Mode: Capacity = 18 kBtu/h,  
 Proposed Efficiency = 7.50 HSPF2, Required Efficiency = 7.50 HSPF2  
 Cooling Mode: Capacity = 16 kBtu/h,  
 Proposed Efficiency = 14.30 SEER2, Required Efficiency = 14.30 SEER2  
 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
 Fan System: BC-1 SUPPLY -- Compliance (Motor nameplate HP and fan efficiency method) : Passes  
 Fans:  
 BC-1 Supply, Constant Volume, 600 CFM, 0.3 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
  
- 13 HP-2/BC-2 (Single Zone):  
 Split System Heat Pump  
 Heating Mode: Capacity = 22 kBtu/h,  
 Proposed Efficiency = 7.50 HSPF2, Required Efficiency = 7.50 HSPF2  
 Cooling Mode: Capacity = 20 kBtu/h,  
 Proposed Efficiency = 14.30 SEER2, Required Efficiency = 14.30 SEER2  
 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
 Fan System: BC-2 SUPPLY -- Compliance (Motor nameplate HP and fan efficiency method) : Passes  
 Fans:  
 BC-2 Supply, Constant Volume, 800 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
  
- 7 HP-3/BC-3 (Single Zone):  
 Split System Heat Pump  
 Heating Mode: Capacity = 25 kBtu/h,  
 Proposed Efficiency = 7.50 HSPF2, Required Efficiency = 7.50 HSPF2  
 Cooling Mode: Capacity = 24 kBtu/h,  
 Proposed Efficiency = 14.30 SEER2, Required Efficiency = 14.30 SEER2  
 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
 Fan System: BC-3 SUPPLY -- Compliance (Motor nameplate HP and fan efficiency method) : Passes  
 Fans:  
 BC-3 Supply, Constant Volume, 1000 CFM, 0.5 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW

## Quantity System Type & Description

- 6 HP-4/BC-4 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 42 kBtu/h,  
Proposed Efficiency = 7.50 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 40 kBtu/h,  
Proposed Efficiency = 14.30 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
Fan System: BC-4 SUPPLY -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fans:  
BC-4 Supply, Constant Volume, 1575 CFM, 0.8 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
- 6 OU-1 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 24 kBtu/h,  
Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 21 kBtu/h,  
Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fans:  
INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
- 1 OU-2 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 24 kBtu/h,  
Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 21 kBtu/h,  
Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fans:  
INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
- 1 OU-3 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 20 kBtu/h,  
Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 17 kBtu/h,  
Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes
- Fans:  
INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan < 1 HP or < 0.89 kW
- 1 OU-4 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 20 kBtu/h,  
Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 16 kBtu/h,  
Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

## Quantity System Type & Description

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-5 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 13 kBtu/h,

Proposed Efficiency = 19.30 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-6 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 17 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-8 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-9 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

## Quantity System Type & Description

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW  
INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-10 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-11 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-12 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

### 1 OU-13 (Single Zone):

Split System Heat Pump

Heating Mode: Capacity = 20 kBtu/h,

Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2

Cooling Mode: Capacity = 18 kBtu/h,

Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2

Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00

Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:

INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:

**Quantity System Type & Description**

Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

- 1 OU-14 (Single Zone):  
Split System Heat Pump  
Heating Mode: Capacity = 20 kBtu/h,  
Proposed Efficiency = 10.00 HSPF2, Required Efficiency = 7.50 HSPF2  
Cooling Mode: Capacity = 18 kBtu/h,  
Proposed Efficiency = 20.00 SEER2, Required Efficiency = 14.30 SEER2  
Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00  
Fan System: INDOOR MULTI -- Compliance (Motor nameplate HP and fan efficiency method) : Passes

Fans:  
INDOOR 3 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW  
INDOOR 2 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW  
INDOOR 1 Supply, Single-Zone VAV, 325 CFM, 0.1 motor nameplate hp, 0.00 fan energy index , fan exception:  
Single fan < 1 HP or < 0.89 kW

- 1 HWH-A:  
Electric Storage Water Heater, Capacity: 40 gallons  
No minimum efficiency requirement applies
- 1 HWH-B:  
Electric Storage Water Heater, Capacity: 20 gallons w/ Circulation Pump  
No minimum efficiency requirement applies

**Mechanical Compliance Statement**

*Compliance Statement:* The proposed mechanical alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Tim Tredway, PE - Principal

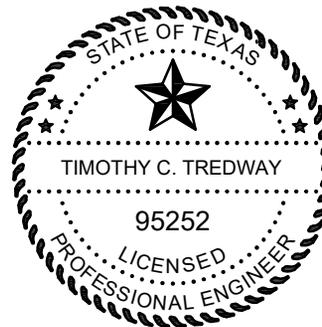
\_\_\_\_\_  
Name - Title

\_\_\_\_\_  
Signature



10-20-2025

\_\_\_\_\_  
Date





# Inspection Checklist

Energy Code: 2021 IECC

Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical and service water heating systems and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks. Hot water system sized per manufacturer's sizing guide.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C103.2 [PR4] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C103.2 [PR8] <sup>1</sup>	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6] <sup>3</sup>	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.6.1, C404.6.2 [PL3] <sup>1</sup>	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.6.3 [PL7] <sup>3</sup>	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C404.6.1, C404.6.1.1 [PL8] <sup>3</sup>	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41] <sup>3</sup>	Thermally ineffective panel surfaces of sensible heating panels have insulation $\geq$ R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.12.3 [ME61] <sup>2</sup>	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.8.4 [ME142] <sup>2</sup>	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.8.6 [ME143] <sup>2</sup>	Each DX cooling system $>$ 65 kBtu and chiller water/evaporative cooling system with fans $>$ 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.9 [ME144] <sup>2</sup>	Large diameter fans where installed shall be tested and labeled in accordance with AMCA 230.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.13.1 [ME71] <sup>2</sup>	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.3 [ME55] <sup>2</sup>	HVAC equipment efficiency verified.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Mechanical Systems list for values.
C403.2.2 [ME59] <sup>1</sup>	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.7.1 [ME59] <sup>1</sup>	Demand control ventilation provided for spaces $>$ 500 ft <sup>2</sup> and $>$ 15 people/1000 ft <sup>2</sup> occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow $>$ 3,000 cfm.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.7.2 [ME115] <sup>3</sup>	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.7.6 [ME141] <sup>3</sup>	HVAC systems serving guestrooms in Group R-1 buildings with $>$ 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

1 High Impact (Tier 1)
2 Medium Impact (Tier 2)
3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.4 [ME57] <sup>1</sup>	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.7.5 [ME116] <sup>3</sup>	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.12.1 , C403.12.2 [ME60] <sup>2</sup>	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.3.3.2 [ME121] <sup>3</sup>	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open- or closed circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C403.4.1.4 [ME63] <sup>2</sup>	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.2.1 [ME53] <sup>3</sup>	Air outlets and zone terminal devices have means for air balancing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.11.3 , C403.11.3.1, C403.11.3.2 [ME123] <sup>3</sup>	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2..	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

**Additional Comments/Assumptions:**

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22] <sup>1</sup>	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern $\geq 50$ percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.1.1 [EL18] <sup>1</sup>	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces $\leq 300$ sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.1.2 [EL19] <sup>1</sup>	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.2.1.3 [EL20] <sup>1</sup>	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces $\geq 300$ sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas $\leq 600$ sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by $\geq 80\%$ of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.2.1 [EL21] <sup>2</sup>	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23] <sup>2</sup>	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.2.5 [EL27] <sup>1</sup>	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.7 [EL28] <sup>1</sup>	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.7 [EL26] <sup>2</sup>	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.8 [EL27] <sup>2</sup>	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.9.1, C405.9.2 [EL28] <sup>2</sup>	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.10 [EL29] <sup>2</sup>	Total voltage drop across the combination of feeders and branch circuits <= 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.1.1 [EL30] <sup>2</sup>	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.11, C405.11.1 [EL31] <sup>2</sup>	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17] <sup>3</sup>	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.3, C408.2.5.3 [FI8] <sup>3</sup>	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.1.1 [FI50] <sup>3</sup>	HVAC systems and equipment design loads calculated in accordance with ANSI/ASHRAE/ACCA Standard 183 or by an approved equivalent computational procedure	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.3.1 [FI27] <sup>3</sup>	HVAC systems and equipment capacity does not exceed calculated loads.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.1 [FI47] <sup>3</sup>	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.1.1 [FI42] <sup>3</sup>	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.1.2 [FI38] <sup>3</sup>	Thermostatic controls have a 5 °F deadband.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.1.3 [FI20] <sup>3</sup>	Temperature controls have setpoint overlap restrictions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.2 [FI39] <sup>3</sup>	Each zone equipped with setback controls using automatic time clock or programmable control system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.2.1, C403.4.2.2 [FI40] <sup>3</sup>	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.2.3 [FI41] <sup>3</sup>	Systems include optimum start controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.3 [FI11] <sup>3</sup>	Heat traps installed on supply and discharge piping of non-circulating systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C404.4 [FI25] <sup>2</sup>	All piping insulated in accordance with section details and Table C403.12.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.6.1 [FI12] <sup>3</sup>	Controls are installed that limit the operation of a recirculation pump installed to maintain temperature of a storage tank. System return pipe is a dedicated return pipe or a cold water supply pipe.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Requirement does not apply.
C405.5.1 [FI19] <sup>1</sup>	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Exterior Lighting fixture schedule for values.</i>
C408.1.1 [FI57] <sup>1</sup>	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.1 [FI28] <sup>1</sup>	Commissioning plan developed by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.3.1 [FI31] <sup>1</sup>	HVAC equipment, systems and system-to-system relationships have been tested to ensure proper operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<b>Exception:</b> Unitary or packaged HVAC equipment without supply air economizers.
C408.2.3.2 [FI10] <sup>1</sup>	HVAC and service water heating control systems have been tested to ensure proper operation, calibration and adjustment of controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.4 [FI29] <sup>1</sup>	Preliminary commissioning report completed and certified by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5 [FI7] <sup>3</sup>	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5 [FI16] <sup>3</sup>	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5.1 [FI43] <sup>1</sup>	An air and/or hydronic system balancing report is provided for HVAC systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5.2 [FI30] <sup>1</sup>	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

1 High Impact (Tier 1)
  2 Medium Impact (Tier 2)
  3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.3 [FI33] <sup>1</sup>	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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## SECTION 01030

### ALTERNATES

#### PART 1 – GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for alternates.

##### 1.3 GENERAL

1. The General Contractor shall state in his Bid Form the amount of dollars to be ADDED or DEDUCTED from his Base Bid for the following Alternates.
2. Alternates are not in order of acceptance.
3. It shall be the responsibility of the General Contractor to advise all necessary personnel and suppliers as to the nature and extent of all alternates selected by the owner.
4. Circle Add or Deduct to indicate that the alternate price is to be added or subtracted from the base bid.

##### 1.4 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the Base Bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
  1. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

##### 1.5 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A Schedule of Alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

#### PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

1. ALTERNATE NO. 1

Contractor shall state amount of dollars to be deducted from the Base Bid for all work, labor and materials associated with installing LVT flooring at the apartment (unit) bathrooms in lieu of Ceramic/Porcelain Tile.

Deduct \$ \_\_\_\_\_

2. ALTERNATE NO. 2

Contractor shall state amount of dollars to be deducted from the Base Bid for all work, labor and materials associated with installing Plastic Laminate Countertops at the Apartment Kitchens & Bathrooms.

Deduct \$ \_\_\_\_\_

3. ALTERNATE NO. 3

Per Addendum

Add/Deduct \$ \_\_\_\_\_

END OF SECTION 01030

SECTION 07213  
BATT INSULATION

PART 1 GENERAL

- 1.01 SECTION INCLUDES
- A. Thermal Batt insulation
  - B. Sound batt insulation.
- 1.02 REFERENCES
- A. ASTM C665 - Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
  - B. ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials.
- 1.03 SYSTEM DESCRIPTION
- A. Materials of This Section: Provide continuity of thermal barrier at building enclosure with thermal insulating materials in attic and walls. Overlap insulations to ensure complete thermal envelope at all exterior surfaces.
- 1.04 COORDINATION
- A. Coordinate the work with all related Sections for installation of vapor retarder and other forms of insulation.

PART 2 PRODUCTS

- 2.01 MANUFACTURERS - INSULATION MATERIALS
- A. OWENS-CORNING Pink Next Gen Fiberglas Insulation, Unfaced
  - B. Substitutions: Under provisions of the General Requirements.
- 2.02 MATERIALS
- A. Batt Insulation, Walls: ASTM C665; preformed glass fiber batts; loose laid and taped, conforming to the following:
    - 1. Thermal Resistance: **R-19 min.**
    - 2. Facing: Kraft-Faced
    - 3. Batt Sizes: 6"
  - C. Sound Batt Insulation:
    - 1. Batt size: 3-1/2" and 5-1/2"
    - 2. Facing: Unfaced.
  - D. Tape: Self-adhering type as recommended by the manufacturer, mesh reinforced, 2 inches wide.

PART 3 EXECUTION

- 3.01 EXAMINATION
- A. Verify site conditions.
  - B. Verify that substrate, adjacent materials, and insulation are dry and ready to be installed.
- 3.02 INSTALLATION
- A. Install insulation and vapor retarder in accordance with manufacturer's instructions.
  - B. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
  - C. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plane of insulation.
  - D. Install with applied vapor retarder membrane facing warm side of building spaces. Lap ends and side flanges of membrane, caulk or tape.
  - E. Tape seal butt ends, lapped flanges, and tears or cuts in membrane.

- F. Place loose-fill insulation into spaces and onto surfaces as shown, either by pouring or by machine blowing to comply with ASTM C 1015. Level horizontal applications to uniform thickness as indicated, lightly settle to uniform density, but do not compact excessively.
1. For cellulosic loose-fill insulation, comply with the Cellulose Insulation Manufacturers Association's Special Report #3, "Standard Practice for Installing Cellulose Insulation."
  2. **IECC 2021** installation requirements, follow all requirements and recommendations.

END OF SECTION 07213

## SECTION 08710

### DOOR HARDWARE

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Hardware for wood, hollow steel, metal insulated and aluminum doors.
- B. Thresholds.
- C. Weatherstripping, seals and door gaskets.

##### 1.03 REFERENCES

- A. ANSI A117.1 - Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People.

##### 1.04 OPERATION AND MAINTENANCE DATA

- A. Maintenance Data: Include data on operating hardware, lubrication requirements, and inspection procedures related to preventative maintenance.

##### 1.05 QUALIFICATIONS

- A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum 3 years' documented experience.
- B. Hardware Supplier: Company specializing in supplying commercial door hardware with 3 years' documented experience approved by manufacturer.

##### 1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site.
- B. Package hardware items individually; label and identify each package with door opening code to match hardware schedule.
- C. Deliver keys to Owner by security shipment direct from hardware supplier.

##### 1.07 WARRANTY

- A. Provide five-year warranty.

##### 1.08 MAINTENANCE MATERIALS

- A. Provide special wrenches and tools applicable to each different or special hardware component.
- B. Provide maintenance tools and accessories supplied by hardware component manufacturer.

#### PART 2 PRODUCTS

##### 2.01 KEYING

- A. Door Locks:
  - 1. All apartment units to be keyed separately. Provide owner with 3 copies per apartment unit.
  - 2. All Mechanical (including mechanical closets inside apartment units) and I.T. rooms are to be keyed on a master key. Provide owner with 5 copies.
  - 3. Doors accessing Commercial Space 1 #102 are to be keyed on a master key. Provide owner with 5 copies.
  - 4. Doors accessing Commercial Space 2 #106 are to be keyed on a master key. Provide owner with 5 copies.
  - 5. Door accessing Leasing Office #107 is to be keyed on a master key. Provide owner with 5 copies.
  - 6. Exterior and interior doors accessing resident areas - coordinate access and security needs with owner.

##### 2.02 HNGES

- A. Butts and Hinges: BHMA A156.1.
- B. Template Hinge Dimensions: BHMA A156.7.
- C. Manufacturers:
  - 1. Baldwin Hardware Corporation (BH).
  - 2. Bommer Industries, Inc. (BI).
  - 3. Cal-Royal Products, Inc. (CRP).
  - 4. Hager Companies (HAG).
  - 5. Lawrence Brothers, Inc. (LB).
  - 6. McKinney Products Company; an ASSA ABLOY Group company (MCK).
  - 7. PBB, Inc. (PBB).

8. Stanley Commercial Hardware; Div. of The Stanley Works (STH).

#### 2.03 LOCKS AND LATCHES, GENERAL

- A. Accessibility Requirements: Comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." ANSI A117.1. FED-STD- 795, "Uniform Federal Accessibility Standards."
  - 1. Provide operating devices that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22 N).
- B. Latches and Locks for Means of Egress Doors: Comply with NFPA 101. Latches shall not require more than 15 lbf (67 N) to release the latch. Locks shall not require use of a key, tool, or special knowledge for operation.
- C. Design: Levers at all interior Doors are to be Emtek Helios Lever Disc Rose, Satin Brass Finish OR equivalent design aesthetic and finish as approved by architect.**

#### 2.04 MECHANICAL LOCKS AND LATCHES

- A. Lock Functions: Function numbers and descriptions indicated in door hardware sets comply with the following:
  - 7. Bored Locks: BHMA A156.2.
  - 2. Mortise Locks: BHMA A156.13.
  - 3. Interconnected Locks: BHMA A156.12.
- B. Bored Locks:
  - 1. Manufacturers:
    - a. Best Access Systems; Div. of The Stanley Works (BAS).
    - b. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company (CR).
    - c. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
    - d. Schlage Commercial Lock Division; an Ingersoll-Rand Company (SCH).
    - e. Yale Commercial Locks and Hardware; an ASSA ABLOY Group company (YAL).

#### 2.05 KEYING

- A. Keying System: Factory registered, complying with guidelines in BHMA A156.28, Appendix A. Incorporate decisions made in keying conference, and as follows:
  - 1. Master Key System: Cylinders are operated by a change key and a master key.
- B. Keys: Nickel silver.
  - 1. Quantity: Reference above Section 201.A

#### 2.06 CLOSERS

- A. Accessibility Requirements: Where handles, pulls, latches, locks, and other operating devices are indicated to comply with accessibility requirements, comply with [the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG).", ANSI A117.1., FED-STD-795, "Uniform Federal Accessibility Standards."
  - 1. Comply with the following maximum opening-force requirements:
    - a. Interior, Non-Fire-Rated Hinged Doors: 5 lbf (22.2 N) applied perpendicular to door.
    - b. Sliding or Folding Doors: 5 lbf (22.2 N) applied parallel to door at latch.
    - c. Fire Doors: Minimum opening force allowable by authorities having jurisdiction.
- B. Door Closers for Means of Egress Doors: Comply with NFPA 101. Door closers shall not require more than 30 lbf (133 N) to set door in motion and not more than 15 lbf (67 N) to open door to minimum required width.
- D. Flush Floor Plates: Provide finish cover plates for floor closers unless thresholds are indicated. Match door hardware finish, unless otherwise indicated.
- E. Recessed Floor Plates: Provide recessed floor plates with insert of floor finish material for floor closers unless thresholds are indicated. Provide extended closer spindle to accommodate thickness of floor finish.
- F. Power-Assist Closers: As specified in Division 8 Section "Automatic Door Operators" for access doors for people with disabilities or where listed in the door hardware sets.
- G. Size of Units: Unless otherwise indicated, comply with manufacturer's written recommendations for size of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Provide factory-sized closers, adjustable to meet field conditions and requirements for opening force.
- H. Surface Closers: Provide type of arm required for closer to be located on non-public side of door, unless otherwise indicated.
  - 1. Manufacturers:
    - a. Corbin Russwin Architectural Hardware; an ASSA ABLOY Group company (CR).
    - b. LCN Closers; an Ingersoll-Rand Company (LCN).
    - c. Norton Door Controls; an ASSA ABLOY Group company (NDC).
    - d. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
    - e. Yale Commercial Locks and Hardware; an ASSA ABLOY Group company (YAL).

- I. Concealed Closers:
  - 1. Manufacturers:
    - a. LCN Closers; an Ingersoll-Rand Company (LCN).
    - b. Norton Door Controls; an ASSA ABLOY Group company (NDC).
    - c. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).

## 2.07 STOPS AND HOLDERS

- A. Stops and Bumpers:
  - 1. Provide floor stops for doors unless wall or other type stops are scheduled or indicated. Do not mount floor stops where they will impede traffic. Where floor or wall stops are not appropriate, provide overhead holders.
- B. Silencers for Wood Door Frames: BHMA A156.16, Grade 1; neoprene or rubber, minimum 5/8 by 3/4 inch (16 by 19 mm); fabricated for drilled-in application to frame.
- C. Silencers for Metal Door Frames: BHMA A156.16, Grade 1; neoprene or rubber, minimum diameter 1/2 inch (13 mm); fabricated for drilled-in application to frame.
- D. Manufacturers:
  - 1. Baldwin Hardware Corporation (BH).
  - 2. Cal-Royal Products, Inc. (CRP).
  - 3. Glynn-Johnson; an Ingersoll-Rand Company (GJ).
  - 4. Hager Companies (HAG).
  - 5. Hiawatha, Inc. (HIA).
  - 6. IVES Hardware; an Ingersoll-Rand Company (IVS).
  - 7. Rockwood Manufacturing Company (RM).
  - 8. SARGENT Manufacturing Company; an ASSA ABLOY Group company (SGT).
  - 9. Stanley Commercial Hardware; Div. of The Stanley Works (STH).

## 2.08 DOOR GASKETING

- A. General: Provide continuous weather-strip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.
  - 1. Perimeter Gasketing: Apply to head and jamb, forming seal between door and frame.
  - 2. Meeting Stile Gasketing: Fasten to meeting stiles, forming seal when doors are closed.
  - 3. Door Bottoms: Apply to bottom of door, forming seal with threshold when door is closed.
- B. Air Leakage: Not to exceed 0.50 cfm per foot (0.000774 cu. m/s per m) of crack length for gasketing other than for smoke control, as tested according to ASTM E 283.
- C. Smoke-Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke-control ratings indicated, based on testing according to UL 1784.
  - 1. Provide smoke-labeled gasketing on 20-minute-rated doors and on smoke-labeled doors.
- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated, based on testing according to ASTM E 1408.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Gasketing Materials: ASTM D 2000 and AAMA 701/702.
- G. Manufacturers:
  - 1. Hager Companies (HAG).
  - 2. National Guard Products (NGP).
  - 3. Pemko Manufacturing Co. (PEM).
  - 4. Zero International (ZRO).

## 2.09 THRESHOLDS

- A. Accessibility Requirements: Where thresholds are indicated to comply with accessibility requirements, comply with [the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG).", ANSI A117.1., FED-STD-795, "Uniform Federal Accessibility Standards."]
- B. Thresholds for Means of Egress Doors: Comply with NFPA 101. Maximum 1/2 inch (13 mm) high.
- C. Manufacturers:
  - 1. Hager Companies (HAG).
  - 2. National Guard Products (NGP).
  - 3. Pemko Manufacturing Co. (PEM).
  - 4. Zero International (ZRO).

## 2.10 FABRICATION

- A. Base Metals: Produce door hardware units of base metal, fabricated by forming method indicated, using manufacturer's standard metal alloy, composition, temper, and hardness. Furnish metals of a quality equal to or greater than that of specified door hardware units and BHMA A156.18. Do not furnish manufacturer's standard materials or forming methods if different from specified standard.
- B. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to commercially recognized industry standards for application intended, except aluminum fasteners are not permitted. Provide Phillips flat-head screws with finished heads to match surface of door hardware, unless otherwise indicated.
  - 1. Concealed Fasteners: For door hardware units that are exposed when door is closed, except for units already specified with concealed fasteners. Do not use through bolts for installation where bolt head or nut on opposite face is exposed unless it is the only means of securely attaching the door hardware. Where through bolts are used on hollow door and frame construction, provide sleeves for each through bolt.
  - 2. Steel Machine or Wood Screws: For the following fire-rated applications:
    - a. Mortise hinges to doors.
    - b. Strike plates to frames.
    - c. Closers to doors and frames.
  - 3. Steel Through Bolts: For the following fire-rated applications unless door blocking is provided:
    - a. Surface hinges to doors.
    - b. Closers to doors and frames.
    - c. Surface-mounted exit devices.
  - 4. Spacers or Hex Bolts: For through bolting of hollow-metal doors.
  - 5. Fasteners for Wood Doors: Comply with requirements in DHI WDHS.2, "Recommended Fasteners for Wood Doors."

## 2.11 FINISHES

- A. Standard: BHMA A156.18, as indicated in door hardware sets.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Verify that doors and frames are ready to receive work and dimensions are as indicated on shop drawings.
- B. Verify that electric power is available to power operated devices and of the correct characteristics.
- C. Examine doors and frames, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- D. Examine roughing-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- E. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.02 INSTALLATION

- A. Install hardware in accordance with manufacturer's instructions.
- B. Use templates provided by hardware item manufacturer.
- C. Mounting heights for hardware from finished floor to center line of hardware item:
  - 1. Locksets: 40"
  - 2. Push/Pulls: 45"
  - 3. Dead Locks: 54"
  - 4. Exit Devices: 42"
- D. Install each door hardware item to comply with manufacturer's written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
  - 1. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.

2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors according to industry standards.
- E. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."

3.03 ADJUSTING

- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
1. Spring Hinges: Adjust to achieve positive latching when door is allowed to close freely from an open position of 30 degrees.
  2. Electric Strikes: Adjust horizontal and vertical alignment of keeper to properly engage lock bolt.
  3. Door Closers: Unless otherwise required by authorities having jurisdiction, adjust sweep period so that, from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door. Requirements in paragraph below increase cost but are recommended as a good investment on substantial projects even though they may be difficult to monitor.

Occupancy Adjustment: Approximately three months after date of Substantial Completion, Installer's Architectural Hardware Consultant shall examine and readjust, including adjusting operating forces, each item of door hardware as necessary to ensure function of doors, door hardware, and electrified door hardware.

END OF SECTION 08710



SECTION 09306

FLOOR AND WALL TILE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Tile floor finish using the thinset application method.
- B. Tile wall finish using the thinset application method.

1.02 SUBMITTALS

- A. Submit under provisions of the General Requirements.
- B. Product Data: Provide instructions for using adhesives and grouts.
- C. Samples: Submit two samples illustrating pattern, color variations, and grout color.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site.
- B. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Do not install adhesives in an unventilated environment.
- B. Maintain 50 degrees F during installation of mortar materials.

PART 2 PRODUCTS

2.01 TILE MANUFACTURERS

- A. FLOOR: Ceramic or Porcelain Tile – **See Section 2.02A FLOOR TILE Below**
- B. WALL: Ceramic or Porcelain Tile – **See Section 2.02B WALL TILE Below**
- B. Substitutions: Under provisions of the General Requirements as equal or better.

2.02 TILE MATERIALS

A. FLOOR TILE: Ceramic or Porcelain: ANSI A137.1

1. Floor Tile 1 (FT1) – **Daltile, Haddonstone**

- a) Size: 12"x24"
- b) Color: Velvet HS08-VIEN cut, Matte Satin
- c) Grout Color: Mapei 5103 Cobblestone
- d) Location: Field Color at Public Restrooms #113, #114

2. Floor Tile 2 (FT1) – **Daltile, Haddonstone**

- a) Size: 12"x24"
- b) Color: Peony HS04, Matte HS04812SAMTEX
- c) Grout Color- To be selected by architect/owner
- d) Location: Accent Color at Public Restrooms #113, #114
- a) Alternate: LVT at all Apartment Bathrooms. Reference Section 01030 Alternates, and Section 09650 Resilient Flooring.

3. Floor Tile 3 (FT3) – **Daltile, Haddonstone**

- a. Size: 12"x24"
- b. Color: Peony HS04, Matte HS04812SAMVMT
- c. Grout Color: Mapei 5103 Cobblestone
- d. Location: Accent Color at Public Restrooms #113, #114

4. Floor Tile 4 (FT4) – **Daltile, Color Wheel Mosaic**

- a. Size: 2"x2" Mosaic
- b. Color: Matte Urban Putty
- c. Grout Color: Mapei 5039 Ivory
- d. Location: Apartment Bathrooms
- e. Alternate: LVT at all Apartment Bathrooms. Reference Section 01030 Alternates, and Section 09650 Resilient Flooring.

B. WALL TILE: Ceramic or Porcelain

1. Wall Tile 1 (WT1) – **Daltile, Contempee, Marigold Square Star**

- a. Size: 4"x4"

- b. Color: Marigold CE31 Glossy CE3144SAMSTA
- c. Grout Color: To be selected by architect/owner
- d. Location: Community Room #117 – behind Kitchenette wall
  - 1) Installation Pattern: Straight Lay
  - 2) Reference Elevations for design and location

**2. Wall Tile 2 (WT2) – Daltile, Color Wheel, K711 Matte Black**

- a. Size: 4”x4”
- b. Color: Matte Black
- c. Exposed Edges: Schluter Edge, Jolly ½”x12”, color to be selected by architect/owner
- d. Grout Color: To be selected by architect/owner
- e. Location: Public Restrooms #113, #114
- f. Reference Elevations for design & wainscot heights

**3. Wall Tile 3 (WT3) – Daltile, Color Wheel, K711 Matte Black**

- a. Size: 4”x12” Cove Base
- b. Color: Matte Black
- c. Grout Color: to be selected by architect/owner
- d. Location: Public Restrooms #113, #114

**4. Wall Tile 3 (WT4) – Daltile, Coconut Square Handcrafted**

- a. Size: 4”x4”
- b. Color: Coconut
- c. Exposed Edges: Schluter Edge, Jolly ½”x12”, color to be selected by architect/owner
- d. Grout Color: Mapei 5220 Eggshell
- e. Location: Apartment Kitchen Backsplash

2.03 ADHESIVE MATERIALS

- A. Adhesives: thinset bond type as recommended and/or manufactured by the tile manufacturer.

2.04 MORTAR MATERIALS

- A. Mortar Materials: Portland cement, sand, latex additive, and water as recommended and/or manufactured by the tile manufacturer, color to be selected.

2.05 GROUT MIX

- A. Mix and proportion pre-mix grout materials in accordance with manufacturer’s instructions.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work.

3.02 PREPARATION

- A. Protect surrounding work from damage or disfiguration.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Apply sealer conditioner to substrate surfaces in accordance with adhesive manufacturer’s instructions.

3.03 INSTALLATION - THINSET METHOD

- A. Install adhesive tile, thresholds, and grout in accordance with manufacturer’s instructions and/or the TCA Handbook.
- B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
- C. Place edge strips at exposed tile edges.
- D. Cut and fit tile tight to penetrations through tile. Form corners and bases neatly. Align floor, base and wall joints.
- E. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.
- F. Sound tile after setting. Replace hollow sounding units.

- G. Keep expansion, control joints free of adhesive or grout. Apply sealant to joints.
- H. Allow tile to set for a minimum of 48 hours prior to grouting.
- I. Grout tile joints.
- J. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.
- K. Install shower pan per manufacturer's instructions.

3.04 CLEANING

- A. Clean tile and grout surfaces.

3.05 PROTECTION OF FINISHED WORK

- A. Do not permit traffic over finished floor surface for 4 days after installation.

END OF SECTION 09306



## SECTION 09650

### RESILIENT FLOORING

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Vinyl sheet Flooring and Vinyl Plank Flooring

##### 1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
- B. Protect roll materials from damage.

##### 1.04 ENVIRONMENTAL REQUIREMENTS

- A. Store materials for three days prior to installation in area of installation to achieve temperature stability.
- B. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

##### 1.05 MAINTENANCE DATA

- A. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

##### 1.06 EXTRA MATERIALS

- A. Provide 60 sq ft of flooring, 10 lineal feet of base, and stair materials of each material specified.

##### 1.07 WARRANTY

- A. 3 year light commercial warranty

#### PART 2 PRODUCTS

##### 2.01 MATERIALS – LUXURY VINYL TILE

- A. Luxury Vinyl Tile (LVT 1): **Patcraft, Guide 1762V, Morel 00120-V1**

- 1. Tile Size: 9x36
- 2. Overall Thickness: 2.5 mm
- 3. Wear Layer Thickness: 20 mil
- 4. Installation Pattern: Stagger
- 5. Locations: Main Floor Corridors
- 6. Transitions: At existing Terrazzo/Marble/Wood flooring: Use Schluter Schiene Edging (Finish to be selected by architect/owner). Ensure that transition will be flush.
- 7. Or approved equal - Substitution requests to be submitted to architect prior to bidding.

- B. Luxury Vinyl Tile (LVT 2): **Patcraft, Guide 1762V, Sunbaked 00645-V1**

- 1. Tile Size: 9x36
- 2. Overall Thickness: 2.5 mm
- 3. Wear Layer Thickness: 20 mil
- 4. Installation Pattern: Stagger
- 5. Locations: First Floor Corridor accents
- 6. Transitions: At existing Terrazzo/Marble/Wood flooring: Use Schluter Schiene Edging (Finish to be selected by architect/owner). Ensure that transition will be flush.
- 7. Or approved equal - Substitution requests to be submitted to architect prior to bidding.

- C. Luxury Vinyl Tile (LVT 3): **Patcraft, Guide 1762V, Truffle 00535-V1**

- 1. Tile Size: 9x36
- 2. Overall Thickness: 2.5 mm
- 3. Wear Layer Thickness: 20 mil
- 4. Installation Pattern: Stagger
- 5. Locations: 106 Commercial Space, 107 Leasing Office, 117 Community Lounge, Learning Center and All apartments scheduled for LVT.
- 6. Transitions: At existing Terrazzo/Marble/Wood flooring: Use Schluter Schiene Edging (Finish to be selected by architect/owner). Ensure that transition will be flush.
- 7. Or approved equal - Substitution requests to be submitted to architect prior to bidding.

##### 2.02 MATERIALS – RUBBER BASE

- A. Base: FS SS-W-40. Rubber; coved wall base; pre-molded external corners
  - 1. Approved Manufacturers: Johnsonite, Roppe, Tarkett
  - 2. Color: To be selected by architect/owner

3. Height: 4"
4. Thickness: 1/8 inch thick
5. Length: Roll (Strips are not acceptable.)

#### 2.03 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.
- C. Edge Strips: Flooring material as approved.
- D. Sealer and Wax: Types recommended by flooring manufacturer.

### PART 3 EXECUTION

#### 3.01 EXAMINATION

- A. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization, or dusting.
- B. Verify floor and lower wall surfaces are free of substances that may impair adhesion of new adhesive and finish materials.

#### 3.02 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is cured.
- C. Vacuum clean substrate.
- D. Apply primer as recommended by manufacturer.

#### 3.05 INSTALLATION – RESILIENT TILE FLOORING

- A. Install in accordance with manufacturer's instructions.
- B. Spread only enough adhesive to permit installation of materials before initial set.
- C. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.
- G. Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar.
- H. Install resilient edge strips at unprotected or exposed edges, and where flooring terminates.
- G. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

#### 3.06 INSTALLATION - BASE

- A. Fit joints tight and vertical. Maintain minimum measurement of 18 inches between joints.
- B. Miter internal corners. At external corners, use pre-molded units or "V" cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use pre-molded units.
- C. Install base on solid backing. Bond tight to wall and floor surfaces.
- D. Scribe and fit to door frames and other interruptions.

#### 3.07 CLEANING

- A. Clean all work as described in the General Requirements.
- B. Remove access adhesive from floor, base, and wall surfaces without damage.
- C. Clean, seal, and wax floor and base surfaces in accordance with manufacturer's instructions.

#### 3.08 PROTECTION OF FINISHED WORK

- A. Protect finished Work.
- B. Prohibit traffic on floor finish for 48 hours after installation.

END OF SECTION 09650

## SECTION 09680

### CARPET – PAD AND TACK

#### PART 1 - GENERAL

##### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

##### 1.2 SUMMARY

- A. This Section includes the following:
  - 1. Cut Pile carpet with Pad or Integral backing

##### 1.3 SUBMITTALS

- A. Product Data: For the following, including installation recommendations for each type of substrate:
  - 1. Carpet: For each type indicated. Include manufacturer's written data on physical characteristics, durability, and fade resistance.
  - 2. Carpet Cushion: For each type indicated. Include manufacturer's written data on physical characteristics and durability.
- B. Samples: For each of the following products and for each color and texture required. Label each Sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.
  - 1. Carpet: 12-inch- (300-mm-) square Sample.
  - 2. Exposed Edge, Transition, and other Accessory Stripping: 12-inch- (300-mm-) long Samples.
  - 3. Carpet Cushion: 6-inch- (150-mm-) square Sample.
  - 4. Carpet Seam: 6-inch (150-mm) Sample.
  - 5. Mitered Carpet Border Seam: **12-inch- (300-mm-)** square Sample. Show carpet pattern alignment.
- C. Product Schedule: For carpet **and carpet cushion**. Use same designations indicated on Drawings.
- D. Qualification Data: For Installer.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency.
- F. Maintenance Data: For carpet to include in maintenance manuals. Include the following:
  - 1. Methods for maintaining carpet, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
  - 2. Precautions for cleaning materials and methods that could be detrimental to carpet **and carpet cushion**.
- G. Warranties: Special warranties specified in this Section.

##### 1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An experienced installer who is certified by the Floor Covering Installation Board or who can demonstrate compliance with its certification program requirements.
- B. Fire-Test-Response Characteristics: Provide products with the critical radiant flux classification indicated in Part 2, as determined by testing identical products per ASTM E 648 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.
- C. Mockups: Before installing carpet, build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
  - 1. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

##### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with CRI 104, Section 5, "Storage and Handling."

1.6 PROJECT CONDITIONS

- A. Comply with CRI 104, Section 7.2, "Site Conditions; Temperature and Humidity" and Section 7.12, "Ventilation."
- B. Environmental Limitations: Do not install carpet **and carpet cushion** until wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- C. Do not install carpet **and carpet cushion** over concrete slabs until slabs have cured, are sufficiently dry to bond with adhesive, and have pH range recommended by carpet manufacturer.
- D. Where demountable partitions or other items are indicated for installation on top of carpet, install carpet before installing these items.

1.7 WARRANTY

- A. Special Warranty for Carpet: Manufacturer's standard form in which manufacturer agrees to repair or replace components of carpet installation that fail in materials or workmanship within specified warranty period.
  - 1. Warranty does not include deterioration or failure of carpet due to unusual traffic, failure of substrate, vandalism, or abuse.
  - 2. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
  - 3. Warranty Period: 5 years from date of Substantial Completion.
- B. Special Warranty for Carpet Cushion: Manufacturer's standard form in which manufacturer agrees to repair or replace components of carpet cushion installation that fail in materials or workmanship within specified warranty period.
  - 1. Warranty includes consequent removal and replacement of carpet and accessories.
  - 2. Warranty does not include deterioration or failure of carpet cushion due to unusual traffic, failure of substrate, vandalism, or abuse.
  - 3. Failure includes, but is not limited to, permanent indentation or compression.
  - 4. Warranty Period: 5 years from date of Substantial Completion.

1.8 EXTRA MATERIALS

- A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Carpet: Full-width rolls equal to **5** percent of amount installed for each type indicated, but not less than **10 sq. yd. (8.3 sq. m).**

PART 2 - PRODUCTS

2.1 CUT PILE CARPET

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
- B. Products: Subject to compliance with requirements, provide one of the following:
  - 1. Manufacturer: Siena, Collection: Friday, 65N59 Color: Anticipation**
    - a. Type/Material: Broadloom
    - b. Construction: Tip-Sheared Loop Pattern
    - c. Backing: Woven Polypropylene
    - d. Total thickness: 0.344"
    - e. Standard Adhesive: Per manufacturer's recommendation
    - f. Location: **Stair S1 – only between floors 1 & 2 (treads and risers only)**
- C. Primary Backing: Manufacturer's standard material.
- D. Secondary Backing: Manufacturer's standard material.
- E. Applied Soil-Resistance Treatment: Manufacturer's standard material
- F. Antimicrobial Treatment: Manufacturer's standard material.

2.2 CARPET CUSHION

- A. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:

- B. Products: Subject to compliance with requirements, provide one of the following:
  - 1. Thickness: 3/8 inch. Min.
  - 2. Density: 6 lbs/cu. ft. Min.

### 2.3 INSTALLATION ACCESSORIES

- A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet cushion manufacturer.
- B. Adhesives: Water-resistant, mildew-resistant, nonstaining type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet and is recommended or provided by carpet manufacturer carpet and carpet cushion manufacturers.
  - 1. VOC Limits: Provide adhesives that comply with the following limits for VOC content when tested according to ASTM D 5116:
    - a. Total VOCs: 10.00 mg/sq. m x h.
    - b. Formaldehyde: 0.05 mg/sq. m x h.
    - c. 2-Ethyl-1-Hexanol: 3.00 mg/sq. m x h.
- C. Tackless Carpet Stripping: Water-resistant plywood, in strips as required to match cushion thickness and that comply with CRI 104, Section 12.2.
- D. Seam Adhesive: Hot-melt adhesive tape or similar product recommended by carpet manufacturer for sealing and taping seams and butting cut edges at backing to form secure seams and to prevent pile loss at seams.
- E. Metal Edge Strips: Extruded aluminum with mill finish of width shown, of height required to protect exposed edge of carpet, and of maximum lengths to minimize running joints.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet performance. Examine carpet for type, color, pattern, and potential defects.
- B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710 and the following:
  - 1. Slab substrates are dry and free of curing compounds, sealers, hardeners, and other materials that may interfere with adhesive bond. Determine adhesion and dryness characteristics by performing bond and moisture tests recommended by carpet cushion manufacturer.
  - 2. Subfloor finishes comply with requirements specified in Division 3 Section "Cast-in-Place Concrete" for slabs receiving carpet.
  - 3. Subfloors are free of cracks, ridges, depressions, scale, and foreign deposits.
- C. For wood subfloors, verify the following:
  - 1. Underlayment over subfloor complies with requirements specified in Division 6 Section "Rough Carpentry."
  - 2. Underlayment surface is free of irregularities and substances that may interfere with adhesive bond or show through surface.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. General: Comply with CRI 104, Section 7.3, "Site Conditions; Floor Preparation," and with carpet manufacturer's written installation instructions for preparing substrates.
- B. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions **1/8 inch (3 mm)** wide or wider, and protrusions more than **1/32 inch (0.8 mm)**, unless more stringent requirements are required by manufacturer's written instructions.
- C. Remove coatings, including curing compounds, and other substances that are incompatible with adhesives and that contain soap, wax, oil, or silicone, without using solvents. Use mechanical methods recommended in writing by carpet cushion manufacturer.
- D. Broom and vacuum clean substrates to be covered immediately before installing carpet.

### 3.3 INSTALLATION

- A. Comply with CRI 104 and carpet manufacturer's carpet and carpet cushion manufacturers' written installation instructions for the following:
  - 1. Direct-Glue-Down Installation: Comply with CRI 104, Section 9, "Direct Glue-Down Installation."
  - 2. Double-Glue-Down Installation: Comply with CRI 104, Section 10, "Double Glue-Down Installation."
  - 3. Carpet with Attached-Cushion Installation: Comply with CRI 104, Section 11, "Attached-Cushion Installations."
  - 4. Stretch-in Installation: Comply with CRI 104, Section 12, "Stretch-in Installation."
  - 5. Stair Installation: Comply with CRI 104, Section 13, "Carpet on Stairs" for stretch-in glue-down installation.
- B. Comply with carpet manufacturer's written recommendations and Shop Drawings for seam locations and direction of carpet; maintain uniformity of carpet direction and lay of pile. At doorways, center seams under the door in closed position.
- C. Do not bridge building expansion joints with carpet.
- D. Cut and fit carpet to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet manufacturer.
- E. Extend carpet into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.
- G. Install pattern parallel to walls and borders to comply with CRI 104, Section 15, "Patterned Carpet Installations" and with carpet manufacturer's written recommendations.
- H. Comply with carpet cushion manufacturer's written recommendations. Install carpet cushion seams at 90-degree angle with carpet seams.

### 3.4 CLEANING AND PROTECTING

- A. Perform the following operations immediately after installing carpet:
  - 1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet manufacturer.
  - 2. Remove yarns that protrude from carpet surface.
  - 3. Vacuum carpet using commercial machine with face-beater element.
- B. Protect installed carpet to comply with CRI 104, Section 16, "Protection of Indoor Installations."
- C. Protect carpet against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet manufacturer and carpet cushion manufacturer.

END OF SECTION 09680

## SECTION 10800

### TOILET AND BATH ACCESSORIES

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Toilet and washroom accessories.
- B. Grab bars, Towel bars
- C. Toilet Paper, Paper Towel
- D. Shower Seat & Hardware
- E. Attachment hardware

#### PART 2 PRODUCTS

##### 2.01 MANUFACTURERS

- A. BOBRICK WASHROOM EQUIPMENT INC., or BRADLEY CORPORATION.
- B. Substitutions: Under provisions of the General Requirements.

##### 2.02 FABRICATION

- A. Weld and grind joints of fabricated components, smooth.
- B. Form exposed surfaces from single sheet of stock, free of joints. Form surfaces flat without distortion. Maintain surfaces without scratches or dents.
- C. Fabricate grab bars of tubing, free of visible joints, return to wall with end attachment flanges. Form bar with 1 1/2 inches clear of wall surface. Knurl grip surfaces.
- D. Shop assemble components and package complete with anchors and fittings.
- E. Provide steel anchor plates, adapters, and anchor components for installation.

##### 2.03 FINISHES

- A. Reference Schedule in section 3.04 for finishes.
- B. Galvanizing: ASTM A123 to 1.25 oz./sq. yd. Galvanize ferrous metal and fastening devices.
- C. Chrome/Nickel Plating: ASTM B456, satin finish.
- D. Stainless Steel: No. 4 satin luster finish.
- E. Back paint components where contact is made with building finishes to prevent electrolysis.

#### PART 3 EXECUTION

##### 3.01 EXAMINATION

- A. Verify that site conditions are ready to receive work and dimensions are as indicated on shop drawings and instructed by the manufacturer.
- B. Verify exact location of accessories for installation. Coordinate with ADA requirements.

##### 3.02 PREPARATION

- A. Deliver inserts and rough-in frames to site for timely installation. Provide templates and rough-in measurements as required.

##### 3.03 INSTALLATION

- A. Install accessories in accordance with manufacturer's instructions and Americans with Disabilities Act. Also reference ANSI A117.1.
- B. Install plumb and level, securely and rigidly anchored to substrate.

##### 3.04 SCHEDULE

- A. Reference drawings for all required accessories and submit for approval including but not limited to:
- B. Toilet Tissue Holders: Bobrick. Color: Black
- C. Towel Bar: 2 per Apartment bathroom, 18" & 24" with concealed wall bracket. Color: Black.
- D. Grab Bars as indicated on the drawings, Bobrick.
  - a. At Public Restrooms: Bobrick, Style B-9806 – sizes as indicated on drawings. Color: Black
  - b. At Accessible Apartment Units: Bobrick, Style B-9806 – sizes as indicated on drawings. Color: Black
- E. Shower Curtain Rod: 1 at each apartment shower, 1 inch dia. tube, concealed attachment. Color: Black
- F. Shower Seat: ADA & FH approved, 1 at each accessible shower, submit for approval

END OF SECTION 10800

## SECTION 10850

### BUILDING SPECIALTIES

#### PART 1 GENERAL

##### 1.01 SECTION INCLUDES

- A. Building specialties shall be furnished and installed as shown and herein specified. Installation shall be in accordance with the respective manufacturer's instructions. Certain manufacturer's products have been selected as a basic standard, and reference to these products has been made. Other manufacturers' products of equal capacities and design characteristics may be used, if approved by the Architect prior to the Bidding. The Contractor shall submit for approval shop drawings or standard cuts and illustrations or a combination thereof showing all items he proposes to use.

##### 1.02 MAILBOXES

- A. Manufacturer – **Florence Manufacturing Company**, front loading horizontal mailboxes for recessed mounting with snap-on outer trim kit.
- B. Additional Features: Standard 5-pin cylinder tenant can lock with two keys. Engraved identification number for slots with color fill. Color: To be selected by architect.
- C. Quantity and Size: (5) sections 4CADD-09 and (1) section of 4CADS-04 (49 Mailboxes and 11 parcel boxes total). Reference details on Sheet A8.1 of bid documents for configuration.

##### 1.03 SITE AMENITIES

- A. Benches – (3) Total – Polywood Traditional Garden 60" Bench. Color TBD

##### 1.04 MIRRORS

- A. Public Restrooms #112 & #113: Mirror Home, Style #20622, Size: 26"x42", Finish: Black Nickel
- B. Community Room #117: Above Kitchenette – (5) Mirrors: Crate & Barrel, Edge Small Black Capsule Wall Mirror, 16"x48", Black Finish.
- C. Apartment Unit Bathrooms: Mirror Home, Style #20622, Size: 26"x42", Finish: Black Nickel

##### 1.05 FIBERGLASS REINFORCED PLASTIC PANELING

- A. Product - Class A – Minimum .090 thickness panel. Include Manufacturer's vinyl molding at all corners, transitions, joints, and tops, bottoms, etc.
- B. Product shall be applied using manufacturer recommended adhesive and manufacturer recommended mechanical fasteners. Pre-drill rivet holes and silicone caulk prior to riveting.
- C. Locations: install behind mop sinks

##### 1.06 WALLCOVERING/WALLPAPER

- A. WC1 (Wallcovering Color 1) – Phillip Jeffries, Belgian Linen Contract Vinyl, 4639 Dutch Apple
- B. WC2 (Wallcovering Color 2) – Phillip Jeffries, Tweed Contract Vinyl, 8004 Edinburgh Grey
- C. Reference Drawings/Elevations for locations.

##### 1.07 P-TRAP COVER

- A. Manufacturer – Rejuvenation, P-Trap Cover ADA, Black Finish

END OF SECTION 10850



SECTION 11451  
RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
1. Cooking equipment including: Electric ranges, Microwave ovens.
  2. Ventilation range hoods.
  3. Refrigerator/freezers; **Energy Star Compliant.**
  4. Dishwashers; **Energy Star Compliant.**
  5. Garbage Disposal; **Energy Star Compliant**

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include operating characteristics, dimensions of individual appliances, and finishes for each appliance. **All appliances must be submitted and approved by the Owner/Developer prior to ordering.**
- B. Samples for Verification: factory-applied **color** finishes.
- C. Appliance Schedule: For appliances; use same designations indicated on Drawings.
- D. Manufacturer Certificates: Signed by manufacturers certifying that products comply with requirements.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for **each product.**
- F. Maintenance Data: For **each product** to include in maintenance manuals.
- G. Warranties: Special warranties specified in this Section.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer with a service center capable of providing training, parts, and emergency maintenance repairs.
- B. Product Options: Information on Drawings and in Specifications establishes requirements for product's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including preconstruction testing, field testing, and in-service performance.
- C. Regulatory Requirements: Comply with provisions of the following product certifications:
1. NFPA: Provide electrical appliances listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
  2. UL and NEMA: Provide electrical components required as part of residential appliances that are listed and labeled by UL and that comply with applicable NEMA standards.
  3. ANSI: Provide gas-burning appliances that comply with ANSI Z21 Series standards.
  4. NAECA: Provide residential appliances that comply with NAECA standards.
- D. Regulatory Requirements, Accessibility: Where residential appliances are indicated to comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." ANSI A117.1. FED-STD-795, "Uniform Federal Accessibility Standards."
1. Operable Parts: Provide controls with forward reach no higher than 48 inches (1219 mm) above the floor, horizontal front reach no more than 25 inches (635 mm), horizontal side reach no more than 24 inches (610 mm), and that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
  2. Range or Cooktop: Provide knee clearance for forward approach of 27 inches (685 mm) high, 30 inches (760 mm) wide, and 11 inches (280 mm) horizontally; toe space clearance of 9 inches (230 mm) high and 17 inches (430 mm) horizontally; with insulated underside of cooktop to prevent burns, shocks, or abrasions. Provide top surface 34 inches (865 mm) above the floor, with controls that do not require reaching across burners.
  3. Refrigerator/Freezer: Provide 50 percent of freezer space within 54 inches (1370 mm) of the floor.

- E. AHAM Standards: Provide appliances that comply with the following AHAM standards:
  - 1. Dishwashers: AHAM DW-DW1.
  - 2. Electric Ranges: AHAM ER-1.
  - 3. Household Refrigerators: AHAM HRF-1.
  - 4. Household Freezers: AHAM HRF-1.
- F. Energy Ratings: Provide residential appliances that carry labels indicating energy-cost analysis (estimated annual operating costs) and efficiency information as required by the FTC Appliance Labeling Rule.
  - 1. Provide appliances that qualify for the EPA/DOE ENERGY STAR product labeling program.
- G. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."

## 1.5 WARRANTY

- A. Special Warranties: Manufacturer's standard form in which manufacturer of each appliance specified agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
  - 1. Electric Range: Five-year limited warranty for surface-burner elements.
  - 2. Microwave Oven: Five-year limited warranty for defects in the magnetron tube.
  - 3. Refrigerator/Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
  - 4. Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
  - 5. Dishwasher: 5-year warranty for in-home service against deterioration of tub and door liner.
  - 6. Clothes Washer: 5-year limited warranty for the inner wash basket and outer tub, and five-year limited warranty for the balance suspension system and drive transmission.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
  - 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
  - 2. Products: Subject to compliance with requirements, provide one of the products specified.
  - 3. Basis-of-Design Product: The design for each residential appliance is based on the product named. Subject to compliance with requirements, provide either the named product or a comparable product by one of the other manufacturers specified.
  - 4. **All appliances & finishes must be submitted and approved by the Owner/Developer prior to ordering.**
  - 5. **Confirm selected or submitted appliances fit in the designed space with manufacturers listed or recommended clearances.**

### 2.2 COOKING APPLIANCES, provide one at each unit as indicated on plans.

- A. Range (ADA, Accessible Units, front controls), Black
  - 1. Products: 30" wide x 34" tall (max.) Free-Standing with Front Controls
  - 2. Acceptable manufacturers, submit equals for approval.
    - a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag
- B. Range (Adaptable Units), Black
  - 1. Products: 30" wide x 36" tall, Free-Standing Range
  - 2. Acceptable manufacturers, submit equals for approval.
    - a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag
- C. Microwave Oven Over Range, (Adaptable Units), Black
  - 1. Products: Over Range Microwave Oven 1.5 cf, 950 watt
  - 2. Acceptable manufacturers, submit equals for approval.
    - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
- D. Microwave Oven Counter Top, (Accessible Units), Black
  - 1. Products: Microwave Oven .7 cf, 700 watt
  - 2. Acceptable manufacturers, submit equals for approval.
    - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
- E. Exhaust Hood (Accessible Units), Black
  - 1. Products: 30" wide – recirculating type, ventless.
  - 2. Acceptable manufacturers, submit equals for approval.
    - a. General Electric Company; Hotpoint; KitchenAid; Maytag; Whirlpool Corp

- 2.3 REFRIGERATION APPLIANCES, provide one at each unit as indicated on plans.
- A. Refrigerator/Freezer with ice maker (Adaptable Units), Black with Ice maker
    - 1. Products: Top-Freezer Refrigerator, **Energy Star Rated**, 18 Cu.Ft.
    - 2. Size: Must fit within the casework design: 30"W x 70"H max.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
  - B. Refrigerator/Freezer with ice maker, (Accessible Units), Black with Ice maker
    - 1. Products: Top-Freezer Refrigerator, ADA Compliant, **Energy Star Rated**, 18 Cu.Ft.
    - 2. Size: Must fit within the casework design: 30"W x 70"H max.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
  - C. Refrigerator (Community Room #117 - Kitchentte), **Panel-Ready Face**
    - 1. Products: Under-counter, **Energy Star Rated** refrigerator, designed to fit below a 34" ADA-height countertop.
    - 2. Face: Must be constructed to be panel-ready. Matching panel should be provided by cabinet supplier.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
- 2.4 CLEANING APPLIANCES, provide one at each unit as indicated on plans.
- A. Garbage Disposal – **Energy Star Rated**, Reference Mechanical drawings and schedules
  - B. Dishwasher (Adaptable Units), Black
    - 1. Products: Dishwasher, **Energy Star Rated**
    - 2. Size: Sized to fit below a typical countertop height of 36" a.f.f.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
  - C. Dishwasher (Accessible Units), Black
    - 1. Products: Dishwasher, **Energy Star Rated**
    - 2. Size; Sized to fit below an accessible countertop height of 34" a.f.f.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;
  - D. Dishwasher (Community Room #117 - Accessible), **Panel-Ready Face**
    - 1. Products: Dishwasher, **Energy Star Rated**
    - 2. Size; Sized to fit below an accessible countertop height of 34" a.f.f.
    - 3. Face: Must be constructed to be panel-ready. Matching panel should be provided by cabinet supplier.
    - 4. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;
  - E. Clothes Washer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
    - 1. Products: Clothes Washer, White, 3.3 CF, **Energy Star Rated**
    - 2. Size; Must fit in Laundry Closets, reference floor plans. **Must be Stackable.**
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;
  - F. Clothes Dryer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
    - 1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**
    - 2. Size; Must fit in Laundry Closets, reference floor plans. **Must be stackable.**
    - 3. **Must be Ventless-type dryer.**
    - 4. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
  - G. Clothes Washer (ADA, Accessible Units, frontload), provide one at each Accessible unit as indicated.
    - 1. Products: Clothes Washer, White, 3.3 cf, **Energy Star Rated**
    - 2. Size; Must fit in Laundry Closets, reference floor plans.
    - 3. Acceptable manufacturers, submit equals for approval.
      - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
  - H. Clothes Dryer (ADA, Accessible Units, Frontload) , provide one at each Accessible unit as indicated.
    - 1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**

2. Size; Must fit in Laundry Closets, reference floor plans.
3. Must be **Ventless-type dryer**.
4. Acceptable manufacturers, submit equals for approval.
  - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

## 2.5 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Color-Coated Finish: Provide appliances with manufacturer's standard finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, color, gloss, and minimum dry film thickness for painted finishes
- D. For exact finish, insert names of coating manufacturers and products.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine roughing-in for piping systems to verify actual locations of piping connections before equipment installation.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. General: Comply with manufacturer's written instructions.
- B. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
- C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- D. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

### 3.3 CLEANING AND PROTECTION

- A. Test each item of residential appliances to verify proper operation. Make necessary adjustments.
- B. Verify that accessories required have been furnished and installed.
- C. Remove packing material from residential appliances and leave units in clean condition, ready for operation.

### 3.4 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain residential appliances. Refer to Division 1 Section "Demonstration and Training."

END OF SECTION 11451

SECTION 12356

RESIDENTIAL KITCHEN & BATH CASEWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Countertops, base and wall cabinets for Apartment Units
    - a. For casework relating to Public or Commercial Spaces, reference Section 06410 Custom Casework.
  - 2. Wood-faced kitchen cabinets.
  - 3. Wood-faced vanity cabinets.
  - 4. Plastic-laminate countertops.
- B. Related Sections include the following:
  - 1. Division 11 Section "Residential Appliances" for appliances mounted in kitchen casework.
  - 2. Division 15 Section "Plumbing Fixtures" for sink units mounted in countertops.

1.3 DEFINITIONS

- A. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- B. Semi-exposed Surfaces of Casework: Surfaces behind opaque doors or drawer fronts, including interior faces of doors and interiors and sides of drawers. Bottoms of wall cabinets are defined as "semi-exposed."
- C. Concealed Surfaces of Casework: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets. Tops of wall cabinets and utility cabinets are defined as "concealed."

1.4 SUBMITTALS

- A. Product Data: For the following:

**Samples and Submittals must be approved by Owner/Developer prior to ordering or production.**

- 1. Cabinets.
- 2. Plastic-laminate countertops.
- 3. Cabinet hardware.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cutouts for plumbing fixtures, and methods of joining countertops.
- C. Samples for Initial Selection: Manufacturer's color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available for each type of material exposed to view.
- D. Samples for Verification: For the following materials; in sets showing the full range of color, texture, and pattern variations expected:
  - 1. Wood-veneered panels with transparent finish, 8 by 10 inches (200 by 250 mm), for each species.
  - 2. Solid wood with transparent finish, 50 sq. in. (300 sq. cm), for each species.
  - 3. Plastic laminate for countertops, 8 by 10 inches (200 by 250 mm).
  - 4. One unit of each type of exposed hardware.
- E. Product Certificates: Signed by manufacturers of casework certifying that products furnished comply with requirements. **Samples and Submittals must be approved by Owner/Developer prior to ordering or production.**

1.5 QUALITY ASSURANCE

- A. Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.
- B. Product Designations: Drawings indicate size, configurations, and finish material of casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes, similar door and drawer configurations, same finish material, and complying with the Specifications may be considered. Refer to Division 1 Section "Substitutions."
- C. Quality Standards: Unless otherwise indicated, comply with the following standards:
  - 1. Cabinets: KCMA A161.1.
    - a. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi exposed location of each unit and showing compliance with the above standard.
  - 2. Plastic-Laminate Countertops: KCMA A161.2.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install kitchen casework until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Established Dimensions: Where kitchen casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.
- C. Field Measurements: Where kitchen casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes if necessary.
- D. Field Measurements for Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1.7 COORDINATION

- F. Coordinate layout and installation of blocking and reinforcement in partitions for support of kitchen casework.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
  - 1. CABINETS:
    - a. **Mid-America Cabinets**
      - 1) Finish: **Standard**
      - 2) Color: **To be selected by owner**
      - 3) Species: **To be selected by owner**
      - 4) Door style: **To be selected by owner.**
    - b. As submitted and approved equal
  - 2. **GRANITE COUNTERTOPS:**
    - a. **Manufacturers/Color(s) - - Nero Honed**
      - 1) Edge Profile: **Eased**
      - 2) Finish: **Matte**
      - 3) Location: **Community Room #117 – at Kitchenette and Island**
    - b. As submitted and approved equal
  - 3. **QUARTZ COUNTERTOPS:**
    - a. **Manufacturers/Color(s) - - MSI Calcatta Mirragio Gold**
      - 1) Edge Profile: **Eased**
      - 2) Finish: **Matte**
      - 3) Location: **Apartment Kitchens & Bathrooms**
    - b. As submitted and approved equal

- c. Alternate #2 (Reference Specification Section 01030 Alternatives. Install Plastic laminate in lieu of Quartz Countertops at the Apartment Kitchens & Bathrooms. Color: Wilsonart, Crip Linen 4942 38 Fine Velvet Texture.
  - C. Product: Subject to compliance with requirements, provide **Mid America Cabinets or Equivalent**.
- 2.2 COLORS, TEXTURES, AND PATTERNS
- A. Colors, Textures, and Patterns: As listed, or selected by Architect from manufacturer's full range for these characteristics.
- 2.3 CABINET MATERIALS
- A. Exposed Materials: Comply with the following:
    - 1. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.
      - a. **Oak, or as selected by Owner/Developer**
    - 2. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.
    - 3. Plywood: Hardwood plywood complying with HPVA HP-1 with face veneer of species indicated, selected for compatible color and grain with Grade A faces and Grade C backs of same species as faces.
      - a. Edge band exposed edges with minimum 1/8-inch- (3-mm-) thick, solid-wood edging of same species as face veneer.
  - B. Semi exposed Materials: Unless otherwise indicated, provide the following:
    - 1. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces and Grade 3 backs of same species as faces.
    - 2. Thermoset Decorative Panels: Medium-density particleboard complying with ANSI A208.1, Grade M-2; with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
      - b. Provide thermoset decorative overlay on both sides of shelves, dividers, drawer bodies, and other components with two semiexposed surfaces.
      - c. Provide PVC or polyester edge banding complying with LMA EDG-1 on components with semiexposed edges.
    - 3. Vinyl-Faced Particleboard: Medium-density particleboard complying with ANSI A208.1, Grade M-2 with an embossed, wood-grain-patterned vinyl film adhesively bonded to particleboard.
      - d. Provide vinyl film on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces and on semi exposed edges.
  - C. Concealed Materials: Comply with the following:
    - 1. Particleboard: ANSI A208.1, Grade M-2.
    - 3. Medium-Density Fiberboard: ANSI A208.2.
    - 4. Hardboard: AHA A135.4, Class 1 Tempered.
- 2.4 COUNTERTOP MATERIALS
- A. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
    - 1. Grade: HGS.
    - 2. Grade: HGP.
    - 3. Provide through-color plastic laminate.
    - 4. Grade for Backer Sheet: BKL.
  - B. Particleboard: ANSI A208.1, Grade M-2.
  - C. Plywood: Exterior softwood plywood complying with PS 1, Grade C-C Plugged, touch sanded.
  - D. Solid Wood Edges and Trim: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried.
- 2.5 CASEWORK HARDWARE
- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.
  - B. Hinges: **Semi-concealed, self-closing hinges**.
  - D. Drawer Guides: 100 lb. rated epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
  - E. Cabinet Pulls & Knobs:
    - 1. Community Room #117 Kitchenette – Pulls (all): Atlas Hardware, Whittier Pull 12” Pull A657-BL, Black Finish

## 2. Apartment Kitchens & Bathrooms:

- a. Pulls: Amerock BP37291CZ, Metro 5-1/16" pull CC, Finish: Champagne Bronze
  - i. Locations: All lower cabinets Drawers, Full size cabinet doors (30" or taller)
- b. Knobs: Amerock BP36904BBZ, 1-3/8" Cabinet Knob, Finish: Champagne Bronze
  - i. Locations: Kitchens – shorter Cabinet Doors (less than 30" tall).

### 2.6 CABINET CONSTRUCTION

- A. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.
- B. Face Frames: 3/4-inch solid wood with glued mortise and tenon or doweled joints.
- C. Door and Drawer Fronts: 2 inch wide by 3/4 inch thick perimeter assembled around a 1/4 inch veneer panel.
- D. Cabinet Ends: 1/2 inch industrial-grade particle board fastened to face frame with tongue-and-groove. Exposed end panels are finished with wood veneer to match face frame finish.
- E. Cabinet Tops and Bottoms: Wall cabinets constructed of 1/4 inch hardboard dadoed into end panels and interlocked into hanging rails for strength. Base bottoms constructed similarly of 1/2 inch industrial-grade particle board.
- F. Hanging Rails: 3/4 inch by 2-1/2 inch hardwood on upper cabinets. 3/4 inch by 1 inch hardwood on base cabinets.
- G. Drawers: 7/16 inch industrial-grade particle board using full box construction with 1/8 inch hardboard bottoms. Drawer fronts constructed to match cabinet door material and style.
- H. Shelves: 1/2 inch industrial-grade particle board. Wall shelving adjustable up to 24" wide. Base cabinets feature 11 inch deep half-shelf.
- I. Toe Kick: 1/2 inch industrial-grade particle board fastened between end panels.
- J. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.
- K. Factory Finishing: To greatest extent possible, finish casework at factory. Defer only final touchup until after installation.

### 2.7 PLASTIC-LAMINATE COUNTERTOPS

- A. Configuration: Provide countertops with the following front, cove (intersection of top with backsplash), backsplash, and end-splash style:
  - 1. Front: Eased Edge.
  - 2. Cove: Cove molding (one-piece postformed laminate supported at junction of top and backsplash by wood cove molding).
  - 3. Backsplash: Curved or waterfall shape with scribe.
- B. Plastic-Laminate Substrate: Particleboard not less than 3/4 inch (19 mm) thick.
  - 1. For countertops at sinks and lavatories, use phenolic-resin particleboard or exterior-grade plywood.
  - 2. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of particleboard laminated to top.
- C. Backer Sheet: Provide plastic-laminate backer sheet on underside of countertop substrate.
- D. Paper Backing: Provide paper backing on underside of countertop substrate.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

- A. Install casework with no variations in flushness of adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework face.
- B. Install casework without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.
- C. Install casework and countertop level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).
- D. Fasten cabinets to adjacent units and to backing.
  - 1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c. with No. 10 wafer-head screws sized for 1-inch (25-mm) penetration into wood framing, blocking, or hanging strips.
  - 2. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c., with toggle bolts through metal backing behind gypsum board.

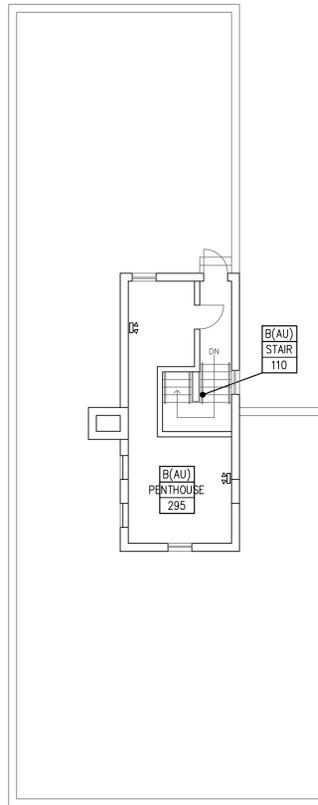
- E. Fasten plastic-laminate countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for this purpose.
- F. Fasten solid-surfacing-material countertops by screwing through corner blocks of base units into underside of countertop. Align adjacent surfaces, and form seams to comply with manufacturer's written instructions using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.

3.2 ADJUSTING AND CLEANING

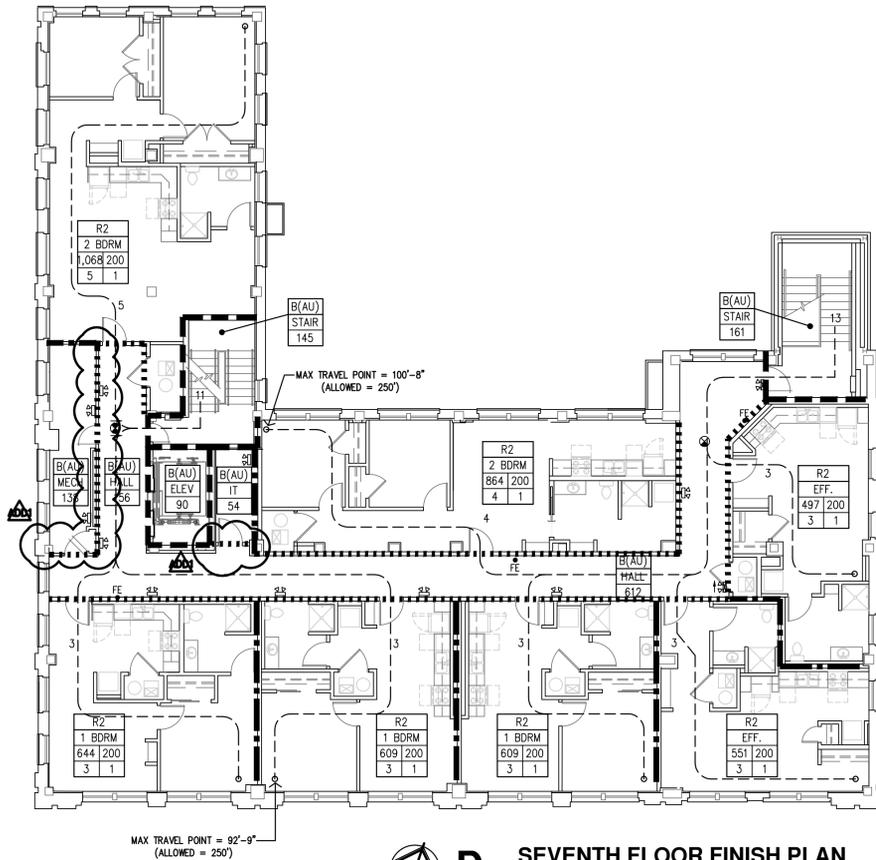
- A. Adjust casework and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
- B. Clean casework on exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

END OF SECTION 12356

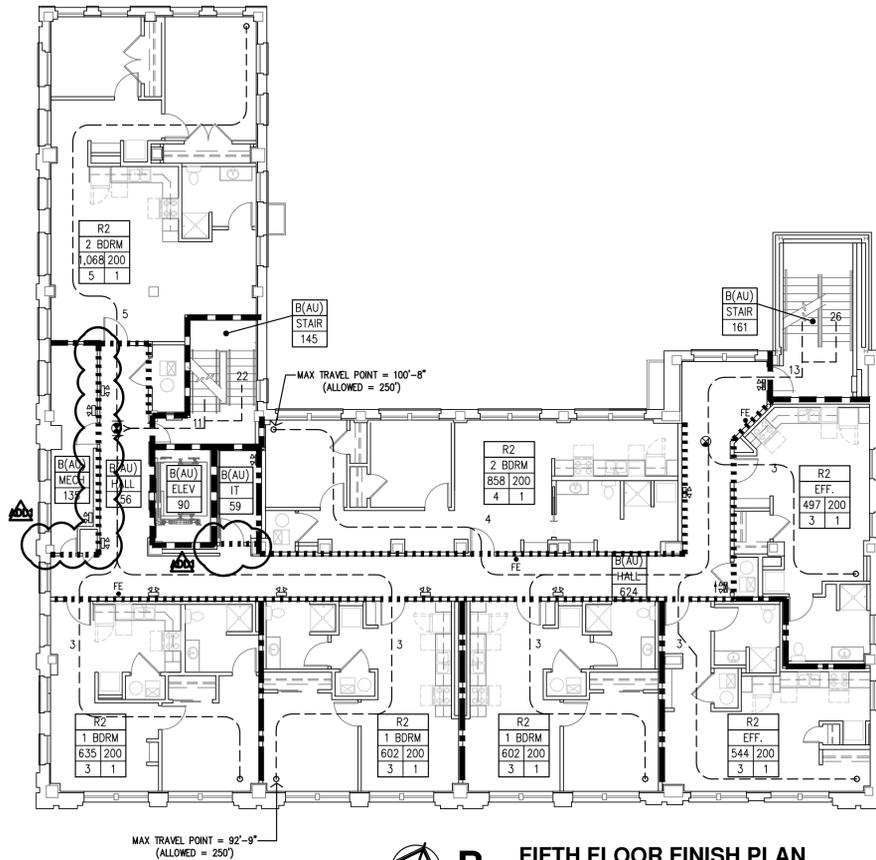




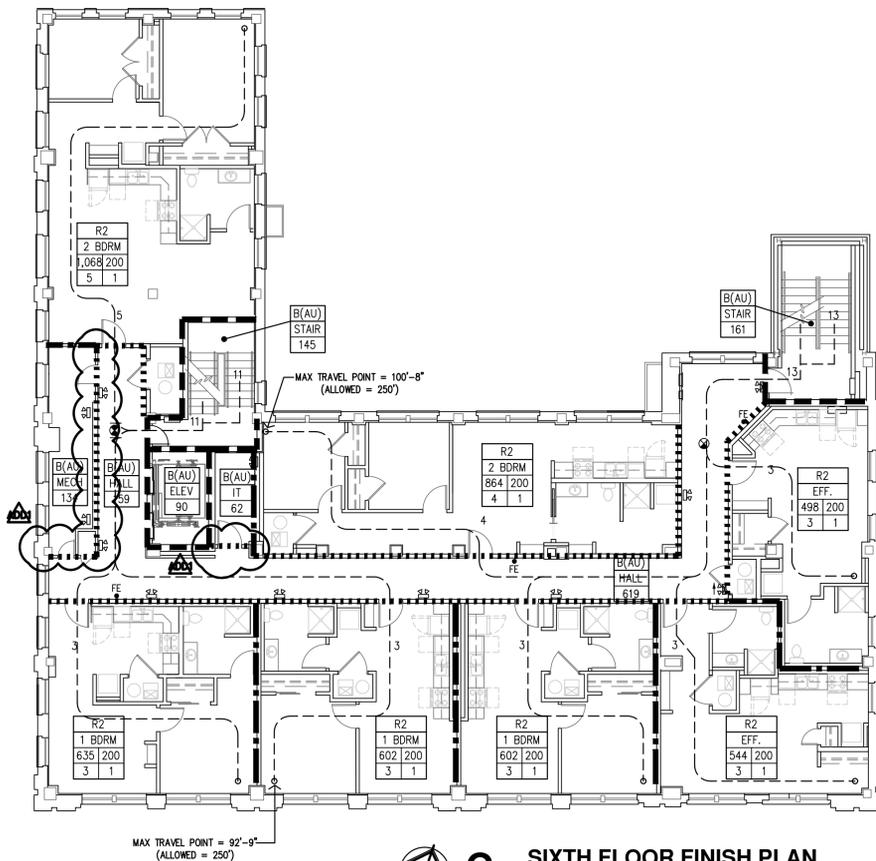
**D** PENTHOUSE PLAN  
3/32"=1'-0"



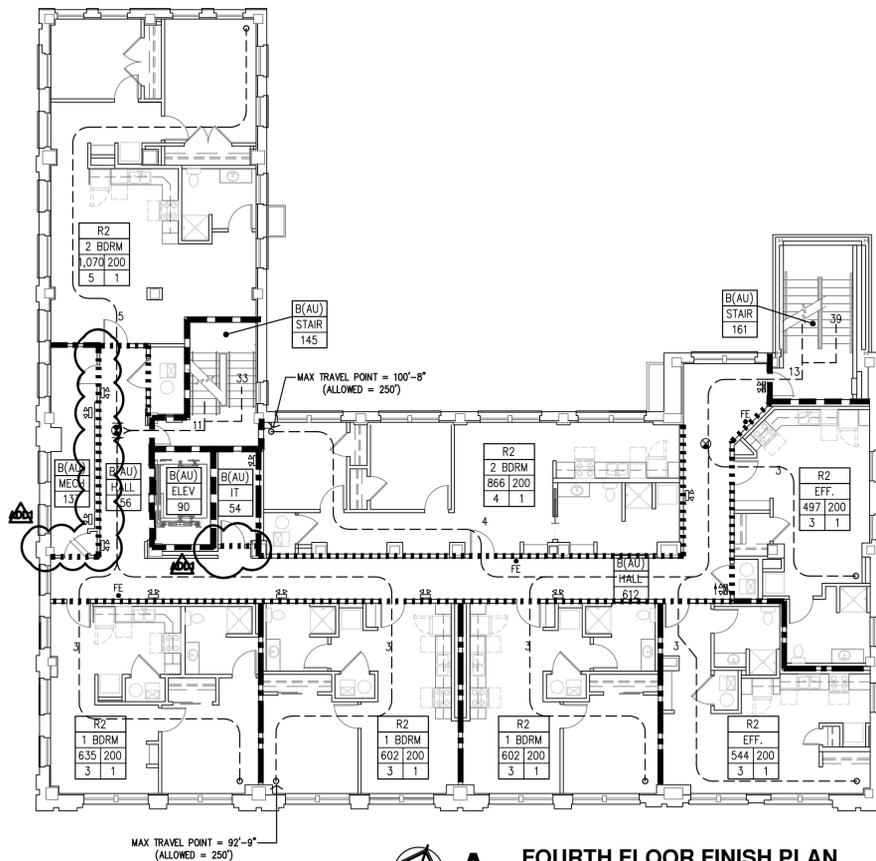
**D** SEVENTH FLOOR FINISH PLAN  
3/32"=1'-0"



**B** FIFTH FLOOR FINISH PLAN  
3/32"=1'-0"



**C** SIXTH FLOOR FINISH PLAN  
3/32"=1'-0"



**A** FOURTH FLOOR FINISH PLAN  
3/32"=1'-0"

**PROJECT INFORMATION**

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	LANDMARK ON CYPRESS
FACILITY ADDRESS	301 CYPRESS ABILENE, TEXAS 79601
OWNER NAME	OPG - LANDMARK ON CYPRESS PARTNERS, LLC
OWNER ADDRESS	254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310
REASON FOR SUBMITTAL	CHANGE IN USE, PRIOR OFFICE TO MULTI-FAMILY HOUSING
COUNTY	TAYLOR
FIRE DEPARTMENT	CITY OF ABILENE
WATER SUPPLY	CITY OF ABILENE
BUILDING INSPECTION DEPT	CITY OF ABILENE
AUTHORITY HAVING JURISDICTION	CITY OF ABILENE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

**LEGEND**

DESIGNATED EMERGENCY EXIT	68"/24.4" (EXIT WIDTH (ACTUAL/REQUIRED)) 122/340 (OCCUPANT LOAD (ACTUAL/ALLOWED))
1 HOUR CONSTRUCTION	---
1/2 HOUR FIRE PARTITION: CORRIDOR (PER IBC TABLE 716.1(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))	---
2 HOUR CONSTRUCTION: EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS (PER IBC TABLE 716.1(2))	---
EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	⊕
EMERGENCY LIGHT	⊖
FIRE EXTINGUISHER	⊙
FIRE HYDRANT	⊙
FIRE ALARM REMOTE ANNUNCIATOR PANEL	⊙
KNOX BOX	⊙
OCCUPANCY GROUP (AU - ACCESSORY USE)	R-2
OCCUPANCY USE	APARTMENT
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000   200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5   1

**LANDMARK ON CYPRESS**  
HISTORIC REHABILITATION - APARTMENTS  
ABILENE, TEXAS



REVISION:	11-17-2025
DATE:	10-24-2025
JOB:	24-3483
SHEET NO.:	

**CFP3**

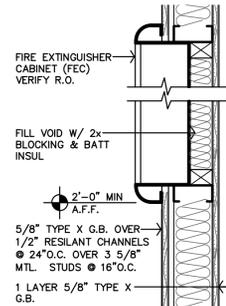
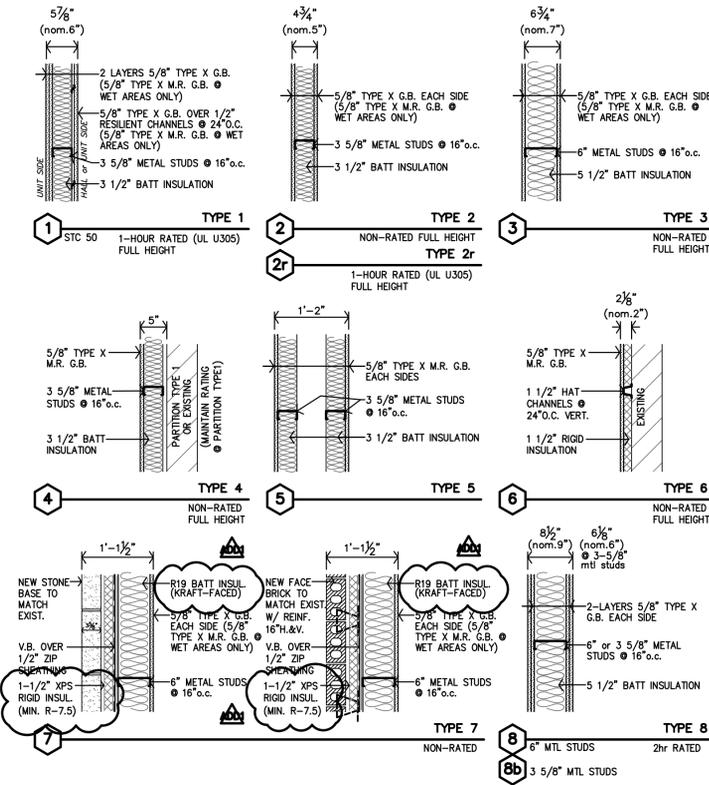
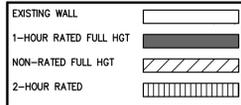
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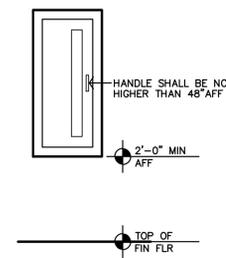
## PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP & A7.1 FOR RATED WALLS, LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL WOOD STUDS IN PLACE OF METAL STUDS.
  - 3 5/8" METAL STUDS = 2x4 WOOD STUDS
  - 6" METAL STUDS = 2x6 WOOD STUDS
  - 1 1/2" METAL HAT CHANNELS = 2x2 WOOD STUDS

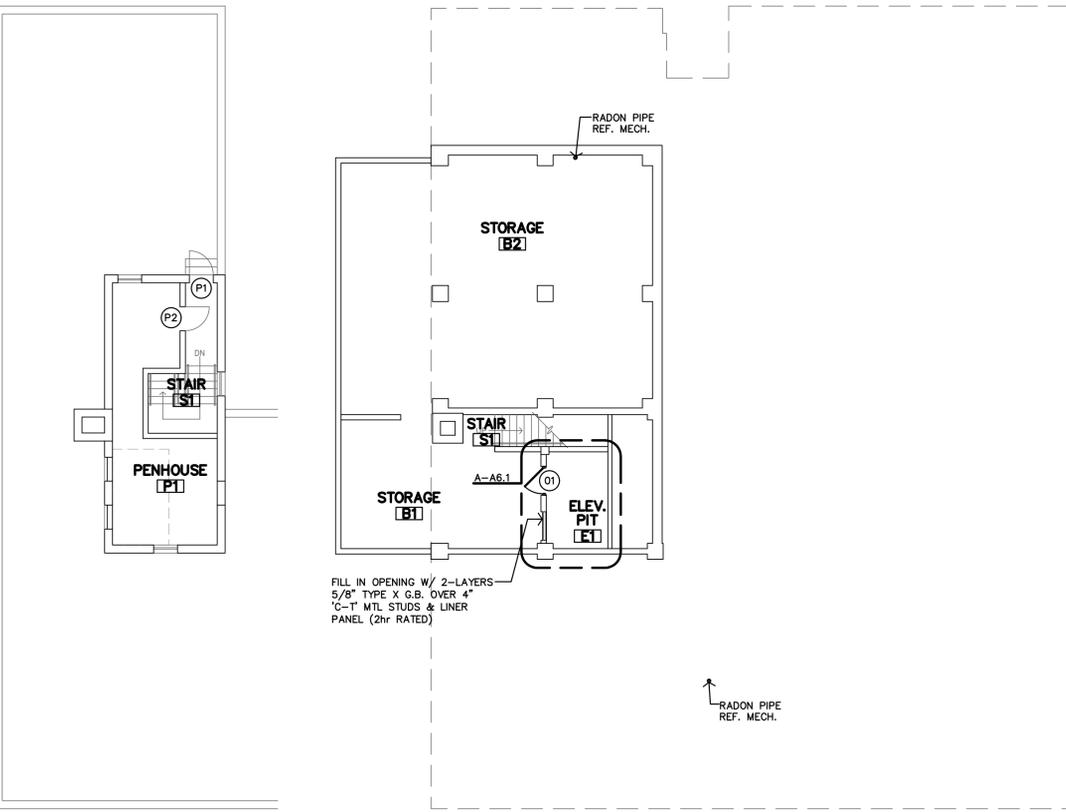
## WALL LEGEND



**D FIRE EXTINGUISHER CABINET DTL @ 1HR WALL**  
1 1/2"=1'-0"



**C TYPICAL FEC MOUNTING HGT**  
3/4"=1'-0"



**B PENTHOUSE PLAN**  
3/32"=1'-0"

## HISTORIC PRESERVATION NOTES

- ### STRUCTURE, AND EXTERIOR WALLS
- WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
  - BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1, 2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
  - HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED AND REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
  - IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
  - IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
  - BRICK SHOULD NOT BE PAINTED OR STUCCOED.
- ### ENTRANCES AND STOREFRONT
- THE NONHISTORIC PRECAST PANELS OVER THE STOREFRONTS SHOULD BE REMOVED.
  - NEW STOREFRONT THAT MATCHES THAT SEEN IN HISTORIC PHOTOGRAPHS AND DRAWINGS WILL REPLACE THE MISSING HISTORIC STOREFRONT. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS MAY BE INSULATED AND/OR LOW-E BUT MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT.
  - DIVIDED LIGHT TRANSOMS MAY BE TRUE DIVIDED OR SIMULATED. IF SIMULATED, TRANSOMS SHOULD HAVE BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS. IF INSULATED, TRANSOMS SHOULD HAVE SPACER BARS BETWEEN PANES OF GLASS.
- ### WINDOWS
- EXISTING WINDOWS ARE TO REMAIN AND BE REPAIRED.
  - NEW WINDOWS WILL BE ADDED TO THE REAR ELEVATIONS. THESE WILL BE SIMILAR TO HISTORIC WINDOWS BUT DISTINCT IN DETAIL. NEW WINDOWS MAY BE WOOD, CLAD-WOOD, OR ALUMINUM. GLASS SHOULD BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT.
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- ### MECHANICAL, ELECTRICAL, PLUMBING
- ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
  - EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
  - BATHROOM, KITCHEN, AND LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES AND NOT PRIMARY FACADES.
- ### LIGHTING & SIGNAGE
- NEW EXTERIOR LIGHTING FIXTURES SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING. ACCENT LIGHTING SHOULD BE VISIBLY UNOBTRUSIVE.
  - NEW INTERIOR LIGHTING SHOULD BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
  - THE BLADE SIGN COULD BE REFERENCED IN SHAPE, SCALE, AND STYLE IN A NEW BLADE SIGN WITH THE BUILDING'S NEW NAME.
  - SMALLER SIGNS AT THE STOREFRONT LEVEL SHOULD BE INSTALLED ABOVE WINDOWS OR, IF NECESSARY, ANCHORED INTO MASONRY.

## SQUARE FOOTAGE

NO.	UNIT	TDCA NRA	IBC 2021
#127	UNIT 1B 1 BEDROOM	710 sf	
#128	UNIT 2B 2 BEDROOM	969 sf	
#129	UNIT 2A 2 BEDROOM	926 sf	
#131	UNIT 1C 1 BEDROOM	657 sf	
#132	UNIT 1D 1 BEDROOM	689 sf	
#133	UNIT 2E 2 BEDROOM	862 sf	
#211	UNIT eC EFFICIENCY	554 sf	
#212	UNIT eB EFFICIENCY	508 sf	
#213	UNIT 1A 1 BEDROOM	690 sf	
#214	UNIT 1G 1 BEDROOM	810 sf	
#216	UNIT 2B 2 BEDROOM	995 sf	
#217	UNIT 2B 2 BEDROOM	969 sf	
#307	UNIT 2D 2 BEDROOM	1,054 sf	
#308	UNIT 1H 1 BEDROOM	631 sf	
#309	UNIT 1J 1 BEDROOM	601 sf	
#311	UNIT 1K 1 BEDROOM	601 sf	
#312	UNIT eA EFFICIENCY	543 sf	
#313	UNIT eD EFFICIENCY	506 sf	
#314	UNIT 2C 2 BEDROOM	887 sf	
#407	UNIT 2D 2 BEDROOM	1,070 sf	
#408	UNIT 1H 1 BEDROOM	635 sf	
#409	UNIT 1J 1 BEDROOM	602 sf	
#411	UNIT 1K 1 BEDROOM	602 sf	
#412	UNIT eF EFFICIENCY	537 sf	
#413	UNIT eD EFFICIENCY	504 sf	
#414	UNIT 2C 2 BEDROOM	866 sf	
#507	UNIT 2D 2 BEDROOM	1,068 sf	
#508	UNIT 1H 1 BEDROOM	635 sf	
#509	UNIT 1J 1 BEDROOM	602 sf	
#511	UNIT 1K 1 BEDROOM	602 sf	
#512	UNIT eF EFFICIENCY	537 sf	
#513	UNIT eD EFFICIENCY	503 sf	
#514	UNIT 2C 2 BEDROOM	860 sf	
#607	UNIT 2D 2 BEDROOM	1,068 sf	
#608	UNIT 1H 1 BEDROOM	635 sf	
#609	UNIT 1J 1 BEDROOM	602 sf	
#611	UNIT 1K 1 BEDROOM	602 sf	
#612	UNIT eF EFFICIENCY	537 sf	
#613	UNIT eD EFFICIENCY	504 sf	
#614	UNIT 2C 2 BEDROOM	864 sf	
#707	UNIT 2D 2 BEDROOM	1,068 sf	
#708	UNIT 1H 1 BEDROOM	644 sf	
#709	UNIT 1J 1 BEDROOM	602 sf	
#711	UNIT 1K 1 BEDROOM	609 sf	
#712	UNIT eF EFFICIENCY	547 sf	
#713	UNIT eD EFFICIENCY	502 sf	
#714	UNIT 2C 2 BEDROOM	864 sf	

## ARCHITECTURAL FLOOR PLAN NOTES

- CONTRACTOR TO ENSURE THAT ALL PLUMBING WALLS AT EACH UNIT STACK FROM FLOOR TO FLOOR.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS & EXISTING CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MIN. CLEARANCE REQUIRED.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- NEW DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- MHO = INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- EQ = FIRE EXTINGUISHER CABINET & EE = FIRE EXTINGUISHER REF SPEC.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.1. REF. SHEET A2.0 CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
- CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS AND SIZE WILL MEET FOR NEW EXTINGUISHER.
- FURNITURE SHOWN IS BY OWNER OR TENANT.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL BLOCKING TO BE 2x8 FIRE TREATED.
- REF. PLUMBING DRAWINGS FOR RADON PIPE LOCATIONS.

## APARTMENT GENERAL NOTES

- ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT NEW PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 716.2.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.I. DESIGNS.
- FE = FIRE EXTINGUISHER, WALL MOUNTED. LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.1. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44" MAX ABOVE FIN FLR.
- TYPE B UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)
  - KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS WHERE INDICATED ON ELEVATIONS. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
  - WHERE REMOVABLE CABINETS ARE INDICATED, CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
  - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D (REF. SHEET A8.4)
  - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
  - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF
- ACCESSIBLE UNITS:
  - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
  - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.4)
  - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
  - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD. HEIGHT AS NOTED.
- HEARING/VISION IMPAIRED UNIT:
  - ALL TYPE B UNITS NOTES
  - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2021 [SEC. 1106]
- PER CODE, A TOTAL OF 2 ACCESSIBLE UNITS ARE PROVIDED. THESE ARE LOCATED ON FLOORS 1 AND 2 OF THE BUILDING.
- ALL UNITS WILL COMPLY WITH THE VISIBILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS.
- THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
  - ALL BEDROOMS, DINING ROOMS AND LIVING ROOMS TO BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
  - LAUNDRY CONNECTIONS
  - EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
  - SCREENS ON ALL OPERABLE WINDOWS
  - DISPOSAL
  - ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER
  - ENERGY-STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
  - BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
  - ENERGY-STAR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
  - ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
  - ALL AREAS OF UNIT WILL BE HEATED AND AIR-CONDITIONED
  - ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
  - COVERED ENTRIES
  - MICROWAVE OVENS
  - SELF-CLEANING OR CONTINUOUS CLEANING OVEN/RANGE
  - BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
  - KITCHEN PANTRY WITH SHELVING
  - HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
  - RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN AND LIVING AREAS
  - EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
  - EPA WATERSENSE OR EQUIVALENTLY QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.

## APARTMENT CHART

TYPE OF APARTMENT	1st FLOOR	2nd FLOOR	3rd-7th FLOOR	TOTAL
ACCESSIBLE UNITS	#129	#213	#312	3
HEARING/VISION IMPAIRED TYPE B UNIT	#127			1
TYPE B UNITS	ALL REMAINING UNITS			43
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>35</b>	<b>47</b>

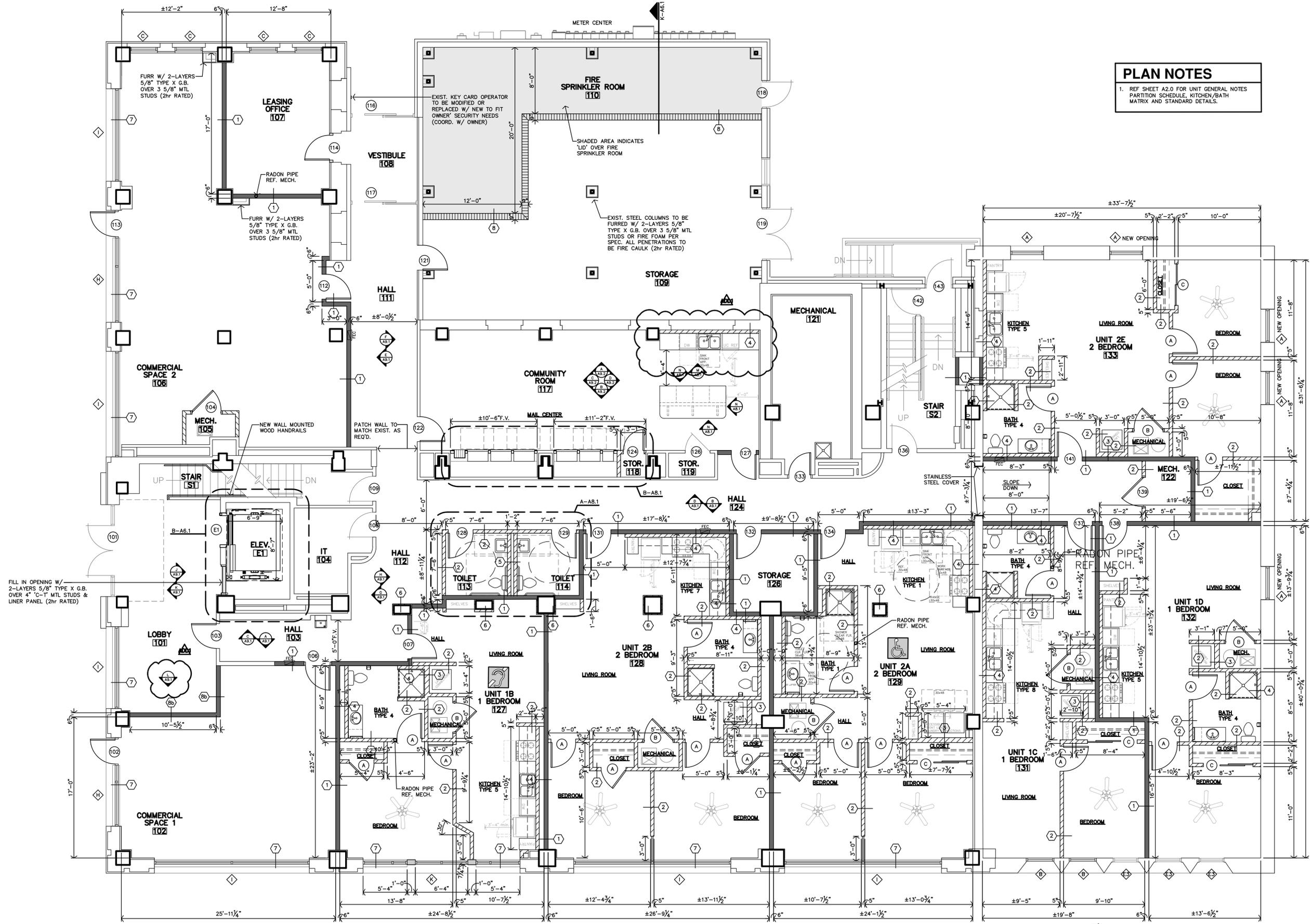
#127 - 1BED HEARING/VISION IMPAIRED  
 #129 - 2BED ACCESSIBLE  
 #213 - 1BED ACCESSIBLE  
 #312 - EFFICIENCY ACCESSIBLE

## APT. KITCHEN MATRIX

TYPE	UNIT NO.
ACCESSIBLE TYPE 1	129
ACCESSIBLE TYPE 2	213
ACCESSIBLE TYPE 3	312
TYPE 4	412, 512, 612, 712
TYPE 5	127, 132, 133, 214, 216, 217, 309, 311, 314, 409, 411, 414, 509, 511, 514, 609, 611, 614, 709, 711, 714
TYPE 6	308, 408, 508, 608, 708
TYPE 7	128
TYPE 8	131
TYPE 9	211
TYPE 10	212
TYPE 11	313, 413, 513, 613, 713
TYPE 12	307, 407, 507, 607, 707

## APT. BATH MATRIX

TYPE	UNIT NO.
ACCESSIBLE TYPE 1	129
ACCESSIBLE TYPE 2	213
ACCESSIBLE TYPE 3	312
TYPE 4	127, 128, 131, 132, 133, 211, 212, 214, 216, 217, 307, 308, 309, 311, 313, 407, 408, 409, 411, 413, 414, 507, 508, 509, 511, 513, 514, 607, 608, 609, 611, 613, 614, 707, 708, 709, 711, 713, 714
TYPE 5	314, 414, 514, 614, 714
TYPE 6	412, 513, 613, 713

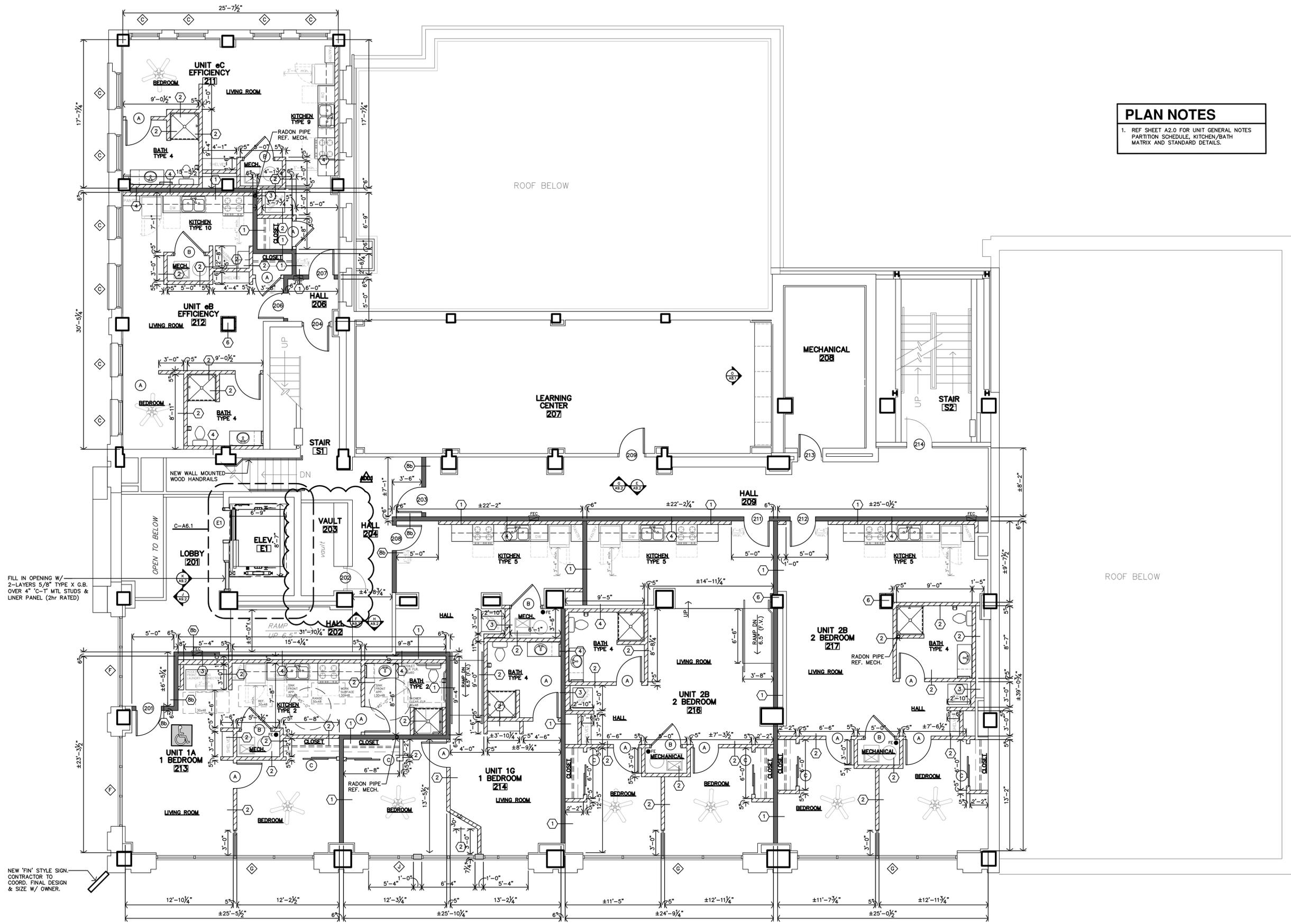


**PLAN NOTES**  
 1. REF SHEET A2.0 FOR UNIT GENERAL NOTES  
 PARTITION SCHEDULE, KITCHEN/BATH  
 MATRIX AND STANDARD DETAILS.

**A FIRST FLOOR PLAN**  
 3/16"=1'-0"



REVISION:	11-17-2025
DATE:	10-24-2025
JOB:	24-3483
SHEET NO.:	



**PLAN NOTES**

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.

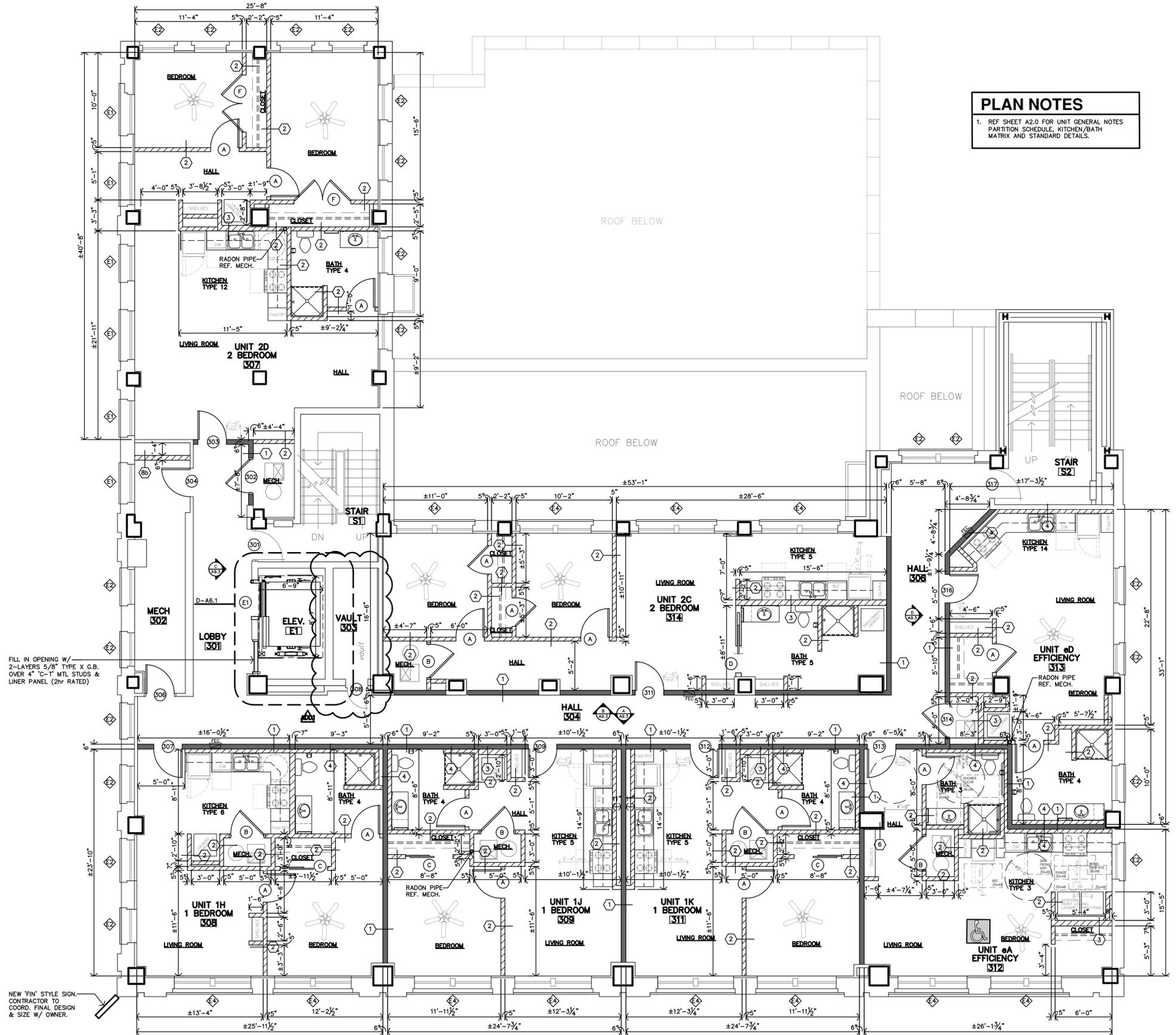
FILL IN OPENING W/  
2-LAYERS 5/8" TYPE X G.B.  
OVER 4" C-T MTL STUDS &  
LINER PANEL (2hr RATED)

NEW 'FIN' STYLE SIGN  
CONTRACTOR TO  
COORD. FINAL DESIGN  
& SIZE W/ OWNER.

**A SECOND FLOOR PLAN**  
3/16"=1'-0"



REVISION:	11-17-2025
DATE:	10-24-2025
JOB:	24-3483
SHEET NO.:	



**PLAN NOTES**

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES  
 PARTITION SCHEDULE, KITCHEN/BATH  
 MATRIX AND STANDARD DETAILS.

FILL IN OPENING W/  
 2-LAYERS 5/8" TYPE X G.B.  
 OVER 4" "C-1" MTL STUDS &  
 LINER PANEL (2hr RATED)

NEW "FN" STYLE SIGN.  
 CONTRACTOR TO  
 COORD. FINAL DESIGN  
 & SIZE W/ OWNER.

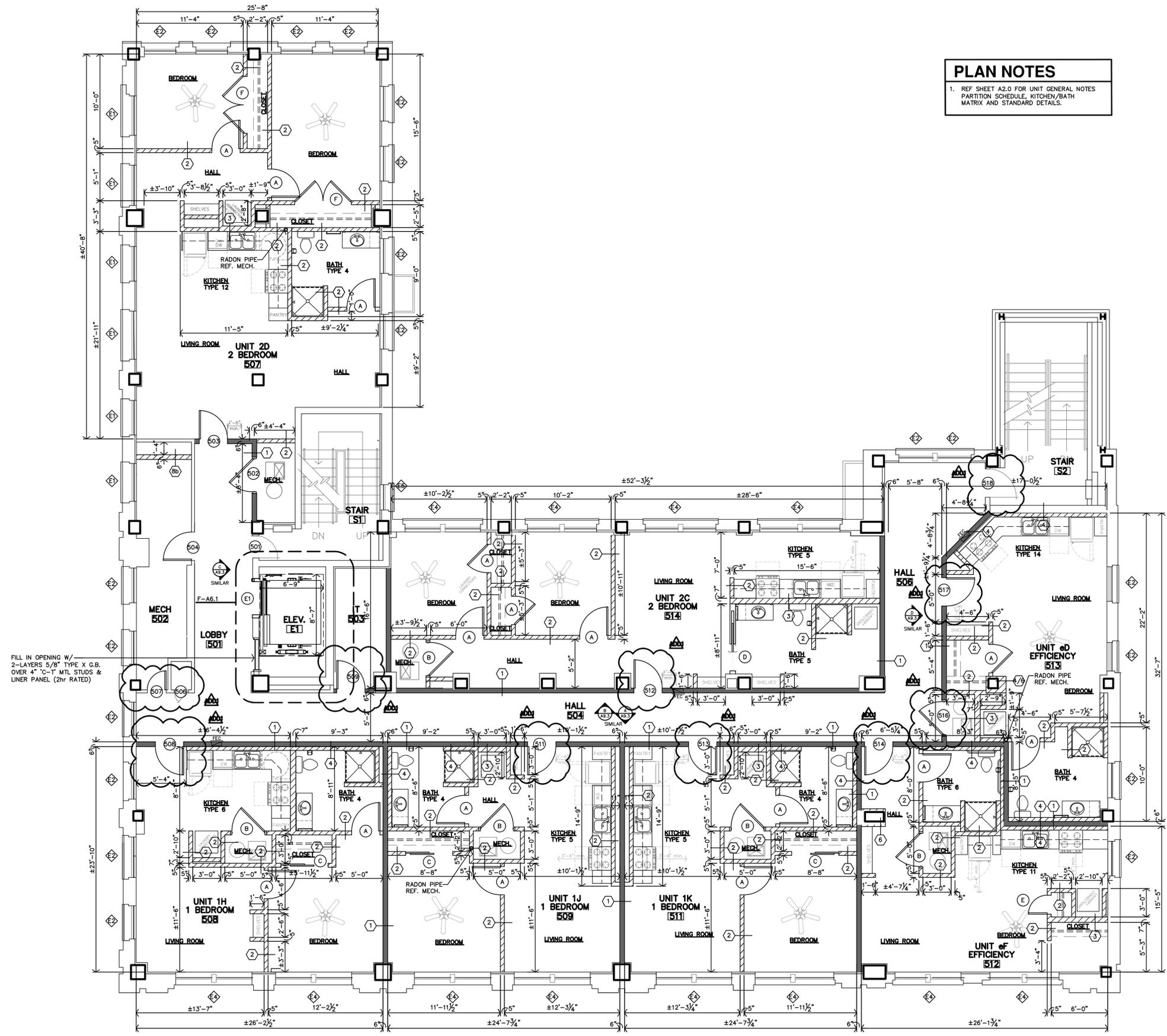
**A THIRD FLOOR PLAN**  
 3/16"=1'-0"



REVISION:  
 11-17-2025

DATE: 10-24-2025  
 JOB: 24-3483  
 SHEET NO.:

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**PLAN NOTES**

1. REF SHEET A2.0 FOR UNIT GENERAL NOTES  
 PARTITION SCHEDULE, KITCHEN/BATH  
 MATRIX AND STANDARD DETAILS.

FILL IN OPENING W/  
 2-LAYERS 5/8" TYPE X G.B.  
 OVER 4" C-1" MTL STUDS &  
 LINER PANEL (2hr RATED)

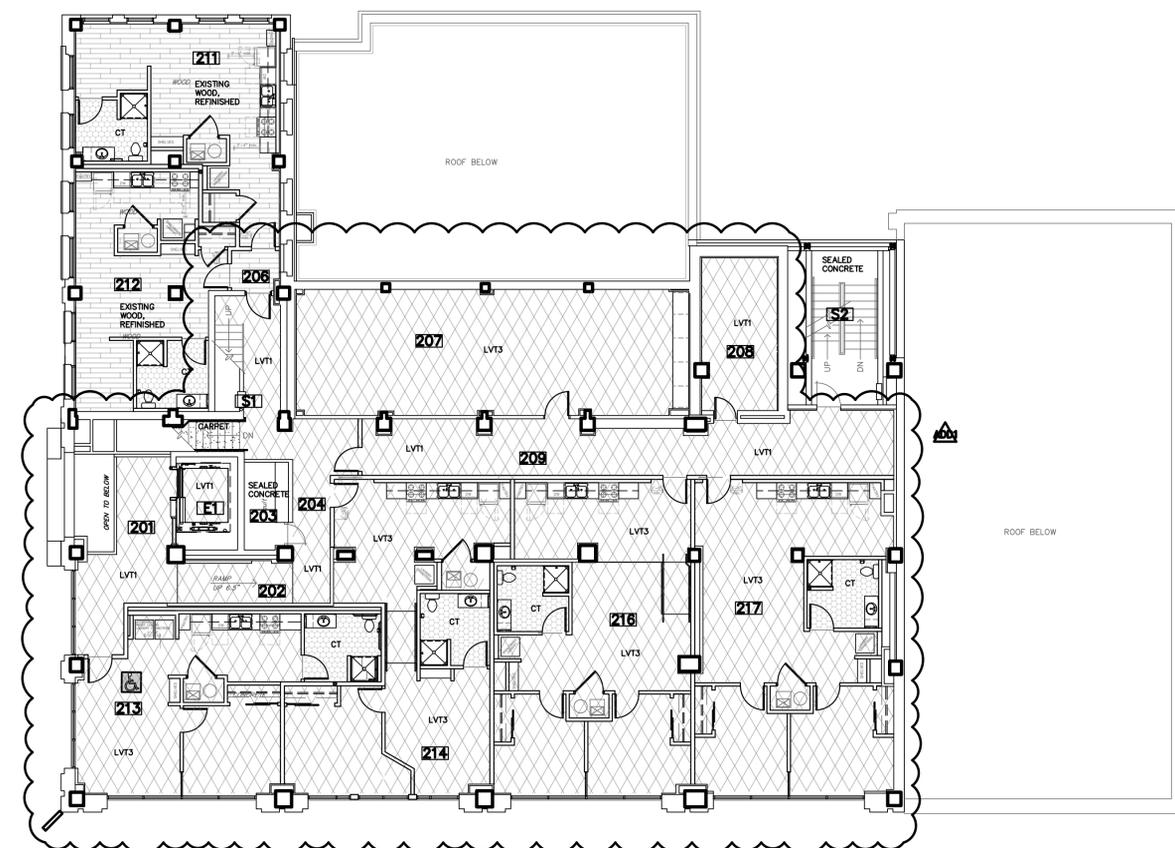
**A FIFTH FLOOR PLAN**  
 3/16"=1'-0"



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JOB:	24-3483
SHEET NO.:	



REVISION: 11-17-2025  
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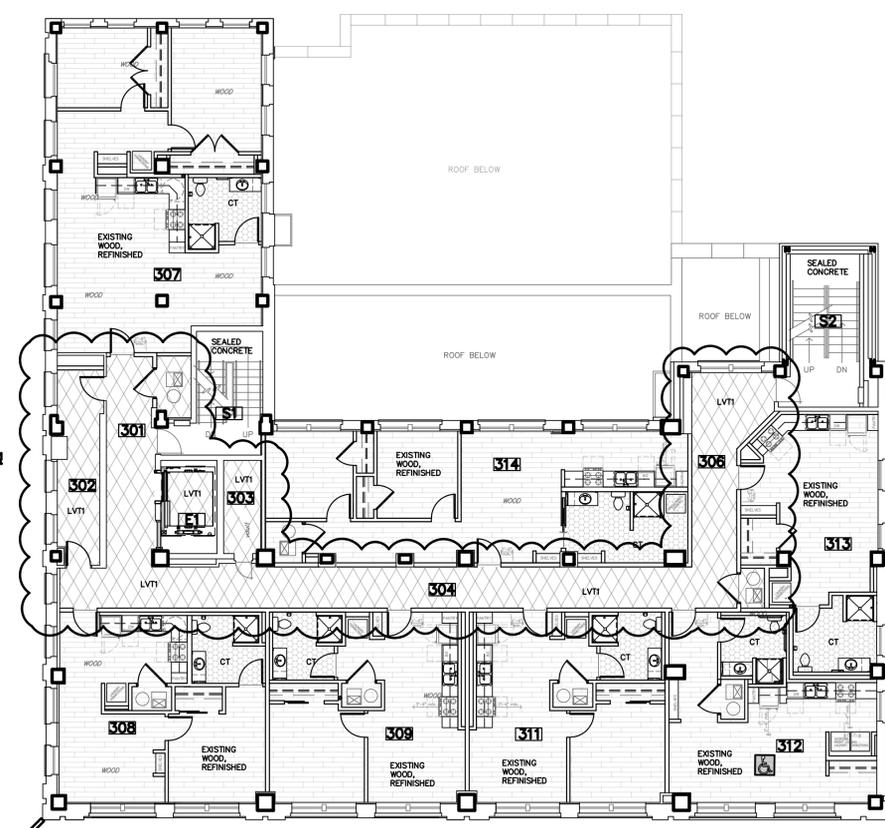
**B SECOND FLOOR FINISH PLAN**  
 3/32"=1'-0"

**GENERAL FLOOR FINISH NOTES**  
 1. COLOR VARIATIONS ARE NOTED WITH A (#) BEHIND THE FINISH MATERIAL DENOTATION. (EXAMPLE: LVT2)  
 2. ALL PRODUCTS/COLORS/INSTALLATION PATTERNS/ETC. WILL BE LISTED IN THE SPECIFICATIONS

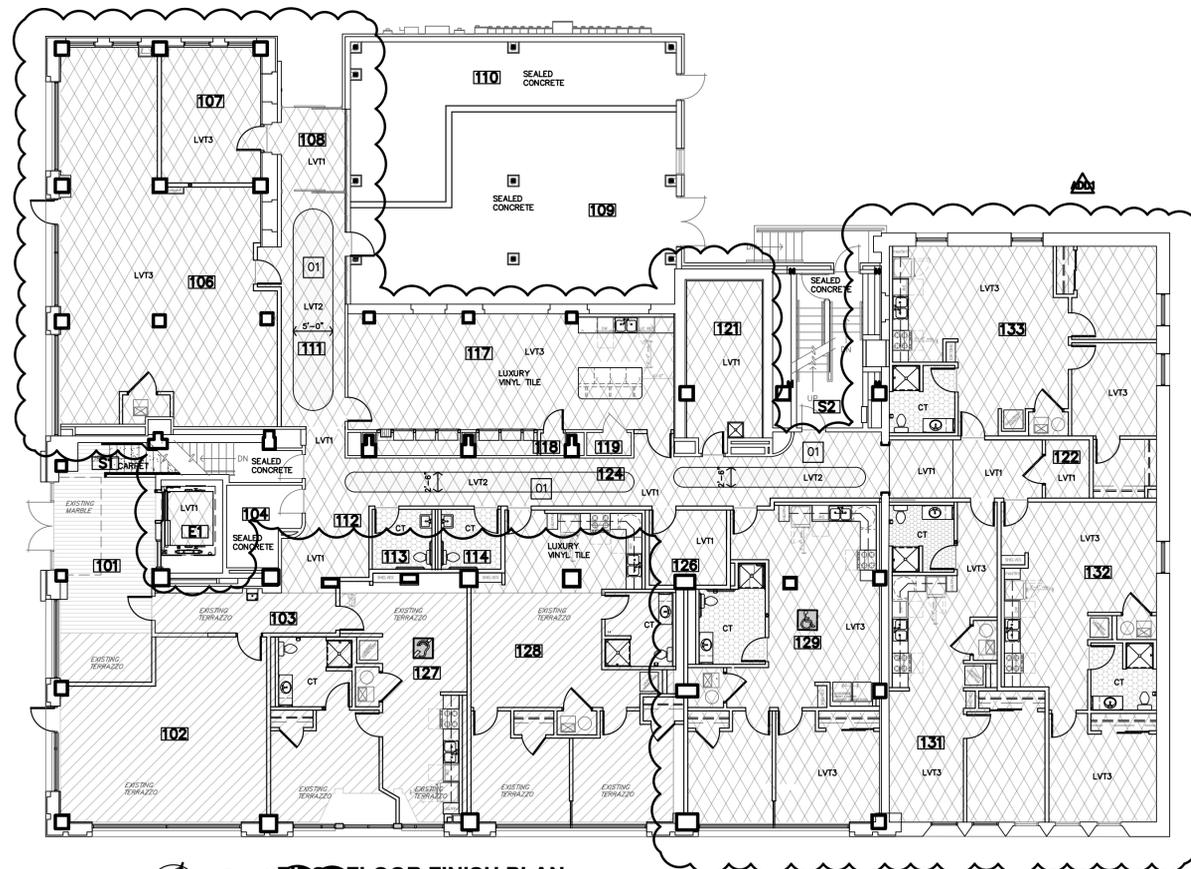
**SPECIFIC FLOOR FINISH NOTES**  
 01 LVT FLOOR ACCENT. REFERENCE SPECIFICATIONS FOR COLORS  
 02

**FLOORING LEGEND**

	EXISTING MARBLE
	EXISTING TERRAZO
	EXISTING WOOD
	EXISTING SEALED CONCRETE
	NEW LUXURY VINYL TILE (LVT)
	NEW CARPET
	NEW CERAMIC TILE



**C THIRD FLOOR FINISH PLAN**  
**FOURTH/FIFTH/SIXTH/SEVENTH FLOORS - SIMILAR**  
 3/32"=1'-0"

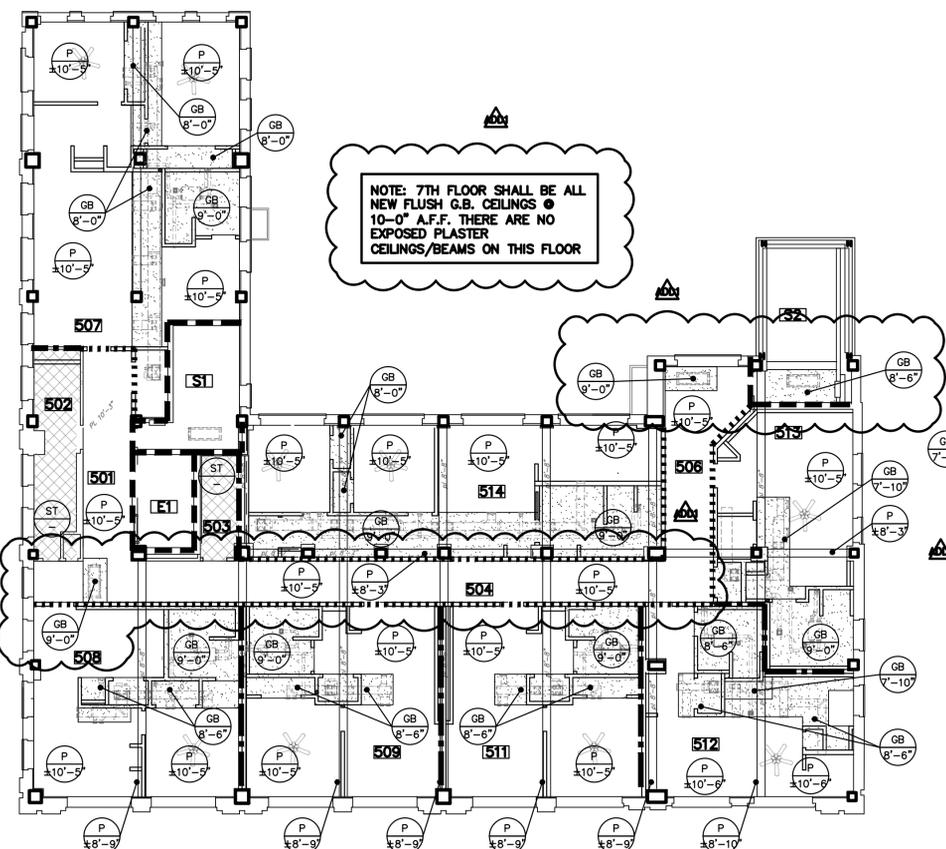


**A FIRST FLOOR FINISH PLAN**  
 3/32"=1'-0"

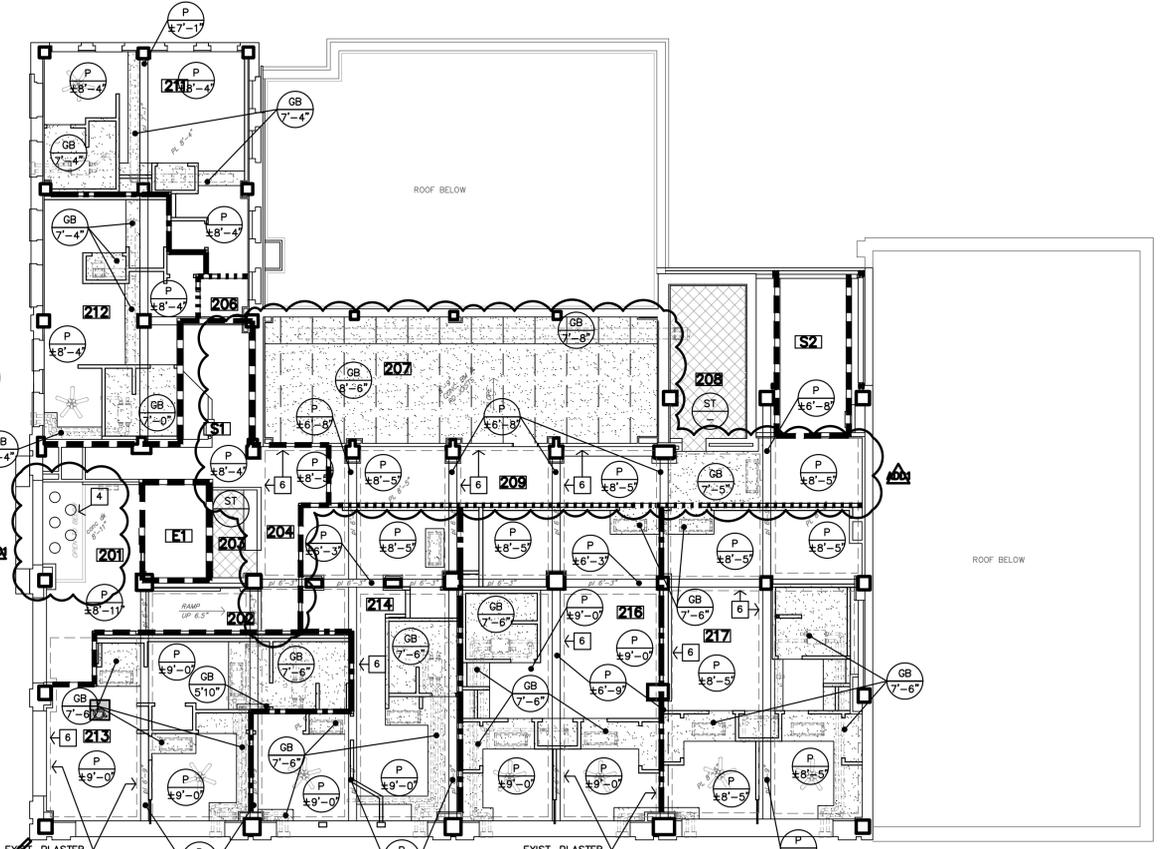




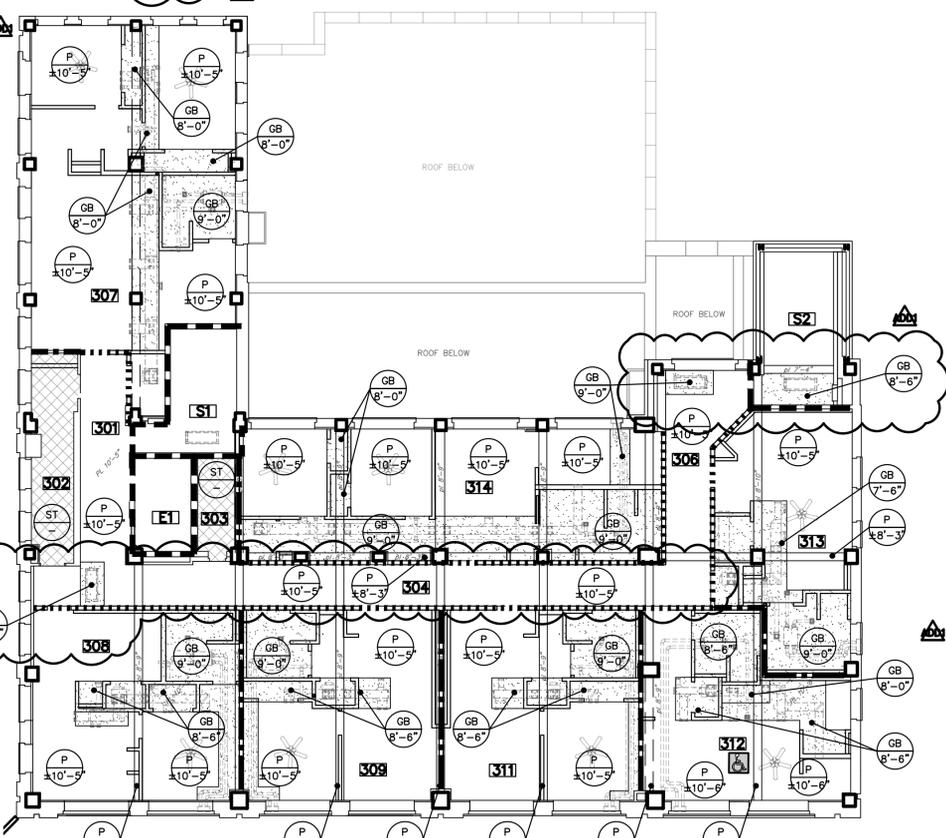
REVISION:  
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 DATE: 10-24-2025  
 JOB: 24-3483  
 SHEET NO.:



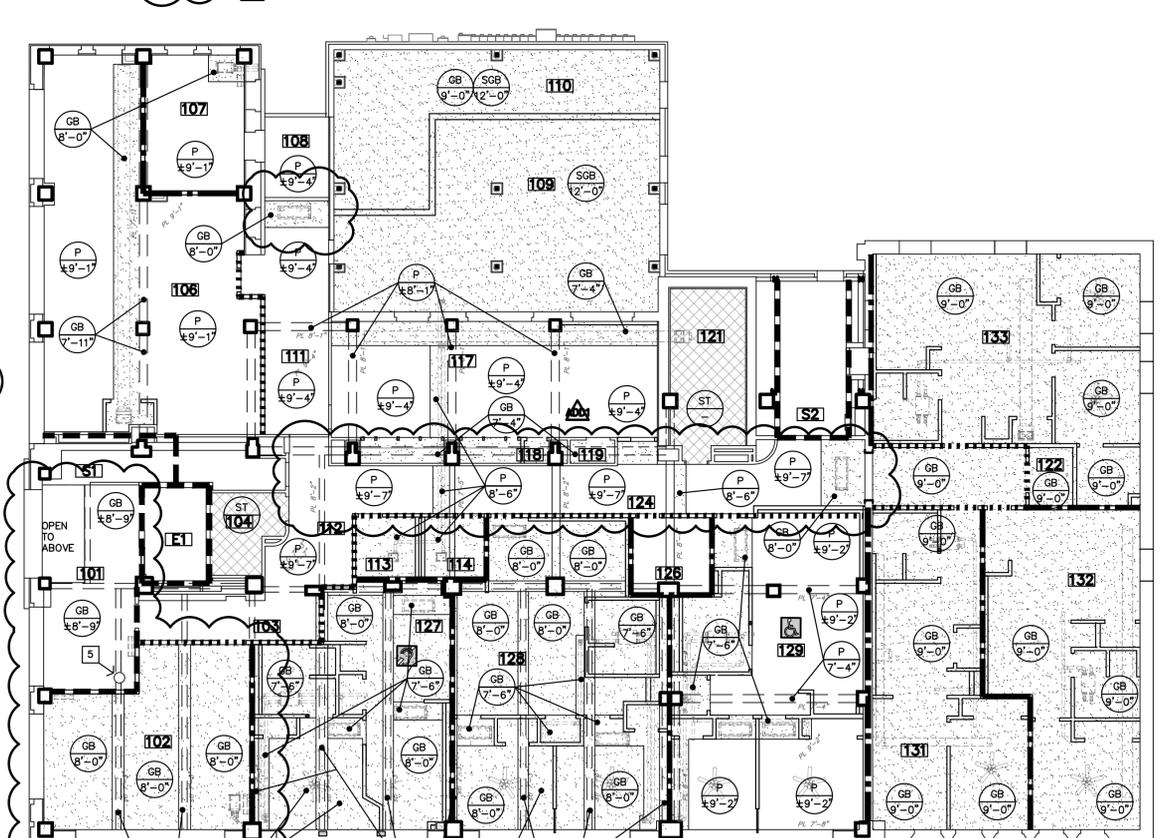
**FIFTH FLOOR REFLECTED CEILING PLAN**  
 SIXTH/SEVENTH FLOORS - SIMILAR



**SECOND FLOOR REFLECTED CEILING PLAN**



**THIRD FLOOR REFLECTED CEILING PLAN**  
 FOURTH FLOOR - SIMILAR



**FIRST FLOOR REFLECTED CEILING PLAN**

**HISTORIC PRESERVATION NOTES**

- CEILINGS**
- IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF INVESTIGATIVE DEMOLITION, THESE SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
  - PLASTER CEILINGS AND PLASTER ARCHITECTURAL MOLDINGS AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
  - MAJORITY OF THE CEILINGS ARE EXISTING PLASTER, WITH PLASTER-COATED BEAMS. THESE ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. PATCH AND REPAIR AS NEEDED TO MATCH EXISTING TEXTURE.
  - IF ANY HISTORIC FINISHES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT.

**CEILING NOTES**

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
- MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
- CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
- WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
- FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE. AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
- ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION UNDERSIDE OF STRUCTURE.
- THERE ARE SOME VERY LOW HEAD HEIGHT CONDITIONS EXISTING IN THIS BUILDING. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRADES TO KEEP ALL PLUMBING, PIPING, ETC. AS TIGHT AS POSSIBLE TO THE EXISTING STRUCTURE ABOVE. NOTIFY ARCHITECT IF A CONFLICT EXISTS OR IF ANY LOW HANGING PLUMBING/PIPES, CEILINGS, ETC. EXCEEDS LESS THAN 6'-8" A.F.F.
- KEEP ALL NEW G.B. CEILINGS AND G.B. INFILL UP AS TIGHT AS POSSIBLE TO THE STRUCTURE ABOVE.
- AT NEW MINI-SPLIT CEILING CASSETTES (REFERENCE MEP FOR LOCATIONS); FURR G.B. CEILING DOWN AROUND SYSTEM AS TIGHT AS POSSIBLE TO MAINTAIN CEILING HEIGHTS.
- KEEP ALL SOFFITS AND BULKHEADS TIGHT AROUND NEW DUCTWORK AND PLUMBING TO MAINTAIN CEILING HEIGHTS AND EXPOSED PLASTER CEILINGS/BEAMS.
- REGARDLESS OF WHETHER SHOWN ON PLANS - ALL PLUMBING AND DUCTWORK SHALL BE CONCEALED IN FINISHED G.B. SOFFITS.
- ANY EXPOSED SPINKLER PIPE OR HEADS SHALL BE PAINTED TO MATCH CEILING.

**SPECIFIC NOTES**

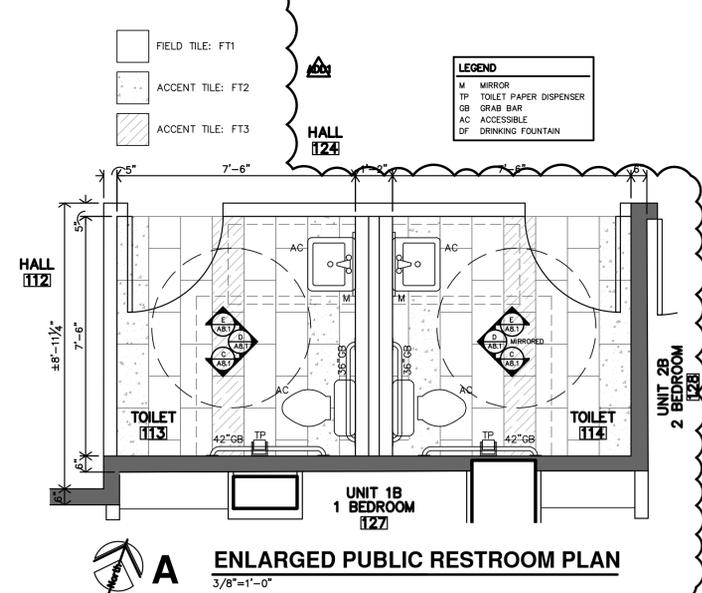
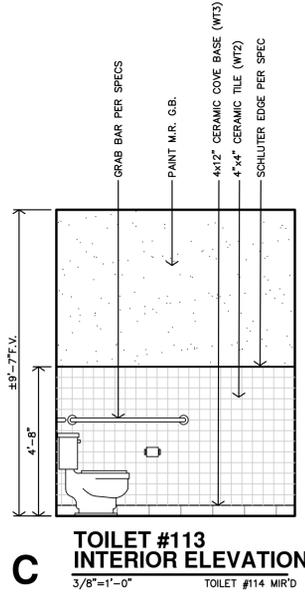
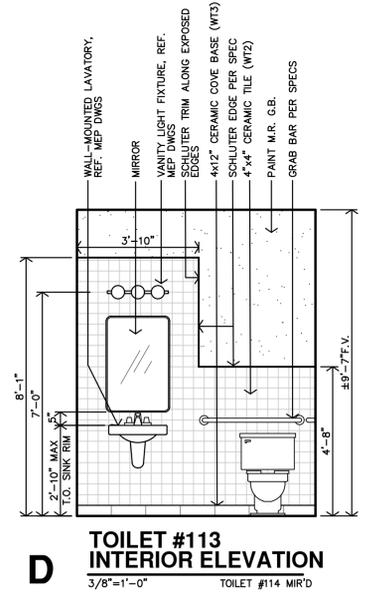
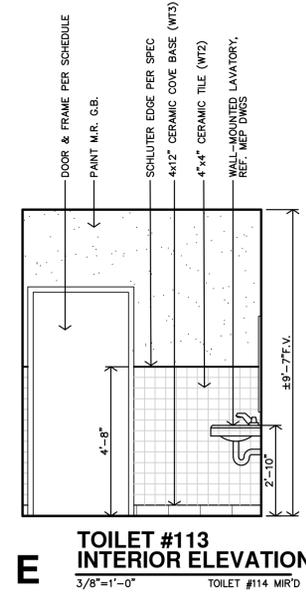
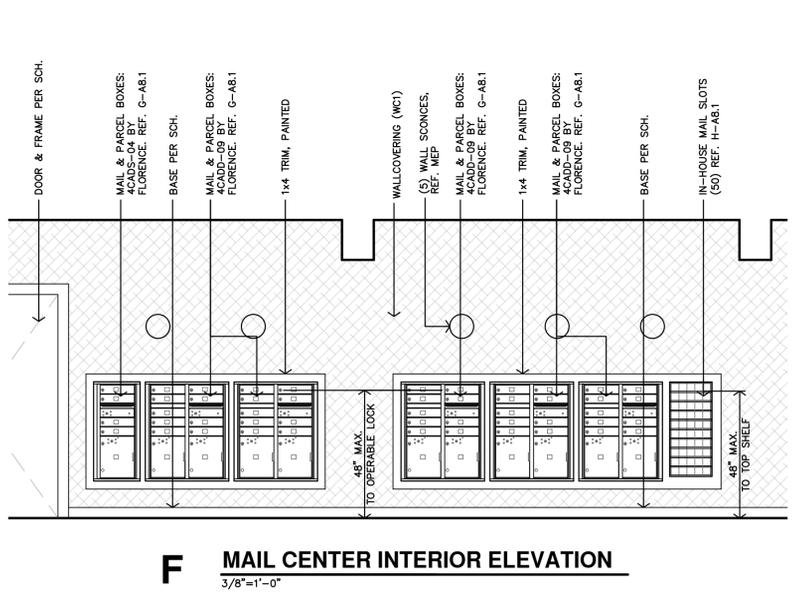
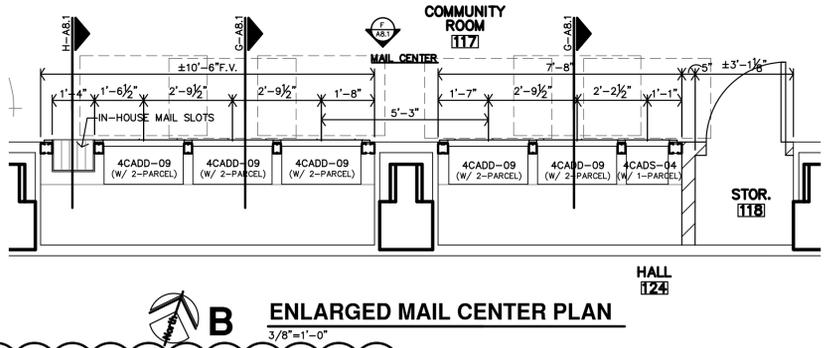
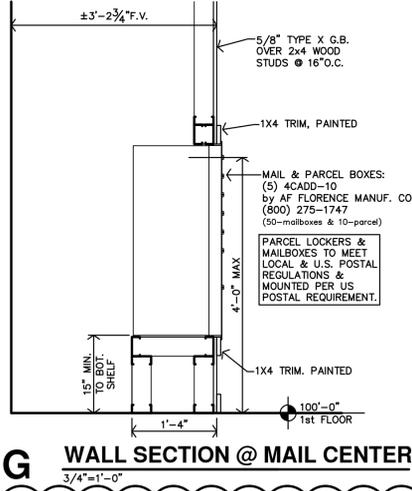
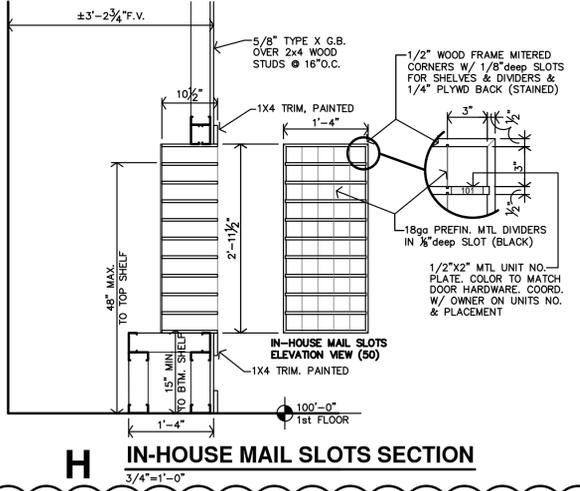
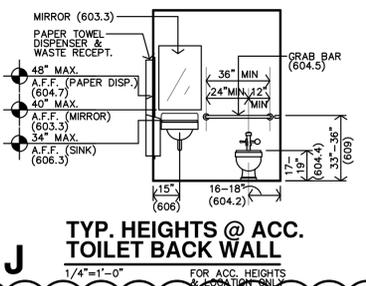
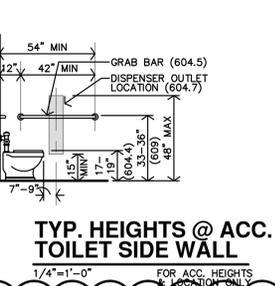
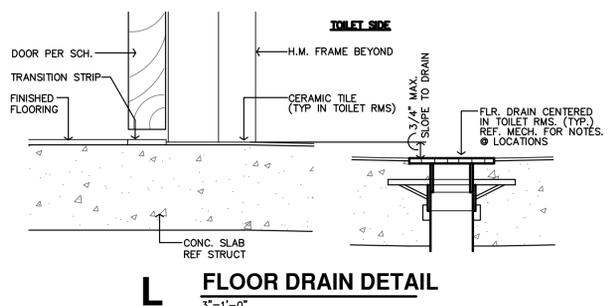
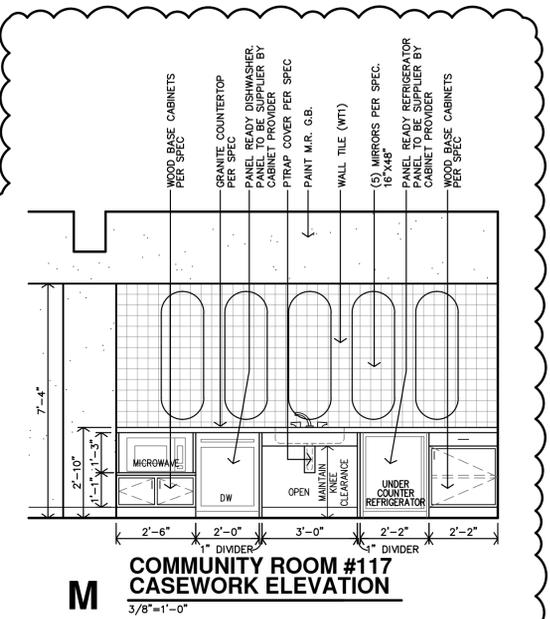
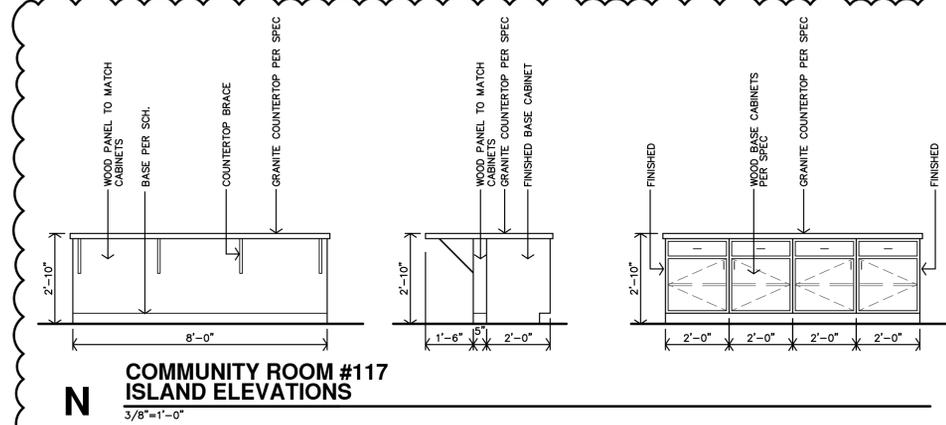
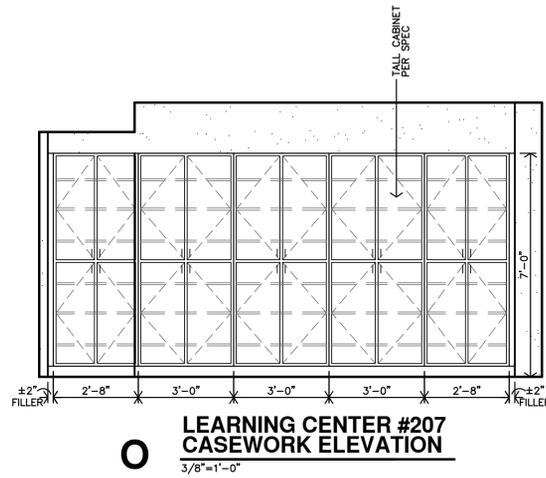
- NOTE NOT USED
- NOTE NOT USED
- NOTE NOT USED
- (S) NEW PENDANT LIGHTS. REF. MEP. COORDINATE HEIGHTS AND FINAL LOCATION WITH OWNER.
- (I) NEW PENDANT LIGHTS. REF. MEP. COORDINATE HEIGHTS AND FINAL LOCATION WITH OWNER.
- EXISTING CROWN MOLDING AT CEILING, 2ND FLOOR ONLY. CONTRACTOR TO VERIFY LOCATIONS DURING DEMOLITION. PROTECT DURING DEMO/CONSTRUCTION. PATCH AND REPAIR AREAS OF MISSING/DAMAGED TRIM TO MATCH EXISTING.

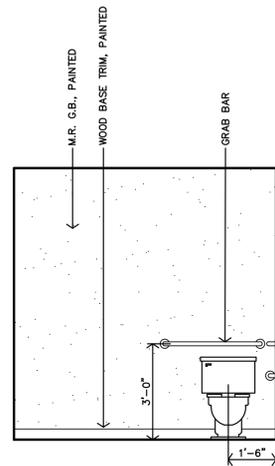
**CEILING TYPES**

REFER SPECIFICATIONS	NON-RATED WALLS
GB GYP BD (PAINTED)	1/2 HOUR FIRE PARTITION; CORRIDOR
ST EXPOSED STRUCTURE	1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS
P EXIST./NEW PLASTER (PAINTED)	1 HOUR SHAFT WALL

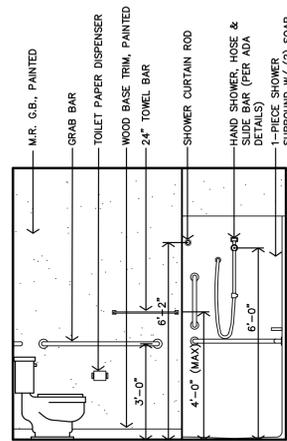
  

CLG. TYPE	CLG. HEIGHT (ASSUMED)
1	8'-0"
2	9'-0"
3	10'-0"
4	10'-5"
5	10'-9"
6	11'-0"
7	11'-5"
8	11'-9"
9	12'-0"
10	12'-5"
11	12'-9"
12	13'-0"
13	13'-5"
14	13'-9"
15	14'-0"
16	14'-5"
17	14'-9"
18	15'-0"
19	15'-5"
20	15'-9"
21	16'-0"
22	16'-5"
23	16'-9"
24	17'-0"
25	17'-5"
26	17'-9"
27	18'-0"
28	18'-5"
29	18'-9"
30	19'-0"
31	19'-5"
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93	40'-0"
94	40'-5"
95	40'-9"
96	41'-0"
97	41'-5"
98	41'-9"
99	42'-0"
100	42'-5"
101	42'-9"
102	43'-0"
103	43'-5"
104	43'-9"
105	44'-0"
106	44'-5"
107	44'-9"
108	45'-0"
109	45'-5"
110	45'-9"
111	46'-0"
112	46'-5"
113	46'-9"
114	47'-0"
115	47'-5"
116	47'-9"
117	48'-0"
118	48'-5"
119	48'-9"
120	49'-0"
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122	49'-9"
123	50'-0"
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201	76'-0"
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222	83'-0"
223	83'-5"
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371	132'-9"
372	133'-0"
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375	134'-0"
376	134'-5"
377	134'-9"
378	135'-0"
379	135'-5"

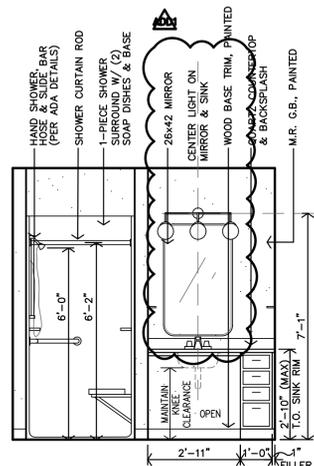




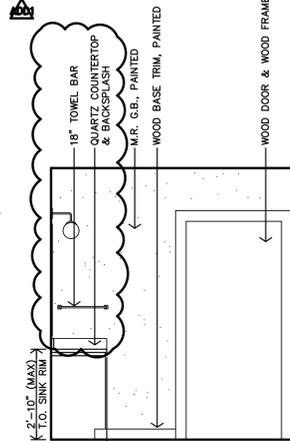
**T** ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION  
3/8"=1'-0"



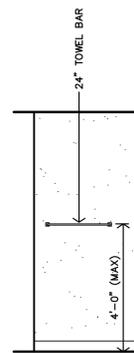
**S** ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION  
3/8"=1'-0"



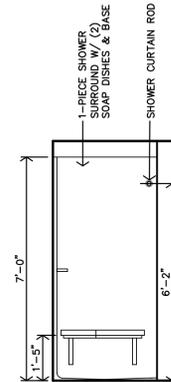
**R** ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION  
3/8"=1'-0"



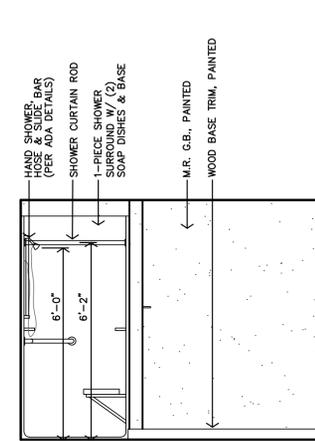
**P** ACCESSIBLE BATH - TYPE #3 INTERIOR ELEVATION  
3/8"=1'-0"



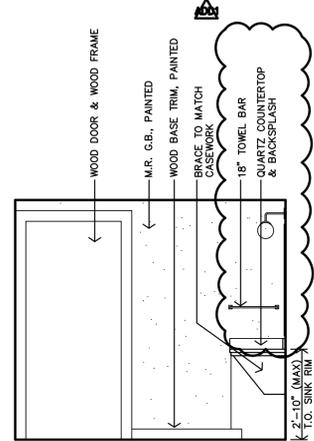
**O** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



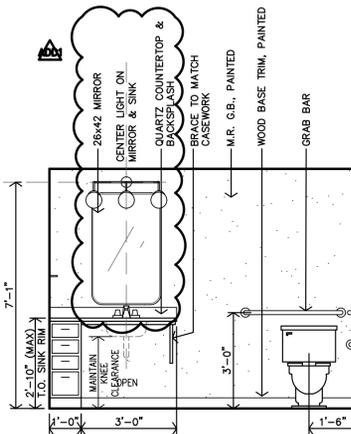
**N** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



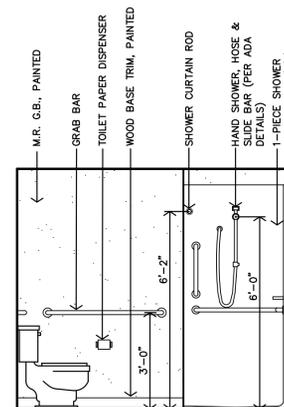
**M** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



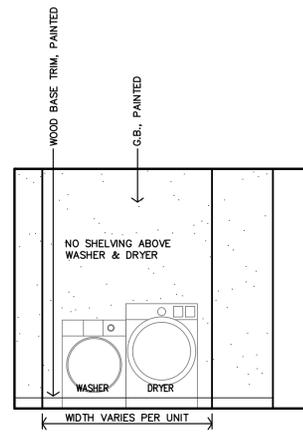
**L** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



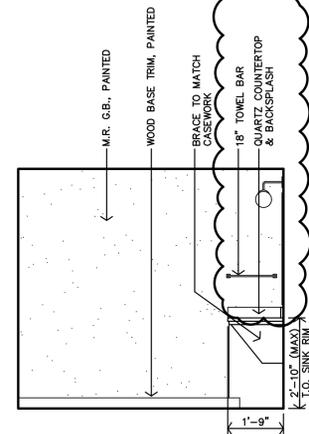
**K** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



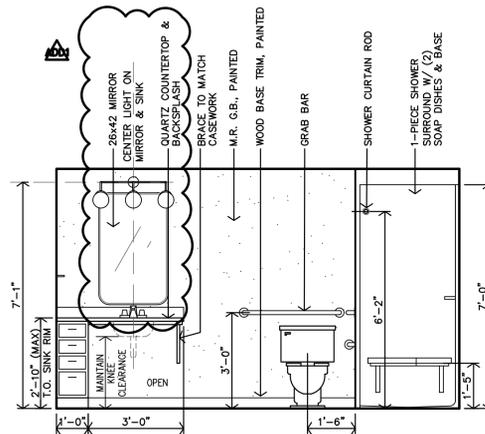
**J** ACCESSIBLE BATH - TYPE #2 INTERIOR ELEVATION  
3/8"=1'-0"



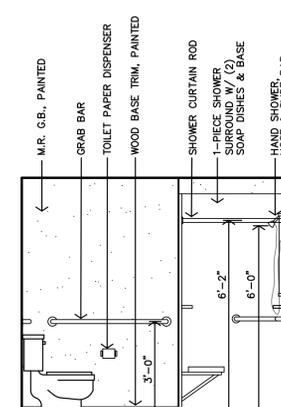
**H** ACCESSIBLE LAUNDRY - TYPE #1 INTERIOR ELEVATION  
3/8"=1'-0"



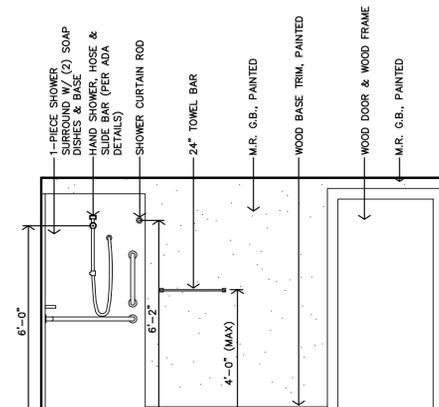
**G** ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION  
3/8"=1'-0"



**F** ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION  
3/8"=1'-0"



**E** ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION  
3/8"=1'-0"

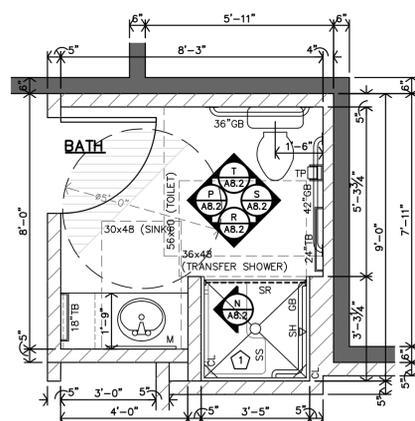


**D** ACCESSIBLE BATH - TYPE #1 INTERIOR ELEVATION  
3/8"=1'-0"

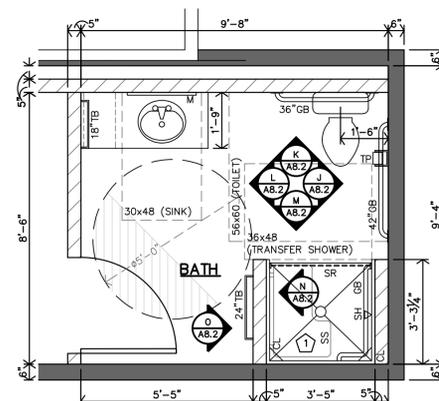
**ENLARGED BATH GENERAL NOTES:**

- REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD., UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER/UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE COUNTERTOPS & BRACES, SHOWER/UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET AAB.2).
- SHOWER SEAT TO BE INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
- ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

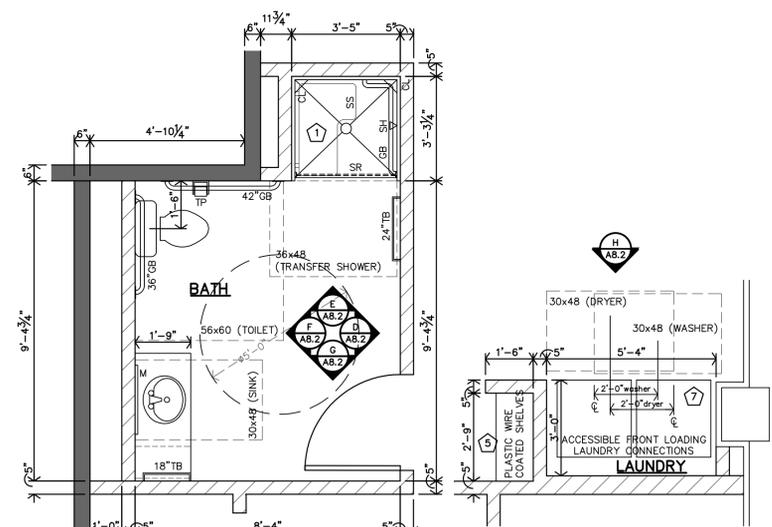
BATH KEYNOTES:	LEGEND
1 VERIFY ROUGH OPENING SIZE w/ SHOWER UNIT REF. MECH DWGS	M MIRROR
2 PLASTIC COATED WIRE SHELF & ROD @ 69" O.C. AFF	TP TOILET PAPER DISPENSER
3 PLASTIC COATED WIRE SHELF & ROD @ 47" O.C. AFF (ACCESSIBLE UNITS)	TB TOWEL BAR
4 WATER HEATER & FURNACE - REF. MECH. DRAWINGS	SR SHOWER ROD (ACCESSIBLE UNITS)
5 12" DEEP PLASTIC COATED WIRE SHELVES WITH ADJUSTABLE BRACKETS (5 TOTAL)	CL CORNER LEDGE
6 REMOVABLE CABINET	SH SHOWER HEAD
7 ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER.	SS SHOWER SEAT
8 ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKABLE WASHER & DRYER.	GB GRAB BAR



**C** TYPE 3 - ACCESSIBLE ENLARGED BATH PLAN  
3/8"=1'-0"



**B** TYPE 2 - ACCESSIBLE ENLARGED BATH PLAN  
3/8"=1'-0"



**A** TYPE 1 - ACCESSIBLE ENLARGED BATH PLAN  
3/8"=1'-0"

UNIT #129

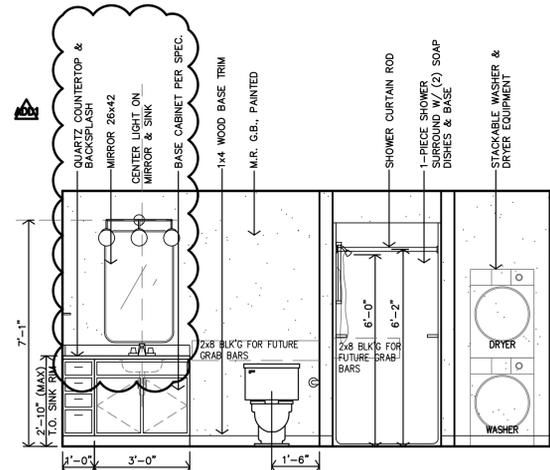


REVISION:  
11-17-2025  
DATE: 10-24-2025  
JOB: 24-3483  
SHEET NO.:

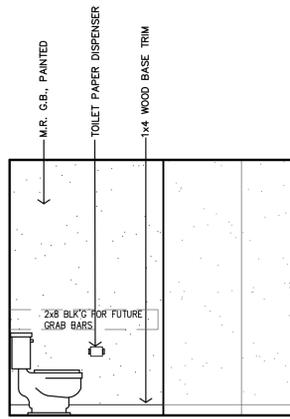


REVISION:  
 11-17-2025  
 DATE: 10-24-2025  
 JOB: 24-3483  
 SHEET NO.:

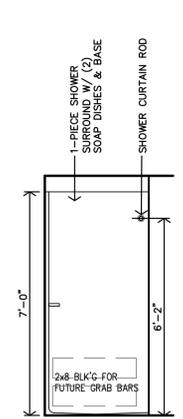
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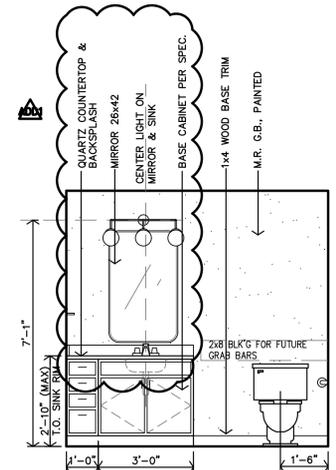
**K** TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION  
 3/8"=1'-0"



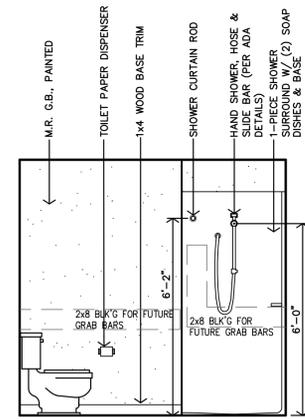
**J** TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION  
 3/8"=1'-0"



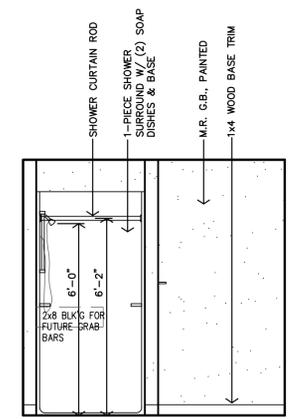
**H** TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION  
 3/8"=1'-0"



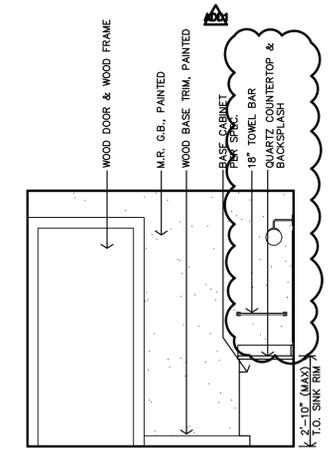
**G** TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION  
 3/8"=1'-0"



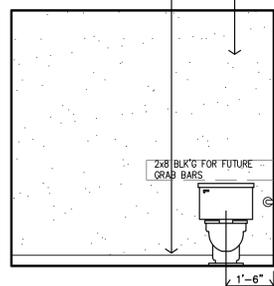
**F** TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION  
 3/8"=1'-0"



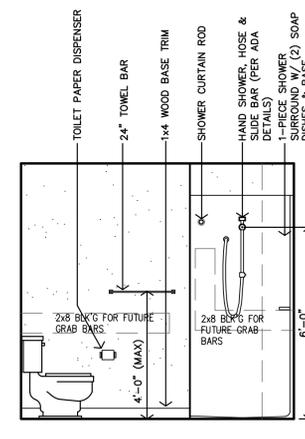
**E** TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION  
 3/8"=1'-0"



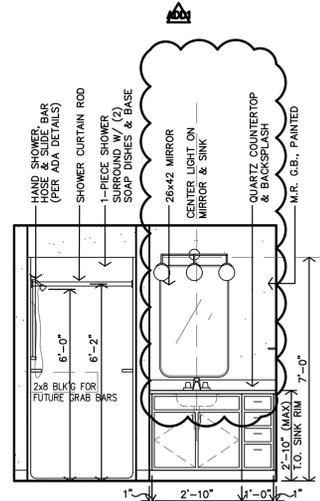
**D** TYPE B UNIT BATH - TYPE #4 INTERIOR ELEVATION  
 3/8"=1'-0"



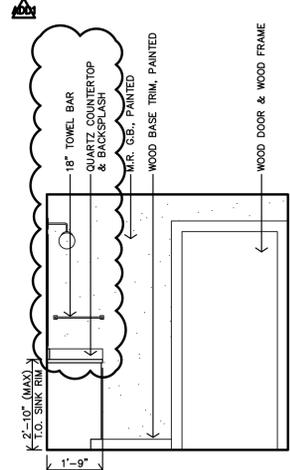
**P** TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION  
 3/8"=1'-0"



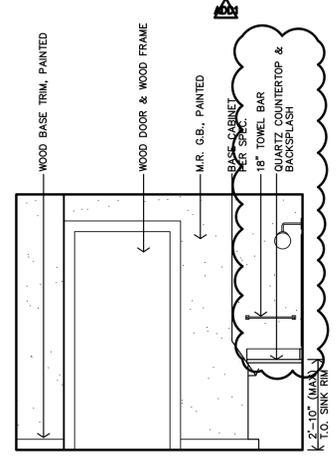
**O** TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION  
 3/8"=1'-0"



**N** TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION  
 3/8"=1'-0"



**M** TYPE B UNIT BATH - TYPE #6 INTERIOR ELEVATION  
 3/8"=1'-0"

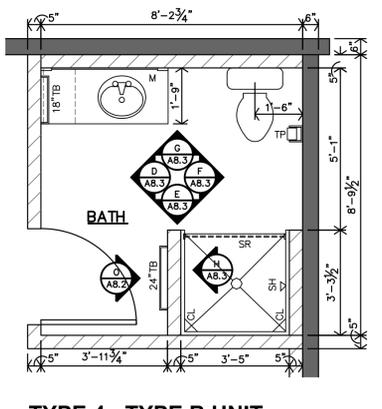
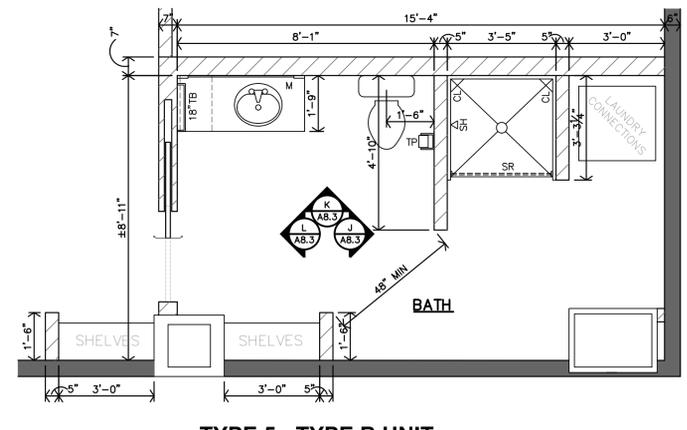
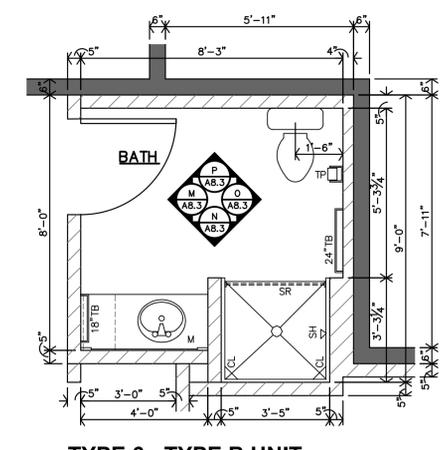


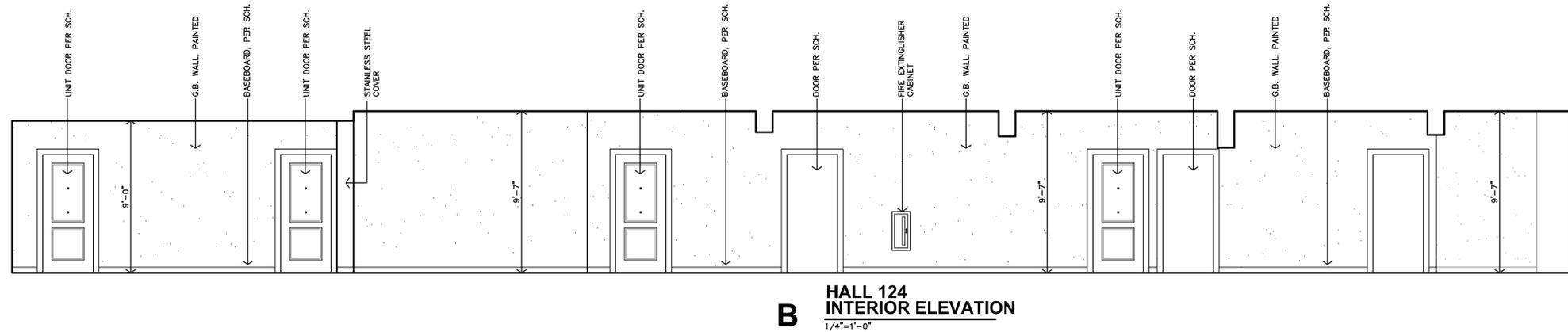
**L** TYPE B UNIT BATH - TYPE #5 INTERIOR ELEVATION  
 3/8"=1'-0"

**ENLARGED BATH GENERAL NOTES:**

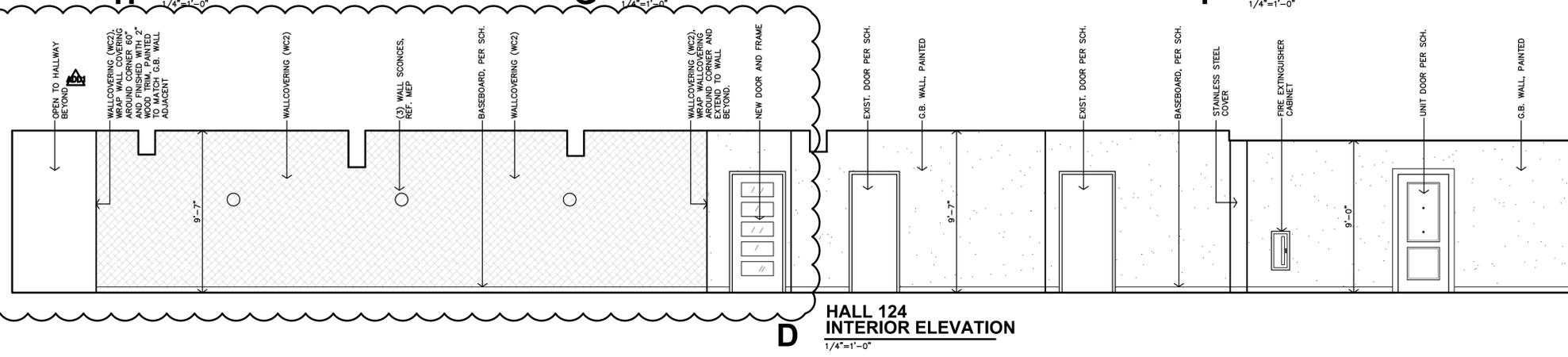
- REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
- ALL DIMENSIONS ARE TO FACE OF GYP.-BD., UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET AAB.2)
- SHOWER SEAT TO INSTALLED PER TENANT REQUEST IN ADAPTABLE UNITS.
- ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

BATH KEYNOTES:	LEGEND
1 VERIFY ROUGH OPENING SIZE w/ SHOWER UNIT REF. MECH DWGS	M MIRROR
2 PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF	TP TOILET PAPER DISPENSER
3 PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)	TB TOWEL BAR
4 WATER HEATER & FURNACE - REF. MECH. DRAWINGS	SR SHOWER ROD
5 12" DEEP PLASTIC COATED WIRE SHELVES WITH ADJUSTABLE BRACKETS (5 TOTAL)	CL CORNER EDGE
6 REMOVABLE CABINET	SH SHOWER HEAD
7 ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE), WASHER IS TO BE LEFT OF DRYER.	SB SHOWER SEAT
8 ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKABLE WASHER & DRYER.	GB GRAB BAR

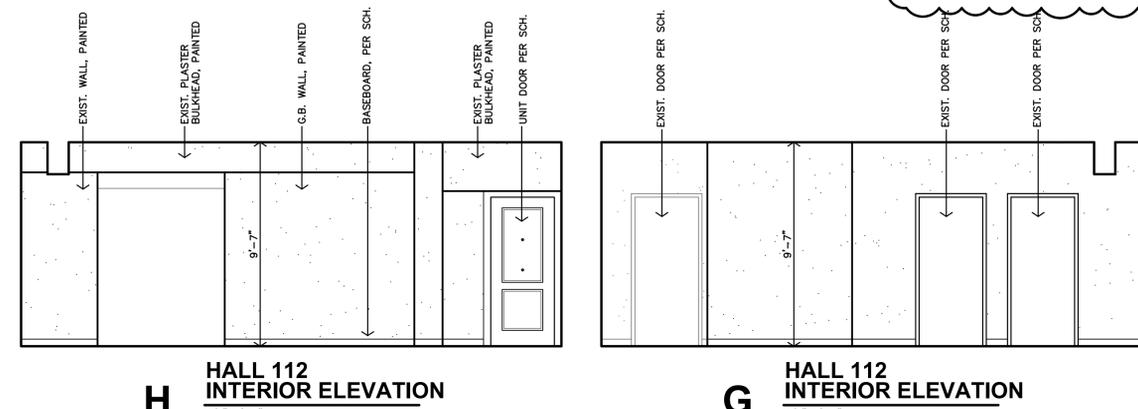




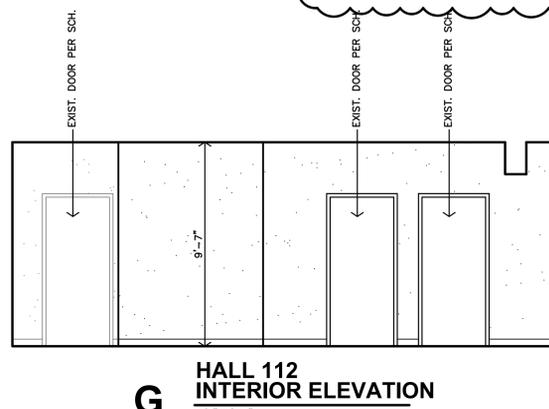
**A** HALL 124 INTERIOR ELEVATION  
1/4"=1'-0"



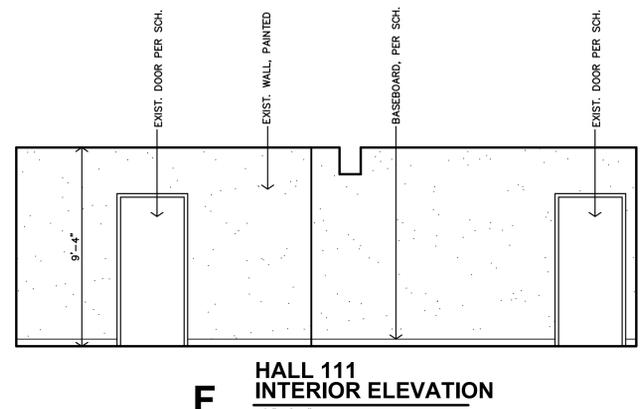
**B** HALL 124 INTERIOR ELEVATION  
1/4"=1'-0"



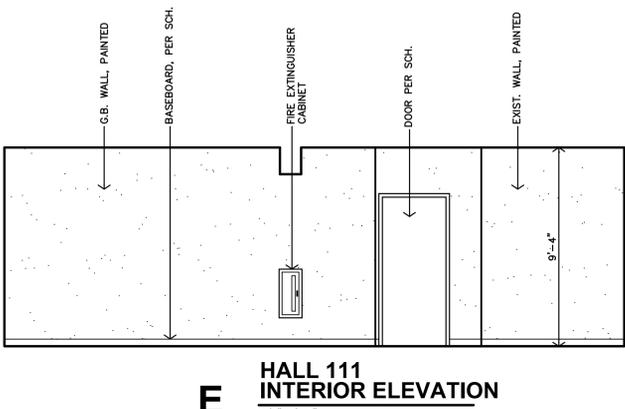
**H** HALL 112 INTERIOR ELEVATION  
1/4"=1'-0"



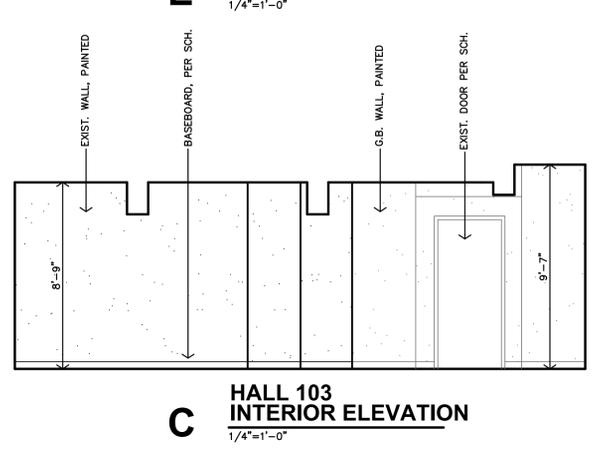
**G** HALL 112 INTERIOR ELEVATION  
1/4"=1'-0"



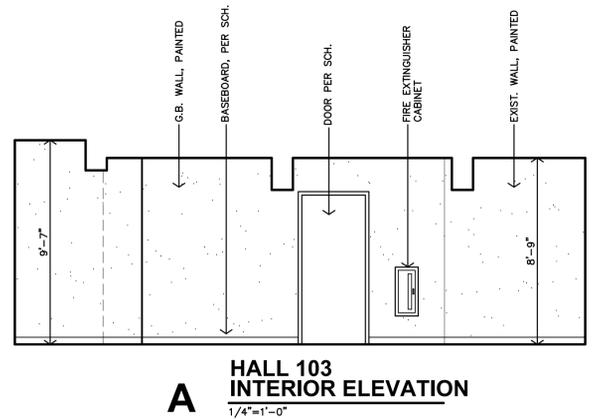
**F** HALL 111 INTERIOR ELEVATION  
1/4"=1'-0"



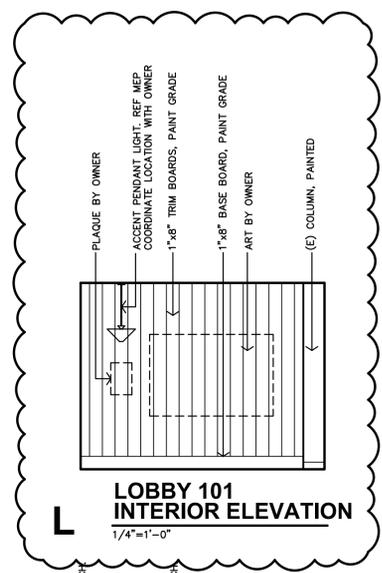
**E** HALL 111 INTERIOR ELEVATION  
1/4"=1'-0"



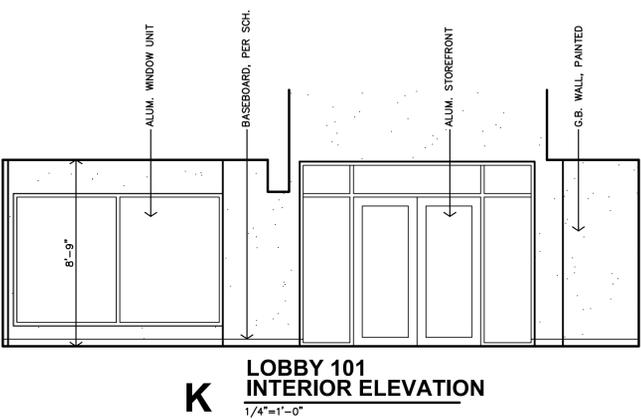
**C** HALL 103 INTERIOR ELEVATION  
1/4"=1'-0"



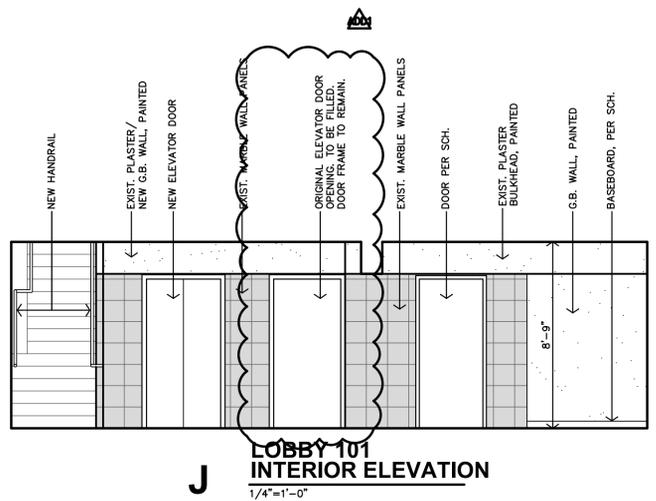
**A** HALL 103 INTERIOR ELEVATION  
1/4"=1'-0"



**L** LOBBY 101 INTERIOR ELEVATION  
1/4"=1'-0"



**K** LOBBY 101 INTERIOR ELEVATION  
1/4"=1'-0"

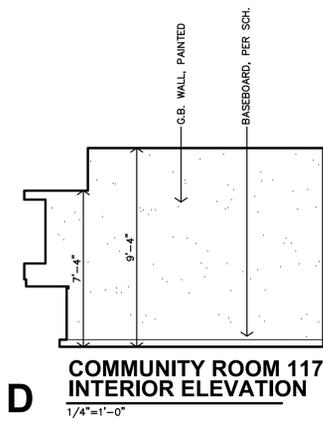


**J** LOBBY 101 INTERIOR ELEVATION  
1/4"=1'-0"

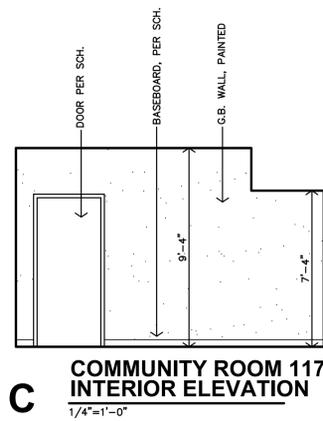


REVISION:	11-17-2025
DATE:	10-24-2025
JOB:	24-3483
SHEET NO.:	

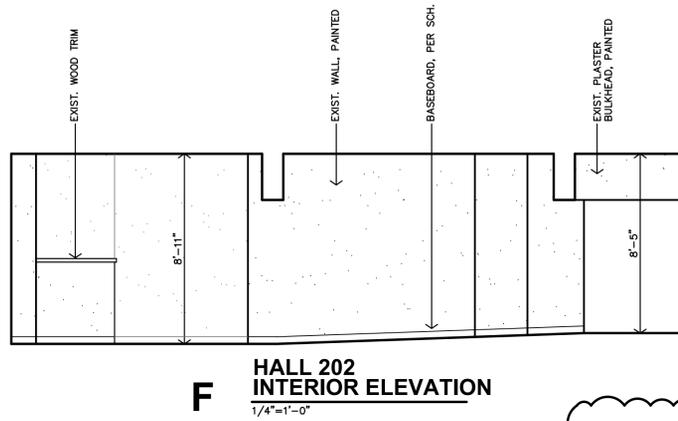
**A9.1**



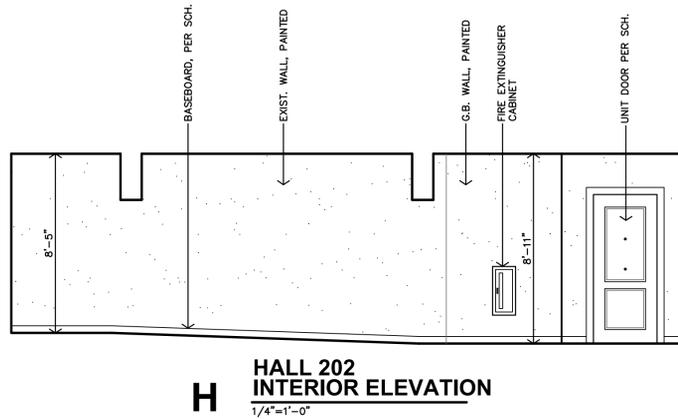
**D** COMMUNITY ROOM 117  
INTERIOR ELEVATION  
1/4"=1'-0"



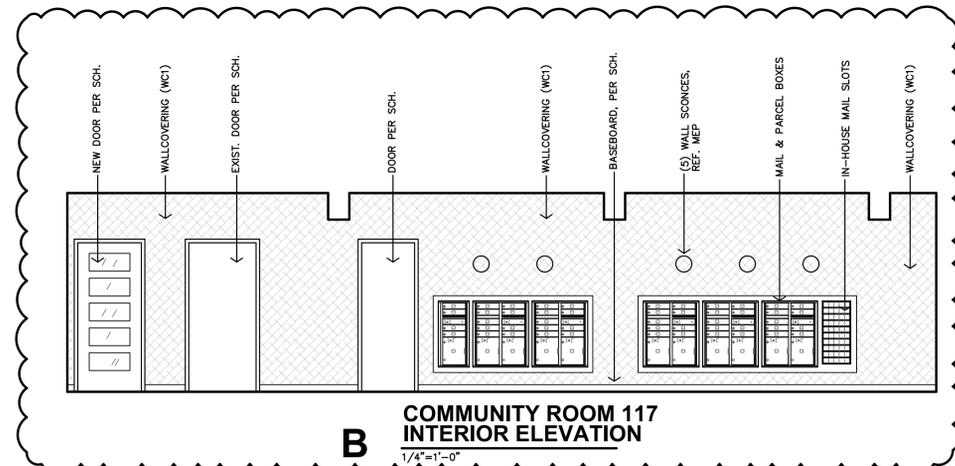
**C** COMMUNITY ROOM 117  
INTERIOR ELEVATION  
1/4"=1'-0"



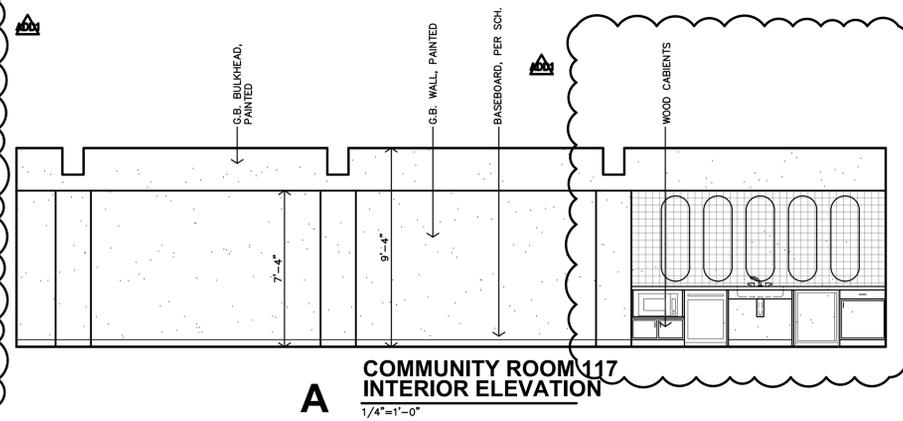
**F** HALL 202  
INTERIOR ELEVATION  
1/4"=1'-0"



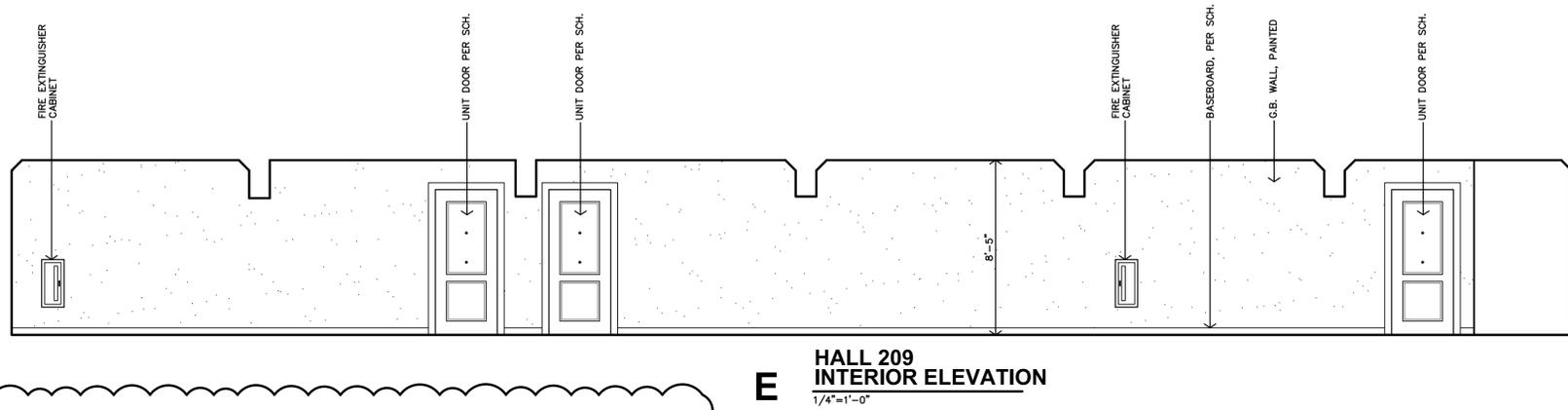
**H** HALL 202  
INTERIOR ELEVATION  
1/4"=1'-0"



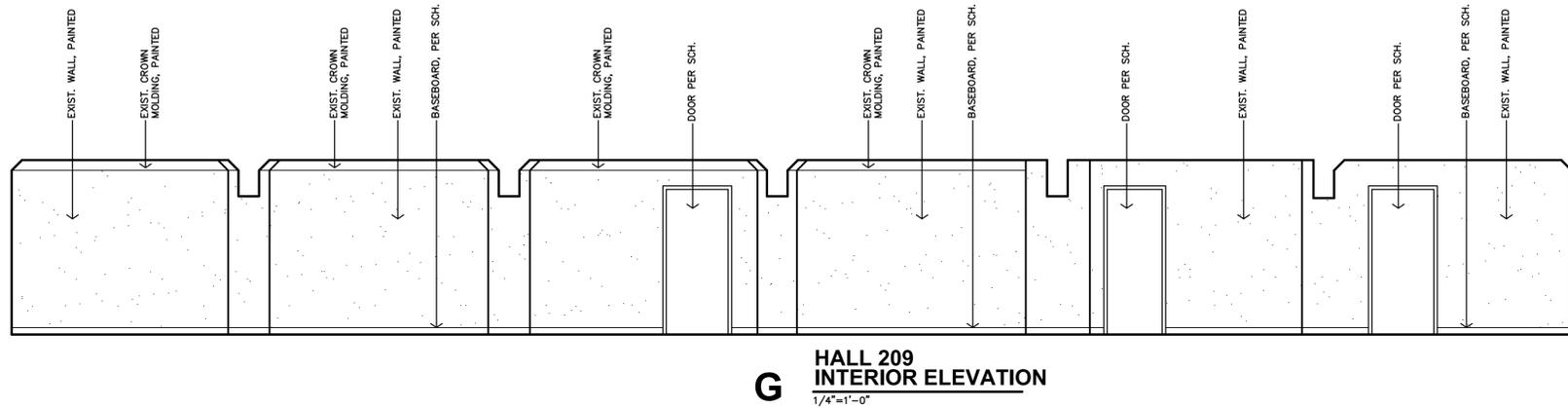
**B** COMMUNITY ROOM 117  
INTERIOR ELEVATION  
1/4"=1'-0"



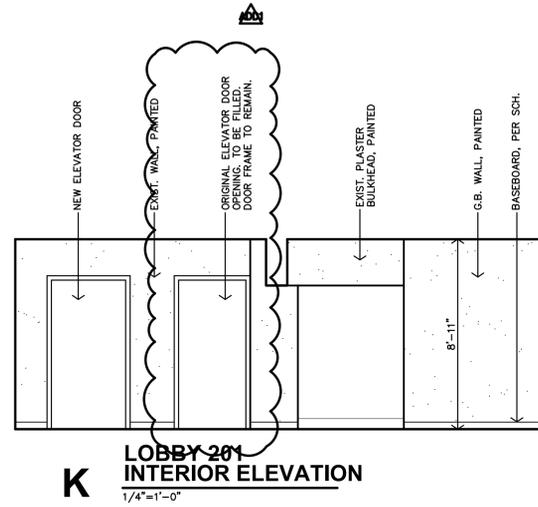
**A** COMMUNITY ROOM 117  
INTERIOR ELEVATION  
1/4"=1'-0"



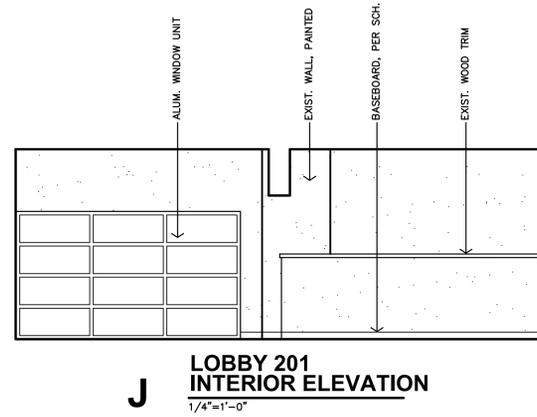
**E** HALL 209  
INTERIOR ELEVATION  
1/4"=1'-0"



**G** HALL 209  
INTERIOR ELEVATION  
1/4"=1'-0"



**K** LOBBY 201  
INTERIOR ELEVATION  
1/4"=1'-0"



**J** LOBBY 201  
INTERIOR ELEVATION  
1/4"=1'-0"



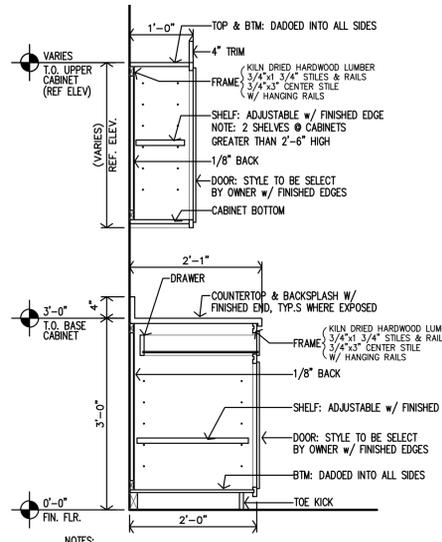
REVISION:  
11-17-2025  
DATE: 10-24-2025  
JOB: 24-3483  
SHEET NO.:





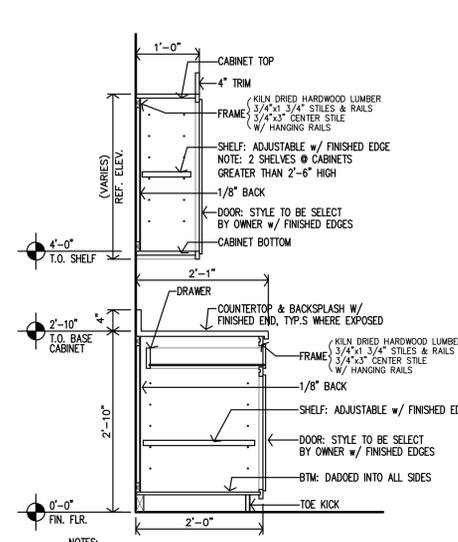
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SHEET NO.:	

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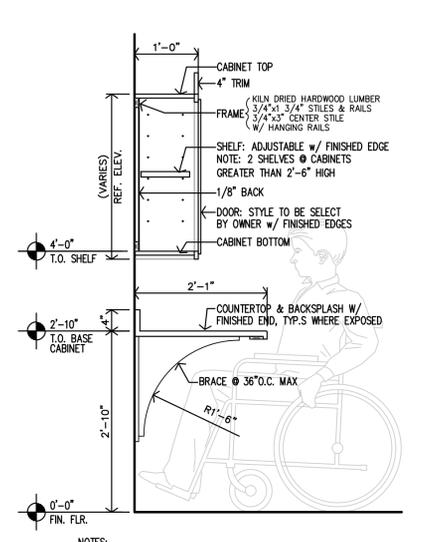
NOTES:  
 1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.  
 2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

**K TYPE B UNIT KITCHEN CASEWORK SECTION**  
 3/4"=1'-0"



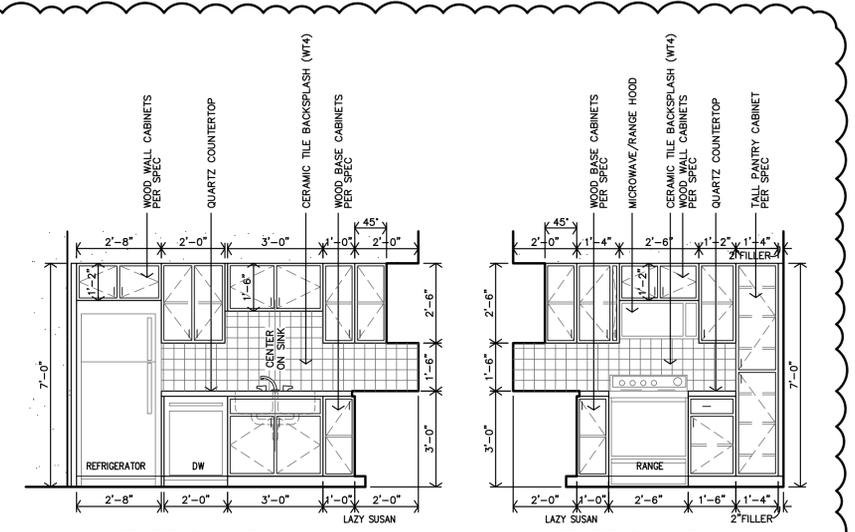
NOTES:  
 1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.  
 2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

**J ACCESSIBLE KITCHEN CASEWORK SECTION**  
 3/4"=1'-0"



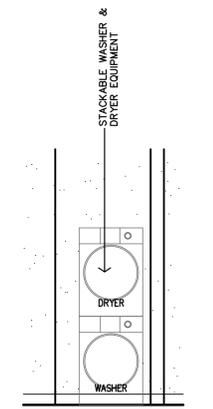
NOTES:  
 1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.  
 2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

**H ACCESSIBLE KITCHEN CASEWORK SECTION**  
 3/4"=1'-0"

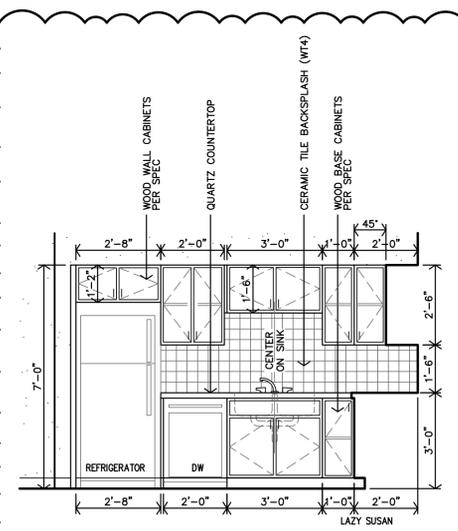


**G TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION**  
 3/8"=1'-0"

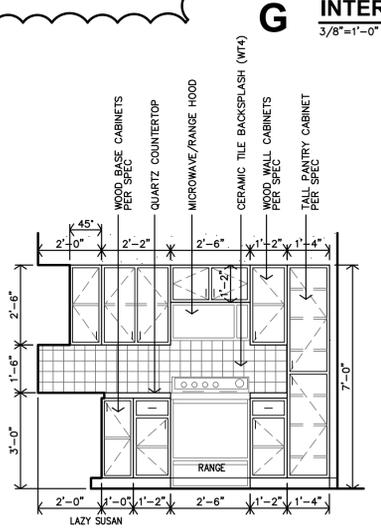
**F TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION**  
 3/8"=1'-0"



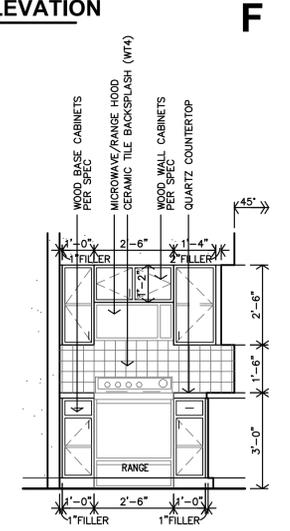
**E TYPE B UNIT KITCHEN - TYPE #13 INTERIOR ELEVATION**  
 3/8"=1'-0"



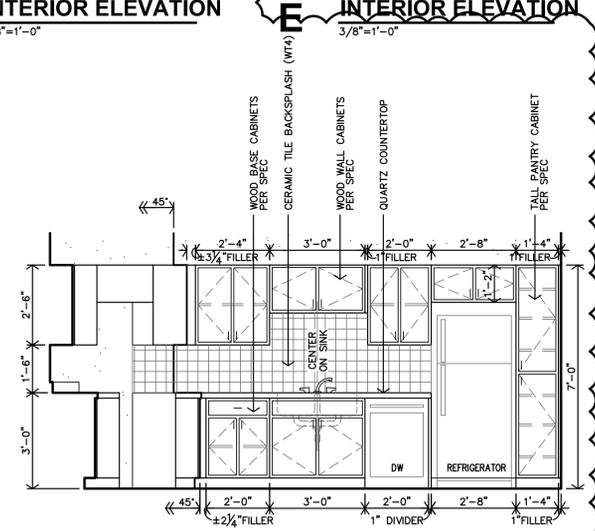
**D TYPE B UNIT KITCHEN - TYPE #12 INTERIOR ELEVATION**  
 3/8"=1'-0"



**C TYPE B UNIT KITCHEN - TYPE #12 INTERIOR ELEVATION**  
 3/8"=1'-0"



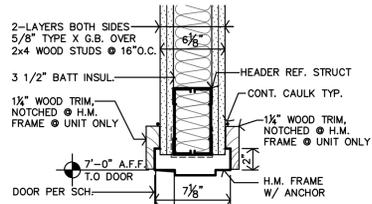
**B TYPE B UNIT KITCHEN - TYPE #11 INTERIOR ELEVATION**  
 3/8"=1'-0"



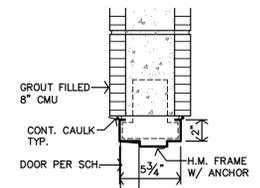
**A TYPE B UNIT KITCHEN - TYPE #11 INTERIOR ELEVATION**  
 3/8"=1'-0"

**CASEWORK NOTES:**  
 1. REF SHEET A2.0 FOR GENERAL NOTES.  
 2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.  
 3. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.  
 4. FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES.  
 5. REF. CASEWORK SECTIONS ON SHEET A9.5  
 6. ALL BLOCKING TO BE 2x8 FIRE TREATED.  
 7. TYPE B UNITS (ADAPTABLE) - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.  
 8. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)

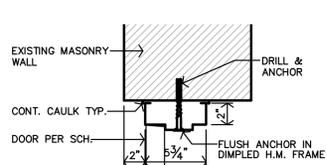




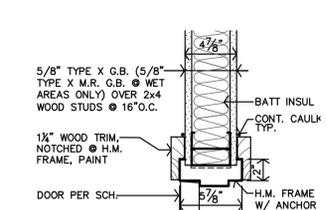
**R DOOR HEAD DTL.**  
1 1/2"=1'-0"



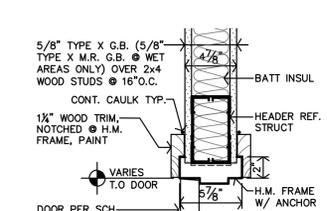
**Q DOOR HEAD DTL.**  
1 1/2"=1'-0"



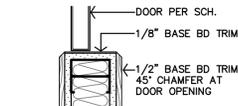
**P DOOR JAMB DTL.**  
1 1/2"=1'-0"



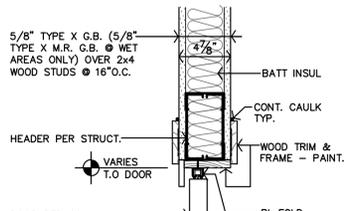
**O DOOR JAMB DTL.**  
1 1/2"=1'-0"



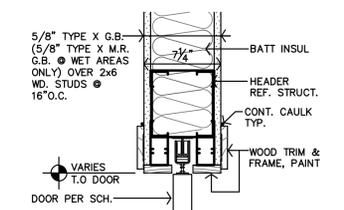
**N DOOR HEAD DTL.**  
1 1/2"=1'-0"



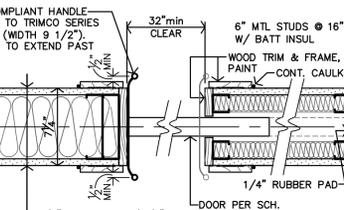
**K UNIT BASE DETAIL @ BI-PASS DOOR**  
1 1/2"=1'-0"



**J UNIT HEAD DETAIL @ BI-PASS DOOR**  
1 1/2"=1'-0"



**H UNIT POCKET DOOR HEAD DTL.**  
1 1/2"=1'-0"



**G UNIT POCKET DOOR JAMB DTL.**  
1 1/2"=1'-0"

MARK	LOCATION	DOOR										FRAME			DETAILS	REMARKS		
		SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH					
		W	H	T														
A	BDRM/BATH/CLST	3'-0"	6'-8"	1 3/4"	H.C. WOOD	B											C/D-A10.2	1,4
B	MECHANICAL	3'-0"	6'-8"	1 3/4"	S.C. WOOD/LOUVER	C											E/F-A10.2	5
C	CLOSET	PR2'-0"	6'-8"	1 3/4"													J/K-A10.2	3
D	CLOSET	PR3'-0"	6'-8"	1 3/4"													G/H-A10.2	2
E	CLOSET	2'-0"	6'-8"	1 3/4"													E/F-A10.2	
F	CLOSET	PR3'-0"	6'-8"	1 3/4"													E/F-A10.2	

**GENERAL NOTES:**  
 A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710.  
 B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.  
 C. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL:  
 http://codes.lp.findlaw.com/vxstatutes/PR/8/92/D/92.153  
 (1) window latch on each exterior window of dwelling.  
 (2) doorstop lock or latched door bolt on each exterior door.  
 (3) sliding door pin lock on each exterior sliding glass door.  
 (4) handle lock or security bar on each exterior sliding glass door.  
 (5) keyless balling device and a door viewer on each exterior door.  
 D. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

**SPECIFIC NOTES:**  
 1. BEDROOM & BATH DOOR - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.  
 2. POCKET DOOR - 32" MIN CLEAR OPENING, W/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.  
 3. BI-PASS/BI-FOLD DOORS - VERIFY FINISHED G.B. OPENING W/ SIZE OF DOOR HARDWARE & MANUFACTURER.  
 4. BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS, 1" TYP.  
 5. MECHANICAL DOORS WITHIN UNITS SHALL BE LOCKED, NOT ACCESSIBLE TO RESIDENTS.

MARK	GLAZING SCHEDULE				FIRE RATED
	EXTERIOR	INTERIOR	1/4" INSULATED	CLEAR GLASS	
A1					
A2					
A3					
B1					
B2					

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS	
U-FACTOR	
FIXED FENESTRATION	.42
OPERABLE FENESTRATION	.54
ENTRANCE DOOR	.68
SHGC	
PF < .25	.25
.25 < PF < .5	.30
PF > .5	.40

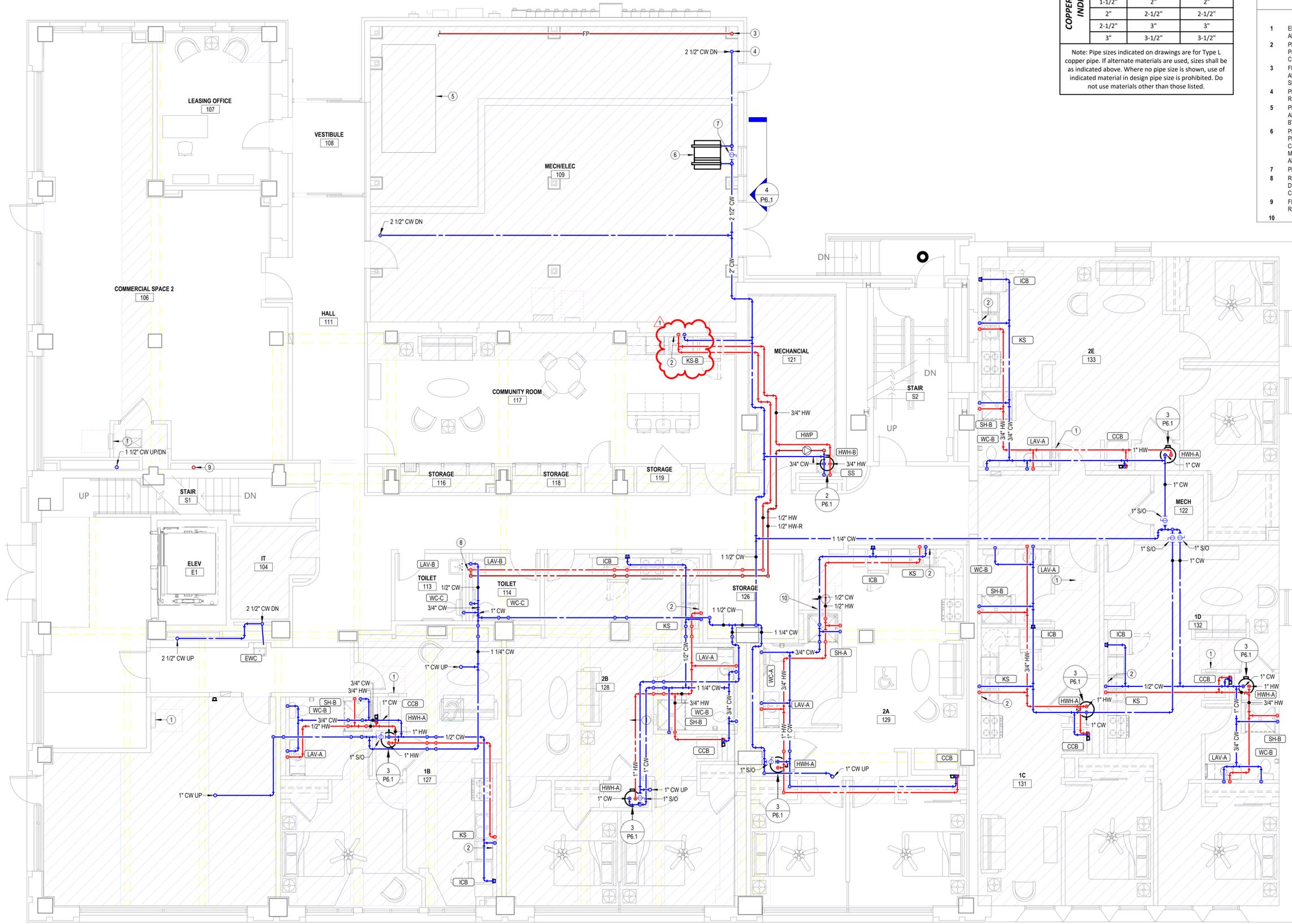
MARK	DOOR										FRAME			RATING	DETAILS	REMARKS	
	SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH					
	W	H	T														
<b>BASEMENT</b>																	
01	3'-3"	7'-0"	1 3/4"													90min	Q-A10.2
02	EXISTING DOOR & FRAME																
<b>FIRST FLOOR</b>																	
101	EXISTING DOOR & FRAME																
102	3'-0"	7'-0"	1 3/4"													90min	B-A10.5
103	3'-0"	7'-0"	1 3/4"													20min	P-A10.2 SIM
104	3'-0"	7'-0"	1 3/4"													20min	E/F-A10.2
106	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
107	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
108	EXISTING DOOR & FRAME																
109	EXISTING DOOR & FRAME																
110	NOT USED																
112	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
113	3'-0"	7'-0"	1 3/4"													20min	B-A10.5
114	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
116	EXISTING DOOR & FRAME																
117	EXISTING DOOR & FRAME																
118	EXISTING DOOR & FRAME																
119	EXISTING DOOR & FRAME																
121	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
122	3'-0"	7'-0"	1 3/4"													20min	E/F-A10.2
123	NOT USED																
124	3'-0"	7'-0"	1 3/4"													20min	E/F-A10.2
125	EXISTING DOOR & FRAME																
127	3'-0"	7'-0"	1 3/4"													20min	E/F-A10.2
128	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
129	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
131	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
133	2'-8"(EV)	7'-0"	1 3/4"													20min	P-A10.2
134	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
136	EXISTING DOOR & FRAME																
137	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
138	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
139	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
141	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
142	EXISTING DOOR & FRAME																
143	EXISTING DOOR & FRAME																
<b>SECOND FLOOR</b>																	
201	3'-0"	7'-0"	1 3/4"													90min	R-A10.2
202	EXISTING VAULT DOOR & FRAME																
203	3'-0"	7'-0"	1 3/4"													90min	P-A10.2
204	3'-0"	7'-0"	1 3/4"													90min	P-A10.2 SIM
206	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
207	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
208	3'-0"	7'-0"	1 3/4"													90min	R-A10.2
209	3'-0"	7'-0"	1 3/4"													20min	E/F-A10.2
210	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
211	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
213	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
214	EXISTING DOOR & FRAME																
<b>THIRD FLOOR</b>																	
301	EXISTING DOOR & FRAME																
302	3'-0"	7'-0"	1 3/4"													90min	R-A10.2
303	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
304	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
306	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
307	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
308	EXISTING VAULT DOOR & FRAME																
309	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
311	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
312	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
313	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
314	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
316	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
317	EXISTING DOOR & FRAME																
<b>FOURTH FLOOR - FIFTH/SIXTH/SEVENTH FLOORS SIMILAR</b>																	
401	EXISTING DOOR & FRAME																
402	3'-0"	7'-0"	1 3/4"													90min	C/D-A10.2
403	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
404	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
406	EXISTING DOOR & FRAME																
407	3'-0"	7'-0"	1 3/4"													20min	P-A10.2
408	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
409	3'-0"	7'-0"	1 3/4"													20min	N/O-A10.2
411	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
412	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
413	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
414	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
416	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
417	3'-0"	7'-0"	1 3/4"													20min	C/D-A10.2
418	EXISTING DOOR & FRAME																
<b>PENTHOUSE</b>																	
P1	EXISTING DOOR & FRAME																
P2	EXISTING DOOR & FRAME																
<b>ELEVATOR</b>																	
E1	3'-6"	7'-0"														90min	J-A6.1

**GENERAL NOTES:**  
 A. ALL EXPOSED UNITS TO BE PAINTED AT INTERIOR AND EXTERIOR.  
 B. INSTALL MTL FLASHINGS & CONT. CAULKING FOR A WEATHERTIGHT UNIT WOOD TRIM AT INTERIOR OF MECH ROOM.  
 C. AT ALL EXISTING OPENINGS TO RECEIVE NEW DOORS/FRAMES: CONTRACTOR TO VERIFY EXISTING CONSTRUCTION.

**SPECIFIC NOTES:**  
 1. UNIT ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYS OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE, W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIP TO BE INSTALLED.  
 2. UNIT ENTRY DOOR - 180" PEEP HOLES AT ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.







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

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 Project 25037 10/24/2025

- GENERAL PLUMBING NOTES**
- EXPOSED PIPING TO BE ROUTED TIGHT TO BOTTOM OF EXISTING STRUCTURE. UTILIZE COPPER, OR RIGID PEX FOR DOMESTIC WATER, AND PVC OR CAST IRON FOR WASTE AND VENT. ROUTE PIPING PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.
- NOTES BY SYMBOL**
- ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
  - 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.
  - FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13 AND 14. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ. SEE DETAIL 1.P6.1.
  - PROVIDE 2-1/2" SHUT-OFF VALVE AT WATER SERVICE ENTRANCE. COORDINATE REQUIREMENTS WITH CITY OF ABILENE.
  - PROVIDE SKID MOUNTED FIRE PUMP AND ALL REQUIRED CONTROLS, VALVES, AND APPURTENANCES PER SEALED FIRE SUPPRESSION SHOP DRAWINGS DESIGNED BY OTHERS.
  - PROVIDE WATER PRESSURE BOOSTER SYSTEM CAPABLE OF INCREASING PRESSURE OF 90 GPM BY 20 PSI. EQUIVALENT TO QUANTUM FLO PRODIGY E2, COMPLETE WITH (2) 2 HP VARIABLE SPEED DUPLEX PUMPS, 3" HEADERS, 208V/3PH MOTORS, SINGLE POINT POWER CONNECTION. PROVIDE MANUFACTURER'S ANALYSIS OF SYSTEM PRIOR TO INSTALLATION.
  - PROVIDE FULL SIZED, VALVED BYPASS OF BOOSTER SYSTEM.
  - ROUTE HOT WATER PIPING RECIRCULATION LOOP DOWN IN WALL TO LIMIT DISTANCE FROM LOOP TO LAVATORY TO LESS THAN 2' PER 2021 IECC TABLE C404.5.1.
  - FIRE PROTECTION STAND PIPE. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH FIRE PROTECTION DRAWINGS.
  -

**1 DOMESTIC WATER-FIRST FLOOR PLAN**  
 3/16" = 1'-0"

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS



REVISIONS:

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DATE: 10/24/2025  
 JOB: 24-3483  
 SHEET NO.:

P2.1

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DATE: 10/24/2025

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**PLUMBING FIXTURE SCHEDULE**

- GENERAL:**
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.
  - VENT SIZES ARE APPLICABLE ONLY FOR INDIVIDUAL FIXTURE VENTS WHERE ALTERNATE VENTING METHOD HAS NOT BEEN INDICATED ON PLANS.
  - PROVIDE 1/4 TURN STOP VALVES ON ALL HOT AND COLD WATER SUPPLY LINE CONNECTIONS FOR FIXTURES. SHOWER VALVES SHALL HAVE INTEGRAL STOP VALVES.
  - PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH TRAP PRIMER OR TRAP PRIMER ALTERNATIVE EQUIVALENT TO PREVENT TRAP GUARD. PROVIDE AUTOMATIC TRAP PRIMER DEVICE WITH SINGLE OR MULTIPLE OUTLET PIPES AND ROUTE DRAINS TO PRIMER PORTS.

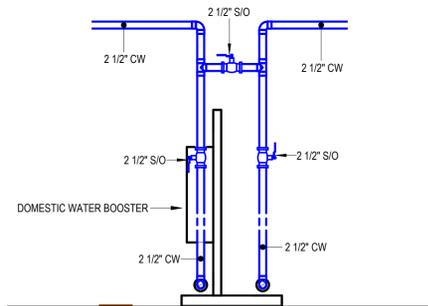
- NOTES:**
- IN AREAS OPEN TO THE PUBLIC, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT. IN APARTMENTS, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF THE FAIR HOUSING ACT.
  - PROVIDE DEARBORN SUPPLIES WITH STOPS AND EXCUTCHEON PLATE, 1-1/4" CAST BRASS P-TRAP.
  - INSULATE WATER AND WASTE PIPING BELOW SINK. UTILIZE INSULATION KIT EQUIVALENT TO LAVGUARD BY TRUEBRO. PROVIDE PLUMBEXX MODEL #3071WD-N WASTE DISPOSAL COVER.
  - TRIM SHALL BE PROVIDED WITH POLISHED CHROME FINISH.
  - TRANSITION FROM 1/8" DRAIN TUBING TO 1/2" PVC DRAIN AND TERMINATE WITH AIR GAP AT NEAREST TENANT FLOOR DRAIN.
  - PLUMBING FIXTURE SELECTED BY INTERIOR DESIGNER AND PROVIDED BY P.C. ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER.

MARK	MANUFACTURER	MODEL	PRODUCT DESCRIPTION	TRIM	ROUGH-IN SIZES			COLD	HOT	ADA COMPLIANT	NOTES
					DRAIN	VENT	WATER				
CCB	SIoux CHIEF	696-2313	RECESSED WASHING MACHINE BOX WITH 2" PVC/ABS DRAIN COUPLING AND KNOCKOUT TEST CAP. TWO 1/4 TURN BALL VALVES WITH HAMMER ARRESTORS.		2"	1 1/2"	12"	Yes	Yes		
DB	Sioux Chief	696	DRAINAGE BOX BOX WITH 2" DRAIN CONNECTION AND SOLID COVER.		2"	2"		No	No		
EWC	MURDOCK	A171108F-UG-BF12	SELF-CONTAINED WATER COOLER WITH STAINLESS STEEL BASKET, FRONT-PUSH-BUTTON OPERATION, SENSOR OPERATED BOTTLER FILLER, LEAD-FREE COOLING SYSTEM, 120 VOLTS		2"	1 1/2"	12"	Yes	No	Yes	1
2" FD	WATTS	FD-100-A	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE. REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES. ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAPGUARD	2"	2"					
3" FD	WATTS	FD-100-A	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE. REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES. ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAPGUARD	3"	2"					
3" FS	WATTS	FS-740	12" SQUARE, 8" DEEP FLOOR SINK WITH WHITE PORCELAIN ENAMEL COATED INTERIOR, LOOSE SET PORCELAIN ENAMEL COATED CAST IRON GRATE, ALUMINUM DOME BOTTOM STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAP GUARD	3"	2"					
ICB	SIoux CHIEF	696-G1010	ICE MAKER CONNECTION BOX WITH 1/4 TURN BALL VALVE AND INTEGRAL HAMMER ARRESTOR.				12"	Yes	No		
KS	ALLORA	ADA-KH-3118-D-R20	TWO COMPARTMENT 18 GAUGE STAINLESS STEEL SINK, UNDERMOUNT SINK, (2) 14"W X 16" X 5-1/4" BOWL.	DELTA MODEL 19867LF SINGLE HANDLE KITCHEN SINK FAUCET WITH PULL DOWN HOSE SPRAY HEAD, MATTE BLACK FINISH. PROVIDE BASKET STRAINER.	2"	1 1/2"	12"	Yes	Yes	Yes	1,2,3,4,6
KS-B	KOHLER	K-8689-SU	ONE COMPARTMENT UNDERMOUNT CAST IRON SINK, 33"W X 22" X 5-7/8" D BOWL.	KOHLER MODEL K28274 SINGLE HANDLE KITCHEN SINK FAUCET WITH HOSE SPRAY ATTACHMENT, MATTE BLACK FINISH. PROVIDE BASKET STRAINER AND MATTE BLACK FINISH P-TRAP COVER.	2"	1 1/2"	12"	Yes	Yes	Yes	1,2,3,4,6
LAV-A	AMERICAN STANDARD	0810000.020	UNDERMOUNT LAVATORY, WHITE VITREOUS CHINA, 17" X 13" X 6"D	DELTA MODEL 559HAR-SS-DST SINGLE HANDLE FAUCET, STAINLESS STEEL FINISH. LEONARD MODEL TM-1 POINT OF USE MIXING VALVE. PROVIDE GRID DRAIN.	2"	1 1/2"	12"	Yes	Yes	Yes	1,2,3,6
LAV-B	KOHLER	K-2035-1	WALL HUNG LAVATORY, WHITE CHINA, 22" OVAL, FRONT OVERFLOW, SINGLE FAUCET HOLE.	KOHLER MODEL K-97345-4K-BL SINGLE HANDLE FAUCET, MATTE BLACK FINISH. LEONARD MODEL TM-1 POINT OF USE MIXING VALVE. PROVIDE GRID DRAIN.	2"	1 1/2"	12"	Yes	Yes	Yes	1,2,3,6
RH	WOODFORD	RHY2-MS	FROST PROOF ROOF HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTER THAT IS FIELD TESTABLE. INTEGRAL VENT THAT ALLOWS DRAINAGE WITH 1/8" DRAIN HOLE DRILLED AND TAPPED IN BODY OF HYDRANT. PROVIDE WITH MANUFACTURER'S ROOF MOUNTING SYSTEM CONSISTING OF CAST IRON HYDRANT SUPPORT, UNDER DECK FLANGE, WELL SEAL, EPDM BOOT, AND SHIMS AS REQUIRED. COORDINATE INSTALLATION WITH G.C.				3/4"	Yes	No	No	5
SH-A	AQUA BATH CO.	C4136BF-OT-FLUX 3/4"	CENTER DRAIN OPTION, REINFORCED FIBERGLASS ADA BASE MODEL SHOWER, 36"W X 36"D X 80"H WITH INTEGRAL SOAP/TOILETRY SHELVES IN ACCORDANCE WITH ADA REQUIREMENTS. FOLD-UP SEAT, RIGHT OR LEFT HAND ROUGH-IN AS REQUIRED. WHITE FINISH. PROVIDE WITH COLLAPSIBLE DAM. PROVIDE WITH NICKEL CHROME FINISH.	MATTE BLACK DELTA FV56-TR2102-BL ADA SHOWER VALVE AND TRIM KIT. PROVIDE WITH WALL ELBOW, HOSE, HAND SHOWER, AND SLIDE BAR.	2"	1 1/2"	12"	Yes	Yes	Yes	1
SH-B	AQUATIC	13636FHARRF	CAST ACRYLIC SHOWER, 36" SQUARE INSIDE, REAR MOLDED SOAP SHELF. PROVIDE WITH FHA BACKING. PROVIDE WITH NICKEL CHROME FINISH.	MATTE BLACK DELTA T142259-BL SHOWER VALVE AND TRIM KIT.	2"	1 1/2"	12"	Yes	Yes	No	
SS	FRY	MSP-242	6" PVC PIPE, 1/2" DIA. STONE TOP BOWL, 24" SQUARE	CURCISO FAUCET MODEL 8870P FAUCET WITH 1/2" SE-THREAD OUTLET, VACUUM BREAKER SPOUT, PAIL HOOK, WALL BRACE, INTEGRAL CHECK VALVES, METAL LEVER HANDLES.	3"	1 1/2"	3/4"	Yes	Yes	No	
WC-A	AMERICAN STANDARD	215AA.104	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 16-1/2" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER.	4"	2"	12"	Yes	No	Yes	1
WC-B	AMERICAN STANDARD	215CA.104	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 15" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER.	4"	2"	12"	Yes	No	No	
WC-C	AMERICAN STANDARD	215AA.104	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, 12" ROUGH-IN, ELONGATED 16-1/2" HIGH BOWL.	WHITE OPEN FRONT SOFT CLOSE PLASTIC SEAT WITH COVER.	4"	2"	12"	Yes	No	Yes	1
WH	WOODFORD	B67	AUTOMATIC DRAINING FREEZELESS WALL HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTOR. LOOSE TEE KEY HANDLE. WITH RECESSED BOX WITH DOOR. PROVIDE WITH CHROME PLATED EXTERIOR FINISH.				3/4"	Yes	No	No	

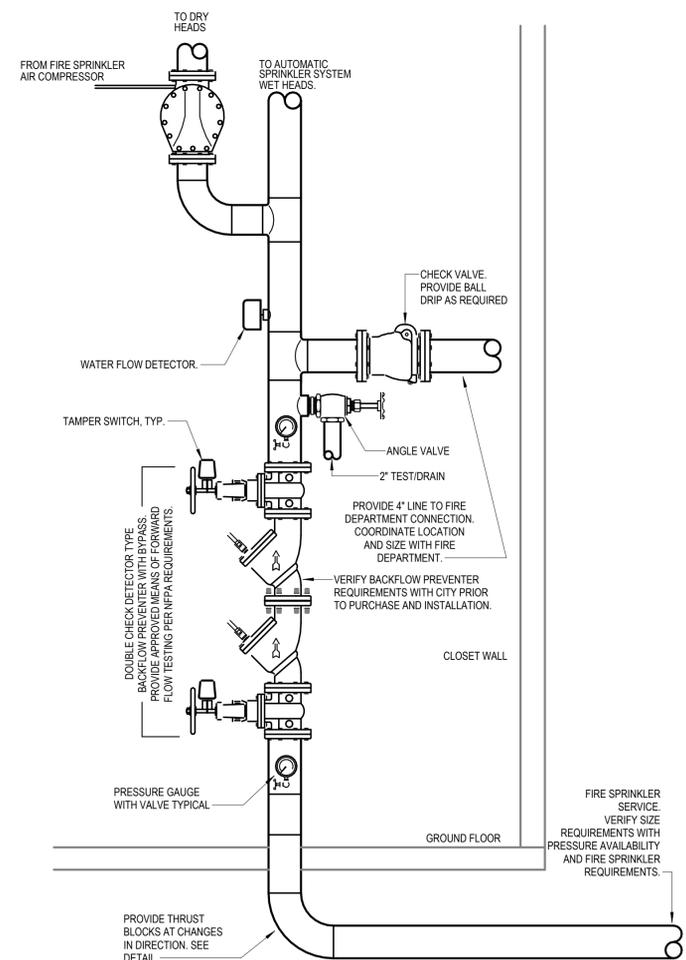
**DOMESTIC WATER EQUIPMENT SCHEDULE**

- GENERAL:**
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.
- NOTES:**
- PROVIDE WALL HUNG PLATFORM FOR WATER HEATER EQUAL TO HOLDRITE #60SQHP-W. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT.
  - PUMP SHALL HAVE CONTROLS TO PREVENT STARTUP WITHIN 5 MINUTES FROM THE END OR PREVIOUS HEATING CYCLE. HOT WATER RECIRCULATION SYSTEM SHALL MEET ALL REQUIREMENTS OF 2021 IECC.

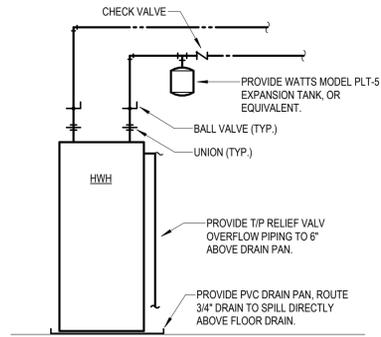
Mark	Manufacturer	Model	Product Specification	Schedule Notes
HWH-A	AO Smith	EETU-40	40 GALLON ELECTRIC WATER HEATER, 0.93 UEF, 4500 WATTS, 208V HEATING ELEMENT, 21 GPH RECOVERY @ 90°F TEMP RISE. SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	
HWH-B	AO Smith	EJCS-20	20 GALLON ELECTRIC WATER HEATER, 2600 WATTS, 120V HEATING ELEMENT, 11 GPH RECOVERY @ 90°F TEMP RISE. SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	1
HWP	BELL & GOSSETT	NBF-33	CIRCULATION PUMP, BRONZE BODY, 10 GPM @ 10' HEAD, 120 VAC. PROVIDE CLAMP-ON AQUASTAT FOR PUMP CONTROL.	2



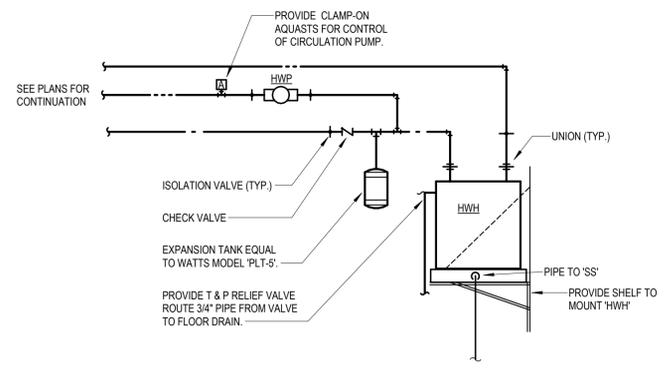
**4 DOMESTIC WATER BOOSTER RISER**  
 3/8" = 1'-0"



**1 FIRE PROTECTION RISER DIAGRAM**  
 NO SCALE



**3 APARTMENT WATER HEATER DIAGRAM**  
 NO SCALE



**2 WATER HEATER ON SHELF PIPING DIAGRAM**  
 NO SCALE



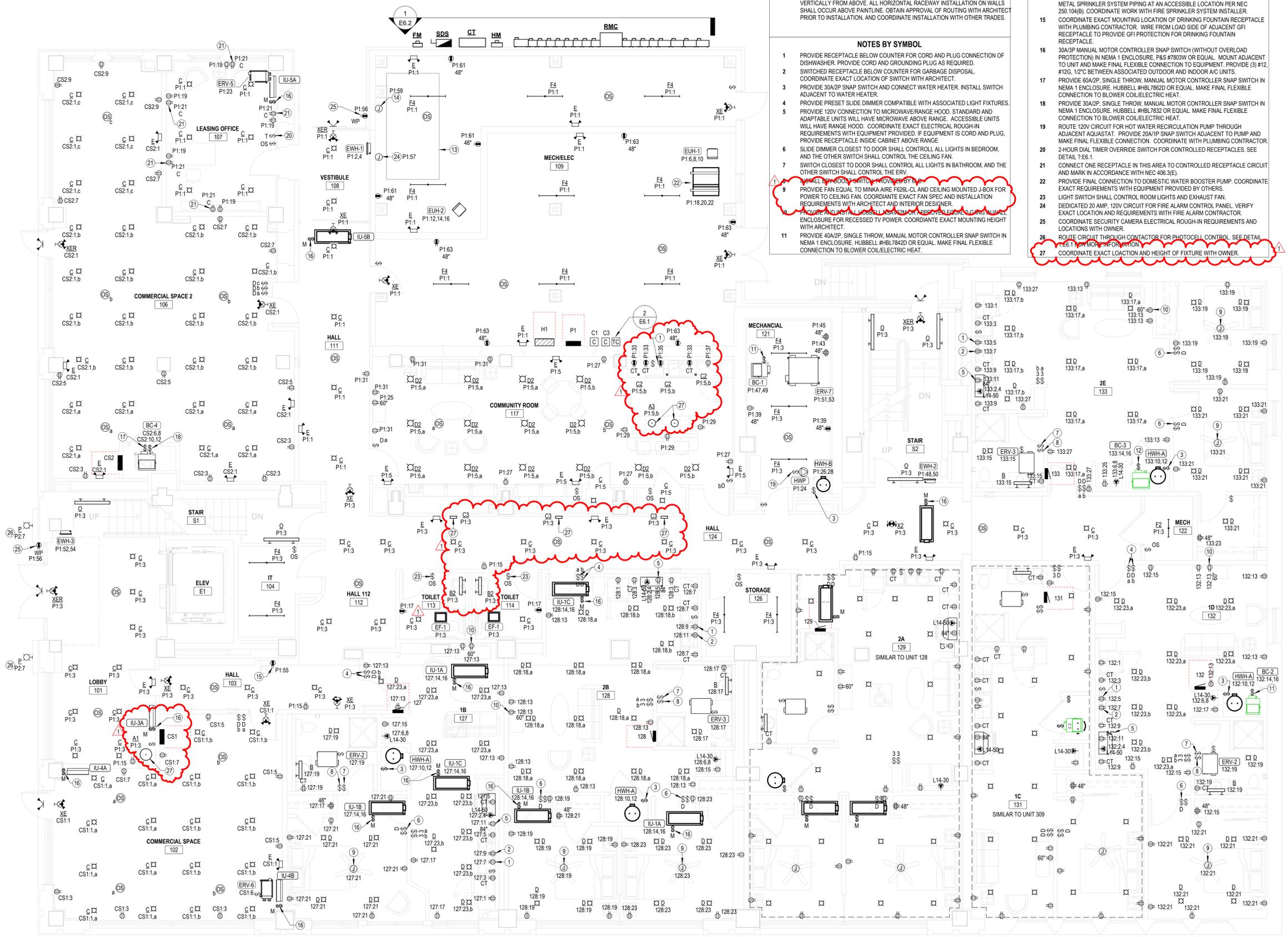
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- GENERAL ELECTRICAL NOTES**
- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
  - AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY, GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.
- NOTES BY SYMBOL**
- PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
  - SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
  - PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
  - PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
  - 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.
  - SLIDE DIMMER CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BEDROOM, AND THE OTHER SWITCH SHALL CONTROL THE CEILING FAN.
  - SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE ERV.
  - ALL EXPOSED SWITCHES PROVIDED BY ME.
  - PROVIDE FAN EQUAL TO MINKA AIRE F626L-CL AND CEILING MOUNTED J-BOX FOR POWER TO CEILING FAN. COORDINATE EXACT FAN SPEC AND INSTALLATION REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER.
  - PROVIDE 30A/2P SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL7820 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
  - PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL78420 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.

- NOTES BY SYMBOL**
- PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL7820 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
  - MAKE FINAL CONNECTIONS TO FIRE PUMP AND ALL REQUIRED CONTROLS, VALVES, AND APPURTENANCES PER SEALED FIRE SUPPRESSION SHOP DRAWINGS DESIGNED BY OTHERS.
  - 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCHES) AND BELL. PROVIDE #8 CU BONDING JUMBER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
  - COORDINATE EXACT MOUNTING LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH PLUMBING CONTRACTOR. WIRE FROM LOAD SIDE OF ADJACENT GFI RECEPTACLE TO PROVIDE GFI PROTECTION FOR DRINKING FOUNTAIN RECEPTACLE.
  - 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. PROVIDE (3) #12, #12G, 1/2" C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.
  - PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL7820 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
  - PROVIDE 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE, HUBBELL #HBL7832 OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
  - ROUTE 120V CIRCUIT FOR HOT WATER RECIRCULATION PUMP THROUGH ADJACENT ADJASTAT. PROVIDE 20A/1P SNAP SWITCH ADJACENT TO PUMP AND MAKE FINAL FLEXIBLE CONNECTION WITH PLUMBING CONTRACTOR.
  - 2-HOUR DIAL TIMER OVERRIDE SWITCH FOR CONTROLLED RECEPTACLES. SEE DETAIL 7-E6.1.
  - CONNECT ONE RECEPTACLE IN THIS AREA TO CONTROLLED RECEPTACLE CIRCUIT AND MARK IN ACCORDANCE WITH NEC 406.3(E).
  - PROVIDE FINAL CONNECTION TO DOMESTIC WATER BOOSTER PUMP. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED BY OTHERS.
  - LIGHT SWITCH SHALL CONTROL ROOM LIGHTS AND EXHAUST FAN.
  - DEDICATED 20 AMP, 120V CIRCUIT FOR FIRE ALARM CONTROL PANEL. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE ALARM CONTRACTOR.
  - COORDINATE SECURITY CAMERA ELECTRICAL ROUGH-IN REQUIREMENTS AND LOCATIONS WITH OWNER.
  - ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE DETAIL 7-E6.1 FOR MORE INFORMATION.
  - COORDINATE EXACT LOCATION AND HEIGHT OF FIXTURE WITH OWNER.



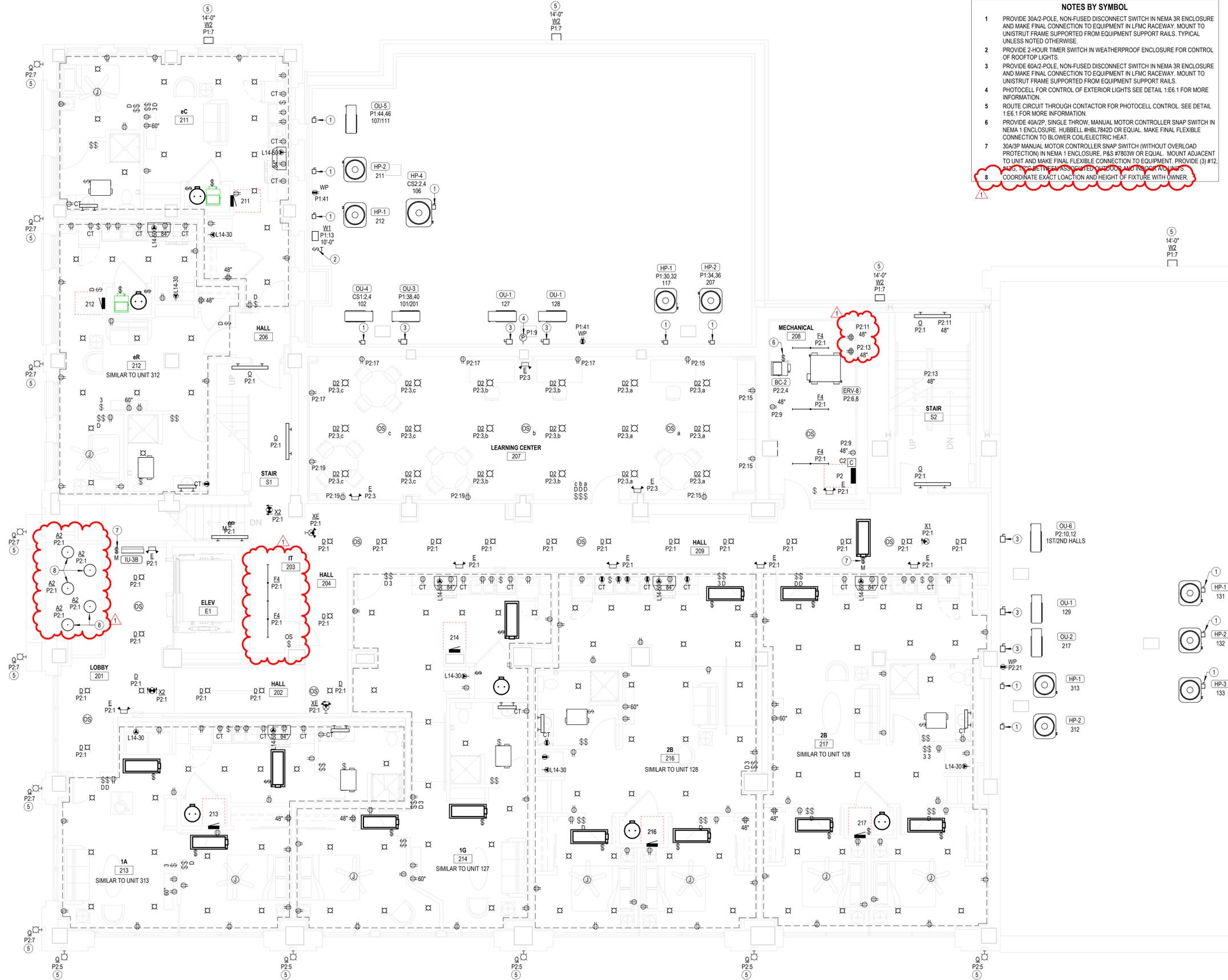
**1 FIRST FLOOR ELECTRICAL POWER PLAN**  
 3/16" = 1'-0"



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- NOTES BY SYMBOL**
- 1 PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
  - 2 PROVIDE 2-HOUR TIMER SWITCH IN WEATHERPROOF ENCLOSURE FOR CONTROL OF ROOFTOP LIGHTS.
  - 3 PROVIDE 60A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
  - 4 PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTS SEE DETAIL 1.E6.1 FOR MORE INFORMATION.
  - 5 ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE DETAIL 1.E6.1 FOR MORE INFORMATION.
  - 6 PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL784ZD OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
  - 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. PROVIDE (3) #12 AWG, THHN BETWEEN EQUIPMENT OVERHEAD AND INDOOR UNITS.
  - 8 COORDINATE EXACT LOCATION AND HEIGHT OF FIXTURE WITH OWNER.

- GENERAL ELECTRICAL NOTES**
- 1 COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS. MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
  - 2 AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

**1 SECOND FLOOR ELECTRICAL PLAN**  
 3/16" = 1'-0"



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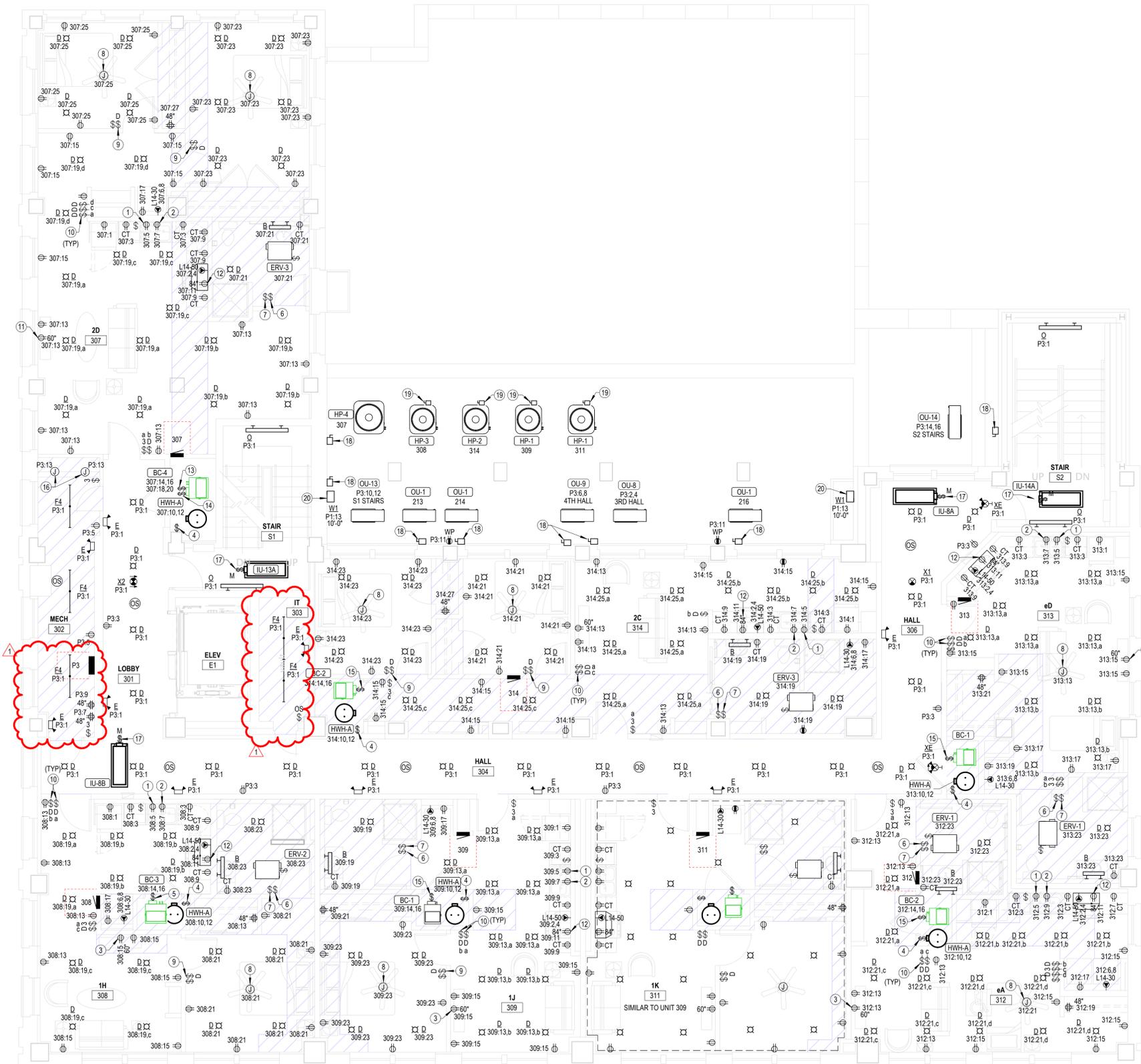
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**GENERAL ELECTRICAL NOTES**

- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
- AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY, GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

**NOTES BY SYMBOL**

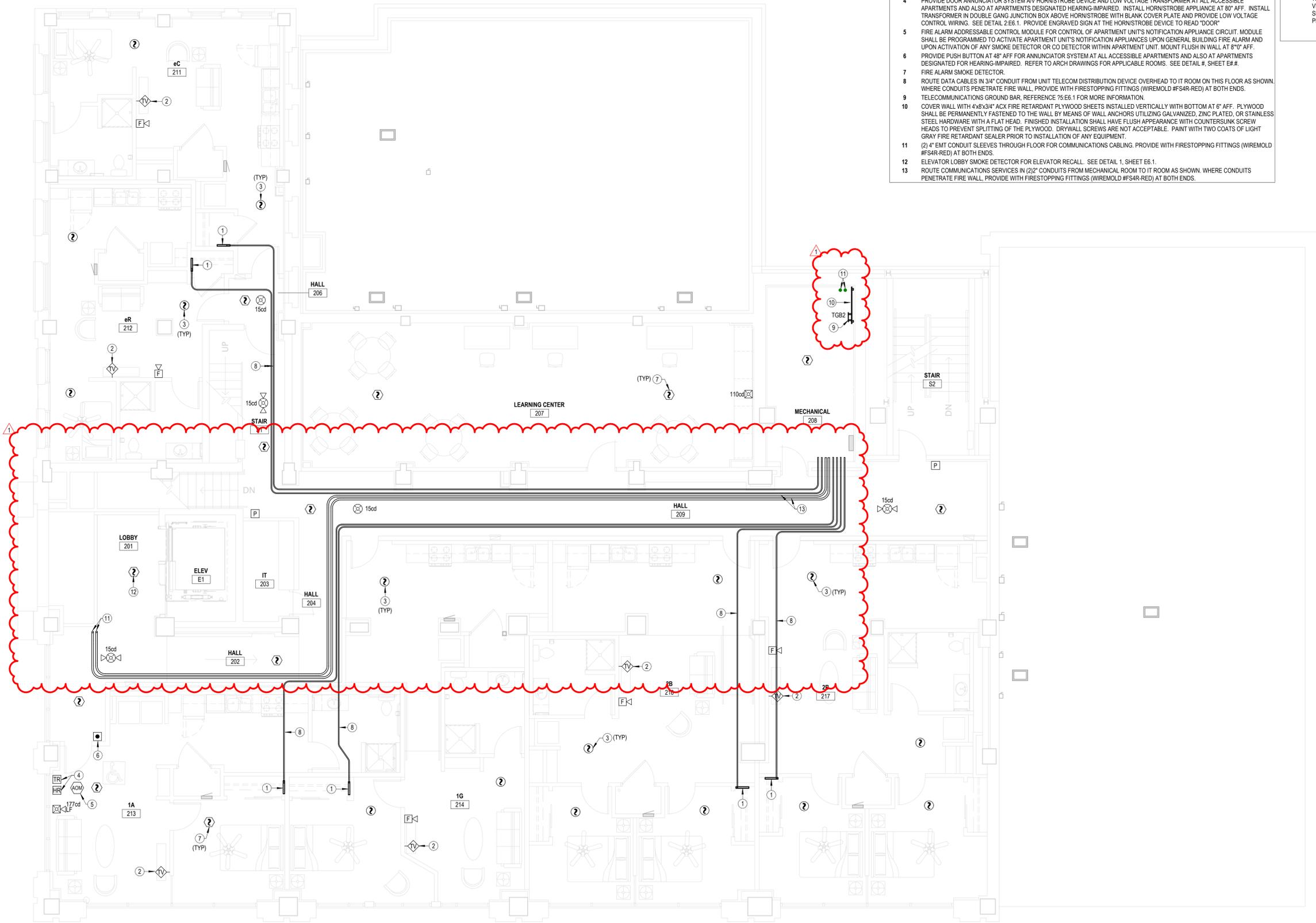
- PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
- SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
- PROVIDE AND INSTALL HUBBELL NSAV62M OR APPROVED EQUAL 2-GANG IN-WALL ENCLOSURE FOR RECESSED TV POWER. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT.
- PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
- PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
- SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE FAN.
- INSTALL 20 AMP 2P SWITCH PROVIDED BY THE ARCHITECT.
- PROVIDE FAN EQUAL TO MAKE AIRE F62D, 48" AND CEILING MOUNTED J-BOX FOR POWER TO CEILING FAN. COORDINATE EXACT FAN SPEC AND INSTALLATION REQUIREMENTS WITH ARCHITECT AND INTERIOR DESIGNER.
- SLIDE DIMMER TO BE USED TO CONTROL ALL LIGHTS IN BEDROOM, AND THE OTHER SWITCH SHALL CONTROL THE CEILING FAN.
- PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
- PROVIDE AND INSTALL HUBBELL RR1512W OR APPROVED EQUAL 2-GANG RECESSED RECEPTACLE WITH PASS-THROUGH. RECEPTACLE TO BE SURFACED MOUNTED IN METAL WALL-BOX WITH DIVIDER. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT.
- 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 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7832D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
- PROVIDE 60A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7862D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
- PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
- PROVIDE J-BOX FOR POWER TO FIRE SMOKE DAMPERS. COORDINATE EXACT LOCATION AND INSTALLATION REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE. PAS #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT. PROVIDE (3) #12, #12C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.
- PROVIDE 60A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
- PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
- CONTROL WALL PACKS WITH TIMER SWITCH INDICATED ON SHEET E1.2.



**1 THIRD FLOOR ELECTRICAL PLAN**  
 3/16" = 1'-0"

- NOTES BY SYMBOL**
- TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
  - COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
  - CEILING MOUNTED SMOKE ALARM IN APARTMENTS OTHER THAN ADA AND HEARING IMPAIRED, TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10'. SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK#SC701BL OR EQUAL.
  - PROVIDE DOOR ANNUNCIATOR SYSTEM AV HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 8'0" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL 2.E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR"
  - FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNITS NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNITS NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8"0" AFF.
  - 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 #, SHEET E#.#.
  - FIRE ALARM SMOKE DETECTOR.
  - ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE OVERHEAD TO IT ROOM ON THIS FLOOR AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
  - TELECOMMUNICATIONS GROUND BAR, REFERENCE 75.E6.1 FOR MORE INFORMATION.
  - COVER WALL WITH 4x8x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
  - (2) 4" EMT CONDUIT SLEEVES THROUGH FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
  - ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
  - ROUTE COMMUNICATIONS SERVICES IN (2)2" CONDUITS FROM MECHANICAL ROOM TO IT ROOM AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

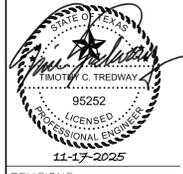
- GENERAL ELECTRICAL NOTES**
- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
  - AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY, GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.



**1 SECOND FLOOR SPECIAL SYSTEMS PLAN**  
 3/16" = 1'-0"

**LANDMARK ON CYPRESS**  
**HISTORIC REHABILITATION - APARTMENTS**

**ABILENE, TEXAS**



REVISIONS:

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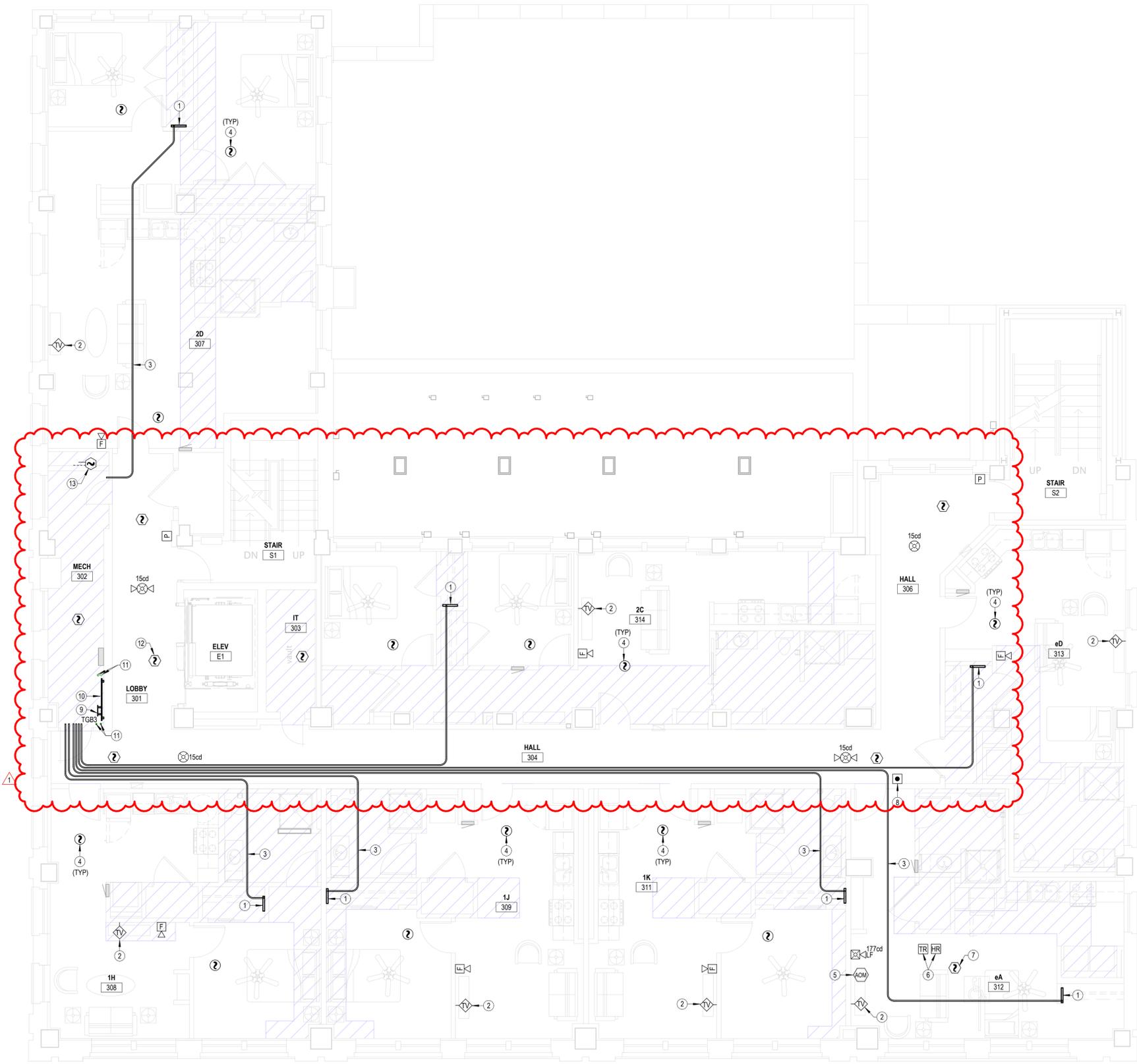
DATE: 10/24/2025  
 JOB: 24-3483  
 SHEET NO.:

**GENERAL ELECTRICAL NOTES**

- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
- AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

**NOTES BY SYMBOL**

- TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.
- COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.
- ROUTE DATA CABLES IN 3/4" CONDUIT FROM UNIT TELECOM DISTRIBUTION DEVICE OVERHEAD TO IT ROOM ON THIS FLOOR AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
- CEILING MOUNTED SMOKE ALARM IN APARTMENTS OTHER THAN ADA AND HEARING IMPAIRED, TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRKSC7019L OR EQUAL.
- FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNITS NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNITS NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0" AFF.
- 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 8'-0" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL 2.E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
- FIRE ALARM SMOKE DETECTOR.
- 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 #, SHEET #.#.
- TELECOMMUNICATIONS GROUND BAR, REFERENCE 75.E6.1 FOR MORE INFORMATION.
- COVER WALL WITH 4x8x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 8" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
- (2) 4" EMT CONDUIT SLEEVES THROUGH FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS. ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
- AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACT BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 5' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE.



**1 THIRD FLOOR SPECIAL SYSTEMS PLAN**  
 3/16" = 1'-0"



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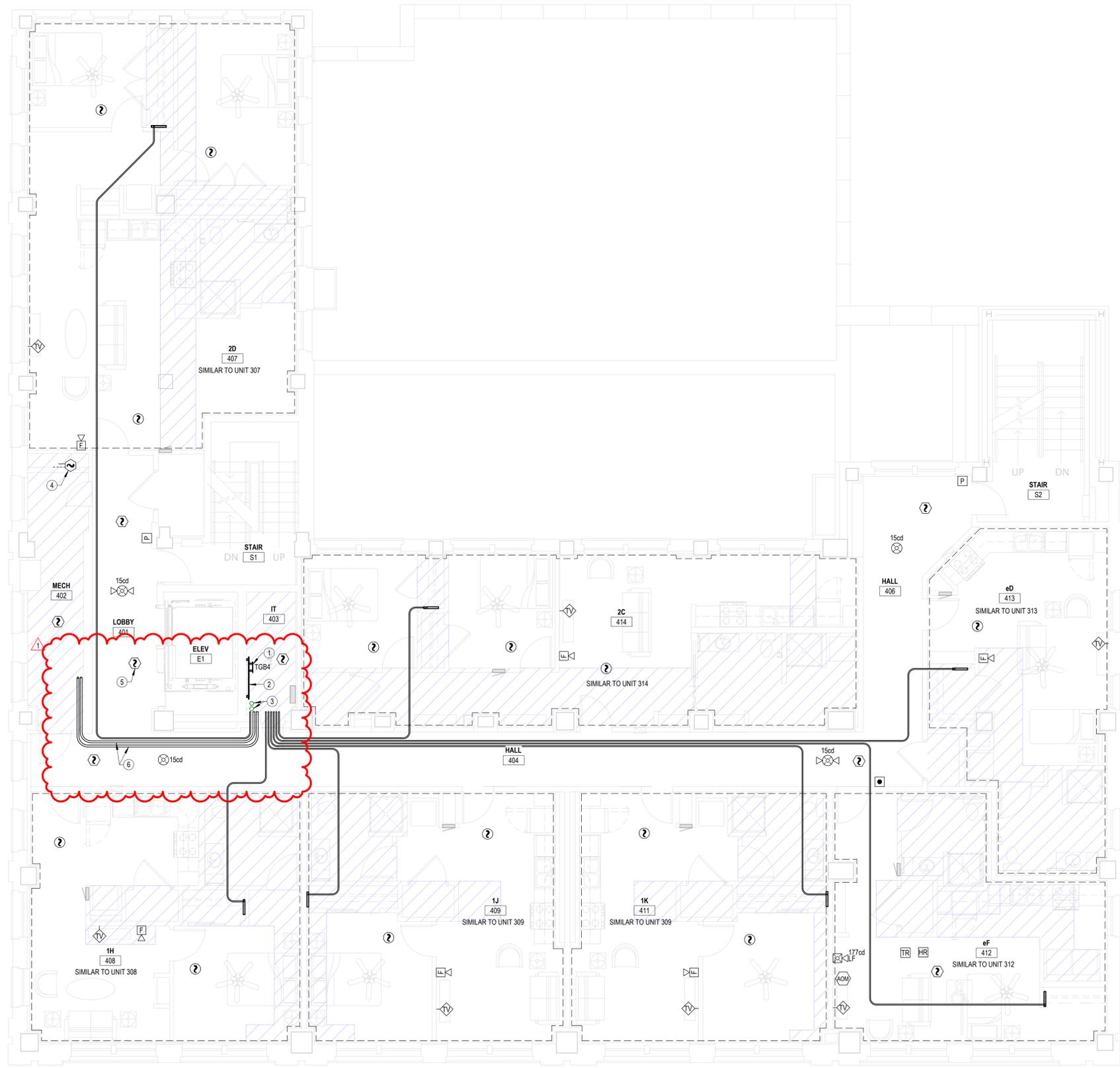
DATE: 10/24/2025  
 JOB: 24-3483  
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**GENERAL ELECTRICAL NOTES**

- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS. MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
- AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

**NOTES BY SYMBOL**

- TELECOMMUNICATIONS GROUND BAR, REFERENCE 75E6.1 FOR MORE INFORMATION.
- COVER WALL WITH 4x8x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
- (2) 4" EMT CONDUIT SLEEVES THROUGH FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
- AIR DUCT SMOKE DETECTORS FOR HVAC EQUIPMENT FURNISHED AND WIRED TO FACP BY FIRE ALARM CONTRACTOR. INSTALLED IN DUCT BY MECHANICAL CONTRACTOR. PROVIDE ADDRESSABLE FIRE ALARM RELAY WITHIN 6' OF EQUIPMENT FOR SHUT-DOWN OF HVAC UNIT UPON DETECTION OF SMOKE. ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
- ROUTE COMMUNICATIONS SERVICES IN (2) 2" CONDUITS FROM MECHANICAL ROOM TO IT ROOM AS SHOWN. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.



**1 FOURTH FLOOR SPECIAL SYSTEMS PLAN**  
 3/16" = 1'-0"

LANDMARK ON CYPRESS

HISTORIC REHABILITATION - APARTMENTS

ABILENE, TEXAS



REVISIONS:

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DATE: 10/24/2025  
 JOB: 24-3483  
 SHEET NO.:

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DATE: 10/24/2025  
 JOB: 24-3483  
 SHEET NO.:

**LIGHT FIXTURE SCHEDULE**

**GENERAL:**

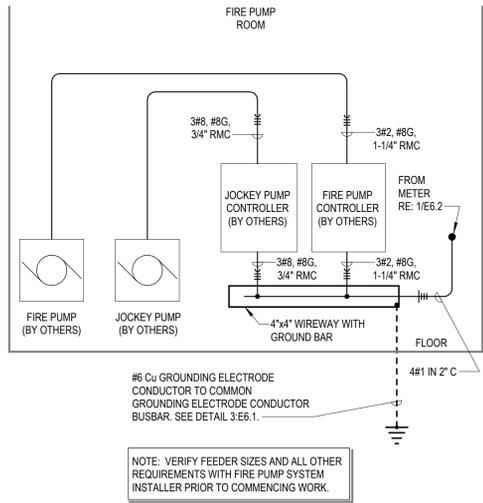
- ALL LEDS SHALL BE 4000K CORRELATED COLOR TEMPERATURE, MINIMUM 80 CRI.
- ALL LED FIXTURES SHALL ADHERE TO LM79 AND LM80 STANDARDS.
- PROVIDE MANUFACTURERS' FLANGE KIT WHERE LAY-IN FIXTURES ARE TO BE INSTALLED IN GYP.

**NOTES:**

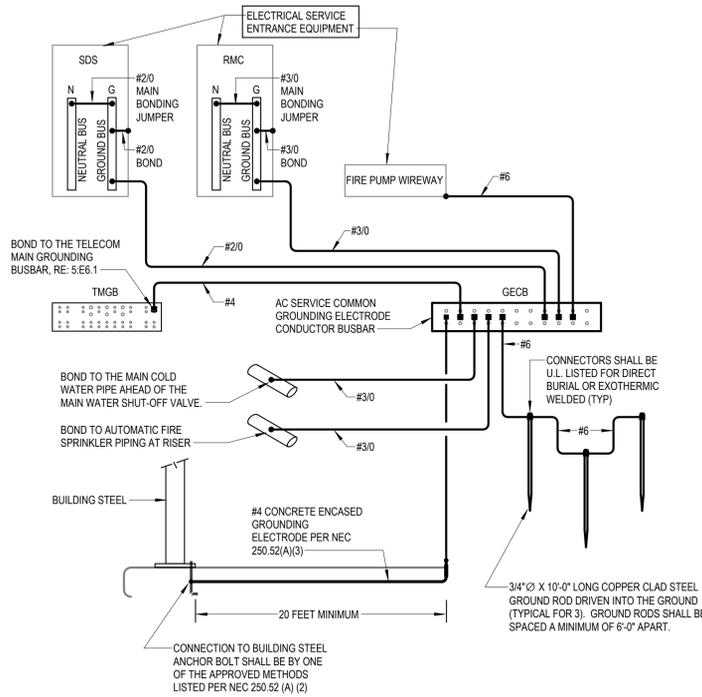
- PROVIDE FIXTURE WITH INTEGRAL EMERGENCY BATTERY AND CHARGER WITH SELF-DIAGNOSTIC/SELF-TESTING ELECTRONICS.
- FIXTURE SHALL BE CAPABLE OF WALL OR CEILING MOUNT APPLICATIONS AND SHALL HAVE BREAK-OUT DIRECTIONAL CHEVRONS.
- PROVIDE FIXTURE WITH INTEGRAL OCCUPANCY SENSOR AND CONTROLS TO DIM FIXTURE TO 50% LIGHT OUTPUT WHEN UNOCCUPIED.
- LIGHT FIXTURE SELECTED BY INTERIOR DESIGNER AND PROVIDED BY E.C. ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER.
- FIXTURE SHALL BE CAPABLE OF OPERATION IN TEMPERATURES RANGING FROM -4F THROUGH 104F.
- U.L. LISTED FOR 'WET LOCATION'.
- COORDINATE COLOR WITH ARCHITECT.
- PROVIDE FIXTURE/POLE ASSEMBLY WITH 17' ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE. FIXTURE HEIGHT SHALL NOT EXCEED 20'.
- PROVIDE FIXTURE/POLE ASSEMBLY WITH 100 MPH WIND LOADS. PROVIDE WITH VIBRATION DAMPER PER MANUFACTURER'S RECOMMENDATIONS.

MARK	MANUFACTURER	MODEL NUMBER	WATTAGE	LUMEN OUTPUT	DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A1	BRIGETTE	PD497016BGWL	60 W		---	SUSPENDED	COORD. W/ ARCH.	DECORATIVE PENDANT	4
A2	KUZCO	PD34616	60 W		---	SUSPENDED	COORD. W/ ARCH.	DECORATIVE PENDANT	4
A3	ALORA	LP348241	120 W		---	SUSPENDED	COORD. W/ ARCH.	DECORATIVE PENDANT	4
B	KUZCO	VL505125	27 W		STANDARD	SURFACE WALL	GOLD	THREE LAMP BATHROOM VANITY LIGHT	4
B2	KUZCO	VL77923	25 W	2520 lm	STANDARD	SURFACE WALL	GOLD	THREE LAMP BATHROOM LED VANITY LIGHT	4
C	HALO	SMX8RLSFS2W	13 W	1200 lm	LED DRIVER, DIMMABLE	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT WITH SELECTABLE LUMEN OUTPUT	4
C2	HALO	ML4D-09-NFL-940-E-TL41R	11 W	900 lm	LED DRIVER, DIMMABLE	CEILING RECESSED	COORD. W/ ARCH.	2" LED DOWNLIGHT	4
G3	KUZCO	WS7-909	11 W	1050 lm	LED DRIVER, 0-10V DIMMABLE, 10% DIMMING	SURFACE WALL	COORD. W/ ARCH.	2" WALL SCONCE	---
D	HALO	SMX8RLSFS2W	13 W	1200 lm	LED DRIVER, DIMMABLE	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT WITH SELECTABLE LUMEN OUTPUT	---
D2	HALO	SMX8RLSFS2W	17 W	1500 lm	LED DRIVER, DIMMABLE	CEILING SURFACE	WHITE	8" DIA ROUND SURFACE MOUNT DOWNLIGHT WITH SELECTABLE LUMEN OUTPUT	---
E	LITHONIA	EU2LM12			---	WALL AT 7'-6" AFF	WHITE	TWIN HEAD POLYCARBONATE EMERGENCY LIGHT	1
F2	DAY-BRITE CFI	FSS220L840-UNV-DIM	17 W	1900 lm	0-10V DIMMING TO 10%	SUSPENDED	WHITE	2" STANDARD STRIP WITH CURVED FROSTED ACRYLIC LENS	---
F4	DAY-BRITE CFI	FSS440L840-UNV-DIM	30 W	4077 lm	0-10V DIMMING TO 10%	SUSPENDED	WHITE	4" STANDARD STRIP WITH CURVED FROSTED ACRYLIC LENS	---
O	LITHONIA	WL4-40L-E21-LP840-MSD7-DIM50-E10WLCF	40 W	3927 lm	LED DRIVER, DIMMABLE	SURFACE WALL	WHITE	4 FT. WALL MOUNTED STAIRWELL LIGHT WITH EMERGENCY BATTERY BACKUP	3
P	---	---	---	---	STANDARD	WALL AT 6'-0" AFG	COORD. W/ ARCH.	EXTERIOR LED SCONCE, SELECTED BY OWNER	4.9
Q	---	---	---	---	STANDARD	WALL AT 17'-0" AFG	COORD. W/ ARCH.	EXTERIOR UP/DOWN WALL LIGHT, SELECTED BY OWNER	4.7
R	GARDCO	OPF-M-A10-840-T4M-AR1-UNV	112 W	20467 lm	LED DRIVER	ROUND POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	6,8,9
T	LITHONIA	FEM-L48-4000LM-IMAF-LWD-MVOLT-G210-40K-80CRI	24 W	3525 lm	STANDARD	SURFACE WALL	WHITE	4 FT. FULLY ENCLOSED AND GASKETED INDUSTRIAL FIXTURE WITH FROSTED, RIBBED, IMPACT RESISTANT ACRYLIC LENS	---
W1	GARDCO	GWM-A08-840-T4M-UNV	30 W	5000 lm	STANDARD	WALL	TAN	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	5,6,7
W2	GARDCO	GWM-A13-840-T4M-UNV	66 W	9668 lm	STANDARD	WALL	TAN	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	5,6,7
X1	LITHONIA	LQM S W RG MVOLT EL SD	5 W		---	Ceiling		SINGLE SIDED EXIT SIGN WITH BATTERY BACKUP AND SELF-DIAGNOSTICS	1,2
X2	LITHONIA	LQM S W RG MVOLT EL SD	5 W		---	Ceiling		DOUBLE SIDED EXIT SIGN WITH BATTERY BACKUP AND SELF-DIAGNOSTICS	1,2
XE	LITHONIA	LHQM LED R HO	4 W	1045 lm	---	Wall		EXIT/EMERGENCY COMBINATION	1,2
XER	LITHONIA	LHQM LED R HO + ELMRWLP220T	8 W	1045 lm	---	Wall		EXIT/EMERGENCY COMBO WITH EXTERIOR REMOTE HEADS	1,2

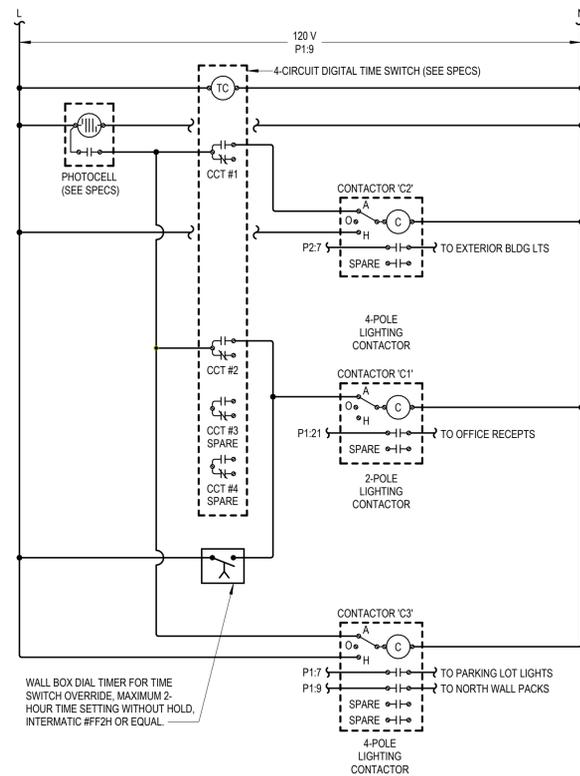
**5 ELECTRICAL RISER DIAGRAM - FIRE PUMP**  
NO SCALE



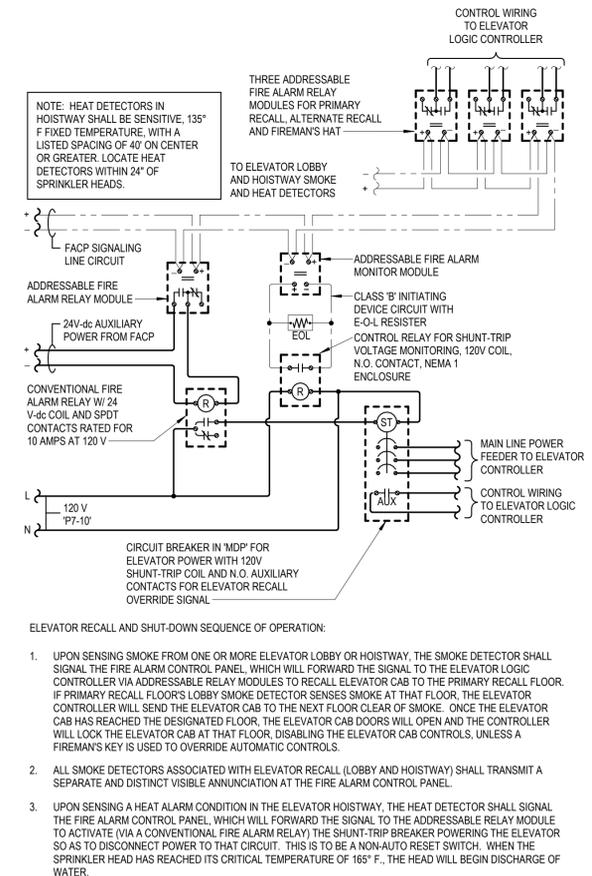
- NOTES:**
- COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR SHALL BE 1/4" THICK x 4" WIDE x 24" LONG, TIN PLATED COPPER BUSBAR. PROVIDE COMPLETE WITH INSULATING STAND OFFS, STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT ON WALL AT 18" AFF. ERICO #EGBA1442CCT OR EQUAL.
  - ALL CONNECTIONS TO GROUNDING BUSBAR SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAZ' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.
  - INSTALL ALL GROUNDING ELECTRODE CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
  - CONTRACTOR SHALL MEASURE RESISTANCE TO GROUND AND PROVIDE ADDITIONAL GROUND ROD OR PLATE ELECTRODES AS REQUIRED UNTIL A RESISTANCE TO GROUND OF 25 OHMS OR LESS IS ACHIEVED.



**2 LIGHTING CONTROL DIAGRAM**  
NO SCALE

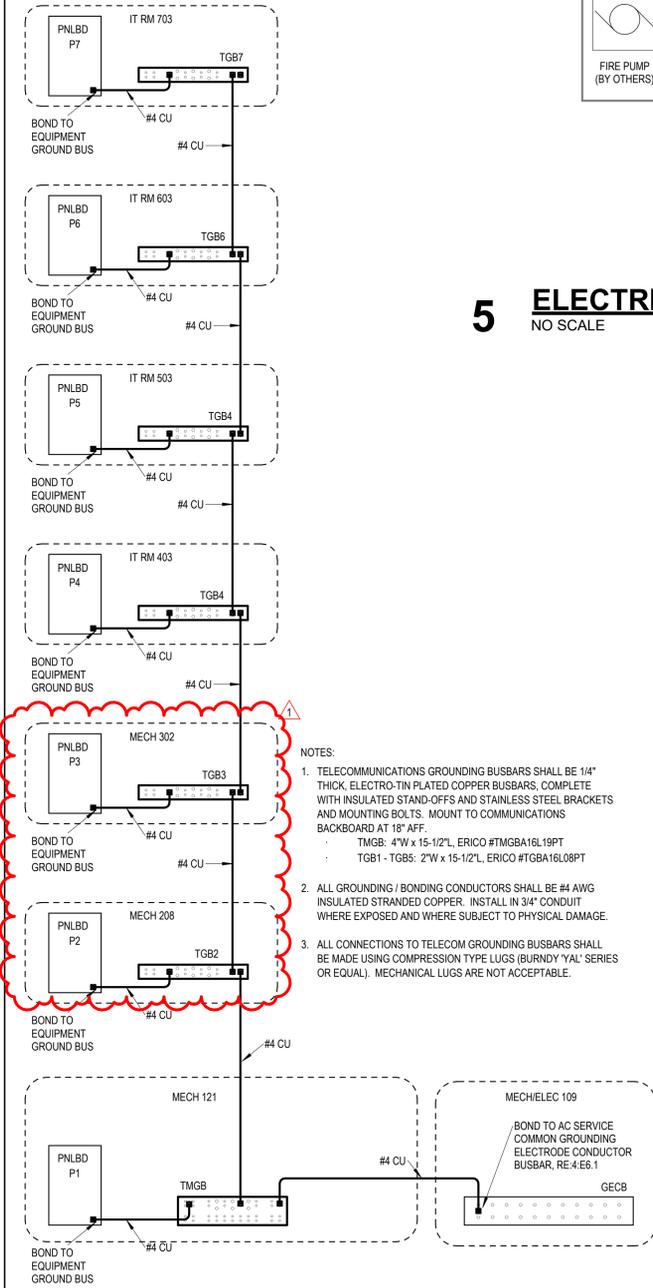


**1 ELEVATOR RECALL AND SHUT-DOWN WIRING DIAGRAM**  
NO SCALE



- ELEVATOR RECALL AND SHUT-DOWN SEQUENCE OF OPERATION:**
- UPON SENSING SMOKE FROM ONE OR MORE ELEVATOR LOBBY OR HOISTWAY, THE SMOKE DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ELEVATOR LOGIC CONTROLLER VIA ADDRESSABLE RELAY MODULES TO RECALL ELEVATOR CAB TO THE PRIMARY RECALL FLOOR. IF PRIMARY RECALL FLOOR'S LOBBY SMOKE DETECTOR SENSES SMOKE AT THAT FLOOR, THE ELEVATOR CONTROLLER WILL SEND THE ELEVATOR CAB TO THE NEXT FLOOR CLEAR OF SMOKE. ONCE THE ELEVATOR CAB HAS REACHED THE DESIGNATED FLOOR, THE ELEVATOR CAB DOORS WILL OPEN AND THE CONTROLLER WILL LOCK THE ELEVATOR CAB AT THAT FLOOR, DISABLING THE ELEVATOR CAB CONTROLS, UNLESS A FIREMAN'S KEY IS USED TO OVERRIDE AUTOMATIC CONTROLS.
  - ALL SMOKE DETECTORS ASSOCIATED WITH ELEVATOR RECALL (LOBBY AND HOISTWAY) SHALL TRANSMIT A SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE FIRE ALARM CONTROL PANEL.
  - UPON SENSING A HEAT ALARM CONDITION IN THE ELEVATOR HOISTWAY, THE HEAT DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ADDRESSABLE RELAY MODULE TO ACTIVATE (VIA A CONVENTIONAL FIRE ALARM RELAY) THE SHUNT-TRIP BREAKER POWERING THE ELEVATOR SO AS TO DISCONNECT POWER TO THAT CIRCUIT. THIS IS TO BE A NON-AUTO RESET SWITCH. WHEN THE SPRINKLER HEAD HAS REACHED ITS CRITICAL TEMPERATURE OF 165° F, THE HEAD WILL BEGIN DISCHARGE OF WATER.

**4 COMMUNICATIONS GROUNDING DETAIL**  
NO SCALE



- NOTES:**
- TELECOMMUNICATIONS GROUNDING BUSBARS SHALL BE 1/4" THICK, ELECTRO-TIN PLATED COPPER BUSBARS, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT TO COMMUNICATIONS BACKBOARD AT 18" AFF.  
 TMBG: 4" W x 15-1/2" L, ERICO #TMBGA16L19PT  
 TGB1 - TGB5: 2" W x 15-1/2" L, ERICO #TGBA16L08PT
  - ALL GROUNDING / BONDING CONDUCTORS SHALL BE #4 AWG INSULATED STRANDED COPPER. INSTALL IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.
  - ALL CONNECTIONS TO TELECOM GROUNDING BUSBARS SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAL' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.