

GENERAL NOTES			
1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURE, DESIGN CONCEPT OF THE BUILDING AND ANY MAJOR ARCHITECTURAL ELEMENTS OR MAJOR TYPES OF MEP AND STRUCTURAL ELEMENTS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK FOR FULL PERFORMANCE AND COMPLETION OF THE SCOPE INDICATED, DESCRIBED OR IMPLIED. THE GENERAL CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE EXECUTION AND TIMELY COMPLETION OF THIS PROJECT. 2. PRIOR TO COMMENCEMENT OF WORK THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY ERRORS, AND OR OMISSIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. FAILURE TO NOTIFY THE ARCHITECT OF DISCREPANCIES AND/OR UNSATISFACTORY CONDITIONS WILL BE CONSTRUED AS AN ACCEPTANCE OF THE CONDITIONS TO PROPERLY PERFORM ALL REQUIRED WORK. 3. THESE DRAWINGS AND COPIES THERE OF ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE CLIENT AND INTERPLAN LLC. 4. ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM. 5. DIMENSIONS AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN. 6. DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY. 7. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION. 8. DO NOT SCALE DRAWINGS. BEFORE COMMENCING CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONFLICT ARISES WHILE INTERPRETING THE PLANS. 9. BUILDING SIGNAGE IS NOT PART OF THIS THESE CONSTRUCTION DRAWINGS (N.I.C.). ALL SIGNAGE WORK, PERMITTING, FABRICATION, INSTALLATION, MATERIALS, METHODS, ETC., ARE NOT IN SCOPE AND SHALL BE PERFORMED BY LICENSED PERSONNEL AS SELECTED BY THE OWNER. 10. UNLESS OTHERWISE NOTED, STATED MANUFACTURER'S ITEMS SHALL BE "OR EQUAL". CONTRACTOR SHALL RECEIVE APPROVAL FOR ALL SUBSTITUTIONS IN WRITING BY ARCHITECT PRIOR TO BID AND/OR INSTALLATION. 11. THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT SHALL NOT RELIEVE IN ANY MANNER THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS. 12. ALL PRIMARY ENTRANCES AND REQUIRED EXITS TO AND FROM THE BUILDING SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED. 13. FIRE PROTECTION FACILITIES, INCLUDING ACCESS MUST BE PROVIDED PRIOR TO AND DURING CONSTRUCTION. 14. GENERAL CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR SECURING PERMITS REQUIRED BY ALL JURISDICTIONS. 15. BUILDING ADDRESS NUMBERS SHALL BE EASILY VISIBLE FROM THE STREET. 16. ALL REQUIRED EXIT SIGNS SHALL BE SELF-ILLUMINATING, RED AND WHITE IN COLOR (UNLESS ALTERNATE COLOR SPECIFICALLY NOTED) AND WIRED TO BUILDING ELECTRICAL WITH BATTERY BACKUP (TYPICAL).	17. ALL REQUIRED EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEAD BOLTS, NO SLIDING BOLTS 18. ALL DECORATIVE MATERIALS SHALL COMPLY WITH ALL ARTICLES OF THE BUILDING CODE. 19. CONSTRUCTION SHALL COMPLY WITH ALL ARTICLES OF THE BUILDING CODE. 20. CONSTRUCTION SHALL CONFORM WITH CURRENT ADA, AND LIFE SAFETY-NFPA 101 REQUIREMENTS. 21. PANIC HARDWARE TO BE INSTALLED AT REAR EXIT DOORS. 22. THE GENERAL CONTRACTOR SHALL GUARANTEE THAT ALL WORK INCLUDED IN THIS CONTRACT WILL BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES THAN ANY OR ALL DEFECTS SHALL BE PROMPTLY REPAIRED AND/OR REPLACED AT CONTRACTOR'S OWN EXPENSE. ALSO ANY ITEM WHICH BECOMES DEFECTIVE DURING THE PERIOD OF THIS GUARANTEE. 23. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THESE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK. 24. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE FOLLOWING PREVAILING PROCEDURES WITH REGARDS TO OPERATING: A. STORAGE FACILITIES B. PROTECTION OF EXISTING WORK C. ACCESS TO WORK AREA D. HOURS WORK IS PERMITTED E. AVAILABILITY OF WATER, POWER, TELEPHONE, RESTRICTIONS, PROTECTION LIMITATIONS 25. IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES. 26. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENTAL AGENCIES INVOLVED PRIOR TO FINAL PAYMENT. 27. GENERAL CONTRACTOR TO VERIFY CONDITION OF EXISTING CONDITIONS. 28. IF COORDINATION DISCREPANCIES EXIST WITHIN THESE DOCUMENTS, THE MORE EXPENSIVE OF THOSE DISCREPANCIES WILL BE REQUIRED. 29. BUILDING INSULATION SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN 25 & A SMOKE DEVELOPMENT RATING NOT GREATER THAN 450. 30. 1" TELEPHONE CONDUIT WITH PULL-STRING FROM CABINET TO SPACE, STUBBED 6" ABOVE FINISH FLOOR. 31. G.C. SHALL INSTALL 1 DUPLEX OUTLET ADJACENT TO THE TELEPHONE BOARD.		

ABBREVIATIONS		SYMBOLS	
AFF ASF ATS ADD'L A/C ALT ALUM APPROX BM BRG BLK BLKG BD BOT BO BLDG CLG CTR C/C CO COL CONC CMU CONST CJ CONTR CONTR DET DIA DIM DN DS DWG DW EA EW ELEC EWC EL ELEV ENCL EXIST EPS EJ EXT FIN FF FRT FLR FD FLUOR FTG FDN GALV GC GWB GYM HWR HVC HT HPT HM HORIZ IN INFO ID	ABOVE FINISH FLOOR ABOVE SUB FLOOR ABOVE TOP OF SLAB ADDITIONAL AIR CONDITIONING ALTERNATE ALUMINUM APPROXIMATE BEAM BEARING BLOCK BLOCKING BOARD BOTTOM BOTTOM OF BUILDING CEILING CENTER CENTER TO CENTER CLEAN OUT CLEAR COLUMN CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONSTRUCTION JOINT CONTRACTOR CONTINUOUS DETAIL DIAMETER DIMENSION DOWN DOWNSPOUT DRAWING DRY WALL EACH EACH WAY ELECTRIC (AL) ELECTRIC WATER COOLER ELEVATION ELEVATOR ENCLOSE (URE) EXIST (ING) EXPANDED POLYSTYRENE EXPANSION JOINT EXTERIOR FINISH FINISH FLOOR FIRE RETARDANT FLOOR FLOOR DRAIN FLUORESCENT FOOTING FOUNDATION GALVANIZED GENERAL CONTRACTOR GYPSUM WALL BOARD VERTICAL HARDWARE HEATING/VENTILATION/AIR CONDITIONING HEIGHT HIGH POINT HOLLOW METAL HORIZONTAL INCH INFORMATION INSIDE DIAMETER	INSUL INT INT'ER INV JT LVL LAV LIN LPT MFR MO MTL MAX MECH MET MIN MISC MNTD NOM N NIC NTS NO or # OC OPNG OPP PD PNL PL PLUMB PLYWD PVC PREFAB PROJ R RECEP REIN REQD RESIL REV RSR RD RM RO SECT SHT SIM SPEC(S) STL STRUCT SUSP SAC SYS T & G TO T & B TRD UNO VERT VCT VWC WC WH WWF W WO WOOD	INSULATION INTERIOR INVERT JOINT LAMINATED VENEER LUMBER LAVATORY LINEAR LOW POINT MANUFACTURE (R) (ING) MASONRY OPENING MATERIAL MAXIMUM MECHANICAL METAL MINIMUM MISCELLANEOUS MOUNTED NOMINAL NORTH NOT IN CONTRACT NUMBER ON CENTER OPENING OPPOSITE OUTSIDE DIAMETER PANEL PLATE PLUMBING PLYWOOD POLYVINYL CHLORIDE PREFABRICATED PROJECT RADIUS RECEPTACLE REINFORCING REQUIRED RESILIENT REVISION ROOF DRAIN ROOM ROUGH OPENING SECTION SHEET SIMILAR SPECIFICATION(S) STEEL STRUCTURAL SUSPENDED SUSPENDED ACOUSTICAL CEILING SYSTEM TONGUE AND GROOVE TOP OF TOP AND BOTTOM TREAD UNLESS NOTED OTHERWISE VERTICAL VINYL COMPOSITION TILE VINYL WALL COVERING WATER CLOSET WATER HEATER WELDED WIRE FABRIC WITH WITHOUT WOOD
		DETAIL NO.: SHEET NO.: ELEVATION REFERENCE	
		DETAIL NO.: SHEET NO.: SECTION REFERENCE	
		DETAIL NO.: SHEET NO.: ENLARGED PLAN & DETAIL REFERENCE	
		DOOR NUMBER	
		KEYNOTE	
		PARTITION SYMBOL	
		FINISH SYMBOLS	
		REVISION DELTA	
		ELEVATION REFERENCE	
		ROOM DESIGNATION	
		COLUMN LINE BUBBLE	
		REVISION CLOUD	
		COLUMN LINE	
		LEASE LINE	
		PLAN / DETAIL NUMBER TITLE / DESCRIPTION PLAN / DETAIL SCALE	

GENERAL GROWTH PROPERTIES, INC.
These working drawings have been reviewed for design intent only. It is the Tenant's obligation to comply with all established Tenant Design Criteria as set forth in the lease agreement, lease plan, construction handbook, bulletins or as otherwise reflected. It is also the Tenant's obligation to comply with all applicable laws, ordinances, building codes and regulations.
☐ APPROVED
☒ APPROVED AS NOTED
☐ DISAPPROVED RESUBMIT
DATE: 9-3-14 BY: Davey White

TENANT'S GENERAL CONTRACTOR MUST CHECK IN WITH MALL MANAGEMENT PRIOR TO WORK START.

ALL WORK MUST COMPLY WITH THE MALL'S TENANT CRITERIA MANUAL AVAILABLE ON GGP.COM AND WITH THE MALL'S CONSTRUCTION RULES AND REGULATIONS.

All Landlord notes and comments must appear on final revised drawings and must appear on all drawings in the field.

All work by Tenant's contractor unless specified in the Tenant's executed lease.

All roof work to be performed by Landlord's approved roofing contractor at Tenant's GC expense.

Tenant's Leased Premises must comply with Title III of the American's with Disabilities Act (ADA). Compliance will include, but not be limited to, the design, construction and/or alteration of the Lease Premises. Upon completion of work, Tenant or Tenant's Architect must supply to Landlord a letter, satisfactory to Landlord, stating that the leased premises have been designed and constructed in accordance and are in compliance with the ADA.

NEW TENANT IMPROVEMENT FOR:

charmingcharlie

ST LOUIS GALLERIA MALL

1155 ST. LOUIS GALLERIA-SPACE 1417

ST. LOUIS , MO 36117

MUST PROVIDE ONE FULL SIZE SET OF LANDLORD APPROVED DRAWINGS TO MALL OPERATIONS MANAGER AT PRE-CONSTRUCTION MEETING (SEPARATE SET OF LANDLORD APPROVED DRAWINGS SHALL BE KEPT ON SITE).

All floor penetrations must be sleeved and sealed liquid tight.

All reused material and equipment must be refurbished to "like new" condition.

Tenant Contractor will repaint and/or repair Landlord property (neutral piers, bulkhead, rear corridor, etc.) damaged during Tenant improvements.

HAZARDOUS SUBSTANCE
It is the responsibility of the Tenant and the Tenant's Contractor (s), when preparing for and proceeding with construction in the premises, to comply with all requirements of all applicable laws concerning hazardous substances. The Tenant shall not permit the installation or use of any hazardous substances in any component of the premises during its tenancy.

All reused material and equipment must be refurbished to "like new" condition.

SUBMIT MATERIAL SAMPLES AND COLOR BOARD FOR APPROVAL.

Tenant Contractor shall perform first-class workmanship. Acceptance is contingent upon Landlord Approval.

Approval is subject to verification of conditions and compliance with procedures from local General Growth Properties Authority.

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.

PROJECT DATA

PROJECT DESCRIPTION:

NEW TENANT IMPROVEMENT OF AN EXISTING, RETAIL LEASE SPACE OF APPROXIMATELY 2,907 SQ. FT. LOCATED WITHIN ST. LOUIS GALLERIA FOR A NEW 'CHARMING CHARLIE' RETAIL STORE. SCOPE OF WORK INCLUDES DEMOLITION, NEW INTERIOR BUILD-OUT INCLUDING PARTITIONS, DOORS, CEILINGS, FINISHES AND ASSOCIATED MECHANICAL, PLUMBING AND ELECTRICAL WORK.

APPLICABLE CODES:

BUILDING 2012 IBC
MECHANICAL 2009 IMC
PLUMBING 2009 UPC
ELECTRICAL 2008 NEC
ENERGY 2009 IECC
ACCESSIBILITY CHAPTER 11 OF IBC

BUILDING INFORMATION:

TOTAL TENANT AREA: +/- 2,863 SQUARE FEET
TYPE OF CONSTRUCTION: II-A NON-COMBUSTIBLE - FULLY SPRINKLED
OCCUPANCY CLASSIFICATION: MERCANTILE, GROUP M
OCCUPANT LOAD:
SALES AREA: 1990 SF AT 30 SQ. FT./OCC. = 66 OCCUPANTS
STOCK AREA: 374 SF AT 300 SQ. FT./OCC. = 2 OCCUPANTS
RESTROOMS, JAN. & HALLWAY: 400 SF AT 0 SQ. FT./OCC. = 0 OCCUPANTS

TOTAL: 2,863 SQ.FT 68 OCCUPANTS
EGRESS WIDTH PROVIDED (SALES):
EGRESS WIDTH REQUIRED: 68 X .20"/OCCUPANT = 13.6"
EGRESS WIDTH PROVIDED: 1-70" 1-34"= 104"
MAX TRAVEL TO EXITS: 250'
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

OCCUPANT LOAD FOR PLUMBING FIXTURES: NET AREA - 2,863 TOTAL OCCUPANTS - 68

OCCUPANCY	REQUIRED WATER CLOSET	REQUIRED LAVATORIES	REQUIRED DRINKING FOUNTAIN
MERCANTILE GROUP M	1 MALE 1 FEMALE	1 MALE 1 FEMALE	1 HI-LO

FIXTURES PROVIDED	1 MALE 1 FEMALE	1 MALE 1 FEMALE	1 HI-LO
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TENANT REPRESENTATIVE

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
CONTACT: RITA FRANCO
TEL.: 713-634-4032
EMAIL: Rita.Franco@CHARMINGCHARLIE.COM

ARCHITECT

INTERPLAN LLC
604 COURTLAND STREET, SUITE 100
ORLANDO, FLORIDA 32804
CONTACT: BRANDON HATCHETT
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EMAIL: BHATCHETT@INTERPLANLLC.COM

MECHANICAL, PLUMBING & ELECTRICAL ENGINEER

INTERPLAN LLC
604 COURTLAND STREET, SUITE 100
ORLANDO, FLORIDA 32804
CONTACT: STACY HENSON
TEL.: 407.645.5008

LANDLORD

GENERAL GROWTH PROPERTIES INC.
CONTACT: EARL DORSETT
TEL.: 314-571-7007
EMAIL: LAWRENCE.DORSETT@GENERALGROWTH.COM

JURISDICTIONS

CITY OF RICHMOND HEIGHTS
BUILDING & ZONING DEPARTMENT
1330 S. BIG BEND BLVD.
RICHMOND HEIGHTS, MO 63117
TEL.: (314) 645-5080
FAX: (314) 646-1058

SHEET INDEX

SHEET NO.	DESCRIPTION	PERMIT SET 8-20-2014
GENERAL		
G001	TITLE SHEET	
G002	RESPONSIBILITY SCHEDULE AND GENERAL NOTES	
G003	ACCESSIBILITY NOTES AND DETAILS	
G004	EGRESS PLAN	
ARCHITECTURAL		
CHK-1	SQUARE FOOTAGE CHECK SHEET	
B100	ARRIVAL GRAPHICS PLAN	
B101	BARRICADE PLAN / EXTERIOR STOREFRONT	
D101	DEMOLITION PLAN	
A100	FLOOR PLAN	
A101	FIXTURE PLAN	
A102	FINISH PLAN	
A103	REFLECTED CEILING PLAN	
A104	LOW VOLTAGE PLAN	
A200	STOREFRONT ELEVATIONS	
A301	BACKWRAP, MILLWORK DETAILS, AND SECTIONS	
A400	ENL. TOILET MANAGER OFFICE PLANS, ELEV. & NOTES	
A500	"BACK OF HOUSE" SECTIONS, DETAILS & NOTES	
A501	"BACK OF HOUSE" SECTIONS, DETAILS & NOTES	
A502	CEILING DETAILS	
A504	PARTITION TYPES AND DETAILS	
A505	PARTITION DETAILS	
A600	INTERIOR ELEVATIONS	
A700	DOOR AND ROOM SCHEDULES AND DETAILS	
SPECIFICATIONS		
SP01	SPECIFICATIONS	
SP02	SPECIFICATIONS	
MECHANICAL / PLUMBING / ELECTRICAL		
E1.1	ELECTRICAL POWER AND SYSTEMS PLAN	
E2.1	ELECTRICAL LIGHTING PLAN	
E3.1	ELECTRICAL LEGEND AND DETAILS	
E3.2	LIGHTING CONTROL DETAILS	
E4.1	ELECTRICAL RISER DIAGRAM AND PANEL SCHEDULES	
E5.1	ELECTRICAL SPECIFICATIONS	
FP100	FIRE PROTECTION SPRINKLER PLAN AND SPECIFICATIONS	
M000	HVAC NOTES, LEGENDS	
M100	HVAC PLAN AND SCHEDULES	
M300	HVAC DETAILS	
M400	HVAC SPECIFICATIONS	
P100	PLUMBING PLAN, SCHEDULE AND DETAILS	
P300	PLUMBING SPECIFICATIONS	

VICINITY MAP

ST. LOUIS GALLERIA
ST. LOUIS, MO

CHARMING CHARLIE
SPACE 1417

TITLE SHEET

DAVID BOYCE
ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

A Project for:

NEW TENANT IMPROVEMENT FOR:

charmingcharlie

ST LOUIS GALLERIA

1155 St. Louis Galleria - Space 1417

St. Louis, MO 63117

CLIENT:

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
Phone (713) 579-1976

REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

No. Description Date

Project No.: IP 2014.0243

Drawn By: BH

Reviewed By: rea

Scale: AS NOTED

Date: 8.01.2014

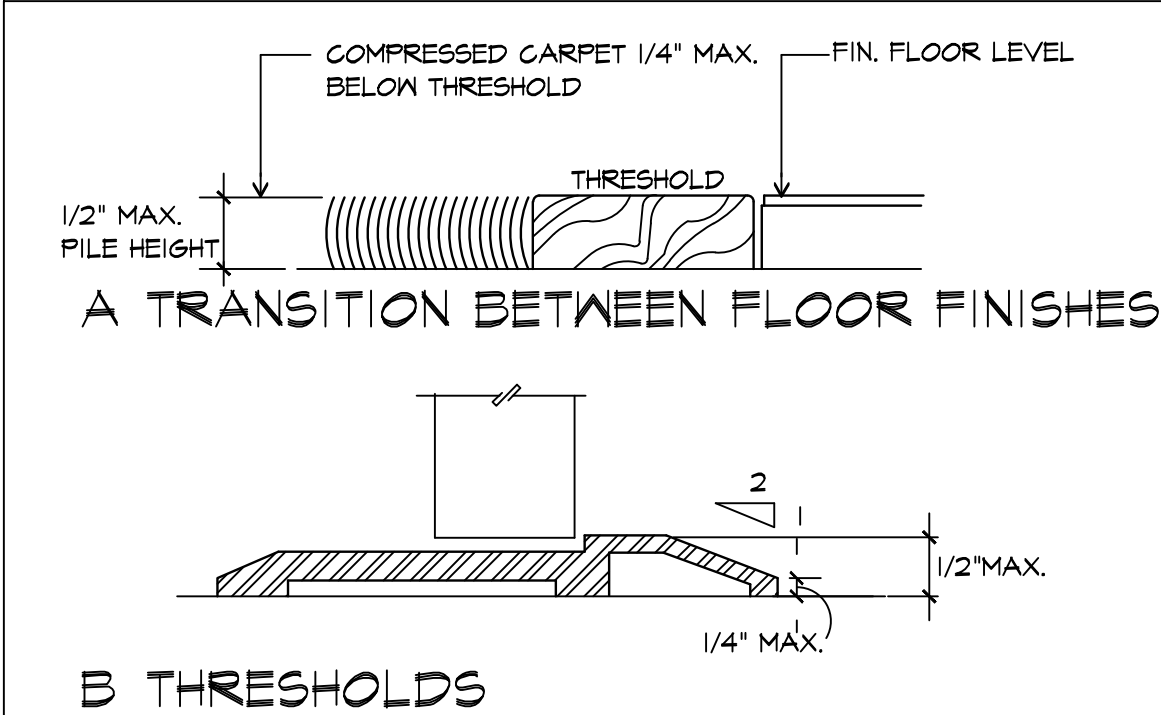
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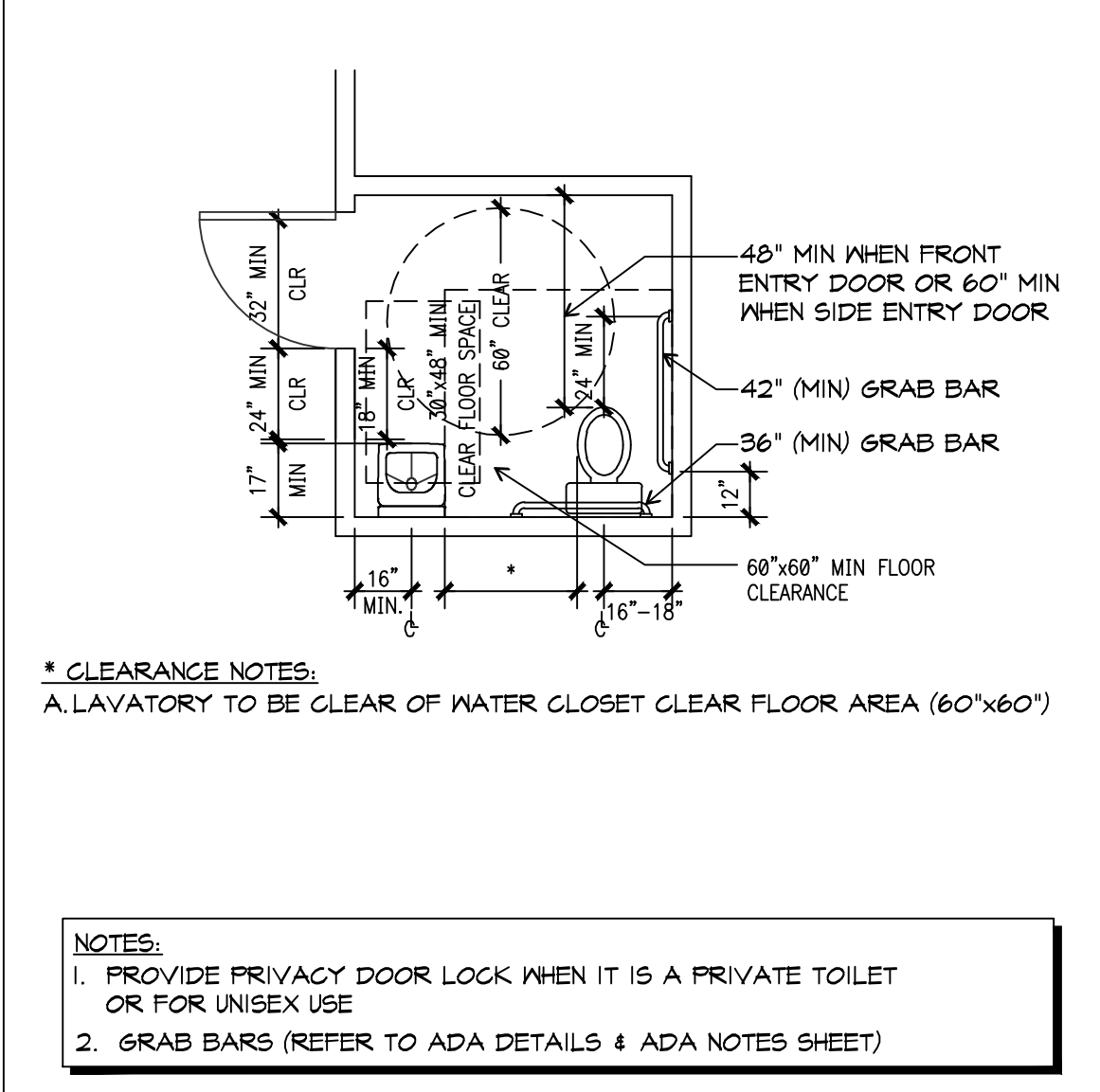
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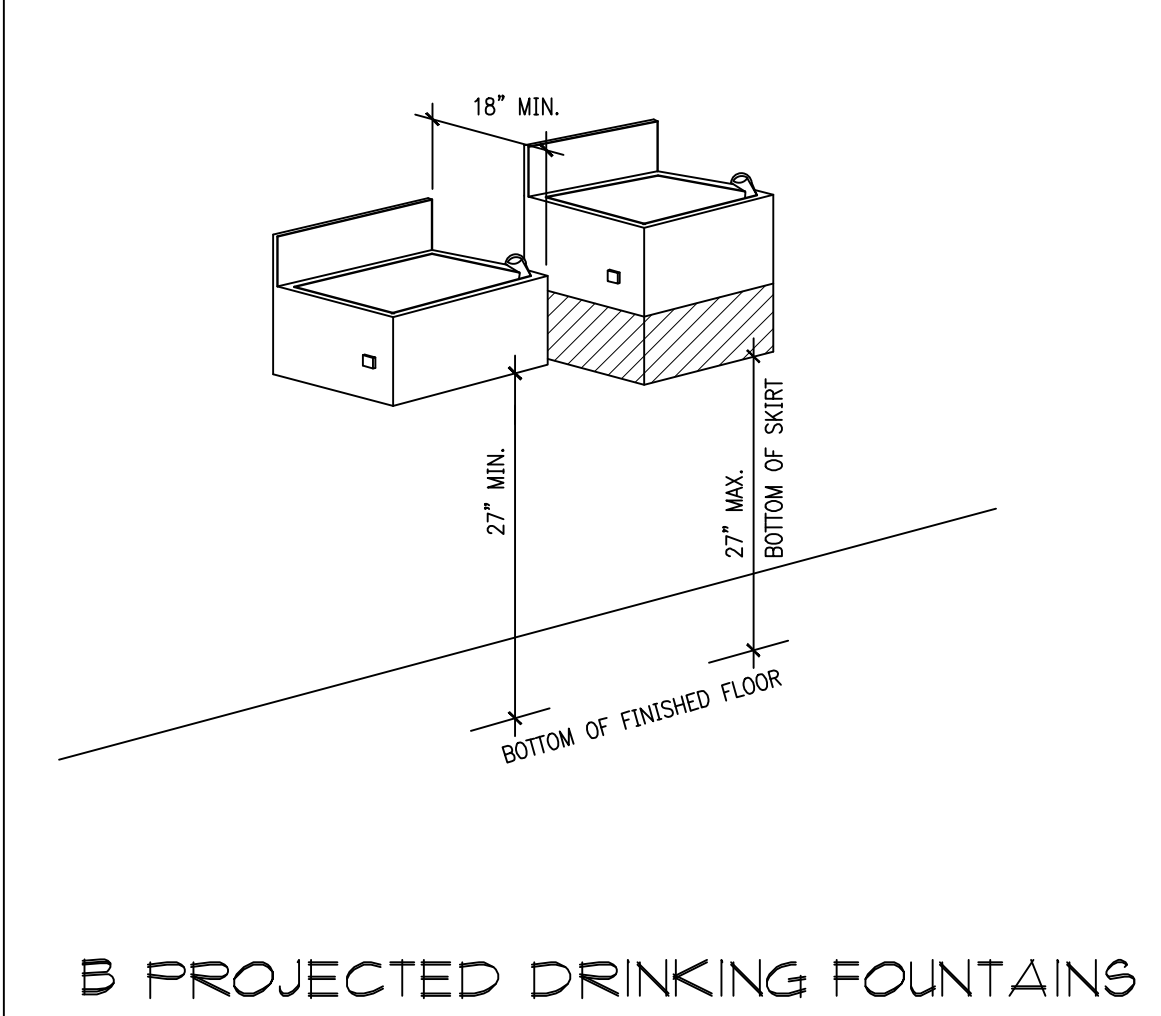
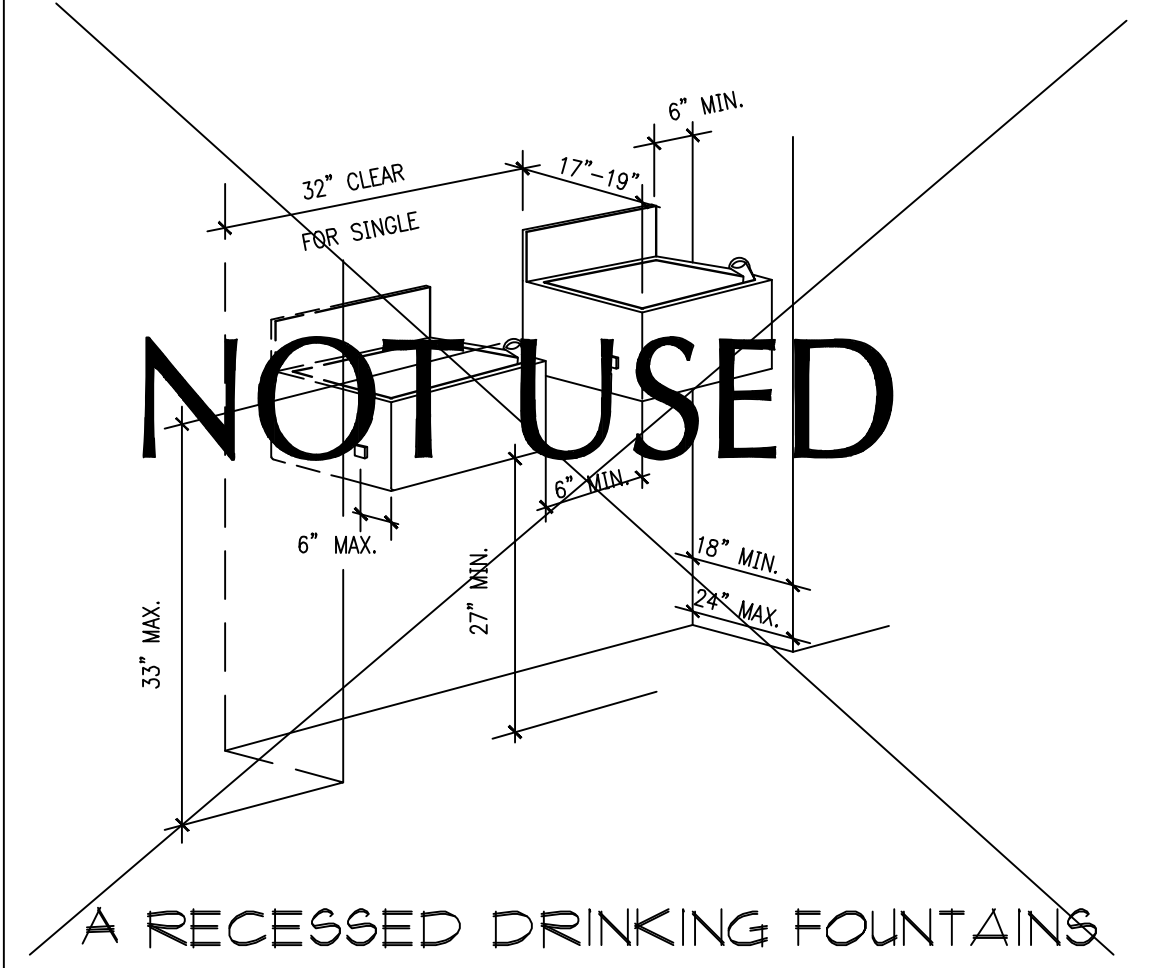
GENERAL NOTES										NOTE: THE RESPONSIBILITY SCHEDULE ON SHEET 6002 SUPERSEDES ALL OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.										SALES/INT.				H.V.A.C.				PLUMBING / FIRE PROT.							
1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS.										2. DO NOT SCALE THESE DOCUMENTS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.										GENERAL				APPLICATION				INTERIOR PARTITIONS				PACKAGED ROOFTOP UNITS, ROOF MANUFACTURER CURBS, ACCESSORIES			
3. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.										4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND REQUIRED BY GOVERNING CITY AGENCIES.										GENERAL				APPLICATION				INTERIOR WING WALL				HVAC CONTROL WIRE & CONNECTIONS			
5. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK OF ALL SUBCONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL FLOOR, WALL, AND ROOF OPENINGS WITH APPLICABLE DRAWINGS, AND SHALL VERIFY THE LOCATIONS OF EMBEDDED ITEMS PRIOR TO POURING CONCRETE AND SHALL VERIFY THE LOCATION OF ALL UTILITIES SERVING THE BUILDING.										6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY ALL FEES FOR PERMITS, AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR CONSTRUCTION, INCLUDING THE OVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR OTHERWISE NOTED.										GENERAL				APPLICATION				FURNING AND BLOCKING				UNIT HEATERS			
7. ALL COSTS FOR INSPECTIONS OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE.										8. UNLESS NOTED ON THESE DRAWINGS OR IN THE PROJECT MANUAL AS BEING N/C, OR EXISTING, ALL ITEMS, MATERIALS, ETC., AND THE INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THESE DOCUMENTS.										GENERAL				APPLICATION				X-RAY FLOOR				TOILET EXHAUST FANS			
9. IF THERE ARE ANY TRENCHES OR EXCAVATIONS FIVE FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMIT FROM THE GOVERNING AGENCY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NECESSARY TO PROTECT ADJACENT STRUCTURES, PROPERTIES, OR PUBLIC WAYS, MAINTAIN A MINIMUM OF 1 INCH CLEARANCE BETWEEN PROPERTY LINES AND ANY NEW CONSTRUCTION SUCH AS WALLS, FOOTINGS, ETC.										10. PROVIDE METAL CORNER BEAD AT ALL OUTSIDE CORNERS OF PLASTER OR DRYWALL, AND METAL TRIM OR CASING BEAD AT ALL EDGES OF PLASTER OR DRYWALL WHERE THEY TERMINATE AGAINST ANY OTHER MATERIAL. ALL EXTERIOR OR INTERIOR EXPOSED FLASHING TRIM ETC. SHALL BE PAINTED TO MATCH ADJACENT MATERIALS, UNO. THE CONTRACTOR SHALL PROVIDE BACKING AS REQUIRED FOR ATTACHMENT OF ALL EXTERIOR OR INTERIOR FINISHES, FIXTURES, ETC.										GENERAL				APPLICATION				STRUCTURAL COLUMN FINISH				THERMOSTATS, SENSORS & CONTROLS			
11. KEEP ALL DUCTWORK, CONDUITS, PIPING, ETC., AS CLOSE TO WALLS AND UNDERSIDE OF ROOF AS POSSIBLE.										12. EXIT DOORS SHALL BE OPERABLE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, OR IN GROUP A-3, B, F, M, OR S OCCUPANCIES, KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT DOOR(S) IF THERE IS A READILY VISIBLE, DURABLE SIGN ATTACHED ON OR ADJACENT TO EACH DOOR STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS". THE SIGN SHALL BE IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE DOOR(S) MUST BE FREE TO SWING WITHOUT THE OPERATION OF ANY LATCHING DEVICE (I.E., PUSH-PULL).										GENERAL				APPLICATION				CLEANING, TRASH REMOVAL DUMPSTER				REMOVE/SEAL ANY PLENUM PLATTABLES			
13. ALL DOOR HARDWARE SHALL BE MOUNTED FROM 36" TO 44" ABOVE THE FLOOR AND SHALL BE OPERABLE BY A SINGLE EFFORT WITH NO GRASPING OR WRIST MOVEMENT (I.E., LEVERS, PUSH-PULLS, OR PANIC HARDWARE). THE ALLOWABLE CLOSER PRESSURE SHALL NOT EXCEED 5 POUNDS FOR INTERIOR DOORS, 85 POUNDS FOR EXTERIOR DOORS, AND 15 POUNDS FOR FIRE DOORS OR DOORS WITH PANIC HARDWARE.										14. EXTERIOR DOORS SHALL RECEIVE DEAD BOLTS AND DEAD LOCKING LATCHES. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8". CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEN THE CYLINDER PROJECTS FROM THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. DOOR HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE PINS.										GENERAL				APPLICATION				WOOD BASE (SALES/INT/MANUALS)				A.C. WIRING LINE VOLTAGE			
16. SEPARATE APPROVAL FOR TEMPORARY OR PERMANENT SIGNAGE IS REQUIRED FROM THE CITY AND SHALL BE OBTAINED BY THE GC.										17. FIRE EXTINGUISHERS SHALL BE INSTALLED PRIOR TO BUILDING OCCUPANCY AND RATED 2A 10 BC (4A 40 BC IN LOUNGE). LOCATIONS SHALL BE DETERMINED BY THE FIRE INSPECTOR IN THE FIELD. PROVIDE EXTINGUISHERS EVERY 3000 SF, AND 15' OF UNOBSTRUCTED WALKING DISTANCE. PROVIDE 2 FIRE EXTINGUISHER CABINETS & 3 FIRE EXTINGUISHERS ON SURFACE MOUNTED BRACKETS										GENERAL				APPLICATION				CEILING TRANSITIONS				DUCTWORK			
LEASE SCHEDULE OF WORK NOTES										FOR ALL RELATED LANDLORD SCOPE ASSOCIATED WITH THIS PROJECT, PLEASE REFER TO THE FOLLOWING EXHIBIT (RE G002)										GENERAL				APPLICATION				CASHWRAP/ BACKWRAP COUNTER				AIR BALANCING			
CONTRACTOR TO OBTAIN A COPY OF TENANT'S LEASE EXHIBIT AND WORK LETTER TO VERIFY LANDLORD'S RESPONSIBILITIES AND TO DETERMINE IF THERE ANY DISCREPANCIES BETWEEN THE RESPONSIBILITY SCHEDULE AND THE DRAWINGS. IF SO, NOTIFY ARCHITECT AND/OR TENANT IMMEDIATELY FOR CLARIFICATION.										L.L. NOTES										GENERAL				APPLICATION				CONCRETE SLAB - STAIR & CLEAN				PERIMETER FIXTURES			
SPACE WILL BE DELIVERED IN AS-IS CONDITION WITH NO WORK BY LANDLORD.																				GENERAL				APPLICATION				LOOSE FLOOR FIXTURES				RETURN AIR OPENING			
																				GENERAL				APPLICATION				HARDWARE, SHELVING, FACEOUTS, COMPONENTS				PATCH AND SEAL REUSED DUCTWORK AS REQUIRED FOR NEW DESIGN.			
																				GENERAL				APPLICATION				ACCESS PANELS				SUBMIT CERTIFIED REPORT TO LANDLORD & OWNER			
																				GENERAL				APPLICATION				DISPLAY HANGERS, VISUAL ITEMS, BUST FORMS				DOMESTIC WATER LINE & REUSE LINE			
																				GENERAL				APPLICATION				INTERIOR SIGNAGE/BACKSPLASH				4" SANITARY LINE			
																				GENERAL				APPLICATION				CROWN MOLDING				VENT LINE			
																				GENERAL				APPLICATION				WOOD MIRRORS				ROUGH IN FOR EQUIPMENT			
																				GENERAL				APPLICATION				FINAL CONNECTIONS				ONLY UTILIZE LANDLORD REQUIRED PLUMBING CONTRACTOR FOR PLUMBING CORING OR TRENCHING. X-RAY AS REQUIRED.			
																				GENERAL				APPLICATION				FLOOR DRAINS (AS SHOWN)				SEE MECHANICAL AND PLUMBING PLAN			
																				GENERAL				APPLICATION				ELECTRIC WATER COOLER				G.C. TO EXTEND AND CONNECT AS REQUIRED			
																				GENERAL				APPLICATION				ALL TENANT PIPING - NONCOMBUSTIBLE				G.C. TO EXTEND AND CONNECT AS REQUIRED			
																				GENERAL				APPLICATION				WATER HEATER				G.C. TO EXTEND AND CONNECT AS REQUIRED			
																				GENERAL				APPLICATION				PLUMBING FIXTURES				SEE TOILET ROOM DETAILS			
																				GENERAL				APPLICATION				SPRINKLER (MAIN)				G.C. TO EXTEND AND CONNECT AS REQUIRED			
																				GENERAL				APPLICATION				SPRINKLER SYSTEM DESIGN				PROVIDE NEW HEADS AND BRANCH PIPING AS REQUIRED.			
																				GENERAL				APPLICATION				SPRINKLER HEADS & BRANCH LINES MODIFICATION / PAINTING				SERVICE/POP SINK			
																				GENERAL				APPLICATION				FIRE EXTINGUISHERS				INSTALL AS DIRECTED BY FIRE MARSHAL			
																				GENERAL				APPLICATION				FIRE ALARM				G.C. TO VERIFY WITH LL.			
																				GENERAL				APPLICATION				ELECTRICAL				ELECTRICAL SERVICE (200 AMP, 277/480V)			
																				GENERAL				APPLICATION				SERVICE CONDUIT TO TENANT SPACE				CONDUIT TO TENANT SPACE BY LL, EXTENSION WITHIN SPACE BY GC			
																				GENERAL				APPLICATION				SERVICE WIRING TO TENANT SPACE				OVER CURRENT PROTECTION AT LANDLORD'S ROOM			
																				GENERAL				APPLICATION				ELECTRICAL SUBPANELS							
																				GENERAL				APPLICATION				METER							
																				GENERAL				APPLICATION				METER SOCKET							
																				GENERAL				APPLICATION				FUSES				EXISTING TO REMAIN - PROVIDE NEW AS REQUIRED.			
																				GENERAL				APPLICATION				TRANSFORMER							
																				GENERAL				APPLICATION				TIME CLOCK				PART OF LIGHTING CONTROL SYSTEM - SEE SHEET E32			
																				GENERAL				APPLICATION				CONTACTORS				PART OF LIGHTING CONTROL SYSTEM - SEE SHEET E32			
																				GENERAL				APPLICATION				ELEC. EQUIPMENT ROUGH IN							
																				GENERAL				APPLICATION				ELEC. EQUIPMENT FINISH				TRACK LIGHTING TO BE CAULKED TO DRYWALL IN HARD CEILING AREAS			
																				GENERAL				APPLICATION				LIGHT FIXTURES				AS SPECIFIED ON REFLECTED CEILING PLAN			
																				GENERAL				APPLICATION				EMERGENCY LIGHT FIXTURES				REFER TO ELECTRICAL LIGHTING PLAN, SHEET E21			
																				GENERAL				APPLICATION				EXIT LIGHTING / EXIT SIGNAGE				REFER TO ELECTRICAL LIGHTING PLAN, SHEET E21			
																				GENERAL				APPLICATION				AUDIO SYSTEM AND SALES AREA SPEAKERS				COORDINATED BY GC WITH MUZAK (POWER & JUNCTION BY GC.)			
																				GENERAL				APPLICATION				CONVENIENCE OUTLETS							
																				GENERAL				APPLICATION				SERVICE DOOR BELL CHIME				LOCATE PER DRAWINGS AND/OR CHARMING CHARLIE PROJECT MANAGER			
																				GENERAL				APPLICATION				SECURITY				G.C. TO PROVIDE ROUGH-IN (JUNCTION BOXES AND CONDUIT)			
																				GENERAL				APPLICATION				TELEPHONE CONNECTIONS							
																				GENERAL				APPLICATION				TELEPHONES							
																				GENERAL				APPLICATION				TELEPHONE SERVICE CONDUIT WITH FULL STRING				G.C. TO EXTEND AS REQUIRED			
																				GENERAL				APPLICATION				FIRE ALARM SYSTEM				G.C. TO COORDINATE INSTALLATION WITH LANDLORD AND FIRE ALARM SUB-CONTRACTOR. REFER TO SHEET E11 FOR MORE INFORMATION.			
																				GENERAL				APPLICATION				P.O.B. WIRING/ CASH REGISTERS				CONDUIT'S JUNCTIONS W/ FULL STRING BY GC.			
																				GENERAL				APPLICATION				SENSORMATIC SECURITY SYSTEM				G.C. TO PROVIDE JUNCTION BOXES, CONDUIT, SENSORMATIC PLATFORM AND FULL STRINGS THRU HULLINGS			
																				GENERAL				APPLICATION				SECURITY CAMERA				G.C. TO PROVIDE ROUGH-IN (JUNCTION BOXES AND CONDUIT)			
																				GENERAL				APPLICATION				POB CONDUIT WITH FULL				G.C. TO PROVIDE ROUGH-IN (JUNCTION BOXES AND CONDUIT)			
																				GENERAL				APPLICATION				TRACKKEEPER PANEL				PROVIDED BY CHARMING CHARLIE, INSTALLED BY GC			
																				GENERAL				APPLICATION				VIDEO EQUIPMENT DATAPOWER				TENANT LOW VOLTAGE VENDOR TO PROVIDE DATA DROPS PER PLAN AT MONITOR LOCATIONS GC TO PROVIDE J-BOX & CONDUIT			
																				GENERAL				APPLICATION				SHOPPER TRACK DEVICE							
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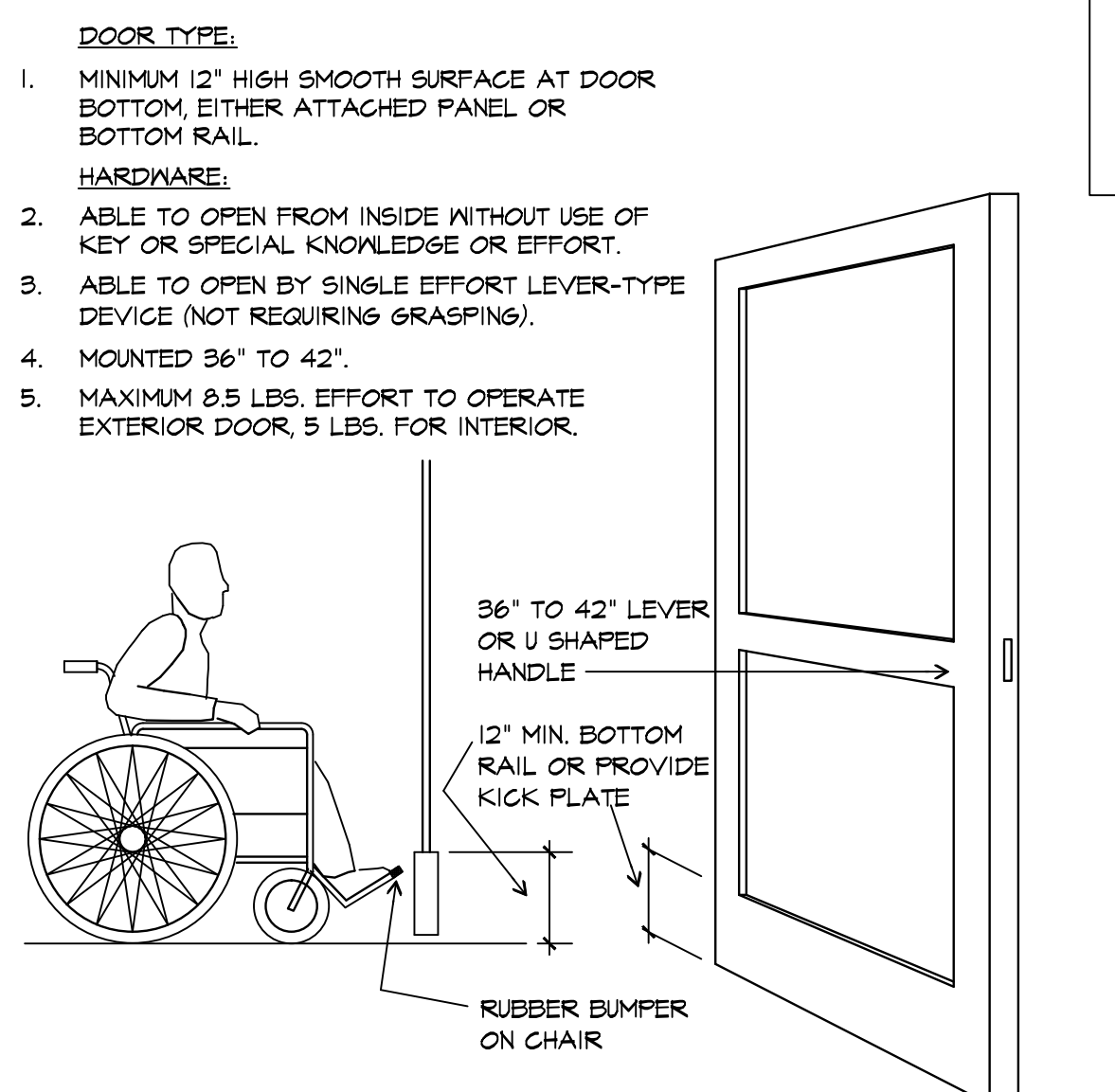
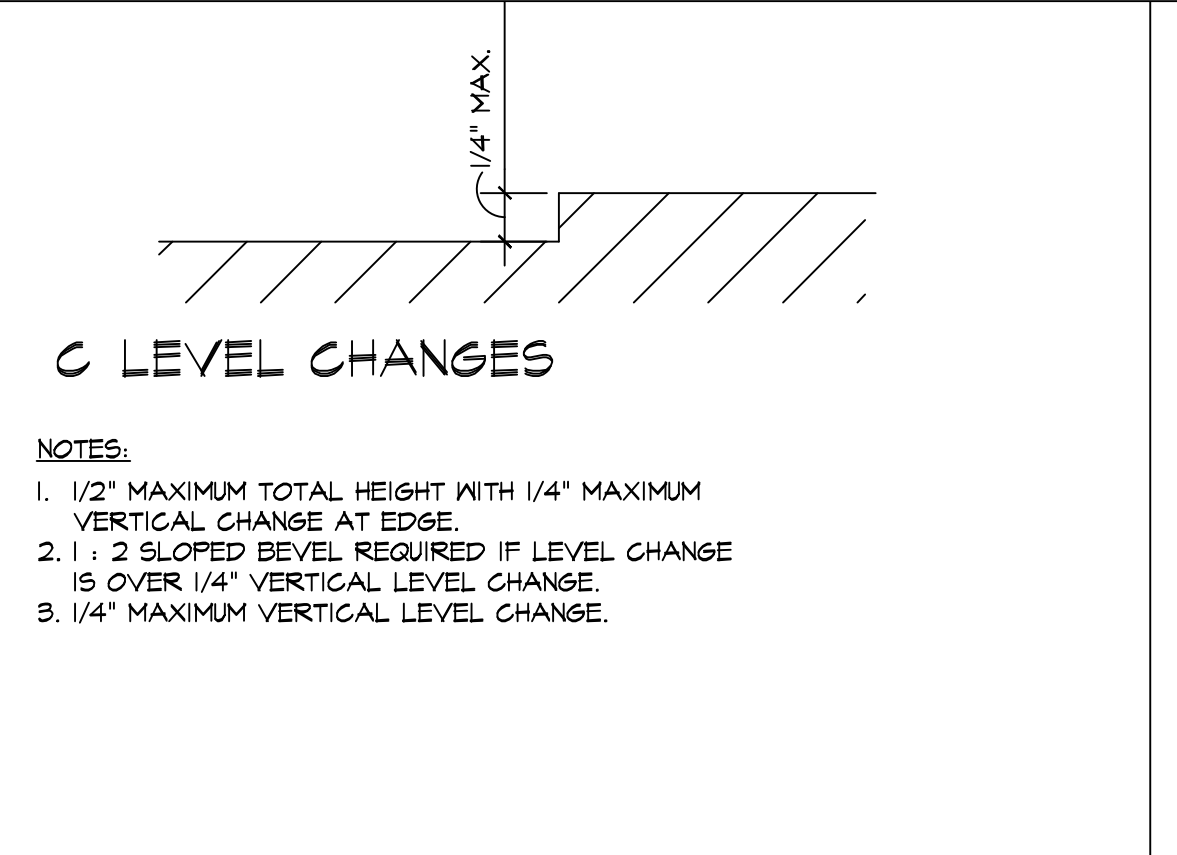
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SCALE: NTS



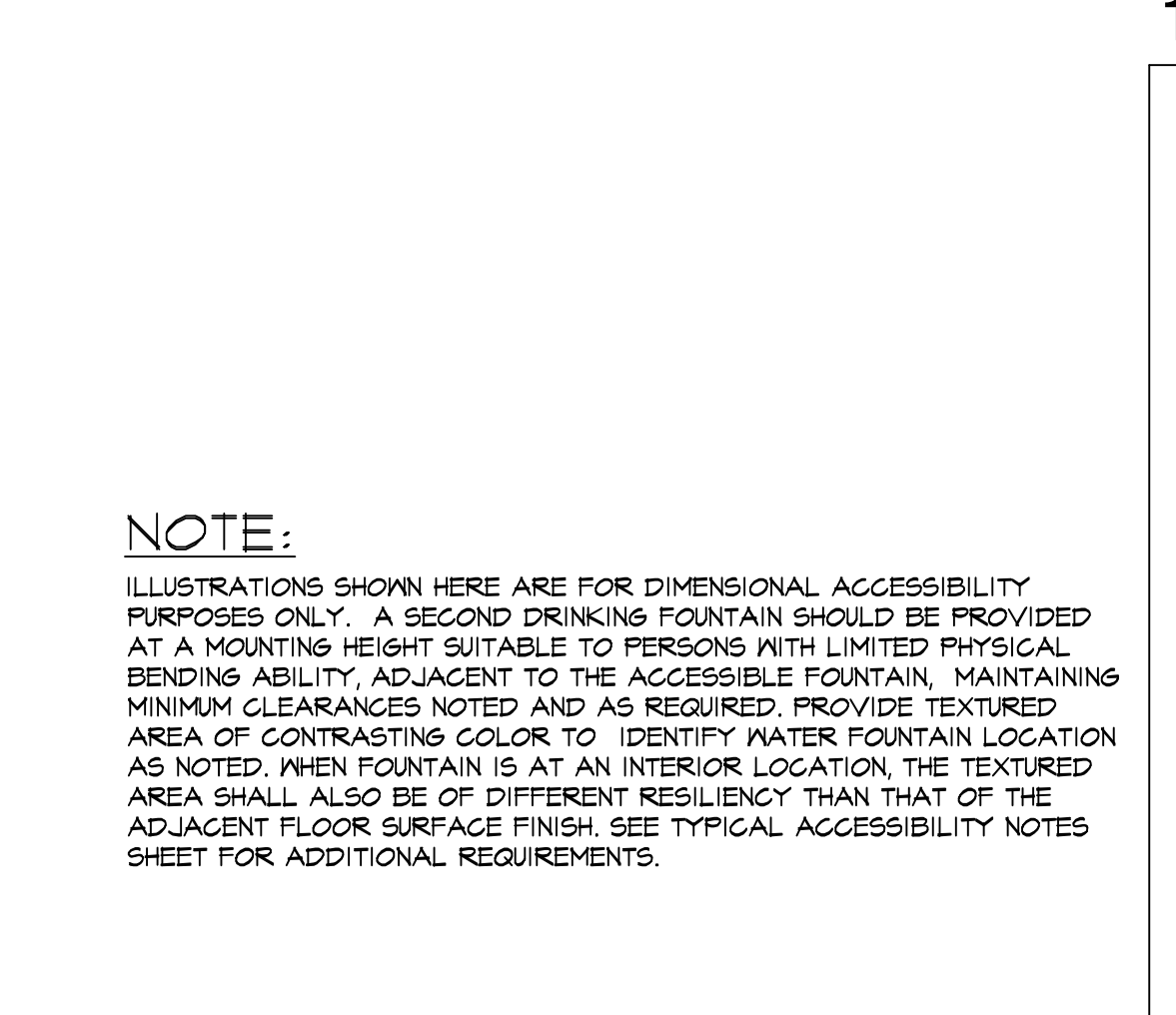
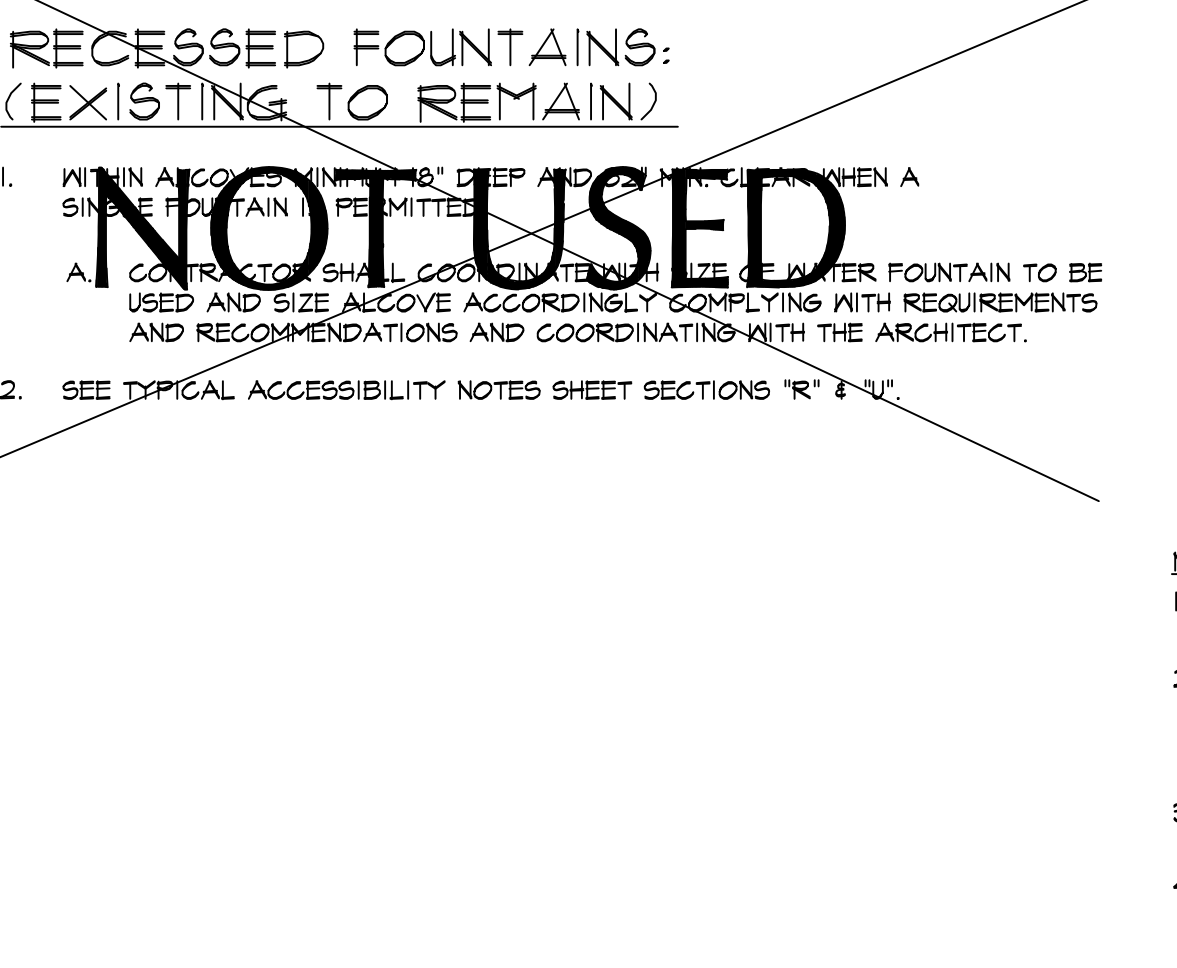
19 ADA RESTROOM REQUIREMENTS
SCALE: 1/4" = 1'-0"



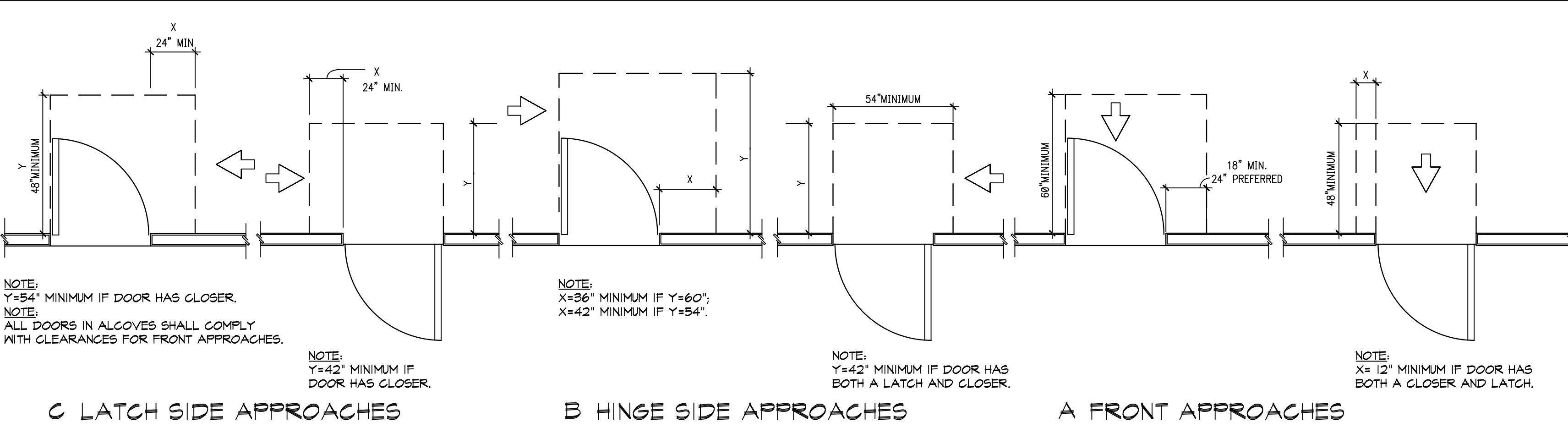
13 ACCESSIBLE DRINKING FOUNTAIN REQUIREMENTS
SCALE: 1" = 1'-0"



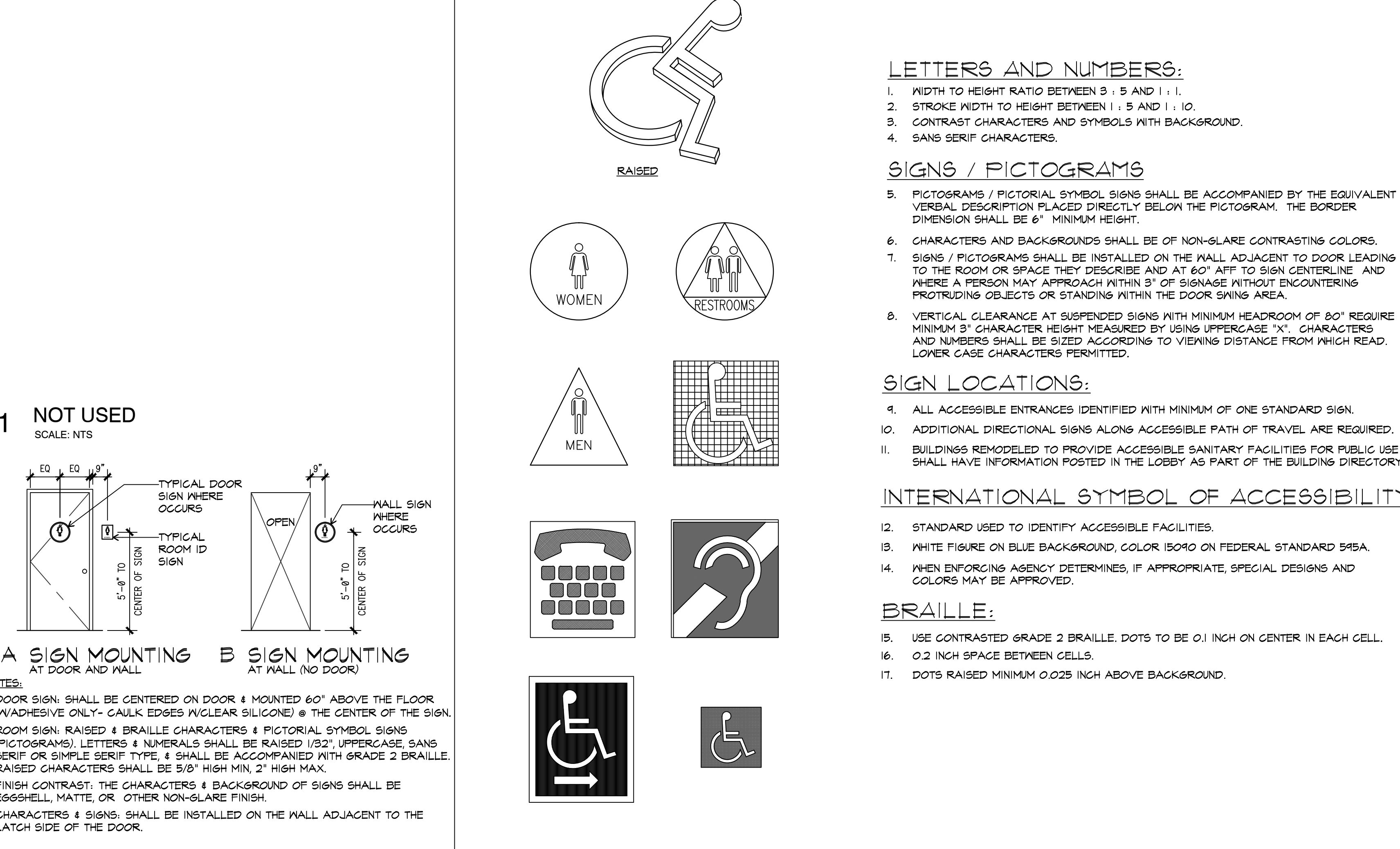
15 DOOR REQUIREMENTS
SCALE: NTS



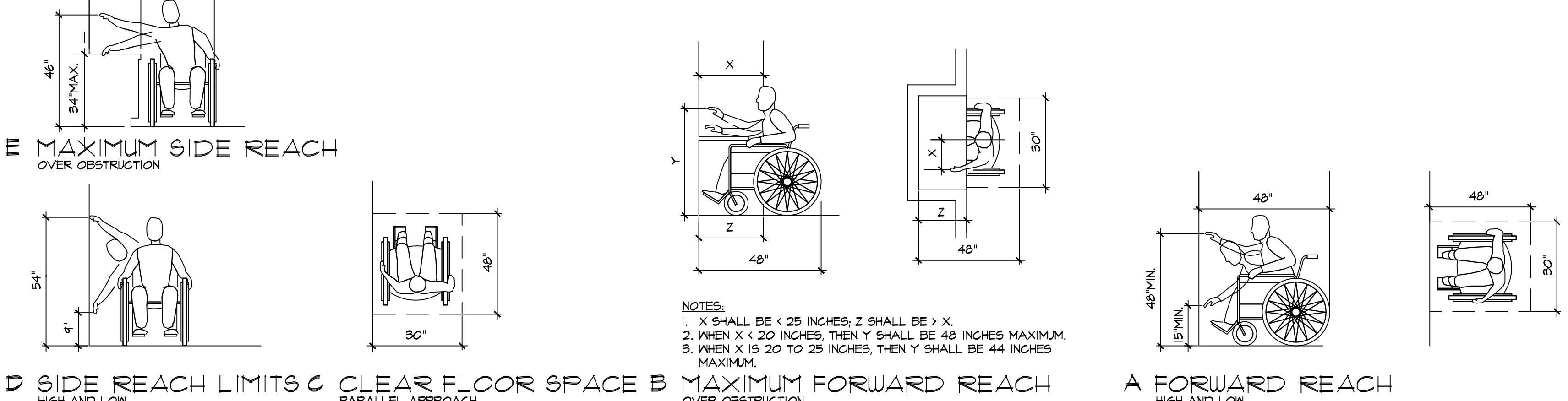
13 ACCESSIBLE DRINKING FOUNTAIN REQUIREMENTS
SCALE: 1" = 1'-0"



4 ACCESSIBLE DOOR APPROACH REQUIREMENTS
SCALE: 1" = 1'-0"



10 ADA SANITARY SIGNS
SCALE: 1/4" = 1'-0"



1 ACCESSIBLE REACH REQUIREMENTS
SCALE: NTS

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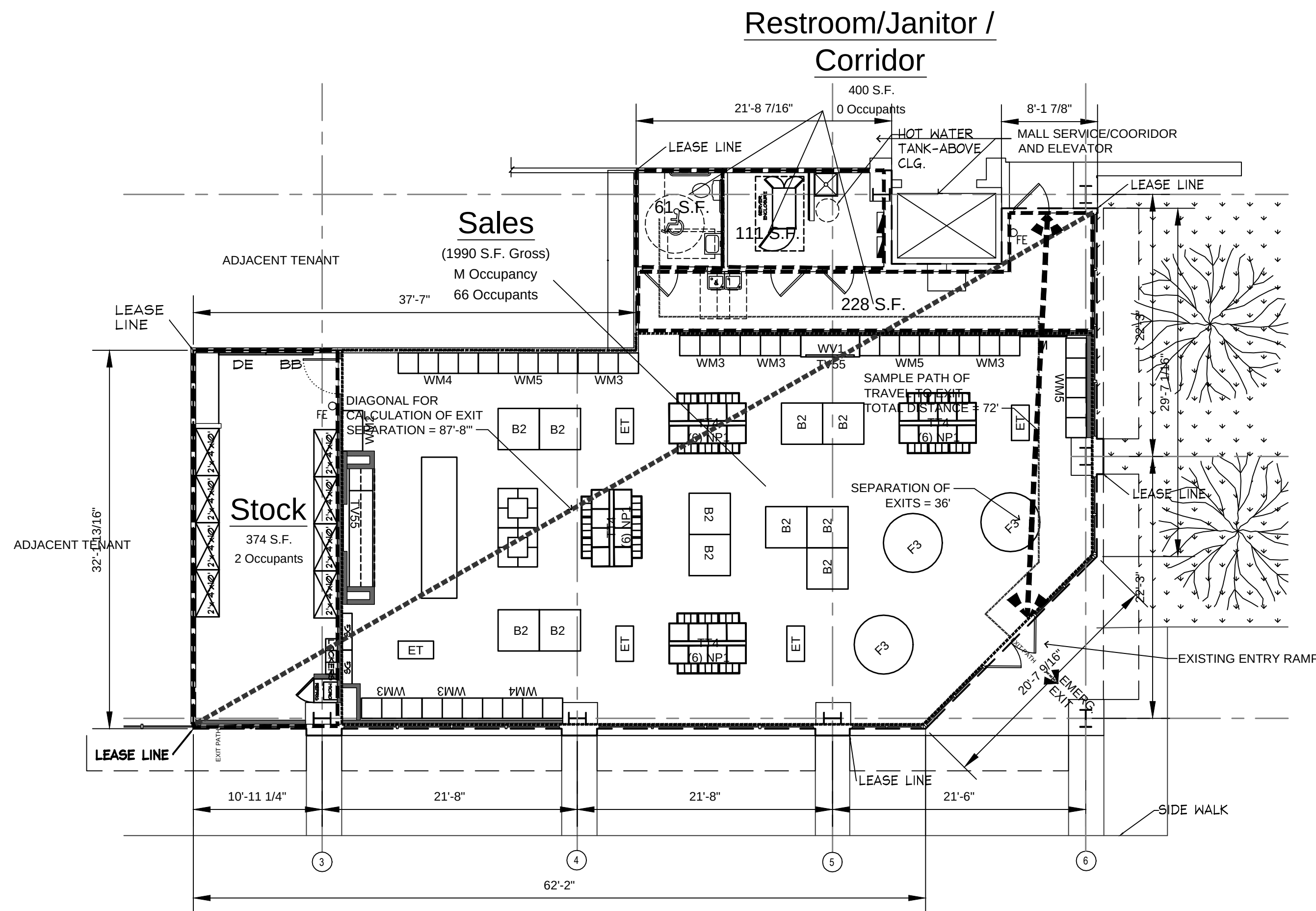
SHEET TITLE:

ACCESSIBILITY
NOTES AND
DETAILS

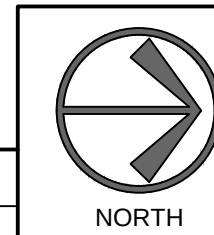
G003

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SHEET KEY NOTES		EXITING NOTES		FIRE DEPARTMENT NOTES		WALL LEGEND		GENERAL NOTES	
1. PROVIDE PORTABLE FIRE EXTINGUISHERS PER NFPA-10, 2-A, 10-B,C RATED MINIMUM TO BE LOCATED ON EACH FLOOR AT +48" A.F.F. ONE FOR EACH 3,000 S.F. OF FLOOR AREA AND NOT FARTHER THAN TRAVEL DISTANCE OF 75' APART WITH A RATING NOT LESS THAN 2-A. TRAVEL DISTANCE IS 30' IN AREAS HAVING FLAMMABLE LIQUIDS. THE NUMBER, TYPES AND LOCATION OF FIRE EXTINGUISHERS WILL BE DETERMINED BY THE FIRE MARSHAL AFTER CONSTRUCTION IS COMPLETED BUT PRIOR TO OCCUPANCY.		1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASING LOCKING DEVICES ON EXIT DOORS. 2. A SIGN THAT READS "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" WITH A MINIMUM ONE (1) INCH LETTERS SHALL BE PROVIDED BY G.C. ADJACENT TO EXIT DOOR (FRONT ENTRANCE). 3. "EXIT" SIGNS SHALL BE IN BLOCK LETTERS, A MINIMUM OF SIX (6) INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4" INCH. LUMINANCE ON FACE OF SIGN SHALL BE 50 LUX. 4. "EXIT" SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND ENERGIZED FROM SEPARATE CIRCUITS. SHOWN ON ELECTRICAL PLANS). ONE OF THE ABOVE CIRCUITS SHALL BE PART OF THE EMERGENCY LIGHTING SYSTEM. 5. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES, AND HAZARDOUS CHEMICALS SHALL COMPLY WITH UNIFORM FIRE CODE REQUIREMENTS. 6. HIGH PILE STORAGE AREA IS ZERO (0) S.F. 7. A SIGN THAT READS "STACKING STOCK SHALL BE NO HIGHER THAN 12'-0" ABOVE FINISH FLOOR" WITH A MINIMUM ONE (1) INCH LETTERS SHALL BE PROVIDED IN STOCK ROOM.		1. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT NFPA, UFG AND NEC. 2. HAZARDOUS MATERIALS TO BE STORED AND/ OR USED WITHIN THE BUILDING SHALL COMPLY WITH QUANTITIES LISTED IN UFG TABLE 3D & 3E AND LOCAL JURISDICTION. 3. FIRE SPRINKLER SYSTEM WORK SHALL BE PERFORMED UNDER SEPARATE PERMIT. FIRE SPRINKLER SUBCONTRACTOR SHALL BECOME FAMILIAR WITH DESIGN CRITERIA PRIOR TO COMMENCING DESIGN WORK. SUBMIT PLANS FOR APPROVAL TO THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. 4. THE FIRE SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED CENTRAL STATION REMOTE STATION OR PROPRIETARY SUPERVISING STATION WHEN THE NUMBER OF SPRINKLERS IS ONE HUNDRED OR MORE IN ALL OCCUPANCIES NOT NORMALLY OCCUPIED TWENTY-FOUR HOURS A DAY OR PROVIDED WITH A TWENTY-FOUR HOUR GUARD SERVICE. 5. FIRE HYDRANTS SHALL BE TESTED AND APPROVED, FIRE ACCESS ROADS MADE SERVICEABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS ON SITE. ALL CONSTRUCTION WORK IS SUBJECT TO A STOP WORK ORDER IF ACCESS ROADS BECOME IMPASSABLE OR FIRE HYDRANTS INOPERABLE. 6. G.C. SHALL MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES FOR THE ENTIRE DURATION OF THE WORK. 7. FIRE SPRINKLER SYSTEM(S) PER N.F.P.A. STANDARD 13 SHALL BE PROVIDED.		===== DENOTES EXISTING DEMISING WALL TO REMAIN OR REFINISH AS NOTED ===== DENOTES EXISTING MALL BY LL TO REMAIN OR REFINISH AS NOTED ===== DENOTES NEW PARTITIONS AS SPECIFIED - REFER TO SHEET AS06/AS07 FOR PARTITION TYPE DETAILS		1. ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF THE STATE AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS AND OTHER GOVERNING LOCAL AGENCIES AS REQUIRED. ONE (1) COPY OF THESE CODES AND REGULATIONS SHALL BE MADE AVAILABLE AT THE CONTRACTORS FIELD OFFICE DURING CONSTRUCTION. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INTERPRETATION AND/OR CORRECTIONS PRIOR TO INSTALLATION. COST OF CORRECTING WORK BASED ON MISINTERPRETATION BY CONTRACTOR OR UNREPORTED DIMENSIONAL ALL DIMENSIONS MARKED DISCREPANCIES SHALL BE BORNE BY THE CONTRACTOR. CLEARANCES SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.G.T., ETC. 3. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. 4. ALL COSTS FOR INSPECTIONS, TESTS AND BUILDING PERMITS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS. 5. THE CONTRACTOR TO INCLUDE COST FOR ALL REQUIRED SITE STAKING. 6. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION AS PER LOCAL JURISDICTION. 7. SEPARATE PERMITS REQUIRED FOR PEDESTRIAN PROTECTION, DEMOLITION, PLUMBING, ELECTRICAL, MECHANICAL WORK, HEALTH DEPARTMENT, AND AS REQUIRED BY THE LOCAL GOVERNING AGENCIES. 8. THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR AND OWNER THAT GRADING IS TO COMMENCE AND MAKE ALL NECESSARY ARRANGEMENT FOR FIRE INSPECTOR	



1	EGRESS PLAN
	SCALE: 1/8" = 1'-0"



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SEAL:

A Project for

NEW TENANT IMPROVEMENT FOR:

charmingcharlie

ST LOUIS GALLERIA

1155 St. Louis Galleria - Space 1417
St. Louis, MO 63117

CLIENT

CHARMING CHARLIE
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REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

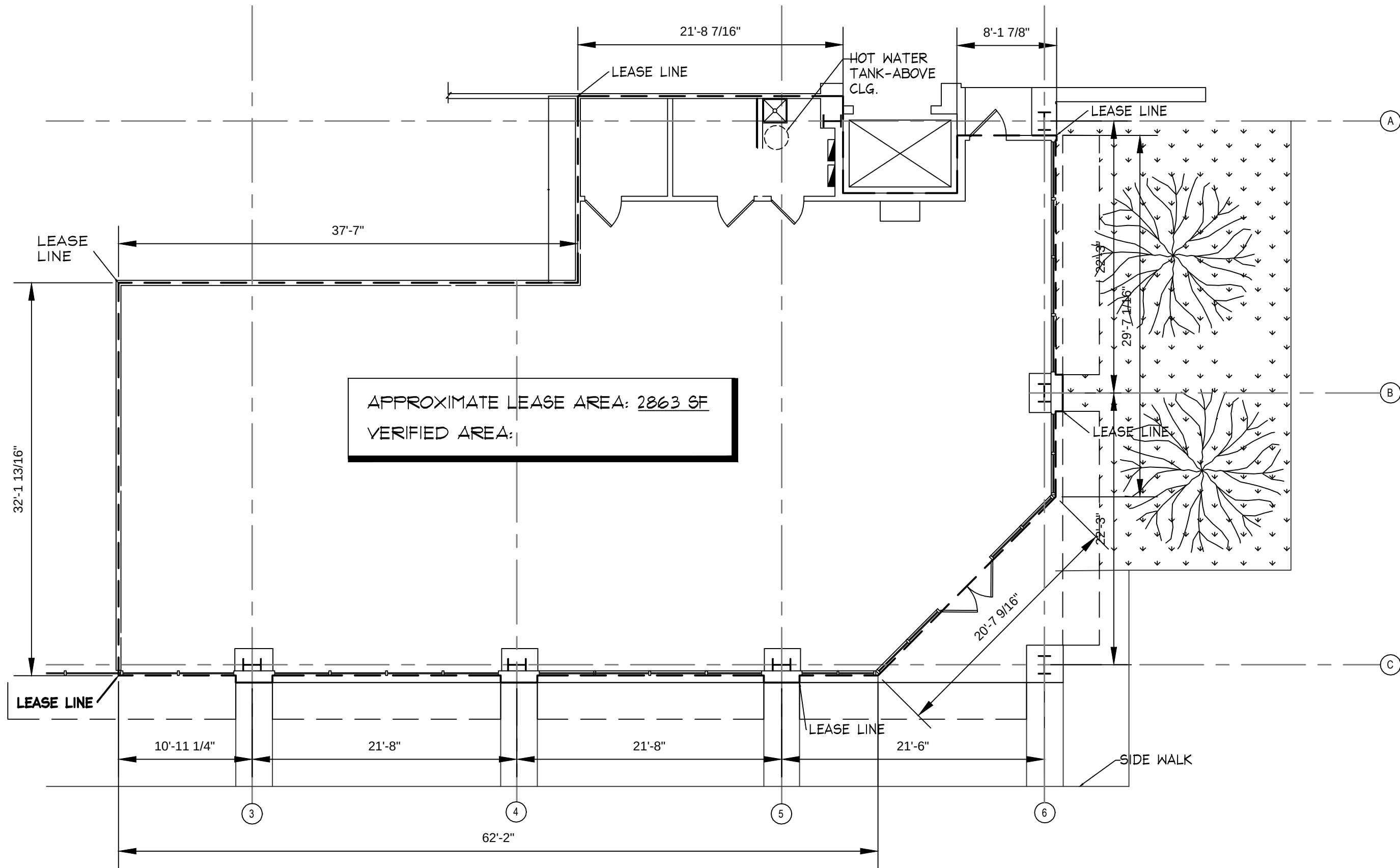
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Project No.:	IP	2014.0243
Drawn By:		
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Date:		8.01.2014
Filename:		
SHEET TITLE:		

EGRESS PLAN

SHEET NO.:

G004

B.O.M.A. STANDARDS		GENERAL CONTRACTOR FINDINGS	
GENERAL MEASUREMENT STANDARDS		SCALE: N.T.S.	
SPACE AND TERM ISSUES IN COMMERCIAL LEASES BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION INTERNATIONAL) STANDARDS 1. COMMON AREA: RETAIL LEASES: INCLUDE TYPICAL PARKING AREAS AND VEHICLE PASSAGES. OFFICE LEASES: RETAIL AREAS PLUS AREAS OF THE BUILDING THAT ARE NOT LEASABLE BUT ARE USED FOR THE BENEFIT OF THE BUILDING. (I.E. CLOSETS, EQUIPMENT ROOMS, ETC.) 2. DESCRIBING THE PREMISES AND SPACE IN THE LEASE A LEGAL DESCRIPTION AND SITE PLAN/DRAWING IS THE BEST WAY TO DESCRIBE THE PREMISES, BUT THE STREET ADDRESS IS ALSO ACCEPTABLE.		3. MEASURING LEASED PREMISES: "GROSS AREA" IS USUALLY THE ENTIRE "FOOTPRINT" OF THE BUILDING+ WRAP A TAPE MEASURE AROUND THE BUILDING'S EXTERIOR. "USABLE AREA" IS THE AREA YOU WOULD BUY CARPET FOR (BEFORE YOU ADD THE INTERIOR WALLS AND FURNITURE. (NOTE: THIS ISN'T "USEFUL" AREA, FLOOR DESIGN OR BAD INTERIOR BUILD-OUT WILL NOT AFFECT THE USABLE AREA EVEN AS IT DECREASES THE USEFUL AREA.) "RENTABLE AREA" IS THE USABLE AREA PLUS A SET SHARE OF THE FLOOR AND BUILDING COMMON AREAS. (NOTE: THE TENANT CANNOT EVER ACCESS OR USE ALL OF THE RENTABLE AREA.) THE DIFFERENCE BETWEEN THE USABLE AND RENTABLE AREAS IS OFTEN CALLED A "LOSS FACTOR" OR "LOAD FACTOR."	
#	CONFIRMATION	EXISTING CONDITION (S)	
1	☐ YES ☐ NO	INDICATE UNSEEN CONDITIONS - STORM DRAINS, SHAFTS, MAINS, ETC.	
2	☐ YES ☐ NO	SLAB CONDITION - CRACKING, LEVEL, ETC.	
3	☐ YES ☐ NO	LEAVE OUT LOCATION, IF ANY: SIZE, DEPTH, AND LOCATION (MARK ON PLAN)	
4	☐ YES ☐ NO	VERIFY FRONT/REAR DOOR, ELECTRICAL LOCATIONS, PLUMBING STUB UPS (NEW)	
5	☐ YES ☐ NO	VERIFY IF LEVEL LANDING IS PROVIDED AT ALL REQUIRED EXITS	
6	☐ YES ☐ NO	VERIFY ELECTRICAL MATCHES REQUIREMENTS INDICATED ON THE PLAN	
7	☐ YES ☐ NO	VERIFY MALL BULKHEAD/GLAZING HEIGHT	HEIGHT AFF. : _____
8	☐ YES ☐ NO	VERIFY LOWEST OBSTRUCTION TO REMAIN (ABOVE)	HEIGHT AFF. : _____
9	☐ YES ☐ NO	VERIFY LOWEST POINT OF STRUCTURE & DECK	HEIGHT AFF. : _____
10	☐ YES ☐ NO	VERIFY HIGHEST POINT OF STRUCTURE & DECK	HEIGHT AFF. : _____



(GENERAL CONTRACTOR SIGNATURE)
CONTRACTOR NAME: _____
CONTACT PHONE: () - _____
DATE VERIFIED: _____

NOTE:
G.C. TO PLEASE SUBMIT THIS SHEET BACK TO CHARMING CHARLIE WITHIN (1) WEEK POST DEMO OR START OF NEW CONSTRUCTION.



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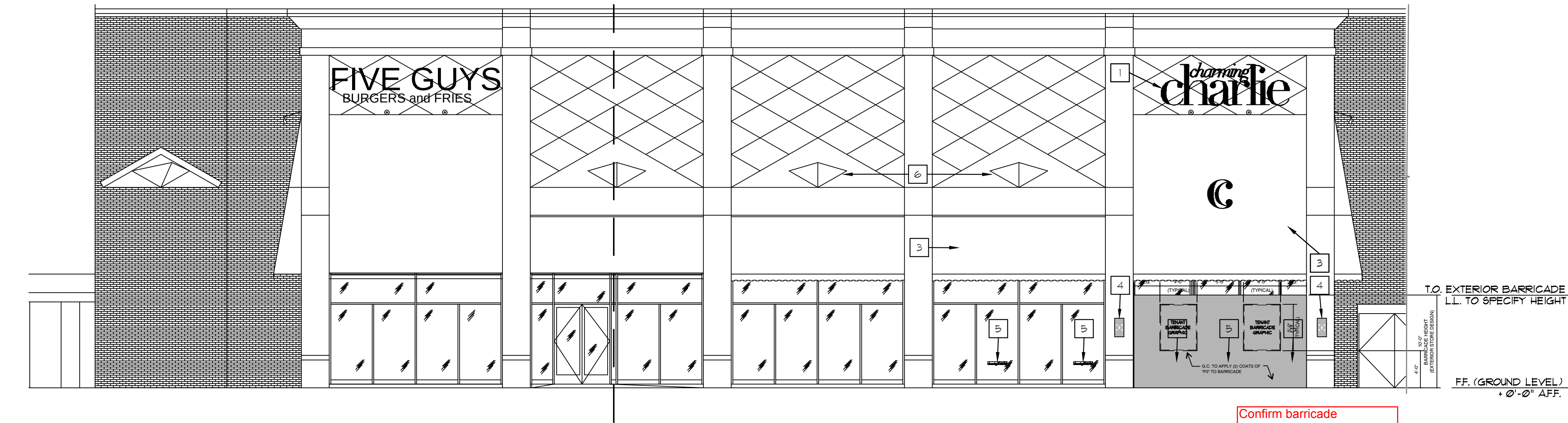
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SQUARE FOOTAGE
CHECK SHEET

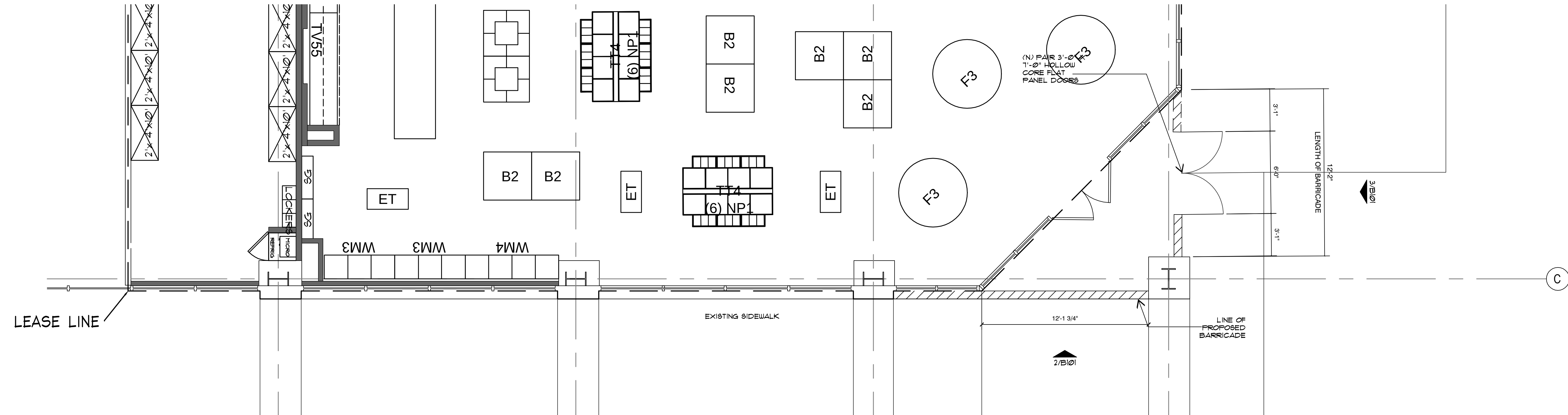
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CHK-1
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3 ELEVATION: EXTERIOR BARRICADE



2 ELEVATION: EXTERIOR BARRICADE



1 ENLARGED PLAN: EXTERIOR BARRICADE

GENERAL NOTES

BARRICADE PLAN NOTES

- G.C. IS TO INSTALL GRAPHICS AS SHOWN - IF REQUIREMENTS BY THE LANDLORD/MALL DIFFER FROM WHAT IS SHOWN, CONDITIONS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- G.C. IS RESPONSIBLE FOR MAINTAINING ALL GRAPHICS ARE IN "LIKE NEW" CONDITION - G.C. TO REPAIR, AS NECESSARY.
- CHARMING CHARLIE REP TO COORDINATE DELIVERY OF BARRICADE GRAPHICS.
- ALL GRAPHICS TO BE MOUNTED AT 4'-0" AFF.
- LL TO PROVIDE COMPLETED BARRICADES. TENANT G.C. TO DEMOLISH AFTER CONSTRUCTION IS COMPLETE.

ELEVATION KEY NOTES

- INSTALL NEW "CHARMING CHARLIE" LOGO SIGNAGE.
- INSTALL NEW C.C. CRESENT MEDALLION.
- NEW FABRIC ON EXISTING AWNING FRAME. COLOR AND PATTERN OF GRAPHIC TO BE DETERMINED BY CHARMING CHARLIE REP.
- NEW CHARMING CHARLIE WALL SCONCES BY TENANT. G.C. TO PROVIDE REQUIRED POWER AND BLOCKING.
- 3" HIGH REVERSE WHITE VINYL DIE-CUT LETTERS TO BE INSTALLED ON INTERIOR SIDE OF GLAZING (CENTER ON PANES HORIZONTALLY, AS SHOWN). MTD. @ 3'-0" A.F.F.
- EXISTING L.L. UPLIGHTS TO REMAIN.

L.L. NOTES

- SUBMIT SIGN MANUFACTURER'S SHOP PLANS FOR APPROVAL. SIGN MUST BE IN COMPLIANCE WITH LEASE EXHIBIT.
- MUST REMOVE TINTED FILM FROM THE STOREFRONT WINDOWS.

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BARRICADE/ ARRIVAL
GRAPHICS PLAN
EXTERIOR STORE FRONT

SHEET NO.:

B100

WALL LEGEND

SCALE: NONE

EXISTING WALL TO REMAIN

EXISTING INTERIOR WALL (NON-RATED)
TO BE REMOVED

GRAPHIC SCALE



EXISTING CEILING IN STOCK AREA
REMOVED TO BOTTOM OF DECK

EXISTING CEILING IN SALES AREA 2
(BETWEEN COLUMN FACE AND NEW
WALL) RAISED TO 11'-10"

L.I. NOTES

- DO NOT ABANDON ANY UTILITIES OR MATERIALS WITHIN LEASE SPACE. REMOVE BACK TO SOURCE.
- VERIFY ANY REQUIRED CONTRACTORS WITH MALL MANAGEMENT.

KEY NOTES

- TENANT LEASE LINE. (VIF)
- EXISTING DEMISING WALL TO REMAIN - GC TO PATCH AND REPAIR AS NECESSARY TO MAINTAIN FIRE RATINGS.
- ALL EXISTING COLUMN FURR-OUTS TO REMAIN
- EXISTING INTERIOR DOOR TO REMAIN
- EXISTING FACADE TO REMAIN. GC TO PROTECT DURING BUILDOUT
- INTERIOR WALLS TO BE REMOVED
- ALL EXISTING A.C.F. TO REMAIN OR BE REUSED
- REMOVE PORTION OF STOREFRONT & INSTALL NEW DOOR
- EXISTING STOREFRONT DOORS TO BE REPLACED, GC TO REPLACE DOORS & HDNR WITH CUSTOM CC DOORS & PULLS
- REMOVE EXISTING FLOORING FINISHES DOWN TO
- ALL EXISTING 2'x4' LIGHTING TO BE REUSED OR REMOVED, RE: A105.2 FOR LIGHTING RELOCATION PLAN

CONCRETE SLAB, INCLUDING BUT NOT LIMITED TO ALL ADHESIVES, PARTIAL TILES, NAILS, SECURITY SYSTEMS, WALK OFF MATS, ETC.

EXISTING WALL MOUNTED ELECTRONIC DRINKING FOUNTAIN TO REMAIN (RE: A100)

EXISTING RESTROOMS W/ FIXTURES/ACCESSORIES TO REMAIN. GC TO CONFIRM ALL ACCESSORIES ARE IN GOOD WORKING CONDITION AND TO SALVAGE ANY USABLE FIXTURES TO LIKE-NEW CONDITION. DEMO EXISTING TILE ON FLOORING AND WALLS.

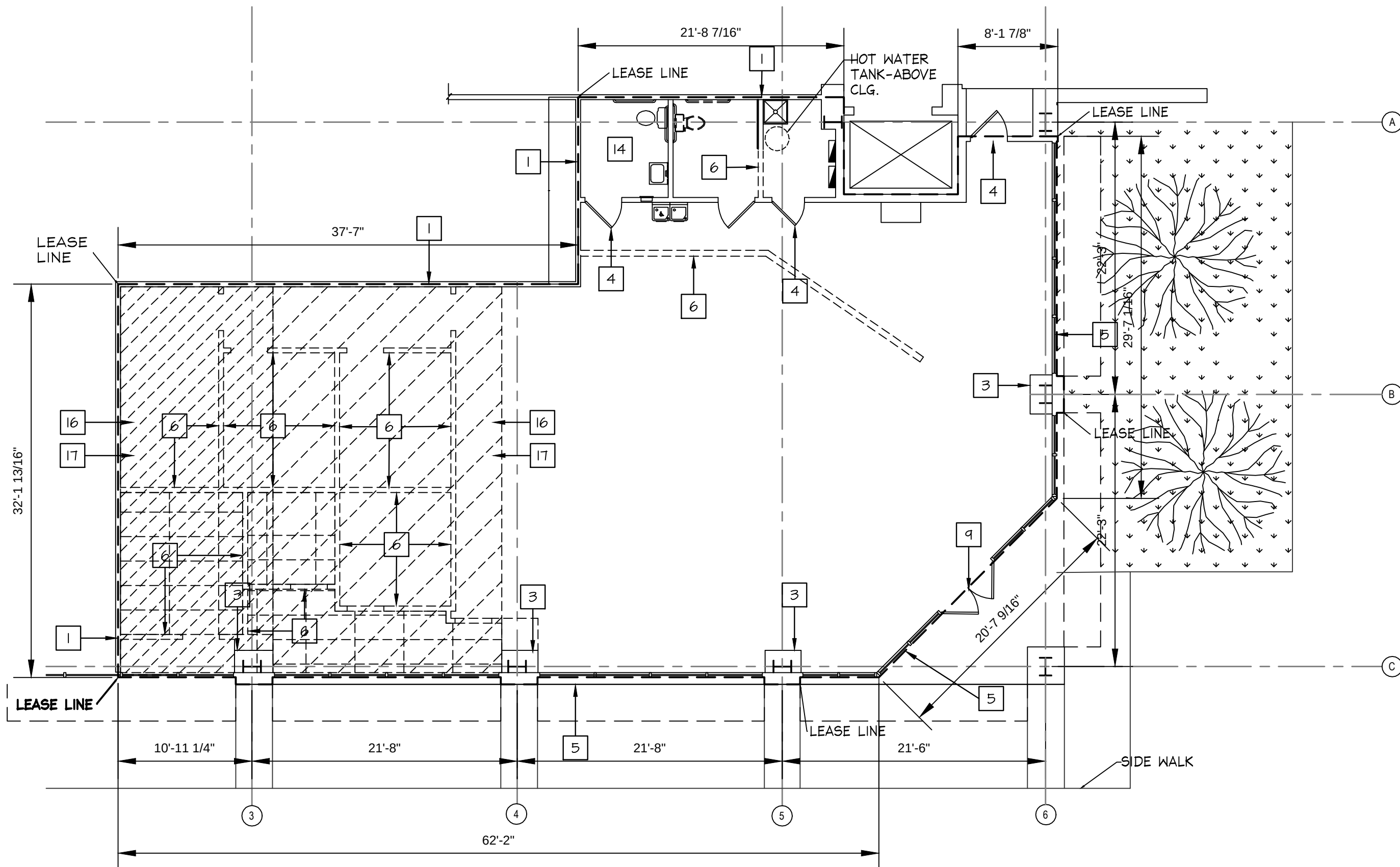
GC TO REMOVE ANY DAMAGED GYP BOARD WALL OR ANY GYP BOARD WALL WITH EMBEDDED WALL STANDARDS.

ALL HATCHED EXISTING LIGHTING IN DEMO PLAN TO BE REMOVED (1'x4' PERIMETER LIGHTING & PENDANTS)

ALL EXISTING SPEAKERS TO BE REMOVED

GENERAL NOTES

- DEMOLITION
- PRINCIPAL WORK IN THIS SECTION
- DEMOLISH EXISTING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY JOB CONDITIONS.
- PROTECT EXISTING CONSTRUCTION DESIGNATED TO REMAIN.
- REMOVE DEMOLISHED ITEMS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER.
- RELATED WORK IN OTHER SECTIONS
- DISCONNECTING, CUTTING, CAPPING OR RELOCATING ANY ACTIVE UTILITY LINES ENCOUNTERED.
- REFERENCE STANDARDS
- ANSI A106 "SAFETY REQUIREMENTS FOR DEMOLITION" PUBLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE.
- PROTECTION
- CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE ARCHITECT IF THE SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED AT ANY TIME. TAKE PRECAUTIONS TO SUPPORT SUCH ENDANGERED CONSTRUCTION AND DO NOT RESUME OPERATIONS UNTIL AUTHORIZED BY THE ARCHITECT.
- EXECUTION
- OWNERSHIP OF DEMOLISHED MATERIALS
- ALL DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY TO DISPOSE OF TO HIS BEST ADVANTAGE.
- REMOVE DEMOLISHED MATERIALS FROM THE SITE AND DISPOSE OF THEM IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF DEMOLISHED MATERIALS WILL BE PERMITTED.
- PERFORMANCE OF WORK
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ADEQUACY AND INSTALLATION OF ALL TEMPORARY SHORING SYSTEMS USED DURING THE REMOVAL OF ALL STRUCTURAL ELEMENTS.
- NO EXISTING STRUCTURAL ELEMENT (BEAM, COLUMN, SHEAR WALL, ETC.) SHALL BE REMOVED UNLESS CONTRACTOR IS PREPARED TO BEGIN INSTALLATION OF A NEW STRUCTURAL ELEMENT AT THE TIME OF REMOVAL OF THE EXISTING ELEMENT, EXCEPT AS OTHERWISE AGREED BY THE BUILDING DEPARTMENT AND THE ARCHITECT.
- THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF THE WORK REQUIRED TO BE PERFORMED. INSPECT THE EXISTING CONSTRUCTION CAREFULLY TO DETERMINE THE FULL EXTENT OF WORK TO BE PERFORMED AND THE PROBLEMS INVOLVED. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO ESTIMATE THE FULL EXTENT OF THE WORK OR FOR ANY CONTINGENCIES IN CONNECTION THEREWITH.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND PROPERLY EQUIPPED PERSONNEL. DEMOLITION AND REMOVAL OF ITEMS SCAFFOLD HIGH OR HIGHER SHALL BE LOWERED BY CONTROLLED METHODS, NOT BY THROWING OR DROPPING. PERFORM CUTTING AND STRIPPING SO THAT THE WORK TO REMAIN IS UNDAMAGED AND IN SUCH MANNER THAT NEW WORK CAN BE PROPERLY CONNECTED WITH IT.
- METHODS
- DEMOLISH EXISTING CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL LINES AS REQUIRED.
- PROCEDURE
- SAWING
- A. SAWING SHALL BE PERFORMED BY EXPERIENCED CRAFTSMEN CUSTOMARILY ENGAGED IN AND PROPERLY EQUIPPED FOR THE PERFORMANCE OF THE TYPE OF WORK REQUIRED BY JOB CONDITIONS.
- PROVIDE WET VACUUM EQUIPMENT AS REQUIRED FOR CONTROL OF WASTE COOLING WATER.
- DEMOLITION FOR INSTALLATION OF PIPING, CONDUIT, ETC.
- REMOVE EXISTING CONSTRUCTION FOR INSTALLATION OF PIPING, CONDUIT AND TUBING AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES.
- EXCEPTION: DRILLING AND INSTALLING SLEEVES FOR PASSAGE OF PIPING, CONDUIT AND TUBING SHALL BE DONE BY THE TRADE INSTALLING THE PIPING, CONDUIT OR TUBING.
- DAMAGE AND REPAIR
- REPAIR, RESTORE, REPLACE OR MAKE GOOD DAMAGE TO EXISTING CONSTRUCTION WHICH OCCURS AS A RESULT OF DEMOLITION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- CLEAN-UP
- DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON THE PREMISES. PROVIDE FOR THE CONTINUOUS REMOVAL AND LEGAL OFF SITE DISPOSAL OF DEMOLISHED MATERIALS AS THE WORK PROGRESSES.
- DEMOLITION AND PREPARATION
- GENERAL
- SCOPE: FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO EXECUTE THIS WORK AS INDICATED ON THE DRAWINGS AS SPECIFIED AND AS NECESSARY TO COMPLETE THE CONTRACT, INCLUDING, BUT NOT LIMITED TO, THESE MAJOR ITEMS:
- PROTECTION OF EXISTING WORK TO REMAIN.
- REMOVAL OF PARTITIONS, DOORS, FLOOR COVERING, CEILING.
- REMOVAL OF MECHANICAL AND ELECTRICAL FIXTURES AND SERVICES.
- DEBRIS REMOVAL.
- RELATED WORK SPECIFIED ELSEWHERE
- ALL NEW WORK.
- GENERAL REQUIREMENTS
- FIELD CONDITIONS: TAKE INTO CONSIDERATION AS NECESSARY WORK ALL OBVIOUS EXISTING CONDITIONS AND INSTALLATIONS ON THE SITE AS THOUGH THEY WERE COMPLETELY SHOWN OR DESCRIBED. ACCEPT THE SITE OF THE WORK AS IT EXISTS AND CLEAR OBSTRUCTIONS TO THE WORK INDICATED.
- ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREABOUTS. ALL PROPOSALS SHALL TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED IN ANY OF THESE DOCUMENTS AND EVERY PROPOSAL SHALL BE CONSTRUED AS INCLUDING WHATEVER SUMS ARE NEEDED TO COMPLETE THE WORK IN EVERY PART AS SHOWN, DESCRIBED OR REASONABLY REQUIRED OR IMPLIED, AND ATTAIN THE COMPLETED CONDITIONS CONTEMPLATED BY THE CONTRACTOR.
- TAKE CAREFUL NOTE OF THE FACT THAT THE PREMISES AND ACTIVITIES WILL BE OPEN TO "BUSINESS AS USUAL" DURING THE LIFE OF THIS CONTRACT. NO INTERRUPTION OF TRAFFIC FLOW, UTILITIES SERVICES OR OWNERS USUAL ACTIVITIES WILL BE PERMITTED WITHOUT PREVIOUS SCHEDULING WITH THE OWNER.
- CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- UNFORESEEN CONDITIONS: INCLUDE IN THE BASE BID MISCELLANEOUS CUTTING AND PATCHING NECESSITATED AS A RESULT OF UNFORESEEN CONDITIONS AND THE REWORKING OF ABUTTING SURFACES AS REQUIRED TO MAKE NEW WORK JOIN AND MATCH EXISTING SURFACES TO REMAIN. NO EXTRA PAYMENTS BASED ON THE PLEA OF UNFORESEEN CONDITIONS WILL BE ALLOWED.
- PHASING OF THE WORK: COOPER WITH THE OWNER AS TO THE SEQUENCING AND PHASING OF THE PERFORMANCE OF VARIOUS PARTS OF THE WORK. COOPERATE FULLY TO THE END THAT CERTAIN FACILITIES AND SERVICES ARE MAINTAINED IN OPERATION UNTIL IMMEDIATELY BEFORE THEIR REMOVAL IS REQUIRED TO PERMIT INSTALLATION OF NEW WORK.
- NOISE CONTROL: CAREFUL ON ALL WORK IN A MANNER WHICH WILL PRODUCE THE LEAST AMOUNT OF NOISE. INSTRUCT ALL WORKMEN IN NOISE CONTROL PROCEDURES.
- EXECUTION
- PROTECTION
- GLASS: PROVIDE SUCH PROTECTION AS MAY BE REQUIRED TO PREVENT GLASS BREAKAGE. AT NO ADDITIONAL COST, REPLACE IN KIND ALL BROKEN GLASS.
- LOWERING MATERIAL: PROVIDE HOISTS AND CHUTES AS REQUIRED TO LOWER REMOVED MATERIAL. THROWING, DROPPING OR PERMITTING THE FREE FALL OF MATERIAL AND DEBRIS FROM HEIGHTS WHICH WOULD CAUSE DAMAGE TO WORK TO REMAIN, UNDUE NOISE OR NUISANCE, OR EXCESSIVE DUST IS EXPRESSLY PROHIBITED.
- PROTECTION OF PERSONNEL: ERECT SIGNS, BARRICADES AND SUCH OTHER FORMS OF WARNING AS MAY BE REQUIRED TO PREVENT PERSONNEL FROM PUTTING THEMSELVES IN THE WAY OF INJURY.
- EXISTING WORK TO REMAIN: PROVIDE SUCH FORMS OF PROTECTION AS MAY BE NECESSARY TO PREVENT DAMAGE TO EXISTING WORK AND EQUIPMENT TO REMAIN.
- GENERAL DEMOLITION
- DOORS AND HARDWARE: REMOVE CAREFULLY TO AVOID DAMAGE, INsofar AS POSSIBLE LEAVE HARDWARE ATTACHED TO THE DOOR WHERE THIS IS NOT PRACTICAL. PLACE ITEMS OF HARDWARE IN A CLOTH BAG ATTACHED TO THE DOOR.
- PARTITIONS: REMOVE PARTITION FINISH, STUDS, PLATES AND SILLS. WHERE ONLY A PARTIAL RUN IS REMOVED, CUT BACK FINISH MATERIAL TO THE CENTER LINE OF THE NEXT ADJACENT SUPPORT TO REMAIN. LEAVE REMAINING MATERIAL WITH A CLEAN TERMINAL LINE WITH NO LOOSE MATERIAL ADHERING.
- MECHANICAL, ELECTRICAL AND PLUMBING
- CAREFULLY REVIEW PLANS AND DETERMINE LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE REACTIVATED. PROTECT LINES TO REMAIN. PROVIDE FOR MINIMUM SERVICE INTERRUPTION OF LINES TO REMAIN.
- REMOVE FIXTURES AND EQUIPMENT AS INDICATED. WHEN INDICATED FOR REUSE, CLEAN, STORE AS DIRECTED AND PROTECT. IDENTIFY POINT OF REUSE.
- REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT AND CAP OR PLUG IN A POSITIVE MANNER BEHIND THE BACK OF FINISH MATERIAL.
- REMOVED MATERIAL AND DEBRIS
- ALL REMOVED MATERIAL, NOT OTHERWISE DESIGNATED, AND ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR WHO SHALL REMOVE IT FROM THE SITE.
- DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
- LEAVE ALL SPACES BROOM CLEAN WITH ALL LEDGES AND CORNERS PROPERLY CLEANED.
- FLOOR FINISHES
- REMOVE EXISTING FLOOR FINISHES TO SLAB AND PREPARE SUB-SURFACE TO RECEIVE NEW FLOOR AS INDICATED (SEE FINISH SCHEDULE). WORK SHALL BE ACCEPTABLE TO THE POINT THAT THE FINISH WILL ACCEPT VINYL TILE WITH NO NOTICEABLE ALTERATION HAVING BEEN MADE. PROVIDE CONCRETE TOPPING WHERE REQUIRED.



1 DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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SHEET TITLE:		

DEMOLITION
PLAN

SHEET NO.:

D101

WALL LEGEND	KEY NOTES			NEW SOLID BLACK AWNING BY TENANT.	GENERAL NOTES
DENOTES EXISTING WALL CONSTRUCTION TO REMAIN OR REFINISH AS NOTED DENOTES NEW PARTITIONS BY LANDLORD DENOTES NEW PARTITIONS BY GC AS SPECIFIED - REFER TO SHEET A506/A507 FOR PARTITION TYPE DETAILS NOTE: (X) (PARTITION KEY SYMBOL) INDICATES WALL TYPE - SEE SHEET A506/A507 FOR PARTITION DETAILS AND SCHEDULE. GRAPHIC SCALE 0' 2' 4' 8' 16' 32' (IN FEET) 1/8" = 1'-0"	1 TENANT LEASE LINE 2 EXISTING INTERIOR TENANT SEPARATION WALL BY LANDLORD TO REMAIN, G.C. TO PROVIDE FIRE RATED FINISH, 3/4" GUS FROM SLAB TO DECK (TYPICAL). GC TO PATCH/REPAIR FINISH AS NECESSARY 3 EXISTING FLOOR MOUNTED MOP SINK BY GC (RE: MEP); PROVIDE SCHEDULED FRP WALL SURFACE TO ALL WALLS ADJACENT TO MOP SINK. 4 ~~NEW VESTIBULE SYSTEM WITH DOORS BY GC TO MATCH EXISTING STOREFRONT. RE A506~~ 5 G.C. TO PROVIDE ELECTRICAL AND CONTROL WIRING FOR SENSORMATIC "DIGITAL DOOR-MAX" MERCHANDISE SECURITY SYSTEM - TO BE FURNISHED AND INSTALLED BY CONTRACTOR ON EXISTING STOREFRONT SYSTEM. "DOOR-MAX" ANTENNA TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS (RE: TYPICAL INSTALLATION DETAIL 10/A100) (RE: ELECTRICAL FOR POWER REQUIREMENTS) 6 EXISTING STRUCTURAL STEEL COLUMN TO REMAIN, GC TO PROVIDE COLUMN FURRING WHERE REQ'D RE A504 7 EXISTING HOLLOW METAL DOOR, HDJR AND FRAME TO REMAIN, TO PROVIDE HARDWARE AND DETEX ALARM, GC TO INSTALL HDJ 8 NEW ADA COMPLIANT DUAL HI/LO ELECTRIC DRINKING FOUNTAIN BY GC, NEW ADA "SKIRT" ON HI-SIDE OF FOUNTAIN TO ENSURE LOWER LEADING EDGE DOES NOT EXCEED 21" AFF. (MAXIMUM) (RE: PLUMBING DRAWINGS), GC TO PROVIDE FRP AT WALLS 9 NEW CHARMING CHARLIE CUSTOM AWNING 10 ~~LOCATION OF PROPOSED TENANT SIGNAGE TO BE INSTALLED ON EXISTING FACADE BY TENANT SIGN VENDOR - PER LANDLORD'S SIGNAGE CRITERIA: INDIVIDUAL FIN-MOUNTED LETTERS WITH REVERSE HALO ILLUMINATION, ENSURE ADEQUATE MOUNTING SUBSTRATE AND REINFORCEMENT IS PROVIDED AT MALL SIGN STAND, PRIOR TO INSTALLATION, G.C. TO PATCH AND REPAIR FINISH, AS REQUIRED, TO MATCH EXISTING STOREFRONT FINISHES.~~ 11 EGRESS STATEMENT - A SIGN READING: "THIS / THESE DOOR(S) TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED" SHALL BE PERMANENTLY APPLIED TO INSIDE FACE OF ENTRY / EGRESS DOORS, PER BUILDING CODE. PROVIDE 1" (ONE INCH) TALL, 'WHITE' VINYL, REVERSE DIE CUT LETTERS APPLIED TO INSIDE GLASS FACE OF STOREFRONT DOORS, AND 1" (ONE INCH) TALL, 'BLACK' VINYL, DIE CUT LETTERS APPLIED TO INTERIOR FACE OF HOLLOW METAL DOORS. 12 OWNER SHALL PROVIDE THE CASH WRAP COUNTER INCLUDING DISPLAY CASES AND ASSOCIATED BACK COUNTER, WHICH SHALL BE INSTALLED BY CONTRACTOR AS INDICATED ON DETAILS WITHIN THE CD SET AND AS FURNISHED BY OWNER'S FIXTURES SUPPLIER. CONTACT INFORMATION SHALL BE PROVIDED BY OWNER AS SOON AS FINAL PRICING HAS BEEN NEGOTIATED. CONTRACTOR SHALL COORDINATE AND INSTALL ALL ELECTRICAL AND DATA CABLEING TO FEED OUTLETS & RECEPTACLES FOR FOUR POS STATIONS AS INDICATED IN THESE DOCUMENTS IN FRONT COUNTER & (2) P.O.S. STATIONS IN BACK COUNTER, PATCH CONC. SLAB AT TRENCHING OR CORE DRILLS FOR ELECTRICAL & DATA FEEDS.	13 GENERAL CONTRACTOR SHALL INSPECT EXISTING / NEW FLOOR SLAB CONDITIONS AND SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL CRACKS, GOUGES, ETC., IN SLAB SURFACE, AS REQUIRED, TO ENSURE A SMOOTH, HARD, TROWEL FINISH SUITABLE FOR RECEIPT OF NEW FLOOR FINISH THROUGHOUT TENANT SPACE. G.C. TO USE ARDEX, GYPCRETE, OR EQUIVALENT. 14 NEW CUSTOM CC WALL SCONCES, GC TO PROVIDE BLOCKING AND POWER 15 NEW 4'x4' PLYWOOD TELEPHONE BOARD PAINTED WHITE AND SECURED TO WALL SURFACE WITH TENANT PHONE BOARD / PATCH PANEL AND EQUIPMENT. (RE: ELECTRICAL) 16 NEW RESTROOM BY GC, ALL HDJR & ACCESSORIES TO BE ADA COMPLIANT, GC TO PROVIDE FRP AT WALLS RE A400 17 ~~EXIST'G ROOF DRAIN TO REMAIN, GC TO PROVIDE FURRING WHERE REQ'D~~ 18 NEW STUD WALL INSIDE STOREFRONT WITH INTERIOR FINISHES PER FINISH PLAN & SCHEDULE, WITH STOREFRONT SIDE W/ GYP. BD, PAINTED, VINYL GRAPHICS (BY CC) TO BE APPLIED BY GC TO EXTERIOR OF STOREFRONT.	A. ALL PLAN DIMENSIONS ARE FROM FACE OF WALL FINISH TO FACE OF WALL FINISH TYPICAL, UNLESS NOTED OTHERWISE B. PARTITIONS SHOWN AS SHADED ARE NEW WALLS TO BE CONSTRUCTED UNDER THIS CONTRACT. SEE WALL TYPES/ SECTIONS ON SHEET A505 C. NEW 1/2" GYP BOARD TO BE INSTALLED OVER ALL EXISTING WALLS TO BE PATCHED OR REPAIRED. (RE: ELECTRICAL) D. ALL SPACES WITH FLOOR DRAINS TO HAVE FINISHED FLOORS SLOPED TO DRAIN, VERIFY WITH ARCHITECT. SLOPE NOT TO EXCEED ONE-IN-FIFTY. E. NEW STAINLESS STEEL CORNER GUARD - 48" HIGH, 1-1/2" WING LENGTH, 90° ANGLE - INSTALLED AT ALL EXPOSED CORNERS IN STOCK ROOM & INSTALLED PER MANUFACTURER'S SPECIFICATIONS F. PROVIDE WATER RESISTANT GYP BOARD AT ALL WET WALLS: IE. AT RESTROOM WALLS, DRINKING FOUNTAIN, MOP SINK, ETC... (TYPICAL)		

1

FLOOR PLAN

SCALE: 1/8" = 1'-0"

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FLOOR PLAN

SHEET NO.:

A100

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RESTROOM

JANITOR/ SERVER RM.

HALLWAY

STOCKROOM

SALES AREA

LEASE LINE

EXISTING RED AWNING

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NOTE: THE RESPONSIBILITY SCHEDULE ON SHEET 0000 SUPERSEDES OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS. COPYRIGHT © 2014 DAVID BOYCE. REVISIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED. THE ORIGINAL SET OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM DAVID BOYCE ARCHITECT.

WALL LEGEND

FIXTURE LAYOUT PLAN

EXISTING CONSTRUCTION

NEW PARTITION BY LANDLORD

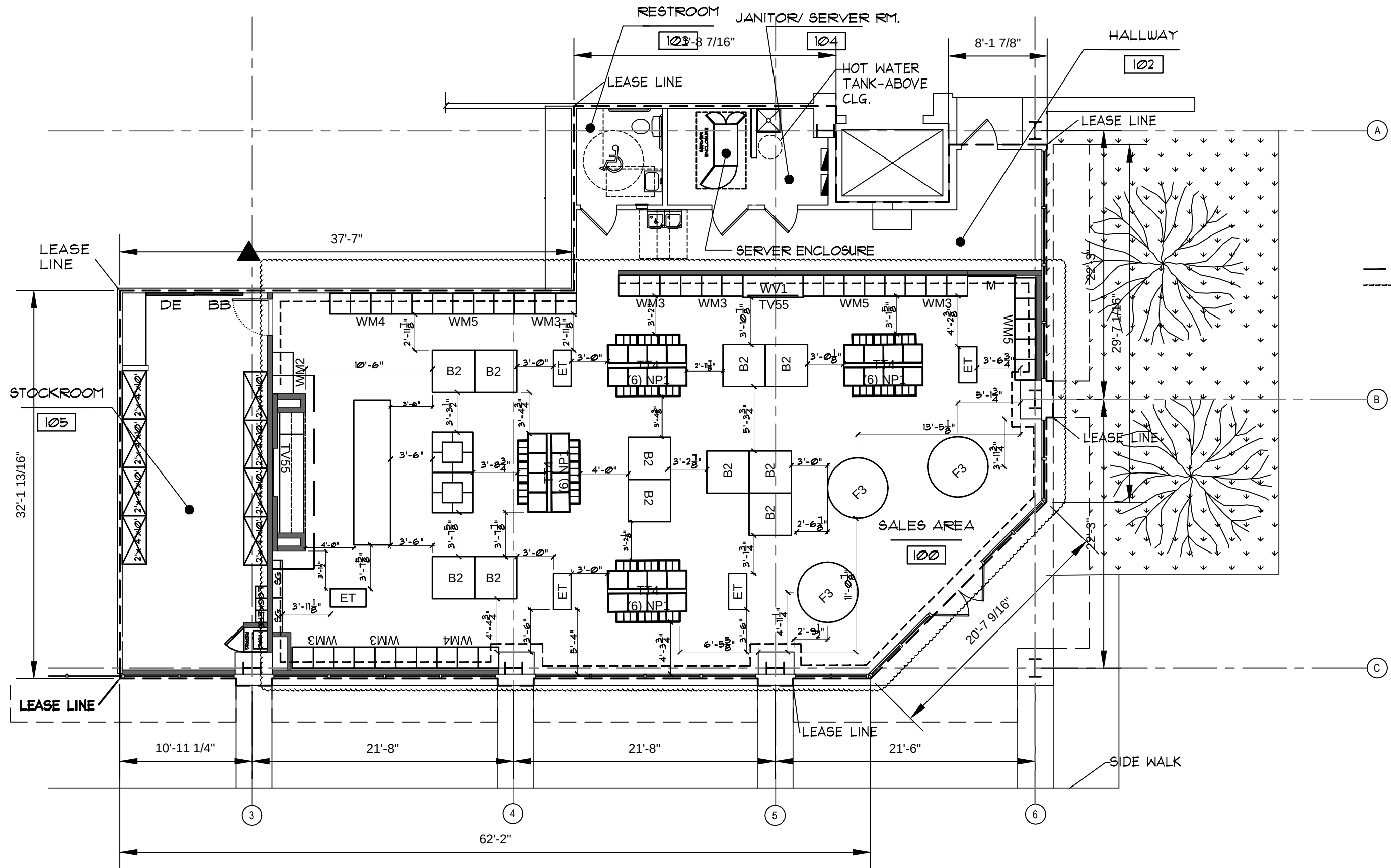
NEW INTERIOR WALL CONSTRUCTION
RE: A506, A501 FOR PARTITION TYPES

GRAPHIC SCALE

0'2'4'6'8'10'12'

(IN FEET)

1/8" = 1'-0"



GENERAL NOTES:
BACK OF HOUSE FIXTURE
INSTALLATION DETAILS: RE: A501.

--- T.O. CROWN @ 11'-10"
----- T.O. CROWN @ 10'-10"

TOTAL APPROX. L.F. OF CROWN: 175
TOTAL APPROX. L.F. OF WP-1: 115

FIXTURE LEGEND	
FIXTURE ALLOCATION PLAN	
MARK	DESCRIPTION
SALES AREA	
CC 2HB3	HAND BAG FIXTURE+ CUBBIES- 3W X 2D X 5H
CC B2	STORAGE CAPACITY TABLE - 42"X42"
CC C	STORAGE CAPACITY TABLE - 24"X60"
CC F3	CRESCENT TABLE - 5' DIAM.
CC HB4	HAND BAG FIXTURE+ CUBBIES- 4W X 1D X 5H
CC HG	HANGING GRAPHIC
CC IM	IMPULSE
CC M	MIRROR
CC MN	MANNEQUIN
CC NP1	STORAGE NESTING PEDESTAL
CC SA2	SEATING AREA BENCH
CC SF	SNAP FRAME GRAPHIC
CC TT4	40" X 80" MERCHANDISE TABLE
CC TT5	40" X 98" MERCHANDISE TABLE
CC TV55	55" TV
CC WM3	MIXED MERCHANDISE WALL
CC WM4	MIXED MERCHANDISE WALL
CC WM5	MIXED MERCHANDISE WALL
CC WV1	STYLE VIGNETTE WALL

STOCKROOM	
CC DH4	DOUBLE HANG SHELVEING
CC F84	FIXED SHELVEING
CC SH4	SINGLE HUNG SHELVEING
CC -	2'Dx4'Wx10'H METAL SHELVEING
CC BB	BULLETIN BOARD
CC DE	DRY ERASE BOARD
CC UT5	"WALKIE TALKIE" STATION
FITTING ROOM	
CC FRB	18"X48" FITTING ROOM BENCH
CC FRBH	24"X48" HIC FITTING ROOM BENCH
CC FRM	FITTING ROOM MIRROR
CC HB	HANG BAR

NOT USED

SEAL:

A Project for:

NEW TENANT IMPROVEMENT FOR:

charmingcharlie

ST LOUIS GALLERIA

1155 St. Louis Galleria - Space 1417

St. Louis, MO 63117

CLIENT:

CHARMING CHARLIE

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HOUSTON, TEXAS 77036

Phone (713) 579-1976

REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

DESIGNER COMMENTS

No.	Description	Date
Project No.:		IP 2014.0243
Drawn By:		
Reviewed By:		
Scale:		AS NOTED
Date:		8.01.2014
Filename:		
SHEET TITLE:		

FIXTURE LAYOUT

SHEET NO.:

FLOORING MATERIAL AND FINISHES SCHEDULE								
FLOORING & TILE								
TAG	MATERIAL	MFR / SUPPLIER	COLOR / NUMBER	PATTERN / FINISH	DESCRIPTION	SIZE	FLAME SPREAD RATING	SOURCE / REMARKS / NOTES
F SC1	STAINED CONCRETE	TENANT VENDOR	BRICKFORM "CHARCOAL"		SOLVENT-BASED DYE	-	--	G.C. TO CONTACT TENANT VENDOR FOR PREP REQUIREMENTS FOR NEW FLOORING SALES AREA / FITTING ROOM / HALLWAY STOCK ROOM
F SC2	SEALED CONCRETE	TENANT VENDOR	-		-	-	--	
F MAT	WALK-OFF MAT	-	BLACK		-	-	--	ENTRY VESTIBULE

WALL BASE								
TAG	MATERIAL	MFR / SUPPLIER	COLOR / NUMBER	PATTERN / FINISH	DESCRIPTION	SIZE	FLAME SPREAD RATING	SOURCE / REMARKS / NOTES
B B3	WOOD	TENANT VENDOR	P-3 WHITE		WOOD BASE	4"	--	SALES AREA
B B4	WOOD	TENANT VENDOR	P-3 WHITE		WOOD BASE	4"	--	FITTING ROOM
B RB	RUBBER	ROPPE PINNACLE RUBBER BASE	BLACK		RUBBER BASE	4"	--	CONTINUOUS RUBBER BASE FOR USE IN STOCK ROOM / HALL / RESTROOM

WALL MATERIAL AND FINISHES SCHEDULE							
TAG	MATERIAL	MFR / SUPPLIER	COLOR / NUMBER	FINISHES			SOURCE / REMARKS / NOTES
				WALL	TRIM / BASE	CEILING / COFFER	
P-1	PAINT	BENJAMIN MOORE	OLDNAVY	SATIN	SEMI-GLOSS	MATTE	BACK WRAP, HALL DOORS RE: A100.
P-2	PAINT	BENJAMIN MOORE	GRASSY FIELDS	SATIN	SEMI-GLOSS	MATTE	FEATURE WALLS, COLUMNS & HALLWAY.
P-3	PAINT	BENJAMIN MOORE	DESIGNER WHITE	SATIN	SEMI-GLOSS	MATTE	OFFICE, RESTROOM, & STOCKROOM. DOORS & TRIM. PANEL SYSTEM TOUCH UP.
P-4	PAINT	RALPH LAUREN	PARLOR GOLD				TOUCH UP PAINT FOR TENANT PRE FINISHED MIRRORS.
WP-1	WALL PAPER	TBD	NAVY & WHITE				VERTICAL 4" STRIPES ABOVE WALL FIXTURES ON SALES PERIMETER WALLS. RE: A600 FOR ALLOCATION
WP-2	WALL PAPER	TBD	GOLD				CASH WRAP FEATURE WALL, FITTING ROOM MIRROR WALL & ADJACENT WALLS.
FRP-1	FRP	GLADSTEEL	WHITE				FRP TO 4'-0" @ R.R.
FRP-2	FRP	TBD	NAVY				FRP TO 4'-0" @ HALL. CONTACT TENANT FOR MORE INFORMATION ON SPECIFICATIONS

NOTE:
ALL FINISHES SPECIFIED ABOVE SHALL HAVE A MIN. OF TWO SAMPLES PROVIDED BY CONTRACTOR TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT AND INSTALLATION. IN THE CASE OF PAINT SAMPLES, CONTR SHALL INSTALL A MIN. OF 100 SF. OF EACH INTERIOR COLOR IN PAINT MOCK UP LOCATIONS AS DIRECTED BY ARCHITECT FOR OWNER APPROVAL PRIOR TO ORDERING PAINT TOP COATS. CONTR SHALL INCLUDE A SECOND ROUND OF SAMPLES INSTALLED IN PLACE, IF REQ'D TO OBTAIN FINAL PAINT TINT APPROVAL.

NOTE:
THRESHOLD(S) SHALL NOT EXCEED 1/2" IN HEIGHT & RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (TYPICAL)

DOOR TYPE: REFER TO FLOOR PLAN AND DOOR SCHEDULE

ADA COMPLIANT THRESHOLD: SET IN FULL BED OF MASTIC

EXISTING CONCRETE SLAB TO REMAIN

THRESHOLD DETAIL: B

LEGEND

F
SC2

SEALED CONCRETE

KEY NOTES

1

REFER TO THRESHOLD DETAIL 2A/A102.

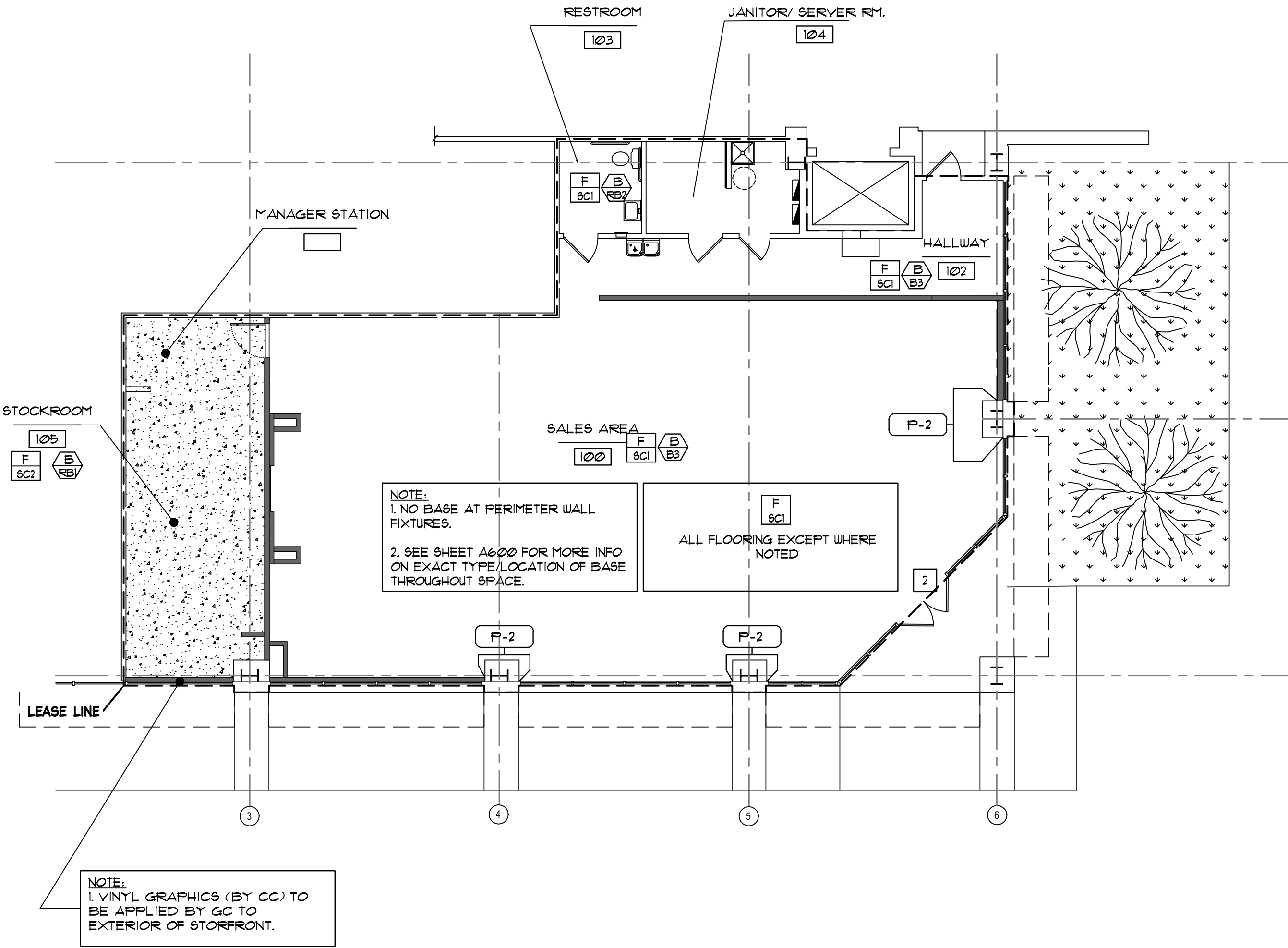
2

REFER TO THRESHOLD DETAIL 2B/A102.

WALL LEGEND

DENOTES EXISTING WALL CONSTRUCTION TO REMAIN OR REFINISH AS NOTED

DENOTES NEW PARTITIONS AS SPECIFIED - REFER TO SHEET A504/A505 FOR PARTITION TYPE DETAILS



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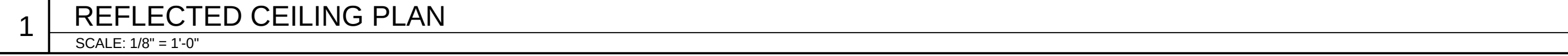
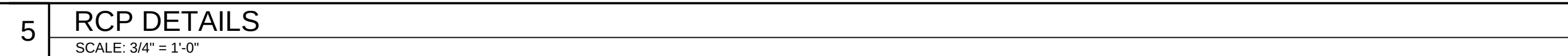
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FLOOR FINISH
PLAN

SHEET NO.:

A102



REFLECTED CEILING PLAN

A. COORDINATION:

A1: THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF AND ASSIST THE CEILING, ELECTRICAL AND VARIOUS SUB-CONTRACTORS IN THE INSTALLATION OF LIGHTS, DIFFUSERS, GRILLES AND PIPING THAT ARE TO BE INSTALLED IN CONJUNCTION WITH THE SUSPENDED CEILING SYSTEM.

A2: SUSPENDED CEILING AND ELECTRICAL CONTRACTORS SHALL COORDINATE WITH A/C SUBCONTRACTOR TO AVOID CONFLICT DETAILS.

1. IF CONFLICT SHOULD OCCUR ON CEILING LAYOUTS BETWEEN MECHANICAL, ELECTRICAL, OR OTHER ENGINEERS, THE ARCHITECT'S PLANS SHALL GOVERN.

2. LOCATION OF LUMINAIRES AND OTHER ITEMS AS SPECIFIED ON REFLECTED CEILING PLAN AND RELATED DOCUMENTS SHALL NOT BE CHANGED WITHOUT APPROVAL IN WRITING BY THE ARCHITECT.

3. AT COMPLETION OF CEILING INSTALLATION AND ADJUSTMENT OF MATERIALS, ANY ACoustICAL TILES WHICH HAVE BEEN SOILED OR DAMAGED SHALL BE REPLACED WITH NEW TILES AND OR REPAINTED.

4. THE SUSPENDED CEILING SHALL BE ABSOLUTELY LEVEL & WITHOUT SAGS. ALL BARS IN TRUE ALIGNMENT & PARALLEL. USE OF LASER BEAM SYSTEM RECOMMENDED (OPTIONAL). T-BAR GRID SHALL BE INSTALLED ONLY AFTER FINAL ROOFING HAS BEEN COMPLETED. ACoustICAL TILES SHALL BE INSTALLED ONLY AFTER BUILDING HAS BEEN COMPLETELY CLOSED IN.

5. SEE MECHANICAL DWG. FOR DUCT AND DIFFUSER LOCATIONS.

6. INSTALL SPRINKLER HEADS SYMMETRICALLY AND HARMONIOUSLY IN ALIGNMENT WITH RESPECT TO LUMINAIRES AND OTHER CEILING FIXTURES.

7. ALL SPRINKLER LINES TO BE INSTALLED AS CLOSE AS POSSIBLE TO STRUCTURE ABOVE. (SPRINKLER HEADS AT ALL OPEN CEILINGS TO BE TURNED UP)

8. PROVIDE ADEQUATE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS AND RELATED AND APPURTENANT ITEMS NECESSARY TO MAINTAIN THE SPECIFIED CEILING HEIGHT.

9. INSTALL CEILING FIXTURES SMALLER THAN 2' X 2' IN CENTER OF CEILING TILE. ALL CEILING ELEMENTS TO BE LOCATED AT CENTER OF CEILING TILE, U.O.N.

10. FOR TYPICAL SEISMIC BRACING AT CEILING, SEE SHEET AB03. PROVIDE ONE CEILING BRACING ASSEMBLY FOR EVERY 144 SQUARE FEET OF ACoustICAL TILE CEILING, OR AS REQUIRED BY LOCAL JURISDICTIONS.

11. INSTALL UNDERWRITERS LABORATORIES, INC. (U.L.) LABELED DEVICES THROUGHOUT, AS REQUIRED BY CODE.

12. TESTING OF EMERGENCY LIGHTING IS REQUIRED AS PER U.L. LISTING REQUIREMENTS. TESTING TO BE FOR TESTING PRIOR TO FINAL INSPECTION (TESTING MUST BE BY DISCONNECTING MAIN).

13. SUPPORT STRUTS SHALL RETAIN A 5-WIRE POWER CABLE. SUPPORT STRUTS SHALL BE 16 GAUGE GALVANIZED STEEL, 1 3/4" X 1 3/4" OUTSIDE DIMENSION WITH INTEGRAL BEAD TO SUPPORT FLAT CABLE.

14. LIGHTING PLAN SERVES AS REFERENCE ONLY FOR DIAGRAMMATIC PURPOSES. A SITE-SPECIFIC LIGHTING PLAN SHALL BE DEVELOPED AND PROVIDED BY ELECTRICAL ENGINEER FOR EACH PROJECT.

15. PROVIDE SEISMIC BRACING AND COMPRESSION STRUTS AS REQUIRED BY GOVERNING CODES. LIGHT FIXTURES SHALL BE SUSPENDED IN COMPLIANCE WITH GOVERNING CODES.

16. INSTALLATION OF LIGHTING FIXTURES SHALL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND ACCORDING TO CODE REQUIREMENTS.

17. ALL LIGHTING SHALL BE FURNISHED BY OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

18. LAMPS SHALL BE GE, OSRAM SYLVANIA OR PHILIPS - NO EXCEPTIONS.

19. ALL EMERGENCY LIGHTING AND EXIT SIGNAGE SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK-UP.

20. PROVIDE PENDANT MOUNTING KIT FOR ALL LIGHTING TO BE PENDANT MOUNTED FROM STRUCTURE.

21. E.G. SHALL AIM ALL TRACK LIGHTING AS SHOWN/INDICATED BY ARCHITECTURAL DRAWING/OWNER

REFLECTED CEILING PLAN

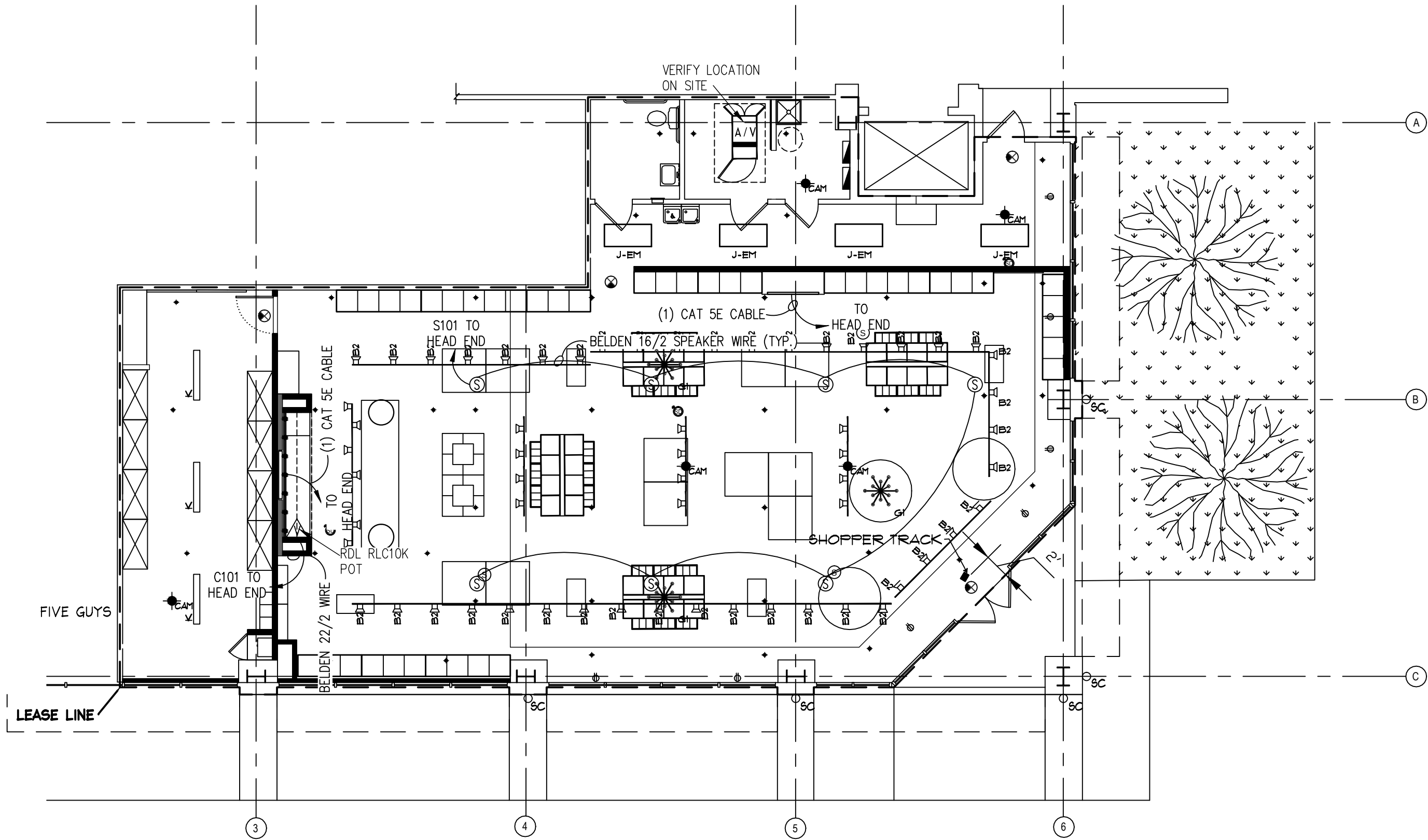
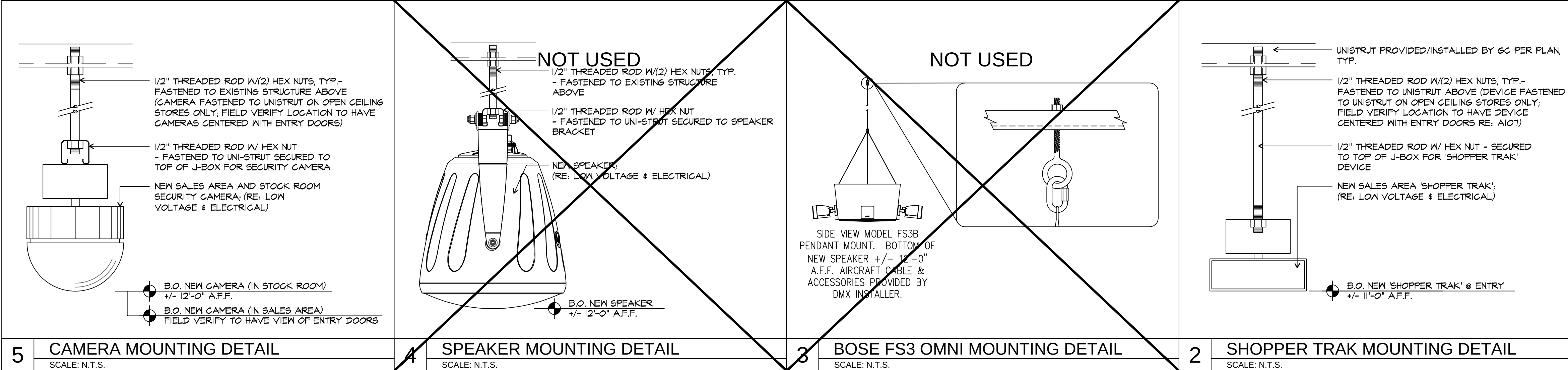
1. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS MUST BE FULLY RECESSED AND COVERED WITH METAL PLATES FINISHED TO MATCH ADJACENT SURFACE. CENTER SPRINKLER HEADS IN CEILING TILES WHERE APPLICABLE.
2. ANY ATTACHMENTS TO LANDLORD'S STRUCTURE SHALL BE FROM THE TOP CHORD OF JOIST. NO ATTACHMENT TO THE ROOF DECK IS PERMITTED.
3. ACCESS PANELS IN CEILING MUST BE LOCATED TO PROVIDE ACCESS TO LANDLORD'S MECHANICAL EQUIPMENT PER LOCAL GENERAL GOV'T AUTHORITY.
4. SUPPORT WIRES MUST NOT BE CONNECTED TO ANY OF THE LANDLORD'S MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING OR EQUIPMENT.

EXISTING CEILING AND LIGHTS TO BE REMOVED AND REPLACED WITH NEW.

REFLECTED CEILING PLAN	
SYMBOL	DESCRIPTION/ RE: E2.1 FOR SPECIFICATIONS
	RECESSED DOWN LIGHT
	TRACK HEAD
	TRACK HEAD
	EMERGENCY LIGHT
	EMERGENCY LIGHT
	CHANDELIER
	CHANDELIER * 7'-6" AFF.
	CHANDELIER- CASH WRAP
	RECESSED 2x4 FIXTURE
	4' STRIP LIGHT- PENDANT HUNG
	PRISMATIC HID LIGHTS: MOUNTED INDIVIDUALLY, AND SECURED TO THREADED ROD. BOTTOM OF LENS TO BE SET AT 12" AFF.
	EXIT SIGN
	DRUM PENDANT
	EXTERIOR SCONCE
	FITTING ROOM SCONCE
1L2	(1) ROW 2' LONG- LED TAPE * BACK WRAP CLOSET DISPLAY NICHE, RE: A301
5L10	(5) ROWS 10' LONG- LED TAPE * FEATURE WALL, RE: A504 & ELECTRICAL
2L6	(2) ROWS 6' LONG- LED TAPE * FEATURE WALL, RE: A504 & ELECTRICAL
2L8	(2) ROWS 8' LONG- LED TAPE * MILLWORK, RE: A500 & ELECTRICAL
	EXTERIOR EGRESS LIGHT

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A Project for:		
NEW TENANT IMPROVEMENT FOR: <i>charmingcharlie</i> ST LOUIS GALLERIA 1155 St. Louis Galleria - Space 1417 St. Louis, MO 63117		
CLIENT:		
CHARMING CHARLIE 5999 SAVOY DRIVE HOUSTON, TEXAS 77036 Phone (713) 579-1976		
REVISIONS:		
ISSUED FOR PERMIT / LANDLORD:		XX.XX.2014
▲ DESIGNER COMMENTS		
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Project No.:		IP 2014.0243
Drawn By:		
Reviewed By:		
Scale:	AS NOTED	
Date:	8.01.2014	
Filename:		
SHEET TITLE:		
REFLECTED CEILING PLAN		
SHEET NO.:		
A103 ..		

NOTE: THE RESPONSIBILITY SCHEDULE ON SHEET 0002 SUPERSEDES OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.



1 LOW VOLTAGE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	AUDIO EQUIPMENT LOCATION AUDIO SYSTEM EQUIPMENT LOCATED IN 'IT' RACK - VERIFY LOCATION
	RDL RCL10K POT VOLUME CONTROL LOCATION IN SINGLE GANG DEEP J-BOX
	SPEAKER FLUSH MOUNTED BOSE DS40, 70V, WHITE
	BOSE FS3 OMNI SURFACE MOUNT SPEAKER
WIRE NO. WIRE TYPE	
S101	SPEAKER CABLE 2-CON. 16AWG PLENUM RATED
	HOME RUN TO MAIN AUDIO HEAD-DEND
	BELDEN 16/2 OR EQUIVALENT WIRE PROVIDED AND INSTALLED BY CHARMING CHARLIE (TYP. ALL SPEAKER WIRE)
	CAT 5E OR BETTER PROVIDED AND INSTALLED BY CHARMING CHARLIE (TYP. ALL VIDEO WIRE)
	SECURITY CAMERA SECURITY CAMERAS INSTALLED WITHIN LEASE SPACE. VERIFY ALL QUANTITIES AS INDICATED ON THIS PLAN. ENSURE CAMERA LINE OF SIGHT TO SERVER AND DOOR(S) IN STOCK AREA.
	WAP - WIRELESS ACCESS POINT INSTALLED CENTRALLY IN STORE ON VERTICAL FACE OF SOFFIT OR SECURED TO UNISTRUT GRID, AS APPLICABLE. WAP TO BE INSTALLED OUT OF DIRECT LINE OF SIGHT. LOCATION PER THIS PLAN.
	LINE OF SIGHT
	DATA FOR MONITOR
	DUPLEX RECEPTACLE FOR MONITOR
KEY NOTES (KEY NOTE SYMBOL) #	
1. (1) DUPLEX RECEPTACLE WITH TELEPHONE/DATA OUTLET MOUNTED FLUSH AT 84" A.F.F. CENTERED ON WALL. E.G. TO INSTALL FREE OF OBSTRUCTIONS AND HIDDEN FROM CUSTOMER VIEW. PROVIDE CAT 5E MODULAR JACK MATCHING ADJACENT ELECTRICAL RECEPTACLE STYLE AND COLOR. PROVIDE CAT 5E CABLE, 1 PER DROP UNLESS NOTED OTHERWISE. ROUTED TO TELEPHONE/DATA PATCH PANEL. REF. SHEET E11 FOR MORE INFORMATION. 2. (1) SINGLE GANG OUTLET-BOX AND (1) DOUBLE GANG MOUNTED ON INTERIOR SIDE OF TELEPHONE MOUNTING SPACE. PROVIDE (2) DUPLEX RECEPTACLES IN DOUBLE GANG OUTLET-BOX; PROVIDE (2) CAT 5E MODULAR JACKS IN THE SINGLE GANG OUTLET-BOX. MOUNT TO STATIONARY SIDE OF BMV FIXTURE. (RE: ELECTRICAL)	

MOOD:SYSTEMS

1703 W. FIFTH STREET • SUITE 600

AUSTIN, TX 78703

TEL: 800.345.5000 FAX: 512.380.8501

PROPRIETARY NOTICE:

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SCALE: AS NOTED SHEET SIZE: D

DRAWN BY: MRT DATE: 08-04-14

CHK BY: NDD ADCT. EX: L. MOSSER

REV: DATE:

LOCATION: MERCER MALL - LAWRENCE TOWNSHIP, INDIANAPOLIS, IN

TASK / QUOTE NUMBER: 1098754

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St. Louis, MO 63117

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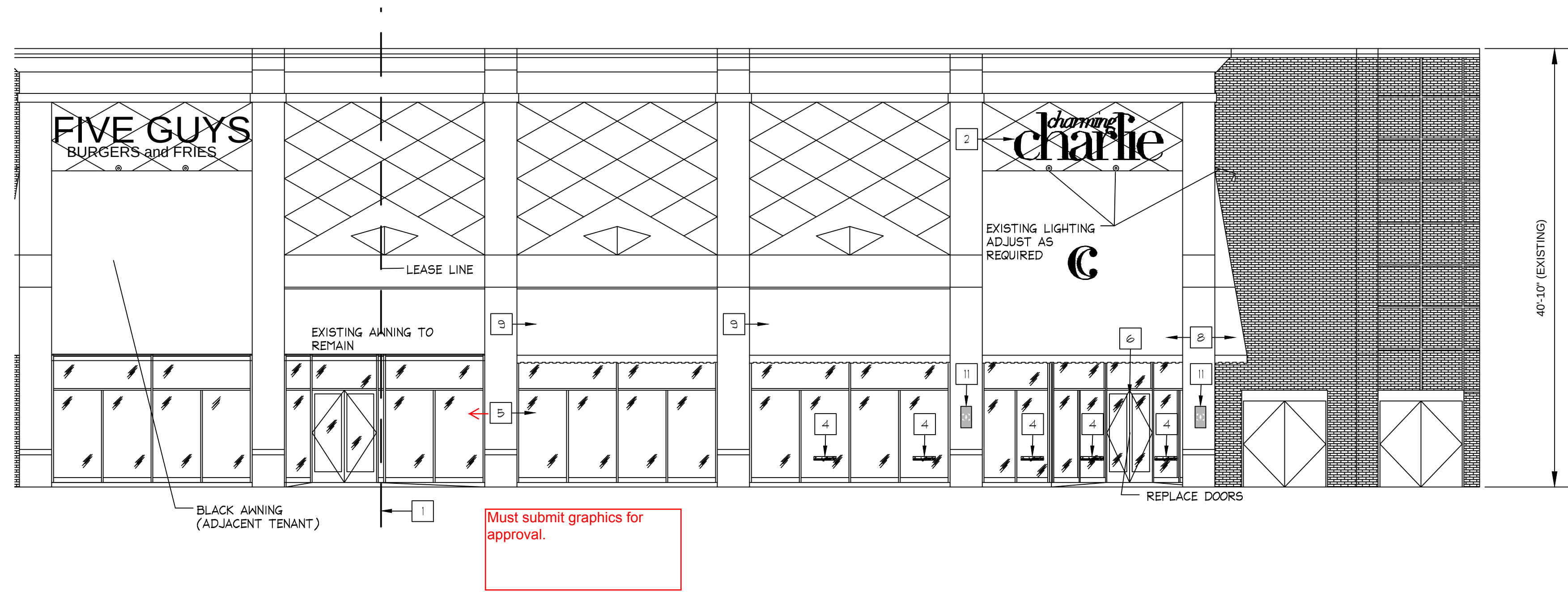
No.	Description	Date
Project No.:	IP 2014.0243	
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LOW VOLTAGE PLAN

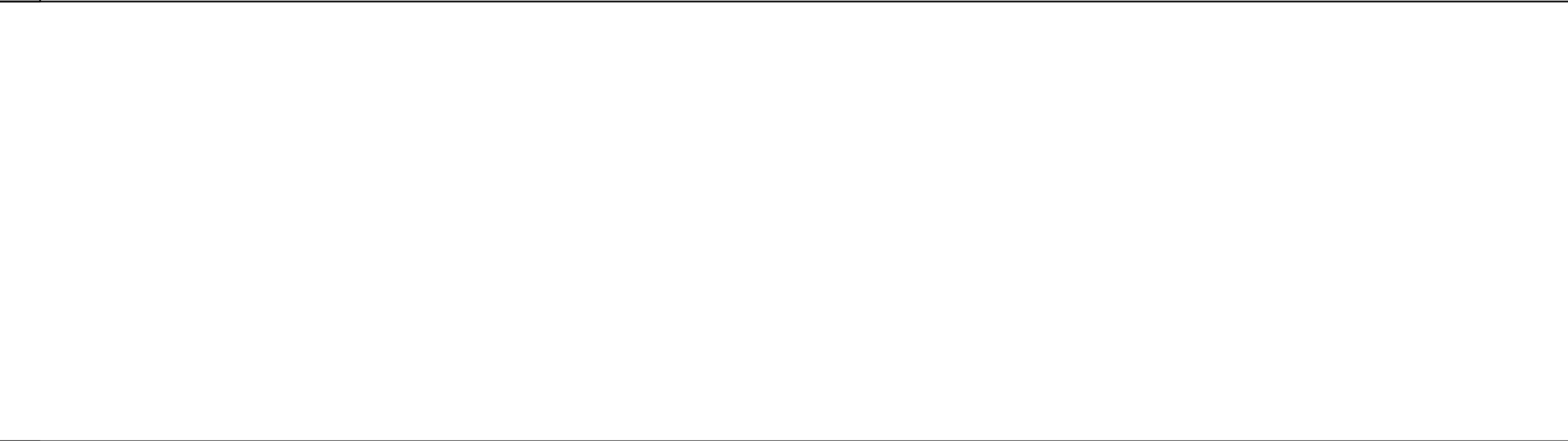
SHEET NO.:

A104

3 STOREFRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 STOREFRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 NOT USED
SCALE: " = 1'-0"

4 NOT USED
SCALE: " = 1'-0"

- 1

LEASE LINE
- 2

INSTALL NEW CHARMING CHARLIE LOGO SIGNAGE.
- 3

26" HALO LIT CHARMING CHARLIE CREST, MTD. TO FASCIA, COLOR TBD, BLOCKING AND POWER BY GC
- 4

3" HIGH REVERSE WHITE VINYL DIE-CUT LETTERS TO BE INSTALLED ON INTERIOR SIDE OF GLAZING (CENTER ON PANES HORIZONTALLY, AS SHOWN). MTD. @ 3'-0" A.F.F.
- 5

VINYL GRAPHIC TBD BY C.C.
- 6

NEW PINK C.C. DOORS BY GC
- 7

SENSORMATIC DIGITAL DOOR-MAX ANTENNA, MOUNTED TO MULLION
- 8

NEW CHARMING CHARLIE AWNING FABRIC BY TENANT - ON EXISTING FRAME
- 9

EXISTING AWNING TO REMAIN.

NEW SOLID BLACK AWNING BY TENANT.

10

NOT USED

11

NEW CHARMING CHARLIE WALL SCONCES BY TENANT. GC TO PROVIDE REQUIRED POWER AND BLOCKING

KEY NOTES
SCALE: NONE

(KEY NOTE SYMBOL)

#

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SHEET TITLE:		

STOREFRONT
ELEVATIONS

SHEET NO.:

A200

10

NOT USED

SCALE: 1/2" = 1'-0"

9

NOT USED

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

7

DRINKING FOUNTAIN ELEVATION

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

8

MOP SINK

SCALE: 1/2" = 1'-0"

6

ADA SANITARY FACILITIES

MOUNTING HEIGHTS - TOILET FIXTURES & ACCESSORIES SCALE: 1/4" = 1'-0"

5

NOT USED

4

RESTROOM ELEVATIONS

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

3

ACCESSORIES SCHEDULE

SCALE: NONE

2

NOT USED

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

1

ENLARGED RESTROOM FLOOR PLAN

SCALE: 1/2" = 1'-0"

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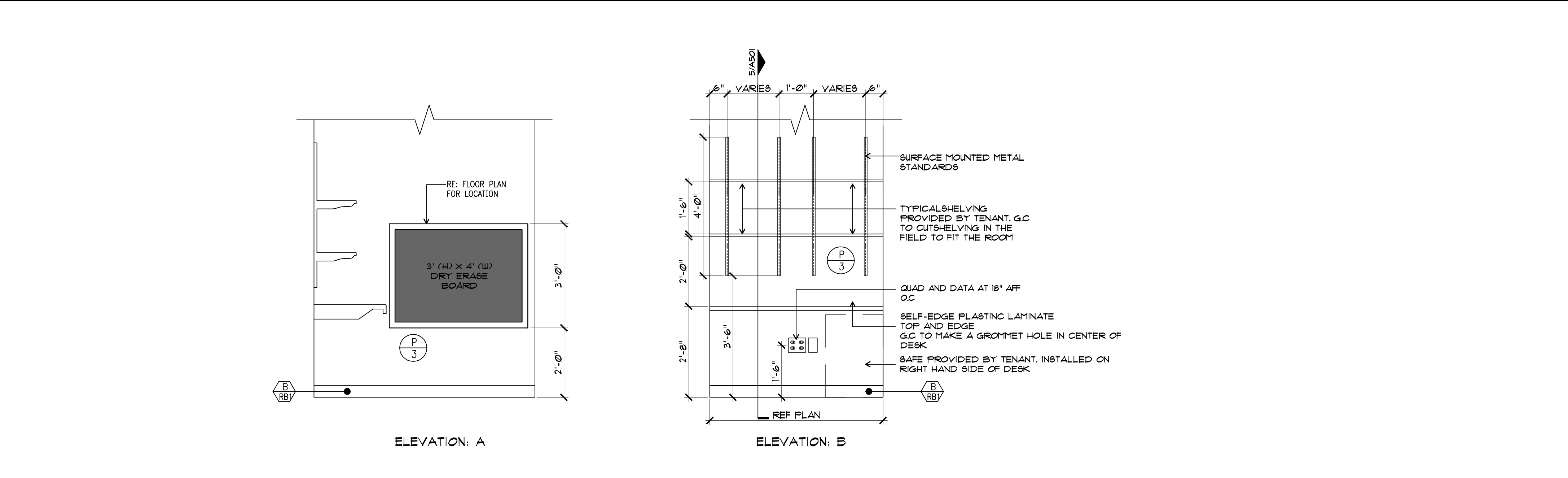
CLIENT:

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
Phone (713) 579-1976

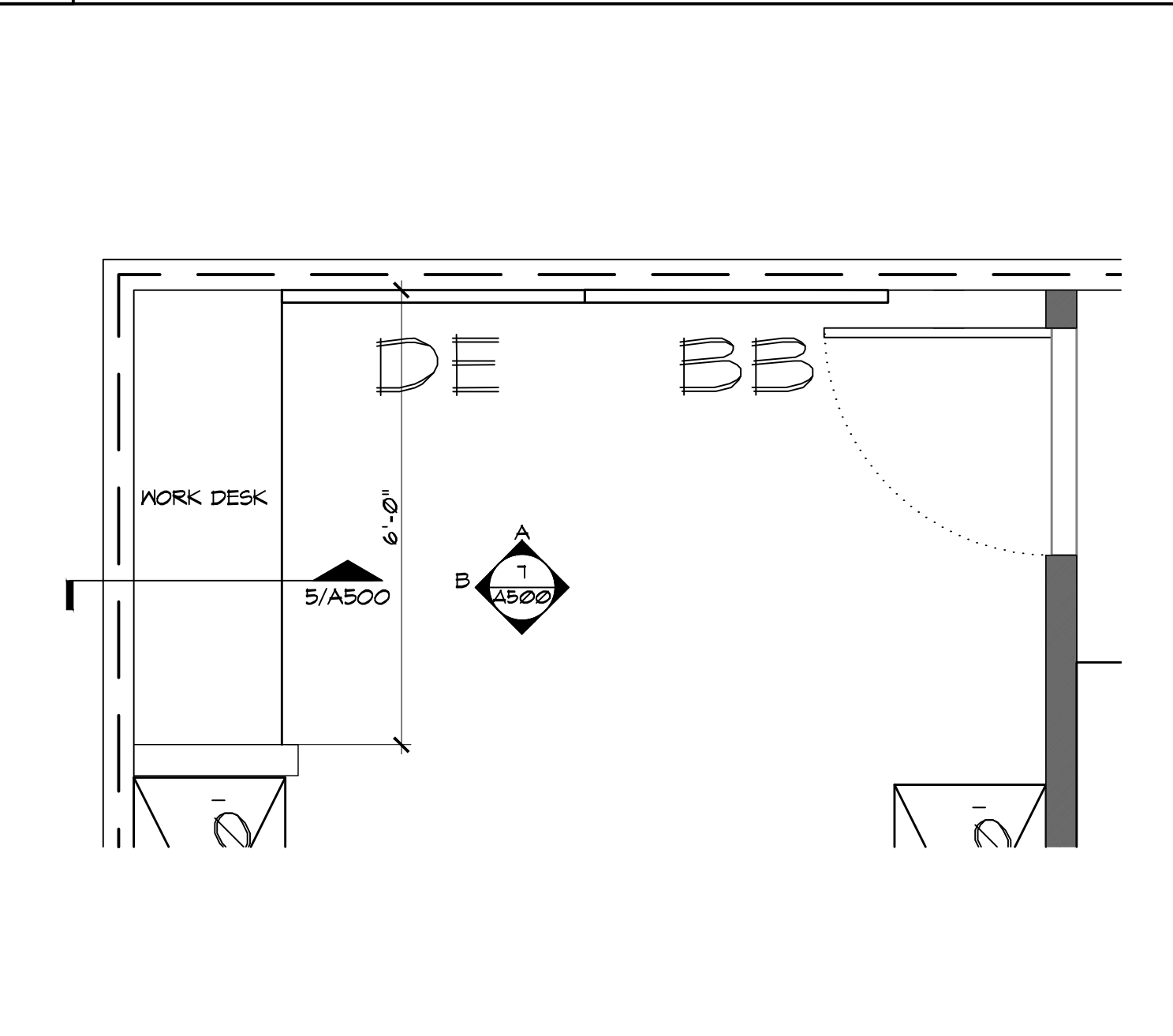
REVISIONS:

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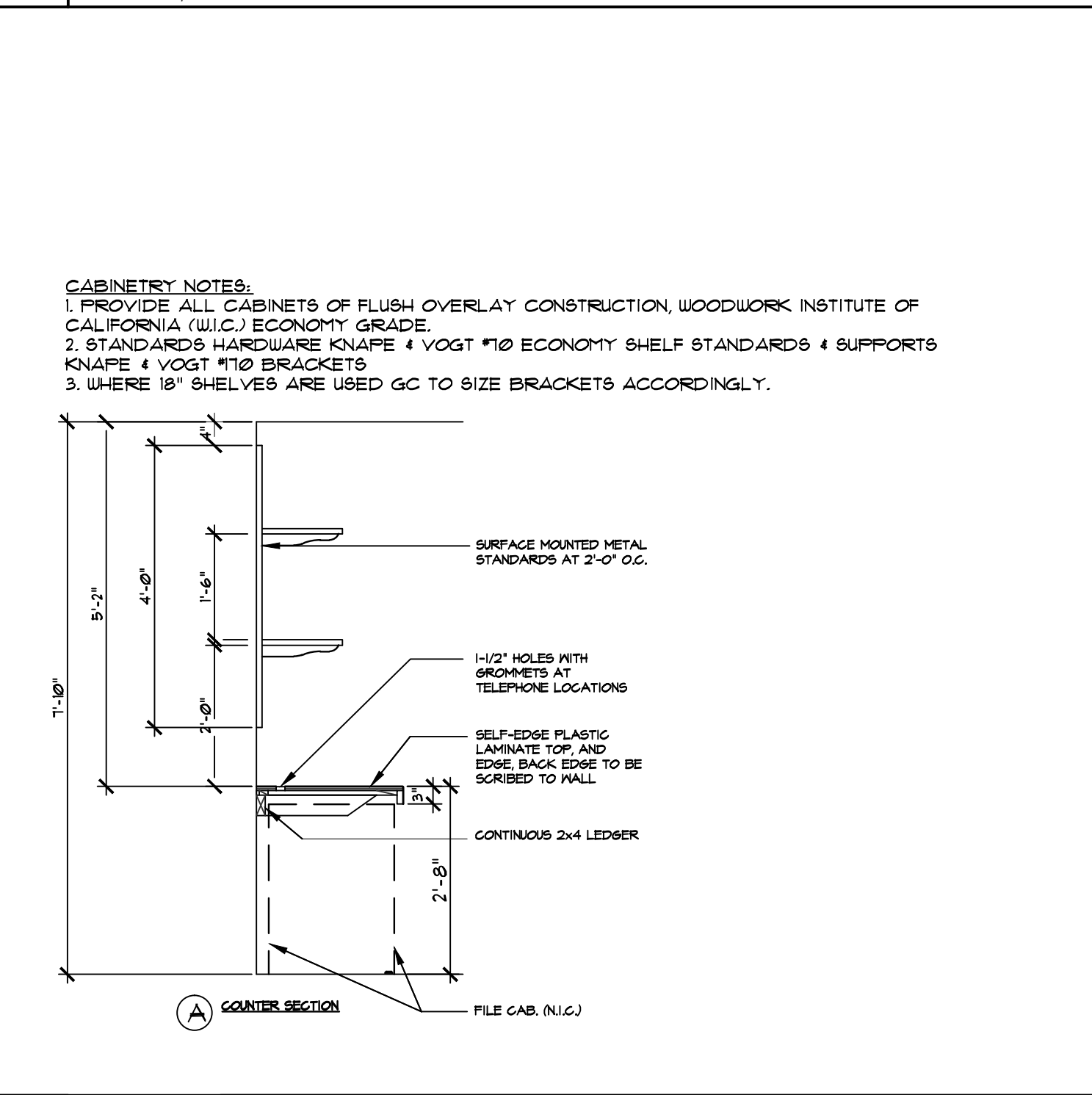
No.	Description	Date
Project No.:	IP 2014.0243	
Drawn By:	rea	
Reviewed By:		
Scale:	AS NOTED	
Date:	8.01.2014	
Filename:		
SHEET TITLE:	ENLARGED PLANS, ELEVATIONS & NOTES	
SHEET NO.:	A400	



7 MANAGERS OFFICE ELAVATIONS
SCALE: 1/2" = 1'-0"



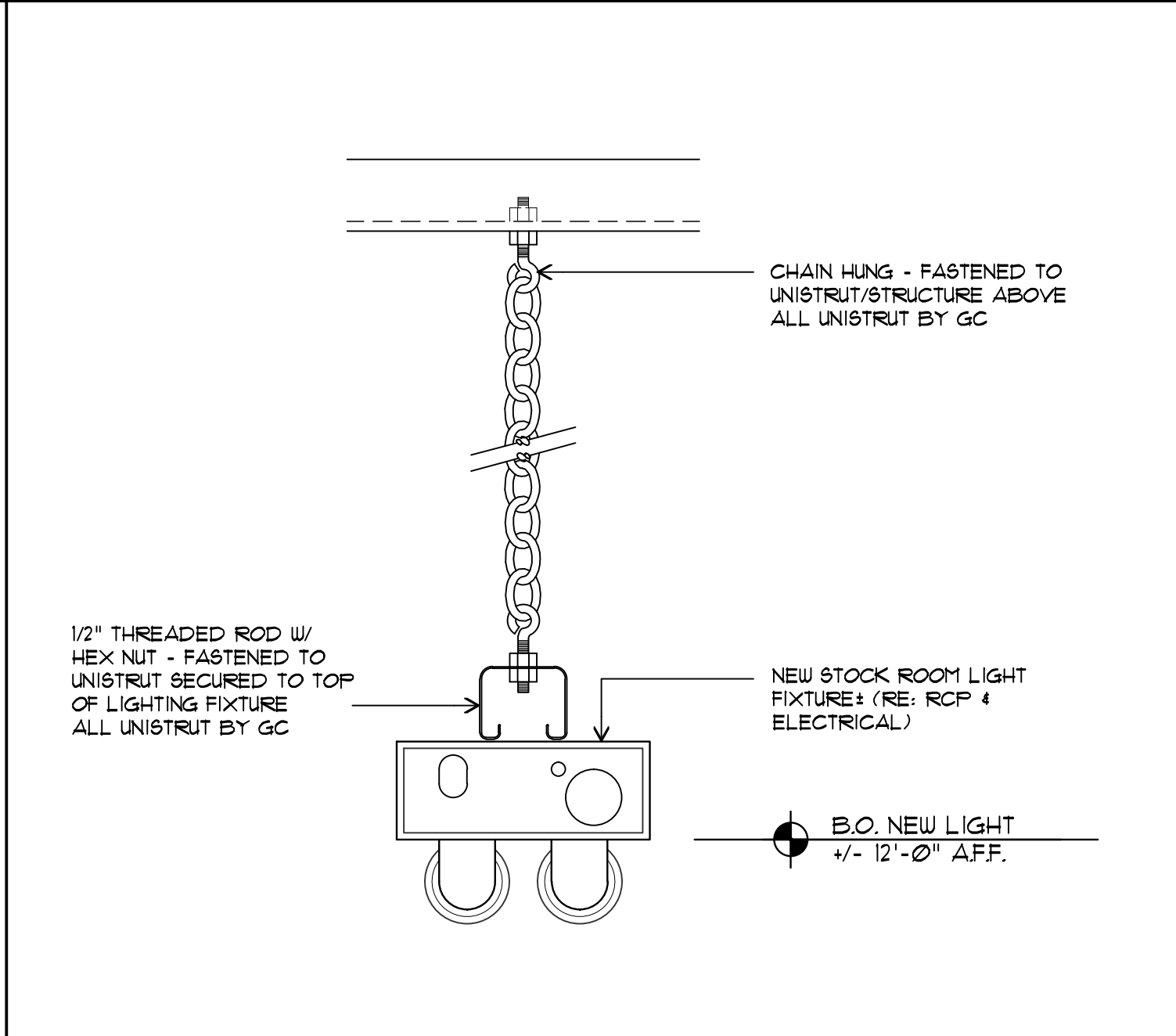
6 MANAGERS OFFICE ENLARGED PLAN
SCALE: 1/2" = 1'-0"



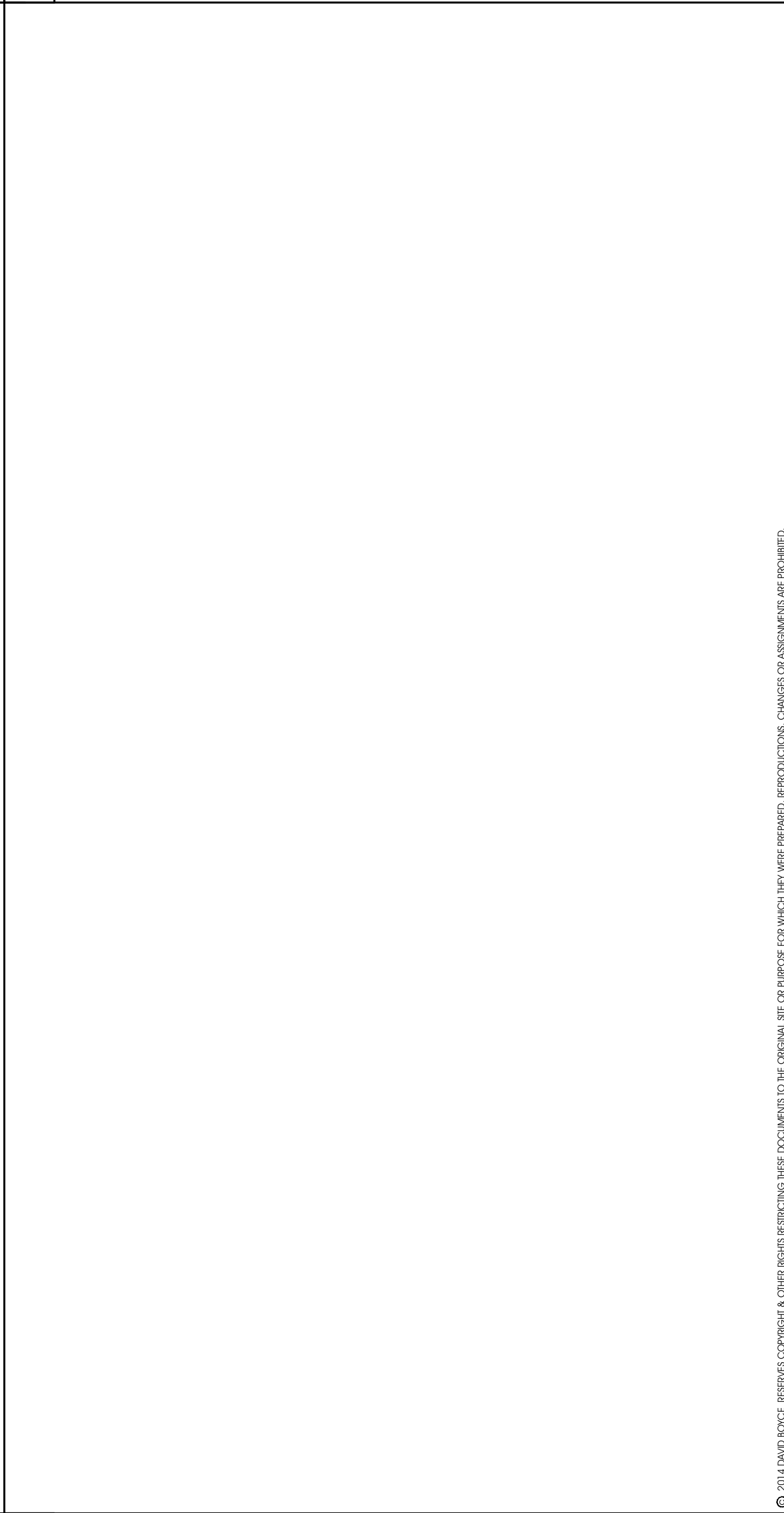
5 MANAGERS OFFICE DESK SECTION
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4 NOT USED
SCALE: N/A

3 NOT USED
SCALE: N/A



2 STOCK ROOM PENDANT LIGHT DETAIL
SCALE: N.T.S.



1 NOT USED
SCALE: N/A

No.	Description	Date
Project No.:	IP 2014.0243	
Drawn By:		
Reviewed By:		
Scale:	AS NOTED	
Date:	8.01.2014	
Filename:		
SHEET TITLE:		

Project for:

NEW TENANT IMPROVEMENT FOR:
charmingcharlie

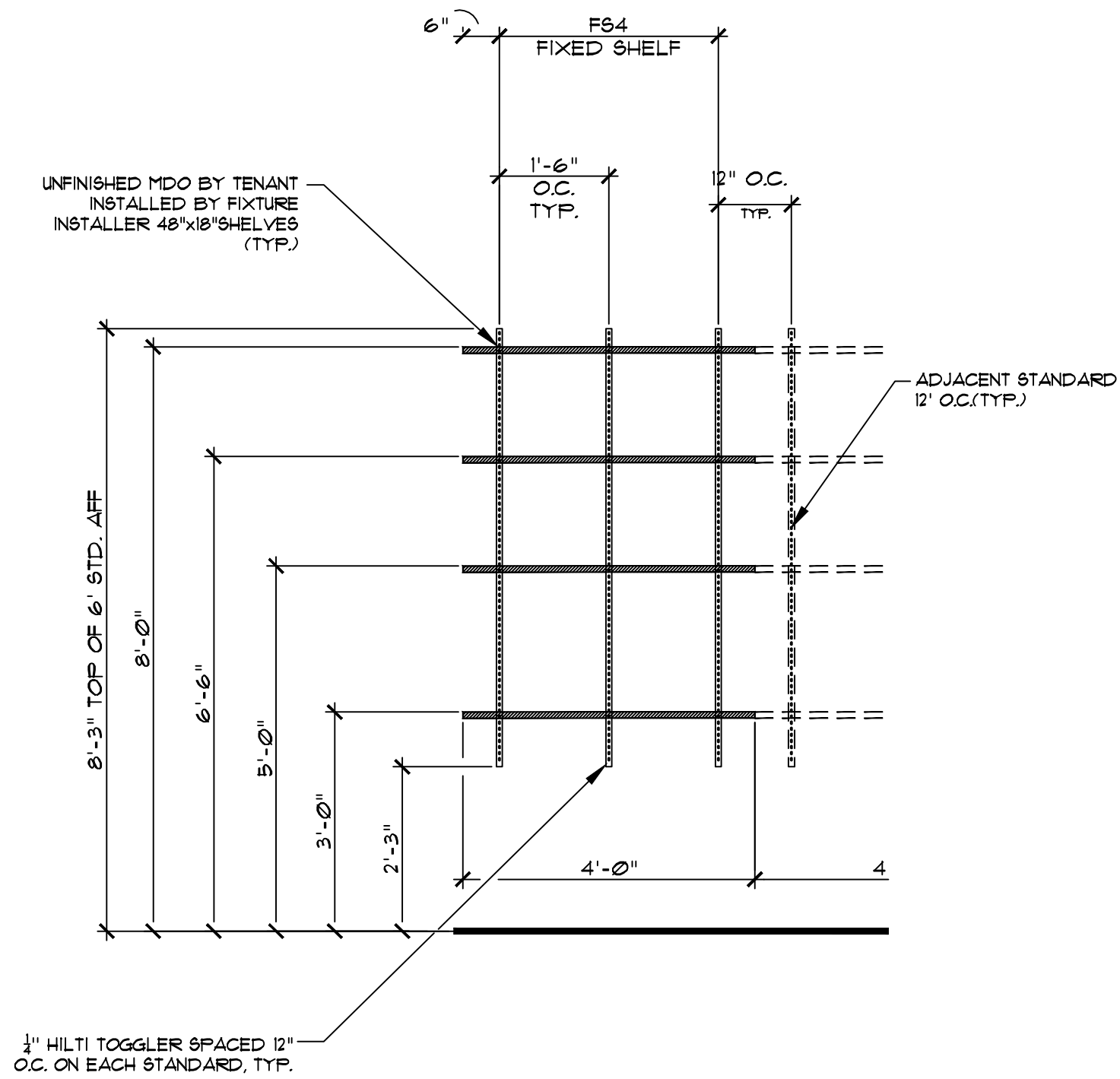
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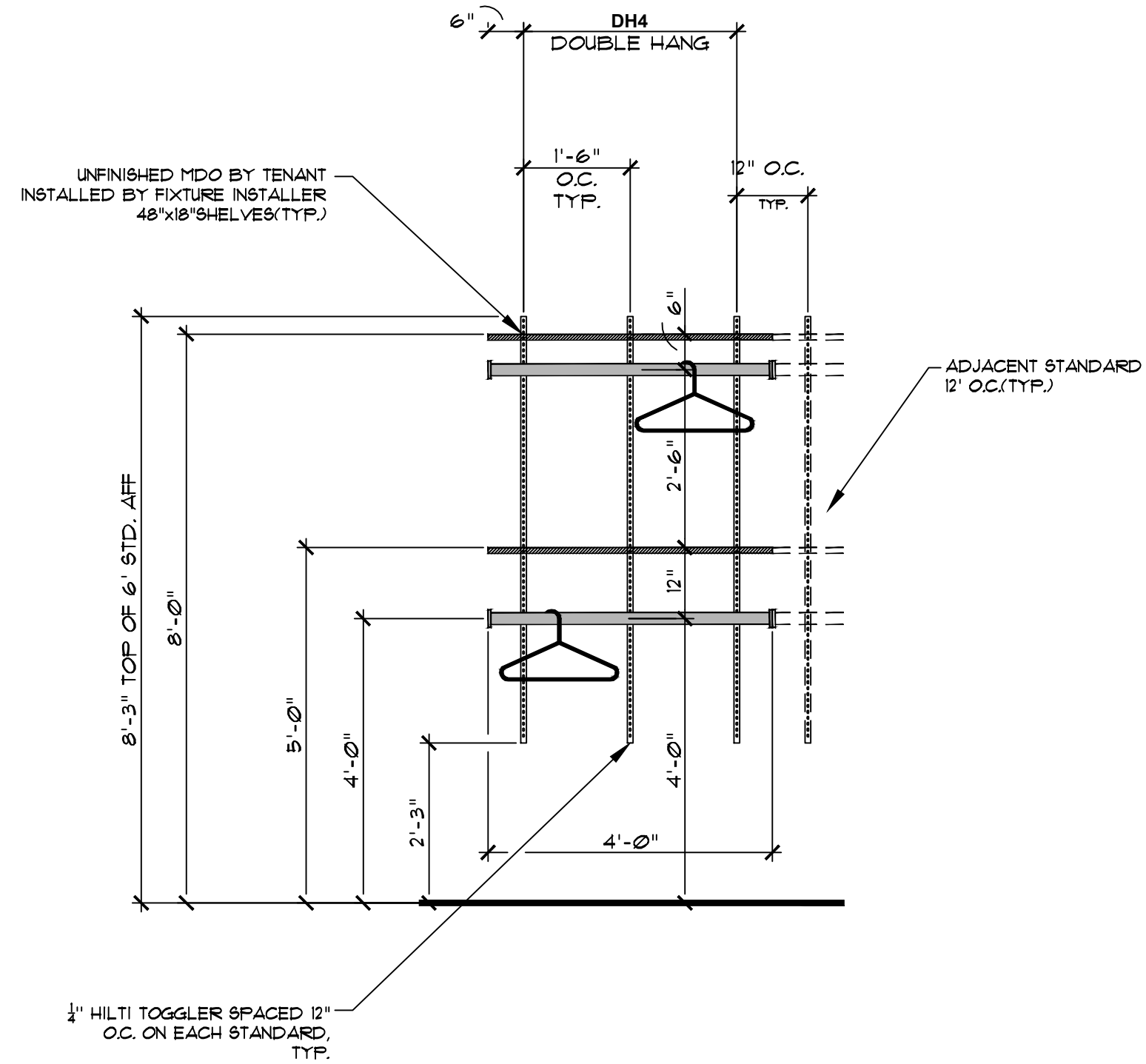
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Object No.:	IP 2014.0243
Given By:	
Reviewed By:	
File:	AS NOTED
Date:	8.01.2014
Name:	
SUBJECT TITLE:	

BOH SECTIONS
DETAILS AND NOTES

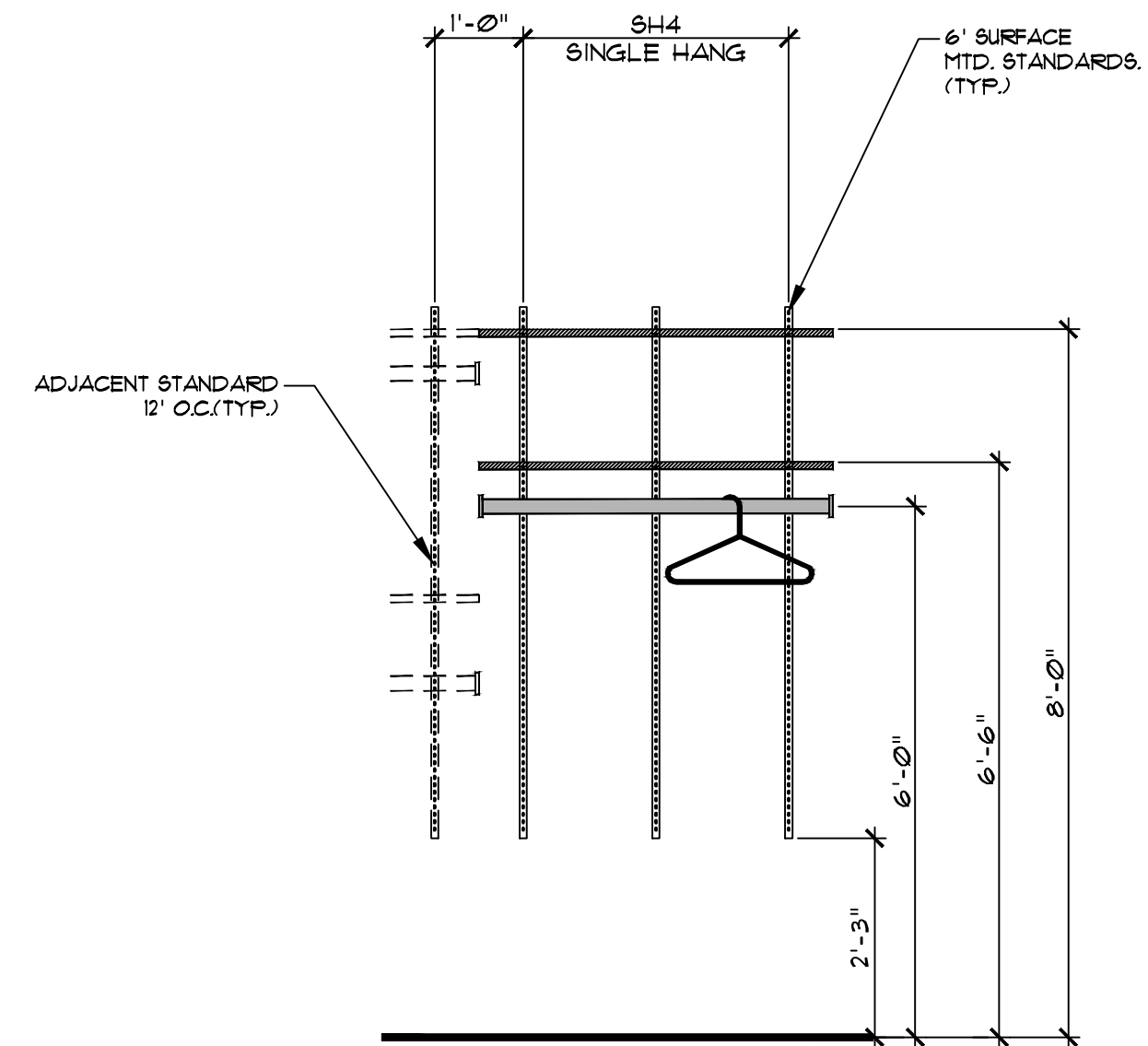
A501



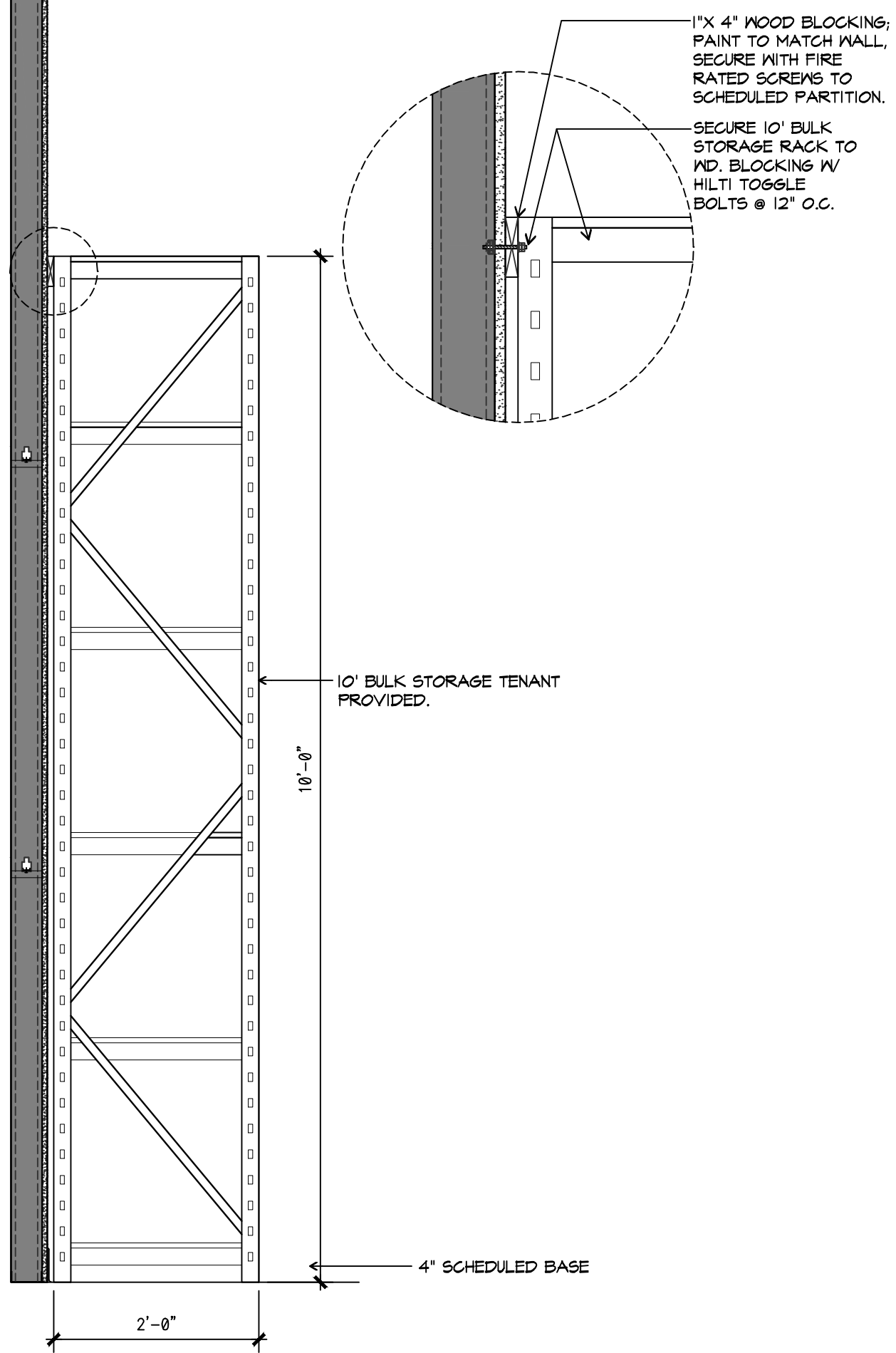
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	SCALE: 1/2" = 1'-0"



6	DH4 - BACK OF HOUSE SHELVING
	SCALE: 1/2" = 1'-0"

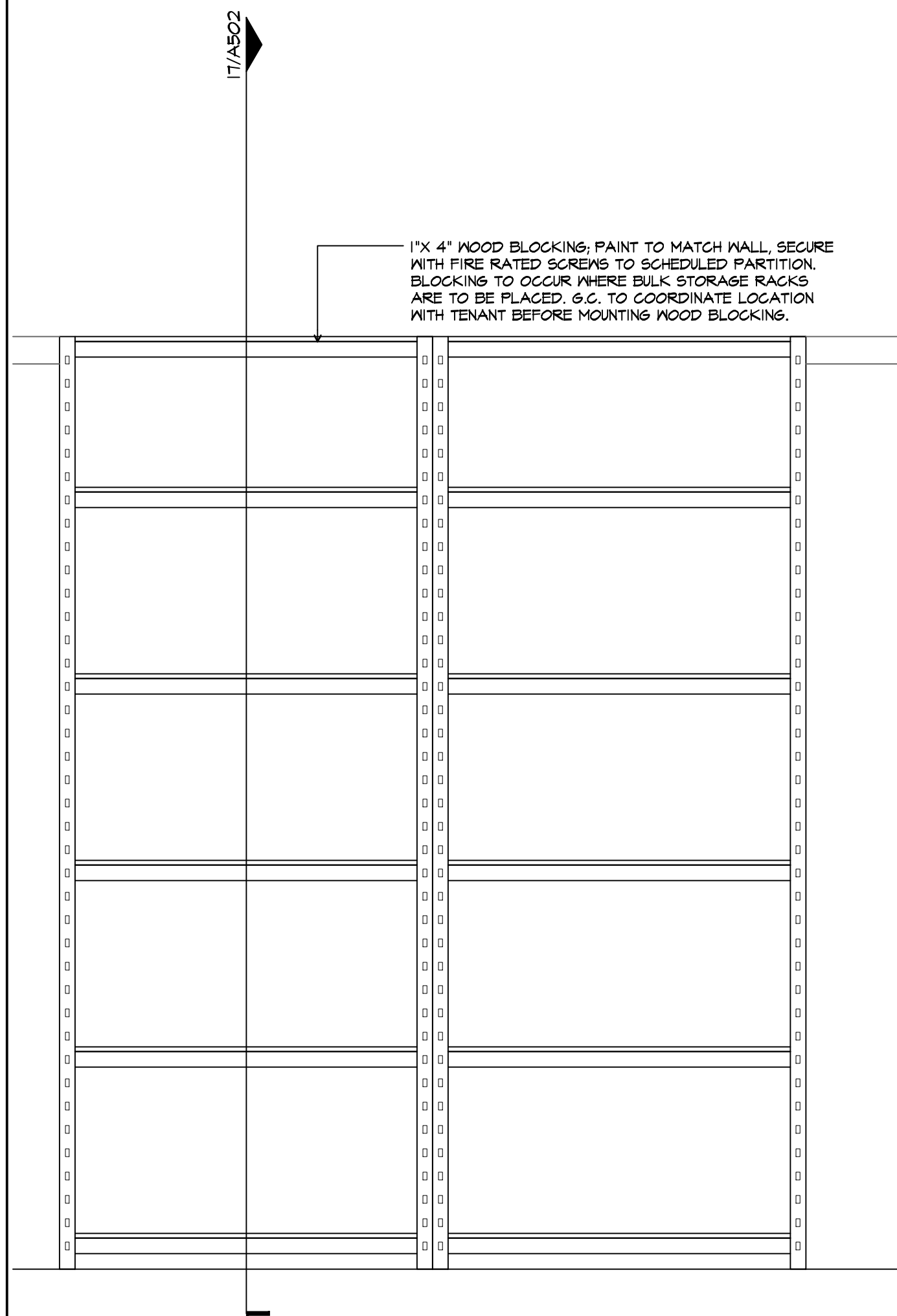


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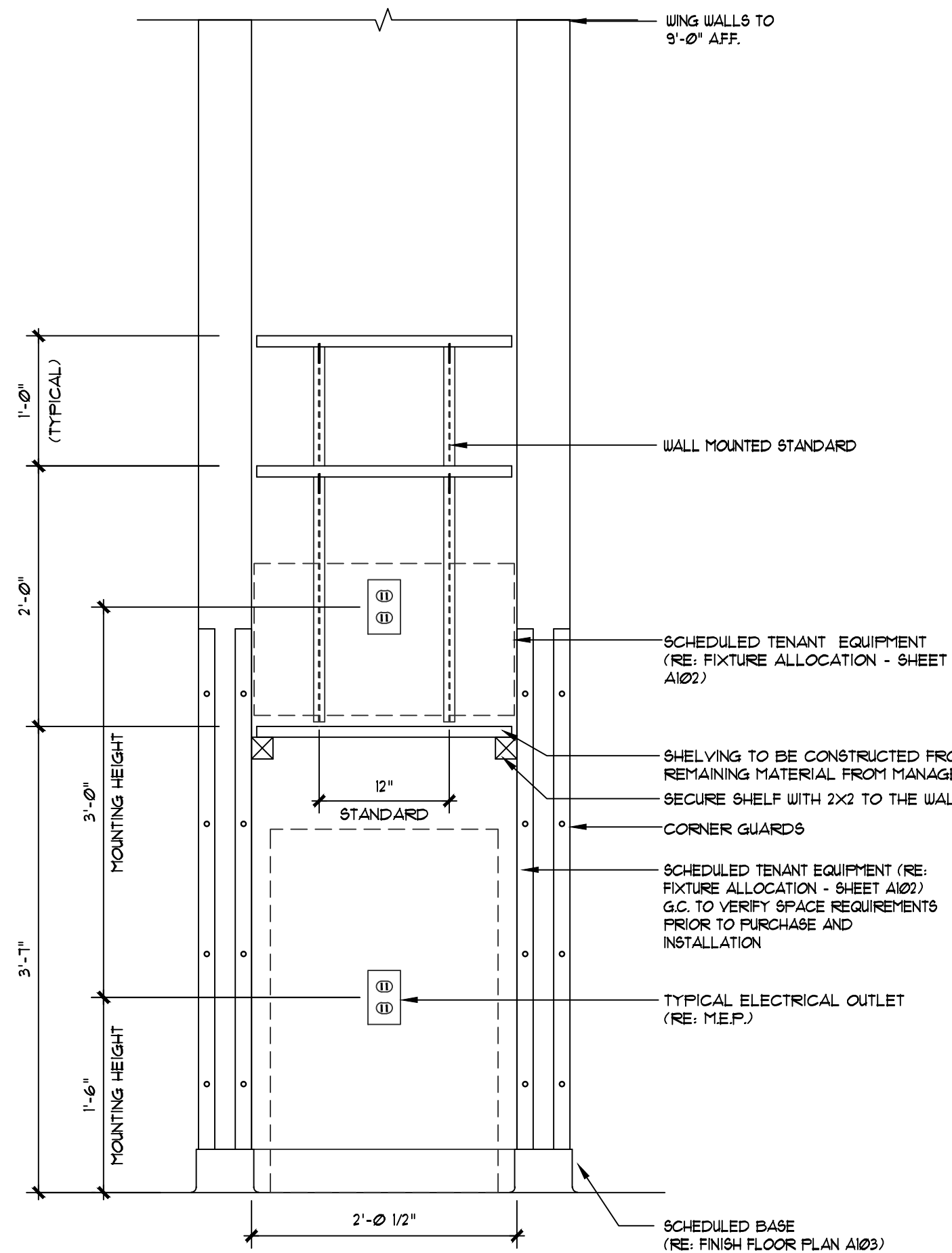


4 SECTION AT STOCKROOM SHELVING UNIT

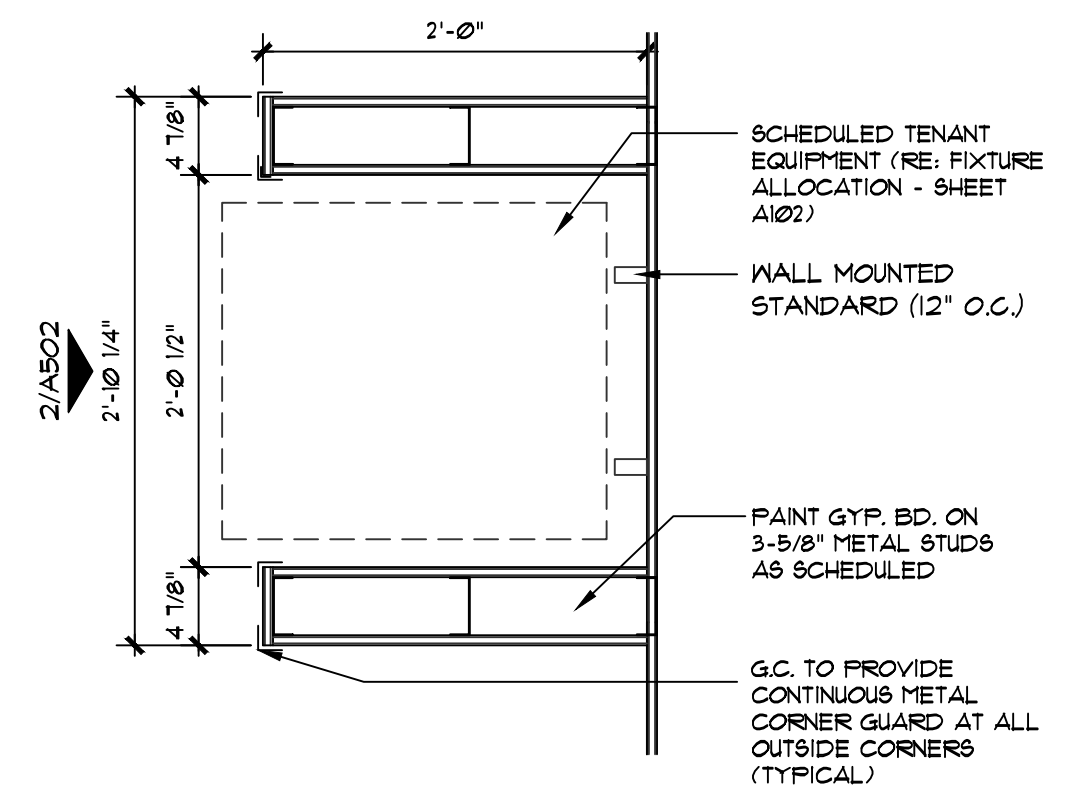
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3	ELEVATION OF STOCKROOM SHELVING UNIT
	SCALE: 3/4" = 1'-0"

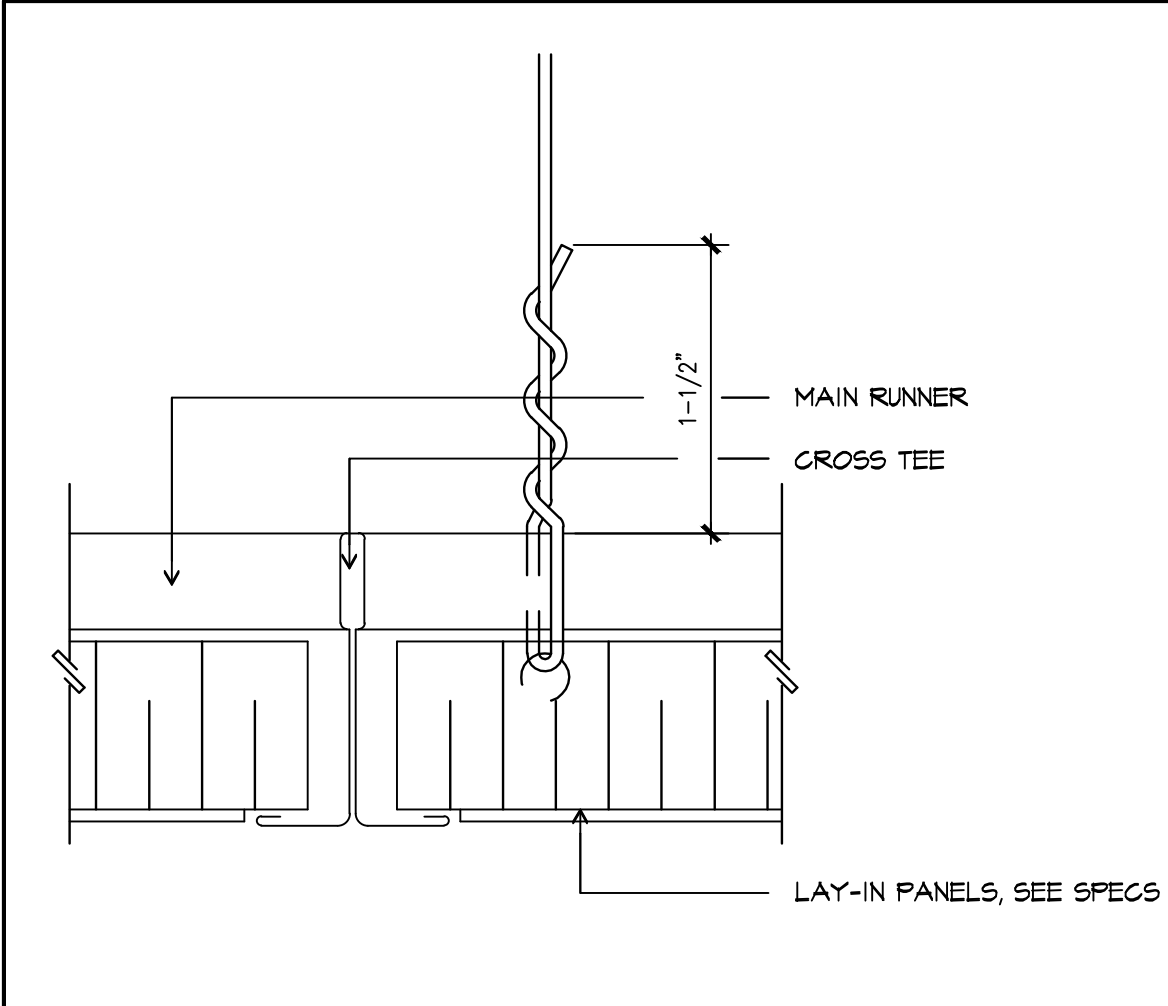


2	ELEVATION AT MICROWAVE NICHE WALL
	SCALE: 1" = 1'-0"

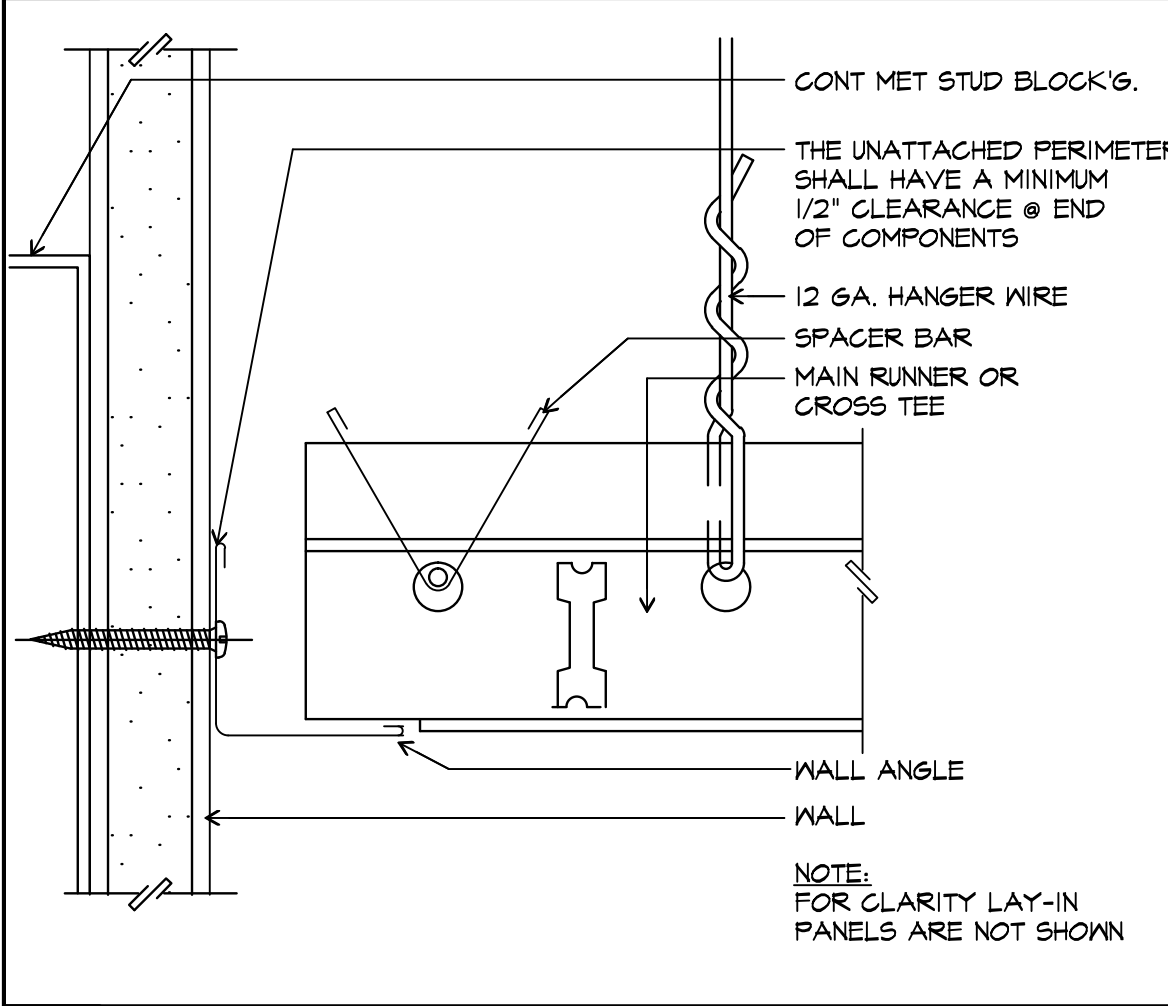


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	SCALE: 1" = 1'-0"

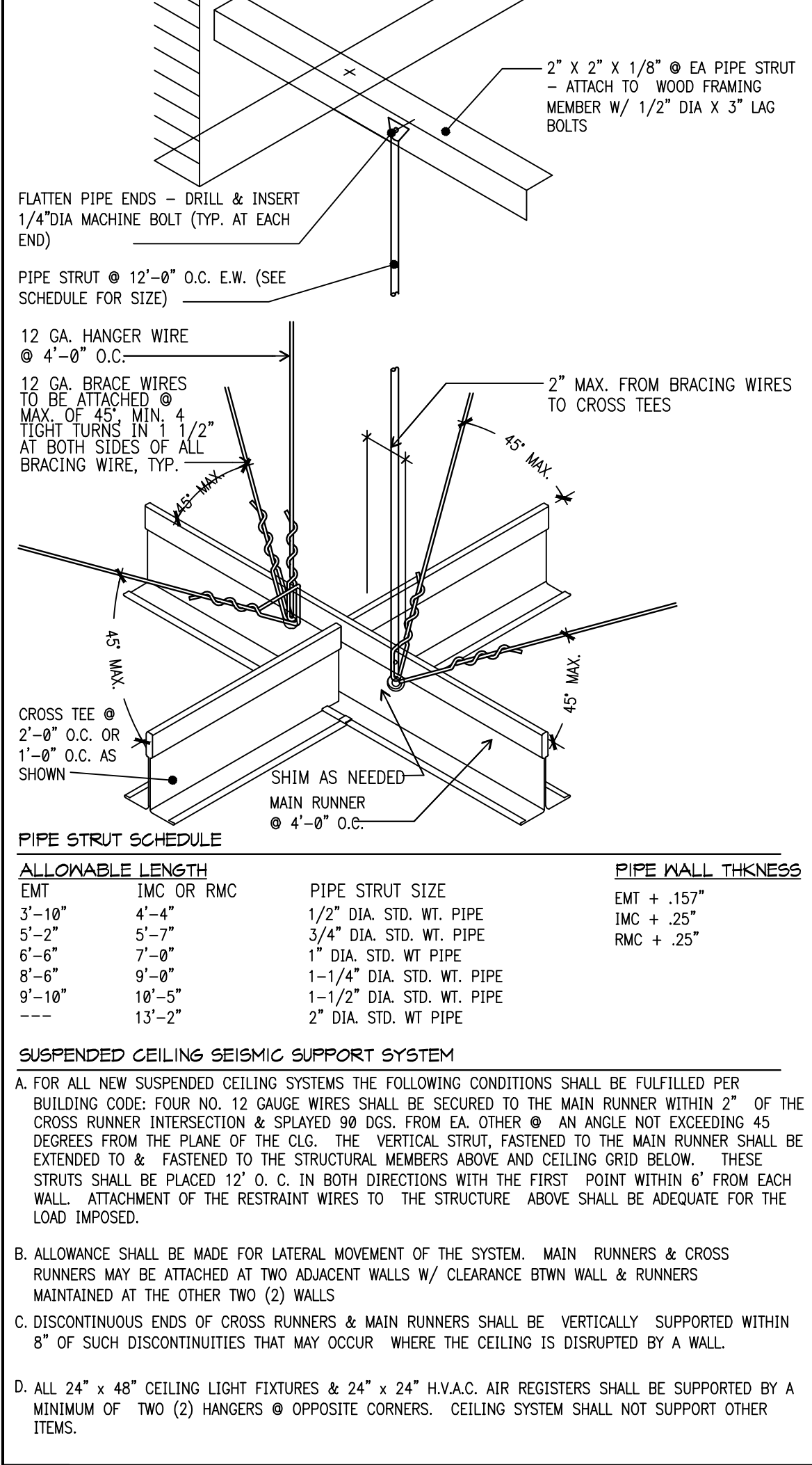
NOTE: THE RESPONSIBILITY SCHEDULE ON SHEET G002 SUPERSEDES OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.



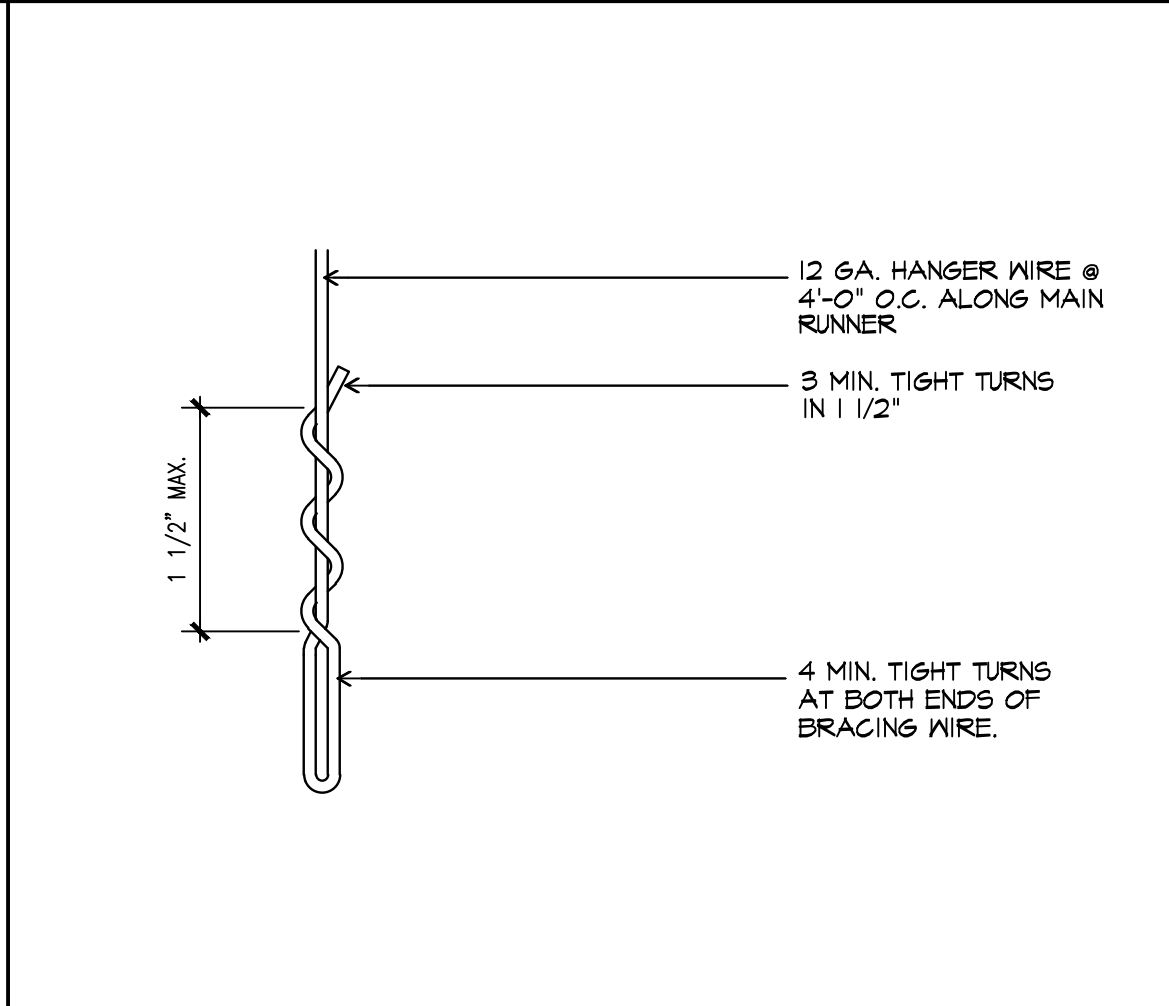
20 CROSS TEE DETAIL
AT LAY-IN CEILING SCALE: 3" = 1'-0"



19 ACOUSTICAL TILE CEILING DETAIL
AT LAY-IN CEILING SCALE: 3" = 1'-0"



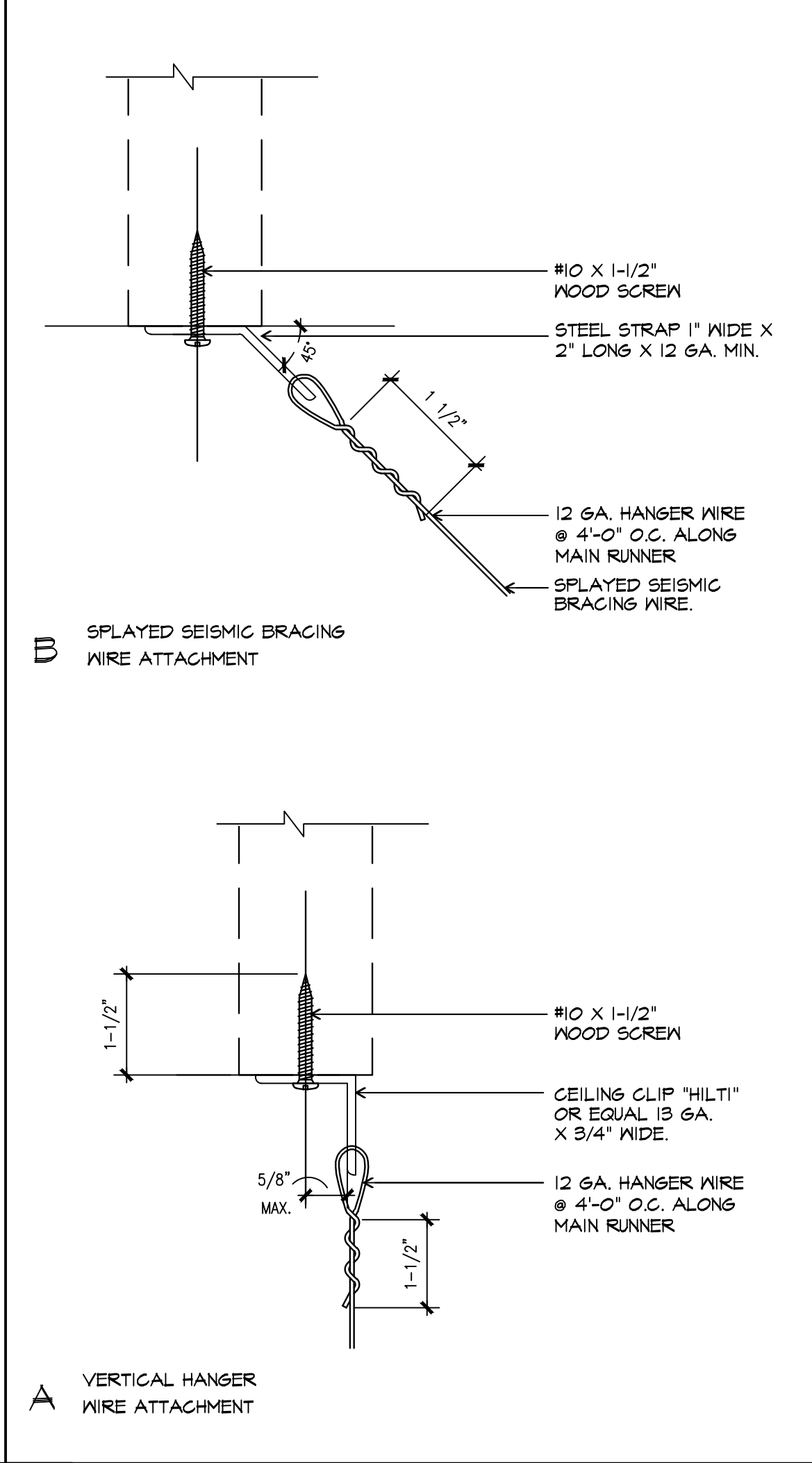
17 ACOUSTICAL TILE DETAIL
AT CEILING BRACE SCALE: NTS



16 HANGER WIRE DETAIL
AT LAY-IN CEILING SCALE: 3" = 1'-0"



12 NOT USED
SCALE: NONE



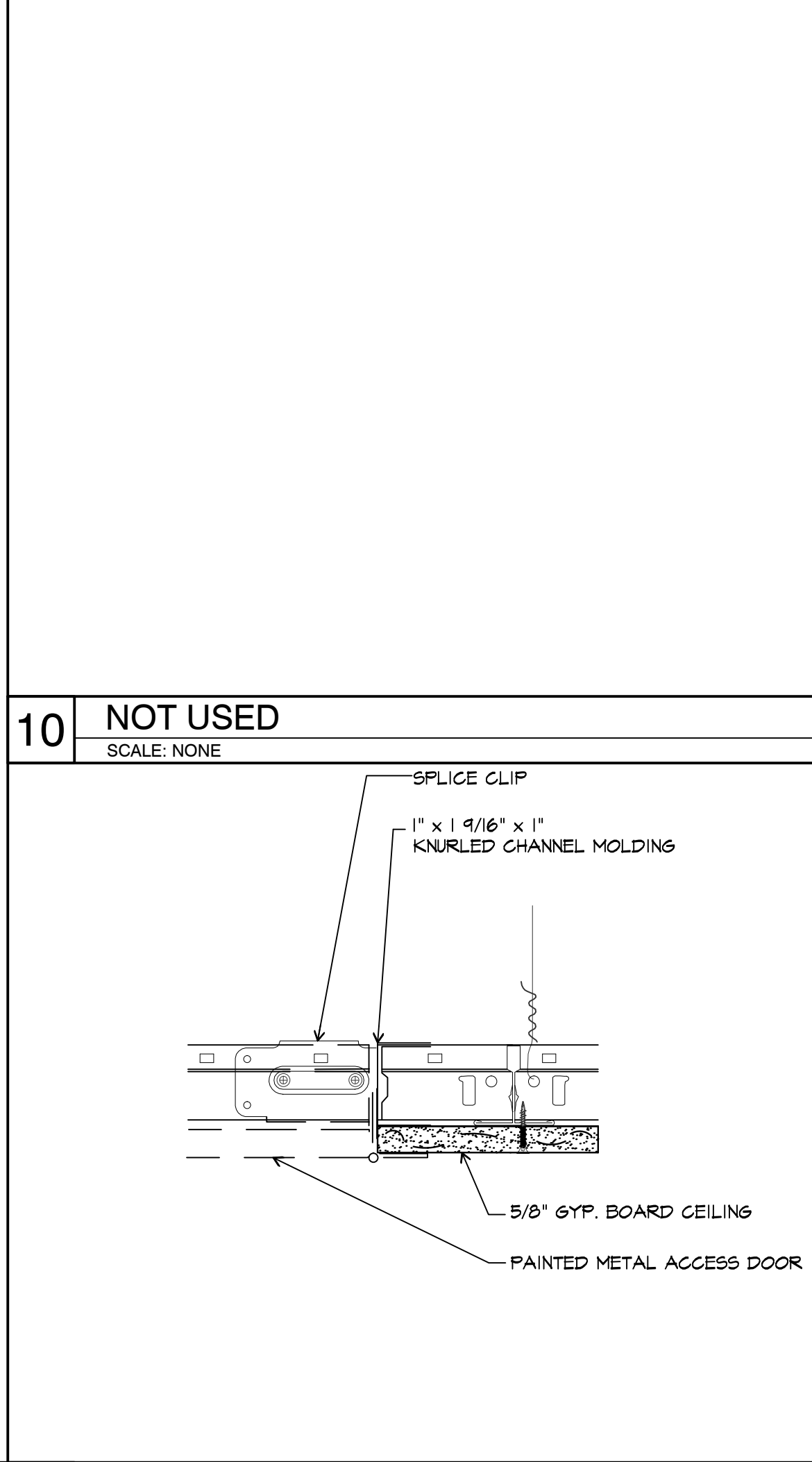
9 ACCESS DOOR DETAIL
AT SUSPENDED CEILING SCALE: NTS



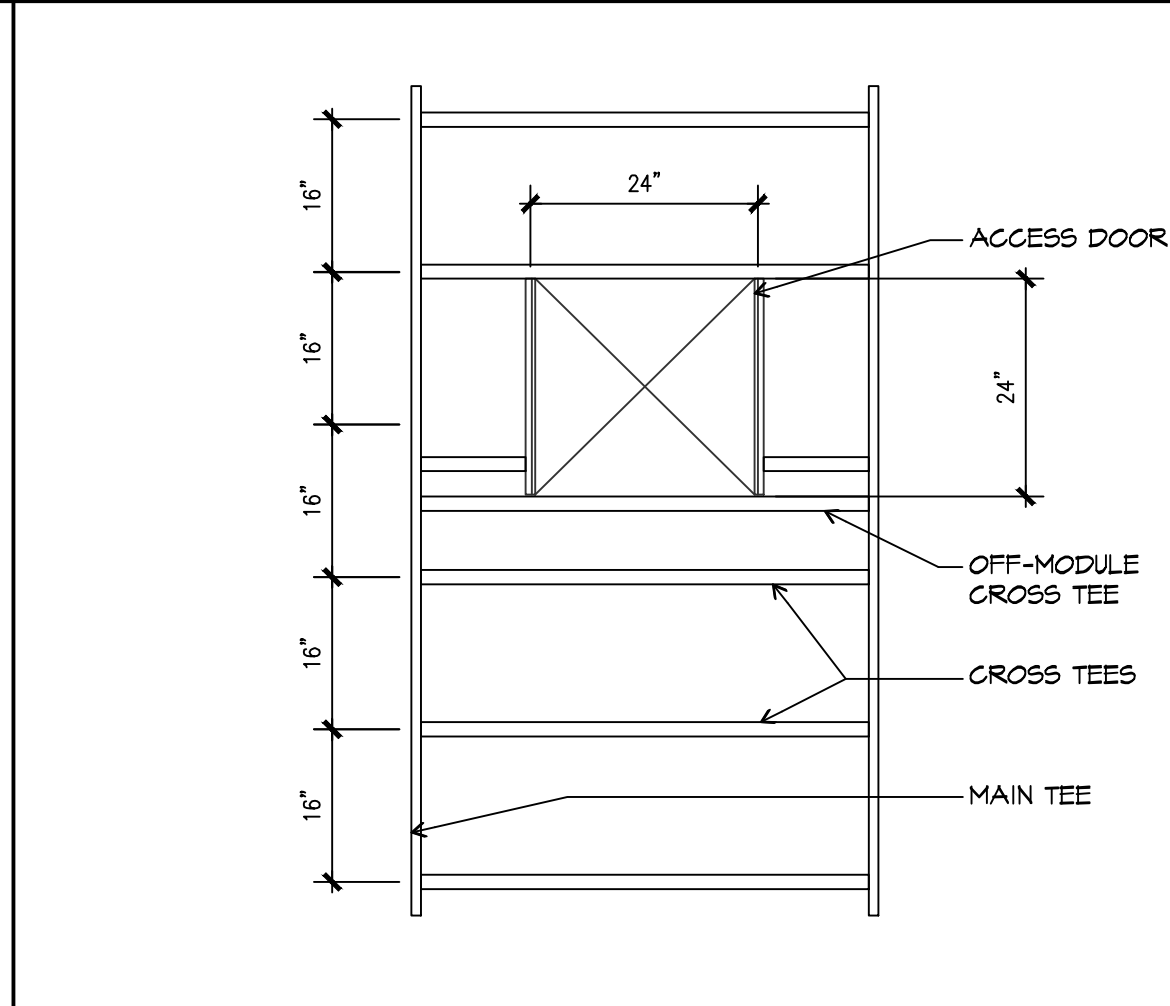
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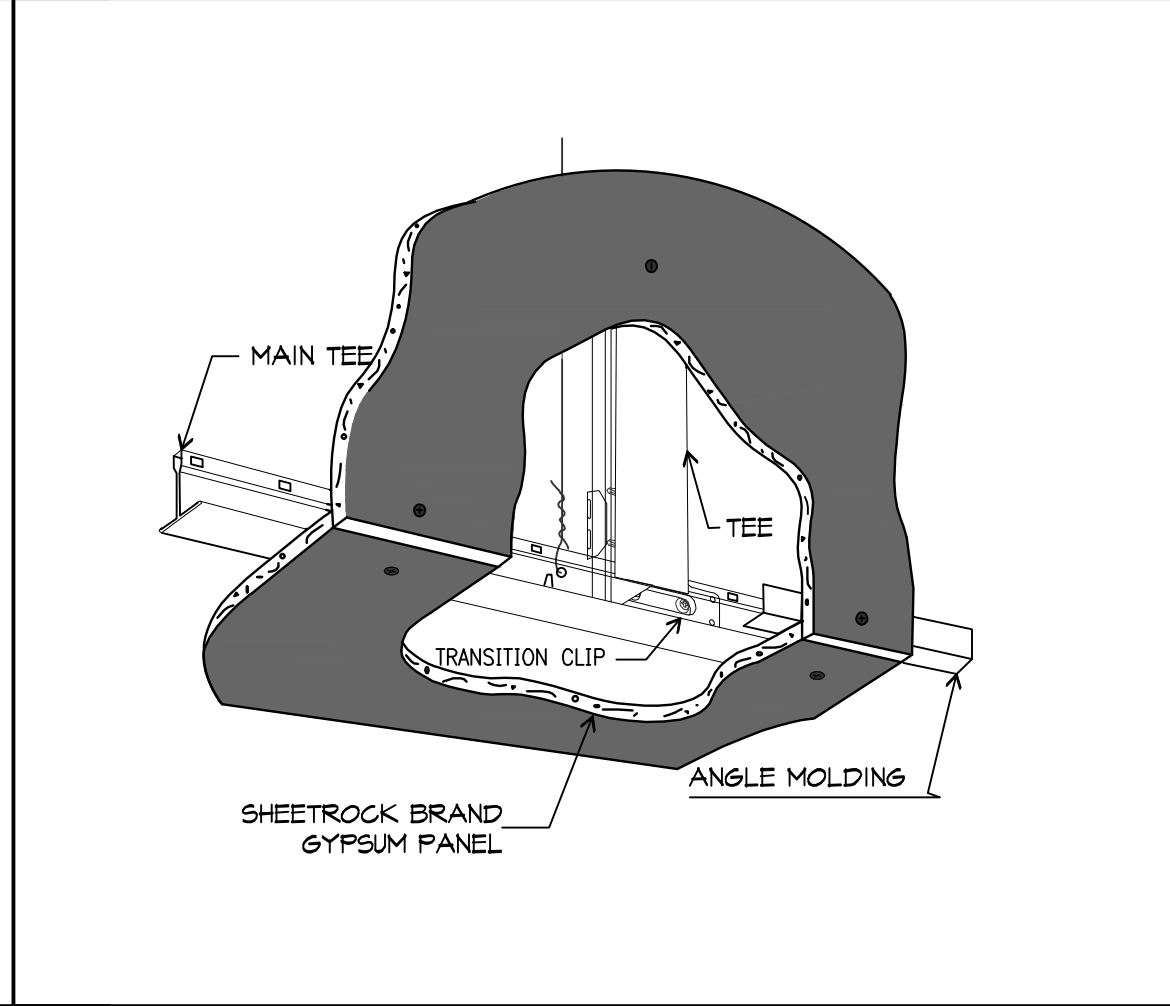
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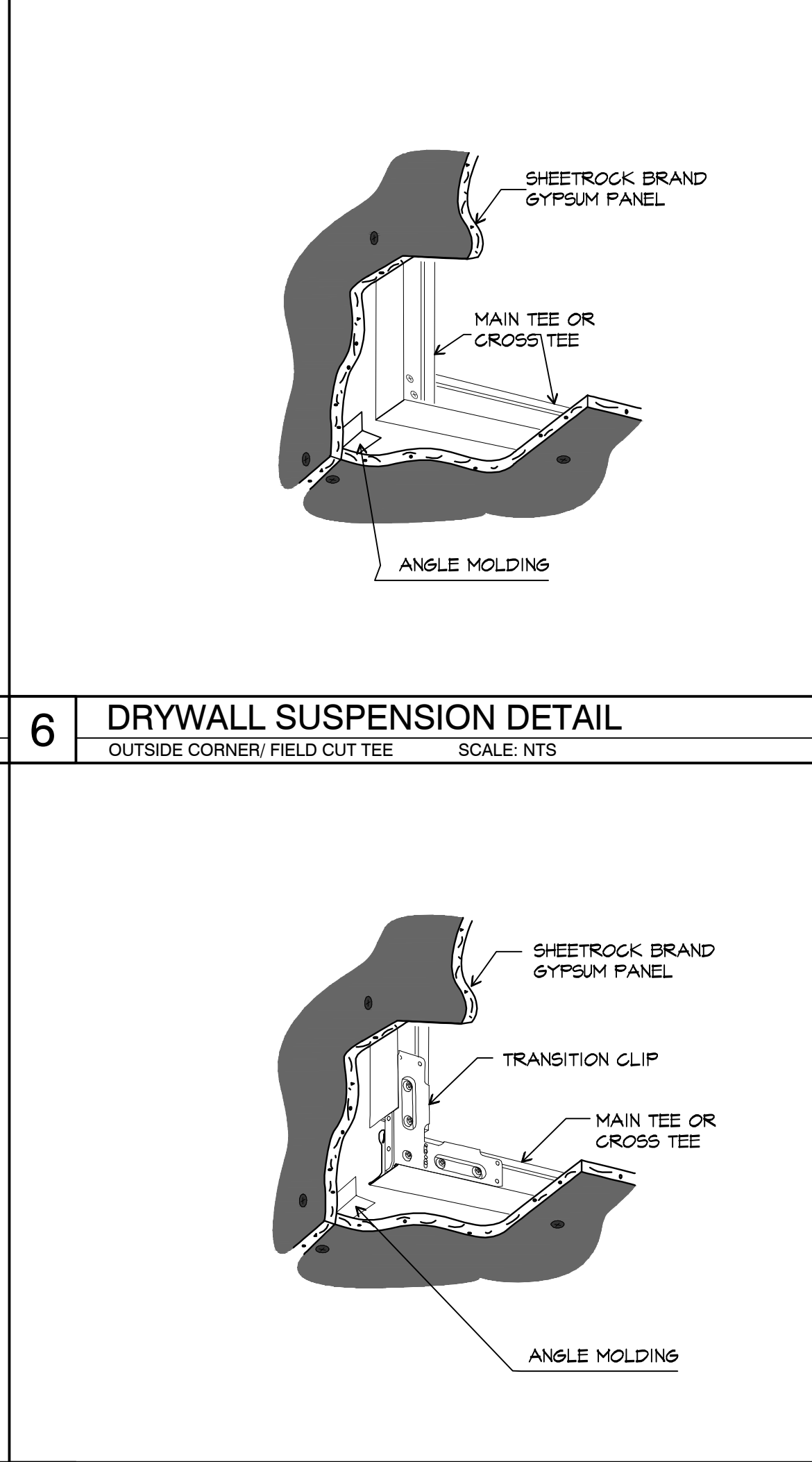
9 ACCESS DOOR DETAIL
AT SUSPENDED CEILING SCALE: NTS



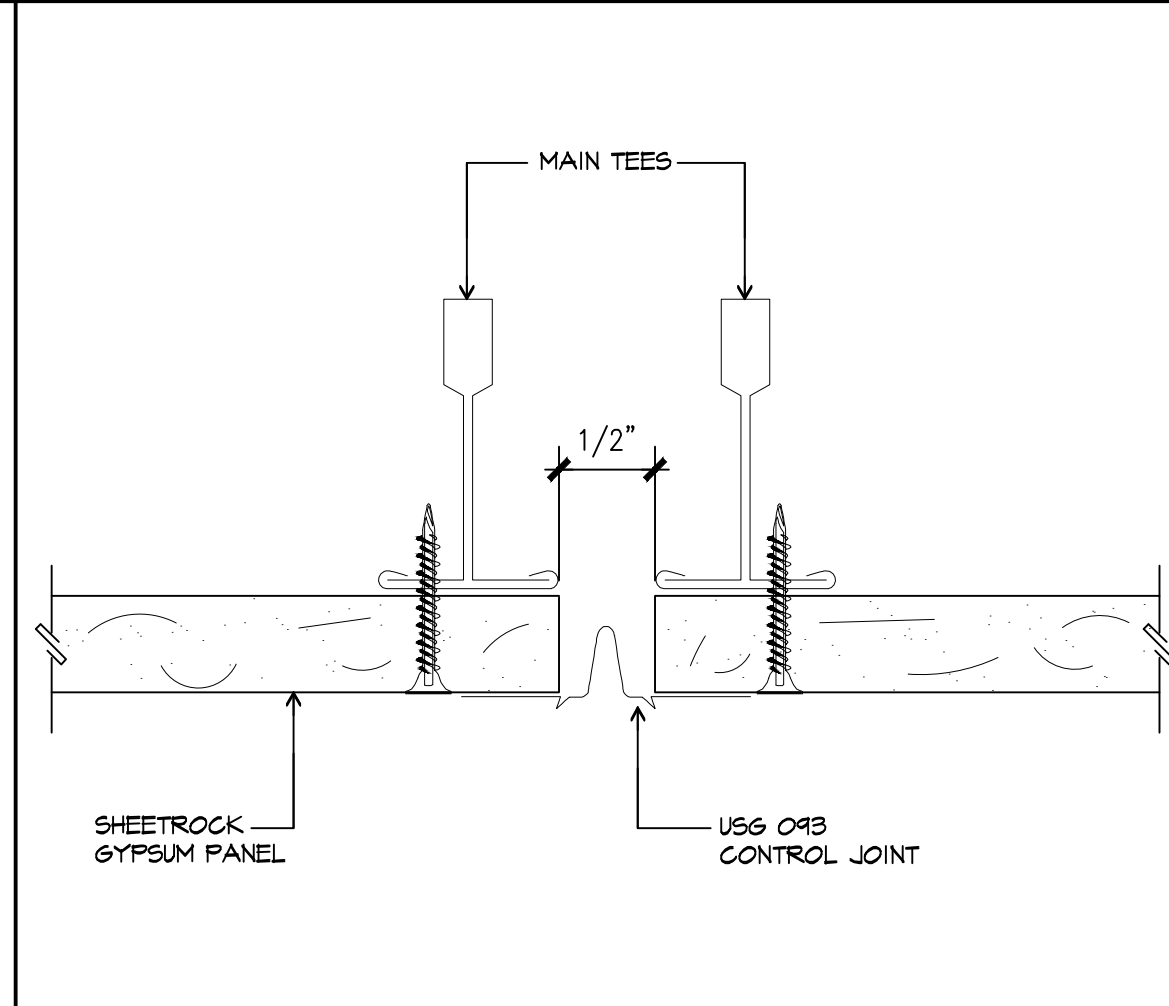
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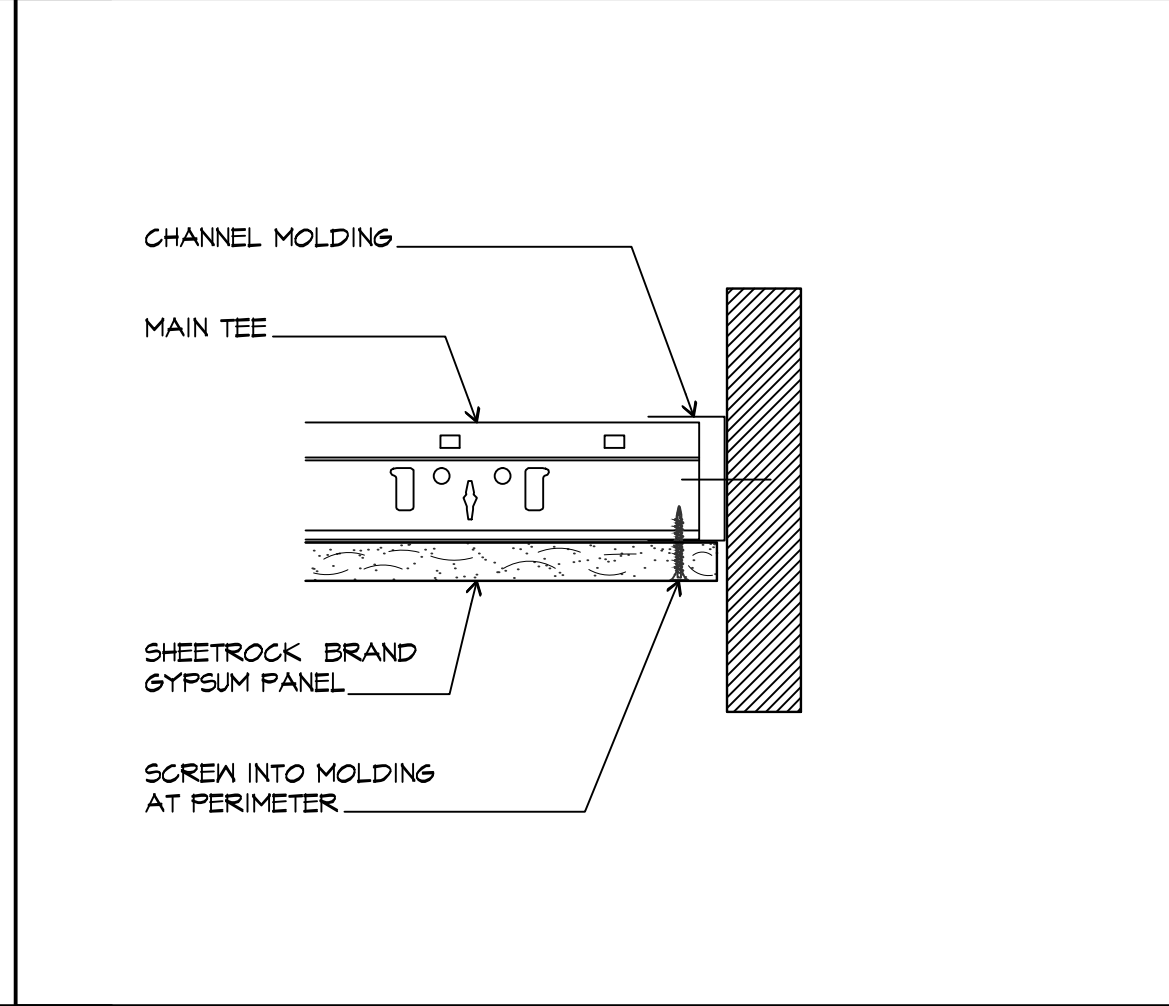
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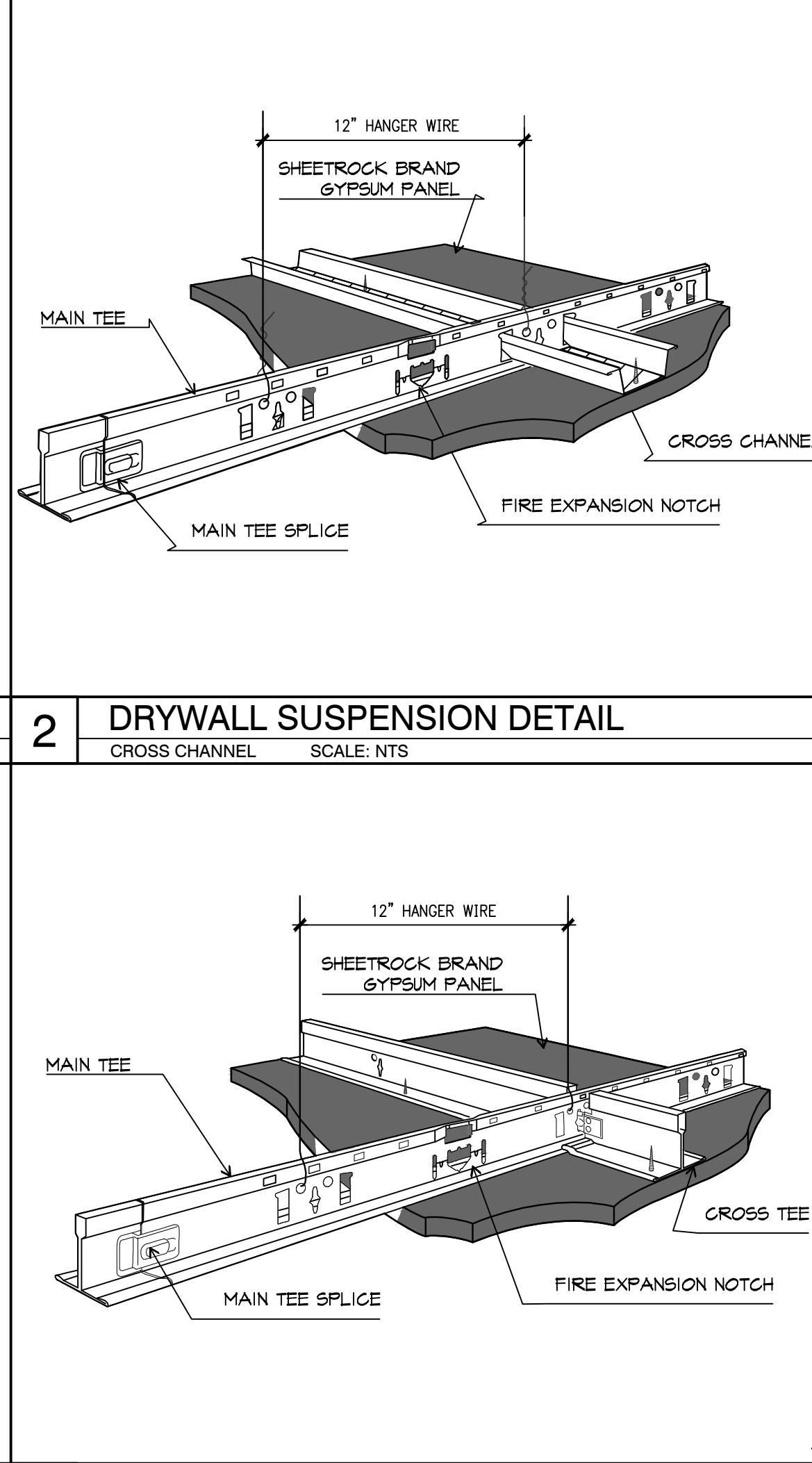
9 ACCESS DOOR DETAIL
AT SUSPENDED CEILING SCALE: NTS



12 NOT USED
SCALE: NONE



12 NOT USED
SCALE: NONE



9 ACCESS DOOR DETAIL
AT SUSPENDED CEILING SCALE: NTS

DAVID BOYCE
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1155 St. Louis Galleria - Space 1417
St. Louis, MO 63117

CLIENT:

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Phone (713) 579-1976

REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

No. Description Date

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Reviewed By:

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SHEET TITLE:

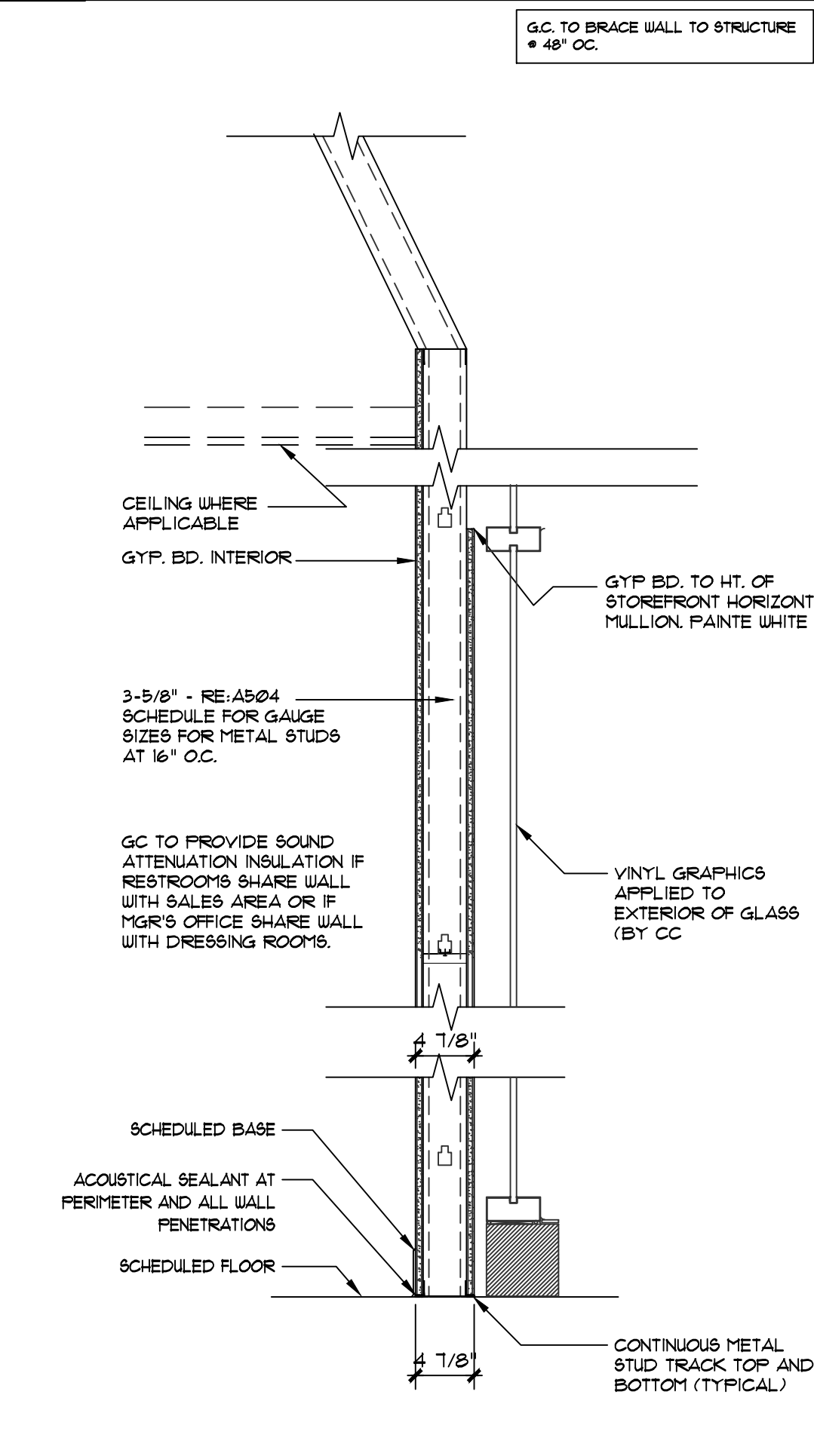
CEILING
DETAILS

A502

SHEET NO.:

A502

- ## 2 STUD BRACING TO STRUCTURE

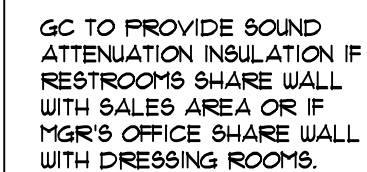
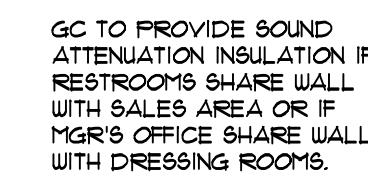


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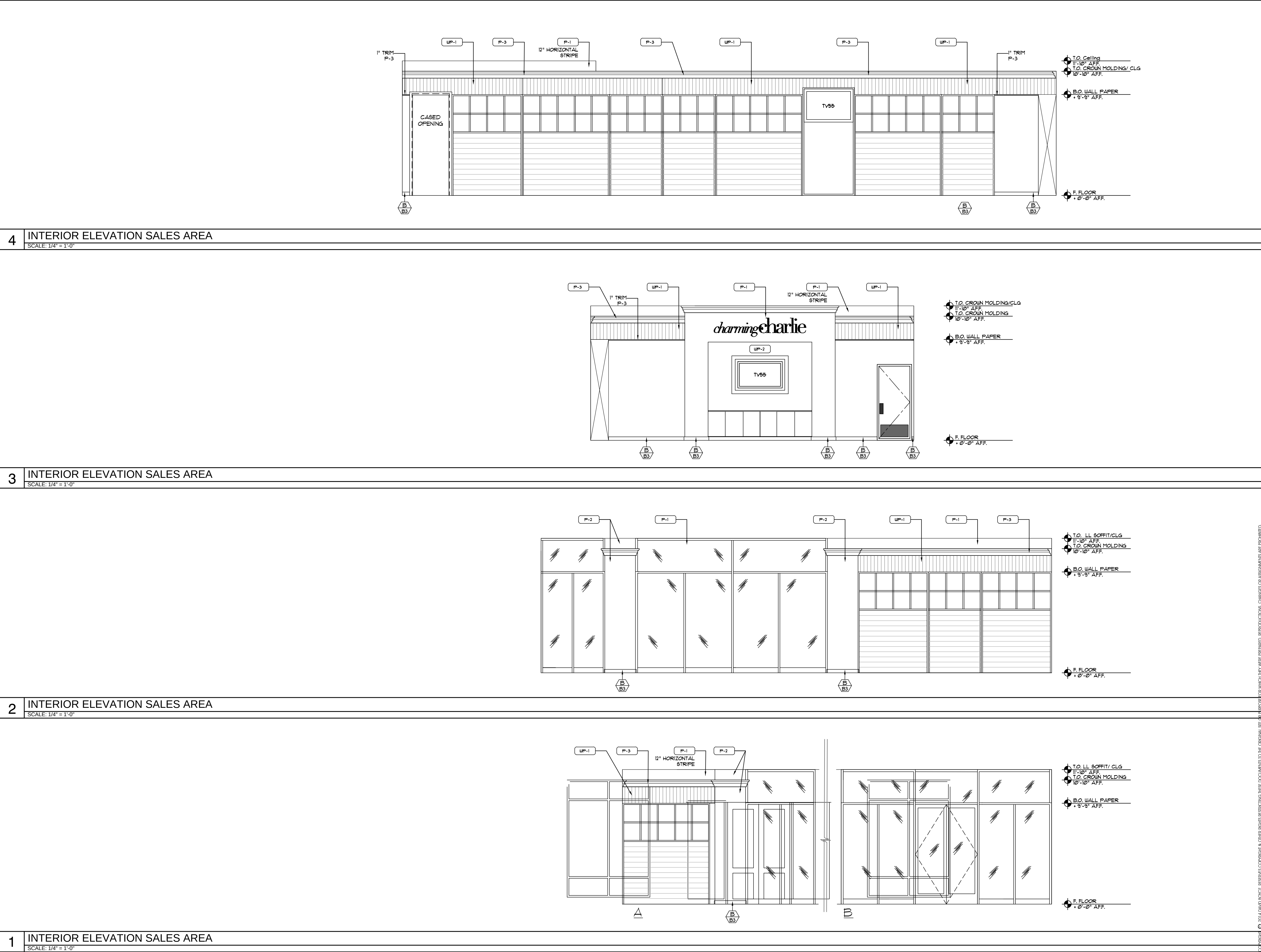


7			
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REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

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Drawn By:		
Reviewed By:		
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SHEET TITLE:		

INTERIOR
ELEVATIONS

SHEET NO.:

A600

SEAL:

A Project for:

NEW TENANT IMPROVEMENT FOR:
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1155 St. Louis Galleria - Space 1417
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REVISIONS:

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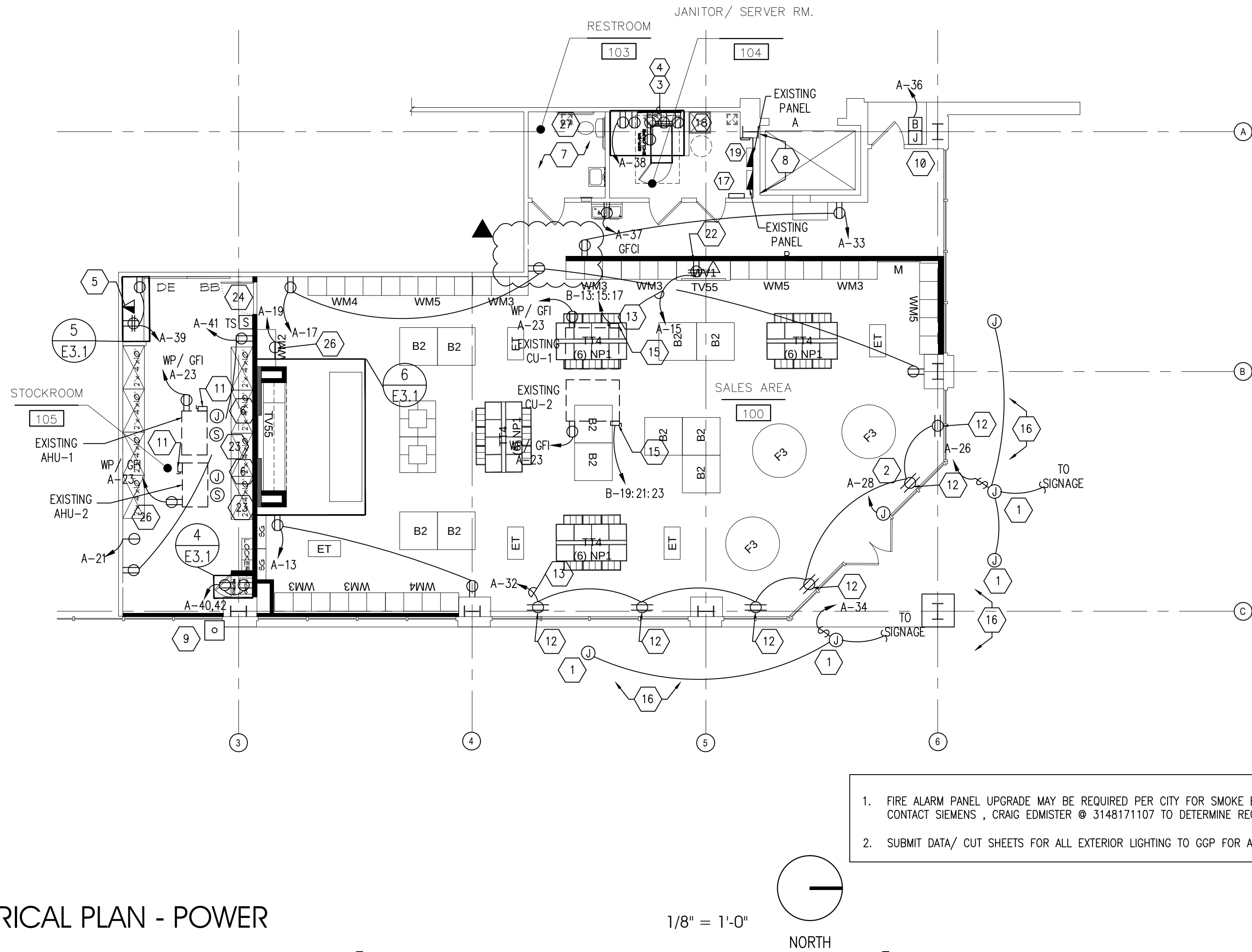
DESIGNER COMMENTS

No.	Description	Date
Project No.:	IP 2014.0243	
Drawn By:	MI	
Reviewed By:	SN	
Scale:	AS NOTED	
Date:	8.01.2014	
Filename:		
SHEET TITLE:		

POWER PLAN

SHEET NO.:

E1.1



ELECTRICAL PLAN - POWER

POWER CODED NOTES:

- PROVIDE JUNCTION BOX AND DISCONNECT SWITCH IN A NON-VISIBLE, BUT ACCESSIBLE LOCATION FOR STOREFRONT SIGNAGE. PROVIDE FLEXIBLE WHIP FOR CONNECTION TO SIGNAGE. SIGNAGE FIXTURE FURNISHED AND INSTALLED BY OWNER'S SIGNAGE VENDOR. COORDINATE EXACT LOCATION WITH OWNER AND SIGNAGE VENDOR.
- PROVIDE JUNCTION BOX ABOVE DOOR AND DEDICATED 120V CIRCUIT FOR SENSORMATIC DOORMAX SYSTEM (INSTALLED BY OWNER). POWER FOR SENSORMATIC SYSTEM TO BE ROUTED THROUGH STOREFRONT MULLION TO ABOVE CEILING, THEN IN CONDUIT TO JUNCTION BOX ABOVE CEILING. VERIFY EXACT REQUIREMENTS WITH THE SENSORMATIC VENDOR PRIOR TO COMMENCING ANY WORK. POWER PACK TO BE MOUNTED ABOVE CEILING.
- REFER TO DETAIL 1 AND 3 ON SHEET E3.1 FOR MORE INFORMATION.
- PROVIDE 4"x4"x3/4" PLYWOOD BACKBOARD AND 24 PORT WALL MOUNTED CATEGORY 5 PATCH PANEL FOR TERMINATION OF VOICE AND DATA CABLING. COORDINATE EXACT REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
- TELEPHONE/DATA OUTLET. PROVIDE CAT 5 MODULAR JACK MATCHING ADJACENT ELECTRICAL RECEPTACLE STYLE AND COLOR. PROVIDE CAT 5 CABLE, 1 PER DROP UNLESS NOTED OTHERWISE, ROUTED TO TELEPHONE/DATA PATCH PANEL. CABLING INSTALLATION MUST BE TESTED TO MEET CAT 5 REQUIREMENTS FOR ROUTING, SUPPORT, TERMINATION AND SPEED.
- PROVIDE JUNCTION BOX AND LOW VOLTAGE CONTROL CIRCUIT A-35 FOR CONTROL OF MOTORIZED DAMPER. ALL TRANSFORMERS SHALL BE PROVIDED BY MECHANICAL CONTRACTOR
- EXISTING TOILET ROOM TO REMAIN. MAINTAIN ALL EXISTING DEVICES (INCLUDING, BUT NOT LIMITED TO: LIGHT FIXTURES, SWITCHES, EXHAUST FAN, RECEPTACLES, WATER HEATER, ETC.) AND PROTECT THROUGHOUT ALL PHASES OF CONSTRUCTION.
- REFER TO RISER DIAGRAM ON SHEET E4.1 FOR MORE INFORMATION ON THE NEW AND EXISTING ELECTRICAL GEAR.
- PROVIDE DELIVERY BUZZER PUSH-BUTTON AT 48" AFF. REFER TO DETAIL 2 ON SHEET E3.1 FOR MORE INFORMATION.
- PROVIDE NEW DELIVERY BUZZER TRANSFORMER AND BUZZER. MOUNT AT 108" AFF. REFER TO DETAIL 2 ON SHEET E3.1 FOR MORE INFORMATION.
- EXISTING DISCONNECT, CONDUIT & WIRING TO REMAIN. MAINTAIN CONNECTION TO EXISTING CIRCUITING VERIFY ELECTRICAL IS IN GOOD WORK CONDITION. REPLACE / REPAIR AS REQUIRED
- PROVIDE AND INSTALL A DUPLEX RECEPTACLE AT STOREFRONT SHOW WINDOW, MOUNT FLUSH IN SOFFIT. PAINT TO MATCH SOFFIT. WHERE THERE IS NO SOFFIT, MOUNT ON WALL ABOVE GLAZING WITHIN 18" OF THE TOP OF THE GLAZING.
- CIRCUIT SHALL BE CONNECTED THROUGH LIGHTING CONTROL SYSTEM. REFER TO SHEET E3.2 FOR MORE INFORMATION.
- GC SHALL PROVIDE FLOOR STRIPING IN FRONT OF ELECTRIC PANELS FOR 3' MINIMUM WORKING CLEARANCE.
- PROVIDE 60A/3P NEMA 3R DISCONNECT SWITCH & FINAL CONNECTION TO HVAC EQUIPMENT. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID. REFER TO PANEL SCHEDULES FOR CONDUIT & WIRE SIZES.
- PROVIDE JUNCTION BOXES, DISCONNECT SWITCH AND 120 VOLT CIRCUIT FOR ALL EXTERIOR SIGNAGE, SCONCES AND OTHER ILLUMINATED ELEMENTS. COORDINATE LOCATIONS WITH OWNER. REFER TO EXTERIOR ELEVATIONS ON ARCHITECTURAL SHEETS. CONNECT CIRCUITS TO THE SIGNAGE/EXTERIOR CONTACTORS FOR CONTROL BY TIMELOCK. REFER TO SHEET E3.2 FOR DETAILS. VERIFY CONTROL WITH LANDLORD REQUIREMENTS.
- PROVIDE NEMA-1 ENCLOSURE FOR CONTACTORS.
- EXISTING WATER HEATER TO REMAIN MAINTAIN CONNECTION TO EXISTING CIRCUIT. VERIFY ALL ELECTRICAL IS IN GOOD WORKING CONDITION. REPLACE / REPAIR AS REQUIRED.
- INSTALL OWNER PROVIDED GREENGATE TRACKKEEPER TK16 CURRENT LIMITING PANEL FOR TRACK LIGHTING. REFER TO TRACKKEEPER PANEL SCHEDULE ON SHEET E2.1 AND RISER DIAGRAM ON SHEET E4.1 FOR MORE INFORMATION.

- NOT USED
- NOT USED
- PROVIDE (1) WALL MOUNTED J-BOX ON ADJACENT WALL AND (1) DUPLEX RECEPTACLE MOUNTED TO TOP OF MILLWORK. DUPLEX RECEPTACLE SHALL BE IN SINGLE-GANG "HANDY BOX" MOUNTED HORIZONTALLY. PROVIDE CONDUIT FROM DUPLEX TO THE WALL MOUNTED J-BOX. E.C. SHALL COORDINATE EXACT DUPLEX LOCATION WITH PROJECT MANAGER TO ENSURE DUPLEX IS HIDDEN FROM CUSTOMER VIEW.
- PROVIDE NEW ADDRESSABLE DUCT MOUNTED SMOKE DETECTOR. MECHANICAL CONTRACTOR SHALL INSTALL SMOKE DETECTOR. MECHANICAL CONTRACTOR SHALL PROVIDE WIRING TO FAN INTERLOCK. E.C. SHALL PROVIDE WIRING FOR CONNECTION TO THE REMOTE TEST SWITCH.
- PROVIDE REMOTE ANNUNCIATOR TEST SWITCH STATIONS (ONE PER DETECTOR) FOR DUCT SMOKE DETECTORS. REFER TO ELECTRICAL SPECIFICATIONS FOR MORE INFORMATION.
- NOT USED
- PROVIDE RECEPTACLE FOR HAND STEAMER. PROVIDE LABEL AT RECEPTACLE LOCATION TO READ "STEAMER". COORDINATE EXACT LOCATION AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- EXISTING EXHAUST FAN TO REMAIN. MAINTAIN CONNECTION.

POWER GENERAL NOTES

- RECEPTACLE CIRCUITS UP TO 100'-0" IN LENGTH SHALL UTILIZE #12 CONDUCTORS MINIMUM. RECEPTACLE CIRCUITS FROM 101'-0" TO 150'-0" IN LENGTH SHALL UTILIZE #10 CONDUCTORS MINIMUM. RECEPTACLE CIRCUITS FROM 151'-0" TO 250'-0" IN LENGTH SHALL UTILIZE #8 CONDUCTORS MINIMUM. RECEPTACLE CIRCUITS ABOVE 250'-0" IN LENGTH SHALL UTILIZE #6 CONDUCTORS MINIMUM.
- ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER ALARM SYSTEM CONNECTIONS.
- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO REVIEW ALL ARCHITECTURAL DRAWINGS, ELECTRICAL DRAWINGS AND NOTES TO INSURE THAT ALL ELECTRICAL REQUIREMENTS ARE MET.
- ALL POWER AND ALARM WIRING FOR EXIT DOORS SHALL BE CONCEALED IN DOOR FRAME.
- DUCTWORK AND PIPING SHALL NOT BE ROUTED OVER ELECTRIC PANELS OR TRANSFORMERS
- ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.
- RECEPTACLES AND DATA/TELEPHONE SHALL BE MOUNTED +18" A.F.F. UNLESS OTHERWISE NOTED, NO LOWER THAN +15" A.F.F. TO BOTTOM OF DEVICE.
- DISCONNECT AND DISCARD ALL EXISTING ELECTRICAL EQUIPMENT AND DEVICES, WIRING, CONDUIT, LIGHT FIXTURES, ETC. NOT BEING REUSED.
- ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.
- ELECTRICAL CONTRACTOR SHALL PROVIDE JUNCTION BOX AND RACEWAY FOR THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS AT 48" A.F.F. THERMOSTATS AND HVAC LOW VOLTAGE CONTROLS INSTALLED AND WIRED BY MECHANICAL CONTRACTOR. COORDINATE EXACT LOCATIONS WITH MECHANICAL CONTRACTOR. TYPICAL OF ALL.
- WHERE OPEN-AIR INSTALLATION METHODS (EITHER EXPOSED ABOVE THE CEILINGS, IN BRIDGE RINGS OR IN CABLE TRAYS) ARE PERMITTED, PROVIDE PLENUM-RATED CABLES WHEREVER PLENUM CEILINGS (IF ANY) EXIST AND INSTALL PER NEC.
- ACCESS TO LANDLORD'S JUNCTION BOXES MUST BE MAINTAINED. PROVIDED ACCESS PANELS AS REQUIRED.
- G.C. TO PROVIDE AND INSTALL ANY/ALL REQUIRED FIRE ALARM DEVICES AND EQUIPMENT REQUIRED BY THE CITY OF ST. LOUIS. PROVIDE ALL WORK REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM. INCLUDE ALL REQUIRED WORK IN BASE BID.

NOTE: THE RESPONSIBILITY SCHEDULE ON SHEET E2.1 SUPERSEDES OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.

SEAL:

A Project for:

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CLIENT:

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REVISIONS:

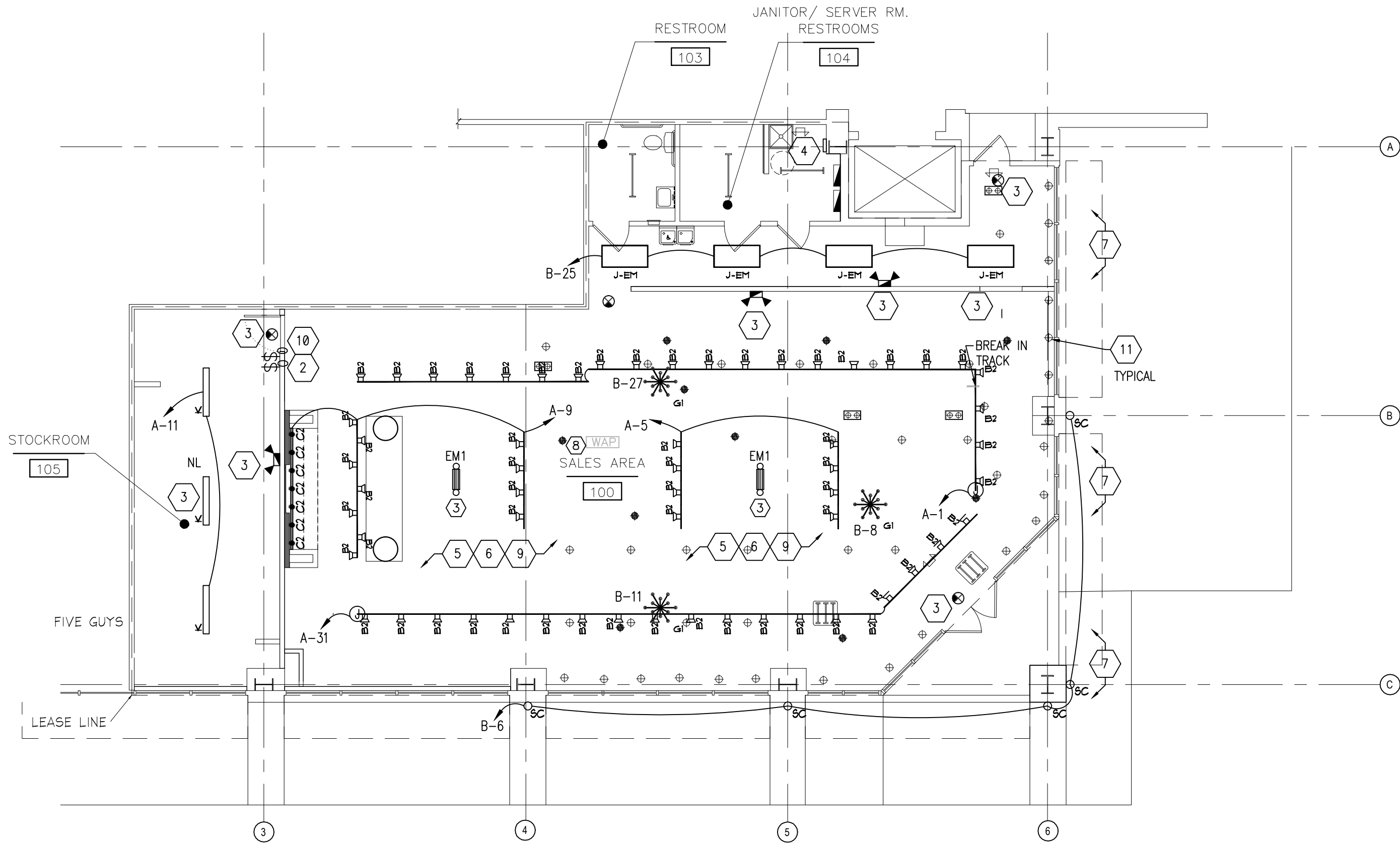
ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

No.	Description	Date
Project No.:	IP 2014.0243	
Drawn By:	MI	
Reviewed By:	SN	
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LIGHTING PLAN

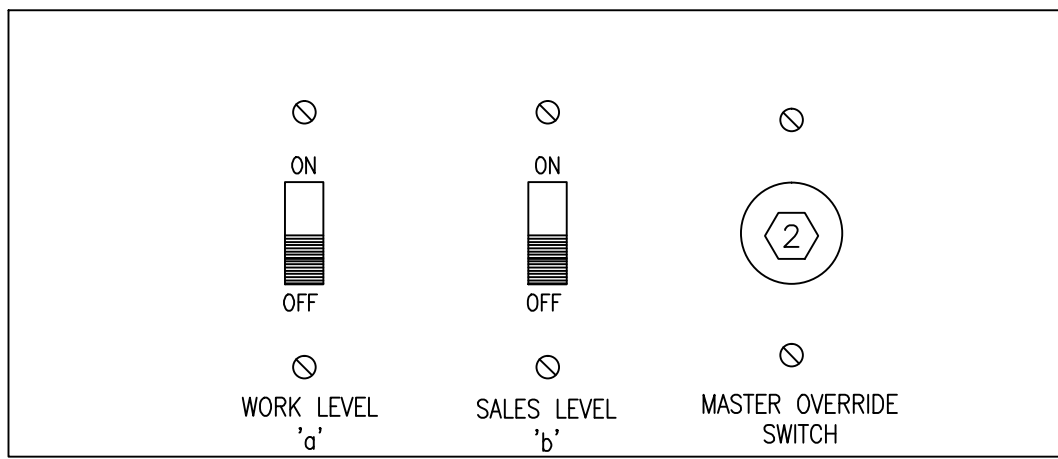
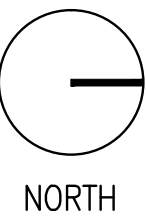
SHEET NO.:

E 2.1



ELECTRICAL PLAN - LIGHTING

1/8" = 1'-0"



NOTE: REFER TO LIGHTING CONTROLS WIRING DIAGRAM ON SHEET E3.2

Panel Location: TrackKeeper Panel Schedule Back Wall

Ckt #	Breaker ID	Load Name	Relay ID	VA (wattage) Required	Breaker Size (Ampere)
1	A-1	STOREFRONT TRACK	1	600	6
2	A-5	PERIM TRACK	2	200	2
3	A-31	PERIM TRACK	3	475	4
4	A-9	PERIM TRACK	4	275	3
5			5		3
6			6		3
7	-- --	SPARE	7	0	10
8		SPACE	8	0	0
9		SPACE	9	0	0
10		SPACE	10	0	0
11		SPACE	11	0	0
12		SPACE	12	0	0
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15		SPACE	15	0	0
16		SPACE	16	0	0

LIGHTING CODED NOTES

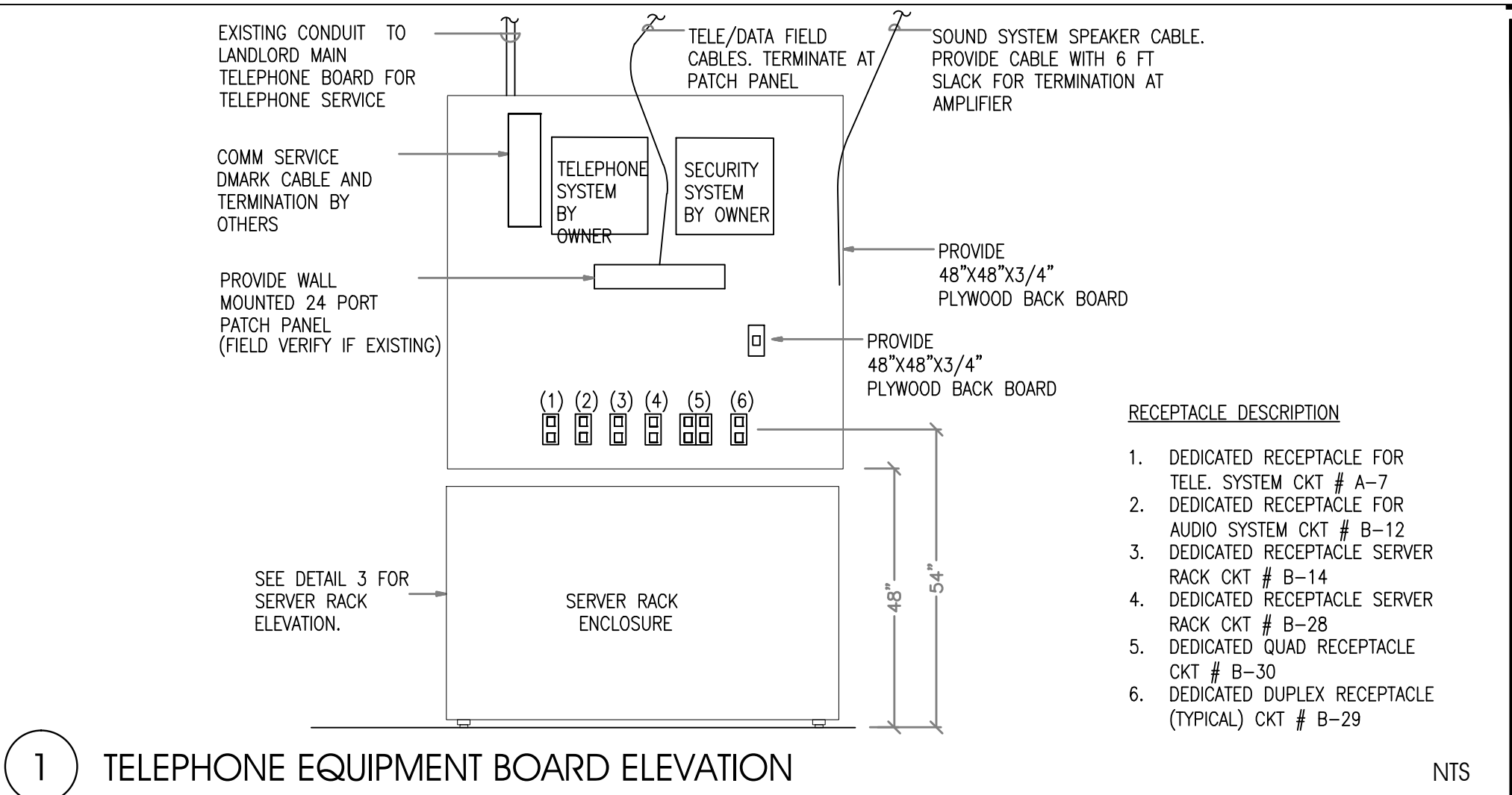
- NOT USED
- PROVIDE 2-HOUR INTERMATIC FF SERIES OVERRIDE TIME SWITCH. OVERRIDE SWITCH SHALL SERVE AS THE EXTERNAL OVERRIDE SIGNAL TO TIMECLOCK TC1. PROVIDE PRINTED LABEL AT SWITCH LOCATION TO READ "OVERRIDE SWITCH".
- EMERGENCY LIGHTS, NIGHT LIGHTS AND EXIT SIGNS IN THE SALES AREA SHALL BE CIRCUITED TO UNSWITCHED, LOCKED CIRCUIT A-29.
- NEW LIGHTING CONTROL SYSTEM. REFER TO DETAILS ON SHEET E3.2 FOR ADDITIONAL INFORMATION AND ZONE SCHEDULE.
- PROVIDE WIRE AS REQUIRED FOR OWNER PROVIDED SPEAKERS. COORDINATE EXACT SPEAKER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. REFER TO DETAIL 1 ON SHEET E3.1 FOR ADDITIONAL INFORMATION ON THE SOUND SYSTEM. COORDINATE EXACT REQUIREMENTS WITH CHARMING CHARLIE PROJECT MANAGER PRIOR TO INSTALLATION.
- PROVIDE WIRE AS REQUIRED FOR OWNER SECURITY SYSTEM DEVICES. COORDINATE EXACT CAMERA LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN. REFER TO DETAIL 1 ON SHEET E3.1 FOR ADDITIONAL INFORMATION ON THE SECURITY SYSTEM. COORDINATE EXACT REQUIREMENTS WITH CHARMING CHARLIE PROJECT MANAGER PRIOR TO INSTALLATION.
- PROVIDE JUNCTION BOX, DISCONNECT SWITCH AND 120 VOLT CIRCUIT FOR ALL EXTERIOR SIGNAGE, SCONCES AND OTHER ILLUMINATED ELEMENTS. COORDINATE LOCATIONS WITH OWNER. CONNECT CIRCUITS TO THE SIGNAGE/EXTERIOR CONTACTORS FOR CONTROL BY TIMECLOCK. REFER TO SHEET E3.2 FOR DETAILS. VERIFY CONTROL WITH MALL REQUIREMENTS.
- WIRELESS ACCESS POINT UNIT CENTRALLY LOCATED. COORDINATE EXACT LOCATION IN FIELD, AND MOUNT TO THE VERTICAL SOFFIT WALL OR SURFACE MOUNT TO STRUCTURE - OPPOSITE THE MAIN ENTRY. UNIT HAS A CAT-5E PLENUM CABLE HOMERUN FROM THE WAP TO THE PHONE BOARD IN THE BACK OF HOUSE. GC TO UTILIZE CONDUIT AS REQUIRED BY CODE.
- CONNECT TRACK LIGHTING BRANCH CIRCUITS THROUGH CURRENT LIMITING PANEL. REFER TO CURRENT LIMITING PANEL SCHEDULE ON THIS SHEET FOR MORE INFORMATION.
- LIGHTING SWITCHBANK. REFER TO DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.
- PROVIDE NEW LAMPS AT EXISTING LIGHT FIXTURES NOTED TO REMAIN

GENERAL NOTES

- ALL WIRING DEVICES (RECEPTACLES, SWITCHES, ETC.) AND COVERPLATES SHALL BE WHITE, NO EXCEPTIONS.
- LIGHTING SHALL BE CIRCUITED EXACTLY AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LIGHTING FIXTURES SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.
- LIGHTING CIRCUITS UP TO 100'-0" IN LENGTH SHALL UTILIZE #12 CONDUCTORS MINIMUM. LIGHTING CIRCUITS FROM 101'-0" TO 150'-0" IN LENGTH SHALL UTILIZE #10 CONDUCTORS MINIMUM. LIGHTING CIRCUITS FROM 151'-0" TO 250'-0" IN LENGTH SHALL UTILIZE #8 CONDUCTORS MINIMUM. LIGHTING CIRCUITS ABOVE 251'-0" IN LENGTH SHALL UTILIZE #6 CONDUCTORS MINIMUM.
- ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL LIGHT FIXTURES AND ASSOCIATED LAMPS FURNISHED BY OWNER. SOME FIXTURES REQUIRE ASSEMBLY. E.C. IS RESPONSIBLE TO ENSURE THE ADJUST ABILITY OF ALL DIRECTIONAL FIXTURES AFTER INSTALLATION AND SHALL AIM THE FIXTURES PER DIRECTION FROM G.C. IF THE CEILING SYSTEMS ARE FIRE RATED, E.C. SHALL CLOSELY COORDINATE RECESSED FIXTURE REQUIREMENTS WITH OWNER AND SUPPLIER TO MAINTAIN THE FIRE RATING OF THE CEILING.
- FIXTURES INSTALLED IN FURRED SPACES SHALL BE CONNECTED BY MEANS OF FLEXIBLE CONDUIT AND "AF" WIRE RUN TO A BRANCH CIRCUIT OUTLET BOX WHICH IS INDEPENDENT OF THE FIXTURE.
- EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.
- ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.
- EMERGENCY FIXTURES, EMERGENCY BALLASTS SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO BALLAST EVEN WHEN FIXTURE IS OFF.
- EXIT/EMERGENCY LIGHTS AT THE STOREFRONT SHALL BE CEILING MOUNTED AND CENTERED OVER OPENINGS. EXIT/EMERGENCY LIGHTS AT DOOR TO NON-SALES AREAS SHALL BE CEILING MOUNTED AND CENTERED ABOVE DOOR.
- IT SHALL BE THE E.C.'S RESPONSIBILITY TO UNLOAD INVENTORY AND STORE LIGHTING PACKAGE. THE E.C. SHALL ALSO SHIP ANY EXCESS MATERIALS BACK TO THE ELECTRICAL PACKAGE DISTRIBUTOR.
- DISCONNECT AND DISCARD ALL EXISTING ELECTRICAL EQUIPMENT AND DEVICES, WIRING, CONDUIT, LIGHT FIXTURES, ETC. NOT BEING REUSED.

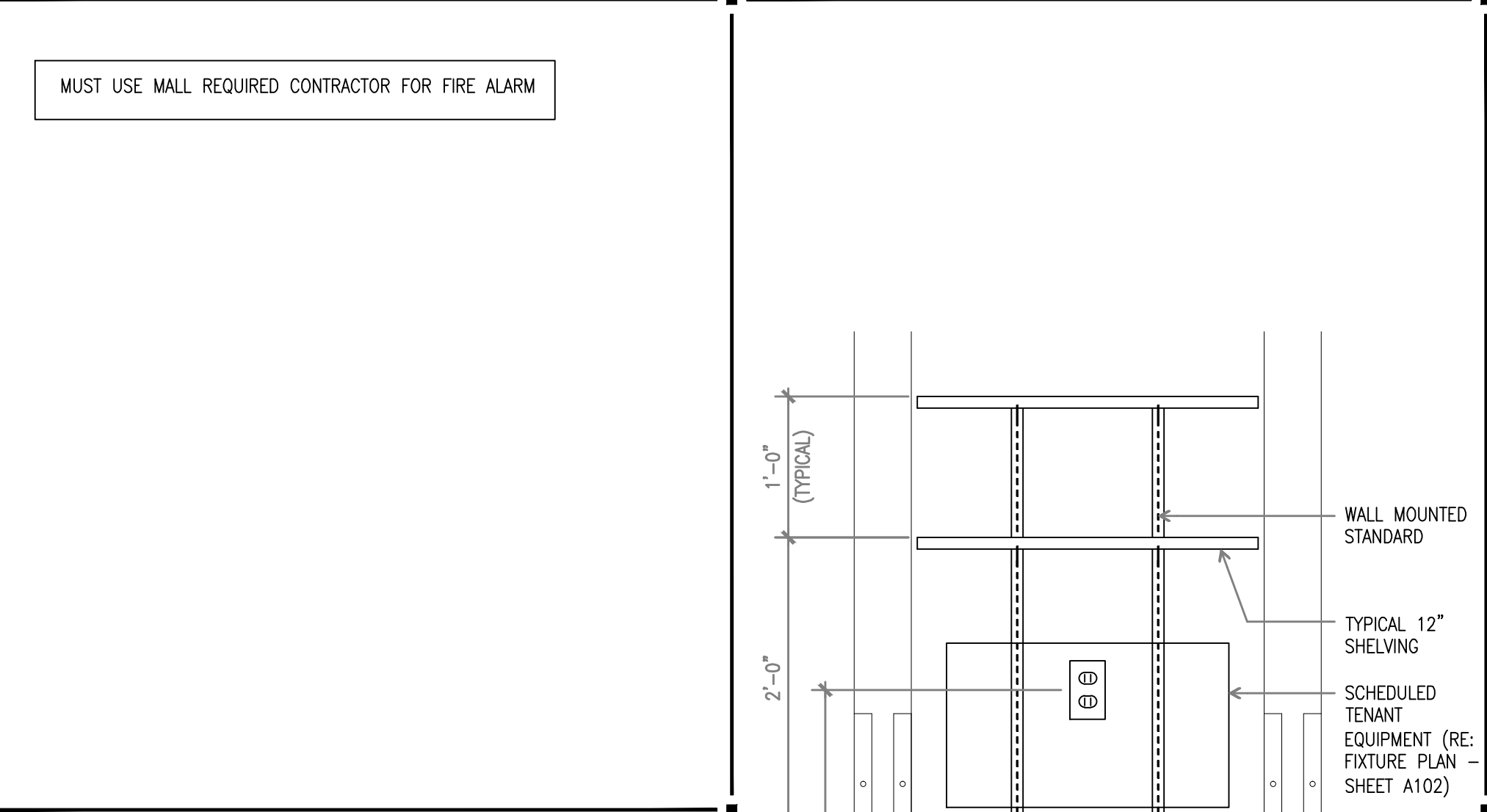
NOTE: THE RESPONSIBILITY SCHEDULE ON THIS SHEET DOES SUPERSEDES OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.

ELECTRIC LEGEND	
SYMBOL	DESCRIPTION
LIGHTING CONTROL/SWITCHING	
NL nl	UNSWITCHED NIGHT-LIGHT FIXTURE
\$	SINGLE POLE SWITCH
3/2	3-WAY SWITCH
LA LB	LIGHTING CONTACTOR ("L" INDICATES LIGHTING CONTACTOR; "A" INDICATES CONTACTOR DESIGNATION)
△	OCCUPANCY SENSOR (PIR) AUTO WALL SWITCH @ 48" AFF /AUTO-OFF & DIP SW. CHOICE OF AUTO OR MANUAL ON, 180 DEG./1000 SQ.FT. (WS #W1-200, 0-800W/120V, 0-1200W/277V)
LCP LCP	LIGHTING CONTROL PANEL SEE SPECIFICATION SECTION 16860
CS	DIMMER SYSTEM LIGHTING CONTROL STATION SEE SPECIFICATION SECTION 16860
RECEPTACLES/MISCELLANEOUS OUTLETS	
	DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE ("QUAD")
	DUPLEX GFCI RECEPTACLE - COUNTER HEIGHT OR SPECIAL HEIGHT - DO NOT FEED DOWNSTREAM OUTLETS FROM LOAD SIDE TERMINALS UNLESS SPECIFICALLY NOTED OTHERWISE ON DWGS.
	FLUSH CEILING DUPLEX RECEPTACLE
	FLOOR OUTLET SEE SPECIFICATION SECTION 16220
MISCELLANEOUS	
	THERMOSTAT (LOW VOLTAGE) - FURNISHED, INSTALLED AND WIRED BY H.C. OUTLET BOX AND CONDUIT STUB-UP BY E.C.
	TEMPERATURE CONTROL SENSOR (LOW VOLTAGE) - FURNISHED, INSTALLED & WIRED BY H.C. OUTLET BOX AND CONDUIT STUB-UP BY E.C.
■	INDICATES A DIRECT CONNECTION TO EQUIPMENT
	HEAVY DUTY DISCONNECT SWITCH (NON-FUSED)
	HEAVY DUTY DISCONNECT SWITCH (FUSED)
	MOTOR
	MOTOR OPERATED DAMPER (120V) - FURNISHED AND INSTALLED BY H.C., POWER AND INTERLOCK WIRING BY E.C.
	TIME CLOCK
	RECESSED OR SURFACE MOUNTED PANELBOARD AS INDICATED ON PLANS
	PLYWOOD EQUIPMENT BOARD BY E.C. (SEE DIVISION 16 SPECIFICATIONS)
	CIRCUIT BREAKER (NEMA 1 ENCLOSURE UNLESS INDICATED OTHERWISE)
	INDICATES GROUNDING BY E.C. PER N.E.C. ARTICLE 250 MINIMUM
	TRANSFORMER
	ELECTRIC METER
	SECURITY CAMERA BY OTHERS. PROVIDE SINGLE GANG BOX WITH PLASTER RING AND 3/4" CONDUIT TO TELEPHONE BOARD AS REQUIRED. VERIFY EXACT REQUIREMENTS.
	PRESSURE SENSOR
	SPEAKER (BY OTHERS). PROVIDE SINGLE GANG BOX WITH PLASTER RING AND SPEAKER CABLE TO AUDIO AMPLIFIER AS REQUIRED. VERIFY EXACT REQUIREMENTS.
DATA/VOICE	
▼ #	TELEPHONE OUTLET - DESKTOP/TABLETOP PHONE # = NUMBER OF CABLES (PROVIDE ONE CABLE DROP WHERE NO NUMBER IS INDICATED)
▽ #	DATA OUTLET # = NUMBER OF CABLES (PROVIDE ONE CABLE DROP WHERE NO NUMBER IS INDICATED)
▼ #D ▼ #V	COMBINATION TELE/DATA OUTLET; #D= # OF DATA CABLES; #V= # OF VOICE CABLES. PROVIDE SINGLE GANG BOX WITH PLASTER RING AND 3/4" CONDUIT TO ABOVE THE ACCESSIBLE CEILING. PROVIDE CAT 5 MODULAR JACK MATCHING ADJACENT ELECTRICAL RECEPTACLE IN STYLE AND COLOR. PROVIDE CAT 5 CABLE, 1 PER DROP, ROUTED TO TELEPHONE/DATA PATCH PANEL. CABLING INSTALLATION MUST BE TESTED TO MEET CAT 5 REQUIREMENTS FOR ROUTING, SUPPORT, TERMINATION AND SPEED.
FIRE ALARM LEGEND	
	FIRE ALARM SYSTEM DUCT SMOKE DETECTOR
	FIRE ALARM SYSTEM HORN/STROBE UNIT
	FIRE ALARM SYSTEM CEILING MOUNTED AUDIO/VISUAL DEVICE
	FIRE ALARM SYSTEM KEYED TEST SWITCH WITH L.E.D. INDICATOR LIGHT MOUNT NO HIGHER THAN 5'-0" A.F.F. TO THE CENTER OF THE DEVICE
	FIRE ALARM SYSTEM MANUAL PULL STATION
	FIRE ALARM SYSTEM SMOKE DETECTOR
DOOR OPERATORS/DEVICES	
	DOOR BELL WITH TRANSFORMER & PUSHBUTTONS AS SPECIFIED UNDER SPEC. SECTION 16810
	FLUSH PUSHBUTTON FOR DOOR CHIME OR DOOR BELL (SEE SPEC. SECTION 16810)
RACEWAY/WIRE/CABLE	
(1,3)	HOME RUN WITH CIRCUIT NUMBER(S)
	CABLING/RACEWAY - CEILING OR WALL - SEE SPECS. FOR APPL. CONDUIT/RACEWAY REQ'TS. (FULLY CONCEALED IN FINISHED AREAS, CONCEALED TO OVERHEAD STRUCTURE IN UNFIN. AREAS)
	CABLING/RACEWAY - BELOW FLOOR/GRADE - SEE SPECS. FOR APPL. CONDUIT/RACEWAY REQ'TS.
	JUNCTION BOX - ABOVE ACCESSIBLE CEILING OR AT STRUCTURE IN AREAS WITH NO CEILING
	JUNCTION BOX - WALL (FLUSH IN FINISHED AREAS)
	CONDUIT UP OR DOWN
ABBREVIATIONS AND NOTES	
E.C.	ELECTRICAL CONTRACTOR
G.C.	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR (OR GRADE/PAVEMENT WHERE APPLICABLE) TO CENTER OF OUTLET (UNLESS OTHERWISE NOTED)
W/P	PROVIDE WEATHERPROOF EQUIPMENT/FIXTURE/DEVICE
42"	DISTANCE ABOVE FINISHED FLOOR (OR GRADE/PAVEMENT WHERE APPLIC.) TO CENTER OF OUTLET
GFI / GFCI	GROUND FAULT CIRCUIT INTERRUPTER DEVICE (UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS, DO NOT FEED DOWNSTREAM OUTLETS FROM LOAD SIDE TERMINALS OF GFI RECEPTS.)
IG	INDICATES ISOLATED GND. DEVICE W/PARTLY SIZED ISOLATED/INSULATED EGT. GND. CONDUCTOR (GREEN W/YELLOW TRACER). PROVIDE DEDICATED #10 AWG NEUTRAL COND. FOR EA. PHASE COND.
EWC	ELECTRIC WATER COOLER
LINE TYPES	
	ELECTRICAL WORK SHOWN BOLD-DASHED INDICATES SELECTIVE DEMOLITION WORK INTENDED TO BE REMOVED AS SELECTIVE DEMOLITION BY E.C.
	ELECTRICAL WORK SHOWN BOLD-CONTINUOUS INDICATES NEW WORK BY E.C.
	ELECTRICAL WORK SHOWN FADED INDICATES EXISTING WORK TO REMAIN OR NEW WORK BY OTHERS AS APPLICABLE



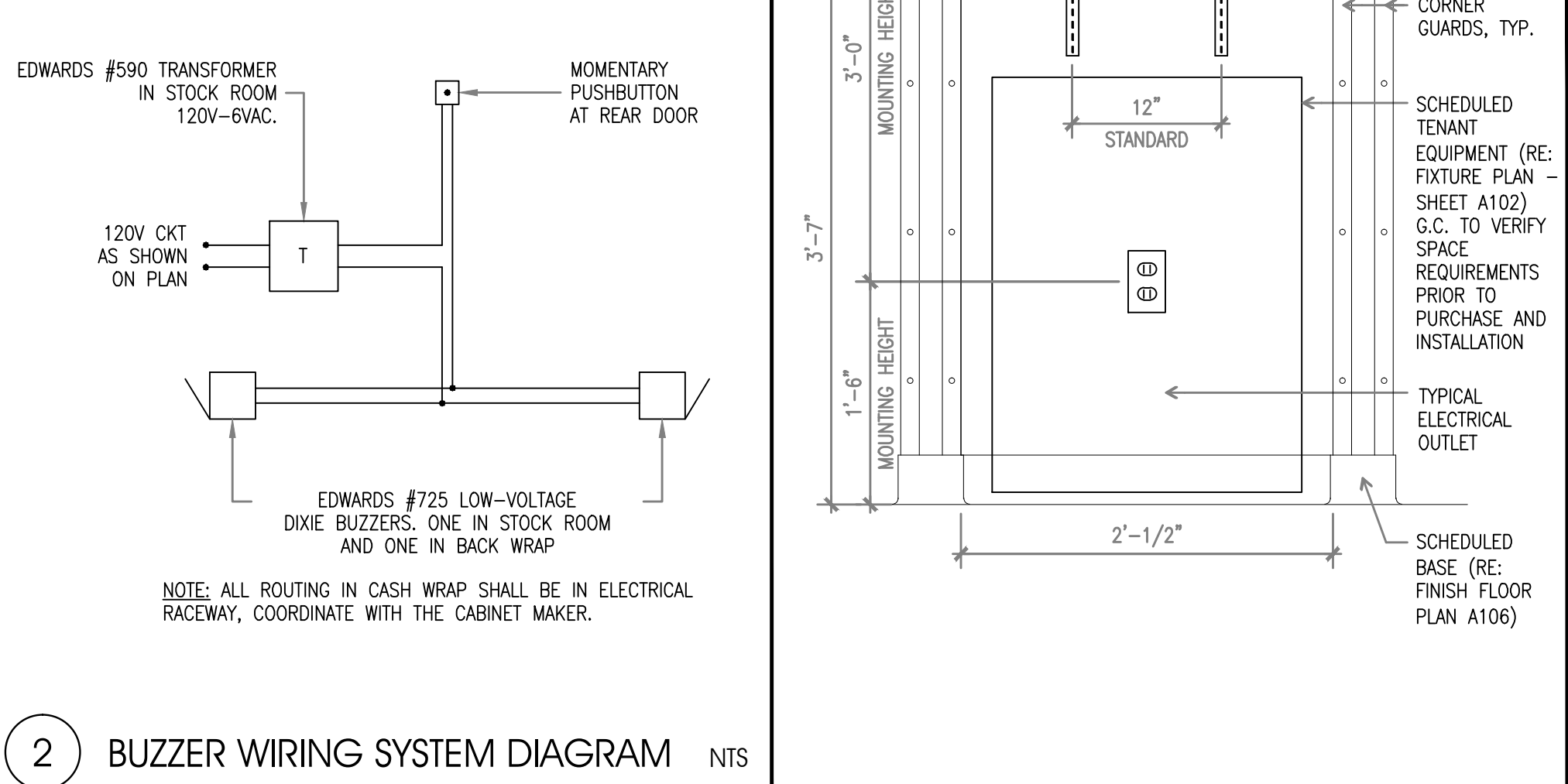
1 TELEPHONE EQUIPMENT BOARD ELEVATION

NTS



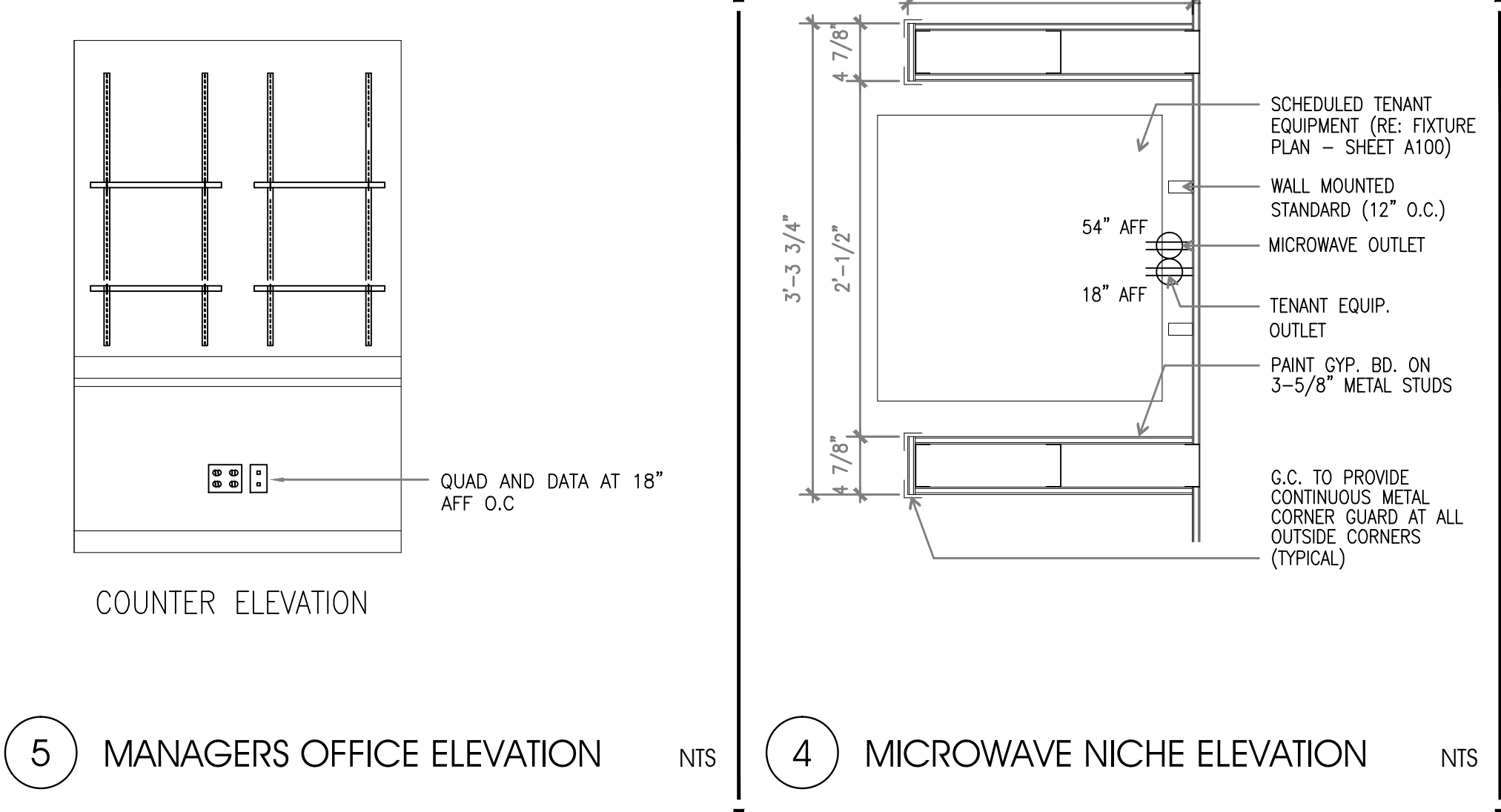
2 BUZZER WIRING SYSTEM DIAGRAM

NTS



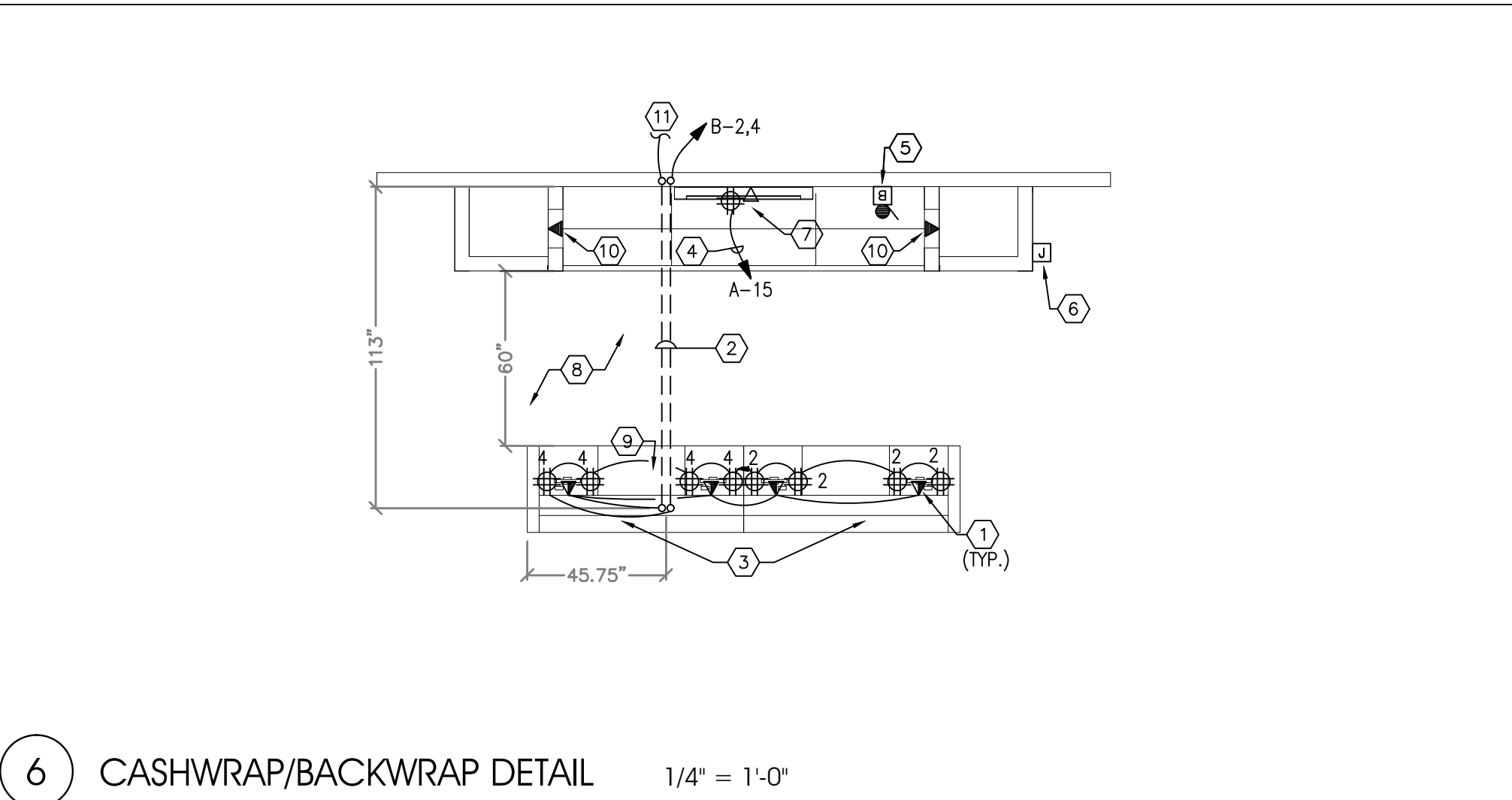
4 MICROWAVE NICHE ELEVATION

NTS



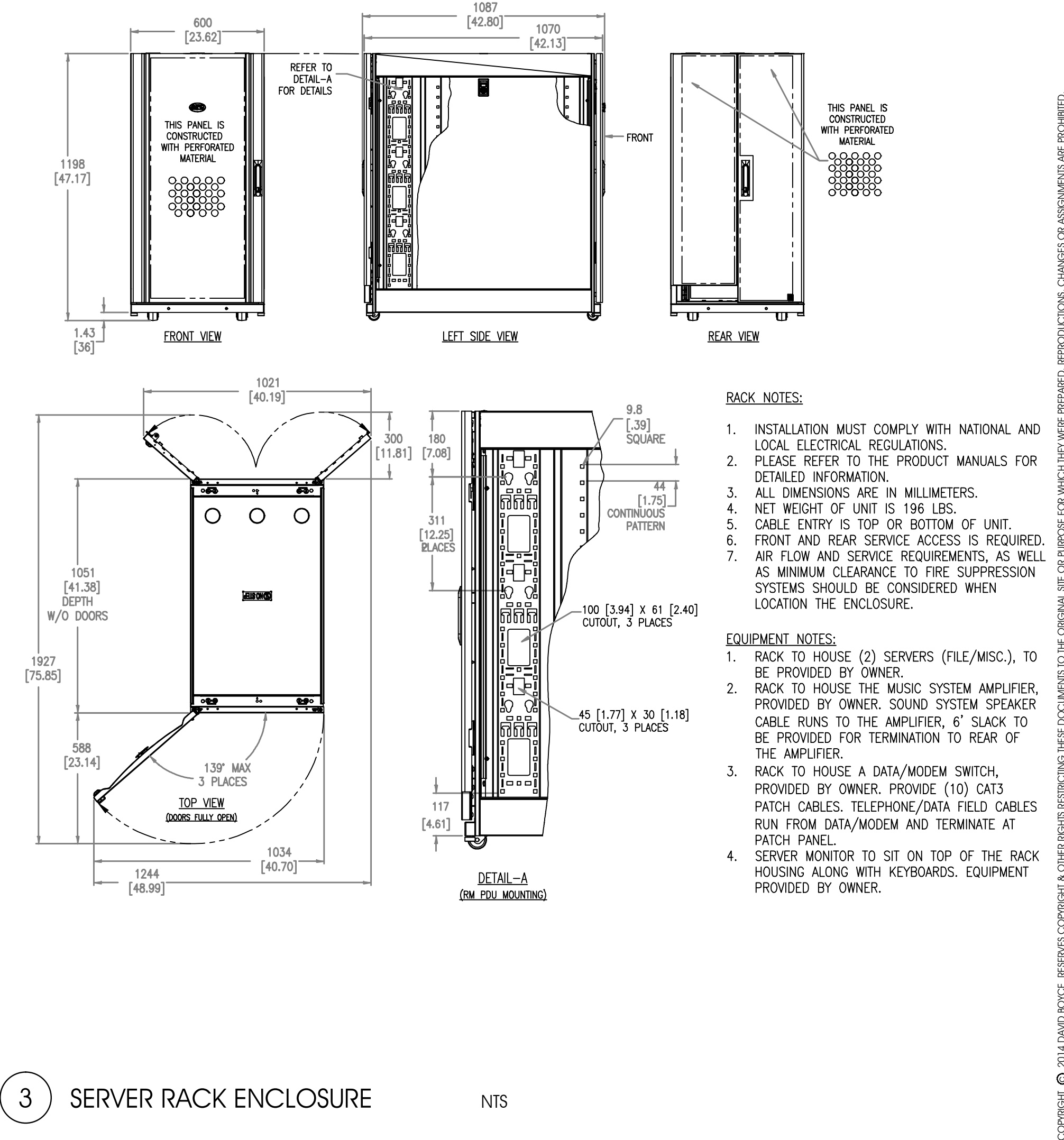
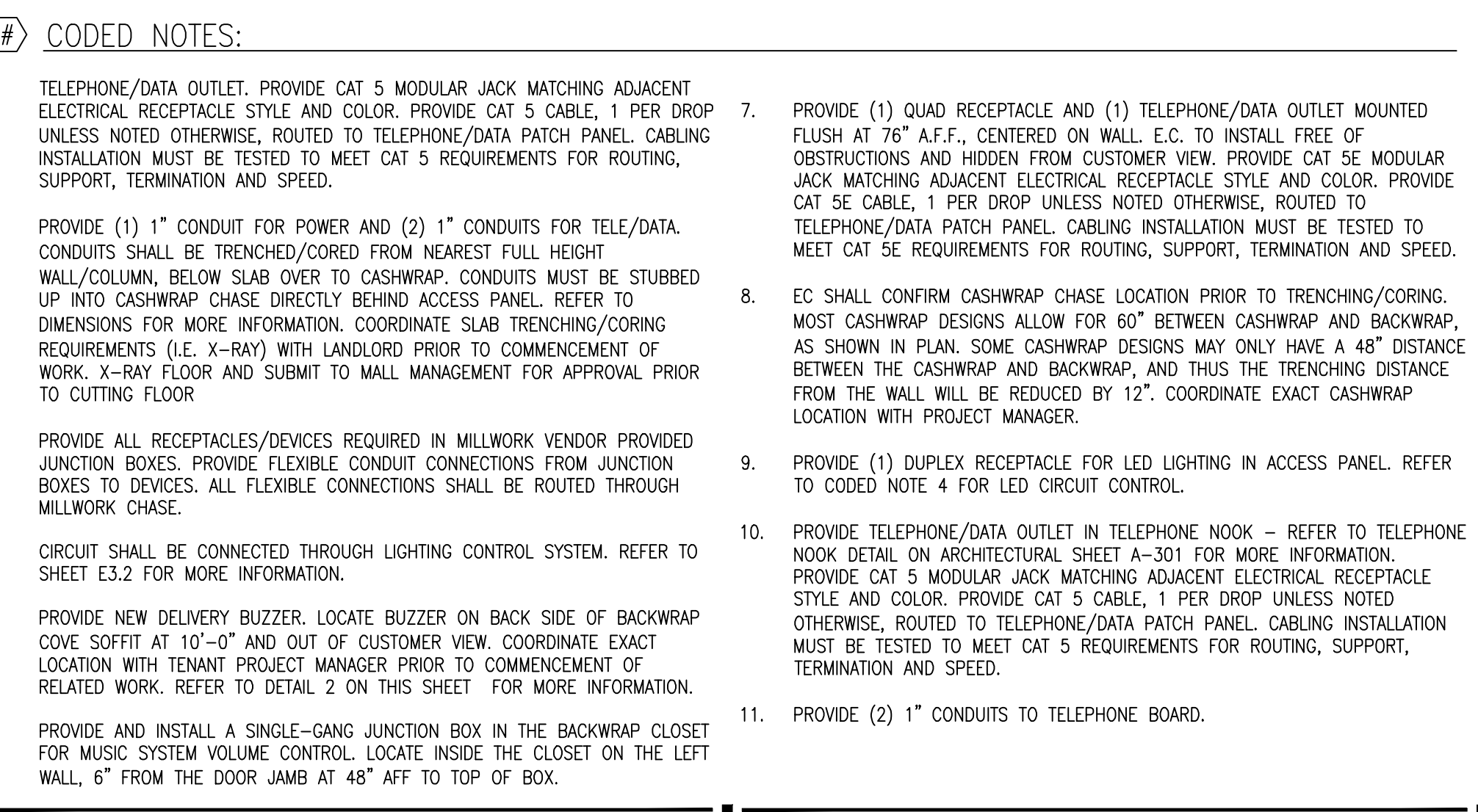
5 MANAGERS OFFICE ELEVATION

NTS



6 CASHWRAP/BACKWRAP DETAIL

1/4" = 1'-0"



3 SERVER RACK ENCLOSURE

NTS

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SEAL:

A Project for:

NEW TENANT IMPROVEMENT FOR:
charmingcharlie
ST LOUIS GALLERIA
1155 St. Louis Galleria - Space 1417
St. Louis, MO 63117

CLIENT:

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
Phone (713) 579-1976

REVISIONS:
ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

NO. Description Date
Project No.: IP 2014.0243
Drawn By: MI
Reviewed By: SN
Scale: AS NOTED
Date: 8.01.2014
Filename:
SHEET TITLE:

ELECTRICAL LEGEND AND DETAILS

SHEET NO.:

E 3.1

SEAL:

A Project for:

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Drawn By:	MI	
Reviewed By:	SN	
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Filename:		
SHEET TITLE:		

PANEL AND RISER DIAGRAM

SHEET NO.:

E4.1

RISER CODED NOTES

- EXISTING METER SHALL REMAIN. COORDINATE WITH OWNER AND LOCAL UTILITY COMPANY TO ARRANGE FOR THE TRANSFERAL OF THE ELECTRIC SERVICE INTO THE OWNER'S NAME. PROVIDE NAME PLATE AT METER TO READ "CHARMING CHARLIE; SPACE # TO BE VERIFIED. LABEL SHALL BE BLACK WITH 1" LETTERS AND PERMANENTLY AFFIXED TO EQUIPMENT.
- EXISTING 240V 400A/3P NEMA-1 HEAVY DUTY DISCONNECT SHALL REMAIN.
- PROVIDE NEW CONTACTORS IN A NEMA-1 ENCLOSURE.
- INSTALL OWNER PROVIDED GREENGATE TRACKKEEPER PANEL, MODEL NUMBER TK16-120-#-S (#=NUMBER OF BREAKERS; SEE TRACKKEEPER SCHEDULE ON SHEET E2.1 FOR MORE INFORMATION).
- PROVIDE NEW TIMECLOCK. REFER TO SPECIFICATIONS FOR MORE INFORMATION.

GENERAL NOTES

- PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO EXACTLY THE SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME SHALL BE TORQUED TO IDENTICAL VALUES.
- EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER-TIGHT, BUT SHALL ALSO BE RUST-RESISTANT.
- CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE "XHHW-2".
- PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS (INCLUDING ALL BRANCH BREAKERS) RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OR FAULT CONDITION.
- POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE EQUIPMENT APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.
- GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH N.E.C., INCLUDING N.E.C. ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE-LINES, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.
- EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH N.E.C., INCLUDING N.E.C. ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE-LINES, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.
- WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH N.E.C. CHAPTER 1, PART B, SECTION 110-26(G). LOCATIONS SHOWN ON FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE N.E.C. REFERENCE. THIS REQUIREMENT APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON RISER.
- HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. MUST MAINTAIN MINIMUM OF 1-1/2" CLEARANCE FROM LOWEST SURFACE OF DECK PER NEC 300.4 (E). LOCATE ANY RELATED PULLBOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH ALL OTHER TRADES.
- ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE THE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL & MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.
- ALL PANELS SHALL HAVE NEMA 1 ENCLOSURES UNLESS NOTED OTHERWISE.
- E.C. SHALL BE RESPONSIBLE FOR BALANCING ALL PHASES LOADS TO WITHIN 10%.
- PROVIDE HACR CIRCUIT BREAKER FOR ALL MOTOR LOADS.

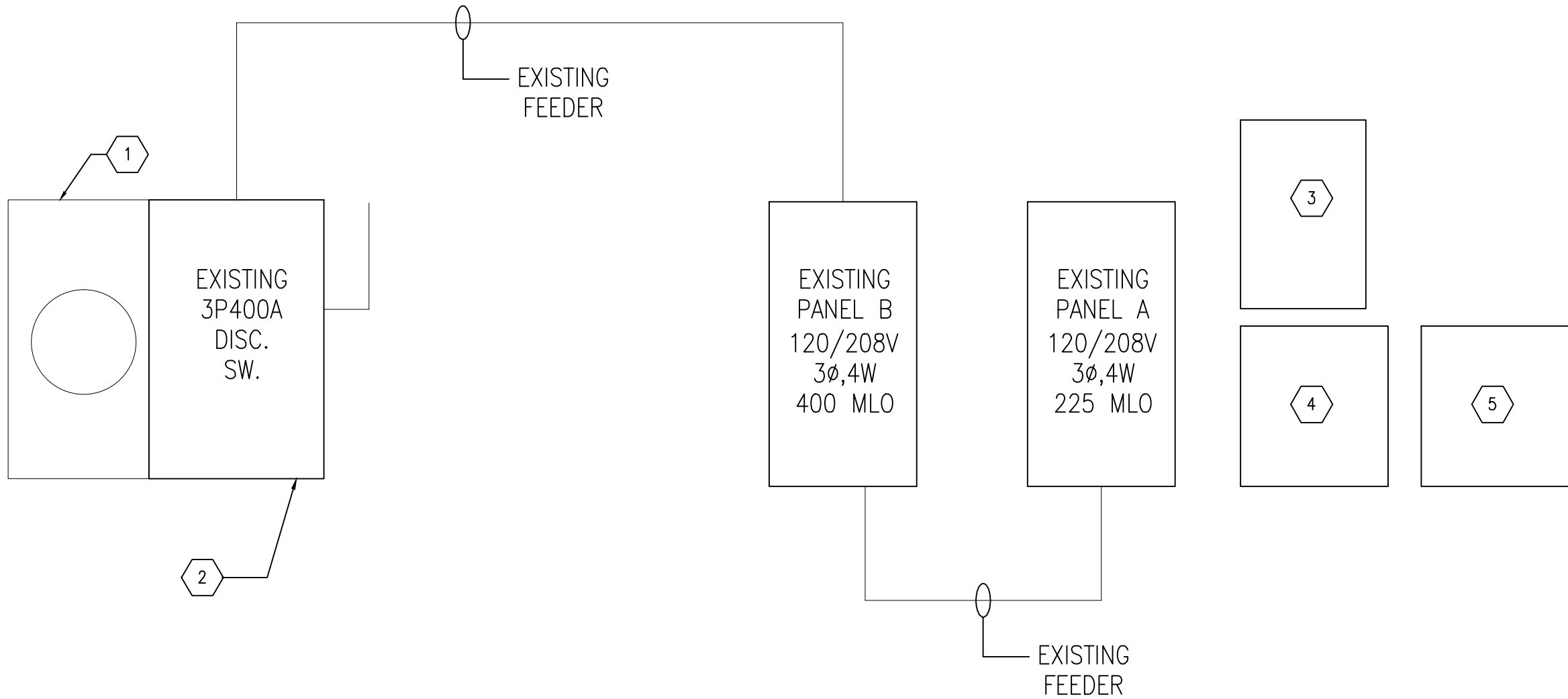
- DEMAND LOAD IS 82 KVA (228 AMPS) BECAUSE HEATING & COOLING LOADS ARE NOT COINCIDENT
- VERIFY / INSTALL :
 - 300 AMP FUSES IN MAIN (400 AMP) DISCONNECT SWITCH
 - #350 CONDUCTORS PLUS GROUND FROM MAIN DISCONNECT SWITCH TO PANEL B
 - #6 CONDUCTORS PLUS GROUND FROM PANEL B TO PANEL A
 - ALL OTHER ELECTRICAL MATERIAL AND EQUIPMENT SHOWN IN RISER DIAGRAM

UPDATED: 7/29/2014 3:58 pm ISSUED FOR: APPROVAL		(EXISTING) PANEL A																			
		LOCATION: REAR WALL VOLTAGE: 120Y/208V TRIM: SURFACE						MAIN: 225A MLO SYSTEM: 3ø, 4W BUS RATING 225A						CONN. LOAD: 27.3 KVA FEED: TOP GROUND BUS: YES							
CKT	LOAD SERVED	COND	PHASE	NEUT	GND	BKR	DMD	L1	L2	L3	DMD	BKR	COND	PHASE	NEUT	GND	LOAD SERVED	CKT			
1	PERIMETER TRACK LIGHTS	1/2"	#12	#12	#12	20/1	L	500					L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	2		
3	FACP	1/2"	#12	#12	#12	20/1	R		400				L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	4		
5	CENTER TRACK LIGHTS	1/2"	#12	#12	#12	20/1	L		200	200			L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	6		
7	TTB	1/2"	#12	#12	#12	20/1	R	1000					L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	8		
9	CENTER TRACK LIGHTS	1/2"	#12	#12	#12	20/1	L	275					L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	10		
11	STOCK ROOM LIGHTS	1/2"	#12	#12	#12	20/1	L		128	500			L	20/1	1/2"	#12	#12	ADJUSTABLE DOWN LIGHTS	12		
13	SALES AREA RECEPTACLES	1/2"	#12	#12	#12	20/1	R	360					L	20/1	1/2"	#12	#12	DOWN LIGHTS	14		
15	TELEVISION RECEPTACLE	1/2"	#12	#12	#12	20/1	R	1080					L	20/1	1/2"	#12	#12	DOWN LIGHTS	16		
17	SALES AREA RECEPTACLES	1/2"	#12	#12	#12	20/1	R		540	350			L	20/1	1/2"	#12	#12	DOWN LIGHTS	18		
19	STEAMER	1/2"	#12	#12	#12	20/1	R	1200					L	20/1	1/2"	#12	#12	SHOW WINDOW LIGHTING	20		
21	STEAMER	1/2"	#12	#12	#12	20/1	R	1440					L	20/1	1/2"	#12	#12	SHOW WINDOW LIGHTING	22		
23	ROOF TOP UNITS	1/2"	#12	#12	#12	20/1	R		360	300			L	20/1	1/2"	#12	#12	SHOW WINDOW LIGHTING	24		
25	TIME CLOCK AND CONTACTORS	1/2"	#12	#12	#12	20/1	L	500					L	20/1	1/2"	#12	#12	SIGNAGE	26		
27	CONTACTORS	1/2"	#12	#12	#12	20/1	R	500					R	20/1	1/2"	#12	#12	SENSORMATIC	28		
29	EM/ NL/EXIT LIGHTING	1/2"	#12	#12	#12	20/1	L		200	300			W	20/1	1/2"	#12	#12	WATER HEATER	30		
31	PERIMETER TRACK LIGHTS	1/2"	#12	#12	#12	20/1	L	475					R	20/1	1/2"	#12	#12	STOREFRONT RECEPTACLES	32		
33	CORRIDOR RECEPTACLES	1/2"	#12	#12	#12	20/1	R	360					L	20/1	1/2"	#12	#12	SIGNAGE	34		
35	MOTOR DAMPER	1/2"	#12	#12	#12	20/1	R		200	500			R	20/1	1/2"	#12	#12	BUZZER	36		
37	COLD WATER RECEPTACLES	1/2"	#12	#12	#12	20/1	R	600					R	20/1	1/2"	#12	#12	WALKIE TALKIE RECEPTACLES	38		
39	MANAGER OFFICE RECEPTACLES	1/2"	#12	#12	#12	20/1	R	1440					R	20/1	1/2"	#12	#12	MICROWAVE	40		
41	STOCK ROOM RECEPTACLES	1/2"	#12	#12	#12	20/1	R		360	1500			R	20/1	1/2"	#12	#12	FRIDGE	42		
INTERRUPT RATING: EXISTING								10795	8655	7838	FROM: EXISTING PANEL 'B'										
LOADS (IN VA)		CONNECTED	DEMAND FACTOR	MINIMUM FEEDER	LOADS		CONNECTED	DEMAND FACTOR	MINIMUM FEEDER	REMAINING CONTINUOUS LOADS		0	1.25	0							
LIGHTING		10388	1.25	12985	NON-SEASONAL MOTORS		0	1.0	0	REMAINING NON-CONTINUOUS LOADS		0	1.0	0							
RECEPTS TO 10 KVA		10000	1.0	10000	LARGEST MOTOR		0	0.25	0	MISC. DEMAND LOADS		0	1.0	0							
RECEPTS REMAINING		4900	0.5	2450	WATER HEATING		2000	1.0	2000	TOTAL CONNECTED LOAD		27.3	KVA	75.8	AMPS						
SPACE HEATING		0	0.0	0	KITCHEN EQUIP.		0	0.65	0	TOTAL DEMAND LOAD		27.4	KVA	76.2	AMPS						
AIR CONDITIONING		0	1.0	0						OVERALL DEMAND FACTOR		1.01									

- Note 1. Feeder size: SEE RISER DIAGRAM
Note 2. Provide Lockable breaker(s) for circuit(s) 25, 28, 34

UPDATED: 8/7/2014 3:17 pm ISSUED FOR: APPROVAL		(EXISTING) PANEL B																			
		LOCATION: REAR WALL VOLTAGE: 120Y/208V TRIM: SURFACE						MAIN: 400A MLO SYSTEM: 3ø, 4W BUS RATING 400A						CONN. LOAD: 111.3 KVA FEED: TOP GROUND BUS: YES							
CKT	LOAD SERVED	COND	PHASE	NEUT	GND	BKR	DMD	L1	L2	L3	DMD	BKR	COND	PHASE	NEUT	GND	LOAD SERVED	CKT			
1	PANEL A	1-1/2"	#1/0	#1/0	#6	150/3	SF	10795					R	20/1	1/2"	#12	#12	CASH WRAP	2		
3	"		#1/0				SF	8655					R	20/1	1/2"	#12	#12	CASH WRAP	4		
5	"		#1/0				SF	1440					L	20/1	1/2"	#12	#12	EXTERIOR LIGHTS	6		
7	SPARE	-	-	-	-	20/1	-	210					L	20/1	1/2"	#12	#12	CHANDELIER	8		
9	SPARE	-	-	-	-	20/1	-	720					R	20/1	1/2"	#12	#12	REC. TELEPHONE	10		
11	CHANDELIER	1/2"	#12	#12	#12	20/1	L		210	180			R	20/1	1/2"	#12	#12	REC AUDIO	12		
13	EXISTING CU1	1"	#6	#6	#10	60/3	A	4596					R	20/1	1/2"	#12	#12	REC. SERVER	14		
15	"		#6				A	4596					H	80/3	1-1/4"	#3	#3	EXISTING AHU-1	16		
17	"		#6				A	8400					H			#3		"	18		
19	EXISTING CU-2	1"	#6	#6	#10	60/3	A	4596					H			#3		"	20		
21	"		#6				A	4596					H	80/3	1-1/4"	#3	#3	(EXISTING)AHU-2	22		
23	"		#6				A	8400					H			#3		"	24		
25	CORRIDOR LIGHTS	1/2"	#12	#12	#12	20/1	L	364					H			#3		"	26		
27	CHANDELIER	1/2"	#12	#12	#12	20/1	L		210	180			R	20/1	1/2"	#12	#12	REC. SERVER	28		
29	REC. TELEPHONE	1/2"	#12	#12	#12	20/1	R		180	360			R	20/1	1/2"	#12	#12	REC. TELEPHONE	30		
INTERRUPT RATING: EXISTING								38981	37197	35160	FROM: EXISTING DISCONNECT SERVICE										
LOADS (IN VA)		CONNECTED	DEMAND FACTOR	MINIMUM FEEDER	LOADS		CONNECTED	DEMAND FACTOR	MINIMUM FEEDER	REMAINING CONTINUOUS LOADS		0	1.25	0							
LIGHTING		11782	1.25	14728	NON-SEASONAL MOTORS		0	1.0	0	REMAINING NON-CONTINUOUS LOADS		0	1.0	0							
RECEPTS TO 10 KVA		10000	1.0	10000	LARGEST MOTOR		0	0.25	0	MISC. DEMAND LOADS		0	1.0	0							
RECEPTS REMAINING		9580	0.5	4790	WATER HEATING		2000	1.0	2000	TOTAL CONNECTED LOAD		111.3	KVA	309.3	AMPS						
SPACE HEATING		50400	1.0	50400	KITCHEN EQUIP.		0	0.65	0	TOTAL DEMAND LOAD		81.9	KVA	227.6	AMPS						
AIR CONDITIONING		27576	0.0	0						OVERALL DEMAND FACTOR		0.74									

- Note 1. Feeder size: SEE RISER DIAGRAM
Note 2. Provide Lockable breaker(s) for circuit(s) 2, 4, 7, 9



1 ELECTRICAL RISER DIAGRAM

NTS

1. GENERAL REQUIREMENTS

The General Provisions of the Contract including any General and Supplemental Conditions and General Requirements apply to the work in this section. Before submitting a bid, examine all Mechanical, Architectural, and/or Structural documents, visit the site and get acquainted with all conditions that may in any way whatsoever affect the execution of this contract. Take measurements and be responsible for exact size and locations of all openings required for the installation of work. Figured dimensions are reasonably accurate and should govern in setting out work. Where detailed method of installation is not indicated or where variations exist between described work and approved practice, direction of the Owner's representative on job site shall be followed.

The contractor includes all items of material and labor required for the complete installation and full operation of the electrical work as shown on the drawings and hereinafter specified. All work, materials, and equipment shall have a one year warranty after acceptance of the work by the Owner. Any defective items shall be removed and replaced at the electrical sub-contractor's expense and to the satisfaction of the Engineer.

Perform work under this contract in close harmony with other contractors so completed work shall present a neat and workmanlike installation. Exposed finished materials and equipment shall be carefully cleaned and wiped to remove grease, smudges, dust, and other spots and left smooth and clean. During the progress of the work, the electrical sub-contractor shall carefully clean up after his men and shall leave the premises and all portions of the building in which he is working free of debris and in a clean and safe condition.

Tighten electrical connectors and terminals, including screws and bolts, in accordance with equipment manufacturer's published torque tightening values for equipment connectors. Where manufacturer's torquing requirements are not indicated, tighten connectors and terminals to comply with tightening torques specified in applicable UL and NEC Standards.

Whenever the words "contractor," "this contractor," etc. appear on drawings or in these specifications for the Electrical Work, it shall refer to the Electrical Sub-Contractor. Whenever the word "provide" appears in these documents, it shall be interpreted to mean "Furnish & Install".

Outlet mounting heights as indicated on the plans are approximate to be used for bidding purposes only. The exact mounting height of outlets shall be determined in the field with relation to architectural details and equipment being served. It shall be the responsibility of this contractor to coordinate outlet location with equipment and the Owner's representative shall be permitted to relocate any outlet prior to installation within a 15 foot limit of no additional charge in contract price. All fasteners, hangers and methods of hanging exposed work in finished areas shall be submitted to the Owner's representative for approval before installation. If during construction it becomes apparent that certain minor changes in layout will effect a neater job or better arrangement, such alterations shall be made as part of the contract. Engineer's approval shall be obtained before making such changes. Workmanship throughout shall conform to the standards of best practice. Marks, dents or surface scratches will not be permitted on any exposed materials, fixtures or fittings inside of panels & equipment boxes shall be left clean.

The system shall ring entirely free from ground when tested out in the presence of the Owner's representative. This contractor shall be responsible for the proper installation of each system to the satisfaction of the Owner's representative. Upon completion of the job, this contractor shall furnish the Owner with a complete set of operating instructions on all electrical systems installed.

The Electrical Contractor shall consult the plans of all other trades in all instances before installing his work so that his piping will not interfere with those branches. In the event of a conflict, this contractor shall report to the Owner's representative at once and do no further work to be installed until a satisfactory arrangement is decided upon. Any work done, or equipment placed in position by this contractor, creating a conflict in violation hereof, shall be reworked to the satisfaction of the Owner's representative at the expense of the contractor. The decision of the Owner's representative shall be final in regard to changes due to conflicting conditions.

TEMPORARY ELECTRIC SERVICE

Unless directed otherwise, the general contractor will pay for all current for all trades during construction.

The electrical contractor shall provide and maintain all power lines (including circuit protection, physical protection, grounding, etc.) to the temporary offices of all trades requiring same, extending from the temporary electrical service. Where applicable, provide temporary security site lighting as required and/or as directed in field.

Make all necessary arrangements with local utility companies for temporary electrical service and pay all associated fees for inspections, connections, initiation, etc. Power may be derived from the existing building electrical systems. Coordinate carefully in advance with the owner and do not permit any electric welders to be used from any building service.

Electrical contractor shall furnish all temporary light (including lamps) and power complete with all wiring and similar equipment as required, for all work on the site and within the affected buildings during the construction period. Feeders shall be properly fused and ground fault protected per N.E.C. and per all authorities having jurisdiction. Feeders and lamps shall be physically protected along their entire length. Temporary branch circuit wiring shall be installed per NEC in each area with outlets on minimum ten foot centers to accommodate loads and with receptacles on nominal fifty foot centers to accommodate extension cords provided by the contractor in need of them.

The electrical contractor shall furnish and maintain all lamps required for the duration of the job. Sufficient sockets and circuit capacity shall be provided for all construction areas. A minimum of 10 foot centers of illumination shall be maintained in all spaces or as required by OSHA.

Provide all necessary specific temporary power and/or supplementary light for all trades requiring same. At the conclusion of the project, all temporary electric service materials shall be removed by the electrical contractor and become the property of same.

2. SHOP DRAWINGS

The contractor shall submit shop drawings on all items of material and equipment for approval by the Engineer. The contractor is not authorized to purchase any material until such approval is obtained. A minimum of six separate sets of drawings is required and will be distributed as follows: 1 copy for Engineer's file; 1 copy for Architect's file; 2 copies for the Owner's file; 2 copies for the contractor. Shop drawings shall be neatly bound in a flat ring binder having job name and contractor's name on cover. A single submission is preferred having all items included. Loose sheet or incomplete submittals will not be accepted. All items of material to be supplied which do not require shop drawing submission such as conduit, wire, boxes, etc., shall be listed as separate material showing manufacturer's name and catalog number and type and shall be included with shop drawings submittal.

3. RECORD DRAWINGS AND OPERATING INSTRUCTIONS & SERVICE MANUAL

Two sets of mechanical/electrical drawings shall be provided as record drawings which shall be separate, clean, sepia reproductions reserved for the purpose of showing a complete picture of the work as actually installed. These drawings shall also serve as work progress report sheets and the electrical sub-contractor shall make any notations, neat and legible thereon daily as work proceeds. The drawings shall be available for inspection at all times and shall be kept at the job at a location designated by the Owner's representative. At the completion of the work, these record drawings shall be signed by the electrical sub-contractor, dated and returned to the Owner's representative. Final payment of contract will not be made until receipt and review of said drawings. Provide two neatly bound (with tabbed sections) copies of maintenance and instruction books, parts list pertaining to all equipment furnished. Submit to the Owner's representative for approval. Final payment will not be made until drawings for record, maintenance and instruction manuals are delivered to the Owner's representative.

4. PERMITS AND REGULATIONS

The latest edition of the National Electric Code shall be the minimum requirement for all work. All electrical materials used in this work and all workmanship and tests performed thereon, unless specifically specified shall conform to the latest rules and regulations and specifications of the National Board of Fire Underwriters, local and state codes and authorities having jurisdiction and utility companies. Examine the drawings and specifications for compliance with prevailing codes, regulations and ordinances and base bid and work accordingly. Any minor discrepancy between these drawings/specifications and codes, ordinances, rules and regulations shall be corrected by this contractor as required without any additional reimbursement. Major discrepancies shall immediately be brought to the attention of the engineer (in writing), prior to installation, along with the contractor's proposed cost for correction. This contractor shall obtain and pay for all permits or certificates of inspection and approval required for this branch of the work. Owner shall be furnished with certificates of final inspection and approval prior to final acceptance of this branch of the work.

5. DRAWINGS AND SPECIFICATIONS

The specifications and accompanying drawings are intended to describe the scope of all electric/mechanical work. The drawings are an outline to indicate the approximate location and arrangement of raceways, wiring and equipment. The drawings shall be followed as closely as possible in executing of the work. Should there be a conflict between drawings and specifications, this contractor shall refer the matter to the Owner's representative for a decision as to method or material. Electrical Contractor shall refer to drawings of all other trades for details, dimensions and locations of other work and make his work so as not to conflict with any other branch. This contractor shall be responsible for checking quantities of equipment mentioned in the specifications with those shown on the drawings. If discrepancies are noted, provide the greater of the quantities or the better of the qualities as applicable.

6. MATERIALS AND EQUIPMENT

All materials and equipment shall be new. All materials, apparatus and equipment shall bear the Underwriter's Laboratories Inc. label where regularly supplied. Certain manufacturers of material and equipment are specified and plans are detailed according to this material. This contractor shall base his bid on furnishing and installing this make of material and equipment. Where more than one make of material or equipment is specified, the contractor shall state in his bid which make he proposes to furnish.

7. ELECTRICAL IDENTIFICATION

Provide manufacturer's standard self-adhesive vinyl tape not less than 3 mils thick by 1-1/2" wide. Where applicable, install on all concealed raceways at connection to all junction boxes, pull boxes, equipment, wall/floor/, etc. Unless otherwise indicated or required by governing regulations, provide orange tape with black letters.

Provide circuit identification bands for all cables and conductors. Provide manufacturer's standard color coding for cable/conductor jacket and/or insulation for all cables and conductors of all systems. Match identification with marking system used in existing systems (where applicable), shop drawings, contract documents, and similarly previously established identification for project's electrical work. Provide on all conductors of all systems.

Install engraved plastic-laminated sign on major units of electrical equipment, including control or master unit of each electrical system including communication/control/signal systems, unless unit is specified with its own self-explanatory identification or signal system. Except as otherwise indicated, provide single line of text, 1/2" high lettering, on 1-1/2" high sign (2" high where 2 lines are required), white lettering in black field. Unless determined otherwise in field, provide text matching terminology and numbering of the contract documents and shop drawings. Secure to substrate with fasteners, except use adhesive where fasteners should not or cannot penetrate substrate. As a minimum provide size signs for each unit of the following categories of electrical work where such work exists on the project all starters and disconnects; All remote fixture or equipment switching devices (to be engraved wallplates); All system devices, ports, J.B.'s, P.B.'s, etc.; Panelboards, electrical cabinets; Any other equipment designated by Owner or engineer in field.

All equipment & system identification nomenclature shown on drawings or listed herein is shown for general design and installation reference only. The actual nomenclature, etc. nomenclature for this project shall be verified by electrical contractor in field prior to fabrication and where applicable, shall be an extension of existing nomenclature used on the site as determined in field by electrical contractor.

In addition to the above, all labeling for all electrical wiring work (for all systems) shall be 3M DQ No. 054007-11954 "SMD" Write-on Tape Dispenser Kit with factory provided special fast drying marker included with kit. All markings shall be clear and legible.

As determined in field, provide color coding for junction boxes, pull boxes and associated plates to match existing building standards. The following insulation color code shall be used for system and voltage identification for feeder and branch circuit wiring.

277/480V System - Brown, Orange, Blue & Gray (neutral)
120/208V System - Black, Red, Blue & White (neutral)
Equipment Grounding - Green
Systems - To match existing, verify in field.

8. GROUNDING

All metallic conduit, surface wireways, supports, cabinet and equipment shall be grounded in accordance with the latest issue of the National Electric Code and shown on plans. The ground terminals of receptacles shall be connected to the equipment ground bus of the source branch circuit panelboard. All grounding conductors shall be protected from mechanical injury. All connections to equipment shall be made with an approved conductor and same shall be bolted or clamped to equipment and conduit. All contact surfaces shall be thoroughly cleaned and bright before connections to insure a good metal contact.

All new branch circuiting installed under this contract shall be provided with redundant insulated purity sized green ground wire by this contractor, installed in strict accordance with NEC Article 517. This contractor shall field test all exposed conductive surfaces in all new "Patient Vicinity" areas, and provide all necessary corrective work (if any) to comply with grounding requirements of NEC Article 517. Provide documentation of all testing results to engineer and state electrician's inspector.

9. CONDUIT AND FITTINGS

All wiring for different power voltages shall be installed in raceway systems separate from each other (i.e. 24V separate from 120/208V).

Only voice and data cables may share raceways.

All wiring run in finished spaces shall be run in Wiremold surface steel raceway.

All conduit installed indoors shall be galvanized steel EMT (3/4" minimum), all fittings for same shall be set screw type steel, with insulated throats. All wiring of all systems shall be installed in conduit unless specifically indicated otherwise herein or on drawings.

Conduit runs exceeding 100 feet in length or having in excess of three 90 degree turns shall be provided with pull boxes. Conduit fill shall not exceed 30 percent. All conduit systems (including J.B.'s, P.B.'s, etc.) shall be permanently identified. New branch circuit hump-run conduits shall be no larger than 1-1/4" diameter. Conduit fill shall not exceed NEC requirements.

Conduit shall be cleaned inside before any wires are pulled. Conduit ends shall be capped and plugged with standard accessories as soon as conduit has been permanently installed. Conduit installed without conductors shall be provided with sweep bends and baling wire for pulling.

All joints shall be made tight with watertight couplings matching conduit and all corners shall be made with long radius. The ends of all conduits shall be cut square and reamed and all joints brought to a shoulder. Conduit shall be continuous between outlets to make a complete installation and to effect a continuous ground. Suitable supports and fastening shall be provided for conduit.

Conduit shall be supported by approved struts, fasteners and hangers. Hangers shall be suspended from rods. Perforated straps will not be acceptable. Fasteners shall be lead expansion shields in block or concrete, lodge bolts in hollow walls, machine screws on metal surfaces and wood screws on wood construction. All conduit shall be supported independently from all other building systems and shall be supported directly from structural components.

Provide sleeves for all fire wall and smoke partition penetrations (sealed accordingly). All raceways shall be entirely free of plaster, mortar, water and other foreign matter. Raceways installed under this contract without conductors shall have baling wire left in raceways from outlet to outlet for future pulling of conductors. Raceways open hollow shall be plugged or capped in an approved manner.

Where "fishing" through existing hollow partitions is mandatory, use minimum 3/4" "Greenfield" (steel) for low voltage cabling and metal-clad/armored cable (listed for use in health care facilities) for power. Otherwise type MC/AC cable may only be used for B' fixture wiring, unless case-by-case permission is granted by engineer and owner.

10. METHOD OF WIRING - POWER

Neatly dress all work. Install all work parallel and perpendicular to surfaces or exposed structural members, and follow surface contours, where possible. Keep conductor splices to minimum. Install splice and tap connectors which possess equivalent or better mechanical strength and insulation rating than conductors being spliced. Use splice and tap connectors which are compatible with conductor material. All wires shall be run continuous from outlet to outlet/fixture to fixture. Insulation value of joints to be 100% in excess of wire. Provide adequate length of conductors within electrical enclosures and from the conductors to terminal points with no excess. Bundle multiple conductors, with conductors larger than 10 AWG cabled in individual circuits. Make terminations to there is no bare conductor at the terminals.

Branch subfeeder circuits shall be installed as shown on the floor plans. Where outlets are indicated by letters on plans, they shall be controlled by corresponding switches. No wire size smaller than No. 12 shall be used for any branch circuit unless otherwise noted on plans for control circuits. Larger sizes shall be used where required and/or indicated on the plans. Distances from panel to first outlet of a 15 or 20 ampere branch circuit shall require the following minimum wire size to the first outlet.

Up to 100 feet:	#12
100 TO 200 FEET:	#10
More than 200 feet:	# 8

All branch circuits more than 200 feet in length shall be minimum No. 10 to the last outlet. Control circuits shall be No. 14 except for runs exceeding 300 feet where they shall be No. 12. Outlets shall be located approximately as shown on the plans and shall be wired to provide control of outlets indicated. All wires of any one circuit shall be run in the same conduit.

All wires shall be run continuous from outlet to outlet. Insulation value of joints to be 100% in excess of wire. Mechanical wire splices shall be Scotchlock insulated type, TAB Stakon or approved equal. The conductors terminating at each wired outlet shall be left not less than 8" long at their outlet fittings to facilitate installation of devices of fixtures. Friction and rubber tape conform to Federal Specifications HH-T-11 and HH-T-111. Plastic electrical tape shall be Scotch 333+ or approved equal.

Type MC cable shall be formed from continuous length of spirally wound, interlocked zinc-coated or galvanized (inside & outside) strip steel. All conductors shall be rated for at least 90 degree turns and shall be minimum 1/2" diameter. Provide with fully purlly sized green insulated equipment ground wire. Provide compatible steel fittings with integral rigid plastic insulated thread bushings, compliant with NEC 350-5. Cables shall be 90 deg. C. rated with all components and fittings listed for grounding and compliant with the following.

- a) UL Std4 and UL Std. 83.
- b) ANSI E18 and E814.
- c) NEC Articles 250 and 333.

Type MC cable may be utilized only if NEC approved and if approved by local authority having jurisdiction and if included in the limited applications defined below.

- 1) All new 15 or 20 ampere branch circuit work. This shall apply only under all of the following circumstances and conditions.
- a) Only where concealed (all exposed wiring shall be installed in conduit).
- b) Route all cables perpendicular and parallel to the building structural lines/surfaces/structural members, keeping offsets to a minimum and following surface contours where possible. Maintain a uniform elevation for all cable runs wherever possible. All cables shall be supported/anchored at maximum 4 foot intervals and within 12" of box or outlet and shall not sag. Install cables in a manner that prevents overheating. Cables shall be fastened directly to the structure using factory clamps/clips specifically designed for the respective cable (Caddy or equivalent).

11. COMMUNICATION TECHNOLOGY SYSTEMS

GENERAL

Voice and data cables shall be installed in "J"-hook" style pathway where indicated on drawings. All other wiring/cables of voice/data systems and all other systems shall be installed in conduit, 1" minimum. Verify route for "J-hook" work above ceiling in field in advance with owner.

Provide outlet boxes and conduit stubs for systems as indicated on drawings. Conduit stubs shall be turned out in just space and, where located in areas with drywall ceilings, shall be extended to the nearest ceiling with no ceiling or with acoustical tile ceiling. Provide conduit, bridge rings and raceways as required. All conduits shall be provided with sweep "L" 90's and insulated throat fittings (or bushings).

Typical outlets shall consist of a flush wall mounted 4" square X 2-1/8" deep box with a double gang plaster ring. Maximum conduit fill for new work shall be 40%, based on manufacturer's published data of cable outside diameter.

Cable, terminations, jacks, labeling, hardware, shall be provided by a certified Communication Technology Contractor. Cabling system shall be provided as required for a turnkey, complete working systems.

Determine exact locations of communication technology equipment, equipment outlets, etc. in field. Use caution not to exceed the allowed bending radius for respective cables and not to compromise the integrity of the cables during installation by pulling tie-wraps too tightly, damaging cables, etc. Raceway/Cabling bending radii shall be minimum as directed by cable manufacturer. Use pulling compound or lubricant, where necessary; compound must not deteriorate conductor or insulation. Neatly dress all cable work. Work shall be installed in a manner which results in maintaining a minimum distance of 24 inches from feeder/branch circuit raceways and from any ballasted lighting fixture.

Provide color coded jackets to identify runs of different systems. Neatly route cables parallel and perpendicular to building architectural lines. Group cables by system type wherever possible. Verify exact locations of telephone switch, data server(s), head-end equipment, equipment outlets, etc. in field.

Review all termination and labeling requirements with Owner in advance. All cable shall be provided with permanent adhesive labeling identification by this contractor. Provide transparent adhesive coverings over each label, wrapped around the labels at least two times. The long axis of the labels shall installed be parallel to the long axis of the respective cable assemblies. Labels shall be approximately 1-1/2" long by 3/8" high.

Install power cables in a manner which prevents over-heating. Otherwise, wherever possible, bundle cables of the same system together. Also provide color coded jackets, or other approved labeling/identification method, to identify runs of different systems.

All cables which are not routed in conduit shall be neatly bundled, secured at four foot intervals and identified at ten foot intervals. Wherever possible, bundle cables of the same system together. Conduit sizes (and systems furniture whips where applicable) shall be provided as follows. Provide additional wall outlet boxes and additional whips as/If required at systems furniture to achieve same.

Conduit Diameter	Application
(1) 3/4"	All Wall Phones
(1) 1"	All Wall Tech. Outlets at Individual Desks or tables
(1) 1 1/2"	All Wall Tech. Outlets at Individual Work Stations, PC's, Copiers, Faxes, etc.

Ceiling convites will not be used as environmental air plenums.

"J"-Hook Pathways

Cable distribution bridge rings shall be equal to Caddy #48B764 or Mono-Systems Inc. "The Hook" (minimum 4" diameter or 4" square usable internal area) constructed of aluminum or corrosion resistant steel with rolled edges or equivalent to prevent damage to cable jackets and insulation. Provide splices or openings so that cables can be laid in the rings rather than threaded through. Provide maximum 30% fill (in cross section), based on outside diameter of cables. Accordingly, provide multiple sets of rings along any routes as/If required.

Provide rings at four foot intervals and at all offsets. Route rings through corridors and similar open areas wherever possible to minimize wall penetrations. Securely anchor (mechanical - not adhesive) all rings directly to structural components of the building. Rings shall not be anchored to ductwork, conduit, piping, fixtures, equipment, ceiling supports, etc. All rings shall be fully and readily accessible after installation. Neatly route bridge ring paths parallel and perpendicular to building architectural lines and at a consistent elevation wherever possible.

Route all bridge ring paths and cables perpendicular and parallel to the building architectural lines, keeping offsets to a minimum. Install bridge rings in a uniform plane/elevation wherever possible, keeping vertical offsets to an absolute minimum. Prior to installation, submit scaled coordination drawings showing all proposed routing and ring locations for offset by Owner. Keep offsets to an absolute minimum. Bridge ring paths shall be routed so that a minimum of 24" exists between any cables and any EMV source such as ballasts, motors, power wiring, etc.

12. OUTLET, JUNCTION AND SWITCHBOXES

Gang type outlet boxes shall not be used. The outlet box locations indicated on drawings shall be considered approximate, and therefore, it shall be incumbent upon this contractor to study the general construction with relation to spaces and equipment surrounding each outlet. All outlet, switch and junction boxes shall be made of code galvanized steel complete with rings and screw cover plates and located where shown and noted on drawings. Where conduit is concealed, boxes shall not be less than 4" square x 1-1/2" deep. All boxes shall be equipped with proper covers to bring flush with finished wall surface.

Where outlet boxes occur in block, cinder, or concrete block, facing tile or other material where such materials form the finished wall surface, the opening for the box shall be cut neatly and of the size that the cover plate will cover all parts of the opening. Conduits shall be used on exposed raceways. In general, junction boxes shall be furnished and required by the National Electric Code, of the proper sizes, and shall be constructed of #12 gauge steel with removable front fastened on with counter sunk head screws or other approved means. For special application, junction boxes shall be noted, detailed and/or sized on the drawings or in the field as required.

13. HEIGHT OF BOXES

Prior to rough-in, verify all box/device mounting heights and locations in field with Owner's representative relative to equipment being served and relative to existing conditions where applicable. In general, where not located at counter areas, the height of boxes from finished floor to center of boxes shall be as follows, unless otherwise noted on plans:

Switches	40"
Receptacles	15"
Telephone Outlets (desk phone)	46"
Telephone Outlets (Wall phone)	40"
Data Cable Outlets	15"
Fire Alarm manual pull stations	40"
Fire Alarm A/V alarms	68" (verify)

14. WIRE AND CABLE

Furnish and install all necessary cable of the size and type indicated on the drawings or specified hereinafter. All wire shall be copper. All wiring shall be 600 volts. No wire smaller than #12 AWG shall be installed unless specifically designated. Use of #14 color coded wire will be allowed for control circuits only. All wiring shall be in conduit unless specifically indicated otherwise herein. All conductors shall be copper. Provide stranded conductors for all sizes unless indicated otherwise.

Provide THHN/THWN insulation for all conductors size 500 MCM (kcmil) and larger, and no. 8 AWG and smaller. For all other sizes provide THW or THHN/THWN insulation as appropriate for the locations where installed. Provide color coded insulation/jacket for phase identification. All wires shall be rated at 600 volts.

Provide type XHHW-2 insulation for all wiring subject to moisture, for all wiring below grade and for all wiring fed from isolated power systems.

Keep conductor splices to minimum. Put conductors simultaneously where more than one is being installed in some raceway. Use UL listed pulling compound or lubricant, where necessary, and use splice and tap connectors which are compatible with conductor material. Increase wire sizes per NEC to offset voltage drop as/If required. Use splice and tap connectors which are compatible with conductor material.

15. WIRING DEVICES

DEVICE COLORS:

Unless indicated otherwise within contract documents or directed otherwise in field, all normal devices on white walls shall be white in color.

SPECIFICATION GRADE RECEPTABLES:

Duplex receptacles shall be equal to Leviton #5362 series (NEMA 5-20R).

Ground fault circuit interrupter duplex receptacles shall be equal to Leviton #8899 series (NEMA 5-20R).

Double isolated ground receptacles shall be equal to Leviton #3362-IG.

SWITCHES:

Occupancy sensor lighting switches shall be manufactured by Watt Stopper.

WALL PLATES:

Provide wall plates with engraved legends where indicated on drawings and/or where required per ELECTRICAL IDENTIFICATION Section. All device wallplates shall be standard size, "miniature," "oversized" ("jumbo") or "extra deep" wallplates shall not be acceptable. Construct with metal screws for securing plates to devices; screw heads colored to match finish of plates. Wallplates on white walls shall be commercial specification grade, white, with beveled edges, equal to Leviton Type 430 series. Wallplate on red wall shall be black.

16. SUPPORTS, INSERTS, CUTTING AND PATCHING

This contractor shall do all cutting and patching required for the admission of his work. Any damage done by this contractor to the building during the progress of his work shall be made good at his own expense. All patching shall be done by a skilled craftsman in that respective trade. It shall be the responsibility of this contractor to supervise the installation of, and pay for all additional members, wood or metal and labor which may be required to support any type of permanent or temporary electrical apparatus employed in the execution of this contractor's work.

SEAL ALL NEW FLOOR, CEILING, WALL, SLAB, ETC. PENETRATIONS TO MATCH OR EXCEED EXISTING/NEW ASSEMBLY FIRE RATINGS. PROVIDE SLEEVE SEALS FOR ALL SLEEVES; PROVIDE SLEEVES FOR ALL PENETRATIONS. VERIFY REQUIREMENTS IN FIELD. ALL PENETRATIONS OF FIRE-RATED OR SMOKE-RATED WALLS, FLOORS, CEILING, ETC. SHALL BE SEALED IMMEDIATELY AFTER PACKAGING ARE INSTALLED. ALL NEW ELECTRICALLY RELATED WORK SHALL BE SUPPORTED DIRECTLY FROM BUILDING STRUCTURAL MEMBERS. NEW ELECTRICALLY RELATED WORK SHALL NOT BE SUPPORTED FROM DUCTWORK, DUCTWORK HANGERS, CEILING SUPPORTS, EXISTING CONDUIT SUPPORTS, ETC. ALL CONDUITS (AND CABLE ASSEMBLIES, WHERE APPLICABLE) SHALL BE ROUTED PARALLEL TO BUILDING STRUCTURAL MEMBERS. ANY AND ALL NONCOMPLYING WORK INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE REMOVED AND REINSTALLED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND THE ENGINEER, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

17. LIGHTING FIXTURES

All surface mounted ballasted fixtures shall be mounted with air spaces between fixture and surface per latest edition of NFPA/NEC. All recessed fixtures shall be equipped with necessary plaster guards and surface trim. All recessed fluorescent fixtures shall be equipped and suitably constructed to operate with "I" rated ballasts. All recessed metal mounted incandescent and H.I.D. ballasts shall have UL approved thermal protection per latest edition of NFPA/NEC. All junction boxes and serviceable components (ballasts, thermal protection devices, fuses, etc.) for recessed fixtures shall be readily accessible for service or replacement from below the ceiling, without removing any ceiling components (other than tiles).

Where plaster frames are inferred for lighting fixtures (either by narrative or by catalog number or by application) the actual function shall be taken to mean for mounting within gypsum board or similar type ceiling system (i.e. not within wet plaster ceiling system).

All lighting fixtures utilized for emergency egress lighting shall be connected ahead of switching. All ballasts of the same type shall be of the same manufacturer and catalog number. All lamps of the same type shall be of the same manufacturer and catalog number.

Provide low energy solid state rapid start electronic fluorescent lamp ballasts (less than or equal to 20% THD) specifically designed for operating lamp types indicated. Fluorescent ballasts shall be Multi-rate or Advance equal.

All fixtures shown on drawings with multi-level switching shall be provided with multiple ballasts to accommodate same. All other fixtures may contain either single ballasts or multiple ballasts as required to fulfill required function and as required to comply with construction schedule.

Incandescent lamps shall be Sylvania or Philips, long life type (3000 hours). All incandescent lamps shall be inside frosted unless specifically directed otherwise. Provide socket adapters/extenders if required for accommodating the specified lamp.

Fluorescent lamp color temperature shall be 3500K.

Compact fluorescent twin tube/dual twin tube lamps shall be Osram or Philips, 82 CRI, minimum 10,000 hours rated. Long fluorescent twin tube lamps shall be Osram or Philips, 82 CRI, minimum 20,000 hours rated.

F32T8 fluorescent lamps shall be rapid start, energy saving type, minimum 75 CRI, minimum 2850 initial lumens and minimum 20,000 hours rated. Lamps shall be Sylvania, Osram or Philips, equal to Sylvania #9332.

All surface and recessed ceiling fixtures installed on grid or tile ceilings shall be installed to agree with module of ceiling either displacing a tile, or unit on center of tile, or centered on tile.

Provide fixtures and/or fixture outlet boxes with hangers to properly support fixture weight. All lighting fixtures installed in or on suspended ceiling systems shall be secured to the building structure by the mounting system above (anchored per NEC). Such anchoring shall be independent of the ceiling support system. All fixtures shall be installed plumb and level. Support surface mounted fixtures greater than 2 feet in length at a point in addition to the outlet box fixture stud.

Replace defective lamps for a period of one year following the time of Substantial Completion. Where used for temporary lighting prior to time of Substantial Completion, replace all incandescent lighting fixture lamps, as well as any lamps which are defective, damaged or burned out.

For all existing fixtures which are scheduled for reuse, remove from existing ceilings during demolition; protect during construction; clean service (if required), rearm (with lamps to match building standard or per this section as noted) and reinstall at locations indicated.

For all existing fixtures which are scheduled to be removed and turned over to Owner, the fixtures shall be disconnected, carefully removed and turned over to Owner. Transfer such fixtures to storage area as directed in field.

18. MECHANICAL EQUIPMENT

Provide all conduit and outlet boxes as required for all control wiring and thermostats. Furnish and install power wiring and make line connections to all heating, ventilating and air conditioning equipment. Electrical Contractor shall examine the approved drawings of all branches and shall wire and connect all motors, disconnects, control devices and other items requiring electricity for operation. This contractor shall make the necessary electrical connections between the specified equipment and the junction box near equipment with flexible metallic conduit and matched connectors. No flexible conduit shall be exposed in finished rooms. Each motor shall have disconnect switch or manual starter installed by this contractor ahead of motor or motor magnetic starter. The Electrical Contractor shall provide control and interlock wiring as specified indicated on the drawings. All other control wiring required for operation of the systems shall be provided by the Heating Contractor.

19. FIRE ALARM WORK

DUCT SMOKE DETECTOR

THE DUCT DETECTORS SHALL BE EQUAL TO NOTIFIER RHM-100AC/DC/PL/STX WITH SAMPLE TUBE SPANNING 2/3 OF THE DUCT. INSTALL THE DUCT DETECTOR IN AN INDOOR ACCESSIBLE LOCATION, POSITIONED IN THE DUCT PER NFPA.

PROVIDE REMOTE SOUNDER/LED TEST SWITCH, EQUAL TO NOTIFIER #4PA-451 (WITH PIEZO SOUNDER ALONG WITH ALARM AND POWER LED'S TO SIGNAL TROUBLE IN COMPLIANCE WITH NFPA 90A), ON THE CEILING OR WALL BENEATH THE DUCT DETECTOR AS INDICATED ON DRAWINGS OR AS DIRECTED IN FIELD. PROVIDE ENGRAVED (OR APPROVED EQUIVALENT METHOD) PLATE AT EACH REMOTE SOUNDER/LED ANNUNCIATOR TO READ: "### DUCT SMOKE DETECTOR", WHERE ### IS THE EQUIPMENT IDENTIFICATION USED ON DRAWINGS.

PROVIDE ALL REQUIRED POWER AND CONTROL WIRING SO THAT UPON DETECTION OF SMOKE, THE FOLLOWING SEQUENCE OF OPERATIONS OCCURS WHERE APPLICABLE.

A/V ALARM ANNUNCIATES AT THE REMOTE SOUNDER/LED ANNUNCIATOR.

THE HVAC UNITS SHUT DOWN TO PREVENT SPREAD OF SMOKE.

ANY SMOKE DAMPERS CLOSE (WIRED TO AUTOMATICALLY RE-OPEN UPON RESET OF THE DUCT DETECTOR).

AN ALARM SIGNAL IS SENT TO ANY SECURITY OR ALARM SYSTEM THAT MAY EXIST AT THE FACILITY.

THE DUCT DETECTOR SHALL BE INSTALLED IN THE RETURN AIR DUCT PLENUM (AHEAD OF ANY DUCTWORK TAKE-OFFS) AS REQUIRED BY LOCAL PREVAILING CODES AND AUTHORITIES HAVING JURISDICTION.

PROVIDE ALL REQUIRED 20A/120VAC POWER AS REQUIRED TO ENERGIZE ALL FIRE ALARM RELATED COMPONENTS. THIS REQUIREMENT APPLIES WHETHER OR NOT SUCH POWER WORK IS SHOWN ON THE DRAWINGS. BRANCH CIRCUITS SERVING FIRE ALARM RELATED EQUIPMENT SHALL BE DEDICATED TO THE FIRE ALARM RELATED EQUIPMENT ONLY. DUCT SMOKE DETECTORS AND TEST SWITCHES SHALL BE TIED INTO WALL FIRE ALARM SYSTEM THROUGH LANDLORD PROVIDED JUNCTION BOX

FIELD VERIFY ALL CONDITIONS

NOTE! AS NOTED IN THE SPECIFICATIONS, ALL WIRING LAYOUTS, PIPING LAYOUTS AND DUCT LAYOUTS ARE SCHEMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONSTRUCTION AND STRUCTURE OF THE BUILDING AND SHALL BE VERIFIED AND COORDINATED IN THE FIELD. EACH TRADE CONTRACTOR SHALL VERIFY WITH THE GENERAL CONTRACTOR THAT HE HAS THOROUGHLY REVIEWED AND COORDINATED ALL LOCATIONS AND ROUTINGS WITH ALL OTHER TRADES PRIOR TO FABRICATION OF CONDUITS, DUCTS, OR PIPING, AND START OF INSTALLATION OF SAME (INCLUDING SPRINKLER PIPING WHEN PRESENT ON JOB). ANY INSTALLATION OR CONSTRUCTION CONFLICTS WHICH OCCUR IN THE FIELD SHALL BE RESOLVED BY THE TRADE CONTRACTOR TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND AT NO EXPENSE TO THE OWNER, ARCHITECT AND/OR GENERAL CONTRACTOR.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

HVAC ABBREVIATIONS			
A	AMPS	LDB	LEAVING DRY BULB TEMPERATURE
AFF	ABOVE FINISHED FLOOR	LRA	LOCKED ROTOR AMPS
AHU	AIR HANDLING UNIT	LWB	LEAVING WET BULB TEMPERATURE
AMB	AMBIENT	MAX	MAXIMUM
BTU	BRITISH THERMAL UNIT	MBH	1,000 BTU'S PER HOUR
CFM	CUBIC FEET PER MINUTE	MCA	MAXIMUM CIRCUIT AMPACITY
DIA	DIAMETER	MIN	MINIMUM
EAT	ENTERING AIR TEMPERATURE	MOC	MAXIMUM OVERCURRENT PROTECTION
EDB	ENTERING DRY BULB TEMPERATURE	NRTU	NEW ROOF TOP UNIT
EF	EXHAUST FAN	N T S	NOT TO SCALE
ERTU	EXISTING ROOF TOP UNIT FAN	OA	OUTSIDE AIR
ESP	EXTERNAL STATIC PRESSURE	PH	PHASE
EWB	ENTERING WET BULB TEMPERATURE	RLA	RUNNING LOAD AMPS
°F	DEGREE FAHRENHEIT	RPM	REVOLUTIONS PER MINUTE
FLA	FULL LOAD AMPS	RTU	NEW ROOF TOP UNIT
FPM	FEET PER MINUTE	SA	SUPPLY AIR
FT	FOOT OR FEET	SD	SPLITTER DAMPER
HP	HORSEPOWER	SHC	SENSIBLE HEAT CAPACITY
kW	KILOWATT	SQ. FT.	SQUARE FEET
HZ	HERTZ	T	THERMOSTAT
IN	INCH		
LAT	LEAVING AIR TEMPERATURE		

HVAC GENERAL NOTES

1. ALL DRAWINGS ARE CONCEPTUAL AND SCHEMATIC AND ARE INTENDED FOR USE AS A DESIGN/BUILD GUIDELINE. THE CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND ADJUSTING' OR MODIFYING THE SPECIFIC ELEMENTS OF THEIR WORK AS REQUIRED TO MEET THE DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR THE FOLLOWING:

A. COORDINATION WITH OTHER TRADES.

B. PROVIDING ADDITIONAL DRAWINGS, CALCULATIONS AND OTHER DOCUMENTATION REQUIRED FOR THE BUILDING DEPARTMENT. THE MECHANICAL CONTRACTOR SHALL DOCUMENT THE INSTALLATION AND PROVIDE ALL TESTS REQUIRED TO SUBSTANTIATE CODE COMPLIANCE AS REQUIRED BY THE BUILDING DEPARTMENT AND LOCAL INSPECTOR. CONTRACTOR SHALL SUBMIT FINAL AS-BUILT DRAWINGS TO BUILDING DEPARTMENT FOR RECORD AT COMPLETION.

2. MECHANICAL PLANS ARE DIAGRAMMATIC IN NATURE, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE FIELD VERIFIED AND COORDINATED WITH ARCHITECTURAL, HVAC, FIRE PROTECTION, STRUCTURAL, ELECTRICAL AND OTHER BUILDING DRAWINGS.

3. CONTRACTOR TO INCLUDE IN BID ALL COSTS TO MAKE FIELD COORDINATION AND ADJUSTMENT TO DUCTWORK FOR FIT INTO EXISTING STRUCTURE. CONTRACTOR SHALL VERIFY AND FIELD COORDINATE FINAL LOCATION OF MECHANICAL EQUIPMENT.

4. FURNISH ALL LABOR, MATERIALS, TOOLS, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE HEATING, VENTILATING, AIR CONDITIONING SYSTEM. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED, BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL BE INSTALLED IN A PROFESSIONAL MANNER AND SHALL MEET ALL THE REQUIREMENTS OF THE STATE BUILDING CODE, CITY BUILDING CODE, SAFETY AND HEALTH CODES, NFPA CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. ALL COSTS FOR S&D REQUIREMENTS SHALL BE INCLUDED IN THIS CONTRACTORS BID PRICE.

5. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CODES AS INDICATED ON PROJECT COVER SHEET.

6. CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK. FURNISHED APPROVED CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, LANDLORD REQUIREMENTS, CEILING HEIGHTS AND EXISTING STRUCTURAL CONDITIONS PRIOR TO FABRICATION OF ANY DUCTWORK OR ORDERING OF ANY EQUIPMENT.

8. ALL INSTALLATION OF THE MECHANICAL EQUIPMENT SHALL COMPLY WITH THE MANUFACTURER'S SPECIFICATION AND CLEARANCE REQUIREMENTS.

9. ALL HVAC WORK SHALL BE IN ACCORDANCE WITH NFPA 90A, 90B, 96, 54 AND NEC 101. LIFE SAFETY CODE.

10. INSTALLATION SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES, AND WITH LATEST ASHRAE PUBLICATIONS. WORK SHALL BE NEAT AND WORKMANSHIP SHALL BE ACCEPTABLE TO BUILDING STANDARDS.

11. CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE TEMPERATURE CONTROL SYSTEM TO INCLUDE: PANELS, MODULES, RELAYS, WIRING, THERMOSTATS, SENSORS, DAMPERS, ACTUATORS AND ALL MISCELLANEOUS ITEMS AS REQUIRED TO FULFILL THE DESIGN INTENT AS INDICATED ON THE PLANS AND IN THE CODED NOTES. THERMOSTATS AND SENSORS SHALL BE LOCATED GENERALLY AS SHOWN BUT THEIR EXACT LOCATION SHALL BE FIELD COORDINATED TO AVOID INTERFERENCE WITH WALL MOUNTED WORK.

12. ALL CONTROL WIRING, CONDUIT, AND HARDWARE TO COMPLETE THE HVAC CONTROL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR UNDER DIVISION 15 OF THE SPECIFICATIONS.

13. DURING THE BIDDING PERIOD, EACH CONTRACTOR SHALL VISIT THE SITE TO DETERMINE CONDITIONS AFFECTING THE WORK. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF WORK REQUIRED CONDITIONS IN EVIDENCE. THEREBY SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.

14. THE EQUIPMENT SHALL BE LOCATED TO ALLOW FOR EASY ACCESS FOR SERVICING, ADJUSTING OR MAINTENANCE AND SPACE FOR REMOVAL OF INTERNAL ASSEMBLIES. PROVIDE MINIMUM CLEARANCES FOR ALL EQUIPMENT PER THE MANUFACTURERS RECOMMENDATIONS.

15. PROVIDE ALL CONTROL EQUIPMENT, MOTOR STARTERS, RELAYS, LINE VOLTAGE CONTROLS, TRANSFORMERS, LOW VOLTAGE CONTROLS, AND DEVICES NECESSARY FOR THE COMPLETE OPERATION OF THE HEATING AND AIR CONDITIONING AND VENTILATING SYSTEM.

16. ALL LOW VOLTAGE WIRING AND CONDUIT REQUIRED FOR MECHANICAL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.

17. SMOKE DETECTORS WIRED BY DIVISION 16.

18. PROVIDE ALL FANS AND ROOFTOP UNITS WITH RELAYS TO SHUT DOWN WHEN FIRE ALARM IS INITIATED. COORDINATE LOCATION WITH THE ELECTRICAL CONTRACTOR FOR THE FIRE ALARM WIRING.

19. IN THE EVENT OF FAN SHUT DOWN, ALL DUCT MOUNTED DETECTORS SHALL REMAIN IN OPERATION.

20. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES AND THE NATIONAL ELECTRIC CODE.

21. ALL THE BARE METAL SURFACES SHALL BE PRIMED AND PAINTED TO PREVENT ANY RUST, INCLUDING, BUT NOT LIMITED TO, ANGLE FRAMING, UNIT SUPPORTS, MOUNTING HARDWARE, ETC.

22. CONTRACTOR TO PROVIDE TENANT WITH AS-BUILT DRAWINGS OF ALL CHANCES OR MODIFICATIONS MADE IN THE FIELD, TO THE ORIGINAL SET OF CONSTRUCTION DOCUMENTS, FOR TURN-OVER TO THE TENANT UPON COMPLETION OF THE PROJECT. PROVIDE ALL EQUIPMENT SHOP DRAWINGS, INFORMATION ON CONTROL DEVICES, CONTROL WIRING DIAGRAMS AND OTHER PERTINENT INFORMATION AT COMPLETION OF PROJECT.

23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MECHANICAL EQUIPMENT COMPONENTS ARE INSTALLED AT LOCATIONS AND ELEVATIONS WHICH MAKE THEM READILY ACCESSIBLE FOR ROUTINE MAINTENANCE WITHOUT REQUIRING ANY EXTRAORDINARY MEASURES.

24. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADMINISTERING ALL WARRANTIES ON EQUIPMENT WHICH HE INSTALLS. THIS INCLUDES ALL CONDENSERS, REFRIGERANT PIPES, AND OTHER ITEMS FURNISHED BY OTHERS AS WELL AS THOSE FURNISHED BY HIM.

25. CONDENSATE DRAINAGE PIPING FROM RTU'S SHALL BE TRAPPED, SUPPORTED AND RUN AS SHOWN ON DRAWINGS.

26. FIELD VERIFY THE EXACT LOCATION OF ALL EQUIPMENT WITH ARCHITECT/OWNER PRIOR TO INSTALLATION. INFORM OWNER OF ANY EQUIPMENT ITEMS THAT REQUIRE RELOCATION.

27. CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT, AS SHOWN ON THESE DRAWINGS, WILL NOT CONFLICT WITH ANY DRAINS, VENTS, MECH. PIPING OF ANY KIND, ELECTRICAL, ETC.

28. PROVIDE VIBRATION ISOLATION DEVICES AND FLEXIBLE CONNECTIONS TO ALL MOVING MACHINERY.

29. DUCT DIMENSIONS SHOWN ARE INSIDE NET DIMENSIONS, ADD TO SHEET METAL SIZE FOR INSULATION THICKNESS. HOLD DUCTWORK TIGHT TO UNDERSIDE OF STRUCTURE UNLESS OTHERWISE NOTED OR REQUIRED BY FIELD CONDITIONS. IT IS REQUIRED TO COORDINATE EXACT MOUNTING HEIGHT IN FIELD WITH SITE INVESTIGATION. SUPPLY, RETURN, OUTSIDE AIR AND RELIEF AIR DUCTS SHALL BE EXTERNALLY INSULATED WITH 2.2" THICK, 3/4 LBS. DENSITY FIBERGLASS DUCT WRAP. INSULATION WRAP SHALL BE SEALED WITH GLASS FABRIC AND MASTIC MEETING UL181.

30. ALL DUCTWORK SHALL MAINTAIN SYSTEM PRESSURE. THE AIR DISTRIBUTION COMPONENTS SHALL BE SEALED IN ACCORDANCE WITH SMACNA REQUIREMENTS. TWO INCH PRESSURE CLASS.

31. ALL EXHAUST AIR DUCTWORK SHALL BE A MINIMUM 24 GA. GALV. SHEET METAL DUCTWORK, DUCTBOARD IS NOT PERMITTED.

32. DUCT INSULATION CLOSURE SYSTEM SHALL CONSIST OF GLASS FABRIC AND NON MIGRATING MASTIC, SEAL AIR TIGHT.

33. ALL FLEXIBLE DUCTS SHALL BE SUPPORTED EVERY 4'-0" WITH 2" WIDE GALV. STEEL BANDS. MINIMUM ONE PER EACH SECTION OF FLEXIBLE DUCT. MAXIMUM LENGTH OF FLEX DUCT SHALL BE 5'-0" LONG OR PER LOCAL CODE AND SHALL MEET INSTALLATION AND MATERIAL REQUIREMENTS OF LOCAL CODES.

34. NO FLEXIBLE DUCTS SHALL PASS THROUGH FIRE WALLS, OR BE CONNECTED TO ANY METAL DUCT WITH-IN 5'-0" FROM EITHER SIDE OF THE FIREWALL.

35. ALL BRANCH TAKE-OFFS SHALL BE PROVIDED WITH MANUAL BALANCING DAMPERS LOCATED ABOVE ACCESSIBLE CEILINGS AS CLOSE TO MAIN TRUNK AS POSSIBLE.

36. CONTRACTOR IS RESPONSIBLE FOR COORDINATING BOX-OUT LOCATIONS FOR ALL DRYWALL MOUNTED AIR DEVICES WITH GENERAL CONTRACTOR AND CEILING FRAMING. CONTRACTOR SHALL COORDINATE ALL DUCT AND DIFFUSER LOCATIONS WITH LIGHTING LAYOUTS AS REQUIRED.

37. ALL DUCTWORK BEHIND RETURN AIR PLENUMS SHALL BE PAINTED FLAT BLACK.

38. ALL SUPPLY DUCT BENDS FROM THE VERTICAL TO HORIZONTAL AND ANGLED TURNS OF DUCTWORK SHALL HAVE TURNING VANES INSTALLED.

39. PROVIDE SMOOTH TRANSITIONS AT EQUIPMENT AND AIR DEVICES TO MATCH CONNECTION SIZES. ALL DUCTWORK SHALL BE SHEET METAL FABRICATED IN ACCORDANCE WITH ASHRAE GUIDE AND SMACNA MANUAL LATEST EDITIONS.

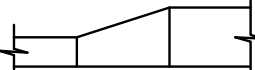
40. THE CONTRACTOR SHALL ENGAGE AN INDEPENDENT AIR BALANCING AGENCY SUBSEQUENT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE. THE T&B AGENCY CAN ONLY ACT AS HIS OWN REPORTING AGENCY IF SUITABLE INSTRUMENTS HEREINAFTER REQUIRED ARE DEMONSTRATED TO BE PART OF HIS NORMAL PROCEDURE TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. THE T&B AGENCY SHALL BE AABC OR NEBB CERTIFIED. CONTRACTOR SHALL PROVIDE LANDLORD WITH WATER AND AIR BALANCE REPORT.

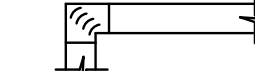
41. IT SHALL BE THE RESPONSIBILITY OF THIS T&B AGENCY TO PROVIDE THE LOCAL BUILDING DEPARTMENT AND OWNER WITH PROPER TEST & BALANCE DATA ON AABC OR NEBB FORMS.

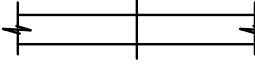
42. BUILDING AIR SYSTEMS SHALL BE BALANCED PER DATA INCLUDED ON THE DRAWINGS TO ACHIEVE RELATIVE AIR VOLUMES AS INDICATED ON THE DRAWINGS AND SCHEDULED HEREIN. REFER TO AIR FLOW DIAGRAM FOR DETAILS.

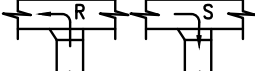
43. THE OUTSIDE AIR DAMPER SHALL BE A 2-POSITION MOTORIZED DAMPER IF ECONOMIZER IS NOT USED. THE EXHAUST DUCT WILL HVAC ZERO LEAKAGE BACKDRAFT DAMPERS. ALL DAMPERS WILL AUTOMATICALLY SHUT WHEN SYSTEMS OR SPACES SERVED ARE NOT IN USE.

HVAC SYMBOLS LEGEND

TRANSITION

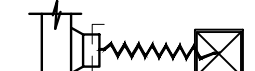
ELBOW WITH TURNING VANE

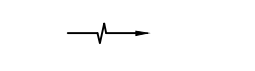
MANUAL VOLUME DAMPER, SINGLE LEAF

STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER

RADIUS ELBOW - INSIDE RADIUS MINIMUM ONE HALF DUCT WIDTH

SQUARE TO ROUND TRANSITION

SA DUCT, SPIN-IN DAMPER, FLEX DUCT TO AIR DEVICE

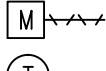
AIR FLOW DIRECTION

EXISTING EXHAUST AIR DEVICE

EXISTING CEILING MOUNTED AIR DEVICE TO REMAIN. CONTRACTOR SHALL INSPECT, REPAIR OR REPLACE IF REQUIRED (TYPICAL ALL). CONTRACTOR SHALL CLEAN & REFURBISH ALL EXISTING AIR DEVICES TO "LIKE NEW" CONDITION. FIELD VERIFY AND COORDINATE EXACT SIZE, AIR QUANTITY, LOCATION, AND CONDITION PRIOR TO BID. CONTRACTOR SHALL TEST AND RE-BALANCE EXISTING DIFFUSERS TO CFM'S SHOWN ON PLAN. AIR FLOW SHALL REMAIN AS IS UNLESS NOTED ON PLAN, OR DIRECTED BY CONSTRUCTION MANAGER. ANY DEFICIENCIES AND OR DISCREPANCIES SHALL BE REPORTED TO ARCHITECT/ENGINEER IMMEDIATELY. COORDINATE AIR BALANCE RESULTS WITH CONSTRUCTION MANAGER.

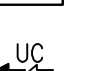
NEW LOCATION OF RELOCATED EXISTING CEILING MOUNTED AIR DEVICE. CONTRACTOR SHALL CLEAN & REFURBISH ALL RELOCATED AIR DEVICES TO "LIKE NEW" CONDITION. INSPECT, REPAIR OR REPLACE IF REQUIRED (TYPICAL ALL). FIELD VERIFY AND COORDINATE EXACT SIZE, LOCATION, AND CONDITION OF AIR DEVICE AND DUCTWORK PRIOR TO BID.

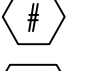
NEW AIR DEVICE MATCH EXISTING. RETURN AIR THROUGH LIGHT FIXTURE. LAY-IN GRID MOUNTED. PROVIDE WITH ALUMINUM OPPOSED BLADE DAMPER, & ROUNDNECK TRANSITION AT DIFFUSER. SEE ARCHITECTURAL DRAWINGS FOR FINISH & MOUNTING HEIGHTS. CONTRACTOR SHALL VERIFY AND COORDINATE NEW DEVICE LOCATION WITH LIGHTING, FIRE SPRINKLER HEAD, CEILING LAYOUTS, AND ALL WALL ELEMENTS AS REQUIRED PRIOR TO BID. PROVIDE AND EXTEND NEW FLEXIBLE DUCT AT THIS LOCATION. MAXIMUM LENGTH OF FLEXIBLE DUCT RUN-OUT IS 5 FEET. RE-BALANCE FOR AIR QUANTITY AS SHOWN ON PLAN. PROVIDE WITH MANUAL VOLUME DAMPER WITH ACCESSIBILITY. ANY DEFICIENCIES AND OR DISCREPANCIES SHALL BE REPORTED TO ARCHITECT/ENGINEER IMMEDIATELY. REFER TO DETAIL ON SHEET M2.

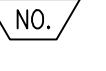
MOTORIZED DAMPER

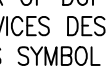
THERMOSTAT

REMOTE SENSOR/HUMIDISTAT COMBO

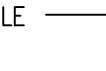
REMOTE TEST STATION FOR SMOKE DETECTOR

SMOKE DETECTOR

DAMPER

UNDERCUT DOOR 1"

REFERENCE NOTE

EQUIPMENT TAG

NUMBER OF DUPLICATE AIR DEVICES DESIGNATED BY THIS SYMBOL

LETTERS REFERENCE AIR DEVICE TYPE ON SCHEDULE

(2)

SD-1

10x10

250

NECK SIZE IN INCHES

AIR QUANTITY DELIVERED BY DEVICE IN CFM

CLIENT:

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
Phone (713) 579-1976

REVISIONS:

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

NO. Description Date

Project No.: IP 2014.0243

Drawn By: CEL

Reviewed By: STH

Scale: AS NOTED

Date: 8.01.2014

Filename:

SHEET TITLE:

MECHANICAL LEGEND
AND GENERAL NOTES

SHEET NO.:

M000

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1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT, REVIEW GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ALL APPLICABLE REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. INSTALLATION OF EQUIPMENT SHALL COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION AND CLEARANCE REQUIREMENTS TO ALLOW FOR INSPECTION, SERVICE, REPAIR OR REPLACEMENT.
3. ALL NEW SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED STEEL, EXTERNALLY INSULATED WITH 2.2 INCH THICK, 3/4 POUND DENSITY FIBERGLASS DUCTWRAP. INSTALLED R VALUE SHALL BE A MINIMUM OF 6. SEAL ALL JOINTS AND SEAMS PRIOR TO ADDING DUCTWRAP. SEAL WRAP WITH GLASS FABRIC AND MASTIC MEETING UL 181.
4. DUCT SIZES SERVING DIFFUSERS AND GRILLES ARE SAME SIZE AS DIFFUSER OR GRILLE NECK UNLESS NOTED OTHERWISE.
5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DIFFUSERS/REGISTERS WITH ARCHITECTURAL CEILING TYPES.
6. PROVIDE VOLUME BALANCING DAMPER AT ALL NINETY-DEGREE DUCT TAKE-OFFS. THIS ALSO APPLIES TO TAKE-OFFS TO DIFFUSERS OR REGISTERS LOCATED DIRECTLY UNDER DUCTS.
7. CONTRACTOR SHALL PERFORM A COMPLETE CERTIFIED TEST AND BALANCE OF EACH MECHANICAL SYSTEM INCLUSIVE OF EXHAUST FANS, SPLIT SYSTEM AIR HANDLING UNITS, ROOFTOP UNITS, VARIABLE AIR VOLUME BOXES, FAN COIL UNITS AND CEILING DEVICES. SEE SPECIFICATIONS FOR DETAILS AND PROVIDE THREE (3) WRITTEN COPIES OF THE COMPLETED TEST AND BALANCE REPORT TO THE TENANT FOR REVIEW.
8. MAXIMUM LENGTH OF FLEX DUCTWORK SHALL BE 5 FEET OR PER LOCAL CODE.
9. CONTRACTOR TO FIELD VERIFY WITH STRUCTURE ALL DUCT ROUTING PRIOR TO FABRICATION.
10. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL ROOF TOP EQUIPMENT PRIOR TO CUTTING ROOF OPENINGS. ALL OPENINGS SHOULD FALL BETWEEN JOIST.
11. CONTRACTOR SHALL COMPLY WITH ALL LANDLORD'S TENANT CRITERIA. COORDINATE AND SCHEDULE ALL WORK WITH LANDLORD'S FIELD REPRESENTATIVE.
12. IDENTIFY ALL ROOF MOUNTED EQUIPMENT WITH STORE NAME AND UNIT NUMBER USING PERMANENT WEATHER PROOF 2" HIGH DIE-CUT LETTERS.
13. HVAC SYSTEM SHALL BE PROVIDED ACCORDING TO ALL GOVERNMENTAL PERMITS LAWS, RULES, REGULATIONS AND MUNICIPAL CODE FOR THE EXCLUSIVE USE OF TENANT. GENERAL CONTRACTOR WILL COMPLETE ALL WIRING, PIPING, DUCTING, DISTRIBUTION AND THERMOSTAT INSTALLATION AT ITS OWN EXPENSE. THERMOSTAT TO BE LOCATED AT A MUTUALLY AGREED TO LOCATION. HVAC SYSTEM SHALL BE FULLY TESTED AND BALANCED WITH ALL REQUIRED PERMITS AND IN GOOD WORKING ORDER. TENANT TO ENJOY BENEFIT OF ANY WARRANTIES.
14. ENSURE MANUAL VOLUME DAMPER AT ALL DIFFUSER CONNECTIONS (TYPICAL).

ROOM NAME	AREA SQ. FT.	OCCUPANT DENSITY #/1000 FT	NO. OF PEOPLE	REQ'D OA CFM/PERSON	REQ'D OA CFM/SQ FT	REQ'D OSA
SALES AREA	1942	15	30	7.50	0.12	458.04
HALLWAY	230	0	0	7.50	0.06	13.8
STOCK ROOM	375	0	0	0.00	0.12	45.0
RESTROOM	58	0	0	0.00	0.00	0.0
SERVER ROOM	105	0	0	0.00	0.12	12.6

TOTALS	REQUIRED OUTSIDE AIR	529.44
	PROVIDE OUTSIDE AIR (AHU-1/AHU-2)	290/260

1. ESTIMATED MAXIMUM OCCUPANCY AND REQUIRED OUTSIDE AIR BASED ON THE IMC 2009.

MARK	OUTSIDE AIR	EXHAUST
EF-1, 2, 3		-225
AHU-1	+290	
AHU-2	+260	
TOTAL:	+550	-225
SPACE POSITIVE AIR BALANCE		+325

BASED ON WIRE HELIX FLEXIBLE DUCT:
TYPE FLEX-MASTER
SIZED @ 0.1 FRICTION RATE (F/100) WITH
FLEX DUCT DUCTULATOR

UL LISTING:
U-181 / ETL CLASS 1 AIR DUCT
STANDARD CODE:
NFPA 90A AND 90B, BOCA, SBBC
HUD/FHA, MIN PROPERTY STD.
FLAME SPREAD.....LESS.THAN 25
SMOKE DEVELOPE.....LESS.THAN 50

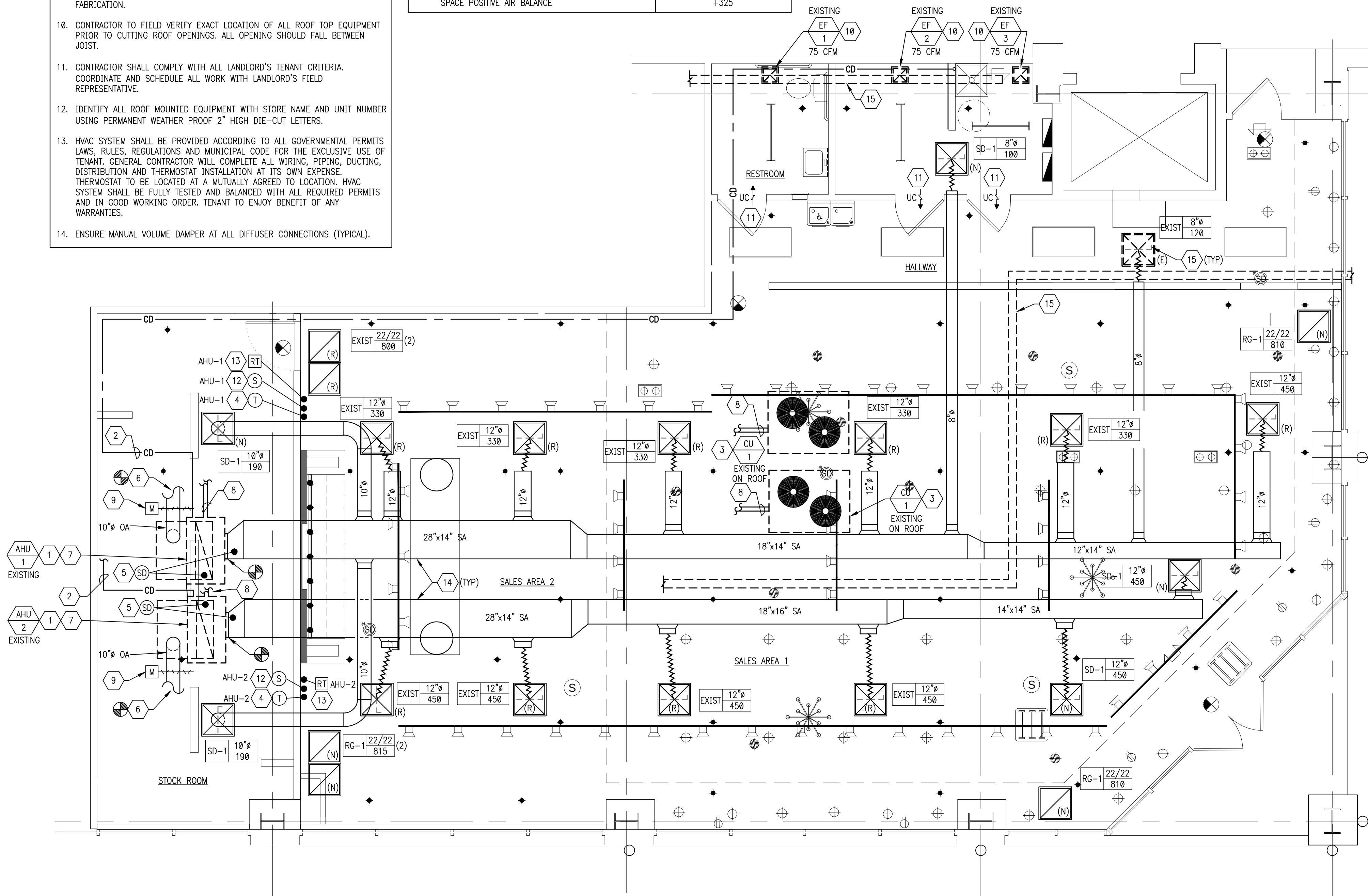
MIN R8.0 FOR ATTIC/UNCONDITION SPACE.
MIN R6.0 FOR RETURN CONDITIONED SPACE.

MANUFACTURER ARE TO BE USED AS A BASIS
FOR DESIGN. EQUAL IS APPROVED.

NOTES: 1. SYMBOL KEY -
FIRST LETTER: S-SUPPLY R-RETURN E-EXHAUST.
SECOND LETTER: D-DIFFUSER G-GRILLE
2. BORDER STYLE - REFER TO REFLECTED CEILING PLAN

TAG	MODEL	SIZE		MAX CFM	MOUNTING (VERIFY)		MATERIAL	NOTE
		FACE	NECK		SIDE WALL	SURFACE		
SD-1	ASCD	24/24	6"	80		●	●	1,2,3,4,5,6,7,8
			8"	170		●	●	
			10"	300		●	●	
			12"	500		●	●	
			14"	740		●	●	
RG-1	PDR	24/24	22/22	1344		●	●	1,2,4,6,8,9,10

2. MAX NC LEVEL 30 OR LESS.
3. PROVIDE SQUARE TO ROUND NECK ADAPTOR.
4. SEE ARCHITECTURAL DRAWINGS FOR PAINT AND FINISH.
5. PROVIDE 4-WAY AIR THROW PATTERN UNLESS OTHERWISE NOTED OR INDICATED.
6. PROVIDE INSULATED BACKS ON ALL DIFFUSERS.
7. DIFFUSER NECKS ARE SAME SIZE SHOWN ON DIFFUSER TAG UNLESS SHOWN OTHERWISE.
8. CONTRACTOR SHALL VERIFY FRAME TYPE REQUIRED PRIOR TO ORDERING DIFFUSERS.
9. PROVIDE 22x22 INSULATED PLENUM ON BACK OF RETURN.
10. TURN VANES SO AS NOT TO SEE UP INTO RETURN.



1. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF EXISTING MECHANICAL SYSTEMS AS REQUIRED TO PERFORM NEW MECHANICAL WORK. ALL DIFFUSERS, DUCTWORK, AND MISCELLANEOUS DEBRIS SHALL BE REUSED OR TURNED OVER TO OWNERS REPRESENTATIVE OR REMOVED FROM SITE AND PROPERLY DISPOSED OF AT THE DIRECTION OF THE OWNERS REPRESENTATIVE.
2. EXISTING EQUIPMENT AND APPURTENANCES PROPOSED FOR REUSE SHALL BE CLEANED, TESTED AND CALIBRATED BY THE HVAC CONTRACTOR. ANY DEFECTIVE PARTS SHALL BE REPLACED TO BRING UNIT UP TO GOOD OPERATING CONDITION.

- 1 EXISTING CARRIER MODEL #40RM---008---B611HC AIR HANDLING UNIT (AHU-1 AND AHU-2) TO REMAIN. CHEMICALLY CLEAN COILS, REPLACE BELTS AND VERIFY ALL CONTROLS ARE FUNCTIONAL. REPLACE ANY DEFECTIVE PARTS OR EQUIPMENT. GREASE AND/OR REPLACE (IF REQUIRED) FAN BEARINGS. CHECK SHAFT FOR SCORING AND FAN AMPERAGE DRAW. REFURBISH AND CLEAN FUL MODULATING, NORMALLY OPEN, TWO WAY ELECTRONIC CONTROL VALVE, STRAINER, BALANCING VALVE, AND AUTOMATIC AIR VENTS. CLEAN OR REPLACE CONDENSATE DRAIN LINE AS REQUIRED. PROVIDE ALL CONTROLS AND THERMOSTATS FOR APPROPRIATE OPERATION. SYSTEM LOCATIONS ARE APPROXIMATE. FIELD VERIFY LOCATION, THAT EQUIPMENT IS IN PROPER OPERATING CONDITION AND REPORT TO TENANT CONSTRUCTION MANAGER ANY DEFICIENCIES WHICH WOULD REQUIRE REPLACEMENT INSTEAD OF REUSE PRIOR TO BID AND CONSTRUCTION.
- 2 EXISTING CONDENSATE DRAIN LINES TO REMAIN. FIELD VERIFY EXACT LOCATION AND SIZE. REPAIR/REPLACE AND RE-INSULATE AS REQUIRED. ENSURE 2" AIR GAP AND ROUTING PER LANDLORD'S DIRECTIONS.
- 3 EXISTING CARRIER MODEL #38AS008---501--- AIR COOLED CONDENSING UNIT CGU-1 AND CGU-2 LOCATED ON ROOF TO REMAIN. VERIFY ALL CONTROLS AND FUNCTIONAL AND ALL EQUIP IS IN PROPER OPERATING CONDITION. REPLACE ANY DEFECTIVE PARTS OR EQUIPMENT. CLEAN AND ADJUST EXISTING CONDENSING UNIT, CHEMICALLY CLEAN COILS, TEST COMPRESSORS AND PERFORM AN OIL SAMPLE GREASE AND OR REPLACE (IF REQUIRED) CAN BEAT. CHECK SHAFT FOR SCORING AND CHECK MOTOR FOR PROPER AMPERAGE DRAW. LOCATIONS ARE APPROXIMATE. FIELD VERIFY LOCATION, THAT EQUIPMENT IS IN PROPER OPERATING CONDITION AND REPORT TO TENANT CONSTRUCTION MANAGER ANY DEFICIENCIES WHICH WOULD REQUIRE REPLACEMENT INSTEAD OF REUSE PRIOR TO BID AND CONSTRUCTION.
- 4 EXISTING THERMOSTAT TO BE RELOCATED TO POSITION SHOWN. MODIFY CONTROL WIRING AS REQUIRED. ENSURE SUB-BASE AND LOCKING LUCITE COVER. TURN KEY OVER TO STORE MANAGER. COORDINATE WITH ELECTRICAL CONTRACTOR.
- 5 CONTRACTOR TO VERIFY DUCT SMOKE DETECTOR EXISTS IN THE SUPPLY AIR AND RETURN AIR DUCTWORK FOR THE EXISTING AHU-1 AND AHU-2 AND IN PROPER WORKING CONDITION. MECHANICAL SHALL PROVIDE AND INSTALL DETECTORS AND ALL WIRING CONNECTIONS FROM DETECTOR TO EXISTING AIR HANDLER UNITS IF NON-EXISTING. UNIT SHALL SHUT DOWN THE EXISTING AIR HANDLER OR SHUT THE EXHAUSTION OF THE SMOKE DETECTOR SHALL ACTIVATE A AUDIBLE/VISUAL ALARM AT A CONSTANTLY ATTENDED LOCATION. SMOKE DETECTOR SHALL BE COMPLIANT WITH LOCAL CODES. UPGRADE SMOKE DETECTION EQUIPMENT AS REQUIRED. FIELD VERIFY EXACT CONDITION PRIOR TO BID. REPORT ANY DISCREPANCIES AND REPLACEMENT REQUIREMENTS TO OWNER'S REPRESENTATIVE.
- 6 10"ø OUTSIDE AIR DUCT. CONNECT TO EXISTING OUTSIDE AIR DUCT. FIELD VERIFY EXACT LOCATION AND SIZE. CLEAN, REPAIR/REPLACE AND RE-INSULATE AS REQUIRED.
- 7 CONTRACTOR TO VERIFY FLOAT SWITCH INSIDE EXISTING AHU-1 AND AHU-2 DRAIN PAN EXISTS. FLOAT SWITCH SHALL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN BECOMES RESTRICTED.
- 8 EXISTING REFRIGERANT LINES FROM EXISTING AIR CONDENSING UNIT TO EXISTING AIR HANDLING UNIT TO REMAIN. FIELD VERIFY EXACT SIZES, LOCATIONS AND CONDITION. REPAIR/REPLACE AND RE-INSULATE AS REQUIRED.
- 9 CONTRACTOR TO PROVIDE BACKDRIFT DAMPER OR TWO POSITION MOTORIZED DAMPER. OUTSIDE AIR SHALL BE CAPABLE OF MODULATING BETWEEN FULLY OPEN AND FULLY CLOSED. SEAL ALL EXTERIOR PENETRATIONS WATER TIGHT. PROVIDE FIRE CAULKING AT RATED PENETRATION IF APPLICABLE. FIELD COORDINATE LOCATION PRIOR TO BID AND CONSTRUCTION.
- 10 VERIFY EXISTING EXHAUST FAN IN RESTROOM IS IN GOOD WORKING ORDER. REFURBISH TO "LIKE NEW" CONDITION. IF FAN NEEDS REPLACING PROVIDE WITH NEW OWNER SELECTED EXHAUST FAN. SIZE FOR 75 CFM.
- 11 UNDERCUT DOOR 1" FOR AIR PASSAGE.
- 12 MOUNT TEMPERATURE SENSOR AT 66" AFF. FIELD COORDINATE EXACT LOCATION WITH OWNER'S REPRESENTATIVE.
- 13 PROVIDE REMOTE TEST STATION FOR SMOKE DETECTOR WITH AUDIBLE AND VISUAL ALARM WITH KEYPAD RESET. MOUNT TEST STATION 48 INCHES AFF. MOUNT AUDIBLE AND VISUAL ALARM IN CONSTANTLY ATTENDED LOCATION. CONSTANTLY ATTENDED LOCATION IS NOT REQUIRED WHERE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM SYSTEM.
- 14 NEW 1" THICK EXTERNALLY INSULATED "LOW PRESSURE" SUPPLY AIR DUCT INSTALLED BY HVAC CONTRACTOR. PROVIDE TRANSITIONS AS REQUIRED. DUCT DIMENSIONS ARE CLEAR INTERNAL AIR PATH DIMENSIONS. EXISTING METAL DUCTWORK MAY BE RE-USED IF OF ADEQUATE SIZE AND IN GOOD CONDITION. RE-INSULATE AS REQUIRED. HOLD ALL DUCTWORK (NEW AND/OR EXISTING) AS HIGH AS POSSIBLE/PRACTICAL IN JOIST SPACE.
- 15 EXISTING EXHAUST DUCT TO REMAIN (TYPICAL). FIELD VERIFY EXACT LOCATION AND SIZE. CLEAN AND REPAIR/REPLACE AS REQUIRED.

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SEAL:

A Project for

NEW TENANT IMPROVEMENT FOR:

charmingcharlie

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St. Louis, MO 63117

CLIENT:

CHARMING CHARLIE
5999 SAVOY DRIVE
HOUSTON, TEXAS 77036
Phone (713) 579-1976

REVISIONS

ISSUED FOR PERMIT / LANDLORD: XX.XX.2014

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No.	Description	Date
Project No.:	IP	2014.0243
Drawn By:	CEL	
Reviewed By:	STH	
Scale:	AS NOTED	
Date:	8.01.2014	
Filename:		
SHEET TITLE:		

MECHANICAL PLAN

SHEET NO.:

M100

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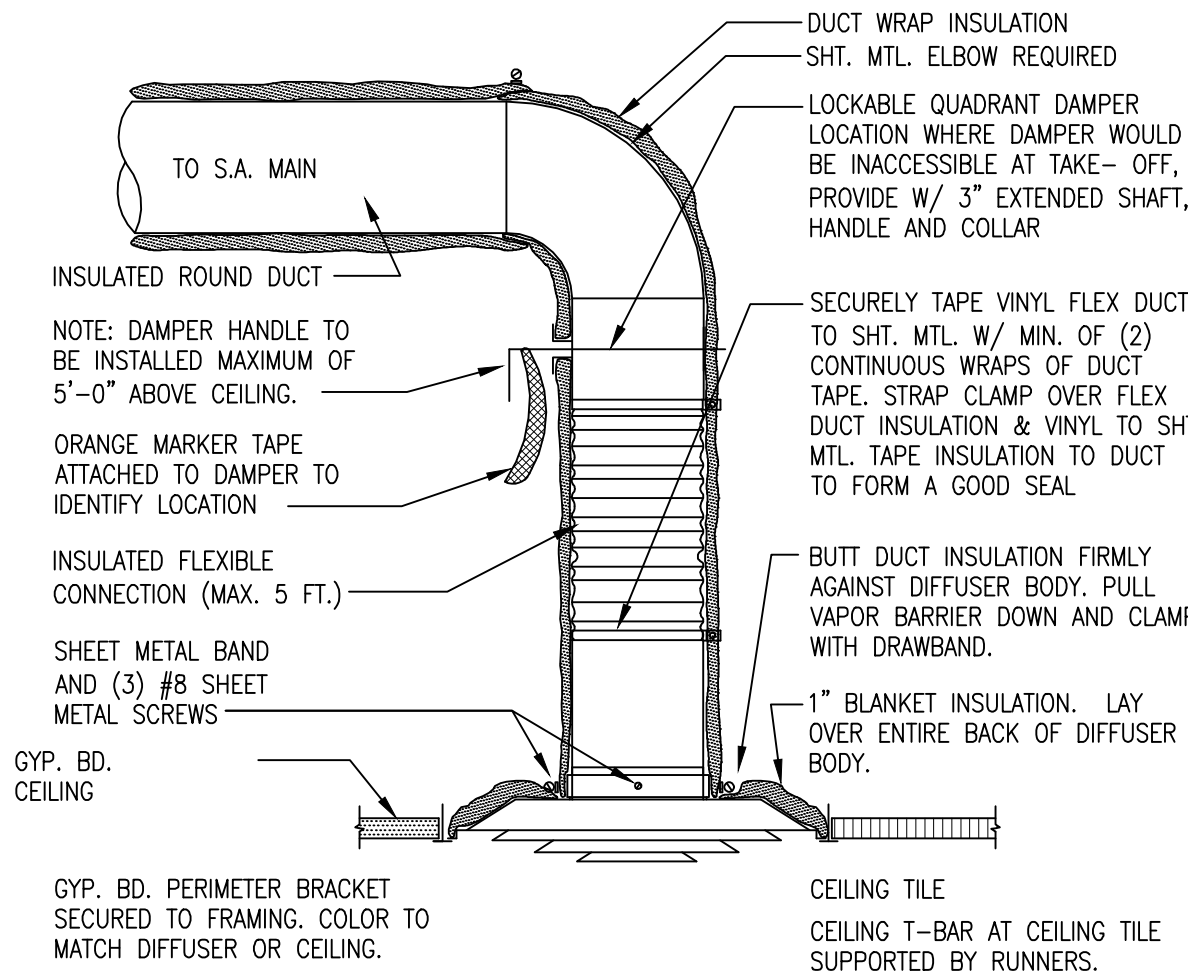
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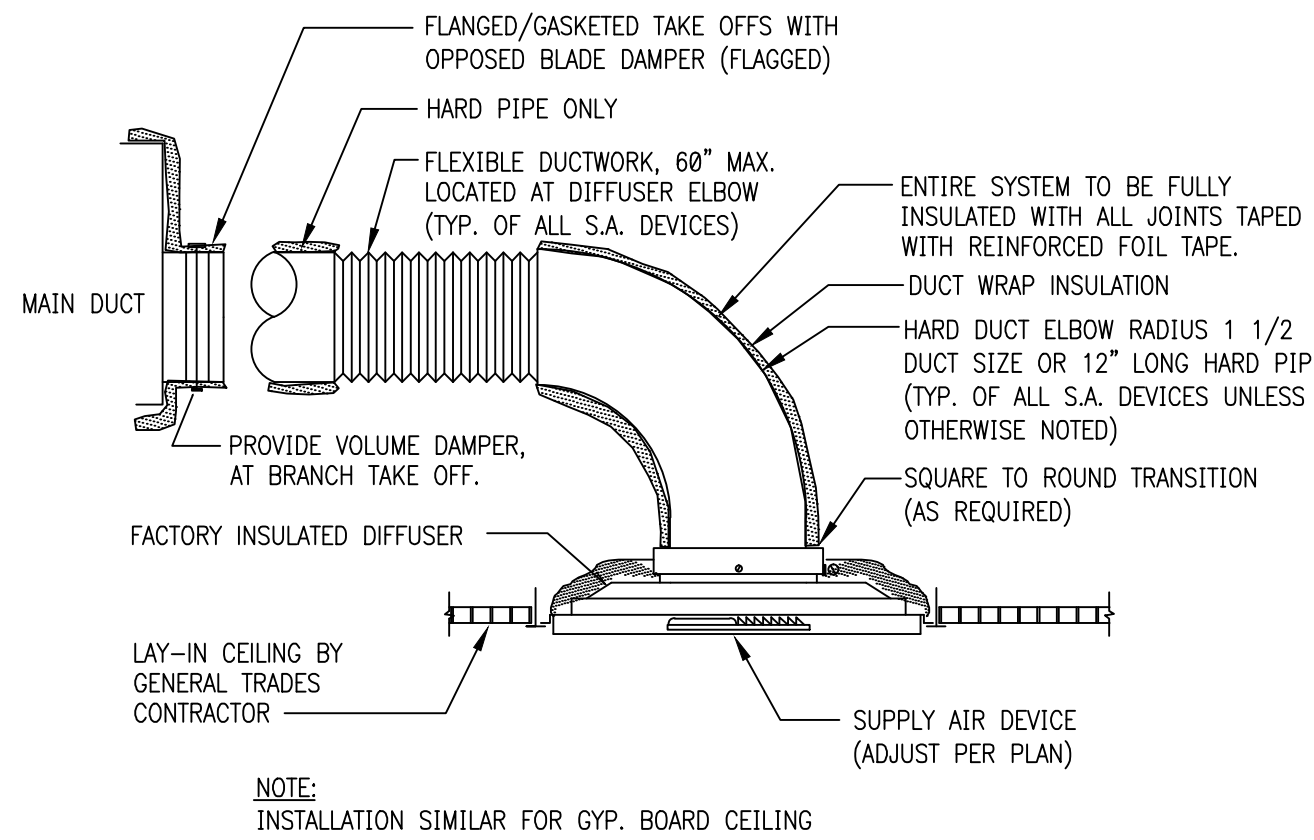
MECHANICAL
DETAILS

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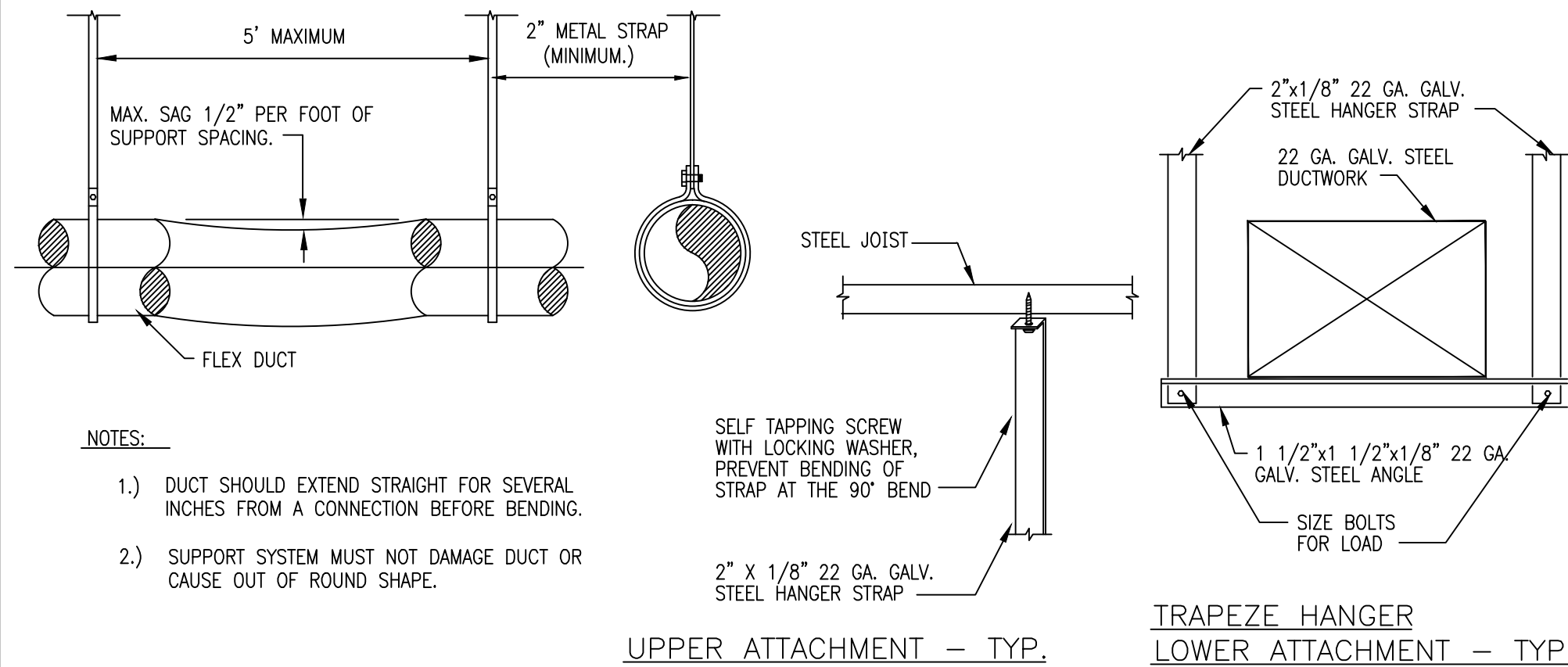
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1 CONNECTION DIFFUSER DETAIL

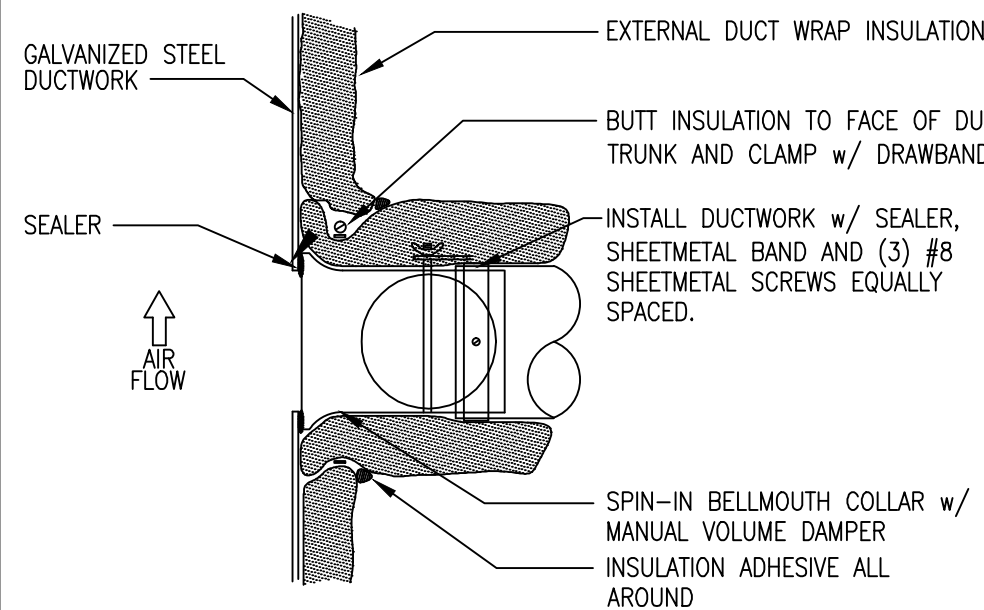


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2 TYPICAL DUCT HANGING DETAIL

NTS



3 CONNECTION DUCT FITTING DETAIL

4 RECTANGULAR BRANCH CONNECT

NTS

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