

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY IBC 2009 AND SHALL CONFORM TO ALL OTHER APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE ILLINOIS ACCESSIBILITY CODE (1997) AND THE AMERICANS WITH DISABILITIES ACT.

A. GENERAL NOTES

- 1. ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE AND BE KNOWLEDGEABLE REGARDING EXISTING CONDITIONS AND THEIR EFFECT ON THE PROPOSED WORK. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE PROJECT.
2. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY UTILITY.
3. PROTECT AND KEEP IN SERVICE ACTIVE UNDERGROUND UTILITIES, PIPES, OR CONDUITS, WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS SPECIFICALLY CALLED FOR TO BE REMOVED, RELOCATED, OR DISCONNECTED AND ABANDONED.
4. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THAT OF OTHER TRADES.
5. NO WORK WILL BE PERMITTED TO BE INSTALLED WITHOUT RECIPT AND SUBSEQUENT REVIEW OF FULL AND COMPLETE SUBMITTALS BY THE ARCHITECT/ENGINEER.
6. DO NOT SCALE DRAWINGS, DIMENSIONS INDICATED TAKE PRECEDENCE OVER SCALE.
7. VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. WHERE DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS OR ELEVATIONS SHOWN AND ACTUAL FIELD CONDITIONS, NOTIFY ARCHITECT/ENGINEER.
8. WHERE CONFLICTS MAY EXIST BETWEEN THE REQUIREMENTS OF PORTIONS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, HIGHER QUALITY OR MORE STRINGENT REQUIREMENT SHALL GOVERN. THEREFORE, BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT, IF IT RAISED NO QUESTIONS REGARDING SUCH CONFLICTS DURING THE BIDDING PROCESS, AND IN THE ABSENCE OF A CLARIFYING ADDENDUM ISSUED DURING THE BIDDING PROCESS, IT HAS VOLUNTERED TO COMPLY WITH THE MORE EXPENSIVE REQUIREMENT AS PART OF ITS BASE BID AND IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION TO RESOLVE THE CONFLICT.
9. THE CONTRACT DOCUMENTS REQUIRE THE CONTRACTOR TO FURNISH AND INSTALL COMPLETE PRODUCTS, SYSTEMS AND SERVICES. BY EXECUTING A CONTRACT FOR CONSTRUCTION, THE CONTRACTOR AGREES THAT THE DRAWINGS SET FORTH THE DESIGN INTENT AND, THEREFORE, MAY NOT EXPRESSLY DEPICT EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE. THE CONTRACTOR FURTHER AGREES THAT, AS PART OF ITS BID, IT MUST FURNISH AND INSTALL EVERY LENGTH, SEGMENT, PIECE, PART, COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE AND, CONSEQUENTLY, THE CONTRACTOR IS NOT ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY LENGTH, SEGMENT, PIECE, PART COMPONENT OR UNIT OF A PRODUCT, SYSTEM OR SERVICE BECAUSE IT IS NOT EXPRESSLY DEPICTED HEREIN.

B. MISCELLANEOUS AND DEMOLITION NOTES

- 1. COORDINATE PENETRATIONS AND/OR SLEEVES REQUIRED IN WALLS, FLOORS, CEILING OR ROOFS FOR MECHANICAL AND ELECTRICAL WORK REQUIRED BY ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
2. SEAL WITH UL APPROVED MATERIALS PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH FIRE-RATED ASSEMBLIES. TO MAINTAIN THE RATING INTEGRITY OF THOSE ASSEMBLIES, PROVIDE FIRE DAMPERS AS INDICATED ON THE DRAWINGS.
3. SEAL WITH ACOUSTICAL SEALANT PENETRATIONS OF DUCTWORK, CONDUIT AND PIPES THROUGH NON-RATED FLOORS, FULL-HEIGHT WALLS/PARTITIONS, ACOUSTICALLY INSULATED WALLS/PARTITIONS, AND SOUND-RATED WALLS/PARTITIONS, TO MAINTAIN THE ACOUSTICAL INTEGRITY OF THOSE ASSEMBLIES.
4. APPLY APPROPRIATE & COMPATIBLE SEALANT MATERIALS AS REQUIRED TO SEPARATE DISSIMILAR METALS, FILL GAPS IN EXISTING ASSEMBLIES OR WHERE NEW AND EXISTING ASSEMBLIES MEET OR WHERE OTHERWISE REQUIRED BY THE SPECIFICATIONS.
5. BRING ANY UNFORESEEN OR CONFLICTING CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. REPAIR, PATCH, OR REPLACE FINISH MATERIALS OR VISIBLE ASSEMBLIES THAT ARE SOILED, CUT OR DAMAGED IN ANY FASHION DURING THE COURSE OF THE WORK. PERFORM PATCHING SUCH THAT MATCHES BLEND INTO CONTIGUOUS SURFACES SMOOTHLY, MATCHING TEXTURE AND COLOR OF ADJACENT SURFACES.

STANDARD ABBREVIATIONS

Table with 3 columns: Symbol, Abbreviation, and Description. Includes symbols like @, A, B, ABR, AT-(1), AFF, AFG, ACOUS, ADD'N, ADD'L, ADJ, ADJT, AL, ALT, ANCH, AP, APPROX, ASPH, AUTO, AVG, BSMT, BD, BITUM, BLDG, BLK'G, BM, B.M., BT STL PL, BRG, BRKT, BRK, BTM, BTWN, CJ, CAB, CEM PL-(1), CT PAV-(1), CPC, CLG, CL, COL, COMB, COMP, COMPT'D, CONC, CONC OPNG, COND, CONT, CONTR, CPT-(1), CT-(1), CTR, CTR SK, CTS, CUH, CUV, DIA, DIM, DN, DR, DWG'S, DTL, DWLS, EA, EJ, EL, ELEC, ELEC CONTR, ELEV, EMBD, EMER, EP PNT, EQ, EW, EWC, EWH, ER-(26), EXIST.

THE MATERIALS, ABBREVIATIONS, AND DRAFTING SYMBOLS LEGEND ARE EACH AN ALL INCLUSIVE MASTER LIST USED BY THIS FIRM. THE INCLUSION OF THESE LEGENDS INTO THESE DOCUMENTS DOES NOT IMPLY THAT ALL THE SYMBOLS OR MATERIALS INCLUDED IN THESE LEGENDS ARE INCORPORATED INTO THIS PROJECT.

DRAFTING SYMBOLS AND MATERIALS LEGEND

Table with 2 columns: Symbol/Description and Drawing Representation. Includes items like DETAIL NUMBER, COLUMN NUMBER, LOCATION ELEVATION, ROOM NUMBER, DOOR NO., NOMINAL THICKNESS, KEYNOTE IDENTIFICATION, WINDOW TYPE IDENTIFICATION, TOILET ACCESSORY IDENTIFICATION, SPOT ELEVATION, CONCRETE, BRICK MASONRY IN PLAN, CONCRETE MASONRY IN PLAN (RUNNING BOND), CONCRETE MASONRY IN PLAN (STACK BOND), STONE MASONRY IN PLAN, RAKED JOINT IN PLAN, SERVICE SINK, SCHEDULE, SEALER/HARDENER SECTION, SHEET, SIMILAR, SLAB ON GRADE, SPECIFICATION(S), SPACING, SPEAKER, STN, STANDARD, STANDARD WEIGHT, STEEL, STRUCTURAL OR STRUCTURE, SUSP, SYMMETRICAL, TREAD, TONGUE AND GROOVE, TOP OF BEAM, TOP OF CURB, TOP OF FOUNDATION, TOP OF SLAB, TOP OF STEEL, TOP OF WALL, TACKBOARD (LENGTH), TOP OF MASONRY, TYPICAL, UNLESS NOTED OTHERWISE, VINYL BASE COVED, VINYL BASE STRAIGHT, VINYL COMPOSITION TILE, VENEER PLASTER (TYPE), VERTICAL, WIDE OR WIDTH, WITH, WITHOUT, WALL CORNER GUARD, WOOD, WINDOW, WEIGHT, WATER PROOF, WELDED WIRE FABRIC, WALL SERVICE BASIN, BATT INSULATION, GYPSUM BOARD, ACOUSTICAL CEILING PANEL, BITUMINOUS CONCRETE (ASPHALT) PAVING IN SECTION, AGGREGATE BALLAST, FILL OR BACKFILL IN SECTION, UNDISTURBED EARTH, EARTH BACKFILL.



PROJECT

ORCHARD VALLEY CLUBHOUSE HVAC RENOVATIONS 2411 W. ILLINOIS AVE AURORA, IL 60506

OWNER

FOX VALLEY PARK DISTRICT 101 W. ILLINOIS AVE AURORA, IL 60504

ARCHITECT/ENGINEER

KLUBER ARCHITECTS + ENGINEERS 10 S. SHUMWAY AVE. BATAVIA, ILLINOIS 60510 TEL (630) 406-1213 FAX (630) 406-9472 www.kluberinc.com

REQUIRED CODE COMPLIANCE INFORMATION

REQUIRED PLAN COVER SHEET INFORMATION FOR REVIEW UNDER 2009 INTERNATIONAL CODES, STATE OF ILLINOIS ACCESSIBILITY CODE, AND THE STATE OF ILLINOIS PLUMBING CODE CODE REVIEW DATA

APPLICABLE CODES

- 2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL AND GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL EXISTING BUILDING CODE
2009 INTERNATIONAL FIRE CODE
ILLINOIS ACCESSIBILITY CODE (CURRENT EDITION)
2008 NATIONAL ELECTRICAL CODE
LOCAL AMENDMENTS TO THE ABOVE CODES

GENERAL STATEMENT OF OVERALL PROJECT SCOPE AND INTENT:

PROJECT CONSISTS OF ALTERATIONS TO AND REPLACEMENT OF PORTIONS OF MECHANICAL SYSTEMS AND COMPONENTS, INCLUDING INCIDENTAL MODIFICATIONS TO ELECTRICAL, PLUMBING, FIRE PROTECTION AND ARCHITECTURAL ELEMENTS ASSOCIATED WITH MECHANICAL WORK. BUILDING COMPONENTS AND SYSTEMS MODIFIED OR REPLACED AS PART OF THE WORK OF THIS PROJECT WILL BE BROUGHT UP TO MEET THE REQUIREMENTS OF THE APPLICABLE CURRENT CODES.

THE AREAS ALTERED ARE PRIMARILY ISOLATED TO THE EXISTING ATTIC AND LOWER LEVEL SERVICE AREAS. A-3 USE AREAS AND B USE AREAS ON THE MAIN LEVEL ARE INCIDENTALLY AFFECTED AND HAVE MINOR FINISH WORK ASSOCIATED WITH RE-FEEDING OF MECHANICAL SYSTEMS, SUPPLIES AND RETURNS. EXISTING SCUTTLERS TO THE ATTIC ARE BEING REPLACED WITH PULL-DOWN ATTIC LADDERS.

- A. USE AND OCCUPANCY GROUP(S) CLASSIFICATION: A-3, B.
B. TYPE OF CONSTRUCTION: VB
C. SQUARE FOOTAGE OF BUILDING: NOT APPLICABLE; NO CHANGE IN USE OR EXISTING BUILDING SQUARE FOOTAGE. ALLOWABLE SQUARE FOOTAGE: NOT APPLICABLE; NO CHANGE OF USE. FULLY SPRINKLERED; ALARMED
D. OCCUPANT LOAD BASED ON INTERNATIONAL BUILDING CODE: NOT APPLICABLE; NO CHANGE IN USE OR OCCUPANCY.
E. OCCUPANT LOAD BASED ON ILLINOIS PLUMBING CODE: NOT APPLICABLE; NO CHANGE IN USE OR OCCUPANCY; NO CHANGE IN PLUMBING FIXTURES.
F. DESIGNED LIVE LOADS: NOT APPLICABLE; PROPOSED REMODELING IS NOT IMPACTING STRUCTURAL SYSTEM.
G. THE DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE ARE IDENTIFIED IN THE SEALS AND CERTIFICATES AREA, BELOW.

SEALS & CERTIFICATIONS

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH IBC 2009 EDITION, THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE.

KLUBER, INC. ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-001284

ARCHITECT'S SEAL box

MECHANICAL ENGINEER'S SEAL box

ELECTRICAL ENGINEER'S SEAL box

G100, A200, A300 G100, ME200, M300, M410, M411 G100, E300

INDEX OF DRAWINGS

Table with 2 columns: Drawing Number and Description. Includes G100 COVER SHEET, GENERAL NOTES, SYMBOLS, & DRAWING INDEX; A200 ARCHITECTURAL DEMOLITION PLANS; A300 ARCHITECTURAL PLANS; ME200 MECHANICAL AND ELECTRICAL DEMOLITION FLOOR PLANS; M300 MECHANICAL FLOOR PLANS; M410 TEMPERATURE CONTROLS AND DETAILS; M411 MECHANICAL SCHEDULES AND DETAILS; E300 ELECTRICAL FLOOR PLANS.

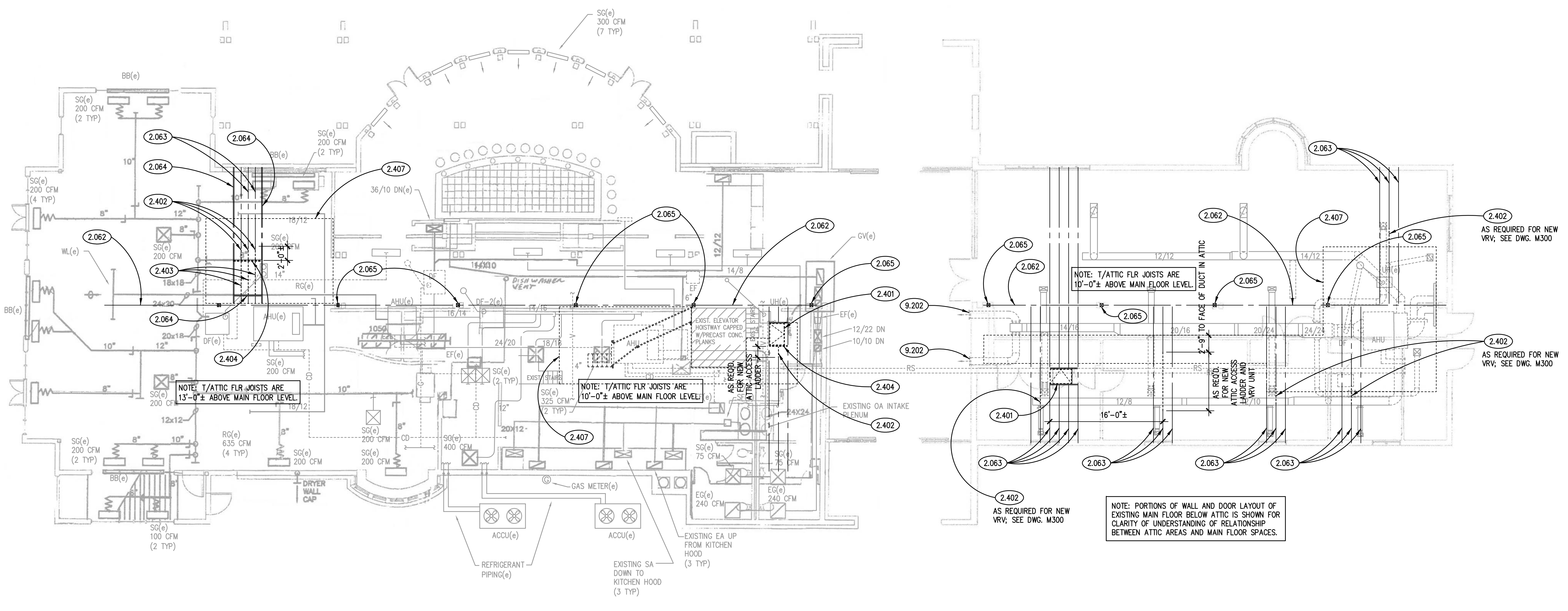
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ORCHARD VALLEY CLUBHOUSE HVAC RENOVATIONS 2411 W. ILLINOIS AVE AURORA, IL 60506

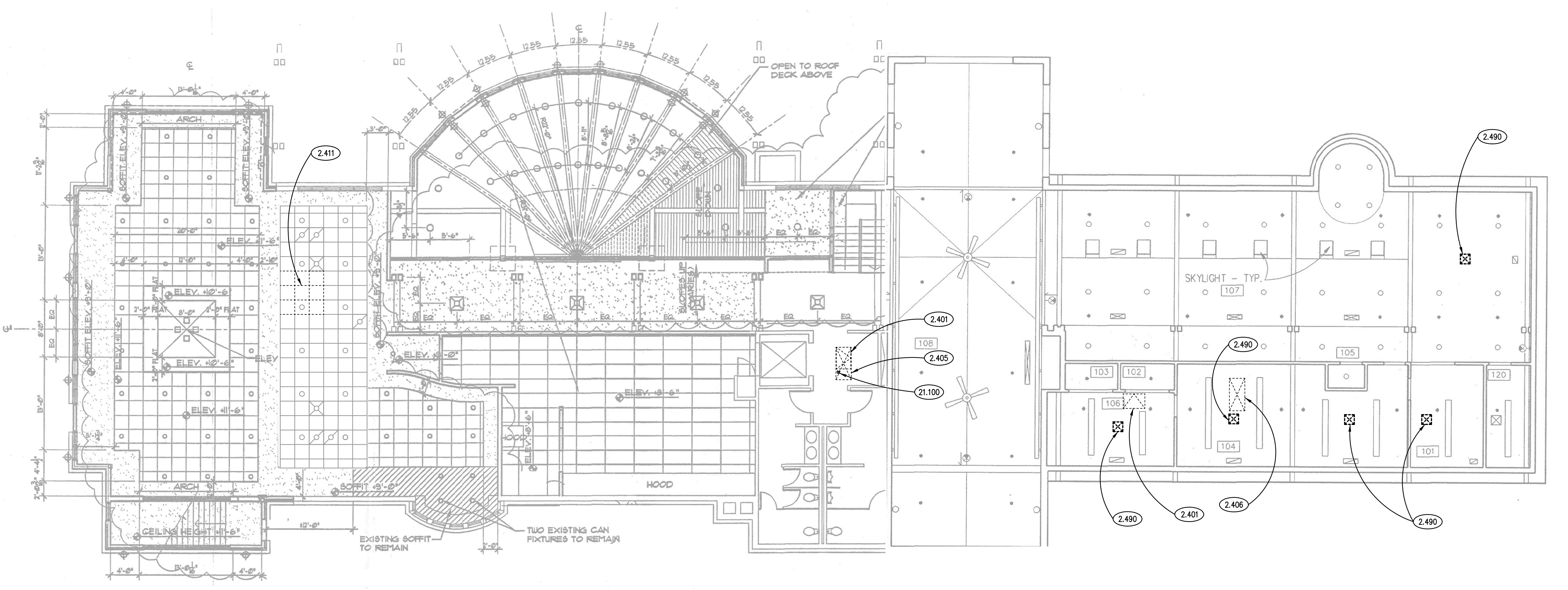
Table with 2 columns: Date and Description. Includes 08/15/17, 17-253-1110, DRAWN, CHECKED, APPROVED.

SHEET TITLE: COVER SHEET, GENERAL NOTES, SYMBOLS AND DRAWING INDEX

SHEET NUMBER: G100



**ATTIC DEMOLITION PLAN** ②  
SCALE: 1/8" = 1'-0"



**MAIN FLOOR REFLECTED CEILING DEMOLITION PLAN** ①  
SCALE: 1/8" = 1'-0"

**KEYNOTES**

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.062 EXISTING WOOD ATTIC FLOOR BEAM
- 2.063 EXISTING WOOD ATTIC FLOOR JOIST(S)
- 2.064 EXISTING DOUBLE ATTIC FLOOR JOIST/HEADER
- 2.065 EXISTING WOOD POST; SOLID OR BUILT-UP; SUPPORTING ROOF TRUSS BEAM ABOVE.
- 2.401 DEMOLISH EXISTING ATTIC ACCESS DOOR AND FRAME.
- 2.402 DEMOLISH PORTION OF EXISTING ATTIC FLOOR JOIST
- 2.403 DEMOLISH EXISTING ATTIC ACCESS OPENING REMOVABLE INFILL JOISTS AND JOIST HANGERS AT EACH END OF EACH INFILL JOIST.
- 2.404 SALVAGE EXISTING (2)2X10 JOIST HEADER AND SAVE FOR REUSE; DEMOLISH HEADER HANGERS AT EACH END.
- 2.405 ENLARGE EXISTING ATTIC ACCESS OPENING TO ACCOMMODATE NEW PULL-DOWN ATTIC ACCESS STAIR.
- 2.406 DEMOLISH EXISTING GYPSUM BOARD CEILING AS REQUIRED TO INSTALL NEW PULL-DOWN ATTIC ACCESS STAIR.
- 2.407 DEMOLISH ATTIC FLOOR DECKING, LOOSE OR FASTENED TO ATTIC FLOOR JOISTS, IN AREA TO RECEIVE NEW PLYWOOD FLOOR DECKING; REFER TO DRAWING A300 FOR ADDITIONAL INFORMATION; ADJUST DISPLACED EXISTING BATT INSULATION BETWEEN JOISTS TO PROVIDE FULL COVERAGE BETWEEN JOISTS UNDER NEW SUBFLOORING; PROVIDE 200 SF (TOTAL FOR THE ENTIRE PROJECT) OF NEW, UNFACED 12" THICK BATT INSULATION IN COMBINATION OF 12" AND 16" WIDTHS TO FILL GAPS WHERE INSULATION BETWEEN JOISTS IS MISSING COMPLETELY.
- 2.411 DEMOLISH EXISTING 9/16" CEILING GRID MEMBERS AS SHOWN, IN PREPARATION FOR CREATING MORE EASILY REMOVABLE AREA OF ACOUSTICAL CEILING; SALVAGE EXISTING ACOUSTICAL CEILING PANELS; TEMPORARILY SUPPORT EXISTING DOWNLIGHT; REFER TO DRAWING A300 FOR ADDITIONAL INFORMATION.
- 2.490 DEMOLISH EXISTING MECHANICAL DIFFUSER; REFER TO DRAWING ME200.
- 9.202 GYPSUM ASSEMBLY: PATCH EXISTING GYPSUM BOARD WHERE EXISTING DIFFUSERS ARE DEMOLISHED; FINISH AND PAINT TO MATCH EXISTING FOR SMOOTH, SEAMLESS APPEARANCE.
- 21.100 REMOVE SPRINKLER HEAD AND PROVIDE TEMPORARY CAP FOR NEW SPRINKLER HEAD CONNECTION.

**GENERAL NOTES**

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- PROTECT SALVAGED ITEMS FROM DAMAGE UNTIL INCORPORATED INTO THE WORK OR UNTIL MOVED TO OWNER'S PERMANENT STORAGE.
- AT CEILING GRID AREAS TO BE MODIFIED, TEMPORARILY SUPPORT LIGHT FIXTURES THAT ARE TO INDICATED TO REMAIN IN PLACE AS PART OF THE PERMANENT WORK.
- ADDITIONAL DEMOLITION/ RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS IS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT. COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AND PROVIDE DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS AS REQUIRED TO COMPLETE THE WORK SHOWN ON THOSE DRAWINGS.

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ISSUED	
08/15/17	17-253-1110
08/15/17	CDH
08/15/17	CDH
08/15/17	CDH

JOB NO.	17-253-1110
DRAWN	CDH
CHECKED	CDH
APPROVED	CDH
SHEET TITLE	

ARCHITECTURAL  
DEMOLITION PLANS

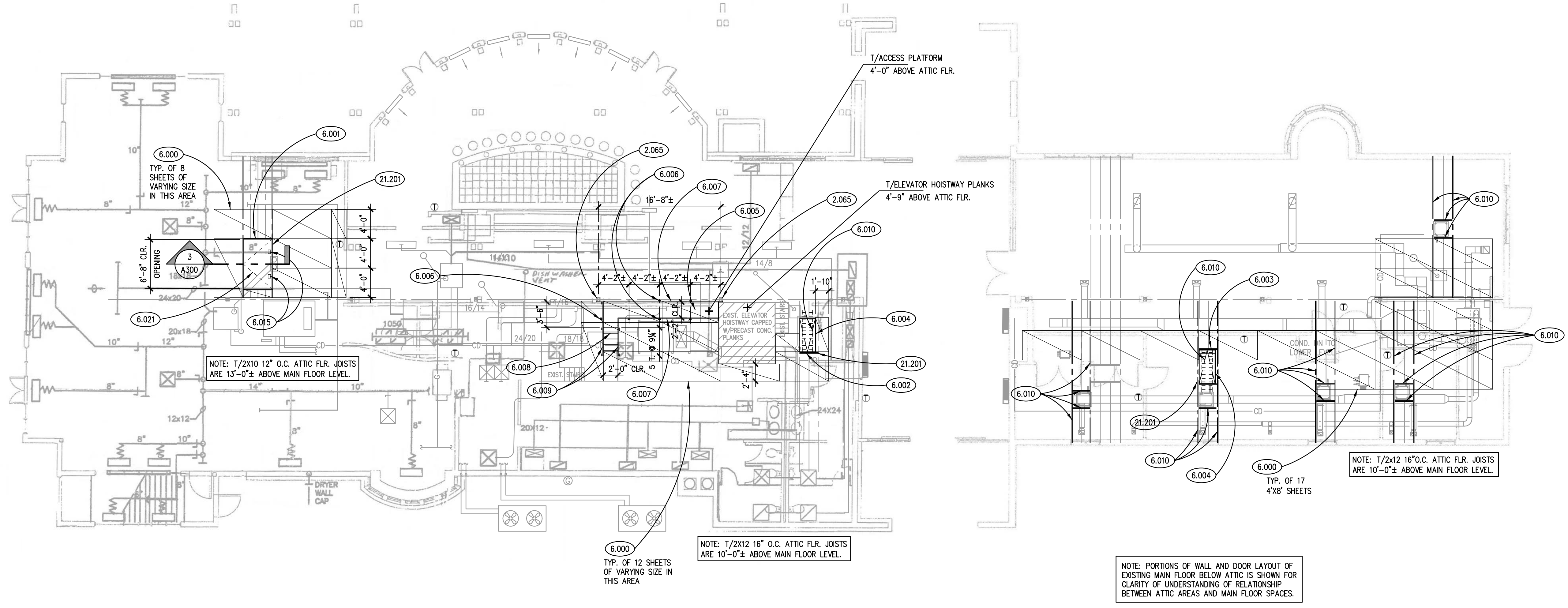
SHEET NUMBER

**A200**

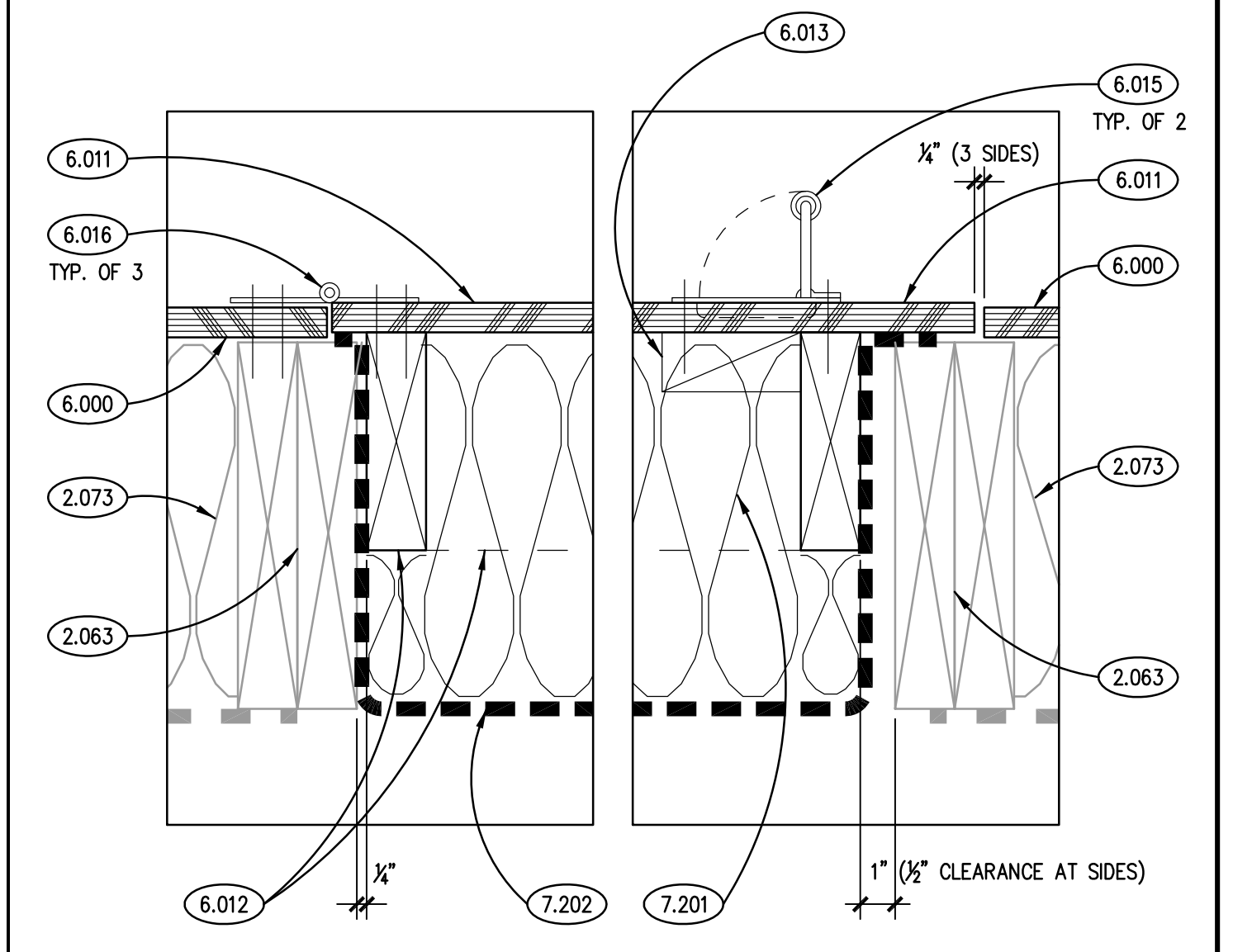
### KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KENNOTED ITEM IN A DETAIL IS THE SAME AS A KENNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

- 2.063 EXISTING WOOD ATTIC FLOOR JOISTS.
- 2.065 EXISTING WOOD POST, SOLID OR BUILT-UP, SUPPORTING ROOF RIDGE BEAM ABOVE.
- 2.073 EXISTING BATT INSULATION.
- 6.000 3/4" PLYWOOD SUBFLOORING, SCREW TO EXISTING ATTIC FLOOR JOISTS.
- 6.001 REFRAME EXISTING ACCESS TO ATTIC SPACE AS INDICATED; SALVAGE AND RELOCATE EXISTING (2)2X12 HEADERS TO ENLARGE OPENING AS SHOWN.
- 6.002 REFRAME EXISTING ROUGH OPENING FROM DEMOLISHED ATTIC ACCESS DOOR AS INDICATED; SALVAGE AND RELOCATE EXISTING (2)2X12 HEADER TO ENLARGE OPENING AS SHOWN TO ACCOMMODATE NEW PULL-DOWN ATTIC ACCESS LADDER.
- 6.003 FRAME OPENING AS SHOWN FOR NEW PULL-DOWN ATTIC ACCESS LADDER; SISTER EXISTING 2X12 JOISTS ON EACH SIDE OF OPENING WITH NEW 2X12 JOIST AS SHOWN; PROVIDE (2)2X12 HEADERS AT EACH END AND JOIST HANGERS TO SUPPORT OUT ENDS OF EXISTING 2X12 ATTIC FLOOR JOIST; REMOVE AND REINSTALL EXISTING BATT INSULATION AND EXISTING BRIDGING BETWEEN EXISTING JOISTS TO ACCOMMODATE NEW WORK.
- 6.004 2X12 FRAMING FOR ATTIC PULL-DOWN STAIR.
- 6.005 RAISED SERVICE ACCESS PLATFORM: 3/4" PLYWOOD SCREWED TO 2X10 SIDE BEAMS WITH 2X4 CROSS SUPPORTS @ 16" O.C.
- 6.006 2X4 WOOD POST, CONTINUOUS FROM ATTIC FLOOR TO TOP OF PLATFORM RAILING.
- 6.007 WOOD GUARD RAILING: 42" HIGH; 2X4 TOP RAIL AND MID RAIL; 2X4 POSTS AT LOCATIONS INDICATED; CONSTRUCT IN ACCORDANCE WITH REQUIREMENTS OF 29 CFR 1910.29.
- 6.008 WOOD STAIR: 9X" TREADS, 8X" OPEN RISERS; 2X10 TREADS; 2X12 STRINGERS; CONSTRUCT IN ACCORDANCE WITH REQUIREMENTS OF CFR 1910.25.
- 6.009 WOOD STAIR RAILING: 36" HIGH, MEASURED VERTICALLY FROM STAIR RISINGS; 2X4 TOP RAIL AND MID RAIL; 2X4 POSTS AT LOCATIONS INDICATED; CONSTRUCT IN ACCORDANCE WITH 29 CFR 1910.29.
- 6.010 FRAME OPENING AS SHOWN FOR NEW VRV UNIT (SEE DWG. M300); SISTER EXISTING 2X12 JOISTS ON EACH SIDE OF OPENING WITH NEW 2X12 JOIST AS SHOWN; PROVIDE (2)2X12 HEADERS AT EACH END AND JOIST HANGERS TO SUPPORT CUT ENDS OF EXISTING 2X12 ATTIC FLOOR JOIST; REMOVE AND REINSTALL EXISTING BATT INSULATION AND EXISTING BRIDGING BETWEEN EXISTING JOISTS TO ACCOMMODATE NEW WORK; COORDINATE EXACT LOCATIONS OF HEADERS WITH CLEARANCE AND PIPING REQUIREMENTS FOR VRV UNIT; PROVIDE ADDITIONAL SUPPORT FRAMING AS REQUIRED FOR VRV UNIT AND TO ADEQUATELY SUPPORT GYPSUM DRYWALL CEILING ATTACHED TO BOTTOMS OF JOISTS.
- 6.011 ROUGH CARPENTRY: 3/4" PLYWOOD SUBFLOORING, GLUE AND SCREW TO ATTIC FLOOR ACCESS PANEL FRAME.
- 6.012 ROUGH CARPENTRY: 2X6 FRAME AT PERIMETER WITH 2X6 CROSS MEMBERS @ 16" O.C.
- 6.013 ROUGH CARPENTRY: 2X4 BLOCKING REINFORCEMENT FOR HARDWARE ANCHORAGE.
- 6.015 ROUGH CARPENTRY ACCESSORY: RECESSED FLIP-UP CHEST/CABINET HANDLE IN ZINC FINISH; FOR LIFTING HINGED ACCESS DOOR; PENN ELCOM #H7154Z; PROVIDE 2X SOLID BLOCKING BENEATH HANDLE FOR FASTENER ANCHORAGE.
- 6.016 ROUGH CARPENTRY ACCESSORY: BUTT HINGE, 1/2" X 4 1/2", STANDARD WEIGHT, STAINLESS STEEL, FIVE KNUKLE, STANDARD BEARING; ENSURE MOUNTING SCREWS EXTEND THROUGH PLYWOOD AND INTO 2X FRAMING.
- 6.021 ROUGH CARPENTRY ASSEMBLY: HINGED ATTIC ACCESS PANEL FLUSH WITH ATTIC FLOOR SURFACE; 3/4" PLYWOOD SHEATHING GLUED AND SCREWED TO 2X6 FRAME WITH 2X6 CROSS MEMBERS AT 16" O.C.; ALL SECURELY GLUED AND SCREWED TOGETHER; INSULATE PANEL WITH 9 1/2" (R-30) UNFACED FIBERGLASS INSULATION BATTS BETWEEN FRAME MEMBERS AND WRAP BOTTOM OF INSULATION WITH 10 MIL POLYETHYLENE VAPOR RETARDER.
- 7.201 THERMAL INSULATION: 9 1/2" UNFACED FIBERGLASS BATTS (R-30).
- 7.202 THERMAL INSULATION ACCESSORY: 10 MIL POLYETHYLENE VAPOR RETARDER; STAPLE AND SEAL TO PERIMETER 2X6 FRAME.
- 9.201 GYPSUM ASSEMBLY: PROVIDE J-BEAD AROUND PERIMETER OF ATTIC PULL-DOWN LADDER CLOSURE PANEL; FINISH SURROUNDING GYPSUM BOARD FLUSH WITH CLOSURE PANEL; PAINT ENTIRE CEILING SURFACE TO MATCH EXISTING.
- 9.511 MODIFY EXISTING 9/16" CEILING GRID TO FACILITATE EASY REMOVAL OF 6'X6' AREA OF TILE INDICATED; PROVIDE NEW WIRE HANGERS AT PERIMETER OF AREA (2 ON EACH SIDE AT 4" O.C.); PROVIDE NEW MAIN TEES, 6'-0" LONG ON 3 SIDES, LOCK CORNERS TOGETHER, AND (2) 6'-0" LONG REMOVABLE MAIN TEES ACROSS OPENING; COMPLETE GRID IN AREA WITH NEW 2" CROSS TEES, AND REINSTALL SALVAGED CEILING TILES.
- 21.200 PROVIDE NEW SPRINKLER HEAD, MATERIAL AND LABOR FOR INSTALLATION IN NEW CEILING CONFIGURATION.
- 21.201 REMOVE AND REROUTE SPRINKLER PIPING TO ALLOW ATTIC ACCESS.
- 23.001 MECHANICAL VRV UNIT: PATCH AND REPAINT EXISTING GYPSUM BOARD CEILING AROUND UNIT TO REPAIR HOLE LEFT BY DEMOLISHED DIFFUSER; REFER TO DRAWING M300 FOR ADDITIONAL INFORMATION.



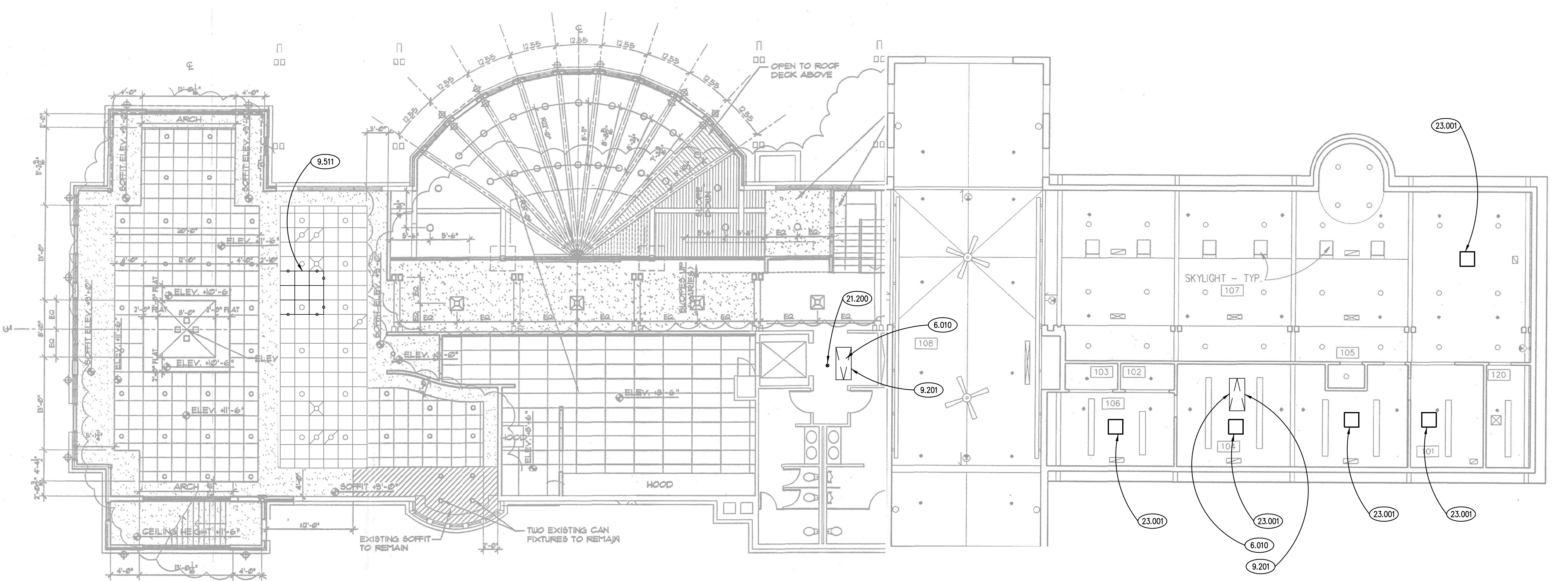
**ATTIC PLAN** ②  
SCALE: 1/8" = 1'-0"



**ATTIC FLOOR ACCESS DETAIL** ③  
SCALE: 3" = 1'-0"

### GENERAL NOTES

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. UNLESS NOTED OTHERWISE, WHERE EXISTING FLOOR, WALL AND CEILING SURFACES ARE SCHEDULED TO RECEIVE FINISHES, DEMOLISH EXISTING FINISH MATERIALS (EXCEPT PROPERLY ADHERED PAINT) AND SALVAGE SURFACE-MOUNTED ITEMS; PROPERLY PREPARE SURFACES TO RECEIVE NEW FINISHES; REINSTALL SURFACE-MOUNTED ITEMS AT NEW LOCATIONS DETERMINED BY OWNER UNLESS SPECIFIC LOCATIONS ARE INDICATED ON DRAWINGS.
3. PROTECT SALVAGED ITEMS FROM DAMAGE UNTIL INCORPORATED INTO THE WORK OR UNTIL MOVED TO OWNER'S PERMANENT STORAGE.
4. AT CEILING GRID AREAS TO BE MODIFIED, TEMPORARILY SUPPORT LIGHT FIXTURES THAT ARE TO REMAIN TO REMAIN IN PLACE AS PART OF THE PERMANENT WORK.
5. ADDITIONAL DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS IS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT. COORDINATE WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS, AND PROVIDE DEMOLITION/RECONSTRUCTION AND REMOVAL/REPLACEMENT OF ARCHITECTURAL AND STRUCTURAL ELEMENTS AS REQUIRED TO COMPLETE THE WORK SHOWN ON THOSE DRAWINGS.



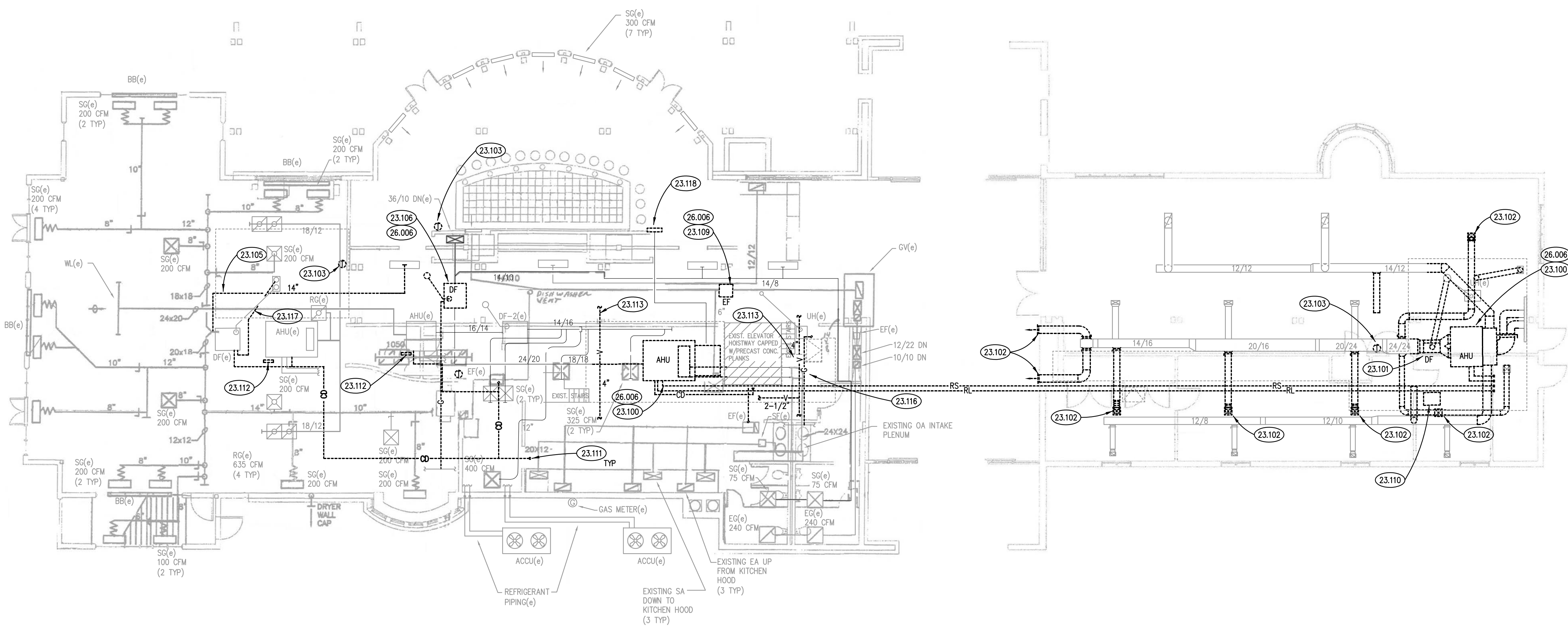
**FIRST FLOOR REFLECTED CEILING PLAN** ①  
SCALE: 1/8" = 1'-0"

ISSUED	
08/15/17	IBD DOCUMENTS

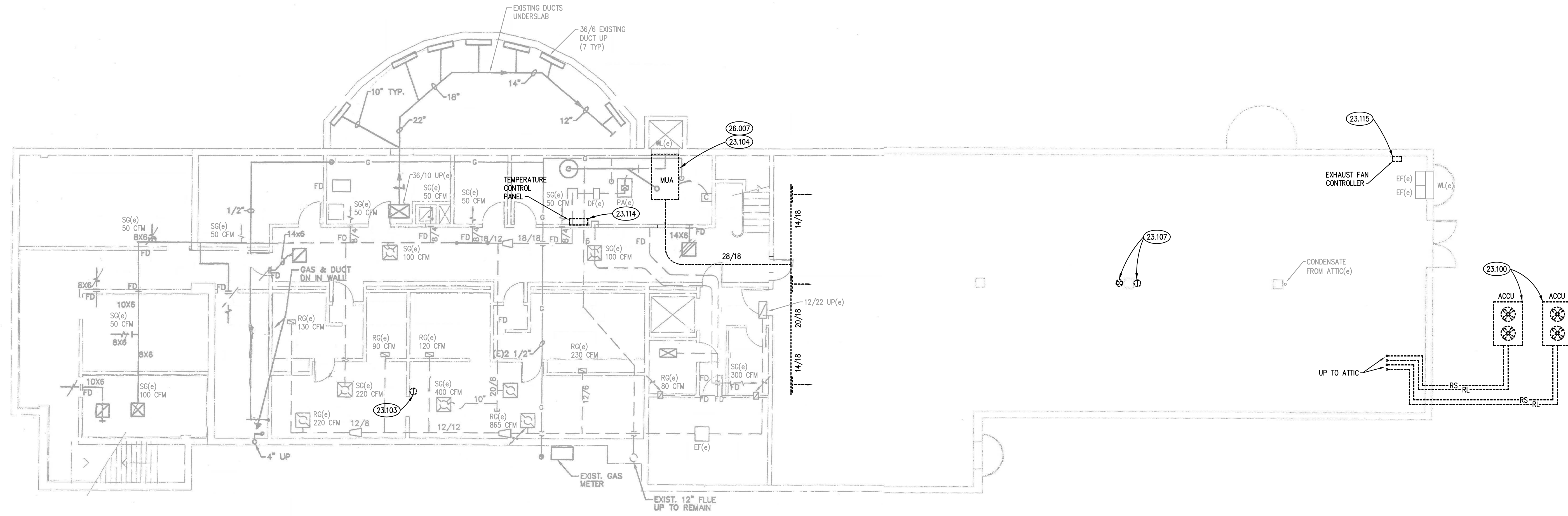
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APPROVED	CDH

SHEET TITLE  
**ARCHITECTURAL PLANS**

SHEET NUMBER  
**A300**



**ATTIC MECHANICAL DEMOLITION PLAN** ②  
SCALE: 1/8" = 1'-0"



**LOWER LEVEL MECHANICAL DEMOLITION PLAN** ①  
SCALE: 1/8" = 1'-0"

**KEYNOTES**

- 23.100 REMOVE AIR HANDLING UNIT, AIR COOLED CONDENSING UNIT, CONTROLS, AND ASSOCIATED PIPING AND DUCTWORK AS SHOWN.
- 23.101 REMOVE GAS FURNACE AND ALL ASSOCIATED COMPONENTS. TURNOVER GAS FURNACE TO THE OWNER. REMOVE GAS PIPING BACK TO MAIN AND PROVIDE PERMANENT CAP ON PIPE. REMOVE GAS VENT CONNECTOR BACK TO COMMON VENTING AND PROVIDE PERMANENT CAP ON VENT.
- 23.102 REMOVE SUPPLY/RETURN GRILLE AND ASSOCIATED DUCTWORK BACK TO DUCT MAIN. PROVIDE PERMANENT CAP ON DUCTWORK.
- 23.103 REMOVE THERMOSTAT FOR AIR HANDLING UNIT.
- 23.104 REMOVE GAS FRED MAKE-UP AIR UNIT AND ALL ASSOCIATED DUCTWORK AND COMPONENTS. REMOVE GAS PIPING BACK TO MAIN AND PROVIDE PERMANENT CAP ON PIPING. REMOVE GAS VENT CONNECTOR BACK TO COMMON VENTING AND PROVIDE PERMANENT CAP ON VENT. PROVIDE INSULATED BLANK-OFF PANEL FOR EXISTING WALL LOUVER.
- 23.105 REMOVE DUCT TAKEOFF AS SHOWN. PROVIDE PERMANENT INSULATED CAP ON DUCTWORK. REFER TO NEW WORK PLAN FOR NEW CONNECTION TO SUPPLY GRILLE.
- 23.106 REMOVE DUCT FURNACE AND ASSOCIATED COMPONENTS. PROVIDE TEMPORARY CAP ON GAS VENT CONNECTION FOR NEW CONNECTION. REMOVE GAS PIPING BACK TO MAIN AND PROVIDE TEMPORARY CAP FOR NEW CONNECTION. NEW GAS LINE TO BE ROUTED OVERHEAD AS HIGH AS POSSIBLE.
- 23.107 REMOVE CARBON MONOXIDE AND TEMPERATURE SENSOR FOR MAKE-UP AIR UNIT. REMOVE ALL ASSOCIATED COMPONENTS.
- 23.109 REMOVE EXHAUST FAN.
- 23.110 REMOVE ABANDONED DUCT FURNACE.
- 23.111 REMOVE ALL CONDENSATE PIPING IN ATTIC. PROVIDE PERMANENT CAP ON EXISTING CONDENSATE DISCHARGE TO PLUMBING VENT. SEE NEW WORK PLAN FOR NEW CONDENSATE PIPING.
- 23.112 REMOVE EXISTING JCI D90100 CONTROLLER. PROVIDE NEW JCI FIELD EXPLORER CONTROLLER AND INTERFACE EXISTING POINTS INTO NEW BUILDING AUTOMATION SYSTEM.
- 23.113 REMOVE PLUMBING VENT ON WALKWAY AND ROUTE NEW PLUMBING VENT OVERHEAD AS HIGH AS POSSIBLE. RECONFIGURE EXISTING VENT FOR NEW ROUTING.
- 23.114 REMOVE JCI METASYS SYSTEM. PROVIDE NEW JCI FX-80 FOR BUILDING AUTOMATION SYSTEM.
- 23.115 REMOVE ALL ASSOCIATED CONTROLLERS WITH CARBON MONOXIDE SYSTEM. EXHAUST FANS TO REMAIN SWITCH OPERATED.
- 23.116 REMOVE GAS PIPING FOR UNIT HEATER BACK TO MAIN AND PROVIDE TEMPORARY CAP FOR NEW CONNECTION. NEW GAS LINE TO BE ROUTED OVERHEAD AS HIGH AS POSSIBLE.
- 23.117 REMOVE COMBUSTION AIR INTAKE FOR DUCT FURNACE. NEW COMBUSTION AIR INTAKE TO BE ROUTED OVERHEAD.
- 23.118 REMOVE RETURN GRILLE IN BAR AREA.
- 26.006 DISCONNECT, PROTECT AND RECONNECT BRANCH CIRCUIT TO MECHANICAL EQUIPMENT INDICATED TO BE REPLACED.
- 26.007 DEMOLISH MECHANICAL EQUIPMENT FEEDER TO EQUIPMENT INDICATED TO BE DEMOLISHED.

**MECHANICAL GENERAL NOTES**

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. ATTIC PLAN IS SHOWN OVER FIRST FLOOR FOR REFERENCE.
3. ALL PIPING AND DUCTWORK IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL REQUIRED FITTINGS, OFFSETS, DROPS AND RISERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM. COORDINATE WITH OTHER TRADES FOR SPACE AVAILABLE AND RELATIVE LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK, ETC.
4. ALL TAPES AND MASTICS USED TO SEAL DUCTWORK LISTED AND LABELED IN ACCORDANCE WITH UL 181A SHALL BE MARKED ACCORDINGLY. ALL TAPES AND MASTICS USED TO SEAL FLEXIBLE DUCTS AND AIR CONNECTORS SHALL COMPLY WITH UL 181B AND MARKED ACCORDINGLY.
5. THERMOSTATIC CONTROLS OF EQUIPMENT SHALL HAVE A 5' DEADBAND.
6. GENERALLY, SMALL DIAMETER PIPE RUNS FROM DRIPS, CONDENSATE PANS AND OTHER SERVICES ARE NOT SHOWN BUT MUST BE PROVIDED.
7. SPACE ALLOCATION, COORDINATION WITH ELECTRICAL, ARCHITECTURAL & OTHER MECHANICAL COMPONENTS HAVE BEEN MADE WITH RESPECT TO ALL EQUIPMENT SCHEDULED ON THESE DRAWINGS AND IN THE SPECIFICATIONS OF THE FIRST NAMED MANUFACTURER ONLY. OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET PERFORMANCE REQUIREMENTS AND AFOREMENTIONED COORDINATION.
8. DO NOT CUT THROUGH THE MASONRY BOND BEAMS OR OTHER STRUCTURAL ELEMENT WHEN INSTALLING OPENINGS REQUIRED FOR ALL DUCTWORK, PIPING, CONDUITS OR OTHER WORK. CONTRACTOR CUTTING THROUGH OR OTHERWISE DAMAGING THESE ELEMENTS WILL BE RESPONSIBLE FOR ALL ASSOCIATED ENGINEERING FEES AND SUBSEQUENT RETRO-FIT/REINFORCING DEEMED NECESSARY TO REINSTATE THE CONTINUITY OF THE DISRUPTED ELEMENTS.
9. HEATING AND COOLING DESIGN LOADS FOR THE BUILDING HAVE BEEN CALCULATED WITH ELITE SOFTWARE. COMMERCIAL HVAC LOADS PROGRAM, VERSION 8.02.34, IN ACCORDANCE WITH ASHRAE STANDARDS. INTERIOR DESIGN TEMPERATURES ARE MAXIMUM 72 DEGREES F FOR HEATING AND A MINIMUM OF 75 DEGREES F FOR COOLING.
10. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
11. ALL VRF/REF PIPING SHALL BE LOCATED ABOVE CEILINGS UNLESS OTHERWISE NOTED OR COORDINATED WITH ARCHITECT/ENGINEER AND OWNER.
12. THE VRF SYSTEM INDICATED ON THE DRAWINGS INCLUDES MAJOR EQUIPMENT ONLY. NONE OF THE INTERCONNECTING PIPING IS SHOWN. THE CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL LABOR AND MATERIAL FOR A FULLY OPERATIONAL SYSTEM. ALL REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S REQUIREMENTS. ALL PIPING SHALL BE INSULATED THE ENTIRE LENGTH OF THE PIPING.

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**ORCHARD VALLEY CLUBHOUSE HVAC RENOVATIONS**  
FOX VALLEY PARK DISTRICT - ORCHARD VALLEY GOLF COURSE  
2411 W. ILLINOIS AVE  
AURORA, IL 60506

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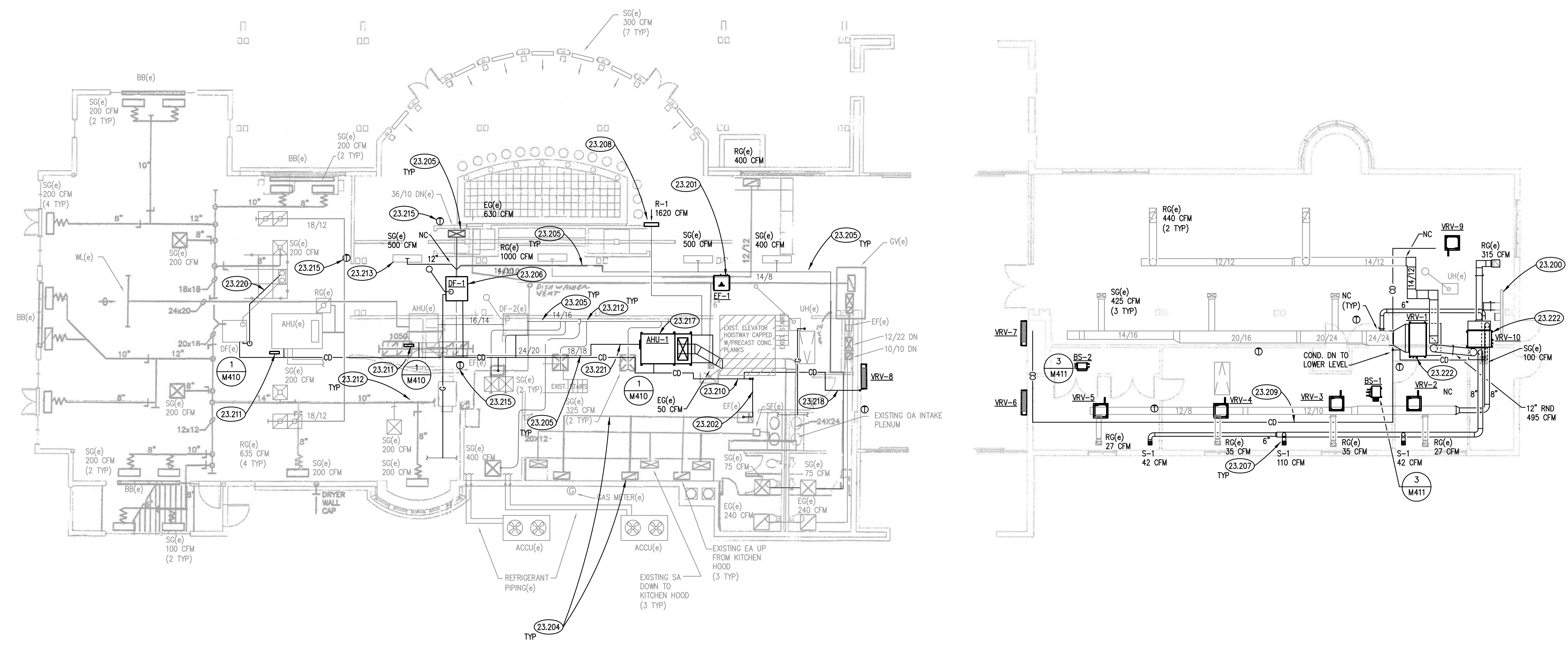
JOB NO.	17-253-1110
DRAWN	BWG / MTK
CHECKED	DDW / MTK
APPROVED	DDW / MTK
SHEET TITLE	
MECHANICAL AND ELECTRICAL DEMOLITION FLOOR PLANS	
SHEET NUMBER	

**ME200**

### KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KENNOTED ITEM IN A DETAIL IS THE SAME AS A KENNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

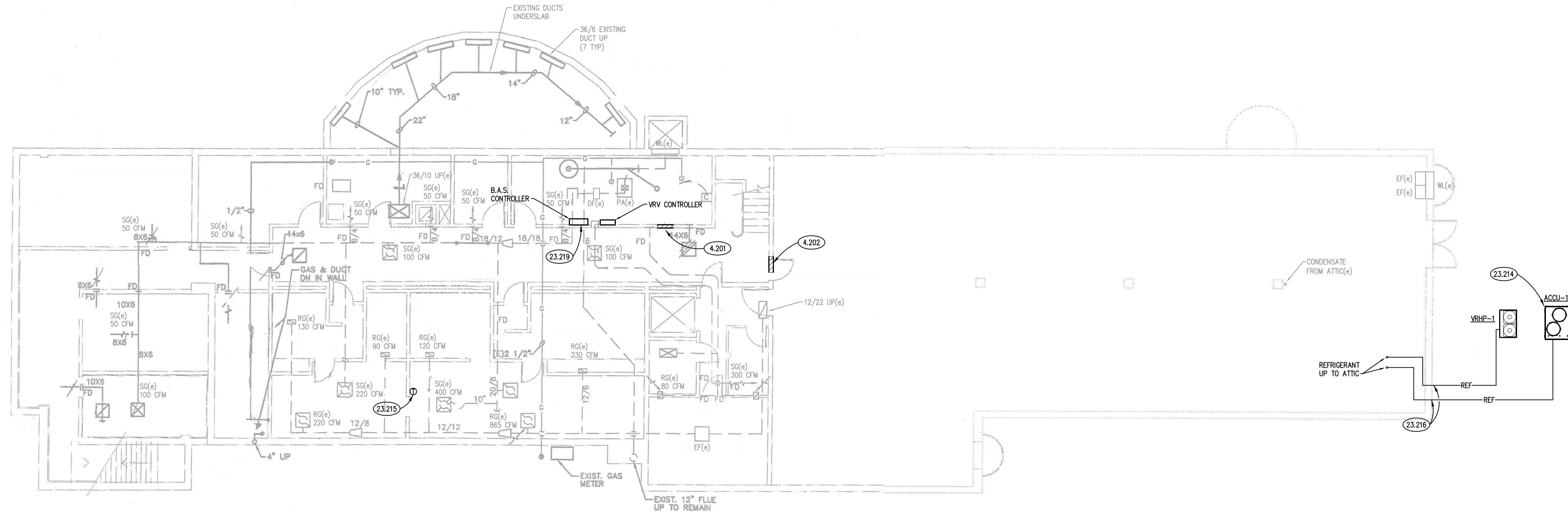
- 4.201 MASONRY ASSEMBLY: PATCH EXISTING CONCRETE MASONRY WALL AFTER DEMOLITION OF MECHANICAL DUCT. PROVIDE NEW, WHOLE ASTM C290 6" THICK NORMAL WEIGHT UNITS, AND PATCH WALL SO AS TO MAINTAIN EXISTING 2-HR FIRE RATING PER UL DESIGN NO. U906.
- 4.202 MASONRY ASSEMBLY: PATCH EXISTING CONCRETE MASONRY WALL AFTER DEMOLITION OF MECHANICAL DUCT. PROVIDE NEW, WHOLE ASTM C290 8" THICK NORMAL WEIGHT UNITS, AND PATCH WALL SO AS TO MAINTAIN EXISTING 3-HR FIRE RATING PER UL DESIGN NO. U907.
- 23.200 PROVIDE 12/12 DUCT CONNECTION FROM OUTSIDE AIR PLENUM TO THE RETURN SIDE OF VRV-10 TO SUPPLY 250 CFM OF OUTSIDE AIR. PROVIDE PERMANENT INSULATED CAP ON SECTION OF OUTDOOR AIR PLENUM NOT BEING USED.
- 23.201 PROVIDE NEW EXHAUST FAN. PROVIDE ALL MATERIALS AND LABOR TO CONNECT EXHAUST FAN TO EXISTING DUCTWORK.
- 23.202 PROVIDE NEW DRAIN PIPING FOR KITCHEN EXHAUST FAN. ROUTE PIPING BELOW ATTIC FLOORING AND DISCHARGE INTO MOP BASIN ON FIRST FLOOR BELOW.
- 23.204 ALL EXISTING KITCHEN EXHAUST HOOD DUCTWORK SHALL BE INSULATED.
- 23.205 ALL EXISTING SUPPLY AIR DUCTWORK SHALL BE INSULATED WITH ADDITIONAL EXTERIOR WRAP.
- 23.206 PROVIDE NEW DUCT FURNACE. PROVIDE ALL MATERIALS AND LABOR TO CONNECT DUCT FURNACE TO EXISTING DUCTWORK. PROVIDE NEW GAS VENT CONNECTION TO EXISTING VENT OPENING. PROVIDE DRIP PAN AND ASSOCIATED CONDENSATE PIPING UNDER NEW DUCT FURNACE. ROUTE NEW GAS PIPING OVERHEAD AS HIGH AS POSSIBLE.
- 23.207 PROVIDE NEW SUPPLY AIR DUCTWORK AND ASSOCIATED SUPPLY GRILLES.
- 23.208 PROVIDE NEW RETURN GRILLE. PROVIDE ALL TRANSITIONS AND FITTINGS TO CONNECT TO EXISTING DUCTWORK.
- 23.209 PROPOSED ROUTE OF CONDENSATE PIPING. ROUTE ALL CONDENSATE PIPING TO EXISTING CONDENSATE DRAIN. PROVIDE FUNNEL FITTING ON CONDENSATE PIPING TO ALLOW MULTIPLE PIPES TO DISCHARGE INTO CONDENSATE DRAIN. CONDENSATE PIPING SHALL BE INSULATED.
- 23.210 PROPOSED ROUTE OF NEW CONDENSATE PIPING. ROUTE CONDENSATE PIPING ALONG AIR HANDLING UNITS AND DISCHARGE INTO MOP BASIN ON FIRST FLOOR BELOW. ALL CONDENSATE PIPING SHALL BE INSULATED.
- 23.211 PROVIDE NEW TEMPERATURE CONTROL PANEL FOR AIR HANDLING UNIT. REFER TO DRAWING M410 FOR POINTS LISTED ON EXISTING DX 9100 CONTROLLERS. FIELD VERIFY EXACT POINTS AND SEQUENCES. PROVIDE POINTS AND SEQUENCES WITH CLOSEOUT DOCUMENTS.
- 23.212 DUCT TAKEOFFS NOT INSULATED PROPERLY. INSULATE AND SEAL DUCT TAKEOFFS.
- 23.213 PLENUM BOX INSULATION DAMAGED. RE-INSULATE PLENUM BOX.
- 23.214 PROVIDE NEW AIR-COOLED CONDENSING UNIT. PROVIDE CONDUIT FOR CONTROL WIRING FOR ACCU-1. PROVIDE NEW REFRIGERANT PIPING BETWEEN AIR-COOLED CONDENSING UNIT AND AIR-HANDLING UNIT. SIZE ALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 23.215 PROVIDE NEW THERMOSTAT FOR AIR HANDLING UNIT.
- 23.216 PROVIDE NEW PIPE SLEEVE AS REQUIRED TO ROUTE INSULATED REFRIGERANT PIPING THROUGH FOUNDATION WALL.
- 23.217 PROVIDE NEW AIR HANDLING UNIT. NEW AIR HANDLING UNIT SHALL BE RAISED 12" ABOVE ATTIC FLOOR. PROVIDE ALL REQUIRED TRANSITIONS AND FITTINGS TO CONNECT NEW AIR HANDLING UNIT TO EXISTING DUCTWORK. NEW DUCTWORK AND FITTINGS SHALL BE INSULATED.
- 23.218 PROPOSED ROUTE OF CONDENSATE PIPING. ROUTE CONDENSATE PIPING OVERHEAD AS HIGH AS POSSIBLE. CONDENSATE PIPING SHALL BE INSULATED.
- 23.219 PROVIDE NEW TEMPERATURE CONTROL PANEL FOR PACKAGED AIR HANDLING UNIT. INTERFACE ALL EXISTING POINTS AND SEQUENCES INTO NEW BUILDING AUTOMATION SYSTEM. PROVIDE POINTS AND SEQUENCES WITH CLOSEOUT DOCUMENTS. COORDINATE WITH OWNER FOR ALL EQUIPMENT TACS IN NEW B.A.S.
- 23.220 PROVIDE NEW COMBUSTION AIR INTAKE DUCTWORK FOR EXISTING DUCT FURNACE. ROUTE DUCT OVERHEAD TO MAXIMIZE SPACE ABOVE ACCESS HATCH. SIZE DUCT TO MATCH EXISTING.
- 23.221 PROVIDE ALL TRANSITIONS AND FITTINGS REQUIRED TO CONNECT TO EXISTING DUCTWORK. COORDINATE ROUTING OF DUCTWORK TO ACCOMMODATE NEW STAIRS.
- 23.222 MOUNT VRV UNIT AT SAME ELEVATION AS OLD AIR HANDLING UNIT.



**ATTIC MECHANICAL PLAN** 2  
SCALE: 1/8" = 1'-0"

### MECHANICAL GENERAL NOTES

- 1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
- 2. ATTIC PLAN IS SHOWN OVER FIRST FLOOR FOR REFERENCE.
- 3. ALL PIPING AND DUCTWORK IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL REQUIRED FITTINGS, OFFSETS, DROPS AND RISERS. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE AND WORKING SYSTEM. COORDINATE WITH OTHER TRADES FOR SPACE AVAILABLE AND RELATIVE LOCATIONS OF EQUIPMENT, PIPING, DUCTWORK, ETC.
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- 9. HEATING AND COOLING DESIGN LOADS FOR THE BUILDING HAVE BEEN CALCULATED WITH ELITE SOFTWARE. COMMERCIAL HVAC LOADS PROGRAM, VERSION 8.02.34, IN ACCORDANCE WITH ASHRAE STANDARDS. INTERIOR DESIGN TEMPERATURES ARE MAXIMUM 72 DEGREES F FOR HEATING AND A MINIMUM OF 75 DEGREES F FOR COOLING.
- 10. OBTAIN AND PAY ALL COSTS FOR PERMITS, LICENSES, CERTIFICATE FILING AND ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION.
- 11. ALL VRV/RF PIPING SHALL BE LOCATED ABOVE CEILINGS UNLESS OTHERWISE NOTED OR COORDINATED WITH ARCHITECT/ENGINEER AND OWNER.
- 12. THE VRV SYSTEM INDICATED ON THE DRAWINGS INCLUDES MAJOR EQUIPMENT ONLY. NONE OF THE INTERCONNECTING PIPING IS SHOWN. THE CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL LABOR AND MATERIAL FOR A FULLY OPERATIONAL SYSTEM. ALL REFRIGERANT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S REQUIREMENTS. ALL PIPING SHALL BE INSULATED THE ENTIRE LENGTH OF THE PIPING.



**BASEMENT MECHANICAL PLAN** 1  
SCALE: 1/8" = 1'-0"

ISSUED	DATE	DESCRIPTION

JOB NO.	17-253-1110
DRAWN	BWG
CHECKED	DDW
APPROVED	DDW

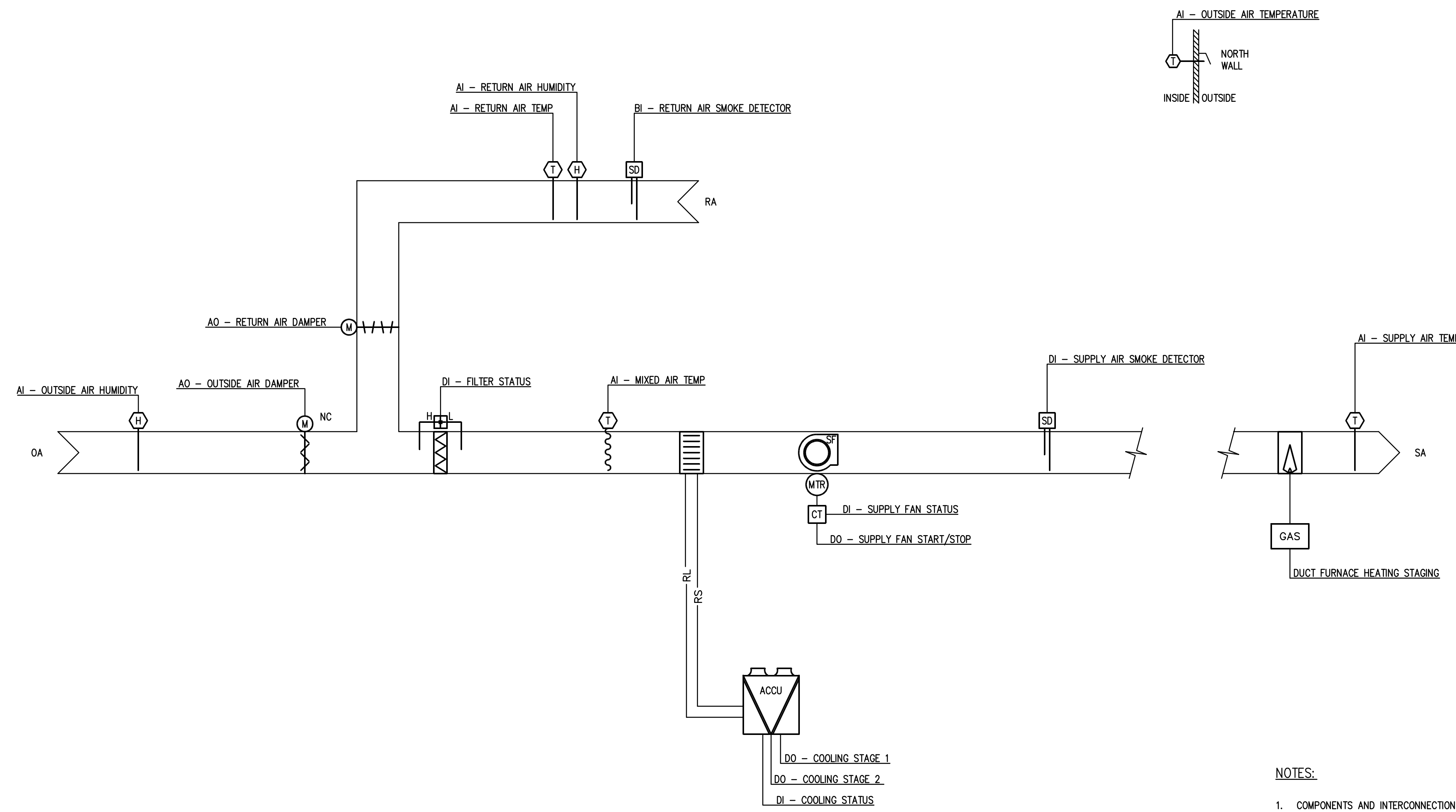
SHEET TITLE  
**MECHANICAL FLOOR PLANS**

SHEET NUMBER

# M300

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### AHU TEMPERATURE CONTROL SCHEMATIC



**AIR HANDLING UNIT (AHU-1):**

THE OCCUPIED/UNOCCUPIED MODE SCHEDULING SHALL BE MADE AT THE BUILDING AUTOMATION SYSTEM. PROVISIONS SHALL BE MADE FOR MANUAL SHUTDOWN OF EQUIPMENT. ALL SETPOINTS SHALL BE ADJUSTABLE. UNOCCUPIED SPACE TEMPERATURE SETPOINTS SHALL BE 80 DEGREES F COOLING AND 65 DEGREES F HEATING.

SUPPLY FAN - THE SUPPLY FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED MODE AND INTERMITTENTLY DURING UNOCCUPIED MODE. IF AIRFLOW IS NOT DETECTED WITHIN TWO MINUTES AFTER A START COMMAND THE FAN MOTOR SHALL BE DE-ENERGIZED AND AN AUDIBLE ALARM SHALL BE ACTIVATED.

SMOKE DETECTORS - UPON DETECTION OF SMOKE THE FANS SHALL BE DE-ENERGIZED, CLOSE OUTSIDE AIR DAMPER, AND SIGNAL ALARM LOCALLY AND AT FIRE ALARM PANEL.

OA/RA DAMPERS - AN ECONOMIZER SHALL MODULATE THE DAMPERS BASED ON DIFFERENTIAL ENTHALPY OF THE RETURN AIR AND OUTSIDE AIR TO MAINTAIN A SUPPLY AIR TEMPERATURE OF 55 DEGREES F. IN UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE FULLY CLOSED.

COOLING MODE - THE AIR COOLED CONDENSING UNIT COMPRESSORS SHALL BE STAGED OR UNLOADED TO MAINTAIN A SUPPLY AIR TEMPERATURE OF 55 DEGREES F WHEN THE OUTSIDE AIR TEMPERATURE IS ABOVE 60 DEGREES F. THE AHU SHALL BEGIN A MORNING COOL-DOWN AT LEAST ONE HOUR BEFORE OCCUPIED MODE.

HEATING MODE - THE DUCT FURNACE SHALL BE ENABLED AS REQUIRED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.

AIR HANDLING UNIT (AHU-1)	HARDWARE				SOFTWARE			
	AI	AO	DI	DO	SCHED	TREND	ALARM	GRAPHIC
OCCUPIED/UNOCCUPIED MODE		X			X			X
SUPPLY FAN START/STOP				X	X			
SUPPLY FAN STATUS			X				X	X
OUTSIDE AIR TEMPERATURE	X					X		X
SUPPLY AIR TEMPERATURE	X					X		X
RETURN AIR TEMPERATURE	X					X		X
MIXED AIR TEMPERATURE	X					X		X
OUTSIDE AIR DAMPER		X				X		X
RETURN AIR DAMPER		X				X		X
OUTSIDE AIR HUMIDITY	X					X		X
RETURN AIR HUMIDITY	X					X		X
COOLING STATUS			X			X	X	X
COOLING STAGE 1				X		X		X
COOLING STAGE 2				X		X		X
DUCT FURNACE HEATING STAGING				X		X		X
FILTER STATUS			X				X	X
SUPPLY AIR SMOKE DETECTOR STATUS				X			X	X
RETURN AIR SMOKE DETECTOR STATUS				X			X	X

- NOTES:**
- COMPONENTS AND INTERCONNECTIONS SHOWN ARE SCHEMATIC ONLY.
  - CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPONENTS, SENSORS, RELAYS, ETC, TO ENSURE A COMPLETE OPERATING SYSTEM.
  - SMOKE DETECTORS SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.

### EXISTING DINING ROOM AIR HANDLING UNIT

POINTS LISTED ON JCI DX9100	AI	AO	DI	DO
ZAT1	X			
MAT	X			
DAT	X			
OAT	X			
ZNT2	X			
SMOKE			X	
FAN			X	
EXHAUST			X	
OAD		X		
HEAT 1		X		
HEAT 2		X		
FAN				X
DX 1				X
HEAT ENBL				X
DX 2				X

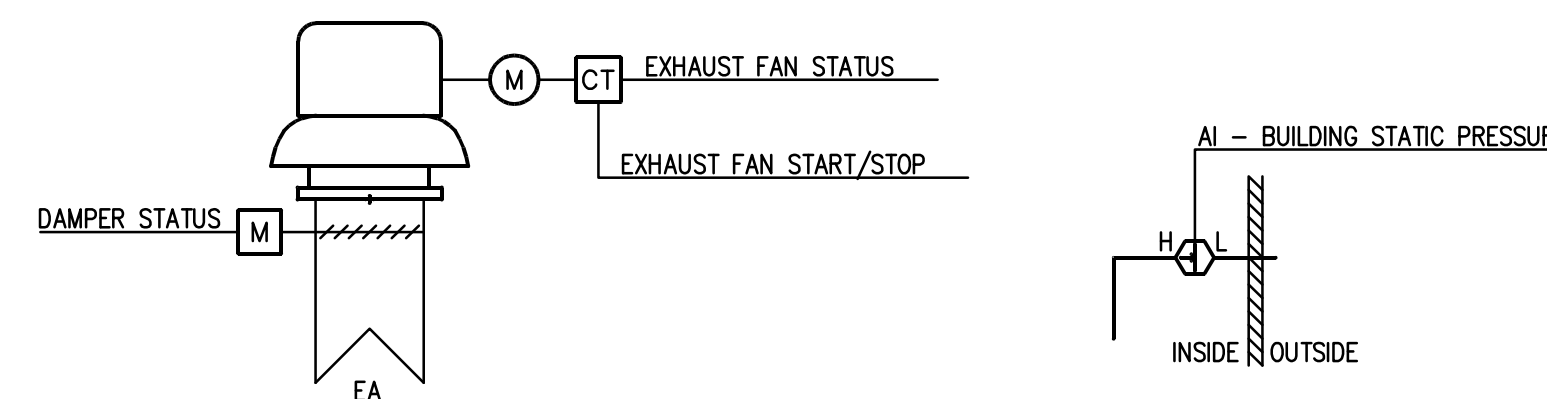
**NOTES:**

- UNITS SHALL HAVE OCCUPIED/UNOCCUPIED SCHEDULING AND UNOCCUPIED TEMPERATURE SETPOINTS.

### VARIABLE VOLUME REFRIGERANT SYSTEM

A GRAPHIC OF ALL VRV EQUIPMENT AND AVAILABLE POINTS SHALL BE CREATED/INTERFACED INTO THE BUILDING AUTOMATION SYSTEM.

### EXHAUST FAN CONTROL SCHEMATIC



### SEQUENCE OF OPERATIONS

EF-1: THE EXHAUST FAN SHALL BE ENERGIZED VIA BUILDING PRESSURE CONTROL SWITCH AND SHALL MODULATE TO KEEP BUILDING PRESSURE NEUTRAL.

POINTS LIST	HARDWARE				SOFTWARE		
	AI	AO	DI	DO	SCHED	TREND	ALARM
EXHAUST FAN					X		
FAN START/STOP				X	X		X
FAN STATUS			X				X
BUILDING STATIC PRESSURE	X						X

**NOTES:**

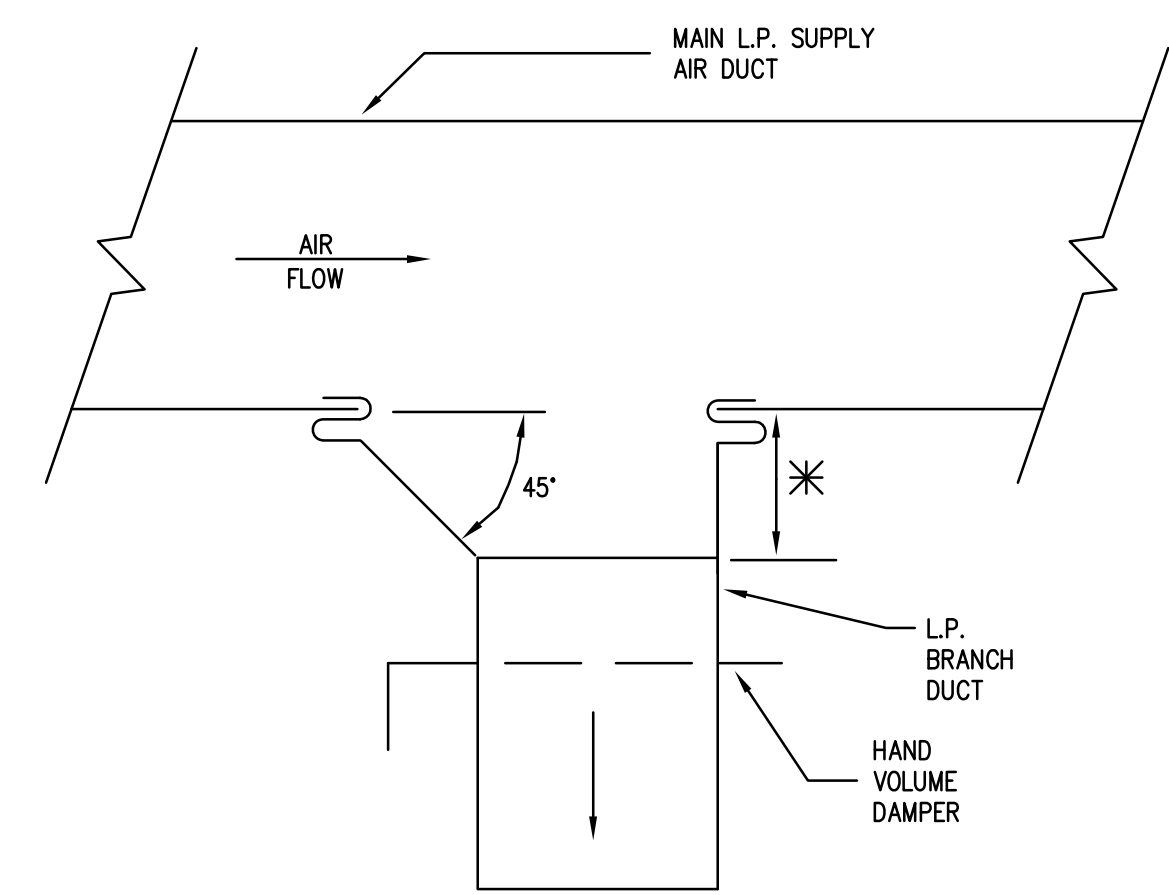
- LOCATE PRESSURE SENSOR IN MAIN CORRIDOR.

### EXISTING KITCHEN AIR HANDLING UNIT

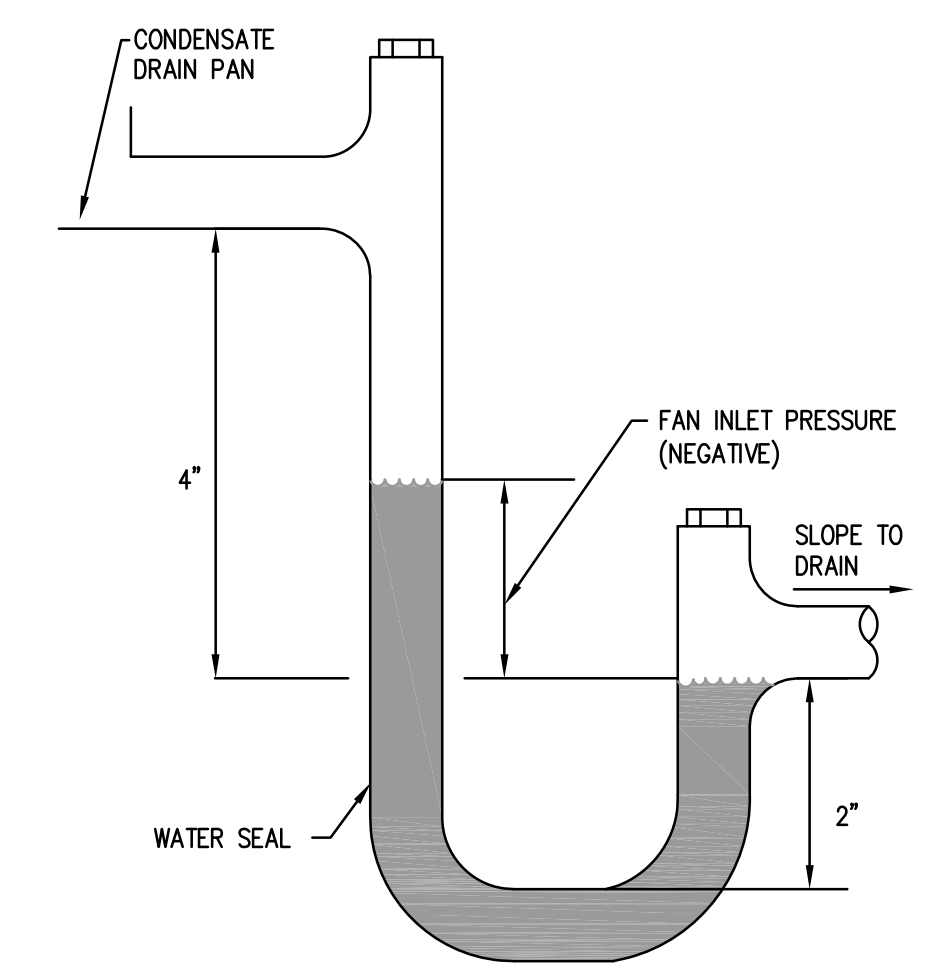
POINTS LISTED ON JCI DX9100	AI	AO	DI	DO
ZN-T	X			
OAT-2	X			
CLG DAT	X			
OAT-1	X			
W L A	X			
HGT-DAT	X			
FAN-S			X	
KFAN-S			X	
DF MOD		X		
FAN-C				X
DX1-C				X
DF-C				X
DX2-C				X

**NOTES:**

- UNITS SHALL HAVE OCCUPIED/UNOCCUPIED SCHEDULING AND UNOCCUPIED TEMPERATURE SETPOINTS.



**LOW-PRESSURE BRANCH DUCT TAKE-OFF**  
SCALE: NTS ②



**COOLING COIL CONDENSATE TRAP DETAILS**  
SCALE: NTS ①

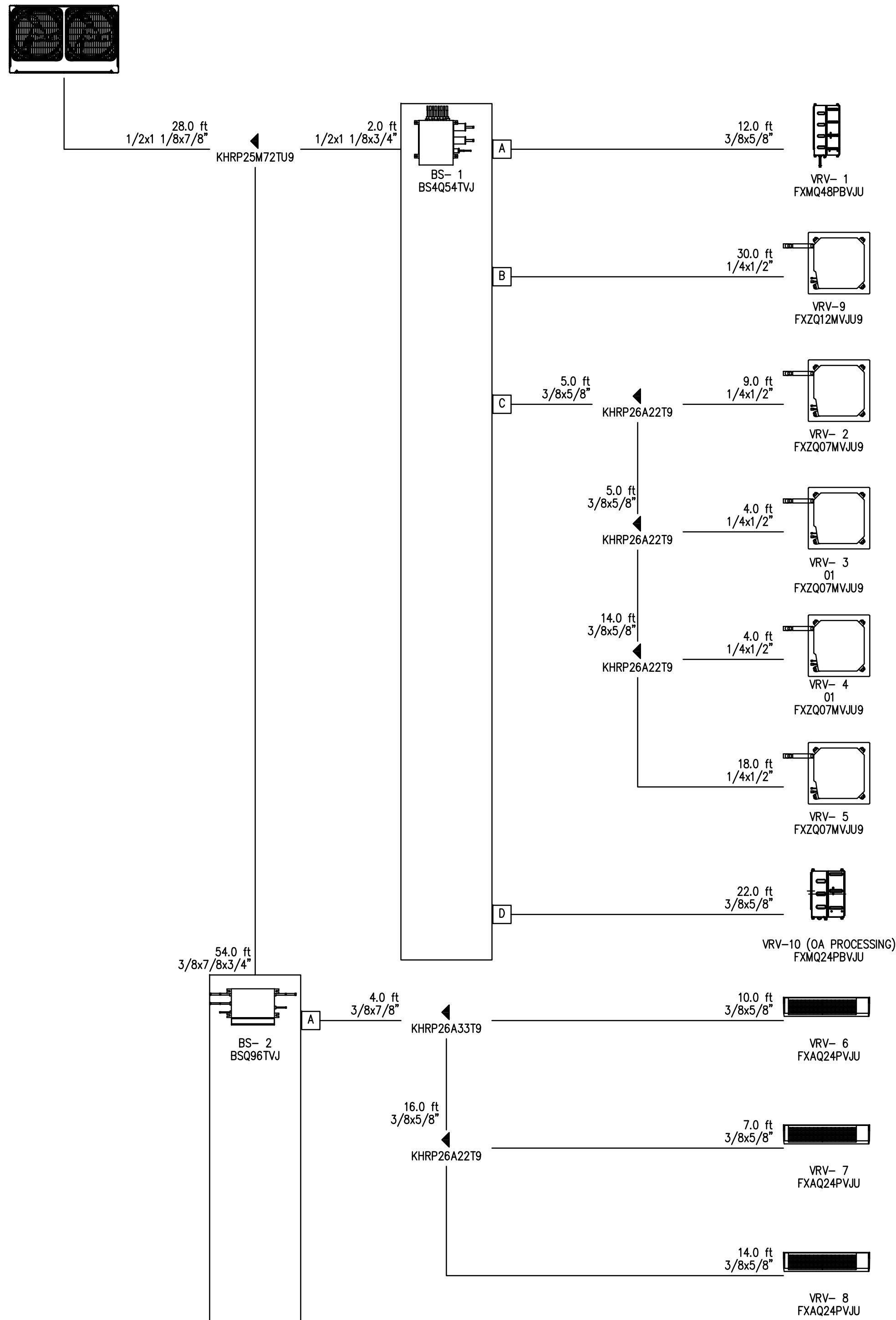
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JOB NO.	17-253-1110
DRAWN	BWG
CHECKED	DOW
APPROVED	DOW

SHEET TITLE  
**TEMPERATURE CONTROLS AND DETAILS**

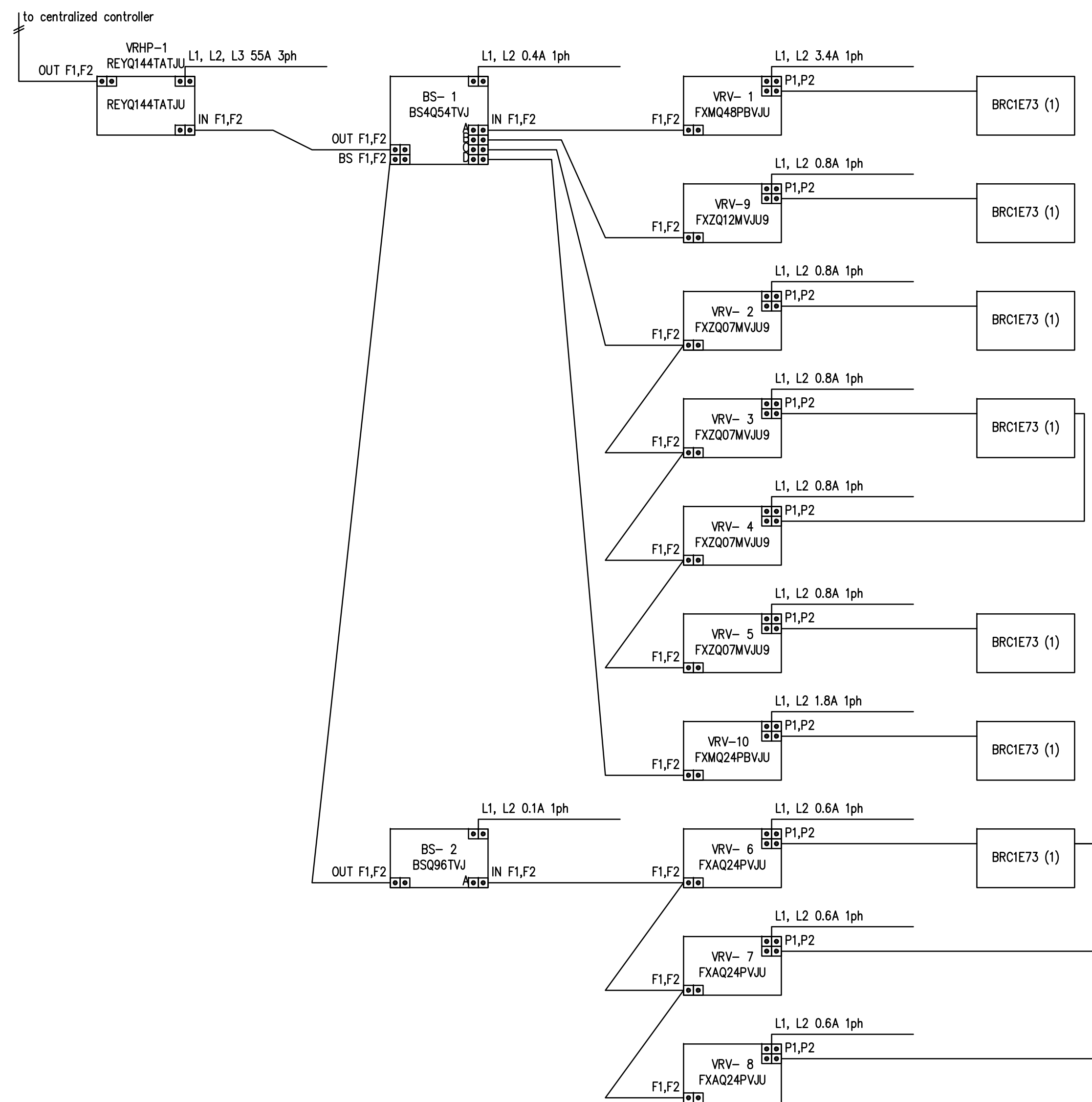
SHEET NUMBER

VRHP-1  
REYQ144TAJU



**VRV PIPING DIAGRAM**  
SCALE: 1/8" = 1'-0"

3



**VRV WIRING DIAGRAM**  
SCALE: 1/8" = 1'-0"

4

**VARIABLE REFRIGERANT VOLUME - OUTDOOR UNIT**

MARK	COOLING MODE			HEATING MODE			COMPRESSOR			ELECTRICAL			MODEL	NOTES
	AMBIENT OAT (°F)	CAPACITY (MBH)	MINIMUM IEER	AMBIENT OAT (°F)	CAPACITY (MBH)	COP @ 17°F	TYPE	QUANTITY	REFRIGERANT	V/PHHZ	MCA			
VRHP-1	95	145.6	23.7	-10	86	2.57	SCROLL	2	R410A	208/3/60	55.0	REYQ144TAJU	1	

NOTES  
1. MODEL BASED ON DAIKIN.

**VARIABLE REFRIGERANT VOLUME - INDOOR UNIT**

MARK	AIR FLOW (CFM)	EXTERNAL S.P. (IN WG)	COOLING MODE (OAT 95° F)			HEATING MODE (OAT -4° F)		ELECTRICAL		AREA SERVED	TYPE	MODEL	NOTES
			ENT AIR TEMP (db/wb)	SENS CAP (MBH)	TOTAL CAP (MBH)	ENT AIR TEMP (db)	MINIMUM (MBH)	V/PHHZ	MCA				
VRV-1	1,377	0.54	75 / 63	30.5	41.3	70	54.0	208/1/60	3.4	PRO SHOP	CONCEALED, DUCTED	FXM248PBVJU	1, 2
VRV-2	320	-	75 / 63	4.9	6.4	70	8.5	208/1/60	0.8	-	2 X 2 CEILING CASSETTE	FXZ07MVAJU9	1, 2
VRV-3	320	-	75 / 63	4.9	6.4	70	8.5	208/1/60	0.8	-	2 X 2 CEILING CASSETTE	FXZ07MVAJU9	1, 2
VRV-4	320	-	75 / 63	4.9	6.4	70	8.5	208/1/60	0.8	-	2 X 2 CEILING CASSETTE	FXZ07MVAJU9	1, 2
VRV-5	320	-	75 / 63	4.9	6.4	70	8.5	208/1/60	0.8	-	2 X 2 CEILING CASSETTE	FXZ07MVAJU9	1, 2
VRV-6	635	-	80 / 67	17.1	24.0	70	26.5	208/1/60	0.6	-	WALL MOUNTED	FXA24PVJU	1, 2
VRV-7	635	-	80 / 67	17.1	24.0	70	26.5	208/1/60	0.6	-	WALL MOUNTED	FXA24PVJU	1, 2
VRV-8	635	-	80 / 67	17.1	24.0	70	26.5	208/1/60	0.6	-	WALL MOUNTED	FXA24PVJU	1, 2
VRV-9	335	-	75 / 63	6.9	10.3	70	13.5	208/1/60	0.8	-	2 X 2 CEILING CASSETTE	FXZ07MVAJU9	1, 2
VRV-10	688	0.54	75 / 63	16.0	20.6	70	27.0	208/1/60	1.8	-	CONCEALED, DUCTED	FXM248PBVJU	1, 2

NOTES  
1. MODEL BASED ON DAIKIN.  
2. PROVIDE WITH UNIT MOUNTED CONDENSATE PUMP.

**AIR HANDLING UNIT SCHEDULE**

MARK	AIR FLOW (CFM)	MINIMUM OA (CFM)	COOLING			SUPPLY FAN (HP)	EXTERNAL STATIC PRESS (IN WG)	ELECTRICAL		MODEL	NOTES	
			ENT AIR TEMP (db / wb °F)	LVG AIR TEMP (db / wb °F)	SENS CAP (MBH)			TOTAL CAP (MBH)	V/PHHZ			MCA
AHU-1	3650	370	76.9 / 64.5	55.4 / 54.6	86.0	108.8	3	1.0	208/3/60	10.8	39L	1

NOTES  
1. MODEL BASED ON CARRIER.

**AIR-COOLED CONDENSING UNIT SCHEDULE**

MARK	NOMINAL CLG CAP (MBH)	AMBIENT OAT (°F)	COMPRESSOR TYPE	COMPRESSOR (NO.)	REFRIGERANT TYPE	MINIMUM EER	ELECTRICAL		MODEL	UNIT SERVED	NOTES
							V/PHHZ	MCA			
ACCU-1	111.6	95	SCROLL	2	R410A	11.2	208/3/60	39	38AUD	AHU-1	1

NOTES  
1. MODEL BASED ON CARRIER.

**GAS FIRED DUCT FURNACE SCHEDULE**

MARK	AIR FLOW RATE (CFM)	GAS INPUT (MBH)	GAS OUTPUT (MBH)	MIN THERMAL EFFICIENCY (%)	ELECTRICAL (V/PHHZ)	MODEL	AREA SERVED	NOTES
DF-1	3650	200	160	80	115/1/60	QVSD	BAR	1, 2, 3

NOTES  
1. MODEL BASED ON STERLING.  
2. TYPE - SEPARATED COMBUSTION.  
3. PROVIDE WITH DRAIN PAN UNDER UNIT.

**DIFFUSERS, REGISTERS AND GRILLES SCHEDULE**

MARK	MODEL	SIZE	NECK	DAMPER	MATERIAL	REMARKS
S-1	300RL	6 / 6	-	0B0	ST	1
R-1	350RL	24 / 24	-	-	ST	1

1. MODEL BASED ON TITUS.

**BRANCH SELECTOR BOX SCHEDULE**

MARK	VRHP SERVED	NO. OF PORTS	ELECTRICAL (V/PHHZ)	MCA	LOCATION	MODEL	NOTES
BS-1	VRHP-1	4	208/1/60	0.4	SEE DWGS	BS4254TVJ	1
BS-2	VRHP-1	1	208/1/60	0.1	SEE DWGS	BS096TVJ	1

NOTES  
1. MODEL BASED ON DAIKIN.

**FAN SCHEDULE**

MARK	AIR FLOW RATE (CFM)	EXTERNAL S.P. (IN WG)	TYPE	MOTOR (HP)	ELECTRICAL (V/PHHZ)	AREA SERVED	LOCATION	MODEL	NOTES
EF-1	3700	1.0	CENTRIFUGAL	2	208/3/60	BAR	ATTIC	SQN-D VF	1, 2

NOTES  
1. MODEL BASED ON COOK.  
2. PROVIDE WITH SPACE STATIC PRESSURE SPEED CONTROL.

KEYNOTES

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KENNOTED ITEM IN A DETAIL IS THE SAME AS A KENNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

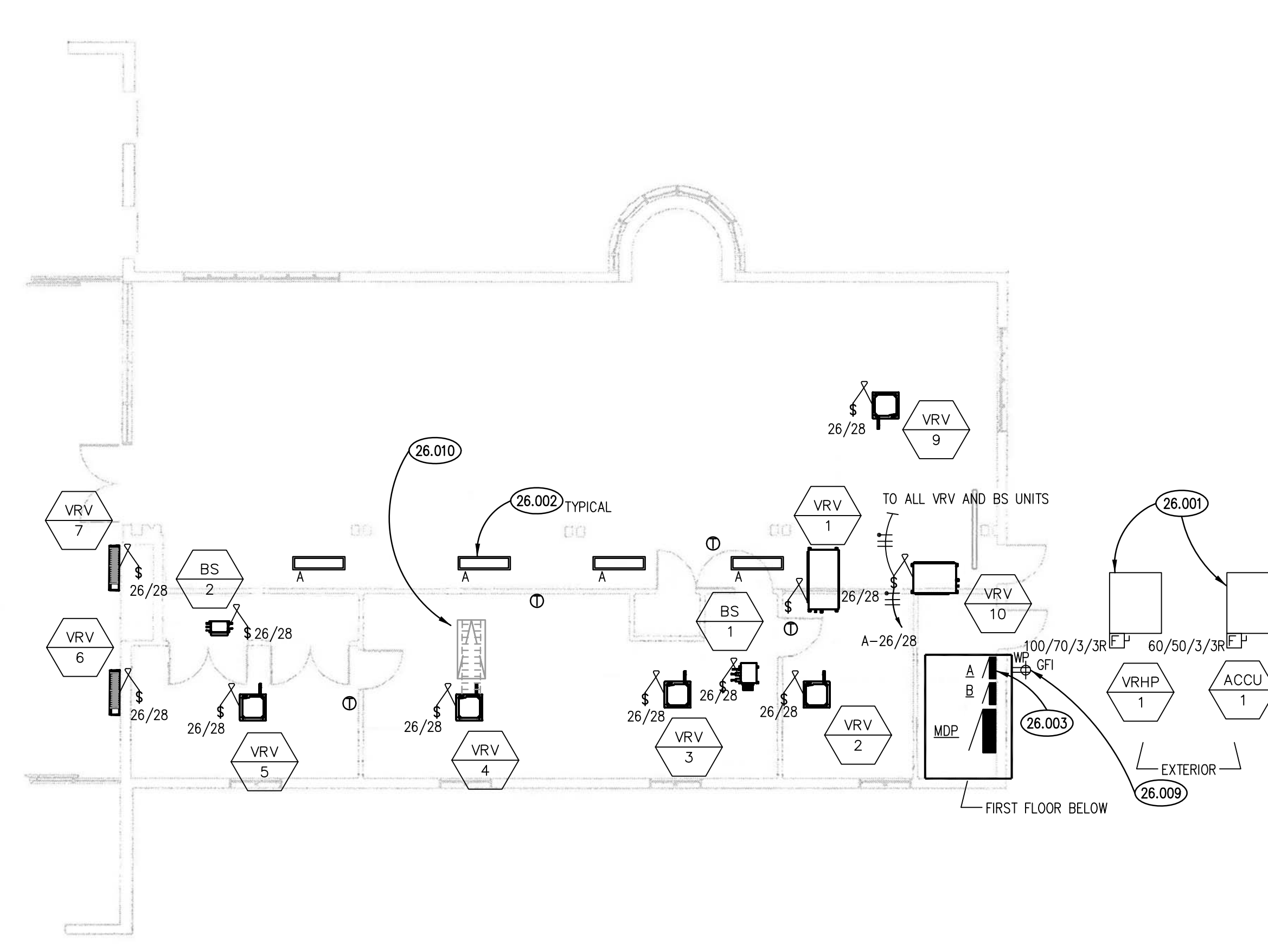
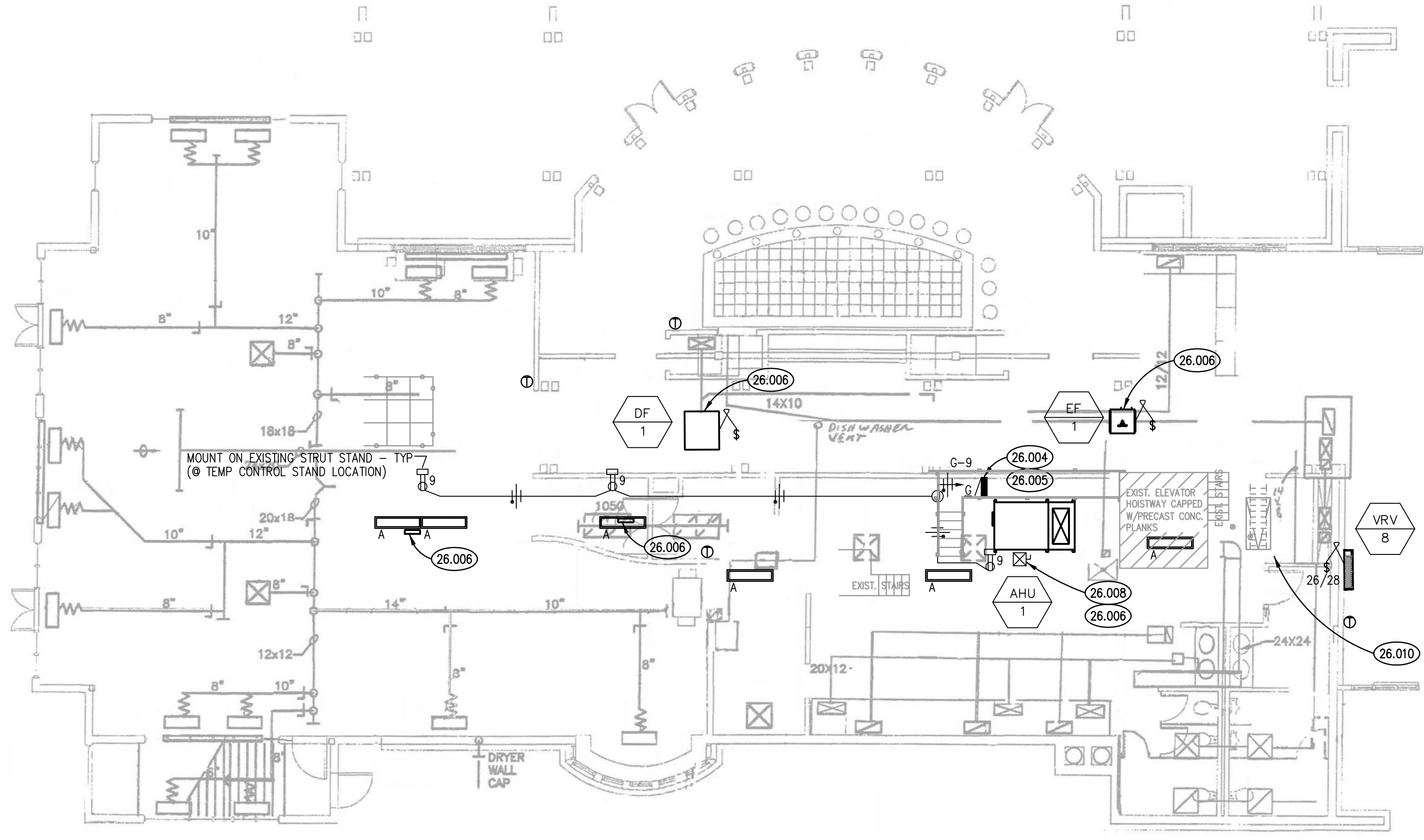
- 26.001 DISCONNECT AND PROTECT FEEDER AT CONDENSING UNIT INDICATED TO BE REMOVED.
- 26.002 PROVIDE NEW LED RETROFIT AT 2 LAMP (T12) FLUORESCENT STRIP FIXTURE. DEMOLISH LAMPS AND BALLASTS.
- 26.003 PROVIDE NEW 20/2 BREAKER FOR NEW BRANCH CIRCUIT (MFR: GENERAL ELECTRIC, 10000 AIC).
- 26.004 PROVIDE NEW 20/1 BREAKER FOR NEW BRANCH CIRCUIT (MFR: SQUARE D, 10000 AIC).
- 26.005 TEMPORARILY SUPPORT PANEL FOR AHU DEMOLITION AND REPLACEMENT. MODIFY WOOD 2X4 STUDS TO ACCOMMODATE NEW EQUIPMENT.
- 26.006 DISCONNECT, PROTECT AND RECONNECT BRANCH CIRCUIT TO MECHANICAL EQUIPMENT INDICATED TO BE REPLACED.
- 26.008 PROVIDE NEW MOTOR STARTER: FVNR, NEMA SIZE 1, NEMA 1 ENCLOSURE, 208/3 VOLT, 3 PHASE. H-O-A SELECTOR SWITCH WITH 120 VOLT CONTROL VOLTAGE. RECONNECT CONTROL CIRCUIT.
- 26.009 PROVIDE NEW GFI WEATHERPROOF RECEPTACLE. CORE WALL AND MOUNT ABOVE CONDUIT BODIES. EXTEND ELECTRICAL ROOM RECEPTACLE CIRCUIT.
- 26.010 RELOCATE EXISTING ATTIC GENERAL LIGHTING SWITCH CLOSER TO ATTIC ACCESS LADDER OPENING. PROVIDE STRUT OR 2X4 STUD TO MOUNT LIGHT SWITCH BACK BOX. NEAR LEFT SIDE OF OPENING AS ONE ASCENDS LADDER.

ROOM SCHEDULE

RM. NO.	ROOM NAME	RM. NO.	ROOM NAME

ELECTRICAL SYMBOLS LIST

- Manual switch, poles as indicated (single pole otherwise).
- DUPLEX RECEPTACLE. 20A 125V 2P 3W GRD. NEMA5-20R. @18" AFF. D=DEDICATED CIRCUIT. 1" =M.T.D. @48" AFF. OR @6" ABOVE COUNTER. MOTOR. HP= HORSE-POWER RATING.
- SAFETY SWITCH. N=NON-FUSED (AMPS/POLES/ENCLOSURE). F=FUSED (AMPS/FUSE/POLES/ENCLOSURE). PANEL 240V & BELOW.
- PANEL ABOVE 240V.
- TRANSFORMER. TYPE AND RATINGS ARE AS SHOWN.
- JUNCTION BOX.
- FLEXIBLE CONDUIT CONNECTION.
- WIRING IN CONDUIT CONCEALED ABOVE CEILING, IN WALL AND UNDER FLOOR OR UNDERGROUND.
- WIRING IN CONDUIT EXPOSED ON CEILING OR WALL.
- BRANCH CIRCUIT WIRING IN CONDUIT HOMERUN TO PANEL. ONE ARROW PER HOMERUN. SLASHES INDICATE NUMBER OF CONDUCTORS.
- INDICATES GROUND CONDUCTOR.
- KEYNOTE IDENTIFICATION
- FIRE ALARM CONTROL PANEL.
- FIRE ALARM SYSTEM DUCT DETECTOR.
- FIRE ALARM SYSTEM AREA SMOKE DETECTOR
- EQUIPMENT CONNECTION. SEE EQUIPMENT CONNECTION SCHEDULE FOR DETAILS.
- TAG
- STRIP FIXTURE -- FLUORESCENT TO LED CONVERSION KIT.
- MOTOR STARTER WITH NON-FUSED DISCONNECT, TYPE, NEMA SIZE AND ENCLOSURE AS INDICATED



REFER TO DRAWING M200 FOR ADDITIONAL ELECTRICAL DEMOLITION WORK.

ATTIC ELECTRICAL PLAN 1 SCALE: 1/8" = 1'-0"

**MECHANICAL EQUIPMENT ELECTRICAL CONNECTION SCHEDULE**

TAG	DESCRIPTION	FLA	VOLT	PH	FEEDER	DISC. FURN BY	OVERCURRENT DEVICE			FIRE ALARM		NOTE
							TRIP	FRAME	STARTER	FSCF	SLC	
VRHP-1	VRV - CONDENSING UNIT	55	208	3	3#4, #6G, 1 1/4"C(EXIST)	EC	70/3	100/3	UNIT			1
ACCU-1	AIR COOLED REFRIGERANT CONDENSER	39	208	3	3#4, #6G, 1 1/4"C(EXIST)	EC	80/3	100/3	UNIT			2
VRV1-10	VRV - INDOOR EVAPORATOR UNIT	8-3.4	208	1	2#12, #12G, 1/2"C.	MC	35/3	100/3	UNIT			3
BS-1	VRV - BRANCH SELECTOR UNIT	.4	208	1	2#12, #12G, 1/2"C.	MC	30/3	100/3	UNIT			3
BS-2	VRV - BRANCH SELECTOR UNIT	.1	208	1	2#12, #12G, 1/2"C.	MC	60/3	100/3	UNIT			3
AHU-1	PACKAGED AIR HANDLING UNIT	10.8	208	3	3#12, #12G, 1/2"C.	EC	30/3	100/3	FVNR, SIZE 1	FAN SHUT DOWN	DUCT DETECTION	4
DF-1	GAS FIRED DUCT FURNACE	.4	120	1	2#12, #12G, 1/2"C.	MC	110/3	200/3	UNIT			5
EF-1	INLINE CENTRIFUGAL FAN	.4	120	1	2#12, #12G, 1/2"C.	MC	110/3	200/3	UNIT			5

NOTES:  
 1. DISCONNECT AND PROTECT FEEDER AT CONDENSING UNIT. RECONNECT FEEDER TO NEW VRHP-1 EQUIPMENT. PROVIDE NEW FUSED DISCONNECT AND LIQUID-TIGHT FLEXIBLE CONNECTION.  
 2. DISCONNECT AND PROTECT FEEDER AT CONDENSING UNIT. RECONNECT FEEDER TO NEW ACCU-1 EQUIPMENT. PROVIDE NEW FUSED DISCONNECT AND LIQUID/TIGHT FLEXIBLE CONNECTION.  
 3. PROVIDE NEW BRANCH CIRCUIT TO MECHANICAL EQUIPMENT AS INDICATED.  
 4. DISCONNECT AND PROTECT FEEDER AND CONTROL POWER AT AHU. RECONNECT FEEDER AND CONTROL POWER TO NEW AHU-1 STARTER.  
 5. DISCONNECT AND PROTECT BRANCH CIRCUIT TO MECHANICAL EQUIPMENT. RECONNECT BRANCH CIRCUIT TO NEW EQUIPMENT WITH FLEXIBLE CONNECTION.

ISSUED	DATE	BY	REVISIONS

JOB NO.	17-253-1110
DRAWN	MTK
CHECKED	MTK
APPROVED	MTK

SHEET TITLE  
 ELECTRICAL FLOOR PLANS

SHEET NUMBER

**E300**

NOT USED 2 SCALE: 1/8" = 1'-0"