

1425 UPGRADE (Q1)

1425 North Quincy Street

BID SET

FEBRUARY 20, 2020

OWNER

ARLINGTON COUNTY VIRGINIA

DESIGN TEAM

GRIMM + PARKER ARCHITECTS

ARCHITECTS

TIMMONS GROUP

CIVIL ENGINEER

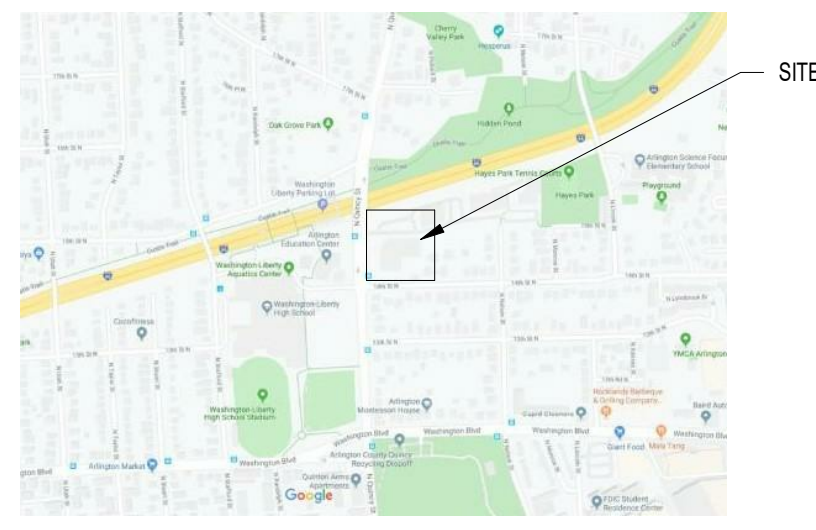
McMULLAN CONSULTING ENGINEERS

STRUCTURAL ENGINEER

GHT LIMITED CONSULTING ENGINEERS

MEP ENGINEER

VICINITY MAP



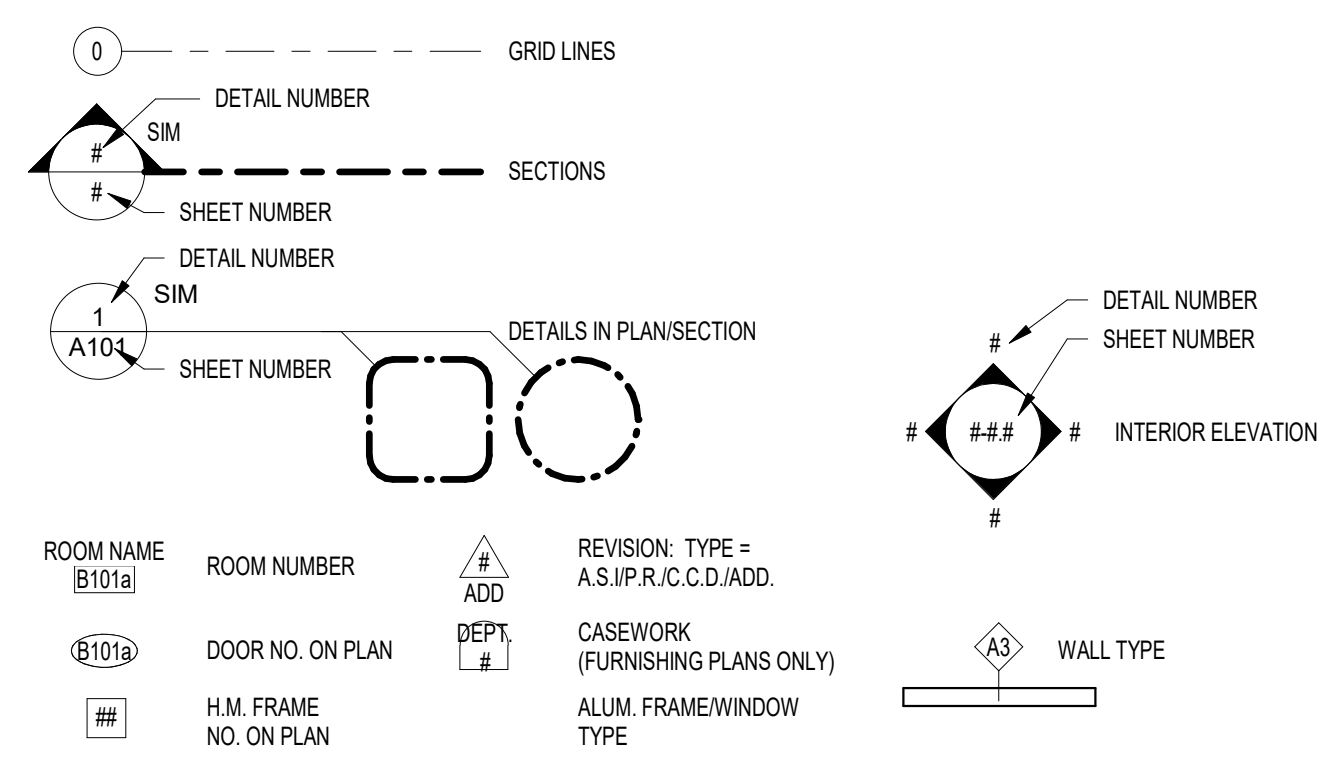
ABBREVIATIONS

Above finished floor	AFF	Acoustic	ACST	Foundation	FTG	Project	PROJ
Acoustic Panel Ceiling	APC	Furnished, furniture	FURN	Furnish(ed), furniture	FURN	Property	PROP
Addendum	ADD	Furnish	FURN	Public Address	PA	Quality control	QC
Alternate	ALT	Gage (gauge)	GA	Quality	QUAL	Quantity	QTY
Aluminum	AL	Galvanized (G)	GALV	Quarry Tile	QT	Radius	RAD
Angle	ANG	Galvanized Iron	GALVI	Rain Leader	RL	Receiv(ed)	RECV
Approximate	APPROX	Glazed Wall Tile	GWT	Receptacle	RECP	Receptionist	RECP
Architecture, architectural	ARCH	Grab Bar	GB	Recessed	RECS	Refer. reference	REF
Asbestos	ASB	Grade	GR	Refrigerate, refrigerator	REFR	Reinforce	RENF
Asphalt	ASPH	Gravel	GVL	Reinforced concrete	RC	Remove	RMV
Assistant	ASST	Gypsum Wallboard	GWB	Repair	RPR	Request	REQD
Association	ASSN	Gypsum	GYP	Revised, revision	REV	Right hand	RH
Automatic	AUTO	Handicapped	HC	Road	RD	Rubber tile floor	RTF
Average	AVG	Hardware	HDW	Room	RM	Rubber	RBR
Base plate	BP	Heating ventilating and air conditioning	HVAC	Rubber tile floor	RTF	Schedule	SCHED
Beam	BM	Height	HGT	Schematic	SCHEM	Section	SECT
Bearing	BRG	High Point	HPT	Service	SVCE	Sheet, sheathing"	SH
Bedroom	BR	High Performance	HP	Show	SH	Siding	SDG
Benchmark	BM	High Performance Coating	HPC	Sid(e)	SL	Similar	SM
Board	BD	Hollow Metal	HM	Slope	SL	Sound-transmission class	STC
Boller	BUR	Horizontal	HORIZ	South	S	South	SPR
Bottom	BOT	Include(s), inclusive	NCL	Speaker	SPKR	Specification	SPEC
Brick	BRK	Incorporated	INC	Sprinkler	SPR	Square	SQ
Building Line	BL	Information	INFO	Standard	STD	Staircase	SP
Building	BLDG	Inside diameter	ID	Steel	STL	Storage	STR
Build-up-roof	BUR	Install(ed), installation	INSTL	Structural Glazed Facing Tile	SGFT	Structural, structure	STRUCT
Cabinet	CAB	Insulation	INSUL	Substitute	SUBST	Surface	SURF
Carpet	CPT	Interior	INT	Suspend(ed)	SUSP	Switch	SW
Carpet	CPT	Interior	INT	Symmetrical	SYM	System	SYS
Catalog	CAT	Joint	JT	System	SYS	Tackboard	TB
Ceiling height	CH	Joist	J	Television	TV	Tackstrip	TS
Ceiling	CLG	Joist box	J_B	Temporary	TEMP	Telephone	TEL
Centerline	CTR	Knock down	KD	Terrazzo	TER	Thick	THK
Ceramic Tile	CT	Laboratory	LAB	Through	THRU	Toilet	T
Ceramic	CER	Lavatory	LAV	Tringae and groove	T&G	Top and bottom	T&B
Chalkboard	CB	Left Hand	LH	Top chord	TC	Top of Masonry Parapet	TMP
Clear	CLR	Length	LG	Top of Bearing	TOB	Top of Steel	T.O.S.
Closest	CLO	Level	LVL	Top of Opening	TOPO	Top of Truss	TOT
Collet	COL	Light	LT	Transformer	TRFMR	Transom	TR
Column	COL	Maintenance	MANT	Transparent	TRAN	Transparent	TRAN
Company	COMP	Manager	MGR	Tread	TRD	Threshold	THRESH
Composition	COMP	Manual	MNL	Typical	TYP	Underground	UG
Concrete Masonry Unit	CMU	Manufacturing	MFG	Underwriters Laboratories	UL	Unfinished	UNF
Concrete	CONC	Marked	MB	Unit Ventilator	UV	Unless Otherwise Noted	UON
Construction joint	CJ	Masonry opening	MO	Vertical	VERT	US Gypsum Company	USG
Construction	CONSTR	Masonry opening	MO	Vertical	VERT	Vertical	VERT
"Continuous, Continuous"	CONSTR	Masonry	MSRY	Vertical	VERT	Vertical	VERT
Corridor	CORR	Master bedroom	MBR	Vertical	VERT	Vertical	VERT
Countersink	CSK	Material	MATL	Vertical	VERT	Vertical	VERT
Cubic	CU	Maximum	MAX	Vertical	VERT	Vertical	VERT
Curve(s)	CRV	Mechanical	MECH	Vertical	VERT	Vertical	VERT
Dampproofing	DEG	Membrane	MEMB	Vertical	VERT	Vertical	VERT
Degree	DEG	Men	M	Vertical	VERT	Vertical	VERT
Departmental	DEPT	Metal	MET, MTL	Vertical	VERT	Vertical	VERT
Detail	DET	Mazzanine	MEZZ	Vertical	VERT	Vertical	VERT
Diagonal	DIAG	Minimum	MIN	Vertical	VERT	Vertical	VERT
Diameter	DIA	Mirror	MIR	Vertical	VERT	Vertical	VERT
Dimension	DIM	Miscellaneous	MISC	Vertical	VERT	Vertical	VERT
Disinfectant	DISP	Mounted	MTG	Vertical	VERT	Vertical	VERT
Door	DR	Mounting	MTG	Vertical	VERT	Vertical	VERT
Double	DBL	Necessary	NEC	Vertical	VERT	Vertical	VERT
Double-hung	DH	Noise-reduction coefficient	NRC	Vertical	VERT	Vertical	VERT
Down	DN	Nominal	NOM	Vertical	VERT	Vertical	VERT
Downspout	DS	Non-Combustible	NC, NONCOM	Vertical	VERT	Vertical	VERT
Drain	DR	North	N	Vertical	VERT	Vertical	VERT
Drawing	DWG	Not in Contract	NIC	Vertical	VERT	Vertical	VERT
Each	EAC	Not to scale	NTS	Vertical	VERT	Vertical	VERT
East	E	Not available	NA	Vertical	VERT	Vertical	VERT
Electric Water Cooler	EWC	Number	NO	Vertical	VERT	Vertical	VERT
"Electric, electrical"	EC	Office	OFF	Vertical	VERT	Vertical	VERT
Elevation	ELEV	On center	OC	Vertical	VERT	Vertical	VERT
Elevator	ELV	Opening	OPNG	Vertical	VERT	Vertical	VERT
Engineer	ENGR	Opposite	OPP	Vertical	VERT	Vertical	VERT
Entrance	ENTR	Outside diameter	OD	Vertical	VERT	Vertical	VERT
Equal	EQ	Overall	OA	Vertical	VERT	Vertical	VERT
Equipment	EQUIP	Overhead	OVHD	Vertical	VERT	Vertical	VERT
Exhaust	EXH	Page	P	Vertical	VERT	Vertical	VERT
Existing	EXIST	Painted	PTD	Vertical	VERT	Vertical	VERT
Expansion joint	EXP JT	Panel	PNL	Vertical	VERT	Vertical	VERT
Exposed	EXP	Part	PRT	Vertical	VERT	Vertical	VERT
Extend	EXT	Perforated	PERF	Vertical	VERT	Vertical	VERT
Extrude	FAB	Perforate	PERF	Vertical	VERT	Vertical	VERT
Face of Stud	F. OF S.	Permanent	PERM	Vertical	VERT	Vertical	VERT
Fire Code Unit	FCU	Perpendicular	PERP	Vertical	VERT	Vertical	VERT
Fiberglass-reinforced plastics	FRP	Piece	PC	Vertical	VERT	Vertical	VERT
Finish	FIN	Plastic Laminate	PLAM	Vertical	VERT	Vertical	VERT
Finished Floor	FF	Plastic Laminate	PLAS.LAM	Vertical	VERT	Vertical	VERT
Fire Extinguisher	FE	Plate	PL	Vertical	VERT	Vertical	VERT
Fire Extinguisher & Cabinet	FEC	Plumbing	PLMB	Vertical	VERT	Vertical	VERT
Fire Retardant Treated	FRT	Plywood	PLYWD	Vertical	VERT	Vertical	VERT
Fireproof	FRFP	Point	PT	Vertical	VERT	Vertical	VERT
Fixture	FXTR	Polyvinyl chloride	PVC	Vertical	VERT	Vertical	VERT
Flange	FLG	Precast	PRCST	Vertical	VERT	Vertical	VERT
Flashing	FL	Prefabricated	PRFAB	Vertical	VERT	Vertical	VERT
Floor	FL	Preliminary	PRELIM	Vertical	VERT	Vertical	VERT
Floor drain	FLD	Preparation, prepare	PRDP	Vertical	VERT	Vertical	VERT
Flooring	FLG	Program	PRGM	Vertical	VERT	Vertical	VERT
Fluorescent	FLUOR	Projection Screen	PS	Vertical	VERT	Vertical	VERT

SYMBOLS OF MATERIALS

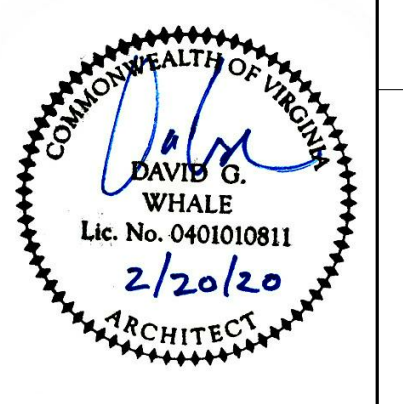
	EARTH		STEEL - LARGE SCALE
	GRAVEL		ALL METALS - SMALL SCALE
	CONCRETE		CAST STONE
	CONCRETE MASONRY UNITS		GLASS - LARGE SCALE
	SOLID CONCRETE MASONRY UNITS		BATT INSULATION
	BRICK		RIGID INSULATION
	WOOD-FINISHED		CERAMIC TILE
	WOOD ROUGH		CARPET
	PLYWOOD		
	GYPSUM BOARD		
	ACOUSTIC TILE		

DRAWING KEY

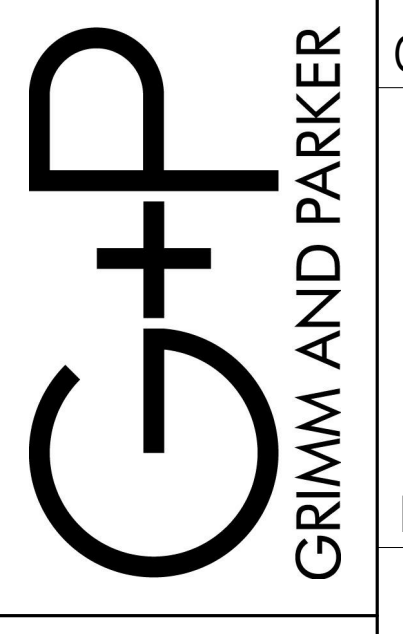


LIST OF DRAWINGS

CIVIL	
PHASE 1A	
C001	COVER SHEET
C100	GENERAL NOTES AND DETAILS
C200	EXISTING CONDITIONS AND DEMOLITION PLAN
C300	SITE LAYOUT- NEW WORK
C400	GRADING PLAN
C401	DETAILED GRADING PLAN
C500	STORM PROFILE
ARCHITECTURAL	
A001	CODE STUDY - FIRST FLOOR - PHASE 1
A003	ENERGY COVER SHEET
A101	FIRST FLOOR PLAN - PHASE 1
A102	ROOF PLAN - PHASE 1
A201	BUILDING ELEVATIONS - PHASE 1
A401	REFLECTED CEILING PLAN - PHASE 1
A501	WALL SECTIONS - PHASE 1
A502	EXTERIOR DETAILS - PHASE 1
A503	ENLARGED DETAILS - PHASE 1
A701	DOOR AND FINISH SCHEDULES, ENLARGED PLANS AND DETAILS
AD101	ARCHITECTURAL DEMOLITION - PHASE 1
AD501	DEMOLITION DETAILS
STRUCTURAL	
S001	DESIGN NOTES
S002	DESIGN NOTES
S101	PARTIAL WALL FRAMING PLANS AND ELEVATIONS
S301	SECTIONS AND DETAILS
MECHANICAL	
M001	MECHANICAL COVER SHEET
M101	MECHANICAL FIRST LEVEL DEMOLITION PLAN
M102	MECHANICAL ROOF LEVEL DEMOLITION PLAN
M103	MECHANICAL FIRST LEVEL NEW WORK PLAN
M501	MECHANICAL DETAIL SHEET
PLUMBING	
P001	PLUMBING COVER SHEET
P101	PLUMBING FIRST FLOOR DEMOLITION PLAN
P102	PLUMBING FIRST FLOOR NEW WORK PLAN
ELECTRICAL	
E001	ELECTRICAL COVER SHEET
E101	ELECTRICAL FIRST FLOOR DEMOLITION PLAN
E102	ELECTRICAL FIRST FLOOR PLAN
E700	ELECTRICAL PANEL SCHEDULE AND RISER DIAGRAM
E701	ELECTRICAL PANEL SCHEDULE



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GP #21912.01

TITLE SHEET
 1425 UPGRADE (Q1)
 1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

A000
 02/20/20
 BID SET

1425 NORTH QUINCY STREET 1425 UPGRADE (Q1)

1425 NORTH QUINCY STREET
ARLINGTON, VIRGINIA

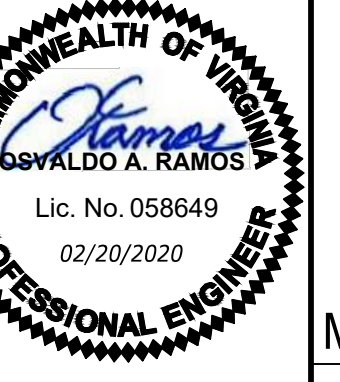
TAX MAP: 15-040-045

THIS TOPOGRAPHIC MAPPING SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, STANLEY D. HEISER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 28, 2018 - MAY 11, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

BEARINGS AND DISTANCES SHOWN HEREON MAY VARY FROM RECORD AND ARE SHOWN AS MEASURED.

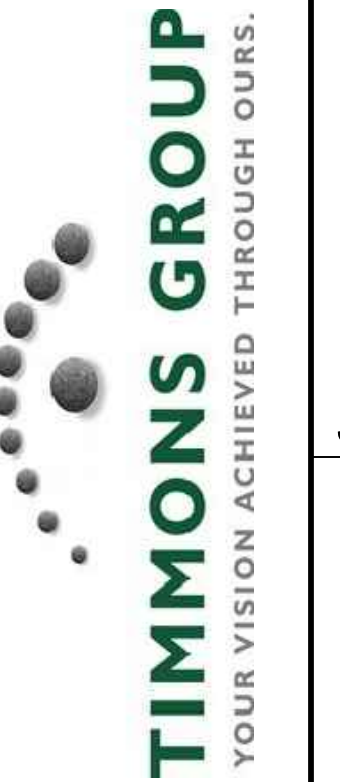
HORIZONTAL DATUM; VIRGINIA STATE COORDINATE SYSTEM NAD89 (2011), AS DETERMINED BY GPS OBSERVATIONS.

VERTICAL DATUM: NAVD88, AS DETERMINED BY GPS OBSERVATIONS.

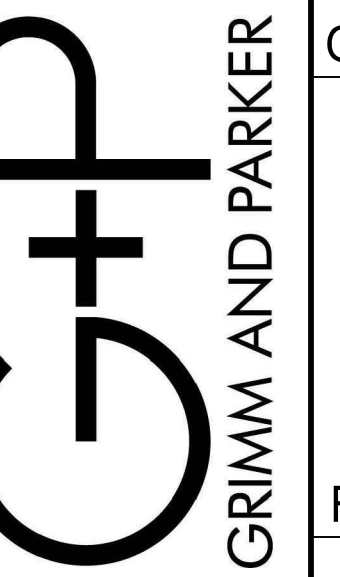


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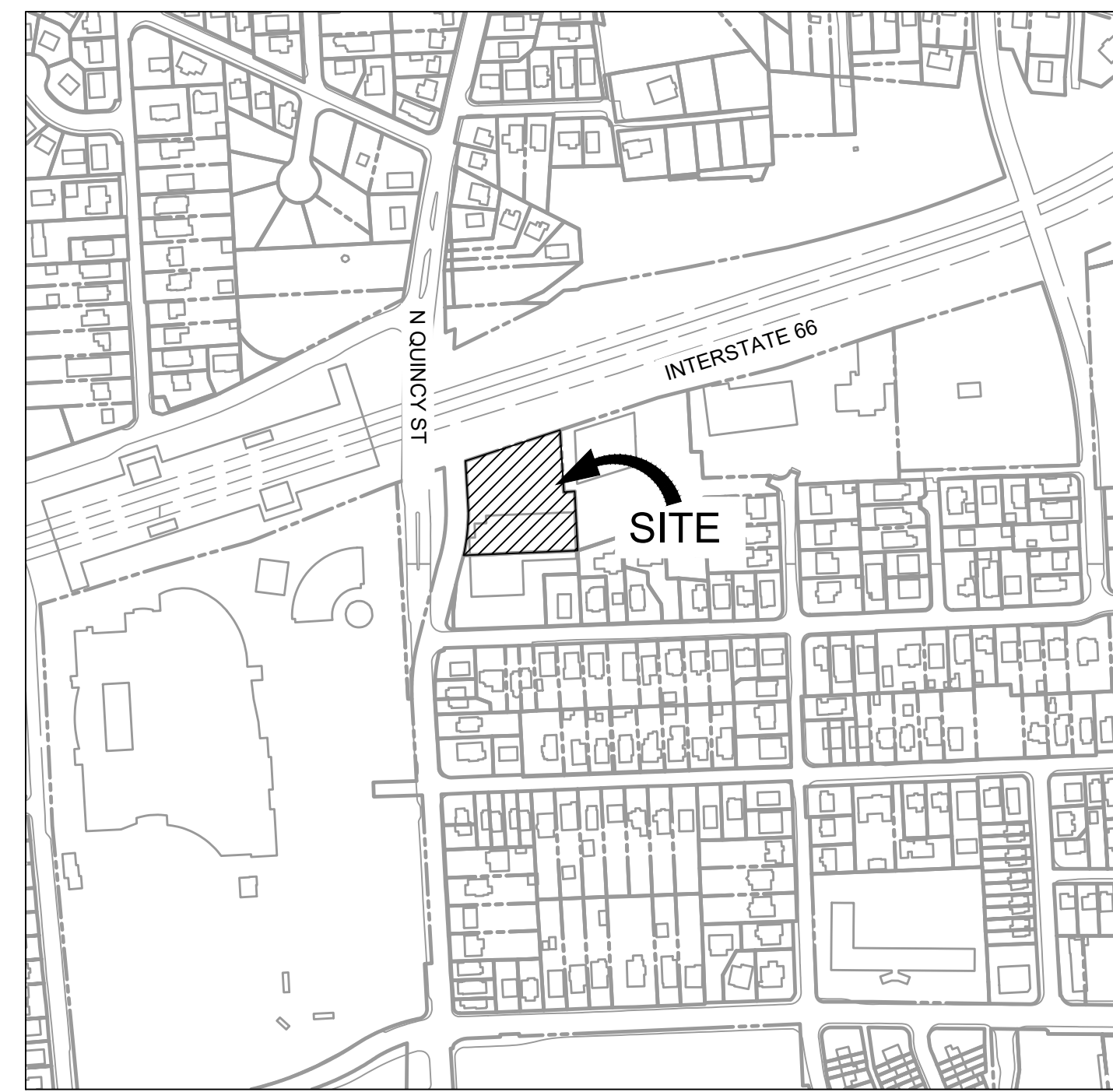
COVER SHEET
1425 UPGRADE (Q1)
1425 North Quincy Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

C001

02/20/20
BID SET

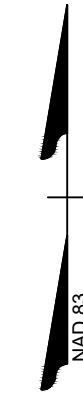
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VICINITY MAP

SCALE 1"=500'

0 500' 1000'



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C100	GENERAL NOTES & DETAILS
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	SITE LAYOUT - NEW WORK
C400	GRADING PLAN
C401	DETAILED GRADING PLAN
C500	STORM PROFILE

OWNER

COUNTY BOARD OF ARLINGTON
2100 CLARENDON BLVD #302
ARLINGTON, VIRGINIA 22201
CONTACT: MARK KHORSHID
PHONE: (703) 228-4448
EMAIL: mkhorshid@arlingtonva.us

ENGINEER

TIMMONS GROUP
20110 ASHBROOK PL STE 100
ASHBURN, VIRGINIA 20147
CONTACT: OSVALDO RAMOS
PHONE: (703) 554-6719
FAX: (703) 726-1345
EMAIL: Osvaldo.Ramos@timmons.com

ARCHITECT

GRIMM AND PARKER
8609 WESTWOOD CENTER DRIVE, SUITE 425
VIENNA, VA 22182
CONTACT: DAVID WHALE
PHONE: (703) 839-7516
EMAIL: dwhale@gparch.com

SITE INFORMATION:

- OWNER:**
THE COUNTY BOARD OF ARLINGTON COUNTY, VA
2100 CLARENDON BLVD #302
ARLINGTON, VA 22201
- CIVIL DESIGN ENGINEER:**
TIMMONS GROUP
20110 ASHBROOK PLACE, SUITE 100
ASHBURN, VIRGINIA 20147
PHONE: (703) 554-6719
- THE ARLINGTON COUNTY, VIRGINIA REAL PROPERTY CODE (RPC) FOR THE PROPERTIES SHOWN HEREON ARE 15040045 (ZONED M-1), 15040046 (ZONED R-5(C)), 15040047 (ZONED C-O-1.0(M-1)) AND 15040048 (ZONED C-O-1.0(M-1)).
 - THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF: (RPC#15040045 AND RPC#15040046) COOPER QUINCY, L.L.C. AND WERE ACQUIRED FROM COOPER QUINCY 66 BY DEED DATED NOVEMBER 3, 2003 RECORDED IN DEED BOOK 3619 AT PAGE 633. (RPC#15040047) COOPER QUINCY NO. 1, L.L.C. AND WAS ACQUIRED FROM COOPER QUINCY 66 BY DEED DATED NOVEMBER 3, 2003 RECORDED IN DEED BOOK 3619 AT PAGE 636 AND (RPC#15040048) COOPER QUINCY NO. 2, L.L.C. AND WAS ACQUIRED FROM COOPER QUINCY 66 BY DEED DATED NOVEMBER 3, 2003 RECORDED IN DEED BOOK 3619 AT PAGE 639 ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
 - BOUNDARY INFORMATION IS TAKING FROM AN ALTA/CASLM LAND TITLE SURVEY PERFORMED BY GORDON AND DATED 04-29-15.
 - THIS TOPOGRAPHIC MAPPING SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF STANLEY D. HEISER FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 28, 2018 - MAY 11, 2018, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS OTHERWISE OTHERWISE NOTED.
 - HORIZONTAL DATUM: NAD83
 - VERTICAL DATUM: NAVD83
 - THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO MAP NUMBER 510130038C OF THE FEMA FLOOD INSURANCE RATE MAP.
 - THERE ARE NO ARLINGTON COUNTY RESOURCE PROTECTION AREAS THAT AFFECT THE SUBJECT PROPERTIES.
 - THERE ARE NO HISTORICAL SITES OR HISTORICAL DISTRICTS THAT AFFECT THE SUBJECT PROPERTIES.

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LATEST VERSION OF THE ARLINGTON COUNTY DESIGN AND CONSTRUCTION STANDARDS MANUAL, VIRGINIA STORM WATER MANAGEMENT HANDBOOK, ARLINGTON COUNTY SERVICE AUTHORITY WATER AND SEWER UTILITY STANDARDS MANUAL, AND THE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ALL FILL, BASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY.
- SIDEWALKS AND TRAILS SHALL BE CONSTRUCTED ON A SUBGRADE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT (AASHTO T-99).
- CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN AREA OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ARCHITECT/ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT INDICATED. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT INDICATED, CALL "MISS UTILITY" AT 1-800-257-7777 (TOLL FREE).
- ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO COMPLETE THE SITEWORK, AND FURNISH COPIES TO THE OWNER. ANY WORK DONE WITHIN THE VDOT RIGHT-OF-WAY REQUIRES A VDOT PERMIT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY DESIGNATED ARLINGTON COUNTY OFFICIALS. NOTIFY THE CHIEF INSPECTOR 48 HOURS PRIOR TO START OF WORK.
- REFER TO ARCHITECTURAL / ELECTRICAL DRAWINGS FOR ROUTING OF UNDERGROUND WIRING FOR SITE LIGHTING.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS AND SCORING PATTERNS OF WALKWAYS AND PATIO AREAS.
- PROVIDE ALL UTILITY LINES SUCH AS ELECTRIC, TELEPHONE, CATV, OR OTHER SIMILAR LINES UNDERGROUND.
- IN ACCORDANCE WITH HANDICAP ACCESSIBILITY REQUIREMENTS, COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS FOR ACCESSIBILITY FOR DISABLED PERSONS.
- DRAIN ALL DISTURBED AREAS TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURES.
- BURNING OF CONSTRUCTION OR DEMOLITION MATERIALS IS NOT PERMITTED ON SITE.
- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ALL TEST PITS SHALL BE PERFORMED 10 DAYS PRIOR TO CONSTRUCTION AND ANY DISCREPANCY IN THE RESULTS FORWARDED TO THE ENGINEER FOR A REDESIGN. SUCH REDESIGNS ARE SUBJECT TO OWNER APPROVAL.
- CONTROLLED FILLS:
 - CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENTS, TRENCHES FOR UTILITIES, AND IN ANY DESIGNATED ON THE DRAWINGS.
 - CONTROLLED FILLS MUST BE COMPACTED TO 95% DENSITY AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO-T99 OR ASTM-D698. DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER.
 - CONTROLLED FILLS SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER.
 - THE SURFACE AREA DIRECT BENEATH AREAS TO RECEIVE CONTROLLED FILLS OF LESS THAN FIVE (5) FEET IS TO BE DENUDED OF ALL VEGETATION AND SCARIFIED AND COMPACTED TO A DEPTH OF SIX (6) INCHES TO THE SAME DENSITY AS THE CONTROLLED FILL TO BE PLACED THEREON.
- CONTRACTOR SHALL SUBMIT MATERIAL LIST FOR ALL WATER / SEWER IMPROVEMENTS TO ARLINGTON COUNTY UTILITIES FOR REVIEW AND APPROVAL PRIOR PURCHASE/INSTALLATION.
- ALL RETAINING WALLS 30" AND HIGHER TO HAVE 42" SAFETY RAILING, RAILING MATERIAL, STYLE AND COLOR TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL, IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE BETTER QUALITY. IN THE CASE OF A CONFLICT, DISAGREEMENT, OR AMBIGUITY, PROVIDE THE GREATER QUANTITY OF WORK.

ZONING TABULATIONS:

NORTHERN PARCEL:
PARCEL RPC: 15-040-045
OVERALL PARCEL AREA = 1.14 AC
OVERALL PROJECT AREA = 1.88 ACRES
EXISTING ZONING & USE: M-1, LIGHT INDUSTRIAL DISTRICT
MIN LOT SIZE, WIDTH, AND DEPTH: NONE

SOUTHERN PARCEL:
PARCEL RPC: 15-040-046
OVERALL PARCEL AREA = 0.74 ACRES
OVERALL PROJECT AREA = 1.88 ACRES
EXISTING ZONING & USE: CM, LIMITED INDUSTRIAL DISTRICT
MIN LOT SIZE, WIDTH, AND DEPTH: NONE

MINIMUM PARKING REQUIREMENTS & NUMBER OF SPACES:
PER ARLINGTON COUNTY'S ZONING ORDINANCE §14.3.7, MINIMUM REQUIRED IS 1 SPACE PER 1,000 SQ. FT. OF WAREHOUSE OR 1 SPACE PER EACH 2 EMPLOYEES (GREATER #) 20,000 FT. OF WAREHOUSE; 20,000 FT. PER SPACE = 20 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED: 20 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED: 20 SPACES

NUMBER OF ADA PARKING SPACES REQUIRED: 1 SPACE
NUMBER OF ADA PARKING SPACES PROVIDED: 1 SPACE

TOTAL NUMBER OF EXISTING PARKING SPACES (WITHIN PARCEL): 65 SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES (WITHIN PARCEL): 49 SPACES
TOTAL NET LOSS OF EXISTING PARKING SPACES: 16 SPACES

LANDSCAPING REQUIREMENTS:
N/A

VDOT STANDARD CONSTRUCTION NOTES

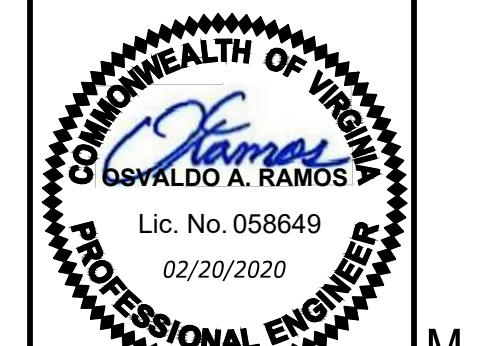
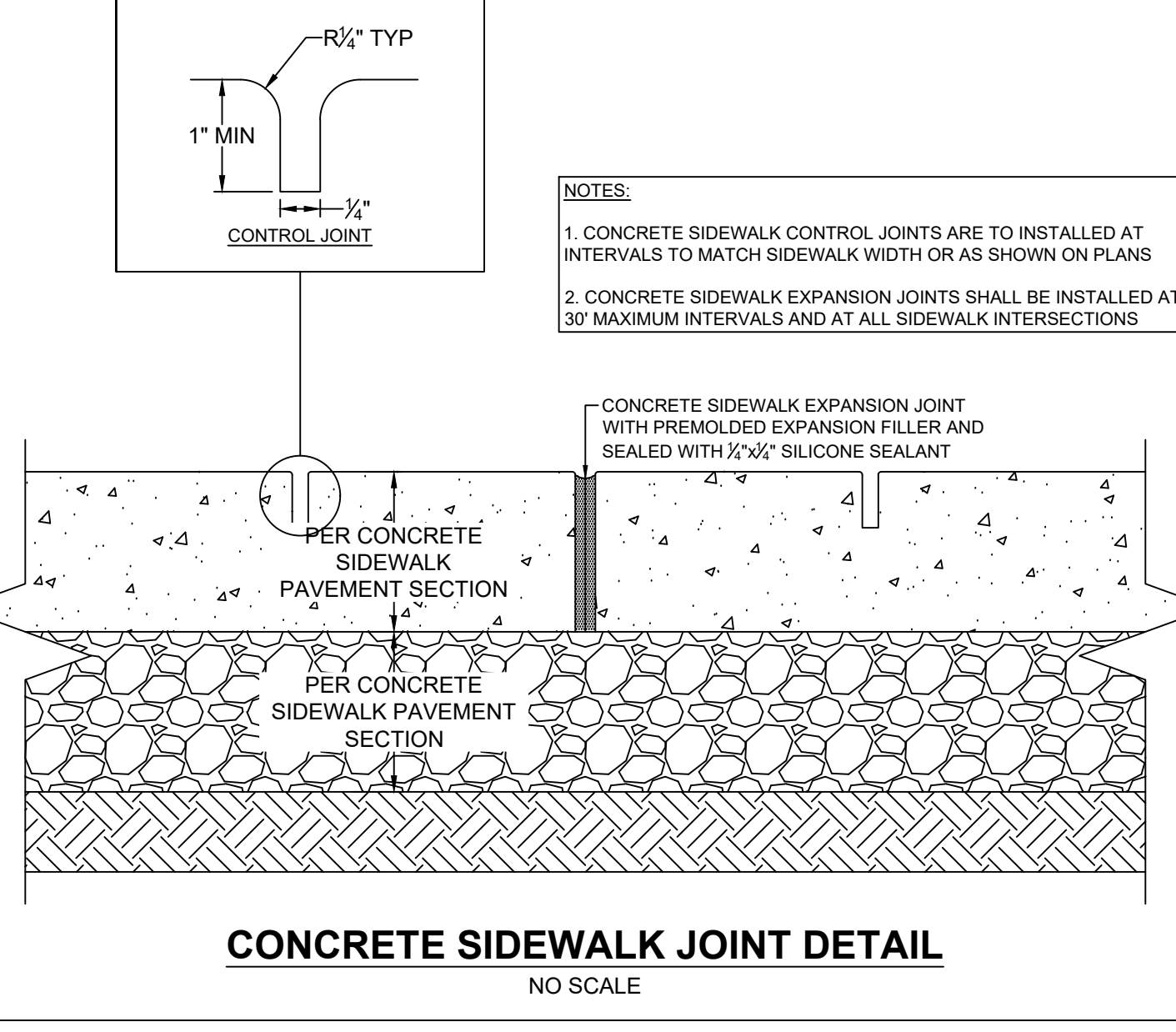
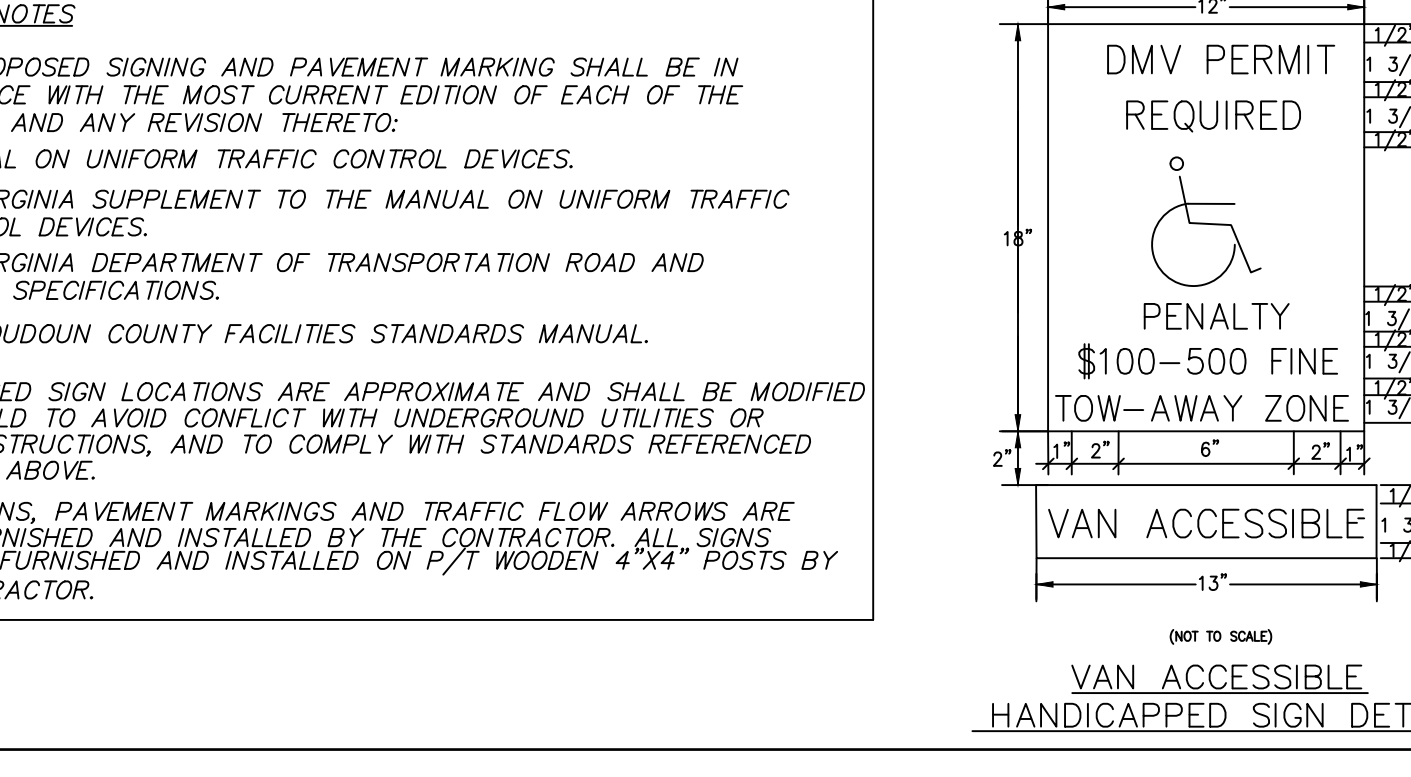
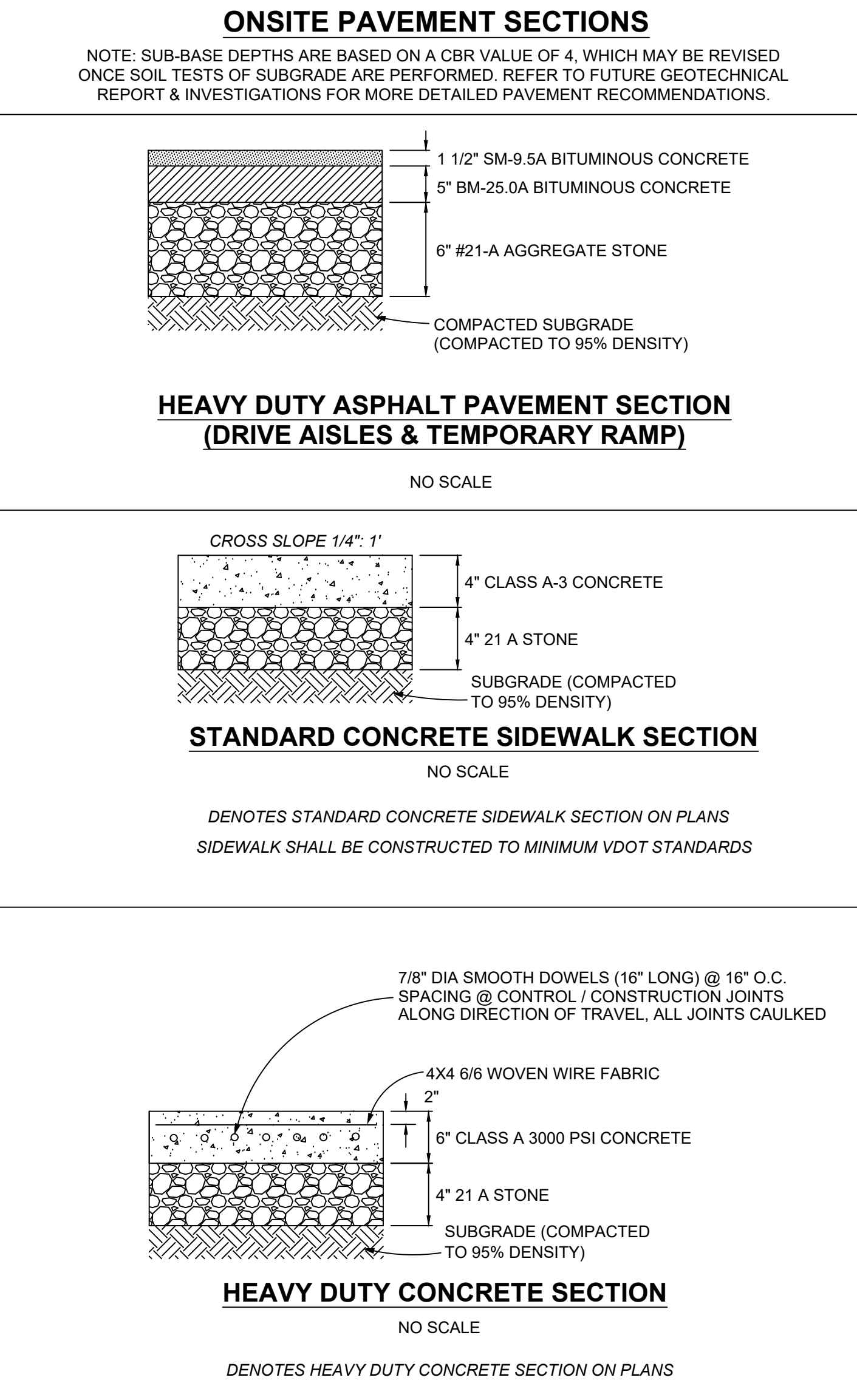
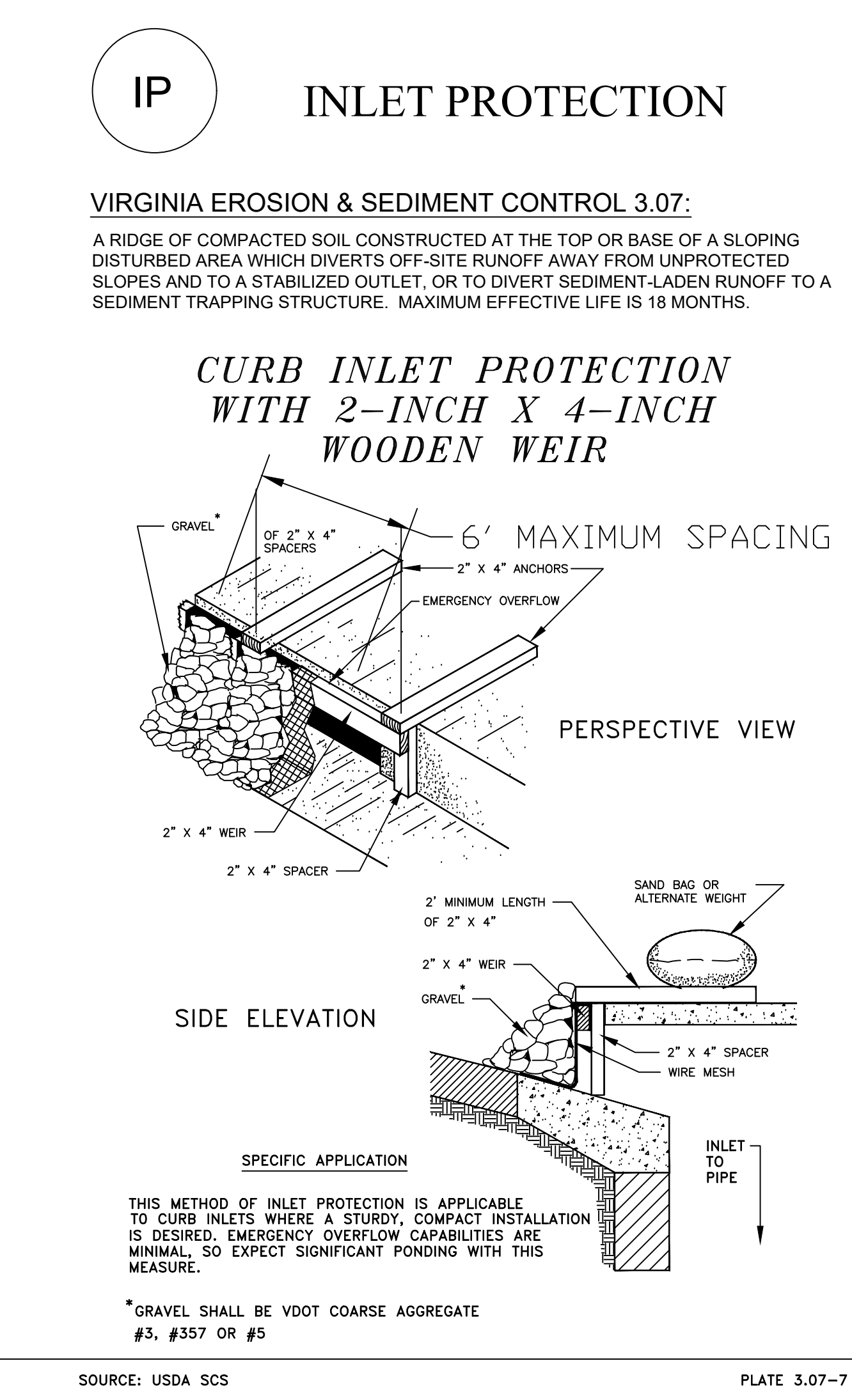
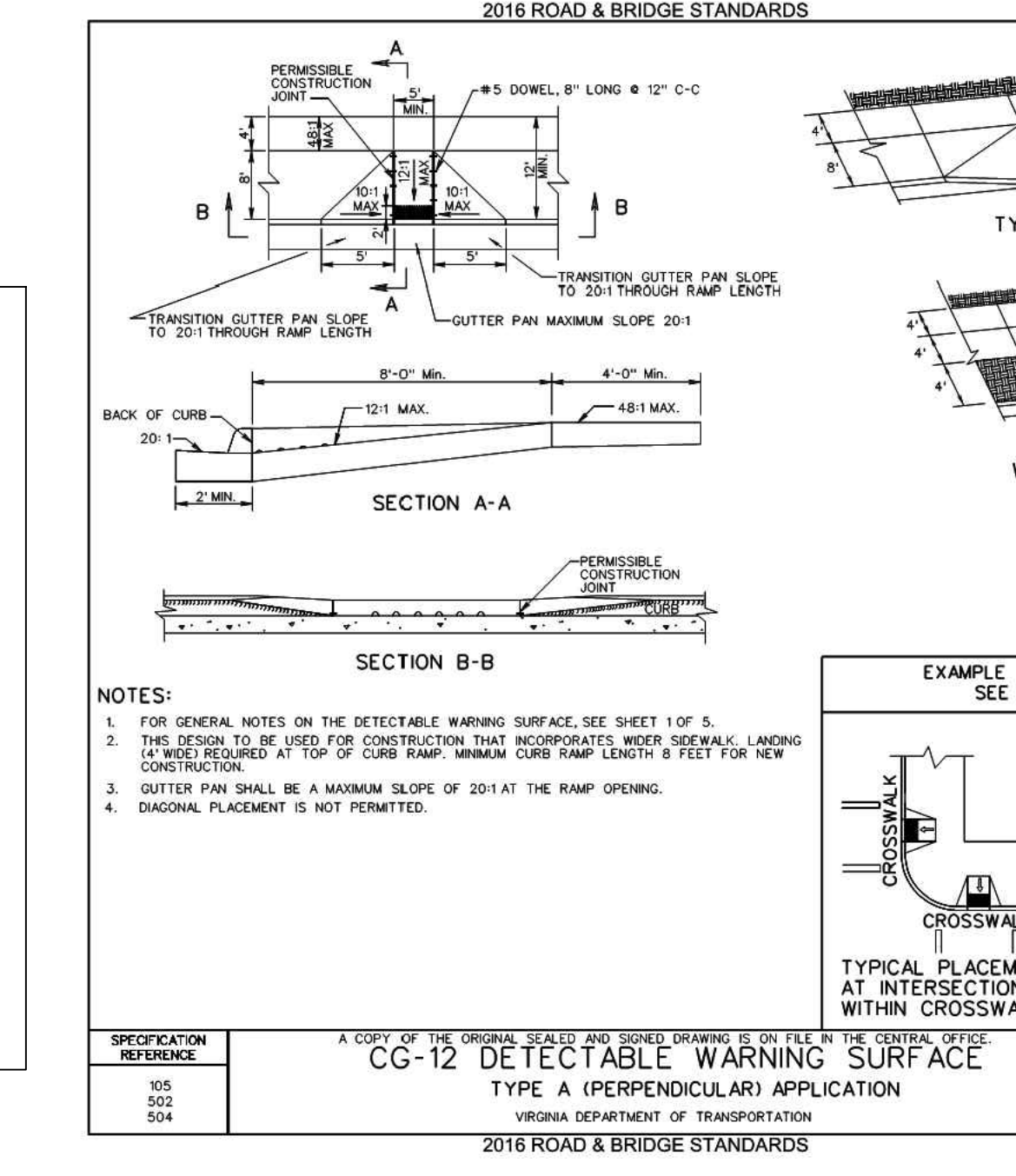
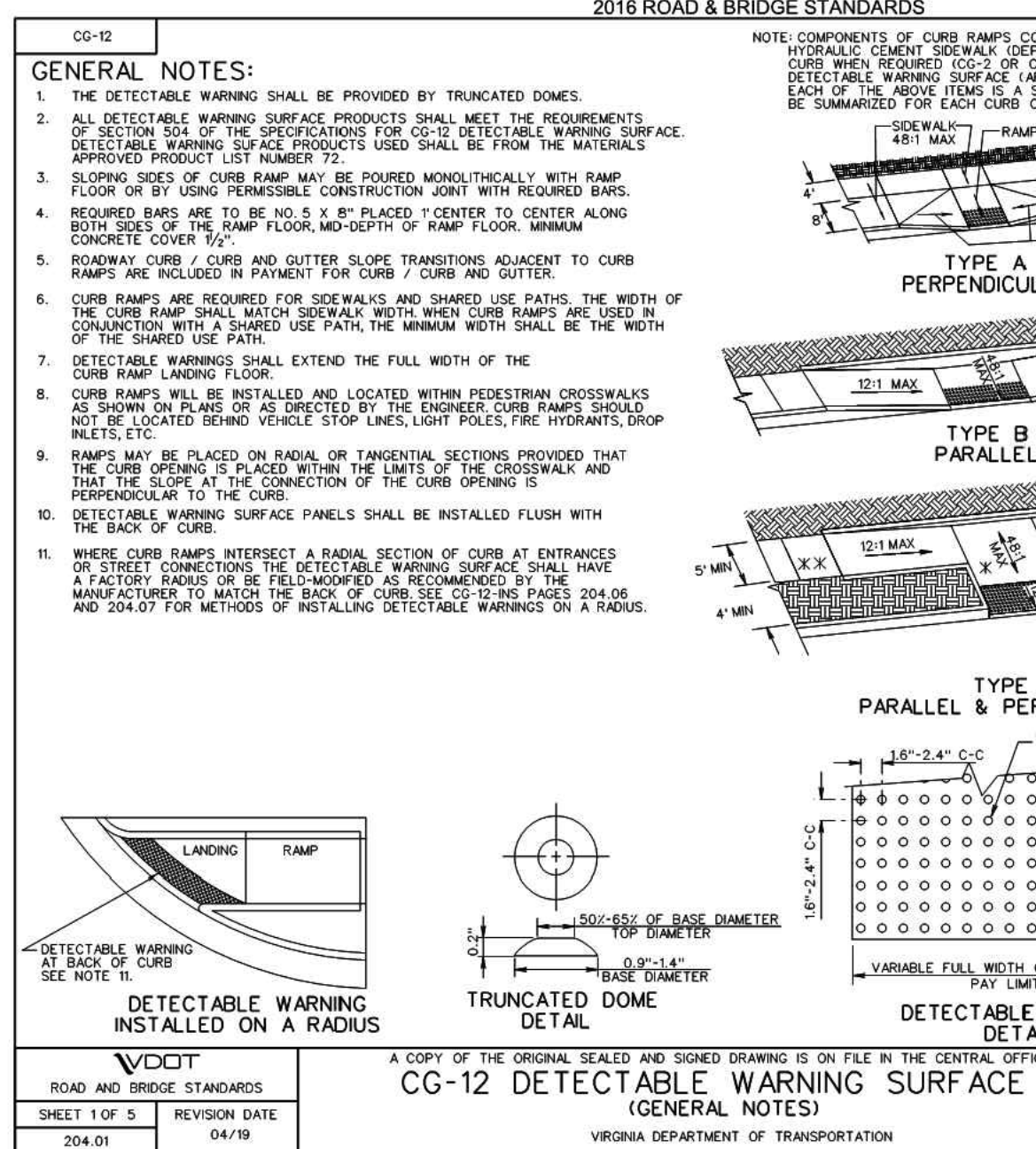
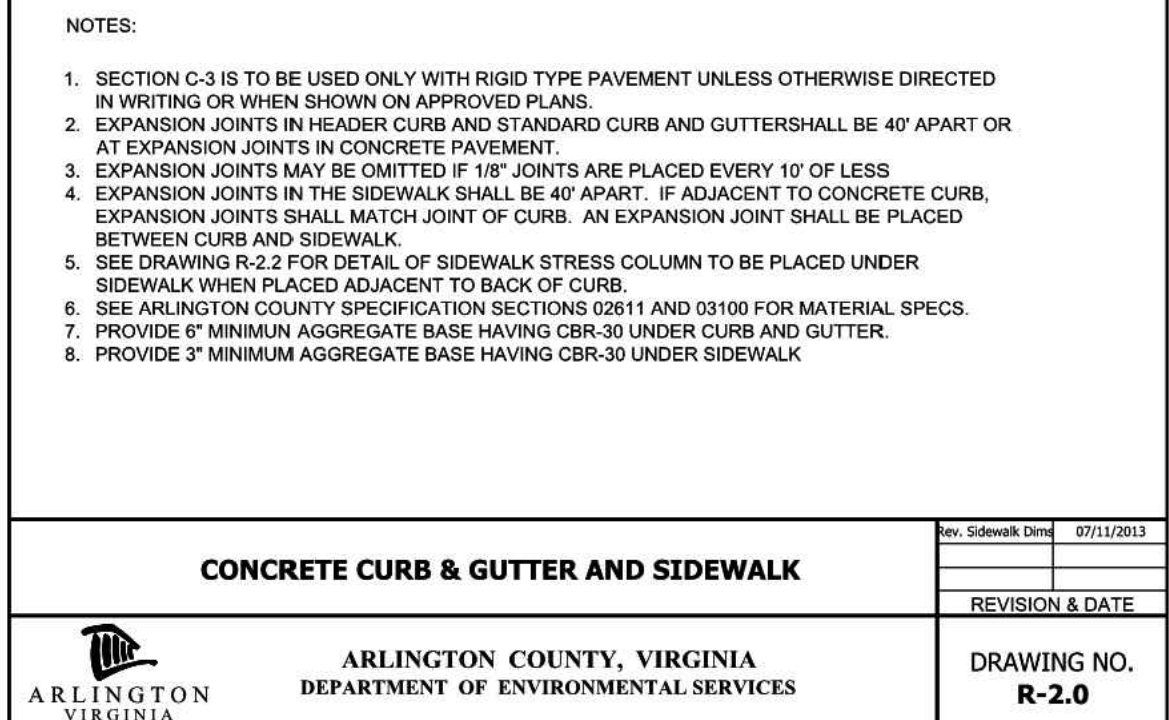
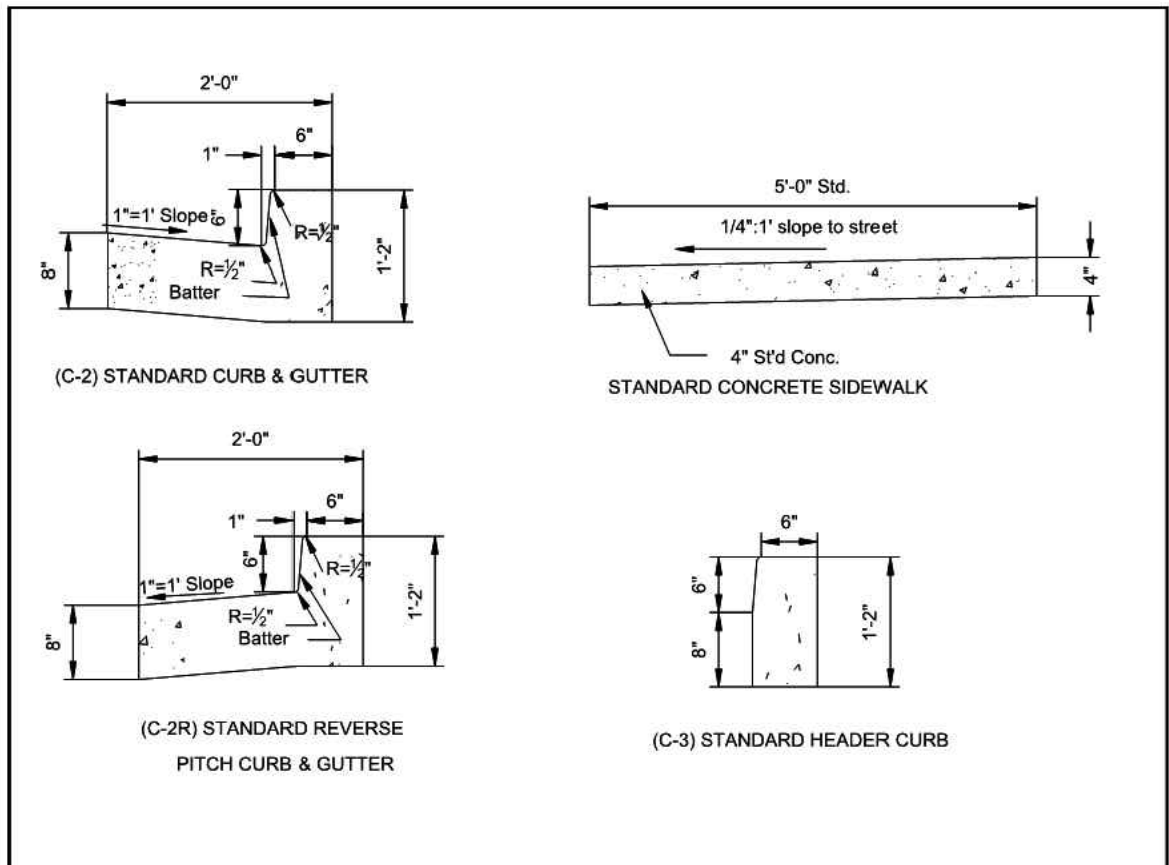
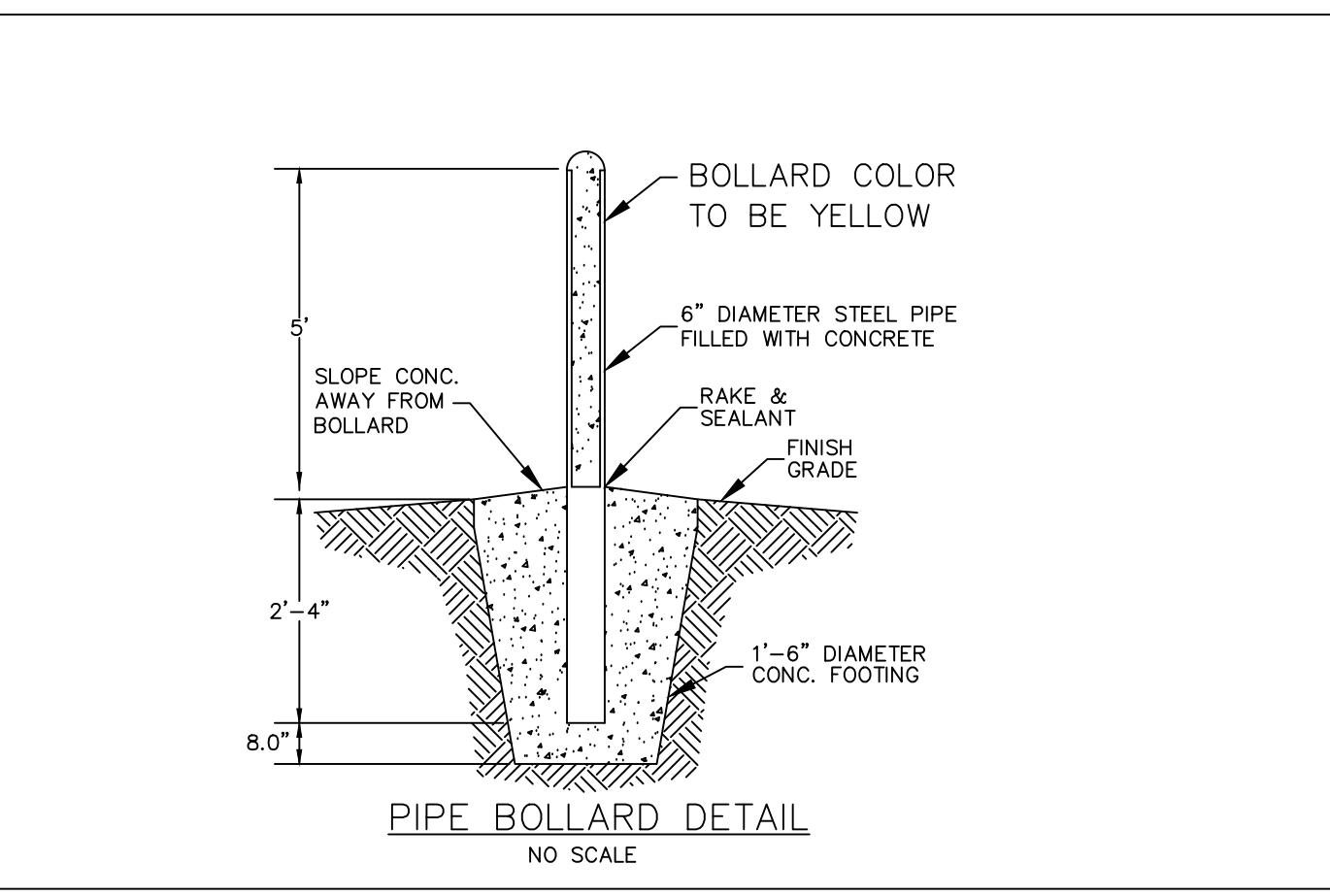
- METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE CONTRACTOR'S EXPENSE. COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- OPEN CUTTING OF PAVED OR SURFACE TREATED VDOT ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE AND APPROVED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT OF WAY.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
- STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY OWNERS INSPECTOR OR VDOT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE CONTRACTOR SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION A MINIMUM OF THIRTY DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
- CBR TEST SHALL BE PERFORMED PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION. PAVEMENT SECTION IS BASED ON A CBR VALUE OF 10 UNLESS OTHERWISE NOTED. SOILS TEST OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE TO BE COMPACTED TO 95% DENSITY AT 2% OF OPTIMUM MOISTURE CONTENT PER AASHTO-T99 METHOD. FINAL PAVEMENT DESIGN BASED ON THE ACTUAL CBR VALUES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR TO REQUEST CBR TESTS A MINIMUM ONE MONTH PRIOR TO PAVING OPERATIONS.
- A 4" (MIN.) LAYER OF STONE IS REQUIRED BENEATH CURB AND GUTTER.
- ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE OWNER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR DCR DURING FIELD REVIEW.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.5" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
- OWNER IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION WHICH WILL BE NECESSARY AS A RESULT OF DEVELOPMENT OF THIS SITE.
- ALL RIGHT OF WAY DEDICATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE RIGHT OF WAY THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
- TRAFFIC CONTROL DEVICES OR ADVISORY SIGNS, SUCH AS MULTIWAY STOPS, SPEED LIMITS, DEAF CHILD, CHILDREN AT PLAY, ETC., SHALL NOT BE INSTALLED UNLESS SPECIFICALLY SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION. SHOULD UNAPPROVED SIGNS BE NOTED AT THE TIME OF VDOT INSPECTION, THE ROAD ACCEPTANCE PROCESS SHALL BE TERMINATED IMMEDIATELY AND NOT RECOMMENDED UNTIL A DETERMINATION IS MADE REGARDING THE APPROVAL OF ANY ADDITIONAL SIGNS. IMMEDIATE REMOVAL OF SUCH SIGNS SHALL NOT NEGATE FOR THE SUBMISSION OF A REVISION.
- LANDSCAPING AND IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT OF WAY EXCEPT AS SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION.

STORM SEWER CONSTRUCTION NOTES

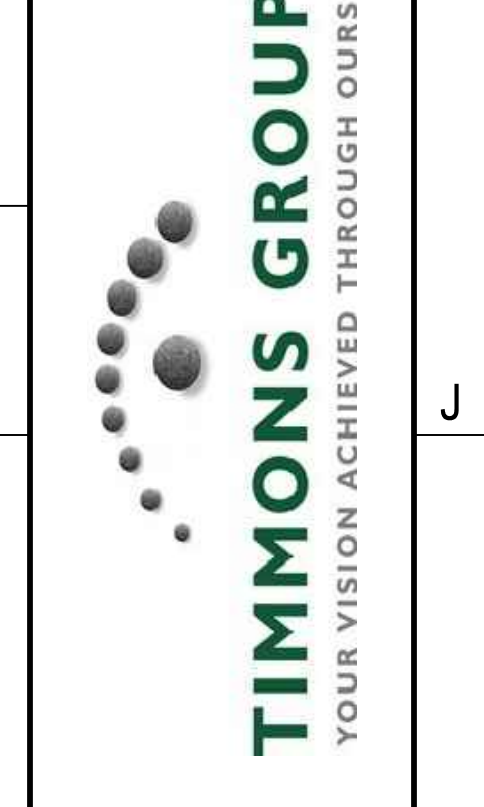
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WHERE APPLICABLE TO THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
- ALL CONCRETE SHALL BE CLASS A3 IF CAST IN PLACE, CLASS A4 IF PRECAST.
- MANHOLES TO DROP INLETS SHALL BE CONSTRUCTED FROM INVERT TO TOP AS FOLLOWS:
 - MANHOLES TO EIGHT FEET DEEP:
 - BLOCK CONSTRUCTION - MINIMUM EIGHT INCH WALLS.
 - POURED IN PLACE CONCRETE - MINIMUM EIGHT INCH WALLS AND NONREINFORCED.
 - PRECAST - MINIMUM EIGHT INCH WALLS IN CONJUNCTION WITH PRECAST THROAT AND PRECAST BASE SLAB.
 - PRECAST.
 - MANHOLES OVER EIGHT FEET DEEP:
 - PRECAST.
 - POURED IN PLACE REINFORCED CONCRETE.
 - SPECIAL DESIGN, I.E., BENDS, PRECAST TEES, PRECAST BOXES, WYES.
- DROP INLETS AND CURB INLETS SHALL HAVE STEPS. THE MAXIMUM DIMENSION FROM FINISH GRADE TO THE FIRST STEP IN THE INLET SHALL NOT EXCEED THREE FEET.
- UNLESS STATED ON THE APPROVED PLANS, SYMMETRICAL CHANNELS SHALL BE PERFORMED IN THE INVERT OF ALL STRUCTURES ACCORDING TO VDOT STANDARDS IS-1 TO PREVENT STANDING OR PONDING OF WATER.
- IF BLOCK CONSTRUCTION IS USED, THE INSIDE AND OUTSIDE WALLS, AS THEY ARE LAID, SHALL BE PLASTERED WITH MORTAR A MINIMUM OF 1/2" THICK.
- ALL PRECAST DROP INLETS, CURB INLETS AND MANHOLES SHALL CONFORM TO ASTM C-478.
- VDOT INLETS, WHERE PIPE SIZE IS LARGER THAN 48 INCHES I.D., REQUIRE A SPECIAL DESIGN. IN CASE OF SPECIAL DESIGN INLETS THAT DEVIATE FROM THE STANDARD, THE PRECAST MANUFACTURER OR DESIGN ENGINEER MUST SUBMIT FIVE COPIES OF DETAIL DRAWINGS TO VDOT FOR PROPER APPROVAL.
- THE OPENING IN PRECAST STORM SEWER STRUCTURES FOR ALL SIZE PIPE SHALL BE A MINIMUM OF FOUR INCHES AND A MAXIMUM OF SIX INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE PIPE.
- THE "H" DIMENSIONS SHOWN ON THE STANDARDS AND SPECIFIED ON THE PLANS WILL BE MEASURED FROM THE INVERT OF OUTFLOW PIPE TO THE TOP OF THE STRUCTURE.
- TWO (2) INCH DEEP HOLES SHALL BE PROVIDED IN ENDWALL WHERE DIRECTED BY THE INSPECTOR.
- ALL PIPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL FILL BENEATH SEWER PIPES AND WATERLINES IS TO BE CONTROLLED FILL OR BETTER. CONTROLLED FILLS MUST BE COMPACTED TO 100% DENSITY AS DETERMINED BY AASHTO T99 OR ASTM 4-698. DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. SELECT FILLS SHALL BE COMPACTED IN EIGHT-INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER.
- ALL FILL BENEATH MANHOLES IS TO BE SELECT FILL. SELECT FILL MATERIAL SHALL CONSIST OF #67 OR #78 STONE AND MUST BE COMPACTED TO 100% DENSITY AS DETERMINED BY AASHTO T99 OR ASTM 4-698. DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. SELECT FILLS SHALL BE COMPACTED IN EIGHT-INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER.

SWM AND E&S NARRATIVE:

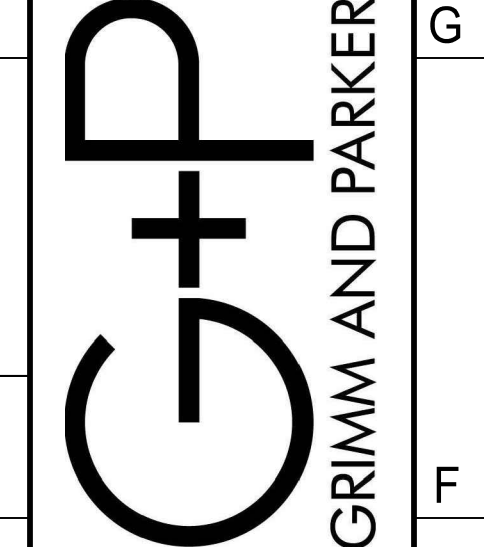
DUE TO A DISTURBANCE OF UNDER 2,500 SF, PER CHAPTER 57, SECTION §57.4-13 AND CHAPTER 60, SECTION §60.5-3 OF THE ARLINGTON COUNTY CODE, NO EROSION AND SEDIMENT CONTROL PLAN OR STORMWATER MANAGEMENT PLAN IS REQUIRED FOR THIS PROJECT.



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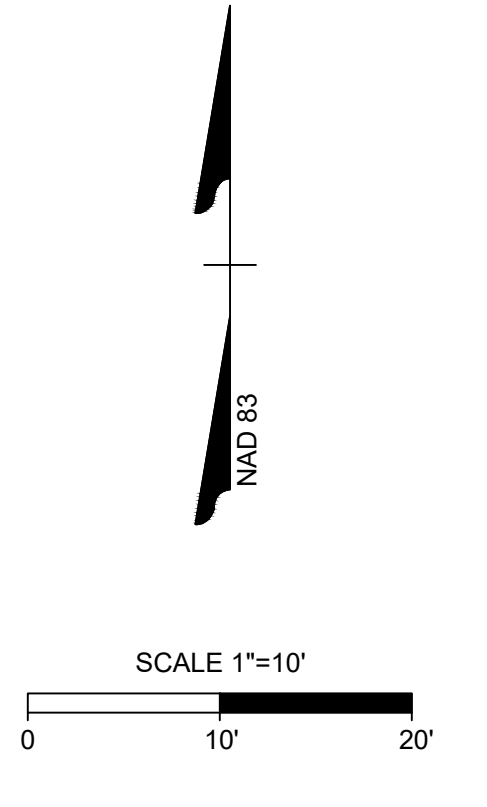
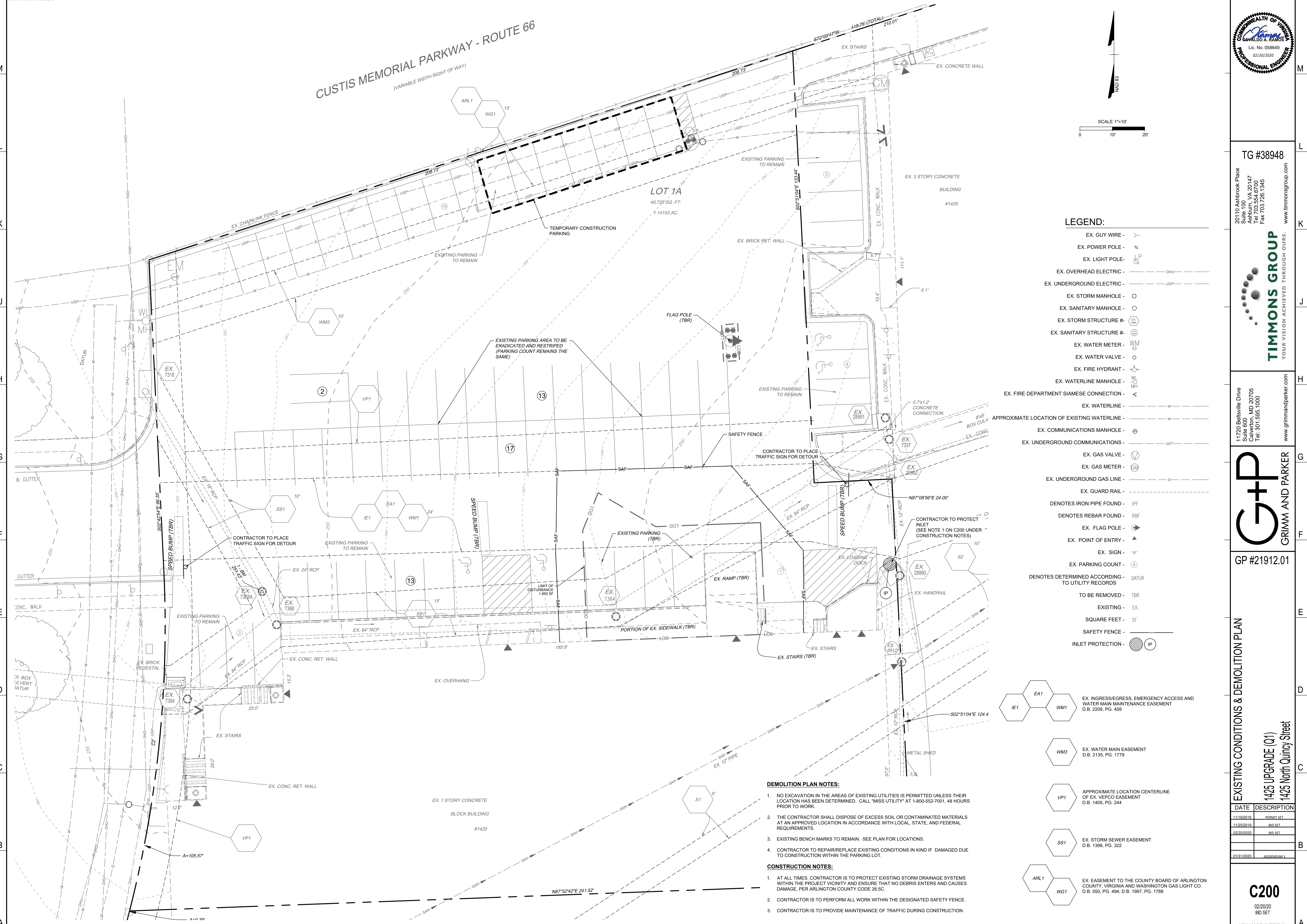


GP #21912.01

GENERAL NOTES & DETAILS
1425 UPGRADE (Q1)
1425 North Quincy Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

C100
02/20/20
BID SET
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LEGEND:

- EX. GUY WIRE - [Symbol]
- EX. POWER POLE - [Symbol]
- EX. LIGHT POLE - [Symbol]
- EX. OVERHEAD ELECTRIC - [Symbol]
- EX. UNDERGROUND ELECTRIC - [Symbol]
- EX. STORM MANHOLE - [Symbol]
- EX. SANITARY MANHOLE - [Symbol]
- EX. STORM STRUCTURE # - [Symbol]
- EX. SANITARY STRUCTURE # - [Symbol]
- EX. WATER METER - [Symbol]
- EX. WATER VALVE - [Symbol]
- EX. FIRE HYDRANT - [Symbol]
- EX. WATERLINE MANHOLE - [Symbol]
- EX. FIRE DEPARTMENT SIAMESE CONNECTION - [Symbol]
- EX. WATERLINE - [Symbol]
- APPROXIMATE LOCATION OF EXISTING WATERLINE - [Symbol]
- EX. COMMUNICATIONS MANHOLE - [Symbol]
- EX. UNDERGROUND COMMUNICATIONS - [Symbol]
- EX. GAS VALVE - [Symbol]
- EX. GAS METER - [Symbol]
- EX. UNDERGROUND GAS LINE - [Symbol]
- EX. GUARD RAIL - [Symbol]
- DENOTES IRON PIPE FOUND - [Symbol]
- DENOTES REBAR FOUND - [Symbol]
- EX. FLAG POLE - [Symbol]
- EX. POINT OF ENTRY - [Symbol]
- EX. SIGN - [Symbol]
- EX. PARKING COUNT - [Symbol]
- DENOTES DETERMINED ACCORDING TO UTILITY RECORDS - [Symbol]
- TO BE REMOVED - [Symbol]
- EXISTING - [Symbol]
- SQUARE FEET - [Symbol]
- SAFETY FENCE - [Symbol]
- INLET PROTECTION - [Symbol]

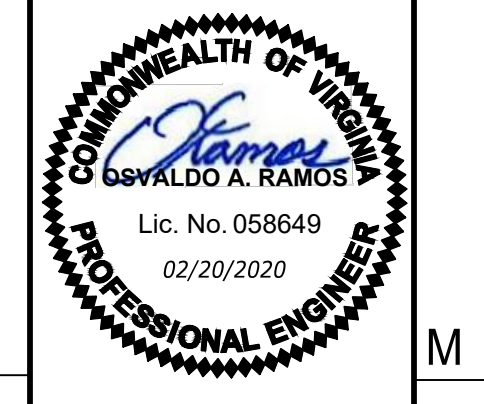
DEMOLITION PLAN NOTES:

1. NO EXCAVATION IN THE AREAS OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL "MISS UTILITY" AT 1-800-552-7001, 48 HOURS PRIOR TO WORK.
2. THE CONTRACTOR SHALL DISPOSE OF EXCESS SOIL OR CONTAMINATED MATERIALS AT AN APPROVED LOCATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. EXISTING BENCH MARKS TO REMAIN. SEE PLAN FOR LOCATIONS.
4. CONTRACTOR TO REPAIR/REPLACE EXISTING CONDITIONS IN KIND IF DAMAGED DUE TO CONSTRUCTION WITHIN THE PARKING LOT.

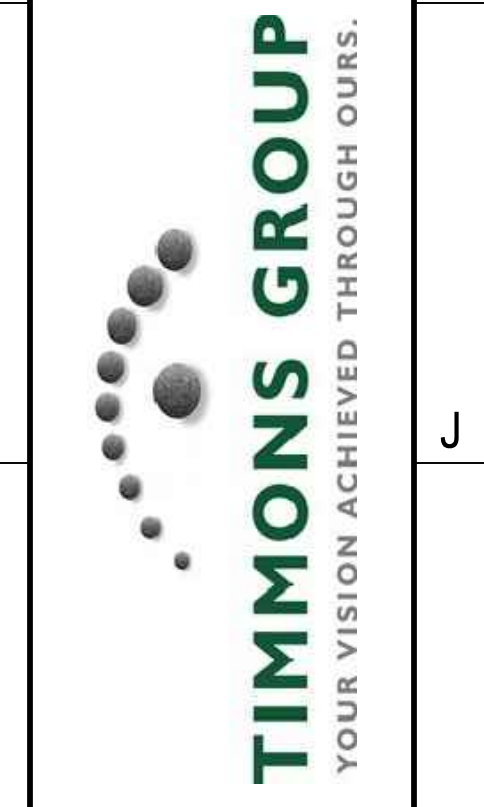
CONSTRUCTION NOTES:

1. AT ALL TIMES, CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEMS WITHIN THE PROJECT VICINITY AND ENSURE THAT NO DEBRIS ENTERS AND CAUSES DAMAGE, PER ARLINGTON COUNTY CODE 29.5C.
2. CONTRACTOR IS TO PERFORM ALL WORK WITHIN THE DESIGNATED SAFETY FENCE.
3. CONTRACTOR IS TO PROVIDE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION.

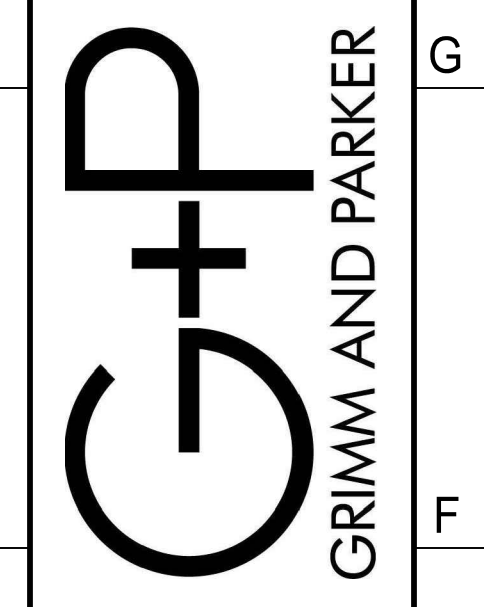
- EA1, WM1: EX. INGRESS/EGRESS, EMERGENCY ACCESS AND WATER MAIN MAINTENANCE EASEMENT D.B. 2209, PG. 459
- WM3: EX. WATER MAIN EASEMENT D.B. 2135, PG. 1779
- VP1: APPROXIMATE LOCATION CENTERLINE OF EX. VEPCO EASEMENT D.B. 1405, PG. 244
- SS1: EX. STORM SEWER EASEMENT D.B. 1399, PG. 322
- ARL1, WG1: EX. EASEMENT TO THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA AND WASHINGTON GAS LIGHT CO. D.B. 550, PG. 494; D.B. 1997, PG. 1788



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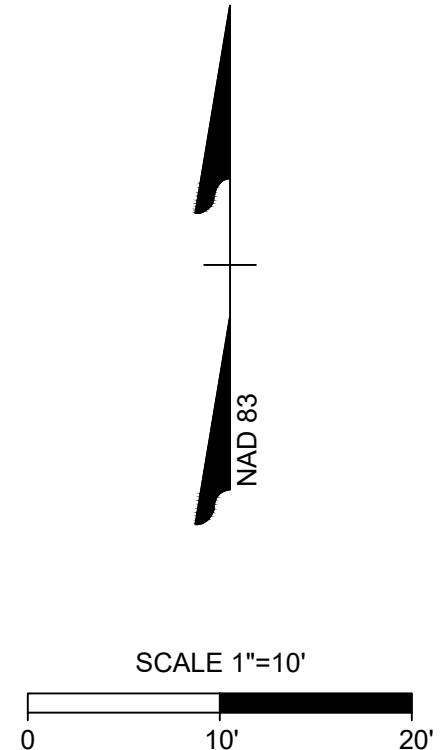
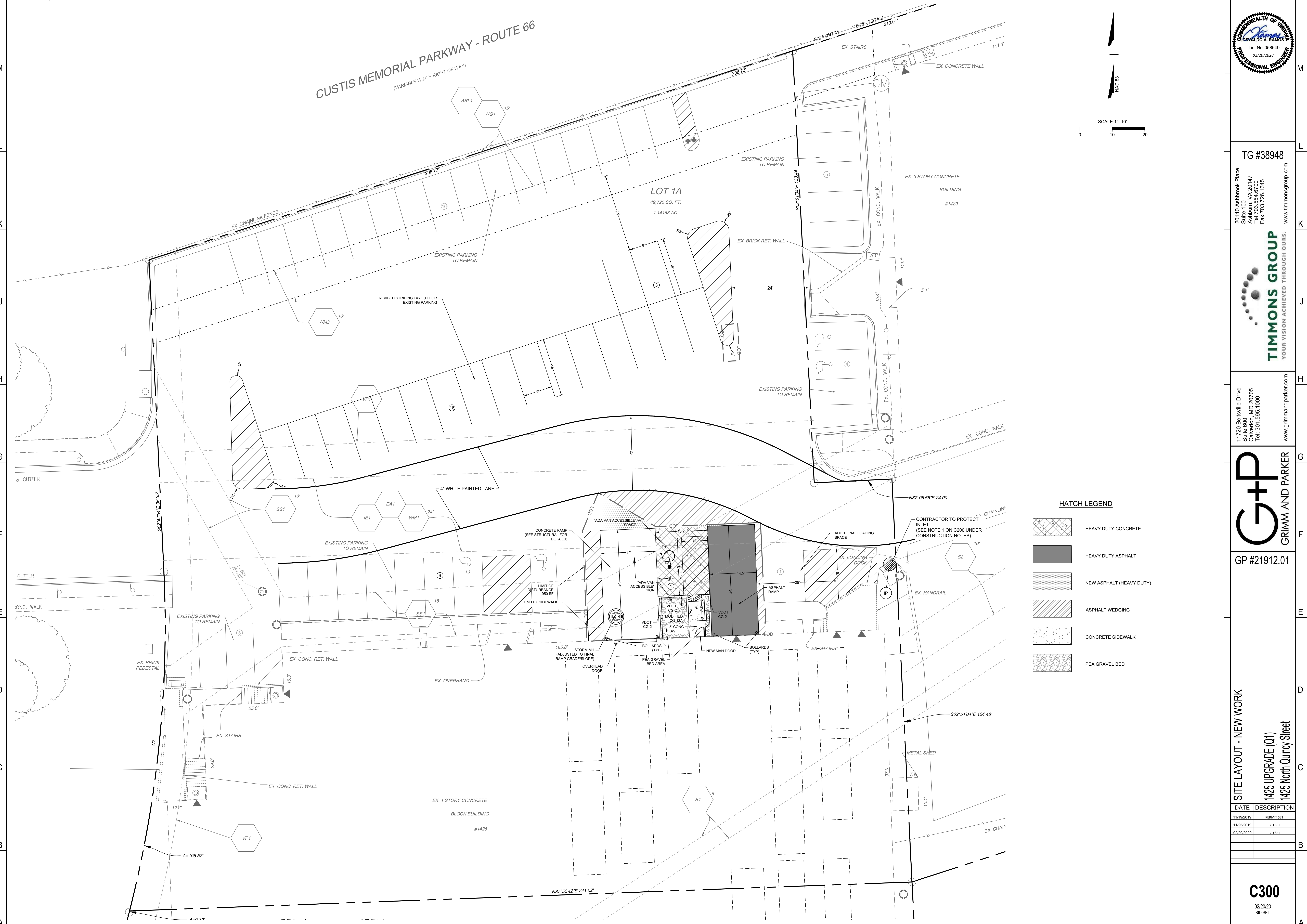


GP #21912.01

EXISTING CONDITIONS & DEMOLITION PLAN
 1425 UPGRADE (Q1)
 1425 North Quincey Street

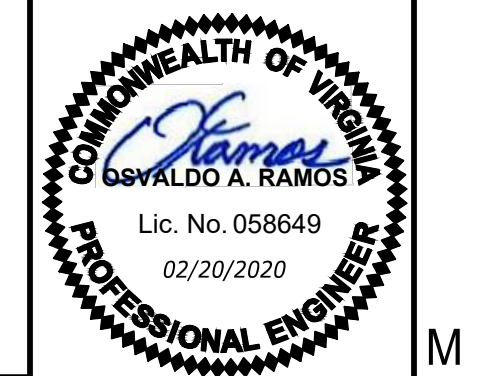
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11/25/2019	BID SET
02/20/2020	BID SET
01/31/2020	ADDENDUM 1

C200
 02/20/20
 BID SET

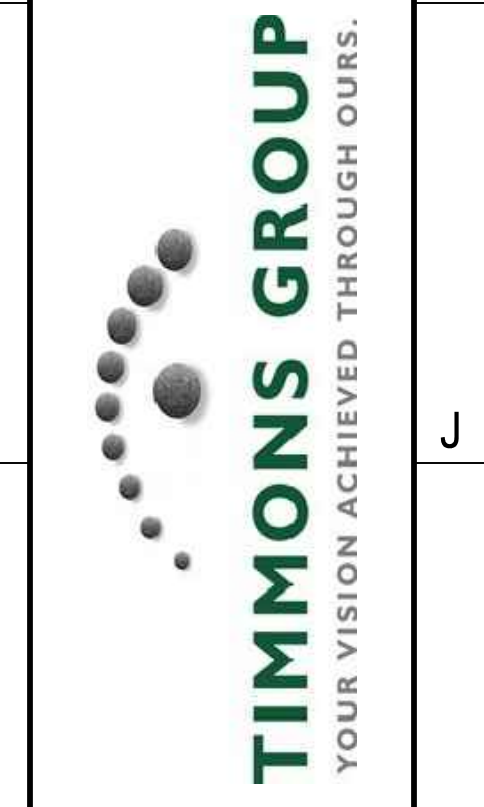


HATCH LEGEND

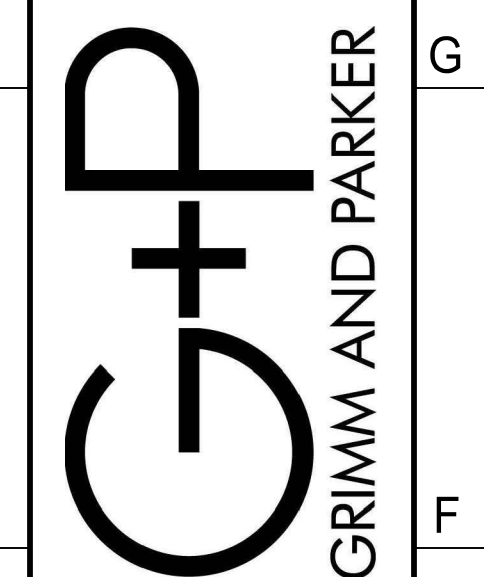
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	NEW ASPHALT (HEAVY DUTY)
	ASPHALT WEDGING
	CONCRETE SIDEWALK
	PEA GRAVEL BED



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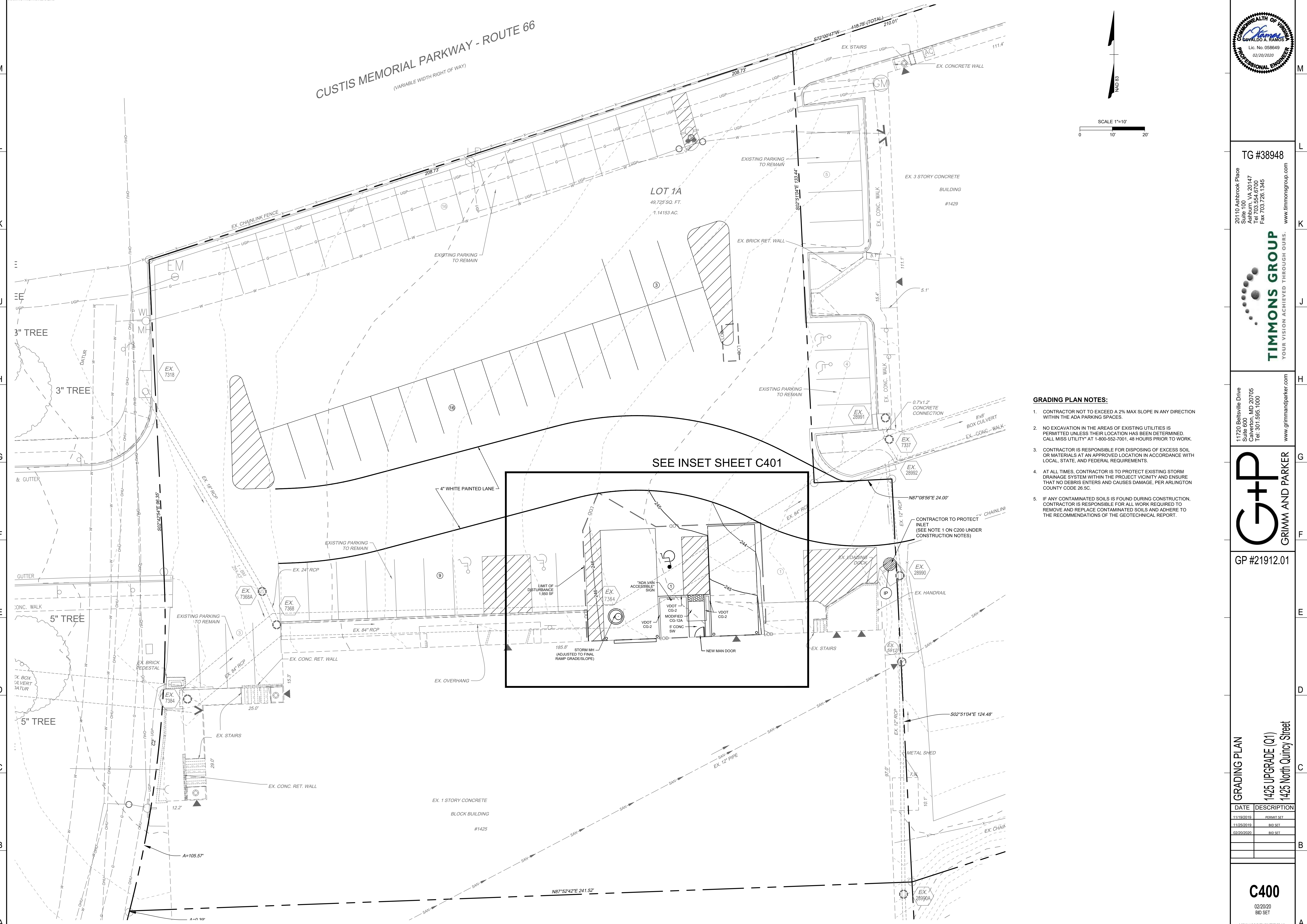


GP #21912.01

SITE LAYOUT - NEW WORK
 1425 UPGRADE (Q1)
 1425 North Quirky Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

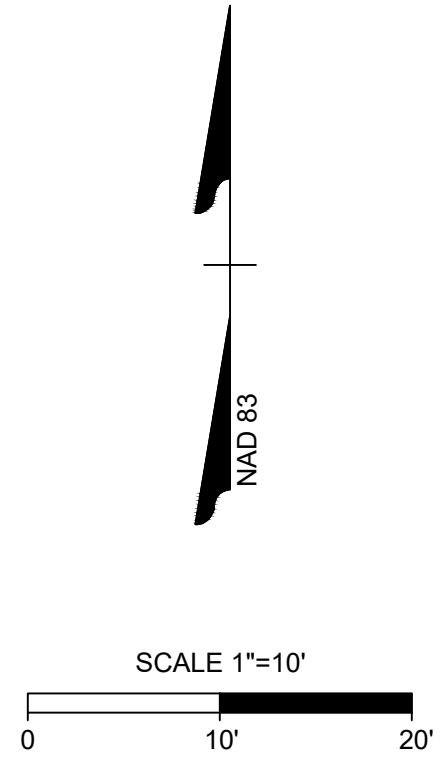
C300
 02/20/20
 BID SET
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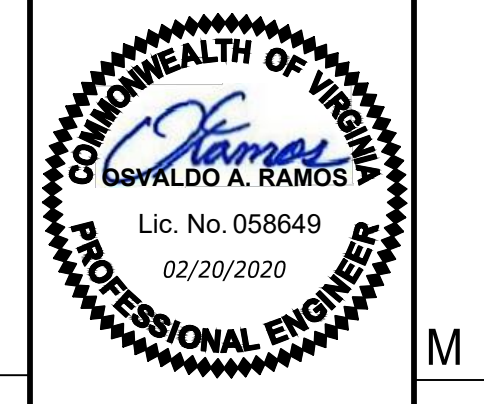
CUSTIS MEMORIAL PARKWAY - ROUTE 66
 (VARIABLE WIDTH RIGHT OF WAY)

LOT 1A
 49,725 SQ. FT.
 1.14153 AC.

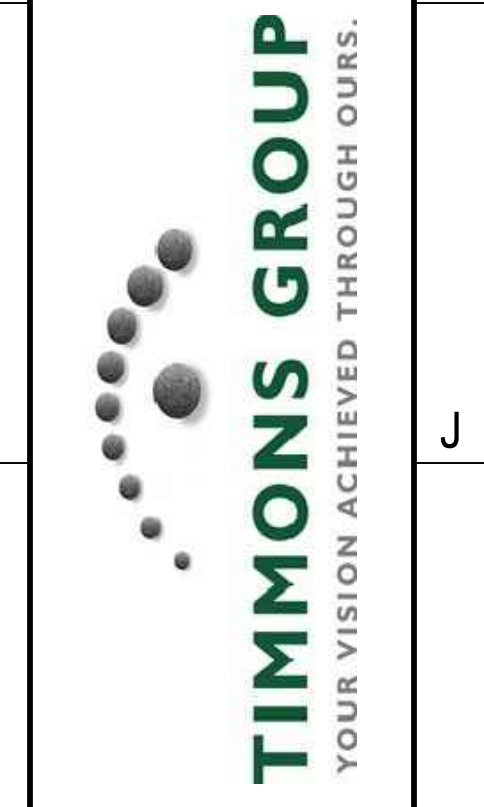
SEE INSET SHEET C401



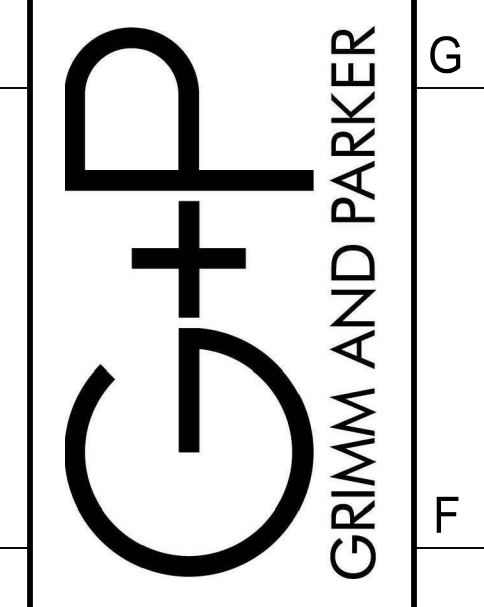
- GRADING PLAN NOTES:**
1. CONTRACTOR NOT TO EXCEED A 2% MAX SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES.
 2. NO EXCAVATION IN THE AREAS OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL MISS UTILITY AT 1-800-552-7001, 48 HOURS PRIOR TO WORK.
 3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF EXCESS SOIL OR MATERIALS AT AN APPROVED LOCATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 4. AT ALL TIMES, CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM WITHIN THE PROJECT VICINITY AND ENSURE THAT NO DEBRIS ENTERS AND CAUSES DAMAGE, PER ARLINGTON COUNTY CODE 26.5C.
 5. IF ANY CONTAMINATED SOILS IS FOUND DURING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED TO REMOVE AND REPLACE CONTAMINATED SOILS AND ADHERE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



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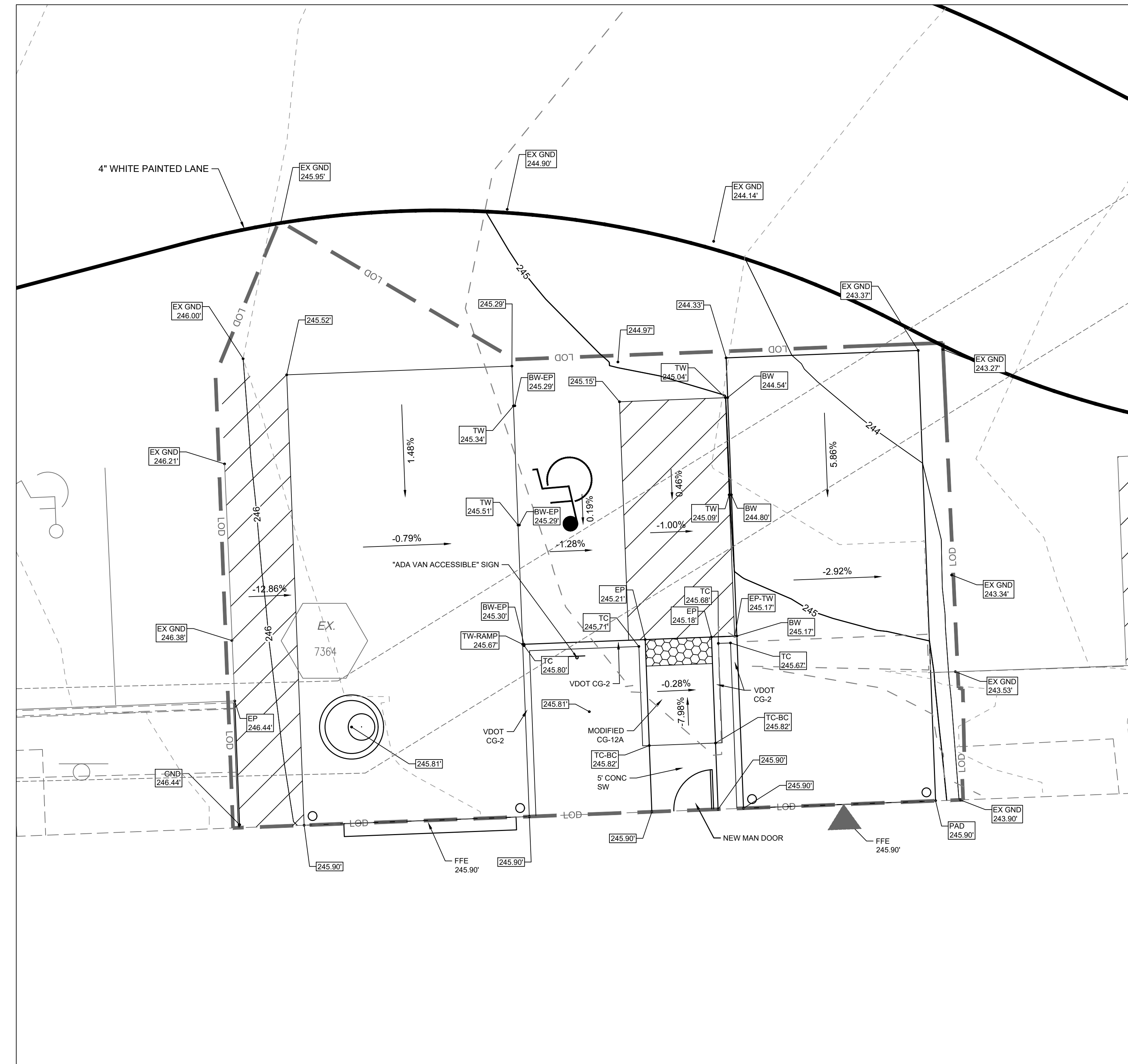
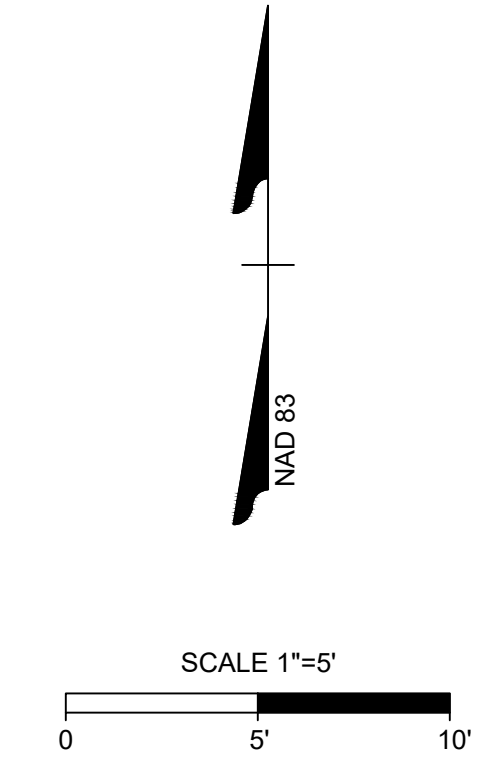
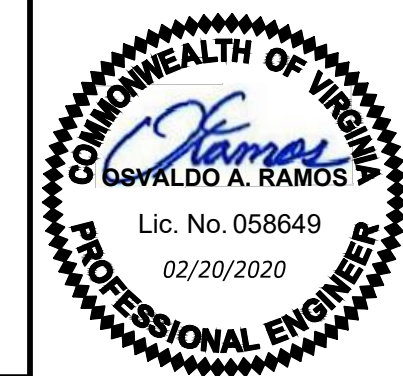


GP #21912.01

GRADING PLAN
1425 UPGRADE (Q1)
 1425 North Quiricy Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

C400
 02/20/20
 BID SET
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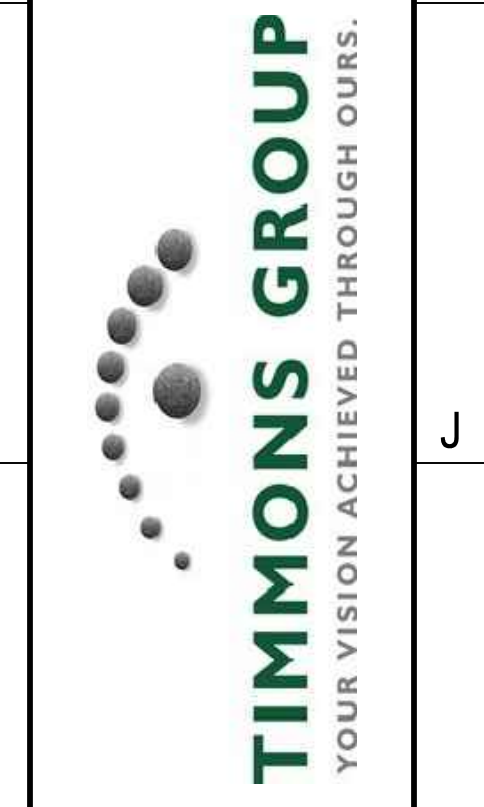


GRADING PLAN NOTES:

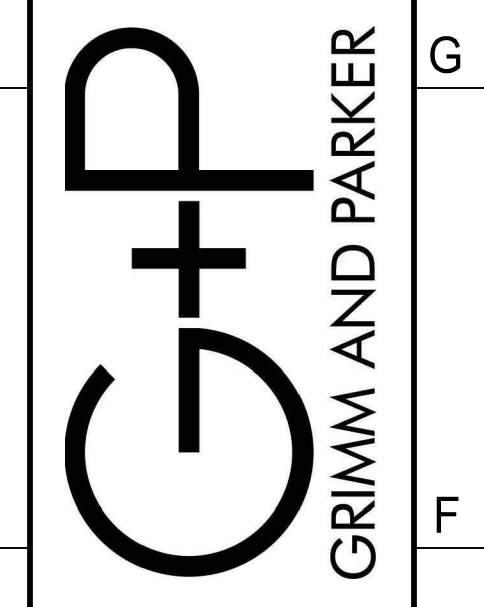
1. CONTRACTOR NOT TO EXCEED A 2% MAX SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES.
2. NO EXCAVATION IN THE AREAS OF EXISTING UTILITIES IS PERMITTED UNLESS THEIR LOCATION HAS BEEN DETERMINED. CALL MISS UTILITY* AT 1-800-552-7001, 48 HOURS PRIOR TO WORK.
3. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF EXCESS SOIL OR MATERIALS AT AN APPROVED LOCATION IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
4. AT ALL TIMES, CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM WITHIN THE PROJECT VICINITY AND ENSURE THAT NO DEBRIS ENTERS AND CAUSES DAMAGE, PER ARLINGTON COUNTY CODE 28.5C.
5. IF ANY CONTAMINATED SOILS IS FOUND DURING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR ALL WORK REQUIRED TO REMOVE AND REPLACE CONTAMINATED SOILS AND ADHERE TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

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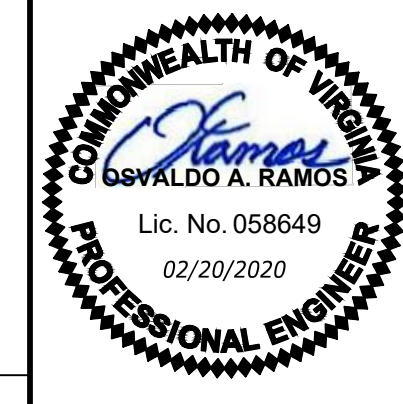
DETAILED GRADING PLAN
1425 UPGRADE (Q1)
1425 North Quiricy Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

C401
02/20/20
BID SET
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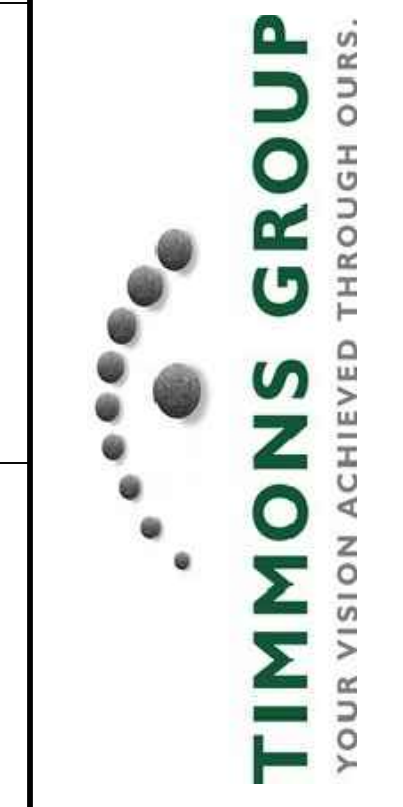
18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

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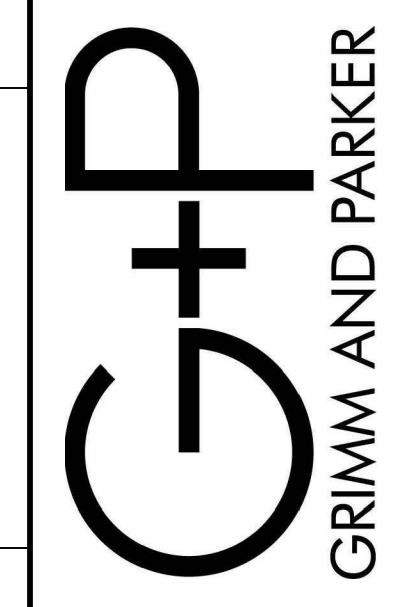


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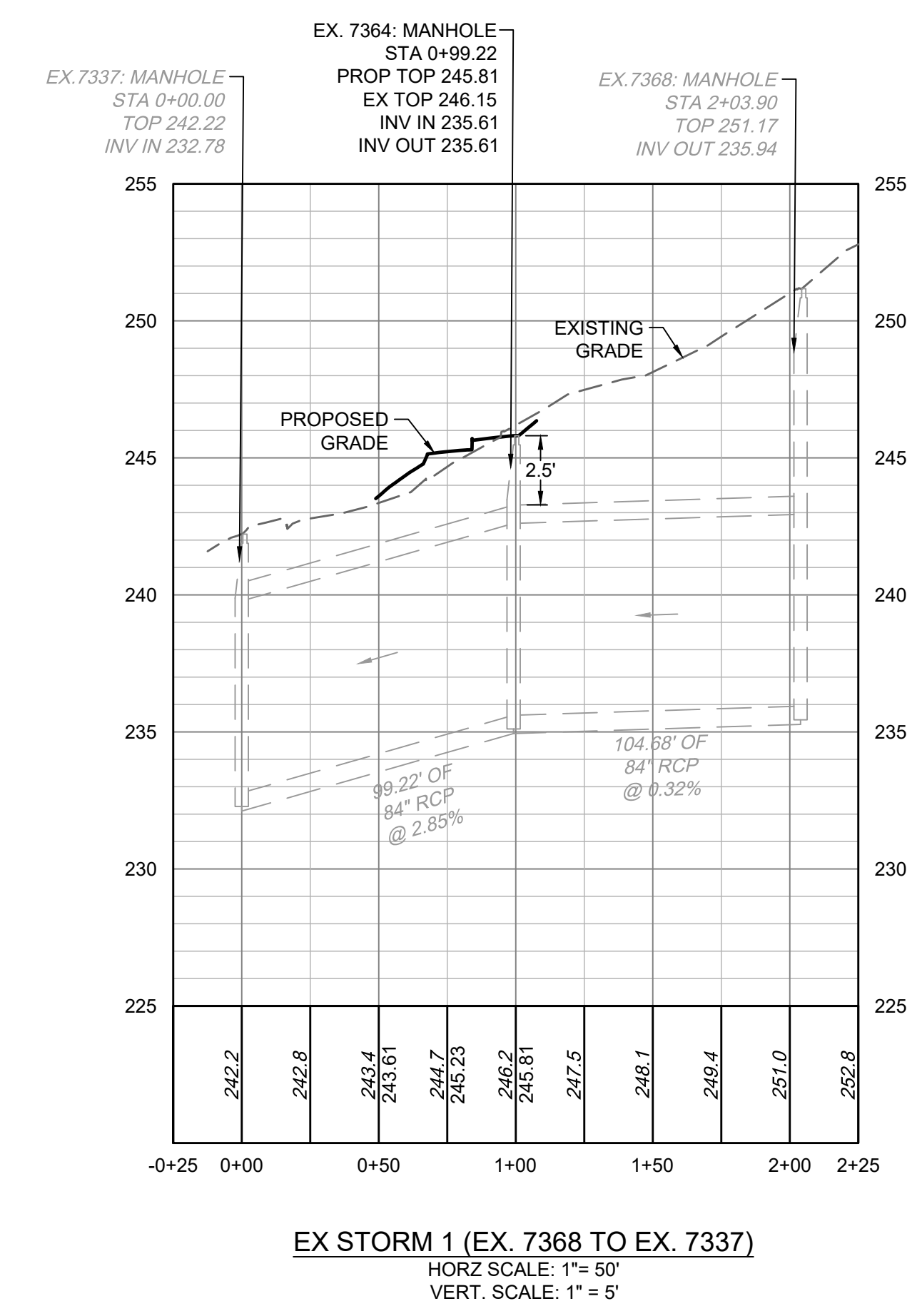


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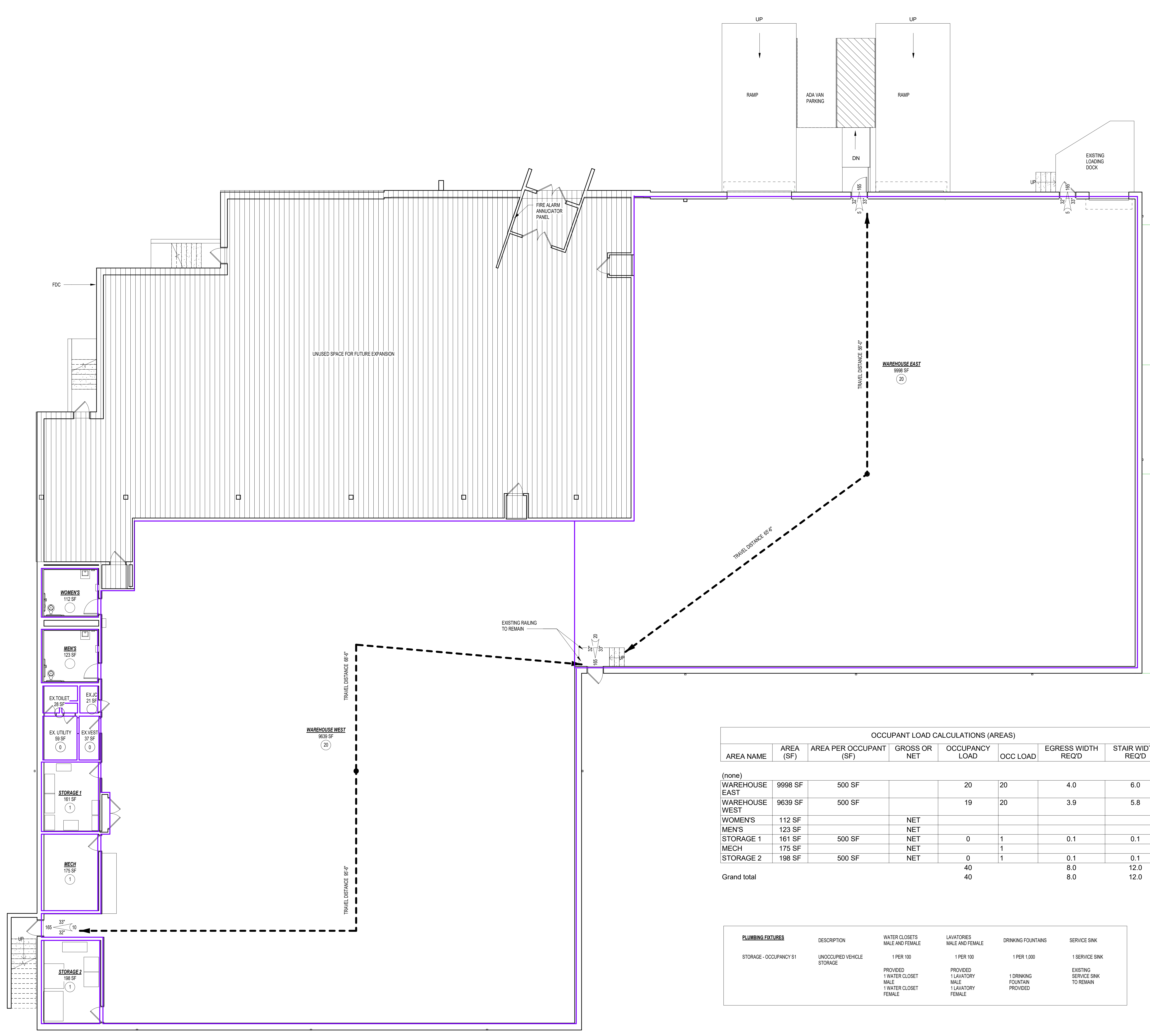
STORM PROFILE
1425 UPGRADE (Q1)
1425 North Quiricy Street

DATE	DESCRIPTION
11/18/2019	PERMIT SET
11/25/2019	BID SET
02/20/2020	BID SET

C500
02/20/20
BID SET
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18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1



OCCUPANT LOAD CALCULATIONS (AREAS)

AREA NAME	AREA (SF)	AREA PER OCCUPANT (SF)	GROSS OR NET	OCCUPANCY LOAD	OCC LOAD	EGRESS WIDTH REQ'D	STAIR WIDTH REQ'D
(none)							
WAREHOUSE EAST	9998 SF	500 SF		20	20	4.0	6.0
WAREHOUSE WEST	9639 SF	500 SF		19	20	3.9	5.8
WOMEN'S	112 SF		NET				
MEN'S	123 SF		NET				
STORAGE 1	161 SF	500 SF	NET	0	1	0.1	0.1
MECH	175 SF		NET		1		
STORAGE 2	198 SF	500 SF	NET	0	1	0.1	0.1
Grand total				40	40	8.0	12.0

PLUMBING FIXTURES

DESCRIPTION	WATER CLOSETS MALE AND FEMALE	LAVATORIES MALE AND FEMALE	DRINKING FOUNTAINS	SERVICE SINK
STORAGE - OCCUPANCY S1 UNOCCUPIED VEHICLE STORAGE	1 PER 100	1 PER 100	1 PER 1,000	1 SERVICE SINK
PROVIDED	PROVIDED	PROVIDED	PROVIDED	EXISTING
1 WATER CLOSET MALE	1 WATER CLOSET MALE	1 LAVATORY MALE	1 DRINKING FOUNTAIN	SERVICE SINK TO REMAIN
1 WATER CLOSET FEMALE	1 WATER CLOSET FEMALE	1 LAVATORY FEMALE	1 FOUNTAIN PROVIDED	

CODE REVIEW

PROJECT NAME AND LOCATION
 NAME: 1425 UPGRADE (Q1)
 STREET ADDRESS: 1425 NORTH QUINCY STREET
 COUNTY: ARLINGTON
 CITY, STATE: ARLINGTON, VIRGINIA

PROJECT DESCRIPTION: INTERIOR RENOVATION-PARTIAL RENOVATION OF EXISTING COUNTY VEHICLE STORAGE FACILITY

APPLICABLE CODES
 Building Code: VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC) 2015
 VIRGINIA EXISTING BUILDING CODE 2015
 VECC ENERGY CODE 2015

Accessibility: AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) AND ANSI A117.1 (2009)

BUILDING USE AND CONSTRUCTION CLASSIFICATIONS
 Use Group: S-1 MODERATE HAZARD STORAGE VUSBC Code 311.2
 Building Area: Floor Area Under Construction: 20,640 GSF
 Existing Building Total: 28,000 GSF

Proposed Type of Construction: VUSBC TYPE IIB (NON COMBUSTIBLE UNPROTECTED)
Allowable Building Height: VUSBC TABLE 504.3 +75' (MAX ALLOWABLE PER VCC 504.4), 3 Stories
Actual Building Height: 22'-0"
Allowable Building Area: VUSBC TABLE 506.2 (MAX ALLOWABLE PER VCC 506.2), 70,000 GSF, SINGLE STORY BUILDING

Existing Building Exterior Wall Construction: -double wythe CMU wall no insulated

OCCUPANCY LOADS AND EGRESS REQUIREMENTS

Location Calculated	Area in Sq. Ft.	Sq. Ft. per Person	Occupant Load	Egress Width Required	Egress Width Provided	Number Exits Required	Number Exits Provided
WAREHOUSE EAST	9927	500	20	32"	32"	1	2
WAREHOUSE WEST	9612	500	20	32"	32"	1	2
WOMENS	111.5	300	0	32"	33"	1	1
MENS	122.5	300	0	32"	33"	1	1
UTILITY SPACE	171.5	300	0	32"	33"	1	1
STORAGE 1	161	300	1	32"	33"	1	1
MECH	175.5	300	1	32"	33"	1	1
STORAGE 2	204	300	1	32"	33"	1	1

FIRE PROTECTION SYSTEM REQUIREMENTS

System	VCC
Automatic Sprinklers	YES 903.2.3
Fire Alarm System	YES 907.2.3
Smoke Detection System	YES VCC CHAPTER 9 / NFPA 72

INTERIOR FINISH REQUIREMENTS
 Per VCC Table 803.11

TRAVEL DISTANCE TO EXITS

Requirement	VCC
Maximum Length of Travel in Fully Sprinklered Building	250' (Table 1017.2)
Maximum Length Common Path of Travel in Fully Sprinklered Building	100' (Table 1006.2.1)
Spaces with One Means of Egress, Maximum Travel Distance to an Exit Access Door	100' (Table 1006.2.1)

MINIMUM CORRIDOR WIDTH REQUIREMENTS

Width	VCC
44 IN. EXIT CORRIDOR	Table 1020.2
36 IN., CLR. WITH OCCUPANT LOAD LESS THAN 50	Table 1020.2
44 IN., CLR. STAIR WIDTH	1011.2
36 IN., CLR. WITH OCCUPANT LOAD LESS THAN 50	EXCEPTION 1

PANIC HARDWARE
 Per VCC 1010.1.10
 ALL DOORS SERVING MORE THAN 50 & AT SMOKE BARRIER DOORS

EMERGENCY LIGHTING REQUIREMENTS
 Per IBC Code 1008 & NFPA 7.9, 14.2.9

ALL MEANS OF EGRESS

FIRE RATING REQUIREMENTS- STRUCTURAL ELEMENTS/ EGRESS COMPONENTS

Rating Required	VCC
Exterior Bearing Walls	TABLE 601, TABLE 602
Exterior Non-Bearing Walls	TABLE 602
Fire Walls	TABLE 706.4
Interior Bearing Walls	TABLE 601
Floor Ceiling Assemblies	TABLE 601
Roof Ceiling Assemblies	TABLE 601
Columns	TABLE 601
Beams	TABLE 601
Egress Corridors	TABLE 1020.1
Shafts (Stairs)	1023.2
Shafts Other than Stairs	713.4
Corridor Doors	716.5.3, Table 1020.1
Smoke Barrier	709.3
Smoke Partitions	710.3

EGRESS WIDTH

Width	VCC
Egress width at stairs	2"/OCC. (1005.3.1)
Egress width at doors and corridors	.15"/OCC. (1006.3.2, Exception 1)

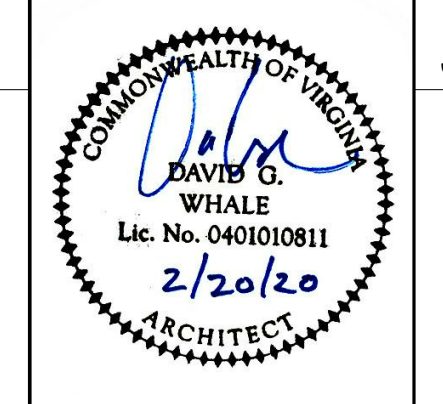
NUMBER OF REMOTE EXITS REQUIRED

By Room	VCC
Rooms Less Than 50 Occupants	1 Exit (Table 1006.2.1)
Rooms with 50 - 500 Occupants	2 Exits (1006.2.1)
By Story	VCC
1 - 500 Occupants	2 Exits (Table 1006.3.1)
501 - 1000 Occupants	3 Exits (Table 1006.3.1)
More than 1000 Occupants	4 Exits (Table 1006.3.1)

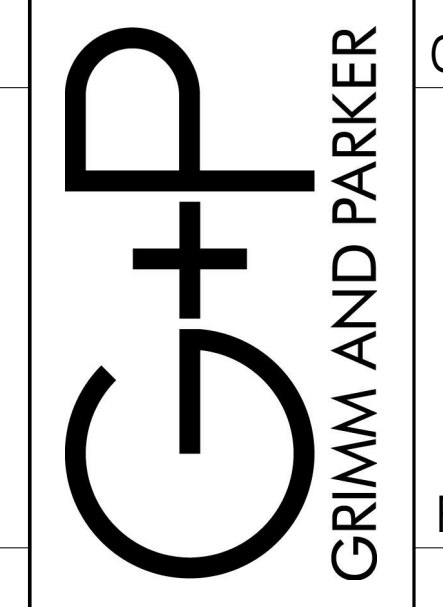
REMOVEDNESS OF EXITS
 VCC 1007.1.1 Exception 2 - 1/3 Length of Maximum Room Diagonal (Credit for Sprinklered Building)

MAXIMUM DEAD END DISTANCES
 VCC 50 FT. (1020.4) Exception 2

NOTES:



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GP #21912.01

CODE STUDY - FIRST FLOOR- PHASE 1
 1425 UPGRADE (Q1)
 1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

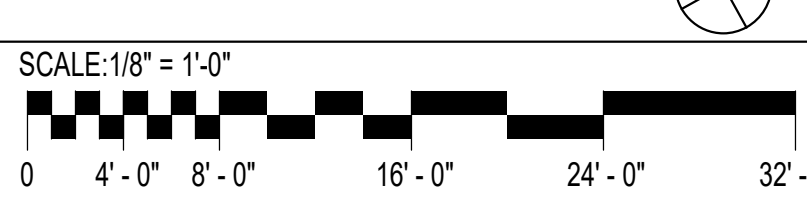
SYMBOL KEY

ALLOWABLE # OCC.
 REQ'D WIDTH

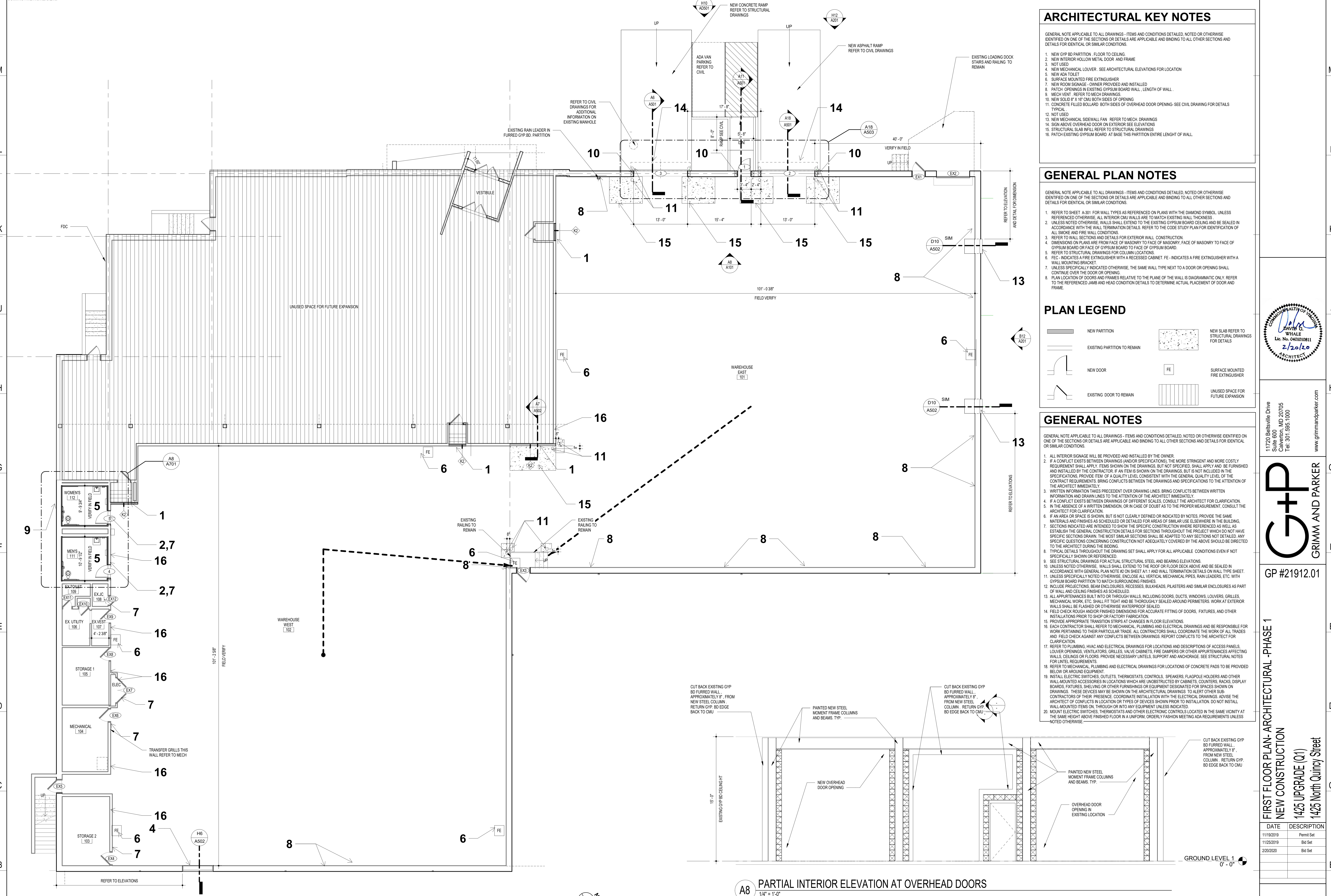
ACTUAL WIDTH
 ACTUAL # OCC.

2 HOUR RATING
 1 HOUR RATING
 SMOKE PARTITION

A18A CODE STUDY PLAN - FIRST FLOOR
 1/8" = 1'-0"



A001
 02/20/20
 BID SET

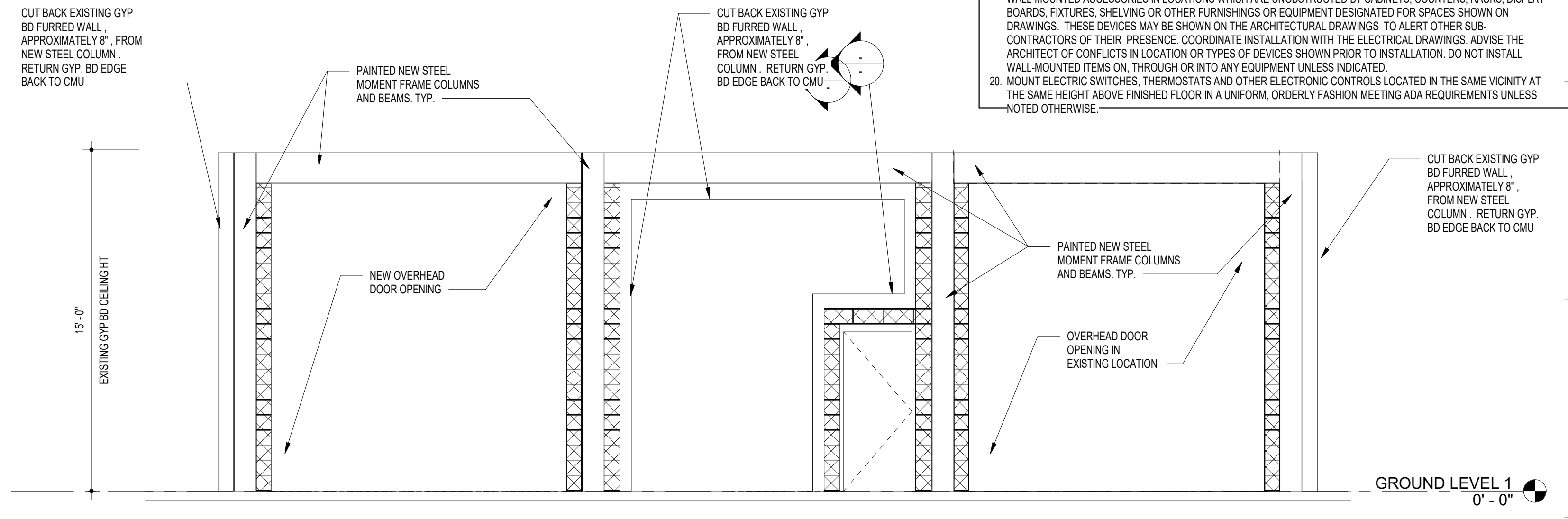


- ### ARCHITECTURAL KEY NOTES
- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
1. NEW GYP BD PARTITION - FLOOR TO CEILING.
 2. NEW INTERIOR HOLLOW METAL DOOR AND FRAME.
 3. NOT USED.
 4. NEW MECHANICAL LOUVER - SEE ARCHITECTURAL ELEVATIONS FOR LOCATION.
 5. NEW ADA TOILET.
 6. SURFACE MOUNTED FIRE EXTINGUISHER.
 7. NEW ROOM SIGNAGE - OWNER PROVIDED AND INSTALLED.
 8. PATCH OPENINGS IN EXISTING GYPSUM BOARD WALL - LENGTH OF WALL.
 9. MECH VENT - REFER TO MECH DRAWINGS.
 10. NEW SOLID 8" X 16" CMU BOTH SIDES OF OPENING.
 11. CONCRETE FILLED BOLLARD - BOTH SIDES OF OVERHEAD DOOR OPENING - SEE CIVIL DRAWING FOR DETAILS TYPICAL.
 12. NOT USED.
 13. NEW MECHANICAL SIDEWALL FAN - REFER TO MECH DRAWINGS.
 14. SIGN ABOVE OVERHEAD DOOR ON EXTERIOR SEE ELEVATIONS.
 15. STRUCTURAL SLAB INFILL REFER TO STRUCTURAL DRAWINGS.
 16. PATCH EXISTING GYPSUM BOARD AT BASE THIS PARTITION ENTIRE LENGTH OF WALL.

- ### GENERAL PLAN NOTES
- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
1. REFER TO SHEET A-301 FOR WALL TYPES AS REFERENCED ON PLANS WITH THE DIAMOND SYMBOL. UNLESS REFERENCED OTHERWISE, ALL INTERIOR CMU WALLS ARE TO MATCH EXISTING WALL THICKNESS.
 2. UNLESS NOTED OTHERWISE, WALLS SHALL EXTEND TO THE EXISTING GYPSUM BOARD CEILING AND BE SEALED IN ACCORDANCE WITH THE WALL TERMINATION DETAILS. REFER TO THE CODE STUDY PLAN FOR IDENTIFICATION OF ALL SMOKE AND FIRE WALL CONDITIONS.
 3. REFER TO WALL SECTIONS AND DETAILS FOR EXTERIOR WALL CONSTRUCTION.
 4. DIMENSIONS ON PLANS ARE FROM FACE OF MASONRY TO FACE OF MASONRY. FACE OF MASONRY TO FACE OF GYPSUM BOARD OR FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD.
 5. REFER TO STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS.
 6. FE - INDICATES A FIRE EXTINGUISHER WITH A RECESSED CABINET. FE - INDICATES A FIRE EXTINGUISHER WITH A WALL MOUNTING BRACKET.
 7. UNLESS SPECIFICALLY INDICATED OTHERWISE, THE SAME WALL TYPE NEXT TO A DOOR OR OPENING SHALL CONTINUE OVER THE DOOR OR OPENING.
 8. PLAN LOCATION OF DOORS AND FRAMES RELATIVE TO THE PLAN OF THE WALL IS DIAGRAMMATIC ONLY. REFER TO THE REFERENCED JAMB AND HEAD CONDITION DETAILS TO DETERMINE ACTUAL PLACEMENT OF DOOR AND FRAME.

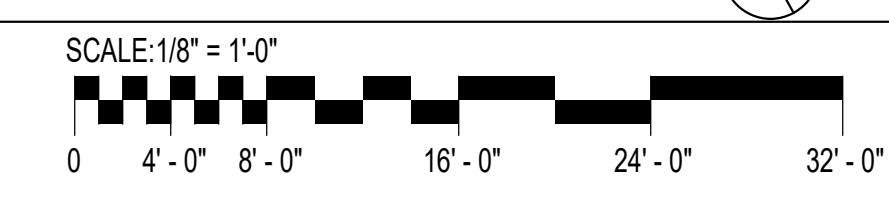
- ### PLAN LEGEND
- NEW PARTITION
 - EXISTING PARTITION TO REMAIN
 - NEW DOOR
 - EXISTING DOOR TO REMAIN
 - NEW SLAB REFER TO STRUCTURAL DRAWINGS FOR DETAILS
 - SURFACE MOUNTED FIRE EXTINGUISHER
 - UNUSED SPACE FOR FUTURE EXPANSION

- ### GENERAL NOTES
- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
1. ALL INTERIOR SIGNAGE WILL BE PROVIDED AND INSTALLED BY THE OWNER.
 2. IF A CONFLICT EXISTS BETWEEN DRAWINGS (AND/OR SPECIFICATIONS), THE MORE STRINGENT AND MORE COSTLY REQUIREMENT SHALL APPLY. ITEMS SHOWN ON THE DRAWINGS, BUT NOT SPECIFIED, SHALL APPLY AND BE FURNISHED AND INSTALLED BY THE CONTRACTOR. IF AN ITEM IS SHOWN ON THE DRAWINGS, BUT IS NOT INCLUDED IN THE SPECIFICATIONS, PROVIDE ITEM OF A QUALITY LEVEL CONSISTENT WITH THE GENERAL QUALITY LEVEL OF THE CONTRACT REQUIREMENTS. BRING CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 3. WRITTEN INFORMATION TAKES PRECEDENCE OVER DRAWING LINES. BRING CONFLICTS BETWEEN WRITTEN INFORMATION AND DRAWING LINES TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 4. IF A CONFLICT EXISTS BETWEEN DRAWINGS OF DIFFERENT SCALES, CONSULT THE ARCHITECT FOR CLARIFICATION.
 5. IN THE ABSENCE OF A WRITTEN DIMENSION, OR IN CASE OF DOUBT AS TO THE PROPER MEASUREMENT, CONSULT THE ARCHITECT FOR CLARIFICATION.
 6. IF AN AREA OR SPACE IS SHOWN, BUT IS NOT CLEARLY DEFINED OR INDICATED BY NOTES, PROVIDE THE SAME MATERIALS AND FINISHES AS SCHEDULED OR DETAILED FOR AREAS OF SIMILAR USE ELSEWHERE IN THE BUILDING.
 7. SECTIONS INDICATED ARE INTENDED TO SHOW THE SPECIFIC CONSTRUCTION WHERE REFERENCED AS WELL AS ESTABLISH THE GENERAL CONSTRUCTION DETAILS FOR SECTIONS THROUGHOUT THE PROJECT WHICH DO NOT HAVE SPECIFIC SECTIONS DRAWN. THE MOST SIMILAR SECTIONS SHALL BE ADAPTED TO ANY SECTIONS NOT DETAILED. ANY SPECIFIC QUESTIONS CONCERNING CONSTRUCTION NOT ADEQUATELY COVERED BY THE ABOVE SHOULD BE DIRECTED TO THE ARCHITECT DURING THE BIDDING.
 8. TYPICAL DETAILS THROUGHOUT THE DRAWING SET SHALL APPLY FOR ALL APPLICABLE CONDITIONS EVEN IF NOT SPECIFICALLY SHOWN OR REFERENCED.
 9. UNLESS NOTED OTHERWISE, WALLS SHALL EXTEND TO THE ROOF OR FLOOR DECK ABOVE AND BE SEALED IN ACCORDANCE WITH GENERAL PLAN NOTE #2 ON SHEET A1-1 AND WALL TERMINATION DETAILS ON WALL TYPE SHEET.
 10. UNLESS SPECIFICALLY NOTED OTHERWISE, ENCLOSE ALL VERTICAL MECHANICAL PIPES, RAIN LEADERS, ETC. WITH GYPSUM BOARD PARTITION TO MATCH SURROUNDING FINISHES.
 11. INCLUDE PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, PLASTERS AND SIMILAR ENCLOSURES AS PART OF WALL AND CEILING FINISHES AS SCHEDULED.
 12. ALL APPLIANCE BUILT INTO OR THROUGH WALLS, INCLUDING DOORS, DUCTS, WINDOWS, LOUVERS, GRILLES, MECHANICAL WORK, ETC. SHALL FIT TIGHT AND BE THOROUGHLY SEALED AROUND PERIMETERS. WORK AT EXTERIOR WALLS SHALL BE FLASHED OR OTHERWISE WATERPROOF SEALED.
 13. FIELD CHECK ROUGH AND/OR FINISHED DIMENSIONS FOR ACCURATE FITTING OF DOORS, FIXTURES, AND OTHER INSTALLATIONS PRIOR TO SHOP OR FACTORY FABRICATION.
 14. PROVIDE APPROPRIATE TRANSITION STRIPS AT CHANGES IN FLOOR ELEVATIONS.
 15. EACH CONTRACTOR SHALL REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND BE RESPONSIBLE FOR WORK PERTAINING TO THEIR PARTICULAR TRADE. ALL CONTRACTORS SHALL COORDINATE THE WORK OF ALL TRADES AND FIELD CHECK AGAINST ANY CONFLICTS BETWEEN DRAWINGS. REPORT CONFLICTS TO THE ARCHITECT FOR CLARIFICATION.
 16. REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR LOCATIONS AND DESCRIPTIONS OF ACCESS PANELS, LOUVER OPENINGS, VENTILATORS, GRILLES, VALVE CABINETS, FIRE DAMPERS OR OTHER APPLIANCES AFFECTING WALLS, CEILINGS OR FLOORS. PROVIDE NECESSARY LINTELS, SUPPORT AND ANCHORAGE. SEE STRUCTURAL NOTES FOR LINTEL REQUIREMENTS.
 17. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS OF CONCRETE PADS TO BE PROVIDED BELOW OR AROUND EQUIPMENT.
 18. INSTALL ELECTRIC SWITCHES, OUTLETS, THERMOSTATS, CONTROLS, SPEAKERS, FLAGPOLE HOLDERS AND OTHER WALL-MOUNTED ACCESSORIES IN LOCATIONS WHICH ARE UNOBSTRUCTED BY CABINETS, COUNTERS, RACKS, DISPLAY BOARDS, FIXTURES, SHELVING OR OTHER FURNISHINGS OR EQUIPMENT DESIGNATED FOR SPACES SHOWN ON DRAWINGS. THESE DEVICES MAY BE SHOWN ON THE ARCHITECTURAL DRAWINGS TO ALERT OTHER SUB CONTRACTORS OF THEIR PRESENCE. COORDINATE INSTALLATION WITH THE ELECTRICAL DRAWINGS. ADVISE THE ARCHITECT OF CONFLICTS IN LOCATION OR TYPES OF DEVICES SHOWN PRIOR TO INSTALLATION. DO NOT INSTALL WALL-MOUNTED ITEMS ON, THROUGH OR INTO ANY EQUIPMENT UNLESS INDICATED.
 19. MOUNT ELECTRIC SWITCHES, THERMOSTATS AND OTHER ELECTRONIC CONTROLS LOCATED IN THE SAME VICINITY AT THE SAME HEIGHT ABOVE FINISHED FLOOR IN A UNIFORM, ORDERLY FASHION MEETING ADA REQUIREMENTS UNLESS NOTED OTHERWISE.



A8 PARTIAL INTERIOR ELEVATION AT OVERHEAD DOORS
1/4" = 1'-0"

A18 FLOOR PLAN- NEW CONSTRUCTION
1/8" = 1'-0"



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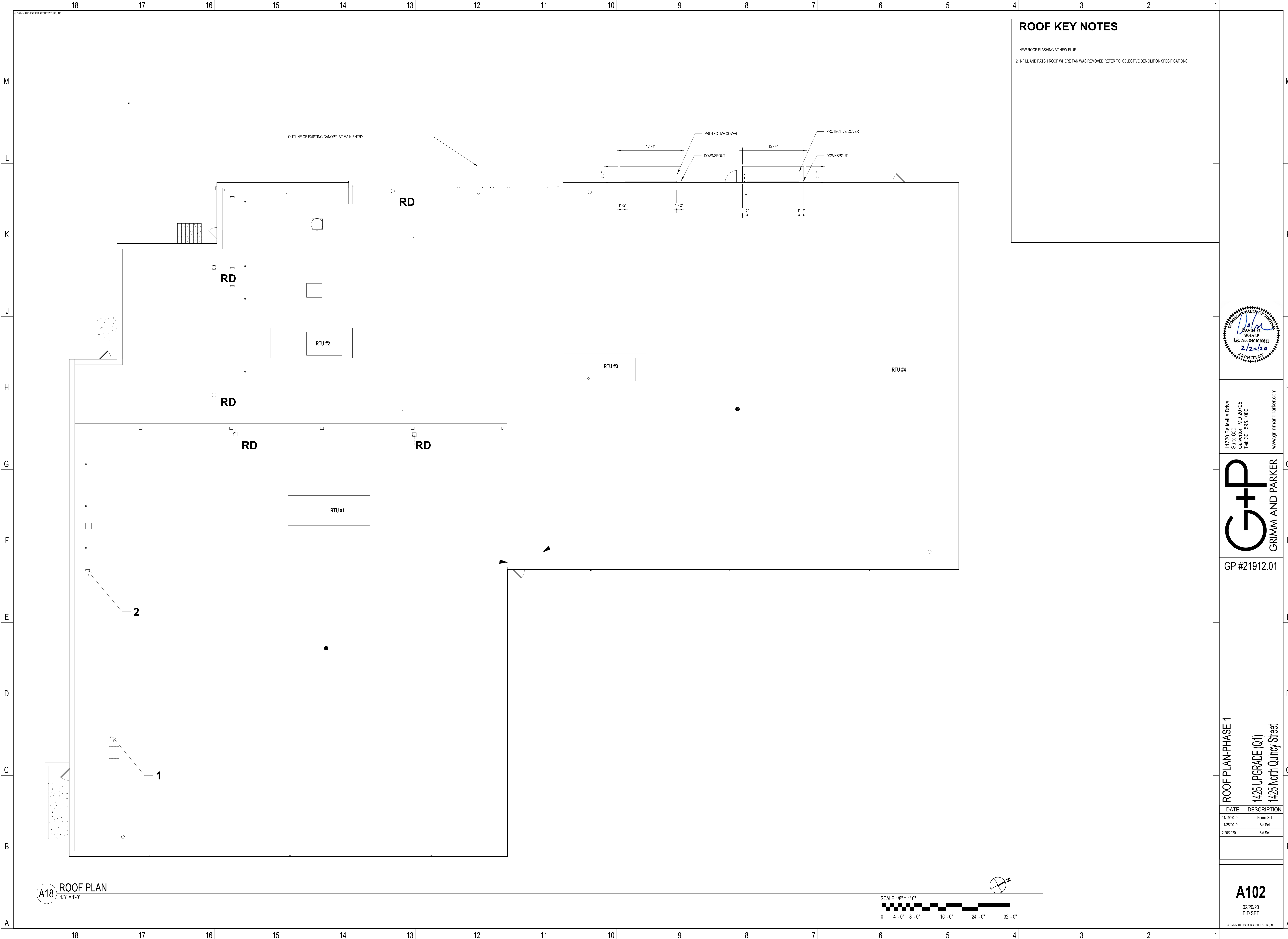
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GP #21912.01

FIRST FLOOR PLAN-ARCHITECTURAL -PHASE 1
NEW CONSTRUCTION
1425 UPGRADE (Q1)
1425 North Quincy Street

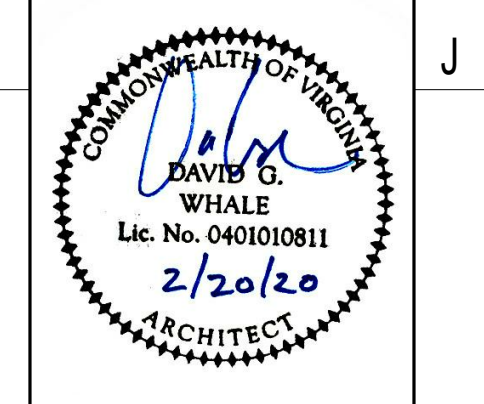
DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

A101
 02/20/20
 BID SET
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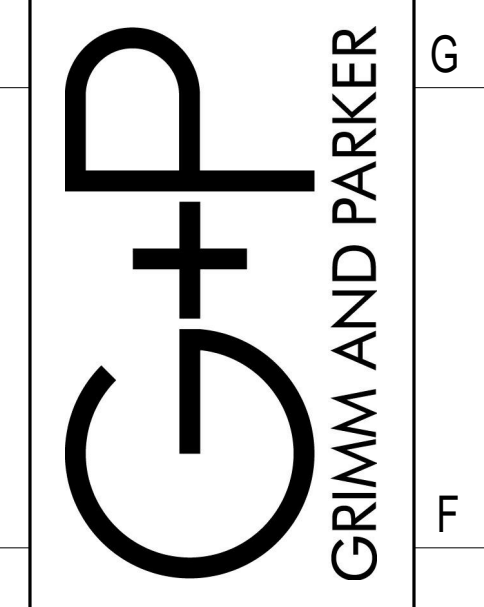


ROOF KEY NOTES

1. NEW ROOF FLASHING AT NEW FLUE
2. INFILL AND PATCH ROOF WHERE FAN WAS REMOVED REFER TO SELECTIVE DEMOLITION SPECIFICATIONS



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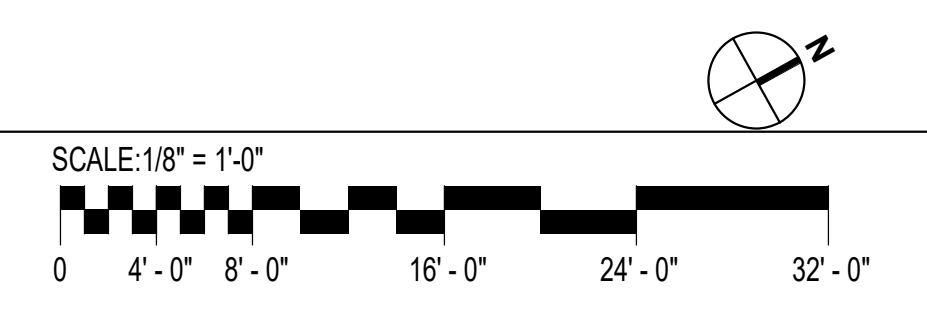


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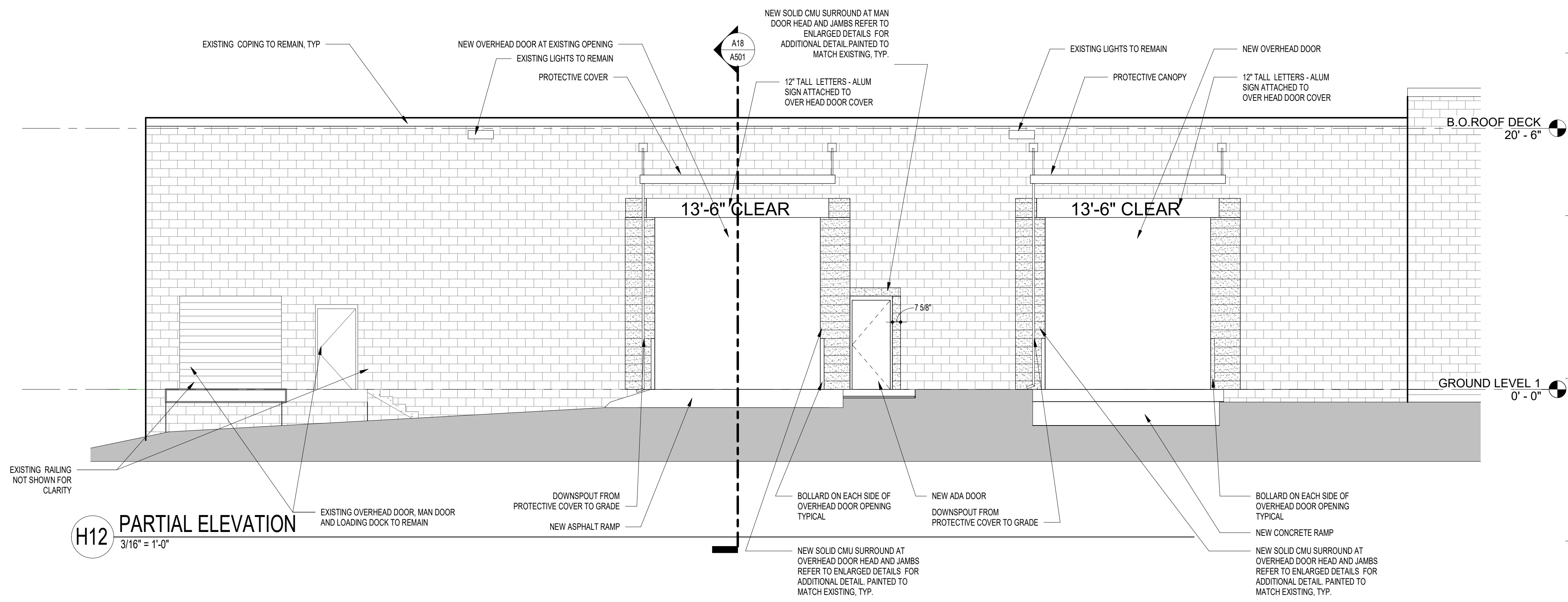
ROOF PLAN-PHASE 1
 1425 UPGRADE (Q1)
 1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

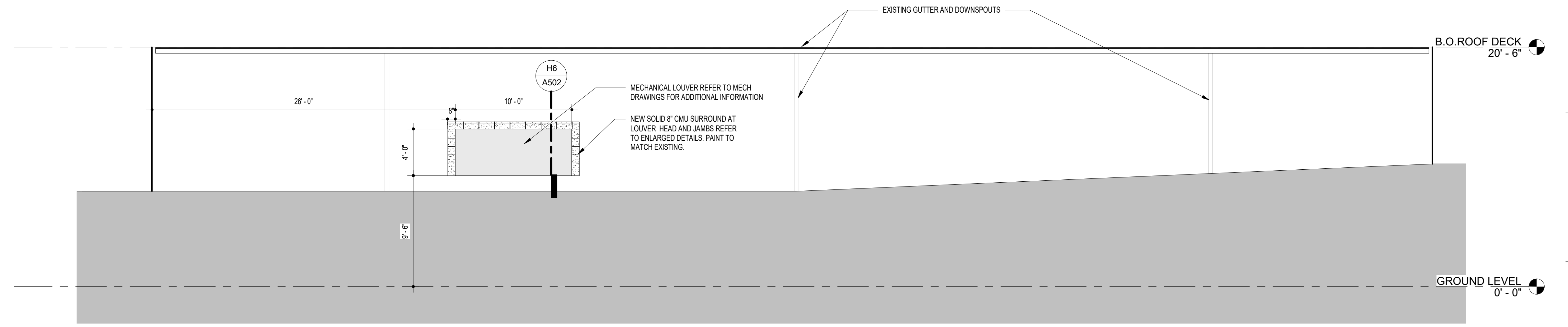
A18 ROOF PLAN
 1/8" = 1'-0"



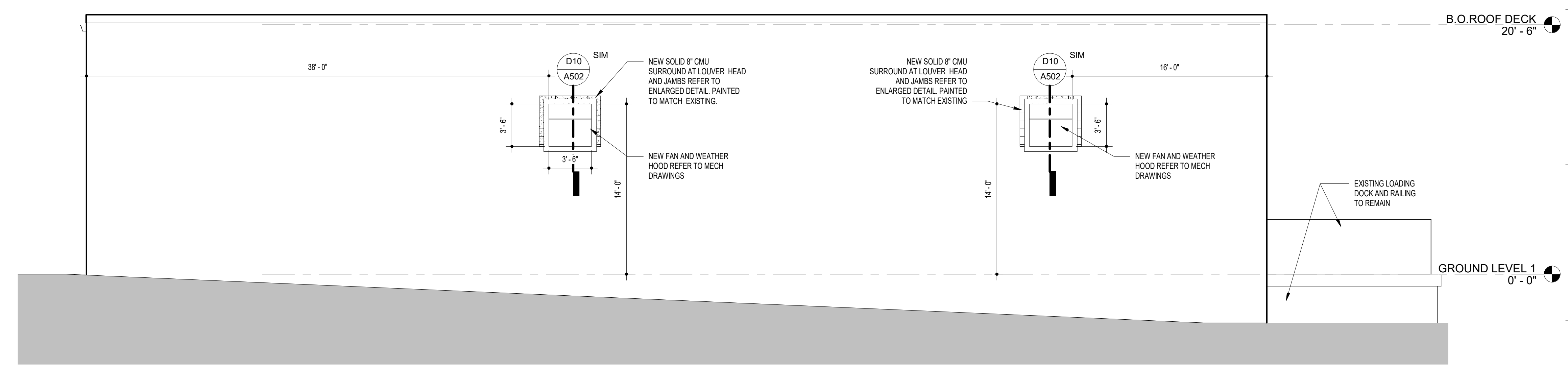
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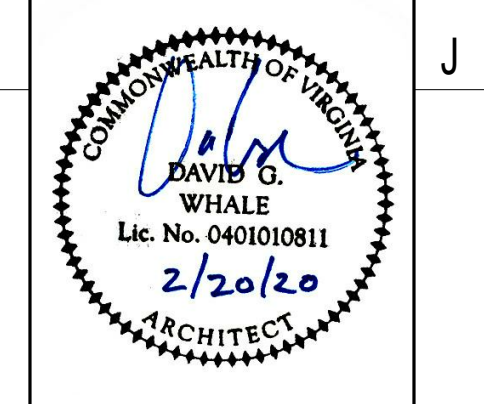
H12
PARTIAL ELEVATION
3/16" = 1'-0"



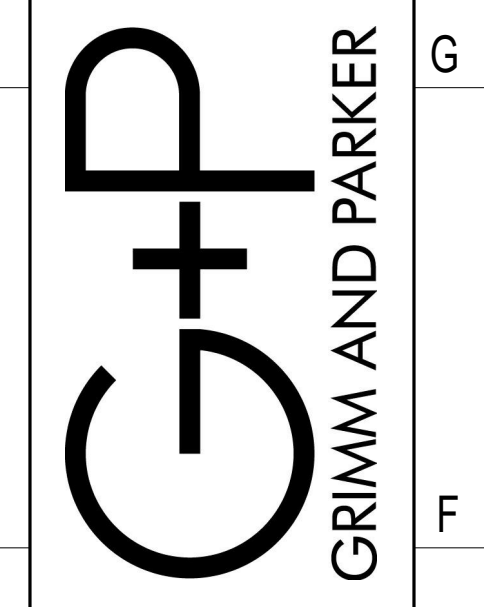
E12
PARTIAL ELEVATION- EAST
3/16" = 1'-0"



B12
PARTIAL ELEVATION -NORTH
3/16" = 1'-0"



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GP #21912.01

BUILDING ELEVATIONS-PHASE 1
1425 UPGRADE (Q1)
1425 North Quincey Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

A201
02/20/20
BID SET
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RCP NOTES

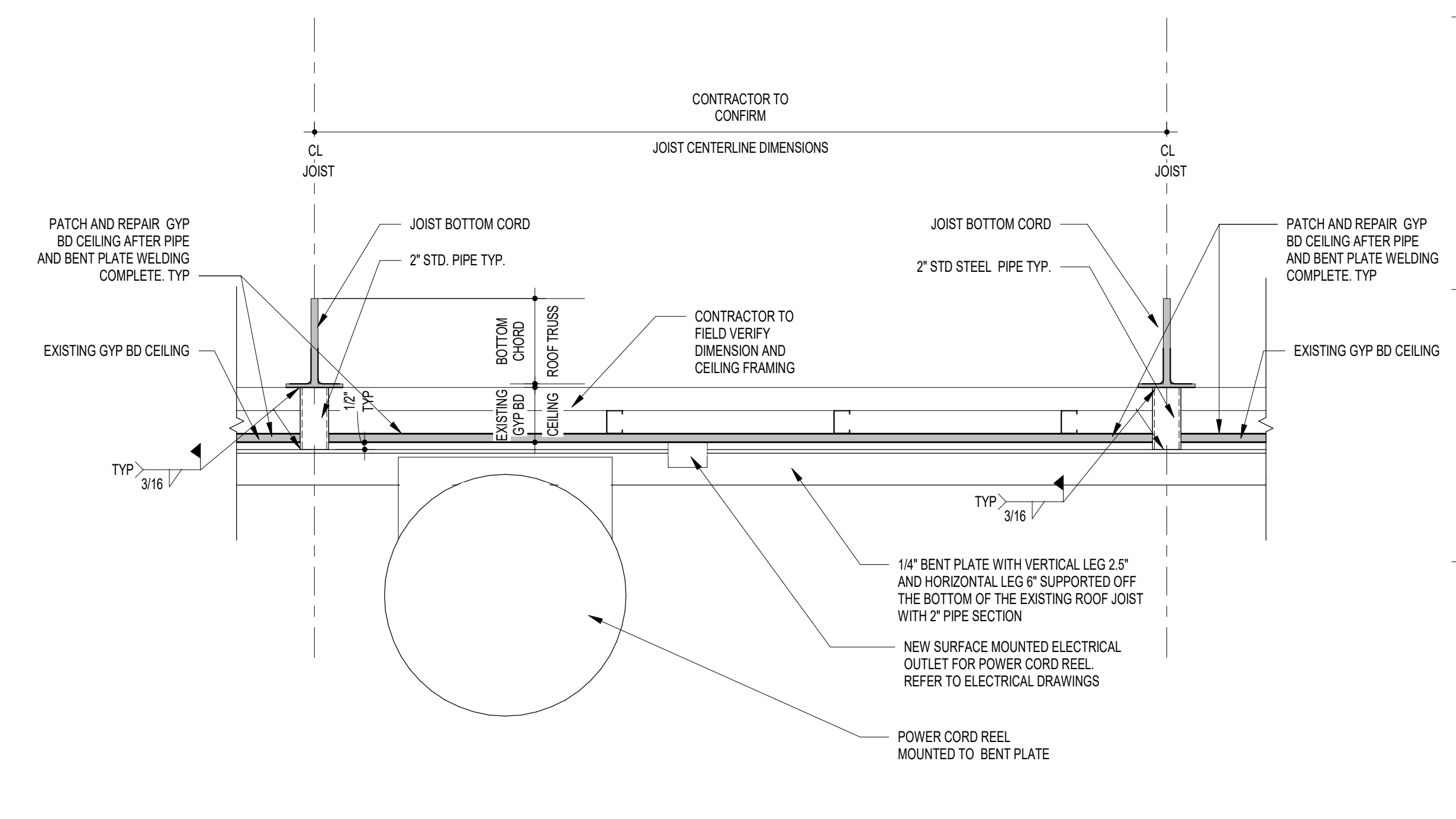
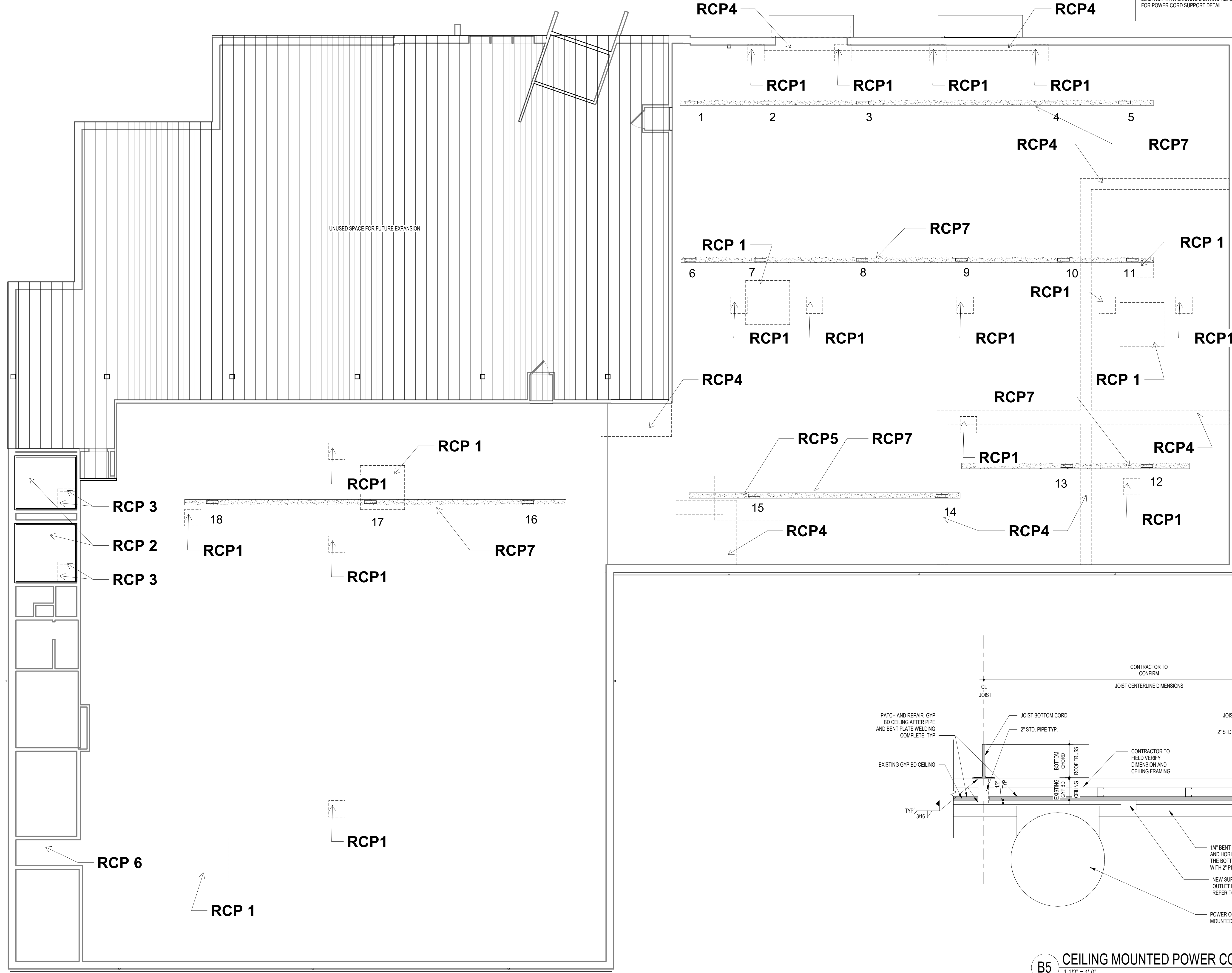
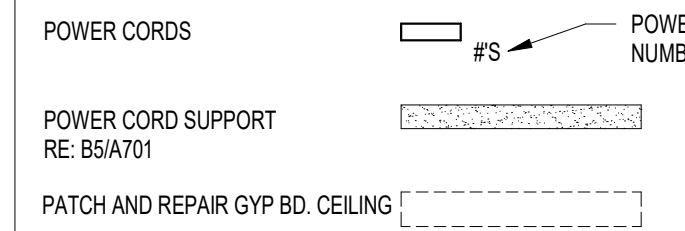
GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.

1. CEILINGS ARE EXISTING UNLESS NOTED OTHERWISE. CEILING HEIGHT IN LARGE WAREHOUSE IS 15'-0" TO THE UNDERSIDE OF GYP BD. UNLESS OTHERWISE INDICATED ON REFLECTED CEILING PLANS.
2. RCP DOES NOT SHOW ELECTRICAL OR MECH DEVICES REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR LIGHT PATTERN AND EXIT LIGHT LOCATIONS.
3. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON CEILING PLAN. GRILLES, SPEAKERS, SPRINKLERS, HEAT & SMOKE DETECTORS SHALL BE COORDINATED WITH EXPOSED CONDUIT.
4. CONTRACTOR TO PROVIDED REFLECTED CEILING PLAN COORDINATION DRAWING TO SHOW ALL EXISTING AND NEW CEILING MOUNTED EQUIPMENT AND DEVICES, INCLUDING BUT NOT LIMITED TO MEP, SPRINKLERS, CONDUITS AND SUPPORT BENT PLATE FOR POWER CORDS.

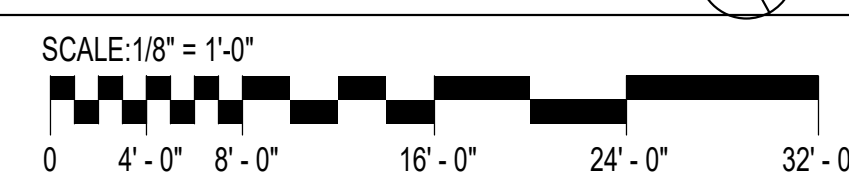
KEY NOTES

RCP1- PATCH CEILING- 3' X 3' OPENINGS AND 8' X 8' OPENINGS WITH GYP. BD TO MATCH EXISTING.
 RCP2- PATCH AND REPAIR GYP BD CEILING PERIMETER THIS ROOM TO MATCH EXISTING.
 RCP3- PATCH CEILING WHERE EXISTING PARTITION WAS REMOVED
 RCP4- PATCH AND REPAIR GYP BD CEILING
 RCP5- REMOVE EXISTING ALUMINIUM MATERIAL, PATCH AND REPAIR GYP BD CEILING TO MATCH EXISTING CEILING
 RCP6- REPLACE MISSING CEILING TILES. SIZE AND FINISH TO MATCH EXISTING.
 RCP7- LOCATION OF POWER CORD SUPPORT DETAIL FOR CEILING MOUNTED POWER CORDS. COORDINATE EXACT LOCATION WITH EXISTING LIGHTING REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REFER TO B5 A701 FOR POWER CORD SUPPORT DETAIL.

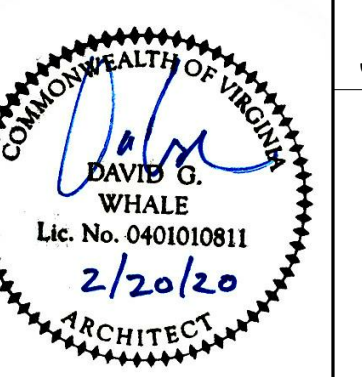
RCP SYMBOL KEY



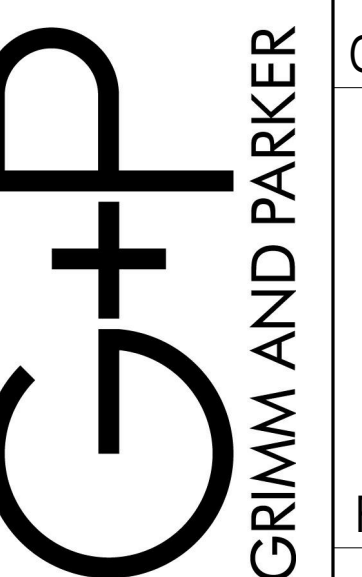
A18 REFLECTED CEILING PLAN
 1/8" = 1'-0"



B5 CEILING MOUNTED POWER CORD SUPPORT DETAIL - TYPICAL
 1/12" = 1'-0"



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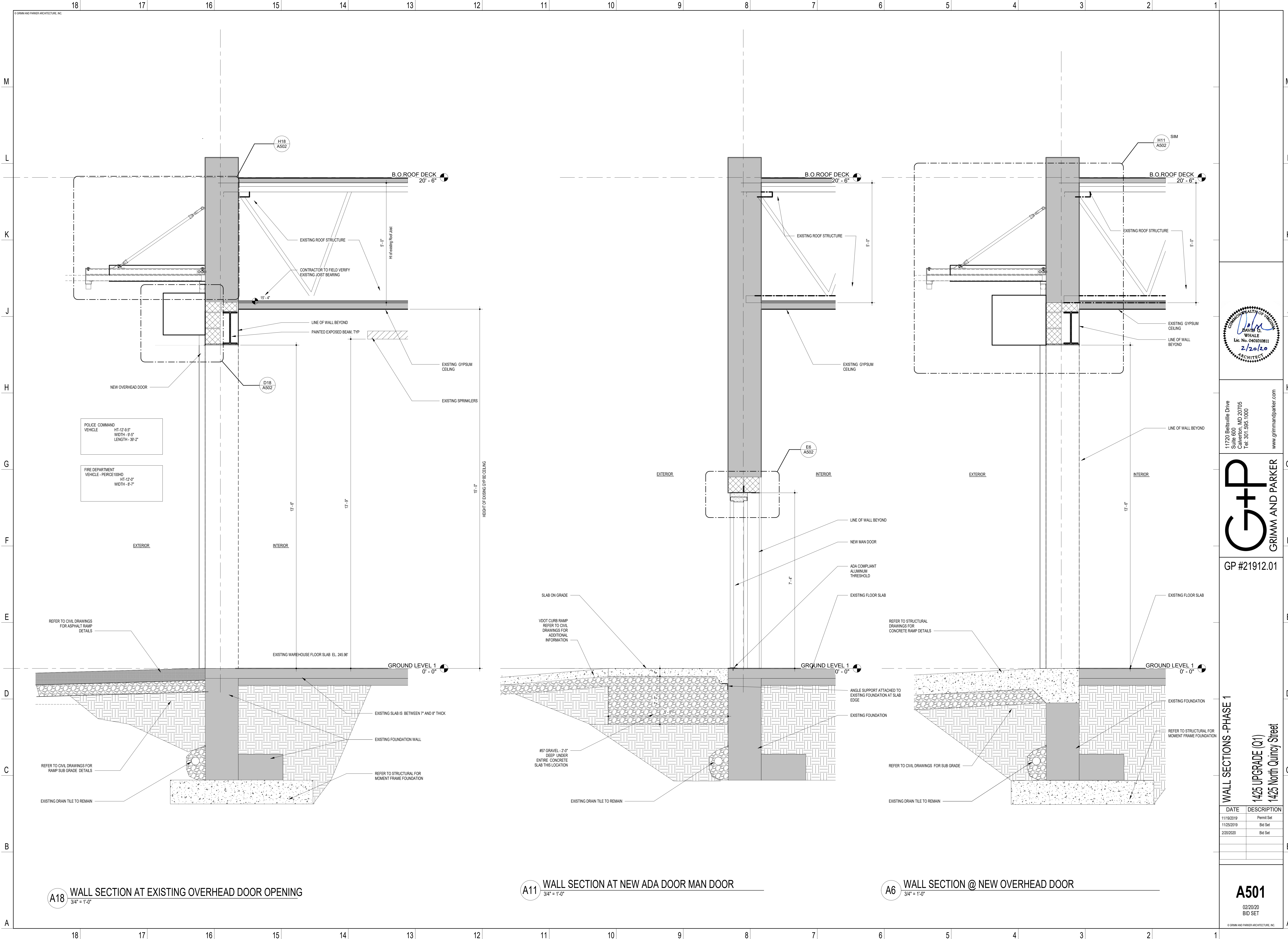


GP #21912.01

REFLECTED CEILING PLAN - PHASE 1
 1425 UPGRADE (Q1)
 1425 North Quincey Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

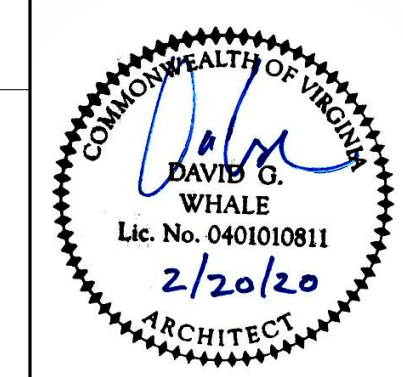
A401
 02/20/20
 BID SET



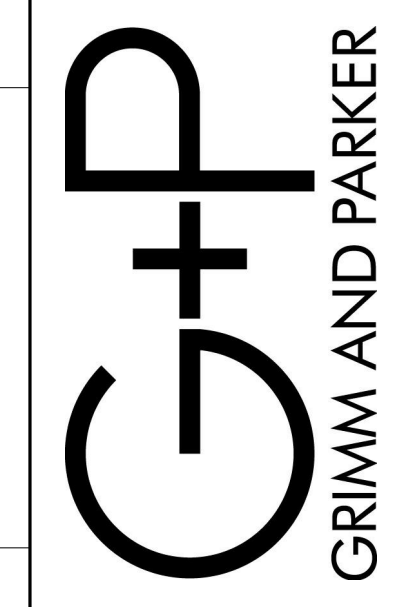
A18 WALL SECTION AT EXISTING OVERHEAD DOOR OPENING
3/4" = 1'-0"

A11 WALL SECTION AT NEW ADA DOOR MAN DOOR
3/4" = 1'-0"

A6 WALL SECTION @ NEW OVERHEAD DOOR
3/4" = 1'-0"



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GP #21912.01

WALL SECTIONS - PHASE 1
1425 UPGRADE (Q1)
1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

A501
02/20/20
BID SET

TYPICAL FINISHES

SPACES NOT LISTED ON THE SCHEDULE SHALL HAVE THE TYPICAL FINISHES LISTED BELOW:

FLOORS: SEALER OVER EXISTING CONCRETE
 BASE: RST
 WALLS: PTD
 CEILING: EXISTING GYPSUM PAINTED

GYP. BD. ABOVE H.M. FRAMES AS INDICATED ON SECTIONS. DETAILS TO RECEIVE SAME TOP COATS AS ADJACENT WALLS UNLESS OTHERWISE NOTED.

FINISH MATERIALS

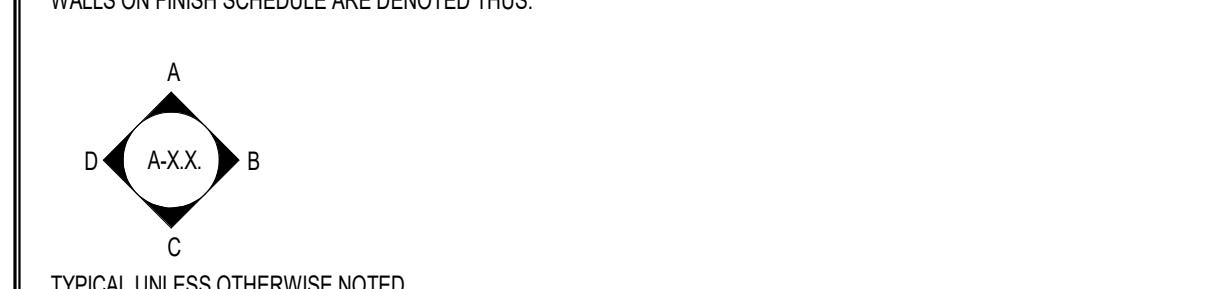
FLOORS
 CONC1 NOT USED
 CONC2 EXISTING CONCRETE
 CONC3 CERAMIC TILE

BASES
 NONE NO BASE
 CT CERAMIC TILE
 RST RESLENT BASE

CEILINGS
 EXGP EXISTING GYPSUM-PAINTED
 EXP EXPOSED CONSTRUCTION - PAINTED

WALLS
 CT CERAMIC TILE
 PTD PAINTED

WALL KEY



TYPICAL NOTES

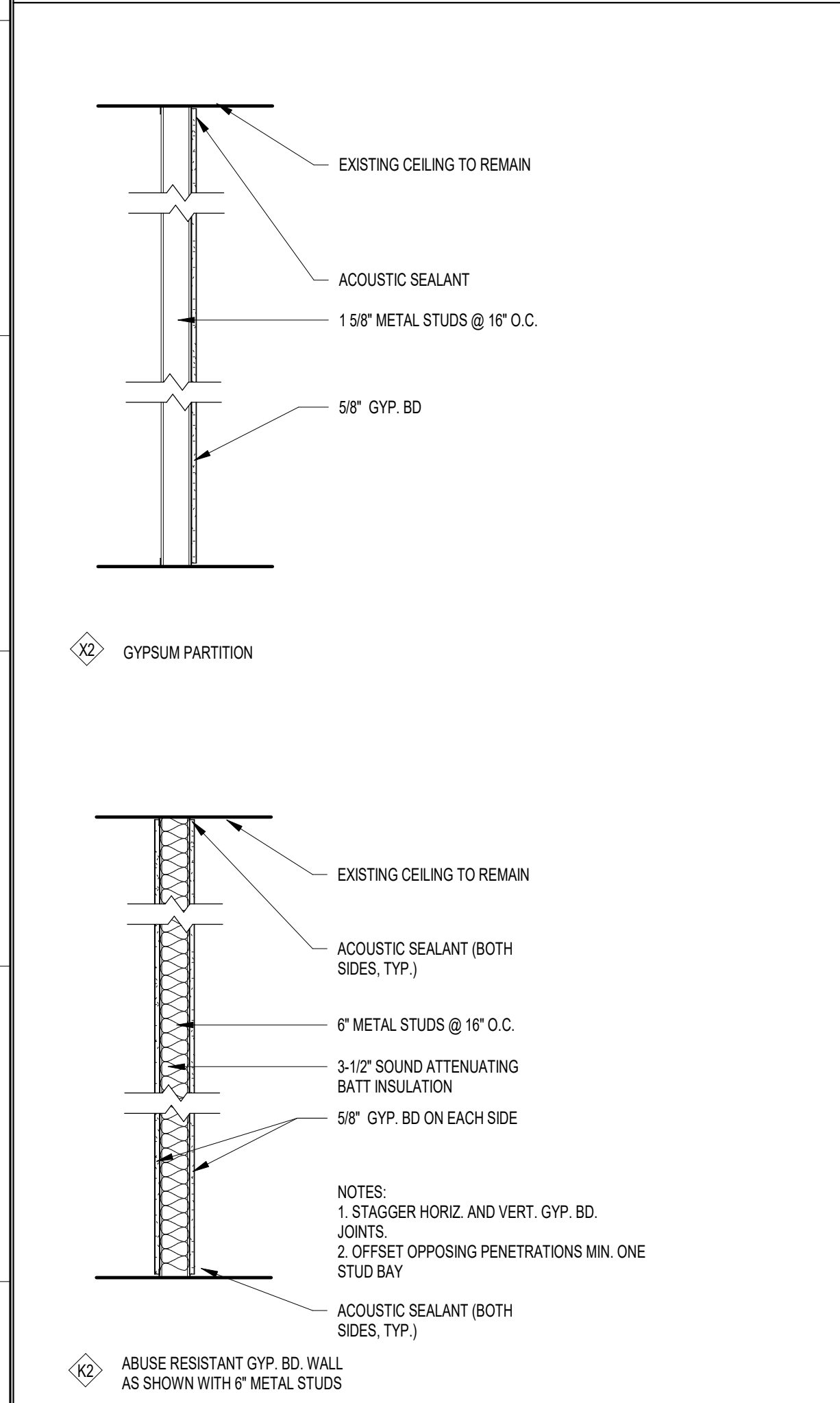
- REFER TO FLOOR PLANS, CEILING PLANS, INTERIOR ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION AND EXTENT OF EACH FINISH WHEN MORE THAN ONE FINISH IS INDICATED FOR ANY SPACE.
- SEE CEILING PLANS FOR HEIGHTS OF CEILINGS AND LOCATIONS AND HEIGHTS OF BULKHEADS, SOFFITS, ETC.
- PAINT ALL LINTELS, HUNG PLATES, HAND AND GUARD RAILS, STAIRS AND STRINGERS.
- PAINT ALL EXPOSED STEEL COLUMNS, TRUSSES, JOISTS, BEAMS, DECK, AND MISCELLANEOUS BRIDGING, ANGLES, PLATES, ETC.
- INSTALL CERAMIC/PORCELAIN TILE COVE BASE FLUSH WITH FLOOR TILE AND FLUSH WITH CERAMIC/PORCELAIN WALL TILE.
- FIELD PAINT ALL EXPOSED, NON-FACTORY FINISHED STRUCTURAL AND MEP COMPONENTS.
- PROVIDE SEALANT AT INTERSECTIONS OF DISSIMILAR MATERIALS, COMPLYING WITH SPECIFICATIONS.
- REFER TO INTERIOR ELEVATIONS AND SECTIONS FOR ADDITIONAL FINISH INFORMATION. PROVIDE ALL FINISH MATERIALS SHOWN IN PLANS, ELEVATIONS OR SECTIONS AS NOTED OR DEPICTED ON THE DRAWINGS AND SPECIFICATIONS.
- BRING CONFLICTS TO THE ARCHITECT'S ATTENTION DURING THE BIDDING PERIOD FOR CLARIFICATION.
- WALL AND CEILING FINISHES SHALL INCLUDE ALL PROJECTIONS, BEAM ENCLOSURES, RECESSES, BULKHEADS, MATERIAL CHANGES, OR OTHER ENCLOSURES.
- ELECTRICAL OUTLETS, P.A. SPEAKERS OR OTHER DEVICES SHOWN ON THE ARCHITECTURAL DRAWINGS SERVE TO CALL ATTENTION TO THE PRESENCE OF SUCH DEVICES. NOT ALL DEVICES MAY BE SHOWN ON ARCHITECTURAL DRAWINGS. CONSULT THE OTHER DRAWINGS FOR FURTHER INFORMATION AND ADVISE ARCHITECT OF ANY CONFLICT OF LOCATION OR TYPE OF DEVICES SHOWN. COORDINATE ALL WORK, FINISHES AND DEVICES.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOMS. A SERVICE CLOSET FOR WALLS DESIGNATED AS GYPSUM BOARD WALL TYPES. PROVIDE TILE BACKER BOARD AT WALLS DESIGNATED AS GYPSUM BOARD WALL TYPES WITH TILE FINISH.
- FIELD PAINT ELECTRICAL PANELS EXCEPT PANELS LOCATED IN ELECTRICAL CLOSETS AND MECHANICAL ROOMS.
- BRING CONFLICTS BETWEEN THE FINISH SCHEDULE AND MATERIALS SHOWN ON OTHER DRAWINGS (AND/OR SPECIFICATIONS) TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. IF A CONFLICT EXISTS BETWEEN DRAWINGS (AND/OR SPECIFICATIONS), THE MORE STRINGENT AND MORE COSTLY REQUIREMENT SHALL APPLY.

NUMBERED REMARKS - FINISHES

WHEN SHOWN IN THE REMARKS COLUMN OF THE FINISH SCHEDULE:

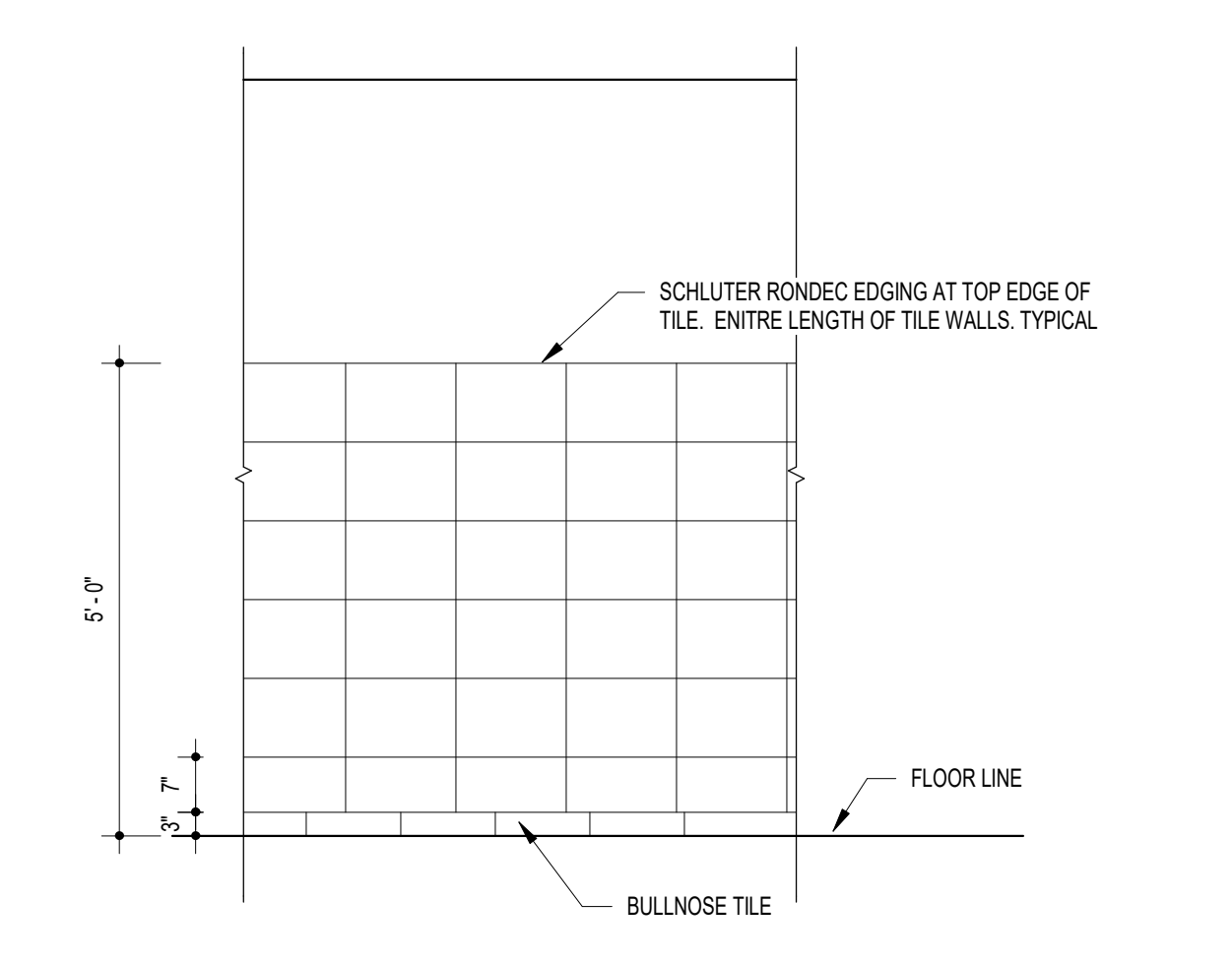
- EXPOSED CONSTRUCTION (STRUCTURE, ROOF DECK, MECHANICAL EQUIPMENT, AND DUCTS) WILL EACH BE PAINTED.
- PROVIDE CERAMIC TILE TO 5'-0" HEIGHT ABOVE FINISHED FLOOR AT WET WALLS ENTIRE LENGTH OF WET WALL BEHIND THE TOILET AND ENTIRE LENGTH OF WET WALL BEHIND THE SINK. USE 12" X 12" TILE ON FLOOR IN A BRICK PATTERN. USE 12" X 4" TILE ON THE WALLS IN A STACKED PATTERN. FIRST ROW OF WALL TILE ABOVE THE TILE BASE TO BE THE CUT TILE.
- 3" X 12" BULLNOSE TILE BASE.

PARTITION TYPES



FINISH SCHEDULE

RM. NO.	NAME	FLOOR	BASE	WALLS				CLG. MATL.	REMARKS
				A	B	C	D		
101	WAREHOUSE EAST	CONC2	RST	PTD	PTD	PTD	PTD	EXGYP	
102	WAREHOUSE WEST	CONC2	RST	PTD	PTD	PTD	PTD	EXGYP	
103	STORAGE 2	CONC2	RST	PTD	PTD	PTD	PTD	EXGYP	
104	MECHANICAL	CONC2	RST	PTD	PTD	PTD	PTD	EXGYP	
105	STORAGE 1	CONC2	RST	PTD	PTD	PTD	PTD	EXGYP	
106	EX. UTILITY	-	-	-	-	-	-	-	NO WORK THIS SPACE
107	EX.VEST	-	-	-	-	-	-	-	NO WORK THIS SPACE
108	EX.JC	-	-	-	-	-	-	-	NO WORK THIS SPACE
109	EX.TOLET	-	-	-	-	-	-	-	NO WORK THIS SPACE
111	MEN'S	CT	CT	CT/PNT	PTD	CT/PNT	PTD	EXGYP	2, 3, J15A701
112	WOMEN'S	CT	CT	CT/PNT	PTD	CT/PNT	PTD	EXGYP	2, 3, J15A701



J15 PARTIAL TILE ELEVATION

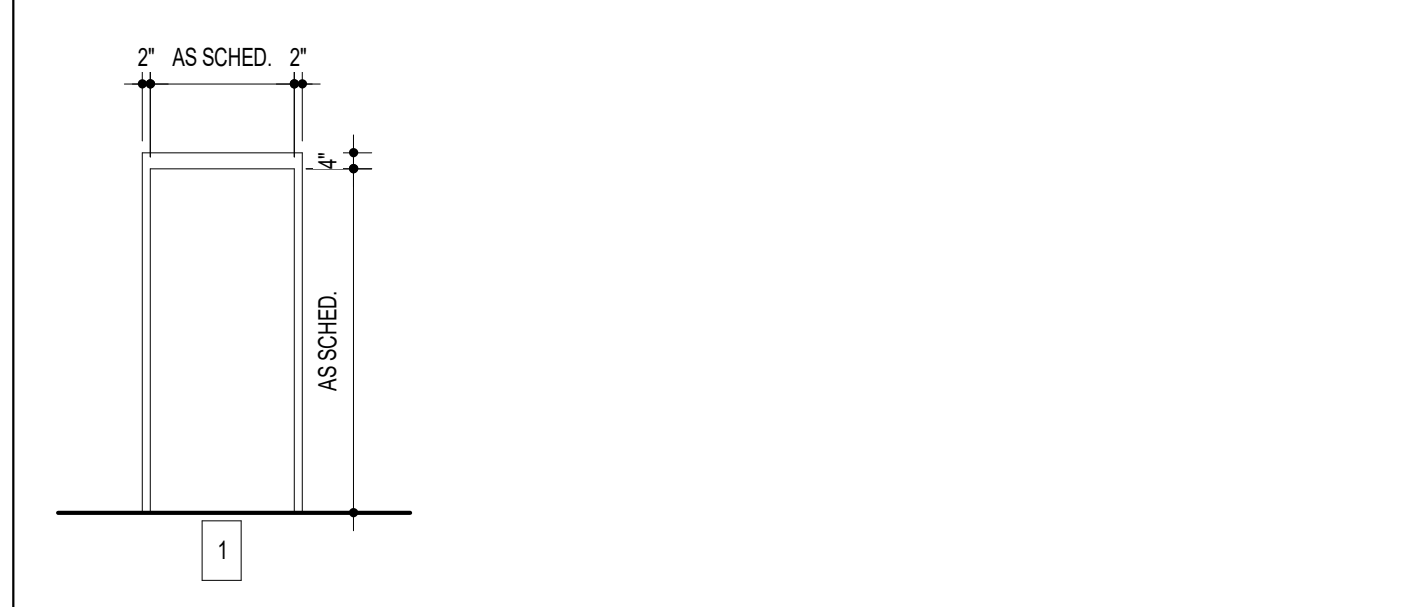
DOOR SCHEDULE

DOOR NO.	DOOR NOMINAL SIZE			TYPE	MATL.	MATL. TYPE	FRAME SECTIONS			DOOR LABEL FIRE RATING	HARDWARE SET	REMARKS
	WIDTH	HEIGHT	THK.				JAMB	HEAD	SILL			
1	3'-0"	7'-0"	1 3/4"	F	HM	HM	1	H18/A503	E6/502		816	1,2,4,11
2	13'-0"	13'-6"	2"	S	MTL	MTL		H18/A503	D18/A502			9,10
3	13'-0"	13'-6"	2"	S	MTL	MTL		H18/A503	D18/A502			9,10
4	3'-0"	7'-0"	1 3/4"	F	HM	HM	1	J1/A701	H1/A701	S1/A701	210	6
5	3'-0"	7'-0"	1 3/4"	F	HM	HM	1	J1/A701	H1/A701	S1/A701	210	6
EX1	EXISTING DOOR TO REMAIN											
EX2	EXISTING DOOR TO REMAIN											
EX3	EXISTING DOOR TO REMAIN											
EX4	EXISTING DOOR TO REMAIN											
EX5	EXISTING DOOR TO REMAIN											
EX6	EXISTING DOOR TO REMAIN											
EX7	EXISTING DOOR TO REMAIN											
EX8	EXISTING DOOR TO REMAIN											
EX9	EXISTING DOOR TO REMAIN											
EX10	EXISTING DOOR TO REMAIN											
EX11	EXISTING DOOR TO REMAIN											
EX12	EXISTING DOOR TO REMAIN											

HARDWARE

- SET 816**
- Hinges BB191-320ETW @ center hinge
 - Electrified lockset ND96XDEU-RX-FSE
 - Cylinder core as required
 - Surface closer 4000R-H-SCS
 - Closer mounting bracket 328SPB (field paint to match frame)
 - Kick plate 8400
 - 1 set Weather-stripping 110N - Head & Jamb
 - Threshold 896S
 - Sill sweep 200N - pull side
 - Magnetic door contact 107D
 - Card Reader Security System Integrator
- SET 210**
- Hinges BB191-320
 - Privacy Lock L940 17A L583-383 L283-722
 - Kick plate 8400 10,2,7,LDW B-CS
 - Wall Stop WS406407DX
 - Sillscor SR84
- Hagar**
- Schlage
 - Schlage
 - LON
 - Zero
 - Yes
 - National Guard
 - National Guard
 - National Guard
 - Integrator
- Function: Card Reader shuts contact and releases electrified lever trim. Turning inside shuts door contact. Door position status monitored through Access Control System

HOLLOW METAL FRAME TYPES



TYPICAL DETAILS

DOORS NOT LISTED ON THE SCHEDULE SHALL HAVE THE TYPICAL FINISHES LISTED BELOW:

DOOR: WIDTH: 3'-0"
 HEIGHT: 7'-0"
 THICKNESS: 1 3/4"
 TYPE: F
 MATERIAL: HM
 DOOR LABEL: NONE

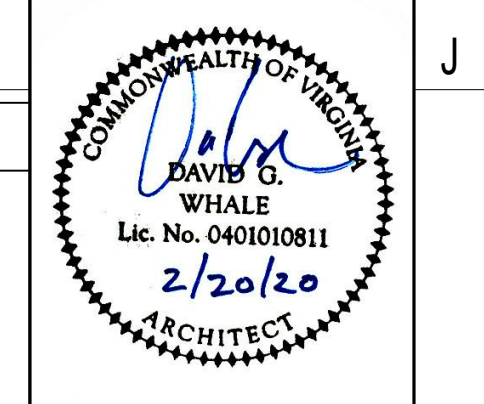
FRAME: MATERIAL: HM
 TYPE: 1
 JAMB: JT
 HEAD: H1
 SILL: NONE

TYPICAL DOOR NOTES

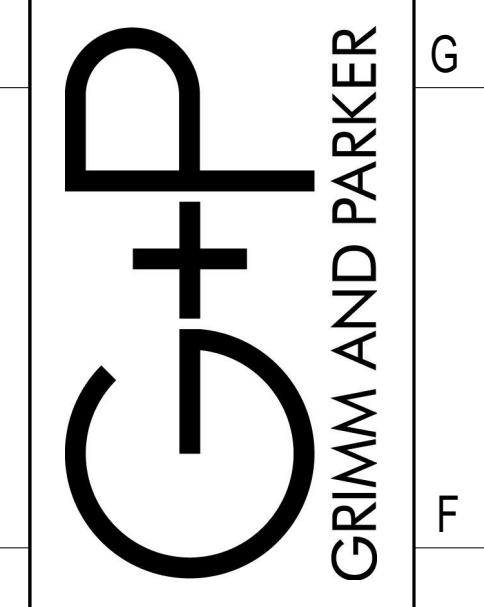
- COORDINATE AND PROVIDE HARDWARE AS DETAIL IN THE SPECIFICATIONS OR, IF NOT SPECIFIED, PROVIDE HARDWARE OF EQUAL QUALITY TO THAT SPECIFIED, AND MOST SIMILAR IN FUNCTION TO TYPE OF DOOR REQUIRED FOR DOORS TO OPERATE AND APPEAR AS INTENDED ON DRAWINGS.
- PROVIDE BRUSHED STAINLESS STEEL KICK PLATES ON PUSH SIDE OF DOORS WITH PUSH BARS AND/OR CLOSER DEVICES. KICK PLATE SHALL BE INSET 1/2" FROM EACH SIDE OF DOOR, AND MAXIMUM 6" HIGH OR 1/2" BELOW EDGE OF GLASS LIGHT (IF PRESENT).
- PROVIDE EXPOSED HARDWARE WITH BRUSHED-IN FINISH AND 'SILVER' METALLIC IN COLOR (ALUMINUM, CHROME, OR STEEL).
- IF CONFLICT EXISTS BETWEEN DOOR RATING AS SCHEDULED AND WALL/PARTITION TYPE FIRE RATINGS AS SHOWN ON PLANS, PROVIDE DOOR(S) WITH THE GREATER FIRE RATING OF THE TWO.
- VERIFY ALL DIMENSIONS AND CLEARANCES, AND COORDINATE UNDERCUTTING REQUIRED TO CLEAR ADJACENT FLOOR MATERIALS.
- SEE FRAME ELEVATION FOR FRAME TYPES.
- IF A DISCREPANCY EXISTS BETWEEN THE DOOR SCHEDULE REMARKS AND THE HARDWARE SCHEDULE IN THE SPECIFICATIONS, PROVIDE THE HARDWARE NEEDED TO MEET THE MORE STRINGENT OF THE REQUIREMENTS.
- SEE SPECIFICATIONS FOR SCHEDULED HARDWARE SETS.
- PROVIDE CONTINUOUS WEATHERSTRIPPING AND DOOR BOTTOM SEALS AT EXTERIOR DOORS AS SPECIFIED.
- MINIMUM R VALUE & MAX AIR INFILTRATION OF 1.0 dm/m² AS NOTED IN THE SPECS.
- DOOR TO HAVE AN R VALUE OF 1.64 MIN AND A MAX AIR INFILTRATION RATE OF 0.20 dm/m²

NOTES FOR REMARKS COLUMN

- NOTE: NOT ALL NOTES MAY BE USED ON THIS PROJECT. SEE SPECIFICATIONS FOR ADDITIONAL DOOR INFORMATION. REFER TO SPECIFICATIONS FOR DETAILED HARDWARE REQUIREMENTS.
- PROVIDE ADA COMPLIANT CLOSER.
 - PROVIDE PANIC HARDWARE.
 - NOT USED.
 - PROVIDE WEATHERSTRIPPING ON ALL SIDES, TOP AND BOTTOM OF DOOR.
 - PROVIDE DOOR WITH INSULATED CORE.
 - PROVIDE HARDWARE WITH PRIVACY SET.
 - NOT USED.
 - NOT USED.
 - INSULATED COILING OVERHEAD DOOR.
 - NOT USED.
 - PROVIDE WITH CARD READER AND ASSOCIATED HARDWARE.
 - PROVIDE SYSTEM DOOR SWITCH AT HM FRAME - COORDINATE WITH ELECTRICAL.



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GP #21912.01

DOOR AND FINISH SCHEDULES, ENLARGED PLANS AND DETAILS
 1425 UPGRADE (Q1)
 1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

A701
 2/20/20
 BID SET

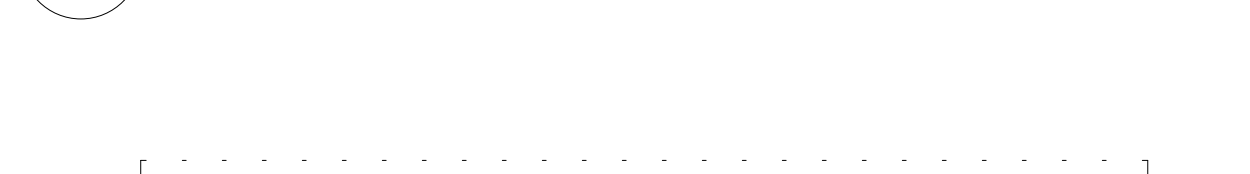
TOILET ACCESSORIES

ITEM #	ACCESSORY DESCRIPTION	REMARKS
01	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK B-2898 Classic Series Surface Mounted Multi-roll Toilet Tissue Dispenser
02	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK B-270 - SEE PLANS FOR CONFIGURATION
03	GRAB BAR - 42"	BOBRICK B-6806 42" - SEE PLANS FOR CONFIGURATION
04	SURFACE MOUNTED PAPER TOWEL DISPENSER	BOBRICK B-262
05	FRAMED MIRROR - 24"x36"	BOBRICK B-165 2436
06	SURFACE MOUNTED SOAP DISPENSER	BOBRICK B-2112 CLASSIC SERIES
07	VERTICAL GRAB BAR - 18"	BOBRICK B-270 - SEE PLANS FOR CONFIGURATION

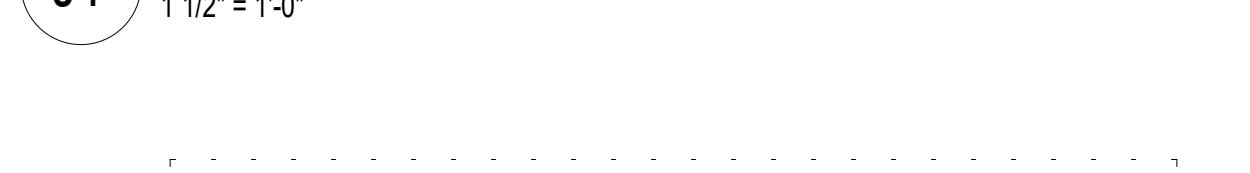
TYPICAL TOILET ROOM NOTES

- ALL ACCESSORIES ARE SURFACE MOUNTED UNLESS NOTED OTHERWISE.
- NO SUBSTITUTIONS WILL BE PERMITTED FOR TOILET ACCESSORIES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER.
- ALL GRAB BAR MOUNTING SHALL COMPLY WITH ADA REQUIREMENTS.
- WHERE TOILET ACCESSORIES FALL PARTIALLY ON THE CERAMIC TILE EITHER OMIT THE TILE UNDER THE ACCESSORY FOR A FLUSH-FIT OR PROVIDE CONTINUOUS WOOD BLOCCING.
- REFER TO PLUMBING PLANS FOR FLOOR DRAIN LOCATIONS.
- REFER TO PLUMBING PLANS AND SCHEDULE FOR TOILET FIXTURE TYPE LOCATIONS.

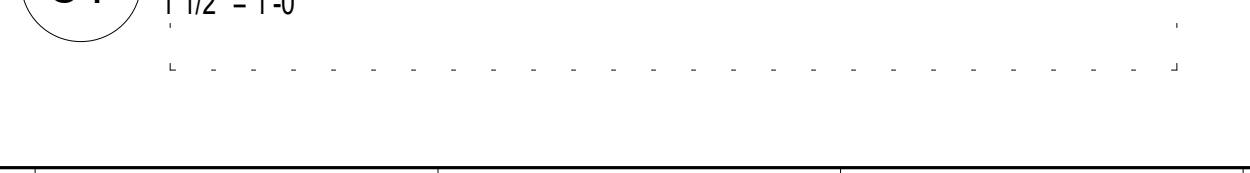
H1 HEAD DETAIL



J1 JAMB DETAIL



S1 MARBLE THRESHOLD



A8 ENLARGED FLOOR PLAN TOILET ROOMS



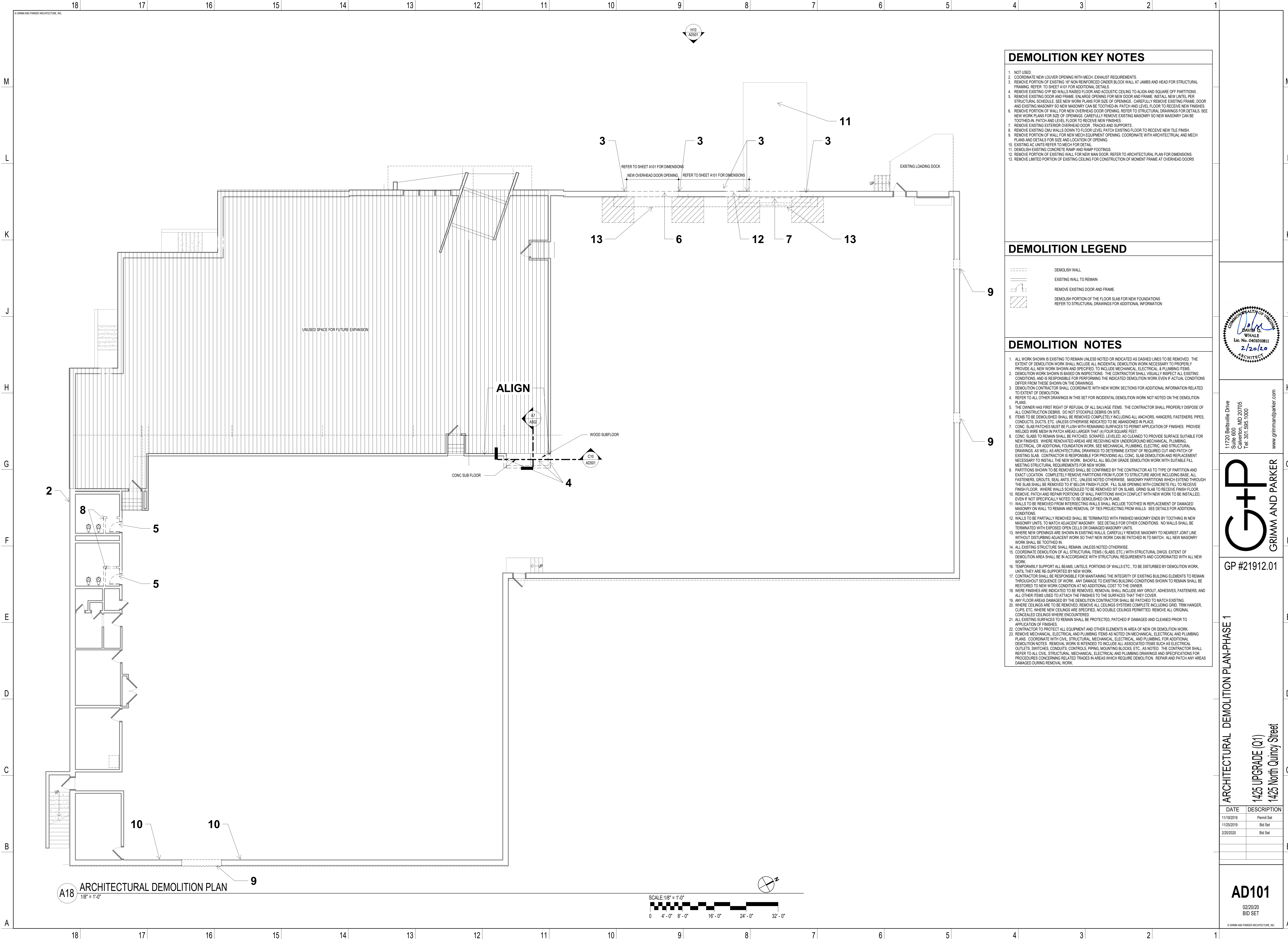
FIXTURE & ACCESSORY MOUNTING CRITERIA

FIXTURE	ACCESSIBLE	ADULT ADA	REMARKS
WATER CLOSET - SEAT	A	18 1/2"	TO TOP OF TOILET SEAT
	B	29"	TO CL OF TISSUE DISPENSING POINT
	C	35"	TOP OF GRAB BAR GRIPPING SURFACE
	D	40"	TO BOTTOM OF GRAB BAR
	E	49"	TO CENTERLINE OF GRAB BAR
WATER CLOSET - TOP	A	17"	TO CENTERLINE OF WATER CLOSET
	B	33"	TO TOP OF RIM
WATER CLOSET - SINK	A	33"	TO TOP OF RIM
	B	39"	TO B.O. MIRROR REFLECTIVE SURFACE
PAPER TOWEL DISP.	A	40"	TO CENTERLINE OF SOAP DISPENSING POINT
	B	40"	TO ELECTRIC EYE OF HAND DRYER OR PUSH BUTTON

KEY NOTES: 1) 42" GRAB BAR; 2) 42" GRAB BAR; 3) TISSUE DISPENSER; 4) SANITARY NAPKIN DISPOSAL (WHERE INDICATED ON PLANS); 5) VERTICAL GRAB BAR REFERENCE ANS117.1-1-2009

KEY NOTES: 1) 42" GRAB BAR; 2) 42" GRAB BAR; 3) FLUSH VALVE ACTUATOR TO BE LOCATED ON OPEN SIDE OF WATER CLOSET; 4) WHERE WATER CLOSET IS INSTALLED WITHIN AN ACCESSIBLE COMPARTMENT, OBSERVE REQUIRED DOOR OPENING LOCATIONS AND DIMENSIONS RELATIVE TO WATER CLOSET LOCATION AS SHOWN (OPPOSITE, NEAR-SIDE WALL PARTITION); 5) PROVIDE MINIMUM 32" CLEAR DOOR OPENING MEASURED BETWEEN FACE OF DOOR AND STRIKE-SIDE JAMB FACE WITH DOOR IN 90 DEG. OPEN POSITION.

REFERENCE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



DEMOLITION KEY NOTES

1. NOT USED.
2. COORDINATE NEW LOUVER OPENING WITH MECH. EXHAUST REQUIREMENTS.
3. REMOVE PORTION OF EXISTING 12" NON REINFORCED CONCRETE BLOCK WALL AT JAMBS AND HEAD FOR STRUCTURAL FRAMING. REFER TO SHEET A101 FOR ADDITIONAL DETAILS.
4. REMOVE EXISTING GIBB WALLS BASED FLOOR AND ACOUSTIC CEILING TO ALIGN AND SQUARE OFF PARTITIONS.
5. REMOVE EXISTING DOOR AND FRAME. ENLARGE OPENING FOR NEW DOOR AND FRAME. INSTALL NEW LINTEL PER STRUCTURAL SCHEDULE. SEE NEW WORK PLANS FOR SIZE OF OPENINGS. CAREFULLY REMOVE EXISTING FRAME, DOOR AND EXISTING MASONRY SO NEW MASONRY CAN BE TOOTHED IN. PATCH AND LEVEL FLOOR TO RECEIVE NEW FINISHES.
6. REMOVE PORTION OF WALL FOR NEW OVERHEAD DOOR OPENING. REFER TO STRUCTURAL DRAWINGS FOR DETAILS. SEE NEW WORK PLANS FOR SIZE OF OPENINGS. CAREFULLY REMOVE EXISTING MASONRY SO NEW MASONRY CAN BE TOOTHED IN. PATCH AND LEVEL FLOOR TO RECEIVE NEW FINISHES.
7. REMOVE EXISTING EXTERIOR OVERHEAD DOOR, TRACKS AND SUPPORTS.
8. REMOVE EXISTING CMU WALLS DOWN TO FLOOR LEVEL. PATCH EXISTING FLOOR TO RECEIVE NEW TILE FINISH.
9. REMOVE PORTION OF WALL FOR NEW MECH. EQUIPMENT OPENING. COORDINATE WITH ARCHITECTURAL AND MECH PLANS AND DETAILS FOR SIZE AND LOCATION OF OPENING.
10. EXISTING AC UNITS REFER TO MECH FOR DETAIL.
11. DEMOLISH EXISTING CONCRETE RAMP AND RAMP FOOTINGS.
12. REMOVE PORTION OF EXISTING WALL FOR NEW MAN DOOR. REFER TO ARCHITECTURAL PLAN FOR DIMENSIONS.
13. REMOVE LIMITED PORTION OF EXISTING CEILING FOR CONSTRUCTION OF MOMENT FRAME AT OVERHEAD DOORS.

DEMOLITION LEGEND

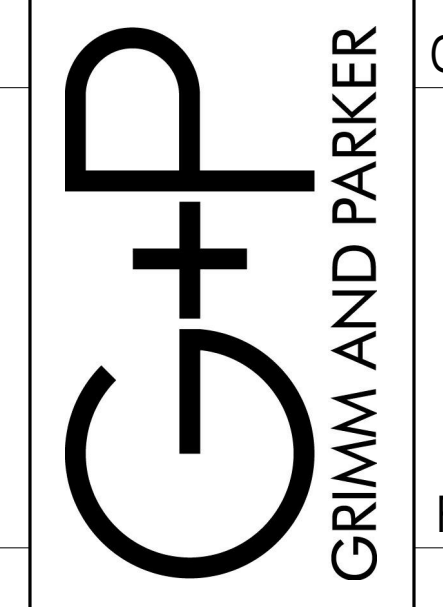
- DEMOLISH WALL
- EXISTING WALL TO REMAIN
- REMOVE EXISTING DOOR AND FRAME
- DEMOLISH PORTION OF THE FLOOR SLAB FOR NEW FOUNDATIONS
REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

DEMOLITION NOTES

1. ALL WORK SHOWN IS EXISTING TO REMAIN UNLESS NOTED OR INDICATED AS DASHED LINES TO BE REMOVED. THE EXTENT OF DEMOLITION WORK SHALL INCLUDE ALL INCIDENTAL DEMOLITION WORK NECESSARY TO PROPERLY PROVIDE ALL NEW WORK SHOWN AND SPECIFIED, TO INCLUDE MECHANICAL, ELECTRICAL, & PLUMBING ITEMS.
2. DEMOLITION WORK SHOWN IS BASED ON INSPECTIONS. THE CONTRACTOR SHALL VISUALLY INSPECT ALL EXISTING CONDITIONS, AND IS RESPONSIBLE FOR PERFORMING THE INDICATED DEMOLITION WORK EVEN IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS.
3. DEMOLITION CONTRACTOR SHALL COORDINATE WITH NEW WORK SECTIONS FOR ADDITIONAL INFORMATION RELATED TO EXTENT OF DEMOLITION.
4. REFER TO ALL OTHER DRAWINGS IN THIS SET FOR INCIDENTAL DEMOLITION WORK NOT NOTED ON THE DEMOLITION PLANS.
5. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGE ITEMS. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS. DO NOT STOCKPILE DEBRIS ON SITE.
6. ITEMS TO BE DEMOLISHED SHALL BE REMOVED COMPLETELY INCLUDING ALL ANCHORS, HANGERS, FASTENERS, PIPES, CONDUITS, DUCTS, ETC. UNLESS OTHERWISE INDICATED TO BE ABANDONED IN PLACE.
7. CONC. SLAB PATCHES MUST BE FLUSH WITH REMAINING SURFACES TO PERMIT APPLICATION OF FINISHES. PROVIDE WELDED WIRE MESH IN PATCH AREAS LARGER THAN 4' FOUR SQUARE FEET.
8. CONC. SLABS TO REMAIN SHALL BE PATCHED, SCRAPED, LEVELLED, AD CLEANED TO PROVIDE SURFACE SUITABLE FOR NEW FINISHES. WHERE REINFORCED AREAS ARE RECEIVING NEW UNDERGROUND MECHANICAL, PLUMBING, ELECTRICAL, OR ADDITIONAL FOUNDATION WORK, SEE MECHANICAL, PLUMBING, ELECTRIC, AND STRUCTURAL DRAWINGS, AS WELL AS ARCHITECTURAL DRAWINGS TO DETERMINE EXTENT OF REQUIRED CUT AND PATCH OF EXISTING SLAB. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONC. SLAB DEMOLITION AND REPLACEMENT NECESSARY TO INSTALL THE NEW WORK. BACKFILL ALL BELOW GRADE DEMOLITION WORK WITH SUITABLE FILL MEETING STRUCTURAL REQUIREMENTS FOR NEW WORK.
9. PARTITIONS SHOWN TO BE REMOVED SHALL BE CONFIRMED BY THE CONTRACTOR AS TO TYPE OF PARTITION AND EXACT LOCATION. COMPLETELY REMOVE PARTITIONS FROM FLOOR TO STRUCTURE ABOVE INCLUDING BASE, ALL FASTENERS, GROUITS, SEAL ANTS, ETC. UNLESS NOTED OTHERWISE. MASONRY PARTITIONS WHICH EXTEND THROUGH THE SLAB SHALL BE REMOVED TO 8" BELOW FINISH FLOOR. FILL SLAB OPENING WITH CONCRETE FILL TO RECEIVE FINISH FLOOR. WHERE WALLS SCHEDULED TO BE REMOVED SIT ON SLABS. GRIND SLAB TO RECEIVE FINISH FLOOR.
10. REMOVE PATCH AND REPAIR PORTIONS OF WALL PARTITIONS WHICH CONFLICT WITH NEW WORK TO BE INSTALLED, EVEN IF NOT SPECIFICALLY NOTED TO BE DEMOLISHED ON PLANS.
11. WALLS TO BE REMOVED FROM INTERSECTING WALLS SHALL INCLUDE TOOTHED IN REPLACEMENT OF DAMAGED MASONRY ON WALL TO REMAIN AND REMOVAL OF TIES PROJECTING FROM WALLS. SEE DETAILS FOR ADDITIONAL CONDITIONS.
12. WALLS TO BE PARTIALLY REMOVED SHALL BE TERMINATED WITH FINISHED MASONRY ENDS BY TOOTHING IN NEW MASONRY UNITS. TO MATCH ADJACENT MASONRY. SEE DETAILS FOR OTHER CONDITIONS. NO WALLS SHALL BE TERMINATED WITH EXPOSED OPEN CELLS OR DAMAGED MASONRY UNITS.
13. WHERE NEW OPENINGS ARE SHOWN IN EXISTING WALLS, CAREFULLY REMOVE MASONRY TO NEAREST JOINT LINE WITHOUT DISTURBING ADJACENT WORK SO THAT NEW WORK CAN BE PATCHED IN TO MATCH. ALL NEW MASONRY WORK SHALL BE TOOTHED IN.
14. ALL EXISTING STRUCTURE SHALL REMAIN, UNLESS NOTED OTHERWISE.
15. COORDINATE DEMOLITION OF ALL STRUCTURAL ITEMS (SLABS, ETC.) WITH STRUCTURAL DWGS. EXTENT OF DEMOLITION AREA SHALL BE IN ACCORDANCE WITH STRUCTURAL REQUIREMENTS AND COORDINATED WITH ALL NEW WORK.
16. TEMPORARILY SUPPORT ALL BEAMS, LINTELS, PORTIONS OF WALLS ETC., TO BE DISTURBED BY DEMOLITION WORK, UNTIL THEY ARE RE-SUPPORTED BY NEW WORK.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING BUILDING ELEMENTS TO REMAIN THROUGHOUT SEQUENCE OF WORK. ANY DAMAGE TO EXISTING BUILDING CONDITIONS SHOWN TO REMAIN SHALL BE RESTORED TO NEW WORK CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. WHERE FINISHES ARE INDICATED TO BE REMOVED, REMOVAL SHALL INCLUDE ANY GROUT, ADHESIVES, FASTENERS, AND ALL OTHER ITEMS USED TO ATTACH THE FINISHES TO THE SURFACES THAT THEY COVER.
19. ANY FLOOR AREAS DAMAGED BY THE DEMOLITION CONTRACTOR SHALL BE PATCHED TO MATCH EXISTING.
20. WHERE CEILING ARE TO BE REMOVED, REMOVE ALL CEILING SYSTEMS COMPLETE INCLUDING GRID, TRIM HANGER, CLIPS, ETC. WHERE NEW CEILING ARE SPECIFIED, NO DOUBLE CEILING PERMITTED. REMOVE ALL ORIGINAL CONCEALED CEILING WHERE ENCOUNTERED.
21. ALL EXISTING SURFACES TO REMAIN SHALL BE PROTECTED, PATCHED IF DAMAGED AND CLEANED PRIOR TO APPLICATION OF FINISHES.
22. CONTRACTOR TO PROTECT ALL EQUIPMENT AND OTHER ELEMENTS IN AREA OF NEW OR DEMOLITION WORK.
23. REMOVE MECHANICAL, ELECTRICAL AND PLUMBING ITEMS AS NOTED ON MECHANICAL, ELECTRICAL AND PLUMBING PLANS. COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING FOR ADDITIONAL DEMOLITION NOTES. REMOVAL WORK IS INTENDED TO INCLUDE ALL ASSOCIATED ITEMS SUCH AS ELECTRICAL OUTLETS, SWITCHES, CONDUITS, CONTROLS, PIPING, MOUNTING BLOCKS, ETC., AS NOTED. THE CONTRACTOR SHALL REFER TO ALL CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS AND SPECIFICATIONS FOR PROCEDURES CONCERNING RELATED TRADES IN AREAS WHICH REQUIRE DEMOLITION. REPAIR AND PATCH ANY AREAS DAMAGED DURING REMOVAL WORK.



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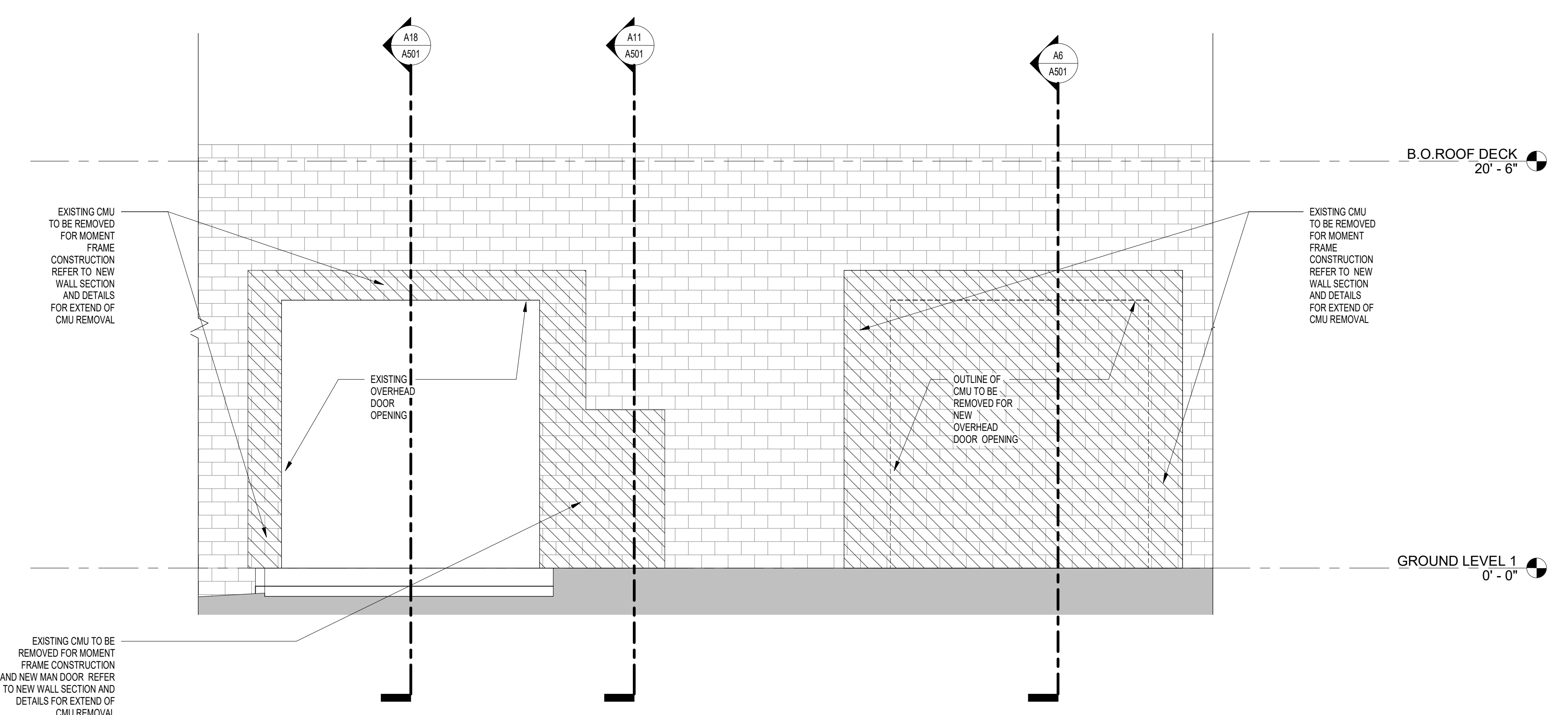


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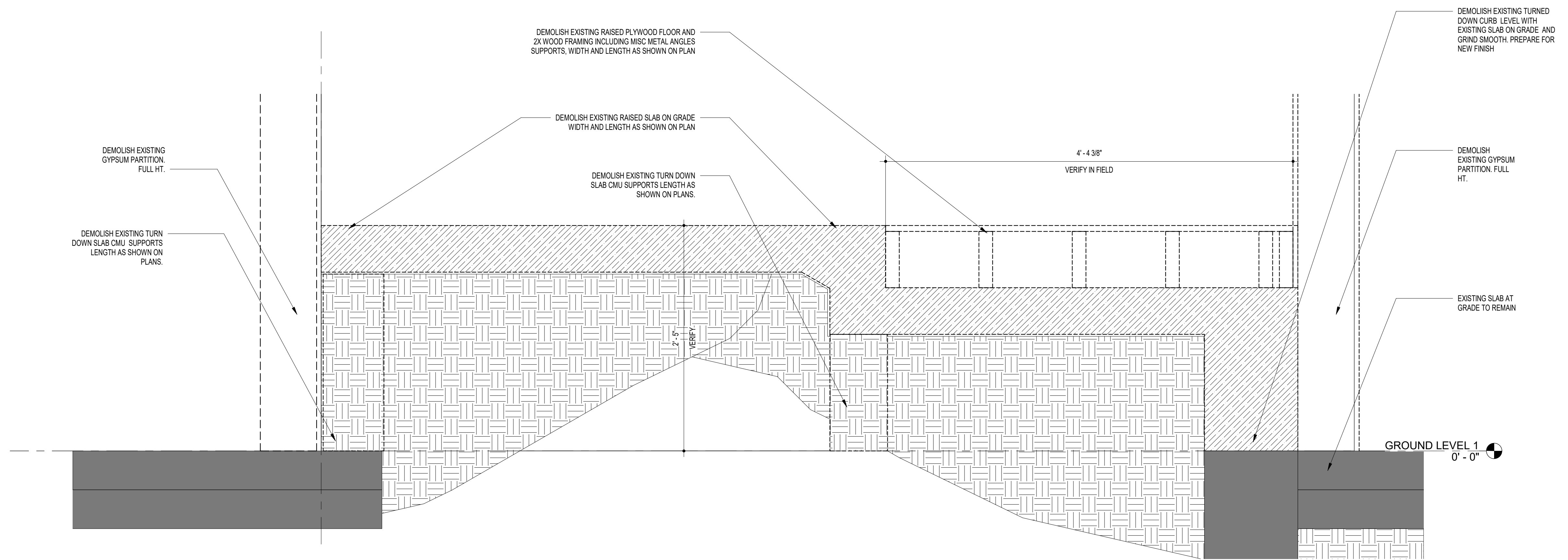
ARCHITECTURAL DEMOLITION PLAN-PHASE 1
1425 UPGRADE (Q1)
1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

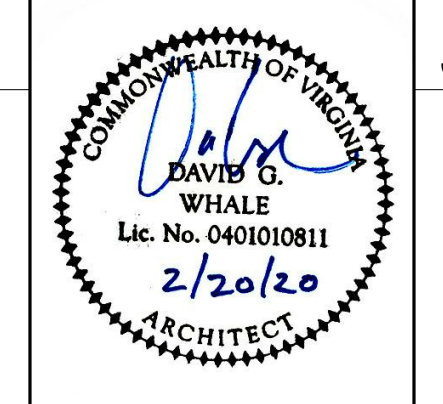
A101
02/20/20
BID SET



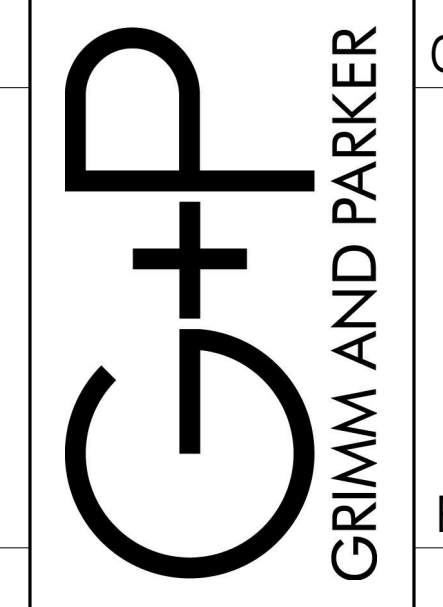
H10 PARTIAL EXTERIOR ELEVATION- DEMOLITION
1/4" = 1'-0"



C10 PARTIAL DEMOLITION DETAIL
1 1/2" = 1'-0"



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GP #21912.01

DEMOLITION DETAILS
1425 UPGRADE (Q1)
1425 North Quincey Street

DATE	DESCRIPTION
11/19/2019	Permit Set
11/25/2019	Bid Set
2/20/2020	Bid Set

AD501
02/20/20
BID SET
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DESIGN NOTES

I. CODES AND STANDARDS

- A. WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT, THE VIRGINIA EXISTING BUILDING CODE 2015 ASCE 7-10, ASCE 41.

II. DESIGN AND LOADING CRITERIA

- A. ALL CODES, REFERENCES AND STANDARDS REFERRED TO SHALL BE THE CURRENT VERSION UNLESS A DIFFERENT VERSION IS LISTED IN THE BUILDING CODE.
B. SNOW LOAD
1. GROUND SNOW LOAD (PG) = 30.0 PSF
2. SNOW EXPOSURE FACTOR (CE): = 1.0
3. IMPORTANCE FACTOR (I): = 1.0
4. THERMAL FACTOR (CT): = 1.0
5. FLAT ROOF SNOW LOAD (PF): = 21.0 PSF
C. SEISMIC LOAD
1. RISK CATEGORY: = II
2. SEISMIC IMPORTANCE FACTOR (I): = 1.0
3. MAPPED SPECTRAL RESPONSE: SS = 0.134, S1/ = 0.043
4. SPECTRAL RESPONSE COEFF: SDS = 0.143, S1D1 = 0.069
5. SITE CLASSIFICATION: = D
6. SEISMIC DESIGN CATEGORY: = A
7. RESPONSE MODIFICATION FACTOR: R = 1.5
8. SEISMIC RESPONSE COEFF: CS = 0.01
9. SEISMIC RESISTANCE SYSTEM TYPE: = ORDINARY PLAIN MASONRY SHEAR WALLS
10. ANALYSIS PROCEDURE USED: = EQUIVALENT LATERAL FORCE ANALYSIS
D. WIND LOAD
1. ULTIMATE WIND SPEED: = 90/115 MPH
2. RISK CATEGORY: = II
3. EXPOSURE: = B
4. INTERNAL PRESSURE COEFF: = +/- 0.18
E. FLOOR & ROOF DESIGN MINIMUM LIVE LOADS:
1. STAIRS: = 100 PSF
2. ROOFS: = 30 PSF IN ADDITION TO APPLICABLE SNOW DRIFTING CONSIDERATION.
F. EARTH PRESSURE (ASSUMED)
1. DESIGN LATERAL PRESSURE FOR RETAINING WALLS = 45 PSF
2. DESIGN LATERAL PRESSURE FOR BASEMENT WALLS = 60 PSF
G. EXISTING LIVE LOAD CAPACITIES
1. TEMPORARY SHORING AND/OR BRACING SHALL BE PROVIDED WHEREVER THE LOADING FROM THE CONTRACTOR'S WORK EXCEEDS THE ALLOWABLE LOAD CAPACITIES OF THE EXISTING STRUCTURE.

III. CONCRETE AND REINFORCING

- A. CONCRETE WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318 AS MODIFIED BY IBC CODE.
B. CONCRETE DESIGN IS IN ACCORDANCE WITH "STRENGTH DESIGN METHOD."
C. ALL CONCRETE EXPOSED TO FREEZE THAW SHALL BE MINIMUM 4500 PSI WITH MAX W/C RATIO 0.45. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS (F'c) ELSEWHERE SHALL BE: [RECOMMEND USING ONE CONCRETE STRENGTH EVERYWHERE IF POSSIBLE]
1. SPREAD FOOTINGS: = 3,500 PSI
2. SLABS ON GRADE: = 3,500 PSI
3. FOUNDATION WALLS: = 4,000 PSI
4. RETAINING WALLS = 4,500 PSI
5. SIDEWALKS AND PAVEMENTS = 4,500 PSI
D. CONCRETE MATERIALS:
1. CEMENT: ASTM C-150 TYPE I OR III
2. CEMENT SUBSTITUTES: ASTM C-595 TYPE 1P (LIMIT TO 25% MAXIMUM CEMENTITIOUS CONTENT BY WEIGHT.)
3. AGGREGATES: ASTM C-33 (NORMAL WEIGHT)
4. AIR-ENTRAINING ADMIX: ASTM C-260
5. REFORMED JOINT FILLER: ASTM D-994
6. JOINT SEALANT: ASTM D-1190
E. CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 6%, +/- 1.5%.
F. CONCRETE SHALL BE THOROUGHLY COMPACTED DURING PLACEMENT AND WORKED AROUND EMBEDDED ITEMS AND INTO CORNERS OF FORMS.
G. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS EMBEDDED IN CONCRETE AND SHALL ENSURE THAT ALL ARE ACCURATELY LOCATED AND SECURE.
H. DEPRESSIONS SHALL BE LOCATED FROM ARCHITECTURAL PLANS. PENETRATIONS FOR MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL BE COORDINATED WITH MECHANICAL, PLUMBING AND ELECTRICAL ENGINEERING AND ARCHITECTURAL DRAWINGS. WHERE NOT INDICATED ON STRUCTURAL PLANS, SLAB PENETRATIONS SHALL BE MADE NO CLOSER THAN 2'-0" TO COLUMN FACE IN FLAT-SLAB CONSTRUCTION.
I. DO NOT BACKFILL AGAINST WALLS UNTIL CONCRETE HAS ACHIEVED 75% OF 28 DAY STRENGTH WHETHER OR NOT WALLS ARE BRACED.
J. KEEP HEAVY CONSTRUCTION EQUIPMENT AWAY FROM WALLS, DISTANCE OF WALL HEIGHT.
K. EXPOSED CONCRETE WALLS SHALL HAVE CONTROL JOINTS AT 20 FEET (MAX) ON CENTERS EQUALLY SPACED AS INDICATED.
L. CONCRETE SLUMP SHALL = 4" PLUS OR MINUS 1"
M. ALL PRECAST CONCRETE LINTELS SHALL BE AIR-ENTRAINED, HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH = 4,500 PSI, AND HAVE A MINIMUM BEARING WIDTH OF 8". LINTELS SHALL BE PROPORTIONED AS FOLLOWS FOR EACH 4' OF WALL WIDTH.
OPENING SIZE DEPTH REINFORCEMENT
UP TO 4" 8" #4, T&B
4"1" TO 6"0" 8" #4, T&B
6"1" TO 8"0" 8" #5, T&B
8"1" TO 10"0" 8" #6, T&B

- N. PROVIDE KEVED JOINTS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND ALL CONCRETE JOINTS.
O. GROUT SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C1107, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 7,000 PSI. PREROUTING OF BASE PLATES SHALL NOT BE PERMITTED.
P. FORM CONTRACTION JOINTS WITH AN EARLY ENTRY DRY-CUT SAW EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8-INCH WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE SURFACE AND BEFORE CONCRETE DEVELOPS RANDOM CONTRACTION CRACKS, BUT IN NO CASE LATER THAN 4 HOURS AFTER START OF POUR.
Q. REINFORCING BARS #3 THRU #11 SHALL BE DEFORMED AND IN ACCORDANCE WITH "SPECIFICATIONS FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT" ASTM A-615. GRADE 60 KSI. WHERE INDICATED, EPOXY COAT BARS IN ACCORDANCE WITH ASTM A-775.
R. SUBMIT SHOP DRAWINGS FOR REINFORCEMENT TO THE ARCHITECT FOR APPROVAL. PREPARE DRAWINGS UNDER THE SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE LOCAL JURISDICTION DETAILING FABRICATING, BENDING, AND PLACING CONCRETE REINFORCEMENT. COMPLY WITH ACI 315 AND ACI DETAILING MANUAL SP-66, SHOWING BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, AND ARRANGEMENT OF CONCRETE REINFORCEMENT. INCLUDE SPECIAL REINFORCING REQUIRED FOR OPENINGS THROUGH CONCRETE STRUCTURES.
S. WELDED WIRE FABRIC NOTED "WWF" SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATION FOR STEEL WELDED WIRE REINFORCEMENT, PLAIN, FOR CONCRETE" ASTM A-1064.
T. BARS MARKED CONTINUOUS (CONT) SHALL BE LAPPED IN ACCORDANCE WITH REQUIREMENTS FOR SPLICES AS DEFINED IN ACI 318. MINIMUM 50 BAR DIAMETERS, UNLESS INDICATED OTHERWISE. COLUMN VERTICAL REINFORCING SHALL BE SPLICED AS SHOWN IN COLUMN DETAILS.
U. BAR LENGTHS SHOWN ON PLAN DO NOT INCLUDE LENGTH OF HOOK WHERE A HOOK IS INDICATED. PROVIDE STANDARD HOOK UNLESS DETAILED OTHERWISE.
V. UNLESS SHOWN OTHERWISE PROVIDE MINIMUM TEMPERATURE REINFORCING IN ONE-WAY SLABS AS FOLLOWS:
1. SLABS TO 6" THICK #4 @ 16" O.C
2. SLABS 6 1/2" TO 9" THICK #4 @ 12" O.C
3. SLABS 9 1/2" TO 12" THICK #5 @ 12" O.C
W. WHERE NOTED PROVIDE MICROFIBER SLAB REINFORCING, 3 LBS PER CUBIC YARD OF CONCRETE. MICROFIBER SHALL BE IN ACCORDANCE WITH ASTM C-1116.
X. PROVIDE WWF 6 X 6 W2.9 X W 2.9 IN TOP 1/3 OF ALL SLAB ON GRADE U.N.O. ALL MESH EDGES SHALL LAP A MINIMUM OF TWO (2) SQUARES.
Y. MINIMUM CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE AS FOLLOWS:
1. CONCRETE CAST AGAINST EARTH = 3"
2. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH = 2"
3. FORMED CONCRETE NOT EXPOSED TO WEATHER:
A) SLABS AND JOISTS = 3/4"
B) BEAMS, COLUMNS = 1-1/2"
Z. PROVIDE CORNER BARS AT ALL WALL INTERSECTIONS WITH SIZE AND SPACING TO MATCH HORIZONTAL WALL REINFORCEMENT.
AA. RIGID INSULATION SUPPORTING NEW CONCRETE SLABS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
1. EXTRUDED POLYSTYRENE ASTM D6817
2. COMPRESSIVE STRENGTH: 50 PSI (@10% DEFORMATION PER ASTM D-1621)
3. ELASTIC MODULUS: 1500 PSI
4. FLEXURAL STRENGTH: 60PSI
5. DENSITY: 2.4 PCF

IV. STRUCTURAL STEEL

- A. STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS AND THE "MANUAL OF STEEL CONSTRUCTION" FOURTEENTH EDITION.
B. STRUCTURAL STEEL:
1. STRUCTURAL "W" & "T" SHAPES: ASTM A-992 FY = 50,000 PSI
2. BALANCE OF STRUCTURAL STEEL SHAPES & PLATES: ASTM A-36 FY = 36,000 PSI
3. STRUCTURAL PIPE: ASTM A-538 FY = 35,000 PSI
4. HOLLOW STRUCTURAL SECTIONS SQUARE & RECTANGULAR: ASTM A-500 FY = 46,000 PSI
5. HIGH STRENGTH BOLTS: ASTM A-325 CONN TYPE A
6. ANCHOR RODS: ASTM F-1554 GR36 OR GR 55 WITH WELDABILITY SUPPLEMENT S1.
7. SMOOTH, THREADED ROD: ASTM A-36
8. SHEAR CONNECTORS: ASTM A-108, GRADES 1015 THRU 1020, HEADED STUD TYPE.
9. GALVANIZING (HOT-DIP): ASTM A-123
C. CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH "BEAM CONNECTIONS" AS DESCRIBED IN THE AISC MANUAL. CONNECTIONS SHALL BE MADE USING HIGH STRENGTH BOLTS IN ACCORDANCE WITH ASTM A-325. SHOP CONNECTIONS MAY BE WELDED IN LIEU OF BOLTING. WHERE REACTION NOT GIVEN ON PLANS AND SECTIONS CONNECTIONS SHALL BE DESIGNED FOR A MINIMUM OF 60% FOR FILLER BEAMS AND 70 % FOR GIRDER OF MAXIMUM BEAM CARRYING CAPACITY UNDER UNIFORM LOAD FOR SPAN SHOWN. SEE PLANS AND SECTIONS FOR OTHER THAN STANDARD CONNECTIONS. MINIMUM NUMBER OF BOLTS IN EACH OF BEAM WEB CONNECTION AND TO SUPPORTING MEMBER SHALL BE AS FOLLOWS:
(SECTIONS: MC, C, S, M & WF)
D = 4" - 6" 2 BOLTS HORIZONTAL
D = 8" - 10" 2 BOLTS VERTICAL
D = 12" - 15" 3 BOLTS VERTICAL
D = 16" - 21" 4 BOLTS VERTICAL
BOLT SPACING SHALL BE 3" O.C.
D. ALTERNATE CONNECTIONS TO THOSE SHOWN ON PLANS AND DETAILS WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE ARCHITECT. IF SUCH APPROVAL IS GRANTED, CONNECTIONS, ETC. NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS (FABRICATOR'S REDESIGN SHALL BE SUBMITTED WITH SHOP DRAWINGS UNDER THE SEAL OF LICENSURE OF THE FABRICATOR'S ENGINEER FOR THE LOCAL JURISDICTION.
E. UNLESS OTHERWISE NOTED, A-325 BOLTS SHALL BE TIGHTENED TO THE "SNUG TIGHT" CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. THE SNUG-TIGHT CONDITION MUST ENSURE THAT THE PLIES OF THE CONNECTED MATERIAL HAVE BEEN BROUGHT INTO FIRM CONTACT.
F. WELDING SHALL CONFORM TO REQUIREMENTS OF THE "STRUCTURAL WELDING CODE" AWS D1.1:08. USE 70 KSI LOW-HYDROGEN ELECTRODES.
G. GROUT UNDER BEAM BEARING PLATES AND COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH F'c = 7000 PSI.
H. UNLESS GALVANIZED OR TO RECEIVE SPRAY-APPLIED FIREPROOFING, STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF RUST-INHIBITING PAINT AFTER ERECTION.
I. UNLESS NOTED OTHERWISE ON PLANS AND DETAILS ALL STEEL LINTELS SHALL HAVE A MINIMUM OF 8" BEARING AND SHALL BE PROPORTIONED AS FOLLOWS FOR EACH 4' OF WALL WIDTH.
OPENING SIZE LINTEL
UP TO 4'-0" L 4 X 3-1/2 X 5/16
4'-1" TO 5'-0" L 5 X 3-1/2 X 5/16
5'-1" TO 6'-0" L 5 X 3-1/2 X 3/8
J. NO FABRICATION SHALL PROCEED PRIOR TO SHOP DRAWINGS APPROVAL.
K. NO OPENINGS IN BEAMS OR COLUMNS ARE PERMITTED WITHOUT THE APPROVAL OF THE ARCHITECT.
L. SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ARCHITECT AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.
M. ALL EXTERIOR EXPOSED (INCLUDING IN EXTERIOR WALL WYTHE'S) STRUCTURAL STEEL SHAPES, PLATES AND BOLTS SHALL BE HOT DIPPED GALVANIZED TO ASTM A123 GRADE 2350. TOUCH UP ALL DAMAGED AREAS, INCLUDING FIELD WELDS.
N. DEVELOPMENT OF STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUPERVISED BY A REGISTERED PROFESSIONAL ENGINEER REGISTERED IN PROJECT JURISDICTION AND SHALL INCLUDE DETAILS FOR APPLICATION AND ASSEMBLY OF ALL STRUCTURAL MEMBERS. INCLUDE DETAILS OF CUTS, CONNECTIONS, HOLES, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS 2.1 SYMBOLS SHOWING SIZE, LENGTH AND TYPE OF EACH WELD. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
O. ALL MISCELLANEOUS STEEL CONNECTIONS SHALL BE WELDED ALL AROUND WITH ONE-QUARTER-INCH FILLET WELD UNLESS OTHERWISE NOTED. EXCEPT FOR SLOTTED CONNECTIONS.
P. HANDRAILS, GUARDRAILS AND LADDERS SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR THE MOST RESTRICTIVE OF THE LOADS GIVEN AND APPLICABLE DESIGN CODE. IN NO CASE SHALL TOTAL COMBINED POSTALING DEFLECTION EXCEED 0.75" THE LIMITS IN ASTM E888 OR LIMITATION OF MATERIAL USED AS INFILL, WHICHEVER IS MORE RESTRICTIVE. SUBMIT SHOP DRAWINGS BEARING THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION TO THE ARCHITECT INDICATING ALL MEMBERS AND CONNECTIONS.
Q. PROVIDE A MINIMUM BEARING LENGTH OF 6" FOR ALL BEAMS SUPPORTED ON MASONRY.
R. FULL PENETRATION WELDS SHALL BE MADE AGAINST A 1/8" X 1" BACKER PLATE TACK WELDED IN PLACE BELOW THE WELD. PENETRATION WELDS SHALL BE EQUIVALENT IN DEPTH AND LENGTH TO THE PARTS JOINED.
S. CONTRACTOR SHALL NOT RELEASE BEAMS OR DIAGONAL BRACING FROM HOISTING CABLES UNTIL ALL MEMBERS ARE SECURE WITH AT LEAST (2) BOLTS. ALL FIELD WELDED CONNECTIONS SHALL BE COMPLETED BEFORE RELEASING CABLES.
T. WHERE DOUBLE BEAM CONNECTIONS OCCUR ON EACH SIDE OF A COLUMN WEB OR TO THE WEB OF A BEAM OVER A COLUMN, THERE MUST BE AT LEAST ONE BOLT WITH A WRENCH-TIGHT NUT SECURING THE FIRST BEAM CONNECTED AT ALL TIMES.
V. POST-INSTALLED ANCHORS
A. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. OR AN EQUIVALENT MANUFACTURER APPROVED BY THE ARCHITECT.
1. ANCHORAGE TO CONCRETE:
A) ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE ONE OF THE FOLLOWING:
(1) HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHORING SYSTEM PER ICC ESR-2322 FOR SLOW CURE APPLICATIONS. DEWALT/POWERS PURE 110+ EPOXY ADHESIVE ANCHORING SYSTEM PER ICC SR-3298 FOR SLOW CURE APPLICATIONS. (OR EQUAL).
(2) HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HIT-Z ROD (OR EQUAL) PER ICC ESR-3187 FOR FAST CURE APPLICATIONS
(3) HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM WITH HAS-E THREADED ROD (OR EQUAL) PER ICC ESR-3187 FOR FAST CURE APPLICATIONS
2. REBAR DOWELING INTO CONCRETE
A) ADHESIVE ANCHORS FOR CRACKED AND UNCRACKED CONCRETE USE ONE OF THE FOLLOWING:
(1) HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187
(2) HILTI HIT-RE 500-SD EPOXY ADHESIVE ANCHORING SYSTEM WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-2322, DEWALT/POWERS PURE 110+ EPOXY ADHESIVE ANCHORING SYSTEM WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3298. (OR EQUAL).
3. ANCHORAGE TO SOLID GROUTED MASONRY:
A) ADHESIVE ANCHORS USE:
(1) HILTI HIT-HY 270 MASONRY ADHESIVE ANCHORING SYSTEM, DEWALT/POWERS AC100-GOLD MASONRY ADHESIVE ANCHORING SYSTEM PER ICC ESR-3200, (OR EQUAL).
(2) STEEL ANCHOR ELEMENT SHALL BE HILTI HAS-E CONTINUOUSLY THREADED ROD, ASTM GRADE 36 STANDARD THREADED ROD, OR CONTINUOUSLY DEFORMED STEEL REBAR.
B) MECHANICAL ANCHORS USE:
(1) HILTI KWIK HUS-EZ SCREW ANCHOR PER ICC ESR-3056, DEWALT/POWERS WEDGE-BOLT-SCREW ANCHOR PER ICC ESR-1678, (OR EQUAL).
(2) HILTI KWIK BOL-3 EXPANSION ANCHORS PER ICC ESR 1385, DEWALT/POWERS POWER STUD-SD1 EXPANSION ANCHOR PER ICC ESR-2966. (OR EQUAL).
4. ANCHORAGE TO HOLLOW / MULTI-WYTHE MASONRY:
A) ADHESIVE ANCHORS USE:
(1) HILTI HIT-HY 70 MASONRY ADHESIVE ANCHORING SYSTEM PER ICC ESR-3442, DEWALT/POWERS AC100-GOLD MASONRY ADHESIVE ANCHORING SYSTEM PER ICC ESR-3200, (OR EQUAL).
(2) STEEL ANCHOR ELEMENT SHALL BE HILTI HAS-E CONTINUOUSLY THREADED ROD, ASTM GRADE 36 STANDARD THREADED ROD, OR CONTINUOUSLY DEFORMED STEEL REBAR.
(3) THE APPROPRIATE SIZE SCREEN TUBE SHALL BE USED PER ADHESIVE MANUFACTURER'S RECOMMENDATION.
B. SUBSTITUTION REQUESTS FOR ALTERNATE POST INSTALLED ANCHOR PRODUCTS MUST BE APPROVED IN WRITING BY THE ARCHITECT PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
C. INSTALL ANCHORS PER THE MANUFACTURER'S INSTRUCTIONS AS INCLUDED IN THE ANCHOR PACKAGING.
D. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFI SYSTEM (OR EQUAL).
E. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ON-SITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. SUBMIT WRITTEN CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
F. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
G. CONCRETE AT TIME OF ANCHOR INSTALLATION SHALL HAVE A MINIMUM AGE OF 21 DAYS AND A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.

- H. CONCRETE SHALL BE AT LEAST 50 DEGREES AT THE TIME OF ANCHOR INSTALLATION.
I. CONCRETE AT INDOOR ANCHOR APPLICATIONS SHALL BE DRY AT THE TIME OF ANCHOR INSTALLATION.
J. EXISTING REINFORCING BARS, EMBEDDED CONDUIT OR OTHER ITEMS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH PROPOSED ANCHOR LOCATIONS. THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL LOCATE THE POSITION OF THE REINFORCING BARS OR ANY OTHER EMBEDDED ITEMS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY HILTI FERROSCAN, GPR, X-RAY PACHOMETER, CHIPPING OR OTHER MEANS. MARKS LOCATIONS AND THE PROPOSED ANCHOR LOCATIONS ON THE CONCRETE STRUCTURE AND NOTIFY THE ARCHITECT IF THERE APPEARS TO BE A CONFLICT. EXERCISE CARE IN CORING OR DRILLING TO AVOID DAMAGING EXISTING REINFORCING OR EMBEDDED ITEMS BY FIRST DRILLING A SMALL PILOT HOLE. NOTIFY THE ARCHITECT IF REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED DURING DRILLING. TAKE PRECAUTIONS AS NECESSARY TO ALSO AVOID DAMAGING ANY ACTIVE ELECTRICAL AND TELECOMMUNICATIONS CONDUIT.
K. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC 193 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.
L. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC098 FOR CRACKED, UNCRACKED AND SEISMIC CONCRETE RECOGNITION.
M. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICAL OVERHEAD ORIENTATIONS TO SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AA) AS CERTIFIED THROUGH ACICRS (ACI 318-11 D.9.2.2). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
N. PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT (IBC 2012 TABLE 1705.3 NOTE B).

VI. STEEL STAIRS

- A. ALL STEEL STAIR STRINGERS SHALL BE CONTINUOUS MC 12 X 10.6 MINIMUM, UNLESS NOTED OTHERWISE. STRINGERS SHALL BE MITERED AND WELDED WITH FULL PENETRATION WELDS.
B. PLATFORMS SHALL HAVE MINIMUM 10-GAUGE FLOOR PLATES WITH L 2 X 2 X 1/4 MINIMUM. SHELF ANGLES ON ALL UNSUPPORTED SIDES. PLATFORM PLATES SHALL HAVE SUPPORTS SPACED AT 18" O.C. MAXIMUM. SUPPORTS SHALL BE L 2 1/2 X 2-1/2 X 1.4 OR WT 3 X 4.25 MINIMUM.
C. TREAD AND RISER PLATES SHALL BE 10-GAUGE MINIMUM.
D. ALL STEEL STAIRS ARE TO BE PRE-ENGINEERED BY THE CONTRACTOR'S FABRICATOR FOR THE LOADS GIVEN AND ALL APPLICABLE CODES WITH SHOP DRAWINGS STAMPED BY THE MANUFACTURER'S REGISTERED IN THE PROJECT JURISDICTION PROFESSIONAL ENGINEER AND SUBMITTED TO THE ARCHITECT FOR APPROVAL.

VII. MASONRY

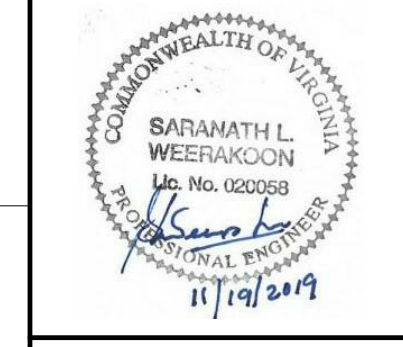
- A. MASONRY SHALL BE DESIGNED, MANUFACTURED AND ERECTED IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", (ACI 530/ASCE 5/TMS 402); AND "SPECIFICATIONS FOR MASONRY STRUCTURES", (ACI 530.1/ASCE 6/TMS 602).
B. MASONRY INSPECTION FOR QUALITY ASSURANCE SHALL BE LEVEL B AS DEFINED IN THE MASONRY SPECIFICATIONS.
C. UNIT SPECIFICATIONS:
1. LOAD-BEARING, HOLLOW OR SOLID CMU: ASTM C-90
2. MIN COMPR STRENGTH ON NET AREA = 1,900 PSI
3. USE TYPE "SW" WHERE UNITS ARE EXPOSED TO WEATHER OR ARE BELOW GROUND SURFACE. OTHER AREAS SHALL BE UNITS TYPE "MW".
4. MORTAR TYPE "M" OR "N": ASTM C-270
5. USE TYPE "N" WHERE EXPOSED TO WEATHER AND TYPE M BELOW GROUND SURFACE. ALL OTHER AREAS SHALL BE OF TYPE "M".
6. GROUT FOR BEAM BEARING AND COLUMN BASE PLATES:
A) NON-SHRINK NON-METALLIC ASTM C-1107 GRADE "C", F'c = 7,000 PSI.
7. GROUT FOR FILLING CELLS OF MASONRY & BOND BEAMS:
A) ASTM C-476 COARSE. F'c = 2,500 PSI
D. DESIGN MINIMUM STRENGTH F'm=1500 PSI
E. WYTHE'S OF MASONRY WALLS SHALL BE BONDED TOGETHER EACH 16" VERTICALLY (TWO BLOCK COURSES) USING CONTINUOUS HORIZONTAL WALL REINFORCING.
F. CONTINUOUS HORIZONTAL WALL REINFORCING SHALL BE TRUSS TYPE, BUTT WELDED SIDE AND WEB BARS OF GALVANIZED W1.7 WIRES. PROVIDE PREFABRICATED CORNERS AND TEES FOR WALL INTERSECTIONS. LAP 6" AT SPLICES.
G. PROVIDE MASONRY ANCHORS AT 16" O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS AND COLUMNS EMBEDDED IN MASONRY.
H. FILL MASONRY UNIT CELLS WITH COARSE GROUT WHERE CELLS CONTAIN REINFORCEMENT.
I. PROVIDE BOND BEAM COURSE WHERE SHOWN. BOND BEAM SHALL BE 2" DEEP MINIMUM U.N.O. FILLED WITH COARSE GROUT AND REINFORCED WITH 2 #4 U.N.O. CONTINUOUS HORIZONTAL REINFORCING BARS, UNLESS SHOWN OTHERWISE.
J. PROVIDE ADEQUATE BRACING AND SUPPORT FOR MASONRY WORK UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
K. WHERE REQUIRED FOR MASONRY OPENINGS, BUT NOT SHOWN ON PLAN, PROVIDE PRECAST CONCRETE LINTELS AS FOLLOWS:
6" WALL 6" X 8" UNIT 2#4 T&B UP TO 6'-0"
8" WALL 8" X 8" UNIT 2#5 T&B UP TO 8'-0"
10" WALL 10" X 8" UNIT 2#6 T&B UP TO 8'-0"
12" WALL 12" X 8" UNIT 3#5 T&B UP TO 8'-0"

- PROVIDE #2 TIES @ 8" O.C. IN ALL PRECAST LINTELS. MAX CLEAR SPAN 8'-0". PROVIDE MINIMUM 8" 100% SOLID MASONRY BEARING EA END. PLACE NO OPENINGS ABOVE LINTEL WITHIN A HEIGHT LESS THAN THE WIDTH OF THE CLEAR OPENING BELOW LINTEL, UNLESS SHOWN OR APPROVED BY THE ENGINEER.
L. PROVIDE #5 CORNER BARS AT ALL BOND BEAM CORNERS TO LAP A MINIMUM OF 40 BAR DIAMETERS.
M. PROVIDE ADJUSTABLE MASONRY ANCHORS TO STEEL BEAMS AND COLUMNS WHICH ARE EMBEDDED IN MASONRY AT 2'-8" O.C. MAXIMUM.
N. INSPECTION HOLES SHALL BE DRILLED AT THE BOTTOM INSIDE FACE OF ALL BLOCK TO VERIFY THAT THE GROUT HAS FILLED ALL MASONRY VOIDS. HOLES SHALL BE 2" IN DIAMETER SPACED AT 4'-0" O.C. (MAX.) HORIZONTALLY.
O. PROVIDE TWO (2) COURSES OF SOLID CMU PER ASTM C 90 OR GROUT-FILLED CMU BENEATH ALL BEAM AND HEADER BEARING POINTS.
P. PROVIDE DOWELS WITH STANDARD BAR HOOK IN FOOTING TO MATCH DIAMETER AND SPACING OF VERTICAL REINFORCEMENT. MINIMUM SPLICE LENGTH = 24".
Q. VERTICAL AND HORIZONTAL REINFORCING BARS SHALL BE SECURELY HELD IN PROPER ALIGNMENT AND POSITION DURING GROUTING OPERATIONS BY USING HOT DIPPED GALVANIZED REBAR POSITIONERS.

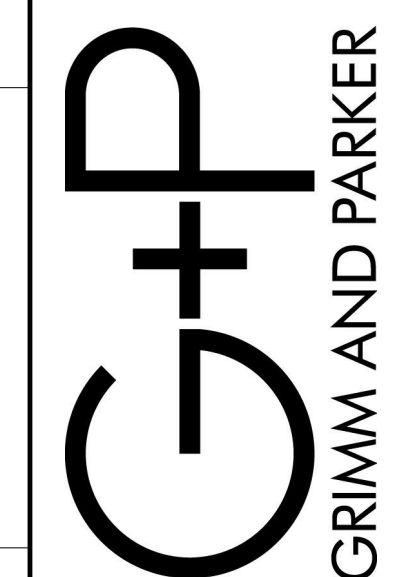
VIII. LIGHT GAGE METAL FRAMING

- A. LIGHT GAGE METAL FRAMING SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS," NAS-07 WITH 2010 SUPPLEMENT.
B. PROVIDE DESIGN AND DETAILING FOR LIGHT GAGE FRAMING AND SUBMIT CALCULATIONS AND SHOP DRAWINGS UNDER THE SEAL AND SIGNATURE OF AN ENGINEER LICENSED TO PRACTICE IN THE LOCAL JURISDICTION. DESIGN LIGHT GAGE MEMBERS IN ACCORDANCE WITH MANUAL OF THE LIGHT GAGE STRUCTURAL INSTITUTE, "LIGHT GAGE STRUCTURAL STEEL FRAMING SYSTEM DESIGN HANDBOOK." THE SUBMISSION SHALL ALSO INCLUDE:
1. CROSS-SECTIONS, PLANS AND ELEVATIONS.
2. CONNECTION DETAILS SHOWING REQUIRED SCREWS/WELDS/PAPFS.
3. FLOOR TO FLOOR ELEVATIONS.
4. DIMENSIONS.
5. BRIDGING LOCATIONS.
C. LIGHT GAGE FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH ASTM A-653, FY = 33,000 PSI. MIN.
D. ALL WELDING SHALL BE IN ACCORDANCE WITH THE "AMERICAN WELDING SOCIETY D.1.3, 1998 STRUCTURAL WELDING CODE FOR SHEET STEEL." MIN. 14 GAUGE MEMBERS SHALL BE USED AT WELDED CONNECTIONS. ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.
E. ALL AXIALLY LOADED STUDS SHALL HAVE FULL BEARING INSIDE TRACK WEB PRIOR TO ATTACHMENT. NO SPLICES IN LOADED STUDS ARE PERMITTED.
F. WALL STUD BRACING SHALL BE INSTALLED AT THIRD POINTS IN ALL BEARING PARTITIONS; AT MID-HEIGHT IN NON-LOAD BEARING PARTITIONS.
G. ALL LIGHT GAGE FRAMING SHALL BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR THE CODE REQUIRED LOADS. STUDS SUPPORTING MASONRY VENEER SHALL LIMIT LATERAL DEFLECTION TO L/600. SHOP DRAWINGS SHALL BE PREPARED UNDER AND STAMPED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT JURISDICTION SUBMITTED TO THE ARCHITECT FOR APPROVAL.
H. INTERIOR WALLS STUDS: MAX SPACING: = 24" MAX DEFL = L/360 VERTICAL SPAN: TO 10'-0" MIN. WEB = 2 1/2" DEEP

Table with 2 columns: Deflection, Spacing. Values: 10'-1" to 13'-0" = 3 5/8", 13'-1" to 15'-0" = 4", 15'-1" to 20'-0" = 6", 20'-1" to 26'-0" = 8"



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GP #21912.01

DESIGN NOTES

1425 N. Quincy Street Upgrades 1425 N. Quincy St., Arlington, VA 22201

Table with 2 columns: DATE, DESCRIPTION. Rows: 1/19/2019 PERMIT SET, 11/25/2019 BID SET, 2/20/2020 BID SET

S001 2/20/20 BID SET

IX. GENERAL

A. INFORMATION SHOWN REGARDING EXISTING CONDITIONS HAS BEEN OBTAINED BY LIMITED VISUAL OBSERVATIONS. AREAS NOT VISIBLE HAVE BEEN ASSUMED TYPICAL WITH OBSERVED EXISTING CONDITIONS.

B. MEASURE AND PROVIDE ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO CONSTRUCTION AND THE SUBMISSION OF SHOP DRAWINGS, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. VERIFICATION AND NOTIFICATION SHALL PROCEED 2 WEEKS PRIOR TO THE START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

C. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.

D. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT SHALL BEAR THE CONTRACTOR'S STAMP, DATE AND SIGNATURE VERIFYING DOCUMENTS HAVE BEEN REVIEWED AND CORRECTED FOR CONFORMANCE TO AND COORDINATION WITH CONTRACT DOCUMENTS.

E. FABRICATION SHALL PROCEED ONLY AFTER SHOP DRAWING APPROVAL BY THE ENGINEER.

F. DO NOT REPRODUCE ANY PORTION OF CONTRACT DOCUMENTS IN THE SHOP DRAWINGS.

G. INSPECTION REPORTS AND MATERIALS TESTING REPORTS SHALL BE SUBMITTED TO THE ENGINEER IN A TIMELY MANNER SUCH THAT CONSTRUCTION DELAY WILL BE AVOIDED.

H. MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

I. FILL ALL FLOOR AND ROOF OPENINGS WHERE EXISTING MECHANICAL, ELECTRICAL OR PLUMBING OPENINGS ARE TO BE ABANDONED. SEE APPROPRIATE DEMOLITION DRAWINGS FOR LOCATION AND QUANTITY OF EXISTING OPENINGS. ASSUME ALL EXISTING OPENINGS ARE 8 INCHES WIDER THAN SIZE OF EXISTING SYSTEM COMPONENT TO BE REMOVED. FILL OPENINGS IN ACCORDANCE WITH TYPICAL DETAIL SHOWN OR PROJECT SPECIFICATIONS.

J. WHERE THE CONTRACTOR IS REQUIRED TO ENGAGE A PROFESSIONAL ENGINEER TO DESIGN AND SUBMIT CALCULATIONS, AND WHERE THE PROFESSIONAL ENGINEER PREPARES THE CALCULATIONS USING A COMPUTER SOFTWARE SYSTEM, THE SOFTWARE SHALL BE A READILY AVAILABLE, INDUSTRY STANDARD STRUCTURAL ENGINEERING COMMERCIAL SYSTEM IN COMMON USE.

X. STRUCTURAL DEMOLITION (EXCLUDING CONCRETE REPAIRS)

A. ALL MEANS AND METHODS OF REMOVING EXISTING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

B. THE CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH OTHER DISCIPLINES. THE DRAWINGS DO NOT SHOW ALL OPENINGS REQUIRED. ADDITIONAL OPENINGS, BLOCKOUTS AND SLEEVES MAY BE REQUIRED BY OTHER DISCIPLINES AND SHALL BE CONSTRUCTED USING THE TYPICAL DETAILS AND/OR THE CRITERIA INDICATED ON THE DRAWINGS. OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS MUST BE APPROVED BY THE STRUCTURAL ENGINEER.

C. ALL NEW OPENINGS THROUGH EXISTING STRUCTURE SHALL BE LOCATED AND MARKED BY THE CONTRACTOR. IF OPENING ARE THROUGH REINFORCED CONCRETE, FIND AND MARK THE LOCATION OF THE REINFORCEMENT. DO NOT CUT OPENINGS UNTIL APPROVED BY ARCHITECT.

D. WHERE NEW OPENINGS IN EXISTING CONCRETE SLAB OR MASONRY AND CONCRETE WALLS ARE TO BE CREATED, THE DEMOLITION CONTRACTOR SHALL CORE HOLES AT THE OUTSIDE CORNERS OF THE NEW OPENING PRIOR TO DEMOLITION. SAW-CUT AND DEMOLISH SLAB OR WALL ONLY AFTER THE INSTALLATION OF ALL REQUIRED NEW STRUCTURAL FRAMING AND/OR REINFORCEMENT IN PLAN OR SECTION, UNO. SAW CUTTING SHALL BE STRAIGHT AND SHALL NOT EXTEND INTO EXISTING SLAB OR WALL TO REMAIN NOR BEYOND THE HOLES CORED AT THE CORNERS OF THE NEW OPENING.

E. DO NOT ALLOW DUST, WATER OR DEBRIS TO ENTER MECHANICAL SYSTEMS. CLEAN ALL EQUIPMENT AND REPLACE FILTERS AFTER CONSTRUCTION.

F. PROVIDE A COMPLETELY SEALED ENCLOSURE WITH DOUBLE AIR LOCK ENTRANCE AND WATER FILTERED AIR VENTILATION SYSTEM AT LOCATION INDICATED.

G. PROVIDE SIGNAGE AND BARRICADES AT ALL EGRESS DOORS INTO WORK AREA INDICATING "NO ENTRY" INTO WORK AREAS. PROVIDE CONSTRUCTION SIGNAGE EVERY 15 FEET. SUBMIT SIGNAGE AND BARRICADE PLAN TO ARCHITECT FOR APPROVAL.

H. PROVIDE TEMPORARY VENTILATION TO INSIDE THE ENCLOSURE WITH A MINIMUM 50 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF ENCLOSED AREA. FRESH AIR EXCHANGE.

I. PROTECT ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO: FLOOR DRAINS, WATER AND SEWER LINES, SPRINKLER LINES, STEAM AND CONDENSATE LINES, ELECTRICAL COMMUNICATIONS, LIGHTS, SENSORS, SIGNAGE, AIR DUCTS, AIR VENTS, MECHANICAL AND HEATING UNITS.

J. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY STRUCTURAL ELEMENT WHICH IS TO REMAIN AND THAT HAS BEEN DAMAGED DURING THE DEMOLITION PROCESS. THE REPAIRS SHALL BE AT NO EXPENSE TO THE OWNER AND SHALL BE PERFORMED TO THE COMPLETE SATISFACTION OF THE OWNER. ALL REPAIR WORK SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE JURISDICTION AND SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMMENCING REPAIR WORK.

K. ALL DEBRIS FROM DEMOLITION AND/OR REPAIR WORK SHALL BE LEGALLY TRANSPORTED AND DISPOSED OFF SITE. DO NOT STORE DEBRIS ON THE STRUCTURE.

XI. SHORING AND BRACING

A. ENGAGE A PROFESSIONAL ENGINEER REGISTERED IN LOCAL JURISDICTION TO PERFORM AN ENGINEERING SURVEY OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT COULD RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.

- SUBMIT SURVEY A MINIMUM OF TWO WEEKS BEFORE SCHEDULED START OF WORK OR EARLIER IF NECESSARY TO AVOID DELAYS.
- ENGINEER SHALL PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM STRUCTURAL DEMOLITION ACTIVITIES.

B. AS A MINIMUM, THE CONTRACTOR SHALL SHORE AND BRACE THE EXISTING STRUCTURE TO THE EXTENT INDICATED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL INSTALL ADDITIONAL SHORING AND BRACING AS DETERMINED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER.

C. CONTRACTOR'S PROFESSIONAL ENGINEER SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE DESIGN OF ALL REQUIRED SHORING AND BRACING, TO ENSURE STABILITY OF EXISTING AND NEW STRUCTURE AND COMPLIANCE WITH DESIGN CRITERIA.

D. DESIGN TEMPORARY SHORING AND BRACING FOR SELF WEIGHT OF STRUCTURE, CODE WIND LOADS, AND A MINIMUM CONSTRUCTION LOAD OF 100 PSF OR 3,000 LBS POINT LOAD OR ACTUAL LOAD WHICHEVER PRODUCES GREATER STRESSES. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.

E. SHORE AND BRACE EXISTING STRUCTURE PRIOR TO DEMOLITION WORK AND UNTIL PERMANENT NEW STRUCTURE OR REPAIRED EXISTING STRUCTURE CAN SUPPORT LOADS.

F. PROVIDE ADEQUATE TEMPORARY BRACING AND SUPPORT FOR ALL NEW WORK INCLUDING BUT NOT LIMITED TO UNBRACED MASONRY WORK UNTIL PERMANENT CONSTRUCTION IN PLACE.

G. MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, AND STRUCTURAL SUPPORTS TO PRESERVE STABILITY AND PREVENT MOVEMENT OR COLLAPSE OF ANY PART OF STRUCTURE.

- STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.

H. BRACING

- BRACING: LOCATE BRACING TO CLEAR COLUMNS, FLOOR FRAMING CONSTRUCTION, AND OTHER PERMANENT WORK. IF NECESSARY TO MOVE BRACE, INSTALL NEW BRACING BEFORE REMOVING ORIGINAL BRACE.
 - DO NOT PLACE BRACING WHERE IT WILL BE CAST INTO OR INCLUDED IN PERMANENT CONCRETE WORK UNLESS OTHERWISE APPROVED BY ARCHITECT
 - INSTALL INTERNAL BRACING IF REQUIRED TO PREVENT SPREADING OR DISTORTION OF BRACED FRAMES.
 - MAINTAIN BRACING UNTIL STRUCTURAL ELEMENTS ARE SUPPORTED BY OTHER BRACING OR UNTIL PERMANENT CONSTRUCTION IS ABLE TO WITHSTAND DESIGN LOADS.

XII. TESTING AND INSPECTION

THE CONTRACTOR SHALL RETAIN THE SERVICES OF A TESTING AND INSPECTION AGENCY TO PERFORM THE SERVICES SPECIFIED.

- MINIMUM SERVICES PROVIDED SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL JURISDICTION.
- FAILURE TO RETAIN A TESTING AGENCY TO PROVIDE REQUIRED SERVICES OR A FAILURE TO SUBMIT SIGNED AND SEALED REPORTS SHALL BE CONSIDERED NON-COMPLIANCE WITH CONTRACT DOCUMENTS.
- CONSTRUCTION CONSIDERED NON-COMPLIANT SHALL BE REMOVED AND REPLACED.
- ALL TESTING AND INSPECTION SHALL BE UNDER THE DIRECTION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE LOCAL JURISDICTION.
- PRELIMINARY HAND WRITTEN SITE VISIT REPORTS CONFIRMING VERBAL DISCUSSIONS SHALL BE PROVIDED TO THE CONTRACTOR ON RESULTS OF INSPECTIONS PRIOR TO LEAVING JOB SITE.
- FINAL REPORTS SHALL BE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER, BUT NO LATER THAN TEN (10) DAYS FOLLOWING INSPECTION OR TESTING. UNDER THE NAME AND SIGNATURE OF THE INSPECTOR AND LICENSURE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER RESPONSIBLE FOR TESTING AND INSPECTION.

G. INSPECTION SHALL MINIMALLY INCLUDE THE FOLLOWING:

- FOUNDATIONS & EARTHWORK: FOOTINGS AND DEEP FOUNDATIONS, FILLS, SLAB SUB-GRADE, PERIMETER AND UNDER FLOOR DRAINAGE SYSTEMS.
- REINFORCING: LOCATION, ASTM DESIGNATION, BAR SIZES, TYPE (PLAIN OR EPOXY COATED), QUANTITY, PLACEMENT, SPACING, AND CLEARANCES.
- CONCRETE: ALL STRUCTURAL CONCRETE, LOCATION, STRENGTH, TYPE (NORMAL OR LIGHTWEIGHT), SLUMP, PLACEMENT, AIR TEMPERATURE, CURING AND WEATHER ACCOMMODATIONS AND CONCRETE ADDITIVES.
- STRUCTURAL STEEL: LOCATION, ASTM DESIGNATION, MEMBER SIZES, TYPE (PLAIN, PAINTED, GALVANIZED, STAINLESS), PLACEMENT AND CONNECTIONS INCLUDING WELDS AND BOLTS, STUDS IN COMPOSITE CONSTRUCTION, POST INSTALLED ANCHORS, ANCHOR BOLTS AND GROUTING.
- MASONRY: MASONRY INSPECTION FOR QUALITY ASSURANCE SHALL BE LEVEL, B AS DEFINED IN THE MASONRY SPECIFICATIONS AND SHALL MINIMALLY INCLUDE INSPECTION OF UNITS, GROUT, REINFORCING, ANCHOR BOLTS AND LINTELS. AS MASONRY CONSTRUCTION BEGINS, VERIFY THE FOLLOWING ARE IN COMPLIANCE: PROPORTIONS OF SITE PREPARED MORTAR, CONSTRUCTION OF MORTAR JOINTS, LOCATION OF REINFORCEMENT AND CONNECTORS. PRIOR TO GROUTING, VERIFY THE FOLLOWING ARE IN COMPLIANCE: GROUT SPACE, GRADE AND SIZE OF REINFORCEMENT, PLACEMENT OF REINFORCEMENT, ANCHORS, TIES, AND CONNECTORS. PROPORTIONS OF SITE PREPARED GROUT, AND CONSTRUCTION OF MORTAR JOINTS. VERIFY PLACEMENT OF GROUT, PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.
- WOOD: LUMBER, FOR IMPERFECTIONS THAT ARE CAUSE FOR REJECTION, NAILING, LIGHT GAUGE CONNECTION PLATES, BOLTED PLATES, OTHER CONNECTIONS AND FOUNDATION ANCHORAGE.

XIII. EXCAVATION SUPPORT AND PROTECTION

A. COMPLY WITH SPECIFICATION SECTION "EXCAVATION SUPPORT AND PROTECTION" AND AS NOTED BELOW.

B. PERFORM A DETAILED SURVEY OF ADJACENT BUILDINGS AND SITE IMPROVEMENTS BY CONTRACTOR'S INDEPENDENT PROFESSIONAL STRUCTURAL ENGINEER. PHOTOGRAPH, MEASURE AND RECORD ALL VISIBLE DAMAGE INCLUDING CRACKS, SETTLEMENT OR DISTRESS SECURELY ATTACH CRACK MONITORING GAGES OR SURVEY TARGETS TO ADJACENT PROPERTY WITH PERMISSION FROM PROPERTY OWNER. ARRANGE TO HAVE ADJACENT OWNER'S REPRESENTATIVE PRESENT DURING SURVEY AND CONCURR WITH FINDINGS. SUBMIT REPORT TO ARCHITECT BEFORE WORK BEGINS.

C. SUBMIT SIGNED AND SEALED CALCULATIONS FOR EXCAVATION SUPPORT SYSTEM BY A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN JURISDICTION OF PROJECT. PROFESSIONAL ENGINEER SHALL HAVE MINIMUM TEN YEARS EXPERIENCE IN DESIGNING EXCAVATION SUPPORT SYSTEMS OF COMPARABLE SIZE AND COMPLEXITY.

D. SUBMIT SIGNED AND SEALED SHOP DRAWINGS: FOR EXCAVATION SUPPORT AND PROTECTION SYSTEM, PREPARED BY OR UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER REGISTERED IN JURISDICTION OR PROJECT.

- INCLUDE PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
- SHOW ARRANGEMENT, LOCATIONS, AND DETAILS OF SOLDIER PILES, PILING, LAGGING, TIEBACKS, BRACING, AND OTHER COMPONENTS OF EXCAVATION SUPPORT AND PROTECTION SYSTEM ACCORDING TO ENGINEERING DESIGN.
- INDICATE TYPE AND LOCATION OF WATERPROOFING.
- DO NOT PROCEED WITH WORK UNTIL ARCHITECT HAVE NO FURTHER COMMENTS.

E. FIELD QUALITY CONTROL

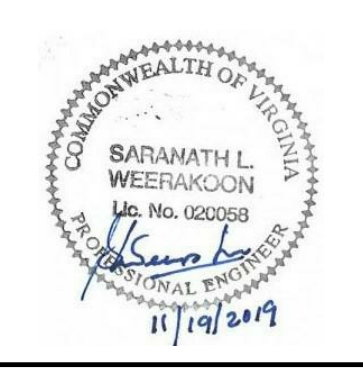
- RESURVEY BENCHMARKS CRACK MONITORS, SURVEY TARGETS DAILY DURING EXCAVATION PROGRESS, INSTALLATION OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS AND FOR AS LONG AS EXCAVATION REMAINS OPEN. MAINTAIN AN ACCURATE LOG OF SURVEYED ELEVATIONS AND POSITIONS FOR COMPARISON WITH ORIGINAL ELEVATIONS AND POSITIONS. PROMPTLY NOTIFY ARCHITECT IF CHANGES IN ELEVATIONS OR POSITIONS OCCUR OR IF CRACKS, SAGS, OR OTHER DAMAGE IS EVIDENT IN ADJACENT CONSTRUCTION.
- PROMPTLY CORRECT DETECTED BULGES, BREAKAGE, OR OTHER EVIDENCE OF MOVEMENT TO ENSURE THAT EXCAVATION SUPPORT AND PROTECTION SYSTEM REMAINS STABLE.
- PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY INSTALLATION OR FAULTY PERFORMANCE OF EXCAVATION SUPPORT AND PROTECTION SYSTEMS TO ARCHITECT.

III. EARTH WORK

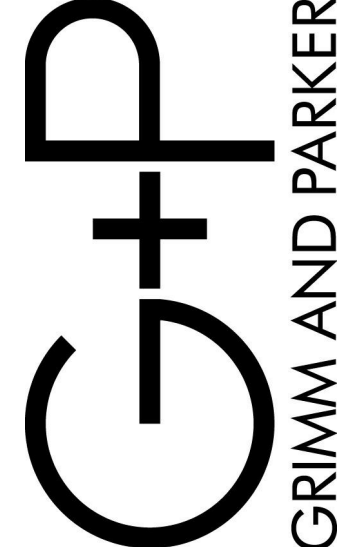
- ALLOWABLE SOIL BEARING PRESSURE FOR ALL SHALLOW FOOTINGS ASSUMED TO BE 1500PSF. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, FOOTINGS SHALL BE OVER EXCAVATED AND REPLACED [WITH LEAN CONCRETE, F_c = 2000PSI] (COMPACTED FILL TO 95% MAXIMUM DRY DENSITY).
- BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW EXTERIOR GRADE, UNLESS NOTED OTHERWISE.
- FILL WILL BE REQUIRED FOR SITE GRADING IN BUILDING AREAS, AND AS BACKFILL AGAINST WALLS BELOW GRADE.
- ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, VDOT 21-A.
- UNSUITABLE EXISTING FILL, SOFT OR LOOSE NATURAL SOILS, ORGANIC MATERIAL, AND RUBBLE SHALL BE STRIPPED TO APPROVED SUBGRADES AS DETERMINED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER AND APPROVED BY THE ARCHITECT. THE ACTUAL DEPTH OF STRIPPING NECESSARY TO PROVIDE A SUITABLE BASE FOR LAYERING AND COMPACTION OF EARTHWORK MAY INCLUDE TOPSOIL AND OTHER SOFT SURFICIAL LAYERS WITH OR WITHOUT ORGANIC MATTER.
- SUBGRADES SHALL BE PROOF ROLLED WITH A MINIMUM 10 TON, LOADED DUMP TRUCK OR SUITABLE RUBBER TIRE CONSTRUCTION EQUIPMENT APPROVED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER, PRIOR TO THE PLACEMENT OF NEW FILL.
- FILL MATERIAL SHALL BE COMPACTED IN LIFTS NOT EXCEEDING 8 INCHES LOOSE THICKNESS, TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D-998.
- INDIVIDUAL BORROW AREAS, BOTH FROM ON-SITE AND OFF-SITE SOURCES, SHALL BE SAMPLED AND TESTED TO VERIFY CLASSIFICATION OF MATERIALS PRIOR TO THEIR USE AT FILL.
- AFTER COMPLETION OF COMPACTED FILL OPERATION IN BUILDING AREAS, CONSTRUCTION OF BUILDING ELEMENTS SHALL BEGIN IMMEDIATELY, OR THE FINISHED SUBGRADE SHALL BE PROTECTED FROM EXPOSURE TO UNCLEMMENT WEATHER CONDITIONS.
- PLACE SLABS ON GRADE ON ONE LAYER OF VAPOR BARRIERS OVER MINIMUM OF SIX INCHES OF COMPACTED GRANULAR FILL WITH 1/4 INCH OF FINE GRADED GRANULAR MATERIAL ON TOP.
- GRANULAR FILL: CLEAN MIXTURE OF CRUSHED STONE OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448, SIZE 57 WITH 100 PERCENT PASSING A 1-1/2-INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
- FINE-GRADED GRANULAR MATERIAL: CLEAN MIXTURE OF CRUSHED STONE, CRUSHED GRAVEL, AND MANUFACTURED OR NATURAL SAND; ASTM D 448, SIZE 10, WITH 100 PERCENT PASSING A 3/8-INCH SIEVE, 10 TO 30 PERCENT PASSING A NO. 100 SIEVE, AND AT LEAST 5 PERCENT PASSING NO. 200 SIEVE; COMPLYING WITH DELETERIOUS SUBSTANCE LIMITS OF ASTM C 33 FOR FINE.
- PROVIDE TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION.
- ALL WALLS ARE DESIGNED AS LATERALLY BRACED BY THE FLOOR AND ROOF SYSTEMS U.N.O. CONTRACTOR SHALL ENSURE THAT WALLS ARE ADEQUATELY BRACED DURING CONSTRUCTION.
- TEMPORARY BRACING SHALL BE PROVIDED FOR ALL WALLS SUBJECT TO UNBALANCED BACKFILL. BRACE WALL PLUMB UNTIL STABILIZING ELEMENT ABOVE IS IN PLACE.
- ANY REQUIRED TEMPORARY SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS. UNBRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (1.5) HORIZONTAL TO (1) VERTICAL.
- LOCATE ALL UNDERGROUND UTILITIES IN VICINITY OF FOUNDATIONS AND DETERMINE IF A CONFLICT EXISTS. PROVIDE INFORMATION ON LOCATION SIZE AND ELEVATION OF UTILITIES PRIOR TO START OF WORK SO THAT ANY NECESSARY CHANGES CAN BE MADE WITHOUT DELAYING THE PROJECT SCHEDULE.

IV. UNDERPINNING

- UNDERPINNING DESIGN AND PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- UNDERPINNING CONTRACTOR SHALL PREPARE AND SUBMIT FOR INFORMATION - DRAWINGS STAMPED, SEALED AND PREPARED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN PROJECT JURISDICTION SHOWING PLANS, DETAILS OF THE UNDERPINNING SCHEME, WORK PROCEDURE AND PROPOSED TIME SCHEDULE FOR REVIEW.
- BOTTOM OF EXISTING FOOTING ELEVATIONS SHOWN HAVE BEEN APPROXIMATED FROM AVAILABLE INFORMATION PROVIDED TO THE ENGINEER.
- EXTEND UNDERPINNING TO ELEVATIONS SHOWN.
- UNDERPIN EXISTING FOOTING IN SEQUENCE SUCH THAT CONCRETE ADJACENT TO NEW EXCAVATION SHALL HAVE BEEN IN PLACE NO LESS THAN 72 HOURS.
- AFTER UNDERPINNING CONCRETE IS IN PLACE 24 HOURS, DRY PACK TOP 3" BETWEEN UNDERPINNING CONCRETE AND EXISTING FOOTING WITH NON-SHRINK GROUT.
- UNDERPINNING CONCRETE F_c = 3,500 PSI MIN. NON-SHRINK GROUT F_c = 5,000 PSI MIN.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF INSTALLING UNDERPINNING AND SHALL ADEQUATELY SUPPORT EXISTING STRUCTURES AS IS NECESSARY TO MAINTAIN STABILITY.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITY SERVICES AND STRUCTURES SHALL BE LOCATED BY THE CONTRACTOR AND PROTECTED AT ALL TIMES.



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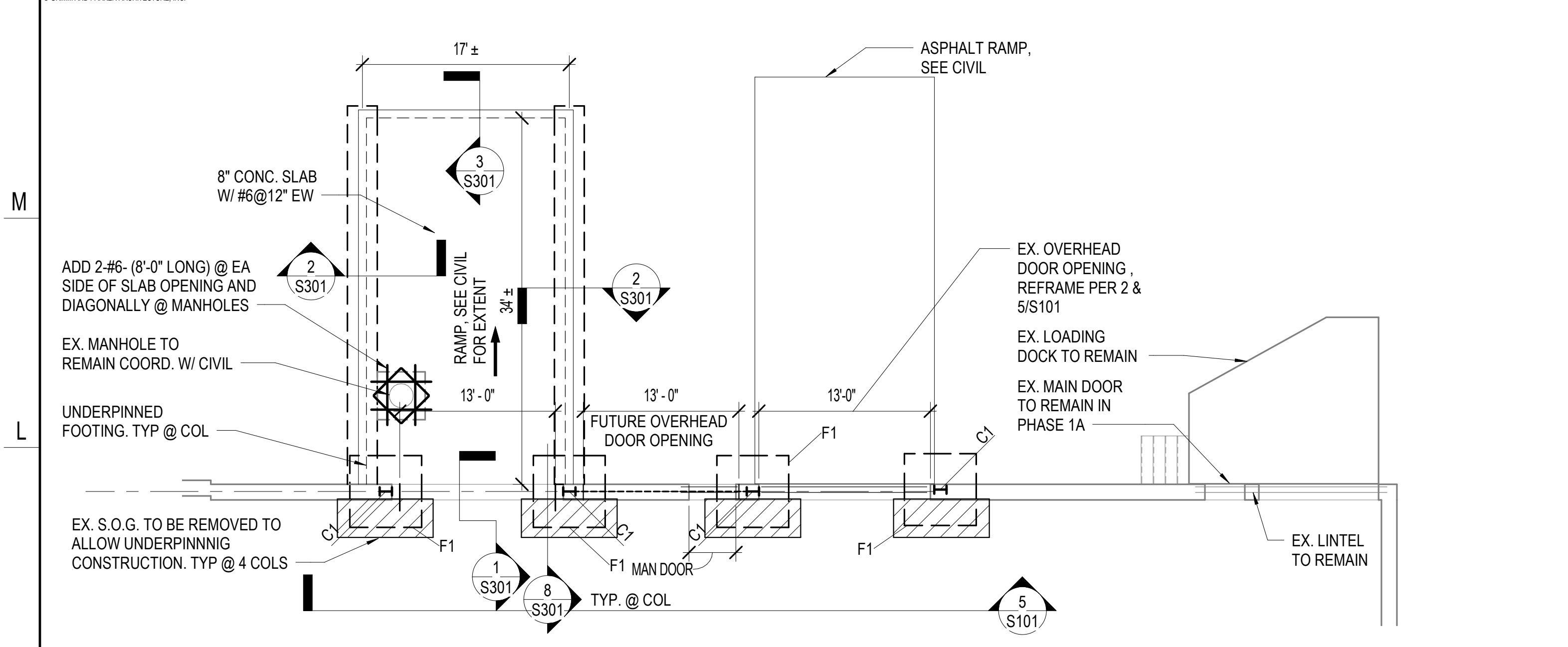
DESIGN NOTES

1425 N. Quincy Street Upgrades
1425 N. Quincy St., Arlington, VA 22201

DATE	DESCRIPTION
11/19/2019	PERMIT SET
11/25/2019	BID SET
2/20/2020	BID SET

S002

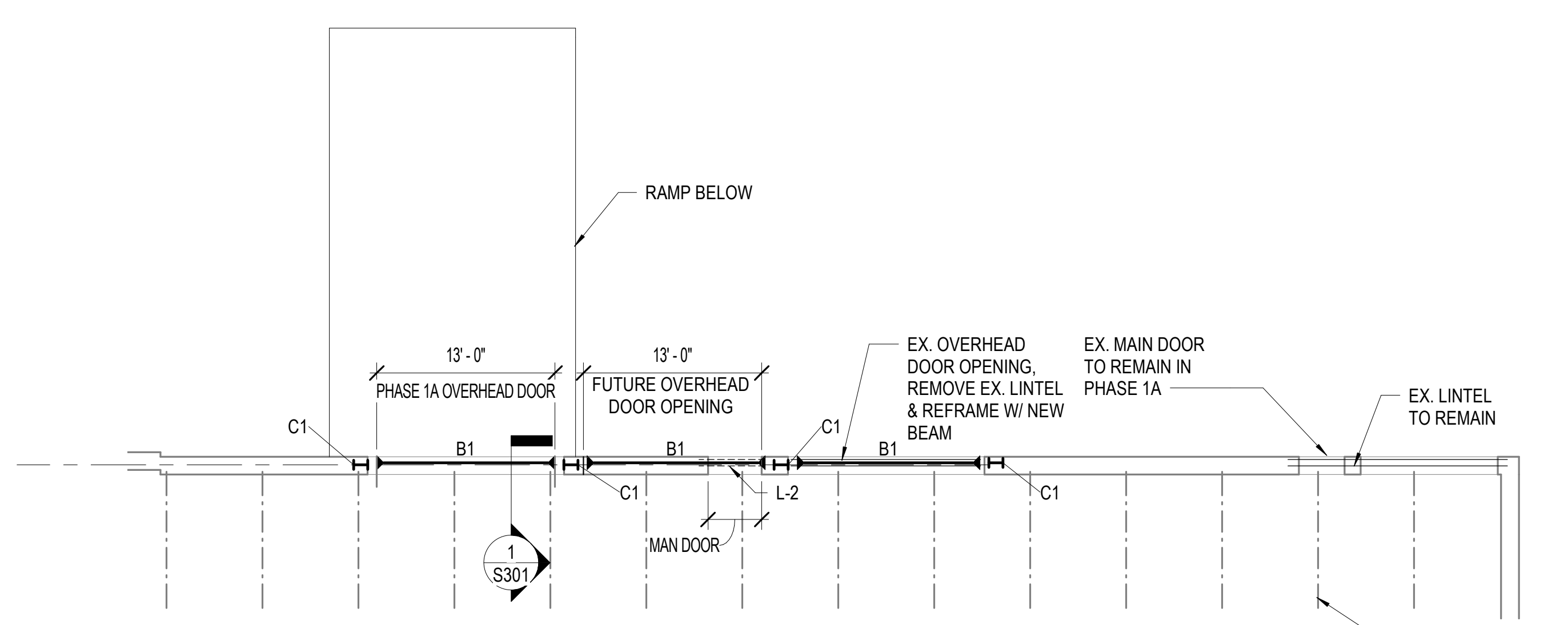
2/20/20
BID SET



1 PARTIAL PLAN - FOUNDATION @ OVERHEAD DOOR- PHASE 1A
S101 1/8" = 1'-0"

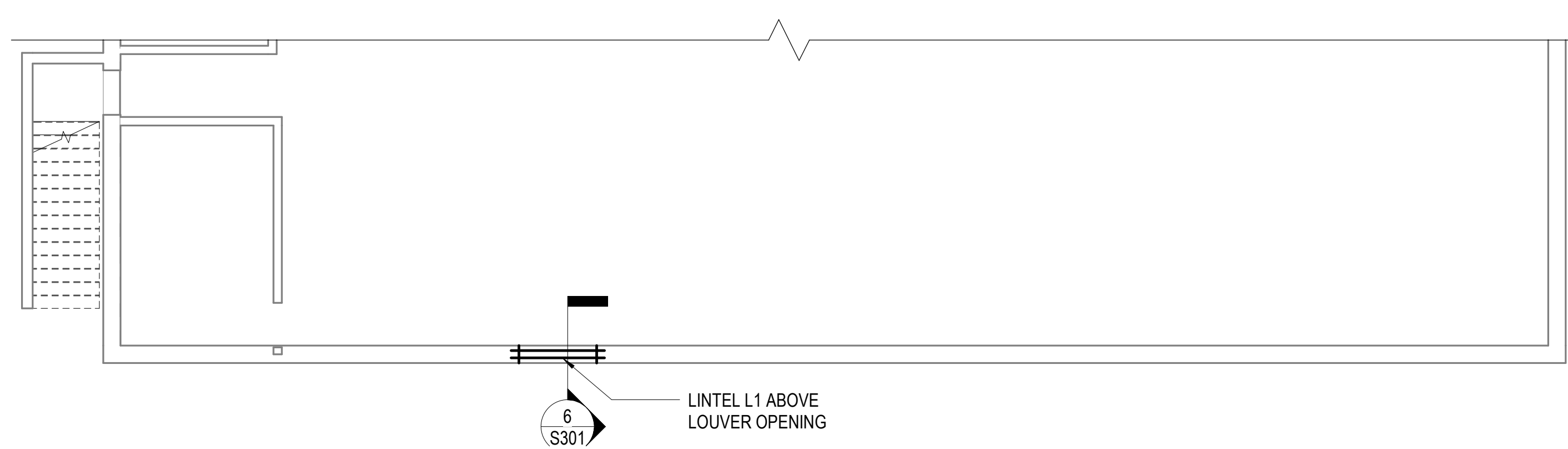
FOUNDATION SCHEDULE BEARING $F_s = 1.5KSF$				
FTG MARK	FOOTING SIZE			REINF.
	B	L	D	
F1	6'-0"	6'-0"	18"	7 #6 E.W. BOTT.

NOTES:
1. C1 INDICATES W12x50 COLUMN, SEE PLAN FOR ORIENTATION



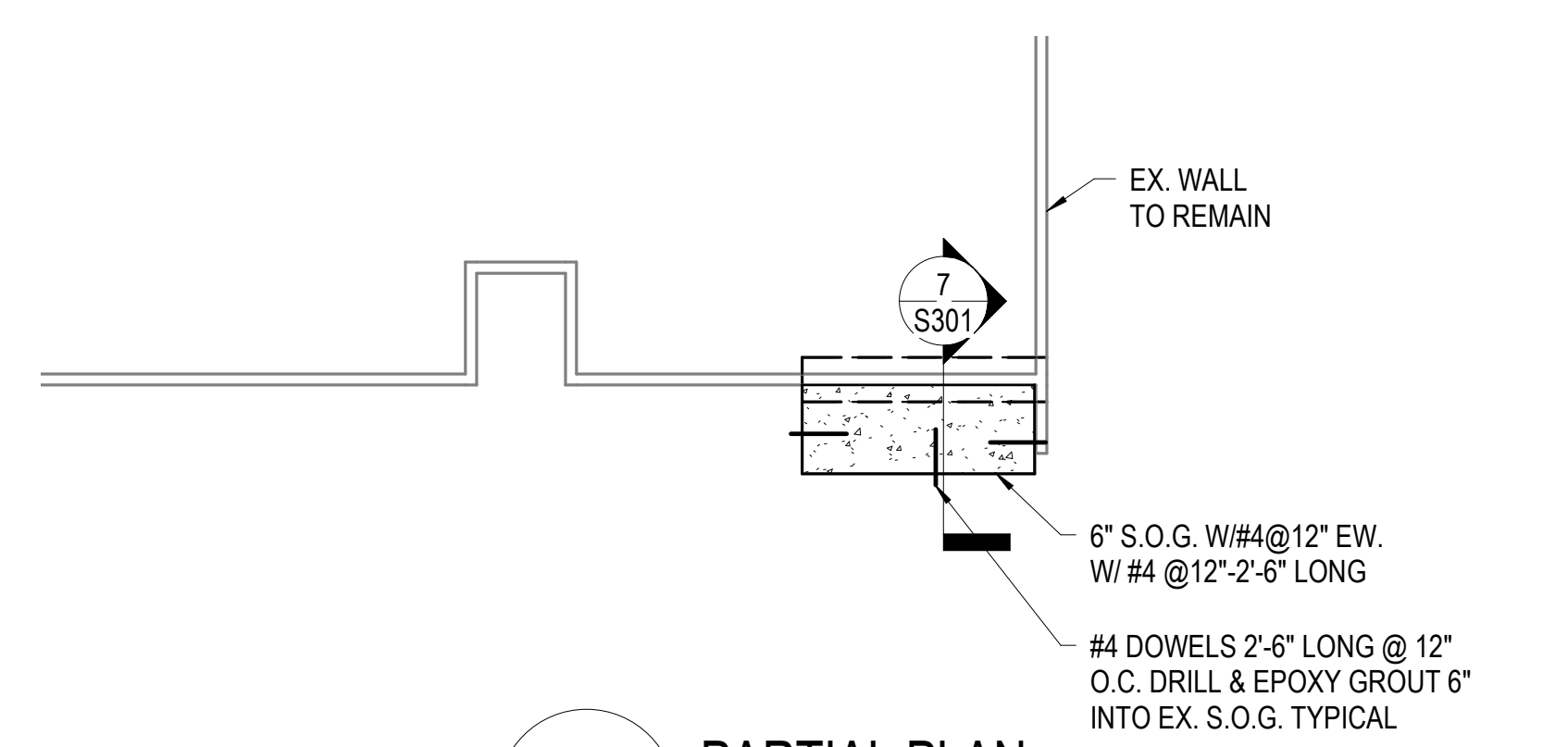
2 PARTIAL PLAN - WALL FRAMING @ OVERHEAD DOOR- PHASE 1A
S101 1/8" = 1'-0"

NOTES:
1. B1 INDICATES W16x57 BEAM.
2. C1 INDICATES W12x50 COLUMN, SEE PLAN FOR ORIENTATION
3. D-DENOTES FULL MOMENT CONNECTION @ BEAM & COL CONNECTION
4. L-2 INDICATES LINTEL @ MAN DOOR, PROVIDE (2)-L7x4x3/8 LLH BEARING ON CMU 8"



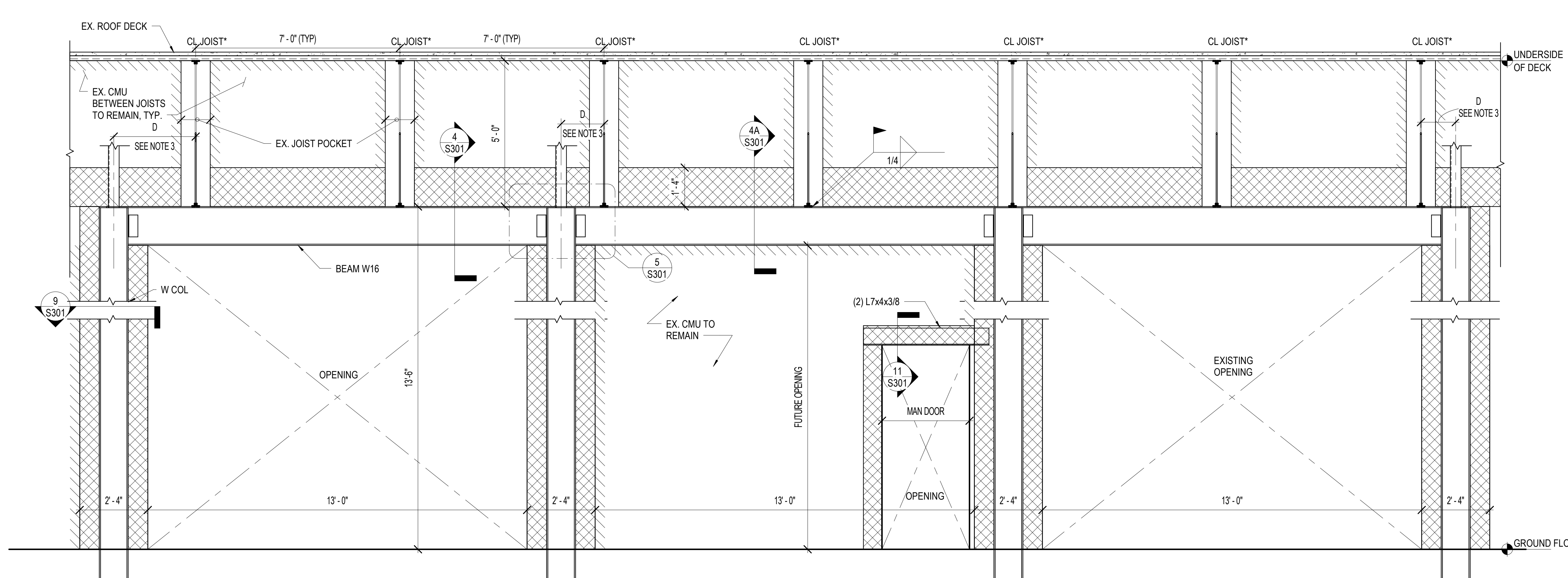
3 PARTIAL PLAN @ LOUVER
S101 1/8" = 1'-0"

NOTES:
L1 = 2-W8x24 W/ 3/8"x15" BOTTOM PL PROVIDE 8" MIN BRG @ EACH END.



4 PARTIAL PLAN
S101 1/8" = 1'-0"

NOTES:
1. PLACE SLAB ON 10 MIL POLYVAPOR BARRIER PLACED OVER A 6" VDOT #57 STONE BASE.
2. COORDINATE EXTENT OF SLAB PLACEMENT WITH ARCHITECT.

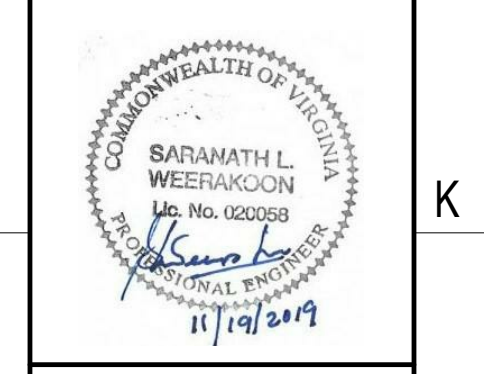
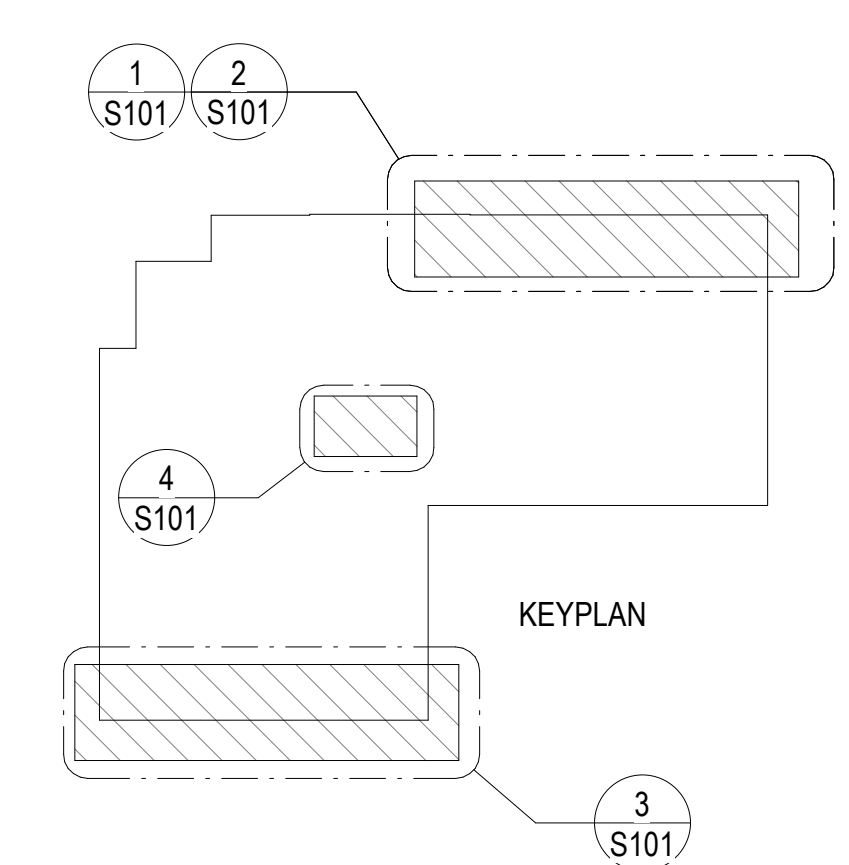


5 FRAMING ELEVATION OVERHEAD DOOR (TYPICAL)
S101 1/2" = 1'-0"

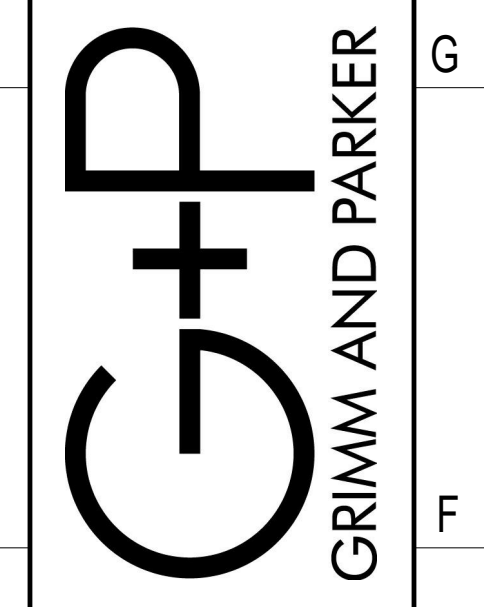
NOTES:
1. SEE 2/S101 FOR SIZES OF STEEL BEAMS & COLUMNS
2. * EXIST JOIST LOCATIONS MAY NOT REPRESENT EXACT LOCATION WITH RESPECT TO OPENING FRAMING, CONTRACTOR SHALL FURNISH JOIST LOCATION PLAN AFTER EX. CLG. IS REMOVED.
3. WHERE DISTANCE "D" (LOCATION OF JOIST ON FRAME NEAREST TO THE COLUMN CENTER LINE) EXCEEDS 12", ADD 3 1/2x3 1/2x5/16 DIAGONAL KICKER TO BRACE THE TOP OF COLUMN - SEE DETAIL 14/S301

GENERAL NOTES

- THE CONTRACTOR MUST HAVE NO LESS THAN 5 YEARS EXPERIENCE IN:
 - UNDERPINNING OF LOAD BEARING MASONRY STRUCTURES
 - MAKING LARGER OPENINGS IN LOAD BEARING NON-REINFORCED MASONRY WALLS INVOLVING TEMPORARY SHORING
 - STRUCTURAL STEEL CONSTRUCTION
- SUBMIT CERTIFIED EVIDENCE TO SUPPORT THAT CONTRACTOR MEETS ABOVE QUALIFICATIONS



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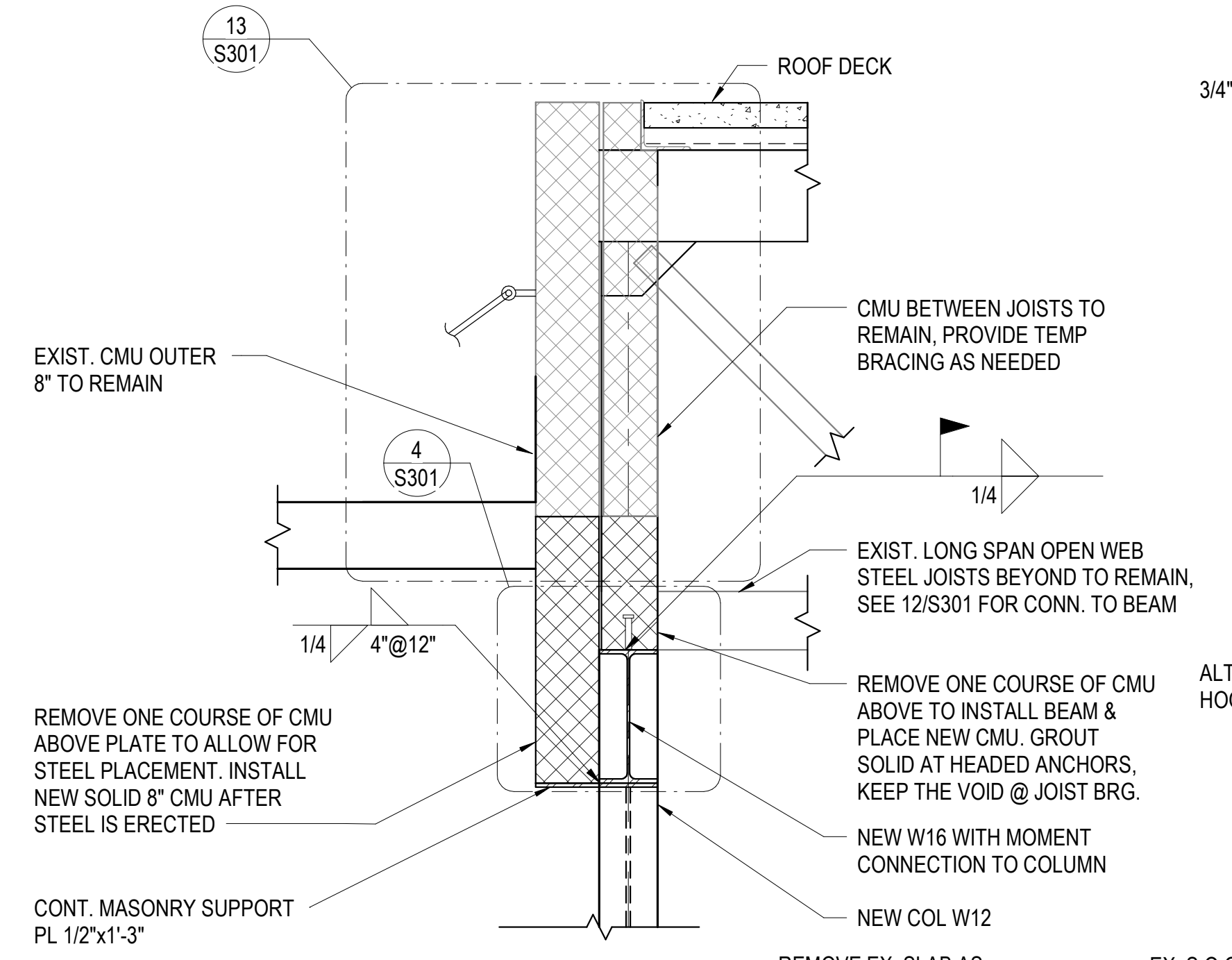


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PARTIAL WALL FRAMING PLANS & ELEVATIONS
1425 N. Quincy Street Upgrades
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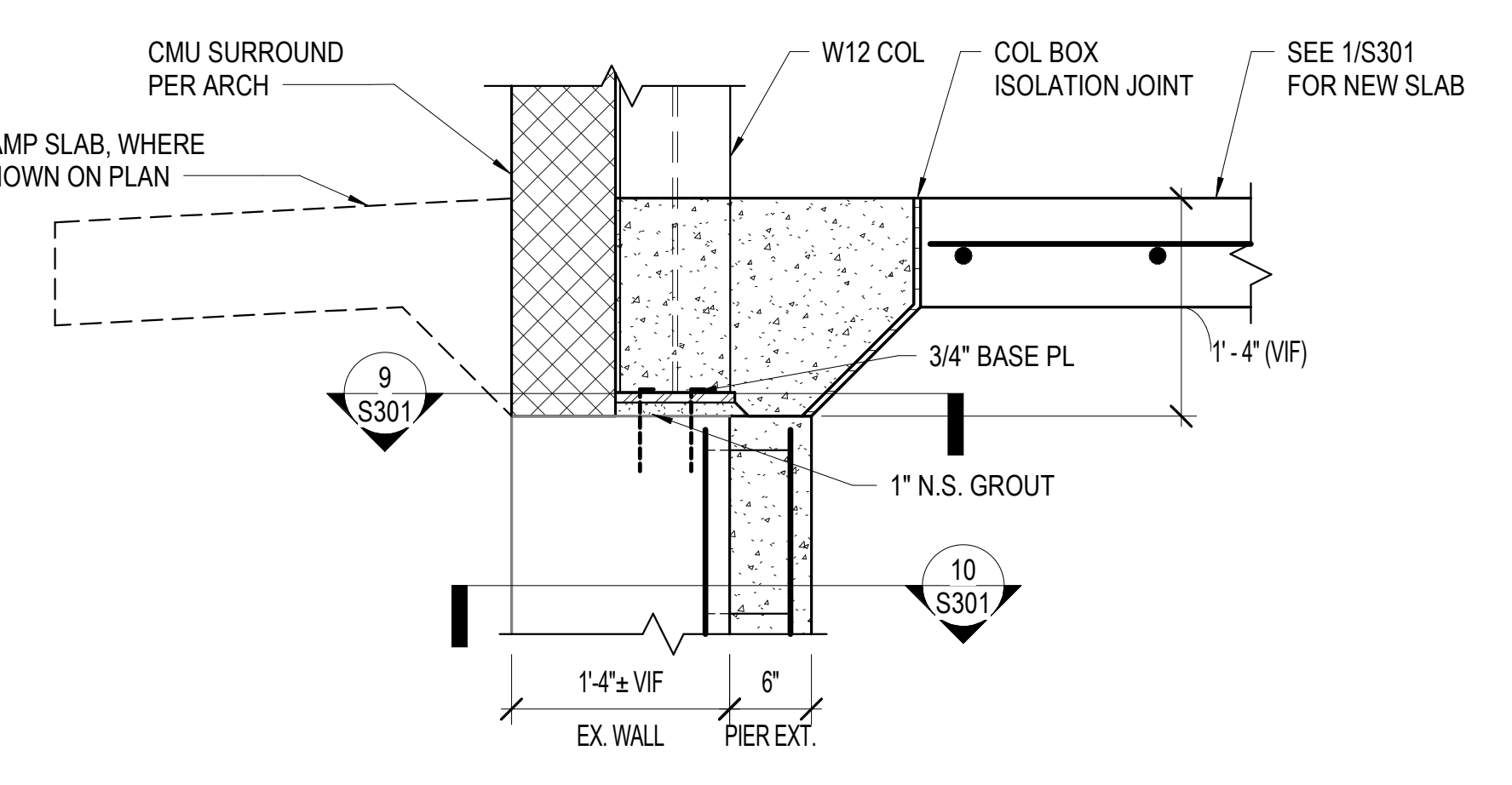
DATE	DESCRIPTION
11/19/2019	PERMIT SET
11/25/2019	BID SET
2/20/2020	BID SET

S101
2/20/20
BID SET
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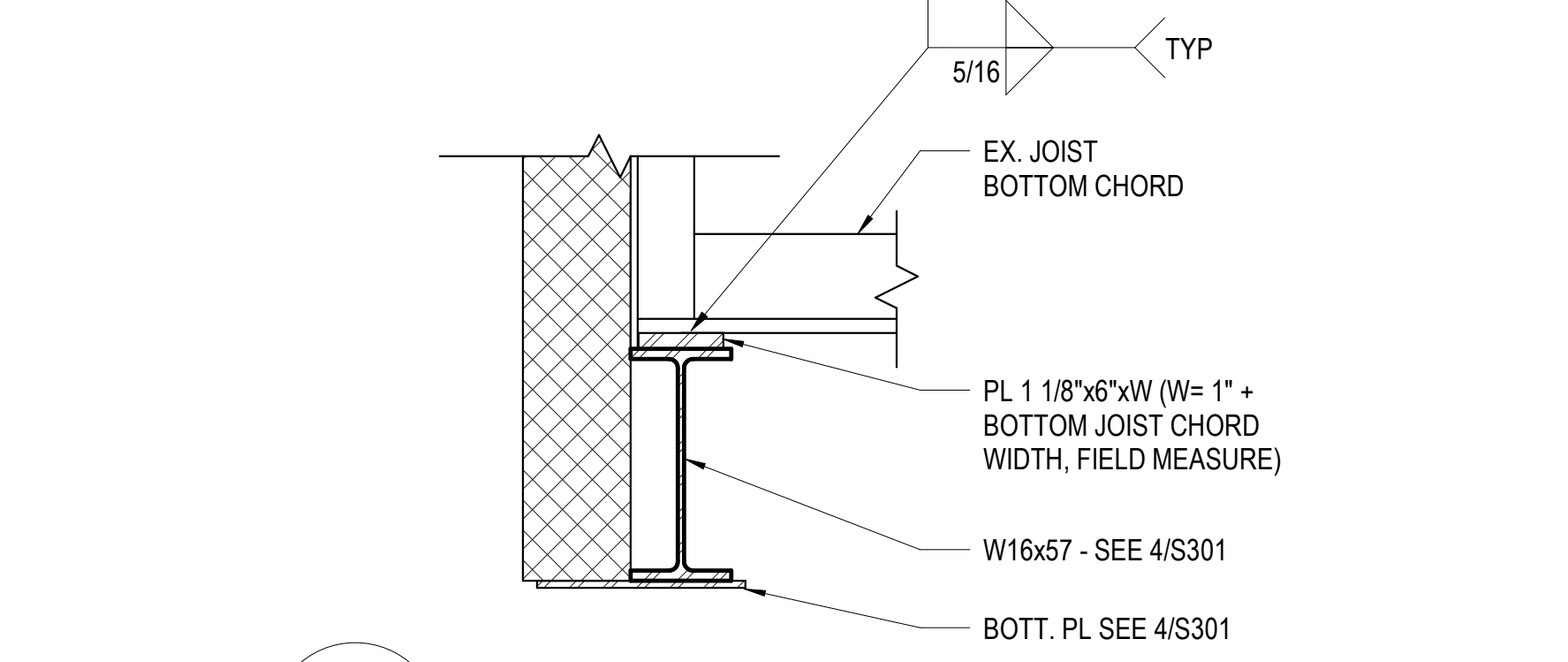


1 SECTION
S301 3/4" = 1'-0"

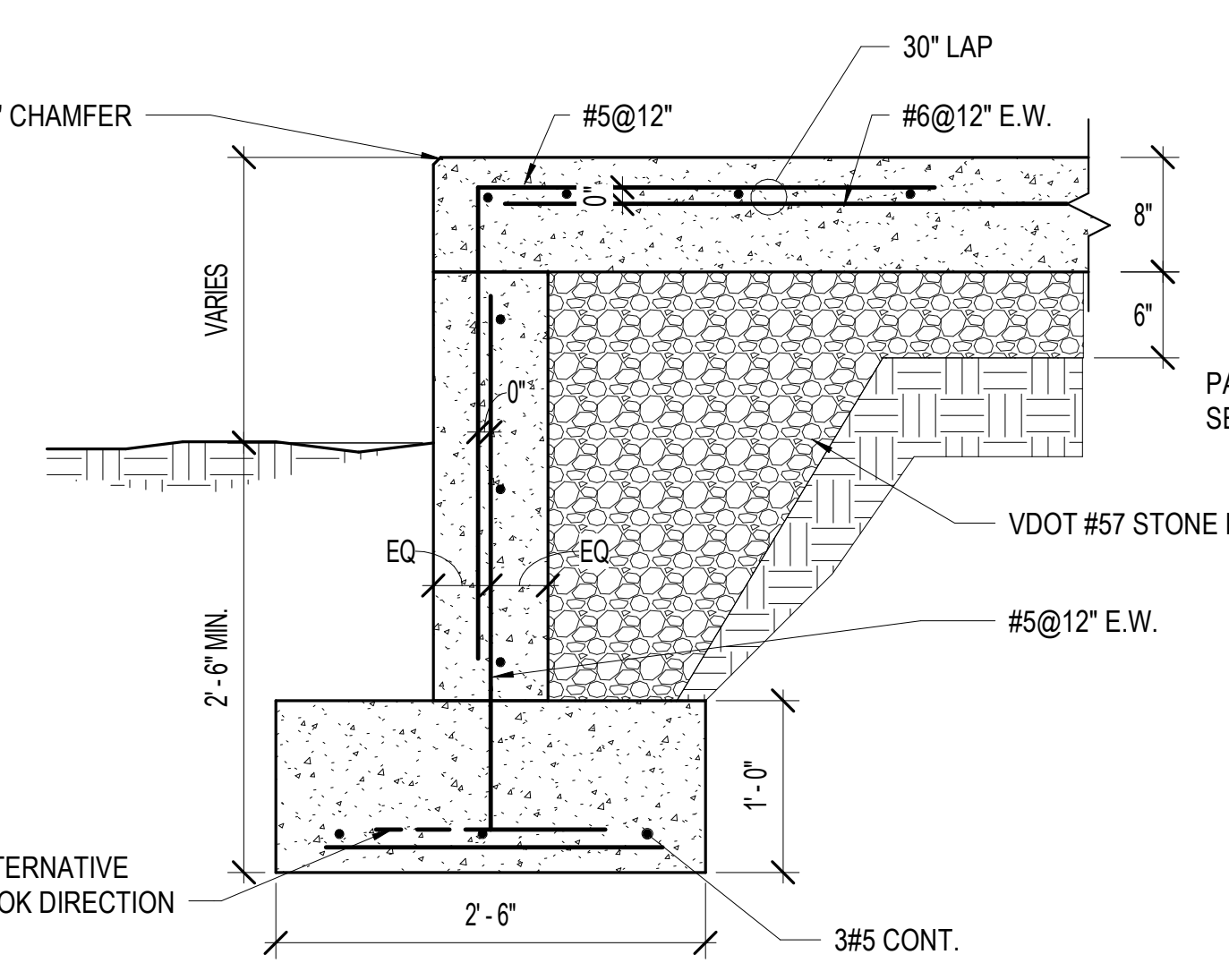
NOTE:
BOTTOM OF EX. FTG. IS ESTIMATED TO BE 4'-0" BELOW EX. GRADE, VERIFY IN FIELD.



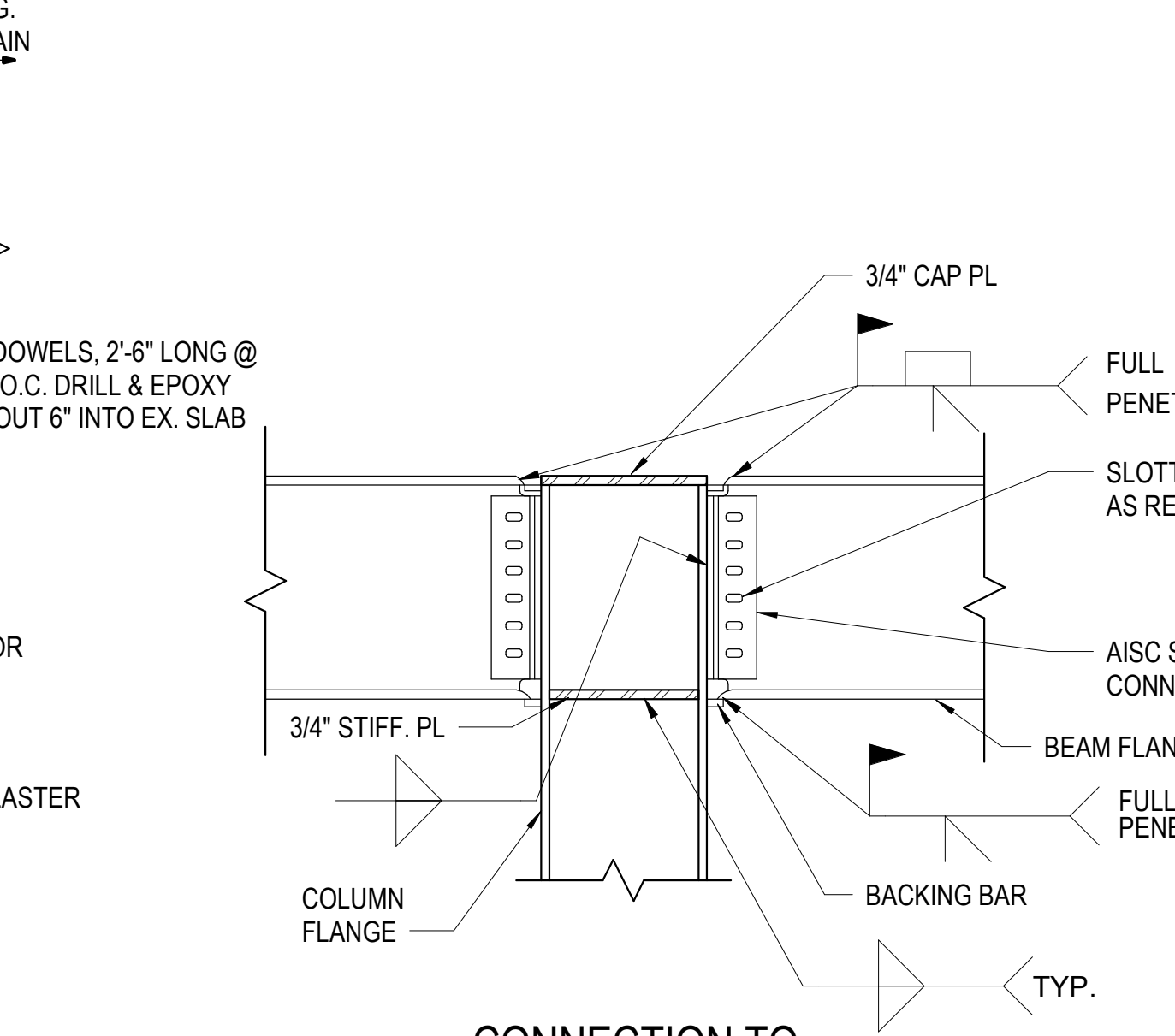
8 SECTION
S301 1" = 1'-0"



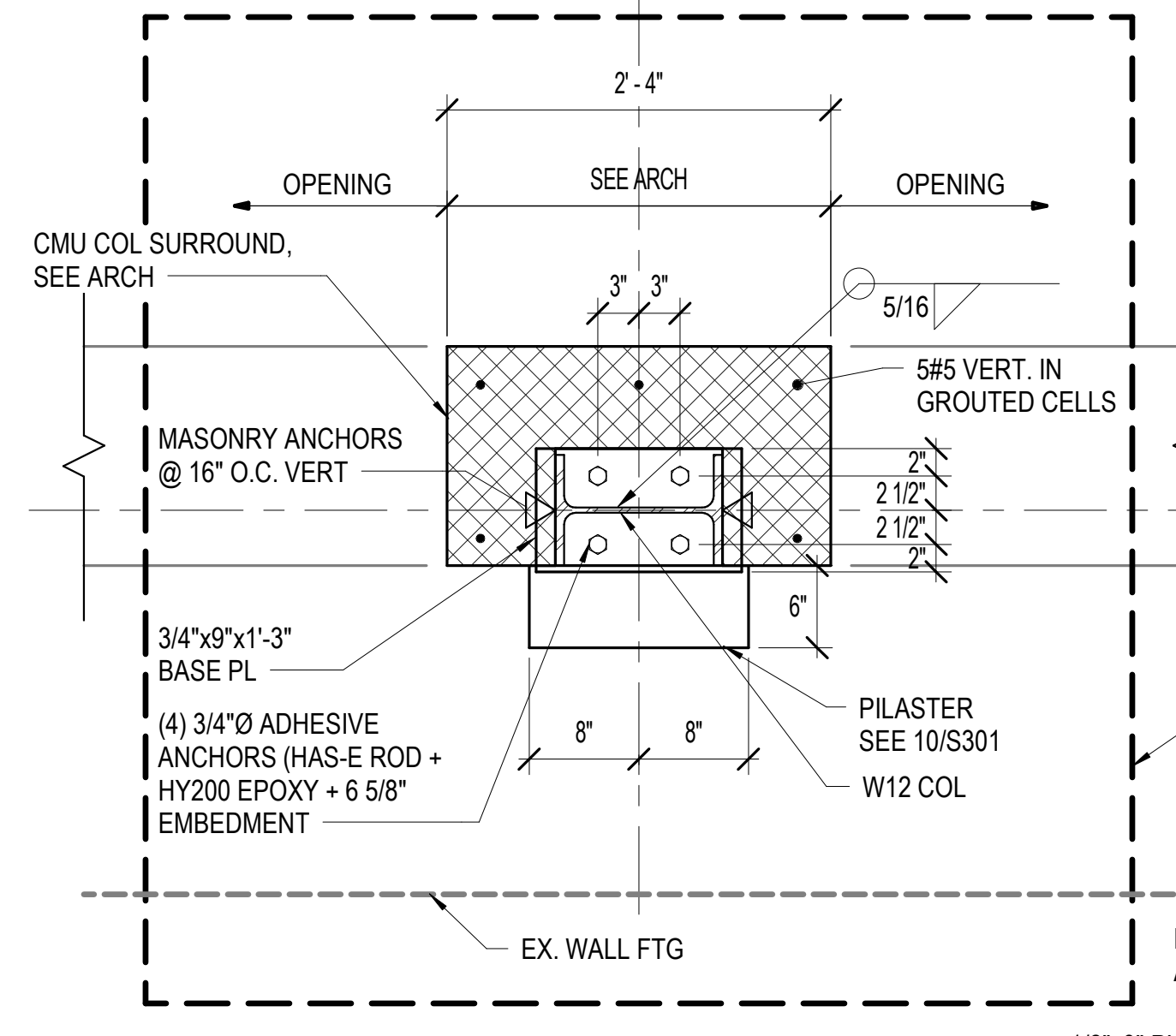
12 DETAIL. EXIST JOIST SUPPORT ON BEAM (TYP.)
S301 1" = 1'-0"



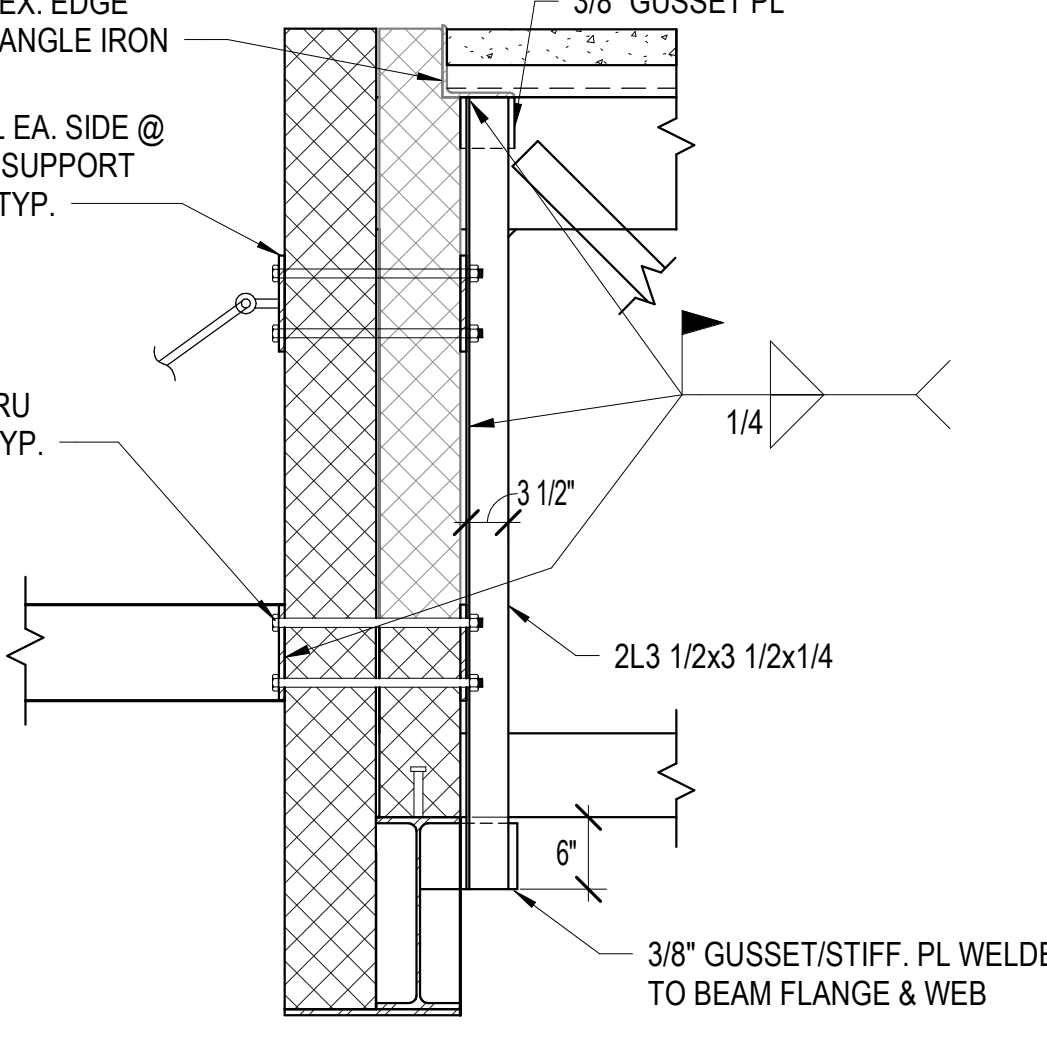
2 SECTION @ VEHICLE RAMP.
S301 1" = 1'-0"



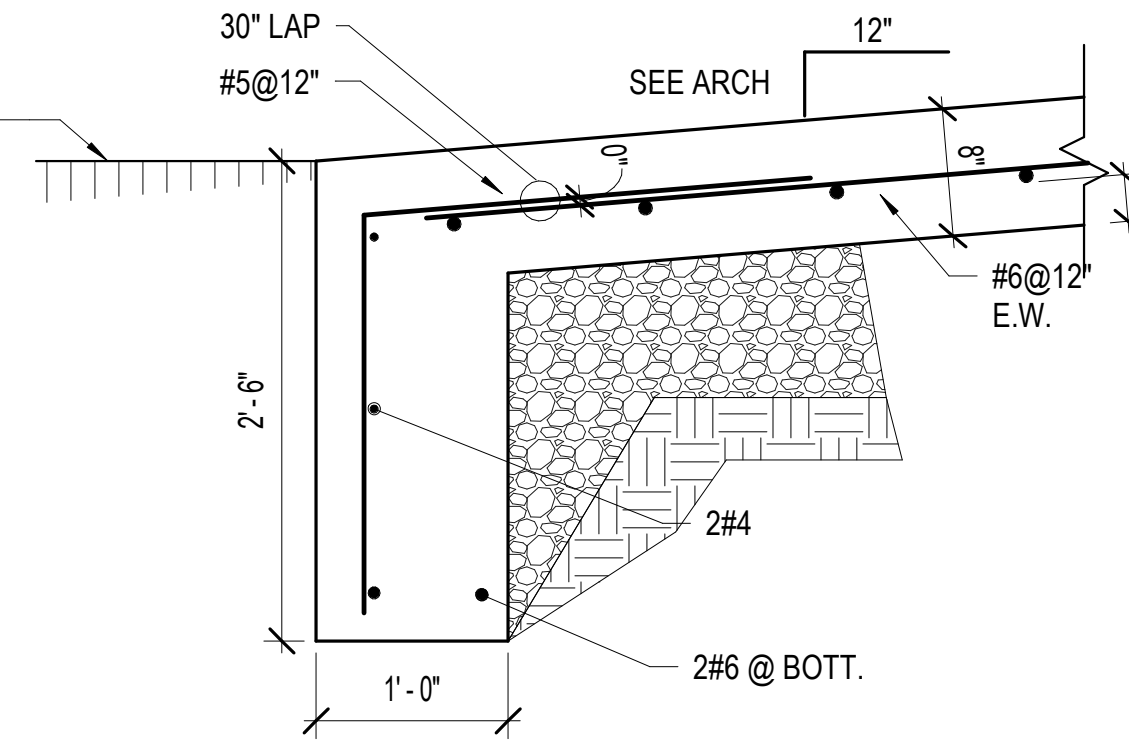
5 TYP. BEAM TO COLUMN MOMENT CONNECTION DETAIL
S301 1" = 1'-0"



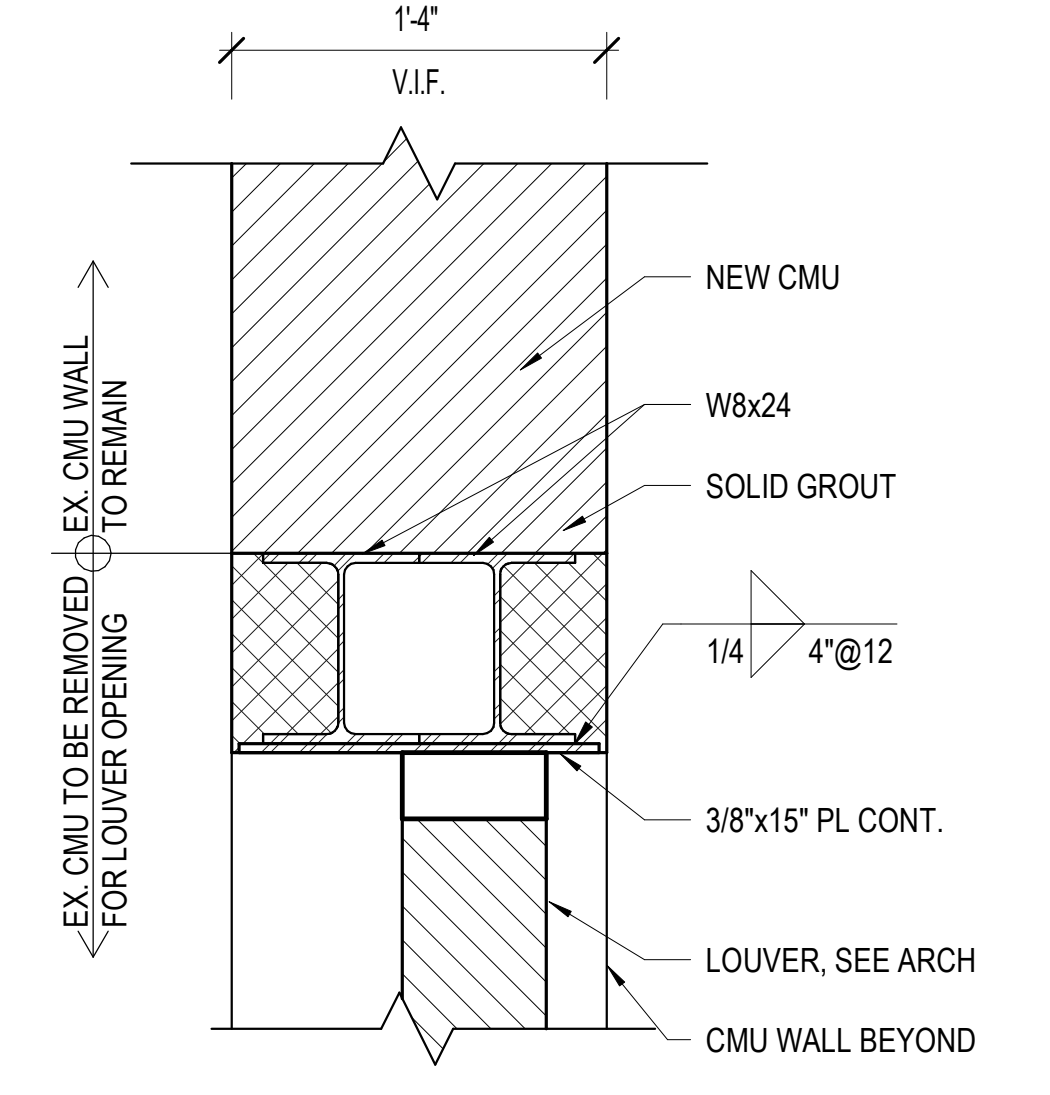
9 PLAN DETAIL @ COL BASE PL
S301 1" = 1'-0"



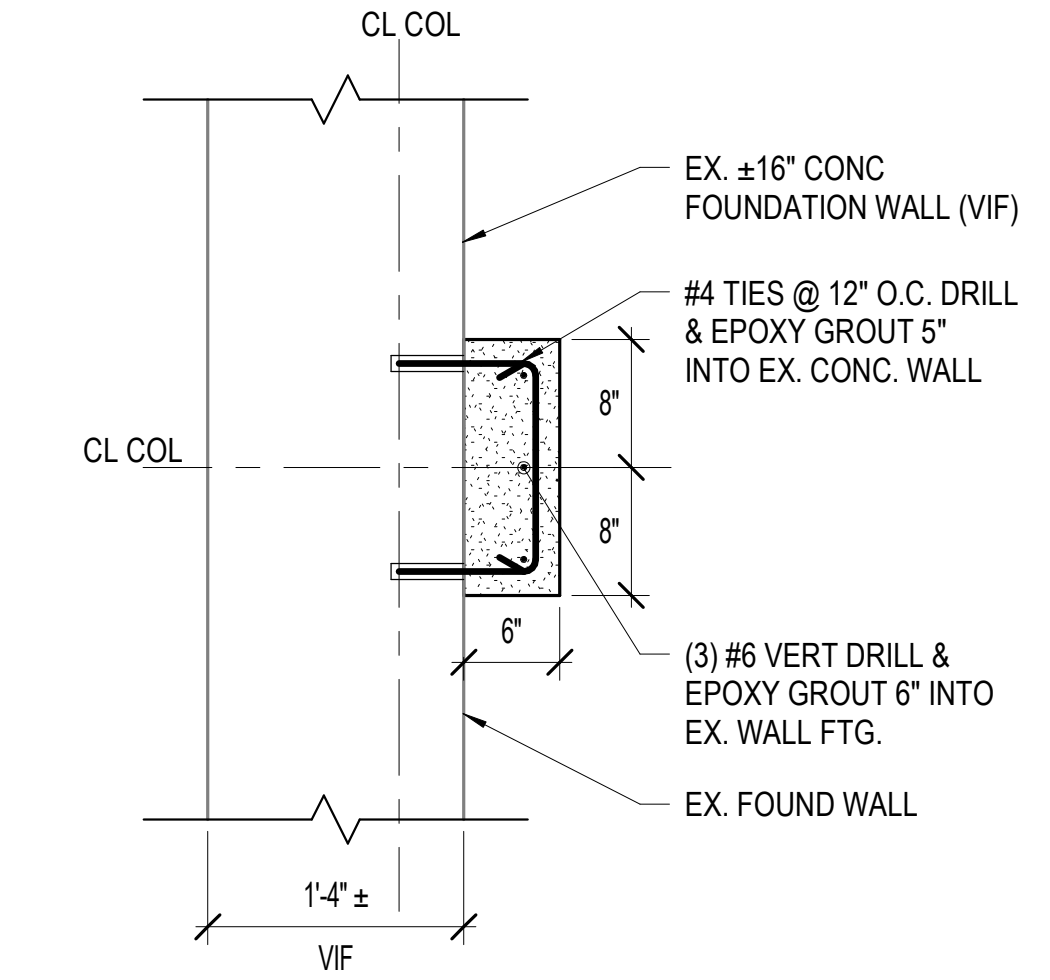
13 SECTION @ CANOPY SUPPORT
S301 3/4" = 1'-0"



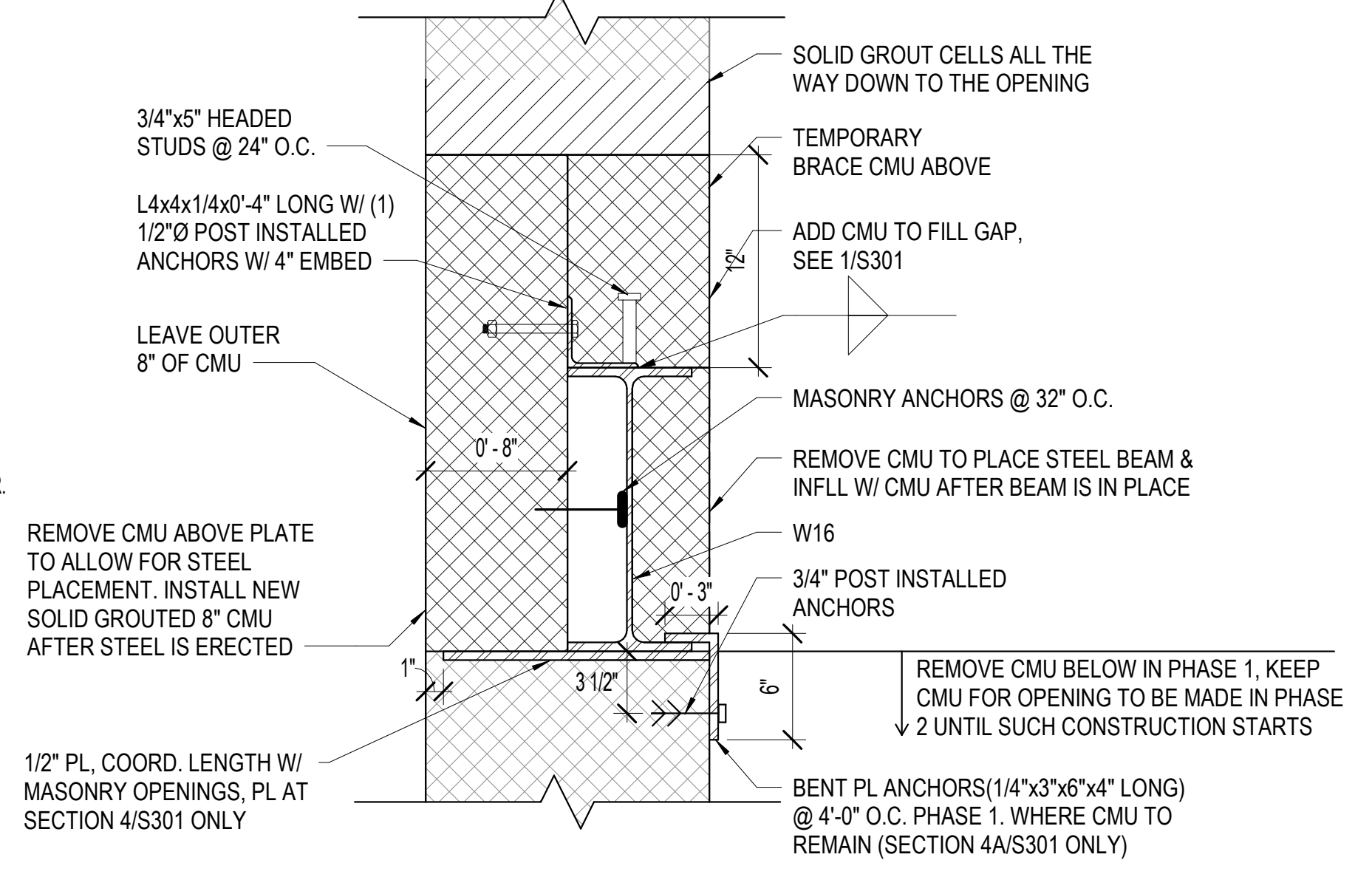
3 SECTION @ RAMP
S301 1" = 1'-0"



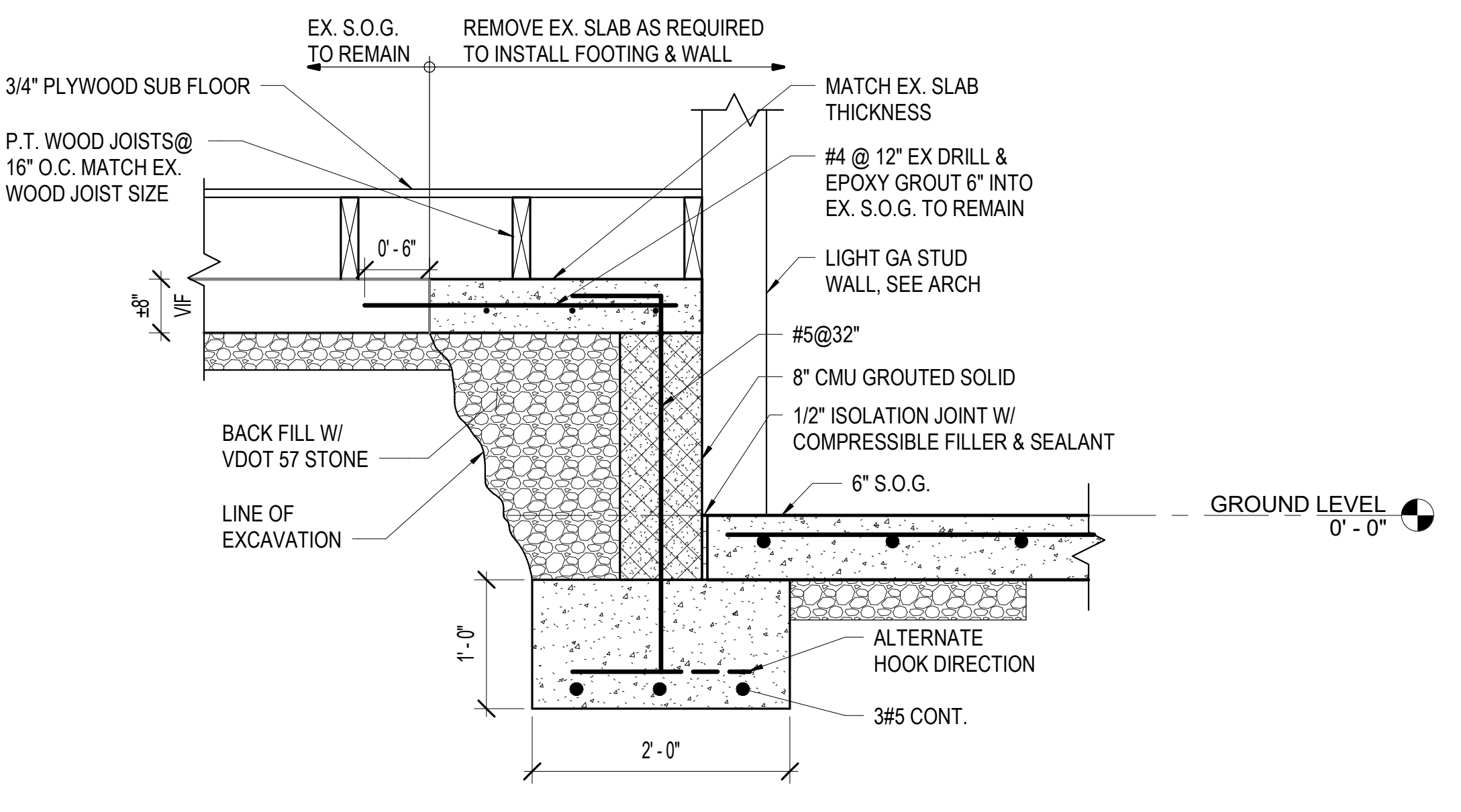
6 DETAIL @ LOUVER OPENING
S301 1 1/2" = 1'-0"



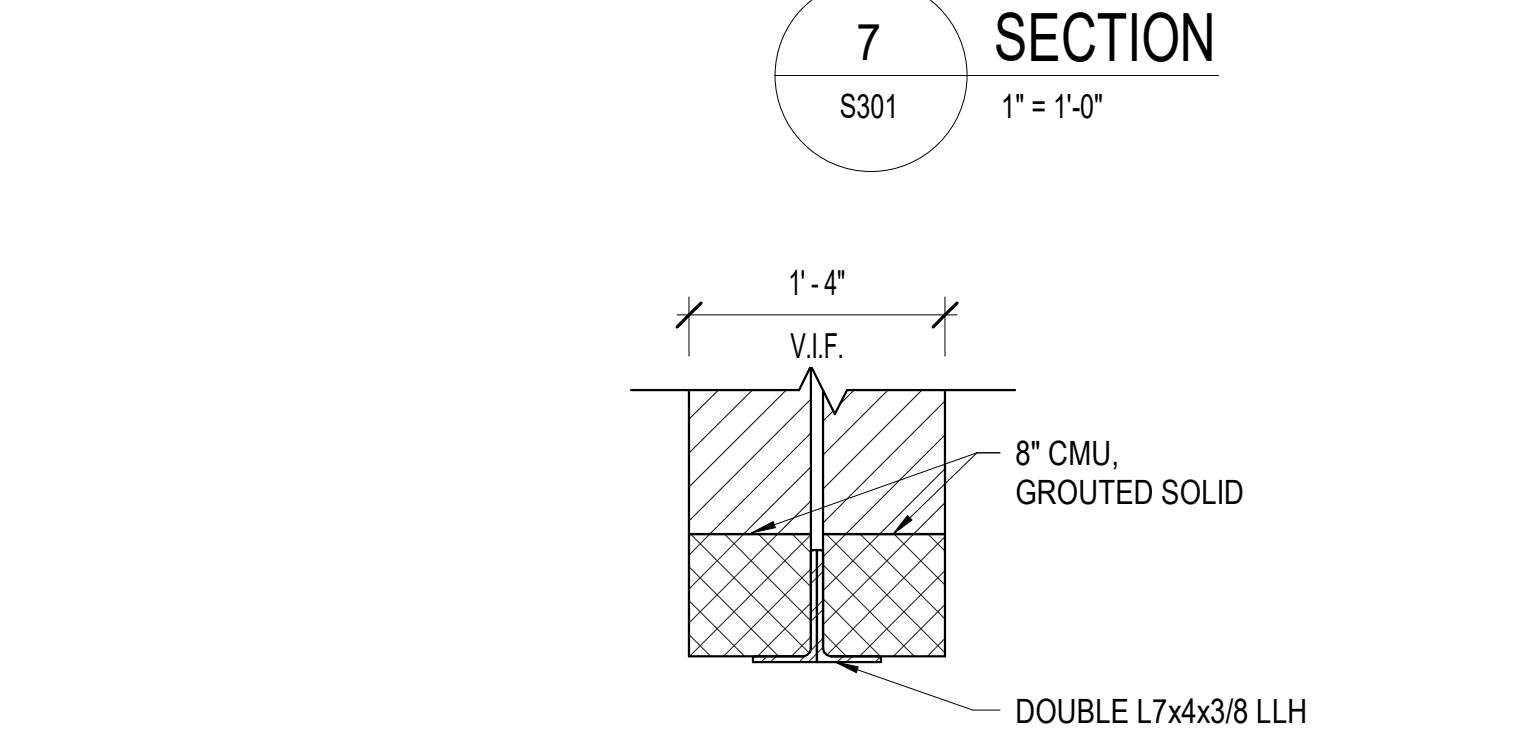
10 PLAN DETAIL @ PILASTER
S301 1" = 1'-0"



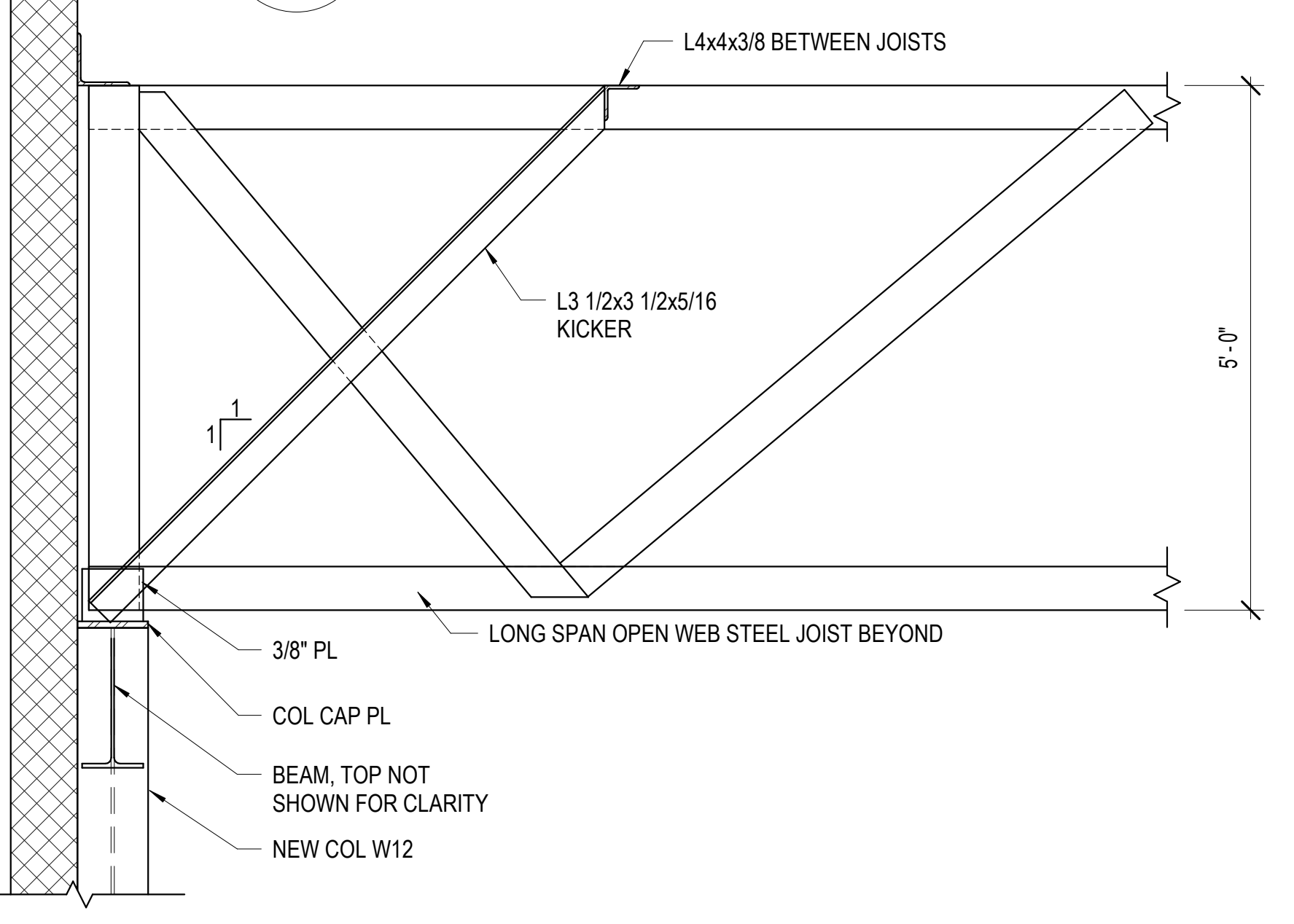
4A SECTION
S301 1 1/2" = 1'-0"



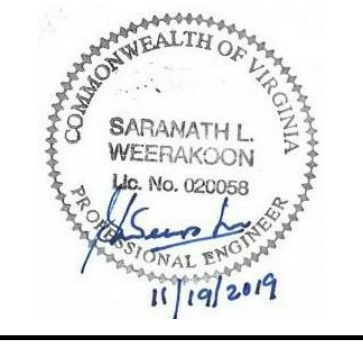
7 SECTION
S301 1" = 1'-0"



11 LINTEL @ MAN DOOR/ FAN OPENING
S301 1" = 1'-0"



14 TOP OF COLUMN BRACE
S301 3/4" = 1'-0"



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SECTIONS & DETAILS
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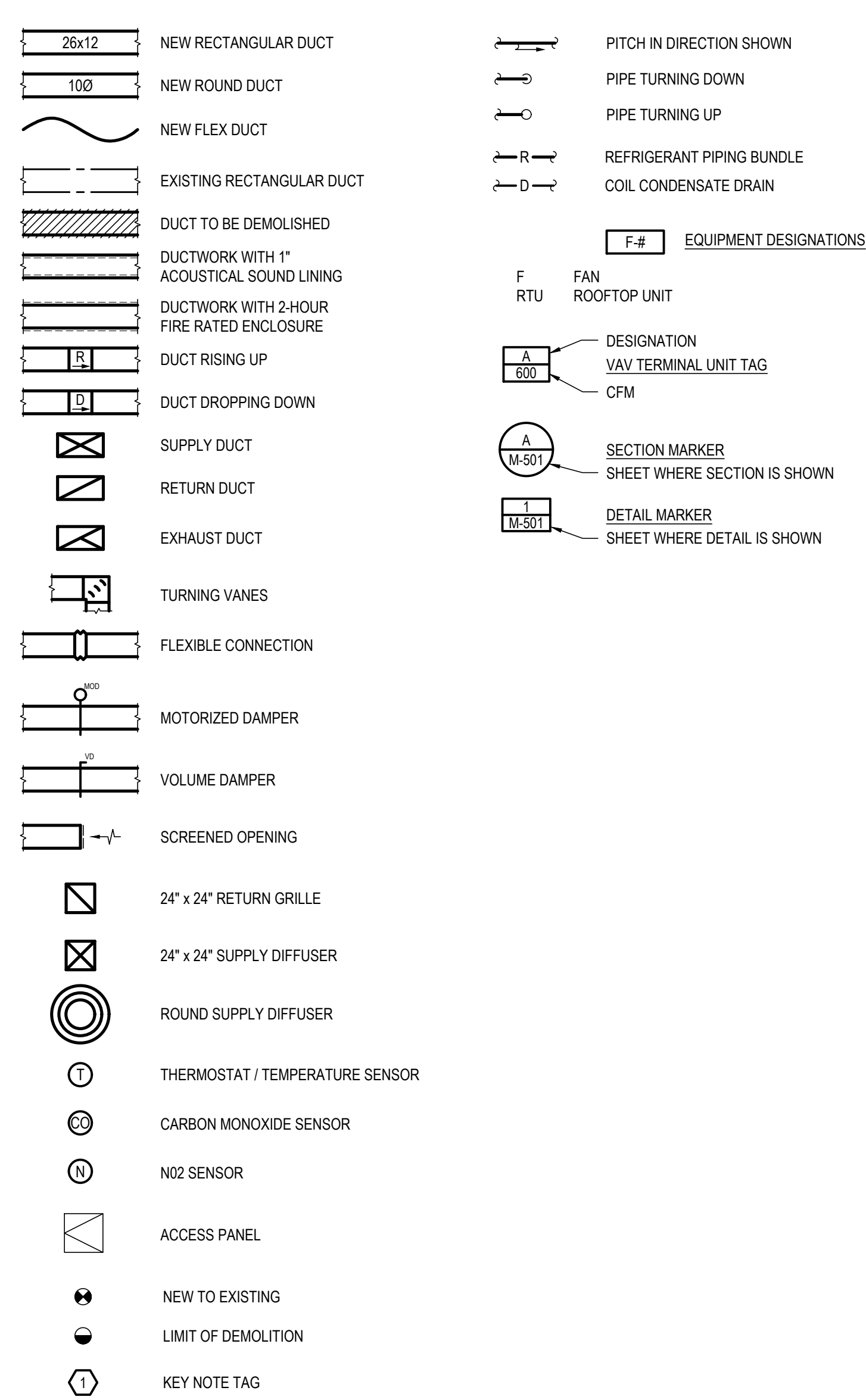
DATE	DESCRIPTION
11/19/2019	PERMIT SET
11/25/2019	BID SET
2/20/2020	BID SET

S301
2/20/20
BID SET

MECHANICAL GENERAL NOTES

- 1. PROVIDE WORK CONFORMING IN ALL RESPECTS TO THE LATEST APPLICABLE CODES OF THE AUTHORITIES HAVING JURISDICTION, AND ALL APPLICABLE RULES, REGULATIONS, LAWS AND ORDINANCES OF FEDERAL AND LOCAL AUTHORITIES. INSTALL ALL EQUIPMENT IN COMPLIANCE WITH ACCEPTED INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. PROJECT IS DESIGNED IN ACCORDANCE WITH VIRGINIA: 2015 VIRGINIA BUILDING CODE 2015 VIRGINIA ENERGY CODE 2015 VIRGINIA MECHANICAL CODE 2015 VIRGINIA PLUMBING CODE 2015 VIRGINIA FUEL GAS CODE
- 2. THE SCOPE OF WORK INDICATED IN THESE DOCUMENTS SHALL INCLUDE FULLY FUNCTIONING MECHANICAL SYSTEMS ADJUSTED, TESTED, AND READY FOR USE. PROVIDE ALL ITEMS NECESSARY TO COMPLETE THE SYSTEMS. EXAMINE THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, FIRE ALARM, PLUMBING AND TELECOM DRAWINGS TO BECOME FAMILIARIZED WITH ALL ASPECTS OF THESE DESIGNS. COORDINATE WORK WITH THAT TO BE PERFORMED OR INSTALLED BY OTHERS, AND THAT AFFECTING MECHANICAL SYSTEMS, TO DETERMINE THE EXTENT OF MECHANICAL WORK REQUIRED.
- 3. THE ENGINEER'S CONSTRUCTION PHASE SERVICES ARE PROVIDED TO BENEFIT THE CLIENT ONLY. SERVICES RENDERED BY THE ENGINEER DO NOT RELEASE CONTRACTORS FROM OBLIGATIONS OF THE CONSTRUCTION DOCUMENTS. THE ENGINEER DOES NOT HAVE THE AUTHORITY TO SUPERVISE, DIRECT, OR CONTROL THE CONTRACTORS. THE ENGINEER IS NOT RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR FOR SAFETY PROGRAMS AND PRECAUTIONS DURING CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR CONTRACTORS FAILURE TO PERFORM THE WORK IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS OR APPLICABLE LAWS, CODES, OR REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- 4. IN ADHERENCE WITH THE INTENT OF THESE CONTRACT DOCUMENTS, PROVIDE FINISHED WORK, TESTED AND READY FOR OPERATION, WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN "FURNISH, INSTALL, BALANCE, ADJUST, AND TEST, COMPLETE AND READY FOR USE".
- 5. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION OF SYSTEMS AND COMPONENTS. PROVIDE ALL ITEMS NECESSARY FOR A PROPERLY WORKING SYSTEM AT NO ADDITIONAL COST, EVEN IF NOT SPECIFICALLY MENTIONED HEREIN.
- 6. PRIOR TO SUBMITTING A BID, VISIT THE CONSTRUCTION SITE, BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY ITEMS THAT MAY AFFECT THE BID. PRIOR TO THE INSTALLATION, FABRICATION, REMOVAL, OR RELOCATION OF ANY WORK, REVIEW THE ACTUAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND FULLY COORDINATE ALL WORK WITH THE ARCHITECTURAL PLANS, BUILDING STRUCTURE, AND WORK OF OTHER TRADES. VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION. WHERE CONFLICTS OCCUR, OR IF CONNECTIONS THERE TO CANNOT BE MADE, IMMEDIATELY NOTIFY THE ARCHITECT AND/OR ENGINEER, PRIOR TO MATERIAL FABRICATION OR INSTALLATION.
- 7. WHERE THE WORK OF VARIOUS TRADES WILL BE INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER, OR WHERE THERE IS EVIDENCE THAT THE WORK OF ONE TRADE WILL INTERFERE WITH WORK OR REQUIRED ACCESS/CLEARANCE SPACE OF OTHER TRADES, COORDINATE ADJUSTMENTS PRIOR TO INSTALLATION TO PROVIDE SATISFACTORY SPACE. FOR ANY WORK INSTALLED WITHOUT COORDINATION AND/OR CAUSING CONFLICTS, PROVIDE ALL NECESSARY CHANGES TO CORRECT THE CONDITIONS. THE CORRECTION WORK SHALL BE PERFORMED IN A MANNER ACCEPTABLE TO ARCHITECT AND ENGINEER AND SHALL BEAR NO ADDITIONAL COSTS.
- 8. LOCATE ALL EQUIPMENT REQUIRING SERVICING, OPERATIONAL, OR MAINTENANCE CLEARANCES IN A FULLY ACCESSIBLE POSITION. EQUIPMENT REQUIRING THESE CLEARANCES SHALL INCLUDE, BUT NOT BE LIMITED TO: DAMPERS, VALVES, TRAPS, CLEANOUTS, MOTORS, CONTROLLERS, DISCONNECTS, DRAIN PANS, ETC. IF EQUIPMENT IS CONCEALED, PROVIDE ACCESS DOORS TO MAINTAIN ACCESSIBILITY. MINOR DEVIATIONS FROM THE CONTRACT DOCUMENTS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, AND ANY CHANGE FOR THAT PURPOSE SHALL BE ACCEPTABLE.
- 9. PROVIDE CUTTING, PATCHING, AND/OR CORE DRILLING OF EXISTING WALLS, FLOORS, OR STRUCTURAL MEMBERS AS REQUIRED FOR THE INSTALLATION OF NEW WORK. OBTAIN A STRUCTURAL ENGINEER'S REVIEW AND APPROVAL, AND INFORM THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING THE WORK. UNLESS OTHERWISE DIRECTED BY THE ARCHITECT, ENGINEER AND PRIOR TO CORE DRILLING, PERFORM X-RAYS OF AREAS TO BE PENETRATED TO VERIFY THE SLAB IS FREE OF OBSTRUCTIONS, OR CONFIRM WITH THE BUILDING OWNER IF GROUND PENETRATING RADAR (GPR) IS AN ACCEPTABLE ALTERNATE TO X-RAY.
- 10. INSTALL ALL DUCTWORK AND HORIZONTAL PIPING AS HIGH AS POSSIBLE AND ABOVE THE FINISHED CEILING, UNLESS NOTED OTHERWISE. PROVIDE OFFSETS, AS REQUIRED, TO AVOID ALL OBSTRUCTIONS.
- 11. PERFORM ALL WORK IN ACCORDANCE WITH ALL BUILDING RULES AND REGULATIONS AS PROVIDED BY THE BUILDING OWNER, UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. ACCOMPLISH WORK AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 12. PROVIDE A TESTING, ADJUSTING, AND BALANCING (TAB) AGENCY TO PERFORM ALL TESTS AND ADJUSTMENTS NECESSARY TO ACCURATELY COMPLETE BALANCING OF THE HVAC SYSTEMS. THE TAB AGENCY SHALL PERFORM ALL TESTS AND MAKE ALL ADJUSTMENT NECESSARY TO ENSURE THAT WATER AND AIR SYSTEMS ARE BALANCED TO WITHIN +/-0.5% OF THE SPECIFIED QUANTITIES. THE TAB AGENCY SHALL SUBMIT REPORTS OF ALL WORK CONDUCTED FOR APPROVAL, INCLUDING SPECIFIC MINIMUM AND MAXIMUM AIR / WATER FLOW RATES IN ALL OPERATING MODES FOR ALL EQUIPMENT SERVING THE SCOPE-OF-WORK SPACE. THE OWNER SHALL BE GIVEN THE OPTION TO SELECT THE TAB AGENCY. THE REPORT SHALL CLEARLY REFLECT THE PERCENT DEVIATION FROM THE DESIGN VALUES. THE TAB AGENCY SHALL BE AN AABC MEMBER IN GOOD STANDING, OR A FIRM CERTIFIED BY NEBB.
- 13. MAKE ALL NECESSARY ADJUSTMENTS, INCLUDING BUT NOT LIMITED TO CHANGING FAN SHEAVES FOR THE EQUIPMENT. FINAL BALANCING OF THE HVAC SYSTEMS SHALL ACHIEVE THE PERFORMANCE (AIR TEMPERATURE AND/OR QUANTITY, WATER QUANTITY, OUTSIDE AIR QUANTITY) INDICATED BY THE CONTRACT DOCUMENTS.
- 14. PROVIDE THROUGH-PENETRATION FIRESTOP SYSTEMS FOR ALL INSULATED AND NON-INSULATED PIPING, DUCTWORK, AND CONDUITS TO MAINTAIN THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION ASSEMBLY PENETRATED. THROUGH-PENETRATION FIRESTOP SYSTEMS INSTALLED IN WALLS SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.1 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATION. THROUGH-PENETRATION FIRESTOP SYSTEMS INSTALLED IN HORIZONTAL ASSEMBLIES SHALL BE INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.1 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. REFER TO ARCHITECTURAL CONSTRUCTION DOCUMENTS FOR FIRE RATING OF NEW AND EXISTING WALLS AND HORIZONTAL ASSEMBLIES PENETRATED.
- 15. PROVIDE LABOR, MATERIALS, DEVICES AND RELATED ITEMS NECESSARY FOR ALL HVAC EQUIPMENT TO PROVIDE A NEW, COMPLETE BUILDING AUTOMATIC TEMPERATURE CONTROL AND/OR MANAGEMENT SYSTEM (BAS / BMS). FURNISH, INSTALL AND COMMISSION ALL TEMPERATURE CONTROLS, TIME MANAGEMENT AND ALARM MONITORING, AS SPECIFIED OR DESCRIBED IN THE CONTRACT DOCUMENTS, COMPLETELY INTEGRATED WITH THE BAS / BMS. THE INSTALLER OF THE CONTROL SYSTEMS SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE AND SHALL INSTALL WORK WITH TRAINED MECHANICS. FOR ALL WORK UNDER THIS CONTRACT, SECURE AND INCLUDE THE SERVICES OF THE OWNER'S PREFERRED CONTROLS CONTRACTOR, TRANE.
- 16. FRESH AIR INTAKE:
 - A. PROVIDE CONSTANT AIR VOLUME DUCTWORK FABRICATED OF ZINC-COATED STEEL SHEET SUITABLE FOR 2-INCH STATIC PRESSURE CLASS WITH DUCT REINFORCING SPECIFIED IN THE DIMENSIONED DRAWINGS OF DUCT REINFORCEMENT TABLES. TRANSVERSE JOINTS SHALL MEET THE SMACNA JOINT PERFORMANCE CRITERIA SPECIFIED IN ACCORDANCE WITH THE LATEST APPLICABLE SMACNA STANDARD. DUCTWORK SHALL BE CLASS "A", UNLESS OTHERWISE NOTED.
 - B. RIGID ROUND AND ROUND FLEXIBLE DUCT SHALL BE INSTALLED WITH A MINIMUM CENTERLINE BENDING RADIUS OF 15 TIMES THE DUCT DIAMETER. SUPPORT RIGID ROUND AND ROUND FLEXIBLE DUCT IN ACCORDANCE WITH THE LATEST APPLICABLE SMACNA STANDARD.
 - C. RIGID ROUND DUCT AND ROUND FLEXIBLE DUCT SHALL NOT BE CRUSHED OR FLATTENED. WHERE SPACE LIMITATIONS OR THE PRIMARY OR SECONDARY DUCT DIMENSIONS DO NOT PERMIT INSTALLATION OF THE RIGID ROUND DUCT, OR WOULD OTHERWISE REQUIRE CRUSHING ROUND FLEXIBLE DUCT RUNOUTS TO THE RESPECTIVE DIFFUSERS, VAV TERMINALS, ETC., PROVIDE INSULATED RIGID FLAT OVAL DUCTWORK WITH EQUIVALENT FREE AREA, INSULATED ROUND TO FLAT Oval TRANSITION FITTINGS, AND HORIZONTAL / VERTICAL OFFSETS, AS REQUIRED, TO AVOID ALL OBSTRUCTIONS FOR A COMPLETE INSTALLATION.
 - D. ALL DUCTWORK SIZES SHOWN ARE SHEETMETAL SIZES. THE SIZES SHOWN ALREADY ACCOUNT FOR REQUIRED INTERNAL SOUND LINING, SO THE CONTRACTOR SHALL NOT INCREASE SHEET METAL DUCT SIZES TO ACCOUNT FOR ANY SOUND LINING.
 - E. TURNING VANES SHALL BE PROVIDED IN ALL 90 DEGREE ELBOWS. LOW PRESSURE DUCTWORK WHICH IS 3 INCHES OR GREATER IN WIDTH SHALL BE PROVIDED WITH DOUBLE THICKNESS TURNING VANES. FOR DUCTWORK BETWEEN 12 AND 30 INCHES IN WIDTH, TURNING VANES MAY BE SINGLE THICKNESS. DUCTWORK WHICH IS 12 INCHES OR LESS IN WIDTH SHALL BE PROVIDED WITH RADIUS ELBOWS IN LIEU OF MITERED ELBOWS WITH TURNING VANES.
 - F. ALL TAPS SHALL BE MOUNTED WITH SHEETMETAL SCREWS IN ADDITION TO DOUBLE SIDED STICKY FOAM BACKING TAPE. SMOOTH WYE TAPS INTO DUCTWORK SHALL BE USED TO ACCOMMODATE NEW FLEX DUCT CONNECTIONS IF REQUIRED.
 - G. PROVIDE VOLUME DAMPERS AT ALL CONSTANT AIR VOLUME DUCTWORK TAKEOFFS, ALL FLEXIBLE DUCT TAKEOFFS, AND ALL DUCT-MOUNTED SUPPLY AND EXHAUST GRILLES / REGISTERS. PROVIDE SHEETMETAL INCREASERS/REDUCERS AS REQUIRED TO MAKE FLEX DUCT CONNECTIONS TO DIFFUSERS OR TAPS INTO DUCTWORK. NO VOLUME DAMPERS SHALL BE LOCATED UPSTREAM OF VAV TERMINALS.
 - H. ALL DUCTWORK SHALL CONNECT TO EQUIPMENT WITH FLEXIBLE CONNECTIONS.
 - I. COORDINATE FRAMING OF SLAB-TO-SLAB WALLS WITH DUCTWORK. FRAMING SHALL NOT BE ATTACHED TO DUCTWORK.
 - J. IN LOCATIONS WHERE DUCTWORK PENETRATES SLAB-TO-SLAB PARTITIONS, RIGID DUCTWORK SHALL BE USED.
 - K. UNLESS NOTED OTHERWISE, NEW DUCTWORK SHALL BE COVERED WITH 1-1/2" THICK GLASS FIBER BLANKET WRAP INSULATION WITH VAPOR BARRIER ACCORDING TO THE RELEVANT ENERGY CODE.
- 17. FIRE/SMOKE DAMPERS:
 - A. ALL FIRE DAMPERS SHALL COMPLY WITH UL 555. FIRE DAMPERS SHALL BE CLASS "B" UNLESS OTHERWISE SPECIFIED.
 - B. ALL SMOKE DAMPERS SHALL COMPLY WITH UL 555S.
 - C. PROVIDE DUCT ACCESS DOOR FOR ALL FIRE AND SMOKE DAMPERS, SIZED AND LOCATED AS REQUIRED TO ALLOW FOR INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING COMPONENTS.
- 18. OUTDOOR AIR INTAKE AND EXHAUST DAMPERS:
 - A. ALL OUTDOOR AIR INTAKE AND EXHAUST DUCT MOTORIZED DAMPERS SHALL BE INTERLOCKED WITH THEIR ASSOCIATED FANS TO CLOSE WHEN NOT IN USE.
 - B. DAMPERS SHALL BE CLASS 1A DAMPERS WITH A MAXIMUM LEAKAGE RATE OF 4 CFM/SF AT 1.0 IN. WG.
- 19. MECHANICAL EQUIPMENT SUBMITTALS SHALL CONTAIN, AT A MINIMUM, DIMENSIONED DRAWINGS OF SUBMITTED EQUIPMENT, FAN/PUMP CURVES INDICATING OPERATING PERFORMANCE AT DESIGN CONDITIONS, COOLING/HEATING CAPACITIES AT DESIGN CONDITIONS, AIR/WATER FLOW RATES AT DESIGN CONDITIONS, ELECTRICAL CHARACTERISTICS, OPTIONS AND ACCESSORIES INCLUDED AND EXCLUDED.
- 20. CLOSE-OUT DOCUMENTS:
 - A. RECORD DRAWINGS: MAINTAIN AT THE SITE AND FOR THE OWNER, ONE COPY OF ALL DRAWINGS AND ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.
 - B. OPERATION & MAINTENANCE MANUALS: PROVIDE OWNER WITH A COPY OF EQUIPMENT SUBMITTALS AND MANUFACTURER'S OPERATION & MAINTENANCE MANUALS FOR ALL NEW EQUIPMENT PROVIDED UNDER THIS CONTRACT.
- 21. RECORD DRAWINGS: MAINTAIN AT THE SITE AND FOR THE OWNER, ONE COPY OF ALL DRAWINGS AND ADDENDA, APPROVED SHOP DRAWINGS, REVISIONS, AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF WORK.
- 22. OPERATION & MAINTENANCE MANUALS: PROVIDE OWNER WITH A COPY OF EQUIPMENT SUBMITTALS AND MANUFACTURER'S OPERATION & MAINTENANCE MANUALS FOR ALL NEW EQUIPMENT PROVIDED UNDER THIS CONTRACT.
- 23. THERMOSTATS/TEMPERATURE SENSORS SHALL BE INSTALLED 4'-7" AFF UNLESS NOTED OTHERWISE. THERMOSTATS/TEMPERATURE SENSORS LOCATED ON PREMIER WALL ENCLOSURES SHALL BE PROVIDED WITH INSULATED SUB-BASES. EXACT LOCATIONS SHALL BE COORDINATED WITH ARCHITECT AND FURNISHINGS.
- 24. FURNISH AND INSTALL THERMOSTATS/TEMPERATURE SENSORS IN LOCATIONS INDICATED ON THE DRAWINGS. THERMOSTATS/TEMPERATURE SENSORS SHALL NOT BE LOCATED ABOVE DIMMER SWITCHES OR OTHER HEAT-PRODUCING ELECTRICAL DEVICES. THERMOSTATS/TEMPERATURE SENSORS SHALL BE ALIGNED WITH TOP EDGE OF ADJACENT LIGHT SWITCHES, AND LOCATED IN CLOSE PROXIMITY TO DOOR JAMB, UNLESS OTHERWISE INDICATED ON PLANS OR ARCHITECTURAL ELEVATIONS.
- 25. COORDINATE THE LOCATION OF ALL NEW HVAC EQUIPMENT TO ENSURE THAT ALL REQUIRED SERVICE AREAS AROUND EQUIPMENT ARE FREE FROM PARTITION FRAMING, SPRINKLER PIPING, CONDUIT, OR OTHER IMPEDIMENTS. WHERE PARTITION FRAMING MUST BE LOCATED WITHIN HVAC EQUIPMENT ELEVATION, PROVIDE PARTITION FRAMING TO BE FULLY SIZED OPENING IN THE PARTITION FRAMING FROM TOP OF CEILING TO UNDERSIDE OF BUILDING STRUCTURE. WHERE NEW TENANT PARTITIONS AND EQUIPMENT INFRINGE UPON CLEARANCES OF EXISTING HVAC EQUIPMENT, EXISTING EQUIPMENT SHALL BE RELOCATED AS REQUIRED.
- 26. FOR ALL NEW HVAC EQUIPMENT LOCATED ABOVE INACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS AS REQUIRED TO ALLOW FOR REGULAR MAINTENANCE AND REMOVAL OF EQUIPMENT FROM THE CEILING. PRIOR TO INSTALLATION, COORDINATE EXACT LOCATION, SIZE, AND TYPE OF ACCESS PANELS WITH ARCHITECT AND BUILDING ENGINEER.
- 27. PARKING GARAGE GAS DETECTION / VENTILATION CONTROL SYSTEM:
 - A. PROVIDE FULLY INTEGRATED CO AND NO2 GAS DETECTION AND GARAGE VENTILATION CONTROL SYSTEM AS SPECIFIED.
 - B. CARBON MONOXIDE (CO) AND NITROGEN DIOXIDE (NO2) SENSOR: PROVIDE A REMOTE WIRELESS COMBINATION CARBON MONOXIDE (CO) AND NITROGEN DIOXIDE (NO2) SENSOR TRANSMITTER AS LOCATED ON THE DRAWINGS. THE REMOTE SENSOR SHALL UTILIZE A SOLID STATE SENSING ELEMENT, BE MICRO PROCESSOR BASED AND BE BOTH TEMPERATURE AND HUMIDITY COMPENSATED FOR LONG LIFE AND STABILITY. FOR WIRELESS SENSORS, SENSOR SHALL HAVE A CONTINUOUS 2-YEAR BATTERY LIFE WITH SELF-DIAGNOSTICS. PILOT LIGHTS OR LED'S SHALL INDICATE: A) UNIT NORMAL OPERATION/NOT IN ALARM, B) HIGH CONO2 UNIT IN ALARM, AND C) SHALL INDICATE UNIT MALFUNCTION. IN THE UNIT MALFUNCTION CONDITION THE SENSORS OUTPUT SHALL BE FAIL-SAFE AND INDICATE STEADY HIGH CONO2 CONDITION. THE CO SENSOR RANGE SHALL BE 0-250 PPM AND NO2 SHALL UTILIZE AN ELECTRO-CHEMICAL ELEMENT AND HAVE RANGE OF 0-10 PPM (PARTS PER MILLION). THE SENSOR RESPONSE TIME SHALL REACH 90% OF LEVEL BEING SENSED WITHIN 30 SECONDS.
 - C. SYSTEM CONTROLLER: THE SYSTEM CONTROLLER SHALL CONTINUOUSLY MONITOR ALL REMOTE SENSORS. WHEN AN ALARM CONDITION IS DETECTED THE CONTROLLER THROUGH THE BAS SHALL DELAY EXHAUST FAN CONTACT CLOSURE FOR 30 SECONDS. IF THE HIGH GAS CONDITION PERSISTS FOR MORE THAN 30 SECONDS THE EXHAUST FAN CONTACTS SHALL CLOSE AND BAS STARTS ASSOCIATED GARAGE VENTILATION FANS. THE MINIMUM FAN ON TIME SHALL BE FIELD SETTABLE FROM 5 TO 55 MINUTES, IN 5-MINUTE INCREMENTS. SHOULD THE ALARM CONDITION REMAIN AFTER THE MINIMUM RUN TIME HAS TIMED OUT, THE EXHAUST FAN CONTACTS SHALL REMAIN CLOSED (ON) AND A SECOND "ALARM" SET OF CONTACTS SHALL CLOSE, INITIATING AN ALARM TO THE BAS.
 - D. THE SYSTEM SHALL BE ACME ENGINEERING CEV SERIES OR EQUAL.
 - E. REFER TO THE SEQUENCE OF OPERATIONS FOR ADDITIONAL INFORMATION.
- 28. SEQUENCE OF OPERATIONS:
 - ROOF TOP UNITS (BY OTHERS)
 - A. SETPOINTS:
 - COOLING: 80°F ADJUSTABLE
 - HEATING: 65°F ADJUSTABLE
 - B. UNOCCUPIED MODE:
 - 1) SUPPLY FANS SHALL DE-ENERGIZE
 - 2) OUTSIDE AIR DAMPER SHALL BE CLOSED
 - 3) IF THE ZONE TEMPERATURE VARIES BEYOND THE SETPOINT TEMPERATURES, THE SYSTEM SHALL OPERATE IN HEATING/COOLING MODE UNTIL THE TEMPERATURE SETPOINTS ARE MET. THE OUTSIDE AIR DAMPER SHALL REMAIN CLOSED.
 - C. HEATING / COOLING MODE:
 - 1) RTU SUPPLY FAN AND COMPRESSOR(S) SHALL ENERGIZE. OUTSIDE AIR DAMPER SHALL OPEN, THE FAN AND COMPRESSOR(S) SHALL MAINTAIN THE HEATING/COOLING TEMPERATURE SETPOINTS.
 - D. AIR-SIDE ECONOMIZER:
 - 1) AIR-SIDE ECONOMIZER MODE SHALL INITIALIZE BASED ON OUTDOOR AIR DRY-BULB TEMPERATURE AND DEW POINT TEMPERATURE.
 - 2) RTUS SHALL UTILIZE 100% AIR-SIDE ECONOMIZER WHEN OUTDOOR CONDITIONS ARE FAVORABLE.
 - 3) RTUS SHALL REDUCE AIR INTAKE TO THE DESIGN MINIMUM OUTDOOR AIR QUANTITY WHEN OUTDOOR AIR INTAKE WILL NO LONGER REDUCE COOLING ENERGY USAGE.
 - CO / NO2 SENSOR CONTROL:
 - A. WHEN A SENSOR DETECTS CARBON MONOXIDE OR NITROGEN DIOXIDE:
 - 1) THE RTU-1, 3, AND 4 SHALL DE-ENERGIZE.
 - 2) THE MOTORIZED DAMPER(S) ASSOCIATED WITH THE INTAKE LOUVER SHALL OPEN.
 - 3) THE CONO2 EXHAUST FANS SHALL ENERGIZE.
 - B. WHEN A SENSOR NO LONGER DETECTS CARBON MONOXIDE OR NITROGEN DIOXIDE:
 - 1) THE CONO2 EXHAUST FANS SHALL DE-ENERGIZE.
 - 2) THE MOTORIZED DAMPER(S) SHALL CLOSE.
 - 3) RTU-1, 3, AND 4 SHALL OPERATE NORMALLY.
 - 4) CO AND NO2 SENSORS SHALL BE INSTALLED AS INDICATED ON M103 AND IN DETAIL 01 ON DRAWING M501. THE SYSTEM SHALL BE MONITORED BY THE BAS TO MONITOR AND CONTROL THE LEVELS OF CONO2 WITHIN THE PARKING STRUCTURE AREAS. UPON ACTIVATION OF A CONO2 SENSOR, THE EXHAUST FANS WITHIN THE ALARMING SENSOR SHALL AUTOMATICALLY ENERGIZE AND ACTIVATE A TROUBLE ALARM SIGNAL AT THE BAS. THE CONO2 SENSORS SHALL SEND AN ALARM SIGNAL TO THE BAS AT CARBON MONOXIDE LEVELS OF 25 PPM AND NO2 LEVELS OF 0.7 PPM. OPERATOR ADJUSTABLE.
 - OVERHEAD ROLL-UP DOOR INTERLOCK:
 - A. WHEN ONE OVERHEAD DOOR IS OPEN,
 - 1) RTUS SHALL DE-ENERGIZE.
 - B. WHEN OVERHEAD DOORS ARE CLOSED:
 - 1) RTUS SHALL OPERATE NORMALLY.
 - TOILET EXHAUST FAN:
 - A. TOILET EXHAUST FAN 2 SHALL BE INTERLOCKED WITH THE LIGHT SWITCHES OF MENS 111 AND WOMENS 112. WHEN EITHER LIGHT SWITCH IS ON, THE FAN SHALL ENERGIZE.
- 29. INDOOR AIR QUALITY DURING CONSTRUCTION PHASE:
 - CONTRACTOR SHALL DEVELOP AN INDOOR AIR QUALITY MANAGEMENT PLAN. THIS PLAN SHALL ADDRESS THE METHODS AND PROCEDURES TO BE USED TO COMPLY WITH THE FOLLOWING:
 - A. DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR SHALL BE CLOSED BY AN APPROVED METHOD TO REDUCE THE AMOUNT OF DUST AND DEBRIS THAT COLLECTS IN THE SYSTEM FROM THE TIME OF ROUGH-IN INSTALLATION UNTIL STARTUP OF THE HEATING AND COOLING EQUIPMENT. DUST AND DEBRIS SHALL BE CLEANED FROM DUCT OPENINGS PRIOR TO SYSTEM FLUSH OUT AND BUILDING OCCUPANCY.
 - B. WHERE A FORCED AIR HVAC SYSTEM IS USED DURING CONSTRUCTION, NEW RETURN AIR FILTERS SHALL BE INSTALLED PRIOR TO SYSTEM FLUSH OUT AND BUILDING OCCUPANCY.
 - C. WHERE SPACES ARE CONDITIONED DURING THE CONSTRUCTION PHASE, SPACE CONDITIONING SYSTEMS SHALL BE OF THE DUCTLESS VARIETY. DUCTED SYSTEMS MAY BE USED WITH FILTERS RATED AT MERV 8 OR HIGHER.
- 30. ENGINEER INSPECTION NOTIFICATION:
 - A. THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE ARCHITECT / ENGINEER TWO WEEKS PRIOR TO THE CEILING CLOSE-IN TO ALLOW ENGINEER TO PERFORM A PRE-CEILING CONCEALMENT INSPECTION OF A COMPLETED MECHANICAL SYSTEM.
- 31. GUARANTEE:
 - A. THE ENTIRE MECHANICAL SYSTEM INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER AND ANY WORK OR MATERIALS WHICH DEVELOP DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED WITHOUT CHARGE. BENEFICIAL USE SHALL NOT BE CONSTRUED AS FINAL ACCEPTANCE.
 - B. DURING THE YEAR GUARANTEE PERIOD, PROVIDE PROPER REPAIR AND ADJUSTMENTS OF ALL MECHANICAL SYSTEMS AND EQUIPMENT, APPARATUS, DEVICES, ETC., AFFECTED AND INSTALLED UNDER THIS CONTRACT. PERFORM ALL WORK NECESSARY TO ENSURE EFFICIENT AND PROPERLY FUNCTIONING SYSTEMS.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL INCUR FINANCIAL RESPONSIBILITY FOR, ANY DAMAGES CAUSED BY OR RESULTING FROM DEFECTS IN HIS WORK.
- 32. SHOP DRAWINGS AND SUBMITTALS:
 - A. PRIOR TO THE BEGINNING OF WORK, SUBMIT COORDINATED SHOP DRAWINGS AND MANUFACTURER CERTIFIED SUBMITTALS FOR ALL EQUIPMENT, DUCTWORK, ETC., FOR REVIEW BY THE ARCHITECT AND ENGINEER. ADDITIONALLY, FURNISH A DRAWING SHOWING THE DIMENSIONED LOCATION AND SIZE OF ALL SLAB PENETRATIONS, FOR OWNER'S APPROVAL.

MECHANICAL SYMBOLS LIST



MECHANICAL ABBREVIATIONS

ABV	ABOVE	FD	FIRE DAMPER	OA	OUTDOOR AIR
A/C	AIR CONDITIONING	FL	FLOOR	PH	PHASE
ADJ	ADJUSTABLE	FLA	FULL LOAD AMPS	PPM	PARTS PER MILLION
AFF	ABOVE FINISHED FLOOR	FLEX	FLEXIBLE	PRESS	PRESSURE
ARCH	ARCHITECTURAL	FT	FEET PER MINUTE	QTY	QUANTITY
BAS	BUILDING AUTOMATION SYSTEM	FM	FEET	(R)	RELOCATED
BHP	BRAKE HORSEPOWER	HP	HORSEPOWER	RA	RETURN AIR
BLDG	BUILDING	HR	HOUR	REFRIG	REFRIGERANT, REFRIGERATION
BMS	BUILDING MANAGEMENT SYSTEM	HTG	HEATING	RLA	RUNNING LOAD AMPS
BTU	BRITISH THERMAL UNIT	HZ	HERTZ	RTU	ROOFTOP UNIT
CAV	CAPACITY	IN	INCH	SA	SUPPLY AIR
CAV	CONSTANT AIR VOLUME	KW	KILOWATT	SENS	SENSIBLE
CD	CEILING DIFFUSER	LAT	LEAVING AIR TEMPERATURE	SFD	COMBINATION SMOKE/FIRE DAMPER
CFM	CUBIC FEET PER MINUTE	LB	POUND	SL	SOUND LINING
CG	CEILING GRILLE	LWT	LEAVING WATER TEMPERATURE	SQ	SQUARE
CO2	CARBON DIOXIDE	MAX	MAXIMUM	SR	SUPPLY REGISTER
DN	DOWN	MER	1,000 BTU/HOUR	TDH	TOTAL DISCHARGE HEAD
D	CONDENSATE DRAIN	MCA	MINIMUM CIRCUIT AMPS	TEMP	TEMPERATURE
DB	DRY BULB	MFR	MANUFACTURER	TOT	TOTAL
DWG	DRAWING	MIN	MINIMUM	TYP	TYPICAL
EA	EACH	MOC	MAXIMUM OVERCURRENT PROTECTION	V	VOLTS
EAT	ENTERING AIR TEMPERATURE	MOD	MOTOR OPERATED DAMPER	VAV	VARIABLE AIR VOLUME
EFF	EFFICIENT	NO	NEW	VO	MANUAL VOLUME DAMPER
ESP	EXTERNAL STATIC PRESSURE	N	NORMALLY IN CLOSED POSITION	VEL	VELOCITY
EW	ENTERING WATER TEMPERATURE	NO	NORMALLY IN OPEN POSITION, NUMBER	W/	WITH
EXH	EXHAUST	NPSH	NET POSITIVE SUCTION HEAD	WB	WET BULB
(E)	EXISTING	OA	OUTDOOR AIR		
FA	FACE AREA				

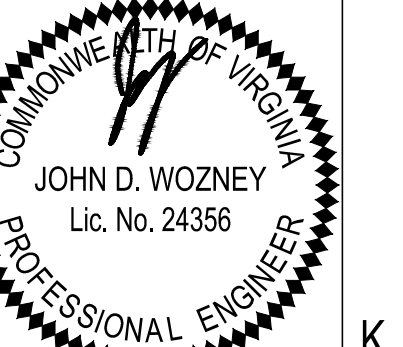
NOTE: THESE ARE STANDARD SYMBOLS AND ABBREVIATIONS, AND MAY NOT ALL APPEAR ON THE CONTRACT DRAWINGS.

GARAGE VENTILATION CALCULATION

FLOOR	AREA (SQ FT)	CFM REQUIRED (AREA x 0.75)	CFM PROVIDED
FIRST	19,480	14,610	14,710

MECHANICAL DRAWING LIST

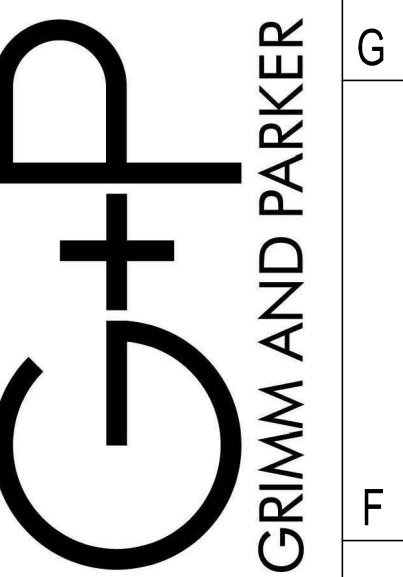
NO.	DESCRIPTION
M001	MECHANICAL COVER SHEET
M101	MECHANICAL FIRST FLOOR DEMOLITION PLAN
M102	MECHANICAL ROOF LEVEL DEMOLITION PLAN
M103	MECHANICAL FIRST FLOOR NEW WORK PLAN
M501	MECHANICAL DETAIL SHEET



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MECH. HSM ELEC. DTC PLUMB.



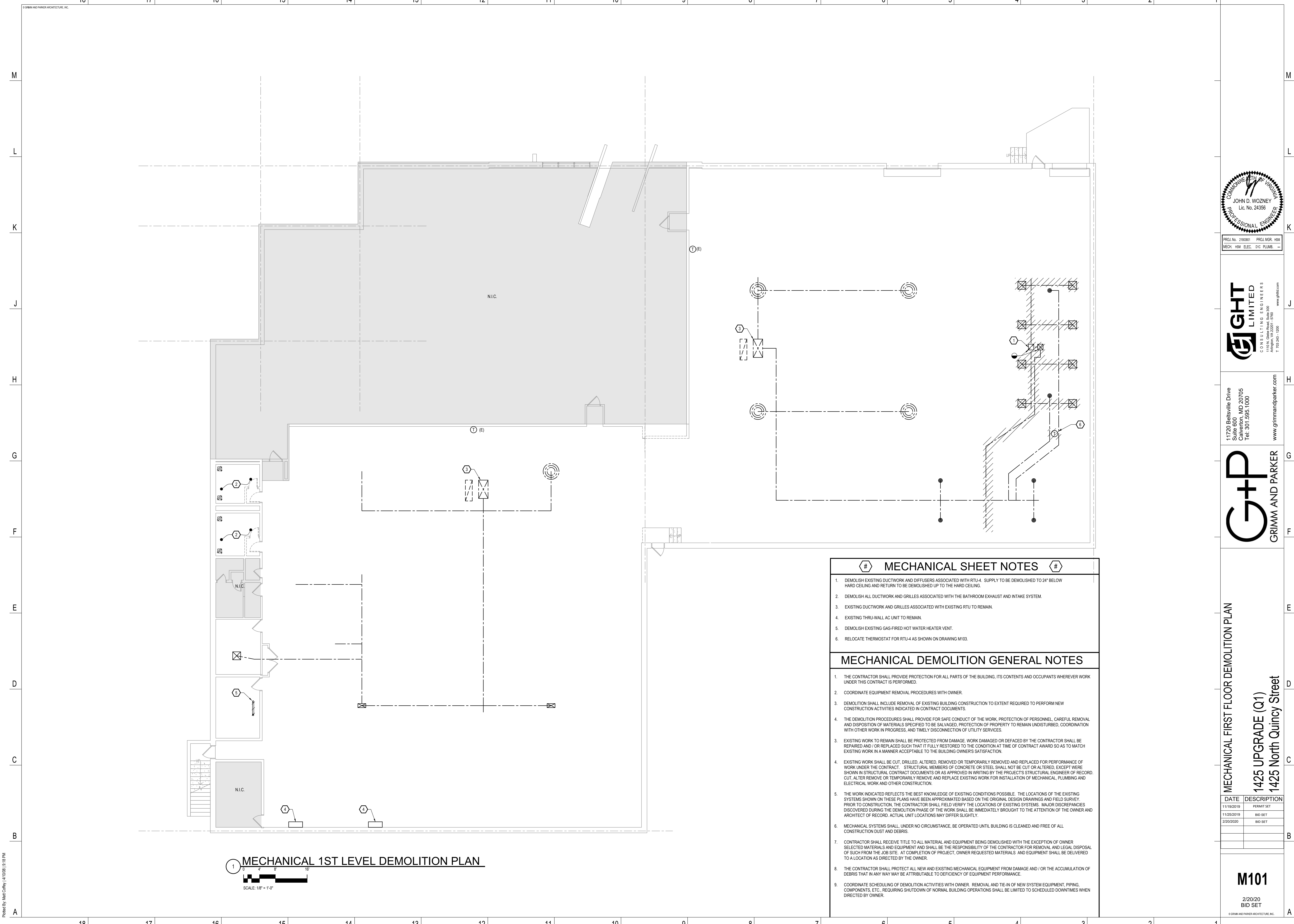
11720 Ballsblow Drive
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Calverton, MD 20705
Tel: 301.595.1000
www.grimmandparker.com



MECHANICAL COVER SHEET
1425 UPGRADE (Q1)
1425 North Quincy Street

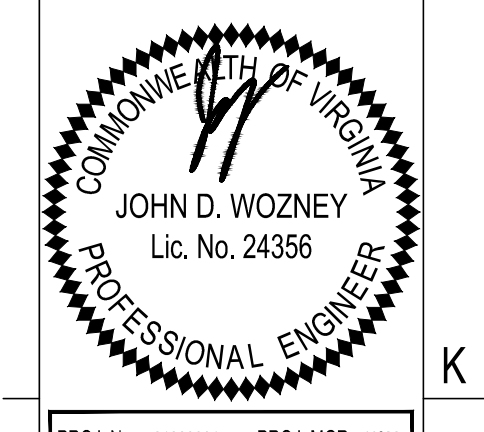
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11/25/2019	BID SET
2/20/2020	BID SET

M001
2/20/20
BID SET



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

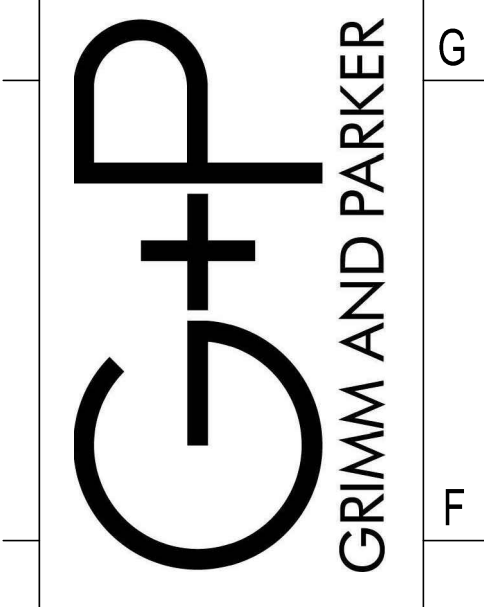
- | # | MECHANICAL SHEET NOTES | # |
|----|---|---|
| 1. | DEMOLISH EXISTING DUCTWORK AND DIFFUSERS ASSOCIATED WITH RTU-4. SUPPLY TO BE DEMOLISHED TO 24" BELOW HARD CEILING AND RETURN TO BE DEMOLISHED UP TO THE HARD CEILING. | |
| 2. | DEMOLISH ALL DUCTWORK AND GRILLES ASSOCIATED WITH THE BATHROOM EXHAUST AND INTAKE SYSTEM. | |
| 3. | EXISTING DUCTWORK AND GRILLES ASSOCIATED WITH EXISTING RTU TO REMAIN. | |
| 4. | EXISTING THRU-WALL AC UNIT TO REMAIN. | |
| 5. | DEMOLISH EXISTING GAS-FIRED HOT WATER HEATER VENT. | |
| 6. | RELOCATE THERMOSTAT FOR RTU-4 AS SHOWN ON DRAWING M103. | |
-
- | MECHANICAL DEMOLITION GENERAL NOTES | |
|-------------------------------------|---|
| 1. | THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL PARTS OF THE BUILDING, ITS CONTENTS AND OCCUPANTS WHEREVER WORK UNDER THIS CONTRACT IS PERFORMED. |
| 2. | COORDINATE EQUIPMENT REMOVAL PROCEDURES WITH OWNER. |
| 3. | DEMOLITION SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED IN CONTRACT DOCUMENTS. |
| 4. | THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. |
| 5. | EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED OR DEFACED BY THE CONTRACTOR SHALL BE REPAIRED AND / OR REPLACED SUCH THAT IT FULLY RESTORED TO THE CONDITION AT TIME OF CONTRACT AWARD SO AS TO MATCH EXISTING WORK IN A MANNER ACCEPTABLE TO THE BUILDING OWNERS SATISFACTION. |
| 6. | EXISTING WORK SHALL BE CUT, DRILLED, ALTERED, REMOVED OR TEMPORARILY REMOVED AND REPLACED FOR PERFORMANCE OF WORK UNDER THE CONTRACT. STRUCTURAL MEMBERS OF CONCRETE OR STEEL SHALL NOT BE CUT OR ALTERED, EXCEPT WHERE SHOWN IN STRUCTURAL CONTRACT DOCUMENTS OR AS APPROVED IN WRITING BY THE PROJECT'S STRUCTURAL ENGINEER OF RECORD. CUT, ALTER REMOVE OR TEMPORARILY REMOVE AND REPLACE EXISTING WORK FOR INSTALLATION OF MECHANICAL, PLUMBING AND ELECTRICAL WORK AND OTHER CONSTRUCTION. |
| 7. | THE WORK INDICATED REFLECTS THE BEST KNOWLEDGE OF EXISTING CONDITIONS POSSIBLE. THE LOCATIONS OF THE EXISTING SYSTEMS SHOWN ON THESE PLANS HAVE BEEN APPROXIMATED BASED ON THE ORIGINAL DESIGN DRAWINGS AND FIELD SURVEY. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF EXISTING SYSTEMS. MAJOR DISCREPANCIES DISCOVERED DURING THE DEMOLITION PHASE OF THE WORK SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT OF RECORD. ACTUAL UNIT LOCATIONS MAY DIFFER SLIGHTLY. |
| 8. | MECHANICAL SYSTEMS SHALL, UNDER NO CIRCUMSTANCE, BE OPERATED UNTIL BUILDING IS CLEANED AND FREE OF ALL CONSTRUCTION DUST AND DEBRIS. |
| 9. | CONTRACTOR SHALL RECEIVE TITLE TO ALL MATERIAL AND EQUIPMENT BEING DEMOLISHED WITH THE EXCEPTION OF OWNER SELECTED MATERIALS AND EQUIPMENT AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR REMOVAL AND LEGAL DISPOSAL OF SUCH FROM THE JOB SITE. AT COMPLETION OF PROJECT, OWNER REQUESTED MATERIALS AND EQUIPMENT SHALL BE DELIVERED TO A LOCATION AS DIRECTED BY THE OWNER. |
| 10. | THE CONTRACTOR SHALL PROTECT ALL NEW AND EXISTING MECHANICAL EQUIPMENT FROM DAMAGE AND / OR THE ACCUMULATION OF DEBRIS THAT IN ANY WAY MAY BE ATTRIBUTABLE TO DEFICIENCY OF EQUIPMENT PERFORMANCE. |
| 11. | COORDINATE SCHEDULING OF DEMOLITION ACTIVITIES WITH OWNER. REMOVAL AND TIE-IN OF NEW SYSTEM EQUIPMENT, PIPING, COMPONENTS, ETC., REQUIRING SHUTDOWN OF NORMAL BUILDING OPERATIONS SHALL BE LIMITED TO SCHEDULED DOWNTIMES WHEN DIRECTED BY OWNER. |



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 MECH. HSW ELEC. DTC PLUMB. L



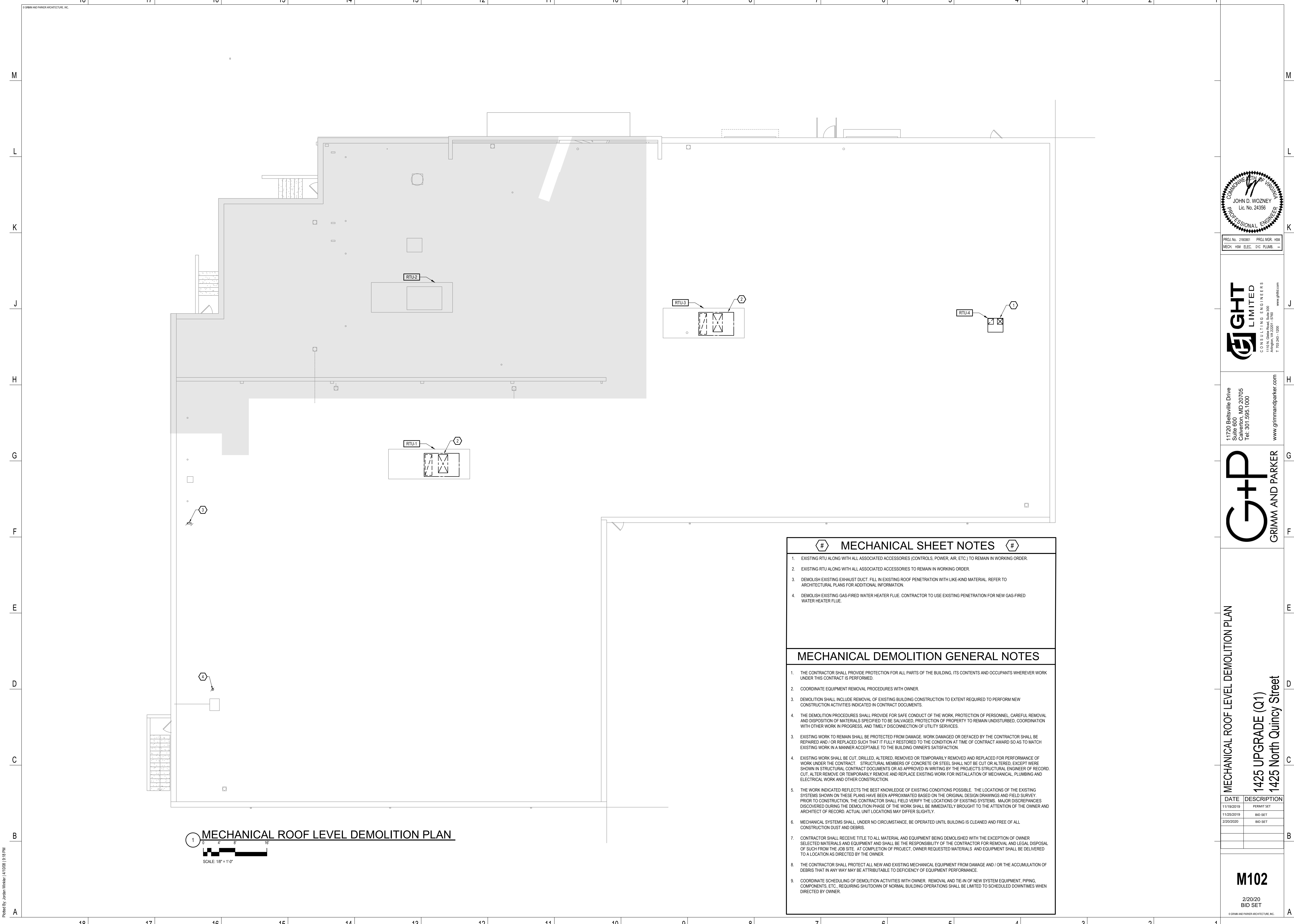
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MECHANICAL FIRST FLOOR DEMOLITION PLAN
 1425 UPGRADE (Q1)
 1425 North Quincy Street

DATE	DESCRIPTION
11/19/2019	PERMIT SET
11/25/2019	BID SET
2/20/2020	BID SET

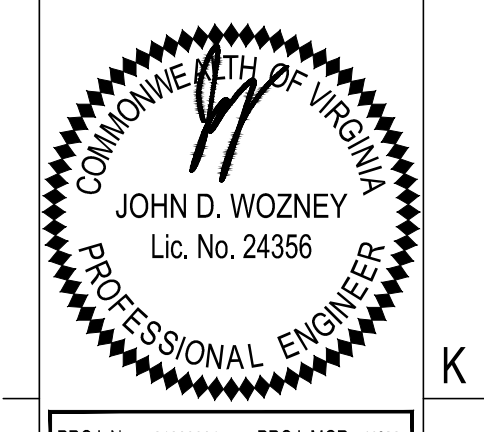
M101
 2/20/20
 BID SET
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1 MECHANICAL ROOF LEVEL DEMOLITION PLAN
SCALE: 18" = 1'-0"

#	MECHANICAL SHEET NOTES	#
1.	EXISTING RTU ALONG WITH ALL ASSOCIATED ACCESSORIES (CONTROLS, POWER, AIR, ETC.) TO REMAIN IN WORKING ORDER.	
2.	EXISTING RTU ALONG WITH ALL ASSOCIATED ACCESSORIES TO REMAIN IN WORKING ORDER.	
3.	DEMOLISH EXISTING EXHAUST DUCT. FILL IN EXISTING ROOF PENETRATION WITH LIKE-KIND MATERIAL. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	
4.	DEMOLISH EXISTING GAS-FIRED WATER HEATER FLUE. CONTRACTOR TO USE EXISTING PENETRATION FOR NEW GAS-FIRED WATER HEATER FLUE.	

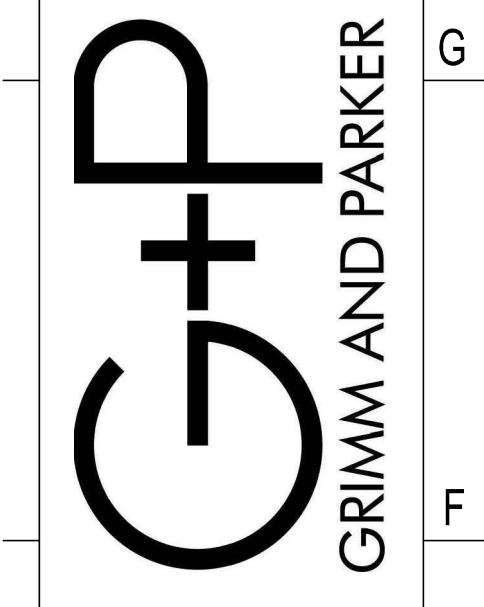
MECHANICAL DEMOLITION GENERAL NOTES	
1.	THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL PARTS OF THE BUILDING, ITS CONTENTS AND OCCUPANTS WHEREVER WORK UNDER THIS CONTRACT IS PERFORMED.
2.	COORDINATE EQUIPMENT REMOVAL PROCEDURES WITH OWNER.
3.	DEMOLITION SHALL INCLUDE REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM NEW CONSTRUCTION ACTIVITIES INDICATED IN CONTRACT DOCUMENTS.
4.	THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
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8.	MECHANICAL SYSTEMS SHALL, UNDER NO CIRCUMSTANCE, BE OPERATED UNTIL BUILDING IS CLEANED AND FREE OF ALL CONSTRUCTION DUST AND DEBRIS.
9.	CONTRACTOR SHALL RECEIVE TITLE TO ALL MATERIAL AND EQUIPMENT BEING DEMOLISHED WITH THE EXCEPTION OF OWNER SELECTED MATERIALS AND EQUIPMENT AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR REMOVAL AND LEGAL DISPOSAL OF SUCH FROM THE JOB SITE. AT COMPLETION OF PROJECT, OWNER REQUESTED MATERIALS AND EQUIPMENT SHALL BE DELIVERED TO A LOCATION AS DIRECTED BY THE OWNER.
10.	THE CONTRACTOR SHALL PROTECT ALL NEW AND EXISTING MECHANICAL EQUIPMENT FROM DAMAGE AND / OR THE ACCUMULATION OF DEBRIS THAT IN ANY WAY MAY BE ATTRIBUTABLE TO DEFICIENCY OF EQUIPMENT PERFORMANCE.
11.	COORDINATE SCHEDULING OF DEMOLITION ACTIVITIES WITH OWNER. REMOVAL AND TIE-IN OF NEW SYSTEM EQUIPMENT, PIPING, COMPONENTS, ETC., REQUIRING SHUTDOWN OF NORMAL BUILDING OPERATIONS SHALL BE LIMITED TO SCHEDULED DOWNTIMES WHEN DIRECTED BY OWNER.



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MECH. HSB ELEC. DTC PLUMB. L



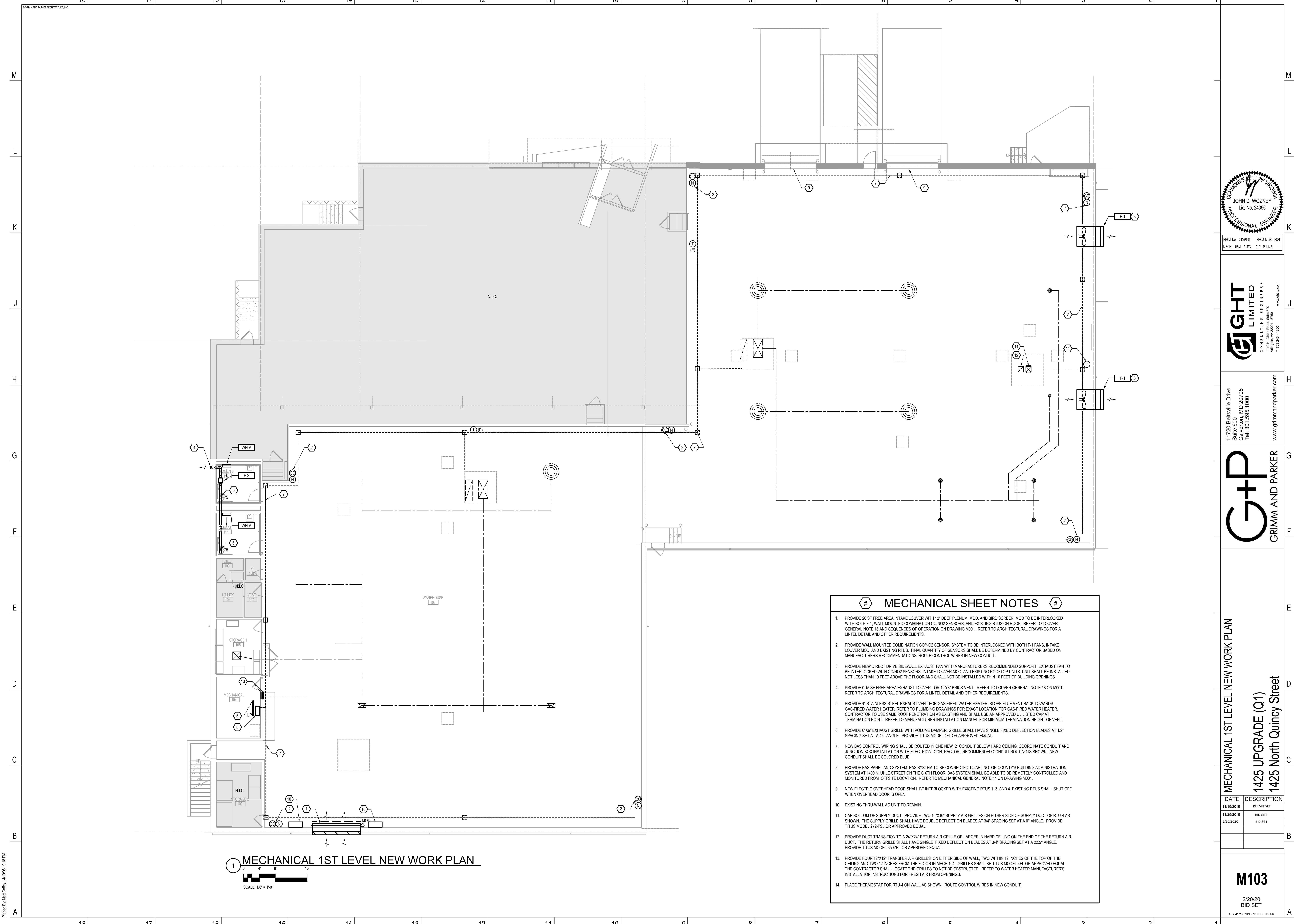
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MECHANICAL ROOF LEVEL DEMOLITION PLAN
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1425 North Quincy Street

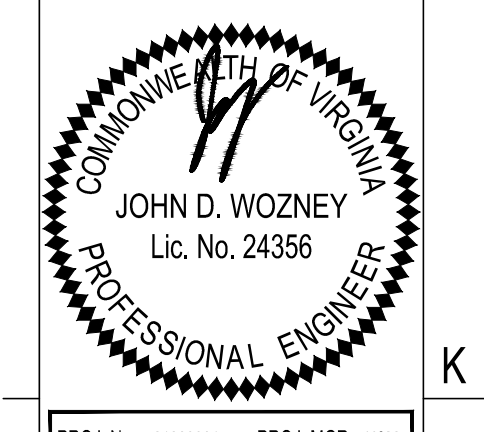
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11/19/2019	PERMIT SET
11/25/2019	BID SET
2/20/2020	BID SET

M102
2/20/20
BID SET
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MECHANICAL 1ST LEVEL NEW WORK PLAN
 SCALE: 1/8" = 1'-0"

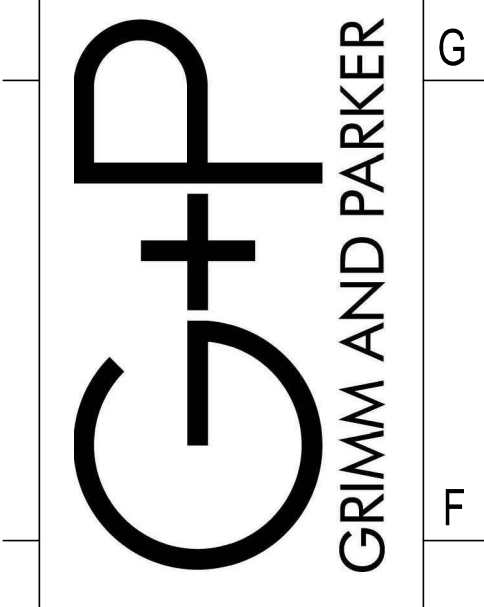
- MECHANICAL SHEET NOTES**
- PROVIDE 20 SF FREE AREA INTAKE LOUVER WITH 12" DEEP PLENUM, MOD. AND BIRD SCREEN. MOD. TO BE INTERLOCKED WITH BOTH F-1, WALL MOUNTED COMBINATION CO/NO2 SENSORS, AND EXISTING RTUS ON ROOF. REFER TO LOUVER GENERAL NOTE 18 AND SEQUENCES OF OPERATION ON DRAWING M001. REFER TO ARCHITECTURAL DRAWINGS FOR A LINTEL DETAIL AND OTHER REQUIREMENTS.
 - PROVIDE WALL MOUNTED COMBINATION CO/NO2 SENSOR. SYSTEM TO BE INTERLOCKED WITH BOTH F-1 FANS, INTAKE LOUVER MOD. AND EXISTING RTUS. FINAL QUANTITY OF SENSORS SHALL BE DETERMINED BY CONTRACTOR BASED ON MANUFACTURERS RECOMMENDATIONS. ROUTE CONTROL WIRES IN NEW CONDUIT.
 - PROVIDE NEW DIRECT DRIVE SIDEWALL EXHAUST FAN WITH MANUFACTURERS RECOMMENDED SUPPORT. EXHAUST FAN TO BE INTERLOCKED WITH CO/NO2 SENSORS, INTAKE LOUVER MOD. AND EXISTING ROOFTOP UNITS. UNIT SHALL BE INSTALLED NOT LESS THAN 10 FEET ABOVE THE FLOOR AND SHALL NOT BE INSTALLED WITHIN 10 FEET OF BUILDING OPENINGS.
 - PROVIDE 0.15 SF FREE AREA EXHAUST LOUVER - OR 12"x8" BRICK VENT. REFER TO LOUVER GENERAL NOTE 18 ON M001. REFER TO ARCHITECTURAL DRAWINGS FOR A LINTEL DETAIL AND OTHER REQUIREMENTS.
 - PROVIDE 4" STAINLESS STEEL EXHAUST VENT FOR GAS-FIRED WATER HEATER. SLOPE FLUE VENT BACK TOWARDS GAS-FIRED WATER HEATER. REFER TO PLUMBING DRAWINGS FOR EXACT LOCATION FOR GAS-FIRED WATER HEATER. CONTRACTOR TO USE SAME ROOF PENETRATION AS EXISTING AND SHALL USE AN APPROVED UL LISTED CAP AT TERMINATION POINT. REFER TO MANUFACTURER INSTALLATION MANUAL FOR MINIMUM TERMINATION HEIGHT OF VENT.
 - PROVIDE 6"x8" EXHAUST GRILLE WITH VOLUME DAMPER. GRILLE SHALL HAVE SINGLE FIXED DEFLECTION BLADES AT 1/2" SPACING SET AT A 45° ANGLE. PROVIDE TITUS MODEL 4FL OR APPROVED EQUAL.
 - NEW BAS CONTROL WIRING SHALL BE ROUTED IN ONE NEW 2" CONDUIT BELOW HARD CEILING. COORDINATE CONDUIT AND JUNCTION BOX INSTALLATION WITH ELECTRICAL CONTRACTOR. RECOMMENDED CONDUIT ROUTING IS SHOWN. NEW CONDUIT SHALL BE COLORED BLUE.
 - PROVIDE BAS PANEL AND SYSTEM. BAS SYSTEM TO BE CONNECTED TO ARLINGTON COUNTY'S BUILDING ADMINISTRATION SYSTEM AT 1400 N. UMLE STREET ON THE SIXTH FLOOR. BAS SYSTEM SHALL BE ABLE TO BE REMOTELY CONTROLLED AND MONITORED FROM OFFSITE LOCATION. REFER TO MECHANICAL GENERAL NOTE 14 ON DRAWING M001.
 - NEW ELECTRIC OVERHEAD DOOR SHALL BE INTERLOCKED WITH EXISTING RTUS 1, 3, AND 4. EXISTING RTUS SHALL SHUT OFF WHEN OVERHEAD DOOR IS OPEN.
 - EXISTING THRU-WALL AC UNIT TO REMAIN.
 - CAP BOTTOM OF SUPPLY DUCT. PROVIDE TWO 16"x16" SUPPLY AIR GRILLES ON EITHER SIDE OF SUPPLY DUCT OF RTU-4 AS SHOWN. THE SUPPLY GRILLE SHALL HAVE DOUBLE DEFLECTION BLADES AT 3/4" SPACING SET AT A 0° ANGLE. PROVIDE TITUS MODEL 272-F55 OR APPROVED EQUAL.
 - PROVIDE DUCT TRANSITION TO A 24"x24" RETURN AIR GRILLE OR LARGER IN HARD CEILING ON THE END OF THE RETURN AIR DUCT. THE RETURN GRILLE SHALL HAVE SINGLE FIXED DEFLECTION BLADES AT 3/4" SPACING SET AT A 22.5° ANGLE. PROVIDE TITUS MODEL 350ZRL OR APPROVED EQUAL.
 - PROVIDE FOUR 12"x12" TRANSFER AIR GRILLES ON EITHER SIDE OF WALL TWO WITHIN 12 INCHES OF THE TOP OF THE CEILING AND TWO 12 INCHES FROM THE FLOOR IN MECH 104. GRILLES SHALL BE TITUS MODEL 4FL OR APPROVED EQUAL. THE CONTRACTOR SHALL LOCATE THE GRILLES TO NOT BE OBSTRUCTED. REFER TO WATER HEATER MANUFACTURERS INSTALLATION INSTRUCTIONS FOR FRESH AIR FROM OPENINGS.
 - PLACE THERMOSTAT FOR RTU-4 ON WALL AS SHOWN. ROUTE CONTROL WIRES IN NEW CONDUIT.



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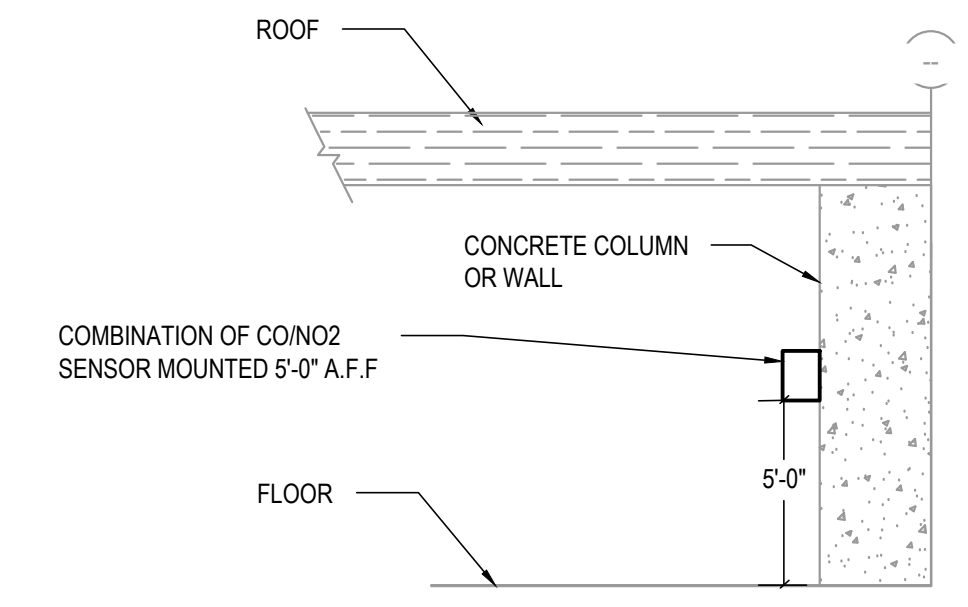
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MECHANICAL 1ST LEVEL NEW WORK PLAN
1425 UPGRADE (Q1)
1425 North Quincy Street

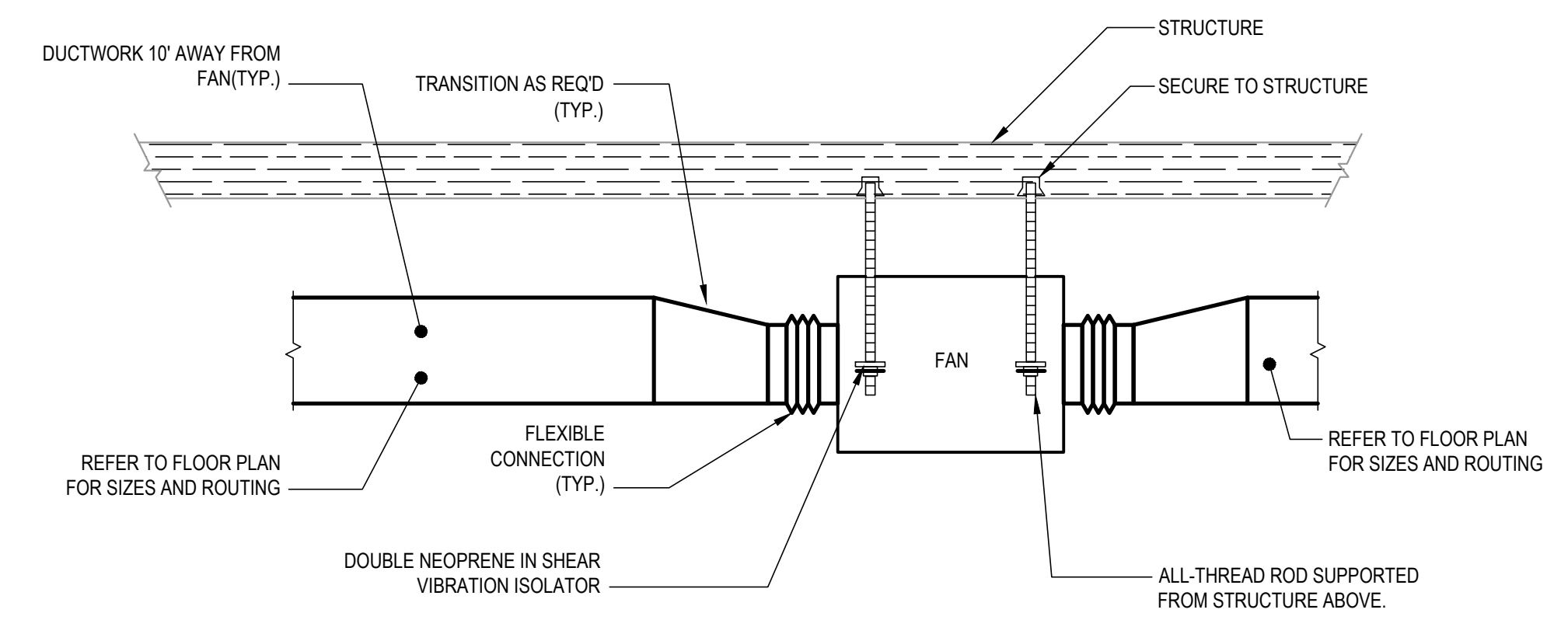
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11/25/2019	BID SET
2/20/2020	BID SET

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 BID SET

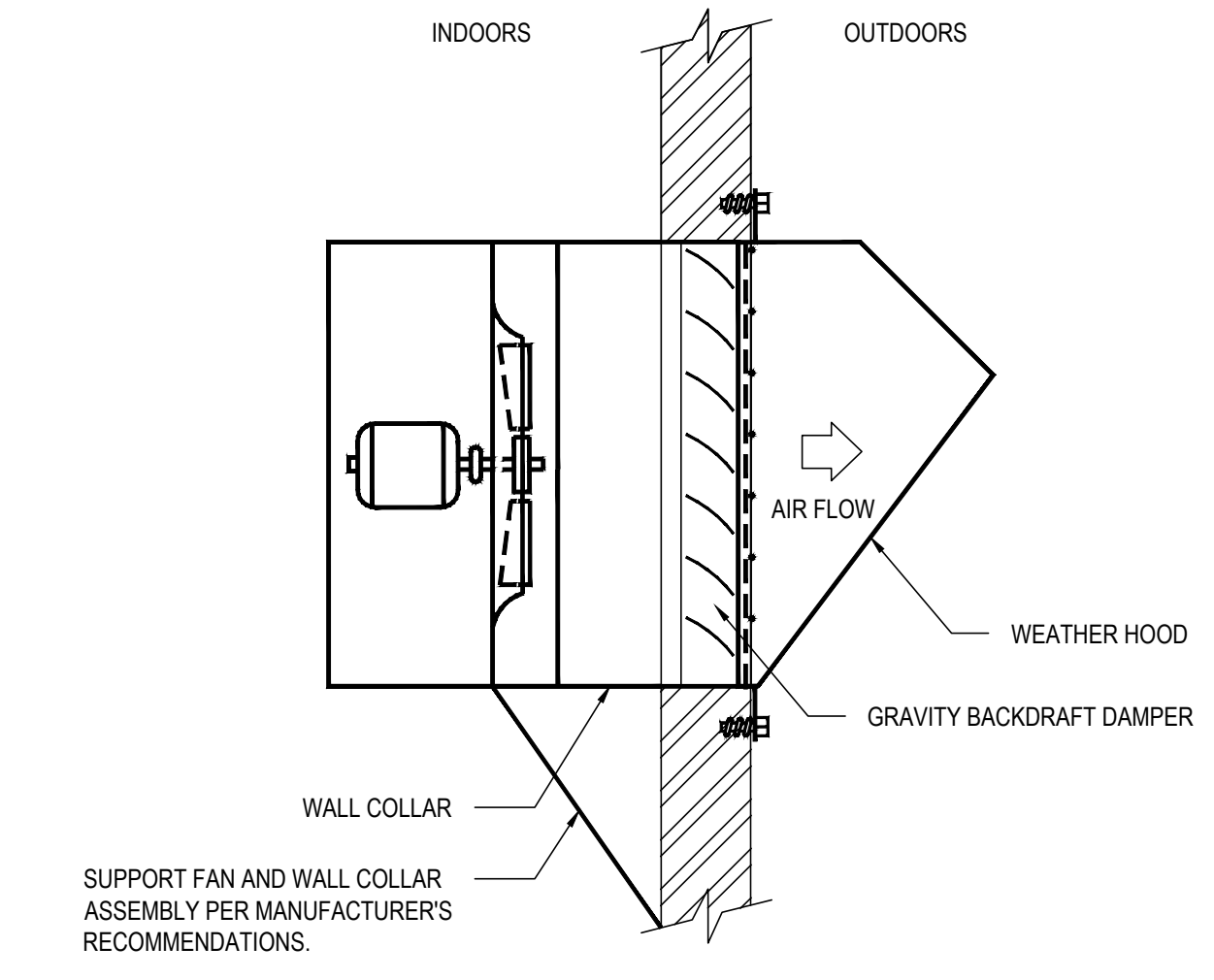


NOTES:
 1. CONTRACTOR TO COORDINATE EXACT QUANTITY OF CO AND NO2 SENSORS BASED ON 48 FT OF RADIUS OF COVERAGE.
 2. CONTRACTOR TO COORDINATE EXACT LOCATION OF CO AND NO2 SENSORS WITH FIELD CONDITIONS.
 3. SENSORS SHALL BE INSTALLED ON OPEN INTERIOR SUPPORT COLLUMS AS MUCH AS POSSIBLE TO MAXIMIZE RADIUS OF COVERAGE.
 4. REFER TO MANUFACTURER'S RECOMMENDATION FOR COMPLETE INSTALLATION.
 5. CONTROL WIRING SHALL BE ROUTED IN CONDUIT FROM THE DEVICE TO THE NEW 2" CONDUIT.

1 GARAGE CO AND NO2 SENSOR INSTALLATION DETAIL
 M-501 SCALE : NONE



2 TYPICAL INLINE FAN DETAIL
 M-501 SCALE : NONE



3 CO/NO2 EXHAUST FAN DETAIL
 M-501 SCALE : NONE

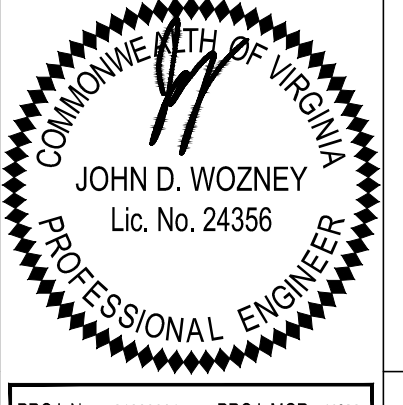
FAN SCHEDULE									
DESIG. F-	SERVICE	DESCRIPTION	CFM	E.S.P. "H ₂ O	ELEC. DATA V/Ø	HP OR WATTS	ACCESSORIES	BASIS OF DESIGN (GREENHECK)	QUANTITY
F-1	CO/NO2 EXHAUST	IL, DD, P	7355	0.1	208 / 3	3 HP	GD, WC, D, HOA, VI, NOTE 2	SC03-42-620-C30-VGD	2
F-2	BATHROOM EXHAUST	IL, DD, C	150	0.3	115 / 1	1/30 HP	D, GD, SC, VI, NOTE 1	SQ-70-D	1

ABBREVIATIONS									
AF	AIR FOIL	GD	GRAVITY DAMPER	PRV	POWER ROOF VENTILATOR	UB	UP BLAST DISCHARGE		
BD	BELT DRIVE	IG	INLET WIRE GUARD	SA	SUPPLY AIR	US	UTILITY SET		
BG	BELT GUARD	IL	IN LINE	SC	SPEED CONTROL	VI	VIBRATION ISOLATORS		
BS	BIRD SCREEN	MB	MOUNTING BASE	TA	TUBE AXIAL	WC	WALL COLLAR		
C	CENTRIFUGAL	MD	MOTORIZED DAMPER	TC	TIMECLOCK	WP	WEATHERPROOF ENCLOSURE		
CE	CENTRIFUGAL EXHAUSTER	OG	OUTLET WIRE GUARD	TS	THERMOSTATICALLY CONTROLLED	WS	WALL SWITCH		
CF	CEILING FAN	OS	OUTLET SHUTTER	THD	TOP HORIZONTAL DISCHARGE	HOA	HAND-OFF-AUTOMATIC CONTROLLER		
D	DISCONNECT SWITCH	P	PROPELLER						
DD	DIRECT DRIVE	PC	PREFABRICATED CURB						
ECM	ELECTRICALLY COMMUTATED MOTOR								

- BATHROOM EXHAUST FAN TO BE INTERLOCKED WITH LIGHT SWITCHES. REFER TO TOILET EXHAUST FAN SEQUENCE OF OPERATIONS ON DRAWING M001.
- GARAGE FAN TO BE INTERLOCKED WITH THE CONTROL (CO/NO2) SENSOR AND SYSTEM. REFER TO CO/NO2 SEQUENCE OF OPERATIONS ON DRAWING M001.
- CONTROL WIRING SHALL BE ROUTED IN CONDUIT FROM THE DEVICE TO THE NEW 2" CONDUIT.

ELECTRIC HEATERS										
DESIG.	DESCRIPTION	CFM	CAPACITY		EAT °F	ELEC. DATA			BASIS OF DESIGN	QUANTITY
			KW	MBH		AMP	VOLT	PH		
WH-A	WH, FR, IT, D, FI, FD	100	3	10235	70	14.4	208	1	Q-MARK AWH4404F	2

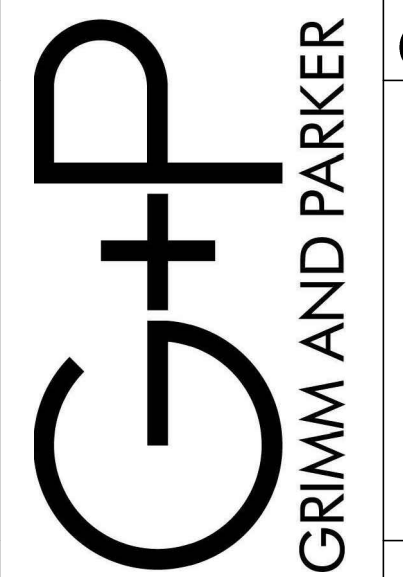
ABBREVIATIONS									
FR	FULLY RECESSED	SM	SURFACE MOUNTED	FD	FRONT DISCHARGE	WH	WALL HEATER		
HD	HORIZONTAL DISCHARGE	CH	CABINET HEATER	FI	FRONT INLET	BI	BOTTOM INLET		
IT	INTEGRAL THERMOSTAT	CM	CEILING MOUNTED	TD	TOP DISCHARGE	RI	REAR INLET		
RT	REMOTE THERMOSTAT	D	DISCONNECT SWITCH	UH	UNIT HEATER	SB	SUPPORT BRACKET		
BB	BASEBOARD HEATER	OF	OIL-FILLED	LC	LINE VOLTAGE CONTACTORS (FOR BAS CONTROL)	W	WHITE		



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 MECH. HSB ELEC. DTC PLUMB. -



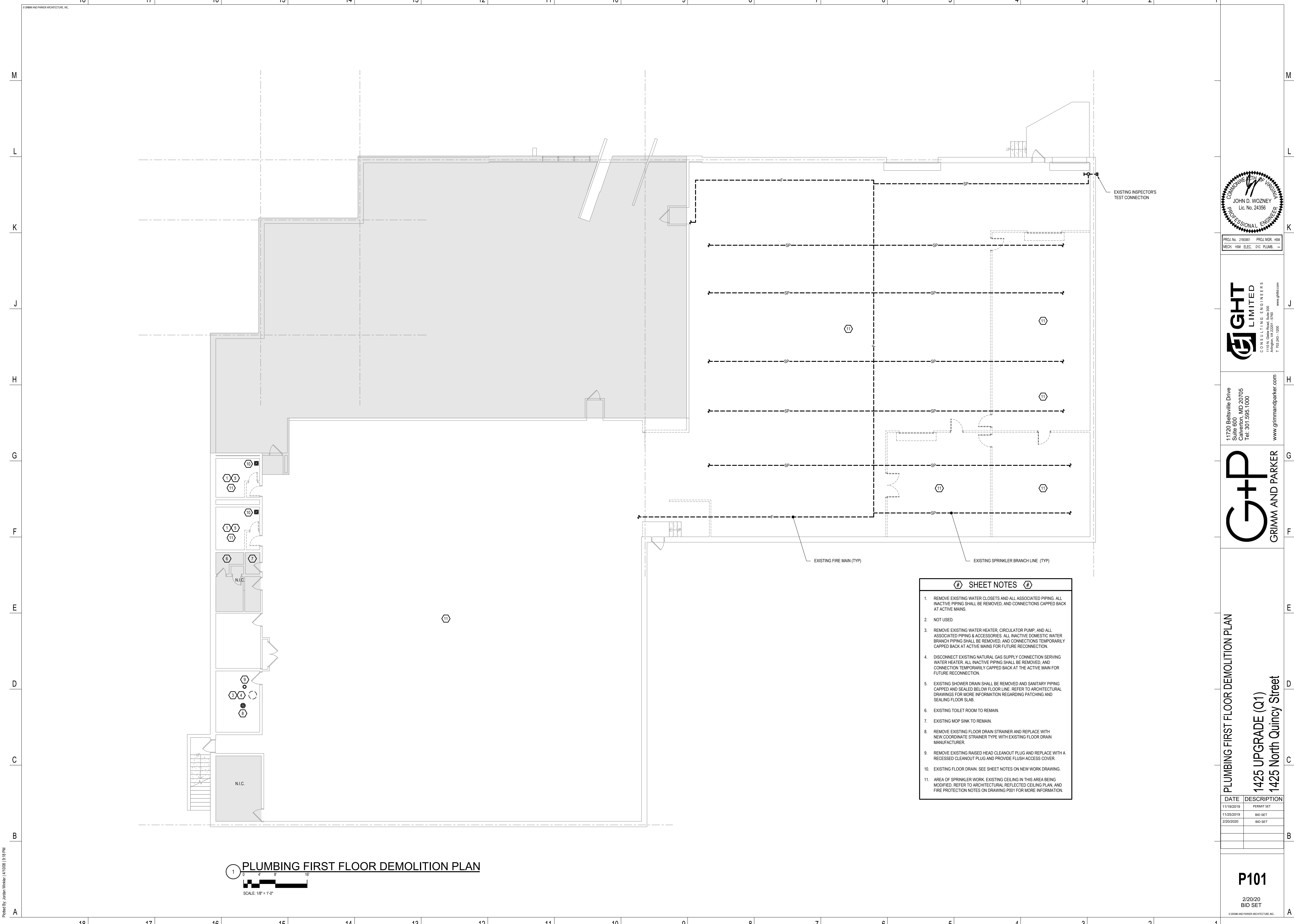
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MECHANICAL DETAIL SHEET
 1425 UPGRADE (Q1)
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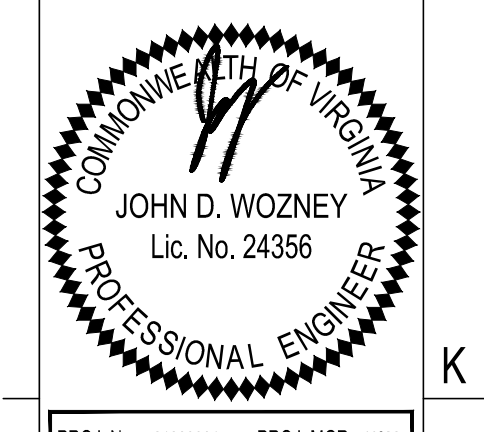
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11/19/2019	PERMIT SET
11/25/2019	BID SET
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M501
 2/20/20
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1 PLUMBING FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

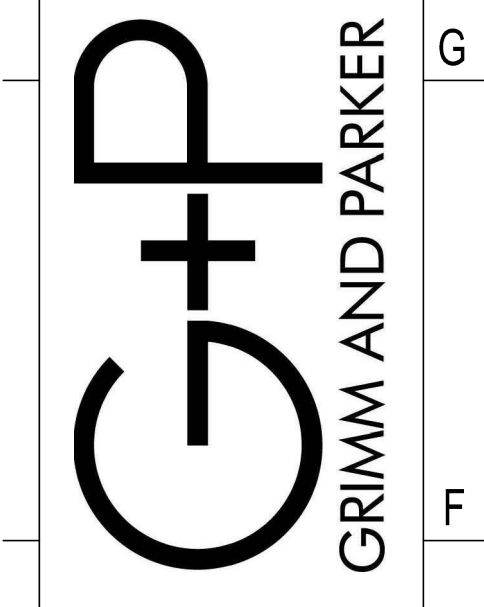
- 11 SHEET NOTES 11**
- REMOVE EXISTING WATER CLOSETS AND ALL ASSOCIATED PIPING. ALL INACTIVE PIPING SHALL BE REMOVED, AND CONNECTIONS CAPPED BACK AT ACTIVE MAINS.
 - NOT USED.
 - REMOVE EXISTING WATER HEATER, CIRCULATOR PUMP, AND ALL ASSOCIATED PIPING & ACCESSORIES. ALL INACTIVE DOMESTIC WATER BRANCH PIPING SHALL BE REMOVED, AND CONNECTIONS TEMPORARILY CAPPED BACK AT ACTIVE MAINS FOR FUTURE RECONNECTION.
 - DISCONNECT EXISTING NATURAL GAS SUPPLY CONNECTION SERVING WATER HEATER, ALL INACTIVE PIPING SHALL BE REMOVED, AND CONNECTION TEMPORARILY CAPPED BACK AT THE ACTIVE MAIN FOR FUTURE RECONNECTION.
 - EXISTING SHOWER DRAIN SHALL BE REMOVED AND SANITARY PIPING CAPPED AND SEALED BELOW FLOOR LINE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION REGARDING PATCHING AND SEALING FLOOR SLAB.
 - EXISTING TOILET ROOM TO REMAIN.
 - EXISTING MOP SINK TO REMAIN.
 - REMOVE EXISTING FLOOR DRAIN STRAINER AND REPLACE WITH NEW COORDINATE STRAINER TYPE WITH EXISTING FLOOR DRAIN MANUFACTURER.
 - REMOVE EXISTING RAISED HEAD CLEANOUT PLUG AND REPLACE WITH A RECESSED CLEANOUT PLUG AND PROVIDE FLUSH ACCESS COVER.
 - EXISTING FLOOR DRAIN. SEE SHEET NOTES ON NEW WORK DRAWING.
 - AREA OF SPRINKLER WORK. EXISTING CEILING IN THIS AREA BEING MODIFIED. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, AND FIRE PROTECTION NOTES ON DRAWING P001 FOR MORE INFORMATION.



PROJ. No. 21903871 PROJ. MGR. HSW
 MECH. HSW ELEC. DTC PLUMB. -



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PLUMBING FIRST FLOOR DEMOLITION PLAN
 1425 UPGRADE (Q1)
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GRIMM AND PARKER ARCHITECTURE, INC.

ELECTRICAL GENERAL NOTES. 1. SCOPE. 2. GENERAL CONDITIONS. 3. WIRING METHODS. 4. CONDUCTOR INSTALLATION. 5. MODIFICATIONS TO EXISTING PANELBOARDS. 6. INTERRUPTION OF ELECTRICAL POWER. 7. SITE VISIT. 8. GUARANTEE. 9. RECORD DRAWINGS. 10. DEMOLITION NOTES.

ELECTRICAL SYMBOLS LIST. SYMBOL. DESCRIPTION. CEILING OR WALL LED OR FLUORESCENT FIXTURE. CEILING OR WALL LED OR FLUORESCENT FIXTURE ON EMERGENCY CIRCUIT. CEILING OR WALL FLUORESCENT FIXTURE. CEILING OR WALL FLUORESCENT FIXTURE ON EMERGENCY CIRCUIT.

ELECTRICAL ABBREVIATIONS. 3R NEMA 3R RATED DEVICE. AFF ABOVE FINISHED FLOOR. A AMP. AWG AMERICAN WIRE GAUGE. BAS BUILDING AUTOMATION SYSTEM. CB CIRCUIT BREAKER. C CONDUIT. CD OR CD CANDELA. D DEDICATED. EX OR E EXISTING. EC EMPTY CONDUIT. EPO EMERGENCY POWER OFF. FA FIRE ALARM. FAAP FIRE ALARM ANNUNCIATOR PANEL. FACP FIRE ALARM CONTROL PANEL. FATC FIRE ALARM TERMINAL CABINET. FSS FUSED SAFETY SWITCH. GAP GRAPHIC ANNUNCIATOR PANEL. GFI GROUND-FAULT INTERRUPTER. HP HORSEPOWER. IG ISOLATED GROUND. JB JUNCTION BOX. KVA KILOWATT AMPERE. KCM KILO CIRCULAR MILS. KW KILOWATT. MCB MAIN CIRCUIT BREAKER. MH MOUNTING HEIGHT. MLO MAIN LUGS ONLY. N NEW. NAC NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANEL. NEC NATIONAL ELECTRIC CODE. NFSS NON-FUSED SAFETY SWITCH. PNL PANEL. PC PERSONAL COMPUTER. PPH PHASE. P POLE. R RELOCATED. EX RECEPTACLE. RM ROOM. TYP TYPICAL. UON UNLESS OTHERWISE NOTED. V VOLT. W WATT. WP WEATHERPROOF. X DEMOLISH. XFR TRANSFORMER. NOTE: THESE ARE STANDARD SYMBOLS AND ABBREVIATIONS, AND MAY NOT ALL APPEAR ON THE CONTRACT DRAWINGS.

EXISTING FIRE ALARM SYSTEM NOTES. 1. CONTRACTOR SHALL INSTALL NEW FIRE DEVICES TO EXISTING FIRE ALARM SYSTEM EQUIPMENT. 2. CONTRACTOR SHALL BE REQUIRED TO PUT THE FIRE ALARM SYSTEM INTO FIRST CLASS WORKING ORDER, IN THE AREA OR WORK INCLUDING THE FOLLOWING. A. ALL NEW PULL STATIONS, VISUAL ALARM DEVICES, AUDIBLE ALARM DEVICES AND SMOKE/HEAT DETECTORS SHALL BE TESTED AND PUT IN GOOD WORKING ORDER. B. ALL NEW AC UNIT DUCT SMOKE DETECTORS SHALL BE TESTED TO INSURE PROPER OPERATION FOR ALARM AND UNIT SHUT-DOWN. 3. CONTRACTOR SHALL VERIFY ENTIRE FIRE ALARM SYSTEM, INCLUDING ANNUNCIATION AND MAIN FIRE ALARM EQUIPMENT IS OPERATING IN GOOD WORKING CONDITION FOR ALL ALARM AND TROUBLE SIGNALS ASSOCIATED WITH THIS AREA. 4. ENTIRE BUILDING IS EQUIPPED WITH SPRINKLERS. 5. ALL FIRE ALARM EQUIPMENT SHALL REMAIN OPERATIONAL AND IN PLACE AS THE BUILD OUT OCCURS. 6. IF THE CONSTRUCTION REQUIRES INTERRUPTION OF THE BUILDING FIRE ALARM SYSTEM, OBTAIN WRITTEN PERMISSION FROM THE BUILDING OWNER PRIOR TO THE INTERRUPTION. THE CONTRACTOR SHALL FOLLOW ALL RULES AND REGULATIONS PROVIDED BY THE BUILDING OWNER AND ALL CODE REQUIREMENTS FOR A FIRE ALARM INTERRUPTION. 7. CONTRACTOR SHALL PROVIDE A SEPARATE AND COMPLETE FIRE ALARM SHOP DRAWING PACKAGE TO THE FIRE MARSHALL AND OBTAIN APPROVAL PRIOR TO ANY WORK/FIRE ALARM DEVICES INDICATED ARE INTENDED TO SHOW DESIGN INTENT ONLY. MODIFICATIONS TO EXISTING BASE BUILDING FIRE ALARM CONTROL PANEL, BATTERIES, ANNUNCIATOR PANEL, ETC., SHALL BE INDICATED WITHIN FIRE ALARM SUBMITTALS PREPARED BY MANUFACTURER. 8. MATCH NEW FIRE ALARM EQUIPMENT WITH EXISTING. PROVIDE RACEWAY AND CONDUCTOR TYPES, QUANTITIES AND SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 9. CONNECT NEW FIRE ALARM STRIKING STATIONS, VISUAL ALARM DEVICES, AUDIBLE ALARM DEVICES, AND SMOKE/HEAT DETECTORS TO EXISTING FIRE ALARM EQUIPMENT. 10. CONTRACTOR SHALL PROVIDE NEW FIRE ALARM EQUIPMENT (PULL STATIONS, VISUAL ALARM DEVICES, AUDIBLE ALARM DEVICES AND SMOKE/HEAT DETECTORS, ETC.) TO MATCH EXISTING SYSTEMS REQUIREMENTS AND MAINTAIN SYSTEM UL LISTING. 11. ALL FIRE ALARM STROBE UNITS EITHER EXISTING OR NEW, OCCURRING IN AREA OF WORK SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT (ADA), UL, ANSI, AND NFPA STANDARDS. INSTALL UNITS WITH A MINIMUM 15 CANDELA AND MAXIMUM 110 CANDELA, AND SIMULTANEOUS FLASH RATE OF 1 TO 3 Hz. 1575 CANDELA STROBES ARE NOT ACCEPTABLE. MOUNTING HEIGHT SHALL BE 90 INCHES AFF TO THE BOTTOM OF LENS OR 6 INCHES BELOW CEILING TO TOP OF LENS, WHICHEVER IS LOWER. REPLACE ALL EXISTING NON-COMPLIANT UNITS SHOWN ON PLAN WITH 15 CANDELA OR HIGHER STROBES AND VERIFY CIRCUIT CAPACITY. INSTALL STROBES AS REQUIRED TO PROVIDE THE MINIMUM ILLUMINATION LEVEL, REQUIRED BY THE STANDARDS REFERENCED ABOVE. 12. CONTRACTOR TO FIELD VERIFY EXISTING FIRE ALARM CONTROL PANEL AND DEVICE CIRCUIT AMPACITY FOR INSTALLATION OF ADA APPROVED FIRE STROBE UNITS. 13. ALL FIRE ALARM STROBE DEVICES SHALL BE SYNCHRONIZED FOR SIMULTANEOUS FLASH WITH AREA OF WORK, AND ANY OTHER SPACES VISIBLE FROM THE AREA OF WORK. 14. ALL CEILING MOUNTED AND WALL MOUNTED FIRE ALARM DEVICES ARE TO BE WHITE WITH RED LETTERING, EXCEPT FOR MANUAL STATIONS WHICH SHALL BE RED WITH WHITE LETTERING. 15. COORDINATE ALL WORK WITH LOCAL FIRE MARSHALL'S OFFICE. 16. PROVIDE SMOKE DETECTOR(S) MOUNTED IN RETURN TO AC FOR ALL UNITS 2,000 CFM OR MORE. SMOKE DETECTOR SHALL BE INTERCONNECTED TO AC UNIT AND BUILDING FIRE ALARM SYSTEM. UPON SMOKE DETECTOR SENSING SMOKE, AC UNIT SHALL BE DEACTIVATED AND AN ALARM SIGNAL SHALL BE SENT TO BUILDING FIRE ALARM SYSTEM.

FIRE ALARM SYMBOLS LIST. SYMBOL. DESCRIPTION. MOUNTING HEIGHT. AUTOMATIC HEAT DETECTOR. AUTOMATIC SMOKE DETECTOR - CEILING MOUNTED. AUTOMATIC DUCT MOUNTED SMOKE DETECTOR WITH AIR FLOW PROBE MOUNTED DUCTWORK. FIRE ALARM MANUAL STATION. FIRE ALARM ADA STROBE LIGHT - CEILING OR WALL MOUNTED. COMBINATION AUDIO/VISUAL ADA STROBE DEVICE - FLUSH CEILING OR WALL MOUNT. JUNCTION BOX FOR TAMPER AND FLOW SWITCH - VERIFY EXACT LOCATION WITH SPRINKLER SYSTEM SUPPLIER. FIRE ALARM ANNUNCIATOR PANEL. FIRE ALARM CONTROL PANEL.

ELECTRICAL DRAWING LIST. E001 ELECTRICAL COVER SHEET. E101 ELECTRICAL FIRST LEVEL DEMOLITION PLAN. E102 ELECTRICAL FIRST LEVEL NEW WORK PLAN. E103 ELECTRICAL PANEL SCHEDULES AND RISER DIAGRAM. E701 ELECTRICAL PANEL SCHEDULES.

FIRE ALARM ABBREVIATIONS. A.F.F. ABOVE FINISHED FLOOR. AMP AMP. C.B. CIRCUIT BREAKER. C. CONDUIT. D. DEDICATED. E. EMPTY CONDUIT. EPO EMERGENCY POWER OFF. E.W.C. ELECTRICAL WATER COOLER. F.A. FIRE ALARM. FAAP FIRE ALARM ANNUNCIATOR PANEL. FACP FIRE ALARM CONTROL PANEL. F.S.S. FUSED SAFETY SWITCH. G.S.P. GRAPHIC ANNUNCIATOR PANEL. G.F.I. GROUND-FAULT INTERRUPTER. HP HORSEPOWER. H.W.HTR. HOT WATER HEATER. I.G. ISOLATED GROUND. J.B. JUNCTION BOX. KW KILOWATT. M.C.B. MAIN CIRCUIT BREAKER. M.H. MOUNTING HEIGHT. M.L.O. MAIN LUGS ONLY. N.E.C. NATIONAL ELECTRIC CODE. N.F.S.S. NON FUSED SAFETY SWITCH. PNL PANEL. PC PERSONAL COMPUTER. P. PHASE. POLE. REC. RECEPTACLE. RM. ROOM. TYP. TYPICAL. U.O.N. UNLESS OTHERWISE NOTED. V. VOLT. W. WATT. WP. WEATHERPROOF. XFR. TRANSFORMER.

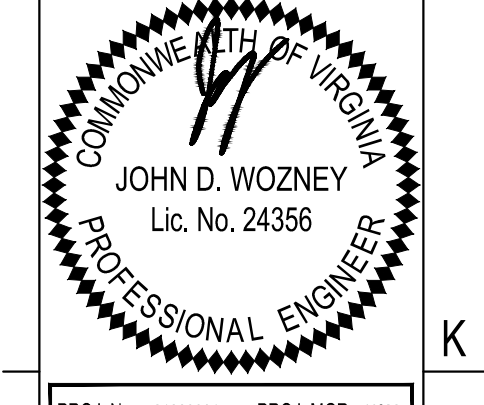
LIGHTING FIXTURE SCHEDULE. TYPE. FIXTURE MANUFACTURER. CATALOG NO. NO. TYPE. VOLT. WATTAGE. MOUNT. REMARK. A. LITHONIA. EUCZ. 1. LED. UVV. 67W. SURFACE. WALL MOUNTED EMERGENCY LIGHTS WITH 90 MINUTE BACKUP BATTERY. B. LITHONIA. LED-P140K-SR2-MVOLT-BB9W-PE-E20WC-XX. 1. LED. UVV. 20W. SURFACE. EXTERIOR WALL MOUNTED EMERGENCY LIGHT FIXTURE WITH 90 MINUTE BACKUP BATTERY & INTEGRAL PHOTOCELL. COORDINATE FINISH WITH ARCHITECT. C. LITHONIA. ZLN-L48-300ML-40K-FST. 1. LED. 120V. 48W. SURFACE. RESTROOM LIGHT FIXTURES.

ARC-FLASH NOTES. 1.1 ARC-FLASH HAZARD ANALYSIS. A. THE ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED ACCORDING TO THE IEEE 1584 EQUATIONS THAT ARE PRESENTED IN NFPA 70E AND ITS ANNEX D FOR HAZARD ANALYSIS STUDY. B. WHEN APPROPRIATE, THE SHORT CIRCUIT CALCULATIONS AND THE CLEARING TIMES OF THE PHASE OVERCURRENT DEVICES WILL BE RETRIEVED FROM THE SHORT-CIRCUIT AND COORDINATION STUDY MODEL. ALTERNATIVE METHODS SHALL BE PRESENTED IN THE PROPOSAL. C. CALCULATE MAXIMUM AND MINIMUM CONTRIBUTIONS OF FAULT-CURRENT SIZE. 1. THE MINIMUM CALCULATION SHALL ASSUME THAT THE UTILITY CONTRIBUTION IS AT A MINIMUM AND SHALL ASSUME NO MOTOR LOAD. 2. THE MAXIMUM CALCULATION SHALL ASSUME A MAXIMUM CONTRIBUTION FROM THE UTILITY AND SHALL ASSUME MOTORS TO BE OPERATING UNDER FULL-LOAD CONDITIONS. D. CALCULATE THE ARC-FLASH PROTECTION BOUNDARY AND INCIDENT ENERGY AT LOCATIONS IN THE ELECTRICAL DISTRIBUTION SYSTEM (SWITCHBOARDS, SWITCHGEAR, MOTOR-CONTROL CENTERS, PANELBOARDS, BUSWAY, DISCONNECTING MEANS, AND SPLITTERS) WHERE PERSONNEL COULD PERFORM WORK ON ENERGIZED PARTS. E. INCLUDE MEDIUM- AND LOW-VOLTAGE EQUIPMENT LOCATIONS. F. SAFE WORKING DISTANCES SHALL BE SPECIFIED FOR CALCULATED FAULT LOCATIONS BASED ON THE CALCULATED ARC-FLASH BOUNDARY, CONSIDERING INCIDENT ENERGY OF 1.2 CAL/SQ.CM. G. INCIDENT ENERGY CALCULATIONS SHALL CONSIDER THE ACCUMULATION OF ENERGY OVER TIME WHEN PERFORMING ARC-FLASH CALCULATIONS ON BUSES WITH MULTIPLE SOURCES. ITERATIVE CALCULATIONS SHALL TAKE INTO ACCOUNT THE CHANGING CURRENT CONTRIBUTIONS, AS THE SOURCES ARE INTERRUPTED OR DECREMENTED WITH TIME. THE MINIMUM CALCULATION SHALL ASSUME THAT THE UTILITY CONTRIBUTION IS AT A MINIMUM AND SHALL ASSUME A MINIMUM MOTOR LOAD. CONVERSELY, THE MAXIMUM CALCULATION SHALL ASSUME A MAXIMUM CONTRIBUTION FROM THE UTILITY AND SHALL ASSUME MOTORS TO BE OPERATING UNDER FULL-LOAD CONDITIONS. FAULT CONTRIBUTION FROM MOTORS AND GENERATORS SHALL BE DECREMENTED AS FOLLOWS: 1. FAULT CONTRIBUTION FROM INDUCTION MOTORS SHOULD NOT BE CONSIDERED BEYOND THREE TO FIVE CYCLES. 2. FAULT CONTRIBUTION FROM SYNCHRONOUS MOTORS AND GENERATORS SHOULD BE DECAYED TO MATCH THE ACTUAL TYPICAL DECREASE OF EACH AS CLOSELY AS POSSIBLE (E.G., CONTRIBUTIONS FROM PERMANENT MAGNET GENERATORS WILL TYPICALLY DECREASE FROM 10 PER UNIT TO THREE PER UNIT AFTER 10 CYCLES). H. ARC-FLASH COMPUTATION SHALL INCLUDE BOTH LINE AND LOAD SIDE OF A CIRCUIT BREAKER AS FOLLOWS: 1. WHEN THE CIRCUIT BREAKER IS IN A SEPARATE ENCLOSURE. 2. WHEN THE LINE TERMINALS OF THE CIRCUIT BREAKER ARE SEPARATE FROM THE WORK LOCATION. I. BASE ARC-FLASH CALCULATIONS ON ACTUAL OVERCURRENT PROTECTIVE DEVICE CLEARING TIME. CAP MAXIMUM CLEARING TIME AT TWO SECONDS BASED ON IEEE 1584, SECTION B.1.2. J. ARC-FLASH HAZARD ANALYSIS SHALL INCLUDE INCIDENT ENERGY AND FLASH PROTECTION BOUNDARY CALCULATIONS. THE ANALYSIS SHALL ALSO INCLUDE ARC-FLASH INCIDENT ENERGY AND FLASH PROTECTION BOUNDARY CALCULATIONS DURING EQUIPMENT MAINTENANCE WHEN THE ARMS DEVICE IS ACTIVATED ON THE CORRESPONDING EQUIPMENT BREAKER. FOR EQUIPMENT THAT CAN BE FED FROM MULTIPLE SOURCES CONSIDER ALL SUCH UPSTREAM SOURCE BREAKERS AND SHOW: 1. ARCING FAULT MAGNITUDE. 2. DEVICE CLEARING TIME. 3. DURATION OF ARC. 4. ARC-FLASH BOUNDARY. 5. WORKING DISTANCE. 6. INCIDENT ENERGY. 7. HAZARD RISK CATEGORY. 8. ADJUSTMENTS FOR ARC FLASH ENERGY REDUCTION. a. WHERE THE INITIAL ARC FLASH STUDY INDICATES INCIDENT ENERGY AVAILABLE HIGHER THAN ALLOWABLE PER THE ADOPTED CODE, THE CONTRACTOR SHALL PROVIDE ADDITIONAL EQUIPMENT, FEATURES, AND RATINGS AS NECESSARY TO ALLOW FOR QUALIFIED MAINTENANCE PERSONNEL TO APPROACH THE ELECTRICAL EQUIPMENT. EXAMPLES OF METHODS ADJUSTMENTS INCLUDE, BUT ARE NOT LIMITED TO: 1) PROVIDING ADDITIONAL DRY TYPE TRANSFORMERS WITH 1:1 RATIO OF WINDINGS FOR REDUCTION IN INCIDENT ENERGY.

NOTE: THESE ARE STANDARD SYMBOLS AND ABBREVIATIONS, AND MAY NOT ALL APPEAR ON THE CONTRACT DRAWINGS.

ARC-FLASH HAZARD ANALYSIS SHALL INCLUDE INCIDENT ENERGY AND FLASH PROTECTION BOUNDARY CALCULATIONS. THE ANALYSIS SHALL ALSO INCLUDE ARC-FLASH INCIDENT ENERGY AND FLASH PROTECTION BOUNDARY CALCULATIONS DURING EQUIPMENT MAINTENANCE WHEN THE ARMS DEVICE IS ACTIVATED ON THE CORRESPONDING EQUIPMENT BREAKER. FOR EQUIPMENT THAT CAN BE FED FROM MULTIPLE SOURCES CONSIDER ALL SUCH UPSTREAM SOURCE BREAKERS AND SHOW: 1. ARCING FAULT MAGNITUDE. 2. DEVICE CLEARING TIME. 3. DURATION OF ARC. 4. ARC-FLASH BOUNDARY. 5. WORKING DISTANCE. 6. INCIDENT ENERGY. 7. HAZARD RISK CATEGORY. 8. ADJUSTMENTS FOR ARC FLASH ENERGY REDUCTION. a. WHERE THE INITIAL ARC FLASH STUDY INDICATES INCIDENT ENERGY AVAILABLE HIGHER THAN ALLOWABLE PER THE ADOPTED CODE, THE CONTRACTOR SHALL PROVIDE ADDITIONAL EQUIPMENT, FEATURES, AND RATINGS AS NECESSARY TO ALLOW FOR QUALIFIED MAINTENANCE PERSONNEL TO APPROACH THE ELECTRICAL EQUIPMENT. EXAMPLES OF METHODS ADJUSTMENTS INCLUDE, BUT ARE NOT LIMITED TO: 1) PROVIDING ADDITIONAL DRY TYPE TRANSFORMERS WITH 1:1 RATIO OF WINDINGS FOR REDUCTION IN INCIDENT ENERGY.

ARC-FLASH NOTES. 1.2 ADJUSTING. A. MAKE MODIFICATIONS TO EQUIPMENT INTERRUPTING RATINGS AS REQUIRED TO ACCOMPLISH COMPLIANCE WITH SHORT-CIRCUIT STUDY. INTERRUPTING RATINGS SHALL NOT BE LESS THAN AS INDICATED ON THE DOCUMENTS AND MAY NOT BE ADJUSTED DOWNWARD WITHOUT THE UTILITY COMPANY'S WRITTEN CONFIRMATION THAT THE MAXIMUM AVAILABLE FAULT CURRENT PROVIDED REPRESENTS THE MAXIMUM POSSIBLE VALUE FOR THE FICA FROM THE UTILITY COMPANY OVER THE LIFE OF THE BUILDING. B. ADJUST RELAY AND PROTECTIVE DEVICE SETTINGS ACCORDING TO THE RECOMMENDED SETTINGS PROVIDED BY THE COORDINATION STUDY. FIELD ADJUSTMENTS SHALL BE COMPLETED BY THE ENGINEERING SERVICE DIVISION OF THE EQUIPMENT MANUFACTURER UNDER THE STARTUP AND ACCEPTANCE TESTING CONTRACT PORTION. C. MAKE MODIFICATIONS TO EQUIPMENT AS REQUIRED TO ACCOMPLISH COMPLIANCE WITH SHORT-CIRCUIT AND PROTECTIVE DEVICE COORDINATION STUDIES. D. TESTING AND ADJUSTING SHALL BE BY THE CONTRACTOR OR APPROPRIATE SUBCONTRACTOR. 1. PERFORM EACH VISUAL AND MECHANICAL INSPECTION AND ELECTRICAL TEST STATED IN NETA ACCEPTANCE TESTING SPECIFICATION. CERTIFY COMPLIANCE WITH TEST PARAMETERS. PERFORM NETA TESTS AND INSPECTIONS FOR ALL ADJUSTABLE OVERCURRENT PROTECTIVE DEVICES. 1.3 ARC FLASH LABELING. A. APPLY ONE ARC-FLASH LABEL FOR 600-V AC, 480-V AC, AND APPLICABLE 208-V AC EQUIPMENT CONTAINING LIVE PARTS EXAMPLE AS FOLLOWS, BUT NOT LIMITED TO: 1. MOTOR-CONTROL CENTER. 2. LOW-VOLTAGE SWITCHBOARD. 3. SWITCHGEAR. 4. DISCONNECT SWITCHES. 5. METERING EQUIPMENT. 6. COMBINATION DISCONNECT AND MOTOR CONTROLLER. 7. PANEL BOARDS. B. PROVIDE A 6-INCH BY 4-INCH THERMAL TRANSFER TYPE LABEL OF HIGH ADHESION POLYESTER FOR EACH WORK LOCATION ANALYZED. THE LABEL SHALL HAVE AN ORANGE HEADER WITH THE WORDING, "WARNING, ARC FLASH HAZARD", AND SHALL INCLUDE THE FOLLOWING INFORMATION: 1. LOCATION DESIGNATION. 2. NOMINAL SYSTEM VOLTAGE. 3. FLASH PROTECTION BOUNDARY. 4. HAZARD RISK CATEGORY. 5. AVAILABLE INCIDENT ENERGY. 6. WORKING DISTANCE. C. LABELS SHALL BE MACHINE PRINTED, WITH NO FIELD MARKINGS. D. LABELS SHALL BE FIELD INSTALLED BY THE STUDY SPECIALIST OR THE CONTRACTOR UPON COMPLETION OF THE STARTUP AND ACCEPTANCE TESTING CONTRACT PORTION. 1.4 DEMONSTRATION. A. ENGAGE THE ARC-FLASH STUDY SPECIALIST TO TRAIN OWNERS MAINTENANCE PERSONNEL IN THE POTENTIAL ARC-FLASH HAZARDS ASSOCIATED WITH WORKING ON ENERGIZED EQUIPMENT AND THE SIGNIFICANCE OF THE ARC-FLASH WARNING LABELS. THE EQUIPMENT VENDOR SHALL TRAIN PERSONNEL OF THE POTENTIAL ARC FLASH HAZARDS ASSOCIATED WITH WORKING ON ENERGIZED EQUIPMENT (MINIMUM OF 4 HOURS). MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 70E STANDARD FOR ELECTRICAL SAFETY REQUIREMENTS FOR EMPLOYEE WORKPLACES, SHALL BE PROVIDED IN THE INTERNATIONAL MANUALS. THE TRAINING SHALL BE CERTIFIED FOR CONTINUING EDUCATION UNITS (CEUS) BY THE INTERNATIONAL ASSOCIATION FOR CONTINUING EDUCATION TRAINING (IACET).



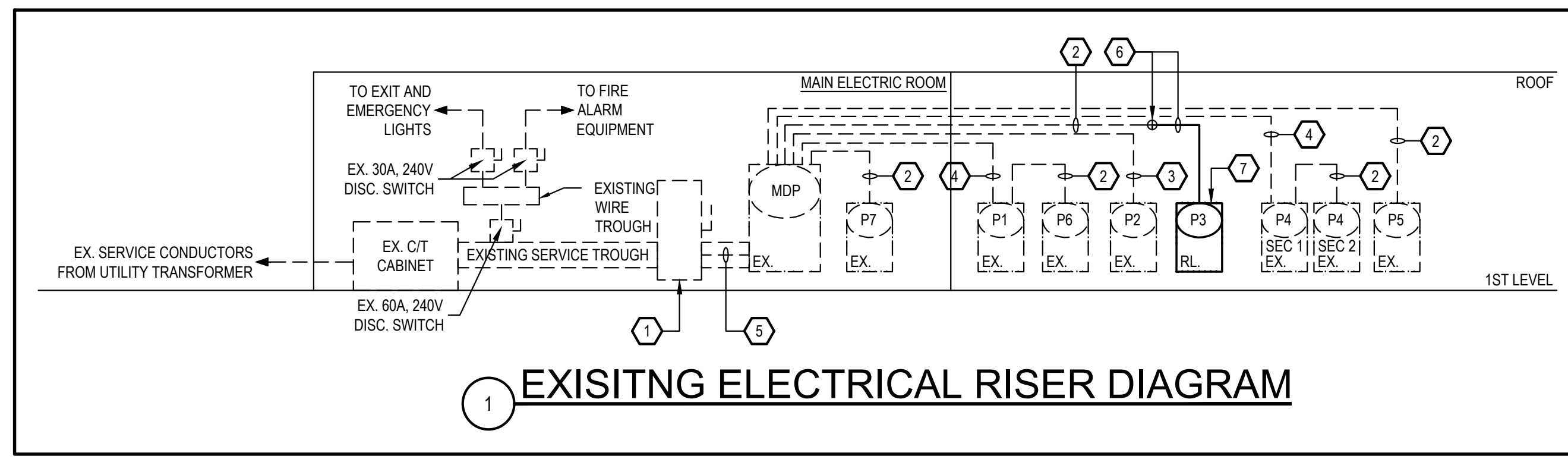
PROJ. No. 2103871 PROJ. MGR. HSM MECH. HSM ELEC. DTC PLUMB.

GHT LIMITED CONSULTING ENGINEERS. 11720 Balls Blaine Drive Suite 600 Calverton, MD 20705 Tel: 301.595.1000 www.ght.com

GRIMM AND PARKER. 1425 UPGRADE (Q1) 1425 North Quincy Street

ELECTRICAL COVER SHEET. DATE DESCRIPTION. 11/19/2019 PERMIT SET. 11/25/2019 BID SET. 2/20/2020 BID SET. E001. 2/20/20 BID SET.

EXISTING PANELBOARD SCHEDULE												MDP					
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM								
120	208	3		1200A	(EXISTING)				REFER TO RISER								
TYPE LEGEND												NOTES					
L	LIGHTING	K		KITCHEN EQ													
R	RECEPTACLES	E		EXISTING													
H	ELEC. HEAT	O		OTHER													
A	A/C LOAD	V		ELEVATORS													
M	MOTORS	C		COOKTOP RANGE													
W	LAUNDRY	D		CLOTHES DRYER													
CR #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	PKT. BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CR #
1	SPACE							1	A	1						SPACE	2
3	SPACE							1	B	1						SPACE	4
5	SPACE							1	C	1						SPACE	6
7	SPACE							1	A	1						SPACE	8
9	SPACE							1	B	1						SPACE	10
11	SPACE							1	C	1						SPACE	12
13	SPACE							1	A	1						SPACE	14
15	SPACE							1	B	1						SPACE	16
17	SPACE							1	C	1						SPACE	18
19	SPACE							1	A	1						SPACE	20
21	EX. RTU UNIT	M	EX.	EX.	100A	3	3314	C	3	100A	SEE RISER	SEE RISER				EX. PANEL P3	24
25							3314	A									26
27							8166	B									28
29							8166	C									30
31	EX. RTU UNIT	M	EX.	EX.	150A	3	8166	A	3	150A	SEE RISER	SEE RISER				EX. PANEL P5	34
33							8166	B									36
35								C									38
37								A									40
39							8166	B									42
41							8166	C									44
43	EX. RTU UNIT	M	EX.	EX.	150A	3	8166	A	3	400A	SEE RISER	SEE RISER				EX. PANEL P4	46
45								B									48
47								C									50
49								A									52
51								B									54
53								C									56
55	EX. PANEL P1		SEE RISER	SEE RISER	400A	3		A	3	150A	SEE RISER	SEE RISER				EX. PANEL P7	58
57								B									60
59								C									62
61								A									64
63								B									66
65								C									68
67	EX. PANEL P2		SEE RISER	SEE RISER	200A	3		A	3	150A	EX.	EX.				EX. LOAD	70
69								B									72
71								C									74
73								A									76
75	NEW ACFD AIR COMPRESSOR	M	1	483	1-1/4"	-200A	3	9607	B	1						SPACE	78
77								9607	C	1						SPACE	80
79								9607	A	1						SPACE	82
81									B	1						SPACE	84
83									C	1						SPACE	86



- ### KEY NOTES
- EXISTING 1200A, 240V, 3-POLE DISCONNECT SWITCH FUSED AT 1200A IN NEMA 1 ENCLOSURE.
 - EXISTING #2 AWG + 1#8 AWG GND IN 1-1/2" CONDUIT.
 - EXISTING #4#30 AWG + 1#6 AWG GND IN 2" CONDUIT.
 - EXISTING #4#60 KCMIL + 1#3 AWG GND IN 4" CONDUIT.
 - EXISTING 3 SETS OF (#4#60 KCMIL + 1#30 AWG GND IN WIRE TROUGH).
 - NEW TO EXISTING CONNECTION: EXTEND EXISTING FEEDER IN KIND TO PANEL'S NEW LOCATION.
 - DISCONNECT INDICATED PANELBOARD AND RELOCATE TO LOCATION SHOWN ON NEW WORK ELECTRICAL PLAN. EXTEND EXISTING FEEDER AND ACTIVE BRANCH CIRCUITRY IN KIND TO PANEL'S NEW LOCATION AND RECONNECT FOR OPERATION AS BEFORE.

EXISTING PANELBOARD SCHEDULE												P2					
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM								
120	208	3		225A	(EXISTING)				REFER TO RISER								
TYPE LEGEND												NOTES					
L	LIGHTING	K		KITCHEN EQ		1. PROVIDE NEW CIRCUIT BREAKER											
R	RECEPTACLES	E		EXISTING													
H	ELEC. HEAT	O		OTHER													
A	A/C LOAD	V		ELEVATORS													
M	MOTORS	C		COOKTOP RANGE													
W	LAUNDRY	D		CLOTHES DRYER													
CR #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	PKT. BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CR #
1	SPACE							1	A	1						SPACE	2
3	SPACE							1	B	1						SPACE	4
5	EX. LOAD	O	EX.	EX.	20A	1	900	C	180	1	20A	EX.	EX.	O	EX. LOAD	6	
7	EX. LOAD	O	EX.	EX.	20A	1	720	A	180	1	20A	EX.	EX.	O	EX. LOAD	8	
9	EX. LOAD	O	EX.	EX.	20A	1	720	B	360	1	20A	EX.	EX.	O	EX. LOAD	10	
11	EX. LOAD	O	EX.	EX.	20A	1	540	C	540	1	20A	EX.	EX.	O	EX. LOAD	12	
13	EX. LOAD	O	EX.	EX.	20A	1	540	A	540	1	20A	EX.	EX.	O	EX. LOAD	14	
15	EX. LOAD	O	EX.	EX.	20A	1	720	B	360	1	20A	EX.	EX.	O	EX. LOAD	16	
17	EX. LOAD	O	EX.	EX.	20A	1	900	C	900	1	20A	EX.	EX.	O	EX. LOAD	18	
19	EX. LOAD	O	EX.	EX.	20A	1	180	A	900	1	20A	EX.	EX.	O	EX. LOAD	20	
21	EX. LOAD	O	EX.	EX.	20A	1	180	B	900	1	20A	EX.	EX.	O	EX. LOAD	22	
23	EX. LOAD	O	EX.	EX.	20A	1	360	C	900	1	20A	EX.	EX.	O	EX. LOAD	24	
25	EX. LOAD	O	EX.	EX.	20A	1	180	A	720	1	20A	EX.	EX.	O	EX. LOAD	26	
27	EX. LOAD	O	EX.	EX.	20A	1	540	B	720	1	20A	EX.	EX.	O	EX. LOAD	28	
29	EX. LOAD	O	EX.	EX.	20A	1	360	C	360	1	20A	EX.	EX.	O	EX. LOAD	30	
31	EX. LOAD	O	EX.	EX.	20A	1	720	A	540	1	20A	EX.	EX.	O	EX. LOAD	32	
33	EX. LOAD	O	EX.	EX.	20A	1	900	B	2028	2	30A	EX.	EX.	O	EX. LOAD	34	
35	EX. LOAD	O	EX.	EX.	20A	1	900	C	2028	2	30A	EX.	EX.	O	EX. LOAD	36	
37	SPACE							1	A	2028						SPACE	38
39	EX. LOAD	O	EX.	EX.	50A	2	3380	B	2028	2	30A	EX.	EX.	O	EX. LOAD	40	
41	EX. LOAD	O	EX.	EX.	50A	2	3380	C	2028	2	30A	EX.	EX.	O	EX. LOAD	42	

EXISTING PANELBOARD SCHEDULE												P1							
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM										
120	208	3		400A	(EXISTING)				REFER TO RISER										
TYPE LEGEND												NOTES							
L	LIGHTING	K		KITCHEN EQ		1. VERIFY THAT EXISTING CIRCUIT BREAKER(S) IS MADE SHARED UPON COMPLETION OF DEMOLITION BEFORE CONNECTING NEW LOAD AT INDICATED BREAKER SPACE(S).													
R	RECEPTACLES	E		EXISTING		2. DISCONNECT AND REMOVE EXISTING CIRCUIT BREAKER(S) AT INDICATED BREAKER SPACES.													
H	ELEC. HEAT	O		OTHER		3. PROVIDE NEW CIRCUIT BREAKER AS SCHEDULED.													
A	A/C LOAD	V		ELEVATORS															
M	MOTORS	C		COOKTOP RANGE															
W	LAUNDRY	D		CLOTHES DRYER															
CR #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	TRIP	P	LOAD (VA)	PHASE	LOAD (VA)	PKT. BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CR #		
1	EX. LOADS	O	EX.	EX.	50A	3	3603	B	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	2		
3	EX. LOADS	O	EX.	EX.	50A	3	3603	C	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	4		
5	EX. LOADS	O	EX.	EX.	50A	3	3603	A	3603	3	50A	EX.	EX.	O	EX. LOADS	6			
7	EX. LOADS	O	EX.	EX.	50A	3	3603	B	3603	3	50A	EX.	EX.	O	EX. LOADS	8			
9	EX. LOADS	O	EX.	EX.	50A	3	3603	C	3603	3	50A	EX.	EX.	O	EX. LOADS	10			
11	EX. LOADS	O	EX.	EX.	50A	3	3603	A	3603	3	50A	EX.	EX.	O	EX. LOADS	12			
13	EX. LOADS	R	EX.	EX.	20A	1	720	A	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	18		
15	EX. LOADS	R	EX.	EX.	30A	1	720	B	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	20		
17	EX. LOADS	R	EX.	EX.	30A	1	720	C	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	22		
19	NEW FAN (E-Z)	M			2#12	3/4"	-20A	1	240	C	1177	1	20A	3/4"	2#10+G	1.2,3	L	LIGHTING	24
21	NEW WALL HEATER (WHA)	H	1	3#10	3/4"	-20A	2	998	B	998	2	-20A	3/4"	3#10	3	H	NEW WALL HEATER (WHA)	26	
23	EX. LOADS	O	EX.	EX.	50A	2	2080	C	192	1	-20A	3/4"	2#10+G	1.2,3	L	RESTROOM LIGHTS	28		
25	EX. LOADS	O	EX.	EX.	50A	2	2080	A	192	1	-20A	3/4"	2#10+G	1.2,3	L	RESTROOM LIGHTS	30		
27	EX. LOADS	O	EX.	EX.	50A	2	2080	B	192	1	-20A	3/4"	2#10						

EXISTING PANELBOARD SCHEDULE												P3							
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM	NOTES									
120	208	3	4	100A	EXISTING				REFER TO RISER										
TYPE LEGEND																			
L	LIGHTING	K	KITCHEN EQ	1. PROVIDE NEW CIRCUIT BREAKER															
R	RECEPTACLES	E	EXISTING																
H	ELEC. HEAT	O	OTHER																
A	A/C LOAD	V	ELEVATORS																
M	MOTORS	C	COOKTOP RANGE																
W	LAUNDRY	D	CLOTHES DRYER																
CKT #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	CKT BRK	LOAD (VA)	LOAD (VA)	CKT BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CKT #				
1	ROLLUP DOOR	M	1	3#10	3/4"	-20A	3	1801 A 0	3	20A	-	-	-	SPARE	2				
9	ROLLUP DOOR	M	1	3#10	3/4"	-20A	3	1801 B 0	3	20A	-	-	-	SPARE	8				
11	NEW PLYMOVENT SYSTEM	M	1	4#8	3/4"	-80A	3	3699 A 0	3	20A	-	-	-	SPARE	12				
15	NEW PLYMOVENT SYSTEM	M	1	4#8	3/4"	-80A	3	3699 B 0	3	20A	-	-	-	SPARE	14				
17	NEW PLYMOVENT SYSTEM	M	1	4#8	3/4"	-80A	3	3699 C 0	3	20A	-	-	-	SPARE	16				
19	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	SPARE	18				
21	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	SPARE	20				
23	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1000	B 0	1	-20A	-	-	-	SPARE	22				
25	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1000	C 0	1	-20A	-	-	-	SPARE	24				
27	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1500	A 0	1	-20A	-	-	-	SPARE	26				
29	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	SPARE	28				
31	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1000	A 0	1	-20A	-	-	-	SPARE	30				
33	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1000	B 0	1	-20A	-	-	-	SPARE	32				
35	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1000	C 0	1	-20A	-	-	-	SPARE	34				
37	RETRACTABLE RECEPTACLES	R	2#12	3/4"	20A	1	1500	A 0	1	-20A	-	-	-	SPARE	36				
39	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	SPARE	38				
41	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	SPARE	40				
CONNECTED LOAD (VA)												TOTAL							
A												B		C		TOTAL			
10801												9301		9301		29404			
LOAD TYPE												LOAD (VA)		CONN LD(VA)		SIZING FACTOR		SIZING LOAD (VA)	
LIGHTING												0		0		125%		0	
RECEPTACLES												7600		7600		100%		7600	
ELEC. HEAT												0		0		100%		0	
A/C LOAD												0		0		100%		0	
MOTORS												21904		21904		100%		21904	
ELEVATORS												0		0		100%		0	
# OF ELEV												0		0		100%		0	
KITCHEN EQ												0		0		100%		0	
# OF KITCH EQ												0		0		100%		0	
COOKTOP RANGE												0		0		100%		0	
# OF COOK TOP												0		0		100%		0	
CLOTHES DRYER												0		0		100%		0	
# OF DRYERS												0		0		100%		0	
EXISTING												0		0		100%		0	
OTHER												0		0		25%		0	
LARGEST CONNECTED MOTOR												29404		29404		SIZING TOTAL (VA)		29404	
CONNECTED AMPACITY (A)												81.62		81.62		SIZING AMPACITY (A)		81.62	
DEMAND TOTAL (VA)												29404		29404		DEMAND AMPACITY (A)		81.62	

EXISTING PANELBOARD SCHEDULE												P5							
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM	NOTES									
120	208	3	4	100A	EXISTING				REFER TO RISER										
TYPE LEGEND																			
L	LIGHTING	K	KITCHEN EQ	1. VERIFY THAT EXISTING CIRCUIT BREAKER(S) IS MADE SPARE UPON COMPLETION OF DEMOLITION BEFORE CONNECTING NEW LOAD AT INDICATED BREAKER SPACE(S).															
R	RECEPTACLES	E	EXISTING	2. DISCONNECT AND REMOVE EXISTING CIRCUIT BREAKER(S) AT INDICATED BREAKER SPACES.															
H	ELEC. HEAT	O	OTHER	3. PROVIDE NEW CIRCUIT BREAKER AS SCHEDULED.															
A	A/C LOAD	V	ELEVATORS																
M	MOTORS	C	COOKTOP RANGE																
W	LAUNDRY	D	CLOTHES DRYER																
CKT #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	CKT BRK	LOAD (VA)	LOAD (VA)	CKT BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CKT #				
1	EX LIGHTS	L	EX	EX	EX	20A	1	1000	A	720	1	20A	EX	EX	R	EX RECEPTACLES	2		
3	EX LIGHTS	L	EX	EX	EX	20A	1	1000	B	720	1	20A	EX	EX	R	EX RECEPTACLES	4		
5	EX LIGHTS	L	EX	EX	EX	20A	1	1000	C	720	1	20A	EX	EX	R	EX RECEPTACLES	6		
7	EX RECEPTACLES	R	EX	EX	EX	20A	1	720	A	720	1	20A	EX	EX	R	EX RECEPTACLES	8		
9	EX LIGHTS	L	EX	EX	EX	20A	1	1000	B	0	-	-	-	-	-	SPACE	10		
11	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	12		
13	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	14		
15	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	16		
17	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	18		
19	EX LIGHTS	L	EX	EX	EX	20A	1	1000	A	720	1	20A	EX	EX	R	EX RECEPTACLES	20		
21	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	22		
23	EX LIGHTS	L	EX	EX	EX	20A	1	1000	C	0	1	20A	-	-	-	SPARE	24		
25	EX LIGHTS	L	EX	EX	EX	20A	1	1000	A	1000	1	20A	EX	EX	M	EX. FAN	26		
27	EX LIGHTS	L	EX	EX	EX	20A	1	1000	B	0	1	20A	-	-	-	SPARE	28		
29	EX LIGHTS	L	EX	EX	EX	20A	1	1000	C	0	1	20A	-	-	-	SPARE	30		
31	EX RECEPTACLES	R	EX	EX	EX	20A	1	720	A	720	1	20A	EX	EX	R	EX RECEPTACLES	32		
33	EX RECEPTACLES	R	EX	EX	EX	20A	1	720	B	720	1	20A	EX	EX	R	EX RECEPTACLES	34		
35	FAN F-1	M	1	3#10	3/4"	-30A	3	1273 A	3	1273	3	-30A	3/4"	3#10	1	M	FAN F-1	36	
37	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	38		
39	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	40		
41	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	42		
CONNECTED LOAD (VA)												TOTAL							
A												B		C		TOTAL			
11866												8266		7706		27837			
LOAD TYPE												LOAD (VA)		CONN LD(VA)		SIZING FACTOR		SIZING LOAD (VA)	
LIGHTING												9000		9000		125%		11250	
RECEPTACLES												7200		7200		100%		7200	
ELEC. HEAT												0		0		100%		0	
A/C LOAD												0		0		100%		0	
MOTORS												7819		7819		100%		7819	
ELEVATORS												0		0		100%		0	
# OF ELEV												0		0		100%		0	
KITCHEN EQ												0		0		100%		0	
# OF KITCH EQ												0		0		100%		0	
COOKTOP RANGE												0		0		100%		0	
# OF COOK TOP												0		0		100%		0	
CLOTHES DRYER												0		0		100%		0	
# OF DRYERS												0		0		100%		0	
EXISTING												0		0		100%		0	
OTHER												0		0		25%		0	
LARGEST CONNECTED MOTOR												24019		24019		SIZING TOTAL (VA)		24019	
CONNECTED AMPACITY (A)												66.67		66.67		SIZING AMPACITY (A)		66.67	
DEMAND TOTAL (VA)												28269		28269		DEMAND AMPACITY (A)		72.91	

EXISTING PANELBOARD SCHEDULE												P4 SEC 1					
VOLTAGE	PHASE	WIRE	MCB (A)	MLO (A)	AIC	MOUNTING SURFACE	MANUFAC.	MDL #	FED FROM	NOTES							
120	208	3	4	400A	EXISTING				REFER TO RISER								
TYPE LEGEND																	
L	LIGHTING	K	KITCHEN EQ	1. PROVIDE NEW CIRCUIT BREAKER AT INDICATED BREAKER SPACE AS SCHEDULED.													
R	RECEPTACLES	E	EXISTING	2. VERIFY THAT EXISTING CIRCUIT BREAKER IS A "SPARE" BEFORE CONNECTING NEW LOAD AT INDICATED BREAKER LOCATION.													
H	ELEC. HEAT	O	OTHER														
A	A/C LOAD	V	ELEVATORS														
M	MOTORS	C	COOKTOP RANGE														
W	LAUNDRY	D	CLOTHES DRYER														
CKT #	ITEM SERVED	TYPE	NOTES	WIRE	CONDUIT	CKT BRK	LOAD (VA)	LOAD (VA)	CKT BRK	CONDUIT	WIRE	NOTES	TYPE	ITEM SERVED	CKT #		
1	EX LOADS	O	EX	EX	EX	50A	3	3603 A	3	3603	3	50A	EX	EX	O	EX LOADS	2
3	EX LOADS	O	EX	EX	EX	50A	3	3603 B	3	3603	3	50A	EX	EX	O	EX LOADS	4
5	EX LOADS	O	EX	EX	EX	50A	3	3603 C	3	3603	3	50A	EX	EX	O	EX LOADS	6
7	EX LOADS	O	EX	EX	EX	50A	3	3603 A	3	4203	3	50A	EX	EX	O	EX LOADS	8
11	EX LOADS	O	EX	EX	EX	50A	3	3603 B	3	4203	3	50A	EX	EX	O	EX LOADS	12
15	EX LOADS	O	EX	EX	EX	50A	3	3603 C	3	4203	3	50A	EX	EX	O	EX LOADS	14
17	EX LOADS	O	EX	EX	EX	50A	3	3603 A	3	4203	3	50A	EX	EX	O	EX LOADS	16
19	EX LOADS	O	EX	EX	EX	50A	3	3603 B	3	4203	3	50A	EX	EX	O	EX LOADS	18
21	EX LOADS	O	EX	EX	EX	50A	3	3603 C	3	4203	3	50A	EX	EX	O	EX LOADS	20
23	EX PUMP	O	EX	EX	EX	75A	3	3362 A	3	3362	3	75A	EX	EX	O	EX PUMP	24
27	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	26
29	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	28
31	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	30
33	SPARE	-	-	-	-	-	-	0	0	0	-	-	-	-	-	SPARE	32
35	NEW PLYMOVENT SYSTEM	M	1	4#8	3/4"	-80A	3	3699 A	3	963	1	20A	3/4"	2#12-G	1	L	LIGHTING