



RENOVATION

MARIANNA TERRACE OFFICE

BUILDING RENOVATION

1700 WABASH AVE

CINCINNATI, OHIO 45215

VICINITY MAP



GENERAL PROJECT NOTES

- THE DRAWINGS ARE INTENDED TO GRAPHICALLY SHOW THE GENERAL REQUIREMENTS FOR THE SCOPE OF WORK REQUIRED TO COMPLETE THIS RENOVATION. THE DRAWINGS DO NOT SHOW OR IDENTIFY ALL COMPONENTS, MATERIALS, ITEMS OR INSTALLATION METHOD NECESSARY TO MEET MANUFACTURERS, REGULATORY OR CODE REQUIREMENTS. SPECIFIC REGULATORY COMPLIANCE ITEMS OR PROVISIONS ARE IDENTIFIED AND/OR REFERRED TO BY INDICATION OF THE APPROPRIATE ASSEMBLY DESIGNATION OR GENERAL TERMINOLOGY. THE CONTRACTOR SHALL BE REQUIRED TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE CODE PROVISIONS, ASSEMBLY DESIGNATION OR MATERIAL IDENTIFIED AND SHALL COMPLETE THIS PROJECT IN COMPLIANCE WITH THE APPLIANCE REQUIREMENTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCING, AND SAFETY REQUIREMENTS FOR THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, LABORER, OR OTHER PERSONS PERFORMING WORK ON THE PROJECT SITE SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORKPLACE AND CONSTRUCTION SAFETY REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSURING THAT SITE SPECIFIC SAFETY REQUIREMENTS ARE DOCUMENTS AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS, MANUALS, RULES OR OTHER DOCUMENTS AT THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, IN THE AREAS OF WORK PRIOR TO THE START OF WORK. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING THE COMPLETION OF THE PROJECT.
- EACH SHEET CONTAINED IN THIS DRAWING SET IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. PORTIONS OF THE WORK DESCRIBED ON ONE SHEET MAY IMPACT, BE IMPACTED BY, OR RELY UPON INFORMATION OR WORK SHOWN ON THE OTHER SHEETS WITHIN DRAWINGS OR WITHIN THE SPECIFICATIONS. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK REQUIRED FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR RESPECTIVE PORTIONS WITH OTHER TRADES TO ASSURE THAT THE WORK PROGRESSES IN AN ORDERLY AND TIMELY MANNER.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR PERFORMING WORK ON THE PROJECT SHALL REFER TO THE APPROVED DOCUMENTS FOR THE SCOPE OF WORK REQUIRED, USE OF BID SETS, LOOSE SHEETS OR OTHER ITEMS/DOCUMENTS NOT PART OF THE APPROVED DOCUMENTS IS DONE AT THE RESPECTIVE PARTIES SOLE RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND SAFEKEEPING OF THE APPROVED DOCUMENTS.
- DO NOT SCALE DRAWINGS. IF ANY DISCREPANCY IS FOUND OR ANY INFORMATION OR CLARIFICATION IS NEEDED WHICH CANNOT BE REASONABLY DETERMINED BY THE CONSTRUCTION DOCUMENTS, CONTRACT THE ARCHITECT FOR RESOLUTION. IN CASE OF DISCREPANCY REGARDING THE QUANTITY OR QUALITY, THE HIGHER QUALITY OR GREATER QUANTITY SHALL BE PROVIDED UNLESS DIRECTED OTHERWISE BY THE OWNER OR ARCHITECT.
- ALL WORK DESCRIBED HEREIN IS DESIGNED AND INTENDED TO COMPLY WITH THE PROVISIONS OF ICC/ANSI A117.1 AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL ENSURE THE WORK IS COMPLETED TO MEET THE APPLICABLE REQUIREMENTS AND SHALL BECOME FAMILIAR WITH THE APPLICABLE PROVISIONS BEFORE COMPLETE THE WORK DESCRIBED HEREIN.

CODE INFORMATION

PROJECT DESCRIPTION:

RENOVATION OF EXISTING MAINTENANCE AND OFFICE BUILDING. RENOVATION WILL REWORK OFFICES AND MAINTENANCE WORKSHOP AND ADD A MEETING ROOM FOR RESIDENTS.

BUILDING CODE:

2017 OHIO BUILDING CODE

USE CLASSIFICATION:

EXISTING:

- (B) BUSINESS
- (B) ACCESSORY STORAGE / WORKSHOP

PROPOSED:

- (B) BUSINESS
- (B) ACCESSORY STORAGE / WORKSHOP
- (A-3) MEETING ROOM

PROJECT SQUARE FOOTAGE:

TOTAL: 2,111 SF

CONSTRUCTION TYPE:

IIB = CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED BY SECTION 603.

HEIGHT AND AREA:

CONSTRUCTION TYPE: IIB

A-3 ALLOWABLE AREA: 9,500 sf

TOTAL ALLOWABLE: 9,500 sf

ACTUAL AREA: 2,111 sf

A-3 ALLOWABLE HEIGHT: 2 STORIES (55')

TOTAL ALLOWABLE: 2 STORIES (55')

ACTUAL HEIGHT: 1 STORY (14')

FIRE SEPARATION:

NON-SEPARATED MIXED USES.

FIRE PROTECTION:

SPRINKLER SYSTEM NOT REQUIRED PER SECTIONS 903.2.1.3.

FIRE EXTINGUISHERS, PER NFPA 10, ARE REQUIRED TO BE INSTALLED PER SECTION 906, INCLUDING IN THE OFFICE AREA AND THE WORKSHOP AREA; TO BE LOCATED NOT MORE THAN 75'-0" BETWEEN EXTINGUISHERS.

SMOKE AND FIRE ALARMS:

FIRE ALARM AND DETECTION SYSTEMS ARE NOT REQUIRED PER SECTION 907.2.1 OR 907.2.2

INTERIOR FINISH RATINGS:

INTERIOR EXIT STAIRWAYS - CLASS A
CORRIDORS FOR EXIT ACCESS - CLASS A
ROOMS AND ENCLOSURED SPACES - CLASS C

OCCUPANCY:

(B) OFFICE: 974 SF / 100 = 10

(A-3) MEETING: 780 SF / 15 = 52

(31) OCCUPANTS @ ROOM 104

(21) OCCUPANTS @ ROOM 105

(B) WORKSHOP: 306 SF / 300 = 1

TOTAL: = 63

MEANS OF EGRESS:

(4) EXISTING EXITS WITH AT LEAST (2) SEPARATED BY A MINIMUM OF ½ THE DIAGONAL LENGTH OF THE BUILDING PER SECTION 1007.1.1.

MINIMUM EGRESS WIDTH:

DOORS: 32" (80 x 0.2 = 16")

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 200 FT

MAXIMUM DEAD END: 20 FT

PLUMBING FIXTURES:

(1) WATER CLOSET AND (1) LAVATORY FOR MALES

(1) WATER CLOSET AND (1) LAVATORY FOR FEMALES

(1) SERVICE / MOP SINK

PROJECT TEAM

OWNER

CMHA
1627 WESTERN AVENUE
CINCINNATI, OH 45214
(513) 721-4580

ARCHITECT

HUB + WEBER ARCHITECTS, PLC
200 WEST PIKE STREET
COVINGTON, KENTUCKY 41011
(859) 491-3844

CIVIL ENGINEER

ABERCROMBIE AND ASSOCIATES
8111 CHEVIOT ROAD, SUITE 200
CINCINNATI, OHIO 45247
(513) 245-5161

MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET
NEWPORT, KENTUCKY 41071
(859) 261-0585

LANDSCAPE ARCHITECT

PLACE WORKSHOP

250 EAST FIFTH STREET, 15TH FLOOR
CINCINNATI, OHIO 45202
(513) 512-2366

STRUCTURAL ENGINEER

ROENKER ENGINEERING

3276 HIGHRIIDGE DRIVE
TAYLOR MILL, KY 41015
(85) 331-0084

DRAWING INDEX

CURRENT DATE	SHEET NUMBER	SHEET DESCRIPTION
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05.06.20	G001-M	COVER SHEET AND CODE INFORMATION
05.06.20	C101-M	ARCHITECTURAL SITE PLAN
05.06.20	L101	LANDSCAPE PLAN
05.06.20	D101-M	DEMO FLOOR PLANS
05.06.20	A101-M	FLOOR PLANS
02.26.20	A102-M	ROOF PLAN
02.26.20	D201-M	DEMO ELEVATION PLANS
02.26.20	A201-M	ELEVATIONS
02.26.20	A301-M	STAIR AND RAMP DETAILS
02.26.20	A401-M	REFLECTED CEILING PLANS
02.26.20	A501-M	SCHEDULES AND INTERIOR ELEVATIONS
02.26.20	S101-M	STRUCTURAL PLANS
05.06.20	S102-M	STRUCTURAL PLANS

DRAWINGS BY OTHERS

CURRENT DATE	SHEET NUMBER	SHEET DESCRIPTION
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02.26.20	M100	MECHANICAL PLAN
02.26.20	M200	MECHANICAL DETAILS
02.26.20	P100	PLUMBING PLAN
02.26.20	P200	PLUMBING DETAILS
02.26.20	E100	ELECTRICAL POWER PLAN
05.06.20	E200	ELECTRICAL LIGHTING PLAN
05.06.20	E300	ELECTRICAL DETAILS

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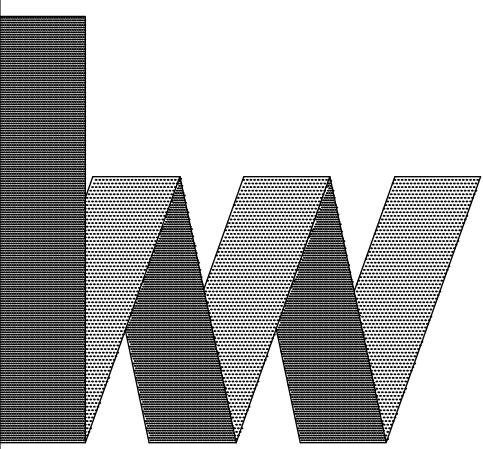


JAMES D. GUTHRIE, LICENSE #10422
EXPIRATION DATE 12/31/2020

MAINTENANCE BUILDING
RENOVATION

MARIANNA
TERRACE

1700 WABASH AVE
CINCINNATI, OH



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Issued: 02.26.2020

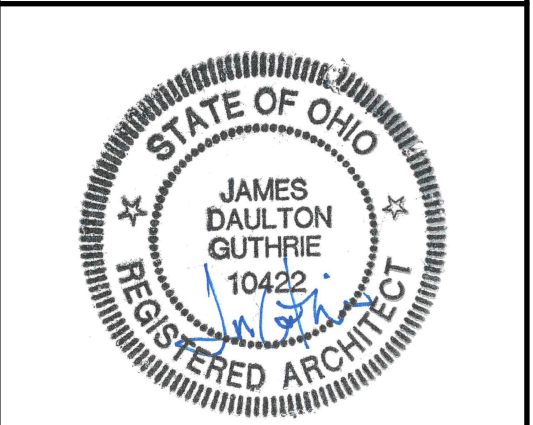
Revised:

- 2020.04.06 - PLAN REVIEW
- 2020.05.06 - ADDENDUM #2

COVER SHEET &
CODE NOTES

G001-M

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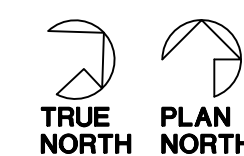
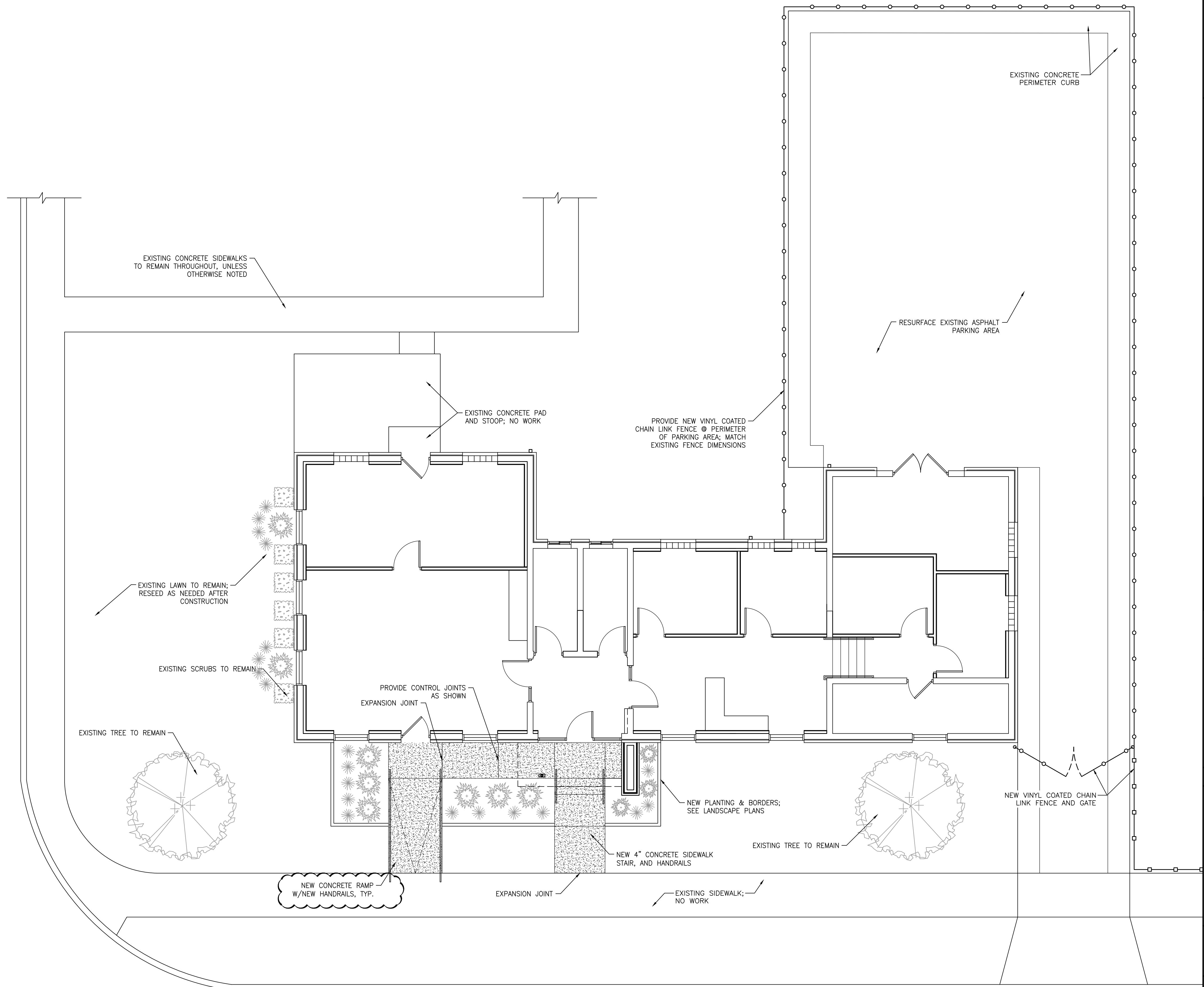
Issued: 02.26.2020

Revised:
2020.05.06 – ADDENDUM #2

ARCHITECTURAL
SITE PLAN

C101-M

1904.043



ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



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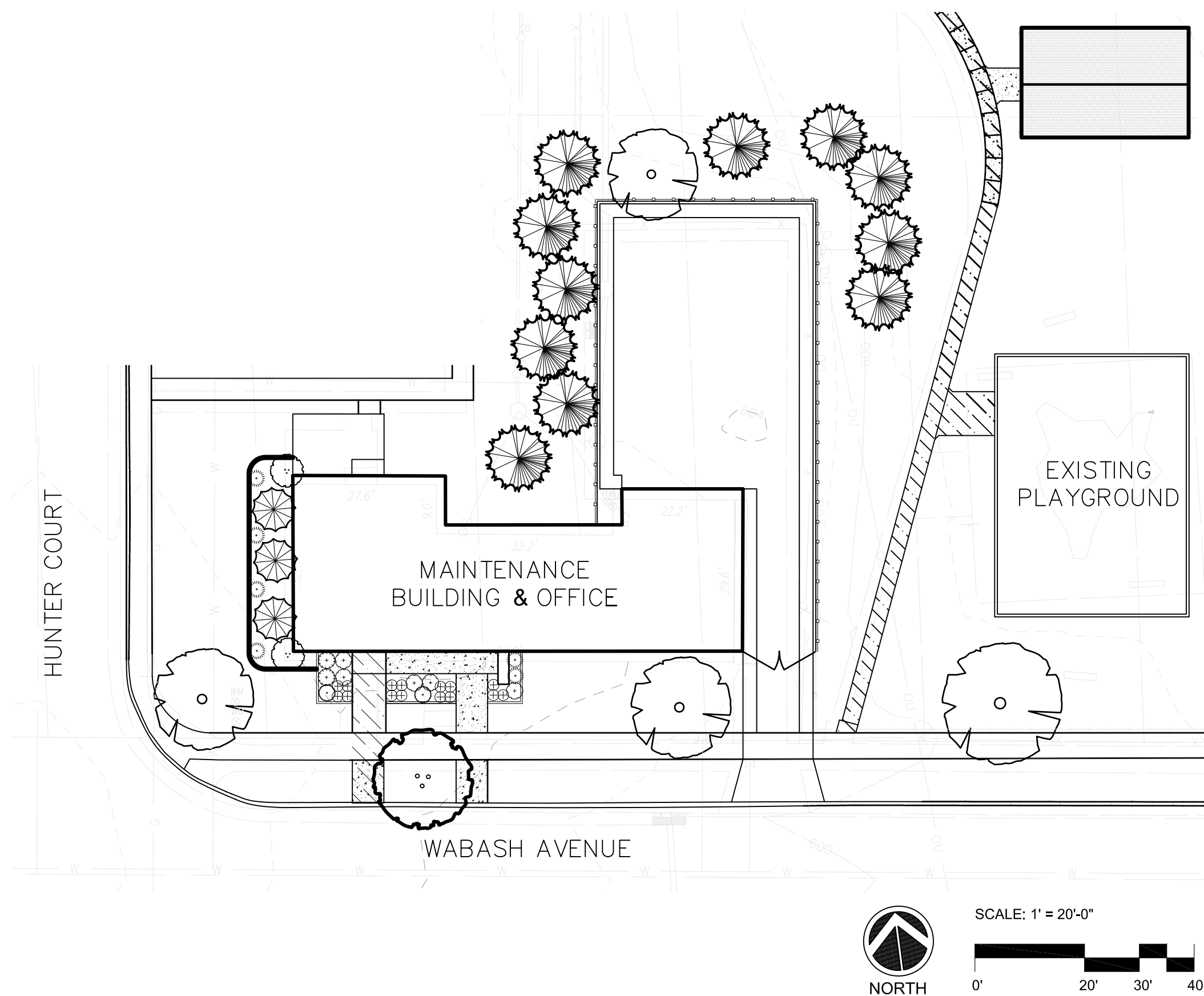
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Revised: 05.06.2020 - ADDENDUM #2

SITE LANDSCAPE
PLAN

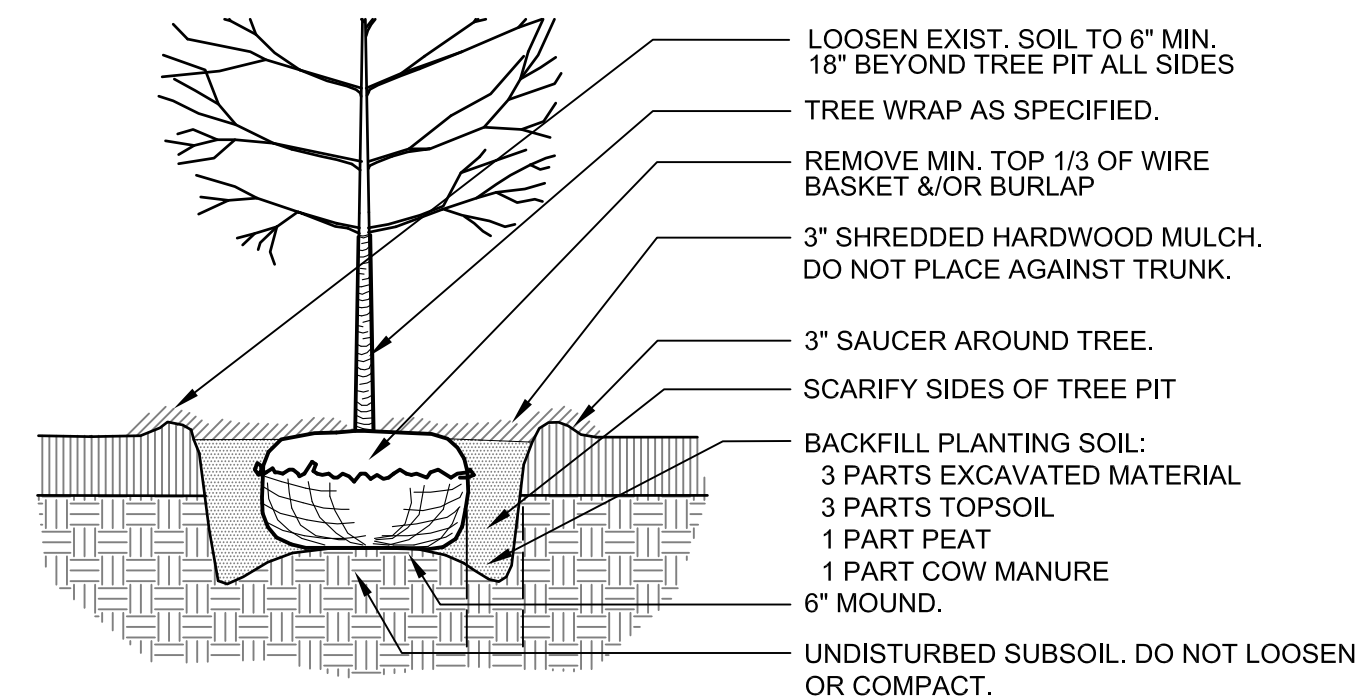
L101

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

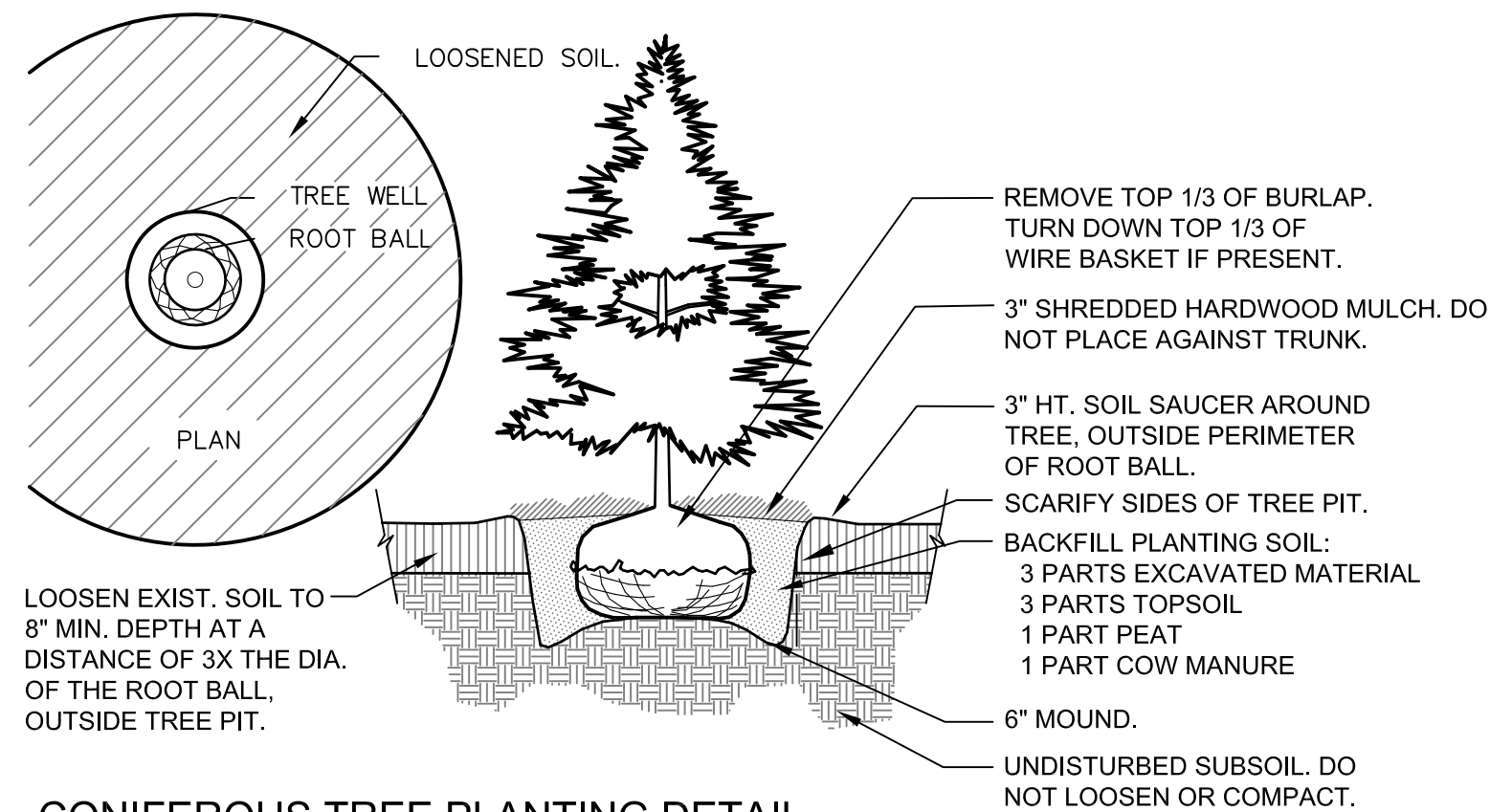


GENERAL PLANTING NOTES

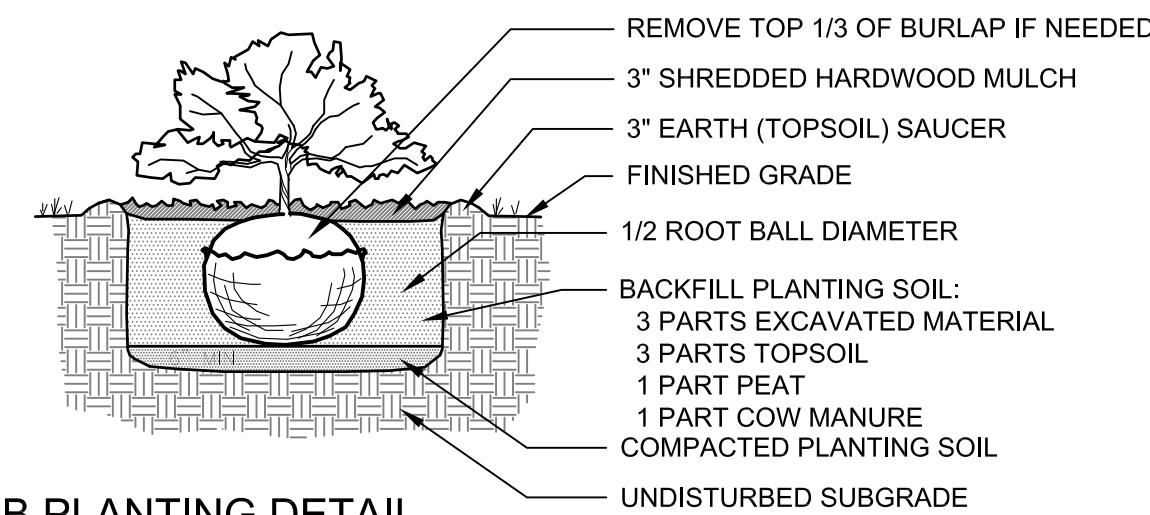
1. DETERMINE DRAINAGE PATTERNS BEFORE START OF CONSTRUCTION. ENSURE PROPER DRAINAGE THROUGHOUT SITE.
2. NOTIFY OWNER OF ANY OBSTRUCTIONS OR POOR SOIL CONDITIONS ENCOUNTERED THAT MAY IMPACT PLANT PLACEMENT OR HEALTH.
3. PLANT SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE OWNER, PRIOR TO PURCHASE OF PLANT MATERIALS.
4. CONTRACTOR SHALL LOCATE AND VERIFY EXISTING UTILITIES (CHARTED AND UNCHARTED) PRIOR TO STARTING WORK AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE.
5. ALL EXISTING PLANT MATERIAL TO REMAIN UNLESS OTHERWISE NOTED.
6. ALL EXISTING SHRUBS TO BE TRIMMED. TAKE CARE TO MAINTAIN ROUNDED SHAPE.
7. REMOVE ALL WEED SPECIES BEFORE MULCHING.
8. PROVIDE CLEAN SHOVEL CUT BED-LINE AROUND ALL PLANTING BEDS AS SHOWN. PROVIDE CLEAN EDGE BETWEEN PLANTING BED AND ADJACENT LAWN AREA.
9. PROVIDE 3" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS, UNLESS NOTED OTHERWISE.
10. APPLY COMMERCIAL GRADE PRE-EMERGENT HERBICIDE IN ALL SHRUB AND PERENNIAL PLANTING BEDS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANT MATERIAL TO MEET THE REQUIREMENTS OF ANSI Z60.1: AMERICAN STANDARD FOR NURSERY STOCK.
12. SEE PLANTING DETAILS THIS SHEET.
13. PLANT COUNT ON PLAN SUPERCEDES COUNT ON SCHEDULE.



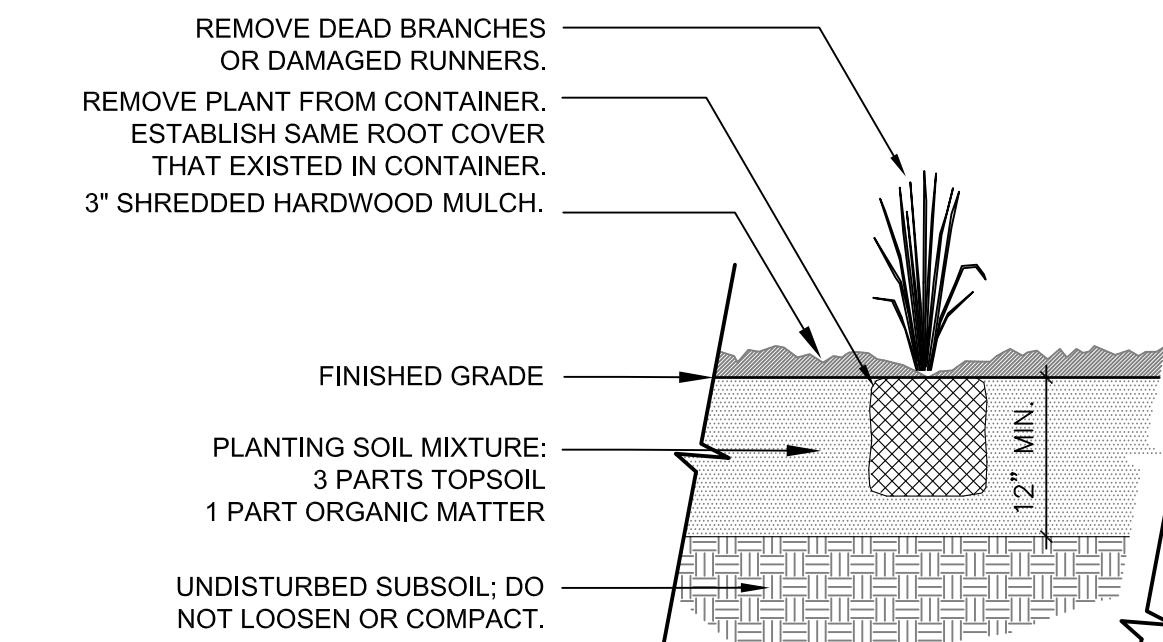
DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

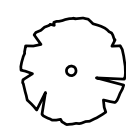


SHRUB PLANTING DETAIL



ORNAMENTAL PERENNIAL/GRASS PLANTING DETAIL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	6	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	NO. 2 CONT.	AS SHOWN	
	2	Miscanthus sinensis 'Gracillimus'	Maiden Grass	NO. 2 CONT.	AS SHOWN	
	15	Hemerocallis x 'Stella de Oro'	Stella de Oro Dwarf Daylily	NO. 1 CONT.	AS SHOWN	
	2	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Dwarf Barberry	NO. 3 CONT.	AS SHOWN	
	3	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	NO. 3 CONT.	AS SHOWN	
	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" CAL.	AS SHOWN	B&B
	11	Pinus strobus	Eastern White Pine	10' HT.	AS SHOWN	
	2	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	NO. 3 CONT.	AS SHOWN	
	5	Juniperus squamata 'Blue Star'	Blue Star Juniper	NO. 3 CONT.	AS SHOWN	



EXISTING TREES TO REMAIN - PROTECT FROM DAMAGE

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR RESPONSIBLE FOR ALL TEMPORARY SHORING REQUIRED DURING DEMOLITION.
3. COORDINATE DEMOLITION WITH NEW STRUCTURE SHOWN ELSEWHERE IN THESE DOCUMENTS.
4. COORDINATE SCOPE OF DEMOLITION WITH PROPOSED WORK SHOWN ELSEWHERE IN THESE DOCUMENTS.
5. SEE FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
6. REMOVE ALL CEILING GRIND AND TILE.
7. REMOVE ALL FASTENERS, CLIPS, ATTACHMENTS AND LOOSE MATERIAL FROM: WALLS, FLOOR JOISTS, SUB-FLOOR, AND OTHER STRUCTURAL COMPONENTS.
8. REMOVE ALL FLOORING FINISHES AND ANY DAMAGED OR IMPROPERLY SECURED SUB-FLOOR MATERIALS, REPLACE AS REQUIRED.
9. ALL DEBRIS SHALL BE CONTAINED. CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH COMMON AREAS.
10. GRIND AND PATCH AREAS OF FLOOR WHERE WALLS HAVE BEEN REMOVED TO BRING INTO LEVEL WITH SURROUNDING FLOOR.

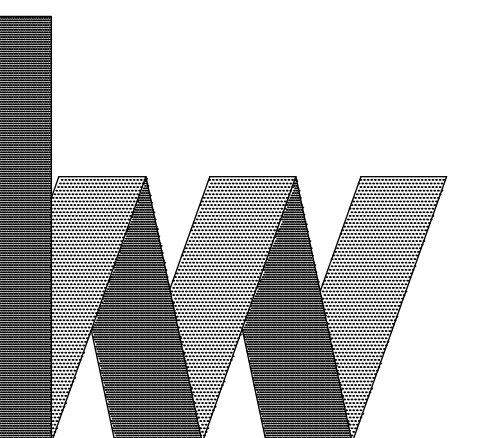
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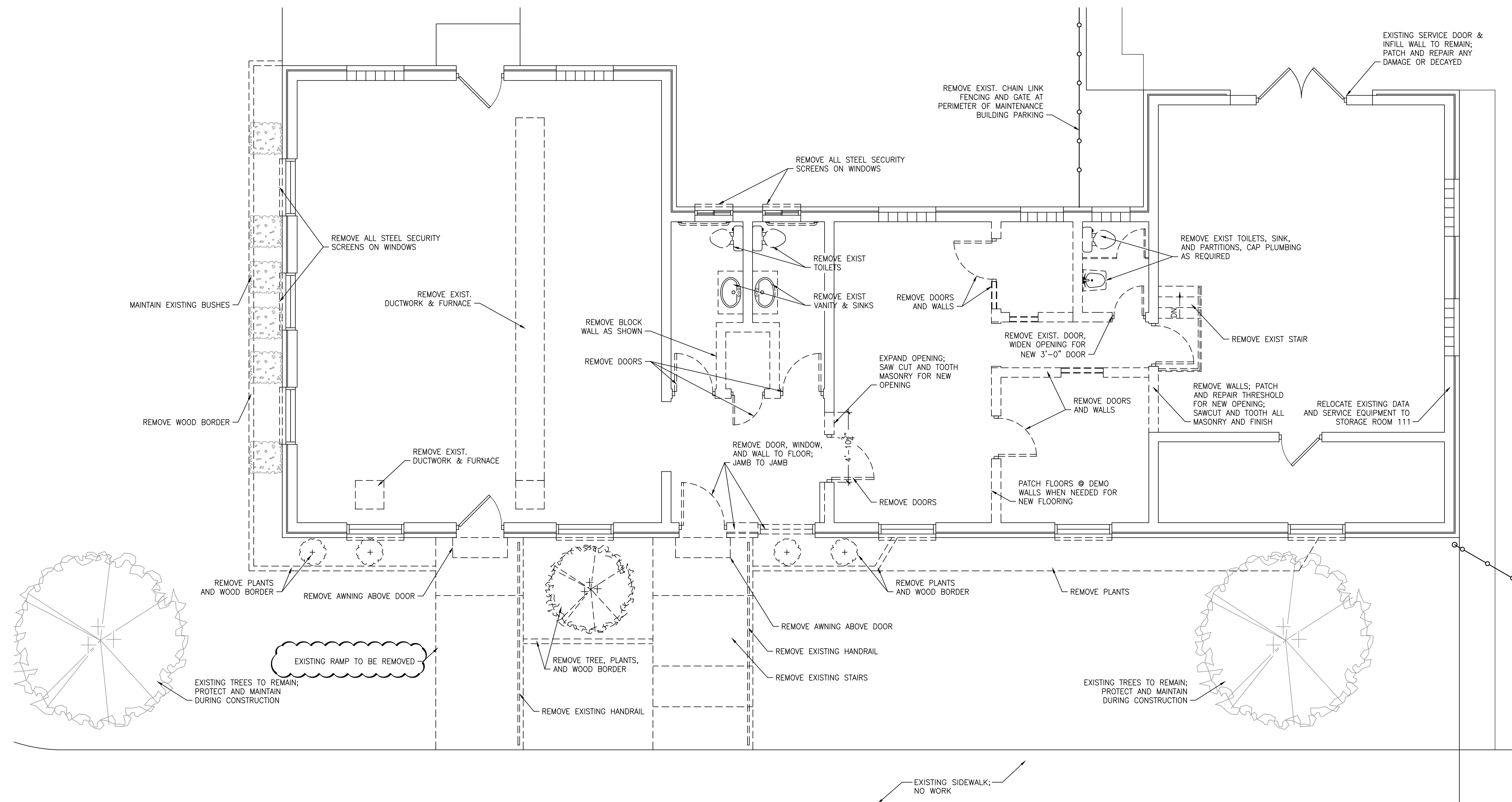
Revised:



 2020.05.06 – ADDENDUM #2

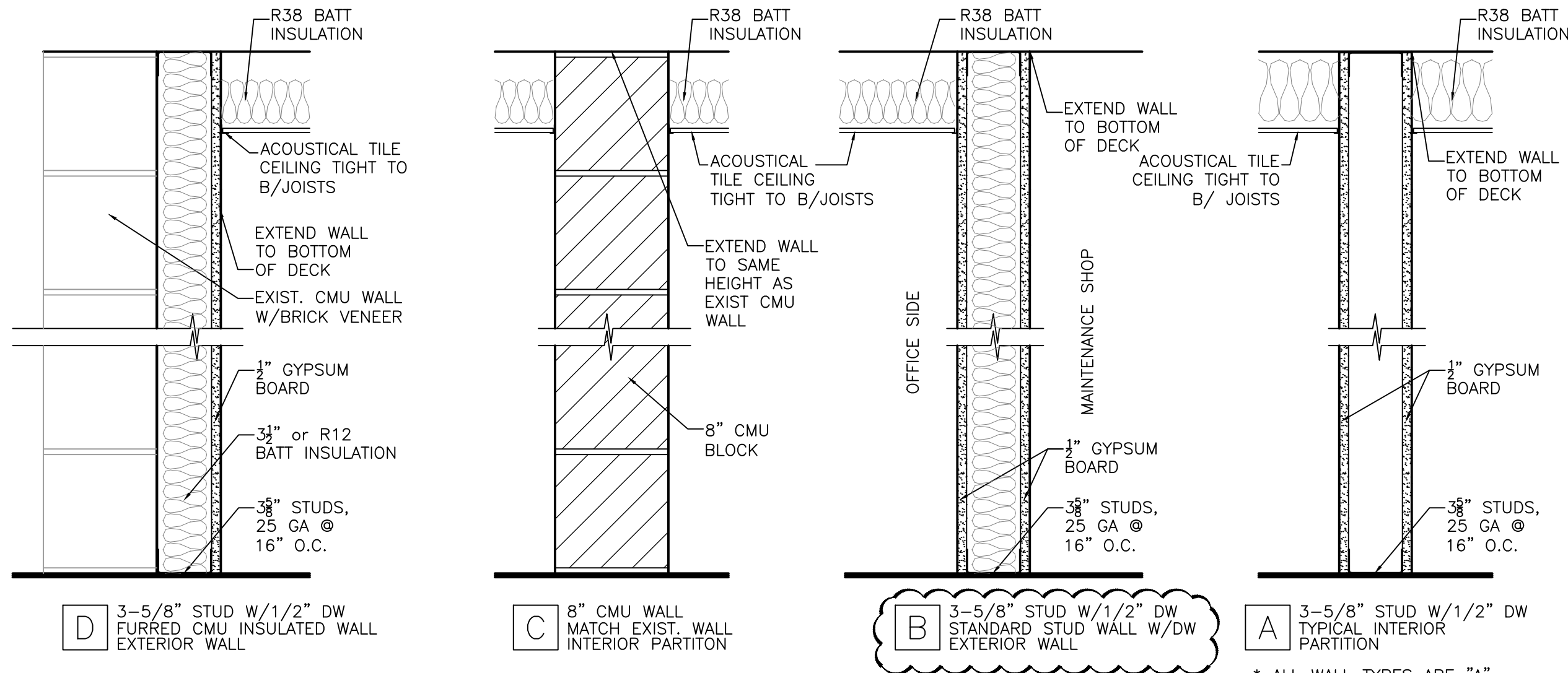
MAINTENANCE BUILDING DEMO PLAN

D101-M

904.043



 **TRUE NORTH**  **PLAN NORTH** **FLOOR PLAN**
1/4" = 1'-0"



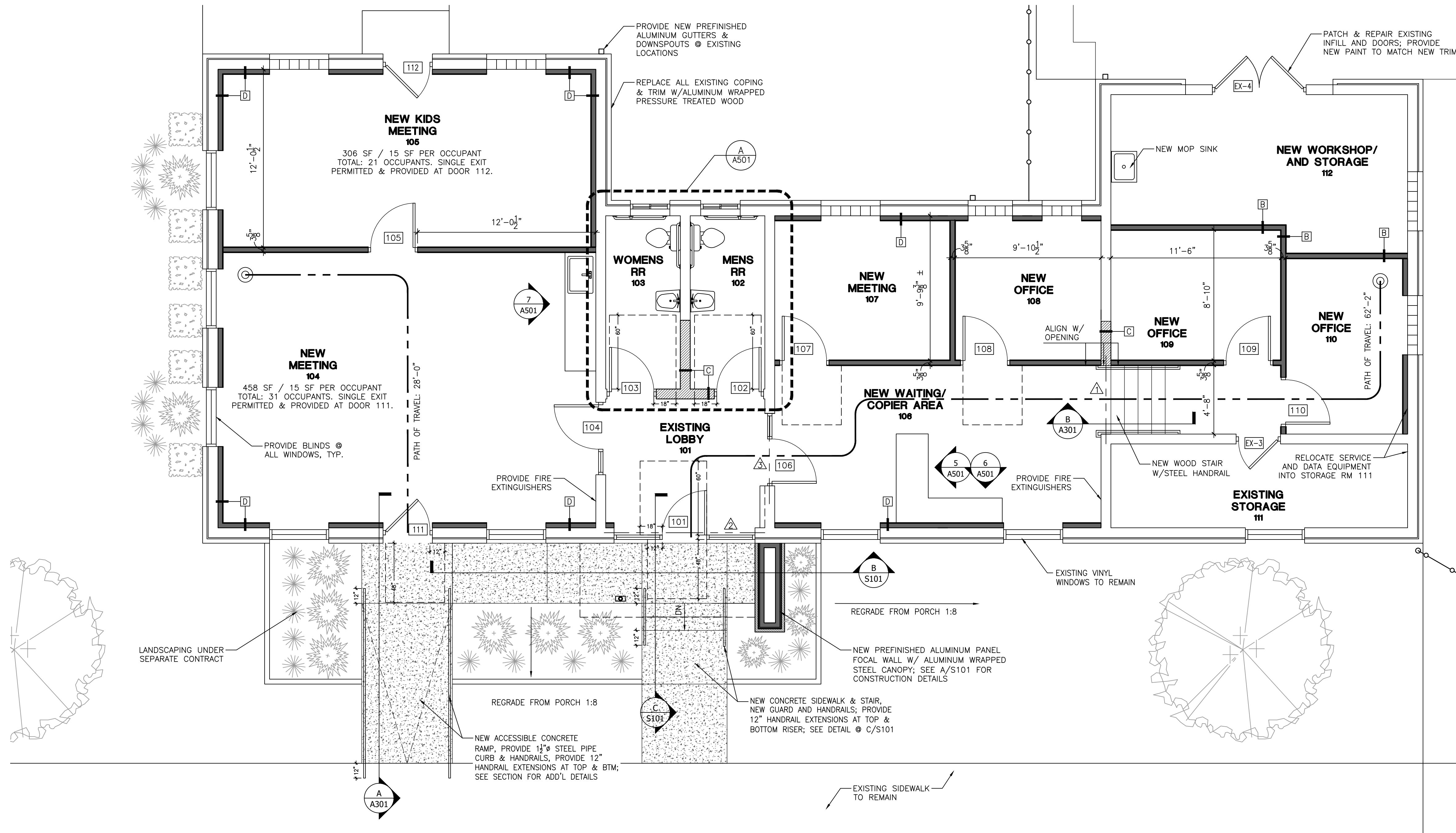
WALL TYPES NTS

PLAN NOTES

- ALL DIMENSIONS FOR NEW WALLS TO NEW WALLS ARE GIVEN FROM FACE OF FRAMING. DIMENSIONS FOR NEW WALLS TO EXISTING WALLS ARE GIVEN FROM FACE OF FRAMING TO FACE OF EXISTING DRYWALL.
- DIMENSIONS: USE DIMENSIONS SHOWN; IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE.
- WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY.
- MATERIAL, EQUIPMENT, ETC. NOT INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED FOR NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL, THERMAL AND MOISTURE PERFORMANCE OF THE PROJECT.
- HANDRAIL, 36" A.F.F. HANDRAIL TO WITHSTAND 200 LB. CONCENTRATED LOAD AND 50 LB. LATERAL FOOT CONTINUOUS LOAD. HANDRAIL TO BE PROFILE PER KBC 2018 W/ 12" EXTENSIONS THAT RETURN TO THE WALL OR FLOOR.
- PROVIDE R38 BATT INSULATION THROUGHOUT BUILDING, ATTACH AS REQUIRED AT ROOF JOISTS AND AT EXPOSED CEILING IN MAINTENANCE SHOP.
- PROVIDE SIGNAGE PER ANSI ICC A117.1 - 2009 AT ALL REQUIRED AREAS.

HEADER/LINTEL SCHEDULE

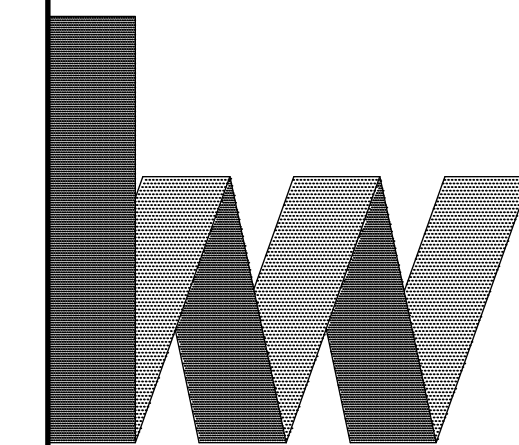
TYPE	DESCRIPTION
△	(2) 4"x8" PRECAST LINTEL TO MATCH EXIST. CMU WIDTH W/ (1) #4 TOP & BOTTOM, 8" BEARING EACH SIDE - OPENING 4'-8" WIDE. BOTTOM OF OPENING AT 7'-4" AFF.
△	(3) L6"x3"x8" PAINTED STEEL ANGLE, 8" BEARING EACH END - OPENING 9'-6" WIDE. BOTTOM OF OPENING AT 7'-4" AFF.
△	(2) 4"x8" PRECAST LINTEL TO MATCH EXIST. CMU WIDTH W/ (1) #4 TOP & BOTTOM, 8" BEARING EACH SIDE - OPENING 5'-0" WIDE. BOTTOM OF OPENING AT 7'-4" AFF.



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- △ 2020.05.06 - ADDENDUM #2

MAINTENANCE
BUILDING FLOOR
PLAN

A101-M

1904.043

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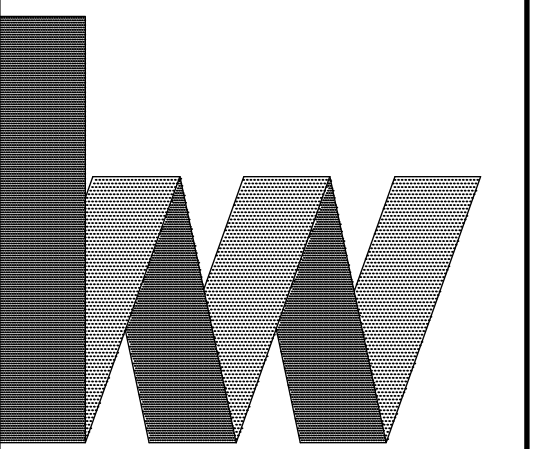


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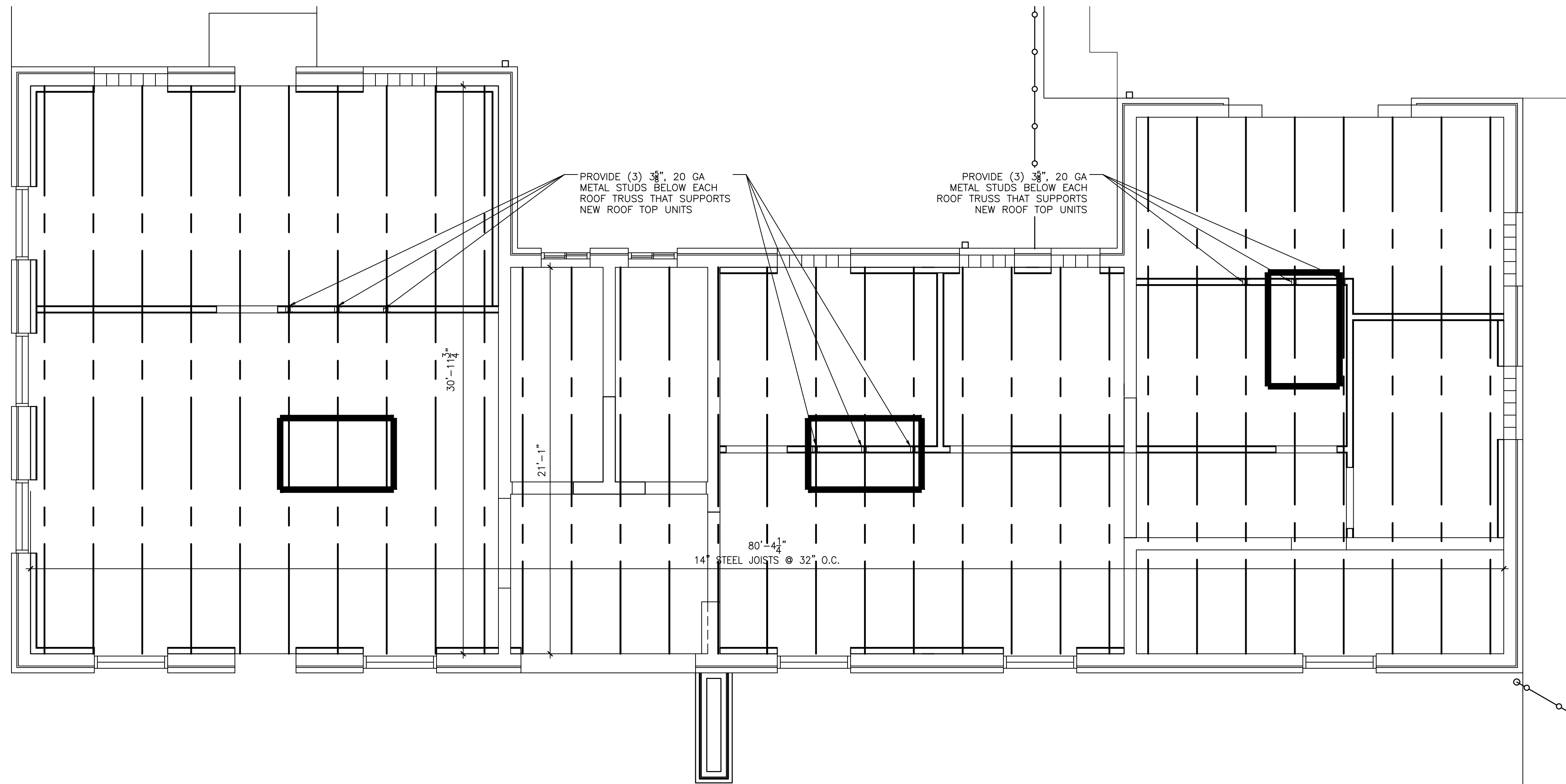
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Revised:
2020.05.06 - ADDENDUM #2

MAINTENANCE
BUILDING ROOF
FRAMING

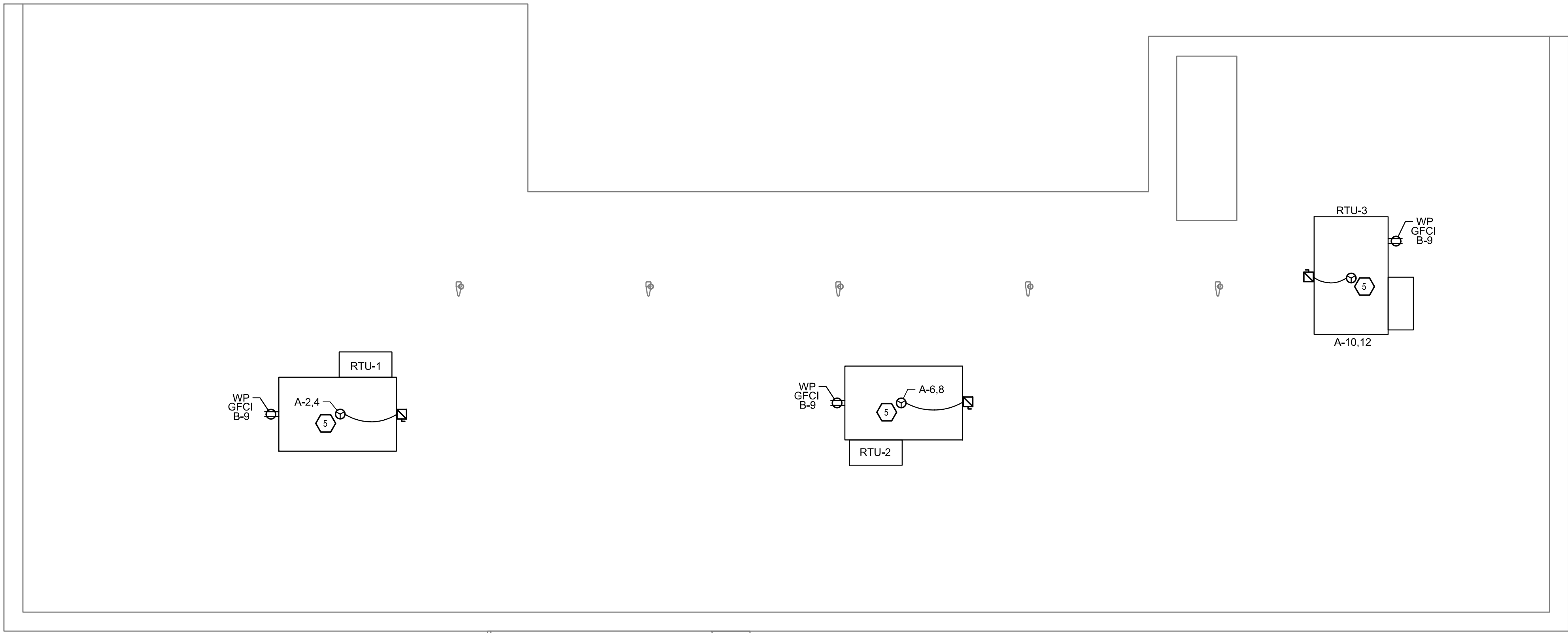
S102-M

1904.043

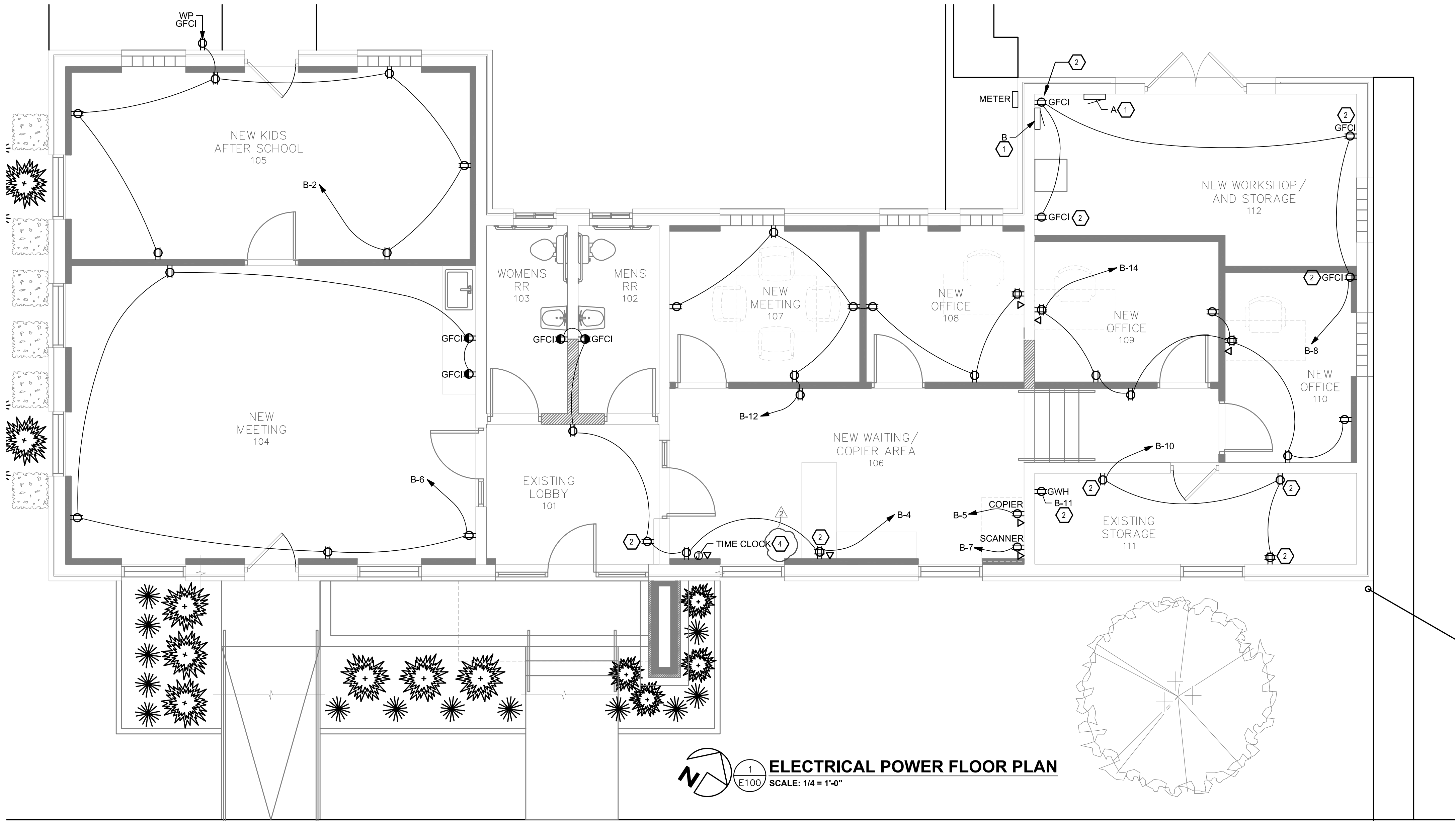


TRUE NORTH
PLAN NORTH
1/4" = 1'-0"
ROOF FRAMING PLAN

\\Server2\els\Project Directories\7400 -7499\7476- Marianna Terrace Maintenance Building\Construction Documents\7476-E100-ELECTRICAL-POWER-FLOOR-PLAN.dwg-EBS. Plot Date/Time: Apr 23, 2020--3:59pm -- By: scott.fritz
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



ELECTRICAL POWER ROOF PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL POWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

THIS PROJECT INCLUDES THE RENOVATION OF AN EXISTING MAINTENANCE FACILITY. PROJECT TO INCLUDE ALL NEW POWER AND LIGHTING. ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN. SEE SINGLE LINE AND PANEL SCHEDULE FOR MORE INFORMATION.

GENERAL NOTES-POWER

- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- PROVIDE HACR RATED BREAKERS ON HVAC EQUIPMENT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

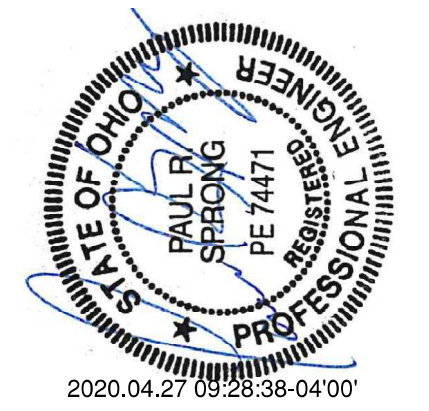
DEMO NOTES

- CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL EXISTING BUILDING CONDITIONS PRIOR TO ANY DEMOLITION/NEW WORK PERFORMED. COORDINATE ALL WORK WITH OTHER BUILDING TRADES. REPORT ANY MAJOR DISCREPANCIES TO ENGINEER PRIOR TO BEGINNING WORK. ACTUAL DEMOLITION AMOUNT SHALL BE BASED ON FIELD VISIT BY CONTRACTOR.
- ALL NECESSARY SHUT DOWN OF POWER MUST BE SCHEDULED SO AS NOT TO DISTURB OPERATION.
- CONTRACTOR SHALL RETURN ALL DEMOLITION EQUIPMENT TO OWNER'S REPRESENTATIVE FOR SALVAGE, OR REMOVE FROM PREMISES AT OWNERS OPTION.
- CONTRACTOR SHALL DISCONNECT ALL POWER AND LOW VOLTAGE WIRING FROM EQUIPMENT BEING REMOVED BY OTHER TRADES.
- REMOVE ALL ELIMINATED CONDUIT AND WIRE FROM PROJECT AREA. PROVIDE FIRE STOPPING WHERE REQUIRED. ALL ABANDONED CONDUIT, AND DEVICES ENCASED IN CONCRETE SHALL BE CUT BACK FLUSH WITH SLAB. PATCH CONCRETE LEVEL WITH EXISTING SLAB.
- ALL CIRCUITS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. ALL EXISTING CIRCUITS TO ITEMS TO REMAIN IN SERVICE SHALL BE MAINTAINED. ALL RELOCATING AND REROUTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO DEMOLITION, FIELD VERIFY EXACT SIZE AND ROUTING OF ALL EXISTING WIRING TO BE ENCOUNTERED. CONTRACTOR SHALL REMOVE ALL ABANDONED OR UNUSED WIRING WITHIN HIS SCOPE OF WORK AND TERMINATE PROPERLY. ANY ACTIVE WIRING DISTURBED BY THIS WORK SHALL BE RECONNECTED PRIOR TO PROJECT CLOSEOUT.
- ALL EQUIPMENT AND RECEPTACLE CIRCUITS BEING ELIMINATED IN DEMO TO BE REMOVED BACK TO SOURCE UNLESS OTHERWISE NOTED.
- ALL LIGHTING CIRCUITS ELIMINATED IN DEMO TO BE REMOVED BACK TO SOURCE. RETAIN ALL FIXTURES FOR USE IN EXPANSION AREAS OR DISPOSAL BY OWNER.

KEYED SHEET NOTES - POWER

- EXISTING ELECTRICAL PANEL (SQUARE D "QO") TO REMAIN. REUSE EXISTING CONDUIT FOR NEW RENOVATION. VERIFY ALL PARTS AND PIECES ARE IN GOOD WORKING CONDITION. IF NOT LET GENERAL CONTRACTOR AND OWNER KNOW IF THERE ARE ANY BROKEN OR MISSING PARTS.
- EXISTING ELECTRICAL DEVICE LOCATION TO REMAIN. REPLACE WITH NEW DEVICE. REUSE EXISTING CONDUIT AND BOX FOR NEW RENOVATION. VERIFY ALL PARTS AND PIECES ARE IN GOOD WORKING CONDITION AND WILL WORK FOR NEW DEVICE. IF NOT LET GENERAL CONTRACTOR AND OWNER KNOW IF THERE ARE ANY BROKEN OR MISSING PARTS.
- NOT USED
- NEW TIME CLOCK LOCATION. PROVIDE CAT 6 DATA LINE TO THIS LOCATION. VERIFY MOUNTING HEIGHT WITH OWNER AND ARCHITECT.
- MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR, 120/240 VOLT WIRING PROVIDED AND CONNECTED BY THE ELECTRICAL CONTRACTOR.

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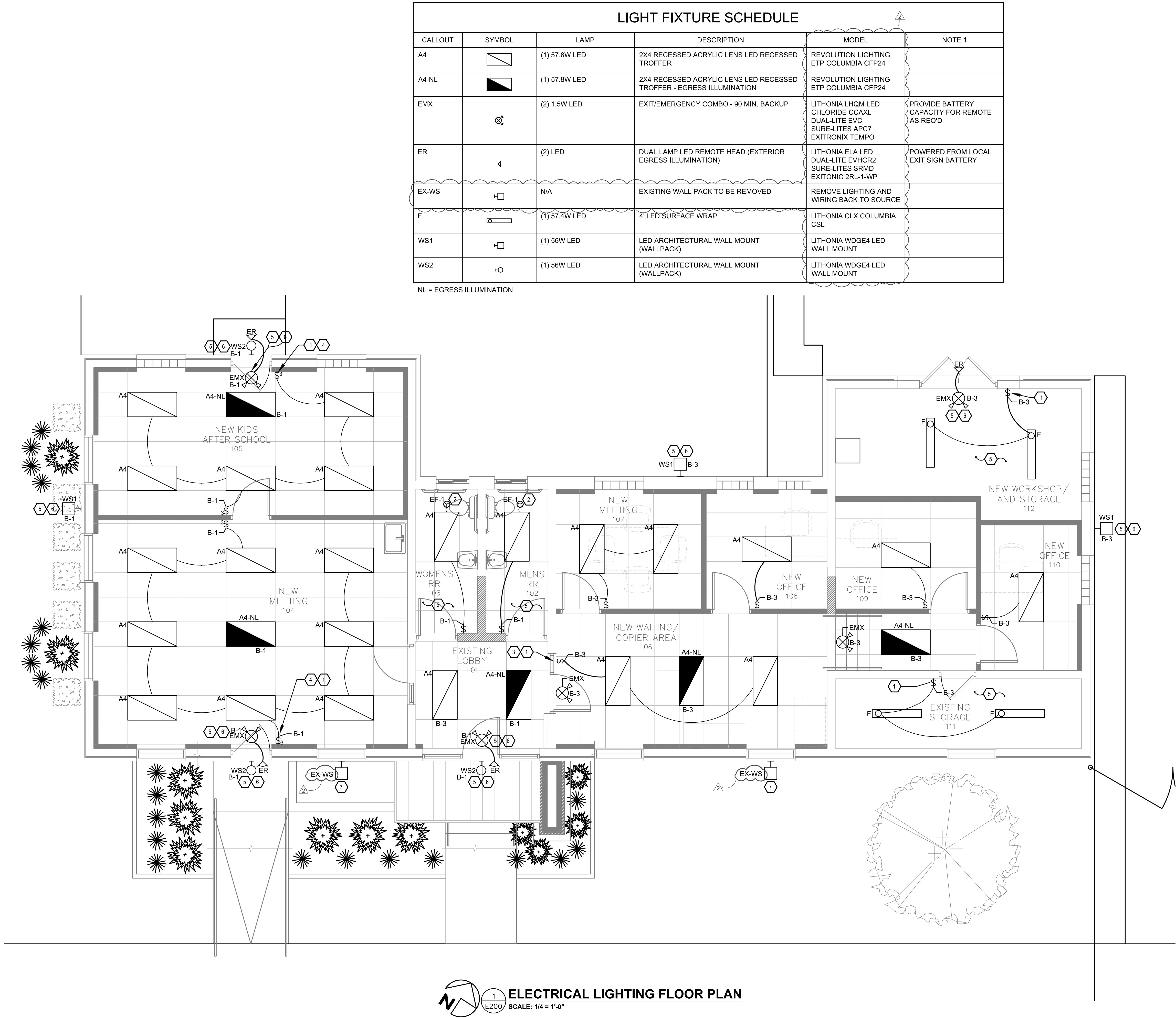
Revised:
2020.05.06 - ADDENDUM #2

**ELECTRICAL
POWER PLAN**

E100

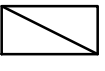




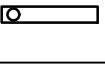
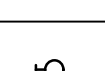

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\\Server2\elsa\Project Directories\7400 -7499\7476- Marianna Terrace Maintenance Building\Construction Documents\7476-E200-ELECTRICAL-LIGHTING-FLOOR-PLAN.dwg - EBS, Plot Date/Time: Apr 23, 2020 - 3:35pm - By: scott.ritz
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 **ELECTRICAL LIGHTING FLOOR PLAN**
SCALE: 1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	NOTE 1
A4		(1) 57.8W LED	2X4 RECESSED ACRYLIC LENS LED RECESSED TROFFER	REVOLUTION LIGHTING ETP COLUMBIA CFP24	
A4-NL		(1) 57.8W LED	2X4 RECESSED ACRYLIC LENS LED RECESSED TROFFER - EGRESS ILLUMINATION	REVOLUTION LIGHTING ETP COLUMBIA CFP24	
EMX		(2) 1.5W LED	EXIT/EMERGENCY COMBO - 90 MIN. BACKUP	LITHONIA LHQM LED CHLORIDE CCAXL DUAL-LITE EVC SURE-LITES APC7 EXITRONIX TEMPO	PROVIDE BATTERY CAPACITY FOR REMOTE AS REQ'D
ER		(2) LED	DUAL LAMP LED REMOTE HEAD (EXTERIOR EGRESS ILLUMINATION)	LITHONIA ELA LED DUAL-LITE EVHCR2 SURE-LITES SRMD EXITONIX 2RL-1-WP	POWERED FROM LOCAL EXIT SIGN BATTERY
EX-WS		N/A	EXISTING WALL PACK TO BE REMOVED	REMOVE LIGHTING AND WIRING BACK TO SOURCE	
F		(1) 57.4W LED	4' LED SURFACE WRAP	LITHONIA CLX COLUMBIA CSL	
WS1		(1) 56W LED	LED ARCHITECTURAL WALL MOUNT (WALLPACK)	LITHONIA WDGE4 LED WALL MOUNT	
WS2		(1) 56W LED	LED ARCHITECTURAL WALL MOUNT (WALLPACK)	LITHONIA WDGE4 LED WALL MOUNT	

NL = EGRESS ILLUMINATION

SCOPE OF WORK

THIS PROJECT INCLUDES THE RENOVATION OF AN EXISTING MAINTENANCE FACILITY. PROJECT TO INCLUDE ALL NEW POWER AND LIGHTING. ELECTRICAL DISTRIBUTION EQUIPMENT IS EXISTING TO REMAIN. SEE SINGLE LINE AND PANEL SCHEDULE FOR MORE INFORMATION.

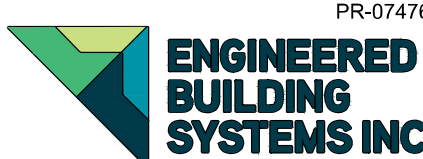
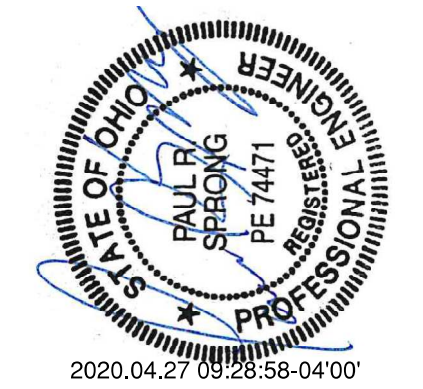
GENERAL NOTES-LIGHTING

- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
- WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

KEYED SHEET NOTES - LIGHTING

- EXISTING ELECTRICAL DEVICE LOCATION TO REMAIN, REPLACE WITH NEW DEVICE, REUSE EXISTING CONDUIT AND BOX FOR NEW RENOVATION, VERIFY ALL PARTS AND PIECES ARE IN GOOD WORKING CONDITION AND WILL WORK FOR NEW DEVICE. IF NOT LET GENERAL CONTRACTOR AND OWNER KNOW IF THERE ARE ANY BROKEN OR MISSING PARTS.
- MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR, 120/240 VOLT WIRING PROVIDED AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- CHANGE FROM SINGLE GANG BOX TO 2 GANG BOX.
- CHANGE FROM 2 GANG SWITCH TO SINGLE GANG SWITCH.
- REPLACE EXISTING LIGHTING WITH NEW LED.
- EXISTING ELECTRICAL LIGHTING LOCATION TO REMAIN, REPLACE WITH NEW LIGHT, REUSE EXISTING CONDUIT AND BOX FOR NEW RENOVATION, VERIFY ALL PARTS AND PIECES ARE IN GOOD WORKING CONDITION AND WILL WORK FOR NEW DEVICE. IF NOT LET GENERAL CONTRACTOR AND OWNER KNOW IF THERE ARE ANY BROKEN OR MISSING PARTS.
- REMOVE EXISTING LIGHT, REMOVE WIRING BACK TO SOURCE.

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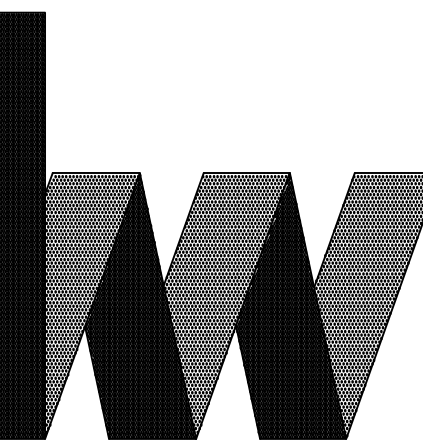
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ELECTRICAL
LIGHTING PLAN

E200