

CLUB PILATES



STORE FRONT ELEVATION



PIER AVE ELEVATION

PROJECT INFORMATION

PROJECT: CLUB PILATES
LOCATION: 703 PIER AVE,
SUITE H14
HERMOSA BEACH, CA 90254

AREA: 2,425 S.F.

PROJECT ARCHITECTS

ROBERT QUINTANA
LOCATION: 16415 ADDISON RD.
SUITE #430
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TENANT

CLUB PILATES

CONTACT: -

PHONE:

DRAWING INDEX

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GENERAL NOTES

ALL CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS. IN CASE OF CONFLICTS THE MOST RESTRICTIVE SHALL APPLY. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS WITH THESE REGULATIONS AND ORDINANCES.

THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE. REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

VERIFY LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUB-SURFACE STRUCTURES, ETC., OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK BEFORE STARTING THE WORK.

SHOULD ANY OF THE ABOVE ITEMS BE DISTURBED, DISCONNECTED, OR DAMAGED DURING THE WORK, THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSES OF WHATEVER NATURE ARISING FROM SUCH DISTURBANCE OR THE REPLACEMENT OR REPAIR THEREOF, AND REPLACE OR REPAIR SUCH ITEMS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL DO ALL THE DEMOLITION WORK AS REQUIRED TO PREPARE THE SPACE FOR THE NEW CONSTRUCTION.

DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY THE GENERAL CONTRACTOR AT NO COST TO THE TENANT.

ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE TENANT. VERIFY WITH THE TENANT'S PROJECT MANAGER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED SHALL BE HANDLED WITH CARE.

CUT ALL DEMOLITION TO A STRAIGHT, NEAT LINE AT THE REMAINING EXISTING CONDITION. PROTRUDING OBJECTS ON ALL SURFACES SHALL BE REMOVED THE AREA FILLED AND REPAIRED.

ALL SURFACES TO BE CLEARED AND FREE OF DEBRIS AND ADHESIVES.

THE GENERAL CONTRACTOR SHALL PROTECT NEW OR EXISTING WORK, EQUIPMENT, MATERIALS, AND FINISHES. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

PATCH AND REPAIR ANY DAMAGED OR DISTURBED AREAS TO MATCH THE ADJACENT CONSTRUCTION, MATERIALS AND FINISHES.

IF THE GENERAL CONTRACTOR ENCOUNTERS EXISTING DAMAGE TO THE BASE BUILDING WITHIN THE EXTENT OF THE WORK IN THIS CONTRACT, THEY MUST NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF FIRE RATED CONSTRUCTION FOR BOTH EXISTING AND NEW PARTITIONS AND THE FIREPROOFING OF EXISTING STRUCTURE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING FIRE PROTECTIONS, ALARM SYSTEMS, ETC.

THE GENERAL CONTRACTOR SHALL, AT ALL TIMES DURING THE COURSE OF THE WORK, KEEP THE CONSTRUCTION AREA, THE OWNER'S PREMISES, INCLUDING STREETS AND OTHER AREAS USED BY THE GENERAL CONTRACTOR, CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH.

THE GENERAL CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AS REQUIRED.

AT THE COMPLETION OF THE WORK, REMOVE FROM THE BUILDING AND THE PREMISES ALL SURPLUS MATERIALS AND DEBRIS, AND CLEAN UP THOROUGHLY TO THE TENANT'S SATISFACTION.

ALL WOOD BLOCKING USED FOR THIS PROJECT SHALL BE FIRE RETARDANT TREATED (FT) WOOD.

ALL DIMENSIONS SHOWN ON THE FLOOR PLAN ARE TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE.

ROOF PENETRATIONS (CUTTING, PATCHING, REPAIR AND FLASHING OF ROOF DECK SHALL BE PERFORMED BY THE LANDLORD'S DESIGNATED ROOFING CONTRACTOR.

THE G.C. IS TO APPLY FOR ALL DEFERRED SUBMITTALS AND SPECIAL INSPECTIONS AT THE BEGINNING OF THE PROJECT PRIOR TO COMMENCING WORK.

STORE FRONT SIGNS WILL BE A DEFERRED SUBMITTAL UNDER SEPARATE PERMIT

NOTE: ALL OF THE ABOVE ARE TO BE SUBMITTED AT THE BEGINNING OF THE PROJECT WITHOUT EXCEPTION.

KEY PLAN



CLUB PILATES

SITE PLAN



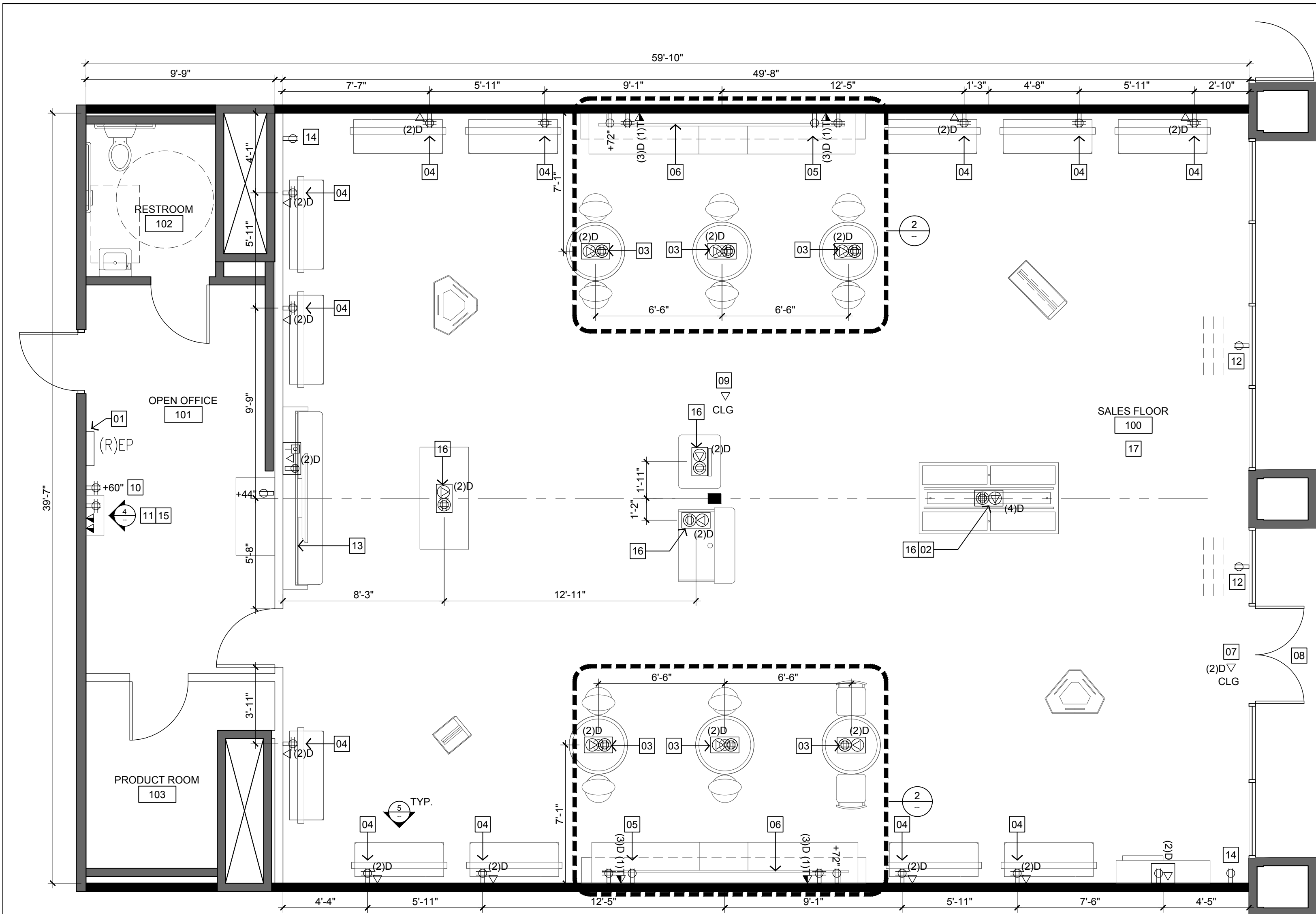
CLUB PILATES

BUILDING CODE

CITY OF HERMOSA BEACH 1315 VALLEY DR HERMOSA BEACH, CA 90254 (310) 318-0235		GENERAL DESCRIPTION: INTERIOR MODIFICATIONS TO ALLOW FOR A NEW TENANT TO MOVE INTO A FORMER TENANT SPACE	
APPLICABLE CODE:			
ARCHITECTURAL	2022 CALIFORNIA BUILDING CODE		
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE		
PLUMBING	2022 CALIFORNIA PLUMBING CODE, EIGHT EDITION		
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE		
FIRE/LIFE SAFETY	2022 CALIFORNIA FIRE CODE		
ENERGY	2022 CALIFORNIA BLDG CODE, ENERGY CONSERVATION CODE		
USE GROUP:	B BUSINESS		
CONSTRUCTION TYPE:	TYPE II-B		
SPRINKLERS	FULLY SPRINKLERED		
* OF EXITS REQUIRED	1	* OF EXITS PROVIDED	2
TRAINING AREA #1	992 SF.	= 13	OCCUPANTS
13 FIXED WORKOUT STATIONS			
TRAINING AREA #2	862 SF.	= 12	OCCUPANTS
12 FIXED WORKOUT STATIONS			
LOBBY/ RETAIL AREA	269 SF.	/150+	119 OCCUPANTS
RESTROOM/BACK OF HOUSE	302 SF.	/300+	120 OCCUPANTS
TOTAL		2120	OR 28 OCCUPANTS

AREA TABULATIONS

WORK OUT STUDIO A	992 S.F.
WORK OUT STUDIO B	862 S.F.
LOBBY / RETAIL	269 S.F.
BACK OF HOUSE	302 S.F.
TOTAL BUSINESS	2425 S.F.

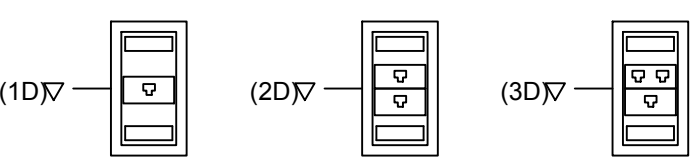


1 POWER/DATA PLAN
Scale : 1/4" = 1'-0"

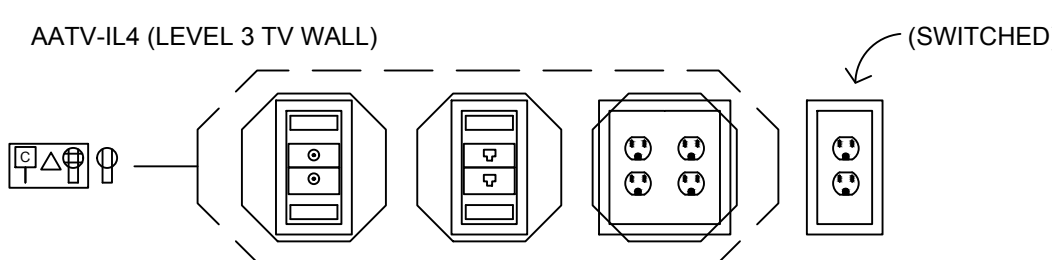
EXISTING AT&T FLOOR PLAN

TYPICAL OUTLET CONFIGURATION DETAILS

TYPICAL OUTLET CONFIGURATIONS. PROVIDE ADDITIONAL PORTS IF INDICATED ON DRAWINGS. NOTE: PROVIDE TOTAL NUMBER OF DATA PORTS AS INDICATED ON PLAN DRAWINGS (TYPICAL).

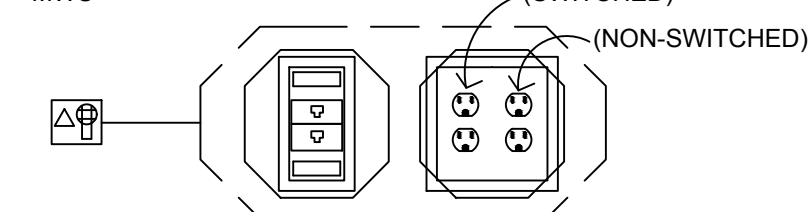


TYPICAL OUTLET CONFIGURATION UTILIZING CADDY DEVICE AS INDICATED. PROVIDE TOTAL NUMBER OF DATA PORTS AS INDICATED ON DRAWINGS.



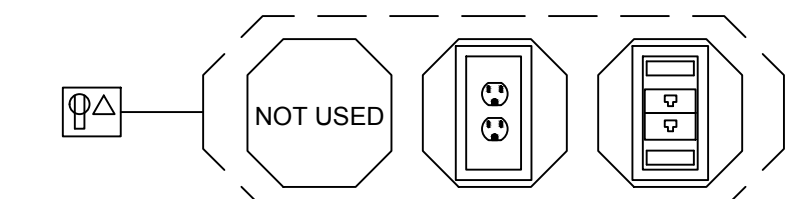
(2) COAX / (2) DATA / FOURPLEX RECEPTACLE (INSTALL WITH CADDY) + DUPLEX RECEPTACLE (SWITCHED)

MWU

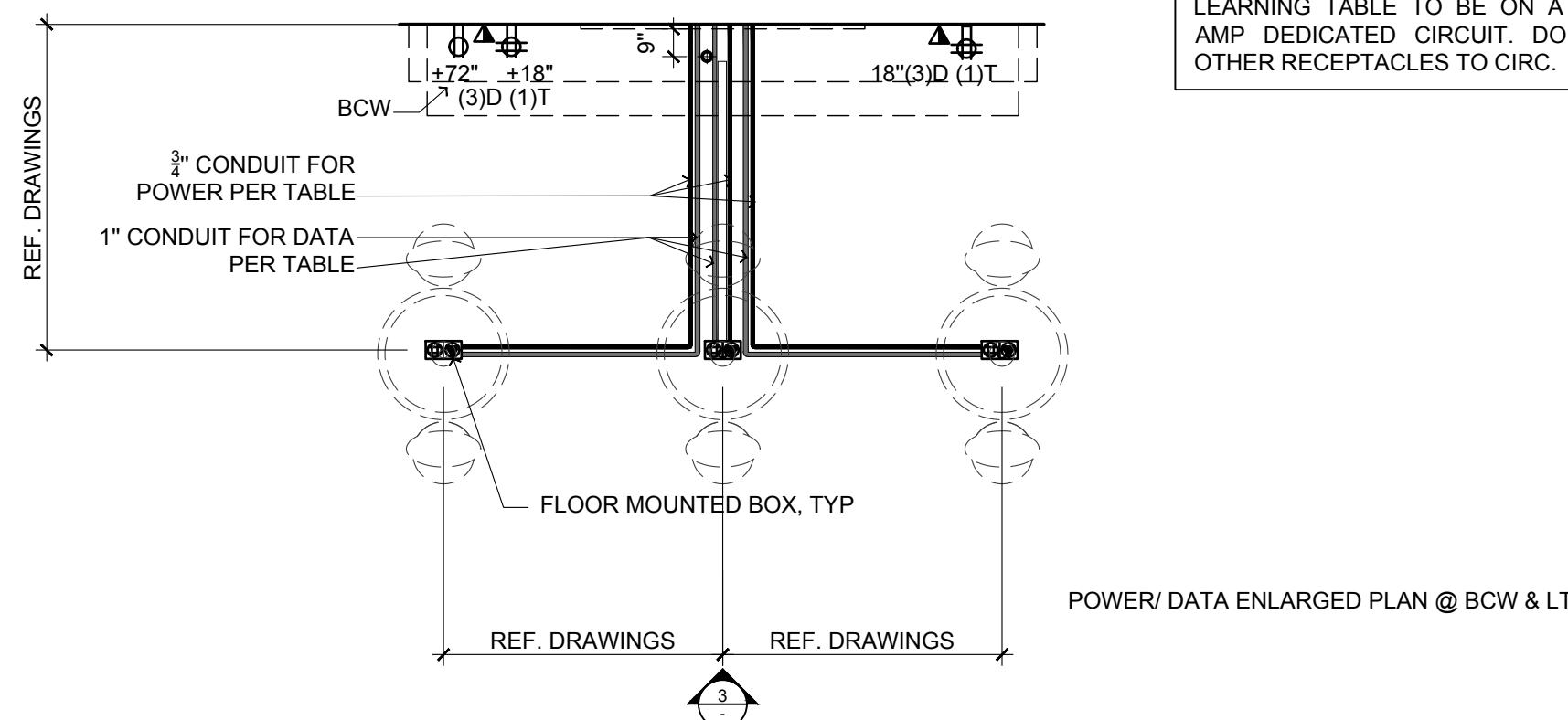


(2) DATA / FOURPLEX RECEPTACLE. QUAD TO BE HALF SWITCHED FOR LIGHTING, HALF NON-SWITCHED FOR FIXTURE

PTR (PRINTER) AND IP (I-PHONE):

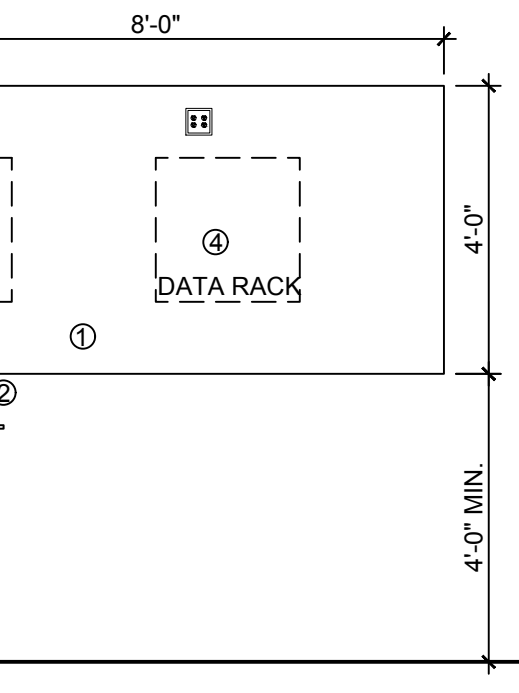


DUPLEX RECEPTACLE / (2) DATA CADDY PART #RBS16 (TYPICAL)



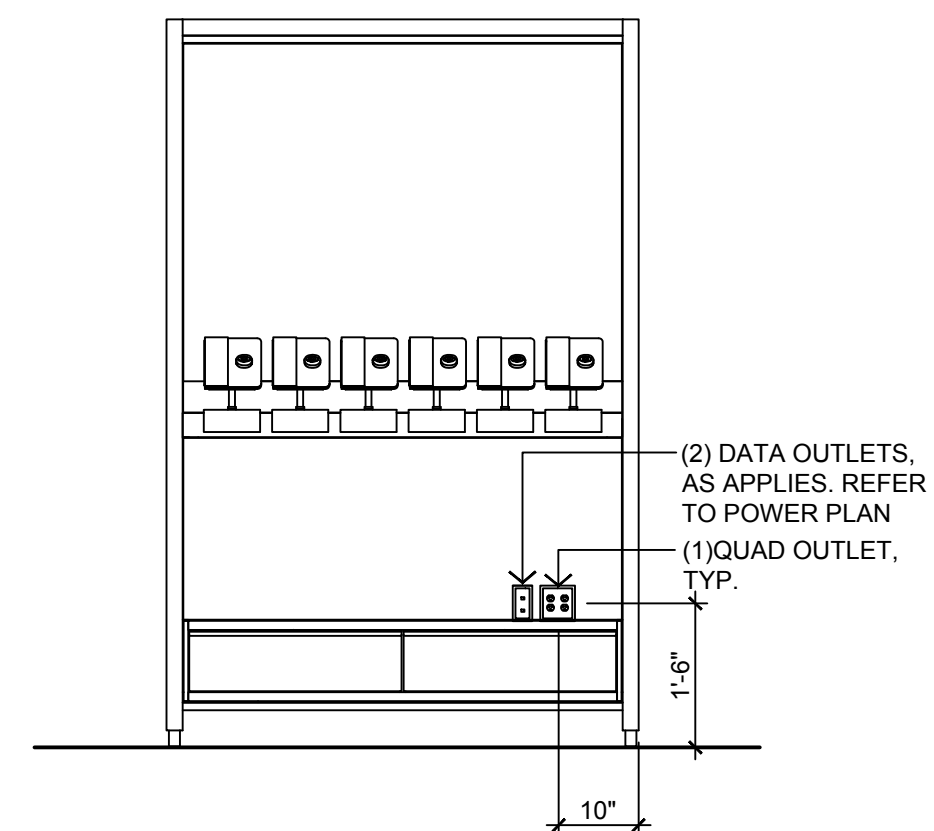
2 LRG-BCW CORING/ CONDUIT DETAIL
Scale : 1/4" = 1'-0"

3 ELEVATION @ LRG-BCW
Scale : 1/4" = 1'-0"



- 1 GC. TO PROVIDE A 8"x4"x3/4" PLYWOOD TELECOMMUNICATIONS BOARD.
- 2 GC. TO PROVIDE AND INSTALL A 2" LONG SHELF FOR THE INSTALLATION OF THE AT&T WI-FI AND MUSIC EQUIPMENT AT THIS LOCATION. PROVIDE 1 DATA JACK TO TERMINATE AT MUSIC EQUIPMENT.
- 3 PROVIDE A DEDICATED 20AMP QUAD OUTLET FOR THE CONNECTION OF WI-FI, SHOPPERTRAK AND MUSIC SYSTEM.
- 4 ALL CABLEING TO TERMINATE WITH THE 48 PORT PATCH PANEL.
- 5 TELEPHONE SERVICE ENTRANCE CONDUIT AND CABLES ROUTE FROM ABOVE OR BELOW AS REQUIRED BY THE PARTICULAR INSTALLATION.

4 TELCO BACKBOARD
Scale : 3/8" = 1'-0"



5 MWU ELEVATION
Scale : 1/2" = 1'-0"

NOTE: RECEPTACLES @ BACKWRAP AND LEARNING TABLE TO BE ON A SINGLE 20 AMP DEDICATED CIRCUIT. DO NOT ADD OTHER RECEPTACLES TO CIRCUIT.

SHEET NOTES

- GC TO PROVIDE ALL WIRING IN FULL COMPLIANCE WITH THE MOST CURRENT AT&T IT STANDARDS. RFP V2.5 OR HIGHER.
- ELECTRICAL INFORMATION SHOW FOR REFERENCE ONLY. REFERENCE ELECTRICAL DRAWINGS FOR ENGINEERING DESIGN INFORMATION.
- DATA OUTLET INFORMATION SHOW FOR LOCATION REFERENCE ONLY. REFERENCE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE PULL STRINGS IN ALL VOICE/DATA OUTLET CONDUIT.
- GROMMET LOCATIONS TO BE COORDINATED THROUGH GC WITH OWNER.
- COORDINATE LOCATIONS OF FIXTURES AND MEP DRAWINGS. PATCH AND REPAIR FLOORING AS NOTED. GC TO COORDINATE WITH LANDLORD'S ON-SITE REPRESENTATIVE PRIOR TO DRILLING EXISTING SLAB.
- IF ELECTRICAL CONTRACTOR NOT PROVIDING DATA/VOICE CABLING, THEN INSTALL PULL STRING WITHIN EACH CONDUIT FOR LATER INSTALLATION BY CABLING VENDOR.
- ALL EXISTING ELECTRICAL OUTLETS UNDER 24" AFF TO BE LEFT AS CONVENIENCE OUTLETS. ALL FACEPLATES TO BE WHITE - REPLACE AS REQUIRED. NO ELECTRICAL OUTLETS OR DATA J-BOXES BEHIND MWU'S SHALL BE VISIBLE (EXCEPT CONVENIENCE OUTLETS)
- VERIFY WITH DEALER WHETHER ANY ELECTRICAL OR DATA ADDITIONS ARE NEEDED FOR THE LOCATION OF THE MUSIC EQUIPMENT.
- UNDERCARPET WIRING IS NOT ACCEPTABLE. FLUSH MOUNTED ELECTRICAL FLOOR BOXES MUST BE INSTALLED IN LOCATIONS NOTED PER PLAN.
- ANY DEALER-PROVIDED SECURITY EQUIPMENT TO BE WHITE IN COLOR ONLY. NOT BLACK.
- WIREMOLD RFB4E FLOOR BOX W/ 2HUB ACCESSORY CAN BE USED IN PLACE OF THE 881RC4ATCBK IF BOX IS AVAILABLE. IF USED, CONDUIT WOULD TERMINATE AT BOX, AND NOT STUB-UP THROUGH FLOOR (NON LEARNING TABLE FIXTURES)
- ALL FLOOR BOXES SHALL BE ORDERED THROUGH GRAINGER.

KEYNOTES

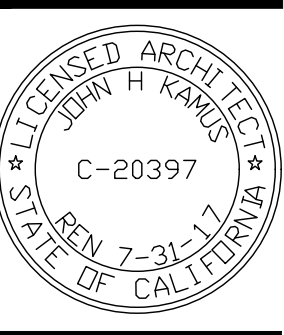
- 01 (E) ELECTRICAL PANEL TO REMAIN.
- 02 LOCATION OF FLOOR BOX FOR COMMUNITY TABLE. MUST LOCATE HERE IN ORDER TO ACCOMMODATE ACCESS HATCH WITHIN FIXTURE. PROVIDE DUAL BRANCH CIRCUIT FOURPLEX RECEPTACLE, NON-SWITCHED. MULTIPLE SELLING STATIONS CAN BE GROUPER PER ELECTRICAL EQUIPMENT LIST.
- 03 SLAB CORE DRILL ONLY. NO TRENCHING ALLOWED. X-RAY AS REQUIRED. REFER TO DRAWINGS #2 & #3 ON THIS SHEET FOR MORE DETAILS OF TRENCHING AT BACKWRAP/LEARNING TABLES ONLY
- 04 PROVIDE DUAL BRACH CIRCUIT FOURPLEX RECEPTACLE. 2 OUTLETS SWITCHED (CONTROL FIXTURE LIGHTING), 2 OUTLETS HOT. PROVIDE BLACK ADHESIVE LABEL WITH 1/4" LETTERING INDICATING "SWITCHED FOR LTG". ADHERE TO THE HALF OF THE FOURPLEX PROVIDING POWER TO SWITCHED LIGHTING.
- 05 RECEIPT PRINTER, 18" AFF DEDICATED CIRCUIT (MULTIPLE PRINTERS CAN SHARE THE SAME CIRCUIT).
- 06 LIGHTING @ BACKWRAP TO BE PROVIDED BY FIXTURE VENDOR, AND SHALL BE SET AS NIGHT LIGHTS.
- 07 2 DATA PORT IN CEILING FOR SHOPPERTRAK, FURNISHED AND INSTALLED BY OTHERS. CENTER OVER ENTRY DOOR.
- 08 PROVIDE REMOTE TRANSFORMER/TIME CLOCK FOR FUTURE EXTERIOR SIGNAGE. COORDINATE WITH SIGNAGE VENDOR ON LOCATION IN FIELD FOR POWER.
- 09 PROVIDE DATA IN CEILING FOR RETAIL WI-FI SYSTEM.
- 10 PROVIDE QUAD OUTLET FOR TENANT'S WI-FI SYSTEM.
- 11 PROVIDE SHELF AND POWER/DATA OUTLETS FOR TENANT'S PROVIDED AMPLIFIER AND RETAIL RADIO MEDIA PLAYER. REF #4 ON THIS SHEET.
AMPLIFIER: DIMENSIONS: W 9.5" X H 4.1" X D 13.9"; WEIGHT: 8 LB 2 OZ
RETAIL RADIO MEDIA PLAYER: DIMENSIONS: W 4.5" X H 4.5" X D 1.4"; WEIGHT: 1 LB 3 OZ
- 12 PROVIDE ONE OUTLET CENTERED ON DISPLAY ELEMENT (WINDOW BANNER). MOUNT TO CEILING ABOVE DISPLAY ELEMENT OR TO ADJACENT WALL ABOVE STOREFRONT WINDOWS AS NEEDED (SEE REFERENCE PLANS). ADD ADDITIONAL OUTLETS AS REQUIRED PER CODE.
- 13 FIXTURE LIGHTS BEHIND AATV WALL MONITORS TO BE NIGHTLIGHTS.
- 14 CONVENIENCE OUTLETS MAYBE RELOCATED OR ELIMINATED AS PER DEALER DIRECTION.
- 15 ALL CABLEING TO TERMINATE WITHIN 48 PORT PATCH PANEL TO BE LOCATED WITHIN TELCO BOARD. AVAILABLE SPACE REMAINS ON TELCO BOARD FOR DEALERS SWITCHES, ROUTERS, SECURITY AND OTHER INSTALLED BY DEALER.
- 16 SLAB CORE DRILL ONLY. NO TRENCHING ALLOWED. X-RAY AS REQUIRED.
- 17 ADDITIONAL CONVENIENCE OUTLETS OTHER THAN SHOWN AT SALES AREA ARE TO BE APPROVED BY CBRE PM.

POWER/DATA LEGEND

ALL OUTLETS ARE NEW, UNLESS OTHERWISE NOTED.
MEP/HVAC: DRAWINGS SHALL GOVERN

- | | |
|---|---|
| ⊕ DUPLEX OUTLET, FLUSH WALL MOUNTED | ▽ THERMOSTAT |
| ⊕ DEDICATED DUPLEX OUTLET, FLUSH WALL MOUNTED | ⊕ DUPLEX OUTLET, FLUSH FLOOR MOUNTED WIREMOLD GRAND 881RC4ATCBK |
| ⊕ FOURPLEX OUTLET, FLUSH WALL MOUNTED | ⊕ FOURPLEX OUTLET, FLUSH FLOOR MOUNTED WIREMOLD GRAND 881RC4ATCBK |
| ⊕ DEDICATED FOURPLEX OUTLET, FLUSH WALL MOUNTED | ⊕ COAXIAL CABLE OUTLET |
| ▽ TELEPHONE/DATA OUTLET, FLUSH WALL MOUNTED | |
| ▽ DATA OUTLET, FLUSH WALL MOUNTED WITH 1" CONDUIT | |
| ▽ TELEPHONE/DATA OUTLET, FLUSH FLOOR MOUNTED | |
| ▽ TELEPHONE/DATA OUTLET, FLUSH WALL MOUNTED WITH 1" CONDUIT | |
- A "*" INDICATES THAT THE ASSOCIATED FIXTURE IS TO BE INSTALLED SO THAT THE BOTTOM OF THE COVER PLATE IS 1" ABOVE THE COUNTERTOP BACKSPASH.

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PROJECT NO.
16.0775.01

DRAWN/REVIEWED
MSJEC

DATE/ISSUE
05.17.2016

SHEET TITLE
POWER/DATA PLAN

SHEET NO.
A-4.0

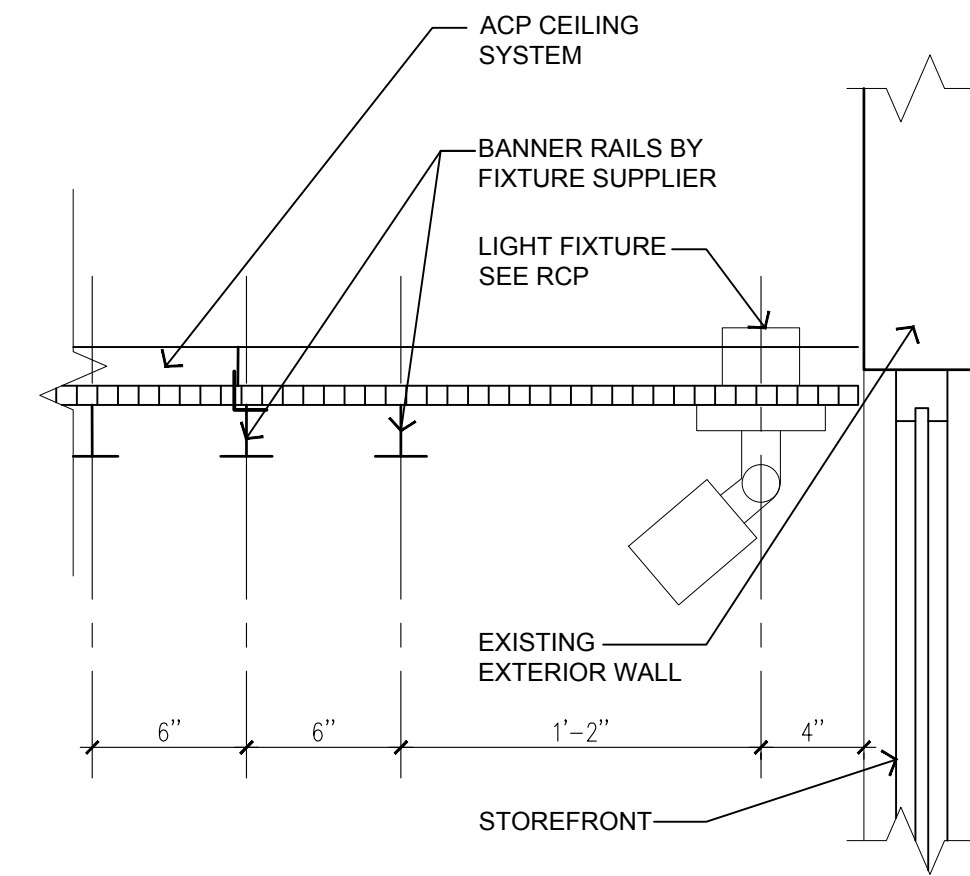
SHEET NOTES

- LIGHT FIXTURES ARE TO BE CENTERED ON CEILING PANELS UNLESS OTHERWISE NOTED
- ALL LIGHT FIXTURES ARE TO BE ORDERED THROUGH GRAINGER PER NATIONAL AGREEMENT
- ALL EXISTING DIFFUSERS & RETURN AIR GRILLES ARE TO REMAIN. PAINT ALL DIFFUSERS AND RETURN GRILLES ACP-1 CEILING AT SALES FLOOR P-2E. REWORK AS REQUIRED PER NEW CEILING LAYOUT.
- NOT ALL LIGHT FIXTURES MAY BE USED ON THIS PROJECT. GC TO VERIFY LIGHT QUANTITIES AND FIXTURES WITH QUANTITIES LISTED ON DRAWINGS
- PROVIDE 100 LUMEN BATTERY BACKUPS IN EMERGENCY FIXTURES WHEN INDICATED ON DRAWINGS
- ANY ADDITIONAL EMERGENCY LIGHTING REQUIRED BY CODE NOT SHOWN ON DRAWING TO BE PROVIDED BY DEALER
- LIGHT FIXTURES FOR WINDOW BANNERS, WHERE OCCURS, TO BE TIED TO THE EXTERIOR SIGN TIMECLOCK.
- ANY CODE REQUIRED ALARM OR EMERGENCY LIGHTING DEVICES SHALL BE LOCATED ABOVE 8'-0" AFF IF ALLOWED BY CODE.
- CEILING DIFFUSER SPEC: MANUFACTURER TITUS, OMNI 24"x24" SQUARE PLAQUE DIFFUSER, PAR 24"x24" PERFORATED GRILLE.

LEGEND

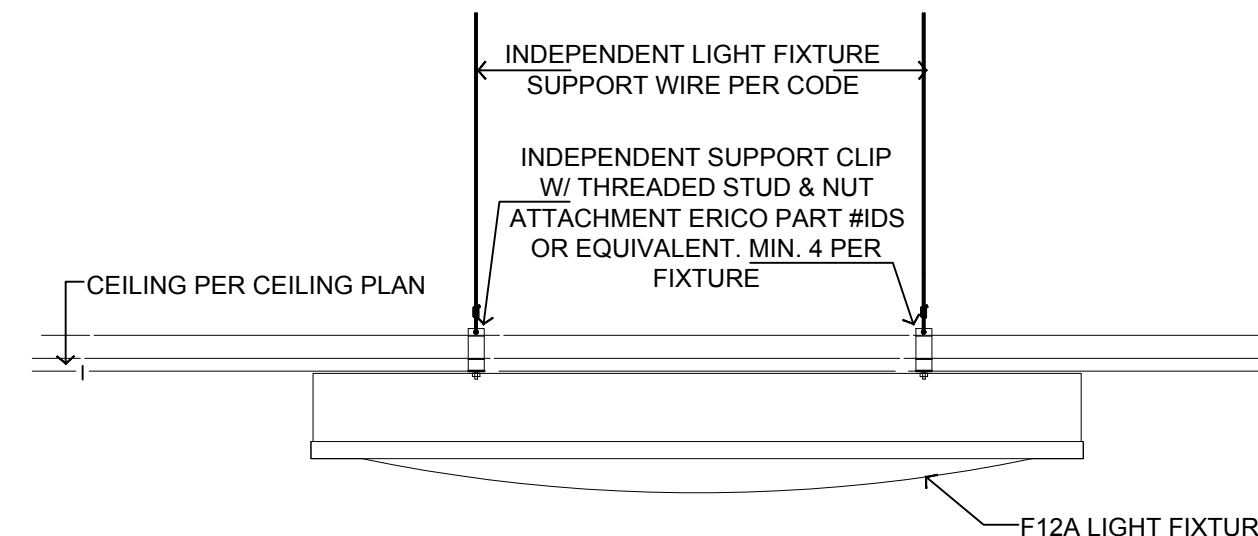
NOT TO SCALE
N INDICATES NEW.

- (N) RECESSED 1X4 FLUORESCENT DIRECT LIGHT FIXTURE. REF.#3/D-2.0 (SIM)
- (N) RECESSED 1X4 FLUORESCENT DIRECT LIGHT FIXTURE (EMERGENCY FIXTURE) REF.#3/D-2.0 (SIM)
- NEW EMERGENCY EXIT LIGHT (FILLED REGION INDICATES GRAPHICS FACE)
- (N) SURFACE MOUNTED DIRECTIONAL LIGHT FIXTURE
- (E) FLUORESCENT LIGHT FIXTURE TO REMAIN.
- NEW 4' SURFACE MOUNTED FLUORESCENT FIXTURE. F12 LIGHT FIXTURE. REF.#3
- NEW 2x2 CEILING GRID AND TILES. APC-1. SEE FINISH LEGEND ON A-2.0. REF.#1/D-2.0
- NEW 2x4 CEILING GRID AND TILES. SUGGESTED APC-2. SEE FINISH LEGEND ON A-2.0. REF.#1/D-2.0
- +0'-0" INDICATES CEILING HEIGHT
- (E) GYPSUM BOARD CEILING, REF.#5/D-2.0



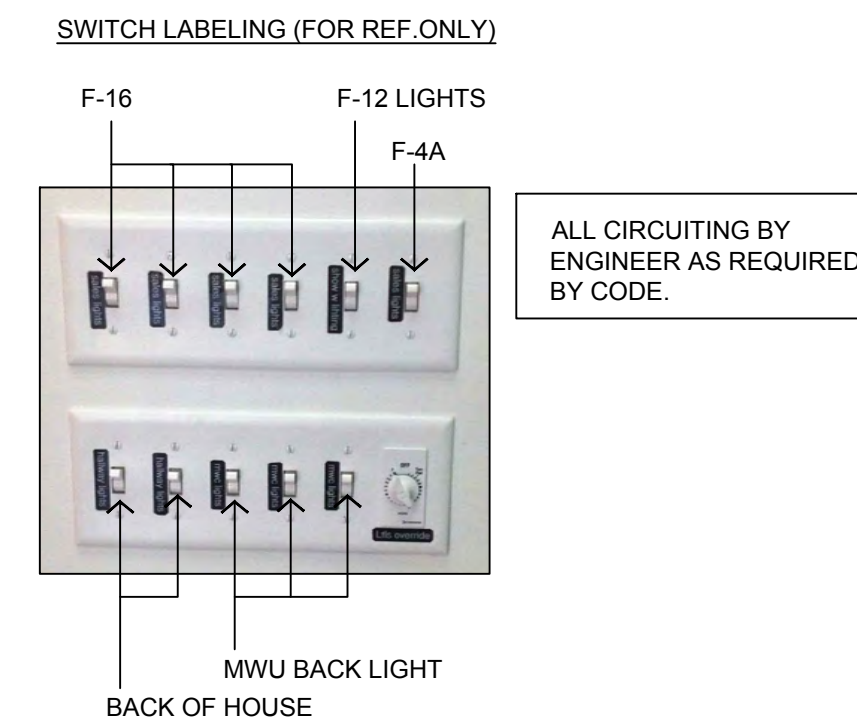
2 DETAIL PROMOTIONAL POSTER

Scale : 1'-1/2" = 1'-0"



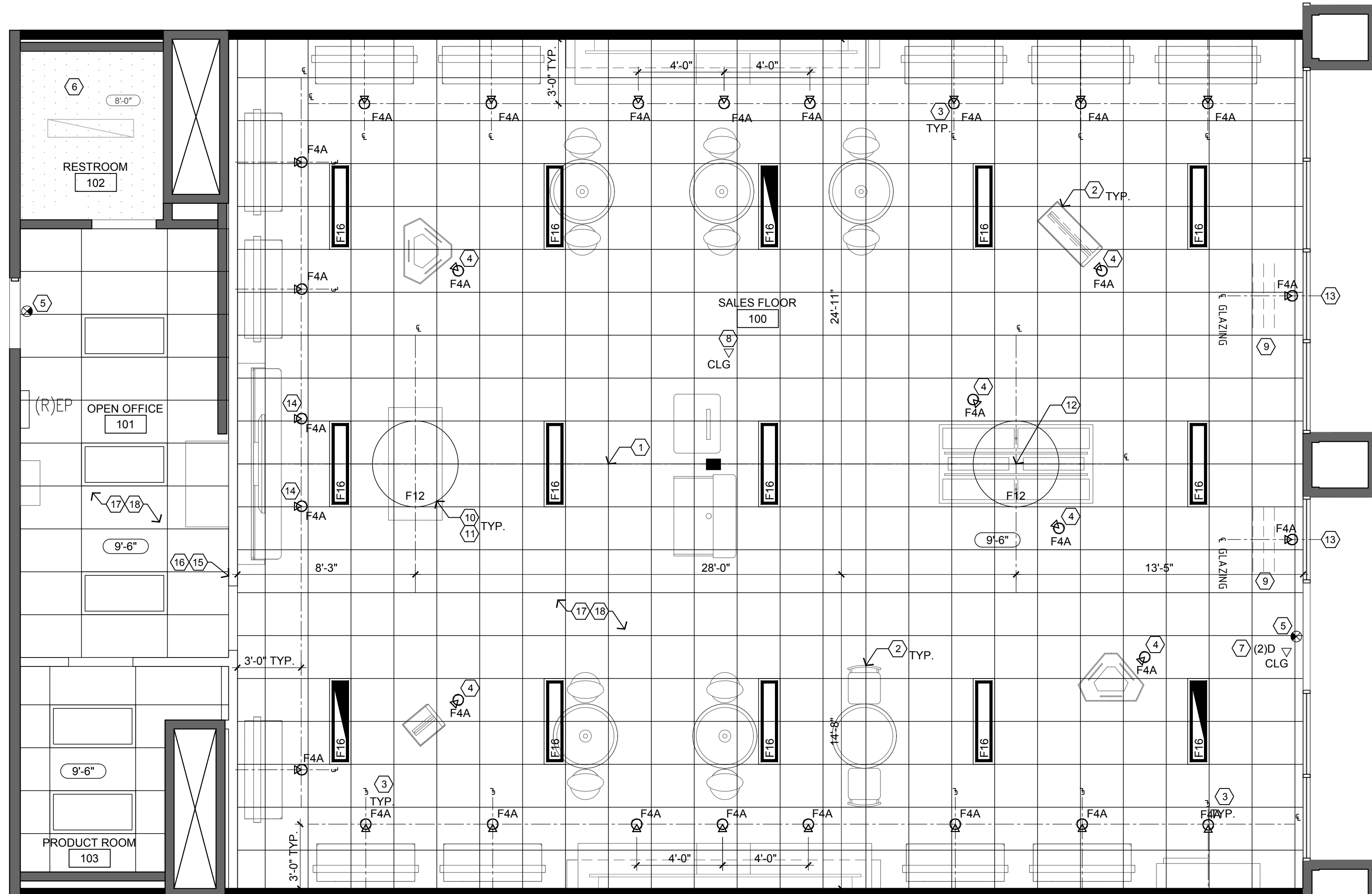
3 F12 LIGHT FIXTURE

Scale : 1" = 1'-0"



KEYNOTES

- CENTERLINES ARE USED TO LAYOUT STORES, INCLUDING CEILING, POWER/DATA, FIXTURES, ETC. AND MUST BE MARKED AND VERIFIED PRIOR TO START OF CONSTRUCTION. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE DIMENSIONAL DISCREPANCIES.
- FIXTURE BELOW - REFER TO FIXTURE PLAN FOR MORE INFORMATION AND EXACT PLACEMENT.
- LIGHT TO BE CENTERED ON FIXTURE BELOW. GC TO AIM LIGHT ON CENTER SHELF OF MWU (IF APPLICABLE) - REFER TO FINISH/FIXTURE PLAN FOR FIXTURE PLACEMENT INFORMATION.
- LIGHT TO SHINE ON FIXTURE BELOW.
- PROVIDE NEW EXIT SIGN.
- (E) GYPSUM BOARD CEILING TO REMAIN.
- PROVIDE 2 DATA PORT IN T-BAR GRID CEILING FOR SHOPPERTRAK, FURNISHED AND INSTALLED BY OTHERS. CENTER OVER ENTRY DOOR.
- PROVIDE DATA IN CEILING FOR RETAIL WI-FI SYSTEM.
- PROMOTIONAL POSTER RAILS PROVIDED BY FIXTURE VENDOR, PROMOTIONAL POSTER PROVIDED BY OTHERS
- SURFACE MOUNTED LIGHT FIXTURE. CONTRACTOR TO USE MANUFACTURER-PROVIDED SPACERS WHEN INSTALLING TO A LAY-IN CEILING WITH TEGULAR TILES TO MAINTAIN THE INTENDED REVEAL.
- GC TO PLACE LIGHTS AS CLOSE TO THE RECOMMENDED DIMENSIONED LOCATION.
- LIGHT TO BE CENTERED IN CEILING TILE AS INDICATED ON PLAN. GC TO AIM LIGHT SHINE ON THE CENTER OF THE COMMUNITY TABLE COUNTER SURFACE.
- LIGHT FIXTURE FOR WINDOW BANNER TO BE CONNECTED TO EXTERIOR SIGNAGE CIRCUIT. SEE #2/A-3.0
- LIGHT TO BE CENTERED ON FIXTURE BELOW. GC TO AIM LIGHT ON CENTER OF AATV FIXTURE.
- PREFERRED LOCATION FOR MAIN LIGHTING SWITCH BANK. ALL INTERIOR LIGHTS TO TERMINATE HERE.
- G.C. TO PROVIDE REMOTE THERMOSTAT.
- REWORK EXISTING HVAC EQUIPMENT AS REQUIRED PER NEW CEILING LAYOUT. REBALANCE.
- GC TO KEEP CEILING AS HIGH AS POSSIBLE. CONTACT ARCHITECT ASAP IF CEILING IS REQUIRED TO BE BELOW 9'-6" AFTER DUCTWORK HAS BEEN INSTALLED.



EXISTING AT&T CEILING PLAN

1 REFLECTED CEILING PLAN

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

LIGHT FIXTURE LOCATIONS TAKE PRECEDENCE OVER SPRINKLER AND MECHANICAL DESIGN. RELOCATE SPRINKLER HEADS AND HVAC GRILLES AS REQUIRED.

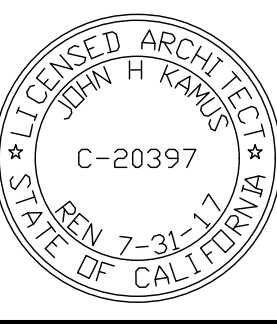
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL WALLS, FIXTURE LAYOUT, AND KEYNOTES IN CONFLICT PRIOR TO CONSTRUCTION. IT IS THE GC RESPONSIBILITY TO COORDINATE ALL TRADES. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR. FAILURE TO DO SO WILL RESULT IN CONTRACTOR OWNING ALL RESULTING ISSUES.

LIGHT FIXTURE SCHEDULE

QTY	MARK	MANUFACTURER	MODEL	LAMP	DESCRIPTION
2	EXIT	LITHONIA	#EDG 1 120 EN		EDGE LIT EXIT SIGN WITH 90 MIN. BATTERY BACKUP
29	F4A	AMERLUX	HORNET-HP LED HORNET-HP-21-LED-E-WT-TN1-120-WF-3000	LED - CRI: 90TYP. (3000K)	CANOPY MOUNTED ACCENT LIGHT. ALUMINUM DIE-CAST HOUSING, 1" LENGTH, PAINTED FINISH. WHITE, ACCESSORY HOLDER WHITE.
11	F16	LITHONIA LIGHTING	GTL 4 40L E21 LP835	(3) LED	1' x 4' LED TROFFER WITH 0-10V CONT. DIMMING. HOUSING AND DRIVER COVER FINISHED WITH 90% REFLECTIVE WHITE ENAMEL.
3	F16	LITHONIA LIGHTING	GTL 4 40L E21 LP835 WITH EMERGENCY EQUIPMENT.	(3) LED	1' x 4' LED TROFFER WITH 0-10V CONT. DIMMING. HOUSING AND DRIVER COVER FINISHED WITH 90% REFLECTIVE WHITE ENAMEL.
2	F12	LITHONIA	LE/CS-44120-4X25T8-120	(4) GE F25T8/SPX35/ECO	48" DIAMETER LARGE SCALLE SURFACE MOUNTED LUMINAIRE WITH WHITE ACRYLIC DIFFUSER, 20 GAUGE DIEFORMED STEEL HOUSING, ELECTRONIC BALLAST(S), POLYESTER POWDER COAST MATTE WHITE FINISH

GC TO VERIFY QUANTITY OF LIGHT FIXTURES PER PLAN BEFORE ORDERING.

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AT&T DEALER STORE
703 PIER AVE., SUITE H14
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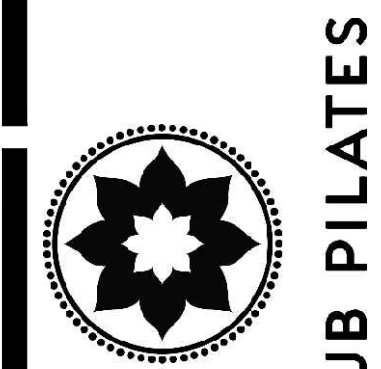
PROJECT NO.
16.0775.01

DRAWN/REVIEWED
MSJEC

DATE/ISSUE
05.17.2016

SHEET TITLE
REFLECTED
CEILING PLAN

SHEET NO.
A-3.0



CLUB PILATES

CLUB PILATES
703 PIER AVE
SUITE H14
HERMOSA BEACH, CA 90254

ROBERT QUINTANA
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RQA

FLOOR PLAN
AND SCHEDULES

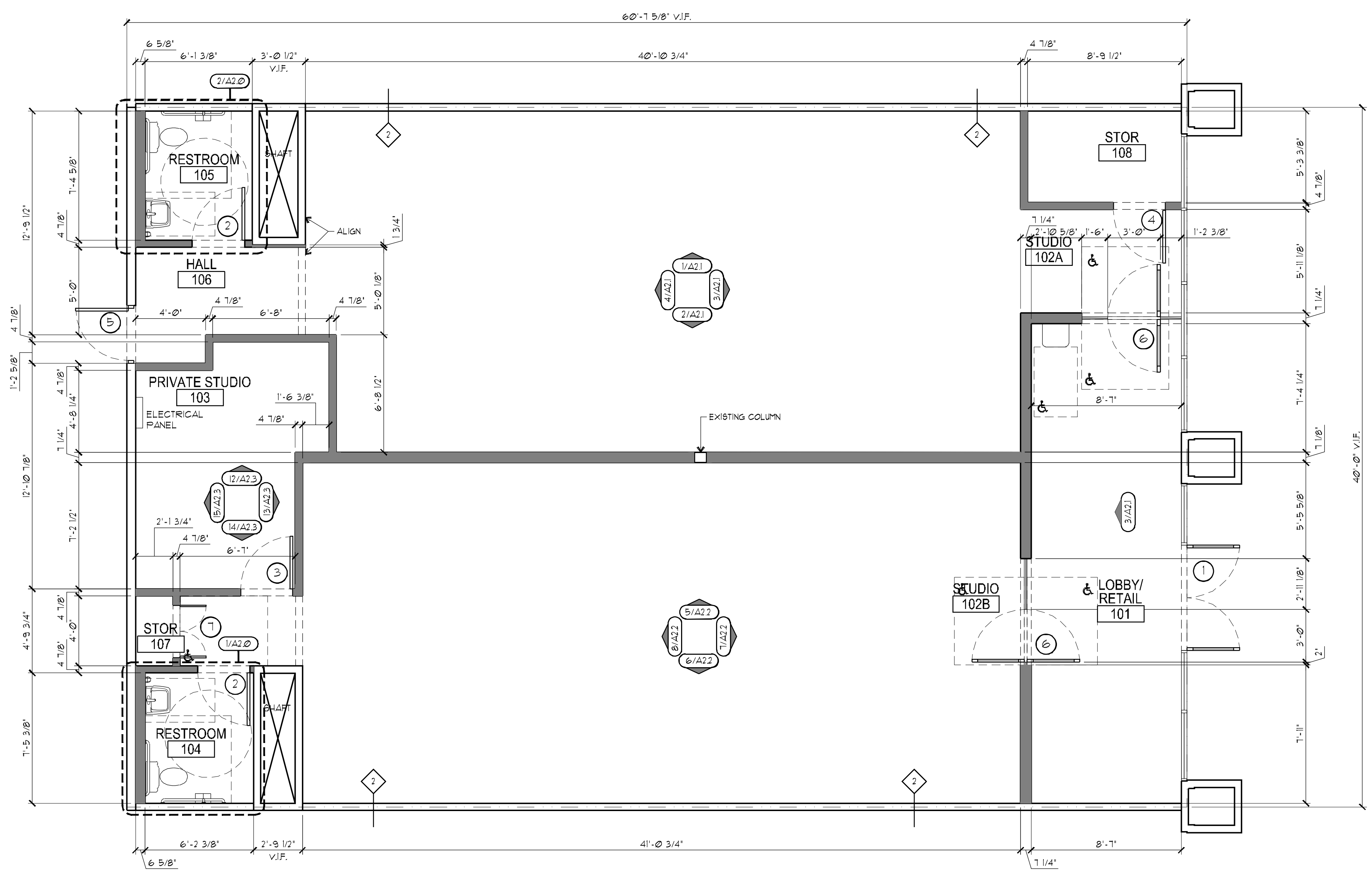
DATE: 9 December 2025
DRAWN BY: JHARRIS
CHECKED BY:
JOB NO. : 25-412
SHEET:

A1.1

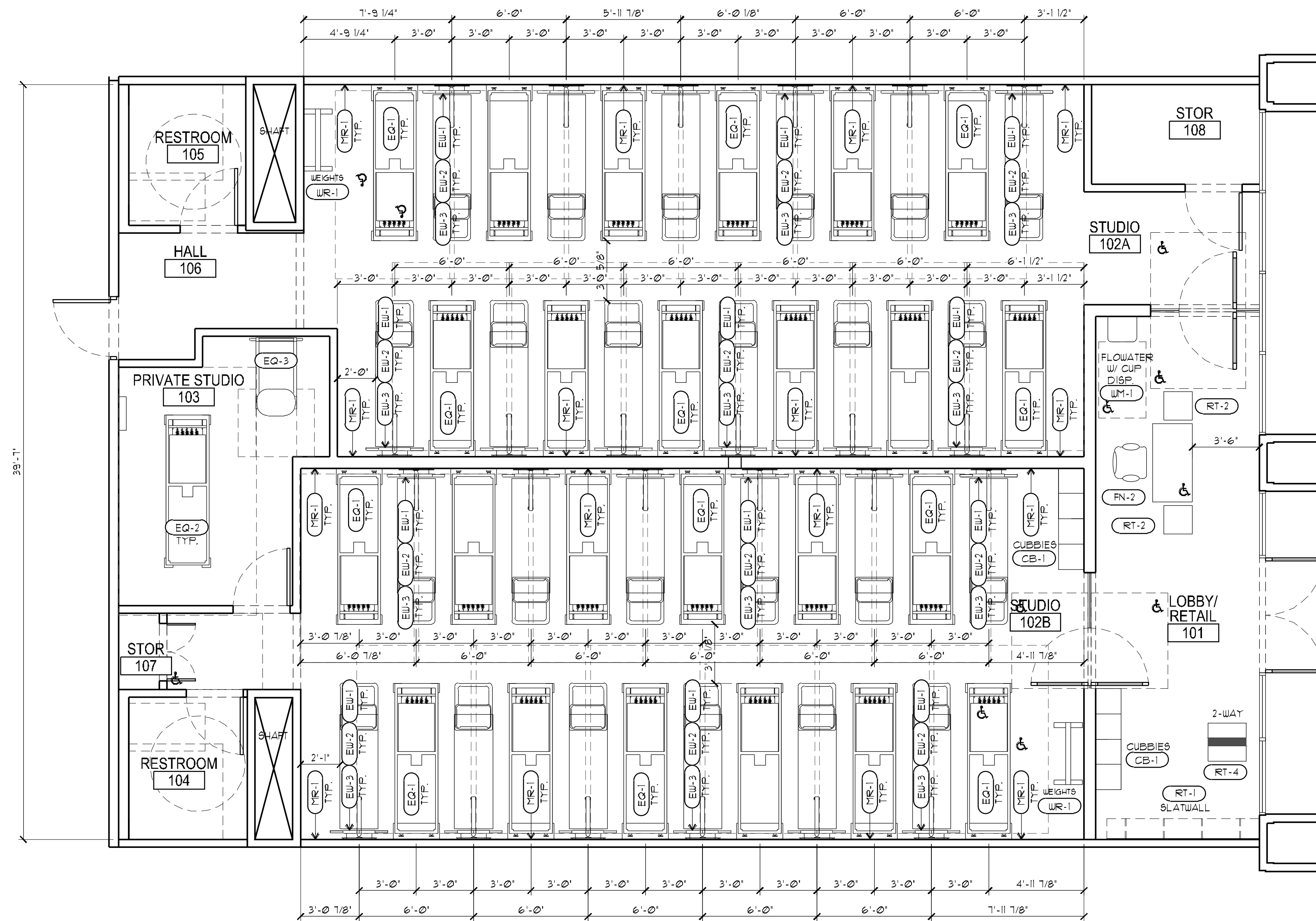
LEGEND	
○	DOOR NUMBER - REFER TO DOOR SCHEDULE ON SHEET A11
△	REVISION NUMBER
◇	MATERIAL NUMBER - REFER TO MATERIAL SCHEDULE ON SHEET A13
◇	NUMBER REFERENCES WALL TYPE - SEE SHEET A3.0
①/A11	DETAIL NUMBER
①/A11	SHEET NUMBER
①/A11	DETAIL NUMBER
①/A11	SHEET NUMBER
---	WALL TO BE DEMOLISHED
█	NEW WALL
▬	EXISTING WALL

DOOR SCHEDULE					
SYMBOL	SIZE	TYPE	FRAME	HWDR.	LOCATION
①	EXISTING 3'-0" x 7'-0"	GLASS DOOR	ALUMINUM	A	LOBBY/RETAIL
②	3'-0" x 7'-0"	SOLID CORE WOOD	HOLLOW METAL	B	RESTROOM
③	3'-0" x 7'-0"	GLASS AND WOOD DOOR	HOLLOW METAL	C	PRIVATE STUDIO
④	3'-0" x 7'-0"	HOLLOW METAL	HOLLOW METAL	F	STORAGE
⑤	EXISTING 3'-0" x 7'-0"	HOLLOW METAL	HOLLOW METAL	E	EXIT
⑥	3'-0" x 7'-0"	GLASS DOOR	NONE	D	STUDIO

HARDWARE SCHEDULE	
SET	DESCRIPTION
A	EXISTING TEMPERED GLASS DOOR W/ 4" TOP, SIDE RAILS AND 10" BOTTOM RAIL PER ICC A111 4042.3 DOOR SURFACES WITHIN 10" OF THE FLOOR SHALL BE SMOOTH ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. LOCKSET SET (RE-KEY FOR TENANT). PUSH / PULL TYPE DOOR HARDWARE. 1 1/2 PAIR MCKINNEY HINGES * TA2114 - 4 1/2" x 4 1/2" OVERHEAD MOUNTED CLOSER. SILENCERS. ALUMINUM THRESHOLD. SIGNAGE W/ 1" HIGH LETTERS STATING THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED.
B	SOLID CORE WOOD DOOR - STAIN GRADE BIRCH. HOLLOW METAL FRAME. LEVER TYPE DOOR HARDWARE. 1 1/2 PAIR MCKINNEY HINGES * TA2114 - 4 1/2" x 4 1/2" MORTISED PRIVACY SET. 3 SILENCERS - 1VES' #20. ROCKWOOD FLOOR MOUNTED DOOR STOP * 440. NORTON OVERHEAD CLOSER. PAINT DOOR AND FRAME P-4.
C	TEMPERED GLASS W/ 4" TOP, SIDE AND 10" BOTTOM WOOD RAILS - STAIN GRADE BIRCH. HOLLOW METAL FRAME. LEVER TYPE DOOR HARDWARE. 1 1/2 PAIR MCKINNEY HINGES * TA2114 - 4 1/2" x 4 1/2" MORTISED LOCK SET. 3 SILENCERS - 1VES' #20. ROCKWOOD FLOOR MOUNTED DOOR STOP * 440. PAINT DOOR AND FRAME P-4. SIGNAGE W/ 1" HIGH LETTERS STATING THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED.
D	TEMPERED GLASS DOOR. DOUBLE ACTION PIVOT. TOP CORNER PATCHES AND 6" BOTTOM RAIL. BRUSHED CHROME. 36" LONG LADDER FULL. BRUSHED CHROME. CENTER HUNG PIVOT HINGES W/ CONCEALED FLOOR MOUNTED CLOSER.
E	EXISTING HOLLOW METAL DOOR AND FRAME. NATIONAL GUARD WEATHER SEALS. EXISTING HINGES W/ NON REMOVABLE PINS. KICK DOWN HOLD OPEN DEVICE. ARROW EXIT DOOR HARDWARE - PUSH SIDE. 3 SILENCERS - 1VES' #20. OVERHEAD MOUNTED CLOSER. KEYED ACCESS FROM OUTSIDE ONLY. METAL LATCH GUARD. THRESHOLD. 2 KICK PLATES - 1VES' #8400B4-15X34-32D. MOUNT ON EACH SIDE OF DOOR. PAINT DOOR AND FRAME P-4 (INT. SIDE).
F	SOLID CORE WOOD DOOR - STAIN GRADE BIRCH. HOLLOW METAL FRAME. LEVER TYPE DOOR HARDWARE. 1 1/2 PAIR MCKINNEY HINGES * TA2114 - 4 1/2" x 4 1/2" MORTISED LOCK SET. 3 SILENCERS - 1VES' #20. ROCKWOOD FLOOR MOUNTED DOOR STOP * 440. PAINT DOOR AND FRAME P-4. AUTO CLOSER WITH DOOR STOP.



1 HERMOSA BEACH, CA
1/4" = 1'-0"

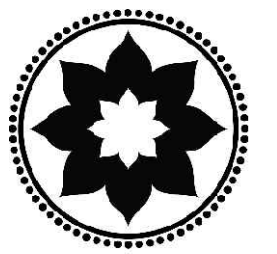


1 FIXTURE PLAN
1/4" = 1'-0"

EQUIPMENT SCHEDULE

MARK	QT.	DESCRIPTION	SIZE	REMARKS
CB-1	1	CUBBY SLOT SHELF	64" W x 16" D x 8" H	
EQ-1	12	REFORMER - STUDIO	8'-0" L x 2'-3" W	
EQ-2	1	REFORMER - TRAPEZE COMBO	8'-0" L x 2'-3" W	
EQ-3	1	LADDER BARREL	4'-5" W x 2'-5" D	
EQ-4		NOT USED		
EW-1	12	MAPLE BOARD HEADER	2'-0" H x 8'-0" L	WALL MOUNTED
EW-2	12	SPRING BOARD	1'-8" W x 6'-0" H	WALL MOUNTED
EW-3	12	TRX		WALL MOUNTED
FB-1	12	BOBU BALL		MOVABLE
FM-1	12	FLOOR MAT	18" W x 6'-0" L	MOVABLE
FN-1	12	EXO CHAIR	33" x 26"	MOVABLE
FN-2	1	RECEPTION DESK	49" W x 25" D x 34" H	
FN-3	1	SEATING BENCH		ADA COMPLIANT, AT CHANGING ROOM PER ANSI 117.1.2003
MR-1	12	MIRROR - WORKOUT STUDIO	72" H x WIDTH TO FIT	WALL MOUNTED
MR-2	1	MIRROR	FULL HEIGHT x FULL WIDTH	WALL MOUNTED
MR-3	1	MIRROR - LOBBY SLATWALL	96" H x WIDTH TO FIT	WALL MOUNTED
RT-1	1	RETAIL - SLATWALL	96" W x 3/4" x 96" H	WALL MOUNTED
RT-1A	0	RETAIL - SLATWALL	48" W x 3/4" x 96" H	WALL MOUNTED
RT-2	2	RETAIL - PEDESTAL TOWER	18" W x 18" D x 45" H	WALL MOUNTED
RT-3	1	RETAIL - TOE SOX		
RT-4	1	RETAIL - 2-WAY		
RT-5		NOT USED		
WM-1	1	FLOWATER MACHINE	16" W x 16" D x 68" H	
WR-1	1	WEIGHT RACK		

REVISIONS:



CLUB PILATES

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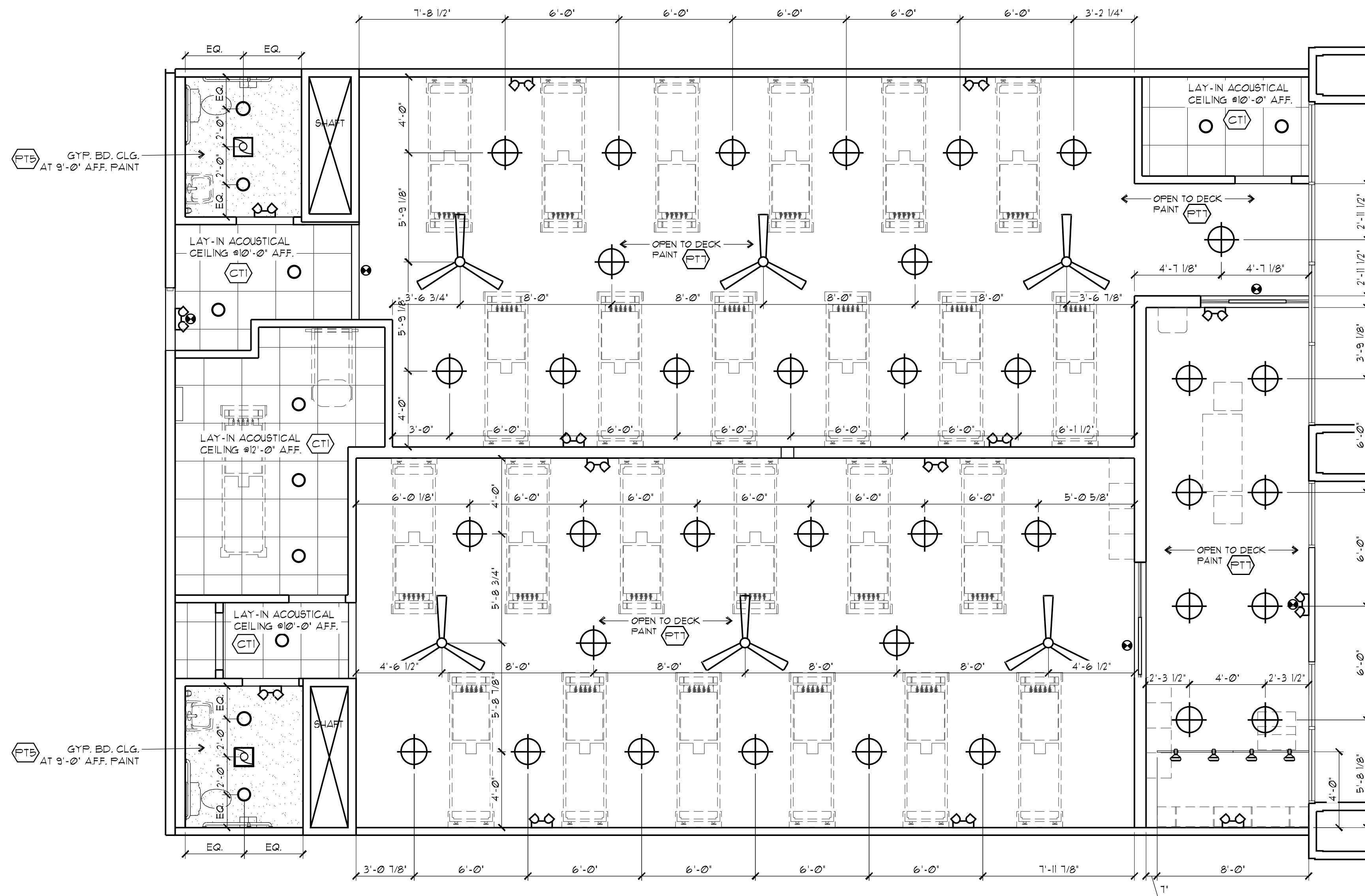
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FIXTURE PLAN

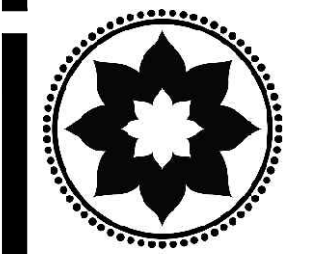
DATE: 9 December 2025
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JOB NO.: 25-412
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A1.2



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

REVISIONS:



CLUB PILATES

CLUB PILATES
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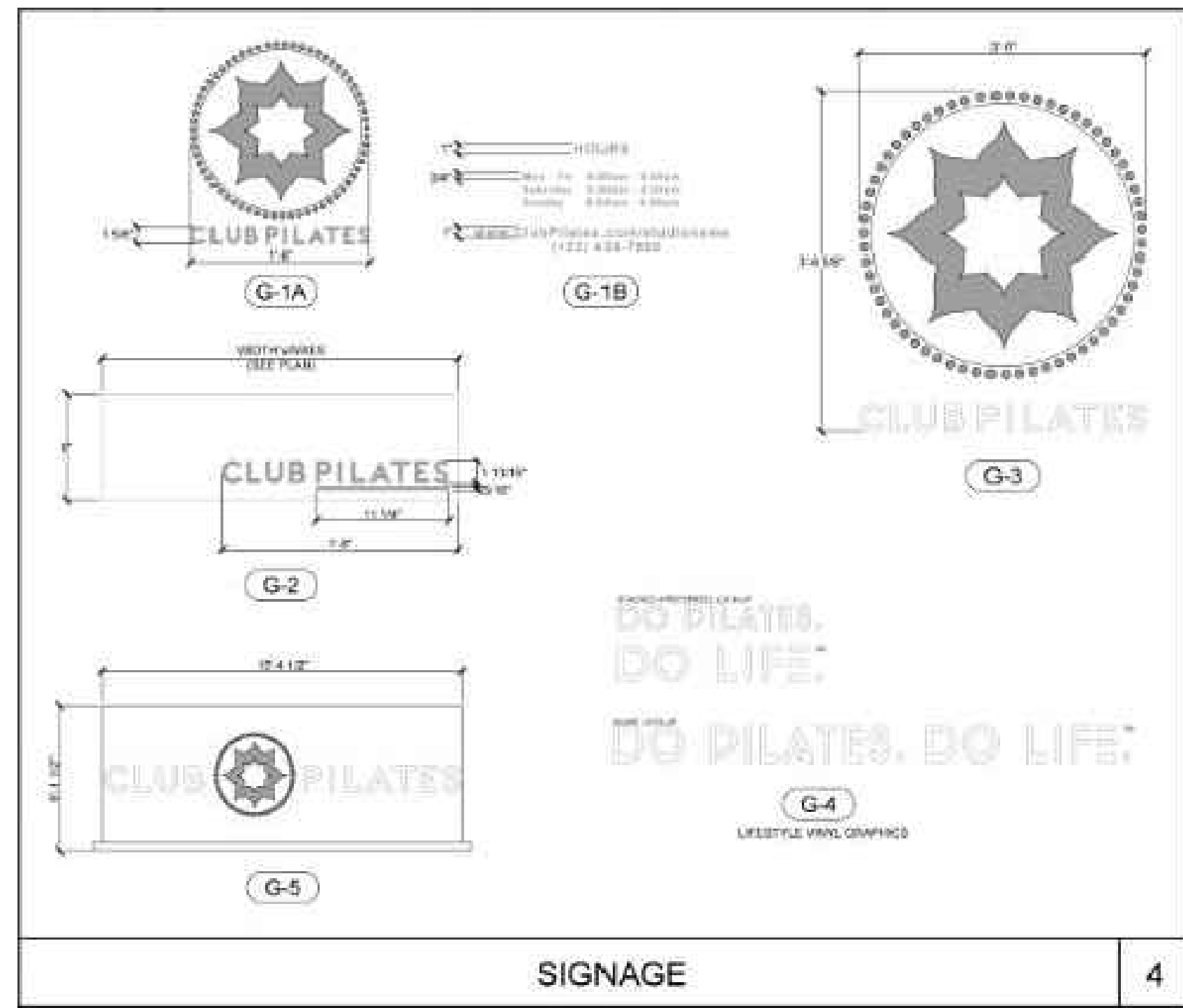
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CEILING PLAN

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A13



SIGNAGE

4

FINISH SCHEDULE

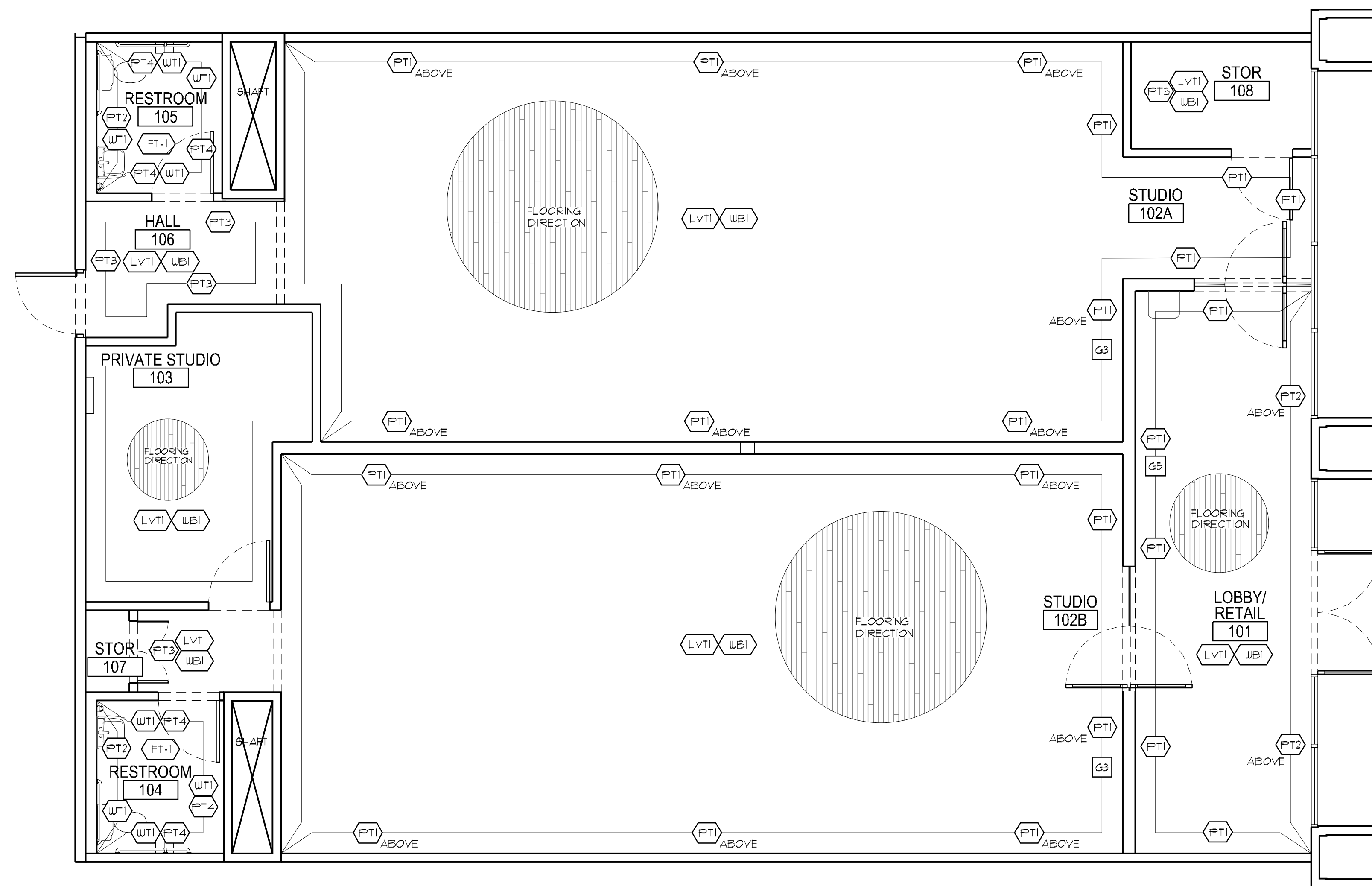
ROOM NO.	ROOM NAME	FLOOR	BASE	SIZE								CEILING			REMARKS
				A		B		C		D		MATERIAL	PAINT	HEIGHT	
				MATERIAL	PAINT	MATERIAL	PAINT	MATERIAL	PAINT	MATERIAL	PAINT				
101	LOBBY / RETAIL	LVT-1	WB-1	GWB	PT-1	GWB	PT-2	GWB	PT-1	GWB	PT-1	CT-1	-	SEE NOTES 1, 6	
102A/102B	WORKOUT STUDIO	LVT-1	WB-1	GWB	PT-1	GWB	PT-1	GWB	PT-1	GWB	WL-1	-	PT-1	SEE NOTES 1, 6	
103	PRIVATE STUDIO	LVT-1	WB-1	GWB		GWB	PT-1	GWB	PT-1	GWB	PT-3	CT-1	-	SEE NOTES 1, 6	
104/105	RESTROOM	FT-1		GWB	WT-1 PT-2	GWB	WT-1 PT-4	GWB	WT-1 PT-4	GWB	WT-1 PT-4	GWB	-	SEE NOTES 1, 6	
106	OFFICE	LVT-1	WB-1	GWB	PT-4	GWB	PT-4	GWB	PT-4	GWB	PT-4	CT-1	-	SEE NOTES 1, 6	
108/109	STORAGE	LVT-1	WB-1	GWB	PT-4	GWB	PT-4	GWB	PT-4	GWB	PT-4	CT-1	-	SEE NOTES 1, 6	

NOTES:
 1. REFERENCE INTERIOR ELEVATIONS AND ROOM FINISH PLAN FOR EXTENT OF FINISHES.
 2. PATCH AND REPAIR (E) GYPSUM BOARD CEILING TO AN 'AS NEW' CONDITION.
 3. ALL GYPSUM BOARD TO BE 5/8" THICK, TAPED, FLOATED, SANDED AND READY FOR PAINT TO A LEVEL 4 FINISH.
 4. THE G.C. IS TO REPAIR/PROVIDE INSULATION AS REQUIRED PRIOR TO PAINTING.
 5. ALL SURFACES AT UNDERSIDE OF ROOF DECK TO RECEIVE PAINT.
 6. LAY-IN ACOUSTICAL CEILING TILE AS SPECIFIED ON REFLECTED CEILING PLAN.

FINISH LEGEND

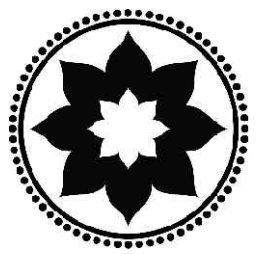
NOTE: PURCHASE FLOORING THROUGH CP'S REQUIRED FLOORING VENDOR
 SPORT PRO SURFACING
 KENNY FLAKE 113-205-8236
 Kerry@SportProSurfacing.com

ROOM	MK.	MANUFACTURER	MATERIAL	PRODUCT	COLOR	REMARKS
FLOORING	LVT-1	CONTACT CP'S APPROVED VENDOR	STYLE: EF5PL	3/6" W x 3/4" L	SUP	DIRECT GLUE DOWN LEFT TO RIGHT, SIDE TO SIDE
	FT-1	CONTACT CP'S APPROVED VENDOR	STYLE: CPJT	PORCELAIN TILE	LG30 BEIGE	12" x 24" TILE W/ 1/3, 1/3, 1/3 STAGGERED BRICK JOINT PATTERN W/ LATICRETE FERMACOLOR 56 DESERT KHAKI GROUT 4 SCHLEUTER TRANSITION STRIP AT DOORWAY
BASE	WB-1		5/8" x 6" PRIMED FINE BASE	SW-1151	HIGH REFL. WHITE	6" HIGH BASE - PAINTED PT-4
WALLS	PT-1	SHERWIN WILLIAMS	PAINT	SW-6801	REGALE BLUE	SEMI-GLOSS
	PT-2	SHERWIN WILLIAMS	PAINT	SW-6515	LEISURE BLUE	SEMI-GLOSS
	PT-3	SHERWIN WILLIAMS	PAINT	SW-9046	GENTLE AQUAMARINE	SEMI-GLOSS
	PT-4	SHERWIN WILLIAMS	PAINT	SW-1151	HIGH REFL. WHITE	SEMI-GLOSS
	WT-1	CONTACT CP'S APPROVED VENDOR	STYLE: CPJT	PORCELAIN TILE	LG30 BEIGE	12" x 24" TILE W/ 1/3, 1/3, 1/3 STAGGERED BRICK JOINT PATTERN W/ LATICRETE FERMACOLOR 56 DESERT KHAKI GROUT 4 SCHLEUTER TRANSITION STRIP AT TOP OF WAINSCOT
	WL-1					MURAL WALL TO BE DETERMINED BY OWNER
	WL-2	MARLITE	FRP	9100G	WHITE	WASHABLE FRP PANEL WITHIN 2'-0" OF MOP SINK TO 4'-0" AFF.
CEILING	PT-5	SHERWIN WILLIAMS	PAINT	SW-1001	CEILING BRIGHT WHITE	SEMI-GLOSS ON CEILING
	PT-6	SHERWIN WILLIAMS	PAINT	SW-6260	UNIQUE GRAY	SEMI-GLOSS ON OPEN TO STRUCTURE CEILING
	PT-7	SHERWIN WILLIAMS	PAINT	SW-6991	BLACK MAGIC	SEMI-GLOSS ON OPEN TO STRUCTURE CEILING
	CT-1	ARMSTRONG	CEILING TILE	DUNE *850	WHITE	CEILING TILE AND GRID - SQUARE EDGE 15/16" USE W/ WHITE PRELUDE HEAVY DUTY ML 15/16" EXPOSED TEE GRID



1 FINISH PLAN
 1/4" = 1'-0"

REVISIONS:



CLUB PILATES

CLUB PILATES
 703 PIER AVE
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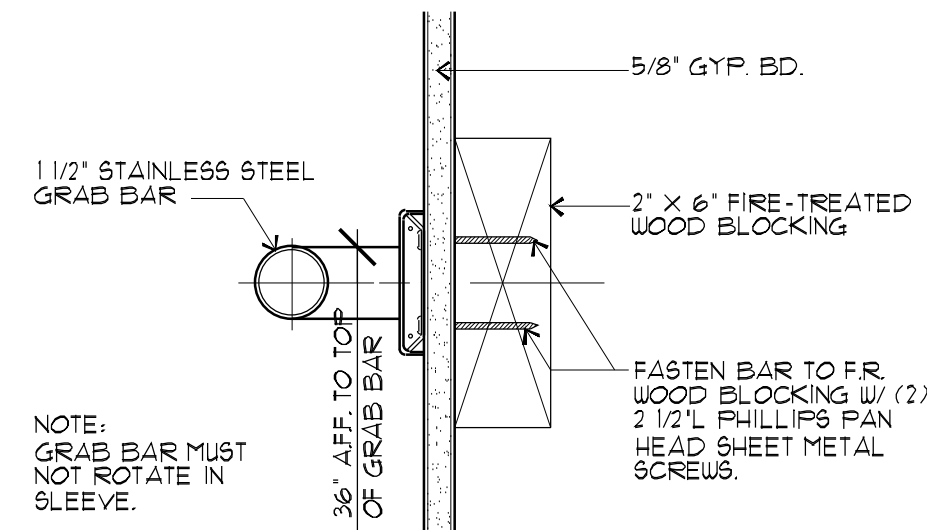
FINISH PLAN

DATE: 9 December 2025
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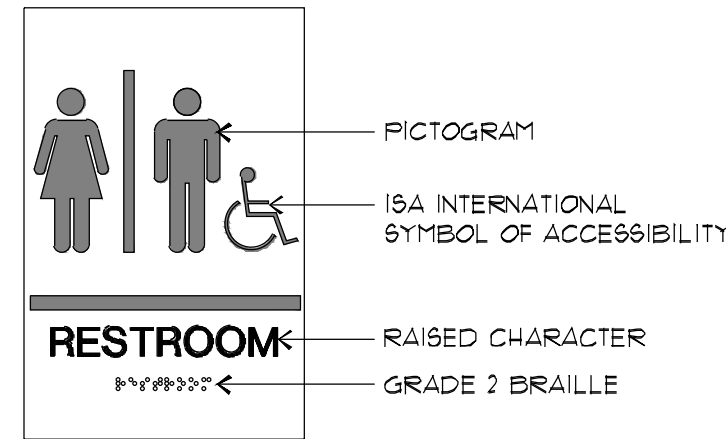
A14

RESTROOM FIXTURE SCHEDULE

MK.	DESCRIPTION	MANUF.	MODEL	REMARKS
A	TOILET	AMERICAN STANDARD	128 GPF OR EQUAL	FLOOR MOUNTED ELONGATED TOILET COLOR: WHITE
B	LAVATORY	AMERICAN STANDARD	MEZZO 3362803.020	COUNTERTOP LAVATORY COLOR: WHITE
	FAUCET	DELTA		
C	TOILET TISSUE DISPENSER	CINTAS	SIGNATURE SERIES	SURFACE MOUNTED TOILET TISSUE DISPENSER SANDSTONE
D	PAPER TOWEL DISPENSER	CINTAS	SIGNATURE SERIES	SURFACE MOUNTED PAPER TOWEL DISPENSER SANDSTONE
E	NAPKIN DISPOSAL	BOBRICK	B-710	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL CONTURA SERIES SATIN FINISH (OR EQUAL)
F	TOILET SEAT COVER DISPENSER	BOBRICK	B-721	SURFACE MOUNTED TOILET SEAT COVER DISPENSER CLASSICS SERIES SATIN FINISH (OR EQUAL)
G	SOAP DISPENSER	CINTAS	SIGNATURE SERIES	AUTOMATIC HAND SOAP DISPENSER SANDSTONE
H	42" GRAB BAR	BOBRICK	B-6806-42	HEAVY DUTY GRAB BAR STAINLESS STEEL
J	36" GRAB BAR	BOBRICK	B-6806-36	HEAVY DUTY GRAB BAR STAINLESS STEEL
K	DOUBLE ROBE HOOK	BOBRICK	B-6121	SATIN FINISH (OR EQUAL)
L	DOOR MOUNTED SIGNAGE			SEE DETAIL
M	DOOR STRIKE SIDE MOUNTED SIGNAGE			SEE DETAIL
N	MIRROR	BOBRICK	B-790	1836 SERIES SATIN FINISH (OR EQUAL)
P	NOT USED			
S	SIGNAGE			CREW MUST WASH HANDS
V	18" GRAB BAR	BOBRICK	B-6806-18	VERTICAL HEAVY DUTY GRAB BAR STAINLESS STEEL



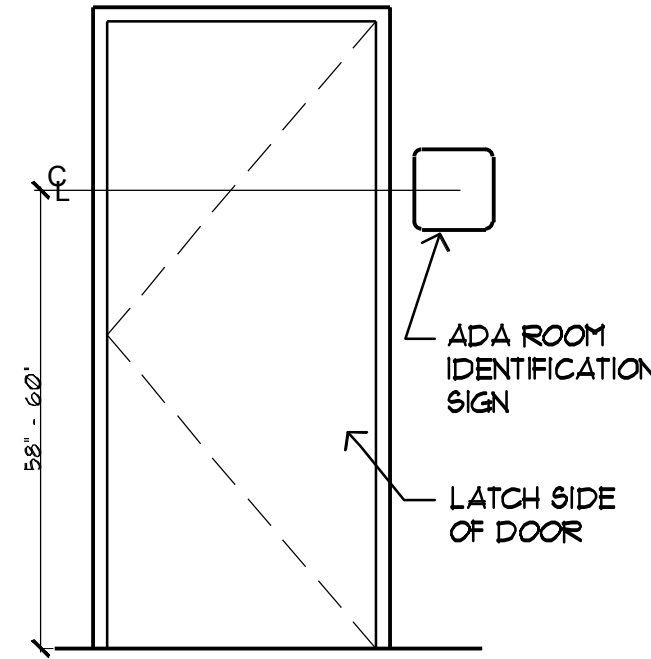
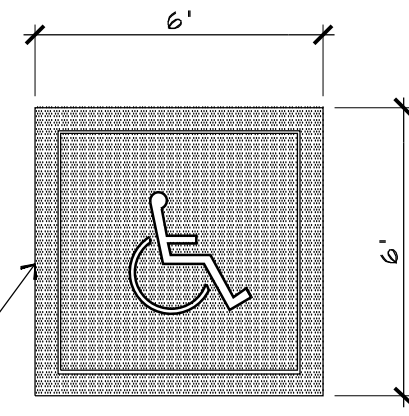
5 H.C. GRAB BAR DETAIL
3' x 1'-0"



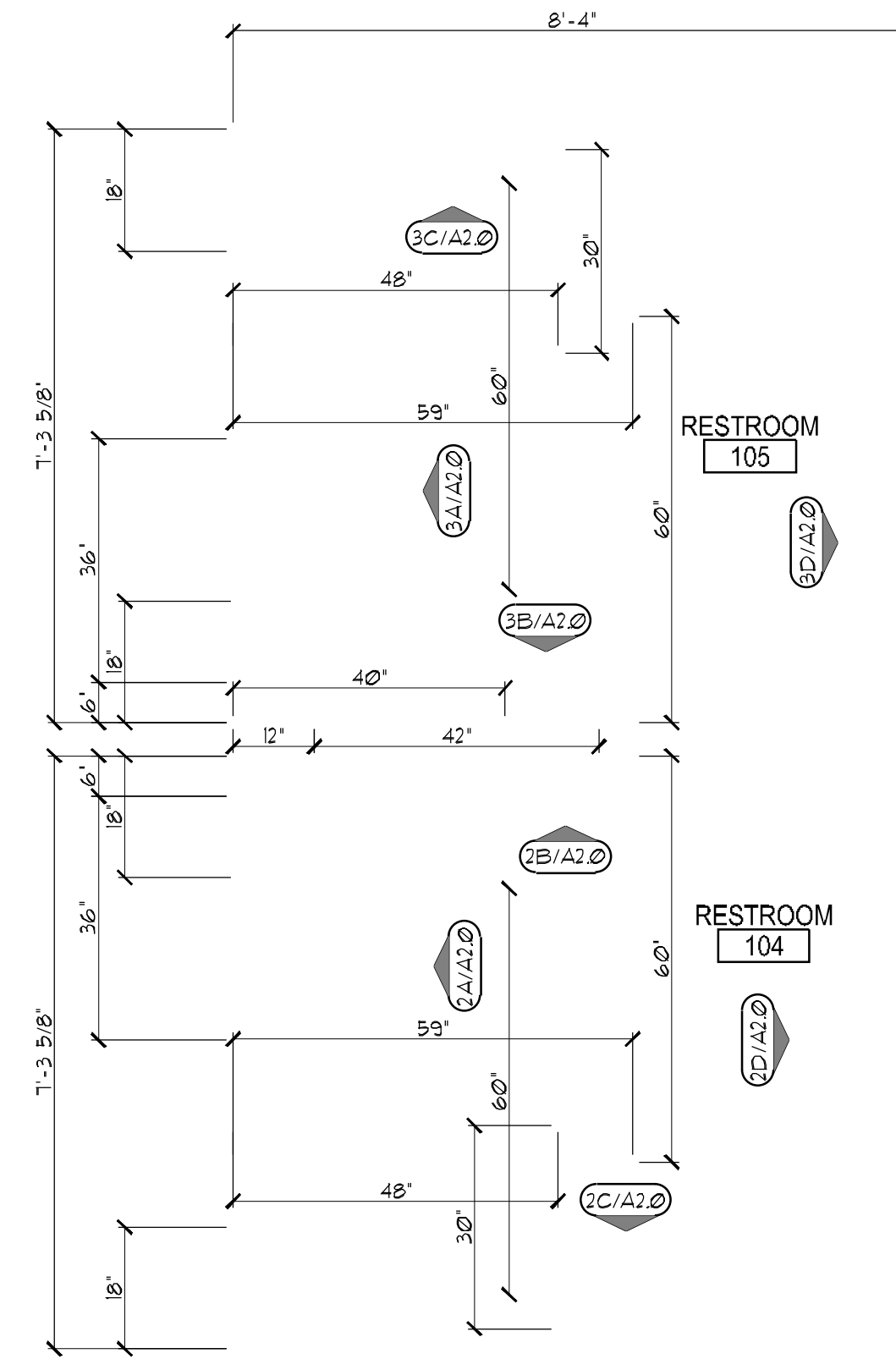
INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLY WITH FIGURE 11B-103.12.1

6' x 6' ACRYLIC PANEL HANDICAPPED ACCESSIBLE SYMBOL. WHITE GRAPHICS ON BLUE BACKGROUND. INSTALL AT 60" AFF. ADJACENT TO ENTRY DOORS AND H.C. ACCESSIBLE EXIT DOORWAYS

COLOR BLUE APPROXIMATE: FS 15090 IN FEDERAL STANDARD 595C



4 ACCESSIBLE SIGNAGE
3' x 1'-0"



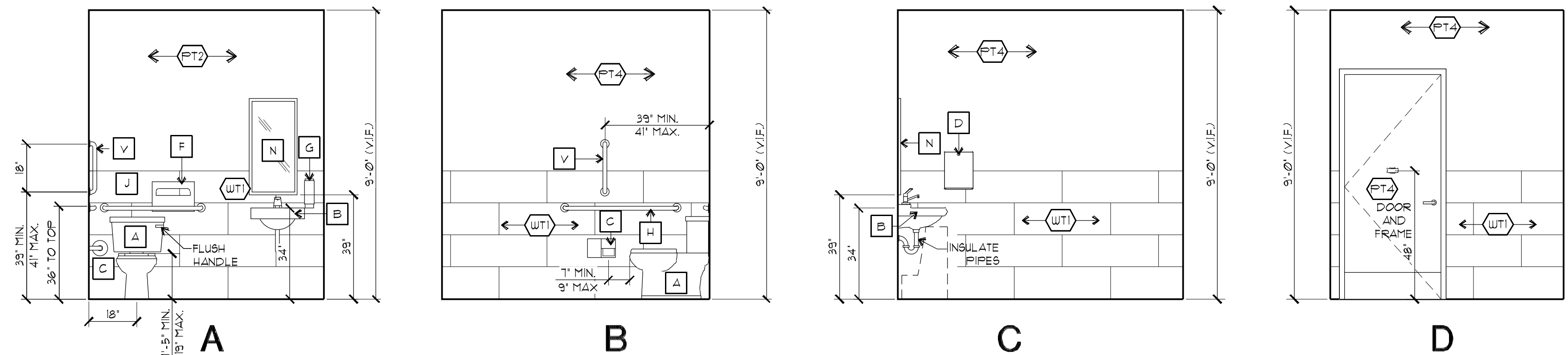
WATER CLOSET - SEAT SHALL NOT BE SPRUNG TO RETURN TO LIFTED POSITION

LAVATORY - HOT WATER AND DRAIN PIPES SHALL BE INSULATED.

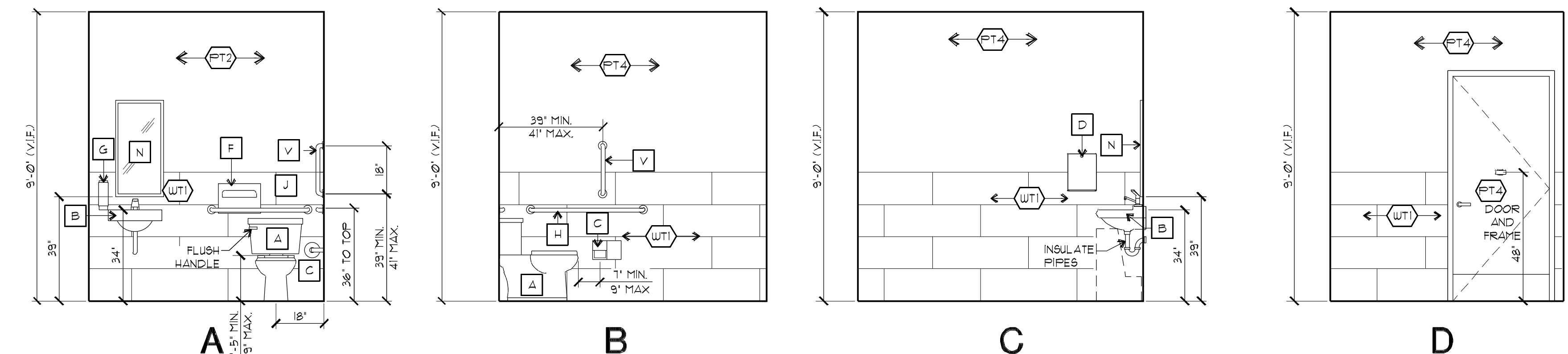
GRAB BARS - SHALL BE 1 1/2" DIA. WITH 1 1/2" CLEARANCE TO WALL. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 Lbf IN BENDING, SHEAR, AND TENSION.

LAVATORY AND WATER CLOSET CONTROLS - SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, FINCHING, OR TWISTING OF THE WRIST. SHALL BE OPERABLE BY FORCE OF MAX. 5 lbf.

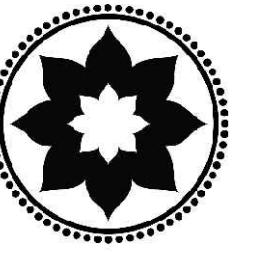
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1/2' x 1'-0"

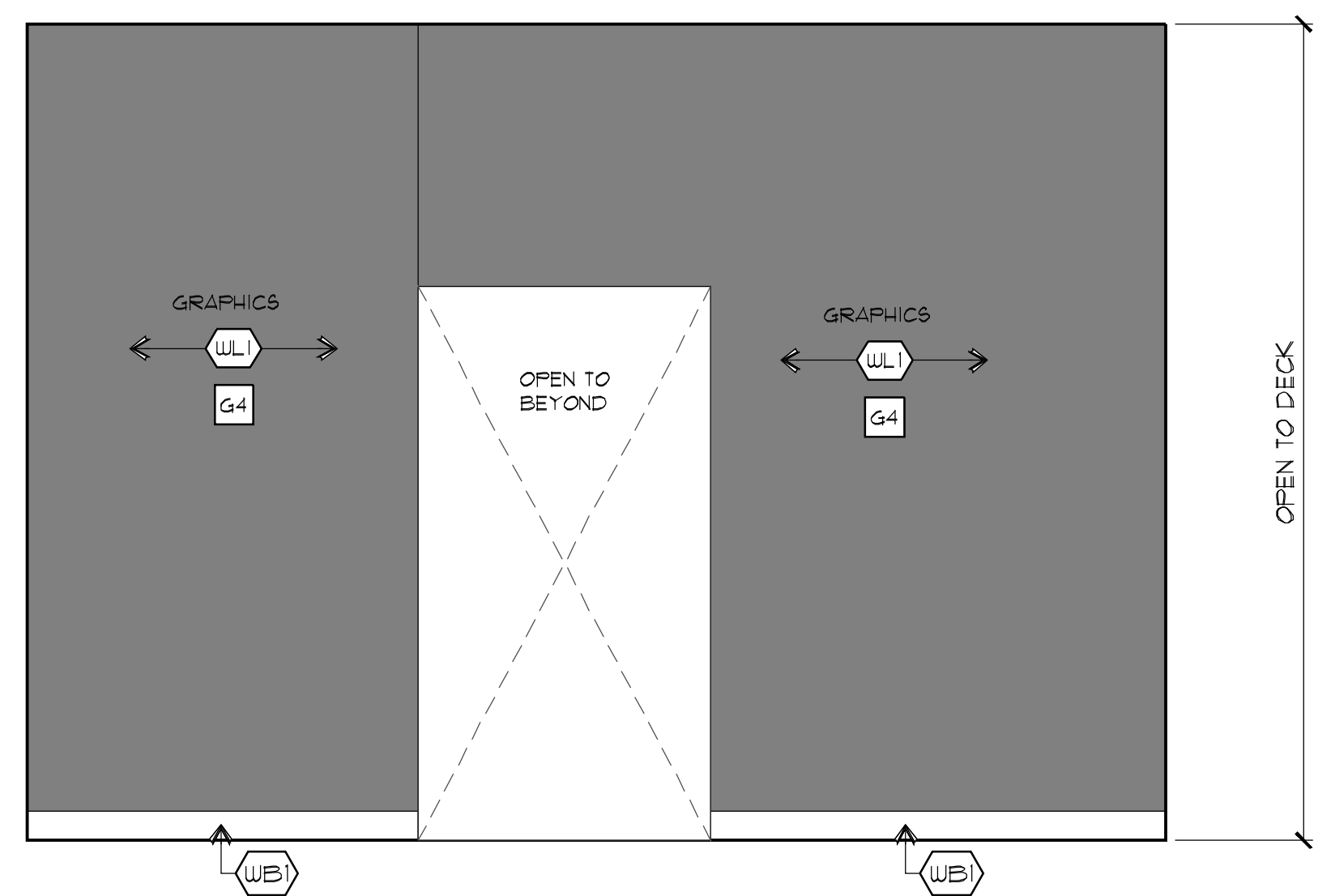
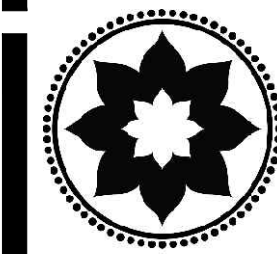


3 EXISTING RESTROOM ELEVATIONS #105
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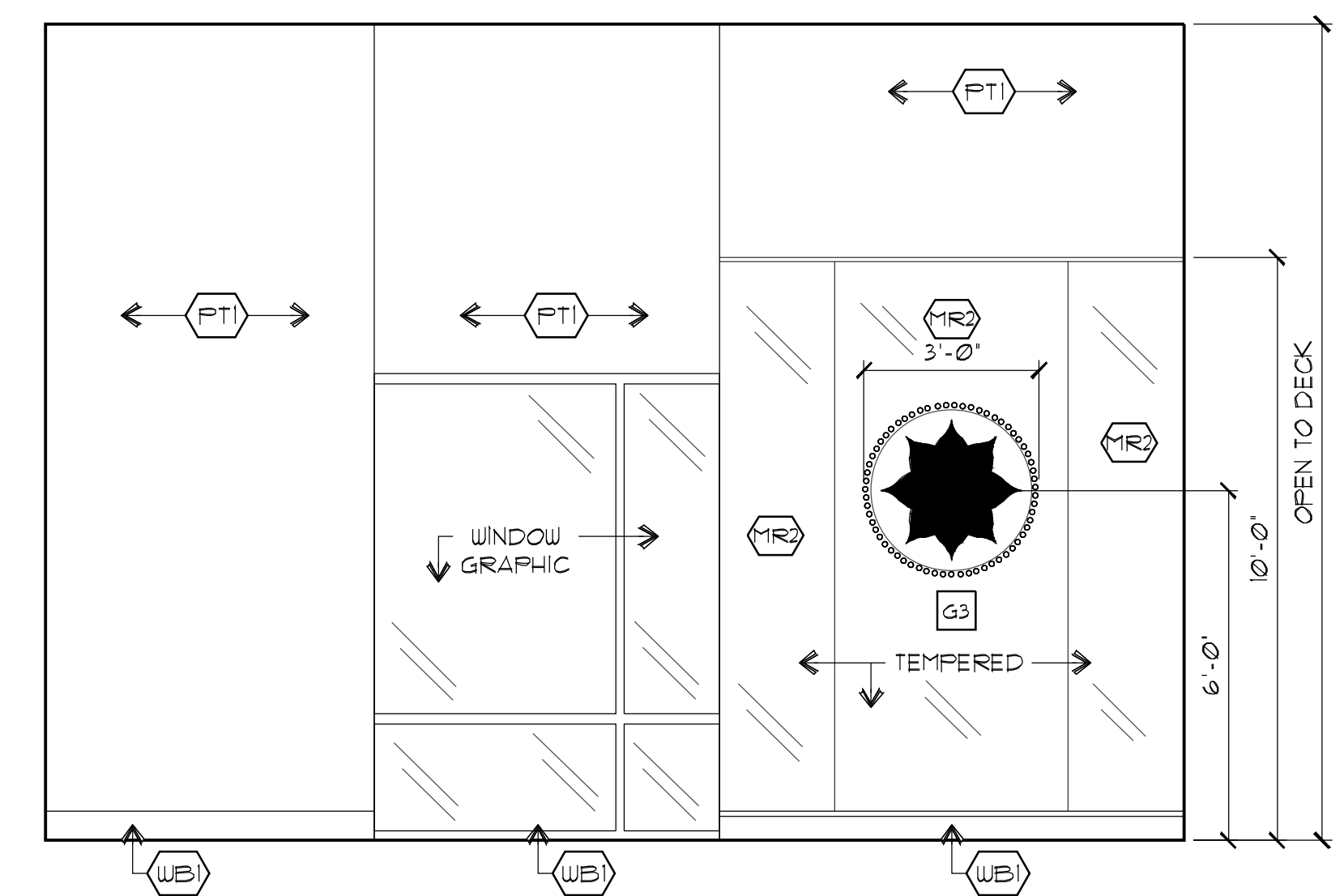


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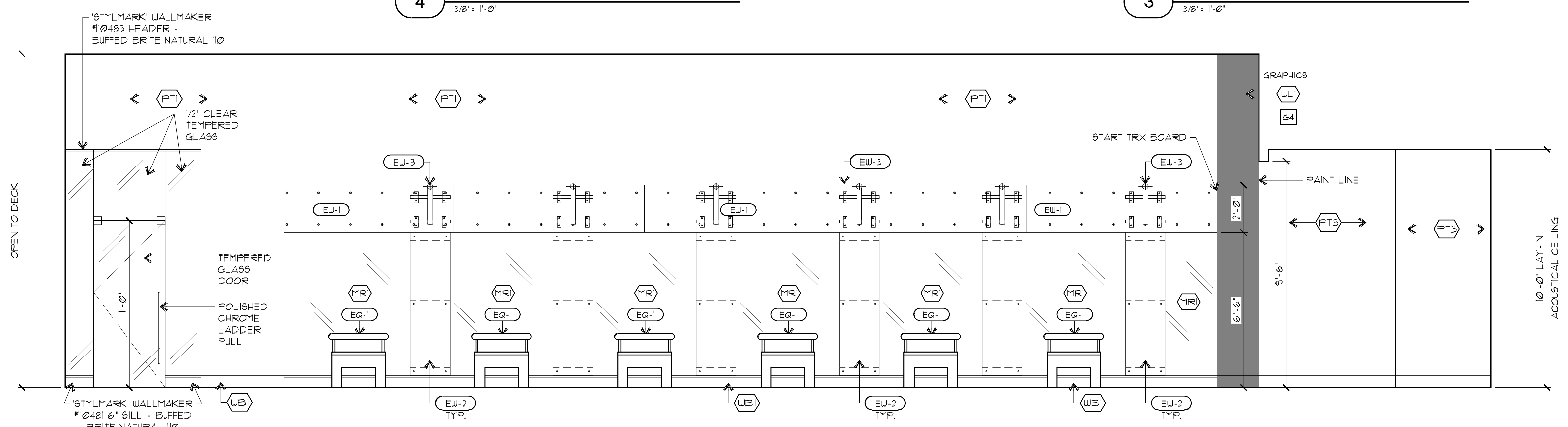




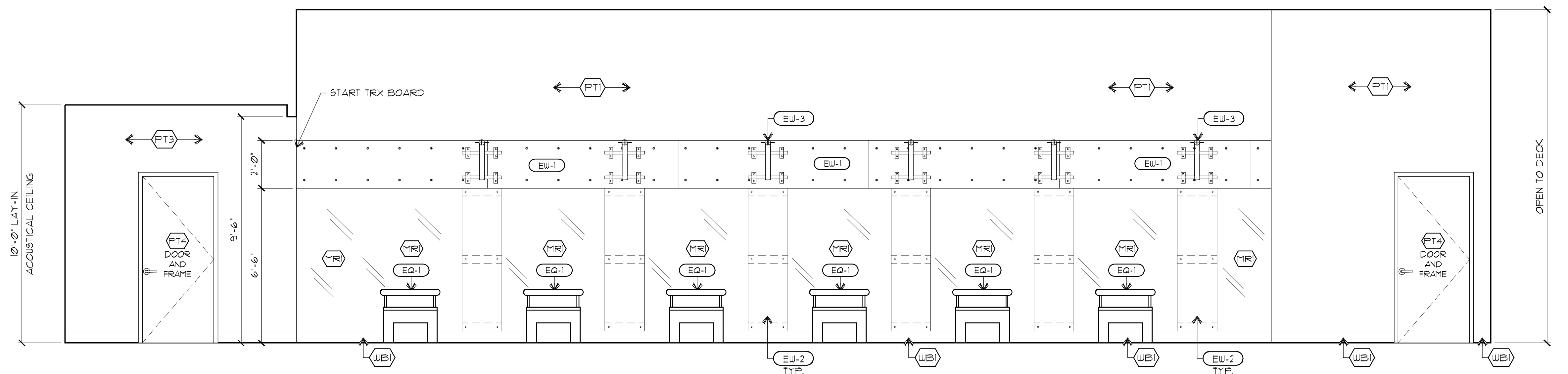
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3/8" = 1'-0"



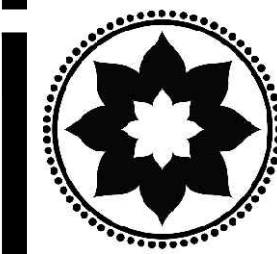
3 INTERIOR ELEVATION
3/8" = 1'-0"



2 INTERIOR ELEVATION
3/8" = 1'-0"



1 INTERIOR ELEVATION
3/8" = 1'-0"



CLUB PILATES

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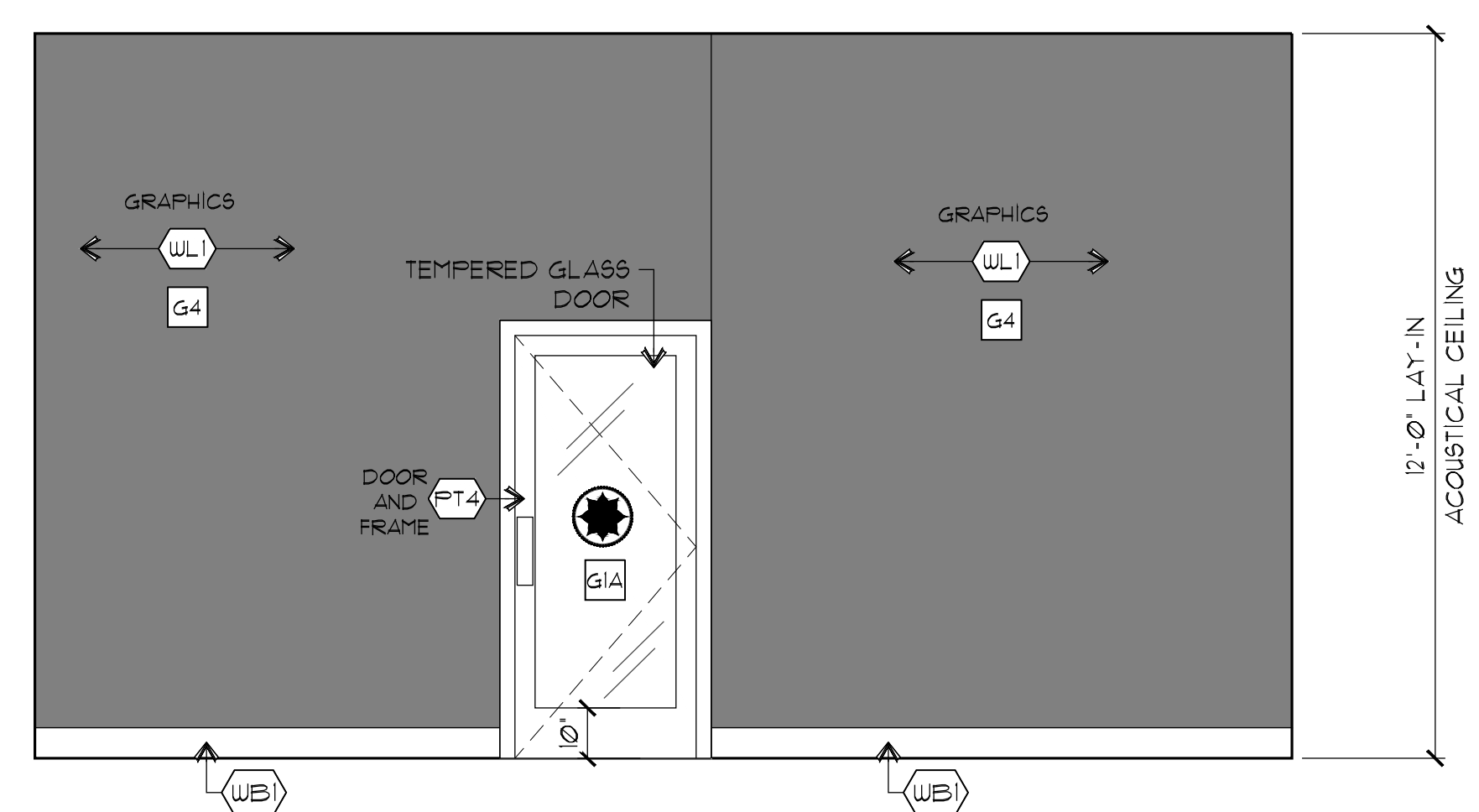
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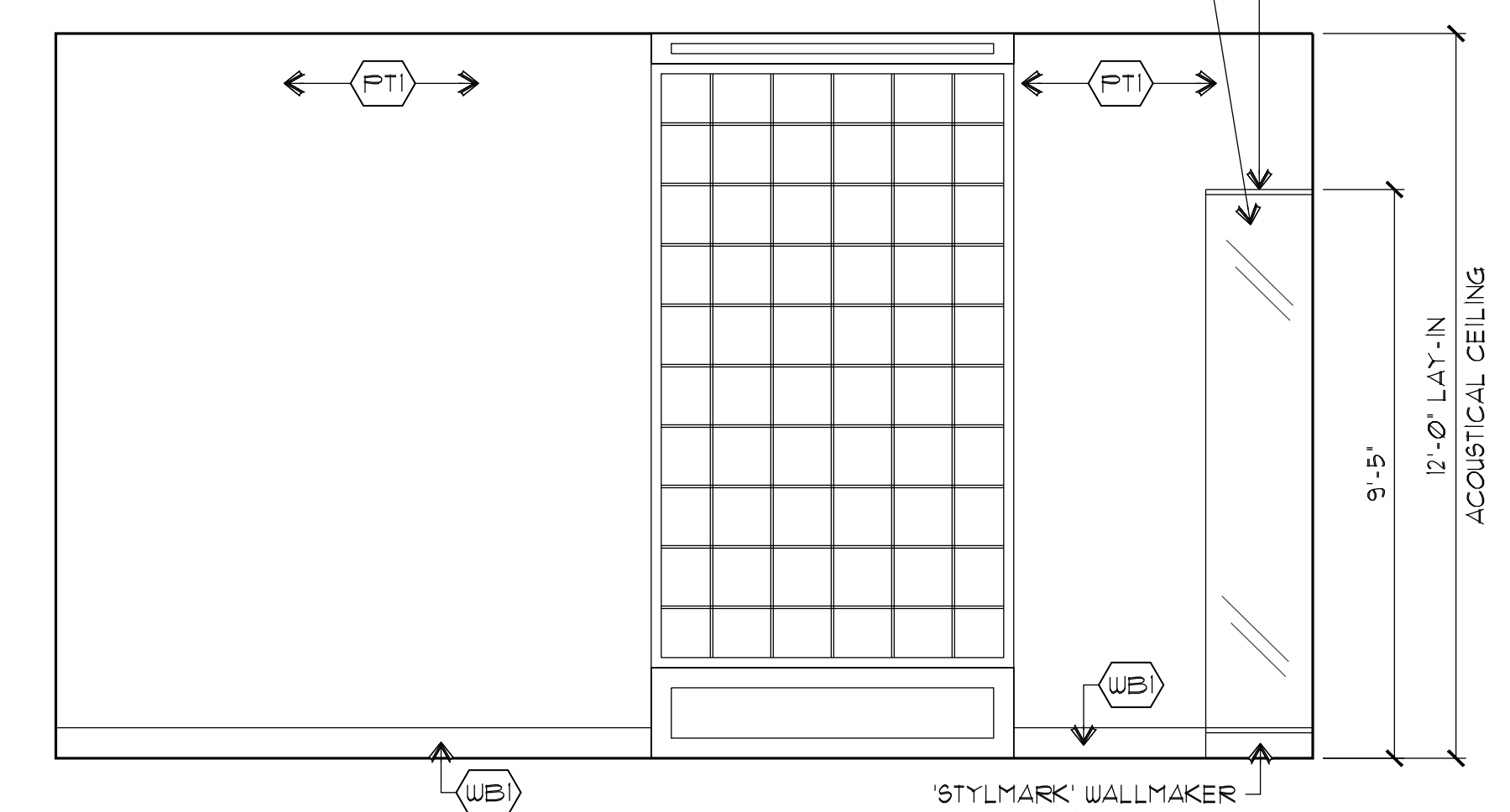
INTERIOR
ELEVATIONS

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DRAWN BY: JHARRIS
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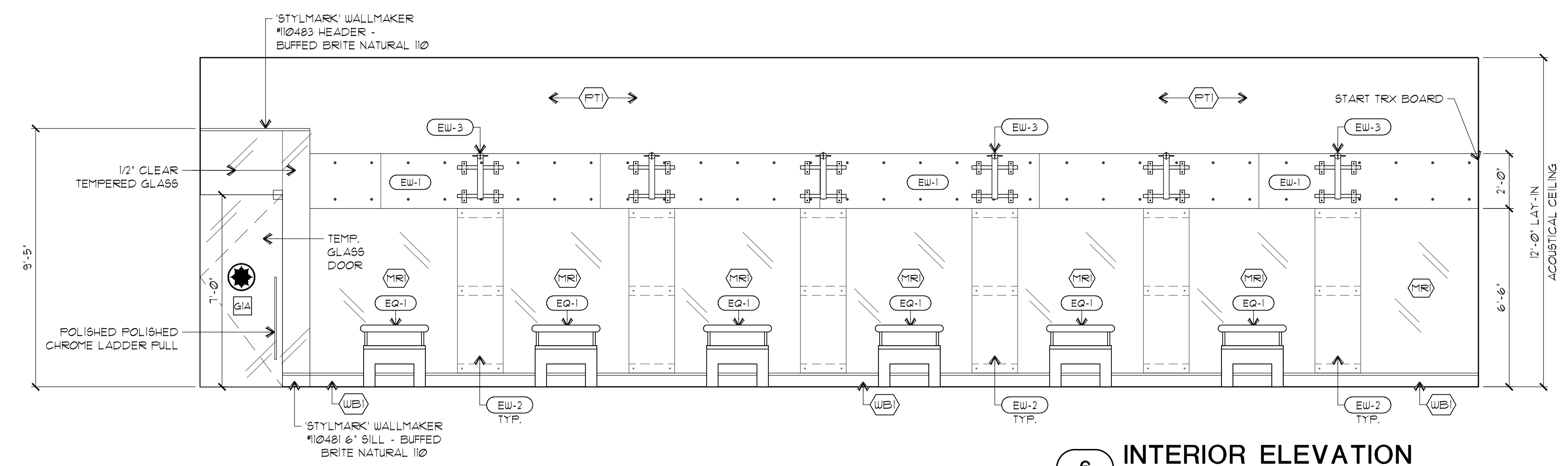
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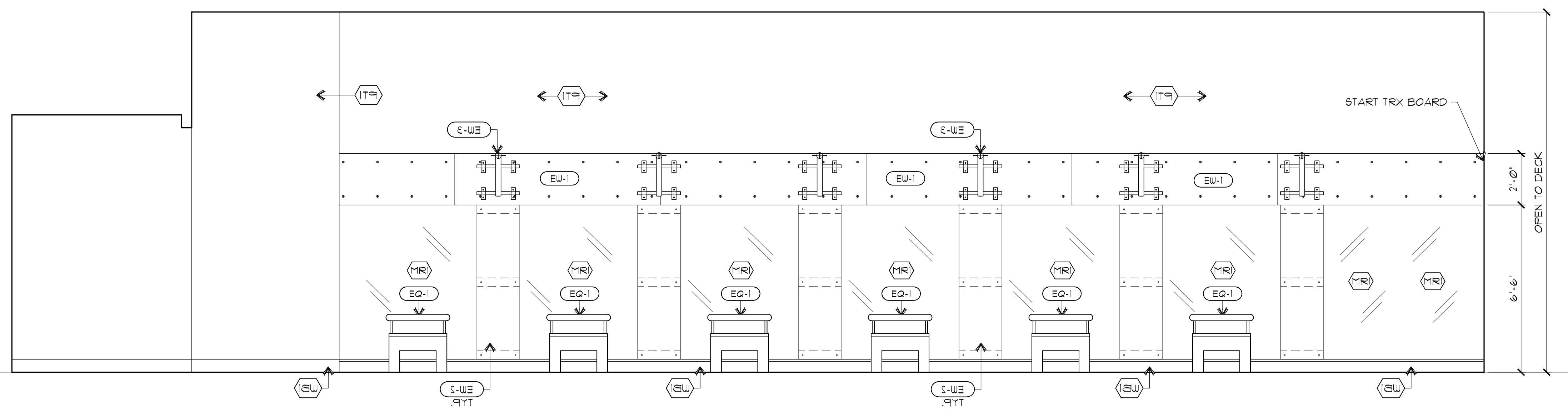
8 INTERIOR ELEVATION
3/8" = 1'-0"



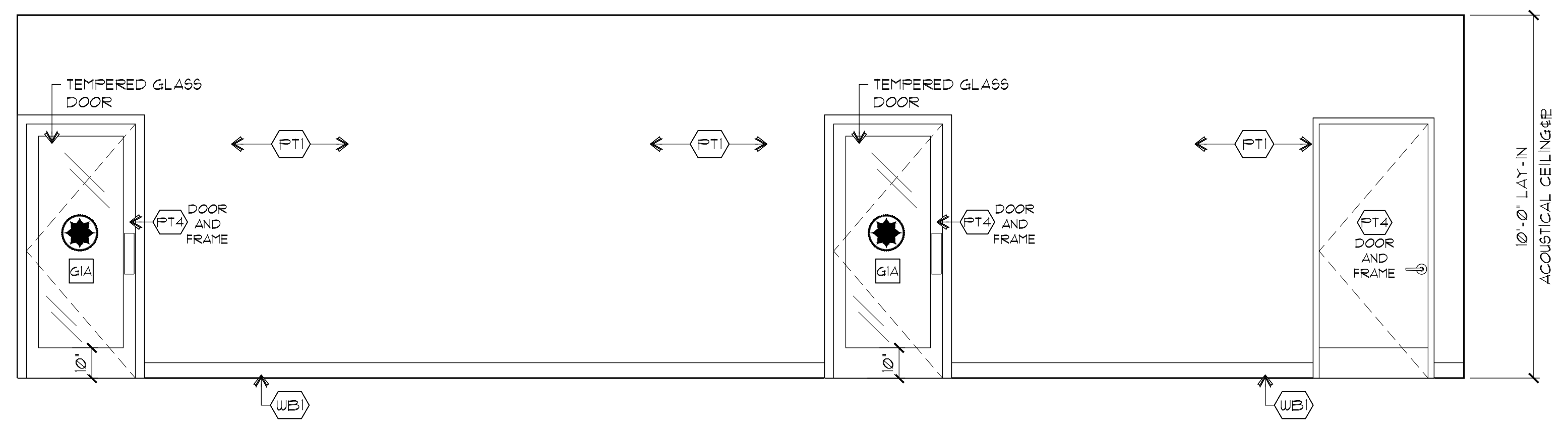
7 INTERIOR ELEVATION
3/8" = 1'-0"



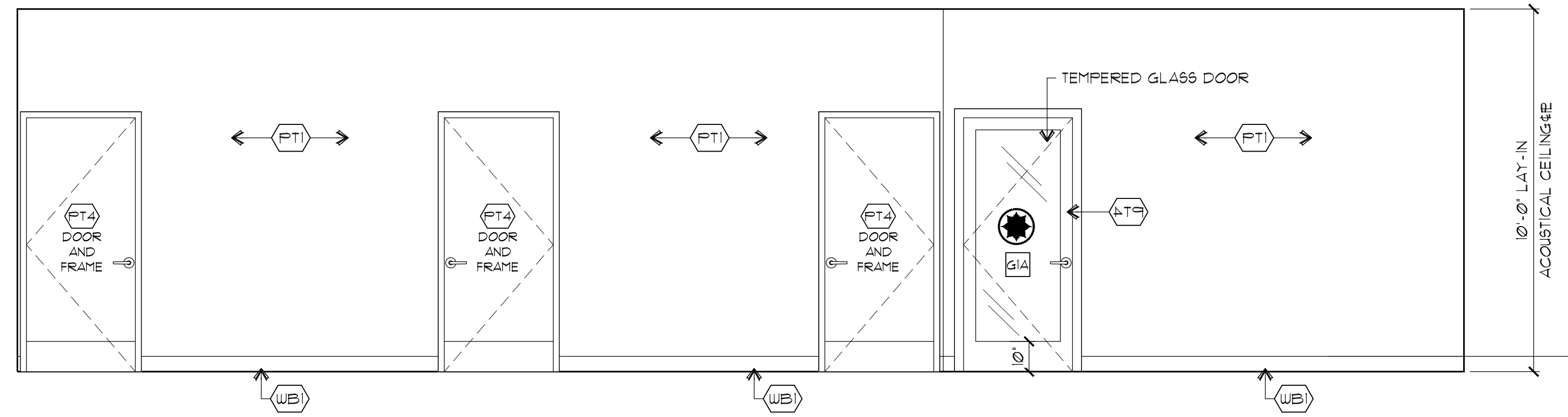
6 INTERIOR ELEVATION
3/8" = 1'-0"



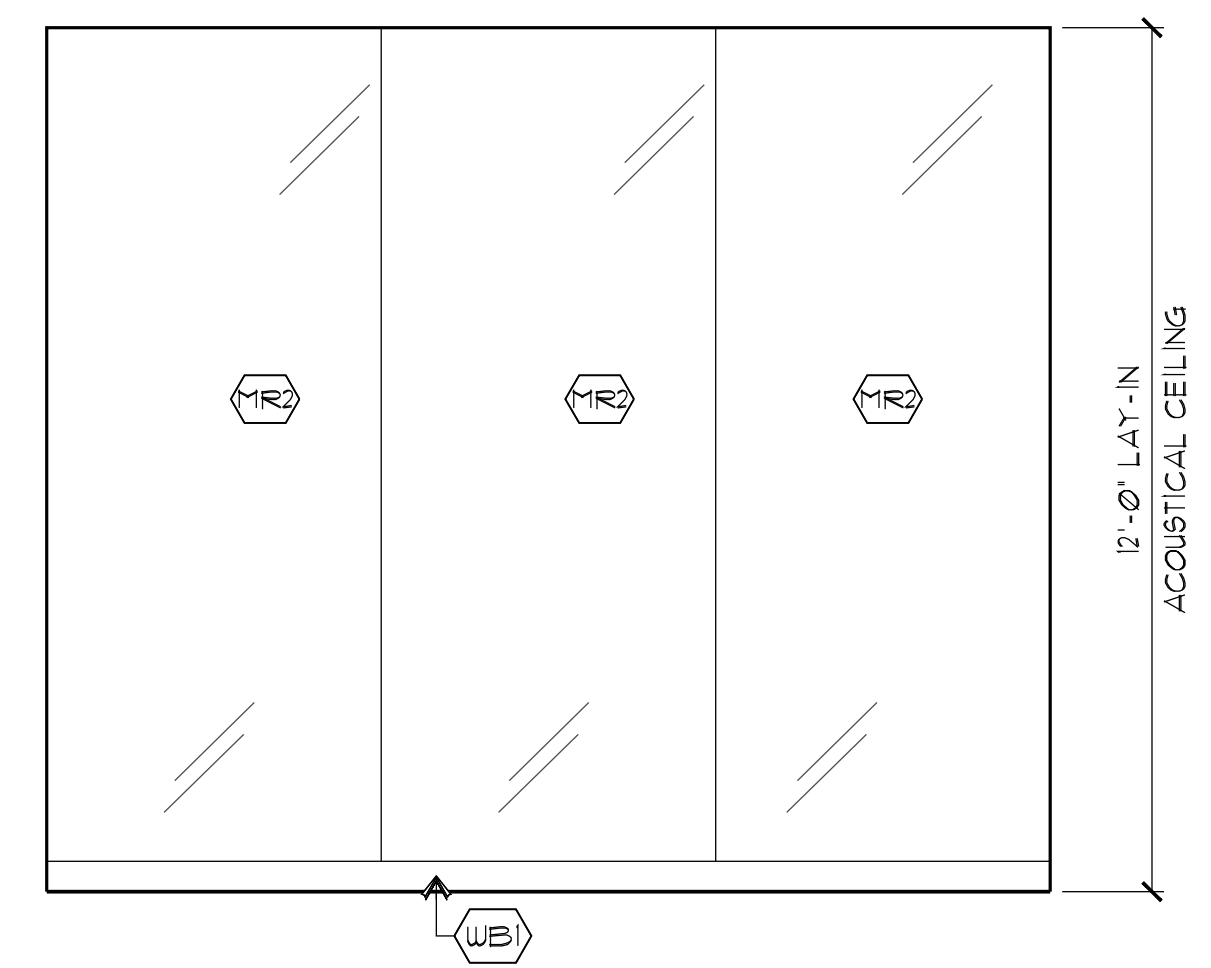
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3/8" = 1'-0"



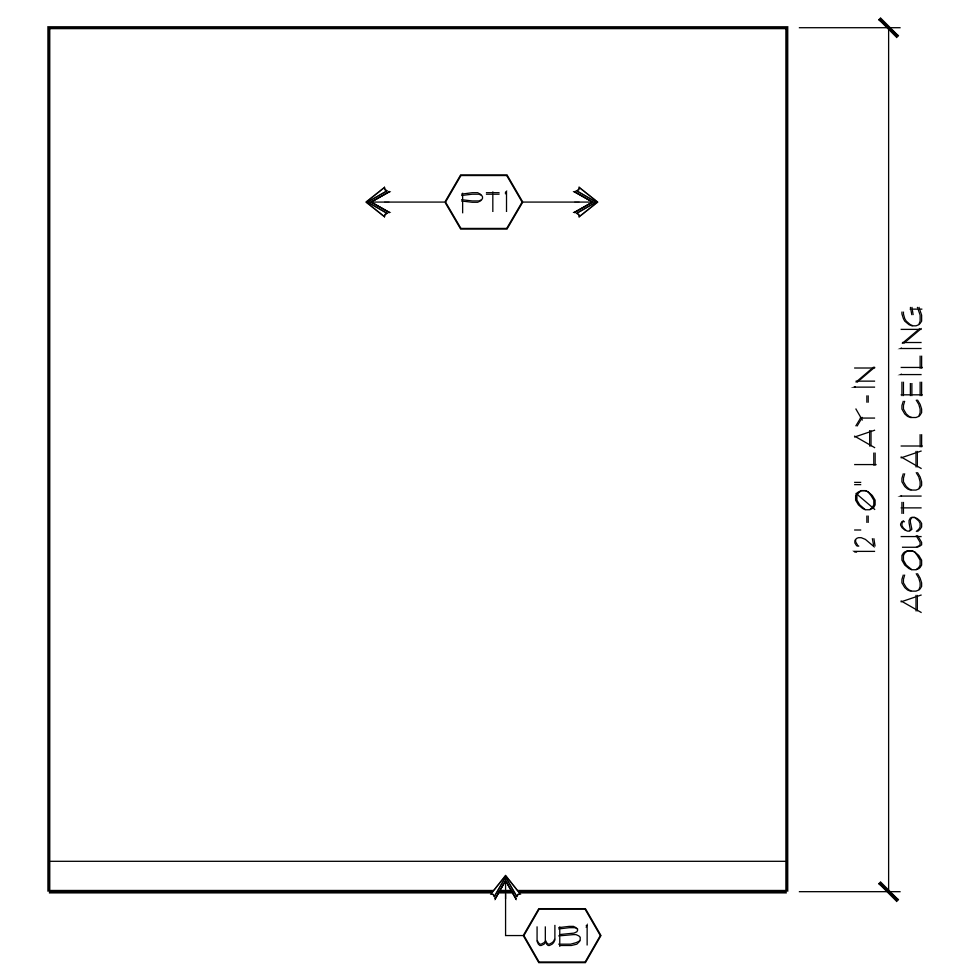
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3/8" = 1'-0"



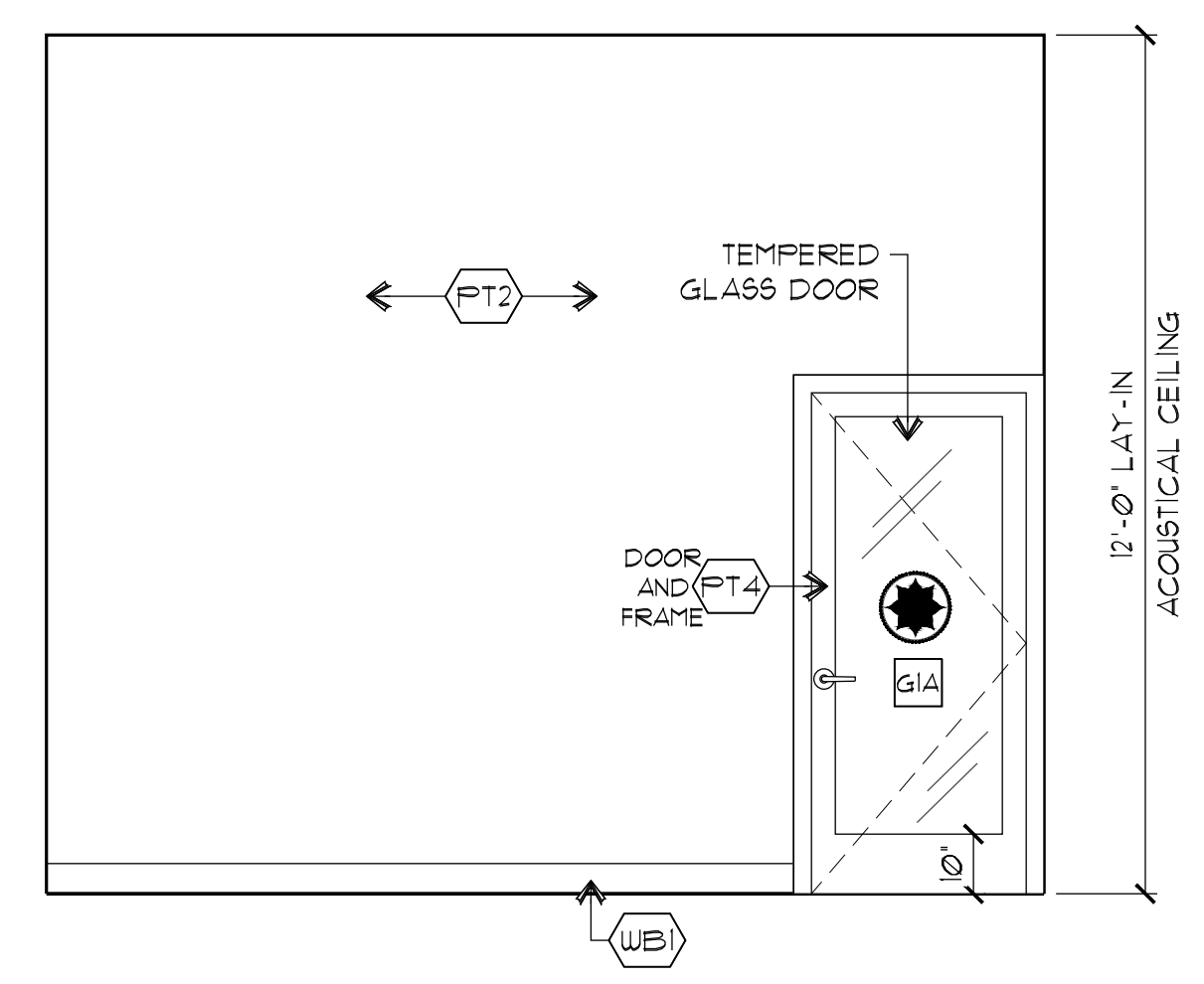
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3/8" = 1'-0"



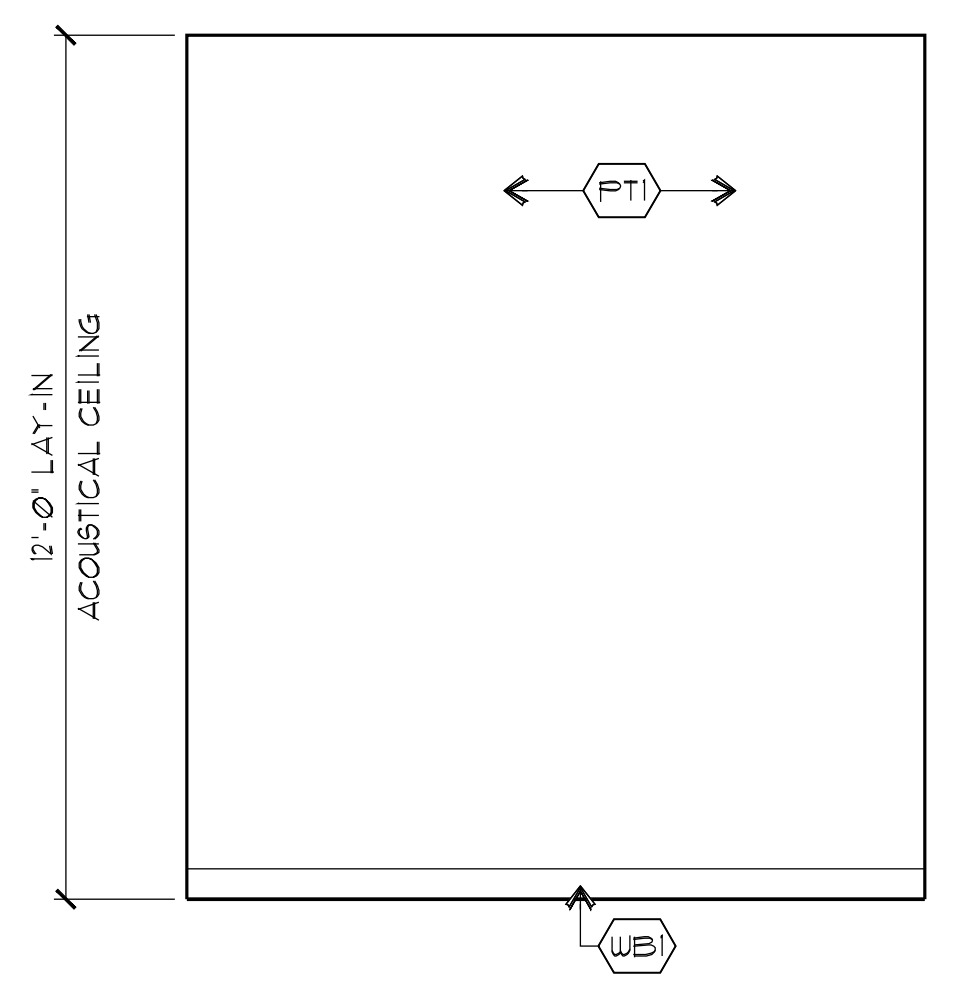
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3/8" = 1'-0"



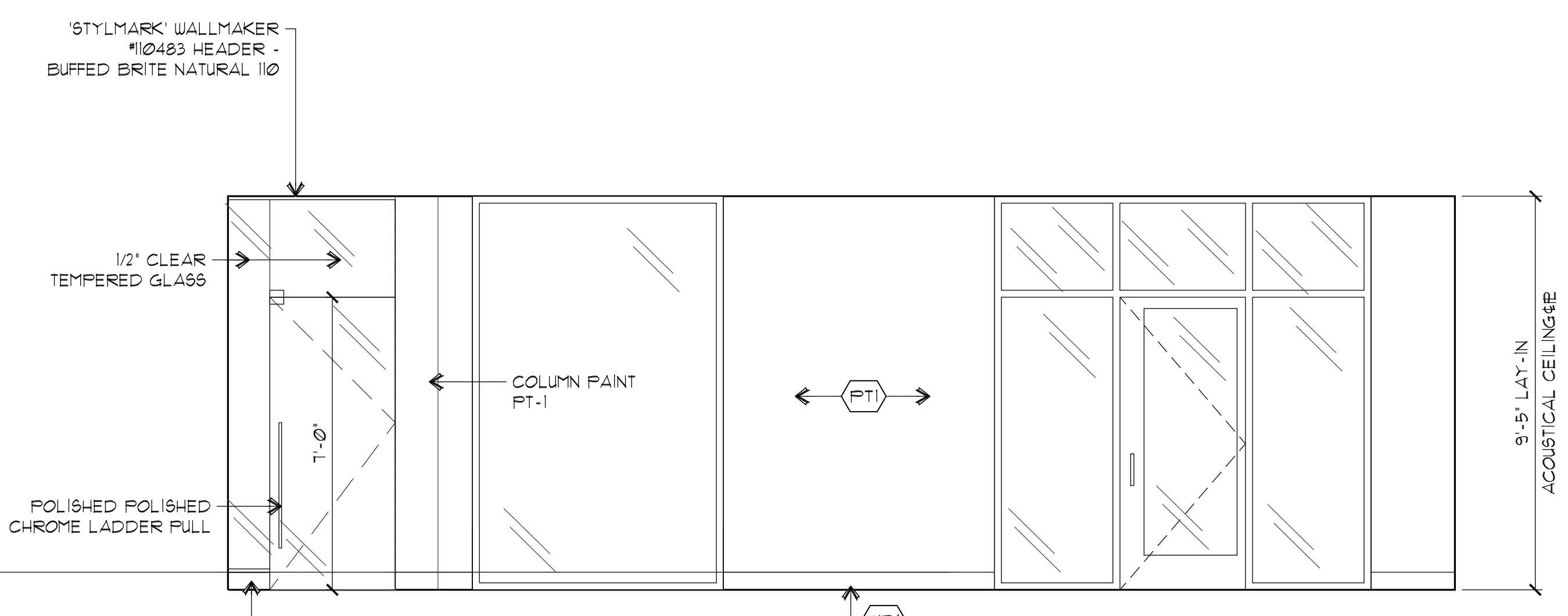
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3/8" = 1'-0"



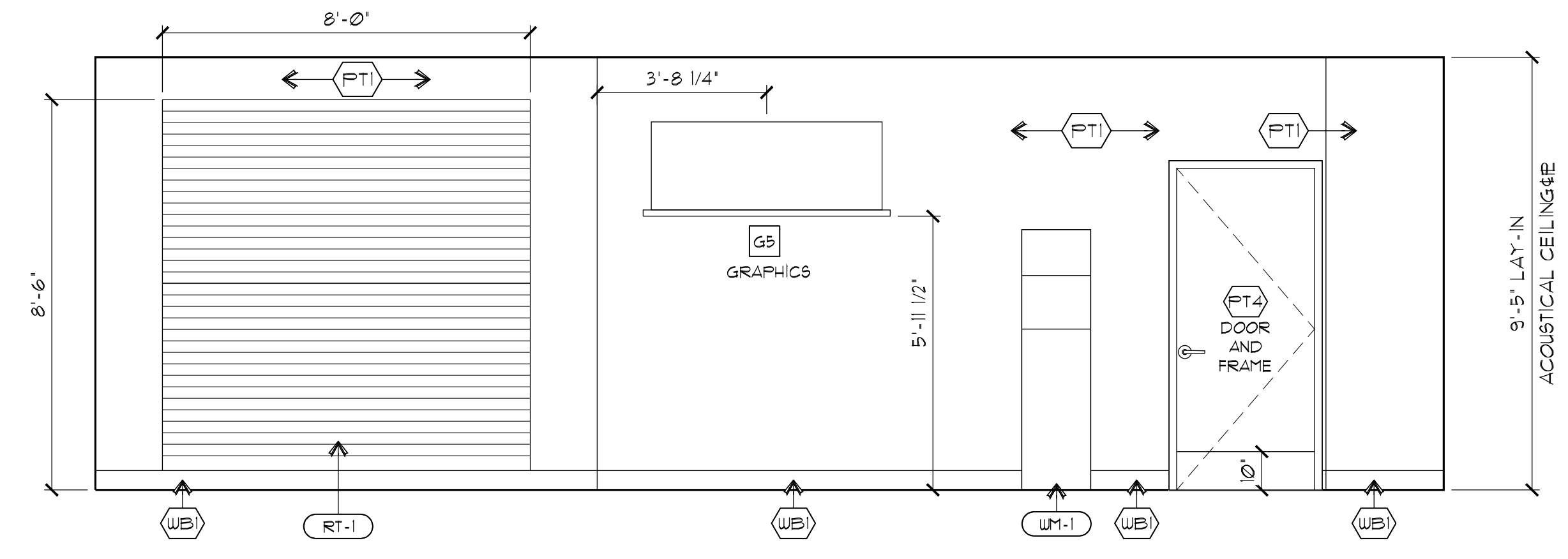
13 INTERIOR ELEVATION
3/8" = 1'-0"



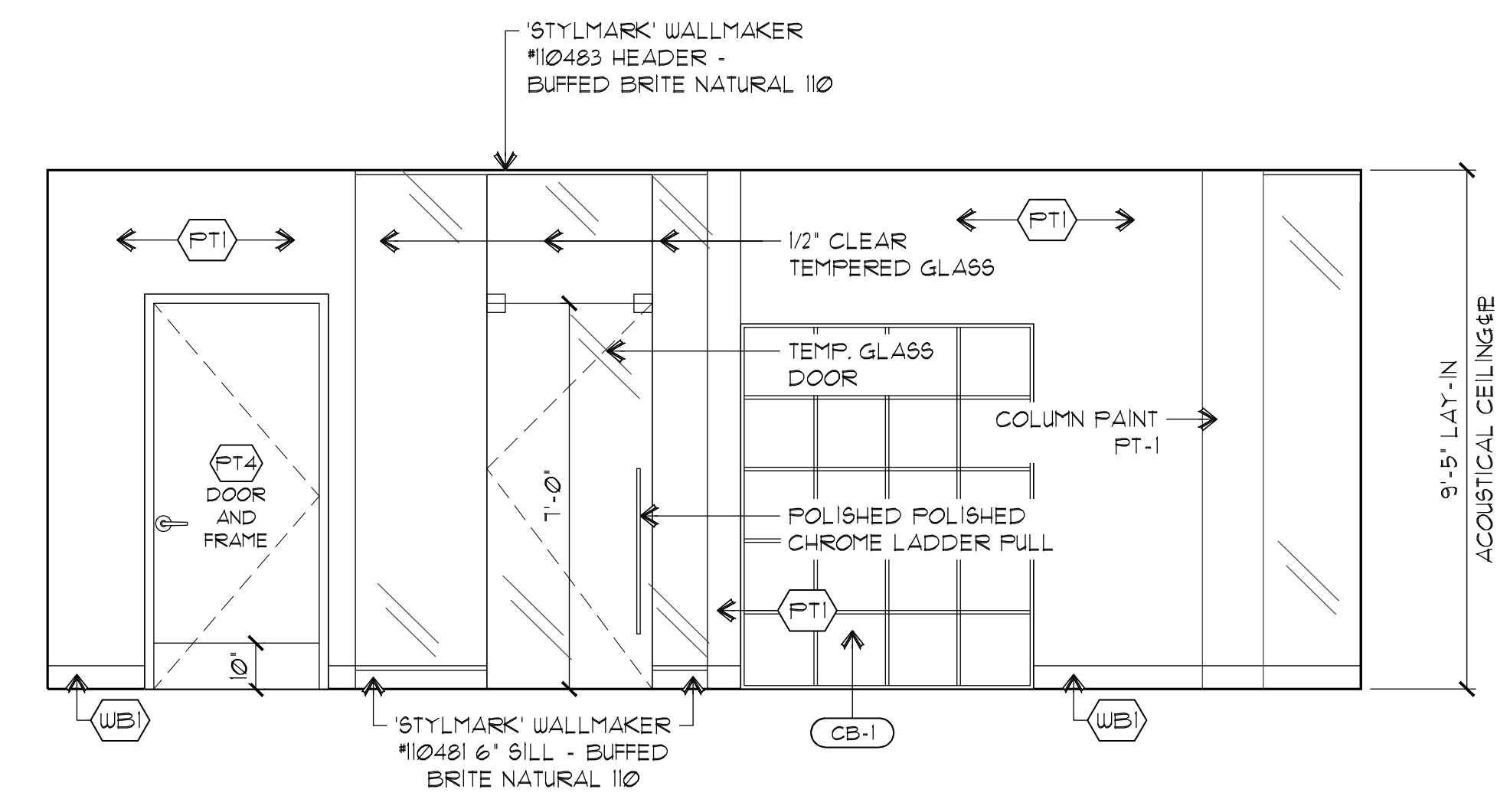
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3/8" = 1'-0"



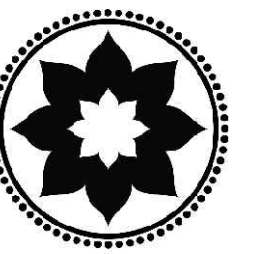
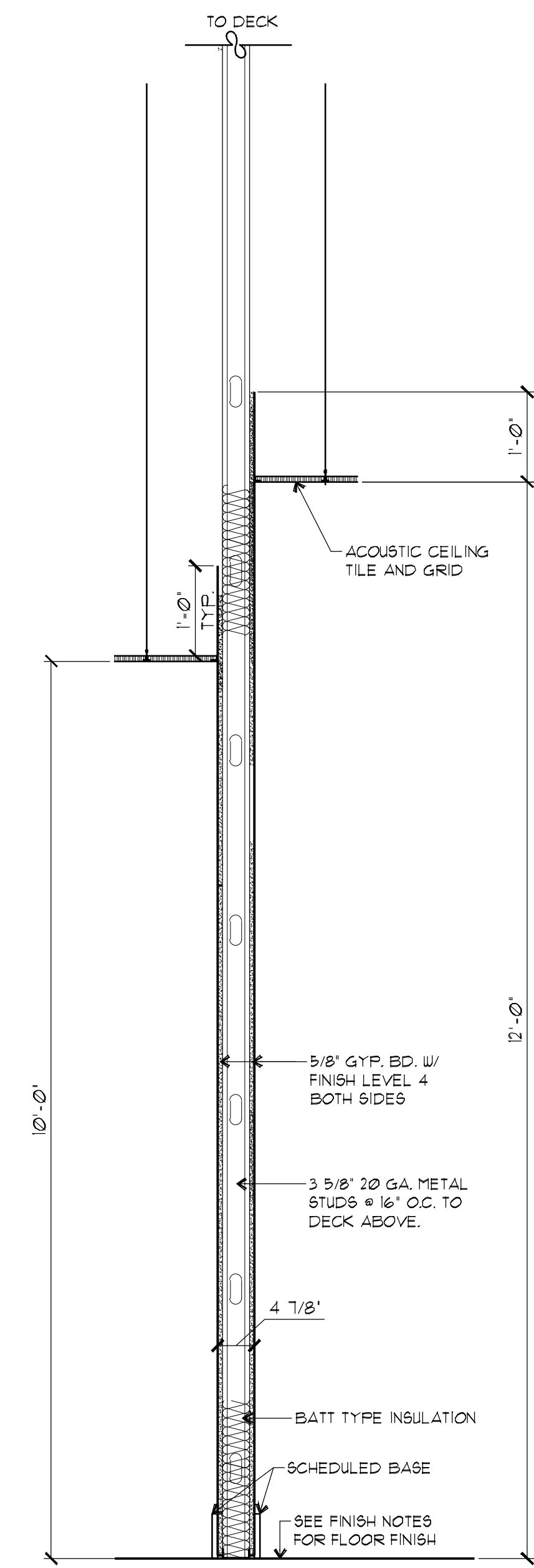
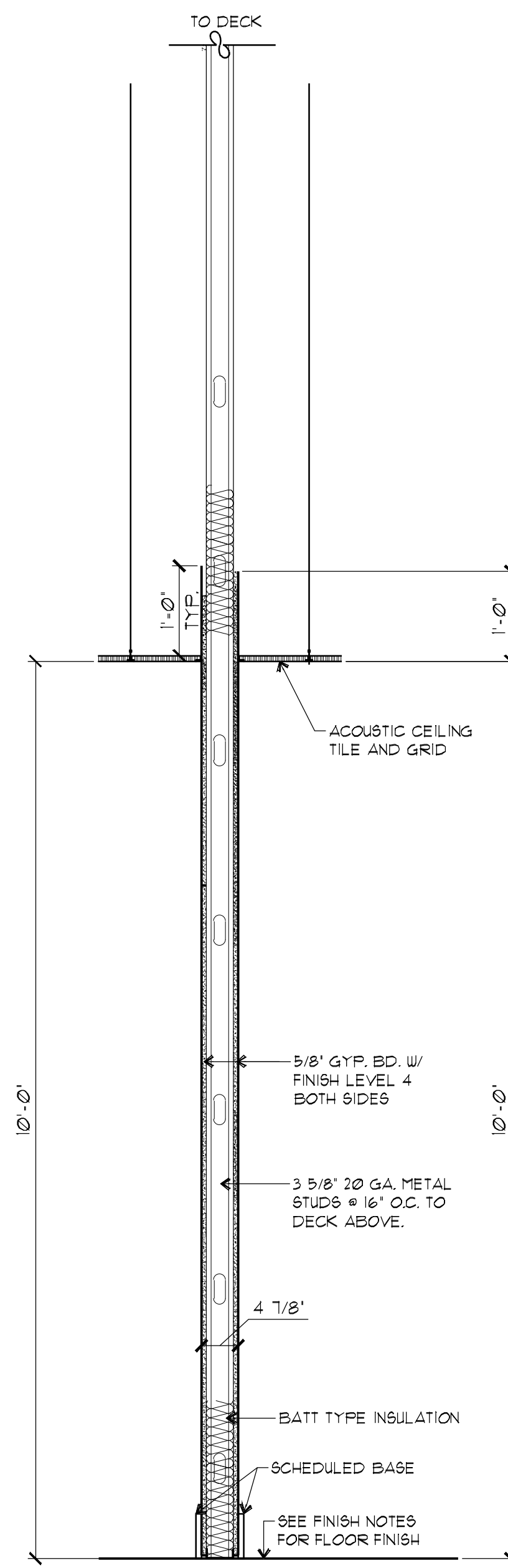
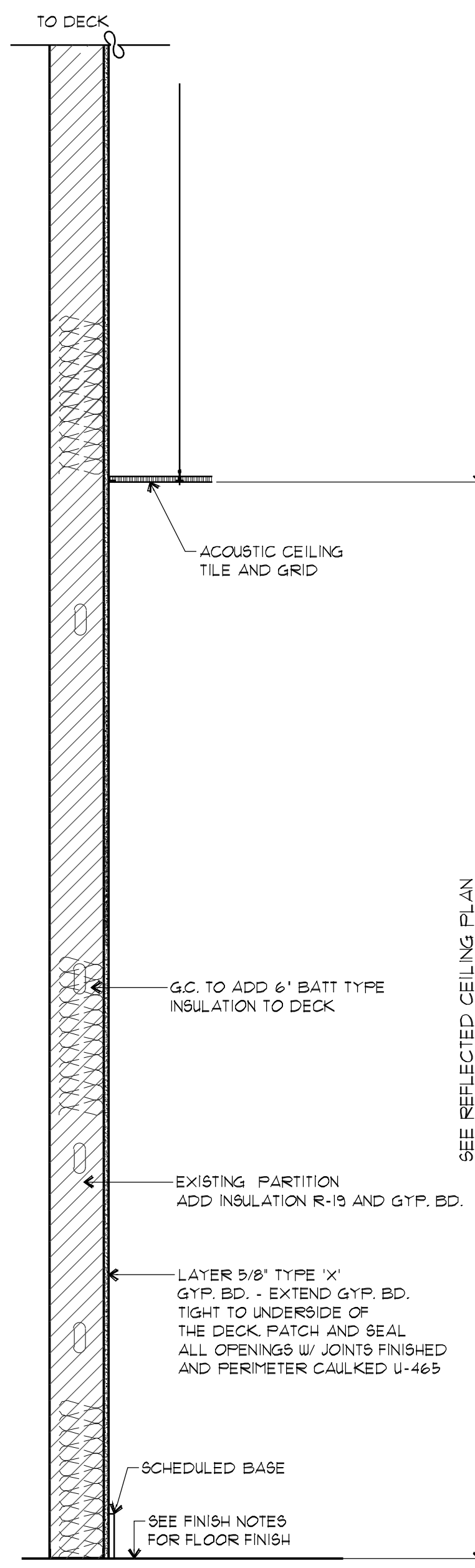
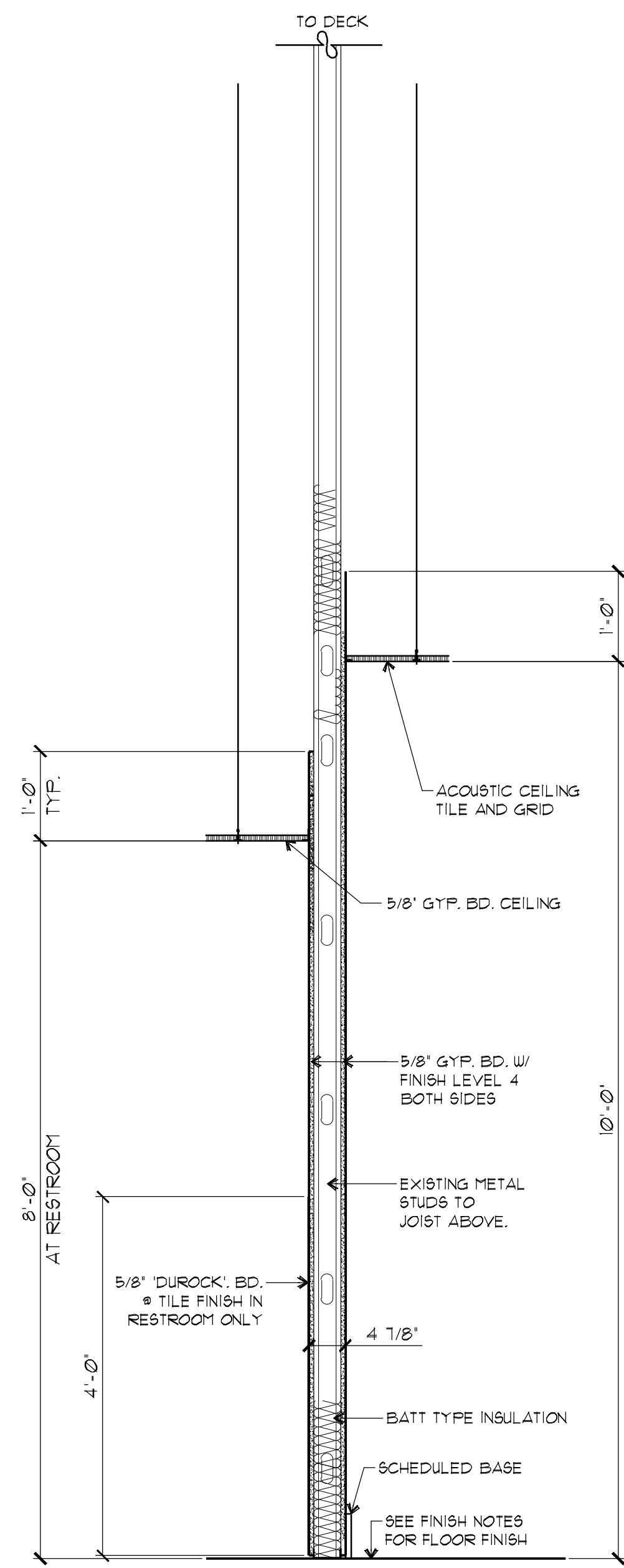
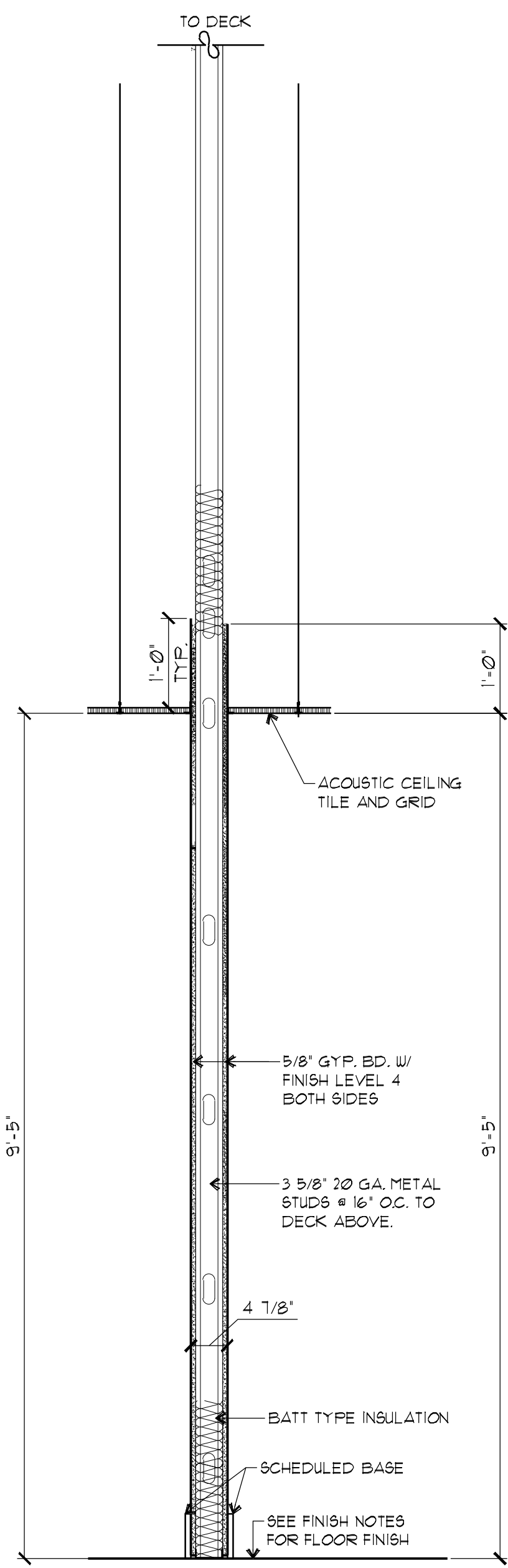
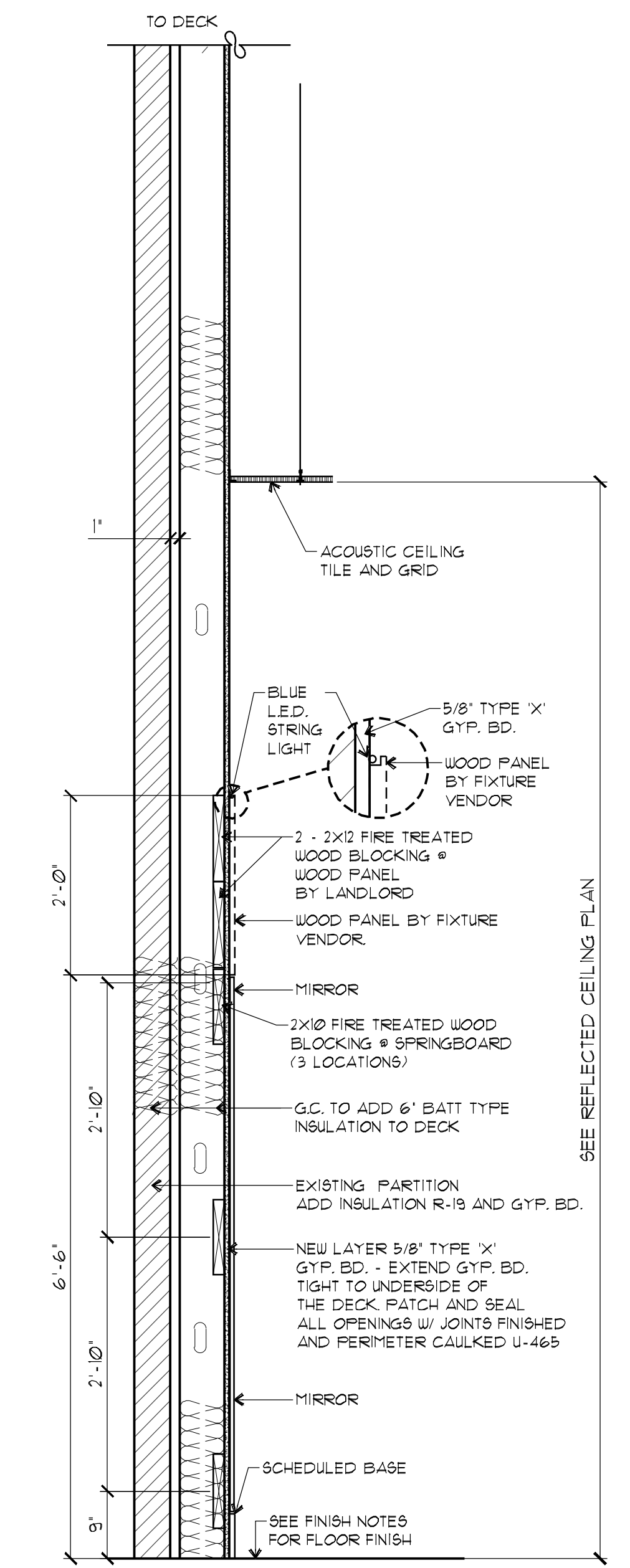
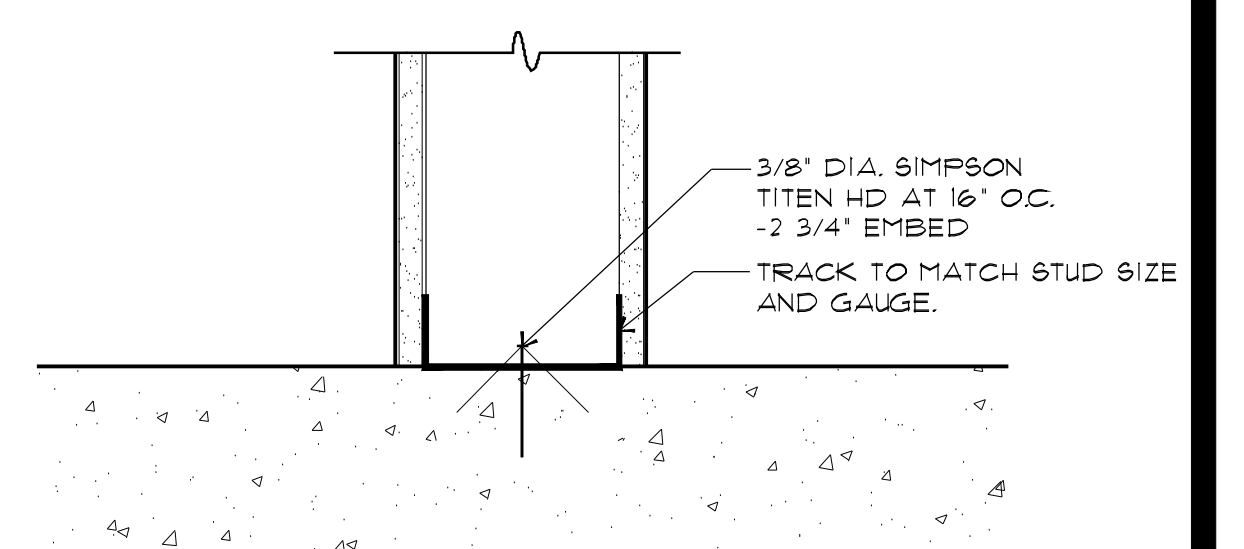
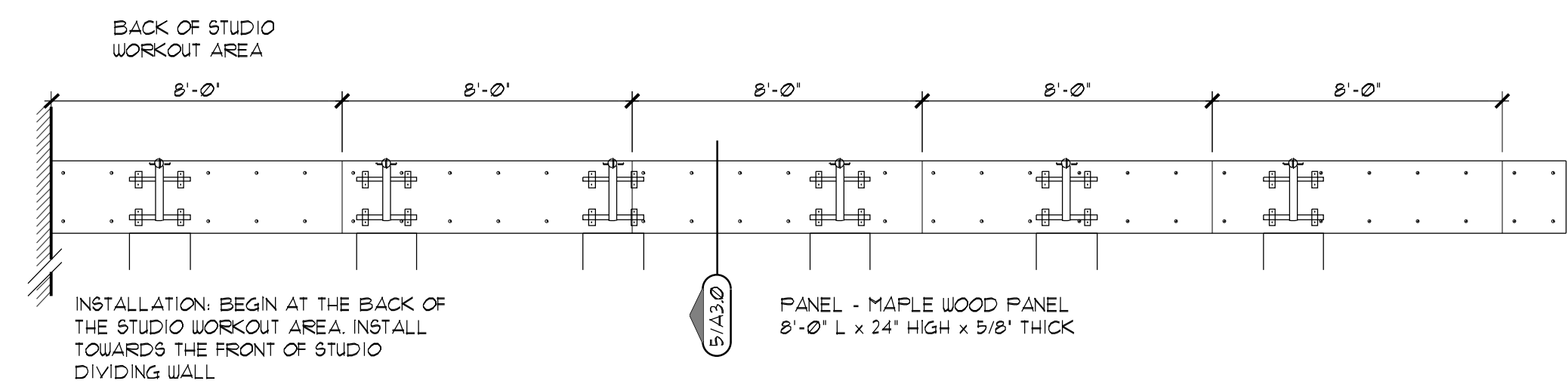
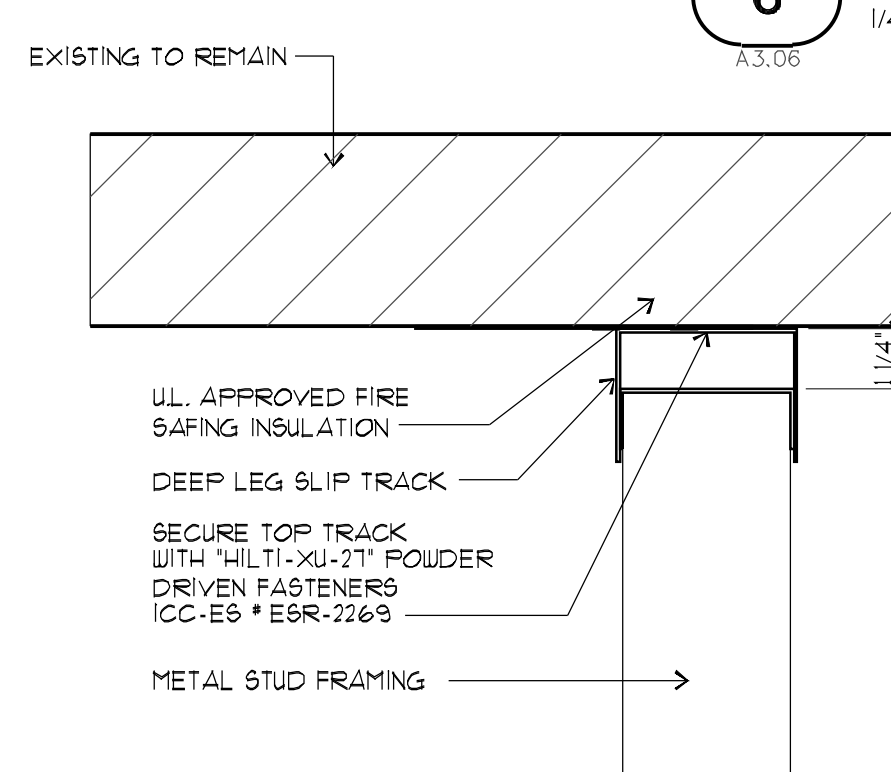
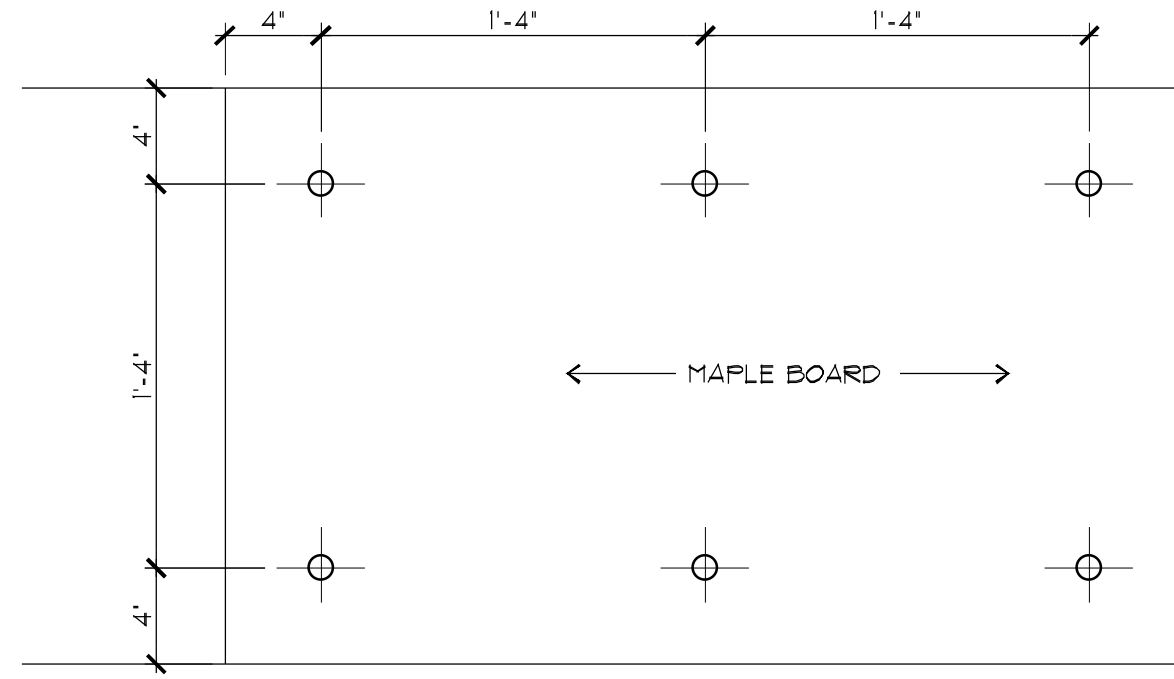
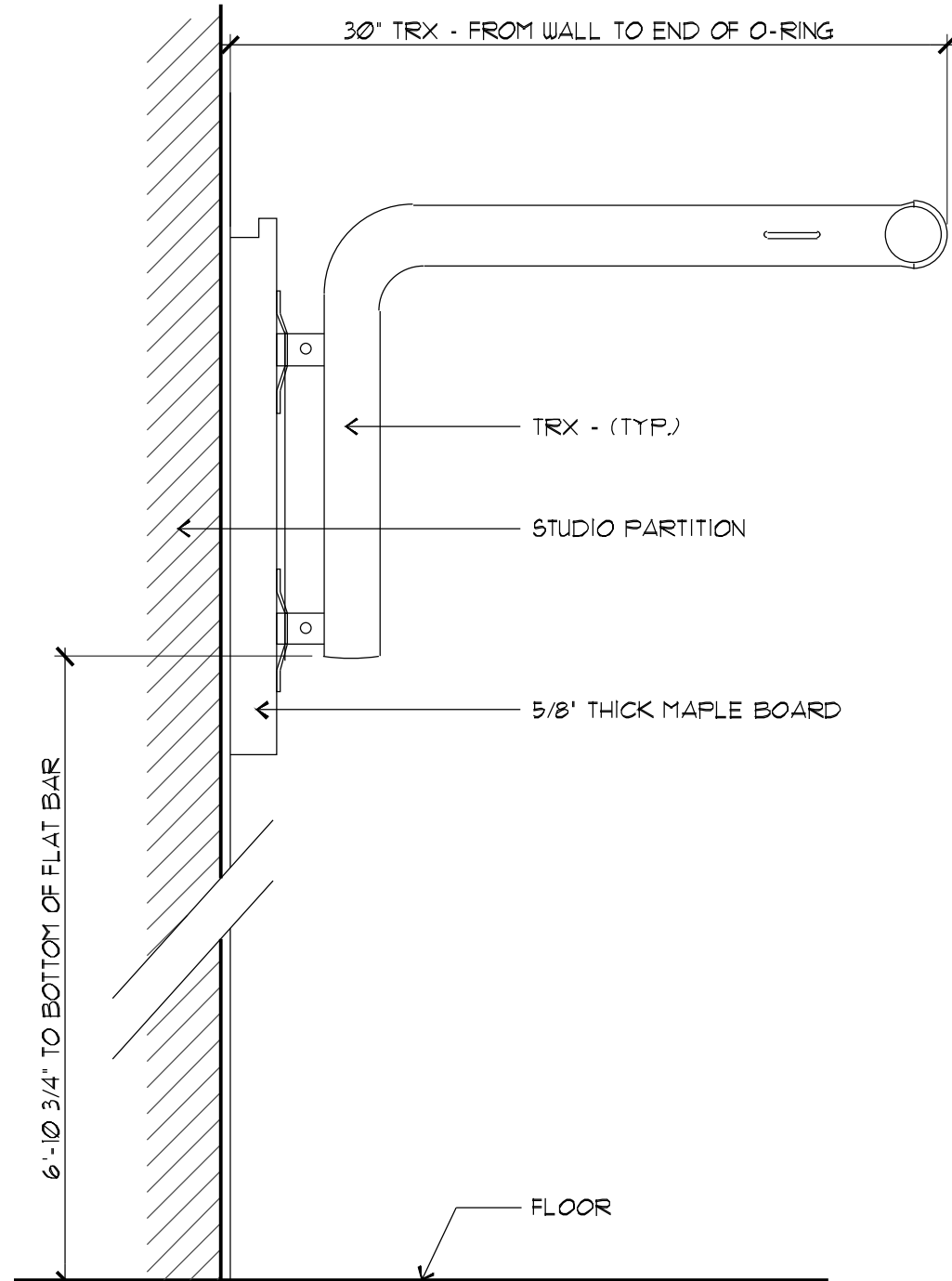
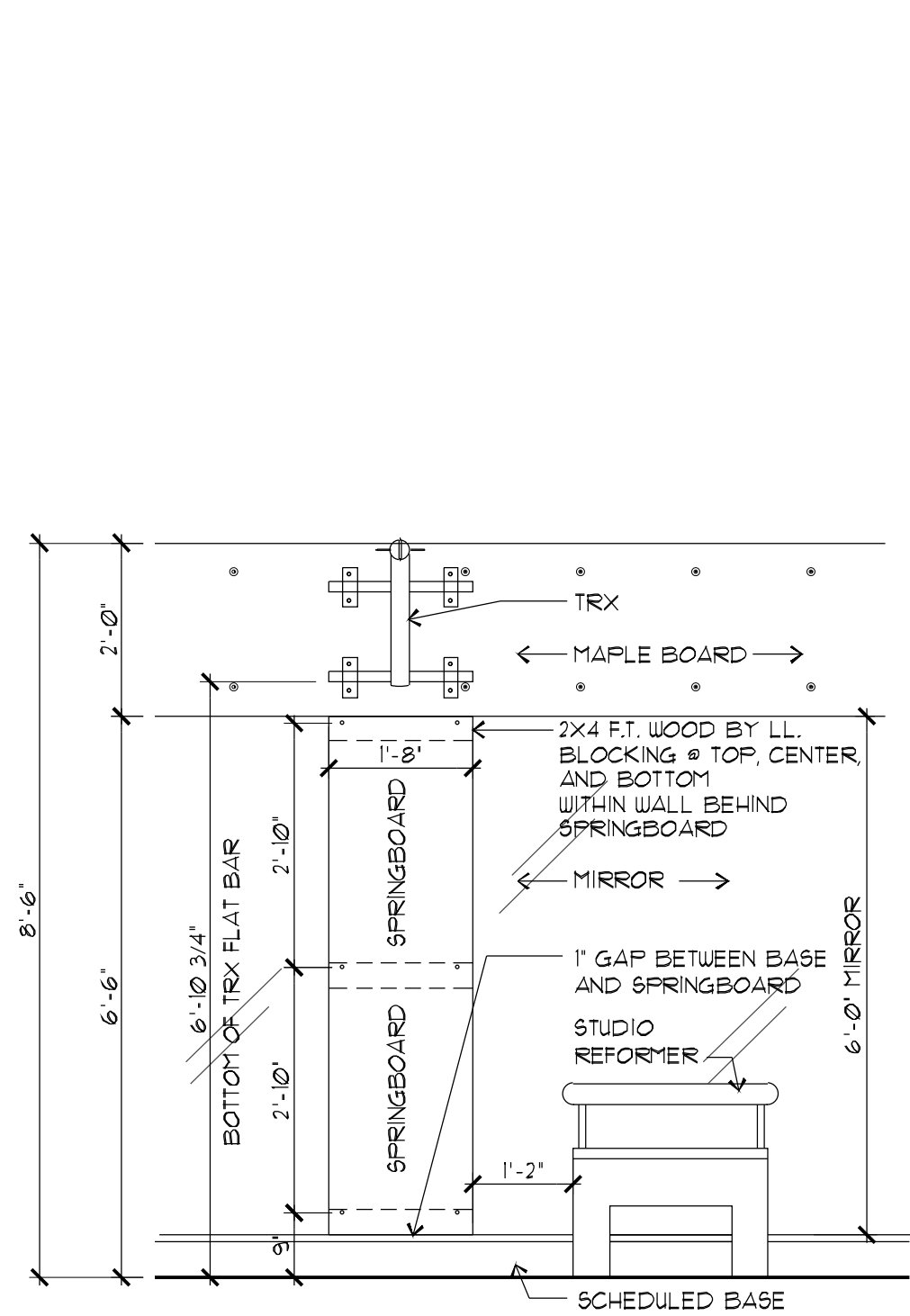
10 INTERIOR ELEVATION
3/8" = 1'-0"

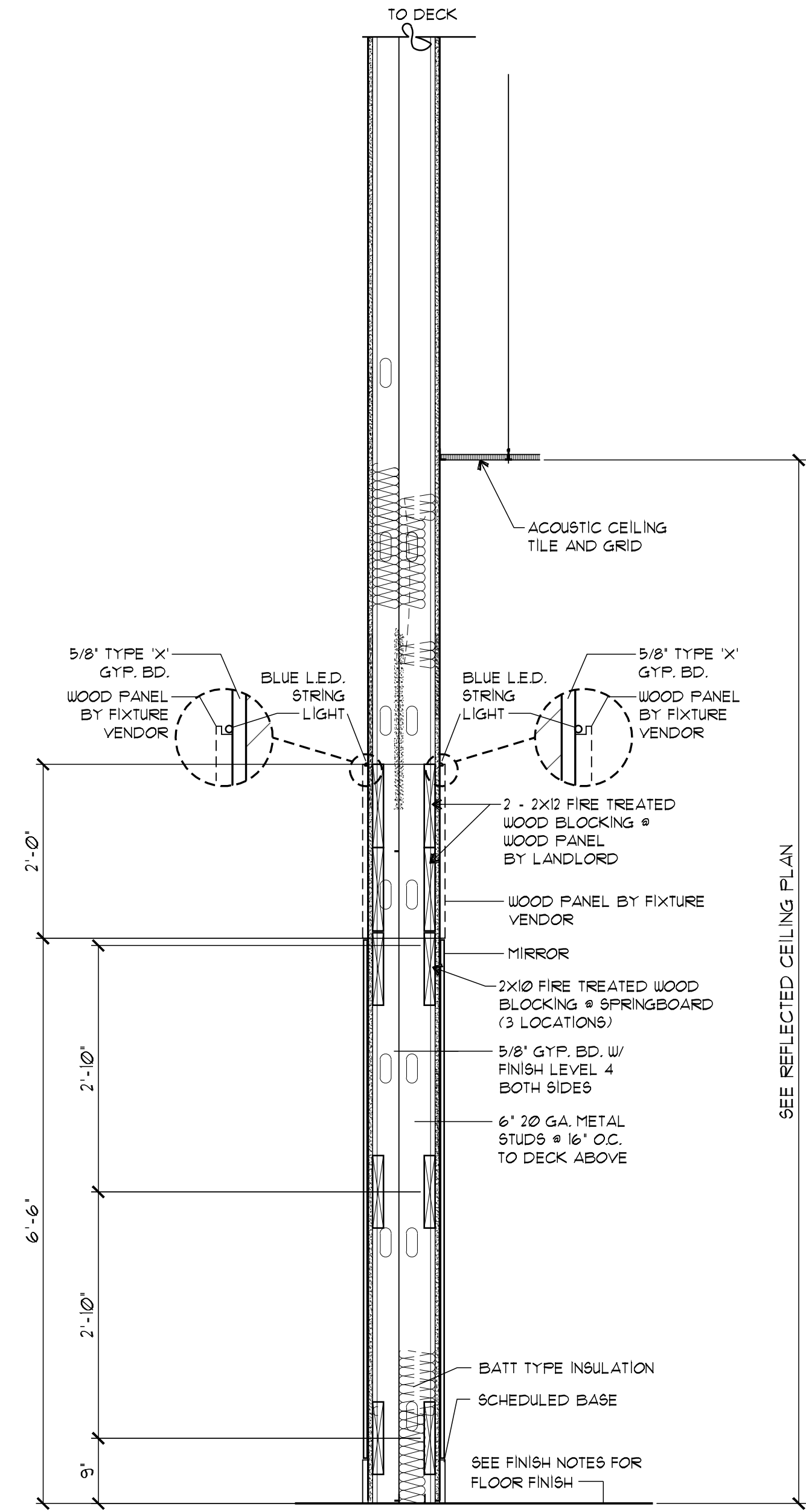


10 INTERIOR ELEVATION
3/8" = 1'-0"



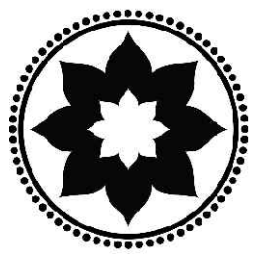
9 INTERIOR ELEVATION
3/8" = 1'-0"





2 PARTITION TYPES
3/4" = 1'-0"

REVISIONS:



CLUB PILATES

CLUB PILATES
703 PIER AVE
SUITE H14
HERMOSA BEACH, CA 90254

ROBERT QUINTANA
PROJECT ARCHITECTS
16415 ADDISON RD.
SUITE 430
DALLAS TEXAS 75234
(972) 233-2718

ROQA

PARTITION
TYPES AND
DETAILS

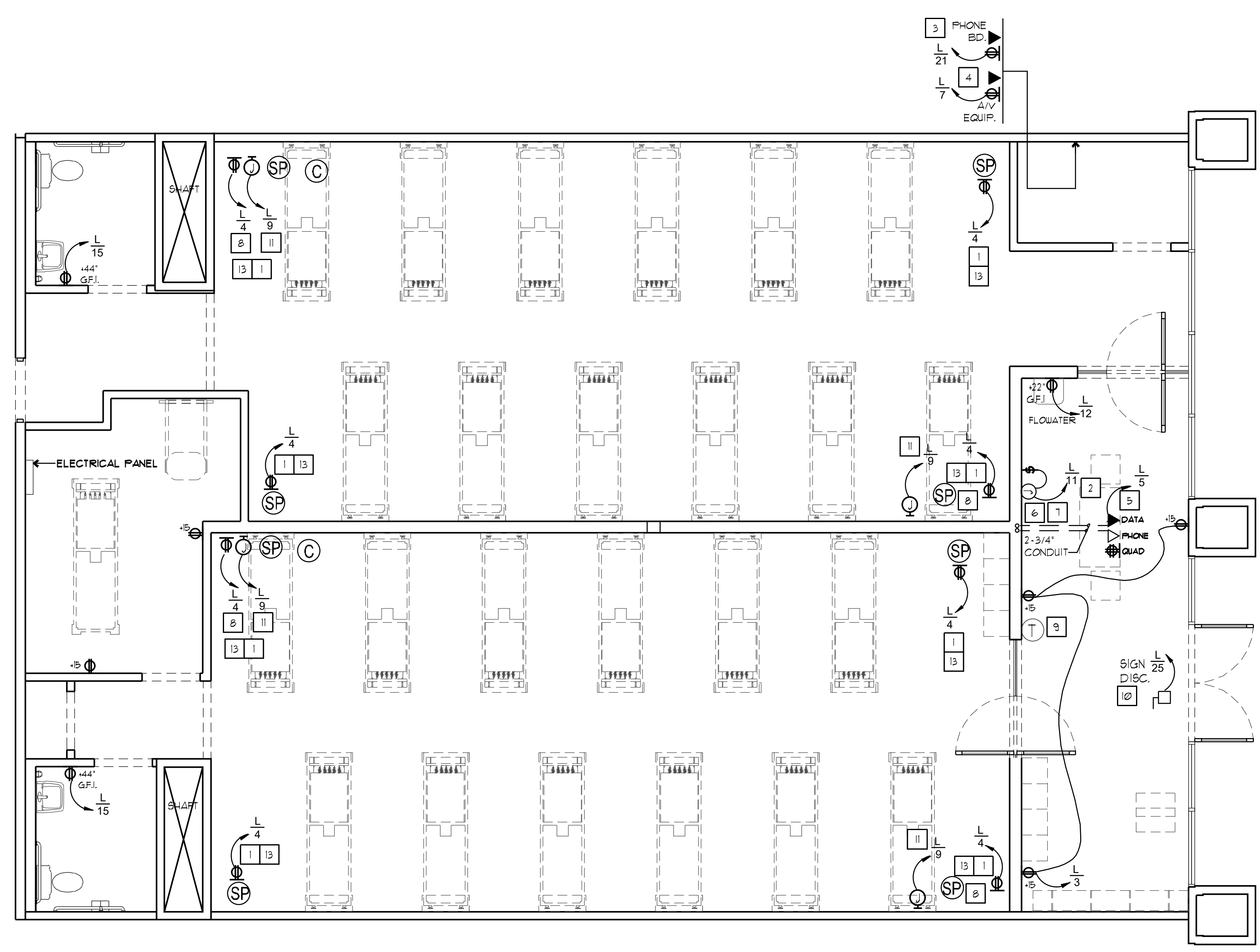
DATE: 9 December 2025
DRAWN BY: JHARRIS
CHECKED BY:
JOB NO. : 25-412
SHEET:

A3.1

KEY NOTES	
1	RECEPTACLE FOR SPEAKER VERIFY HEIGHT WITH TENANT A/V CONTRACTOR
2	J-BOX ABOVE CEILING FOR LED WALL SIGN. FULL WIRE DOWN TO SIGN POWER LOCATION. PROVIDE A LENGTH OUT OF WALL FOR SIGN DRIVER. PROVIDE WIRE TO SWITCH. COORDINATE SWITCH LOCATION PER TENANTS DIRECTION
3	4' X 8' X 3/4" THICK TELEPHONE FLYWID BACKBOARD 'UTB' TREATED AND READY TO RECEIVE SERVICE
4	RECEPTACLE AND DATA FOR STEREO AND SPEAKERS COORDINATE EXACT LOCATION WITH TENANT
5	PROVIDE CONDUIT 3/4" IN 1/4" ABV. CABINET BASE TOWARD FRONT OF CABINET 1" C. FOR TELEPHONE W/ PULL STRING 1" C. FOR ELECTRICAL POWER 2" C. W/ (3) CAT-6 CABLES
6	G.C. TO PROVIDE CONDUIT IN WALL AND THROUGH DESK BASE AS NEAR TO THE FRONT PANEL AS POSSIBLE.
7	E.C. SHALL PROVIDE EXTRA LENGTH OF FLEXIBLE CONDUIT FOR ALL ELECTRICAL OUTLETS AT CASHURAP.
8	PROVIDE 3/4" CONDUIT WITH PULL STRING FOR SPEAKERS AND STEREO. COORDINATE LOCATIONS WITH TENANT
9	PROVIDE 1/2" C. FOR HVAC CONTROLS TO T-STAT. BELOW.
10	SIGN DISCONNECT RUN CONNECTION THROUGH TIME CLOCK.
11	J-BOX AND RECEPTACLE FOR BLUE LED LIGHT STRIPS AT THE TOP OF WOOD PANELS. E.C. SHALL CONNECT LED STRIP TO POWER WIRES TO BE CONCEALED IN WALL. ELECTRICAL BOXES ABOVE CEILING.
12	CAT 6 CABLES FOR SECURITY BACK TO ELECTRICAL OFFICE WITH 5'-0" WHIP
13	RECEPTACLE ABOVE CEILING NEAR SPEAKER LOCATION

SYMBOLS	
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	DATA
	TELEPHONE
	DISCONNECT SWITCH
	JUNCTION BOX
	SPEAKER
	SMOKE DETECTOR
	CAMERA
	SMOKE DETECTOR

GENERAL NOTES	
1. PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUIT NUMBERS AND HOME RUNS. PROVIDE AND INSTALL ALL CONDUITS, CONDUCTORS, BOXES, MISC. FITTINGS, ETC. FOR A COMPLETE OPERABLE SYSTEM.	9. IT IS THE E.C.'S RESPONSIBILITY TO PROPERLY BALANCE AND BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF CIRCUITING INDICATED.
2. ALL HOMERUNS ON THIS DRAWING ARE TO BE CONNECTED TO PANELS 'H' OR 'L' AS INDICATED.	10. PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR SWITCH BOARDS, PANEL BOARDS AND OTHER ELECTRICAL EQUIPMENT.
3. BRANCH CIRCUIT INSTALLATION SHALL COMPLY SPEC. NEC AND ALL APPLICABLE CODES.	11. BOTTOM OF CONVENIENCE RECEPTACLES SHALL NOT BE LESS THAN 15" ABOVE FF.
4. RUN ALL ELECTRICAL WIRING CONCEALED IN WALLS, FLOOR, CEILING OR COUNTERS.	12. PROVIDE AND MAINTAIN REQUIRED WORKSPACE, ADEQUATE ILLUMINATION ACCESS TO WORK SPACE, AND HEAD ROOM ABOVE.
5. G.C. IS RESPONSIBLE FOR COORDINATION OF POWER AND TELEPHONE SERVICE WITH LOCAL UTILITIES.	13. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN A SPACE EXTENDING FROM THE FLOOR TO A HEIGHT OF 6'-0" ABOVE THE EQUIPMENT.
6. E.C. SHALL BE PROVIDE AND INSTALL ALL JUNCTION BOXES AND PULLS REQUIRED FOR THE INSTALLATION OF ELECTRICAL DEVICES AND EQUIPMENT WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS. SIZING OF BOXES SHALL BE PER NEC.	14. PROVIDE AND INSTALL ACCESS PANEL AT CONCEALED LED DRIVER FULL BOXES.
7. ALL WIRING SHALL BE IN CONDUIT, EMT, OR RIGID. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS FROM OUTLET BOXES TO LIGHT FIXTURES, MOTORS, APPLIANCES, ETC. AT MAXIMUM LENGTH OF 6'-0". NO 'BX' ROMEX OR ARMORED CABLE, ETC. SHALL BE ALLOWED.	15. ALL CIRCUITING UNLESS OTHERWISE NOTED IS TO PANEL 'H' AND 'L' UNLESS OTHERWISE NOTED.
8. E.C. SHALL REUSE EXISTING FEEDER THAT SERVES THE PREVIOUS TENANT SPACE WHERE FEASIBLE. IF FEASIBLE EXTEND FEEDER TO NEW PANEL 'L' LOCATION AS SHOWN. PROVIDE NEW PANELS IF SHOWN ON SHEET E-3 SINGLE LINE DIAGRAM. VERIFY SIZE OF FEEDER AND NOTIFY ARCHITECT.	16. ALL WIRING SHALL BE COPPER AND IN CONDUIT, INCLUDING LOW VOLTAGE.



1 POWER AND SIGNAL PLAN
1/4" = 1'-0"

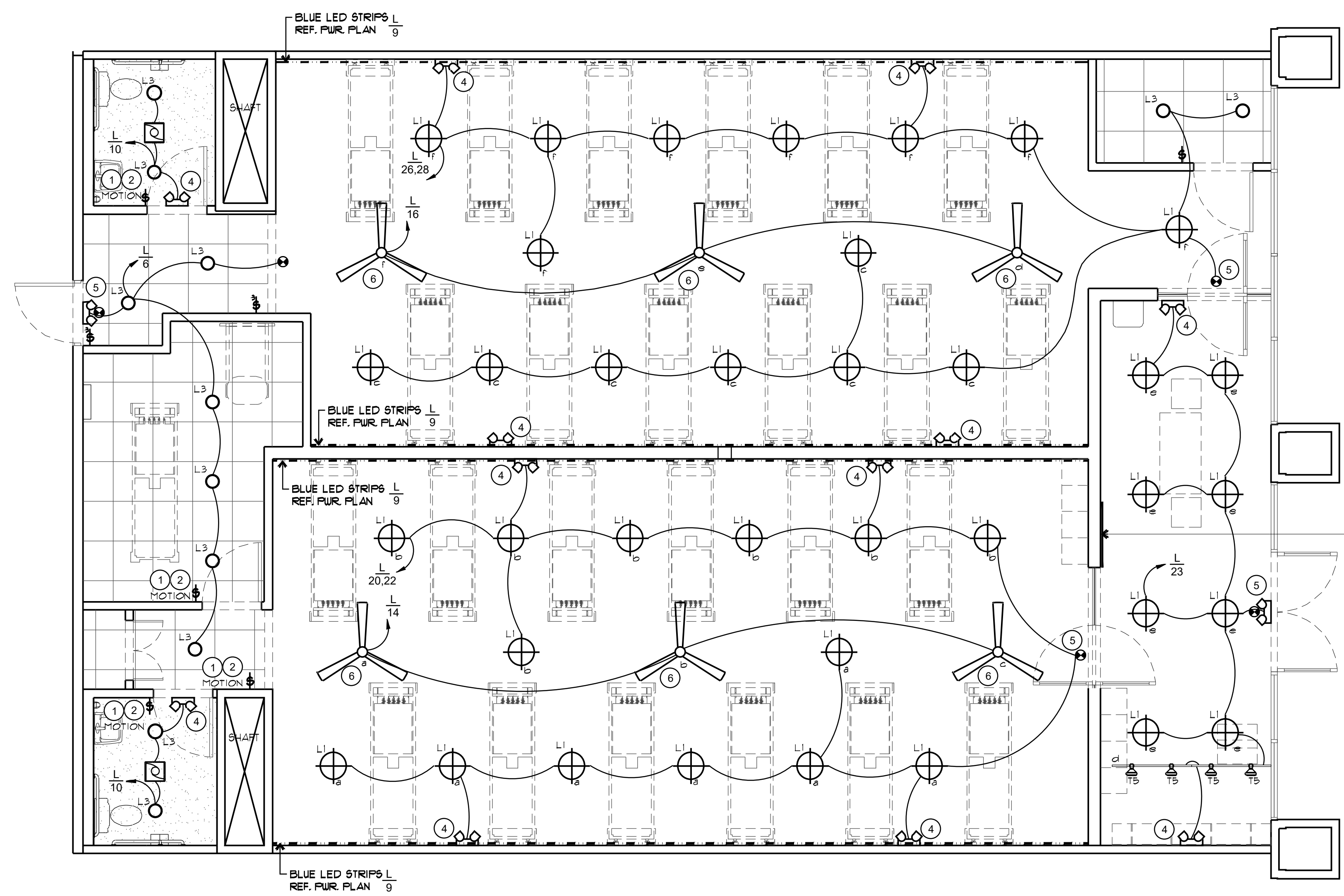
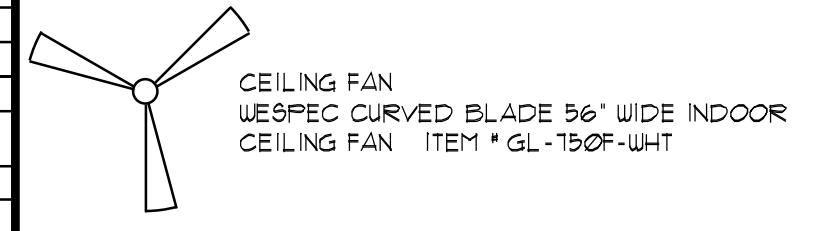
LIGHTING SCHEDULE

SYMBOL	TYPE	BRAND	CATALOG NO.	LAMPS		FIXT		MOUNT	REMARKS	
				NO.	TYPE	VOLT	WATT			
⊕ L1	Pendant	WESPEC	LDWS-18N-30W-MV-LVD-W	1	LED	120	277	PENDANT	18 INCH DIAMETER LED PENDANT BOWL 2500 LUMENS	
			(optional in place of 2x4 at lobby)							
○ L3	6 inch downlit	WESPEC	6RLR6-10L-35K-GU24	1	LED	120	277	RECESSED	18 INCH DIAMETER LED PENDANT BOWL 2500 LUMENS	
			WS-6-25-T-CD							
⬆	EM	WESPEC	WS-8E-W	2	LED	120	277	WALL	2 HEAD LED EMERGENCY FIXTURE WITH REMOTE CAPABILITY, 90 MINUTE BATTERY BACKUP, WHITE HOUSING 1.1 WATT PER HEAD	
⬆	EX	WESPEC	WS-CR-W	1	LED	120	277	WALL	WHITE EXIT SIGN RED LETTERS THERMOPLASTIC UNIVERSAL STYLE MOUNT WITH 90 MINUTE EM BATTERY BACK UP	
⊙	WALL PENDANT	WESPEC	VEX-U-BP-WB-WH	1	LED	120	277	WALL PENDANT	WHITE EXIT SIGN GREEN LETTERS THERMOPLASTIC UNIVERSAL STYLE MOUNT WITH 90 MINUTE EM BATTERY BACK UP	
T5 T5	TRACK HEAD	WESPEC	WS-THS-40K-W	1	LED	120	277	TRACK	1150 LUMENS	

CONTACT WESPEC FOR ALL LIGHTING
INFORMATION LISTED IN THE D.I.P.
PROVIDED BY OWNER

KEYED NOTES

- 1 ALL SWITCHES TO BE WHITE LEVITON DECORA ROCKER TYPE LIGHT SWITCHES.
- 2 WHITE WATTSTOPPER P11-100 OR EQUAL, WALL MOUNT PASSIVE INFRARED OCCUPANCY SENSOR SWITCH.
- 3 RESTROOM EXHAUST FAN SHALL BE SWITCHED WITH RESTROOM LIGHTS FOR SIMULTANEOUS OPERATION.
- 4 EMERGENCY/NIGHT LIGHTS TO WIRE AHEAD OF LOCAL SWITCHING.
- 5 EXIT LIGHTS TO WIRE AHEAD OF LOCAL SWITCHING.
- 6 4-SPEED SWITCH EA. FAN INDEPENDENTLY
- 7 COORDINATE EXACT LOCATION AND ARRANGEMENT OF SWITCHBANK WITH OWNER



- ⊕ TRACK (DIMMER) LED ROPE/DIMMER
- ⊕ LIGHTS (DIMMER) a
- ⊕ LIGHTS (DIMMER) b Studio
- ⊕ LIGHTS (DIMMER) c
- ⊕ LIGHTS (DIMMER) e lobby
- ⊕ FANS

NOTE: E.C. SHALL CONFIRM
W/ OWNER FINAL LOCATION
OF ALL SWITCHES

1 LIGHTING PLAN

1/4" = 1'-0"

RESPONSIBILITY NOTES

- ALL CUTTING OF ROOF OPENINGS, SUPPORT FOR ROOF OPENINGS, PITCH FANS, ROOF CURBS, FLASHINGS, REPAIR TO ROOF, ETC., ASSOCIATED WITH THE HVAC SUB-CONTRACTOR SHALL BE THE RESPONSIBILITY AND PART OF THE CONTRACT WITH THE HVAC SUB-CONTRACTOR. SUB-CONTRACTOR SHALL EMPLOY THE LL'S ROOFERS FOR THIS WORK SO AS TO MAINTAIN THE ROOF BOND.
- ALL CUTTING OF ROOF OPENINGS, SUPPORT FOR ROOF OPENINGS, PITCH FANS, ROOF CURBS, FLASHINGS, REPAIR TO ROOF, ETC., ASSOCIATED WITH THE PLUMBING SUB-CONTRACTOR SHALL BE THE RESPONSIBILITY AND PART OF THE CONTRACT WITH THE PLUMBING SUB-CONTRACTOR. SUB-CONTRACTOR SHALL EMPLOY THE LANDLORD'S ROOFERS FOR THIS WORK SO AS TO MAINTAIN THE ROOF BOND.
- THE CONDUITS REQUIRED FOR THE MECHANICAL CONTROLS SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL WIRING FOR THE MECHANICAL CONTROLS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR.
- SANITARY SEWER AND DOMESTIC WATER SHALL BE STUBBED INTO OR NEAR THE PREMISES BY THE LANDLORD. SEE MECHANICAL SHEETS FOR LOCATION OF STUB-INS.
- THE SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE TENANT'S LANDLORD AND TO THE APPROPRIATE RATING BUREAU FOR THEIR APPROVAL. A COPY OF THE APPROVAL LETTER FROM THE RATING BUREAU SHALL BE FORWARDED TO THE TENANT'S LANDLORD.

THE TENANT'S GENERAL CONTRACTOR SHALL RUN ALL CONDUIT FOR ELECTRICAL FLOOR OUTLETS, TELEPHONE OUTLETS, AND LINES REQUIRED FOR PLUMBING ROUGH-IN TIGHT AGAINST THE UNDERSIDE OF THE FLOOR SLAB. THE FLOOR STRUCTURAL SLAB SHALL BE CORED AS REQUIRED TO INSTALL THESE ITEMS AT THE LOCATIONS SHOWN ON THE PLANS.
- THE HVAC SUB-CONTRACTOR SHALL IDENTIFY ALL ROOF MOUNTED HVAC EQUIPMENT AND APPARATUS WITH 6" HIGH PAINTED STENCILED STORE NAME ON ALL SIDES OF EQUIPMENT.
- THE LL'S DESIGNATED CONTRACTOR SHALL MODIFY EXISTING SPRINKLER LOCATIONS AND ADD ADDITIONAL HEAD WHERE REQUIRED TO CONFORM WITH NEW FLOOR PLAN AND CEILING DESIGN LAYOUT AS REQUIRED BY LOCAL CODES.

SYMBOL DESCRIPTION

	HOME RUN TO PANEL - CIRCUIT AS INDICATED
	CONDUIT CONCEALED IN FLOOR
	PORCELAIN RECEPTACLE - KEYLESS - 100 WATT
	JUNCTION BOX - SIZE AND TYPE AS REQUIRED - FLOOR TO HEIGHT AS INDICATED
	WALL SWITCH, SPST, COLOR PER SPECS, SIERRA
	FLOOR RECEPTACLE - FLUSH IN FINISH FLOOR, STL CITY - REFERENCE SHEET EI, NOTE # 10.
	DUPLEX CONVENIENCE RECEPTACLE - GROUNDED, 15A, 125V, 3P, 3W, COLOR PER SPECS, FLOOR TO HEIGHT AS INDICATED, SIERRA 1802
	TELEPHONE OUTLET - FLOOR, STEEL CITY - NO. 602 AL CAST BOX, NO. P602 AL COVER, NO. P60 CP AL CARPET FLANGE, AND NO. 100 AL BELL NOZZEL
	SERVICE BUZZER - EDWARDS 24V NO. 115-165 W/ NO. 592 SIGNAL TRANSFORMER
	PUSHBUTTON - EDWARDS NO. 620, WEATHERPROOF W/ STAINLESS STEEL COVER, NO. 141 ENGRAVED 'SERVICE BELL' MOUNTED 54" ABOVE FINISHED FLOOR
	TELEPHONE OUTLET - WALL, OUTLET BOX W/ ARROW-HART 3144-22 SUB-FRAME, ONE HOLE BUSHED COVER
	MOTOR - H.P. AS INDICATED
	SPEAKER
	DUCT DETECTOR WITH FAN SHUT DOWN

NOTE: IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH ALL ELECTRICAL EQUIPMENT AND FIXTURES AND TO INSTALL WIRING AND FUSES PER MANUFACTURER'S DIRECTIONS

PANEL CIRCUIT LOADING

1 P/20 AMP BREAKERS TYPICAL UNLESS NOTED OTHERWISE

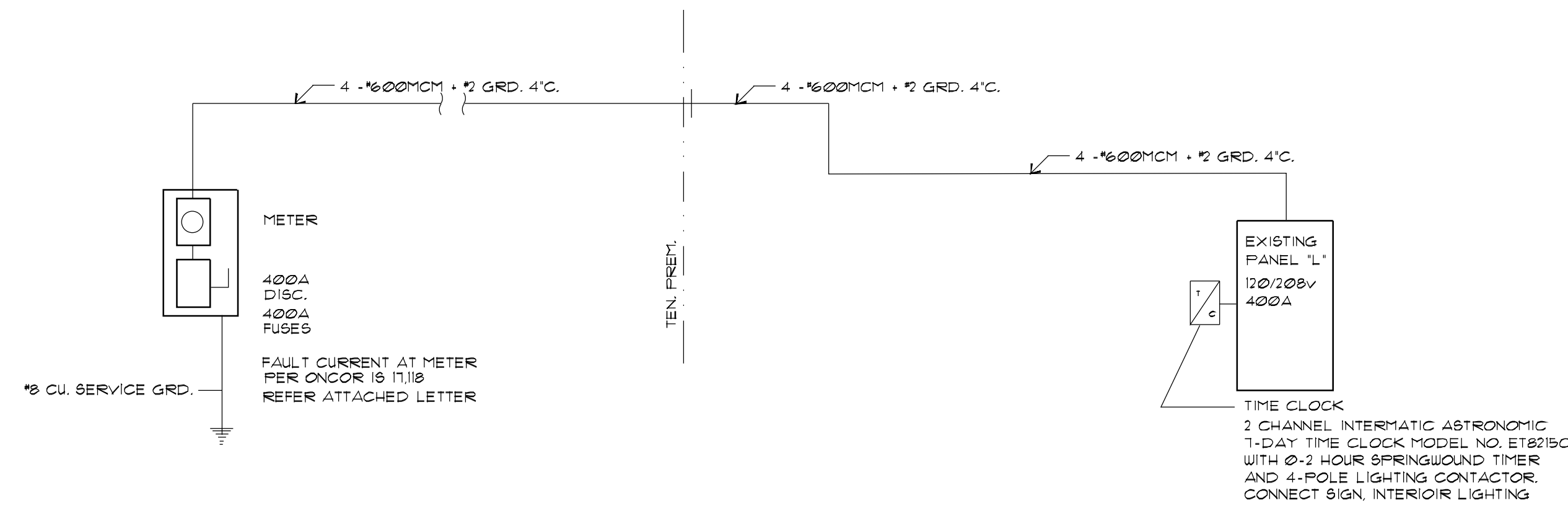
1 1260 RECPT	A B C	2 RTU RECPT	360
3 120 RECPT		4 9PKR RECPT	120
5 500 POS RECPT		6 BOH LTG	360
7 180 AUDIO EQ		8 TIME CLOCK	100
9 180 LED ROPE		10 BOH LTG	360
11 250 WALL SIGN		12 FLOWAFTER	800
13 360 RECPT		14 FANS	100
15 360 RECEPT		16 FANS	100
17 500 WTR HTR		18 LOBBY LTS	840
19 500 WTR HTR		20 LIGHTING	480
21 100 PHONE		22 LIGHTING	480
23 840 LOBBY LTS		24 RECEPT	540
TC 25200 SIGN		26 LIGHTING	480
27		28 LIGHTING	480
29		30 LIGHTS	400
31 3598 RTU-2		32 RTU-1	3598
33 3598		34	3598
35 3598		36	3598
37 SFACE		38 RTU-3	3598
39		40	3598
41		42	3598

15234 14604 16824
SUB-TOTAL

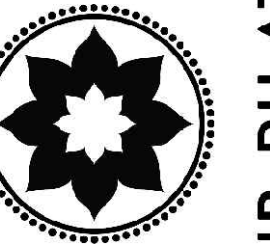
EXISTING PANEL L 22,000 AIC BRKR

TOTAL WATTS 46662w X 125 = 58328w
120 AMPS AT 120/208 VOLTS 3 PHASE 4 WIRE
MAINS 400A MCB MOUNTING SURFACE
TYPE NLAB SOLID BUSS

- ** - PROVIDE SWITCH RATED BREAKERS
- ** - 24 HOUR CIRCUIT (PROVIDE LOCK-ON DEVICES)
- TC - 24 HR TIME CLOCK CONTROLLED
- H - HACR BREAKERS



1 ELECTRICAL RISER DIAGRAM
NO SCALE



DIVISION 16 - ELECTRICAL SPECIFICATIONS
SECTION 16100
ELECTRICAL SPECIAL CONDITIONS

GENERAL

- A. APPLICABLE PROVISIONS OF AIA DOCUMENT A301, 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION', AND DIVISION I GENERAL CONDITIONS GOVERN WORK UNDER THIS SECTION AND ALL OTHER SECTIONS OF DIVISION 16.
- B. APPLICABLE PROVISIONS OF THIS SECTION GOVERN WORK UNDER ALL OTHER SECTIONS OF DIVISION 16. WORK COVERED BY THIS SECTION SHALL CONSIST OF PROVIDING ALL MATERIAL, LABOR, EQUIPMENT AND SERVICES NECESSARY FOR A COMPLETE, TESTED AND ADJUSTABLE ELECTRICAL INSTALLATION READY FOR OPERATION AS SPECIFIED HEREIN AND AS SHOWN ON THE DRAWINGS.
- C. THE TERM CONTRACTOR AS USED IN THIS SECTION SHALL MEAN ANY CONTRACTOR OR SUBCONTRACTOR WHO HAS CONTRACTED TO PERFORM WORK INCLUDED IN AND DEFINED BY THIS SECTION AND ALL OTHER SECTIONS OF DIVISION 16.

CONTRACTOR'S RESPONSIBILITY

- A. PRIOR TO SUBMITTING HIS BID, CONTRACTOR SHALL CAREFULLY EXAMINE THESE CONSTRUCTION DOCUMENTS, THE DEVELOPER'S EXHIBITS, AND THE SITE, TO INQUIRE FULLY INTO DIFFICULTIES AND COSTS OF WORK, AND TO DETERMINE THE SCOPE AND CHARACTER OF WORK TO BE DONE. CONTRACTOR SHALL INCLUDE ALL NECESSARY COSTS TO LOCATE AND/OR EXTEND ALL UTILITIES INCLUDING LIGHTING PANELS, POWER PANELS, ELECTRICAL SERVICE, PHONE SERVICE AND/OR MODIFY EQUIPMENT TO MEET THE INTENT OF THE CONTRACT DOCUMENTS, THE OWNER, OWNER'S AGENT, ARCHITECT, ENGINEER OR DESIGNER SHALL NOT BE RESPONSIBLE FOR FAILURE OF THE CONTRACTOR TO OVERLOOK DIFFICULTIES AND COSTS IN THE PROJECT OR FOR HIS OVERLOOKING OF THE REQUIREMENTS.
- B. IF THIS CONTRACTOR DOES NOT CLEARLY UNDERSTAND THE PLANS AND SPECIFICATIONS, OR IF THERE ARE ANY REQUIREMENTS WHICH ARE AMBIGUOUS IN THE CONTRACTOR'S OPINION, HE SHOULD CALL THIS TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING. SINCE THIS CONTRACTOR WILL BE HELD RIGIDLY TO THE INTERPRETATIONS OF THE ARCHITECT AND ENGINEER.
- C. CONTRACTOR SHALL SCHEDULE HIS WORK IN COOPERATION WITH OTHER TRADES INSTALLING INTERRELATED WORK. ALL WORK SHALL BE SCHEDULED TO MAINTAIN SERVICE TO ALL REQUIRED AREAS DURING THE COURSE OF THE CONSTRUCTION EXCEPT FOR SHORT TERM PLANNED SHUTDOWNS, ANY OF WHICH SHALL BE PRE-SCHEDULED WITH THE OWNER'S AGENT AND THE LANDLORD.

WORKMANSHIP AND GUARANTEE

- A. IN ENTERING INTO A CONTRACT COVERING THIS WORK, THE CONTRACTOR ACCEPTS THE SPECIFICATIONS, AND GUARANTEES THAT THE WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR FURTHER GUARANTEES THAT THE WORKMANSHIP AND MATERIAL WILL BE OF THE BEST PRACTICABLE AND THAT NONE BUT EXPERIENCED WORKMEN EXPERIENCED IN EACH PARTICULAR CLASS OF WORK WILL BE EMPLOYED. CONTRACTOR FURTHER GUARANTEES TO REPLACE AND MAKE GOOD AT HIS OWN EXPENSE ANY DEFECTS DUE TO FAULTY WORKMANSHIP OR MATERIAL WHICH MAY DEVELOP WITHIN ONE (1) YEAR AFTER FINAL PAYMENT AND ACCEPTANCE BY THE ARCHITECT.

CODES AND STANDARDS

- A. CONTRACTOR WILL COMPLY IN ALL RESPECTS WITH THE ADOPTED BUILDING CODES, APPLICABLE LAWS, ORDINANCES, AND REGULATIONS AS MAY APPLY ACCORDING TO THE RULING OF THE CONTROLLING PUBLIC OFFICIAL. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE LAWS, ORDINANCES AND REGULATIONS, OR WHICH DOES NOT RECEIVE THE APPROVAL OF THE CONTROLLING PUBLIC OFFICIAL, HE SHALL BEAR ALL COSTS ARISING IN CORRECTING THE DEFICIENCIES. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITER'S LABORATORY LABEL.

FEES ON PERMITS

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAKING PAYMENT FOR ALL FEES, PERMITS AND INSPECTIONS RELATING TO HIS WORK.

CONTRACT DRAWINGS

- A. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT AND INTENT OF DESIGN AND SHALL BE FOLLOWED AS CLOSELY AS ACTUAL BUILDING CONDITIONS AND THE WORK OF OTHER TRADES WILL PERMIT. BECAUSE OF THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, AND ACCESSORIES WHICH MAY BE REQUIRED. NOR IS IT INTENDED THAT ALL CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE SYSTEMS OR BUILDING COMPONENTS HAVE BEEN INDICATED. THE CONTRACTOR SHALL INVESTIGATE ALL EXISTING CONDITIONS AFFECTING THE WORK AND ARRANGE HIS WORK ACCORDINGLY, PROVIDING SUCH FITTINGS, OFFSETS, ACCESSORIES AND DEVICES AS MAY BE REQUIRED. THE DRAWINGS AND SPECIFICATIONS ARE MUTUALLY COMPLEMENTARY, AND ANY WORK REQUIRED BY ONE BUT NOT BY THE OTHER SHALL BE PERFORMED BY BOTH. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND SERVICES REQUIRED FOR A COMPLETE AND WORKING PROJECT AT NO ADDITIONAL COST EVEN THOUGH EACH AND EVERY NECESSARY ELEMENT THEREOF IS NOT SPECIFICALLY IDENTIFIED HEREIN.
- B. CONTRACTOR SHALL NOT SCALE FROM THE DRAWINGS BUT SHALL FOLLOW THE ARCHITECTURAL DRAWINGS OR EXISTING BUILDING CONDITIONS WHERE APPLICABLE IN ESTABLISHING DIMENSIONS AND LINES OF RUN SINCE DIMENSIONS ON THE FINAL ARCHITECTURAL DRAWINGS OR AT THE SITE MAY NOT COINCIDE WITH THOSE SHOWN ON THE ELECTRICAL DRAWINGS. THE CONTRACTORS SHALL VERIFY WITH THE DIMENSIONED ARCHITECTURAL DRAWINGS OR THE SITE CONDITIONS THE EXACT MATERIAL QUANTITIES AND LENGTHS NECESSARY.
- C. SIGNIFICANT DEVIATIONS OR CHANGES FROM THE DRAWINGS WHICH ARE REQUIRED TO ACCOMPLISH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE REVIEWED WITH THE ARCHITECT AND APPROVED BEFORE PROCEEDING.

SHOP DRAWINGS

- A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, FOUR (4) COPIES MINIMUM, FOR ALL MANUFACTURED PRODUCTS. EACH SHOP DRAWING SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO ASSURE THAT ALL DIMENSIONS, QUANTITIES, CONNECTIONS, CAPACITIES AND ACCESSORIES SHOWN ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND SHALL BE MARKED OR STAMPED TO CONFIRM THAT SUCH REVIEW WAS MADE AND COMPLIANCE WAS CONFIRMED.
- B. APPROVAL OF SHOP DRAWINGS BY THE OWNER, OWNER'S AGENT, ARCHITECT, ENGINEER OR DESIGNER WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLYING WITH ALL TERMS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMANCE OF ALL EQUIPMENT PURCHASED, FOR PROPER FIT, AND OTHER DIMENSIONAL REQUIREMENTS.

RECORD DRAWINGS

- A. CONTRACTOR SHALL MAINTAIN AT THE JOB SITE ONE SET OF DOCUMENTS AS 'RECORD DRAWINGS' FOR THE PURPOSE OF DAILY MARKING OF ALL SUBSTANTIAL REVISIONS TO THE DOCUMENTS INCLUDING BUT NOT LIMITED TO ELECTRICAL CHANGES, AND LOCATIONS OF UTILITIES, PANEL BOARDS, DISCONNECTS, STARTERS AND OTHER DEVICES REQUIRING PERIODIC OPERATIONAL ATTENTION, ADJUSTMENT, OR SERVICE INCLUDING ACCESS THERETO, AT THE COMPLETION OF THE PROJECT THIS SET SHALL BE RETURNED TO THE ARCHITECT FOR THE PURPOSE OF MAKING FINAL 'AS-BUILT DRAWINGS'.

EQUIPMENT SUBSTITUTION

- A. SPECIFIC MANUFACTURERS AND MODELS OF EQUIPMENT HAVE BEEN USED IN THE DEVELOPMENT OF THE DRAWINGS AND DESIGNS. THIS CONTRACTOR MUST SUBMIT TO THE OWNER ANY CHANGES AND/OR SUBSTITUTIONS FOR APPROVAL PRIOR TO INSTALLATION OR EXECUTION. ANY CHANGES WHICH DO NOT RECEIVE THE OWNER'S APPROVAL MAY BE SUBJECT TO REMOVAL OR REPLACEMENT AS ORIGINALLY SPECIFIED, AND WILL BE AT THE CONTRACTOR'S EXPENSE.
- B. IF THIS CONTRACTOR SUBSTITUTES FOR SPECIFIED EQUIPMENT ANY OTHER EQUIPMENT WHICH REQUIRES ANY CHANGES TO THE DESIGN, ALL COST OF REDESIGN AND RECONFIGURATION RESULTING FROM SAID SUBSTITUTION SHALL BE BORNE BY THE SUBMITTING CONTRACTOR.

EQUIPMENT INSTALLATION AND SUPPORT

- A. CONTRACTOR SHALL SUPPORT PLUMB, RIGID AND TRUE-TO-LINE ALL WORK AND EQUIPMENT INSTALLED. THIS CONTRACTOR SHALL DETERMINE HOW EQUIPMENT FIXTURES, ETC. ARE TO BE SUPPORTED, MOUNTED, OR SUSPENDED AND SHALL PROVIDE ACCESSORIES REQUIRED FOR PROPER SUPPORT WHETHER SHOWN ON THE DRAWINGS OR NOT. IF SUPPORTS ARE REQUIRED, CONTRACTOR SHALL SUBMIT DRAWINGS TO THE ARCHITECT FOR APPROVAL.
- B. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTALLATION AND MAINTENANCE LITERATURE. COMPONENTS REQUIRING PERIODIC MAINTENANCE OR ADJUSTMENTS SHALL BE LOCATED OR INSTALLED AS TO PERMIT ACCESS WITHOUT DAMAGE TO STRUCTURE, FINISHES OR OTHER EQUIPMENT.
- C. ALL CONDUIT CONNECTING TO SWITCHGEAR, PANELS, MOTORS, AND OTHER EQUIPMENT SHALL BE INSTALLED WITHOUT STRAIN AT THE CONNECTIONS. THE CONTRACTOR MAY BE REQUIRED, AS DIRECTED, TO DISCONNECT CONDUITS TO DEMONSTRATE THAT THEY HAVE BEEN SO CONNECTED.

DEMOLITION

- A. ALL EXISTING EQUIPMENT, NOT INDICATED TO BE INCORPORATED INTO THE NEW SYSTEM SHALL BE DISCONNECTED BY THIS CONTRACTOR FOR REMOVAL BY OTHERS FROM THE JOBSITE. CARE SHALL BE USED SO THAT NO DAMAGE IS DONE TO EXISTING BUILDING, PIPING, DUCTWORK, AND/OR ELECTRICAL EQUIPMENT. ANY DAMAGE ATTRIBUTED TO THIS CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THIS CONTRACTOR.

CUTTING AND PATCHING

- A. ALL CUTTING THAT MAY BE NECESSARY FOR THE INSTALLATION OF THE WORK OR ANY REQUIRED PATCHING THAT RESULTS THEREFROM SHALL BE DONE BY THE PROPER TRADE INVOLVED AND SHALL BE INCLUDED AS PART OF THIS CONTRACT. PATCH TO DUPLICATE UNDISTURBED ADJACENT FINISHES, COLORS, TEXTURES AND PROFILES. COLUMNS, BEAMS, GIRDER OR JOISTS SHALL NOT BE CUT.

- B. ALL WORK AFFECTING ROOF OR STRUCTURES SHALL BE PERFORMED BY LANDLORD'S CONTRACTOR AT TENANT'S EXPENSE.

CLEANING

- A. COMPLETION AS IT PERTAINS TO THE CONTRACT COMPLETION DATE IS DEFINED AS THE DAY THE PROJECT IS TURNED OVER TO THE OWNER IN THOROUGHLY CLEAN CONDITION. READY FOR THE OWNER TO TAKE POSSESSION. ALL FIXTURES, MOTORS, EQUIPMENT AND ALL OTHER ELECTRICAL EQUIPMENT FURNISHED OR INSTALLED BY THE CONTRACTOR SHALL BE THOROUGHLY CLEANED.

TESTS

- A. PROVIDE THE TESTS AS OUTLINED HEREINAFTER AND OTHER TESTS NECESSARY TO ESTABLISH THE ADEQUACY, QUALITY, SAFETY, COMPLETED STATUS AND SUITABLE OPERATION OF EACH SYSTEM. CORRECT PROMPTLY ANY FAILURE OR DEFECTS REVEALED BY THESE TESTS AND RECONDUCT TEST ON THE CORRECTED ITEMS.
- B. TEST THE GROUNDS WITH A GROUND RESISTANCE DIRECT READING SINGLE-TEST MEGGER.
- C. INSULATION RESISTANCE BETWEEN PHASE CONDUCTORS AND GROUND NOT LESS THAN 1,000,000 OHMS.
- D. THE PANELBOARDS SHALL HAVE PHASE CURRENTS BALANCED TO WITHIN +/- 10% VARIATION BETWEEN AVERAGE PHASE CURRENT AND MEASURED INDIVIDUAL PHASE.
- E. AN OPERATIONAL TEST OF THE EMERGENCY LIGHTS AND THE EXIT LIGHTS SHALL BE PERFORMED FOR THE OWNER TO DEMONSTRATE CONFORMANCE TO THE SPECIFICATIONS.

TEMPORARY ELECTRICAL SERVICE

- A. TEMPORARY ELECTRICAL SERVICE SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. TEMPORARY LIGHTING SHALL BE PROVIDED BY A LAMP LOCATED FOR EVERY 625 SQUARE FEET OF BUILDING AREA WITH A MINIMUM OF ONE PER ROOM. THE LAMP TO BE 100 WATT AND SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR.
- B. TEMPORARY POWER DISTRIBUTION SHALL BE SUFFICIENT TO ACCOMMODATE THE TEMPORARY LIGHTING AND CONSTRUCTION OPERATIONS, INCLUDING THE USE OF POWER TOOLS (BUT NOT INCLUDING HEAVY-DUTY ELECTRICAL WELDING UNITS), ELECTRICAL HEATING UNITS, AND STARTUP OF SPECIFIED BUILDING EQUIPMENT, WHICH IS TO BE TESTED, STARTED OR PLACED INTO OUR USE PRIOR TO COMPLETION OF ITS PERMANENT POWER CONNECTIONS.

EXCAVATION AND BACKFILL

- A. CONTRACTOR SHALL DO ALL EXCAVATION REQUIRED AS SHOWN ON PLANS OR REQUIRED FOR PROPER OPERATION. EXCESS EXCAVATION BELOW THE REQUIRED LEVEL SHALL BE BACKFILLED WITH EARTH AND THOROUGHLY TAMPED. UTILITY SERVICES SHALL BE INSPECTED AND APPROVED BY THE PROPER INSPECTION AUTHORITY BEFORE BACKFILLING.

SECTION 16200
ELECTRICAL POWER & LIGHTING

RELATED DOCUMENTS

- A. APPLICABLE PROVISIONS OF AIA DOCUMENT A301, 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION', DIVISION I GENERAL CONDITIONS AND SECTION 16100 ELECTRICAL SPECIAL CONDITIONS GOVERN WORK UNDER THIS SECTION.
- B. REFER TO SECTION 16100 ELECTRICAL SPECIAL CONDITIONS REGARDING REGULATIONS AND REQUIREMENTS AFFECTING ALL WORK DESCRIBED IN THIS SECTION.

POWER SERVICE

- A. POWER SERVICE FOR THIS PROJECT SHALL BE PROVIDED FROM THE EXISTING MAIN DISTRIBUTION SYSTEM. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MAIN MANAGEMENT TO INSURE THAT ALL WORK AND MATERIALS ARE IN CONFORMANCE WITH THE LANDLORD'S REQUIREMENTS.

NAMEPLATES

- A. ELECTRICAL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, PANEL BOARDS, DISCONNECTS, TRANSFORMERS, CONTROLS, ETC. SHALL BE IDENTIFIED WITH THREE PLY LAMINATED PLASTIC. THE OUTSIDE LAMINATIONS SHALL BE BLACK, ENGRAVING SHALL EXTEND THROUGH THE FRONT LAMINATION SO THAT THE BLACK LETTERS APPEAR ON A WHITE BACKGROUND. NAMEPLATES SHALL BE PERMANENTLY ATTACHED WITH SCREWS.
- B. CIRCUIT DIRECTORY SHALL BE TYPEWRITTEN (HANDWRITTEN IS NOT ACCEPTABLE) AND SHALL IDENTIFY CIRCUIT AS TO TYPE AND LOCATION AS FOLLOWS:
"LTG" - FOR LIGHTING CIRCUIT FOLLOWED BY AREA IN WHICH CIRCUIT APPEARS, I.E. "STOCKROOM", "CASH WRAPE", ETC.
"RECEPT" - FOR RECEPTACLE CIRCUIT FOLLOWED BY AREA IN WHICH RECEPTACLE APPEARS, I.E. "STOREFRONT", "CASH REGISTER", ETC.
"MOTOR" - FOR MOTOR FOLLOWED BY THE EQUIPMENT IDENTIFICATION AND AREA IN WHICH MOTOR IS LOCATED, I.E. "EXH FAN TOILET", "SAW-ROOF", ETC.

CONDUIT

- A. ALL WIRING SHALL BE RUN IN CONDUIT. THIN WALL EMT CONDUIT SHALL BE USED SIZES 1/2" THROUGH 2-1/2". ALL CONDUITS LARGER THAN 2-1/2" SHALL BE HEAVY WALL. CONDUITS INSTALLED UNDERGROUND OR IN CONCRETE SLABS SHALL BE PVC JACKETED FLEXIBLE STEEL CONDUIT (SEALTITE) SHALL BE USED IN UET AREAS AND ON ALL MOTORIZED EQUIPMENT. FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS. AT A MAXIMUM LENGTH OF 6 FEET. NO BX, ROMEK, ARMORED CABLE, ETC. SHALL BE ALLOWED.
- B. ALL OPENINGS IN FIRE AND SMOKE WALLS, PARTITIONS, FLOORS AND OTHER SIMILAR PENETRATIONS FOR ELECTRICAL CONDUITS, CABLE OR EQUIPMENT, WHETHER CUT OR IN PLACE, SHALL BE CLOSED WITH A UL APPROVED FIRE RESISTANT SILICONE FOAM SEALANT TO MAINTAIN THE FULL RATING AND INTEGRITY OF THE PARTITIONS, WALLS OR FLOOR.
- C. CONDUIT BENDS FOR POWER AND LIGHTING CIRCUITS SHALL NOT BE LESS THAN STANDARD RADIUS BENDS. CONDUIT BENDS FOR FEEDERS, TELEPHONE AND COMMUNICATION CIRCUITS SHALL NOT BE LESS THAN LONG RADIUS BENDS.
- D. O-Z TYPE DX, TX, OR AX CONDUIT EXPANSION DEFLECTION FITTINGS ARE REQUIRED IN ALL CONDUIT RUNS WHERE MOVEMENT MAY BE ENCOUNTERED. ALL EMT CONDUITS SHALL BE COMPRESSION TYPE.
- E. EXPOSED CONDUIT SHALL BE SECURELY SUPPORTED IN PLACE PER CODE BUT ON A MAXIMUM OF 10 FOOT INTERVALS, WITHIN 3 FEET OF EACH BEND, AT EVERY OUTLET OR JUNCTION BOX AND AT THE END OF EACH STRAIGHT RUN TERMINATING AT A BOX OR CABINET. CONDUIT SHALL NOT BE SUPPORTED FROM DUCTWORK OR PIPE WORK. CONDUITS SHALL BE RUN PARALLEL TO AND AT RIGHT ANGLES TO THE BUILDING LINES. GENERALLY, CONDUIT SHALL BE RUN IN CONTACT WITH STRUCTURAL PARTS OF THE BUILDING SO AS TO AVOID SUSPENDED LENGTHS OF CONDUIT. CONDUIT SHALL BE INSTALLED AS TO BE ACCESSIBLE FOR REPLACEMENT AND MAINTENANCE AND GENERALLY CONDUIT SHALL BE INSTALLED TO PERMIT DRAINAGE.

WIRE AND CABLE

- A. ALL WIRE AND CABLE SHALL BE RUN IN CONDUIT. ALL WIRE AND CABLE FEEDERS AND BRANCH CIRCUITS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CURRENT EDITION OF THE NEC AND SHALL MEET ALL ASTM SPECIFICATIONS. WIRE AND CABLE SHALL BE NEW SHALL HAVE SIZE, GRADE OF INSULATION, VOLTAGE AND MANUFACTURER'S NAME PERMANENTLY MARKED ON OUTER COVERING AT REGULAR INTERVAL AND SHALL BE DELIVERED IN COMPLETE COILS OR REELS WITH IDENTIFYING SIZE AND INSULATION TAGS.
- B. POWER CONDUCTORS: NO WIRE LESS THAN NO. 12 SHALL BE USED EXCEPT FOR CONTROL CIRCUITS OR LOW VOLTAGE WIRING. WIRE SIZES NO. 12 TO NO. 10 SHALL BE SOLID EXCEPT WHERE OTHERWISE INDICATED. WIRE SIZES NO. 8 AND LARGER SHALL BE STRANDED. ALL WIRE SIZES SHOWN ARE AMERICAN WIRE GAUGE SIZES. SIZES NO. 12 AWG THROUGH NO. 8 AWG SHALL BE "THIN". SIZE 4 AWG AND LARGER SHALL BE "THU".
- C. CONTINUITY: ALL WIRES SHALL BE CONTINUOUS FROM OUTLET TO OUTLET.
- D. ACCEPTABLE MANUFACTURERS: CABLE AND WIRE SHALL BE STANDARD TYPE AS MANUFACTURED BY GENERAL CABLE COMPANY, CAROL, ANACONDA, ROM OR ITT ROYAL.

COLOR CODING

- A. A COLOR CODING SYSTEM AS LISTED BELOW SHALL BE FOLLOWED THROUGHOUT FOR FEEDERS AND BRANCH CIRCUITS AND USED AS A BASIS FOR BALANCING LOAD.
--120/208V: PHASE A-BLACK, PHASE B-RED, PHASE C-BLUE, NEUTRAL-WHITE, GROUND-GREEN.
--277/480V: PHASE A-BROWN, PHASE B-ORANGE, PHASE C-YELLOW, NEUTRAL-GRAY, GROUND-GREEN.

BOXES AND FITTINGS

- A. ALL OUTLETS SHALL BE PROVIDED WITH GALVANIZED OR SHERARDIZED BOXES SUITABLE IN DESIGN TO THE SPACE THEY OCCUPY AND THE PURPOSE THEY SERVE. WALL MOUNTED OUTLET BOXES, EXCEPT FOR 2" PARTITIONS SHALL BE AT LEAST 1-1/2" DEEP AND/OR DEEPER IF REQUIRED BY THE DEVICE THEY HOLD OR THE NATIONAL ELECTRICAL CODE.
- B. ALL FLOORBOXES SHALL BE MADE OF GALVANIZED STEEL, OF METAL GAUGE AND PHYSICAL SIZE AS REQUIRED BY THE NEC FOR THE NUMBER AND SIZE OF RACEWAYS AND CONDUCTORS INVOLVED.
- C. FIXTURE OUTLET BOXES IN OR ON CEILINGS SHALL NOT BE LESS THAN 1-1/2" DEEP OR LESS THAN 4" SQUARE. ALL OUTLET BOXES INTENDED TO SUPPORT FIXTURES SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS FASTENED THROUGH THE BOTTOM OF THE BOX WITH 4 BOLTS.

CIRCUIT BREAKER PANELBOARDS

- A. PANELS SHALL BE DEAD FRONT SAFETY TYPE FURNISHED WITH BRANCH CIRCUIT PROTECTING DEVICES, EQUIPMENT GROUNDING BOX, MAIN BUS AND CABLE LUGS FACTORY ASSEMBLED, WITH ALL COMPONENTS IN PLACE, READY FOR INSTALLATION. PROVIDE 20% SPARE BREAKER CAPACITY AND 25% EXCESS AMPACITY IN EACH PANEL.
- B. CURRENT CARRYING CONTACT SURFACES SHALL BE SILVER OR TIN PLATED. THE CIRCUIT BREAKERS SHALL BE OF THE MOLDED CASE, BOLT-ON TYPE SUITABLE FOR VOLTAGE AND AMPERE RATINGS INDICATED ON DRAWINGS AND IN SCHEDULES AND SHALL HAVE A MINIMUM INTERRUPTING CAPACITY OF 10,000 AMPERES FOR 120/208 AND 14,000 AMPERES AT 277/480.
- C. MAIN BUSES AND CONNECTORS SHALL BE HARD DRAWN COPPER OF 98% CONDUCTIVITY, WITH CURRENT CARRYING CAPACITY TO MAINTAIN ESTABLISHED RISE TESTS AS DEFINED IN UL STANDARD UL 67.
- D. CABINET SIZES ARE BASED UPON A 20" WIDE BY 6" DEEP PANEL UNLESS OTHERWISE NOTED. PANELBOARDS SHALL BE EQUIPPED WITH FLUSH TYPE LOCK AND CATCH. ALL LOCKS SHALL BE KEYS ALIKE, AND TWO KEYS ARE TO BE SUPPLIED WITH EACH LOCK.
- E. PANELBOARDS TO BE BY SQUARE D CORPORATION, GENERAL ELECTRIC COMPANY, OR WESTINGHOUSE.

TOGGLE SWITCHES

- A. TOGGLE SWITCHES SHALL BE IVORY AND SHALL BE RATED 20 AMPERES 120/277 VOLT AC TYPE AS MANUFACTURED BY HUBBELL AND SHALL BE AS FOLLOWS:
SINGLE POLE - 1221 - 1
THREE WAY - 1223 - 1
- B. TOGGLE SWITCHES SHALL BE MOUNTED 4'-0" AFF. TO MOUNTING PLATE AND, AT DOORS, INSTALLED ADJACENT TO THE TRIM ON THE STRIKING SIDE OF THE DOOR, REGARDLESS OF THE LOCATION INDICATED ON THE DRAWINGS; THEREFORE, CHECK ALL DOOR SWINGS BEFORE INSTALLATION OF CONDUIT OUTLETS.
- C. COMPARABLE EQUIPMENT AS MANUFACTURED BY SLATER, LEVITON, AND BRYANT WILL BE ACCEPTABLE.

RECEPTACLES

- A. RECEPTACLES SHALL MANUFACTURED BY HUBBELL AND SHALL BE AS FOLLOWS:
DUPLEX RECEPTACLE - 20A-120 VOLT 5362-1
RECP TACLE AND PLATE COLOR SHALLMATCH ADJACENT SURFACE
- B. RECEPTACLES SHALL BE MOUNTED 12" AFF. UNLESS OTHERWISE NOTED.
- C. COMPARABLE EQUIPMENT AS MANUFACTURED BY SIERRA ELECTRIC CORPORATION, SLATER, BRYANT AND LEVITON WILL BE ACCEPTABLE.

DEVICE PLATES

- A. DEVICE PLATES SHALL MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. COMPARABLE EQUIPMENT AS MANUFACTURED BY SIERRA ELECTRIC CORPORATION, HARVEY HUBBLE INC., BRYANT AND LEVITON WILL BE ACCEPTABLE.

DISCONNECT SWITCHES

- A. FURNISH AND INSTALL DISCONNECT SWITCHES AS REQUIRED BY CODE. DISCONNECT SWITCHES SHALL BE NEMA HEAVY DUTY TYPE AND UNDERWRITER'S LABORATORIES LISTED, MANUFACTURED BY ITE, GE OR WESTINGHOUSE.

GROUNDING

- A. CONTRACTOR SHALL INSTALL A SYSTEM GROUNDING SYSTEM AND AN EQUIPMENT GROUNDING SYSTEM AND SHALL USE ONLY APPROVED GROUNDING CLAMPS AND CONNECTORS AS MANUFACTURED BY PENN-UNION, BURNDY, OR O-Z MFG. COMPANY.
- B. THE SYSTEM GROUNDING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND THE UTILITY COMPANY REGULATIONS. CONTRACTOR SHALL CONNECT THE GROUNDING ELECTRODE CONDUCTORS TO THE NEUTRAL BAR INSIDE THE MAIN PANEL. WHEN TRANSFORMERS ARE USED TO PROVIDE A SEPARATELY DERIVED SYSTEM, THE CONTRACTOR SHALL CONNECT THE GROUNDING ELECTRODE CONDUCTOR TO THE NEUTRAL BAR INSIDE THE SECONDARY SYSTEM PANEL. OR SERVICE RATED DISCONNECT SWITCH, DO NOT CONNECT THE GROUNDING ELECTRODE CONDUCTOR TO THE NEUTRAL LUG INSIDE THE TRANSFORMER.
- C. THE EQUIPMENT GROUNDING SYSTEM SHALL CONSIST OF A CONTINUOUS CONDUIT INSTALLATION AND A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR. THIS GROUNDING CONDUCTOR SHALL BE INSTALLED IN EVERY CONDUIT OR RACEWAY WITH THE FEEDER OR BRANCH CIRCUIT CONDUCTORS. THIS GROUNDING SHALL BE EXTENDED FROM THE HOUSING OF EVERY ELECTRICAL LOAD, THROUGH PANELBOARD STATIC GROUNDING BUSES, TO THE STATIC GROUNDING BUS IN THE MAIN PANEL. THE GROUNDING BUS SHALL BE BONDED TO THE GROUNDED NEUTRAL BAR INSIDE THE MAIN PANEL.

LIGHTING FIXTURES

- A. ALL LIGHTING FIXTURES AND LAMPS SHALL BE FURNISHED BY CONTRACTOR UNLESS NOTED OTHERWISE. THIS CONTRACTOR SHALL INSTALL LIGHTING FIXTURES AND LAMPS AS INDICATED ON THE DRAWINGS AND AS SPECIFIED BELOW, COMPLETE WITH HANGERS, PLASTER FRAMES AND ALL OTHER NECESSARY ACCESSORIES.
- B. ALL BALLAST, STARTERS AND LAMPHOLDERS IN FLUORESCENT LIGHTING EQUIPMENT ARE TO BE ELECTRICAL TESTING LABORATORIES, UNDERWRITER'S LABORATORIES AND CERTIFIED MANUFACTURERS APPROVED. ALL BALLAST FOR FLUORESCENT FIXTURES SHALL BE OF THE HIGH POWER FACTOR TYPE AND SHALL BE GENERAL ELECTRIC "MAXI-MISER II" OR ADVANCED MARK III, WHERE OCTRON LAMPS ARE SPECIFIED PROVIDE APPROPRIATE BALLASTS.
- C. THIS CONTRACTOR SHALL VERIFY THE FINAL CEILING AND FINISH SCHEDULES TO INSURE THE PROPER INSTALLATION AND MOUNTING OF FIXTURES AND SHALL COORDINATE BEFORE MAKING SUBMITTALS.

TELEPHONE SERVICE

- A. THIS CONTRACTOR SHALL INSTALL A TELEPHONE SERVICE CONDUIT AS SHOWN ON THE DRAWINGS AND FURNISH AND INSTALL ONE (1) 2" X 2" X 3/4" PLYWOOD PANEL MOUNTED ON THE WALL AT LOCATION SHOWN ON PLANS.

SURFACE METAL RACEWAY

- A. SURFACE METAL RACEWAY SHALL BE TWO PIECE #100 AS MANUFACTURED BY WIREMOLD. ALL NECESSARY ACCESSORIES REQUIRED TO FIT THE CONFIGURATION SHOWN SHALL BE PROVIDED. RECEPTACLES SHALL BE 120 VAC, 25 AMP, CATALOG NUMBER #2121G.

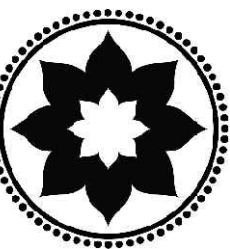
FLOOR BOXES

- A. FLOOR BOXES SHALL BE WALKER 4 COMPARTMENT, ADJUSTABLE COMBINATION BOX WITH TUNNEL AND 2 RECEPTACLE BRACKETS, CATALOG NUMBER RFB-4.
- B. COVERS, RECESSED ACTIVATION WITH CARPET TRIM AND WIRE MANAGEMENT BLOCKS, CATALOG NUMBER RAKMIL.
- C. TWO DUPLEX RECEPTACLES SHALL BE INSTALLED IN EACH FLOOR BOX.

TENANT SMOKE CONTROL AND FIRE ALARM (AS REQUIRED)

- A. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL AN AUTOMATIC FIRE ALARM SYSTEM. ELECTRICAL CONTRACTOR SHALL INSTALL HVAC EQUIPMENT AND FIRE ANNUNCIATOR PANEL IN FIRE CONTROL ROOM. THE SYSTEM DESIGN AND ALL EQUIPMENT SHALL CONFORM TO STANDARDS AND REGULATIONS OF FACTORY MUTUAL, NFPA, UL, STATE AND LOCAL BUILDING, FIRE AND SAFETY CODES. ALL SHOP DRAWINGS AND CATALOG CUTS SHALL BE SUBMITTED TO LANDLORD AND LANDLORD'S INSURANCE UNDERWRITERS FOR REVIEW.
- B. THE MALL WILL PROVIDE AN ADDRESSABLE FIRE ALARM SYSTEM WITH A JUNCTION BOX AT EACH TENANT SPACE. ELECTRICAL CONTRACTOR SHALL PROVIDE A SERIES OF SMOKE DETECTION (ONE DETECTOR PER MAXIMUM 900 SQUARE FOOT) IN ACCORDANCE WITH THE MALL FIRE ALARM SYSTEM. ELECTRICAL CONTRACTOR SHALL PROVIDE A FIRE ALARM CONTROL MODULE FOR FAN CONTROL.
- C. ELECTRICAL CONTRACTOR SHALL WIRE FROM SMOKE DETECTOR TO THE JUNCTION BOX AND FROM THE CONTROL MODULE TO THE SMOKE EXHAUST FAN AND AIR CONDITIONING UNIT STARTERS. ON AN ALARM, THE SMOKE EXHAUST FAN SHALL BE ENERGIZED AND THE AIR CONDITIONING UNIT SHALL BE DEENERGIZED.
- D. MECHANICAL CONTRACTOR SHALL PROVIDE THE AIR CONDITIONING UNIT AND SMOKE EXHAUST FAN. ELECTRICAL CONTRACTOR SHALL COORDINATE REGARDING INTERLOCK REQUIREMENTS. AS A MINIMUM, A SMOKE DETECTOR PLACED IN THE SUPPLY AIR STREAM AND A HEAT DETECTOR PLACED IN THE RETURN AIR STREAM SHALL BE REQUIRED IN ADDITION TO THE SPACE SMOKE DETECTORS.

REVISIONS:



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RQA

ELECTRICAL
SPECIFICATIONS

DATE: 9 December 2025

DRAWN BY: JHARRIS

CHECKED BY:

JOB NO. : 25-412

SHEET:

E-4

AIR DEVICE SCHEDULE						
TAG	MANUFACTURER MODEL NO.	TYPE	MATERIAL	MOUNTING	FACE OR MODULE SIZE	SEE NOTES
D-1	TITUS TMSA-AA	ADJUSTABLE SQUARE CEILING	ALUMINUM	SURFACE	12" X 12"	2, 3, 5, 7
D-2	TITUS TMSA-AA	ADJUSTABLE SQUARE CEILING	ALUMINUM	SURFACE	24" X 24"	2, 3, 5, 7
D-3	TITUS 300FS	WALL SUPPLY GRILLE	ALUMINUM	DUCT-MTD	24" X 12"	1, 2, 3, 5, 7

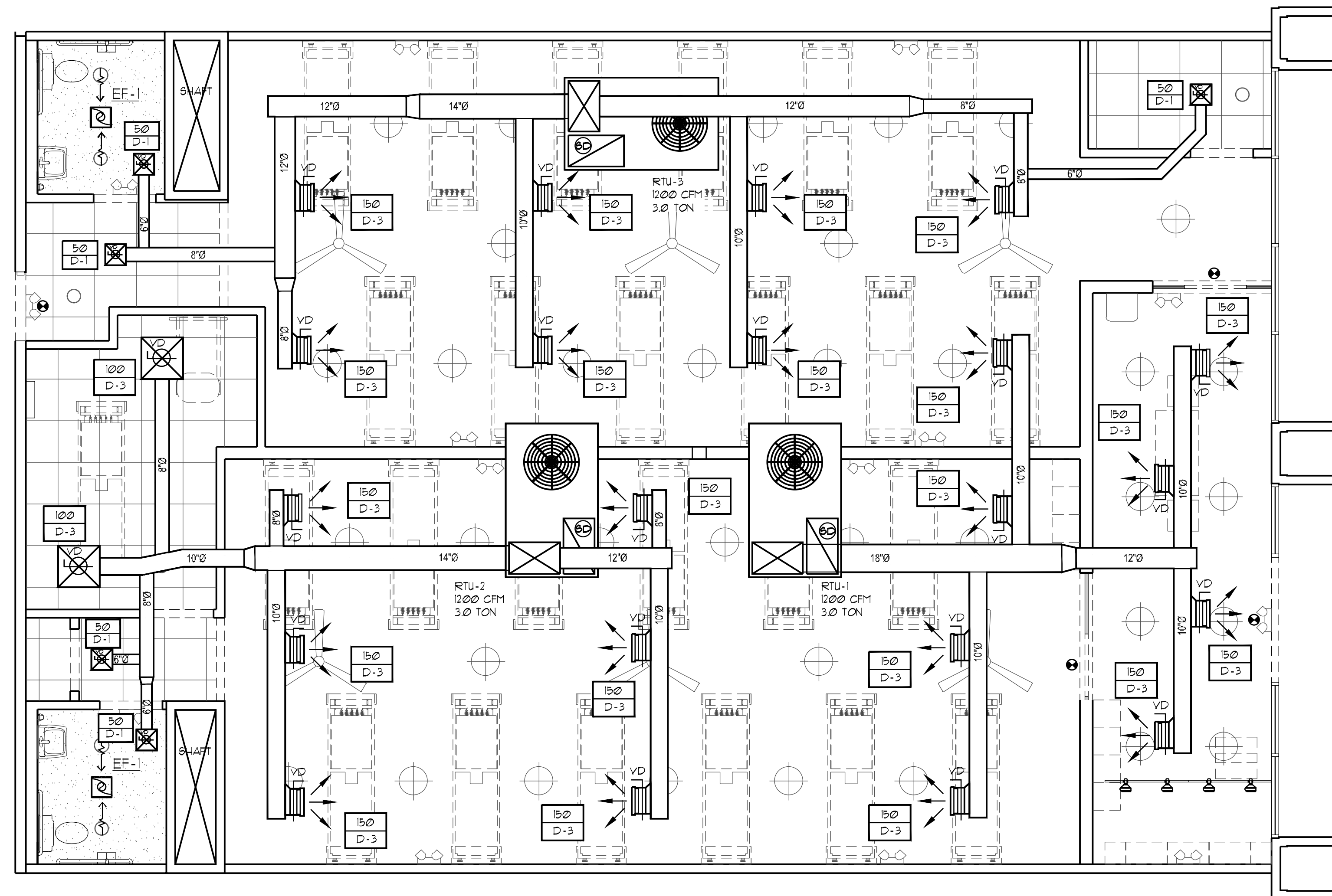
NOTES

- MOUNT 45 DEGREE DOWN TOWARDS THE FINISH FLOOR
- PROVIDE OPPOSED BLADE VOLUME DAMPER.
- PROVIDE ADJUSTABLE AIR PATTERN.
- PROVIDE 1/2" X 1/2" X 1/2" CORE.
- WHITE FINISH
- PROVIDE SAFETY CHAIN
- PROVIDE SUITABLE FRAME FOR CEILING/WALL TYPE. COORDINATE WITH ARCHITECTURAL PLANS
- DOUBLE DEFLECTION

HVAC UNIT SCHEDULE																	
MARK	MANUFACTURER MODEL NO.	NOM TONS	CFM	ESP	DRIVE	MIN LEER SERV/(SERV) BTU/WATT	TOTAL NET COOLING CAPACITY BTUH	HEAT			FAN HP	COMPRESSOR SECTION				REMARKS	
								TOTAL HEAT CAPACITY	COP	IEER		EAT/LAT °F	VOLTS	PHASE	MCA		MOC
RTU-1 RTU-2 RTU-3	EXISTING	3	1200	0.8"	BELT	(12.9)	37,000	70,000	--	--	0.5	208	3	30	45	-	

EXHAUST FAN SCHEDULE												
MARK	LOCATION	SERVES	CFM	SP IN. WC	DRIVE	HP	RFM	WEIGHT LBS.	POWER SUPPLY VOLT PH HZ	DESIGN EQUIPMENT	NOTES	
EF-1	RESTROOM CEILING	RESTROOM	100	1/25	DIRECT	1/10	---	15	120 1 60	PANTEX *AZTQVIL	PROVIDE W/ INTEGRAL BACKDRAFT DAMPER	

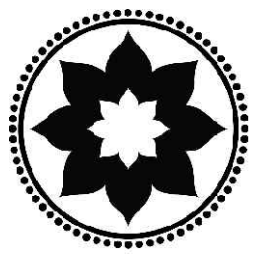
NOTE: CLOTHES DRYER BOOSTER FAN W/ PRESSURE SWITCH. PRESSURE SWITCH SHALL ENERGISE CLOTHES DRYER BOOSTER FAN WHEN CLOTHES DRYER IS ON. FAN AND SWITCH BY TENANTS GENERAL CONTRACTOR



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

● UNDER CUT DOORS 3/4" AT TOILET ROOMS, UTILITY AND ...

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MECHANICAL
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DIVISION 15 - MECHANICAL SPECIFICATIONS

SECTION 1500 MECHANICAL SPECIAL CONDITIONS

GENERAL

A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS.

B. REFERENCE IS MADE TO REQUISITES FOR BIDDERS AND CONTRACTORS UNDER OTHER SECTIONS OF THESE SPECIFICATIONS, WHICH SHALL BE CONSIDERED BINDING, UNLESS OTHERWISE NOTED UNDER THIS SECTION.

SCOPE

EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS, BOTH AS ON TENANT CONSTRUCTION DRAWINGS AND LANDLORD'S AS REFERRED TO, BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION.

INSPECTION OF SITE

ALL PROPOSALS SHALL PRECLUDE THAT CONTRACTOR IS FAMILIAR WITH JOBSITE CONDITIONS AND UTILITY LOCATIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

PERMITS

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED.

CODE REQUIREMENTS

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS OR AS DIRECTED BY THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT, AND ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.

MATERIALS AND WORKMANSHIP

A. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS, AND UNLESS OTHERWISE SPECIFIED SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.

B. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION, AND ON COMPLETION THE INSTALLATION SHALL BE THOROUGHLY CLEANED AND ALL DEBRIS PRESENT AS A RESULT OF THIS CONTRACT SHALL BE REMOVED FROM THE PREMISES, DO NOT JUST ABANDON.

CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED, IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE, HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING. IF ANY SUBCONTRACTOR'S ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM.

PROTECTION OF WORK AND PROPERTY

A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS WORK. HE SHALL MAKE GOOD ANY SUCH DAMAGE, INJURY, OR LOSS EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS WELL.

B. EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE WORK AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF, OWNER AND TENANT FOR THE DURATION OF THE WORK AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

CHANGES IN THE WORK

THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

COOPERATION

ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS CONTRACTS. REFERENCE SHALL BE MADE TO THE OWNER FOR INSTRUCTIONS SHOULD ANY QUESTIONS ARISE BETWEEN TRADES AS TO THE ACING OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT, OR SHOULD IT APPEAR DESIRABLE TO REMOVE ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OR STRENGTH OF THE STRUCTURE.

SUBSTITUTION OF MATERIALS

MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD, THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AT LEAST AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE INTENDED.

SHOP DRAWINGS

SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THIS CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

DRAWINGS AND SPECIFICATIONS

A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM.

B. SHOULD ANY CHANGES BE DEEMED NECESSARY BY THE CONTRACTOR IN ITEMS SHOWN ON CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

RESPONSIBILITY

A. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

B. CONTRACTOR SHALL SUPPLY TO LANDLORD AND TENANT A CERTIFIED BALANCE REPORT AT COMPLETION OF PROJECT. THIS IS REQUIRED FOR BOTH REMODELED AND NEW STORES.

HEATING, VENTILATING AND AIR CONDITIONING GENERAL

A. THE WORK COVERED BY THIS SECTION OF THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RESPECTIVE DRAWINGS, INFORMATION OR INSTRUCTIONS TO BIDDERS, AND THE GENERAL CONDITIONS, ADDENDA, OR DIRECTIVES WHICH MAY BE ISSUED BY THE OWNER, HEREAFTER, OR OTHERWISE SHALL BE COMPLIED WITH IN EVERY RESPECT.

B. THE LISTING HEREIN OF AN ARTICLE OR MATERIAL, OPERATION OR METHOD, REQUIRES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL EACH ITEM LISTED, UNLESS SPECIFICALLY NOTED TO THE CONTRARY. THE CONTRACTOR SHALL PERFORM EACH OPERATION PRESCRIBED OR LISTED ACCORDING TO THE CONDITIONS STATED.

EXAMINATION OF SITE

ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS THEREON AND/OR THEREIN. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS MAY AFFECT THE WORK UNDER THIS CONTRACT.

SCOPE

FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR A COMPLETE FULLY OPERATIVE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM EXCEPT AS SPECIFICALLY EXCLUDED BY THE DRAWINGS, AND/OR TENANT'S DIRECTIONS.

EQUIPMENT

A. AIR HANDLING UNITS - UNITS SHALL BE FACTORY ASSEMBLED AND PRE-TESTED INCLUDING FANS, MOTORS, COILS, FILTERS, VARIABLES PITCH DRIVES, ETC. ALL UNITS SHALL BE EQUIPPED WITH AN ECONOMIZER PACKAGE AND RELIEF DAMPER. UNITS SHALL HAVE NET CAPACITY RATINGS DETERMINED AT THE SPECIFIED DESIGN CONDITIONS. THESE NET CAPACITY RATINGS SHALL BE DETERMINED BY DEDUCTING FOR MOTOR HEAT. THE AIR HANDLING UNITS SUPPLIED SHALL HAVE A TOTAL SYSTEM ENERGY RATIO (EER) OF NOT LESS THAN 7.5. THIS EER SHALL BE DETERMINED BY DIVIDING THE NET CAPACITY AS DEFINED ABOVE BY THE TOTAL INPUT WATTAGE. THE TOTAL INPUT WATTAGE IS TO INCLUDE THE WATTAGE OF ALL FAN MOTORS AND ASSOCIATED EQUIPMENT. CONTRACTOR WILL FURNISH VIBRATION ISOLATION AS REQUIRED AND RECOMMENDED BY EQUIPMENT MANUFACTURER.

B. RELIEF AIR FANS

1. GRAVITY RELIEF - EQUAL TO BREIDERT TYPE 'RLO' WITH INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN. 2. POWER RELIEF - EQUAL TO BREIDERT TYPE 'LO-SET' SET WITH MOTORIZED DAMPER AND INTEGRAL BACKDRAFT DAMPER AND INSECT SCREEN.

C. ELECTRIC DUCT HEATER - EACH DUCT HEATER SHALL BE CONSTRUCTED TO SLIP INTO THE DUCT THROUGH A RECTANGULAR OPENING IN THE SIDE. EACH DUCT HEATER SHALL BE FURNISHED COMPLETE WITH BUILT-IN MAGNETIC CONTACTORS, AIR FLOW SWITCH, AND FACTORY PREWIRED TO TERMINAL DUCTS FOR LINE AND CONTROL CONNECTIONS IN THE FIELD. A THERMAL CUTOFF SHALL BE FURNISHED WITH EACH DUCT HEATER TO PROTECT THE HEATER AGAINST AIR FAILURE. THE COMPLETE HEATING UNIT SHALL BE LISTED BY UNDERWRITERS LABORATORIES, INC. COILS SHALL BE ARRANGED FOR MINIMUM 2-STAGE CONTROL 10KW AND ABOVE.

D. FILTERS - FILTERS SHALL BE OF THE THROW AWAY TYPE WHEREVER POSSIBLE. IF FILTERS ARE OF NECESSITY THE PERMANENT TYPE, THEN THEY MUST BE OF THE CLEANABLE, HIGH VELOCITY TYPE AND SHALL BE AMERICAN AIR FILTERS, AIR MATS, EVANS, OR APPROVED EQUAL. FILTERS SHALL BE OF THE OPTIMUM THICKNESS AND DESIGN FACE VELOCITY SHALL NOT EXCEED 550 FPM. INSTALLATION OF THE AIR CONDITIONING UNIT SHALL BE SUCH SO AS TO NOT IMPROVE ACCESS TO THE FILTERS. IF THE FILTERS ARE IN FRAME HOLDERS, THEN SUCH HOLDERS SHALL BE PROVIDED WITH A LEFT HANDLE.

E. EXHAUST FANS 1. SHOW WINDOWS - EQUAL TO COOK GEM-N SERIES. NOTE THAT IN ANY CASE, NO PLASTIC PARTS WILL BE ACCEPTABLE. 2. TOILET EXHAUST FAN/LIGHT COMBINATION BY E.C. SHALL BE BROWN #551, 10 CFM @ 25 SF, WITH 4" DIA. DUCT AND BACKDRAFT DAMPER 120/1160, 3.5 SONES, 20 AMP.

F. ALL SINGLE STAGE UNITS WILL BE EQUIPPED WITH DYNELCO MULTI-STAT TMC2-FC-AVU THERMOSTAT. A DUAL STAGE UNIT WILL BE EQUIPPED WITH A TANDEM DAY/NIGHT THERMOSTAT ARRANGEMENT. DESIGN AND STANDARD CONDITIONS FOR THERMOSTAT OPERATION WILL BE AS FOLLOWS:

COOLING: 75F MINIMUM OCCUPIED COOLING TEMPERATURE 85F COOLING NIGHT SETBACK. HEATING: 10F MAXIMUM OCCUPIED HEATING TEMPERATURE 60F HEATING NIGHT SETBACK.

G. THE HVAC SUBCONTRACTOR SHALL IDENTIFY ALL ROOF MOUNTED HVAC EQUIPMENT AND APPARATUS WITH 2" HIGH PAINTED STENCILED STORE NAME ON ALL SIDES OF EQUIPMENT.

DUCTWORK

A. SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME GRADE SHEET STEEL OF THE FOLLOWING GAUGES:

Table with 2 columns: DUCT SIZE and GAUGE. Rows include 12" AND LESS, 13" TO 30", 31" TO 54", 55" TO 84", 85" AND OVER.

B. SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED AS FOLLOWS:

Table with 2 columns: SIZE and METHOD. Rows include 17" AND LESS, 18" TO 30", 31" TO 54"; and 8" AND DRIVE CLEATS, 1" STANDING SEAMS ON 3'-0" CENTERS, 1-1/4" STANDING SEAMS ON 3'-0" CENTERS.

C. ROUND DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME GRADE SHEET STEEL OF THE FOLLOWING GAUGES:

Table with 3 columns: DUCT SIZE (DIAMETER), DUCTS, FITTINGS. Rows include 8" AND LESS, 9" TO 18", 19" TO 30".

ALL 90 DEGREE ELBOWS FOR ROUND DUCTWORK SHALL BE FIVE (5) PIECE, ALL LONGITUDINAL SEAMS SHALL BE FORMED BY PITTSBURGH LOCKS. JOINTS SHALL BE SLAGGED WITH 1/2" OVERLAP.

D. ALL SUPPLY AIR DUCTS (HEATING AND COOLING) AND RETURN AIR DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED STEEL WITH MINIMUM 1" THICK INTERNAL ACOUSTICAL AND THERMAL INSULATION. ALL EXHAUST AND RELIEF AIR DUCTS SHALL BE GALVANIZED STEEL.

E. CONTRACTOR WILL INSTALL INSECT SCREENS ON ALL DUCT OPENINGS WHICH LEAD TO OR ARE OUTDOORS. INSECT SCREENS SHALL BE 10 GAUGE, 1/2" MESH IN REMOVABLE GALVANIZED STEEL FRAMES.

F. ALL DUCTWORK SHALL BE DESIGNED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE AMERICAN SOCIETY OF HEATING REFRIGERATION AND AIR CONDITIONING ENGINEERS GUIDE (ASHRAE) AND FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST METHODS RECOMMENDED IN THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) LOW VELOCITY DUCT MANUAL, LATEST EDITION.

HANGERS AND SUPPORTS

A. ALL HORIZONTAL DUCTS HAVING A DIMENSION OF 40" AND LESS SHALL BE SUPPORTED BY MEANS OF BAND IRON HANGERS OF NO. 10 U.S. GAUGE ATTACHED TO THE DUCT BY MEANS OF RIVETS, SCREWS OR CLAMPS, AND FASTENED TO STRUCTURE ABOVE BY TOGGLE BOLTS OR OTHER MEANS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS. VERTICAL DUCTS SHALL BE SUPPORTED WITH 1-1/4" X 1-1/4" X 1-1/4" ANGLES WHERE THEY PASS THROUGH THE FLOOR LINES.

B. ALL HORIZONTAL DUCTS HAVING A DIMENSION OF 40" AND MORE SHALL BE SUPPORTED BY MEANS OF ANGLE IRON TRAPEZE HANGERS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS.

FLASHING

A. CONTRACTOR WILL PROVIDE WATER TIGHT 24 GA. SHEET METAL FLASHINGS AT ALL EXTERIOR WALLS AND ROOF PENETRATIONS. B. ALL CUTTING OF ROOF OPENINGS, SUPPORTS FOR ROOF OPENINGS, FITCH FANS, ROOF CURETS, FLASHINGS, COUNTER FLASHINGS, REPAIR TO ROOF, ETC. ASSOCIATED WITH HVAC SUBCONTRACTOR SHALL BE THE RESPONSIBILITY AND PART OF THE CONTRACT. HVAC SUBCONTRACTOR, HE SHALL EMPLOY THE LANDLORD'S ROOFERS FOR THIS WORK SO AS TO MAINTAIN THE ROOF BOND.

DAMPERS

A. SPLITTER DAMPERS SHALL BE FABRICATED OF SHEET STEEL NOT LESS THAN NO. 16 U.S. GAUGE WITH THE LEADING EDGE HEMMED. EACH DAMPER SHALL BE LARGE ENOUGH TO COVER THE SMALLER OF THE TWO OPENINGS IT CONTROLS. DAMPER SHALL BE CONTROLLED AS FOLLOWS:

EXPOSED OR ACCESSIBLE DUCTWORK - LOCKING QUADRANTS EQUAL TO YOUNG REGULATOR NO. 1 WITH DAMPER ROD END BEARINGS ON OPPOSITE END.

CONCEALED DUCTWORK - LOCKING QUADRANTS EQUAL TO YOUNG REGULATOR NO. 315 (CHROMIUM PLATED WITH DAMPER ROD END BEARINGS ON BOTH ENDS).

B. VOLUME DAMPERS SHALL BE OF THE OPPOSED INTERLOCKING TYPE AS MANUFACTURED BY AMERICAN FOUNDRY AND FURNACES CO. (AFFCO) OR EQUAL. BLADES SHALL BE OF NO. 16 GAUGE SHEET METAL AND SHALL NOT EXCEED 48" IN LENGTH OR 12" IN WIDTH. BLADES SHALL BE ON 1/2" DIAMETER RUBSTPROOF AXLE. BEARINGS SHALL BE OF THE SELF-LUBRICATING FERRULE TYPE.

C. JOB FABRICATED TURNING VANES SHALL BE ACCEPTABLE IN SQUARE ELBOWS. PROVIDE AND INSTALL BARBER-COLMAN AIRTURNS OR EQUAL. TURNING VANES SHALL BE OF THE SAME GAUGE METAL AS THE DUCT IN WHICH THEY ARE INSTALLED. RADIUS ELBOWS SHALL HAVE A CENTER-LINE RADIUS OF 1-1/2 TIMES THE DUCT WIDTH.

DUCTWORK - EXCEPTIONS

DUCTWORK FOR EXHAUSTING AIR OR OUTSIDE SUPPLY AIR SHALL BE ALL METAL AND CONSTRUCTED ACCORDING TO RECOMMENDED PRACTICES AS FOUND IN THE LATEST ISSUE OF ASHRAE.

SUPPORT OF DUCT SYSTEM

DUCTWORK SHALL BE SUPPORTED AT ALL TURNS AND TRANSITIONS AND NOT MORE THAN 8'-0" O.C. FOR STRAIGHT DUCTS UP TO 35" TO 55" MAXIMUM DIMENSION, 6'-0" O.C. AND DUCTS OVER 60" MAXIMUM DIMENSION, 4'-0" O.C.

HANGER DESIGN SHALL BE AS DESCRIBED IN THE LATEST EDITION OF THE 'SMACNA' MANUAL. REINFORCEMENT MEMBERS MAY BE USED TO SUPPORT THE DUCT SYSTEM PROVIDED DETAILS OUTLINED IN THE AFOREMENTIONED DOCUMENTS ARE ADHERED TO.

REINFORCEMENT

ALL DUCTS REQUIRING REINFORCEMENT SHALL BE REINFORCED ACCORDING TO THE LATEST EDITION OF 'SMACNA' MANUAL.

MATERIALS FOR REINFORCEMENT MEMBERS SHALL BE GALVANIZED STEEL. ALL SCREWS AND WASHERS SHALL BE PLATED OR GALVANIZED.

ACCESSORY ITEMS

ALL MANUAL DAMPERS, FIRE DAMPERS, TURNING VANES, REGISTER CONNECTIONS, ACCESS DOORS OR OTHER ASSOCIATED ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE LATEST PUBLICATION OF 'SMACNA' MANUAL.

HANDICAPPED SPECIFICATIONS: ARCHITECTURAL BARRIERS ACT, 42 USC. 4151-4151

GENERAL

THE WORK COVERED BY THESE SPECIFICATIONS INCLUDES BUT IS NOT LIMITED TO PROVIDING ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLY WITH HANDICAP REQUIREMENTS IN THIS ESTABLISHMENT.

PLUMBING FIXTURES

A. WATER CLOSET - EQUAL TO AMERICAN STANDARD TANK-TYPE #1095BER WITH CHURCH SEAT #53302063 1/2" C.W. SUPPLY AND 4" VENTED WASTE.

WATER CLOSET (HANDICAPPED) WHEN SPECIFIED - EQUAL TO AMERICAN STANDARD TANK-TYPE #108408 ELONGATED WATER SAVER CADET 10" HIGH WITH OLSONITE #95 CLOSET SEAT AND 3408016 SUPPLY PIPE.

HEIGHT OF WATER CLOSET SEAT SHALL BE 18" AFF; AMERICAN STANDARD MODEL 21008416. (4.16)

GRAB BARS FOR THE PHYSICALLY HANDICAPPED, AS REQUIRED - 10 GAUGE, TYPE 304 STAINLESS STEEL WITH NON-SLIP GRIPPING SURFACE AND EXPOSED MOUNTING PLATES.

ONE AT SIDE 42" LONG EXTENDING IN FRONT OF WATER CLOSET; ONE AT REAR 36" LONG CENTERED ON WATER CLOSET; BOTH MOUNTED 36" ABOVE FLOOR. (4.26)

BAR SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL. (4.26)

BAR FASTENERS AND MOUNTING SUPPORT SHALL WITHSTAND 250 LBS/FT. BENDING, SHEAR, AND TENSION. (4.26)

B. LAVATORY - EQUAL TO AMERICAN STANDARD #0361055 WITH #228582 WITH WRIST BLADE HANDLES AND POP-UP DRAIN FAUCET SET, 1/2" C.W. AND H.W. SUPPLY AND 1-1/2" VENTED WASTE. (WHEN SPECIFIED HANDICAPPED MOUNT BOTTOM OF RIM @ 29" AFF.)

PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH, INCLUDING KNEE AND TOE SPACE. (4.19.3)

PROVIDE CLEAR SPACE BENEATH LAVATORY 29" HIGH X 30" WIDE X 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR X 30" WIDE X 11" DEEP FROM FRONT OF LAVATORY (TOE SPACE). (4.19.2)

HOT WATER AND DRAIN PIPE UNDER LAVATORY SHALL BE INSULATED WITH ARMSTRONG ARMAFLEX PIPE INSULATION. MITER CUT PIECES JOINED TOGETHER WITH ARMSTRONG 520 ADHESIVE. (4.19.4)

FAUCET CONTROLS AMERICAN STANDARD (7516.172 OR EQUAL) SHALL BE OF THE TYPE NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST AND AN OPERATING FORCE NOT EXCEEDING 5 LBS. (4.19.5)

SELF-CLOSING VALVES SHALL BE OF THE TYPE REMAINING OPEN FOR AT LEAST 10 SECONDS. (4.19.5)

C. CLEANOUTS - SHALL BE AS MANUFACTURED BY JOBAM, ZURN MRG, CO OR EQUAL, AND SHALL BE INSTALLED AT ALL BENDS, ANGLES, AND ENDS OF ALL WASTE AND SEWER LINES, AS CALLED FOR ON THE DRAWINGS, AND AS REQUIRED BY LOCAL CODES. ALL CLEANOUTS SHALL BE BROUGHT TO GRADE, AND IN ALL CASES, SHALL BE PROVIDED WITH SUFFICIENT SPACE FOR RODDING.

D. TRINITY BASIC6 STAINLESS STEEL UTILITY SINK 18 GA. 304 SS. BOUL. CHROME SINGLE HANDLE FAUCET, DRAINER, 6" BACKSPASH AVAILABLE AT THE BENCH STORE OR EQUAL - PROVIDE SUBMITTAL

E. FLOOR DRAIN - EQUAL TO JOBAM 3" #303 CAST IRON DRAIN WITH NICKEL-BRONZE ADJUSTABLE STRAINER 4 TRAP PRIMER; INSIDE CAULK. OUTLET AND CLAMPING DEVICE WHERE REQUIRED. WITH JAY R SMITH #2699 AUTOMATIC TRAP PRIMER

F. WATER HEATER - TYPE EQUAL TO A.O. SMITH 'promax' 6-GALLON CAPACITY AT 120/160. INSTALL ABOVE TOILET ROOM CEILING WITH TEMPERATURE AND PRESSURE RELIEF VALVE PIPED TO POP SINK, OR AS OTHERWISE DIRECTED, AS AN INDIRECT WASTE.

F. WATER HEATER - TYPE EQUAL TO CHROMIUMITE #1-15L-208 495 WATT HEATING ELEMENT 68 DEGREE RISE FOR 0.3 GPM

G. TOILET TISSUE DISPENSER SHALL BE MOUNTED WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT, 19" MIN. AFF. (4.16.6)

H. PAPER TOWEL DISPENSER - DISPENSES 400 C-FOLD OR 525 MULTIFOLD PAPER TOWELS. CABINET - STAINLESS STEEL (BOBRICK EQUIPMENT #B-262 OR EQUIVALENT).

I. WASTE RECEPTACLE - METAL FREE STANDING WASTE WITH OPEN TOP.

J. SURFACE MOUNTED SOAP DISPENSER - PUSH-UP DISPENSER WITH VISIBLE CONTAINER AND CHROME PLATED MOUNTING BRACKET (BOBRICK EQUIPMENT #B55 OR EQUIVALENT).

NOTE: OPERATING PARTS OF DISPENSER AND DISPOSAL FIXTURES SHALL BE WITHIN 40" OF FLOOR. (4.23.1)

K. MIRROR - 18" X 30" WITH ONE PIECE ROLL FORMED FRAME, TYPE 304 STAINLESS STEEL, WITH CONCEALED HANGER (BOBRICK EQUIPMENT #B-230 OR EQUIVALENT).

MIRROR BOTTOM EDGE SHALL BE LOCATED 40" MAXIMUM ABOVE FLOOR. (4.19.6)

NOTE: OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL TOILET ACCESSORIES INCLUDING PROPER BLOCKING IN WALL.

MATERIALS

A. SANITARY SEWER - CAST IRON OR COPPER PIPING MAY BE USED EXCEPT THAT ALL PIPING BELOW GRADE SHALL BE CAST IRON. VENTS 2" IN SIZE AND SMALLER MAY BE EITHER SCHEDULED 40 GALVANIZED STEEL OR COPPER PIPING.

B. DOMESTIC WATER AND HOT WATER PIPING SHALL BE COPPER TYPE 'L' INSULATED WITH ARMAFLEX OR EQUIVALENT INSULATING TO A THICKNESS OF 1".

C. GAS PIPING (WHEN REQUIRED) SHALL BE BLACK STEEL SCHEDULE 40 WITH 6G REUED FITTINGS.

PIPING

A. PIPING AND FITTINGS SHALL BE OF THE WEIGHTS AND TYPES SHOWN ON THE DRAWINGS. SIZES SHOWN ON THE DRAWINGS ARE NOMINAL PIPE SIZES.

B. ALL PIPING SHALL BE INSTALLED PARALLEL TO, OR AT RIGHT ANGLES WITH THE BUILDING WALLS AND PARTITIONS AND SHALL BE INSTALLED WITH THE PROPER PITCH.

C. ALL PIPING SHALL BE UNFENDED AND FOUNDED TO REMOVE ANY FOREIGN MATTER PRESENT AND SHALL BE SWABBED, IF NECESSARY.

MAKING UP PIPE

A. SCREWED PIPE SHALL BE MADE UP WITH PIPE COMPOUND APPLIED TO THE MALE THREAD WITH NOT MORE THAN TWO THREADS LEFT EXPOSED. PIPE SHALL BE REAMED AFTER THREADING.

B. BELOW GRADE SANITARY PIPING SHALL BE CAST IRON PIPE AND SHALL BE MADE UP WITH ONE THIRD OF THE HUB CAULKED WITH FIRST QUALITY CAULKING AT ONE POURING AND CAULKED TIGHT.

C. COPPER JOINTS SHALL BE MADE UP WITH 95-5 SOLDER.

HANGERS AND SUPPORTS

HORIZONTAL PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 10'-0" WITH SUIVEL SPLIT PIPE HANGERS EQUAL TO CRANE NO. 199F OR GRINNELL NO. 104. VERTICAL PIPING SHALL BE SUPPORTED BY MEANS OF WROUGHT IRON CLAMPS SUSPENDED FROM THE UNDERSIDE OF STRUCTURE WITH HANGER RODS.

VALVES

ALL VALVES SHALL BE BRASS AND MANUFACTURED BY CRANE, NIBCO, STOCKHAM, LUNKENHEIMER, NORDBTROM, GRINNELL OR EQUAL.

ROUGH-INS

FOR SECOND LEVEL STORES, THE TENANT'S GENERAL CONTRACTOR SHALL RUN ALL LINES REQUIRED FOR PLUMBING ROUGH-INS TIGHT AGAINST THE UNDERSIDE OF THE SECOND FLOOR LEVEL. THE SECOND FLOOR STRUCTURAL SLAB SHALL BE CORED AS REQUIRED TO INSTALL THESE ITEMS AT THE LOCATIONS SHOWN ON THE PLANS.

TESTING AND ADJUSTING

CONTRACTOR WILL DEMONSTRATE OPERATION OF SYSTEM TO FULL SATISFACTION OF TENANT, WILL BALANCE AIR FLOW IN ACCORDANCE WITH AIR QUANTITIES ON DRAWINGS AND WILL RECORD VOLUME READINGS IN ACCORDANCE WITH ASHRAE AND PROVIDE SAME TO TENANT. ALL PIPING SHALL WITHSTAND AIR PRESSURE TESTING PER GOVERNING PLUMBING CODE.

GUARANTEE

ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY TENANT SHALL BE A CONDITION OF THIS CONTRACT. ALL WORK FOUND TO BE DEFECTIVE SHALL BE REPAIRED OR REPLACED BY THIS SUBCONTRACTOR WITHOUT ADDITIONAL CHARGE TO THE TENANT.

MECHANICAL TEMPORARY SERVICES

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC ITEMS OF TEMPORARY SERVICES:

A. TELEPHONE - A JOBSITE CELL PHONE AND NOTIFY TENANT AS LISTED ON SHEET A-1 OF THE TELEPHONE NUMBER AND THE NAME OF THE SUPERINTENDENT.

B. TEMPORARY WATER - WATER REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR. WATER USED FOR HUMAN CONSUMPTION SHALL CONFORM TO REQUIREMENTS OF STATE AND LOCAL AUTHORITIES FOR POTABLE WATER.

C. TEMPORARY ELECTRICITY - TEMPORARY ELECTRIC SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR WHO SHALL FURNISH, INSTALL, AND MAINTAIN ALL TEMPORARY OVERHEAD CONSTRUCTION METERS, DROPS, AND OTHER WIRING AND FITTINGS FOR BOTH LIGHT AND POWER AT LOCATIONS REQUIRED IN THE WORK AND SHALL BEAR THE COST OF MAKING THE SERVICE CONNECTIONS SEVERED IN ACCEPTABLE MANNER.

D. TEMPORARY HEAT - WHEN REQUIRED FOR PROPER INSTALLATION OR PROTECTION OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY HEATING UNITS AS APPROVED BY THE LANDLORD OR LOCAL AUTHORITY.

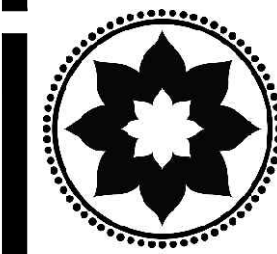
E. COST OF LANDLORD PROVIDED UTILITY SERVICES - IF THE LANDLORD ELECTS TO PROVIDE TEMPORARY UTILITY SERVICES, THE CONTRACTOR WILL BE SO INFORMED BY THE TENANT. THE CONTRACTOR SHALL MAKE PROVISIONS OR COORDINATE WITH LANDLORD'S GENERAL CONTRACTOR TO PAY THE COST OF SAID TEMPORARY CONSTRUCTION AND UTILITY SERVICES.

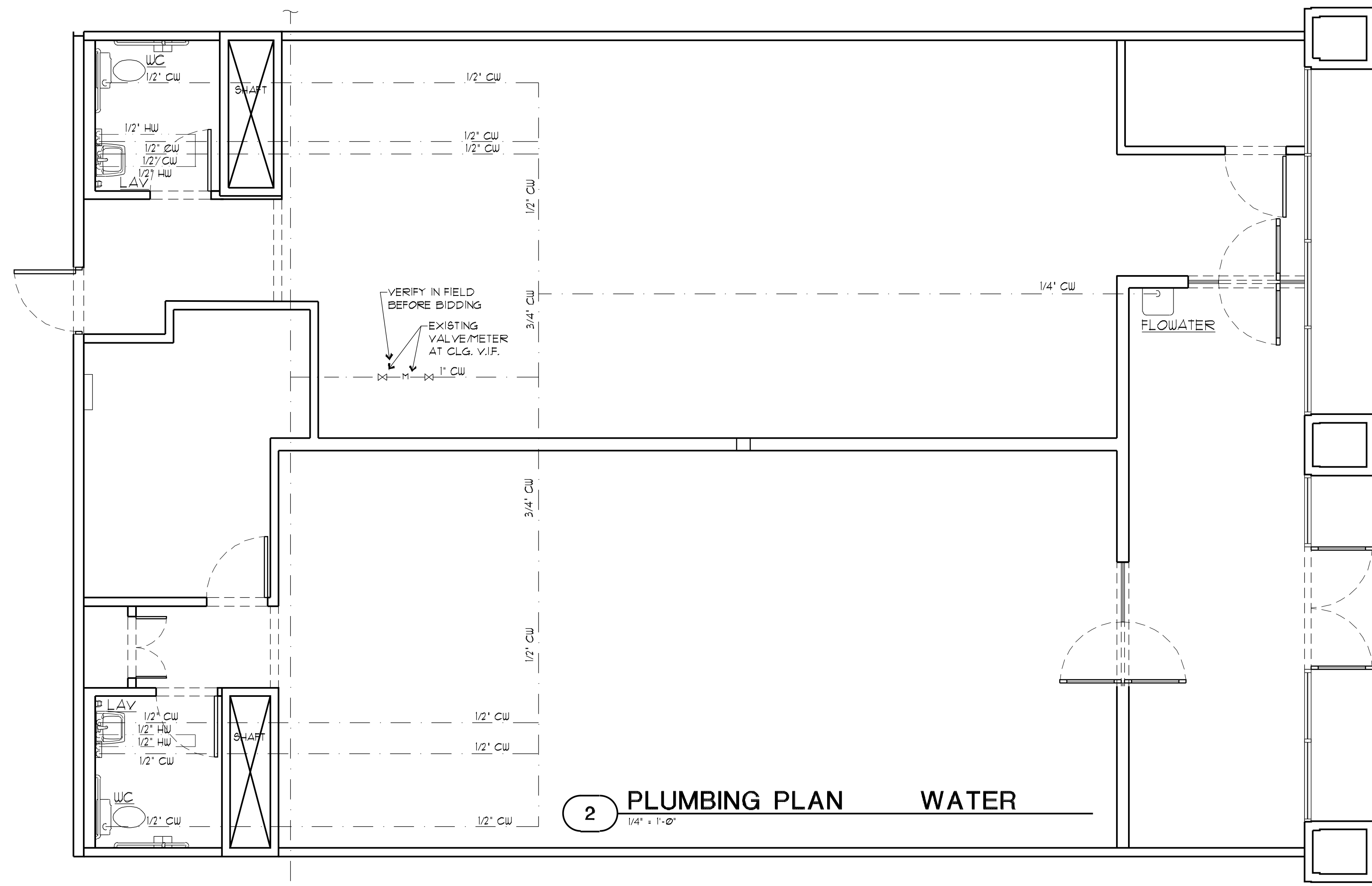
NOTE FOR TENANT GENERAL CONTRACTOR IT IS THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR TO MAKE USE OF APPLICABLE NOTES AND SPECIFICATIONS LISTED ON THIS SHEET AS THEY MAY PERTAIN TO THE SPECIFIC JOB.

CONTRACTOR'S NOTES:

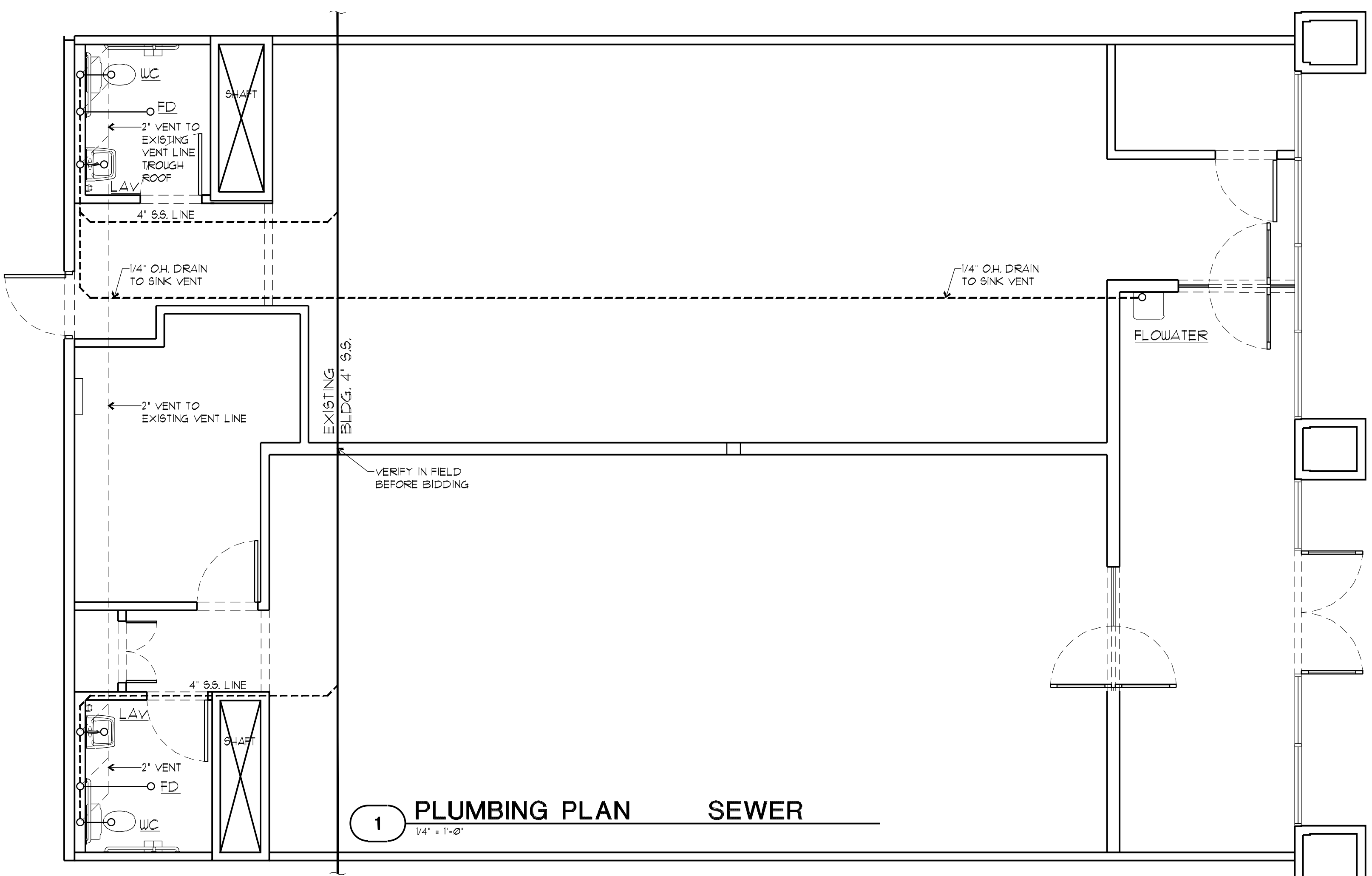
EACH CONTRACTOR SHALL WARRANT HIS WORK FOR ONE (1) YEAR FROM THE OPENING DATE OF THE STORE.

ALL CONTRACTORS SHALL PERFORM THEIR WORK ACCORDING TO STATE AND/OR LOCAL CODES.

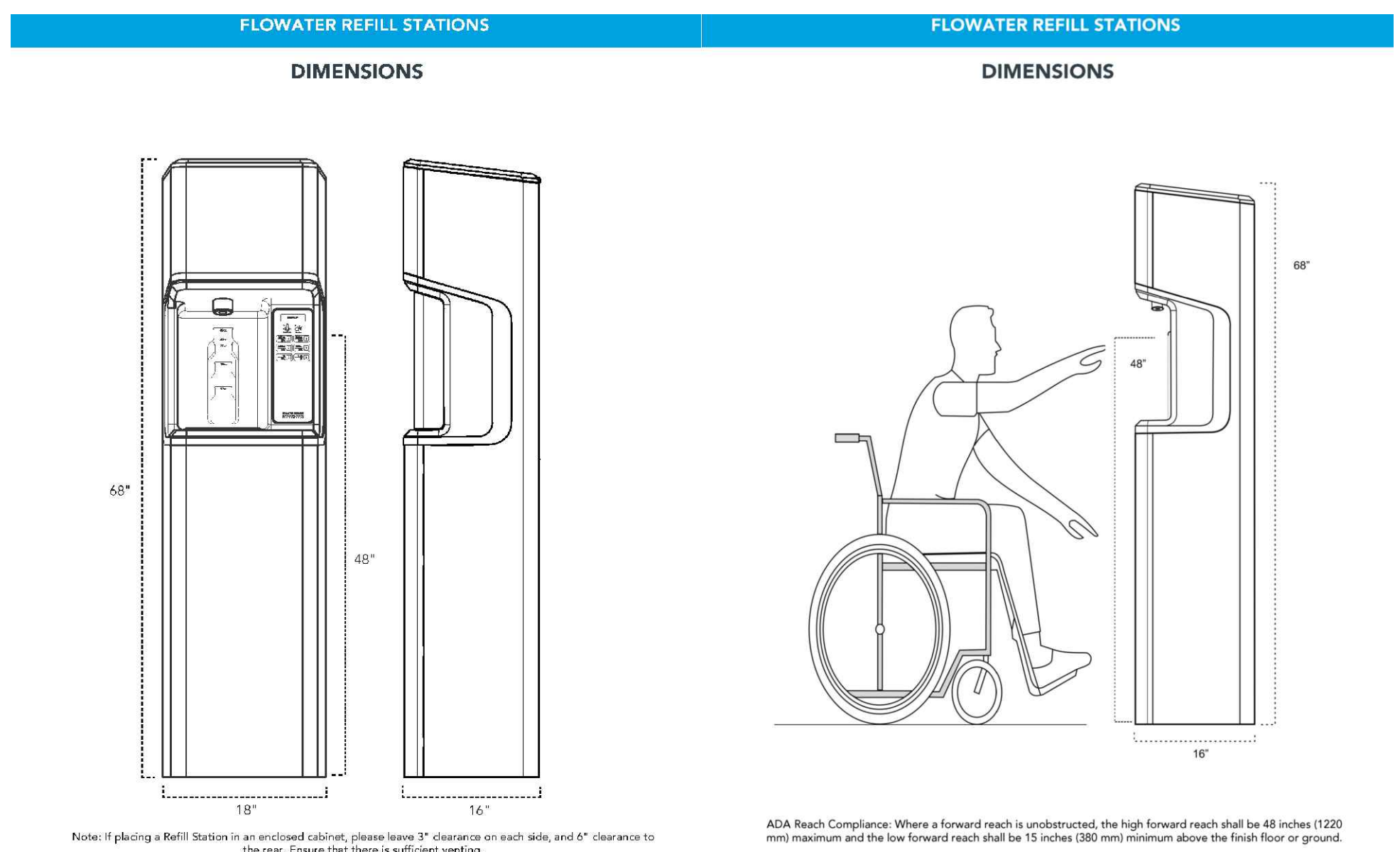




2 PLUMBING PLAN WATER
1/4" = 1'-0"



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



myflowwater.com FLOWWATER 877.772.7775
FLOWWATER REFILL STATIONS
myflowwater.com FLOWWATER 877.772.7775
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INSTALLATION

Installation with Advanced Osmosis

GENERAL
Indoort/outdoor stand-alone, refrigerated, 7x purified water Refill Station Refill Station requires 1" clearance 0" recommended from walls and/or structures and must be placed under cover when outdoors. No direct sunlight.

CERTIFICATIONS/STANDARDS
NSF 9001
NSF/ANSI 42, 53 & 58
NSF/ANSI 42: ensures that chlorine, taste, odor, and particulates are filtered out. NSF/ANSI 53: ensures health-related contaminants are filtered out. NSF/ANSI 58: ensures fluoride, chromium, nitrate, and TDS are reduced.
ADA Compliant: These Refill Stations comply with the requirements of the ADA (preference with Chairlift-Ac).

FEED WATER
Refill Stations have been designed and built to purify municipal tap water used efficiently at 70 psi. Refill Stations are designed to operate on 50 psi to 100 psi supply line pressure. If line pressure is above 100 psi, a pressure regulator must be installed in the supply line. Any damage caused by reason of connecting this product to supply line pressure greater than 50 psi or higher than 100 psi is not covered under Flowwater's warranty policy. Refill Stations are designed to operate in ambient temperatures 40°F-104°F. Ambient temperatures greater than 104°F can result in damage to the carbon and advanced osmosis filter. Refill Stations should be placed indoors. If ambient temperatures ever drop below 32°F. Any damage caused by exposure to ambient temperature below 32°F is not covered under Flowwater's warranty policy. Operate only in non-condensing humidity. Refill Stations are prepared with a 1/4" Jdr-Guest quick-connect fitting located in rear, lower left of unit and require a 1/4" regulator. A water shut-off valve located behind should be installed.

DRAIN WATER
Advanced Osmosis: Refill Stations utilizing advanced osmosis require a drain. Advanced osmosis product water to bypass water is a 1/2 inch at 10 psi. Lower water pressure results in lower advanced osmosis efficiency. Refill Stations are prepared with a 1/2" Jdr-Guest quick-connect fitting located in rear, lower left of unit and require 1/4" drain line. Depending on local plumbing codes, Flowwater may install an FDA and NSF certified check-valve/backflow preventer on the drain line. Drain lines can be run up to 10' vertically and 100' horizontally with system pressure.

PURIFICATION
Refill Stations use a 7x purification system, including a lead-carbon filter, carbon filter, advanced osmosis, coconut carbon filter, mineral filter, alkaline filter, and activated oxygen. This purification system has been designed to handle hard water, but may require more regular advanced osmosis or UF filter changes.

CHILLING SYSTEM
Chilling Capacity:
33.8°F-34.7°F
32.3°F-33.8°F (factory default)
35.4°F-42.8°F
37.4°F-48.6°F
Chilling capacity of drinking water based upon 60°F inlet water and 90°F ambient. The reserve tank that holds the drinking tank is five gallons. The drinking tank is two gallons.
Power Draw:
11.3-16.0 W, 0.2V Amps, 30 Watts, 60 Hz (compressor off);
12.1-16.0 W, 0.23 Amps, 165 Watts, 60 Hz (compressor running)
Motor Compressor: Hermetically sealed, rotating type, 110-115VAC, 60Hz single phase. Sealed with chrome oil supply. Equipped with electric cord and three prong grounded molded rubber plug.
Condenser: Air-cooled condenser with steel wire tube. Tube ends heat in natural ambient air. Cooling unit. Combination tube-tube type. Tube portion is continuous coil of copper tubing. Refill is partially sealed. Fully insulated with EPS foam which meets Underwriters Laboratories Inc. requirements for self-extinguishing material.
Refrigerant Control: Refrigerant R134a is controlled by accurately calibrated capillary tube for trouble-free operation. It is an environmentally friendly refrigerant gas.
Temperature Control: Enclosed adjustable thermostat is initially set to maintain water temperature between 32.3°F and 33.8°F. Requires no adjustment other than for altitude requirements. See Chilling Capacity section for available temperature ranges.
ADA COMPLIANCE
Flowwater Refill Stations comply with ADA reach requirements with a maximum reach of 48".