

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ARCH. REGISTRATION NO. - #

SEAL

SEAL

HEAT LOAD CALCULATION

System Name: Single Zone VAV																
System Type: Variable Air Volume (VAV)																
Number of Zones: 8																
Number of Rooms: 8																
Component Quantity																
Cooling Coils: 8																
Heating Coils: 8																
Fans: 11																
Cooling Coils																
Coil Location			Coil Selection at Design					Airflow Conditions at Design					Water Flow Conditions			
System	Zone	Type	Sizing Method	Time of Peak Mo/Dhr	Total capacity (tons)	Sensible capacity (MBh)	Vent Load (MBh)	Outside air (cfm)	Airflow (cfm)	Enter DB (°F)	Enter WB (°F)	Leave DB (°F)	Leave WB (°F)	Flow (gpm)	Enter Temp (°F)	Leave Temp (°F)
SAC1-Zn-001-ENTRY/EXIT 1-001-SALES FRONT	001-SALES FRONT	DX	Block	8.5	102.1	62.1	36.1	N/A	1,369	1,051	89.3	71.53	46.7	46.69	N/A	N/A
SAC1-Zn-002-DISPLAY AREA 1	002-DISPLAY AREA 1	DX	Block	0.4	4.4	3.6	0.3	N/A	155	9	76.6	63.13	54.8	53.38	N/A	N/A
SAC1-Zn-003-CLOTHS STORAGE	003-CLOTHS STORAGE	DX	Block	0.5	5.8	4.9	0.9	N/A	203	25	76.0	63.83	55.9	54.26	N/A	N/A
SAC1-Zn-004-SALES FRONT - 004-SALES REAR	004-SALES FRONT	DX	Block	1.8	21.9	17.5	3.2	N/A	702	83	76.3	64.14	55.0	53.50	N/A	N/A
SAC1-Zn-007-FITTING AREA-1	007-FITTING AREA-1	DX	Block	0.5	6.2	4.1	1.8	N/A	109	49	85.2	68.49	49.4	49.41	N/A	N/A
SAC1-Zn-007-FITTING AREA-2	007-FITTING AREA-2	DX	Block	0.3	3.9	2.8	0.9	N/A	89	24	81.9	66.30	52.1	51.34	N/A	N/A
SAC1-Zn-007-RESTROOM	007-RESTROOM	DX	Block	0.1	0.8	0.7	0.0	N/A	34	1	76.5	62.32	66.2	54.07	N/A	N/A
SAC1-Zn-009-EXIT HALLWAY	009-EXIT HALLWAY	DX	Block	0.2	2.7	2.2	0.4	N/A	93	10	77.7	63.78	55.6	54.04	N/A	N/A
*Values do not include effects of plant loads, heat exchangers such as evaporative cooling devices and indoor components.																
Heating Coils																
Coil Location			Coil Selection at Design					Airflow Conditions at Design					Water Flow Conditions			
System	Zone	Type	Sizing Method	Time of Peak Mo/Dhr	Total capacity (MBh)	Vent Load (MBh)	Outside air (cfm)	Airflow (cfm)	Enter DB (°F)	Enter WB (°F)	Leave DB (°F)	Leave WB (°F)	Flow (gpm)	Enter Temp (°F)	Leave Temp (°F)	
SAC1-Zn-001-ENTRY/EXIT 1-001-SALES FRONT	001-SALES FRONT	Electric	Block	12:11:09	126.7	89.7	N/A	1,369	1,051	7.7	95.0	N/A	N/A	N/A	N/A	
SAC1-Zn-002-DISPLAY AREA 1	002-DISPLAY AREA 1	Electric	Block	12:12:40	4.8	0.7	N/A	155	9	85.5	95.0	N/A	N/A	N/A	N/A	
SAC1-Zn-003-CLOTHS STORAGE	003-CLOTHS STORAGE	Electric	Block	12:16:50	2.1	N/A	203	25	59.9	95.0	N/A	N/A	N/A	N/A	N/A	
Alternative: Primary																
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MECHANICAL SCHEDULE

EXISTING MECHANICAL VAV SCHEDULE									
TAG	MAXIMUM SUPPLY AIR FLOW (CFM)	MINIMUM SUPPLY AIR FLOW (CFM)	OUTSIDE AIR FLOW (CFM)	PRESSURE DROP (IN. W.G.)	INLET DUCT SIZE (IN.)	DUCT SIZE (IN.)	MODEL NO.	REMARKS	
VAV #1 (E)	1600	400	350	1.0	16	SAE	1-3		
VAV #2 (E)	1600	400	350	1.0	10	SAE	1-3		
VAV #10 (E)	3050	750	610	1.0	10	SAE	1-3		
NOTES:									
1. S.A.E. - SAME AS EXISTING, V.I.F. - VERIFY IN FIELD.									
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND CONFIGURATION OF THE VAV ON SITE PRIOR TO START ANY WORK.									
3. CONTRACTOR TO BALANCE THE OUTSIDE AIR DAMPER OF THE RTU SYSTEM SERVING THE VAV BOXES AS PER THE OUTSIDE AIR CFM INDICATED ABOVE.									
4. VAV SHALL RUN AT MAX AIRFLOW CAPACITY DURING THE WINTER (HEATING) MODE.									

MECHANICAL FAN SCHEDULE									
ELECTRIC DATA									
WEIGHT									
BASIS OF DESIGN									
TAG	QUANTITY	SERVICE	FLOW RATE (CFM)	STATIC PRESSURE (IN. W.G.)	SPEED (RPM)	MOTOR SIZE (HP)	WATT (V.I.F.)	MANUFACTURER	MODEL
EF-1(E)	1	REST ROOM	SAE	SAE	SAE	SAE	SAE	SAE	SAE
GXF-1(N)	1	FITTING ROOM	375	0.7	1,378	2.45	-	GREENHECK	CSP-AS10
NOTES:									
1. S.A.E. - SAME AS EXISTING, V.I.F. - VERIFY IN FIELD.									
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND CONFIGURATION OF THE FAN ON SITE PRIOR TO START ANY WORK.									
3. CONTRACTOR TO ADJUST THE AIR FLOW AS MENTIONED IN FLOOR PLAN.									
4. PROVIDE NEW BACKDRAFT DAMPER IF THE EXISTING EXHAUST FAN DOES NOT HAVE ONE.									
5. PROVIDE NEW BACKDRAFT DAMPER FOR GXF-1(N).									
6. PROVIDE THE NECESSARY STRUCTURAL SUPPORTS AND VIBRATION ISOLATORS FOR THE NEW FAN GXF-1(N) AS REQUIRED.									

SCHEDULE OF GRILLES				BASIS OF DESIGN: TITUS				AIR FLOW SUMMARY			
TAG	TYPE	CFM RANGE	DEFLECTION (DEGREE)	DIMENSION (IN)	MODEL	MANUFACTURER	NO.	ROOM NAME	AREA SQ.FT.	VAV SUPPLY AIR CFM	CFM/SQ.FT.
SAG-1(E)	EXISTING SUPPLY GRILLE	0-147	0	S.A.E.	S.A.E.	V.I.F.		001- ENTRY/EXIT + 1			
SAG-1	SUPPLY GRILLE	0-147	0	10X4			23	003- DISPLAY AREA 2 + 4	4513	4425	1.0
		90-240	0	20X5	S300FL		20	004- SALE POINT + 1			
SAG-2	SUPPLY GRILLE	117-273	0	12X6	23		23	005- SALE REAR			
		0-133	0	6X6	300F	20		002- DISPLAY AREA 1	142	250	1.8
TG-1	TRANSFER GRILLE	111-222	0	8X8	300F	18		006- CLOTHS STOR CLO	417	200	0.5
		257-771	0	18X18				007- STOCK ROOM	142	250	1.8
EG-1	EXHAUST GRILLE	0-42	0	10X3	ARCHITECTURAL			008- ELEC EQUIP + 1	1442	750	0.5
NOTES FOR GRILLES:											
1. ALL GRILLES: CONTRACTOR SHALL COORDINATE WITH LATEST ARCHITECTURAL.											
2. COORDINATE COLOR/FINISH WITH ARCHITECT.											
3. ALL THE SUPPLY & RETURN AIR GRILLE TO BE INSTALLED ON THE EXISTING DUCTWORK SHALL BE DETERMINED IN FIELD AS PER THE ACTUAL DUCT SIZES OF THE EXISTING SUPPLY/RETURN DUCTWORK.											
4. S.A.E. - SAME AS EXISTING, V.I.F. - VERIFY IN FIELD.											

VENTILATION CALCULATIONS												
ROOM NAME	AREA SQ.FT.	OCCUPANCY	SELECTED	FINAL	MINIMUM OUTSIDE AIR		REQUIRED	REQUIRED	REQUIRED	REQUIRED	PROVIDED	SELECTED SPACE AS PER IMC 2024
		PER 1000 SQFT AS	OCCUPANCY AS	OCCUPANCY	CFM/PERSON	CFM/SQ.FT	OA CFM	OA CFM	EXHAUST CFM/SQ.FT	EXHAUST CFM	EXHAUST CFM	
001 - ENTRY/EXIT 1 + 003 - DISPLAY AREA 2 + 004 - SALES FRONT + 005 - SALES REAR	4513	15	68	68	7.5	0.12	1052	1060	0	0	0	RETAIL STORES, SALES FLOORS AND SHOWROOM FLOORS - SALES
002 - DISPLAY AREA 1	142	10	1	1	5	0.06	14	15	0	0	0	OFFICES - MAIN ENTRY LOBBIES
005 - CLOTHS STORAGE	417	0	0	1	0	0.12	50	50	0	0	0	RETAIL STORES, SALES FLOORS AND SHOWROOM FLOORS - STORAGE ROOMS
006 - STOCK ROOM + 008 - ELEC EQUIP	1383	0	0	1	0	0.12	166	170	0	0	0	RETAIL STORES, SALES FLOORS AND SHOWROOM FLOORS - STORAGE ROOMS
007 - RESTROOM	59	0	0	0	0	0	0	0	75 CFM/FIXTURE	75	75	PUBLIC SPACES - TOILET ROOMS — PUBLIC
007 - FITTING AREA - 1	213	0	0	0	0	0	0	0	0.25	53	250	DRESSING ROOMS
007 - FITTING AREA - 2	105	0	0	0	0	0	0	0	0.25	26	125	DRESSING ROOMS
009 - EXIT HALLWAY	175	0	0	0	0	0.06	11	15	0	0	0	PUBLIC SPACES - CORRIDORS
TOTAL	7007		TOTAL	71	TOTAL		1292	1310		155	450	

No. DATE: ISSUE:

12.01.25 LANDLORD REVIEW & GC BID



PROJECT: GARAGE

PROJECT NO. 250239

SCALE: AS NOTED

DATE: 10.21.2025

DRAWN BY: NYE

CHECKED BY: NYE

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE

DRAWING NAME: MECHANICAL SCHEDULE & NOTES

DRAWING NO.

M2.0

SEAL

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ARCH. REGISTRATION NO. - #

MINNESOTA BUILDING DEPARTMENT NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF 2020 MINNESOTA BUILDING CODE AND ALL AMENDMENTS AND RULES AND REGULATIONS OF THE DEPARTMENT OF BUILDINGS TO DATE.
- THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A PROFESSIONAL ENGINEER TO PROVIDE THE REQUIRED SPECIAL INSPECTIONS AND TESTS. TESTS WILL BE CONDUCTED UNDER DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR OTHER PERSON HAVING NOT LESS THAN FIVE (5) YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF SUCH MECHANICAL SYSTEMS. THE TESTS WILL SHOW COMPLIANCE WITH INTERNATIONAL BUILDING CODE - 2018 IBC.
 - THE LICENSED PROFESSIONAL ENGINEER, ARCHITECT OR OTHER PERSON HAVING NOT LESS THAN FIVE (5) YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF SUCH MECHANICAL SYSTEMS AND CONDUCTING SUCH TESTS WILL FILE DOCUMENTATION AND REPORTS OF TESTS THAT THE SYSTEM COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE LAWS.
 - TESTS OF MECHANICAL SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION MC 107 AND THE FOLLOWING SECTIONS OF THE 2018 IMC:
 - A. REFRIGERATION SYSTEMS - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - B. VENTILATION SYSTEM SERVING COMMERCIAL COOKING APPLIANCES- 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - THE FOLLOWING WORK ITEMS, COMPONENTS, MATERIALS, CAPACITIES, ETC. SHALL COMPLY WITH THE REFERENCED CODE OR STANDARD:
 - C. STANDARDS OF HEATING - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - D. AIR FILTERS - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - E. DUCT CONSTRUCTION AND INSTALLATION - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - F. AIR INTAKES, EXHAUST AND RELIEF - 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - MINIMUM TEMPERATURE TO BE MAINTAINED IN OCCUPIED SPACES DURING HEATING SEASON: 68 DEG. FAHRENHEIT.
 - VENTILATION FOR ALL AREA SHALL COMPLY WITH 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - A STATEMENT SHALL BE FILED BY THE OWNER OR TENANT IN POSSESSION THAT THE VENTILATION SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THE STRUCTURE AS REQUIRED BY 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 - REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED FIRE-RATED WALL AND SMOKE WALL CONSTRUCTION AND LOCATION.
 - THESE PLANS ARE APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
 - ALL HEATING AND COOLING LOADS CALCULATED PER ASHRAE/ACCA 183.
 - INDOOR DUCT AND PLENUM INSULATION SCHEDULE:
 - A. CONCEALED, RECTANGULAR, ROUND AND FLAT-OVAL, SUPPLY-RETURN, OUTDOOR-AND EXHAUST-AIR DUCT AND AIR PLENUM INSULATION.
 - B. FLEXIBLE, ELASTOMERIC, MINERAL-FIBER BLANKET, MINERAL-FIBER BOARD OR POLYOLEFIN WITH MINIMUM INSTALLED THERMAL RESISTANCE AS FOLLOWS
- | | | |
|---|--------|---------|
| SUPPLY | RETURN | EXHAUST |
| EXTERIOR OF BUILDING: R-12 | R-12 | R-12 |
| UNCONDITIONED SPACED WITHIN BUILDING: R-6 | R-6 | R-6 |
| WITHIN CONDITIONED SPACES: - | - | - |

SCOPE OF WORK

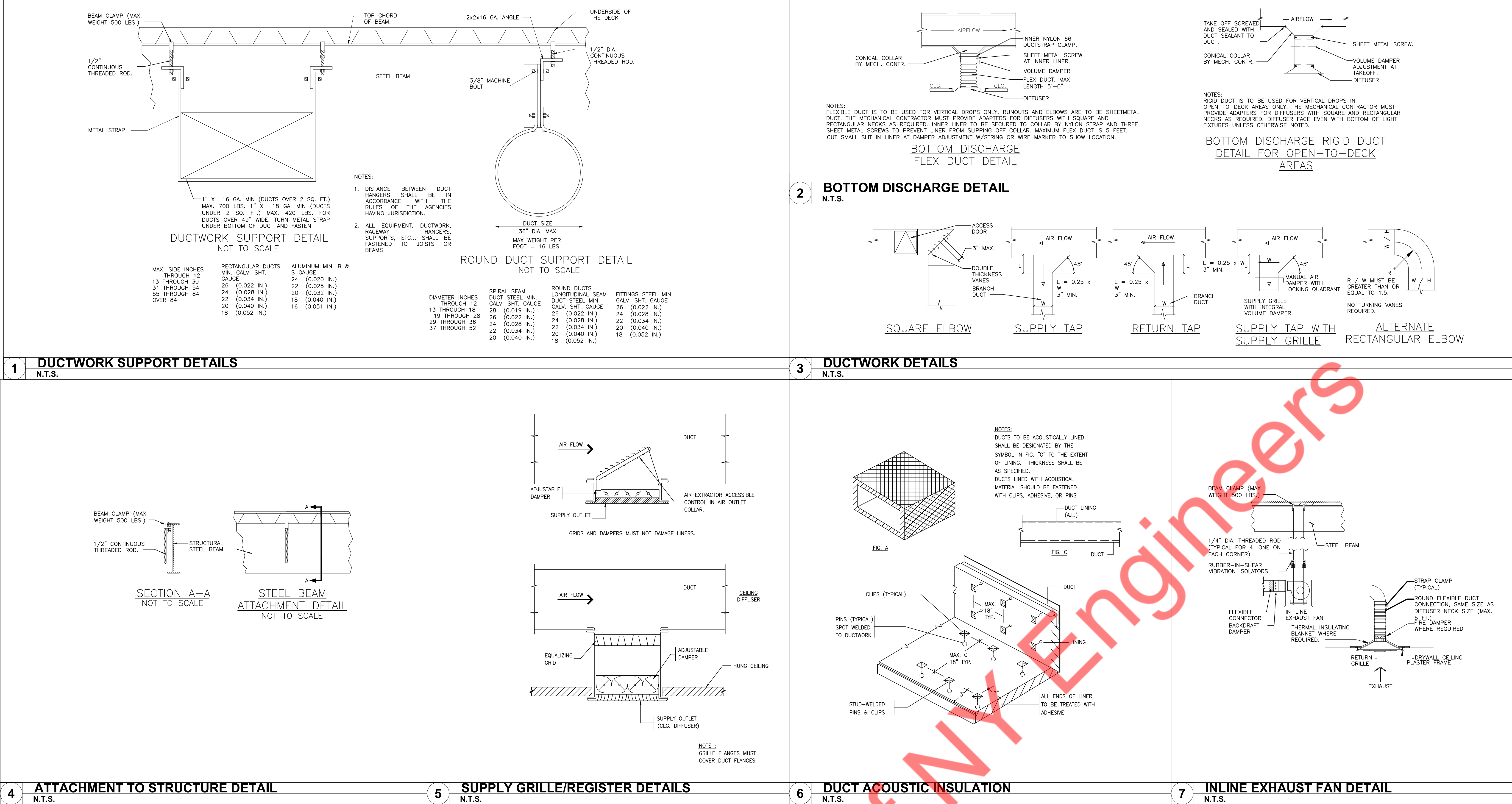
- REUSE EXISTING (3) VAV BOXES ALONG WITH INDICATED DUCTWORK & AIR TERMINALS FOR AIR CONDITIONING OF THE SPACE.
- PROVIDE NEW CEILING MOUNTED GENERAL EXHAUST FAN AND CONNECT IT TO THE MALL COMMON EXHAUST DUCT TO VENTILATE THE FITTING ROOM AREAS.
- REUSE EXISTING CEILING MOUNTED EXHAUST FAN TO VENTILATE THE RESTROOM.

CODE REFERENCE

- | | |
|----|---|
| A. | 2020 MINNESOTA BUILDING CODE. |
| B. | 2020 MINNESOTA PLUMBING CODE |
| C. | 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE |
| D. | 2023 NATIONAL ELECTRICAL CODE |
| E. | 2024 MINNESOTA COMMERCIAL ENERGY CODE. |
| F. | 2020 MINNESOTA ACCESSIBILITY CODE - ICC ANSI A1 17.1 2009 |

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL NATIONAL, STATE, & LOCAL CODES AND REGULATIONS, INCLUDING WITH THE LANDLORD TENANT DESIGN GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL HVAC WORK IS PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH SEISMIC REQUIREMENTS.
- THE CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PERMITS AND PERMITS WITH THE LOCAL BUILDING DEPARTMENT AND SHALL PAY ALL FILING FEES AS REQUIRED. THE CONTRACTOR SHALL OBTAIN ALL AUTHORITIES AND SHALL PAY ALL WORK PERMITS, INSPECTIONS, AND WRITE-UPS AS REQUIRED TO EXECUTE THIS WORK IN A MANNER IN CONFORMANCE WITH THE CODES AND AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL COMPLY WITH ALL LANDLORD AND CLIENT DESIGN CRITERIA REQUIREMENTS.
- GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE OPERATIONS MANAGER.
- CONTRACTOR TO COORDINATE UNIT SIZES AND ACCESS THROUGH EXISTING BUILDING ENTRYWAYS, ELEVATORS, STAIRWELLS, WINDOWS, ETC. PRIOR TO ORDER. TEMPORARY REMOVALS FOR UNIT MANEUVERABILITY SHALL BE INCLUDED WITHOUT ANY ADDITIONAL COST TO THE TENANT.
- DO NOT SCALE FROM THESE DRAWINGS.
- THE CONTRACTOR SHALL PERFORM ALL TESTS AND ARRANGE FOR ALL INSPECTIONS FOR WORK UNDER THEIR CONTRACT AS REQUIRED BY LAW AND SHALL SUPPLY ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE LAW AND THE OWNER.
- ALL REMOVALS PERFORMED UNDER THIS CONTRACT SHALL INCLUDE REMOVAL OF ALL DEBRIS AND DISPOSAL AT AN APPROPRIATE SITE. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DEMOLITION WORK. ANY UNUSED EXISTING MECHANICAL EQUIPMENT AND ASSOCIATED DUCTWORK, DIFFUSERS, CONTROLS, WIRING, ETC. SHALL BE REMOVED IN THEIR ENTIRETY AND SHALL NOT BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DOCUMENTS.
- THE EXACT MOUNTING HEIGHTS AND LOCATIONS OF ALL HVAC EQUIPMENT SHALL BE FIELD VERIFIED AND COORDINATED WITH ALL OTHER MECHANICAL, ELECTRICAL, ARCHITECTURAL, PLUMBING, SPRINKLER, AND STRUCTURAL SYSTEMS. RUN THE PROPOSED DUCTWORK BELOW THE EXISTING DUCTWORK TO AVOID ANY CLASHES AND COORDINATE THE FINAL DUCT ROUTING IN FIELD. ENSURE ANY CRITICAL ACCESS POINTS ON ALL MECHANICAL EQUIPMENT IS MAINTAINED AFTER CONSTRUCTION IS COMPLETED.
- THE FINISH AND COLOR OF THE AIR DEVICES, AND ALL OTHER EXPOSED HVAC EQUIPMENT SHALL BE COORDINATED WITH THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE WITH SPECIFICATIONS AND PROVIDE ACOUSTICAL INSULATION ON THE FIRST 10'-0" OF SUPPLY DUCTWORK (OR AS DESIGNATED BY CODE). USE A MINIMUM R6 FIBERGLASS ACOUSTIC DUCT LINER, AND ALL EXPOSED, RAW LINER EDGES SHALL BE CAPPED WITH SHEET METAL NOSING.
- VERIFY ALL EQUIPMENT VOLTAGES & AVAILABLE AMPERAGE WITH THE ELECTRICAL CONTRACTOR PRIOR TO BID.
- PROVIDE DISCONNECT SWITCHES FOR ALL HVAC EQUIPMENT.
- THE FINAL LOCATION OF AIR DEVICES MUST BE COORDINATED WITH THE REFLECTED CEILING PLAN AND ALL OTHER MECHANICAL, ELECTRICAL, SPRINKLER, AND ARCHITECTURAL.
- DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET STEEL (MINIMUM 26 GAUGE) IN STRICT COMPLIANCE WITH THE LATEST EDITION OF THE ASHRAE, NFPA, AND SMACNA GUIDE RECOMMENDATIONS. SIZES AS SHOWN INDICATE INSIDE CLEAR DIMENSIONS OF THE AIR PASSAGE.
 - SMACNA DUCTWORK CONSTRUCTION STANDARDS AS PER THE LL DESIGN GUIDELINES ARE AS FOLLOWS:
 - I. DUCT CLASS - 2 IN. WATER GAUGE
 - II. SEAL CLASS - A
 - III. RECTANGULAR METAL LEAKAGE CLASS - 6
 - IV. ROUND METAL LEAKAGE CLASS - 3
 - MAIN DUCT BRANCH CONNECTIONS SHALL BE VIA 45 DEGREE ENTRY, BELLMOUTH, OR CONICAL TYPE AND SHALL BE PROVIDED WITH A LOCKING QUADRANT TYPE VOLUME DAMPER. SQUARE AND RECTANGULAR DUCT ELBOWS SHALL HAVE DOUBLE THICKNESS TURNING VANES. SUPPLY AND OUTSIDE AIR DUCTWORK SHALL BE INSULATED AS REQUIRED BY GOVERNING CODES.
- ALL INTERIOR & EXTERIOR SUPPLY, OUTSIDE AIR, AND RETURN DUCTWORK SHALL BE INSULATED PER THE MECHANICAL GENERAL SPECIFICATIONS & APPLICABLE CODES. INTERIOR EXPOSED DUCTWORK SHALL BE INTERNALLY INSULATED TO PREVENT CONDENSATION.
- DUCT SIZES MUST BE VERIFIED FOR CLEARANCES AT THE JOB SITE PRIOR TO FABRICATION. ALL DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS SHALL BE REVIEWED BY THE ENGINEER DURING THE SHOP DRAWING PROCESS.
- PROVIDE ELBOWS OR TEES WITH TURNING VANES FOR ALL CHANGES OF DUCT DIRECTION. PROVIDE SPLITTER DAMPERS WITH LOCKING QUADRANTS IN ALL TEES.
- PROVIDE MANUAL BALANCING DAMPERS AS REQUIRED TO PROPERLY BALANCE EACH INDIVIDUAL AIR DISTRIBUTION SYSTEM. IF THE LOCATION OF THE BALANCING DAMPER IS NOT DEFINED ON THE DRAWINGS, THE FOLLOWING MINIMUM STANDARDS SHALL GOVERN. ALL SUPPLY, RETURN, AND EXHAUST MAIN BRANCHES FROM TRUNKS, EACH SPLIT AND ALL SUB-BRANCHES FROM MAINS SHALL INCORPORATE BALANCING DAMPERS. CABLE OPERATED DAMPER SHALL BE THE OUTSIDE OF THE AIRSTREAM. THE CONTRACTOR SHALL COORDINATE THE TYPE AND LOCATION OF THE REMOTE ACCESS POINT WITH THE ARCHITECT / OWNER.
- COORDINATE INSTALLATION, DEFLECTION SETTING, ETC. FOR DIFFUSERS, GRILLES



No.	DATE:	ISSUE:
	12.01.25	LANDLORD REVIEW & GC BID



PROJECT: GARAGE		
PROJECT NO. 250239	DRAWN BY: NYE	
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DATE: 10.21.2025	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE	

DRAWING NAME: MECHANICAL DETAILS	
DRAWING NO. M3.0	

ARCH. REGISTRATION NO. - #	
SEAL	SEAL

A. GENERAL CONDITIONS

DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS (IF PROVIDED AS PART OF THE CONTRACT) ARE A PART OF THIS CONTRACT.

THE TERM "CONTRACTOR" SHALL MEAN THE "MECHANICAL CONTRACTOR HIRED TO COMPLETE THE WORK OUTLINED IN THESE PLANS AND SPECIFICATIONS" UNLESS OTHERWISE SPECIFIED.

THE CONTRACTOR FOR THIS WORK IS REQUIRED TO REVIEW ALL DRAWINGS FOR ALL OTHER TRADES, ALL THE TENENT DESIGN GUIDELINES ALONG WITH CONTRACTOR MANUAL SHALL BE REVIEWED BY THE CONTRACTOR PRIOR STARTING THE WORK. FOLLOW ALL POSSIBLE AND FEASIBLE GUIDELINES FROM LL DOCUMENTS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR SUBCONTRACTORS WITH A FULL SET OF BID DOCUMENTS INCLUDING SPECIFICATIONS AND MUST COORDINATE THE WORK AND INSPECTIONS AND THE WORK AND INSPECTION OF THEIR SUBCONTRACTORS WITH ALL OTHER TRADES ON SITE TO CONFORM WITH THE GENERAL CONTRACTOR'S TIME SCHEDULE.

BY SUBMITTING A QUOTATION OR PROPOSAL, THE MECHANICAL CONTRACTOR EXPRESSLY STATES AND WARRANTS THAT ALL DRAWINGS AND SPECIFICATIONS ARE CORRECT AND ACCURATE, AND THAT THE CONTRACTOR HAS BECOME FAMILIARIZED WITH JOB SITE CONDITIONS AND IS TOTALLY QUALIFIED TO PERFORM ALL OF THE WORK REQUIRED.

BEFORE SUBMITTING A FINAL PROPOSAL, THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THAT THE EXISTING CONDITIONS, IF DISCREPANCIES ARE NOTED BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AND THE CONTRACTOR SHALL RECORD THE PROBLEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT, SHALL INDICATE THAT ALL CHARGES AND COSTS MADE NECESSARY BY EXISTING CONDITIONS ARE INCLUDED AND THAT THE COMPLETE SYSTEM AS DESCRIBED HEREIN WILL BE FURNISHED AT THE PROPOSED COST.

THE HVAC SUBCONTRACTOR IS REQUIRED TO VISIT THE SITE DURING BIDDING AND VERIFY LOCATIONS (S) OF WHERE DUCTWORK IS TO BE PLACED, THEIR ROUTES AND POSSIBLE INTERSECTIONS) WITH OTHER EQUIPMENT/WORK (PLUMBING, SPRINKLER, ELECTRICAL, ETC.) TO BE INSTALLED AND/OR EXISTING TO REMAIN AND TO VERIFY HEIGHTS TO "BE INSTALLED" TO MAINTAIN DESIRED CEILING HEIGHTS AND HEAD ROOM. ANY DISCREPANCIES BETWEEN DESIGNED AND ACTUAL ARE TO BE TOLD TO THE GENERAL CONTRACTOR AND BE INDICATED ON THE BID FORM.

WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED BY CONTRACTOR" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY TENANT" SHALL BE INTERPRETED AS MEANING "FURNISHED BY TENANT (INSTALLED BY CONTRACTOR)", EXCEPT WHERE NOTED OTHERWISE.

B. GENERAL REQUIREMENTS

THE MECHANICAL SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK/SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT/AGENCY TO DISCUSS CODE ISSUES/IDIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES WILL BE PERFORMED, THE SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS/SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE COMPLETE AND FULLY FUNCTIONAL MECHANICAL SYSTEMS AS SHOWN ON THE DRAWINGS, AS CALLED FOR IN THE SPECIFICATIONS (IF SUPPLIED) AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH LANDLORD AS REQUIRED. FIELD VERIFY THE EXACT TYPE, SIZE, LOCATION, REQUIREMENTS, ETC. OF EXISTING EQUIPMENT, PIPE AND DUCTS SERVING THE TENANT SPACE PRIOR TO SUBMISSION OF BID.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL, OR LABOR CALLED FOR IN ONE SHALL BE PROVIDED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL, OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS NECESSARY TO COMPLETE THE WORK OR WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE PROVIDED AS PART OF THE CONTRACT.

WHERE THE DRAWINGS AND / OR SPECIFICATIONS CALL FOR ITEMS THAT EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, TITL RESPONSIBILITY FOR PROVIDING THE SYSTEM AS DESIGNED AND DESCRIBED ON THE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.

THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH DETAILED REQUIREMENTS OF LEASE EXTRACTS FROM THE LANDLORD AND TENANT.

COORDINATE LOCATIONS OF ALL AIR OUTLETS WITH ALL WALLS, LIGHTS, SPRINKLER HEADS, CEILING TILES AND DECORATIVE CEILING FIXTURES PRIOR TO INSTALLATION.

ALL MECHANICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, SERVICE, MAINTENANCE AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT ACCESS TO ALL EQUIPMENT FOR SERVICE.

THE CONTRACTOR SHALL DO ALL CUTTING, CORE DRILLING, CORE AND CHANNELING AND PATCHING REQUIRED FOR ANY WORK UNDER THIS CONTRACT. CUTTING SHALL BE PRIOR APPROVAL BY THE TENANT'S CONSTRUCTION MANAGER AND THE LANDLORD OR LANDLORD'S REPRESENTATIVE. PATCHING SHALL MATCH FINISH OF SURROUNDING AREA.

C. CODES

ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES. ALL WORK SHALL CONFORM TO THE LATEST ADOPED EDITION OF THE LANDLORD'S CRITERIA, THE STATE, COUNTY AND LOCAL CODES AND ORDINANCES, THE LATEST EDITIONS OF ACHIEVE STANDARDS, THE LIFE SAFETY CODE, THE APPLICABLE BUILDING CODE, UNDERWRITERS LABORATORIES', THE NATIONAL ELECTRICAL CODE, NFPA 70, 90A, AND 96, AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION. THE CHANGES REQUIRED BY ANY APPLICABLE CODES SHALL BE INCLUDED IN THE BID. AFTER THE CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE TENANT TO THE CONTRACTOR.

D. LICENSES, PERMITS, INSPECTIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES REQUIRED OR RELATED TO THIS WORK.

FURNISH TO THE TENANT'S CONSTRUCTION MANAGER ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT.

E. DRAWINGS

DRAWINGS (PLANS AND SPECIFICATIONS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS. BECAUSE OF THE SCALE OF THE DRAWINGS IT IS NOT POSSIBLE TO INDICATE ALL DUCT AND PIPE AND ACCESSORIES THAT MAY BE REQUIRED. THE MECHANICAL CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE GENERAL CONTRACTOR BEFORE BEGINNING ANY WORK.

THE LAYOUT SHOWN ON THE DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. IF ANOTHER MAKE OF EQUIPMENT IS USED, WHICH REQUIRES MODIFICATION OF ANY DESIGNATION FROM THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE AS PART OF THIS WORK, FOR MAKING ALL SUCH MODIFICATIONS AND CHANGES TO THE DRAWINGS AND SPECIFICATIONS, THEREOF INCLUDED IN THE BID. IN SUCH CASE, CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS PRIOR TO STARTING WORK SHOWING ALL SUCH MODIFICATIONS AND CHANGES. THE PROPOSAL SHALL BE SUBJECT TO THE APPROVAL OF THE TENANT'S CONSTRUCTION MANAGER.

F. EXISTING LEASE SPACE CONDITIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING MECHANICAL WORK IN THE SPACE NOT SHOWN TO BE REUSED IN THE NEW TENANT SPACE.

THE CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING FIRE PROTECTION, PLUMBING FIXTURES, PIPING, HVAC UNITS, REFRIGERANT RECAPTURE, EXHAUST FANS, DUCTWORK, ETC. AND ASSOCIATED ROOF CURBS NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT, PIPES, DUCTWORK AND EQUIPMENT PRIOR TO REMOVAL. ROOF CURBS SHALL BE REMOVED AND THE ROOF PATCHED UNLESS NOTED FOR REUSE OR RECONFIGURATION ON PLANS. ROOF PATCHING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD. ALL EXTRANEIOUS ITEMS IN THE SPACE OR ON THE ROOF (ABOVE THIS SPACE) NOT APPLICABLE TO THE NEW WORK OR PART OF THE LANDLORD'S OR ANOTHER TENANT'S ACTIVE SYSTEM MUST BE REMOVED AND ROOF / WALL / FLOOR MUST BE PATCHED / REPAIRED TO MATCH THE EXISTING STRUCTURE. EXISTING ABANDONED PIPES, DUCTS OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT REUSED IN THIS PROJECT.

IF REQUIRED BY THE LANDLORD OR CODES, ABANDONED PIPING AND / OR DUCTWORK MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL.

ACTIVE LANDLORD OR OTHER TENANT SERVICES ENCOUNTERED IN WORK SHALL BE PROTECTED AND SUPPORTED. IF EXISTING SERVICES NOT ANTICIPATED REQUIRE RELOCATION, CONTACT THE TENANT'S CONSTRUCTION MANAGER IMMEDIATELY. ALL COSTS FOR REPAIR OF DAMAGES TO ACTIVE LANDLORD OR OTHER TENANT SERVICES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR CAUSING THE DAMAGE.

TIE-INS AND MODIFICATIONS TO EXISTING LANDLORD SERVICES MUST BE DONE WITH MINIMUM INTERRUPTION OF LANDLORD OPERATION AND DURING HOURS SPECIFIED BY THE LANDLORD. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING EXACT WORKING HOURS OF THIS WORK WITH THE LANDLORD PRIOR TO SUBMITTING BID. THE CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL PREMIUM TIME REQUIRED TO PERFORM MODIFICATIONS DURING OTHER THAN NORMAL WORKING HOURS. ALL SUCH WORK MUST BE COORDINATED WITH THE LANDLORD.

EQUIPMENT AND MATERIALS IN TRANSIT SHALL UTILIZE FREIGHT ELEVATOR OR STAIRS. SAID EQUIPMENT OR MATERIALS SHALL BE DISASSEMBLED AS REQUIRED TO MEET THE RESTRICTIONS IMPOSED BY THE BUILDING OR ITS COMPONENT CONSTRAINTS AND THEN REASSEMBLED IN THE NEW WORK AREA.

ALL WORK SHALL BE DONE WITH A MINIMUM OF NOISE AND DISTURBANCE TO BUSINESS ROUTINE. ALL WORK SCHEDULES SHALL BE COORDINATED WITH, AND APPROVED BY, THE TENANTS CONSTRUCTION MANAGER.

SINCE THESE ARE SECURE FLOORS, ALL DELIVERIES, WORKERS, WORK OPERATORS, ETC., REQUIRED BY THE CONTRACTOR FOR WORK PERFORMED IN ANY AREA OR SITE BUILDING SHALL BE IN STRICT CONFORMANCE TO THE RULES AND REGULATIONS OF THE OWNER.

CONTRACTOR SHALL PROTECT THEIR WORK AND EQUIPMENT FROM DAMAGE, VANDALS, ETC. ANY ITEM THAT IS DAMAGED, VANDALIZED OR STOLEN PRIOR TO ACCEPTANCE OF BUILDING BY OWNER AND ARCHITECT SHALL BE REPLACED BY RESPECTIVE CONTRACTOR AT NO CHARGE TO TENANT.

IT IS SPECIFICALLY THE INTENTION OF THIS SPECIFICATION TO HOLD THE CONTRACTOR RESPONSIBLE FOR ALL DAMAGE, DONE TO ANY EXISTING FACILITIES, EQUIPMENT, PAINTING, OR ARCHITECTURE AND STRUCTURAL FEATURES OF THE BUILDING, BY EITHER THEIR OWN WORKMEN OR BY ANY OF THEIR SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE DONE BY THEIR OWN DUST AND ANGLE FRAMES SHALL BE REPAIRED WITH SILICONE GROUT AS REQUIRED BY THE ASSEMBLY FIRE RATING. CONTRACTOR TO PROVIDE FIRE OR COMBINATION FIRE / SMOKE

THIS CONTRACTOR OR THEIR WORKMEN SHALL NOT BE PERMITTED TO USE ANY PART OF THE EXISTING BUILDING AS A SHOP WITHOUT THE APPROVAL OF THE OWNER AND ARCHITECT.

WHERE THE WORK MAKES TEMPORARY SHUTDOWN OF SERVICES UNAVOIDABLE, THEY SHALL BE MADE AT NIGHT OR AT SUCH TIMES AS WILL CAUSE THE LEAST INTERFERENCE WITH THE ESTABLISHED OPERATING ROUTINE.

THIS CONTRACTOR SHALL ARRANGE THE WORK SO AS TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTION TO THE EXISTING WORK. THIS CONTRACTOR SHALL GIVE WRITTEN NOTICE IN ADVANCE TO THE OWNER ANY REQUIRED SHUT DOWN.

ALL MOTORS, FANS, CONTROLS, FIXTURES, HVAC UNIT, DUCTWORK AND OTHER EQUIPMENT FOR USE IN THIS CONTRACT SHALL BE PROTECTED BY TARP/AUJLIN OR BY BOXING AS DELIVERED TO THE SITE AND SHALL BE KEPT CLEAN AND DRY. THE MOTORS, UNITS, FIXTURES, FANS, DUCTWORK AND MOVING PARTS SHALL BE KEPT COVERED SO AS TO MINIMIZE DIRT, DUST AND OTHER MATERIALS ENTERING THE PARTS DURING ERECTION AND CONSTRUCTION WORK ON THE BUILDING. SHOULD IT BE FOUND THAT ANY PARTS ARE NOT SUITABLE FOR INSTALLATION ON THE PART OF THE CONTRACTOR IN NOT PROVIDING PROPER PROTECTION, SUCH PART OR PARTS SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. ALL OPENINGS IN DUCTS, PIPING, CONDUNTS, ETC., SHALL BE PROPERLY PROTECTED WITH TEMPORARY CAPS OR PLUGS AT ALL TIMES.

THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, THE NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL, BEING PENETRATED IS NOT PROTECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE ARCHITECT OF ANY PROBLEMS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT, SHALL INDICATE THAT ALL CHARGES AND COSTS MADE NECESSARY BY EXISTING CONDITIONS ARE INCLUDED AND THAT THE COMPLETE SYSTEM AS DESCRIBED HEREIN WILL BE FURNISHED AT THE PROPOSED COST.

G. DISCREPANCIES IN DOCUMENTS

DRAWINGS (PLANS, SPECIFICATIONS AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS, WHERE DRAWING, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR SHALL ADVISE THE TENANT'S CONSTRUCTION MANAGER, IN WRITING, OF VARIATIONS TO THE CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE TENANT'S CONSTRUCTION MANAGER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.

H. TRADE NAMES AND MANUFACTURERS

WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM STANDARD FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUIVALENT OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO REVIEW IN WRITING BY THE TENANT'S CONSTRUCTION MANAGER PRIOR TO ACCEPTANCE. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

I. SHOP DRAWINGS

SUBMIT THREE COPIES OF MATERIAL LISTS AND SHOP DRAWINGS FOR ALL EQUIPMENT AND DUCT FABRICATION DRAWINGS TO THE TENANT'S CONSTRUCTION MANAGER FOR REVIEW PRIOR TO ORDERING EQUIPMENT. SUBMISSIONS MUST BE EARLY ENOUGH TO ALLOW THE TENANT'S CONSTRUCTION MANAGER EIGHT WORKING DAYS FOR REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BE SUBMITTED WITH THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ADVISE THE TENANT'S CONSTRUCTION MANAGER, IN WRITING, OF VARIATIONS TO THE CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE TENANT'S CONSTRUCTION MANAGER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.

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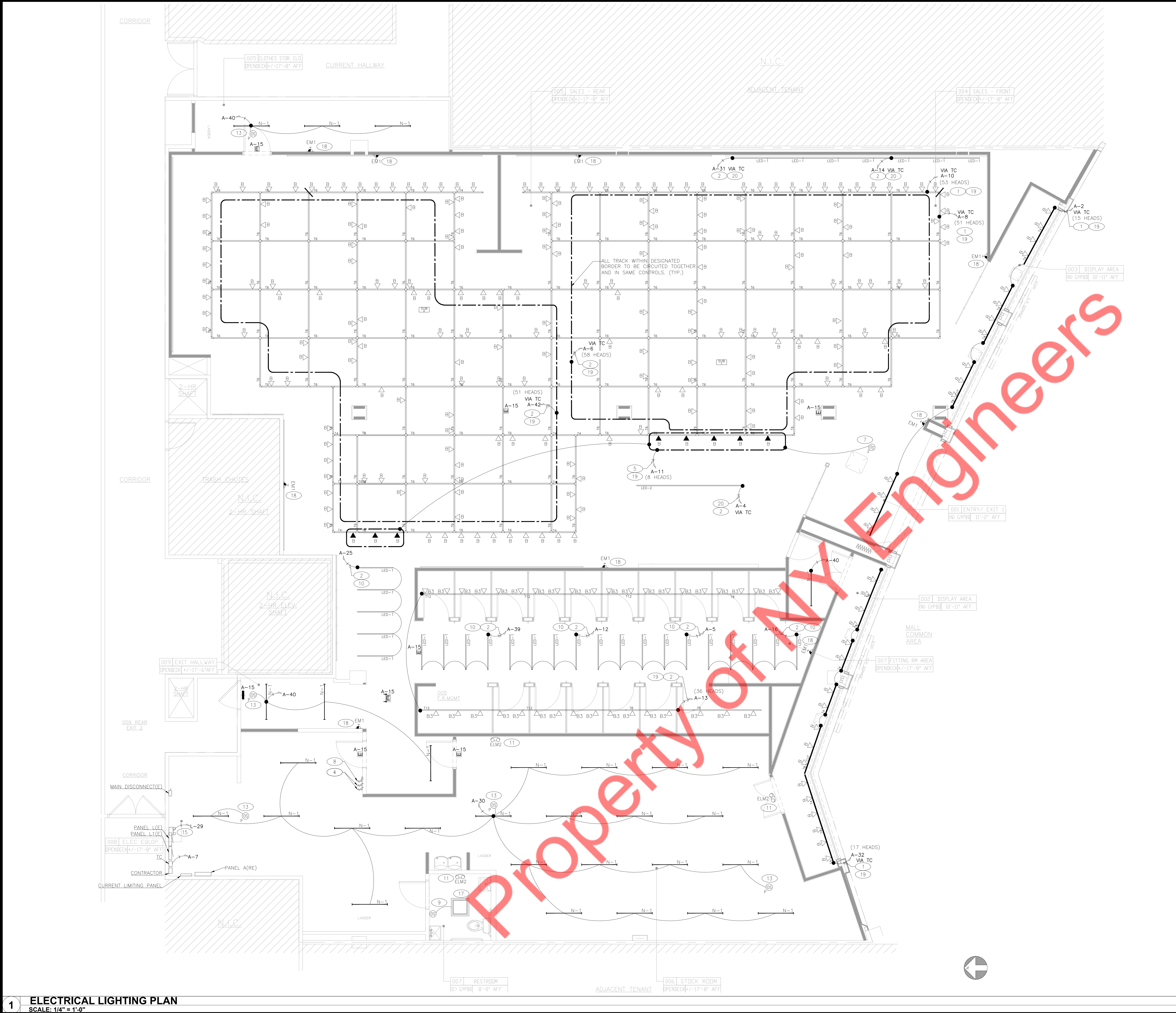
J. RECORD DRAWINGS

THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS LOCATION, MATERIALS, WORK UNITS, PIPES AND DUCTS, REVISIONS, ADDENDUMS AND CHANGE ORDERS, SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS AND CONTRACTOR'S COORDINATION WITH OTHER TRADES AND EXACT ROUTING OF ALL SANITARY AND DOMESTIC WATER PIPING UNDER FLOOR.

AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE TENANT.

K. GUARANTEE, WARRANTY

THE MECHANICAL CONTRACTOR SHALL INCLUDE IN THE PROPOSAL A ONE YEAR GUARANTEE, WARRANTY ON ALL THE EQUIPMENT AND MATERIAL INSTALLED OR REPAIRS. THE MATERIALS AND WORK UNDER THE GUARANTEE SHALL MAKE GOOD, REPAIR, OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF WRITTEN ACCEPTANCE OF THE SYSTEM BY THE TENANT. IT SHALL ALSO INCLUDE ONE SUMMER TO MAKE GOOD OR REPAIR OF EQUIPMENT DUE TO FAILURE WITHIN THE GUARANTEE PERIOD, THE GUARANTEE ON THAT PORTION OF WORK SHALL BE EXTENDED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF SUCH REPLACEMENT OR REPAIR. THIS GUARANTEE, MATERNALY PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE TENANT. 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1 ELECTRICAL LIGHTING PLAN
SCALE: 1/4" = 1'-0"

KEY NOTES

- WIRE THROUGH LIGHTING CONTACTOR C2 CONTROLLED BY SWITCH "S" FOR ENTRY, SHOW WINDOW, PERIMETER TRACK LIGHTS, RECEPTACLES AND SIGN, VIA TIME CLOCK T/C.
- WIRE THROUGH LIGHTING CONTACTOR C1 CONTROLLED BY SWITCH "G" FOR GENERAL SALES LIGHTS, & FITTING ROOM LIGHTS.
- NOT USED.
- LOCATION OF SWITCHES "A" AND "B" FOR CONTACTORS C1 AND C2. LABEL SWITCHES "A" FOR GENERAL LIGHTING AND "B" FOR STOREFRONT LIGHTING. SWITCHES TO BE HUBBELL 20 AMP SWITCHES AND PROVIDE PROTECTIVE COVER HUBBELL #RW51380 ON EACH SWITCHES TO PREVENT INADVERTENT OPERATION.
- TRACK SECTION IS FOR EGRESS LIGHTS. WIRE TO UN-SWITCHED HOT LEAD OF CIRCUIT INDICATED.
- NOT USED.
- OCCUPANCY 360° SENSOR LEVITON 06C20-MDW. THIS SENSOR AND SENSOR AT FRONT ENTRANCE TO BE CONNECTED IN PARALLEL, TIED TO EGRESS TRACK CIRCUIT. SEE DETAIL ON SHEET "E3.0".
- LOCATION OF MANUAL OVERRIDE SWITCH WIRED TO STOCKROOM OCCUPANCY SENSORS FOR MANUAL OFF/ON OPERATION.
- WALL MOUNTED OCCUPANCY SENSOR, MTD AT+46" A.F.F. LEVITON 00S10-10
- LED DRIVER TO BE PLUGGED INTO THE DUPLEX OUTLET. REFER TO SHEET E2.0 FOR THE OUTLET LOCATION SEE SHEET E3.0 FOR DETAIL.
- EC TO PROVIDE POWER TO EMERGENCY LIGHTING FROM THE NEARBY LIGHTING CIRCUIT AHEAD OF ALL SWITCHING.
- SURFACE MTD OCCUPANCY SENSOR LEVITON 06C20-MDW.
- PENDANT MTD OCCUPANCY SENSOR LEVITON 06C20-MDW
- NOT USED
- NEW EMERGENCY BATTERY UNIT. BATTERY UNIT TO PROVIDE 90 MIN BATTERY BACKUP POWER TO REMOTE HEADS
- NOT USED
- G.C EXAMINE EXISTING LIGHT FIXTURE, REPLACE LAMPS W/ NEW LED LAMP AS REQUIRED.
- WIRE REMOTE HEADS BACK TO BATTERY UNIT LOCATED IN ELECTRICAL EQUIPMENT ROOM, SEE LEGEND
- WIRE THROUGH CURRENT LIMITER BREAKER.
- ONE DRIVER FOR THE SECTION TO BE PLUGGED INTO DUPLEX OUTLET. REFER TO E2.0 FOR DUPLEX OUTLET LOCATION.

CURRENT LIMITER PANEL SCHEDULE

PANEL CIRCUIT NO.	LOAD NAME	CIRCUIT WATTAGE	LIMITER	MAX. TRACK HEADS ALLOWED
A-2	STOREFRONT/ENTRY LIGHTS	338	3A	20
A-32	STOREFRONT/ENTRY LIGHTS	383	4A	26
A-6	GENERAL TRACK LIGHTS	1305	13A	73
A-22	GENERAL TRACK LIGHTS	1148	10A	66
A-8	PERIMETER TRACK LIGHTS	1148	10A	60
A-10	PERIMETER TRACK LIGHTS	1193	10A	66
A-11	EGRESS TRACK LIGHTS	180	3A	20
A-13	FITTING ROOM TRACK LIGHTS	450	4A	26
-	SPARE	-	-	-
-	SPARE	-	-	-
-	SPARE	-	-	-

* CIRCUIT WATTAGE INCLUDES 1.25% NEC FACTOR
-ALL BREAKERS SHOWN ARE NEW

ELECTRICAL GENERAL NOTES

- ELECTRICAL CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ALL LIGHT FIXTURE LOCATIONS.
- CONTRACTOR SHALL COMPLETELY REMOVE ALL EQUIPMENT, PANELBOARDS, DEVICES, FIXTURES, WIRING, CONDUIT, ETC. AND ALL ASSOCIATED SUPPORTS, BRACINGS, PADS, ETC. NOT BEING REUSED OR SHOWN TO REMAIN WHETHER IN THE DEMISED SPACE, ON THE ROOF OR OTHERWISE LOCATED OUTSIDE OF THE DEMISED SPACE. DO NOT ABANDON IN PLACE.
- ALL LINEAR FLUORESCENT LIGHT FIXTURES SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF NEC SECTION 410-130(G) REGARDING LOCAL DISCONNECTING MEANS.
- ALL 120 VOLT BRANCH CIRCUITS IN EXCESS OF 75' SHALL HAVE CONDUCTOR SIZE INCREASED A MINIMUM OF 1 CONDUCTOR SIZE. INSTALLING CONTRACTOR SHALL DETERMINE ACTUAL CONDUCTOR SIZE TO BE INSTALLED TO ADHERE TO VOLTAGE DROP REQUIREMENTS.
- PROVIDE A NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT. NEUTRAL SHARING IS NOT ALLOWED.
- ADJUST CIRCUIT WIRE SIZES FOR VOLTAGE DROP WHERE REQUIRED. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- ELECTRICAL SYSTEM SHALL BE GROUNDED AND BONDED PER NEC REQUIREMENTS AND AUTHORITY HAVING JURISDICTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ELECTRICAL DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.
- FOR THOSE CLIENTS FOR WHOM THEY REQUEST AND WE HAVE SPECIFIED LED FIXTURES/LAMPS, THE CLIENT IS RESPONSIBLE TO ENSURE THAT ONLY COMPATIBLE LAMPS MANUFACTURED FOR THE LED FIXTURES IN THIS SPACE ARE INSTALLED AT A LATER DATE AS POSSIBLE REPLACEMENT LAMPS. THE USE OF ANY UNAPPROVED OR NON-COMPLYING LAMPS FOR SUCH FIXTURES IS NOT RECOMMENDED AS IT COULD LEAD TO FIRE HAZARDS OR A LOSS OF WARRANTY.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR/ARCHITECT FOR THE INSTALLATION OF LIGHTING FIXTURES WHERE CLASHES OCCUR WITH MECHANICAL UNIT & HVAC DUCT. REFER SHEET E3.1 FOR LIGHTING FIXTURE SCHEDULE.

DRAWING CONDITION LEGENDS

(E)	EXISTING.
(EP)	EXISTING TO BE RELOCATED.
(R)	REMOVED.
(RE)	RELOCATED EXISTING EQUIPMENT.

EQUIPMENT DESIGNATION

T1	480-208/120V.30KVA TRANSFORMER.
T2	480-208/120V.15KVA TRANSFORMER.
T3	480-208/120V.45KVA TRANSFORMER.
PANEL H	480/277V 3P.4W 225A MLO PANEL.
PANEL L	120/208V 3P.4W 225A MLO PANEL.
PANEL L1	120/208V 3P.4W 100A MLO PANEL.
PANEL A	120/208V 3P.4W 125A MLO PANEL.

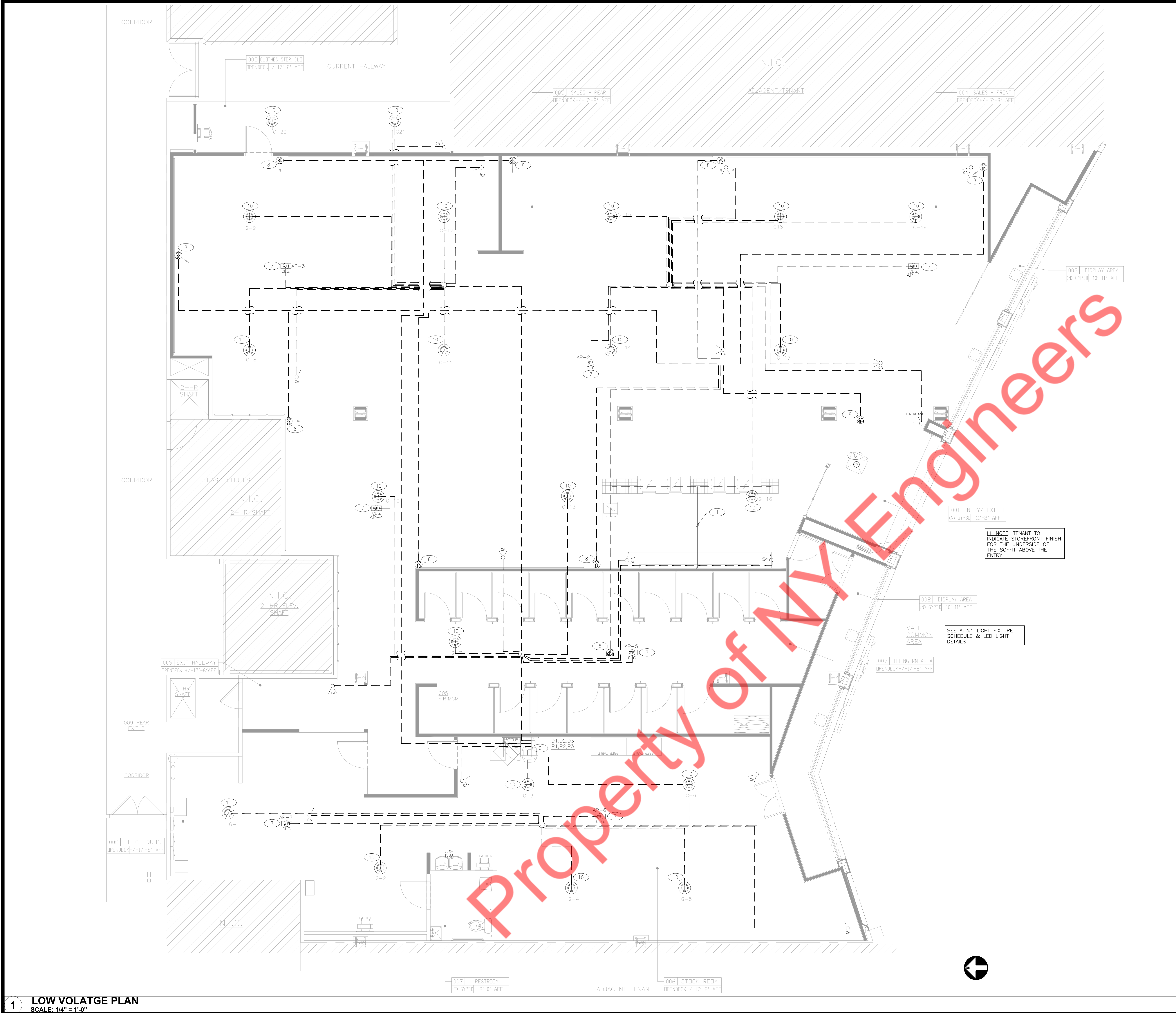
No.	DATE:	ISSUE:
	12.01.25	LANDLORD REVIEW & GC BID



PROJECT: GARAGE	
PROJECT NO.	250239
SCALE:	AS NOTED
DATE:	10.21.2025
DRAWN BY:	NYE
CHECKED BY:	NYE
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NYE

DRAWING NAME: ELECTRICAL LIGHTING PLAN	
DRAWING NO.	E1.0
SEAL	SEAL

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT. ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.	
ARCH. REGISTRATION NO. - #	
SEAL	SEAL



PLAN KEY NOTES

1	ELECTRICAL CONTRACTOR TO ADD NEW (3) IN-GROUND CONDUITS, FURNISH AND INSTALL THE FOLLOWING IN THE CASH REGISTER AREA: (1) 1\"/>	6	PROVIDE 1\"/>
2	PROVIDE A MINIMUM OF 1 3/4\"/>	7	PROVIDE J-BOX INSTALLED IN CENTER OF SALES FLOOR MTD AT 12'-0\"/>
3	PROVIDE 1\"/>	8	OWNER PROVIDED SPEAKERS, AMP & CD CHANGER, E.G. TO PROVIDE F+4 RATED 16 GAGE WIRE & INSTALL MAKE ALL REQUIRED TERMINATIONS. COORDINATE WITH CONSTRUCTION MANAGER ON SPEAKER EXACT LOCATION, SOUND LEVELS SHOULD BE APPROPRIATE AS TO NOT DISTURB COMMON AREA OR ADJACENT TENANTS.
4	NOT USED	9	PROVIDE J-BOX IN CEILING OF SALES FLOOR FOR CONDUIT AND WIRING CONNECTIONS FOR LOW VOLTAGE ITEMS. RUN A MINIMUM OF 1\"/>
5	PROVIDE NECESSARY CONDUIT FOR DATA TO SENSORMATIC. COORDINATE POWER REQUIREMENTS ON E2.0.	10	PROVIDE 1-1/2\"/>

ELECTRICAL SYMBOL LEGEND

①	JUNCTION BOX
②	WAP1 WIRELESS ACCESS POINT
③	DUPLEX RECEPTACLE - 125 VOLT, 2 POLE, 3 WIRE GROUNDING TYPE, 20 AMPERE, MOUNTED IN FLOOR BOX COMBINATION TELEPHONE/ DATA OUTLET. SEE ENGINEERS DRAWINGS FOR SPECIFICATIONS.
▽	TELEPHONE WALL OUTLET, WALL MOUNTED, 12\"/>
▽	RJ45 TERMINATED W/ FEMALE END IN WALL MOUNTED FACE, 12\"/>

DATA, WIFI, EAS, TCI LEGEND

D1	INTERNET, LOCATED INSIDE THE CABINET
D2, D3, P1	- LOCATED OUTSIDE OF THE CABINET
D4	- FOR RUNNER STATION PC
D5	- FOR SPARE DATA (MUSIC)
P2	- FAILOVER, LOCATED INSIDE THE CABINET
P3	- ALARM, LOCATED INSIDE THE CABINET
AP1, AP2	- ACCESS POINT TO BE INSTALLED AT JUNCTION BOX, CABLE MUST BE CRIMPED
AP3, AP4	- TO BE RUN THROUGH THE TOP OF THE DROP CLO / BULKHEAD AND DROPPED INSIDE. LEAVE 15-20 FEET OF SPACE.
EAS	- TO BE INSTALLED WITHIN CEILING BULKHEAD IN ENTRANCE WAY - LEAVE BLACK FOR REPOSITIONING. COORDINATE WITH G.C.
TC1	-

GENERAL NOTES

- THE MECHANICAL AND ELECTRICAL DRAWINGS GOVERN THOSE SYSTEMS. THE LOCATION OF ALL MECHANICAL, ELECTRICAL ELEMENTS THAT ARE VISIBLE ARE INDICATED ON THE ARCHITECTURAL PLANS AND DETAILS. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
- THE CEILING PLAN LAYOUT HAS PRIORITY OVER THE NON-VISIBLE LAYOUT. ADJUST ABOVE CEILING LAYOUT AS REQUIRED. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO THE COMMENCING OF CONSTRUCTION.
- PROVIDE ADEQUATE CLEARANCE FOR ALL MECHANICAL/ELECTRICAL ELEMENTS AND ANY RELATED ITEMS NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLAN.
- ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF FINISH FLOOR TO THE UNDERSIDE OF FINISH CEILING.
- SEE ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND FOR ADDITIONAL FIXTURES NOT SHOWN ON THIS PLAN. GC TO CONFIRM QUANTITIES WITH TENANT BEFORE ORDERING.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND QUANTITY OF EMERGENCY LIGHT FIXTURES.
- WHERE DICTATED BY CODE, SEISMIC RESTRAINTS SHALL BE PROVIDED FOR CEILING ELEMENTS, INCLUDING BUT NOT LIMITED TO, LIGHT FIXTURES, ACOUSTIC TILE CEILING GRID, GYPSUM CEILING SYSTEMS, HVAC EQUIPMENT, ETC.
- FOR FINISH SPECIFICATIONS SEE DRAWING A04 AND A04.1
- COORDINATE ALL PENETRATIONS FOR DUCTWORK WITH MECHANICAL DRAWINGS.
- GENERAL CONTRACTOR TO CONFIRM AND COORDINATE IN THE FIELD CEILING HEIGHTS NOTED WITH ANY NEW OR EXISTING CONDITIONS.
- T.G.C. TO COORDINATE SOUND SYSTEM WITH TENANT. SPEAKERS BY TENANT, WIRING BY GC.
- THE GC SHALL PROVIDE ACCESS PANELS IN HARD CEILINGS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT AND LANDLORD EQUIPMENT. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWING FOR VALVE, VOLUME DAMPER, JUNCTION BOXES, ETC. ACCESS PANELS SHALL BE FLUSH PANEL DOOR, TYPED-IN FOR DRYWALL TYPE DW-5040 BY AUCOR PRODUCTS INC. (OR EQUIVALENT) ACCESS PANEL LOCATIONS TO BE REVIEWED BY TENANT AND LANDLORD PRIOR TO INSTALLATION. LOCATE THESE INCONSPICUOUSLY.

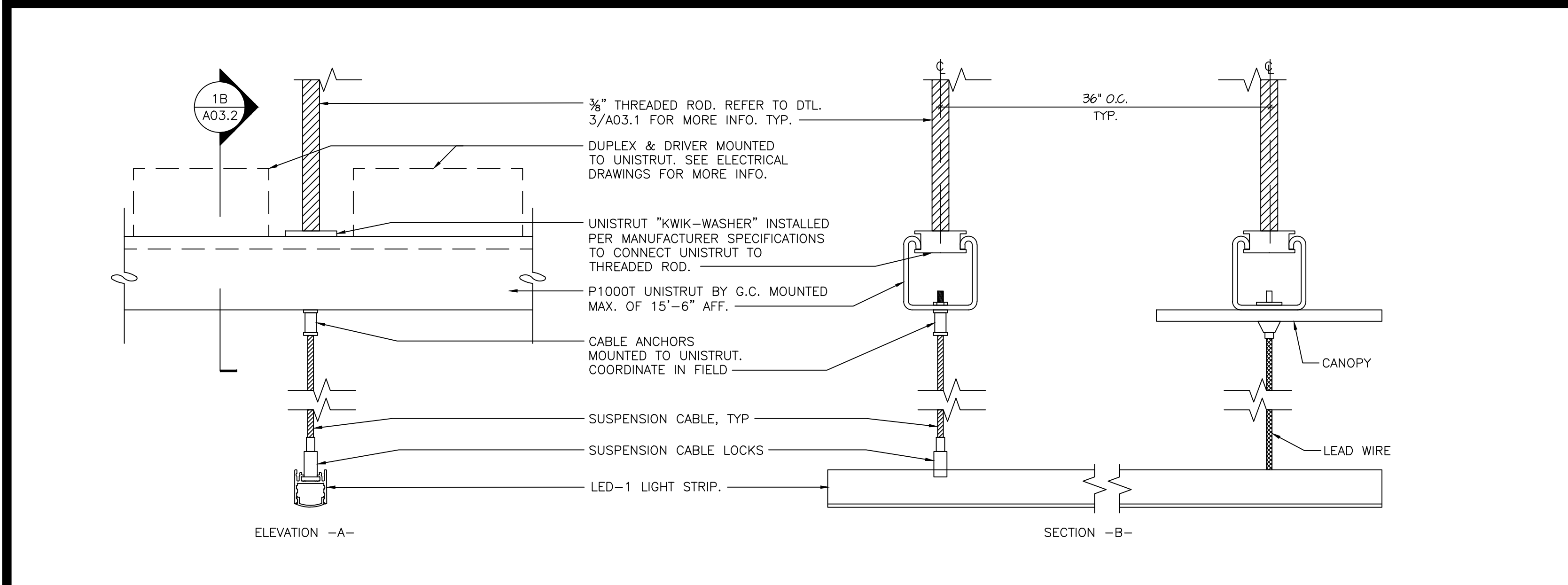
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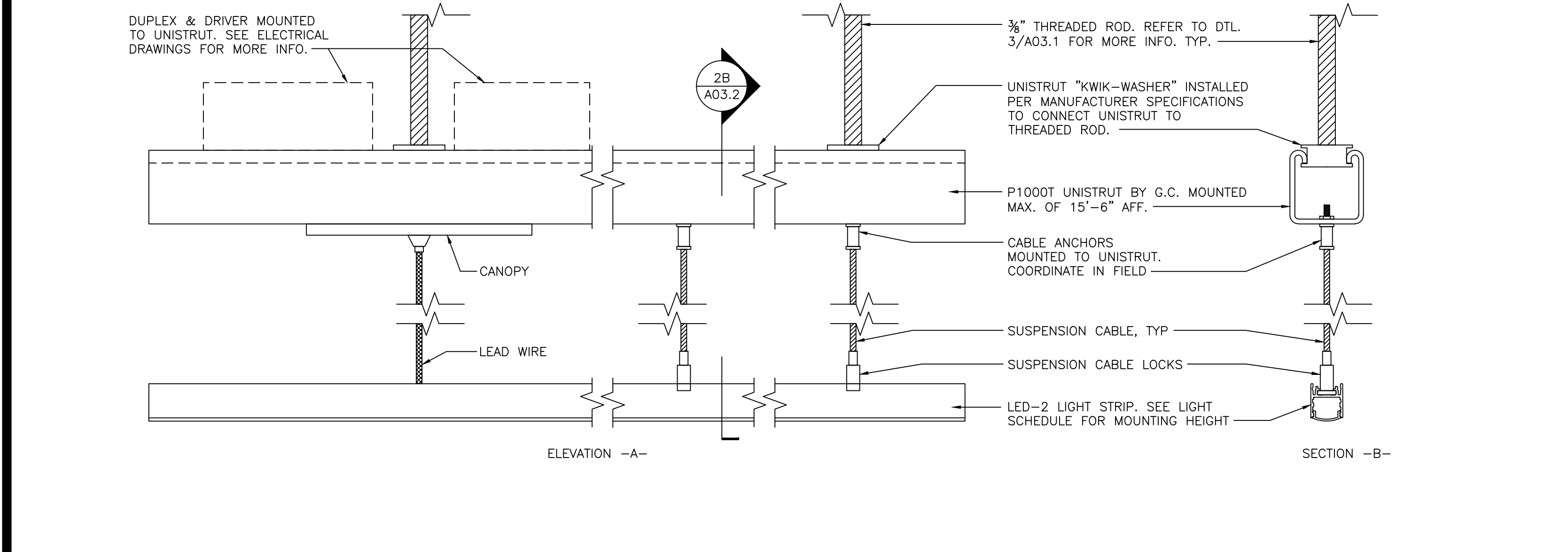
PROJECT: GARAGE	
PROJECT NO.	250239
SCALE:	AS NOTED
DATE:	10.21.2025
DRAWN BY:	NYE
CHECKED BY:	NYE
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NYE

DRAWING NAME:	LOW VOLTAGE PLAN
DRAWING NO.	E1.1

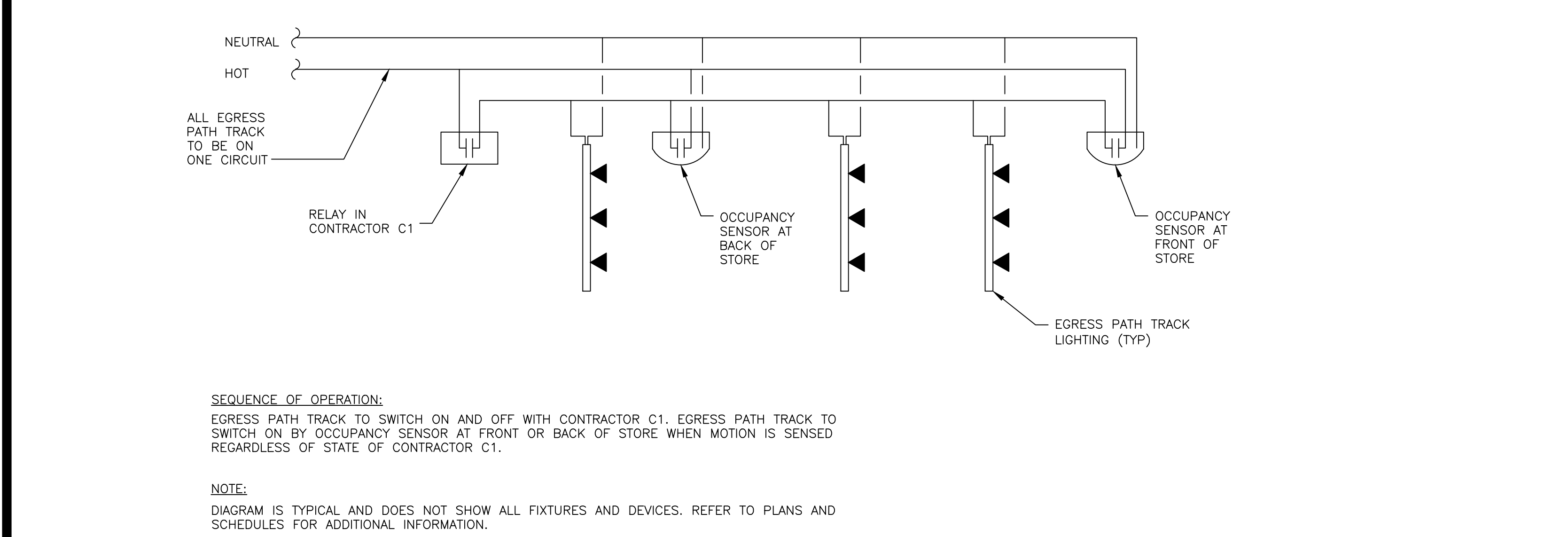
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ARCH. REGISTRATION NO. - #	
SEAL	SEAL



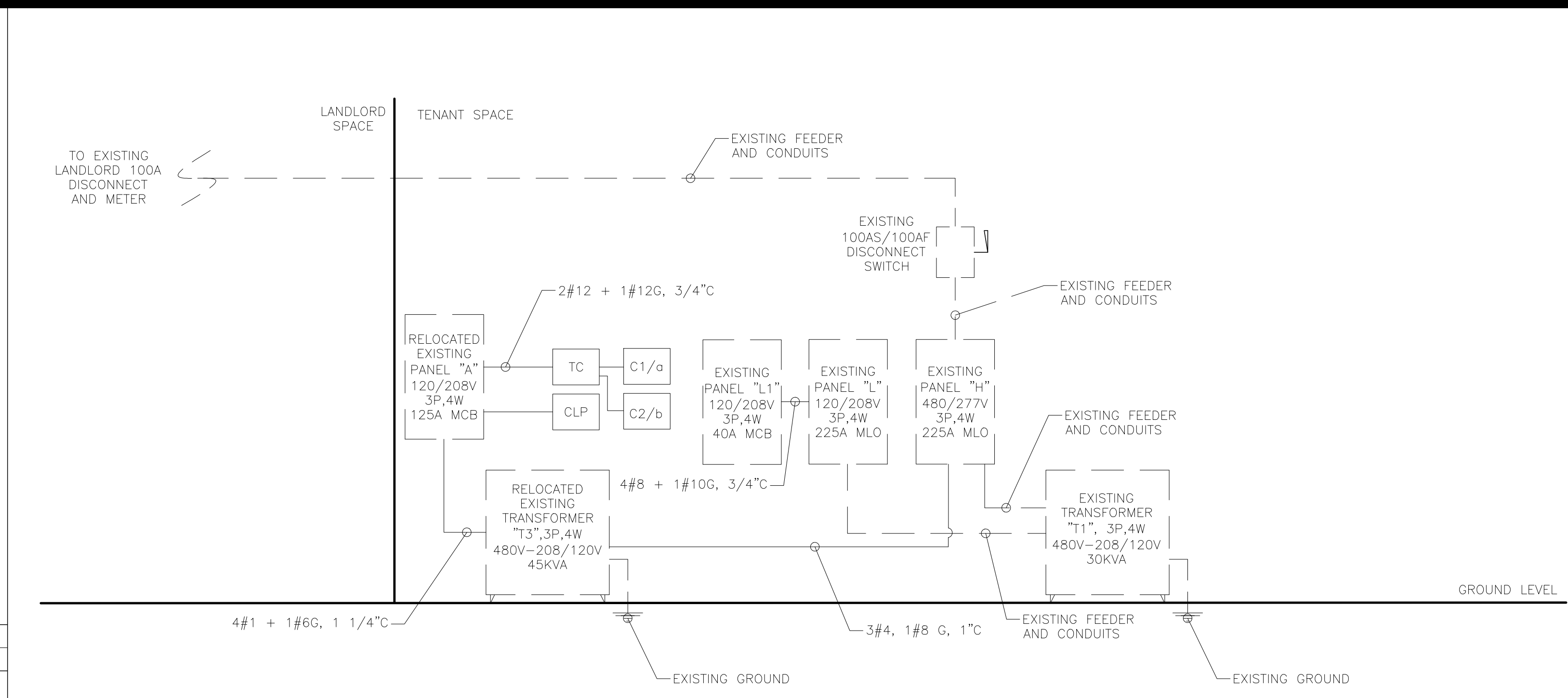
1 LED-1 LIGHT STRIP MOUNTING DETAIL
SCALE: N.T.S.



2 LED-2 LIGHT STRIP MOUNTING DETAIL
SCALE: N.T.S.



3 EGRESS LIGHTING WIRING DIAGRAM
SCALE: N.T.S.



4 ELECTRICAL SCHEMATIC DIAGRAM & NOTES
SCALE: N.T.S.

ELECTRICAL GENERAL NOTES

- ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS PERMITTED FOR SHORT, FINAL CONNECTIONS ONLY (6" OR LESS).
- EXPOSED CONDUIT SHALL BE INSTALLED IN STRAIGHT LINES, PARALLEL OR IN RIGHT ANGLES TO THE BUILDING STRUCTURE. DO NOT LOOP EXCESS FLEXIBLE CONDUIT IN CEILING SPACE OR WALL CAVITY.
- CABLE TYPES AC AND NM CABLES ARE NOT ACCEPTABLE. TYPE MC CABLE, ELECTRIC METALLIC TUBING (EMT), AND RIGID GALVANIZED CONDUIT ARE PERMITTED.
- ALL EQUIPMENT, DEVICES AND FIXTURES SHALL BE GROUNDED IN COMPLIANCE WITH NEC AND UL REQUIREMENTS.
- ALL PANELS TO BE UL LABELED WITH BOLT ON TYPE CIRCUIT BREAKERS.
- 7 DAY, 24 HOUR TIME CLOCK IS REQUIRED TO CONTROL STOREFRONT ENTRY LIGHTS, SHOW WINDOW LIGHTS, SHOW WINDOW RECEPTACLES AND STOREFRONT SIGNAGE. ILLUMINATED STOREFRONT SIGNS MUST REMAIN LIT DURING ALL MALL BUSINESS HOURS.
- TENANT IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE TO ENSURE THAT THE TOTAL CONNECTED LOAD DOES NOT EXCEED THE ELECTRICAL SERVICE. ANY ALL MODIFICATIONS OR UPGRADES NEEDED ARE SUBJECT TO LANDLORD'S PRIOR APPROVAL, AND WILL BE COMPLETED BY TENANT/ TENANT'S GC, AT TENANT'S SOLE EXPENSE.
- ALL ELECTRICAL PANELS TO BE MOUNTED ON PLYWOOD BACKER BOARD.
- PANEL PHASE LOADS TO BE BALANCED WITHIN 10%.
- ELECTRICAL PANELS MAY NOT BE RECESSED IN DEMISING PARTITIONS, SURFACE MOUNT OR FUR OUT WALL TO ACHIEVE FLUSH FINISH APPEARANCE.

AUDIO WIRING SPEC.

SPEC. CRITERIA	SPECIFICATION
AWG	16
STRANDING	16 X 19
NO. OF CONDUCTOR	2
INSULATION TYPE	PLENUM PVC
INSULATION THICKNESS	0.008
JACKET TYPE	PLENUM PVC
MIN. CABLE OD	0.016
VOLTAGE	300
TEMPERATURE	75 C
PULL-UP METERS	300/150
WEIGHT (LBS)	26/13
CSA	CMP, FT-6
UL	CMP, E22-2, UL 444
Rohs	COMPLIANT
FLAME TEST	FT-6
COLOR CODE	BLACK/RED

PLENUM MULTI-CONDUCTOR: UNSHIELDED STRANDED TINNED COOPER CONDUCTORS PLENUM PVC INSULATION, PLENUM PVC JACKET.

THE NEW CURRENT LIMITER PANEL, NEW TIME CLOCK AND NEW LIGHTING CONDUCTOR SHALL BE PROVIDED BY TENANT'S GC'S ELECTRICAL SUB-CONTRACTOR.

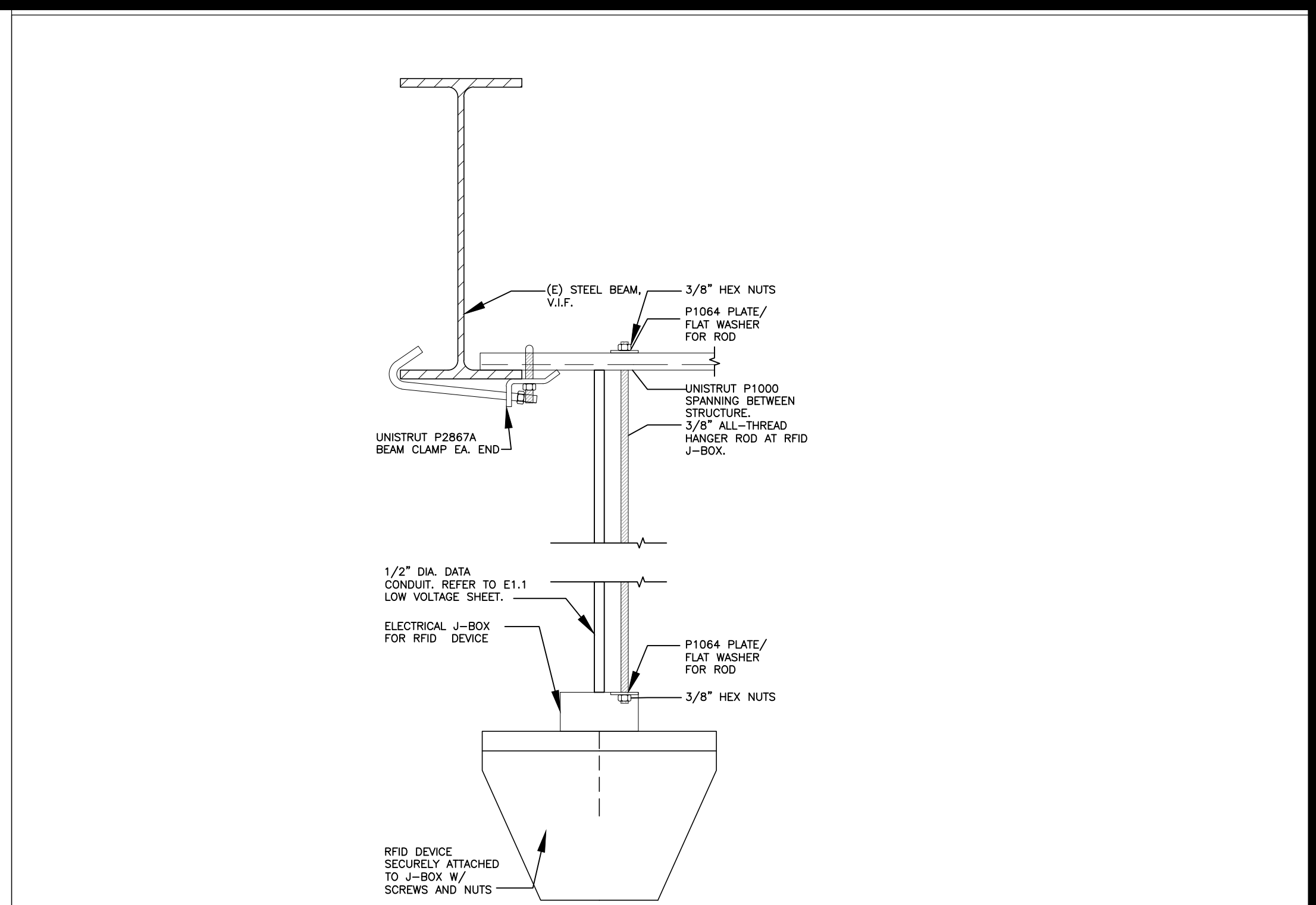
1. ALL HOME RUNS IN EMT.
2. NO MC CABLE EXPOSED OR IN DEMISING WALLS.

ELECTRICAL SCHEMATIC DIAGRAM GENERAL NOTES

UNLESS NOTED OTHERWISE, ALL ELECTRICAL EQUIPMENT AND ASSOCIATED FEEDERS, CONDUIT, AND CIRCUIT BREAKERS SHOWN IS EXISTING TO REMAIN.

RISER NOTES

- ALL CONDITIONS TO BE FIELD VERIFIED BEFORE SUBMITTING BID.
- GENERAL CONTRACTOR TO MAINTAIN FIRE RATING OF PARTITION NEW ELECTRICAL EQUIPMENT IS BEING SECURED TO.
- THE ELECTRICAL CONTRACTOR'S SUB-CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL VOLTAGES ON PLANS UPON FIRST VISIT TO THE SITE. THE INCOMING SERVICE SHOULD CORRESPOND TO THE SPECIFICATIONS FOR THE LIGHTING FIXTURES AND THE HVAC EQUIPMENT AND BE PROPERLY NOTED ON THE ELECTRICAL PANEL DIAGRAMS AND RISERS. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- HVAC CIRCUIT BREAKERS SHALL BE "HACR" TYPE WHERE REQUIRED BY EQUIPMENT NAMEPLATE PER N.E.C.
- TENANT'S ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT A.I.C. RATING OF LANDLORD'S DISTRIBUTION EQUIPMENT, FURNISH AND INSTALL TENANT'S SYSTEM TO MATCH.
- ELECTRICAL CONTRACTOR SHALL BALANCE ALL PANELS AND + ELECTRICAL EQUIPMENT TO 10% () BETWEEN PHASES: A/B B/C, - A/C REGARDLESS OF CIRCUITING INDICATED.
- PROPER CLEARANCE MUST BE MAINTAINED ABOUT ELECTRICAL EQUIPMENT PER N.E.C. FIELD VERIFY EXACT MOUNTING SPACE AVAILABLE IN ELECTRICAL ROOM/AREA PRIOR TO INSTALLATION OF ELECTRICAL EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS FOR A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM.
- ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING & REPAIRING.



3 RFID DETAIL
SCALE: N.T.S.

TENANT REVIEW NOTES - ELECTRICAL

- TENANT SHALL NOT MAKE MODIFICATIONS TO THE LANDLORD'S BASE BUILDING SYSTEMS WITHOUT PRIOR APPROVAL FROM THE LANDLORD.
- ANY DAMAGE DONE TO THE LANDLORD'S BASE BUILDING OR SYSTEMS BY THE TENANT DURING CONSTRUCTION SHALL BE REPAIRED BY THE LANDLORD AT THE TENANT'S EXPENSE.
- AS-BUILTS: UPON COMPLETION OF THE TENANT BUILD-OUT, THE TENANT SHALL PROVIDE ONE (1) SET OF PDF AS-BUILT PLANS FOR ALL ELECTRICAL WORK TO THE LANDLORD.
- EXISTING SYSTEMS FROM THE PREVIOUS TENANT CANNOT BE ABANDONED IN PLACE AND MUST BE DEMOLISHED ENTIRELY IF NOT BEING RE-USED. HANGERS AND SUPPORTS SHALL BE ATTACHED TO STRUCTURAL MEMBERS ONLY (NOT SECURED TO THE DECK ABOVE).
- ALL HANGERS EXPOSED TO PUBLIC VIEW SHALL BE EVENLY SPACED AND GROUPED, AS MUCH AS POSSIBLE, WITH OTHER TRADES FOR UNIFORMITY.
- DIRECT ATTACHMENT TO THE SLAB OR DECK IS PROHIBITED. ALL PIPING, EQUIPMENT, ETC., SHALL BE HUNG OR SUPPORTED FROM THE BUILDING'S STRUCTURAL STEEL. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING MISCELLANEOUS STEEL, CHANNELS, ANGLES, ETC., AS NECESSARY TO ACCOMPLISH THE REQUIRED SUPPORT.
- ALL INTERIOR ELECTRICAL WIRING SHALL BE IN ELECTRICAL METALLIC TUBING (EMT); METAL-CLAD CABLE IS NOT PERMITTED.

<div>No. DATE: ISSUE:</div> <div>12.01.25 LANDLORD REVIEW & GC BID</div> <div></div>	PROJECT: GARAGE	PROJECT NO. 250239	DRAWN BY: NYE	DRAWING NAME: ELECTRICAL NOTES & SCHEMATICS	ARCH. REGISTRATION NO. - #	
	SCALE: AS NOTED	CHECKED BY: NYE	DRAWING NO. E3.0			
	DATE: 10.21.2025	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE				
					SEAL	SEAL

PANEL:	H	(EXISTING)	-								MOUNTING: SURFACE					
480V/277	VOLTS		3	PHASE	-	-	-	DEMAND LOAD (in kVA)	42.64	PANEL LOCATION: ELECTRICAL ROOM						
225	AMPS	MLO - MAIN LUG ONLY	4	WIRE	-	-	-	DEMAND CURRENT (in Amps)	51.35	FED FROM: HOUSE METER						
CKT NO.	TRIP AMPS	DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	NOTES			PER PHASE (KVA)			NOTES	LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.
1			O	11.42	3#12 + 1#12G, 3/4"C	A	B	C					SPACE		2	
3	60/3P	TRANSFORMER-T3 (45KVA)(RE)	O	11.42			11.42							SPACE		4
5			O	11.42				11.42						SPACE		6
7						2.80										8
9	20/3P	VAV-3(E)			S.A.E		2.80		S.A.E		2.80	O	TRANSFORMER-T1 (30KVA)(E)	40/3P	10	
11							2.80					2.80			O	12
13		SPACE				0.00						2.80			O	14
15		SPACE					0.00			S.A.E						VAV-1(E)
17		SPACE					0.00								18	
19		SPACE			0.00								SPARE	20/1P	20	
21		SPACE				0.00							SPARE	20/1P	22	
23		SPACE						0.00					SPARE	20/1P	24	
25		SPACE				0.00							SPARE	20/1P	26	
27		SPACE					0.00						SPARE	20/1P	28	
29		SPACE						0.00	S.A.E				VAV-2(E)	20/1P	30	
						14.21	14.21	14.21								

PANEL:	L	(EXISTING)	-							MOUNTING:		SURFACE		
208Y/120	VOLTS		3	PHASE	-	-	-	DEMAND LOAD (in kVA)	8.39		PANEL LOCATION:	ELECTRICAL ROOM		
225	AMPS	100A MCB - MAIN CIRCUIT BREAKER	4	WIRE	-	-	-	DEMAND CURRENT (in Amps)	23.32		FED FROM:	T1 TRANSFORMER		
CKT NO.	TRIP AMPS	DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	NOTES	PER PHASE (KVA)			NOTES	LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.
1	20/1P*	SENSORMATIC	R	0.54	2#12 + 1#12G, 3/4"C	0.54					O			2
3	20/1P*	EF-1.1(E)	M	0.20	2#12 + 1#12G, 3/4"C	0.20			3#3 + 1#8G, 1"C		O	MAIN	100/3P*	4
5	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C		0.18				O			6
7	20/1P*	DISPLAY AREA RECEPTACLES	R	0.18	2#12 + 1#12G, 3/4"C	0.36			2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLES	20/1P*	8
9		VID SCREEN	L	0.50	2#12 + 1#12G, 3/4"C	0.68			2#12 + 1#12G, 3/4"C	0.18	R	FRONT ENTRY RECEPTACLE	20/1P*	10
11	20/2P		L	0.50	2#12 + 1#12G, 3/4"C		0.68		2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLES	20/1P*	12
13	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C	0.36			2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLE	20/1P*	14
15	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C	0.18						SPARE	20/1P*	16
17	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C		0.18					SPARE	20/1P*	18
19	20/1P*	SPARE				0.18			2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLE	20/1P*	20
21	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C	0.18						SPARE	20/1P*	22
23	20/1P*	SALES RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C		0.18					SPARE	20/1P*	24
25	20/1P*	SPARE				0.00						SPARE	20/1P*	26
27	20/1P*	SPARE				0.18			2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLE	20/1P*	28
29	20/1P*	BATTERY UNIT	O	0.40	2#12 + 1#12G, 3/4"C		0.40					SPARE	20/1P*	30
31	20/1P*	SPARE				1.08			2#12 + 1#12G, 3/4"C	1.08	R	CASHDESK RECEPTACLE	20/1P*	32
33						0.00						SPARE	20/1P*	34
35	20/2P*	SPARE					0.18		2#12 + 1#12G, 3/4"C	0.18	R	SALES RECEPTACLE	20/1P*	36
37			O	0.78		0.78						SPARE	20/1P	38
39	40/3P	PANEL-L1	O	0.78	3#8 + 1#10G, 3/4"C		0.78					SPACE		40
41			O	0.78			0.78		S.A.E		O	HWH	20/1P*	42
						3.30	2.20	2.58						

PANEL:	L1	(EXISTING)											MOUNTING:		SURFACE
208Y/120	VOLTS		3	PHASE	-	-			DEMAND LOAD (in kVA)	2.35		PANEL LOCATION:		ELECTRICAL ROOM	
125	AMPS	40A MCB - MAIN CIRCUIT BREAKER	4	WIRE	-	-			DEMAND CURRENT (in Amps)	6.53		FED FROM:		PANEL-A	

CKT NO.	TRIP AMPS	DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	NOTES	PER PHASE (KVA)			LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.	
						A	B	C						
1			O			0.37			2#12 + 1#12G, 3/4" C	0.37	M	GXF-1(N)	2	
3	40/3P*	MAIN	O		3#8 + 1#10G, 3/4"		0.00					SPARE	20/1P*	4
5			O					0.00				SPARE	20/1P*	6
7	20/1P*	WATER FOUNTAIN	E	0.50	2#12 + 1#12G, 3/4"C	0.50						SPARE	20/1P*	8
9	20/1P*	MICROWAVE	E	1.20	2#12 + 1#12G, 3/4"C		1.20					SPARE	20/1P*	10
11	20/1P*	REFRIGERATOR	E	1.20	2#12 + 1#12G, 3/4"C			1.20				SPARE	20/1P*	12
13	20/1P*	SPARE				0.00						SPARE	20/1P*	14
15	20/1P*	SPARE					0.00					SPARE	20/1P*	16
17		SPACE						0.00				SPARE	20/1P*	18
						0.87	1.20	1.20						

CONDITION LEGENDS		GENERAL NOTES
(E)	EXISTING TO REMAIN	1. TENANT WILL BE REQUIRED TO DO A LOAD CAPACITY TEST
(D)	DEMOLISH	2. REUSE OF EXISTING SERVICE, METERING, PANELBOARDS, CONDUIT, WIRE, ETC. IS SUBJECT TO LI AND BUILDING DEPT APPROVAL
(RE)	EXISTING TO BE RELOCATED	3. ALL ELECTRICAL PANELS SCHEDULED TO BE TYPED AND LABELED WITH EACH CIRCUIT AND PLACED IN PANEL IN LAMINATED.
PANEL SCHEDULE ABBREVIATIONS		KEY NOTES ##
L	= LIGHTING	
R	= RECEPTACLE	
E	= HVAC	
E	= EQUIPMENT	
M	= MOTOR	
O	= OTHER	
*	= EXISTING BREAKER IN EXISTING PANEL WITH NEW CIRCUITING.	
**	= VERY EXISTING BREAKER CONFIGURATIONS AND LOADS. REUSE EXISTING CIRCUITS WHERE FEASIBLE. PROVIDE NEW BREAKERS AS REQUIRED.	
E.T.R.	= EXISTING TO REMAIN.	
1	= VERIFY FIELD	4. TT IS REQUIRED TO APPLY/OPEN ELECTRICAL ACCOUNT WITH LOCAL UTILITY VENDOR PRIOR TO STARTING ANY WORK. VERIFY METER NUMBER (S) WITH MALL MGT OFFICE
5.F	= SAME AS EXISTING	5. ** DENOTES EXISTING BREAKER TO REMAIN.
		6. EC SHALL VERIFY ON SITE THE EXISTING BREAKERS AND CIRCUITS SERVING THE EXISTING EQUIPMENT AND ENSURE RETENTION OF ALL ASSOCIATED ACCESSORIES.
		1. EXISTING MECHANICAL EQUIPMENTS TO REMAIN. EC TO FIELD VERIFY THE EXACT LOCATION AND OPERABLE CONDITION OF THE EXISTING BREAKERS AND REUSE. REPLACE IF FOUND INOPERABLE. EC TO REROUTE THE CONDUITS TO THE NEW PANEL.

PANEL:	A	(RELOCATED)	-												MOUNTING:		SURFACE	
208Y/120	VOLTS		3	PHASE	-	-	-	-	-	-	DEMAND LOAD (in kVA)	34.25		PANEL LOCATION:		ELECTRICAL ROOM		
225	AMPS	125A MCB - MAIN CIRCUIT BREAKER	4	WIRE	-	-	-	-	-	-	DEMAND CURRENT (in Amps)	95.18		FED FROM:		T3 TRANSFORMER		
CKT NO.	TRIP AMPS	DESCRIPTION OF LOAD	LOAD TYPE	LOAD (KVA)	NOTES			PER PHASE (KVA)			NOTES			LOAD (KVA)	LOAD TYPE	DESCRIPTION OF LOAD	TRIP AMPS	CKT NO.
						A	B	C										
1	20/1P*	STOCK ROOM RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C	0.38				2#12 + 1#12G, 3/4"C	0.20	L	STOREFRONT TRACK LIGHT (C2/b)	20/1P*	2			
3	20/1P*	STOCK ROOM RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C		0.98			2#12 + 1#12G, 3/4"C	0.80	L	CASH REGISTER LIGHTING (C1/a)	20/1P*	4			
5	20/1P*	FITTING ROOM LIGHTING (C1/a)	L	0.18	2#12 + 1#12G, 3/4"C			1.21		2#12 + 1#12G, 3/4"C	1.03	L	GENERAL SALES AREA TRACK LIGHTING (C1/a)	20/1P*	6			
7	20/1P*	TIMECLOCK	R	0.20	2#12 + 1#12G, 3/4"C	0.97				2#12 + 1#12G, 3/4"C	0.77	L	PERIMETER SALES AREA TRACK LIGHTING (C2/b)	20/1P*	8			
9	20/1P*	BLADE SIGN C2/b	L	1.20	2#12 + 1#12G, 3/4"C		2.03			2#12 + 1#12G, 3/4"C	0.83	L	PERIMETER SALES AREA TRACK LIGHTING (C2/b)	20/1P*	10			
11	20/1P*	EGRESS SALES AREA TRACK LIGHTING	L	0.22	2#12 + 1#12G, 3/4"C			0.40		2#12 + 1#12G, 3/4"C	0.18	L	FITTING ROOM LIGHTING (C1/a)	20/1P*	12			
13	20/1P*	FITTING ROOM AREA TRACK LIGHTING	L	0.36	2#12 + 1#12G, 3/4"C	0.54				2#12 + 1#12G, 3/4"C	0.18	L	SALES LIGHTING (C1/a)	20/1P*	14			
15	20/1P*	EXIT SIGNAGES	L	0.04	2#12 + 1#12G, 3/4"C		0.22			2#12 + 1#12G, 3/4"C	0.18	L	FITTING ROOM LIGHTING (C1/a)	20/1P*	16			
17	20/1P*	FITTING ROOM RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C			0.36		2#12 + 1#12G, 3/4"C	0.18	R	STOCKROOM RECEPTACLE	20/1P*	18			
19	20/1P*	SALES LIGHT BOX (BACKWALL) C1/a	L	1.80	2#12 + 1#12G, 3/4"C	2.08				2#12 + 1#12G, 3/4"C	0.28	L	FITTING ROOM MIRROR LIGHT C1/a	20/1P*	20			
21	20/1P*	SALES LIGHT BOX (CASHWRAP) C1/a	L	1.80	2#12 + 1#12G, 3/4"C		1.98			2#12 + 1#12G, 3/4"C	0.18	R	STOCKROOM RECEPTACLE	20/1P*	22			
23	20/1P*	SIGNAGE C2/b	L	1.20	2#12 + 1#12G, 3/4"C			1.56		2#12 + 1#12G, 3/4"C	0.36	R	IT RACK	20/1P*	24			
25	20/1P*	FITTING ROOM LIGHTING (C1/a)	L	0.18	2#12 + 1#12G, 3/4"C	0.36				2#12 + 1#12G, 3/4"C	0.18	R	FITTING ROOM RECEPTACLE	20/1P*	26			
27	20/1P*	FITTING ROOM MIRROR LIGHT C1/a	L	0.28	2#12 + 1#12G, 3/4"C		1.00			2#12 + 1#12G, 3/4"C	0.72	R	TELEPHONE BOARD	20/1P*	28			
29	20/1P*	SALES LIGHT BOX (CENTER) C1/a	L	1.80	2#12 + 1#12G, 3/4"C			2.50		2#12 + 1#12G, 3/4"C	0.70	L	STOCK ROOM/HALLWAY LIGHTING	20/1P*	30			
31	20/1P*	SALES LIGHTING (C1/a)	L	0.18	2#12 + 1#12G, 3/4"C	0.56				2#12 + 1#12G, 3/4"C	0.38	L	STOREFRONT TRACK LIGHT (C2/b)	20/1P*	32			
33	20/1P*	SHOW WINDOW (C2/b)	L	1.80	2#12 + 1#12G, 3/4"C		3.60			2#12 + 1#12G, 3/4"C	1.80	L	SHOW WINDOW (C2/b)	20/1P*	34			
35	20/1P*	STOCKROOM RECEPTACLE	R	0.18	2#12 + 1#12G, 3/4"C			1.98		2#12 + 1#12G, 3/4"C	1.80	L	SHOW WINDOW (C2/b)	20/1P*	36			
37	20/1P*	COMPUTER RECEPTACLE	R	0.36	2#12 + 1#12G, 3/4"C	2.16				2#12 + 1#12G, 3/4"C	1.80	L	SHOW WINDOW (C2/b)	20/1P*	38			
39	20/1P*	FITTING ROOM LIGHTING (C1/a)	L	0.18	2#12 + 1#12G, 3/4"C		0.40			2#12 + 1#12G, 3/4"C	0.22	L	EXIT HALLWAY & CLOTH STORE LIGHTING	20/1P*	40			
41	20/1P*	SHOW WINDOW (C2/b)	L	1.80	2#12 + 1#12G, 3/4"C			2.72		2#12 + 1#12G, 3/4"C	0.92	L	GENERAL SALES AREA TRACK LIGHTING (C1/a)	20/1P*	42			
						7.05	10.21	10.72										

G.C. AND TENANT TO CONFIRM ALL COUNTS IN THE LIGHTING SCHEDULE										
LIGHT FIXTURE SCHEDULE										
DESIGNATION	DESCRIPTION	SUPPLIED BY	MNFR.	MNFR. CATALOG #	LAMP QTY.	LAMP	EXTENDED WATTAGE	VOLT	QTY.	COMMENTS
 B	GE CURRENT LED TRACK HEAD	TENANT	GE	LTPFP38A1J1WHITE	1	92961 – GE PAR38 LED 18038W3830/15. CODE: 92961	18W	120	243	SALES AREA HATCH LIGHT INDICATES NIGHT LIGHTS. PROVIDE SPARE QTY: 10
 B3	GE CURRENT LED TRACK HEAD LED18038W3830/15	TENANT	GE	LTPFP38A1J1WHITE	1	GE 10W BR30 LED (3000K)	10W	120	36	FITTING ROOM AREA
 T4 /T6 /T8 /T12	SINGLE CIRCUIT TRACK	GC	JUNO	T4WH, T6WH, T8WH T12WH	N/A	N/A	--	120	14: 19 16: 176 18: 6 T12: 5	ALL TRACKS TO BE POWERED. ALL TRACKS TO BE FINISHED WHITE. ALL TRACKS TO BE SUSPENDED FROM GWB CEILING TO 10'-6" AFF. DL15301-INSTALLED VERTICALLY @ 4" A.F.F. CENTERED WITHIN MIRRORS HEIGHT
 DR-S	71" DOUBLE ROW LINEAR LED STRIP	BY TENANT	LUMEN WARM	GL-2DFA-WW	1	35W LED (3000K)	35W	120	32	
 LED-1 LED-2	SUSPENDED LED DECOR. STRIP LIGHT. LED-1= 48" (4FT) LED-2= 144" (12FT)	BY TENANT	LUMEN WARM	ROCCO SUSPENDED STATIC MATTE WHITE. CU144 OR 48	LED	G.C. CONFIRM LENS TYPE. MWH-WORC-HPC700-35 WITH 9-FT SUSPENDED AIRCRAFT CABLE KIT (WHITE)+ FLAT ROUND CANOPY	7.3W/FT	24V	LED1: 30 LED2: 1	5-IN-ONE DIMMABLE DRIVER UL LISTED. 11-277V 24V OUTPUT – 288W. LED-1 MOUNTED @10'-6" AFF. LED-2 MOUNTED @7'-6" AFF OVER THE CASH COUNTER.
 N-1	INDUSTRIAL STRIP	GC	PIONEER LIGHTING	ST 148-TS-DIM *PROVIDE DIMMABLE BALLAST	1	F3278/ADN830/2XL/ALTO II 28W 30PK	32W	120	29	CHAINS AND WIRE GUARDS BY OTHERS LOCATED IN STOCK RM. G.C. TO PROVIDE +INSTALL @ 11'-6" A.F.F.
	RESTROOM EXHAUST FAN	GC	TO BE DETERMINED	COLOR WHITE	N/A	LED	-	-	1 V.I.F.	EXHAUST IN RESTROOM. G.C. TO F/I
	EXIST. EXIT SIGN	EXIST/ GC	EXISTING	EXISTING COLOR WHITE	N/A	EXISTING	-	-	1 V.I.F.	MOUNTING LOCATION TO REMAIN. IF UNIT IS NOT WHITE, G.C. TO REPLACE W/ NEW TO MATCH EXISTING WHITE COMBO PACK. GREEN LETTERS ON WHITE FINISH. ARROW INDICATES DIRECTION. SELF POWERED W/90 MIN. BATTERY BACKUP. TOP OR BACK MOUNT.
 E	EXIT SIGN – LED EDGE LIT	GC	LITHONIA LIGHTING	EDG-EDGR – EXT. ALUMIN	N/A	LED	3.8W	120	7	
	2 HEAD EMER. LIGHT/EXIT COMBO	EXIST+G	LITHONIA LIGHTING	COLOR WHITE	N/A	LED	-	-	0 V.I.F.	REAR DOOR MTD @ +/-10'-0" A.F.F. G.C. REPLACE IF NON-FUNCTIONING
	WALL MOUNTED OS	GC	LEVITON	OSD10-IDW	N/A	WALL MOUNTED AT 46" A.F.F. QUANTITY= (1) SEE ELEC SHEET, V.I.F.				
 s	SURFACE MOUNTED OS	GC	LEVITON	06C20-MDW	N/A	SURFACE MOUNTED ON CEILING QUANTITY= (1) SEE ELEC SHEET, V.I.F.				
 p	PENDANT MOUNTED OS	GC	LEVITON	06C20-MDW	N/A	OCCUPANCY 360° SENSOR DECORA. THIS SENSOR TIED TO EGRESS CIRCUIT QUANTITY= (6) SEE ELEC, V.I.F.				
	EMERGENCY BATTERY UNIT	GC	EMERGI-LITE	12LC400-2-LJ LC SERIES	2	LJ-12V-6W, MR16, LED	400W	12	1	LOCATED IN STOCK ROOM. WALL MTD AT 10'-10" A.F.F. WITH 90MIN. BATTERY CAPACITY
	EMERGENCY BATTERY UNIT	EXIST	EXISTING	EXISTING COLOR WHITE	2	EXISTING WITH 90MIN. BATTERY CAPACITY	-	-	0 V.I.F.	LOCATION TO REMAIN. IF UNIT IS NOT WHITE, G.C. TO REPLACE W/ NEW TO MATCH EXISTING WHITE
 EM1	2 HEAD REMOTE EMERGENCY LIGHT	GC	EMERGI-LITE	EF-10 (MATCH WALL COLOR)	N/A	LJ-12V-6W, MR16, LED	12W	9	4 V.I.F.	INSTALLED @ 10'-10" A.F.F. (EXCEPT IN RESTROOM – MTD @ 7'-0" AFF)
 EL	CONCEALED EMERGENCY LIGHT FLIP-DOWN	GC	ISOLITE	MGN-25-LC-UN (CLR =WHITE)	2	75 WATT QUARTZ HALOGEN	75W	150W	0 V.I.F.	MOUNTED AT CEILING, RECESSED. SUPPLY & INSTALL BY GC W/90 MIN. BATTERY BACKUP
 ELM2	2 HEAD EMERGENCY LIGHT, W/BATTERY	LITHONIA LIGHTING		ELM2 LED QUANTUM HO BATTERY NI-CAD (WHITE)	2	2 =1.5 W/ 3.6 V			1 V.I.F.	MOUNTED ON WALL +/-6" AFF. IN ROOM 1 INSTALL BY GC W/90 MIN. BATTERY BACKUP

[illegible]

PROJECT: GARAGE	
PROJECT NO. 250239	DRAWN BY: NYE
SCALE: AS NOTED	CHECKED BY: NYE
DATE: 10.21.2025	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE

DRAWING NAME:	
ELECTRICAL SCHEDULES	
DRAWING NO.	
E3.1	

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, IT SHALL BE PROPERLY OBTAINED AND SCALE CORRECTED TO THE INDICATED SIZE.

ARCH. REGISTRATION NO. - #

SEAL

SEAL

ELECTRICAL NOTES

I. GENERAL REQUIREMENTS

1. GENERAL CONDITIONS: ALL CONDITIONS AND REQUIREMENTS UNDER THE GENERAL CONDITIONS, THE "SUPPLEMENTARY GENERAL CONDITIONS", THE "SPECIAL CONDITIONS" SHALL BECOME A PART OF THIS SPECIFICATION, AND BIDDERS WILL EXAMINE ALL DRAWINGS AND READ ALL PARTS OF THE SPECIFICATIONS TO AVOID OMISSIONS, DUPLICATIONS AND TO INSURE COMPLETE EXECUTION OF ALL WORK FOR ELECTRICAL.

2. GENERAL: THE WORK UNDER THIS SECTION SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT AND INCIDENTAL COSTS NECESSARY TO FURNISH AND INSTALL ALL ELECTRICAL WORK, EQUIPMENT, LAMPS, ETC. INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN, OR BOTH.

A. THE ELECTRICAL SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK/SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT/AGENCY TO DISCUSS CODE ISSUES/DIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES/WORK WILL BE PERFORMED. THIS SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS/SPECIFICATIONS.

3. THE TENANT'S GENERAL CONTRACTOR AND/OR HIS ELECTRICAL SUBCONTRACTOR IS TO VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE TENANT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE AND VOLTAGE SPECIFICATIONS AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE ELECTRICAL SUBCONTRACTOR IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT VOLTAGE/AMPERAGE.

A. THE ELECTRICAL SUBCONTRACTOR IS REQUIRED TO VISIT THE SITE DURING BIDDING AND VERIFY LOCATION(S) OF WHERE THE ELECTRICAL EQUIPMENT/PIPING IS INDICATED TO BE PLACED. SIZE OF ANY EXISTING SERVICE AND WHAT IS INDICATED TO BE INSTALLED OR "EXISTING TO REMAIN" AND IF NEW SERVICE IS INDICATED, TO VERIFY IF DIFFERENT THAN THE DRAWINGS, SIZE OF FEEDER PIPES, REQUIRED DISTANCES AND POSSIBLE ADDITIONAL WORK REQUIRED AT THE ELECTRICAL DISTRIBUTIONS ROOM. ANY DISCREPANCIES BETWEEN DESIGNED AND ACTUAL TO BE TOLD TO THE GENERAL CONTRACTOR AND BE INDICATED ON THE BID FORM.

4. THE T.G.C. IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK PRIOR TO CLOSING UP WALLS, FLOORS AND CEILINGS.

5. T.G.C. SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANT'S NEEDS AS REQUIRED, INCLUDING BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), DOMESTIC WATER LINES, OUTSIDE TOILET EXHAUST AIR AND FIRE ALARM.

6. SCOPE: FURNISH LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., REQUIRED FOR A COMPLETE INSTALLATION OF ELECTRICAL SYSTEMS AND WORK, IN ACCORDANCE WITH LOCAL CODES AND GOVERNING BODIES HAVING JURISDICTION, AS SHOWN ON DRAWINGS, AND AS SPECIFIED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A. NEW SERVICE -- T.G.C. IS TO REUSE EXISTING ELECTRICAL SERVICE OR CONDUIT ONLY; FURNISH AND INSTALL NEW ELECTRICAL SERVICE WIRE AND EXTEND BOTH CONDUIT AND WIRE TO POINT OF ALL NEW PANELS, TRANSFORMERS, WIRWAYS, TROUGHS, TIME CLOCKS, ETC.. SINCE SPACE MAY OR MAY NOT BE MEASURED OR REVIEWED BY TENANT'S ARCHITECT, THE ACTUAL LOCATION OF SERVICE AND PANEL LOCATIONS MAY NOT BE KNOWN. THE ELECTRICAL SUBCONTRACTOR, IN REVIEW OF THE PREMISES, IS REQUIRED TO INSTALL PANELS IN LOCATION AS NOTED ON DRAWINGS AND MUST INCLUDE IN HIS BID ANY EXTENSION OF CONDUIT AND WIRE, NEW DISCONNECTS, RELOCATION OR INSTALLATION OF PANELS, TROUGHS, WIRWAYS, ETC. TO MAKE THE SYSTEM WHOLE AND TO UPGRADE AS NECESSARY TO MEET CODE REQUIREMENTS. INSTALL NEW SERVICE INCLUDING CONDUIT AND WIRE FROM DEMISED PREMISES TO LANDLORD'S ELECTRICAL ROOM IF THE EXISTING SERVICE NEEDS TO BE UPGRADED FROM WHAT TENANT WAS ORIGINALLY TOLD SERVICE WOULD BE, OR THE SERVICE NEEDS TO BE MOVED BECAUSE IT'S EITHER SHOWN TO BE MOVED OR IS EXISTING NOW IN THE PATH OF FUTURE PARTITION OR OTHER SERVICES.

B. EXISTING SERVICE -- T.G.C. IS TO REUSE EXISTING ELECTRICAL SERVICE WIRE, CONDUIT AND ELECTRICAL EQUIPMENT; CUT AND EXTEND TO POINT OF NEW ELECTRICAL EQUIPMENT. ALL EXISTING ELECTRICAL EQUIPMENT WHICH IS REUSED TO BE BROUGHT UP TO "LIKE NEW" CONDITION AND THE LATEST N.E.C. STANDARD. SINCE SPACE MAY OR MAY NOT BE MEASURED OR REVIEWED BY TENANT'S ARCHITECT, THE ACTUAL LOCATION OF SERVICE AND PANEL LOCATIONS MAY NOT BE KNOWN. THE ELECTRICAL SUBCONTRACTOR, IN REVIEW OF THE PREMISES IS REQUIRED TO INSTALL PANELS IN LOCATION AS NOTED ON DRAWINGS AND MUST INCLUDE IN HIS BID ANY EXTENSION OF CONDUIT AND WIRE, NEW DISCONNECTS, RELOCATION OR INSTALLATION OF PANELS, TROUGHS, WIRWAYS, ETC. TO MAKE SYSTEM WHOLE AND TO UPGRADE AS NECESSARY TO MEET CODE REQUIREMENTS. INSTALL NEW SERVICE INCLUDING CONDUIT AND WIRE FROM DEMISED PREMISES TO LANDLORD'S ELECTRICAL ROOM IF THE EXISTING SERVICE NEEDS TO BE UPGRADED FROM WHAT TENANT WAS ORIGINALLY TOLD SERVICE WOULD BE, OR THE SERVICE NEEDS TO BE MOVED BECAUSE IT'S EITHER SHOWN TO BE MOVED OR IS EXISTING NOW IN THE PATH OF FUTURE PARTITION OR OTHER SERVICES. IF SERVICE IS ADEQUATE BUT MUST BE RELOCATED, CUT AND EXTEND EXISTING WIRE AND CONDUIT TO POINT OF ALL NEW PANELS, DISCONNECTS, TROUGHS, TIME CLOCKS, ETC.

C. POWER DISTRIBUTION SYSTEMS AND TRANSFORMER.

D. LIGHTING SYSTEMS (ALSO SEE REFLECTED CEILING PLAN).

E. ELECTRICAL ENERGIZING - MISCELLANEOUS FAN AND MOTOR.

F. MOTOR POWER WIRING SYSTEM.

G. TELEPHONE EMPTY CONDUIT SYSTEM (INCLUDING TERMINAL BOXES AND OUTLETS).

H. CONVENIENCE RECEPTACLE SYSTEM, DOOR ALARM / ENTRY SYSTEM / SECURITY.

I. SOUND SYSTEM, INTERCOM SYSTEM -- FURNISHED AND INSTALLED BY THIS CONTRACTOR IF REQUIRED BY CLIENT; EMERGENCY LIGHT SYSTEM AND BATTERIES FURNISHED BY CLIENT AND INSTALLED BY THIS CONTRACTOR.

J. GROUNDING IN ACCORDANCE WITH NATIONAL ELECTRIC CODE AND ALL MALL REQUIREMENTS.

K. NIGHT LIGHT CIRCUITING THROUGHOUT PREMISES AS PER CODE WHETHER SHOWN OR NOT ON DRAWINGS.

L. LOCK OUTS FOR EXIT / EMERGENCY LIGHTING, ALARM SYSTEMS, CASH REGISTERS, GRILLE AT ENTRY (IF APPLICABLE) AS REQUIRED. SEE PANEL SCHEDULE FOR CIRCUITS.

M. SMOKE DETECTORS FURNISHED AND INSTALLED WITHIN STORE TO INCLUDE LOCATIONS AND INTERNAL / EXTERNAL WIRING IF REQUIRED BY LANDLORD OR FIRE MARSHAL.

N. ELECTRICAL SUBCONTRACTOR, WHEN BIDDING THIS WORK, TO CHECK TO MAKE SURE THAT SERVICE WIRE CONDUIT, DISCONNECTS, ETC., ARE ADEQUATE FOR TENANT'S NEEDS -- IF ADDITIONAL SERVICE IS REQUIRED, INCLUDE NEW CONDUIT AND SERVICE FEED OR DISCONNECTS, METER BASE AND METER (IF APPLICABLE), ETC., TO BRING SUCH SERVICE UP TO TENANT'S NEEDS.

O. FURNISH AND INSTALL ALL CONDUIT AND WIRING, DISCONNECTS, BREAKERS, BALANCING OF LOADS, ETC. FOR HOOKUP OF ALL H.V.A.C. EQUIPMENT, UNIT(S), OR INLINE HEATERS WHETHER SUCH HEATERS OR EQUIPMENT / UNITS ARE SHOWN OR NOT.

P. FURNISH AND INSTALL A TWENTY FOUR (24) HOUR, SEVEN (7) DAY TIME CLOCK INCLUDING ALL INTEGRAL WIRING AND LOAD BALANCING (PANEL) FOR CONTROLLING THE STOREFRONT SIGN AND SHOW WINDOW LIGHTING, WHETHER SUCH WORK IS OR IS NOT SHOWN ON PLANS / OR SPECIFICATIONS.

Q. ALL ELECTRICAL ROUGH-IN TO BE NEW AND THE ORIGINAL SERVICES TO THE DEMISED PREMISES TO BE REUSED; CUT AND EXTEND TO POINT OF ALL NEW ELECTRICAL EQUIPMENT (IF ANY EQUIPMENT IS REUSED, UPGRADE SAME TO "LIKE NEW" CONDITION AND THE LATEST N.E.C. STANDARDS) BY THE TENANT'S CONTRACTOR UNLESS NOTED OTHERWISE ON DRAWINGS. TENANT'S GENERAL CONTRACTOR TO FIELD VERIFY THAT ALL UTILITY LINES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SIZE SPECIFIED. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE DRAWINGS OR OF A SIZE LARGER OR SMALLER THAN NOTED, THIS CONTRACTOR IS TO NOTIFY THE TENANT'S ARCHITECT IMMEDIATELY.

R. THE TENANT'S ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A NEW CIRCUIT DIRECTORY(S) WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE.

S. THE SIGN(S) JUNCTION BOX PERMIT IS TO BE INCLUDED IN THE WORK FOR THE ELECTRICAL SUBCONTRACTOR AND THE BOX IS TO BE SUPPLIED BY THIS CONTRACTOR AND PROPERLY LABELED.

T. FURNISH AND INSTALL NEW (OR REFURBISH IF EXISTING) TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, WHETHER SUCH WORK IS SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

U. IF A SMOKE EVACUATION AND/OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATIONS AND/OR REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS, WHETHER SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

V. ENGINEER, FURNISH AND INSTALL ANY AND ALL REQUIRED SMOKE EVACUATION, SMOKE DETECTION AND FIRE ALARM SYSTEMS, INCLUDING ANY AND ALL PARTS AND LABOR, TO MEET LOCAL CODE, LANDLORD REQUIREMENTS AND FIRE MARSHAL SPECIFICATIONS WHETHER SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

7. THE T.G.C. AND / OR ELECTRICAL SUBCONTRACTOR IS TO INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE EXIT / EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED.

8. SUBSTITUTIONS: CATALOG AND MANUFACTURER'S NUMBERS IN THIS SECTION AND ON THE DRAWINGS ARE FOR THE PURPOSE OF ESTABLISHING STANDARDS OF QUALITY AND TYPE OF MATERIALS TO BE USED. PRODUCTS OR OTHER MANUFACTURERS MAY BE USED IF SIMILAR AND EQUAL IN QUALITY AND DESIGN IN THE OPINION OF THE OWNER OR OWNER'S ARCHITECT AND ARE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S ARCHITECT, IN WRITING, PRIOR TO CLOSE OF BIDDING. REQUESTS FOR APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING, AND SHALL INCLUDE REPORTS OF TESTS, PERFORMANCE DATA OR OTHER PROOF OF EQUALITY TO THE ITEM SPECIFIED.

9. SHOP DRAWINGS: PRIOR TO THE COMMENCEMENT OF WORK, SUBMIT ONE (1) SET OF THE FOLLOWING ITEMS TO THE OWNER'S ARCHITECT IN THE FORM OF SHOP DRAWINGS, DETAILS OR CATALOG CUTS FOR THE RECORD: LIGHTING AND POWER PANELS, WIRING DEVICES, SAFETY SWITCHES, TRANSFORMER, TIME CLOCKS AND ANY OTHER ITEMS AS REQUESTED BY THE OWNER OR THE OWNER'S ARCHITECT.

10. WORKMANSHIP:

U. USE EXPERIENCED, WELL QUALIFIED CRAFTSMEN, IN GOOD STANDING WITH THEIR RESPECTIVE LABOR UNIONS.

V. USE CAPABLE AND EXPERIENCED SUPERINTENDENTS, AUTHORIZED BY THE CONTRACTOR TO INSTRUCT WORK, MAKE JOB DECISIONS AND ACT FOR THE CONTRACTOR IN ALL MATTERS PERTAINING TO THE CONTRACT.

11. PERMITS, TESTS AND INSPECTIONS:

A. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES AND ROYALTIES TO ACCOMPLISH THE WORK.

B. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED TESTS AND INSPECTIONS TO ACCOMPLISH THE WORK IN

CONFORMANCE WITH ALL CODES AND JURISDICTIONS.

C. FURNISH SIGNED CERTIFIED AND ACCEPTABLE COPIES OF ALL ITEMS COVERED IN (A) AND (B) ABOVE TO THE OWNER FOR HIS RECORDS.

D. COMPLY WITH RULES AND REGULATIONS OF JURISDICTIONAL AUTHORITIES AND MALL OR LEASE SPECIFICATIONS AND REPORT ANY DEVIATIONS ON DRAWINGS TO OWNER.

12. CODES, RULES AND REGULATION: INCLUDE IN ELECTRICAL BID ANY ADDITIONAL MATERIALS AND LABOR, THAT MAY BE REQUIRED FOR COMPLIANCE WITH ALL GOVERNING LAWS, RULES AND REGULATIONS, EVEN THOUGH THE WORK IS NOT MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS, NOTHING IN THE PLANS OR SPECIFICATIONS SHALL BE DEEMED AS AUTHORITY TO VIOLATE ANY GOVERNING CODE.

13. ACCURACY OF DATA:

A. THE DATA GIVEN HEREIN AND ON THE DRAWINGS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. THE SPECIFICATIONS AND DRAWINGS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR. EXACT LOCATIONS, DISTANCES, LEVELS, ETC., WILL BE GOVERNED BY THE BUILDING AND THE CONTRACTOR SHALL USE THE DATA CONTAINED HEREIN WITH THIS UNDERSTANDING.

B. THE EXACT LOCATION OF EACH AND EVERY OUTLET OF SUCH WIRING SYSTEM, NOT DIMENSIONED ON THE DRAWINGS, SHALL BE AS DIRECTED BY THE OWNER, THE OWNER'S ARCHITECT OR HIS SELECTED REPRESENTATIVE.

14. CLEANUP: REMOVE ALL SURPLUS MATERIAL, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES IN A CONDITION ACCEPTABLE TO THE OWNER.

15. GUARANTEE: FURNISH A WRITTEN CERTIFIED GUARANTEE, IN ACCEPTABLE FORM TO THE OWNER, AGAINST ANY DEFECTIVE WORKMANSHIP, MATERIAL AND OPERATING EQUIPMENT. THIS GUARANTEE SHALL BE IN FULL FORCE AND EFFECTIVE FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE INSTALLATION

16. TEMPORARY ELECTRIC SERVICE: THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION USE AS FOLLOWS: THE SERVICE ENTRANCE AND FEEDER SHALL BE 60 AMPS, SINGLE PHASE, 3 WIRE 120/208 VOLT FUSED MAIN DISCONNECT. THE FEEDER TO SERVE THE TEMPORARY DISTRIBUTION WIRING PROVIDING TEMPORARY LIGHTING IN ALL AREAS AS INDICATED ON DRAWINGS AND WHEREVER REQUIRED FOR THE OPERATION OF 120 VOLT SINGLE PHASE PORTABLE TOOLS AND EQUIPMENT NOT TO EXCEED 1 H.P.. THE WIRING SHOULD ALSO BE EXTENDED ALSO SO THERE IS A 120 VOLT SINGLE PHASE OUTLET WITHIN 75 FEET OF ANY PORTION OF THE BUILDING. PROVIDE GROUND FAULT PROTECTION FOR ALL REQUIRED RECEPTACLES NOT TO BECOME A PERMANENT PART OF THE INSTALLATION.

17. STRUCTURAL CONDITIONS: NOTCHING AND BORING OF STRUCTURAL MEMBERS WILL NOT BE PERMITTED. IF CONDUIT, BOXES, ETC. NEED TO BE HUNG FROM STRUCTURAL STEEL, ONLY HANG FROM TOP FLANGE OF BEAMS AND TOP CHORDS AND ONLY AT PANEL POINTS OF JOISTS / TRUSSES.

18. COOPERATION WITH OTHER CONTRACTORS: THIS CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS FURNISHING LABOR MATERIALS AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY. IN THE EVENT OF ANY MECHANICAL OBSTRUCTION, AS PLUMBING OR AIR CONDITIONING DUCTS IN WAY OF ELECTRICAL EQUIPMENT, IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO NOTIFY THE OWNER'S ARCHITECT BEFORE COMMENCING ANY WORK.

II. BASIC MATERIALS AND METHODS

1. RACEWAYS AND BOXES

A. WHERE SIZES OF RACEWAY OR BOXES ARE NOT INDICATED, THE CONTRACTOR SHALL SIZE THESE ITEMS AS REQUIRED FOR THE INSTALLATION.

B. FLEXIBLE METAL CONDUIT AS ALLOWABLE BY CODE SHALL BE USED FOR FINAL CONNECTION OF LIGHTING FIXTURES AND WIRING DEVICES TO BE INSTALLED IN HUNG CEILINGS.

C. WORK INSTALLED IN METAL PARTITIONS SHALL BE RUN IN CONCEALED ELECTRIC METALLIC TUBING OR FLEXIBLE CONDUIT AS REQUIRED BY GOVERNING CODE AND LANDLORD.

D. BRANCH CIRCUIT WORK CHASED INTO EXISTING CONSTRUCTION FOR CONCEALMENT UNDER PATCHED FINISHES, MAY BE INSTALLED IN RIGID CONDUIT, OR EMT.

E. CONDUITS THAT RUN EXPOSED ON EXTERIOR OF BUILDING SHALL BE RIGID CONDUIT WITH WEATHER TIGHT, CORROSION RESISTANT FITTINGS.

F. FLEXIBLE STEEL CONDUITS SHALL BE USED IN MAKING UP SHORT, FLEXIBLE CONNECTIONS TO ROTATING OR VIBRATING MACHINERY, MINIMUM 12" LENGTH AND FOR CONNECTIONS BETWEEN JUNCTION BOXES IN HUNG OR FURRED CEILING FIXTURES.

G. ALL INTERIOR FEEDERS OR EXPOSED FEEDERS TO THE PUBLIC'S EYE, SHALL BE INSTALLED IN RIGID CONDUIT OR EMT.

H. ALL INTERIOR LOW VOLTAGE WIRING SHALL BE INSTALLED IN RIGID CONDUIT OR EMT.

I. MINIMUM SIZE CONDUIT SHALL BE 3/4" TRADE SIZE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

J. ALL WORK RUN IN UNEXCAVATED AREAS, CRAWL SPACES, TUNNELS, OR UNDERGROUND SHALL BE INSTALLED IN RIGID CONDUIT.

K. ALL WORK RUN EXPOSED WITHIN THE BUILDING MAY BE INSTALLED IN RIGID STEEL CONDUIT OR ELECTRICAL METALLIC TUBING.

L. ALL WORK RUN CONCEALED WITHIN HUNG OR FURRED CEILINGS, METAL STUD PARTITIONS AND THE LIKE, MAY BE INSTALLED IN RIGID STEEL CONDUIT, ELECTRIC METALLIC TUBING EXCEPT THAT WIRING IN OR THROUGH SLABS SHALL BE IN RIGID CONDUIT.

M. GALVANIZED PRESSED STEEL OUTLET BOXES OF PROPER

SIZE AND TYPE AS REQUIRED BY THE BUILDING CONDITIONS SHALL BE PROVIDED FOR ALL INTERIOR OUTLETS FOR LIGHTING, SWITCHES, RECEPTACLES, CLOCKS, SIGNALS, AND THE LIKE.

N. PROVIDE GALVANIZED FITTINGS FOR EXPOSED WORK, THREADED FOR CONDUIT CONNECTIONS AND PROVIDE WITH SUITABLE COVERS.

O. THE OUTLETS FOR LOCAL SWITCHES SHALL BE INSTALLED ADJACENT TO THE TRIM ON THE STRIKING SIDE OF THE DOOR, REGARDLESS OF THE LOCATIONS INDICATED ON THE DRAWINGS. THEREFORE, CHECK ALL DOOR SWINGS BEFORE INSTALLATION CONDUIT AND OUTLETS.

2. GROUNDING:

A. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING THE FOLLOWING ITEMS, SHALL BE PROPERLY GROUNDED. 1. SECONDARY FEEDER CONDUIT AND EQUIPMENT ENCLOSURES. 2. PANEL BOARD ENCLOSURES. 3. ALL JUNCTION BOXES, CABLE TROUGHS. 3. ALL CONDUITS, METAL MOLDING AND OUTLETS BOXES. 4. FAN AND EQUIPMENT HOUSINGS EXPOSED ON THE STRUCTURE OR ON GRADE.

B. ALL CASH REGISTER OUTLETS TO BE ISOLATED AND SEGREGATED.

3. SAFETY SWITCHES:

PROVIDE WHERE SHOWN OR AS REQUIRED, HEAVY-DUTY, METAL ENCLOSED, EXTERNALLY OPERATED FUSED, OR UNFUSED, SAFETY SWITCHES, OF SUCH TYPE AND SIZE AS REQUIRED TO PROPERLY PROTECT OR DISCONNECT THE LOAD FOR WHICH THEY ARE INTENDED, THE OPERATING MECHANISM SHALL BE SO DESIGNED THAT THE SWITCHES MAY BE LOCKED IN THE "ON" OR "OFF" POSITIONS. WHERE "WEATHERPROOF" SAFETY SWITCHES ARE INDICATED OR REQUIRED, THESE SHALL BE AS SPECIFIED ABOVE EXCEPT ENCLOSURES SHALL BE NEMA III, RAINIGHT.

4. MOTOR AND OTHER WIRING:

A. PROVIDE ALL REQUIRED CONDUIT, WIRING AND SAFETY SWITCHES FOR ALL MOTORS, AND ANY OTHER ELECTRICAL EQUIPMENT INSTALLED OR CONNECTED UNDER THIS DIVISION.

B. ALL MOTORS WILL BE FURNISHED AND SET UNDER OTHER DIVISION, THE WORK OF THIS DIVISION SHALL INCLUDE PROVIDING ALL CONNECTIONS SO AS TO BE COMPLETE.

C. ALL STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, LEVEL SENSORS, ALARM DEVICES, REMOTE CONTROL PUSH BUTTONS, ETC., WILL BE FURNISHED BY THE VARIOUS CONTRACTORS, UNLESS OTHERWISE NOTED HEREIN, BUT THIS CONTRACTOR SHALL SET THESE DEVICES AND PROVIDE ALL CONNECTIONS.

D. FOR EACH THERMOSTAT (BY H.V.A.C.), PROVIDE A 1" X 4" OUTLET BOX WITH 3/4" EMPTY CONDUIT STUBBED UP INTO CEILING AND BUSHED. PROVIDE STEEL DRAG WIRE FOR EACH LOCATION.

5. WIRING DEVICES:

A. COMPUTER RECEPTACLES AT CASH WRAP AREA SHALL BE HUBBELL #G5262, COMPUTER GRADE WITH "ISOLATED" GROUND LUGS.

B. ALL WIRING DEVICES INSTALLED IN THIS BUILDING SHALL BE "SPECIFIED GRADE," MANUFACTURED BY ARROW, HART AND HEGEMAN, HUBBELL, GENERAL ELECTRIC, OR EQUIVALENT.

C. LOCAL SWITCHES SHALL BE TOGGLE TYPE, A.C. RATED 20 AMPERES, 125 VOLTS, QUIET-TYPE WITH SILENT OPERATING MECHANISM, TOTAL CLOSED IN A MOLDED COMPOSITION BODY. SWITCHES SHALL BE SINGLE POLE, THREE OR FOUR-WAY AS INDICATED. WHERE LOCK TYPE LOCAL SWITCHES ARE INDICATED, THESE SHALL BE SIMILAR TO ABOVE SPECIFICATION WITH KEY OPERATOR; PROVIDE TO OWNER TWO (2) KEYS FOR EACH SWITCH INSTALLED.

D. ALL RECEPTACLES INSTALLED IN THIS BUILDING SHALL BE OF THE GROUNDING TYPE, WITH GROUNDING PIN SLOT CONNECTED TO DEVICE GROUND SCREW FOR GROUND WIRE CONNECTION TO CONDUIT SYSTEM.

6. WIRES AND CABLES:

A. ALL WIRE FOR LIGHT AND POWER INSTALLATIONS SHALL BE HIGH CONDUCTIVITY COPPER, 600 VOLT INSULATED IN ACCORDANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS STANDARDS FOR TYPE "THW" WIRES, EXCEPT AS NOTED ON THE DRAWINGS OR OTHERWISE SPECIFIED HEREIN.

B. NO WIRE SHALL BE SMALLER THAN ON. 12 A.W.G. ALL WIRE NO. 8 AND LARGER SHALL BE STRANDED.

C. WIRES SHALL BE COLOR CODED AS REQUIRED BY TENANT CRITERIA MANUAL.

D. ALL WIRES SHALL BE POLARIZED.

E. CIRCUIT WORK BETWEEN OUTLET BOXES, AND EACH RECESSED LIGHTING FIXTURE SHALL BE TYPE "Af" WIRE.

F. HOME RUNS AND BRANCH WIRING FOR 120 VOLT CIRCUITS SHALL BE AS FOLLOWS:

CIRCUIT WIRE SIZE	LENGTH	HOME RUN WIRE SIZE
12	1' to 50'	12
12	50' to 100'	10
12	100' to 150'	8

1. LIGHTING AND POWER PANELS:

A. PANELS SHALL BE CIRCUIT BREAKER TYPE INSTALLED IN CODE GAUGE GALVANIZED SHEET STEEL CABINETS, FLUSH OR SURFACE MOUNTED AS INDICATED ON THE DRAWINGS. THE PANEL SECTIONS SHALL BE MOUNTED AWAY FROM THE BACK OF THE CABINETS IN SUCH A MANNER THAT THERE WILL BE NO SPACE BETWEEN THE CABINET TRIMS AND FRAMES. THE GUTTER SPACES ON ALL SIDES, TOPS AND

BOTTOMS SHALL BE OF SUFFICIENT SIZE TO PREVENT OVERCROWDING OF WIRES AND CABLES AND TO PROVIDE SUFFICIENT VENTILATION TO PREVENT OVERHEATING OF THE CIRCUIT BREAKERS. EACH CABINET SHALL BE COMPLETE WITH HINGED DOORS, CYLINDER LOCK, DIRECTORY FRAME AND NEATLY TYPED DIRECTORY CHARTS. ALL PANELS SHALL BE KEYPED ALIKE. INSTALL AN ANGLE PIECE ON INSIDE OF EACH TRIM FOR EASE OF INSTALLATION.

B. THE BRANCH CIRCUIT BREAKERS, IN GENERAL, SHALL BE MOLDED CASE, BOLT-ON TYPE, RATED 10,000 AIC ON 120/208V, 100 AMPERE FRAME, THERMAL MAGNETIC TRIP SINGLE, TWO OR THREE POLE AS SHOWN ON THE DRAWINGS. ALL MULTIPLE POLE BREAKERS FOR PANELS WHERE INDICATED ON THE DRAWING SCHEDULES. MAIN BREAKER CHARACTERISTICS SHALL BE AS INDICATED ON THE DRAWINGS. MAIN BUSS WORK OF ALL PANELS SHALL, AS A MINIMUM, BE DESIGNED TO CARRY THE FULL RATING OF THE FEEDER SWITCH SUPPLYING THE PANEL, AT A CIRCUIT DENSITY OF 800 AMPERES PER SQUARE INCH OF CROSS SECTION. BUSS WORK SHALL BE HIGH CONDUCTIVITY COPPER. (277/480V CIRCUIT BREAKERS SHALL BE RATED 14,000 A.I.C.)

C. PANEL SECTIONS SHALL BE SUCH THAT NO LIVE PARTS ARE EXPOSED AFTER INSTALLATION. THEY SHALL BE SO ARRANGED THAT EACH BREAKER IS READILY REMOVABLE FROM THE PANEL WITHOUT DISTURBING ADJACENT BREAKERS. ELECTRICAL CONTRACTOR TO PROVIDE TYPED BREAKER LIST.

D. PHASE LEGS SHALL BE ALTERNATELY BUSSED TO EACH CIRCUIT BREAKER IN A MANNER TO AFFECT BALANCING THE BRANCH CIRCUIT CONNECTIONS AS NEARLY AS POSSIBLE OVER EACH PHASE.

8. DRY TYPE TRANSFORMERS (IF NEW IS REQUIRED):

A. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A DRY TYPE, AIR COOLED, INDOOR POWER TRANSFORMER, AS RATED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.

B. THE TRANSFORMER SHALL BE PROVIDED WITH SUITABLE VIBRATION DAMPERS. SAME TO BE PLACED BETWEEN THE CORE AND THE COILS OF THE ENCLOSURE.

C. THE TRANSFORMER SHALL HAVE CLASS H INSULATION, AND THE WIRING TEMPERATURE RISE SHALL NOT EXCEED 150 DEGREES C. UNDER FULL LOAD IN AN AMBIENT OF 40 DEGREES C.

D. THE TRANSFORMER ENCLOSURE SHALL BE PRIMED INSIDE AND OUT WITH A ZINC COATED CHROMATE IRON OXIDE RUST INHIBITING PRIMER AND FINISHED ASGRAY GY ENAMEL.

E. THE MAXIMUM ACCEPTABLE NOISE LEVEL SHALL NOT EXCEED THE FOLLOWING: 0 TO 150 KVA - 42 DB

9. LIGHTING FIXTURES:

A. ALL LIGHTING FIXTURES AND LAMPS SHALL BE SUPPLIED BY THE T.G.C. AND / OR TENANT. LIGHT FIXTURE AND LAMP SUPPLIER UNLESS OTHERWISE NOTED, AND SHALL BE DELIVERED HANDLED, ASSEMBLED AND INSTALLED AT THE SITE BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE AND PROTECTION OF ALL ITEMS FOUND TO BE DEFECTIVE AND SHALL BE REPLACED BY THE ELECTRICAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

B. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL THE NECESSARY LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF THE LIGHTING FIXTURES AS INDICATED ON THE DRAWINGS.

C. ALL FLOURESCENT AND INCANDESCENT LAMPS SHALL BE AS NOTED ON PLANS AND SPECIFICATIONS AND SHALL BE PROVIDED BY THE TENANT AND/OR TENANT'S LIGHT FIXTURE AND LAMP SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

D. SEE ELECTRICAL DRAWING FOR LIGHTING FIXTURE DESCRIPTIONS.

10. LIGHTING CONTACTORS AND TIME SWITCHES:

WHERE INDICATED ON THE DRAWINGS, CONTACTORS FOR CONTROL OF SHOW WINDOW LIGHTING AND SIGNS SHALL BE SQUARE D CLASS 8903, TYPE L IN A NEMA 1 ENCLOSURE, ELECTRICALLY OPERATED, AND ELECTRICALLY HELD, EQUALS BY SIEMENS-ITE, GENERAL ELECTRIC, OR WESTINGHOUSE, NO EXCEPTIONS. TIME SWITCHES FOR CONTROL OF SHOW WINDOW LIGHTING AND SIGN SHALL BE TORK W200 7 DAY TYPE IN NEMA 1 ENCLOSURE.

III. SPECIFIC ELECTRICAL SPECIFICATIONS:

1. SEE ELECTRICAL DRAWINGS:

LANDLORD'S CRITERIA THE ELECTRICAL CONTRACTOR IS TO BECOME FAMILIARIZED WITH LANDLORD'S CRITERIA FOR THIS LOCATION AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.

IV. TELEPHONE:

1. PROVIDE 3/4" EMT IN WALLS WITH DRAG STRING AT EACH LOCATION.

V. MISCELLANEOUS:

1. ALUMINUM WIRE IS STRICTLY PROHIBITED FOR THIS PROJECT.

2. DURING DEMOLITION, ANY ELECTRICAL EQUIPMENT, FIXTURE SYSTEMS, CONDUIT AND WIRE TO BE REMOVED AND NOT REUSED - THIS EQUIPMENT, FIXTURING SYSTEMS, CONDUIT, AND WIRE MAY NOT BE ABANDONED AND LEFT WITHIN THE SPACE, IT MUST BE REMOVED TO AN APPROVED DISPOSAL SITE.

1. ALL HOME RUNS IN EMT.
2. NO MC CABLE EXPOSED OR IN DEMISING WALLS.
3. STOREFRONT DISPLAY LIGHTING, SIGN(S), AND RECEPTACLES ON TIME CLOCK.

GENERAL MEP NOTES:

1. CONTRACTOR TO COMPLY WITH BUILDING / LANDLORD CRITERIA, DESIGN CRITERIA, STANDARD PRACTICES AND LOCAL CODE OR ORDINANCE REQUIREMENTS WHEN COMMENCING WORK. THESE REQUIREMENTS SHALL SUPERSEDE ANY AND ALL INFORMATION ON THE DRAWINGS UNLESS AGREEMENT TO THE CONTRARY DURING THE BID PROCESS. WHEREAS THE CLIENT WILL BE EXCLUDED FROM INCURRING ANY ADDITIONAL COSTS. THE GENERAL CONTRACTOR SHALL OVERSEE THE EXECUTION AND COMPLETION OF THESE ITEMS ALSO AT NO ADDITIONAL COST TO THE CLIENT. ANY DISCREPANCIES OR INCONSISTENCIES CONCERNING THESE REQUIREMENTS AFTER THE PROJECT IS AWARDED SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OWNER AND TENANT FOR APPROVAL PRIOR TO COMMENCING WORK. ANY UPGRADES TO THE DESIGN / SCOPE OF WORK TO CONFORM TO THE PRECEDING REQUIREMENTS AT THIS JUNCTURE WILL THEN BE AT THE TENANTS EXPENSE.

2. SINCE CODES VARY ACROSS REGIONS, IT IS THE GENERAL AND SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE CONSTRUCTION DRAWINGS DURING BIDDING AND INCLUDE IN THEIR BID ANY ALTERNATE CODE RELATED RECOMMENDATIONS / DETAILS OR SPECIFICATIONS. IF THERE ARE ANY PROPOSED ALTERATION EQUIPMENT / INSTALLATION CHANGES, THEN THE COSTS FOR THESE CHANGES ARE TO BE EQUAL TO OR GREATER IN VALUE TO THE ITEMS AND QUANTITIES MENTIONED IN THE ORIGINAL CONSTRUCTION DRAWINGS, AND THE CHANGES SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR REVIEW AND APPROVAL. CONTRACTORS WHO DO NOT ADHERE TO THIS REQUIREMENT WILL BE RESPONSIBLE FOR INCURRING THE ADDED COSTS REQUIRED FOR THE DESIGN TO COMPLY WITH LOCAL CODE.

3. THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL BEING PENETRATED IS NOT PROTECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE OWNER IF A PROBLEM(S) MAY EXIST AND TO INCLUDE COSTS TO SOLVE THE ISSUE UNCOVERED. IN ADDITION TO, NOTIFYING THE ARCHITECT OF RECORD REGARDING SUCH ISSUE(S).

4. THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ELECTRICAL DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.

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PROJECT:

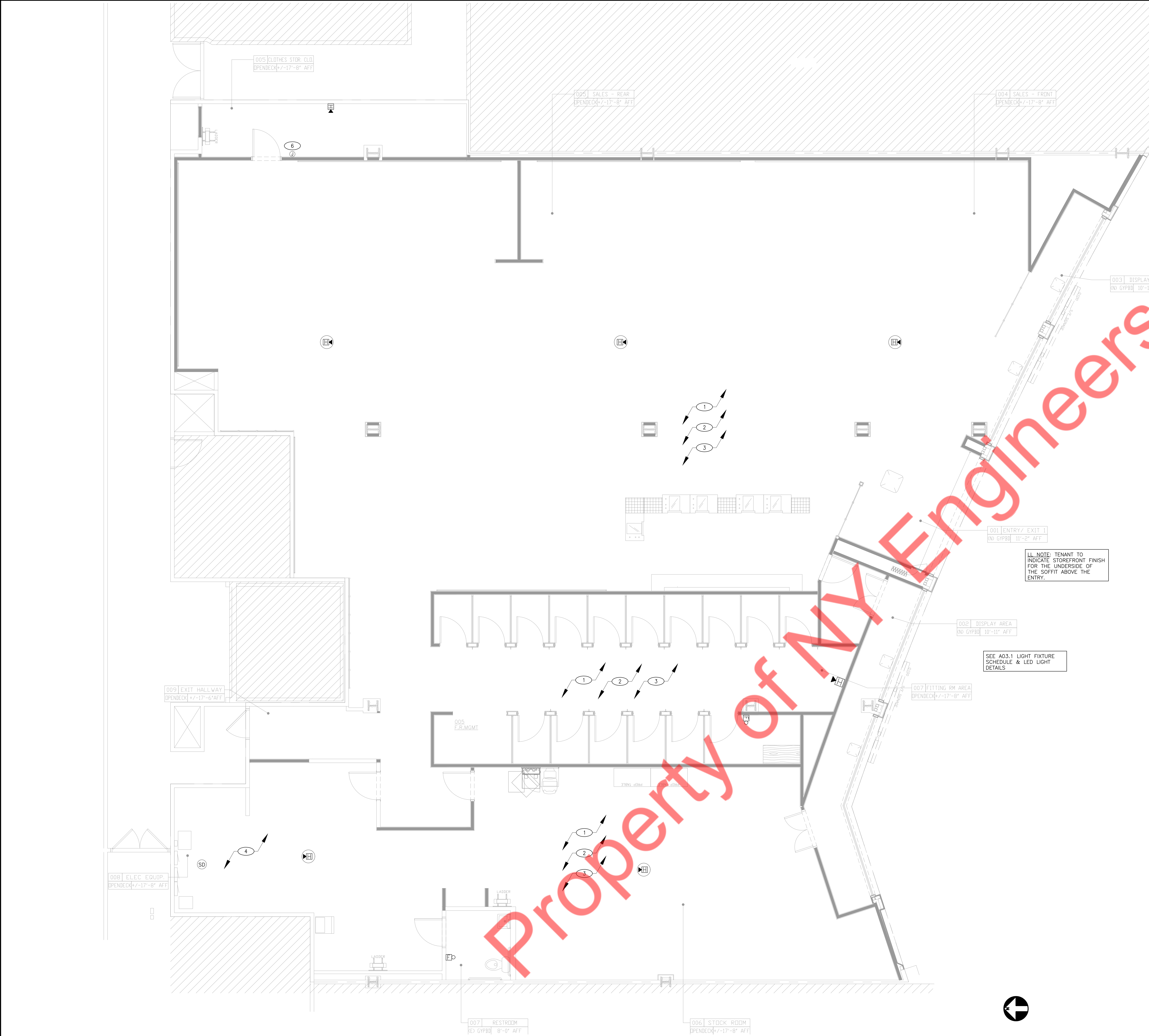
GARAGE

PROJECT NO.	DRAWN BY:	DRAWING NAME:
250239	NYE	ELECTRICAL SPECIFICATION
SCALE:	CHECKED BY:	DRAWING NO.
AS NOTED	NYE	E4.0
DATE:	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	
10.21.2025	NYE	

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ARCH. REGISTRATION NO. - #

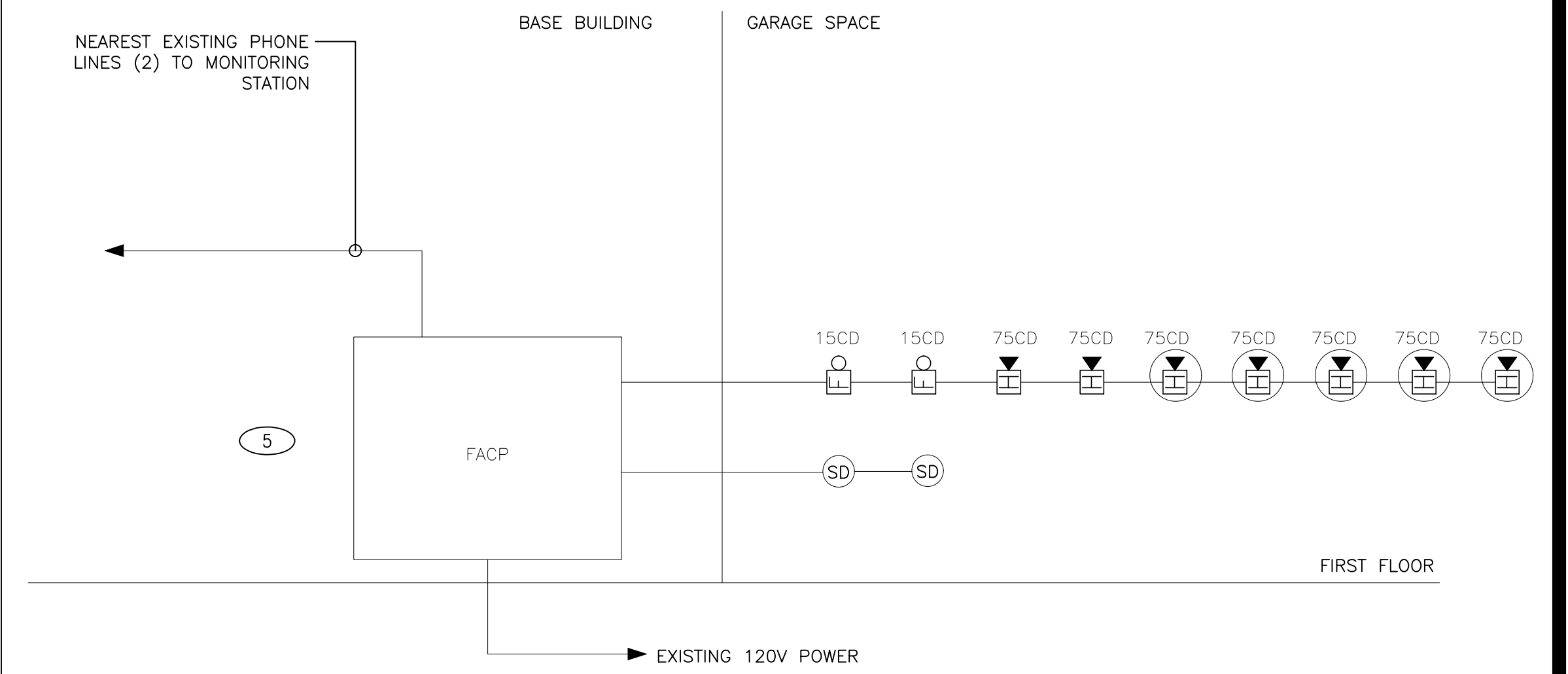
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1 FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

PLAN KEY NOTES		FIRE ALARM LEGENDS	
1	FIRE ALARM CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF TAMPER AND WATER FLOW SWITCHES IN FIELD. COORDINATE THE EXACT QUANTITY OF TAMPER AND WATER FLOW SWITCHES WITH SPRINKLER CONTRACTOR IN FIELD. BASE BID ACCORDINGLY.		WALL MOUNTED COMBINATION FIRE ALARM HRN STROBE LIGHT UNIT (NO LESS THAN 80" A.F.F. AND NOT GREATER THAN 96" A.F.F. OR 6" BELOW CEILING, WHICHEVER IS LOWER).
2	ALL NEW DEVICES SHALL BE CONNECTED TO BASE BUILDING'S EXISTING FIRE ALARM CONTROL PANEL (FACP). CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND OPERABLE CONDITION IN FIELD IN COORDINATION WITH ARCHITECT/OWNER. BASE BID ACCORDINGLY.		WALL MOUNTED STROBE LIGHT UNIT (NO LESS THAN 80" A.F.F. AND NOT GREATER THAN 96" A.F.F. OR 6" BELOW CEILING, WHICHEVER IS LOWER).
3	ALL DEVICES SHALL BE COMPATIBLE WITH AND MAINTAIN THE UL LISTING OF THE EXISTING FA SYSTEM. CONNECT ALL NEW FIRE ALARM SYSTEM DEVICES TO EXISTING FIRE ALARM CONTROL PANEL AS REQUIRED. BASE BID ACCORDINGLY.		MANUAL PULL STATION
4	CONTRACTOR TO VERIFY IF A SMOKE DETECTOR IS PRESENT IN THE VICINITY OF THE ELECTRICAL PANEL. PROVIDE A NEW SMOKE DETECTOR IF NOT PRESENT.		CEILING MOUNTED COMBINATION FIRE ALARM HRN STROBE LIGHT UNIT
5	EXISTING FIRE ALARM DEVICES SHALL BE UTILIZED AND CONNECTED TO THE CENTRAL FIRE ALARM CONTROL PANEL (FACP) OF THE BASE BUILDING. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE FIRE ALARM VENDOR TO VERIFY COMPATIBILITY OF EXISTING DEVICES WITH THE BASE BUILDING SYSTEM. ENSURE PROPER SUPERVISION, WIRING METHODS, AND PROGRAMMING AS PER NFPA 72 AND LOCAL AUTHORITY HAVING JURISDICTIONS (AHJ). REQUIREMENTS. ANY MODIFICATIONS REQUIRED FOR INTEGRATION OR DEVICE REPLACEMENT SHALL BE REVIEWED AND APPROVED BY THE FIRE ALARM DESIGNER PRIOR TO IMPLEMENTATION.		SMOKE DETECTOR
6	E.G. SHALL FIELD-VERIFY THE EXACT LOCATION OF THE FIRE ALARM J-BOX IN THE REAR SERVICE CORRIDOR. FIRE ALARM WIRING SHALL BE REROUTED FROM THIS J-BOX. COORDINATE WIRING, CONNECTIONS, AND FINAL LOCATION WITH THE FIRE ALARM CONTRACTOR. REPORT ANY DISCREPANCIES TO THE EOR BEFORE BID.		FIRE ALARM CONTROL PANEL

- GENERAL NOTES**
- THE MECHANICAL AND ELECTRICAL DRAWINGS GOVERN THOSE SYSTEMS. THE LOCATION OF ALL MECHANICAL, ELECTRICAL ELEMENTS THAT ARE VISIBLE ARE INDICATED ON THE ARCHITECTURAL PLANS AND DETAILS. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.
 - THE CEILING PLAN LAYOUT HAS PRIORITY OVER THE NON-VISIBLE LAYOUT. ADJUST ABOVE CEILING LAYOUT AS REQUIRED. NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO THE COMMENCING OF CONSTRUCTION.
 - PROVIDE ADEQUATE CLEARANCE FOR ALL MECHANICAL/ELECTRICAL ELEMENTS AND ANY RELATED ITEMS NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS SHOWN ON THE REFLECTED CEILING PLAN.
 - ALL CEILING HEIGHTS ARE MEASURED FROM TOP OF FINISH FLOOR TO THE UNDERSIDE OF FINISH CEILING.
 - SEE ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULE AND FOR ADDITIONAL FIXTURES NOT SHOWN ON THIS PLAN. GC TO CONFIRM QUANTITIES WITH TENANT BEFORE ORDERING.
 - REFER TO ELECTRICAL DRAWINGS FOR LOCATION AND QUANTITY OF EMERGENCY LIGHT FIXTURES.
 - WHERE INDICATED BY CODE, SEISMIC RESTRAINTS SHALL BE PROVIDED FOR CEILING ELEMENTS, INCLUDING, BUT NOT LIMITED TO, LIGHT FIXTURES, ACOUSTIC TILE, CEILING GRID, GYPSUM CEILING SYSTEMS, HVAC EQUIPMENT, ETC.
 - FOR FINISH SPECIFICATIONS SEE DRAWING A04 AND A04.1
 - COORDINATE ALL PENETRATIONS FOR DUCTWORK WITH MECHANICAL DRAWINGS.
 - GENERAL CONTRACTOR TO CONFIRM AND COORDINATE IN THE FIELD CEILING HEIGHTS NOTED WITH ANY NEW OR EXISTING CONDITIONS.
 - T.G.C. TO COORDINATE SOUND SYSTEM WITH TENANT. SPEAKERS BY TENANT. WIRING BY GC.
 - THE GC SHALL PROVIDE ACCESS PANELS IN HARD CEILINGS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT AND LANDLORD EQUIPMENT ABOVE CEILING. COORDINATE WITH MECHANICAL PLUMBING AND ELECTRICAL DRAWINGS FOR VALVE, VOLUME DAMPER, JUNCTION BOXES, ETC. ACCESS PANELS SHALL BE FLUSH, PANEL DOOR, TAPED-IN FOR DRILLWALL TYPE DW-504D BY ACUDOR PRODUCTS INC. (OR EQUIVALENT) ACCESS PANEL LOCATIONS TO BE REVIEWED BY TENANT AND LANDLORD PRIOR TO INSTALLATION. LOCATE THESE INCONSPICUOUSLY.

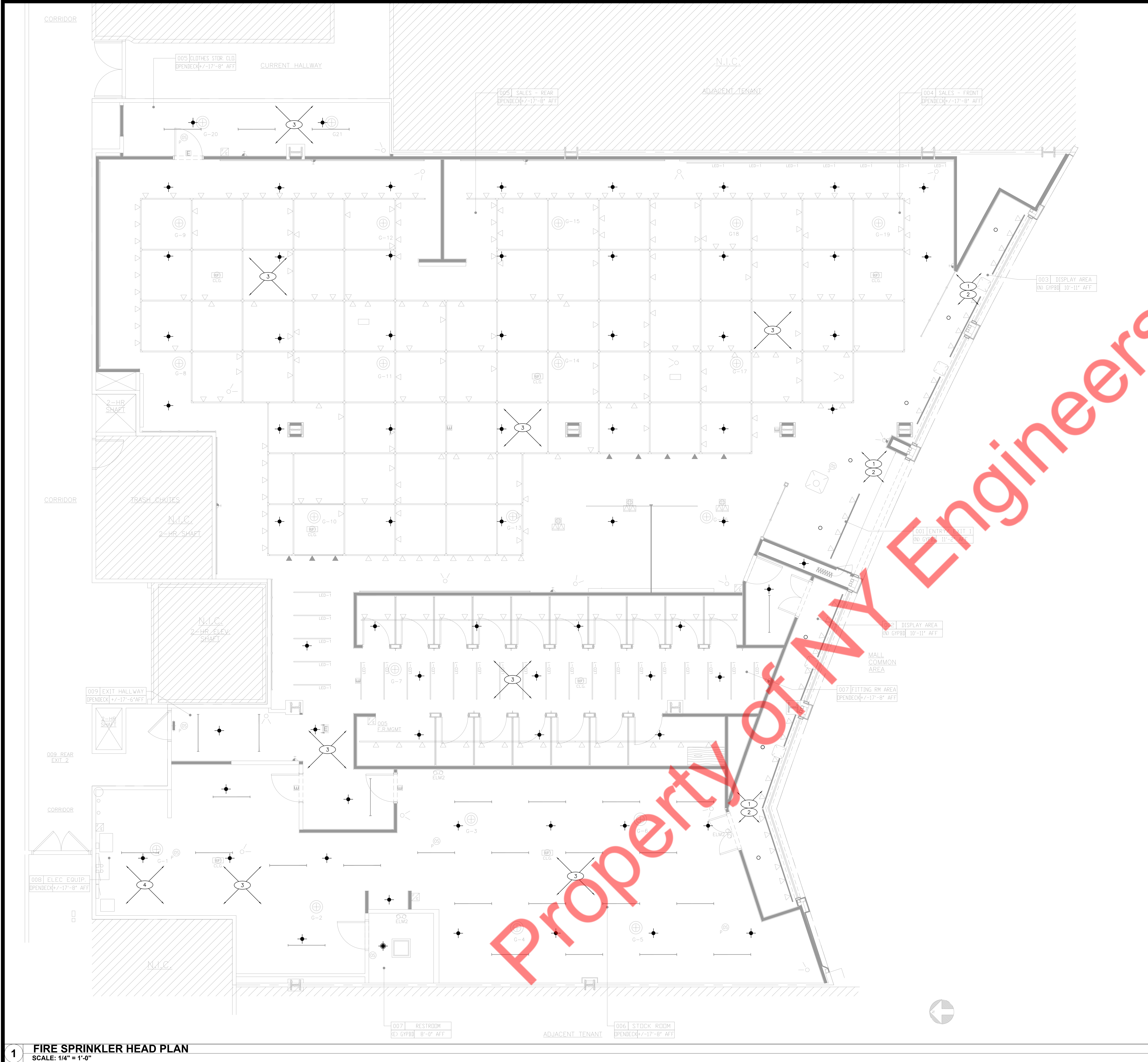


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PROJECT: GARAGE		
PROJECT NO.	250239	
SCALE:	AS NOTED	
DATE:	10.21.2025	
DRAWN BY:	NYE	
CHECKED BY:	NYE	
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	NYE	

DRAWING NAME: FIRE ALARM PLAN & NOTES	
DRAWING NO.	FA-1.0
ARCH. REGISTRATION NO. - #	
SEAL	SEAL



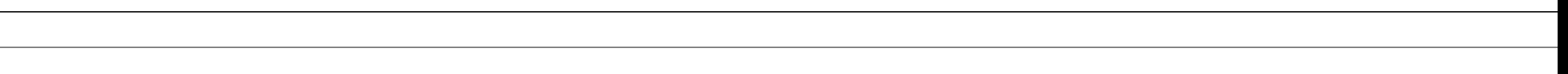
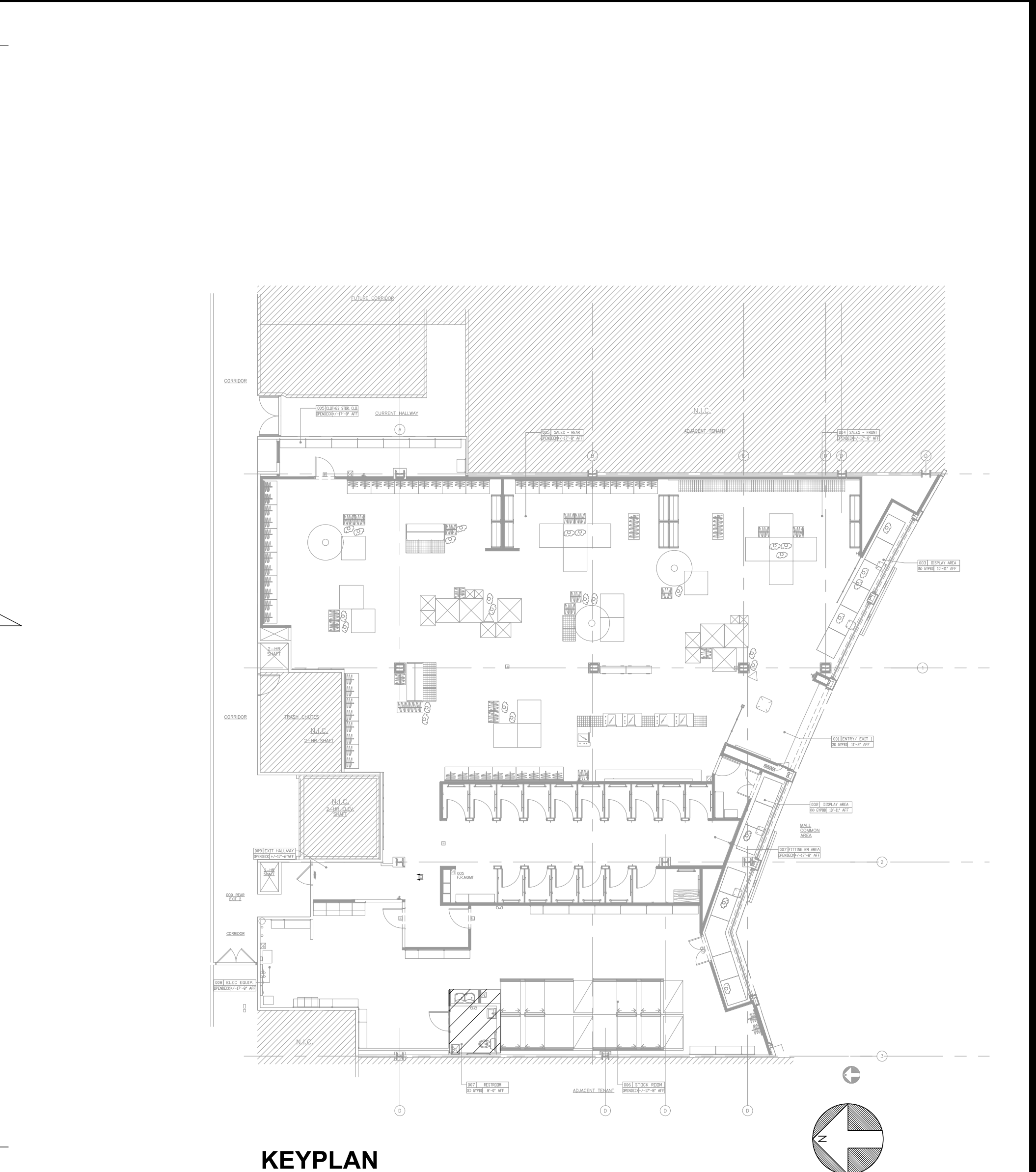
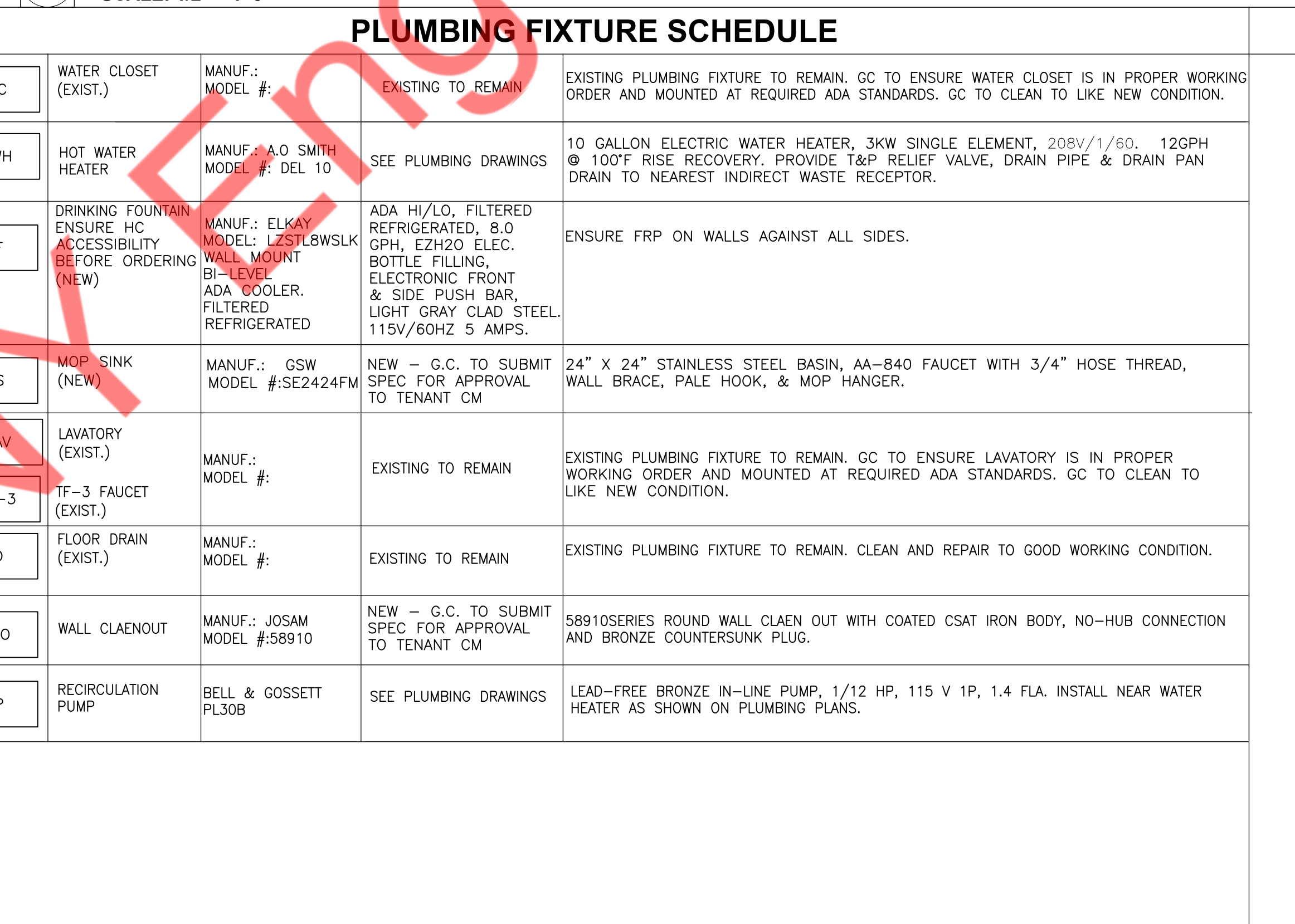
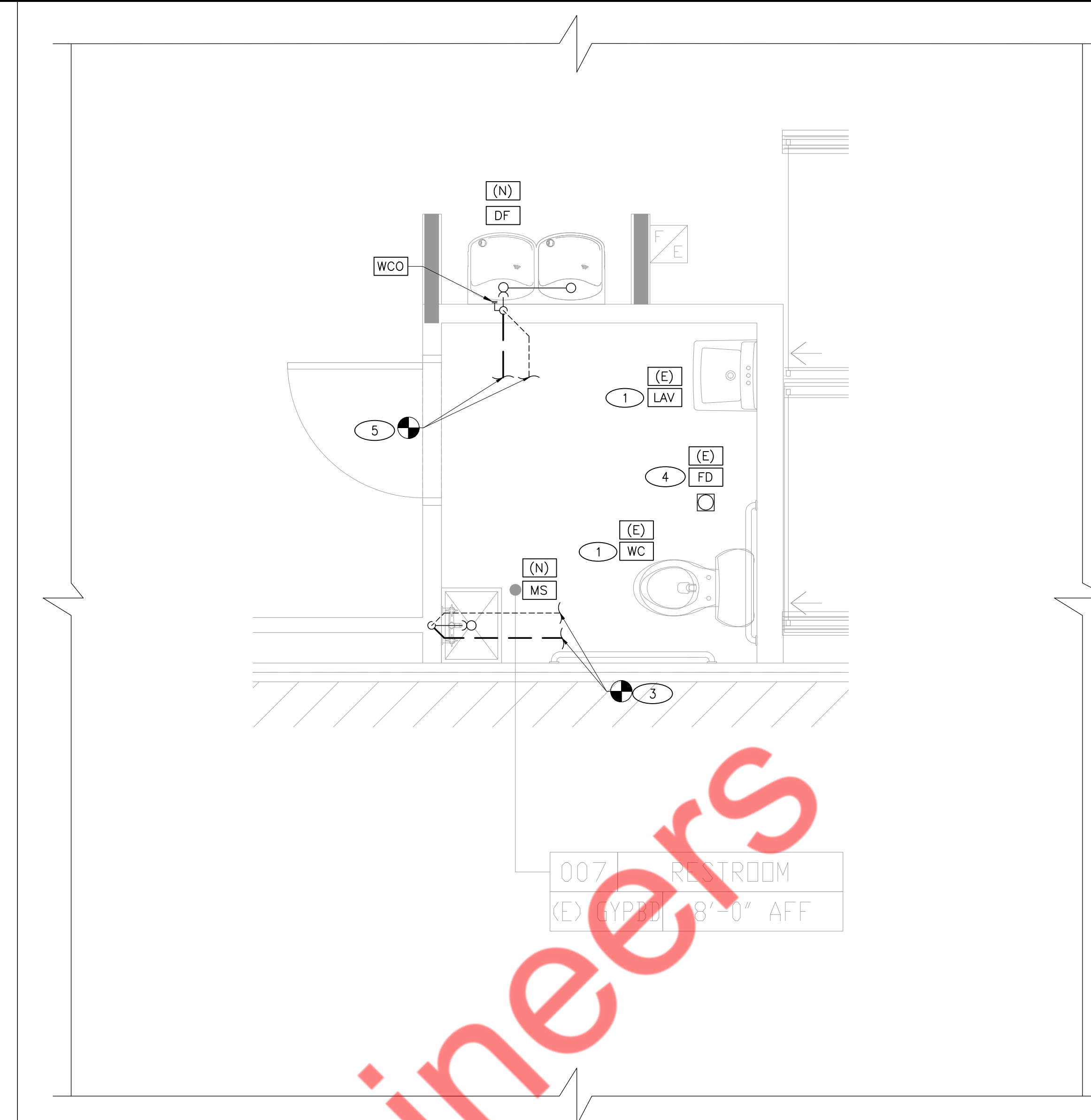
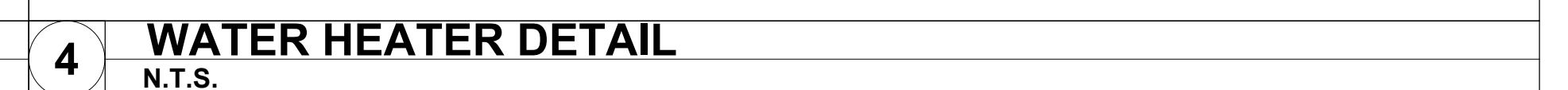
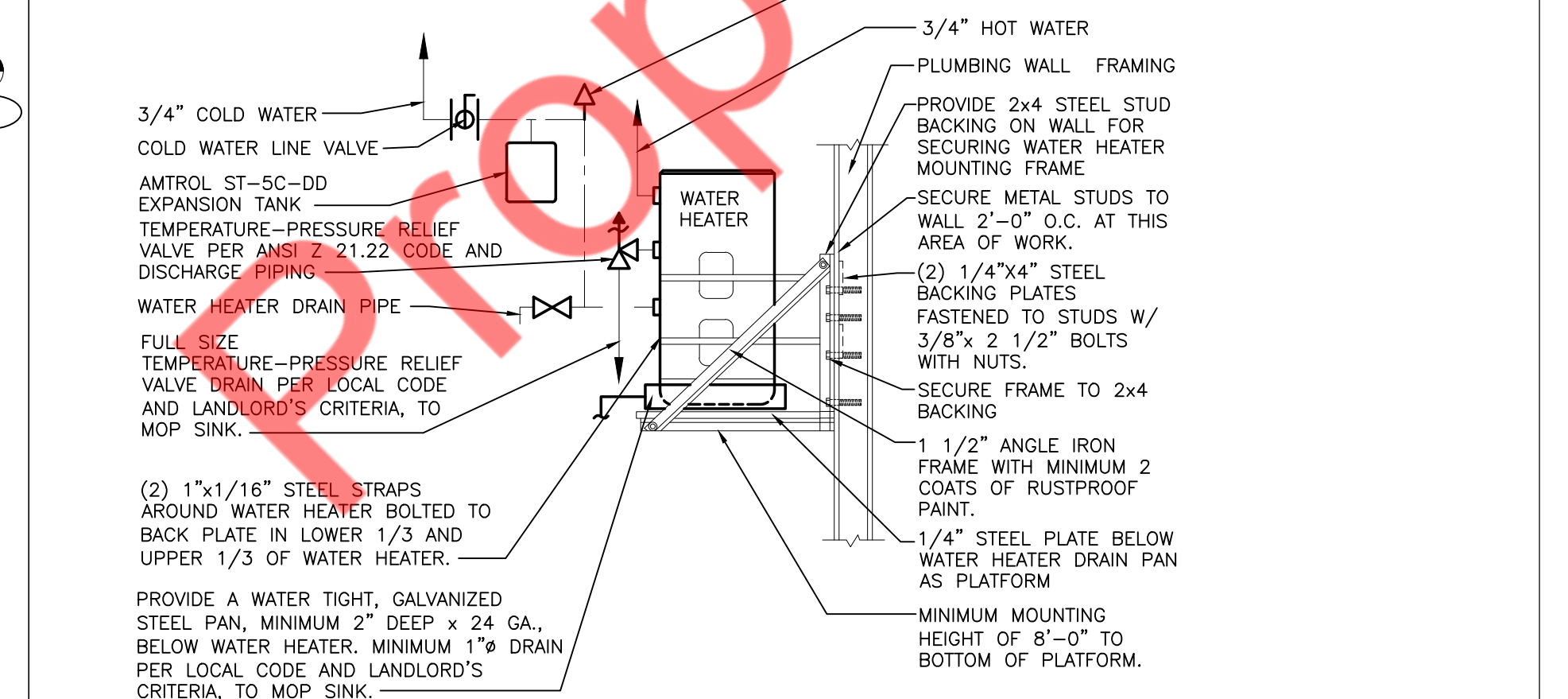
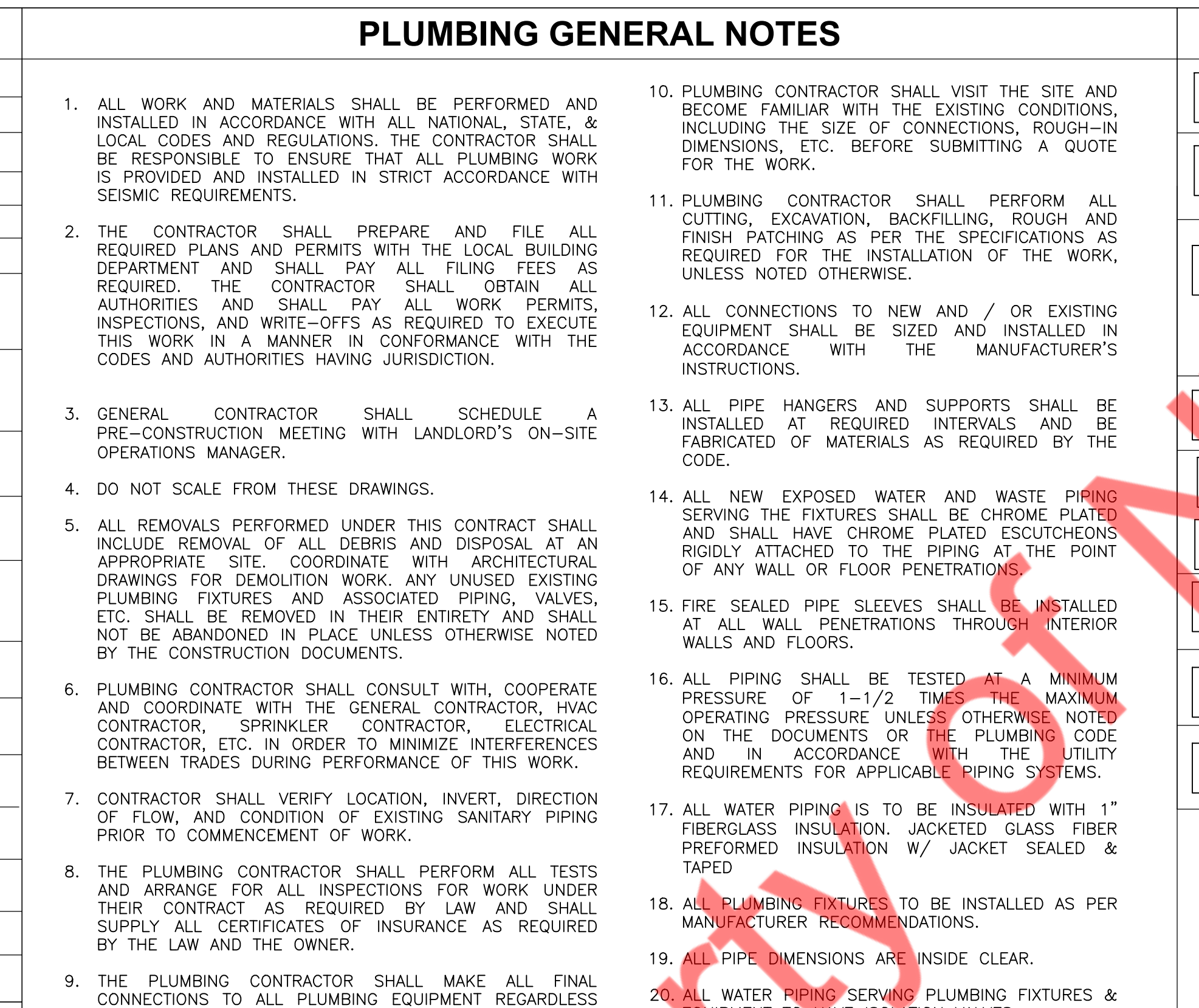
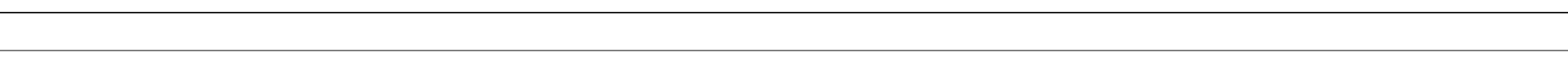
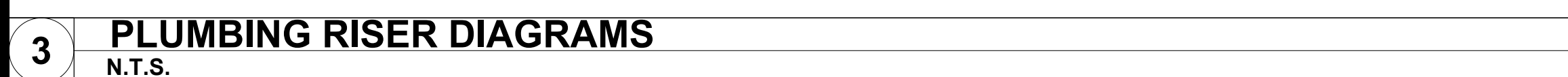
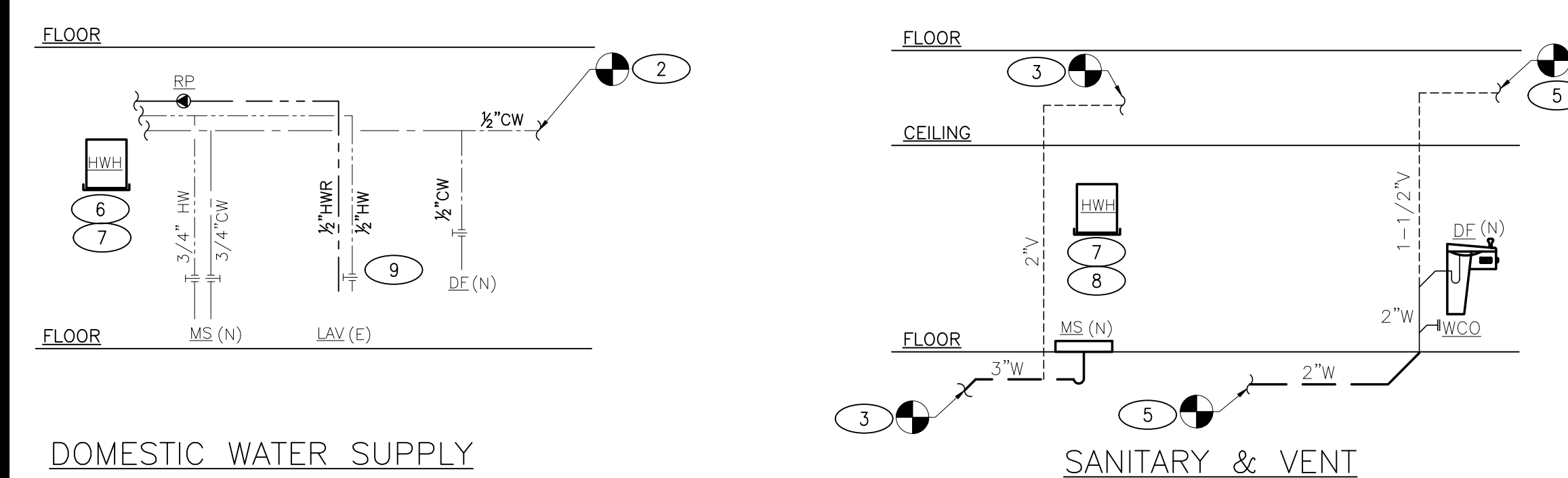
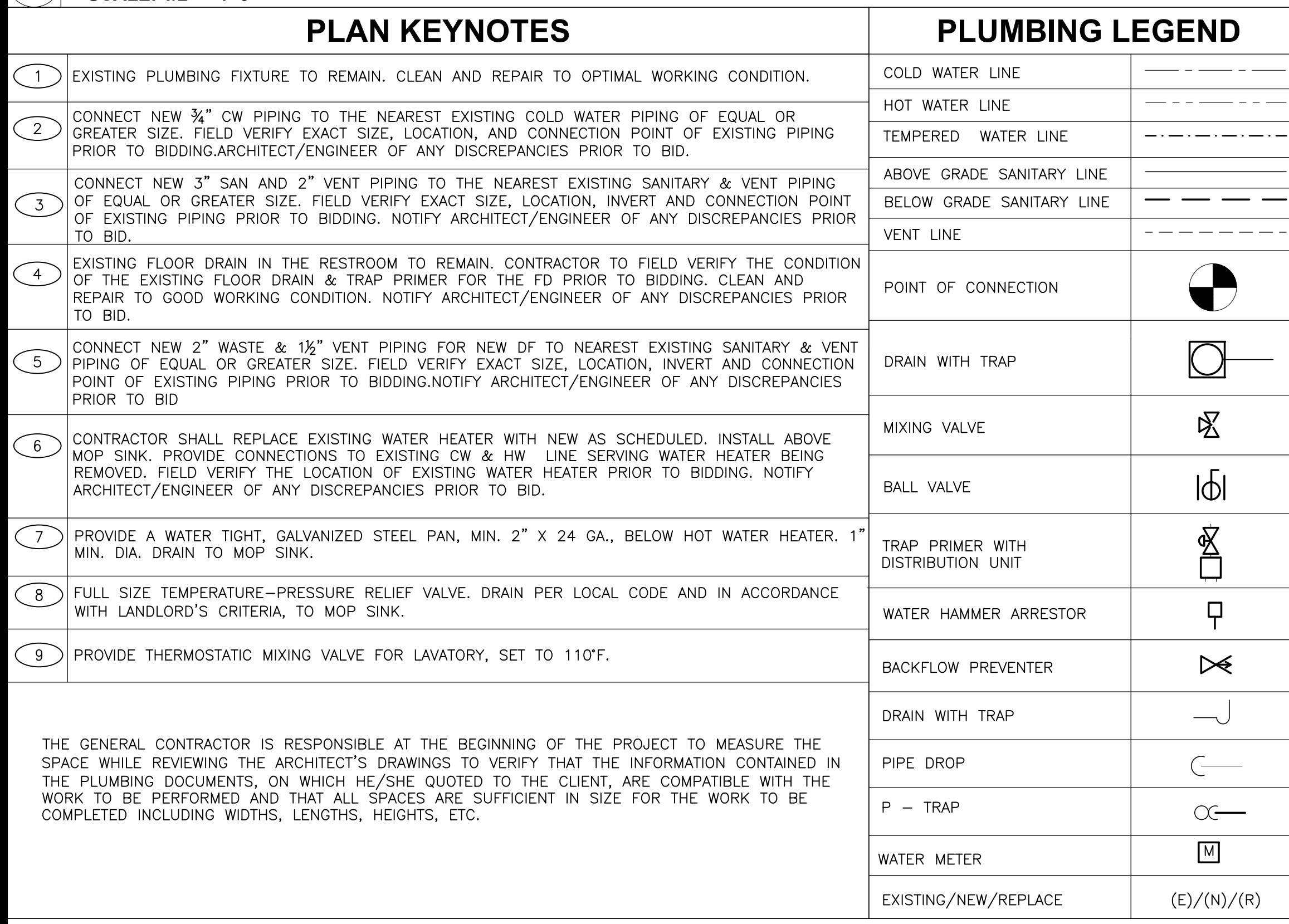
FIRE SPRINKLER SPECIFICATIONS	
<p>I. DESIGN/BUILD REQUIREMENTS</p> <p>1. THE SPRINKLER SUBCONTRACTOR, A LICENSED SUBCONTRACTOR OF THE TENANT'S GENERAL CONTRACTOR (USE ONLY DESIGNATED SPRINKLER SUBCONTRACTOR IF REQUIRED BY LANDLORD OR BUILDING) IS REQUIRED TO MODIFY AN EXISTING SYSTEM AS PER THE LATEST N.F.P.A. PAMPHLET (PAMPHLET 13) AND THE BUILDING LANDLORD'S INSURANCE UNDERWRITER'S REQUIREMENTS AND OTHER RELEVANT AUTHORITIES' REQUIREMENTS. SPRINKLER CONTRACTOR TO VERIFY WITH BUILDING LANDLORD'S INSURER AS TO THE BASIS FOR DESIGN - OCCUPANCY TYPE AND DENSITY, NORMAL OR HYDRAULIC AS WELL AS INSURANCE REQUIREMENTS.</p> <p>2. THE SYSTEM SHALL BE DESIGNED TO EITHER INSTALL NEW IF SPACE IS NEW OR IF AN EXISTING SPACE MODIFY THE SPRINKLER HEADS WITHIN THE DEMISED PREMISES.</p> <p>3. THE SPRINKLER HEAD TO BE USED IN THE ENTIRE SPACE WHERE A CEILING OCCURS ARE TO BE WHITE PLATED RECESSED TYPE, UNLESS THERE IS A SPECIAL TYPE HEAD REQUIRED BY THE LANDLORD. IF THIS IS THE CASE, THE SPRINKLER HEAD TO BE USED IS PER LANDLORD'S INSURER SPECIFICATION ONLY.</p> <p>4. THE SPRINKLER CONTRACTOR SHALL INCLUDE IN HIS SUBMISSIONS FOR APPROVAL BY THE BUILDING LANDLORD'S INSURER AND REVIEW BY THE TENANT'S REPRESENTATIVE, A 1/8" SCALE SPRINKLER LAYOUT. (UTILIZE TENANT'S REFLECTED CEILING PLAN)</p> <p>5. THE SPRINKLER SUBCONTRACTOR SHALL OBTAIN ALL APPROVALS FROM APPLICABLE AUTHORITIES FOR THE SPRINKLER SYSTEM.</p> <p>6. OWNER, TENANT, CLIENT AND LESSEE ARE ALL THE SAME INDIVIDUAL OR COMPANY. THE LANDLORD AND LESSOR IS THE BUILDING LANDLORD INSURER AND/OR THE OWNER OR REPRESENTATIVE OF THE OWNER OF THE SHOPPING CENTER. LANDLORD'S ARCHITECT AND CONSTRUCTION REPRESENTATIVE MAY OR MAY NOT BE ONE AND THE SAME, TENANT'S ARCHITECT AND CONSTRUCTION REPRESENTATIVE MAY OR MAY NOT BE ONE AND THE SAME.</p> <p>7. SINCE SPACE TO BE OCCUPIED IS NEW OR WHOLLY OR PARTIALLY ANOTHER BUILDING TENANT (AS APPLICABLE), THE SPRINKLER SUBCONTRACTOR MUST CHECK SITE CONDITIONS TO ANALYZE IF MAINS, BRANCH LINES, ETC., MAY BE EXISTING LOWER THAN OR IN THE WAY OF THE NEW CEILING HEIGHT OR OVERHEAD GRILLE ASSEMBLY (IF APPLICABLE). IF THIS IS THE CASE, THEN COSTS FOR REMOVING, RELOCATING AND NEW, SHOULD BE INCLUDED IN THE SPRINKLER CONTRACTOR'S BID.</p> <p>8A. THIS IS A NEW SYSTEM TO BE INSTALLED AS TO LAYOUT AND CAPACITY BASED ON TENANT'S FLOOR PLANS, CEILING PLANS, HEIGHTS AND SECTIONS AND THE LATEST N.F.P.A. PAMPHLET/STANDARDS GOVERNING THIS USE. SPRINKLER SUBCONTRACTOR TO CHECK WITH LOCAL FIRE AUTHORITIES REGARDING ANY SPECIAL SPRINKLER REQUIREMENTS FOR SIDE WALL CASES (AS APPLICABLE). TENANT'S ARCHITECT'S PLACEMENT OF SPRINKLER HEADS IS FOR AESTHETIC PURPOSES ONLY. THE ACTUAL PLACEMENT MUST MEET CODE. TENANT'S PLANS, LANDLORD'S INSURER AND INSURANCE REQUIREMENTS AND IF IN A GRID SYSTEM PLACED IN THE CENTER OF THE GRID PATTERN, WHETHER EXISTING OR NOT EXISTING.</p> <p>8B. THIS IS AN EXISTING SYSTEM TO BE MODIFIED AS TO LAYOUT AND CAPACITY BASED ON TENANT'S FLOOR PLANS, CEILING PLANS, HEIGHTS AND SECTIONS AND THE LATEST N.F.P.A. PAMPHLET/STANDARDS GOVERNING THIS USE. SPRINKLER SUBCONTRACTOR TO CHECK WITH LOCAL FIRE AUTHORITIES REGARDING ANY SPECIAL SPRINKLER REQUIREMENTS FOR SIDE WALL CASES (AS APPLICABLE).</p> <p>9. ALL SPRINKLER HEADS IN ACOUSTICAL SALES AREA CEILINGS TO BE IN CENTER OF TILES.</p> <p>10. ANY CHANGES TO THE EXISTING FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM MUST BE PRE-APPROVED BY LOCAL FIRE DEPARTMENT.</p> <p>11. IF FIRE ALARM STROBE IN MAIN CORRIDOR CANNOT BE SEEN INSIDE TENANT SPACES, THEN ADDITIONAL STROBES WILL BE REQUIRED INSIDE TENANT SPACES.</p> <p>12. ALL TEST TO BE PERFORMED ON THE FIRE ALARM OR FIRE SPRINKLER SYSTEM SHALL BE COORDINATED WITH MALL MANAGEMENT.</p> <p>II. GENERAL REQUIREMENTS</p> <p>1. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE INSTALLATION FOR FINISHED WORK, TESTED AND READY FOR OPERATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF AND TO THE SATISFACTION OF THE BUILDING OWNER AND TENANT'S REPRESENTATIVE.</p> <p>2. ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW, UNUSED, BEST OF ITS RESPECTIVE KINDS, FREE FROM DEFECTS AND OF FIRST CLASS QUALITY. BASIS OF QUALITY SHALL BE BASED ON THE LATEST STANDARDS OF THE N.F.P.A. PAMPHLET AND OTHER ACCEPTABLE STANDARDS.</p> <p>3. THE SPRINKLER SUBCONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK UNTIL ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY OF THE SAME WHICH MAY BE DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE BUILDING OWNER OR TENANT.</p> <p>4. THE SPRINKLER SUBCONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS INSTALLED BY HIM TO BE FREE FROM INHERENT DEFECTS AND SHALL KEEP IN REPAIR AND REPLACE ANY DEFECTIVE MATERIALS OF WORKMANSHIP, FREE OF COST TO THE TENANT'S REPRESENTATIVE, LESSOR (OWNER) FOR A PERIOD OF ONE (1) YEAR AFTER THE FINAL COMPLETION OF THE WORK.</p> <p>III. SCOPE OF WORK</p> <p>FURNISH ALL REQUIRED LABOR, MATERIALS, EQUIPMENT AND CONTRACTORS FOR A COMPLETE, SAFE INSTALLATION OF SPRINKLER WORK IN FULL CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AS INDICATED ON DRAWINGS AND/OR HEREIN SPECIFIED.</p> <p>IV. GENERAL ITEMS</p> <p>1. IF VALVES ARE NOW UTILIZED IN SYSTEM BUT NOT ALLOWED BY LAW, THEY ARE TO BE REMOVED AS REQUIRED.</p> <p>2. SPRINKLER SUBCONTRACTOR SHOULD VERIFY WITH LANDLORD'S INSURER ANY SPECIAL REQUIREMENTS, HOOKUPS, ALARM SYSTEMS IN PIPING, ETC., AND INCLUDE COST IN BID - ITEMIZE AND SPECIFY INCLUSIONS IN BID.</p> <p>3. DRAIN DOWNS AS PER GENERAL CONTRACTOR'S REQUIREMENTS. PIPING SHALL NOT BE SUPPORTED FROM DUCTWORK, ELECTRICAL, MECHANICAL, PLUMBING OR OTHER SPRINKLER PIPING. ONLY HANG FROM TOP FLANGES OF BEAMS AND TOP CHORDS AT PANEL POINTS OF JOISTS AND TRUSSES.</p> <p>4. TEST: TEST PIPING AND PROVE TIGHT FOR AT LEAST TWO HOURS BASED ON CODE OR BUILDING OWNER'S REQUIREMENTS AND IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND/OR AS SPECIFIED. TEST SHALL BE PERFORMED IN THE PRESENCE OF BUILDING OWNER (IF REQUIRED) AND OWNER'S REPRESENTATIVE AND LOCAL INSPECTOR. TEST SHALL BE REPEATED IF NECESSARY UNTIL FINAL APPROVAL OF SYSTEM IS OBTAINED. AS PER CODE REQUIREMENTS, TEST PIPING BY FILLING WITH AIR UNDER PRESSURE FIRST.</p> <p>5. STERILIZATION OF SPRINKLER SYSTEM: IF REQUIRED BY CODE OR LANDLORD'S CRITERIA, BEFORE SPRINKLER SYSTEM IS PLACED INTO SERVICE, ALL LINES SHALL BE CHLORINATED TO THE SATISFACTION OF REPRESENTATION (AS APPLICABLE) IN ACCORDANCE WITH N.F.P.A. STANDARDS.</p> <p>6. NOTCHING AND BORING OF STRUCTURAL STEEL MEMBERS IS NOT PERMITTED, WHEN HANGING FROM STRUCTURAL STEEL ONLY HANG FROM TOP FLANGE OF BEAMS AND TOP CHORDS ONLY AT PANEL POINTS OF JOISTS / TRUSSES.</p> <p>7. SPRINKLER CONTRACTOR TO FILE FOR PERMITS AND SUBMIT PLANS TO BUILDING DEPARTMENT FOR APPROVAL AND SIGN-OFF. ALL BUILDING DEPARTMENT WORK FOR THIS CONTRACTOR'S SCOPE, TO BE FILED BY THIS CONTRACTOR.</p> <p>V. BUILDING LANDLORD'S CRITERIA</p> <p>1. THE SPRINKLER CONTRACTOR IS TO BECOME FAMILIARIZED WITH BUILDING LANDLORD'S CRITERIA FOR THIS LOCATION (IF APPLICABLE) AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.</p> <p>2. THE SPRINKLERS MUST BE A FULL-COVERAGE SYSTEM WHICH COMPLIES WITH ALL THE REQUIREMENTS OF NFPA PAMPHLET 13.</p> <p>3. SPECIAL ATTENTION MUST BE PAID TO SPRINKLER OBSTRUCTIONS INCLUDING STOCK FIXTURES AND VALANCES.</p> <p>4. THE 200 PSI TWO-HOUR HYDROSTATIC TEST OF THE SYSTEM IS REQUIRED TO BE WITNESSED BY A REPRESENTATIVE OF THE BUREAU OF FIRE PREVENTION.</p> <p>5. A COMPLETED, CERTIFIED COPY OF THE "CONTRACTORS MATERIAL AND TEST CERTIFICATE" IS REQUIRED TO BE TURNED INTO THE BUREAU OF FIRE PREVENTION.</p>	
LANDLORD COMMENTS	
LEGEND	
<p>◆ UPRIGHT SPRINKLER HEAD, 165 DEGREE F, 1/2" ORIFICE, TYPICAL IN EXPOSED STRUCTURE AREAS.</p> <p>○ CONCEALED PENDENT SPRINKLER HEAD, 165 DEGREE F, 1/2" ORIFICE, TYPICAL IN GYP CEILING</p> <p>◆ RECESSED PENDENT SPRINKLER HEAD, 165 DEGREE F, 1/2" ORIFICE, TYPICAL IN LAYING CEILING.</p> <p>(E) EXISTING</p> <p>* SPRINKLER HEADS SHOWN ARE CONSIDERED NEW UNLESS OTHERWISE INDICATED</p> <p>THIS PLAN IS SHOWN FOR REFERENCE ONLY</p>	
PLAN KEYNOTES	
<p>① COORDINATE SPRINKLER HEIGHT AND LOCATION WITH METAL GRID FIXTURE ABOVE DISPLAY AREA. REFER TO A03 FOR EXACT GRID LOCATIONS.</p> <p>② CONCEALED SPRINKLER COVER SHALL BE PAINTED P-1 WHITE. COORDINATE FINISH WITH ARCHITECTURAL SHEETS.</p> <p>③ COORDINATE SPRINKLER LOCATION WITH SUSPENDED ARCHITECTURAL ELEMENTS/LIGHTING TRACK IN SALES AREA PRIOR TO BID.</p> <p>④ PROVIDE SHIELDS, TRAYS, AND OTHER PROTECTION IN ACCORDANCE NFPA REQUIREMENTS FOR THIS AREA.</p>	
FIRE PROTECTION CRITERIA	
<p>SPACE IS CURRENTLY SERVED BY AUTOMATIC WET PIPE FIRE SPRINKLER SYSTEM. CONTRACTOR IS RESPONSIBLE FOR MODIFICATION OF EXISTING FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA REQUIREMENTS. PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR COMPLETE INSTALLATION. SYSTEM MODIFICATION SHALL BE DESIGNED UNDER SUPERVISION OF LICENSED PROFESSIONAL ENGINEER, AND CONTRACTOR SHALL PREPARE REQUIRED SIGNED/SEALED DRAWINGS, CALCULATIONS, AND SHALL OBTAIN APPROVAL OF STATE, LOCAL AND INSURANCE UNDERWRITING AUTHORITIES. SPRINKLER SYSTEM SHALL BE TESTED UNDER PRESSURE BY CONTRACTORS, AND INSPECTED AND APPROVED BY LOCAL FIRE MARSHAL, PRIOR TO ACCEPTANCE BY OWNER.</p> <p>GENERAL MEP NOTE: THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE SPRINKLER DOCUMENTS, IN WHICH HEIGHTS QUOTED TO THE CEILING ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.</p>	
CONTRACTOR NOTES	
<p>1. THIS DRAWING IS FOR REFERENCE ONLY. TENANT'S GENERAL CONTRACTOR AND/OR HIS/HER SPRINKLER SUBCONTRACTOR TO HIRE A LOCAL SPRINKLER PROTECTION ENGINEER (UNLESS SUCH WORK IS COMPLETED BY A QUALIFIED INDIVIDUAL WORKING DIRECTLY FOR THE SPRINKLER SUBCONTRACTOR, IF ALLOWED BY LAW/CODE) TO ENGINEER A SPRINKLER SYSTEM WHICH THIS SAME CONTRACTOR IS TO FURNISH AND INSTALL. NEW OR MODIFY EXISTING AS REQUIRED, MEETING ALL LOCAL CODES AND FIRE MARSHAL REQUIREMENTS.</p> <p>2. ALL SPRINKLER MODIFICATIONS BY T.G.C.</p> <p>3. NEW SPRINKLER HEADS TO MATCH EXISTING (WHERE APPLICABLE).</p> <p>4. FIRE PROTECTION DESIGN AND INSTALLATION BY LANDLORD APPROVED CONTRACTOR AT TENANT'S EXPENSE.</p> <p>5. SPRINKLER DESIGN AND INSTALLATION BY LANDLORD APPROVED CONTRACTOR AT TENANT'S EXPENSE.</p> <p>6. MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM MUST BE APPROVED BY THE FIRE PREVENTION DIVISION AND WILL REQUIRE A SEPARATE PERMIT.</p> <p>7. MECHANICAL AND ELECTRICAL PLANS ARE UNDER A SEPARATE PERMIT AND A SEPARATE SUBMITTAL.</p> <p>8. THE TENANT SHALL BE REQUIRED TO SUPPLY AND INSTALL A COMPLETE FIRE ALARM SYSTEM WITHIN THE PREMISES AS REQUIRED BY APPLICABLE (BUD CODE(S)). THE SYSTEM IS TO BE DESIGNED AND INSTALLED BY THE LANDLORD'S REQUIRED VENDOR AT TENANT'S EXPENSE.</p> <p>9. THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE SPRINKLER DOCUMENTS, IN WHICH HEIGHTS QUOTED TO THE CEILING ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.</p>	

No.	DATE:	ISSUE:
	12.01.25	LANDLORD REVIEW & GC BID



PROJECT: GARAGE	
PROJECT NO. 250239	DRAWN BY: NYE
SCALE: AS NOTED	CHECKED BY: NYE
DATE: 10.21.2025	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE
ARCH. REGISTRATION NO. - #	
SEAL	SEAL

FP1.0



1

EXISTING PLUMBING FIXTURE TO REMAIN, CLEAN AND REPAIR TO OPTIMAL WORKING CONDITION.

2

CONNECT NEW ¾" CW PIPING TO THE NEAREST EXISTING COLD WATER PIPING OF EQUAL OR GREATER SIZE. FIELD VERIFY EXACT SIZE, LOCATION, AND CONNECTION POINT OF EXISTING PIPING PRIOR TO BIDDING.ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.

3

CONNECT NEW 3" SAN AND 2" VENT PIPING TO THE NEAREST EXISTING SANITARY & VENT PIPING OF EQUAL OR GREATER SIZE. FIELD VERIFY EXACT SIZE, LOCATION, INVERT AND CONNECTION POINT OF EXISTING PIPING PRIOR TO BIDDING. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.

4

EXISTING FLOOR DRAIN IN THE RESTROOM TO REMAIN, CONTRACTOR TO FIELD VERIFY THE CONDITION OF THE EXISTING SINK DRAIN TRAP PRIOR FOR THE FD PRIOR TO BIDDING, CLEAN AND REPAIR TO GOOD WORKING CONDITION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.

5

CONNECT NEW 2" WASTE & 1½" VENT PIPING FOR NEW DF TO NEAREST EXISTING SANITARY & VENT PIPING OF EQUAL OR GREATER SIZE. FIELD VERIFY EXACT SIZE, LOCATION, INVERT AND CONNECTION POINT OF EXISTING PIPING PRIOR TO BIDDING.NOTE:ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BID

6

CONTRACTOR SHALL REPLACE EXISTING WATER HEATER WITH NEW AS SCHEDULED. INSTALL ABOVE MOP SINK. PROVIDE CONNECTIONS TO EXISTING CW & HW LINE SERVING WATER HEATER BEING REMOVED. FIELD VERIFY THE LOCATION OF EXISTING WATER HEATER PRIOR TO BIDDING. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.

7

PROVIDE A WATER TIGHT, GALVANIZED STEEL PAN, MIN. 2" x 24 GA., BELOW HOT WATER HEATER. 1" MIN. DIA. DRAIN TO MOP SINK.

8

FULL SIZE TEMPERATURE-PRESSURE RELIEF VALVE. DRAIN PER LOCAL CODE AND IN ACCORDANCE WITH LANDLORD'S CRITERIA, TO MOP SINK.

9

PROVIDE THERMOSTATIC MIXING VALVE FOR LAVATORY, SET TO 110°F.

THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE PLUMBING DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.

COLD WATER LINE

HOT WATER LINE

TEMPERED WATER LINE

ABOVE GRADE SANITARY LINE

BELOW GRADE SANITARY LINE

VENT LINE

POINT OF CONNECTION

DRAIN WITH TRAP

MIXING VALVE

BALL VALVE

TRAP PRIMER WITH DISTRIBUTION UNIT

WATER HAMMER ARRESTOR

BACKFLOW PREVENTER

DRAIN WITH TRAP

PIPE DROP

P – TRAP

WATER METER

EXISTING/NEW/REPLACE

(E)/(N)/(R)

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL NATIONAL, STATE, & LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL PLUMBING WORK IS PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH SEISMIC REQUIREMENTS.

2. THE CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL BUILDING DEPARTMENT AND SHALL PAY ALL FEES AS REQUIRED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS FROM ALL LOCAL AGENCIES, INSPECTIONS, AND WRITE-OFFS AS REQUIRED TO EXECUTE THIS WORK IN A MANNER IN CONFORMANCE WITH THE CODES AND AUTHORITIES HAVING JURISDICTION.

3. GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE OPERATIONS MANAGER.

4. DO NOT SCALE FROM THESE DRAWINGS.

5. ALL REMOVALS PERFORMED UNDER THIS CONTRACT SHALL INCLUDE REMOVAL OF ALL DEBRIS AND DISPOSAL AT AN APPROPRIATE SITE. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DEMOLITION WORK. ANY UNUSED EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, VALVES, ETC. SHALL BE REMOVED IN THEIR ENTIRETY AND SHALL NOT BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DOCUMENTS.

6. PLUMBING CONTRACTOR SHALL CONSULT WITH, COOPERATE AND COORDINATE WITH THE GENERAL CONTRACTOR, HVAC CONTRACTOR, SPRINKLER CONTRACTOR, ELECTRICAL CONTRACTOR, ETC. IN ORDER TO MINIMIZE INTERFERENCES BETWEEN TRADES DURING PERFORMANCE OF THIS WORK.

7. CONTRACTOR SHALL VERIFY LOCATION, INVERT, DIRECTION OF FLOW, AND CONDITION OF EXISTING SANITARY PIPING PRIOR TO COMMENCEMENT OF WORK.

8. THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS AND ARRANGE FOR ALL INSPECTIONS FOR WORK UNDER THEIR CONTRACT AS REQUIRED BY LAW AND SHALL SUPPLY ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE LAW AND THE OWNER.

9. THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS WHETHER IT IS ILLUSTRATED HEREIN OR NOT WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.

10. PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING THE SIZE OF CONNECTIONS, ROUGH-IN DIMENSIONS, ETC., BEFORE SUBMITTING A QUOTE FOR THE WORK.

11. PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, EXCAVATION, BACKFILLING, ROUGH AND FINISH PATCHING AS PER THE SPECIFICATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK, UNLESS NOTED OTHERWISE.

12. ALL CONNECTIONS TO NEW AND / OR EXISTING EQUIPMENT SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

13. ALL PIPE HANGERS AND SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

14. ALL NEW EXPOSED WATER AND WASTE PIPING SERVING THE FIXTURES SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS RIDGELY ATTACHED TO THE PIPING AT THE POINT OF ANY WALL OR FLOOR PENETRATIONS

15. FIRE SEALED PIPE SLEEVES SHALL BE INSTALLED AT ALL WALL PENETRATIONS THROUGH INTERIOR WALLS AND FLOORS.

16. ALL PIPING SHALL BE TESTED AT A MINIMUM PRESSURE OF 1-1/2 TIMES THE MAXIMUM OPERATING PRESSURE UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR THE PLUMBING CODE AND IN ACCORDANCE WITH THE UTILITY REQUIREMENTS FOR APPLICABLE PIPING SYSTEMS.

17. ALL WATER PIPING IS TO BE INSULATED WITH 1" FIBERGLASS INSULATION. JACKETED GLASS FIBER PREFORMED INSULATION W/ JACKET SEALED & TAPED

18. ALL PLUMBING FIXTURES TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.

19. ALL PIPE DIMENSIONS ARE INSIDE CLEAR.

20. ALL WATER PIPING SERVING PLUMBING FIXTURES & EQUIPMENT TO HAVE ISOLATION VALVES.

21. ALL PIPING SHALL BE CLEARLY AND DISTINCTLY IDENTIFIED WITH STENCIL MARKERS

WC

WATER CLOSET (EXIST.)

MANUF.: MODEL #:

EXISTING TO REMAIN

HW

HOT WATER HEATER

MANUF.: A.O SMITH MODEL #:

SEE PLUMBING DRAWINGS

DF

DRINKING FOUNTAIN ENSURE HC ACCESSIBILITY BEFORE ORDERING (NEW)

MANUF.: ECKM MODEL: L75TH6WSLK WALL MOUNT ELECTRIC FRONT ADA WOODER. FILTERED REFRIGERATED

ADA H/L/O, FILTERED REFRIGERATED, 8/0 GPH, EZH2O ELEC. BOTTLE FILLING, ELECTRIC FRONT & SIDE PUSH BAR, LIGHT GRAY CLAD STEEL. 115V/60HZ 5 AMPS.

MS

MOP-SINK (NEW)

MANUF.: GSW MODEL: #SE2424FM

NEW - G.C. TO SUBMIT SPEC FOR APPROVAL TO TENANT CM

LAV

LAVATORY (EXIST.)

MANUF.: MODEL #:

EXISTING TO REMAIN

TF-3

TF-3 FAUCET (EXIST.)

MANUF.: MODEL #:

EXISTING TO REMAIN

FD

FLOOR DRAIN (EXIST.)

MANUF.: MODEL #:

EXISTING TO REMAIN

WCO

WALL CLAEOUT

MANUF.: JOSAM MODEL #58910

NEW - G.C. TO SUBMIT SPEC FOR APPROVAL TO TENANT CM

RP

RECIRCULATION PUMP

BELL & GOSSETT PL308

SEE PLUMBING DRAWINGS

10 GALLON ELECTRIC WATER HEATER, 30W SINGLE ELEMENT, 208V/1/60, 12CPIH Ø 100FT RISE RECOVERY- PROVIDE TAP RELIEF VALVE, DRAIN PIPE & DRAIN PAN DRAIN TO NEAREST INDIRECT WASTE RECEPTOR.

ENSURE FRP ON WALLS AGAINST ALL SIDES.

EXISTING PLUMBING FIXTURE TO REMAIN. GC TO ENSURE LAVATORY IS IN PROPER WORKING ORDER AND MOUNTED AT REQUIRED ADA STANDARDS. GC TO CLEAN TO LIKE NEW CONDITION.

EXISTING PLUMBING FIXTURE TO REMAIN. CLEAN AND REPAIR TO GOOD WORKING CONDITION.

58910SERIES ROUND WALL CLAEU OUT WITH COATED CSAT IRON BODY, NO-HUB CONNECTION AND BRONZE COUNTERSUNK PLUG.

LEAD-FREE BRONZE IN-LINE PUMP, 1/12 HP, 115 V 1P, 1.4 FLA. INSTALL NEAR WATER HEATER AS SHOWN ON PLUMBING PLANS.

LANDLORD COMMENTS

3 PLUMBING RISER DIAGRAMS
N.T.S.

The diagram shows two riser systems. The Domestic Water Supply riser starts at a water meter (MS) on the first floor, goes up to a ceiling expansion tank (ET) on the second floor, and then continues down to a water heater (WH) on the first floor. The Sanitary & Vent riser starts at a floor drain (FD) on the first floor, goes up through the ceiling to a vent stack (VS) on the second floor, and then continues up to a roof vent (RV) on the roof. Both risers show connections to various fixtures like sinks (S), toilets (T), and showers (SH).

4 WATER HEATER DETAIL
N.T.S.

The diagram shows a water heater installed in a closet. It details the required clearances, including a 6-inch clearance from the floor, a 6-inch clearance from the wall, and a 6-inch clearance from the ceiling. It also shows the required venting system, including a vent pipe, vent cap, and vent flue. The diagram includes labels for various components like the water heater, vent pipe, vent cap, vent flue, and vent collar.

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PROJECT:	
GARAGE	
PROJECT NO. 250239	DRAWN BY: NYE
SCALE: AS NOTED	CHECKED BY: NYE
DATE: 10.21.2025	THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: NYE

DRAWING NAME: PLUMBING PLAN, SCHEDULE & NOTES	
DRAWING NO. P1.0	

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