

# Wauwatosa, WI Plan Commission Meeting Agenda - Final

Monday, December 11, 2023

6:00 PM

Council Chambers and Zoom: https://us02web.zoom.us/j/83599194279, Meeting ID: 835 9919 4279

#### **Regular Meeting**

#### **HYBRID MEETING INFORMATION**

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **NEW BUSINESS**

Public hearing and consideration of the request by Maria Souza, Diamonds
Direct, for a Conditional Use Permit in the C2/Mayfair Corridor Overlay
District (C2/MAY) at 2600 N. Mayfair Road for secondhand merchandise
sales

2. Public hearing and consideration of the request by Jay Hill, Venture Construction Group, to amend a Conditional Use Permit in the C1/North Avenue Overlay District (C1/NOR) at 6715 W. North Avenue to expand the eating and drinking establishment

#### **ADJOURNMENT**

#### NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



#### Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

#### Staff Report

File #: 23-1014 Agenda Date: 12/11/2023 Agenda #: 1.

Public hearing and consideration of the request by Maria Souza, Diamonds Direct, for a Conditional Use Permit in the C2/Mayfair Corridor Overlay District (C2/MAY) at 2600 N. Mayfair Road for secondhand merchandise sales

Submitted by:

Art Pinon

**Department:** 

Development

#### A. Background/Options

The applicant, Maria Souza, on behalf of Diamonds Direct, is requesting approval of a Conditional Use Permit to allow sales and acceptance of secondhand precious metals and gems at 2600 N. Mayfair Road in the General Commercial and Mayfair Overlay (C2/MAY) District. The facility's primary operation consists of the sale of new jewelry, precious metals, and gems. Acceptance and sales of secondhand merchandise is a small portion (accessory) of the overall business operation. The store is staffed with six employees, and operates Monday through Friday from 10:00 am to 7:00 pm, and Saturday from 10:00 am to 6:00 pm.

#### **B.** Staff Comments

#### Planning/Zoning Division

A total of eight (8) public hearing notices were sent to nearby property owners.

#### **Building Division**

No issues.

#### City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense as requested by the Assessor's office.

#### City Clerk's Office

Will need to apply for a Precious Metals and Gems License and a Secondhand Jewelry License.

#### **Engineering Division**

No comments.

#### Fire Department

All applicable fire code will be adhered to.

#### Health Department

No comments.

File #: 23-1014 Agenda Date: 12/11/2023 Agenda #: 1.

Police Department

See attached Police Department Correspondence.

#### C. Recommendation

Staff recommends approvals subject to:

- 1. Establishing hours of operation.
- 2. Provide detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 4. Obtaining other required licenses, permits, and approvals.



2600 N. Mayfiar Rd

Wauwatosa



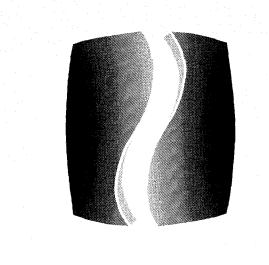
Our main operation is fine jewelry retail. We purchase most of our inventory from jewelry suppliers. We will offer the option of trade ins, buybacks, or street purchases of pre-owned precious metals or gems. We will keep a record of items purchased, small description, amount purchased for, sellers name, date of birth, driver's license number, and photocopy of driver's license of seller on file for up to 2 years. Our hours of operation are Monday through Friday 10am to 7pm, Saturday 10am to 6pm, closed Sundays. We may open on select Sundays during the holiday season. The number of employees on site will be 6.

Any questions, please contact Maria Souza at mariasouza@diamondsdirect.com.

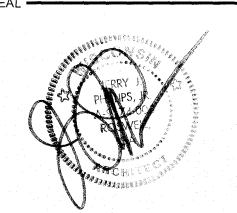
# DIAMONDS DIRECT

# INTERIOR TENANT IMPROVEMENT CONSTRUCTION DOCUMENTS 2600 N MAYFAIR RD WAUWATOSA, WI, 53226

MATERIALS	SYMBOLS TEAM MEMBERS				CODE ANALYSIS			DRAWING INDEX			
СМU	LANDLORE LANDLORE	BROOKFIELD PROPERTIES RETAIL LLC 350 N ORLEANS ST #300	BRIAN CONTNEY TEL: 312.960.2863	LOCATION:		WAUWATOSA, WI	SHEET NUMBER	R SHEET NAME	TI PERMIT R 07/20/23 0	,	
		CHICAGO IL, 60654	EMAIL: BRAIN.CONTNEY@BPRETAIL.COM	SITE ZONING:		C-3 (COMMERCIAL DISTRICT)	TYPICAL G-0.0	COVER SHEET	•		
BRICK	CENTERLINE OF COLUMN TENANT:	DIAMONDS DIRECT USA INS. 4521 SHARON ROAD, SUITE 101 CHARLOTTE, NC 28211	JEFFERY BAER TEL: 404.900.8315	WIND SPEED: SEISMIC DESIGN CATEGO	DRY:	115 CATEGORY D ( ASSUMED)	G-0.1 G-0.2 G-9.0	GENERAL INFORMATION LIFE SAFETY PLAN ARCHITECTURAL SPECIFICATIONS			
CONCRETE	✓ REFERENCING ADCULTED		JERRY CRAIN	APPLICABLE CODES: INTERNATIONAL BUILDIN INTERNATIONAL EXISTIN	G BUILDING ĆODE	2015 IBC WITH WI AMENDMENTS 2015 IEBC WITH WI AMENDMENTS	G-9.1 G-9.2 G-9.3	ARCHITECTURAL SPECIFICATIONS ARCHITECTURAL SPECIFICATIONS ARCHITECTURAL SPECIFICATIONS	•		
RIGID INSULATION	GENERAL NOTES ON PLANS  O DOOR NUMBER, SEE	5901 PEACHTREE DUNWOODY RD BUILDING A - SUITE 450 ATLANTA, GA 30328		(IBC): INTERNATIONAL FIRE CC NATIONAL ELECTRICAL C	DE (IFC): ODE (NEC):	2015 IEBC WITH WI AMENDMENTS 2015 IFC WITH WI AMENDMENTS NFPA 70 2017 NEC WITH WI AMENDMENTS	SP-1.0 ARCHITECTURA	ARCHITECTURAL SITE PLAN	•	\frac{1}{2}	
	DOOR SCHEDULE  MECHANIC	The state of the s	TROY NEDDERMAN, PE	INTERNATIONAL FUEL GA INTERNATIONAL MECHAN INTERNATIONAL PLUMBII	NCAL CODE:	2015 IFGC WITH WI AMENDMENTS 2015 IMC WITH WI AMENDMENTS 2018 WISCONSIN UNIFORM	A-0.0 A-1.0	GENERAL NOTES / DOOR SCHEDULES / FINISH SCHEDULE FIRST FLOOR PLAN		• )	
BATT INSULATION  X  X-X-X-X-X-X-X-X-X-X-X-X-X-X-X-X-X-	ELEVATION MARK	5: 5064 ROSWELL ROAD, SUITE D-30 SANDY SPRINGS, GA 30342	1 TEL: 770.319.7400 FAX: 770319.7499 EMAIL: TNEDDERMAN@SAVANTENG.COM	INTERNATIONAL ENERGY CODE: NFPA 101		PLUMBING CODE  2015 IECC WITH WI AMENDMENTS	A-1.1 A-1.2 A-1.3	DIMENSIONED FIRST FLOOR PLAN DIMENSIONED BASEMENT FLOOR PLAN ROOF FLOOR PLAN			
GRAVEL X-X.X	ELECTRICA ENLARGED PLAN DETAIL MARK	SAVANT ENGINEERING 5064 ROSWELL ROAD, SUITE D-30	JON GENTRY, PE 1 TEL: 770.319.7400	OCCUPANCY CLASSIFICA		MIXED; BUSINESS GROUP B - OFFICE AND MERCHANTILE GROUP M	A-2.0 A-2.1 A-3.0	REFLECTED CEILING PLAN LIGHT FIXTURE SCHEDULE & RCP NOTES INTERIOR ELEVATIONS			
		SANDY SPRINGS, GA 30342	FAX: 770.319.7499	ALLOWABLE HEIGHT:	<b>1</b> :	TYPE I B SPRINKLERED PER NFPA 13 180'-0" (SEE IBC 504.2)	A-4.0 A-5.0 A-6.0	INTERIOR ELEVATIONS INTERIOR ELEVATIONS INTERIOR ELEVATIONS	• • •		
EARTH X-X.X	SECTION MARK 'SIM' - SIMILAR 'OH' - OPPOSITE HAND 'TYP' - TYPICAL GENERAL CONTRACT	T.B.D. OR:	T.B.D.	BUILDING STORIES: PROJECT NUMBER OF STOCCUPANT SEPARATION		11 STORY (EXISTING) 1 STORY( GROUND FLOOR) N/A	A-7.0 A-8.0 A-9.0	INTERIOR ELEVATIONS INTERIOR WALL SECTIONS GENERAL DETAILS	•		
WOOD BLOCKING	BUILDING DEPT:	CITY OF WAUWATOSA 7725 W NORTH AVE, WAUWATOSA WI, 53213 PHONE : (414) 479-8900	TEL: 404.330.6150 A,	TENANT SEPARATION: TRAVEL DISTANCE:		N/A 250'-0"MAX.	MECHANICAL M0.00 M1.10	SCHEDULES - HVAC FLOOR PLAN - HVAC	• }		
				PROJECT AREA:		SPRINKLERED 6588 SF	M3.10 M4.01 M7.10	ROOF PLAN - HVAC DETAILS - HVAC SPECIFICATIONS - HVAC			
				EXITS PROVIDED:		2	PLUMBING			$\langle$	
GENERAL NOTES		VICINITY & SIT	TE PLAN		FINISH RE	QUIREMENTS	P-0.1 - P-1.1 P-1.2	SCHEDULES, DETAILS,- WASTE & VENT FLOOR PLAN - WASTE AND VENT FLOOR PLAN - WATER & GAS			
GENERAL CONTRACTOR SHALL FIELD VERIFY SUR	VEY LOCATION AND		DIAMONDS DIRECT		SECTION 803.1.2 AN		ELECTRICAL E0.00	LEGENDS AND SPECIFICATIONS - ELECTRICAL	•		
ALL EXISTING CONDITIONS AND DIMENSIONS PRIO CONSTRUCTION. ANY DISCREPANCIES SHALL BE FOWNER (IF APPLICABLE) AND ARCHITECT.  THE GENERAL CONTRACTOR SHALL OBTAIN PERM INSPECTIONS, CERTIFICATE FOR COMPLIANCE AND OCCUPANCY AS REQUIRED.	REPORTED TO THE ITS, APPROVALS,	Post impactive Wood program  26000 M Marking on 2		LOCATIONS	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	EXIT ACCESS SPACES		LIGHTING PLAN POWER PLAN ROOF POWER PLAN SCHEDULES AND DETAILS - ELECTRICAL COMCHECK		• }	
GENERAL CONTRACTOR SHALL CHECK IN WITH AN ALL WORK WITH THE LANDLORD'S PROJECT PERSO GENERAL CONTRACTOR SHALL PROVIDE TEMPORALIGHT, AND TELEPHONE IN ACCORDANCE WITH THE REQUIREMENTS. GENERAL CONTRACTOR SHALL ITHESE ITEMS AT THE COMPLETION OF WORK OR A	ONNEL. ARY POWER, E LANDLORD'S REMOVE ALL S REQUIRED.			MINIMUM INTERIOR WALL AND CEILING FINISH REQUIREMENTS FOR B, E, M, R-1 OCCUPANCY GROUPS	CLASS: B	CLASS: C CLASS: C					
GENERAL CONTRACTOR SHALL MAINTAIN ON SITE APPROVED DRAWINGS INCLUDING ALL REVISIONS GENERAL CONTRACTOR SHALL COMPLETE ALL WOPROFESSIONAL MANNER.	AND ADDENDA.			CLASS B = FLAME SPREAD	NDEX 26-75; SMOK	E DEVELOPED INDEX 0-450 (E DEVELOPED INDEX 0-450 OKE-DEVELOPED INDEX 0-450					
DEFERRED SUBMITTAL	S	SCOPE OF WOR	RK								



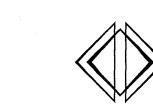
PHILLIPS



ISSU	E & REVISION RE	CORD -
#	DATE	DESCRIPTION
<del></del>	07/20/2023	TI PERMIT SE
1	07/31/2023	OWNER'S COMMEN

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DIAMONDS DIRECT 2600 N Mayfair RD Wauwatosa, WI 53226



DIAMONDS DIRECT

2336402

DT/GC

PHILLIPS JOB NUMBER -

06/30/2023 DRAWN BY/CHECKED BY -

**COVER SHEET** 

OUTPLACHIRLE DUNG OODERD. BUILDING A. SUITE 450

( • FIRE PROTECTION ) TENANT SIGNAGE

ACCESS CONTROL

PROVIDE NEW INTERIOR FINISHES, CEILING GRID, LIGHTING, INTERIOR DOOR/HARDWARE, REWORKED MECHANICAL/PLUMBING AND ELECTRICAL WORK AS PER IMPROVEMENT FLOOR PLAN.

#### GENERAL NOTES

- 1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS, ALL NECESSARY LICENSES, CERTIFICATES, ETC. REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE GENERAL CONTRACTOR. (G.C.)
- 2. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK. NO PENETRATIONS THROUGH METAL PANEL
- 3. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE PROJECT COORDINATOR OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- 4. CONTRACTOR TO VERIFY ALL DIMENSIONS THROUGHOUT THE SET OF DRAWINGS. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS, FACE OF ELEMENTS, OR TO THE CENTER LINE OF ELEMENTS UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECT. IF THE CONTRACTOR FINDS ANY DISCREPANCIES IN THE DRAWING, THE G.C. SHALL CONTACT THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY CONSTRUCTION.
- 5. EACH PRIME CONTRACTOR SHALL SECURE, PROTECT, REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE.
- 6. EACH PRIME CONTRACTOR SHALL CONSULT WITH THE RESPECTIVE MUNICIPAL FIRE DEPARTMENT AUTHORITIES HAVING JURISDICTION RELATIVE TO REQUIREMENTS FOR SYSTEMS RELATED TO FIRE ALARM, FIRE PROTECTION, FIRE SUPPRESSION, AND/OR FIRE EXTINGUISHER PROTECTION IN THE BUILDING PRIOR TO OBTAINING THE BUILDING PERMIT FOR THIS PROJECT AND SHALL ADVISE THE ARCHITECT. A MINIMUM NUMBER OF REQUIRED FIRE EXTINGUISHERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. VERIFY LOCATION WITH ARCHITECT.
- 7. FOUNDATIONS AND FOOTINGS FOR ALL COLUMNS, PIERS AND WALLS SHALL BE IN ACCORDANCE WITH STRUCTURAL ENGINEERING AND ARCHITECTURAL DRAWINGS WITH SOIL ENGINEER RECOMMENDATIONS. ALL FINAL GRADES TO BE VERIFIED WITH ENGINEER. ALL FINAL GRADES OR PAVEMENTS ABUTTING THE BUILDING SHALL BE 1 1/2" BELOW FINISH FLOOR EXCEPT AT DOORS AND SHALL SLOPE AWAY FROM THE BUILDING. COORDINATE WITH CIVIL DOCUMENTS, LANDSCAPE DOCUMENTS AND STRUCTURAL DOCUMENTS.
- 8. SIDEWALK SLABS SHALL BE MINIMUM 4" THICK REINFORCED CONCRETE WITH NON-SLIP FINISH ON COMPACTED EXISTING POROUS SUB-BASE OR COMPACTED POROUS FILL AS REQUIRED AND/OR RECOMMENDED BY SOILS ENGINEER. CONTROL JOINTS SHALL BE SPACED AS INDICATED IN CONSTRUCTION DOCUMENTS. SIDEWALK TO SLOPE 1:48 MAX. AWAY FROM THE BUILDING WALL UNLESS OTHERWISE NOTED.
- 9. NOTICE TO ALL GENERAL CONTRACTORS AND SUB-CONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA. IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS AND IF IT IS SHOWN ON THE DRAWINGS, IT IS TO BE BUILT. IT IS AT THE DISCRETION OF THE OWNER AND ARCHITECT TO DECIDE ON ANY DISCREPANCIES DURING CONSTRUCTION AND THE GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE TO BUILD IT.
- 10. IF THERE ARE ANY DISCREPANCIES IN THE COMPLETE SET OF CONSTRUCTION DOCUMENTS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A WRITTEN FORM OF AN R.F.I. "REQUEST FOR INFORMATION" FROM THE GENERAL CONTRACTOR DURING THE BIDDING STAGE AND PRIOR TO SUBMITTING BIDS.
- 11. A COMPLETE SET OF AS-BUILTS INCLUDING AN A.L.T.A. SURVEY SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN THE FORM OF A HARD BINDER WITH INDEXED LABELS AND DIVIDERS WHICH INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTORS AND PHONE NUMBERS, THE TEST AND BALANCE REPORT, ALL WARRANTIES AND MANUALS, ETC. TWO COPIES SHOULD GO DIRECTLY TO THE OWNER.
- 12. GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED AND IS ALSO ENCOURAGED IN AN EFFORT TO GET THE BEST VALUE FOR OWNERS. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
- .13. GENERAL CONTRACTOR TO GIVE A 5 DAY ADVANCE NOTICE OF INTENTION TO PLACE THE SLAB. IF THE SLAB ROUGH-INS ARE INCORRECT. THEY WILL BE CORRECTED AT GENERAL CONTRACTOR'S EXPENSE.
- 14. GENERAL CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY FROM ALL OF HIS SUB- CONTRACTORS FOR ALL LABOR, PRODUCTS, AND/OR ANY SYSTEMS PUT INTO THIS PROJECT. ONE YEAR WARRANTY STARTS AT POSSESSION OF CERTIFICATE OF OCCUPANCY.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING AND SITE TO NEW CONDITION.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND AS PER RECOGNIZED GOOD WRITTEN CONSTRUCTION PRACTICES.
- 17. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES, INCLUDING WATER ENTRY ON WALLS THAT MAY ENHANCE MOLD GROWTH, TO EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO NEW CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR OF ANY DAMAGE TO THE BUILDING SITE OR ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE THE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIR OF CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE, SHALL BE MADE AT THE CONTRACTOR'S EXPENSEWHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, THIS SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE STANDARD SPECIFICATIONS & SUPPLEMENTAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
- 19. WHERE NEW PAVING, SIDEWALKS, OR PADS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THAT THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
  THE CONTRACTOR SHALL BUILD THE NEW CONSTRUCTION IN SUCH A WAY THAT NO PONDING WATER IS PERMITTED IN THE NEW PAVING.
- 20. THE CONTRACTOR SHALL CONTACT THE CONSULTANT AT OR NEAR THE END OF THE MASONRY WORK AND INSPECT THE BRICK AND BLOCK WORK BEFORE THE MASONRY CONTRACTOR LEAVES THE SITE. THIS WORK SHALL BE INCLUDED IN THE BASE BID AND THE BIDDING MASONRY SUB CONTRACTOR SHALL HAVE REVIEWED THE BUILDING IN DETAIL.
- 21. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES ABOVE AND UNDERGROUND PRIOR TO INITIATION OF THE CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR UTILITIES THROUGHOUT CONSTRUCTION. REFER TO THE CIVIL ENGINEER'S DRAWINGS AND OTHER DRAWINGS FOR SPECIFIC INFORMATION. ALL KNOWN UTILITIES HAVE BEEN LOCATED ON THE CONTRACT DOCUMENTS, HOWEVER, THESE MAY BE INCOMPLETE AND INACCURATE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO LOCATE AND PROTECT ALL UTILITIES. PRIOR TO INSTALLATION OF UNDERGROUND UTILITIES, THE G.C. SHALL VERIFY EXISTING CONDITIONS AND TIE IN LOCATIONS AND NOTIFY THE OWNER/CLIENT, ARCHIETCT & CIVIL OF ANY DISCREPENCIES.
- 22. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNERS WHEN ACCESS THROUGH THESE OWNER'S PROPERTIES IS REQUIRED.
- 23. DOORS / HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH TYPE MECHANISMS AND U SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- 24. EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE PER THE NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION SECTION 1008.1.8 DOOR OPERATIONS.
- 25. PANIC HARDWARE SHALL BE PROVIDED FOR ALL FIRE RATED EXIT DOORS PER THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION SECTION 1008.1.9 PANIC AND FIRE EXIT HARDWARE.
- 26. POWER OPERATED DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION SECTION 1008.1.3 SPECIAL DOORS.
- 27. THE FLOOR SHALL BE THE SAME LEVEL ON BOTH SIDES OF THE DOOR. THE ELEVATION SHALL BE MAINTAINED FOR A DISTANCE AT LEAST EQUAL TO THE WIDTH OF THE WIDEST LEAF OF THE DOORS.1:48 MAX. SLOPE FOR FOR FLOOR LEVEL AS PER HANDICAP REQUIREMENTS. NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION SECTION 1008.4 FLOOR ELEVATION.
- 28. STAIRS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION CHAPTER 1009.
- 29. COMBUSTIBLE INTERIOR FINISH PRODUCTS SHALL BE PROVIDED PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION CHAPTER 7 AND 8. VERIFICATION WILL BE PROVIDED AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS.
- 30. CONCEALED SPACES SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION SECTION 717 CONCEALED SPACES.
- 31. CONCEALED INSULATING MATERIALS INSTALLED WITHIN WALLS (RIGID INSULATION, SOUND BATTS) SHALL HAVE A FLAMESPREAD RATING NO GREATER THAN 25 AND A SMOKE DEVELOPED RATING NO GREATER THAN 450 IN ACCORDANCE WITH ASTM E84. (NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION).
- 32. FIRE EXTINGUISHERS SHALL BE INSTALLED PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION CHAPTER 9 FIRE PROTECTION. THE SIZE SHALL BE A MINIMUM OF 2 A 10 BC 6 ARE REQUIRED AND SHALL BE INSTALLED SO THE HIGHEST OPERABLE PART IS AT A MAXIMUM OF 48" ABOVE THE FINISH FLOOR OR GROUND.
- 33. THIS SET OF CONSTRUCTION DOCUMENTS IS ISSUED WITH THE PURPOSE THAT IT WILL BE CONSIDERED BY THE G.C. IN IT'S ENTIRETY AS A WHOLE. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DISTRIBUTION OF THE ENTIRE SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS, TRADES AND PARTIES PERFORMING WORK ON THIS PROJECT UNDER THE GENERAL CONTRACTOR'S SUPERVISION. THE OWNER AND ARCHITECT ACCEPT NO RESPONSIBILITY FOR CONSTRUCTION THAT PROCEEDS BY THE GENERAL CONTRACTOR WITHOUT COORDINATION BETWEEN ANY AND ALL DISCIPLINES AND ALL THE INFORMATION CONTAINED WITHIN THIS SET OF CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL NOT ISSUE ANY PART OR SECTION OF THESE CONSTRUCTION DOCUMENTS SEPARATELY.
- 34. GENERAL CONTRACTOR TO SUBMIT FIRE SPRINKLER SYSTEM PLANS SEALED BY A REGISTERED DESIGN PROFESSIONAL INCLUDING EQUIPMENT SPECIFICATIONS.
- 35. PLEASE CONTACT THE FIRE MARSHAL A MINIMUM OF TWO DAYS PRIOR TO INSPECTION REQUESTS.
- 36. A FINAL INSPECTION (BY FIRE MARSHAL) IS REQUIRED PRIOR TO OCCUPANCY.
- 37. ALL ROOF STRUCTURES, EXCLUSIVE OF THE ROOF SYSTEM CONSISTING OF INSULATION AND ROOF MEMBRANE, ON THIS PROJECT SHALL SLOPE TO POINTS OF DRAINAGE AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENSURE THE STRUCTURE OF THE ROOF PROVIDES PROPER DRAINAGE.
- 38. GC TO REVIEW GEOTECHNICAL ENGINEERING REPORT AND CONFER WITH OWNER AND GEOTECHNICAL ENGINEER TO CONFIRM SOIL CONDITIONS AND SUB-BASE REQUIREMENTS FOR SLABS AND FOUNDATIONS PRIOR TO FINAL GRADING AND PLACEMENT OF SLAB VAPOR BARRIER.

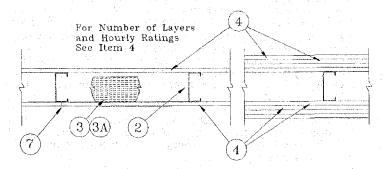
#### CODE NOTES

- 1. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL RATINGS AT TENANT PARTITIONS, SMOKESTOP PARTITIONS HORIZONTAL EXIT PARTITIONS, AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: "ONE-HOUR RATED FIRE BARRIER PROTECT ALL OPENINGS." IDENTIFICATION SHALL BE SPACED NO MORE THAN 12' O.C. WITH A MIN. LETTER SIZE OF 2" HEIGHT ON A CONTRASTING BACKGROUND. (IBC 2018 ED.).
- CONCEALED INSULATING MATERIALS INSTALLED WITHIN WALL, FLOOR, ROOF, AND CEILING CAVITIES (COMPLETELY ENCLOSED BY APPLIED FINISHES) SHALL HAVE A FLAMESPREAD RATING NO GREATER THAN 25 AND A SMOKE DEVELOPED RATING NO GREATER THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84 (IBC 2018 ED. CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION).
- INSULATING MATERIALS WHICH ARE POTENTIALLY SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES OF ANY CONSTRUCTION TYPE (I THRU VI PER SBC CHP. 6) SHALL HAVE A FLAMESPREAD RATING NO GREATER THAN 25 AND A SMOKE DEVELOPED RATING NO GREATER THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84 (SEE NFPA 101 LIFE SAFETY CODE 2018 EDITION AND IBC 2018 ED EDITION FOR EXCEPTIONS).

#### LIST OF ABBREVIATIONS

A/C	AIR CONDITIONER	FE	FIRE EXTINGUISHER	OZ. PL	OUNCE PLATE	S.P. SQ.FT.	SPLICE POINT SQUARE FOO
A.C.T.	ACOUSTICAL CEILING TILE	F.E.C.	AND BRACKET FIRE EXTINGUISHER	PLWYD. PR.	PLYWOOD	S.S.	STAINLESS S
A.F.F.	ABOVE FINISHED FLOOR	F.H.C.	CABINET FIRE HOSE CABINET	P.S.I	PAIR POUNDS PER	STD. STL.	STANDARD STEEL
ALT.	ALTERNATE		FINISH FLOOR		SQUARE INCH	STOR.	STORAGE
ALU.	ALUMINUM	F.J.	FALSE JOINT	P.S.F.	POUNDS PER	STRUC.	
ANC.	ANCHOR	FLR.	FLOOR	D. T.	SQUARE FOOT	SUSP.	SUSPENDED
L	ANGLE	FTG.	FOOTING	P.T.	PRESSURE	TEMP. THK.	TEMPORARY
ARCH.	ARCHITECTURAL	GA.	GAU <b>G</b> E	RAD.	TREATED RADIUS		THICK THICKNESS
@	AT	GALV.	GALVANIZED	R.D.	ROOF DRAIN	T.O.	TOP OF
B.C.J.		GEN.	GENERAL	RECPT.	RECEPTACLE	T.O.S.	TOP OF STEE
	JOINT	GYP.	GYPSUM	REINF.	REINFORCED/	TYP.	TYPICAL
BD.	BOARD		GYPSUM BOARD		REINFORCING	U.N.O.	UNLESS NOTE
	BUILDING	H.C.	HANDICAPPED	REF.	REFER TO		OTHERWISE
BLK.	BLOCK	HK	HOOK HOLLOW METAL	REQ'D.	REQUIRED	V.C.T.	VINYL COMPO
BM. BOT.	BEAM BOTTOM	H.M. HOR.	HORIZONTAL	RM.	ROOM		TILE
BUR	BUILT-UP ROOF	HR.	HOUR	R/W	RIGHT OF WAY	VERT.	VERTICAL
GER.	CERAMIC	HT.	HEIGHT	SCHED.	SCHEDULE	W/	WITH
C.J.	CONTROL JOINT	INSUL	INSULATION	SECT.	SECTION	WD.	WOOD
C	CENTER LINE	INT.	INTERIOR	S.F.	SQUARE FOOT	WWW	WELDED WIRE
CLG.	CEILING	JT.	JOINT	SIM.	SIMILAR		
CLR.	CLEAR	LA.	LAYER				
CMU	CONCRETE MASONRY	LAM.	LAMINATED				
	UNIT	L.F.	LINEAL FOOT				
CPT.	CARPET	MANUF.	MANUFACTURER				
COL.	COLUMN	MATER.	MATERIAL				
	CONCRETE	MAX.	MAXIMUM				
	T.CONSTRUCTION CONTINUOUS	MECH. MH	MECHANICAL MANHOLE				
C.S.	CAST STONE	MIL.	MILLIMETER				
CTR.	CENTER	MIN.	MINIMUM				
D.F.	DRINKING FOUNTAIN	MISC.	MISCELLANEOUS				
DIA.	DIAMETER	M.O.	MASONRY OPENING				
DN.	DOWN	MPH	MILES PER HOUR				
D.S.	DOWNSPOUT	MTL.	METAL				
DTL.	DETAIL	N.I.C.	NOT IN CONTRACT				
EA.	EACH	NOM.	NOMINAL				
EIFS	EXTERIOR	N.T.S.	NOT TO SCALE				
	INSULATION	O.C.	ON CENTER				
E.J.	FINISH SYSTEM	O.D.	OUTSIDE DIAMETER				
FLEC	EXPANSION/SEISMIC	OH. OPNG.	OVERHEAD OPENING				
	JOINT ELECTRIC/ELECTRICA	OPNG. OPP.	OPPOSITE				
ELEV. E.P.	L	UFF.	OPPOSITE				
E.P. EQ.	ELEVATION						
E.W.	ELECTRICAL PANEL						
EXP.	EQUAL						
EXR.	EACH WAY						
EXT.	EXPANSION						
F.D.	EXISTING TO REMAIN	,					
	EXTERIOR						
	FLOOR DRAIN						

## Design No. U419 Non Bearing Wall Ratings—1, 2, 3 or 4 Hr (See Items 3 & 4)



Floor and Ceiling Runners—(Not shown)—Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. 0C max.
 Steel Studs—Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. 0C. Studs to be cut 3/8 to 3/4 in. less than assembly height.
 Batts and Blankets\*—(Required as indicated under Item 4)—Mineral wool batts, friction fitted between studs and runners. Min nom thickness

as indicated under Item 4. See Batts and Blankets (BKNV or BZJZ)
Categories for names of Classified companies.

3A. Batts and Blankets\*—(Optional)—Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

4. Wallboard, Gypsum\*—Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal edge joints and horizontal butt joints on opposite sides of studs staggered a min of 12 in. Horizontal edge joints and horizontal

## in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

butt joints in adjacent layers (multilayer systems) staggered a min of 12

	Wallboard	Protection on Each Side of Wa	all
Rating	Min Stud Depth	No. Of Layers And Thickness Of Panels	Min Thickness Of Insulation (Item 3B)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional 0
3	1-5/8	2 layers, 3/4 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

Canadian Gypsum Co.—1/2 in. thick Type C, WRC or IP-X2; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC or IP-X2; 3/4 in. thick ULTRACODE or Type IP-X3

United States Gypsum Co.—1/2 in. thick Type C, WRC or IP-X2; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC or IP-X2; 3/4 in. thick ULTRACODE or Type IP-X3

Yeso Panamericano SA de CV—1/2 in. thick Type C, WRC or IP-X2;

5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC or IP-X2; 3/4 in thick ULTRACODE or Type IP-X3. 5. **Fasteners**—(Not shown)—Type S or S-12 self-drilling, self-tapping steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 12 in. OC when panels are applied vertically. **Two** layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or -1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer-1-5/8 in. long for 1/2 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

Furring Channels—(Optional, not shown, for single or double layer systems)—Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 panhead steel screws.
 Joint Tape and Compound—Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all

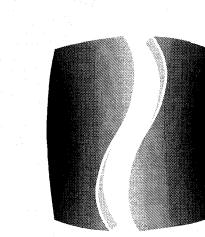
joints of outer panels.

8. Siding, Brick or Stucco—(Optional, not shown) —Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

9. Caulking and Sealants\*—(Optional, not shown)—A bead of acoustical sealant applied around the partition perimeter for sound control.

United States Gypsum Co.—Type AS

\*Bearing the UL Classification Marking



PHILLIPS

SEAL -



# DATE DESCRIPTION

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Wauwatosa, WI 53226

CLIENT -



# DIAMONDS DIRECT

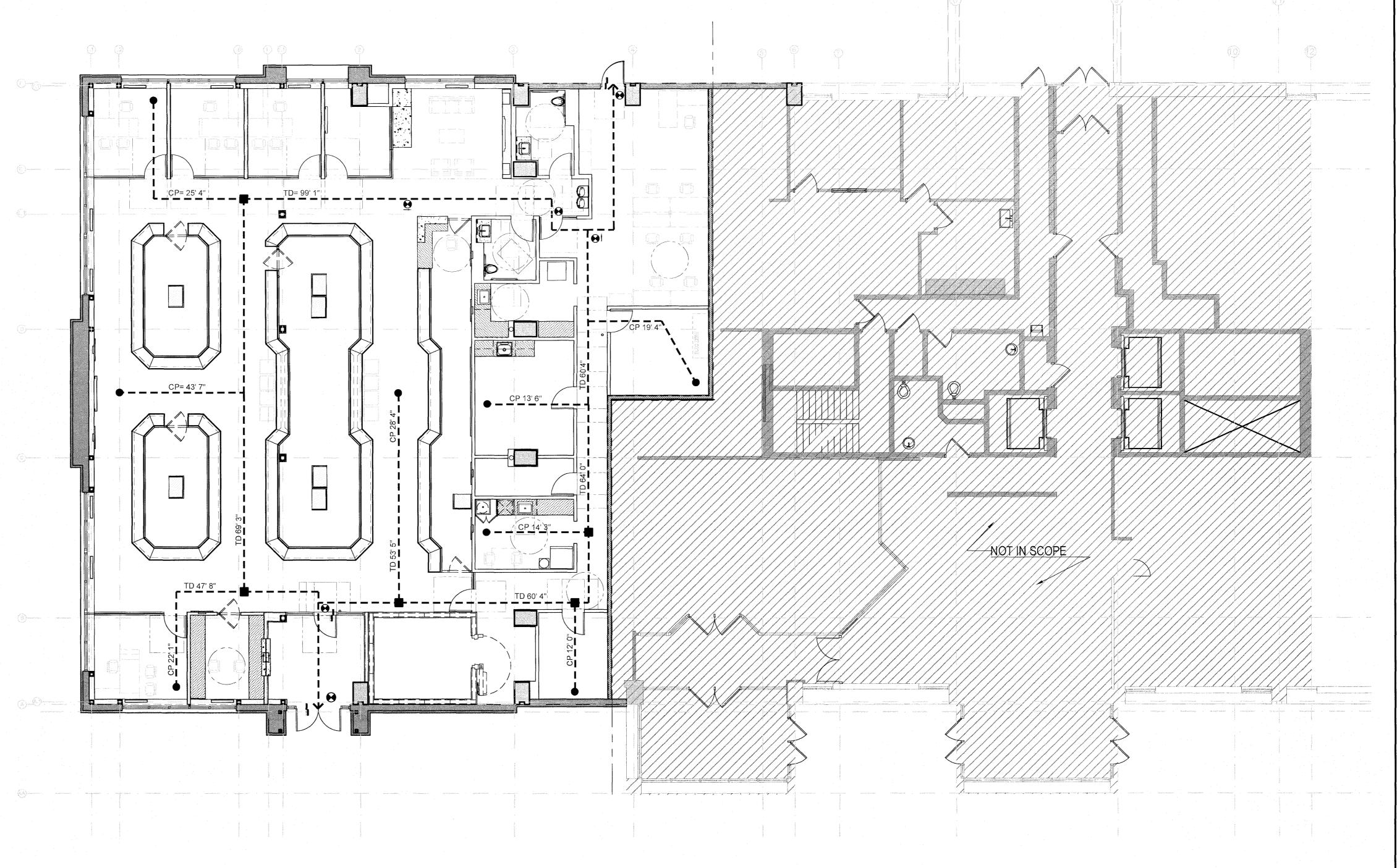
PHILLIPS JOB NUMBER	
ISSUE DATE	2336402
DRAWN BY/CHECKED BY	06/30/2023
	DT/GC
DRAWING TITLE	

GENERAL INFORMATION

SHEET NUMBER -

G-0.1

DUTPEACHEREE DUNWOODY RD. BUILDING A. SUHE 450 ATEANTA GEORGIA 30375



LIFE SAFETY PLAN SCALE: 1/8"=1'-0"

LIFE SAFETY GENERAL NOTES

A. 36 INCHES REQUIRED EGRESS CORRIDOR WIDTH FOR OCCUPANCIES UNDER 50. IBC SEC 1020.2

B. NO DEAD END CORRIDORS OVER 20'-0" IN LENGTH. IBC SEC 1020.4 C. MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE TO AN EXIT IS 75'-0" MEASURED AT THE MOST REMOTE POINT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL TRAVEL TO THE EXIT. IBC TABLE 1006.2.1. THE COMMON PATH OF TRAVEL DISTANCE MUST BE LESS THAN 20 FEET WHERE THE PATH OF TRAVEL SERVES 50 OR MORE OCCUPANTS PER NFPA 101.

D. MAXIMUM EXIT ACCESS TRAVEL DISTANCE 250'-0" WITH SPRINKLERS. IBC TABLE 1017.2 E. DOORS, WHEN FULLY OPENINED, SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. IBC SEC 1005.7.1

F. DISTANCE BETWEEN TWO POINTS OF EGRESS (MEASURED IN A STRAIGHT LINE BETWEEN THE TWO) SHALL NOT BE LESS THAN ½ THE DIAGONAL SPACE BEING SERVED FOR THE EGRESS PATH. IBC SEC. 1007.1.1 G. HANDRAIL HEIGHT SHALL BE MEASURED FROM THE FINISH FLOOR SURFACE OR STAIR NOSING. HEIGHT SHALL BE UNIFORM, NOT LESS

THAN 34" AND NOT MORE THAN 38" HIGH. IBC SEC 1014.2 H. GUARD RAIL HEIGHT SHALL BE MEASURED FROM THE ADJACENT WALKING SURFACE AND SHALL BE NOT LESS THAN 42" HIGH. IBC SEC

I. SPACE BETWEEN DOORS IN A SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE. IBC SEC 1010.1.8 J. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.

K. ALL LIGHT SWITCHES, THERMOSTATS, SECURITY ALARMS, AND ELECTRICAL OUTLETS, ETC. MUST BE MOUNTED TO MEET ALL GOVERNING ACCESSIBILITY REQUIREMENTS FOR FLOOR & HEIGHT CLEARANCES AND ONE HAND GRASPING OPERATION.

FIRE EXTINGUISHER NOTES:

A. GC TO PROVIDE MIN. OF TWO (2) FIRE EXTINGUISHERS. INSTALL AT 44" AFF TO PERABLE PART/BRACKET. LOCATIONS SHOWN ARE FOR REFERENCE ONLY. GC MUST VERIFY/COORDINATE ALL LOCATIONS AND QUANTITIES WITH LOCAL FIRE MARSHAL. B. PER IFC, THE MINIMUM REQUIRED IS A 2A10BC EXTINGUISHER WITHIN 75'-0" OF TRAVEL

DISTANCE OF ALL AREAS. C. NFPA INSPECTION TAGS SHALL BE ATTACHED TO ALL FIRE EXTINGUISHERS. CODED NOTES

INSTALL OWNER FURNISHED TACTILE EXIT SIGN TO GLASS WITH PRESSURE SENSITIVE FOAM TAPE.

INSTALL OWNER FURNISHED BLANK SIGN BACKPLATE TO GLASS WITH PRESSURE SENSITIVE FOAM TAPE. ALIGN WITH INTERIOR TACTILE SIGN LOCATION.

INSTALL OWNER FURNISHED BUSINESS HOURS SIGN BACKPLATE TO GLASS WITH PRESSURE SENSITIVE FOAM TAPE. ALIGN WITH INTERIOR TACTILE SIGN LOCATION.

PROPOSED FIRE EXTINGUISHER LOCATION. VERIFY/COORDINATE WITH LOCAL FIRE MARSHAL & OWNER.

EGRESS PATH DESIGNATION

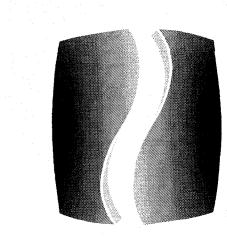
PATH OF EXIT TRAVEL WITH DISTANCES FROM SELECTED REMOTE LOCATIONS TO NEAREST EXIT. INCLUDES; TOTAL TRAVEL DISTANCE (TD) AND COMMON PATH OF TRAVEL(CP).

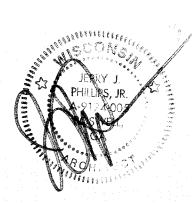
— — — INDICATES START OF CP & TD

- - INDICATES END OF CP

INDICATES POINT OF EXIT

FEC FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET





ISSUE & REVISION RECORD

DATE DESCRIPTION 07/20/2023 TI PERMIT SET

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DT/GC

DIAMONDS DIRECT

PHILLIPS JOB NUMBER -06/30/2023 DRAWN BY/CHECKED BY -

DRAWING TITLE -

LIFE SAFETY PLAN

SHEET NUMBER

G-0.2

DOTPLACHIRLE DUNWOODY RD

BUILDING A. SUITE 450 ATLANTA, GLORGIA 3032

## ARCHITECTURAL SPECIFICATIONS

#### **DIVISION 00: CONDITIONS OF THE CONTRACT**

#### **SECTION 00 7000 - GENERAL CONDITIONS**

- A. GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 2007 EDITION, IS A PART OF THIS CONTRACT, AND SHALL GOVERN WORK.

1. A COPY WILL BE MADE AVAILABLE BY ARCHITECT UPON REQUEST

#### **DIVISION 01: GENERAL REQUIREMENTS**

#### SECTION 01 1000 - SUMMARY OF WORK

- A. THE CONTRACTOR'S RESPONSIBILITIES TO EACH OF THE FOLLOWING ARE DESCRIBED IN THE SPECIFICATIONS AND DOCUMENTS BELOW.
- UNLESS OTHERWISE NOTED, THE "OWNER" REFERS TO THE PERSONS, ORGANIZATION, AND/OR BUSINESS ENTERING INTO AN AGREEMENT WITH THE CONTRACTOR TO EXECUTE THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
- 2. THE "LANDLORD" REFERS TO THE PERSON, ORGANIZATION, AND/OR BUSINESS THAT OWNS OR IS RESPONSIBLE FOR MANAGING THE PROPERTY ON WHICH THE WORK IS TO BE EXECUTED.
- B. SCOPE: PROJECT CONSISTS OF THE CONSTRUCTION OF A INTERIOR RETAIL TENANT SPACE AS INDICATED IN THE CONTRACT
- 1. HAZARDOUS MATERIALS: NOT IN CONTRACT; OWNER WILL PROVIDE FOR HANDLING OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT PRIOR TO THIS PROJECT. IF HAZARDOUS MATERIALS ARE SUSPECTED, NOTIFY OWNER IMMEDIATELY.

#### C. PERMITS AND INSPECTIONS

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK. 2. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTIONS REQUIRED FOR THE JURISDICTION IN WHICH THE WORK IS
- PERFORMED. VERIFY EXACT NUMBER, TYPE, AND SCHEDULE OF INSPECTIONS REQUIRED FOR THE WORK WITH THE LOCAL REGULATORY AGENCY PRIOR TO COMMENCING WITH THE WORK.
- 3. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH DOCUMENTATION AND SCHEDULING NECESSARY FOR OCCUPANCY PERMIT.
- 4. THE BUILDING PERMIT WILL BE OBTAINED BY THE CONTRACTOR.

#### D. LINES AND LEVELS ENGINEERING

- 1. THE CONTRACTOR IS TO ESTABLISH LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING PRACTICES.
- 2. THE CONTRACTOR IS TO LOCATE AND PROTECT CONTROL AND REFERENCE POINTS.
- E THE WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC, THAT ARE REQUIRED BY PUBIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THOSE LISTED ON GO.00.
- F. STANDARDS: COMPLY WITH THE STANDARDS REFERENCED EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE REQUIRED BY CODE. DATE OF STANDARD IS THAT IN EFFECT AS OF DATE DOCUMENTS ARE ISSUED, EXCEPT WHEN A SPECIFIC DATE IS SPECIFIED.
- G. OWNER FURNISHED CONTRACTOR INSTALLED ITEMS: OWNER WILL ARRANGE FOR AND PAY FOR PRODUCT AS INDICATED ON DRAWINGS TO BE DELIVERED TO PROJECT SITE FOR CONTRACTOR INSTALLATION. 1. CONTRACTOR SHALL INSPECT, RECEIVE, UNLOAD, STORE, INSTALL, AND FINISH

#### **SECTION 01 3000 - ADMINISTRATIVE REQUIRMENTS**

- A. CONSTRUCTION PROGRESS SCHEDULE: PROVIDE BAR CHARTS OR CONTRACTOR'S STANDARD COMPUTERIZED SCHEDULES. UPDATED REGULARLY, BUT NO LESS THAN MONTHLY.
- B. SCHEDULE OF VALUES: AIA FORM G703 OR APPROVED FORMAT.
- C. COORDINATION: COORDINATE USE OF PREMISES & ACCESS TO SITE UNDER DIRECTION OF LANDLORD/OWNER; COORDINATE WORK TO ASSURE EFFICIENT & ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.
- 1. MAKE PROVISIONS FOR OWNER INSTALLED ITEMS AND FOR SEPARATE CONTRACTS. 2. VERIFY THAT CHARACTERISTICS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE; COORDINATE WORK
- HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTION TO, AND PLACING SUCH EQUIPMENT IN SERVICE. I
- 3. COORDINATE SPACE REQUIREMENTS & INSTALLATION OF MECHANICAL & ELECTRICAL WORK; CONCEAL PIPES, DUCTS, AND WIRING IN FINISHED AREAS; COORDINATE LOCATIONS OF FIXTURES & OUTLETS WITH FINISHES.
- D. PROJECT MEETINGS: SCHEDULE AND ADMINISTER MEETINGS, MAKE PHYSICAL ARRANGEMENT, PREPARE AGENDA, PRESIDE
- AT MEETINGS, AND RECORD MINUTES.
- E. PROJECT PROGRESS PICTURES: PROVIDE WEEKLY PHOTOS OF PROJECT INDICATIVE OF THE PROGRESS MADE & OVERALL STAGE OF DEVELOPMENT.

#### **SECTION 01 3300 - SUBMITTALS**

- A. SUBMITTALS SHALL INCLUDE BUT ARE NOT LIMITED TO:
- 1. STRUCTURAL SHOP DRAWINGS DOORS, FRAMES, AND HARDWARE
- 3. STOREFRONTS AND ENTRANCES
- 4. GLASS
- 5. METALS 6. ROOFING
- 7. FIRE ALARM AND SPRINKLER SHOP DRAWINGS
- 8. MECHANICAL EQUIPMENT, ETC. ELECTRICAL EQUIPMENT, ETC.
- 10. PLUMBING EQUIPMENT, FIXTURES, DEVICES, ETC. 11. MILLWORK
- 12. ALL FINISHES (PAINT COLORS, COUNTERTOPS, CEILING TILES, ETC.)

CONSTRUED AS APPROVING DEPARTURES FROM CONTRACT DOCUMENTS.

- 13. CEILING ACCESS PANELS
- 14. SAFE AND SAFE DOOR SHOP DRAWINGS, HARDWARE, ETC.
- 15. SIGNAGE
- B. PROCEDURES: CONTRACTOR SHALL REVIEW AND APPROVE, BY STAMP, ALL SUBMITTALS PRIOR TO SUBMITTING TO OWNER'S PROJECT MANAGER; INFORM OWNER'S PROJECT MANAGER, IN WRITING, AT TIME OF SUBMISSION OF ANY PROPOSED DEVIATION FROM CONTRACT DOCUMENTS.
- 1. SUBMITTAL BY CONTRACTOR REPRESENTS THAT FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA HAVE BEEN DETERMINED AND VERIFIED BY CONTRACTOR.
- 2. REVIEW OF SUBMITTALS BY OWNER'S PROJECT MANAGER SHALL BE FOR DESIGN CONCEPT ONLY AND SHALL NOT BE
- C. SHOP DRAWINGS: SUBMIT IN DIGITAL PDF FORMAT OR ONE (1) HARD COPY SET AS APPLICABLE; PROVIDE FOR CUSTOM
- D. PRODUCT DATA: SUBMIT QUANTITY REQUIRED BY CONTRACTOR PLUS TWO (2) FOR OWNER'S PROJECT MANAGER: INDICATE ITEM TO BE USED WHERE DATA FOR MORE THAN ONE (1) PRODUCT OR OPTION IS INCLUDED; PROVIDE FOR EACH STOCK MANUFACTURED ITEM WHEN DIRECTED TO IN CONTRACT DOCUMENTS.

PRODUCTS AND PRODUCTS NOT FULLY IDENTIFIED BY PRODUCT DATA WHEN DIRECTED TO IN CONTRACT DOCUMENTS.

E. SAMPLES: PROVIDE SAMPLES FOR EACH TYPE OF EXPOSED FINISH, COLOR, AND TEXTURE; MINIMUM SIZE 6", MAXIMUM SIZE 12" UNLESS OTHERWISE SPECIFIED; SUBMIT ONE (1) SAMPLE FOR ARCHITECT TO RETAIN, ONE (1) SAMPLE FOR FIELD OFFICE, AND QUANTITY REQUIRED BY CONTRACTOR WHEN DIRECTED TO IN CONTRACT DOCUMENTS.

#### **SECTION 01 4000: QUALITY CONTROL**

- A. GENERAL: MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP.
- B. DIMENSIONS AND TOLERANCES
- 1. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
- 2. FLOOR TOLERANCE: THE CONTRACTOR IS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATION OVER A 1/4 INCH SLOPE IN 10 FEET TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEVELING ALL AREAS TO ACHIEVE A SLOPE DEVIATION OF LESS THAN 1/4 INCH SLOPE IN 10 FEET. THE CONTRACTOR SHALL ENSURE AN ABSOLUTE LEVEL FLOOR UNDER ALL SWINGING AND SLIDING DOORS.
- 3. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED (±).
- 4. DIMENSIONS INDICATED WITH "CLEAR", "CLR", OR "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR
- VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING CONSTRUCTION. ANY DIMENSION NOTED "VERIFY" OR "V.I.F." MUST BE REVIEWED WITH THE ARCHITECT BEFORE BEGINNING
- 6. THE CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S FAILURE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.

#### C. OBSERVATION OF WORK:

- 1. THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT, AND SYSTEMS WITH THE INTENT OF THIS DESIGN. REVIEW AND ACCEPTANCE OF ITEMS PROPOSED BY CONTRACTOR FOR INCORPORATION INTO THE WORK WILL BE BY THE ARCHITECT, THIS FUNCTION OF THE ARCHITECT WILL APPLY BOTH TO CONTRACT, AS INITIALLY SIGNED, AND TO THE CHANGES TO CONTRACT BY MODIFICATION DURING PROGRESS OF WORK.
- 2. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, THE CONTRACTOR'S METHODS, EQUIPMENT, OR APPLIANCES ARE INEFFICIENT OR INAPPROPRIATE FOR SECURING QUALITY OF WORK OR RATE OF PROGRESS INTENDED BY CONTRACTOR DOCUMENTS, THE OWNER MAY ORDER THE CONTRACTOR TO IMPROVE THEIR QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE THE CONTRACTOR OR HIS SURETIES FROM THEIR OBLIGATION TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.

#### D. REFERENCE TO STANDARDS:

- 1. MATERIALS AND WORKMANSHIP SPECIFIED BY REFERENCE TO NUMBER SYMBOL, TO TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATIONS, TRADE ASSOCIATIONS STANDARD, OR OTHER SIMILAR STANDARD SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENT THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECTS'S CONTRACT DOCUMENT, SUCH STANDARD, EXCEPT AS MODIFIED HEREIN SHALL HAVE FULL FORCE AND EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
- 2. THE CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC, REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.

#### E. EXISTING CONDITIONS:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. CLARIFICATION REGARDING ANY CONFLICTS SHALL BE RECEIVED PRIOR TO RELATED WORK BEING
- 2. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF THIS WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
- F. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCALE, SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DRAWINGS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS
- G. THE CONTRACTOR SHALL FOLLOW MANUFACTURERS' RECOMMENDED SPECIFICATION & INSTALLATION PROCEDURES. IF THESE ARE CONTRARY TO THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, IMMEDIATELY, TO RESOLVE ANY DISCREPANCIESS PRIOR TO PROCEEDING.
- H. ONLY NEW ITEMS OF RECENT MANUFACTURE OF THE HIGHEST QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED BY THE CONTRACT.
- MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN RESPECTIVE SPECIFICATION SECTIONS, REQUIRE MFR. OR SUPPLIER TO HAVE QUALIFIED PERSONNEL PROVIDE ON-SITE OBSERVATIONS & RECOMMENDATIONS. 1. REPRESENTATIVE SHALL:
- a. OBSERVE FIELD CONDITIONS, INCLUDING CONDITIONS OF SURFACES.
- b. OBSERVE QUALITY OF WORKMANSHIP AND METHODS OF INSTALLATION. c. PROVIDE RECOMMENDATIONS FOR INSTALLATION AND WORKMANSHIP.
- d. WHERE REQUIRED, START, TEST, AND ADJUST EQUIPMENT AS APPLICABLE.
- e. SUBMIT WRITTEN REPORT OF OBSERVATIONS TO OWNER'S PROJECT MANAGER.

#### SECTION 01 5000 - TEMPORARY FACILITIES AND CONTROLS

- A. GENERAL: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS AS REQUIRED TO COMPLETE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS AND TO CONFORM WITH REQUIREMENTS OF APPLICABLE
- 1. CONTACT GOVERNING AUTHORITIES TO ESTABLISH EXTENT OF TEMPORARY FACILITIES AND TEMPORARY CONTROLS REQUIRED BY AUTHORITIES.
- B. TEMPORARY POWER: PROVIDE POWER SERVICE AND LIGHTING REQUIRED FOR OPERATIONS WITH BRANCH WIRING AND DISTRIBUTION BOXES LOCATED TO ALLOW SERVICE AND LIGHTING BY MEANS OF CONSTRUCTION-TYPE POWER CORDS.
- C. TEMPORARY WATER AND SANITARY SERVICES: PROVIDE AND MAINTAIN REQUIRED DRINKING WATER AND SANITARY **FACILITIES WITH ENCLOSURES.**
- D. NOISE, DUST, AND POLLUTION CONTROL: PROVIDE MATERIALS AND EQUIPMENT NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS FOR NOISE, DUST, AND POLLUTION CONTROL.

E. BARRIERS: PROVIDE AS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DAMAGE FROM OPERATIONS; AND AS

- REQUIRED BY GOVERNING AUTHORITIES. F. CLEANING: CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH; DISPOSE OF OFF-SITE AT INTERVALS
- APPROVED BY OWNER'S PROJECT MANAGER AND ACCEPTABLE TO APPLICABLE AUTHORITIES.
- G. SIGNS: SUBJECT TO APPROVAL OF OWNER'S PROJECT MANAGER.

TO OWNER'S PROJECT MANAGER.

- H. FIELD OFFICE: PROVIDE WEATHER-TIGHT FIELD OFFICE, WITH LIGHTING, ELECTRICAL OUTLETS, HEATING, AND VENTILATING EQUIPMENT, AND EQUIPPED WITH FURNITURE.
- 1. TELEPHONE SERVICE: PROVIDE TELEPHONE SERVICE & FAX SERVICE TO SITE DURING ON-SITE CONSTRUCTION 2. TELEPHONE SERVICE: PROVIDE CELLULAR PHONE WITH ON-SITE PERSON IN CHARGE; PROVIDE PHONE NUMBER
- I. STORAGE: LIMIT ON-SITE STORAGE TO AREAS DESIGNATED FOR CONSTRUCTION OPERATIONS AND APPROVED IN WRITING IN ADVANCE BY OWNER; PROVIDE ADDITIONAL WEATHER-TIGHT, SECURED, OFF-SITE STORAGE AS REQ'D.

#### SECTION 01 6000 - PRODUCT REQUIREMENTS

- A. CONTRACT AMOUNT: BASED ON MATERIALS AND PRODUCTS IN CONTRACT DOCUMENTS; WHERE LISTED IN CONTRACT DOCUMENTS, MATERIALS AND PRODUCTS BY MANUFACTURERS NOT LISTED SHALL NOT BE USED WITHOUT WRITTEN
- B. PRODUCTS: PROVIDE NEW MATERIALS UNLESS OTHERWISE DIRECTED IN CONTRACT DOCUMENTS.
- C. INSTALLATION: INSTALL ITEMS PLUMB, LEVEL, SECURE, AND IN CORRECT RELATION TO ADJACENT PRODUCTS; SECURE IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING. 1. COMPLY WITH MANUFACTURER RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SPECIFIED.
- D. TRANSPORTATION: TRANSPORT PRODUCTS TO AVOID PRODUCT DAMAGE, DELIVER IN UNDAMAGED CONDITION IN MANUFACTURER'S UNOPENED CONTAINERS OR PACKAGING.
- E. HANDLING: PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOILING AND DAMAGE; PROMPTLY INSPECT TO ASSURE PRODUCTS ARE CORRECT, COMPLETE, UNDAMAGED, AND QUANTITIES ARE
- F. STORAGE: STORE MATERIAL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND
- G. PROTECTION: PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS, REMOVE WHEN NO LONGER NEEDED.
- H. SPECIFIED PRODUCTS: FOR PRODUCTS SPECIFIED BY NAMING ONE (1) OR MORE PRODUCTS OR MANUFACTURERS. SELECT PRODUCTS OF ANY NAMED MANUFACTURER MEETING SPECIFICATIONS.

#### SECTION 01 6300 - SUBSTITUTIONS AND PRODUCT OPTION

- A. SUBSTITUTIONS AND PRODUCT OPTIONS: PROVIDE PRODUCTS INDICATED OR APPROVED; NO SUBSTITUTIONS OF ANY ITEM SPECIFIED SHALL BE PERMITTED UNLESS NOTED. WHEN NOTED, REQUESTS FOR SUBSTITUTIONS OF OTHER PRODUCTS WILL BE CONSIDERED IF SUBMITTED IN WRITING.
- 1. CONTRACTOR OPTIONS: PROVIDE PRODUCTS AND MANUFACTURERS NAMED IN SPECIFICATIONS, SUBMIT REQUEST FOR SUBSTITUTION FOR PRODUCTS AND MANUFACTURERS NOT SPECIFICALLY NAMED WHERE NAMES ARE LISTED. 2. SUBSTITUTIONS: CONTRACTOR SHALL INVESTIGATE PROPOSED SUBSTITUTIONS AND DETERMINE IF EQUIVALENT TO
- INDICATE COST OR TIME BENEFIT IS JUSTIFICATION FOR REJECTION. 3. CONTRACTOR'S REPRESENTATION: REQUESTS CONSTITUTE THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCTS AND DETERMINES IT MEETS OR EXCEEDS SPECIFIED PRODUCTS AND WAIVES CLAIMS FOR ADDITIONAL

PRODUCTS SPECIFIED. SUBMITTALS SHALL INCLUDE COST OR TIME BENEFITS FOR SUBSTITUTIONS; FAILURE TO

COSTS THAT SUBSEQUENTLY BECOME APPARENT. 4. ARCHITECT'S DUTIES: OWNER'S PROJECT MANAGER SHALL BE JUDGE OF ACCEPTABILITY AND RESERVES RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION; USE ONLY SUBSTITUTIONS APPROVED IN WRITING. OWNER'S PROJECT MANAGER HAS THE RIGHT TO EMPLOY ARCHITECT TO EVALUATE AND APPROVE SUBSTITUTIONS.

#### SECTION 01 7000 - EXECUTION REQUIREMENTS

- A. INSTALLER QUALIFICATIONS: INSTALLERS TO HAVE MINIMUM FIVE (5) YEARS SUCCESSFUL EXPERIENCE INSTALLING ITEMS SIMILAR TO THOSE REQUIRED FOR PROJECT, EXCEPT FOR INDIVIDUALS IN TRAINING UNDER DIRECT SUPERVISION OF EXPERIENCED INSTALLER.
- B. EXAMINATION: BEGINNING INSTALLATION OF A PRODUCT SIGNIFIES INSTALLER HAS EXAMINED SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH MANUFACTURER REQUIREMENTS FOR TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
- C. MANUFACTURER'S INSTRUCTIONS: WHEN WORK IS SPECIFIED TO COMPLY WITH MANUFACTURERS' RECOMMENDATIONS OR INSTRUCTIONS, DISTRIBUTE COPIES TO PERSONS INVOLVED, AND MAINTAIN ONE (1) SET IN FIELD OFFICE.
- UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED. E. PROTECTION: COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET AND PROVIDE VENTILATION TO

D. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS

- AVOID CONDENSATION AND TRAPPING WATER.
- F. CUTTING AND PATCHING: CUT AND FIT COMPONENTS AS REQUIRED; PATCH DISTURBED AREAS TO MATCH ADJACENT 1. REFINISHING: REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE EVEN FINISH TO MATCH ADJACENT FINISHES.

FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION. FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.

- G. FINAL CLEANING: REMOVE PROTECTIVE COATINGS, COVERINGS, ANY TAGS, LABELS, OR OTHER MARKINGS FROM MATERIALS FIXTURES, AND EQUIPMENT. CLEAN WALL, FLOOR, AND CEILING SURFACES INCLUDING TRIM, OUTLET, SWITCH PLATES, WINDOWS, WINDOW SILLS, AND WINDOW TREATMENTS. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION.
- H. SUBSTANTIAL COMPLETION: PROVIDE DOCUMENTATION STATING WORK HAS BEEN SUBSTANTIALLY COMPLETED, WHERE OWNER REQUIRES USE OF SPACE PRIOR TO FINAL COMPLETION, PROVIDE LIST OF ITEMS TO BE COMPLETED. 1. OWNER'S PROJECT MANAGER WILL REVIEW LIST OF ANY ITEMS TO BE COMPLETED AND SUPPLEMENT LIST WITH ITEMS
- I. FINAL COMPLETION: PROVIDE WRITTEN CERTIFICATION INDICATING WORK IS IN COMPLIANCE WITH CONTRACT DOCUMENTS, SYSTEMS HAVE BEEN TESTED AND ARE OPERATIONAL, AND WORK IS READY FOR FINAL INSPECTION.

CONSIDERED TO BE INCOMPLETE OR UNACCEPTABLE.

- PROJECT RECORD DOCUMENTS: MAINTAIN COMPLETE AND UP-TO-DATE RECORD DOCUMENTS; KEEP SEPARATE FROM FIELD DOCUMENTS. SUBMIT PROJECT RECORD DOCUMENTS, MATERIAL AND FINISH DATA, OPERATION AND INSTRUCTION MANUALS, AND WARRANTIES AND BONDS AT COMPLETION.
- 1. SUBMIT BOUND IN 8-1/2" X 11" THREE (3) RING BINDERS WITH DURABLE PLASTIC COVERS, ARRANGE IN FORMAT SIMILAR TO SPECIFICATIONS.
- K. WARRANTIES: PROVIDE WARRANTIES AS INDICATED, SIGNED BY CONTRACTOR AND MANUFACTURER; FORM AS APPROVED BY OWNER PRIOR TO EXECUTION

1. WARRANTIES SHALL BE IN ADDITION TO AND NOT A LIMITATION OF OTHER RIGHTS OWNER MAY HAVE AGAINST

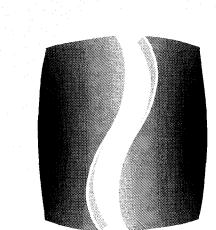
CONTRACTOR UNDER CONTRACT DOCUMENTS AND AS PRESCRIBED BY LAW, REGARDLESS OF WORDING OF

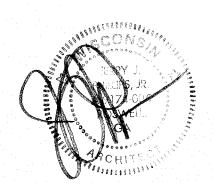
WARRANTY. L. CERTIFICATE OF OCCUPANCY: OBTAIN CERTIFICATE OF OCCUPANCY SO AS NOT TO DELAY OWNER'S POSSESSION OF THE

### SECTION 01 7500 - CONTRACT CLOSEOUT

SPACE AND/OR AFFECT OPENING DATE.

- A. WHEN THE CONTRACTOR CONSIDERS THAT THE WORK IS SUBSTANTIALLY COMPLETE, THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT A LIST OF ITEMS TO BE COMPLETED OR CORRECTED. THE ARCHITECT SHALL VISIT THE SITE TO DETERMINE THE STATUS OF COMPLETION AND AMEND THE CONTRACTOR'S LIST AS REQUIRED. ONCE THE LISTED ITEMS HAVE BEEN COMPLETED OR CORRECTED AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT WRITTEN CONFIRMATION THAT ALL LISTED ITEMS HAVE BEEN COMPLETED OR CORRECTED TO THE OWNER.
- B. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE OWNER BY THE CONTRACTOR BEFORE REQUESTING FINAL
- 1. COMPLETE RELEASE OR WAIVER OF LIENS DOCUMENTATION SHALL BE NOTARIZED AND SIGNED. 2. CERTIFICATES OF INSPECTION APPROVALS FOR REQUIRED OCCUPANCY PERMIT AND SIMILAR APPROVALS OR CERTIFICATIONS BY GOVERNING AUTHORITIES, ASSURING THE OWNERS FULL ACCESS AND USE OF COMPLETED WORK.
- 3. A NOTEBOOK CONTAINING WARRANTIES, BONDS, GUARANTEES, AFFIDAVITS, AND CERTIFICATES REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDE ANY OPERATING AND CLEANING INSTRUCTIONS FOR APPLIANCES, MATERIALS. FINISHES, SYSTEMS, AND EQUIPMENT INSTALLED AS PART OF THE WORK.





# DATE DESCRIPTION 07/20/2023 TI PERMIT SET

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DRAWING TITLE -ARCHITECTURAL

DT/GC

SHEET NUMBER

301 PLACITIREE DUNWOODY RD

BUILDING A. SUITE 450 ATLANTA GLORGIA 10 126

#### **DIVISION 02: SITE CONSTRUCTION**

#### SECTION 02 0000 - GENERAL REQUIREMENTS

A. GENERAL: SITE WORK IS THE RESPONSIBILITY OF THE LANDLORD UNDER SEPARATE PERMIT. THE CONTRACTOR IS TO COORDINATE WITH THE LANDLORD'S CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IDENTIFY, IN WRITING, TO THE OWNER'S PROJECT MANAGER ANY SCOPE THE LANDLORD'S CONTRACTOR HAS NOT COMPLETED, IS IN THE PROCESS OF COMPLETING, OR HAS COMPLETED BUT IS FOUND TO HAVE DEFECTS OR DAMAGE REQUIRING REPAIR.

#### **DIVISION 05: METALS**

#### SECTION 05 4000 - COLD-FORMED METAL FRAMING

- A. GENERAL: PROVIDE COLD-FORMED METAL FRAMING IN ACCORDANCE WITH THE GENERAL STRUCTURAL NOTES AND STRUCTURAL DRAWINGS AND DETAILS.
- 1. STANDARDS: MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
- a. AISI SG02.2-01 "DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- b. AWS "STRUCTURAL WELDING CODES, D1.3-SHEET STEEL." c. USG "SA923 DRYWALL/STEEL FRAMED SYSTEMS."

- 1. MATERIALS COMPLIANCE: WHEN REQUESTED, SUBMIT ACCEPTABLE DATA DOCUMENTING MATERIALS
- COMPLIANCE FOR EACH TYPE OF MATERIAL REQUIRED.
- 2. LOAD-BEARING COLD-FORMED METAL FRAMING: ASTM A1003, GAGE, GRADE, AND TYPE INDICATED. a. COMPONENTS: PROVIDE SIZES AND SHAPES INDICATED.
- FINISH: GALVANIZED COMPLYING WITH ASTM A653, MINIMUM G60 COATING.
- 3. METAL FRAMING: COMPLY WITH ASTM C 754 AND ASTM C 645 FOR MATERIALS AND SIZES. a. PARTITION METAL FRAMING:
- i. STUDS: GALVANIZED STEEL, C-SHAPED, SIZES INDICATED, 20 GAGE "ST20"
- ii. RUNNERS: MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OF STUDS. PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
- 4. CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS:
- a. SMALL AREAS: METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED. b. Large areas: Furring Channel "Grillage" or "Direct Suspension System" designed for concealed
- SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED. c. FURRING MEMBERS: 20 GAGE, GALVANIZED STEEL SCREW TYPE, HAT-SHAPED FURRING.
- a. COLD-FORMED METAL FRAMING MAY BE PRE-FABRICATED INTO PANELS BEFORE ERECTION, FABRICATE PANELS PLUMB, SQUARE, TRUE TO LINE, AND BRACED AGAINST RACKING WITH JOINTS WELDED. I. PROVIDE ONE-PIECE FULL-LENGTH COLD-FORMED METAL FRAMING MEMBERS. SPLICING NOT PERMITTED.
- b. ATTACH AND JOIN OTHER COMPONENTS BY WELDING OR SCREW FASTENERS, AS INDICATED. WIRE TYING OF FRAMING COMPONENTS IS NOT PERMITTED.
- c. CUT FRAMING TO FIT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR ANGULAR FIT AGAINST ABUTTING MEMBERS. HOLD MEMBERS SECURELY IN POSITION UNTIL PROPERLY FASTENED.
- d. SAW CUT FIELD CUT FRAMING. TORCH CUTTING NOT ACCEPTABLE.

#### SECTION 05 4000 - COLD-FORMED METAL FRAMING (CONTINUED)

- 1. ERECTION: ERECT COLD-FORMED METAL FRAMING MEMBERS OF GAGE AND AT SPACING INDICATED ON STRUCTURAL DRAWINGS. ALIGN AND SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY WELDING OR SCREW FASTENERS AT BOTH INSIDE AND OUTSIDE FLANGES.
- 2. TOLERANCE ACCEPTANCE: INSTALL COLD-FORMED METAL FRAMING MEMBERS AS INDICATED ON THE PLANS. INSTALL TO 1/16" TOLERANCE.
- 3. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/ SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754
- a. CEILING SUSPENSION/ SUPPORT SYSTEMS: METAL FURRING SYSTEM/DIRECT SUSPENSION OR STEEL STUD FRAMING SYSTEM.
- b. WALL AND PARTITION FRAMING:
- i. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS ANCHORED TO SUBSTRATES. PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS.
- ii. TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILINGS, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE OR ROOF DECK AT MAXIMUM 4'-0" ON CENTER SPACING.
- iii. FRAME OPENINGS MORE THAN 2'-0" WIDE WITH TWO 20 GAGE STUDS AT EACH JAMB.
- iv. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND NAILERS, PROVIDED UNDER SECTION 06100 WORK, TO SUPPORT SHELVING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE.

#### SECTION 05 5000 - METAL FABRICATIONS

- A. GENERAL: PROVIDE RAILING, MISCELLANEOUS METAL SHAPES AND, FABRICATIONS AS REQUIRED AND NOT INCLUDED AS PART OF OTHER SECTIONS, WITH ANCHORS AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.
- B. SUBMITTALS: FURNISH SHOP DRAWINGS FOR CUSTOM FABRICATIONS AND PRODUCT DATA FOR MANUFACTURED ITEMS: PROVIDE TEMPLATES FOR ANCHOR INSTALLATION BY OTHERS.
- C. STEEL SHAPES: ASTM A36 STEEL.
- D. GROUT: PROVIDE NON-SHRINK, NON-METALLIC, PRE-MIXED, FACTORY PACKAGED, NON-STAINING, NON-CORROSIVE, NON-GASEOUS GROUT; TYPE SPECIFICALLY RECOMMENDED BY MANUFACTURER FOR APPLICATIONS INDICATED.
- E. FASTENERS AND ROUGH HARDWARE: TYPE REQUIRED FOR SPECIFIC USAGE; PROVIDE ZINC-COATED FASTENERS FOR EXTERIOR USE OR WHERE BUILT INTO EXTERIOR WALLS.
- F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED.
- G. PAINT: PROVIDE PRIMERS AS RECOMMENDED BY PAINT MANUFACTURERS FOR SUBSTRATES AND PAINTS SPECIFIED IN 1. GALVANIZING REPAIR PAINT: HIGH ZINC-DUST CONTENT PAINT FOR REGALVANIZING WELDS IN GALVANIZED STEEL.
- H. FABRICATION: FABRICATE ITEMS WITH JOINTS NEATLY FITTED AND PROPERLY SECURED; GRIND EXPOSED WELDS CONTINUOUS, SMOOTH AND FLUSH WITH ADJACENT FINISHED SURFACES, AND EASE EXPOSED EDGES TO APPROXIMATE 1/32" UNIFORM RADIUS.
- 1. MAKE EXPOSED JOINTS FLUSH BUTT TYPE, HAIRLINE JOINTS WHERE MECHANICALLY FASTENED.
- 2. FIT AND SHOP ASSEMBLE IN LARGEST PRACTICAL SECTIONS FOR DELIVERY.
- FINISHES: GALVANIZE AND PRIME PAINT EXTERIOR MISCELLANEOUS METAL, PRIME PAINT INTERIOR MISCELLANEOUS METAL; GALVANIZE COATING MINIMUM G90 COATING, GALVANIZED AFTER FABRICATION. 1. CLEAN SURFACES OF RUST, SCALE, GREASE, AND FOREIGN MATTER PRIOR TO APPLYING GALVANIZED OR PAINTED
- J. INSTALLATION: INSTALL ITEMS SQUARE AND LEVEL, ACCURATELY FITTED AND FREE FROM DISTORTION OR DEFECTS DETRIMENTAL TO APPEARANCE OR PERFORMANCE; ENSURE ALIGNMENT WITH ADJACENT CONSTRUCTION; COORDINATE WITH RELATED WORK TO ENSURE NO INTERRUPTION IN INSTALLATION.
- 1. SUPPLY ITEMS REQUIRING TO BE CAST INTO OR EMBEDDED IN OTHER MATERIALS TO APPROPRIATE TRADES.
- 2. AFTER INSTALLATION, TOUCH-UP FIELD WELDS AND SCRATCHED AND DAMAGED SURFACES; USE PRIMER CONSISTENT WITH SHOP COAT OR RECOMMENDED FOR GALVANIZED SURFACES, AS APPLICABLE.

#### **DIVISION 06: WOOD AND PLASTICS**

#### SECTION 06 1000 - ROUGH CARPENTRY

- A. GENERAL: PROVIDE ROUGH CARPENTRY WORK AS SHOWN AND SPECIFIED.
- B. STANDARDS: COMPLY WITH REQUIREMENTS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), AMERICAN PLYWOOD ASSOCIATION (APA), AND APPLICABLE CODE REQUIREMENTS.

- C. LUMBER, BLOCKING, NAILERS, AND SIMILAR MEMBERS: DRESSED, SEASONED DIMENSION LUMBER, S4S, AIR-DRIED. DIMENSIONS INDICATED.
- 1. GRADE: GRADED BY AN AGENCY CERTIFIED BY NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA). MINIMUM
- 2. TYPE: AS RECOMMENDED FOR APPLICATION INVOLVED.
- 3. MOISTURE CONTENT: MAXIMUM 19% MOISTURE CONTENT COMPLYING WITH PS-20.
- 4. SPECIES: STANDARD GRADE WESTERN DIMENSION LUMBER, DOUGLAS FIR, OR SOUTHERN PINE.
- 5. TREATMENT: PROVIDE PRESERVATIVE TREATED LUMBER WHERE INDICATED.
- D. PLYWOOD: PROVIDE MINIMUM APA C-D EXTERIOR (CDX) PLYWOOD; STRESS RATED WHERE SPANNING SUPPORTING MEMBERS; MINIMUM 3/4" THICK UNLESS OTHERWISE INDICATED.
- 1. PLYWOOD STANDARD: COMPLY WITH PS1 (ANSI A199.1). PLYWOOD EDGE: SQUARE
- 3. PLYWOOD PANEL BOARDS: PROVIDE PANEL BOARDS FOR ELECTRICAL AND COMMUNICATION PANEL BOARDS; APA C-D PLUGGED, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE; MINIMUM 1/2" THICK.
- a. PROVIDE EXTERIOR GRADE (EXT) PLYWOOD WHERE INDICATED. b. PROVIDE FIRE-RETARDANT TREATED PLYWOOD WHERE REQUIRED BY BUILDING CODE.
- E. ORIENTED STRAND BOARD (OSB): FACTORY GRADE-MARKED, COMPLYING WITH PS-2, SQUARE EDGE, 5/8" THICK UNLESS

OTHERWISE INDICATED.

OR CONCRETE.

- 1. PRESSURE TREATMENT: COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARDS C2 AND C9.
- a. Pressure preservative treat lumber with water-borne preservatives, acceptable to authorities HAVING JURISDICTION, TO A MINIMUM RETENTION OF 0.25 PCF.
- b. TREAT WOOD BLOCKING, NAILERS, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING AND FLASHING. c. TREAT WOOD PLATES, BLOCKING, FURRING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH MASONRY
- 2. FIRE-RETARDANT TREATMENT: COMPLY WITH APPLICABLE REQUIREMENTS OF AWPA STANDARDS C27. IDENTIFY "FIRE-RETARDANT-TREATED PLYWOOD" WITH APPROPRIATE UL CLASSIFICATION MARKING.
- a. TREATED MATERIALS SHALL MEET "INTERIOR TYPE A" FR-S RATING OF NOT MORE THAN 25 FOR FLAME SPREAD, SMOKE DEVELOPED AND FUEL CONTRIBUTED WHEN TESTED IN ACCORDANCE WITH UL 723 OR ASTM E84, WITH NO INCREASE IN FLAME SPREAD AND EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION UPON CONTINUATION OF TEST FOR ADDITIONAL THIRTY (30) MINUTES.
- 3. MOISTURE CONTENT: KILN-DRY TREATED WOOD TO 19 % MOISTURE CONTENT AND DISCARD WARPED AND
- G. FASTENERS: PROVIDE FASTENERS AS REQUIRED FOR COMPLETE, SECURE INSTALLATION OF ROUGH CARPENTRY; GALVANIZED AT EXTERIOR LOCATIONS AND PRESSURE TREATED WOOD; SIZE AND TYPE TO SUIT APPLICATION; PROVIDE WASHERS FOR NUTS AND BOLTS.
- H. INSTALLATION: COMPLY WITH REFERENCED STANDARDS AND APPLICABLE CODE REQUIREMENTS.
- 1. PLYWOOD: COMPLY WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION (APA) FOR FABRICATION AND INSTALLATION OF PLYWOOD WORK.
- 2. PROVIDE WOOD BLOCKING, NAILERS, AND SIMILAR MEMBERS WHERE SHOWN AND WHERE REQUIRED FOR ATTACHMENT OF OTHER WORK AND SURFACE APPLIED ITEMS. ATTACH TO SUBSTRATE AS REQUIRED TO SUPPORT
- 3. PLACE MISCELLANEOUS ROUGH CARPENTRY TRUE TO LINES AND LEVELS.

#### SECTION 06 1000 - ROUGH CARPENTRY (CONTINUED)

- CORRELATE LOCATION SO ATTACHED WORK WILL COMPLY WITH DESIGN REQUIREMENTS AND BE PROPERLY
- 5. CONSTRUCT MEMBERS OF CONTINUOUS PIECES OF LONGEST PRACTICAL LENGTHS AND SIZES TO MINIMIZE JOINTS. 6. USE ONLY SOUND, SEASONED MATERIALS, FREE OF WARP.
- 7. FIT CARPENTRY WORK TO OTHER WORK WITH TIGHT CONNECTIONS BETWEEN MEMBERS; SCRIBE AND COPE AS
- REQUIRED FOR ACCURATE FIT. .8. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS REQUIRED BY RECOGNIZED STANDARDS
- PROVIDE WASHERS UNDER BOLT HEADS AND NUTS IN CONTACT WITH WOOD.

#### **DIVISION 07: THERMAL AND MOISTURE PROTECTION**

#### SECTION 07 2100 - BUILDING INSULATION

- A. GENERAL: PROVIDE THERMAL INSULATION WITH ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.
- B. MATERIALS:
- 1. BATT INSULATION (THERMAL):
- a. MANUFACTURER: OWENS CORNING CORPORATION b. PRODUCT: TYPE I UNFACED THERMAL BATT FIBERGLASS INSULATION
- c. R-VALUE: AS INDICATED IN DRAWINGS
- d. THICKNESS: AS INDICATED IN DRAWINGS
- e. CONTACT: 800-438-7465, WWW.OWENSCORNING.COM BATT INSULATION (SOUND):
- a. MANUFACTURER: OWENS CORNING CORPORATION b. PRODUCT: SOUND ATTENUATION BATT INSULATION
- c. STC (ASSEMBLY): 49 (TEST NUMBER TL-93-325) d. THICKNESS: AS INDICATED IN DRAWINGS
- e. CONTACT: 800-438-7465, WWW.OWENSCORNING.COM
- 3. BATT INSULATION (FIRE RATED) FOR FIRE RATED EXTERIOR WALL ASSEMBLY SEE A1.16:
- a. MANUFACTURER: ROXUL, INC. b. PRODUCT: ROXUL(R) SAFE MINERAL FIBER INSULATION
- c. R-VALUE: COMPLIANT WITH ASTM C518 d. FIRESTOPPING: COMPLIANT WITH ASTM E2307/E119
- d. CONTACT: 800-265-6878, WWW.RSPEC.COM 4. RIGID INSULATION (ROOF):
- a. MANUFACTURER: DOW CHEMICAL COMPANY
- b. PRODUCT: STYROFOAM DECKMATE PLUS FA FLAT AND TAPERED EXTRUDED POLYSTYRENE INSULATION
- c. R-VALUE: 5.0 PER INCH OF THICKNESS
- d. THICKNESS: 5 IN. MINIMUM THICKNESS AT ANY POINT ON ROOF e. SLOPE: AS INDICATED IN DRAWINGS
- f. CONTACT: 866-583-2583, WWW.DOWBUILDINGMATERIALS.COM 5. RIGID INSULATION (WALL):
- a. MANUFACTURER: INSULATION CORPORATION OF AMERICA
- b. PRODUCT: TYPE I ICA-LITE EPS INSULATION
- c. R-VALUE: 3.85 PER INCH OF THICKNESS d. COMPRESSIVE STRENGTH: 10 PSI MINIMUM COMPLYING WITH ASTM C 578
- e. DENSITY: 1.0 PCF MINIMUM
- f. THICKNESS: AS INDICATED IN DRAWINGS g. CONTACT: 610-791-4200, WWW.INSULATIONCORP.COM
- VAPOR BARRIER MEMBRANE; a. PRODUCT: POLYETHYLENE VAPOR BARRIER
- b. PERM RATING: 0.13 MAXIMUM
- c. MUST COMPLY WITH ASTM D 4397 d. THICKNESS: 6 MILS MINIMUM
- e. JOINT TAPE: PRESSURE SENSITIVE TAPE DESIGNED FOR SEALING JOINTS AND PENETRATIONS OF ABOVE AND
- BELOW GRADE VAPOR BARRIER SHEETS f. MOUNTING TAPE: DOUBLE-FACED PRESSURE SENSITIVE TAPE SUITABLE FOR MOUNTING VAPOR BARRIERS TO STEEL FRAMING

#### . INSTALLATION:

3. EXTERIOR WALLS

- 1. GENERAL: a. INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR CONDITIONS OF INSTALLATION INDICATED. INSTALL INSULATION IN SINGLE LAYER OF REQUIRED THICKNESS OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS. FILL ALL VOIDS.
- b. INSTALL EXTERIOR WALL INSULATION CONTINUOUS BEHIND ELECTRICAL BOXES, CONDUIT, PIPING, AND DUCTWORK. FOUNDATION PERIMETER WALLS AND SLABS:
- a. INSTALL RIGID FOAM INSULATION VERTICALLY FROM TOP OF SLAB TO TOP OF FOOTING AND THEN HORIZONTALLY UNDER SLABS, TOWARDS INTERIOR, EXTENDING A MINIMUM 18 IN. FROM EXTERIOR WALLS. b. PROTECT INSULATION FROM DISPLACEMENT AND DAMAGE DURING BACKFILLING AND SLAB PLACEMENT.

a. INSTALL BATT/BLANKET INSULATION FULL HEIGHT AT EXTERIOR WALL FRAMING. USE BLANKET WIDTHS AND

LENGTHS THAT FILL CAVITIES FORMED BY FRAMING MEMBERS AND PROVIDE A FRICTION FIT BETWEEN EDGES OF INSULATION AND FRAMING MEMBERS. b. PROVIDE GALVANIZED WIRE MESH OR METAL STRAPPING TO PROVIDE SUPPLEMENTARY SUPPORT WHEN

REQUIRED TO MAINTAIN INSULATION IN PERMANENT PROPER LOCATION.

- VAPOR BARRIERS:
- a. INSTALL A SINGLE LAYER OF VAPOR BARRIER MEMBRANE OVER THE INTERIOR OF EXTERIOR METAL WALL
- FRAMING AFTER INSTALLATION OF INSULATION. SECURE WITH DOUBLE FACED TAPE AT WALL FRAMING. b. PROVIDE SINGLE UNSPLICED MATERIAL HEIGHT. HORIZONTAL JOINTS NOT ACCEPTABLE. MINIMIZE VERTICAL JOINTS. LAP VERTICAL JOINTS AND SECURE IN PLACE WITH JOINTS TAPED. PROVIDE TAPE SEALED CONTACT WITH DOOR FRAMES, WINDOW FRAMES, PIPING, CONDUIT, DUCTWORK, REGISTERS, AND THE VAPOR
- c. SEAL ALL CUTS AND PENETRATIONS OF VAPOR BARRIER MEMBRANE WITH TAPE BEFORE INSTALLING SURFACE

#### SECTION 07 6000 - FLASHING AND SHEET METAL

- A. GENERAL: PROVIDE FLASHING AND SHEET METAL, REGLETS, AND ACCESSORIES AS REQUIRED FOR A COMPLETE, WEATHERTIGHT INSTALLATION.
- STANDARDS: CONFORM TO SMACNA "ARCHITECTURAL SHEET METAL MANUAL."
- INSTALLATION: PERFORMED UNDER SECTION 075400 WORK.
- 3. DESIGN REQUIREMENTS: ALLOW FOR MOVEMENT OF COMPONENTS WITHOUT CAUSING BUCKLING, FAILURE OF JOINT SEALS, UNDUE STRESS ON FASTENERS OR OTHER DETRIMENTAL EFFECTS, WHEN SUBJECT TO 100 YEAR SEASONAL TEMPERATURE RANGES.
- 4. SUBMITTALS: FURNISH PRODUCT DATA FOR MANUFACTURED PRODUCTS.
- 5. WARRANTY: CORRECT FAILURE OF METAL FLASHING SYSTEM TO RESIST PENETRATION OF WATER AND DAMAGE FROM WIND; WARRANTY PERIOD TWO YEARS.

- 1. PRE-MANUFACTURED PERIMETER EDGE METAL AND ACCESSORIES
  - i. DURO-LAST / EXCEPTIONAL METALS 2-PIECE COMPRESSION METAL SYSTEM BASE AND COVER MADE OF 24-GAUGE GALVALUME. COVER PROVIDED WITH A KYNAR ARCHITECTURAL FINISH PROVIDING A 35-YEAR FINISH WARRANTY. MEETS ANSI / SPRI ES-1 2003 METHOD RE-2 TESTING REQUIREMENTS. COLOR - AS
  - ii. DURO-LAST / EXCEPTIONAL METALS VINYL BACKED SCUPPER. SCUPPER PROFILE AND SIZE AS INDICATED. COLLECTOR BOX TO BE MADE OF 24-GAUGE GALVALUME PROVIDED WITH A KYNAR ARCHITECTURAL FINISH
  - PROVIDING A 35-YEAR FINISH WARRANTY. COLOR, PROFILE, AND SIZE AS INDICATED IN DRAWINGS. iii. DURO-LAST / EXCEPTIONAL METALS DOWNSPOUTS TO BE MADE OF 24-GAUGE GALVALUME PROVIDED WITH A KYNAR ARCHITECTURAL FINISH PROVIDING A 35-YEAR FINISH WARRANTY. COLOR, PROFILE, AND SIZE AS INDICATED IN DRAWINGS WITH STRAP HANGER.
- a. GALVANIZED STEEL: ASTM A653 COMMERCIAL QUALITY SHEET STEEL WITH 0.2% COPPER, G90 HOT-DIP
- GALVANIZED. GAUGE AS INDICATED. i. SCUPPERS: MINIMUM 16-GAUGE ii. COPING/WALL CAPS: MINIMUM 18-GAUGE
- ALUMINUM SHEET: ASTM B209 ALLOY 3003, TEMPER AS REQUIRED FOR FORMING AND PERFORMANCE. THICKNESS AS INDICATED. i. CONDUCTOR BOXES: MINIMUM 0.040" THICKNESS

FLASHING AND SHEET METAL: MATCH EXISTING, BUT NOT LESS THAN FOLLOWING:

- ii. DOWNSPOUTS: MINIMUM 0.025" THICKNESS c. JOINT SEALERS: ONE-COMPONENT SILICONE EASTOMERIC JOINT SEALANT COMPLYING WITH ASTM C920.
- COLOR MATCHED TO SHEET METAL FINISH. i. METAL TO METAL SEALANT: BUTYL TYPE; NON-STAINING, NON-CORROSIVE, NON-SHRINKING, NON-SAGGING, ULTRA-VIOLET AND OZONE RESISTANT.
- d. METAL ACCESSORIES: PROVIDE SHEET METAL FASTENERS, CLIPS, ST RAPS, ANCHORING DEVICES AND SIMILAR ACCESSORY UNITS AS REQUIRED FOR INSTALLATION OF WORK, MATCHING OR COMPATIBLE WITH MATERIAL INSTALLED, NON-CORROSIVE, SIZE AND GAUGE AS REQUIRED FOR PERFORMANCE AND ACCEPTABLE TO
- e. REGLETS: FRY/SPRINGLOK OR MM SYSTEMS/SNAP-TITE REGLETS; FABRICATE OF SAME METAL AS ADJACENT FLASHING AND SHEET METAL.

- 1. PREPARATION: COORDINATE SHEET METAL WORK WITH OTHER WORK FOR THE CORRECT SEQUENCING OF ITEMS WHICH MAKE UP THE ENTIRE ROOF SYSTEM OF WEATHERPROOFING AND RAIN DRAINAGE
- 2. INSTALLATION: COMPLY WITH SMACNA "ARCHITECTURAL SHEET METAL MANUAL" RECOMMENDATIONS, DRAWING DETAILS, AND APPROVED SHOP DRAWINGS FOR INSTALLATION OF THE WORK. a. ANCHOR SHEET METAL ITEMS SECURELY IN PLACE BY METHODS INDICATED, PROVIDING FOR THERMAL
- EXPANSION. CONCEAL FASTENERS AND EXPANSION PROVISIONS WHENEVER POSSIBLE. INSTALL JOINT SEALANTS WHERE REQUIRED. b. SET UNITS TRUE TO LINES AND LEVELS INDICATED. INSTALL WORK WITH SEALED LAPS. JOINTS, AND SEAMS THAT WILL BE PERMANENTLY WATERTIGHT AND WEATHERPROOF. BED FLANGES OF SHEET METAL WORK IN
- THICK COAT OF ROOFING CEMENT OR SEALANT COMPATIBLE WITH ROOFING MEMBRANE. c. SEPARATE SHEET METAL WORK FROM DISSIMILAR METALS AND TREATED WOOD MATERIALS. PROVIDE
- ROSIN-SIZED PAPER SLIPSHEET OVER TREATED WOOD. d. FABRICATE, SUPPORT, AND ANCHOR CONDUCTOR BOXES AND DOWNSPOUTS TO WITHSTAND THERMAL EXPANSION, STRESSES, AND FULL LOADING BY ICE OR WATER WITHOUT DAMAGE, DETERIORATION, OR LEAKAGE.

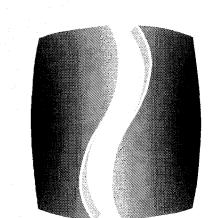
## SECTION 07 8000 - FIRESTOPPING

- A. GENERAL: PROVIDE PENETRATION-TYPE FIRESTOPPING FOR TIME-RATED FLOOR, WALL, AND PARTITION ASSEMBLIES
- CAPABLE OF PREVENTING PASSAGE OF FLAME, SMOKE AND HOT GASES B. CODES: CONFORM TO APPLICABLE CODE REQUIREMENTS FOR BOTH F AND ▼ RATINGS.
- C. STANDARDS: PASS ASTM E814 THROUGH-PENETRATION FIRE STOPS, ASTM E119 FIRE TESTS AND ASTM E84 FLAME SPREAD/SMOKE CONTRIBUTION MAXIMUM 25/25.
- D. MANUFACTURERS: 3M/FIRE BARRIER, HILTI/FIRESTOP SYSTEMS, OR APPROVED EQUAL.

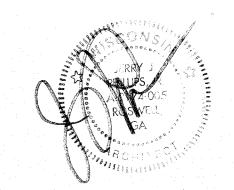
RECOMMENDATIONS AT EACH WORK AREA.

- GENERAL: CHOOSE PRODUCTS AND METHODS MEETING APPLICABLE CODES AND SPECIFICATION REQUIREMENTS FOR EACH FIRESTOPPING APPLICATION, SUBJECT TO ARCHITECT'S ACCEPTANCE.
- F. FIRESTOPPING MATERIALS: FURNISH MATERIALS FOR PENETRATIONS IN TIME-RATED FLOOR, WALL, AND PARTITION ASSEMBLIES CAPABLE OF PREVENTING PASSAGE OF FLAME, SMOKE, AND HOT GASES.
- 1. PENETRATION TEST: FURNISH MATERIALS PASSING ASTM E814 FOR PENETRATION FIRE STOPPING INDICATING MAINTENANCE OF TIME-RATED ADJACENT ASSEMBLIES. FIRESTOPPING: MAINTAIN FIRE RATING OF ASSEMBLY IN WHICH FIRESTOPPING IS INSTALLED, SUCH AS FLOOR,
- PARTITION, OR WALL, IN ACCORDANCE WITH ASTM E119 TESTS. G. INSTALLATION: INSTALL IN ACCORDANCE MANUFACTURER RECOMMENDATIONS AND FIRE TEST RESULTS AS REQUIRED TO PROVIDE REQUIRED FIRE RATINGS.

1. FIELD INSPECTIONS: MAINTAIN COPY OF MANUFACTURER'S INSTALLATION INSTRUCTIONS AND



PHILLIP5



DESCRIPTION

ISSUE & REVISION RECORD

DATE

07/20/2023 TI PERMIT SET

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PHILLIPS JOB NUMBER -2336402 06/30/2023 DRAWN BY/CHECKED BY -DT/GC

ARCHITECTURAL SPECIFICATIONS

SHEET NUMBER

DRAWING TITLE -

aot PLACHTREE DUNWOODY RD BUILDING A. SUITE 450

ATLANTA, GEORGIA 30325

#### SECTION 07 9000 - JOINT SEALERS

PERIOD TWO YEARS.

- PROVIDE JOINT SEALERS AS SHOWN AND SPECIFIED.
- 2. COMPLY WITH ASTM C920 REQUIREMENTS.
- 3. INSTALLER QUALIFICATIONS: FIRM WITH MINIMUM FIVE YEAR'S SUCCESSFUL EXPERIENCE ON PROJECTS OF
- SIMILAR TYPE AND SIZE, USING SPECIFIED PRODUCTS. 4. SUBMITTALS: FURNISH PRODUCT DATA AND SAMPLES OF EXPOSED JOINT SEALERS IN REQUIRED COLORS.
- 5. WARRANTY: REPAIR OR REPLACE JOINT SEALERS WHICH FAIL TO PERFORM AS INTENDED, BECAUSE OF LEAKING, CRUMBLING, HARDENING, SHRINKAGE, BLEEDING, SAGGING, STAINING AND LOSS OF ADHESION; WARRANTY

#### B. MATERIALS:

- 1. EXTERIOR NON-TRAFFIC JOINTS: GE/SILPRUF, DOW/790-795, OR PECORA/854, LOW MODULUS SILICONE
- 2. TRAFFIC BEARING JOINTS: MAMECO/VULKEM 245, OR PECORA/NR-200 UREXPAN, MULTI-COMPONENT
- POLYURETHANE, SELF-LEVELING JOINT SEALER.
- MILDEW-RESISTANT SANITARY SEALANTS: GE/SANITARY SEALANT, DOW/BATHTUB CAULK, OR PECORA/863 #345 WHITE; PROVIDE AT INTERIOR AREAS WHERE SEALANT WILL BE EXPOSED TO WATER.
- 4. FIRE-STOPPING SEALANTS: 3M FIRE PROTECTION PRODUCTS, 800-328-1687, INTERNET
- WWW.3M.COM/FIRESTOP
- a. "3M FIRE BARRIER CP 25WB+ CAULK" OR APPROVED EQUAL
- GENERAL INTERIOR JOINT SEALER: PECORA/AC-20 OR SONNEBORN/SONOLAC, ACRYLIC OR LATEX EMULSION. 6. MISCELLANEOUS MATERIALS: PRIMERS, SEALERS, JOINT CLEANERS, BOND BREAKER TAPE, AND SEALANT BACKER RODS AS RECOMMENDED BY SEALANT MANUFACTURER FOR APPLICATIONS INDICATED.
- a. OVERSIZE BACKER ROD MINIMUM 30 % TO 50 % OF JOINT OPENING.
- COLORS: AS INDICATED OR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS. 8. JOINT BACKING: NON-ABSORPTIVE, NON-STAINING COMPRESSIBLE, NON-GASSING, POLYETHYLENE FOAM BACKER ROD COMPATIBLE WITH JOINT SEALANTS.

#### C. EXECUTION:

- 1. PREPARATION: CLEAN AND PREPARE JOINTS PRIOR TO INSTALLING SEALERS.
- a. WIPE SHIPPING OILS FROM SURFACES TO BE SEALED. REMOVE PROTECTIVE FILMS AND/OR INSTALL JOINT BACKER ROD IF JOINT IS LARGER THAN 1/4 INCH WIDTH.
- 2. INSTALLATION: COMPLY WITH MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND ASTM C 1193. a. APPLY SEALANTS IN A UNIFORM, CONTINUOUS BEAD WITHOUT GAPS OR AIR POCKETS. HAND TOOLD AND FINISH ALL JOINTS SO THAT A SMOOTH, LIP-FREE UNIFORM LINE IS CREATED ALONG THE SUBSTRATE BEING
- SHOT. REMOVE ANY EXCESS MATERIALS FROM TOOLED EDGES AND ENDS OF JOINT. b. INSTALL JOINT SEALANTS TO A DEPTH NO MORE THAN 1/2 THE WIDTH OF THE JOINT.
- INSTALL SEALANTS BY PROVEN TECHNIQUES THAT RESULT IN SEALANTS DIRECTLY CONTACTING AND FULLY WETTING JOINT SUBSTRATES, COMPLETELY FILLING RECESSES PROVIDED FOR EACH JOINT CONFIGURATION, AND PROVIDING UNIFORM, CROSS-SECTIONAL SHAPES AND DEPTHS RELATIVE TO JOINT WIDTHS WHICH
- ALLOW OPTIMUM SEALANT MOVEMENT CAPABILITY. d. IMMEDIATELY AFTER SEALANT APPLICATION AND PRIOR TO TIME SKINNING OR CURING BEGINS, TOOL SEALANTS TO FORM SMOOTH, UNIFORM BEADS OF CONFIGURATION INDICATED TO ELIMINATE AIR POCKETS, AND TO ENSURE CONTACT AND ADHESION OF SEALANT WITH SIDES OF JOINT. REMOVE EXCESS SEALANTS FROM SURFACES ADJACENT TO JOINT. DO NOT USE TOOLING AGENTS WHICH DISCOLOR
- SEALANTS OR ADJACENT SURFACES OR ARE NOT APPROVED BY SEALANT MANUFACTURER. e. CLEAN OFF EXCESS SEALANTS OR SEALANT SMEARS ADJACENT TO JOINTS AS WORK PROGRESSES BY METHODS AND WITH CLEANING MATERIALS APPROVED BY MANUFACTURERS OF JOINT SEALERS AND OF
- PRODUCTS IN WHICH JOINTS OCCUR. APPLICATIONS:
- FIRE RATED WALLS: PROVIDE A CONTINUOUS BEAD AT WALL / CEILING PENETRATIONS IN RATED WALLS.
- i. PROVIDE A CONTINUOUS BEAD OF SEALANT AND BACKER ROD AT THE FOLLOWING LOCATIONS (COLORS TO BE MATCHED TO ADJACENT SURFACES):
  - STUCCO/EIFS JOINTS TO ABUTTING SURFACES.
  - BRICK/STONE CONTROL JOINTS. SIDEWALK/CONCRETE EXPANSION JOINTS.
- ii. PROVIDE A CONTINUOUS BEAD OF SEALANT AT THE FOLLOWING LOCATIONS:
- ALUMINUM FRAME PERIMETERS.
- HOLLOW METAL DOOR FRAMES.

### **DIVISION 08: DOORS AND WINDOWS**

#### SECTION 08 7100 - DOOR HARDWARE

- A. GENERAL: PROVIDE DOOR HARDWARE AS SHOWN AND SPECIFIED.
- 1. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING: a. ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- b. ANSI/BHMA A156 SERIES BUILDERS HARDWARE 2. QUALITY ASSURANCE:
- a. CODES AND STANDARDS: PROVIDE HARDWARE COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS AND
- THE TENANT'S STANDARDS FOR KEYING AND SECURITY SYSTEMS. b. PROJECT SCHEDULING: PERFORMED BY AN ARCHITECTURAL HARDWARE CONSULTANT (AHC).
- c. PACKAGE EACH ITEM OF HARDWARE AND EACH LOCKSET, COMPLETE WITH ALL SCREWS, ANCHORS. INSTALLATION INSTRUCTIONS AND TEMPLATES. IDENTIFY PACKAGE INDEXING WITH CORRESPONDING ITEM NUMBER OF THE HARDWARE SCHEDULE.
- d. AFTER HARDWARE SCHEDULE ACCEPTANCE, PROVIDE NECESSARY TEMPLATES OR PHYSICAL HARDWARE TO REQUIRED TRADES FOR CUTTING, REINFORCING, OR PREPARING THEIR PRODUCTS TO RECEIVE HARDWARE. FURNISH TEMPLATES TO METAL DOOR MANUFACTURER'S.

#### B. MATERIALS:

- 1. NO SUBSTITUTIONS ALLOWED. REQUIREMENTS FOR MANUFACTURER, DESIGN, GRADE, FUNCTION, FINISH, SIZE AND
- OTHER DISTINCTIVE QUALITIES OF EACH TYPE OF DOOR HARDWARE ARE INDICATED ON THE DRAWINGS. 2. REVIEW THE KEYING SYSTEM WITH THE TENANT AND PROVIDE THE TYPE REQUIRED.

## C. INSTALLATION

- 1. INSTALL EACH HARDWARE ITEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. SECURELY FASTEN ALL ATTACHED PARTS. FIT FACES OF MORTISED PARTS SNUG AND FLUSH. VERIFY OPERATING PARTS MOVE FREELY AND SMOOTHLY WITHOUT BINDING OR STICKING, WITHOUT EXCESSIVE CLEARANCE
- 2. SET UNITS LEVEL, PLUMB AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE ATTACHMENT SUBSTRATE AS REQUIRED FOR PROPER INSTALLATION AND OPERATION. DRILL AND COUNTERSINK UNITS THAT ARE NOT FACTORY PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY
- 3. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN DHI "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE", UNLESS OTHERWISE REQUIRED TO COMPLY WITH REQUIREMENTS OF GOVERNING CODES AND REGULATIONS. CONFORM TO ANSI A117.1 AND ADAGG GUIDELINES FOR ACCESSIBILITY.
- a. TOP BUTTS: 5 INCHES; TOP OF BUTT FROM HEAD OF FRAME b. MIDDLE BUTTS: 3'-2", CENTERLINE FROM FINISH FLOOR.
- c. BOTTOM BUTTS: 5 INCHES; FINISH FLOOR TO BOTTOM OF BUTT.
- d. LOCKS: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.
- e. KNOBS: 3'-2", CENTERLINE FROM FINISH FLOOR. f. PULLS: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.
- g. PUSHES: CENTERLINE FROM FINISH FLOOR PER HARDWARE SCHEDULE.

#### SECTION 09 2600 - GYPSUM BOARD SYSTEMS

- A. GENERAL: PROVIDE GYPSUM BOARD SYSTEMS AS SHOWN AND SPECIFIED.
- STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING: A. GA 214-90 "LEVELS OF GYPSUM BOARD FINISH."
- B. GA-216 "SPECIFICATIONS FOR APPLICATION AND FINISHING OF GYPSUM BOARD."
- C. USG "SA923 DRYWALL/STEEL FRAMED SYSTEMS."

#### A. MATERIALS

- 1. MANUFACTURER: UNITED STATES GYPSUM CO. (USG), (800) 874-4968, INTERNET WWW.USG.COM.
- 2. METAL FRAMING: COMPLY WITH ASTM C 754 AND ASTM C 645 FOR MATERIALS AND SIZES. a. PARTITION METAL FRAMING:
- STUDS: GALVANIZED STEEL, C-SHAPED, SIZES INDICATED, 20 GAGE "ST20" ii. RUNNERS: MATCH STUDS, TYPE RECOMMENDED BY STUD MANUFACTURER FOR FLOOR AND CEILING SUPPORT OF STUDS. PROVIDE FLEXIBLE CEILING RUNNERS FOR FULL HEIGHT METAL STUD FRAMED PARTITIONS CONTINUOUS FROM FLOOR TO UNDERSIDE OF STRUCTURAL MEMBERS OR DECK ABOVE.
- a. SMALL AREAS: METAL STUD FRAMING OF APPROPRIATE SIZE AND GAGE FOR SPANS INDICATED. b. LARGE AREAS: FURRING CHANNEL "GRILLAGE" OR "DIRECT SUSPENSION SYSTEM" DESIGNED FOR CONCEALED
- SUPPORT OF GYPSUM BOARD CEILINGS, OF PROPER TYPE FOR USE INDICATED. FURRING MEMBERS: 20 GAGE, GALVANIZED STEEL SCREW TYPE, HAT-SHAPED FURRING.
- 4. GYPSUM BOARD PANELS: USG "SHEETROCK" COMPLYING WITH ASTM C1396, TAPERED EDGE FACE PANELS, 48" WIDE, IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK. a. GENERAL USE PANELS: SHEETROCK REGULAR PANELS.
- b. FIRE RATED PANELS: SHEETROCK FIRECODE CORE PANELS.

3. CEILING AND SOFFIT METAL FRAMING/SUSPENSION SYSTEMS:

- c. WATER-RESISTANT: PANELS: SHEETROCK HUMITEK PANELS. 5. CEMENT BOARD: USG DUROCK CEMENT BOARD, 5/8" THICK X MANUFACTURER'S STANDARD WIDTH, COMPLYING WITH ANSI A118.9, AND IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
- 6. FASTENERS: USG TYPE "S" BUGLE HEAD SCREWS FOR METAL FRAMING, USG TYPE "W" BUGLE HEAD SCREWS FOR WOOD FRAMING, MANUFACTURER'S RECOMMENDED LENGTH FOR PANEL THICKNESS INDICATED.
- 7. TRIM: GALVANIZED STEEL WITH KNURLED AND PERFORATED FLANGES. USG DUR-A-BEAD CORNER BEAD, NO. 200B CASING BEAD METAL TRIM, NO. 093 CONTROL JOINT.
- 8. JOINT TREATMENT: USG JOINT TREATMENT SYSTEM, UTILIZING "SHEETROCK BRAND JOINT TAPE", AND "SHEETROCK BRAND SETTING-TYPE (DURABOND)" COMPOUND FOR TAPE BEDDING AND TOPPING.
- 9. ADHESIVES: USG "SHEETROCK BRAND SETTING-TYPE (DURABOND) 210 OR 90" COMPOUND FOR TAPE BEDDING
- 10. ACOUSTICAL SEALANT: USG SHEETROCK ACOUSTICAL SEALANT, WATER-BASE TYPE, GUNNABLE SEALANT FOR SEALING SOUND-RATED GYPSUM BOARD SYSTEMS.

- 1. INSTALL METAL WALL AND PARTITION FRAMING AND CEILING SUSPENSION/ SUPPORT SYSTEMS IN ACCORDANCE WITH USG BULLETIN SA 923 AND COMPLYING WITH ASTM C754.
- a. CEILING SUSPENSION/ SUPPORT SYSTEMS: METAL FURRING SYSTEM/DIRECT SUSPENSION OR STEEL STUD FRAMING SYSTEM.
- b. WALL AND PARTITION FRAMING:
  - i. INSTALL STEEL STUDS PER SCHEDULE OR AT SPACING INDICATED WITH BOTTOM AND TOP RUNNER TRACKS ANCHORED TO SUBSTRATES. PROVIDE FLEXIBLE CEILING RUNNER TRACKS AT FULL HEIGHT PARTITIONS.
- ii. TERMINATE PARTITION STUD SYSTEM 4" ABOVE CEILINGS, EXCEPT WHERE INDICATED TO BE EXTENDED TO STRUCTURAL SUPPORT OR ROOF DECK ABOVE. BRACE TOPS OF PARTITION FRAMING TO STRUCTURE OR ROOF DECK AT MAXIMUM 4'-0" ON CENTER SPACING.
- iii. FRAME OPENINGS MORE THAN 2'-0" WIDE WITH TWO 20 GAGE STUDS AT EACH JAMB. iv. COORDINATE THE INSTALLATION OF SUPPLEMENTARY BLOCKING AND NAILERS, PROVIDED UNDER
- SECTION 06100 WORK, TO SUPPORT SHELVING, MILLWORK, TOILET ACCESSORIES, AND SIMILAR WORK THAT CANNOT BE ADEQUATELY SUPPORTED BY GYPSUM BOARD ALONE. 2. APPLICATION AND FINISHING: INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840 AND GYPSUM
- ASSOCIATION GA 216 "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM
- SCREW FASTEN ALL GYPSUM BOARD PANELS.
- b. METAL TRIM: INSTALL METAL CORNER BEADS AT EXTERNAL CORNERS OF GYPSUM BOARD WORK AND METAL TRIM WHEREVER EDGE OF GYPSUM BOARD WOULD BE EXPOSED. USE LONGEST PRACTICAL LENGTHS.
- c. CONTROL JOINTS: LOCATE AND INSTALL CONTROL JOINTS IN ACCORDANCE WITH USG BULLETIN SA923 "GOOD DESIGN PRACTICE" RECOMMENDATIONS.

#### ACOUSTICAL TREATMENT:

- a. WHERE SOUND-ATTENUATION INSULATION IS INDICATED, SEAL GYPSUM BOARD CONSTRUCTION AT PERIMETERS, CONTROL JOINTS, JUNCTION BOXES, OPENINGS AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT INCLUDING A BEAD AT BOTH FACES OF PARTITIONS.
- b. INSTALL SOUND ATTENUATION INSULATION AT SCHEDULED PARTITIONS AND CEILINGS. INSTALL INSULATION IN SINGLE LAYER OF REQUIRED THICKNESS. EXTEND FULL THICKNESS OVER ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHT AROUND OBSTRUCTIONS. FILL ALL VOIDS.
- c. AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN EDGES OF GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS, AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF ACOUSTICAL
- d. SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE UP OPENINGS AND JOINTS WITH A BEAD OF ACOUSTICAL TREATMENT.
- 4. FINISHING:
- a. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR MIXING, HANDLING, AND APPLICATION OF MATERIALS. APPLY TREATMENT AT JOINTS BOTH DIRECTIONS, AT FLANGES OF TRIM ACCESSORIES, PENETRATIONS OF GYPSUM BOARD (ELECTRICAL BOXES, PIPING, AND SIMILAR WORK), FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE AS INDICATED. APPLY IN MANNER THAT WILL RESULT IN EACH OF THESE ITEMS BEING CONCEALED WHEN APPLIED DECORATION HAS BEEN COMPLETED.
- b. APPLY JOINT TAPE AT JOINTS BETWEEN GYPSUM BOARDS, EXCEPT WHERE TRIM ACCESSORIES ARE INDICATED
- c. INTERIOR EXPOSED GYPSUM BOARD FINISH: LEVEL 5 FINISH.
- i. LOCATIONS: TYPICAL FOR ALL WALLS AND CEILINGS, UNLESS OTHERWISE INDICATED
- ii. FINISH INTERIOR GYPSUM BOARD BY APPLYING THE FOLLOWING JOINT COMPOUNDS IN FOUR COATS (NOT INCLUDING PREFILL OF OPENINGS IN BASE), AND SAND BETWEEN COATS AND AFTER LAST COAT:
- iii. EMBEDDING AND FIRST COAT: SETTING-TYPE JOINT OR TAPING COMPOUND.
- iv. FILL (SECOND) COAT: SETTING-TYPE TOPPING COMPOUND. v. FILL (THIRD) COAT: SETTING-TYPE TOPPING COMPOUND.
- vi. FINISH (FOURTH) COAT: SKIM COAT ENTIRE SURFACE.
- d. INTERIOR CONCEALED GYPSUM BOARD: LEVEL 3 PARTIAL FINISHING.
- i. FINISH CONCEALED GYPSUM BOARD CONSTRUCTION THAT REQUIRES FINISHING SAME AS EXPOSED GYPSUM BOARD CONSTRUCTION, EXCEPT THE THIRD COAT AND SANDING CAN BE OMITTED.

#### SECTION 09 2816 - GLASS-MAT FACED GYPSUM BACKING BOARDS

- A. GENERAL: PROVIDE FIBERGLASS-MAT FACED, MOISTURE-RESISTANT GYPSUM BACKER BOARD AS SHOWN AND
- 1. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING: a. ASTM INTERNATIONAL (ASTM):
- ASTM C473 STANDARD TEST METHODS FOR PHYSICAL TESTING OF GYPSUM PANEL PRODUCTS.
- ii. ASTM C518 STANDARD TEST METHOD FOR STEADY-STATE THERMAL TRANSMISSION PROPERTIES BY MEANS OF THE HEAT FLOW METER APPARATUS. iii. ASTM C1002 STANDARD SPECIFICATION FOR STEEL SELF-PIERCING TAPPING SCREWS FOR THE
- APPLICATION OF GYPSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL
- iv. ASTM C1177 STANDARD SPECIFICATION FOR GLASS MAT GYPSUM SUBSTRATE FOR USE AS SHEATHING. v. ASTM C1280 STANDARD SPECIFICATION FOR APPLICATION OF GYPSUM SHEATHING. vi. ASTM D3273 STANDARD TEST METHOD FOR RESISTANCE TO GROWTH OF MOLD ON THE SURFACE OF
- INTERIOR COATINGS IN AN ENVIRONMENTAL CHAMBER. vii. ASTM D6329 STANDARD GUIDE FOR DEVELOPING METHODOLOGY FOR EVALUATING THE ABILITY OF
- INDOOR MATERIALS TO SUPPORT MICROBIAL GROWTH USING STATIC ENVIRONMENTAL CHAMBERS. viii. ASTM E72 STANDARD TEST METHODS OF CONDUCTING STRENGTH TESTS OF PANELS FOR BUILDING
- ix. ASTM E96 STANDARD TEST METHODS FOR WATER VAPOR TRANSMISSION OF MATERIALS.
- x. ASTM C1396 STANDARD SPECIFICATION FOR GYPSUM BOARD xi. ASTM E 136 STANDARD TEST METHOD FOR BEHAVIOR OF MATERIALS IN A VERTICAL TUBE FURNACE AT
- xii. ASTM E 84 STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS
- b. GYPSUM ASSOCIATION (GA):
- GA-253 APPLICATION OF GYPSUM SHEATHING.
- i. PROVIDE PRODUCTS THAT OFFER TWELVE MONTHS OF COVERAGE AGAINST IN-PLACE EXPOSURE DAMAGE (DELAMINATION, DETERIORATION AND DECAY) COMMENCING WITH THE DATE OF INSTALLATION OF THE PRODUCT IN SUCH STRUCTURE ii. FIVE YEARS AGAINST MANUFACTURING DEFECTS FROM THE DATE OF PURCHASE OF THE PRODUCT FOR
- iii. 12 YEARS AGAINST MANUFACTURING DEFECTS WHEN USED AS A SUBSTRATE IN ARCHITECTURALLY SPECIFIED EIFS.

- B. MATERIALS:
- 1. MANUFACTURER: GEORGIA-PACIFIC GYPSUM LLC, (800) 225-6119, WWW.BUILDGP.COM
- 2. FIBERGLASS-MAT FACED GYPSUM BACKING BOARD: DENSGLASS FIREGUARD SHEATHING COMPLYING WITH ASTM C1177, TYPE X, SQUARE EDGES, 4 FT WIDE IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END JOINT CONDITIONS, 5/8" THICK. SURFACING: COATED FIBERGLASS MAT ON FACE, BACK, AND LONG EDGES.
- a. GENERAL USE PANELS: 5/8" DENSGLASS FIREGUARD SHEATHING, GEORGIA-PACIFIC GYPSUM 3. FASTENERS: ASTM C1002, CORROSION RESISTANT TREATED.

1. INSPECTION: VERIFY THAT PROJECT CONDITIONS AND SUBSTRATES ARE ACCEPTABLE, TO THE INSTALLER, TO BEGIN INSTALLATION OF WORK OF THIS SECTION.

#### D. INSTALLATION:

- 1. INSTALL DENSSHIELD AT ALL TILE WALLS AS INDICATED ON DRAWINGS.
- 2. GENERAL: INSTALL IN ACCORDANCE WITH GA-253, ASTM C1280 AND THE MANFUACTURER'S
- MANUFACTURER'S RECOMMENDATIONS: REFER TO CURRENT "PRODUCT CATALOG", GEORGIA PACIFIC

#### E. PROTECTION:

1. PROTECT GYPSUM BOARD INSTALLATIONS FROM DAMAGE AND DETERIORATION UNTIL DATE OF SUBSTANTIAL COMPLETION.

#### SECTION 09 3000 - PORCELAIN TILE

- A. GENERAL: PROVIDE PORCELAIN TILE FLOORING AS SHOWN AND SPECIFIED. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
  - a. ANSI A137.1 "CERAMIC TILE"

b. RAMP SURFACES: MINIMUM OF 0.8 (WET)

b. TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION."

#### B. PERFORMANCE REQUIREMENTS:

1. STATIC COEFFICIENT OF FRICTION: TILE ON WALKWAY SURFACES SHALL BE PROVIDED WITH THE FOLLOWING VALUES AS DETERMINED BY TESTING IN CONFORMANCE WITH ASTM C1028. a. LEVEL SURFACES AND STEP TREADS: MINIMUM OF 0.6 (WET)

#### C. QUALITY ASSURANCE

- 1. INSTALLER QUALIFICATIONS: COMPANY SPECIALIZING IN PERFORMING THE WORK IN THIS SECTION WITH MINIMUM TWO (2) YEAR'S EXPERIENCE.
- 2. SINGLE SOURCE RESPONSIBILITY: OBTAIN EACH TYPE AND COLOR OF TILE FROM A SINGLE SOURCE. OBTAIN EACH TYPE AND COLOR OF MORTAR, ADHESIVE, AND GROUT FROM THE SAME SOURCE.

- D. DELIVERY, STORAGE, AND HANDLING: 1. DELIVER AND STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR INSTALLATION. 2. PROTECT ADHESIVES AND LIQUID ADDITIVES FROM FREEZING OR OVERHEATING IN ACCORDANCE WITH
- MANUFACTURER'S INSTRUCTIONS. 3. STORE TILE AND SETTING MATERIALS ON ELEVATED PLATFORMS, UNDER COVER, AND IN A DRY LOCATION AND PROTECT FROM CONTAMINATION, DAMPNESS, FREEZING, OR OVERHEATING.

#### SECTION 09 3000 - PORCELAIN TILE (CONTINUED)

SPECIFIED, BOXED, AND CLEARLY LABELED.

iii. OTHER AS SELECTED BY OWNER.

- E. ENVIRONMENTAL REQUIREMENTS: 1. DO NOT INSTALL ADHESIVES IN AN UNVENTILATED ENVIRONMENT.
- 2. MAINTAIN AMBIENT AND SUBSTRATE TEMPERATURE OF 50 DEGREES F (10 DEGREES C) DURING TILING AND FOR A MINIMUM OF SEVEN (7) DAYS AFTER COMPLETION.

#### F. EXTRA MATERIALS: 1. PROVIDE FOR OWNER'S USE A MINIMUM OF TWO (2) PERCENT OF THE PRIMARY SIZES AND COLORS OF TILE

- G. MATERIALS:
- MANUFACTURERS:
- i. DALTILE, (877) 556-5728, WWW.DALTILE.COM ii. SANTA ROSA MARBLE, (305) 591-3744, WWW.SANTAROSAMARBLE.COM
- b. WATERPROOFING: i. SETTING AND GROUTING MATERIALS AND TILE BASE MEMBRANE: MAPEI, (800) 992-6273,
- WWW.MAPELCOM 2. TILE: a. GENERAL: PROVIDE TILE THAT COMPLIES WITH ASNI A137.1 FOR TYPES, COMPOSITIONS, AND OTHER CHARACTERISTICS INDICATED. PROVIDE TILE IN THE LOCATIONS AND OF THE TYPES, COLORS, AND PATTERN
  - i. FACTORY BLENDING: FOR TILE EXHIBITING COLOR VARIATIONS WITHIN THE ACCEPTABLE RANGES, BLEND TILE IN FACTORY AND PACKAGE TILE SO TILE TAKEN FROM ONE PACKAGE SHOWS THE SAME RANGE OF COLORS AS THOSE TAKEN FROM OTHER PACKAGES. ii. FACTORY APPLIED TEMPORARY PROTECTIVE COATINGS: WHERE INDICATED UNDER TILE TYPE, PROTECT EXPOSED SURFACES OF TILE AGAINST ADHERENCE OF MORTAR AND GROUT BY PRE-COATING WITH A

INDICATED ON THE DRAWINGS. TILE SHALL ALSO BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

#### CONTINUOUS FILL OF PETROLEUM PARAFFIN WAX APPLIED HOT. DO NOT COAT UNEXPOSED TILE SURFACES.

- b. EXTERIOR PORCELAIN TILE:
- i. EXHIBITION DARK GREY EXO4 TEXTURED COLORBODY PORCELAIN, SIZE: 12"x24" ii. OTHER AS SELECTED BY OWNER.
- 3. SETTING ADHESIVE: MAPEI, ULTRAFLEX 3, COLOR: GRAY

4. GROUT: MAPEL, KERAPOXY IEG CQ. COLOR: COORDINATE WITH OWNER

- H. INSTALLATION
- EXAMINATION: a. VERIFY THAT WALL AND SUB-FLOOR SURFACES ARE FREE OF DUST, FREE OF SUBSTANCES WHICH WOULD IMPAIR BONDING OF SETTING MATERIALS TO SUB-FLOOR SURFACES, AND ARE SMOOTH AND FLAT WITH
- TOLERANCES SPECIFIED IN ANSI A137.1. b. VERIFY THAT CONCRETE SUB-FLOOR SURFACES ARE READY FOR TILE INSTALLATION BY TESTING FOR MOISTURE EMISSION RATE AND ALKALINITY; OBTAIN INSTRUCTIONS IF TEST RESULTS ARE NOT WITHIN LIMITS RECOMMENDED BY TILE MANUFACTURER AND SETTING MATERIALS MANUFACTURER.
- c. VERIFY THAT REQUIRED FLOOR-MOUNTED UTILITIES ARE IN CORRECT LOCATION.
- PREPARATION: a. PROTECT SURROUNDING WORK FROM DAMAGE.
- b. REMOVE ANY CURING COMPOUNDS OR OTHER CONTAMINATES. c. VACUUM CLEAN SURFACES AND DAMP CLEAN. d. SEAL SUBSTRATE SURFACE CRACKS WITH FILLERS. LEVEL EXISTING SUBSTRATE SURFACES TO ACCEPTABLE
- FLATNESS TOLERANCES. e. INSTALL CEMENTITIOUS BACKER BOARD (IF APPLICABLE) IN ACCORDANCE WITH ANSI A108,11 AND BOARD MANUFACTURER'S INSTRUCTIONS. TAPE JOINTS AND CORNERS, COVER WITH SKIM COAT OF DRY SET
- MORTAR TO A FEATHER EDGE. f. PREPARE SUBSTRATE SURFACES FOR ADHESIVE INSTALLATION IN ACCORDANCE WITH ADHESIVE MANUFACTURER'S INSTRUCTIONS.
- a. INSTALL TILE AND GROUT IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF ANSI A108.1 THROUGH A108.13, MANUFACTURER'S INSTRUCTIONS, AND TCA HANDBOOK RECOMMENDATIONS. b. LAY TILE PATTERN INDICATED. ARRANGE PATTERN SO THAT A FULL TILE OR JOINT IS CENTERED ON EACH WALL. DO NOT INTERRUPT TILE PATTERN THROUGH OPENINGS. ADJUST LAYOUT TO MINIMIZE TILE
- c. CUT AND FIT TILE TO PENETRATIONS THROUGH TILE, LEAVING SELANT JOINT SPACE. FORM CORNERS AND BASES NEATLY. ALIGN FLOOR JOINTS (IF APPLICABLE). d. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make

JOINTS WATERTIGHT, WITHOUT VOIDS, CRACKS, EXCESS MORATER, OR EXCESS GROUT. MAINTAIN UNITS

UNIFORMLY "IN PLANE". PROVIDE STRAIGHT, UNIFORM JOINT WIDTHS AND GROUT LINES. e. FORM ANGLES SQUARE.

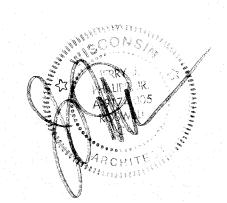
a. CLEAN TILE AND GROUT SURFACES.

3. INSTALLATION:

f. INSTALL ACCESSORIES RIGIDLY IN PREPARED OPENINGS. g. SOUND TILE AFTER SETTING. REPLACE HOLLOW SOUNDING UNITS.

CUTTING. LOCATE CUTS TO BE LEAST CONSPICUOUS.

- h. KEEP EXPANSION JOINTS FREE OF ADHESIVE OR GROUT. APPLY SEALANT TO JOINTS.
- i. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS PRIOR TO GROUTING. GROUT TILE JOINTS. USE STANDARD GROUT UNLESS OTHERWISE INDICATED.
- k. APPLY SEALANT TO JUNCTION OF TILE AND DISSIMILAR MATERIALS AND JUNCTION OF DISSIMILAR PLANES. 4. CLEANING:



DESCRIPTION

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SHEET NUMBER

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-ATLANTA, GEORGIA 30375

#### SECTION 09 5100 - SUSPENDED CEILING SYSTEMS

- A. GENERAL: PROVIDE ACOUSTICAL CEILING SYSTEMS AS SHOWN AND SPECIFIED.
- 1. STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
- a. CISCA "ACOUSTICAL CEILINGS USE AND PRACTICE."
- b. ASTM C635. c. ASTM C636.
- 2. RELATED SECTIONS: a. 09515 CEMENTITIOUS WOOD FIBER ACOUSTICAL PANELS: SUSPENSION SYSTEM.

- 1. MANUFACTURER: ARMSTRONG CEILING AND WALL SOLUTIONS, (877) 276-7876,
- WWW.ARMSTRONGCEILINGS.COM/COMMERCIAL
- 2. CEILING PANELS:
- a. DUNE #1772, SIZE: 24"x24", COLOR: WHITE, TEXTURE: FINE
- b. CLEAN ROOM VL #868, SIZE: 24"x24", COLOR: WHITE, TEXTURE: SMOOTH, UNPERFORATED
- 3. SUSPENSION SYSTEM: PROVIDE INTERMEDIATE DUTY, STRUCTURAL CLASS, DIRECT HUNG SYSTEMS ADEQUATE TO SUPPORT LIGHT FIXTURES, CEILING DIFFUSERS AND OTHER NORMAL ACCESSORIES.
- a. SUPRAFINE 9/16" EXPOSED TEE GRID, COLOR: WHITE
- b. PRELUDE 15/16" EXPOSED TEE GRID, COLOR: WHITE c. HANGER WIRE: NO. 12 SWG GALVANIZED STEEL WIRE.

#### C. INSTALLATION

- 1. INSTALL ACOUSTICAL CEILING MATERIALS AND SUSPENSION SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, COMPLYING WITH GOVERNING REGULATIONS AND INDUSTRY STANDARDS APPLICABLE TO THE WORK.
- 2. SUSPENSION SYSTEM INSTALLATION SHALL BE LASER LEVELED WITH A MAXIMUM SURFACE LEVELING TOLERANCE
- 3. INSTALL EXPOSED TEE SUSPENSION SYSTEMS WITH MAIN TEES NOMINALLY 12 FEET LONG SPACED 48 INCHES O.C. AND CROSS TEES NOMINALLY 4 FEET LONG SPACED 24 INCHES O.C.
- 4. HANGER WIRE SHALL BE SPACED 48" O.C. ALONG MAIN TEES, AT ALL FOUR CORNERS OF LIGHT FIXTURES (WHERE APPLICABLE), AT MIDPOINT OF CROSS TEES ADJACENT TO LIGHT FIXTURES AND DUCT OUTLETS. AND ADJACENT TO
- 5. SECURE WIRE HANGERS BY LOOPING AND WIRE-TYING EITHER DIRECTLY TO BUILDING STRUCTURE OR TO HANGERS THAT ARE SECURE AND APPROPRIATE FOR SUBSTRATE.
- PROVIDE EDGE TRIM MOLDING AT PERIMETER OF ACOUSTICAL CEILING INSTALLATION AND INTERMEDIATE VERTICAL SURFACES. USE MAXIMUM LENGTHS. MITER TRIM CORNERS TO PROVIDE TIGHT, ACCURATE JOINTS. CONNECT MOLDINGS SECURELY TO SUBSTRATE SURFACES.

#### SECTION 09 6530 - RUBBER WALL BASE

- A. GENERAL: PROVIDE RESILIENT RUBBER WALL BASE AS SHOWN AND SPECIFIED.
- STANDARDS: MATERIALS AND INSTALLATION SHALL CONFORM TO THE FOLLOWING:
- a. ASTM D 2240 RUBBER 85 SHORE A

#### B. MATERIALS:

- MANUFACTURER:
- a. JOHNSONITE, INC., (800) 899-8916, INTERNET: WWW.JOHNSONITE.COM
- RESILIENT RUBBER:
- a. .125" (3.17 MM) THICKNESS
- b. COLOR: COORDINATE WITH OWNER
- c. PROFILE: COORDINATE WITH OWNER
- d. INSIDE AND OUTSIDE CORNERS WITH 4" RETURNS. 3. SETTING ADHESIVE: JOHNSONITE 960 ACRYLIC COVE BASE ADHESIVE
- 1. PREPARATION: CLEAN SUBSTRATE SURFACES SCHEDULED TO RECEIVE RESILIENT RUBBER AND VINYL WALL BASE THOROUGHLY AND REMOVE ALL COATINGS THAT MAY IMPAIR BOND. A UNIFORM TEMPERATURE OF AT LEAST 65 DEGREES FAHRENHEIT SHALL BE MAINTAINED FOR 24 HOURS BEFORE, DURING AND AFTER THE INSTALLATION IS COMPLETED. THE WALL BASE AND ADHESIVES SHALL BE CONDITIONED IN THE SAME MANNER. COILED WALL BASE SHALL BE UNCOILED AND LAY FLAT FOR AT LEAST 24 HOURS AT 65 DEGREES FAHRENHEIT PRIOR TO INSTALLATION. FLOOR AND WALLS SHALL BE CLEAN, DRY, AND FREE OF DUST, ALL PAINTS, WALLPAPER, AND ALL OTHER FOREIGN MATERIAL, WHICH MAY AFFECT PROPER ADHESIVE BONDING. WALL BASE MAY BE INSTALLED ON INTERIOR PLASTER, GYPSUM WALL BOARD, CONCRETE, MASONRY, MINERAL-REINFORCED CEMENT BOARD OR SIMILAR POROUS SURFACES. WALL BASE SHALL NOT BE INSTALLED ON SURFACES THAT WILL BE EXPOSED TO DRASTIC TEMPERATURE CHANGES OR MOISTURE.
- 2. APPLICATION: USE A 1/8" SQUARE NOTCH TROWEL TO APPLY ADHESIVE. ALLOW ADHESIVE TO SET UP AND THEN APPLY WALL BASE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

## **SECTION 09 9000 - PAINTS AND COATINGS**

- A. GENERAL: PROVIDE PAINTING OF EXPOSED ITEMS AND SURFACES NOT PREFINISHED, AS REQUIRED FOR COMPLETE FINISHED INSTALLATION.
- B. SURFACES NOT TO BE PAINTED: PREFINISHED ITEMS; CONCEALED AND INACCESSIBLE AREAS, CODE-REQUIRED LABELS,
- C. STANDARDS: PROVIDE MATERIALS APPROVED FOR USE BY APPLICABLE AIR QUALITY MANAGEMENT DISTRICT FOR LIMITATIONS OF VOLATILE ORGANIC COMPOUNDS FOR ARCHITECTURAL COATINGS.
- D. SUBMITTALS: FURNISH PRODUCT DATA AND SAMPLES.
- 1. DUPLICATE PAINTED FINISHES OF APPROVED SAMPLES ON ACTUAL WALL SURFACES AND COMPONENTS FOR APPROVAL PRIOR TO COMMENCING WORK.
- E. DELIVERY: DELIVER MATERIALS TO JOB SITE IN ORIGINAL, NEW AND UNOPENED PACKAGES AND CONTAINERS BEARING MANUFACTURER'S NAME AND LABEL.
- F. MANUFACTURERS:
- 1. SHERWIN-WILLIAMS
- 2. BENJAMIN MOORE
- PPG
- G. MATERIAL QUALITY: PROVIDE TOP LINE QUALITY COMMERCIAL GRADE (PROFESSIONAL PAINTER) PAINTS; MATERIALS NOT BEARING MANUFACTURER'S IDENTIFICATION AS A BEST-GRADE PRODUCT SHALL NOT BE ACCEPTABLE. 1. PRIMERS: PROVIDE PREMIUM GRADE PRIMERS RECOMMENDED BY PAINT MANUFACTURER FOR SUBSTRATES
- INDICATED AND FOR FINISH SYSTEMS SPECIFIED. 2. UNDERCOATS AND BARRIER COATS: PROVIDE UNDERCOAT PAINTS PRODUCED BY SAME MANUFACTURER AS FINISH
- COATS; USE ONLY THINNERS APPROVED BY PAINT MANUFACTURER, AND USE ONLY WITHIN RECOMMENDED LIMITS. 3. FINISH COATS: PROVIDE FINISH COATS CAPABLE OF BEING WASHED WITH MILD DETERGENT WITHOUT LOSS OF COLOR, SHEEN, OR PIGMENTS.
- 4. FINISH COAT COORDINATION: PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIME PAINTS, UNDERCOATS, AND BARRIER COATS USED.
- 5. VOLATILE ORGANIC COMPOUNDS: PROVIDE MATERIALS WITH MINIMAL VOLATILE ORGANIC COMPOUNDS (VOC); COMPLY WITH APPLICABLE REGULATIONS.
- H. COLORS AND FINISHES: PURE, NON-FADING, APPLICABLE TYPES TO SUIT SERVICE INDICATED; NO LEAD CONTENT PERMITTED.
- COLORS AS INDICATED ON THE DRAWINGS.
- I. PREPARATION: PERFORM PREPARATION AND CLEANING PROCEDURES IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS AND AS SPECIFIED FOR SUBSTRATE CONDITION.
- 1. EXAMINE AREAS AND CONDITIONS UNDER WHICH PAINTING WORK IS TO BE APPLIED. START OF PAINTING WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS OF SURFACES AND CONDITIONS WITHIN ANY PARTICULAR
- 2. REMOVE HARDWARE, ACCESSORIES, AND ITEMS IN PLACE AND NOT TO BE PAINTED, OR PROVIDE PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING; AFTER PAINTING REINSTALL REMOVED ITEMS.
- J. APPLICATION: APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS (MINIMUM OF 2 FINISH COATS OVER PRIMER); USE APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED.
- 1. APPLY ADDITIONAL COATS WHEN STAINS OR BLEMISHES SHOW THROUGH FINAL COAT, UNTIL PAINT IS A UNIFORM FINISH, COLOR AND APPEARANCE.
- 2. FINISH DOORS ON TOPS, BOTTOMS AND SIDE EDGES SAME AS FACES.
- 3. PROVIDE EXTRA ATTENTION TO ASSURE DRY FILM THICKNESS AT CORNERS AND CREVICES IS EQUIVALENT TO THAT OF FLAT SURFACES.

- 4. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILAR EXPOSED SURFACES; PAINT SURFACES BEHIND PERMANENTLY-FIXED EQUIPMENT AND FURNITURE WITH PRIME COAT ONLY.
- 5. PAINT INTERIOR SURFACES OF DUCTS, WHERE VISIBLE THROUGH REGISTERS OR GRILLES, WITH A FLAT, NON-SPECULAR BLACK PAINT.
- 6. PAINT BACK SIDES OF ACCESS PANELS AND REMOVABLE OR HINGED COVERS TO MATCH EXPOSED SURFACES 7. SAND LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL AND EACH VARNISH COAT.
- K. SCHEDULING PAINTING: APPLY FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRETREATED OR PREPARED FOR PAINTING AS SOON AS PRACTICABLE AFTER PREPARATION.
- 1. ALLOW TIME BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RECOAT UNTIL PAINT FEELS FIRM AND DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE.
- MINIMUM COATING THICKNESS: APPLY MATERIALS AT NOT LESS THAN MANUFACTURER'S RECOMMENDED SPREADING RATE, TO ESTABLISH A TOTAL DRY FILM THICK NESS AS RECOMMENDED BY COATING MANUFACTURER.
- M. PRIME COATS: APPLY TO ITEMS NOT PREVIOUSLY PRIMED; RECOAT PRIMED AND SEALED SURFACES WHERE THERE IS EVIDENCE OF SUCTION SPOTS OR UNSEALED AREAS IN FIRST COAT.
- N. FINISH COATS: PROVIDE EVEN TEXTURE; LEAVE NO LAPS, I RREGULARITY IN TEXTURE, SKID MARKS, OR OTHER SURFACE IMPERFECTIONS.
- O. CLEAN-UP: DURING PROGRESS OF WORK, REMOVE DISCARDED PAINT MATERIALS, RUBBISH, CANS AND RAGS FROM SITE AT END OF EACH WORK DAY.
- 1. CLEAN GLASS AND PAINT-SPATTERED SURFACES IMMEDIATELY BY PROPER METHODS OF WASHING AND SCRAPING, USING CARE NOT TO SCRATCH OR DAMAGE FINISHED SURFACES.
- CLEANING, REPAIRING OR REPLACING, AND REPAINTING, AS ACCEPTABLE TO ARCHITECT. 1. PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY-PAINTED FINISHES.

P. PROTECTION: PROTECT WORK OF OTHER TRADES, WHETHER TO BE PAINTED OR NOT; CORRECT DAMAGE BY

- 2. REMOVE TEMPORARY PROTECTIVE WRAPPINGS PROVIDED BY OTHERS FOR PROTECTION OF THEIR WORK, AFTER COMPLETION OF PAINTING OPERATIONS.
- Q. REPAIR: AT COMPLETION OF WORK OF OTHER TRADES, TOUCH-UP AND RESTORE DAMAGED SURFACES OR DEFACED PAINTED SURFACES.

#### **DIVISION 10: SPECIALTIES**

#### SECTION 10 5200 - FIRE EXTINGUISHERS AND CABINETS

- A. GENERAL: PROVIDE FIRE EXTINGUISHERS AND CABINETS, ALONG WITH REQUIRED ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION AND SATISFY THE REQUIREMENTS OF THE GOVERNING AUTHORITIES.
- .B. STANDARDS: NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS; AND U.L. FIRE PROTECTION EQUIPMENT
- C. SUBMITTALS: PRODUCT DATA.
- D. MANUFACTURERS: JL INDUSTRIES OR LARSEN'S MANUFACTURING,
- E. FIRE EXTINGUISHERS: COMPLY WITH PRODUCT REQUIREMENTS OF NFPA 10 AND APPLICABLE CODES, PROVIDE EXTINGUISHERS LABELED BY UNDERWRITERS LABORATORIES, INC. FOR THE PURPOSE SPECIFIED OR INDICATED. 1. MULTI-PURPOSE DRY CHEMICAL TYPE FIRE EXTINGUISHERS - STAINLESS STEEL TANK WITH PRESSURE GAUGE, CLASS B,C (SIZE 10) FINISH: RED, BAKED ENAMEL.
- 2. WET CHEMICAL TYPE FIRE EXTINGUISHER STAINLESS STEEL TANK WITH PROTECTIVE NOZZLE TIP ORIFICE SEAL & NONMETALLIC NOZZLE TIP FINGER GUARD, O-RING SEAL, REPLACEABLE VALVE STERN SEAL, VISUAL PRESSURE GAGE, PULL PIN, AND UPRIGHT SQUEEZE GRIP, CLASS K FINISH: STAINLESS STEEL
- F. FIRE EXTINGUISHER CABINETS: SEMI-RECESSED TYPE SIZE TO ACCOMMODATE EXTINGUISHER AND ACCESSORIES.
- 1. FORMED METAL CABINET WITH ROLLED EDGE RETURNS TO WALL. 2. DOOR WITH FULL 1/8" THICK CLEAR TEMP. GLAZING, HINGED FOR 180 DEGREE OPENING WITH CONTINUOUS PIANO TYPE HINGE.
- 3. EXTERIOR AND INTERIOR OF CABINET TO BE BAKED WHITE ENAMEL FINISH.
- G. ACCESSORIES: EXTINGUISHER BRACKETS FORMED STEEL, CHROME PLATED.
- H. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. 1. INSTALL CABINETS PLUMB AND LEVEL, SECURED RIGIDLY IN PLACE. 2. VERIFY ALL LOCATIONS WITH LOCAL FIRE MARSHALL PRIOR TO INSTALLATION.
- I. SCHEDULE:
- 1. FRONT OF HOUSE AREAS: SEMI-RECESSED CABINET WITH MULTI-PURPOSE DRY TYPE "ABC" EXTINGUISHER AS LOCATED ON THE DRAWINGS.
- 2. BACK OF HOUSE AREAS: WALL MOUNTED EXTINGUISHER BRACKET WITH MULTI-PURPOSE DRY TYPE 'ABC' EXTINGUISHER AS LOCATED ON THE DRAWINGS.

#### **SECTION 10 8100 - TOILET ACCESSORIES**

- A. GENERAL: PROVIDE TOILET ACCESSORIES AS REQUIRED FOR COMPLETE FINISHED INSTALLATION.
- B. CODES AND REGULATIONS: COMPLY WITH STATE AND FEDERAL REQUIREMENTS FOR ENSURING ACCESS FOR PERSONS WITH DISABILITIES.
- C. SUBMITTALS: SUBMIT PRODUCT DATA.
- D. MANUFACTURERS: BOBRICK, BRADLEY, OR AMERICAN SPECIALTIES.
- E. TYPES: STAINLESS STEEL ACCESSORIES AS INDICATED ON DRAWINGS; PROVIDE GRAB BARS WITH CONCEALED MOUNTING, SIZES AND SHAPES AS INDICATED AND AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
- F. MATERIALS: STAINLESS STEEL, ASTM A666 / ASTM A269, COMMERCIAL GRADE, TYPE 302/304, NUMBER 4 SATIN FINISH, SATIN CHROME ACCEPTABLE WHERE STAINLESS STEEL IS NOT AVAILABLE FOR ACCESSORY ITEM SCHEDULED; GAGES AS STANDARD WITH MANUFACTURER OF SPECIFIED ITEMS.
- FASTENERS, SCREWS, AND BOLTS: HOT DIP GALVANIZED; AS RECOMMENDED BY ACCESSORY MANUFACTURER FOR COMPONENT AND SUBSTRATE.
- 2. CONCEALED SURFACES: PRETREAT AND CLEAN, SPRAY APPLY ONE COAT PRIMER AND BAKED ENAMEL FINISH.
- G. FABRICATION: WELD AND GRIND SMOOTH JOINTS OF FABRICATED COMPONENTS; FORM EXPOSED SURFACES FROM ONE SHEET OF STOCK, FREE OF JOINTS. 1. FABRICATE UNITS WITH TIGHT SEAMS AND JOINTS, EXPOSED EDGES ROLLED; HANG DOORS AND ACCESS PANELS
  - WITH CONTINUOUS PIANO HINGES; PROVIDE CONCEALED ANCHORAGE WHERE POSSIBLE. 2. PROVIDE STEEL ANCHOR PLATES AND ANCHOR COMPONENTS FOR INSTALLATION. 3. FORM SURFACES FLAT WITHOUT DISTORTION; MAINTAIN FLAT SURFACES WITHOUT SCRATCHES AND WITHOUT
- DENTS; FINISH EXPOSED EDGES EASED, FREE OF SHARP EDGES WHERE POTENTIAL EXISTS FOR PHYSICAL CONTACT. 4. HOT DIP GALVANIZE FERROUS METAL ANCHORS AND FASTENING DEVICES. 5. SHOP ASSEMBLE COMPONENTS; PACKAGE COMPLETE WITH ANCHORS AND FITTINGS.
- H. INSTALLATION: COMPLY WITH MANUFACTURER RECOMMENDATIONS AND APPLICABLE CODES AND REGULATIONS. 1. PROVIDE/DELIVER INSERTS, TEMPLATES, ADN ROUGH IN MEASUREMENTS TO SITE FOR A TIMELY INSTALLATION. INSTALL PLUMB AND LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.
- 3. MOUNTING HEIGHTS AND LOCATIONS: AS REQUIRED BY ACCESSIBILITY REGULATIONS AND AS INDICATED ON THE DRAWINGS.

#### **DIVISION 11: EQUIPMENT**

NOT USED

## **DIVISION 12: FURNISHINGS**

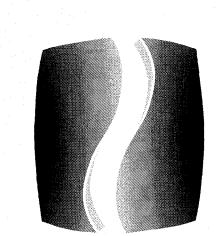
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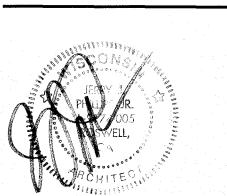
#### **DIVISION 22: PLUMBING** REFER TO PLUMBING DRAWINGS

REFER TO MECHANICAL DRAWINGS

DIVISION 26: ELECTRICAL REFER TO ELECTRICAL DRAWINIGS

DIVISION 31: EARTHWORK





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DESCRIPTION

DATE

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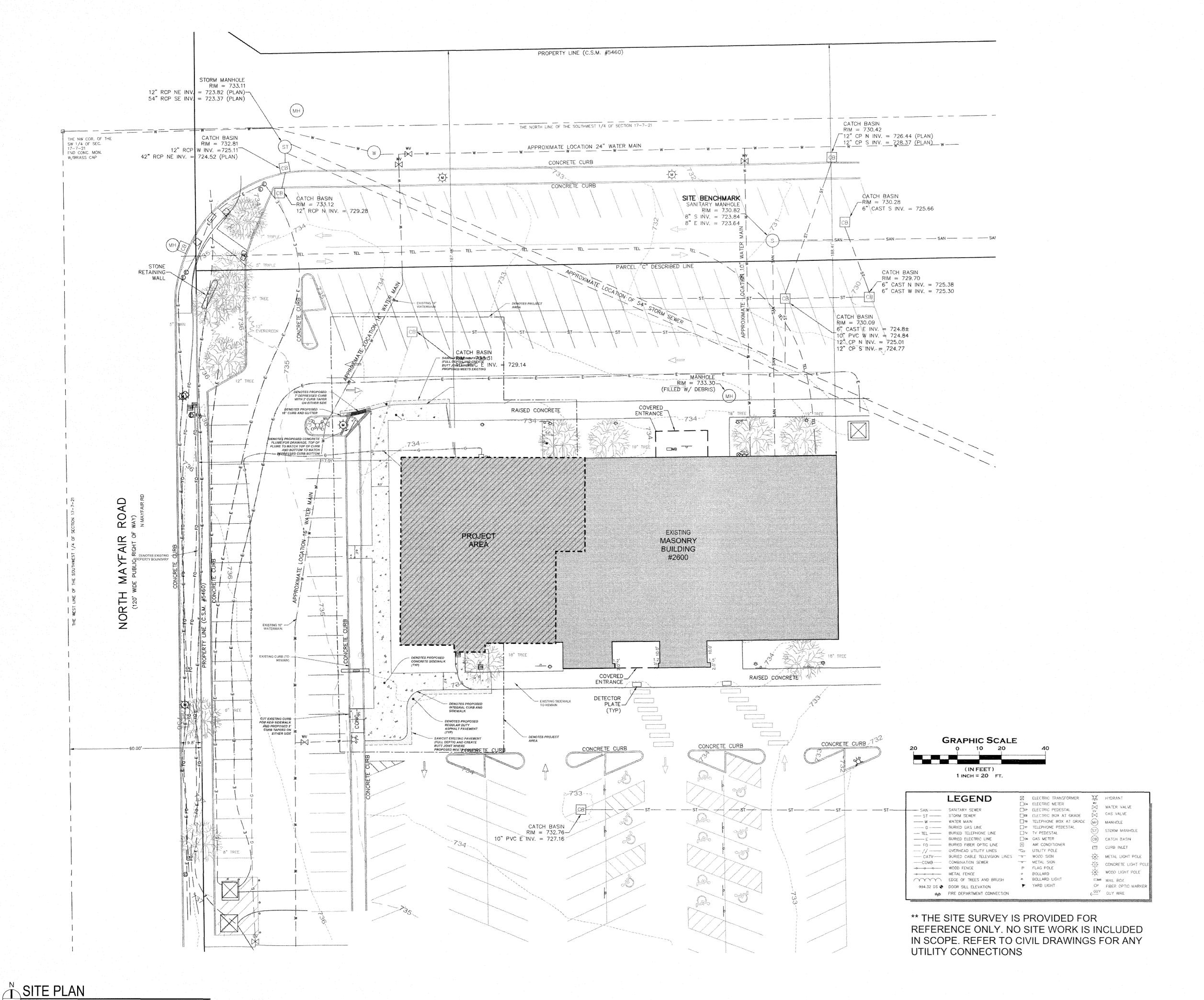
PHILLIPS JOB NUMBER -2336402 06/30/2023 DRAWN BY/CHECKED BY -

> DRAWING TITLE ---ARCHITECTURAL **SPECIFICATIONS**

DT/GC

SHEET NUMBER

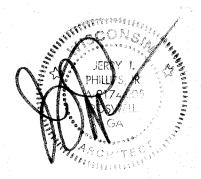
WIPEACHIRLE DUNGOODY RD. BUILDING A. SUITE 450 ATLANTA GEORGIA 100%



PHILLIPS

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CONSULTANT -



# DATE DESCRIPTION
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PROJECT

DIAMONDS DIRECT 2600 N Mayfair RD Wauwatosa, WI 53226

CLI



# DIAMONDS DIRECT

PHILLIPS JOB NUMBER — 2336402
ISSUE DATE — 06/30/2023
DRAWN BY/CHECKED BY — DT/GC
DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

**SP-1.0** 

901 PEACHIREE DUNIZOODY RD. BUILDING A. SUITE 450 ATLANTA. GEORGIA 30325

#### GENERAL NOTES

- ) CONTRACTOR SHALL COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE BUILDING CODES (COUNTY AND MUNICIPAL) @ CITY OF WAUWATOSA - WI, AND SHALL FOLLOW REQUIREMENTS SET UP BY THE CITY OF WAUWATOSA - WI., MILWAUKEE COUNTY AND LANDLORD.
- MATERIAL CONTAINED IN THE I.B.C. LATEST EDITION AND THE CITY OF WAUWATOSA WI., \$ REQUIREMENTS FOR PERMIT AS WELL AS ANY OTHER LOCAL REGULATIONS SHALL BECOME A PART OF THESE DOCUMENTS. CONTRACTOR SHALL BECOME FAMILIAR WITH THESE REQUIREMENTS AND, WHERE REQUIRED, SHALL INCORPORATE PORTIONS OF THESE DOCUMENTS AS PART OF THE BASIC
- CONTRACTOR IS TO BECOME FAMILIAR WITH ALL LOCAL RULES & REGULATIONS AND THE CONSTRUCTION POLICIES OF THE LANDLORD AND SHALL COORDINATE ALL SCHEDULING WITH LANDLORD'S PROJECT MANAGER PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING UTILITIES NECESSARY DURING CONSTRUCTION IF REQUIRED G.C. SHALL BE RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES DURING CONSTRUCTION UNTIL COMPLETION OF WORK / COORDINATE INSTALLATION OF BARRICADE WITH
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY SITE DIMENSIONS. IF A DISCREPANCE EXISTS ON THE DRAWINGS, CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK. IF CONTRACTOR PROCEEDS WITHOUT NOTIFICATION TO ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION TO IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES AND THEIR ASSOCIATED SEQUENCING / COORDINATE WITH OWNER AS REQUIRED FOR ALL SUBCONTRACTORS HIRED BY OWNER.
- PRIOR TO INSTALLATION OF CEILING UTILITIES, IF A CONFLICT EXISTS, CONTRACTOR IS TO NOTIFY ARCHITECT OR ENGINEER FOR FIELD VERIFICATION PRIOR TO DEVIATION FROM DESIGN INTENT. (ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN)
- THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL COSTS NECESSARY FOR CONNECTING AND MAKING LIGHTING FIXTURES OPERATIONAL IN CEILINGS & MILLWORK.
- ALL ELECTRICAL OUTLET PLATES TO MATCH COLOR OF SURFACE ON WHICH THEY ARE PLACED, WHITE IN WALLS/ BROWN IN MILLWORK / GRAY IN WALL PAPER COVERING / SEE ARCHITECTURAL
- ALL CONTRACTOR'S WORK TO BE PERFORMED IN A FIRST CLASS WORKMAN LIKE MANNER, MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM INSTALLATION TECHNIQUES OF THE TRADE.
- ) GLASS DOOR HARDWARE TO BE SELECTED BY OWNER. OTHER DOORS HARDWARE TO BE SCHLAG NEPTUNE "S" SERIES LEVER HANDLES MEDIUM DUTY. (SEE DOOR SCHEDULE) ALL HARDWARE FINISH TO BE SELECTED BY OWNER / HANDLES SHOULD BE OFFSET TO ALLOW ACCESS TO LOCK SET.
- (L) ALL CONSTRUCTION MATERIALS TO BE ASBESTOS FREE.
- ONTRACTOR IS TO COMPLY WITH ALL APPLICABLE LAWS CONCERNING HAZARDOUS MATERIALS THE TENANT SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT DURING ITS TENANCY.
- 1) THE TENANT'S LEASE PREMISES MUST COMPLY W/ TITLE III OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. COMPLIANCE WILL INCLUDE, BUT IS NOT LIMITED TO TO DESIGN, CONSTRUCTION, AND / OR ALTERATION OF THE LEASED PREMISES.
- ALL EXPOSED DRYWALL AREAS TO BE PATCHED, SANDED & PAINTED WITH ONE COAT OF SEALER & TWO COATS FLAT INTERIOR LATEX / COLOR TO BE SELECTED IN FIELD BY OWNER AND ARCHITECT. BASE BOARDS & S.C. DOORS TO BE PAINTED W SEMI-GLOSS ENAMEL. FILL & SAND PRIOR TO APPLYING SEALER COAT.
- P) NO SUBSTITUTIONS OF ANY ITEM SPECIFIED SHALL BE PERMITTED UNLESS NOTED.
- ANY MODIFICATION, TO BE COORDINATED WITH ALL PROFESSIONALS DISCIPLINES.
- (R) G.C. TO VERIFY EXACT LOCATION OF DRYWALL, MDF, MILLWORK , DUROCK, GREENBOARD & COORDINATE AS REQUIRED.
- GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS, CUT SHEETS OR SAMPLES OF THE FOLLOWING FOR APPROVAL:
- I. CEILING TILES, 2' X 2' (SEE REF. CEILING PLAN NOTES SHEET A-2, A2.1)
- 2. CEILING ACCESS PANELS (G.C. TO COORDINATE EXACT LOCATION WITH OWNER) 3. LIGHT FIXTURES & ASSOCIATED TRANSFORMERS
- 4. A/C GRILLES SEE MECHANICAL DRAWINGS
- 5. CARPET- COMMERCIAL GRADE / GLUE DOWN (COORDINATE W/ OWNER).
- 6. CERAMIC / MARBLE TILE (COORDINATE W OWNER)
- 7. PORCELAIN TILE (COORDINATE W OWNER) 8. LYT FLOOR AND VINYL BASE - (COORDINATE W OWNER)
- ALL MOLDINGS & MOOD BASE BOARD TO BE PAINT GRADE IN SALES AREA, DIAMOND ROOM, OFFICES & CORRIDOR, USE VINYL BASE AND PORCELAIN TILE IN WORK AREAS (AS NOTED ON FLOOR PLAN)
- 10. GENERAL MILLWORK, JEWELRY DISPLAY CASES, WALL WOOD PANELS (TO BE COORDINATED BY OWNER)
- SAFE LAYOUT AND SAFE DOOR (SAFE INFORMATION TO BE SUPPLIED BY OWNER)
- 12. ALL GLASS PANELS / SUBMIT SAMPLE 13. ALL DOORS, HARDWARE, AND HANDLES.
- 14. GRANITE AND CORIAN COUNTER TOPS

PLEASE NOTE:

PLEASE NOTE

PLEASE NOTE

PLEASE NOTE

2406 OF THE 2012 IBC.

DOOR INSTALLATION.

- 15. PAINT COLORS
- 16. ALL SIGNAGE (TO BE COORDINATED BY OWNER UNDER SEPARATE PERMIT)
- ) MEP ENGINEER AND/OR MEP SUBCONTRACTOR MUST DESIGN NATURAL GAS LINES, OXYGEN LINES & ADEQUATE VENTILATION AT JEWELER ROOM / COORDINATE WITH OWNER AS REQUIRED.

PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR & ALL SUBCONTRACTORS

SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, UTILITY LOCATIONS & CONDITIONS. IF A

CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATION TO IMPROVEMENTS.

EXTERIOR SIGNS BY OTHERS - NOT PART OF THIS PERMIT /

SHOP DRAWINGS MUST BE SUBMITTED FOR LL & CITY'S APPROVAL

DISCREPANCY EXISTS ON THE DRAWINGS, CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE PROCEEDING W/ WORK. IF CONTRACTOR PROCEEDS WITHOUT NOTIFICATION TO ARCHITECT.

ALL GLAZING IN HAZARDOUS LOCATION WILL BE SAFETY GLAZING AS REQUIRED BY SECTION

	E B TYPE © 3'-0"	TYPE D	TYPE (E)
DOOR ELEVATIONS	2'-0" Eq. Eq.	3'-0"	8 <sub>1</sub> -0 <sub>11</sub>

DOOR SCHEDULE

POINT LOCKING SYSTEM TO BE COORD. WITH OWNER

90 d. STAY-OPEN / (BRUSHED S.S. HARDWARE)

90 d. STAY-OPEN / (BRUSHED S.S. HARDWARE

90 d. STAY-OPEN / (BRUSHED S.S. HARDWARE)

90 d. STAY-OPEN / (BRUSHED S.S. HARDWARE)

90 d. STAY-OPEN / (BRUSHED S.S. HARDWARE)

PASSAGE HANDLE H.C. HARDWARE (EXT. LOCK)

DOORBELL (COORD, W/ OWNER HGT.)

T.B.D. / G.C. TO COORDINATE WITH OWNER

626 ELA OR SIMILAR - CONFIRM WITH OWNER

PASSAGE HANDLE H.C. HARDWARE (EXT. LOCK)

EXTERIOR STOREFRONT DOORS W/ 9/16" CLR. LAM. GLASS / CONT. HINGES /

60" SATIN FINISH - 1.5" Ø PULLS, OFFSET BOTH SIDES TO ALLOW ACCESS TO KEY CYLINDER /

1/2" CLEAR TEMP. GLASS DOOR W/ HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER -

1/2" CLEAR TEMP. GLASS DOOR W/ HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER -

1/2" CLEAR TEMP. GLASS DOOR W/ HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER -

1/2" CLEAR TEMP. GLASS DOOR W/ HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER -

1/2" CLEAR TEMP. GLASS DOOR W/ HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER -

OPAQUE FILM TO INSIDE FACE / ELECT. ENT. LOCK / (BRUSHED S.S. HARDWARE)

HARDWARE PASSAGE LOCK - 90 d. STAY OPEN - CONFIRM WITH OWNER

S.C. STAIN GRADE 1 3/4" WOOD DOOR W/ H.C. HARDWARE & INTERIOR PRIVACY LOCK (RATING = 30 MIN) STAIN COLOR TO MATCH DISPLAY CASES / PRESTIGE WALNUT

S.C. STAIN GRADE 1 3/4" WOOD DOOR W/ H.C. HARDWARE & INTERIOR PRIVACY LOCK

SOLID CORE STAIN GRADE 1 3/4" WOOD - H.C. HARDWARE, SELF-CLOSER & EXTERIOR LOCK (RATING =

(RATING = 30 MIN) STAIN COLOR TO MATCH DISPLAY CASES / PRESTIGE WALNUT

OPAQUE FILM TO INSIDE FACE / ELECT. ENT. LOCK / (BRUSHED S.S. HARDWARE)

DOORS THAT ARE INTENDED FOR GENERAL USE SHALL BE EQUIPPED WITH DOOR HARDWARE THAT IS EASILY OPERATED AND SHALL NOT REQUIRE A TIGHT GRASP TO OPERATE. SUCH DOORS

FIRE ALARM RELAY: INSTALL RELAYS ON DOORS EQUIPPED WITH MAGLOCKS AND FOB READERS, CONFIGURED TO RELEASE THE MAGLOCKS UPON ACTIVATION OF THE FIRE ALARM

SHALL COMPLY WITH THE REQUIREMENT FOR ACCESSIBILITY TO THE DISABLED. SECTION 309 ICC/ANSI, 2009.

SOLID CORE STAIN GRADE 1-3/4" WOOD DOORS W/ 12" - 'U' PULLS

STAIN COLOR TO MATCH DISPLAY CASES / PRESTIGE WALNUT

HREE LITE CLEAR ANODIZED ALUM. DOOR W/ CLEAR LEVEL 4 BULLET PROOF GLASS W/ OPAQUE FILM

INSIDE / PIVOT HINGES & HIDDEN CLOSER / 4' LONG 1"d. BRUSHED S.S. ALUM. OFFSET PULLS BOTH SIDES /

3 POINT LOCKING SYSTEM WITH MORTICE LOCK (LOCK TO BE COORD. W/ OWNER - BRUSHED S.S HARDWARE)

1/2" CLEAR TEMP. GLASS DOOR W/ OFFSET HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER - 90 d. STAY-OPEN / APPLIED

EXTERIOR H.M. DOOR IN A H.M. FRAME - W/ CONT. HINGES, SELF-CLOSER, H.C. HARDWARE & EXTERIOR LOCK (RATING = 60 MIN)

ELECTRIC CRASH BAR WITH 15 SECOND DELAY / S.S. SATIN FINISH KICKPLATE / PROVIDE A PEEPHOLE AT 60" AFF & HARDWIRED

30 MIN) STAIN COLOR TO MATCH DISPLAY CASES - PRESTIGE WALNUT / LOCK - SCHLAGE KEY PAD LOCK SIMILAR TO FE595 PLY

1/2" CLEAR TEMP. GLASS DOOR W/ OFFSET HANDLES BOTH SIDES & FLOOR MTD. LMR CLOSER - 90 d. STAY-OPEN / APPLIED

S.C. STAIN GRADE 1 3/4" WOOD DOOR (RATING = 30 MIN) STAIN COLOR TO MATCH DISPLAY CASES / PRESTIGE WALNUT W/

S.C. STAIN GRADE 1 3/4" WOOD DOOR (RATING = 30 MIN) STAIN COLOR TO MATCH DISPLAY CASES / PRESTIGE WALNUT W/

S.C. STAIN GRADE 1 3/4" WOOD DOOR - STAIN COLOR TO MATCH DISPLAY CASES (PRESTIGE WALNUT) / W/ H.C.

HEIGHT

ENTRANCE

ENTRANCE

DIAMOND

ROOM 4

ROOM 1

DIAMOND

DIAMOND

CORRIDOR

STORAGE

ENTRANCE

VAULT

MP. LOUNGE

RESTROOM

RESTROOM ELECTRICAL

ECH. ROOM

CLERICAL

STATIONS

ROOM 3

8'-0"

7'-10"

8'-0"

WIDTH

3'-0"

3'-0"

3'-0"

3'-0"

7'-0"

V.I.F.

	LEGEND	)	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXTERIOR WALLS / REFER TO EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS		EXTERIOR STOREFRONT SYSTEM & WINDOWS / (BLACK MATE FINISH) SEE EXTERIOR ELEVATIONS INT. GLASS PARTITION - 1/2" CLR. TEMP. GLASS
	INTERIOR PARTITION WALLS W/ 3-5/8" - 20 ga.  METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X'  DRYWALL EACH SIDE (SEE FLOOR PLAN, INTERIOR ELEVATIONS, & DETAILS)		W/ SURF. MTD."U" CHANNEL TOP & BOTTOM - BRUSHED STAINLESS FINISH (SEE FLOOR PLAN, INTERIOR ELEVATIONS, SECTIONS & DETAILS) INTERIOR STOREFRONT SYSTEM (CLEAR ANODIZED
· · · · · · · · · · · · · · · · · · ·	INTERIOR PARTITION WALLS W/ 3-5/8" - 20 ga.  METAL STUDS @ 16" O.C. W/ 5/8" TYPE 'X'  DRYWALL EACH SIDE & BATT INSULATION (SEE FLOOR PLAN, INT. ELEV. & DETAILS)		FINISH) W/ LEVEL 4 CLR. BULLET PROOF GLASS & OPAOUE FILM INSIDE (SEE FLOOR PLAN, INTERIOR ELEVATIONS, & DETAILS)  SAFE WALLS FURRED OUT W/ 7/8" - 20 ga.
	INT. PARTITION WALLS W/ LAMINATED FINISH OVER 5/8" P.T. PLYWOOD W/ 1/4" REVEALS (ENTRY SIDE & DMD. RMS. ONLY) OVER 5/8"		METAL FURRING STRIPS @ 16" O.C. AND 1/2" DRYWALL EACH SIDE
	TYPE 'X' DRYWALL EACH SIDE / OVER 3-5/8" - 20 ga. MTL. STUDS @ 16" O.C. & BATT INSULATION WHERE OCCURS (SEE PLAN, INT.ELEV., & DETAILS)		LAMINATED COUNTER TOP / LAMINATED PANELS (FINISH & HEIGHT VARIES / SEE FLOOR PLAN, INTERIOR ELEVATIONS, SECTIONS & DETAILS)
	INT. PARTITION WALLS / 5/8" TYPE 'X' DRYWALL - OVER 16 ga. OPEN WIRE MESH (UP TO 10'-6" AFF) -	12.12.12.12.	TIVI ENTON ELE VATIONO, SECTIONS & DETAILS)
********	OVER 5/8" DUROCK (FULL HGT. EACH SIDE) - OVER 3-5/8" - 20 ga. METAL STUDS @ 16" O.C. / PROVIDE FULL HGT. LAMINATED FINISH W/ 1/4" - REVEALS OVER 5/8" P.T. PLYWOOD OVER DRYWALL AT ENTRY AREA ONLY) / (SEE PLAN, INT. ELEV., & DETAILS)	4 4 4	GRANITE OR CORIAN COUNTER TOP (FINIHS & HEIGHT VARIES / SEE FLOOR PLAN INTERIOR ELEVATIONS, SECTIONS & DETAILS)
	- OBJECTS OVERHEAD		SECTION DESIGNATION
	OBJECTS HIDDEN	DIRECTION	SHEET LOCATION SECTION CUT

		INTER	IOR FIN	IISH SCHEDULE					
ROOM NAME	ROOM	FLOOR	BASE	CEILING (1)		W A	LLS	REMARKS	
	NUMBER				N	S	E	W	
ENTRY AREA	101)	MΤ	WB1	5/8" TYPE "X" PAINTED DRYWALL CEILING / P2 (2)	G1/WD	SD-S / WD	WD	G1/WD	
RECEPTION AREA	102	C1	WB1	24"x24" DROPPED CEILING (2)	P1	SS/P1	G1 / P1	P1	
DIAMOND ROOM 1	103	C1	WB1	24"x24" DROPPED CEILING (2)	SS/WD	G2 / P1	WD	WD	
DIAMOND ROOM 2	104	C1	WB1	24"x24" DROPPED CEILING (2)	SS/WD	G2 / P1	WD	WD	
DIAMOND ROOM 3	105	C1	WB1	24"x24" DROPPED CEILING (2)	SS/WD	G2 / P1	WD	SS/WD	
SALES AREA	106	C1	WB1	5/8" TYPE "X" PAINTED (1) DRYWALL CEILING / P2	G2/WC	WC / G1	WC/WD	WC/SS	REFER TO ELEVATIONS FOR ALL WALLS FINISHES
SEATING AREA	107	MT	WB1	5/8" TYPE "X" PAINTED (1) DRYWALL CEILING / P3	SS/WD	-	WD	G2/WC	
KIDS ROOM	108	C1	WB1	24"x24" DROPPED CEILING (2)	SS/P1	G2 / P1	P1	G2 / P1	
GIFT WRAP AREA	109	LVT1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
MEN H.C. RESTROOM	(110)	PT3	-	24"x24" DROPPED CEILING (2)	PT2	PT2	PT2	PT1	
WOMEN H.C. RESTROOM	(11)	PT3	-	24"x24" DROPPED CEILING (2)	PT2	PT2	PT2	PT1/PT2	
CLERICAL STATION	(112)	C1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
VAULT	(113)	LVT1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
EMPLOYEE LOUNGE	114)	LVT1	RB1	24"x24" DROPPED CEILING (3)	P1	P1	P1	P1	
ELEC. / TECH. ROOM	(115)	LVT1	RB1	24"x24" DROPPED CEILING (2)	PW	PW	PW	PW	
RESTROOM VESTIBULE	(116)	C1	WB1	5/8" TYPE "X" PAINTED (1) DRYWALL CEILING / P2	P1 / M1	G2 / P1	P1	-	
JEWELERS WORK AREA	(117)	LVT1	RB1	24"x24" DROPPED CEILING (3)	FRP	FRP	FRP	FRP	
BACK CORRIDOR	(118)	LVT1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
STORAGE	119	LVT1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
STORAGE	120	LVT1	RB1	24"x24" DROPPED CEILING (2)	P1	P1	P1	P1	
DIAMOND ROOM 4	121)	C1	WB1	24"x24" DROPPED CEILING (2)	G2 / P1	SS/WD	WD	SS/WD	

(1) REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS (SHEET A-2.0)

(2) 24" x 24" DROPPED CEILING TO BE ARMSTRONG - DUNE (WHITE COLOR), FINE TEXTURE W/ SUPRAFINE 9/16" EXPOSED WHITE TEE GRID

(3) 24" X 24" DROPPED CEILING TO BE ARMSTRONG - CLEAN ROOM MYLAR (VINYL FACED), SMOOTH TEXTURE W/ PRELUDE 15/16" SQUARE LAY-IN / EXPOSED WHITE TEE SYSTEM (OR EQUAL)

P1: LATEX PAINT - SATIN FINISH / COLOR TO BE SHERWIN WILLIAMS

P2: LATEX PAINT - FLAT FINISH / COLOR TO BE SHERWIN WILLIAMS

P3: LATEX PAINT - FLAT FINISH / COLOR TO BE SHERWIN WILLIAMS

WD: LAMINATED PANELS (BY OTHERS) / FINISH COLOR TO MATCH

2834-42340 ADALINE LIGHT GRAY GEOMETRIC

SW 7007 CEILING BRIGHT WHITE / GC TO CONFIRM W/ OWNER

DISPLAY CASES FORMICA PRESTIGE WALNUT / GC. TO COORD

WB1: WOOD BASE / STAIN COLOR TO MATCH LAMINATED DISPLAY CASES

FORMICA PRESTIGE WALNUT / GC. TO CONFIRM W/ OWNER

RB1: 4" RUBBER COVE BASE / SANDLWOOD OR SIMILAR COLOR TO MATCH VCT1

SW 7000 IBIS WHITE / GC TO CONFIRM W/ OWNER

SW 7072 ONLINE / GC TO CONFIRM W/ OWNER

W/ OWNER & MILLWORK SUBCONTRACTOR

WC: WALL PAPER COVERING / BREWSTER

G1: GLASS - CLEAR / LEVEL 4 BULLET PROOF

G2: GLASS - 1/2" CLEAR TEMPERED GLASS

M1: FULL HEIGHT MIRROR

## FINISH SPECIFICATIONS

C1: CARPET - HIGH QUALITY COMMERCIAL GRADE / MILLIKEN

CUSTOM CARPET TILES (SUPPLIED BY OWNER) LVT1: 18" x 36" LVT / MILLIKEN STN108

PT1: 24" x 48" PORCELAIN TILE / BLACK COLOR # 2600006 - SAHARA NOIR SQ LAPP (WALL BEHIND PLUMBING

FIXTURES, FULL HEIGHT; (TO BE INSTALLED VERTICAL) PT2: 12" x 24" PORCELAIN TILE / WHITE COLOR

# 7710100-MUSE STATUARIO POLISHED (SIDE WALLS & DOOR SIDE: FULL HEIGHT - TO BE ALIGNED W/ FLOOR TILES)

PT3: 12" x 24" PORCELAIN TILE / WHITE COLOR # 7710001 MUSE STATUARIO SATIN / FLOORING OVER WATER PROOF MEMBRANE

MT: W/ SLIP RESISTANT FINISH (TO BE ALIGNED W/ SIDE WALLS TILES)

12" X 24" NATURAL STONE MARBLE / TOPCU ALPINE SILVER MARBLE -M854311 - HONED FINISH

SD-S: EXTERIOR STOREFRONT DOORS & STOREFRONT SYSTEM

SS: EXTERIOR STOREFRONT SYSTEM / WINDOW

PW: 1 HR. FIRE RATED PLYWOOD / NO PAINT

PLEASE NOTE: ALL EXPOSED WOOD SURFACES TO BE PAINTED W/ LATEX SEMI-GLOSS / COLOR TO BE SELECTED BY OWNER.

PROVIDE A METAL TRANSITION STRIP BETWEEN OPPOSING FLOOR FINISHES / FLOOR TRANSITIONS MUST BE FLUSH - AT ALL WALL PAPER COVERING CORNER WALLS PROVIDE CLEAR CORNER GUARDS - LEXAN (POLYCARBONATE) BY THE CORNER GUARD STORE

120in x .75in x .75in - 90 Deg, .042in Thick - AT TOP OF WINDOW SILLS (INTERIOR SIDE) WITH WALL PAPER COVERING, PROVIDE 3/8" CLR. LAMINATED GLASS ON TOP OF WALL PAPER COVERING.

#### PLEASE NOTE:

PLEASE NOTE:

INTERIOR WALL PARTITIONS

INTERIOR FINISHES & FLOORS:

SHOP DRAWINGS & SAMPLES TO BE SUBMITTED TO ARCHITECT & OWNER FOR APPROVAL PRIOR TO RELEASE FOR FABRICATION. G.C. TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK UNITS INCLUDING: ALL DISPLAY UNITS, P.O.S., CUSTOMER SERVICE AREA, WALL WOOD PANELS, COUNTER TOPS & CABINETS. IF G.C. RELEASES ANY SUB-CONTRACTOR WITHOUT WRITTEN APPROVAL OF ARCHITECT AND OWNER, ARCHITECT RESERVES THE RIGHT TO REQUEST REMOVAL AND REPLACEMENT WITH SPECIFIED ITEM AT NO COST TO OWNER FOR PURCHASE, LABOR, MATERIALS, OR INSTALLATION.

- ANY EXTERIOR WALL OR INTERIOR PARTITION TO BE USED FOR THE SUPPORT OF SHELF STANDARDS OR HEAVY ATTACHMENTS MUST BE REINFORCED, PROVIDING

\_ G.C. TO PROVIDE CONTINUOUS BACKING AT WALL MOUNTED CABINETS, SHELVES, ETC. (TYPICAL). COORDINATE WITH OWNER'S MILLWORK SUBCONTRACTOR.

- ALL MODIFICATIONS TO THE SLAB FOR INFILL AREAS OR PENETRATIONS SHALL BE REPAIRED TO MEET OR EXCEED THE ORIGINAL SLAB DESIGN CHARACTERISTICS. THE TENANT SHALL PROPERLY SEAL ALL PENETRATIONS TO COMPLY WITH CODE REQUIREMENTS. THE FIRE RATED FLOOR ASSEMBLY SHALL BE MAINTAINED AND

- TENANT SHALL PROVIDE A METAL TRANSITION STRIP BETWEEN OPPOSING FLOOR FINISHES, AND AS REQUIRED AT ANY EXPANSION JOINT IF OCCUR IN TENANT'S SPACE.

- TENANT MUST INSTALL A SURFACE APPLIED LATEX-RUBBER WATERPROOFING MATERIAL UNDER THE FLOOR FINISH IN ALL WET AREAS OF THE SPACE SUCH AS AREAS

THE MEMBRANE SHALL BE MANUFACTURER'S STANDARD FACTORY-PACKAGED, JOB-MIXED, PROPRIETARY, 2-PART FORMULATION CONSISTING OF LIQUID LATEX-RUBBER

WITH SINKS, DRINKING FOUNTAINS, ETC. THE MEMBRANE SHALL LAP UP PERIMETER WALLS UNDERNEATH COVED BASE TO A MINIMUM HEIGHT OF 12" AFF.

AND POWDER FOR TROWEL APPLICATION WITH GLASS-FIBER-FABRIC REINFORCING (LATICRETE 9235, OR SUMMITVILLE S-9000)

# FRP: 4' x 8' FRP PANELS - WHITE COLOR / TO BE COORD. W/ OWNER

| DIAMONDS DIRECT 2600 N Mayfair RD Wauwatosa, WI 53226

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DESCRIPTION

TI PERMIT SET

OWNER'S COMMENT

DATE

07/31/2023



# DIAMONDS DIRECT

PHILLIPS JOB NUMBER ———	
IOCHE DATE	23364
ISSUE DATE	06/30/20
DRAWN BY/CHECKED BY	DT/0
DRAWING TITLE	

GENERAL NOTES / DOOR SCHEDULE / FINISH SCHEDULE

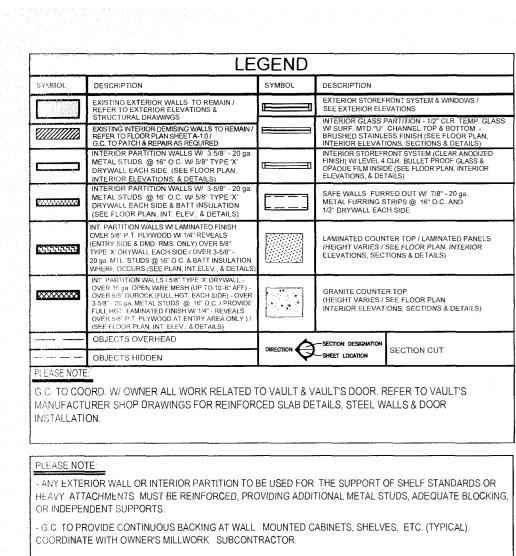
901PLACHIRLE DUNWOODY RD BUILDING A. SUITE 450 ALLANTA GLORGIA 30 1/6

FIRE EXTINGUISHERS: - FIRE EXTINGUISHER ARE REQUIRED BY LOCAL JURISDICTION. SHALL BE 51b ABC MOUNTED @ 48" AFF. TO TOP OF HANDLE, NOT TO EXCEED 75' OF TRAVEL DISTANCE, AND SHALL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY · COORDINATE W/ FIRE PROTECTION AUTHORITY FOR PLACEMENT OF EXTINGUISHERS

ADDITIONAL METAL STUDS, ADEQUATE BLOCKING, OR INDEPENDENT SUPPORTS.

ALL PLUMBING, MECHANICAL, AND ELECTRICAL DEVICES PENETRATING FLOOR SHALL BE FIRE RATED.

G.C. TO COORD: W/ OWNER ALL WORK RELATED TO VAULT & VAULT'S DOOR / REFER TO VAULT'S MANUFACTURER SHOP DRAWINGS FOR REINFORCED SLAB DETAILS, STEEL WALLS &



- FIRE EXTINGUISHERS SHALL BE 5Ib ABC MOUNTED @ 48" AFF. TO TOP OF HANDLE, NOT TO EXCEED 75' OF TRAVEL DISTANCE, AND SHALL BE CURRENTLY TAGGED BY A LICENSED FIRE EQUIPMENT COMPANY. G.C. TO COORDINATE W/ FIRE PROTECTION AUTHORITY & OWNER FOR PLACEMENT OF EXTINGUISHERS.

PLEASE NOTE:
ALL EXISTING DIMENSIONS, UTILITY LOCATIONS & CONDITIONS, TO BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.

FOR ARCHITECT (BLITSTEIN DESIGN) & OWNER APPROVAL, G.C. TO PROVIDE SHOP DRAWINGS FOR ALL LAMINATED & GLASS DISPLAY CASES, P.O.S., CABINETS, & COUNTER TOPS

PLEASE NOTE:
PRIOR TO START CONSTRUCTION, G.C. TO COORDINATE & CONFIRM
WITH OWNER THE EXACT DIMENSIONS FOR ALL WALL RECESSED,
SURFACE MTD. & HANGING LITE BOXES (TYP.)

PLEASE NOTE:
GENERAL CONTRACTOR MUST COORDINATE COLOR
OF ALL FLOOR OUTLETS AND WALL OUTLETS LOCATION
WITH FLOOR & FURNITURE COLORS.
PLEASE SEE ELECTRICAL PLAN & CONTACT MILLWORK
SUBCONTRACTOR FOR ANY CLARIFICATION.

LEASE NOTE:

HE TENANT'S CONTRACTOR SHALL NOT BE PERMITTED

O MODIFY, ATTACH TO OR HANG ANY LOADS FROM THE

L'S DUCTWORK, WATER LINES, OR CONDUITS.

LL FINISHED SURFACES TO BE TRUE, LEVEL AND PLUMB.

PLEASE NOTE: G.C. TO CONTACT LANDLORD ENGINEER PRIOR TO START ANY SLAB WORK.

ALL MODIFICATIONS TO THE SLAB FOR INFILL AREAS OR PENETRATIONS SHALL BE REPAIRED TO

MEET OR EXCEED THE ORIGINAL SLAB DESIGN CHARACTERISTICS.
THE TENANT SHALL PROPERLY SEAL ALL PENETRATIONS TO COMPLY WITH CODE REQUIREMENTS.
THE FIRE RATED FLOOR ASSEMBLY SHALL BE MAINTAINED AND ALL PLUMBING, MECHANICAL, AND ELECTRICAL DEVICES PENETRATING FLOOR SHALL BE FIRE RATED.

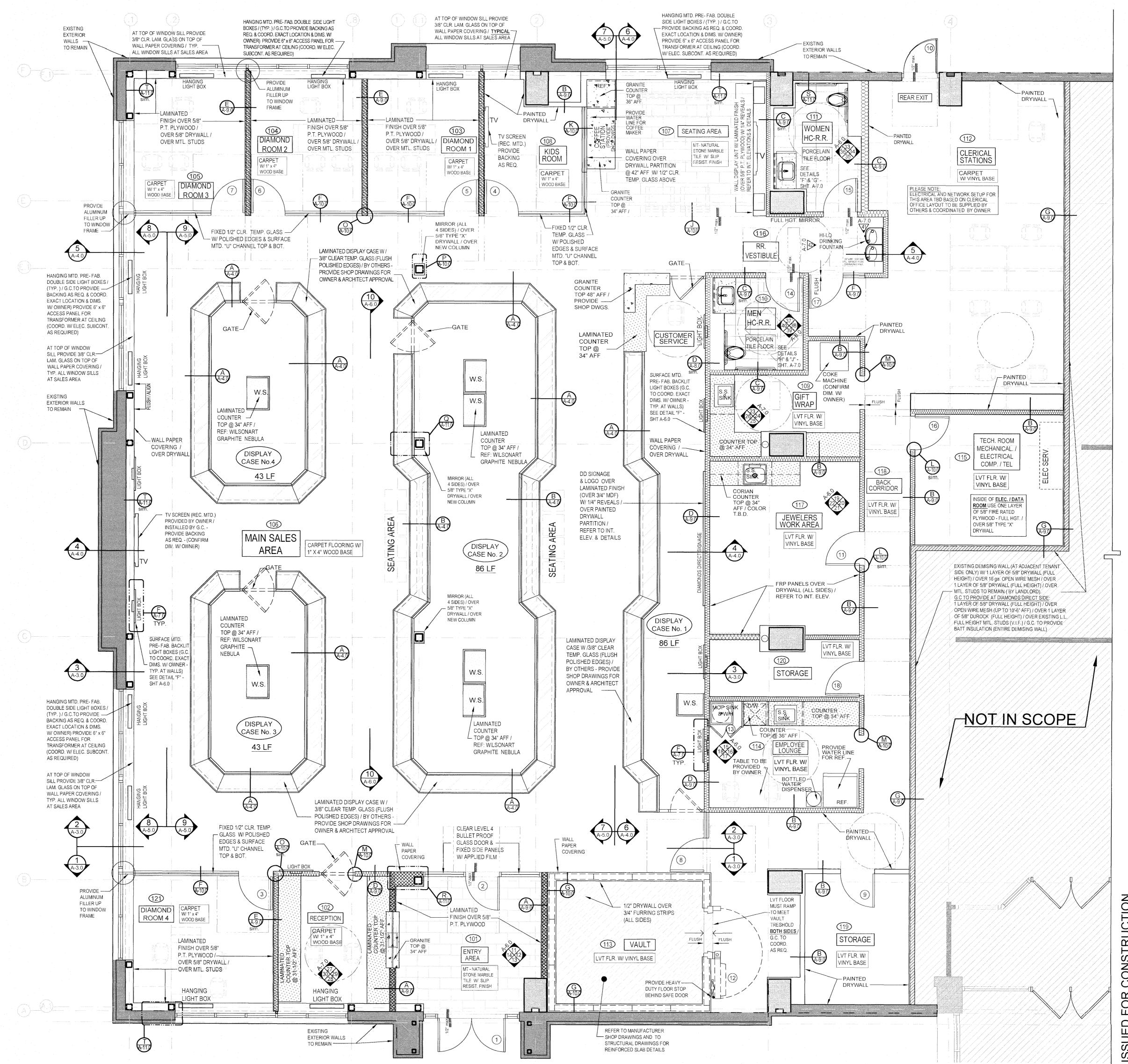
PLEASE NOTE:
PLEASE SEE SHEET A-0.0 FOR GENERAL NOTES, DOOR SCHEDULE & INTERIOR FINISH SCHEDULE.

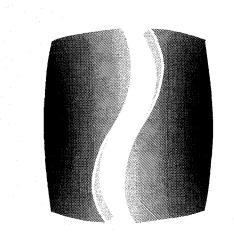
PLEASE NOTE: EXTERIOR SIGN BY OTHERS - NOT PART OF THIS PERMIT!

G C TO PROVIDE SHOP DRAWINGS FOR OWNER & CITY APPROVAL.

PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR & ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, UTILITY LOCATIONS & CONDITIONS. IF A DISCREPANCY EXISTS ON THE DRAWINGS, CONTRACTOR IS TO NOTIFY ARCHITECT BEFORE PROCEEDING W/ WORK. IF CONTRACTOR PROCEEDS WITHOUT NOTIFICATION TO ARCHITECT, CONTRACTOR

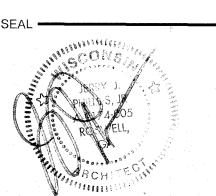
SHALL BE RESPONSIBLE FOR MODIFICATION TO IMPROVEMENTS.





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CLIENT -



DIAMONDS DIRECT

PHILLIPS JOB NUMBER

DRAWING TITLE

2336402

06/30/2023

DT/GC

FLOOR PLAN

A-1.0

9#1 PEACHIREE DUNGOODY RD.

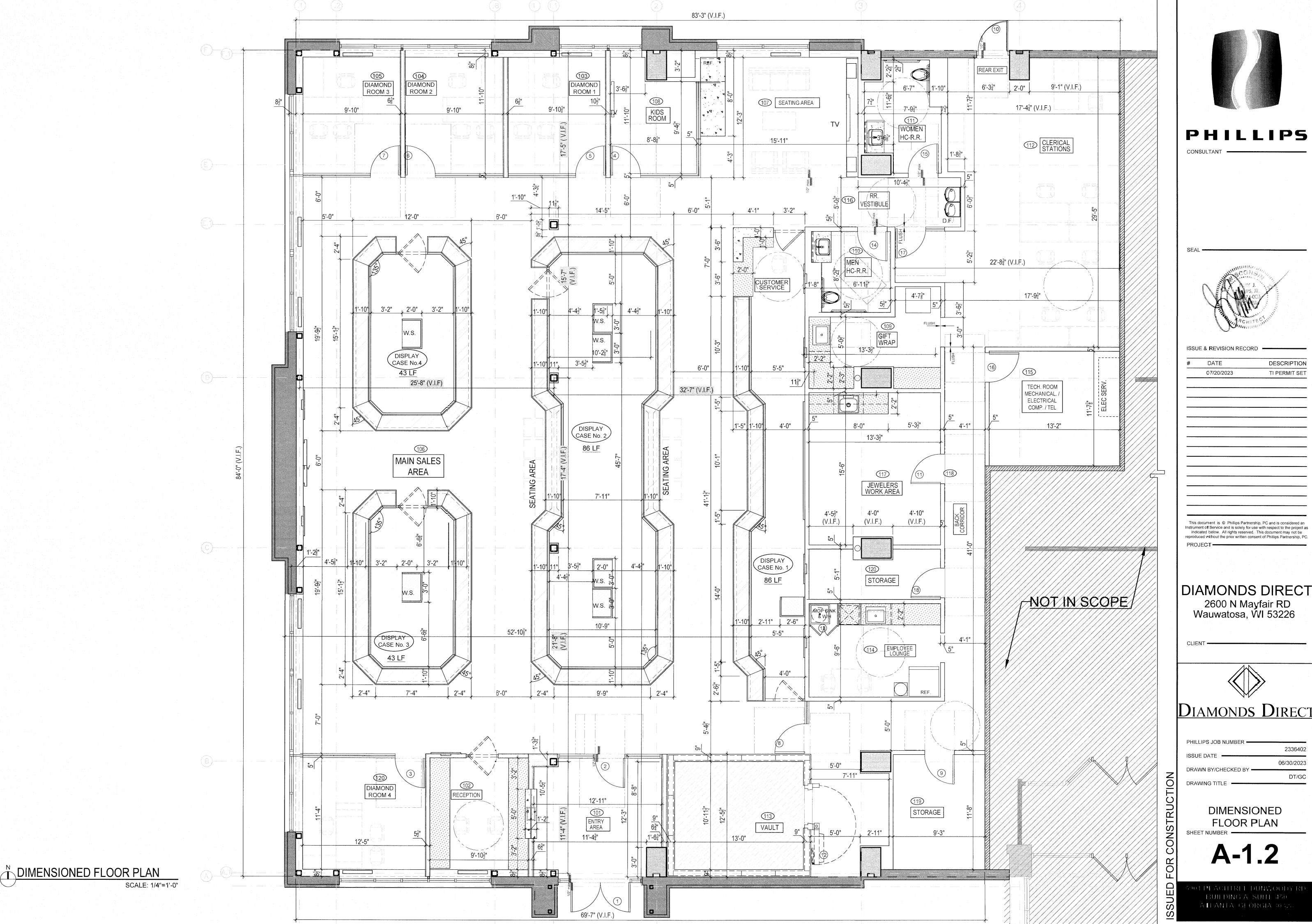
BUILDING A. SUHL 150

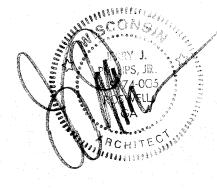
ATLANTA OF BROWN 10005

SHEET NUMBER

N FLOOR PLAN

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





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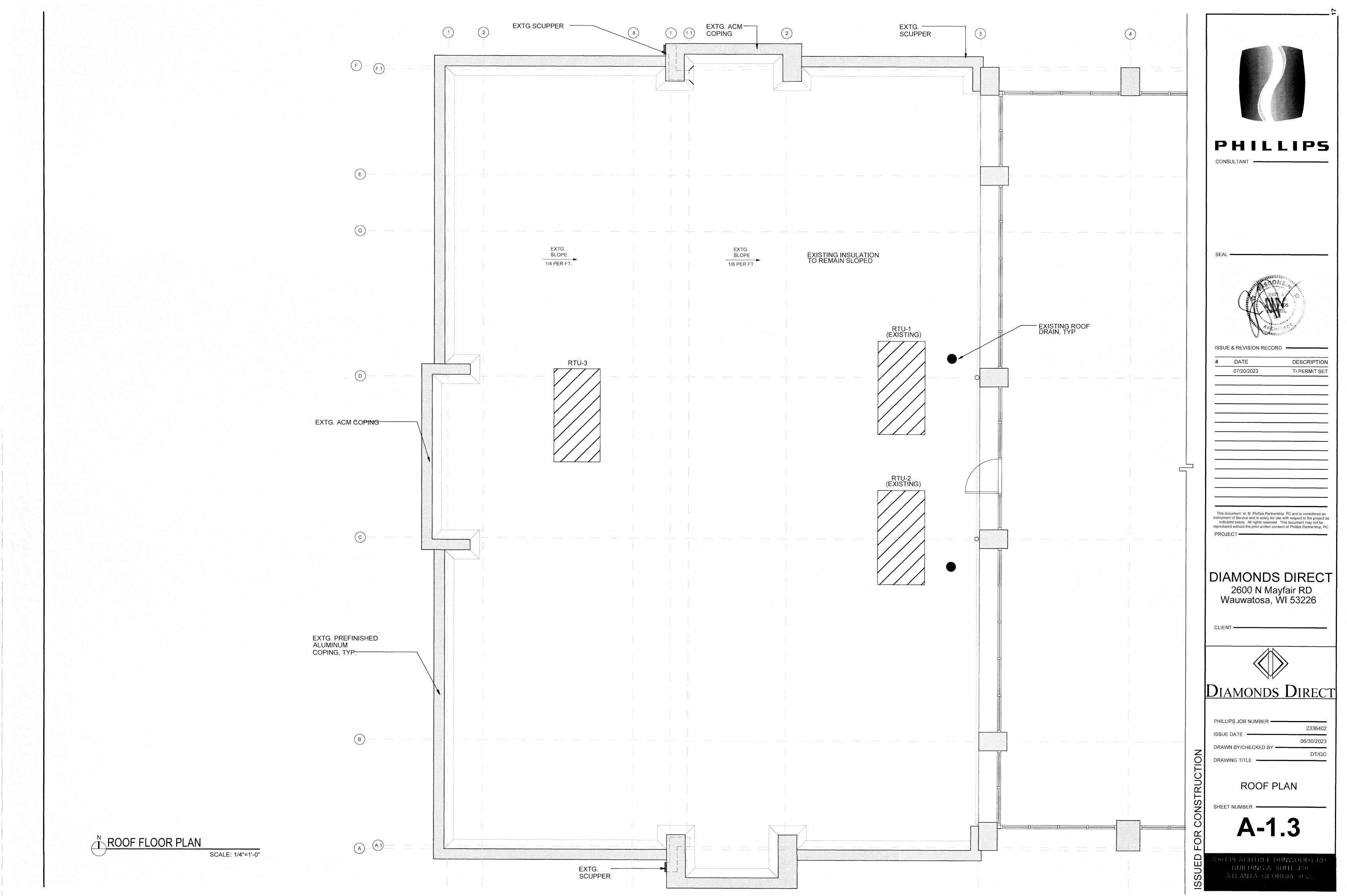


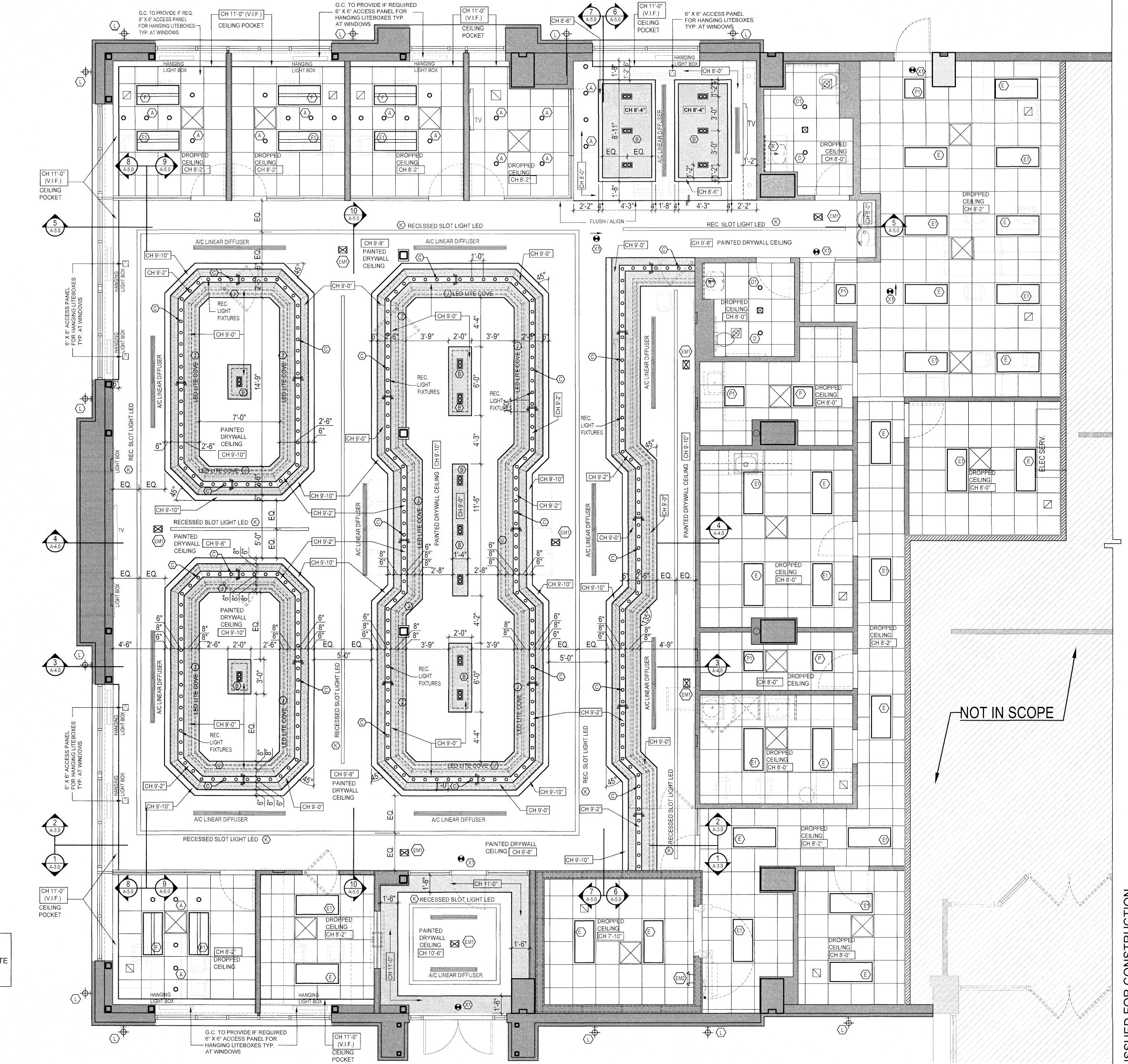
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> **DIMENSIONED** FLOOR PLAN

A-1.2





PLEASE NOTE:

REFER TO MECH. DWGS. FOR ALL A/C SUPPLY AND RETURN GRILLES.

A/C SUPPLY SQUARE GRILLS TO BE TITUS OMNI MODEL - MATTE WHITE COLOR. G.C. TO PROVIDE SHOP DRAWINGS FOR OWNER / ARCHITECT APPROVAL.

REFLECTED CEILING PLAN

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

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CHENT -



PHILLIPS JOB NUMBER 2336402

DRAWN BY/CHECKED BY

DT/GC

DRAWING TITLE

REFLECTED CEILING PLAN

SHEET NUMBER -

4-2.0

5901 PEACHTREE DUNWOODY RD. BUILDING A. SUITE 450 ATLANTA. GEORGIA 30325

			Diamonds Direct	t - WISC	CONSIN			
			Lighting Fixtu	re Scl	nedule			
TYPE	DECRIPTION	MFR	CATLOG NUMBER	VOLTS	LAMPS	WATTS	MOUNTING	REMARKS
А	4" RECESSED DOWNLIGHT	ELITE	HHJ4-LED-900L-DIM10-MVOLT-MD-50K- 90+-HH4-4501-WH-WH-BRACKETS	120	LED	10w MAX	RECESSED	
В	2 LIGHT RECESSED MULTIPLE	SOLAIS	XFR12-XM20-15C-50K/1100-WH/WH	120	LED	29w	RECESSED	
С	4" RECESSED DOWNLIGHT W/ QUICK CONNECT	ELITE	HHJ4-LED-900L-DIM10-MVOLT-MD-50K- 90+-HH4-4501- MB-BK	120	LED	10w MAX	RECESSED	
D	4" RECESSED DOWNLIGHT	ELITE	HH4LED1200LDIM10MVOLTMD40K90+ HH44501W-WH	MVOLT	LED	16w	RECESSED	
D1	4" RECESSED DOWNLIGHT W/ EM	ELITE	HH4LED1200LDIM10MVOLTMD40K90E M+HH44501W-WH	MVOLT	LED	16w	RECESSED	
E	2X4 FLAT PANEL	CREE	C-TR-C-FP24-37L-40K-WH	120/277	LED	29w	RECESSED	
E1	2X4 FLAT PANEL W/ EM	CREE	C-TR-C-FP24-37L-40K-WH-EB	120/277	LED	29w	RECESSED	
F	2X4 INDIRECT TROFFER	ENVISION	LED-CBT-2X2-35W-50K-HL	120/277	LED	35	RECESSED	
F1	2X4 INDIRECT TROFFER W/ EM	ENVISION	LED-CBT-2X2-35W-50K-HL-EMB	120/277	LED	35	RECESSED	
G	LED LIGTH INSIDE DISPLAY CASES		(BY OTHERS - INCLUDED WITH MILLWORK / TO BE COORDINATE WITH OWNER)					INSIDE DISPLAY CASES
J	LED TAPE LIGHT-RUNS PER PLANS	JESCO	DL-FLEX2-UP-HO-5090 SERIES PLUS MULTIPLE PARTS TO COMPLETE RUNS	120-277	LED	3.8W/FT	IN CHANNEL	LENGTHS PER PLANS.
K	2" RECESSED LED LINEAR	MERCURY	MLS2-F-CUSTOM-50K-HTA-1%-U	120-277	LED	3.5 PER FT	RECESSED	LENGTHS PER PLANS.
L	LED EXTERIOR SCONCE	IDEOLI	1107-0021-P / EXTERIOR LED TUBE 56 IN H	120-277	LED	45	SURFACE MOUNTED	
L	LED EXTERIOR WALL SCONCE	ET2 ONLINE	E41344-SA	120	LED	(2) 15	SURFACE MOUNTED	ALTERNATIVE IF IDEOLI BRAND IS N AVAILABLE
М	EXTERIOR WALL PACK	LUMARK	XTOR1B-W-BK	120	LED	12	SURFACE MOUNTED	
Ν	DECORATIVE SCONCE				~-			NOTUSED
Р	2X2 FLAT PANEL	CREE	FLP22-D38W40	120/277	LED	31	RECESSED	
R	LED GLASS MIRROR	PARIS MIRROR	HARM48356000D	110	LED	59	WALL MOUNTED	INSTALL VERTICALLY 35"w. x 48" h.
EM1	RECESSED DOWNLIGHT FOR EM	ENVISION	LED-SL-PNL-6SQ14W-TRI-WHT-EMB	120	LED	14	RECESSED	STANDARD DOWNLIGHT - ALWAYS WITH EM BACK-UP
EM2	EMERGENCY LIGHT	LIGHTALARMS	LCAB-2SQLED	120	LED	2	SURFACE MOUNTED	
X1	EDGELIT EXIT SIGN	CONTECH	REXA-SF-R-EM-P	120/277	LED	3	SURFACE MOUNTED	
X1-D	EDGELIT EXIT SIGN (DOUBLE FACE)	CONTECH	REXA-DF-R-EM-C-P	120/277	LED	3	SURFACE MOUNTED	
X2	EXIT SIGN	LIGHTALARMS	QLXN500R-N	120/277	LED	2.5	SURFACE MOUNTED	
Х3	EXIT/EM COMBO	LIGHTALARMS	LCAC-R-SQLED	120/277	LED	3	SURFACE MOUNTED	

★ ALL LIGHT FIXTURES TO BE PROVIDED BY OWNER / INSTALLED BY G.C. \*\* FACTORY SUBMITTAL TO BE APPROVED BY ARCHITECT BEFORE ORDERING \*\*\* ALL LIGHTS AT SALES AREA & DIAMOND ROOMS TO BE 5000 K 80-85+CRI
ALL LIGHTS AT BACK AREAS TO BE 4000 K 80-85+CRI

	LEGEND												
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION								
0	RECESSED LIGHT FIXTURE		A/C GRILLE / TITUS OMNI MODEL - MATTE WHITE COLOR	No	LIGHT FIXTURE NUMBER								
	CONT. LED LIGHT FIXTURE		A/C LINEAR GRILLE MATTE WHITE COLOR		EMERGENCY LIGHT								
00	2 LIGHT COMBO		A/C RETURN MATTE WHITE COLOR		EXIT SIGN								
	2' x 4' TROFFER LED LIGHT FIXTURE (DIAMOND ROOMS)		EXHAUST FAN		METAL ACCESS PANEL / G.C TO INSTALL AS REQUIRED								
	2' x 4' PRISMATIC LIGHT				REC. EMERGENCY LIGHT								
	LED LIGHT COVE FIXTURE												

PLEASE NOTE:

FOR EXACT QUANTITIES OF LIGHTING AND EXACT LIGHT COVES LOCATIONS SEE INTERIOR ELEVATIONS PRIOR TO BIDDING AND INSTALLATION. ELECTRICAL CONTRACTOR TO INCLUDE INTERIOR ELEVATIONS AS PART OF BID AND COORDINATE LOCATION W/ ARCHITECTURAL DRAWINGS, SEE SHEETS A-2.0, A-3.0, A-4.0, A-5.0, A-6.0 & DETAILS

24" x 24" FLUSH METAL ACCESS PANEL W/ FLUSH AND TAPED JOINTS AT THE PERIMETER.

EXACT LOCATION / INSTALL AS REQUIRED. PLEASE NOTE: ALL FURRING, FRAMING & BLOCKING

ABOVE THE CEILING SHALL BE OF NON-COMBUSTIBLE MATERIALS.

GENERAL CONTRACTOR TO FIELD VERIFY

PLEASE NOTE: PLEASE NOTE: LIGHT FIXTURES TYPE "C" TO BE GENERAL CONTRACTOR ALIGNED WITH DISPLAY CASES SHALL NOT BE PERMITTED TO BELOW, EXACTLY AS INDICATED MODIFY, ATTACH TO OR HANG IN DRAWINGS, SEE SHEETS A-2.0 ANY LOADS FROM THE LL'S A-3.0, A-4.0, A-5.0, A-6.0

PLEASE NOTE: PLEASE NOTE: ALIGN ALL SOFFITS AND COVES WITH CASES BELOW -SEE SHEETS A-2.0, A-3.0, A-4.0,

A-5.0, A-6.0 FOR EXACT LOCATION.

PLEASE NOTE: FOR ALL LITE COVES

G.C. TO VERIFY PRIOR TO FINAL INSTALLATION OF STRIP LIGHTING THAT ALL LED STRIPS LIGHTS "ARE NOT" VISIBLE FROM THE SALES AREA AT ANY POINT.

PLEASE NOTE:

PLEASE NOTE:

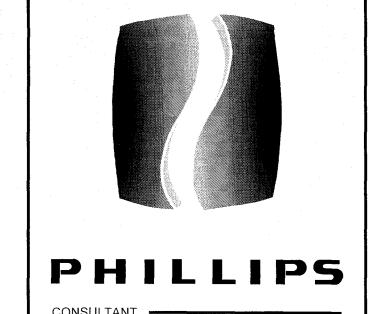
REFER TO MECH. DWGS. FOR ALL A/C SUPPLY AND RETURN GRILLES. A/C SUPPLY SQUARE GRILLS TO BE TITUS OMNI MODEL - MATTE WHITE COLOR. G.C. TO PROVIDE SHOP DRAWINGS FOR OWNER / ARCHITECT

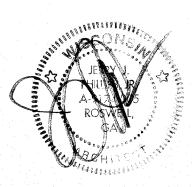
ALL DROPPED CEILING TO BE ARMSTRONG / DUNE, FINE TEXTURE W/ SUPRAFINE 9/16" EXPOSED WHITE TEE GRID.

DUCTWORK, WATER LINES, OR

ALL FINISHED SURFACES TO BE

TRUE, LEVEL AND PLUMB.





11	DATE	DESCRIPTION
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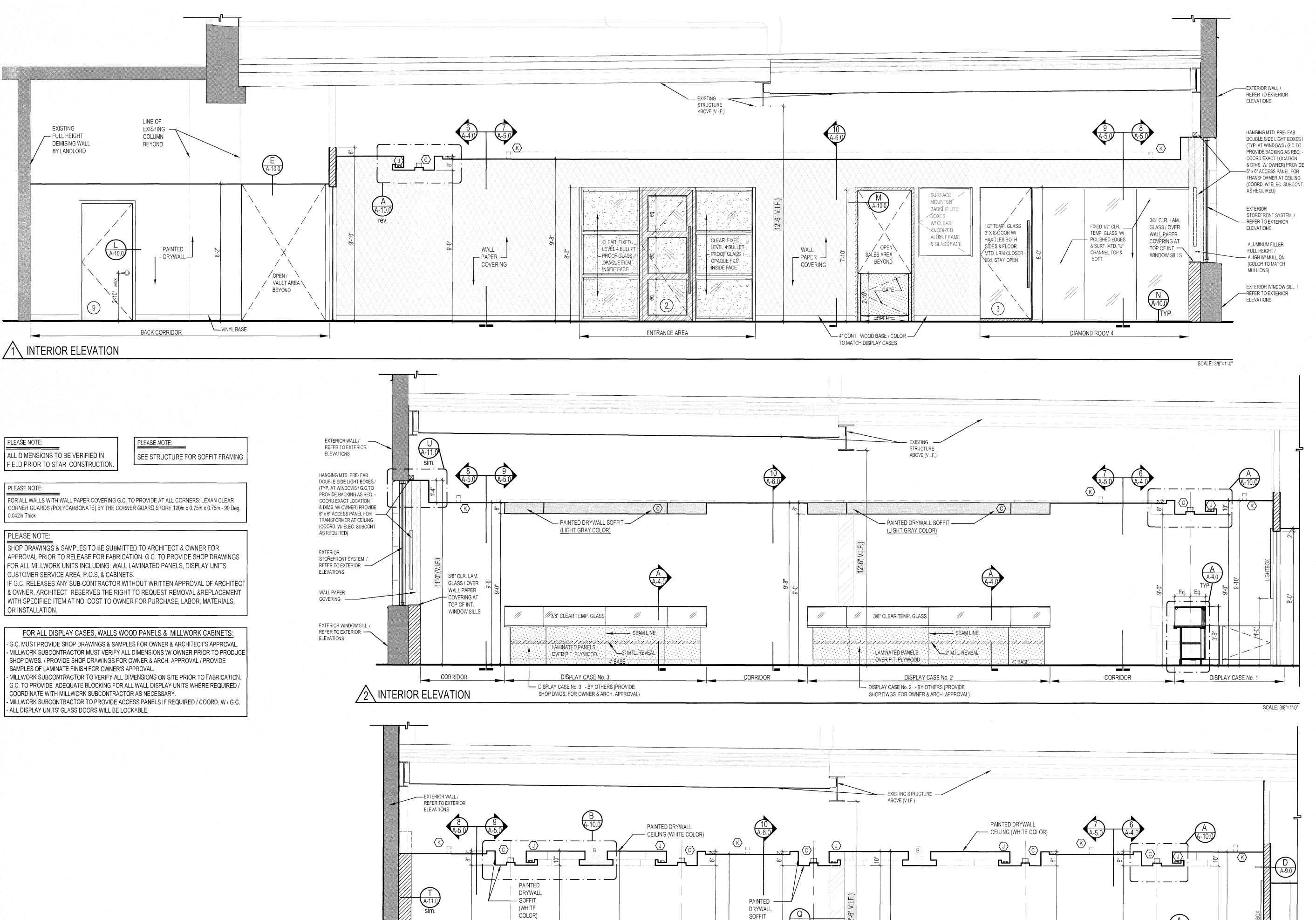
# DIAMONDS DIRECT

1	PHILLIPS JOB NUMBER	
	ISSUE DATE	233640
	DRAWN BY/CHECKED BY	06/30/202
	DRAWING TITLE	DT/G
- 1	DIVAVING TILL	-

RCP NOTES AND LIGHT FIXTURES

SHEET NUMBER -

OUTPLACHTRIT DUNWOODY RD. BUILDING A. SUITE 450



CLR. TEMP. GLASS

---TOP @ 42" AFF

DISPLAY CASE No. 3

DISPLAY CASE No. 3 - BY OTHERS (PROVIDE

SHOP DWGS. FOR OWNER & ARCH. APPROVAL)

WALL PAPER - COVERING

OVER 5/8" PAINTED

DRYWALL

CORRIDOR

3\ INTERIOR ELEVATION

(WHITE

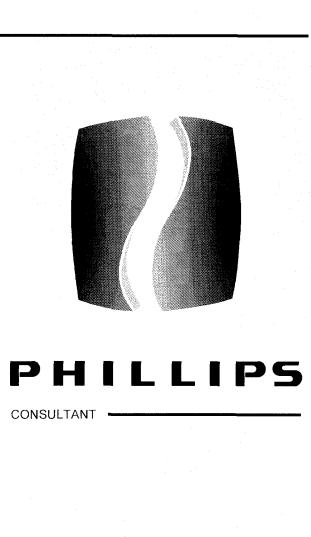
COLOR)

CLR. TEMP. GLASS

\_\_\_TOP @ 42" AFF

DISPLAY CASE No. 2

DISPLAY CASE No. 2 - BY OTHERS (PROVIDE SHOP DWGS. FOR OWNER & ARCH. APPROVAL)



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# DATE

07/20/2023	TI PERMIT SET
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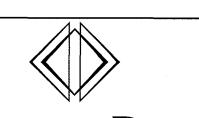
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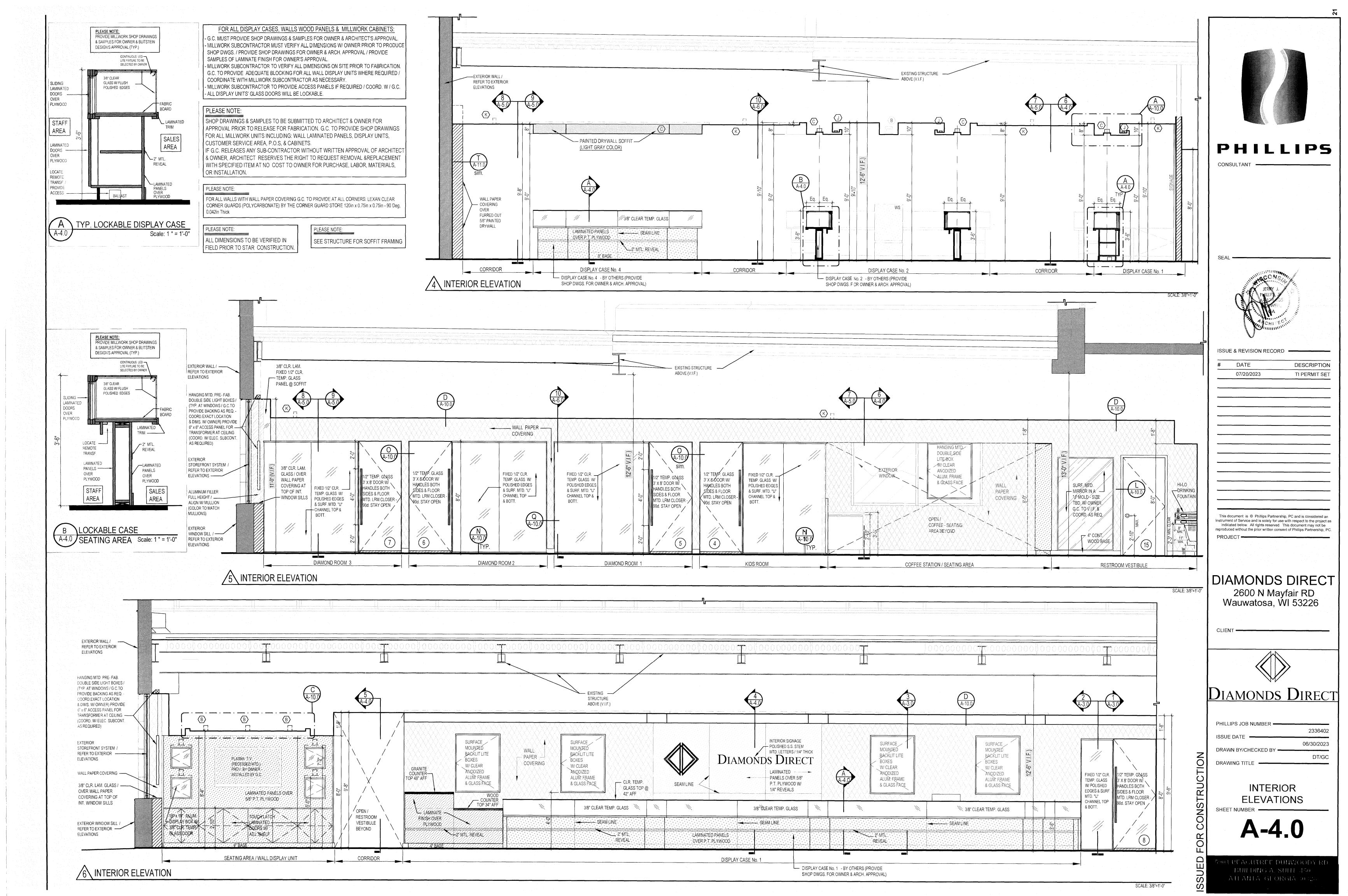
PHILLIPS JOB NUMBER —	
	2336402
ISSUE DATE	06/30/2023
DRAWN BY/CHECKED BY	DT/GC
DRAWING TITLE	DIAGC

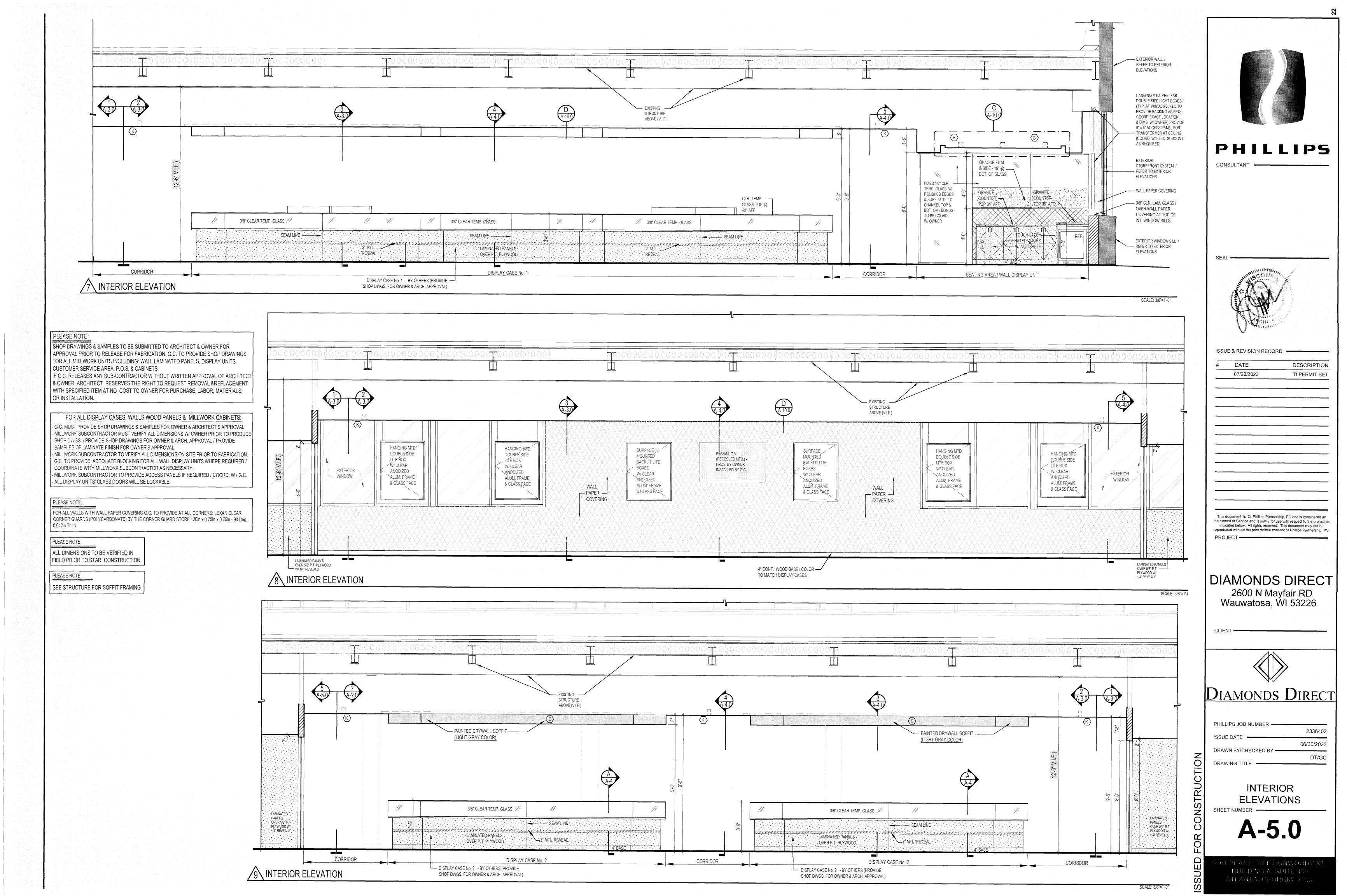
INTERIOR **ELEVATIONS** 

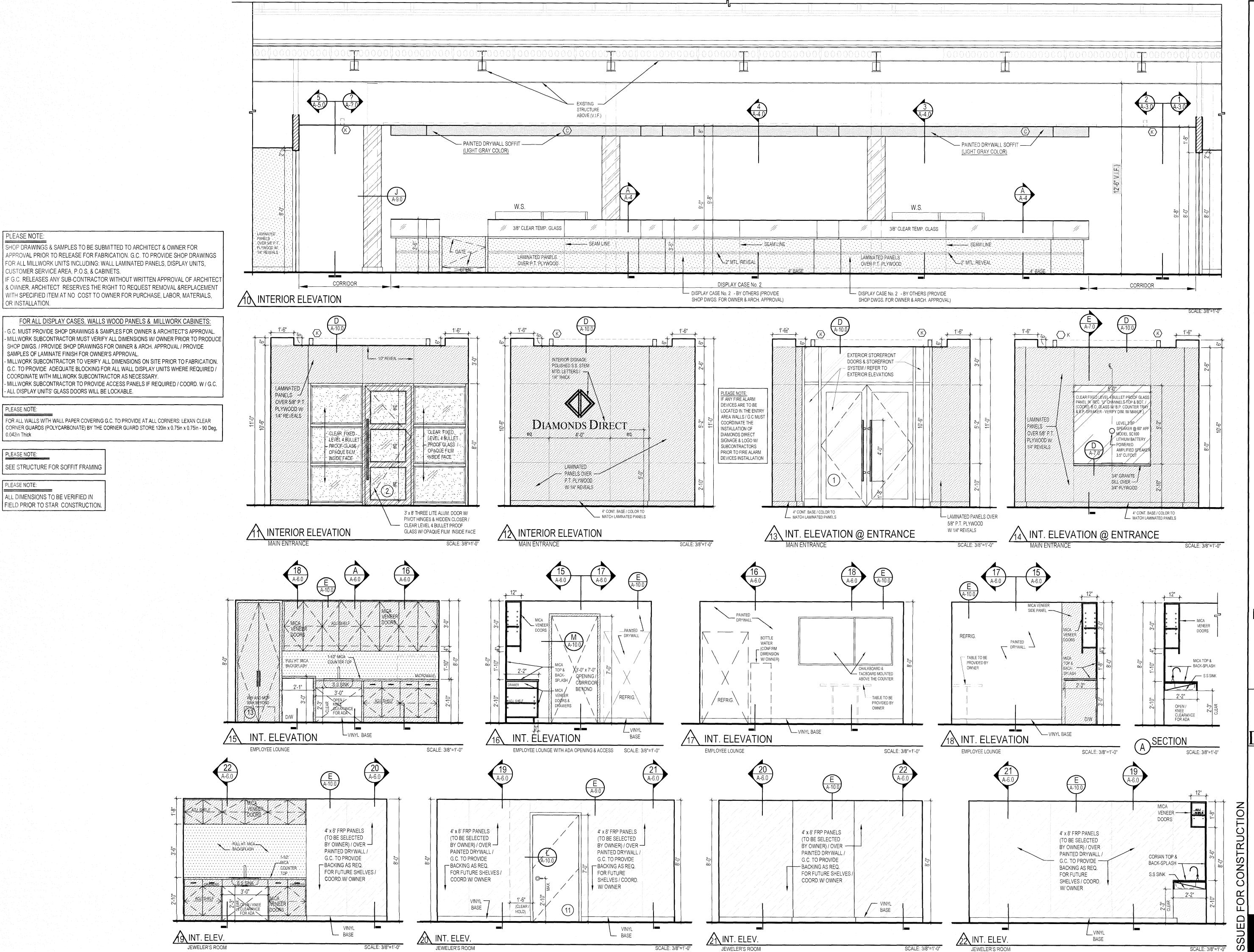
A-3.0

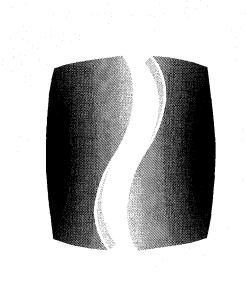
SHEET NUMBER

DEPEACHIRE DUNWOODY RD. BUILDING A. SUHL 450 ATLANTA, GEORGIA 36325



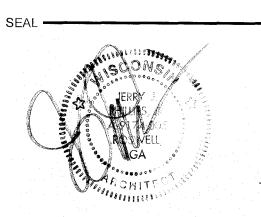






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PROJECT

DIAMONDS DIRECT 2600 N Mayfair RD Wauwatosa, WI 53226

CLIENT -



DIAMONDS DIRECT

PHILLIPS JOB NUMBER

2336402
ISSUE DATE

06/30/2023
DRAWN BY/CHECKED BY

DT/GC
DRAWING TITLE

INTERIOR ELEVATIONS

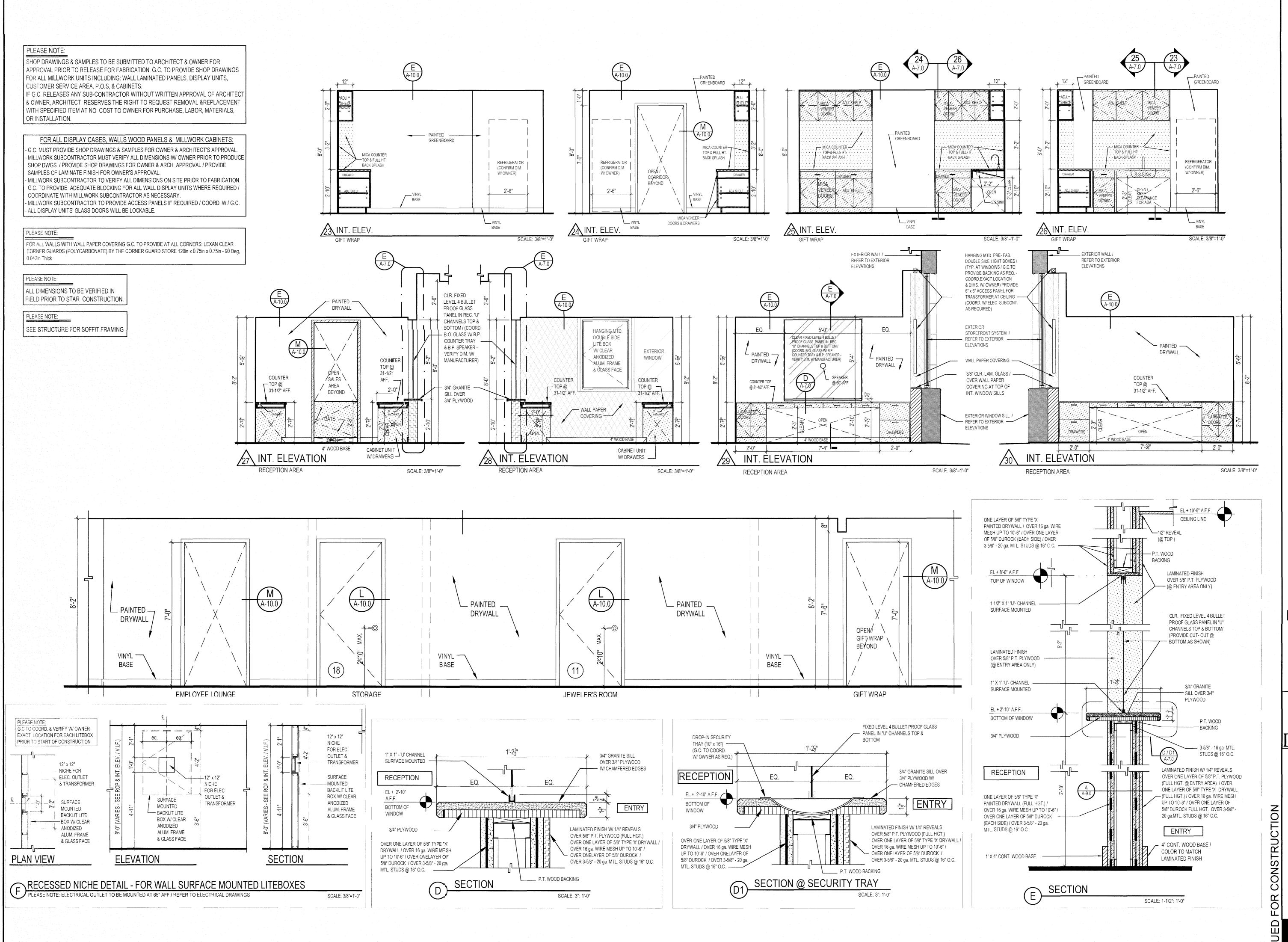
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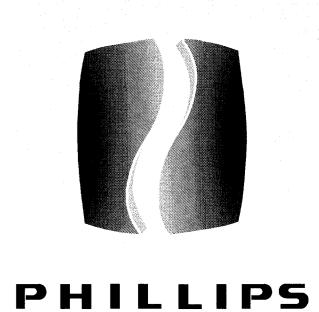
**A-6.0** 

\*OTPEACHTREE DUNWOODY RD

BUILDING A. SUHL 450

ATLANTA GEORGIA 10/12





CONSULTANT -

JERRAY
PHILLIPS K
12 005
POSWELL
GA

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DIAMONDS DIRECT 2600 N Mayfair RD Wauwatosa, WI 53226

CLIENT -



PHILLIPS JOB NUMBER

2336402
ISSUE DATE

06/30/2023

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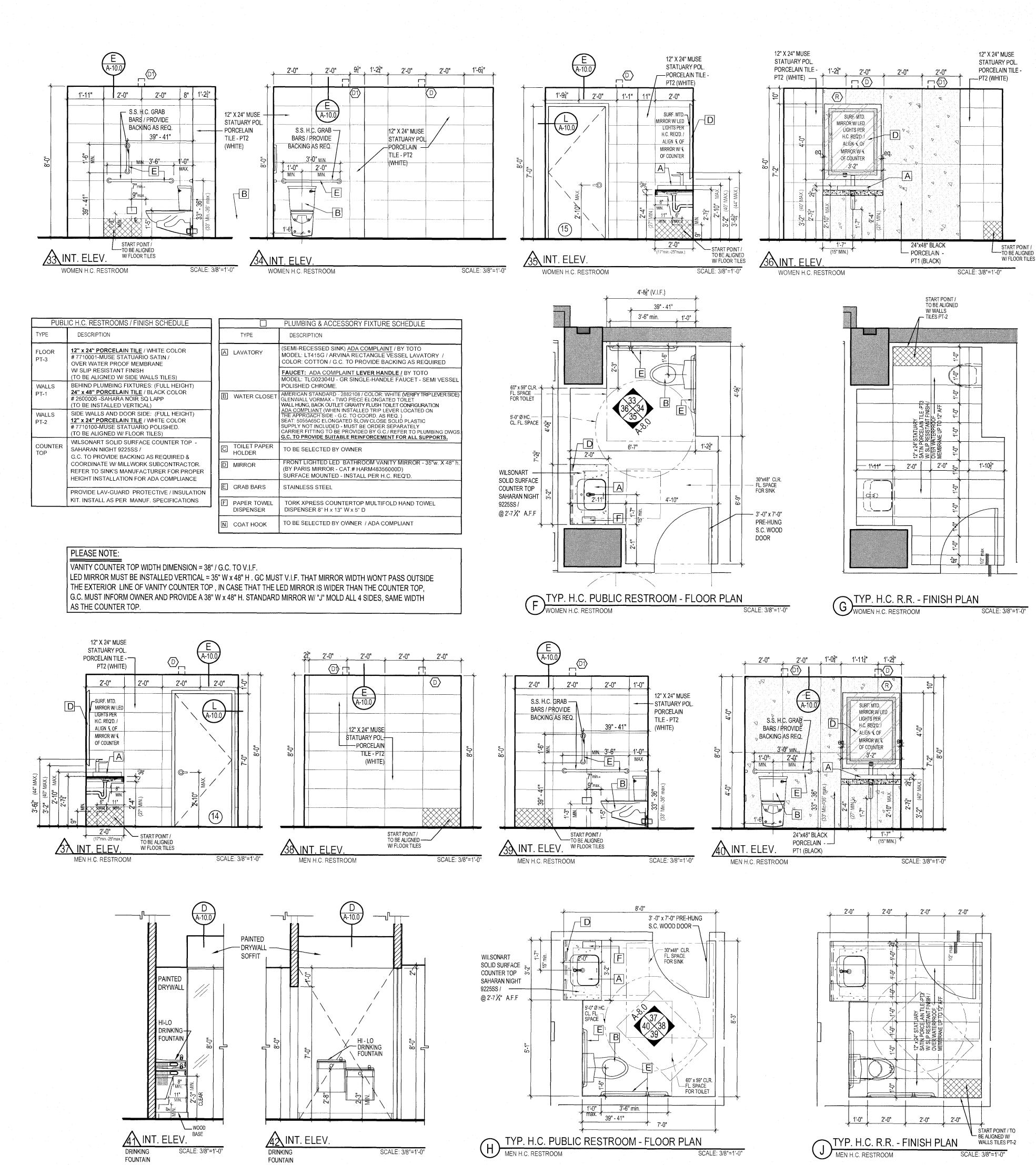
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DRAWING TITLE

INTERIOR ELEVATIONS

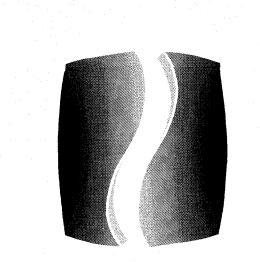
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01 PLACHIREE DUNWOODY RD. BUILDING A. SUITE 450 ATLANTA, GEORGIA (0.125



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FOUNTAIN



PHILLIPS

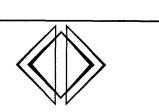
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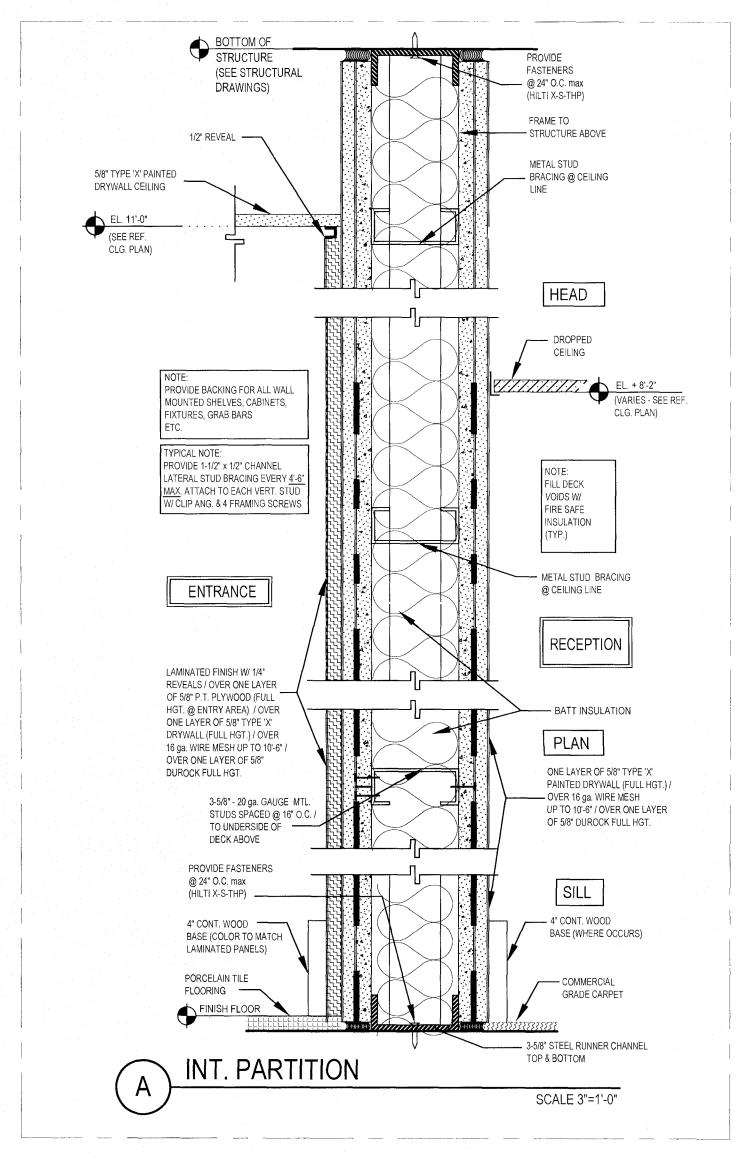
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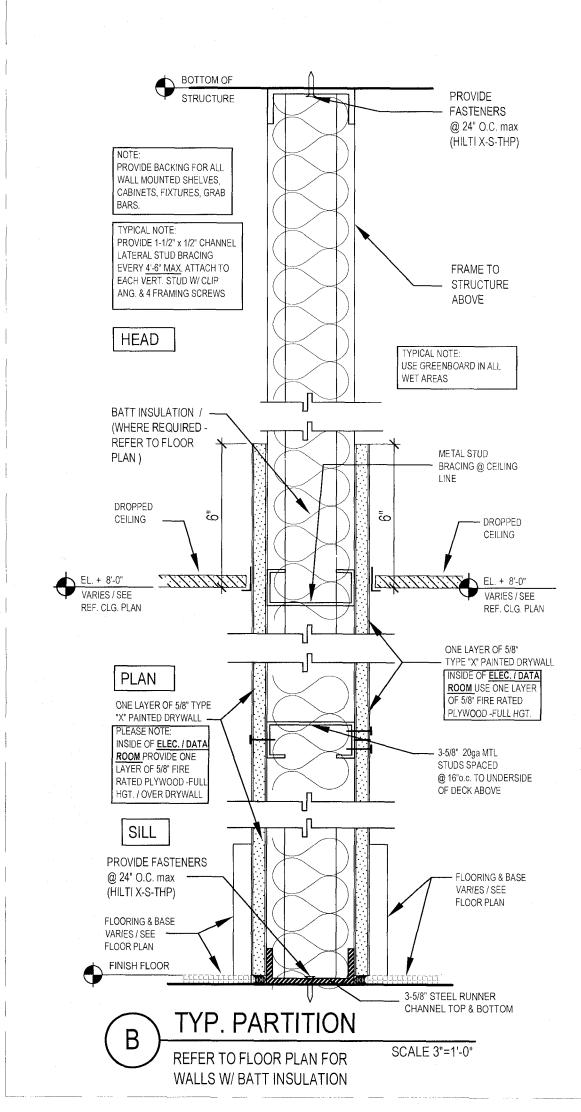
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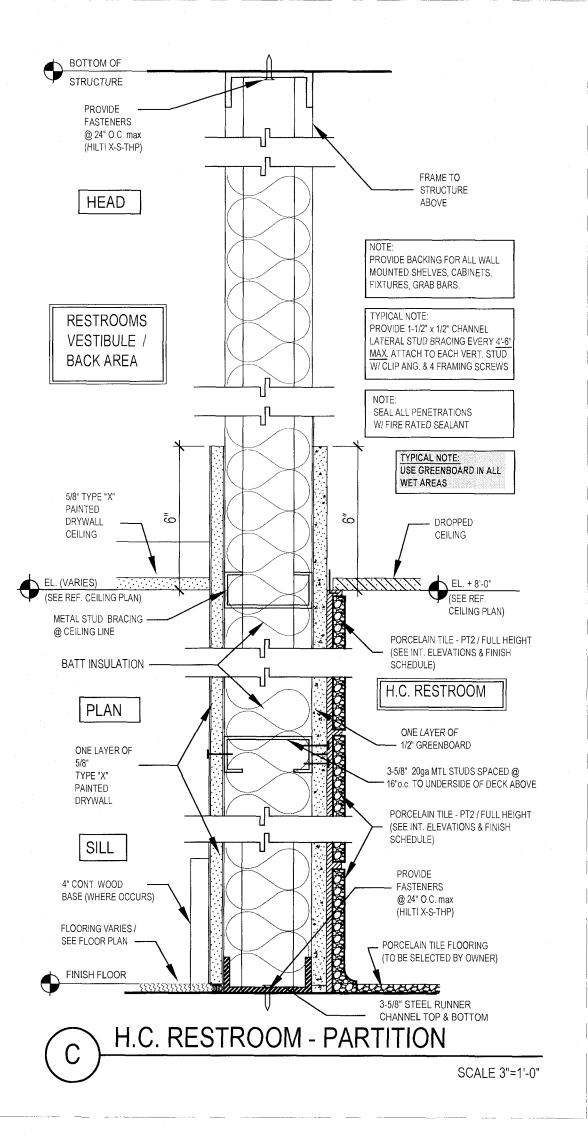
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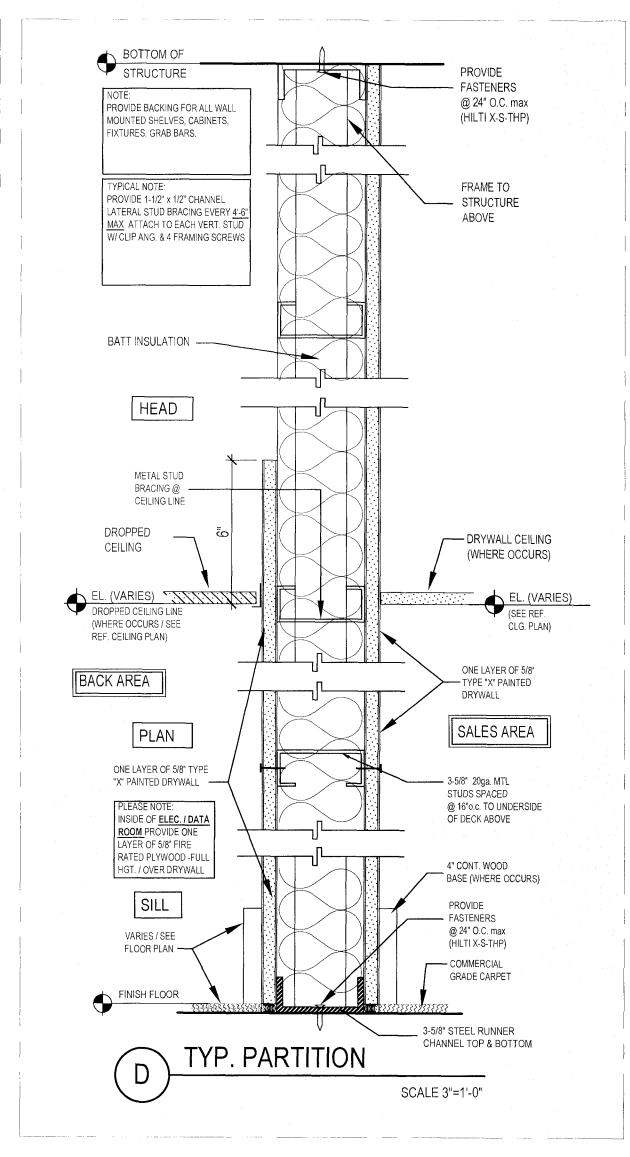
BUILDING A. SUHI 450

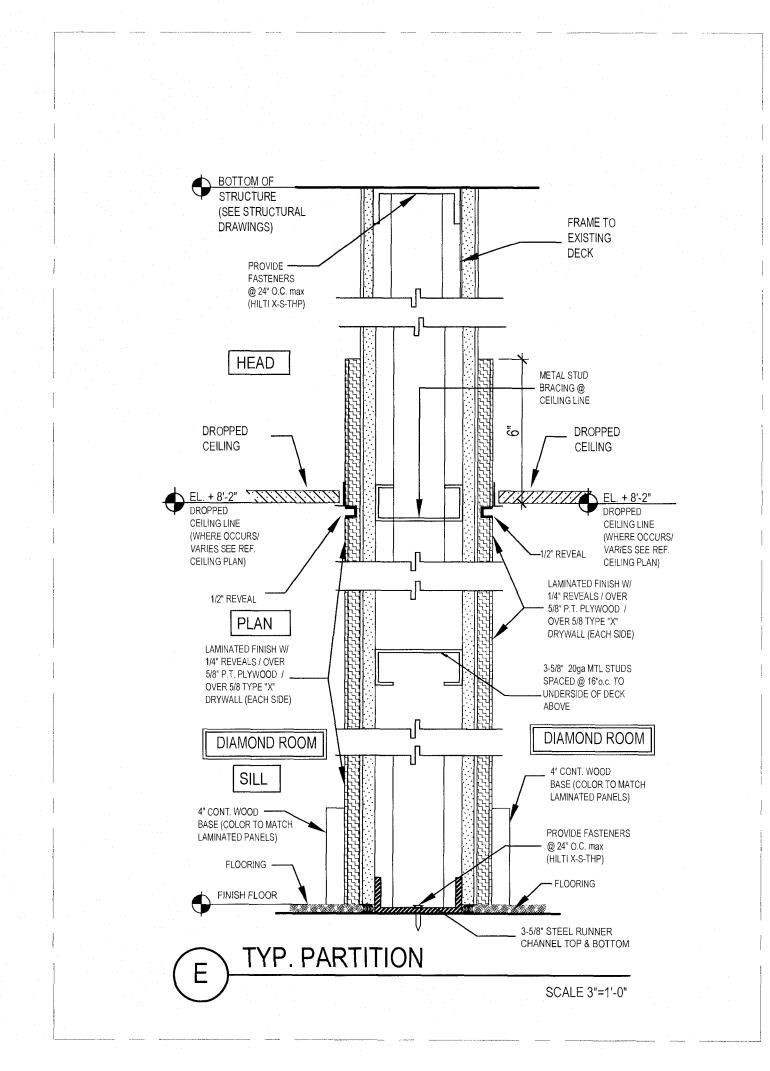
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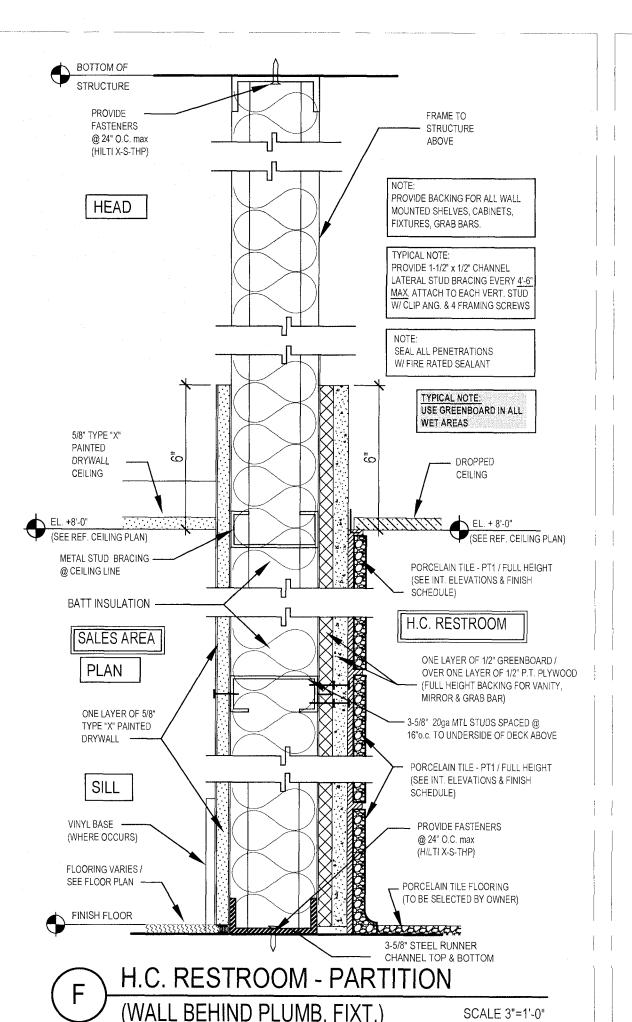


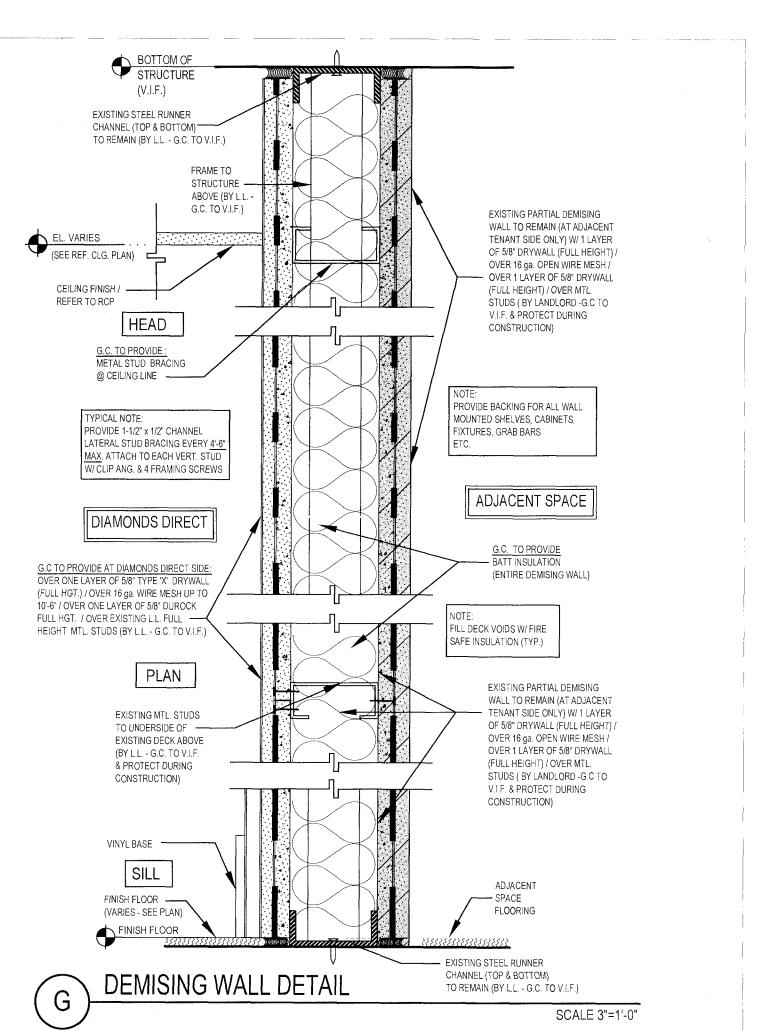


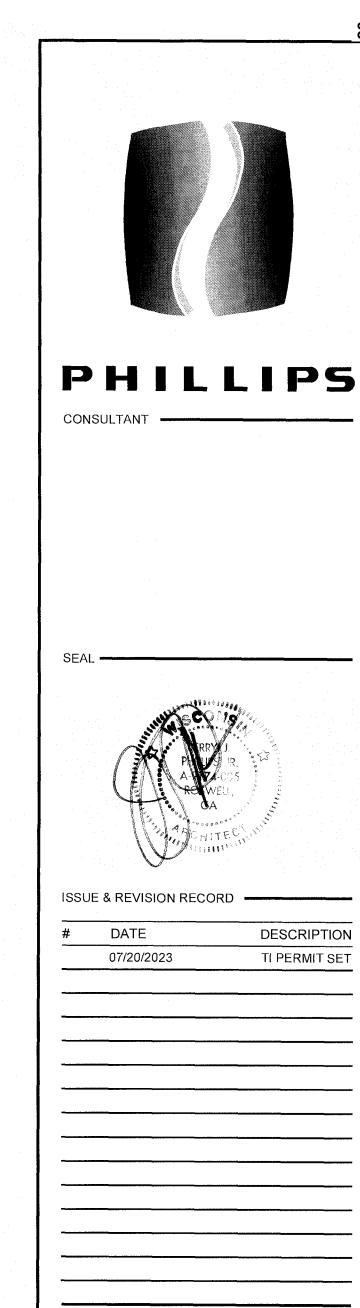












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PHILLIPS JOB NUMBER	
ISSUE DATE	2336402
	06/30/2023

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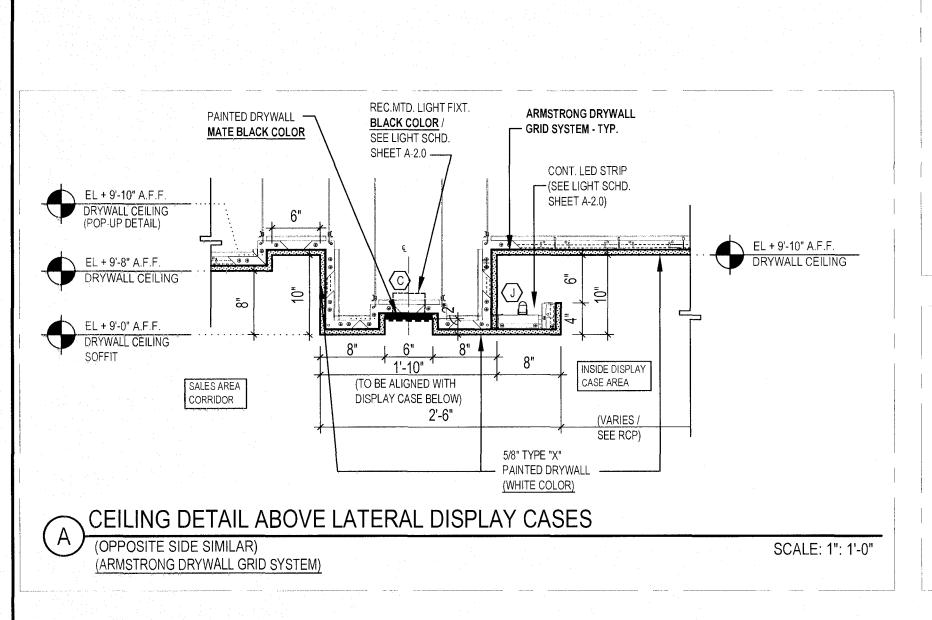
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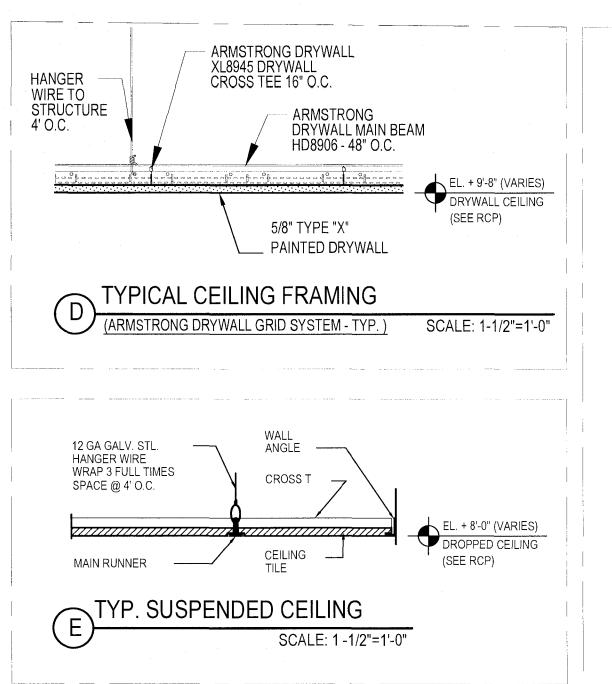
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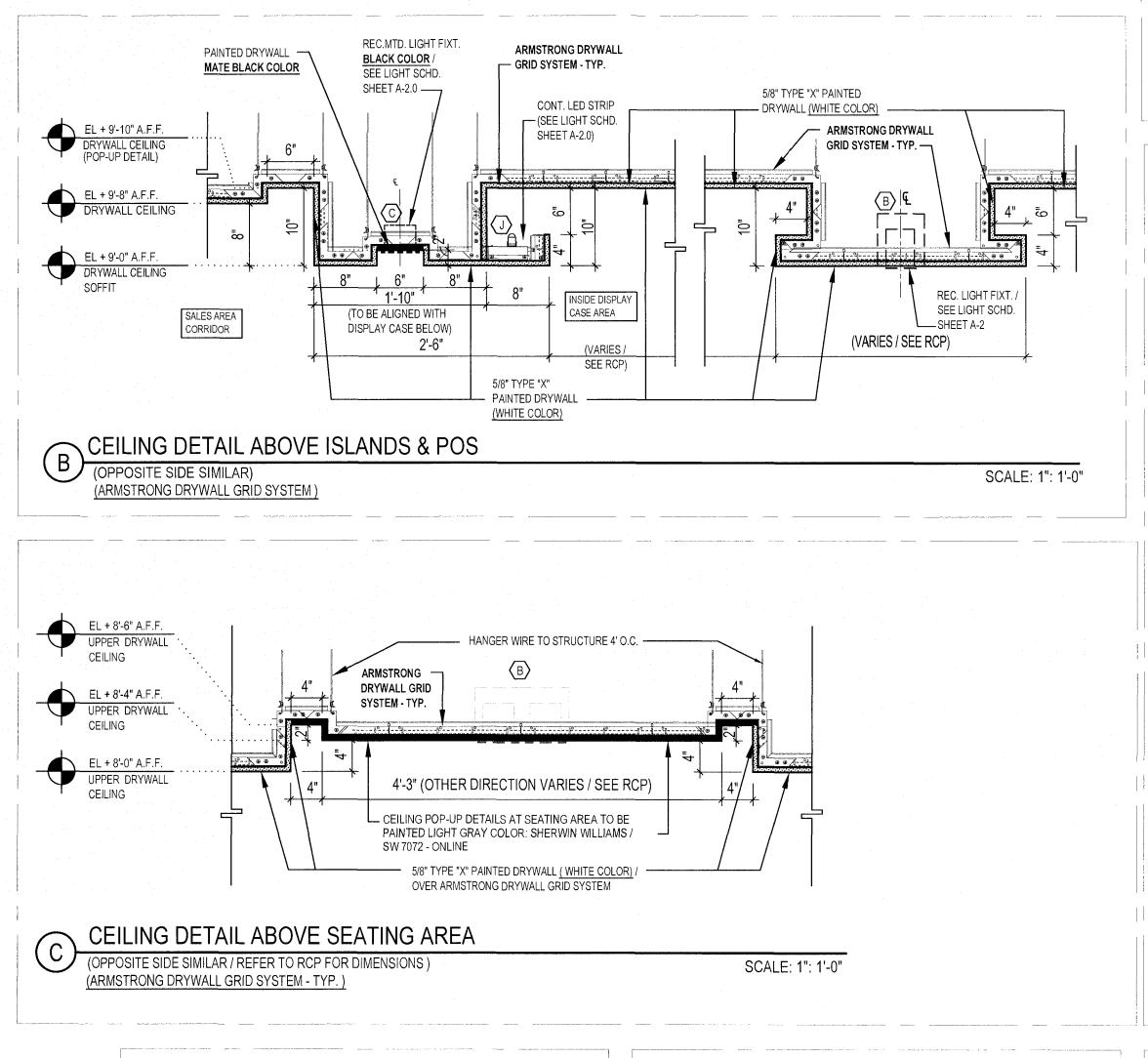
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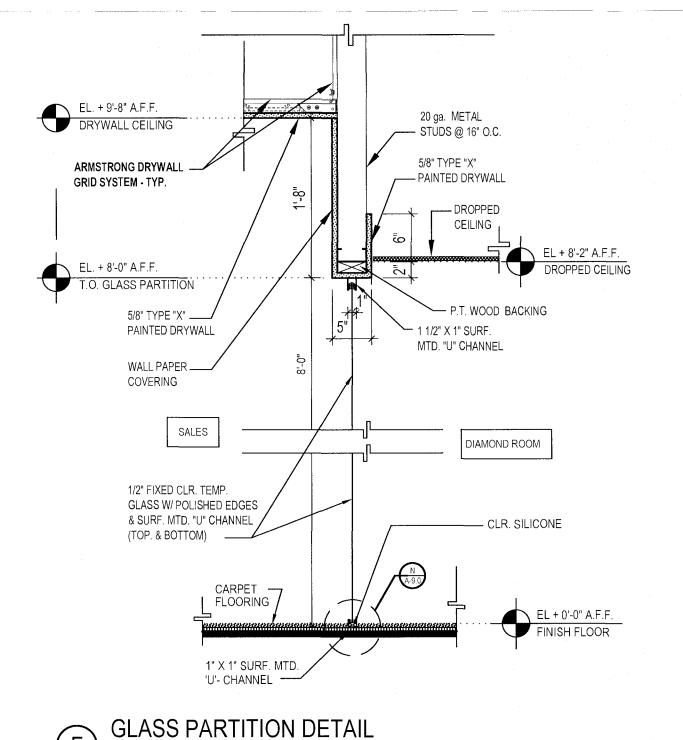
5001 PEACHEREE DUMVOODY RD BUILDING A. SUITE 450 ATLANTA GLORGIA 30075

SHEET NUMBER •

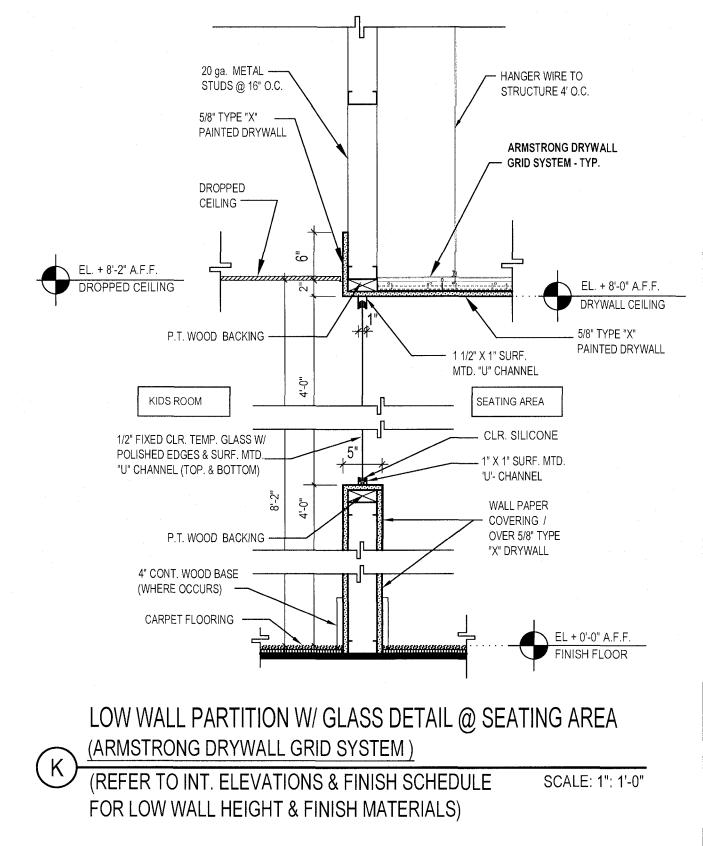


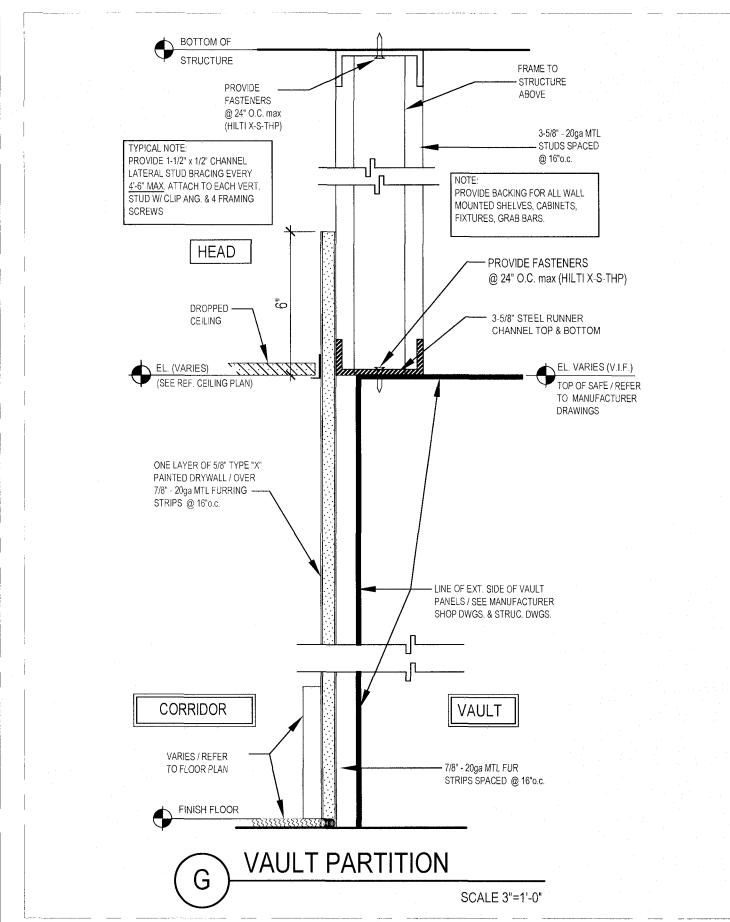


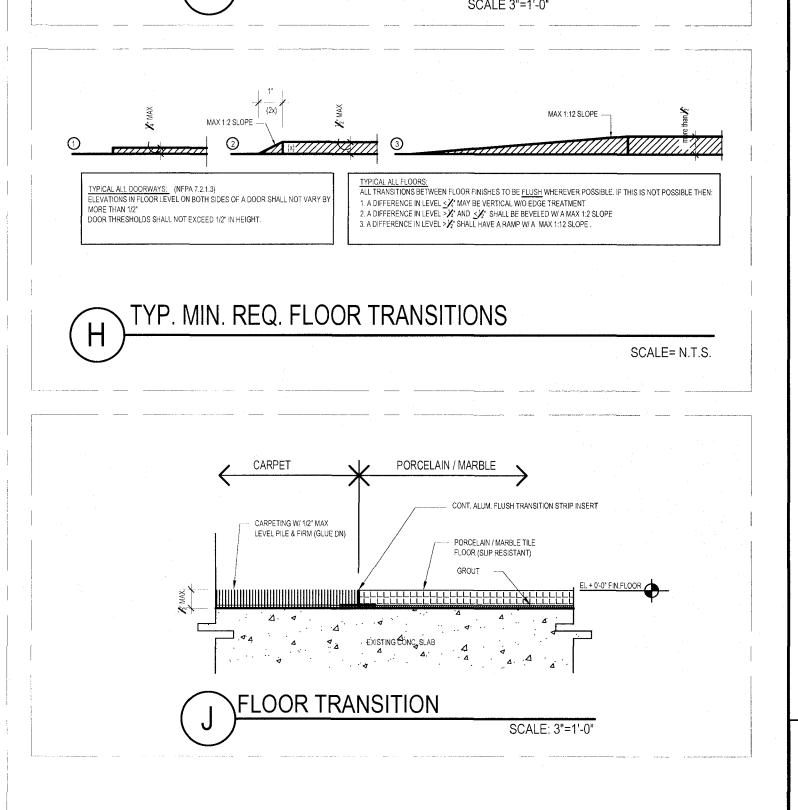


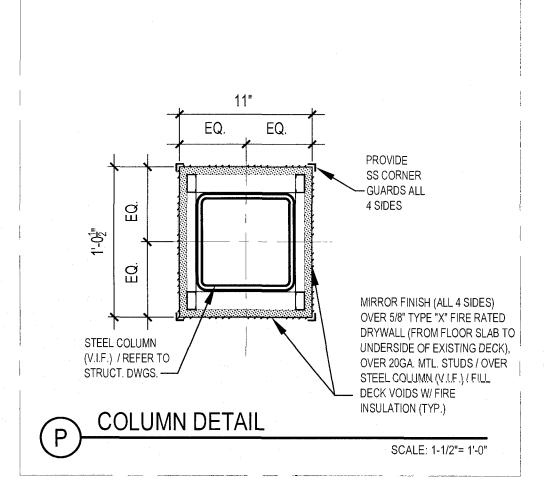


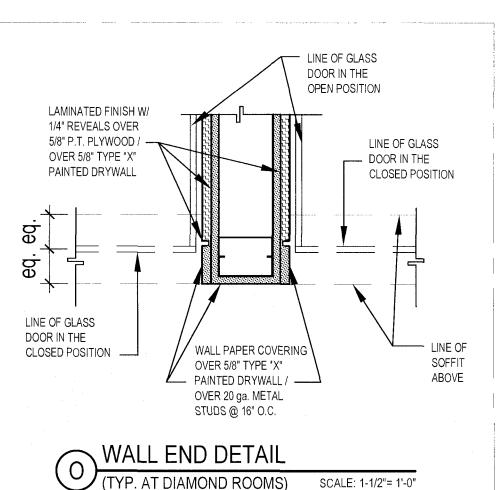
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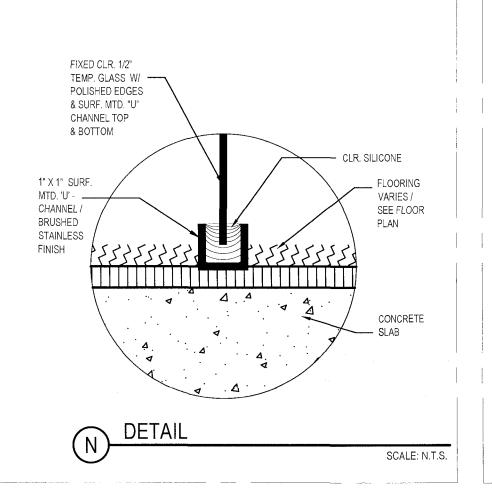


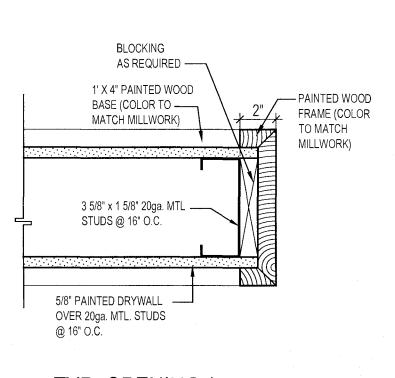


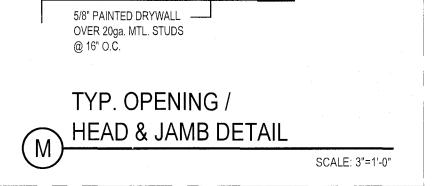


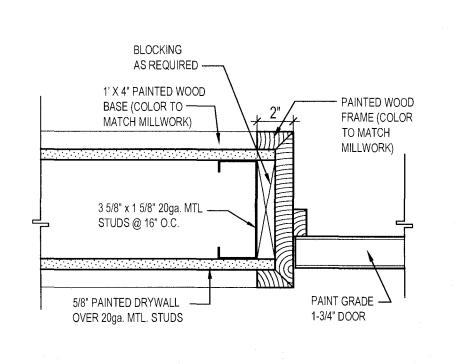












OTPLACHIRLE DUNWOODY RD BUILDING A. SUITE 450 TYP. DOOR JAMB

SCALE: 3"=1'-0"

PHILLIP5

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ISSUE & REVISION RECORD

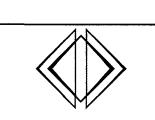
DESCRIPTION

DATE

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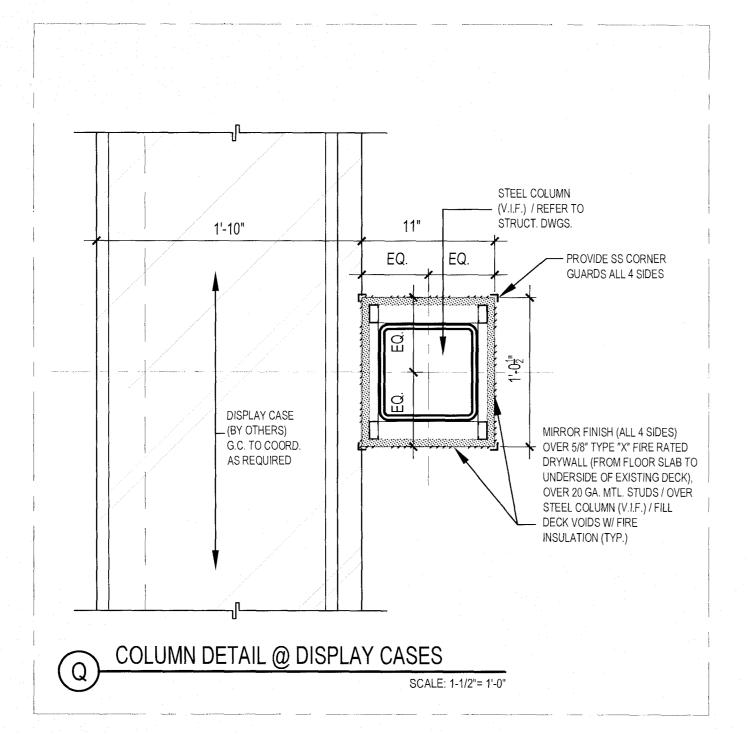
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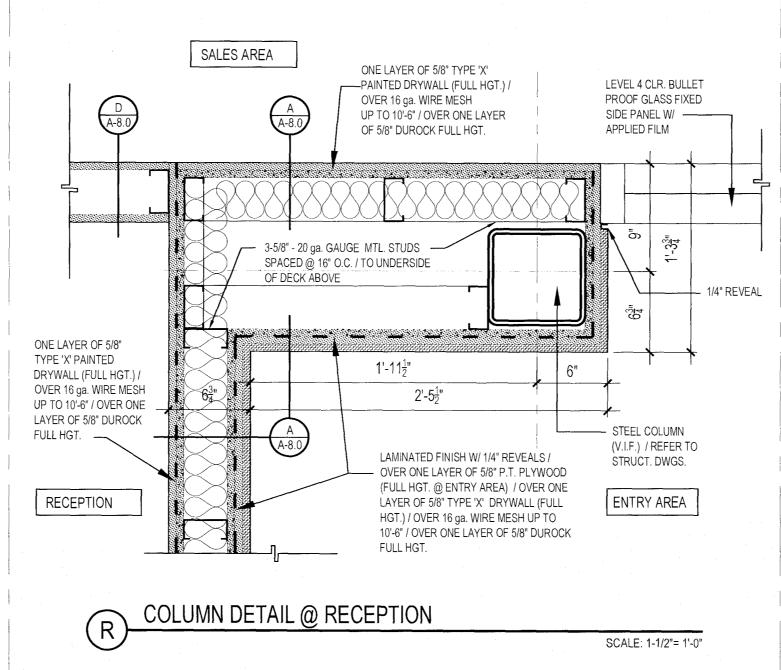
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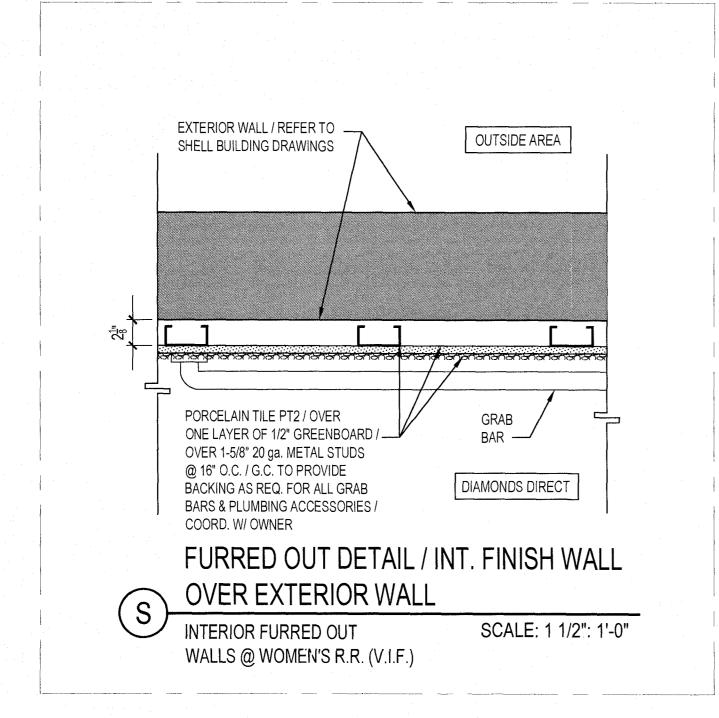
GENERAL DETAILS

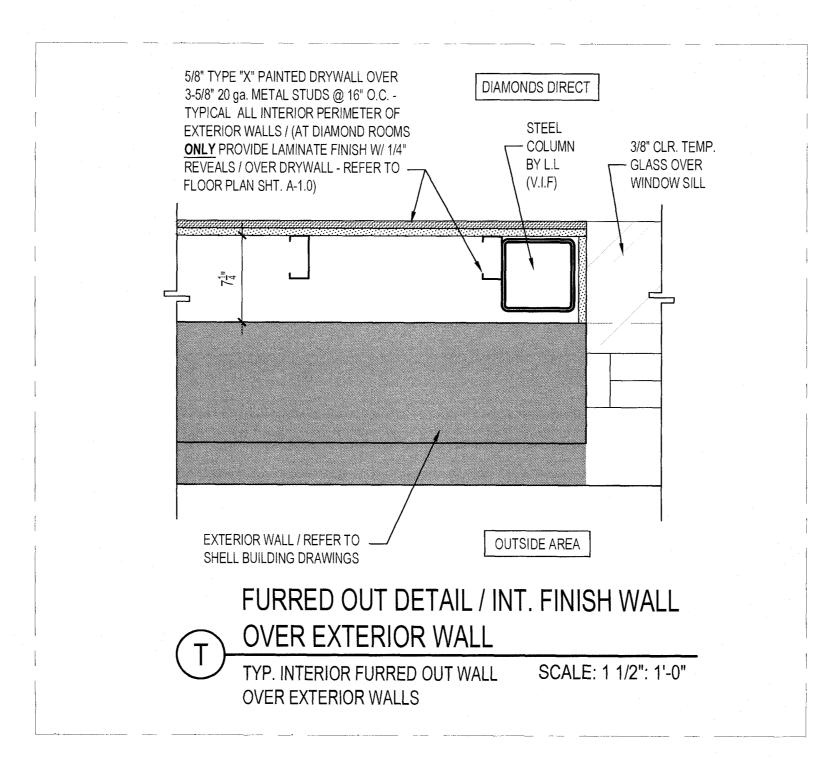
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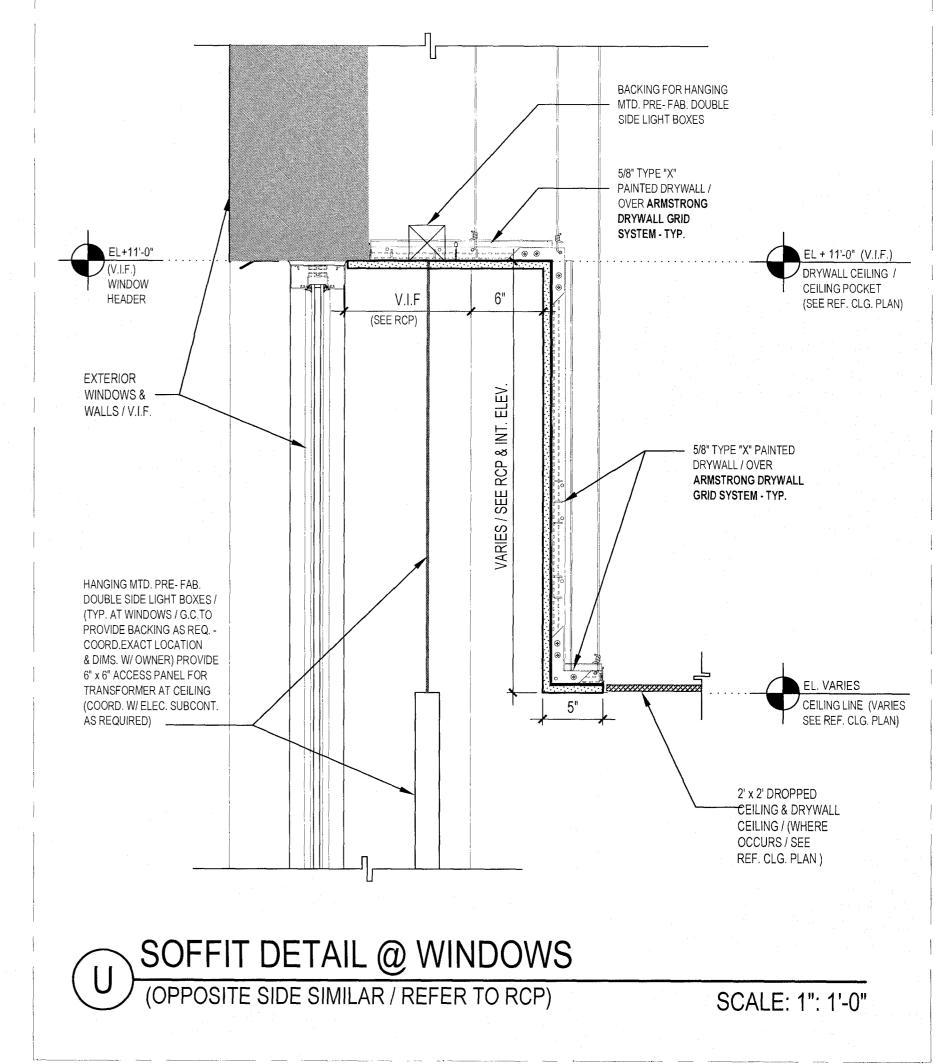
ATLANTA, GEÓRGIA 3032

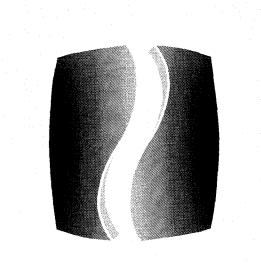




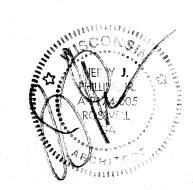








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GENERAL DETAILS

A-11.0

ATLANTA, GLORGIÁ 3032

OUTPLACHIRLE DUNGOODY RD. BUILDING A. SUITE 450

		<u>GRI</u>	LLE/DIFFUSER	SCHEDUL	<u>.E</u>	
MARK	CFM	NECK SIZE	TYPE	MODEL	NOTES	
A	0-100 101-200 201-400 401-600 601-800	6" 8" 10" 12" 14"	CEILING MOUNTED SQUARE SUPPLY DIFFUSER	TITUS	OMNI	1 - 5
В	0-125 126-250 251-400 401-600 601-900 901-1350 1351-2000	6X6 8X8 10X10 12X12 16X16 18X18 22X22	EGGCRATE RETURN AIR GRILLE	TITUS	50F	1, 2, 4, 5
С	0-50 51-75 76-100	2 3 4	1" SLOT 48" LONG LINEAR SUPPLY DIFFUSER	TITUS	ML-39	4 - 8
D	0-85 86-120 121-160	2 3 4	1" SLOT 48" LONG LINEAR RETURN GRILLE	TITUS	MLR-39	4 - 8

		EXHAUST FAN SCHEDULE														
-	UNIT TYPE	INDENTIFIER	AREA SERVED	MANUFACTURER	MODEL	LOCATION	DRIVE	FAN TYPE	CFM	ESP IN WC	W	RPM	VOLTAGE	PHASES	NOTES	
Ī	EF	1	MEN	GREENHECK	SP-A90	CEILING	DIRECT	CEILING	70	0.25	15	900	120 V	1	1 - 3	
	EF	2	WOMEN	GREENHECK	SP-A90	CEILING	DIRECT	CEILING	70	0.25	15	900	120 V	1	1 - 3	$\Lambda$
	EF	3	JAN	GREENHECK	SP-A90	CEILING	DIRECT	CEILING	70	0.25	15	900	120 V	1	1 - 3	
{	EF	4	JEWELERS WORK AREA	GREENHECK	SP-A510-VG	CEILING	DIRECT	CEILING	500	0.30	119	1500	120 V	1	1, 3, 4	
1	NOTES:															ر

1. PROVIDE WITH FAN SPEED CONTROLLER, BACKDRAFT DAMPER, AND DISCONNECT SWITCH.

2. FAN SHALL BE INTERLOCKED WITH LIGHT SWITCH(ES) IN ROOM. 2. FAN SHALL BE INTERLOCKED WITH LIGHT SW 3. GREENHECK IS THE BASIS OF DESIGN. 4. FAN SHALL BE INTERLOCKED WITH RTU-1.

NOTES:

1. PROVIDE WITH OPPOSED BLADE BACKDRAFT DAMPER.

2. PROVIDE 24X24 FULLY LOUVERED FACE LAYIN MODULE WHERE LOCATED IN LAYIN CEILING. 3. PROVIDE SQUARE TO ROUND NECK TRANSITION WHERE APPLICABLE.

4. COORDINATE BORDER TYPES WITH ARCHITECTURAL FLOOR PLAN AND REFLECTED CEILING PLAN.

5. PROVIDE WITH WHITE FINISH.

6. PROVIDE WITH TITUS MPI-39 48" LENGTH MODULINEAR INSULATED PLENUM.
7. PROVIDE WITH DURODYNE GCDOR INTERNAL ROUND GEAR DRIVEN CABLE OPERATED DAMPER.

8. CFM PER LINEAR FOOT AND NUMBER OF SLOTS LISTED IN LIEU OF CFM AND NECK SIZE.

	VENTILATION REQUIREMENT SCHEDULE														
SERVED BY	ROOM	SPACE TYPE	NUMBER OF PEOPLE	OUTDOOR AIRFLOW RATE REQ'D PER PERSON (R <sub>p</sub> )		OUTDOOR AIRFLOW RATE REQ'D PER SF (R <sub>a</sub> )			BREATHING ZONE OUTDOOR AIRFLOW (Vbz)	I	ZONE AIR DIST. EFFECT. (E <sub>z</sub> )	ZONE OUTDOOR AIRFLOW (V <sub>oz</sub> =V <sub>bz</sub> /E <sub>z</sub> )	TOTAL OUTDOOR AIR INTAKE REQ'D (Vot)	TOTAL OUTDOOR AIR INTAKE PROVIDED	
	BACK CORRIDOR	CORRIDORS	0	0	315	0.06	0	19	19						
	CLERICAL STATIONS	OFFICE SPACE	7	5	514	0.06	35	31	66						
	EMPLOYEE LOUNGE	BREAK ROOMS (GENERAL)	3	5	121	0.06	15	8	23						
	JEWELERS WORK AREA	WOOD/METAL SHOP	1	10	195	0.18	10	36	46				1		
RTU-1 (EX)	MECH/ELEC	ELECTRICAL EQUIPMENT RM	0	0	147	0.06	0	9	9	CEILING SUPPLY OF WARM AIR 15°F OR MORE ABOVE	0.8	262	262	280	
K10-1 (EX)	STORAGE	STORAGE ROOMS	0	0	102	0.12	0	13	13	SPACE TEMPERATURE AND CEILING RETURN	0.0	202	202	200	
E	STORAGE	STORAGE ROOMS	0	0	61	0.12	0	8	8					1	
	VAULT	BANK VAULTS/SAFE DEPOSIT	1	5	143	0.06	5	9	14					1	
	GIFT WRAP	OFFICE SPACE	1	5	97	0.06	5	6	11					1	
							l	UNIT TOTAL	209						
	MAIN SALES AREA	SALES (EXCEPT AS BELOW)	46	7.5	3047	0.12	345	366	711						
	SEATING AREA	RECEPTION AREAS	6	5	195	0.06	30	12	42						
	DIAMOND ROOM 1	OFFICE SPACE	1	5	116	0.06	5	7	12						
	DIAMOND ROOM 2	OFFICE SPACE	1	5	116	0.06	5	7	12						
RTU-2 (EX)	DIAMOND ROOM 3	OFFICE SPACE	1	5	116	0.06	5	7	12						
and RTU-3	DIAMOND ROOM 4	OFFICE SPACE	1	5	147	0.06	5	9	14	CEILING SUPPLY OF WARM AIR 15°F OR MORE ABOVE	0.8	1102	1102	1205	
	ENTRY AREA	RECEPTION AREAS	4	5	147	0.06	20	9	29	SPACE TEMPERATURE AND CEILING RETURN	0.0	1102	1102	1203	
(EX)	RECEPTION	RECEPTION AREAS	3	5	116	0.06	15	7	22	]					
	KIDS ROOM	SPORTS ARENA (PLAY AREA)	4	0	90	0.3	0	27	27	]					
Ĺ	MEN	NONE	0	0	74	0	0	0	0	]					
[	WOMEN	NONE	0	0	61	0	0	0	0	]					
NOTE:								UNIT TOTAL	. 881						

. REQUIRED OUTSIDE AIR CFM VALUES BASED ON ANSI/ASHRAE STANDARD

62.1-2019.

DUCTLESS SPLIT SYSTEM SCHEDULE																					
	AREA SERVED	MANUFACTURER				COOLING CAPCAITY		INDOOR UNIT				OUTDOOR UNIT									
UNIT LABEL			MODEL	MOUNTING LOCATION		TC (MBH)	SC (MBH)	FAN		MCA	WEIGHT	CONDENSER FAN(S)	COMPRESSOR(S)	VOLTAGE	PHASE	МСА	MOCP	WEIGHT	SEER [EER]	NOTE(S)	
								TOTAL CFM	W	V/Ø	(A)	(LBS)	QTY.	QTY.	(V)	THACE	WICA	IVIOCI	(LBS)		
DSS-1/DCU-1	TECH. ROOM, MECHANICAL/ELECTRICAL, COMP./TEL	MITSUBISHI	PKA-A12HA6 / PUY-A12NHA6	WALL	1.0	12	9	320	30	208/1	0.33	28	1	1	208 V	1	13	15	85	15.2 [10.7]	1 - 5

#### NOTES:

1. PROVIDE WITH R-410A REFRIGERANT.

2. PROVIDE WITH DISCONNECT AND PROVIDE WITH THERMAL EXPANSION VALVE (TXV).

3. PROVIDE WITH CRANKCASE HEATER, FILTER DRYER, ANTI-SHORT CYCLE KIT AND TIME DELAY RELAY. 4. PROVIDE ACCESSORIES FOR UNIT TO OPERATE IN LOW AMBIENT CONDITIONS (DOWN TO 40°F).

5. REFRIGERANT LINESET SHALL BE SIZED PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO PROVIDE LONG LINE SET AND IT WHERE REQUIRED BY MANUFACTURER. CONTRACTOR TO INCLUDE LINE SET SIZES AND LONG LINE SET ACCESSORIES (IF REQUIRED) IN SHOP DRAWINGS FOR REVIEW.

# PHILLIPS 1 CONSULTANT -

Troy A. Nedderman, PE 5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400 ©2023 Project 23099

43255-6 ATLANTA,

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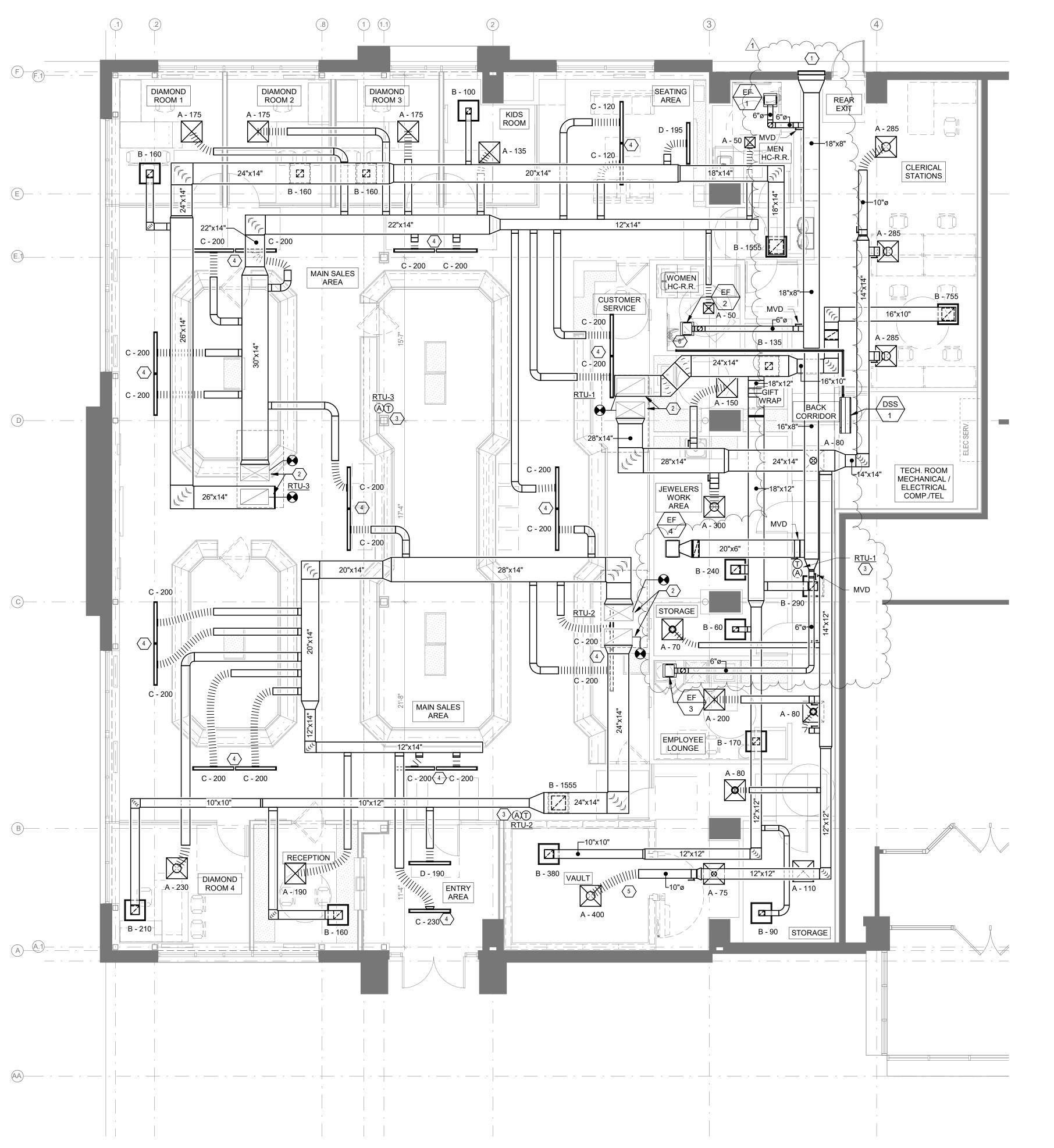
2600 N Mayfair RD Wauwatosa, WI 53226

DIAMONDS DIRECT

PHILLIPS JOB NUMBER	23364
ISSUE DATE	
DRAWN BY/CHECKED BY	06/30/202
DRAWING TITLE	RHR / TA
SCHEDULES -	HVAC

M0.00

5901 PEACHTREE DUNWOODY RD. **BUILDING A, SUITE 450** ATLANTA, GEORGIA 30328 PHILLIPSPART.COM



## **# KEYED NOTES:**

- FROM OPERABLE OPENINGS AND 10 FEET FROM ALL
- 3. MOUNT PROGRAMMABLE THERMOSTAT AT 42" A.F.F. COORDINATE EXACT LOCATION WITH ARCH PRIOR TO INSTALLATION. PROVIDE CONTROL WIRING FROM THERMOSTAT TO ASSOCIATED ROOFTOP AIR HANDLING UNIT AND CONNECT. PROVIDE AUDIO/VISUAL REMOTE SMOKE DETECTOR ANNUNCIATOR WITH REMOTE KEY OPERATED RESET FOR SMOKE DETECTOR MOUNTED AT 42" A.F.F. ALIGN ANNUNCIATOR WITH THERMOSTAT SENSOR WHERE APPLICABLE. COORDINATE EXACT LOCATION OF NEW THERMOSTAT WITH ARCH PRIOR TO INSTALLATION.
- 4. PROVIDE CABLE OPERATED DAMPER. REFER TO DETAIL
- 5. VERIFY SUPPLY AND RETURN AIR TERMINAL REQUIREMENTS WITH VAULT SUPPLIER AND INSTALLER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE REQUIREMENTS, LOCATION, AND ELEVATION PRIOR TO CONSTRUCTION. CONNECT AIR TERMINALS TO SUPPLY AND RETURN AIR MAIN.
- CONTINUATION.

- 1. 18X8 EXHAUST DUCT TO 30X18 SIDEWALL LOUVER (GREENHECK ESD-435 OR SIMILAR). MAINTAIN 3 FEET OUTSIDE AIR INTAKES.
- 2. CONNECT TO EXISITNG SA AND RA DROPS FROM EXISTING RTU ON ROOF. INTERNALLY LINE THE FIRST 10' OF DUCT FROM THE EXISITNG UNIT. REBALANCE TO CFMS INDICATED.

- 6. ROUTE REFIRGERANT LINES FROM AHU UP TO CONDENSER ON ROOF. REFER TO M3.10 FOR

## **GENERAL NOTES:**

1. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT, THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO ENSURE MINIMUM CLEARANCES ARE MAINTAINED.

2. ANY WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION, AT NO ADDITIONAL COST TO OWNER.

3. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. REPAIR, CLEAN, AND REPLACE EXISTING EQUIPMENT, DEVICES, AND DUCTWORK AS NEEDED.

4. SPIN SIZES SHALL BE EQUAL TO DIFFUSER CONNECTION SIZE. SEE DIFFUSER SCHEDULE.

#### **ABBREVIATIONS - MECHANICAL** ABOVE ACCESSIBLE CEILING ABOVE COUNTER TOP ACT AFF ABOVE FINISHED FLOOR AHU AIR HANDLING UNIT ALUMINUM ALUM AIR PRESSURE RESISTANT AMERICAN SOCIETY OF MECHANICAL ENGINEERS BRITISH THERMAL UNIT CUBIC FEET PER HOUR CFH CUBIC FEET PER MINUTE CFM CONT CONTINUATION CONDENSING UNIT CU EXHAUST FAN EXIST EXISTING FIRE DAMPER FLOOR FPM FEET PER MINUTE GALV GALVANIZED

HORSEPOWER

ABBREVIATIONS - MECHANICAL						
MACU	MAKE UP AIR CONDENSING UNIT					
MAU	MAKE UP AIR UNIT					
MEZZ	MEZZANINE					
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION					
NTS	NOT TO SCALE					
PSI	POUNDS PER SQUARE INCH					
PSIG	POUNDS PER SQUARE INCH GAUGE					
RPM	REVOLUTIONS PER MINUTE					
RTU	ROOF TOP UNIT					
SD	SMOKE DETECTOR					
SS	STAINLESS STEEL					
T,TSTAT	THERMOSTAT					
TEMP	TEMPERATURE					
TYP	TYPICAL					
UC	3/4" DOOR UNDERCUT					
UH	UNIT HEATER					
UL	UNDERWRITERS LABORATORIES					
WC	WATER COLUMN					
WG	INCH WATER GAUGE					

## **HVAC LEGEND:**

SUPPLY DIFFUSER RETURN AIR GRILLE EXHAUST AIR GRILLE

RIGID DUCTWORK (WIDTH/DEPTH) ← FLEX DUCTWORK (DIAMETER) ELBOW WITH TURNING VANES

MANUAL VOLUME DAMPER DUCT MOUNTED SMOKE DETECTOR

THERMOSTAT

CONNECT TO EXISTING LIMIT OF DEMOLITION

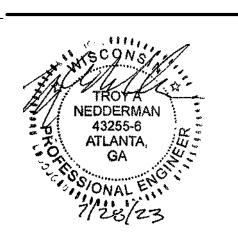


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Troy A. Nedderman, PE

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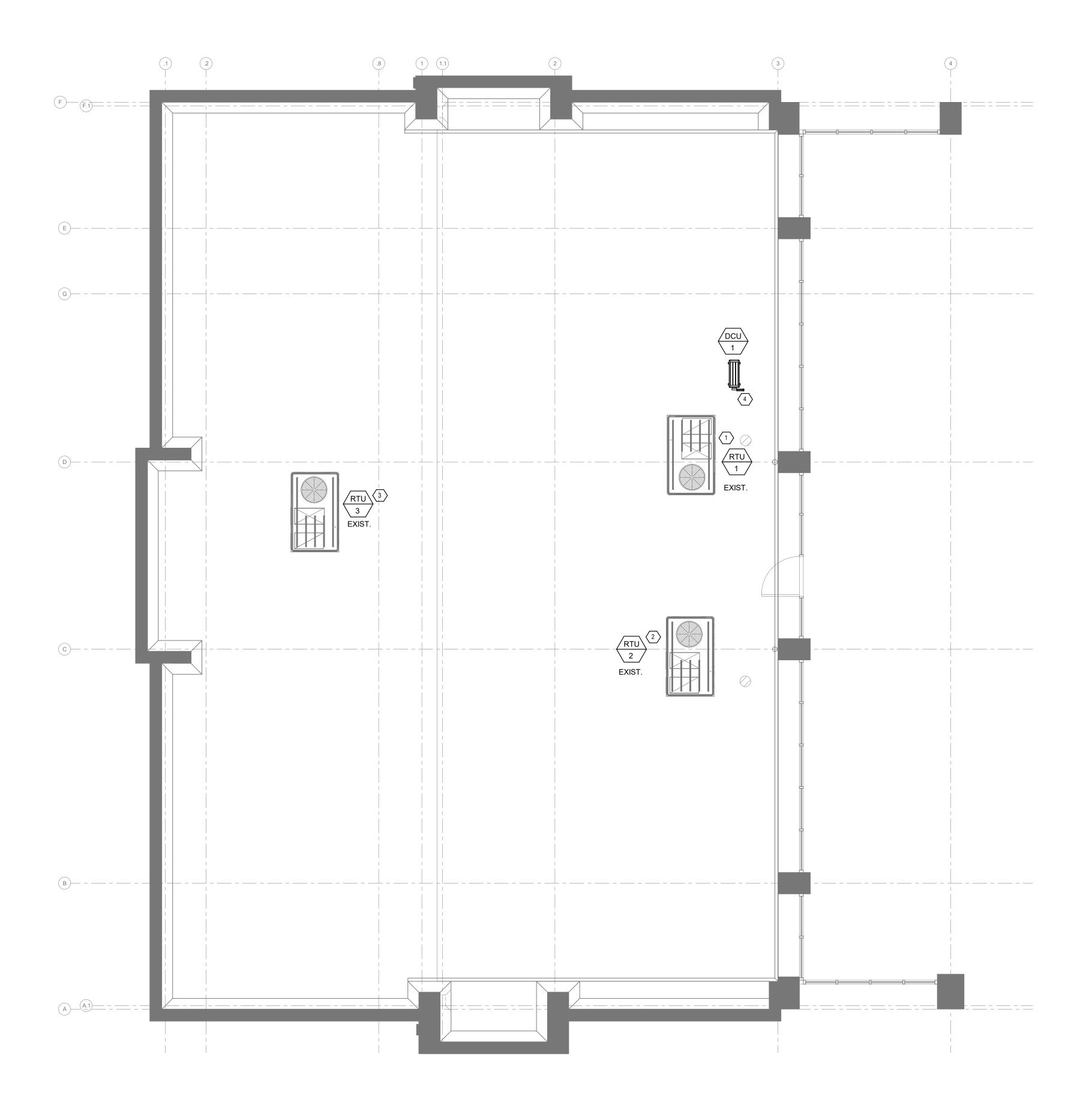
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FLOOR PLAN - HVAC

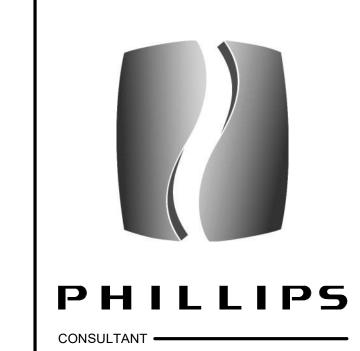
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5901 PEACHTREE DUNWOODY RD. **BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328** 



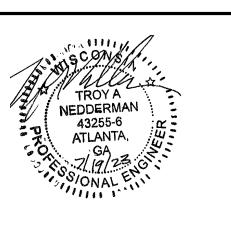






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PHILLIPS JOB NUMBER

2336402
ISSUE DATE

06/30/2023

RHR / TAN

DRAWN BY/CHECKED BY-

ROOF PLAN - HVAC

SHEET NUMBER -

M3.10

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

# KEYED NOTES:

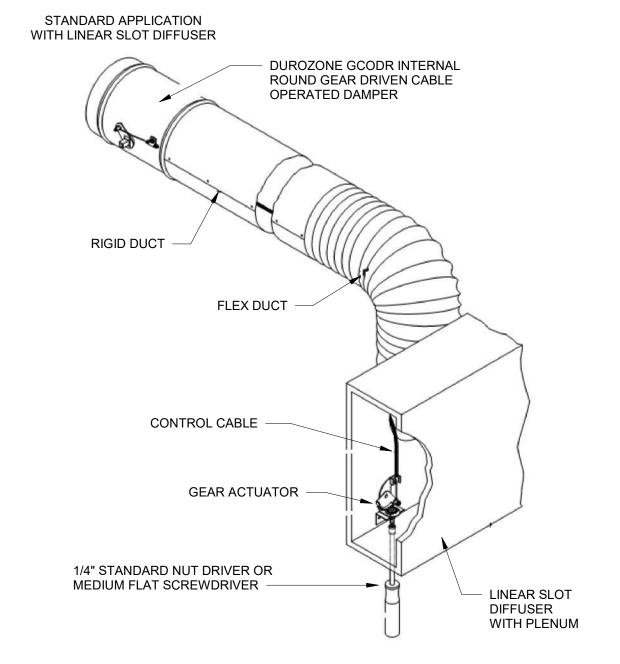
1. EXISTING 7.5 TON RTU TO REMA

1. EXISTING 7.5 TON RTU TO REMAIN. BALANCE TO 3000 CFM SUPPLY AIR AND 670 CFM OF OUTSIDE AIR. CLEAN SERVICE UNIT AND REPORT ANY DEFICIENCIES WITH THE OWNER / ARCHITECT / ENGINEER.

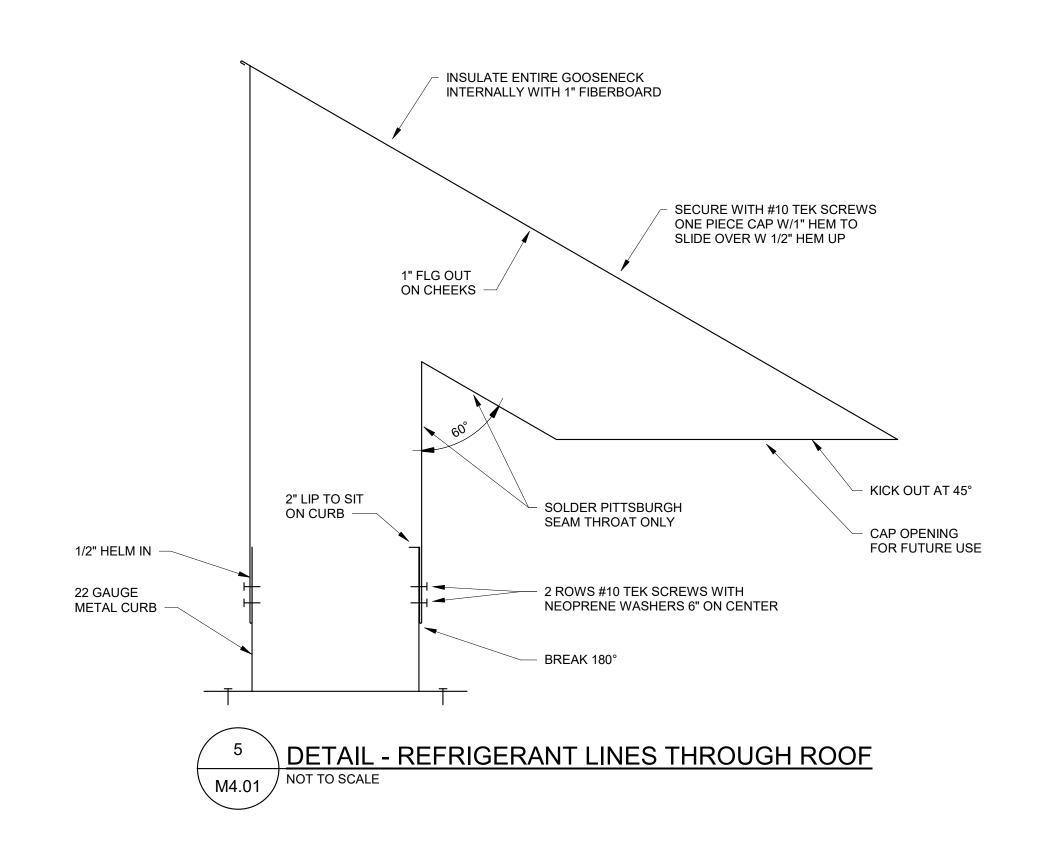
 EXISTING 7.5 TON RTU TO REMAIN. BALANCE TO 2650 CFM SUPPLY AIR AND 535 CFM OF OUTSIDE AIR. CLEAN SERVICE UNIT AND REPORT ANY DEFICIENCIES WITH THE OWNER / ARCHITECT / ENGINEER.

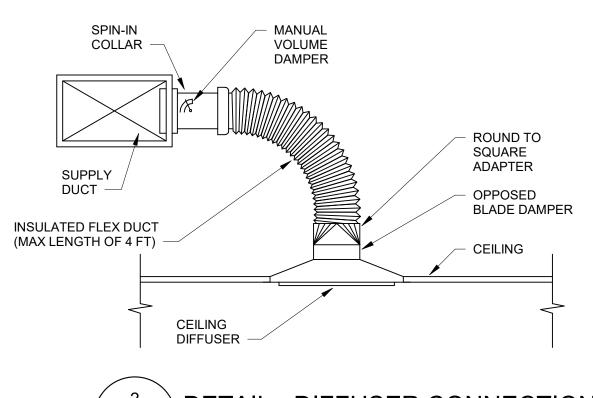
3. EXISTING 7.5 TON RTU TO REMAIN. BALANCE TO 2400 CFM SUPPLY AIR AND 280 CFM OF OUTSIDE AIR. CLEAN SERVICE UNIT AND REPORT ANY DEFICIENCIES WITH THE OWNER / ARCHITECT / ENGINEER.

 REFRGIERANT LINES FROM CONDENSER THRU ROOF TO DUCTLESS AHU BELOW. REFER TO M1.10 FOR CONTINUATION.

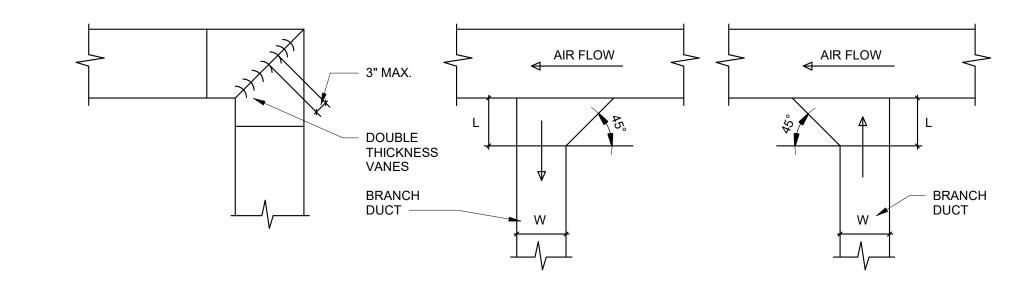


# DETAIL - GEAR DRIVEN CABLE OPERATED DAMPER M4.01 NOT TO SCALE







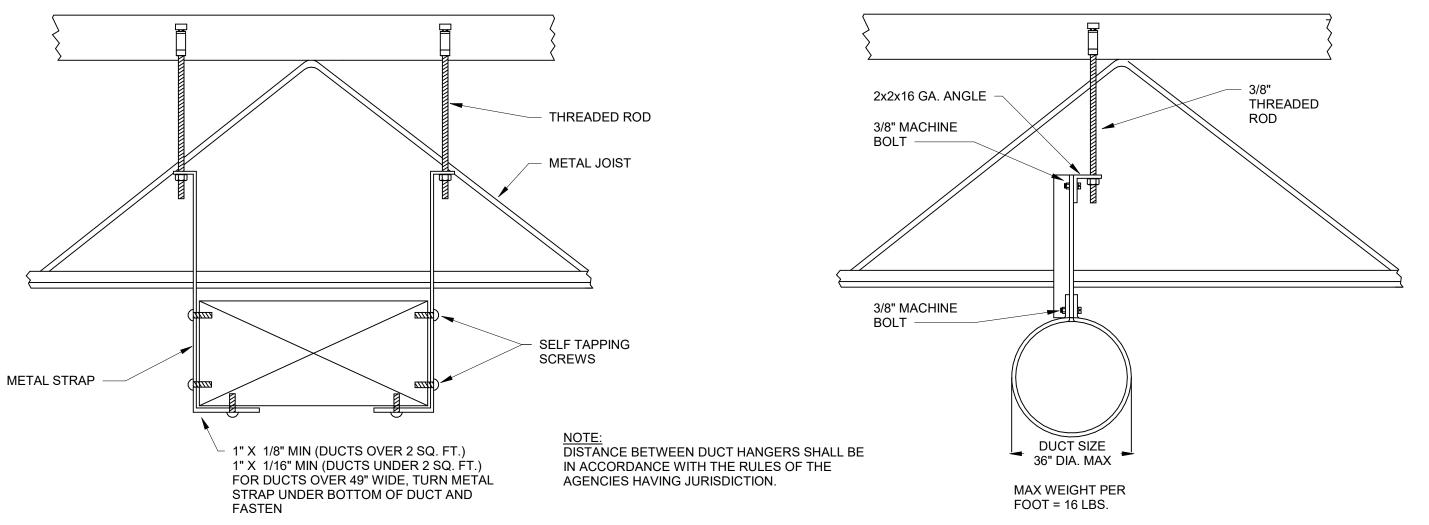


SQUARE ELBOW

## SUPPLY TAP

**RETURN TAP** 





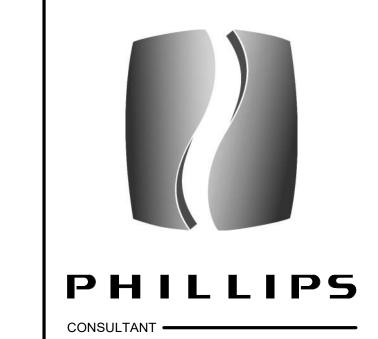
# DUCTWORK SUPPORT DETAIL NOT TO SCALE

	RECTANGULAR DUCT	S		
MAX. SIDE INCHES	MIN. GALV. SHT. GAUGE	ALUMINUM MIN. B&S GAUGE		
THROUGH 12	26 (0.022 IN.)	24 (0.020 IN.)		
13 THROUGH 30	24 (0.028 IN.)	22 (0.025 IN.)		
31 THROUGH 54	22 (0.034 IN.)	20 (0.032 IN.)		
55 THROUGH 84	20 (0.040 IN.)	18 (0.040 IN.)		
OVER 84	18 (0.052 IN.)	16 (0.051 IN.)		

ROUND DUCT SUPPORT DET	AIL
NOT TO SCALE	

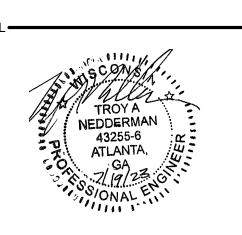
	ROUND DUCTS	LONGITUDINAL SEAM	
DIAMETER INCHES	SPIRAL SEAM DUCT STEEL MIN. GALV. SHT. GAUGE	DUCT STEEL MIN. GALV. SHT. GAUGE	FITTINGS STEEL MIN. GALV. SHT. GAUGE
THROUGH 12	28 (0.0219 IN.)	26 (0.022 IN.)	26 (0.022 IN.)
13 THROUGH 18	26 (0.022 IN.)	24 (0.028 IN.)	24 (0.028 IN.)
19 THROUGH 28	24 (0.028 IN.)	22 (0.034 IN.)	22 (0.034 IN.)
29 THROUGH 36	22 (0.034 IN.)	20 (0.040 IN.)	20 (0.040 IN.)
37 THROUGH 52	20 (0.040 IN.)	18 (0.052 IN.)	18 (0.052 IN.)





Troy A.
Nedderman, PE

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Sandy Springs GA 30342 770.319.7400
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ISSUE & REVISION RECORD—

#	DATE	DESCRIPTION
	07/20/2023	TI PERMIT SET
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DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226

CLIENT



3640
/202
1202
/ TA

M4.01

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

#### HVAC SPECIFICATIONS

#### <u>GENERAL</u>

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERRORS IN FABRICATION, FOR THE CORRECT FITTING, INSTALLATION AND ERECTION OF THE VARIOUS MECHANICAL SYSTEMS AS SHOWN ON THE

2. THE MECHANICAL CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, GOVERNMENT SALES TAXES AND INSPECTIONS; FILE ALL NECESSARY PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL GOVERNMENTAL DEPARTMENTS AND OR THE APPROPRIATE MUNICIPALITY AND/OR UTILITY COMPANY HAVING JURISDICTION, WHETHER INDICATED, SPECIFIED OR NOT. HE SHALL ALSO OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION FOR HIS WORK AND DELIVER SAME TO THE GENERAL CONTRACTOR BEFORE REQUEST FOR ACCEPTANCE AND FINAL PAYMENT FOR THE WORK.

3. IGNORANCE OF CODES, RULES, REGULATION, LAWS, ETC, SHALL NOT RENDER THE MECHANICAL CONTRACTOR IRRESPONSIBLE FOR COMPLIANCE.

4. CONTRACTOR SHALL BE VERSED IN ALL CODES, RULES AND REGULATIONS PERTINENT TO HIS PART OF THE WORK PRIOR TO SUBMISSION OF A PROPOSAL.

5. THE MECHANICAL CONTRACTOR SHALL INCLUDE IN HIS WORK, WITHOUT EXTRA COST TO THE OWNER, ANY LABOR, MATERIALS, SERVICES, APPARATUS OR DRAWINGS IN ORDER TO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS, SHOWN ON THE DRAWINGS AND/OR

6. ALL MATERIALS AND EQUIPMENT FOR THE ELECTRICAL PORTION OF THE MECHANICAL SYSTEMS SHALL BEAR THE APPROVED LABEL OF, OR SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES, INC.

7. ALL HEATING, VENTILATION AND AIR CONDITIONING WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE STATE OR LOCAL BUILDING CODE AND AMENDMENTS THERETO, THE LATEST STANDARDS RECOGNIZED BY THE AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS AND THE NATIONAL FIRE PROTECTION ASSOCIATION.

8. WHERE MINIMUM CODE REQUIREMENTS ARE EXCEEDED IN THE DESIGN OF THE HVAC SYSTEMS, THE DESIGN SHALL GOVERN.

9. THE MECHANICAL CONTRACTOR SHALL ENSURE THAT HIS WORK IS ACCOMPLISHED IN ACCORDANCE WITH OSHA STANDARDS AND THAT HE CONDUCTS HIS WORK AND THE WORK OF HIS PERSONNEL ON THIS PROJECT IN ACCORDANCE WITH SAME.

10. ALL WORK RELATING TO THE HANDICAPPED SHALL BE IN ACCORDANCE WITH REGULATIONS CURRENTLY ENFORCED BY THE AUTHORITY HAVING JURISDICTION.

#### DRAWINGS AND SPECIFICATIONS

1. CONTRACT DRAWINGS FOR WORK UNDER THIS SECTION ARE IN PART DIAGRAMMATIC, INTENDED TO CONVEY THE SCOPE OF WORK AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT. DUCTS, PIPING AND THE APPROXIMATE SIZE AND LOCATION OF EQUIPMENT AND OUTLETS. THE CONTRACTOR SHALL FOLLOW THESE DRAWINGS IN LAYING OUT HIS WORK AND SHALL VERIFY SPACES IN WHICH HIS WORK WILL BE INSTALLED, INDICATING TO THE ARCHITECT WHERE ANY CONFLICTS OR OVERLAPPING OF SYSTEMS OCCUR.

2. WHERE JOB CONDITIONS REQUIRE REASONABLE CHANGES IN INDICATED LOCATIONS AND ARRANGEMENT, PROPOSED DEPARTURES SHALL BE SUBMITTED WITH DETAILED DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE ANY OF THE PROPOSED WORK IS COMMENCED.

3. THE DRAWINGS AND THE SPECIFICATIONS ARE INTENDED TO INDICATE COMPLETE AND WORKING SYSTEMS, UNLESS SPECIFICALLY INDICATED TO THE CONTRARY. THE WORK INCLUDES THE FURNISHING, INSTALLING AND CONNECTING OF A COMPLETE WORKING INSTALLATION IN EACH CASE TO THE FULL EXTENT SET FORTH IN THE DRAWINGS AND HEREIN SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE FUNCTIONING SYSTEM, UNLESS SPECIFICALLY NOTED

4. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS COOPERATIVE. WORK AND MATERIAL INCLUDED IN EITHER, THOUGH NOT MENTIONED IN BOTH, SHALL BE A PART OF THE WORK TO BE ACCOMPLISHED AND SHALL BE CARRIED OUT COMPLETELY IN AS THOROUGH A MANNER AS IF

#### **EQUIPMENT DESIGN AND INSTALLATION**

1. THE DESIGN, MANUFACTURE, TESTING AND INSTALLATION OF ALL APPARATUS AND MATERIALS FURNISHED UNDER THE REQUIREMENTS OF THESE SPECIFICATIONS SHALL CONFORM TO THE APPLICABLE STANDARD RULES OF THE FOLLOWING. WHERE MATERIALS ARE NOT SPECIFICALLY REFERRED TO, BUT ARE REQUIRED, THEY SHALL MEET THE REQUIREMENTS OF THE APPLICABLE

-AIR CONDITIONING & REFRIGERATION INSTITUTE ASHRAE -AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING

**ENGINEERS** 

-AMERICAN SOCIETY OF MECHANICAL ENGINEERS

-AMERICAN SOCIETY OF TESTING MATERIALS EPA -ENVIRONMENTAL PROTECTION AGENCY

-2015 INTERNATIONAL BUILDING CODE, BUILDING, FIRE, FUEL GAS AND MECHANICAL, 2018 WISCONSIN UNIFORM PLUMBING CODE

-NATIONAL ELECTRICAL CODE

-NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.

NFPA -NATIONAL FIRE PROTECTION ASSOCIATION -OCCUPATIONAL SAFETY AND HEALTH ADM.

SMACNA -SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION -UNDERWRITER'S LABORATORIES, INC.

2. UNLESS OTHERWISE SPECIFIED AND/ OR APPROVED, EQUIPMENT AND MATERIALS OF THE SAME TYPE AND USED FOR THE SAME PURPOSE, SHALL BE PRODUCTS OF THE SAME MANUFACTURER. 3. THE COMPONENTS AND COMPLETED ASSEMBLIES OF ALL EQUIPMENT FURNISHED SHALL BE U.L. LISTED, IN AN EFFORT TO ENSURE QUALITY PRODUCTS ON THE PROJECT.

1. ALL TESTS REQUIRED TO ESTABLISH THE ADEQUACY, QUALITY, SAFETY, COMPLETED STATUS AND SUITABLE OPERATION OF EACH SYSTEM AND ALL COMPONENTS THEREOF SHALL BE MADE IN THE PRESENCE OF AND TO THE SATISFACTION OF THE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE AND OTHER REPRESENTATIVES OF STATE AND LOCAL GOVERNMENT. ALL INSTRUMENTS, LABOR AND EXPERT SERVICE NECESSARY TO CONDUCT THESE TESTS SHALL BE SUPPLIED BY THE CONTRACTOR; POWER AND FUEL WILL BE FURNISHED BY THE OWNER.

2. THE FINAL INSPECTION AND TESTS ARE TO BE MADE ONLY AFTER THE OWNER IS SATISFIED THAT THE WORK DESCRIBED IN THESE SPECIFICATIONS HAS BEEN COMPLETELY INSTALLED IN ACCORDANCE WITH THE TRUE SPIRIT AND INTENT OF THESE SPECIFICATIONS AND THAT COMPLETE PRELIMINARY TESTS WERE MADE WHICH INDICATE ADEQUACY, QUALITY, COMPLETION AND SATISFACTORY OPERATION. THE ACCEPTANCE OF THE WORK HEREIN SPECIFIED, SHALL NOT IN ANY WAY PREJUDICE THE OWNER'S RIGHT TO DEMAND REPLACEMENT OF DEFECTIVE MATERIAL AND/OR

#### **GUARANTEE AND SERVICE**

1. ALL EQUIPMENT SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, AS EVIDENCED BY DATE OF CERTIFICATE FOR FINAL PAYMENT.

2. IN ADDITION TO THE GUARANTEE, THE CONTRACTOR SHALL PROVIDE ALL REPAIR AND ADJUSTMENT SERVICE NECESSARY FOR THE PROPER OPERATION OF THE ENTIRE SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE SYSTEM IS PUT INTO OPERATION (CONCURRENT WITH THE GUARANTEE). UPON RECEIPT OF NOTICE FROM THE OWNER'S REPRESENTATIVE OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT DURING THE GUARANTEE PERIOD, THE AFFECTED PART SHALL BE REPLACED PROMPTLY WITH A NEW PART WITHOUT COST TO THE OWNER. UPON FAILURE TO TAKE ACTION WITHIN 48 HOURS AFTER BEING NOTIFIED, THE WORK WILL BE ACCOMPLISHED BY THE OWNER AT THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR FURNISHED DRAWINGS, DESCRIPTIVE DATA AND MANUALS

1. IN ACCORDANCE WITH THE GENERAL CONDITIONS, SHOP DRAWINGS SHALL BE SUBMITTED ON ALL UNITS OF PREFABRICATED MATERIALS.

#### **DEFINITIONS**

1. ALL DOCUMENTS PERTINENT TO THE QUALITY AND QUANTITY OF WORK TO BE PERFORMED ON THE PROJECT. INCLUDES BUT NOT LIMITED TO: PLANS, SPECIFICATIONS, INSTRUCTIONS TO BIDDERS. GENERAL AND SPECIAL CONDITIONS, ADDENDA, ALTERNATES, LIST OF MATERIALS, LIST OF SUB-CONTRACTORS, UNIT PRICES, SHOP DRAWINGS, FIELD ORDERS, CHANGE ORDERS, COST BREAKDOWN, PERIODICAL PAYMENT REQUESTS, ETC.

2. IT IS THE INTENTION OF THESE SPECIFICATIONS AND ALL ASSOCIATED DRAWINGS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH AND INSTALL COMPLETE AND READY FOR USE".

3. DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF SYSTEMS, EQUIPMENT, MATERIALS, ETC., SHALL BE INCLUDED IN THE WORK, THE SAME AS IF HEREIN SPECIFIED OR INDICATED.

#### HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

1. STEEL HANGER RODS MAY BE THREADED BOTH ENDS, THREADED ONE END, OR CONTINUOUS THREADED.

2. INSERTS SHALL BE MALLEABLE IRON CASE OF GALVANIZED STEEL SHELL AND EXPANDER PLUG FOR THREADED CONNECTION WITH LATERAL ADJUSTMENT, TOP SLOT FOR REINFORCING RODS, LUGS FOR ATTACHING TO FORMS; SIZE INSERTS TO SUIT THREADED HANGER RODS.

3. BEAM CLAMPS SHALL HAVE MALLEABLE IRON JAWS, STEEL BOLT OR TIE ROD AND NUT.

4. PRIME COAT EXPOSED STEEL HANGERS AND SUPPORTS. HANGERS AND SUPPORTS LOCATED IN CRAWL SPACES, PIPE SHAFTS, AND SUSPENDED CEILING SPACES ARE NOT CONSIDERED EXPOSED.

5. PROVIDE INSERTS FOR SUSPENDING HANGERS FROM REINFORCED CONCRETE SLABS AND SIDES OF REINFORCED CONCRETE BEAMS.

6. PROVIDE HOOKED ROD TO CONCRETE REINFORCEMENT SECTION FOR INSERTS CARRYING PIPE

7. WHERE CONCRETE SLABS FORM FINISHED CEILING, PROVIDE INSERTS TO BE FLUSH WITH SLAB SURFACE.

8. WHERE INSERTS ARE OMITTED, DRILL THROUGH CONCRETE SLAB FROM BELOW AND PROVIDE THRU-BOLT WITH RECESSED SQUARE STEEL PLATE AND NUT RECESSED INTO AND GROUTED FLUSH WITH SLAB.

#### **CONTROLS**

1. PROVIDE THERMOSTAT MOUNTED AT 48" AFF WITH AUTOMATIC HEATING/COOLING SELECTION AND FAN ON/OFF/AUTO SWITCH. THERMOSTAT SHALL BE ONE STAGE COOLING AND ONE OR TWO STAGE HEATING AS REQUIRED.

2. ON A CALL FOR COOLING, THERMOSTAT SHALL CYCLE COMPRESSOR ON AND ENERGIZE THE AHU

3. ON A CALL FOR HEATING, THERMOSTAT SHALL CYCLE AHU FAN AND HEATING COILS, WITH STAGING AS SHOWN ON DRAWINGS.

4. PROVIDE FLOW SWITCH IN SUPPLY AIR PLENUM THAT WILL NOT ALLOW HEATERS TO BE ENERGIZED UNTIL AIR FLOW IS PROVEN.

#### **DUCTWORK**

1. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS. FOR LINED DUCTS, MAINTAIN SIZES INSIDE

2. TO BE NON-COMBUSTIBLE OR CONFORMING TO REQUIREMENTS FOR CLASS 1 AIR DUCT MATERIALS,

3. ALL DUCT MATERIAL AND COVERING SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.

4. STEEL DUCTS SHALL BE ASTM A525 OR ASTM A527 GALVANIZED STEEL SHEET. LOCK-FORMING QUALITY, HAVING ZINC COATING OF 1.25 OZ. PER SQ.FT. FOR EACH SIDE IN CONFORMANCE WITH ASTM

5. FLEXIBLE DUCTS SHALL BE INTERLOCKING SPIRAL OF GALVANIZED STEEL, OR FABRIC SUPPORTED ON HELICALLY WOUND SPRING STEEL WIRE. FLEXIBLE DUCTS SHALL CONFORM TO UL 181. WORKING PRESSURE UP TO 4" W.G. MAXIMUM VELOCITY. MAXIMUM LENGTH PER RUN SHALL BE 20 FEET.

6. INSULATED FLEXIBLE DUCT SHALL BE FLEXIBLE DUCT WRAPPED WITH FLEXIBLE GLASS FIBER INSULATION, ENCLOSED BY SEAMLESS ALUMINUM PIGMENTED PLASTIC VAPOR BARRIER JACKET.

7. FASTENERS MAY BE RIVETS, BOLTS OR SHEET METAL SCREWS.

8. SEALANT MUST BE NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, COMPATIBLE WITH MATING MATERIALS: LIQUID USED ALONG OR WITH TAPE, OR HEAVY MASTIC.

9. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW NORMAL OPERATING AND MAINTENANCE ACTIVITIES.

10. DURING CONSTRUCTION, PROVIDE TEMPORARY CLOSURES OF METAL OR TAPED POLYETHYLENE ON OPEN DUCTWORK TO PREVENT CONSTRUCTION DUST FROM ENTERING DUCTWORK SYSTEM.

#### LOW PRESSURE DUCTWORK

1. FABRICATE AND SUPPORT IN COMPLETE ACCORDANCE WITH SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS AND ASHRAE HANDBOOKS, LATEST EDITIONS, EXCEPT AS INDICATED. PROVIDE DUCT MATERIAL, GAGES, REINFORCING, AND SEALING FOR OPERATING PRESSURES

2. SIZE ROUND DUCTS INSTALLED IN PLACE OF RECTANGULAR DUCTS IN ACCORDANCE WITH ASHRAE TABLE OF EQUIVALENT RECTANGULAR AND ROUND DUCTS. NO VARIATION OF DUCT CONFIGURATION OR SIZES PERMITTED EXCEPT BY WRITTEN PERMISSION.

3. CONSTRUCT T'S. BENDS AND ELBOWS WITH RADIUS OF NOT LESS THAN 1-1/2 TIMES WIDTH OF DUCT ON CENTERLINE. WHERE NOT POSSIBLE AND WHERE RECTANGULAR ELBOWS ARE USED, PROVIDE TURNING VANES.

4. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE. DIVERGENCE UPSTREAM OF EQUIPMENT SHALL NOT EXCEED 30 DEGREES; CONVERGENCE DOWNSTREAM SHALL NOT EXCEED 30 DEGREES.

5. USE CRIMP JOINTS WITH OR WITHOUT BEAD FOR JOINING ROUND DUCT SIZES 8 INCHES AND SMALLER WITH CRIMP IN DIRECTION OF AIR FLOW.

## INSULATION

1. INTERNAL SHALL BE GLASS FIBER; ANSI/ASTM C553, 1.5 LB./CU. FT. MINIMUM DENSITY. INTERIOR SURFACE EXPOSED TO AIR STREAM SHALL HAVE THERMOSETTING ACRYLIC POLYMER OR LINER WITH EPA REGISTERED BIOCIDE RATED FOR MAXIMUM 4000 FPM AIR VELOCITY. MINIMUM INSTALLED R -VALUE OF 6.0, UNLESS DUCT IS INSTALLED IN MECHANICALLY COOLED SPACE OR BETWEEN FLOORS, IN WHICH CASE THE INSTALLED R - VALUE MAY BE 4.2. DETERMINE R - VALUES AT 75°F.

2. EXTERNAL SHALL BE FLEXIBLE OR RIGID GLASS FIBER: ANSI/ASTM C612 COMMERCIAL GRADE. MINIMUM INSTALLED R - VALUE OF 6.0, UNLESS DUCT IS INSTALLED IN MECHANICALLY COOLED SPACE OR BETWEEN FLOORS, IN WHICH CASE THE INSTALLED R - VALUE MAY BE 4.2. DETERMINE R-VALUES AT 75°F. PROVIDE WITH FOIL SCRIM FACING.

3. INSULATION MATERIAL AND JACKETS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.

#### 4. ADHESIVES MUST BE WATERPROOF FIRE-RETARDANT TYPE.

5. LAGGING ADHESIVE MUST BE FIRE RESISTIVE TO ASTM E84, NFPA 255, UL723.

6. IMPALE ANCHORS SHALL BE GALVANIZED STEEL, 12 GAGE, SPOT WELDED OR SELF-ADHESIVE PAD. NO ANCHORS SHALL PENETRATE DUCT WALLS.

7. JOINT TAPE SHALL BE GLASS FIBER CLOTH, OPEN MESH.

8. TIE WIRE SHALL BE ANNEALED STEEL, 16 GAGE.

9. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

10. FOR INTERNAL APPLICATION, ADHERE INSULATION WITH ADHESIVE FOR 100 PERCENT COVERAGE SECURE INSULATION WITH MECHANICAL FASTENERS ON 15 INCH CENTERS MAXIMUM ON TOP AND SIDE OF DUCTWORK WITH DIMENSION EXCEEDING 20 INCHES. SEAL AND SMOOTH JOINTS. DO NOT USE NAIL-TYPE FASTENERS. SEAL VAPOR BARRIER PENETRATIONS BY MECHANICAL FASTENERS WITH VAPOR BARRIER ADHESIVE.

11. DUCTWORK DIMENSIONS INDICATED ARE NET INSIDE DIMENSIONS REQUIRED FOR AIR FLOW.

12. SUPPLY AND RETURN DUCTS SHALL BE INSULATED.

13. OUTSIDE AIR DUCTS SHALL BE FLEXIBLE OR GALV. STEEL, EXTERNALLY INSULATED TO R - VALUE OF 4.5 (6.0 NOT REQUIRED).

14. INTERIOR EXHAUST DUCT FROM TOILET ROOMS AND DRYER SHALL NOT REQUIRE INSULATION.

#### **HANGERS**

1. ALL DUCT HANGERS IN DIRECT CONTACT WITH GALVANIZED DUCT SHALL BE GALVANIZED STEEL

2. DUCT HANGERS MAY BE DIRECTLY ATTACHED TO DUCTS. DUCTS SHALL BE HUNG BY ANGLES OR STRAPS AS DETAILED ON DRAWINGS. RODS, STRAPS OR ANGLES MAY BE USED IN TRAPEZE HANGERS.

3. WHERE TRAPEZE HANGERS ARE USED, THE BOTTOM OF THE DUCT SHALL BE SUPPORTED TO ANGLE SIZED AS 1" X 1" X 1/8" FOR DUCTS UP TO 34" (FOR ROUND DUCTS, THE ANGLE SHALL CONFORM TO THE BOTTOM 120 DEGREES OF THE DUCT).

4. ALL HANGERS SHALL BE SUFFICIENTLY CROSS-BRACED TO ELIMINATE, IN THE OPINION OF THE ARCHITECT, EXCESSIVE SWAY. WHEREVER DUCTWORK CONTAINS FILTER SECTIONS, COILS, FANS OR OTHER HEAVY EQUIPMENT (EXCLUDING REGISTERS, GRILLES, DIFFUSERS, SPLITTER DAMPERS, ETC.) SUCH EQUIPMENT SHALL BE HUNG INDEPENDENTLY OF THE DUCTWORK, WITH RODS OR ANGLES OF SIZES ADEQUATE TO SUPPORT THE LOAD.

5. DUCT HANGERS DIRECTLY IN CONTACT WITH OR DIRECTLY ATTACHED TO STAINLESS STEEL DUCTS SHALL BE STAINLESS STEEL.

6. IN THE EVENT DUCTWORK INTERFERES WITH SUSPENDED CEILING SUPPORT HANGERS, PROVIDE CROSS MEMBERS FROM HANGERS AFFECTED. THESE CROSS MEMBERS SHALL BE OF REINFORCED STEEL OR FURRING CHANNELS AND SHALL RUN UNDER DUCTWORK IN QUESTION FROM WHICH ADDITIONAL CEILING HANGERS SHALL BE SUPPORTED.

#### PERMITTED DUCT MATERIAL USAGE

1. HVAC SUPPLY & RETURN MAY BE INSULATED GALV. STEEL, OR INSULATED FLEXIBLE

2. OUTSIDE AIR MUST BE EXTERNALLY INSULATED GALVANIZED STEEL

3. TOILET EXHAUST SHALL BE GALVANIZED STEEL, NO INSULATION

#### POWER VENTILATORS

1. MANUFACTURERS SHALL BE GREENHECK, PENN, BROAN, NUTONE OR APPROVED EQUAL.

2. CEILING EXHAUST FANS SHALL BE V-BELT OR DIRECT DRIVE, WITH GALVANIZED STEEL HOUSING LINED WITH 1/2 INCH ACOUSTIC INSULATION, RESILIENT MOUNTED MOTOR, GRAVITY BACKDRAFT DAMPER IN DISCHARGE.

3. DISCONNECT SWITCH SHALL BE FACTORY WIRED, NON-FUSIBLE, IN HOUSING FOR THERMAL OVERLOAD PROTECTED MOTOR.

4. GRILLE SHALL BE MOLDED WHITE PLASTIC OR ALUMINUM WITH BAKED WHITE ENAMEL FINISH.

SPEED CONTROLLER TO BE SOLID STATE. 6. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

## DIFFUSERS, REGISTERS AND GRILLES

1. FURNISH AND INSTALL WHERE SHOWN ON DRAWINGS ALL REGISTERS, GRILLES, DIFFUSERS AND LOUVERS IN ACCORDANCE WITH THE TABULATION IN THE SCHEDULE ON DRAWINGS.

2. PROVIDE ACCESSORIES AND MODIFICATIONS AS INDICATED IN SCHEDULE NOTES.

3. MANUFACTURER LISTED IN SCHEDULE IS FOR DESIGN SELECTION ONLY. REGISTERS, GRILLES, AND DIFFUSERS AS MANUFACTURED BY PRICE, KRUEGER, TITUS, METALAIRE OR APPROVED EQUAL WILL BE ACCEPTED.

1. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. PROVIDE BALANCING DAMPERS AT POINTS ON LOW PRESSURE SUPPLY, RETURN, AND EXHAUST SYSTEMS WHERE BRANCHES ARE TAKEN FROM LARGER DUCTS AS REQUIRED FOR AIR BALANCING.

3. PROVIDE BACKDRAFT DAMPERS ON EXHAUST FANS OR EXHAUST DUCTS NEAREST TO OUTSIDE AND WHERE INDICATED.

4. PROVIDE FLEXIBLE CONNECTIONS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH FANS AND MOTORIZED EQUIPMENT

## **VOLUME CONTROL DAMPERS**

1. FABRICATE IN ACCORDANCE WITH SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS. AND AS INDICATED. AIR BALANCE, BARBER-COLMAN, CARNES, NATIONAL CONTROLLED AIR, RUSKIN, CESCO OR APPROVED EQUAL

2. FABRICATE SINGLE BLADE DAMPERS FOR DUCT SIZES TO 12 INCH.

3. FABRICATE MULTI-BLADE DAMPER OF OPPOSED BLADE PATTERN WITH MAXIMUM BLADE SIZES 12 X 72 INCH. ASSEMBLE CENTER AND EDGE CRIMPED BLADES IN PRIME COATED OR GALVANIZED CHANNEL FRAME WITH SUITABLE HARDWARE.

4. EXCEPT IN ROUND DUCTWORK 12 INCHES AND SMALLER. PROVIDE END BEARINGS. ON MULTIPLE BLADE DAMPERS, PROVIDE OIL-IMPREGNATED NYLON OR SINTERED BRONZE BEARINGS.

5. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. WHERE ROD LENGTHS EXCEED 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

#### **BACKDRAFT DAMPERS**

1. DAMPERS SHALL BE AIR BALANCE, VENT COCK, ANEMOSTAT, RUSKIN, CESCO OR APPROVED EQUAL

2. GRAVITY BACKDRAFT DAMPERS, SIZE 18X18 INCHES OR SMALLER, FURNISHED WITH AIR MOVING EQUIPMENT, MAY BE AIR MOVING EQUIPMENT MANUFACTURER'S STANDARD CONSTRUCTION.

3. FABRICATE MULTI-BLADE, PARALLEL ACTION GRAVITY BALANCED BACKDRAFT DAMPERS OF 16 GAGE GALVANIZED STEEL, WITH CENTER PIVOTED BLADES OF MAXIMUM 6 INCH WIDTH, WITH FELT OR FLEXIBLE VINYL SEALED EDGES, LINKED TOGETHER IN RATTLE-FREE MANNER WITH 90 DEGREE STOP, STEEL BALL BEARINGS, AND PLATED STEEL PIVOT PIN; ADJUSTMENT DEVICE TO PERMIT SETTING FOR VARYING DIFFERENTIAL STATIC PRESSURE

#### AIR TURNING DEVICES

EDGING STRIP.

1. AIR TURNING VANES SHALL BE BARBER/COLMAN, TUTTLE AND BAILEY, ANEMOSTAT, METALAIRE OR APPROVED EQUAL.

2. MULTI-BLADE DEVICE WITH BLADES ALIGNED IN SHORT DIMENSION; STEEL OR ALUMINUM CONSTRUCTION; WITH INDIVIDUALLY ADJUSTABLE BLADES, MOUNTING STRAPS. PROVIDE IN ALL

#### FLEXIBLE DUCT CONNECTIONS

1. SHALL BE VENT FABRIC 6" VENTGLAS, ANEMOSTAT, BARBER/COLMAN OR APPROVED EQUAL

2. FABRICATE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS 1ST EDITION.

3. UL LISTED FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC TO NFPA 90A. MINIMUM DENSITY 20 OZ PER SQUARE YARD, APPROXIMATELY 6 INCHES WIDE, CRIMPED INTO METAL

#### SUBMITTAL NOTE TO GC AND SUB-CONTRACTORS:

COORDINATE ALL MECHANICAL, ELECTRICAL, FIRE ALARM. SPRINKLER AND PLUMBING DEVICES/EQUIPMENT SUBMITTALS WITH ESSENTIAL PARTIES INCLUDING BUT NOT LIMITED TO: ELECTRICAL, MECHANICAL, PLUMBING, FIRE ALARM, SPRINKLER, AND MILLWORK CONTRACTORS. PRIOR TO SENDING SUBMITTALS FOR APPROVAL, ALL AFFECTED DISCIPLINES MUST INCLUDE A SIGNATURE OF APPROVAL ENSURING THAT ALL NECESSARY PARTIES HAVE HAD AN OPPORTUNITY TO REVIEW SAID SUBMITTAL AND RAISE ANY CONCERNS ABOUT EQUIPMENT BEING USED AND THE MEANS AND METHODS TO INSTALL SUCH EQUIPMENT UPON RECEIVING A SUBMITTAL WITHOUT THE NECESSARY PARTY SIGNATURES, THE SUBMITTAL WILL IMMEDIATELY BE REJECTED WITHOUT REVIEW UNTIL THE SIGNATURES HAVE BEEN PROVIDED.

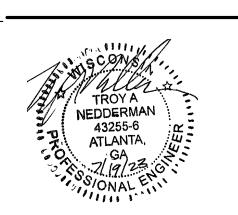


# PHILLIPS

CONSULTANT -

Trov A. Nedderman, PE

5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400 Project 23099



ISSUE & REVISION RECORD— DESCRIPTION # DATE 07/20/2023 TI PERMIT SET

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# DIAMONDS DIRECT

PROJECT-

2600 N Mayfair RD Wauwatosa, WI 53226

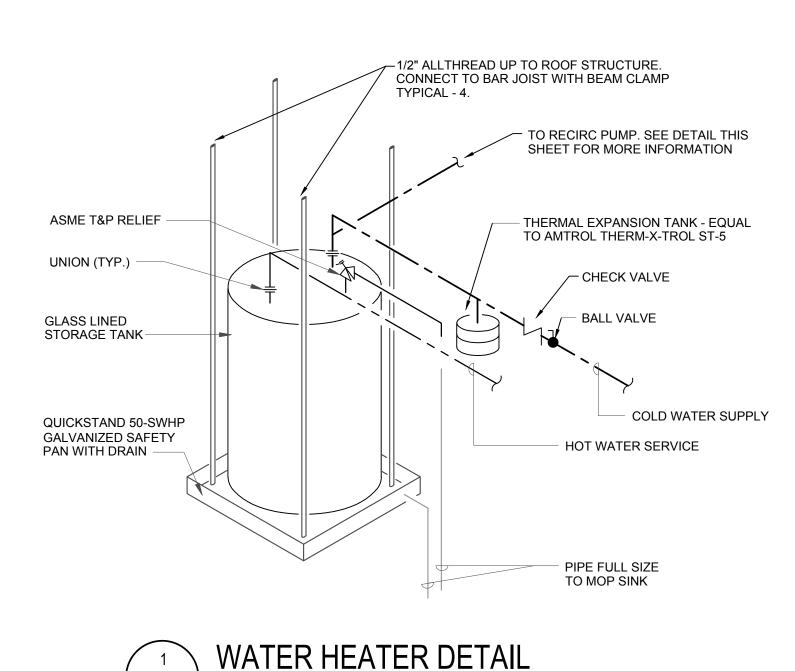
PHILLIPS JOB NUMBER 2336402 ISSUE DATE • 06/30/2023 DRAWN BY/CHECKED BY-RHR / TAN DRAWING TITLE -

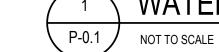
**SPECIFICATIONS - HVAC** 

SHEET NUMBER -

5901 PEACHTREE DUNWOODY RD. BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328

PHILLIPSPART.COM 770-394-1616 33



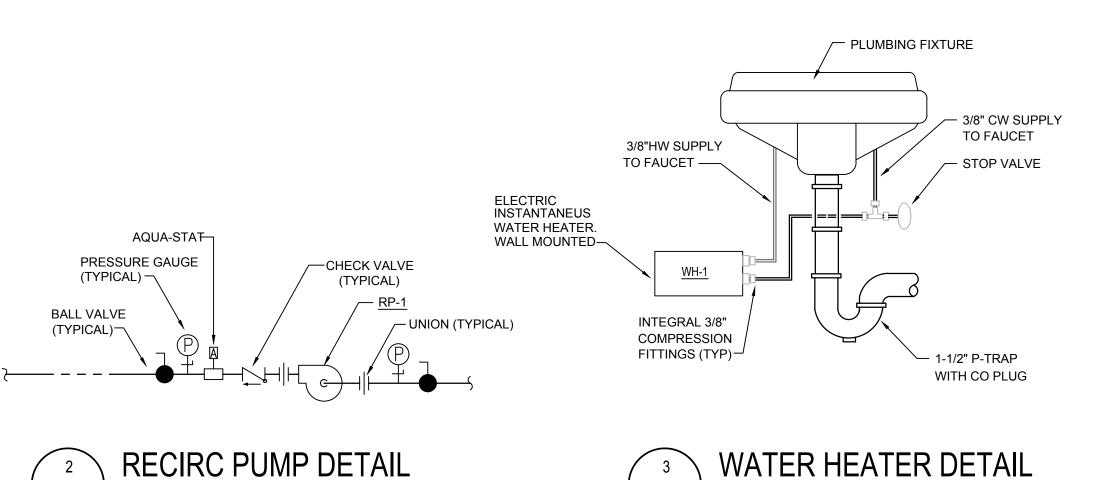


#### PLUMBING NOTES

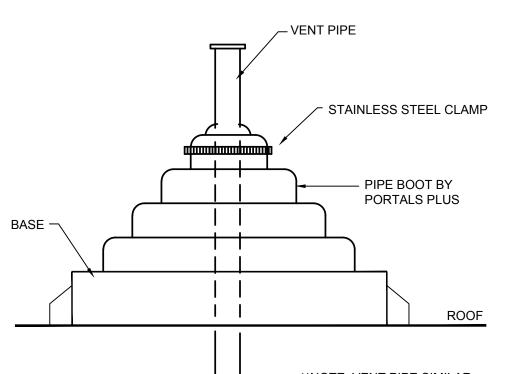
- 1. PLUMBING SHALL BE IN ACCORDANCE WITH 2018 WISCONSIN UNIFORM PLUMBING CODE AND APPLICABLE LOCAL CODES.
- 2. FURNISH APPROPRIATE ADAPTERS FOR CONNECTION OF DISSIMILAR PIPING
- 3. FLOOR CLEANOUT EQUAL TO JAY R. SMITH MODEL 4020.
- 4. GAS PIPE SHALL BE SCHEDULE 40 BLACK STEEL WITH SCREWED FITTINGS.
- 5. ALL EXTERIOR GAS PIPE SHALL BE PAINTED W/ BLACK RUST INHIBITIVE PAINT
- 6. WATER PIPE SHALL BE TYPE "L" HARD DRAWN COPPER WITH 95-5 LEAD FREE SOLDER JOINTS.
- 7. PIPE HANGERS FOR WATER PIPE SHALL BE EQUAL TO PHD 155 WITH INSULATION SHIELD.
- 8. TEST WATER PIPING AT A HYDROSTATIC PRESSURE OF 125 PSI AND HOLD FOR TWENTY-FOUR HOURS.
- 9. ALL DOMESTIC COLD WATER, HOT WATER RETURN, & HOT WATER PIPE SMALLER THAN 1-1/2" SHALL BE INSULATED WITH 1" THICK FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET. HOT WATER & HOT WATER RETURN PIPE 1-1/2" AND GREATER SHALL SHALL HAVE 1-1/2" THICK FIBERGLASS PIPE INSULATION AS DESCRIBED. HORIZONTAL RAIN LEADER PIPING SHALL HAVE 1/2" THICK FIBERGLASS PIPE INSULATION AS DESCRIBED.
- 10. DOMESTIC WATER SHUT-OFF VALVES SHALL BE WATTS SERIES FBV-4 FOR HOT & COLD WATER PIPE, ACCEPTABLE MANUFACTURES ARE WATTS, NIBCO AND CRANE OR APPROVED EQUAL.
- 11. WATER HAMMER ARRESTOR (WHA) TO BE EQUAL WATTS 15M2 & SHALL BE LOCATED ACCESSIBLE ABOVE A CEILING & OUT OF WALL.
- 12. ROOF PENETRATIONS BY VENT & GAS SHALL BE THRU PORTALS PLUS PIPE BOOT FOR RUBBER ROOFS AND PORTALS PLUS ALUMNIFLASH FOR HOT APPLIED ROOFS. PITCH POCKETS ARE NOT ACCEPTABLE.

13. SANITARY AND VENT PIPE BELOW SLAB SHALL BE SCHEDULE 40 DWV PVC,

- OR HUB & SPIGOT CAST IRON.
- 14. SANITARY AND VENT PIPE ABOVE SLAB SHALL BE SCHEDULE 40 DWV PVC, DWV COPPER, OR HUBLESS CAST IRON, PVC NOT ALLOWED IN PLENUM.
- 15. TEST DRAINAGE AND VENT PIPING AT TEN FEET OF WATER COLUMN.
- 16. DUAL CHECK SHALL BE EQUAL TO WATTS LF7R.
- 17. PRESSURE REDUCING VALVE (PRV) SHALL BE EQUAL TO WATTS LF25AUB-Z3.
- 18. FLOOR DRAIN, 3" FD, SHALL BE EQUAL TO JAY R. SMITH MODEL 2010C-P050-NB. PROVIDE W/ PROCET TRAP SEAL. IF LOCAL AUTHORITY DOES NOT ALLOW TRAP SEAL, PROVIDE PLUMBING PRECISION PRODUCTS PR-5000 TRAP PRIMER (LOCATED ACCESSIBLE ABOVE CEILING & OUT OF WALL)
- 19. NON-FREEZE HOSE BIBB (NFHB) SHALL BE ANTI-SIPHON, VACUUM BREAKER PROTECTED EQUAL TO WOODFORD MODEL 67.
- 20. HOSE BIBB (HB) SHALL BE ANTI-SIPHON, VACUUM BREAKER PROTECTED EQUAL TO WOODFORD MODEL 24.
- 21. NON-FREEZE ROOFTOP HOSE BIBB (RHB) SHALL BE ROOF-MOUNTED, VACUUM BREAKER PROTECTED EQUAL TO WOODFORD MODEL SRH-MS.
- 22. ANY AND ALL PIPING THAT PENETRATES A FIRE RATED ASSEMBLY SHALL BE PROVIDED WITH MATCHING U.L. LISTED FIRE STOP. REFER TO PRE-FAB FIRE STOPPING DESIGN MANUAL FOR APPROPRIATE DETAIL.
- 23. ANY AND ALL PIPING LOCATED IN AREAS SUBJECT TO FREEZING SHALL BE PROVIDED WITH HEAT TRACE MINIMUM 3W PER FOOT AND COORDINATED WITH ELECTRICAL CONTRACTOR.
- 24. CONTRACTOR SHALL SUBMIT (MINIMUM 3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUT SHEETS TO THE ARCHITECT FOR APPROVAL PRIOR TO STARTING ANY WORK. ANY EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION SHALL FIRST BE REVIEWED AND APPROVED BY THE ELECTRICAL CONTRACTOR VERIFYING THAT THE ELECTRICAL CONTRACTOR HAS COMPARED THE ELECTRICAL REQUIREMENTS OF THE SUBMITTED EQUIPMENT WITH THE PLANS AND HAS MADE ANY REQUIRED ADJUSTMENTS TO THE ELECTRICAL GEAR. ANY SHOP DRAWING THAT IS SUBMITTED WITHOUT THE SIGNATURE APPROVAL OF THE ELECTRICAL CONTRACTOR WILL BE RETURNED WITHOUT COMMENT.
- 25. PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING WATER, VENT, & SANITARY PIPE PRIOR TO START OF WORK. CONTRACTOR TO NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF SAID WORK.
- 26. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY RE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, EXACT DIMENSIONS, OR ALL OF THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT TO VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED AND USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.

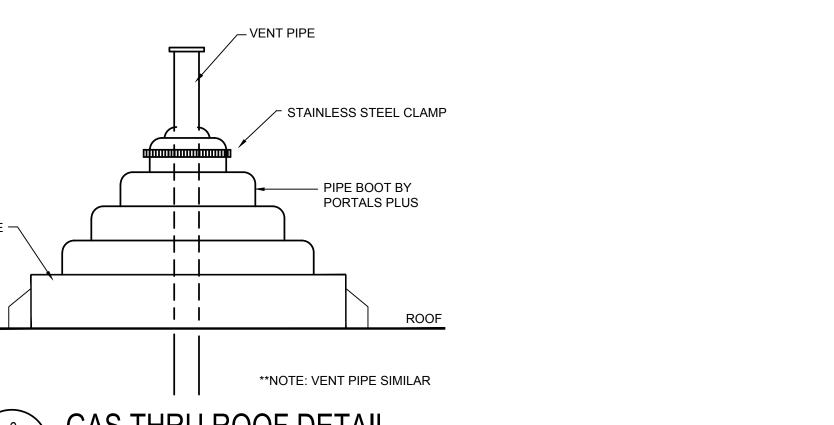


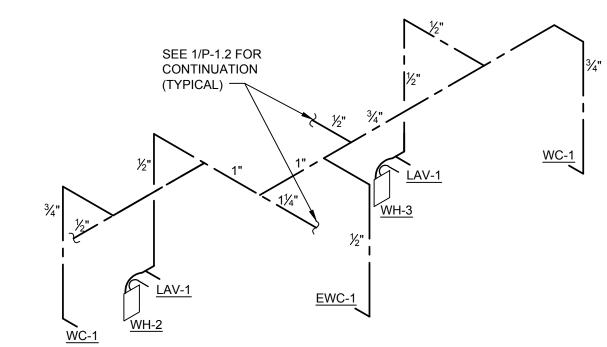
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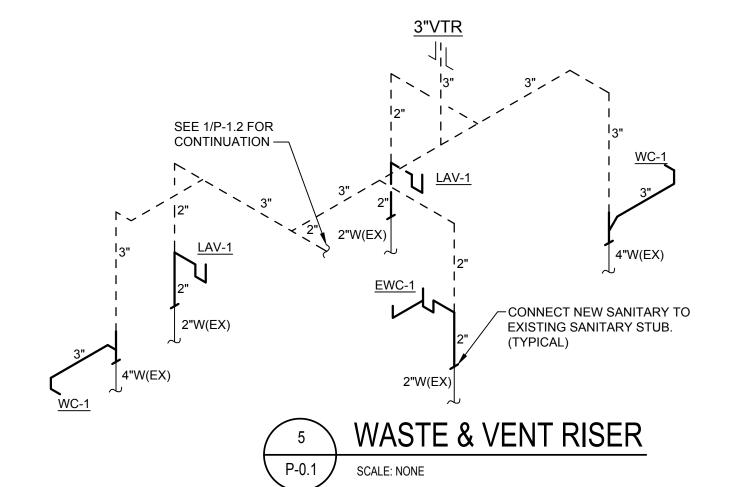
NOT TO SCALE

GAS THRU ROOF DETAIL SCALE: NONE









#### PUMP SCHEDULE GPM HEAD H.P. **ELECT** RPM NOTES MARK TYPE BASIS OF DESIGN BELL & GOSSET LR20-WR OR APPROVED IN-LINE 6 FT. 1/20 120/1 1725 1,2

NOTES:

1. ACCEPTABLE EQUAL MANUFACTURERS ARE B&G AND GRUNDFOS.

2. FURNISH 7 DAY TIME CLOCK FOR PUMP CONTROL W/ AQUA-STAT OVERRIDE TO CYCLE OFF PUMP WHEN RE-CIRCULATED

HW LINE IS GREATER THAN 89° F.

	COLD WATER	
	HOT WATER	
	VENT PIPE	
—— EG ——	EXISTING GAS	
O2	OXYGEN PIPE	
J	BALL VALVE	
•	FLOOR CLEANOUT	
FCO	FLOOR CLEANOUT	
VTR	VENT THRU ROOF	
PRV	PRESSURE REDUCING VALVE	
BFP	BACKFLOW PREVENTER	
G	GAS METER	
W	WATER METER	
<del> </del> D	PRESSURE GAUGE	
0	PIPE UP	

PIPE DOWN

**HOSE BIBB** 

WATER HAMMER ARRESTER

PLUMBING LEGEND

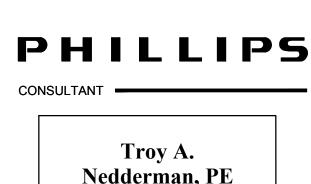
SANITARY LINE

ELECTRIC WATER HEATER SCHEDULE									
TAG	TANK SIZE	KW	VOLT/PHASE	RECOVERY	SET POINT	BASIS OF DESIGN	AREA SE	RVED	NOTES
<u>WH-1</u>	20	4.5	208/1	23 GPH @ 80° RISE	120°	RHEEM EGS	20 BUILDIN	IG	
<u>WH-2&amp;3</u>	-	4.2	208/1	INSTANTANEOUS	110°	CHRONOMITE SR-2	DL RESTRO	ООМ	

## SPRINKLER NOTES

- 1. PREMISES SHALL BE EQUIPPED WITH FULLY FUNCTIONAL WET PIPE FIRE PROTECTION SYSTEM PER THE NFPA 13, 101, & ALL LOCAL CODES &
- 2. SPRINKLER HEADS SHALL BE SEMI RECESSED WHERE LAY-IN CEILING OCCURS. HEADS SHALL BE CENTERED - BOTH DIRECTIONS IN TILE. HEADS SHALL BE FULLY RECESSED WITH WHITE POP OFF COVER WHERE OCCURS IN HARD CEILING. HEADS SHALL BE UP-RIGHT PENDANT TYPE WHERE THERE IS NO CEILING.
- 3. PRIOR TO INSTALLATION OF FIRE PROTECTION SYSTEM, THE DESIGN SHALL BE APPROVED, IN WRITING, BY THE TENANT AND THEIR INSURANCE UNDERWRITER.
- 4. FOR RENOVATION PROJECTS WITH NEW OR MODIFIED WALL PARTITIONS, CONTRACTOR SHALL RELOCATE OR PROVIDE NEW SPRINKLER HEADS AS REQUIRED FOR AFFECTED AREAS PER NFPA 13.

PLUME	BING FIXTURE S	SCHEDULE					
DESIGNATION	ATION MANUFACTURER MODEL NO. FIXTURE DESCRIPTION		CONNECTION SCH				
<u>WC-1</u>	AMERICAN STANDARD	"GLENWALL VORMAX" 2882107	WALL HUNG VITREOUS CHINA WATER CLOSET W/ ELONGATED BOWL. LOW CONSUMPTION FLUSH (1.28 GPF) WITH HIGH EFFICIENCY TANK AMERICAN STANDARD 3447101. SEAT SHALL BE OPEN FRONT LESS SEAT OLSONITE #95 HEAVY DUTY SOLID PLASTIC. HANDLE TO BE ON WIDE SIDE OF STALL. PROVIDE WITH J.R. SMITH WATER CLOSET SUPPORT MODEL 0410	3"	2"	3/4"	
LAV-1	KOHLER	CAXTON K2000	VITREOUS CHINA UNDER-MOUNT BATHROOM SINK (HANDICAP). FAUCET - DELTA MODEL No. 21C152. 0.5 GPM AERATOR PROVIDE WITH THERMOSTATIC MIXING VALVE MODEL No. R2570-MIXLF TRAP - 1 1/2" CAST BRASS WITH C.O. PLUG SUPPLY - 3/8" ANGLE SUPPLY WITH STOPS PROVIDE OFFSET TAILPIECE INSULATE TRAP OUTLET & SUPPLY TO MEET A.D.A.	2"	1½"	1/2"	1/2"
EWC-1	OASIS	PG8ACSL	WALL MOUNTED BI-LEVEL COOLER WITH STAINLESS STEEL TOP, GRAY BAKED ENAMEL FINISH, MCGUIRE 170 3/8" OD SUPPLY WITH ANGLE STOP, MCGUIRE 8872 1-1/4" 17 GAUGE CHROME PLATED P-TRAP WITH CLEANOUT PLUG, REFRIGERATION SYSTEM SHALL HAVE A FIVE YEAR WARRANTY. COOLER SHALL BE CERTIFIED LEAD-FREE.	2"	1½"	1/2"	
<u>SK-1</u>	ELKAY	"LUSTERTONE" LRAD252140	STAINLESS STEEL SINGLE BOWL TOP MOUNT ADA SINK. 25"x21-½"x4" DEEP, REAR CENTER DRAIN, 3 HOLES, 18 GAUGE SS. PROVIDE WITH DELTA FAUCET MODEL #100LF-HDF FAUCET.	2"	1½"	1/2"	1/2"
<u>HS-1</u>	ELKAY	LR1918	19"X18" SINGLE BOWL STAINLESS STEEL, PROVIDE WITH WATTS LFMMV THERMOSTATIC MIXING VALVE. PROVIDE ZURN Z831B4-XL FAUCET.		-	1/2"	-
IMB-1	OATEY	12K	ICE MAKER BOX W/ BRASS 1/4 TURN VALVE. 1 PIECE BOX AND FLANGE DESIGN & SNAP ON FRAME.		-	1/2"	
<u>MS-1</u>	MUSTEE	63M	FLOOR MOUNTED SERVICE SINK, 24"X24"X10" DEEP WITH STRAINER AND WALL GUARDS. FAUCET EQUAL TO ELKAY LK945BP07L2T WITH SOLID BRASS CONSTRUCTION, VACUUM BREAKER, PAIL HOOK, WALL BRACE, 3/4" HOSE THREADS AND LEVER HANDLES.	3"	1½"	1/2"	1/2"



Nedderman, PE 5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400 Project 23099



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PROJECT —



PHILLIPS JOB NUMBER • 2336402 ISSUE DATE .

DRAWN BY/CHECKED BY -

SCHEDULES, DETAILS, -WASTE & VENT

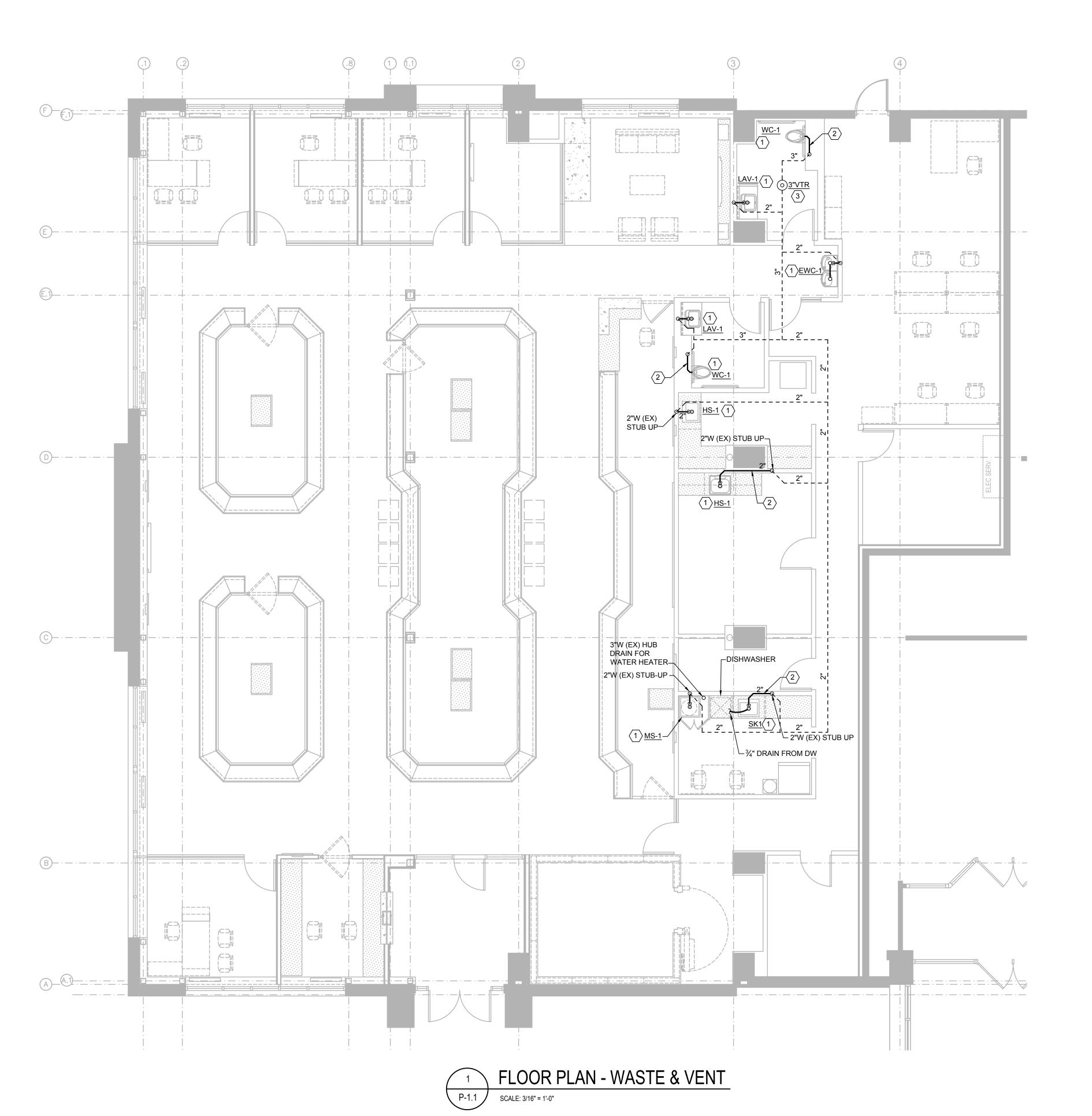
06/30/2023

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#### KEYNOTE: X

- 1. CONNECT NEW SPECIFIED FIXTURE TO EXISTING WASTE STUB EXTEND SANITARY AS NEEDED. ROUTE NEW VENT AS SHOWN. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING SANITARY STUB-UP PRIOR TO START OF WORK AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF THERE ARE ISSUES WITH CONNECTING TO NEW FIXTURES.
- ROUTE SANITARY PIPING IN WALL TO EXISTING SANITARY STACK AS SHOWN.
- 3. PROVIDE NEW VENT THRU ROOF. MAINTAIN MINIMUM 10'-0" FROM ALL OUTSIDE AIR INTAKES. COORDINATE WITH OWNER FOR FINAL LOCATION PRIOR TO ROUGH-IN.



CONSULTANT -

Troy A. Nedderman, PE 5064 Roswell Road, Suite D-301

Sandy Springs GA 30342 770.319.7400 ©2023 Project 23099

TROY A
NEDDERMAN
43255-6
ATLANTA

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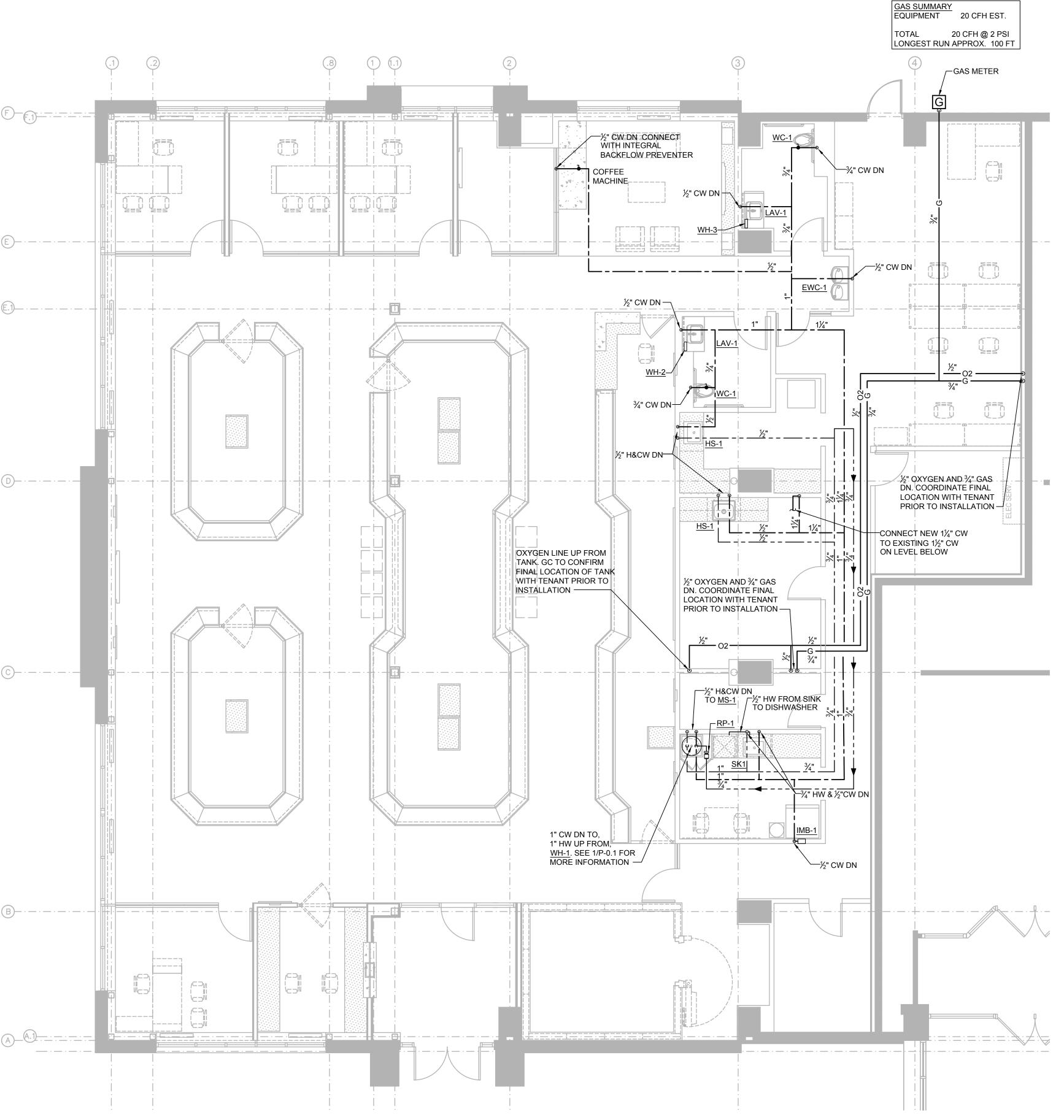
PHILLIPS JOB NUMBER • 2336402 ISSUE DATE 06/30/2023 DRAWN BY/CHECKED BY -

FLOOR PLAN

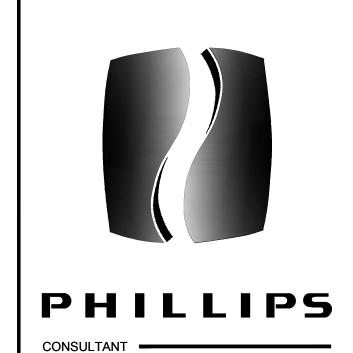
-WASTE & VENT

P-1.1

5901 PEACHTREE DUNWOODY RD. BUILDING A. SUITE 450 ATLANTA. GEORGIA 30328



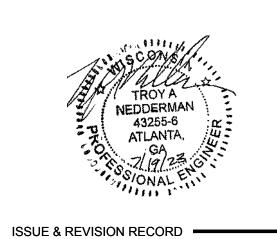
1 FLOOR PLAN - WATER & GAS
P-1.2 SCALE: 3/16" = 1'-0"



Troy A.
Nedderman, PE

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FLOOR PLAN -WATER & GAS

SHEET NUMBER

P-1.2

901 PEACHTREE DUNWOODY RD.
BUILDING A. SUITE 450
ATLANTA. GEORGIA 30328
PHILLIPSPART COM 770-394-1616

ISSUED FOR CONSTRUCTION

### **SPECIFICATIONS**

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS, INCLUDING STATE, COUNTY AND CITY ELECTRICAL CODES, AND AUTHORITIES HAVING JURISDICTION.

ALL EQUIPMENT SHALL BE NEW AND U.L. APPROVED, UNLESS SPECIFICALLY NOTED OTHERWISE

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. IT IS NOT WITHIN THE SCOPE OF DRAWINGS TO SHOW ALL THE NECESSARY BENDS OFFSETS, PULLBOXES AND OBSTRUCTIONS. SIZE AND LOCATION OF EQUIPMENT AND WIRING ARE SHOWN TO SCALE WHERE POSSIBLE, BUT MAY BE DISTORTED FOR CLARITY ON THE DRAWINGS. FINAL LOCATIONS OF OUTLETS AND EQUIPMENT SHALL BE SHOWN IN ENLARGED DETAILS OR AS APPROVED BY THE ARCHITECT. INSTALL NEW WORK TO CONFORM TO THE STRUCTURE, MAINTAIN HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

PRIOR TO SUBMITTING A BID, CAREFULLY EXAMINE THE SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF WORK. BY THE ACT OF SUBMITTING A BID, IT SHALL BE UNDERSTOOD THAT SUCH AN EXAMINATION HAS BEEN COMPLETED, AND THAT ALLOWANCES FOR THE EXISTING CONDITIONS HAVE BEEN MADE.

VERIFY LOCATIONS OF ALL ELECTRICAL EQUIPMENT WITH ARCHITECTURAL DRAWINGS, ALLOW FOR OVERHEAD PIPES, DUCTS, AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIM, PANELING, HUNG CEILINGS AND THE LIKE. WHEN LOCATING BOXES AND OUTLETS, CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT EXPENSE TO THE OWNER.

COORDINATE WITH ALL TRADES, INCLUDING ELECTRICAL REFERENCES ON THE ARCHITECTURAL DRAWINGS. FURNISH AND INSTALL WIRING FOR EQUIPMENT PROVIDED BY OTHERS. "WIRING" INCLUDES FURNISHING AND INSTALLING CONDUIT, CONDUCTORS, BOXES, AND DISCONNECTS (AS SPECIFIED) AND MAKING FINAL CONNECTIONS.

SECURE AND PAY ALL PERMITS AND FEES NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK.

CUT AND PATCH EXISTING CONSTRUCTION WORK REQUIRED FOR THE PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL BE OF THE SAME MATERIALS, WORKMANSHIP, AND FINISH AND SHALL MATCH ALL SURROUNDING WORK.

AFTER COMPLETION OF WORK UNDER THIS SECTION, CLEAN UP RESULTANT DEBRIS FROM THIS WORK AND REMOVE FROM SITE. CONDITIONS MUST BE "BROOM-CLEAN".

### <u>LIGHTING FIXTURES</u>

FURNISH AND INSTALL LIGHTING FIXTURES AS SHOWN ON THE ELECTRICAL AND ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR FIXTURE LOCATION. ELECTRICAL DRAWINGS TAKE PRECEDENCE FOR FIXTURE TYPE AND VOLTAGE. COORDINATE FIXTURE HOUSINGS AND TRIMS WITH CEILING TYPE. PROVIDE REQUIRED ACCESSORIES FOR CEILING TYPES.

FIXTURES WITH EMERGENCY BATTERY PACK SHALL BE SIMILAR TO BODINE #B50. COORDINATE WITH FIXTURE MANUFACTURER FOR BATTERY PACK MOUNTING. PROVIDE UNSWITCHED SOURCE OF POWER TO EMERGENCY BALLAST OF SWITCHABLE EMERGENCY LIGHTS.

ALL FLUORESCENT BALLASTS SERVING T8 LAMPS SHALL BE ELECTRONIC, ADVANCE OR EQUAL. ALL FLUORESCENT BALLASTS SERVING T12 LAMPS SHALL BE ELECTROMAGNETIC.

### **DISTRIBUTION EQUIPMENT**

ALL PANELBOARDS SHALL BE ENCLOSED TYPE, FLUSH OR SURFACE MOUNTED AS INDICATED, IN STEEL CABINETS CODE GAUGE, WITH STEEL TRIM CONCEALED HINGES, DOOR-IN-DOOR AND FLUSH TYPE LOCKS, ALL KEYED ALIKE, MANUFACTURED BY SQUARE D, ABB-GENERAL ELECTRIC, OR EATON.

ALL BUSSES, INCLUDING NEUTRAL AND GROUND BUS, SHALL BE MINIMUM 98% CONDUCTIVITY, HARD DRAWN COPPER, SILVER OR TIN-PLATED JOINTS AND SIZED ON THE BASIS OF 100 AMPERES PER INCH CROSS-SECTIONAL AREA. BUSSES SHALL BE ARRANGED FOR

PANELBOARDS SHALL BE EQUIPPED WITH BOLT-ON MOLDED CASE CIRCUIT BREAKERS OF THE TYPE, NUMBER OF POLES, TRIP SIZES, AS SHOWN IN DRAWINGS AND INTERRUPTING CAPACITY AS PER BUILDING REQUIREMENTS.

CABINETS SHALL BE OF SUFFICIENT SIZE TO ALLOW A GUTTER SPACE OF AT LEAST 6" ON SIDES, TOP AND BOTTOM.

BACK BOXES SHALL BE CONSTRUCTED OF CODE GAUGE SHEET STEEL. GALVANIZED TRIMS SHALL BE PRIMED FOR FINISH PAINTING BY

DOORS AND TRIM SHALL EACH BE IN ONE PIECE SO DESIGNATED THAT DOORS WILL OPEN 180 DEGREES. DOORS SHALL BE FASTENED TO TRIMS WITH SEMI-CONCEALED, 5 KNUCKLE STEEL WITH NONFERROUS PINS. TRIMS SHALL BE FASTENED TO BACK BOXES BY

A CIRCUIT DIRECTORY WITH METAL FRAME AND GLASSINE PAGE SHALL BE PROVIDED ON THE INSIDE OF THE DOOR. UPON COMPLETION OF THE PROJECT, THE DIRECTORY SHALL BE TYPEWRITTEN, INDICATING THE SERVICE CONTROLLED BY EACH CIRCUIT FOR NEW AND EXISTING PANELBOARDS.

GROUP ALL CONDUCTORS WITHIN PANEL ENCLOSURE. DO NOT SPLICE CONDUCTORS WITHIN PANEL ENCLOSURE

CLEAN, VACUUM, AND TIGHTEN ALL CONNECTORS AND CONNECTIONS IN EXISTING ELECTRICAL EQUIPMENT REUSED.

DISCONNECT SWITCHES SHALL BE QMQB FUSED OR NON-FUSED (AS NOTED OR REQUIRED) NEMA HEAVY DUTY EXTERNALLY OPERATED WHERE NOT FURNISHED WITH STARTING EQUIPMENT AND AT ALL OTHER POINTS REQUIRED BY CODE. FUSES SHALL BE BUSSMAN OR GOULD CURRENT LIMITING TYPE, MINIMUM 100,000 AIC. CIRCUIT BREAKER MINIMUM 10,000 AIC FOR 120/208V SYSTEM AND MINIMUM 14.000 AIC FOR 277/480V SYSTEM, UNO.

PROVIDE NAMEPLATES FOR ALL ELECTRICAL EQUIPMENT. NAMEPLATES TO BE ENGRAVED THREE LAYER LAMINATED PLASTIC, WHITE LETTERS ON A BLACK BACKGROUND FOR EQUIPMENT 250 VOLTS AND UNDER, AND WHITE LETTERS ON A RED BACKGROUND FOR EQUIPMENT OVER 250 VOLTS.

### **TRANSFORMERS**

INDOOR, DRY-TYPE, VENTILATED, CLASS "F" INSULATED, 60 HZ, 115°C RISE, PRIMARY TAPS, FOUR 2-1/2% ABOVE AND 2% BELOW. COPPER OR ALUMINUM WINDINGS. RATED VOLTAGE, CAPACITY AS INDICATED. TRANSFORMERS SHALL BE SQUARE D, ABB-GENERAL ELECTRIC, OR EATON.

### **DEVICES**

OTHERS.

DUPLEX RECEPTACLES FOR WALL AND FLOOR CONVENIENCE OUTLETS SHALL BE 2 POLE, 3 WIRE, GROUNDED, 20 AMPERE, NEMA CONFIGURATION 5-20R. COLOR SHALL BE BASE BUILDING STANDARD.

FLUSH FIRE-RATED POKE THROUGH DEVICE SHALL HAVE A DUPLEX RECEPTACLE RATED FOR 20 AMPERES WITH TWO (2) FLUSH CATEGORY 5e JACKS WITH A 3" CORE HOLE SIZE, AND A SOLID BRASS FACEPLATE.

SINGLE POLE SWITCHES SHALL BE 20 AMPERE BASE BUILDING STANDARD AS APPROVED BY ARCHITECT.

DEVICE SHALL BE MOUNTED UNDER COMMON COVERPLATE WHERE MULTIPLE DEVICES ARE INDICATED.

TOGGLE SWITCH WITH OVERLOAD PROTECTION AND INDICATOR LIGHT FOR EXHAUST FANS, SIMILAR TO ALLEN BRADLEY CATALOG #600-TAX4 HEATER ELEMENT.

### **RACEWAY**

ALL WIRE AND CABLE SHALL BE INSTALLED IN CONDUIT. CONCEAL CONDUIT IN FINISHED AREAS AND PROTECTED IN UNFINISHED AREAS. ELECTRICAL METALLIC TUBING (EMT) WITH SET-SCREW COUPLINGS AND FITTINGS, MAY BE USED IN FINISHED AREAS. EMT CAN ALSO BE USED IN UNFINISHED AREAS WHERE IT IS PROTECTED BY A COLUMN WEB OR JOIST SPACE.

PROVIDE RIGID GALVANIZED STEEL CONDUIT IN AREAS WHERE CONDUIT IS SUSCEPTIBLE TO PHYSICAL DAMAGE.

SCHEDULE 40 PVC CONDUIT SHALL BE INSTALLED BELOW GRADE. THE USE OF SCHEDULE 40 PVC ELBOWS AND CONDUIT STUB-UPS ARE NOT PERMITTED. TRANSITION BETWEEN BELOW GRADE PVC TO RIGID GALVANIZED STEEL CONDUIT PRIOR TO STUB-UP INTO BUILDING.

CUT CONDUIT END SQUARE, REAM SMOOTH. PAINT MALE THREADED RACEWAYS WITH GRAPHITE BASE PIPE COMPOUND. DRAW UP TIGHT TO RACEWAY COUPLINGS.

PASS RACEWAYS OVER WATER, STEAM OR OTHER PIPING WHEN PULL BOXES ARE NOT REQUIRED. NO RACEWAY SHALL BE INSTALLED WITHIN 3" OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT CROSSINGS WHERE RACEWAY SHALL BE AT LEAST 1" FROM PIPE

RUN ALL RACEWAYS PARALLEL AND/OR PERPENDICULAR TO BUILDING WALLS.

SEPARATE RACEWAYS FOR CONDUCTORS OF NORMAL AND EMERGENCY CIRCUITS

MAKE FINAL CONNECTIONS TO MOTORS, VIBRATING EQUIPMENT AND WATER HEATERS WITH LIQUID-TIGHT FMC (FLEXIBLE METALLIC CONDUIT) AND CONNECTORS. DO NOT TERMINATE IN OR FASTEN RACEWAYS TO MOTOR FOUNDATION.

MAIN TELEPHONE CONDUIT FROM EQUIPMENT ROOM TO BASE BUILDING TELEPHONE CLOSET SHALL HAVE WIDE SWEEP BENDS.

CONDUITS ROUTED TO ROOF SHALL BE ROUTED ALONG MECHANICAL PIPING RUNS AND SHALL BE AS APPROVED BY BUILDING OWNER.

INDICATE, USING MARKING PEN, PANELBOARD AND CIRCUIT DESIGNATIONS ON ALL CONDUIT HOMERUNS AND JUNCTION BOXES.

### **CONDUCTORS**

ALL WIRE AND CABLE SHALL BE COPPER, SIZES AS INDICATED ON THE DRAWINGS. MINIMUM CONDUCTOR SIZE SHALL BE #12 FOF POWER AND LIGHTING CIRCUITS AND #14 FOR SIGNAL AND CONTROL CIRCUITS. ALL #8 AWG WIRE AND LARGER SHALL BE STRANDED. ALL #10 AWG WIRE AND SMALLER SHALL BE SOLID. INSULATION SHALL BE TYPE THWN/THHN, 600 VOLTS. TYPE THWN/THHN INSULATION SHALL BE USED FOR ALL BRANCH CIRCUIT WIRING. BRANCH AND FEEDER ABOVE GROUND SHALL BE THHN (90°F). BRANCH AND FEEDER BELOW GROUND SHALL BE THWN (75°F).

RECESSED LIGHTING FIXTURES IN HUNG CEILING SHALL BE SUPPLIED WITH FLEXIBLE METALLIC CONDUIT, IN LENGTHS NOT EXCEEDING 6 FEET FROM ADJACENT JUNCTION BOXES.

FACTORY COLOR CODING FOR WIRE AND CABLE SHALL BE AS FOLLOWS: 120/208V - BLACK, RED, BLUE, WHITE FOR PHASES A, B, C AND NEUTRAL, RESPECTIVELY. 277/480V - BROWN, ORANGE, YELLOW, WHITE FOR PHASES A, B, C AND NEUTRAL, RESPECTIVELY.

PROVIDE GREEN INSULATED GROUNDING CONDUCTORS IN ALL CONDUIT AND RACEWAY SYSTEMS.

LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. IN RACEWAY OVER 10 FEET IN WHICH WIRING IS NOT INSTALLED, FURNISH FISH WIRE.

PULL NO THERMOPLASTIC WIRES AT TEMPERATURES LOWER THAN 32°F (0°C). PROVIDE CABLE SUPPORTS FOR WIRE IN RISER CONDUIT

LIGHTING AND POWER WIRING FOR CIRCUITS LESS THAN 100 FEET SHALL BE #12 AWG, UNO. WIRE SIZES SHALL BE #10 FOR CIRCUITS

ALL WIRES SHALL BE IDENTIFIED BY CIRCUIT NUMBERS IN ALL CABINETS, BOXES, WIRING TROUGH, OTHER ENCLOSURES, AT ALL SPLICES, TERMINATIONS POINTS, ETC.

GREATER THAN 100 FEET. NOT MORE THAN THREE LIGHTING OR CONVENIENCE OUTLET CIRCUITS IN ONE CONDUIT UNO.

#### OUTLET, JUNCTION AND PULL BOXES

ALL OUTLET BOXES SHALL BE CODE GAUGE, HOT DIPPED GALVANIZED STAMPED STEEL.

OUTLET BOXES FOR RECEPTACLES AND SWITCHES IN DRY WALL PARTITION SHALL BE 4" SQUARE, 1-1/2" MINIMUM DEPTH AND SHALL BE FITTED WITH SQUARE CORNERED DEVICES COVERS AND DEPTH EQUAL TO THE DRY WALL THICKNESS. SECTIONAL BOXES ARE NOT ACCEPTABLE.

JUNCTION AND PULL BOXES SHALL NOT BE EXPOSED IN FINISHED SPACE. WHERE NECESSARY, REROUTE RACEWAY OR MAKE OTHER ARRANGEMENTS FOR CONCEALMENT. PROVIDE PULL BOXES AS INDICATED AND WHEREVER NECESSARY TO FACILITATE PULLING OF WIRE AND COORDINATE LOCATIONS WITH OTHER TRADES. COVERS OF JUNCTION AND PULL BOXES SHALL BE ACCESSIBLE. FOR EMPTY RACEWAY RUNS PROVIDE PULL BOXES EVERY 100 FEET AND AS INDICATED. COORDINATE LOCATIONS WITH OTHER TRADES.

FIREPROOFING. SECURE TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.

SET BOXES SQUARE AND TRUE WITH BUILDING FINISH. ERECT WALL AND SWITCH OUTLETS IN ADVANCE OF FURRING AND

LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS INSTALL SWITCH, INSIDE OPPOSITE HINGE. VERIFY FINAL DOOR HINGE LOCATION IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION.

OUTLET AND JUNCTION BOXES SHALL NOT BE MOUNTED BACK-TO-BACK. ASSURE 6" MINIMUM SEPARATION IN NON-RATED WALLS. IN RATED WALLS, INSTALL BOXES IN SEPARATE STUD BAYS WITH A 24" MINIMUM SEPARATION.

### <u>GROUNDING</u>

GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE, OR CODES THAT MAY APPLY.

PROVIDE GROUND WIRE FOR ALL BRANCH CIRCUITING, MINIMUM #12, FOR EACH CIRCUIT. THIS DOES NOT RELIEVE THE REQUIREMENT FOR GROUNDING THE RACEWAY SYSTEM AND OUTLET BOXES OF I.G. TYPE RECEPTACLES.

PROVIDE INSULATED GROUNDING CONDUCTORS IN ALL CONDUITS. GROUND WIRE TO BE SIZED IN ACCORDANCE WITH NEC ARTICLE 250.122.

SECURE ALL SUPPORTS TO BUILDING STRUCTURE AS REQUIRED. DO NOT SUPPORT FROM CEILING HANGERS. SUPPORT HORIZONTAL RUNS OF METALLIC RACEWAYS NOT MORE THAN 10 FEET APART. SUPPORT RACEWAY RISERS AT EACH FLOOR LEVEL. RUN EXPOSED RACEWAYS PARALLEL WITH OR AT RIGHT ANGLES TO WALL

SUPPORT PANEL, JUNCTION, AND PULL BOXES INDEPENDENTLY TO BUILDING STRUCTURE WITH NO WEIGHT BEARING ON RACEWAY.

ALL ANCHORS, FASTENERS, CLAMPS, ETC., SHALL BE MADE OF STEEL AND SHALL NOT CONTAIN ANY LEAD, WOOD, PLASTIC, ETC.

PROVIDE WATERPROOF SLEEVES, AS APPROVED FOR ROOF, FLOOR, AND WALL PENETRATIONS. ALL PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS OR PARTITIONS SHALL BE SEALED TO PREVENT THE SPREAD OF SMOKE AND FIRE. THE FIRE RATING OF THE PENETRATION SEAL SHALL BE AT LEAST THAT OF THE FLOOR OR WALL INTO WHICH IT IS INSTALLED

THE FOAM SEALANT SHALL MEET ALL OF THE FIRE TEST AND HOSE STREAM TEST REQUIREMENTS OF ASTM E-119-73 AND SHALL BE U.L. CLASSIFIED AS A WALL OPENING PROTECTIVE DEVICE.

### TELEPHONE, SIGNAL, DATA AND COMMUNICATION SYSTEM

PROVIDE ALL OUTLETS AS SHOWN ON PLANS. WALL OUTLETS SHALL BE 4" SQUARE BOX.

MINIMUM CONDUIT SIZE IS 3/4"C, UNO. PROVIDE CONDUIT FROM TELE/DATA OUTLET BOX TO ACCESSIBLE CEILING LOCATION WITH A MINIMUM OF 6" STUBBED OUT AND TERMINATE WITH INSULATED THROAT CONNECTOR. PROVIDE TIED OFF PULL WIRE.

### HVAC CONTROLS

MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL CONTROL WIRING INCLUDING CONDUITS, RELAYS, TIME CLOCK, CONTROL TRANSFORMERS, ETC., FOR ALL HVAC EQUIPMENT, UNLESS SPECIFIED OTHERWISE.

ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ONLY POWER WIRING WITH DISCONNECTS, AS SHOWN IN ELECTRICAL

## **CONNECTION TO EXISTING WORK**

PLAN INSTALLATION ON NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFACE WITH REGULAR OPERATION OF EXISTING FACILITIES. ALL SYSTEM SHUTDOWNS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH BUILDING OWNER.

CONNECT NEW WORK TO EXISTING IN NEAT AND APPROVED MANNER. RESTORE EXISTING WORK DISTURBED WHILE INSTALLING NEW WORK TO ACCEPTABLE CONDITION AS DETERMINED BY BUILDING OWNER.

DISCONNECT, REMOVE, OR RELOCATE ELECTRICAL MATERIALS AND EQUIPMENT AS NOTED AND AS REQUIRED BY CHANGES IN CONSTRUCTION. ALL RACEWAYS TO BE ABANDONED SHALL DISCONNECT WIRING AT LOAD (EQUIPMENT) AND AT LINE SIDE, CUT AND CAP, FLUSH TO SURFACE. DISPOSE OF ALL MATERIAL AND EQUIPMENT AS DIRECTED.

MAINTAIN CONTINUOUS OPERATION OF EXISTING FACILITIES AFFECTED BY THIS WORK. ALL REQUIRED WORK FOR TIE-IN TO THE EXISTING EQUIPMENT SHALL BE ACCOMPLISHED AFTER HOURS, THE EXACT DAY AND TIME SHALL BE DIRECTED BY OWNER, AND AT NO ADDITIONAL CHARGE. ALARM AND EMERGENCY SYSTEM SHALL NOT BE INTERRUPTED.

REMOVE ABANDONED CONDUCTORS FROM EXISTING RACEWAYS. CLEAN RACEWAY AS REQUIRED PRIOR TO REWIRING.

TEMPORARY SHUTDOWNS WHEN REQUIRED TO BE MADE ONLY WITH WRITTEN CONSENT OF OWNER AT TIMES NOT TO INTERFERE WITH NORMAL OPERATION AND AT NO ADDITIONAL CHARGE.

### **TESTS AND GUARANTEES**

UPON COMPLETION OF ELECTRICAL WORK, TEST FOR GROUNDS AND SHORTS, TO INSURE PROPER OPERATION OF ELECTRICAL EQUIPMENT. REPAIR OR REPLACE FAULTY EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

GUARANTEE FOR ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER OF ALL WORKMANSHIP AND MATERIALS FURNISHED.

### FIRE ALARM SYSTEM

EXISTING NOTIFIER NFS2-3030 FIRE ALARM EQUIPMENT (FIRE ALARM CONTROL PANEL) SHALL REMAIN. ALL WORK SHALL BE COORDINATED WITH BUILDING AUTHORITIES. FINAL CONNECTIONS TO BUILDING FIRE ALARM SYSTEM TO BE DONE WITH BUILDING APPROVED CONTRACTOR. INSTALL NEW FIRE ALARM DEVICES AS INDICATED ON THE DRAWINGS AND AS REQUIRED TO PROVIDE A COMPLIANT, OPERATIONAL SYSTEM

ALL WORK AFFECTING THE EXISTING BUILDING ALARM SYSTEM MUST BE PERFORMED IN STRICT ACCORDANCE WITH BUILDING RULES AND REGULATIONS. ALL DEVICES SHALL MEET ADA CRITERIA. REPLACE EXISTING DEVICES IF THEY DO NOT MEET ADA CRITERIA.

### **SUBMITTALS**

MANUFACTURER'S CUT SHEETS AND SHOP DRAWINGS OF THE FOLLOWING APPARATUS, GIVING FULL DESCRIPTION AND OTHER PERTINENT FACTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. THEIR APPROVAL SHALL BE SECURED BEFORE APPARATUS IN QUESTION IS ORDERED, BUILT OR INSTALLED.

- LIGHTING FIXTURES, LAMPS AND BATTERY PACKS
- DISTRIBUTION EQUIPMENT (PANELBOARDS, DISCONNECTS, TRANSFORMERS, ETC) DEVICES (SWITCHES, RECEPTACLES, DIMMERS, FACEPLATES, ETC)
- ELEVATORS FIRE ALARM DEVICES AND SYSTEM
- OTHER EQUIPMENT AS SPECIFIED

**END OF SPECIFICATION** 

### ELECTRICAL LEGEND

HA-1,3,5

HA-1,3,5 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT 1,3,5 TO PANEL HA. SLASH MARKS INDICATE THE NUMBER OF #12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE REQUIRED BUT ARE NOT SHOWN. NO MARKS INDICATE TWO #12 CONDUCTORS AND ONE #12 GROUND. NUMBER(S) AND LOWER CASE LETTER(S) INDICATE CIRCUIT AND SWITCH LEG

1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, AND SHALL BE THE MOUNTING HEIGHT USED, UNLESS

REFER TO SPECIFICATIONS FOR DEVICE AND EQUIPMENT SPECIFICATIONS.

5. MOUNTING HEIGHTS FOR LIGHT SWITCHES, RECEPTACLE, FIRE ALARM DEVICES, AND ETC., COMPLY WITH A.D.A. DO NOT VARY

├──�─── STRIP FIXTURE - MOUNTING AS INDICATED, SHADING INDICATES EMERGENCY FIXTURE

OH H WALL MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE

CEILING OR WALL MOUNTED EXIT SIGN, ARROWS DENOTE DIRECTION OF EGRESS, DARKENED QUADRANT

LANDSCAPE OR DIRECTIONAL LANDSCAPE FIXTURE

FLUSH FLOOR MOUNTED JUNCTION BOX (OS) (VS) CEILING MOUNTED OCCUPANCY OR VACANCY SENSOR

SINGLE POLE TOGGLE SWITCH - 48" AFF

S<sub>4D</sub> FOUR-WAY DIMMER SWITCH - 48" AFF

S<sub>K</sub> KEY OPERATED SWITCH - 48" AFF ST TIMER OPERATED SWITCH - 48" AFF

Sos Sys occupancy or vacancy sensor wall-mounted 48" Aff

SVS/D VACANCY SENSOR DIMMER SWITCH WALL-MOUNTED 48" AFF

(TV)— CABLE BOX-MOUNTING HEIGHT AS INDICATED. PROVIDE 1"C FROM BOX TO ABOVE ACCESSIBLE CEILING.

DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R

DOUBLE DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R

DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R

DUPLEX RECEPTACLE, TOP RECEPTACLE SWITCHED - 18" AFF UNLESS NOTED, NEMA 5-20R

DOUBLE DUPLEX RECEPTACLE - ISOLATED GROUND - 18" AFF UNLESS NOTED, NEMA 5-20R DOUBLE DUPLEX RECEPTACLE, TOP RECEPTACLE SWITCHED - 18" AFF UNLESS NOTED, NEMA 5-20R

POWER AND TELEPHONE POLE

FLUSH FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R

COMBINATION TELEPHONE/DATA OUTLET MOUNT 18" AFF

KEYPAD/KEYFOB ACCESS CONTROL (REFER TO PLANS)

DOOR CONTACT

WIRELESS RECEIVER

**EMERGENCY CALL** 

KNOX BOX (REFER TO PLANS)

**EQUIPMENT AS NOTED** 

FIG FIRE ALARM SYSTEM AUDIO/VISUAL SIGNAL, ADA APPROVED, BOTTOM MOUNTED 80" AFF 75 CANDELA UNO

FIRE ALARM SYSTEM SPEAKER STROBE SIGNAL, ADA APPROVED, BOTTOM MOUNTED 80" AFF 75 CANDELA UNO FIRE ALARM VISUAL SIGNAL (STROBE), ADA APPROVED, BOTTOM MOUNTED 80" AFF 75 CANDELA UNO

(H) CEILING OR WALL MOUNTED HEAT DETECTOR

(F) (f) FLOW AND TAMPER SWITCHES

CONDUIT INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING CONDUIT INSTALLED CONCEALED IN/OR BELOW FLOOR SLAB OR BELOW GRADE

CONDUIT INSTALLED EXPOSED ISOLATED GROUND CONDUCTOR

FLEXIBLE METALLIC CONDUIT 6' MAXIMUM LENGTH

CONDUIT TURNING UP/CONDUIT TURNING DOWN

EQUIPMENT BACKBOARD - 3/4" X 4' X 8' PLYWOOD, UNLESS NOTED 00000000

☐ NON-FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE AS INDICATED (e.g. 30/3/3R/NF) FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE/FUSE AS INDICATED (e.g. 60/3/3R/F40)

MOTOR RATED SWITCH WITH THERMAL OVERLOAD PROTECTION

PHILLIPS

Jonathan

Sandy Springs GA 30342 770.319.7400



DESCRIPTION

07/20/2023 TI PERMIT SET

ISSUE & REVISION RECORD—

# DATE

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| DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226

CLIENT-



PHILLIPS JOB NUMBER— 2336402 06/30/2023 DRAWN BY/CHECKED BY-

AJS / JG

DRAWING TITLE -LEGENDS AND ELECTRICAL

SHEET NUMBER -

5901 PEACHTREE DUNWOODY RD. **BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328** PHILLIPSPART.COM 770-394-1616

DESIGNATION, RESPECTIVELY, CAPITAL LETTERS DESIGNATE FIXTURE TYPE.

SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.

ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES

6. REFER TO ARCHITECTURAL PLANS FOR EXACT DEVICE LOCATIONS AND DIMENSIONS.

RECESSED OR SURFACE MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE RECESSED OR SURFACE MOUNTED DOWNLIGHT, SHADING INDICATES EMERGENCY FIXTURE

SURFACE OR RECESSED DIRECTIONAL FIXTURE

TRACK LIGHTING, TRACK LENGTH AS INDICATED

WALL MOUNTED EMERGENCY LIGHTING UNIT AND LIGHT HEADS CEILING OR WALL MOUNTED JUNCTION BOX, HEIGHT AS INDICATED

THREE-WAY TOGGLE SWITCH - 48" AFF S<sub>4</sub> FOUR-WAY TOGGLE SWITCH - 48" AFF S<sub>D</sub> SINGLE POLE DIMMER SWITCH - 48" AFF S<sub>3D</sub> THREE-WAY DIMMER SWITCH - 48" AFF

SP SINGLE POLE TOGGLE SWITCH WITH PILOT LIGHT IN TOGGLE MOUNT 48" AFF

FLUSH CEILING BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R FLUSH CEILING BOX WITH QUAD RECEPTACLE, NEMA 5-20R

WP 🗲 WEATHERPROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF UNLESS NOTED, NEMA 5-20R DUPLEX RECEPTACLE - ISOLATED GROUND - 18" AFF UNLESS NOTED, NEMA 5-20R

→ SINGLE RECEPTACLE STRAIGHT BLADE - TYPE AND MOUNTING AS INDICATED SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED

FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R FLUSH FLOOR BOX WITH COMBINATION TELEPHONE/DATA OUTLET FLUSH FLOOR BOX WITH TELEPHONE OUTLET

FLUSH CEILING BOX WITH TELEPHONE OUTLET FLUSH CEILING BOX WITH DATA OUTLET

(WAP) WIRELESS ACCESS POINT (POWER OVER ETHERNET)

MOTION DETECTOR

ELECTRIC STRIKE **GLASS BREAK DETECTOR** 

REQUEST TO EXIT

FIRE ALARM CONTROL PANEL: SURFACE / FLUSH

**DUCT MOUNTED SMOKE DETECTOR** 

CONDUIT TERMINATION, STUB-OUT WITH THREADED OR SET SCREW CAP GROUND BUS BAR

MOTOR, HORSEPOWER AS INDICATED, 'F' INDICATES FRACTIONAL HORSEPOWER

SPD SURGE PROTECTIVE DEVICE - REFER TO SPECIFICATIONS TRANSFORMER - VOLTAGE/PHASE/KVA AS INDICATED OR SCHEDULED

SURFACE MOUNTED MULTI-OUTLET RACEWAY SYSTEM FOR CONDUCTORS AND DEVICES AS SPECIFIED, LENGTH AS INDICATED

FLUSH FLOOR BOX WITH DATA OUTLET FLUSH CEILING BOX WITH COMBINATION TELEPHONE/DATA OUTLET

TELEPHONE OUTLET MOUNT 18" AFF DATA OUTLET MOUNT 18" AFF

WALL MOUNTED JUNCTION BOX FOR CARD READER (REFER TO PLANS)

DPS DOOR POSITION SENSOR

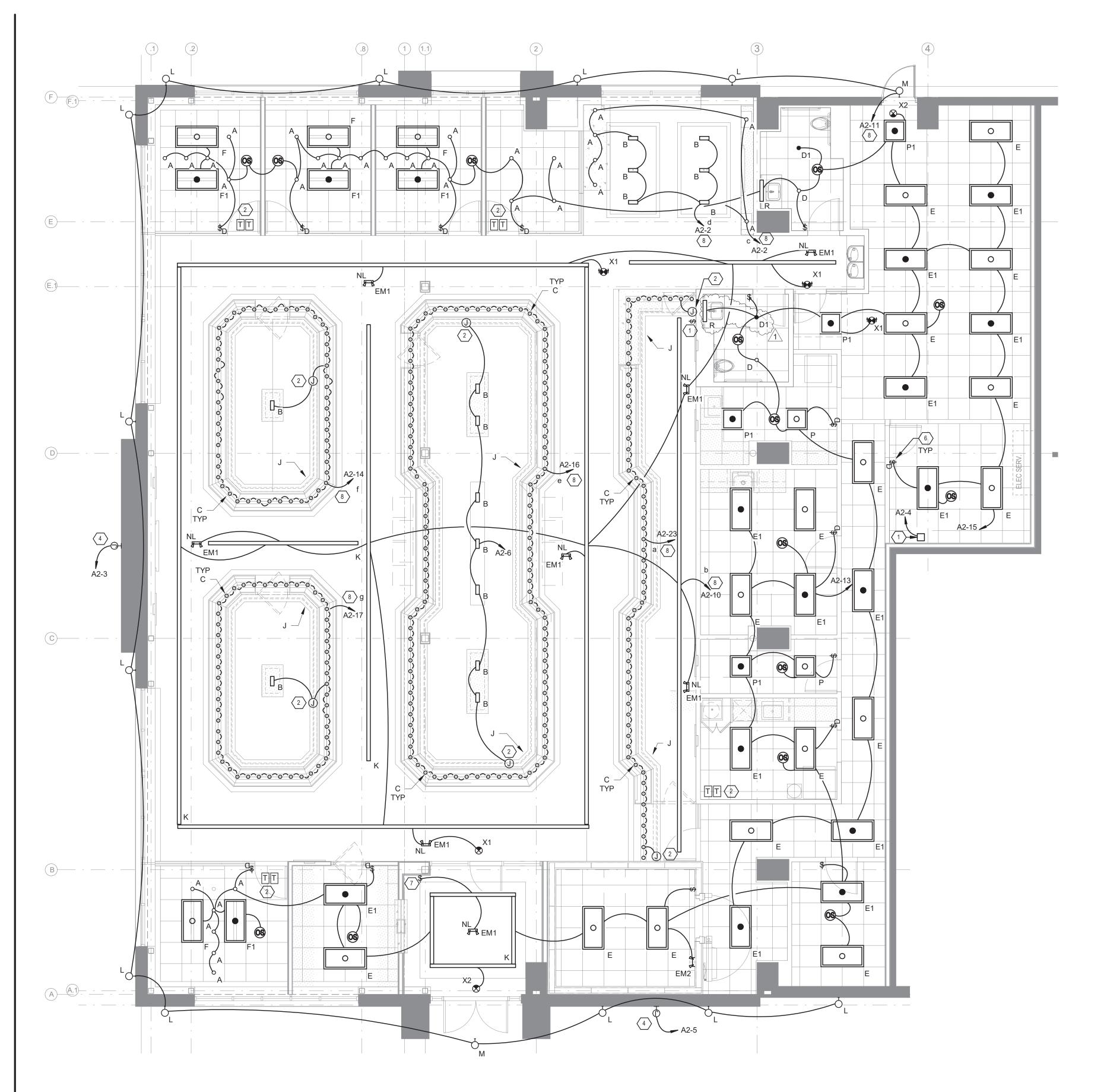
SECURITY CAMERA (REFER TO PLANS)

FIRE ALARM PULL STATION - 48" AFF

CEILING OR WALL MOUNTED SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

PANELBOARD - SURFACE OR FLUSH MOUNTED





### **GENERAL NOTES:**

- A. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT, THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.
- B. ANY WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION, AT NO ADDITIONAL COST TO OWNER.
- C. ALL WIRES SHALL BE TERMINATED WITHIN ELECTRICAL BOXES. NOT LEFT LOOSE.
- D. ELECTRICAL CONTRACTOR SHALL ENSURE INSTALLED OCCUPANCY SENSORS PROVIDE A FULL RANGE COVERAGE WITHIN THE CONTROLLED AREA.
- E. ALL JUNCTION BOXES AND RECEPTACLES SHALL INDICATE THE CIRCUITS CONTAINED WITHIN. PROVIDE TYPED LABEL AND PERMANENTLY AFFIX TO COVERPLATE.
- F. CONTRACTOR CONFIRM WITH MANUFACTURER THAT LIGHT FIXTURES AND ASSOCIATED LIGHTING CONTROLS ARE COMPATIBLE WITH EACH OTHER.
- G. PROVIDE UNSWITCHED HOT TO ALL EMERGENCY, EGRESS, AND NIGHT LIGHT FIXTURES. FOR FIXTURES WITH BATTERY BALLASTS OR INVERTERS, TIE UNSWITCHED HOT TO BALLAST OR INVERTER, NOT THE FIXTURE ITSELF.
- H. SEE ARCHITECTURAL DRAWINGS FOR ANY UNLISTED MOUNTING HEIGHTS FOR LIGHTS, DEVICES, AND EQUIPMENT.
- I. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTACTOR. REPAIR, CLEAN, AND REPLACE EXISTING EQUIPMENT, DEVICES, AND CONDUIT AS NEEDED.
- J. WHERE ANY EQUIPMENT, DEVICE, OR CONDUIT PENETRATES A FIRE RATED WALL, FLOOR, OR CEILING, CONTRACTOR SHALL USE FIRE CAULK OR SIMILAR METHOD IN ORDER TO MAINTAIN FIRE RATING OF STRUCTURE.
- K. FOR EXACT QUANTITIES OF LIGHTING AND EXACT LIGHT COVE LOCATIONS, SEE INTERIOR ELEVATIONS PRIOR TO BIDDING AND INSTALLATION. ELECTRICAL CONTRACTOR TO INCLUDE INTERIOR ELEVATIONS AS PART OF THE BID AND COORDINATE LOCATION WITH ARCHITECTURAL DRAWINGS.
- L. EC SHALL COORDINATE WITH MILLWORK INSTALLER SO THAT LIGHT FIXTURE J IS NOT VISIBLE FROM THE SALES AREA.
- M. LIGHT FIXTURE TYPE C TO BE ALIGNED WITH DISPLAY CASES BELOW EXACTLY AS INDICATED ON ARCHITECTURAL DRAWINGS.
- N. PROVIDE UL 924 OR 1008 RELAYS AS REQUIRED FOR DIMMED EMERGENCY FIXTURES.

## KEYED NOTES: (X)

- 1. SWITCHBANK LOCATION.
- PROVIDE 24VDC LOW VOLTAGE TRANSFORMER FOR LINEAR LIGHT FIXTURE J LOCATED IN SALES AREA. LOCATE ABOVE ACCESSIBLE CEILING. VERIFY EXACT LOCATION IN FIELD. EC TO CONFIRM MANUFACTURER ALLOWED DISTANCE FOR DRIVER.
- PROVIDE DOWNLIGHTING FOR DISPLAY CASE. COORDINATE
   MOUNTING HEIGHT AND QUANTITY WITH ARCHITECTURAL
   DRAWINGS.
- 4. EXISTING J-BOX FOR SIGNAGE. ENSURE DISCONNECTING MEANS IS INTEGRAL TO SIGNAGE. ROUTE CIRCUIT THROUGH RELAY
- 5. LOCATION OF LIGHTING CONTACTOR AND TIME CLOCK.
- 6. PROVIDE DIMMER SWITCH EQUAL TO LUTRON MAESTRO SERIES
- 7. CONFIRM SWITCH LOCATION WITH OWNER.
- 8. TO SWITCHBANK. SEE THIS SHEET FOR SWITCHBANK DETAILS. ROUTE CIRCUIT THROUGH CONTACTOR.
- EXISTING FIXTURE TO REMAIN. PROVIDE CIRCUIT IN EXISTING CONDUIT.

SALES FLOOR LIGHTING

SALES AREA LIGHTING

SEATING LIGHTING

SEATING LIGHTING

SALES FLOOR LIGHTING

SALES FLOOR LIGHTING

SALES FLOOR LIGHTING

CABINET LIGHTING

CABINET LIGHTING

CABINET LIGHTING

CABINET LIGHTING

CABINET LIGHTING

CABINET CONTACTORS







5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400



# DATE DESCRIPTION
07/20/2023 TI PERMIT SET
1 07/31/2023 Owner's Comment

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PROJECT

DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226

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PHILLIPS JOB NUMBER

2336402
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06/30/2023

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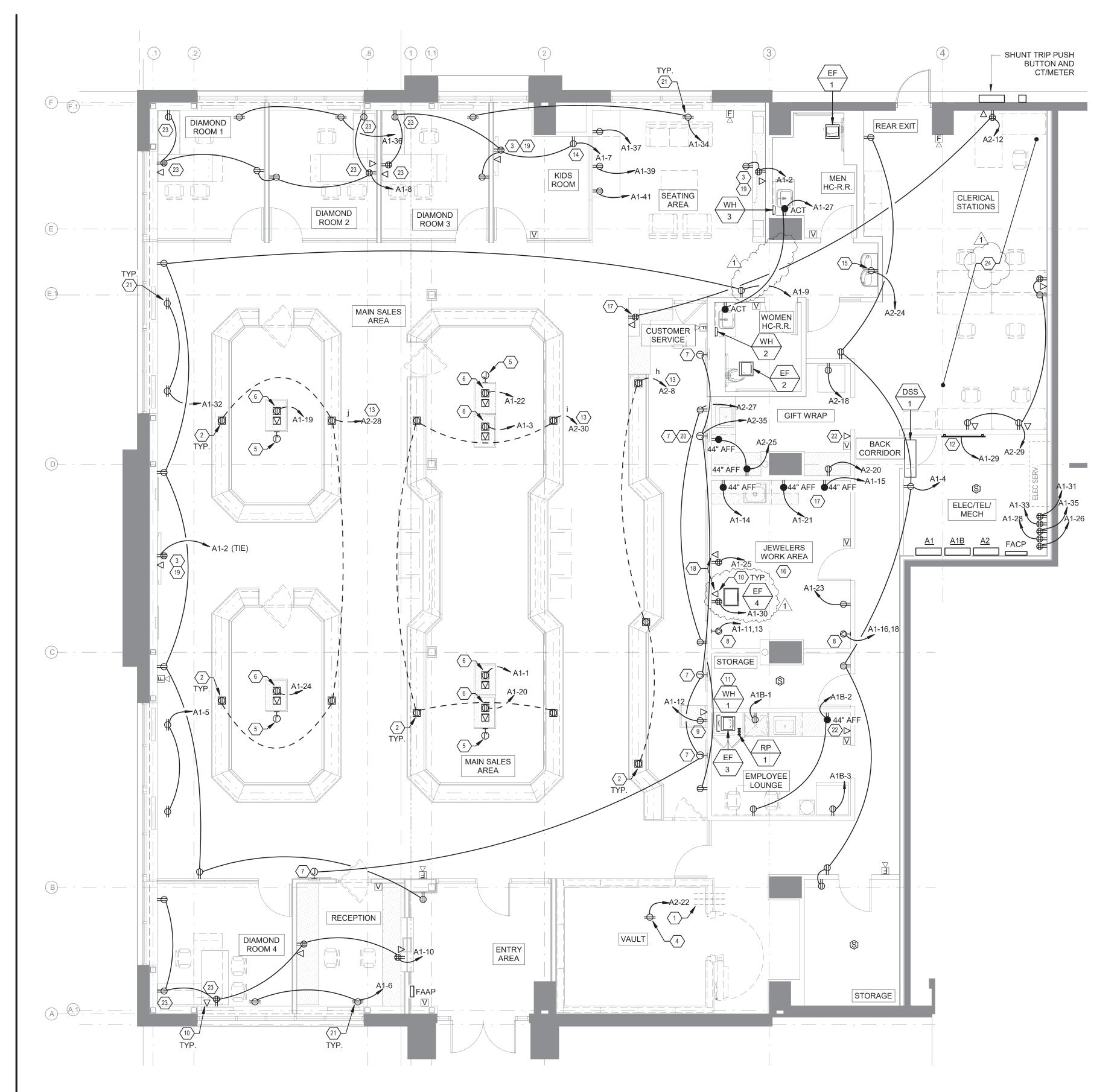
DRAWING TITLE

LIGHTING PLAN

SHEET NUMBER -

E1.10

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616



FLOOR PLAN - POWER

### **GENERAL NOTES:**

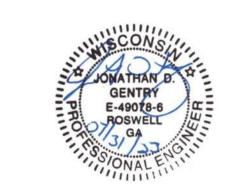
- 1. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT, THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES
- 2. ANY WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED
- 3. ALL WIRES SHALL BE TERMINATED WITHIN ELECTRICAL BOXES.
- 4. ALL JUNCTION BOXES AND RECEPTACLES SHALL INDICATE THE CIRCUITS CONTAINED WITHIN. PROVIDE TYPED LABEL AND
- 6. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE PROVISIONS WITH POWER COMPANY PRIOR TO BID AND
- 7. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTACTOR. REPAIR, CLEAN, AND REPLACE EXISTING
- 8. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
- 9. RECEPTACLES INSTALLED ON EXTERIOR OF BUILDING MUST BE RATED AS REQUIRED BY JURISDICTION.
- 10. PROVIDE TAMPER RESISTANT RECEPTACLES WHERE REQUIRED
- 11. WHERE ANY EQUIPMENT, DEVICE, OR CONDUIT PENETRATES A
- 12. ALL GFCI OUTLETS THAT SHARE CIRCUIT WITH NON-GFCI DEVICES OR FIXTURES SHALL BE WIRED IN PARALLEL WITH NON-GFCI DEVICES OR FIXTURES SUCH THAT GFCI TRIP DOES NOT

## KEYED NOTES: (X)

- 1. THREE (3) 3/4" CONDUITS ABOVE VAULT DOOR TO SERVE CEILING RECEPTACLE, LIGHT FIXTURE, AND LIGHT SWITCH. COORDINATE INSTALLATION OF CONDUIT WITH
- 2. FLOORBOX FOR CASE LIGHTING. ROUTE THROUGH RELAY PANEL. PROVIDE HARDWIRED CONNECTION OR RECEPTACLE AND PLUG AS REQUIRED BY LOCAL
- 3. QUAD RECEPTACLE AND CABLE OUTLET FOR WALL MOUNTED TV. VERIFY EXACT LOCATION AND MOUNTING WITH WITH OWNER PRIOR TO ROUGH-IN.
- 4. RECEPTACLE MOUNTED IN CEILING. VERIFY EXACT REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
- 5. ROUGH-IN FOR ALARM SYSTEM DEVICE. VERIFY EXACT LOCATION AND HEIGHT OF ROUGH-IN WITH OWNER PRIOR TO INSTALLATION. PROVIDE 3/4" EMPTY CONDUIT WITH PULL STRING FROM ROUGH-IN TOP 6" ABOVE CEILING.
- 6. FLOOR BOX FOR RECEPTACLE AND DATA OUTLET. VERIFY EXACT LOCATION IN FIELD WITH OWNER PRIOR TO INSTALLATION. SEE SPECIFICATIONS FOR MORE
- 7. MOUNT JUNCTION BOX IN WALL BEHIND LIGHT BOX DISPLAY. COORDINATE MOUNTING HEIGHT IN FIELD.
- 8. RECEPTACLES TO SERVE OWNER PROVIDED APPLIANCE. CIRCUIT WITH #8'S.
- VERIFY TERMINATING REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION. 9. RECEPTACLE AND DATA OUTLET MOUNTED IN WALL. VERIFY EXACT LOCATION IN
- 10. PHONE/DATA: RUN 3/4" EMPTY CONDUIT WITH PULL STRING FROM JUNCTION BOX TO ABOVE ACCESSIBLE CEILING AND STUB FOR FUTURE USE.
- 11. WATER HEATER: SEE CONNECTION SCHEDULE. MAKE FINAL CONNECTION.

FIELD WITH OWNER PRIOR TO INSTALLATION.

- 12. TELEPHONE BOARD: 4'-0" X 8'-0" FIRE RETARDANT PLYWOOD BACKBOARD. SEE 3/E4.10 FOR MORE DETAILS.
- 16. COORDINATE ALL RECEPTACLE MOUNTING HEIGHTS IN THIS ROOM WITH OWNER.
- 21. RECEPTACLE MOUNTED IN CEILING, OR ABOVE CEILING WHERE ALLOWED BY JURISDICTION. 8" ACCESS PANEL MUST BE INSTALLED AT EACH LIGHTBOX. VERIFY
- 23. OUTLET MUST BE HIDDEN FROM VIEW BEHIND DESK. VERIFY EXACT LOCATION
- 24. ELECTRICAL AND NETWORK SETUP FOR THIS AREA TBD BASED ON CLERICAL OFFICE LAYOUT TO BE SUPPLIED BY OTHERS AND COORDINATE BY OWNER.



**PHILLIPS** 

Jonathan

Gentry, PE

5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400

CONSULTANT -

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ŧ	DATE		DESCRIPTION
	07/20/2023		TI PERMIT SET
	07/31/2023		Owner's Comment


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# DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226



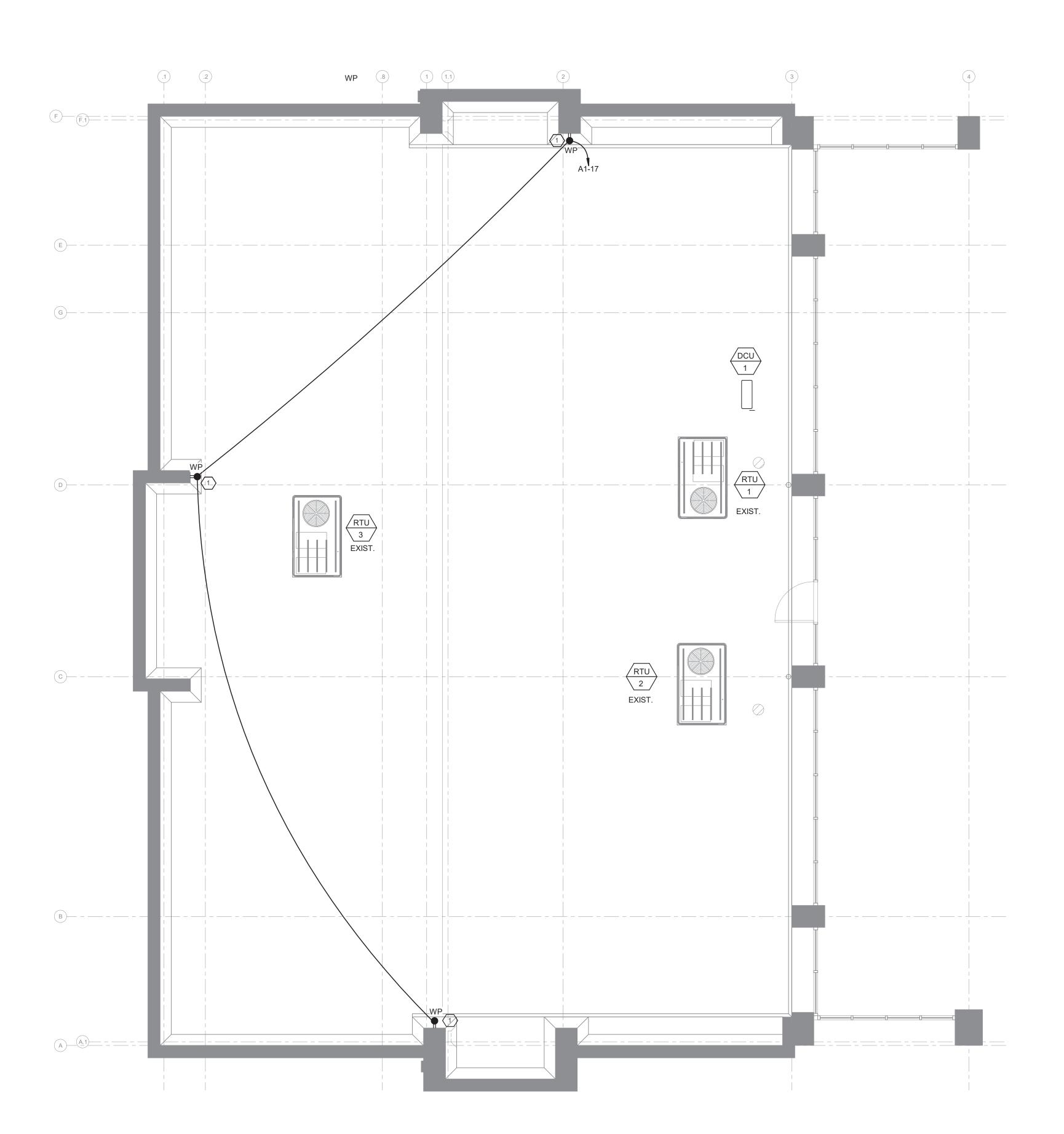
PHILLIPS JOB NUMBER	
	2336
ISSUE DATE -	06/30/2
DRAWN BY/CHECKED BY	
DDAMINO TITLE	AJS
DRAWING TITLE ————	

POWER PLAN

SHEET NUMBER -

**5901 PEACHTREE DUNWOODY RD.** BUILDING A, SUITE 450 ATLANTA, GEORGIA 30328 PHILLIPSPART.COM

- ARE MAINTAINED.
- FUNCTION, AT NO ADDITIONAL COST TO OWNER.
- NOT LEFT LOOSE.
- PERMANENTLY AFFIX TO COVERPLATE.
- 5. SEE ARCHITECTURAL DRAWINGS FOR ANY UNLISTED MOUNTING HEIGHTS FOR LIGHTS, DEVICES, AND EQUIPMENT.
- PURCHASE IF APPLICABLE.
- EQUIPMENT, DEVICES, AND CONDUIT AS NEEDED.
- BY NEC.
- FIRE RATED WALL, FLOOR, OR CEILING, CONTRACTOR SHALL USE FIRE CAULK OR SIMILAR METHOD IN ORDER TO MAINTAIN FIRE RATING OF STRUCTURE.
- AFFECT USE OF OTHER DEVICES OR FIXTURES.



ROOF PLAN - POWER

### **GENERAL NOTES:**

- A. OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT, THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.
- B. ANY WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION, AT NO ADDITIONAL COST TO
- C. ALL WIRES SHALL BE TERMINATED WITHIN ELECTRICAL BOXES. NOT LEFT
- D. ALL JUNCTION BOXES AND RECEPTACLES SHALL INDICATE THE CIRCUITS CONTAINED WITHIN. PROVIDE TYPED LABEL AND PERMANENTLY AFFIX TO COVERPLATE.
- E. SEE ARCHITECTURAL DRAWINGS FOR ANY UNLISTED MOUNTING HEIGHTS FOR LIGHTS, DEVICES, AND EQUIPMENT.
- F. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTACTOR. REPAIR, CLEAN, AND REPLACE EXISTING EQUIPMENT, DEVICES, AND CONDUIT AS NEEDED.
- G. PROVIDE PULL STRINGS IN ALL EMPTY CONDUITS.
- H. RECEPTACLES INSTALLED ON EXTERIOR OF BUILDING MUST BE RATED AS REQUIRED BY JURISDICTION.
- I. WHERE ANY EQUIPMENT, DEVICE, OR CONDUIT PENETRATES A FIRE RATED WALL, FLOOR, OR CEILING, CONTRACTOR SHALL USE FIRE CAULK OR SIMILAR METHOD IN ORDER TO MAINTAIN FIRE RATING OF STRUCTURE.
- J. ALL GFCI OUTLETS THAT SHARE CIRCUIT WITH NON-GFCI DEVICES OR FIXTURES SHALL BE WIRED IN PARALLEL WITH NON-GFCI DEVICES OR FIXTURES SUCH THAT GFCI TRIP DOES NOT AFFECT USE OF OTHER DEVICES OR FIXTURES.

## KEYED NOTES:

1. VERIFY LOCATION(S) WITH OWNER. MUST HAVE LOCKABLE EXTERIOR BOXES.



PHILLIP5

Jonathan Gentry, PE

5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400 ©2023 Project 23099

CONSULTANT -



ISSUE & REVISION RECORD # DATE DESCRIPTION

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DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226



2336402

AJS / JG

PHILLIPS JOB NUMBER

06/30/2023 DRAWN BY/CHECKED BY-

**ROOF POWER PLAN** 

E2.10

**5901 PEACHTREE DUNWOODY RD. BUILDING A, SUITE 450** ATLANTA, GEORGIA 30328

	Location: Supply From: Mounting: SURFACE Enclosure: NEMA 1	ı		ı	Volts: Phases: Wires:		3 Wye		A.I.C. Rating: EXISTING  Mains Type: MCB  Mains Rating: 200.00 A				
СКТ	Circuit Description	Trip	Poles		4	I	3		2	Poles	Trip	Circuit Description	СКТ
1	FLOOR BOX	20 A	1	180	900					1	20 A	SEATING OUTLETS	2
3	FLOOR BOX	20 A	1			180	1080			1	20 A	HALL/STORAGE OUTLETS	4
5	CEILING/LIGHT RCPTS	20 A	1					360	360	1	20 A	CEILING/LIGHT RCPTS	6
7	DIAMOND/KID ROOM OUTLETS	20 A	1	1260	1440					1	20 A	DIAMOND ROOM RCPTS	8
9	SALES OUTLETS	20 A	1			1080	1440			1	20 A	DIAMOND/RECEPTION OUTLETS	10
11	JEWELRY EQUIPMENT	40 A	2					3120	180	1	20 A	SALES OUTLETS	12
13	SEWLERT EQUITMENT	40 /		3120	180					1	20 A	JEWELERS OUTLET	14
15	JEWELERS OUTLET	20 A	1			180	3120			2	40 A	JEWELRY EQUIPMENT	16
17	ROOFTOP RECEPTACLE	20 A	1					540	3120		40 A	JEWELNI EQUIPMENT	18
19	FLOOR BOX	20 A	1	180	180					1	20 A	FLOOR BOX	20
21	JEWELERS OUTLET	20 A	1			180	180			1	20 A	FLOOR BOX	22
23	JEWELERS OUTLET	20 A	1					180	180	1	20 A	FLOOR BOX	24
25	JEWELERS OUTLET	20 A	1	360	360					1	20 A	DEDICATED TELECOM RECEPT	26
27	RESTROOM OUTLETS	20 A	1			360	360			1	20 A	DEDICATED TELECOM RECEPT	28
29	TELEPHONE BOARD	20 A	1					360	360	1	20 A	JEWELERS OUTLET	30
31	DEDICATED TELECOM RECEPT	20 A	1	360	360					1	20 A	CEILING/LIGHT RCPTS	32
33	DEDICATED TELECOM RECEPT	20 A	1			360	360			1	20 A	CEILING/LIGHT RCPTS	34
35	DEDICATED TELECOM RECEPT	20 A	1					360	360	1	20 A	CEILING/LIGHT RCPTS	36
37	COFFEE STATION OUTLET	20 A	1	500	7860								38
39	COFFEE STATION OUTLET	20 A	1			500	2280			3	100 A	A1B	40
41	COFFEE STATION OUTLET	20 A	1					500	4200				42
		Tot	al Load:	1724	0 VA	1166	0 VA	1418	0 VA		1		
		Tota	al Amps:	146.	90 A	97.	17 A	121.	40 A				

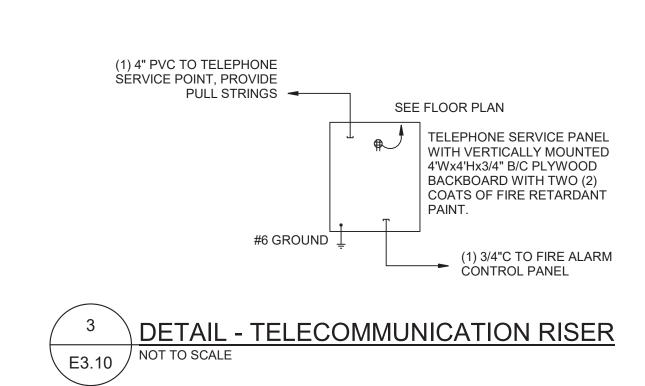
**Branch Panel: A1**(EXISTING PANELBOARD)

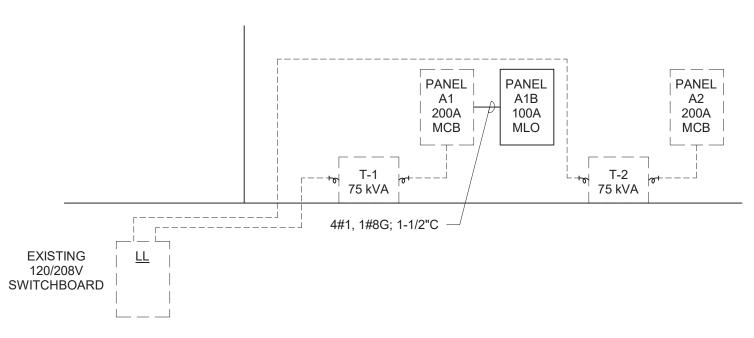
	Total Amps: 146.	.90 A 97.17 A	121.40 A	
Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
LIGHTING	0 VA	0.00%	0 VA	Total Conn. Load: 43080 VA
RECEPTACLE	17700 VA	78.25%	13850 VA	Total Est. Demand: 39230 VA
HVAC	0 VA	0.00%	0 VA	Total Conn. Current: 119.58 A
HEATING	0 VA	0.00%	0 VA	Total Est. Demand Current: 108.89 A
KITCHEN	0 VA	0.00%	0 VA	Non-Coinc. Heat/AC Current: 0.00 A
LARGEST MOTOR	0 VA	0.00%	0 VA	Total Est. Demand Current-NC: 108.89 A
MOTORS	0 VA	0.00%	0 VA	Total Est. Demand Load-NC 39230 VA
MISCELLANEOUS	25380 VA	100.00%	25380 VA	
OTHER CONTINUOUS	0 VA	0.00%	0 VA	
* DENOTES PROVIDE LOCK-ON CIRCUIT BREAKER	+ DENOTES PR	OVIDE GFCI CIRCUIT B	REAKER	# DENOTES PROVIDE AFCI CIRCUIT BREAKER
Notes:	-			

	Location: Supply From: Mounting: SURFACE Enclosure: NEMA 1				ا	Volts: Phases: Wires:		Wye				A.I.C. Rating: EXISTIN Mains Type: MCB Mains Rating: 200.00 A		
СКТ	Circuit Description	Trip	Poles		A		В		C	Poles	Trip	Circuit De	scription	СК
1	RP-1	20 A	1	0	90					1	20 A	SALES LI	GHTING	2
3	SIGNAGE	20 A	1			100	200			1	20 A	TIMEC	LOCK	4
5	SIGNAGE	20 A	1					100	400	1	20 A	SALES LI	GHTING	6
7	SPARE	20 A	1	0	540					1	20 A	FLOOR	BOXES	8
9	SPARE	20 A	1			0	1095			1	20 A	SALES LI	GHTING	10
11	EXTERIOR LIGHTING	20 A	1					564	720	1	20 A	CUST SERVICE &	CLERICAL RCPT	12
13	FRONT ROOM LIGHTING	20 A	1	803	955					1	20 A	SALES LI	GHTING	14
15	REAR ROOM LIGHTING	20 A	1			1281	1650			1	20 A	SALES LI	GHTING	16
17	SALES LIGHTING	20 A	1					955	1000	1	20 A	VENDING *GF	CI BREAKER*	18
19	SPARE	20 A	1	0	180					1	20 A	GIFT WRAF	OUTLETS	20
21	SPARE	20 A	1			0	180			1	20 A	VAULT (	OUTLET	22
23	SALES LIGHTING	20 A	1					1143	180	1	20 A	WATER COOLER	*GFCI BREAKER*	24
25	GIFT WRAP OUTLETS	20 A	1	360	180					1	20 A	EXTERIOR RE	CEPTACLES	26
27	SALES OUTLETS	20 A	1			540	720			1	20 A	FLOOR	BOXES	28
29	CLERICAL OUTLETS	20 A	1					900	720	1	20 A	FLOOR	BOXES	30
31	DCU/DSS-1	15.0	2	1082	5032									32
33	DC0/D55-1	15 A	2			1082	5032			3	60 A	RTU-1		34
35	LIGHT BOXES	20 A	1					900	5032					36
37				5032	5032								38	
39	RTU-2	60 A	3			5032	5032			3	50 A	RTU	J-3	40
41								5032	5032					42
		Tot	al Load:	192	85 VA 21943 VA			22677 VA						
		Tota	ıl Amps:	160	.71 A	186.	.26 A	192.	.38 A	J				
Load Class	ification	Con	nected L	oad	Der	nand Fa	ctor	Estin	nated De	mand		Panel '	Totals	
LIGHTING			9848 VA			125.00%	, D		12310 V	4		Total Conn. Load:	63786 VA	
RECEPTAC	LE		6220 VA			100.00%	, D		6220 VA	١		Total Est. Demand:	66248 VA	
HVAC			47449 VA	١		100.00%	, D	4	47449 V	4		Total Conn. Current:	177.05 A	
HEATING			0 VA			0.00%			0 VA		Tota	I Est. Demand Current:	183.88 A	
KITCHEN			0 VA			0.00%			0 VA		Non-C	oinc. Heat/AC Current:	131.70 A	
LARGEST N	1OTOR		0 VA			0.00%			0 VA		Total Es	t. Demand Current-NC:	183.88 A	
MOTORS			69 VA			100.00%	, D		69 VA		Total	Est. Demand Load-NC	66248 VA	
MISCELLAN	IEOUS		200 VA			100.00%	, D		200 VA					
OTHER CO	NTINUOUS		0 VA			0.00%			0 VA					
* DENOTES	PROVIDE LOCK-ON CIRCUIT BREAKER		+ DENO	TES PF	ROVIDE	SFCI CIR	RCUIT BF	EAKER			# DENO	TES PROVIDE AFCI CIRC	CUIT BREAKER	

		LIGHTING FI	XTURE	SCHEDULE	
FIXTURE MARK	MANUFACTURER	MODEL	VOLTAGE	LAMP	DESCRIPTION
А	ELITE	HHJ4-LED-900L-DIM10-MVOLT-MD-50K-90+-HH4-4501-WH-WH-BRACKETS	120 V	10W LED MAX	4" RECESSED DOWNLIGHT W/ WHITE FINISHES AND HANGER BAR
В	SOLAIS	XFR12-XM20-15C-50K/1100-WH/WH	120 V	29W LED	RECESSED LED 2 COMBO
С	ELITE	HHJ4-LED-900L-DIM10-MVOLT-MD-50K-90+-HH4-4501- MB-BK	120 V	10W LED MAX	4" RECESSED DOWNLIGHT WITH QUICK CONNECT AND BLACK FINISHES
D	ELITE	HH4LED1200LDIM10MVOLTMD40K90+HH44501W-WH	120 V	16W LED	4" RECESSED DOWNLIGHT
D1	ELITE	HH4LED1200LDIM10MVOLTMD40K90EM+HH44501W-WH	120 V	16W LED	4" LED RECESSED DOWNLIGHT WITH EMERGENCY BATTERY PACK
E	CREE	C-TR-C-FP24-37L-40K-WH	120 V	29W LED	2X4 LED PANEL
E1	CREE	C-TR-C-FP24-37L-40K-WH-EB	120 V	29W LED	2X4 LED PANEL WITH WITH EMERGENCY BATTERY PACK
EM1	ENVISION	LED-SL-PNL-6SQ14W-TRI-WHT-EMB	120 V	14W LED	LED RECESSED DOWNLIGHT WITH BATTERY PACK
EM2	LIGHTALARMS	LCAB-2SQLED	120 V	INCLUDED	STANDARD EMERGENCY LIGHT
F	ENVISION	LED-CBT-2X2-35W-50K-HL	120 V	35W LED	2X4 LED INDIRECT TROFFER
F1	ENVISION	LED-CBT-2X2-35W-50K-HL-EMB	120 V	35W LED	2X4 LED INDIRECT TROFFER WITH BATTERY PACK
J	JESCO	DL-FLEX2-UP SERIES PLUS MULTIPLE PARTS TO COMPLETE RUNS	120 V	3.8W/FT LED	LED TAPE LIGHT, LENGTH PER PLANS
K	MERCURY	MLS2-F-CUSTOM-50K-HTA-1%-U	120 V	3.5W/FT	2" RECESSED LED LINEAR
L	IDEOLI	1107-0021	120 V	45W LED	LED EXTERIOR RATED SCONCE
M	LUMARK	XTOR1B-W-BK	120 V	12W LED	LED WALL PACK EXTERIOR RATED
Р	CREE	FLP22-D38W40	120 V	31W LED	2X2 LED PANEL
P1	CREE	FLP22-D38W40-EB	120 V	31W LED	2X2 LED PANEL WITH BATTERY PACK
R	PARIS MIRROR	HARM48656000D	120 V	59W LED	LED GLASS MIRROR
X1	CONTECH	REXA-SF-R-EM-P OR REXA-DF-R-EM-C-P WHERE APPLICABLE	120 V	INCLUDED	LED EXIT SIGN
X2	DUAL LITE	EVE-U-R-W	120 V	INCLUDED	EMERGENCY EXIT SIGN

	Location: Supply From: A1 Mounting: SURFACE Enclosure: NEMA 1				ļ	Volts: Phases: Wires:		Wye				A.I.C. Rating: 10000A  Mains Type: MLO  Mains Rating: 100.00 A			
СКТ	Circuit Description	Trip	Poles		A		В	(		Poles	Trip	Circuit Description	СКТ		
1	DISHWASHER *GFCI BREAKER*	20 A	1	900	360					1	20 A	LOUNGE OUTLETS	2		
3	FRIDGE *GFCI BREAKER*	20 A	1			180	2100			2	25.4	WH-3	4		
5	WH-2	25 A	2					2100	2100	2	25 A	VVH-3	6		
7	VV II-2	25 A	2	2100	4500					2	20.4	WH-1	8		
9	SPACE		1				0			2	30 A	VV II- I	10		
11	SPACE		1							1		SPACE	12		
13	SPACE		1							1		SPACE	14		
15	SPACE		1							1		SPACE	16		
17	SPACE		1							1		SPACE	18		
19	SPACE		1							1		SPACE	20		
21	SPACE		1							1		SPACE	22		
23	SPACE		1							1		SPACE	24		
25	SPACE		1							1		SPACE	26		
27	SPACE		1							1		SPACE	28		
29	SPACE		1							1		SPACE	30		
31	SPACE		1							1		SPACE	32		
33	SPACE		1							1		SPACE	34		
35	SPACE		1							1		SPACE	36		
37	SPACE		1							1		SPACE	38		
39	SPACE		1							1		SPACE	40		
41	SPACE		1							1		SPACE	42		
		Tota	al Load:	786	0 VA	228	0 VA	4200	) VA				•		
		Tota	l Amps:	67.	96 A	19.0	00 A	37.4	46 A						
ad Classi	ification		nected I	_oad	Der	nand Fa	ctor	Estim	ated De	mand		Panel Totals			
GHTING			0 VA			0.00%			0 VA			Total Conn. Load: 14340 VA			
ECEPTAC	LE		1440 VA			100.00%	, D		1440 VA			Total Est. Demand: 14340 VA			
VAC			0 VA			0.00%			0 VA			Total Conn. Current: 39.80 A			
EATING			0 VA			0.00%			0 VA		Tot	tal Est. Demand Current: 39.80 A			
TCHEN			0 VA			0.00%			0 VA		Non-	Coinc. Heat/AC Current: 0.00 A			
RGEST M	MOTOR		0 VA			0.00%			0 VA		Total E	st. Demand Current-NC: 39.80 A			
OTORS			0 VA			0.00%			0 VA		Tot	al Est. Demand Load-NC 14340 VA			
SCELLAN	IEOUS	1	12900 V	Α		100.00%		,	12900 VA	Α					
	NTINUOUS		0 VA			0.00%			0 VA						
				VA U.00% U VA ENOTES PROVIDE GFCI CIRCUIT BREAKER								# DENOTES PROVIDE AFCI CIRCUIT BREAKER			





NOTE: ALL EXISTING EQUIPMENT SHOWN IN DASHED LINES, AND NEW EQUIPMNT SHOWN IN SOLID LINES. ALL DEVICES AND EQUIPMENT ON EXTERIOR OF BUILDING SHALL BE IN NEMA 3R ENCLOSURES. VERIFY EQUIPMENT AND INSTALLATIONS PRIOR TO BEGINNING WORK.

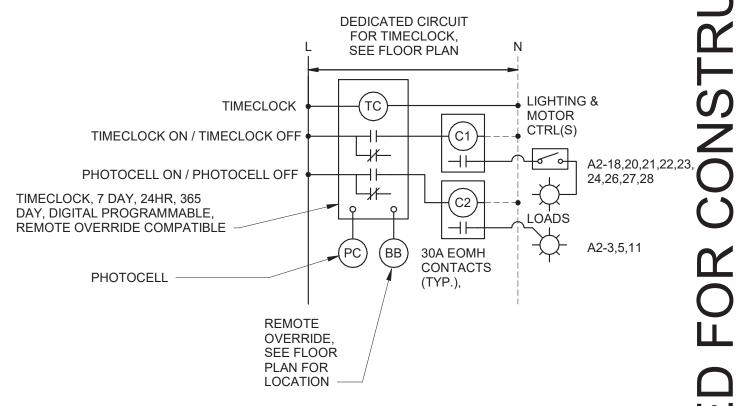


## SUBMITTAL NOTE TO GC AND SUB-CONTRACTORS:

COORDINATE ALL MECHANICAL, ELECTRICAL, FIRE ALARM, SPRINKLER AND PLUMBING DEVICES/EQUIPMENT SUBMITTALS WITH ESSENTIAL PARTIES INCLUDING BUT NOT LIMITED TO: ELECTRICAL, MECHANICAL, PLUMBING, FIRE ALARM, SPRINKLER, AND MILLWORK CONTRACTORS. PRIOR TO SENDING SUBMITTALS FOR APPROVAL, ALL AFFECTED DISCIPLINES MUST INCLUDE A SIGNATURE OF APPROVAL ENSURING THAT ALL NECESSARY PARTIES HAVE HAD AN OPPORTUNITY TO REVIEW SAID SUBMITTAL AND RAISE ANY CONCERNS ABOUT EQUIPMENT BEING USED AND THE MEANS AND METHODS TO INSTALL SUCH EQUIPMENT. UPON RECEIVING A SUBMITTAL WITHOUT THE NECESSARY PARTY SIGNATURES, THE SUBMITTAL WILL IMMEDIATELY BE REJECTED WITHOUT REVIEW UNTIL THE SIGNATURES HAVE BEEN PROVIDED.

	ľ	MECHAN	IICAL EC	QUIPMEN	NT CONNE	CTION SC	HEDULE	Ξ
	UNIT TYPE MARK	UNIT INDENTIFIER	PANEL NAME	Circuit Number	FEEDER SIZE	DISCONNECTING MEANS	LOAD	NOTES
	DCU	1	A2	31,33	2#12,1#12(G),1/2"C.	WP MRS	15 MCA	1
	DSS	1	A2	31,33	2#12,1#12(G),3/4"C.	MRS	-	1, 5
	EF	1	A2	15	2#12,1#12(G),1/2"C.	MRS	23.00 W	1, 3
_	EF	2	A2	15	2#12,1#12(G),1/2"C.	MRS	23.00 W	1, 3
1		~ 3~ /	~ A2~ \	13	2#12,1#12(G),11/2°°C.	MR\$	23.00 W	1,4
{	EF	4	A2	13	2#12,1#12(G),1/2"C.	MRS	23.00 W	1, 3
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\\A2		2#12,1 <b>#</b> 12(G),1/2"C.	MRS	180W ~	
	RTU	1	A2	32,34,36	3#6,1#10(G),3/4"C.	60/3/3R/F60A	38.20 MCA	1, 2
	RTU	2	A2	37,39,41	3#6,1#10(G),3/4"C.	60/3/3R/F60A	38.20 MCA	1, 2
	RTU	3	A2	38,40,42	3#6,1#10(G),3/4"C.	60/3/3R/F50A	41.90 MCA	1, 2
	WH	1	A1B	8,10	2#10,1#10(G),1/2"C.	30/2/1/NF	4.50 kW	1
	WH	2	A1B	5,7	2#10,1#10(G),3/4"C.	30/2/1/NF	4.20 kW	1
	WH	3	A1B	4,6	2#10,1#10(G),3/4"C.	30/2/1/NF	4.20 kW	1

- NOTES: 1. PROVIDE OVERCURRENT PROTECTION AND BRANCH CIRCUITS PER UL LISTED REQUIREMENTS FOR EQUIPMENT SERVED. REFER TO MANUFACTURER DATA AND EQUIPMENT CUT-SHEETS FOR ROUGHIN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS FOR ALL EQUIPMENT. COORDINATE EXACT NAMEPLATE DATA OF EQUIPMENT BEING INSTALLED WITH MECHANICAL CONTRACTOR. THIS MEANS FOR THE ELECTRICAL CONTRACTOR TO MEET WITH THE MECHANICAL CONTRACTOR AND ACQUIRE A COPY OF THE SHOP DRAWINGS FOR THE EXACT PIECES OF EQUIPMENT THAT WILL BE INSTALLED. THE ELECTRICAL CONTRACTOR SHALL COMPARE THE MANUFACTURER'S DATA SHEETS FOR THE ACTUAL EQUIPMENT THAT IS BEING USED WITH THE ELECTRICAL PLANS PRIOR TO ORDERING THE ELECTRICAL GEAR. IF THERE ARE ANY DIFFERENCES BETWEEN WHAT THE MECHANICAL CONTRACTOR IS PLANNING TO USE AND WHAT THE ELECTRICAL PLANS INDICATE, THE ELECTRICAL CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE CONTRACTORS SHALL WORK OUT ANY ADDITIONAL MONIES REQUIRED WITHOUT ANY COST TO THE OWNER. IF THIS ON SITE COORDINATION DOES NOT HAPPEN. IT WILL BE ASSUMED THAT THE ELECTRICAL CONTRACTOR SHALL ABSORB ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE MECHANICAL CONTRACTOR'S EQUIPMENT. NOTE THAT THE MECHANICAL CONTRACTOR MAY USE DIFFERENT MANUFACTURERS THAN THE DESIGN INTENT PLANS INDICATE AND THESE DIFFERENT MANUFACTURERS MAY HAVE DIFFERENT ELECTRICAL REQUIREMENTS.
- 2. PROVIDE WITH DUCT SMOKE DETECTORS. RTU IS EXISTING. VERIFY CONNECTION REQUIREMENTS DURING DEMO. MATCH EXISTING. WIRE AND BREAKER SIZING INDICATED HERE FOR PRELIMINARY PRICING PURPOSES ONLY.
- 3. CONTROL AND POWER WITH LIGHTS.
- 4. PROVIDE SEPARATE SWITCH FOR CONTROL. INSTALL IN CLOSET.
- 5. INDOOR UNIT IS POWERED AND FED VIA OUTDOOR UNIT.







PHILLIPS

Jonathan Gentry, PE

5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400

VI ----



ISSUE & REVISION RECORD

# DATE DESCRIPTION
07/20/2023 TI PERMIT SET
1 07/31/2023 Owner's Comment

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DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226

OL IENIE



PHILLIPS JOB NUMBER

2336402
ISSUE DATE

06/30/2023
DRAWN BY/CHECKED BY

WING TITLE AJS / JG
SCHEDULES AND

DETAILS - ELECTRICAL

SHEET NUMBER ——

E3.10

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616



# COMcheck Software Version 4.1.5.5

## terior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Diamonds Direct - Mayfair
Project Type: New Construction

Area Category

Construction Site: Owner/Agent: Designer/Contractor: 2600 N Mayfair Road Diamonds Direct Andrew Swinford Savant Engineering 5064 Roswell Road

Suite D 301 Sandy Springs, GA 30342 770-319-7400 ASwinford@savanteng.com

Floor Area

Allowed Watts

Credits: 1.0 Required 1.0 Proposed Reduced Lighting Power, 1.0 credit

Additional Efficiency Package(s)

#### Allowed Interior Lighting Power

	(ft2)	Watts / ft	2	(B X C)
I-Retail	6198	1.13		7029
	To	otal Allowed V	Vatts =	7029
Proposed Interior Lighting Power				
A	В	С	D	E
Fixture ID: Description / Lamp / Wattage Per Lamp / Ballast	Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)
1-Retail				
A: Other:	1	31	10	310
B: Other:	1	15	29	435
C: Other:	1	275	10	2750
D: Other:	1	2	16	32
D1: Other:	1	2	16	32
E: Other:	1	16	29	464
E1: Other:	1	13	29	377
F: Other:	1	4	35	140
F1: Other:	1	4	35	140
J: Other:	1	247	4	939
K: Other:	1	292	4	1022
P: Other:	1	2	31	62
P1: Other:	1	4	31	124
R: Other:	1	3	59	177
		Total Propos	ed Watts	= 7004

Project Title: Diamonds Direct - Mayfair Report date: 07/07/23

Data filename: M:\2023\23099 Diamonds Direct - Wauwatosa, WI\Design\Electrical\Diamonds Direct Mayfair - Page 1 of 6 Wauwatosa, WI.cck

Interior Lighting PASSES: Design 0.4% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4,1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Swinford - Electrical Designer Work Signature



Jonathan Gentry, PE

CONSULTANT -

5064 Roswell Road, Suite D-301 Sandy Springs GA 30342 770.319.7400 ©2023 Project 23099

SCONS

JONATHAN D.

GENTRY

E-49078-6

AOSWELL

JONAL

SOONAL

SOONAL

DESCRIPTION

TI PERMIT SET

ISSUE & REVISION RECORD

# DATE

07/20/2023

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PROJECT

DIAMONDS DIRECT

2600 N Mayfair RD Wauwatosa, WI 53226

CLIENT

DIAMONDS DIRECT

PHILLIPS JOB NUMBER

2336402
ISSUE DATE

06/30/2023
DRAWN BY/CHECKED BY

AJS / JG
DRAWING TITLE

COMCHECK

SHEET NUMBER —

E3.11

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

Project Title: Diamonds Direct - Mayfair Report date: 07/07/23

Data filename: M:\2023\23099 Diamonds Direct - Wauwatosa, WI\Design\Electrical\Diamonds Direct Mayfair - Page 2 of 6 Wauwatosa, WI.cck



### **Wauwatosa Police Department**

### Departmental Correspondence

DATE: 12/7/23

TO: Community Development Director Enders and Planning Commission

FROM: Capt. Luke Vetter

SUBJECT: Security at Diamond's Direct, 2600 N. Mayfair Rd.

ATTCHED: none

#### **Background**

On 12/7/23, the Police Department was asked by City officials about any potential concerns with the security and alarm conditions at the newly opened Diamonds Direct, 2600 N. Mayfair Rd. These concerns stem from an alarm system malfunction that had occurred over the last couple weeks. On 12/4/23, I initiated a Warning Letter that was issued to the business due to repeated false alarms. On 12/7 I met with a manager who advised they had fixed the alarm problem which was related to faulty hardware. No alarms have occurred since then and that issue has been resolved.

I also observed armed security present which management said is on premise and monitors and controls the public's access. The business has an alarm system that addresses their security needs during open and closed times. There are also robust building designs that add an additional level of physical security.

#### Recommendation

Diamonds Direct does gain some additional indirect security since their business is on the Mayfair Mall property foot print. There are Mayfair Mall security officers and surveillance provided on the property 24 hours a day. Diamonds Direct's current security and alarm systems are reasonable and adequate.

Respectfully,

Luke (Jeth)

Capt. Luke Vetter – Patrol Bureau



### Wauwatosa, WI

7725 W. North Avenue Wauwatosa, WI 53213

### Staff Report

File #: 23-1015 Agenda Date: 12/11/2023 Agenda #: 2.

Public hearing and consideration of the request by Jay Hill, Venture Construction Group, to amend a Conditional Use Permit in the C1/North Avenue Overlay District (C1/NOR) at 6715 W. North Avenue to expand the eating and drinking establishment

Submitted by:

Art Pinon

**Department:** 

Development

#### A. Background/Options

The applicant is proposing to amend a Conditional Use Permit for an eating and drinking establishment (Growlers) at 6715 W. North Avenue in the Neighborhood/Village Trade and North Avenue Overlay (C1/NOR) District. The 2,450 square-foot eating and drinking establishment was approved in June 2023, and the applicant is now proposing to add a 680 square foot game room to the floor plan. The expansion will increase the facility occupancy from 99-142. No other changes to the facility are proposed.

Link to previous record from June 2023: Public hearing and consideration of the request by Jason Growel, 67 North LLC., for a Conditional Use in the C1/North Avenue Overlay District at 6715 W. North Avenue for an eating establishment. - City of Wauwatosa, Wisconsin (iqm2.com)
<a href="http://wauwatosacitywi.iqm2.com/Citizens/Detail\_LegiFile.aspx?">http://wauwatosacitywi.iqm2.com/Citizens/Detail\_LegiFile.aspx?</a>

<u>Frame=&MeetingID=4672&MediaPosition=&ID=12808&CssClass=></u>

#### **B.** Staff Comments

#### Planning/Zoning Division

The facility is replacing a previous eating and drinking establishment so no additional parking is required.

Twenty-two public notification letters related to the project were sent per City regulations.

All conditions on the previous Conditional Use Permit apply to the project and are incorporated herein. This includes limited operating hours on the outdoor patio area. The resolution is attached.

#### **Building Division**

Design Review Board approval required for rooftop equipment screening.

#### City Assessor's Office

Provide detailed costs of any alterations and/or new construction, as well as income and expense information as requested by the Assessor's office.

#### City Clerk's Office

Will need to amend their alcohol license premises description to include the new space. They can contact the

File #: 23-1015 Agenda Date: 12/11/2023 Agenda #: 2.

Clerk's Office.

#### **Engineering Division**

If sprinklers are required based on the increase in occupant load, fire flow calculations in accordance with City Code 14.20.080 are required and the applicant will be required to conduct hydrant testing. Testing locations are determined by the Engineering Department and the hydrant test must be witnessed by the Water Department.

#### Fire Department

All applicable fire code will be adhered to.

#### **Health Department**

Complete plan review of food preparation areas, sinks and equipment required.

#### Police Department

No comments received.

#### C. Recommendation

Staff recommends approvals subject to:

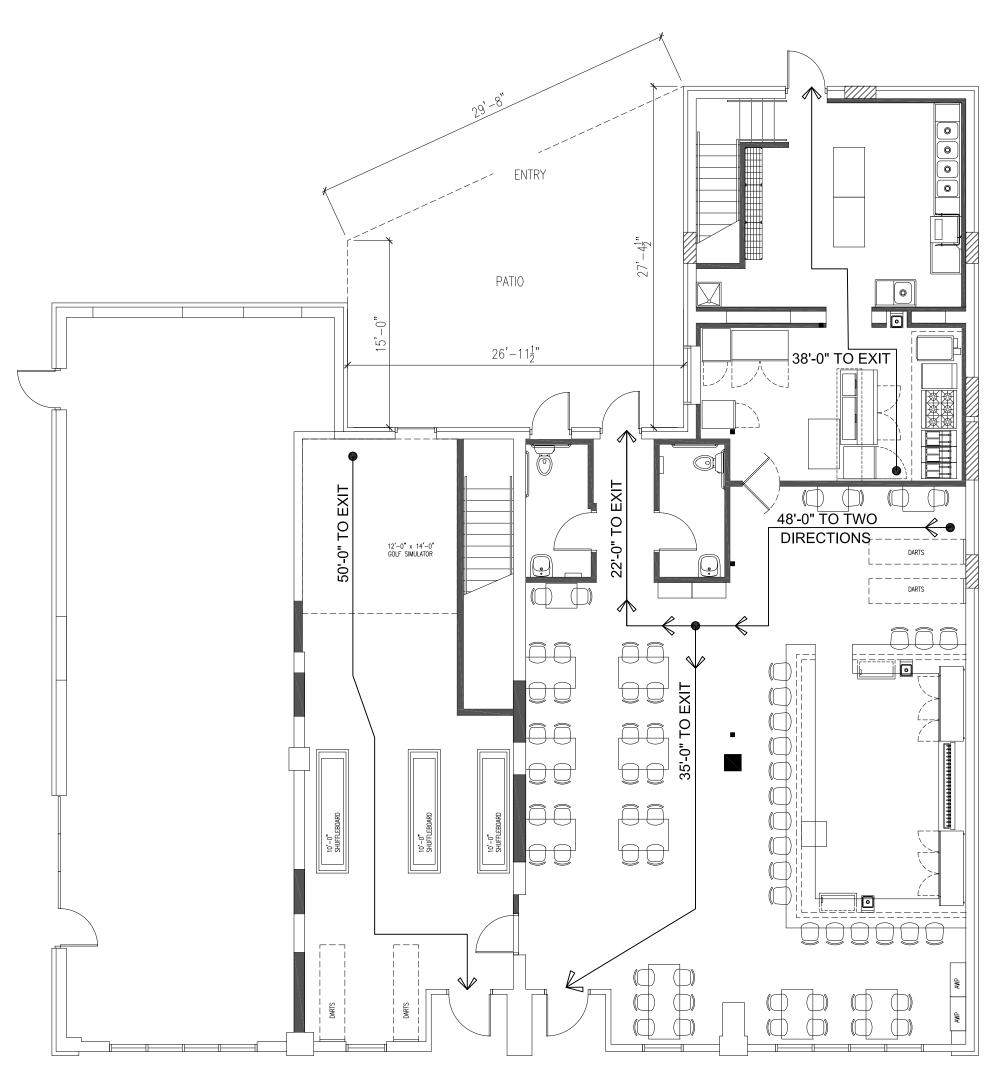
- 1. Establishing hours of operation. The outdoor patio area shall close no later than 11:00 pm. If the City receives noise complaints regarding facility operations, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Zoning Administrator and may include modifying hours of operation.
- 2. Provide detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. Rooftop mechanical equipment screening must be screened in accordance with City Code 24.12.040 and Design Review Board approval required prior to occupancy.
- 4. The existing water lateral must be disconnected from the former County water main per City standards and connect to the 12-inch City water main in W. North Ave.
- 5. Design Review Board approval required; plan review and all applicable building permits required. DSPS plan approvals may be required depending on scope of work.
- 6. If the building project exceeds \$100,000, the project is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.
- 7. If sprinklers are required based on the increase in occupant load, fire flow calculations in accordance with City Code 14.20.080 are required and the applicant will be required to conduct hydrant testing. Testing locations are determined by the Engineering Department and the hydrant test must be witnessed by the Water Department.
- 8. Roof drains are required to be directly connected to the City's storm sewer through underground piping per City Code 15.04.060.F.2.
- 9. If a trash dumpster is located outside, it must be screened from view of streets and all abutting lots according to the requirements outlined in City Code 24.12.040.
- 10. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.
- 11. Obtaining other required licenses, permits, and approvals.





17500 W. Liberty Lane New Berlin, WI 53146 262.439.8866 vcginc.com

Growlers East Tosa is a gastropub restaurant focusing on craft beer, quality selection of bourbons, and made fresh appetizing menu. Decor will be new remodel with an interactive sports theme including a golf simulator, dining area, and a wall of Growlers from breweries all over the U.S. With over 14 TVs and large projection screen, sports ticketer, we want to be one of Wauwatosa's premier sports watching venues. We would like to expand into the adjacent space to use it as separate game room for the golf simulator, shuffle boards and dart boards.





FIRST FLOOR EGRESS PLAN

#### CITY OF WAUWATOSA Resolution

By: Plan Commission

Resolution approving a Conditional Use Permit in the C1/North Avenue Overlay District at 6715 W. North Avenue for an eating and drinking establishment, Jason Growel, 67 North LLC., applicant

WHEREAS Jason Growel, 67 North LLC., applied for a Conditional Use Permit in the C1/North Avenue Overlay District at 6715 W. North Avenue for an eating and drinking establishment, and;

WHEREAS, this request was reviewed and recommended by the City Plan Commission to be necessary for the public convenience at that location; located and proposed to be operated in such manner which will protect the public health, safety, and welfare; and was found to be compatible with surrounding uses;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wauwatosa, Wisconsin hereby grants a Conditional Use Permit to Jason Growel, 67 North LLC., subject to:

- 1. Operating hours are Monday through Sunday, from 6:00 am to 2:00 am and the outdoor patio area shall close no later than 11:00 pm. If the City receives noise complaints regarding facility operations, the applicant shall take corrective action to resolve those complaints to the satisfaction of the Zoning Administrator and may include modifying hours of operation.
- 2. Provide detailed costs of any alterations and/or new construction, as well as income & expense as requested by the Assessor's office.
- 3. The existing water lateral must be disconnected from the former County water main per City standards and connect to the 12-inch City water main in W. North Avenue.
- 4. Design Review Board approval required; plan review and all applicable building permits required. DSPS plan approvals may be required depending on scope of work.
- 5. If the building project exceeds \$100,000, the project is subject to sanitary sewer lateral replacement or repair if the existing lateral does not pass Board of Public Works testing requirements according to City Code 13.30.030.
- 6. Roof drains are required to be directly connected to the City's storm sewer through underground piping per City Code 15.04.060.F.2.
- 7. If a trash dumpster is located outside, it must be screened from view of streets and all abutting lots according to the requirements outlined in City Code 24.12.040.
- 8. Under WMC 24.16.040I., a Conditional Use will lapse and have no further effect one year after it is approved by the Common Council, unless a building permit has been issued (if required); the use or structure has been lawfully established; or unless a different lapse of approval period or point of expiration has been expressly established by the Common Council.

9. Obtaining other required licenses, permits, and approvals.

Passed and Dated	June 20, 2	023	Adopted: June 20, 2023				
MR	A						
	1	Clerk					
Approved Ju	ne 20,	2023 Mayor					