SECURITY STATE BANK AND TRUST

622 N NUGENT AVENUE
JOHNSON CITY, TEXAS 78636

100% CDs

10/05/2026



NORTH

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BUILDING CODE SUMMARY

2015	IBC	International Building Code & Local Amendments
2015	IECC	International Energy Conservation Code & Local Amendments
2015	NEC	National Electric Code & Local Amendments
2015	IFC	International Fire Code & Local Amendments
2015	IMC	International Mechanical Code & Local Amendments
2015	IPC	International Plumbing Code & Local Amendments
2012	TAS	Texas Accessibility Standards

BUILDING HEIGHT: 25'-3" / 1 STORY
BUILDING AREA: 4761 SF GROSS CONSTRUCTION AREA
1536 SF DRIVE THRU CANOPY

BUILDING OCCUPANCY (CHAPTER 3): BUSINESS GROUP
CONSTRUCTION TYPE (SECTION 602): IIB, NOT SPRINKLERED

BASIC ALLOWABLE HEIGHT (TABLE 504.3): 55'-0"
(TABLE 504.4): 3 STORY
BASIC ALLOWABLE AREA (TABLE 506.2): 23,000 SQUARE FEET

SITE SUMMARY

PROJECT NAME: SSBT JOHNSON CITY BRANCH

SITE ADDRESS: 622 N NUGENT AVENUE
CURRENT ZONING: OCL - Outside City Limits

OWNER: Security State Bank and Trust
37 Business Court, P.O. box 471
Fredericksburg, Texas 78624
Caleb Elrod
celrod@ssbtexas.com

OWNER'S AGENT/ ARCHITECT: CHESNEY MORALES PARTNERS
4901 Broadway Suite 250
San Antonio, TX 78209

ENGINEER: CORNETT ENGINEERING
1174 Funf Kinder,
Fredericksburg, TX 78624

TOTAL SITE AREA: 2.238 AC.
BUILDING COVERAGE: 4761 sf

LEGAL DESCRIPTION: Lot 1, Block A, 2.238 AC. Old River Crossing Acres Subdivision

REGISTERED ARCHITECT
KENDRICK E. GENTRY
14757
STATE OF TEXAS
DATE
10/05/2026

ARCHITECTURAL

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

CIVIL

CORNETT ENGINEERING
1174 Funf Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1195
Texas Firm No. 13850

LANDSCAPE

C2 landgroup
landscape architecture / master planning / creative spaces
317 LEXINGTON SUITE 1 / SAN ANTONIO, TX 78215

STRUCTURAL

AXIS STRUCTURAL
1045 CENTRAL PKWY N, STE 101
SAN ANTONIO, TEXAS 78232
FIRM NO. F-17115
AXISSTRUCTURAL.COM
(210) 824–2908

MECHANICAL/ PLUMBING/ELECTRICAL

EEA CONSULTING ENGINEERS
500 N. Loop 1604 E., Suite 220
San Antonio, Texas 78232 USA
210.955.9930 main
www.eeace.com

EEA Project No. 20250472
State of Registration Texas
Firm Registration No. F-2497

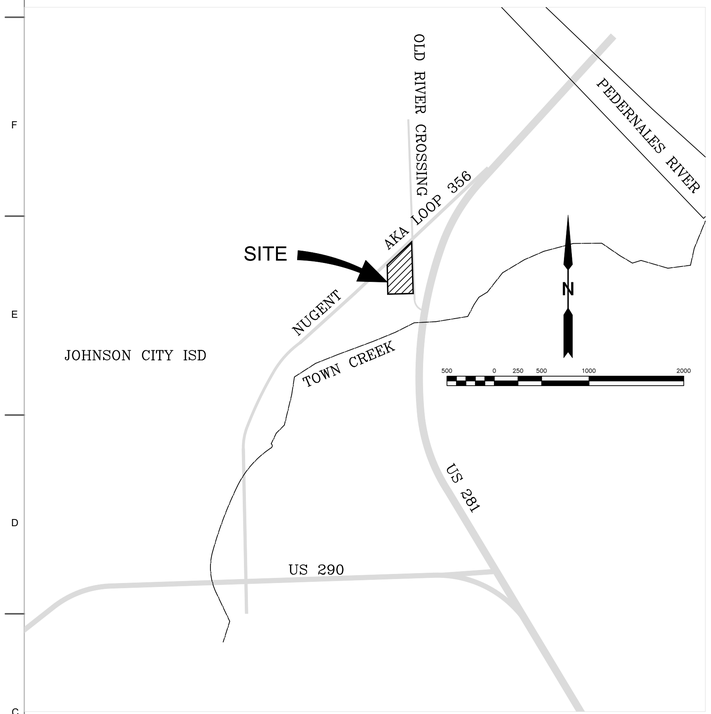
SECURITY STATE BANK AND TRUST BRANCH TEXAS #2606

SECURITY STATE BANK AND TRUST

JOHNSON CITY BRANCH
622 N NUGENT AVENUE
JOHNSON CITY, TEXAS 78636

Legal description: Lot 1, Block A, 2.238 Acres, Old River Crossing Acres Subdivision, Document No. 243140, official public records of Blanco County, Texas.

LAT:30°17'09"
LON:98°24'24"



VICINITY MAP 1"=800'

Owner
Security State Bank and Trust
Caleb Elrod
AVP Facilities & Capital Projects
O: 830.997.7575 | D: 830.990.7740 | F: 830.990.2915 | celrod@ssbtexas.com
37 Business Court | P.O. Box 471 | Fredericksburg, TX 78624

Architect
Tex Liedtka

cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
Celebrating over 49 years of excellence 1977-2026

City required note on cover sheet:

1. Engineer certifies these plans consistent with the design of each sealed sheet. Applicable city details are provided.
2. Contractor to verify all existing utilities and contact one call prior to excavation activities. While reasonable effort has been made to locate above ground and below ground utilities, it is the excavators responsibility to contact Texas 811 at least 48 hours prior to excavations.
3. Floodplain note: The FEMA floodplain as shown in FIRM maps is not located on this site. However, the FEMA BLE Viewer map shows the 100 year and 500 year limits of flood water and these limits are reflected on the Topographic Survey Sheet C-4. With this project, a timing study and HEC-HMS update has been provided using current Town Creek data. This has resulted in a further increase in flood waters and the design of the site has been made to accommodate the resulting elevations. The grading plan calls out the updated model results. While this is not an official flood plain, parts of this site are anticipated to be impacted with backwater from Town Creek at all flood events including the 5 year storm event.
4. City of Johnson City has not reviewed these plans for compliance with the Americans with Disabilities Act (ADA) or the Texas Accessibility Standards (TAS). All sidewalks, accessible routes, parking areas, and site improvements shall comply with all applicable federal and state accessibility requirements. It is the responsibility of the owner and design professionals to ensure compliance with all accessibility regulations within the limits of construction shown on these plans.

TxDOT permit no. 26-47196
City project no. 2026 SP-02
Floodplain Permit No.

APPROVED BY: DATE:

OWNER
CITY OF JOHNSON CITY ADMINISTRATIVE OFFICER
CITY OF JOHNSON CITY ENGINEERING REVIEW

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13. TxDOT drainage plan
14. TxDOT details – traffic control
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Landscape and lighting plans by other

CORNETT ENGINEERING
1174 Funf Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1195
Texas Firm No. 13850

This document is released for interim review under the authority of Mark D. Cornett, P.E. 92341. It is not to be used for construction or bid purposes.

9/10/2026

STATE OF TEXAS
MARK D. CORNETT
92341
LICENSED PROFESSIONAL ENGINEER

Mark Cornett

SECURITY STATE BANK AND TRUST
622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
City Proj No. 2026-SP-02
CE Proj No. 2608
Submittal #2 - City Review
Revision 2 - 9/10/2026

COVER SHEET

C-1

GENERAL ITEMS

1. Prior to any construction the Contractor shall be familiar with the Contract Documents and Specifications, the Plans (including all notes). The City of Johnson City Specifications and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to be familiar with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility for performing the work in accordance with all such applicable Standards and Specifications.
2. Construction may not start earlier than 7:00 am nor continue after 7:00 pm on Monday-Saturday without prior permission from the city of Johnson City. Construction work on Sunday is prohibited without special permission. A fee of $150 must be paid to the city by Thursday noon prior to Saturday work, if city inspection is required.
3. Prior to construction, Contractor shall have in their possession all necessary permits, plans, licenses, etc. Contractor shall have at least one set of approved Engineering Plans and Specifications on-site at all times.
4. All work shall conform to the City of Johnson City Standard Design and Specification Manual. In the event an item is not covered in the plans or the City of Johnson City Standard Design and Specification Manual, the most current Capital Area Council of Governments (CAPCOG) Standard Specifications for Public Works Construction shall apply with concurring notification to the City and Project Engineer. The City shall have the final decision on all construction materials, methods, and procedures.
5. Construction inspection will be performed by representatives of the Owner, Engineer, City, Geotechnical Engineer, and reviewing authorities and agencies. Unrestricted access shall be provided to them at all times. Contractor is responsible for understanding and scheduling required inspections. Testing samples shall be collected and processed by certified technicians.
6. All contractors must confine their activities to the work area. No encroachments onto developed or undeveloped areas will be allowed. Any damage resulting therefrom shall be Contractor's responsibility to repair.
7. Developer shall be responsible for obtaining all offsite easements prior to commencement of offsite and relevant on-site construction activities.
8. It will be the responsibility of each contractor to protect all existing public and private utilities throughout the construction of this project. Contractor shall contact the appropriate utility companies for line locations prior to commencement of construction and shall assume kill liability to those companies for any damages caused to their facilities.
9. Trench Safety Design will be the responsibility of the Utility Contractor. Contractor shall submit a trench safety design approved by a professional engineer to the City for their records prior to the start of any underground utility construction.
10. Work may not be backfilled or covered until it has been inspected by the City.
11. Continuous access for mail service shall be provided during construction.
12. If any conflict arises between these generals notes and any other notes found in the plans, the City General Notes shall take precedence.

EROSION CONTROL & VEGETATION

1. Every soil disturbing activity shall have an accompanying Erosion Control Plan (ECP), Storm Water Pollution Prevention Plan (SWPPP) and either Construction Site Notice (CSN) for those activities disturbing more than 1 but less than 5 acres or Notice of Intent (NOI) for those activities disturbing 5 or more acres including those activities less than 5 acres but are part of a common plan of development totaling 5 or more acres. A copy of the appropriate SWPPP and CSN or NOI shall be provided to the City of Johnson City prior to issuance of a gradingpermit.
2. The CSN or NOI shall be posted in a location viewable to the public until construction is complete and Notice of Termination (NOT) submitted. The Storm Water Pollution Prevention Plan (SWP3) shall be readily available for review by Federal, State, or local officials.
3. No soil disturbing activities will occur prior to the SWP3, ECP, and associated Best Management Practices (BMP) being fully implemented, and then inspected by Johnson City's Public Works Department.
4. The contractor shall comply with the current CAPCOG ISWMTM Technical Manual for Construction, the TPDES General Construction Permit TXR150000 and any other State and/or Local regulations.
5. The contractor shall employ measures as necessary to prevent dirt, mud, debris from being tracked off site. Any dirt, mud, debris tracked offsite shall be cleaned up by the contractor immediately.
6. The site shall be reviewed by the operator or his representative weekly, and after any major storm. Adjustments/repairs to the erosion control measures will be made as needed. The contractor shall notify Johnson City's Public Works Department of adjustments/repairs such that the adjustments/repairs may be inspected and approved by the City.
7. Along parkways and medians in the right-of-way, a four (4) foot strip of native sod shall be placed behind the curb on top of four (4) inches of topsoil. Contractor shall be responsible for any temporary irrigation or watering as needed. Areas adjacent to new residential lots, where the homebuilder will be disturbing this area, may be exempt from this requirement so long as adequate erosion control measures are installed and maintained behind the curb.
8. Contractor shall establish perennial vegetation on all other disturbed areas immediately upon completion of grading activities. An appropriate seed mix should be considered with respect to the season and the timing of final acceptance. A cool season seed mix should be used between September 15th and April 15th. Final acceptance of a site shall be contingent upon perennial vegetation being fully established in all disturbed areas.
9. A completed N.O.T. shall be submitted to the State and a copy of this N.O.T. shall be provided to the City of Johnson City prior to final acceptance.

GENERAL CONSTRUCTION NOTES

TREE PRESERVATION

1. Prior to construction, the contractor or subcontractor shall construct and maintain a protective fence at the drip line of all protected existing trees, bushes, landscaping plants, sprinklers, and lawns unless noted otherwise on the construction drawings. Any damage to the existing trees, bushes, landscaping plants, sprinklers, and lawns caused by construction shall be replaced to the satisfaction of the City of Johnson City at the contractor'sexpense.
2. All protective measures shall be in place prior to commencement of any site or grading work and remain in place until all exterior work has been completed.
3. The City's Public Works Department shall be contacted to approve the placement of the Tree Preservation fencing, prior to beginning of site work onproperty.
4. The following activities shall be prohibited within the limits of the primary root zone: Material storage, equipment cleaning/liquid disposal, no tree attachments of signs or wires, and construction equipment/vehicular traffic is prohibited.
5. Unless specifically allowed, no grade changes shall be allowed within the limits of the primary root zone of any protected tree unless the City approves adequate construction methods.
6. No trimming of trees may occur within the Tree Preservation fencing limits without prior consent of the City.

TRAFFIC CONTROL

1. When the normal function of the roadway is suspended through closure of any portion of the right-of-way, temporary construction work zone traffic control devices shall be installed to effectively guide the motoring public through the area. Consideration for road user safety, worker safety, and the efficiency of road user flow shall be an integral element of every traffic control zone. All traffic control devices shall be in accordance with the latest T.M.U.T.C.D. Devices must contain either Type III Hi-Intensity sheeting or Type IV reboundable Hi- Intensity sheeting.
2. Any traffic control plans not included in the engineering plan set must be submitted for review a minimum of seven (7) working days prior to the anticipated lane closure. Construction activity shall not begin until the traffic control plan is approved by the City of Johnson City. Traffic control plans may be required on other roadways as determined by the City or the designee. All traffic control plans must be prepared by an individual that is certified in their preparation. Any deviation from an approved traffic control plan must be reviewed by the City or their designated representative.
3. The contractor shall be responsible for maintaining all traffic control devices on an around- the-clock basis, whether or not work is active. Any deficiencies shall be corrected by the contractor immediately, regardless of time ofday.
4. Lane closures will not be permitted on arterial roadways before 9:00 am or after 4:00 pm. Violations may result in suspension of all work at the job site for a minimum of 48-hours. The City reserves the right to deny a closure for a special event.
5. Lane closures will not be permitted on streets adjacent to private and/or public schools without written permission from the City.
6. All temporary traffic control devices shall be removed as soon as practical when they are no longer needed. When work is suspended for short periods of time at the end of the workday, temporary traffic control devices that are no longer appropriate shall be removed or covered. The first violation of this provision will result in a verbal warning to the construction foreman. Subsequent violations will result in suspension of all work at the job site for a minimum of 48-hours.
7. Existing permanent signs removed by the contractor for construction purposes other than stop, yield and street name signs shall be returned to the City of Johnson City. All stop, yield and street name signs removed shall be temporarily erected in the appropriate locations (no less than 7 feet vertical from grade) until permanent signing can be installed. Any temporary stop or yield sign locations to be left in place overnight will require prior approval from the City.
8. Any permanent sign or existing pavement markings that conflict with the approved traffic control plan shall be covered, obliterated, or removed as directed by the City.
9. Access must be maintained to all drives and side streets or as indicated in the traffic control plan.

PEDESTRIAN ACCESSIBILITY (WITHIN PUBLIC R.O.W.)

1. All newly constructed sidewalks, curb ramps and crosswalks installed within City of Johnson City public rights-of-way shall be considered a pedestrian access route and shall conform to the most current "Draft" Guidelines for Public Rights-of-Way created by the United States Access Board. *http://www.access-board.gov/prowac/draft.htm*
2. Curb Ramps shall conform to all federal guidelines.
3. Detectable warning surface shall be pre-manufactured plates with truncated dome material built in. Only plates from TxDOT approved vendors shall be permitted and shall be installed per manufacturer's specifications. Brick pavers will not be allowed. Final color shall be approved by the City, but shall generally be in the "RED" color family.
4. The contractor shall provide a clear and safe route for pedestrians adjacent to the site for the duration of construction. A temporary pedestrian route shall be provided when any existing sidewalk is closed due to construction activity.
5. Construction materials shall be kept off existing sidewalks and consolidated in areas within the City right-of-way, unless otherwise approved by the City.
6. Sidewalks shall conform to all federal guidelines, but shall generally adhere to the following:
   a. Generally, follow the street grade with a maximum 2.0% crossslope.
   b. Shall be free of any overhangs by landscaping or other items to a height of 7.0 feet.
   c. Sidewalks shall maintain a continuous (pedestrian access route) elevation through residential and commercial driveways.

WATER

1. Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
   a. Private Development: Developer's engineer, surveyor or their designated representative.
   b. Capital Improvement Projects: The Contractor, unless specified otherwise in the contract.

   Property lines and corners must be properly staked to verify the water line alignment. The City shall not be liable for improper alignment or delay of any kind caused by improper or inadequate surveys.
2. All new water services shall be 1" minimum DR-9 (250 psi) HDPE poly pipe with PE4710 as specified in ASTM F714, from the service tap to the curb stop, 3/4-inch minimum compression fitting angle stop, and meter box, unless otherwise indicated on the plans. Curb stops will be located within the meter box and facing toward the lot. For single family residential services the minimum meter size is ¾".
3. Each meter box shall be located adjacent to the curb and installed after street pavement has been completed and curbs backfilled. Meter boxes shall be Carson Valve and Meter Boxes. A 2" minimum metal locator plate shall be placed in the recess of the meters.
4. All water services shall be located along the lot lines. Single services shall be placed no more than 2-ft inside the service lot at the lot line.
5. Detector pads embedded in sand shall be installed above all service connections.
6. Each individual service location shall be sawcut into the face of the curb with a (4) inch high "I" painted by the Contractor. If no curb exists, a similar mark shall be placed in the pavement near the edge of the roadway. After cleaning the sawcut via compressed air or brush, apply one coat of APWA Blue spray paint to mark the sawcut symbol.
7. All water service lines shall be embedded with 12-inch sand below and around the pipe and 6-inches. of sand over the top of the pipe; from the water main to the meter. Water service lines within City roadway right-of-way shall be compacted to a minimum of the 95% Standard Proctor density with a +/- 3% wet of optimum moisture content.
8. All 6", 8" and 12" water mains shall be AWWA C900 PVC pipe.
9. Minimum cover shall be 4 feet for 6-inch to 8-inch lines, 5 feet for 12-inch to 16-inch lines, and 6 feet for 20-inch and larger lines. Additional cover may be required in un-paved or un- developed areas.
10. Water mains in the right-of-way near storm inlets shall be constructed with a minimum clearance of 12 inches behind the inlet by pulling the pipe using longitudinal bending in accordance to 80% of the pipe manufacturers' requirements.
11. All blow-off (flush) valves shall be two (2) inch and shall be provided in accordance with City of Johnson City standards and/or CAPCOG standards.
12. Bolts and nuts for mechanical joints will be of a high-strength low-alloy corrosion resistant steel conforming to ASTM A325 (Type 3).
13. All waterline fittings shall be ductile iron. All 6" - 12" valves shall be AWWA approved resilient wedge gate valves.
14. In addition to thrust blocking, all fittings must be restrained and shall beMega-lug.
15. Install 2' x 2' x 6" thick, concrete pad around all water valves outside of concrete pavement.
16. Valve extensions shall be provided on all valves with operating nuts greater than 5-ft below finished ground or paving grade.
17. All valves shall be marked with a "V" by sawcut on the curb or pavement The "V" shall point to the location of the valve as follows: If the valve is in the paving, the "V" shall be marked upright; if the valve is outside the paving, the "V" shall be marked upside down. After cleaning the sawcut via compressed air or brush, apply one coat of APWA Blue spray paint to mark the sawcut symbol.
18. NRS Resilient-Seated Gate Valves shall conform to AWWA C509 or AWWA C515. Rubber-Seated Butterfly Valves shall conform to AWWA C504. All valves shall have a 2" square operating nut and open to the left. All valves shall be Mueller, Clow or AVK.
19. Install water line marking at all offsite valves, vaults, air release valves, and blow-off valves.

STORM SEWER

1. When there is less than two feet of clearance between a water/sewer line and a storm sewer, the Contractor shall install concrete encasement around the sanitary sewer or waterlines at the storm sewer crossing. The encasement shall be a minimum of 10 L.F. and 6" thick centered at the crossing.
2. Manhole lids on storm sewer inlets shall be centered over the outgoing storm lateral.
3. All bends and wyes for pipes less than 42" diameter must be factory manufactured bends and wyes.
4. Inlet block-outs shall be placed three (3') feet from the back of standard curbs for the distance of ten (10') feet upstream (both sides in sag conditions) and five (5') feet downstream from the inside face of inlet. Inlet block-outs shall be placed five (5') feet downstream from the inside face of inlet, unless otherwise noted.
5. Structural concrete used for storm water structures shall be in compliance with the latest version of the CAPCOG standards and specifications.
6. Prior to final acceptance, all storm sewers shall be television filmed and cleared of any sediment and debris.

RETAINING WALLS

1. Retaining walls greater than 4 feet in height must be an engineered design by an engineer licensed in the State of Texas.
2. Retaining walls (including the footing) shall not be constructed to encroach upon City Right-of-Way, public easements, or public utilities without the consent of the City.

FIRE HYDRANTS

1. Fire hydrants shall be placed 3 feet from back of curb unless otherwise indicated on the plans, or as required to clear sidewalks. Fire hydrants shall not be located within a sidewalk.
2. Fire hydrants shall be three-way breakaway type no less than 5¼ inches in size and must conform to AWWA specifications C-502. They shall be Mueller, Clow or approved equal with all bronze to bronze moving parts. Two 2½-inch NST hose connections are required. The 4.5-inch diameter steamer connection shall be 4.800 pitch with 4 threads per inch. The operating nut shall be 1½-inch P to F pentagon nut, open left. Mechanical joint connection is required. The steamer nozzle shall face the fire lane, adjacent roadway or as directed by the Fire Department.
3. A Blue Stimsonite, Fire-Lite reflector (or approved equal) shall be placed in the center of the street opposite each fire hydrant. The fire hydrant shall be painted with two coats of Tnemec Series 530 Omnithane paint or approved equal, and two coats of primer. Bonnet to flange and nozzle caps of Fire Hydrant to be painted with 2 coats of Tnemec Safety Paint Series 2H "Hi-Build". Fire hydrant color shall be according to flow.

SANITARY SEWER

1. Line and grade stakes for construction of all water and sanitary sewer lines and services shall be furnished by the following:
   a. Private Development: Developer's engineer, surveyor or their designated representative.
   b. Capital Improvement Projects: The Contractor, unless specified otherwise in the contract.

   Property lines and corners must be properly staked to verify the sewer line alignment. The City shall not be liable for improper alignment or delay of any kind caused by improper or inadequate surveys.
2. Unless otherwise noted on the plans, all sanitary sewer pipes shall be PVC ASTM Designation D3034 up through 15" in diameter. Pipes larger than 15" in diameter shall be designated PVC ASTM F679. Other pipe shall be subject to Approval by the City.
3. All residential sanitary sewer services shall include a 4" tee wye bend, pipe and stopper, and shall be installed downstream from the water service at the lot centerline and extended 10' beyond the property line onto private property. Sewer services shall be laid on a minimum slope of +2.00% from the main line to the street right-of-way.
4. After curb and paving has been completed, contractor shall cut a four (4) inch high "II" on the curb indicating the location of the cleanout. After cleaning the sawcut via compressed air or brush, apply one coat of APWA Green paint to mark the sawcut symbol.
5. All sanitary sewers and services shall be tested by pulling a mandrel, air pressure test, and television video. The television video shall be provided to the City Inspector in a USB drive format and shall be labeled accordingly for City record. Television survey shall be completed with water being introduced into the sewer line.
6. All sanitary sewer manholes within flood plains or flood prone areas require Type "S" manhole lids and be properly vented per TCEQ requirements.
7. All manholes shall be vacuum tested where a 10" mercury vacuum is developed. The air vacuum shall then be monitored for a test period of 2 minutes. The allowance drop in air vacuum shall be no greater than 1" mercury over the test period.
8. The Contractor shall install City of Johnson City standard wastewater manhole lids on all manholes.
9. Unlessotherwise noted, in open spaces, the top of the sanitary sewer manhole shall be installed a minimum of 3 inches above the surroundingground.
10. Structural concrete used for wastewater structures shall be in compliance with the latest version of the CAPCOG standards and specifications.
11. Install sanitary sewer pipeline marker at all offsite manholes.

PAVING

1. All mix designs shall be sealed by a professional engineer and submitted to the City Inspector one week before a scheduled pour. Mix designs are subject to approval by the City.
2. All concrete paving shall have a minimum compressive strength of 4,000 psi, unless a higher compressive strength is specified.
3. All fill shall be compacted to 95% Standard Proctor Density in a maximum of 6" (six) inch lifts or per the approved Geotechnical Engineers Report. Subgrade shall extend 12" minimum behind the curb, be a minimum of 6" thick and shall be lime stabilized as recommended in the Geotechnical Report.
4. All streets, fire lanes and alleys shall be placed on lime stabilized subgrade with lime content of not less than 6%. Lime stabilized subgrade shall be compacted to 95% of maximum standard proctor density (astmd698) within minus 2 to plus 4 of optimum moisture.
5. A subgrade density report must be presented to the City Inspector prior to paving. Densities are only valid for 72 hours. Densities received on a Friday are valid until noon on the following Monday. Densities taken before inclement weather may be required to be retaken at the City Inspector's discretion. A minimum of four (4) test cylinders are required for breaks at 7 days, 2 at 28 days, and the last cylinder being an extra.
6. All City streets are required to be paved with the use of an approved slip form paving machine with mechanical vibration. Hand pours are only allowed at intersection returns or other non-standard areas as approved by the City Inspector. Hand pours shall be vibrated by an approved hand vibrator.
7. Construction joints, cold joints and curb returns shall have fabric installed to allow for expansion.
8. Sawed joints shall be every 15 feet for 6" thick concrete and every 20 feet for 8" thick
9. concrete; and shall be constructed within the first 12 hours of concrete placement.
10. Expansion joints shall be placed at a maximum every 400 feet.
11. All median noses shall be pouredmonolithically.
12. All Barrier Free Ramps shall comply with the current TDLR, ADA, PROWAG, and TxDOT regulations.

CORNETT ENGINEERING
1174 Funf Kinder, Fredericksburg, Texas 78624
mark@cornettengineering.com
www.cornettengineering.com
210-213-1195
Texas Firm No. 13850

This document is released for interim review under the authority of Mark D. Cornett, P.E. 92341. It is not to be used for construction or bid purposes.

9/10/2026

STATE OF TEXAS
MARK D. CORNETT
92341
LICENSED PROFESSIONAL ENGINEER

Mark Cornett

SECURITY STATE BANK AND TRUST

622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
City Proj No. 2026-SP-02
CE Proj No. 2608
Submittal #2 - City Review
Revision 2 - 9/10/2026

JOHNSON CITY GENERAL NOTES

C-2

CORNETT ENGINEERING GENERAL NOTES:

GRADING NOTES:

1. CALL LOCATE PRIOR TO ANY EXCAVATIONS OR UTILITY PLACEMENT.
2. PREFIX LEGEND
   FG=FINISH GRADE (ASSUMED TOP OF PAVEMENT UNLESS OTHERWISE SPECIFIED)
   FL=FLOW LINE (SWALE, GUTTER, OR BOTTOM OF PIPE)
   TC=TOP OF CURB
   FF=FINISH FLOOR (TOP OF SLAB EXCLUDING FLOOR COVERINGS)
   TW=TOP OF WALL
   BW=BOTTOM OF WALL
   CO=CLEAN OUT
3. ARROWS AND PERCENTAGE SLOPES ARE INFORMATIONAL AND GENERALLY USED TO DEVELOP CONTOURS AND SPOT GRADES. THE ORDER OF WHICH TO FOLLOW GRADING ON-SITE
   A. SPOT ELEVATIONS
   B. CONTOURS
   C. SLOPE ARROWS AND PERCENTAGES
4. ALL ACCESSIBLE ROUTES SHALL FOLLOW TEXAS DEPARTMENT OF LICENSING & REGULATION MOST CURRENT VERSION. SITE ACCESSIBILITY STANDARDS MAY BE VIEWED AT https://www.tdlr.texas.gov/ab/2012abtas4.htm
5. ACCESSIBLE ROUTES SHALL NOT EXCEED 1:48 (2.08%) CROSS SLOPE AND 1:20 (5%) RUNNING SLOPE. RAMPS MAY BE 8% AND LIMITED TO 12 FEET. ALL FLATWORK SHALL BE MEASURED BY CONTRACTOR WITH CALIBRATED SMART LEVEL TO CONFIRM SLOPES PRIOR TO POUR. IF THESE CONDITIONS DO NOT EXIST CONTACT ENGINEER FOR CLARIFICATION.
6. SEE GEOTECHNICAL ENGINEERING REPORT DATED 5/27/2026 PREPARED BY WELBORN ENGINEERING. PROVIDE SELECT FILL AS PER GEOTECH REPORT AND PER STRUCTURAL PLAN.
7. A CAD FILE IS AVAILABLE UPON REQUEST AND IS FOR INFORMATIONAL PURPOSES AND A COURTESY. CONTRACTOR SHALL RELY ON PRINTED SEALED PLANS AND VERIFY OR CONFIRM ALL DIMENSIONS TO ACTUAL BUILDING PLANS. SEARCHERS SURVEYING PROVIDED SURVEY PLAT, TOPO AND BOUNDARY AND SHOULD BE CONTACTED FOR ESTABLISHING BUILDING CORNERS.
8. SITE EXCAVATION MATERIALS MAY BE USED FOR GENERAL FILL. HOWEVER IN AREAS OF LANDSCAPE OR RECREATIONAL AREAS, ALL GENERAL FILL MATERIALS SHALL BE HELD DOWN 4-6" FROM FINISH GRADE AND CONSIDERED LANDSCAPE SUBGRADE. GENERAL FILL NOT UNDER STRUCTURAL SLABS AND PARKING LOTS SHALL BE COMPACTED USING ORDINARY COMPACTION METHODS – ADDITION OF ADEQUATE MOISTURE, 6-8" LIFTS, COMPACTION EQUIPMENT, AND FINISHED TO LANDSCAPE SUBGRADE ELEVATIONS.

PAVEMENT NOTES:

1. PAVEMENT THICKNESS AND TYPE PER DETAILS THIS PAGE
2. SUBGRADE SHALL BE PROOF ROLLED WHEN DRY, SCARIFIED AND MOISTURE CONDITIONED PRIOR TO PLACEMENT OF SELECT FILL OR PARKING LOT BASE. SUBGRADE SHALL BE FIRM AND UNYIELDING PRIOR TO PLACMENT OF BASE.
3. SELECT FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR OR GREATER WITH MOISTURE CONDITIONING.
4. LIMESTONE BASE SHALL BE PLACED, COMPACTED, AND FINISHED PER TXDOT 247 REQUIREMENTS. BASE MATERIALS SHALL BE IN GENERAL CONFORMANCE WITH TXDOT 247 TYPE A-1, A-2, A-5. ALTERNATE MATERIALS OR SPECIFICATIONS TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE. FINISHED BASE SHALL BE PRIMED WITH MC-30 OR AEP IN ACCORDANCE WITH TXDOT ITEM 300 AND 316 WHEN HOT MIX IS TO BE PLACED. AREAS WITH CONCRETE DO NOT NEED PRIME.
5. HOT MIX ASPHALT CONCRETE PAVEMENT SHALL BE 2" MINIMUM COMPACTED THICKNESS AND SHALL MEET THE REQUIREMENTS OF TXDOT 340 TYPE D. USE OF RAP OR RAS IN THE MIXTURE OF TYPE D HOT MIX IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED AFTER REVIEW OF SUBMITTALS.
6. PARKING LOT PAINT AND MARKINGS TO BE PRIMED WITH A COMMERCIAL PARKING LOT PAINT AS REVIEWED AND APPROVED BY ENGINEER. FINAL COAT SHALL BE PLACED AFTER PAVEMENT CURE TIME OF 45-60 DAYS AND SHALL HAVE THE FOLLOWING COLORS: WHITE FOR PARKING LOT SPACES, RED FIRE LANES, AND BLUE AS REQUIRED AT ADA SPACES (SEE DETAIL).
7. CONCRETE PAVEMENT SHALL BE IN GENERAL CONFORMANCE WITH TXDOT 360 WITHOUT THE USE OF PAVEMENT EQUIPMENT FOR THE SMALL AREA.
8. ALL REBAR SHALL BE GRADE 60
4. ALL EXPANSION, CONSTRUCTION, CONTRACTION, AND CONTROL JOINTS SHALL BE SEALED WITH A SELF LEVELING SEALANT. SEE PLAN FOR LOCATION OF THESE JOINTS. ADJUST LOCATIONS FOR LOGISTICS OF POURS. EXPANSION JOINTS SHALL BE MADE WITH ½"WIDE ASPHALT FIBER EXPANSION JOINT MATERIAL AND #4 SMOOTH BARS WITH SLEEVE ON ONE SIDE OF JOINT. FIBER MATERIAL SHALL BE 3/8" BELOW FINISH GRADE TO ALLOW SELF LEVELING SEALANT.
5. CONSTRUCTION/CONTROL JOINTS SHALL BE A MAXIMUM DISTANCE OF 15' AND EVENLY SPACED THROUGHOUT CONCRETE DRIVEWAYS. SAWCUT JOINT 1" DEPTH IS ACCEPTABLE IF MADE WITHIN 24 HOURS OF POUR.
6. CURING COMPOUND SHALL BE USED ON EXTERIOR CONCRETE PAVEMENT, CURBS, AND SIDEWALKS. THIS NOTE DOES NOT APPLY TO ARCHITECTURAL CONCRETE OR BUILDING SLABS REFERENCED IN STRUCTURAL PLANS.
7. CONCRETE SIDEWALKS SHALL MATCH THE WIDTH SHOWN ON THE PLANS. WHEN NOT SPECIFIED IN OTHER DETAILS, THE MINIMUM THICKNESS OF CONCRETE SIDEWALKS SHALL BE 4" AND PLACED OVER COMPACTED SUBGRADE. SAND MAY BE USED TO MAKE MINOR GRADING FILL. SIDEWALKS SHALL HAVE MINIMUM REINFORCEMENT OF #3 BARS ON 16" OCEW – OR EQUIVELENT WIRE PANELS. SIDEWALKS SHALL UTILIZE A CONTROL JOINT THAT IS ROUGHLY EQUAL TO THE WIDTH OF SIDEWALK AND EVENLY SPACED. EXPANSION JOINTS SHALL BE PLACED ROUGHLY EVERY 50' AND SHALL BE SEALED WITH A SELF LEVELING SEALANT. UNLESS SPECIFIED IN DETAILS, SIDEWALKS SHALL HAVE MEDIUM BROOM FINISH THAT IS UNIFORM FOR ALL AREAS. CONTACT OWNER AND ENGINEER FOR FINISH APPROVAL WHEN BEGINNING WORK.

UTILITY

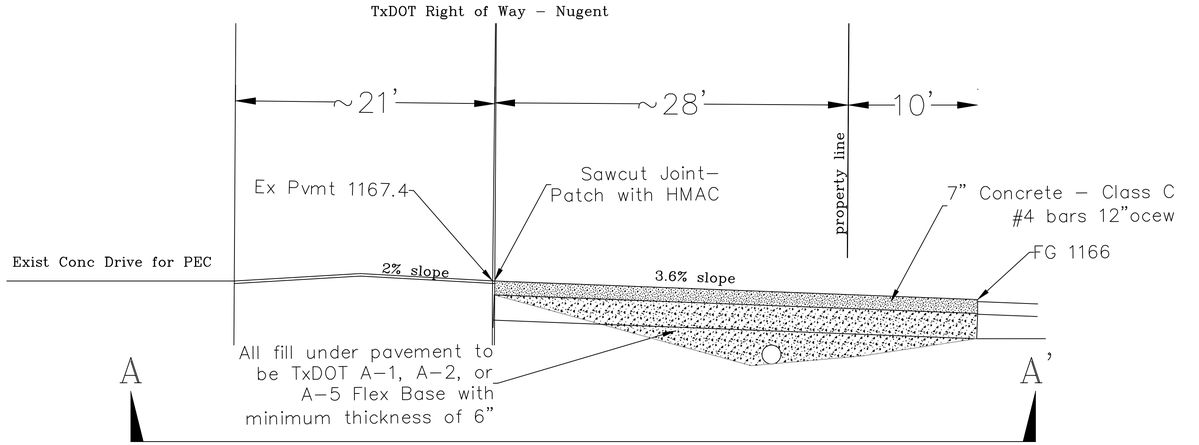
VERIFY LOCATION OF UTILITIES AT CRITICAL TIE IN POINTS

WATER:

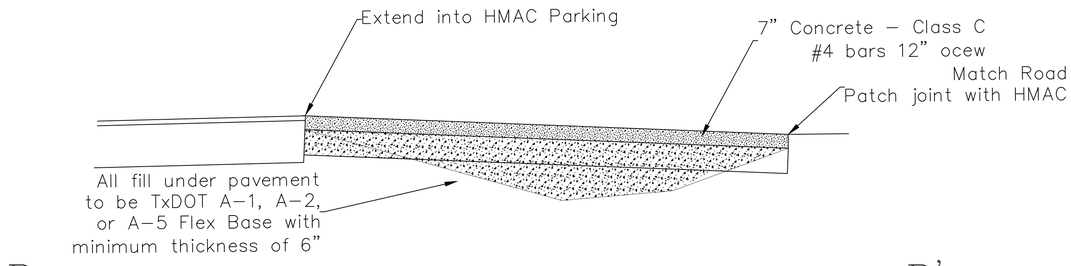
1. FOLLOW CITY DETAILS WHEN MAKING CONNECTIONS TO PUBLIC LINES AND CONTACT CITY ENGINEERING DEPARTMENT FOR INSPECTIONS.
2. ON-SITE WATER LINES SHALL BE LOCATED AS SHOWN ON THE PLANS. WATER LINE MATERIALS SHALL BE SUBMITTED FOR APPROVAL BUT GENERALLY CONSIST OF SCHEDULE 40 PVC OR A POLY MATERIAL ACCEPTABLE TO PLUMBERS FOR EXTERIOR APPLICATIONS. WHEN PASSING UNDER CONCRETE SLABS OR SIDEWALKS, THE WATER LINE SHALL BE SLEEVED. WATER LINES SHALL BE PLACED A MINIMUM OF 12" BELOW FINISH GRADE AND NO DEEPER THAN 18" BELOW FINISH GRADE UNLESS CONFLICT OR APPROVED BY ENGINEER.
3. ALL VALVES SHALL BE ENCLOSED IN A UTILITY VAULT. COMMERCIAL PLASTIC VAULTS ARE ACCEPTABLE IN LANDSCAPE. VAULTS LOCATED IN CONCRETE PAVEMENT SHALL HAVE METAL OR CAST COVER. VAULTS SHALL BE ADEQUATE SIZE TO ACCOMODATE NORMAL SHUT OFF OF VALVE BY HAND. A SHUT OFF VALVE SHALL BE PROVIDED OUTSIDE OF EACH BUILDING.
4. YARD HYDRANTS SHALL BE FROST PROOF TO 12" DEEP. WHEN PASSING THROUGH CONCRETE UTILIZE A INSULATED SLEEVE AND CONCRETE PAVEMENT SHALL HAVE A 18"X18" BLOCK OUT POURED SEPARATELY WITH 3" THICKNESS AND NO REINFORCEMENT.
5. HOSE BIBS OUTSIDE OF PAVEMENT AREAS SHALL ALSO HAVE A 12"X12" 3" THICKNESS UNREINFORCED CONCRETE BASE POURED TO STABILIZE RISER AND PROVIDE MOW STRIP. CONCRETE SHALL MATCH FINISH GRADE.
6. ALL ON-SITE WATER LINES SHALL USE MARKING TAPE WITH ACCESS AT ALL SHUT OFF VALVES.
7. PRESSURE TEST ALL ON-SITE WATER LINES WHEN COMPLETED TO VERIFY NO LEAKS. PRESSURE TEST SHALL HOLD 120 PSI (+-5 PSI) FOR 2 HOURS.

WASTE WATER (SEWER):

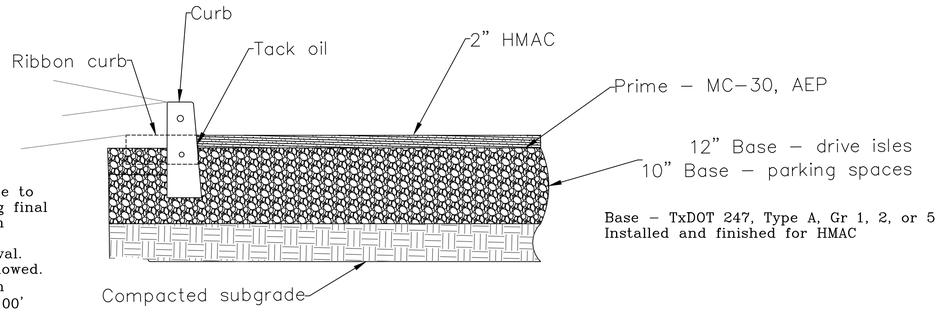
1. ALL ON-SITE SEWER LINES SHALL BE SDR-26 WITH GASKET FITTINGS.
2. SLOPE ON PLANS IS SHOWN AS REFERENCE. MAINTAIN PLUMBING MINIMUM SLOPES AS NEEDED TO ACCOMODATE OTHER CONFLICTS.
3. ALL BACKFILL SHALL BE COMPACTED. BACKFILL UNDER PAVEMENT SHALL PASS PROOF ROLL FROM EARTHWORK CONTRACTOR. COMPACTED LIMESTONE BASE SHALL BE AS BACKFILL UNDER PARKING LOT.
4. PROVIDE MARKING TAPE ALONG ALL SEWER LINES AND EXTEND TO SURFACE AT CLEAN OUTS.
5. CLEAN OUTS SHALL UTILIZE A CAST IRON COVER ASSEMBLY TO PROTECT THE PVC ACCESS.



Shared Driveway Approach
Nugent



Driveway – Old River Crossing Rd



Curbs Notes:

1. (2) #4 bars continuous
2. Backfill with compacted base to stabilize curb before placing final lift of base with compaction equipment.
3. Submit curb mix for approval.
4. Machine or hand formed allowed.
5. Control joints every 10' with sealed expansion joints at 100' intervals.
6. Submit curb mold for section approval.
7. Stand up curb shall be 18" height, 6" above HMAC, 6" top width and 9" bottom width.
8. Ribbon curb to be 7" thick and 12" wide

Parking lot detail for HMAC

CORNETT ENGINEERING
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mark@cornettengineering.com
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Texas Firm No. 13850

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9/10/2026

STATE OF TEXAS
MARK D. CORNETT
92341
LICENSED PROFESSIONAL ENGINEER

SECURITY STATE BANK AND TRUST

622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
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STANDARD NOTES

C-3

LEGEND

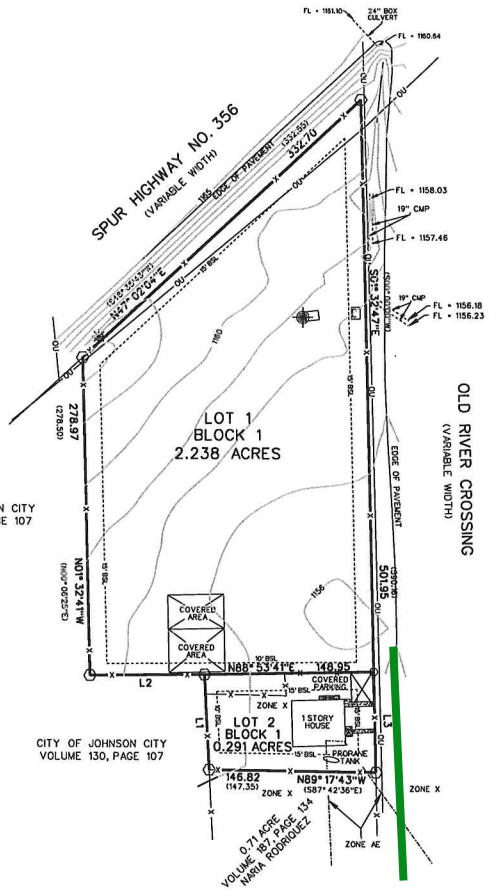
- ○ ½" IRON ROD SET
- OU OVERHEAD UTILITIES
- ( ) RECORD INFORMATION
- —X— WIRE FENCE
- BSL BUILDING SETBACK LINE
- Ⓦ WATER METER
- FIRE HYDRANT
- ⬡ 3" METAL POST

N

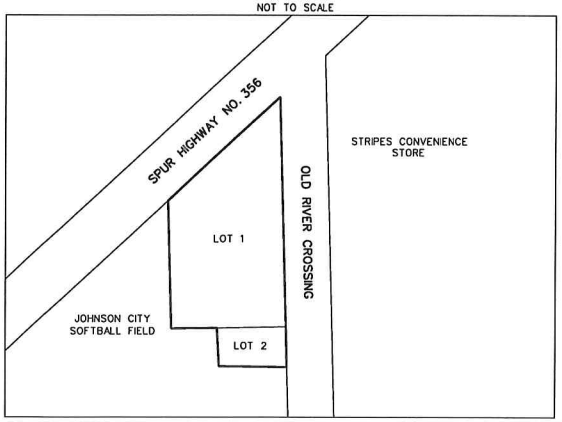
0 37.5 75 150

BEARING BASIS IS NAD 1983, GRID NORTH
TEXAS CENTRAL ZONE

LINE	DIRECTION	DISTANCE
L1	N03° 04'44"W	83.60
L2	S89° 26'30"W	100.56
L3	S01° 32'47"E	88.19



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

THIS AREA DOES NOT LIE WITHIN A DEFINED FLOODPLAIN

THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS PREVIOUSLY INCORPORATED.

A CURRENT TITLE SEARCH WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY, THEREFORE ALL EASEMENTS, ENCUMBRANCES OR OTHER MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

THIS SURVEYOR DOES NOT CERTIFY THAT ALL APPLICABLE COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF RECORD ARE SHOWN HEREON.

PROPERTY ADDRESS IS 127 OLD RIVER CROSSING

OVERHEAD UTILITIES (ELECTRIC) SHOWN HEREON ARE CONTAINED WITHIN BLANKET TYPE EASEMENTS WITH NO DEFINED WIDTH.

WATER SUPPLY NOTES

A. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER WELL, A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM, OR OTHER DOMESTIC WATER SUPPLY IN ACCORDANCE WITH CITY CODE CHAPTER 13 UTILITIES.

B. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN ON-SITE SEWAGE FACILITY, A TCEQ-APPROVED WASTEWATER SYSTEM, OR OTHER DOMESTICE WASTEWATER SYSTEM, IN ACCORDANCE WITH CITY CODE CHAPTER 13 UTILITIES.

IMPACT FEE NOTE

A. MUNICIPAL WATER/WASTEWATER IMPACT FEES NOT PAID AT TIME OF PLATTING.

FEMA NOTE

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) RATE MAP NO. 48031C0135 C, EFFECTIVE FEBRUARY 6, 1991, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE.

THE STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BLANCO :

That JOHNSON CITY BUSINESS PARK, LLC. being the owner of that certain 2.529 ACRE Tract of land described in Document No. 243140 of the Official Public Records of Blanco County, Texas DO HEREBY PLAT said 2.529 ACRES to be known as OLD RIVER CROSSING ACRES SUBDIVISION subject to any restrictions heretofore granted.

JOHNSON CITY BUSINESS PARK, LLC. DATE
CALEN MCNETT (MANAGING MEMBER)

This instrument was acknowledged before me on_____, A.D., 2025, by

_____

Notary_____

My Commission Expires_____

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Johnson City, Texas with the exceptions of such variances, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk.

CHIEF ADMINISTRATIVE OFFICER, RICK SCHRODER DATE:

CITY SECRETARY, WHITNEY WALSTON DATE:

THE STATE OF TEXAS :
: Know all men:
COUNTY OF BLANCO :

That I, Randall H. Hambright, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and was prepared from an actual on the ground survey made under my direction and supervision.

Randall H. Hambright 11-01-24
Randall H. Hambright, R.P.L.S. DATE
State of Texas Certificate No. 5263
County Surveyor, Blanco County, Texas

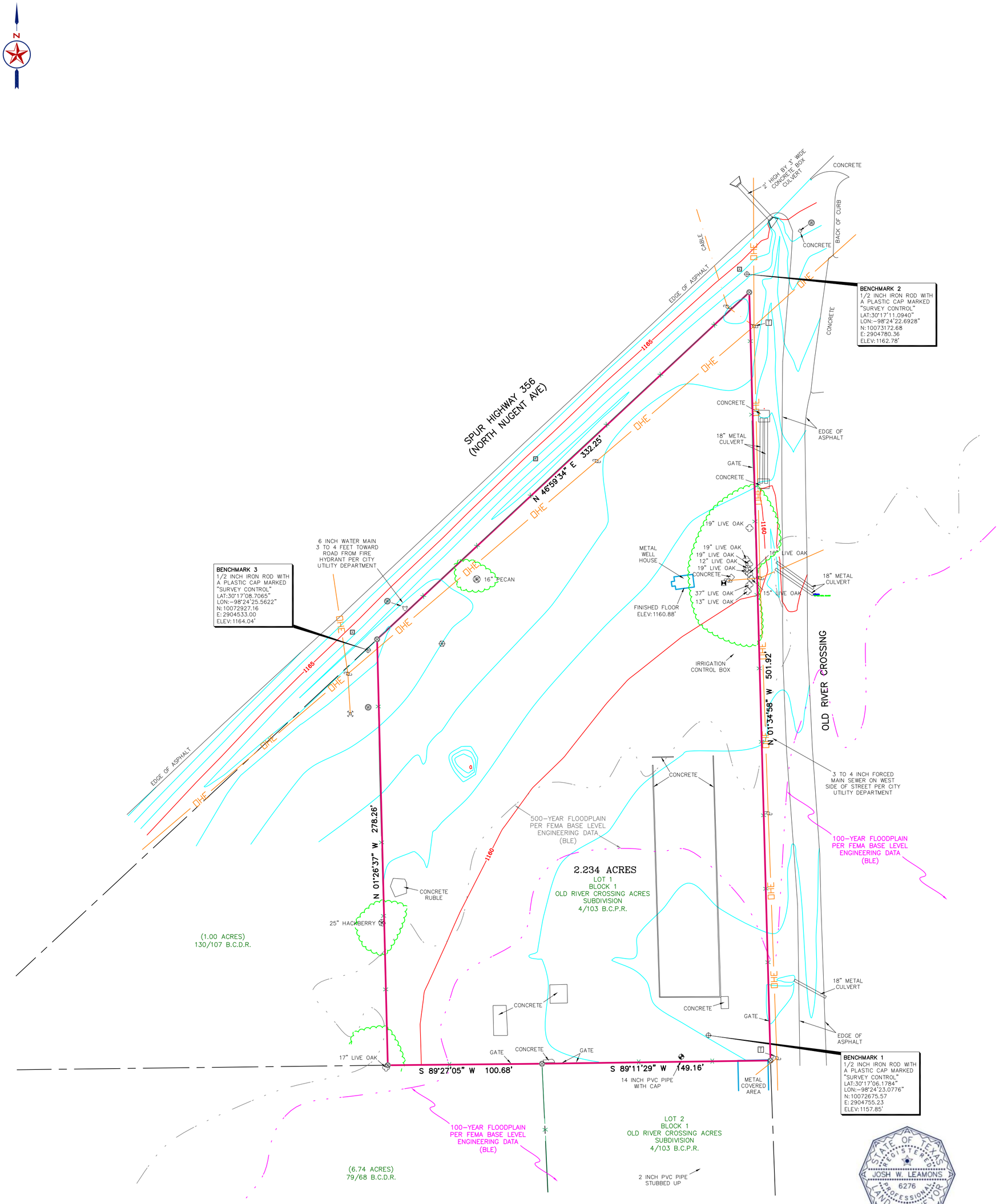
STATE OF TEXAS REGISTERED RANDALL H HAMBRIGHT 5263 PROFESSIONAL LAND SURVEYOR

RESERVED FOR COUNTY CLERK

SHEET NO 1 of 1 | FILENAME 024-150 | PROJECT NO 024-150 | DATE 11-01-24

MINOR PLAT ESTABLISHING
"OLD RIVER CROSSING ACRES SUBDIVISION"
COMPRISED OF A 2.529 ACRE TRACT OF LAND BEING DESCRIBED IN DOCUMENT NO. 243140 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS

HAMBRIGHT LAND SURVEYING
P.O. BOX 1226
JOHNSON CITY, TEXAS 78636
PHONE (830) 868-2574
EMAIL: HAMBRIGHTSURVEY@GMAIL.COM
TEXAS FIRM NO. 100587-00



FLOOD NOTE:

THE 100 & 500-YEAR "BLE FLOOD LINE" SHOWN HEREON ARE DERIVED FROM THE BASE LEVEL ENGINEERING (BLE) DATA DOWNLOADED FROM WEBAPPS.USGS.GOV/INFRM/ESTBFE/.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

0′ 40′ 80′ 120′

SCALE: 1" = 40'

STATE OF TEXAS REGISTERED JOSH W. LEAMONS 6276 PROFESSIONAL LAND SURVEYOR

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MAY 4, 2026; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

5/5/2026
DATE

SEARCHERS
SURVEYORS | CONSULTANTS
MASON | FREDERICKSBURG
4585 OLD PONTOTOC ROAD, MASON, TEXAS 76856
720 MUSTANG STREET, FREDERICKSBURG, TEXAS 78624
830-383-1211 | F-10193966 | SEARCHERS.NET

LEGEND:

BOUNDARY LINE
ADJOINER LINE
SURVEY LINE
BURIED UTILITY LINE
OHE OVERHEAD UTILITY LINE
x FENCE
PIPE FENCE CORNER POST FOUND
WOOD FENCE CORNER POST FOUND

POINT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
3/8" IRON ROD FOUND
IRON PIPE FOUND
120D NAIL FOUND
MAG NAIL SET
CONCRETE MONUMENT FOUND
BENCHMARK

PEDESTAL
UTILITY POLE
GUY
ELECTRIC METER
BURIED CABLE SIGN
PROPANE TANK
AIR CONDITIONER
ROAD SIGN

MAILBOX
SEWER MANHOLE
SEWER CLEANOUT
SEPTIC
WATER VALVE
WATER METER
FIRE HYDRANT
WATER FAUCET

U.E. – UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
(BRG.–DIST.) – RECORD CALL
P.O.B. – POINT OF BEGINNING
B.C.P.R. – BLANCO COUNTY PLAT RECORDS
B.C.D.R. – BLANCO COUNTY DEED RECORDS
B.C.O.P.R. – BLANCO COUNTY OFFICIAL PUBLIC RECORDS
B.C.R.P.R. – BLANCO COUNTY REAL PROPERTY RECORDS

TREE LEGEND:

PECAN
HACKBERRY
LIVE OAK
DRIP LINE

TOPOGRAPHIC SURVEY

2.234 ACRES BEING ALL OF LOT 1, BLOCK 1 OF OLD RIVER CROSSING ACRES SUBDIVISION IN JOHNSON CITY, BLANCO COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN VOLUME 4, PAGE 103 OF THE PLAT RECORD OF BLANCO COUNTY, TEXAS.

REFERENCE: SECURITY STATE BANK & TRUST
JOB NO. 26-6043
DRAWN BY: JTL

BENCHMARK 2
1/2 INCH IRON ROD WITH A PLASTIC CAP MARKED "SURVEY CONTROL"
LAT:30°17'11.0940"
LON:-98°24'22.6928"
N:10073172.68
E:2904863.56
ELEV:1162.78'

BENCHMARK 1
5/8 INCH IRON ROD WITH A 2" ALUMINUM CAP MARKED "SURVEY CONTROL"
LAT:30°17'06.1784"
LON:-98°24'20.0776"
N:10072675.57
E:2904755.23
ELEV:1157.85'

BENCHMARK 3
1/2 INCH IRON ROD WITH A PLASTIC CAP MARKED "SURVEY CONTROL"
LAT:30°17'02.0565"
LON:-98°24'25.5622"
N:10072927.16
E:2904633.00
ELEV:1154.04'

OLD RIVER CROSSING

N 01°34'58" W 501.92'

S 89°11'29" W 149.16'

S 89°27'05" W 100.68'

N 01°26'37" W 278.26'

2.234 ACRES

SPUR HIGHWAY 356 (NORTH NUGENT AVE)

S 21°55'54" E 312.76'

CONCRETE

BACK OF CURB

EDGE OF ASPHALT

CABLE

2 - HIGH BY 3' WIDE CONCRETE BOX CULVERT

REMOVE EXISTING CULVERT AND HEADWALLS WHEN NO LONGER NEEDED FOR CONSTRUCTION ENTRANCE

18" METAL CULVERT

EXISTING 19",19",12",19",16",15",37",13" LIVE OAK TREES TO REMAIN

3 TO 4 INCH FORCED MAIN SEWER ON WEST SIDE OF STREET PER CITY UTILITY DEPARTMENT

REMOVE FENCE ALONG OLD RIVER CROSSING

EXIST ELECTRIC IRRIGATION CONTROL BOX

PROVIDE TREE PROTECTION

CONSTRUCTION ENTRANCE LOCATION – REMOVE WHEN COMPLETE

METAL WELL HOUSE

FINISHED FLOOR ELEV-1160.88'

EXISTING WELL & STRUCTURE TO REMAIN

INSTALL 525 LF SILT FENCEOVE FENCE ALONG OLD RIVER CROSS

REMOVE EXISTING CONCRETE FOOTINGS

METAL COVERED AREA

2 INCH PVC PIPE STUBBED UP

14 INCH PVC PIPE WITH CAP

LIMITS OF CONSTRUCTION: ALL OF THIS SITE WILL BE UTILIZED FOR CONSTRUCTION ACTIVITIES EXCEPT IN AREAS OF THE EXISTING TREES THAT ARE TO BE LEFT ALONE.

REMOVE SMALL SLABS AND BUILDING FOUNDATION

EXISTING FENCE TO REMAIN

GATE

REMOVE FENCE ALONG NUGENT

EXIST 16" PECAN TO REMAIN – PROVIDE TREE PROTECTION

REMOVE WATER LINES AND SPIGOTS LOCATED AROUND THE SITE – UNKNOWN UNDERGROUND

REMOVE 95 LF FENCE THROUGH NEW DRIVEWAY. LEAVE FENCE IN REMAINING RECONSTRUCT CORNER BRACE

HAUL OFF CONCRETE RUBBLE

CONCRETE RUBBLE

25' PEDERNALES ELECTRIC COOP GRANT OF EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION LINE AND ROAD ACCESS TO SAME BY SEPARATE INSTRUMENT

6 INCH WATER MAIN 3 TO 4 FEET TOWARD ROAD FROM FIRE HYDRANT PER CITY UTILITY DEPARTMENT

LOCATE EXISTING WATER – PROTECT OR RELOCATED FOR CONSTRUCTION OF SHARED DRIVEWAY

LIMITS OF OFF-SITE CONSTRUCTION. PROPERTY OWNED BY CITY OF JOHNSON CITY. PROVIDE TEMPORARY CONSTRUCTION FENCE OR BARRICADES ON THIS PROPERTY.

EXISTING FENCE TO REMAIN

17'

PEDERNALES ELECTRIC COOP CONCRETE DRIVEWAY

EDGE OF ASPHALT

REMOVE EXISTING DRIVEWAY UPON COMPLETION OF SHARED ACCESS

SILT FENCE (commercial grade with wire backing, steel posts, and trenched into ground)

CONSTRUCTION ENTRANCE (3"x6" bull rock)

TREE PROTECTION (5' tee post with construction fence)

EROSION CONTROL PLAN NOTES:
1. See erosion control notes and requirements sheet C-2.
2. See applicable details for silt fence, construction entrance, and tree protection.
3. Establish temporary or permanent vegetation or cover on disturbed areas when grading is complete.
4. Use Best Management Practice (BMP) for control of silt runoff.
5. This site has a potential disturbed area of approximately 3 acres.
6. A SWPPP and implementation plan will be required for sites greater than 1.0 acre and shall be prepared and implemented by the general contractor.

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210-213-1195 c 830-997-6418 o
Texas Firm No. 13850

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9/10/2026

STATE OF TEXAS
MARK D. CORNETT
92341
LICENSED PROFESSIONAL ENGINEER

SECURITY STATE BANK AND TRUST

622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
City Proj No. 2026-SP-02
CE Proj No. 2608
Submittal #2 - City Review
Revision 2 - 9/10/2026

DEMOLITION & EROSION CONTROL PLAN

C-6

OLD RIVER CROSSING

N 01°34'58" W 504.92'

SPUR HIGHWAY 356
(NORTH NUGENT AVE)

N 46°59'34" E 352.25'

2.234 ACRES

S 89°11'29" W 149.16'

S 89°27'05" W 100.68'

N 01°26'37" W 278.26'

FIRE LANE 25' WIDTH

15' BSL

15' PRIVATE DRAINAGE EASMENT
BY SEPARATE INSTRUMENT

Mon sign

Entrance sign

OHE

HC PARKING SIGN

Shared use driveway between SSB&T and Johnson City. Reference agreement.

0 20 40 60

1	Concrete Driveway (7") over compacted base - see details sheets C2b and C12
2	2" HMAC over compacted limestone base - see detail sheet C2b
3	Concrete Curb & Gutter (6") - see detail
4	Curb openings and 4" concrete rip rap
5	Sidewalk - 4" See city detail sheet C12
6	ADA space and signage
7	Directional signage
8	Do Not Enter - Exit Only signage
9	12" Ribbon curb

MAINTAIN LESS THAN 2% CROSS SLOPE IN ANY DIRECTION WITHIN ADA SPACE. FOLLOW ADA SLOPES FROM PARKING SPACE TO ACCESSIBLE DOORS. CONTACT ENGINEER IF ANY GRADE DESCREPANCIES EXIST IN THE PLANS. NEVER EXCEED 2% CROSS SLOPE ON A ROUTE, 5% RUNNING SLOPE ON SIDEWALKS, AND 8% ON RAMPS.

PAINTED SYMBOL IN CONTRASTING COLOR

NO PARKING

PAINTED IN ALL CAPS CENTER IN AISLE

ACCESIBLE SPACE DETAIL

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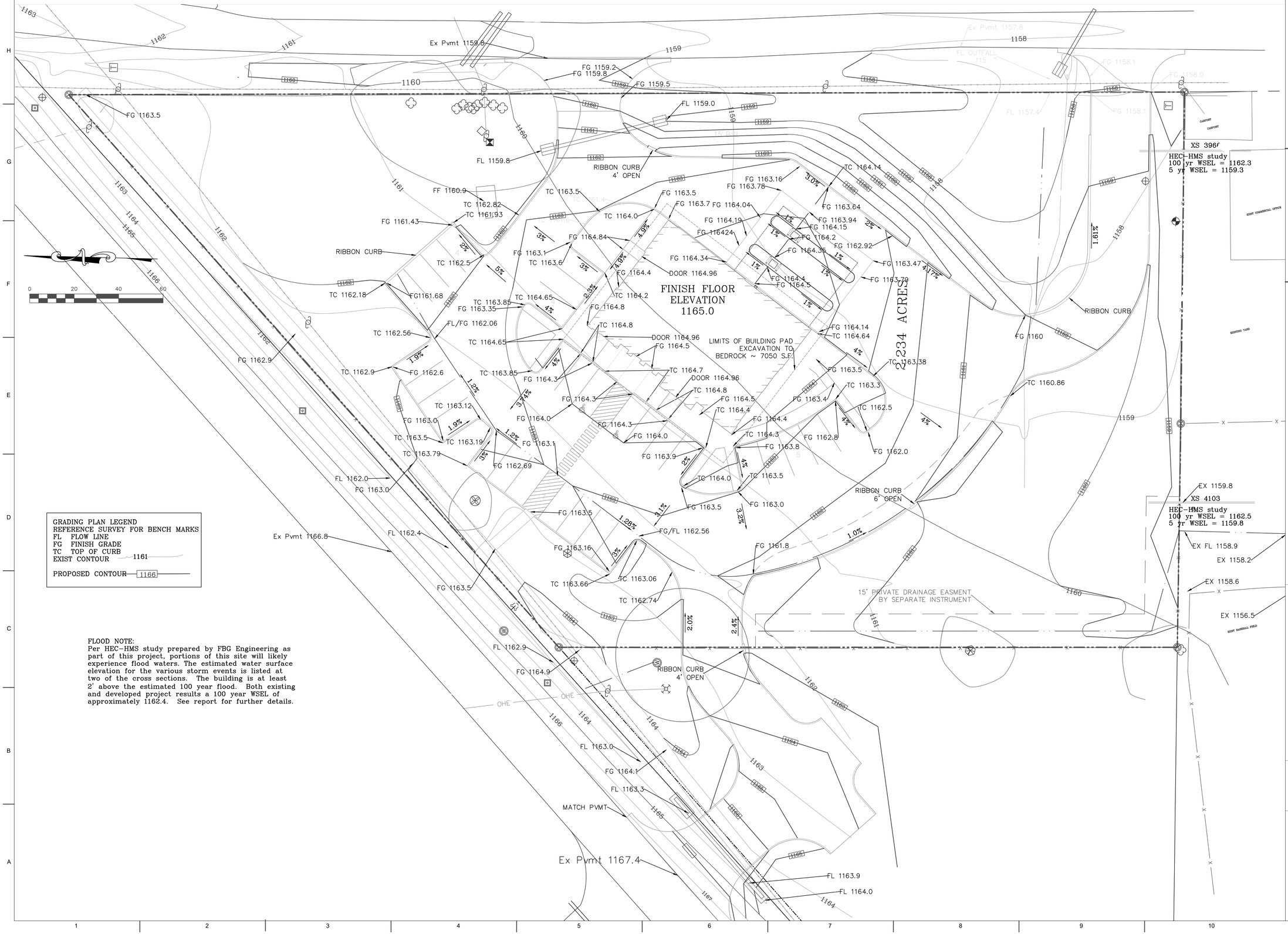
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City Proj No. 2026-SP-02
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SITE PLAN

C-7



FLOOD NOTE:
Per HEC-HMS study prepared by FBG Engineering as part of this project, portions of this site will likely experience flood waters. The estimated water surface elevation for the various storm events is listed at two of the cross sections. The building is at least 2' above the estimated 100 year flood. Both existing and developed project results a 100 year WSEL of approximately 1162.4. See report for further details.

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GRADING PLAN

C-8

Drainage Discussion:.

The existing site is a heavy clay soil over bedrock. For flood purposes, the soil is assumed to be saturated when projecting large flood events and a curve number for existing conditions is set to 84. Developed conditions, although they only occupy approximately ½ the site are set to 92.

A timing study and HEC-HMS model were developed for this site and how it affects Town Creek. The downstream US 281 culverts are undersized to handle most of the Town Creek watershed larger storm events. As a result, backwater is anticipated to be on this site in the 8 year storm.

No detention is proposed as the timing study has shown that release of our developed site conditions have no adverse impact to the adjacent parcels.

Flood plain note:
The City adopted FEMA floodplain maps and available BLE Viewer indicate nearby or flood prone areas on the edges of this site. As part of this project, the HEC HMS model was updated with the BLE model using updated Atlas 14 rainfall data. As a result, the cross section of the model at XS4038 has a 100 year storm water elevation calculated to be 1162.4. This is substantially greater than what would appear on the existing flood maps.

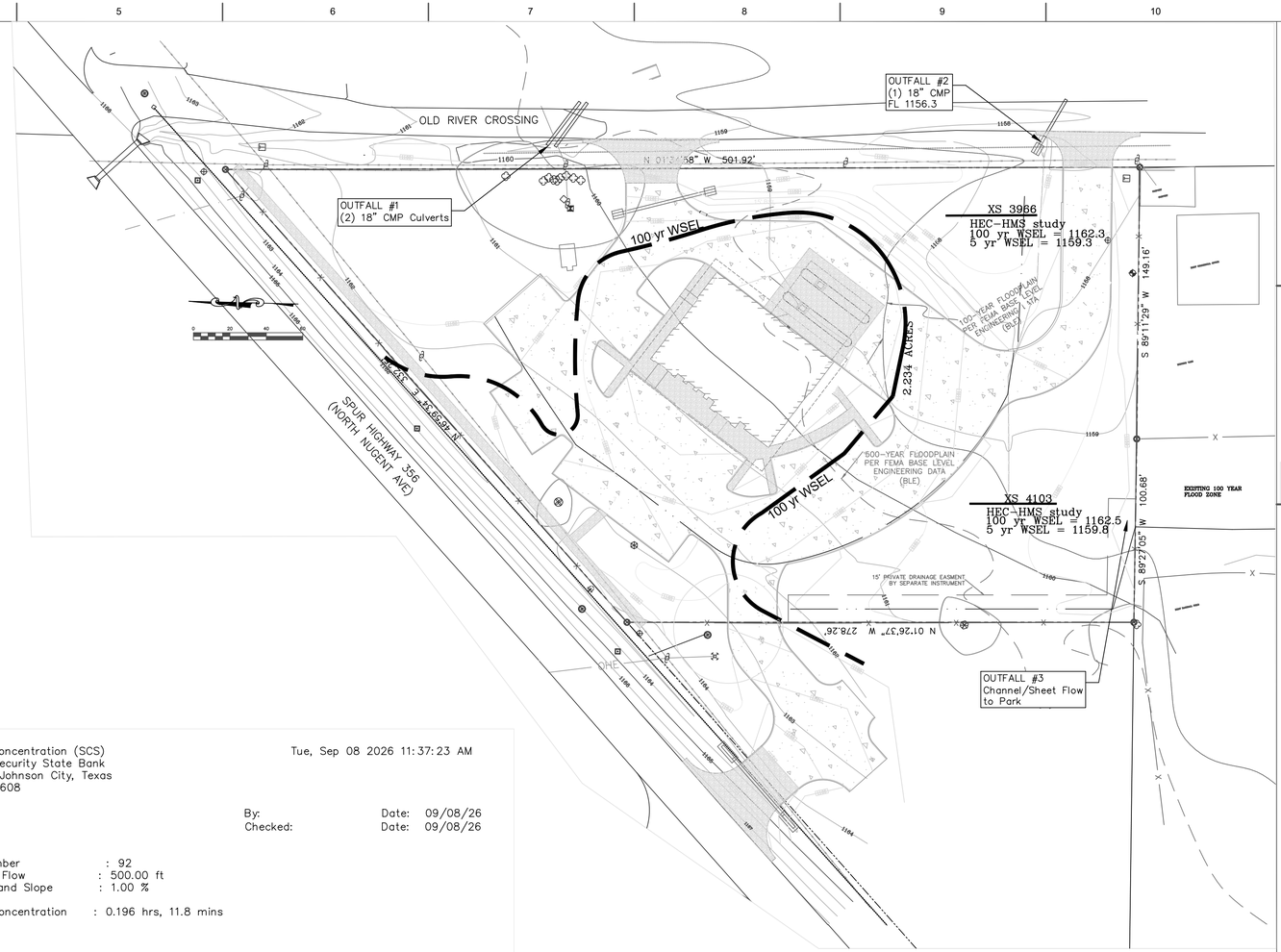
Reference the Timing Study and Hydraulic Analysis study by FBG Engineering dated 8/19/26.

Water surface elevations. The 5 year and 100 year water surface elevations are called out on Sheet C-8 Grading plan and this sheet.

Outfall note:
Outfall 1 is along Old River Crossing road and primarily serves the drainage that passes under Nugent from the north. This site may partially drain to this culvert, but it is likely undersized to carry all of the area that flows to it. Additionally, we will remove the existing driveway upstream of this outfall which may improve the overall drainag conditions in the roadside ditch.

Outfall 2 is the primary outfall of the site to the SE corner. This is also undersized to handle the existing or proposed flows, and is under the theoretical 5 year storm event.

Outfall 3 passes through to the City park. Not substantial changes are anticipated to be made to this. Developed site water is not designed to flow to this outfall, but is may be likely if backwater passes into the site.



Time of Concentration (SCS) Tue, Sep 08 2026 11:36:56 AM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By: Date: 09/08/26
Location: Checked: Date: 09/08/26
Present

Curve Number : 84
Length of Flow : 500.00 ft
Average Land Slope : 1.00 %

Time of Concentration : 0.267 hrs, 16.0 mins

Time of Concentration (SCS) Tue, Sep 08 2026 11:37:23 AM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By: Date: 09/08/26
Location: Checked: Date: 09/08/26
Developed

Curve Number : 92
Length of Flow : 500.00 ft
Average Land Slope : 1.00 %

Time of Concentration : 0.196 hrs, 11.8 mins

Graphical Peak Discharge Tue, Sep 08 2026 11:41:36 AM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By: Date: 09/08/26
Location: Checked: Date:
Present

1. Data:
   Drainage area:.....A = 97312.0000Sq Ft
   Runoff Curve Number:.....CN = 84
   Time of Concentration:.....Tc = 16.00 min
   Storm Type:..... = II
   Pond and swamp areas spread throughout watershed..... = 0.00 percent of A
   0.0000 Sq Ft
2. Frequency.....yr = 100
3. Rainfall,P(24-hour).....in = 12.040
4. Initial abstraction, Ia..... = 0.3810
5. Compute Ia/P..... = 0.0316
6. Unit peak discharge, qu.....csm/in = 716.993
7. Runoff,Q.....in = 10.022
8. Pond & swap adjustment factor,...Fp = 1.00
9. Peak Discharge,qp.....cfs = 25.082

Graphical Peak Discharge Tue, Sep 08 2026 11:42:08 AM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By: Date: 09/08/26
Location: Checked: Date:
Developed

1. Data:
   Drainage area:.....A = 97312.0000Sq Ft
   Runoff Curve Number:.....CN = 92
   Time of Concentration:.....Tc = 11.80 min
   Storm Type:..... = II
   Pond and swamp areas spread throughout watershed..... = 0.00 percent of A
   0.0000 Sq Ft
2. Frequency.....yr = 100
3. Rainfall,P(24-hour).....in = 12.040
4. Initial abstraction, Ia..... = 0.1739
5. Compute Ia/P..... = 0.0144
6. Unit peak discharge, qu.....csm/in = 804.850
7. Runoff,Q.....in = 11.056
8. Pond & swap adjustment factor,...Fp = 1.00
9. Peak Discharge,qp.....cfs = 31.060

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Mark Cornett

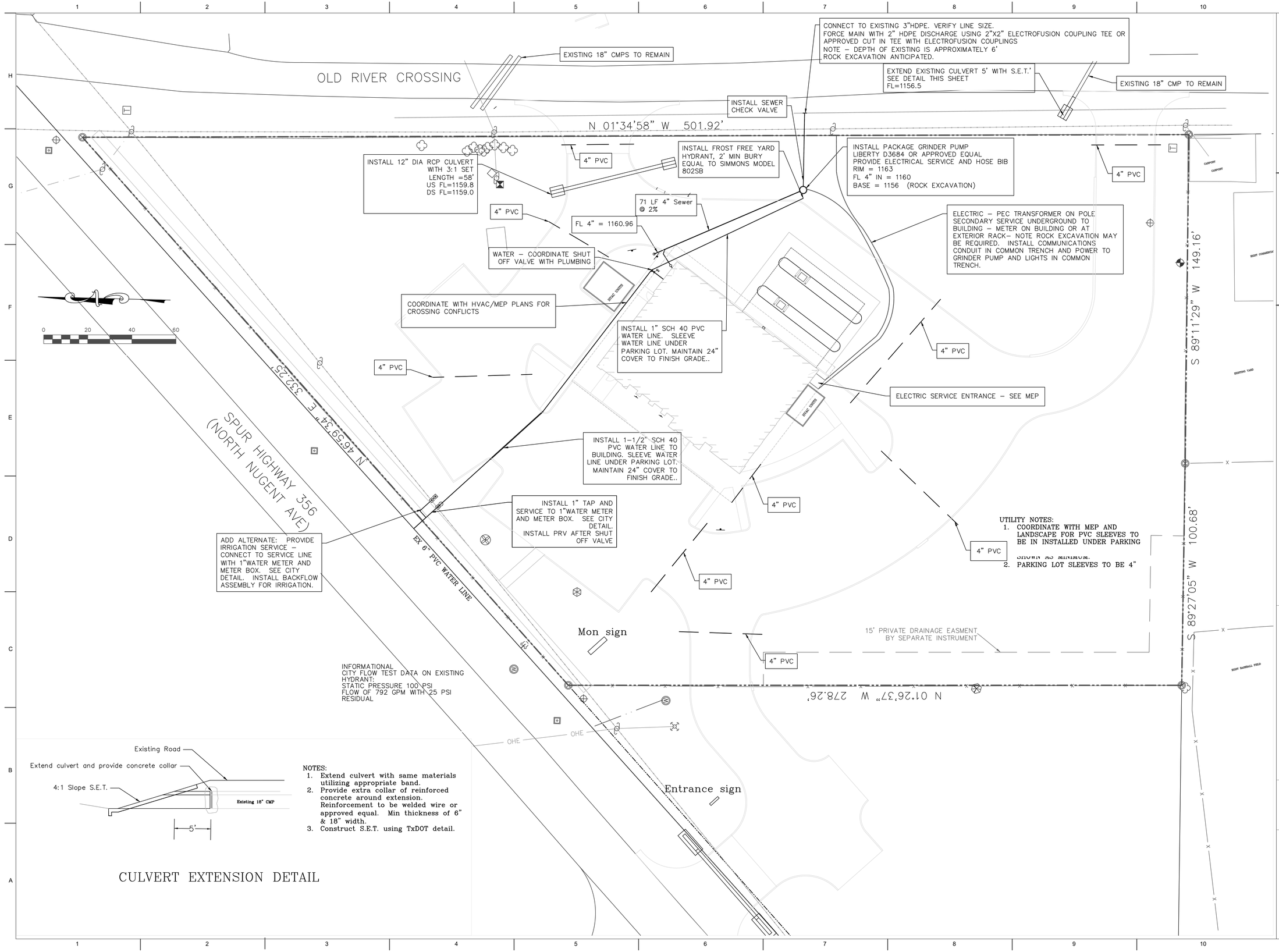
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JOHNSON CITY, TEXAS

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City Proj No. 2026-SP-02
CE Proj No. 2608
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DRAINAGE PLAN

C-9



NOTES:
1. Extend culvert with same materials utilizing appropriate band.
2. Provide extra collar of reinforced concrete around extension. Reinforcement to be welded wire or approved equal. Min thickness of 6" & 18" width.
3. Construct S.E.T. using TxDOT detail.

CULVERT EXTENSION DETAIL

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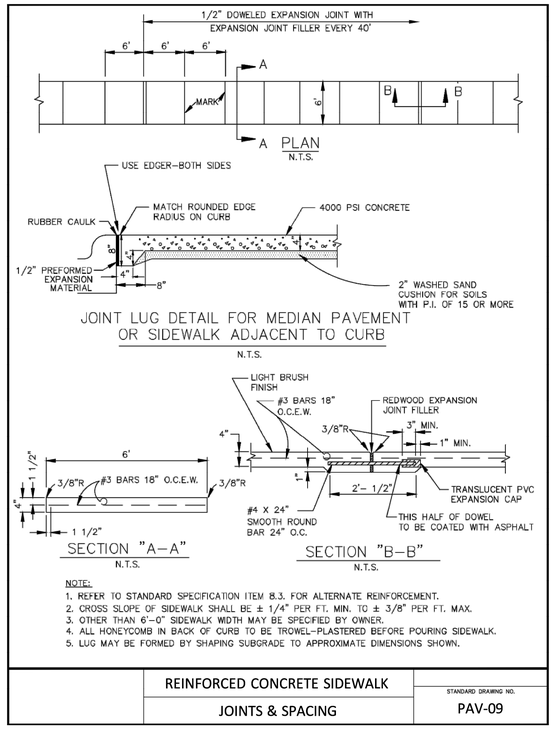
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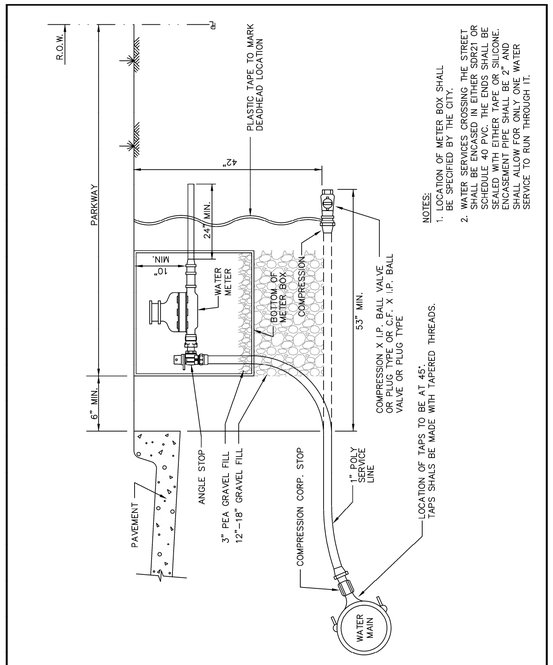
UTILITY PLAN

C-10



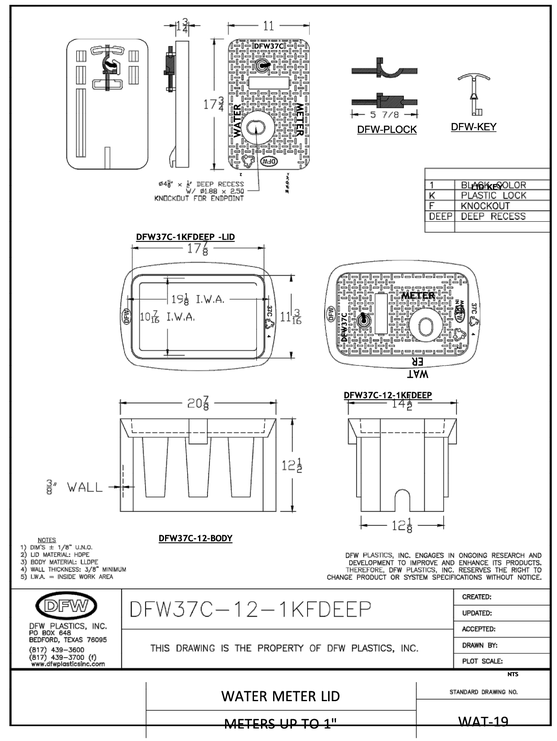
NOTE:
1. REFER TO STANDARD SPECIFICATION ITEM 8.3. FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
5. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

	REINFORCED CONCRETE SIDEWALK	STANDARD DRAWING NO.
	JOINTS & SPACING	PAV-09



NOTES:
1. LOCATION OF METER BOX SHALL BE SPECIFIED BY THE CITY.
2. WATER SERVICES CROSSING THE STREET SHALL BE ENCASED IN EITHER SDR21 OR 200 PSI C-900 PVC PIPE WITH BOTH ENDS SEALED WITH EITHER TAPE OR SILICONE. ENCASEMENT PIPE SHALL BE 2" AND SHALL ALLOW FOR ONLY ONE WATER SERVICE TO RUN THROUGH IT.

	WATER SERVICE INSTALLATION	REV DATE:MARCH 2020
	1" LINE	STANDARD DRAWING NO. WAT-13



	WATER METER LID	STANDARD DRAWING NO.
	~~METERS UP TO 1"~~	WAT-19



AE24H=3
Control Panel with Alarm Included

AE-Series Panels (Standard)

Provides reliable alternating operation.

Features

- HOA switch offer manual operation of pumps (on circuit board)
- NEMA 4X enclosure for outdoor use
- Circuit breakers provide pump disconnect and branch circuit protection
- Alarm beacon and horn provide audio/visual warning of alarm condition
- Pump run indicator lights
- Auxiliary contacts
- Three level control float switches

For the complete AE-Series specifications, see AE-Series literature sheet.

c UL us LISTED

D3684 – 36" x 84" Basin (Discharge depth is available in 24", 36", 48", or 60" from top of basin. Add -24, -36, -48, or -60 to model when ordering)					
D3684LSG202 (-24, -36, -48, or -60)	208/230	1	540 lbs	AE24H=3	IPD-24H
D3684LSG202-C (-24, -36, -48, or -60)	208/230	1	540 lbs	AE24HC=3-3	IPD-24HC
D3684LSG203 (-24, -36, -48, or -60)	208/230	3	549 lbs	AE34=3-511	IPD-34-511
D3684LSG204 (-24, -36, -48, or -60)	440—480	3	549 lbs	AE34=3-171	IPD-34-171
D3684LSG205 (-24, -36, -48, or -60)	575	3	549 lbs	AE54=3-161	IPD-54-161
D3684LSGX202 (-24, -36, -48, or -60)	208—230	1	552 lbs	AE24H=3	IPD-24H
D3684LSGX202-C (-24, -36, -48, or -60)	208—230	1	552 lbs	AE24HC=3-3	IPD-24HC
D3684LSGX203 (-24, -36, -48, or -60)	208/230	3	561 lbs	AE34=3-511	IPD-34-511
D3684LSGX204 (-24, -36, -48, or -60)	440—480	3	561 lbs	AE34=3-171	IPD-34-171
D3684LSGX205 (-24, -36, -48, or -60)	575	3	561 lbs	AE54=3-161	IPD-54-161

Features

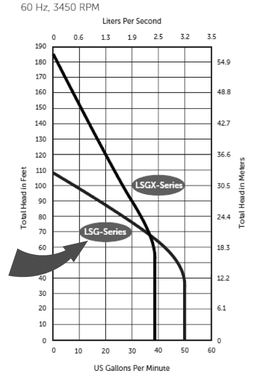
- 2 hp Grinder pumps
- Choose from single-stage LSG or 2-stage LSGX-Series pumps
- Available in a wide range of voltages
- 2" Discharge
- 25' Power cable length for standard systems (35' power cable length for "-C" models)

(See LSG or LSGX-Series literature for complete pump specifications.)

Omnivore Grinders

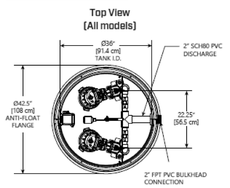
Performance Curves

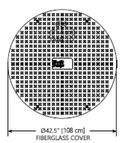
60 Hz, 3450 RPM



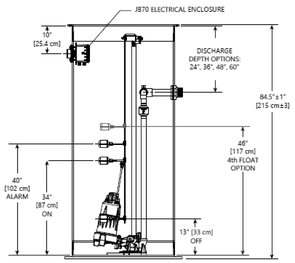
Dimensional Data

Top View (All models)





Side View (Model D3684 shown)

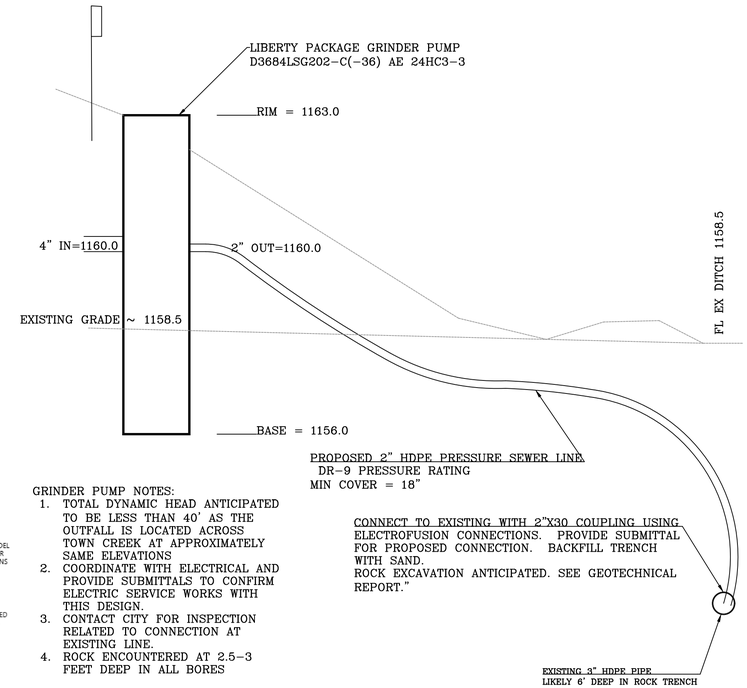


REFER TO MODEL NUMBER FOR PANEL OPTIONS

4" UNMOUNTED INLET HUB

Galvanized guide rails standard. For stainless steel rails add "S" to model number. Example: (steel) D3684LSG202-24-S
For steel cover option add "-SC" suffix to model number. Example: (steel) D3684LSG202-24-SC

Standard system shipped with three float configurations. For systems with the four-float option add a "-4F" suffix to the part number. Example: D3684LSG203-24-4F



GRINDER PUMP NOTES:
1. TOTAL DYNAMIC HEAD ANTICIPATED TO BE LESS THAN 40' AS THE OUTFALL IS LOCATED ACROSS TOWN CREEK AT APPROXIMATELY SAME ELEVATIONS
2. COORDINATE WITH ELECTRICAL AND PROVIDE SUBMITTALS TO CONFIRM ELECTRIC SERVICE WORKS WITH THIS DESIGN.
3. CONTACT CITY FOR INSPECTION RELATED TO CONNECTION AT EXISTING LINE.
4. ROCK ENCOUNTERED AT 2.5-3 FEET DEEP IN ALL BORES

GRINDER PUMP DETAILS

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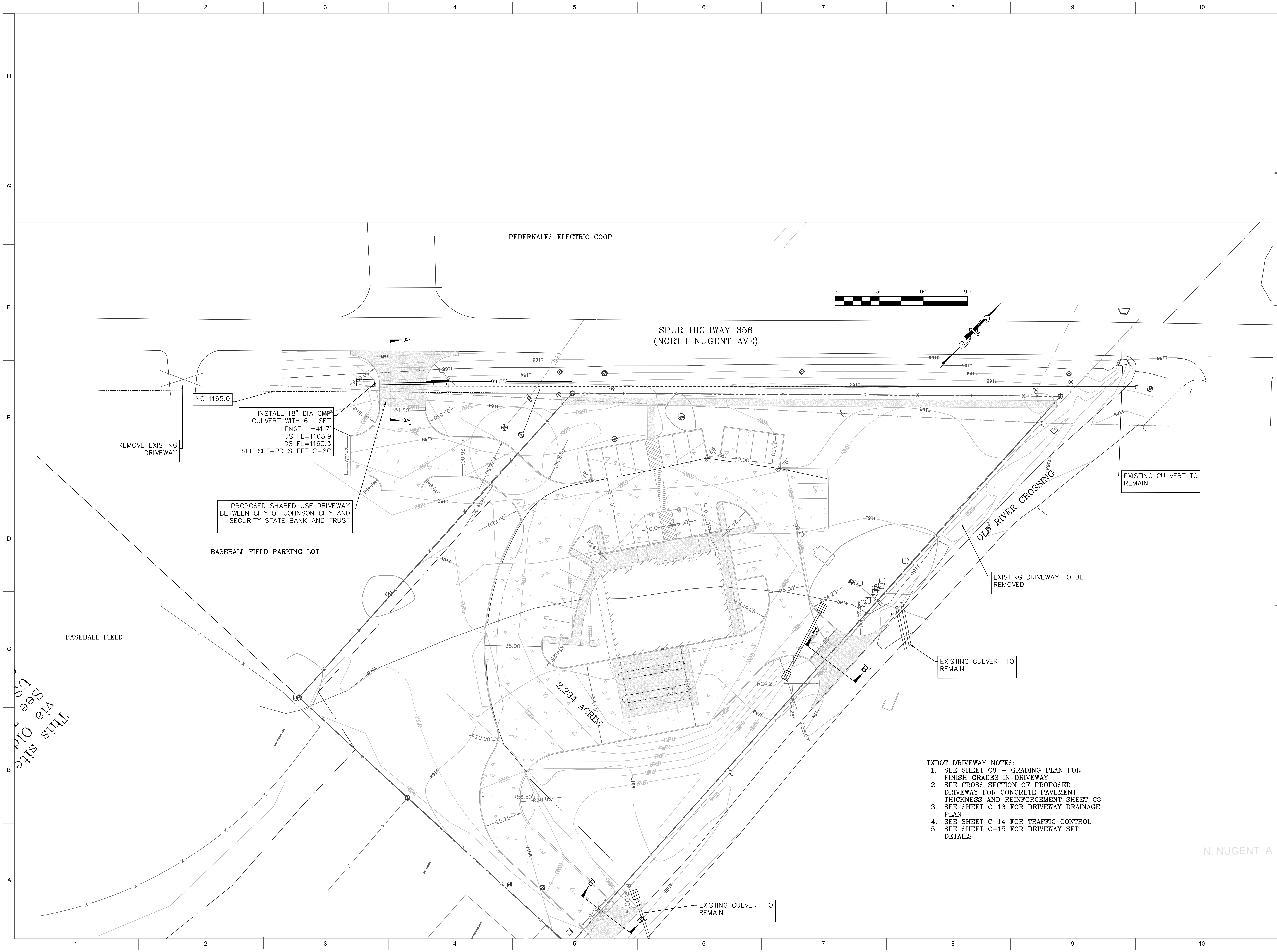
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CONSTRUCTION DETAILS

C-11



TXDOT DRIVEWAY NOTES:

1. SEE SHEET C8 – GRADING PLAN FOR FINISH GRADES IN DRIVEWAY
2. SEE CROSS SECTION OF PROPOSED DRIVEWAY FOR CONCRETE PAVEMENT THICKNESS AND REINFORCEMENT SHEET C3
3. SEE SHEET C-13 FOR DRIVEWAY DRAINAGE PLAN
4. SEE SHEET C-14 FOR TRAFFIC CONTROL
5. SEE SHEET C-15 FOR DRIVEWAY SET DETAILS

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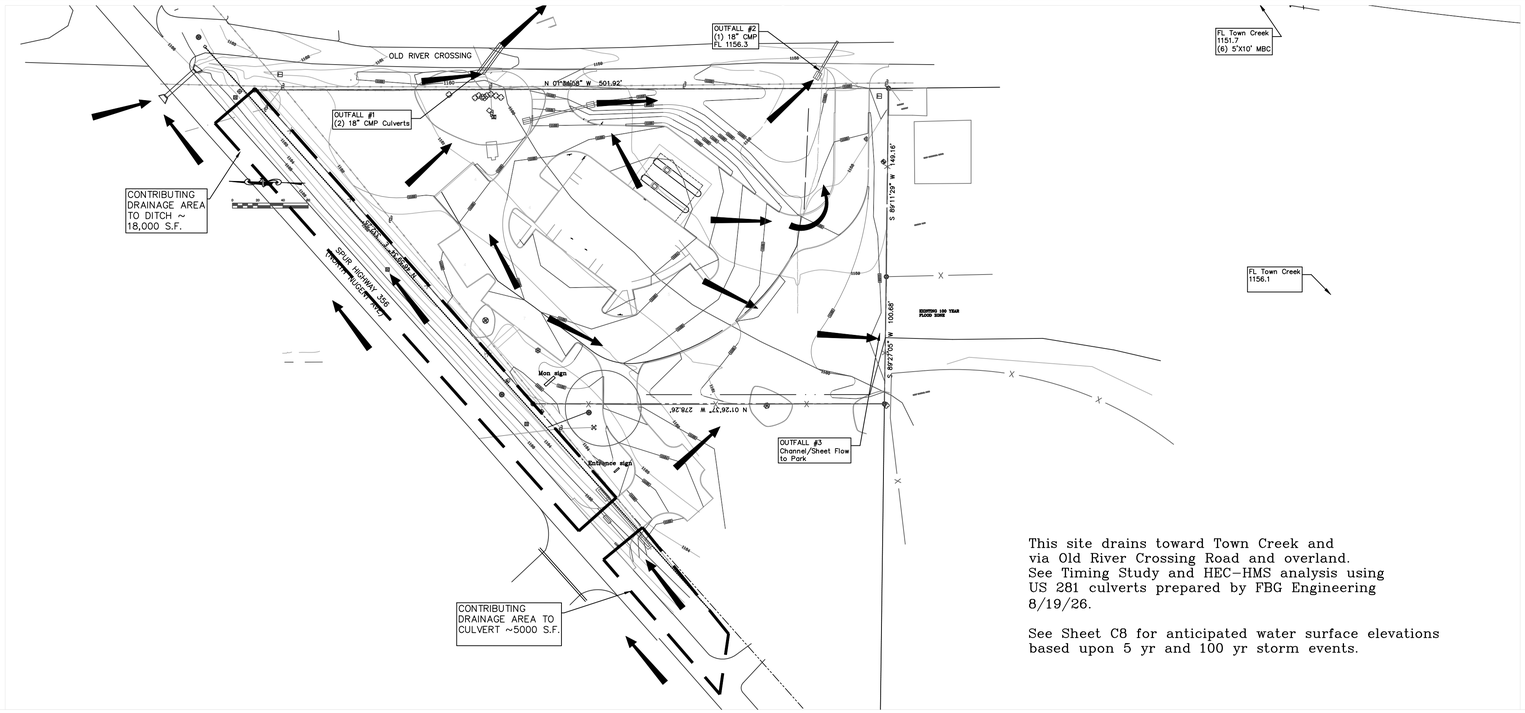
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TXDOT DRIVEWAY PLAN

C-12



This site drains toward Town Creek and via Old River Crossing Road and overland. See Timing Study and HEC-HMS analysis using US 281 culverts prepared by FBG Engineering 8/19/26.

See Sheet C8 for anticipated water surface elevations based upon 5 yr and 100 yr storm events.

Drainage Calculations for Culvert on Nugent Avenue

Time of Concentration (SCS) Tue, Sep 08 2026
5:19:22 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By: Date:
09/08/26
Location: Checked: Date:
09/08/26
Present

Curve Number : 84
Length of Flow : 125.00 ft
Average Land Slope : 1.00 %

Time of Concentration : 0.088 hrs, 5.3 mins

Graphical Peak Discharge Tue, Sep 08 2026
5:20:16 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: CULVERT ONLY By: Date: 09/08/26
Location: Checked: Date:
Developed

1. Data:

Drainage area:.....A = 5000.0000Sq Ft

Runoff Curve Number:.....CN = 84

Time of Concentration:.....Tc = 5.30 min

Storm Type:..... = II

Pond and swamp areas spread throughout watershed..... = 0.00 percent of A 0.0000 Sq Ft

2. Frequency.....yr = 5

3. Rainfall,P(24-hour).....in = 5.300

4. Initial abstraction, Ia..... = 0.3810

5. Compute Ia/P..... = 0.0719

6. Unit peak discharge, qu.....csm/in = 1000.000

7. Runoff,Q.....in = 3.546

8. Pond & swap adjustment factor,...Fp = 1.00

9. Peak Discharge,qp.....cfs = 0.636

Culvert Design Tue, Sep 08
2026 5:27:50 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Design Parameters

Section
Shape: Circular
Material: CMP
Diameter: 12.00 in
Manning's n: 0.0250
Number of Barrels: 1

Inlet
Inlet Type: Mitered to Slope
Ke: 0.70

Inverts
Inlet Invert Elevation: 1163.900 ft
Outlet Invert Elevation: 1163.300 ft
Length: 42.000 ft
Slope: 1.43 %

Culvert Calculation
Discharge: 1.96 cfs
Headwater Elevation: 1164.900 ft
Tailwater Elevation: 1163.800 ft
Downstream Velocity: 4.01 ft/s
Downstream Flow Depth: 0.598 ft
Critical Flow Depth: 0.598 ft
Normal Flow Depth: 0.733 ft
Flow Control Type: Outlet Control, Gradually Varied Flow

Conclusion:
A 12" diameter CMP culvert at 1.4% is adequate to convey the 5 year storm. The drainage area is approximately 5000 square feet. The depth of channel is 1.0' and greater than 0.5% slope, grass, and 12' wide.

Outlet controll assumed to be conservative and culvert has a calculated capacity of 2.0 cfs.

Drainage Calculations for roadside ditch in Nugent flowing to Old River Crossing Road

Time of Concentration (SCS) Tue, Sep 08 2026
5:34:09 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: By:
Date: 09/08/26
Location: Checked:
Date: 09/08/26
Present

Curve Number : 84
Length of Flow : 531.00 ft
Average Land Slope : 1.00 %

Time of Concentration : 0.280 hrs, 16.8 mins

Graphical Peak Discharge Tue, Sep 08
2026 5:34:54 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Project: NUGENT DITCH By: Date:
09/08/26
Location: Checked: Date:
Present

1. Data:

Drainage area:.....A = 23000.0000Sq Ft

Runoff Curve Number:.....CN = 84

Time of Concentration:.....Tc = 16.80 min

Storm Type:..... = II

Pond and swamp areas spread throughout watershed..... = 0.00 percent of A 0.0000 Sq Ft

2. Frequency.....yr = 5

3. Rainfall,P(24-hour).....in = 5.300

4. Initial abstraction, Ia..... = 0.3810

5. Compute Ia/P..... = 0.0719

6. Unit peak discharge, qu.....csm/in = 702.915

7. Runoff,Q.....in = 3.546

8. Pond & swap adjustment factor,...Fp = 1.00

9. Peak Discharge,qp.....cfs = 2.056

Design Channel Tue, Sep 08 2026 5:39:15 PM
Project: Security State Bank
Location: Johnson City, Texas
Job No: 2608

Channel Parameters

Channel Type:	Triangular	
Left Side Ratio:	5.000	
Right Side Ratio:	5.000	
Slope:	0.800	%
Manning's n	0.035	

Results

Flow:	11.806	cfs
Depth:	1.000	ft
Area of Flow:	5.000	S.F.
Wetted Perimeter:	10.198	ft
Hydraulic Radius:	0.490	ft
Velocity:	2.361	ft/s
Critical Depth:	0.809	ft
Top Width:	10.000	ft
EGL:	1.087	ft

Conclusion:
The existing roadside ditch along Nugent can handle the anticipated 2.0 cfs of drainage that is anticipated to be generated by the centerline of the road in this area. The channel width of 12' with a 1' depth and 5:1 sideslopes has a calculated capacity of approximately 11 c.f.s.

The sidewalk along side the channel will help maintain a 1.0' depth grass lines triangular channel.

Drainage for this development has been designed such that there will be no adverse impacts on the capacity, function or integrity of Texas Department of Transportation right of way drainage facilities.

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9/10/2026

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92341
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SECURITY STATE BANK AND TRUST
JOHNSON CITY, TEXAS

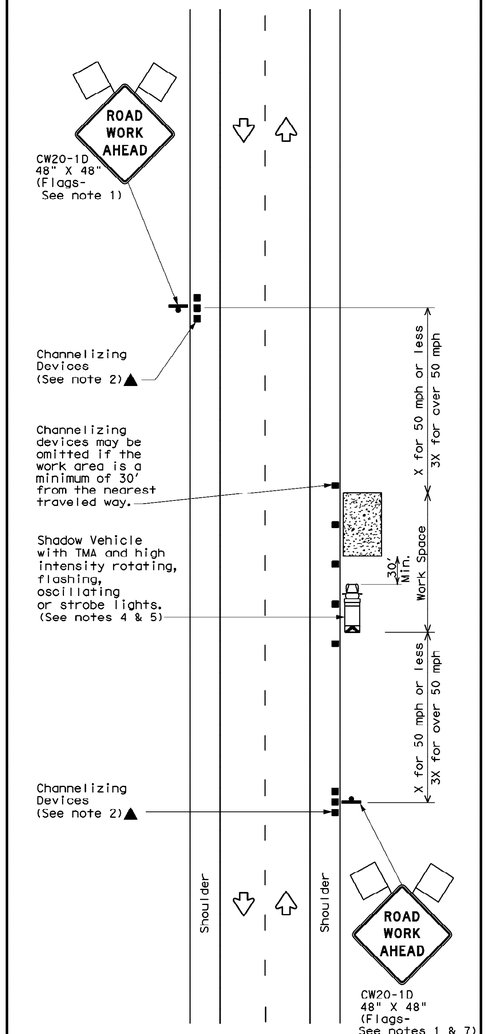
PROJECT STATUS
City Proj No. 2026-SP-02
CE Proj No. 2608
Submittal #2 - City Review
Revision 2 - 9/10/2026

TXDOT DRAINAGE PLAN

C-13

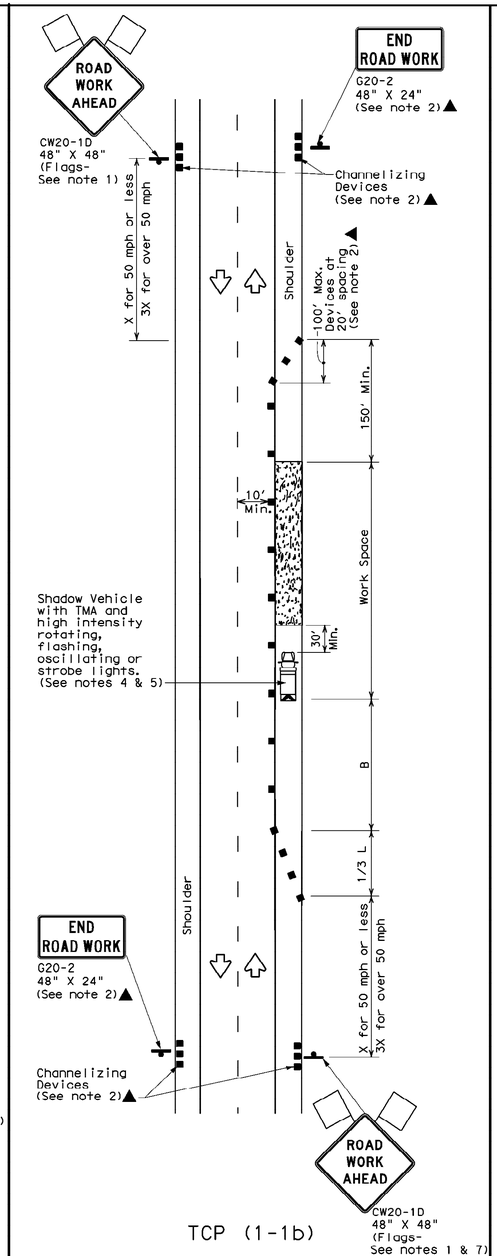
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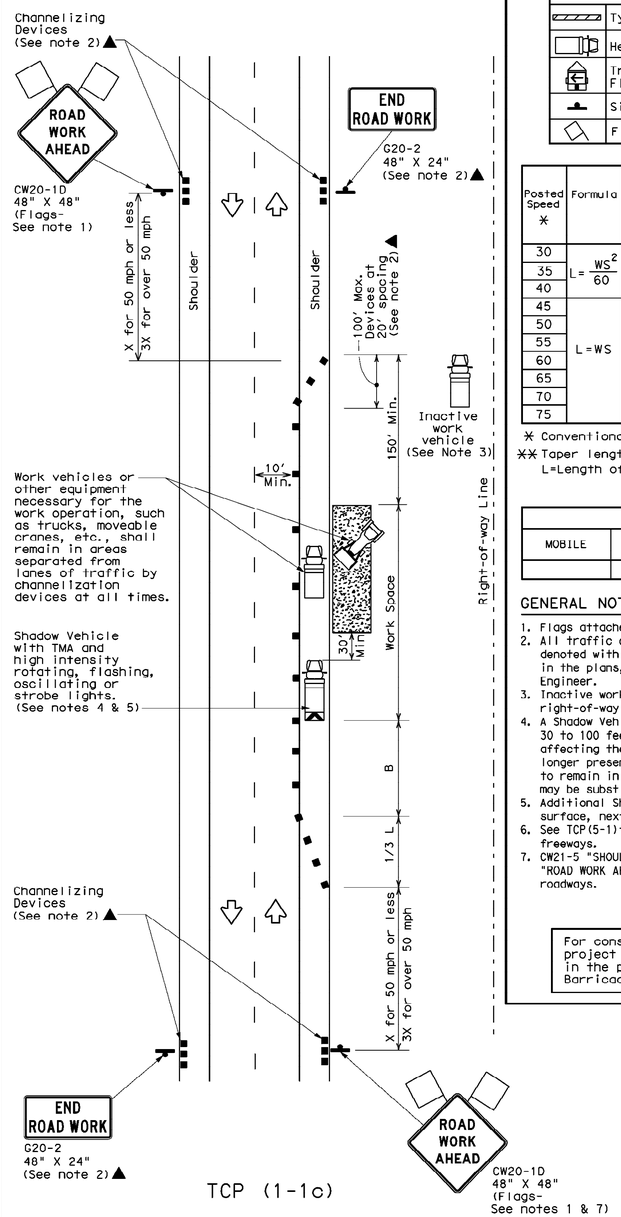
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices: On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	L= WS²/60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1)for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-12

©TxDOT December 1985

REVISIONS	DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
2-94 2-12	CONT	SECT	JOB	HIGHWAY
8-95				
1-97	DIST	COUNTY		SHEET NO.
4-98				
151				

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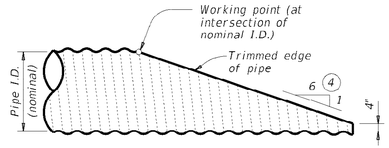
SECURITY STATE BANK AND TRUST
622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
City Proj No. 2026-SP-02
CE Proj No. 2608
Submittal #2 - City Review
Revision 2 - 9/10/2026

TXDOT DETAILS
TRAFFIC CONTROL

C-14

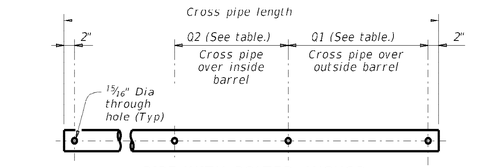
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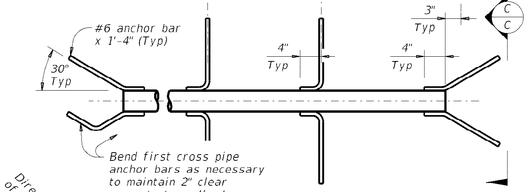
NOTE: All cross pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

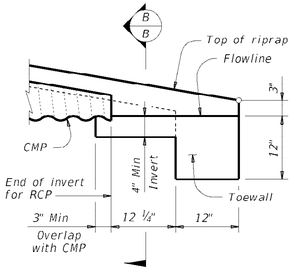
(Showing corrugated metal pipe (CMP) culvert Details at reinforced concrete pipe (RCP) culvert are similar.)



PIPE WITH BOLTED ANCHOR

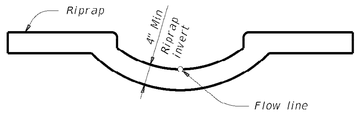


PIPE WITH ANCHOR BARS



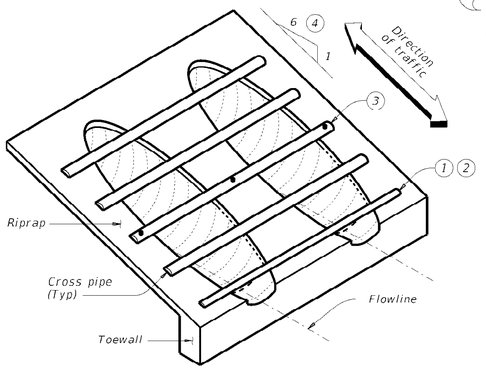
DETAIL "A"

(Showing invert with corrugated metal pipe (CMP) culvert. Reinforced concrete pipe (RCP) culvert details are similar. Cross pipes not shown for clarity.)

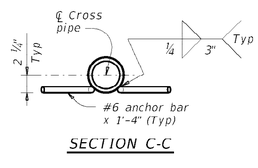


SECTION B-B

(Cross pipes not shown for clarity.)

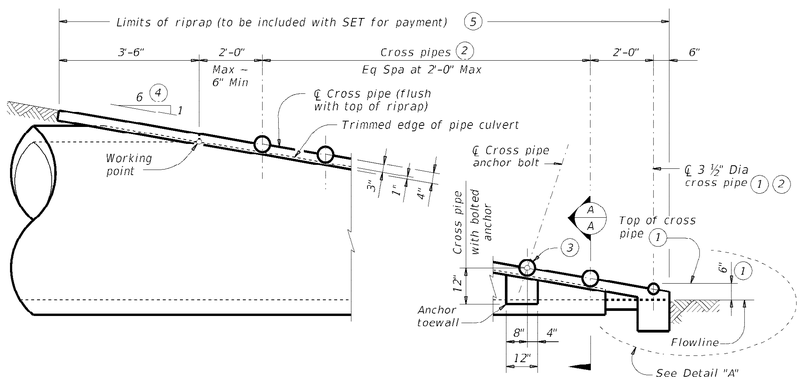


ISOMETRIC VIEW OF TYPICAL INSTALLATION



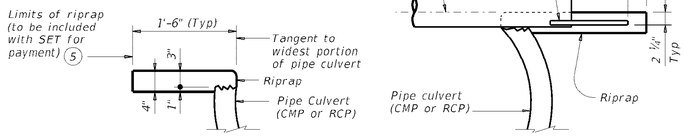
SECTION C-C

CROSS PIPE DETAILS



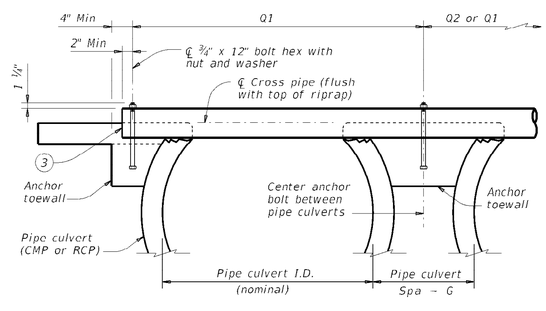
SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details at corrugated metal pipe (CMP) culvert are similar.)



SHOWING CROSS PIPE WITH ANCHOR BAR

SHOWING TYPICAL PIPE CULVERT AND RIPRAP



SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES (2)

Nominal Culvert I.D.	Conc Riprap (CY) (6)	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0' - 9"	N/A	2' - 1"	1' - 9"	3 or more pipe culverts	3" Std (3.500" O.D.)
15"	0.7	0' - 11"	N/A	2' - 5"	2' - 2"		
18"	0.8	1' - 2"	N/A	2' - 10"	2' - 8"		
21"	0.9	1' - 4"	N/A	3' - 2"	3' - 1"		
24"	0.9	1' - 7"	N/A	3' - 6"	3' - 7"		
27"	1.0	1' - 8"	N/A	3' - 10"	3' - 11"	3 or more pipe culverts	3 1/2" Std (4.000" O.D.)
30"	1.1	1' - 10"	N/A	4' - 2"	4' - 4"	2 or more pipe culverts	
33"	1.2	1' - 11"	4' - 2"	4' - 5"	4' - 8"	All pipe culverts	
36"	1.3	2' - 1"	4' - 5"	4' - 9"	5' - 1"	All pipe culverts	4" Std (4.500" O.D.)
42"	1.5	2' - 4"	4' - 11"	5' - 5"	5' - 10"		
48"	1.7	2' - 7"	5' - 5"	6' - 0"	6' - 7"	All pipe culverts	5" Std (5.563" O.D.)
54"	2.0	3' - 0"	5' - 11"	6' - 9"	7' - 6"		
60"	2.2	3' - 3"	6' - 5"	7' - 4"	8' - 3"		
66"	2.4	3' - 3"	6' - 11"	7' - 10"	8' - 9"		
72"	2.7	3' - 4"	7' - 5"	8' - 5"	9' - 4"		

(1) The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.

(2) Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1#2" standard pipe (4" O.D.) for the first bottom pipe.

(3) Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.

(4) Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.

(5) Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap."

(6) Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B), or API 5LX52.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap."

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Texas Department of Transportation | Bridge Division Standard

SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA PIPE CULVERTS TYPE II ~ PARALLEL DRAINAGE
SETP-PD

FILE: CD-SETP-PD-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DATE:
FILE:

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622 N NUGENT AVENUE
JOHNSON CITY, TEXAS

PROJECT STATUS
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CE Proj No. 2608
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TXDOT DETAILS
SET - PD

C-15

Landscape Requirements & Tabulations

Vicinity Map



Property Description

Lot 1, Block 1, 2.238acres

Prior to commencement of any construction activities, Contractor shall notify local utility location service to identify any underground utilities. Contractor shall immediately notify the Landscape Architect of any potential discrepancies, or obstacles. CALL **1-800-DIG-TESS** for underground utility location at least two (2) days prior to excavation.

The Site Information shown on this plan has been provided by the Owner, Architect, or Civil Engineer. C2 Landgroup, Inc. is not responsible for the accuracy of that information and is using the information provided to prepare this Landscape Plan.

The Landscape Contractor shall verify all scales of the plans and quantites shown on the plan and is responsible for including in the bid the planting, or installation of all items shown. Any errors on the plan, or quantities should be brought to the attention of the Landscape Architect by the Contractor prior to submittal of any bid.

Plant List

Key	Qty.	Common Name	Botanical Name	Size	Height	Spread	Remarks
AGA	5	Whale's Tongue Agave	Agave ovatifolia 'Vanzie'	24" Box	30" Ht.	30" width	Full and Symmetrical
CE	10	Cedar Elm	Ulmus crassifolia	2" Cal.	8-10' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks
CM	17	Crape Myrtle	Lagerstroemia indica `Natchez White'	30 Gal.	6-7' Ht.	6' width	Full and Symmetrical
DYH	72	Dwarf Yaupon Holly	Ilex vomitorea	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 24" o.c.
GCS	29	Green Cloud Sage	Leucophyllum frutescens	5 Gal.	24" Ht	24" width	Full and Symmetrical; 48" o.c.
LMG	22	Linheimer's Muhly Grass	Muhlenbergia lindheimeri	3 Gal.	10" Ht	12" width	Full and Symmetrical; 42" o.c.
LOK	8	Live Oak	Quercus virginiana	2" Cal.	8-10' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks; Staked
MBS	19	Mexican Bush Sage	Salvia leucantha	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
MFG	144	Mexican Feather Grass	Stipa tennissima	1 Gal.	12" Ht.	12" width	Full and Symmetrical; 36" o.c.
MOK	11	Monterrey Oak	Quercus polymorpha	2" Cal.	8-10' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread 4' Maximum Clear Trunks
MTL	15	Mountain Laurel	Sophora secundaflora	B&B	4-5' Ht.	4-5' width	Full, Symmetrical, Uniform Height and Spread
PL	28	Purple Lantana	Lantana montevidensis	1 Gal.	9-12" Ht.	12" width	Full and Symmetrical; 24" o.c.
RY	50	Red Yucca	Hesperaloe parviflora	5 Gal.	18" Ht.	18" width	Full and Symmetrical; 36" o.c.
THY	16	Thyrallis	Galphimia glauca	5 Gal.	18" Ht	18" width	Full and Symmetrical
WSG	88	White Salvia Greggii	Salvia greggii	3 Gal.	12" Ht	12" width	Full and Symmetrical; 24" o.c.
SE		Steel Edging					1/8" x 4" Ryerson Steel Edging
Hydromulch		Common Bermuda					
SOD		Tiff 419 Bermuda		S.Y.			90% Purity Cut Prior to Shipment

Street Tree Calculations

(Elective Requirement)

• *Trees Are To Be Planted Within 17'-0" of Property Line*

Old River Crossing

501.92 LF of Street Frontage
501.92 /15 LF = 34 Trees needed
9 Existing Trees provided
25 New Trees provided
34 Total Trees provided

Spur Highway 356

332.25 LF of Street Frontage
332.25 /15 LF = 22 Trees needed
1 Existing Trees provided
21 New Trees provided
22 Total Trees provided

Parking Lot Calculations

(Mandatory Requirement)

• *Trees Are To Be Planted Within 50'-0" of All Parking Spaces*

Parking Spaces	31 ea
1 Tree per 10 Spaces	3 ea
Number of Trees Provided	4 ea

General Notes

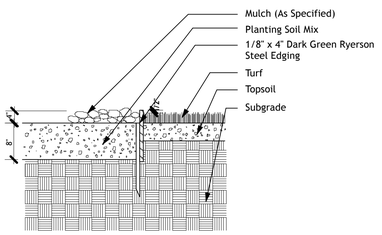
1. All quantities shown on plans to be verified by Landscape Contractor. Landscape Contractor shall be responsible for installing all labeled plant material.
2. Landscape Contractor shall familiarize himself with the Landscape Plan and Specifications and shall be responsible for the requirements dictated therein.
3. Landscape Contractor shall familiarize himself with the location of all underground utilities and easements prior to the installation of any plant material.
4. All plants must comply with the American Standards for Nursery Stock, by the American Association of Nurserymen, Inc.
5. All final shaping and raking of the topsoil shall be approved by the Landscape Architect prior to application of Hydromulch or sod, shaping planting beds, installing trees and installing irrigation. Excessive slopes on berms which may cause maintenance problems shall be reviewed by the Landscape Architect. Berms shall be installed in 12" layers and compacted to 90%proctor.
6. All topsoil shall be fine sandy loam, raked smooth to grade 2" below curbs, sidewalks, or edging.
7. All beds to be mulched to a depth of 4" with BLACK dyed mulch from New Earth (210.661.5180). (7800 IH-10 East, 78219). Submit mulch sample to Landscape Architect prior to delivery and installation.
8. All backfill to be sandy loam material and shall be the responsibility of the General Contractor. General Contractor shall allow for the installation of 2" of topsoil at hydroseed areas, 6" of topsoil at lawn areas, and 8" of specified backfill (New Earth 4-way Mix) in shrub areas to be supplied by the Landscape Contractor. Any backfill material shall be compacted sufficiently to prevent excessive settling of topsoil that may effect the finished grade or drainage.
9. Landscape Contractor shall notify the Landscape Architect of any questions regarding application of proposed plant material prior to installation-especially questions that may effect or alter the warranty of said material.
10. Landscape Contractor shall maintain all trees, shrubs, groundcover and turf areas in a healthy state under the contract until acceptance by the owner. A 90 day maintenance period, after acceptance, shall be included in base bid.
11. Trees shall be warrantied 1 year from acceptance of owner. Shrubs and groundcovers shall be warrantied 6 months in the same period.
12. All container grown shrubs and groundcovers shall be healthy, vigorous, well-rooted and established in the container in which they are growing.
13. Landscape Irrigation to be provided throughout project and shall provide 100%coverage at all landscape areas.

Sod Notes

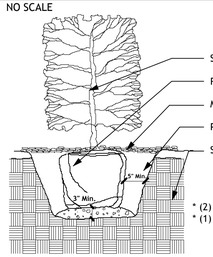
1. Lawn installation shall not begin until the irrigation system has been completed and is operational.
2. Before placing of topsoil, all areas shall be cultivated to a depth of four (4") inches, unless otherwise specified, or ordered by the Landscape Architect. Cultivation of the soil may be done by disc, spring tooth harrow, rototiller, or similar equipment. This operation shall be done at right angles to the natural flow of water on the slopes.
3. After the topsoil has been spread to the depth specified, the area shall be mechanically tilled to a depth of 6 inches, then roll raked and dragged to emove all large clods, rocks, debris, and litter over (1") one inch in any dimension which shall be disposed of by the Contractor in a lawful manner at an off site location.
4. The area shall then be rolled in 2 directions; the second shall be done at right angles to the first rolling. The roller shall be of a standard, lightweight, waterfilled type.
5. Rake the area to make it smooth and level. Remove ridges and fill depressions. Add topsoil where necessary, or as directed by the Landscape Architect.
6. The finished grade shall be two (2') inches below all curbs, sidewalks, and/or other appurtenances.
7. Roll the area in one direction. Moisten prepared lawn areas before planting if soil is dry. Allow surface moisture to dry.
8. Lay sod within 24 hours from time of stripping. Do not plant dormant sod. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
9. Water sod thoroughly within one (1) hour with a fine spray immediately after planting to ensure 4" to 6" penetration of water into the soil. Roll sod with roller to ensure good contact with soil.
10. Continue watering sod similar penetration for ten (10) days.
11. Erect a barrier of stakes and strings, and post warning signs where necessary, or as directed by the Landscape Architect.
12. Apply water as required to keep the sod damp at all times through germination and initial growth period.
13. Continued maintenance (mowing, fertilization, weeding, etc) of the sodded areas should be provided by a professional landscape maintenance contractor.

Hydroseed Notes

1. Hydroseed Works:
   a. Seed which has become wet, moldy and otherwise damaged in transit, or in storage will not be acceptable.
   b. All grass seed shall be fresh, re-cleaned grass seed of the latest crop, mixed in the following proportions by weight and meeting the accepted standards of pure live seed content, purity and germination.
   c. Grass seed shall have the following minimum ration:
   Summer Mix:
   Cynodon Dactylon (Hulled Common Bermuda Grass) 85%pure live seed @ 75lbs Pure Live Seed (PLS) per acre.
   Winter Mix:
   Cynodon Dactylon (Unhulled Common Bermuda Grass) 85%pure live seed @ 75lbs Pure Live Seed (PLS) per acre. Annual Rye Grass, or equal, 85%pure live seed @ 175lbs Pure Live Seed (PLS) per acre.
2. Slurry Mix Component per acre shall be wood cellulose fiber mulch=2,000 pounds + Grass Seed as specified + fertilizer (13-13-13) 800 pounds.
3. Hydroseed on prepared finished grades:
   a. Install and spread out a minimum of two inch layer of topsoil over all areas to be hydroseeded.
   b. Bed Prep- Immediately after the finished grade has been approved, begin the hydroseeding operation to reduce excessive weed growth and erosion.
   c. Apply seed, fertilizer, and mulch by spraying them on the previously prepared seedbeds in the form of an aqueous mixture and by using the methods and equipment described herin.
   d. Particular care shall be exercised by the contractor to insure that the application is made uniformly and at the prescribed rate and to guard against miss and overlapped areas.
   e. Where slope of areas to be grassed exceed a 3:1 H:V; an erosion control fabric shall be installed prior to the hydroseeding process.
4. Maintenance:
   a. Maintenance shall consist of weeding, fertilizing, insect control, watering, replanting, mowing, maintaining of existing grades and repair of any erosion damages.
   b. Guarantee growth and coverage of hydroseed planting shall be a minimum on ninety five percent (95%) of the area planted will be covered with specified planting after sixty (60) days with no bare spots visible.
   c. Watering-Coordinate with the Owner to properly operate irrigation system to assure a regular deep watering program.
5. Inspection and Final Acceptance:
   a. Final acceptance of the lawn establishment shall mean that hydroseed areas are ninety five (95%) uniform coverage of grass in excess of one inch height. No bare spots shall be acceptable.



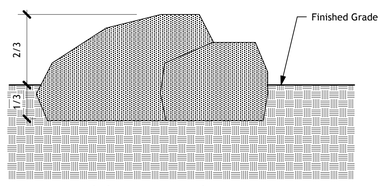
Steel Edging Detail
NO SCALE



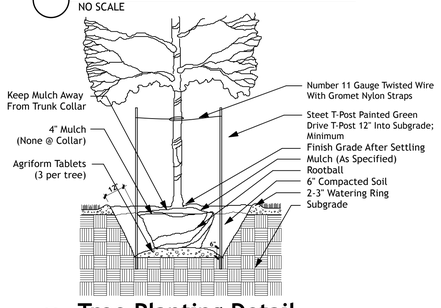
Shrub Planting Detail
NO SCALE

Boulders To Be Moss Rock

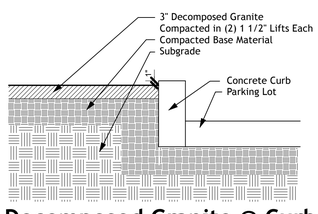
Boulders To Be 1/3 Buried, 2/3 Above Grade And Have Relatively Flat Tops.



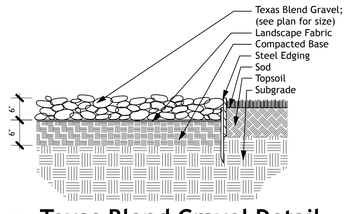
Boulder Detail
NO SCALE



Tree Planting Detail
NO SCALE



Decomposed Granite @ Curb Detail
No Scale



Texas Blend Gravel Detail
No Scale

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san antonio, texas 78215
210.269.5454 tel
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REGISTERED LANDSCAPE ARCHITECT CHAD M STRAWN 2312 STATE OF TEXAS

September 4, 2026

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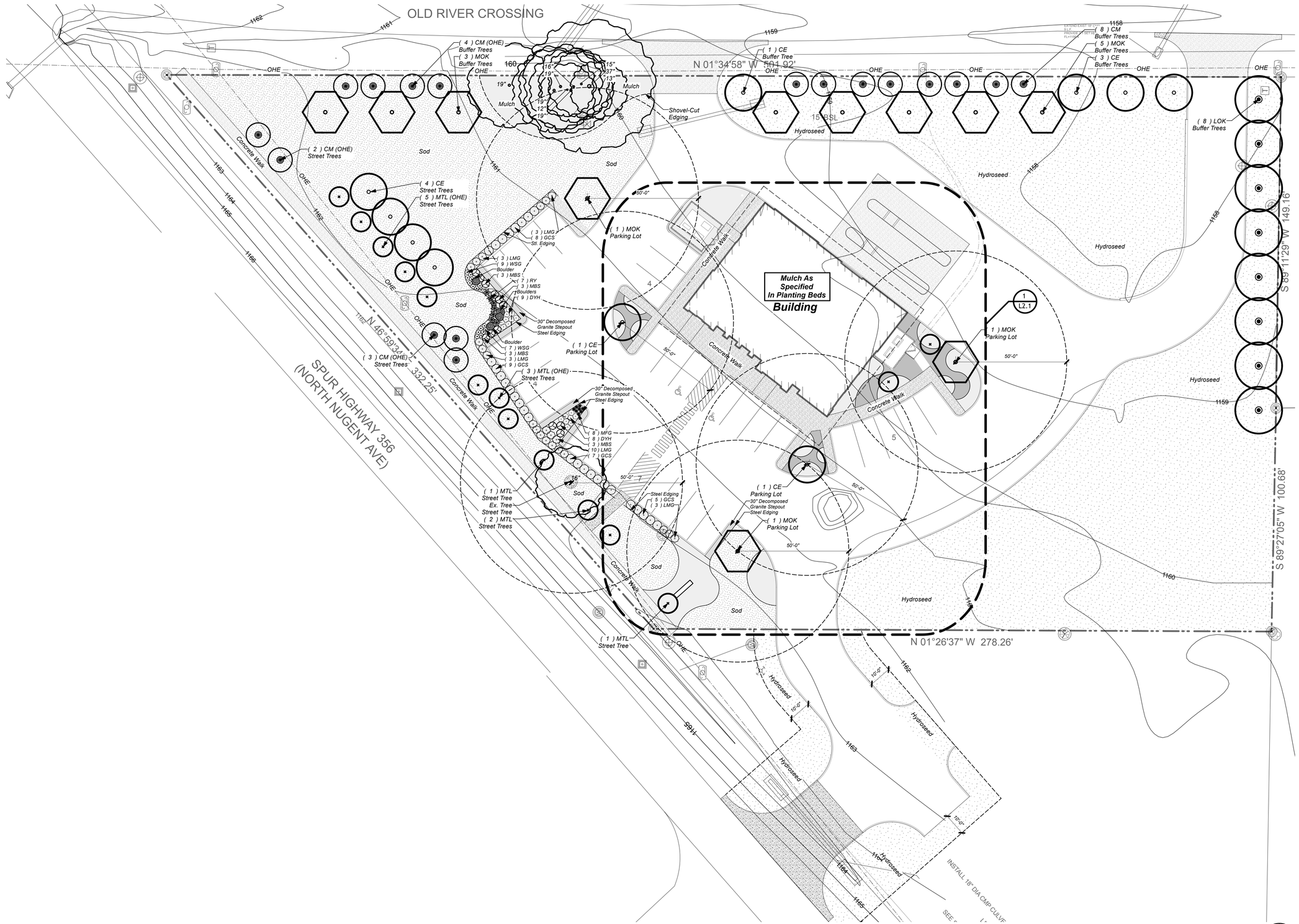
Issue / Revision

- Pricing Set 05.14.26
- 100% DD Set 06.16.26
- 90% CD Set 07.08.26
- 100% CD Set 09.04.26

a landscape plan for the
Security State Bank & Trust
622 North Nugent Avenue, Johnson City, Texas 78636

drawn by: cms
checked by: cms
date: september 4, 2026
landscape notes & details

L1.0



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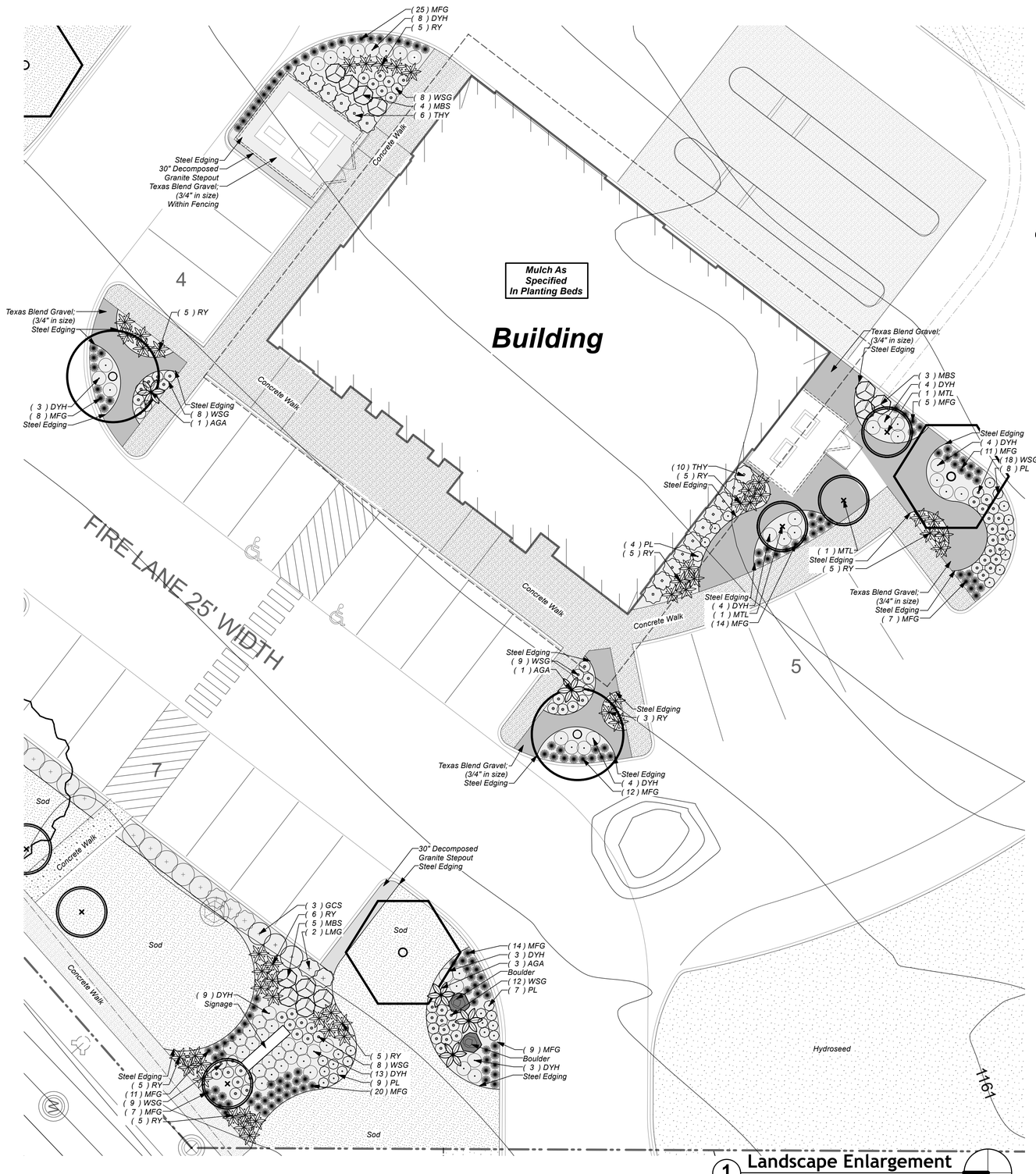
drawn by: cms

checked by: cms

date: september 4, 2026

landscape plan

L2.0



1 Landscape Enlargement

SCALE 1" = 10'-0"

0 10 20 40 80

north

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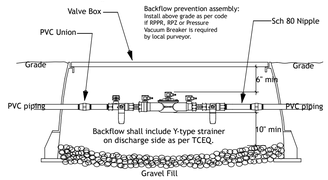
checked by: cms

date: september 4, 2026

landscape enlargement

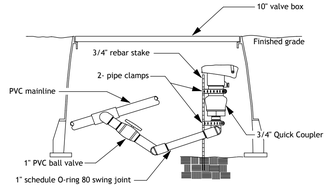
L2.1

Irrigation Requirements & Tabulations

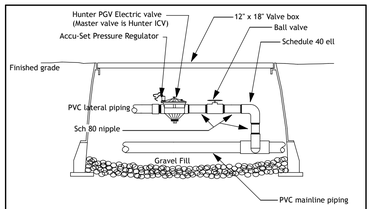


Backflow prevention device

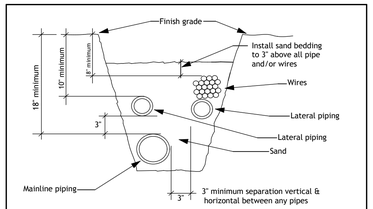
installation of backflow device shall be in accordance with governing authority codes. installation contractor shall verify before installing



Hunter quick coupling valve

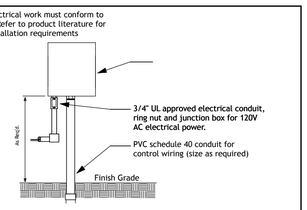


Hunter PGV electric valve



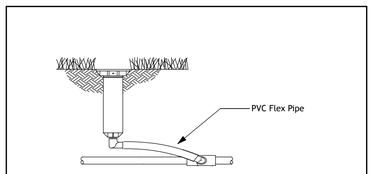
Trenching detail

NOTE: All electrical work must conform to local codes. Refer to product literature for additional installation requirements

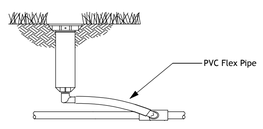


Hunter Controller

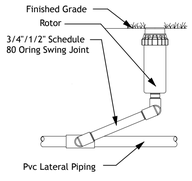
The general contractor must provide a 120 Volt AC electrical power connection for the irrigation contractor to install the controller.



Hunter ProS-PRS30 4" sprayhead



Hunter ProS-PRS30 4" sprayhead w/ 1 gpm
PCN bubbler at each tree - 2 bubblers per tree



Hunter PGP/PGJ rotor

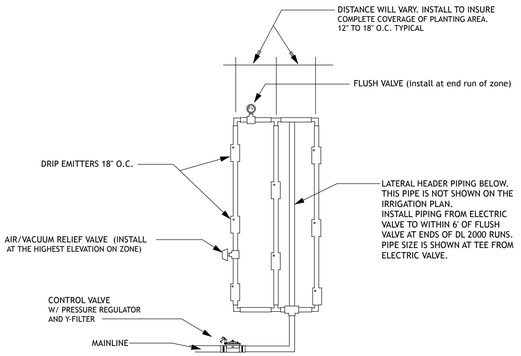
FRICTION LOSS FOR ZONE		11 @	16 GPM
STATIC PRESSURE:	PSI	65**	
3/4"	COPPER SERVICE		10.0
3/4"	WATER METER		04.1
1"	BACKFLOW PREVENTOR		04.5
1"	Y-STRAINER		01.0
1"	MASTER VALVE		03.0
1.5"	MAINLINE	50'	00.5
1.5"	MAINLINE LOOP	1,200'	01.0
	MAINLINE		
1"	ELECTRIC ZONE VALVE		03.0
	LATERAL PIPING		05.0
	SPRAYHEAD PRESSURE		30.0
	DESIGN PRESSURE	TOTAL	62.1

** ACTUAL STATIC WATER PRESSURE WAS UNAVAILABLE AT THE TIME OF IRRIGATION DESIGN. 65 PSI IS USED AS A STANDARD PRESSURE FOR DESIGN. PRESSURE MUST ME CONFIRMED 65 OR GREATER BEFORE ANY INSTALLATION.

It is the irrigation contractors sole responsiblity to confirm the copper piping service line length and a minimum 65 psi static water pressure is available at the highest elevation on site before any installation.

I, STEPHEN COOK, LICENSED IRRIGATOR #8155, HEREBY CERTIFIES THAT THIS IRRIGATION DESIGN CONFORMS TO ALL CURRENT CITY OF JOHNSON CITY AND STATE OF TEXAS DESIGN REGULATIONS

Stephen Cook LI 8155

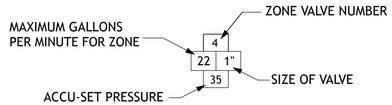


1. ALL DRIPLINES SHALL BE BURIED A MINIMUM OF 1 1/2" BELOW PLANTING SOIL FINISHED GRADE INSTALLING DRIPLINES ON TOP OF SOIL AND THEN COVERING WITH MULCH IS UNACCEPTABLE
2. SINGLE SHRUB ROW INSTALLATION WILL INCLUDE 2 ROWS OF DRIPLINE, ONE ON EITHER SIDE OF THE SHRUB WITHIN 6' s OF THE BASE/TRUNK.

SHRUB BED DRIP INSTALLATION DETAIL

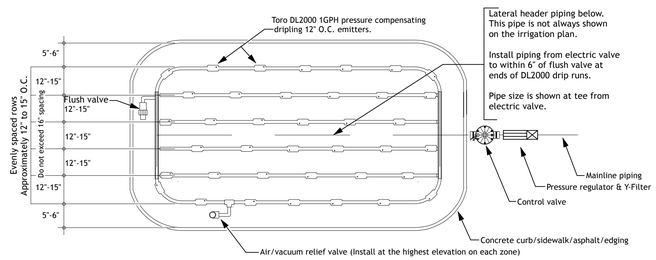
ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A NEWLY LANDSCAPED AREA.
ITEMS SHOWN IN ASPHALT, CONCRETE OR OUTSIDE L.O.C. ARE FOR CLARIFICATION ONLY.

IRRIGATION IN THE STATE OF TEXAS IS REGULATED BY THE
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY P.O. BOX 13087
AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US



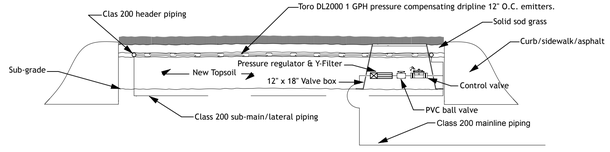
ZONE	RUN TIME TO ACHIEVE 1" OF PRECIPITATION	RUN TIME TO ACHIEVE 1/2" OF PRECIPITATION
SHRUB SPRAY	38 MINUTES	19 MINUTES
LAWN SPRAY	38 MINUTES	19 MINUTES
LAWN ROTOR	99 MINUTES	50 MINUTES
DRIP LINE	37 MINUTES	18.5 MINUTES
TREE BUBBLER	30 MINUTES	15 MINUTES

ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A NEWLY LANDSCAPED AREA.
ITEMS SHOWN IN ASPHALT, CONCRETE OR OUTSIDE L.O.C. ARE FOR CLARIFICATION ONLY.



DRIP INSTALLATION
UNDER SOLID SOD GRASS

PLAN VIEW NTS



DRIP INSTALLATION
UNDER SOLID SOD GRASS

ELEVATION VIEW NTS

DRIP INSTALLATION NOTES (UNDER SOLID SOD):

1. Install drip tubing for solid sod areas on top of finished grade.
2. Lay sod directly on top of the drip tubing.
3. Moisten the ground followed by rolling the sod.
4. The drip tubing will become embedded in the softened topsoil and smooth out as the sod is rolled.
5. Do not over moisten prior to rolling of sod to prevent altering of finished grade.

IRRIGATION NOTES

	BACKFILL IN TRENCHES SHALL BE FREE OF LARGE ROCKS OVER 1". IF EXISTING SOIL IS DETERMINED UNACCEPTABLE BY THE IRRIGATION INSPECTOR THEN IMPORT BACKFILL MUST BE SUPPLIED. PROVIDE SAND BEDDING AS PER TRENCH DETAIL.
	ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN A LANDSCAPED AREA.
	ITEMS SHOWN IN ASPHALT OR CONCRETE ARE FOR CLARIFICATION ONLY. ITEMS THAT ACTUALLY CROSS UNDER ASPHALT OR CONCRETE MUST BE SLEEVED EVEN IF SLEEVE IS NOT SHOWN.
	ALL SPRINKLER HEADS SHALL HAVE A FLEXIBLE ATTACHMENT. SEE DETAILS.
	QUICK COUPLING VALVES MUST HAVE AN ISOLATION VALVE INSTALLED BETWEEN THE QCV & THE MAINLINE.
	IRRIGATION SLEEVES TO BE PROVIDED BY THE IRRIGATION CONTRACTOR. ALL SLEEVES SHALL BE SIZED TO ACCOMODATE MAINLINE, WIRES, & LATERAL PIPING AS NECESSARY.
	ALL NEWLY PLANTED TREES SHALL RECEIVE A BUBBLER FOR SUPPLEMENTAL WATERING. BUBBLERS SHALL BE ZONED SEPARATELY. SEE THE LANDSCAPE PLAN FOR THE LOCATION OF TREES AND COORDINATE BUBBLER INSTALLATION WITH THE LANDSCAPE CONTRACTOR.
	IRRIGATION FINAL CONTROLLER LOCATION SHALL BE COORDINATE WITH OWNER & GENERAL CONTRACTOR. LOCATION SHOULD BE AGREED UPON BY ALL PARTIES PRIOR TO ANY IRRIGATION INSTALLATION.
	TXDOT R.O.W. INSTALLATION REQUIRES HEADS TO BE PLACED A MINIMUM OF 3 FEET OFF OF THE CURB.
	IF STATIC WATER PRESSURE IS LESS THAN MANDATED THEN IMMEDIATELY NOTIFY IRRIGATION DESIGNER. INADEQUATE PRESSURE NOTIFICATION MUST BE MINMUM OF 4 WEEKS PRIOR TO ANY IRRIGATION INSTALLATION.
	IT IS THE IRRIGATION CONTRACTORS SOLE RESPONSIBILITY TO CONFIRM THE STATIC PRESSURE. IF A CONTRACT IS NOT IN PLACE FOR AN INSTALLATION CONTRACTOR WITHIN THE 4 WEEKS THEN THE GENERAL CONTRACTOR SHALL CONFIRM PRESSURE AND REPORT ANY INADEQUACY.
	THE IRRIGATION CONTRACTOR SHALL INSTALL IRRIGATION COMPONENTS IN ACCORDANCE WITH T.C.E.Q. AND ANY LOCAL GOVERNING REGULATIONS.
	ALL IRRIGATION PIPING OR WIRES THAT CROSS UNDER ASPHALT OR CONCRETE SHALL BE SLEEVED BY THE IRRIGATION CONTRACTOR.
	ANY IRRIGATION HEAD INSTALLED AT AN IMPERVIOUS SURFACE SHALL BE INSTALL 4"s FROM SUCH SURFACE. INCLUDING CONCRETE, CONCRETE WALKS, ASPHALT, FENCES, WALLS, ETC.
	PIPING BETWEEN THE WATER METER AND THE MASTER VALVE SHALL BE SHEDULE 40.
	USE PRIMER ON ALL JOINTS AND FITTINGS IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE. EVERY GLUED JOINT MUST BE PRIMERED.
	IRRIGATION DESIGN MUST BE KEPT ON SITE DURING ALL OF THE INSTALLATION AS PER TCEQ.
	ANY HOSE ATTACHED TO THE SPRINKLER SYSTEM MUST BE LABELED "NON-POTABLE" IN ENGLISH AND SPANISH
	ALL NOZZLES WITHIN ANY ZONE SHALL HAVE MATCHED PRECIPITATION RATES.
	CONTRACTOR WILL PERFORM A FINAL WALK THRU AND IT MUST BE PERFORMED WITH THE OWNER OR THE OWNERS REP TO EXPLAIN ALL FUNCTIONS OF THE IRRIGATION SYSTEM.
	IRRIGATOR WILL PROVIDE A MAINTENANCE CHECKLIST AND HAVE THE OWNER OR OWNERS REP SIGN. IF THE OWNER REFUSES TO SIGN THEN NOTE DATE AND TIME AND REFUSAL TO SIGN. SUPPLY TO THE OWNER OR OWNERS REP, AS PART OF THE CHECKLIST: CONTROLLER MANUAL, SEASONAL WATERING SCHEDULE, LIST OF PARTS THAT REQUIRE MAINTENANCE AND THE RECOMMENDED FRQUENCY OF MAINTENANCE, STATEMENT THAT ALL COMPONENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH ALL RULES AND REGULATIONS AND HAS BEEN ADJUSTED FOR THE MOST EFFICIENT APPLICATION OF WATER.
	THE IRRIGATOR MUST ATTACH A "PERMANENT" STICKER TO EACH CONTROLLER SHOWING THE IRRIGATORS NAME, LICENSE NUMBER, TELEPHONE NUMBER AND DATES OF THE WARRANTY PERIOD.
	IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE AS-BUILT DRAWING TO INCLUDE EXACT LOCATION OF ALL MAINLINE, VALVES, CONTROLLERS, QUICK COUPLERS, P.O.C. & WIRE PATH. IRRIGATION CONTRACTOR WILL SUPPLY A COMPLETE OF OPERATION & MAINTENANCE MANUALS.
	PROVIDE A COLORED LAMINATED ZONE MAP AND INSTALL AT THE CONTROLLER

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STATE OF TEXAS · STEPHEN COOK · 8155 · 09-04-2026 · LICENSED IRRIGATOR

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Issue / Revision

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an irrigation plan for the
Security State Bank & Trust
622 North Nugent Avenue, Johnson City, Texas 78636

drawn by: sc

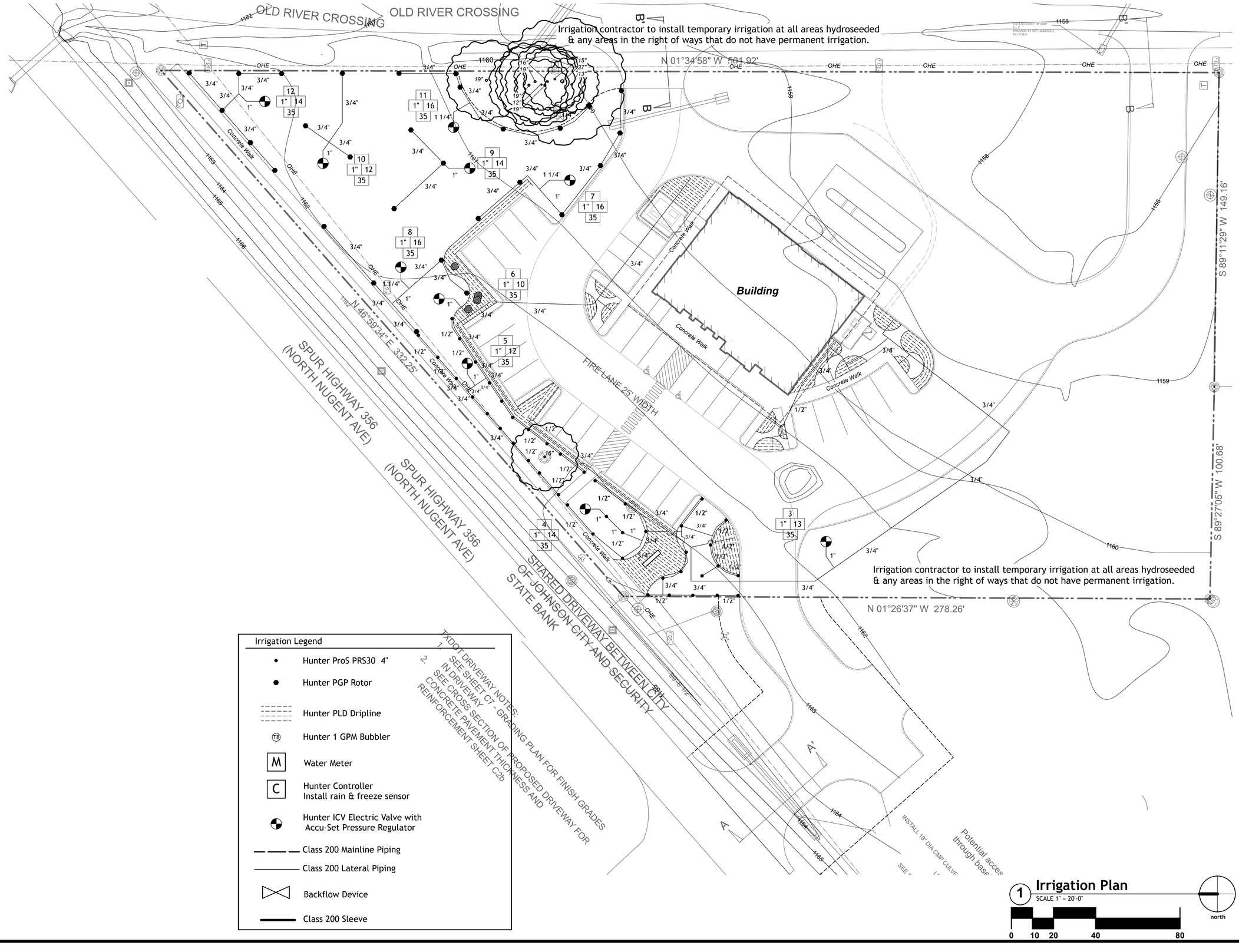
checked by: sc

date: september 4, 2026

irrigation notes & details

L3.0

Irrigation contractor to install temporary irrigation at all areas hydroseeded & any areas in the right of ways that do not have permanent irrigation.



Irrigation Legend

- Hunter ProS PRS30 4"
- Hunter PGP Rotor
- Hunter PLD Dripline
- Hunter 1 GPM Bubbler
- M — Water Meter
- C — Hunter Controller, Install rain & freeze sensor
- Hunter ICV Electric Valve with Accu-Set Pressure Regulator
- Class 200 Mainline Piping
- Class 200 Lateral Piping
- Backflow Device
- Class 200 Sleeve

1. TXDOT DRIVEWAY NOTES: SEE SHEET C7 - GRADING PLAN FOR FINISH GRADES IN DRIVEWAY
2. SEE CROSS SECTION OF PROPOSED DRIVEWAY FOR CONCRETE PAVEMENT THICKNESS AND REINFORCEMENT SHEET C2b

1 **Irrigation Plan**
SCALE 1" = 20'-0"

0 10 20 40 80

north

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REGISTERED LANDSCAPE ARCHITECT CHAD M STRAUB 2312 STATE OF TEXAS

September 4, 2026

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a landscape plan for the

Security State Bank & Trust

622 North Nugent Avenue, Johnson City, Texas 78636

drawn by: cms

checked by: cms

date: september 4, 2026

irrigation plan

L4.0

OLD RIVER CROSSING

Irrigation contractor to install temporary irrigation at all areas hydroseeded & any areas in the right of ways that do not have permanent irrigation.

N 01°34'58" W 501.92'

SPUR HIGHWAY 356 (NORTH NUGENT AVE)

N 46°59'34" E 332.25'

S 89°11'29" W 149.16'

S 89°27'05" W 100.68'

N 01°26'37" W 278.26'

Building

FIRE LANE 25' WIDTH

Concrete Walk

OHE

2-4" Sleeves

4" Sleeve

1 1/2"

1/2"

3/4"

1 1/4"

1"

1" Master Valve

1" Backflow Device

1" Y-Strainer

1" Manual Valve

3/4" Water Meter

Irrigation Legend

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- Hunter PGP Rotor
- Hunter PLD Dripline
- Hunter 1 GPM Bubbler
- M — Water Meter
- C — Hunter Controller Install rain & freeze sensor
- Hunter ICV Electric Valve with Accu-Set Pressure Regulator
- Class 200 Mainline Piping
- Class 200 Lateral Piping
- Backflow Device
- Class 200 Sleeve

1 Tree Bubbler Plan

SCALE 1" = 20'-0"

0 10 20 40 80

north

C2 landgroup

landscape architecture / master planning / creative spaces

317 lexington suite 1

san antonio, texas 78215

210.269.5454 tel

www.c2landgroup.com

REGISTERED LANDSCAPE ARCHITECT CHAD M STRAWN 2312 STATE OF TEXAS

September 4, 2026

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Issue / Revision

- Pricing Set 05.14.26
- 100% DD Set 06.16.26
- 90% CD Set 07.08.26
- 100% CD Set 09.04.26

a landscape plan for the

Security State Bank & Trust

622 North Nugent Avenue, Johnson City, Texas 78636

drawn by: cms

checked by: cms

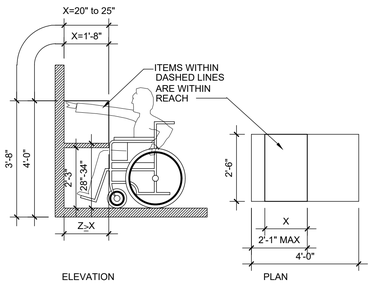
date: september 4, 2026

tree bubbler plan

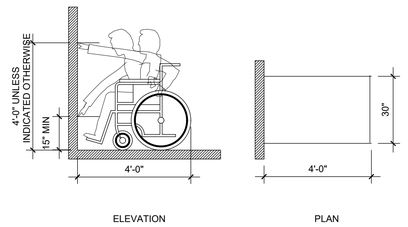
L5.0

ACCESSIBILITY STANDARDS REQUIREMENTS:

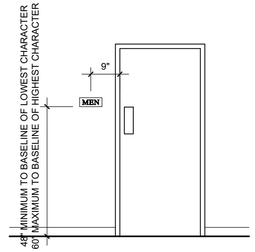
1. DOORS
   1. IF A DOOR HAS A DOOR CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
   2. THE MAXIMUM FORCE FOR PUSHING OR FOR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
      (a) EXTERIOR HINGED DOORS: 8.5 lbf
      (b) INTERIOR HINGED DOORS: 5lbf
      (C) SLIDING OR FOLDING DOORS: 5lbf
      (d) FIRE DOORS: AS REQUIRED BY THE GOVERNING CODE OFFICIAL.
      THE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.
   3. THE THRESHOLDS SPECIFIED AND DETAILED IN THESE DOCUMENTS DO NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS AND 1/2" IN HEIGHT FOR OTHER TYPES OF DOORS. THESE THRESHOLDS SHALL HAVE A BEVELED EDGE LESS THAN 1:2 (50%). NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
   4. THE DOOR HARDWARE SPECIFIED AND DETAILED IN THESE DOCUMENTS INCLUDES ONLY HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. NO SUBSTITUTIONS WILL BE ACCEPTED THAT DO NOT CONFORM TO THESE REQUIREMENTS AND ALL STATE AND A.D.A. REQUIREMENTS.
   5. ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED/DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 32 INCHES IN WIDTH WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENTS.
   6. ALL DOORS ON THIS PROJECT HAVE BEEN SELECTED AND DETAILED TO PROVIDE A MINIMUM CLEAR OPENING OF 84 INCHES IN HEIGHT. NO SUBSTITUTIONS OR MODIFICATIONS WILL BE CONSIDERED THAT REDUCE THE CLEARANCE OR CONFLICT WITH ANY STATE OR A.D.A. REQUIREMENT.
2. GRAB BARS
   1. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE FOLLOWING:
      (a) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE STRESSES FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
      (b) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
      (C) SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR THE SUPPORTING STRUCTURE WHICH EVER IS THE SMALLER ALLOWABLE LOAD.
      (D) TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
      (E) GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
   2. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF THE GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2".
3. CONTROLS
   1. ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS OR OTHER USERS OF A BUILDING OR FACILITY SHALL COMPLY WITH DETAILS 1/A0.2 & 2/A0.2 SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO, THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.
   2. UNLESS INDICATED OTHERWISE, THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN DETAILS 1/A0.2 & 2/A0.2. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE FLOOR.
   3. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 lbf.
4. WATER CLOSETS
   1. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
   2. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH TAS STANDARDS. THE GRAB BAR BEHIND THE WATER CLOSET SHALL BE 34" TO CENTERLINE A.F.F.
   3. TOILET PAPER DISPENSERS SHALL BE INSTALLED 7" TO 9" FROM FRONT EDGE OF TOILET MEASURED TO CENTERLINE OF DISPENSER. THE OUTLET IS TO BE 15" TO 48" ABOVE FINISHED FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
4. LAVATORIES AND MIRRORS
   1. THESE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES, AND BUILT-IN LAVATORIES.
   2. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES THE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29 INCHES ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE SHALL COMPLY WITH THE DRAWINGS ON THIS SHEET.
   3. A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND A MAXIMUM OF 19 INCHES UNDERNEATH THE LAVATORY.
   4. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
   5. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
   6. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE FINISH FLOOR AND TOP SURFACES NO LOWER THAN 6'-4" A.F.F.
5. FIRE EXTINGUISHERS AND WALL MOUNTED ITEMS
   1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4 INCHES INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, OR AISLES. OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.
6. SIGNAGE
   1. LETTERS AND NUMBERS SHALL HAVE A WIDTH-TO-HEIGHT BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-WIDTH HEIGHT BETWEEN 1:5 AND 1:10.
   2. RAISED, BRAILLE AND PICTORIAL SIGNS SHALL BE RAISED 1/32". RAISED CHARACTERS SHALL BE MINIMUM OF 5/8" HIGH AND A MAXIMUM OF 2". BRAILLE SHALL BE A MINIMUM OF GRADE 2. PICTORAL SIGNAGE SHALL HAVE A MINIMUM BORDER DIMENSION OF 6" AND SHALL HAVE AN EQUIVALENT VERBAL DESCRIPTION DIRECTLY BELOW GRAPHIC.
   3. CHARACTERS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH AND BE CONTRASTING IN COLOR, LIGHT ON DARK OR DARK ON LIGHT.
   4. SIGNAGE SHALL BE PLACED ON LATCH SIDE OF DOOR WITH LOCATION AS PER 3/A0.2



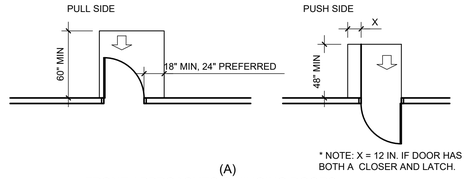
1 REACH RANGES
SCALE: 3/8" = 1'-0"



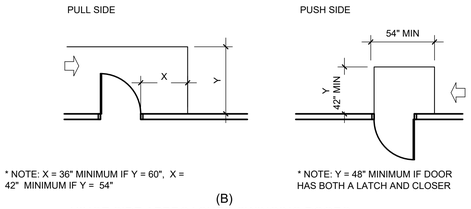
2 REACH RANGES
SCALE: 3/8" = 1'-0"



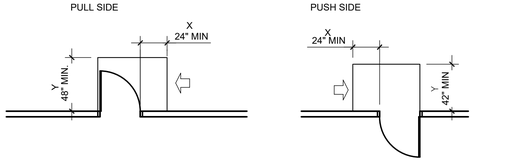
3 SIGNAGE MOUNTING LOCATION AND HEIGHT
SCALE: 3/8" = 1'-0"



(A)
FRONT APPROACHES-SWINGING DOORS



(B)
HINGE SIDE APPROACHES-SWINGING DOORS

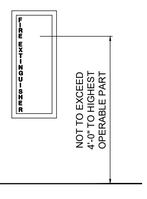


(C)
LATCH SIDE APPROACHES-SWINGING DOORS

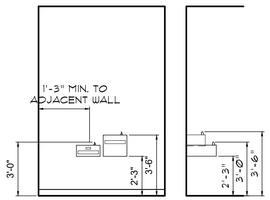
* NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES.

7 CLEAR MANEUVERING SPACE REQUIRED AT DOORS
SCALE: 3/16" = 1'-0"

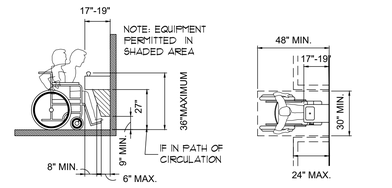
* NOTE: REQUIRED MANEUVERING CLEARANCE AT ALL DOORS TO HAVE MAXIMUM 2% SLOPE IN ANY DIRECTION



4 FIRE EXTINGUISHER CABINET
SCALE: 3/4" = 1'-0"



5 HI-LOW DRINKING FOUNTAIN ELEVATIONS
SCALE: 1/4" = 1'-0"



6 DRINKING FOUNTAINS AND WATER COOLERS
SCALE: 1/4" = 1'-0"

SPECIAL INSPECTIONS

The registered Design Professional responsible for all required special inspections (as required by 2015 IBC Section 1705.1) for this project during construction is: FREDERICK F. LIEDTKA, Chesney Morales Partners

SECTION	INSPECTION	REQUIREMENTS
1705.1.1	SPECIAL CASES	N/A
1705.2	STEEL CONSTRUCTION	SEE STRUCTURAL (STEEL NOTES)
1705.3	CONCRETE CONSTRUCTION	SEE STRUCTURAL (CONCRETE NOTES)
1705.4	MASONRY CONSTRUCTION	SEE STRUCTURAL (MASONRY NOTES)
1705.5	WOOD CONSTRUCTION	SEE STRUCTURAL (INSP OF FABRICATORS)
1705.6	SOILS	SEE STRUCTURAL (EARTHWORK BELOW BUILDING NOTES)
1705.7	DRIVEN DEEP FOUNDATIONS	N/A
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS	N/A
1705.9	HELICAL PILE FOUNDATIONS	N/A
1705.10	FABRICATED ITEMS	SEE STRUCTURAL (CONCRETE REINFORCING AND PRE-ENGINEERED JOIST/TRUSSES NOTES)
1705.11	WIND RESISTANCE	N/A
1705.12	SEISMIC RESISTANCE	N/A
1705.13	TESTING FOR SEISMIC RESISTANCE	N/A
1705.14	SPRAYED FIRE-RESISTANT MATERIALS	N/A
1705.15	MASTIC & INTUMESCENT FIRE-RESISTANT COATINGS	N/A
1705.16	EIFS	Provide Special Inspection of Water-Resistive Barrier Membrane over Sheathing
1705.17	FIRE-RESISTANT PENETRATIONS AND JOINTS	N/A
1705.18	TESTING FOR SMOKE CONTROL	N/A
1706	DESIGN STRENGTHS OF MATERIALS	N/A
1707	ALTERNATIVE TEST PROCEDURES	N/A
1708	IN-SITU LOAD TESTS	N/A
1709	PRECONSTRUCTION LOAD TESTS	N/A

REFER TO STRUCTURAL FOR ADDITION INSPECTION REQUIREMENTS

ADDITIONAL INSPECTIONS TO INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING (VERIFY WITH CITY REQUIREMENTS):

BUILDING	PLUMBING	MECHANICAL	ELECTRICAL
- Flatwork Inspection	- Underground Inspection	- Underground Inspection	- Underground Inspection
- Frame Inspection	- Top-Out Inspection	- Rough-In Inspection	- Rough-In Inspection
- Insulation Inspection	- Final Inspection	- Final Inspection	- Final Inspection
- Final Inspection			

BUILDING CODES

APPLICABLE CODES

2015	IBC	International Building Code & Local Amendments
2015	IECC	International Energy Conservation Code & Local Amendments
2015	NEC	National Electric Code & Local Amendments
2015	IFC	International Fire Code & Local Amendments
2015	IMC	International Mechanical Code & Local Amendments
2015	IPC	International Plumbing Code & Local Amendments
2012	TAS	Texas Accessibility Standards

BUILDING INFORMATION

BUILDING HEIGHT: 25'-3" / 1 STORY
BUILDING AREA: 4,761 SF
BUILDING OCCUPANCY (CHAPTER 3): BUSINESS GROUP
CONSTRUCTION TYPE (SECTION 602): IIB, NOT SPRINKLERED

BASIC ALLOWABLE HEIGHT (TABLE 504.3): 55'-0"
(TABLE 504.4): 3 STORY
BASIC ALLOWABLE AREA (TABLE 506.2): 23,000 SQUARE FEET
OCCUPANT LOAD FACTOR (TABLE 1004.1.2): (SEE OCCUPANT LOAD CALCULATION TABLE)
ACTUAL OCCUPANT LOAD: 66 (SEE OCCUPANT LOAD CALCULATION TABLE)

EXITING REQUIREMENTS

	ACTUAL	MAXIMUM PER TABLE 1006.2.1	
OCCUPANT LOAD:	66	49	2 EXITS REQUIRED
COMMON PATH OF EGRESS TRAVEL	71'-6"	75'-0"	1 EXIT REQUIRED

2 EXITS PROVIDED

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2): 200'
MAXIMUM DEAD END CORRIDOR (SECTION 1020.4): 20'-0"

PLUMBING FIXTURE COUNT

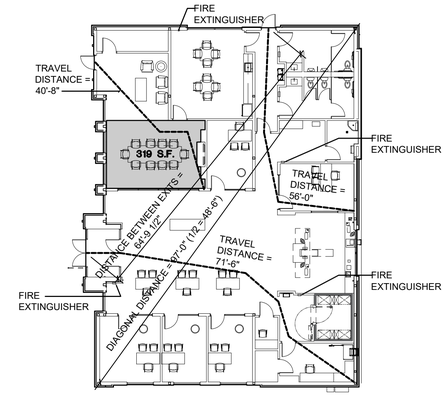
Per 2015 IBC Section 2902, Table 2902.1
Total Occupants = 67
Occupancy Classification B (Business)

Occupants	Water Closets		Lavatories	
	Required (1 per 25 for first 50)	Provided	Required (1 per 40 for first 80)	Provided
Men = 33	2	1 WC, 2 Urinals	1	1
Women = 33	2	3	1	1

Drinking Fountains: 1 Required Per 100 occupants, 2 Provided

Service Sink: 1 Required, 1 Provided

MEANS OF EGRESS



OCCUPANT LOAD CALCULATION TABLE

319 SF	ASSEMBLY UNCONCENTRATED TABLES AND CHAIRS	/15 SF	Net per Person	=	21.27	Occupants
4,442 SF	BUSINESS	/ 100 SF	Gross per Person	=	44.42	Occupants
4,761 SF			TOTAL OCCUPANTS	=	66	Occupants

ACCESSIBILITY AND CODE REQUIREMENTS

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REGISTERED ARCHITECT
FREDERICK F. LIEDTKA
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

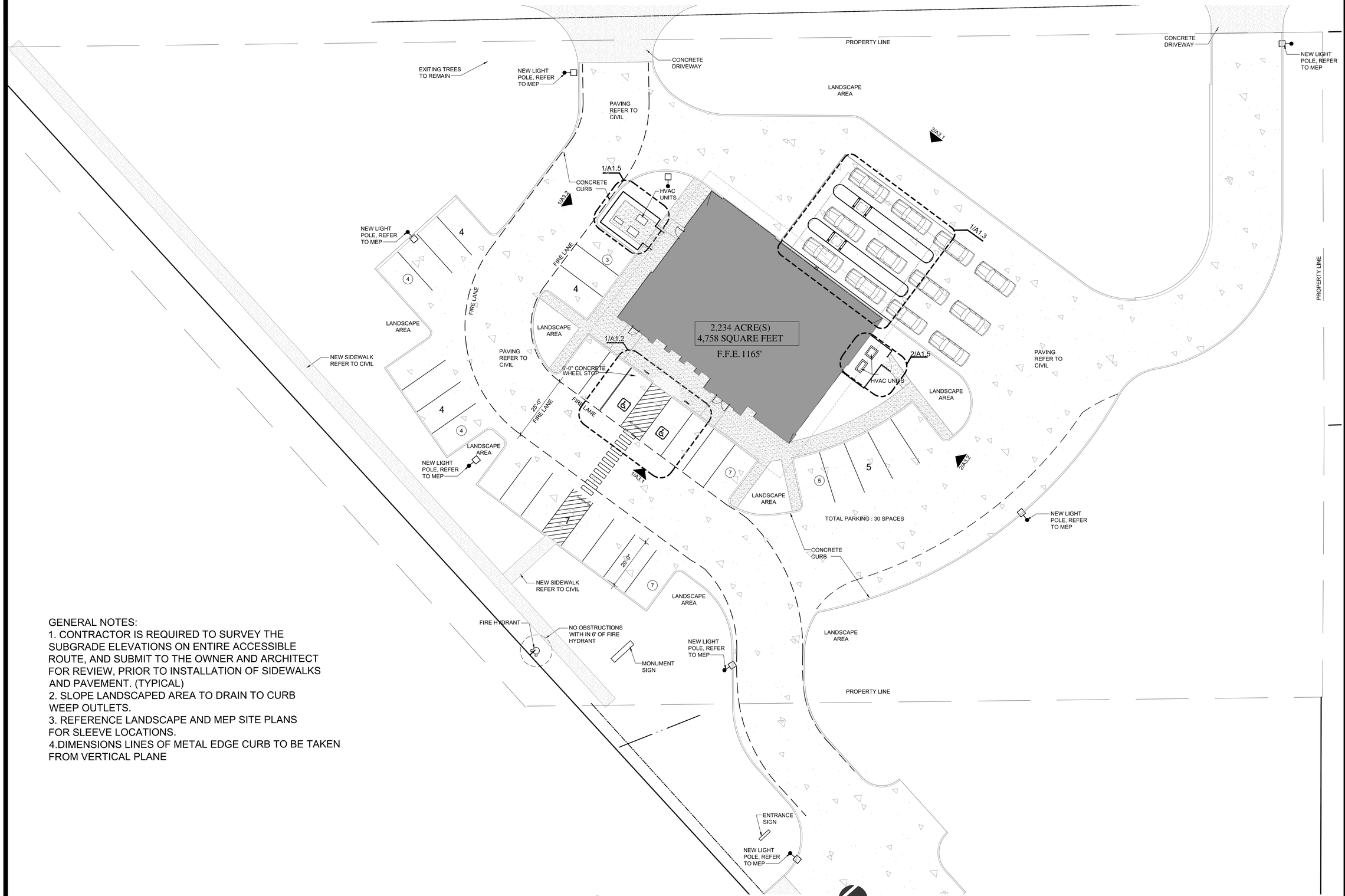
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2606
DATE: 08-11-26
DRAWN BY: MDJ
CHECKED BY: FFL

SHEET
A0.2



GENERAL NOTES:
1. CONTRACTOR IS REQUIRED TO SURVEY THE SUBGRADE ELEVATIONS ON ENTIRE ACCESSIBLE ROUTE, AND SUBMIT TO THE OWNER AND ARCHITECT FOR REVIEW, PRIOR TO INSTALLATION OF SIDEWALKS AND PAVEMENT. (TYPICAL)
2. SLOPE LANDSCAPED AREA TO DRAIN TO CURB WEEP OUTLETS.
3. REFERENCE LANDSCAPE AND MEP SITE PLANS FOR SLEEVE LOCATIONS.
4.DIMENSIONS LINES OF METAL EDGE CURB TO BE TAKEN FROM VERTICAL PLANE

1 ARCHITECTURAL SITE PLAN
SCALE 1/16" = 1'-0"

ARCHITECTURAL SITE PLAN

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FREDERICK F. FELTMAN
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for SECURITY STATE BANK & TRUST

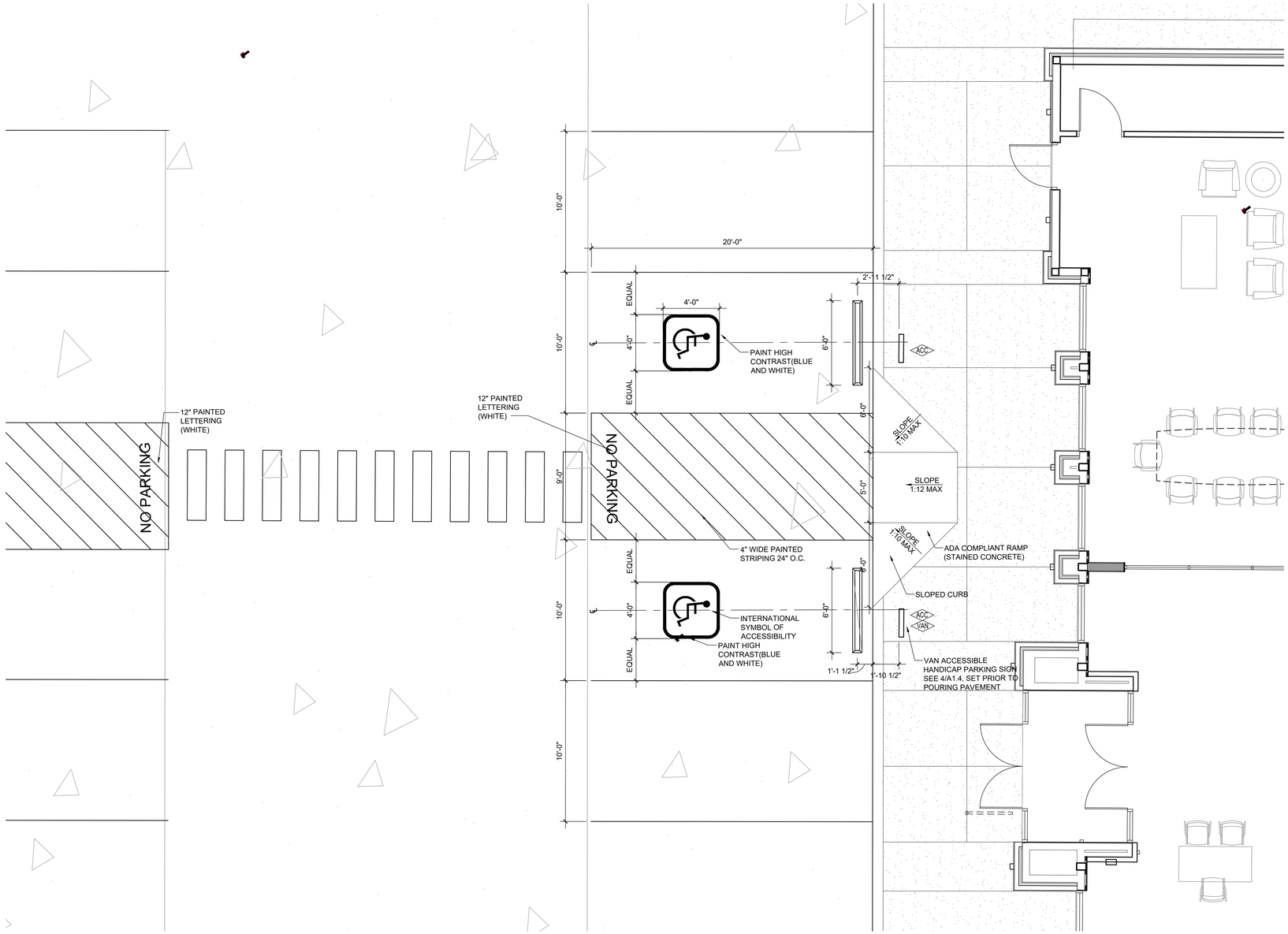
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chesneymoralespartners,inc.
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4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A1.1



1 ENLARGED FRONT PLAZA
SCALE 1/4" = 1'-0"

NORTH

ENLARGED PLAZA PLAN

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FREDERICK F. LEE
14787
STATE OF TEXAS

DATE
10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

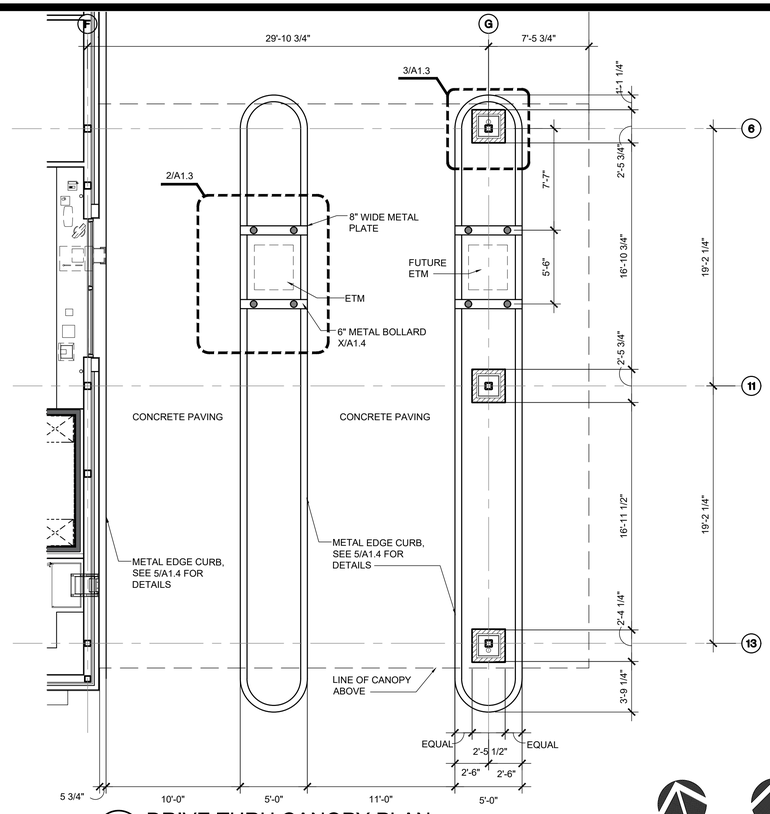
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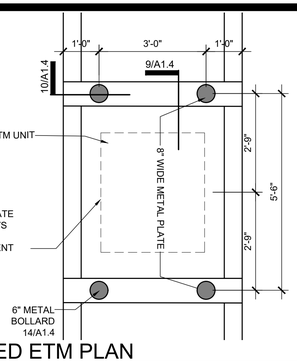
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DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A1.2



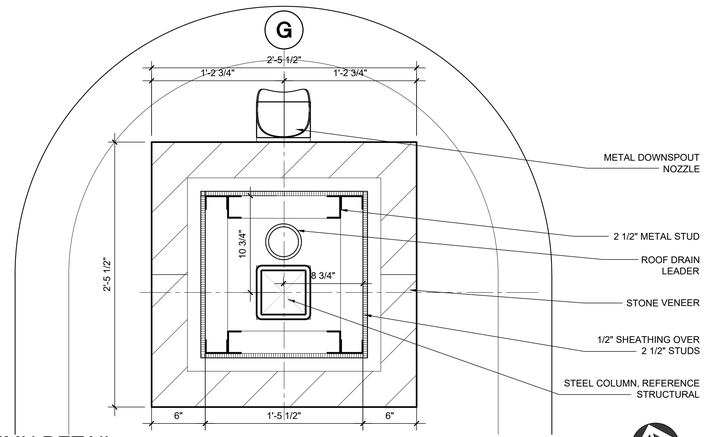
1 DRIVE THRU CANOPY PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH



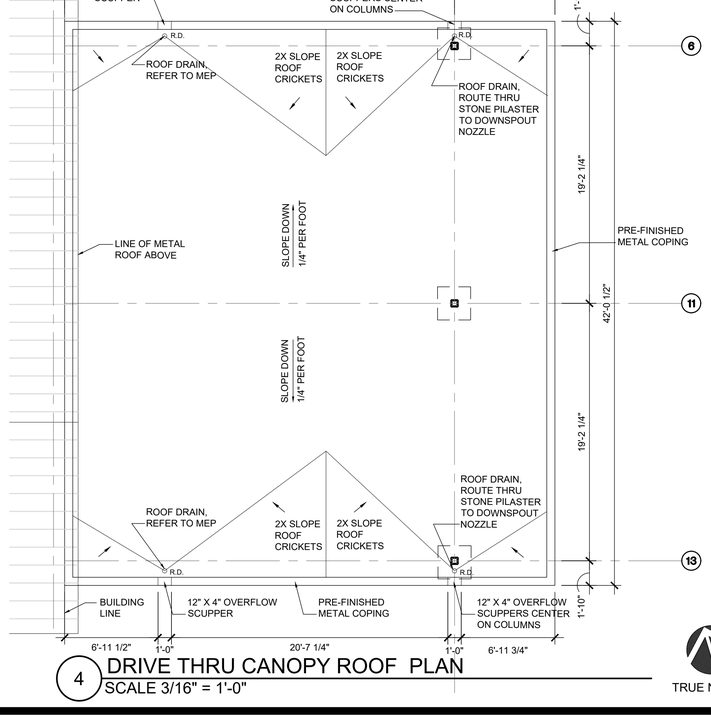
2 ENLARGED ETM PLAN
SCALE 1/2" = 1'-0"

TRUE NORTH PLAN NORTH



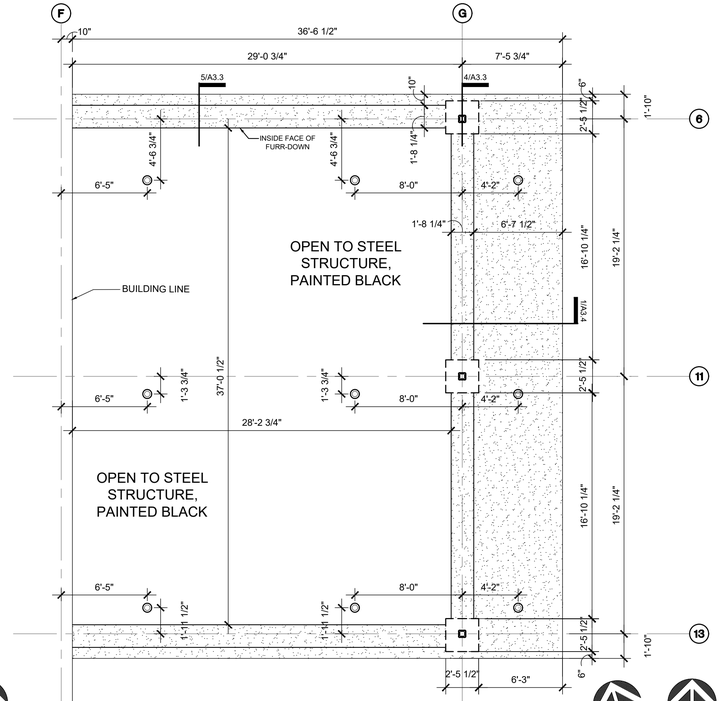
3 COLUMN DETAIL
SCALE 1 1/2" = 1'-0"

TRUE NORTH PLAN NORTH



4 DRIVE THRU CANOPY ROOF PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH



5 DRIVE THRU REFLECTED CEILING PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

DRIVE THRU CANOPY

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REGISTERED ARCHITECT
FREDERICK F. FELTZ
14787
STATE OF TEXAS
DATE 10/5/2026

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NO	DATE	DESCRIPTION

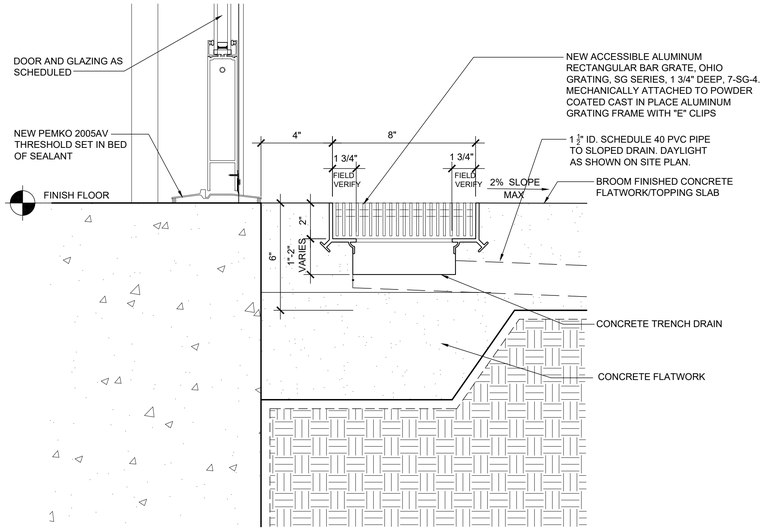
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

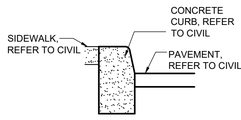
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4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

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DATE:	08-11-26
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SHEET
A1.3

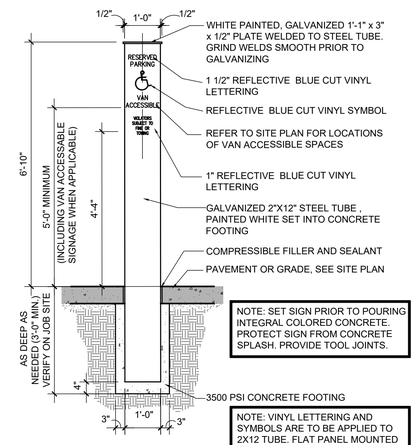


1 TRENCH GRATE AT DOOR
SCALE: 3" = 1'-0"



1. PROVIDE EXPANSION JOINTS AT 25' O.C. MINUMUM AND AT CURVES, TANGENTS AND CORNERS
2. BASE OF CURB TO REST ON COMPACTED FILL.
3. SACK FINISH EXPOSED SURFACES.
4. GUTTER CROSS SLOPES TO BE 1"/FT. WHEN DRAINING TOWARD CURB AND 1/2"/FT. WHEN DRAINING AWAY FROM CURB, SEE GRADING PLAN FOR SLOPE DIRECTION.

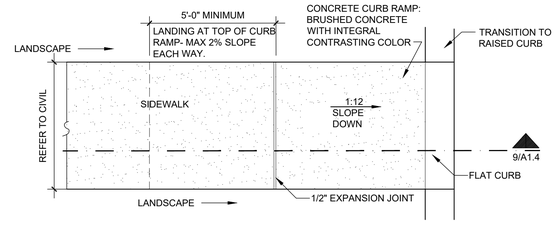
2 TYPICAL CONCRETE CURB PROFILE
SCALE: 3/4" = 1'-0"



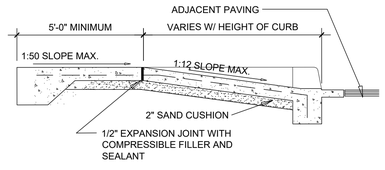
NOTE: SET SIGN PRIOR TO POURING INTEGRAL COLORED CONCRETE. PROTECT SIGN FROM CONCRETE SPLASH. PROVIDE TOOL JOINTS.

NOTE: VINYL LETTERING AND SYMBOLS ARE TO BE APPLIED TO 2X12 TUBE. FLAT PANEL MOUNTED TO TUBE IS NOT ACCEPTABLE

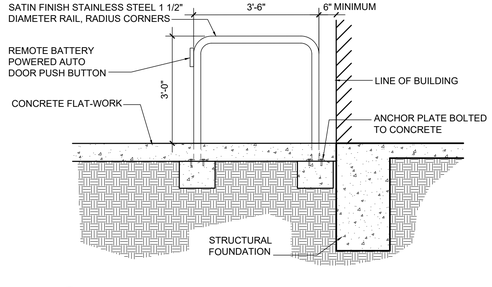
3 ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0"



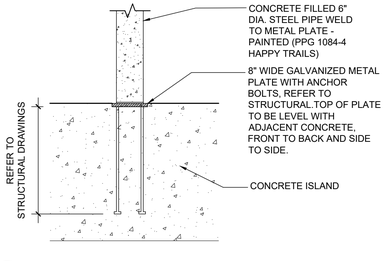
4 PLAN-CURB RAMP
SCALE: NTS



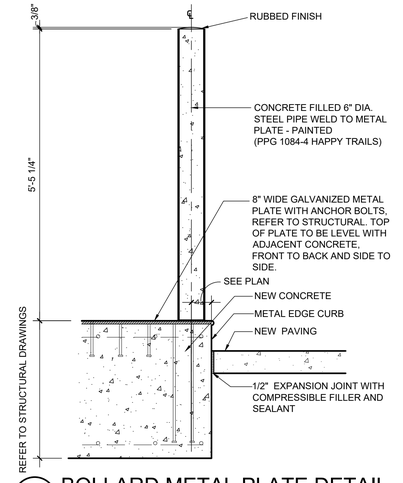
5 SECTION-CURB RAMP
SCALE: NTS



6 ACCESSIBLE PUSH BUTTON RAIL
SCALE: 1/2" = 1'-0"



7 BOLLARD METAL PLATE DETAIL
SCALE: 3/4" = 1'-0"



8 BOLLARD METAL PLATE DETAIL
SCALE: 3/4" = 1'-0"

* GENERAL NOTE:
ALL STEEL EXPOSED TO THE EXTERIOR IS TO BE GALVANIZED WHEN NOTES CALL FOR PAINTED FINISH IT IS IN ADDITION TO BEING GALVANIZED

SITE DETAILS

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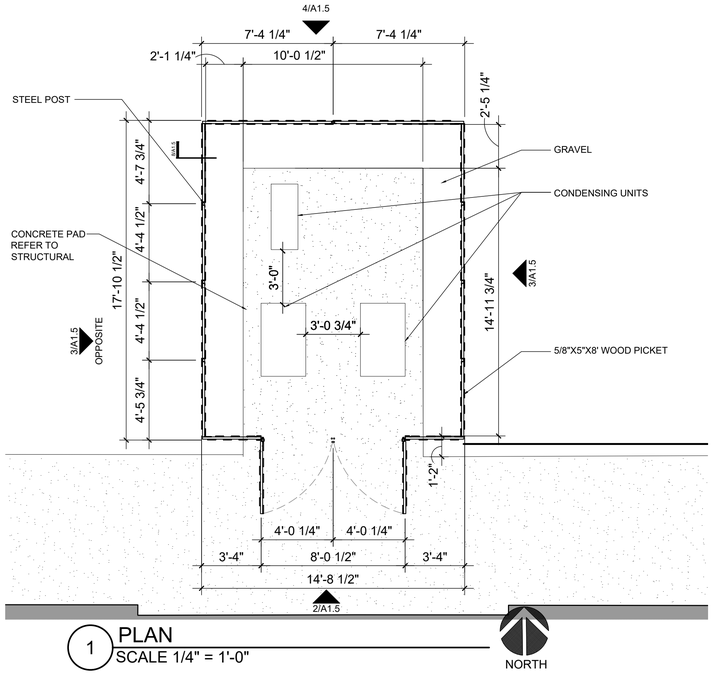
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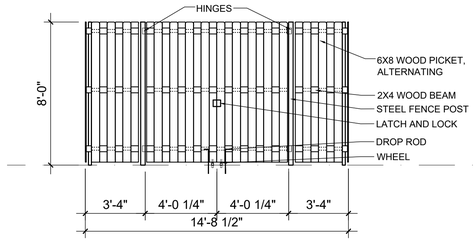
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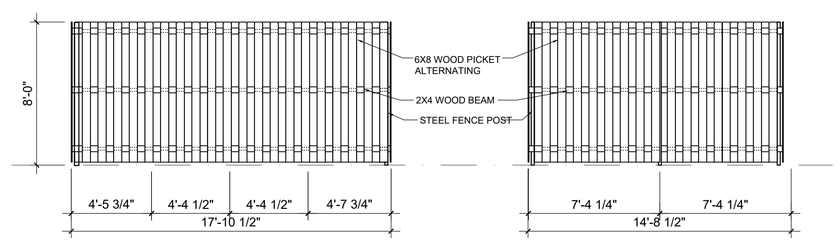
SHEET
A1.4



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

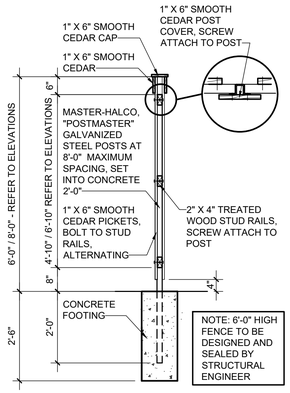


2 ELEVATION
SCALE 1/4" = 1'-0"

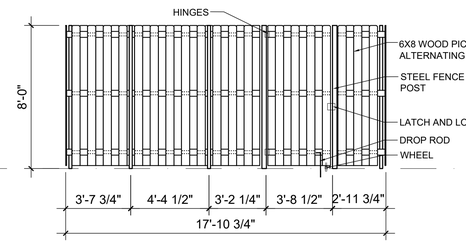


3 ELEVATION
SCALE 1/4" = 1'-0"

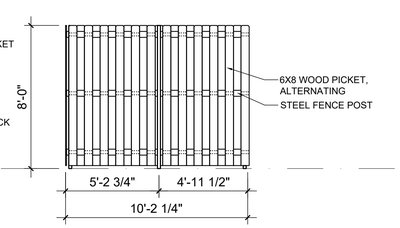
4 ELEVATION
SCALE 1/4" = 1'-0"



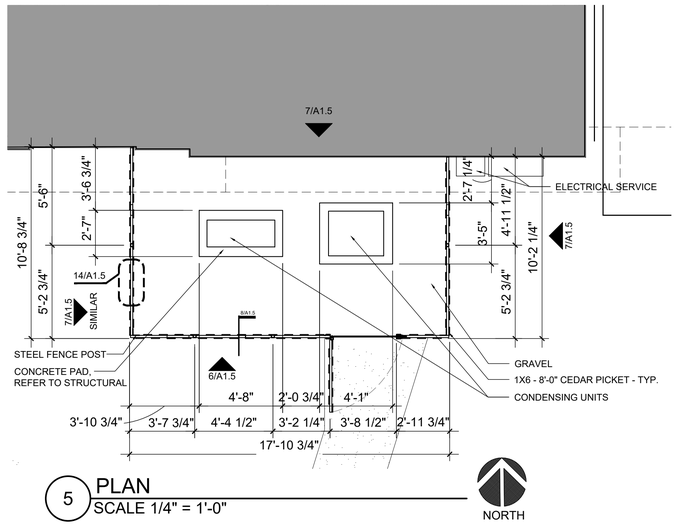
8 FENCE SECTION
SCALE 1/2" = 1'-0"



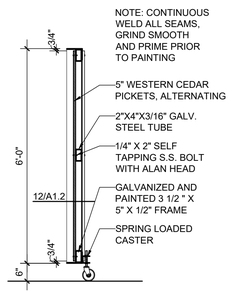
6 ELEVATION
SCALE 1/4" = 1'-0"



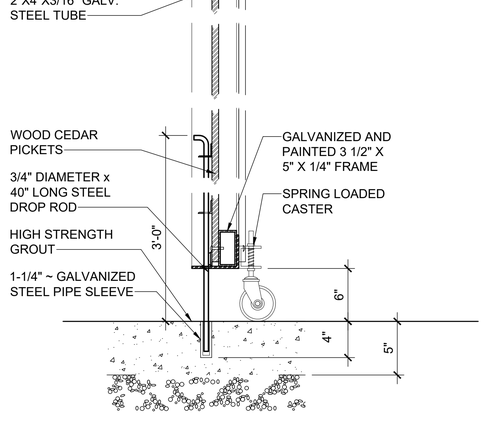
7 ELEVATION
SCALE 1/4" = 1'-0"



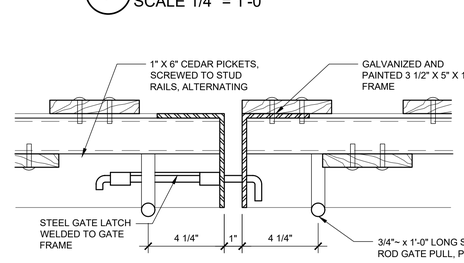
5 PLAN
SCALE 1/4" = 1'-0"

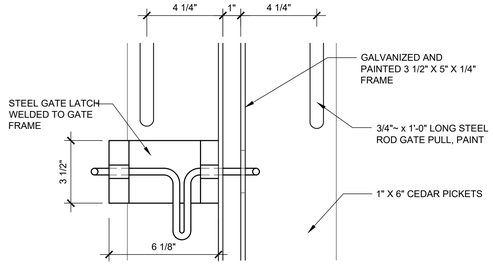


10 FENCE GATE SECTION
SCALE 1/2" = 1'-0"



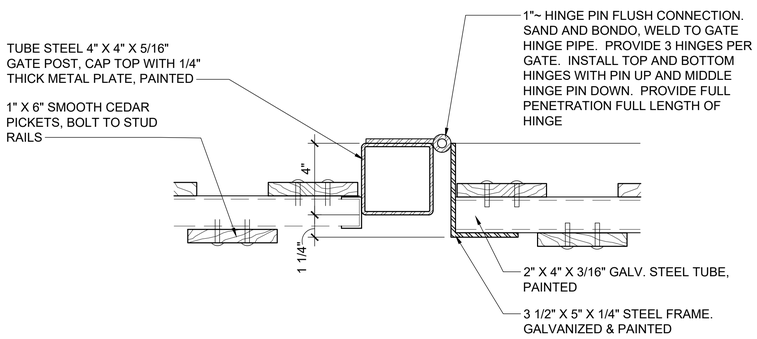
11 FENCE GATE BASE DETAIL
SCALE 1 1/2" = 1'-0"



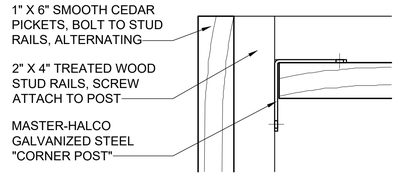


ELEVATION

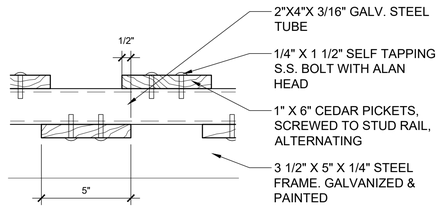
12 FENCE LATCH DETAILS
SCALE 3" = 1'-0"



9 FENCE GATE HINGE PLAN DETAIL
SCALE 3" = 1'-0"



13 FENCE CORNER PLAN DETAIL
NOT TO SCALE



14 FENCE PLAN DETAIL
SCALE 3" = 1'-0"

SITE DETAILS

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FREDERICK F. FELTMAN
14787
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NO	DATE	DESCRIPTION

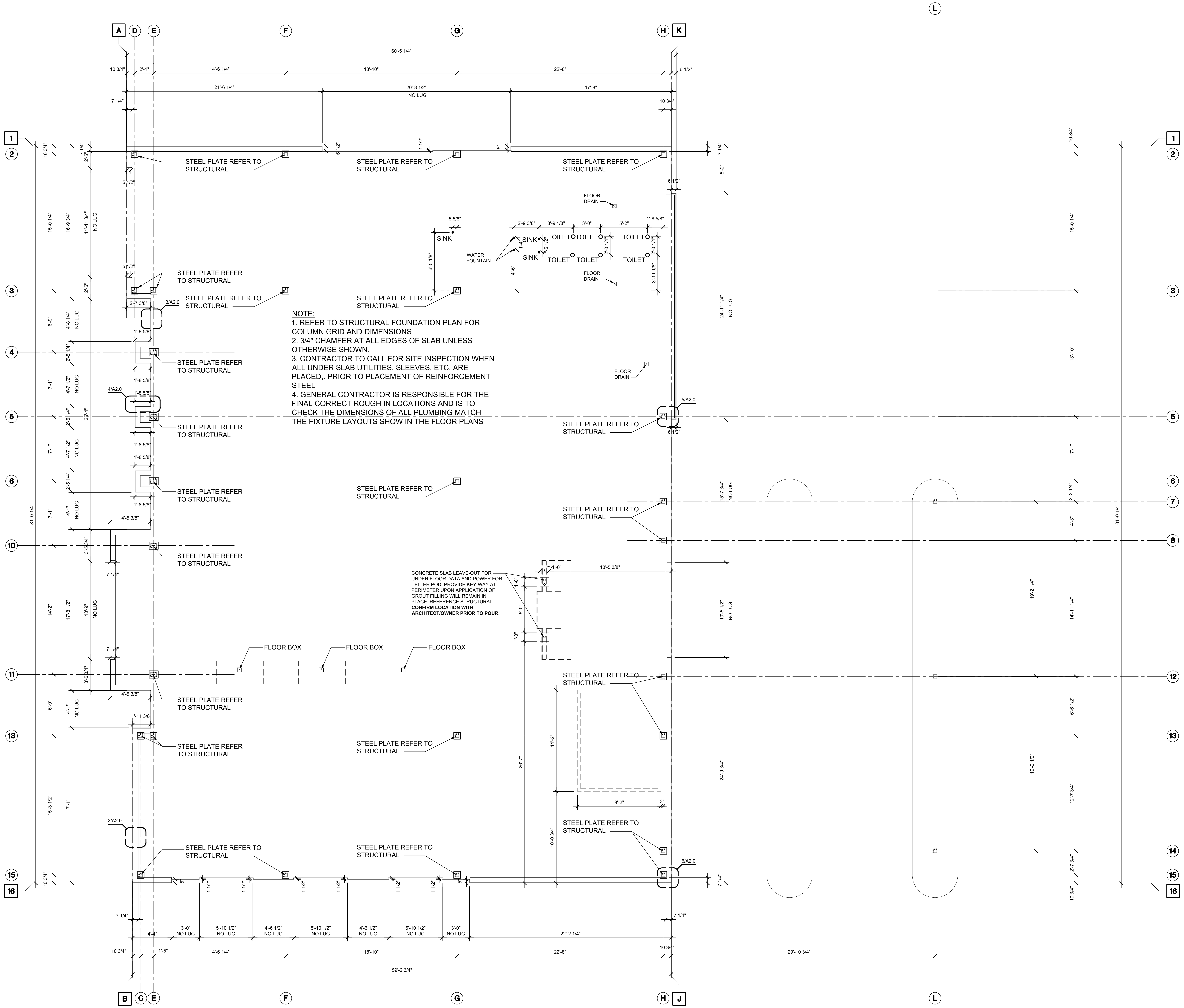
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SHEET
A1.5



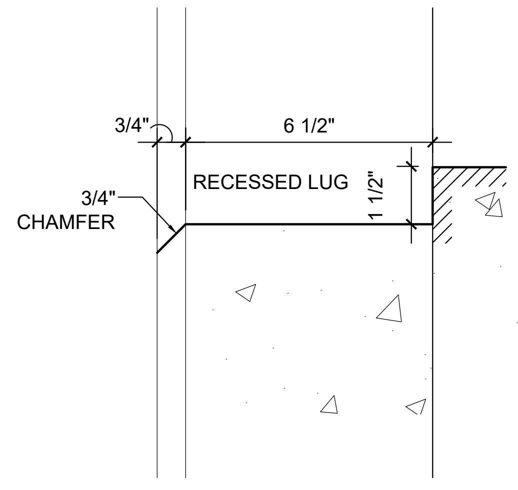
NOTE:
1. REFER TO STRUCTURAL FOUNDATION PLAN FOR COLUMN GRID AND DIMENSIONS
2. 3/4" CHAMFER AT ALL EDGES OF SLAB UNLESS OTHERWISE SHOWN.
3. CONTRACTOR TO CALL FOR SITE INSPECTION WHEN ALL UNDER SLAB UTILITIES, SLEEVES, ETC. ARE PLACED,. PRIOR TO PLACEMENT OF REINFORCEMENT STEEL
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CORRECT ROUGH IN LOCATIONS AND IS TO CHECK THE DIMENSIONS OF ALL PLUMBING MATCH THE FIXTURE LAYOUTS SHOW IN THE FLOOR PLANS

CONCRETE SLAB LEAVE-OUT FOR UNDER FLOOR DATA AND POWER FOR TELLER POD, PROVIDE KEY-WAY AT PERIMETER UPON APPLICATION OF GROUT FILLING WILL REMAIN IN PLACE, REFERENCE STRUCTURAL. **CONFIRM LOCATION WITH ARCHITECT/OWNER PRIOR TO POUR.**

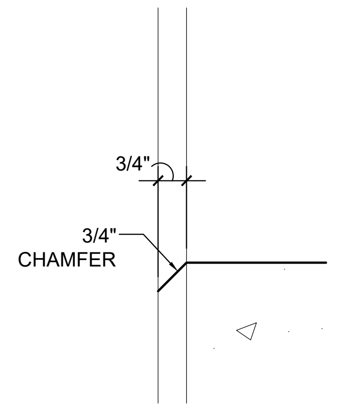
1 FOUNDATION PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH

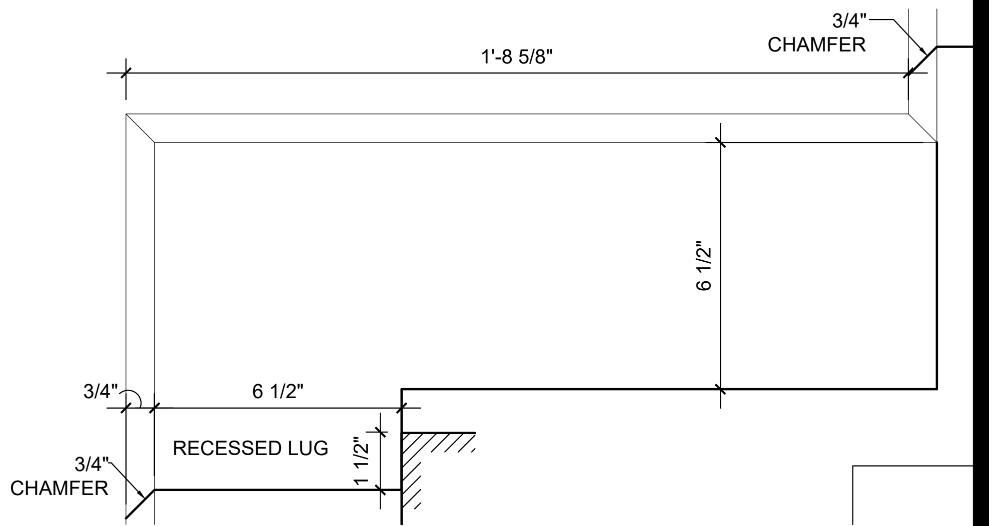
PLAN NORTH



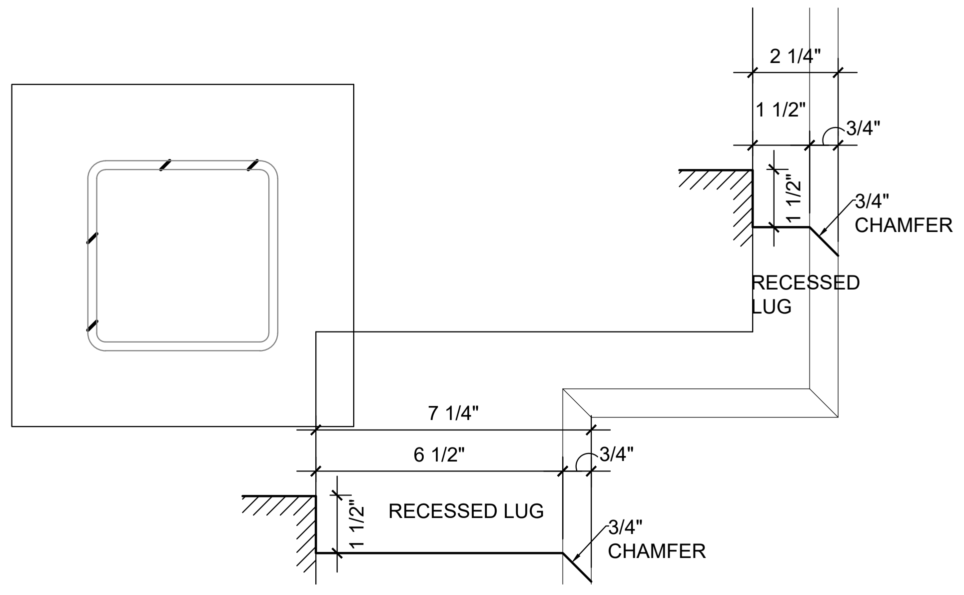
2 FOUNDATION DETAIL
SCALE 3" = 1'-0"



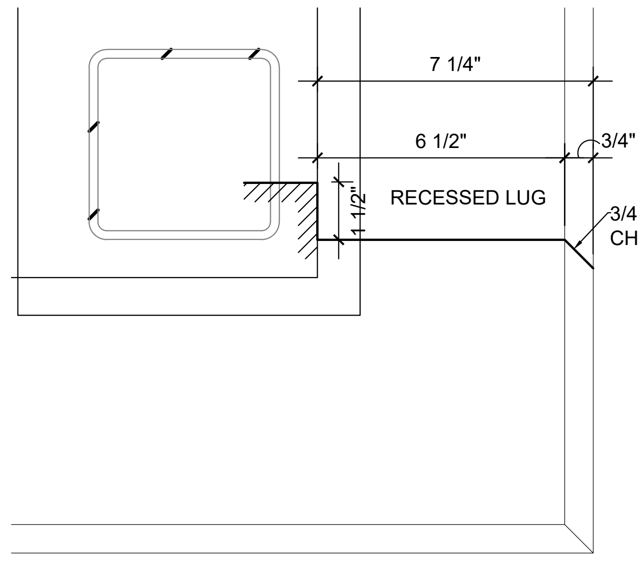
3 FOUNDATION DETAIL
SCALE 3" = 1'-0"



4 FOUNDATION DETAIL
SCALE 3" = 1'-0"



5 FOUNDATION DETAIL
SCALE 3" = 1'-0"



6 FOUNDATION DETAIL
SCALE 3" = 1'-0"

FOUNDATION PLAN

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14727
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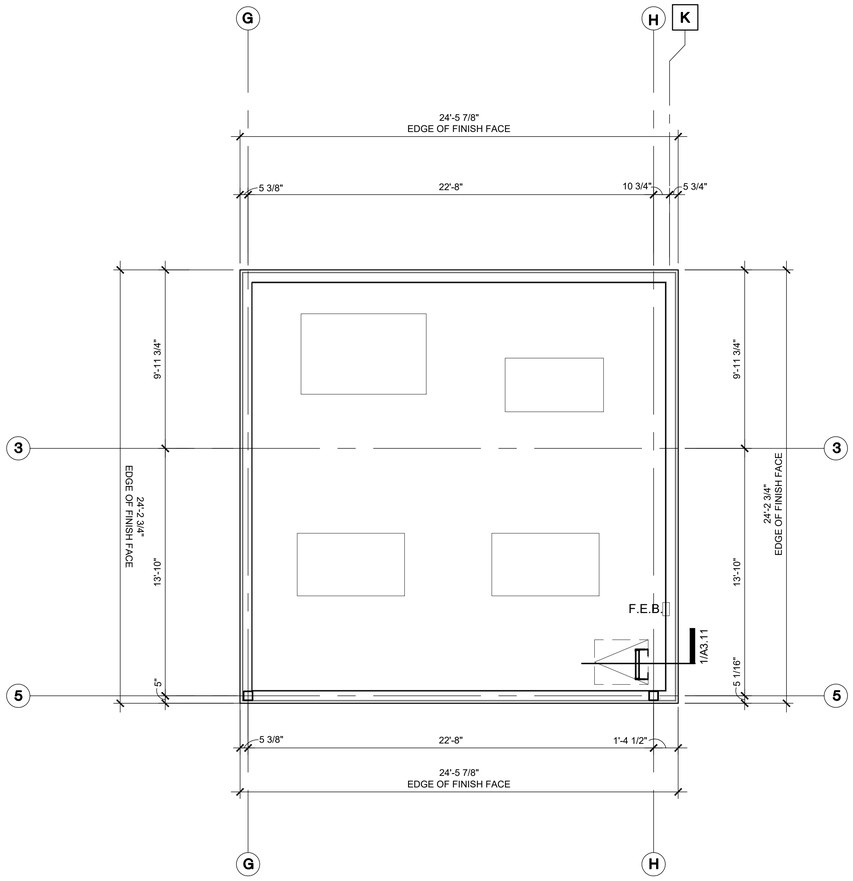
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622 N NUGENT AVE

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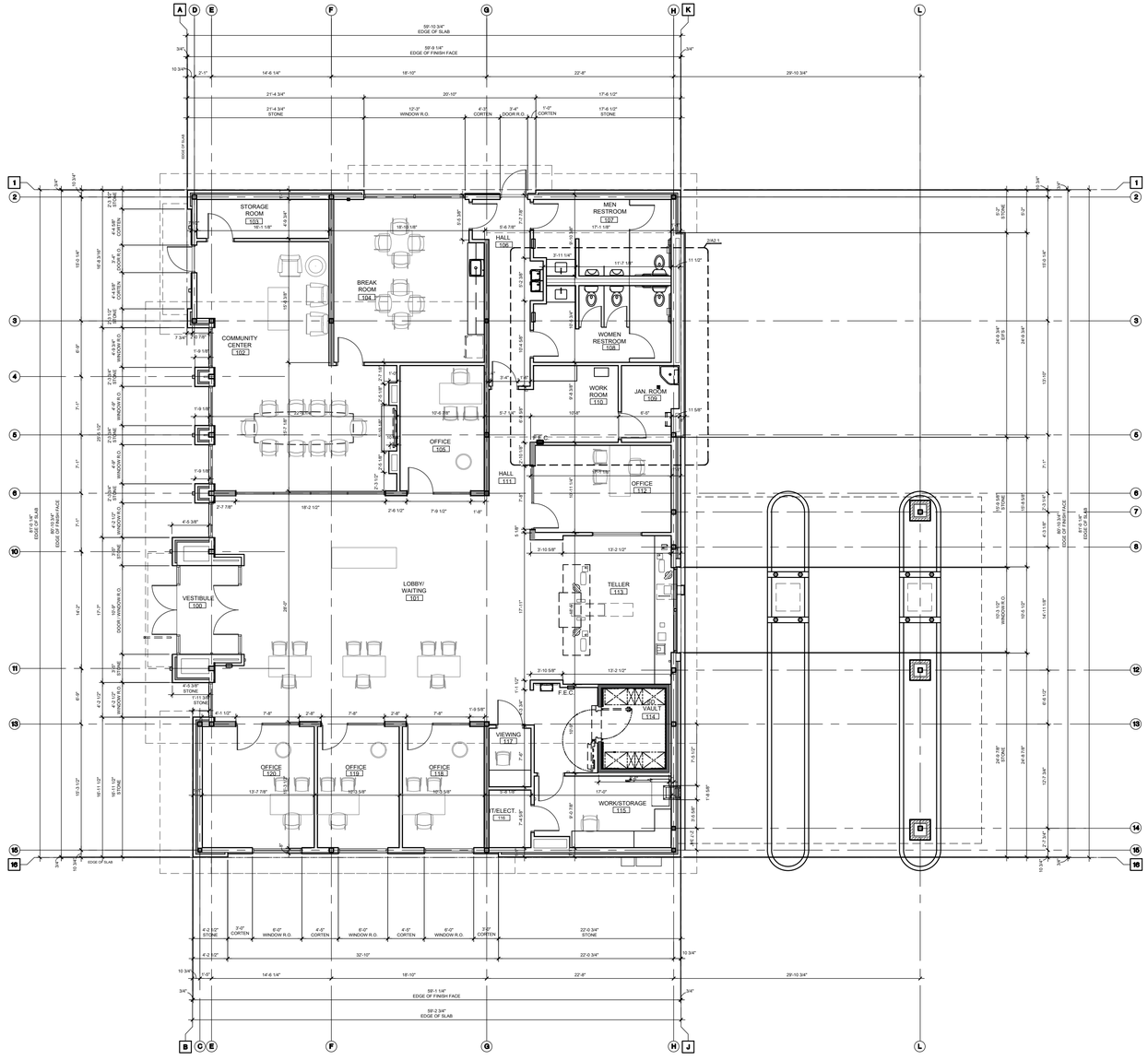
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SHEET
A2.0



2 MECHANICAL FLOOR PLAN
SCALE 1/4" = 1'-0"



1 FLOOR PLAN
SCALE 1/8" = 1'-0"

TRUE NORTH

PLAN NORTH

DIMENSIONED FLOOR PLAN

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14787
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DATE
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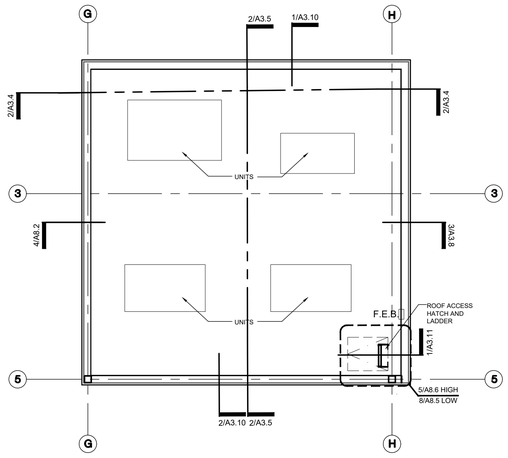
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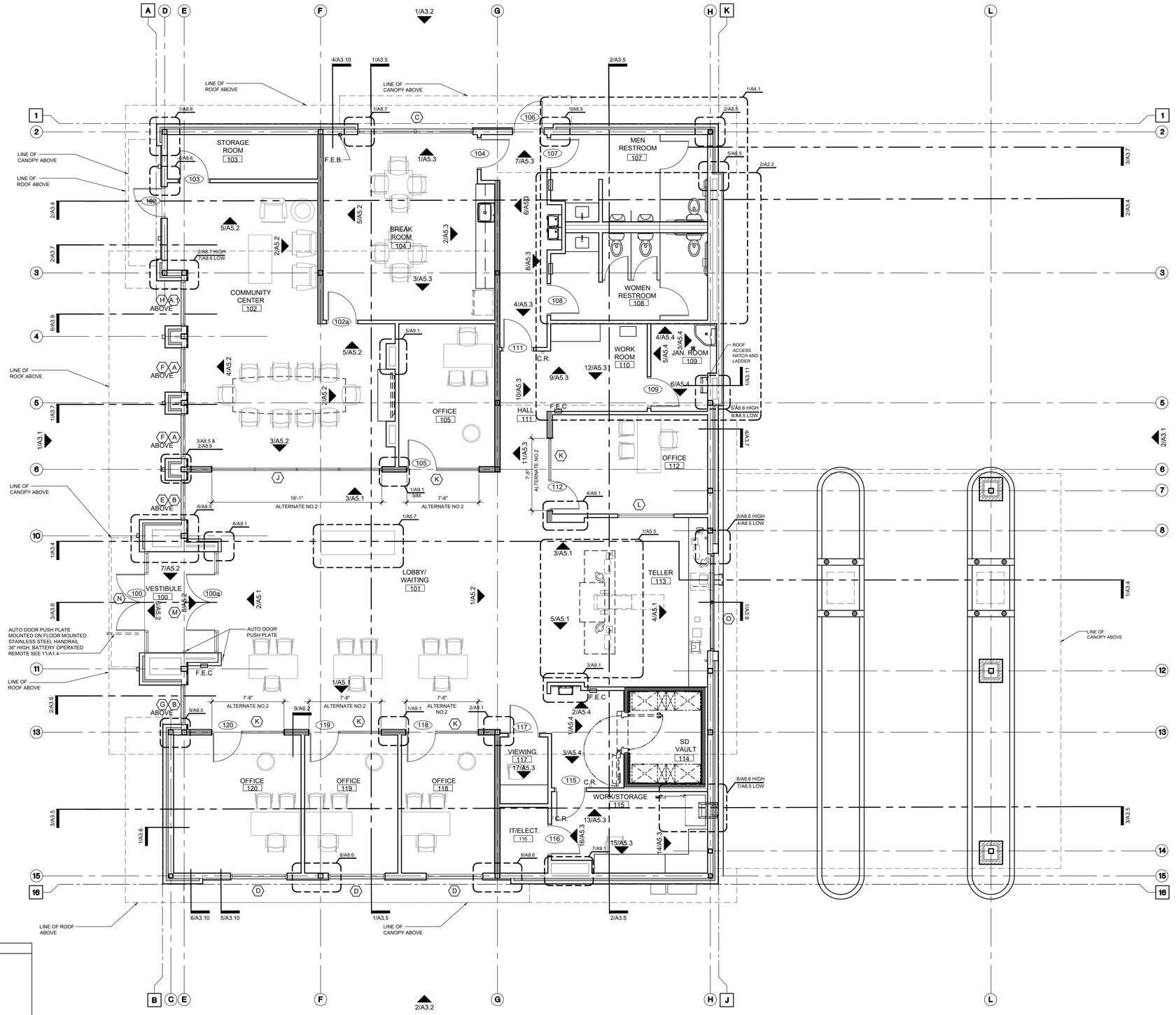
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SHEET
A2.1



2 MECHANICAL FLOOR PLAN
SCALE 3/16" = 1'-0"



INTERIOR PARTITION TYPE LEGEND

WT-1	3 5/8" METAL STUDS WITH 5/8" GYPSUM BOARD BOTH SIDES AND SOUND BATT INSULATION 6" ABOVE CEILING
WT-2	3 5/8" METAL STUDS WITH 5/8" GYPSUM BOARD BOTH SIDES AND SOUND BATT INSULATION, EXTEND AND FINISH TO BOTTOM OF DECK. INSTALL ACOUSTICAL SEALANT AT ALL OPENINGS, PENETRATIONS, AND AT ALL JOINTS OF DISSIMILAR MATERIALS.
S-X	EXTERIOR SIGN TAG, REFER TO SHEET A10.4
IS-X	INTERIOR SIGN TAG, REFER TO SHEET A10.5

1 FLOOR PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

NOTED FLOOR PLAN

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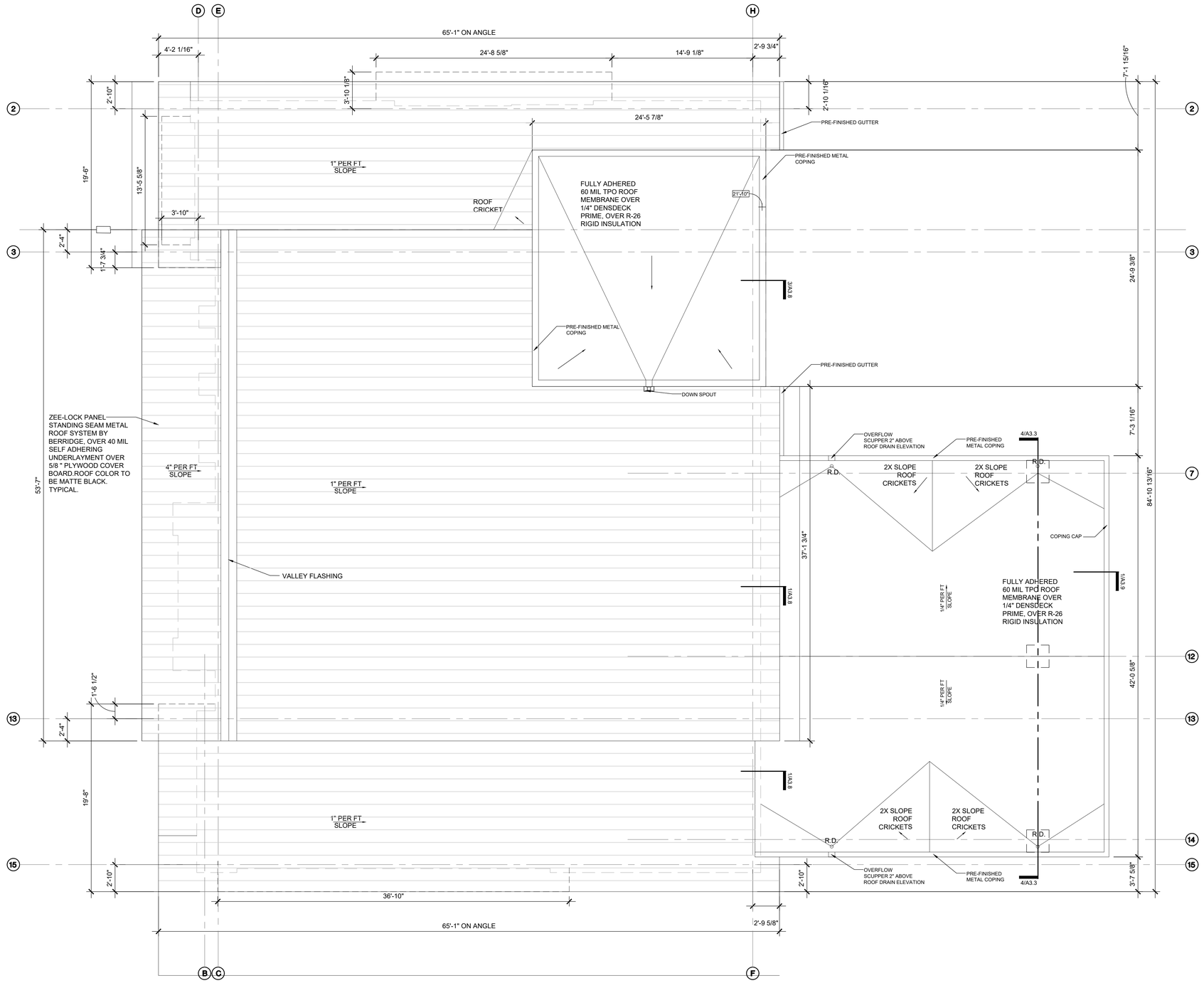
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1 ROOF PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

ROOF PLAN

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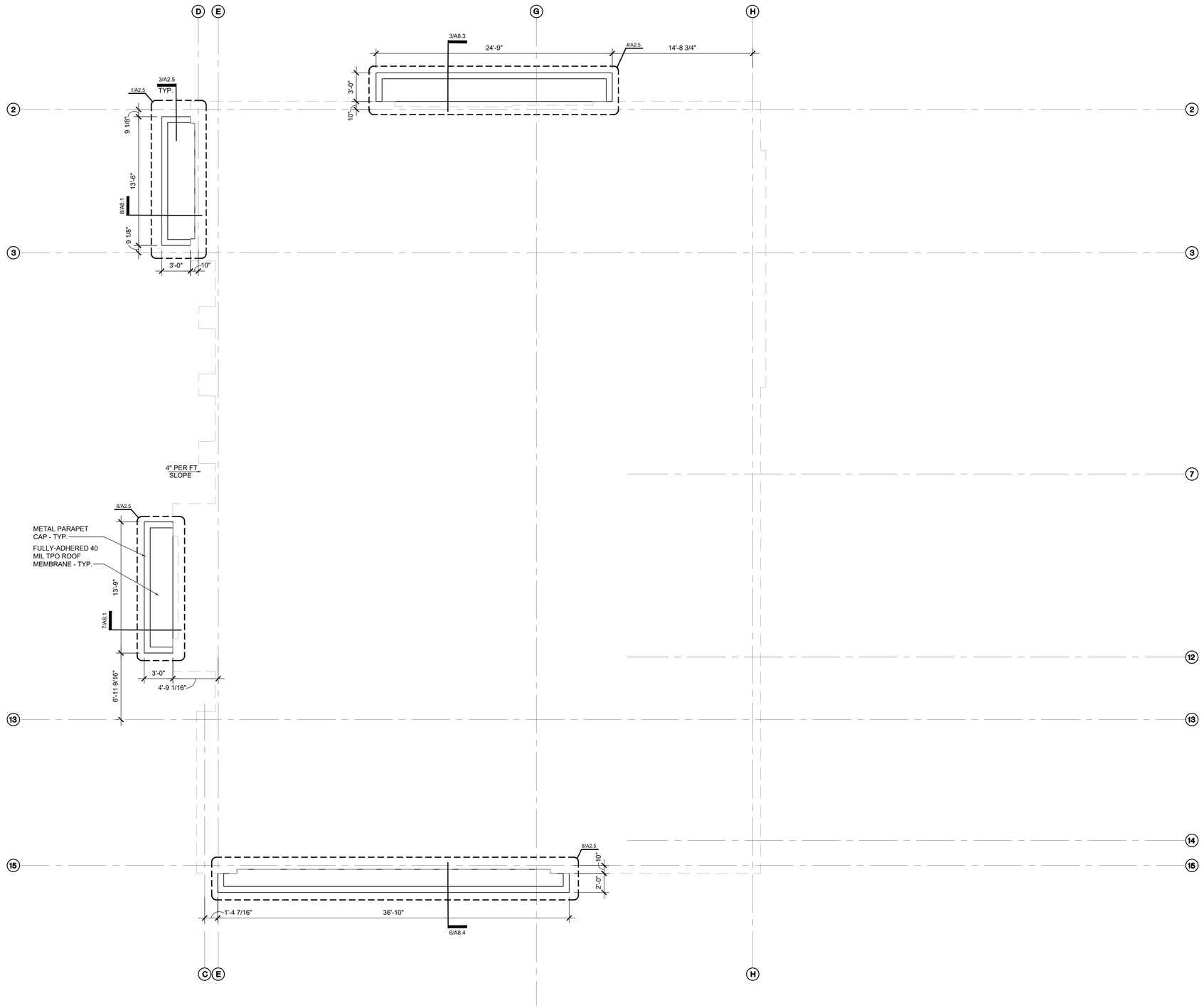
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A2.3



1 CANOPY PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH

PLAN NORTH

CANOPY PLAN

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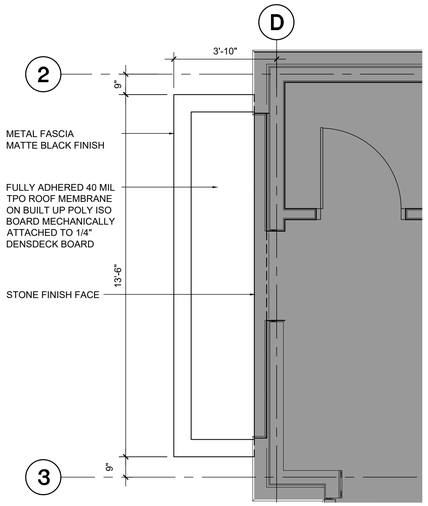
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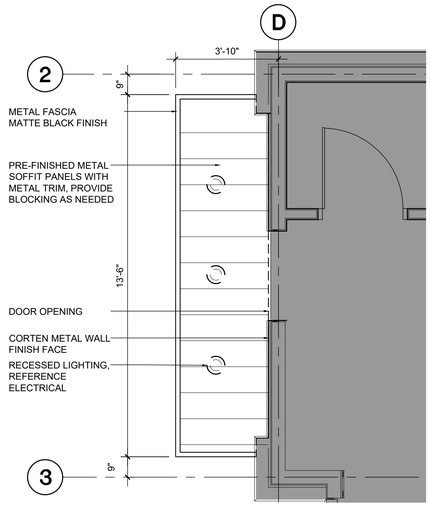
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4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

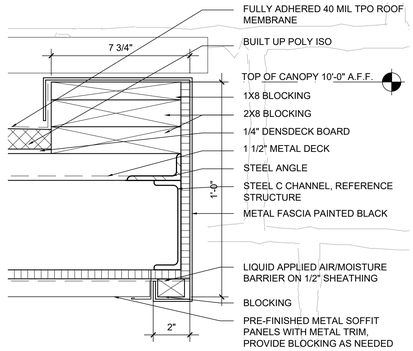
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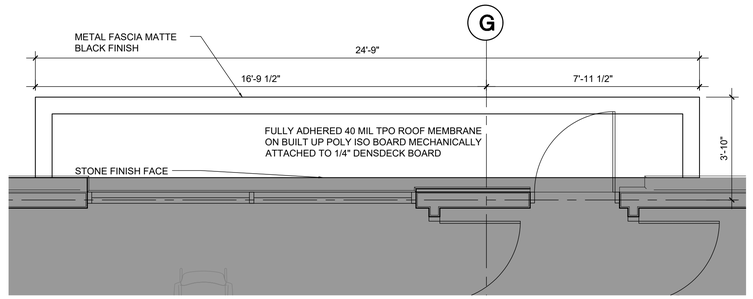
1 CANOPY PLAN
SCALE 3/8" = 1'-0"



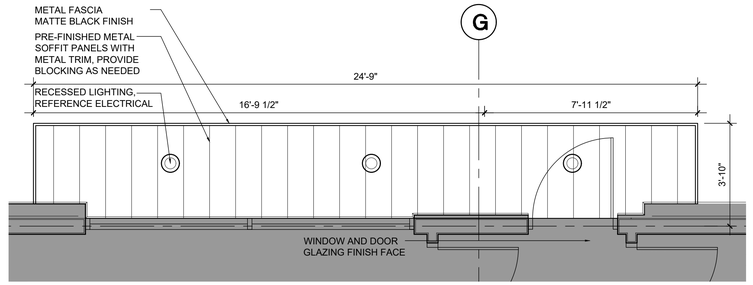
2 CANOPY REFLECTED CEILING PLAN
SCALE 3/8" = 1'-0"



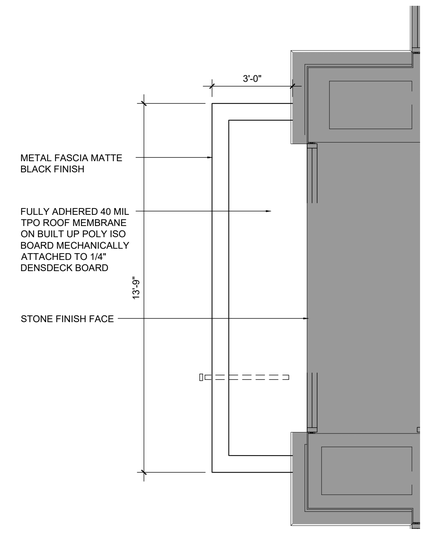
3 CANOPY SHORT EDGE SECTION
SCALE 3" = 1'-0"



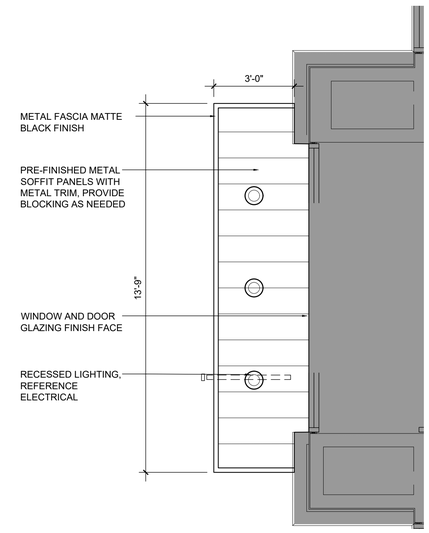
4 CANOPY PLAN
SCALE 3/8" = 1'-0"



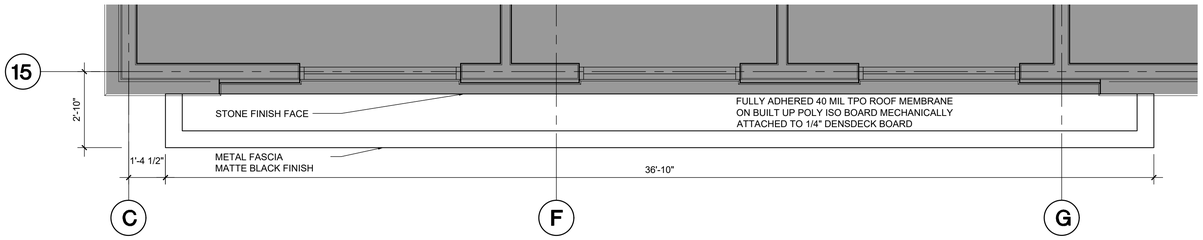
5 CANOPY REFLECTED CEILING PLAN
SCALE 3/8" = 1'-0"



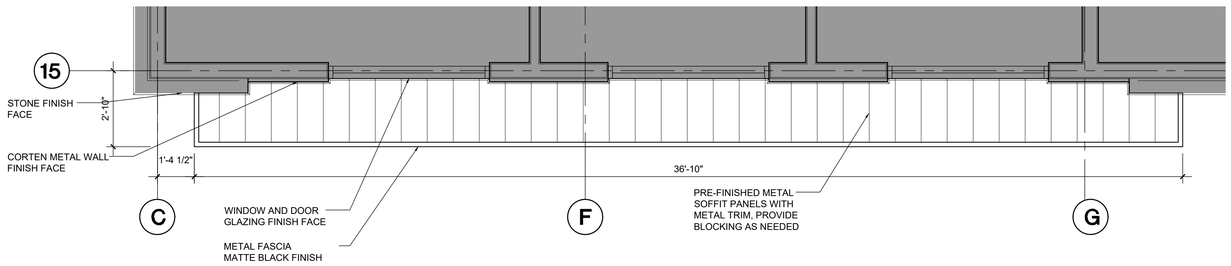
6 CANOPY PLAN
SCALE 3/8" = 1'-0"



7 CANOPY REFLECTED CEILING PLAN
SCALE 3/8" = 1'-0"



8 CANOPY PLAN
SCALE 3/8" = 1'-0"



9 CANOPY PLAN
SCALE 3/8" = 1'-0"

UPPER ROOF PLAN
AND ROOF DETAILS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE
10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

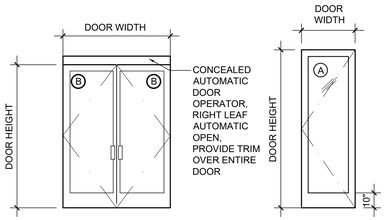
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SHEET
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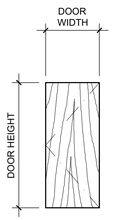
DOOR SCHEDULE

DOOR NO.	ROOM NAME	ROOM NO.	DOOR SIZE	DOOR MAT'L	DOOR TYPE	DOOR GLAZING	FRAME MAT'L	FRAME TYPE	FRAME FINISH	LABEL (MINUTES)	HDW	REMARKS	DOOR NO.
100	VESTIBULE		PR 3'-0" x 8'-0" x 1 3/4"	ALUMINUM/GLASS	A		ALUMINUM	WINDOW N		--	NO. 1		100
100a	VESTIBULE		PR 3'-0" x 8'-0" x 1 3/4"	ALUMINUM/GLASS	A		ALUMINUM	WINDOW M			NO. 2		100a
102	COMMUNITY CENTER		3'-0" x 8'-0" x 1 3/4"	ALUMINUM/GLASS	E	--	ALUMINUM	1		--	NO. 3		102
102a	COMMUNITY CENTER		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 5		102a
103	STORAGE ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 12		103
104	BREAK ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 10		104
105	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	B		ALUMINUM	WINDOW K		--	NO. 6		105
106	HALL		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	D	--	ALUMINUM	1		++	NO. 4		106
107	RESTROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 9		107
108	RESTROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 9		108
109	JANITOR CLOSET		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 12		109
111	HALL		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	—	ALUMINUM	1		--	NO. 11		111
112	OFFICE		3'-0" x 8'-10" x 1 1/2"	ALUMINUM/GLASS	B		ALUMINUM	WINDOW K		--	NO. 7		112
115	WORK/STORAGE ROOM		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	--	ALUMINUM	1		--	NO. 14		115
116	DATA CLOSET		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	—	ALUMINUM	1		--	NO. 13		116
117	VIEWING		3'-0" x 7'-0" x 1 3/4"	SCW/ PLAM	C	▫▫	ALUMINUM	1		--	NO. 8		117
118	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	B		ALUMINUM	WINDOW K		--	NO. 6		118
119	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	B		ALUMINUM	WINDOW K		--	NO. 6		119
120	OFFICE		3'-0" x 8'-10 1/2" x 1 1/2"	ALUMINUM/GLASS	B		ALUMINUM	WINDOW K		--	NO. 6		120

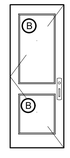


ALUMINUM STOREFRONT

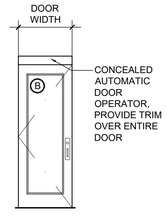
ALUMINUM CLEAR TEMPERED SAFETY GLAZING



SOLID CORE WOOD WITH PLASTIC LAMINATE VENEER FACE

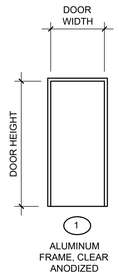


ALUMINUM FRAME - STOREFRONT FINISH TBD



ALUMINUM FRAME - STOREFRONT FINISH TBD

DOOR TYPES



ALUMINUM FRAME, CLEAR ANODIZED

FRAME TYPES

GENERAL NOTES:

1. DOOR SCHEDULE ABBREVIATIONS
   HM -HOLLOW METAL
   SCW - SOLID CORE WOOD WITH VENEER FACE
   PLAM - PLASTIC LAMINATE
2. G.C. IS TO COORDINATED FRAME AND DOOR TO ACCEPT ALL HARDWARE.
3. ALL GLASS AND GLAZING SHALL CONFORM TO CHAPTER 24 2015 INTERNATIONAL BUILDING CODE WITH SPECIAL EMPHASIS ON SAFETY GLAZING SECTION. ADDITIONALLY, ALL GLASS LITES IN DOORS ARE TO BE TEMPERED SAFETY GLAZING.
4. ALL INTERIOR FINISH HARDWARE TO BE DARK BRONZE
5. ALL EXTERIOR FINISH HARDWARE TO BE DARK BRONZE
6. ALL STOREFRONT FRAMES ARE TO BE ALUMINUM 2" X 4 1/2" CENTER GLAZED - SEE SPECIFICATIONS FOR FURTHER DATA.
7. ALL INTERIOR WINDOW AND DOOR FRAMES TO BE DARK BRONZE?????
8. ALL ROUGH OPENINGS RECEIVING DOOR AND WINDOW SYSTEMS MUST BE MEASURED IN THE FIELD PRIOR TO FABRICATION OF FRAMES OR GLAZING UNITS.

DOOR SCHEDULE NOTES:

1. ALL WOOD DOORS TO BE PLASTIC LAMINATE VENEER,

2. HARDWARE SCHEDULE TO CALL OUT FINISHES BY NAME IN ADDITION TO NUMBER

3. CONCEALED CLOSER ASSEMBLY TO FIT IN HEADER. HEADER IS TO BE SIZED TO ALLOW FULL CLOSER ARM MOTION

Hardware Set 1, Vestibule (100)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
2 EA	CONTINUOUS HING	A110HD	DKB	ABH
1 EA	CONCEALED AUTO OPERATOR	2811IQXARMOPXHDR2MP-72"	DKB	LCN
1 EA	CONCEALED CLOSER	2013	DKB	LCN
1 EA	ACTUATORS	8310-818T 2 ½" X 4 ¾"	DKB	LCN
1 EA	ACTUATOR	8310-853T 4 ¾" X4 ¾"	DKB	LCN
1 EA	ACTUATOR WEATHER PROOF	8310-853WP 4 ¾" X4 ¾"	DKB	LCN
1PR	MANUAL FLUSH BOLTS	282D	US10B	HAGER
1 EA	DUSTPROOF STRIKE	280X	US10B	HAGER

PUSH PULL BARS, DEADBOLT, THRESHOLD, WEATHERSTRIP, SWEEPS BY STOREFRONT SUPPLIER

Hardware Set 2, Vestibule (100a)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
2 EA	CONTINUOUS HING	A110HD	DKB	ABH
1 EA	CONCEALED AUTO OPERATOR	2811IQXARMOPXHDR2MP-72"	DKB	LCN
1 EA	CONCEALED CLOSER	2011	DKB	LCN

PUSH PULL BARS, THRESHOLD, WEATHERSTRIP, SWEEPS BY STOREFRONT SUPPLIER

Hardware Set 3, Community Center (102)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
4 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	KEYPAD LOCK	CO-100-CY-70-KP R SPA	643E	SCHLAGE
1 EA	CONCEALED CLOSER	2013	DKB	LCN

PUSH PULL BARS, THRESHOLD, WEATHERSTRIP, SWEEPS BY STOREFRONT SUPPLIER

Hardware Set 4, Hall (106)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	RIM EXIT DEVICE	99LX996L-17	313	VON DUPRIN
1 EA	RIM CYLINDER	20-057	613	SCHLAGE
1 EA	SURFACE CLOSER	4040XP SCUSH	DKB	LCN
1 EA	THRESHOLD	2005DV-36	DKB	PEMKO
1 EA	DOOR BOTTOM	2221DV-36	DKB	PEMKO
1 EA	WEATHERSTRIP	303DV 36"X84"	DKB	PEMKO
1 EA	RAIN DRIP	346D-40	DKB	PEMKO

Hardware Set 5, Community Center (102a)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	WALL STOP	236W	US10B	HAGER
1 EA	OFFICE LOCK	ND53 R	613	SCHLAGE
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN

Hardware Set 6, Office (105,118,119,120)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	WALL STOP	236W	US10B	HAGER
1 EA	PASSAGE SET	ND10S	613	SCHLAGE

Hardware Set 7, Office (112)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	WALL STOP	236W	US10B	HAGER
1 EA	ENTRANCE LOCK	ND53 R	613	SCHLAGE

Hardware Set 8, Viewing (117)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	WALL STOP	236W	US10B	HAGER
1 EA	PRIVACY SET	ND40-OS-OCC INDICATOR	613	SCHLAGE

W/ OCCUPIED/VACANT RED GREEN INDICATOR ON OUTSIDE OF ROOM

Hardware Set 9, Restrooms (107,108)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	PUSH PLATE	30S 4"X16"	US10B	HAGER
1 EA	PULL PLATE	33E 4"X16"	US10B	HAGER
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN
1 EA	FLOOR STOP	241F	US10B	HAGER

Hardware Set 10, Breakroom (104)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	FLOOR STOP	241F	US10B	HAGER
1 EA	PASSAGE SET	ND10	643E	SCHLAGE
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN

Hardware Set 11, Hall (111)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
2 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	EL HINGE	BB1279 4.5X4.5 ETW-8	US10B	HAGER
1 EA	FLOOR STOP	241F	US10B	HAGER
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN
1 EA	RIM CYLINDER	20-057	613	SCHLAGE
1 EA	EL EXIT DEVICE	QEL-99LX996L	313	VON DUPRIN
1 EA	WIRE HARNESS	CON-192P	GRY	VON DUPRIN
1 EA	WIRE HARNESS	CON-26P	GRY	VON DUPRIN
1 EA	POWER SUPPLY	PS902	GRY	VON DUPRIN

CARD READER, BY SECURITY VENDOR
FREE EGRESS, ENTRY BY CARD SWIPE RETRACTS LATCH

Hardware Set 12, Janitor Room (109)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
3 EA	HINGES	BB1279 4.5X4.5	US10B	HAGER
1 EA	WALL STOP	236W	US10B	HAGER
1 EA	STOREROOM LOCK	ND80 R	613	SCHLAGE
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN

Hardware Set 13, IT/Electrical (116)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
2 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	EL HINGE	BB1279 4.5X4.5 ETW-8	US10B	HAGER
1 EA	SURFACE CLOSER	1461FC CUSH	DKB	LCN
1 EA	EL STOREROOM LOCK	ND80EU R	613	SCHLAGE
1 EA	WIRE HARNESS	CON-192P	GRY	VON DUPRIN
1 EA	WIRE HARNESS	CON-32P	GRY	VON DUPRIN
1 EA	POWER SUPPLY	PS902	GRY	VON DUPRIN

CARD READER, BY SECURITY VENDOR
FREE EGRESS, ENTRY BY CARD SWIPE UNLOCKS LOCK

Hardware Set 14, Work/Storage (115)

QTY.	DESCRIPTION	ITEM	FINISH	MANUFACTURER
2 EA	HINGES	BB1279 4.5X4.5 NRP	US10B	HAGER
1 EA	EL HINGE	BB1279 4.5X4.5 ETW-8	US10B	HAGER
1 EA	FLOOR STOP	241F	US10B	HAGER
1 EA	SURFACE CLOSER	1461FC RW/PA	DKB	LCN
1 EA	EL STOREROOM LOCK	ND80EU R	613	SCHLAGE
1 EA	WIRE HARNESS	CON-192P	GRY	VON DUPRIN
1 EA	WIRE HARNESS	CON-32P	GRY	VON DUPRIN
1 EA	POWER SUPPLY	PS902	GRY	VON DUPRIN

CARD READER, BY SECURITY VENDOR
FREE EGRESS, ENTRY BY CARD SWIPE UNLOCKS LOCK

DOOR TYPES, SCHEDULE & HARDWARE

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REGISTERED ARCHITECT
DERRICK F. MORALES
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

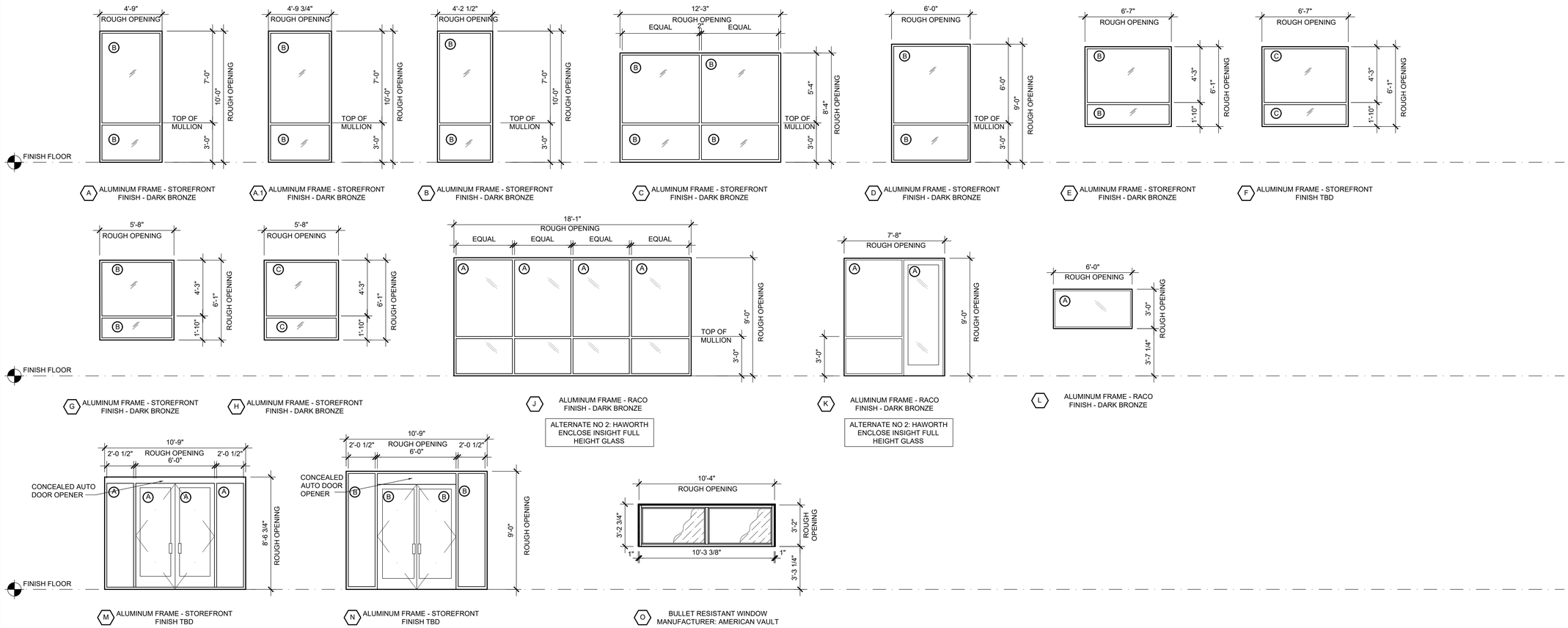
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GLASS AND GLAZING LEGEND

MARK	DESCRIPTION	COLOR
A	1/4" CLEAR TEMPERED	CLEAR
B	1" IGU, TYPE FG-FT- FULLY TEMPERED	VITRO SOLARBAN 60 (2) SOLARGRAY WITH 1/4" CLEAR
C	1" IGU, TYPE FG-FT- SPANDREL TEMPERED	VITRO SOLARBAN 60 (2) SOLARGRAY WITH SUBDUED GRAY V903 (3) 1/4" CLEAR

NOTE:
1. ON EXTERIOR GLAZING, REFLECTIVE SURFACE TO BE ON INTERIOR SIDE 2.
2. ALL INTERIOR GLAZING TO BE CLEAR.

WINDOW SCHEDULE NOTES:

1. STOREFRONT FRAMES ARE TO BE 2" X 4 1/2" CENTER GLAZED UNLESS NOTED OTHERWISE- SEE SPECIFICATIONS FOR FURTHER DATA. FINISH TBD
2. ALL INTERIOR WINDOW AND DOOR FRAMES FINISH TBD.
3. ALL GLASS AND GLAZING SHALL CONFORM TO CHAPTER 24, 2015 INTERNATIONAL BUILDING CODE WITH SPECIAL EMPHASIS ON SECTION 2406 - SAFETY GLAZING.
4. ALL ROUGH OPENINGS RECEIVING DOOR AND WINDOW SYSTEMS MUST BE MEASURED IN THE FIELD PRIOR TO FABRICATION OF FRAMES OR GLAZING UNITS.

WINDOW SCHEDULE

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REGISTERED ARCHITECT
FREDERICK F. MORALES III
14787
STATE OF TEXAS

DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

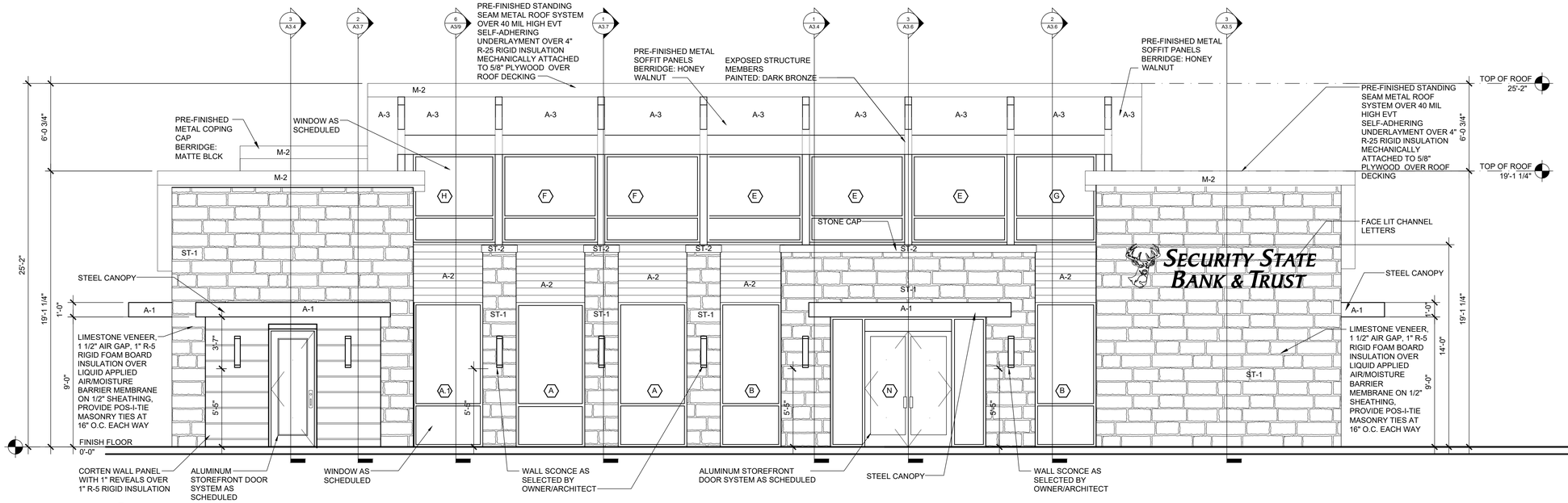
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1 WEST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR MATERIAL LIST

STONE

ALL STONE COLORS MUST BE REVIEWED AND APPROVED BY ARCHITECT & OWNER PRIOR TO ORDERING

ST-1 CORDOVA CREAM LIMESTONE, CHOPPED FACE AND ENDS, CUT ON TOP AND BOTTOM. RUNNING BOND PATTERN. HEIGHT: 10 1/2", LENGTH RANGE: 18" TO 30", THICKNESS: 4" NOTE ST-1: VARIATION IN FACE THICKNESS NOT TO EXCEED 1"

ST-2 CAP STONE
COLOR: TEXAS CREAM TO MATCH ARCHITECT'S SAMPLE

PAINT

EIFS
P-1: SW 7504 KEYSTONE GREY
P-2: SW 7506 LOGGIA

DRIVE THRU CANOPY - PAINT TO MATCH
P-1: SW 7504 KEYSTONE GREY
P-2: SW 7506 LOGGIA
BOLLARDS

PAINT ALL EQUIPMENT AND PANELS MOUNTED TO BUILDING TO MATCH ADJACENT WALL COLOR

WINDOWS & STOREFRONT DOORS
STOREFRONT WINDOW SYSTEM OLDCASTLE BRONZE

GLAZING
STOREFRONT WINDOWS - VITRO SOLARBAN 60(2) SOLARGRAY + CLEAR
STOREFRONT DOORS - VITRO SOLARBAN 60(2) SOLARGRAY + CLEAR

METAL TRIM & ACCENTS

A-1 AT CANOPIES - PREFINISHED COMPOSITE ALUMINUM PANELS, MATTE BLACK

A-2 METAL PANEL - BERRIDGE "M" PANEL, CHAMPAGNE

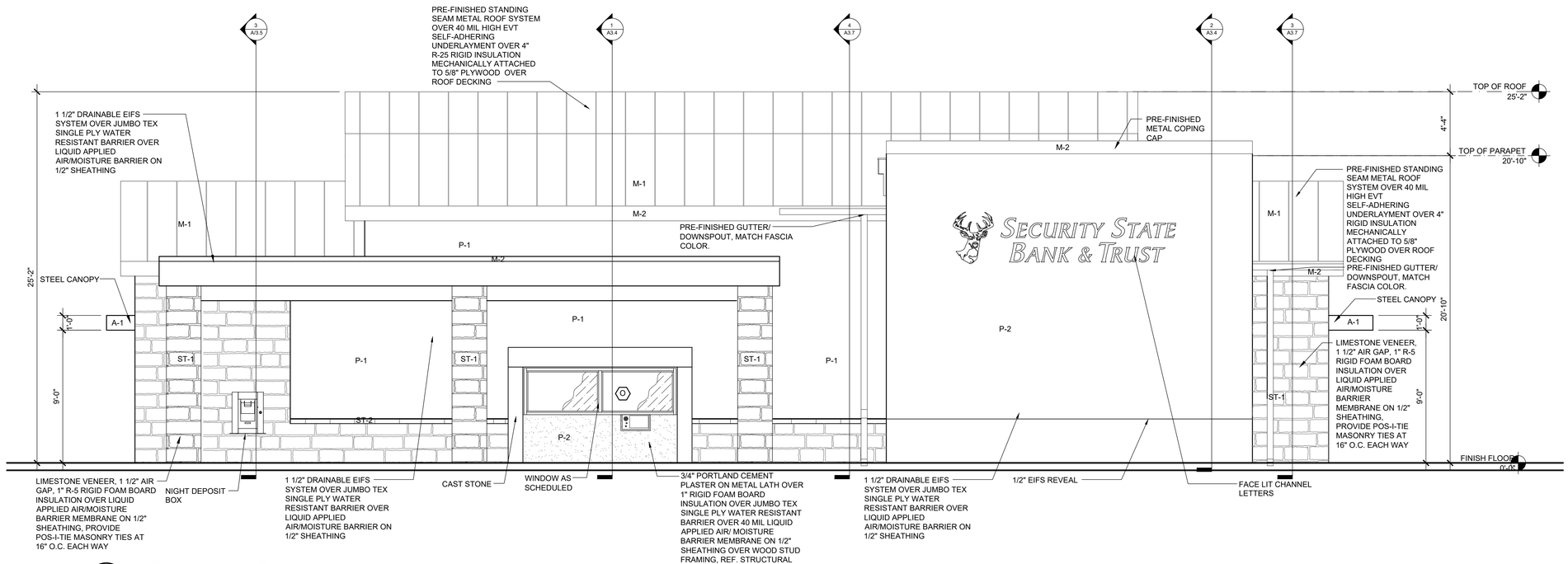
A-3 SOFFIT - BERRIDGE VEE - PANEL, HONEY WALNUT

M-1 ROOF - STANDING SEAM METAL ROOF, BERRIDGE MANUFACTUREING CO., LEADCOTE (20 YEAR FINISH WARRANTY)

M-2 CAP FLASHING & DOWNSPOUTS - BERRIDGE MATTE BLACK

S-F SIGNAGE AS SCHEDULED

A WINDOW TYPES SEE SHEET A2.7



2 EAST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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REGISTERED ARCHITECT FREDERICK F. MORALES III 14787 STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

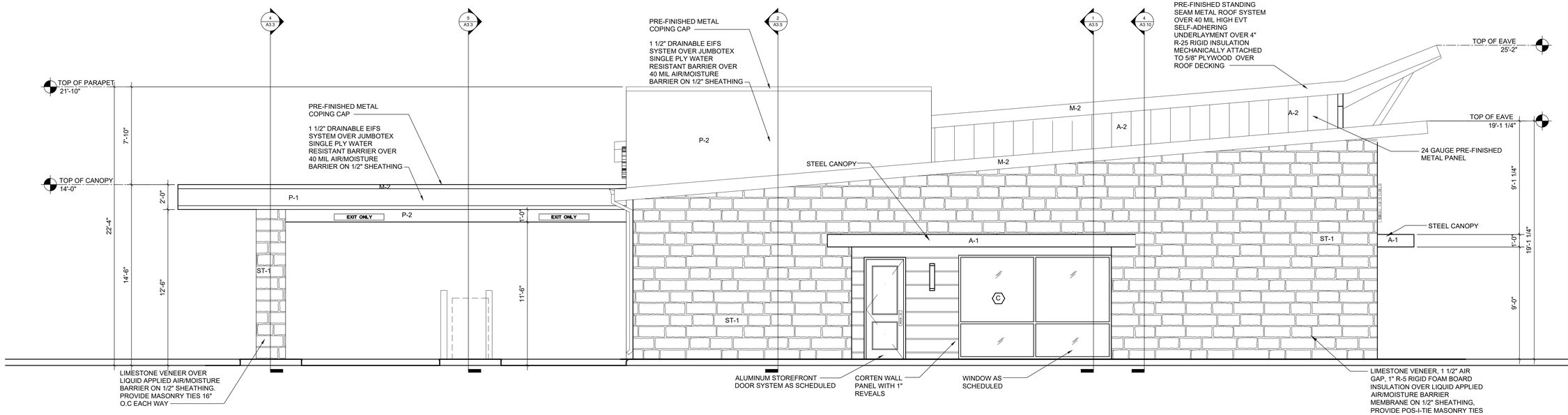
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

chesneymoralespartners, inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

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DATE:	08-11-26
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CHECKED BY:	FFL

SHEET
A3.1



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR MATERIAL LIST

STONE

ALL STONE COLORS MUST BE REVIEWED AND APPROVED BY ARCHITECT & OWNER PRIOR TO ORDERING

ST-1 CORDOVA CREAM LIMESTONE, CHOPPED FACE AND ENDS, CUT ON TOP AND BOTTOM. RUNNING BOND PATTERN. HEIGHT: 10 1/2", LENGTH RANGE: 18" TO 30", THICKNESS: 4" NOTE ST-1: VARIATION IN FACE THICKNESS NOT TO EXCEED 1"

ST-2 CAP STONE
COLOR: TEXAS CREAM TO MATCH ARCHITECT'S SAMPLE

PAINT

EIFS
P-1: SW 7504 KEYSTONE GREY
P-2: SW 7506 LOGGIA

DRIVE THRU CANOPY - PAINT TO MATCH
P-1: SW 7504 KEYSTONE GREY
P-2: SW 7506 LOGGIA
BOLLARDS

PAINT ALL EQUIPMENT AND PANELS MOUNTED TO BUILDING TO MATCH ADJACENT WALL COLOR

WINDOWS & STOREFRONT DOORS

STOREFRONT WINDOW SYSTEM OLDCASTLE BRONZE

GLAZING

STOREFRONT WINDOWS - VITRO SOLARBAN 60(2) SOLARGRAY + CLEAR
STOREFRONT DOORS - VITRO SOLARBAN 60(2) SOLARGRAY + CLEAR

METAL TRIM & ACCENTS

A-1 AT CANOPIES - PREFINISHED COMPOSITE ALUMINUM PANELS, MATTE BLACK

A-2 METAL PANEL - BERRIDGE "M" PANEL, CHAMPAGNE

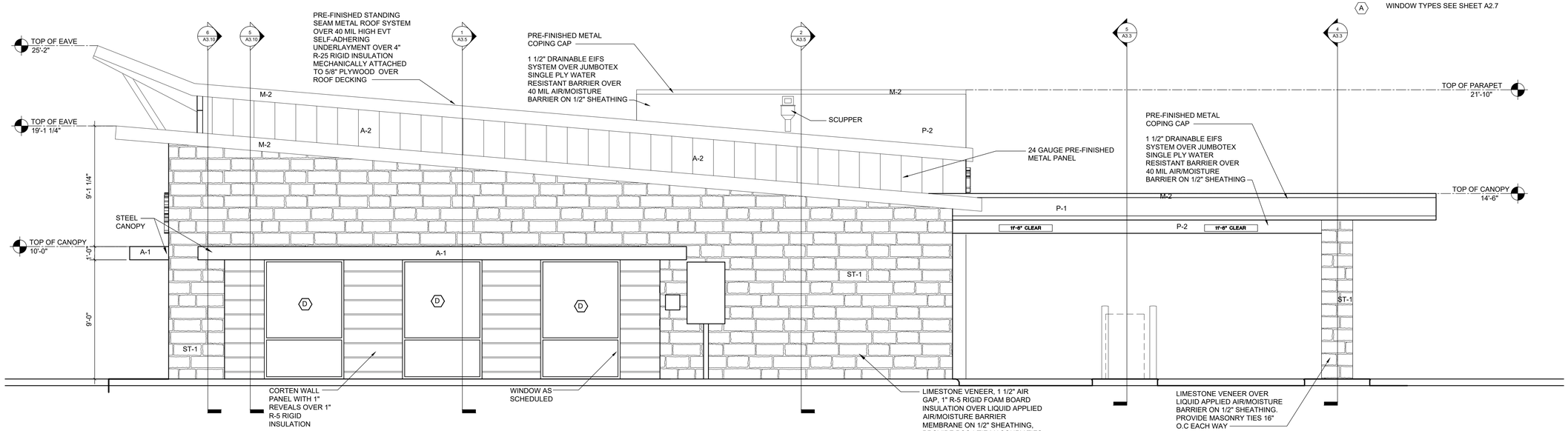
A-3 SOFFIT - BERRIDGE VEE - PANEL, HONEY WALNUT

M-1 ROOF - STANDING SEAM METAL ROOF, BERRIDGE MANUFACTUREING CO., LEADCOTE (20 YEAR FINISH WARRANTY)

M-2 CAP FLASHING & DOWNSPOUTS - BERRIDGE MATTE BLACK

S-F SIGNAGE AS SCHEDULED

A WINDOW TYPES SEE SHEET A2.7



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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REGISTERED ARCHITECT
KENDRICK F. MORALES
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

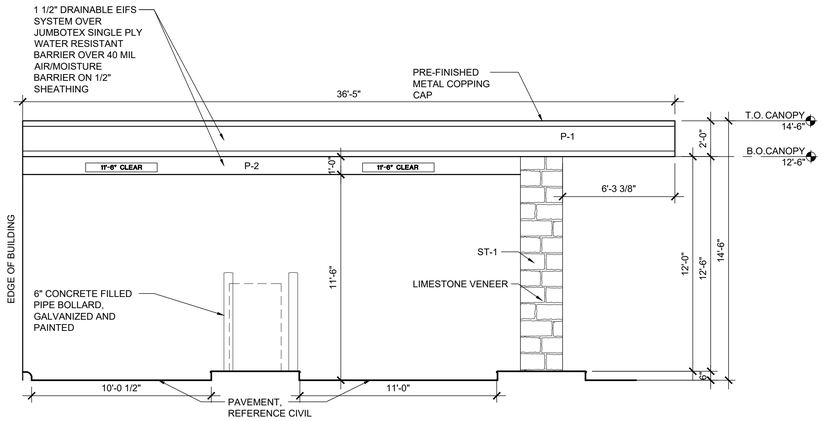
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SECURITY STATE BANK & TRUST

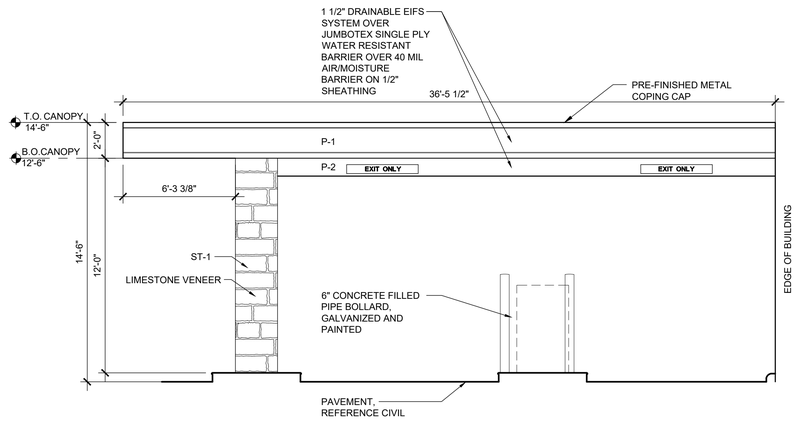
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210.828.9481 | TBAE Firm BR1010

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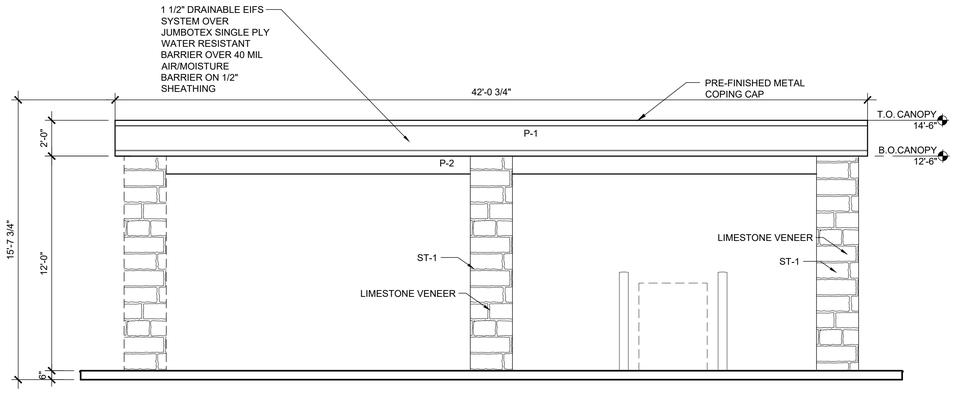
SHEET
A3.2



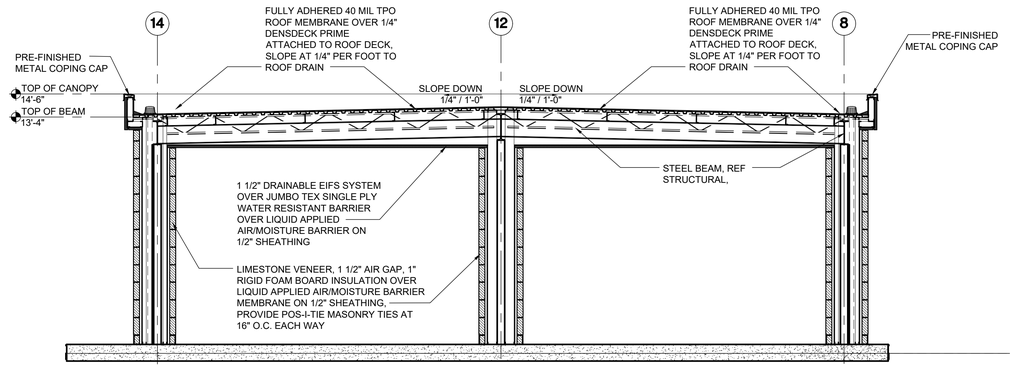
1 CANOPY ELEVATION
SCALE 1/4" = 1'-0"



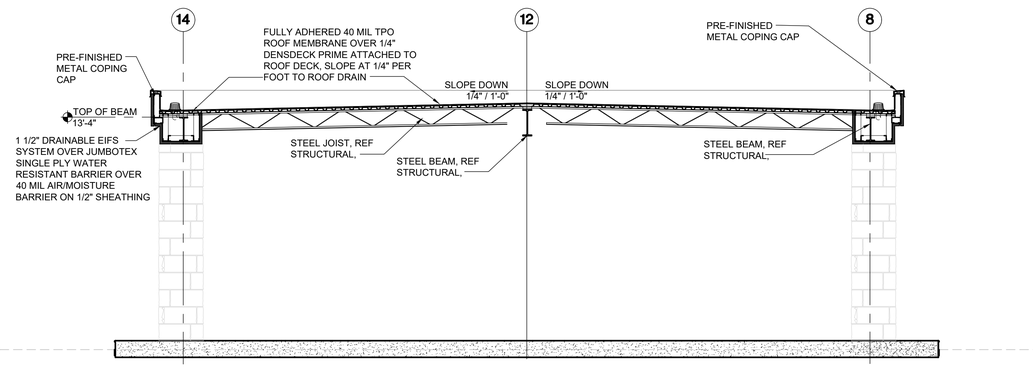
2 CANOPY ELEVATION
SCALE 1/4" = 1'-0"



3 CANOPY ELEVATION
SCALE 1/4" = 1'-0"



4 CANOPY SECTION
SCALE 1/4" = 1'-0"



5 CANOPY SECTION
SCALE 1/4" = 1'-0"

CANOPY ELEVATIONS

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REGISTERED ARCHITECT
DERRICK F. LEE
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

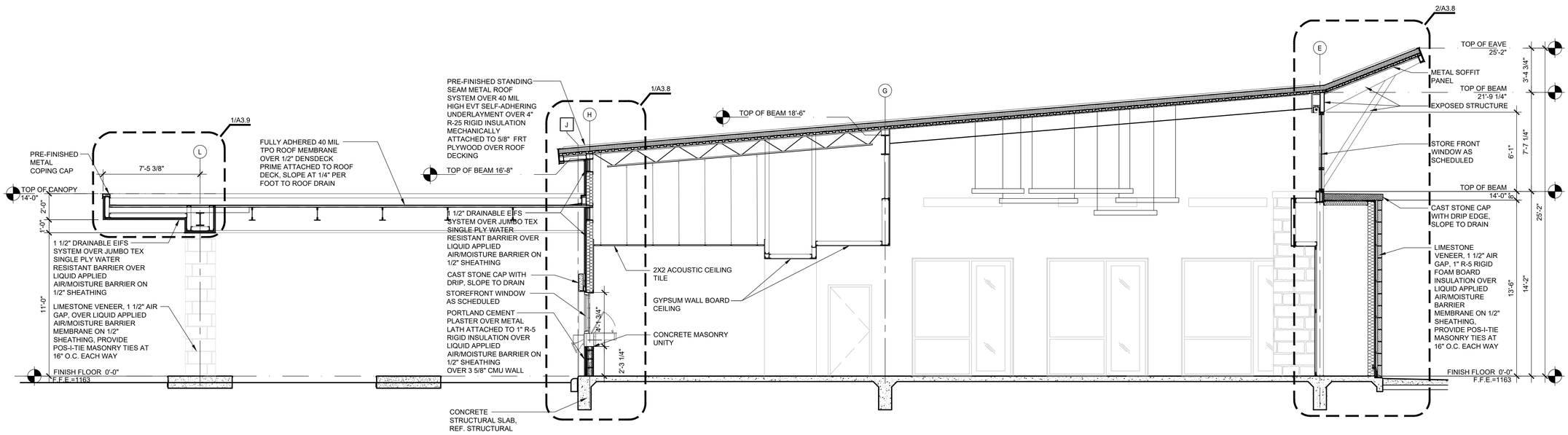
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622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

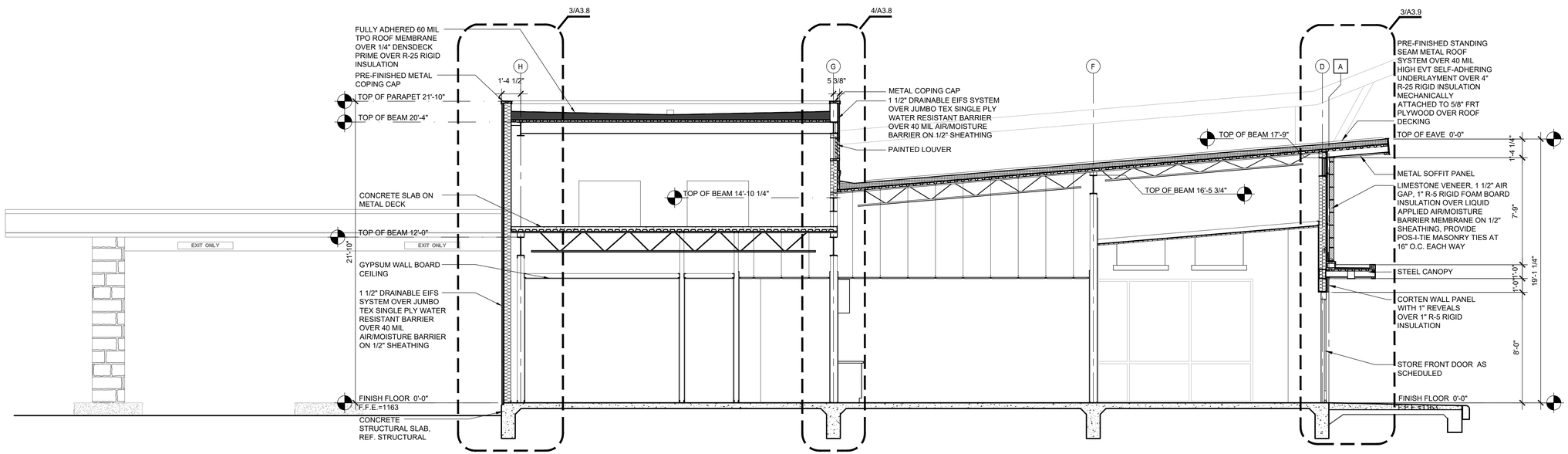
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CHECKED BY:	FFL

SHEET
A3.3



1 BUILDING SECTION
SCALE 1/4" = 1'-0"



2 BUILDING SECTION
SCALE 1/4" = 1'-0"

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING

BUILDING SECTIONS

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REGISTERED ARCHITECT
DERRICK F. MORALES
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

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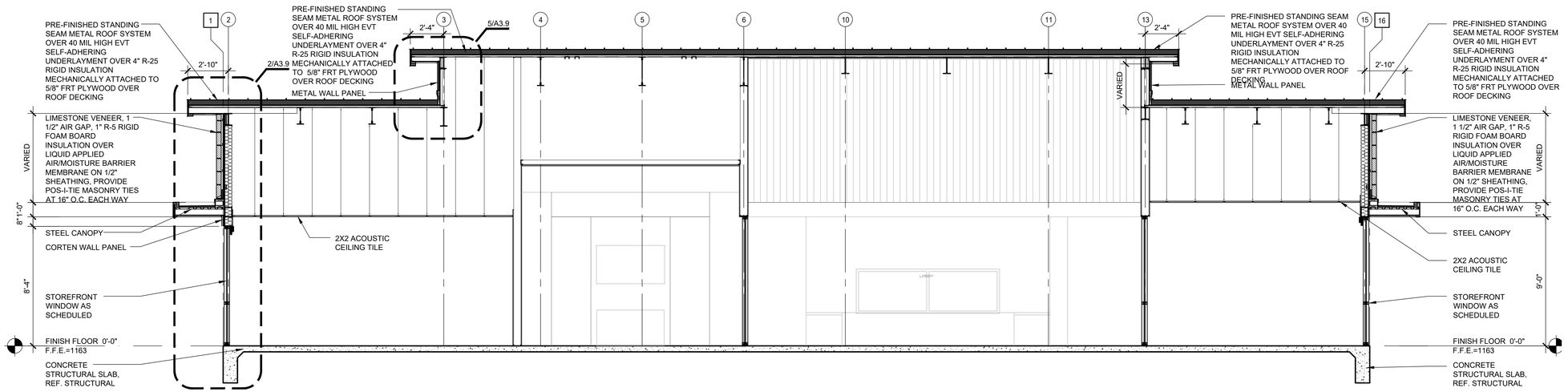
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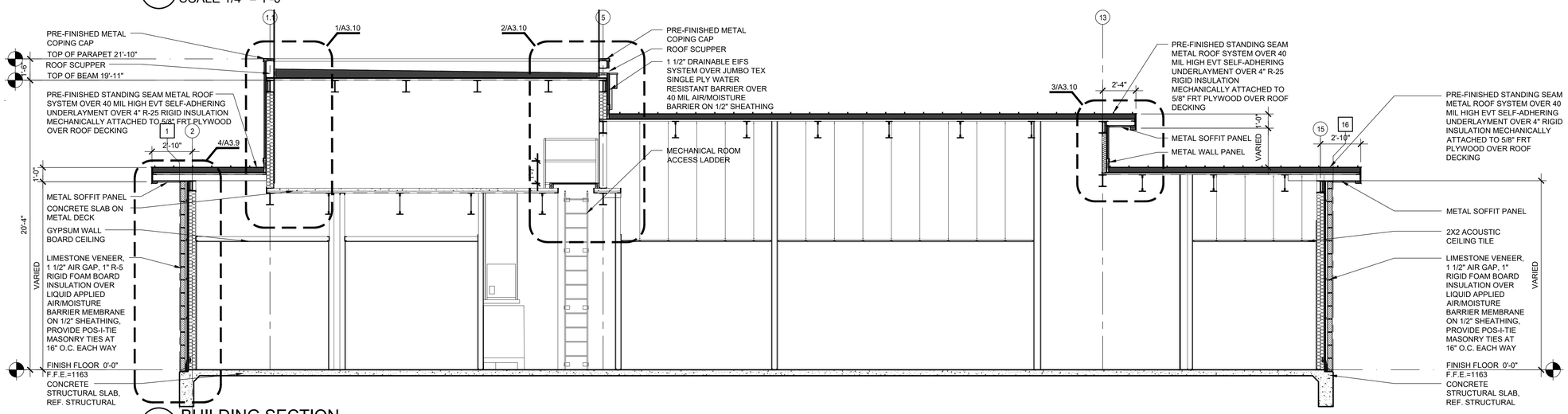
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JOB NO:	2606
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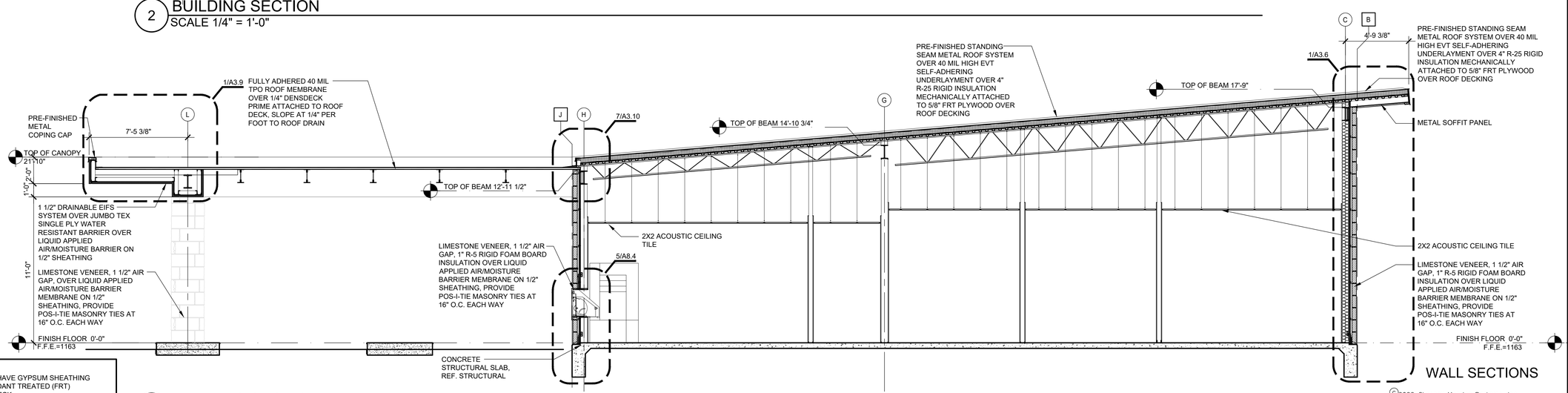
SHEET
A3.4



1 BUILDING SECTION
SCALE 1/4" = 1'-0"



2 BUILDING SECTION
SCALE 1/4" = 1'-0"



3 BUILDING SECTION
SCALE 1/4" = 1'-0"

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING

REGISTERED ARCHITECT
FREDERICK F. HESTER
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

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622 N NUGENT AVE
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SECURITY STATE BANK & TRUST

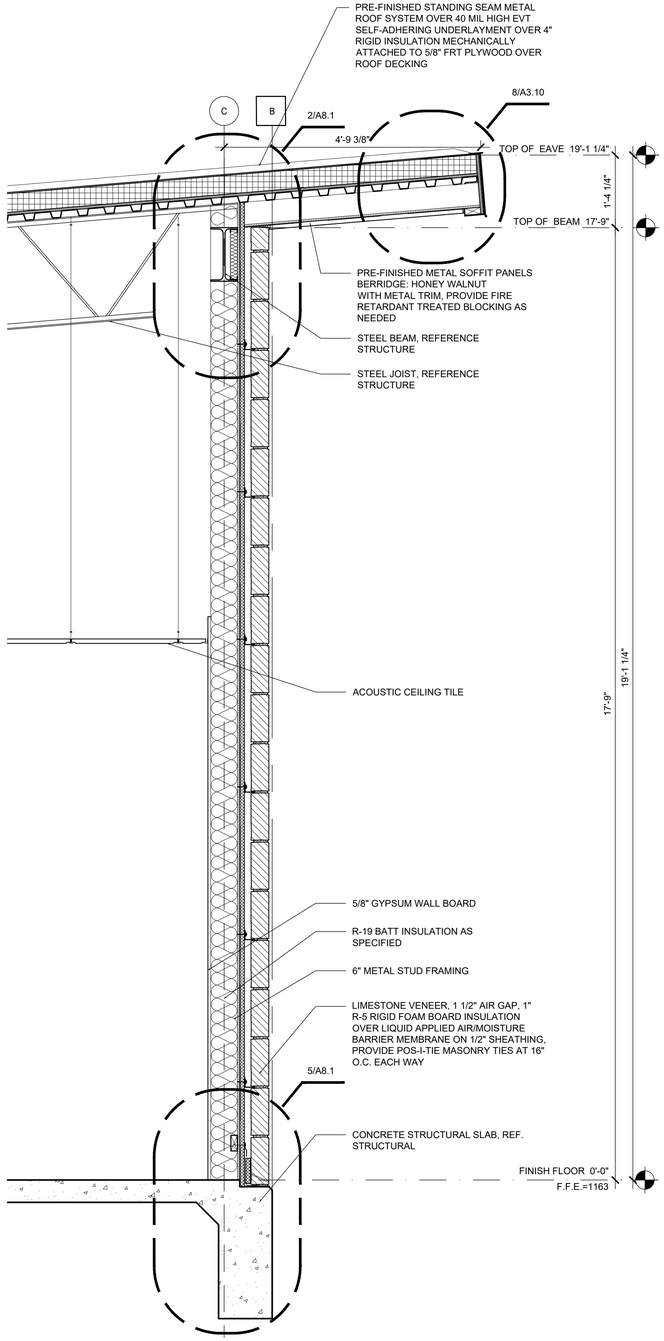
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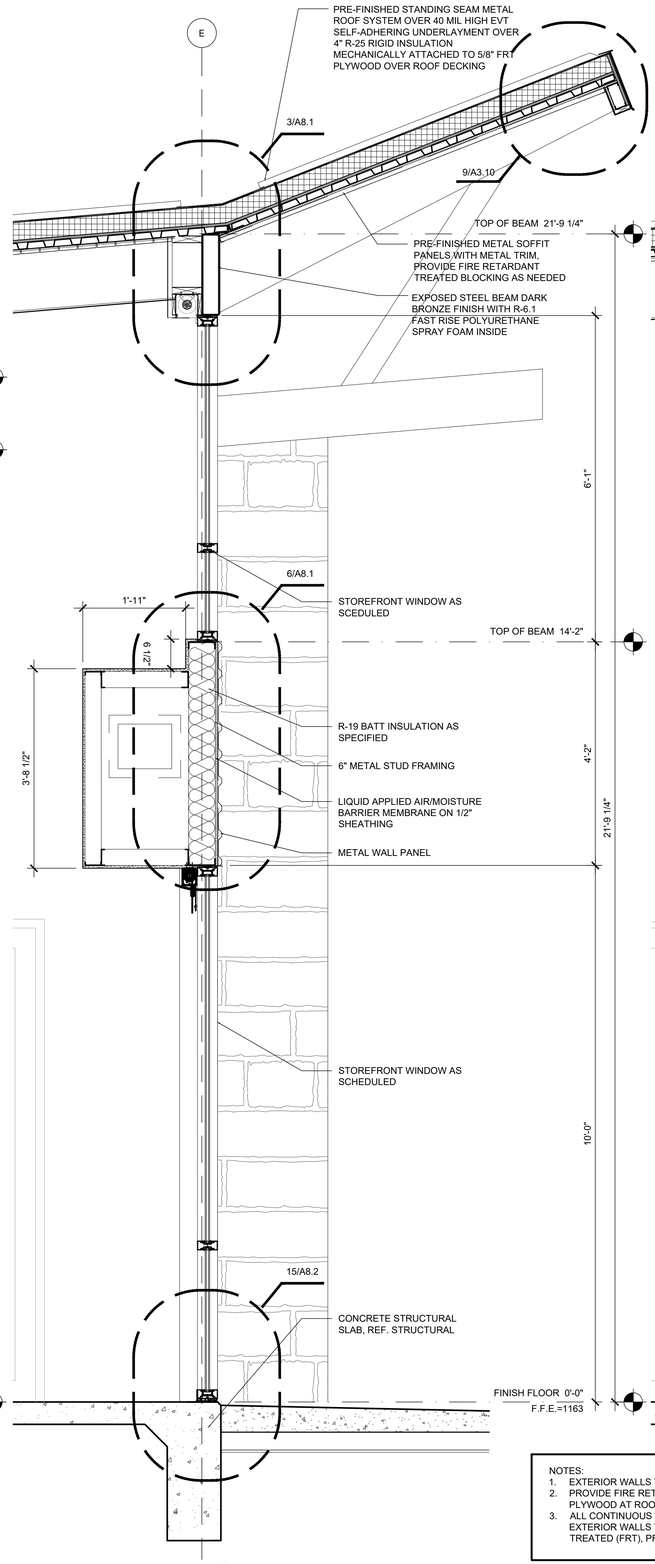
SHEET
A3.5

WALL SECTIONS

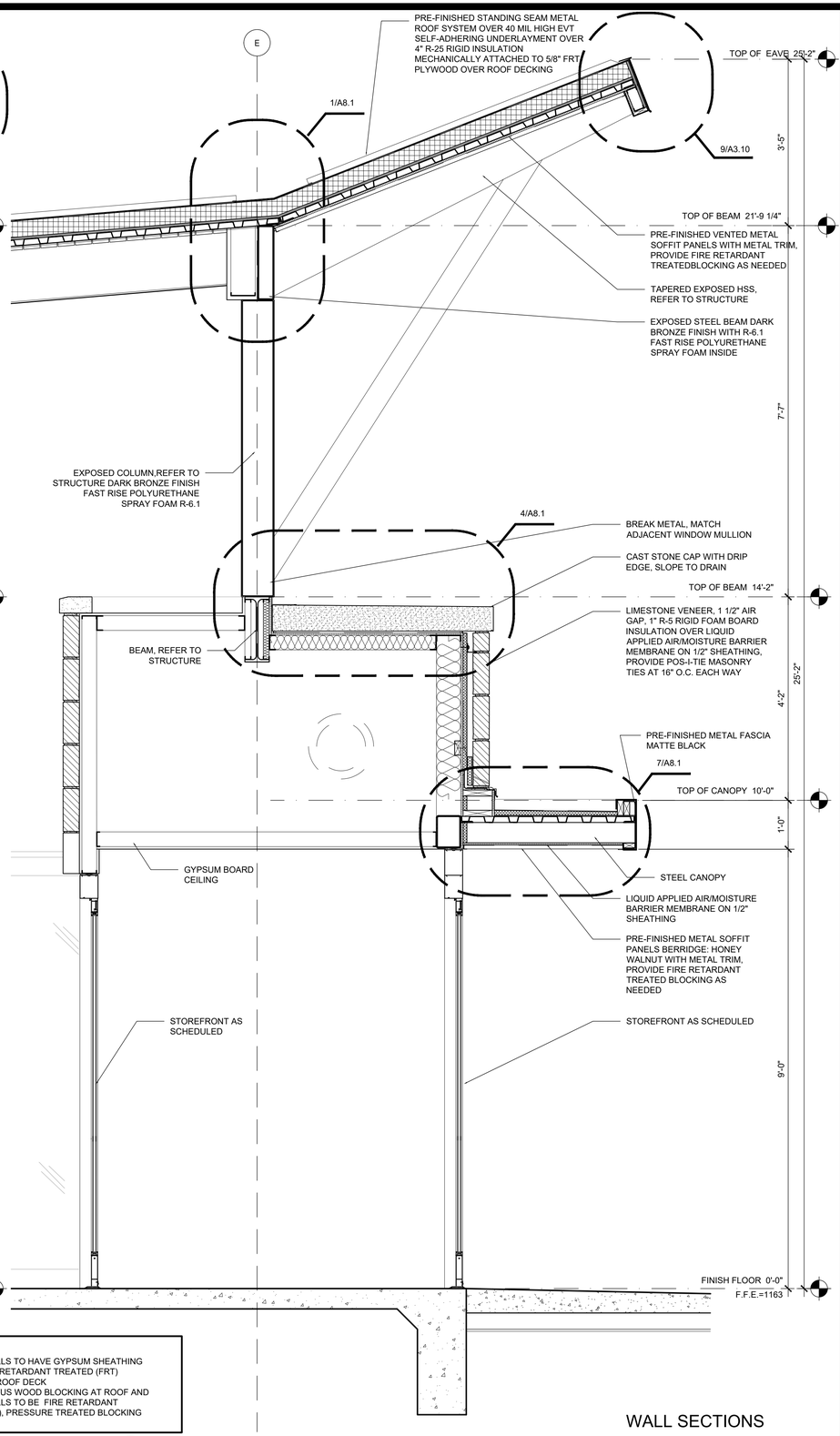
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1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 3/4" = 1'-0"



3 WALL SECTION
SCALE 3/4" = 1'-0"

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
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WALL SECTIONS

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FREDERICK F. FLEMING
14787
STATE OF TEXAS
DATE 10/5/2026

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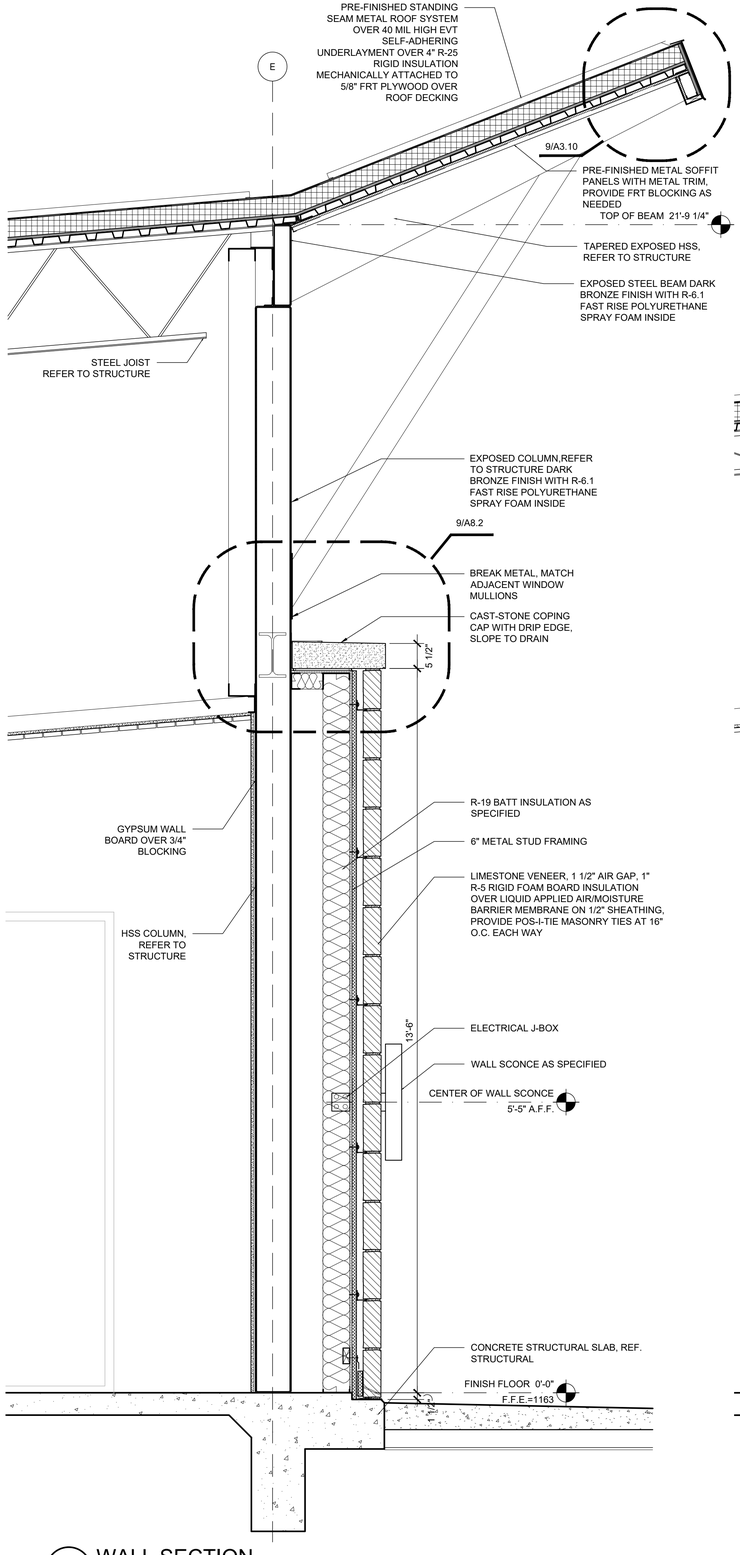
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

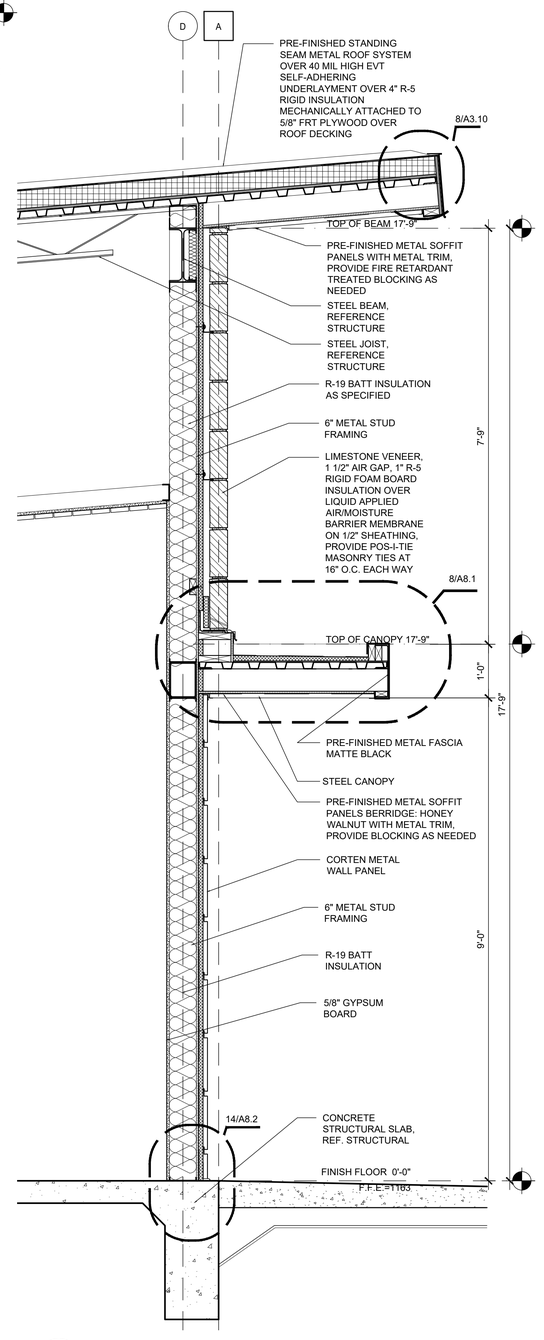
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210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
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DRAWN BY:	MDJ
CHECKED BY:	FFL

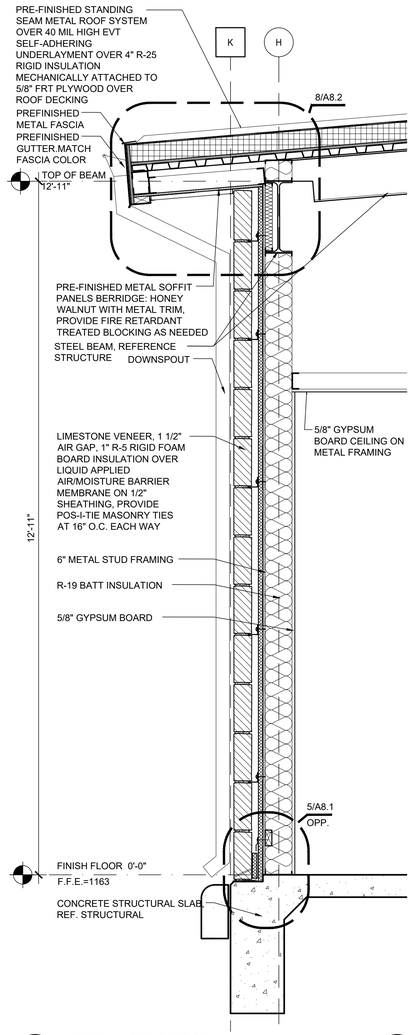
SHEET
A3.6



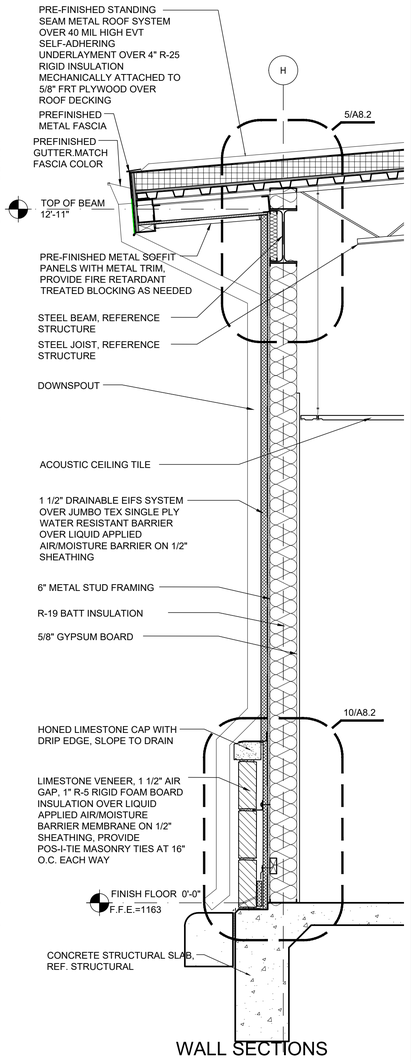
1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 3/4" = 1'-0"



3 WALL SECTION
SCALE 3/4" = 1'-0"



4 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING

REGISTERED ARCHITECT
FREDERICK F. MORALES III
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

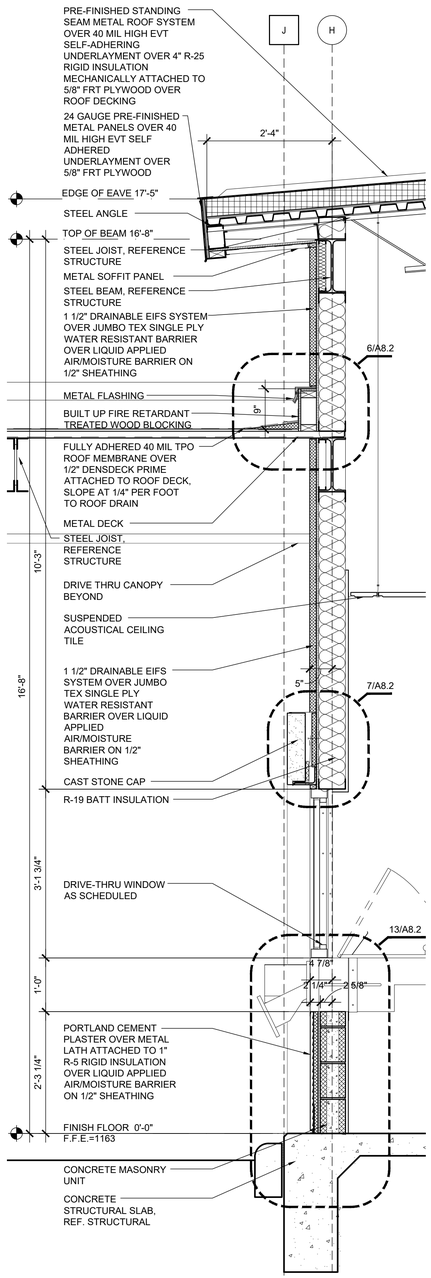
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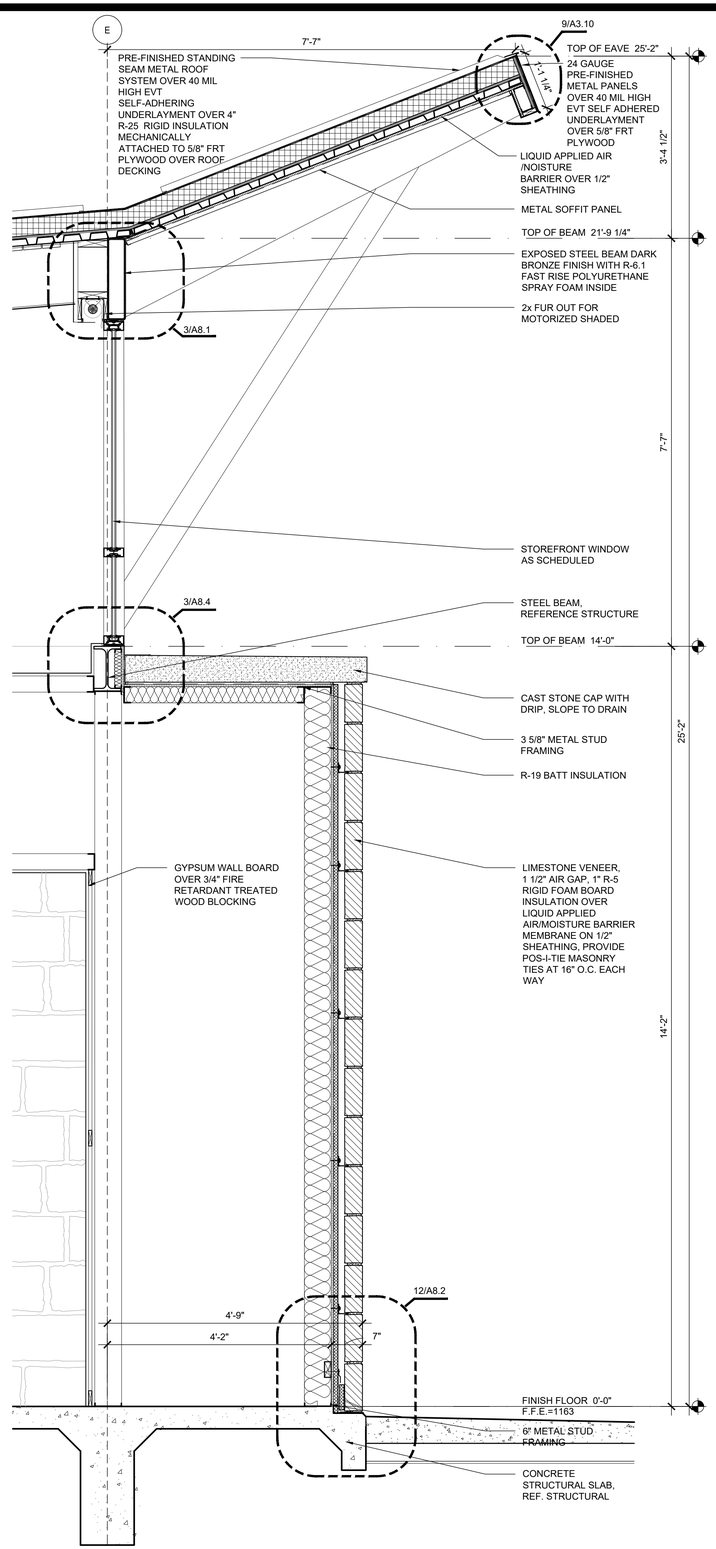
SHEET
A3.7

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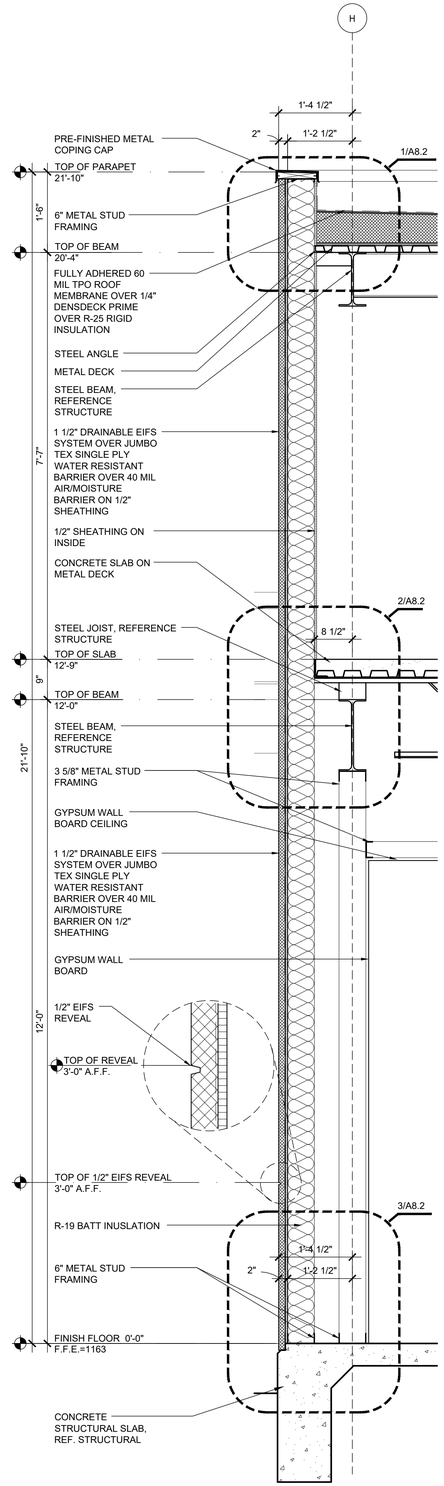
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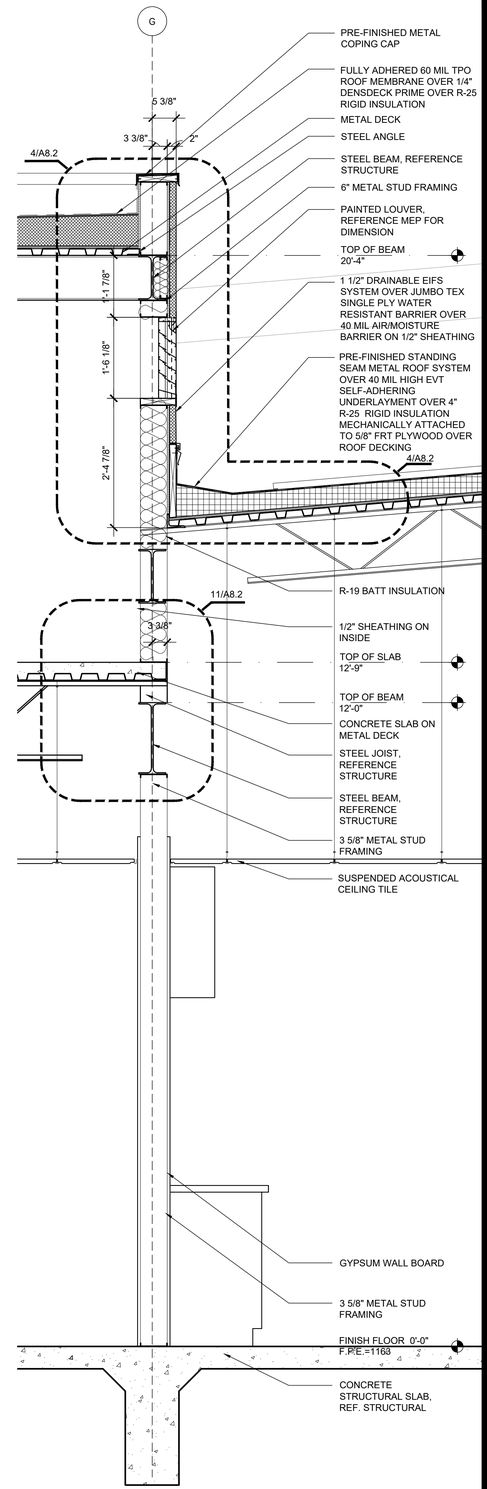
1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 3/4" = 1'-0"



3 WALL SECTION
SCALE 3/4" = 1'-0"



4 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

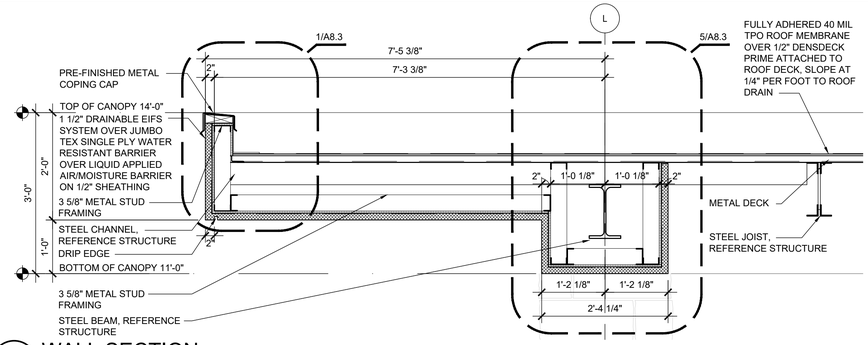
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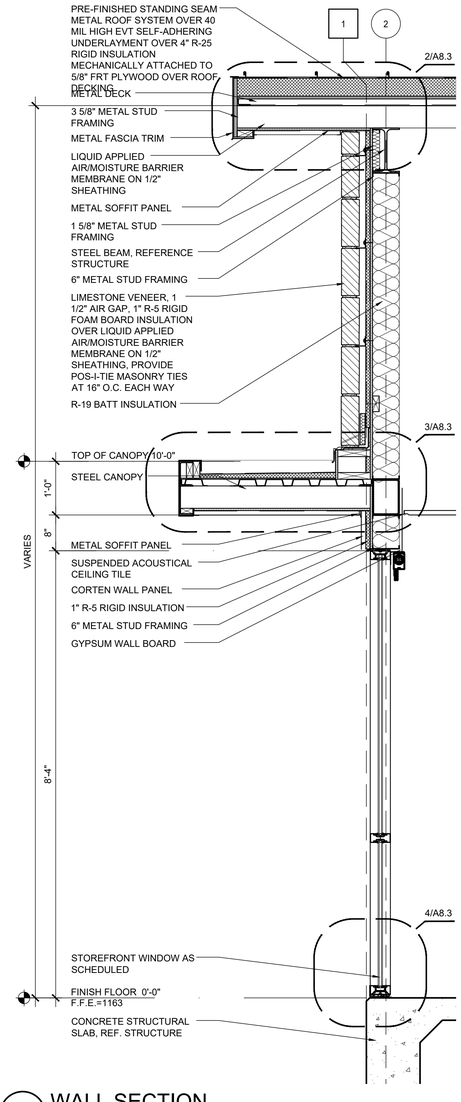
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JOB NO:	2606
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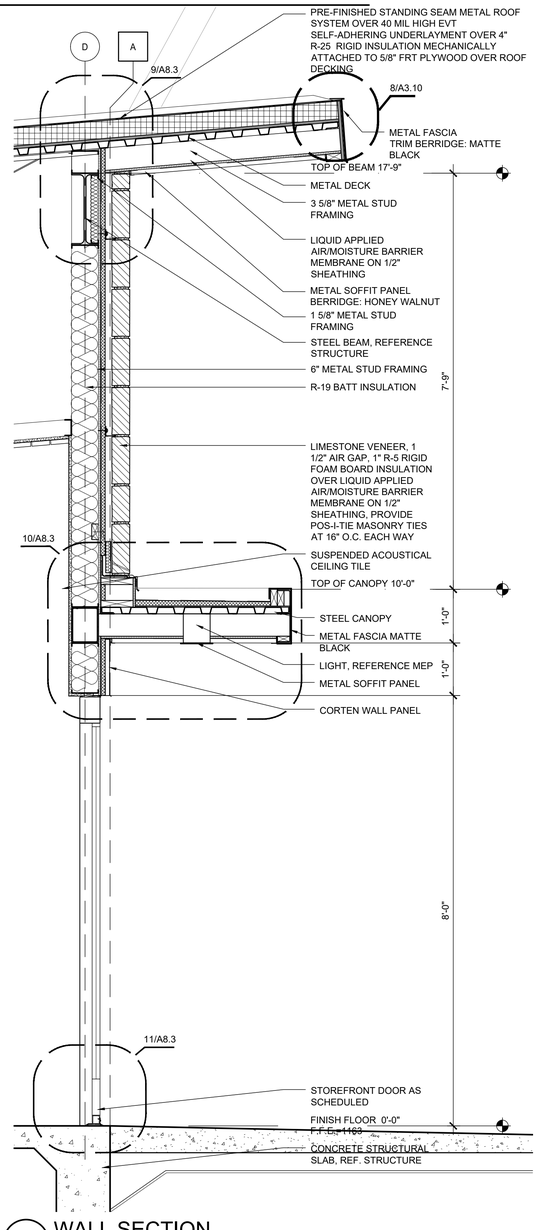
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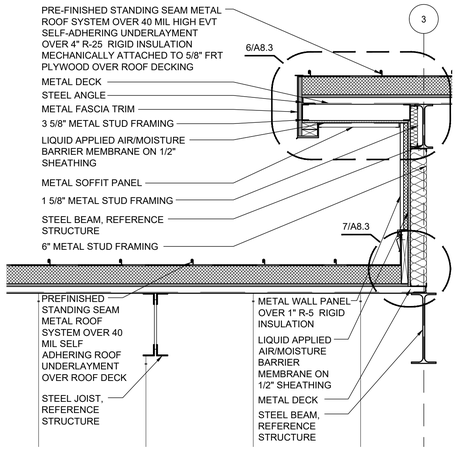
1 WALL SECTION
SCALE 3/4" = 1'-0"



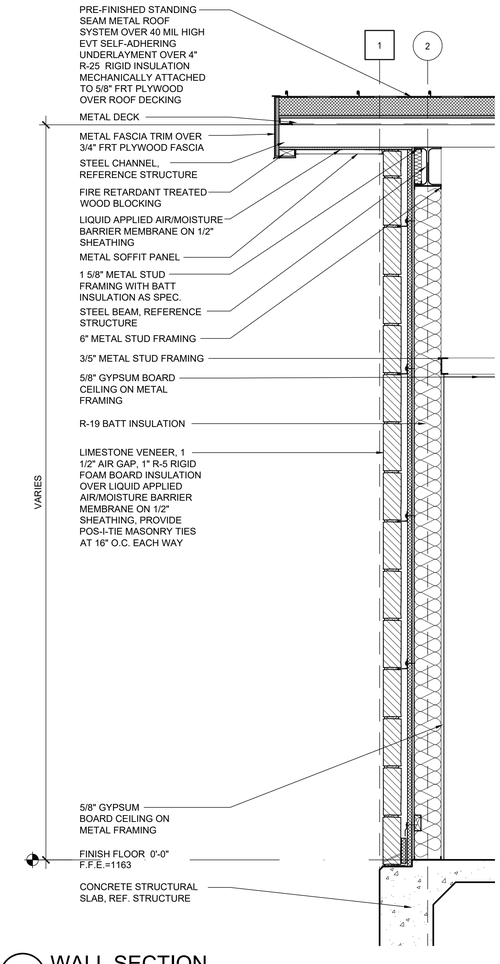
2 WALL SECTION
SCALE 3/4" = 1'-0"



3 WALL SECTION
SCALE 3/4" = 1'-0"

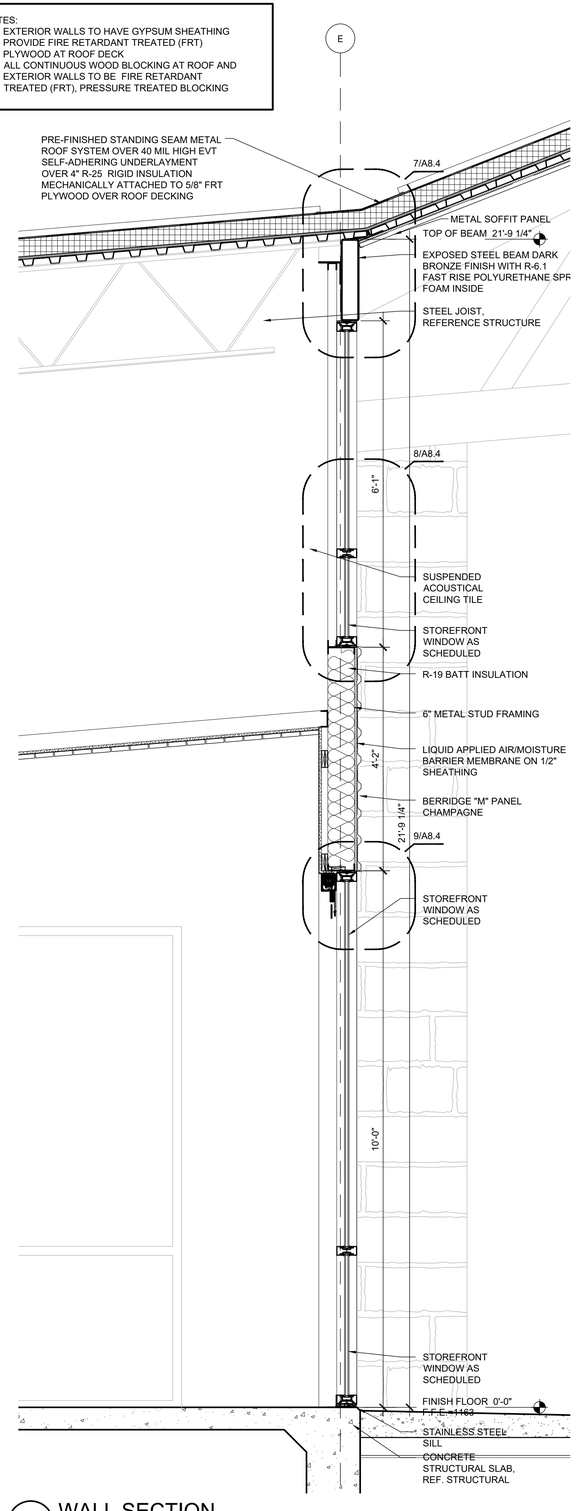


5 WALL SECTION
SCALE 3/4" = 1'-0"



4 WALL SECTION
SCALE 3/4" = 1'-0"

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING



6 WALL SECTION
SCALE 3/4" = 1'-0"

WALL SECTIONS

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REGISTERED ARCHITECT
FREDERICK F. CHESNEY
14787
STATE OF TEXAS

DATE
10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

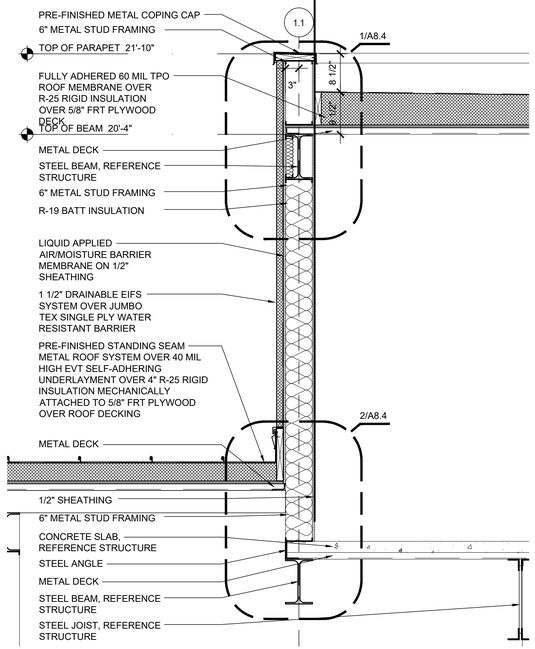
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SECURITY STATE BANK & TRUST

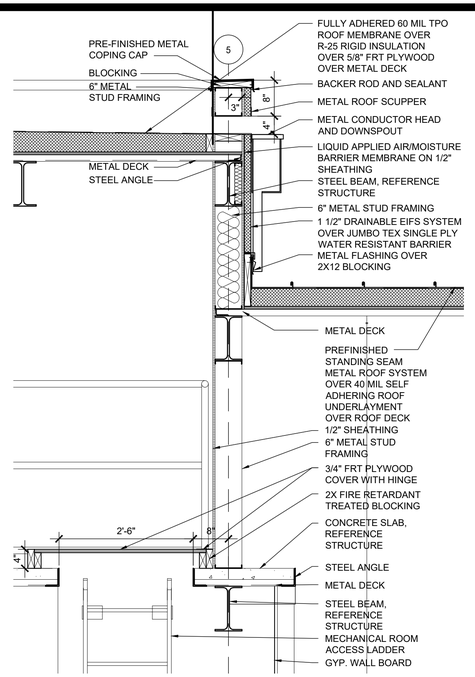
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.9

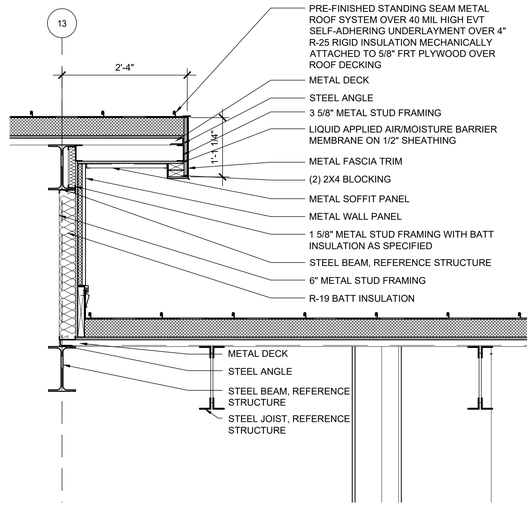


1 WALL SECTION
SCALE 3/4" = 1'-0"

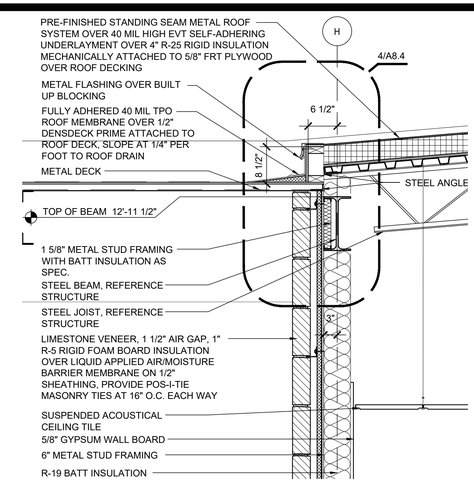


2 WALL SECTION
SCALE 3/4" = 1'-0"

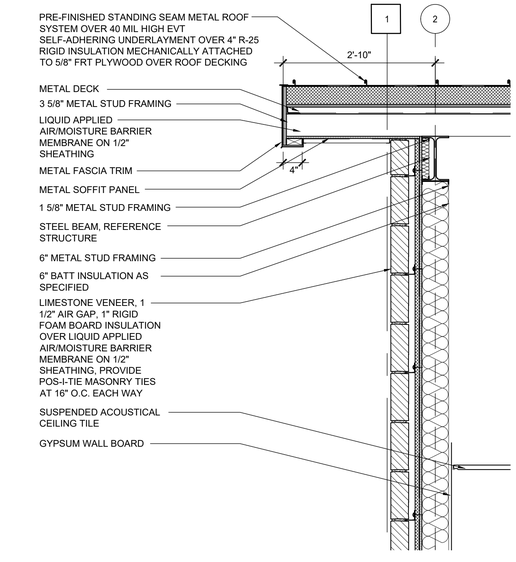
NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING



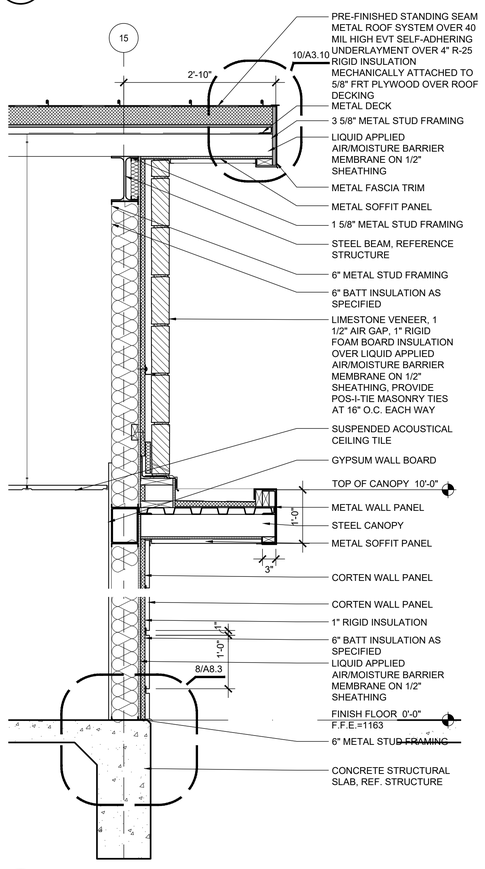
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SCALE 3/4" = 1'-0"



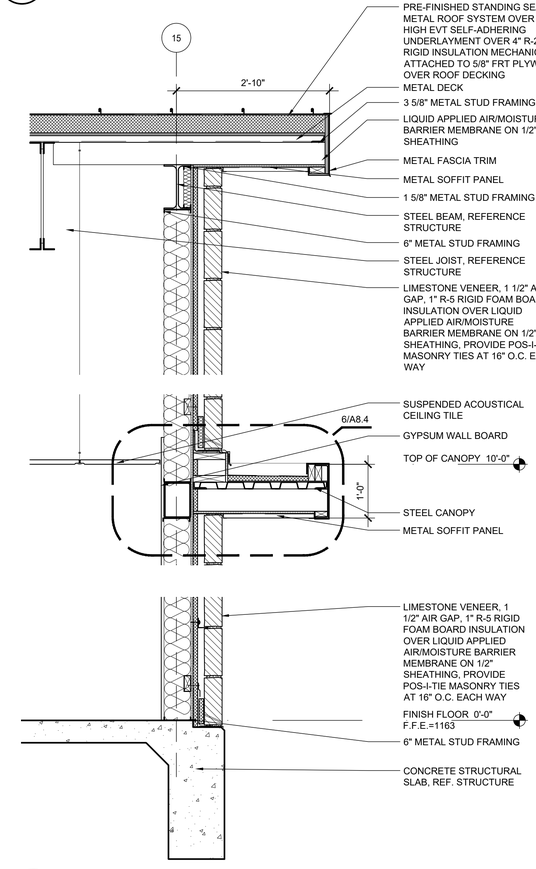
7 WALL SECTION
SCALE 3/4" = 1'-0"



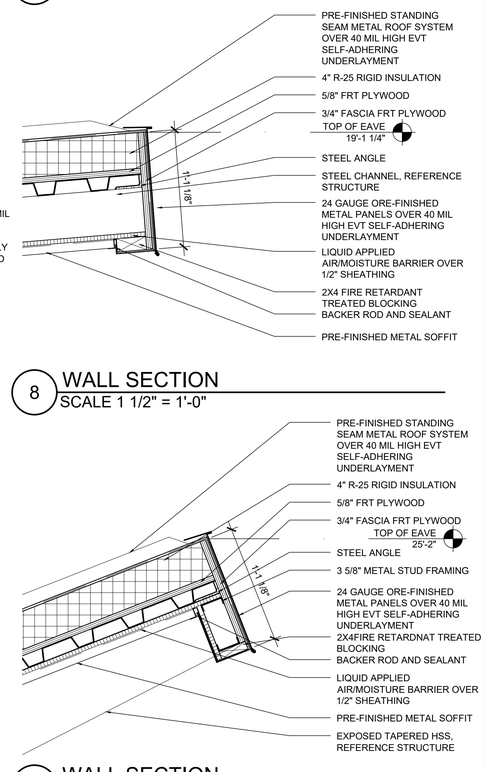
4 WALL SECTION
SCALE 3/4" = 1'-0"



5 WALL SECTION
SCALE 3/4" = 1'-0"

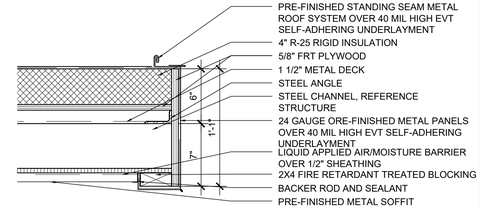


6 WALL SECTION
SCALE 3/4" = 1'-0"



8 WALL SECTION
SCALE 1 1/2" = 1'-0"

9 WALL SECTION
SCALE 1 1/2" = 1'-0"



10 WALL SECTION
SCALE 1 1/2" = 1'-0"

WALL SECTIONS

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REGISTERED ARCHITECT
FREDERICK F. LESAGE
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

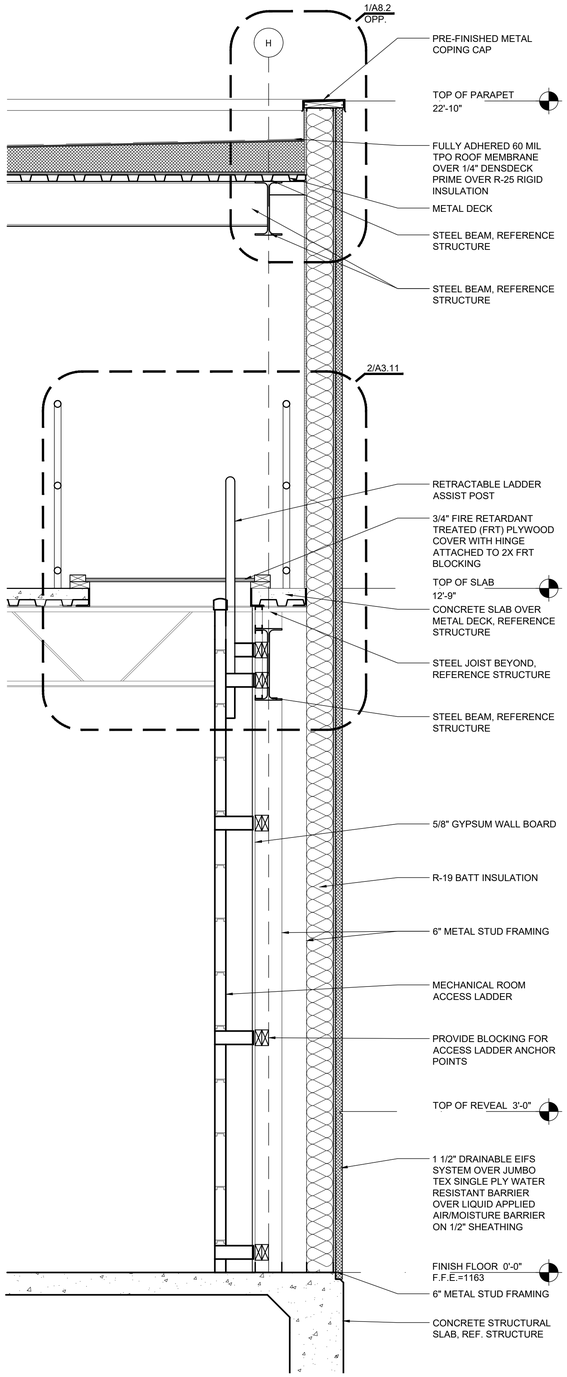
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

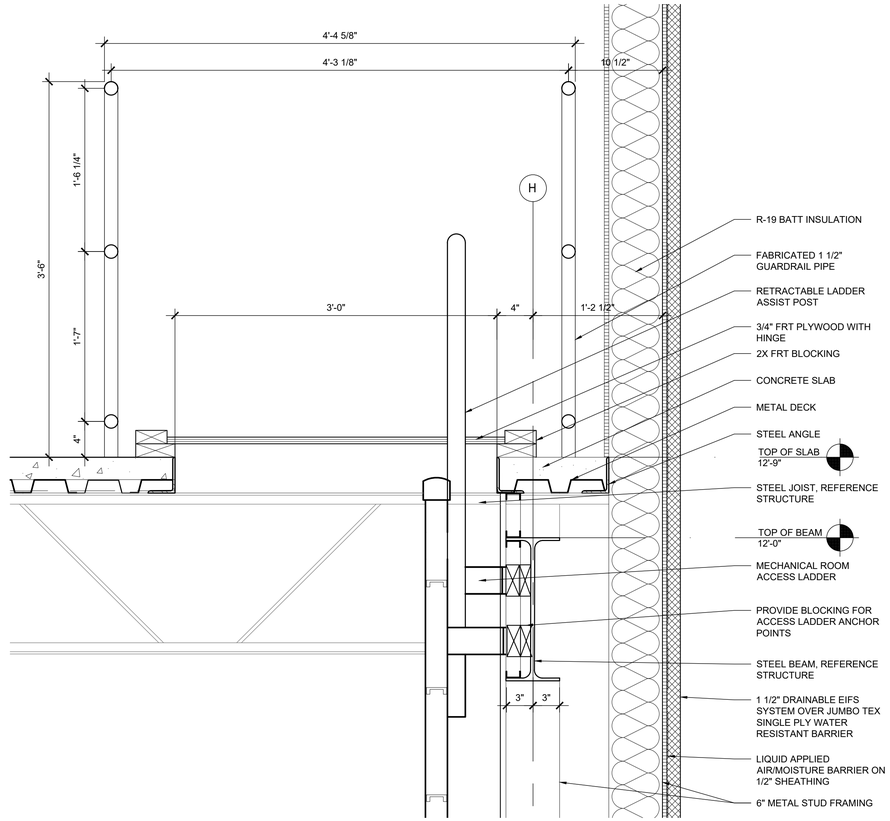
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architecture | interior design
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SHEET
A3.10



1 WALL SECTION
SCALE 3/4" = 1'-0"



2 WALL SECTION
SCALE 1 1/2" = 1'-0"

NOTES:
1. EXTERIOR WALLS TO HAVE GYPSUM SHEATHING
2. PROVIDE FIRE RETARDANT TREATED (FRT) PLYWOOD AT ROOF DECK
3. ALL CONTINUOUS WOOD BLOCKING AT ROOF AND EXTERIOR WALLS TO BE FIRE RETARDANT TREATED (FRT), PRESSURE TREATED BLOCKING

WALL SECTIONS

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14787
STATE OF TEXAS
DATE 10/5/2026

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622 N NUGENT AVE
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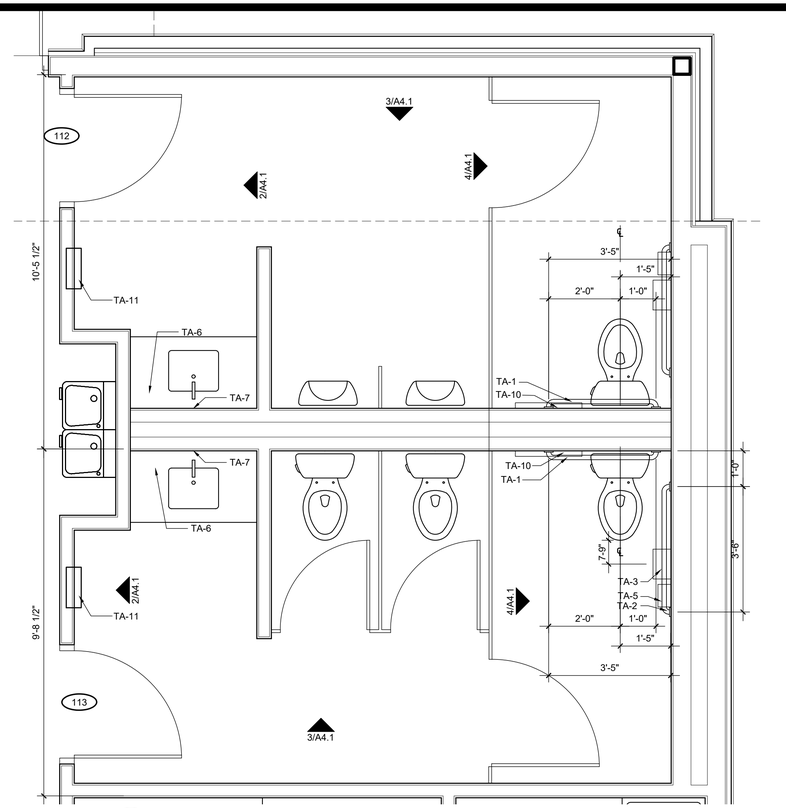
JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A3.11

TOILET ACCESSORIES SCHEDULE

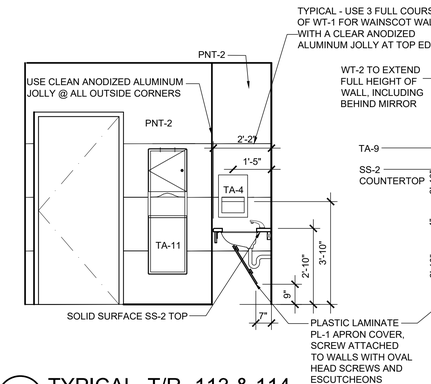
MARK	DESCRIPTION	MANUFACTURER	MOUNTING HEIGHT
TA-1	48" GRAB BAR	BOBRICK: B-6806-48	34" A.F.F. TO CENTERLINE
TA-2	36" GRAB BAR	BOBRICK: B-6806-36	34" A.F.F. TO CENTERLINE
TA-3	DOUBLE TOILET PAPER DISPENSER	BOBRICK: B-540	REFER TO ELEVATIONS
TA-4	PAPER TOWEL DISPENSER	BOBRICK: B-35903	5" ABOVE COUNTER (VERIFY 48" MIN. TO DISPENSING SLOT)
TA-5	SANITARY NAPKIN DISPOSAL	BOBRICK: B-270	30" A.F.F. TO TOP
TA-6	SOAP DISPENSER	BOBRICK: B-858	
TA-7	MIRROR		PLATE GLASS WITH BEVELED EDGE, 40" MAX AFF TO BOTTOM EDGE
TA-8	MOP HOLDER/UTILITY SHELF	BOBRICK: B-224	60" A.F.F. AT TOP
TA-9	PHENOLIC FLOOR MOUNTED TOILET PARTITIONS - HINY HINDERS	SCRANTON PRODUCT	ORANGE PEEL TEXTURE, CO;OR TBD
TA-10	SEAT COVER DISPENSER	BOBRICK: B-4221	SEE ELEVATIONS FOR MOUNTING HEIGHT
TA-11	PAPER TOWEL DISP. / TRASH	BOBRICK: B-43944 (RECESSED)	48" A.F.F. TO DISPENSING SLOT
TA-12	18" URINAL SCREEN	SCRANTON PRODUCT	ORANGE PEEL TEXTURE, CO;OR TBD

NOTE: PROVIDE PLYWOOD BLOCKING AS REQUIRED FOR ALL TOILET ACCESSORIES LISTED ABOVE.

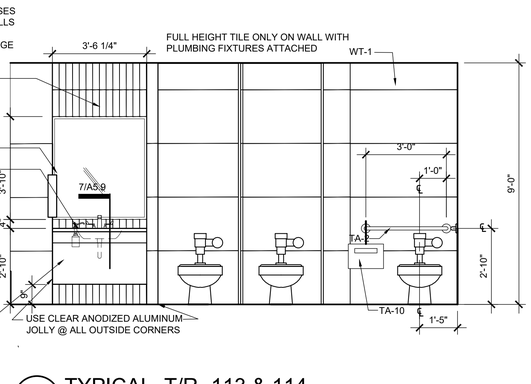


1 ENLARGED TOILET ROOMS
SCALE: 1/2" = 1'-0"

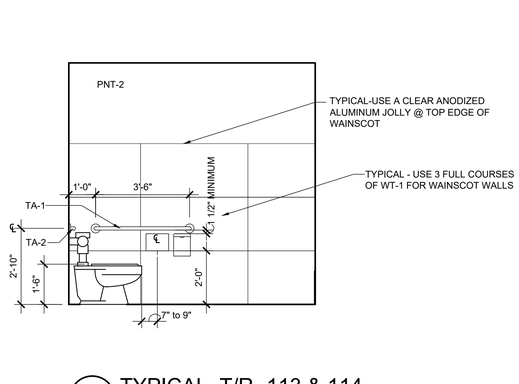
PLAN NORTH



2 TYPICAL T/R -113 & 114
SCALE 3/8" = 1'-0"



3 TYPICAL T/R -113 & 114
SCALE 3/8" = 1'-0"



4 TYPICAL T/R -113 & 114
SCALE 3/8" = 1'-0"

ENLARGED TOILET ROOMS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

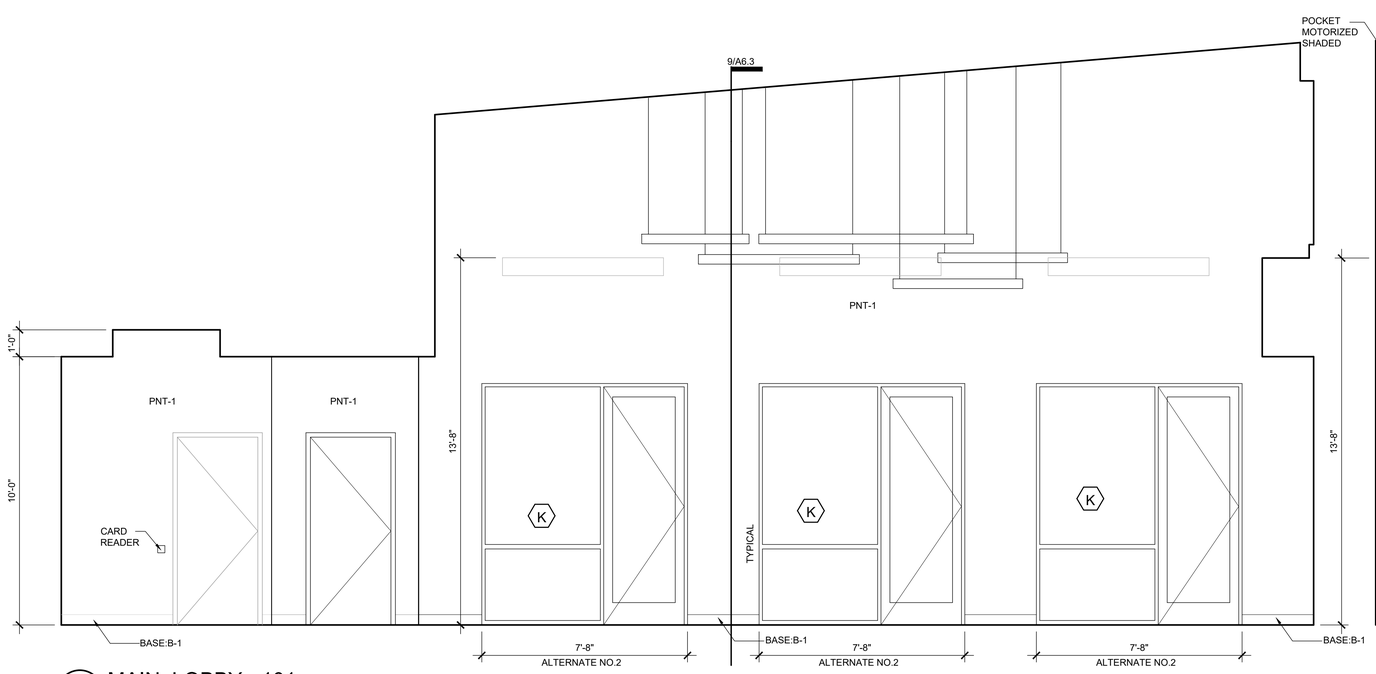
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622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

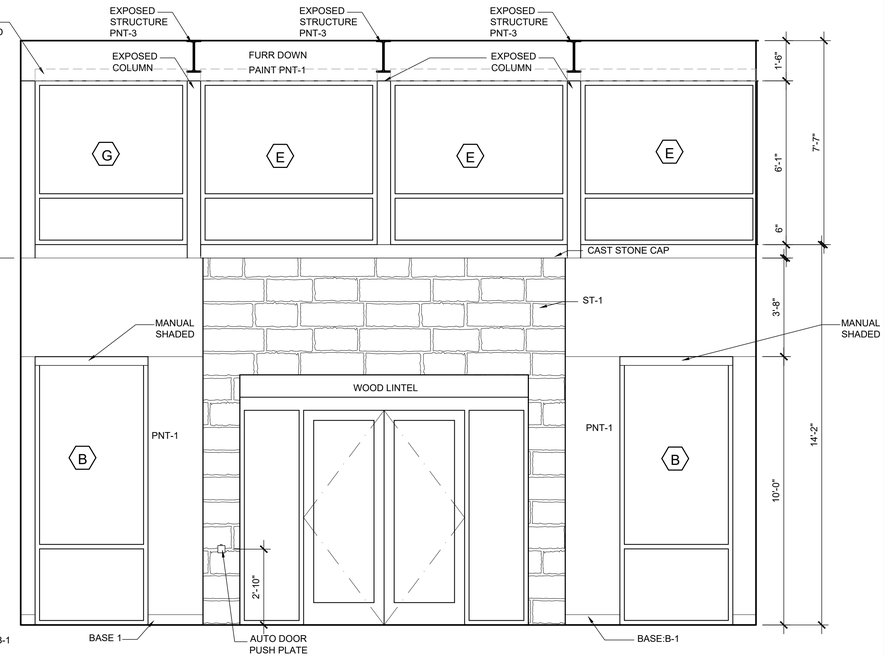
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JOB NO: 2606
DATE: 08-11-26
DRAWN BY: MDJ
CHECKED BY: FFL

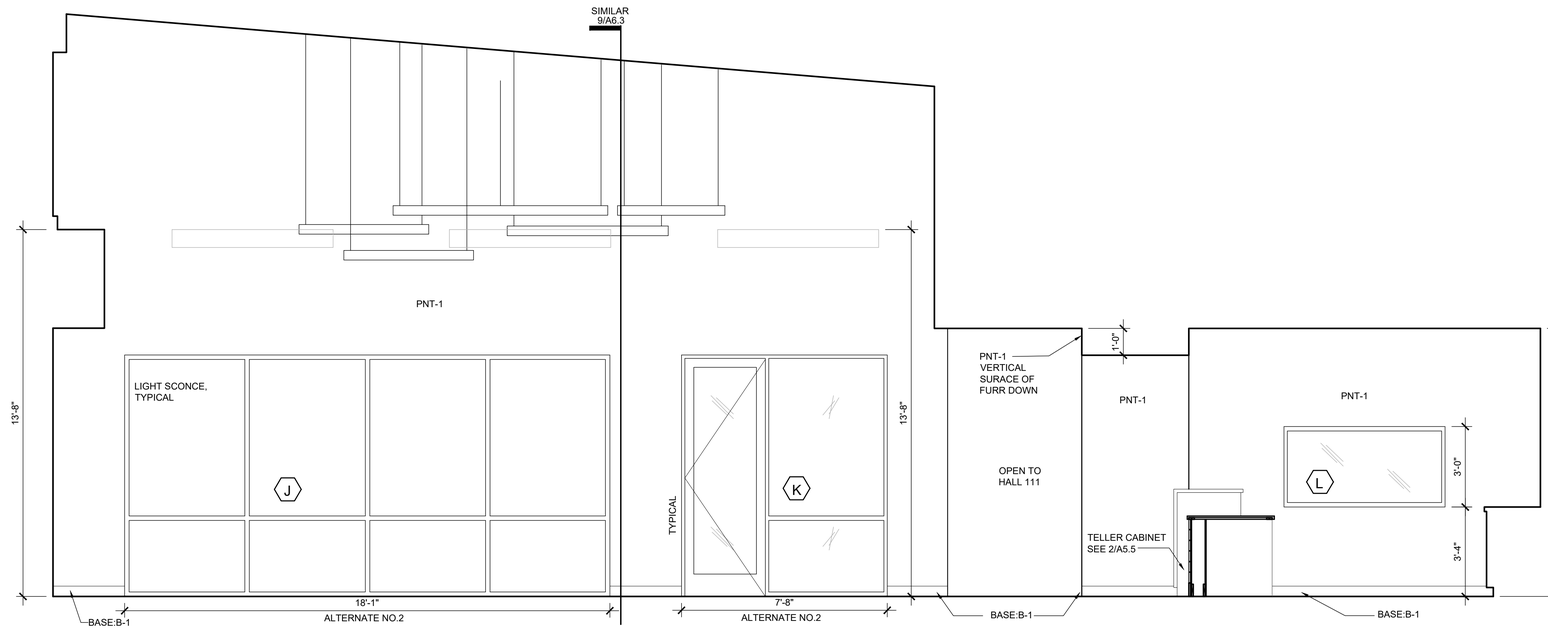
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A4.1



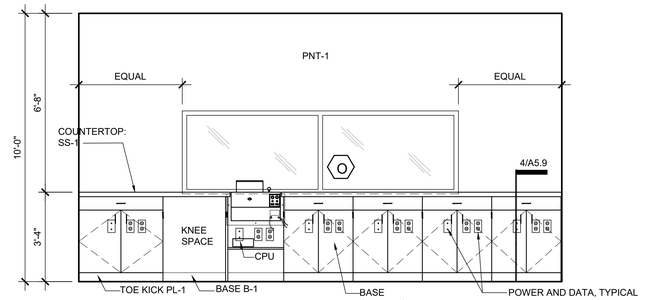
1 MAIN LOBBY - 101
SCALE 3/8" = 1'-0"



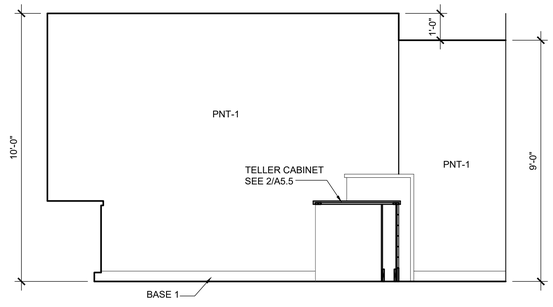
2 MAIN LOBBY - 101
SCALE 3/8" = 1'-0"



3 MAIN LOBBY / TELLER - 101 & 113
SCALE 3/8" = 1'-0"



4 TELLER 113
SCALE 3/8" = 1'-0"



5 TELLER 113
SCALE 3/8" = 1'-0"

INTERIOR ELEVATIONS

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FREDERICK F. MORALES III
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

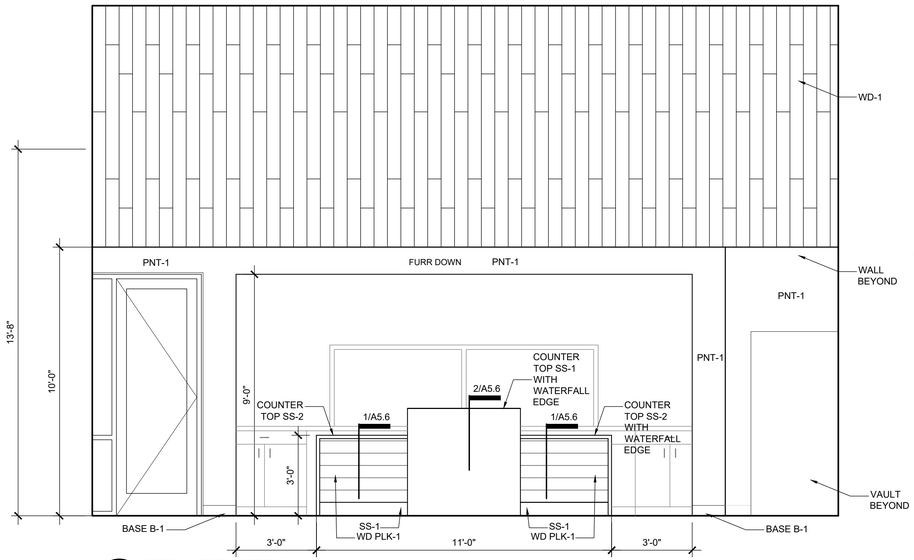
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

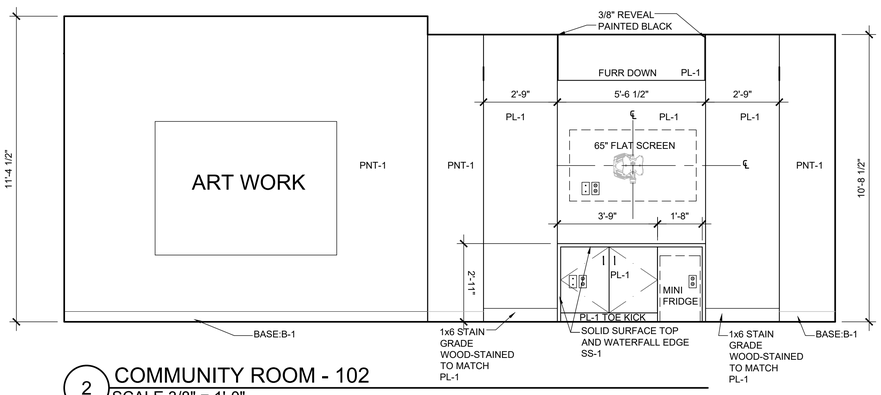
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architecture | interior design
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210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

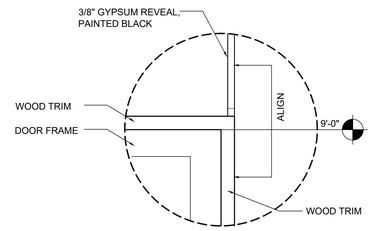
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A5.1



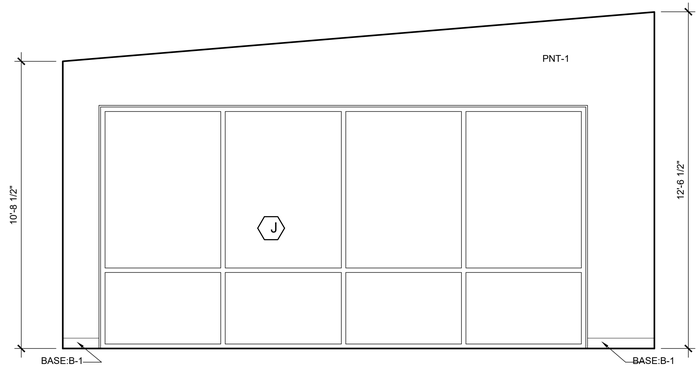
1 TELLER DESK
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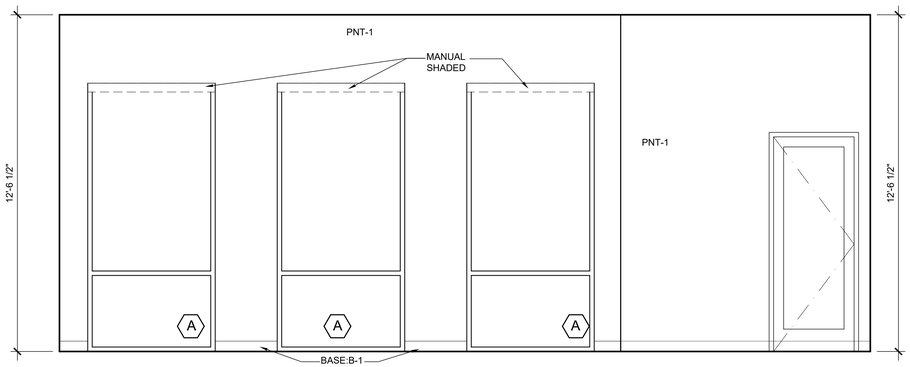
2 COMMUNITY ROOM - 102
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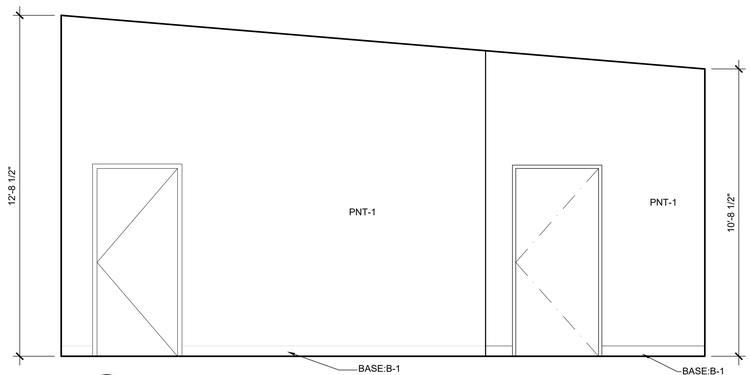
9 REVEAL DETAIL @ WOOD TRIM
SCALE N.T.S.



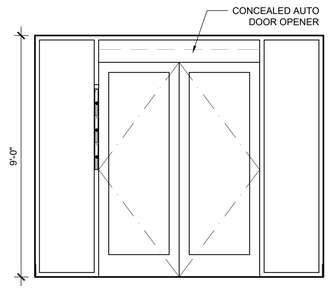
3 COMMUNITY ROOM - 102
SCALE 3/8" = 1'-0"



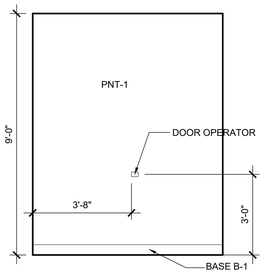
4 COMMUNITY ROOM - 102
SCALE 3/8" = 1'-0"



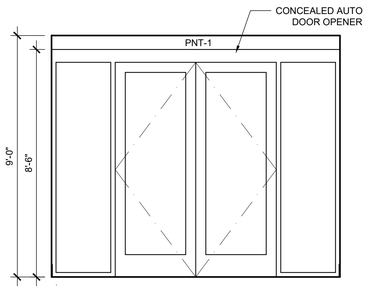
5 COMMUNITY ROOM - 102
SCALE 3/8" = 1'-0"



6 VESTIBULE - 100
SCALE 3/8" = 1'-0"



7 VESTIBULE - 100
SCALE 3/8" = 1'-0"



8 VESTIBULE - 100
SCALE 3/8" = 1'-0"

INTERIOR ELEVATION

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14787
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DATE
10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

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622 N NUGENT AVE
JOHNSON CITY, TX 78636

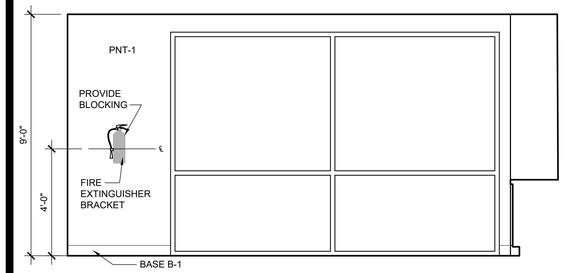
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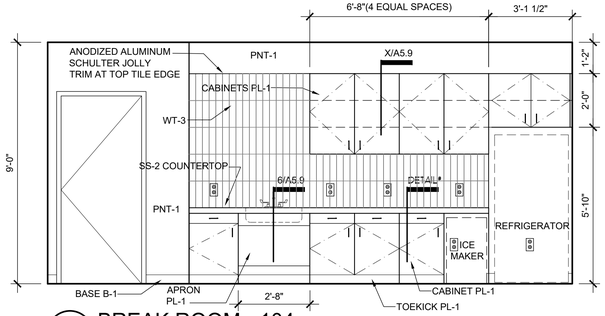
JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A5.2

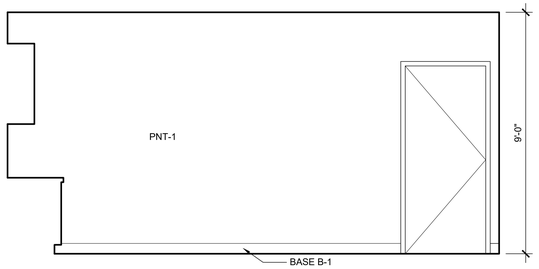
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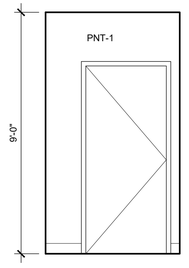
1 BREAK ROOM - 104
SCALE 3/8" = 1'-0"



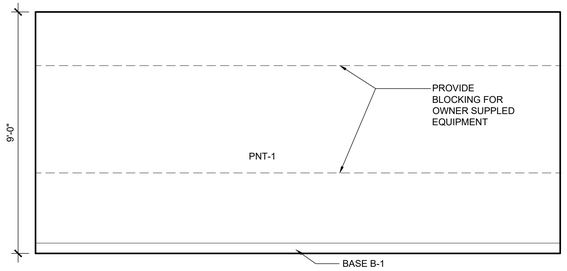
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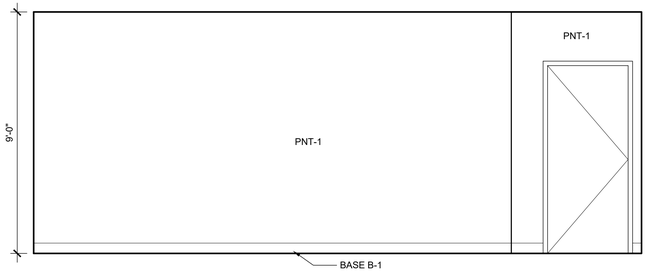
3 BREAK ROOM - 104
SCALE 3/8" = 1'-0"



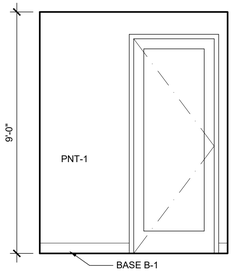
4 HALL - 106
SCALE 3/8" = 1'-0"



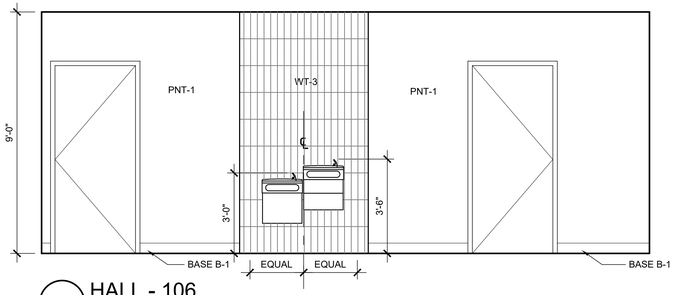
5 BREAK ROOM - 104
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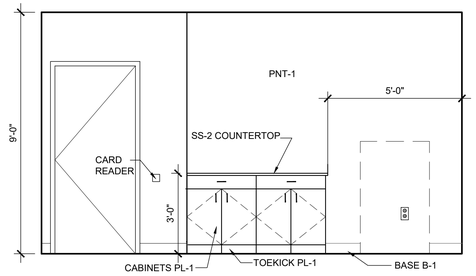
6 HALL - 106
SCALE 3/8" = 1'-0"



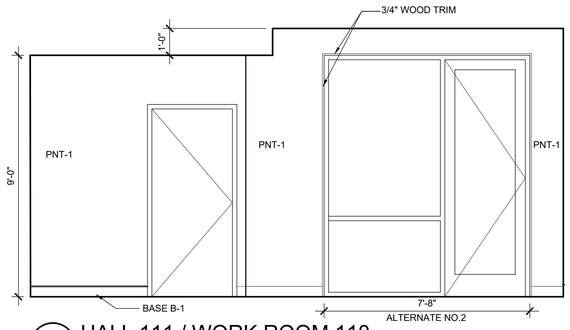
7 HALL - 106
SCALE 3/8" = 1'-0"



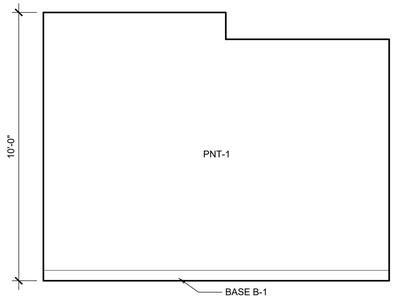
8 HALL - 106
SCALE 3/8" = 1'-0"



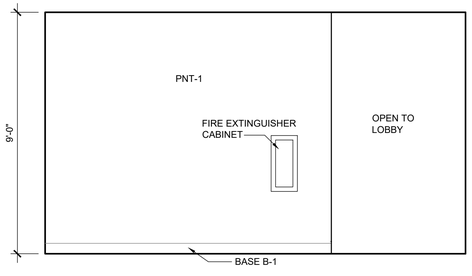
9 HALL 111 / WORK ROOM 110
SCALE 3/8" = 1'-0"



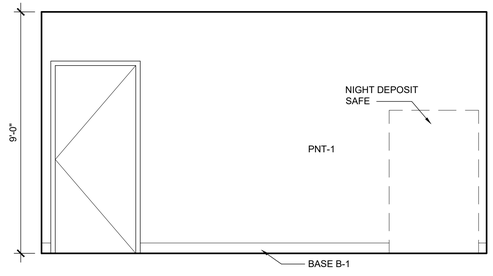
10 HALL 111 / WORK ROOM 110
SCALE 3/8" = 1'-0"



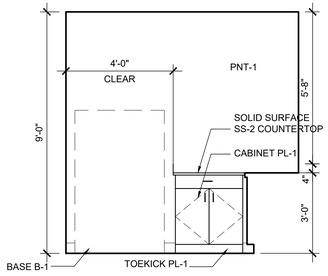
11 HALL 111 / WORK ROOM 110
SCALE 3/8" = 1'-0"



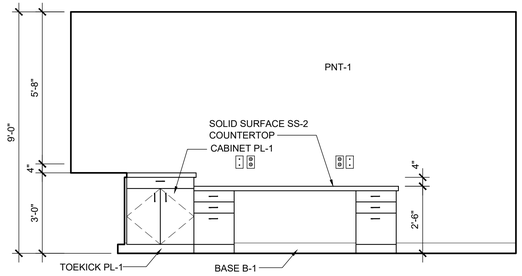
12 HALL 111 / WORK ROOM 110
SCALE 3/8" = 1'-0"



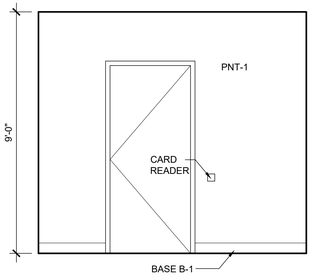
13 WORK/STORAGE ROOM 115
SCALE 3/8" = 1'-0"



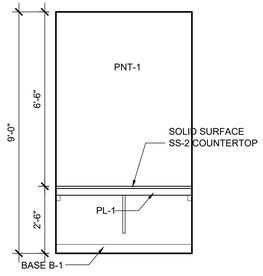
14 WORK/STORAGE ROOM 115
SCALE 3/8" = 1'-0"



15 WORK/STORAGE ROOM 115
SCALE 3/8" = 1'-0"



16 WORK/STORAGE ROOM 115
SCALE 3/8" = 1'-0"



17 VIEWING ROOM 117
SCALE 3/8" = 1'-0"

INTERIOR ELEVATIONS

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14787
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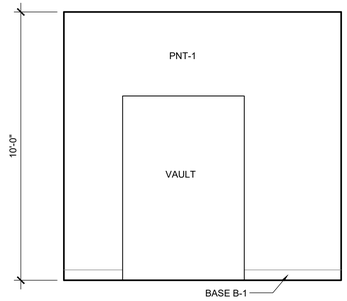
A NEW BRANCH OFFICE for
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622 N NUGENT AVE
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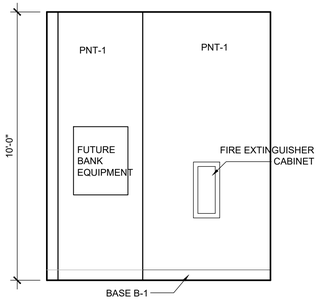
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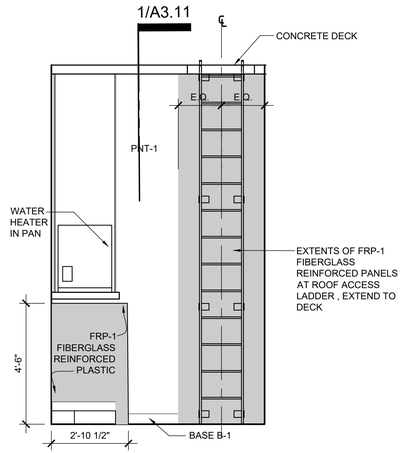
SHEET
A5.3



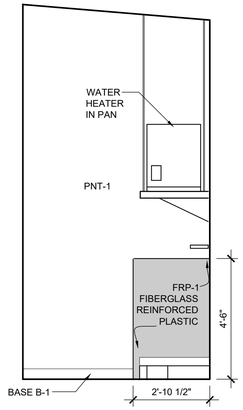
1 VAULT - 114
SCALE 3/8" = 1'-0"



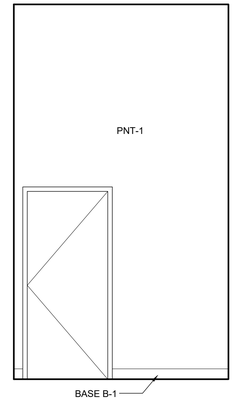
2 VAULT - 114
SCALE 3/8" = 1'-0"



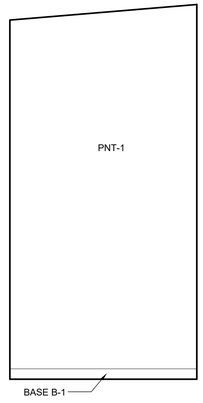
3 JANITOR ROOM - 109
SCALE 3/8" = 1'-0"



4 JANITOR ROOM - 109
SCALE 3/8" = 1'-0"



5 JANITOR ROOM - 109
SCALE 3/8" = 1'-0"



6 JANITOR ROOM - 109
SCALE 3/8" = 1'-0"

INTERIOR ELEVATIONS

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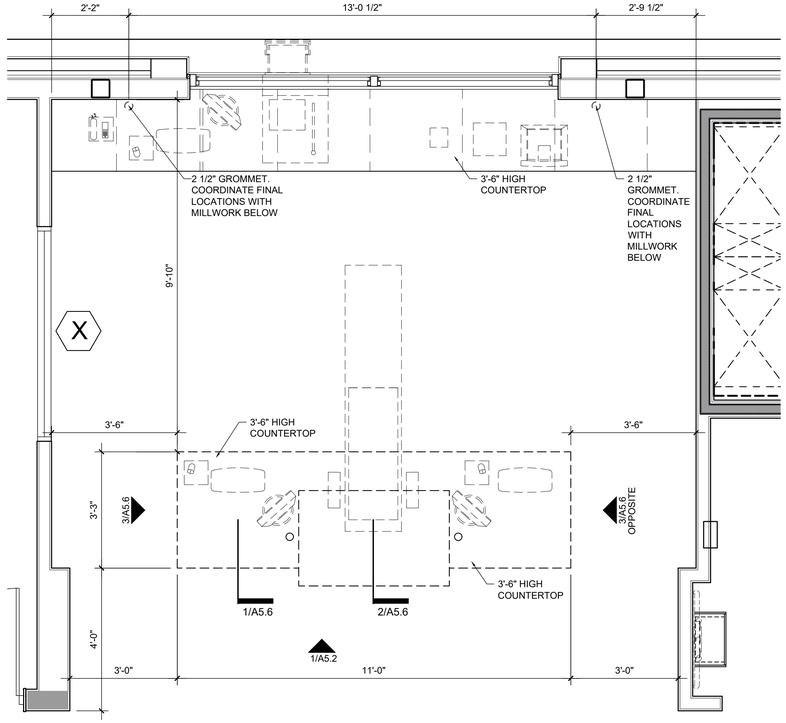
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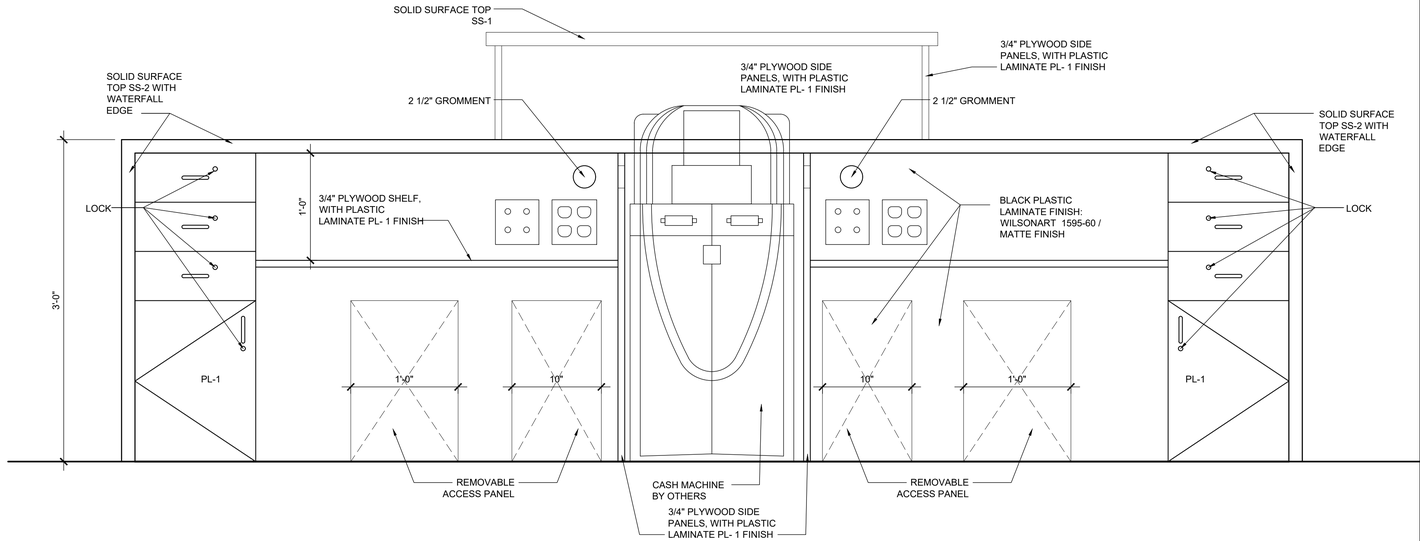
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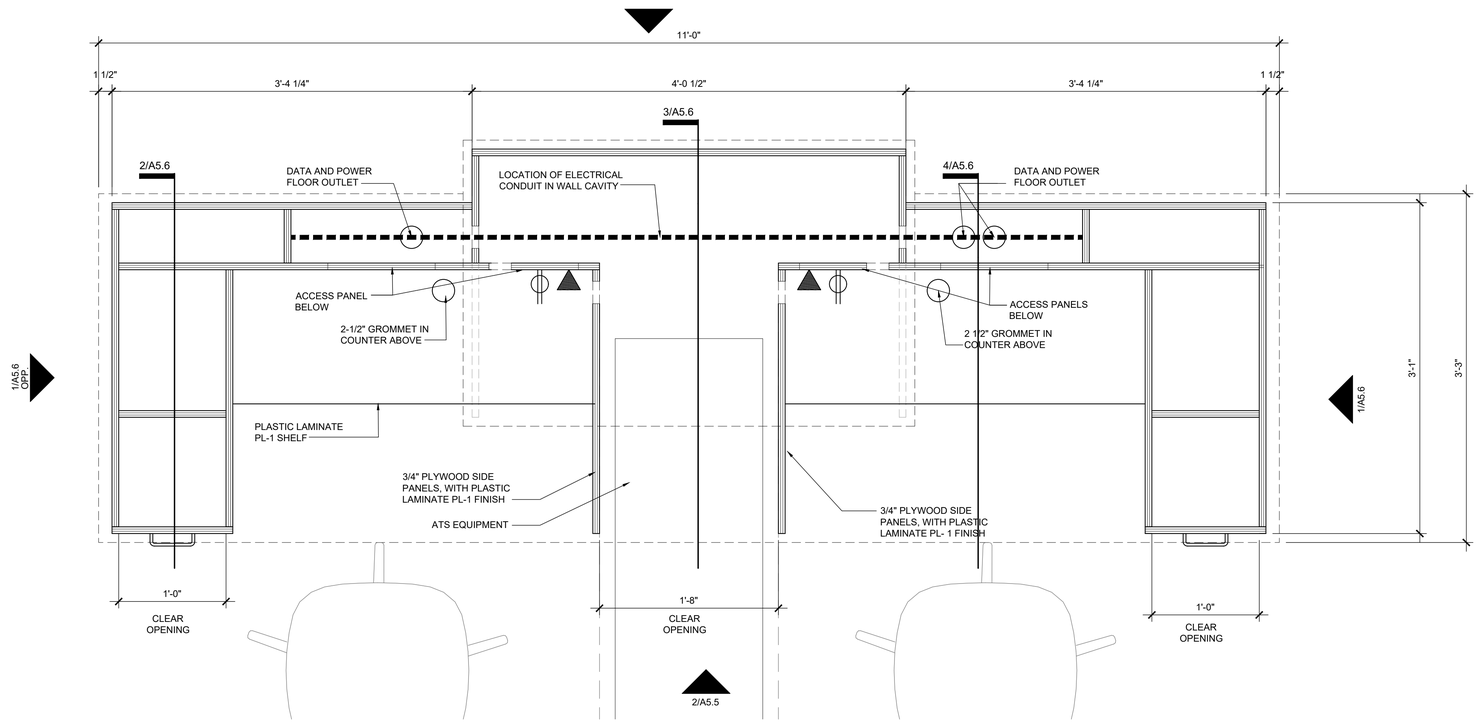
SHEET
A5.4



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



2 TELLER CABINET ELEVATION
SCALE: 1 1/2" = 1'-0"



2 TELLER CABINET ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"

TELLER DESK DETAILS

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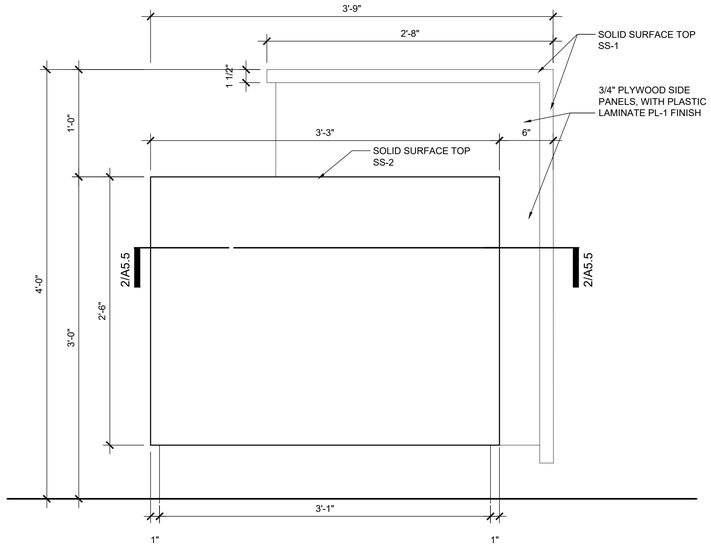
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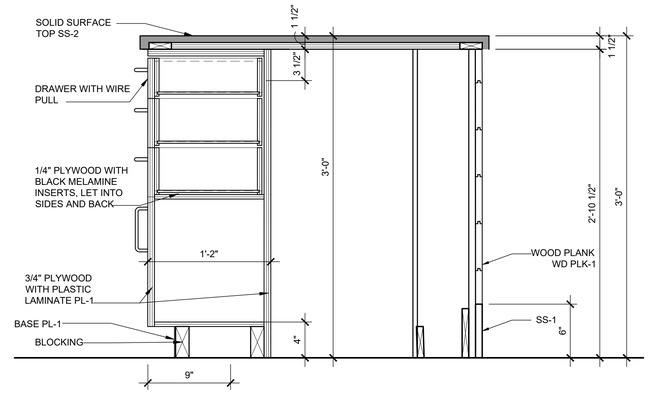
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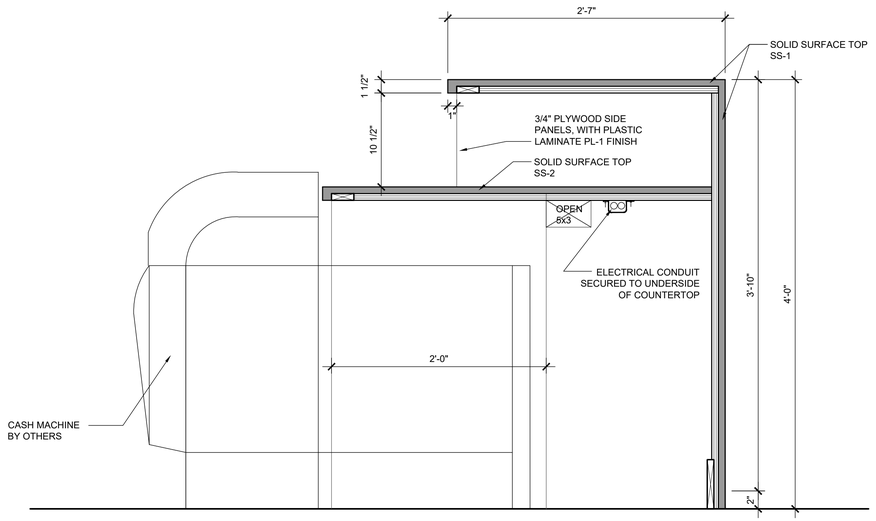
SHEET
A5.5



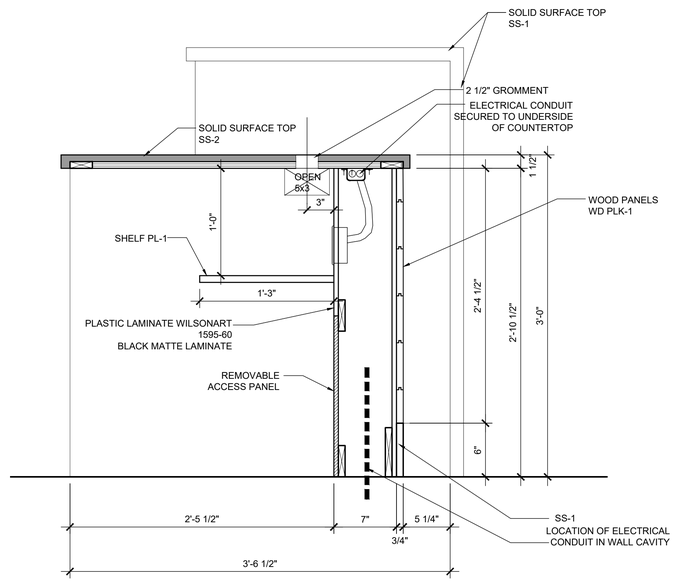
1 TELLER CABINET SIDE ELEVATION
SCALE: 1/2" = 1'-0"



2 TELLER CABINET SECTION
SCALE: 1 1/2" = 1'-0"



3 TELLER CABINET SECTION
SCALE: 1 1/2" = 1'-0"



4 TELLER CABINET SECTION
SCALE: 1 1/2" = 1'-0"

TELLER DESK DETAILS

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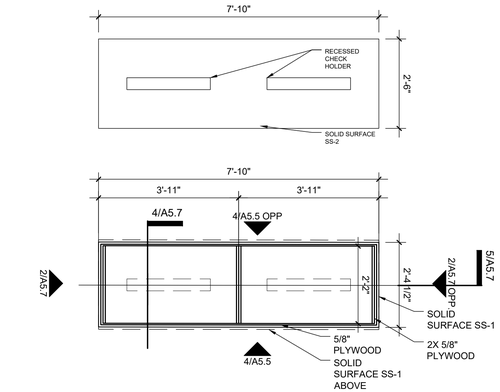
A NEW BRANCH OFFICE for
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JOHNSON CITY, TX 78636

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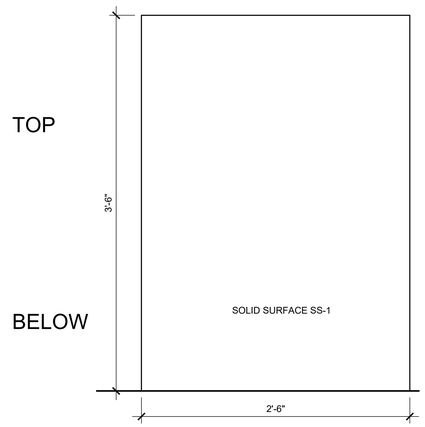
cmp chesneymoralespartners,inc.
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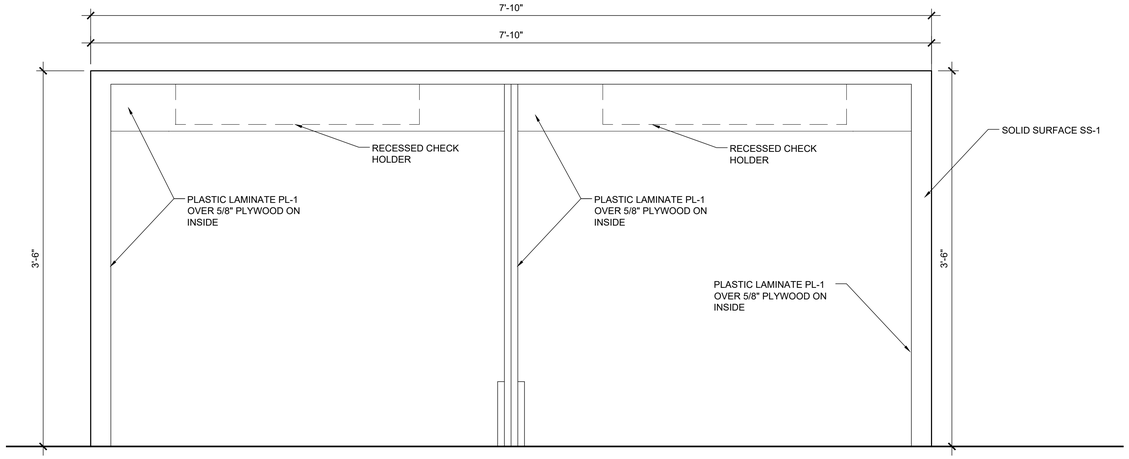
SHEET
A5.6



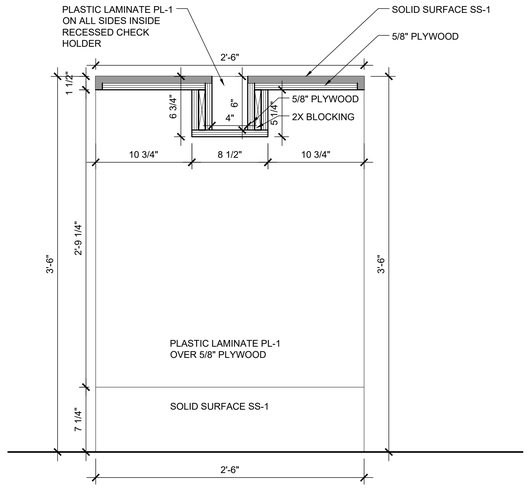
1 CHECK DESK ENLARGED PLAN
SCALE: 1/2" = 1'-0"



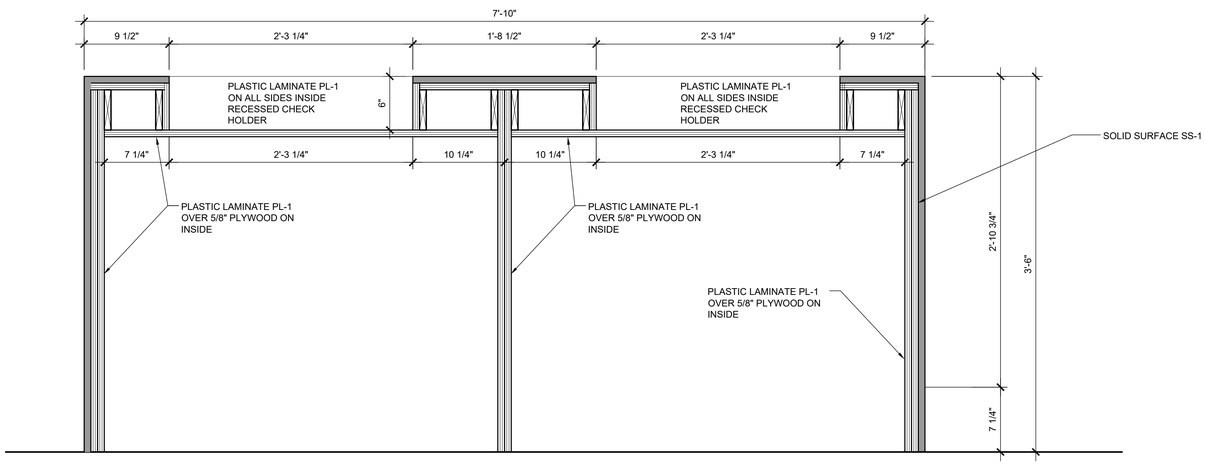
2 CHECK DESK ELEVATION
SCALE: 1 1/2" = 1'-0"



3 CHECK DESK ELEVATION
SCALE: 1 1/2" = 1'-0"



4 CHECK DESK SECTION
SCALE: 1 1/2" = 1'-0"



5 CHECK DESK SECTION
SCALE: 1 1/2" = 1'-0"

CHECK DESK DETAILS

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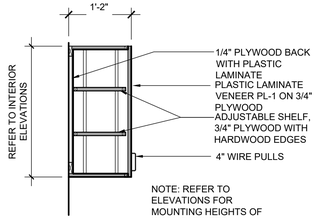
A NEW BRANCH OFFICE for
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622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

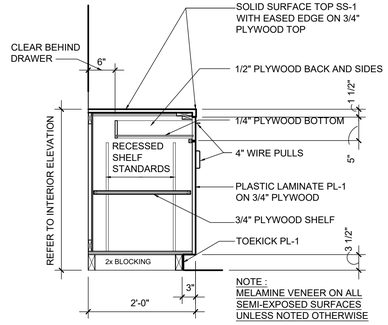
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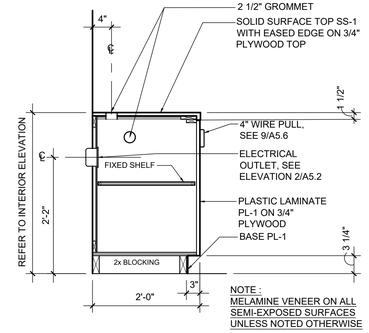
SHEET
A5.7



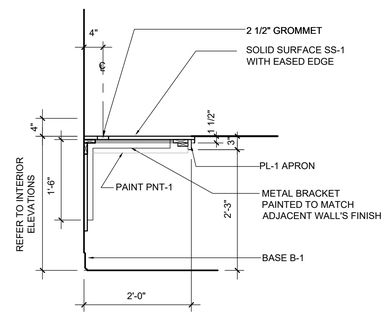
1 WALL CABINET
SCALE: 3/4" = 1'-0"



2 BASE CABINET @ TELLER LINE
SCALE: 3/4" = 1'-0"



3 BASE CABINET @ COMMUNITY ROOM
SCALE: 3/4" = 1'-0"



4 COUNTER SECTION @ VIEWING ROOM
SCALE: 3/4" = 1'-0"

5 SECTION AT BREAK ROOM
SCALE: 3/4" = 1'-0"

6 SECTION AT LAVATORY
SCALE: 3/4" = 1'-0"

7 SOAP DISPENSER MOUNTING LOCATION
SCALE: 3" = 1'-0"

8 SOAP DISPENSER MOUNTING LOCATION
SCALE: 1-1/2" = 1'-0"

MILLWORK DETAILS

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PATRICK F. CHESNEY
14797
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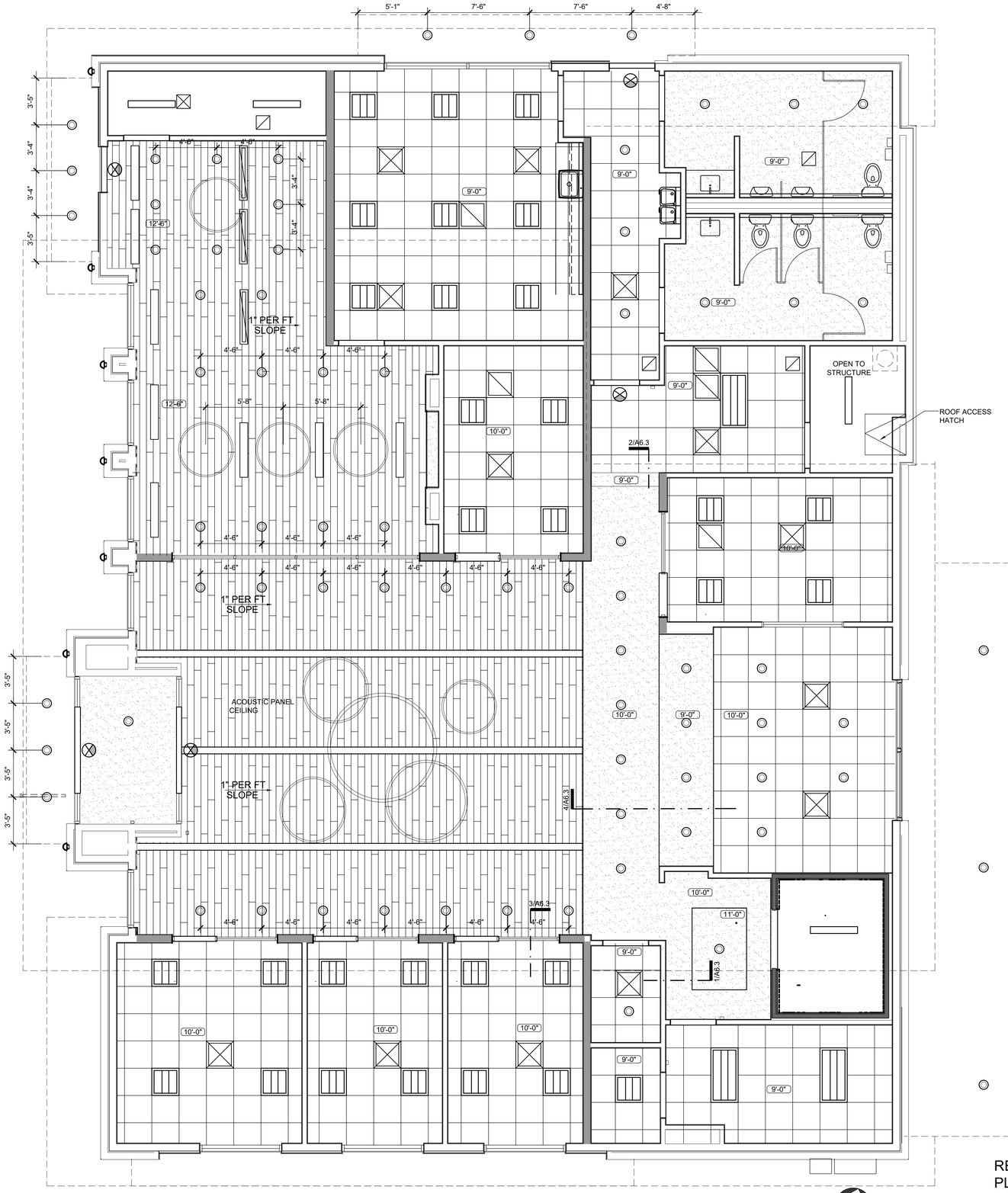
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622 N NUCENT AVE
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SHEET
A5.9



1 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

NORTH

CEILING PLAN LEGEND

- 2'-0" X 4'-0" SUSPENDED ACOUSTICAL TILE CEILING
- 2'-0" X 2'-0" SUSPENDED ACOUSTICAL TILE CEILING
- GYPSUM WALLBOARD CEILING
- ARCHITECTURAL LIGHT FIXTURE
- 2'-0" X 4'-0" LAY - IN LIGHT FIXTURE
- 2'-0" X 2'-0" LAY - IN LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- SUSPENDED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL PACK
- EXIT LIGHT
- SUPPLY AIR VENT SEE MEP DRAWINGS
- RETURN AIR VENT SEE MEP DRAWINGS
- SUPPLY AIR VENT SEE MEP DRAWINGS
- RETURN AIR VENT SEE MEP DRAWINGS
- PLASTER CEILING

REFLECTED CEILING PLAN

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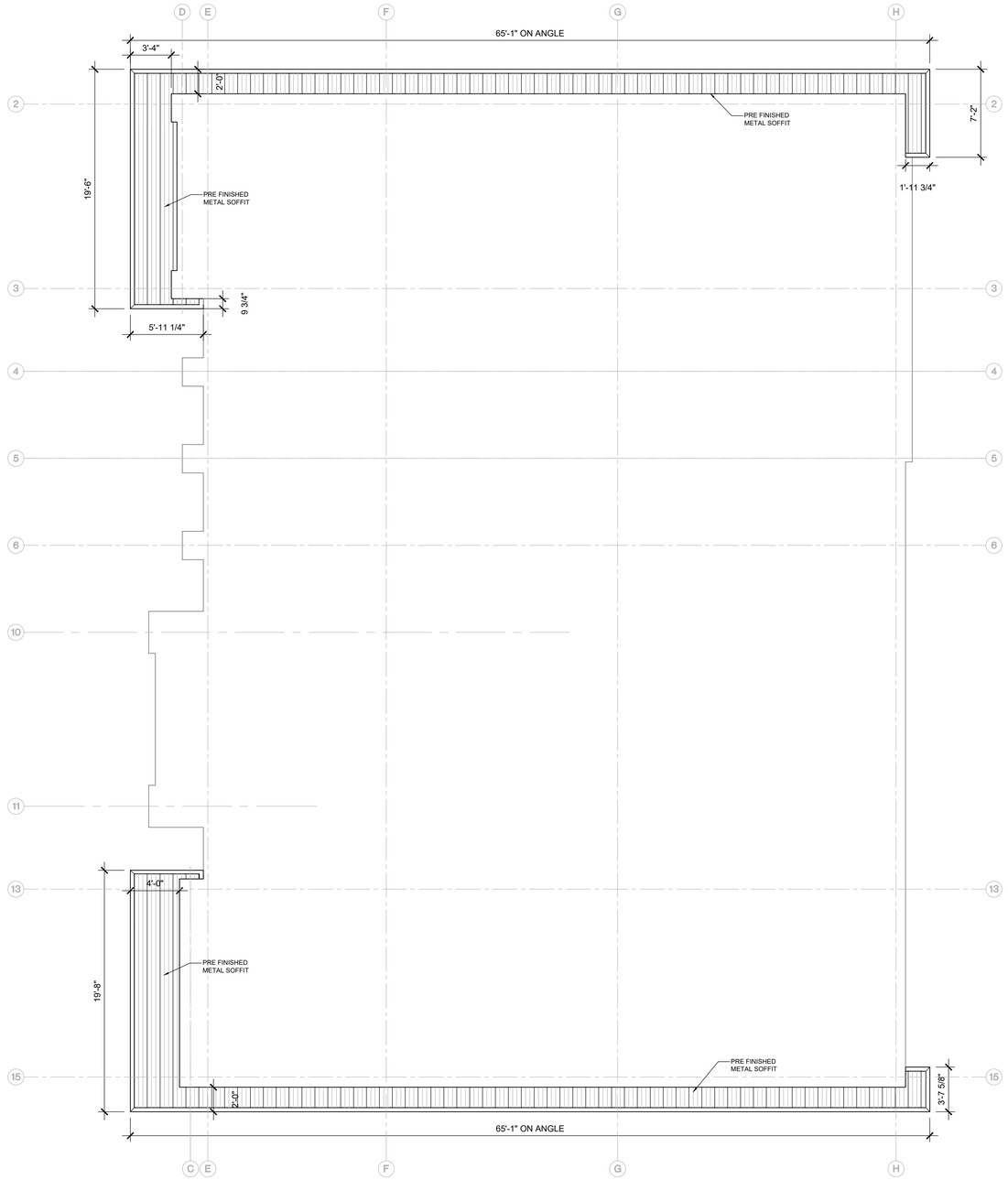
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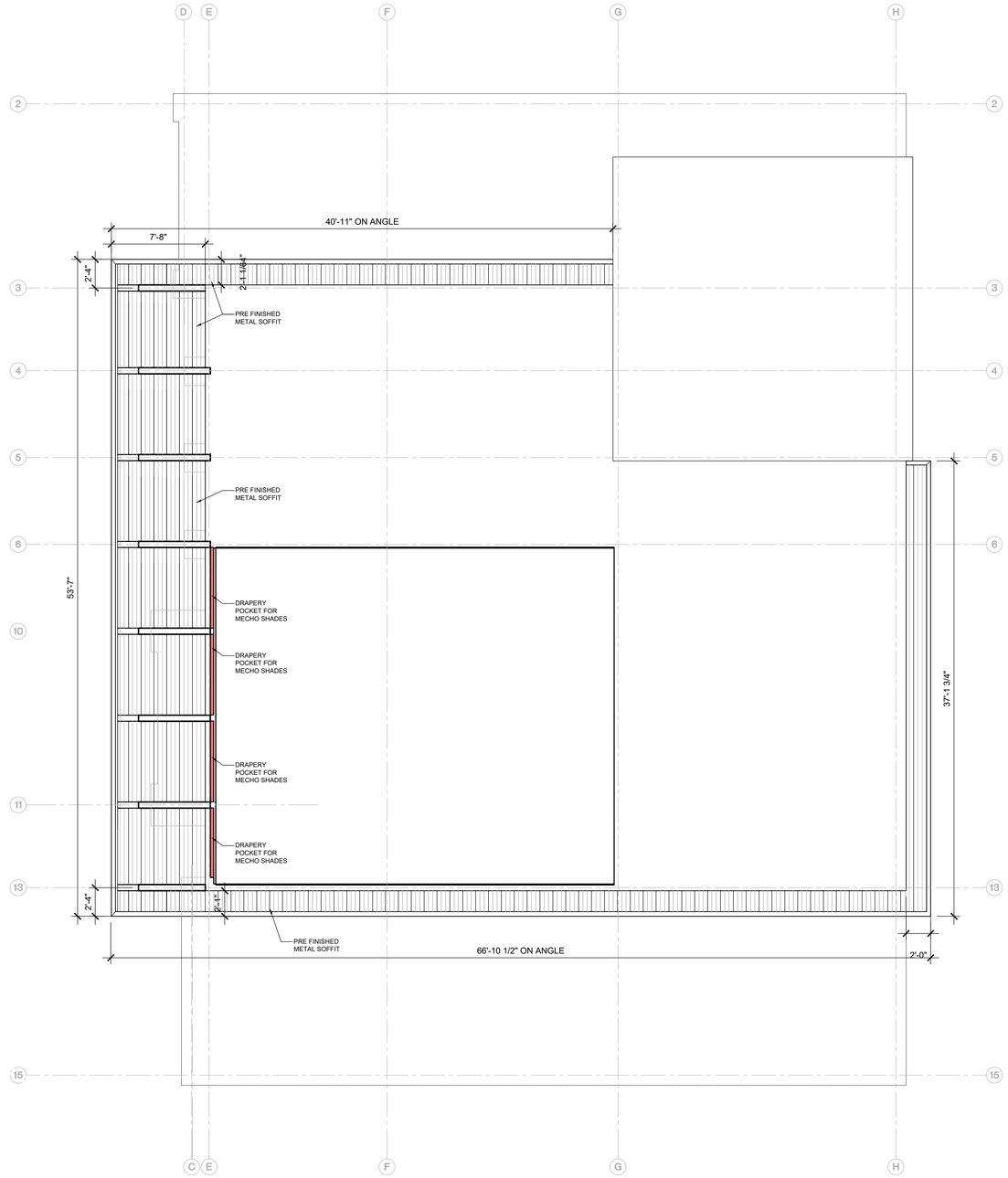
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SHEET
A6.1



1 LOW ROOF SOFFIT PLAN
SCALE 3/16" = 1'-0"



2 HIGH ROOF REFLECTED CEILING PLAN / SOFFIT PLAN
SCALE 3/16" = 1'-0"

REFLECTED CEILING/ SOFFIT PLAN

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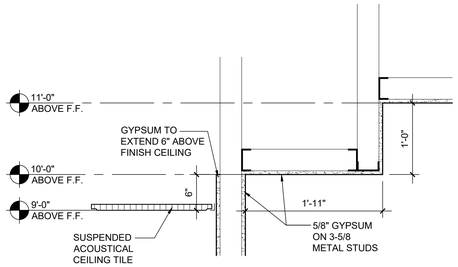
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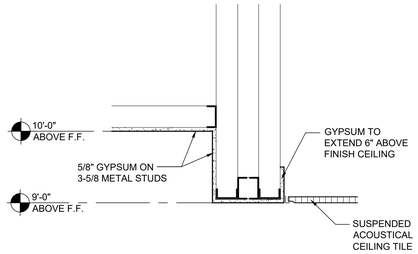
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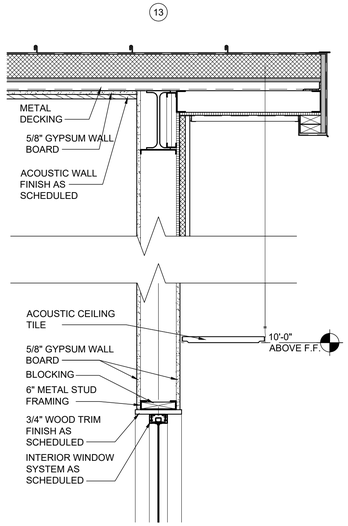
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A6.2



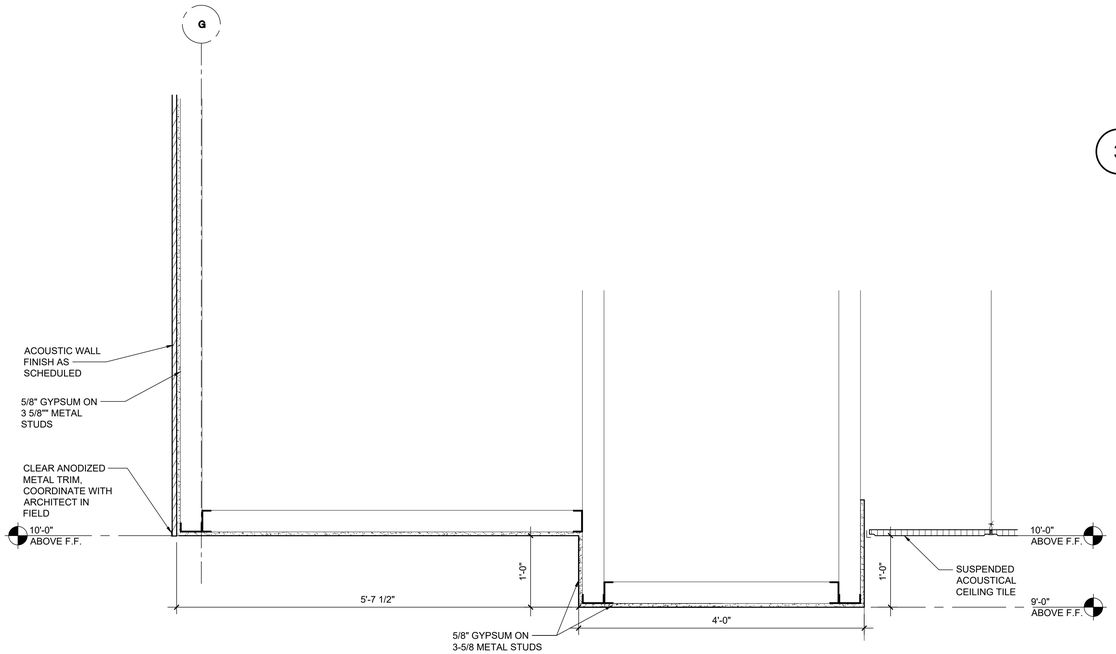
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2 FURR DOWN DETAIL
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3 DROP DOWN CEILING
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4 FURR DOWN DETAIL
SCALE 1" = 1'-0"

CEILING DETAILS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE
10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

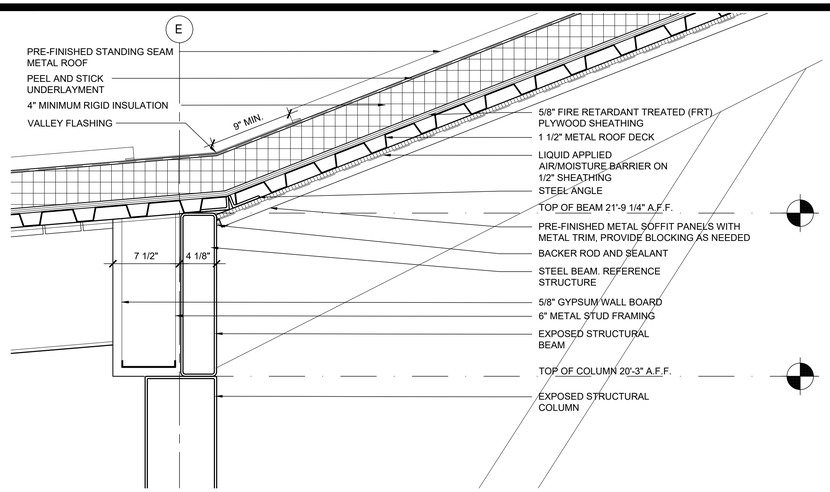
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE JOHNSON CITY, TX 78636

Security State Bank & Trust

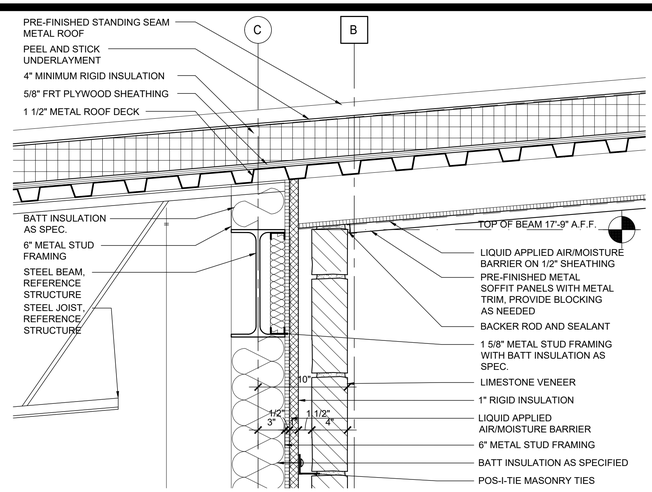
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

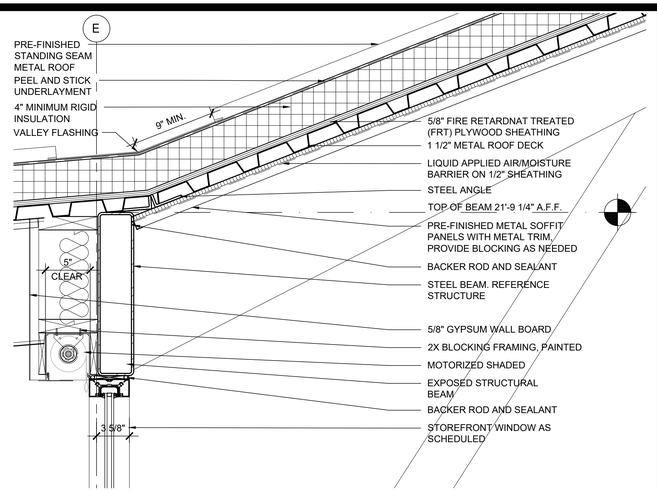
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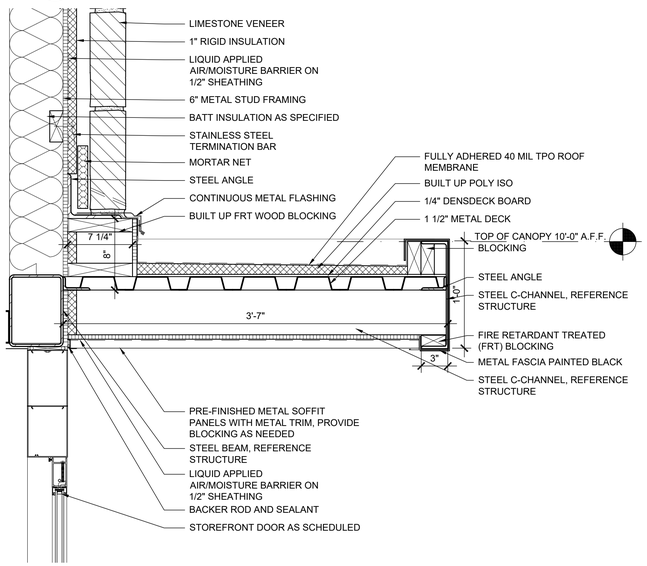


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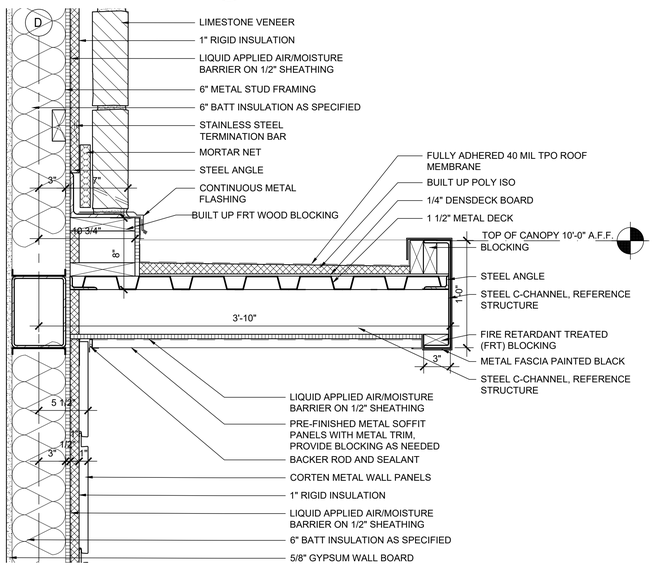
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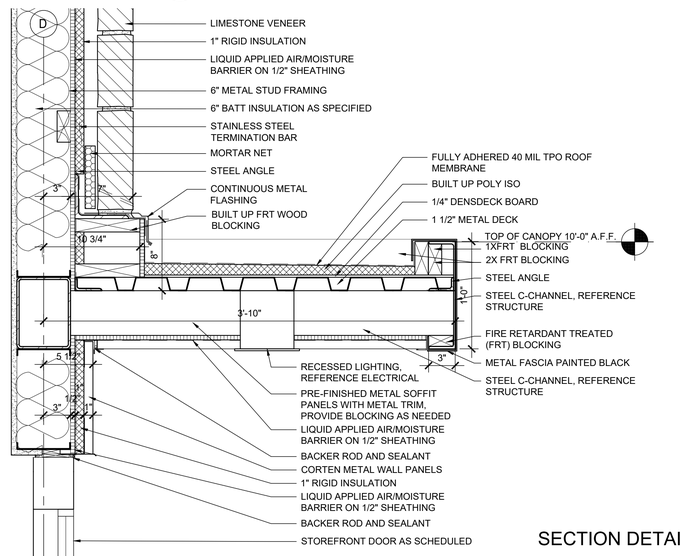
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7 DETAIL
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8 DETAIL
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9 DETAIL
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SECTION DETAILS

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FREDERICK F. CHESNEY
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

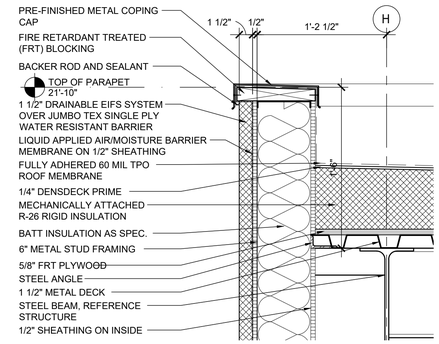
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

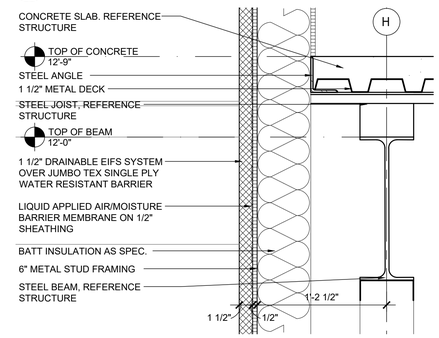
cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

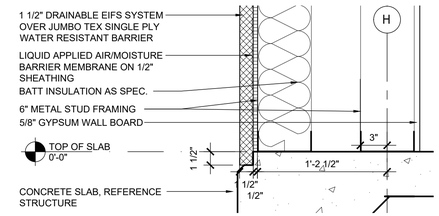
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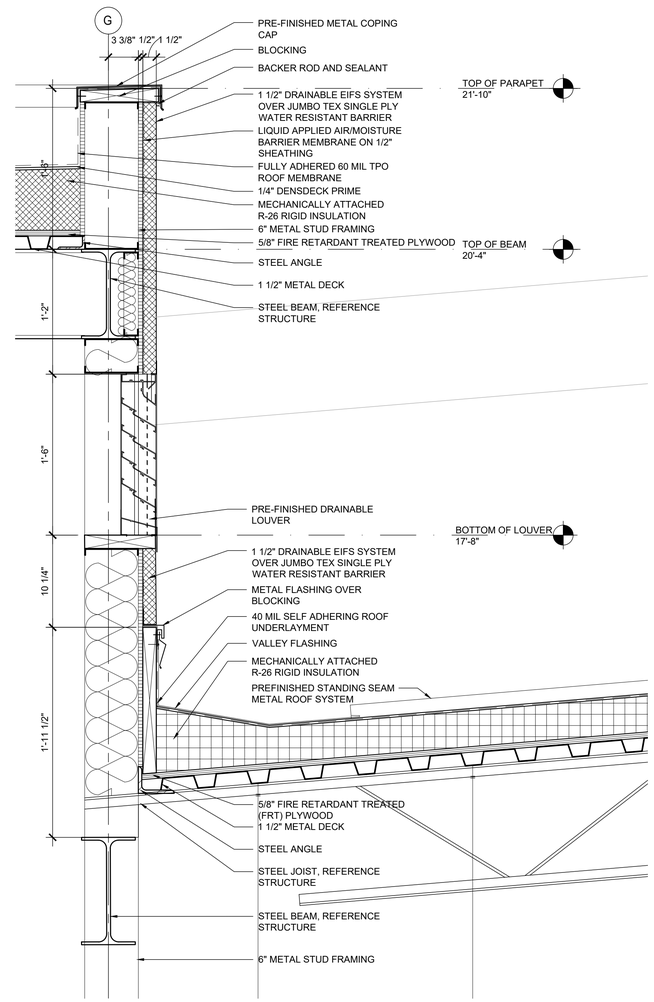
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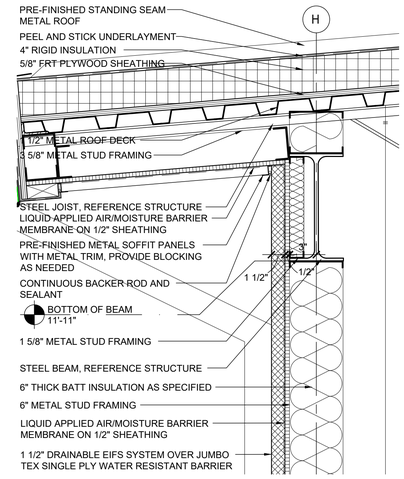
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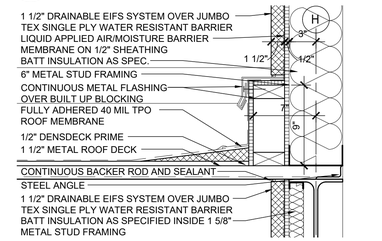
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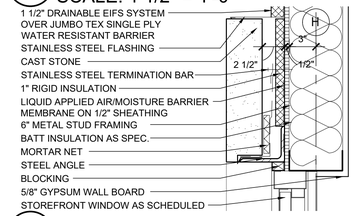
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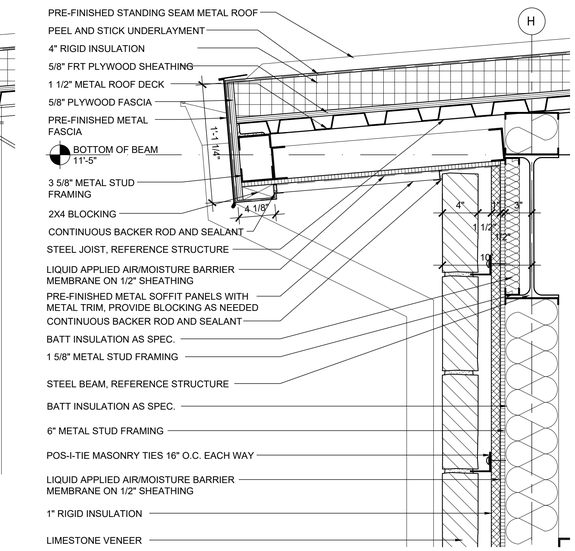
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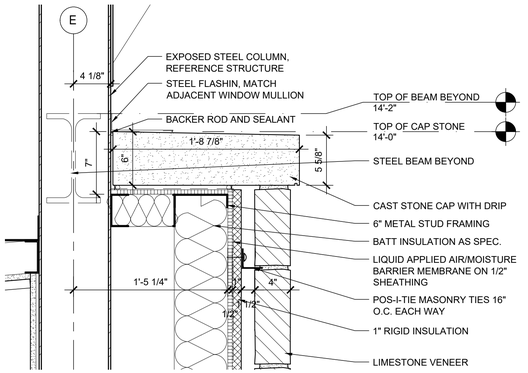
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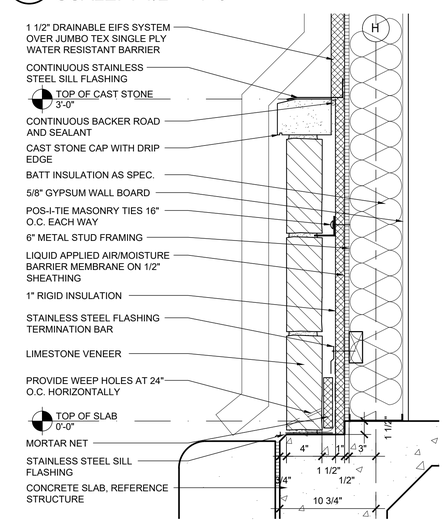
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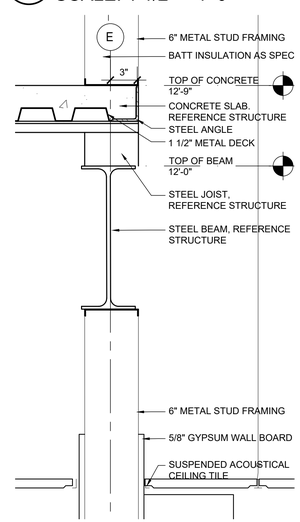
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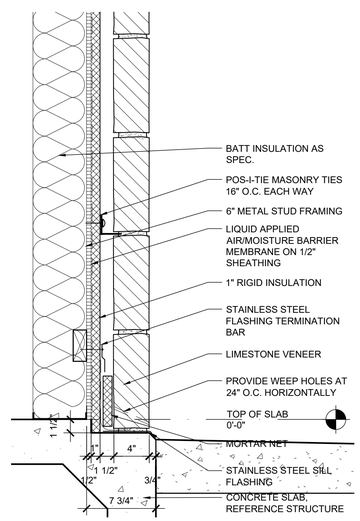
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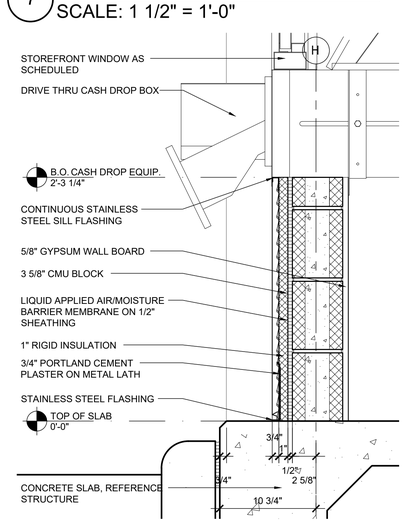
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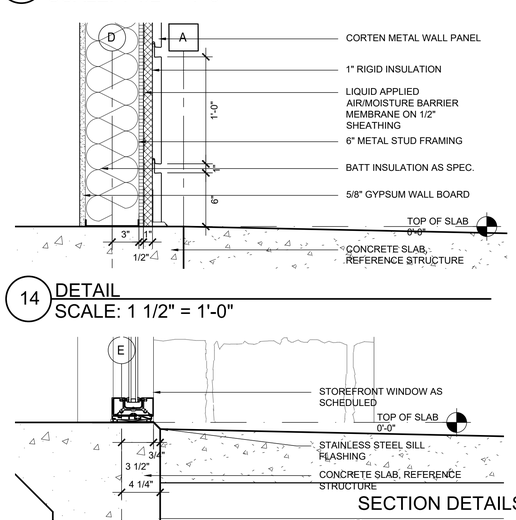
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13 DETAIL
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14 DETAIL
SCALE: 1 1/2" = 1'-0"

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

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FREDERICK F. FISCHER
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS

NO	DATE	DESCRIPTION

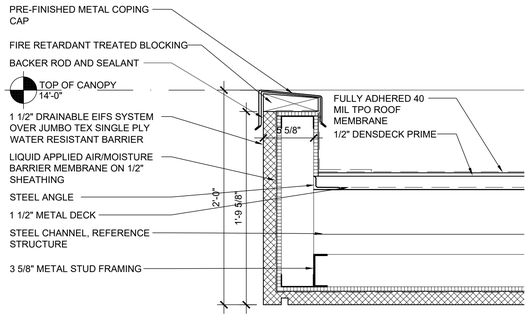
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

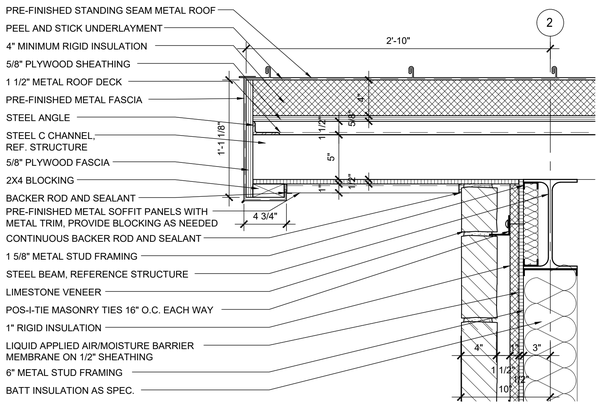
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

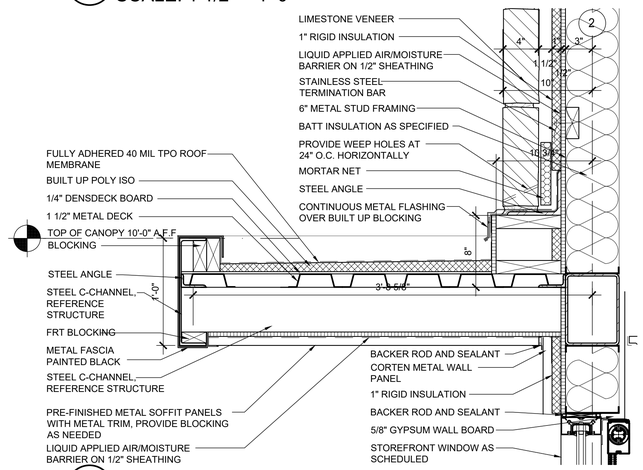
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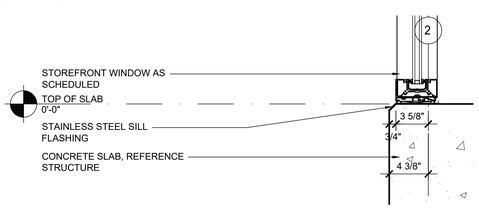
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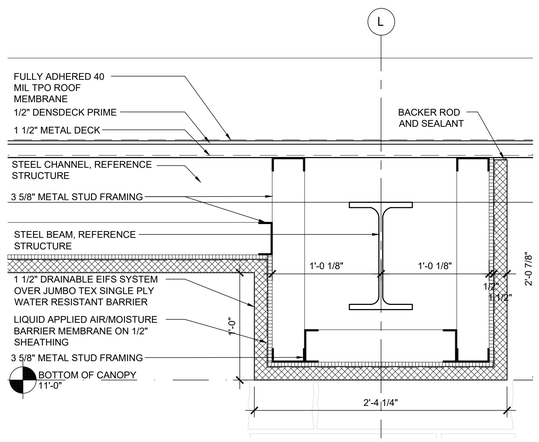
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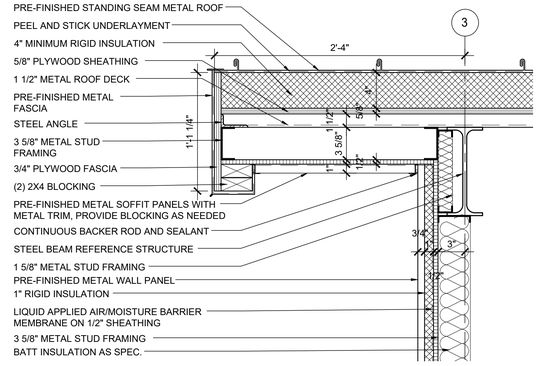
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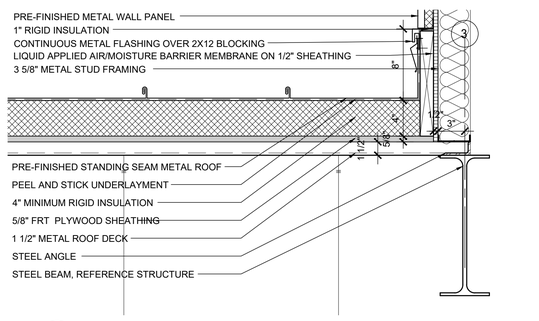
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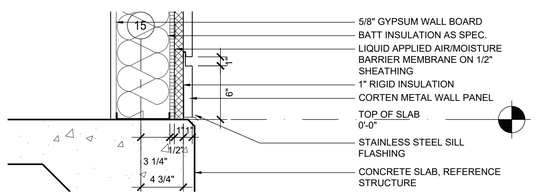
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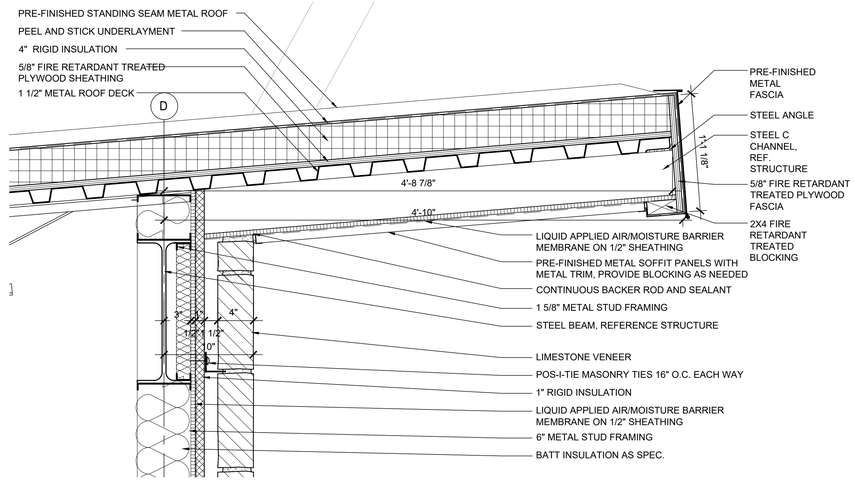
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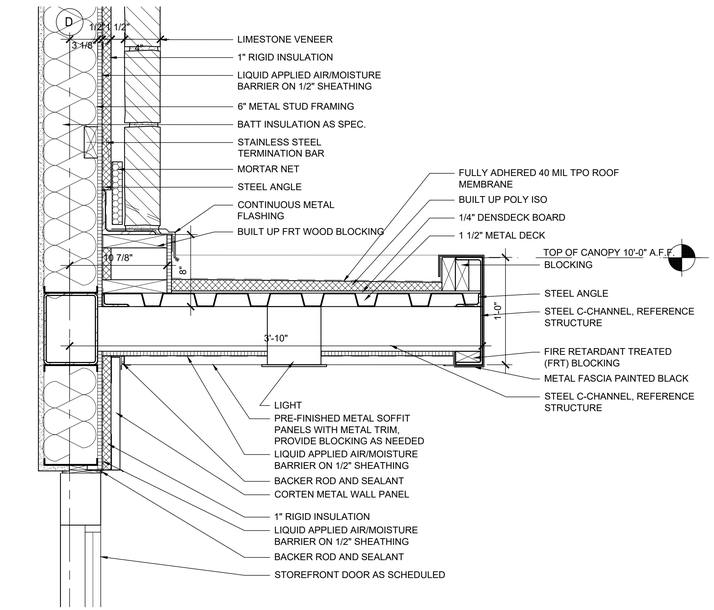
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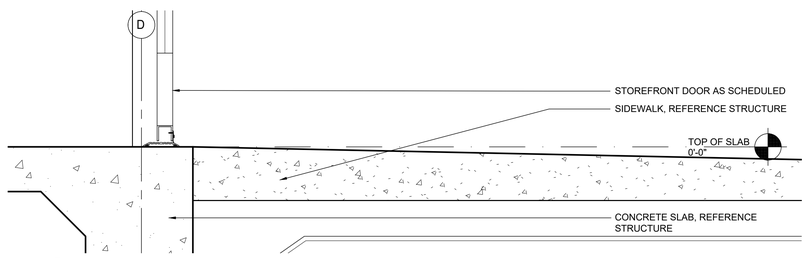
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9 DETAIL
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10 DETAIL
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11 DETAIL
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SECTION DETAILS

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REGISTERED ARCHITECT
FREDERICK F. FELDMAN
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

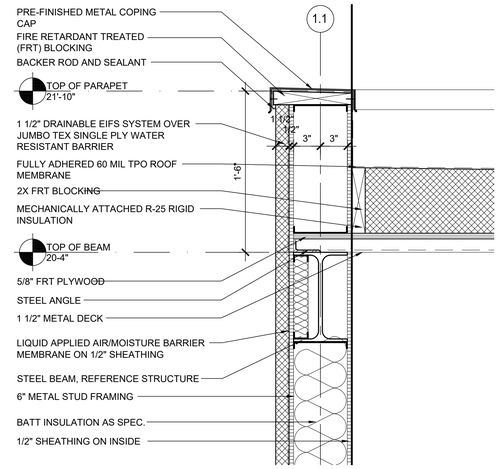
A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

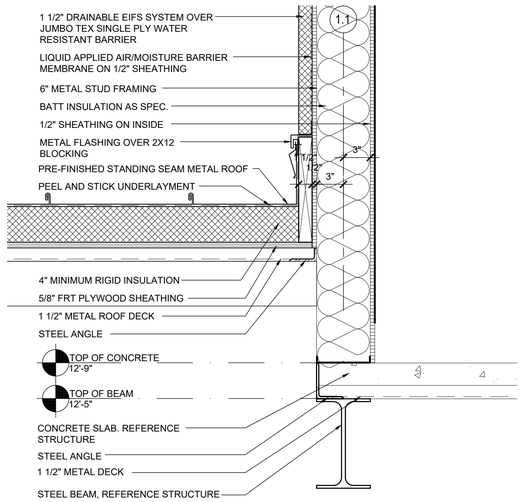
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO: 2606
DATE: 08-11-26
DRAWN BY: MDJ
CHECKED BY: FFL

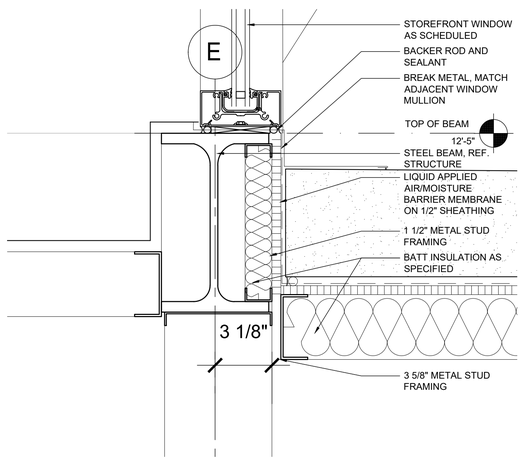
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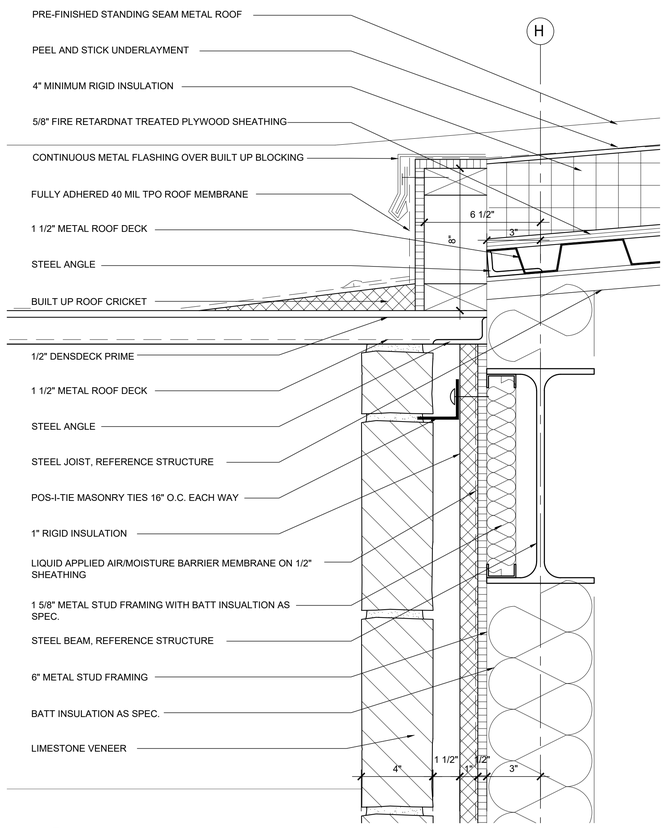
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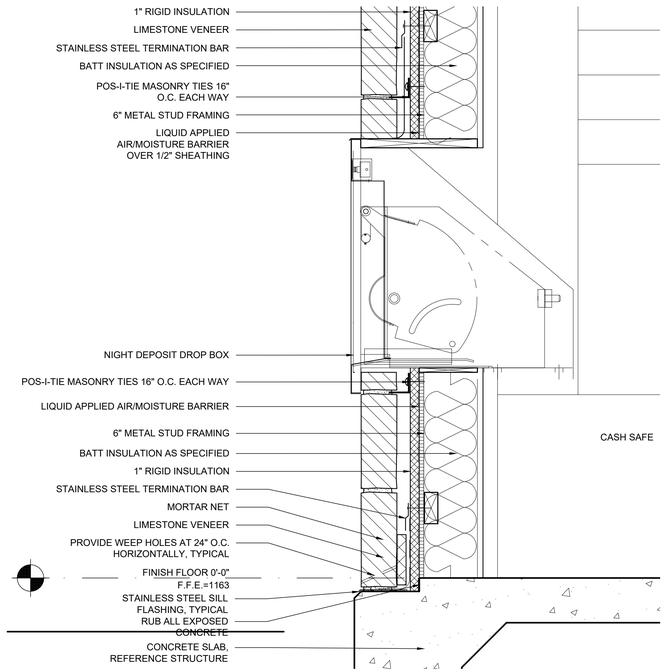
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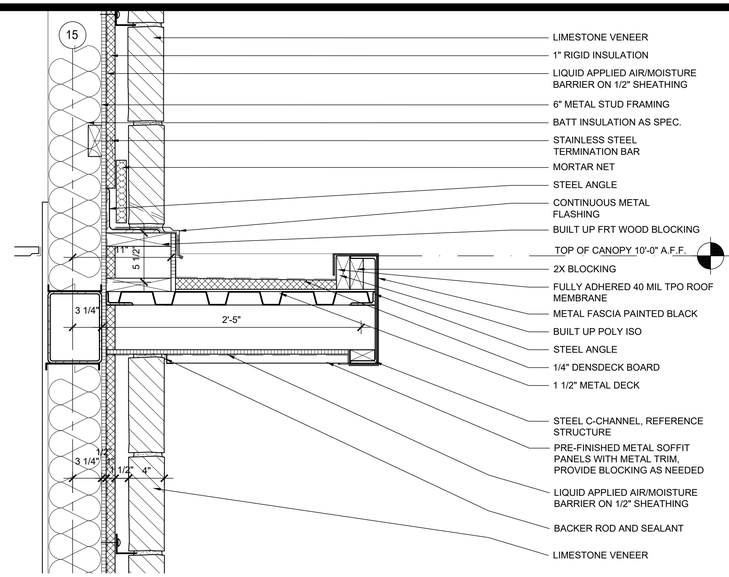
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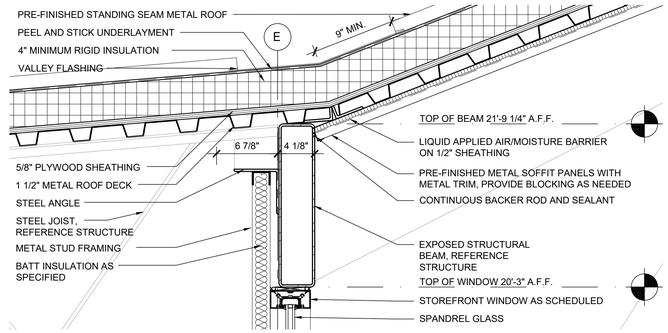
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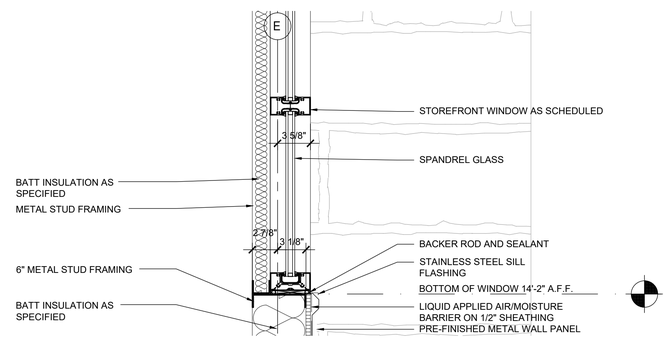
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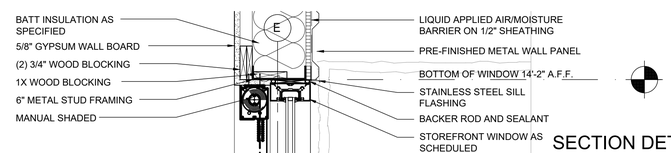
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7 DETAIL
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8 DETAIL
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9 DETAIL
SCALE: 3" = 1'-0"

REGISTERED ARCHITECT
FREDERICK F. FELTMAN
14787
STATE OF TEXAS
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JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

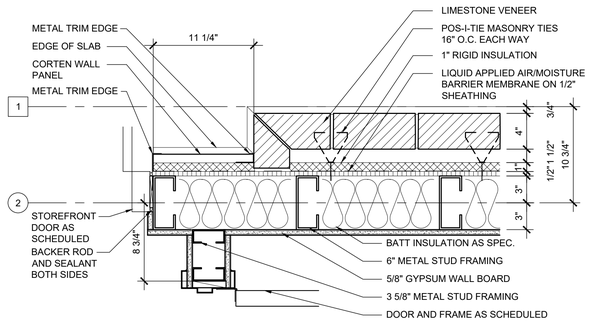
chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO:	2606
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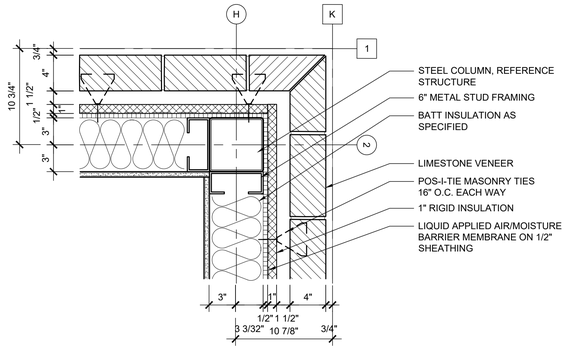
SHEET
A8.4

SECTION DETAILS

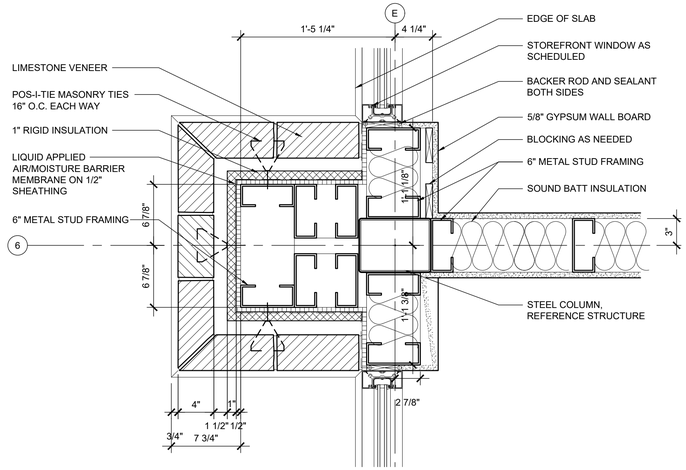
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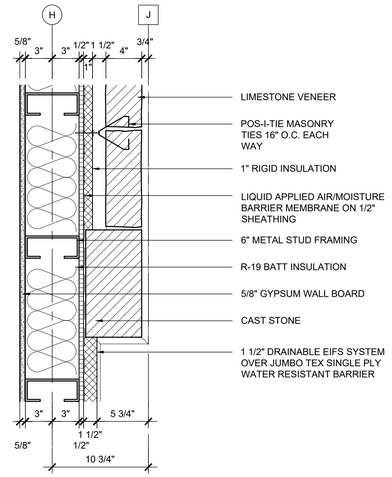
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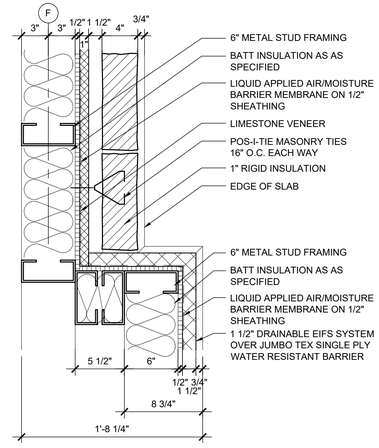
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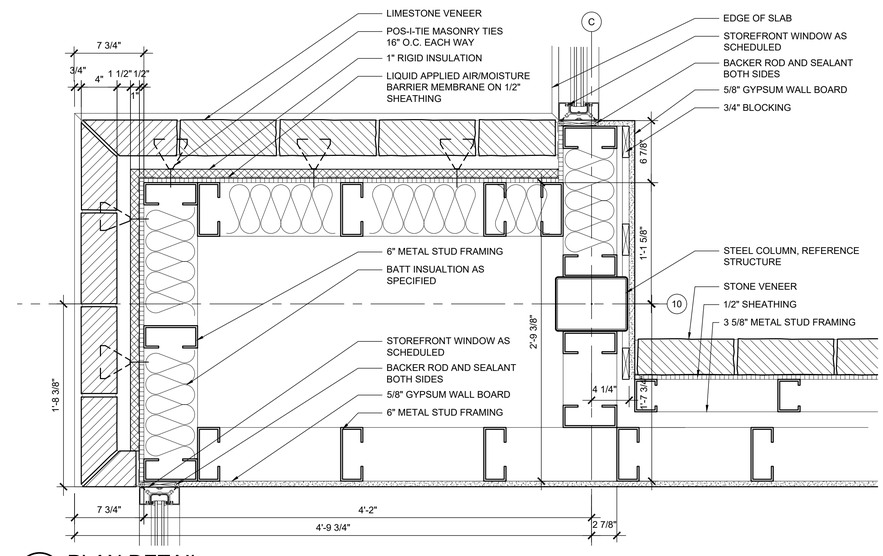
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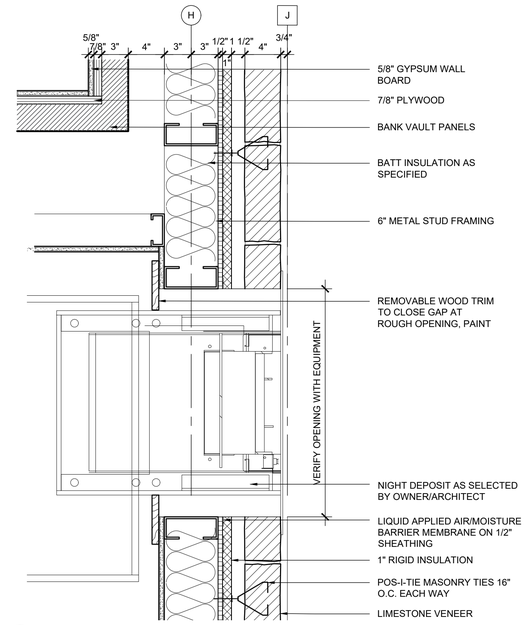
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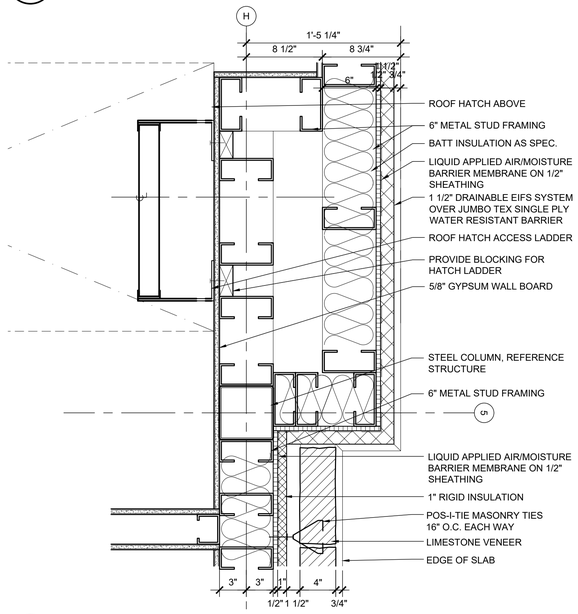
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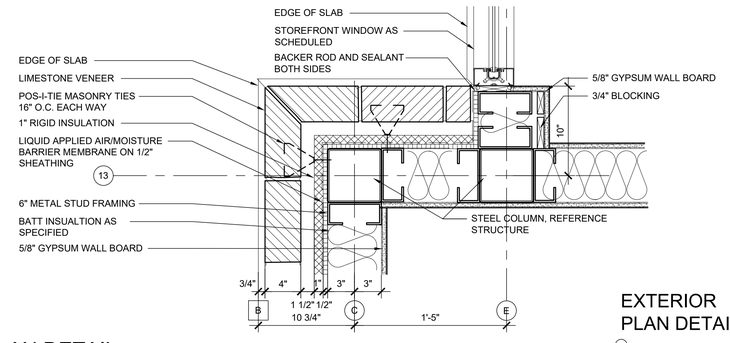
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7 PLAN DETAIL
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8 PLAN DETAIL
SCALE 1 1/2" = 1'-0"



9 PLAN DETAIL
SCALE 1 1/2" = 1'-0"

EXTERIOR
PLAN DETAILS

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FREDERICK F. LEE
14787
STATE OF TEXAS
DATE
10/5/2026

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NO	DATE	DESCRIPTION

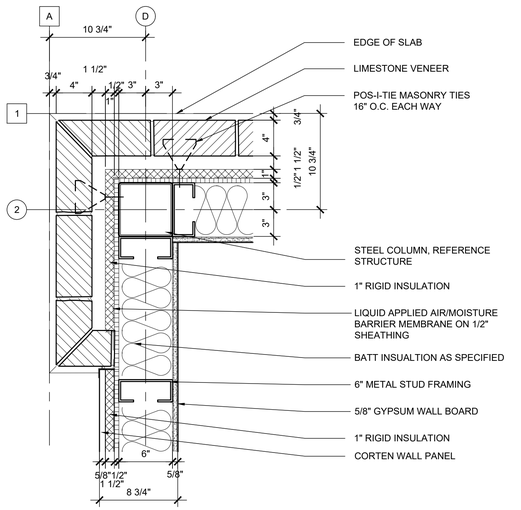
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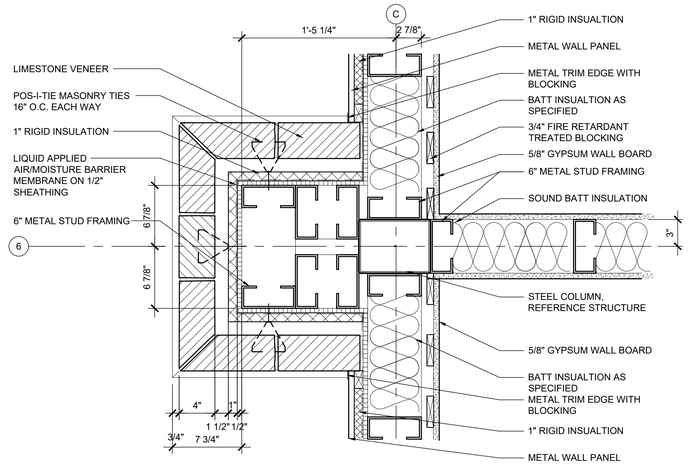
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architecture | interior design
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CHECKED BY:	FFL

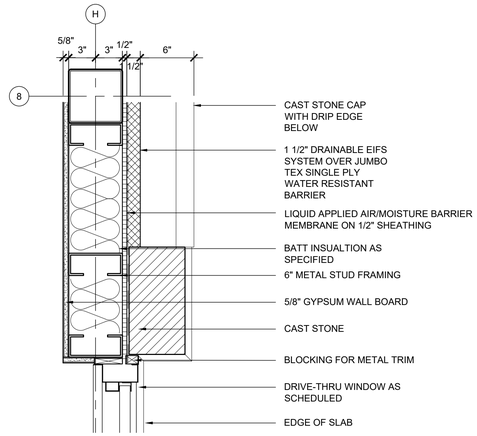
SHEET
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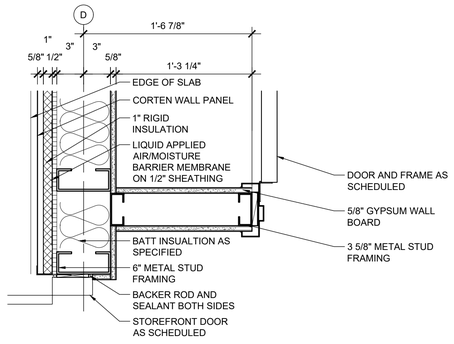
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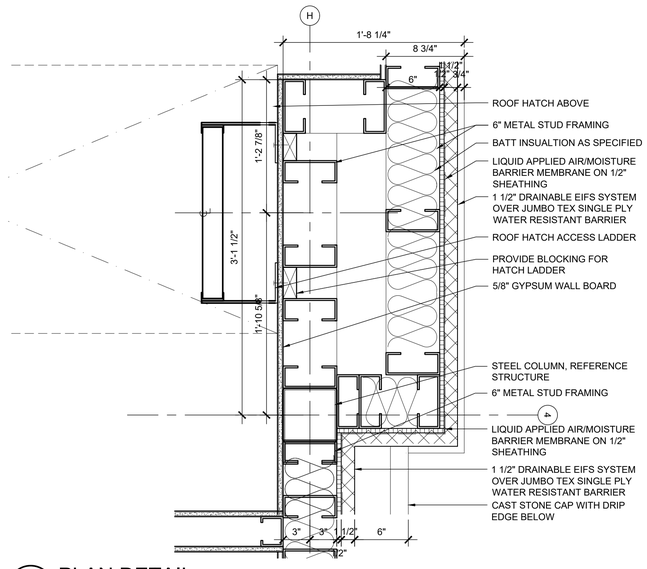
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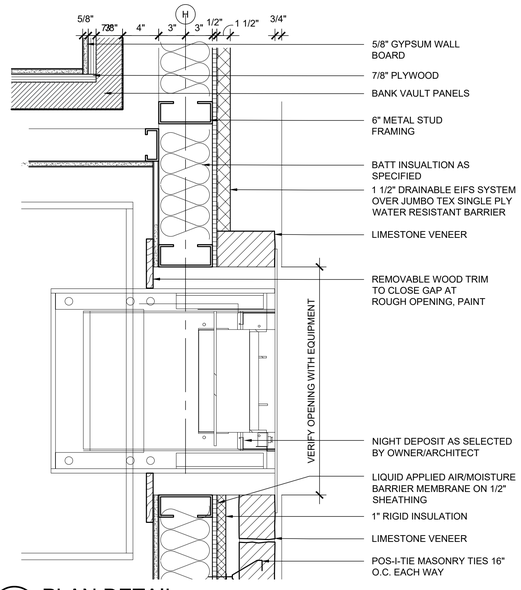
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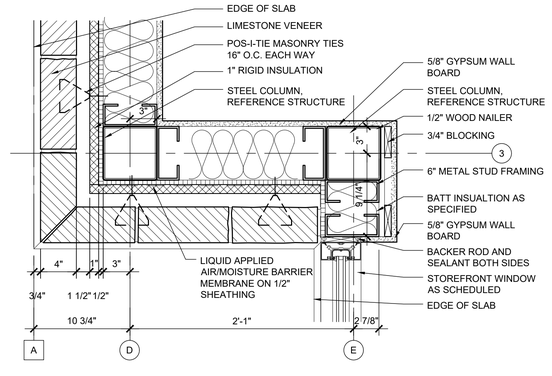
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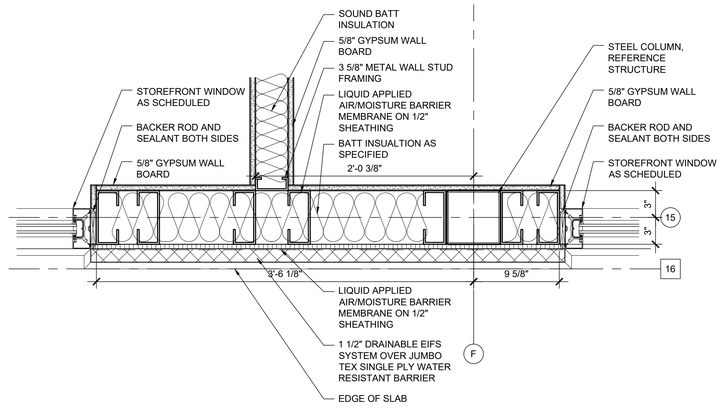
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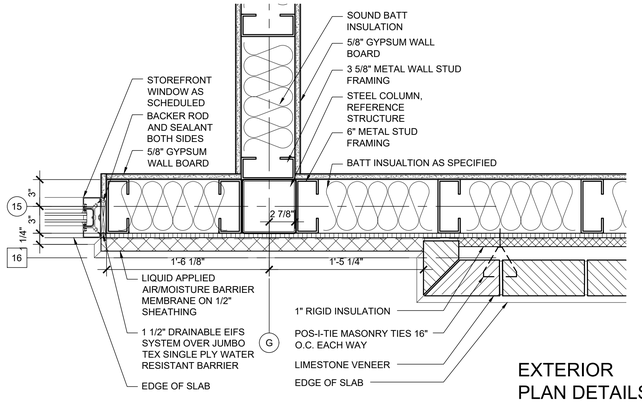
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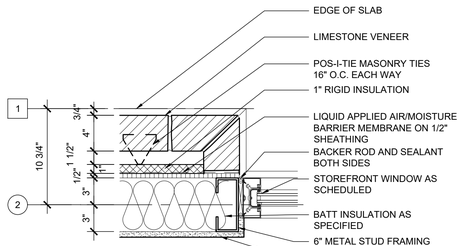
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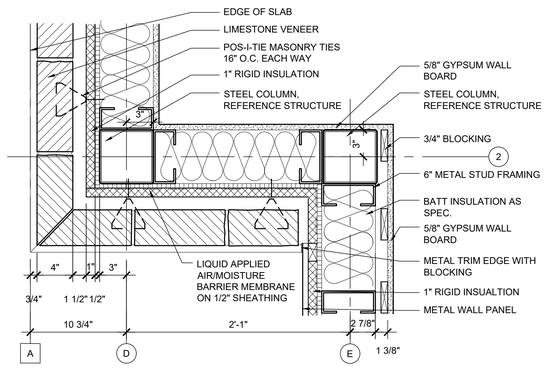
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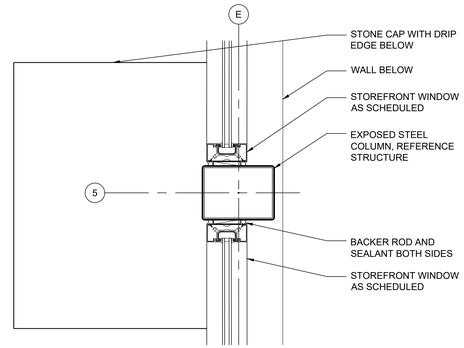
SHEET
A8.6



1 PLAN DETAIL
SCALE 1 1/2" = 1'-0"



2 PLAN DETAIL
SCALE 1 1/2" = 1'-0"



3 PLAN DETAIL
SCALE 1 1/2" = 1'-0"

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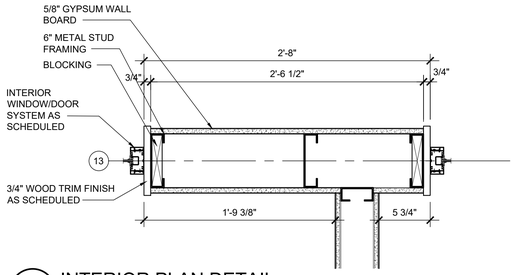
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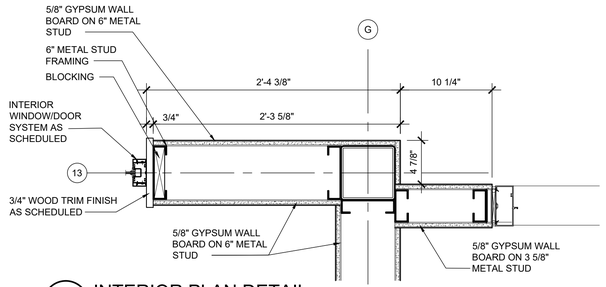
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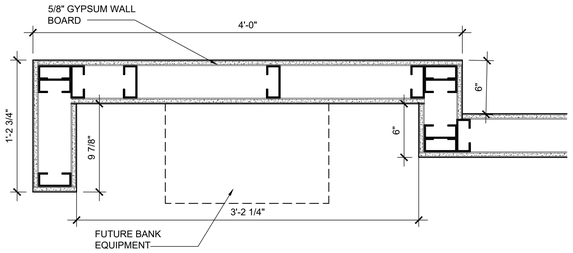
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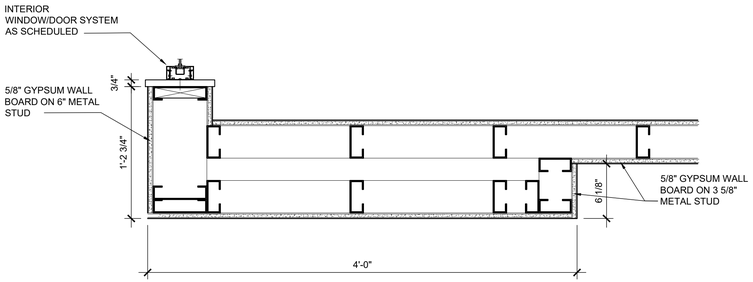
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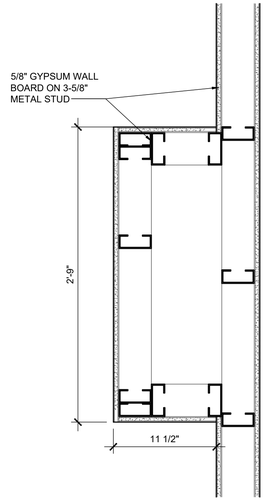
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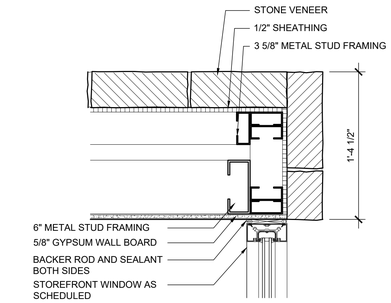
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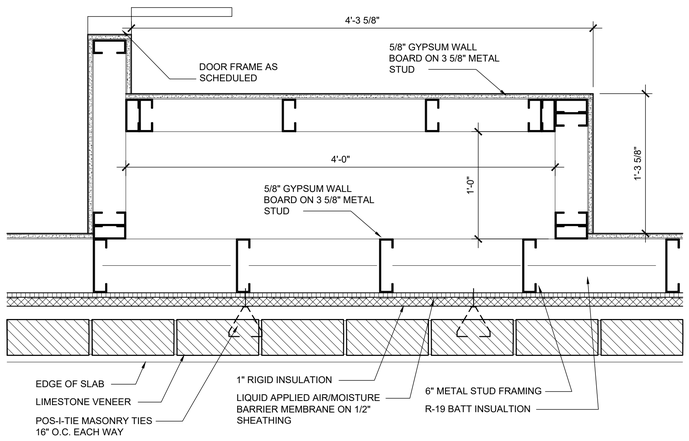
4 INTERIOR PLAN DETAIL
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5 INTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



6 INTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



7 INTERIOR PLAN DETAIL
SCALE: 1 1/2" = 1'-0"

INTERIOR
PLAN DETAILS

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SECURITY STATE BANK & TRUST

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JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	MDJ
CHECKED BY:	FFL

SHEET
A9.1

SECURITY STATE BANK & TRUST FINISH LEGEND

OCTOBER 2026

SELECTION	FLOOR	MANUF. / NUMBER / COLOR / PATTERN
W-CPT	WALK-OFF CARPET TILE	INTERFACE FLOR / STYLE: INDUSTRIOUS / COLOR: BARK 21-1552-05 / 50CM x 50CM / QUARTER-TURN INSTALL CONTACT REP: FORD SAVAGE @ 210-612-2892
LVT-1	LUXURY VINYL TILE/ PLANK	KARNDEAN / STYLE: ART SELECT / HICKORY PEPPERCORN EW02 / 36" x 6" STAGGERED INSTALL CONTACT REP: MANDI HOGAN @ 832-683-7885
PFT-1	PORCELAIN	ATLAS CONCORDE / STYLE: COVE / COLOR: PEBBLE / 24" x 48" / INSTALL HALF STACK REF. ELEVATIONS GROUT: MAPEI / KERAPOXY CQ / COLOR: TBD CONTACT BPI REP: SHELLEY BEAVERS @ 726-241-2617 ****INSTALL OVER CRACK ISOLATION MEMBRANE

SELECTION	BASE	MANUF. / NUMBER / COLOR / PATTERN
B-1	RUBBER	ROPPE PV4065 / COLOR: TO MATCH WALL / 4-5/8" H

SELECTION	WALLS	MANUF. / NUMBER / COLOR / PATTERN
PNT-1	FIELD PAINT	BENJAMIN MOORE / 2141-70 VANILLA MILSHAKE
PNT-2	FIELD PAINT	SHERWIN WILLIAMS / SW 9166 DRIFT OF MIST
PNT-3	EXPOSED STRUCTURE PAINT	SHERWIN WILLIAMS / SW 6006 / BLACK BEAN
WT-1	WALL TILE	ATLAS CONCORDE / STYLE: COVE / COLOR: BREEZE / 24" x 48" / INSTALL HORIZONTAL STRAIGHT STACK REF. ELEVATIONS GROUT: MAPEI / KERAPOXY CQ / COLOR: TBD CONTACT BPI REP: SHELLEY BEAVERS @ 726-241-2617
WT-2	WALL TILE (ACCENT)	ANATOLIA / STYLE: TERAMODA / COLOR: INK / 3" x 12" / INSTALL VERTICAL STRAIGHT STACK REF. ELEVATIONS GROUT: MAPEI / KERAPOXY CQ / COLOR: TBD CONTACT BPI REP: SHELLEY BEAVERS @ 726-241-2617
WT-3	WALL TILE (ACCENT)	ANATOLIA / STYLE: TERAMODA / COLOR: STONE / 3" x 12" / INSTALL VERTICAL STRAIGHT STACK REF. ELEVATIONS GROUT: MAPEI / KERAPOXY CQ / COLOR: TBD CONTACT BPI REP: SHELLEY BEAVERS @ 726-241-2617
WD-1	WOODGRAIN ACOUSTIC WALL PANELS	MPS/ STYLE: WANDER / COLOR: WOODGRAIN COLOR TBD / SIZE: 42" x 119" CONTACT MPS REP: KARINE TURMEL @ 210-580-5886
WD-2	WOODGRAIN ACOUSTIC WALL PANELS	MPS/ STYLE: COLIGO / COLOR: 21 CREAM / SIZE: 46" x 119" CONTACT MPS REP: KARINE TURMEL @ 210-580-5886
ST-1	LIMESTONE	LEUDERS / COLOR TO MATCH ARCHITECT'S SAMPLE
WD PLK-1	WOOD PLANK	1x6 STAIN GRADE BIRCH / FULL-HEIGHT LENGTHS. SLIGHT EDGE CHAMFER ALONG LENGTH OF EACH SIDE OF EVERY BOARD. STAIN TO MATCH PLASTIC LAMINATE PL-1: WILSONART 8276K-05 CHERRY PB AUBURN. CLEAR SATIN COAT FINISH.
FRP	FIBERGLASS REINFORCED PANEL	MARLITE / PEBBLED P-145 SILVER / INSTALL TO 4'-0" AFF UNLESS OTHERWISE NOTED

SELECTION	PLASTIC LAMINATE	MANUF. / NUMBER / COLOR / PATTERN
PL-1	CABINETS	WILSONART / 8276K-05 / CHERRY PB AUBURN CONTACT: MORGAN WILLIAMS @ 210-294-4883

SELECTION	SLABS	MANUF. / NUMBER / COLOR / PATTERN
SS-1	NATURAL STONE COUNTERTOP	FANTASY BROWN/MONA LISA / 126" x 74" CONTACT: STORI OLSON WITH THE STONE COLLECTION @ 469-418-1753 OR STORI@THESTONECOLLECTION.COM
SS-2	QUARTZ COUNTERTOP	WILSONART / FROZEN Q603/ SIZE: 126" x 61" CONTACT: MORGAN WILLIAMS @ 210-294-4883

SELECTION	CEILINGS	MANUF. / NUMBER / COLOR / PATTERN
AU-1	2 x 2	ARMSTRONG CEILINGS / PUEBLO LAY-IN / 24" x 24" x 3/4" / 15/16" EXPOSED TEE GRID

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	MILLWORK	CEILING	CEILING HEIGHT	REMARKS
100	ENTRY VESTIBULE	W-CPT	B-1	ST-1 & PNT-1	--	GYP BD / PNT-1	9'-6"	FSGN #1 & 3
101	LOBBY/WAITING	LVT-1	B-1	ST-1 & PNT-1	PL-1, SS-1 & 2	WD-1 & GYP BD / PNT-1	VARIES-REFER TO RCP, ELEVATIONS & SECTIONS	FSGN #1, 3 & 5
102	COMMUNITY CENTER	LVT-1	B-1	PNT-1, WD-2 & PL-1	PL-1 & SS-1	WD-1 & GYP BD / PNT-1	12'-6"	FSGN #1, 3 & 5
103	STORAGE ROOM	LVT-1	B-1	ALL WALLS PNT-2	--	EXPOSED STRUCTURE	OPEN TO ABOVE	FSGN #1
104	BREAK ROOM	LVT-1	B-1	PNT-1 & WT-3	PL-1 & SS-2	AU-1	9'-0"	FSGN #1 & 5
105	OFFICE	LVT-1	B-1	PNT-1 & WD-2	--	AU-1	10'-0"	FSGN #1 & 5
106	HALL	LVT-1	B-1	PNT-1 & WT-3	--	AU-1	9'-0"	FSGN #1 & 5
107	MEN'S TOILET ROOM	PFT-1	--	PNT-2 & WT-1 & 2	PL-1 & SS-2	GYP BD / PNT-1	9'-0"	FSGN #1, 2, 4, 5 & 6
108	WOMEN'S TOILET ROOM	PFT-1	--	PNT-2 & WT-1 & 2	PL-1 & SS-2	GYP BD / PNT-1	9'-0"	FSGN #1, 2, 4, 5 & 6
109	JANITOR CLOSET	SEALED CONCRETE	B-1	PNT-2 & FRP	--	EXPOSED STRUCTURE	OPEN TO ABOVE	FSGN #1,6, 7 & 8
110	WORK ROOM	LVT-1	B-1	ALL WALLS PNT-1	PL-1 & SS-2	AU-1	9'-0"	FSGN #1, 5 & 6
111	HALL	LVT-1	B-1	ALL WALLS PNT-1	--	GYP BD / PNT-1	9'-0" & 10'-0"	FSGN #1 & 5
112	OFFICE	LVT-1	B-1	PNT-1 & WD-2	--	AU-1	10'-0"	FSGN #1 & 5
113	TELLER	LVT-1	B-1	ALL WALLS PNT-1	PL-1 & SS-1 & 2	GYP BD / PNT-1 & AU-1	10'-0", 9'-0" & 10'-0"	FSGN #1, 3 & 5
114	SD VAULT	LVT-1	--	ALL WALLS PNT-1	--	EXPOSED STRUCTURE	OPEN TO ABOVE	FSGN #1
115	WORK/STORAGE	LVT-1	B-1	ALL WALLS PNT-1	PL-1 & SS-2	AU-1	9'-0"	FSGN #1 & 5
116	IT/ELECT	SEALED CONCRETE	B-1	ALL WALLS PNT-2	--	AU-1	9'-0"	FSGN #1, 6 & 7
117	VIEWING	LVT-1	B-1	ALL WALLS PNT-1	PL-1 & SS-2	AU-1	9'-0"	FSGN #1 & 5
118	OFFICE	LVT-1	B-1	PNT-1 & WD-2	--	AU-1	10'-0"	FSGN #1 & 5
119	OFFICE	LVT-1	B-1	PNT-1 & WD-2	--	AU-1	10'-0"	FSGN #1 & 5
120	OFFICE	LVT-1	B-1	PNT-1 & WD-2	--	AU-1	10'-0"	FSGN #1 & 5

FINISH SCHEDULE GENERAL NOTES (FSGN)

FSGN #1	REFER TO SHEET A11.2 FOR FINISH PLAN
FSGN #2	WALL TILE (WT-1) FULL HEIGHT ON WALLS WITH A PLUMBING FIXTURE ATTACHED PER ELEVATIONS AND 3 ROWS HIGH WITH PNT-2 ABOVE ON ALL OTHER WALLS WALL TILE (WT-2) FULL HEIGHT @ VANITY/SINK WALL AND CONTINUES FULL HEIGHT BEHIND MIRRORS
FSGN #3	LEVEL 5 FINISH REQUIRED
FSGN #4	INSTALL A SCHLUTER RENO-U SATIN ANODIZED ALUMINUM TRANSITION STRIP @ DOORWAY TRANSITION BETWEEN PORCELAIN FLOOR TILE AND VINYL PLANK FLOORING
FSGN #5	REFER TO ELEVATIONS AND SECTIONS FOR MATERIALS PLACEMENT
FSGN #6	ALL FLOORING MATERIAL TRANSITIONS MUST BE ADA COMPLIANT
FSGN #7	INSTALL A SCHLUTER VINPRO-U SATIN ANODIZED ALUMINUM TRANSITION STRIP @ DOORWAY TRANSITION BETWEEN LVT AND SEALED CONCRETE

TYPICAL ROOM FINISHES

TOILET ROOM PARTITIONS:	PLASTIC LAMINATE TBD
MANUAL SHADES:	MECHO URBANSHADE / SHADE CLOTH: SOHO 3% 1600 SERIES
TOILET ROOM VANITIES:	COUNTERTOP: SS-1 WILSONART / FROZEN Q603 REMOVABLE APRON: PL-1 WILSONART / 8276K-05 / CHERRY PB AUBURN
PLASTIC LAMINATE DOORS:	WILSONART / 8276K-05 / CHERRY PB AUBURN
HOLLOW METAL DOORS:	PAINT TO MATCH ADJACENT WALL COLOR

FINISH LEGEND & RFS

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REGISTERED ARCHITECT
FREDERICK F. LEE
14787
STATE OF TEXAS
DATE 10/5/2026

REVISIONS		
NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
622 N NUGENT AVE
JOHNSON CITY, TX 78636

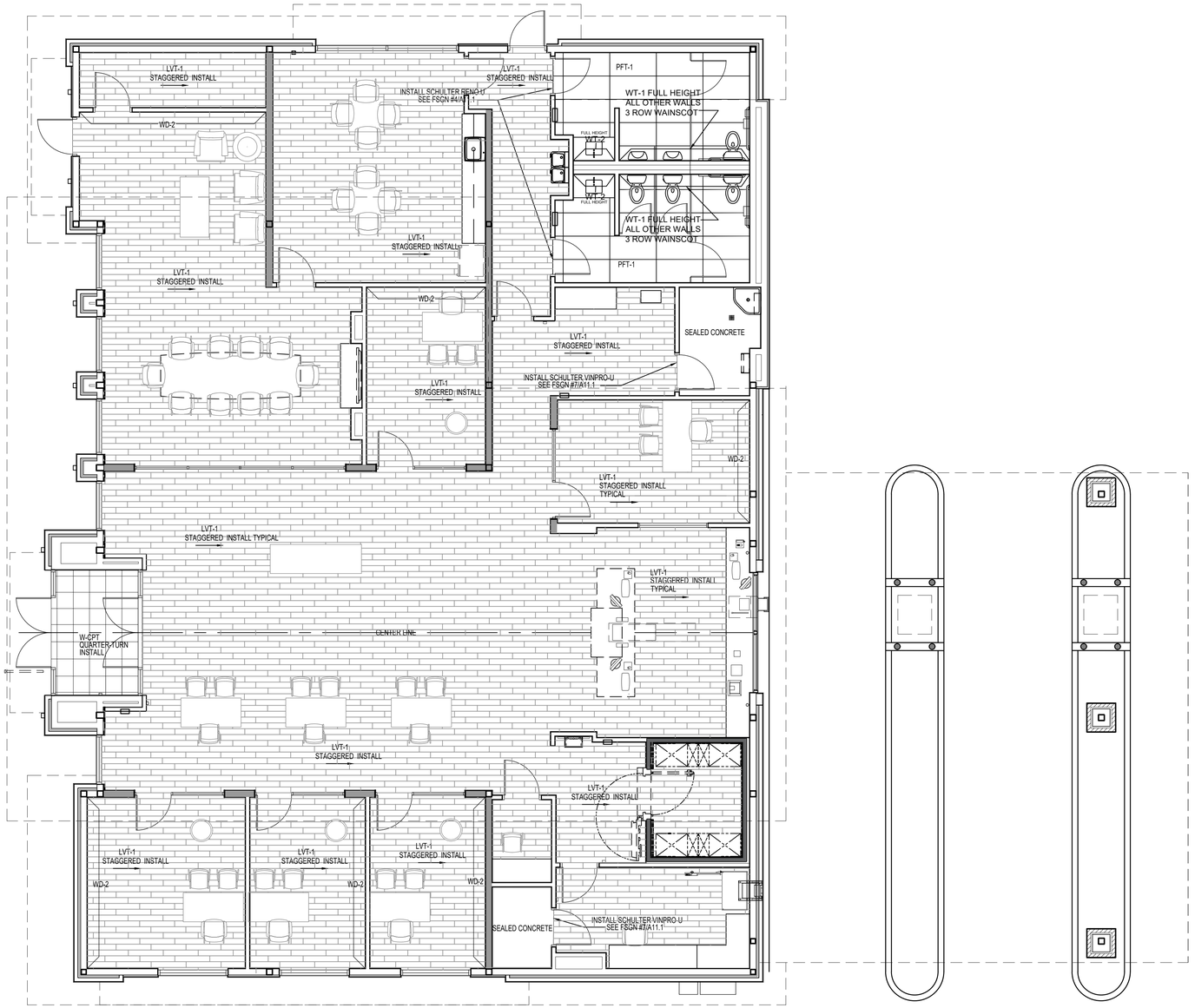
SECURITY STATE BANK & TRUST

chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010
cmp

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	dlb
CHECKED BY:	FFL

SHEET
A11.1

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1 FINISH PLAN
SCALE 3/16" = 1'-0"

TRUE NORTH PLAN NORTH

FLOOR PATTERN PLAN

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DRAWN BY:	DLB
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Structural Design Criteria

1) The 2015 International Building Code is the basic code document used in the preparation of these structural documents. Additional codes and references are as noted. All structural work shall be according to all local codes in addition to this basic code document.

2) The structural engineer-of-record prepared specifications for structural related portions of the project and has included these specifications on the structural drawings and/or in the project manual. Specifications for other consultants are included in the project manual.

3) Wellborn Engineering & Surveying investigated the subsurface soils and provided foundation design recommendations. (Report Number 26-084-01, dated 05/27/2026) Axis Structural LLC based the foundation design upon this information.

4) The Contractor shall familiarize himself with the site and subsurface conditions. Ignorance of conditions is not a basis for a claim for additional compensation. Layout the building by a licensed surveyor.

5) All contractors bidding the project shall review all plans, details, and detail keynotes to include all items in their bid that may only be shown on the plans or only shown in the details. Missing members in a bid that are shown only in the details or keynotes, but not on the plan, is not a basis for a claim for additional compensation if these items are missed in the original bid. Contractor shall also review all other consultant drawings in case there are additional materials/services they might be required to provide that are not shown on the structural drawings.

6) Drawings of specific details in the structural documents indicate the intent of the structural design and in most cases, are typical conditions or very similar to other details. Consider typical conditions, not necessarily noted as typical, as typical for other conditions.

7) Understanding the structural requirements shown on the structural documents requires cooperation among all parties involved. Design and construction are complex. Although Axis Structural LLC designed the project with due care and diligence, we do not guarantee perfection. Communication is necessary. Immediately report structural discrepancies to Axis Structural, LLC for our review and correspondence. Consider unresolved discrepancies as the most costly solution of the discrepancy.

8) The structural documents represent the finished structure. Total project definition (and therefore the definition of all requirements) will be provided by combining all documents with the structural documents. The Contractor shall verify all field conditions which will affect the fabrication of components for new construction prior to the start of construction. Unless otherwise indicated, the documents do not indicate the method of construction. The Contractor shall take all measures necessary to protect the safety of the public along with the safety of the structure during construction. Such measures shall include but not be limited to bracing and shoring of dead loads, construction loads, and wind loads. The contractor shall comply with OSHA Excavation and Trench Safety Standards. The Contractor will be required to correct at his/her own expense any subsidence structural damage or other objectionable conditions caused by his/her operations.

9) General contractor is responsible for coordinating all site visits noted in the different sections of the structural notes and is responsible for requesting all documents required by the city/county in a timely manner for project permit close out. General Contractor is also responsible for obtaining any/all Special Inspection documents per Chapter 17 of the referenced IBC from the Special Inspector and RDPiRC and submit to the city/county reviewer as required. Final engineer completion letters for the project will not be provided if consultant fees are not paid in full at the time the request is made. Allow at least 72 hours for letters to be written after requests are made.

10) The Texas Architectural Barriers Act (Article 9102, Texas Civil Statutes) requires the prime design consultant to submit construction documents for all projects with an estimated construction cost of $50,000 or more to the Texas Department of Licensing and Regulation for review before commencing construction. Failure to comply may result in up to $1,000 per day administrative penalties for each violation. The Owner and prime design consultant understand Axis Structural LLC will perform only structural engineering services, which does not include submitting documents to the Texas Department of Licensing and Regulation.

11) Structural design is based on the following:
Floor live loads = Mechanical rooms = 125 psf
Floor live loads shall be posted for each floor or part thereof
Floor dead load = 58 psf

Roof live load = 20 psf, Tributary area considered, Ponding not considered
Roof dead load plus finish out collateral load = 20 psf (mechanical unit wts not included in this load)

Structural framing is designed only for the total gravity (static) loads indicated above. Acoustic and dynamic loading from mechanical equipment including induced vibrations is not considered.

Refer to roof framing plan and mechanical plans for weights and locations of roof top mounted mechanical equipment.

Snow Loads
Ground Snow load = 5 psf

Wind Loads
ASCE 7-10 Chapter 27 Part 2 - Enclosed Simple Diaphragm Buildings with H<=160'

Ultimate design wind speed (3-second gust) = 115 mph
Nominal design wind speed (3 sec. gust) = mph
Structure Type = Building
Structure Risk Classification Category II, Exposure Category C
Topographic Effects (Kzt) = 1.0, Gust Effect Factor (G) = 0.85, Rigid Structure
Enclosure Classification: Enclosed
Internal Pressure Coefficient: +/-0.18
Importance Factor: 1.0
Reliable dead load for net uplift calculations = 5 psf

Components and Cladding Wind Pressures (1.0W)

Roof	Surface Pressure (psf)		
Area	10 sf	100 sf	>500 sf
Negative Zone 1	-39.1	-39.1	-39.1
Negative Zone 1'	-54.4	-51.3	-51.3
Negative Zone 2	-45.2	-42.1	-42.1
Negative Zone 3	-60.5	-42.1	-42.1
Positive All Zones	16.0	16.0	16.0

Wall	Surface Pressure (psf)		
Area	10 sf	100 sf	>500 sf
Negative Zone 4	-35.7	-30.9	-27.5
Negative Zone 5	-44.0	-34.3	-27.5
Positive Zone 4 & 5	33.0	28.1	24.7

Edge strip dimensions, 0.2h = 48", 0.6h = 144", Perimeter and Corner zone dimensions related to these edge strip dimensions are shown in ASCE7-10 Chapter 30.

Earthquake
Risk Category = II
Seismic Importance Factor = 1.0
Spectral response acceleration parameters
Ss = 0.061
S1 = 0.031
Site Soil Class = D
Design spectral response acceleration parameters
Sds = 0.041
Sd1 = 0.02
Seismic Design Category = B
Basic Seismic-Force-Resisting System = Concentric steel braced frames
Response Modification Factor(R) = 3.0
Seismic Response Coefficient(Cs) = 0.022
Analysis Procedure = Simplified
Design Base Shear = 0.022W

Soil Design Parameters: (from geotechnical engineer recommendations)
The soils supporting the foundation are improved so that the classification of soils is not considered expansive (IBC 1808.6.3 and 1808.6.4)

Improved PVR = 1 inch
Frost depth below final grade is not applicable
Min ext beam depth below final grade = 18"
Allowable soil bearing capacity (ftp) = 2,500 psf
Coefficient of Subgrade Friction = 0.35

Structural Submittals

Submit to the Structural Engineer for review appropriate schedules, shop drawings, samples, test reports, and product data that is related to the structural portion of the Work according to AIA Document A201 General Conditions of the Contract for Construction. No work shall be fabricated until Structural Engineer's review has been obtained. A list of structural submittals required for this project is:

Deferred Structural Submittal types to be reviewed by Structural Engineer:
Vapor Retarder
Foundation reinforcing steel
Concrete mix design:
Curing compound specifications:
Prime paint specifications
Welder qualifications
Structural steel
Steel joists
Metal floor deck fabrication
Metal roof deck
Light gage metal studs

Deferred Structural submittals requiring delegated engineering design to be reviewed by Structural Engineer:
Exterior cold formed metal stud framing
Prefabricated steel joists

** Deferred submittals not specifically noted in these lists are to be reviewed by other consultants, not by structural engineer.

*** All questions related to delegated designs shall be directed to the Specialty Engineer providing the design.

Special Inspection Reports to be provided to Structural Engineer:
Earthwork below building testing reports
Concrete test results
Concrete monitoring during concrete placement reports
Bolt tightening test results
CWI Inspection Reports

Items Requiring Structural Engineer's Site Visit for IBC Chapter 1 compliance:
(**These observations do not replace the need for special inspections on these items.)
- Concrete slab and footing reinforcing prior to concrete placement
- Second floor metal deck attachment prior to concrete placement
- Metal roof deck attachment prior to covering with roofing material
- Metal stud framing prior to covering
- Structural steel framing prior to covering

Structural Special Inspections and Testing

1) The registered design professional in responsible charge (RDPiRC) for this project is the Architect. Submit all special inspection reports directly to the RDPiRC for review. Also, submit the structurally related special inspection reports to the structural engineer for his review.

2) The general contractor is responsible for coordinating all testing, inspections and notifying the Architect/Engineer and Special Inspectors of work ready for inspection. The general contractor must provide access to and means for proper inspection of such work.

3) A qualified independent testing laboratory (meeting the qualifications of ASTM-329) shall perform the inspection and testing services as the special inspector(s) as required by laws, ordinances, rules, regulations, orders or approvals of public authorities, and also additional inspections, sampling and testing required for his own convenience and for retesting when Work does not comply with the requirements of the Contract Documents.

4) Each Special Inspector is responsible to verify and inspect the work for compliance with the approved plans, plan revisions and supporting documents. The Special Inspector shall submit a field report to the Architect/Engineer and to the general contractor for each inspection/test made.

5) Axis Structural is not the special inspector for this project. Special inspectors shall meet the qualification requirements set forth in ASTM C1077 for concrete inspection and testing, ASTM D-3740 for soils inspection and testing, ASTM C1093 for masonry inspection and testing. We highly recommend the special inspector for soils be the geotechnical engineer for this project, who is Wellborn Engineering & Surveying.

6) The testing lab shall obtain a complete set of project Contract Documents to facilitate monitoring, inspections and testing.

7) Special Inspectors shall prepare, sign and submit to the RDPiRC with a copy to the owner and the general contractor (and to the Building Official if he requests) his "Report of Required Special Inspections" after the general contractor completes his work according to the approved plans. The Special Inspector shall prepare his "Report of Required Inspections" using the form approved by and available from the Building Official.

8) The general contractor shall provide for the special inspector a "Special Inspector Status Log" at the project site using the standard form approved by and available from the building official so that the special inspectors can sign the form at each of their visits to the site.

9) The RDPiRC is responsible to prepare, sign and submit the "Final Report of Required Inspections" for submittal to the Building Official after the general contractor completes his work according to the approved plans. The RDPiRC shall prepare the "Final Report of Required Inspections" using the form approved by and available from the building official.

Earthwork Below Building

Earthwork below the building shall consist of construction of a building pad of select compacted fill material that will classify the soil as not considered expansive (IBC 1808.6.3 and 1808.6.4) according to the geotechnical engineer's report. Earthwork according to the geotechnical engineer's report is summarized below for convenience. Finish floor elevation is assumed at 1165.00 feet - confirm with civil engineering final plans before bidding and construction. Refer to the report for further requirements.

1) Excavate to the elevation required for placement of the fill and foundation floor slab. As a minimum, strip topsoil and all organic material from the building foundation area. Excavation shall extend to a cut elevation that removes all fat clays to expose the shallow limestone stratum below or 1161.00, whichever is lower. Heavy rock cutting shall be expected to excavate limestone stratum to a level grade that allows for underground utilities to enter the building area - refer to civil/plumbing plans for elevations of piping running to the building. On sloping sites, subgrade below the required cut elevation should be shaped and benched to receive level lifts of select fill. Earthwork shall extend a minimum of 5 feet beyond the building foundation perimeter, drive-thru foundation, and any movement sensitive flatwork. Owner, architect, and/or civil engineer shall determine limits of movement sensitive flatwork.

2) Proofroll the subgrade exposed surface as noted in the geotechnical report. Remove all soft or loose soils and replace with select fill.

2a) General contractor shall coordinate inspection and testing services in order for the special inspector to witness the proofrolling of the exposed subgrade surface and suitability of the underlying soils for foundation support.

3) Select fill below the slab shall meet the specifications recommended in the geotechnical report. Select fill shall be at least 3.5 ft (or 42 inches) minimum thickness compacted in the field not to exceed 8" lifts loose measure to a dry density of at least 95 percent as determined by standard Proctor compaction test method ASTM D-698 at minus two to plus two percent of the optimum moisture content (-2% to +2%).

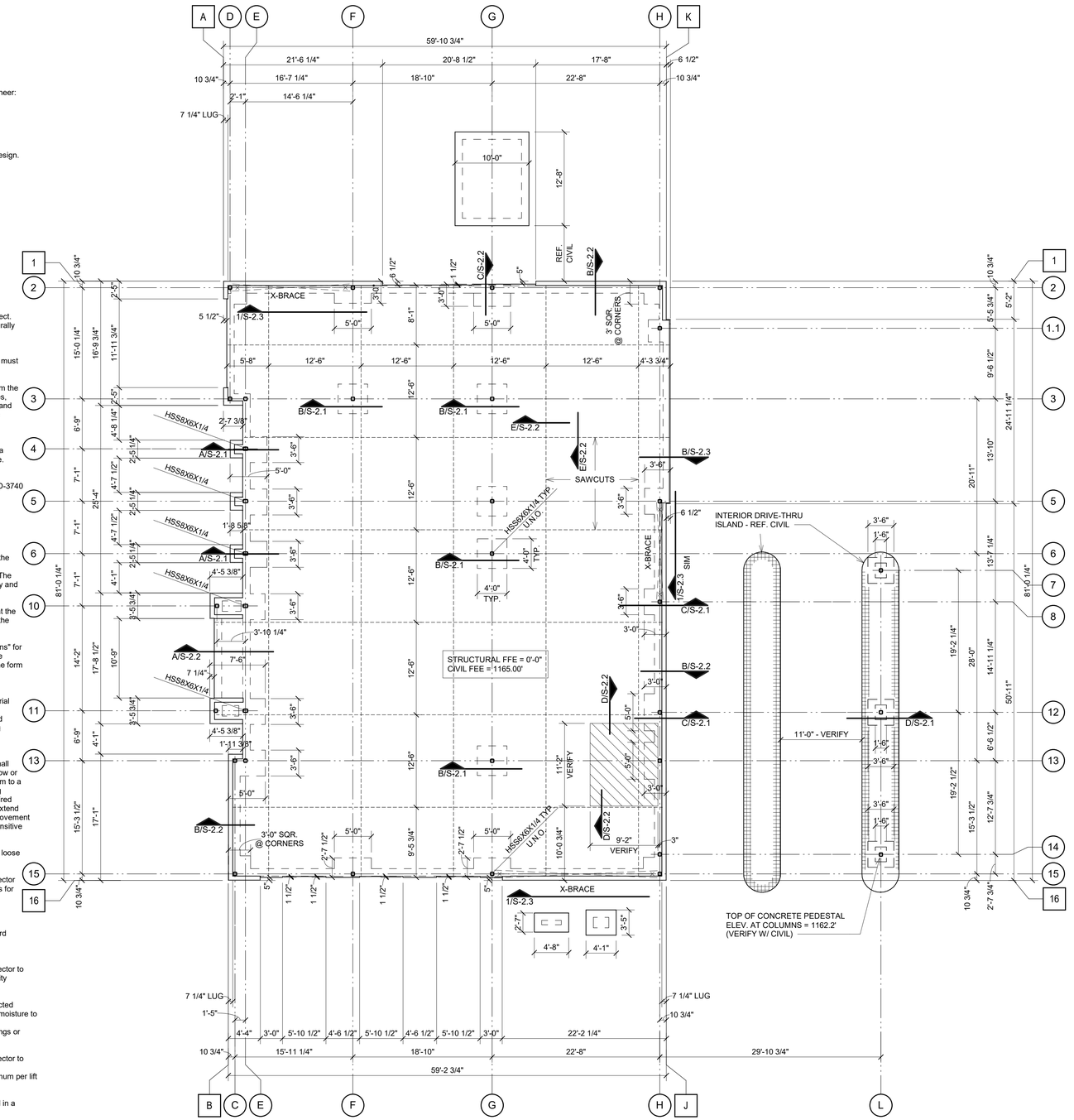
3a) General contractor shall coordinate inspection and testing services in order for the special inspector to test moisture/density for each select fill lift at least every 2,500 sf of building pad area for "Density Control of Compaction" according to the latest ASTM D-6938 (at least 3 tests minimum per lift).

4) Utility trenches within the building shall be carefully backfilled, moisture conditioned and compacted as recommended in the geotechnical report so that the trench does not become an avenue for moisture to more freely travel under the building. Flowable fill is a structurally acceptable backfill material. General Contractor shall coordinate with the mechanical engineer to determine if special couplings or three-way connections are needed due to the potential vertical rise of the soils.

4a) General contractor shall coordinate inspection and testing services in order for the special inspector to test moisture/density for each fill lift within the utility trench at least every 100 lf of trench length for "Density Control of Compaction" according to the latest ASTM D-6938 (at least 2 tests minimum per lift per trench).

5) The finish surface grading, final drainage of surface water and landscaping shall be constructed in a manner as recommended in the geotechnical report/civil plan/architectural plan.

6) General contractor shall coordinate structural engineer's review, the building official inspection, and the special inspector inspection and testing services.
General contractor shall coordinate building official inspection after excavating for beams and placement of all reinforcing steel, with formwork in place.(IBC Chapter 110.3.1) The Building Official may accept a review by the structural engineer in place of the Building Official conducting the review.



1 Foundation Plan
1/8" = 1'-0"

Date | Description | Revision

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED PROFESSIONAL ENGINEER
8/12/26
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AXIS STRUCTURAL

CHESNEY MORALES PARTNERS
4901 Broadway, Suite 250
San Antonio, Texas 78209

FOUNDATION PLAN

Security State Bank & Trust
Johnson City, Texas

DRAWN BY: HB & MB
PROJECT NO: 26123-0
DATE: 8/12/2026
SHEET NO: **S-1.1**

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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Concrete

1) Trench grade beams in order to provide the beam cross section indicated. Beam and slab depths and widths indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing not shown which shall be determined by the structural engineer during construction review. All loose dirt from sides and bottoms of trenches shall be removed. Cut haunches on each side of trenches of adequate size to maintain the vertical sides of the trench.

2) Trench below the slab thickness for placing electrical conduit and plumbing lines. Bury electrical conduit and plumbing lines below the slab thickness and outside of the grade beam trenches. Do not place conduit or plumbing pipes under and parallel to grade beams. Wrap any sewer, storm, water or electrical piping lines crossing grade beams with PVC sleeves for protection from ground movements. Extend sleeves at least 6 inches past the trench width. Isolate concrete-encased grounding electrode from structural reinforcing.

3) Where trees exist within five feet of foundation, deepen beams a minimum of 24" below specified beam depth for a distance of ten feet in each direction of tree (total length of twenty feet). Cut off and treat all roots extending under the foundation to prevent any future root growth under the foundation. Reinforce the deepened beam section with 2-#7 bars continuous and provide 'Z' transition bars at deepened section ends. Lap bottom beam reinforcing.

4) Construct formwork to maintain tolerances as outlined in ACI 347. Reuse formwork according to ACI 347. Extend formwork at least six (6) inches below the finish grade elevation on perimeter beams. Cut temporary port openings in order to drain exposed trenches during construction in case of inclement weather.

5) Form keyed construction joints in slab with pre-formed galvanized steel with tongue and groove type profile and knockout holes at 6 inches on center for dowel placement or slab reinforcing lap extension. Form keyed construction joints in grade beams with 2x and plywood tongue and groove type profile with holes for beam reinforcing lap extension.

6) Provide Synko-Flex preformed plastic waterstops in concrete construction joints below grade as per manufacturer's recommendations.

7) Reinforcing steel shall comply with the requirements of ASTM A-615, grade 60. Welded wire mesh shall comply with the requirements of ASTM A- 185, flat sheets only. Reinforcing steel shall be continuous with splices lapped at least 40 bar diameters. Stirrups and ties may be grade 40 for bars #3 and smaller. Tie wire shall be 18 gage annealed type. Reinforcing steel shall be placed in a manner that creates a continuous line of reinforcing across the area requiring reinforcement. Bars, dowels, footing reinforcing, etc. shall be located so that the bars are touching in all overlapped ends. Position reinforcing per the clear cover tolerances noted on the plans or details. Contractor shall expect to make minor adjustments to reinforcing steel positions upon engineers review of the reinforcing positions pertaining to its alignment with architectural reveals or other formed edges once installed for structural observations.

   At contractors option, reinforcing for slab, footings, and/or tilt-wall panels can be substituted with equivalent structural welded wire reinforcing (SWWR). SWWR shall be constructed with deformed bars conforming to ASTM A 1064, grade 80 steel. Submit signed and sealed calculation packages showing that SWWR meets the original requirements of conventional reinforcing shown on the plans. Preferred SWWR provider is InSteel Industries, Inc. who can be found at www.insteel.com.

8) Inspection of Fabricated Items (IBC Chapter 1704.2.5) IBC 2012 - 2024. The reinforcing steel fabricator shall submit to the RDPiRC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

9) Fabricate bent bars according to ACI 315. Install reinforcing with clearance for concrete coverage around reinforcing steel according to ACI 318. Submit for review fabrication and placement shop drawings indicating bar sizes, spacings, lengths, laps, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.

10) Concrete shall develop a 28-day compressive stress (f'c) per the list below:

Item/Location	Comp. Strength	W/CM ratio	Max. Agg. Size
Grade beams & footings:	3,000 psi	0.50	1 1/8"
Slab-on-grade:	3,000 psi	0.50	1 1/8"
Slabs on metal deck:	4,000 psi	0.44	3/8"

Mix concrete according to ACI 301. Use a maximum aggregate size according to ACI 318. Maximum aggregate size between bars shall also pertain to between the forms and bars.

11) The proportions of materials and use of admixtures influence the concrete strength along with the means and methods of construction. The contractor is responsible to determine that the concrete is suitable for its intended purpose. The engineer recommends the contractor consider the following in determining the concrete for this project: Cement shall be Type 1 OR 1L (gray). Fly ash shall be Boral Materials, Class C (Class F fly ash is not acceptable). If fly ash is used, do not exceed 20% of the total fly ash and cement used by weight. Include a polymeric compound water-reducing admixture that complies with ASTM C494. Do not add an air entrainment additive. Mix shall result in a finished concrete product with moisture contents necessary to properly cure the concrete. Floor sealers, hardeners, finishes and coverings shall be compatible with concrete properties (i.e., but not limited to, moisture and alkalinity properties). Do not use fly ash in tilt wall panel concrete mixes.

    General Contractor shall consult with his concrete sub-contractor and concrete supplier to discuss proper concrete mix based on the weather conditions (rain, wind, heat, etc...) anticipated for the date of the concrete placement and adjust mix as needed for weather conditions while holding the specified concrete strength.

12) Before placement of any concrete, submit concrete mix design(s) to be used on the project with evidence that the mix meets the compressive strength required based on field test records or laboratory trial batches. Strength test records used for establishing and documenting concrete mixture proportions shall not be more than 24 months old and shall consist of at least 30 test results. If 15 to 29 test results are available, the required standard deviation of the results will need to be increased by a modification factor of 1.16 for acceptance as outlined in ACI 214.5.2. Concrete used on the project shall be in strict accordance with the approved mix design.

13) Place and cure concrete according to ACI 302.1R. Do not use concrete that has not been placed in the forms before 1.5 hours after the initial mixing water was added, regardless of temperature or slump - No Exceptions. Finish according to ACI 117 tolerances. Finish the slab surface to at least an F Number value of FF-45/FL-35. Contractor shall confirm all slope and FF/FL requirements with Owner/Architect prior to bidding and construction.

14) The General Contractor shall coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services before each concrete placement.
    The Building Official shall inspect footings and foundations (IBC Section 110.3.1). The Building Official may accept a review by the structural engineer in place of the Building Official conducting the review.

    Before concrete placement, the special inspector (SI) shall inspect all reinforcing steel, verify quantities and placement along with proper concrete protection for reinforcement, inspect welded reinforcing steel, inspect all bolts installed in concrete, and verify the use of the reported mix design(s) at the beginning of each day's pour for each type of concrete.

    During concrete placement, the special inspector (SI) shall monitor and test the concrete according to ACI 311.5R. Batch plant inspection is not required. Test according to frequency requirements in ACI 318, Section 5.6.2.1. Test number of test specimens according to ACI 311.5R, Section 2.4.13. Reject or accept concrete based on the results of tests.

    During concrete placement, the special inspector (SI) shall witness proper application techniques. Verify and inspect for maintenance of the curing temperature and techniques.

Structural Steel

1) Rolled steel angles, plates, and bars shall be structural quality complying with ASTM A-36 (fy=36 ksi). Rolled steel shapes shall be structural quality carbon steel complying with ASTM A-36/A50 dual grade complying with ASTM A992 grade 50.

2) Structural steel tubular products shall be cold formed structural quality carbon steel, welded or seamless, complying with ASTM A500, Gr. C. Alternate options of acceptable ASTM grades for steel tubular products are ASTM A501 Gr. B, or ASTM A1085 Gr. A.

3) Structural steel members framing the exterior canopies shall be constructed as Architecturally Exposed Structural Steel and shall comply with Section 10, AISC 303-05: Code of Standard Practice for Steel Buildings and Bridges. AESS category 3 is base category for project. Contractor shall consult architect for final category requirements for AESS components-members before bidding.

4) Submit for review fabrication and erection shop drawings indicating profiles, sizes, splice locations, spacing and locations of structural members, connections, attachments, anchorages, framed openings, size and type of fasteners and loads.

5) Inspection of Fabricated Items (IBC Chapter 1704.2.5). The steel fabricator shall submit to the RDPiRC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

6) Fabricate and erect all structural steel according to the drawings and as AISC Manual of Steel Construction recommends.

7) At minimum, steel framing members shall be primed with 1.0 to 1.5 mil dry film thickness Alkyd Primer or equal, unless noted otherwise in the architectural specifications. Do not prime plates embedded in concrete. Paint and primer shall be in compliance with industry standards and architectural finish requirements. Contractor and Architect (not structural engineer) shall verify that primer selected is compatible with proposed architectural finishes. Refer to joists section of noted for paint on joists. Contractor shall coordinate with building owner/ architect if composite joists require prime paint after joist construction is completed.

8) Headed stud type concrete anchors (HCA) shall conform to the requirements of ASTM A 108-58T low carbon steel and shall be fastened according to manufacturer's recommendations. For beams supporting composite decks, shear studs shall be spaced at 20" maximum unless noted otherwise.

9) Weld according to the drawings requirements and as recommended by applicable AWS specifications. All welds are 1/4" single pass fillet welds unless noted otherwise.

10) Tighten bolted connections according to the snug-tight method.

11) To insulated the front wall steel framing, fill the front wall HSS members with foam insulation through 1/2" diameter holes spaced at 4 feet on center along the side (so it's covered by the window mullion) of the member for its full length shall be shop punched/drilled and located at the center of the member depth. Holes shall be located in line with the infill window framing on the member side wall, not on the top or bottom or exterior exposed face. Verify with architect for the beams & columns requiring internal insultation.

12) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.
    The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

    The special inspector (SI) shall inspect all welds in accordance with the quality assurance inspection requirements of AISC 360 and as recommended by applicable AWS specifications. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.1. (IBC Chapter 1705.2)

    The special inspector (SI) shall inspect bolted connections according to AISC specifications. (IBC Chapter 1705.2)

    The special inspector (SI) shall inspect the steel frame to verify compliance with the details shown on the approved construction documents, such as bracing, stiffening, member locations and proper application of joint details at each connection. (IBC Chapter 1705.2)

Steel Joists

1) All steel joists and joist girders shall be designed and fabricated by a Steel Joist Institute (SJI) Member company. For a listing of members, refer to: https://steeljoist.org/sji-members/

   Contractor shall submit shop drawings as follows:
   A. Erection plan showing locations of joists, standard designations, joist coding, configurations, sizes, spacings, add loads, cambers, joist seat extensions, bridging, connections, attachments, and special connections, jointing, and accessories.
   B. Include manufacturer's certification that joists and joist girders meet SJI standard Specifications. Steel joist and steel deck manufacturer should be Vulcraft (Division of Nucor) or approved equal. All approved equals must be Steel Joist and Steel Deck Institute members.

   If a non-SJI Member fabricator is selected for the project, in addition to A & B above, the following applies:
   - All joist/girders shall be engineered to SJI specifications by a licensed professional engineer registered in the project jurisdiction. Joist-girder engineer shall submit letter to Structural Engineer of Record (SEoR) noting that joists and girders are engineered and designed to meet the joist-girder designation noted on the plans and loads from any roof top units (RTU's).
   - All joist and girders shall be fabricated in accordance with joist-girder engineer signed and sealed drawings.
   - All joist and girders shall be inspected by a third party inspector and also by a certified welding inspector (CWI) for compliance with the joist-girder engineer signed and sealed drawings. Third party inspector shall not be affiliated with joist-girder fabricator.
   - All CWI reports and inspection documentation shall be sent to the joist-girder engineer for review and acceptance.
   - Joist-girder fabricator shall submit shop drawings to joist-girder engineer for review and approval. Once joist-girder shop drawings are approved by joist-girder engineer, forward shop drawings to the SEoR for review.

   Paint all joist girders, Ecospan, and non-composite steel joists with 1 to 1.5 mil thickness industry standard primer or equal paint before leaving shop. Composite joists to be furnished either as completely, or with the top side of the top chord, non-primed/painted. Steel joists and girders are designed for static loads only, induced vibrations are not considered. Contractor shall coordinate with building owner if composite joists require prime/paint after joist construction is completed.

2) Submit for review manufacturing and erection shop drawings indicating sizes, spacing, and location of joists, girders, connections, bridging, reinforcing, anchorages, cambers, and loads. Indicate welding connections using standard AWS welding symbols. Indicate net weld lengths. The joist supplier shall design all joist and girder seats that are bearing less than noted to resist the increased stresses. Indicate recommended procedures for joist seats with insufficient bearing.

3) Inspection of Fabricated Items (IBC Chapter 1704.2.5). The steel joists & girder fabricator shall submit to the RDPiRC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.

4) Bear K series steel joists at least 2 1/2 inches on steel supports. Weld to the steel with two welds at each end, each two inches long and as required by OSHA requirements. Extend the seat to the centerline of beam supports when joists bear on both sides of beam, and minimum 2" past centerline when joists bear on one side of beams only, or as indicated.

5) Weld 1 1/2" x 1 1/2" x 1/4" angle bottom chord extensions at joist at or nearest columns after placing the deck.

6) Weld standard continuous angle horizontal bridging where required and indicated according to SJI standard specifications. At angle splices, lap 12 inches and weld at each end horizontally with 3" long fillet weld. Install cross bridging as required to meet SJI and OSHA bridging specifications. Provide at least one row "EX" bolted cross bridging at joist spans greater than 40 feet. Brace joists sufficiently before deck installation.

7) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.
    The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

    The special inspector (SI) shall inspect welded or bolted end connections and bridging to verify compliance with the details shown on the approved joist shop drawing in accordance with SJI specifications listed in IBC Section 2207.1. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.1. (IBC Chapter 1705.2.4)

Metal Floor Deck

1) Metal floor deck shall be 1.5C 22 gage composite galvanized (G60) corrugated deck as manufactured by Vulcraft. Fabricate deck from sheet steel conforming to AISI, Section A3, minimum yield stress of 50 ksi. Construct according to SDI. Deck gage noted is based on a 3-span condition analysis.

2) Butt end laps always over supports. Avoid staggered end laps. Side laps shall require a minimum of one-half flute.

3) Attach the floor deck units to the structural supports by welds penetrating all thicknesses of material not less than 5/8" in diameter at all edge ribs spaced not more than 12" on center across the width. Screw side laps at supports and no more than 36" on center equally between supports with #10 x 3/4" long self drilling TEK screws. Studs or Shear-flex screws used in conjunction with Ecospan composite steel joists as specified on the Ecospan erection plans may be considered to replace the puddle welds.

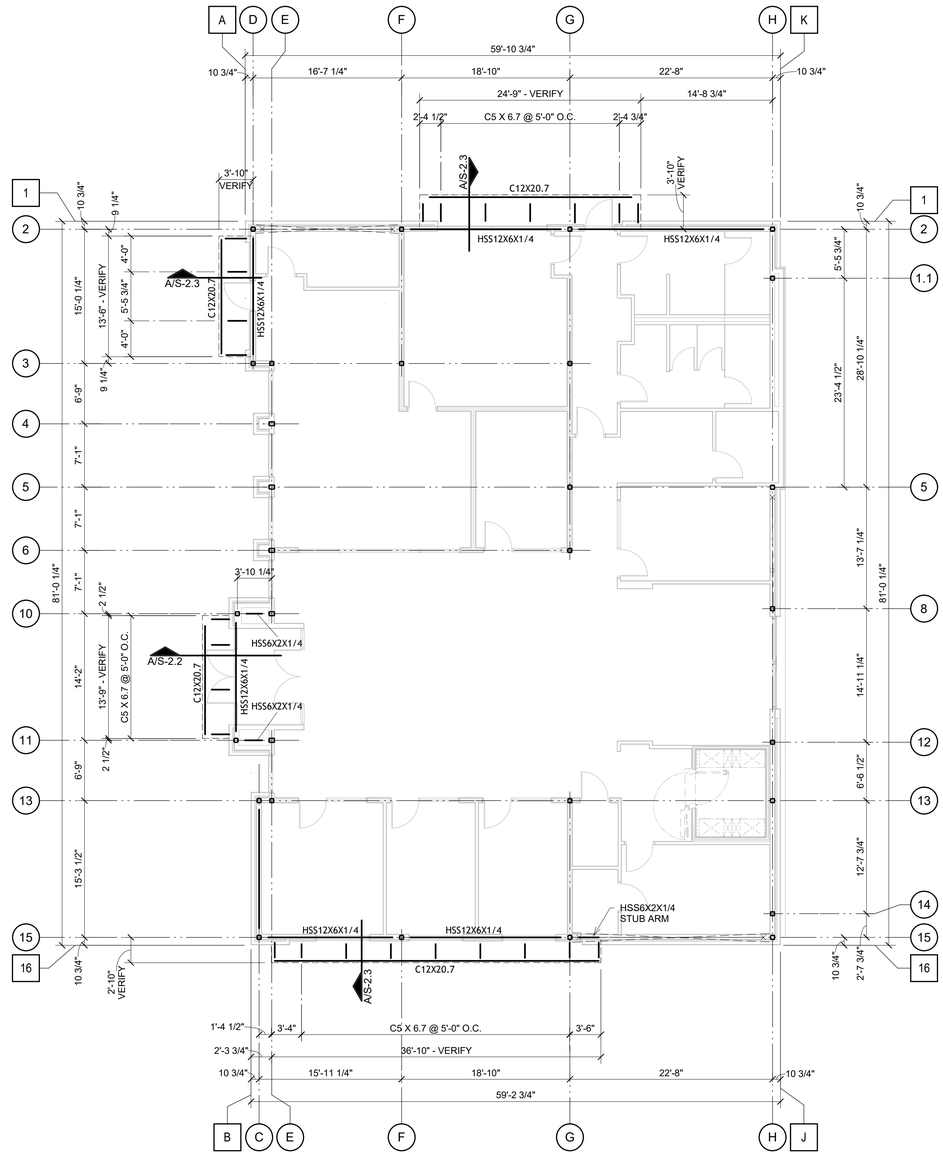
4) Second floor concrete slab shall be 4" thick reinforced with 4" x 4" x W2.9 x W2.9 WWM placed on metal deck. Wire mesh shall be ordered in flat sheets with a minimum yield strength of 60,000 psi and conform to ASTMA 185-72. Rolled welded wire mesh is not acceptable. Overlap edges of flat sheets a minimum of 6 inches along each side unless noted otherwise. Concrete shall develop a 28-day compressive strength of 4,000 psi. Test concrete as noted. Sawcut at 10' on center each way - typical.

5) Concrete shall not be deposited in large bucket loads in concentrated areas over Ecospan joists. Concrete placement shall be terminated perpendicular to the top chord wherever possible. Placement may be terminated parallel to the joists only at the mid-span between two joists.

6) Construction joints parallel to joist shall be located midway between joists. Construction joints perpendicular to joist shall be located over supporting member.

7) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.
    The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

    The special inspector (SI) shall inspect all welds as recommended by applicable AWS specifications. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.3. (IBC Table 1705.2.2)



1 Low Canopy Framing Plan
1/8" = 1'-0"

NOTES:

1. VERIFY ALL CANOPY LOCATION AND DIMENSIONS WITH ARCHITECT BEFORE CONSTRUCTION.
2. VERIFY ALL TOP OF STEEL ELEVATIONS VIA ARCHITECT PLANS BEFORE CONSTRUCTION.

Revision	Description	Date

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/12/26

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LOW CANOPY FRAMING

Security State Bank & Trust
Johnson City, Texas

DRAWN BY:	HB & MB
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	S-1.2

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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Metal Roof Deck

1) Metal roof deck shall be 22 gage Type B galvanized OR prime painted corrugated metal deck as noted by the architect. Fabricate deck from sheet steel conforming to AISI, Section A3, minimum yield stress of 80 ksi. Construct according to SDI. Deck gage noted is based on a 3-span condition analysis.

2) Submit for review shop drawings indicating decking plan, deck profile dimensions, weld pattern, anchorage, supports, projections, openings and reinforcement, finished, applicable details and accessories.

3) Weld deck to supports, intermediate supports and to perimeter angle with 5/8" diameter puddle welds. Touch up all welds and cut edges with galvanized paint according to AISC recommendations.

4) End laps shall be a minimum of 2" and shall always occur over supports. Side laps shall require a minimum of one-half flute. Attach split panels required to finish out the deck in every valley at all supports. Double the sidelap fasteners to adjacent split panels.

5) Attach roof deck end laps at 6" on center across the width (36-7 pattern). Attach roof deck to intermediate supports at 12" on center across the width (36-4 pattern).

6) Sidelaps of adjacent roof deck units shall be fastened with 3- No. 10-16 by 3/4" long, self drilling, Teks 1 screws evenly spaced between each set of joists. Locate side lap fasteners at structural supports and at appropriate intervals between.

7) Attach the roof deck units to the perimeter angle parallel to the deck direction at 6" on center.

8) Provide 2 1/2" x 2 1/2" x 1/4" continuous angle, unless noted otherwise, to support at edge of change in deck direction and along all deck edge perimeters, unless noted otherwise.

9) Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services.
The Building Official shall inspect the primary structural framing. The Building Official may accept a review by a licensed professional engineer in place of the Building Official conducting his inspection. (IBC Chapter 110.3.4)

The special inspector (SI) shall inspect all welds as recommended by applicable AWS specifications. Special inspector shall review the welders' certification qualifications before construction. Basis for the welding special inspector qualifications shall be AWS D1.3. (IBC Chapter 1705.2.3)

Metal Stud Framing

1) All lightgage structural framing members, studs, track, joists, bridging, and loadbearing studs shall be of the type and size as noted below and shall be manufactured by Clark-Dietrich Industries, Inc. or equivalent and shall be designed in accordance with AISI "Specification for the Design of Cold Formed Steel Structural Members".

2) All lightgage material shall be formed from hot dipped galvanized steel G-60 coating, meeting ASTM Specification A525 and C64.5. Grades as follows:
16 gage and heavier Grade D (min 50 KSI yield)
18 gage and lighter Grade B (min 33 KSI yield)

Stud size and gauge thicknesses are noted based on updated stud size/type coding as outlined by Clark Dietrich Industries, Inc. Labeling of studs consist of four parts in this order: Web Depth, Member Type, Flange Width, and then Member Thickness. Refer to the Clark Dietrich Metal Stud Catalog Product Information page for additional information on the updated stud coding outline.

3) Tracks shall be securely anchored to floor and overhead structure as shown and studs shall be seated squarely in track, plumbed or aligned, and attached with 1/4" - 14 x 3/4" Hex Washer Head Screws.

4) Splices in axially loaded studs and roof joists will not be permitted. Purlins shall bear directly on studs as shown.

5) Roof joists shall be supplied with bridging located at midspan for spans greater than 14' and at third points on spans greater than 25'. Bridging shall consist of standard V-bridging continuous at top and bottom chord perpendicular to joists. Attach bridging with screws at joist and with "Ramset" powder actuated fasteners at concrete wall panels. Add solid bridging between last two joists, screwed to joists & ramset to wall with 2" x 2" x 14 ga. Clip angle.

6) The following prescriptive design of the exterior metal studs is being provided for general contractor bidding needs. Exterior wall framing shall be constructed with 600S162-54 (6" CSJ x 16 ga.) light gage metal studs at 16" on center. Do not splice studs unless noted otherwise. Alternate studs size and/or spacing is acceptable for review with signed and sealed engineered calculations provided for review.

7) Bracing for non-loadbearing studs shall consist of 1 row of continuous V-Bridging at the unsheathed face attached to each stud with screws located at mid-height. In addition, place solid bridging between studs every 20'-0" o.c. max. spacing. Bracing for loadbearing studs shall be as detailed. (Wheeling Bridging Clip & CR Channel may be substituted if installed as per manufacturer's recommendations.)

8) Provide 1/2" gap between track and stud with sliding connection at top of all non-loadbearing walls to allow for the deflection of the roof structure.

Provide standard Verti-Clip (or equal) at all exterior non-load bearing metal studs spanning from foundation to roof parapet and by-passing roof framing.

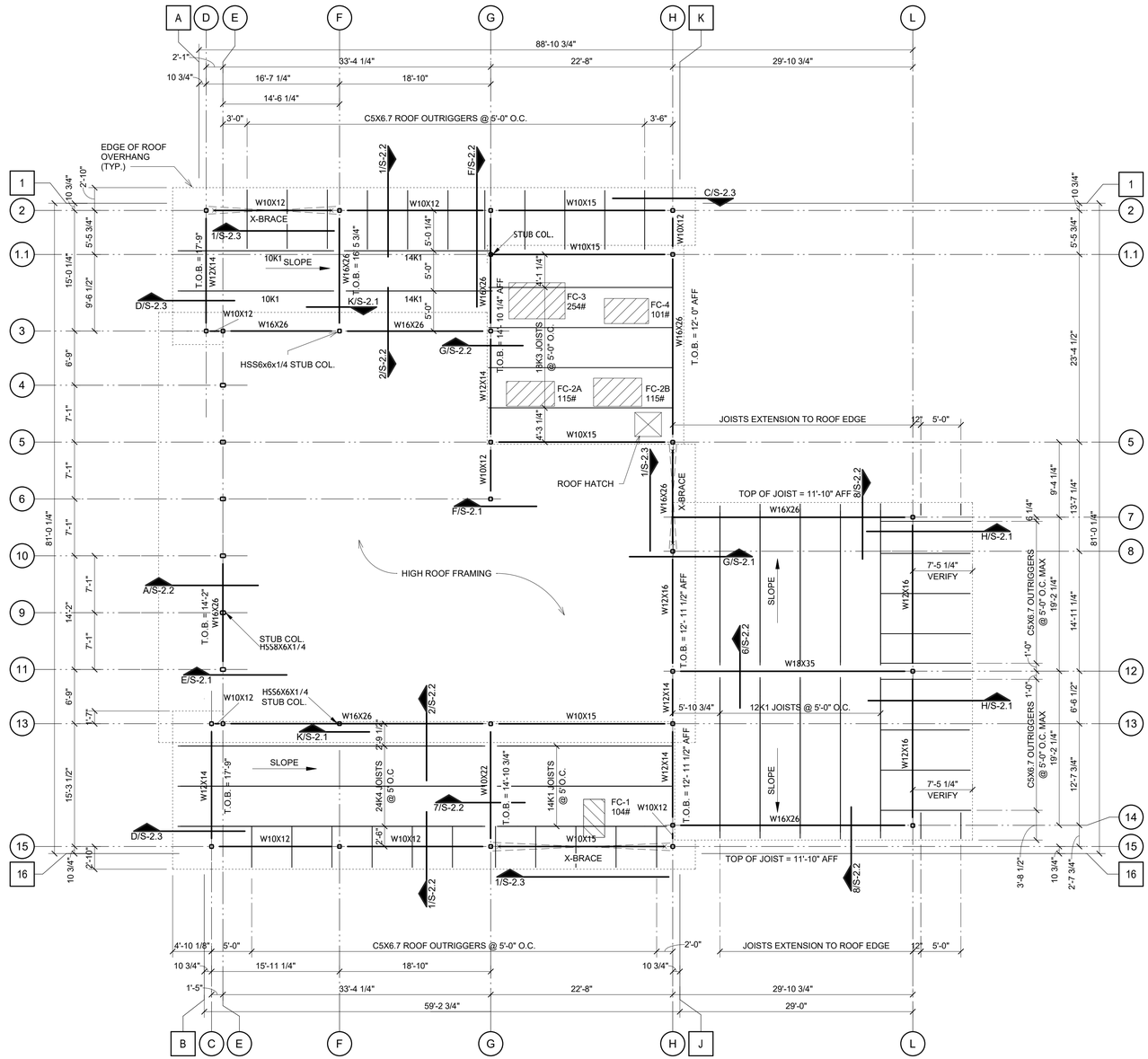
9) Submit for review shop drawings before fabrication and/or delivery, clearly indicating the name of the project, name of supplier, name of the product manufacturer, physical properties of the steel sections provided, and allowable yield stress for the material provided. For cold-formed steel framing not specifically engineered and detailed in these Structural Drawings, Contractor shall submit shop drawings and calculations to both the Owner, Architect, and Engineer of Record for review with all framing members being designed to meet performance requirements outlined in the referenced IBC and as outlined in the architectural specifications for the project. These drawings shall be signed and sealed by an Engineer registered in the State of Texas.

Required IBC Chapter 17 Structural Special Inspections

IBC Section	Special Inspections	Applicable	Continuous (C) or Periodic (P)	Locations
1705.1.1	Special Cases	No		
1705.2	Steel Construction	Yes	P	Structural Steel noted
1705.3	Concrete Construction	Yes	C	Concrete Notes
1705.4	Masonry Construction	No		
1705.5	Wood Construction	No		
1705.6	Soils	Yes	P	Earthwork Below Building Notes
1705.7	Driven Deep Foundations	No		
1705.8	Cast-in-Place Deep Foundations	No		
1705.9	Helical Pile Foundation	No		
1705.10	Fabricated Items	Yes	P	Steel Joist Notes
1705.11	Special Inspections for Wind Resistance	No		
1705.12	Special Inspections for Seismic Resistance	No		
1705.13	Testing for Seismic Resistance	No		
1705.14	Spryed Fire-Resistant	Refer to Architect		
1705.15	Mastic and Intumescent Fire-Resistant...			
1705.16	EIFS			
1705.17	Fire-Resistance Penetrations and Joint			
1705.18	Testing for Smoke Control			
1706	Design Stregths of Materials	No		
1707	Alternative Testing Procedures	No		
1708	In-Situ Load Tests	No		
1709	Preconstruction Load Tests	No		

Items Requiring Structural Observation

	No	Structural classified as Risk Category IV	No	Structural is > 75 ft above grade plane
	No	Structural is a high-rise building	No	Structural is > three stories above grade plane
Yes		Required by RDPiRC for Structural Design	No	Elevated post-tension conrete structure
Yes		Required by the Building Official	No	Structure prefab deferred units & connection



1 Low Roof Framing Plan
1/8" = 1'-0"

NOTES:

1. VERIFY ALL ROOF LOCATIONS, ELEVATIONS, AND DIMENSIONS WITH ARCHITECT BEFORE CONSTRUCTION.
2. VERIFY ALL TOP OF STEEL ELEVATIONS VIA ARCHITECT PLANS BEFORE CONSTRUCTION.

Revision	Description	Date

STATE OF TEXAS
MIKE BRATTEN
121512
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8/12/26

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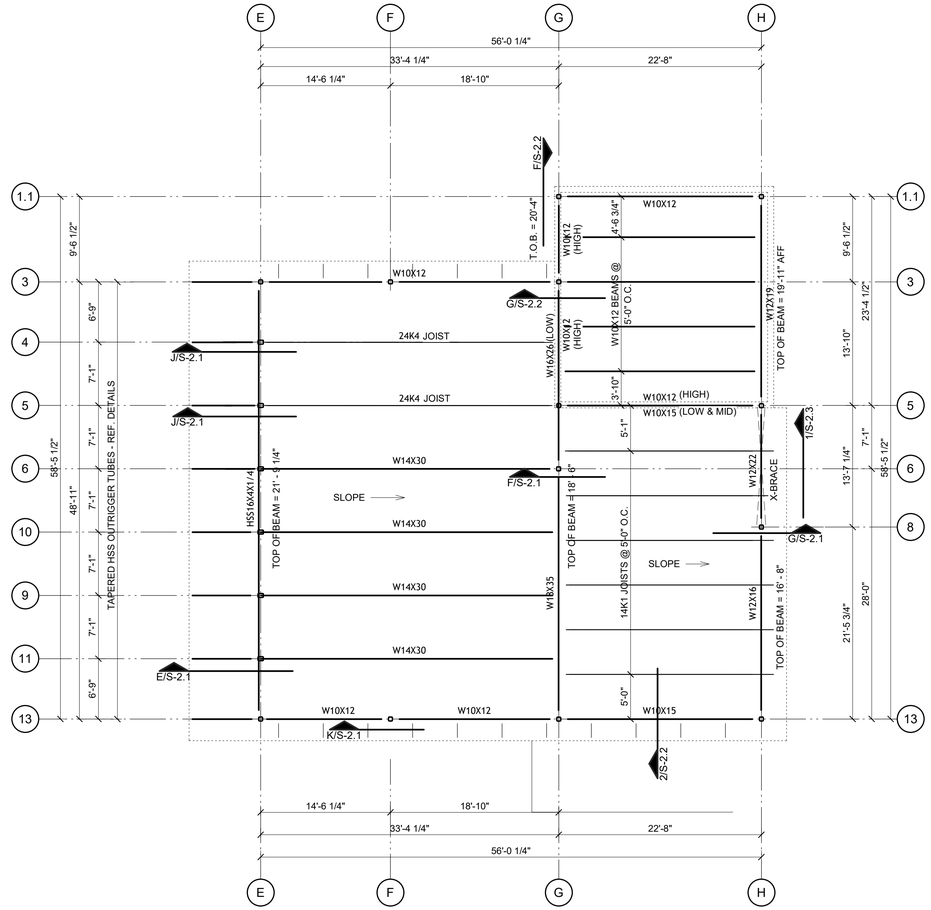
LOW ROOF FRAMING PLAN

Security State Bank & Trust
Johnson City, Texas

DRAWN BY:	HB & MB
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	S-1.3

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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1 High Roof Framing Plan
1/8" = 1'-0"

NOTES:

1. VERIFY ALL ROOF LOCATIONS, ELEVATIONS, AND DIMENSIONS WITH ARCHITECT BEFORE CONSTRUCTION.
2. VERIFY ALL TOP OF STEEL ELEVATIONS VIA ARCHITECT PLANS BEFORE CONSTRUCTION.

Revision	Description	Date

STATE OF TEXAS
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121512
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8/12/26

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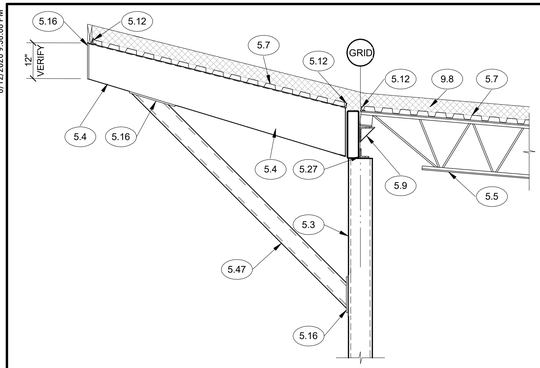
HIGH ROOF FRAMING PLAN

Security State Bank & Trust
Johnson City, Texas

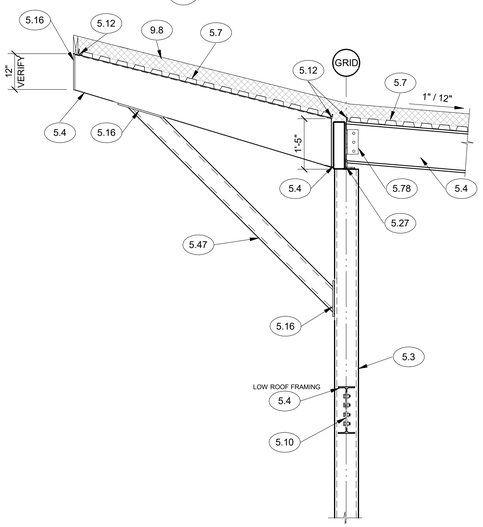
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PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	**S-1.4**

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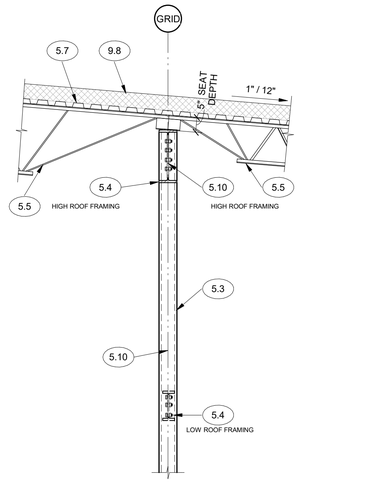
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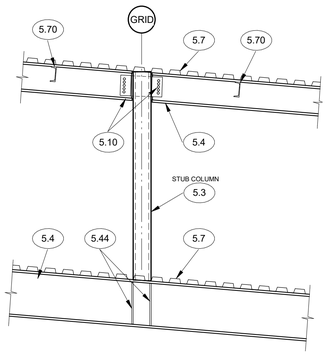
J HIGH-END ROOF BEAMS TO JOIST
1/2" = 1'-0"



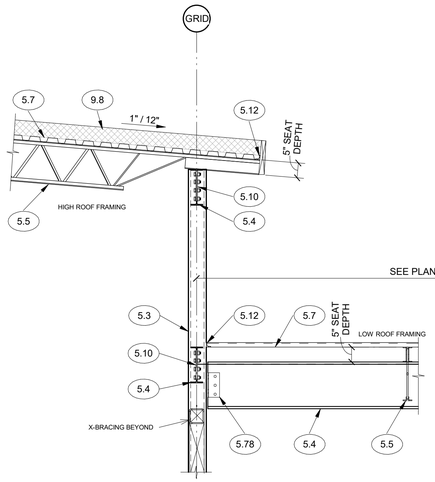
E HIGH-END ROOF BEAMS TO COLUMN
1/2" = 1'-0"



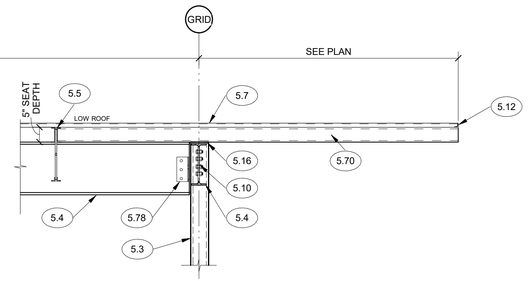
F ROOF BEAM AND JOIST TO COLUMN
1/2" = 1'-0"



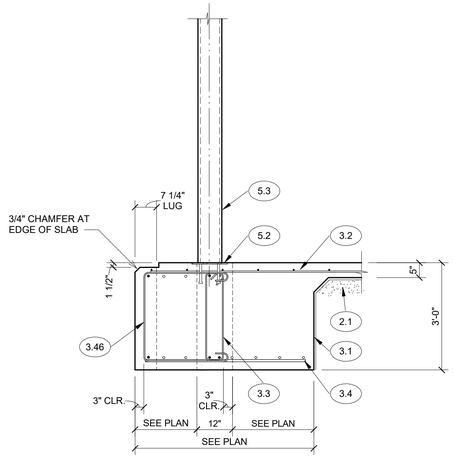
K LOW ROOF AT STUB COLUMN
1/2" = 1'-0"



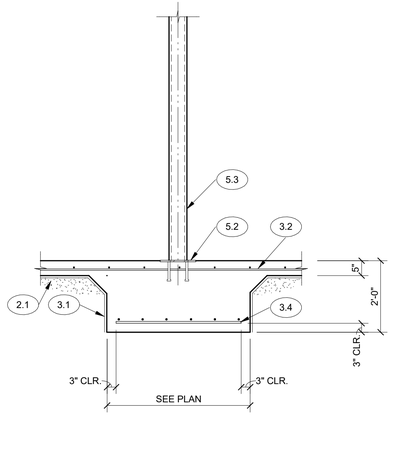
G ROOF TO DRIVE THRU
1/2" = 1'-0"



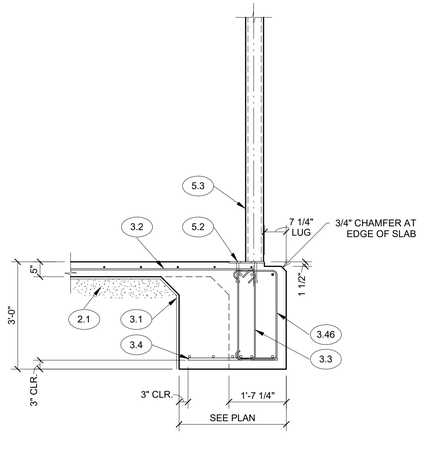
H ROOF TO DRIVE THRU- CONT.
1/2" = 1'-0"



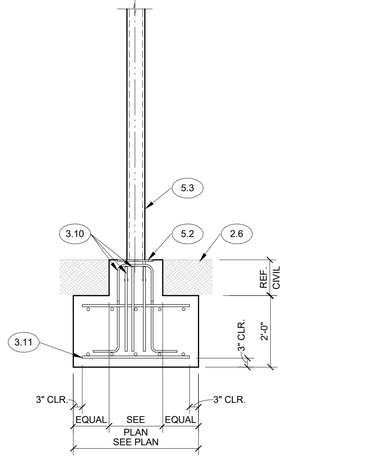
A EXTERIOR FOOTING AT COLUMN
1/2" = 1'-0"



B INTERIOR FOOTING TO FOUNDATION
1/2" = 1'-0"



C EXTERIOR FOOTING AT COLUMN
1/2" = 1'-0"



D FOUNDATION AT DRIVE-THRU
1/2" = 1'-0"

Keynotes

2.1 Select structural compacted fill as recommended by the geotechnical engineer.

2.6 Flatwork or finished grade - refer to architectural/civil plans.

3.1 15 mil thick polyolefin vapor barrier, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.01 before and after mandatory conditioning test per ASTM E1745 Section 7 (7.1.1-7.1.5) as determined by ASTM E96 or F1249. Polyethylene is not acceptable. Install vapor barrier solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor barrier down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify with manufacturer's representative that vapor barrier selected is installed in accordance with ASTM E1643-18a. Acceptable manufacturers include Stego, Reef Industries, and Fortifiber only with no alternative submittals permitted.

3.2 #3 at 22 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to 1 1/2" from slab edge. Start slab steel spacing not more than 6 inches from top inside beam bar and not more than 1 1/2 inches from slab edges along leave-outs or trenches. Provide 3-#4 diagonal bars x 5' long above typical slab reinforcing at all slab interior corners. Install bars around all slab leave-out edges where main slab reinforcing bars are cut creating a discontinuous line of steel.

3.3 12" wide grade beam reinforcing shall be: 2- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. 1'-6" to 2'-0" wide grade beam reinforcing shall be: 3- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. Grade beams wider than 2'-0" shall be reinforced with: #6 continuous bars top and bottom at 8" on center with #3 closed ties at 18 inches on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 3- #6 corner bars top and 3- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

3.4 Footing reinforcing shall be #6 bars at 8" on center each way 3" clear from the sides, footing bottom and below the beam reinforcing. Continue beam reinforcing through the footing.

3.10 Concrete column pedestal reinforced with 6-#6 vertical bars with 90 degree bends tied to bottom footing reinforcing. Extend ends of bars to 1 1/2" from top of pedestal. At the top of pedestal, provide #3 closed ties at 6" on center (3 at 3" on center top) spaced vertically down the pedestal starting at 1 1/2" from top of pedestal down to no less than 1 1/2" from the top of the footing. Across the top of the pedestal, provide two (2) #4 U-bars in each direction spaced 6" off outer edge of pedestal cage. Legs of U-bars shall be 20" long on each end.

3.11 Footing reinforcing shall be #6 bars at 8" on center both ways 3" clear from bottom and top of footing.

3.46 2- #6 continuous top and bottom with #3 wider stirrups at 12" on center at widened grade beam lug locations.

5.2 12" x 12" x 3/4" column base plate with 4- 3/4" diameter HCA x 8" long. Center of HCA anchors shall be located 2" off the edge of the plate in each direction unless noted otherwise.

5.3 Steel tube column - see plan.

5.4 Steel beam - see plan.

5.5 Steel joist - see plan.

5.7 Metal roof deck as noted/specified.

5.9 4" x 6" x 3/8" x (beam flange width +1") angle seat (LLV) with 3/8" thick stiffener plate. Weld to column/panel embed continuously and bolt to beam bottom flange with 2- 3/4" diameter HS bolts.

5.10 3/8" thick gusset plate through column welded continuous. Bolt beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

5.12 1 1/4" x 1 1/4" x 1/4" angle (LLH) continuous at roof deck edge. Weld to each joist or supporting structural member with 2" welds. At building corners bolt to wall with 5/8" diameter wedge anchors. OR weld to embedded plate in panel. Weld angle ends together with 2" x 2" x 1/4" lap angle x 12" long OR splice plate x 12" long on each leg.

5.16 1/4" thick HSS column cap plate.

5.27 3" x 3" x 1/4" angle welded to top column and beam at eave location.

5.44 3/8" thick vertical stiffener plate at column edges/centerline.

5.47 HSS 6" x 6" continuously welded to column plates at eave location.

5.70 C5 x 6.7 outriggers. See plan for location.

5.78 L5x3x3/8 steel angle x beam web depth with the short leg welded to the column/panel embed/beam web and bolted to the supported beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

9.8 Roofing - refer to architectural.

Revision	Description	Date

STATE OF TEXAS
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8/12/26

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TYPICAL STRUCTURAL SECTIONS AND DETAILS

Security State Bank & Trust
Johnson City, Texas

DRAWN BY:	HB & MB
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	**S-2.1**

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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Keynotes

2.1 Select structural compacted fill as recommended by the geotechnical engineer.

3.1 15 mil thick polyolefin vapor barrier, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.01 before and after mandatory conditioning test per ASTM E1745 Section 7 (7.1.1-7.1.5) as determined by ASTM E96 or F1249. Polyethylene is not acceptable. Install vapor barrier solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor barrier down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify with manufacturer's representative that vapor barrier selected is installed in accordance with ASTM E1643-18a. Acceptable manufacturers include Stego, Reef Industries, and Fortifiber only with no alternative submittals permitted.

3.2 #3 at 22 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to 1 1/2" from slab edge. Start slab steel spacing not more than 6 inches from top inside beam bar and not more than 1 1/2 inches from slab edges along leave-outs or trenches. Provide 3-#4 diagonal bars x 5' long above typical slab reinforcing at all slab interior corners. Install bars around all slab leave-out edges where main slab reinforcing bars are cut creating a discontinuous line of steel.

3.3 12" wide grade beam reinforcing shall be: 2- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. 1'-6" to 2'-0" wide grade beam reinforcing shall be: 3- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. Grade beams wider than 2'-0" shall be reinforced with: #6 continuous bars top and bottom at 8" on center with #3 closed ties at 18 inches on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 3- #6 corner bars top and 3- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

3.4 Footing reinforcing shall be #6 bars at 8" on center each way 3" clear from the sides, footing bottom and below the beam reinforcing. Continue beam reinforcing through the footing.

3.5 3/16" wide saw cut joints. Joints shall be cut 4 to 8 hours after concrete is set and shall be a minimum of at least 1/4 of the slab thickness in depth. Reinforcement shall be continuous through sawed joints. Fill saw cuts with EUCO 700 Semi-Rigid industrial floor joint filler as manufactured by the Euclid Chemical Company. Follow manufacturers recommendations and directions for application of product.

3.13 3 mats of #5 bars at 4" on center. Stagger/offset mat in both directions.

3.62 4" thick concrete slab on non-composite-metal floor deck as noted.

5.2 12" x 12" x 3/4" column base plate with 4- 3/4" diameter HCA x 8" long. Center of HCA anchors shall be located 2" off the edge of the plate in each direction unless noted otherwise.

5.3 Steel tube column - see plan.

5.4 Steel beam - see plan.

5.5 Steel joist - see plan.

5.6 Metal floor deck as noted/specified.

5.7 Metal roof deck as noted/specified.

5.10 3/8" thick gusset plate through column welded continuous. Bolt beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

5.12 1 1/4" x 1 1/4" x 1/4" angle (LLH) continuous at roof deck edge. Weld to each joist or supporting structural member with 2" welds. At building corners bolt to wall with 5/8" diameter wedge anchors. OR weld to embedded plate in panel. Weld angle ends together with 2" x 2" x 1/4" lap angle x 12" long OR splice plate x 12" long on each leg.

5.44 3/8" thick vertical stiffener plate at column edges/centerline.

5.61 C5 x 6.7 at 5'-0" on center at all canopy locations. See plan.

5.63 C12 X 20.7 at all canopy locations. See plan.

5.70 C5 x 6.7 outriggers. See plan for location.

5.77 HSS__x__x__ steel tube laid flat running continuous along top of parapet. Tube shall run continuous over top of columns with column ends welded all around at each intersection. Cap ends of tube with 1/4" steel cap plate at all free ends that do not die into another framing member.

5.78 L5x3x3/8 steel angle x beam web depth with the short leg welded to the column/panel embed/beam web and bolted to the supported beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

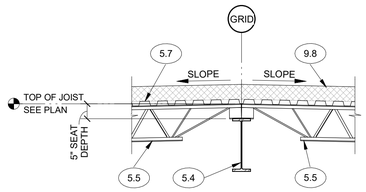
5.98 At mechanical mezzanine, install a 4" x 3" x 1/4" steel angle (LLV) around floor perimeter.

5.200 Light-gage metal stud as noted.

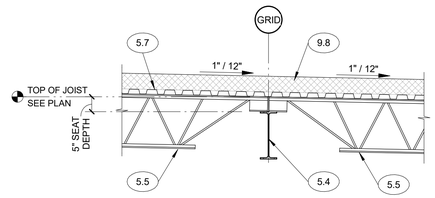
9.2 Exterior finish - refer to architectural.

9.8 Roofing - refer to architectural.

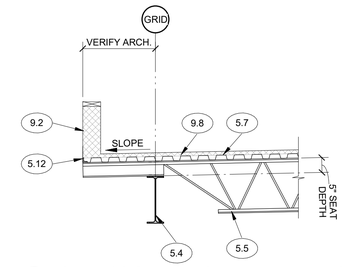
9.9 Freezer wall panel - refer to architectural.



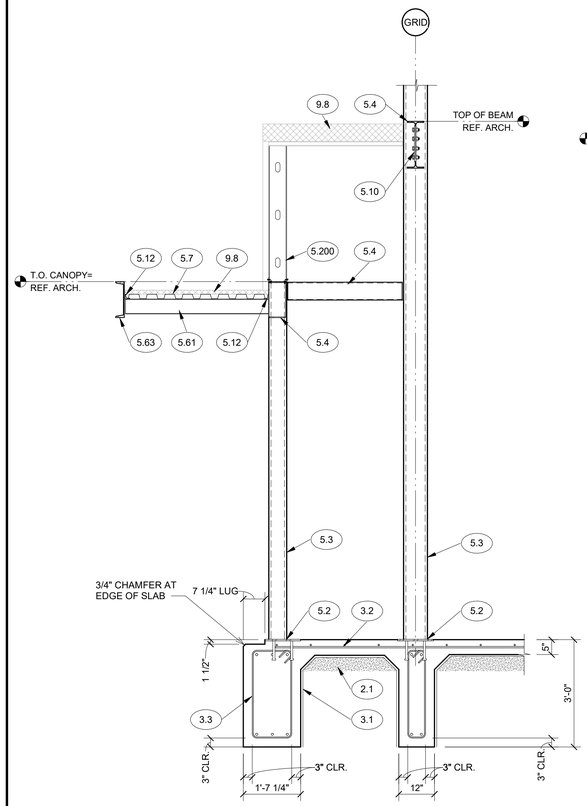
6 JOISTS AT DRIVE THRU ROOF
1/2" = 1'-0"



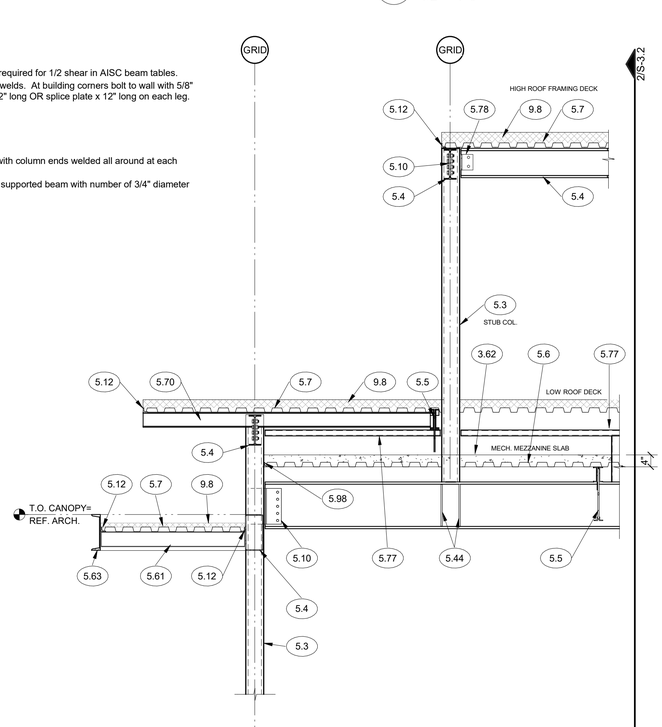
7 JOISTS AT INTERIOR BEAM
1/2" = 1'-0"



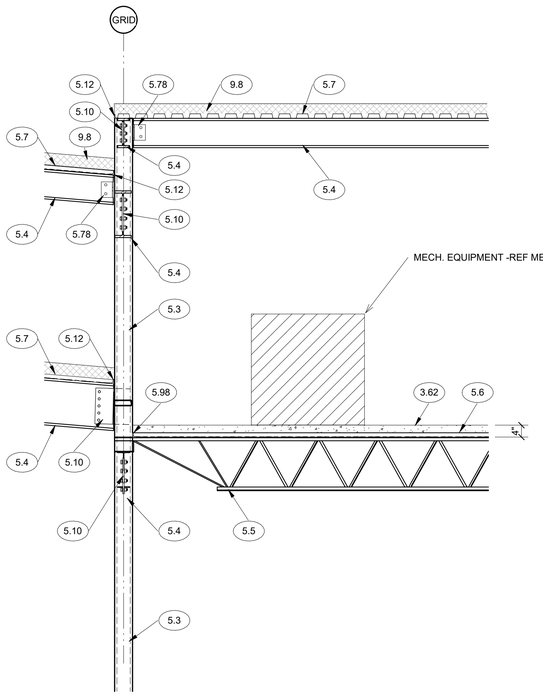
8 OUTRIGGERS TO BEAM AND JOIST
1/2" = 1'-0"



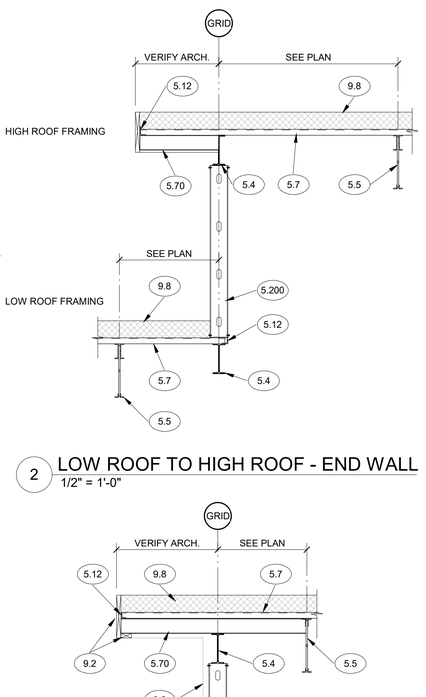
A VESTIBLUE AT FOUNDATION
1/2" = 1'-0"



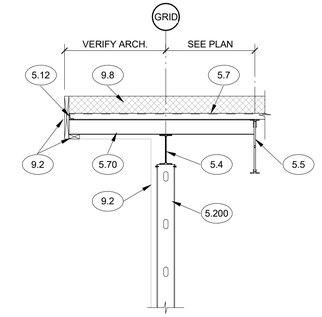
F ROOF TO EXTERIOR COLUMN AT CANOPY
1/2" = 1'-0"



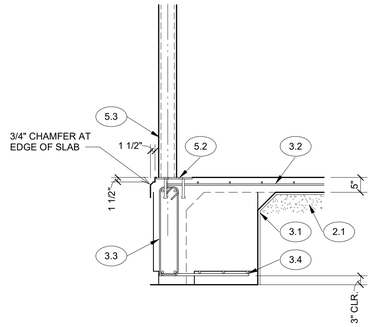
G ROOF AT MECH. MEZZANINE
1/2" = 1'-0"



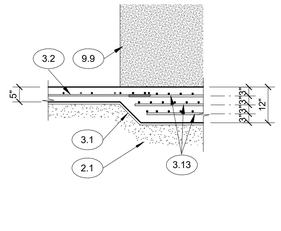
2 LOW ROOF TO HIGH ROOF - END WALL
1/2" = 1'-0"



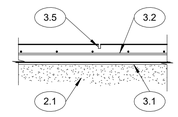
1 EXTERIOR WALL TO LOW ROOF - END WALL
1/2" = 1'-0"



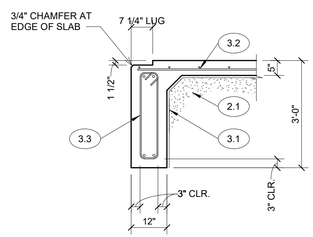
C EXTERIOR FOOTING - NO LUG
1/2" = 1'-0"



D FOUNDATION AT VAULT
1/2" = 1'-0"



E SAWCUT JOINT
1/2" = 1'-0"



B EXTERIOR GRADE BEAM - LUG
1/2" = 1'-0"

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STATE OF TEXAS
MIKE BRATTEN
121512
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8/12/26

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Revision	Description	Date

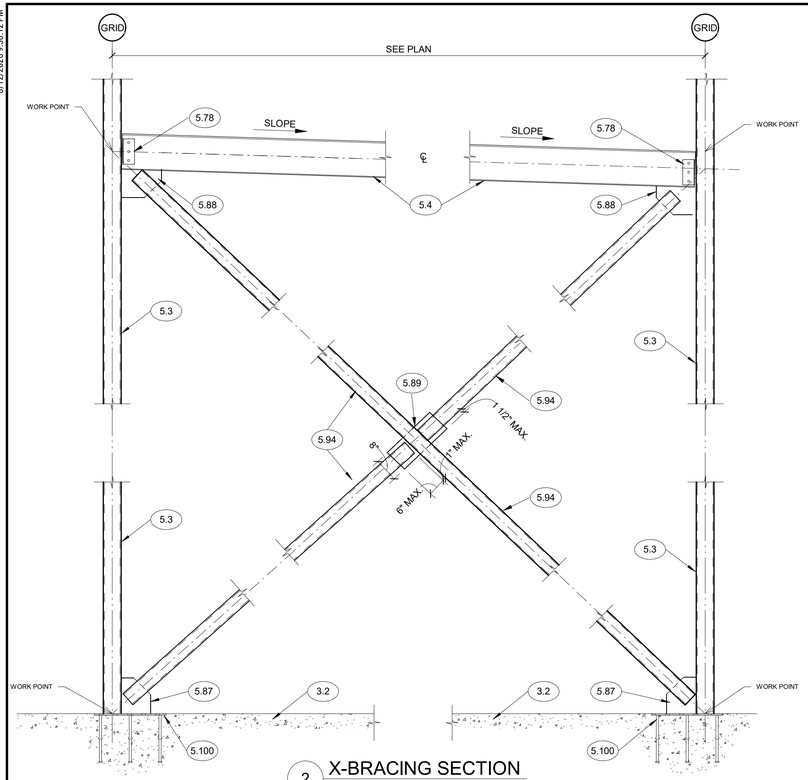
TYPICAL STRUCTURAL SECTIONS AND DETAILS

Security State Bank & Trust
Johnson City, Texas

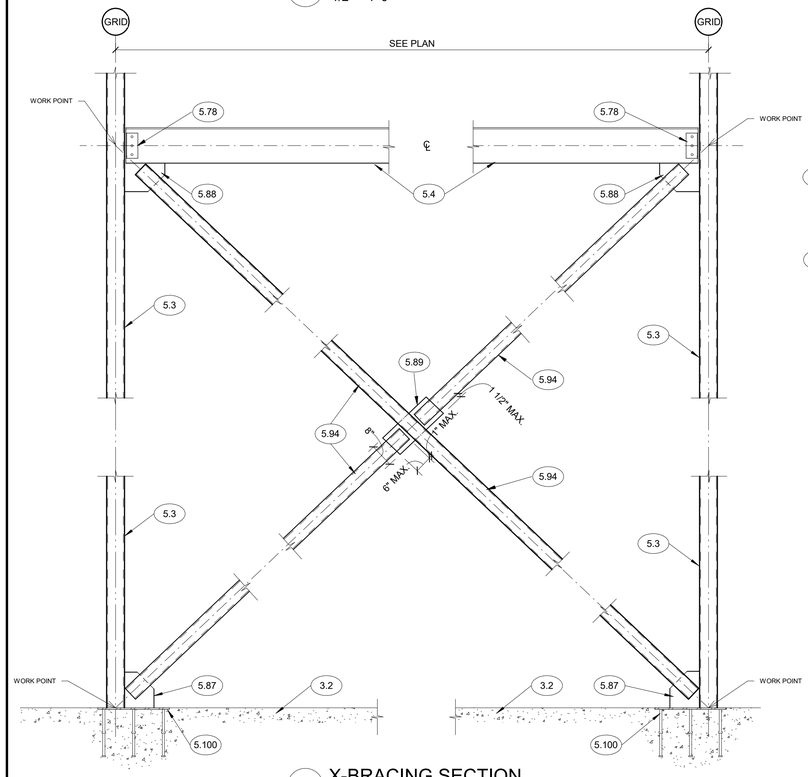
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PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	S-2.2

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

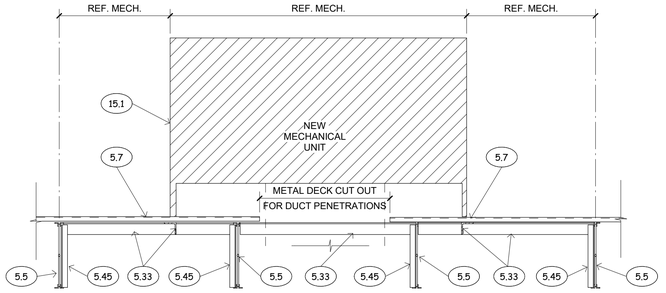
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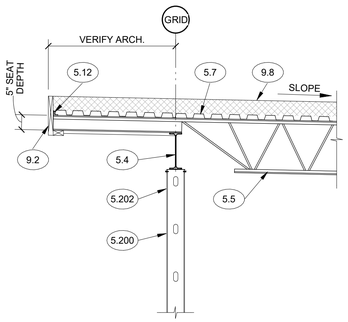
2 X-BRACING SECTION
1/2" = 1'-0"



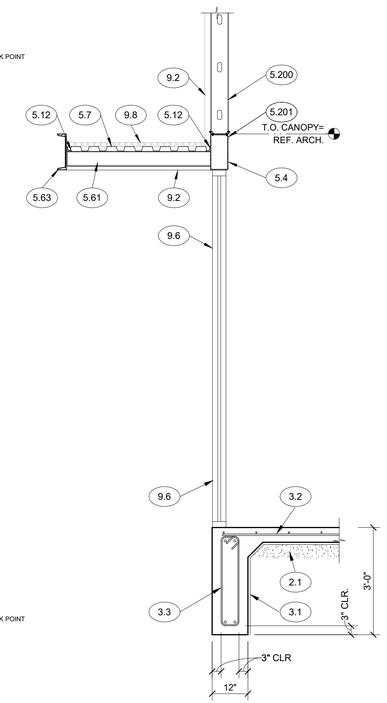
1 X-BRACING SECTION
1/2" = 1'-0"



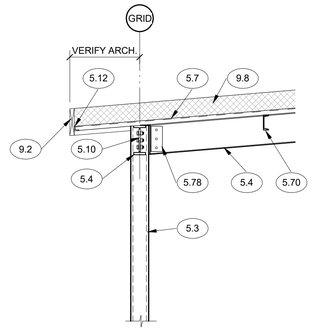
5 ROOF TOP UNIT SUPPORT SECTION
SCALE : 1/2" = 1'-0"



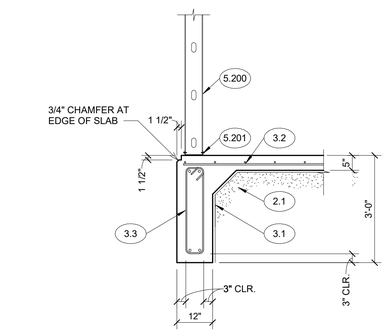
D LOW ROOF JOIST TO BEAM
1/2" = 1'-0"



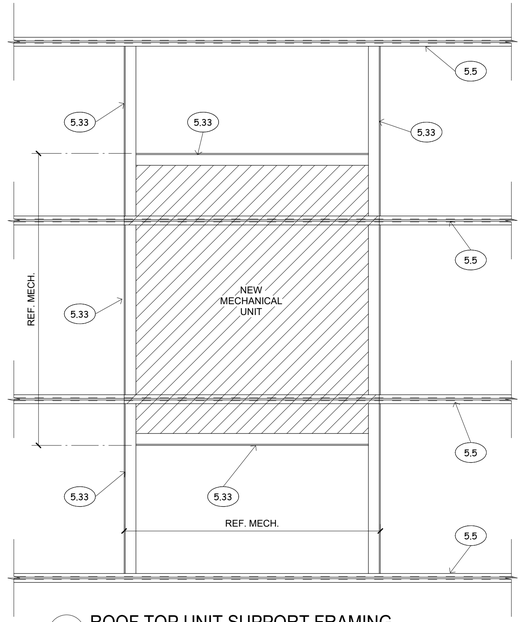
A CANOPY AT STOREFRONT
1/2" = 1'-0"



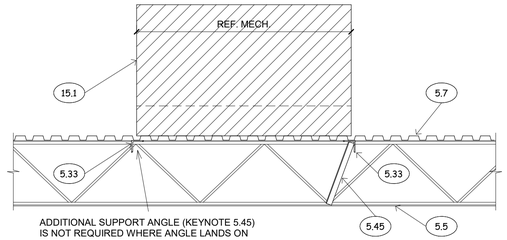
C LOW- ROOF REAR WALL SECTION
1/2" = 1'-0"



B EXTERIOR WALL TO GRADE BEAM
1/2" = 1'-0"



4 ROOF TOP UNIT SUPPORT FRAMING
SCALE : 1/2" = 1'-0"



3 ROOF TOP UNIT SUPPORT ELEVATION
SCALE : 1/2" = 1'-0"

Keynotes

2.1 Select structural compacted fill as recommended by the geotechnical engineer.

3.1 15 mil thick polyolefin vapor barrier, type recommended to be in contact with the soil or fill under a concrete slab, listed in ASTM 1745 Class A with a permeance less than 0.01 before and after mandatory conditioning test per ASTM E1745 Section 7 (7.1.1-7.1.5) as determined by ASTM E96 or F1249. Polyethylene is not acceptable. Install vapor barrier solidly within and below slab surface with joints lapped at least 6 inches and taped continuously with recommended pressure-sensitive tape. Extend vapor barrier down the sides of the beam trenches and terminate so that it does not extend across the trench bottom. Contractor and Architect (not structural engineer) shall verify with manufacturer's representative that vapor barrier selected is installed in accordance with ASTM E1643-18a. Acceptable manufacturers include Stego, Reef Industries, and Fortifiber only with no alternative submittals permitted.

3.2 #3 at 22 inches on center each way centered in concrete slab thickness. Extend slab reinforcing to 1 1/2" from slab edge. Start slab steel spacing not more than 6 inches from top inside beam bar and not more than 1 1/2 inches from slab edges along leave-outs or trenches. Provide 3-#4 diagonal bars x 5' long above typical slab reinforcing at all slab interior corners. Install bars around all slab leave-out edges where main slab reinforcing bars are cut creating a discontinuous line of steel.

3.3 12" wide grade beam reinforcing shall be: 2- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. 1'-6" to 2'-0" wide grade beam reinforcing shall be: 3- #6 continuous bars top and bottom with #3 closed ties at 18 inches on center. Grade beams wider than 2'-0" shall be reinforced with: #6 continuous bars top and bottom at 8" on center with #3 closed ties at 18 inches on center. Start stirrup spacing at ends of horizontal beam bars. Lap #6 "Z" bars to horizontal bars where beam steps down greater than 3". Lap 3- #6 corner bars top and 3- #6 corner bars bottom to horizontal beam bars at all beam corners and dead end beam intersections. For beams with depth exceeding 3'-0", add #4 continuous mid-height horizontal bars at each beam face at 12" on center.

5.3 Steel tube column - see plan.

5.4 Steel beam - see plan.

5.5 Steel joist - see plan.

5.7 Metal roof deck as noted/specified.

5.10 3/8" thick gusset plate through column welded continuous. Bolt beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

5.12 1 1/4" x 1 1/4" x 1/4" angle (LLH) continuous at roof deck edge. Weld to each joist or supporting structural member with 2" welds. At building corners bolt to wall with 5/8" diameter wedge anchors. OR weld to embedded plate in panel. Weld angle ends together with 2" x 2" x 1/4" lap angle x 12" long OR splice plate x 12" long on each leg.

5.33 4" x 4" x 3/8" angle support at weight locations for roof mounted equipment. All equipment shall be mounted over a minimum of 2 joists. Support angle is not required where edge of curb aligns directly over steel joist. If duct openings allow, unit can be aligned with one edge along joists to reduce number of support angles required.

5.45 Additional 2" x 2" x 1/4" angle joist web at opening/support angle locations. Angle the steel support so that it lines up with the steel angle noted in Keynote 5.33 and the bottom chord panel point (web "V") as shown. If the joists are loaded from the bottom chord, this angle is to be added and positioned to align with the frame on the bottom chord and the top chord panel point (web "^") opposite to what's shown.

5.61 C5 x 6.7 at 5'-0" on center at all canopy locations. See plan.

5.63 C12 X 20.7 at all canopy locations. See plan.

5.70 C5 x 6.7 outriggers. See plan for location.

5.78 L5x3x3/8 steel angle x beam web depth with the short leg welded to the column/panel embed/beam web and bolted to the supported beam with number of 3/4" diameter high strength bolts as required for 1/2 shear in AISC beam tables.

5.87 3/8" thick X-bracing plate. Weld continuous to base plate and to face of column. Overall out to out dimensions of plate vary due to depth of beams.

5.88 3/8" thick X-bracing plate. Weld continuous to bottom of beam and to face of column. Overall out to out dimensions of plate vary due to depth of beams.

5.89 8" wide x 1'7-" long x 3/8" thick X-bracing through plate. Weld continuous to HSS X-bracing along all overlapping edges.

5.94 5" x 5" x 1/4" HSS X-Bracing. Continuously weld to X-bracing plate at both ends and any intersecting plates.

5.100 12" x 2'-0" x 3/4" column base plate with 6- 3/4" diameter HCA x 16" long (8" piggy backed). Start anchor spacing 2" from edge of plate in both directions. Provide base plate at each X-brace column location.

5.200 Light-gage metal stud as noted.

5.201 ___T___-___ continuous light-gage metal bottom track attached to slab or steel framing as noted.

5.202 ___T___-___ continuous slotted light-gage metal top track attached to overhead framing as noted. Provide a 1/2" gap between top of metal wall stud and underside of deep leg continuous slotted metal stud runner track to allow for vertical deflection.

9.2 Exterior finish - refer to architectural.

9.6 Store front - refer to architectural.

9.8 Roofing - refer to architectural.

15.1 Mechanical roof top unit on curb - refer to MEP. Curb shall sit directly upon supporting steel frame or if sitting upon the new/existing roof deck, provide solid wood blocking within flute so that upper deck edge is fully supported to frame below.

Revision	Description	Date

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/12/26

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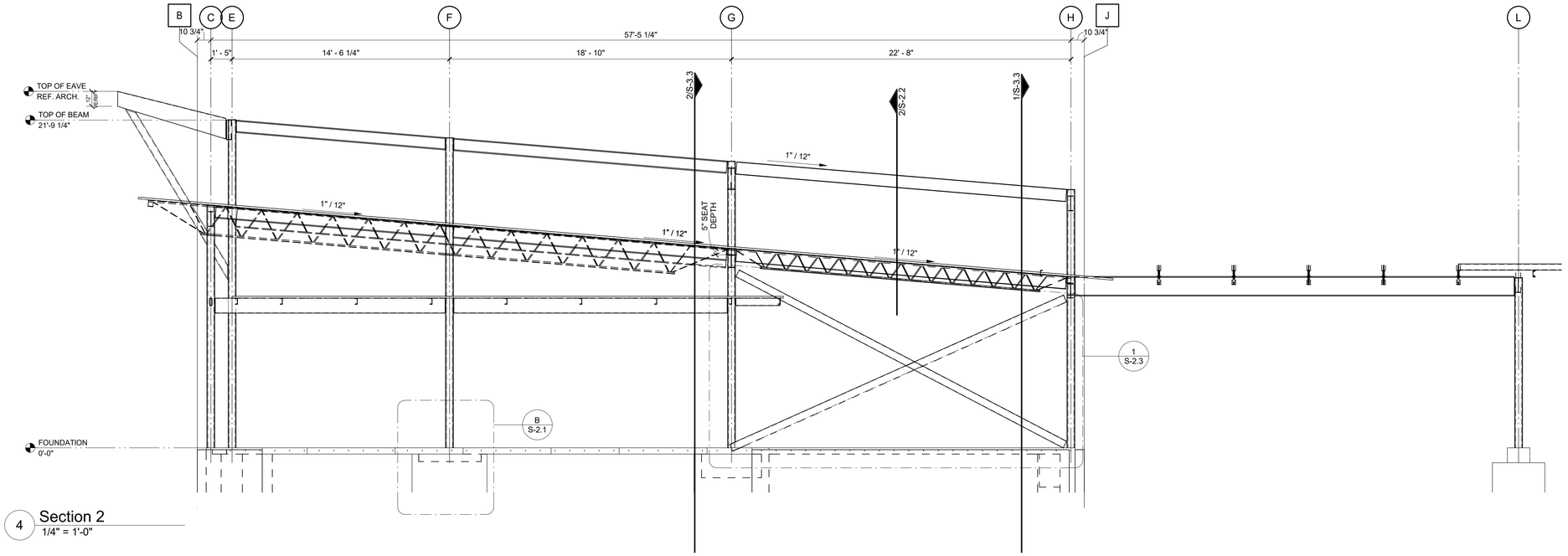
TYPICAL STRUCTURAL SECTIONS AND DETAILS

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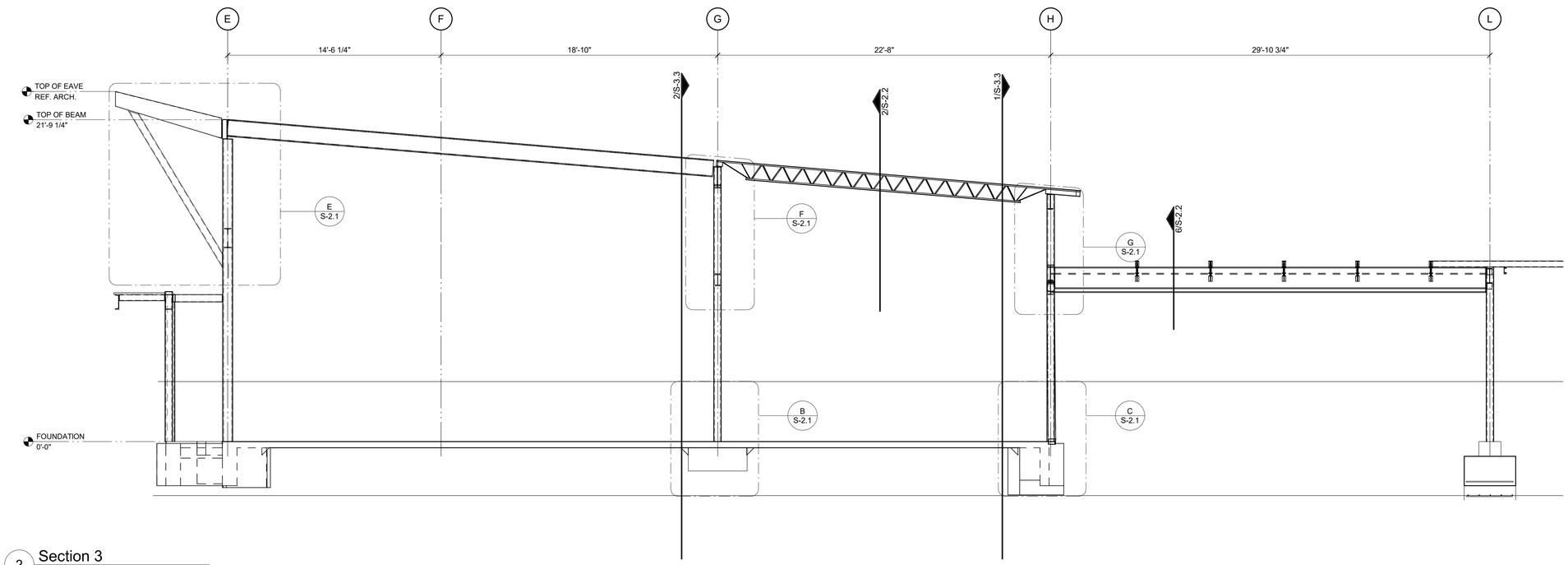
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PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	S-2.3

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

8/12/2026 9:38:17 PM



4 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

Revision	Description	Date

STATE OF TEXAS
MIKE BRATTEN
121512
LICENSED
PROFESSIONAL ENGINEER
8/12/26

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PHONE: (210) 824-2908
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AXIS STRUCTURAL

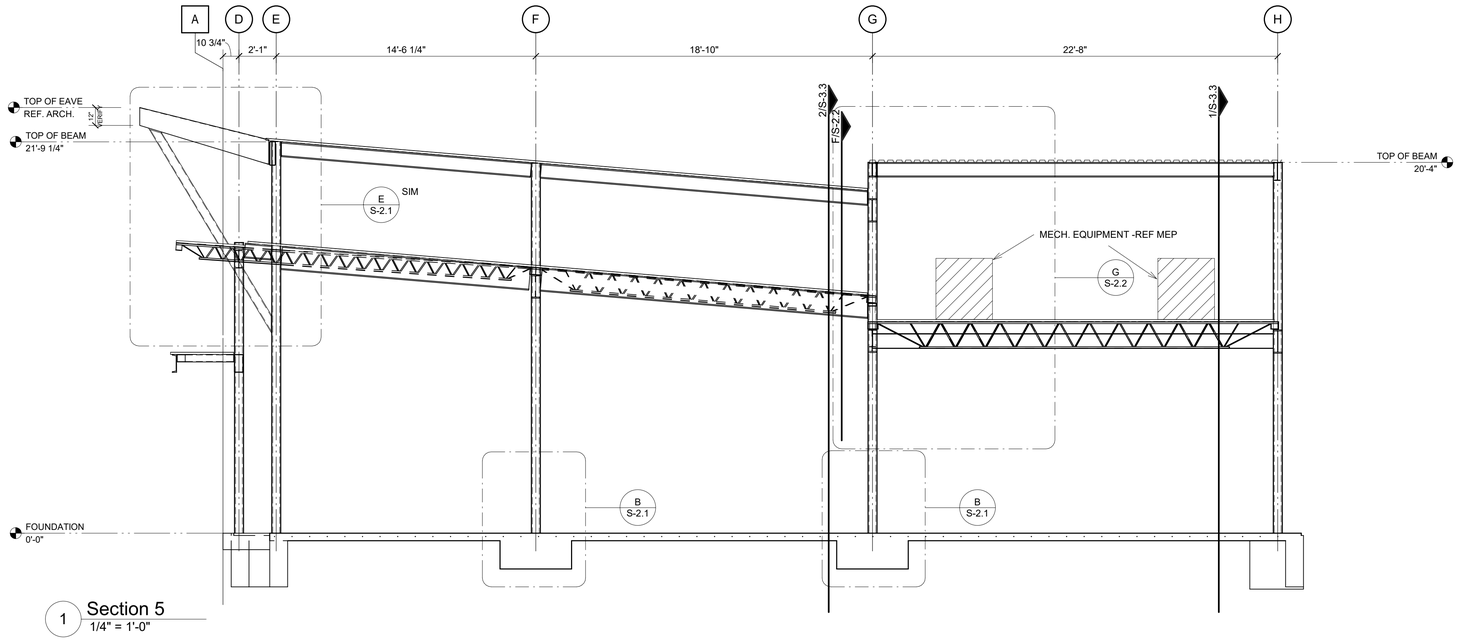
CHESNEY MORALES PARTNERS
4901 Broadway, Suite 250
San Antonio, Texas 78209

DD STRUCTURAL FRAMING ELEVATIONS

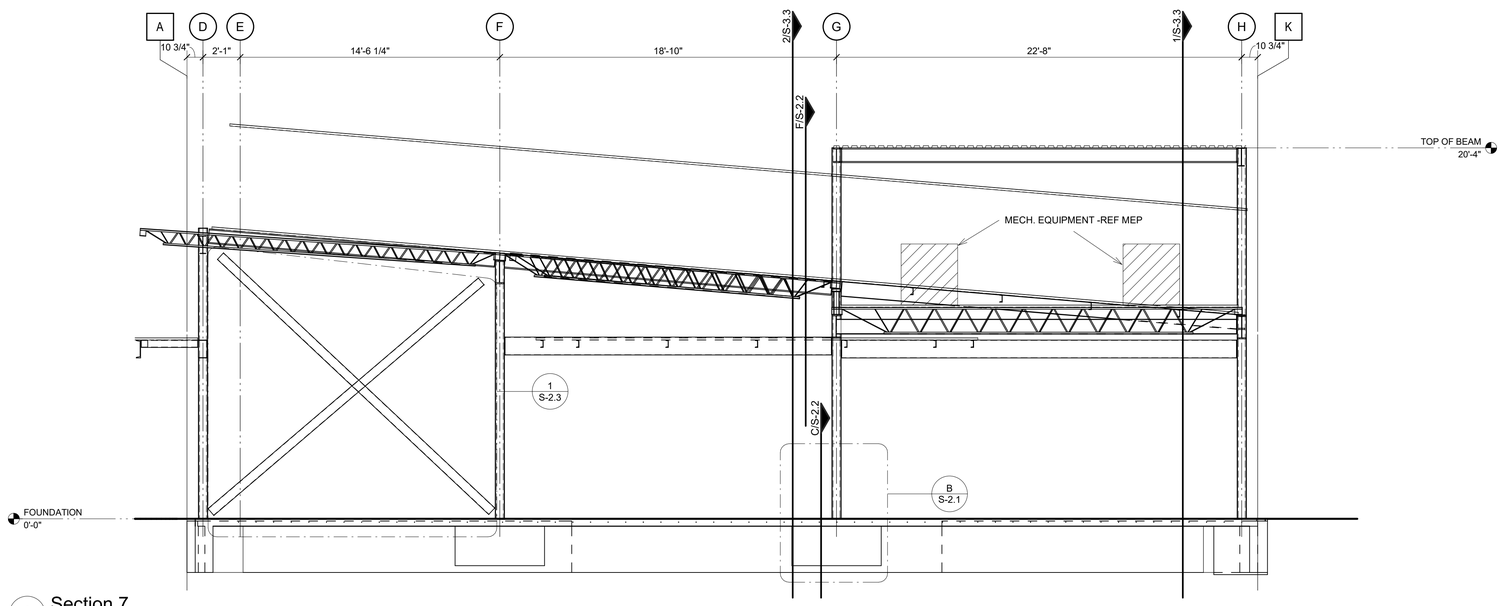
Security State Bank & Trust
Johnson City, Texas

DRAWN BY:	Author
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	**S-3.1**

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.



1 Section 5
1/4" = 1'-0"



2 Section 7
1/4" = 1'-0"

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4901 Broadway, Suite 250
San Antonio, Texas 78209

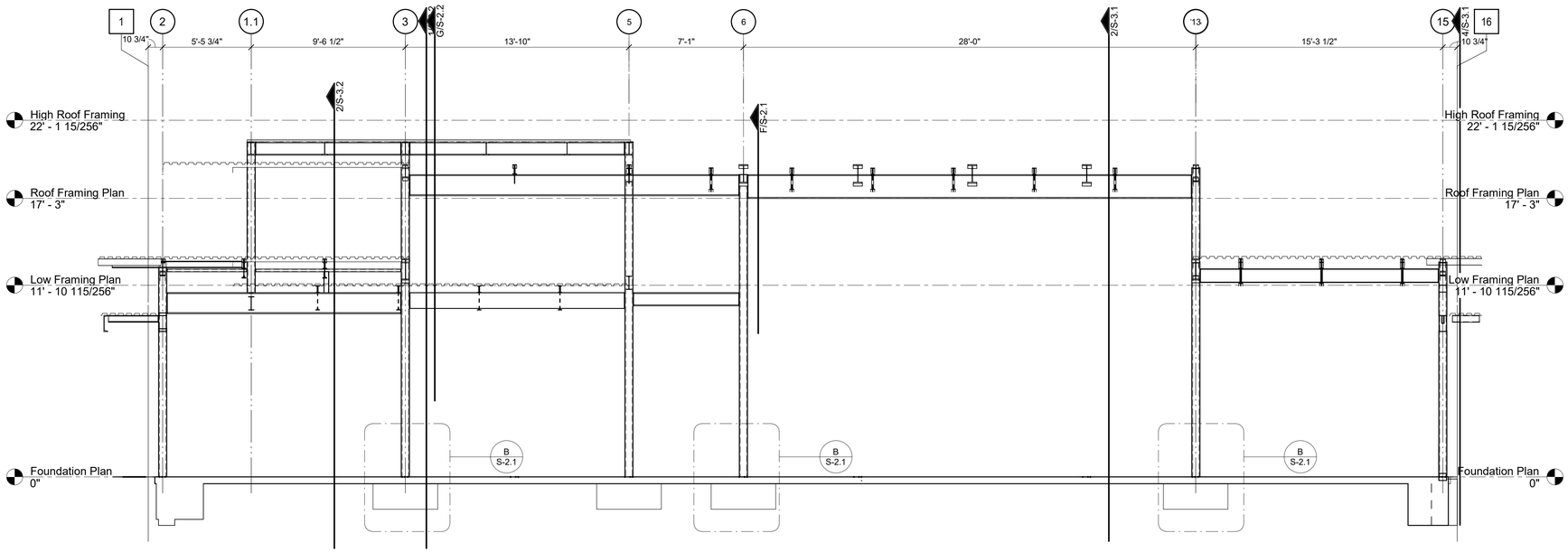
DD STRUCTURAL FRAMING ELEVATIONS

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Johnson City, Texas

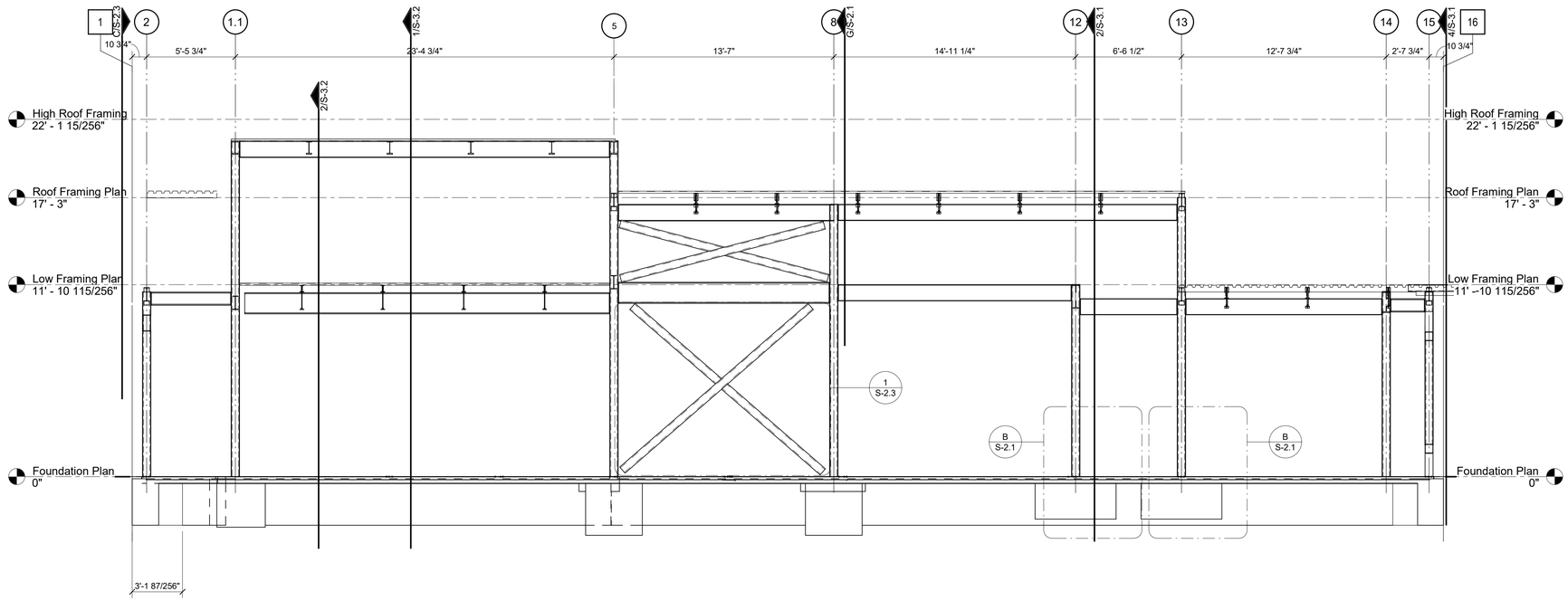
DRAWN BY:	Author
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	**S-3.2**

THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. TOTAL PROJECT DEFINITION (AND THEREFORE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INCLUDE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS, AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE, OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

8/12/2026 9:38:22 PM



2 Section 6
1/4" = 1'-0"



1 Section 8
1/4" = 1'-0"

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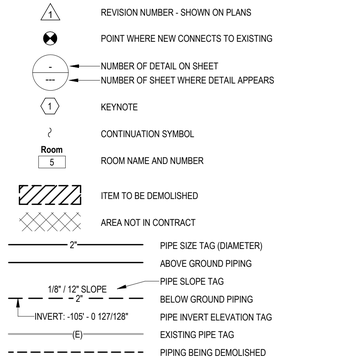
DRAWN BY:	Author
PROJECT NO:	26123-0
DATE:	8/12/2026
SHEET NO:	**S-3.3**

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GENERAL MECHANICAL NOTES:

1. PROVIDE REMOTE DAMPER FOR ALL AIR DEVICES THAT ARE MOUNTED IN AN INACCESSABLE CEILING EQUAL TO ROTOTWIST. ADJUSTMENTS SHALL BE MADE THROUGH FACE OF AIR DEVICE.

GENERAL MECHANICAL SYMBOLS



ABBREVIATIONS

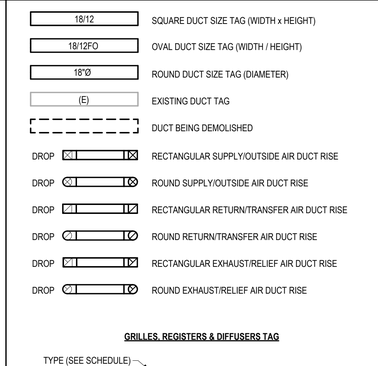
Ø	ROUND	LP	LOW PRESSURE
ABV	ABOVE	LPG	LIQUEFIED PETROLEUM GAS
AC	AIR CONDITIONING	LVR	LOUVER
AD	AREA DRAIN	LWT	LEAVING WATER TEMPERATURE
ADD	ADDENDUM	MA	MIXED AIR
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AFMS	AIRFLOW MEASURING STATION	MBH	ONE THOUSAND BTU PER HOUR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MCF	ONE THOUSAND CUBIC FEET
ALT	ALTERNATE	MD	MOTORIZED DAMPER
AP	ACCESS PANEL	MECH	MECHANICAL
ARCH	ARCHITECT/ARCHITECTURAL	MFR	MANUFACTURER
BFF	BELOW FINISHED FLOOR	MIN	MINIMUM
BLW	BELOW	MISC	MISCELLANEOUS
BOD	BOTTOM OF DUCT	MTR	MOTOR
BOP	BOTTOM OF PIPE	MUA	MAKE-UP AIR
BOS	BOTTOM OF STRUCTURE	NC	NOISE CRITERIA
BTU	BRITISH THERMAL UNITS	N.C.	NORMALLY CLOSED
BTUH	BRITISH THERMAL UNITS PER HOUR	NIC	NOT IN CONTRACT
CA	COMBUSTION AIR	NO	NUMBER
CAP	CAPACITY	N.O.	NORMALLY OPEN
CB	CATCH BASIN	NTS	NOT TO SCALE
CEA	CONDENSATE EXHAUST AIR	O	OXYGEN
CFM	CUBIC FEET PER MINUTE	OA	OUTSIDE AIR
CLG	CEILING	ORD	OVERFLOW ROOF DRAIN
CO	CLEAN OUT	PD	PRESSURE DROP
CW	COLD WATER	PIV	POST INDICATOR VALVE
D	DEGREE	PLBG	PLUMBING
DB	DRY BULB	PRESS	PRESSURE
DIA	DIAMETER	PRV	PRESSURE REDUCING VALVE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DW	DISTILLED WATER	PSIG	POUNDS PER SQUARE INCH GAUGE
EA	EXHAUST AIR	PWR	POWER
EAT	ENTERING AIR TEMPERATURE	R	DUCT RISER
ELEC	ELECTRICAL	RA	RETURN AIR
EQUIP	EQUIPMENT	RCP	RADIANT CEILING PANEL
EWC	ELECTRIC WATER COOLER	RD	ROOF DRAIN
EWT	ENTERING WATER TEMPERATURE	REC	RECESSED
EA	EXHAUST AIR	RED	REDUCER
EXIST	EXISTING	RH	RELATIVE HUMIDITY
F	DEGREES FAHRENHEIT	REA	RELIEF AIR
FCO	FLOOR CLEAN OUT	RM	ROOM
FD	FLOOR DRAIN	RPM	REVOLUTIONS PER MINUTE
FDC	FIRE DEPARTMENT CONNECTION	RW	RAIN WATER
FL	FLOOR	SA	SUPPLY AIR
FLUE	EXHAUST GAS FLUE	SAN	SANITARY
FO	FUEL OIL	SEA	SMOKE EXHAUST AIR
FOV	FUEL OIL VENT	SF	SQUARE FOOT
FOR	FUEL OIL RETURN	SD	SMOKE DAMPER
FOS	FUEL OIL SUPPLY	SM	SURFACE MOUNT
FPM	FEET PER MINUTE	SOA	CONDITIONED OUTSIDE AIR
FS	FLOOR SINK	SP	STANDPIPE
FT	FOOT/FEET	SP	STATIC PRESSURE
FTR	FIN TUBE RADIATION	STM	STEAM
GAL	GALLON	T	THERMOSTAT
GEA	GREASE EXHAUST AIR	TA	TRANSFER AIR
GF	GAS-FIRED	TD	TEMPERATURE DROP
GC	GENERAL CONTRACTOR	TDR	TRENCH DRAIN
GPM	GALLONS PER MINUTE	TEMP	TEMPERATURE
GW	GREASE WASTE	TOD	TOP OF DUCT
HB	HOSE BIB	TOP	TOP OF PIPE
HP	HORSE POWER	TYP	TYPICAL
HTG	HEATING	UG	UNDERGROUND
HTR	HEATER	VAC	VACUUM
HW	HOT WATER	V	VENT
HYD	HYDRANT	VAV	VARIABLE AIR VOLUME
ID	INDIRECT	VENT	VENTILATION
IN	INCH	VTR	VENT THROUGH ROOF
INV	INVERT	W	WASTE
LB	POUND	WB	WET BULB
LB/HR	POUNDS PER HOUR	WCO	WALL CLEAN OUT
LAT	LEAVING AIR TEMPERATURE	WH	WALL HYDRANT

EQUIPMENT ABBREVIATIONS

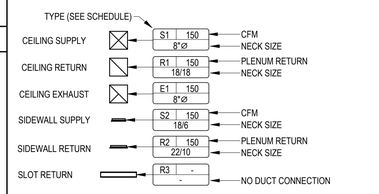
AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	GWH	GAS FIRED WATER HEATER
CUH	CABINET UNIT HEATER	HWP	HEATING WATER PUMP
CHWP	CHILLED WATER PUMP	HRU	HEAT RECOVERY UNIT
CWP	CONDENSER WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	VAV	VARIABLE AIR VOLUME TERMINAL UNIT
		WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

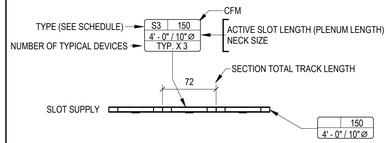
HVAC SYMBOLS



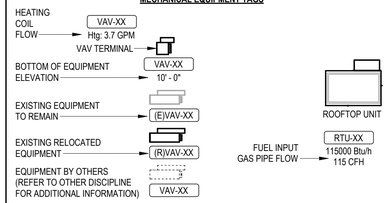
GRILLES, REGISTERS & DIFFUSERS TAG



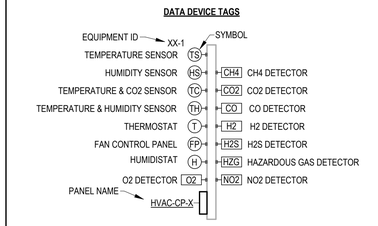
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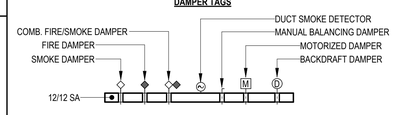
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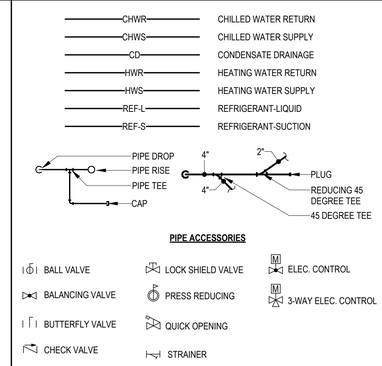
DATA DEVICE TAGS



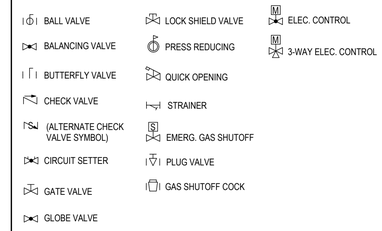
DAMPER TAGS



PIPING SYMBOLS



PIPE ACCESSORIES



PROJECT DESIGN CODES:

1. THE CODES APPLICABLE TO THE DESIGN ARE AS FOLLOWS:
   - 2015 INTERNATIONAL BUILDING CODE (IBC)
   - 2015 INTERNATIONAL BUILDING FIRE CODE (IFC)
   - 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
   - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
   - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
   - 2015 INTERNATIONAL PLUMBING CODE (IPC)

HVAC SHEET INDEX

M001	MECHANICAL GENERAL NOTES & LEGENDS
M002	MEP GENERAL NOTES
M003	MECHANICAL SPECIFICATIONS
M004	MECHANICAL SPECIFICATIONS
M005	MECHANICAL SPECIFICATIONS
M201	MECHANICAL PLAN
M501	MECHANICAL - SCHEDULES
M502	MECHANICAL - SCHEDULES
M601	MECHANICAL - DETAILS
M901	MECHANICAL - LOAD CALCULATIONS
M902	MECHANICAL - LOAD CALCULATIONS

Digitally Signed
STATE OF TEXAS
RICHARD W. MCHUGH
85519
LICENSED PROFESSIONAL ENGINEER
2026.08.11 17:04:19-05'00'

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

cmp chesneymoralespartners,inc.
architecture | interior design
4901 Broadway, Suite 250 | San Antonio, Texas 78209
210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	HM
CHECKED BY:	SA

SHEET
M001

EEA CONSULTING ENGINEERS
500 N. Loop 1604 E., Suite #220
San Antonio, Texas 78232 USA
210.955.9930 main
www.eeace.com

EEA Project No. 20250472
State of registration TX
Firm Registration No. F-2497

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PLOT TO ARCH D (24X36) SIZE SHEET

PLOT TO ARCH D (24X36) SIZE SHEET

MEP GENERAL CONDITIONS:

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE AN INSTALLATION COMPLETE IN EVERY RESPECT. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL INCLUDE ALL LABOR, MATERIALS, AND SUPERVISION ESSENTIAL TO PROVIDE COMPLETE FUNCTIONING SYSTEMS AS DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT THAT ADDITIONAL DETAILS OR SPECIAL CONSTRUCTION IS REQUIRED FOR WORK INDICATED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAME AS WELL AS TO PROVIDE MATERIAL AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION AT NO EXPENSE TO THE OWNER.

2. DEVIATIONS TO THE INTENDED DESIGN OR THE SCOPE OF THE WORK MUST BE APPROVED BY THE ENGINEER PRIOR TO COMMENCING WORK. FAILURE TO DO SO MAY RESULT IN THE WORK TO BE REMOVED AT NO COST TO THE OWNER

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, STANDARDS, AND AMENDMENTS AND/OR OTHER AUTHORITIES THAT MAY HAVE JURISDICTION PERTAINING TO THE WORK. IN ADDITION, ALL WORK SHALL CONFORM TO THE STANDARDS AND PRACTICES OF THE OWNER.

4. ALL EQUIPMENT INSTALLED ON THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REMOVE ALL SHIPPING LABELS, DIRT, PAINT SPOTS, GREASE, AND STAINS FROM ALL EQUIPMENT. DEBRIS SHALL BE REMOVED AS IT ACCUMULATES. UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL CLEAN ALL EQUIPMENT. NO LOOSE PARTS OR SCRAPS OF EQUIPMENT SHALL BE LEFT ON THE PREMISES.

5. ALL MATERIALS SALVAGED FOR THE OWNER SHALL BE STORED BY CONTRACTOR UNTIL END OF PROJECT THEN RETURNED TO THE OWNER.

6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE AS DEFINED BY THE CONTRACT. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS/HER OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMAN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS, AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK SHALL BE PROVIDED BY THE CONTRACTOR.

7. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTION OF PERSONS AND PROPERTY, PROVIDING SAFE WORKING CONDITIONS THROUGHOUT THE WORK PROGRESS, PROVIDING TEMPORARY COVERINGS FOR OPENINGS THROUGH WALLS OR FLOORS, AND PROVIDING TEMPORARY BARRIERS, PARTITIONS AND/OR DUST BARRIERS WHERE REQUIRED TO MAINTAIN OSHA AND THE OWNER'S SAFETY STANDARDS AND TO PREVENT DAMAGE TO PROPERTY. ALL AREAS ADJACENT TO THE CONSTRUCTION AREA OR AFFECTED BY THE CONSTRUCTION MUST BE PROTECTED FROM DAMAGE, CLEANED, AND RESTORED TO THE ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL PROVIDE PROTECTIVE CLOTHING AND EYEWEAR FOR ALL PERSONNEL WHO ARE REQUIRED TO HANDLE HAZARDOUS CHEMICAL PRODUCTS OR WORK IN HAZARDOUS LOCATIONS.

8. DO NOT DISTURB ASBESTOS CONTAINING MATERIALS (ACM). IF ACM ARE ENCOUNTERED OR SUSPECTED DURING THE COURSE OF WORK, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER AND ACCOMMODATE FURTHER NECESSARY ABATEMENT BY THE OWNER. ASBESTOS ABATEMENT SHALL OCCUR PRIOR TO CONTRACTOR COMMENCING OR CONTINUING DEMOLITION OR CONSTRUCTION OPERATIONS.

9. CONTRACTOR SHALL DIRECT ALL QUESTIONS TO THE OWNER. THE CONTRACTOR SHALL VERIFY ALL WORKING CONDITIONS SUCH AS STARTING TIME, NOISE AND VIBRATION LIMITATIONS, CONFINED SPACE, ETC. THROUGH THE OWNER AND APPROVAL SHALL BE RECEIVED TO START WORK.

10. THE CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY THE SCOPE OF WORK REQUIRED INCLUDING ALL EXISTING CONDITIONS, LOCATIONS, DIMENSIONS, AND QUANTITIES AS SHOWN AND NOTED ON THE DRAWINGS AND THE EXTENT AND EFFECT OF EXISTING SYSTEMS. NOTIFY THE OWNER IF ANY OF THE WORK CANNOT BE SAFELY ACCESSED.

11. THE CONTRACTOR SHALL ENSURE FULL COORDINATION WITH OTHER TRADES AND CONTRACTORS TO ACCOMPLISH THE WORK AS SHOWN AND NOTED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPARE THE DRAWINGS OF OTHER TRADES AND REPORT ANY DISCREPANCIES TO THE OWNER.

12. NOT ALL EXISTING UTILITIES ARE SHOWN FOR CLARITY OF THE DRAWING. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL PERFORM FIELD MEASUREMENTS PRIOR TO FABRICATION AND/OR PURCHASE OF ANY MATERIAL. CONTACT THE OWNER SHOULD EXISTING CONDITIONS BE DIFFERENT FROM THE DESIGN DRAWINGS. CONFLICTS ARISING DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR.

13. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES, CLEARANCES AND CERTIFICATES FROM THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION AS REQUIRED PRIOR TO THE COMMENCEMENT OF THE WORK.

14. THE CONTRACTOR SHALL TRAIN HIS/HER EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE OWNER, IN THE RECOGNITION AND AVOIDANCE OF UNSAFE CONDITIONS, AND IN THE REGULATIONS AND HAZARDS WHICH APPLY TO THE AREA IN WHICH THE WORK WILL TAKE PLACE.

15. ANY REQUIRED CHANGES TO THE DRAWINGS RESULTING FROM THE ACCEPTANCE OF ALTERNATIVES AND/OR SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

16. SUBMITTALS:
    - A. ALL SUBMITTALS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTING TO THE ENGINEER. ALL SUBMITTALS NOT REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. AFTER REVIEW HAS BEEN COMPLETED, SUBMIT A COPY OF EACH SUBMITTAL TO THE OWNER WITH THE APPROVAL SEAL OF THE ENGINEER AND THE CONTRACTOR. SUBMITTALS SHALL BE APPROVED PRIOR TO STARTING ANY WORK.
    - B. SUBMIT MATERIAL SAFETY DATA SHEETS AND MANUFACTURER'S CURRENT RECOMMENDED METHOD OF INSTALLATION TO THE OWNER FOR ALL MATERIALS USED TO PERFORM THE WORK INDICATED BY THESE DOCUMENTS. ALL CHEMICALS OR CHEMICAL COMPOUNDS PROPOSED FOR USE ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO PAINT THINNERS, SOLVENTS, ADHESIVES, SEALANTS, CLEANING COMPOUNDS, EPOXIES, ETC. MUST BE APPROVED BY THE OWNER.
    - C. PROVIDE PRODUCT DATA SUBMITTALS ON ALL MAJOR EQUIPMENT, COMPONENTS, AND MATERIALS SPECIFIED IN THESE PLANS FOR ENGINEER'S AND OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION. SUBMIT CATALOG DATA SHOWING MANUFACTURER'S NAME AND CONTACT INFORMATION, ALL STANDARD FEATURES, AMPERAGE, VOLTAGE, A/C RATINGS, DIMENSIONS, WEIGHTS, LISTINGS & PRODUCT LABELS, MATERIAL TYPES, FINISHES AND CLEARLY INDICATING WHICH OPTIONAL FEATURES WILL BE PROVIDED. EACH SUBMITTAL SHALL INCLUDE A COPY OF THE RELEVANT EQUIPMENT OR MATERIALS SCHEDULE ON THE PLANS ***AND SPECIFICATION SECTION*** WITH EACH LINE ITEM MARKED COMPLIES OR DOES NOT COMPLY WITH THE REQUIREMENTS.
    - C1. WHERE MULTIPLE SIZES ARE LISTED, INDICATE SIZES TO BE USED.
    - C2. WHERE MULTIPLE PRODUCTS ARE SHOWN ON THE SAME PAGE, INDICATE WHICH PRODUCTS TO BE USED.
    - C3. INCLUDE ALL RELEVANT ELECTRICAL DIAGRAMS INCLUDING SCHEMATIC AND INTERCONNECTION DIAGRAMS FOR POWER, SIGNAL, AND CONTROL WIRING.
    - D. PROVIDE SHOP DRAWINGS SHOWING ALL DUCTWORK, PIPING AND CONDUIT 2" AND ABOVE, AND ALL MAJOR EQUIPMENT AND HOUSEKEEPING PADS. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER, IN LIEU OF THE PREPARATION OF SHOP DRAWINGS IS FORBIDDEN. SHOP DRAWINGS RECEIVED BEARING THE ENGINEER'S TITLE AND SEAL SHALL BE PROMPTLY REJECTED. DO NOT PURCHASE MATERIALS OR BEGIN WORK UNTIL SHOP DRAWINGS ARE SUBMITTED, REVIEWED, AND CORRECTED (IF NECESSARY).
    - E. ALL SUBMITTALS SHALL BE PROVIDED IN PDF FORMAT.

17. SHOULD ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE OWNER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, HE/SHE SHALL AT HIS/HER OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.

MEP GENERAL CONDITIONS (CONT.):

18. CONTRACTOR SHALL CHECK ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

19. THE CONTRACTOR SHALL NOT FABRICATE OR INSTALL ITEMS AS SHOWN ON THE DRAWINGS IF THERE ARE DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION SHOWN ON THE DRAWINGS UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED. PRIOR TO FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL IMMEDIATELY CALL SUCH DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE OWNER AND THE ENGINEER.

20. ALL WORK NOTED "NIC" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY ANOTHER CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.

21. IN CASES OF A DIFFERENCE BETWEEN THE MINIMUM REQUIREMENTS OF THE VARIOUS LAWS, CODES, AUTHORITIES, AND THE DOCUMENTS; THE WORK SHALL MEET THE GREATER OR MORE STRINGENT REQUIREMENTS.

22. THE SEQUENCE OF CONSTRUCTION AND ANY SERVICE OUTAGES SHALL BE SCHEDULED AND COORDINATED WITH THE OWNER.

23. WORK AREAS SHALL BE KEPT CONTINUOUSLY, AT ALL TIMES, FREE OF DEBRIS AND NON-HAZARDOUS MATERIAL TO THE SATISFACTION OF THE OWNER. ALL EXISTING PIPING AND CONDUITS SHALL HAVE TEMPORARY PROTECTION DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE STORAGE OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK WITH THE OWNER. AFTER PROJECT COMPLETION, THE SITE SHALL BE CLEANED UP AND RESTORED TO ITS ORIGINAL CONDITION OR BETTER PRIOR TO THE START OF THE PROJECT TO THE SATISFACTION OF THE OWNER.

24. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT GIVE FULLY DIMENSIONED LOCATIONS OF VARIOUS ELEMENTS OF WORK OR INDICATE ALL OFFSETS THAT MAY BE REQUIRED. DETERMINE EXACT LOCATIONS FROM FIELD MEASUREMENTS. MAKING ADJUSTMENTS TO FIELD CONDITIONS IS CONSIDERED A PART OF THE WORK REQUIRED.

25. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

26. CONTRACT CLOSEOUT: INCLUDE THE FOLLOWING:
    - A. RECORD DRAWINGS
    - A.1. THE CONTRACTOR SHALL MAINTAIN TWO SETS OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED ON THE DRAWINGS. THIS INCLUDES ALL DEVIATIONS FROM THE ORIGINAL CONTRACT. THE CONTRACTOR SHALL INDICATE ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING THE INSTALLATION OF THE WORK IN RED INK ON TWO SETS OF PRINTS. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION.
    - A.2. DELIVER RECORD DRAWINGS REFLECTING THE FINAL AS-BUILT CONDITION TO THE OWNER IN AUTOCAD OR REVIT FORMAT AFTER PROJECT COMPLETION. NOTE THAT THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID BY THE OWNER UNTIL RECORD DRAWINGS ARE RECEIVED. ***RECORD DRAWINGS WILL BE NOT BE PAID BY THE OWNER UNTIL AS-BUILT MARKUPS ARE RECEIVED.***
    - B. OPERATIONS AND MAINTENANCE DATA: SUBMIT O&M DATA IN PDF FORMAT WITH COVER PAGE AND INDEX. INCLUDE THE FOLLOWING FOR EACH PIECE OF
    - C. TEST & BALANCE REPORTS IN PDF FORMAT.

27. ALL STRUCTURAL ENGINEERING AS IT PERTAINS TO ATTACHING MEP ELEMENTS INCLUDING BUT NOT LIMITED TO EQUIPMENT, PIPE, DUCTWORK AND CONDUIT TO THE BUILDING STRUCTURE AND ROOF SHALL BE PROVIDED BY THE CONTRACTOR'S STRUCTURAL ENGINEER UNLESS NOTED OTHERWISE. DESIGN SHALL INCLUDE SUPPORTS AND WIND-LOADING ***AND SEISMIC*** RESTRAINTS FOR ALL MEP ELEMENTS INSTALLED ON THE ROOF. DESIGN SHALL ALSO INCLUDE DESIGN OF SEISMIC RESTRAINTS FOR ALL HANGERS AND SUPPORTS OF MEP ELEMENTS. CONTRACTOR SHALL SUBMIT DESIGN REACTION FORCES TO THE PROJECT STRUCTURAL ENGINEER FOR REVIEW.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING WORK AS REQUIRED TO INSTALL THE SYSTEMS AS SHOWN ON THE DRAWINGS. ANY CUTTING THRU STRUCTURAL MEMBERS OR FLOORS SHALL FIRST BE APPROVED BY THE OWNER AND STRUCTURAL ENGINEER. ALL PATCHING AT WALLS SHALL BE THE SAME MATERIAL AS THE WALL AND TOUCHED UP WITH PAINT. ALL NEW WALL AND FLOOR PENETRATIONS SHALL BE MADE AT 90 DEGREE ANGLES. THERE SHALL BE NO DRILLING INTO THE FLOOR FROM ABOVE OR BELOW WITHOUT FIRST CONTACTING THE OWNER, AND STRUCTURAL ENGINEER.

29. PRIOR TO ANY CUTTING OR TRENCHING, VERIFY WITH OWNER, UTILITY COMPANIES, AND LANDLORD THAT ALL AVAILABLE INFORMATION IS KNOWN REGARDING UNDERGROUND OBSTRUCTIONS. TAKE CAUTION WHEN TRENCHING NOT TO DISTURB ANY EXISTING UTILITIES. NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY UPON UNCOVERING UNKNOWN UTILITIES FOR FURTHER DIRECTION. ***REFER TO CIVIL-SITE DRAWINGS FOR BURIED PIPE TRENCHING AND BACKFILL SPECIFICATIONS AND DETAILS.***

30. CONTRACTOR TO PROVIDE START-UP ***AND COMMISSIONING SUPPORT SERVICES*** FOR ALL NEW SYSTEMS AND EQUIPMENT, AS WELL AS TRAINING SERVICES FOR THE OWNER'S MAINTENANCE PERSONNEL IN THE USE OF THESE SYSTEMS AND EQUIPMENT. CONTRACTOR SHALL ALSO ASSIST TEST & BALANCE CONTRACTOR ***AND THE COMMISSIONING AGENT*** AS REQUIRED.

31. CONTRACTOR TO COORDINATE FINAL INSPECTION OF THE WORK WITH THE OWNER AND ENGINEER, AND DEMONSTRATE PROPER FUNCTIONALITY OF ALL NEW SYSTEMS.

32. CONTRACTOR TO COORDINATE ALL SYSTEM OUTAGES WITH THE OWNER; PROVIDE MINIMUM TWO WEEKS NOTICE.

MEP GENERAL NOTES:

1. ALL NEW OPENINGS THROUGH FLOORS, ROOF, STRUCTURAL WALLS, AND STRUCTURAL MEMBERS (WHERE APPROVED BY THE OWNER) AND INSTALLATION OF ROOF-MOUNTED EQUIPMENT SHALL BE COORDINATED WITH THE ARCHITECT AND DESIGNED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH SHEAR WALLS ARE PROHIBITED.

2. DUCT, PIPE AND CONDUIT ROOF PENETRATIONS:
    - 2.A. ALL DUCT, PIPE, AND CONDUIT ROOF PENETRATIONS SHALL BE THROUGH AN INSULATED, FACTORY-MANUFACTURED FULLY-WELDED GALVANIZED STEEL ROOF CURBS. CURBS MUST EXTEND 14" ABOVE THE FINISHED SURFACE OF THE ROOF AND SHALL BE SLOPED TO MATCH ROOF, SHALL MATCH ROOF MANUFACTURER'S REQUIREMENTS, AND SHALL BE INSTALLED TO MAINTAIN ROOF WARRANTY. ATTACH CURB TO ROOF PER STRUCTURAL ENGINEER'S DESIGN. IF DESIGN IS NOT INCLUDED IN PROJECT STRUCTURAL ENGINEER'S SCOPE, THE DESIGN SHALL BE PERFORMED BY THE CONTRACTOR'S LICENSED STRUCTURAL ENGINEER.
    - 2.B. ENTIRE ASSEMBLY SHALL BE DESIGNED TO WITHSTAND ALL IBC AND ASCE-7 WINDLOADING REQUIREMENTS FOR BUILDINGS LESS THAN 60' HIGH (revise if >60' high) . THIS SPECIFICALLY APPLIES TO THE ATTACHMENT TO THE ROOF AND THE REQUIRED RESTRAINTS NECESSARY TO COMPLY WITH IBC AND ASCE-7, AS WELL AS ASSOCIATED DUCTWORK, PIPING, AND EQUIPMENT PLATFORMS ABOVE THE ROOF.
    - 2.C. CONTRACTOR SHALL PROVIDE STAINLESS STEEL FLASHING TO SEAL BETWEEN THE DUCT / PIPE AND THE ROOF CURB.
    - 2.D. FLUES AND VENT STACKS SHALL MAINTAIN CLEARANCE FROM COMBUSTIBLE CONSTRUCTION AND INSULATED ASSEMBLIES IN ACCORDANCE WITH THE VENT MANUFACTURER'S INSTRUCTIONS. TOP WITH BIRD-PROOF FLUE CAP.
    - 2.E. THE WEIGHT OF ALL DUCTS PENETRATING THE ROOF SHALL BE SUPPORTED FROM BELOW-ROOF STRUCTURE, NOT AT THE ROOF CURB.
    - 2.F. COORDINATE LOCATIONS OF EXISTING AND NEW ROOF PENETRATIONS TO MINIMIZE NUMBER OF OPENINGS. ELECTRICAL AND REFRIGERANT LINES ARE TO USE THE SAME PENETRATIONS WHERE POSSIBLE.
    - 2.G. COORDINATE ALL ROOF WORK WITH OWNERS ROOFING CONTRACTOR TO MAINTAIN THE WARRANTY.

3. PIPE AND CONDUITS PENETRATING FIRE-RATED FLOORS AND WALLS:
    - 3.A. A UL-RATED FIRESTOP SYSTEM SHALL BE INSTALLED AT ALL PIPE PENETRATIONS THROUGH SMOKE AND/OR FIRE-RATED FLOORS AND WALLS. FIRESTOP SYSTEM SHALL BE SUITABLE FOR THE FLOOR AND WALL TYPE, MATERIALS OF CONSTRUCTION, AND PIPE MATERIALS; RATINGS SHALL MATCH FIRE BARRIER RATINGS. ONLY PRODUCTS BY A SINGLE MANUFACTURER SHALL BE USED ON THE PROJECT; APPROVED MANUFACTURERS ARE STI, 3M AND HILTI. INSTALLERS SHALL BE CERTIFIED BY THE FIRESTOP SYSTEM MANUFACTURER. CONTRACTOR TO PROVIDE INVENTORY OF ALL PENETRATIONS.
    - 3.B. PIPE WEIGHT SHALL BE SUPPORTED AT THE FLOOR OR FROM HANGERS TO EITHER SIDE OF THE WALL OR FLOOR; PIPE WEIGHT SHALL NOT BE SUPPORTED BY THE WALL.
    - 3.C. INSULATION AND VAPOR BARRIER SHALL BE CONTINUOUS THROUGH THE PENETRATION.
    - 3.D. FLOOR PENETRATIONS SHALL BE SEALED WATER TIGHT AT THE TOP OF THE FLOOR.

4. PIPE AND CONDUITS PENETRATING NON-FIRE RATED FLOORS AND WALLS INCLUDING SLAB ON GRADE:
    - 4.A. WEIGHT SHALL BE SUPPORTED AT THE FLOOR OR FROM HANGERS ABOVE OR BELOW THE FLOOR. PIPE WEIGHT SHALL NOT BE SUPPORTED BY THE WALL.
    - 4.B. INSULATION AND VAPOR BARRIER SHALL BE CONTINUOUS THROUGH THE FLOOR.
    - 4.C. FLOOR PENETRATION SHALL BE SLEEVED WITH MINIMUM 16 GA. GALVANIZED STEEL EXTENDING 2" ABOVE THE SLAB AND SEALED WATER TIGHT.
    - 4.D. WHERE FLOOR OR WALL PENETRATIONS ARE EXPOSED IN OCCUPIED SPACES, ESCUTCHEON PLATES SHALL BE INSTALLED TO COVER THE OPENING.
    - 4.E. PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED WATERTIGHT.

5. NO ASBESTOS CONTAINING MATERIALS SHALL BE USED IN ANY OF THE NEW CONSTRUCTION.

6. ALL INSULATING MATERIALS AND ALL MATERIALS USED IN PLENUMS SHALL BE PLENUM RATED AND SHALL CONFORM TO ASTM E 84, HAVING A MAXIMUM FLAME SPREAD OF <25 AND A MAXIMUM SMOKE DEVELOPED RATING OF <50.

7. EQUIPMENT SCHEDULED ON THE DRAWINGS IS BASED UPON EQUIPMENT OF MANUFACTURER NOTED. EQUIPMENT FROM ANOTHER MANUFACTURER MAY BE USED PROVIDED THAT THE CONTRACTOR SUBMIT PROOF THAT THE EQUIPMENT TO BE USED IS EQUAL TO OR BETTER THAN THAT SCHEDULED ON THE DRAWINGS AND IS APPROVED BY THE OWNER AND ENGINEER. PRICE SPECIFIED ITEM AS WELL AS PROPOSED SUBSTITUTION.

8. INVERTER READY MOTORS SHALL BE PROVIDED WITH AEGIS SHAFT GROUNDING RING, COOLBLUE INDUCTIVE ABSORBERS, OR CERAMIC BEARINGS AND CLASS F 105° C RISE INSULATION. REFERENCE NEMA MG1 PART 31.

9. PROVIDE TEFC MOTORS FOR ALL WET LOCATIONS AND ALL OUTDOOR LOCATIONS.

10. LOCATION OF NEW EQUIPMENT IS APPROXIMATE WHERE SHOWN. IF THERE IS A CONFLICT WITH AN EQUIPMENT LOCATION SHOWN ON THE PLANS, DO NOT PROCEED UNTIL THE ENGINEER APPROVES A NEW LOCATION.

11. INSTALL ALL NEW EQUIPMENT WITH MANUFACTURER-RECOMMENDED CLEARANCES ON ALL SIDES FOR SERVICE AND MAINTENANCE AS WELL AS REMOVAL OF INDIVIDUAL COMPONENTS WITHOUT REMOVING THE ENTIRE UNIT. PROVIDE NEC-REQUIRED CLEARANCE IN FRONT OF LINE VOLTAGE CONTROL PANELS; MINIMUM 3'.

12. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.

13. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE.

14. COORDINATION OF ALL TRADES IN CEILING SPACES TO ALLOW AN 8-INCH CLEAR PLANE FOR LOCATION OF LIGHTS IS OF UTMOST IMPORTANCE TO MAXIMIZE FUTURE FLEXIBILITY. REALIZING THAT THIS IS NOT POSSIBLE IN ALL CASES, DUE TO CEILING ELEVATION AND STRUCTURAL LIMITATIONS, MAXIMUM EFFORT SHALL BE GIVEN TO MAINTAINING THE 8-INCH LIGHTING PLANE UNLESS NOTED OTHERWISE.

15. MAINTAIN MINIMUM VERTICAL CLEARANCE OF 7'-6" FROM THE FLOOR TO THE BOTTOM OF DUCTWORK , PIPING, AND ASSOCIATED HANGERS AND SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS.

16. POWDER ACTUATED FASTENERS ARE NOT ALLOWED.

17. PROVIDE AND INSTALL MINIMUM 2 1/2" LONG X 3/4" WIDE ENGRAVED PHENOLIC PLASTIC EQUIPMENT TAGS, BLACK LETTERS ON WHITE BACKGROUND, FOR ALL EQUIPMENT TO MATCH TAGS INDICATED ON PLANS. IF EXISTING TAGS ARE PRESENT EITHER FROM THE MANUFACTURER OR EXISTING CONDITIONS, COVER OR PAINT OVER THE OLD TAG AS REQUIRED TO ELIMINATE CONFLICTING TAG NAMES. LABEL THERMOSTATS TO MATCH UNIT DESIGNATION. INDICATE ELECTRICAL PANEL AND CIRCUIT BREAKER NUMBER IDENTIFICATION ON NAMEPLATE IN SMALLER LETTERS IN PARENTHESES.

18. U.N.O, PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED MEP EQUIPMENT. INCLUDING EQUIPMENT MOUNTED ON VIBRATION ISOLATORS, BASE RAILS AND CONCRETE INERTIA BASES. CONTRACTOR TO COORDINATE LOCATIONS AND SIZES. REFER TO DETAIL ON THIS SHEET.

19. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.

GENERAL M & P PIPING NOTES:

1. PIPING IS NOT PERMITTED ABOVE ELECTRICAL AND TELECOMMUNICATIONS ROOMS.

2. INSTALL ISOLATION VALVES AT ALL PIPING BRANCH TAPS (WATER, AIR, STEAM, ETC.). INCLUDE A UNION AT ALL THREADED VALVES TO ALLOW REMOVAL OR ADJUSTMENT.

3. INSTALL VALVES IN TOP HALF OF HORIZONTAL PIPING WITH VALVE STEMS INCLINED AT A MINIMUM OF 30 DEGREES OR ONE FLANGE BOLT HOLE ABOVE HORIZONTAL TO MINIMIZE DEBRIS COLLECTING AROUND THE VALVE STEM.

4. WHEN JOINING DISSIMILAR METALS USE DIELECTRIC NIPPLES OR DIELECTRIC COUPLINGS FOR PIPING 2" AND SMALLER. USE DIELECTRIC FLANGE KITS ON LARGER PIPING. DIELECTRIC UNIONS ARE NOT ALLOWED. FOR PIPING SYSTEMS CONVEYING FLAMMABLE MATERIALS WHICH ARE REQUIRED BY CODE TO BE GROUNDED, INSTALL JUMPERS ACROSS DIELECTRIC FITTINGS AND FLANGES TO ENSURE A CONTINUOUS ELECTRICAL PATH.

5. PROVIDE PIPE HANGERS OR SUPPORTS PER THE BUILDING CODE AND ANSI/MSS SP-58 FOR ROD SIZES AND SPACING, AND IN ACCORDANCE WITH THE VIBRATION ISOLATION SCHEDULE.
    - A. PROVIDE COATED OR COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING.
    - B. PLACE HANGER WITHIN TWELVE INCHES OF EACH HORIZONTAL ELBOW.
    - C. SUPPORTS, HANGERS, AND ASSOCIATED ATTACHMENTS TO STRUCTURAL SHALL BE DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER. SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY PROFESSIONAL ENGINEER FOR ALL INDIVIDUAL HANGER LOADS OVER 500 LBS. CALCULATIONS SHALL INCLUDE A 20% SAFETY FACTOR.
    - D. ALL HANGER RODS SHALL HAVE A DOUBLE NUT ABOVE AND BELOW THE CLEVIS HANGER OR TRAPEZE STRUCTURAL MEMBER.
    - E. ANCHORS TO BE INSTALLED IN EXISTING CONCRETE SHALL BE AN UNDERCUT STYLE, SUITABLE FOR BOTH CRACKED AND NON-CRACKED CONCRETE. ANCHORS SHALL BE TYPE 304 STAINLESS STEEL IN UNCONDITIONED SPACES AND GALVANIZED CARBON STEEL IN CONDITIONED SPACES, HILTI TYPE HDA OR EQUAL.
    - F. PIPE WEIGHT TO INCLUDE WEIGHT OF WATER AND INSULATION FOR CALCULATIONS.

6. APPLY ADHESIVE PLASTIC PIPE MARKERS WITH INFORMATION INDICATING FLOW DIRECTION ARROW AND FLUID IN PIPE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY ON NEW PIPING AT 20 FT. INTERVALS AND AT EACH CHANGE IN DIRECTION.

7. PROVIDE REDUCERS AT PIPING CONNECTIONS AS REQUIRED.

8. BRANCH PIPING SADDLE TAPS IN NEW PIPE SHALL BE LESS THAN 50% OF THE MAIN LINE SIZE.

9. EXPANSIVE SOILS: SUPPORT UNDER-SLAB PIPING FROM THE SLAB ABOVE AND ISOLATE FROM MOVEMENT OF THE EXPANSIVE SOIL. USE FLEX JOINT TO CONNECT TO SITE PIPING OUTSIDE OF THE BUILDING.

10. PRESSURE TEST ALL PIPING SYSTEMS PER APPLICABLE BUILDING AND ASME CODES.

MEP RESPONSIBILITY MATRIX

	FURNISH	INSTALL	POWER	CONTROL
			120V & UP	24V
EQUIPMENT HOUSEKEEPING PADS	ALL	ALL		
HANGERS & SUPPORTS, INCLUDING DESIGN	ALL	ALL		
DUCT SMOKE DETECTORS	MC	MC	EC	CC/FA
STARTERS, DISCONNECTS - FWE	FWE	FWE	EC	CC
STARTERS, DISCONNECTS - NOT FWE	EC	EC	EC	CC
HEAT TRACE	MC	MC	EC	
VALVES WITH ACTUATORS	CC	MC	EC	CC
DAMPERS - FWE - PACKAGED EQUIPMENT	FWE	FWE		FWE
DAMPERS - FWE - AHU'S	FWE	FWE		CC
DAMPERS - SEPARATE FROM EQUIPMENT	CC	MC		CC

NOTES:

1. FOLLOW THE RESPONSIBILITIES SHOWN ABOVE UNLESS NOTED OTHERWISE ON THE PLANS.
2. ABBREVIATIONS:

FWE: FURNISHED WITH EQUIPMENT
ALL: ALL CONTRACTORS, BY DISCIPLINE
FA: FIRE ALARM CONTRACTOR
MC: MECHANICAL CONTRACTOR
EC: ELECTRICAL CONTRACTOR
CC: CONTROLS CONTRACTOR

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Digitally Signed

RICHARD W. MCHUGH
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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST

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BANK & TRUST

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DATE: 08-11-26

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SHEET

M002

23 00 00 - GENERAL MECHANICAL REQUIREMENTS

1. GENERAL

1.1. SUMMARY

SECTION INCLUDES:

GENERAL REQUIREMENTS.
DEFINITIONS.
CONTRACTOR QUALIFICATIONS.
SAFETY.
QUALITY CONTROL.
SUBMITTALS.
SUBSTITUTIONS.
SUSTAINABLE DESIGN.
DELIVERY, STORAGE, AND HANDLING.
SEQUENCING AND SCHEDULING.
UTILITY CONNECTIONS AND PERMITS.
COMPLETION OF WORK.
GUARANTEE AND WARRANTIES.
MAINTENANCE AND SERVICE.
PROJECT RECORD DOCUMENTS.
MAINTENANCE DOCUMENTS AND INSTRUCTIONS.
DIELECTRIC FITTINGS.
ASBESTOS.
DEMOLITION.
ROUGH-IN.
MECHANICAL INSTALLATIONS.
CUTTING AND PATCHING.
EARTHWORK.

1.2. GENERAL REQUIREMENTS

1.2.1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE AN INSTALLATION COMPLETE IN EVERY RESPECT. WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND SHALL INCLUDE ALL LABOR, MATERIALS, AND SUPERVISION ESSENTIAL TO PROVIDE COMPLETE FUNCTIONING SYSTEMS AS DESCRIBED IN THE CONTRACT DOCUMENTS.

1.2.2. CONFLICT RESOLUTION: WHERE CONFLICTS MAY EXIST BETWEEN THE MINIMUM REQUIREMENTS OF VARIOUS LAWS, CODES, AUTHORITIES, AND/OR WITHIN THE CONTRACT DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE THE BASIS OF CONTRACTOR PRICING AND THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR THE RESOLUTION OF THE ISSUE PRIOR TO EXECUTING THE WORK IN QUESTION.

1.2.3. SHOULD ANY ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE ENGINEER/OWNER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, HE SHALL AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.

1.2.4. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER/OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

1.2.5. FIELD CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOBSITE AND VERIFYING THE SCOPE OF WORK REQUIRED INCLUDING ALL EXISTING CONDITIONS, LOCATIONS, DIMENSIONS, AND QUANTITIES AS SHOWN AND NOTED ON THE DRAWINGS AND THE EXTENT AND EFFECT OF EXISTING SYSTEMS.

1.2.6. DEVIATIONS TO THE INTENDED DESIGN OR THE SCOPE OF THE WORK MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO COMMENCING WORK. FAILURE TO DO SO MAY RESULT IN THE WORK TO BE REMOVED AT NO COST TO THE OWNER.

1.2.7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, STANDARDS, AND AMENDMENTS AND/OR OTHER AUTHORITIES THAT MAY HAVE JURISDICTION PERTAINING TO THE WORK. IN ADDITION, ALL WORK SHALL CONFORM TO THE STANDARDS AND PRACTICES OF THE OWNER.

1.2.8. COORDINATION:

1.2.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING FULL COORDINATION WITH OTHER TRADES AND CONTRACTORS TO ACCOMPLISH THE WORK AS SHOWN AND NOTED IN THESE CONTRACT DOCUMENTS.

1.2.10. THE CONTRACTOR SHALL NOT PURCHASE, FABRICATE OR INSTALL ITEMS AS SHOWN ON THE DRAWINGS IF THERE ARE DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION SHOWN ON THE DRAWINGS UNTIL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

1.2.11. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON DRAWINGS SHALL BE COORDINATED WITH AIR DISTRIBUTION DEVICES, SPECIAL CEILING, FLOOR, AND STRUCTURE CONSTRUCTION, ETC. PROVIDE ADDITIONAL RISES AND DROPS TO THOSE INDICATED ON THE DRAWINGS AS REQUIRED TO COORDINATE WITH ARCHITECTURAL, STRUCTURAL OR MEP ELEMENTS SHOWN ON THE CONTRACT DOCUMENTS. ALL UTILITIES SHALL BE ROUTED IN AN ORDERLY MANNER, GROUPED TOGETHER WHEREVER POSSIBLE, AND LOCATED SO AS TO CONSERVE BUILDING SPACE. DUCTWORK, PIPING, CONDUIT, CABLING, ETC. SHOWN ON EACH PLAN IS RUN ABOVE THE CEILING ON THE FLOOR WHERE IT IS SHOWN UNLESS OTHERWISE NOTED.

1.2.12. COORDINATE LOCATIONS OF NEW AND EXISTING ROOF PENETRATIONS TO MINIMIZE NUMBER OF OPENINGS. ROOF PENETRATIONS SHALL BE MADE WITHIN ROOF CURB. ELECTRIC AND REFRIGERANT LINES TO USE SAME PENETRATIONS WHERE POSSIBLE.

1.2.13. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN THEIR SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES SO THAT ALL CHANGES BETWEEN THE DRAWINGS AND THE ACTUAL CONSTRUCTION CAN BE NOTED ON THE DRAWINGS. THIS INCLUDES ALL DEVIATIONS FROM THE ORIGINAL CONTRACT. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL SIGN AND DATE THE DRAWINGS CERTIFYING THAT THEY ARE AN ACCURATE REFLECTION OF THE ACTUAL CONSTRUCTION. RECORD DRAWINGS ARE TO BE DELIVERED TO THE OWNER. NOTE THAT THE FINAL INVOICE FOR THE CONTRACT WILL NOT BE PAID BY THE OWNER UNTIL FINAL RECORD DRAWINGS ARE RECEIVED.

1.2.14. ALL WORK NOTED "NIC" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY ANOTHER CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.

1.3. CONTRACTOR QUALIFICATIONS

1.3.1. GENERAL: THE FIRM THAT PERFORM THE INSTALLATION OF THE WORK UNDER THIS DIVISION OF SPECIFICATIONS SHALL BE THE FIRM THAT MAINTAINS AN ESTABLISHED, EXPERIENCED ORGANIZATION WITH A PERMANENT, MANNED OFFICE WITHIN A RADIUS OF 150 MILES OF THE PROJECT LOCATION.

1.3.2. CONTRACTOR'S PROFICIENCY: THE FIRM'S PROFICIENCY IN THE INSTALLATION, START_UP, ADJUSTMENT AND MAINTENANCE OF SPECIFIED SYSTEMS SHALL HAVE BEEN DEMONSTRATED BY THE SUCCESSFUL PERFORMANCE OF WORK ON AT LEAST THREE SYSTEMS AS SPECIFIED HEREIN IN THE LAST THREE YEARS.

1.3.3. SAFETY

1.3.4. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS INCLUDING, BUT NOT LIMITED TO OSHA STANDARDS AND OWNER'S REQUIREMENTS.

1.3.5. WORK AREAS SHALL BE KEPT CONTINUOUSLY, AT ALL TIMES, FREE OF DEBRIS, HAZARDOUS, AND NON-HAZARDOUS MATERIAL TO THE SATISFACTION OF THE GENERAL CONTRACTOR/OWNER. AFTER PROJECT COMPLETION, THE SITE SHALL BE CLEANED UP AND RESTORED TO ITS CONDITION OR BETTER PRIOR TO THE START OF THE PROJECT TO THE SATISFACTION OF THE GENERAL CONTRACTOR/OWNER.

1.4. QUALITY CONTROL

1.4.1. COMPLY WITH MANUFACTURERS' INSTRUCTIONS, INCLUDING EACH STEP IN SEQUENCE.

1.4.2. SHOULD MANUFACTURERS' INSTRUCTIONS CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM ENGINEER BEFORE PROCEEDING.

1.5. SUBMITTALS

1.5.1. CONTRACTOR SHALL PROVIDE PRODUCT DATA SUBMITTALS, IN .PDF FORMAT, ON ALL MAJOR EQUIPMENT, COMPONENTS, AND MATERIALS SPECIFIED IN THESE PLANS FOR ENGINEER'S AND OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

1.5.2. EACH SUBMITTAL SHALL INCLUDE THE PROJECT TITLE, ARCHITECT, ENGINEER, CONTRACTOR'S NAMES, SPECIFICATION SECTION NUMBER AND TITLE, SUBMITTAL NUMBER FOR TRACKING AND SHALL BE LIMITED TO A SINGLE DIVISION 23 SPECIFICATION SECTION.

1.5.3. CONTRACTOR REVIEW: THE CONTRACTOR SHALL CHECK DATA CAREFULLY TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO SUBMITTING.

1.5.4. SUBMITTAL DATA FOR SECTION 23 00 00 - GENERAL MECHANICAL REQUIREMENTS:

1.5.5. SHOP DRAWINGS: THE CONTRACTING TEAM SHALL CREATE SHOP DRAWINGS NECESSARY TO INSTALL THE MECHANICAL SYSTEMS PER THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE AE TEAM FOR REVIEW PRIOR TO PURCHASING OR INSTALLATION OF MATERIALS. INDICATE ASSEMBLY, UNIT DIMENSIONS, WEIGHT LOADING, REQUIRED CLEARANCES, CONSTRUCTION DETAILS, FIELD CONNECTION DETAILS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.

1.5.6. SUBMITTAL DATA FOR OTHER DIVISION 23 SPECIFICATION SECTIONS SHALL INCLUDE:

1.5.7. COMPLIANCE DATA: INDICATING THE PRODUCT'S COMPLIANCE WITH STANDARDS REFERENCED IN THESE SPECIFICATIONS.

1.5.8. PUBLISHED LITERATURE: CLEARLY INDICATE MAKE, MODEL, OPTIONS, DIMENSIONS, WEIGHTS, CAPACITIES, RATINGS, HORSEPOWER, GAGES, AND FINISHES OF MATERIALS, AND ELECTRICAL CHARACTERISTICS AND CONNECTION REQUIREMENTS.

1.5.9. PERFORMANCE DATA: PERFORMANCE DATA INCLUDING FAN CURVES, PUMP CURVES, AND EQUIPMENT OUTPUT CAPACITIES COMPLETE WITH RATING CONDITIONS AS SCHEDULED ON CONTRACT DRAWINGS.

1.5.10. SOUND POWER LEVEL DATA: EQUIPMENT SOUND POWER LEVEL AT 63, 125, 250, 500, 1000, 2000, 4000, AND 8000 HZ OCTAVE BAND CENTER FREQUENCIES PLUS DB A WEIGHTED SOUND LEVEL.

1.5.11. ELECTRICAL REQUIREMENTS: POWER SUPPLY WIRING INCLUDING WIRING DIAGRAMS FOR INTERLOCK AND CONTROL WIRING, CLEARLY INDICATING FACTORY-INSTALLED AND FIELD-INSTALLED WIRING.

1.5.12. MANUFACTURER'S INSTRUCTIONS: INCLUDE INSTALLATION INSTRUCTIONS.

1.5.13. CALCULATIONS: DESIGN AND/OR DESIGN CALCULATIONS WHERE REQUIRED IN OTHER DIVISION 23 SECTIONS.

1.6. SUBSTITUTIONS

1.6.1. BASIS OF DESIGN: MODEL NUMBERS INDICATED ON THE DRAWINGS ARE THE BASIS OF DESIGN. THE CONTRACTOR MAY REQUEST SUBSTITUTION OF EQUAL EQUIPMENT FROM ALTERNATE MANUFACTURERS PROVIDED SAID EQUIPMENT MEETS ALL REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, HAS LIKE ELECTRICAL CHARACTERISTICS (E.G., SAME VOLTAGE, PHASE, FUSING/CIRCUIT BREAKER REQUIREMENTS, SINGLE OR MULTIPLE POINTS OF CONNECTION AS INDICATED ON THE ELECTRICAL DRAWINGS), AND WILL FIT IN THE AVAILABLE SPACES IN THE BUILDING AS SHOWN.

1.6.2. IF THE CONTRACTOR CHOOSES TO PROVIDE EQUIPMENT WHICH MEETS ALL REQUIREMENTS, BUT HAS DIFFERENT CONNECTION SIZES AND/OR LOCATIONS, DIFFERENT WEIGHT OR FOOTPRINT, OR ELECTRICAL CHARACTERISTICS, ETC., THEY SHALL BEAR ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THAT SUBSTITUTION INCLUDING AE TEAM LABOR TO MODIFY THE DESIGN DOCUMENTS. ALL REQUIRED MODIFICATIONS SHALL BE COORDINATED WITH THE ENGINEER, THE GENERAL CONTRACTOR (G.C.), AND AFFECTED SUBCONTRACTORS OF OTHER TRADES.

1.6.3. SUBSTITUTIONS: **SUBSTITUTIONS OF SPECIFIED ITEMS WILL BE CONSIDERED UNTIL 10 DAYS PRIOR TO BID OPENING**.

1.7. DELIVERY, STORAGE, AND HANDLING

1.7.1. PACKING AND SHIPPING: DELIVER PRODUCTS TO THE PROJECT IN MANUFACTURER'S ORIGINAL SHIPPING PACKAGING, PROPERLY IDENTIFIED WITH ALL INFORMATION NEEDED FOR IDENTIFICATION.

1.7.2. STORAGE AND PROTECTION: DURING CONSTRUCTION MAINTAIN ALL DELIVERED MATERIALS AND EQUIPMENT IN AN ORDERLY MANNER AND PROTECT FROM DAMAGE.

1.8. SEQUENCING AND SCHEDULING

1.8.1. CAREFULLY EXAMINE THE SITE, CIVIL, STRUCTURAL, ARCHITECTURAL, PLUMBING, HVAC, CONTROLS, FIRE PROTECTION, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS. COORDINATE ALL WORK WITH OTHER DISCIPLINES TO AVOID CONFLICTS AND DELAY OF INSTALLATION SCHEDULE.

1.9. UTILITY CONNECTIONS AND PERMITS

1.9.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS, LICENSES, CLEARANCES AND CERTIFICATES FROM THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION AS REQUIRED PRIOR TO THE COMMENCEMENT OF THE WORK.

1.9.2. PRIOR TO ANY CUTTING OR TRENCHING, VERIFY WITH OWNER, UTILITY COMPANIES, AND LANDLORD THAT ALL AVAILABLE INFORMATION IS KNOWN REGARDING UNDERGROUND OBSTRUCTIONS. TAKE CAUTION WHEN TRENCHING NOT TO DISTURB ANY EXISTING UTILITIES. NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY UPON UNCOVERING UNKNOWN UTILITIES FOR FURTHER DIRECTION.

1.10. COMPLETION OF WORK

1.10.1. EXECUTE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.10.2. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.

1.10.3. CONTRACTOR TO PROVIDE START-UP AND COMMISSIONING SERVICES FOR ALL NEW SYSTEMS AND EQUIPMENT, AS WELL AS TRAINING SERVICES FOR THE OWNER'S MAINTENANCE PERSONNEL IN THE USE OF THESE SYSTEMS AND EQUIPMENT. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND CORRECT OPERATION.

1.10.4. AT THE COMPLETION, AN INSPECTION SHALL BE MADE AND THE ENTIRE SYSTEM SHALL BE SHOWN TO BE IN SPECIFIED WORKING CONDITION. A TEST AND BALANCE REPORT APPROVED BY THE ENGINEER AND A SET OF SPECIFICATIONS AND DRAWINGS WITH ALL FIELD MARKUPS WILL BE AVAILABLE DURING THE INSPECTION.

1.11. GUARANTEE AND WARRANTIES

1.11.1. ALL DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) WARRANTY PERIODS BEGIN AT SUBSTANTIAL COMPLETION, OR THE DATE SPECIFIED IN THE OWNER-CONTRACTOR AGREEMENT.

1.11.2. WARRANTIES: PROVIDE MANUFACTURER'S EQUIPMENT WARRANTIES PRIOR TO FINAL INSPECTION. LENGTH OF WARRANTY PERIOD SHALL BE AS SPECIFIED IN INDIVIDUAL DIVISION 23 SPECIFICATION SECTIONS.

1.11.3. GUARANTEE: ALL EQUIPMENT AND MATERIALS FURNISHED AND ALL WORK PERFORMED UNDER THIS DIVISION OF SPECIFICATIONS SHALL BE GUARANTEED TO BE FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE SPECIFIED IN A ABOVE. UPON NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR PARTS SHALL BE PROMPTLY REPLACED WITH NEW PARTS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL LABOR REQUIRED TO PERFORM GUARANTEE SHALL BE INCLUDED AS PART OF THE COMPLETE GUARANTEE WARRANTY.

1.12. MAINTENANCE AND SERVICE

1.12.1. MAINTENANCE: THE CONTRACTOR SHALL MAINTAIN ALL SYSTEMS INSTALLED UNDER THIS SECTION OF SPECIFICATIONS FOR ONE YEAR FROM DATE OF ENGINEER'S [ARCHITECT'S] FINAL CERTIFICATE.

1.13. PROJECT RECORD DOCUMENTS

1.13.1. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS; RECORD ACTUAL REVISIONS TO THE WORK:

1.13.2. DRAWINGS.

1.13.3. SPECIFICATIONS.

1.13.4. ADDENDA.

1.13.5. CHANGE ORDERS AND OTHER MODIFICATIONS TO THE CONTRACT.

1.13.6. REVIEWED SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.

1.13.7. MANUFACTURER'S INSTRUCTION FOR ASSEMBLY, INSTALLATION, AND ADJUSTING.

1.13.8. CONTRACT CLOSE_OUT RECORD DOCUMENTS: PREPARE CONSTRUCTION RECORD DOCUMENTS, IN AUTOCAD OR REVIT FILES PROVIDED BY THE ENGINEER, TO INCLUDE ALL ADDENDA AND CHANGE ORDERS.

1.14. MAINTENANCE DOCUMENTS AND INSTRUCTIONS

1.14.1. MAINTENANCE TRAINING: AFTER PLACING SYSTEMS IN OPERATION, PROVIDE 2 MEMBERS OF OWNER'S MAINTENANCE STAFF WITH 16 HOURS OF OPERATION AND MAINTENANCE TRAINING FOR ALL SYSTEMS INCLUDED IN THIS SECTION OF SPECIFICATIONS.

1.14.2. MAINTENANCE MANUALS: ONE HARD COPY AND ONE .PDF BOUND AND INDEXED OPERATING AND MAINTENANCE MANUALS SHALL BE PREPARED BY THE CONTRACTOR AND DELIVERED TO OPERATING PERSONNEL.

2. PRODUCTS

3. EXECUTION

3.1. ASBESTOS

3.1.1. NO ASBESTOS CONTAINING MATERIALS SHALL BE USED IN ANY OF THE NEW CONSTRUCTION.

3.2. MECHANICAL INSTALLATIONS

3.2.1. GENERAL: INSTALLATION SHALL BE AS SPECIFIED IN INDIVIDUAL DIVISION 23 SPECIFICATION SECTIONS AND IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONFLICT BETWEEN MANUFACTURER'S PRINTED INSTRUCTIONS AND THESE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

3.2.2. EQUIPMENT: ALL EQUIPMENT INSTALLED ON THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE. LABEL EACH UNIT WITH PLAN NUMBER, NOMINAL AIRFLOW, AND MAXIMUM AND MINIMUM FACTORY-SET AIRFLOWS.

3.2.3. INSTALLATION: INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO CONFORM TO APPROVED SUBMITTAL DATA, INCLUDING COORDINATION DRAWINGS, TO GREATEST EXTENT POSSIBLE. CONFORM TO ARRANGEMENTS INDICATED BY THE CONTRACT DOCUMENTS, RECOGNIZING THAT PORTIONS OF THE WORK ARE SHOWN ONLY IN DIAGRAMMATIC FORM. WHERE COORDINATION REQUIREMENTS CONFLICT WITH INDIVIDUAL SYSTEM REQUIREMENTS, REFER CONFLICT TO THE ENGINEER.

3.2.3.1. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.

3.2.3.2. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT GIVING RIGHT_OF_WAY PRIORITY TO SYSTEMS REQUIRED TO BE INSTALLED AT A SPECIFIED SLOPE.

3.2.3.3. COORDINATE CONNECTION OF MECHANICAL SYSTEMS WITH EXTERIOR UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES. COMPLY WITH REQUIREMENTS OF GOVERNING REGULATIONS, FRANCHISED SERVICE COMPANIES, AND CONTROLLING AGENCIES. PROVIDE REQUIRED CONNECTION FOR EACH SERVICE.

3.2.3.4. INSTALL MECHANICAL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.

3.2.4. CLEANING:

3.2.4.1. UPON COMPLETION OF INSTALLATION, PIPING, DUCTS, AND EQUIPMENT SHALL BE THOROUGHLY CLEARED OF DIRT, GREASE, RUST AND OIL, PRIMED WHERE NECESSARY, AND LEFT READY FOR PAINTING. VACUUM CLEAN THE INSIDE AND OUTSIDE OF PLENUMS AND EQUIPMENT CABINETS.

3.2.5. PAINTING AND FINISHING:

3.2.5.1. CONTRACTOR SHALL CLEAN, SPOT PRIME, AND ENTIRELY REPAINT, WITH ORIGINAL COLOR ANY FACTORY FINISHED EQUIPMENT WHICH HAS RUSTED OR BEEN DAMAGED.

3.2.5.2. WHEN PAINTING OR REPAINTING EQUIPMENT, DO NOT PAINT OVER ANY MANUFACTURER'S NAMEPLATES AND/OR LABELS.

3.2.6. LUBRICATION AND PACKING:

3.2.6.1. LUBRICATE EQUIPMENT WITH CORRECT GRADE, TYPE, AND QUANTITY OF LUBRICATION BEFORE PLACING EQUIPMENT INTO SERVICE. DAMAGES CAUSED BY NOT PROVIDING PROPER LUBRICATION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

3.2.7. FILTERS

3.2.7.1. NEW, CLEAN AIR FILTERS TO BE INSTALLED AFTER TESTING AND BEFORE DELIVERY TO OWNER.

END OF SECTION 23 00 00

23 33 00 - AIR DUCT ACCESSORIES

1. GENERAL

1.1. SUMMARY

SECTION INCLUDES:

BACKDRAFT AND PRESSURE RELIEF DAMPERS.
BAROMETRIC RELIEF DAMPERS.
MANUAL VOLUME DAMPERS.
CONTROL DAMPERS.
FIRE DAMPERS.
CEILING RADIATION DAMPERS.
SMOKE DAMPERS.
COMBINATION FIRE AND SMOKE DAMPERS.
TURNING VANES.
DUCT-MOUNTED ACCESS DOORS.
DUCT ACCESS PANEL ASSEMBLIES FOR FIRE-RATED DUCT SYSTEMS.
FLEXIBLE CONNECTORS.
DUCT ACCESSORY HARDWARE.

1.2. ACTION SUBMITTALS

1.2.1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

1.3. CLOSEOUT SUBMITTALS

1.3.1. OPERATION AND MAINTENANCE DATA: FOR AIR DUCT ACCESSORIES TO INCLUDE IN OPERATION AND MAINTENANCE MANUALS.

1.4. MAINTENANCE MATERIAL ATTICKSTOCK

1.4.1. FURNISH EXTRA MATERIALS THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.

1.4.2. FUSIBLE LINKS: FURNISH QUANTITY EQUAL TO 10 PERCENT OF AMOUNT INSTALLED.

2. PRODUCTS

2.1. PERFORMANCE REQUIREMENTS

2.1.1. COMPLY WITH NFPA 90A AND NFPA 90B.

2.1.2. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESSES, AND DUCT CONSTRUCTION METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS SHALL BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.

2.2. BACKDRAFT AND PRESSURE RELIEF DAMPERS - GENERAL COMMERCIAL DUTY

2.2.1. DESCRIPTION: GRAVITY BALANCED, 24 GA. GALV. FRAME, SINGLE PIECE BLADES W/SEALS, 6” THINK MAX., PARALLEL OPERATION., ADJUSTABLE TENSION RETURN SPRING, AND SYNTHETIC PIVOT BUSHINGS.

2.2.2. PERFORMANCE:

2.2.2.1. MAXIMUM AIR VELOCITY: 1500 FPM.

2.2.2.2. MAXIMUM SYSTEM PRESSURE: 2 INCHES WG.

2.2.2.3. AMCA CERTIFICATION: TEST AND RATE IN ACCORDANCE WITH AMCA 511.

2.2.2.4. LEAKAGE:

2.2.2.4.1. CLASS I: LEAKAGE SHALL NOT EXCEED 4 CFM/SQ. FT. AGAINST 1-INCH WG DIFFERENTIAL STATIC PRESSURE.

2.2.3. DAMPER ACTUATOR - ELECTRIC (ONLY IF NECESSARY):

2.2.3.1. ELECTRIC - 24 V AC.

2.2.3.2. UL 873 PLENUM RATED.

2.2.3.3. TWO POSITION WITH FAIL-SAFE SPRING RETURN.

2.2.3.3.1. SUFFICIENT MOTOR TORQUE AND SPRING TORQUE TO DRIVE DAMPER FULLY CLOSED WITH ADEQUATE FORCE TO ACHIEVE REQUIRED DAMPER SEAL.

2.2.3.3.2. MINIMUM 90-DEGREE DRIVE ROTATION.

2.2.3.4. CLOCKWISE OR COUNTERCLOCKWISE DRIVE ROTATION AS REQUIRED FOR APPLICATION.

2.2.3.5. ENVIRONMENTAL OPERATING RANGE:

2.2.3.5.1. TEMPERATURE: MINUS 40 TO PLUS 130 DEG F.

2.2.3.5.2. HUMIDITY: 5 TO 95 PERCENT RELATIVE HUMIDITY NONCONDENSING.

2.2.3.6. ENVIRONMENTAL ENCLOSURE: NEMA 2.

2.2.3.7. ACTUATOR TO BE FACTORY MOUNTED AND PROVIDED WITH A SINGLE-POINT WIRING CONNECTION.

2.2.4. ACCESSORIES:

2.2.4.1. ADJUSTMENT DEVICE TO PERMIT SETTING FOR VARYING DIFFERENTIAL STATIC PRESSURE.

2.2.4.2. COUNTERWEIGHTS AND SPRING-ASSIST KITS FOR VERTICAL AIRFLOW INSTALLATIONS.

2.2.4.3. SCREEN MOUNTING:

2.2.4.3.1. FRONT OR REAR MOUNTED IN SLEEVE.

2.2.4.3.1.1. SLEEVE THICKNESS: 20 GAUGE MINIMUM.

2.2.4.3.1.2. SLEEVE LENGTH: 6 INCHES MINIMUM.

2.2.4.4. SCREEN MATERIAL: ALUMINUM.

2.2.4.5. SCREEN TYPE: BIRD.

2.2.4.6. 90-DEGREE STOPS.

2.3. MANUAL VOLUME DAMPERS

2.3.1. STANDARD, STEEL, MANUAL VOLUME DAMPERS:

2.3.1.1. PERFORMANCE:

2.3.1.1.1. LEAKAGE RATING CLASS III: LEAKAGE NOT EXCEEDING 40 CFM/SQ. FT. AGAINST 1-INCH WG DIFFERENTIAL STATIC PRESSURE.

2.3.1.2. CONSTRUCTION:

2.3.1.2.1. LINKAGE OUT OF AIRSTREAM.

2.3.1.2.2. SUITABLE FOR HORIZONTAL OR VERTICAL AIRFLOW APPLICATIONS.

2.3.1.3. FRAMES:

2.3.1.3.1. HAT-SHAPED, 16-GAUGE-THICK, GALVANIZED SHEET STEEL.

2.3.1.3.2. MITERED AND WELDED CORNERS.

2.3.1.3.3. FLANGES FOR ATTACHING TO WALLS AND FLANGELESS FRAMES FOR INSTALLING IN DUCTS.

2.3.1.4. BLADES:

2.3.1.4.1. MULTIPLE OR SINGLE BLADE.

2.3.1.4.2. PARALLEL- OR OPPOSED-BLADE DESIGN.

2.3.1.4.3. STIFFEN DAMPER BLADES FOR STABILITY.

2.3.1.4.4. GALVANIZED STEEL; 16 GAUGE THICK.

2.3.1.5. BLADE AXLES: GALVANIZED STEEL.

2.3.1.6. BEARINGS:

2.3.1.6.1. MOLDED SYNTHETIC.

2.3.1.6.2. DAMPERS MOUNTED WITH VERTICAL BLADES TO HAVE THRUST BEARING AT EACH END OF EVERY BLADE.

2.3.1.7. TIE BARS AND BRACKETS: GALVANIZED STEEL.

2.3.1.8. LOCKING DEVICE TO HOLD DAMPER BLADES IN A FIXED POSITION WITHOUT VIBRATION.

2.4. FIRE DAMPERS

2.4.1. TYPE: DYNAMIC; RATED AND LABELED IN ACCORDANCE WITH UL 555 BY AN NRTL. CURTAIN TYPE WITH BLADES OUTSIDE AIRSTREAM; FABRICATED WITH ROLL-FORMED GALVANIZED STEEL; WITH MITERED AND INTERLOCKING CORNERS; FACTORY- OR FIELD-INSTALLED, GALVANIZED SHEET STEEL SLEEVES; ROLL-FORMED GALVANIZED SHEET STEEL; ALL GAUGES TO BE IN ACCORDANCE WITH UL LISTING. REPLACEABLE, 165 DEG F RATED, FUSIBLE LINKS.

2.4.2. CLOSING RATING IN DUCTS UP TO 4-INCH WG STATIC PRESSURE CLASS AND MINIMUM 2000 FPM VELOCITY. CLASS I LEAKAGE.

2.4.3. FIRE RATING: AS NECESSARY PER LOCAL CODE REQUIREMENTS, AND THE RATING OF WALL, FLOOR, OR PARTITION.

2.5. CEILING RADIATION DAMPERS

2.5.1. GENERAL REQUIREMENTS:

2.5.1.1. LABELED ACCORDING TO UL 555C BY AN NRTL. GALVANIZED SHEET STEEL, ROUND OR RECTANGULAR, STYLE TO SUIT CEILING CONSTRUCTION; GALVANIZED SHEET STEEL WITH REFRACTORY INSULATION; GAUGE IN ACCORDANCE WITH UL LISTING. REPLACEABLE, 165 DEG F RATED, FUSIBLE LINKS.

2.5.1.2. COMPLY WITH CONSTRUCTION DETAILS FOR TESTED FLOOR- AND ROOF-CEILING ASSEMBLIES AS INDICATED IN UL'S "FIRE RESISTANCE DIRECTORY."

2.6. FIRE RATING: AS NECESSARY PER LOCAL CODE REQUIREMENTS, AND THE RATING OF WALL, FLOOR, OR PARTITION. COMBINATION FIRE AND SMOKE DAMPERS

2.6.1. GENERAL REQUIREMENTS:

2.6.1.1. MULTIBLADE WITH LINKAGE OUT OF AIRSTREAM, FABRICATED WITH ROLL-FORMED GALVANIZED STEEL; WITH MITERED AND INTERLOCKING CORNERS; FACTORY- OR FIELD-INSTALLED, GALVANIZED SHEET STEEL SLEEVES; ROLL-FORMED GALVANIZED SHEET STEEL; ALL GAUGES TO BE IN ACCORDANCE WITH UL LISTING. ROLL-FORMED, HORIZONTAL, V-GROOVE, GALVANIZED SHEET STEEL BLADES WITH SEALS, ELECTRIC RESETTABLE DEVICE AND SWITCH PACKAGE, FACTORY INSTALLED, RATED.

2.6.1.2. LABEL TO INDICATE CONFORMANCE TO UL 555 AND UL 555S BY AN NRTL.

2.6.1.3. LABEL TO INDICATE CONFORMANCE TO NFPA 80 AND NFPA 90A BY AN NRTL.

2.6.1.4. UNLESS OTHERWISE INDICATED, USE PARALLEL-BLADE CONFIGURATION.

2.6.2. CLOSING RATING IN DUCTS UP TO 4-INCH WG STATIC PRESSURE CLASS AND MINIMUM 2000 FPM VELOCITY. CLASS I LEAKAGE.

2.6.3. CONSTRUCTION:

2.6.4. DAMPER ACTUATOR - ELECTRIC:

2.6.4.1. ELECTRIC - 120 V AC.

2.6.4.2. UL 873, PLENUM RATED.

2.6.4.3. DESIGNED TO OPERATE IN SMOKE-CONTROL SYSTEMS COMPLYING WITH UL 555S REQUIREMENTS.

2.6.4.4. TWO POSITION WITH FAIL-SAFE SPRING RETURN.

2.6.4.4.1. SUFFICIENT MOTOR TORQUE AND SPRING TORQUE TO DRIVE DAMPER FULLY OPEN AND FULLY CLOSED WITH ADEQUATE FORCE TO ACHIEVE REQUIRED DAMPER SEAL.

2.6.4.4.2. MAXIMUM 15-SECOND FULL-STROKE CLOSURE.

2.6.4.4.3. MINIMUM 90-DEGREE DRIVE ROTATION.

2.6.4.5. CLOCKWISE OR COUNTERCLOCKWISE DRIVE ROTATION AS REQUIRED FOR APPLICATION.

2.6.4.6. ENVIRONMENTAL OPERATING RANGE:

2.6.4.6.1. TEMPERATURE: MINUS 40 TO PLUS 130 DEG F.

2.6.4.6.2. HUMIDITY: 5 TO 95 PERCENT RELATIVE HUMIDITY NONCONDENSING.

2.6.4.6.3. ENVIRONMENTAL ENCLOSURE: NEMA 2.

2.6.4.6.4. ACTUATOR TO BE FACTORY MOUNTED AND PROVIDED WITH SINGLE-POINT WIRING CONNECTION.

2.6.5. ACCESSORIES:

2.6.5.1. AUXILIARY SWITCHES FOR SIGNALING OR POSITION INDICATION.

2.6.5.2. TEST AND RESET SWITCHES, DAMPER MOUNTED.

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RICHARD W. MCHUGH
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SHEET
M003

PLOT TO ARCH D (24X36) SIZE SHEET

VERIFY THAT VANES DO NOT MOVE OR RATTLE.

3.2.1.5. OPERATE REMOTE DAMPER OPERATORS TO VERIFY FULL RANGE OF MOVEMENT OF OPERATOR AND DAMPER.

END OF SECTION 23 33 00

23 31 13 - METAL DUCTS

1. GENERAL
1.1. SUMMARY
SECTION INCLUDES:
SINGLE-WALL RECTANGULAR DUCTS AND FITTINGS.
DOUBLE-WALL RECTANGULAR DUCTS AND FITTINGS.
SINGLE-WALL ROUND[AND FLAT-OVAL] DUCTS AND FITTINGS.
DOUBLE-WALL ROUND[AND FLAT-OVAL] DUCTS AND FITTINGS.
SHEET METAL MATERIALS.
DUCT LINER.
SEALANTS AND GASKETS.
HANGERS AND SUPPORTS.

1.2. SUBMITTALS
1.2.1. PRODUCT DATA: FOR EACH TYPE OF THE PRODUCTS LISTED IN THIS SPECIFICATION
1.2.2. SHOP DRAWINGS:
1.2.2.1. FABRICATION, ASSEMBLY, AND INSTALLATION, INCLUDING PLANS, ELEVATIONS, SECTIONS, COMPONENTS, AND ATTACHMENTS TO OTHER WORK.
1.2.2.2. FACTORY- AND SHOP-FABRICATED DUCTS AND FITTINGS.
1.2.2.3. DUCT LAYOUT INDICATING SIZES, ELEVATIONS, CONFIGURATION, LINER MATERIAL, STATIC-PRESSURE CLASSES, DAMPERS, TURNING VANES, ACCESS DOORS, EQUIPMENT LOCATIONS, PANELS, AND PENETRATIONS THRU ALL PARTITIONS.

2. PRODUCTS
2.1. SINGLE-WALL RECTANGULAR DUCTS AND FITTINGS - SEE DUCT SCHEDULE.
2.2. DOUBLE-WALL RECTANGULAR DUCTS AND FITTINGS - SEE DUCT SCHEDULE.
2.3. SINGLE-WALL ROUND[AND FLAT-OVAL] DUCTS AND FITTINGS - SEE DUCT SCHEDULE.
2.4. DOUBLE-WALL ROUND AND FLAT-OVAL DUCTS AND FITTINGS - SEE DUCT SCHEDULE.
2.5. SHEET METAL MATERIALS - SEE DUCT SCHEDULE.
2.6. DUCT LINER - SEE DUCT SCHEDULE.
2.7. SEALANT AND GASKETS - SEE DUCT SCHEDULE.
2.8. HANGERS AND SUPPORTS - SEE DUCT SCHEDULE.

3. EXECUTION
3.1. DUCT INSTALLATION
3.1.1. DRAWING PLANS, SCHEMATICS, AND DIAGRAMS INDICATE GENERAL LOCATION AND ARRANGEMENT OF DUCT SYSTEM. INDICATED DUCT LOCATIONS, CONFIGURATIONS, AND ARRANGEMENTS WERE USED TO SIZE DUCTS AND CALCULATE FRICTION LOSS FOR AIR-HANDLING EQUIPMENT SIZING AND FOR OTHER DESIGN CONSIDERATIONS. INSTALL DUCT SYSTEMS AS INDICATED UNLESS DEVIATIONS TO LAYOUT ARE APPROVED ON SHOP DRAWINGS AND COORDINATION DRAWINGS.
3.1.2. INSTALL DUCTS IN ACCORDANCE WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" UNLESS OTHERWISE INDICATED.
3.1.3. UNLESS OTHERWISE INDICATED, INSTALL DUCTS VERTICALLY AND HORIZONTALLY, AND PARALLEL AND PERPENDICULAR TO BUILDING LINES.
3.1.4. INSTALL DUCTS CLOSE TO WALLS, OVERHEAD CONSTRUCTION, COLUMNS, AND OTHER STRUCTURAL AND PERMANENT ENCLOSURE ELEMENTS OF BUILDING.
3.1.5. INSTALL DUCTS WITH A MINIMUM CLEARANCE OF 1 INCH, PLUS ALLOWANCE FOR INSULATION THICKNESS AND ACCESS TO ACCESSORIES AND CONTROLS DEVICES.
3.1.6. MAINTAIN MINIMUM VERTICAL CLEARANCE OF 7'6" FROM THE FLOOR TO THE BOTTOM OF DUCTWORK, AND ASSOCIATED HANGERS AND SUPPORTS UNLESS NOTED OTHERWISE ON THE PLANS.
3.1.7. ROUTE DUCTS TO AVOID PASSING THROUGH TRANSFORMER VAULTS AND ELECTRICAL EQUIPMENT ROOMS AND ENCLOSURES.
3.1.8. ROUTE DUCTS TO AVOID PASSING ABOVE ELECTRICAL PANELS, TRANSFORMERS, IT AND SERVER EQUIPMENT.
3.1.9. WHERE DUCTS PASS THROUGH NON-FIRE-RATED INTERIOR PARTITIONS AND EXTERIOR WALLS AND ARE EXPOSED TO VIEW, COVER THE OPENING BETWEEN THE PARTITION AND DUCT OR DUCT INSULATION WITH SHEET METAL FLANGES OF SAME METAL THICKNESS AS THE DUCT. OVERLAP OPENINGS ON FOUR SIDES BY AT LEAST 1-1/2 INCHES.
3.1.10. ALL DUCT ROOF PENETRATIONS SHALL BE THROUGH INSULATED, FACTORY-MANUFACTURED FULLY-WELDED GALVANIZED STEEL ROOF CURBS. THE WEIGHT OF ALL DUCTS PENETRATING THE ROOF SHALL BE SUPPORTED FROM BELOW-ROOF STRUCTURE, NOT AT THE ROOF CURB.
3.1.11. INSTALL FIRE, COMBINATION FIRE/SMOKE, AND SMOKE DAMPERS WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY CODE, AND BY LOCAL AUTHORITIES HAVING JURISDICTION. COMPLY WITH REQUIREMENTS IN OTHER DIVISION 23 SECTIONS FOR FIRE AND SMOKE DAMPERS AND SPECIFIC INSTALLATION REQUIREMENTS OF THE DAMPER UL LISTING.
3.1.12. PROTECT DUCT INTERIORS FROM MOISTURE, CONSTRUCTION DEBRIS AND DUST, AND OTHER FOREIGN MATERIALS BOTH BEFORE AND AFTER INSTALLATION.
3.1.13. BRANCH CONNECTIONS: USE LATERAL OR CONICAL BRANCH CONNECTIONS.

3.2. INSTALLATION OF EXPOSED DUCTWORK
3.2.1. PROTECT DUCTS EXPOSED IN FINISHED SPACES FROM BEING DENTED, SCRATCHED, OR DAMAGED.
3.2.2. TRIM DUCT SEALANTS FLUSH WITH METAL. CREATE A SMOOTH AND UNIFORM EXPOSED BEAD. DO NOT USE TWO-PART TAPE SEALING SYSTEM.
3.2.3. GRIND WELDS TO PROVIDE SMOOTH SURFACE FREE OF BURRS, SHARP EDGES, AND WELD SPLATTER. WHEN WELDING STAINLESS STEEL WITH A NO. 3 OR 4 FINISH, GRIND THE WELDS FLUSH, POLISH THE EXPOSED WELDS, AND TREAT THE WELDS TO REMOVE DISCOLORATION CAUSED BY WELDING.
3.2.4. MAINTAIN CONSISTENCY, SYMMETRY, AND UNIFORMITY IN ARRANGEMENT AND FABRICATION OF FITTINGS, HANGERS AND SUPPORTS, DUCT ACCESSORIES, AND AIR OUTLETS.
3.2.5. REPAIR OR REPLACE DAMAGED SECTIONS AND FINISHED WORK THAT DOES NOT COMPLY WITH THESE REQUIREMENTS.

3.3. ADDITIONAL INSTALLATION REQUIREMENTS FOR TYPE 1 COMMERCIAL KITCHEN GREASE HOOD EXHAUST DUCT
3.3.1. INSTALL DUCTS IN ACCORDANCE WITH NFPA 96, "VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATION"; SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE"; AND SMACNA'S "KITCHEN VENTILATION SYSTEMS AND FOOD SERVICE EQUIPMENT FABRICATION AND INSTALLATION GUIDELINES" UNLESS OTHERWISE INDICATED.
3.3.2. INSTALL ALL DUCTS WITHOUT DIPS AND TRAPS THAT MAY HOLD GREASE, AND SLOPED A MINIMUM OF 2 PERCENT TO DRAIN GREASE BACK TO THE HOOD.
3.3.3. ALL DUCTS EXPOSED TO VIEW SHALL BE DOUBLE-WALL CONSTRUCTION AS PER THE DUCT SCHEDULE ON THE PLANS. ALL DUCTS CONCEALED FROM VIEW SHALL BE SINGLE-WALL EXTERNALLY INSULATED AS PER DUCT SCHEDULE ON THE PLANS.
3.3.4. ALL JOINTS SHALL BE WELDED AND SHALL BE TELESCOPING, BELL, OR FLANGE JOINT AS PER NFPA 96.
3.3.5. INSTALL FIRE-RATED ACCESS PANEL ASSEMBLIES AT EACH CHANGE IN DIRECTION AND AT MAXIMUM INTERVALS OF 20 FEET OR AS REQUIRED BY LOCAL CODE REQUIREMENTS IN HORIZONTAL DUCTS, AND AT EVERY FLOOR FOR VERTICAL DUCTS, OR AS INDICATED ON DRAWINGS.
3.3.6. DO NOT PENETRATE FIRE-RATED ASSEMBLIES EXCEPT AS ALLOWED BY APPLICABLE BUILDING CODES AND AUTHORITIES HAVING JURISDICTION.

3.4. ADDITIONAL INSTALLATION REQUIREMENTS FOR EXHAUST DUCTS SERVING COMMERCIAL DISHWASHERS AND OTHER HIGH-HUMIDITY LOCATIONS
3.4.1. INSTALL DISHWASHER EXHAUST DUCTS AND OTHER EXHAUST DUCTS FROM WET, HIGH-HUMIDITY LOCATIONS WITHOUT DIPS AND TRAPS THAT MAY HOLD WATER. SLOPE DUCTS A MINIMUM OF 2 PERCENT BACK TO DISHWASHER OR TOWARD DRAIN.
3.4.2. PROVIDE A DRAIN POCKET AT EACH LOW POINT AND AT THE BASE OF EACH RISER WITH A 1-INCHTRAPPED COPPER DRAIN FROM EACH DRAIN POCKET TO OPEN SITE FLOOR DRAIN.
3.4.3. DO NOT LOCATE LONGITUDINAL SEAMS ON BOTTOM OF DUCT.

3.5. DUCT SEALING
3.5.1. SEAL DUCTS AS SCHEDULED ON THE PLANS.

3.6. HANGER AND SUPPORT INSTALLATION
3.6.1. COMPLY STRUCTURAL ENGINEERS REQUIREMENTS, DUCT SCHEDULE, AND WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," CHAPTER 5, "HANGERS AND SUPPORTS."

3.7. PAINTING
3.7.1. PAINT INTERIOR OF METAL DUCTS THAT ARE VISIBLE THROUGH REGISTERS AND GRILLES AND THAT DO NOT HAVE DUCT LINER. APPLY ONE COAT OF FLAT, BLACK, LATEX PAINT OVER A COMPATIBLE GALVANIZED-STEEL PRIMER.

3.8. FIELD QUALITY CONTROL
3.8.1. PERFORM TESTS AND INSPECTIONS.
3.8.2. LEAKAGE TESTS:
3.8.2.1. COMPLY WITH SMACNA'S "HVAC AIR DUCT LEAKAGE TEST MANUAL." SUBMIT A TEST REPORT FOR EACH TEST.
3.8.2.2. TEST THE FOLLOWING SYSTEMS:
3.8.2.3. DUCTS WITH A POSITIVE OR NEGATIVE PRESSURE CLASS HIGHER THAN 3-INCH WG: TEST REPRESENTATIVE DUCT SECTIONS TOTALING NO LESS THAN 25 PERCENT OF TOTAL INSTALLED DUCT AREA FOR EACH DESIGNATED PRESSURE CLASS.
3.8.3. DUCT SYSTEM WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.

3.9. DUCT CLEANING
3.9.1. CLEAN NEW DUCT SYSTEM(S) BEFORE TESTING, ADJUSTING, AND BALANCING.
3.9.2. USE DUCT CLEANING METHODOLOGY AS INDICATED IN NADCA ACR.
3.10. DUCT SCHEDULE
3.10.1. REFER TO THE DUCT SCHEDULE ON THE PLANS FOR DUCT CONSTRUCTION REQUIREMENTS.

END OF SECTION 23 31 13

23 23 00 - REFRIGERANT PIPING

1. GENERAL
1.1. SUBMITTALS
1.1.1. PRODUCT DATA: FOR EACH TYPE OF VALVE, REFRIGERANT PIPING, AND PIPING SPECIALTY.

1.2. CLOSEOUT SUBMITTALS
1.2.1. OPERATION AND MAINTENANCE DATA: FOR REFRIGERANT VALVES AND PIPING SPECIALTIES TO INCLUDE IN MAINTENANCE MANUALS.
1.3. QUALITY ASSURANCE
1.3.1. COMPLY WITH ASHRAE 15, "SAFETY CODE FOR REFRIGERATION SYSTEMS."
1.3.2. COMPLY WITH ASME B31.5, "REFRIGERATION PIPING AND HEAT TRANSFER COMPONENTS."

2. PRODUCTS - SEE PIPING SCHEDULE
2.1. --

3. EXECUTION
3.1. 3.1PIPING APPLICATIONS
3.1.1. SUCTION LINES NPS 1-1/2 AND SMALLER FOR CONVENTIONAL AIR-CONDITIONING APPLICATIONS: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
3.1.2. HOT-GAS AND LIQUID LINES, AND SUCTION LINES FOR HEAT-PUMP APPLICATIONS:
3.1.2.1. NPS 1-1/2 AND SMALLER: COPPER, TYPE ACR, ANNEALED-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
3.1.2.2. NPS 2 TO NPS 4: COPPER, TYPE L, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH BRAZED OR SOLDERED JOINTS.
3.1.3. SAFETY-RELIEF-VALVE DISCHARGE PIPING: COPPER, TYPE L, DRAWN-TEMPER TUBING AND WROUGHT-COPPER FITTINGS WITH SOLDERED JOINTS.

3.2. VALVE AND SPECIALTY APPLICATIONS
3.2.1. INSTALL VALVES, INDICATORS, STRAINERS, ETC. AS REQUIRED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3.3. PIPING INSTALLATION
3.3.1. INSTALL AND SIZE PIPING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3.3.2. INSTALL REFRIGERANT PIPING ACCORDING TO ASHRAE 15.
3.3.3. INSTALL PIPING IN CONCEALED LOCATIONS UNLESS OTHERWISE INDICATED AND EXCEPT IN EQUIPMENT ROOMS AND SERVICE AREAS.
3.3.4. INSTALL PIPING INDICATED TO BE EXPOSED AND PIPING IN EQUIPMENT ROOMS AND SERVICE AREAS AT RIGHT ANGLES OR PARALLEL TO BUILDING WALLS. DIAGONAL RUNS ARE PROHIBITED UNLESS SPECIFICALLY INDICATED OTHERWISE.
3.3.5. INSTALL PIPING ABOVE ACCESSIBLE CEILINGS TO ALLOW SUFFICIENT SPACE FOR CEILING PANEL REMOVAL.
3.3.6. INSTALL PIPING ADJACENT TO MACHINES TO ALLOW SERVICE AND MAINTENANCE.
3.3.7. INSTALL PIPING FREE OF SAGS AND BENDS.
3.3.8. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
3.3.9. INSTALL PIPING AS SHORT AND DIRECT AS POSSIBLE, WITH A MINIMUM NUMBER OF JOINTS, ELBOWS, AND FITTINGS.
3.3.10. ARRANGE PIPING TO ALLOW INSPECTION AND SERVICE OF REFRIGERATION EQUIPMENT. INSTALL VALVES AND SPECIALTIES IN ACCESSIBLE LOCATIONS TO ALLOW FOR SERVICE AND INSPECTION. INSTALL ACCESS DOORS OR PANELS IF VALVES OR EQUIPMENT REQUIRING MAINTENANCE IS CONCEALED BEHIND FINISHED SURFACES.
3.3.11. INSTALL REFRIGERANT PIPING IN PROTECTIVE CONDUIT WHERE INSTALLED BELOWGROUND.
3.3.12. INSTALL REFRIGERANT PIPING IN RIGID OR FLEXIBLE CONDUIT IN LOCATIONS WHERE EXPOSED TO MECHANICAL INJURY.
3.3.13. WHEN BRAZING OR SOLDERING, REMOVE SOLENOID-VALVE COILS AND SIGHT GLASSES; ALSO REMOVE VALVE STEMS, SEATS, AND PACKING, AND ACCESSIBLE INTERNAL PARTS OF REFRIGERANT SPECIALTIES. DO NOT APPLY HEAT NEAR EXPANSION-VALVE BULB.
3.3.14. INSTALL SLEEVES FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS
3.3.15. INSTALL SLEEVE SEALS FOR PIPING PENETRATIONS OF CONCRETE WALLS AND SLABS.
3.3.16. INSTALL ESCUTCHEONS FOR PIPING PENETRATIONS OF WALLS, CEILINGS, AND FLOORS.

3.4. PIPE JOINT CONSTRUCTION
3.4.1. REAM ENDS OF PIPES AND TUBES AND REMOVE BURRS.
3.4.2. REMOVE SCALE, SLAG, DIRT, AND DEBRIS FROM INSIDE AND OUTSIDE OF PIPE AND FITTINGS BEFORE ASSEMBLY.
3.4.3. SOLDERED JOINTS: CONSTRUCT JOINTS ACCORDING TO ASTM B 828 OR CDA'S "COPPER TUBE HANDBOOK."
3.4.4. BRAZED JOINTS: CONSTRUCT JOINTS ACCORDING TO AWS'S "BRAZING HANDBOOK," CHAPTER "PIPE AND TUBE."
3.4.4.1. USE TYPE BCUP (COPPER-PHOSPHORUS) ALLOY FOR JOINING COPPER SOCKET FITTINGS WITH COPPER PIPE.
3.4.4.2. USE TYPE BAG (CADMIUM-FREE SILVER) ALLOY FOR JOINING COPPER WITH BRONZE OR STEEL.
3.4.5. THREADED JOINTS: THREAD STEEL PIPE WITH TAPERED PIPE THREADS ACCORDING TO ASME B1.20.1. CUT THREADS FULL AND CLEAN USING SHARP DIES. REAM THREADED PIPE ENDS TO REMOVE BURRS AND TO RESTORE FULL ID. JOIN PIPE FITTINGS AND VALVES AS FOLLOWS:
3.4.5.1. APPLY APPROPRIATE TAPE OR THREAD COMPOUND TO EXTERNAL PIPE THREADS UNLESS DRY-SEAL THREADING IS SPECIFIED.
3.4.5.2. DAMAGED THREADS: DO NOT USE PIPE OR PIPE FITTINGS WITH THREADS THAT ARE CORRODED OR DAMAGED. DO NOT USE PIPE SECTIONS THAT HAVE CRACKED OR OPEN WELDS.

3.5. INSTALLATION OF HANGERS AND SUPPORTS
3.5.1. INSTALL THE FOLLOWING PIPE ATTACHMENTS:
3.5.1.1. ADJUSTABLE STEEL CLEVIS HANGERS FOR INDIVIDUAL HORIZONTAL RUNS LESS THAN 20 FEET LONG.
3.5.1.2. ROLLER HANGERS AND SPRING HANGERS FOR INDIVIDUAL HORIZONTAL RUNS 20 FEET OR LONGER.
3.5.1.3. PIPE ROLLER: MSS SP-58, TYPE 44 FOR MULTIPLE HORIZONTAL PIPING 20 FEET OR LONGER, SUPPORTED ON A TRAPEZE.
3.5.1.4. SPRING HANGERS TO SUPPORT VERTICAL RUNS.
3.5.1.5. COPPER-CLAD HANGERS AND SUPPORTS FOR HANGERS AND SUPPORTS IN DIRECT CONTACT WITH COPPER PIPE.
3.5.2. INSTALL HANGERS FOR COPPER TUBING, WITH MAXIMUM HORIZONTAL SPACING AND MINIMUM ROD DIAMETERS, TO COMPLY WITH MSS-58, LOCALLY ENFORCED CODES, AND AUTHORITIES HAVING JURISDICTION REQUIREMENTS, WHICHEVER ARE MOST STRINGENT.
3.5.3. SUPPORT HORIZONTAL PIPING WITHIN 12 INCHES OF EACH FITTING.
3.5.4. SUPPORT VERTICAL RUNS OF COPPER TUBING TO COMPLY WITH MSS-58, LOCALLY ENFORCED CODES, AND AUTHORITIES HAVING JURISDICTION REQUIREMENTS, WHICHEVER ARE MOST STRINGENT.

3.6. FIELD QUALITY CONTROL
3.6.1. PERFORM THE FOLLOWING TESTS AND INSPECTIONS:
3.6.1.1. COMPLY WITH ASME B31.5, CHAPTER VI.
3.6.1.2. TEST REFRIGERANT PIPING, SPECIALTIES, AND RECEIVERS. ISOLATE COMPRESSOR, CONDENSER, EVAPORATOR, AND SAFETY DEVICES FROM TEST PRESSURE IF THEY ARE NOT RATED ABOVE THE TEST PRESSURE.
3.6.1.3. TEST HIGH- AND LOW-PRESSURE SIDE PIPING OF EACH SYSTEM SEPARATELY AT NOT LESS THAN THE PRESSURES INDICATED IN "PERFORMANCE REQUIREMENTS" ARTICLE.
3.6.1.3.1. FILL SYSTEM WITH NITROGEN TO THE REQUIRED TEST PRESSURE.
3.6.1.3.2. SYSTEM SHALL MAINTAIN TEST PRESSURE AT THE MANIFOLD GAGE THROUGHOUT DURATION OF TEST.
3.6.1.3.3. TEST JOINTS AND FITTINGS WITH ELECTRONIC LEAK DETECTOR OR BY BRUSHING A SMALL AMOUNT OF SOAP AND GLYCERIN SOLUTION OVER JOINTS.
3.6.1.3.4. REMAKE LEAKING JOINTS USING NEW MATERIALS, AND RETEST UNTIL SATISFACTORY RESULTS ARE ACHIEVED.
3.6.2. PREPARE TEST AND INSPECTION REPORTS.

3.7. SYSTEM CHARGING
3.7.1. CHARGE SYSTEM USING THE FOLLOWING PROCEDURES:
3.7.1.1. INSTALL CORE IN FILTER DRYERS AFTER LEAK TEST BUT BEFORE EVACUATION.
3.7.1.2. EVACUATE ENTIRE REFRIGERANT SYSTEM WITH A VACUUM PUMP TO 500 MICROMETERS. IF VACUUM HOLDS FOR 12 HOURS, SYSTEM IS READY FOR CHARGING.
3.7.1.3. BREAK VACUUM WITH REFRIGERANT GAS, ALLOWING PRESSURE TO BUILD UP TO 2 PSIG.
3.7.1.4. CHARGE SYSTEM WITH A NEW FILTER-DRYER CORE IN CHARGING LINE.

3.8. ADJUSTING
3.8.1. ADJUST THERMOSTATIC EXPANSION VALVE TO OBTAIN PROPER EVAPORATOR SUPERHEAT.
3.8.2. ADJUST HIGH- AND LOW-PRESSURE SWITCH SETTINGS TO AVOID SHORT CYCLING IN RESPONSE TO FLUCTUATING SUCTION PRESSURE.
3.8.3. ADJUST SET-POINT TEMPERATURE OF AIR-CONDITIONING OR CHILLED-WATER CONTROLLERS TO THE SYSTEM DESIGN TEMPERATURE.
3.8.4. PERFORM THE FOLLOWING ADJUSTMENTS BEFORE OPERATING THE REFRIGERATION SYSTEM, ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS:
3.8.4.1. OPEN SHUTOFF VALVES IN CONDENSER WATER CIRCUIT.
3.8.4.2. VERIFY THAT COMPRESSOR OIL LEVEL IS CORRECT.
3.8.4.3. OPEN COMPRESSOR SUCTION AND DISCHARGE VALVES.
3.8.4.4. OPEN REFRIGERANT VALVES EXCEPT BYPASS VALVES THAT ARE USED FOR OTHER PURPOSES.
3.8.4.5. CHECK OPEN COMPRESSOR-MOTOR ALIGNMENT AND VERIFY LUBRICATION FOR MOTORS AND BEARINGS.
3.8.5. REPLACE CORE OF REPLACEABLE FILTER DRYER AFTER SYSTEM HAS BEEN ADJUSTED AND AFTER DESIGN FLOW RATES AND PRESSURES ARE ESTABLISHED.

END OF SECTION 23 23 00

23 33 46 - FLEXIBLE DUCTS

4. GENERAL
4.1. SUMMARY
SECTION INCLUDES:
NON-INSULATED FLEXIBLE DUCTS.
INSULATED FLEXIBLE DUCTS.

4.2. SUBMITTALS
4.2.1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT.

5. PRODUCTS - SEE DUCT SCHEDULE
5.1. ASSEMBLY DESCRIPTION
5.1.1. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESSES, AND DUCT CONSTRUCTION METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS SHALL BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS, AND OTHER IMPERFECTIONS.

6. EXECUTION
6.1. INSTALLATION
6.1.1. INSTALL FLEXIBLE DUCTS ACCORDING TO APPLICABLE DETAILS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" FOR METAL DUCTS AND IN NAIMA AH116, "FIBROUS GLASS DUCT CONSTRUCTION STANDARDS," FOR FIBROUS-GLASS DUCTS.
6.1.2. INSTALL IN INDOOR APPLICATIONS ONLY. FLEXIBLE DUCTWORK SHOULD NOT BE EXPOSED TO UV LIGHTING.
6.1.3. CONNECT TERMINAL UNITS TO SUPPLY DUCTS WITH MAXIMUM 12-INCH LENGTHS OF FLEXIBLE DUCT. DO NOT USE FLEXIBLE DUCTS TO CHANGE DIRECTIONS.
6.1.4. CONNECT DIFFUSERS OR LIGHT TROFFER BOOTS TO DUCTS DIRECTLY OR WITH MAXIMUM 60-INCH LENGTHS OF FLEXIBLE DUCT.
6.1.5. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH CLAMPS OR ADHESIVE PLUS SHEET METAL SCREWS.
6.1.6. INSTALLATION:
6.1.6.1. INSTALL DUCTS FULLY EXTENDED.
6.1.6.2. DO NOT BEND DUCTS ACROSS SHARP CORNERS.
6.1.6.3. BENDS OF FLEXIBLE DUCTING SHALL NOT EXCEED A MINIMUM OF ONE DUCT DIAMETER.
6.1.6.4. AVOID CONTACT WITH METAL FIXTURES, WATER LINES, PIPES, OR CONDUITS.
6.1.6.5. INSTALL FLEXIBLE DUCTS IN A DIRECT LINE, WITHOUT SAGS, TWISTS, OR TURNS.
6.1.7. SUPPORTING FLEXIBLE DUCTS:
6.1.7.1. SUSPEND FLEXIBLE DUCTS WITH BANDS 1-1/2 INCHES WIDE OR WIDER AND SPACED A MAXIMUM OF 48 INCHES APART. MAXIMUM CENTERLINE SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER 12 INCHES.
6.1.7.2. INSTALL EXTRA SUPPORTS AT BENDS PLACED APPROXIMATELY ONE DUCT DIAMETER FROM CENTER LINE OF THE BEND.
6.1.7.3. DUCTS MAY REST ON CEILING JOISTS OR TRUSS SUPPORTS. SPACING BETWEEN SUPPORTS SHALL NOT EXCEED THE MAXIMUM SPACING PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
6.1.7.4. VERTICALLY INSTALLED DUCTS SHALL BE STABILIZED BY SUPPORT STRAPS AT A MAXIMUM OF 72 INCHES O.C.

END OF SECTION 23 33 46

23 37 13.23 - REGISTERS AND GRILLES

1. GENERAL
1.1. SUMMARY
SECTION INCLUDES:
REGISTERS AND GRILLES.

1.2. ACTION SUBMITTALS
1.2.1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT.
1.2.1.1. DATA SHEET: INDICATE MATERIALS OF CONSTRUCTION, FINISH, AND MOUNTING DETAILS; AND PERFORMANCE DATA INCLUDING THROW AND DROP, STATIC-PRESSURE DROP, AND NOISE RATINGS.
1.2.1.2. REGISTER AND GRILLE SCHEDULE: INDICATE DRAWING DESIGNATION, ROOM LOCATION, QUANTITY, MODEL NUMBER, SIZE, AND ACCESSORIES FURNISHED.

2. PRODUCTS
2.1. REGISTERS AND GRILLES - SEE AIR DEVICE SCHEDULE

3. EXECUTION
3.1. INSTALLATION
3.1.1. INSTALL REGISTERS AND GRILLES LEVEL AND PLUMB.
3.1.2. OUTLETS AND INLETS LOCATIONS: DRAWINGS INDICATE GENERAL ARRANGEMENT OF DUCTS, FITTINGS, AND ACCESSORIES. AIR OUTLET AND INLET LOCATIONS HAVE BEEN INDICATED TO ACHIEVE DESIGN REQUIREMENTS FOR AIR VOLUME, NOISE CRITERIA, AIRFLOW PATTERN, THROW, AND PRESSURE DROP. MAKE FINAL LOCATIONS WHERE INDICATED, AS MUCH AS PRACTICAL. FOR UNITS INSTALLED IN LAY-IN CEILING PANELS, LOCATE UNITS IN THE CENTER OF PANEL WHERE ARCHITECTURAL FEATURES OR OTHER ITEMS CONFLICT WITH INSTALLATION, NOTIFY ARCHITECT AND ENGINEER FOR A DETERMINATION OF FINAL LOCATION.
3.1.3. INSTALL REGISTERS AND GRILLES WITH AIRTIGHT CONNECTIONS TO DUCTS AND TO ALLOW SERVICE AND MAINTENANCE OF DAMPERS, AIR EXTRACTORS, AND FIRE DAMPERS.

3.2. ADJUSTING
3.2.1. AFTER INSTALLATION, ADJUST REGISTERS AND GRILLES TO AIR PATTERNS INDICATED, OR AS DIRECTED, BEFORE STARTING AIR BALANCING.

END OF SECTION 23 37 13.23

PLOT TO ARCH D (24X36) SIZE SHEET

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STATE OF TEXAS
RICHARD W. MCHUGH
85519
LICENSED
PROFESSIONAL ENGINEER
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9.11. DEMONSTRATION

9.11.1. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN RTUS.

END OF SECTION 23 74 16.11

23 81 26 - SPLIT-SYSTEM AIR-CONDITIONERS

1. GENERAL

1.1. SUMMARY

1.1.1. SECTION INCLUDES DX SPLIT-SYSTEM AIR-CONDITIONING AND HEAT-PUMP UNITS CONSISTING OF SEPARATE EVAPORATOR-FAN AND COMPRESSOR-CONDENSER COMPONENTS.

1.2. SUBMITTALS

1.2.1. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED. INCLUDE RATED CAPACITIES, OPERATING CHARACTERISTICS, AND FURNISHED SPECIALTIES AND ACCESSORIES. INCLUDE PERFORMANCE DATA IN TERMS OF CAPACITIES, OUTLET VELOCITIES, STATIC PRESSURES, SOUND POWER CHARACTERISTICS, MOTOR REQUIREMENTS, AND ELECTRICAL CHARACTERISTICS. INCLUDE OPERATION AND MAINTENANCE MANUALS.

1.3. WARRANTY - PROVIDE MANUFACTURER'S STANDARD WARRANTY.

2. PRODUCTS

2.1. GENERAL REQUIREMENTS

2.2. INDOOR UNITS

2.2.1. UNIT CONFIGURATION, CAPACITIES AND CHARACTERISTICS ARE SCHEDULED ON THE PLANS. INCLUDING REQUIREMENTS FOR CASINGS, FANS, DRIVES, AND MOTORS, COILS, REFRIGERANT CIRCUIT COMPONENTS, AIR FILTRATION, GAS FURNACES, DAMPERS, ELECTRICAL POWER CONNECTIONS, CONTROLS, ROOF CURBS, AND ACCESSORIES.

2.3. GAS FURNACES

2.3.1. DESCRIPTION: INDIRECT-FIRED, FACTORY ASSEMBLED, PIPED, AND WIRED; COMPLYING WITH ANSI Z21.47/CSA 2.3 AND NFPA 54.

2.3.2. CSA APPROVAL: DESIGNED AND CERTIFIED BY AND BEARING LABEL OF CSA.

2.3.3. HIGH-ALTITUDE KIT: FOR PROJECT ELEVATIONS MORE THAN 2000 FEET ABOVE SEA LEVEL.

2.4. OUTDOOR UNITS

2.4.1. AIR-COOLED, COMPRESSOR-CONDENSER COMPONENTS:

2.4.1.1. CASING: STEEL, FINISHED WITH BAKED ENAMEL IN MANUFACTURER'S STANDARD COLOR, WITH REMOVABLE PANELS FOR ACCESS TO CONTROLS, WEEP HOLES FOR WATER DRAINAGE, AND MOUNTING HOLES IN BASE. PROVIDE BRASS SERVICE VALVES, FITTINGS, AND GAGE PORTS ON EXTERIOR OF CASING.

2.4.1.2. COMPRESSOR: HERMETICALLY SEALED WITH CRANKCASE HEATER AND MOUNTED ON VIBRATION ISOLATION DEVICE. COMPRESSOR MOTOR SHALL HAVE THERMAL- AND CURRENT-SENSITIVE OVERLOAD DEVICES, START CAPACITOR, RELAY, AND CONTACTOR.

2.4.1.2.1. COMPRESSOR TYPE: SCROLL.

2.4.1.2.2. REFRIGERANT: SEE SCHEDULE. COMPLY WITH CURRENT NATIONAL AND LOCAL REGULATIONS.

2.4.1.2.3. REFRIGERANT COIL: COPPER TUBE, WITH MECHANICALLY BONDED ALUMINUM FINS AND LIQUID SUBCOOLER. COMPLY WITH ARI 206/110.

2.4.1.3. HEAT-PUMP COMPONENTS: REVERSING VALVE AND LOW-TEMPERATURE-AIR CUTOFF THERMOSTAT.

2.4.1.4. FAN: ALUMINUM-PROPELLER TYPE, DIRECTLY CONNECTED TO MOTOR.

2.4.1.5. MOTOR: PERMANENTLY LUBRICATED, WITH INTEGRAL THERMAL-OVERLOAD PROTECTION.

2.4.1.6. LOW AMBIENT KIT: AS SCHEDULED ON THE DRAWINGS.

2.4.1.7. MOUNTING BASE: AS SCHEDULED ON THE DRAWINGS.

2.5. CONTROLS

2.5.1. THERMOSTAT: WALL-MOUNTED THERMOSTAT OR SENSOR WITH THE FOLLOWING FEATURES TO CONTROL COMPRESSOR AND EVAPORATOR FAN.

2.5.1.1. HEAT-COOL-OFF SWITCH.

2.5.1.2. FAN ON-AUTO SWITCH.

2.5.1.3. FAN-SPEED SWITCH.

2.5.1.4. AUTOMATIC CHANGEOVER.

2.5.1.5. ADJUSTABLE DEADBAND.

2.5.1.6. EXPOSED SET POINT.

2.5.1.7. EXPOSED INDICATION.

2.5.1.8. DEGREE F INDICATION.

2.5.2. SAFETY CONTROL OPERATION:

2.5.2.1. SMOKE DETECTORS: STOP FAN AND CLOSE OUTDOOR-AIR DAMPER IF SMOKE IS DETECTED. PROVIDE ADDITIONAL CONTACTS FOR ALARM INTERFACE TO FIRE-ALARM CONTROL PANEL.

2.5.2.2. FIRESTATS: STOP FAN AND CLOSE OUTDOOR-AIR DAMPER IF AIR GREATER THAN 130 DEG F ENTERS UNIT. PROVIDE ADDITIONAL CONTACTS FOR ALARM INTERFACE TO FIRE-ALARM CONTROL PANEL.

2.5.2.3. FIRE-ALARM CONTROL PANEL INTERFACE: PROVIDE CONTROL INTERFACE TO COORDINATE WITH FIRE-ALARM SYSTEM.

2.5.2.3.1. DEFROST CONTROL FOR CONDENSER COIL: PRESSURE DIFFERENTIAL SWITCH TO INITIATE DEFROST SEQUENCE.

2.5.3. SUPPLY FAN OPERATION:

2.5.3.1. OCCUPIED PERIODS: RUN FAN CONTINUOUSLY.

2.5.3.2. UNOCCUPIED PERIODS: CYCLE FAN TO MAINTAIN SETBACK TEMPERATURE.

2.5.4. REFRIGERANT CIRCUIT OPERATION:

2.5.4.1. OCCUPIED PERIODS: CYCLE OR STAGE COMPRESSORS TO MATCH COMPRESSOR OUTPUT TO COOLING LOAD TO MAINTAIN DISCHARGE TEMPERATURE. CYCLE CONDENSER FANS TO MAINTAIN MAXIMUM HOT-GAS PRESSURE. OPERATE LOW-AMBIENT CONTROL KIT TO MAINTAIN MINIMUM HOT-GAS PRESSURE.

2.5.4.2. UNOCCUPIED PERIODS: CYCLE COMPRESSORS AND CONDENSER FANS FOR HEATING TO MAINTAIN SETBACK TEMPERATURE.

2.5.5. GAS FURNACE OPERATION:

2.5.5.1. OCCUPIED PERIODS: MODULATE BURNER TO MAINTAIN DISCHARGE TEMPERATURE.

2.5.5.2. UNOCCUPIED PERIODS: CYCLE BURNER TO MAINTAIN SETBACK TEMPERATURE.

2.5.6. ELECTRIC-HEATING-COIL OPERATION:

2.5.6.1. OCCUPIED PERIODS: MODULATE COIL TO MAINTAIN DISCHARGE TEMPERATURE.

2.5.6.2. UNOCCUPIED PERIODS: ENERGIZE COIL TO MAINTAIN SETBACK TEMPERATURE.

2.5.6.3. OPERATE SUPPLEMENTAL ELECTRIC HEATING COIL WITH COMPRESSOR FOR HEATING WITH OUTDOOR TEMPERATURE BELOW 25 DEG F .

2.5.7. FIXED MINIMUM OUTDOOR-AIR DAMPER OPERATION:

2.5.7.1. OCCUPIED PERIODS: OPEN TO PROVIDE THE PERCENTAGE OUTSIDE AIR SCHEDULED ON THE DRAWINGS.

2.5.7.2. UNOCCUPIED PERIODS: CLOSE THE OUTDOOR-AIR DAMPER.

2.5.7.3. UNOCCUPIED PERIODS: CLOSE OUTDOOR-AIR DAMPER AND OPEN RETURN-AIR DAMPER.

2.5.8. CARBON DIOXIDE SENSOR OPERATION (IF PRESENT ON DRAWINGS):

2.5.8.1. OCCUPIED PERIODS: RESET MINIMUM OUTDOOR-AIR RATIO DOWN TO ZERO % AIRFLOW AND OPEN OUTDOOR AIR DAMPER AS NECESSARY TO MAINTAIN MAXIMUM 1000-PPM CONCENTRATION.

2.5.8.2. UNOCCUPIED PERIODS: CLOSE OUTDOOR-AIR DAMPER AND OPEN RETURN-AIR DAMPER.

2.6. CAPACITIES AND CHARACTERISTICS

2.6.1. UNIT CONFIGURATION, CAPACITIES, AND CHARACTERISTICS ARE SCHEDULED ON THE PLANS.

3. EXECUTION

3.1. INSTALLATION

3.1.1. INSTALL UNITS LEVEL AND PLUMB.

3.1.2. INSTALL EVAPORATOR-FAN COMPONENTS USING MANUFACTURER'S STANDARD MOUNTING DEVICES SECURELY FASTENED TO BUILDING STRUCTURE.

3.1.3. INSTALL COMPRESSOR-CONDENSER COMPONENTS ON SUPPORTS THAT CORRELATE TO THEIR LOCATION ON THE DRAWINGS. ROOF: ROOF CURB RAILS WITH UNITS ANCHORED TO SUPPORTS WITH REMOVABLE, CADMIUM-PLATED FASTENERS. GROUND-MOUNTED: CAST-IN-PLACE CONCRETE EQUIPMENT BASE(S).

3.1.4. INSTALL TUBING TO ALLOW ACCESS TO UNIT.

3.2. FIELD QUALITY CONTROL

3.2.1. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT, TEST, AND ADJUST COMPONENTS, ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS.

3.2.2. PERFORM TESTS AND INSPECTIONS.

3.2.2.1. MANUFACTURER'S FIELD SERVICE: ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO INSPECT COMPONENTS, ASSEMBLIES, AND EQUIPMENT INSTALLATIONS, INCLUDING CONNECTIONS, AND TO ASSIST IN TESTING.

3.2.3. TESTS AND INSPECTIONS:

3.2.3.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.

3.2.3.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, START UNITS TO CONFIRM PROPER MOTOR ROTATION AND UNIT OPERATION.

3.2.3.3. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.

3.2.4. REMOVE AND REPLACE MALFUNCTIONING UNITS AND RETEST AS SPECIFIED ABOVE.

3.2.5. PREPARE TEST AND INSPECTION REPORTS.

3.3. STARTUP SERVICE

3.3.1. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO PERFORM STARTUP SERVICE.

3.3.2. COMPLETE INSTALLATION AND STARTUP CHECKS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.4. DEMONSTRATION

3.4.1. ENGAGE A FACTORY-AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN UNITS.

END OF SECTION 23 81 26

PLOT TO ARCH D (24X36) SIZE SHEET

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STATE OF TEXAS
RICHARD W. MCHUGH
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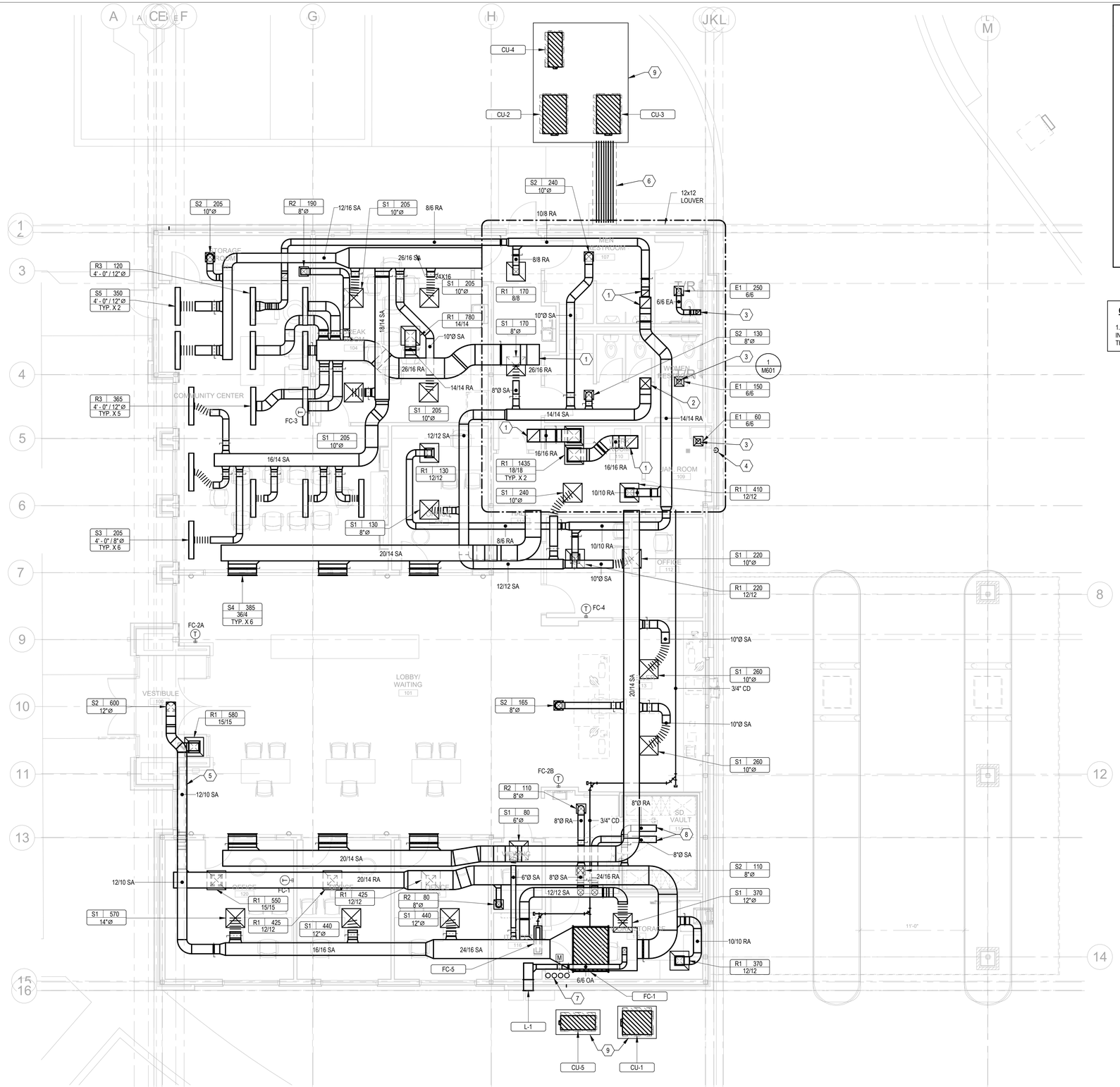
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1 MECHANICAL PLAN
3/16" = 1'-0"
0 4' 8' 12'

KEYNOTES

1. RETURN AIR DUCT UP THROUGH PLATFORM FLOOR AND CONNECT TO RETURN AIR PLENUM OF FAN COIL ABOVE.
2. SUPPLY AIR DUCT UP THROUGH PLATFORM FLOOR AND CONNECT TO DISCHARGE OF FAN COIL ABOVE.
3. EXHAUST AIR DUCT UP THROUGH PLATFORM FLOOR AND CONNECT TO EXHAUST MAIN AT PLATFORM ABOVE.
4. 1 1/4" CONDENSATE DRAIN DOWN IN WALL AND DISCHARGE INTO MOP SINK BELOW. PROVIDE ESCUTCHEON AT WALL PENETRATION.
5. SUPPLY AND RETURN DUCTS LOCATED IN ARCHITECTURAL FURRING. REFER TO ARCHITECTURAL PLAN
6. ROUTE REFRIGERANT PIPING IN TRENCH IN SIDEWALK. CONTRACTOR TO VERIFY TRENCH SIZE WITH NUMBER AND SIZE OF REFRIGERATE LINES. PROVIDE METAL GRATING OVER TRENCH. COORDINATE WITH ARCHITECTURAL.
7. REFRIGERANT PIPING UP TO ABOVE CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR CHASE.
8. CONNECT TO VAULT SUPPLY AND RETURN CONNECTIONS. BALANCE TO 70 CFM. FIELD VERIFY EXACT LOCATION. TRANSITION DUCTWORK AS REQUIRED TO MKAE CONNECTION.
9. CONCRETE HOUSEKEEPING PAD. COORDINATE EXACT SIZE WITH EQUIPMENT INSTALLED. PAD SHALL EXTEND 6" BEYOND EDGE OF UNIT.

GENERAL MECHANICAL NOTES:

1. PROVIDE REMOTE DAMPER FOR ALL AIR DEVICES THAT ARE MOUNTED IN AN INACCESSABLE CEILING EQUAL TO ROTOTWIST. ADJUSTMENTS SHALL BE MADE THROUGH FACE OF AIR DEVICE.

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PLOT TO ARCH D (24X36) SIZE SHEET

SPLIT SYSTEM INDOOR SCHEDULE

ID	GENERAL							FILTER			COOLING							HEATING CAPACITY (BTUH)	SUPPLY FAN			ELECTRICAL DATA				INTERLOCK	REMARKS
	MAKE	MODEL	TYPE	TOTAL AIRFLOW (ACFM)	OUTSIDE AIRFLOW (ACFM)	ALTITUDE	UNIT WEIGHT (LBS)	TYPE	MEDIA	FINAL FILTER AIR PD	EAT (db)	EAT (wb)	LAT (db)	LAT (wb)	TOTAL CAPACITY (MBH)	SENSIBLE CAPACITY (MBH)	HEATING EAT(db)		DRIVE	EXTERNAL STATIC (IN. WG.)	ECM	VOLT	PH	MCA	MOCP	ID	
FC-1	DAIKIN	FXMA72AAVJU	HORIZONTAL DUCTED	2610 CFM	75 CFM	1200	245 lb	PLEATED	MERV 8	0.30 in-wg	74.8 °F	61.6 °F	56.9 °F	55.0 °F	55941.0	50588.0	70.0 °F	72071 Btu/h	DIRECT	0.80 in-wg	Yes	208 V	1	6.5 A	15.0 A	CU-1	
FC-2A	DAIKIN	FXMA54AAVJU	HORIZONTAL DUCTED	1520 CFM	90 CFM	1200	115 lb	PLEATED	MERV 8	0.30 in-wg	74.8 °F	61.5 °F	52.0 °F	50.4 °F	47182.0	38318.0	70.0 °F	63000 Btu/h	DIRECT	0.80 in-wg	Yes	208 V	1	3.6 A	15.0 A	CU-2	
FC-2B	DAIKIN	FXMA54AAVJU	HORIZONTAL DUCTED	1520 CFM	90 CFM	1200	115 lb	PLEATED	MERV 8	0.30 in-wg	75.5 °F	61.9 °F	52.0 °F	50.4 °F	47182.0	38318.0	70.0 °F	63000 Btu/h	DIRECT	0.80 in-wg	Yes	208 V	1	3.6 A	15.0 A	CU-2	
FC-3	DAIKIN	FXMA96AAVJU	HORIZONTAL DUCTED	2965 CFM	165 CFM	1200	254 lb	PLEATED	MERV 8	0.30 in-wg	75.5 °F	61.9 °F	53.5 °F	53.0 °F	75774.0	65735.0	70.0 °F	96084 Btu/h	DIRECT	0.80 in-wg	Yes	208 V	1	6.8 A	15.0 A	CU-3	
FC-4	DAIKIN	FXMA36AAVJU	HORIZONTAL DUCTED	1130 CFM	80 CFM	1200	101 lb	PLEATED	MERV 8	0.30 in-wg	77.8 °F	64.0 °F	55.0 °F	54.3 °F	32923.0	24371.0	70.0 °F	34571 Btu/h	DIRECT	0.80 in-wg	Yes	208 V	1	3.1 A	15.0 A	CU-4	
FC-5	DAIKIN	MSY-GX18NL	WALL MOUNTED	560 CFM	0 CFM	1200	77 lb	PLEATED	MERV 8	0.30 in-wg	72.6 °F	61.0 °F	55.0 °F	54.0 °F	11419.0	9023.0	70.0 °F	0 Btu/h	DIRECT	0.00 in-wg	Yes	208 V	1	1.8 A	15.0 A	CU-5	

SPLIT SYSTEM OUTDOOR CONDENSING UNIT SCHEDULE

ID	MANUFACTURER	MODEL NO.	SERVICE	TYPE	NOMINAL TONNAGE	HEATING CAPACITY (BTUH)	MIN. # OF COMPRESSOR STAGES	SEER2	EER	IEER	EER2	COP	HSPF2	COOLING AMBIENT ENTERING AIR (DB)	HEATING MODE AMBIENT ENTERING AIR (DB)	UNIT WEIGHT (LBS)	ELECTRICAL DATA			
																	MCA	MOCP	VOLT	PH
CU-1	Daikin	RXYA72AATJA	FC-1	HORIZONTAL	6	72071	1	21	12.4	21	9	3.6	0	100.0	28.0	549	33.0 A	35.0 A	208 V	3
CU-2	Daikin	RXYA120AATJA	FC-2A AND 2B	HORIZONTAL	10	135000	1	0	11.1	20	0	3.4	0	100.0	28.0	739	40.0 A	45.0 A	208 V	3
CU-3	Daikin	RXYA96AATJA	FC-3	HORIZONTAL	8	108000	1	0	12	20.8	0	3.4	0	100.0	28.0	736	34.9 A	40.0 A	208 V	3
CU-4	Daikin	RXTA36AAVJU	FC-4	HORIZONTAL	3	37000	1	16	0	0	11.3	0	8.5	100.0	28.0	234	19.8 A	20.0 A	208 V	1
CU-5	Daikin	MUY-GX18NL	FC-5	HORIZONTAL	1.5	0	1	22.5	0	0	14.05	0	0	100.0	28.0	234	23.0 A	25.0 A	208 V	1

SCHEDULE NOTES (FOR BOTH INDOOR AND OUTDOOR UNITS:

1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. THE TOTAL AND SENSIBLE COOLING COIL CAPACITIES ARE TO BE BASED UPON THE SCHEDULED EVAPORATOR ENTERING AND LEAVING AIR CONDITIONS AND CONDENSER ENTERING AIR CONDITION.
3. PROVIDE DX SPLIT SYSTEMS WITH CONTROLS INCLUDING WALL MOUNTED ELECTRONIC, 7-DAY PROGRAMMABLE THERMOSTATS WITH AUTOMATIC HEAT/COOL SWITCH-OVER CAPABILITY.
4. COOLING COIL DRAIN PANS SHALL BE SLOPED FOR COMPLETE DRAINAGE WITH NO STANDING WATER (IAQ PANS).
5. PROVIDE ALL INDOOR AND OUTDOOR UNITS WITH SINGLE POINT ELECTRICAL CONNECTION.
6. PROVIDE ALL UNITS WITH STANDARD SIZE (LOCALLY STOCKED) PLEATED FILTERS. FILTERS WITH CUSTOM DIMENSIONS ARE NOT ACCEPTABLE.
7. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL REFRIGERATION PIPING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS, INCLUDING DISTANCE AND ELEVATION LIMITS. 1" CLOSED-CELL FOAM INSULATION FOR SUCTION LINE (BOTH LINES FOR HEAT PUMP SYSTEMS); 1-1/2" FOR HOT GAS HEAT RECOVERY. ARMACELL AP/ARMAFLEX OR EQUAL.
8. INSTALL INDOOR UNITS WITH VIBRATION ISOLATION IN ACCORDANCE WITH THE VIBRATION ISOLATION SCHEDULE.
9. WHEN CONDENSING UNITS ARE INSTALLED ON THE GROUND, PROVIDE 6" THICK REINFORCED CONCRETE PAD, 6" LARGER ON ALL SIDES THAN THE CONDENSING UNIT. INSTALL PAD LEVEL ON 6" OF COMPACTED FILL.
10. INSTALL GALVANIZED SHEETMETAL SECONDARY DRAIN PAN UNDER INDOOR DX EVAPORATOR SECTIONS INSTALLED ABOVE CEILINGS. SUPPORT DRAIN PAN INDEPENDENT OF THE DX UNIT. DRAIN PAN TO INCLUDE A FLOAT SWITCH WIRED TO SHUT DOWN THE SYSTEM.
11. ALL MOTORS SHALL BE PREMIUM HIGH EFFICIENCY RATING.
12. MOTORS 1HP AND LESS SHALL BE ECM. ALL MOTORS SHALL HAVE THE MEANS TO ADJUST FAN SPEED FOR BALANCING OR REMOTE CONTROL.
13. CONTROL PANEL SHORT CIRCUIT CAPACITY SHALL MATCH FEEDER KAIC OR PROVIDE WIRING FOR SEPARATE 120V FEED
14. PROVIDE A CONDENSATE PUMP FOR FC-1 AND FC-5 EQUAL TO LITTLE GIANT MODEL VCMA -20.
15. PROVIDE SMOKE DETECTORS FOR FC-1 AND FC-3.
16. FC-5 IS POWERED THROUGH CU-5

LOUVER SCHEDULE

MARK	MANUFACTURER	MODEL	SERVICE	Louver Width	Louver Height	DESIGN CFM AIRFLOW (CFM)	MAX P.D. (IN. W.G.)	CONSTRUCTION	APPLICABLE SCHEDULE NOTES
L-1	GREENHECK	EHH601	OUTSIDE AIR	12	12	75	0.10	ALUMINUM	
L-2	GREENHECK	EHH601	OUTSIDE AIR	24	18	425	0.10	ALUMINUM	

SCHEDULE NOTES

1. PROVIDE MAKE AND MODEL SPECIFIED OR ENGINEER APPROVED EQUAL.
2. ALL LOUVERS ARE TO BE WIND DRIVEN RAIN RATED (AMCA) WITH HORIZONTALLY-MOUNTED SIGHT PROOF BLADES.
3. CONTRACTOR TO COORDINATE COLOR WITH ARCHITECT. USE MANUFACTURER'S STANDARD COLOR PALETTE FOR BIDDING.
4. FURNISH WITH 1/2" GALVANIZED STEEL MESH BIRDSCREEN.

EXHAUST FAN SCHEDULE

ID	GENERAL							PERFORMANCE				MOTOR							
	MANUFACTURER	MODEL NO.	TYPE	SERVICE	TOTAL AIRFLOW	ELEVATION (FT ABOVE MSL)	UNIT WEIGHT (LBS)	FAN ENTERING AIR TEMP (F)	RPM	ESP	MAX SONES	POWER (HP)	SPEED (RPM)	MCA	MOCP	VOLT	PH	DRIVE TYPE	MOTOR TYPE
EF-1	GREENHECK	SQ-7-M1-VG	INLINE	RESTROOM	370	1200	52	72.0 °F	2132	0.60 in-wg	9	0.33 hp	2700	6.0 A	15.0 A	120 V	1	DIRECT	ECM

SCHEDULE NOTES

1. PROVIDE MAKE AND MODEL SPECIFIED OR ENGINEER APPROVED EQUAL.
2. REFER TO THE DRAWING FOR UNIT CONFIGURATION.
3. PROVIDE FANS WITH THE FOLLOWING OPTIONS:
   A. BACKDRAFT DAMPER
   B. NEOPRENE OR SPRING ISOLATORS
4. FURNISH ALL FANS WITH FACTORY SUPPLIED AND MOUNTED NEMA 1 DISCONNECT SWITCH.
5. FURNISH AND INSTALL FLEXIBLE DUCT CONNECTION AT THE CONNECTIONS TO THE UNIT. TRANSITION DUCTWORK FROM FULL SIZE UNIT OPENING TO THE DUCTWORK DIMENSIONS SHOWN ON THE PLANS.
6. ALL MOTORS SHALL BE PREMIUM HIGH EFFICIENCY RATING.
7. INTERCONNECT EXHAUST FAN WITH FAN COIL UNITS SO THAT DURING OCCUPIED PERIODS FAN SHALL BE ENEGIZED.

Digitally Signed
STATE OF TEXAS
RICHARD W. MCHUGH
85519
LICENSED
PROFESSIONAL ENGINEER
2026.08.11 17:04:02-05'00'

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

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JOB NO: 2606
DATE: 08-11-26
DRAWN BY: HM
CHECKED BY: SA

SHEET
M501

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EEA Project No. 20250472
State of registration TX
Firm Registration No. F-2497

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PLOT TO ARCH D (24X36) SIZE SHEET

AIR DISTRIBUTION DEVICE SCHEDULE

MARK	GROUP	TYPE / PATTERN	BORDER / MOUNT	CONSTRUCTION	MANUFACTURER	MODEL	NOTES
S1	24" X 24" CEILING SUPPLY AIR	360 DEGREE HORIZONTAL	LAY-IN CEILING	ALUMINUM, PAINTED WHITE	TITUS	OMNI	NECK SIZES AS SHOWN ON DRAWINGS
S2	12"X12" CEILING SUPPLY AIR	360 DEGREE HORIZONTAL	CEILING (SURFACE MOUNT)	ALUMINUM, PAINTED WHITE	TITUS	OMNI	NECK SIZES AS SHOWN ON DRAWINGS
S3	SUPPLY LINEAR SLOT	SLOT SUPPLY	SURFACE MOUNT / LAY-IN	ALUMINUM, PAINTED WHITE	TITUS	ML-38	PROVIDE WITH DIFFUSER PATTERN CONTROLLER. ALL TO BE 4' IN LENGTH, 3 SLOT, AND SUPPLIED 3/4" SLOT WIDTH . NECK SIZE AS INDICATED ON DRAWING.
S5	SUPPLY LINEAR SLOT	SLOT SUPPLY	SURFACE MOUNT / LAY-IN	ALUMINUM, PAINTED WHITE	TITUS	ML-38	PROVIDE WITH DIFFUSER PATTERN CONTROLLER. ALL TO BE 4' IN LENGTH, 3 SLOT, AND SUPPLIED 3/4" SLOT WIDTH . NECK SIZE AS INDICATED ON DRAWING.
R1	RETURN DIFFUSER	CEILING RETURN	LAY-IN CEILING	ALUMINUM	TITUS	PAR	PERFORATED FACE RETURN PANEL WITH DUCTED CONNECTION. PROVIDE NECK CONNECTION AS SPECIFIED ON DRAWINGS.
R2	RETURN DIFFUSER	CEILING RETURN	CEILING (SURFACE MOUNT)	ALUMINUM	TITUS	PAR	NECK SIZES AS SHOWN ON DRAWINGS
R3	RETURN LINEAR SLOT	SLOT RETURN	CEILING (SURFACE MOUNT)	ALUMINUM	TITUS	ML-38	PROVIDE WITH INSULATED RETURN PLENUM. ALL ARE TO BE 4' IN LENGTH, 3 SLOT, AND SUPPLIED WITH 12" INLET AND 3/4" SLOT WIDTH.
S4	SUPPLY GRILLE	SIDEWALL SUPPLY	SIDEWALL SURFACE MOUNT	ALUMINUM	TITUS	CT481	FURNISH WITH OPPOSED BLADE DAMPER
E1	12" X 12" EXHAUST REGISTERS	CUBE CORE	CEILING (SURFACE MOUNT)	ALUMINUM, PAINTED WHITE	TITUS	50F	1/2" x 1/2" x 1" DEEP CUBE CORE PATTERN GRILLE. PROVIDE WITH OPPOSED BLADE DAMPER.

SCHEDULE NOTES

1. PROVIDE MAKE AND MODEL SPECIFIED OR ENGINEER APPROVED SUBSTITUTE.
2. COORDINATE AIR DEVICE COLOR SELECTION WITH ARCHITECT.
3. ALL 24" X 24" CEILING MOUNTED SUPPLY AND RETURNS IN GYP OR PLASTER CEILINGS SHALL BE INSTALLED WITH A LAY-IN PLASTER FRAME EQUAL TO TITUS MODEL TRM OR PRICE MODEL SPF.
4. ALL ADJUSTABLE LINEAR SUPPLY AIR DEVICES IN GYP OR PLASTER CEILING SHALL BE INSTALLED WITH A LAY-IN PLASTER FRAME EQUAL TO TITUS MODEL PF-TBD.

2015 IECC THERMOSTATIC CONTROL REQUIREMENTS

C403.4.1.2 DEADBAND

- WHERE USED TO CONTROL BOTH HEATING AND COOLING, ZONE THERMOSTATIC CONTROLS SHALL BE CONFIGURED TO PROVIDE A TEMPERATURE RANGE OR DEADBAND OF NOT LESS THAN 5°F (2.8°C) WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM.

C03.4.2.1 THERMOSTATIC SETBACK

- THERMOSTATIC SETBACK CONTROLS SHALL BE CONFIGURED TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C).

C403.4.2.2 AUTOMATIC SETBACK AND SHUTDOWN.

- AUTOMATIC TIME CLOCK OR PROGRAMMABLE CONTROLS SHALL BE CAPABLE OF STARTING AND STOPPING THE SYSTEM FOR SEVEN DIFFERENT DAILY SCHEDULES PER WEEK AND RETAINING THEIR PROGRAMMING AND TIME SETTING DURING A LOSS OF POWER FOR NOT FEWER THAN 10 HOURS. ADDITIONALLY, THE CONTROLS SHALL HAVE A MANUAL OVERRIDE THAT ALLOWS TEMPORARY OPERATION OF THE SYSTEM FOR UP TO 2 HOURS; A MANUALLY OPERATED TIMER CONFIGURED TO OPERATE THE SYSTEM FOR UP TO 2 HOURS; OR AN OCCUPANCY SENSOR.

C403.4.2.3 AUTOMATIC START / STOP CONTROLS

- AUTOMATIC START AND STOP CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM. THE AUTOMATIC START CONTROLS SHALL BE CONFIGURED TO AUTOMATICALLY ADJUST THE DAILY START TIME OF THE HVAC SYSTEM IN ORDER TO BRING EACH SPACE TO THE DESIRED OCCUPIED TEMPERATURE IMMEDIATELY PRIOR TO SCHEDULED OCCUPANCY. AUTOMATIC STOP CONTROLS SHALL BE PROVIDED FOR EACH HVAC SYSTEM WITH DIRECT DIGITAL CONTROL OF INDIVIDUAL ZONES. THE AUTOMATIC STOP CONTROLS SHALL BE CONFIGURED TO REDUCE THE HVAC SYSTEM 'S HEATING TEMPERATURE SETPOINT AND INCREASE THE COOLING TEMPERATURE SETPOINT BY NOT LESS THAN 2°F (1.11°C) BEFORE SCHEDULED UNOCCUPIED PERIODS BASED ON THE THERMAL LAG AND ACCEPTABLE DRIFT IN SPACE TEMPERATURE THAT IS WITHIN COMFORT LIMITS..

DUCTWORK INSULATION SCHEDULE

SYSTEM DESIGNATION	DESCRIPTION	PRODUCTS	K	SERVICE TEMPERATURES		NOMINAL THICKNESS	INSTALLED R-VALUE	REMARKS
				MIN (DEG. F)	MAX (DEG. F)			
DWF	FLEXIBLE DUCT WRAP GLASS FIBER ASTM C1290, TYPE III	OWENS CORNING SOFTR DUCT WRAP TYPE 75	0.30	0	250	2.2	6.0	
						3.0	8.3	
DWCCF	CLOSED-CELL ELASTOMERIC FOAM DUCT WRAP ASTM C534, TYPE II	ARMACELL AP ARMAFLEX FS	0.25	-20	220	2.0	8.0	

NOTES:

1. K-FACTOR UNITS ARE BTU*IN/HR*FT2*°F TESTED AT MEAN TEMPERATURE 75 °F
2. PROVIDE PRODUCT LISTED OR ENGINEER PRE-APPROVED EQUAL, APPLIES TO ALL PRODUCTS LISTED IN SCHEDULE.
3. ALL PRODUCTS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL INSULATING MATERIALS SHALL CONFORM TO ASTM E 84, HAVING A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPMENT RATING OF 50.
5. FIBERGLASS NOMINAL THICKNESS IS OUT OF BOX THICKNESS. REQUIRED R-VALUE SHALL BE INSTALLED R-VALUE.
6. INSULATION PRODUCTS THAT COME IN CONTACT WITH STAINLESS STEEL SHALL HAVE A LEACHABLE CHLORIDE CONTENT OF LESS THAN 50 PPM WHEN TESTED ACCORDING TO ASTM C871. INSULATION MATERIALS FOR USE ON AUSTENITIC STAINLESS STEEL SHALL BE QUALIFIED AS ACCEPTABLE ACCORDING TO ASTM C795.

DUCT SCHEDULE

DUCT WORK ID	SERVICE	MATERIAL TYPE, PRESSURE CLASS	JOINT TYPE	SEAL CLASS	INSULATION - JACKET TYPE				REMARKS
					INTERIOR CONCEALED...	INTERIOR EXPOSED	INTERIOR CONCEALED...	EXTERIOR	
SA (RECT)	SUPPLY AIR RECTANGULAR DUCT	GALVANIZED SHEET METAL PER SMACNA +2" W.G.	PER SMACNA	A	DWF-FSK R ≥ 6.0	NA - ROUND OR LINED DUCT ONLY	DWCCF R ≥ 8.0	SEE DUCT ID PI-ERD	
SA (ROUND)	SUPPLY AIR ROUND / DUCT	GALVANIZED SHEET METAL PER SMACNA +2" W.G.	PER SMACNA	A	DWF-FSK R ≥ 6.0	DUCT TYPE DWI	DWCCF R ≥ 8.0	SEE DUCT ID PI-ERD	
RA (RECT)	RETURN AIR RECTANGULAR DUCT	GALVANIZED SHEET METAL PER SMACNA -3" W.G.	PER SMACNA	A	DWF-FSK R ≥ 6.0	INSULATION NOT REQ'D	DWCCF R ≥ 8.0	SEE DUCT ID PI-ERD	
RA (ROUND)	RETURN AIR ROUND / DUCT	GALVANIZED SHEET METAL PER SMACNA -3" W.G.	PER SMACNA	A	DWF-FSK R ≥ 6.0	INSULATION NOT REQ'D	DWCCF R ≥ 8.0	SEE DUCT ID PI-ERD	
SA/RA (RECT FG)	SUPPLY AIR OR RETURN AIR RECTANGULAR	FIBROUS GLASS DUCTBOARD K ≤ 0.23 Specify Pressure Class	PER UL-181, SMACNA OR MAIMA	A	R>6.0	R>6.0	R ≥ 8.0	NA	
SA/RA (ACC FLEX)	FINAL AIR DEVICE CONNECTIONS	PREINSULATED ACCOUSTICAL FLEXIBLE ROUND DUCT FLEXMASTER U.S.A. 1M	N / A	A	R >6.0	R >6.0	N/A	NOT ALLOWED	FLEXIBLE DUCT RUNS SHALL BE A MAXIMUM OF 5 FEET, 12 INCH MAX FOR PRIMARY DUCT CONN. TO TERMINAL UNITS. MATCH PRESSURE RATING OF ASSOCIATED DUCTWORK.
OA	UNCONDITIONED OUTSIDE AIR	GALVANIZED SHEET METAL PER SMACNA +2" W.G.	PER SMACNA	A	DWF-FSK R > 6.0	DUCT TYPE DWI	DWCCF R ≥ 6.0	NOT REQUIRED	INSULATION NOT REQUIRED FOR STAIRWELL PRESSURIZATION IN THE EVENT OF A FIRE.
BV	BOILER / WATER HEATER FLUE DUCT AND CAP (CONDENSING & NON-CONDENSING EQUIP.)	UL 1738 AND NFPA 54 LISTING. FLUE VENT MATERIALS SHALL BE AS SPECIFIED BY THE APPLIANCE MANFUACTURER. METALLIC...	REFER TO MANUF.	REF. TO MANUF.	N/A	N/A	REFER TO MANUF.	REFER TO MANUF.	FLUE VENT INSTALLATION SHALL BE AS SPECIFIED BY THE APPLIANCE MANFUACTURER.
EA	GENERAL EXHAUST DUCT	GALVANIZED SHEET METAL PER SMACNA -3" W.G.	PER SMACNA	A	NONE	NONE	DWCCF R ≥ 4.3	DWCCF-EXT R >4.3	INSULATE EXHAUST DUCT WHERE CALLED FOR ONLY WHEN EXHAUSTING HUMIDIFIED SPACES. EXTEND INSULATION TO 2' INSIDE OF THE CONDITIONED SPACE FROM EXT. WALL OR ROOF.

NOTES:

1. ALL DUCT SIZES INDICATE INSIDE CLEAR DIMENSIONS IN INCHES.
2. ALL METAL DUCT SHALL BE CONSTRUCTED PER SMACNA STANDARDS. METAL TAPE SHALL NOT BE ALLOWED AS METAL DUCT SEALANT UNLESS SPECIFICALLY NOTED OTHERWISE. SEAL ALL DUCTS IN ACCORDANCE WITH SMACNA SEAL CLASS A, INCLUDING ALL JOINTS, SEAMS, AND ALL APPLICABLE WALL PENETRATIONS UNLESS NOTED OTHERWISE. SEALANT SHALL BE WATER BASED UNLESS SUSCEPTIBLE TO CONDENSATION OR WATER EXPOSURE. SOLVENT BASED SEALANT SHALL BE...
3. ALL EXPOSED DUCTWORK SHALL BE BRIGHT GALVANIZED FINISH / PAINT GRIP FINISH.
4. PROVIDE PRODUCTS LISTED OR ENGINEER PRE-APPROVED EQUAL, APPLIES TO ALL PRODUCTS LISTED IN SCHEDULE.
5. INSULATION:
   A. INSULATION ABREVIATIONS: DWF- FLEXIBLE DUCT WRAP, DWR - RIGID DUCT WRAP, DLF - FLEXIBLE DUCT LINER, DWCCF - CLOSED CELL FOAM DUCT WRAP. REFER TO DUCT INSULATION SCHEDULE FOR DETAILED INFORMATION.
   B. JACKET ABBREVIATIONS: FSK - FOIL SCRIM KRAFT JACKET. REFER TO DUCT INSULATION SCHEDULE FOR DETAILED INFORMATION.
   C. DUCT LINER SHALL BE USED FOR NOISE REDUCTION ONLY, IN DUCTS WITH VELOCITIES < 1500 FPM, AND FOR A MAXIMUM 10' LENGTH UNLESS NOTED OTHERWISE ON THE PLANS. DUCT LINER SHALL NOT BE USED ON DUCT CONNECTED TO FAN DISCHARGE OR DUCTS IN INTERIOR UNCONDITIONED SPACES OR EXTERIOR DUCT.
   D. INSULATION R-VALUES ARE INSTALLED R-VALUES.
   E. INSULATION PRODUCTS THAT COME IN CONTACT WITH STAINLESS STEEL SHALL HAVE A LEACHABLE CHLORIDE CONTENT OF LESS THAN 50 PPM WHEN TESTED ACCORDING TO ASTM C871. INSULATION MATERIALS FOR USE ON AUSTENITIC STAINLESS STEEL SHALL BE QUALIFIED AS ACCEPTABLE ACCORDING TO ASTM C795.
6. INSTALLATION: ALL DUCT SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. ALL FACTORY-FABRICATED DUCTS MUST BE INSTALLED BY INSTALLERS CERTIFIED BY THE MANUFACTURER TO DO SO.
7. ALL MATERIALS USED IN PLENUMS SHALL CONFORM TO ASTM E84, HAVING A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM DEVELOPED SMOKE RATING OF 50.
8. FURNISH AND INSTALL ALL MITERED ELBOWS WITH TURNING VANES. RADIUSED RECTANGULAR ELBOWS SHALL HAVE CENTER LINE RADIUS TO WIDTH RATIO (R/W) OF 1.5 UNLESS OTHERWISE SPECIFIED. ALL ROUND ELBOWS SHALL HAVE A CENTERLINE RADIUS TO DIAMETER RATIO (R/D) OF 1.5 UNLESS SHORT RADIUS ELBOWS ARE CALLED FOR ON THE PLANS IN WHICH CASE THE R/D RATIO SHALL BE 1.0.
9. SPACE CLASSIFICATIONS
   A. INTERIOR CONCEALED REFERS TO CONDITIONED UNOCUPPIED SPACES AND RETURN AIR PLENUMS.
   B. INTERIOR EXPOSED REFERS TO CONDITIONED OCCUPIED SPACES.
   C. INTERIOR UNCONDITIONED SPACES INCLUDES ABOVE CEILING SPACES IN DUCTED RETURN APPLICATIONS, VENTILATED ATTICS, CRAWL SPACES, PENTHOUSES, MECHANICAL AND ELECTRICAL ROOMS, ETC.
   D. EXTERIOR REFERS TO EXPOSED TO WEATHER.
10. ALL DUCT SUPPORTS SHALL BE FURNISHED AND INSTALLED PER SMACNA HVAC DUCT CONTRUCTION STANDARDS. POWDER-ACTUATED FASTENERS ARE NOT ALLOWED.

Digitally Signed
STATE OF TEXAS
RICHARD W. MCHUGH
85519
LICENSED PROFESSIONAL ENGINEER
2026.09.25 08:21:06-05'00'

REVISIONS

NO	DATE	DESCRIPTION

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N NUGENT AVE
JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

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210.828.9481 | TBAE Firm BR1010

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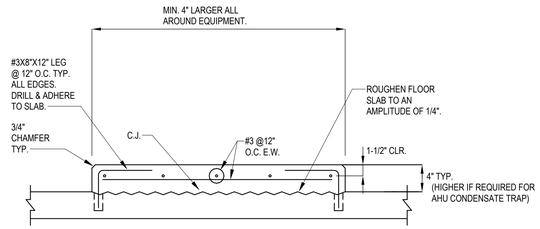
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EEA Project No. 20250472
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PLOT TO ARCH D (24X36) SIZE SHEET



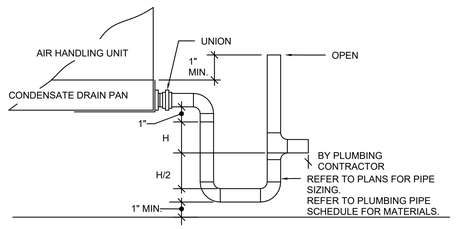
GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE FINAL PAD SIZE, LOCATION AND EMBEDDED ITEMS WITH MEP DRAWINGS AND FINAL EQUIPMENT SHOP DRAWINGS.

CONCRETE NOTES:

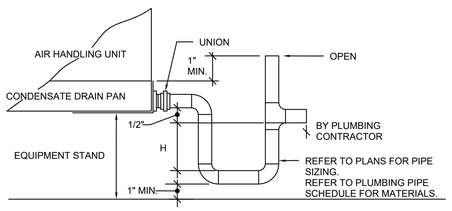
A. CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
B. COMPLY WITH ACI 301, ACI 318, AND ASTM C94.
C. PROVIDE BROOM FINISH CONCRETE SURFACE.
D. SET TOP OF PAD LEVEL.
E. PROVIDE CONTROL JOINTS FOR PAD WHEN LENGTH OR WIDTH EXCEEDS 10'-0"

4 HOUSE KEEPING PAD
12" = 1'-0"



DRAW-THROUGH UNIT DRAIN

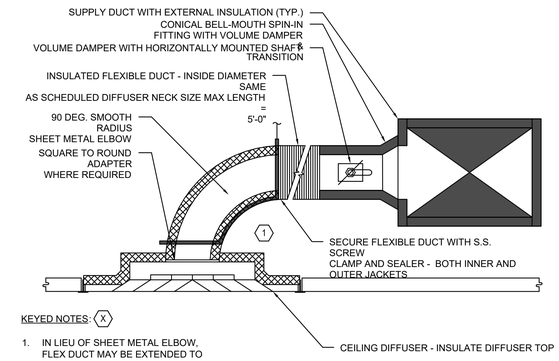
NOTE: H = FAN INLET PRESSURE (IN. WC.)



BLOW-THROUGH UNIT DRAIN

NOTE: H = FAN OUTLET PRESSURE (IN. WC.)

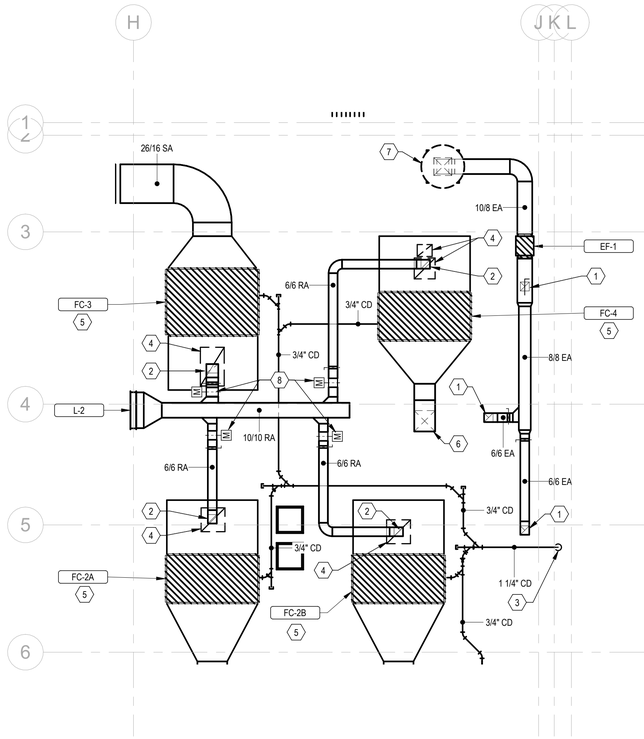
3 CONDENSATE DRAIN DETAIL
12" = 1'-0"



KEYED NOTES: (X)

1. IN LIEU OF SHEET METAL ELBOW, FLEX DUCT MAY BE EXTENDED TO THE DIFFUSER. USE THERMAFLEX "FLEXFLOW" ELBOW HARNESS, SUSPENDED FROM STRUCTURE.

2 AIR DEVICE CONNECTION DETAIL
12" = 1'-0"



1 MECHANICAL PLATFORM PLAN
1/4" = 1'-0"

KEYED NOTES:

1. EXHAUST DUCT DOWN THROUGH PLATFORM FLOOR TO LEVEL BELOW.
2. OUTSIDE AIR DUCT. CONNECT TO RETURN AIR PLENUM.
3. 1 1/4" CONDENSATE DRAIN DRAIN DOWN TO LEVEL BELOW.
4. RETURN AIR DUCT UP FROM LEVEL BELOW AND CONNECT TO RETURN AIR PLENUM ON FAN COIL UNIT.
5. PROVIDE SECONDARY DRAIN PAN UNDER ENTIRE FAN COIL UNIT. PROVIDE SAFETY SWITCH IN SECONDARY PAN TO DE-ACTIVATE UNIT WHENEVER CONDENSATE IS SENSED IN PAN. PROVIDE UNIT SUPPORTS AS REQUIRED TO ELEVATE THE FAN COIL UNIT TO ACCOMMODATE CONDENSATE DRAIN.
6. 14X14 SUPPLY AIR DUCT DOWN TO LEVEL BELOW.
7. ROOF MOUNTED EXHAUST HOOD EQUAL TO GREENHECK GRSR-12. PROVIDE ROOF CURB.
8. MOTORIZED DAMPER SHALL OPEN WHENEVER FAN COIL IS ENERGIZED AND CLOSE WHENEVER FAN COIL IS NOT ENERGIZED.

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STATE OF TEXAS
RICHARD W. MCHUGH
85519
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PROFESSIONAL ENGINEER
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REVISIONS

NO	DATE	DESCRIPTION

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JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	HM
CHECKED BY:	SA

SHEET

M601

PLOT TO ARCH D (24X36) SIZE SHEET

System Checksums
By EEA

FC/CU-01 | Single Zone

COOLING COIL PEAK / **CLG SPACE PEAK**

Peaked at Time: Mo/Hr: 8 / 12 — Outside Air: OADB/WB/HR: 95 / 78 / 121 — CLG SPACE PEAK: Mo/Hr: Sum of, OADB: Peaks

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads						
Skylite Solar	0	0	0	0	0	0
Skylite Cond	0	0	0	0	0	0
Roof Cond	0	2,289	2,289	5	0	0
Glass Solar	12,600	0	12,600	27	14,192	43
Glass/Door Cond	2,704	0	2,704	6	2,147	6
Wall Cond	7,468	1,862	9,329	20	7,616	23
Partition/Door	0		0	0	0	0
Floor	0		0	0	0.00	0
Adjacent Floor	0.00	0.00	0.00	0.00	0.00	0.00
Infiltration	5,518		5,518	12	1,742	5
Sub Total ==>	28,288	4,151	32,439	70	25,697	78
Internal Loads						
Lights	2,343	586	2,928	6	2,343	7
People	3,000	0	3,000	6	1,500	5
Misc	3,072	0	3,072	7	3,072	9
Sub Total ==>	8,414	586	9,000	19	6,914	21
Ceiling Load	516	-516	0	0	491	1
Ventilation Load	0	0	5,313	11	0	0
Adj Air Trans Heat	0		0	0	0	0
Dehumid. Ov Sizing			0	0		
Ov/Undr Sizing	0		0	0	0	0
Exhaust Heat		-348	-348	-1		
Sup. Fan Heat			0	0		
Ret. Fan Heat		0	0	0		
Duct Heat Pkup		0	0	0		
Underflr Sup Ht Pkup			0	0		
Supply Air Leakage		0	0	0		
Grand Total ==>	37,219	3,872	46,404	100.00	33,102	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design — OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-1,341	5.18
Glass Solar	0	0	0.00
Glass/Door Cond	-5,399	-5,399	20.86
Wall Cond	-3,225	-4,023	15.54
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	-3,928	-3,928	15.18
Sub Total ==>	-12,552	-14,691	56.76
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-242	0	0.00
Ventilation Load	0	-3,731	14.41
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-7,623	-7,623	29.45
Exhaust Heat		162	-0.63
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-20,417	-25,883	100.00

TEMPERATURES

	Cooling	Heating
SADB	54.2	80.0
Ra Plenum	73.9	69.1
Return	73.9	69.1
Ret/OA	74.8	67.3
Fn MtrTD	0.0	0.0
Fn BldTD	0.0	0.0
Fn Frict	0.0	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	1,873	1,873
Terminal	1,873	1,873
Main Fan	1,873	1,873
Sec Fan	0	0
Nom Vent	81	81
AHU Vent	81	81
Infil	86	86
MinStop/Rh	0	0
Return	1,959	1,959
Exhaust	167	167
Rm Exh	0	0
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	4.4	4.4
cfm/ft²	2.18	2.18
cfm/ton	440.30	
ft²/ton	201.71	
Btu/hr·ft²	59.49	-43.44
No. People	6	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	4.3	51.0	42.1	1,873	74.8	61.6	62.5	54.2	52.0	55.5
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	4.3	51.0								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	858		
Part	0		
Int Door	1		
ExFlr	0		
Roof	821	0	0
Wall	1,501	261	17
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-37.3	1,873	64.8	80.0
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-37.3			

Project Name:
Dataset Name: 20250472 loads - rotated.trc

TRACE® 700 v6.3.5 calculated at 10:13 AM on 07/08/2026
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System Checksums
By EEA

FC/CU-03 | Single Zone

COOLING COIL PEAK / **CLG SPACE PEAK**

Peaked at Time: Mo/Hr: 8 / 17 — Outside Air: OADB/WB/HR: 98 / 76 / 101 — CLG SPACE PEAK: Mo/Hr: Sum of, OADB: Peaks

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads						
Skylite Solar	0	0	0	0	0	0
Skylite Cond	0	0	0	0	0	0
Roof Cond	0	3,268	3,268	5	0	0
Glass Solar	18,575	0	18,575	28	22,035	48
Glass/Door Cond	5,851	0	5,851	9	4,494	10
Wall Cond	6,023	1,938	7,961	12	6,472	14
Partition/Door	0		0	0	0	0
Floor	0		0	0	0.00	0
Adjacent Floor	0.00	0.00	0.00	0.00	0.00	0.00
Infiltration	5,610		5,610	8	2,230	5
Sub Total ==>	36,058	5,206	41,264	62	35,230	77
Internal Loads						
Lights	2,662	666	3,328	5	2,662	6
People	10,500	0	10,500	16	5,250	11
Misc	2,389	0	2,389	4	2,389	5
Sub Total ==>	15,551	666	16,217	24	10,301	22
Ceiling Load	547	-547	0	0	500	1
Ventilation Load	0	0	9,632	14	0	0
Adj Air Trans Heat	0		0	0	0	0
Dehumid. Ov Sizing			0	0		
Ov/Undr Sizing	0		0	0	0	0
Exhaust Heat		-507	-507	-1		
Sup. Fan Heat			0	0		
Ret. Fan Heat		0	0	0		
Duct Heat Pkup		0	0	0		
Underflr Sup Ht Pkup			0	0		
Supply Air Leakage		0	0	0		
Grand Total ==>	52,156	4,817	66,605	100.00	46,032	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design — OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-1,599	4.32
Glass Solar	0	0	0.00
Glass/Door Cond	-8,720	-8,720	23.56
Wall Cond	-2,183	-2,883	7.79
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	-4,464	-4,464	12.06
Sub Total ==>	-15,367	-17,666	47.73
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-223	0	0.00
Ventilation Load	0	-7,486	20.23
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-12,063	-12,063	32.60
Exhaust Heat		206	-0.56
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-27,654	-37,009	100.00

TEMPERATURES

	Cooling	Heating
SADB	53.7	80.0
Ra Plenum	73.8	69.3
Return	73.8	69.3
Ret/OA	75.3	66.6
Fn MtrTD	0.0	0.0
Fn BldTD	0.0	0.0
Fn Frict	0.0	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	2,537	2,537
Terminal	2,537	2,537
Main Fan	2,537	2,537
Sec Fan	0	0
Nom Vent	164	164
AHU Vent	164	164
Infil	98	98
MinStop/Rh	0	0
Return	2,634	2,634
Exhaust	261	261
Rm Exh	0	0
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	6.4	6.4
cfm/ft²	2.60	2.60
cfm/ton	415.49	
ft²/ton	159.69	
Btu/hr·ft²	75.14	-54.66
No. People	21	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	6.1	73.3	58.9	2,537	75.3	61.8	62.8	53.7	51.6	55.1
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	6.1	73.3								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	975		
Part	0		
Int Door	1		
ExFlr	0		
Roof	975	0	0
Wall	1,310	422	32
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-53.3	2,537	63.9	80.0
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-53.3			

Project Name:
Dataset Name: 20250472 loads - rotated.trc

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System Checksums
By EEA

FC/CU-05 | Single Zone

COOLING COIL PEAK / **CLG SPACE PEAK**

Peaked at Time: Mo/Hr: 8 / 13 — Outside Air: OADB/WB/HR: 98 / 78 / 119 — CLG SPACE PEAK: Mo/Hr: Sum of, OADB: Peaks

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads						
Skylite Solar	0	0	0	0	0	0
Skylite Cond	0	0	0	0	0	0
Roof Cond	0	131	131	2	0	0
Glass Solar	0	0	0	0	0	0
Glass/Door Cond	0	0	0	0	0	0
Wall Cond	582	116	698	8	642	8
Partition/Door	0		0	0	0	0
Floor	0		0	0	0.00	0
Adjacent Floor	0.00	0.00	0.00	0.00	0.00	0.00
Infiltration	281		281	3	76	1
Sub Total ==>	863	246	1,109	13	718	9
Internal Loads						
Lights	104	26	130	2	104	1
People	0	0	0	0	0	0
Misc	6,826	0	6,826	83	6,826	89
Sub Total ==>	6,930	26	6,956	85	6,930	91
Ceiling Load	6	-6	0	0	6	0
Ventilation Load	0	0	169	2	0	0
Adj Air Trans Heat	0		0	0	0	0
Dehumid. Ov Sizing			0	0		
Ov/Undr Sizing	0		0	0	0	0
Exhaust Heat		-4	-4	0		
Sup. Fan Heat			0	0		
Ret. Fan Heat		0	0	0		
Duct Heat Pkup		0	0	0		
Underflr Sup Ht Pkup			0	0		
Supply Air Leakage		0	0	0		
Grand Total ==>	7,799	262	8,230	100.00	7,654	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design — OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-63	1.22
Glass Solar	0	0	0.00
Glass/Door Cond	0	0	0.00
Wall Cond	-195	-234	4.54
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	-174	-174	3.37
Sub Total ==>	-369	-471	9.14
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-2	0	0.00
Ventilation Load	0	-104	2.02
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-4,581	-4,581	88.86
Exhaust Heat		1	-0.03
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-4,953	-5,155	100.00

TEMPERATURES

	Cooling	Heating
SADB	55.0	80.0
Ra Plenum	72.5	69.8
Return	72.5	69.8
Ret/OA	72.7	69.6
Fn MtrTD	0.0	0.0
Fn BldTD	0.0	0.0
Fn Frict	0.0	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	454	454
Terminal	454	454
Main Fan	454	454
Sec Fan	0	0
Nom Vent	2	2
AHU Vent	2	2
Infil	4	4
MinStop/Rh	0	0
Return	458	458
Exhaust	6	6
Rm Exh	0	0
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	0.5	0.5
cfm/ft²	11.96	11.96
cfm/ton	602.21	
ft²/ton	50.37	
Btu/hr·ft²	238.23	-195.35
No. People	0	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	0.8	9.1	8.8	454	72.7	58.6	52.5	55.0	51.2	51.4
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	0.8	9.1								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	38		
Part	0		
Int Door	1		
ExFlr	0		
Roof	38	0	0
Wall	72	0	0
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-7.4	454	67.5	80.0
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-7.4			

Project Name:
Dataset Name: 20250472 loads - rotated.trc

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System Checksums
By EEA

FC/CU-02 | Single Zone

COOLING COIL PEAK / **CLG SPACE PEAK**

Peaked at Time: Mo/Hr: 8 / 16 — Outside Air: OADB/WB/HR: 99 / 77 / 108 — CLG SPACE PEAK: Mo/Hr: Sum of, OADB: Peaks

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads						
Skylite Solar	0	0	0	0	0	0
Skylite Cond	0	0	0	0	0	0
Roof Cond	0	4,307	4,307	6	0	0
Glass Solar	17,007	0	17,007	24	20,692	44
Glass/Door Cond	6,284	0	6,284	9	4,608	10
Wall Cond	2,557	1,258	3,815	5	2,596	6
Partition/Door	0		0	0	0	0
Floor	0		0	0	0.00	0
Adjacent Floor	0.00	0.00	0.00	0.00	0.00	0.00
Infiltration	8,142		8,142	12	2,691	6
Sub Total ==>	33,990	5,565	39,555	56	30,587	65
Internal Loads						
Lights	3,615	904	4,519	6	3,615	8
People	9,000	0	9,000	13	4,500	10
Misc	7,556	0	7,556	11	7,556	16
Sub Total ==>	20,171	904	21,075	30	15,671	33
Ceiling Load	776	-776	0	0	662	1
Ventilation Load	0	0	10,419	15	0	0
Adj Air Trans Heat	0		0	0	0	0
Dehumid. Ov Sizing			0	0		
Ov/Undr Sizing	0		0	0	0	0
Exhaust Heat		-609	-609	-1		
Sup. Fan Heat			0	0		
Ret. Fan Heat		0	0	0		
Duct Heat Pkup		0	0	0		
Underflr Sup Ht Pkup			0	0		
Supply Air Leakage		0	0	0		
Grand Total ==>	54,937	5,084	70,441	100.00	46,921	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design — OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-2,167	5.79
Glass Solar	0	0	0.00
Glass/Door Cond	-9,657	-9,657	25.79
Wall Cond	-989	-1,483	3.96
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	-6,062	-6,062	16.19
Sub Total ==>	-16,708	-19,368	51.73
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-336	0	0.00
Ventilation Load	0	-7,758	20.72
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-10,581	-10,581	28.26
Exhaust Heat		263	-0.70
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-27,625	-37,444	100.00

TEMPERATURES

	Cooling	Heating
SADB	53.3	80.0
Ra Plenum	73.9	69.2
Return	73.9	69.2
Ret/OA	75.6	66.5
Fn MtrTD	0.0	0.0
Fn BldTD	0.0	0.0
Fn Frict	0.0	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	2,534	2,534
Terminal	2,534	2,534
Main Fan	2,534	2,534
Sec Fan	0	0
Nom Vent	169	169
AHU Vent	169	169
Infil	132	132
MinStop/Rh	0	0
Return	2,667	2,667
Exhaust	302	302
Rm Exh	0	0
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	6.7	6.7
cfm/ft²	1.91	1.91
cfm/ton	392.46	
ft²/ton	205.05	
Btu/hr·ft²	58.52	-40.72
No. People	18	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	6.5	77.5	61.1	2,534	75.6	62.0	63.5	53.3	51.3	54.4
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	6.5	77.5								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	1,324		
Part	0		
Int Door	1		
ExFlr	0		
Roof	1,324	0	0
Wall	925	468	51
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-53.9	2,534	63.7	80.0
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-53.9			

Project Name:
Dataset Name: 20250472 loads - rotated.trc

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System Checksums
By EEA

FC/CU-04 | Single Zone

COOLING COIL PEAK / **CLG SPACE PEAK**

Peaked at Time: Mo/Hr: 8 / 13 — Outside Air: OADB/WB/HR: 98 / 78 / 119 — CLG SPACE PEAK: Mo/Hr: Sum of, OADB: Peaks

	Space Sens. + Lat. Btu/h	Plenum Sens. + Lat Btu/h	Net Total Btu/h	Percent Of Total (%)	Space Sensible Btu/h	Percent Of Total (%)
Envelope Loads						
Skylite Solar	0	0	0	0	0	0
Skylite Cond	0	0	0	0	0	0
Roof Cond	0	3,073	3,073	11	0	0
Glass Solar	589	0	589	2	659	4
Glass/Door Cond	194	0	194	1	179	1
Wall Cond	4,945	978	5,923	22	5,284	34
Partition/Door	0		0	0	0	0
Floor	0		0	0	0.00	0
Adjacent Floor	0.00	0.00	0.00	0.00	0.00	0.00
Infiltration	5,925		5,925	22	2,565	17
Sub Total ==>	11,653	4,051	15,704	58	8,688	57
Internal Loads						
Lights	2,640	660	3,300	12	2,640	17
People	2,000	0	2,000	7	1,000	7
Misc	2,021	0	2,021	7	2,021	13
Sub Total ==>	6,661	660	7,321	27	5,661	37
Ceiling Load	1,045	-1,045	0	0	1,025	7
Ventilation Load	0	0	4,883	18	0	0
Adj Air Trans Heat	0		0	0	0	0
Dehumid. Ov Sizing			0	0		
Ov/Undr Sizing	0		0	0	0	0
Exhaust Heat		-650	-650	-2		
Sup. Fan Heat			0	0		
Ret. Fan Heat		0	0	0		
Duct Heat Pkup		0	0	0		
Underflr Sup Ht Pkup			0	0		
Supply Air Leakage		0	0	0		
Grand Total ==>	19,359	3,016	27,258	100.00	15,373	100.00

HEATING COIL PEAK

Mo/Hr: Heating Design — OADB: 28

	Space Peak Space Sens Btu/h	Coil Peak Tot Sens Btu/h	Percent Of Total (%)
Envelope Loads			
Skylite Solar	0	0	0.00
Skylite Cond	0	0	0.00
Roof Cond	0	-1,555	10.83
Glass Solar	0	0	0.00
Glass/Door Cond	-297	-297	2.07
Wall Cond	-2,133	-2,554	17.78
Partition/Door	0	0	0.00
Floor	0	0	0.00
Adjacent Floor	0.00	0.00	0.00
Infiltration	-4,427	-4,427	30.83
Sub Total ==>	-6,858	-8,834	61.51
Internal Loads			
Lights	0	0	0.00
People	0	0	0.00
Misc	0	0	0.00
Sub Total ==>	0	0	0.00
Ceiling Load	-465	0	0.00
Ventilation Load	0	-3,572	24.87
Adj Air Trans Heat	0	0	0
Ov/Undr Sizing	-2,246	-2,246	15.64
Exhaust Heat		289	-2.01
OA Preheat Diff.		0	0.00
RA Preheat Diff.		0	0.00
Additional Reheat		0	0.00
Underflr Sup Ht Pkup		0	0.00
Supply Air Leakage		0	0.00
Grand Total ==>	-9,569	-14,362	100.00

TEMPERATURES

	Cooling	Heating
SADB	53.0	80.8
Ra Plenum	75.4	68.5
Return	75.4	68.5
Ret/OA	77.5	64.6
Fn MtrTD	0.0	0.0
Fn BldTD	0.0	0.0
Fn Frict	0.0	0.0

AIRFLOWS

	Cooling	Heating
Diffuser	816	816
Terminal	816	816
Main Fan	816	816
Sec Fan	0	0
Nom Vent	78	78
AHU Vent	78	78
Infil	97	97
MinStop/Rh	0	0
Return	913	913
Exhaust	175	175
Rm Exh	0	0
Auxiliary	0	0
Leakage Dwn	0	0
Leakage Ups	0	0

ENGINEERING CKS

	Cooling	Heating
% OA	9.6	9.6
cfm/ft²	0.84	0.84
cfm/ton	326.76	
ft²/ton	387.00	
Btu/hr·ft²	31.01	-21.39
No. People	4	

COOLING COIL SELECTION

	Total Capacity ton	Total Capacity MBh	Sens Cap. MBh	Coil Airflow cfm	Enter DB °F	Enter WB °F	Enter HR gr/lb	Leave DB °F	Leave WB °F	Leave HR gr/lb
Main Clg	2.5	30.0	22.2	816	77.5	63.4	66.6	53.0	50.6	52.2
Aux Clg	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Opt Vent	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0.0	0.0
Total	2.5	30.0								

AREAS

	Gross Total	Glass ft²	Glass (%)
Floor	967		
Part	0		
Int Door	1		
ExFlr	0		
Roof	967	0	0
Wall	803	14	2
Ext Door	0	0	0

HEATING COIL SELECTION

	Capacity MBh	Coil Airflow cfm	Ent °F	Lvg °F
Main Htg	-20.7	816	61.4	80.8
Aux Htg	0.0	0	0.0	0.0
Preheat	0.0	0	0.0	0.0
Humidif	0.0	0	0.0	0.0
Opt Vent	0.0	0	0.0	0.0
Total	-20.7			

Project Name:
Dataset Name: 20250472 loads - rotated.trc

TRACE® 700 v6.3.5 calculated at 10:13 AM on 07/08/2026
Alternative - 1 System Checksums Report Page 4 of 5

ASHRAE Standard 62.1-2004-2010
By EEA

System Ventilation Requirements

AHU Location	Description		∑ Vpz cfm	Ps People	∑ Pz People	D Ps / ∑ Pz	Vou cfm	Vps cfm	Xs	Ev	Vot cfm	%OA Vot / Vps
Alternative 1												
Zone	Zone - 001	Cooling	1,873	6	6	1.00	81	1,873	0.044	1.000	81	4.4
		Heating	1,873	6	6	1.00	81	1,873	0.044	0.991	82	4.4
Zone	Zone - 002	Cooling	2,534	18	18	1.00	169	2,534	0.067	1.000	169	6.7
		Heating	2,534	18	18	1.00	169	2,534	0.067	1.000	169	6.7
Zone	Zone - 003	Cooling	2,537	21	21	1.00	164	2,537	0.064	1.000	164	6.4
		Heating	2,537	21	21	1.00	164	2,537	0.064	1.000	164	6.4
Zone	Zone - 004	Cooling	816	4	4	1.00	78	816	0.096	1.000	78	9.6
		Heating	816	4	4	1.00	78	816	0.096	0.968	81	9.9
Zone	Zone - 005	Cooling	454	0	0	1.00	2	454	0.005	1.000	2	0.5
		Heating	454	0	0	1.00	2	454	0.005	1.000	2	0.5

* Apply Single Zone Ventilation Calculation

Project Name:
Dataset Name: 20250472 loads - rotated.trc

TRACE® 700 v6.3.5 calculated at 02:27 PM on 07/22/2026
Alternative - 1 ASHRAE Standard 62.1-2004/2007 Report Page 1 of 4

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EEA Project No. 20250472
State of registration TX
Firm Registration No. F-2497

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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST

N NUGENT AVE
JOHNSON CITY, TX 78636

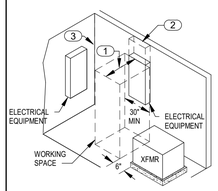
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210.828.9481 | TBAE Firm BR1010

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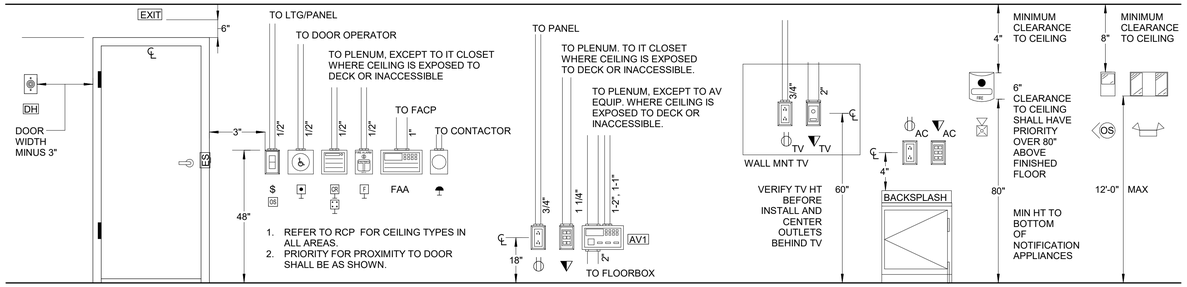
PLOT TO ARCH D (24X36) SIZE SHEET

ELECTRICAL EQUIPMENT CLEARANCE REQUIREMENTS



KEYED NOTES:

1. 3' (0-150V TO GND), 3.5' (151V-600V TO GND), 4' (OVER 150V WITH EXPOSED LIVE PARTS ON OTHER SIDE).
2. DEDICATED EQUIPMENT SPACE SHALL BE KEPT CLEAR TO 6FT ABOVE EQUIPMENT OR TO STRUCTURE OF ALL BUT CONDUIT SERVING EQUIPMENT.
3. MIN OFFSET SHALL BE DEPTH OF EQUIPMENT ON PERPENDICULAR WALL



ELECTRICAL ABBREVIATIONS LIST

A	AMPERE	LOTO	LOCK OUT TAG OUT
AC	ABOVE COUNTER	LTG	LIGHT OR LIGHTING
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AIC	AMP INTERRUPTING CAPACITY	MC	MOTOR CONTROL CENTER
A/V	AUDIO VISUAL	MCP	MOTOR CIRCUIT PROTECTOR
ATS	AUTOMATIC TRANSFER SWITCH	MIN	MINIMUM
BLDG	BUILDING	MH	METAL HALIDE
C	CONDUIT	MLO	MAIN LUGS ONLY
CKT	CIRCUIT	MNS	MASS NOTIFICATION SYSTEM
CM	CONTROL MODULE	MRS	MOTOR RATED SWITCH
CONN	CONNECT OR CONNECTION	MSB	MAIN SWITCH BOARD
CT	CURRENT TRANSFORMER	MTD	MOUNTED
DIM	DIMENSION	MTS	MANUAL TRANSFER SWITCH
EA	EACH	MV	MEDIUM VOLTAGE
EC	ELECTRICAL CONTRACTOR	N.I.C.	NOT IN CONTRACT
EF	EXHAUST FAN	NL	NIGHT LIGHT (UNSWITCHED)
ELEC	ELECTRIC, ELECTRICAL	NTS	NOT TO SCALE
EMER	EMERGENCY	Ø	PHASE
EPO	EMERGENCY POWER OFF	OL	OVERLOAD
EWC	ELECTRIC WATER COOLER	OE	OVER HEAD ELECTRIC
FACP	FIRE ALARM CONTROL PANEL	PS	PULL STRING
FLA	FULL LOAD AMPS	RECPT	RECEPTACLE
FS	FLOW SWITCH	RGS	RIGID GALVANIZED STEEL
FSD	FIRE SMOKE DAMPER	SPD	SURGE PROTECTION DEVICE
GC	GENERAL CONTRACTOR	TGB	TELECOM GROUNDING BUSBAR
GFI	GROUND FAULT INTERRUPTER	TS	TAMPER SWITCH
GND	GROUND	TYP.	TYPICAL
HOA	HAND-OFF-AUTO	UG	UNDERGROUND
HP	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HPS	HIGH PRESSURE SODIUM	V	VOLTAGE
HTR	HEATER	WH	WATER HEATER
J-BOX	JUNCTION BOX	WP	WEATHER PROOF
KCM	THOUSAND CIRCULAR MILLS	WR	WEATHER RATED
		XFMR	TRANSFORMER

NAMEPLATE REQUIREMENTS

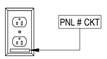
ELECTRICAL PANELS

PANEL L1
208/120V, 3PH, 4W
225A, FED FROM H1
VIA XFMR T-L1

EQUIPMENT CONTROLS

CWP-VFD
208/120V, 3PH, 4W
5HP, FED FROM L1

RECEPTACLES J-BOXES



PWR	IT	FIRE
L1#1 120V	COM	FA NAC
NO PAINT	ORANGE COVER	RED COVER

SPECIFICATIONS

1. NAMEPLATE: 1/16" PHENOLIC PLASTIC LAMINATE, TWO FLAT HEAD SCREWS
2. FINISHED AREA WIRING DEVICES: ADHESIVE LABELS, CLEAR W/ BLACK TEXT
3. J-BOXES: USE PERMANENT INK MARKER AND PAINT AS NOTED
4. OUTDOOR AND HARSH ENVIRO WIRING DEVICES: MARKER ON INSIDE OF COVER
5. IN PUBLIC AREAS SUCH AS LOBBIES, CONF. ROOMS, ETC, LABEL INSIDE OF RECEPTACLE COVERS AND EXPOSED JBOX COVERS USING MARKER. PLACE A DOT OF PAINT ON OUTSIDE OF SPECIAL SYSTEMS BOXES.

POWER DEVICE LEGEND

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- FLOOR MOUNTED DUPLEX RECEPTACLE
- CLNG — CEILING DUPLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- FLOOR MOUNTED QUADPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- USB RECEPTACLE
- SPLIT CONTROLLED DUPLEX RECEPTACLE
- CONTROLLED DUPLEX RECEPTACLE
- WALL MOUNTED JUNCTION BOX
- CEILING MOUNTED JUNCTION BOX
- MULTIOUTLET ASSEMBLY
- SAFETY DISCONNECT SWITCH (NON-FUSED)
- SAFETY DISCONNECT SWITCH (FUSED)
- COMBINATION MOTOR STARTER (FUSED)
- M — MOTOR RATED TOGGLE SWITCH
- EMERGENCY POWER OFF BUTTON
- P — POWER POLE (OPEN OFFICE STYLE)
- UTILITY SERVICE POWER POLE
- FB1 — FLOORBOX (SEE FLOORBOX SCHEDULE)
- T30 — TRANSFORMER. THE TRANSFORMER TYPE IS INDICATED BY A NUMBER INDICATING KVA RATING FOLLOWING THE UPPER CASE LETTER "T"
- ELECTRICAL PANELBOARD
- FLOOR CLEARANCE AREA

ELECTRICAL ONE LINE SYMBOLS

- MOLDED CASE/ THERMAL MAGENTIC CIRCUIT BREAKER
- DRAWOUT CIRCUIT BREAKER, AIR TYPE
- DRAWOUT CIRCUIT BREAKER, VAC TYPE
- THERMAL OVERLOAD
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- FUSE, HOLDER & PULLER
- POTENTIAL TRANSFORMER
- CURRENT TRANSFORMER
- M — UTILITY METER
- SPD — SURGE PROTECTION DEVICE
- GROUND
- X — MOTOR, "X" INDICATING HORSE POWER
- AUTOMATIC TRANSFER SWITCH
- ST — SHUNT TRIP (K=KIRK KEY INTERLOCK, RT=REMOTE TRIP)
- K — KIRK-KEY

LIGHTING CONTROLS LEGEND

- WALL CONTROL (SEE LIGHTING CONTROL MATRIX)
- OS — CELING MOUNTED OCCUPANCY SENSOR
- WOS — WALL MOUNTED OCCUPANCY SENSOR
- DS — CELING MOUNTED DAYLIGHT SENSOR
- WDS — WALL MOUNTED DAYLIGHT SENSOR
- PC — CELING MOUNTED PHOTOCELL
- WPC — WALL MOUNTED PHOTOCELL
- TCS — TOUCHSCREEN CONTROL STATION
- A — ROOM LIGHTING CONTROL TAG (SEE LIGHTING CONTROL MATRIX)
- * FIXTURE IS IN PRIMARY DAYLIGHT ZONE
- ** FIXTURE IS IN SECONDARY DAYLIGHT ZONE

SPECIAL SYSTEMS DEVICES

- TELEPHONE OUTLET
- 1V2D — VOICE/DATA OUTLET
  - # OF VOICE AND # OF DATA OUTLETS. EXAMPLE: 1V2D = 1 VOICE, 2 DATA
- CLNG — CEILING VOICE/DATA OUTLET
- 2 — DATA OUTLET
  - # OF DATA OUTLETS
- CLNG — CEILING OUTLET
- TV — TV DATA OUTLET
- AV1 — AUDIO VIDEO INPUT JACK BOX
- WIRELESS ACCESS POINT
- AUTO PUSH DOOR BUTTON
- ES — ELECTRIC STRIKE
- ML — MAGNETIC LOCK
- CR — CARD READER
- SECURITY KEYPAD

FIRE ALARM DEVICES

- FIRE ALARM STROBE
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM BELL
- FH — FIRE ALARM HORN W/STROBE
- FH — FIRE ALARM SPEAKER W/STROBE
- SPRINKLER FLOW SWITCH
- SPRINKLER VALVE TAMPER SWITCH
- THERMAL DETECTOR
- CEILING SMOKE DETECTOR
- CEILING CARBON MONOXIDE DETECTOR
- FH — CEILING FIRE ALARM HORN W/STROBE
- FH — CEILING FIRE ALARM SPEAKER W/STROBE
- CEILING FIRE ALARM STROBE
- FACP — FIRE ALARM CONTROL PANEL
- FAA — FIRE ALARM REMOTE ANNUNCIATOR PANEL

ELECTRICAL SYMBOL NOTES

AC GFI

SPECIFICATION NOTES:
GFI = INTEGRAL GROUND FAULT TRIP MODULE
IG = ISOLATED GROUND
MG = MARINE GRADE
TL = TWIST-LOCK
TR = TAMPER-RESISTANT
WP = WEATHER RESISTANT RECEPTACLE WITH METAL WEATHERPROOF WHILE IN USE COVER

MOUNTING REQUIREMENTS
48" = MOUNT AT 48 INCHES ABOVE FINISHED FLOOR
AC = MOUNT ABOVE COUNTER 4" ABOVE BACK-SPLASH (MOUNT AT 18 INCHES ABOVE FINISH FLOOR U.N.O.)

a $ 3

SPECIFICATION NOTES:
(BLANK) = SEE LIGHTING CONTROL MATRIX*
3 = THREE WAY
4 = FOUR WAY
D = DIMMER
EP = EXPLOSION PROOF
K = KEY OPERATED
P = PILOT LIGHT
T = TIMER

SWITCHING INSTRUCTIONS
LOWER CASE LETTER DESIGNATES LIGHTING ZONE, LETTER WILL BE SHOWN NEXT TO EACH FIXTURE CONTROLLED BY SWITCH

*MATRIX WILL HAVE ADDITIONAL SWITCH FEATURES. SEE SCHEDULE SHEET(S).

A d P1#1
- FIXTURE TYPE ID (SEE LIGHT FIXTURE SCHEDULE)
- FIXTURE IS IN DAYLIGHTING ZONE (SEE LIGHTING CONTROLS SECTION)
- LOWERCASE LETTER INDICATING LIGHTING ZONE (WHERE APPLICABLE)
- PANEL NAME & CIRCUIT NUMBER

AE d P1#1 — DIAGONAL HATCH INDICATES EMERGENCY/EGRESS LIGHTING AND/OR TAGGED WITH "E" (AS IN "AE")

EXIT LIGHTS. STEM INDICATES WALL MOUNTING. NO STEM INDICATES CEILING MOUNTING. SHADED AREA INDICATES ILLUMINATED FACE(S). ARROW INDICATES DIRECTIONAL ARROW ON ILLUMINATED FACE(S).

- CONDUIT IN CEILING, FLOOR OR WALL AS REQUIRED BY FIELD CONDITIONS
- CONDUIT IN FLOOR
- 1 — REVISION NUMBER - SHOWN ON PLANS
- NUMBER OF DETAIL ON SHEET
- NUMBER OF SHEET WHERE DETAIL APPEARS
- 1 — KEYED NOTE (SEE SCHEDULE)
- Room 6 — ROOM NAME AND NUMBER

GRAPHICAL REPRESENTATION OF PHASING, TYPICAL FOR ALL SYMBOLS.

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED/RELOCATED — ITEM TO BE REMOVED
- NEW

PROJECT DESIGN CODES:

1. THE CODES APPLICABLE TO THE DESIGN ARE AS FOLLOWS:
   - 2015 INTERNATIONAL BUILDING CODE (IBC)
   - 2015 INTERNATIONAL BUILDING FIRE CODE (IFC)
   - 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
   - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
   - 2015 INTERNATIONAL PLUMBING CODE (IPC)
   - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2015 NATIONAL ELECTRICAL CODE
   - NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
   - CITY OF JOHNSON CITY CITY DESIGN STANDARDS
   - ANSI/TIA-568 SERIES - STRUCTURED CABLING STANDARDS
   - ANSI/TIA-569 - PATHWAYS AND SPACES
   - ANSI/TIA-606 - LABELING AND ADMINISTRATION
   - ANSI/TIA-607 - GROUNDING AND BONDING
   - BICIS - TDMM - TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL

ELECTRICAL SHEET INDEX

E001	ELECTRICAL SYMBOLS AND LEGENDS
E002	ELECTRIC SPECIFICATIONS
E003	ELECTRIC SPECIFICATIONS
E004	SPECIAL SYSTEMS GENERAL NOTES
E101	ELECTRICAL SITE PLAN
E201	LIGHTING FLOOR PLAN
E301	POWER & SPECIAL SYSTEMS FLOOR PLAN
E302	POWER PLAN (MECH. EQUIP.)
E303	ELECTRICAL ENLARGED PLANS
E401	ELECTRICAL ONE-LINE DIAGRAM
E501	ELECTRICAL SCHEDULES
E601	SPECIAL SYSTEMS DETAILS

Digitally Signed
STATE OF TEXAS
RYAN A. ROYAL
94773
LICENSED
PROFESSIONAL ENGINEER
Ryan A. Royal, P.E.
2026.08.11 19:10:21-05'00'

REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for SECURITY STATE BANK & TRUST

N NUGENT AVE JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

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210.828.9481 | TBAE Firm BR1010

JOB NO:	2606
DATE:	08-11-26
DRAWN BY:	EC
CHECKED BY:	RR

SHEET

E001

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EEA Project No. 20250472
State of registration TX
Firm Registration No. F-2497

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PLOT TO ARCH D (24X36) SIZE SHEET

ELECTRICAL SPECIFICATIONS

26 00 00 - ELECTRICAL GENERAL CONDITIONS

1. CODE REQUIREMENTS

1.1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF LAWS, RULES, REGULATIONS, CODES, STANDARDS, AND ORDINANCES OF FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION, AND ALL EQUIPMENT AND MATERIALS SHALL COMPLY WITH SAID AUTHORITIES WHETHER INDICATED ON THE CONTRACT DOCUMENTS OR NOT.

1.2. ALL WORK SHALL BE PERFORMED PER:

1.2.1. 2015 INTERNATIONAL ENERGY CONSERVATION CODE - IECC WITH LOCAL CITY AMENDMENTS

1.2.2. THE LATEST EDITION OF THE AUSTIN ENERGY DESIGN CRITERIA MANUAL AS OF PERMITTING DATE

1.2.3. 2015 NATIONAL ELECTRICAL CODE - NEC WITH LOCAL CITY AMENDMENTS

1.2.4. NATIONAL FIRE PROTECTION ASSOCIATION - NFPA

1.3. THE PUBLICATIONS AND STANDARDS OF THE FOLLOWING AUTHORITIES, IN ADDITION TO THOSE SPECIFIED IN RELATED PROJECT DOCUMENTS, SHALL BE OBSERVED DURING CONSTRUCTION AND ARE REFERENCED IN THE DOCUMENTATION BY THE ABBREVIATIONS NOTED:

1.3.1. UNITED STATES OF AMERICA STANDARDS INSTITUTE - USASI

1.3.2. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS - IEEE

1.3.3. NATIONAL ELECTRICAL CODE - NEC

1.3.4. NATIONAL FIRE PROTECTION ASSOCIATION - NFPA

1.3.5. UNDERWRITER'S LABORATORY - UL

1.3.6. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION - NEMA

1.3.7. CERTIFIED BALLAST MANUFACTURERS - CBM

1.3.8. AMERICAN SOCIETY FOR TESTING AND MATERIALS - ASTM

1.3.9. OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA

1.3.10. INTERNATIONAL CODES BY THE INTERNATIONAL CODE COUNCIL

1.3.10.1. INTERNATIONAL BUILDING CODE - IBC

1.3.10.2. INTERNATIONAL ENERGY CODE - IECC

1.4. UNLESS NOTED OTHERWISE, EQUIPMENT AND DEVICES SHALL BE MOUNTED PER ADA AND TAS REQUIREMENTS.

1.4.1. OPERABLE DEVICES (SWITCHES, CARD READERS, ETC) AT OR BELOW 48" AFF.

1.4.2. RECEPTACLES, TELEPHONE AND DATA OUTLETS AT 18" AFF (15" MIN TO BOTTOM OF DEVICE), UNO.

2. SCOPE OF WORK

2.1. THE SCOPE OF WORK SHALL INCLUDE COMPLETE PROVISIONS FOR ELECTRICAL POWER DISTRIBUTION TO ALL LIGHTING, DEVICES, APPLIANCES, AND EQUIPMENT SHOWN ON THE CONSTRUCTION DOCUMENTS.

2.1.1. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO, ALL SUPPLIES, MATERIALS, EQUIPMENT, TOOLS AND LABOR.

2.1.2. PROVISIONS ALSO INCLUDE ALL MISCELLANEOUS MATERIALS REQUIRED TO COMPLETE THE WORK SHOWN INCLUDING, BUT NOT LIMITED TO, SUPPORTS, HANGERS, RACEWAYS, BOXES, SLEEVES, SEALS, EQUIPMENT PADS, WIRING CONNECTORS, TERMINALS, LABELS, SIGNS, AND MARKERS.

2.1.3. THE CONSTRUCTION DOCUMENTS INCLUDE ALL PLANS, ELEVATIONS, DETAILS, DIAGRAMS, SCHEDULES, AND NOTES ON THE DRAWINGS.

2.1.4. WHERE USED ON THE PLANS AND IN THE SPECIFICATIONS AND WHERE NOT SPECIFICALLY NOTED OTHERWISE, THE TERM "PROVIDE" AND THE TERM "INSTALL" SHALL MEAN FURNISH, INSTALL, CONNECT AND TEST.

2.1.5. UNLESS EXPLICITLY NOTED "BY OTHERS" OR "EXISTING", ALL ITEMS SHOWN GRAPHICALLY OR SPECIFIED BY NOTES AND DETAILS ON THE PLANS SHALL BE FURNISHED, INSTALLED, CONNECTED, AND TESTED AS NEEDED. "BY OTHERS" IS IMPLIED TO BE OTHER SUB-CONTRACTORS.

2.2. ADDITIONALLY, THE SCOPE OF WORK SHALL INCLUDE

2.2.1. APPLICATION FOR TEMPORARY AND PERMANENT ELECTRICAL SERVICE, PERMITTING, INSPECTION, AND PAYMENT OF ALL ASSOCIATED FEES.

2.2.2. TESTING AND COMMISSIONING OF ELECTRICAL SYSTEMS.

2.2.3. EQUIPMENT RENTAL.

2.2.4. TEMPORARY CONSTRUCTION POWER AND LIGHTING.

2.2.5. PROVISIONS FOR MAINTAINING THE FUNCTIONALITY OF EXISTING TO REMAIN BUILDING COMMUNICATIONS, FIRE ALARM, SECURITY/ACCESS CONTROL, PUBLIC ADDRESS, AND BELL SYSTEMS THAT WILL BE AFFECTED BY THE WORK.

2.2.6. COMPUTER BASED SHORT CIRCUIT COORDINATION STUDY AND ARC FLASH HAZARD ANALYSIS SHALL BE PERFORMED BY A STATE REGISTERED PROFESSIONAL ENGINEER AND PROVIDED BY PANEL MANUFACTURER THROUGH THE ELECTRICAL CONTRACTOR. STUDY TO INCLUDE AT A MINIMUM, EXECUTIVE SUMMARY OF FINDINGS, TIME CURRENT CURVES, ONE-LINE MODEL, ELECTRICAL DISTRIBUTION RECOMMENDATIONS, AND ARC FLASH WARNING LABELS.

2.2.6.1. SHORT CIRCUIT STUDY TO COMPLY WITH IEEE 399 AND IEEE 551.

2.2.6.2. COORDINATION STUDY TO COMPLY WITH IEEE 242 AND IEEE 399.

2.2.6.3. ARC FLASH ANALYSIS TO COMPLY WITH IEEE 1584 AND NFPA 70E.

3. SUBMITTALS

3.1. PRODUCT DATA: SUBMIT CATALOG DATA SHOWING MANUFACTURER'S NAME AND CONTACT INFORMATION, ALL STANDARD FEATURES, AMPERAGE, VOLTAGE, AIC RATINGS, DIMENSIONS, WEIGHTS, LISTINGS & PRODUCT LABELS, MATERIAL TYPES, FINISHES AND CLEARLY INDICATING WHICH OPTIONAL FEATURES WILL BE PROVIDED.

3.1.1. WHERE MULTIPLE SIZES ARE LISTED, INDICATE SIZES TO BE USED.

3.1.2. WHERE MULTIPLE PRODUCTS ARE SHOWN ON THE SAME PAGE, INDICATE WHICH PRODUCTS TO BE USED.

3.2. SHOP DRAWINGS (WHERE APPLICABLE): MANUFACTURER OR CONTRACTOR PREPARED DRAWINGS SHOWING ALL RELEVANT DIMENSIONS, WEIGHTS, ELECTRICAL & MECHANICAL CONNECTION REQUIREMENTS, CONDUIT ENTRY POINTS, ASSEMBLY REQUIREMENTS, LIFTING REQUIREMENTS, LIFTING POINTS, REQUIRED CLEARANCES. INCLUDE PLAN VIEWS & ELEVATIONS.

3.2.1. INCLUDE ALL RELEVANT ELECTRICAL DIAGRAMS INCLUDING SCHEMATIC AND INTERCONNECTION DIAGRAMS FOR POWER, SIGNAL, AND CONTROL WIRING.

4. COORDINATION

4.1. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.

4.2. ALL POWER OUTAGES SHALL BE COORDINATED IN WRITING WITH OWNER ONE (1) WEEK (MIN) PRIOR TO THE OUTAGE.

4.3. COOPERATE FULLY WITH THE OWNER OR HIS REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO MINIMIZE CONFLICTS AND TO FACILITATE OWNER USAGE SO AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS.

4.4. THE DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW SWITCHES, POWER AND DATAUTLETS, SPECIAL SYSTEMS COMPONENTS (FA, ACCESS CONTROL, A/V, ETC), ELECTRICAL EQUIPMENT, EQUIPMENT CONNECTIONS, REQUIRED RACEWAY, ETC. IN THEIR EXACT DIMENSIONED LOCATIONS. THE CONTRACTOR MUST CAREFULLY REVIEW THE ARCHITECTURAL, STRUCTURAL MECHANICAL, PLUMBING, FIRE PROTECTION, AND SPECIAL SYSTEMS PLANS TO IDENTIFY CONFLICTS AND AREAS THAT REQUIRE COORDINATION.

4.5. COORDINATE ELECTRICAL AND SPECIAL SYSTEMS EQUIPMENT ROUGH-IN WITH FURNITURE, MILLWORK, SIGNS, MECHANICAL AND PLUMBING SYSTEMS, SPRINKLER SYSTEMS, ARCHITECTURAL AND STRUCTURAL ELEMENTS, AND THE OWNER'S REPRESENTATIVE. MINOR CHANGES IN ELECTRICAL EQUIPMENT LOCATIONS AND LAYOUT THAT ARE REQUIRED BY SITE CONDITIONS OR ORDERED BY THE DESIGN TEAM PRIOR TO PERFORMANCE OF WORK SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGES TO THE OWNER.

4.6. MAINTAIN REQUIRED NEC WORKING SPACE AND DEDICATED EQUIPMENT SPACE AROUND ALL ELECTRICAL EQUIPMENT, CONTROLS PANELS, ETC THAT ARE SUBJECT TO MAINTENANCE, TESTING, OR USER INTERFACE. COORDINATE WITH OTHER TRADES. IF CLEARANCE CANNOT BE PROVIDED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ROUGH-IN.

4.7. COORDINATE COLOR SELECTIONS FOR LUMINAIRES AND ALL DEVICE PLATES WITH ARCHITECT.

4.8. COORDINATE POWER REQUIREMENTS FOR HVAC CONTROLS, FIRE ALARM, SECURITY, AND OTHER SPECIAL SYSTEMS TO MAKE SURE THAT ALL WORK IS COVERED IN THE BID.

5. DELIVERY AND STORAGE

5.1. STORE ALL ELECTRICAL/SPECIAL SYSTEMS EQUIPMENT/MATERIALS IN CLEAN, DRY SPACE LOCATED ABOVE GRADE. PROTECT FROM DIRT, WATER, CONSTRUCTION DEBRIS, TRAFFIC, FREEZE, AND DETERIORATION FROM SUN LIGHT.

5.2. MAINTAIN FACTORY WRAPPING OR PROVIDE APPROPRIATE COVER FOR ALL LARGE ELECTRICAL EQUIPMENT. FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR HUMIDITY AND MAX/MIN TEMPERATURES FOR STORING ELECTRICAL EQUIPMENT.

6. QUALIFICATIONS

6.1. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SHOWN ON THE CONSTRUCTION DOCUMENTS WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.

6.2. INSTALLER: A STATE LICENSED ELECTRICIAN WITH DOCUMENTED EXPERIENCE INSTALLING ALL EQUIPMENT SPECIFIED HERE IN SHALL DIRECTLY SUPERVISE ALL WORK. WHERE NOTED IN THE SPECIFICATIONS, REQUIRED BY CODE, OR REQUIRED BY THE MANUFACTURER, INSTALLER SHALL BE A MANUFACTURER TRAINED AND/OR CERTIFIED INSTALLER OF THE SPECIFIC PRODUCT TO BE INSTALLED.

6.3. WHERE TESTING IS REQUIRED BY THE CONSTRUCTION DOCUMENTS, EQUIPMENT MANUFACTURER, OR CODE; TESTING SHALL BE PERFORMED BY AN AGENCY WITH DOCUMENTED EXPERIENCE AND PROPERLY CALIBRATED, FULLY FUNCTIONING EQUIPMENT, THAT IS A MEMBER OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION, MANUFACTURER CERTIFIED, OR IS A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL), AND IS ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).

7. QUALITY ASSURANCE

7.1. UNLESS OTHERWISE APPROVED, ALL EQUIPMENT SHALL BE NEW, PROPERLY DESIGNED, FROM A REPUTABLE MANUFACTURER MEETING THE SPECIFICATION QUALIFICATIONS, IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS, AND IN FULL WORKING ORDER.

7.2. WHERE TWO OR MORE ITEMS OF THE SAME CLASS OF EQUIPMENT ARE REQUIRED, THESE ITEMS SHALL BE PRODUCTS OF A SINGLE MANUFACTURER; HOWEVER, THE COMPONENT PARTS OF THE ITEM NEED NOT BE THE PRODUCTS OF THE SAME MANUFACTURER UNLESS STATED IN THE TECHNICAL SECTION.

7.3. LISTING AND LABELING: WHERE REQUIRED, ALL ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION AND MARKED FOR THE INTENDED USE. TESTING AGENCY SHALL BE UL UNLESS NOTED OTHERWISE OR PRE-APPROVED BY OWNER AND LOCAL A.H.J.

7.4. ALL EQUIPMENT USED FOR TESTING SHALL BE IN FULL WORKING ORDER AND CALIBRATED PER THE MANUFACTURER'S RECOMMENDATIONS.

7.5. IF CONFLICTS BETWEEN THE SPECIFICATIONS AND DRAWINGS OCCUR, THE HIGHER QUALITY OR QUANTITY SHALL BE PROVIDED AND INSTALLED. WHEN CONFLICTS EXIST, CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR CLARIFICATION FROM THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN CLARIFICATION.

8. INSTALLATION

8.1. THE CONTRACTOR SHALL PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. THE CONCRETE SHALL PROTRUDE AT LEAST 3" PAST THE EDGE OF THE ELECTRICAL EQUIPMENT ON ALL SIDES. THE CONCRETE PAD SHALL BE 6" TALL AND CONTAIN A 1/2" CHAMFER ON ALL SIDES. PROVIDE A MINIMUM OF 3000PSI CONCRETE AND #4 REBAR OR AS RECOMMENDED BY THE STRUCTURAL ENGINEER.

8.2. NO FOREIGN SYSTEMS SUCH AS PIPING, DUCT WORK, ETC SHALL BE INSTALLED ABOVE ELECTRICAL EQUIPMENT.

8.3. PROVIDE SLEEVES FOR PENETRATIONS THROUGH WALLS/FLOORS. SEAL ALL OPENINGS. USE FIRE-RATED SEALANT FOR OPENINGS IN RATED FLOORS AND WALLS.

26 05 19 - CONDUCTORS AND CABLES (600V AND LESS)

1. GENERAL REQUIREMENTS

1.1. ALL BUILDING WIRING (THHN/THWN) SHALL BE INSULATED COPPER CONDUCTORS RUN FROM LOAD TO SOURCE INSIDE RACEWAY OR NM CABLE ROUTED THROUGH WOODEN MEMBERS AS ALLOWED BY NEC ARTICLE 334, CONTINUOUS (WITHOUT SPLICES) BETWEEN JUNCTION AND PULL BOXES.

1.2. ALL SINGLE POLE CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR ROUTED TO THE SOURCE PANEL.

1.3. FIELD VERIFY WHETHER A NEUTRAL IS REQUIRED FOR ALL TWO AND THREE POLE CIRCUITS. FOR ALL LOADS EXCEPT MOTORS, A NEUTRAL IS ASSUMED TO BE REQUIRED UNLESS FIELD DETERMINED TO BE UNNECESSARY.

1.4. ALL POWER & CONTROL WIRING ROUTED THROUGH RETURN AIR PLENUMS SHALL BE PLENUM RATED.

1.5. UP TO 3-20A CIRCUITS MAY SHARE A RACEWAY FOR HOMERUNS WHERE SUITABLE & PER NEC CONDUIT FILL RULES.

1.6. 120V, 20A. HOME RUNS LONGER THAN 100' AND 277V, 20A. HOME RUNS LONGER THAN 150' SHALL BE #10 MIN.

1.7. PROVIDE COLOR CODING FOR ALL WIRING IN ACCORDANCE WITH LOCAL ADOPTED CODE OR OWNER'S REQUIREMENTS. IF THIS PROJECT DOES NOT HAVE LOCAL REQUIREMENTS OR OWNER STANDARDS, ALL WIRING SHALL BE COLOR-CODED AS FOLLOWS:

	208Y/120 VOLT SYSTEM	480/277 VOLT SYSTEM
NEUTRAL	WHITE	GRAY
PHASE A OR L1	RED	BROWN
PHASE B OR L2	BLACK	YELLOW
PHASE C OR L3	BLUE	PURPLE
GROUND	GREEN	GREEN
ISOLATED GROUND	GREEN W/YELLOW TRACER	GREEN W/YELLOW TRACER

2. BUILDING WIRE

2.1. CONDUCTOR: SOFT DRAWN COPPER, 98% CONDUCTIVITY.

2.2. INSULATION RATING: 600V, 90°C

2.3. INSULATION MATERIAL: NM CABLE WHERE ALLOWED BY NEC ARTICLE 334. IN SPACES WHERE NM CABLE IS NOT ALLOWED, USE THHN,THWN IN CONDUIT. USE XHHW CONDUCTORS IN CONDUIT WHERE INSTALLED IN UNDERGROUND AND ON ALL LOAD SIDE CONDUCTORS OF A VFD.

2.4. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.

2.5. CONDUCTORS #10 AWG SHALL BE SOLID OR STRANDED. FINAL CONNECTION SHALL BE MADE WITH WIRE TYPE CONSISTENT WITH UL LISTING AND MANUFACTURER REQUIREMENTS FOR EQUIPMENT, FIXTURE, AND/OR DEVICE.

2.6. CONDUCTORS #12 SHALL BE SOLID.

2.7. FEEDER CONDUCTORS #1/0 AND LARGER ARE ALLOWED TO BE ALUMINUM WITH ENGINEER'S APPROVAL.

3. METAL CLAD CABLE

3.1. CONDUCTOR: SOFT DRAWN COPPER, 98% CONDUCTIVITY.

3.2. INSULATION: 600V, 90°C, THHN/THWN U.N.O.

3.3. ARMOR: STEEL OR ALUMINUM; INTERLOCKED METAL TAPE.

3.4. ALL HOME RUNS SHALL BE IN CONDUIT (NOT MC CABLE) FROM PANEL TO FIRST WIRING DEVICE, OR TO JUNCTION BOX LOCATED IN ACCESSIBLE CEILING SPACE ABOVE FIRST WIRING DEVICE.

3.5. ALL SWITCH BOXES SHALL BE PROVIDED WITH CONDUIT TO JUNCTION BOX ABOVE ACCESSIBLE CEILING TO ALLOW FOR FUTURE MODIFICATION.

3.6. MC CABLE SHALL NOT BE USED FOR CONNECTING TO DEDICATED RECEPTACLES OR PIECES OF EQUIPMENT.

3.7. NO EXPOSED MC CABLE WILL BE ALLOWED.

4. CONNECTORS AND TERMINATIONS

4.1. PROVIDE FACTORY-FABRICATED, METAL CONNECTOR OF THE SIZE, RATING, MATERIAL, TYPE AND CLASS REQUIRED BY EQUIPMENT MANUFACTURER AND THE NEC.

4.2. CONNECTORS SHALL BE INSULATED TO 600V AND CONDUCTING COMPONENTS SHALL MATCH MATERIAL OF WIRING (COPPER U.N.O.)

4.3. TERMINAL LUGS FOR WIRES #6 AWG AND SMALLER SHALL BE SOLDERLESS, COMPRESSION TYPE COPPER.

4.4. TERMINAL LUGS FOR #4 AWG AND LARGER SHALL BE COMPRESSION TYPE COPPER WITH INSULATING SEALING COLLARS.

4.5. ALL TERMINALS, LUGS AND BUS JOINTS SHALL BE TIGHTENED PER THE MANUFACTURER'S TORQUE REQUIREMENTS. PROVIDE TORQUE LOG AS PART OF THE PROJECT CLOSEOUT SUBMITTALS.

26 05 26 - GROUNDING AND BONDING

1. GENERAL REQUIREMENTS

1.1. ALL RACEWAYS AND CIRCUITS SHALL BE PROVIDED WITH A NEC 250 COMPLIANT GREEN GROUND CONDUCTOR.

1.2. ALL EQUIPMENT SHALL BE PROPERLY BONDED.

1.3. UPON COMPLETION OF THE WORK, ALL FEEDERS OF THE ELECTRICAL INSTALLATION SHALL BE MEGGER TESTED AND PROVED TO BE FREE OF UNWANTED GROUNDS AND OTHER DEFECTS.

1.4. INSTALL BRANCH CIRCUITS FEEDING ISOLATED GROUND RECEPTACLES WITH SEPARATE INSULATED GROUNDING CONDUCTOR, CONNECTED ONLY AT ISOLATED GROUND RECEPTACLE, GROUND TERMINALS, AND GROUND BUS OF SERVING PANEL.

2. PRODUCTS

2.1. ROD ELECTRODES: 10 FOOT, 3/4" DIAMETER, COPPER. EXOTHERMIC WELDED CONNECTION.

2.2. GROUNDING AND BONDING WIRE: 600V, STRANDED COPPER; SOLID COPPER MAY BE USED FOR #8 AWG AND SMALLER. MATCH BUILDING WIRE INSULATION EXCEPT WHERE NOTED AS BARE.

2.3. MECHANICAL CONNECTORS: BRONZE CONNECTORS, SUITABLE FOR GROUNDING AND BONDING APPLICATIONS. LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCEPTABLE TO THE A.H.J.

2.4. GROUND BUS: RECTANGULAR ANNEALED COPPER, MIN. 12" LONG, 1/4" BY 2" IN CROSS SECTION U.N.O. PRE-DRILLED WITH 9/32" HOLES SPACED 1" APART WITH STANDOFF INSULATORS. ALL TERMINATION LUGS SHALL BE 2 HOLE TYPE.

3. SERVICE ENTRANCE GROUNDING ELECTRODE SYSTEM

3.1. ALL RACEWAYS AND CIRCUITS SHALL BE PROVIDED WITH A NEC 250 COMPLIANT GREEN GROUND CONDUCTOR.

3.2. AT A MINIMUM, A GROUNDING ELECTRODE CONDUCTOR, SIZED PER NEC ARTICLE 250, SHALL BE CONNECTED FROM THE GROUND BUS OF THE SERVICE ENTRANCE DISCONNECT TO A 3/4"x10' COPPER CLAD STEEL GROUND ROD, TO THE BUILDING METAL COLD WATER AND GAS PIPING AT THE POINT OF ENTRANCE INTO THE BUILDING, STRUCTURAL STEEL, 20' OF BARE COPPER ENCASED IN THE SLAB, AND ANY OTHER AVAILABLE ELECTRODES AS DEFINED BY NEC 250.52(A). ADDITIONAL GROUNDING REQUIREMENTS MAY BE SPECIFIED ON THE PLANS TO ACHIEVE A MINIMUM GROUND RESISTANCE OF 5 OHMS.

3.3. ROUTING OF GROUNDING ELECTRODE CONDUCTORS SHALL BE IN METAL CONDUIT IN ALL LOCATIONS THAT ARE SUBJECT TO PHYSICAL ABUSE OR ENVIRONMENTAL DETERIORATION SUCH AS EXTERIOR MOUNTED, EXPOSED BELOW LAY IN CEILING, ETC.

3.4. PROVIDE A #4 GROUND FROM THE SERVICE ENTRANCE GROUND BUS TO ALL TELEPHONE SERVICE BOARDS AND COMMUNICATIONS EQUIPMENT ROOMS AND TERMINATE AT A GROUND BUS.

3.5. GROUNDING SYSTEM RESISTANCE SHALL BE 5 OHMS MAXIMUM. SYSTEM SHALL BE TESTED IN ACCORDANCE WITH IEEE 142. PROVIDE ADDITIONAL GROUNDING ELECTRODES AS REQUIRED TO ACHIEVE SPECIFIED RESISTANCE.

26 05 29 - HANGERS AND SUPPORTS

1. SUPPORT RACEWAYS USING GALVANIZED STEEL OR MALLEABLE IRON STRAPS; CHANNEL OR PIPE CLAMPS AS APPROPRIATE.

2. PROVIDE ALL RACKS WITH 25% SPARE CAPACITY.

3. ALL RACKS SHALL BE DEDICATED TO ELECTRICAL DEVICES AND NOT OTHER SYSTEMS.

4. PROVIDE SUPPORTS AT ALL BOXES, ELEC. EQUIP., LOADS, AND AT CODE REQUIRED INTERVALS ALONG RACEWAYS.

26 05 33 - RACEWAYS AND BOXES

1. GENERAL REQUIREMENTS

1.1. POWER, LIGHTING, COMMUNICATIONS, FIRE ALARM, ACCESS CONTROL/SECURITY, CONTROLS, AND OTHER SPECIAL SYSTEMS MAY BE RUN EXPOSED WHERE PROPERLY SUPPORTED AND PROTECTED.

1.2. PROVIDE RACEWAY AND BOXES FOR ALL EQUIPMENT; LIGHTING; WIRING DEVICES; COMMUNICATIONS EQUIPMENT AND OUTLETS; FIRE ALARM EQUIPMENT, APPLIANCES, AND DEVICES; ACCESS CONTROL/SECURITY POINTS; CONTROLS POINTS; AND OTHER SPECIAL SYSTEMS SHOWN ON PLANS TO ABOVE CEILING.

1.3. PROVIDE RACEWAY BOXES AT OTHER LOCATIONS AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, AND COMPLIANCE WITH REGULATORY REQUIREMENTS. RACEWAY AND BOXES ARE SHOWN IN APPROXIMATE LOCATIONS UNLESS DIMENSIONED. PROVIDE RACEWAY TO COMPLETE WIRING SYSTEM.

1.4. ALL BOXES SHALL BE LOCATED IN AN ACCESSIBLE SPACE AS DEFINED BY THE NEC.

1.5. DO NOT INSTALL RACEWAYS WITH MORE THAN THE EQUIVALENT OF THREE NINETY DEGREE BENDS BETWEEN PULL POINTS.

1.6. ROUTE ALL RACEWAYS PARALLEL AND PERPENDICULAR TO WALLS, FLOORS, AND CEILINGS.

1.7. ALL EXPOSED CONDUIT SHALL BE RUN PARALLEL AND TIGHT TO STRUCTURAL ELEMENTS. FOLLOW ALL SURFACE CONTOURS; DO NOT ROUTE IN FREE AIR FROM POINT TO POINT.

1.8. INSTALL RACEWAYS SO THAT IT DRAINS TO JUNCTION AND PULL BOXES TO AVOID MOISTURE TRAPS AT LOW POINTS.

1.9. ALL SPARE CONDUITS SHALL BE PROVIDED WITH PULL STRING, LABELED, AND CAPPED AT BOTH ENDS.

1.10. CLOSE ENDS AND UNUSED OPENINGS IN SURFACE RACEWAYS, WIREWAY, BOXES, AND ENCLOSURES.

1.11. WHERE POSSIBLE, ALL CONDUIT ROUTED THROUGH ROOF STRUCTURE SHALL SHARE COMMON PENETRATIONS AS MECHANICAL DUCTWORK OR PIPING. COORDINATE WITH MECHANICAL CONTRACTOR.

1.12. ALL ROOF AND WALL PENETRATIONS SHALL BE FLASHED AND SEALED TO MAINTAIN THE FIRE RATING AND WATERPROOFING OF THE STRUCTURE PER THE MANUFACTURER OF THE MATERIAL'S RECOMMENDED PRACTICES.

2. CONDUIT

2.1. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, PLUMBING EQUIPMENT, TELEPHONE, DATA, SPEAKERS, AND ELECTRICAL EQUIPMENT. WHEN NM CABLE IS USED, CONDUIT IS NOT REQUIRED.

2.2. CONDUIT TYPES ALLOWED ARE SUMMARIZED IN THE TABLE BELOW. CONTRACTOR SHALL ONLY INSTALL CONDUIT LISTED WITHIN UNLESS OTHERWISE SPECIFIED IN SPECIFICATIONS OR ON DRAWINGS. ALL CONDUIT IS TO BE UL LABELED. EMT CONNECTORS SHALL BE STEEL COMPRESSION. SET SCREW CONNECTORS ARE NOT PERMITTED.

2.3. MINIMUM SIZE OF CONDUIT SHALL BE 3/4" AND 1" FOR ALL UNDERGROUND CONDUIT.

2.4. WHEN USING CONDUIT, IT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE G.C.'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS, NOTED ON DRAWINGS OR SPECIFICATIONS WILL BE BY THE G.C. AND APPROVED BY THE ARCHITECT.

2.5. WHERE EXPOSED, CONDUIT SHALL BE RMC OR IMC BELOW 10', AND RMC, IMC, OR EMT ABOVE 10'. PROVIDE RMC IN ALL LOCATIONS WHERE SUBJECT TO PHYSICAL DAMAGE.

2.6. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES.

2.7. ALL CONDUITS MUST BE SIZED PER NEC AND LOCAL CODES.

2.8. ALL CONDUITS THAT TRAVERSE EXPANSION JOINTS SHALL HAVE EXPANSION FITTINGS LISTED FOR THE USE. OZ GEDNEY TYPE TX OR EQUIVALENT. PROVIDE EXTERNAL BONDING JUMPER.

2.9. ALL CONDUIT SHALL HAVE INSULATED THROAT CONNECTOR OR BUSHING IN PLACE PRIOR TO PULLING CONDUCTORS.

2.10. ALL CONNECTIONS TO MOTORS, INSTRUMENTS, MACHINES, AND EQUIPMENT SUBJECT TO MOVEMENT OR VIBRATION SHALL BE MADE USING LIQUID-TIGHT, FLEXIBLE METAL CONDUIT (LFMC), WITH A MAXIMUM LENGTH OF 36".

2.11. PROVIDE WRAPPED RIGID STEEL CONDUIT WHERE ENTERING/EXITING SLABS OR GRADE AND FOR ELBOWS 1" AND LARGER.

2.12. PROVIDE RIGID STEEL CONDUIT WITHIN 5' OF BUILDING FOUNDATIONS.

2.13. ANY EXPOSED RNC CONDUIT SHALL BE SCHEDULE 80 PVC.

2.14. RNC IS PROHIBITED FROM INDOOR INSTALLATIONS UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

LOCATION	RACEWAYS ALLOWED
UNDERGROUND	RMC, RNC, IMC
IN CONCRETE	RMC, RNC, IMC
EXTERIOR ABOVE GRADE	RMC
EXTERIOR, WET/DAMP	RMC, IMC, RNC, LFMC
DRY, CONCEALED	RMC, IMC, EMT, FMC
DRY, EXPOSED	<10' AFF: RMC, IMC >10' AFF: EMT, IMC, LFMC, FMC
SLAB ON GRADE	RMC, IMC, RNC

3. OUTLET BOXES

3.1. ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE. NO ROUND OUTLET BOXES SHALL BE PERMITTED, EXCEPT AS SPECIFICALLY NOTED ON DRAWINGS. CONCEALED BOXES SHALL NOT BE LESS THAN 4" SQUARE AND 1-1/2" DEEP, WITH PLASTER RINGS.

3.2. USE MULTI-GANG BOXES IN ALL POSSIBLE LOCATIONS.

3.3. ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS.

3.4. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS.

3.5. INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINGS, WALLS, ETC. ALL OUTLET BOXES SHALL BE PROVIDED WITH CADDY "QUICK-MOUNT BOX SUPPORT" TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES.

3.6. USE CONCRETE TIGHT, MASONRY RATED BOXES AND FITTINGS WHERE INSTALLED IN CONCRETE, STONE, BRICK, OR CMU.

3.7. EXTERIOR OUTLET BOXES SHALL BE CAST METAL, GASKETED, AND RATED NEMA 3R MIN.

3.8. ALL LUMINARIE OR FAN OUTLET BOXES SHALL BE RATED FOR 50LBS. FOR GREATER THAN 50LB, BOXES MUST BE MARKED FOR MAXIMUM ALLOWABLE WEIGHT LIMIT.

4. JUNCTION AND PULL BOXES

4.1. THE PLANS INDICATE ONLY SCHEMATIC ROUTINGS FOR CONDUIT RUNS. CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BOXES WHERE REQUIRED BY FIELD CONDITIONS OR BY CODE.

4.2. BOXES AND COVERS SHALL BE GALVANIZED STEEL OF CODE GAUGE SIZE.

4.3. INSTALL BOXES RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE AND SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM.

4.4. ARRANGE CIRCUITS TO AVOID THE USE OF JUNCTION BOXES IN INACCESSIBLE LOCATIONS. THE USE OF JUNCTION BOXES ABOVE DRYWALL CEILINGS SHOULD BE IN LOCATIONS NEAR ACCESS FRAMES USED FOR DIFFUSERS AND RETURN AIR GRILLES OR ACCESS PANELS AS LOCATED ON PLANS.

4.5. JUNCTION AND PULL BOXES MUST BE LABELED WITH CIRCUIT NUMBER IDENTIFICATION AND SYSTEM TYPE ON COVER WITH AN INDELIBLE MARKER.

4.6. PROVIDE BOXES FOR UTILITY SERVICE CONDUIT(S) OR CABLING PER UTILITY PROVIDER'S SPECIFICATIONS.

4.7. NONMETALLIC HANDHOLES MAY BE USED FOR SITE LIGHTING AND CONTROLS CIRCUITS. ALL HANDHOLES SHALL HAVE RATED COVERS FOR THEIR LOCATION.

4.8. USE CONCRETE TIGHT, MASONRY RATED BOXES AND FITTINGS WHERE INSTALLED IN CONCRETE, STONE, BRICK, OR CMU.

4.9. EXTERIOR BOXES SHALL BE CAST METAL, GASKETED, AND RATED NEMA 3R MIN.

4.10. ALL ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE 16 GAUGE SHEET METAL (MIN) AND PROVIDED WITH MANUFACTURER'S CORROSION RESISTANT PAINT, CONTINUOUS HINGE, AND LATCHING DOOR. (UNLESS NOTED OTHERWISE)

26 05 53 - IDENTIFICATION

1. GENERAL REQUIREMENTS

1.1. PROVIDE APPROPRIATE LABELS AND WARNING SIGNS FOR ALL EQUIPMENT, WIRING DEVICES, CONDUCTORS, CABLES, BOX, AND ENCLOSURES.

1.2. CONDUCTOR TAGGING: TAG CIRCUITS WHICH PASS THROUGH OTHER DEVICES SUCH AS LIGHTING CONTACTORS.

1.3. PROVIDE A TYPED PANEL DIRECTORY FOR EACH PANEL PROVIDED OR MODIFIED FOR THIS PROJECT. DIRECTORY SHALL IDENTIFY THE CIRCUIT NUMBER, LOADS SERVED, AND LOCATION OF LOADS BY ROOM NUMBER. MOUNT ON INSIDE OF EACH PANEL AND FILE THEM WITH THE OWNER WHEN THE WORK IS COMPLETED.

1.4. PROVIDE EACH PANEL, TRANSFORMER, VFD, DISCONNECTS, AUTOMATIC TRANSFER SWITCHES, AND EQUIPMENT ENCLOSURES WITH A MANUFACTURER PREPARED ARC FLASH HAZARD WARNING LABEL.

1.5. ALL ELECTRICAL EQUIPMENT SHALL BE IDENTIFIED BY MEANS OF 3"X1" (MIN)NAMEPLATES PERMANENTLY ATTACHED TO THE EQUIPMENT, PLATES SHALL BE METAL, PLASTIC, OR SIMILAR, BLACK WITH 1/4" (MIN) ENGRAVED WHITE LETTERS. SEE SYMBOLS SHEET FOR EXAMPLE.

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Digitally Signed

RYAN A. ROYAL
94773

Ryan A. Royal, P.E.
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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST

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JOHNSON CITY, TX 78636

SECURITY STATE BANK & TRUST

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210.828.9481 | TBAE Firm BR1010

JOB NO: 2606
DATE: 08-11-26
DRAWN BY: EC
CHECKED BY: RR

SHEET
E002

PLOT TO ARCH D (24X36) SIZE SHEET

1.6. JUNCTION AND PULL BOXES SHALL BE LABELED WITH PANEL NAME, CIRCUIT #, AND VOLTAGE.

1.7. ALL UNDERGROUND CONDUIT SHALL HAVE 6" WIDE PLASTIC, DETECTABLE, RED COLORED WARNING TAPE FOR THE ENTIRE CONDUIT RUN.

1.8. IN FINISHED AREAS, RECEPTACLES SHALL BE LABELED WITH THE PANEL NAME AND CIRCUIT # ON BACKSIDE OF RECEPTACLE COVERS. FOR UNFINISHED AREAS, LABEL TO BE ON FRONTSIDE OF RECEPTACLE COVERS. USE WHITE LABELS WITH BLACK TEXT.

1.9. EXTERIOR, RECEPTACLES SHALL BE LABELED UNDER THE WEATHER PROOF COVER WITH PANEL NAME AND CIRCUIT #.

1.10. FIRE ALARM, EMERGENCY/CRITICAL PWR, LIFE SAFETY LABELS, INCLUDING RECEPTACLES, SHALL BE COLOR CODED WITH ENGRAVED LABELS.

26 24 16 - PANELBOARDS

1. GENERAL REQUIREMENTS

1.1. ACCEPTABLE MANUFACTURERS: SCHNEIDER ELECTRIC, EATON, SIEMENS, ABB. PANELBOARDS SHALL BE ENCLOSED DEAD FRONT SAFETY TYPE WITH HINGED DOOR-IN-DOOR COVER AND FEATURES AND RATINGS AS SCHEDULED ON THE DRAWINGS.

1.2. PANELS KNOWN AS "LOAD CENTERS" ARE UNACCEPTABLE UNLESS LOCATED WITHIN AND DEDICATED TO AN INDIVIDUAL DWELLING UNIT OR GUEST SUITE.

1.3. ALL PANELBOARDS IN PROJECT SHALL BE KEYED ALIKE.

1.4. MOLDED CASE CIRCUIT BREAKERS SHALL BE THERMAL MAGNETIC AS SCHEDULED ON THE DRAWINGS AND SPECIFIED IN THIS DIVISION. PROVIDE HACR TYPE BREAKERS FOR ALL MECHANICAL EQUIPMENT.

1.5. PROVIDE ALL PANELBOARDS WITH FEED-THROUGH LUGS OPPOSITE OF INCOMING LUGS.

1.6. ALL BUS BARS SHALL BE RECTANGULAR, 98% CONDUCTIVE SOLID COPPER AND EXTEND THE ENTIRE LENGTH OF THE PANELBOARD.

1.7. NEUTRAL AND GROUND BUS SHALL HAVE A LUG FOR EACH POLE IN THE PANELBOARD.

1.8. SPACE, WHERE SHOWN IN PANEL SCHEDULES, DESIGNATES SPACE FOR FUTURE PROTECTIVE DEVICES AND SHALL INCLUDE BUS AND SUPPORT.

1.9. INSTALL CABINETS SO THAT CENTER OF THE TOP BREAKER DOES NOT EXCEED 6'-6" ABOVE THE FINISHED FLOOR.

1.10. ENTRIES ON DIRECTORY CARDS SHALL BE TYPED, COMPLETE AND ACCURATE.

1.11. ALL BOLTED CONNECTIONS SHALL BE TORQUED IN ACCORDANCE WITH MANUFACTURER'S STANDARDS.

1.12. ELECTRICAL CONTRACTOR SHALL ARRANGE CIRCUITS AS NEAR AS POSSIBLE TO CIRCUIT NUMBERS ON THE DRAWINGS. AT COMPLETION OF JOB, ELECTRICAL CONTRACTOR SHALL TAKE CURRENT READING CHECKS OF RESPECTIVE PHASES. A MINIMUM OF CIRCUIT CONNECTIONS SHALL BE REARRANGED TO BALANCE AS CLOSELY AS POSSIBLE, THE LOAD IN THE PANEL.

1.13. ALL BREAKERS SHALL BE BOLT-ON TYPE.

1.14. PROVIDE (3) SPARE 1" CONDUITS INTO ACCESSIBLE CEILING SPACE WHERE PANELS ARE FLUSH-MOUNTED.

26 27 26 - WIRING DEVICES

1. GENERAL REQUIREMENTS

1.1. WIRING DEVICE COLOR SHALL MATCH THE CEILING/WALL FINISH COLOR SELECTED BY ARCHITECT, UNLESS OTHERWISE INDICATED. ALL ISOLATED GROUND (I.G) TYPE RECEPTACLES SHALL BE ORANGE UNLESS OTHERWISE NOTED.

1.2. RECEPTACLES REQUIRING AMPERAGES, VOLTAGES OR CONFIGURATIONS DIFFERENT FROM THE DUPLEX CONVENIENCE RECEPTACLES BELOW SHALL BE AS INDICATED ON THE DRAWINGS.

1.3. PROVIDE OTHER RECEPTACLES OF A QUALITY, MATERIAL AND WORKMANSHIP EQUAL TO THAT SPECIFIED FOR DUPLEX CONVENIENCE RECEPTACLES.

1.4. LOCATE THE SWITCHES APPROXIMATELY 4'-0" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS), U.N.O. THE LONG DIMENSION OF THE SWITCHES SHALL BE VERTICAL.

1.5. LOCATE RECEPTACLES APPROXIMATELY 1'-6" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS), U.N.O. THE LONG DIMENSION OF RECEPTACLES SHALL BE VERTICAL.

1.6. PROVIDE TOTALLY ENCLOSED, 20 AMPERE, 120/277 VOLT, QUIET A/C GENERAL USE SNAP SWITCHES.

1.7. SWITCHES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBEL, P&S, OR LEVITON.

1.8. PROVIDE NEMA CONFIGURATION 5-20R DUPLEX 125 VOLT GROUNDING TYPE RECEPTACLES RATED FOR 20 AMPERES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

1.9. RECEPTACLES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBELL, P&S OR LEVITON.

1.10. INSTALL GROUND PIN UP FOR VERTICALLY MOUNTED RECEPTACLES AND LEFT FOR HORIZONTALLY MOUNTED RECEPTACLES.

1.11. SPECIALTY RECEPTACLES:

1.11.1. TAMPER-RESISTANT RECEPTACLES SHALL BE LISTED AS "TR" WITH INTEGRAL SHUTTER AND INSTALLED IN ALL LOCATIONS REQUIRED BY NEC 406.12 AND ELSEWHERE NOTED ON THE PLANS.

1.11.2. USB RECEPTACLES SHALL BE A 5-20R DUPLEX RECEPTACLE WITH ONE TYPE A USB AND ONE TYPE C USEB 3.0 OUTLETS RATED FOR AT LEAST 3 AMPS.

1.11.3. GFCI RECEPTACLES SHALL HAVE AN INTEGRAL TEST & RESET WITH LED INDICATOR LIGHT.

1.12. PROVIDE COVER OR DEVICE PLATES FOR OUTLET BOXES AS FOLLOWS UNLESS OTHERWISE NOTED:

1.12.1. FINISHED AREAS: THERMOPLASTIC - COLOR TO MATCH DEVICE.

1.12.2. UNFINISHED AREAS: ZINC COATED SHEET METAL, ALUMINUM, OR CAST METAL AS APPROPRIATE FOR THE TYPE OF BOX.

1.12.3. EXTERIOR AREAS: COPPER FREE ALUMINUM WITH GRAY, POWDER EPOXY FINISH, GASKET, WEATHERPROOF, CROUSE-HINDS "WLRD" FOR DUPLEX RECEPTACLES AND WLRS FOR SINGLE RECEPTACLES OR EQUAL.

1.12.4. TELEPHONE, COMMUNICATION, AND SIGNAL OUTLET PLATES, SHALL MATCH THOSE USED FOR RECEPTACLES AND SWITCHES. ALL OUTLET AND/OR JUNCTION BOXES SHALL BE COMPLETE WITH A COVER PLATE BY THIS CONTRACTOR.

1.12.5. WHERE DEVICES ARE GANGED, THEY SHALL BE INSTALLED UNDER A COMMON COVERPLATE.

26 28 16 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS

1. SAFETY SWITCHES SHALL BE THE ENCLOSED HEAVY-DUTY TYPE (TYPE HD) WITH QUICK-MAKE, QUICK-BREAK MECHANISM AND EXTERNAL PAD LOCKABLE OPERATING HANDLE.

2. SAFETY SWITCHES SHALL BE RATED FOR 240 OR 600 VOLTS AS APPLICABLE. THEY SHALL BE HORSEPOWER RATED WHEN USED IN MOTOR CIRCUITS.

3. SAFETY SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE 2, 3, OR 4 POLE AS INDICATED ON THE DRAWINGS.

4. SAFETY SWITCHES SHALL BE SINGLE THROW UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

5. ENCLOSURES SHALL BE NEMA 1 INDOORS AND NEMA 3R OUTDOORS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

6. MANUFACTURER SHALL BE SCHNEIDER ELECTRIC, SIEMENS, ABB, OR EATON. ALL SAFETY SWITCHES SHALL BE BY ONE MANUFACTURER.

26 29 16 - ENCLOSED CONTROLLERS

1. COMPLY WITH NEMA ICS 2 AND NEMA 250.

2. PROVIDE MOTOR STARTERS (FUSED OR NON-FUSED COMBINATION TYPE AS INDICATED ON DRAWINGS) AND CONTROL DEVICES REQUIRED FOR THIS PROJECT. STARTERS SHALL BE PROVIDED WITH CONTROL COILS, OVERLOADS, CONTROL TRANSFORMER WITH FUSED SECONDARY CONTROL CIRCUIT, (2) N.O. AND (2) N.C. AUXILIARY CONTACTS, HAND-OFF-AUTO SELECTOR SWITCH AND RUNNING PILOT LIGHT, UNLESS OTHERWISE NOTED. PROVIDE AND INSTALL INTERLOCK WIRING CONTROL DEVICES. ALL FUSES SHALL BE DUAL ELEMENT TYPE. PROVIDE "BLOWNFUSE" INDICATOR LAMPS IN COVER.

3. STARTERS SHALL BE SCHNEIDER ELECTRIC, ABB, EATON, OR SIEMENS.

4. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT NUMBER OF NORMALLY OPEN AND NORMALLY CLOSE AUXILIARY CONTACTS AND CONTROL VOLTAGE REQUIREMENTS FOR EACH STARTER WITH THE TEMPERATURE CONTROL CONTRACTOR PRIOR TO ORDERING STARTERS.

5. REFER TO MECHANICAL CONSTRUCTION DOCUMENTS FOR ELECTRICAL CHARACTERISTICS OF EQUIPMENT. STARTERS SHALL BE REQUIRED FOR ALL MOTORS, UNLESS SPECIFICALLY NOTED ON THE MECHANICAL CONSTRUCTION DOCUMENTS AS BEING FURNISHED INTEGRAL TO THE EQUIPMENT.

6. LIGHTING CONTACTORS SHALL BE ELECTRICALLY OPERATED, MECHANICALLY HELD AND HAVE 20A MINIMUM RATING PER POLE. PROVIDE WITH HOA SWITCH, HINGED METAL ENCLOSURE, SCREW TERMINALS, QTY POLES PLUS ADDITIONAL 25% SPARE CAPACITY. CONTROL VOLTAGE AS NOTED IN THE DRAWINGS.

26 28 13 - FUSES

1. THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF FUSES FOR ALL SWITCHES, PLUS FUSIBLE EQUIPMENT FURNISHED BY OTHER TRADES. UNLESS INDICATED OTHERWISE ON PLANS, THE FUSES SHALL BE OF THE FOLLOWING TYPES:

1.1. FUSES 601 TO 6000 AMPS SHALL BE UL CLASS. TRADE TYPE SHALL BE KRP-C AS MANUFACTURED BY THE BUSSMANN COMPANY.

1.2. FUSES 1/10 TO 600 AMPS SHALL BE UL CLASS RK1. TRADE TYPE SHALL BE LOW PEAK LPS-RK (600V) AND LPN-RK (250V) AS MANUFACTURED BY THE BUSSMANN COMPANY.

1.3. ALL OTHER FUSES SHALL BE DUAL-ELEMENT CURRENT-LIMITING TYPE WITH 200,000 AMPERES SYMMETRICAL INTERRUPTING CAPACITY.

2. FUSES SHALL BE MANUFACTURED BY BUSSMANN, GOULD-SHAWMUTT, OR RELIANCE.

3. SPARE FUSES AMOUNTING TO A DUPLICATE SET OF EACH SIZE INSTALLED SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT. PROVIDE AND PLACE IN A SPARE FUSE CABINET SIMILAR TO BUSSMANN # SFC.

4. THIS CONTRACTOR SHALL REPLACE ALL FUSES BLOWN DURING CONSTRUCTION.

5. INSTALL LABELS ORIENTED SUCH THAT MANUFACTURER INFORMATION IS EASILY READ WITHOUT REMOVING FUSE.

26 24 20 - SURGE PROTECTIVE DEVICES

1. ALL SURGE PROTECTION DEVICES (SPD) SHALL BE TYPE 2 UNO AND ANSI/UL 1449 4TH EDITION LISTED.

2. SPDS SHALL BE EXTERNAL TO THE DEVICE IT PROTECTS AND BE ELECTRICALLY ISOLATED WITH PANEL CIRCUIT BREAKER.

3. EACH SURGE SUPPRESSION ELEMENT SHALL BE INDIVIDUALLY FUSED SO THAT A FAILURE OF ONE ELEMENT SHALL NOT AFFECT OTHER SUPPRESSION ELEMENTS. DEVICES THAT ACCOMPLISH THIS RATING BY PROVIDING ADDITIONAL FUSING TO THE SPD SYSTEM WILL NOT BE ACCEPTED.

4. SPD SHALL HAVE A SHORT CIRCUIT CURRENT RATING OF 200KAIC.

5. ACCEPTABLE MANUFACTURERS ARE ASCO OR THE SELECTED GEAR MANUFACTURER.

6. THE SPD SHALL BE MOUNTED AS CLOSE AS POSSIBLE TO THE EQUIPMENT IT IS PROTECTING. CONDUCTORS AND CIRCUIT BREAKER SHALL BE PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

26 51 00 - LIGHTING

1. GENERAL REQUIREMENTS

1.1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LIGHT FIXTURE LOCATIONS AND QUANTITIES.

1.2. EXAMINE THE AREA OF INSTALLATION TO VERIFY ADEQUATE SPACE AND MOUNTING PROVISIONS ARE PROVIDED FOR THE SPECIFIED LUMINAIRE PRIOR TO ORDERING LUMINAIRES.

1.3. VERIFY THAT LUMINAIRES WILL NOT INTERFERE WITH REQUIRED CLEARANCES FOR EQUIPMENT INCLUDING FILTER PULL SPACE, NEC WORKING SPACE IN FRONT OF DISCONNECTS, CONTROL PANELS, ETC.

1.4. COORDINATE EXIT LIGHT LOCATIONS WITH STRUCTURE AND BUILDING SYSTEMS TO INSURE EXIT SIGNS ARE VISIBLE.

1.5. PROVIDE GROUND WIRE AND ONE NEUTRAL CONDUCTOR PER CIRCUIT IN ALL LIGHTING CONDUIT.

1.6. LABEL ALL CIRCUIT BREAKERS SERVING EMERGENCY LIGHTING.

1.7. UNO, ALL EXIT SIGNS, EMERGENCY EGRESS PATHWAY LIGHT FIXTURES, LIGHTS NOTED "xE", AND LIGHTS SHOWN CROSS HATCHED SHALL BE CONNECTED TO THE SWITCHED AREA LIGHTING CIRCUIT FOR NORMAL OPERATION AND AN UNSWITCHED CIRCUIT FROM THE SAME OCPD TO AUTOMATICALLY CONTROL POWER TRANSFER TO AN INTEGRAL BATTERY SYSTEM (INVERTER OR BATTERY PACK) FOR 90 MINUTES OF EMERGENCY OPERATION WHEN LOSS OF NORMAL POWER IS SENSED ON THE UNSWITCHED CIRCUIT. PROVIDE A BATTERY STATUS INDICATOR NEAR BATTERY PACK OR LIGHTING INVERTER.

1.8. INSTALL FIXTURES PLUMB, SQUARE AND LEVEL WITH CEILINGS AND WALLS AND SECURE FIXTURES PER MANUFACTURER'S PRINTED INSTRUCTIONS.

1.9. ADJUST AIMABLE FIXTURES, CLEAN, AND PROVIDED ALL FIXTURES WITH LAMPS PRIOR TO OWNER OCCUPANCY.

1.10. LUMINAIRE WHIPS SHALL BE FLEXIBLE METAL CONDUIT, 6FT MAX. SECURE TO STRUCTURE WITH LISTED SUPPORTS.

2. LIGHTING CONTROL REQUIREMENTS

2.1. U.N.O., LIGHTING SWITCHES IN ROOMS SHALL CONTROL ONLY FIXTURES IN THAT ROOM.

2.2. WHEN MORE THAN ONE(1) LIGHTING SWITCH IS SHOWN AT A LOCATION THEY SHALL BE GANGED TOGETHER.

2.3. ALL SENSORS SHALL BE DUAL TECHNOLOGY (PIR AND ULTRASONIC) VACANCY TYPE U.N.O. AMBIENT LIGHT OVERRIDE SHALL BE SET SUCH THAT THE LUMINAIRES ARE SWITCHED OFF WHEN APPROPRIATE FC LEVEL IS MEASURED ON THE FLOOR (REGARDLESS OF THE FOOTCANDLES MEASURED AT THE SENSOR). REFER TO LIGHTING CONTROL MATRIX FOR EACH ROOM'S CONTROL.

2.4. INSTALL SWITCHES ON THE LOAD SIDE OF SENSORS AND OTHER CONTROLS.

2.5. IF LOW VOLTAGE LIGHTING CONTROL SYSTEM IS NOT PROVIDED, ALL EXTERIOR LIGHTING SHALL BE CONTROLLED AUTOMATICALLY AND OPERATE PER THE ADOPTED ENERGY CODE. PROVIDE LIGHTING CONTACTOR TO CONTROL ALL EXTERIOR LIGHTING CIRCUITS BY A SINGLE PHOTOCELL AND/OR ASTRONOMICAL TIME CLOCK WITH HOLIDAY PROGRAMING AND BATTERY BACKUP. PHOTOCELL SHOULD FACE NORTH AND BE ROOF MOUNTED. COORDINATE MOUNTING LOCATION WITH ARCHITECT.

3. LOW VOLTAGE NETWORKED LIGHTING CONTROLS

3.1. BASIS OF DESIGN IS ACUITY NLIGHT.

3.2. SYSTEM SHALL BE WIRED AND NOT USE WIRELESS COMMUNICATION TO CONTROL DEVICES UNLESS SPECIFICALLY STATED.

3.3. REFER TO LIGHTING CONTROL MATRIX FOR LOCATIONS OF SENSORS, WALL STATIONS, DIMMING, RECEPTACLE CONTROL, AND DAYLIGHTING CONTROL ZONES.

3.4. EMERGENCY FIXTURES SHALL BE CONTROLLED LIKE NORMAL FIXTURES WITHIN THE SPACE AND UTILIZE UL924 DEVICES TO BRING BRIGHTNESS TO 100% UPON ALARM INPUT.

3.5. LIGHTING CONTROL ZONES SHALL BE CAPABLE OF PROVIDING AUTOMATIC CONTROL FROM SENSORS (OCCUPANCY AND/OR PHOTOCELL) AND MANUAL CONTROL FROM LOCAL WALLSTATIONS WITHOUT REQUIRING CONNECTION TO A HIGHER LEVEL SYSTEM BACKBONE.

3.6. ELECTRICAL CONTRACTOR SHALL ENGAGE LOCAL LIGHTING REPRESENTATIVE TO PRODUCE SHOP DRAWINGS SHOWING ALL COMPONENTS OF THE NETWORK LIGHTING CONTROL SYSTEM FOR APPROVAL.

3.7. SERVICE AGREEMENT SHALL INCLUDE SOFTWARE SUPPORT AND UPGRADES FOR A PERIOD OF 1 YEAR.

3.8. TRAINING SHALL BE MADE AVAILABLE TO OWNER'S MAINTENANCE PERSONNEL BY A FACTORY AUTHORIZED SERVICE REPRESENTATIVE.

4. LUMINAIRES

4.1. ALL LIGHT FIXTURES/LAMPS SHALL BE APPROVED BY AN OSHA APPROVED LISTING AGENCY AND CONFORM TO ALL APPLICABLE UL, ANSI AND NFPA STANDARDS.

4.2. REFER TO LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. SUBSTITUTIONS MUST BE APPROVED PRIOR TO BID.

28 31 00 - FIRE ALARM SYSTEM

1. GENERAL REQUIREMENTS

1.1. FIRE ALARM AND MASS NOTIFICATION SYSTEM IS SHOWN FOR CONCEPT ONLY. CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR PRICING, BIDDING, PERMITTING, INSTALLATION, OR CONSTRUCTION. A SPECIALIST FIRE ALARM SYSTEM CONTRACTOR (NICET LEVEL III CERTIFIED MINIMUM) SHALL DEVELOP A SET OF SHOP DRAWINGS MEETING ALL NATIONAL AND LOCAL CODES TO SHOW EQUIPMENT LOCATIONS, CIRCUITING, VOLTAGE DROP AND BATTERY CALCULATIONS, AND SUPPLEMENTARY EQUIPMENT AS REQUIRED FOR THE SPECIFIC MANUFACTURER'S SYSTEM TO BE INSTALLED. AT A MINIMUM, FIRE ALARM SYSTEM CONTRACTOR TO FURNISH, INSTALL, HOOKUP, AND TEST ALL WIRING AND DEVICES SHOWN ON THESE PLANS PLUS ANY OTHER COMPONENTS REQUIRED BY CODE.

1.2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EMPTY CONDUITS, DEVICE BOXES WITH PULL STRINGS, ETC. AS REQUIRED AND COORDINATE THE CONTRACT FOR THIS WORK WITH THE OWNER AND THE FIRE ALARM SYSTEM CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL VERIFY QUANTITIES AND LOCATIONS WITH FIRE ALARM SYSTEM CONTRACTOR PRIOR TO INSTALLATION.

1.3. ALL LABOR, MATERIALS, APPARATUS, AND APPLIANCES ESSENTIAL TO THE COMPLETE FUNCTIONING OF THE SYSTEM DESCRIBED AND/OR INDICATED HEREIN, OR WHICH MAY BE REASONABLY IMPLIED AS ESSENTIAL, WHETHER MENTIONED IN THE CONTRACT DRAWINGS AND SPECIFICATIONS OR NOT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

1.4. THE TERM "PROVIDED" SHALL MEAN PURCHASE, INSTALL, MAKE ELECTRICAL CONNECTIONS, START UP AND TEST.

1.5. ALL CONTROL, SIGNAL AND MONITOR MODULES, NOTIFICATION APPLIANCE CIRCUIT (NAC) EXTENDER DEVICES, FIBER OPTIC TRANSMITTERS AND OTHER DEVICES REQUIRED FOR PROPER OPERATION OF THE SELECTED MANUFACTURER'S FA SYSTEM SHALL BE PROVIDED WETHER SHOWN ON THESE PLANS OR NOT. THE ELECTRICAL CONTRACTOR SHOULD COORDINATE REQUIREMENTS FOR EQUIPMENT, INCLUDING ANY ADDITIONAL POWER REQUIREMENTS, CONDUITS, OR CONDUCTORS FOR INTERCONNECTION OF DEVICES, WITH FIRE ALARM SYSTEM INSTALLER.

1.6. LABELING FOR FIRE ALARM SYSTEM PANELS AND EQUIPMENT SHALL BE A PERMANENT METHOD SUCH AS PHENOLIC LABEL OR ENGRAVING.ALL EQUIPMENT INSTALLED ON THIS PROJECT SHALL BE NEW AND UNUSED, UNO. THE CONTRACTOR SHALL REMOVE ALL SHIPPING LABELS, DIRT, PAINT SPOTS, GREASE, AND STAINS FROM ALL EQUIPMENT. DEBRIS SHALL BE REMOVED AS IT ACCUMULATES. UPON COMPLETION OF HIS WORK, THE CONTRACTOR SHALL CLEAN ALL EQUIPMENT. NO LOOSE PARTS OR SCRAPS OF EQUIPMENT SHALL BE LEFT ON THE PREMISES OR THE EQUIPMENT.

1.7. LABELING FOR FIRE ALARM SYSTEM PANELS AND EQUIPMENT SHALL BE A PERMANENT METHOD SUCH AS PHENOLIC LABEL OR ENGRAVING.

1.8. ALL FIRE ALARM EQUIPMENT SHALL BE UL LISTED FOR THE APPLICATION INCLUDING AMBIENT TEMPERATURES, CORROSIVE AND HAZARDOUS ENVIRONMENTS AND MEET REQUIREMENTS OF THE NFPA AND ADA.

1.9. FIRE ALARM CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PERFORMING ALL ACCEPTANCE TESTING REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE TESTING SHOULD BE COORDINATE WITH AND OBSERVED BY THE OWNER.

1.10. FIRE ALARM SYSTEM SHALL REPORT TO AN OFF SITE CONSTANTLY ATTENDED MONITORING STATION.

2. FIRE ALARM PANEL SPECIFICATIONS

2.1. CIRCUIT TO A DEDICATED BRANCH CIRCUIT WITH DEDICATED GROUND. THE CIRCUIT DISCONNECT MEANS SHALL HAVE A RED MARKING, BE ACCESSIBLE TO AUTHORIZED PERSONNEL ONLY, PROVIDED WITH LOCK OUT TAG OUT, AND SHALL BE CLEARLY MARKED "FIRE ALARM CIRCUIT CONTROL" PER NFPA 72, CHAPTER 4. CIRCUIT NUMBER AND DISCONNECT LOCATION SHALL BE CLEARLY LABELED AT ALL PANELS.

2.2. FIRE ALARM CONTROL PANEL SHALL BE PROVIDED WITH TWO INDEPENDENT, RELIABLE, AND CONTINUOUSLY MONITORED POWER SUPPLIES. PRIMARY POWER SHALL BE FROM BRANCH CIRCUIT IN PANEL. SECONDARY POWER SHALL BE FROM BATTERIES WITH 120% OF THE CAPACITY REQUIRED TO OPERATE THE COMPLETE FIRE ALARM SYSTEM IN NORMAL (NON-ALARM) MODE FOR 24 HOURS FOLLOWED BY 5 MINUTES OF OPERATION IN ALARM MODE. BATTERIES SHALL FULLY RECHARGE WITHIN 48 HOURS AFTER DISCHARGE CYCLE. FIRE ALARM SYSTEM DESIGNER SHALL SUBMIT COMPLETE BATTERY CALCULATIONS WITH FIRE ALARM SYSTEM DESIGN.

2.3. ALL NOTIFICATION SIGNALS SENT TO THE SUPERVISORY STATION AND DISPLAYED ON THE BUILDING FIRE ALARM PANEL SHALL INDICATE THE ZONE, INITIATING DEVICE DESCRIPTION, AND THE LOCATION (FLOOR AND ROOM NUMBER) OF THE INITIATING DEVICE.

3. FIRE ALARM DEVICE SPECIFICATIONS AND INSTALLATION

3.1. UNLESS NOTED OTHERWISE, EQUIPMENT SPACINGS SHOWN ON PLANS ARE BASED ON COMBINATION PHOTOELECTRIC AND IONIZATION SMOKE SENSORS, "ORDINARY" TEMPERATURE RANGE HEAT DETECTORS (AS DEFINED IN NFPA 72 TABLE 5.6.2.1.1), 110cd VISUAL NOTIFICATION AND 90dBA AT 10' AUDIO NOTIFICATION APPLIANCES. FIRE ALARM SYSTEM CONTRACTOR SHALL DETERMINE QUANTITIES AND SIZE THE EQUIPMENT INSTALLED BASED ON SPACE (CORRIDOR, RESTROOM, OFFICE) TO BE COVERED. (AUDIBLE NOTIFICATION APPLIANCES SHALL PRODUCE AUDIBLE SIGNAL AT 15dBA ABOVE AMBIENT NOISE LEVEL AT ALL POINTS IN THE BUILDING.)

3.2. FOLLOW ALL NATIONAL AND LOCAL CODES, INCLUDING ADA, FOR MOUNTING DEVICES AND INSTALLING WIRE.

3.2.1. MANUAL CONTROLS SHALL BE MOUNTED WITH THE OPERABLE PART AT OR BELOW 48".

3.2.2. PULL STATIONS SHALL BE MOUNTED WITHIN 5' OF DOORS.

3.2.3. CEILING MOUNTED SMOKE DETECTION DEVICES SHALL BE MOUNTED AT A MAXIMUM OF 20' AND A MINIMUM OF 4" FROM SIDE WALLS, SPACED AT 30' MAXIMUM, LOCATED A MINIMUM OF 12" FROM LIGHT FIXTURES, AND A MINIMUM OF 36" FROM FANS AND DIFFUSERS.

3.2.4. WALL MOUNTED NOTIFICATION APPLIANCES SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE APPLIANCE ABOVE 80" AND THE TOP BELOW 96" A.F.F. (OR 6" BELOW THE CEILING FOR CEILINGS LESS THAN 86").

3.3. EACH DEVICE SHOWN ON THE PLANS REQUIRES A 4" SQUARE JUNCTION BOX WITH CONDUIT TO AN ACCESSIBLE, CONCEALED ABOVE CEILING SPACE OR NEAREST INTERFACE DEVICE SPECIFIED BY FIRE ALARM SYSTEM CONTRACTOR. COORDINATE ROUGH IN REQUIREMENTS FOR JUNCTION BOXES (MUD RINGS, ETC), CONDUITS, CABLING, ETC. FOR EACH FIRE ALARM DEVICE WITH FIRE ALARM SYSTEM INSTALLER PRIOR TO ROUGH IN. ALL BOXES SHALL BE RECESSED MOUNTED. COORDINATE WITH ARCHITECT FOR ANY DEVICES THAT MUST BE SURFACE MOUNTED BECAUSE OF CODE OR SITE REQUIREMENTS. ALL FIRE ALARM BOXES SHALL BE CLEARLY MARKED RED AND BE LABELED WITH THE CIRCUIT NUMBERS.

3.4. ALL FIRE ALARM CIRCUITS ARE TO BE FREE OF GROUNDS AND SHORTS. FIRE ALARM CONTROL PANEL SHALL MONITOR ALL MEANS OF INTERCONNECTING EQUIPMENT, DEVICES, AND APPLIANCES AND WIRING CONNECTIONS FOR INTEGRITY INCLUDING AC VOLTAGE, TELEPHONE LINE (ONCE PER 24 HR PERIOD) AND BATTERY LEVEL AS REQUIRED BY NFPA 72.4.4.7 AND OTHER APPLICABLE SECTIONS.

3.5. U.N.O., ALL EXPOSED FIRE ALARM WIRING AND WIRING BELOW 7' AFF SHALL BE IN 3/4" EMT CONDUIT. FIRE ALARM WIRING NOT INSTALLED IN CONDUIT SHALL BE RATED FOR THE APPLICATION (PLENUM RATED). SUPPORT EVERY 48" MINIMUM, OR AS REQUIRED BY THE FIRE ALARM DESIGNER. SUPPORTS MAY NOT BE USED FOR ANY OTHER TRADE'S WORK OTHER THAN FIRE ALARM SYSTEM.

3.6. DETECTOR LOOPS SHALL MEET FIRE ALARM PANEL MANUFACTURER'S REQUIREMENTS FOR MAXIMUM TOTAL LOOP RESISTANCE. USE #18 AWG, SHIELDED, TWISTED PAIR AS A MINIMUM FOR SIGNALING LINE CIRCUITS AND #14 FOR NOTIFICATION APPLIANCE AND MASS NOTIFICATION CIRCUITS. USE NFPA 72 AND NFPA 70 ARTICLE 760 FOR FIRE ALARM WIRING.

3.7. ALL FIRE ALARM NOTIFICATION APPLIANCES SHALL BE WHITE AS BASIS OF DESIGN. COORDINATE WITH ARCHITECT FOR FINAL COLOR.

4. HVAC SYSTEM INTERFACES

4.1. COORDINATE FIRE ALARM CONNECTIONS TO HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR. ALL EQUIPMENT REQUIRING SHUTDOWN SHALL BE INTERFACED WITH THE FA SYSTEM.

4.2. PROVIDE DUCT DETECTOR AND FIRE ALARM CONTROL MODULES FOR INTERFACE WITH FIRE SMOKE DAMPERS (FSD'S). PROVIDE ONE CONTROL MODULE FOR EACH HVAC UNIT TO ALLOW FIRE ALARM SYSTEM TO CLOSE FSD UPON FIRE ALARM SYSTEM SHUTDOWN OF THEIR RESPECTIVE HVAC UNIT.

4.3. PROVIDE DUCT MOUNTED SMOKE DETECTOR IN AIR DUCT OF HVAC UNITS. DUCT DETECTOR TO BE WIRED TO SHUT DOWN UNIT UPON DETECTION OF SMOKE AND SEND SUPERVISORY SIGNAL TO FIRE ALARM PANEL. PROVIDE DUCT DETECTOR WITH LED ALARM INDICATOR REMOTE MOUNTED TO BOTTOM OF CEILING BELOW UNIT SERVED. PROVIDE DC POWER FOR DUCT DETECTOR FROM UNIT SERVED. COORDINATE REQUIREMENTS AND INSTALLATION WITH MECHANICAL CONTRACTOR.

28 00 00 - SPECIAL SYSTEMS

1. GENERAL REQUIREMENTS

1.1. SPECIAL SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, TELECOMMUNICATIONS, FIRE ALARM, AUDIO/VIDEO, ACCESS CONTROL SYSTEMS.

1.2. FOR SPECIAL SYSTEMS EQUIPMENT AND DEVICES SHOWN ON THE CONSTRUCTION DOCUMENTS, OR EQUIPMENT AND DEVICES THAT CAN BE REASONABLY IMPLIED AS REQUIRED TO OPERATE ITEMS SHOWN, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWER, RACEWAY/BOX/ENCLOSURES ROUGH-IN, AND INFRASTRUCTURE PROVISION EVEN IF SAID SPECIAL SYSTEMS ARE PROVIDED BY A SPECIALIST CONTRACTOR, OWNER'S AGENT, OR UNDER SEPARATE CONTRACT.

1.3. TELECOMMUNICATIONS: IT CABLING, JACKS, EQUIPMENT RACKS, NETWORKING EQUIPMENT, AND PATCH PANELS WILL BE PROVIDED AND INSTALLED BY TELECOM CONTRACTOR. ALL OTHER WORK BY ELEC. CONTRACTOR

1.4. FIRE ALARM: CONTROL PANELS, MODULES, NOTIFICATION APPLIANCES, INITIATING DEVICES, WIRING, BATTERIES, AND MISC. MATERIALS SHALL BE PROVIDED BY SPECIALIST FIRE ALARM CONTRACTOR UNDER THIS CONTRACT.

1.5. AUDIO/VIDEO: COORDINATE SCOPE WITH OWNER PRIOR TO BID

1.6. ACCESS CONTROL (SECURITY): COORDINATE SCOPE WITH OWNER PRIOR TO BID

1.7. COORDINATE REQUIREMENTS FOR DATA ROOMS WITH OWNER'S INFORMATION TECHNOLOGIES REPRESENTATIVE (IT REP).

1.8. AT MINIMUM, THE FOLLOWING GENERAL PROVISIONS SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL ITEMS SPECIFIED ELSEWHERE ON THE CONSTRUCTION DOCUMENTS:

1.8.1. 3/4", FIRE RATED, PLYWOOD SHEETS ON ALL WALLS OF IT CLOSETS UNLESS DIRECTED OTHERWISE BY IT REP. PAINT TO MATCH WALL TO WHICH BOARD IS ATTACHED.

1.8.2. SERVICE CONDUITS BURIED IN SAND AT 18" WITH PULL STRING FROM SERVICE DEMARC TO MAIN TELECOM ROOM. COORDINATE DEMARC LOCATION WITH SERVICE PROVIDER AND TERMINATION POINT WITH COMMUNICATIONS CONTRACTORS. REFER TO SITE PLANS TO DETERMINE CONDUIT RUN LENGTHS AND ROUTING.

1.8.3. FOUR(4) 4" CONDUIT SLEEVES BETWEEN EACH FLOOR FOR TELECOM, FA, AND ACCESS CONTROL

1.8.4. DOUBLE GANG DEVICE BOX WITH SINGLE GANG REDUCER (AS NEEDED) AT EACH LOCATION SHOWN ON PLANS. NOTE THAT SOME SPECIAL SYSTEMS EQUIPMENT MAY REQUIRE A DIFFERENT SIZE BOX. COORDINATE LOCATIONS AND SIZES FOR BOXES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO ROUGH-IN.

1.8.5. CONDUIT WITH PULL STRINGS FROM SOURCE (TELEPHONE BACKBOARD, SECURITY PANEL, FACP, ETC) OR ACCESSIBLE CEILING SPACE TO ALL DEVICE LOCATIONS SHOWN ON THESE PLANS. HOMERUN CONDUITS MAY BE COMBINED WHERE APPROVED BY SPECIALIST CONTRACTOR. COORDINATE CONDUIT SIZES WITH RESPECTIVE SPECIALIST CONTRACTORS PRIOR TO INSTALLATION.

1.8.6. ALL ALARM PANELS (GAS, CHEMICAL, FIRE, SECURITY, ETC) SHOWN ON THE MEP PLANS SHALL BE PROVIDED WITH A MIN. OF THREE(3)-1" CONDUITS ROUTED FROM THE PANEL TO ABOVE CEILING AND A 20A, 120V CIRCUIT AT THE PANEL. COORDINATE ROUTING AND ADDITIONAL REQUIREMENTS WITH SPECIALIST CONTACTOR.

1.9. POWER LIMITED AND NON POWER LIMITED CABLE SHALL NOT SHARE COMMON RACEWAYS OR ENTER JUNCTION BOXES THROUGH THE SAME OPENING.

PLOT TO ARCH D (24X36) SIZE SHEET

EEA CONSULTING ENGINEERS
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Firm Registration No. F-2497

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Digitally Signed

RYAN A. ROYAL
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Ryan A. Royal, P.E.
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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
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JOB NO: 2606
DATE: 08-11-26
DRAWN BY: EC
CHECKED BY: RR

SHEET
E003

GENERAL INFORMATION AND COMMUNICATION TECHNOLOGY (ICT) REQUIREMENTS:

CODE REQUIREMENTS

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, CODES, AND ORDINANCES, INCLUDING ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ), WHETHER OR NOT SPECIFICALLY SHOWN OR CALLED OUT IN THE CONTRACT DOCUMENTS.

1. THE PUBLICATIONS AND STANDARDS OF THE FOLLOWING AUTHORITIES, IN ADDITION TO THOSE SPECIFIED IN RELATED SUPPLEMENTARY CONDITIONS, SHALL BE OBSERVED DURING CONSTRUCTION AND ARE REFERENCED IN THE DOCUMENTATION BY THE ABBREVIATIONS NOTED:
   - 1.1. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS - IEEE
   - 1.3. NATIONAL ELECTRICAL CODE - NEC
   - 1.4. NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
   - 1.5. UNDERWRITER'S LABORATORY - UL
   - 1.6. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION - NEMA
   - 1.7. CERTIFIED BALLAST MANUFACTURERS - CBM
   - 1.8. AMERICAN SOCIETY FOR TESTING AND MATERIALS - ASTM
   - 1.9. OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA
   - 1.10. TELECOMMUNICATIONS INDUSTRY ASSOCIATIONS - ANSI/TIA (INCULDING 568,569,606,607, AND 608).
   - 1.11 APPLICABLE BEST PRACTICES FOR ICT SYSTEMS - BICSI
2. U.N.O., ALL ICT DEVICE MOUNTING HEIGHTS AND CLEARANCES SHALL COMLY WITH ADA AND TAS REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
   - 2.1. OOPERABLE DEVICES (SUCH AS CARD READERS, PUSHPLATES, ACCESS CONTROL DEVICES): 48" AFF MAX.
   - 2.2. DATA, VOICE, AND LOW-VOLTAGE DEVICE OUTLETS: 18" AFF TYPICAL (15" MIN TO LOWEST POINT) UNLESS NOTED OTHERWISE

SCOPE OF WORK

1. THE ICT SCOPE OF WORK SHALL INCLUDE COMPLETE FURNISHING, INSTALLATION, TERMINATION, TESTING, LABELING, AND CERTIFICATION OF ALL LOW-VOLTAGE SYSTEMS SHOWN ON THE CONSTRUCTION DOCUMENTS, INCLUDING ALL REQUIRED PATHWAYS, CABLING, HARDWARE, AND SUPPORTING INFRASTRUCTURE.
   - 1.1. ALL MATERIALS, EQUIPMENT, HARDWARE, CABLE, LABOR, TOOLS, AND ACCESSORIES REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM.
   - 1.2. PROVISIONS ALSO INCLUDE ALL MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK INCLUDING SUPPORTS, CABLE MANAGEMENT, FIRESTOPPING, RACEWAY COMPONENTS, SLEEVES, BUSHINGS, IDENTIFICATION, AND LABELING.
   - 1.3. THE CONSTRUCTION DOCUMENTS INCLUDE ALL PLANS, DETAILS, RISERS, DIAGRAMS, SYMBOLS, NOTES, AND SPECIFICATIONS, WHETHER REFERENCED IN DRAWINGS OR SPECIFICATIONS
   - 1.4. THE TERMS "PROVIDE," "INSTALL," AND "FURNISH" SHALL INCLUDE DELIVERY, INSTALLATION, TERMINATION, CONNECTION, LABELING, TESTING, AND FULL SYSTEM CERTIFICATION, UNLESS NOTED OTHERWISE.
   - 1.5. UNLESS SPECIFICALLY DENOTED "BY OTHERS" OR "EXISTING TO REMAIN.", ALL SYSTEM COMPONENTS SHOWN GRAPHICALLY OR SPECIFIED BY NOTES AND DETAILS ON THE PLANS SHALL BE SHALL BE PROVIDED, INSTALLED, AND TESTED BY THE ICT CONTRACTOR.
2. ADDITIONALL ICT SCOPE REQUIREMENTS:
   - 2.1. REQUIRED ICT PERMITS, FEES, INSPECTIONS, AND APPROVALS (AS APPLICABLE BY AHJ).
   - 2.2. TESTING AND CERTIFICATION OF ALL DATA AND COMMUNICATIONS CABLE TO APPLICABLE ANSI/TIA STANDARDS.
   - 2.3. EQUIPMENT RENTAL.
   - 2.4. MAINTAINING CONTINUITY OF EXISTING COMMUNICATIONS, SECURITY, WIRELESS, ACCESS CONTROL, AND FIRE ALARM INTERFACES THAT MAY BE AFFECTED BY THE WORK
   - 2.5. COORDINATION WITH OWNER FOR ANY REQUIRED SERVICE OUTAGES OR CUTOVERS.

SUBMITTALS

1. PRODUCT DATA: SUBMIT CATALOG DATA SHOWING MANUFACTURER'S NAME AND CONTACT INFORMATION, IDENTIFYING PRODUCT TYPE, FEATURES, RATINGS, DIMENSIONS, MATERIALS, LISTINGS/LABELS, AND INTENDED USE. CLEARLY IDENTIFY MODEL NUMBERS, OPTIONS SELECTED, AND PERFORMANCE CHARACTERISTICS.
   - 1.1. WHERE MULTIPLE SIZES ARE LISTED, INDICATE SIZES TO BE USED.
   - 1.2. WHERE MULTIPLE PRODUCTS ARE SHOWN ON THE SAME PAGE, INDICATE WHICH PRODUCTS TO BE USED.
2. SHOP DRAWINGS (WHERE APPLICABLE): SUBMIT MANUFACTURER OR CONTRACTOR PREPARED DRAWINGS DEPICTING:
   - 2.1. EQUIPMENT DIMENSIONS, WEIGHTS, AND CLEARANCES
   - 2.2. RACK LAYOUTS AND ELEVATIONS
   - 2.3. PATHWAYS, CONDUIT ENTRY, CABLE MANAGEMENT
   - 2.4. SCHEMATIC AND INTERCONNECTION DIAGRAMS FOR DATA, SIGNAL, AND COMMUNICATION WIRING

COORDINATION

1. COORDINATE ANY REQUIRED COMMUNICATIONS SYSTEM OUTAGES WITH OWNER A MINIMUM OF 7 BUSINESS DAYS IN ADVANCE.
2. COOPERATE FULLY WITH THE OWNER OR THEIR REPRESENTATIVE DURING CONSTRUCTTION OPERATIONS TO MINIMIZE CONFLICTS AND TO FACILITATE OWNER USAGE SO AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS.
3. DRAWINGS ARE DIAGRAMMATIC: EXACT LOCATIONS OF OUTLETS, DEVICES, AND PATHWAYS SHALL BE FIELD-COORDINATED WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SPECIAL SYSTEMS.
4. COORDINATE ROUGH-INS WITH FURNITURE, MILLWORK, SIGNAGE, ELECTRICAL SYSTEMS, HVAC SYSTEMS, PLUMBING FIXTURES, SPRINKLER SYSTEMS, ARCHITECTURAL AND STRUCTURAL ELEMENTS, AND OTHER TRADES. MINOR ADJUSTMENTS IN DEVICE OR EQUIPMENT LOCATIONS NECESSARY DUE TO FIELD CONDITIONS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.
5. MAINTAIN NEC WORKING CLEARANCES AROUND TELECOM RACKS, CABINETS, TRANSFORMERS, AND ANY ELECTRICAL EQUIPMENT SERVING ICT SYSTEMS; NOTIFY ENGINEER IF CLEARANCE CANNOT BE MET BEFORE ROUGH-IN.
6. COORDINATE DEVICE AND FACEPLATE COLOR SELECTION WITH ARCHITECT.
7. CONFIRM POWER REQUIREMENTS FOR NETWORK SWITCHES, SECURITY SYSTEMS, WIRELESS APPS, AV EQUIPMENT, AND OTHER ICT DEVICES TO ENSURE ALL REQUIRED SUPPORT IS INCLUDED IN THE BID.

QUALIFICATIONS

1. MANUFACTURER: PROVIDE PRODUCTS FROM MANUFACTURERS REGULARLY ENGAGED IN PRODUCING ICT MATERIALS AND EQUIPMENT SIMILAR TO THOSE SHOWN, WITH A MINIMUM OF THREE (3) YEARS DOCUMENTED EXPERIENCE.
2. INSTALLER: ALL ICT WORK SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A QUALIFIED LOW-VOLTAGE/COMMUNICATIONS CONTRACTOR WITH DOCUMENTED EXPERIENCE IN INSTALLING SYSTEMS OF THE TYPE SPECIFIED. WHERE REQUIRED BY MANUFACTURER, CODE, OR SPECIFICATIONS, INSTALLER SHALL BE PROPERLY FACTORY-TRAINED AND/OR CERTIFIED FOR THE PRODUCTS BEING INSTALLED.
3. TESTING AGENCY: WHERE TESTING IS REQUIRED BY THE CONSTRUCTION DOCUMENTS, MANUFACTURER, OR CODE, TESTING SHALL BE PERFORMED BY A QUALIFIED AGENCY WITH DOCUMENTED EXPERIENCE USING CALIBRATED, FULLY FUNCTIONING TEST EQUIPMENT. TESTING AGENCIES SHALL BE MANUFACTURER-CERTIFIED, A MEMBER OF AN INDUSTRY-RECOGNIZED ORGANIZATION, OR A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

QUALITY ASSURANCE

1. UNLESS OTHERWISE APPROVED, ALL ICT MATERIALS, DEVICES, AND COMPONENTS SHALL BE NEW, FREE OF DEFECTS, FULLY COMPATIBLE WITH THE SPECIFICATIONS, AND FROM REPUTABLE MANUFACTURERS MEETING QUALIFICATION REQUIREMENTS.
2. WWHERE MULTIPLE ITEMS OF THE SAME CATEGORY ARE REQUIRED (E.G., CABLE, PATCH PANELS, FACEPLATES, JACKS), PROVIDE EQUIPMENT FROM A SINGLE MANUFACTURER UNLESS OTHERWISE SPECIFIED. COMPONENT PARTS OF AN ASSEMBLY MAY BE FROM DIFFERENT MANUFACTURERS IF FULLY COMPATIBLE AND PERMITTED BY THE TECHNICAL SECTIONS.
3. ALL LOW-VOLTAGE DEVICES, COMPONENTS, AND ACCESSORIES SHALL BE LISTED AND LABELED FOR THEIR INTENDED USE AS REQUIRED BY APPLICABLE CODES (E.G., NEC/NFPA 70), THROUGH A TESTING AGENCY ACCEPTABLE TO THE AHJ.
4. ALL TEST EQUIPMENT USED FOR ICT CERTIFICATION SHALL BE CALIBRATED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND IN FULL WORKING ORDER.

DELIVERY AND STORAGE

1. STORE ALL ICT MATERIALS (CABLING, PANELS, HARDWARE, RACKS, DEVICES) IN CLEAN, DRY, INDOOR SPACES PROTECTED FROM MOISTURE, TEMPERATURE EXTREMES, DUST, IMPACT, AND CONSTRUCTION DEBRIS.
2. MAINTAIN FACTORY PACKAGING OR PROVIDE ADEQUATE COVERINGS TO PROTECT EQUIPMENT. FOLLOW MANUFACTURER REQUIREMENTS FOR TEMPERATURE AND HUMIDITY RANGE DURING STORAGE.

IDENTIFICATION

1. PROVIDE LABELING FOR ALL ICT EQUIPMENT, CABLING, ENCLOSURES, PATHWAYS, AND WIRING DEVICES IN ACCORDANCE WITH ANSI/TIA-606 ADMINISTRATION STANDARDS (UNLESS PROJECT-SPECIFIC REQUIREMENTS DICTATE OTHERWISE).
2. TAG ALL CONDUCTORS OR CABLES AT RACKS, TERMINATION HARDWARE, PATCH PANELS, CABLE TRAYS, JUNCTION/CONSOLIDATION POINTS, AND TELECOM ROOMS.
3. PROVIDE UPDATED TYPED PANEL/TERMINATION/LAYOUT DIRECTORIES FOR ALL RACKS, PATCH PANELS, AND TELECOM SPACES, CLEARLY IDENTIFYING CIRCUITS, PORTS, AND DESTINATIONS. PROVIDE ALL UPDATED IDENTIFICATION DOCUMENTATION TO THE OWNER AT SUBSTANTIAL COMPLETION AND AGAIN AT FINAL CLOSEOUT.
4. PROVIDE PERMANENT EQUIPMENT NAMEPLATES (3" × 1" MINIMUM, PLASTIC OR METAL, WITH CONTRASTING ENGRAVED TEXT) FOR RACKS, CABINETS, NETWORK HARDWARE, POWER SUPPLIES, AND OTHER ICT EQUIPMENT.
6. LABEL JUNCTION BOXES, PULL BOXES, AND ENCLOSURES WITH SOURCE ROOM, RACK/ PANEL, AND CABLE IDENTIFIERS.
7. LOW-VOLTAGE OUTLETS (DATA, WAP, SECURITY, AV, ETC.) SHALL BE LABELED PER TIA-606 REQUIREMENTS. WHERE ARCHITECTURAL AESTHETICS REQUIRE, APPLY LABELING BEHIND FACEPLATES OR WITHIN THE DEVICE ENCLOSURE.
8. COLOR-CODE AND ENGRAVE LABELS FOR LIFE-SAFETY RELATED SYSTEMS (SUCH AS FIRE ALARM OR EMERGENCY COMMUNICATION SYSTEMS) IN ACCORDANCE WITH PROJECT REQUIREMENTS AND APPLICABLE CODES.

INSTALLATION:

GENERAL REQUIREMENTS

1. PROTECT ICT EQUIPMENT AND PATHWAYS: PROVIDE ADEQUATE PROTECTION FOR ALL RACKS, CABINETS, CABLES, AND TELECOMMUNICATIONS EQUIPMENT DURING CONSTRUCTION. KEEP ALL MATERIALS CLEAN, DRY, AND FREE FROM DAMAGE.
2. FASTENING & TORQUE REQUIREMENTS: ALL TERMINATION HARDWARE, LUGS, GROUNDING HARDWARE, AND RACK/FRAME CONNECTIONS SHALL BE INSTALLED AND TIGHTENED PER MANUFACTURER RECOMMENDATIONS.
3. PROHIBITED INSTALLATIONS ABOVE ICT EQUIPMENT: NO PIPING, DUCTWORK, DRAIN LINES, OR OTHER NON-ICT SYSTEMS SHALL BE INSTALLED ABOVE RACKS, CABINETS, OR NETWORK EQUIPMENT UNLESS ADEQUATELY PROTECTED AND APPROVED BY THE DESIGN TEAM.
4. WALL & FLOOR PENETRATIONS: PROVIDE SLEEVES FOR ALL CABLE PENETRATIONS THROUGH WALLS, FLOORS, AND STRUCTURAL SURFACES. USE FIRE-RATED SYSTEMS WHERE PENETRATIONS OCCUR IN FIRE-RATED CONSTRUCTION. SEAL ALL NON-RATED OPENINGS TO PREVENT AIRFLOW, DUST, AND PEST INTRUSION.
5. SCANNING OF EXISTING STRUCTURES:WHERE CORE DRILLING OR CUTTING OF EXISTING STRUCTURES IS REQUIRED, PERFORM GROUND-PENETRATING RADAR (GPR) OR EQUIVALENT SCANNING AND COORDINATE LOCATIONS WITH STRUCTURAL ENGINEER/ARCHITECT.

CONDUCTORS AND CABLES

1. TELECOMMUNICATIONS CABLE INSTALLATION: ALL LOW-VOLTAGE CABLING (CAT6/CAT6A, FIBER, SECURITY, AV) SHALL BE INSTALLED CONTINUOUSLY FROM END TO END WITHOUT SPLICES, EXCEPT IN MANUFACTURER-APPROVED INTERMEDIATE DISTRIBUTION POINTS. ENSURE THE MAXIMUM HORIZONTAL CABLE DISTANCE FROM THE TELECOMMUNICATIONS RACK TO THE FURTHEST DATA DROP DOES NOT EXCEED 295 CABLE FEET (90 METERS), IN ACCORDANCE WITH TELECOMMUNICATION GUIDELINES AND STANDARDS.
2. CABLE ROUTING: ROUTE ALL CABLING USING APPROVED TELECOMMUNICATIONS PATHWAYS — INCLUDING CONDUIT, CABLE TRAY, LADDER RACK, OR J-HOOK SUPPORTS — IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE ANSI/TIA AND BICSI STANDARDS.
3. SEPARATION FROM ELECTRICAL POWER: MAINTAIN MINIMUM SEPARATION FROM POWER CABLES PER TIA-569 REQUIREMENTS AND MANUFACTURER RECOMMENDATIONS.
4. BEND RADIUS & PULL TENSION: MAINTAIN CABLE BEND RADIUS, MAXIMUM PULL TENSION, AND INSTALLATION PRACTICES PER ANSI/TIA-568 AND MANUFACTURER REQUIREMENTS.
5. USE PLENUM-RATED (CMP/OFNP) CABLING IN ALL SPACES DESIGNATED FOR ENVIRONMENTAL AIR HANDLING, AND USE NON-PLENUM-RATED CABLE ONLY IN AREAS PERMITTED BY CODE AND THE CONTRACT DOCUMENTS. ALL CABLING SHALL MATCH THE HIGHEST RATING REQUIRED FOR ANY PORTION OF THE PATHWAY AND SHALL COMPLY WITH APPLICABLE NFPA 70 (NEC) AND ANSI/TIA STANDARDS.

GROUNDING AND BONDING

1. TELECOMMUNICATIONS GROUNDING: PROVIDE A TELECOMMUNICATIONS GROUNDING AND BONDING SYSTEM COMPLYING WITH ANSI/TIA-607 AND PROJECT DOCUMENTS.
2. BONDING ICT COMPONENTS: BOND ALL RACKS, LADDER RACKS, CABINETS, BACKBOARDS, METALLIC PATHWAYS, AND ENCLOSURES TO THE TELECOM GROUNDING BUSBAR (TGB/TMGB) USING PROPER SIZED CONDUCTORS AND HARDWARE.
3. SYSTEM TESTING: UPON COMPLETION, VERIFY CONTINUITY OF THE ICT GROUNDING SYSTEM AND CONFIRM PROPER CONNECTION TO THE BUILDING GROUNDING ELECTRODE SYSTEM.
4. GROUNDING PATHWAY PROTECTION: WHERE TELECOM GROUNDING CONDUCTORS ARE ROUTED IN AREAS SUBJECT TO DAMAGE, PROVIDE METAL RACEWAY OR CONDUIT FOR MECHANICAL PROTECTION.

HANGERS AND SUPPORTS

1. SUPPORTING PATHWAYS: SUPPORT CABLE PATHWAYS USING PROPER HARDWARE: J-HOOKS, LADDER RACK, WIRE BASKET TRAY, WALL BRACKETS, OR APPROVED EQUIVALENT.
2. SUPPORT SPACING: INSTALL SUPPORTS AT MANUFACTURER-RECOMMENDED INTERVALS (TYPICALLY 4–5 FEET FOR J-HOOKS) AND AS REQUIRED BY TIA-569.
3. CABLE ORGANIZATION: GROUP RELATED CABLES NEATLY AND SECURELY. BUNDLE USING VELCRO-TYPE STRAPS ONLY; DO NOT USE ZIP TIES EXCEPT ABOVE ACCESSIBLE CEILINGS WHERE ALLOWED.
4. STRUCTURE-INDEPENDANT SUPPORT: ICT CABLES AND PATHWAYS SHALL BE SUPPORTED INDEPENDENTLY FROM MECHANICAL, PLUMBING, FIRE PROTECTION, OR ELECTRICAL SYSTEMS. DO NOT SUPPORT CABLES FROM CEILING GRID WIRES, DUCTWORK, OR PIPING.
5. SPARE CAPACITY: PROVIDE A MINIMUM OF 25% SPARE CAPACITY IN MAJOR HORIZONTAL AND VERTICAL PATHWAYS (LADDER RACK, CABLE TRAY, ETC.).

RACEWAY AND BOXES

1. PROVIDE COMPLETE, CODE-COMPLIANT PATHWAYS FROM SOURCE TO EACH ICT DEVICE, USING DEDICATED SUPPORTS FOR ALL RACEWAYS AND CABLE MANAGEMENT ELEMENTS.
2. PROVIDE ALL REQUIRED BOXES, BACKBOXES, RINGS, AND SUPPORTS FOR TELECOMMUNICATIONS, DATA, WIRELESS ACCESS POINTS, SECURITY, AV, AND OTHER LOW-VOLTAGE SYSTEMS AS INDICATED ON THE DOCUMENTS.
3. WHERE REQUIRED BY PATHWAY LENGTH OR MANUFACTURER GUIDELINES, PROVIDE PULL BOXES OR JUNCTION POINTS IN ACCESSIBLE LOCATIONS TO MAINTAIN CABLE INSTALLATION REQUIREMENTS.
4. DO NOT INSTALL CONDUIT PATHWAYS WITH MORE THAN THE EQUIVALENT OF THREE (3) 90-DEGREE BENDS BETWEEN ACCESSIBLE PULL POINTS.
5. THE CONDUIT ROUTING SHOWN ON THESE PLANS IS DIAGRAMMATIC. FIELD-COORDINATE ALL ROUTING WITH OTHER TRADES FOR A COMPLETE, CONFLICT FREE INSTALLATION.
6. COORDINATE INTERIOR PATHWAY ROUTES WITH OTHER TRADES, INCLUDING STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ARCHITECTURAL ELEMENTS.
7. COORDINATE SITE/EXTERIOR PATHWAY ROUTING WITH EXISTING UTILITIES, STRUCTURES, SLEEVES, AND LANDSCAPING PRIOR TO EXCAVATION., AND TO ALLOW FOR FUTURE INSTALLATIONS.
8. ROUTE PATHWAYS PARALLEL OR PERPENDICULAR TO BUILDING STRUCTURE WHERE PRACTICAL, PER INDUSTRY STANDARDS.
9. ROUTE EXPOSED CONDUIT NEATLY AND TIGHT TO STRUCTURE. FOLLOW SURFACE CONTOURS; DO NOT STRAND CONDUIT OR LEAVE IT SUSPENDED IN FREE-AIR RUNS.
10. AVOID LOW-POINT MOISTURE TRAPS IN PATHWAYS. WHERE LOW POINTS CANNOT BE AVOIDED, PROVIDE ACCESSIBLE JUNCTION BOXES SUITABLE FOR DRAINING OR MOISTURE CONTROL.
11. PROVIDE EXPANSION/DEFLECTION FITTINGS WHERE PATHWAYS CROSS EXPANSION, SEISMIC, OR CONTROL JOINTS.
12. INSTALL SUITABLE PULL STRING OR CORD IN EACH EMPTY RACEWAY, LABEL, AND CAP.
13. CLOSE AND SEAL UNUSED OPENINGS IN SURFACE RACEWAYS, BOXES, OR ENCLOSURES.
14. COORDINATE ROOF AND WALL PENETRATIONS WITH ARCHITECTURAL AND MECHANICAL TRADES. COMBINE PENETRATIONS WHERE PRACTICAL.
15. FLASH AND SEAL ALL ROOF/WALL PENETRATIONS TO MAINTAIN FIRE-RATING, WATERPROOFING, AND BUILDING ENVELOPE CONTINUITY PER THE MANUFACTURER OF THE MATERIAL'S RECOMMENDED PRACTICES.
16. USE MULTI-GANG OR OVERSIZED BOXES WHEN PRACTICAL TO ACCOMMODATE CABLE BEND RADIUS AND FUTURE EXPANSION.
17. PAINT EXPOSED RACEWAYS AND BOXES AS REQUIRED TO MATCH THE SURFACES THEY ARE MOUNTED ON (WHEN NOT ABOVE ACCESSIBLE CEILINGS).
18. ALL RACEWAYS SHALL INCLUDE AN NEC-COMPLIANT EQUIPMENT GROUNDING CONDUCTOR AND INSULATED THROAT BUSHINGS WHERE REQUIRED FOR CABLE ENTRY.

WIRING DEVICES

1. AVOID BACK-TO-BACK ICT OR LOW-VOLTAGE BOXES IN COMMON WALLS TO REDUCE SOUND TRANSFER; OFFSET BOXES BY AT LEAST ONE STUD BAY OR PROVIDE SOUND-ISOLATING SPACERS WHERE NEEDED.
2. DEVICE MOUNTING HEIGHTS SHALL FOLLOW ADA/TAS REQUIREMENTS FOR OPERABLE PARTS (48" MAX) AND PROJECT-SPECIFIC STANDARDS FOR DATA/ICT OUTLETS (TYP. 18" AFF UNO).

SPECIAL SYSTEMS NOTES (FOR COORDINATION-ONLY):

1.1. SPECIAL SYSTEMS SUPPORTED BY ICT PATHWAYS INCLUDE TELECOMMUNICATIONS, DATA NETWORKING, WIRELESS ACCESS, SECURITY/ACCESS CONTROL, AUDIO/VIDEO (AV), AND OTHER LOW-VOLTAGE SYSTEMS REQUIRING CABLE INFRASTRUCTURE OR TELECOMMUNICATIONS SPACE SUPPORT.

1.2. THE ICT DRAWINGS PROVIDE PATHWAYS, SPACES, BOXES, SLEEVES, AND INFRASTRUCTURE REQUIRED TO SUPPORT THESE SYSTEMS. FINAL DEVICE SELECTIONS, SYSTEM ELECTRONICS, PROGRAMMING, WIRING DIAGRAMS, AND OPERATIONAL LOGIC ARE BY OTHERS (SECURITY, FIRE ALARM, AV, OR SPECIALIST CONTRACTORS), OWNER'S AGENT, OR UNDER SEPARATE CONTRACT.

1.3. TELECOMMUNICATIONS: STRUCTURED CABLING, PATCH PANELS, RACKS/CABINETS, CABLE MANAGEMENT, AND TELECOM ROOM INFRASTRUCTURE SHALL BE PROVIDED AND INSTALLED BY THE STRUCTURED CABLING CONTRACTOR.

1.4. FIRE ALARM SYSTEMS: FIRE ALARM DESIGN, EQUIPMENT, WIRING, AND CONTROL LOGIC ARE PROVIDED UNDER DIVISION 28 – FIRE ALARM.

1.5. AUDIO/VIDEO (AV) SYSTEMS: THE AV DESIGN GROUP PROVIDES AV SYSTEM DESIGN, DEVICE LOCATIONS, EQUIPMENT SPECIFICATIONS, FUNCTIONAL DRAWINGS, AND REQUIRED PATHWAY SIZING.

1.5.1 AV CABLING, AV DEVICES, PROGRAMMING, DSP CONFIGURATION, AND SYSTEM COMMISSIONING ARE NOT PART OF THE ICT SCOPE.

1.6. SECURITY, ACCESS CONTROL, AND VIDEO SYSTEMS (DIVISION 28):

1.6.1 DEVICE PLACEMENT (CAMERAS, READERS, DOOR HARDWARE, REX SENSORS, CONTROLLERS) IS BY THE SECURITY INTEGRATOR.

1.6.2 ICT PATHWAYS, BOXES, SLEEVES, AND TELECOMMUNICATIONS ROOM ACCOMMODATIONS SHALL BE COORDINATED WITH SECURITY INTEGRATOR PRIOR TO ROUGH-IN. COORDINATE SCOPE WITH OWNER PRIOR TO BID.

1.6.3 POWER SUPPLIES, DOOR HARDWARE POWER, AND FIRE ALARM INTERLOCKS ARE NOT INCLUDED IN ICT SCOPE.

1.7. TELECOMMUNICATIONS ROOMS / IT SPACES: COORDINATE RACK LAYOUTS, CLEARANCE, GROUNDING, TRAY ENTRIES, AND BACKBOARD PLACEMENT WITH THE OWNER'S IT REPRESENTATIVE.

1.7.1 3/4", FIRE RATED, PLYWOOD SHEETS ON ALL WALLS OF IT CLOSETS UNLESS DIRECTED OTHERWISE BY IT REP. PAINT TO MATCH WALL TO WHICH BOARD IS ATTACHED.

1.7.2 POWER, HVAC, AND ENVIRONMENTAL REQUIREMENTS ARE PROVIDED BY THE ELECTRICAL AND MECHANICAL DESIGN TEAMS.

1.8. AT MINIMUM, THE FOLLOWING GENERAL INFRASTUCTURE COORDINATION PROVISIONS SHALL BE PROVIDED BY THE CONTRACTOR. ADDITIONAL ITEMS SPECIFIED ELSEWHERE ON THE CONSTRUCTION DOCUMENTS:

1.8.1. ICT CONTRACTOR SHALL PROVIDE CONDUIT WITH PULL STRINGS FROM TELECOM SPACES OR ACCESSIBLE CEILINGS TO DEVICE LOCATIONS AS SHOWN.

1.8.2. CONFIRM ALL BOX SIZES, CONDUIT ROUTING, MOUNTING HEIGHTS, AND ROUGH-IN REQUIREMENTS WITH EACH SPECIALTY CONTRACTOR (AV, SECURITY, FIRE ALARM) PRIOR TO INSTALLATION.

1.8.3. FOUR(4) 4" CONDUIT SLEEVES BETWEEN EACH FLOOR FOR TELECOM, FA, AND ACCESS CONTROL.

1.8.4. SHARED PATHWAY USE BETWEEN SYSTEM TYPES IS PERMITTED ONLY WHEN ALLOWED BY CODE AND APPROVED BY THE RELEVANT SPECIALTY CONTRACTOR.

1.9. SEPARATION OF SYSTEMS TYPES:

1.9.1 POWER-LIMITED AND NON–POWER-LIMITED CIRCUITS SHALL NOT SHARE CONDUIT, SLEEVES, OR JUNCTION BOXES.

1.9.2 MAINTAIN REQUIRED SEPARATION DISTANCES BETWEEN ICT AND POWER CIRCUITS PER ANSI/TIA-569 AND NEC.

PRODUCT SPECIFICATIONS:

GENERAL REQUIREMENTS

1. COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY THAT ALL ICT EQUIPMENT AND MATERIALS SHALL BE NEW, CODE-COMPLIANT, AND FROM REPUTABLE MANUFACTURERS REGULARLY ENGAGED IN PRODUCING TELECOMMUNICATIONS AND LOW-VOLTAGE PRODUCTS OF THE TYPE SPECIFIED. ALL EQUIPMENT SHALL BE FREE OF DEFECTS AND FULLY COMPATIBLE WITH SYSTEM REQUIREMENTS.
2. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE HIGHER QUALITY OR MORE STRINGENT REQUIREMENT SHALL GOVERN. CONTRACTOR SHALL REQUEST WRITTEN CLARIFICATION FROM THE ENGINEER PRIOR TO PROCUREMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO OBTAIN CLARIFICATION.
3. ALL ICT ENCLOSURES, CABINETS, AND RACKS SHALL BE CONSTRUCTED OF HEAVY-GAUGE STEEL OR ALUMINUM, WITH A CORROSION-RESISTANT FINISH AND PROVISIONS FOR SECURITY, CABLE MANAGEMENT, AND GROUNDING/BONDING PER ANSI/TIA-607.
4. EQUIPMENT INSTALLED OUTDOORS SHALL BE NEMA-RATED FOR THE ENVIRONMENT, MINIMUM NEMA 3R, AND ADDITIONALLY RATED AS REQUIRED FOR MOISTURE, DUST, OR CORROSIVE CONDITIONS.
5. ALL COMMUNICATIONS CABLING SHALL BE LISTED AND LABELED FOR ITS INTENDED USE (UL, ETL, OR NRTL) AND SHALL MEET THE APPLICABLE ANSI/TIA PERFORMANCE CATEGORY:
   - 5.1. HORIZONTAL COPPER CABLING: CAT6/CAT6A MINIMUM, CMP OR CMR AS REQUIRED
   - 5.2. FIBER OPTIC CABLE: OFNP/OFNR OR OSP-RATED AS REQUIRED BY LOCATION
   - 5.3. NO SUBSTITUTIONS OF CABLE CATEGORY OR RATING ARE PERMITTED WITHOUT APPROVAL
6. PATHWAYS (CONDUITS, BOXES, SURFACE RACEWAYS, CABLE TRAYS) SHALL COMPLY WITH NEC, ANSI/TIA-569, AND BICSI TDMM REQUIREMENTS, AND SHALL BE SIZED FOR THE INSTALLED CABLE PLUS A MINIMUM OF 25% FUTURE CAPACITY.

TELECOMMUNICATIONS RACKS, CABINETS & ACCESSORIES

1. PROVIDE 19" OR 23" EIA-COMPLIANT RACKS OR CABINETS AS SHOWN, UL-LISTED, WITH VERTICAL AND HORIZONTAL CABLE MANAGEMENT, GROUNDING LUGS, AND ADEQUATE VENTILATION.
2. WALL - MOUNT CABINETS AND BACKBOARDS SHALL BE SIZED TO ACCOMMODATE ALL ICT EQUIPMENT WITH REQUIRED CLEARANCES AND SHALL BE CONSTRUCTED OF STRUCTURAL PLYWOOD OR STEEL.
3. PATCH PANELS, TERMINATION HARDWARE, AND CABLE MANAGEMENT ACCESSORIES SHALL BE FROM THE SAME MANUFACTURER OR APPROVED EQUAL TO ENSURE SYSTEM COMPATIBILITY.

TELECOMMUNICATIONS CABLE & CONNECTIVITY

1. COPPER DATA CABLE AND CONNECTORS SHALL BE THIRD-PARTY VERIFIED, CATEGORY-RATED, AND FROM THE SAME MANUFACTURER FOR PERFORMANCE CONSISTENCY.
2. FIBER OPTIC CABLE SHALL BE FACTORY-TESTED AND PROVIDED WITH MATCHING CONNECTORS, ENCLOSURES, AND ADAPTER PANELS.
3. MODULAR JACKS, FACEPLATES, AND ADAPTERS SHALL BE COMPATIBLE WITH THE SELECTED CABLING SYSTEM AND SHALL FOLLOW COLOR-CODING AND ADMINISTRATION PER ANSI/TIA-606.
4. NO MIXING OF PLENUM AND NON-PLENUM COMPONENTS WITHIN A SINGLE PATHWAY IS PERMITTED.

SURFACE RACEWAY AND DEVICE SYSTEMS

1. SURFACE RACEWAY FOR ICT DEVICES SHALL BE METAL, TWO-PIECE, FACTORY-LISTED, AND COMPATIBLE WITH DATA AND POWER SEGREGATION REQUIREMENTS WHERE COMBINED SYSTEMS ARE USED.
2. RACEWAY DEVICE MOUNTING HARDWARE SHALL ACCEPT STANDARD DATA JACK MOUNTING PLATES WITHOUT FIELD MODIFICATION.

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RYAN A. ROYAL
94773
LICENSED
PROFESSIONAL ENGINEER
Ryan A. Royal, P.E.
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REVISIONS

NO	DATE	DESCRIPTION

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JOHNSON CITY, TX 78636
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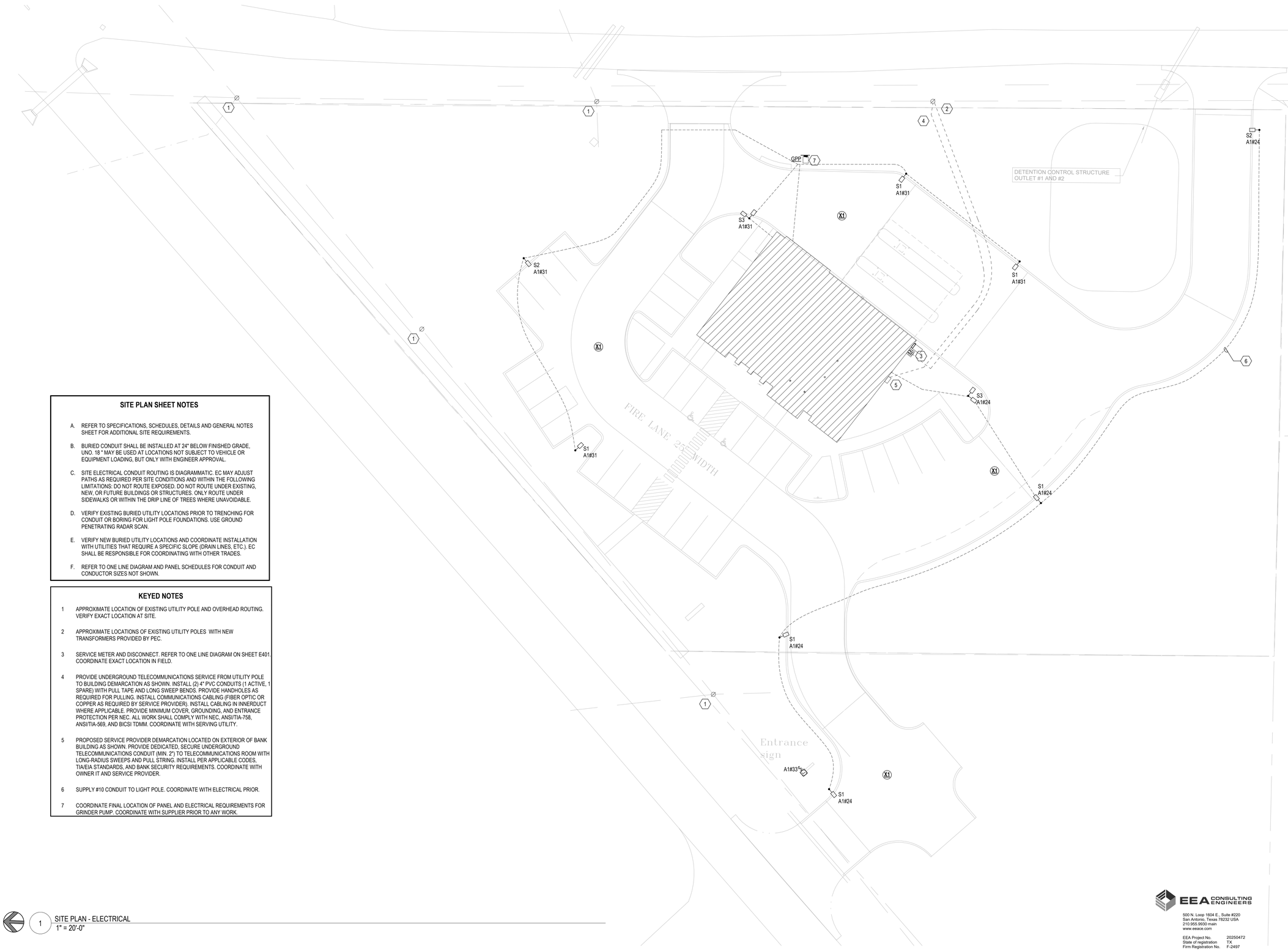
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SHEET
E004

PLOT TO ARCH D (24X36) SIZE SHEET



SITE PLAN SHEET NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL SITE REQUIREMENTS.

B. BURIED CONDUIT SHALL BE INSTALLED AT 24" BELOW FINISHED GRADE, UNO. 18 " MAY BE USED AT LOCATIONS NOT SUBJECT TO VEHICLE OR EQUIPMENT LOADING, BUT ONLY WITH ENGINEER APPROVAL.

C. SITE ELECTRICAL CONDUIT ROUTING IS DIAGRAMMATIC. EC MAY ADJUST PATHS AS REQUIRED PER SITE CONDITIONS AND WITHIN THE FOLLOWING LIMITATIONS: DO NOT ROUTE EXPOSED. DO NOT ROUTE UNDER EXISTING, NEW, OR FUTURE BUILDINGS OR STRUCTURES. ONLY ROUTE UNDER SIDEWALKS OR WITHIN THE DRIP LINE OF TREES WHERE UNAVOIDABLE.

D. VERIFY EXISTING BURIED UTILITY LOCATIONS PRIOR TO TRENCHING FOR CONDUIT OR BORING FOR LIGHT POLE FOUNDATIONS. USE GROUND PENETRATING RADAR SCAN.

E. VERIFY NEW BURIED UTILITY LOCATIONS AND COORDINATE INSTALLATION WITH UTILITIES THAT REQUIRE A SPECIFIC SLOPE (DRAIN LINES, ETC.). EC SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES.

F. REFER TO ONE LINE DIAGRAM AND PANEL SCHEDULES FOR CONDUIT AND CONDUCTOR SIZES NOT SHOWN.

KEYED NOTES

1 APPROXIMATE LOCATION OF EXISTING UTILITY POLE AND OVERHEAD ROUTING. VERIFY EXACT LOCATION AT SITE.

2 APPROXIMATE LOCATIONS OF EXISTING UTILITY POLES WITH NEW TRANSFORMERS PROVIDED BY PEC.

3 SERVICE METER AND DISCONNECT. REFER TO ONE LINE DIAGRAM ON SHEET E401. COORDINATE EXACT LOCATION IN FIELD.

4 PROVIDE UNDERGROUND TELECOMMUNICATIONS SERVICE FROM UTILITY POLE TO BUILDING DEMARCATION AS SHOWN. INSTALL (2) 4" PVC CONDUITS (1 ACTIVE, 1 SPARE) WITH PULL TAPE AND LONG SWEEP BENDS. PROVIDE HANDHOLES AS REQUIRED FOR PULLING. INSTALL COMMUNICATIONS CABLING (FIBER OPTIC OR COPPER AS REQUIRED BY SERVICE PROVIDER). INSTALL CABLING IN INNERDUCT WHERE APPLICABLE. PROVIDE MINIMUM COVER, GROUNDING, AND ENTRANCE PROTECTION PER NEC. ALL WORK SHALL COMPLY WITH NEC, ANSI/TIA-758, ANSI/TIA-569, AND BICSI TDMM. COORDINATE WITH SERVING UTILITY.

5 PROPOSED SERVICE PROVIDER DEMARCATION LOCATED ON EXTERIOR OF BANK BUILDING AS SHOWN. PROVIDE DEDICATED, SECURE UNDERGROUND TELECOMMUNICATIONS CONDUIT (MIN. 2") TO TELECOMMUNICATIONS ROOM WITH LONG-RADIUS SWEEPS AND PULL STRING. INSTALL PER APPLICABLE CODES, TIA/EIA STANDARDS, AND BANK SECURITY REQUIREMENTS. COORDINATE WITH OWNER IT AND SERVICE PROVIDER.

6 SUPPLY #10 CONDUIT TO LIGHT POLE. COORDINATE WITH ELECTRICAL PRIOR.

7 COORDINATE FINAL LOCATION OF PANEL AND ELECTRICAL REQUIREMENTS FOR GRINDER PUMP. COORDINATE WITH SUPPLIER PRIOR TO ANY WORK.

1 SITE PLAN - ELECTRICAL
1" = 20'-0"

PLOT TO ARCH D (24X36) SIZE SHEET

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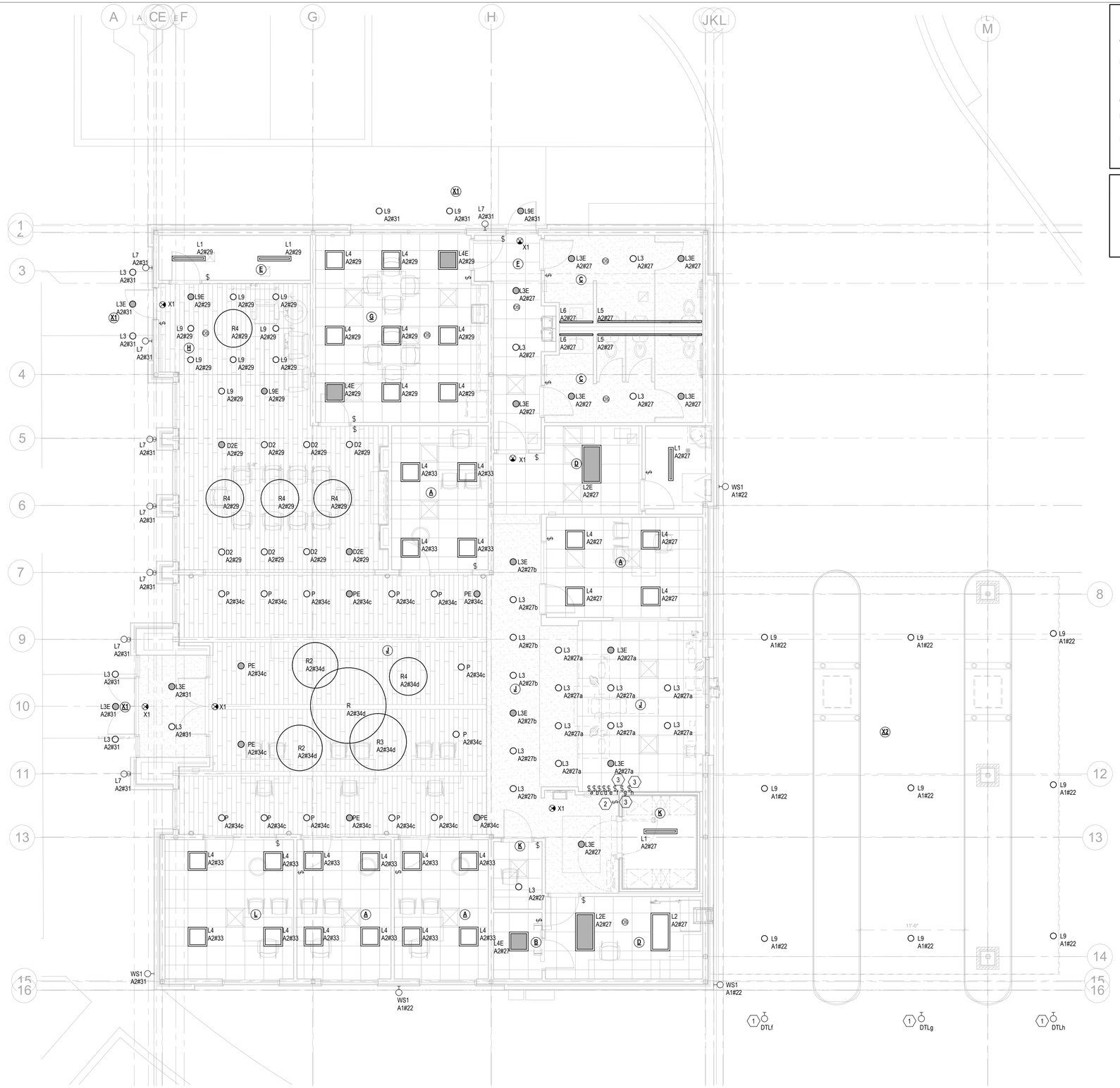
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E101



1 ELECTRICAL - LIGHTING PLAN - FLOOR PLAN
3/16" = 1'-0"
0 4' 8' 12'

LIGHTING GENERAL NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL LIGHTING INSTALLATION REQUIREMENTS.

B. CONTRACTOR SHALL COORDINATE LUMINAIRE LOCATIONS WITH THE ARCHITECTURAL ELEVATIONS AND RCP PRIOR TO INSTALLATION. VERIFY LOCATIONS AND MOUNTING METHODS AND MATERIALS THAT ARE UNCLEAR PRIOR TO ORDERING OR INSTALLING LUMINAIRES.

C. CIRCUIT NUMBER AND FIXTURE TAG SHOWN ADJACENT TO EACH LUMINAIRE.

D. CIRCUIT EXIT SIGNS (UNSWITCHED) WITH THE ADJACENT LIGHTING IN THE ROOM.

E. EMERGENCY LIGHTS IN CORRIDORS AND STAIRS TO BE UNSWITCHED. EMERGENCY LIGHTING IN ALL OTHER SPACES TO BE SWITCHED WITH ROOM LIGHTING.

KEYNOTES

1 COORDINATE LIGHT SIGNAGE FOR DRIVE THRU BANK WITH OWNER PRIOR TO ROUGH-IN.

2 SWITCH TO CONTROL LIGHT FIXTURE IN VAULT. COORDINATE WITH ARCHITECT PRIOR TO ANY WORK.

3 2 POSITION SWITCH FOR DRIVE THRU LIGHT.

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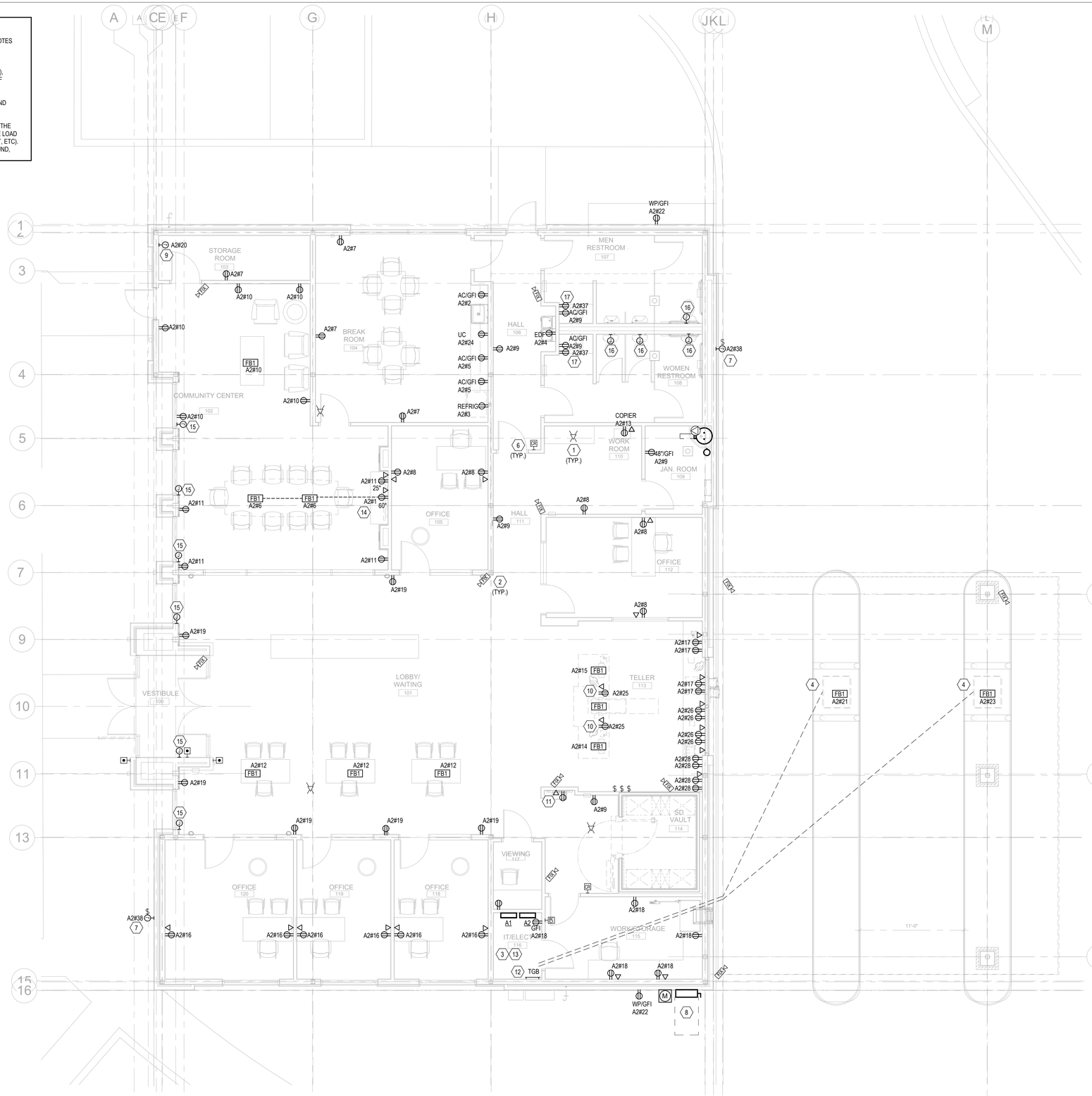
POWER GENERAL NOTES

A. REFER TO SPECIFICATIONS, SCHEDULES, DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL ELECTRICAL EQUIPMENT AND SYSTEM INSTALLATION REQUIREMENTS.

B. SPECIAL REQUIREMENTS SUCH AS MOUNTING ABOVE COUNTER (AC), GROUND FAULT CIRCUIT INTERRUPTERS (GFI), AND WEATHERPROOF ENCLOSURES (WP) ARE NOTED ADJACENT TO RECEPTACLES.

C. REFER TO ELECTRICAL EQUIPMENT SCHEDULE FOR DISCONNECT AND CONTROLS REQUIREMENTS.

D. CONTRACTOR SHALL PROVIDE POWER TO ALL ITEMS SHOWN FROM THE PANEL AND CIRCUIT NUMBERS THAT ARE SHOWN ADJACENT TO THE LOAD (RECEPTACLE, DISCONNECT, JBOX, EQUIPMENT CONNECTION POINT, ETC). SIZE CIRCUIT PER PANEL SCHEDULE. PROVIDE NEUTRAL AND GROUND, U.N.O.



1 FLOOR PLAN - POWER & SPECIAL SYSTEMS
3/16" = 1'-0"
0 4' 8' 12'

SPECIAL SYSTEMS GENERAL NOTES

A. REFER TO DETAILS AND GENERAL NOTES SHEET FOR ADDITIONAL SPECIAL SYSTEMS INSTALLATION REQUIREMENTS.

B. SPECIAL REQUIREMENTS SUCH AS MOUNTING ABOVE COUNTER (AC), TELEVISION CABLE CONNECTION (TV), ETC ARE NOTED ADJACENT TO DATA OUTLETS.

C. WHERE NOTED "TO IT CLOSET", ROUTE CONDUIT TO CONCEALED AND ACCESSIBLE CEILING SPACE AND PROVIDE COMMON J-HOOK PATHWAY ABOVE CEILING TO IT CLOSET. PROVIDE CONDUIT SLEEVES THROUGH INACCESSIBLE SPACES AND BETWEEN FLOORS.

D. EC'S SCOPE INCLUDES RACEWAY INFRASTRUCTURE FOR ALL ITEMS SHOWN ON THE SPECIAL SYSTEMS PLANS. RACEWAY REQUIREMENTS ARE DEFINED IN SPECIFICATION NOTES AND DETAILS, BUT SHALL BE FIELD VERIFIED BEFORE WORK.

E. ALL IT CABLING, JACKS, EQUIPMENT RACKS, A/V AND NETWORKING EQUIPMENT WILL BE PROVIDED AND INSTALLED BY OTHERS. EC RESPONSIBLE FOR ALL ROUGH IN WORK AND POWER CONNECTIONS.

F. COORDINATE TELECOMMUNICATIONS INFRASTRUCTURE REQUIREMENTS WITH OWNER'S IT REPRESENTATIVE PRIOR TO STARTING WORK.

G. PROVIDE COMPLETE IP VIDEO SURVEILLANCE SYSTEM INCLUDING POE CAMERAS, CABLING, AND ASSOCIATED INFRASTRUCTURE. CAMERA LOCATIONS ARE DIAGRAMMATIC; VERIFY FIELD CONDITIONS AND PROVIDE COVERAGE WITHOUT BLIND SPOTS. COORDINATE WITH ARCHITECTURAL, ELECTRICAL, IT, AND SECURITY SYSTEMS. SUBMIT FINAL EQUIPMENT SELECTION AND LAYOUT FOR OWNER AND OWNER'S IT APPROVAL.

H. PROVIDE CAT 6A PLENUM RATED CABLING AND PoE TO ALL WAP LOCATIONS SHOWN. MAINTAIN 12" CLEARANCE FOR METAL FIXTURES AND COORDINATE WITH LIGHTS, SPRINKLER HEADS, DIFFUSERS, AND SENSORS.

I. POST WAP INSTALL: OWNER/IT SHALL VALIDATE VIA ACTIVE SURVEY; CONTRACTOR TO SUPPORT RELOCATIONS NECESSARY TO MEET TARGETS.

KEYNOTES

1 WAP LOCATIONS SHOWN ARE PRELIMINARY ONLY AND ARE PROVIDED FOR DESIGN COORDINATION PURPOSES. FINAL QUANTITIES, MODEL SELECTION, CONFIGURATION, LOCATIONS, AND WIRELESS COVERAGE VALIDATION SHALL BE DETERMINED BY THE OWNER AND/OR OWNER'S IT REPRESENTATIVE AND VERIFIED BY RF SITE SURVEY PRIOR TO INSTALLATION.

2 SECURITY CAMERA LOCATIONS ARE PRELIMINARY ONLY. FINAL CAMERA LOCATIONS, QUANTITIES, MOUNTING REQUIREMENTS, AND COVERAGE AREAS SHALL BE FIELD VERIFIED AND COORDINATED WITH OWNER AND OWNER'S IT/SECURITY REPRESENTATIVES PRIOR TO INSTALLATION. CAMERAS SHALL BE OWNER-FURNISHED, CONTRACTOR-INSTALLED (OFCI). CONTRACTOR SHALL PROVIDE ALL REQUIRED PATHWAYS, CABLING, SUPPORTS, AND TERMINATIONS.

3 TELECOMMUNICATIONS RACK, CABLE TRAY, ACTIVE EQUIPMENT, AND ASSOCIATED ELECTRONICS SHALL BE OWNER-FURNISHED AND CONTRACTOR-INSTALLED (OFCI), UNLESS NOTED OTHERWISE. INSTALL FLOOR-MOUNTED RACK, CABLE TRAY, PATCH PANELS, POWER, GROUNDING, AND CLEARANCES PER TIA/EIA STANDARDS. COORDINATE FINAL EQUIPMENT, LAYOUT, AND INSTALLATION WITH OWNER IT AND BANK SECURITY REQUIREMENTS.

4 PROVIDE THREE (3) 2" DEDICATED CONDUITS FROM EACH ITM/DRIVE-THRU ATM TO THE TR FOR TELECOM, SECURITY, AND FIRE ALARM SYSTEMS. PROVIDE PULL STRING, LONG-RADIUS SWEEPS, AND PULL BOXES AS REQUIRED; MAINTAIN POWER SEPARATION; COORDINATE FINAL CABLING REQUIREMENTS WITH OWNER IT AND ATM VENDOR; CAP UNUSED CONDUITS.

6 CARD READER LOCATIONS ARE PRELIMINARY. COORDINATE FINAL LOCATIONS, DEVICE TYPES, MOUNTING HEIGHTS, WIRING, AND DOOR HARDWARE REQUIREMENTS WITH OWNER, OWNER'S SECURITY/IT REPRESENTATIVE, ARCHITECTURAL DRAWINGS, DOOR SCHEDULES, AND HARDWARE SUPPLIER PRIOR TO ROUGH-IN.

7 PROVIDE WEATHERPROOF DISCONNECTING MEANS FOR EXTERIOR SIGNAGE. COORDINATE FOR EXACT LOCATION PRIOR TO ROUGH-IN.

8 APPROXIMATE LOCATION OF SERVICE DISCONNECT. REFER TO SHEET E401 FOR ADDITIONAL INFORMATION.

9 PROVIDE JUNCTION BOX AND POWER CONNECTION TO WINDOW SHADE CONTROLLER. COORDINATE WORK WITH ARCHITECTURAL DETAILS AND WINDOW SHADE INSTALLER.

10 COORDINATE FINAL LOCATION, MOUNTING HEIGHT, AND QUANTITY OF POWER RECEPTACLES AND TELECOMMUNICATIONS OUTLETS WITH OWNER AND FURNITURE VENDOR PRIOR TO ROUGH-IN.

11 PROVIDE BLANK PLATE FOR POWER AND DATA.

12 PROVIDE TGB IN TELECOMMUNICATIONS ROOM. BOND TO BUILDING GROUNDING ELECTRODE SYSTEM WITH MIN. #6 AWG COPPER CONDUCTOR. BOND ALL TELECOMMUNICATIONS EQUIPMENT AND METALLIC PATHWAYS TO TGB PER APPLICABLE CODES AND STANDARDS.

13 PROVIDE A MINIMUM OF TWO (2) DEDICATED 20A, 120V BRANCH CIRCUITS FOR TELECOMMUNICATIONS EQUIPMENT. RECEPTACLES SHALL BE LOCATED ADJACENT TO THE TELECOMMUNICATIONS RACK AND SHALL NOT SERVE OTHER BUILDING LOADS. COORDINATE FINAL POWER REQUIREMENTS WITH THE OWNER AND EQUIPMENT MANUFACTURERS.

14 PROVIDE RECESSED WALL BOX FOR POWER AND DATA OUTLETS FOR WALL-MOUNTED DISPLAY. COORDINATE MODEL, MOUNTING HEIGHT AND CONNECTION REQUIREMENTS WITH OWNER.

15 PROVIDE CAT 5 CABLING FROM MOTORIZED SHADE CONTROLLER IN STORAGE ROOM TO WINDOW SHADE LOCATIONS. REFER TO ARCHITECTURAL PLANS FOR WINDOW SHADES.

16 PROVIDE LOW VOLTAGE WIRING FROM TRANSFORMER BELOW SINK TO FLUSH VALVE. COORDIANTE INSTALLATION WITH DIVISION 22 INSTALLER.

17 PROVIDE RECEPTACLE BELOW SINK ON SAME CIRCUIT FOR CONNECTION OF POWER SUPPLY FOR TRANSFORMER FO FLUSH VALVE. COORDINATE INSTALLATION WITH DIVISION 22 INSTALLER.

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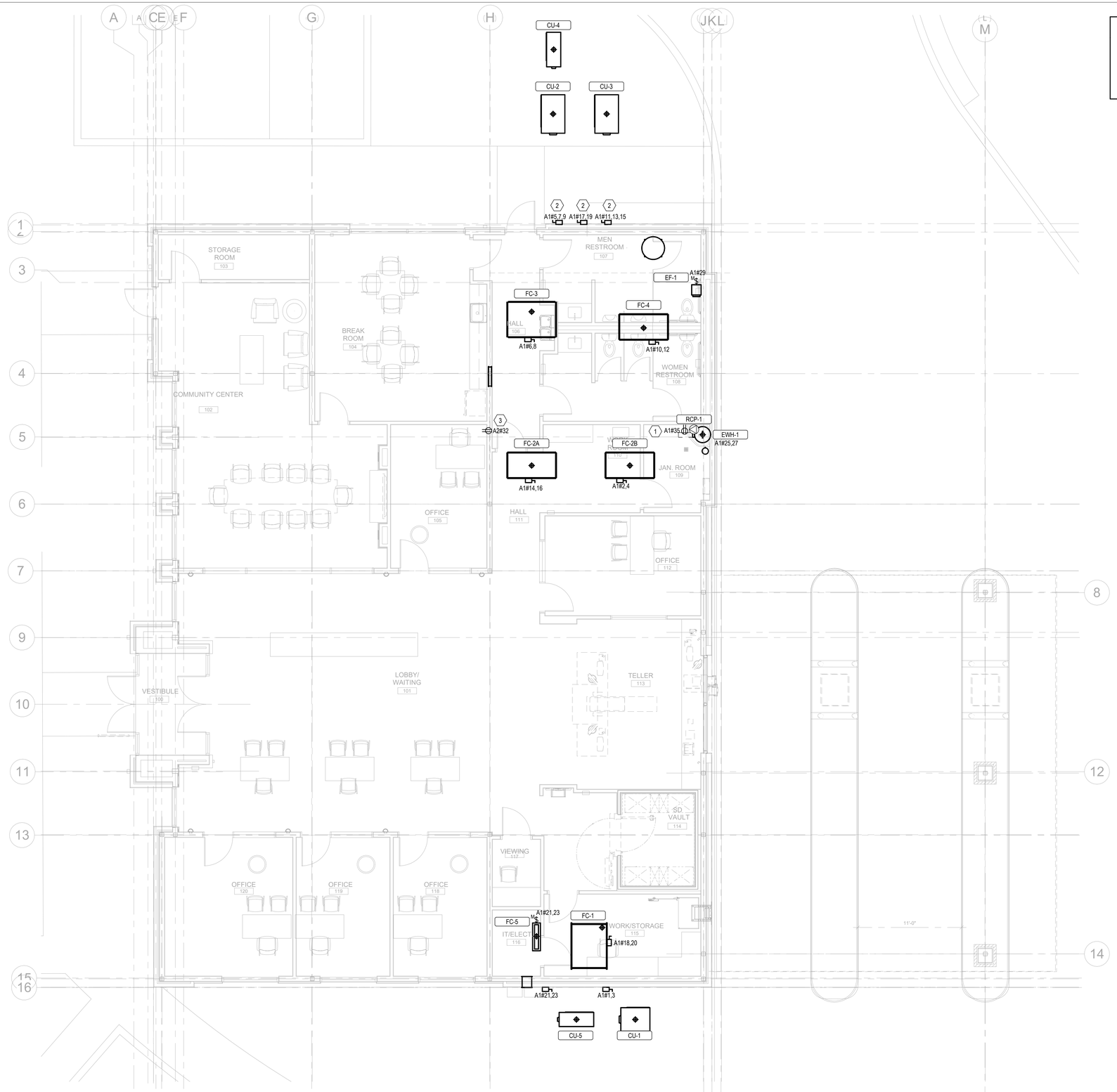
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SHEET

E301

PLOT TO ARCH D (24X36) SIZE SHEET



1 FLOOR PLAN - POWER (MECHANICAL EQUIPMENT)
3/16" = 1'-0"

KEYNOTES

1 COORDINATE FINAL MOUNTING HEIGHT OF RECEPTACLE FOR RECIRCULATING PUMP,RCP-1, WITH CONTRACTOR PRIOR TO ROUGH-IN.

2 COORDINATE LOCATION OF DISCONNECTS WITH OWNER PRIOR TO INSTALLATION.

3 COORDINATE FINAL MOUNTING LOCATION OF RECEPTACLE IN MEZZANINE AREA PRIOR TO ROUGH-IN.

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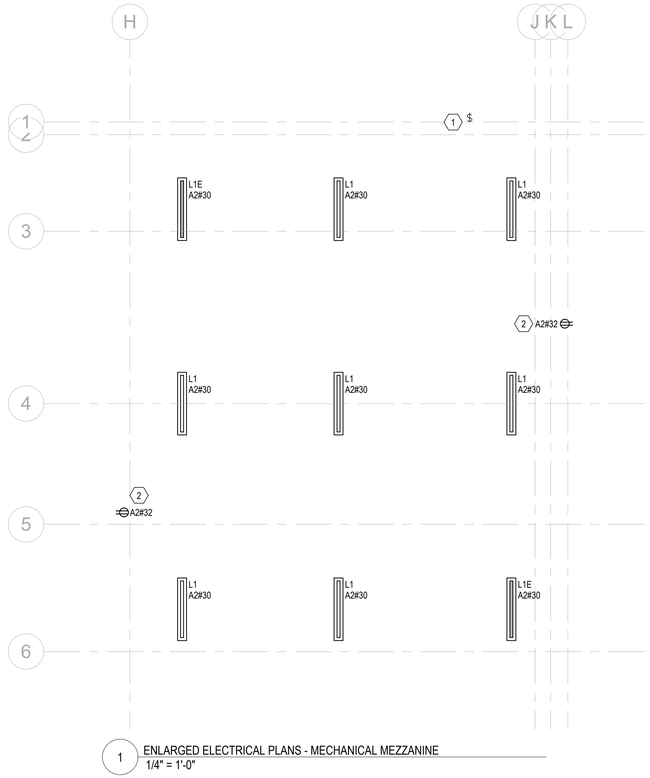
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PLOT TO ARCH D (24X36) SIZE SHEET



1 ENLARGED ELECTRICAL PLANS - MECHANICAL MEZZANINE
1/4" = 1'-0"

KEYNOTES

1 COORDINATE FINAL LOCATION OF SWITCH FOR MEZZANINE AREA WITH ARCHITECT PRIOR TO ROUGH-IN.

2 COORDINATE FINAL MUNICIPAL LOCATION OF RECEPTACLE PRIOR TO ROUGH-IN WITH ARCHITECT.

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PLOT TO ARCH D (24X36) SIZE SHEET

BRANCH PANEL: A1

BUS RATING 300 A
MAIN RATING: MLO
VOLTAGE: 208Y/120
PHASE: 3
WIRES: 4

A.I.C. RATING: 22,000 AMPS SYMMETRICAL
BUSSING: COPPER
MOUNTING: SURFACE
NEMA ENCLOSURE: NEMA 1

CB OPT: ST - SHUNT TRIP
SS - SOLID STATE
GF - GROUND FAULT CIRCUIT INTERRUPTER
FR - FULLY (100%) RATED
L - HANDLE PADLOCKING DEVICE
HC - HANDLE CLAMP TO HOLD CIRCUIT ON
EP - EQUIPMENT GROUND FAULT (30mA)

PANEL OPTIONS:

CCT	CIRCUIT DESCRIPTION	LOAD TYPE	CB OPT	CB AMP	POLE	A (VA)		B (VA)		C (VA)		POLE	CB AMP	CB OPT	LOAD TYPE	CIRCUIT DESCRIPTION	CCT
1	COND UNIT CU-1	HVAC		30	2	3058	104					2	15		HVAC	FAN COIL FC-2B	2
3								3058	104								4
5	COND UNIT CU-2	HVAC		45	3					4804	707	2	15		HVAC	FAN COIL FC-3	6
7						4804	707										8
9								4804	322			2	15		HVAC	FAN COIL FC-4	10
11	COND UNIT CU-3	HVAC		40	3					4191	322						12
13						4191	104					2	15		HVAC	FAN COIL FC-2A	14
15								4191	104								16
17	COND UNIT CU-4	HVAC		20	2					2059	375	2	15		HVAC	FAN COIL FC-1	18
19						2059	375										20
21	FAN COIL FC-5 / COND UNIT FC-5	HVAC		25	2			2579	254			1	20		LTS	LTG - DRIVE THRU BANK	22
23										2579	1026	1	20		LTS	LTG - SITE RIGHT	24
25	ELECTRIC WATER HEATER, EWH-1	MIS		30	2	2250	2496					2	50		MIS	GRINDER PUMP CONTROL PANEL	26
27								2250	2496								28
29	EXHAUST FAN, EF-1	MTR		20	1					720	--	1	--		--	SPACE	30
31	LTG - SITE LEFT	LTS		20	1	1026	--					1	--		--	SPACE	32
33	ENTRANCE SIGNAGE	MIS		20	1			180	--			1	--		--	SPACE	34
35	RCP-1	REC		20	1					180	--	1	--		--	SPACE	36
37						0	9312										38
39	SPD	--		30	3			0	11686			3	100		Spare; LTS; REC; MIS	PANEL A2	40
41										0	11050						42
						TOTAL LOAD PER PHASE:		30486 VA		32028 VA		28014 VA					
						TOTAL AMPS PER PHASE:		257 A		270 A		233 A					

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND	PANEL TOTALS	
LTS	6433 VA	125.00%	8041 VA		
MIS	12272 VA	100.00%	12272 VA	**TOTAL CONNECTED LOAD:**	90527 VA
Motor	720 VA	125.00%	900 VA	**TOTAL NEC LOAD:**	84565 VA
REC	25500 VA	69.61%	17750 VA	**TOTAL CONNECTED AMPERAGE:**	251 A
HVAC	45602 VA	100.00%	45602 VA	**TOTAL NEC AMPERAGE:**	235 A

(1) RECEPTACLE (REC) LOADS NEC DEMAND FACTOR PER ARTICLE 220.47
(2) MOTOR LOADS NEC DEMAND FACTOR PER ARTICLE 220.50

NOTES:

BRANCH PANEL: A2

BUS RATING 100 A
MAIN RATING: MLO
VOLTAGE: 208Y/120
PHASE: 3
WIRES: 4

A.I.C. RATING: 10,000 AMPS SYMMETRICAL
BUSSING: COPPER
MOUNTING: SURFACE
NEMA ENCLOSURE: NEMA 1

CB OPT: ST - SHUNT TRIP
SS - SOLID STATE
GF - GROUND FAULT CIRCUIT INTERRUPTER
FR - FULLY (100%) RATED
L - HANDLE PADLOCKING DEVICE
HC - HANDLE CLAMP TO HOLD CIRCUIT ON
EP - EQUIPMENT GROUND FAULT (30mA)

PANEL OPTIONS:

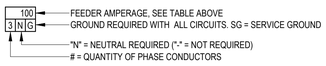
CCT	CIRCUIT DESCRIPTION	LOAD TYPE	CB OPT	CB AMP	POLE	A		B		C		POLE	CB AMP	CB OPT	LOAD TYPE	CIRCUIT DESCRIPTION	CCT
1	RCPT - COMMUNITY CENTER TV	REC		20	1	180	180					1	20		REC	RCPT - RM 104 AC SINK 1	2
3	RM 104 FRIDGE	REC		20	1			180	600			1	20	GF	REC	ELECTRIC DRINKING FOUNTAIN, EDF	4
5	RCPT - RM 104 AC SBNK 2	REC		20	1					360	720	1	20		REC	RCPT - COMMUNITY CENTER 3	6
7	RCPT - RM 104/105 GENERAL	REC		20	1	720	900					1	20		REC	RCPT - OFFICE 105/112	8
9	RCPT - CORRIDOR/ RR	REC		20	1			1080	1260			1	20		REC	RCPT - COMMUNITY CENTER 1	10
11	RCPT - COMMUNITY CENTER 2	REC		20	1					720	1500	1	20		REC	RCPT - LOBBY FB	12
13	COPIER	REC		20	1	1000	360					1	20		REC	RCPT - TELLER 1	14
15	RCPT - TELLER 2	REC		20	1			360	1080			1	20		REC	RCPT - OFFICES 118/119/120	16
17	RCPT - TELLER 3 GENERAL	REC		20	1					720	900	1	20		REC	RCPT - RM 115/116	18
19	RCPT - LOBBY GENERAL	REC		20	1	1080	1200					1	20		MIS	MOTORIZED SHADES	20
21	ATM MACHINE 1	REC		30	1			3600	360			1	20		REC	RCPT - EXTERIOR	22
23	ATM MACHINE 2	REC		30	1					3600	1200	1	20	GF	REC	ICE MAKER	24
25	RCPT - TELLER 6	REC		20	1	860	720					1	20		REC	RCPT - TELLER 4	26
27	LTG - GENERAL RIGHT	LTS		20	1			1101	720			1	20		REC	RCPT - TELLER 5	28
29	LTG - COMMUNITY CENTER	LTS		20	1					957	373	1	20		LTS	LTG - MEZZANINE	30
31	LTG - EXTERIOR FRONT	LTS		20	1	352	360					1	20		REC	RCPT - MEZZANINE	32
33	LTG - OFFICE	LTS		20	1			481	864			1	20		LTS	LTG - LOBBY	34
35	SPARE	--		20	1					0	--	1	--		--	SPACE	36
37	FLUSH VALVES	MIS		20	1	400	1000					1	20		MIS	EXTERIOR SIGNAGE	38
39	SPARE	--		20	1			0	--			1	--		--	SPACE	40
41	SPARE	--		20	1					0	--	1	--		--	SPACE	42
43	SPARE	--		20	1	0	--					1	--		--	SPACE	44
45	SPARE	--		20	1			0	--			1	--		--	SPACE	46
47	SPARE	--		20	1					0	--	1	--		--	SPACE	48
49	SPARE	--		20	1	0	--					1	--		--	SPACE	50
51	SPARE	--		20	1			0	--			1	--		--	SPACE	52
53	SPARE	--		20	1					0	--	1	--		--	SPACE	54
55	SPARE	--		20	1	0	--					1	--		--	SPACE	56
57	SPARE	--		20	1			0	--			1	--		--	SPACE	58
59	SPARE	--		20	1					0	--	1	--		--	SPACE	60
						TOTAL LOAD PER PHASE:		9312 VA		11686 VA		11050 VA					
						TOTAL AMPS PER PHASE:		78 A		100 A		94 A					

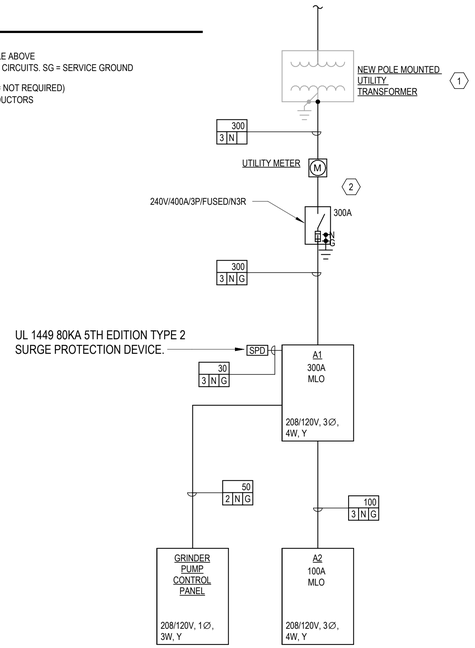
LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND	PANEL TOTALS	
LTS	4128 VA	125.00%	5160 VA		
MIS	2600 VA	100.00%	2600 VA	**TOTAL CONNECTED LOAD:**	32048 VA
REC	25320 VA	69.75%	17660 VA	**TOTAL NEC LOAD:**	25420 VA
				TOTAL CONNECTED AMPERAGE:	89 A
				TOTAL NEC AMPERAGE:	71 A

(1) RECEPTACLE (REC) LOADS NEC DEMAND FACTOR PER ARTICLE 220.47
(2) MOTOR LOADS NEC DEMAND FACTOR PER ARTICLE 220.50

NOTES:

FEEDER TAG LEGEND





1 ONE-LINE DIAGRAM
NTS

KEYED NOTES

1 UTILITY POLE-MOUNTED TRANSFORMER. COORDINATE NEW SERVICE FEEDER CONNECTION TO EXISTING POLE WITH PEDERNALES ELECTRIC COOPERATIVE.

2 COORDINATE INSTALLATION WITH PEDERNALES ELECTRIC COOPERATIVE ENERGY STANDARDS.

CONDUIT & CONDUCTOR SCHEDULE

	COPPER				
ONE LINE TAG	NO. OF SETS	SIZE OF CONDUCTORS	SIZE OF GROUND (G)	SIZE OF SERVICE GROUND (SG)	CONDUIT SIZE
20		#12	#12	#8	3/4"
30		#10	#10	#8	3/4"
40		#8	#10	#8	1"
50		#6	#10	#8	1"
60		#4	#10	#8	1-1/4"
70		#4	#8	#8	1-1/4"
80		#3	#8	#8	1-1/4"
90		#2	#8	#8	1-1/2"
100 (SEE NOTE 3)		#1	#8	#6	1-1/2"
110		#1	#6	#6	1-1/2"
125		#1/0	#6	#6	2"
150		#1/0	#6	#6	2"
175		#2/0	#6	#4	2"
200		#3/0	#6	#4	3"
225		#4/0	#4	#2	3"
250		250kcmil	#4	#2	3"
300		350kcmil	#4	#2	3"
350		500kcmil	#3	#1/0	4"
400	(2)	#3/0	#3	#1/0	3"
500	(2)	250kcmil	#2	#1/0	3"
600	(2)	350kcmil	#1	#2/0	3"
700	(2)	500kcmil	#1/0	#2/0	4"
800	(4)	#3/0	#1/0	#2/0	3"
1000	(3)	400kcmil	#2/0	#3/0	4"
1200	(4)	350kcmil	#3/0	#4/0	3"
1400	(4)	500kcmil	#4/0	250kcmil	4"
1600	(5)	400kcmil	#4/0	250kcmil	4"
2000	(6)	400kcmil	250kcmil	300kcmil	4"
2500	(7)	500kcmil	350kcmil	500kcmil	4"
3000	(8)	500kcmil	400kcmil	500kcmil	4"
4000	(10)	600kcmil	500kcmil	600kcmil	4"

NOTES:
1. ALL FEEDERS ARE 4 WIRE PLUS GROUND, UNLESS NOTED OTHERWISE.
2. OPTIONAL SIZES MAY BE USED WHERE SPECIFIED CONDUIT AND CONDUCTORS ARE NOT FEASIBLE.
3. FOR EQUIP. WITH 75 C TERMINATIONS, 100A OR BELOW MAY BE SIZED PER 75C COLUMN IN TABLE 310.16 (RE: 110.14(C)(1)(a)(3))
4. ALL CONDUCTORS ARE COPPER UNLESS NOTED OTHERWISE.
5. COPPER CONDUCTORS SHALL BE USED FOR ANY EQUIPMENT THAT REQUIRES IT.
6. SERVICE GROUND (SG) SIZED PER TABLE 250.102(C)(1)

FLOOR BOX SCHEDULE

TYPE	MANUFACTURER	MODEL	FINISH	COVER	IT CONDUITS	POWER OUTLETS	DATA OUTLETS	AV DEVICES	DESCRIPTION	KEYNOTE
FB1	HUBBELL	CFB2	REFER TO ARCH	24G*CVR	(1) 1" COMM	(1) DUPLEX	1	REFER TO ARCH	RECTANGULAR, HINGED COVER; 2 CABLE ACCESS DOORS; 2 GANG	

SCHEDULE GENERAL NOTES:
A. WHERE ON GROUND LEVEL, PROVIDE ON GRADE MODEL (-OG) OR APPROPRIATE VAPOR BARRIER.
B. COORDINATE SETTING BOXES ON CONCRETE WITH MANUFACTURER'S REPRESENTATIVE TO INSURE PROPER, FLUSH INSTALLATION.
C. WHERE INSTALLED IN EXPOSED CONCRETE, USE PROVIDED MUD CAP AND BLOCKING AS REQUIRED TO INSURE LID IS FLUSH WITH TOP OF CONCRETE POUR.
D. ALL BOXES SHALL BE UL SCRUB RATED OR WATERPROOF, SHEET METAL, CAST IRON, OR CAST ALUMINUM, SELF LEVELING .
E. VERIFY COVER TYPE - FLUSH OR INSET FOR CARPET INSERT-PRIOR TO ORDER.

Digitally Signed
STATE OF TEXAS
RYAN A. ROYAL
94773
LICENSED
PROFESSIONAL ENGINEER
Ryan A. Royal, P.E.
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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
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SECURITY STATE BANK & TRUST

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Firm Registration No. F-2497

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PLOT TO ARCH D (24X36) SIZE SHEET

LIGHTING CONTROL MATRIX

ID	ROOM TYPE	LOCAL CONTROL FUNCTIONS	SENSOR MOUNTING	LIGHTING AUTO ON LEVEL	OCCUPANCY SHUTOFF	TIMECLOCK CONTROL	DIMMABLE	DAYLIGHT CONTROL	RECEPTACLE CONTROL	NOTES
A	OFFICE (ENCLOSED)	ON/OFF/DIM	WALL (INTEGRAL)	0%	20 MIN	NO	YES	NO	NO	
B	IT / ELEC ROOM	ON/OFF	N/A	N/A	N/A	NO	NO	NO	NO	1.
C	RESTROOM	ON/OFF	CEILING	100%	20 MIN	NO	NO	NO	NO	
D	WORKROOM	ON/OFF/DIM	CEILING	0%	20 MIN	NO	YES	NO	NO	
E	STORAGE	ON/OFF	WALL (INTEGRAL)	0%	20 MIN	NO	NO	NO	NO	
F	CORRIDOR	ON/OFF	CEILING	100%	20 MIN	NO	NO	NO	NO	
G	BREAK ROOM	ON/OFF/DIM	CEILING	0%	20 MIN	YES	YES	NO	NO	
H	MEETING ROOM	ON/OFF/DIM	CEILING	0%	20 MIN	NO	YES	NO	NO	
J	BANK LOBBY / TELLER	ON/OFF/DIM	CEILING	N/A	N/A	YES	YES	NO	NO	
K	VAULT / VIEWING ROOM	ON/OFF	WALL (INTEGRAL)	100%	20 MIN	NO	NO	NO	NO	
L	OFFICE (ENCLOSED)	ON/OFF/DIM	CEILING	0%	20 MIN	NO	YES	NO	NO	
X1	EXTERIOR GENERAL	N/A	INTEGRAL	100%	15 MIN	YES	YES	YES	NO	2.
X2	EXTERIOR DRIVE-THRU	N/A	INTEGRAL	100%	15 MIN	YES	YES	YES	NO	2.

SCHEDULE GENERAL NOTES:

A. PROVIDE ALL POWER PACKS, RELAYS, PHOTOCELLS, TIME CLOCKS, CONTROLLERS, AND BRIDGING DEVICES AS REQUIRED FOR A FUNCTION CONTROL SYSTEM.
B. OCCUPANCY SENSORS TO BE PLACED PER MANUFACTURER RECOMMENDATIONS.
C. CONTRACTOR TO PROVIDE SHOP DRAWING INDICATING LOCATIONS OF ALL CONTROL DEVICES AS PART OF THE LIGHTING SUBMITTAL FOR APPROVAL PRIOR TO INSTALLATION.
D. AUTO ON LEVEL : 0% = MANUAL ON.
E. REFER TO LIGHTING PLANS FOR ROOM TYPE DESIGNATIONS PER THE ID COLUMN ABOVE.
F. ALL EMERGENCY LIGHTING CONTROLLED BY AUTOMATIC MEANS SHALL BE CONTROL THROUGH A LISTED UL924 CONTROL DEVICES THAT BRINGS LIGHTS TO FULL OUTPUT UPON LOSS OF NORMAL BRANCH POWER, SIGNAL FROM FIRE ALARM SYSTEM, OR SIGNAL FROM OTHER DESIGNATED CONTROL PANEL.
G. DAYLIGHTING CONTROL IN DAYLIGHTING AREAS ONLY. SEE CODED NOTE ON PLAN FOR LOCATIONS.
H. MANUAL OFF: WHEN LIGHTS ARE MANUALLY TURNED OFF, THEY ARE TO REMAIN OFF UNTIL THEY ARE MANUALLY TURNED ON, THEN AUTO-ON/OFF CONTROL WILL TAKE OVER.
I. ALL ROOMS TO BE TIED TO THE LOW VOLTAGE CONTROL SYSTEM UNLESS NOTED OTHERWISE.
J. ALL WALL MOUNTED OCCUPANCY SENSORS SHALL HAVE INTGRAL ON/OFF BUTTONS, AND UP/DOWN DIMMING BUTTONS WHERE APPLICABLE.
K. ALL ROOMS WITH AUTOMATIC DAYLIGHT CONTROL SHALL ADJUST ONCE THE LIGHT LEVELS REACH 50fc AT 36" AFF.
L. LIGHTING CONTROL ZONES: LIGHTS TO BE CONTROLLED TOGETHER, PER LOWER-CASE LETTER.
M. WHERE INDICATED AS "DIMMABLE" THE PROVIDED CONTROLS SHALL BE COMPATIABLE WITH THE FIXURE SHOWN IN THE LUMINAIRE SCHEDULE.

SCHEDULE KEYNOTES:

1. AUTOMATIC SHUTOFF WOULD ENDANGER OCCUPANT SAFETY OR SECURITY, THEREFORE IS EXEMPT FROM OCCUPANT SENSOR CONTROLS AND TIME-SWITCH CONTROLS PER IECC C405.2.2.
2. AUTOMATIC SHUTOFF PROVIDED VIA TIMECLOCK. COORDINATE WITH OWNER FOR TIMECLOCK SCHEDULE.

ELECTRICAL EQUIPMENT SCHEDULE

ID	VOLTAGE	PHASE	DISC. AMP RATING	DISCONNECT TYPE	FUSING	ENCLOSURE RATING	FEEDER OR BRANCH WIRE SIZE	NOTES
CONDENSING UNIT								
CU-1	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #10, 1#10G, 3/4"C	
CU-2	208 V	3	60 A	HEAVY-DUTY	NON-FUSED	NEMA 1	3 #8, 1 #10G, 1"C	
CU-3	208 V	3	60 A	HEAVY-DUTY	NON-FUSED	NEMA 1	3 #8, 1 #10G, 1"C	
CU-4	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
CU-5	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
EXHAUST FAN								
EF-1	120 V	1	20 A	N/A	N/A	NEMA 1	2 #12, 1 #12G, 3/4"C	
FAN COIL UNIT								
FC-1	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
FC-2A	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
FC-2B	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
FC-3	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
FC-4	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	
FC-5	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #12, 1 #12G, 3/4"C	1
WATER HEATER								
EWH-1	208 V	1	30 A	HEAVY-DUTY	NON-FUSED	NEMA 1	2 #10, 1#10G, 3/4"C	

SCHEDULE GENERAL NOTES:

A. PROVIDE ALL DISCONNECTS WITH LOCK OUT TAG OUT PROVISIONS
B. MOUNT DISCONNECTS TO STRUCTURE ADJACENT TO EQUIPMENT. DO NOT MOUNT TO EQUIPMENT.
C. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
D. EC SHALL INSTALL ALL DISCONNECTS, STARTERS, VFDs, & MAKE ELECTRICAL TERMINATIONS. HVAC CONTROL WIRING & TERMINATIONS BY CONTROLS CONTRACTOR.

SCHEDULE NOTES:

1. FED FROM OUTDOOR UNIT.

LIGHTING FIXTURE SCHEDULE

TYPE	CONSTRUCTION DESCRIPTION	PRODUCT MFR	PRODUCT MODEL	LUMENS	ELECTRICAL VOLT	ELECTRICAL INPUT WATTS	NOTES
D2	3" DOWNLIGHT	LEDRA BRANDS	NU3-RD-SW-10LM-30K-80-CQR-D40	1000	120 V	9 W	
D2E	3" DOWNLIGHT TO MATCH TYPE D2, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK	LEDRA BRANDS	NU3-RD-SW-10LM-30K-80-CQR-D40-EM7	1000	120 V	9 W	
DTL	DRIVE THRU LIGHTING		OWNER PROVIDED FIXTURE		120 V	0 W	3.
L1	4' STRIP	LITHONIA LIGHTING	FMLWL 48 835 ZT	4587	120 V	41 W	
L1E	4' STRIP TO MATCH TYPE L1, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK.	LITHONIA LIGHTING	FMLWL 48 835 ZT	4587	120 V	41 W	
L2	2X4 RECESSED	LITHONIA LIGHTING	ENVX 2X4 HRGC 4800LM 80CRI 35K	4694	120 V	41 W	4.
L2E	2X4 RECESSED TO MATCH TYPE L2, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK.	LITHONIA LIGHTING	ENVX 2X4 HRGC 4800LM 80CRI 35K E7W	4694	120 V	41 W	4.
L3	6" DOWNLIGHT	LITHONIA LIGHTING	LDN4 35/15 LO4 AR LSS	1492	120 V	18 W	
L3E	6" DOWNLIGHT TO MATCH TYPE L3, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK	LITHONIA LIGHTING	LDN4 35/15 LO4 AR LSS EL	1492	120 V	18 W	
L4	2X2 RECESSED	LITHONIA LIGHTING	ENVX 2X2 HRGC 3300LM 80 CRI 35K	3320	120 V	30 W	
L4E	2X2 RECESSED TO MATCH TYPE L4, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK	LITHONIA LIGHTING	ENVX 2X2 HRGC 3300LM 80 CRI 35K E7W	3320.	120 V	30 W	
L5	LED STRIP	AXIS LIGHTING INC	BMPRLED-300-90HE-35-RFA-4	1199	120 V	101 W	
L6	LED STRIP	AXIS LIGHTING INC	BMPRLED-300-90HE-35-RFA-4	1199	120 V	27 W	
L7	DECORATIVE SCONCE	BROWNLEE LIGHTING INC	7115-26-H16-35K	1828	120 V	16 W	
L9	LED DOWNLIGHT	LITHONIA LIGHTING	LDN6 35/15 LO6AR	1494	120 V	18 W	
L9E	DOWNLIGHT TO MATCH TYPE L9, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK.	LITHONIA LIGHTING	LDN6 35/15 LO6AR EL	1494	120 V	18 W	
P	9 " ROUND CYLINDER PENDANT	LITHONIA	LDN4CYL 40/20 LO4AR LSS MVOLT EZ1	2000	120 V	23 W	
PE	PENDANT TO MATCH TYPE P, WITH INTEGRAL 90 MINUTE EMERGENCY BATTERY PACK	LITHONIA	LDN4CYL 40/20 LO4AR LSS MVOLT EZ1	2000	120 V	23 W	
R	DECORATIVE PENDANT		OWNER PROVIDED FIXTURE		120 V	90 W	
R2	DECORATIVE PENDANT		OWNER PROVIDED FIXTURE		120 V	90 W	
R3	DECORATIVE PENDANT		OWNER PROVIDED FIXTURE		120 V	90 W	
R4	DECORATIVE PENDANT		OWNER PROVIDED FIXTURE		120 V	90 W	
S1	AREA POLE LIGHT WITH SINGLE HEAD AND TYPE IV MEDIUM OPTICS. BUG RATING: B3-U0-G4.	LITHONIA	DSX0-LED-P7-30K-80CRI-T3M	17699	120 V	171 W	2.
S2	AREA POLE LIGHT WITH SINGLE HEAD AND RIGHT CORNER CUTOFF OPTICS. BUG RATING: B1-U0-G3.	LITHONIA	DSX0-LED-P7-30K-80CRI-RCCO	12990	120 V	171 W	2.
S3	AREA POLE LIGHT WITH DOUBLE HEAD. BUG RATING: B3-U0-G4	LITHONIA	DSX0-LED-P7-30K-80CRI-T3M	17699	120 V	342 W	5.
WS1	EXTERIOR WALL PACK	BROWNLEE LIGHTING INC	7075-24-TW-H32-35K	3030	120 V	32 W	6.
X1	EXIT SIGN, EDGE-LIT, 1-SIDED	LITHONIA LIGHTING	EXRG		120 V	5 W	1.

SCHEDULE GENERAL NOTES:

A. WHETHER INDICATED IN CATALOG NUMBER OR NOT, CONTRACTOR TO PROVIDE ALL NECESSARY ACCESSORIES AND MOUNTING HARDWARE REQUIRED FOR A COMPLETE INSTALLATION.
B. B. COORDINATE FIXTURE COLOR SELECTION WITH ARCHITECT PRIOR TO PURCHASE.
C. LEDs SHALL MEET THE FOLLOWING MIN SPECS IN ADDITION TO THE REQUIREMENTS SHOWN ELSEWHERE:
   a. 50,000 HOUR RATED, MIN CRI = 80, 1 TO 10V DIMMABLE;
   b. LAMP CCT SHALL CONFORM TO ANSI C78.377A COLOR BINNING AND UTILIZE 4 STEP MACADAM ELLIPSE ALGORITHM BINNING PROCESS.
D. EXIT SIGNS WITH BACKWARD LETTERING SHALL NOT BE PERMITTED ANYWHERE. SINGLE-SIDED EXIT SIGNS SHALL HAVE A BLANK OR OPAQUE BACK SIDE AS SPECIFIED BY THE ARCHITECT. DOUBLE-SIDED EXIT SIGNS SHALL HAVE ENGLISH LETTERS "E X I T" THAT READ FROM LEFT-TO-RIGHT ON EACH SIDE.
E. LED DRIVERS SHALL MEET THE FOLLOWING MIN SPECS IN ADDITION TO THE REQUIREMENTS SHOWN ELSEWHERE:
   a. THD LESS THAN 10% POWER FACTOR GREATER THAN 90%
F. SUBSTITUTIONS ONLY ALLOWED WITH OWNER AND DESIGN TEAM APPROVAL PRIOR TO BID. SUBSTITUTION REQUEST MUST INCLUDE LINE ITEM PRICING BREAKDOWN AND FULL PHOTOMETRIC CALCULATIONS.

SCHEDULE NOTES:

1. LED EXIT SIGN, EDGE LIT, MIRRORED, DIRECTION ARROWS AND MOUNTING AS REQUIRED. PROVIDE WITH SELF-DIAGNOSTICS.
2. FURNISH LIGHT FIXTURE COMPLETE WITH 28' TALL, STRAIGHT, SQUARE STEEL POLE OR APPROVED EQUAL. SECURE TO CONCRETE POLE BASE, PER STRUCTURAL DETAIL.
3. FIXTURES SHALL BE OWNER FURNISHED, CONTRACTOR INSTALLED.
4. MOUNTING AND OPTIONS AS REQUIRED. INSTALL ON BASE PROVIDED BY STRUCTURAL. COORDINATE WITH STRUCTURAL.
5. FURNISH LIGHT FIXTURE COMPLETE WITH 14' TALL, STRAIGHT, SQUARE STEEL POLE OR APPROVED EQUAL. SECURE TO CONCRETE POLE BASE, PER STRUCTURAL DETAIL.
6. MOUNT FIXTURE 10' AFF.

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State of registration TX
Firm Registration No. F-2497

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REVISIONS

NO	DATE	DESCRIPTION

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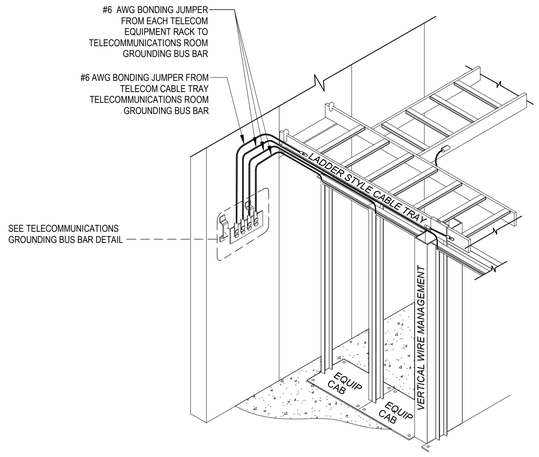
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E501

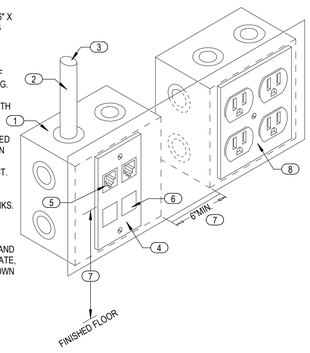
PLOT TO ARCH D (24X36) SIZE SHEET



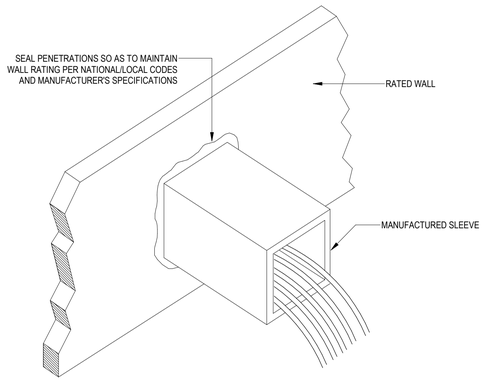
6 TELECOM GROUNDING SYSTEM DETAIL
NTS

GENERAL NOTES:
A. CONDUIT PATHWAYS SIZED FOR NETWORK CABLE ONLY, CONDUIT FOR POWER NOT SHOWN.
B. REFERENCE DRAWINGS FOR SPECIFIC DATA QUANTITIES AND LOCATIONS. VERIFY POWER REQUIREMENTS ON ELECTRICAL DRAWINGS.
C. COORDINATE ALL WALL/FLOOR FACEPLATE DETAILS WITH ARCHITECT.

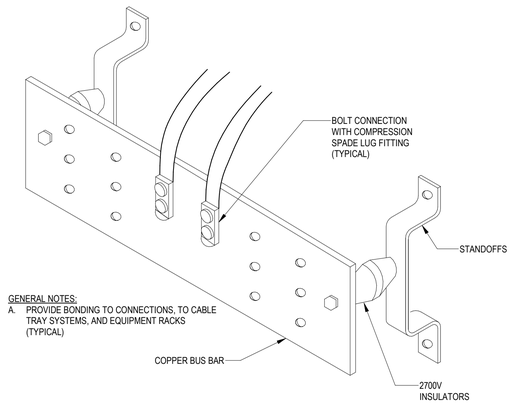
KEYED NOTES:
1. RECESSED DUAL GANG BOX (4-11/16" X 4-11/16" X 2-1/8") WITH SINGLE GANG REDUCTION PLATE.
2. 1-1/4"Ø CONDUIT WITH 200 LBS POLYLINE PULL STRING. (BY DIV 26) HOMERUN CONDUIT TO IDF ROOM IF STRUCTURE IS EXPOSED/NO CEILING.
3. END OF CONDUIT ROUTED ABOVE CEILING, DEBURRED AND FITTED WITH PROTECTIVE GROMMET.
4. STRUCTURED CABLING, OUTLETS, COVER PLATES, AND JACKS SUPPLIED AND INSTALLED BY COMMUNICATION CONTRACTOR. COORDINATE FACEPLATE COLOR WITH ARCHITECT.
5. PROVIDE 8P8C MODULAR JACK FOR EACH CABLE.
6. FILL UNUSED POSITIONS WITH BLANKS.
7. COORDINATE EXACT MOUNTING HEIGHT AND DISTANCE WITH ARCHITECT.
8. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR BOX, FACEPLATE, AND CONDUIT REQUIREMENTS. SHOWN FOR PLACEMENT ONLY.



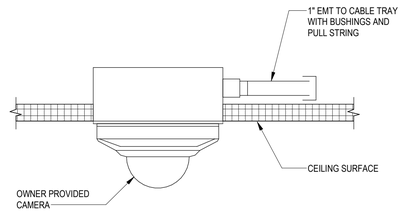
3 POWER AND DATA OUTLET DETAIL
NTS



1 MANUFACTURED SLEEVE WALL PENETRATION
NTS



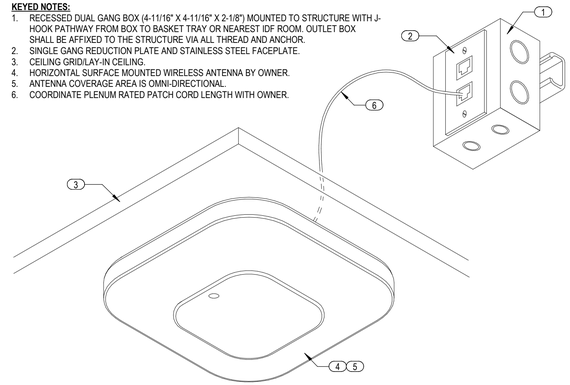
7 TELECOM GROUNDING BUS BAR DETAIL
NTS



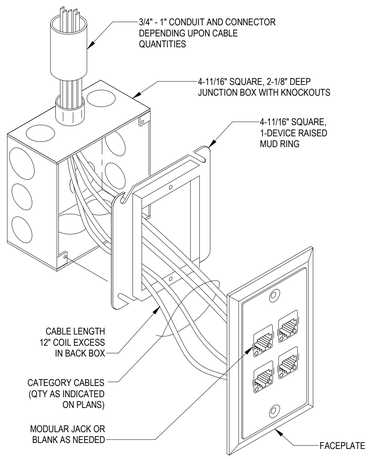
HORIZONTAL (CEILING) MOUNTED

4 ICT_TELECOM CEILING SURFACE MOUNTED CAMERA DETAIL
NTS

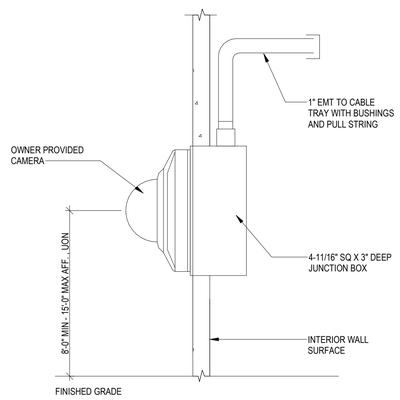
KEYED NOTES:
1. RECESSED DUAL GANG BOX (4-11/16" X 4-11/16" X 2-1/8") MOUNTED TO STRUCTURE WITH J-HOOK PATHWAY FROM BOX TO BASKET TRAY OR NEAREST IDF ROOM. OUTLET BOX SHALL BE AFFIXED TO THE STRUCTURE VIA ALL THREAD AND ANCHOR.
2. SINGLE GANG REDUCTION PLATE AND STAINLESS STEEL FACEPLATE.
3. CEILING GRID/LAY-IN CEILING.
4. HORIZONTAL SURFACE MOUNTED WIRELESS ANTENNA BY OWNER.
5. ANTENNA COVERAGE AREA IS OMNI-DIRECTIONAL.
6. COORDINATE PLENUM RATED PATCH CORD LENGTH WITH OWNER.



2 ICT_TELECOM WIRELESS ACCESS POINT AT ACCESSIBLE CEILING DETAIL
NTS



8 TELECOM OUTLET BOX DETAIL (TYPICAL)
NTS



INTERIOR MOUNTED

5 ICT_TELECOM WALL MOUNTED CAMERA DETAIL
NTS

PLOT TO ARCH D (24X36) SIZE SHEET

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STATE OF TEXAS
RYAN A. ROYAL
94773
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PROFESSIONAL ENGINEER
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REVISIONS

NO	DATE	DESCRIPTION

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SECURITY STATE BANK & TRUST

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CHECKED BY:	RR

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State of registration TX
Firm Registration No. F-2497

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GENERAL PLUMBING NOTES:

1. **CONTRACTOR SHALL REVIEW AND ADHERE TO ALL NOTES LOCATED IN THE MEP SHEET SET.**
2. PROVIDE PIPING MATERIALS AND FACTORY-FABRICATED PIPING PRODUCTS OF SIZES, TYPES, PRESSURE RATINGS, AND CAPACITIES AS INDICATED. WHERE NOT INDICATED, PROVIDE PROPER SELECTION AS DETERMINED BY INSTALLER TO COMPLY WITH INSTALLATION REQUIREMENTS. PROVIDE SIZES, AND TYPES MATCHING PIPING AND EQUIPMENT CONNECTIONS; PROVIDE FITTINGS OF MATERIALS WHICH MATCH PIPE MATERIALS USED IN SOIL, AND VENT PIPING SYSTEMS.
3. NOT ALL PIPE SIZES ARE SHOWN ON PLANS FOR CLARITY. REFER TO RISER DIAGRAMS FOR PIPING SIZES.
4. COORDINATE FIRE ALARM CONNECTIONS TO FIRE PROTECTION SYSTEM WITH FIRE PROTECTION CONTRACTOR.
5. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
6. SLEEVE FOUNDATION BEAM PENETRATIONS WITH SCH. 40 STEEL PIPE SLEEVE OF 2" LARGER DIAMETER.
7. DOMESTIC WATER SYSTEMS:
   a. STOP VALVES SHALL BE **TWO OR THREE PIECE** BRONZE BALL VALVES WITH STAINLESS STEEL BALLS AND TEFLON PACKING AND GASKETS.
   b. HANGERS SHALL BE B-LINE MODEL B3104 FOR STEEL PIPE OR B-LINE MODEL B3104CT FOR COPPER TUBE.
   c. ALL PLUMBING EQUIPMENT CONNECTIONS SHALL BE MADE WITH UNIONS/FLANGES AND VALVES SO THAT THE CONNECTED EQUIPMENT CAN BE REMOVED WITHOUT OBSTRUCTION.
   d. INSTALL SHUT-OFF VALVES AT EACH BRANCH SERVING A RESTROOM OR FIXTURE GROUPING. INSTALL HOT AND COLD WATER SHUT-OFF VALVES AND SHOCK ARRESTORS ACCESSIBLY AT EACH FIXTURE BATTERY. COORDINATE ACCESS PANEL LOCATIONS WITH ARCHITECT.
   e. POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER CODE.
   f. UPON COMPLETION OF A SECTION OR OF THE ENTIRE WATER SUPPLY SYSTEM, IT SHALL BE TESTED AND PROVED TIGHT UNDER A WATER PRESSURE OF 125 PSIG FOR 2 HOURS. THE WATER USED FOR THE TEST SHALL BE OBTAINED FROM A POTABLE SOURCE OF SUPPLY.
8. SANITARY WASTE AND VENT SYSTEMS:
   a. HANGERS FOR HORIZONTAL SANITARY PIPING SHALL BE EXPANSION RING OR CLEVIS TYPE SPACED NO MORE THAN 5 FEET APART. VERTICAL PIPE PASSING THROUGH SLABS SHALL BE SUPPORTED WITH B-LINE MODEL B3373 FOR STEEL PIPE OR B-LINE MODEL B3373CT FOR COPPER TUBE. EACH HORIZONTAL JOINT IS ADEQUATELY SUPPORTED ON ONE SIDE OF THE JOINT WITHIN 12" OF THE JOINT. HANGERS ARE INSTALLED ON BOTH SIDES OF EACH NO HUB JOINT WITHIN 12" OF THE JOINTS AND OFFSETS ARE RESTRAINED IN AN APPROVED MANNER. (ABOVE SLAB ONLY)
   b. INTERNATIONAL PLUMBING CODE: BUILDING DRAIN PIPING 8" DIAMETER AND LARGER SHALL BE RUN AT A MINIMUM SLOPE OF 1/16" PER LINEAR FOOT. BUILDING DRAIN PIPING 3" THROUGH 6" DIAMETER SHALL BE RUN AT A MINIMUM SLOPE OF 1/8" PER FOOT. BUILDING DRAIN PIPING 2-1/2" DIAMETER AND LESS SHALL BE RUN AT A MINIMUM SLOPE OF 1/4" PER LINEAR FOOT.
   c. PROVIDE TRAP PRIMER ON ALL FLOOR DRAINS. LOCATE TRAP PRIMERS EXPOSED IN MECHANICAL ROOMS, OR IN WET WALL OF RESTROOMS. PROVIDE TRAP PRIMER ACCESS PANEL IN WALL OF A COLOR TO MATCH WALL. COORDINATE LOCATION WITH PLUMBING FIXTURES AND TILE PATTERNS.
   d. INSULATE EXPOSED LAVATORY P-TRAPS TO MEET ADA REQUIREMENTS.
   e. PLUMBING CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR ON FLOOR CONSTRUCTION FOR RECEIVING DRAINS TO REQUIRED INVERT ELEVATIONS AND PROPER FLOOR SLOPE TO DRAIN LOCATIONS.

PLUMBING SHEET INDEX

P001	PLUMBING GENERAL NOTES
P002	PLUMBING SYMBOLS & LEGENDS
P003	PLUMBING SPECIFICATIONS
P004	PLUMBING SPECIFICATIONS
P101	PLUMBING UNDERFLOOR PLAN
P201	PLUMBING WASTE & VENT PLAN
P301	PLUMBING DOMESTIC PLAN
P401	PLUMBING PLAN - ROOF
P501	PLUMBING SCHEDULES
P601	PLUMBING DETAILS
P701	PLUMBING RISER DIAGRAM

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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for SECURITY STATE BANK & TRUST

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SECURITY STATE BANK & TRUST

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JOB NO: 2606
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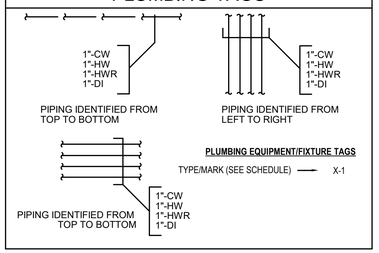
SHEET
P001

PLOT TO ARCH D (24X36) SIZE SHEET

PIPING SPECIALITIES

- AIR SEPARATOR
- AIR VENT, AUTOMATIC W/SERVICE VALVE
- AIR VENT, AUTOMATIC W/SERVICE VALVE
- AIR VENT, MANUAL
- ALIGNMENT GUIDE (PIPE SLEEVE)
- AQUASTAT
- ANCHOR
- BACKWATER VALVE — BWV
- EXPANSION JOINT
- EXPANSION LOOP
- FILTER
- FLEX CONNECTION
- FLOWMETER, ORIFICE
- FLOW SWITCH
- FLOW METER, INSERTION — FM
- FLOW METER, VENTURI
- HOSE BIBB / WALL HYDRANT / ROOF HYDRANT
- METER
- PITCH OF PIPE, RISE (R) OR DROP (D)
- PRESSURE GAUGE AND COCK
- PRESSURE SWITCH
- PUMP, CIRCULATING
- PUMP SUCTION DIFFUSER — PSD
- STRAINER, WYE
- STRAINER W/ BLOW DOWN
- STRAINER, DUPLEX
- TEST PLUG
- THERMOMETER
- THERMOMETER IN WELL
- THERMOMETER WELL ONLY
- THRUST BLOCK — TB
- WATER HAMMER ARRESTER
- PNEUMATIC THERMOSTAT
- VACUUM BREAKER
- PURGE PORT

PLUMBING TAGS



PLUMBING VALVES

- ANGLE GATE
- ANGLE GLOBE
- BALANCING
- BALL
- BELLOWS SEAL GLOBE
- BUTTERFLY
- DIAPHRAGM
- GAS COCK
- GAUGE COCK
- GATE
- GLOBE
- NEEDLE
- PLUG
- PRESSURE REDUCING
- PRESSURE RELIEF
- PRESSURE-TEMPERATURE RELIEF
- QUICK OPENING
- CHECK
- ALARM CHECK
- SPRING CHECK
- SWING CHECK
- BALL CHECK
- BACK FLOW PREVENTER, DOUBLE CHECK TYPE — BFP
- BACK FLOW PREVENTER, REDUCED PRESSURE ZONE TYPE — RPZ

GENERAL PLUMBING SYMBOLS

- 1 — REVISION NUMBER - SHOWN ON PLANS
- POINT WHERE NEW CONNECTS TO EXISTING
- - / --- — NUMBER OF DETAIL ON SHEET / NUMBER OF SHEET WHERE DETAIL APPEARS
- 1 — KEYNOTE
- CONTINUATION SYMBOL
- Room / 6 — ROOM NAME AND NUMBER
- ITEM TO BE DEMOLISHED
- AREA NOT IN CONTRACT
- 2" — PIPE SIZE TAG (DIAMETER)
- ABOVE GROUND PIPING
- 1/8" / 12" SLOPE — PIPE SLOPE TAG
- BELOW GROUND PIPING
- INVERT: -105'- 0" 127/128" — PIPE INVERT ELEVATION TAG
- (E) — EXISTING PIPE TAG
- PIPING BEING DEMOLISHED

PLUMBING DRAINS

- FLOOR DRAIN - ROUND TOP
- FLOOR DRAIN - SQUARE TOP
- PRIMARY ROOF DRAIN
- SECONDARY ROOF DRAIN
- FLOOR SINK
- TRENCH DRAIN
- AREA DRAIN
- ROOF RECEPTOR
- HUB DRAIN
- FLOOR CLEAN OUT
- WALL CLEANOUT
- YARD CLEANOUT
- DOUBLE YARD CLEANOUT

PLUMBING PIPE TYPES

SYSTEM TYPE	ABBV	LINE TYPE
WATER SYSTEMS		
DOMESTIC COLD WATER	DCW	
HARD DOMESTIC COLD WATER	H-CW	
SOFT DOMESTIC COLD WATER	S-CW	
FILTERED DOMESTIC COLD WATER	F-CW	
REVERSE OSMOSIS DOMESTIC COLD WATER	RO	
DOMESTIC HOT WATER	DHW	
140° DOMESTIC HOT WATER	DHW140	
HOT WATER RECIRCULATION	DHWR	
HOT WATER RECIRCULATION 140°	DHWR140	
SOLAR HOT WATER RETURN	SHWR	
SOLAR HOT WATER SUPPLY	SHWS	
WASTE SYSTEMS		
COMBINATION WASTE & VENT	SHWS	
GREASE WASTE	GW	
INDIRECT WASTE	IW	
OIL WASTE	OW	
PUMP DISCHARGE	PD	
SANITARY SEWER	SS	
VENT SYSTEMS		
FUEL OIL VENT	FOV	
GREASE VENT	GV	
GASOLINE VENT	FOV	
OIL VENT	OV	
SANITARY VENT	V	
STORM DRAINAGE SYSTEMS		
OVERFLOW STORM DRAINAGE	SSD	
STORM DRAINAGE	SD	
SUB-SURFACE STORM DRAIN	SUB	
FUEL & LUBRICANT SYSTEMS		
FUEL OIL SUPPLY	FOS	
GASOLINE	RG	
LUBRICATING OIL	LO	
NATURAL GAS LOW PRESSURE	G	
NATURAL GAS MEDIUM PRESSURE	MG	
NATURAL GAS HIGH PRESSURE	HG	

PIPE FITTINGS

- CAPPED TEE
- BLIND FLANGE
- PIPE CAP
- INDICATES TIE-IN BETW. EXIST. AND NEW
- ELBOW, TURN-DOWN
- ELBOW, TURN-UP
- FLANGE JOINT
- REDUCER, CONCENTRIC
- REDUCER, ECCENTRIC
- UNION, SCREWED
- UNION, FLANGED
- VCR FITTING WITH CAP
- BALL JOINT
- PLUGGED PIPE
- COUPLING (JOINT)
- CROSSING — HIGHER PIPE / LOWER PIPE
- TEE
- TEE, OUTLET DOWN
- TEE, OUTLET UP
- P-TRAP

PLUMBING ABBREVIATIONS

DESCRIPTION	AAB	DESCRIPTION	AAB
ABOVE CEILING	A/C	LAVATORY	LAV
ABOVE FINISHED FLOOR	AFF	MAN HOLE	MH
ABOVE GRADE. GROUND	AG	MAXIMUM	MAX
ACCESS PANEL	AP	MECHANICAL	MECH
ACRYLONITRILE BUTADIENE STYTENE	ABS	MINIMUM	MIN
AIR ADMITTANCE VALVE	AAV	MIXING VALVE	MV
ARCHITECT	ARCH	MOP SINK	MS
AUTHORITY HAVING JURISDICTION	AHJ	NORMALLY CLOSED	NC
BACKFLOW PREVENTER	BFP	NORMALLY OPEN	NO
BELOW FINISHED FLOOR	BFF	NOT IN CONTRACT	NIC
BELOW FLOOR	B/F	NOT TO SCALE	NTS
BELOW GRADE/ GROUND	BG	EXISTING TO BE PROTECTED IN PLACE	(P)
BELOW SLAB	B/S	POLYETHYLENE	PE
BOTTOM OF PIPE	BOP	POLYETHYLENE CROSS-LINKED	PEX
BRAKE HORSEPOWER	BHP	POLYVINYL CHLORIDE	PVC
BRITISH THERMAL UNIT	BTUH	POLYVYLIDENE FLOURIDE/ DIOFLOURIDE	PVDF
BTUH (THOUSANDS)	MBH	POUND	LB
CAST IRON	CI	POUNDS PER SQUARE INCH	PSI
CELCIUS	C	POUNDS PER SQUARE INCH ABSOLUTE	PSIA
CHILLED WATER RETURN	CHWR	POUNDS PER SQUARE INCH GAUGE	PSIG
CHILLED WATER SUPPLY	CHWS	PRESSURE DROP	PD
CHLORINATED POLYVINYL CHLORIDE	CPVC	PRESSURE REDUCING VALVE	PRV
CLEANOUT	CO	PUMP, BOOSTER	BP
CLEANOUT, FLOOR	FCO	PUMP, CHILLED WATER	CHWP
CLEANOUT, GRADE	GCO	PUMP, CIRCULATION	CP
CLEANOUT, GRADE TWO-WAY	DGCO	PUMP, HOT WATER	HWP
CLEANOUT, WALL	WCO	REDUCED PRESSURE ZONE	RPZ
CLEANOUT, YARD	YCO	EXISTING TO BE RELOCATED	(R)
CLEANOUT, YARD TWO-WAY	DYCO	REVOLUTION PER MINUTE	RPM
CONDENSER RETURN	CWR	SCHEDULE	SCH
CONDENSER SUPPLY	CWS	SHOWER	SH
COPPER	CU	SINK	SK
CUBIC FEET	CF	SQUARE FEET	SF
CUBIC FEET PER HOUR	CFH	STRUCTURAL	STRUC
CUBIC FEET PER MINUTE	CFM	TEMPERATURE	TEMP
EXISTING TO BE DEMOLISHED/ REMOVED	(D)	TEMPERATURE, ENTERING WATER	EWT
DEGREE	D	TEMPERATURE, LEAVING WATER	LWT
DIAMETER	DIA	THERMOSTATIC MIXING VALVE	TMV
DRAIN, AREA	AD	TOP OF PIPE	TOP
DRAIN, FLOOR	FD	TRAP PRIMER	TP
DRAIN, ROOF PRIMARY	RD	TYPICAL	TYP
DRAIN, ROOF SECONDARY	SRD	ULTRAVIOLET	UV
ELECTRICAL	ELEC	UNDERGROUND	UG
ELEVATION	ELEV	UNIT, AIR HANDLING	AHU
EXISTING	EXIST, (E)	UNIT, FAN COIL	FC
FAHRENHEIT	F	UNLESS NOTED OTHERWISE	UNO
FAT, OIL, AND GAS	FOG	UP/ DOWN	UP/DN
FOOT/ FEET	FT	VACUUM BREAKER	VB
FEET PER MINUTE	FPM	VALVE FLOW COEFFICIENT	CV
FEET PER SECOND	FPS	VENT THRU ROOF	VTR
FIXTURE UNIT	FU	WATER GAUGE	WG
FLEXIBLE	FLEX	WATER CLOSET	WC
FLOOR	FLR	WATER HAMMER ARRESTOR	WHA
FLOOR SINK	FS	WATER, OIL, AND GAS	WOG
FUTURE	(F)		
GALLON	GAL	ELECTRICAL	
GALLONS PER HOUR	GPH	VOLTAGE	V, VOLT
GALLONS PER MINUTE	GPM	WATTAGE	W, WATT
HEAD IN FEET	FTHD	KILOWATT	KW
HEAD IN INCHES WATER COLUMN	INWC	PHASE	PH
HEATING HOT WATER RETURN	HWR	AMPERE	A, AMP
HEATING HOT WATER SUPPLY	HWS		
HEATING, VENTILATION, AIR CONDITIONING	HVAC		
HORSEPOWER	HP		
HOUR	HR		
HUB DRAIN	HD		
INCHES PER HOUR	IN/HR		
INDIRECT DRAIN/ RECEPTOR	ID		
INDIRECT WASTE	IW		
INVERT ELEVATION	IE		

CODE AND REGULATORIES ABBREVIATIONS

DESCRIPTION	AAB	DESCRIPTION	AAB
AMERICAN NATIONAL STANDARDS	ANSI	NATIONAL ELECTRICAL CODE	NEC
AMERICAN SOCIETY OF CIVIL ENGINEERS	ASCE	NATIONAL FIRE PROTECTION ASSOCIATION	NFPA
AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS	ASHRAE	UNDERWRITERS LABORATORIES	UL
AMERICAN SOCIETY OF MECHANICAL ENGINEERS	ASME	INTERNATIONAL BUILDING CODE	IBC
AMERICAN SOCIETY OF PLUMBING ENIGNEERS	ASPE	INTERNATIONAL ENERGY CONSERVATION CODE	IECC
AMERICAN SOCIETY OF SANITARY ENGINEERING	ASSE	INTERNATIONAL FIRE CODE	IFC
AMERICAN SOCIETY OF TESTING AND MATERIALS	ASTM	INTERNATIONAL FUEL GAS CODE	IFGC
AMERICAN WATER WORKS ASSOCIATION	AWWA	INTERNATIONAL MECHANICAL CODE	IMC
CAST IRON SOIL PIPE INSTITUTE	CISPI	INTERNATIONAL PLUMBING CODE	IPC
FACTORY MUTAL	FM	INTERNATIONAL RESIDENTIAL CODE	IRC
INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS	IEEE		
INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS	IAPMO		

Digitally Signed
STATE OF TEXAS
RICHARD W. MCHUGH
85519
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REVISIONS

NO	DATE	DESCRIPTION

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DATE: 08-11-26
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PLOT TO ARCH D (24X36) SIZE SHEET

PLOT TO ARCH D (24X36) SIZE SHEET

22 00 00 - PLUMBING GENERAL REQUIREMENTS

1. CODE REQUIREMENTS

1.1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF LAWS, RULES, REGULATIONS, CODES STANDARDS, AND ORDINANCES OF FEDERAL, STATE, AND LOCAL AUTHORITIES HAVING JURISDICTION, AND ALL EQUIPMENT AND MATERIALS SHALL COMPLY WITH SAID AUTHORITIES WHETHER INDICATED ON THE CONTRACT DOCUMENTS OR NOT.

1.2. ALL WORK SHALL BE PERFORMED PER:

1.2.1. 2024 INTERNATIONAL PLUMBING CODE
1.2.2. 2024 INTERNATIONAL FUEL GAS CODE
1.2.3. 2024 INTERNATIONAL BUILDING CODE
1.2.4. 2024 INTERNATIONAL FIRE CODE
1.2.5. 2024 INTERNATIONAL MECHANICAL CODE

1.3. THE PUBLICATIONS AND STANDARDS OF THE FOLLOWING AUTHORITIES, IN ADDITION TO THOSE SPECIFIED IN RELATED SUPPLEMENTARY CONDITIONS, SHALL BE OBSERVED DURING CONSTRUCTION AND ARE REFERENCED IN THE DOCUMENTATION BY THE ABBREVIATIONS NOTED:

1.3.1. AMERICAN NATIONAL STANDARDS - ANSI
1.3.2. AMERICAN SOCIETY OF CIVIL ENGINEERS - ASCE
1.3.3. AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS - ASHRE
1.3.4. AMERICAN SOCIETY OF MECHANICAL ENGINEERS - ASME
1.3.5. AMERICAN SOCIETY OF PLUMBING ENGINEERS - ASPE
1.3.6. AMERICAN SOCIETY OF SANITARY ENGINERINGS - ASSE
1.3.7. AMERICAN SOCIETY FOR TESTING AND MATERIALS - ASTM
1.3.8. AMERICAN WATER WORKS ASSOCIATION - AWWA
1.3.9. AMERICANS WITH DISABILITIES ACT - ADA
1.3.10. CAST IRON SOIL PIPE INSTITUTE - CISPI
1.3.11. FACTORY MUTUAL - FM
1.3.12. INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS - IEEE
1.3.13. INTERNATIONAL ASSOCIATED OF PLUMBING AND MECHANICAL OFFCIALS - IAPMO
1.3.14. NATIONAL ELECTRICAL CODE - NEC
1.3.15. NATIONAL FIRE PROTECTION ASSOCIATION - NFPA
1.3.16. UNDERWRITER'S LABORATORY - UL
1.3.17. OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA

2. GENERAL REQUIREMENTS

2.1. CONFLICT RESOLUTION: WHERE CONFLICTS MAY EXIST BETWEEN THE MINIMUM REQUIREMENTS OF VARIOUS LAWS, CODES, AUTHORITIES, AND/OR WITHIN THE CONSTRUCTION DOCUMENTS, THE HIGHER QUALITY, GREATER QUANTITY, MORE RESTRICTIVE AND/OR MORE EXPENSIVE REQUIREMENT SHALL BE THE BASIS OF CONTRACTOR PRICING AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE ISSUE PRIOR TO EXECUTING WORK IN QUESTION.

2.2. SHOULD ANY ERRORS, OMISSIONS, OR AMBIGUITIES EXIST IN THE DRAWINGS, THE CONTRACTOR SHALL BRING THESE TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR ADJUSTMENT IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH WORK. OTHERWISE, HE SHALL AT HIS OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECT CAUSED BY SUCH UNINTENTIONAL ERROR.

2.3. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.

2.4. CONTRACTOR SHALL DIRECT ALL QUESTIONS TO THE OWNER'S PROJECT COORDINATOR. THE CONTRACTOR SHALL VERIFY ALL WORKING CONDITIONS SUCH AS START TIMES, NOISE AND VIBRATION LIMITATIONS, CONFINED SPACE, ETC. THROUGH THE PROJECT COORDINATOR AND APPROVAL SHALL BE RECEIVED TO START WORK.

2.5. DEVIATION TO THE INTENDED DESIGN OR THE SCOPE OF WORK MUST BE APPROVED BY THE PROJECT ENGINEER PRIOR TO COMMENCING WORK. FAILURE TO DO SO MAY RESULT IN THE WORK TO BE REMOVED AT NO COST TO THE OWNER.

2.6. DISPOSE OF DEBRIS, TRASH, AND HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES.

2.7. WORK AREAS SHALL BE KEPT CONTINUOUSLY, AT ALL TIMES, FREE OF DEBRIS AND NON-HAZARDOUS MATERIAL TO THE SATISFACTION OF THE PROJECT COORDINATOR. ALL EXISTING PIPING AND CONDUITS SHALL HAVE TEMPORARY PROJECTION DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE STORAGE OF MATERIALS, PARKING OF VEHICLES, AND RESTRICTIONS OF WORK WITH THE PROJECT COORDINATOR. AFTER PROJECT COMPLETION, THE SITE SHALL BE CLEANED UP AND RESTORED TO ITS CONDITION OR BETTER PRIOR TO THE START OF THE PROJECT TO THE SATISFACTION OF THE PROJECT COORDINATOR.

3. SCOPE OF WORK

3.1. THE SCOPE OF WORK SHALL INCLUDE COMPLETE PROVISIONS FOR PLUMBING SYSTEMS TO FIXTURES, DEVICES, APPLIANCES, AND EQUIPMENT SHOWN ON THE CONSTRUCTION DOCUMENTS.

3.1.1. PROVISIONS INCLUDE, BUT ARE NOT LIMITED TO, ALL SUPPLIES, MATERIALS, EQUIPMENT, TOOLS AND LABOR.

3.1.2. PROVISIONS ALSO INCLUDE ALL MISCELLANEOUS MATERIALS REQUIRED TO COMPLETE THE WORK SHOWN INCLUDING, BUT NOT LIMITED TO, SUPPORTS, HANGERS, ANGLE STOPS, VALVES, SLEEVES, SEALS, EQUIPMENT PADS, WAX CONNECTIONS, GRIDS, STRAINER, P-TRAPS, TAGS, LABELS, SIGNS, AND MARKERS.

3.1.3. THE CONSTRUCTION DOCUMENTS INCLUDE ALL PLANS, ELEVATIONS, DETAILS, DIAGRAMS, SCHEDULES, AND NOTES ON THE DRAWINGS AND THE WRITTEN SPECIFICATIONS INCLUDING ANY ITEMS MENTIONED IN EITHER THE SPECIFICATIONS OR ON THE DRAWINGS BUT NOT IN THE OTHER.

3.1.4. WHERE USED ON THE PLANS AND IN THE SPECIFICATIONS AND WHERE NOT SPECIFICALLY NOTED OTHERWISE, THE TERM "PROVIDE" AND THE TERM "INSTALL" SHALL MEAN FURNISH, INSTALL, CONNECT AND TEST.

3.1.5. UNLESS EXPLICITLY NOTED "BY OTHERS" OR "EXISTING", ALL ITEMS SHOWN GRAPHICALLY OR SPECIFIED BY NOTES AND DETAILS ON THE PLANS SHALL BE FURNISHED, INSTALLED, CONNECTED, AND TESTED AS NEEDED.

3.2. ADDITIONALLY, THE SCOPE OF WORK SHALL INCLUDE

3.2.1. APPLICATION FOR TEMPORARY AND PERMANENT PLUMBING SYSTEMS, PERMITTING, INSPECTION, AND PAYMENT OF ALL ASSOCIATED FEES.
3.2.2. TESTING AND COMMISSIONING OF PLUMBING SYSTEMS.
3.2.3. EQUIPMENT RENTAL
3.2.4. TEMPORARY CONSTRUCTION WATER SUPPLY AND DEWATERING.
3.2.5. PROVISIONS FOR MAINTAINING THE FUNCTIONALITY OF EXISTING TO REMAIN BUILDING COLD WATER, HOT WATER AND HOT WATER RETURN, SANITARY SEWER AND VENT, PRIMARY AND SECONDARY STORM DRAIN, PLUMBING FIXTURES AND EQUIPMENT SYSTEMS THAT WILL BE AFFECTED BY THE WORK.

4. SUBMITTALS

4.1. PRODUCT DATA: SUBMIT CATALOG DATA SHOWING MANUFACTURER'S NAME AND CONTACT INFORMATION, ALL STANDARD FEATURES, PLUMBING CONNECTION SIZES, LOCATIONS, FLOW REQUIREMENTS, PRESSURE REQUIREMENTS, WATER QUALITY REQUIREMENTS, ELECTRICAL AMPERAGE, VOLTAGE, POWER, DIMENSIONS, CLEARANCES, WEIGHTS, LISTINGS & PRODUCT LABELS, MATERIAL TYPES, FINISHES AND CLEARLY INDICATING WHICH OPTIONAL FEATURES WILL BE PROVIDED.

4.2. WHERE MULTIPLE SIZES ARE LISTED, INDICATE SIZES TO BE USED.

4.3. WHERE MULTIPLE PRODUCTS ARE SHOWN ON THE SAME PAGE, INDICATE WHICH PRODUCTS TO BE USED.

4.4. WHERE MULTIPLE ACCESSORIES/OPTIONS ARE SHOWN, INDICATE ALL APPLICABLE ACCESSORIES/OPTIONS.

22 00 00 - PLUMBING GENERAL REQUIREMENTS (CONT.)

4.5. EQUIPMENT DRAWINGS: MANUFACTURER OR CONTRACTOR PREPARED DRAWINGS SHOWING ALL RELEVANT DIMENSIONS, WEIGHTS, ELECTRICAL, MECHANICAL & PLUMBING CONNECTION REQUIREMENTS, CONDUIT ENTRY POINTS, ASSEMBLY REQUIREMENTS, LIFTING REQUIREMENTS, LIFTING POINTS, REQUIRED CLEARANCES. INCLUDE PLAN VIEWS & ELEVATIONS.

4.6. INCLUDE ALL RELEVANT PLUMBING DIAGRAMS INCLUDING SCHEMATIC DIAGRAMS FOR COLD WATER, HOT WATER AND HOT WATER RETURN, NATURAL GAS, SANITARY SEWER AND VENT SYSTEMS, SIGNAL, AND CONTROL WIRING.

5. COORDINATION

5.1. THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, FIRE PROTECTION, ELECTRICAL AND OTHER DRAWINGS RELATED TO THIS PROJECT FOR ADDITIONAL WORK TO BE PROVIDED.

5.2. ALL PLUMBING SYSTEM SHUTDOWNS SHALL BE COORDINATED IN WRITING WITH OWNER ONE (1) WEEK (MIN) PRIOR TO THE SHUTDOWN.

5.3. COOPERATE FULLY WITH THE OWNER OR HIS REPRESENTATIVE DURING CONSTRUCTION OPERATIONS TO MINIMIZE CONFLICTS AND TO FACILITATE OWNER USAGE SO AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS.

5.4. THE DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW ALL PIPING, FITTINGS, VALVES, ACCESSORIES, FIXTURES AND EQUIPMENT IN THEIR EXACT DIMENSIONED LOCATIONS AND/OR ELEVATIONS. THE CONTRACTOR MUST CAREFULLY REVIEW THE ARCHITECTURAL, STRUCTURAL MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND SPECIAL SYSTEMS PLANS TO IDENTIFY CONFLICTS AND AREAS THAT REQUIRE COORDINATION.

5.5. PRIOR TO COMMENCE OF ANY WORK THE PLUMBING CONTRACTOR SHALL PRODUCE SHOP DRAWINGS.

5.5.1. SHOP DRAWINGS ARE REQUIRED TO SHOW EXACT LOCATIONS AND ELEVATIONS OF ALL PIPING, VALVES AND ACCESSORIES.
5.5.2. CONSTRUCTION DOCUMENTS SHALL NOT BE CONSIDERED SHOP DRAWINGS.
5.5.3. SHOP DRAWINGS SHALL BE FULLY COORDINATED WITH ALL DISCIPLINES ON THE PROJECT.

5.6. COORDINATE PLUMBING SYSTEMS EQUIPMENT ROUGH-IN WITH FURNITURE, MILLWORK, SIGNS, MECHANICAL, ELECTRICAL AND FIRE PROTECTION SYSTEMS, ARCHITECTURAL AND STRUCTURAL ELEMENTS, AND THE OWNER'S REPRESENTATIVE. MINOR CHANGES IN PLUMBING EQUIPMENT LOCATIONS AND LAYOUT THAT ARE REQUIRED BY SITE CONDITIONS OR ORDERED BY THE DESIGN TEAM PRIOR TO PERFORMANCE OF WORK SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGES TO THE OWNER.

5.7. MAINTAIN REQUIRED NEC WORKING SPACE AND DEDICATED EQUIPMENT SPACE AROUND ALL PLUMBING EQUIPMENT, CONTROLS PANELS, ETC THAT ARE SUBJECT TO MAINTENANCE, TESTING, OR USER INTERFACE. COORDINATE WITH OTHER TRADES. IF CLEARANCE CANNOT BE PROVIDED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ROUGH-IN.

5.8. COORDINATE COLOR SELECTIONS FOR ACCESS PANELS AND ALL DEVICE PLATES WITH ARCHITECT.

6. DELIVERY AND STORAGE

6.1. STORE ALL PLUMBING SYSTEMS EQUIPMENT/MATERIALS IN CLEAN, DRY SPACE LOCATED ABOVE GRADE. PROTECT FROM DIRT, WATER, CONSTRUCTION DEBRIS, TRAFFIC, FREEZE, AND DETERIORATION FROM SUN LIGHT.

6.2. MAINTAIN FACTORY WRAPPING OR PROVIDE APPROPRIATE COVER FOR ALL LARGE PLUMBING EQUIPMENT. FOLLOW ALL MANUFACTURER RECOMMENDATIONS FOR HUMIDITY AND MAX/MIN TEMPERATURES FOR STORING PLUMBING EQUIPMENT.

7. QUALIFICATIONS

7.1. MANUFACTURER: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SHOWN ON THE CONSTRUCTION DOCUMENTS WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE

7.2. INSTALLER: A STATE LICENSED PLUMBER WITH DOCUMENTED EXPERIENCE INSTALLING ALL EQUIPMENT SPECIFIED HERE IN SHALL DIRECTLY SUPERVISE ALL WORK. WHERE NOTED IN THE SPECIFICATIONS, REQUIRED BY CODE, OR REQUIRED BY THE MANUFACTURER, INSTALLER SHALL BE A MANUFACTURER TRAINED AND/OR CERTIFIED INSTALLER OF THE SPECIFIC PRODUCT TO BE INSTALLED.

7.3. WHERE TESTING IS REQUIRED BY THE CONSTRUCTION DOCUMENTS, EQUIPMENT MANUFACTURER, OR CODE; TESTING SHALL BE PERFORMED BY AN AGENCY WITH DOCUMENTED EXPERIENCE AND PROPERLY CALIBRATED, FULLY FUNCTIONING EQUIPMENT, AND IS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

8. QUALITY ASSURANCE

8.1. UNLESS OTHERWISE APPROVED, ALL EQUIPMENT SHALL BE NEW, PROPERLY DESIGNED, FROM A REPUTABLE MANUFACTURER MEETING THE SPECIFICATION QUALIFICATIONS, IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS, AND IN FULL WORKING ORDER.

8.2. WHERE TWO OR MORE ITEMS OF THE SAME CLASS OF EQUIPMENT ARE REQUIRED, THESE ITEMS SHALL BE PRODUCTS OF A SINGLE MANUFACTURER; HOWEVER, THE COMPONENT PARTS OF THE ITEM NEED NOT BE THE PRODUCTS OF THE SAME MANUFACTURER UNLESS STATED IN THE TECHNICAL SECTION.

8.3. LISTING AND LABELING: WHERE REQUIRED, ALL ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES SHALL BE LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND MARKED FOR THE INTENDED USE. TESTING AGENCY SHALL BE UL UNLESS NOTED OTHERWISE OR PRE-APPROVED BY OWNER AND AHJ.

8.4. ALL EQUIPMENT USED FOR TESTING SHALL BE IN FULL WORKING ORDER AND CALIBRATED PER THE MANUFACTURER'S RECOMMENDATIONS.

9. IDENTIFICATION

9.1. PROVIDE APPROPRIATE TAGS, LABELS AND WARNING SIGNS FOR ALL FIXTURES, EQUIPMENT, PIPING, FITTINGS, VALVES, AND ACCESSORIES. PROVIDE BURIED WARNING LABEL FOR ALL UNDERGROUND PIPING. WARNING LABELS SHALL BE DETECTABLE FOR ALL NON METALLIC PIPING.

10. GENERAL REQUIREMENTS - PIPING

10.1. VERIFY LOCATION AND ELEVATIONS FOR ALL EXISTING PLUMBING PIPING PRIOR START OF ANY WORK. NOTIFY OWNER, ARCHITECT, ENGINEER OF ANY DISCREPANCIES FROM CONSTRUCTION DOCUMENTS AND FIELD VERIFICATION.

10.2. DO NOT ENCLOSE, COVER, OR PUT PIPING INTO OPERATION UNTIL IT IS INSPECTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.

10.3. PVC SHALL NOT TO BE USED IN THE FOLLOWING LOCATIONS:

10.3.1. HVAC PLENUMS OR IN EXTERIOR LOCATIONS WHERE EXPOSED TO SUNLIGHT; COATINGS OR WRAPS ARE NOT ALLOWED IN THESE LOCATIONS.
10.3.2. DOMESTIC WATER SUPPLY SYSTEMS INSIDE OF THE BUILDING.

10.4. ALL EXTERIOR PLUMBING PIPING SHALL BE INSTALLED BELOW THE FROST LEVEL WITH MINIMUM COVER OF 24 INCHES, A MINIMUM 24 INCHES OF COVER SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

10.5. ALL TRENCHES SHALL BE BACKFILLED TO A POINT AT LEAST 12 INCHES ABOVE TOP OF PIPE WITH SAND. ALL BACKFILL ABOVE SAND SHALL NOT HAVE CLODS OF EARTH OR STONE LARGER THAN 1 1/2" DIAMETER.

10.6. TRENCHES SHALL BE BACKFILLED IN ONE FOOT LAYERS, MOISTENED AND TAMPED.

10.7. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS.

10.8. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.

10.9. INSTALL PIPING TO MAINTAIN HEADROOM WITHOUT INTERFERING WITH USE OF SPACE OR TAKING MORE SPACE THAN NECESSARY.

10.10. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.

10.11. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.

10.12. ACCESS PANELS SHALL BE PROVIDED FOR ALL NON ACCESSIBLE VALVES. COORDINATE LOCATION, SIZE, COLOR WITH OWNER/ARCHITECT.

10.13. INSTALL FIRE STOPPING AT FIRE RATED CONSTRUCTION PERIMETERS AND OPENINGS CONTAINING PENETRATING SLEEVES AND PIPING.

10.14. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTIONS.

10.15. INSTALL NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.

10.16. INSTALL SLEEVE PIPES PASSING THROUGH PARTITIONS, WALLS AND FLOORS.

10.17. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.

10.18. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS, COMPLETING SECTIONS OF THE WORK, AND ISOLATING PART OF COMPLETED SYSTEM.

10.19. INSTALL PIPING PENETRATING ROOFED AREAS TO MAINTAIN INTEGRITY OF ROOF ASSEMBLY.

22 05 16 - EXPANSION FITTINGS AND LOOPS

1. GENERAL

1.1.CODE REFERENCES

1.1.1. AMERICAN SOCIETY OF MECHANICAL ENGINEERS:
1.1.1.1. ASME B31.9 - BUILDING SERVICES PIPING.
1.1.1.2. ASME SECTION IX - BOILER AND PRESSURE VESSEL CODE - WELDING AND BRAZING QUALIFICATIONS.

1.2.AMERICAN WELDING SOCIETY:

1.2.1. AWS D1.1 - STRUCTURAL WELDING CODE - STEEL.

1.3.DESIGN REQUIREMENTS

1.3.1. PROVIDE STRUCTURAL WORK AND EQUIPMENT REQUIRED FOR EXPANSION AND CONTRACTION OF PIPING. VERIFY ANCHORS, GUIDES, AND EXPANSION JOINTS PROVIDE AND ADEQUATELY PROTECT SYSTEM.

1.3.2. EXPANSION COMPENSATION DESIGN CRITERIA:
1.3.2.1. INSTALLATION TEMPERATURE: **70** DEGREES F.
1.3.2.2. DOMESTIC HOT WATER: **140** DEGREES F.
1.3.2.3. SAFETY FACTOR: **30** PERCENT.

2. PRODUCTS

2.1. FLEXIBLE PIPE CONNECTORS

2.1.1. STEEL PIPING: STAINLESS STEEL INNER HOSE, DOUBLE BRAIDED STAINLESS STEEL EXTERIOR SLEEVE, 200 PSIG WOG AND 250 DEGREES F, FLANGED, THREADED WITH UNION OR WELDED JOINTS. MAXIMUM OFFSET 1 INCH ON EACH SIDE OF INSTALLED CENTER LINE.

2.1.2. COPPER PIPING: BRONZE INNER HOSE, BRAIDED BRONZE EXTERIOR SLEEVE, 200 PSIG WOG AND 250 DEGREES F, FLANGED, THREADED WITH UNION OR WELDED JOINTS. MAXIMUM OFFSET 1 INCH ON EACH SIDE OF INSTALLED CENTER LINE.

2.2. EXPANSION JOINTS

2.2.1. STAINLESS STEEL BELLOWS TYPE: 3 INCH AND SMALLER STEEL PIPE, PRESSURE RATING 200 PSIG WOG AND 250 DEGREES F, MAXIMUM COMPRESSION 3 INCH, MAXIMUM EXTENSION 1/4 INCH, FLANGED, THREADED OR WELDED JOINTS.

2.2.2. EXTERNAL RING CONTROLLED STAINLESS STEEL BELLOWS TYPE: STEEL PIPING 3 INCH AND LARGER, 200 PSIG WOG AND 250 DEGREES F, 1-1/4 INCH MAXIMUM COMPRESSION, 3/8 INCH MAXIMUM EXTENSION, 5/16 INCH MAXIMUM OFFSET, FLANGED JOINT WITH INTERNAL FLOW LINER.

2.2.3. DOUBLE SPHERE, FLEXIBLE COMPENSATORS: STEEL PIPING 2 INCH AND LARGER TEFLON BODY, WORKING PRESSURE 150 PSI, 225 DEGREES F, MAXIMUM COMPRESSION 1-1/8 INCH, MAXIMUM ELONGATION 7/8 INCH, MAXIMUM OFFSET 7/8 INCH, MAXIMUM ANGULAR MOVEMENT 45 DEGREES, TAPPED STEEL FLANGES, GALVANIZED FLANGES OR GALVANIZED UNIONS. CONTROL RODS.

2.2.4. TWO-PLY BRONZE BELLOWS TYPE: COPPER PIPING 2 INCH AND SMALLER, BRONZE WITH ANTI-TORQUE DEVICE, LIMIT STOPS, INTERNAL GUIDES PRESSURE RATING 200 PSI WOG AND 250 DEGREES, MAXIMUM COMRPESSION 3 INCHES, MAXIMUM EXTENSION 1/4 INCH, SOLDERED JOINTS.

2.2.5. LOW PRESSURE COMPENSATORS WITH TWO-PLY BRONZE BELLOWS: COPPER OR STEEL PIPING 2 INCH AND SMALLER, WORKING PRESSURE 80 PSIG, MAXIMUM TEMPERATURE 250 DEGREES F, MAXIMUM COMPRESSION 1/2 INCH, MAXIMUM EXTENSION 5/32 INCH, SOLDERED JOINTS.

2.2.6. COPPER WITH PACKED SLIDING SLEEVE: COPPER OR STEEL PIPING 2 INCH AND LARGER, MAXIMUM TEMPERATURE 225 DEGREES F, FLANGED OR THREADED JOINTS,

2.3. ACCESSORIES

2.3.1. PIPE ALIGNMENT GUIDES: TWO PIECE WELDED STEEL WITH ENAMEL PAINT, BOLTED, WITH SPIDER TO FIT STANDARD PIPE, FRAME WITH FOUR MOUNTING HOLES, CLEARANCE FOR MINIMUM 1 INCH THICK INSULATION, MINIMUM 3 INCH TRAVEL.

2.3.2. SWIVEL JOINTS: FABRICATED STEEL, BRONZE, DUCTILE IRON OR CAST STEEL BODY, DOUBLE BALL BEARING RACE, FIELD LUBRICATED, WITH RUBBER OR BUNA-N O-RING SEALS.

3. EXECUTION

3.1. INSTALLATION

3.1.1. INSTALL WORK IN ACCORDANCE WITH **ASME B31.9**.

3.1.2. INSTALL FLEXIBLE PIPE CONNECTORS ON PIPES CONNECTED TO EQUIPMENT SUPPORTED BY VIBRATION ISOLATION. PROVIDE LINE SIZE FLEXIBLE CONNECTORS.

3.1.3. INSTALL FLEXIBLE CONNECTORS AT RIGHT ANGLES TO DISPLACEMENT. INSTALL ONE END IMMEDIATELY ADJACENT TO ISOLATED EQUIPMENT AND ANCHOR OTHER END. INSTALL IN HORIZONTAL PLANE UNLESS INDICATED OTHERWISE.

3.1.4. RIGIDLY ANCHOR PIPE TO BUILDING STRUCTURE. PROVIDE PIPE GUIDES TO DIRECT MOVEMENT ONLY ALONG AXIS OF PIPE. ERECT PIPING SO STRAIN AND WEIGHT IS NOT ON CAST CONNECTIONS OR APPARATUS.

3.1.5. PROVIDE SUPPORT AND ANCHORS FOR CONTROLLING EXPANSION AND CONTRACTION OF PIPING. PROVIDE LOOPS, PIPE OFFSETS, AND SWING JOINTS, OR EXPANSION JOINTS [**WHERE REQUIRED**] [**AS INDICATED ON DRAWINGS**]. REFER TO SECTION 220529 FOR PIPE HANGER INSTALLATION REQUIREMENTS.

3.1.6. PROVIDE GROOVED PIPING SYSTEMS WITH MINIMUM ONE JOINT PER INCH PIPE DIAMETER INSTEAD OF FLEXIBLE CONNECTOR SUPPORTED BY VIBRATION ISOLATION. GROOVED PIPING SYSTEMS NEED NOT BE ANCHORED.

3.1.7. PROVIDE EXPANSION LOOPS AS INDICATED ON DRAWINGS.

3.1.8. FURNISH INSPECTION SERVICES BY FLEXIBLE PIPE MANUFACTURER'S REPRESENTATIVE FOR FINAL INSTALLATION AND CERTIFY INSTALLATION IS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CONNECTORS ARE PERFORMING SATISFACTORILY.

22 05 23 - GENERAL DUTY VALVE FOR PLUMBING

1. GENERAL

1.1. ASTM INTERNATIONAL

1.1.1. ASTM D1785 - STANDARD SPECIFICATION FOR POLY VINYL CHOLORIDE (PVC) PLASTIC PIPE, SCHEDULES 40, 80 AND 120.

1.1.2. ASTM D4101 - STANDARD SPECIFICATION FOR PROPYLENE INJECTION AND EXTRUSION MATERIALS.

1.2. MANUFACTURERS STANDARDIZATION SOCIETY OF THE VALVE AND FITTING INDUSTRY:

1.1.1. MSS SP 67 - BUTTERFLY VALVES
1.1.2. MSS SP 70 - CAST IRON GATE VALVES, FLANGED AND THREADED ENDS
1.1.3. MSS SP 71 - CAST IRON SWING CHECK VALVES, FLANGED AND THREADED ENDS
1.1.4. MSS SP 78 - CAST IRON PLUG VALVES, FLANGED AND THREADED ENDS
1.1.5. MSS SP 80 - BRONZE GATE, GLOBE, ANGLE AND CHECK VALVES.
1.1.6. MSS SP 110 - BALL LVES THREADED, SOCKET-WELDING, SOLDER JOINT, GROOVED AND FLARED ENDS.

2. PRODUCTS

2.1. GATE VALVES

2.1.1. 2 INCHES AND SMALLER: MSS SP 80, CLASS 125, BRONZE BODY, BRONZE TRIM, THREADED BONNET, NON-RISING STEM, HAND-WHEEL, INSIDE SCREW, SOLID WEDGE DISC, ALLOY SEAT RINGS, SOLDER OR THREADED ENDS.

2.1.2. 2-1/2 INCHES AND LARGER: MSS SP 70, CLASS 125, CAST IRON BODY, BRONZE TRIM, BOLTED BONNET, NON-RISING STEM, HAND-WHEEL, OUTSIDE SCREW AND YOKE, SOLID WEDGE DISC WITH BRONZE SEAT RINGS, FLANGED ENDS. FURNISH CHAIN-WHEEL OPERATORS FOR VALVES 6 INCHES AND LARGER MOUNTED OVER 8 FEET ABOVE FLOOR.

2.2. BALL VALVES

2.2.1. 2 INCHES AND SMALLER: MSS SP 110, CLASS 150, BRONZE, TWO PIECE BODY, TYPE 316 STAINLESS STEEL BALL, FULL PORT, TEFLON SEATS, BLOW-OUT PROOF STEM, SOLDER OR THREADED ENDS WITH UNION, LEVER HANDLE.

2.2.2. 2 INCHES AND SMALLER: 150 PSI AT 73 DEGREES F WATER TEMPERATURE, MAXIMUM SERVICE TEMPERATURE: 140 DEGREES F ASTM D1785 PVC BODY AND BALL, DOUBLE LEVER HANDLE, EPDM SEALS, TEFLON SEATS, FULL PORT, DOUBLE UNION TYPE WITH SOCKET OR THREADED ENDS.

2.2.3. 2 INCHES AND SMALLER: 150 PSI AT 73 DEGREES F WATER TEMPERATURE, MAXIMUM SERVICE TEMPERATURE: 210 DEGREES F, ASTM D1785 CPVC BODY AND BALL, DOUBLE LEVER HANDLE, EPDM SEALS, TEFLON SEATS, FULL PORT, DOUBLE UNION TYPE WITH SOCKET OR THREADED ENDS.

2.2.4. 2 INCHES AND SMALLER: 150 PSI AT 73 DEGREES F WATER TEMPERATURE, MAXIMUM SERVICE TEMPERATURE: 180 DEGREES F, ASTM D4101 BLACK POLYPROPYLENE BODY AND BALL, DOUBLE LEVER HANDLE, EPDM SEALS, TEFLON SEATS, FULL PORT, DOUBLE UNION TYPE WITH SOCKET OR THREADED ENDS.

2.3. PLUG VALVES

2.3.1. 2 INCHES AND SMALLER: MSS SP 78, CLASS 150, SEMI-STEEL CONSTRUCTION, ROUND PORT, FULL PIPE AREA, PRESSURE LUBRICATED, TEFLON PACKING, THREADED ENDS. FURNISH ONE PLUG VALVE WRENCH FOR EVERY TEN PLUG-VALVES WITH MINIMUM OF ONE WRENCH.

2.3.2. 2-1/2 INCHES AND LARGER: MSS SP 78, CLASS 150, SEMI-STEEL CONSTRUCTION, ROUND PORT, FULL PIPE AREA, PRESSURE LUBRICATED, TEFLON PACKING, FLANGED ENDS. FURNISH WRENCH-OPERATED OR WORM GEAR-OPERATED.

2.4. BUTTERFLY VALVES

2.4.1. 2-1/2 INCHES AND LARGER: MSS SP 67, CLASS 150, BODY: CAST OR DUCTILE IRON,[WAFER LUG OR GROOVED ENDS, STAINLESS STEEL STEM, EXTENDED NECK, STAINLESS STEEL DISC, EPDM SEAT, INFINITE POSITION LEVER HANDLE WITH MEMORY STOP, HAND-WHEEL AND GEAR DRIVE, FURNISH GEAR OPERATORS FOR VALVES 8 INCHES AND LARGER, AND CHAIN-WHEEL OPERATORS FOR VALVES MOUNTED OVER 8 FEET ABOVE FLOOR.

2.4.2. 2 INCHES THROUGH 10 INCHES: 150 PSI AT 73 DEGREES F WATER TEMPERATURE, MAXIMUM SERVICE TEMPERATURE: 140 DEGREES F, TWO] PIECE BODY, ASTM D1785 PVC, LUG TYPE FLANGE FACING, DISC ENCAPSULATED WITH EPDM, STAINLESS STEEL SHAFT, LOCKING LEVER HANDLE.

2.4.3. 2 INCHES THROUGH 10 INCHES: 150 PSI AT 73 DEGREES F WATER TEMPERATURE, MAXIMUM SERVICE TEMPERATURE 210 DEGREES F, [ONE] [TWO] PIECE BODY, ASTM D1785 CPVC, LUG TYPE FLANGE FACING, DISC ENCAPSULATED WITH EPDM, STAINLESS STEEL SHAFT, LOCKING LEVER HANDLE.

2.5. HORIZONTAL SWING CHECK VALVES:

2.5.1. 2 INCHES AND SMALLER: MSS SP 80, CLASS 150, BRONZE BODY AND CAP, BRONZE SEAT, TEFLON DISC, SOLDER OR THREADED ENDS.

2.5.2. 2-1/2 INCHES AND LARGER: MSS SP 71, CLASS 125, CAST IRON BODY, BOLTED CAP, BRONZE OR CAST IRON DISC, RENEWABLE DISC SEAL AND SEAT, FLANGED ENDS.

2.5.3. 2-1/2 INCHES AND LARGER: MSS SP 71, CLASS 125], CAST IRON BODY, BRONZE SWING DISC, RENEWABLE DISC SEAL AND SEAT, FLANGED ENDS, OUTSIDE LEVER AND SPRING.

2.6. SPRING LOADED CHECK VALVES:

2.6.1. 2 INCHES AND SMALLER: MSS SP 80, CLASS 250 , BRONZE BODY, IN-LINE SPRING LIFT CHECK, SILENT CLOSING, TEFLON DISC, INTEGRAL SEAT, SOLDER OR THREADED ENDS.

2.6.2. 2-1/2 INCHES AND LARGER: MSS SP 71, CLASS 125 , GLOBE STYLE, CAST IRON BODY, BRONZE SEAT, CENTER GUIDED BRONZE DISC, STAINLESS STEEL SPRING AND SCREWS, FLANGED ENDS.

3. EXECUTION

3.1. INSTALLATION

3.1.1. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
3.1.2. INSTALL BRASS MALE ADAPTERS EACH SIDE OF VALVES IN COPPER PIPED SYSTEM. SOLDER ADAPTERS TO PIPE.
3.1.3. INSTALL 3/4 INCH BALL VALVES WITH CAP FOR DRAINS AT MAIN SHUT-OFF VALVES, LOW POINTS OF PIPING, BASES OF VERTICAL RISERS, AND AT EQUIPMENT.
3.1.4. INSTALL VALVES WITH CLEARANCE FOR INSTALLATION OF INSULATION AND ALLOWING ACCESS.
3.1.5. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT ACCESSIBLE.

3.2. VALVE APPLICATIONS

3.2.1. INSTALL SHUTOFF AND DRAIN VALVES AT LOCATIONS INDICATED ON DRAWINGS IN ACCORDANCE WITH THIS SECTION.
3.2.2. INSTALL BALL, BUTTERFLY OR GATE VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS.
3.2.3. INSTALL BALL, BUTTERFLY OR GLOBE VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES.
3.2.4. INSTALL SPRING LOADED CHECK VALVES ON DISCHARGE OF WATER PUMPS.
3.2.5. INSTALL LEVER AND SPRING CHECK VALVES ON DISCHARGE OF PUMPS IN PUMPED SANITARY OR PUMPED STORM WATER PIPING.
3.2.6. INSTALL LUG END BUTTERFLY VALVES ADJACENT TO EQUIPMENT WHEN FUNCTIONING TO ISOLATE EQUIPMENT.
3.2.7. INSTALL BALL, BUTTERFLY OR GATE VALVES IN DOMESTIC WATER SYSTEMS FOR SHUT-OFF SERVICE.
3.2.8. INSTALL BALL AND BUTTERFLY VALVES IN DOMESTIC WATER SYSTEMS FOR THROTTLING SERVICE.

A. INSTALL BALL AND GATE VALVES IN SANITARY SYSTEMS FOR SHUT-OFF SERVICE.

B. INSTALL BALL AND GATE VALVES IN STORM WATER SYSTEMS FOR SHUT-OFF SERVICE.

22 05 29 - HANGERS AND SUPPORTS FOR PLUMBING

1. SUPPORT HORIZONTAL PIPING AS SCHEDULE.
2. INSTALL HANGERS WITH MINIMUM 1/2 INCH SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK.
3. PLACE HANGERS WITHIN 12 INCHES OF EACH HORIZONTAL ELBOW.
4. USE HANGERS WITH 1-1/2 INCH MINIMUM VERTICAL ADJUSTMENT.
5. SUPPORT VERTICAL PIPING AT EVERY FLOOR.
6. WHERE PIPING IS INSTALLED IN PARALLEL AND AT SAME ELEVATION, PROVIDE MULTIPLE PIPE OR TRAPEZE HANGERS.
7. SUPPORT RISER PIPING INDEPENDENTLY OF CONNECTED HORIZONTAL PIPING.
8. DESIGN HANGERS FOR PIPE MOVEMENT WITHOUT DISENGAGEMENT OF SUPPORT PIPE.
9. PRIME COAT EXPOSED STEEL HANGERS AND SUPPORTS. HANGERS AND SUPPORTS LOCATED IN CRAWL SPACE, PIPE SHAFTS, AND SUSPENDED CEILING SPACES ARE NOT CONSIDERED EXPOSED.
10. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR ISNTALLATION OF ON INSULATION.
11. INSTALL FIRESTOPPING MATERIAL AT FIRE RATED CONSTRUCTION PERIMETERS AND OPENINGS CONTAINING PENETRATING SLEEVES, PIPING AND OTHER ITEMS, REQUIRING FIRESTOPPING.
12. APPLY FIRESTOPPING MATERIAL IN SUFFICIENT THICKNESS TO ACHIEVE REQUIRED FIRE AND SMOKE RATING.
13. HANGER SCHEDULE

PIPE TYPE	MAXIMUM HANGER SPACING	MINIMUM ROD DIAMETER
ABS	4 FEET	3/8 INCH
ALUMINUM	10 FEET	1/2 INCH
CAST IRON	5 FEET	5/8 INCH
CAST IRON-10 FT LENGTH	10 FEET	5/8 INCH
CPVC - 1 INCH & SMALLER	3 FEET	1/2 INCH
CPVC - 1-1/4 INCH & LARGER	4 FEET	1/2 INCH
COPPER 1 INCH & SMALLER	6 FEET	1/2 INCH
COPPER 1-1/4 INCH & UP	10 FEET	1/2 INCH
FIBERGLASS	4 FEET	1/2 INCH
GLASS	8 FEET	1/2 INCH
PEX (BARE)	32 INCHES	1/2 INCH
PEX (PEX-a SUPPORT)	6 FEET	1/2 INCH
POLYBUTYLENE	2.7 FEET	3/8 INCH
POLYPROPYLENE	4 FEET	3/8 INCH
PVC	4 FEET	3/8 INCH
STEEL 3 INCH & SMALLER	12 FEET	1/2 INCH
STEEL 4 INCH & LARGER	12 FEET	5/8 INCH

22 10 00 - PLUMBING PIPING

DOMESTIC WATER PIPING

1. ALL MATERIALS USED IN POTABLE WATER SYSTEMS SHALL MEET THE REQUIREMENTS OF NSF/ANSI 14 AND NSF/ANSI 61 AS APPLICABLE.
2. A WATER HAMMER ARRESTOR SHALL BE PROVIDE FOR EACH INDIVIDUAL OR BANK OF FLUSH VALVE FIXTURES. WATER HAMMER SHALL BE PROVIDED WITH ACCESSIBLE ISOLATION VALVE.
3. ALL HOT WATER AND HOT WATER RETURN CROSS MAIN AND BRANCH PIPING SHALL BE INSULATED.
4. PRIOR TO START OF WORK, VERIFY THAT SYSTEM IS COMPLETE, FLUSHED AND CLEAN.
5. VERIFY PH OF WATER TO BE TREATED IS BETWEEN 7.4 AND 7.6 BY ADDING ALKALI (CAUSTIC SODA OR SODA ASH) OR ACID (HYDROCHLORIC).
6. INJECT DISINFECTANT, FREE CHLORINE IN LIQUID, POWDER AND TABLET OR GAS FORM, THROUGHOUT SYSTEM TO OBTAIN RESIDUAL FROM 50 TO 80 mg/L.
7. BLEED WATER FROM OUTLETS TO OBTAIN DISTRIBUTION AND TEST FOR DISINFECTANT RESIDUAL AT MINIMUM 15 PERCENT OF OUTLETS.
8. MAINTAIN DISINFECTANT IN SYSTEM FOR 24 HOURS.
9. FLUSH DISINFECTANT FROM SYSTEM UNTIL RESIDUAL CONCENTRATION IS EQUAL TO INCOMING WATER OR 1.0 mg/L.
10. TAKE SAMPLE NO SOONER THAT 24 HOURS AFTER FLUSHING, FROM 10 PERCENT OF OUTLETS AND FROM WATER ENTRY, AND ANALYZE WITH AWWA C651.

SANITARY SEWER & VENT

1. DURING INSTALLATION, NOTIFY AUTHORITIES HAVING JURISDICTION AT LEAST 24 HOURS BEFORE INSPECTION MUST BE MADE. PERFORM TESTS SPECIFIED BELOW IN PRESENCE OF AUTHORITIES HAVING JURISDICTION.

1.1. ROUGHING-IN INSPECTION: ARRANGE FOR INSPECTION OF PIPING BEFORE CONCEALING OR CLOSING-IN AFTER ROUGHING-IN AND BEFORE SETTING FIXTURES.
1.2. FINAL INSPECTION: ARRANGE FOR FINAL INSPECTION BY AUTHORITIES HAVING JURISDICTION TO OBSERVE TESTS SPECIFIED BELOW AND TO ENSURE COMPLIANCE WITH REQUIREMENTS.

2. REINSPECTION: IF AUTHORITIES HAVING JURISDICTION FIND THAT PIPING WILL NOT PASS TEST OR INSPECTION, MAKE REQUIRED CORRECTIONS AND ARRANGE FOR REINSPECTION.
3. REPORTS: PREPARE INSPECTION REPORTS AND HAVE THEM SIGNED BY AUTHORITIES HAVING JURISDICTION.
4. TEST SANITARY SEWER AND VENT PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION OR, IN THE ABSENSE OF PUBLISHED PROCEDURES, AS FOLLOWS:

4.1. TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED.
4.1.1. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT SEPARATE REPORT FOR EACH TEST, COMPLETE WITH DIAGRAM OF PORTION OF PIPING TESTED.
4.2. LEAVE UNCOVERED AND UNCONCEALED NEW, ALTERED, EXTENDED, OR REPLACED WASTE AND VENT PIPING UNTIL IT HAS BEEN TESTED AND APPROVED.
4.2.1. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
4.3. ROUGHING-IN PLUMBING TEST PROCEDURE: TEST WASTE AND VENT PIPING EXCEPT OUTSIDE LEADERS ON COMPLETION OF ROUGHING-IN.
4.3.1. CLOSE OPENINGS IN PIPING SYSTEM AND FILL WITH WATER TO POINT OF OVERFLOW, BUT NOT LESS THAN 10-FOOT HEAD OF WATER.
4.3.2. FROM 15 MINUTES BEFORE INSPECTION STARTS TO COMPLETION OF INSPECTION, WATER LEVEL MUST NOT DROP.
4.3.3. INSPECT JOINTS FOR LEAKS.
4.4. FINISHED PLUMBING TEST PROCEDURE: AFTER PLUMBING FIXTURES HAVE BEEN SET AND TRAPS FILLED WITH WATER, TEST CONNECTIONS AND PROVE THEY ARE GASTIGHT AND WATERTIGHT.
4.4.1. PLUG VENT-STACK OPENINGS ON ROOF AND BUILDING DRAINS WHERE THEY LEAVE BUILDING. INTRODUCE AIR INTO PIPING SYSTEM EQUAL TO PRESSURE OF 1-INCH WG.
4.4.2. USE U-TUBE OR MANOMETER INSERTED IN TRAP OF WATER CLOSET TO MEASURE THIS PRESSURE.
4.4.3. AIR PRESSURE MUST REMAIN CONSTANT WITHOUT INTRODUCING ADDITIONAL AIR THROUGHOUT PERIOD OF INSPECTION.
4.4.4. INSPECT PLUMBING FIXTURE CONNECTIONS FOR GAS AND WATER LEAKS.
4.4.5. REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4.4.6. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.
4.4.7. SUPPORT CAST IRON PIPING AT EVERY JOINT.
4.5. TEST FORCE-MAIN PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION OR, IN ABSENCE OF PUBLISHED PROCEDURES, AS FOLLOWS:
4.5.1. LEAVE UNCOVERED AND UNCONCEALED NEW, ALTERED, EXTENDED, OR REPLACED FORCE-MAIN PIPING UNTIL IT HAS BEEN TESTED AND APPROVED.
4.5.1.1. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
4.5.2. CAP AND SUBJECT PIPING TO STATIC-WATER PRESSURE OF 50 PSIG ABOVE OPERATING PRESSURE, WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS.
4.5.2.1. ISOLATE TEST SOURCE AND ALLOW TO STAND FOR FOUR HOURS.
4.5.2.2. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED.
4.5.3. REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED.
4.5.4. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.

STORM DRAIN

1. TEST STORM DRAINAGE PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION OR, IN ABSENCE OF PUBLISHED PROCEDURES, AS FOLLOWS:

1.1. TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED.
1.1.1. IF TESTING IS PERFORMED IN SEGMENTS, SUBMIT SEPARATE REPORT FOR EACH TEST, COMPLETE WITH DIAGRAM OF PORTION OF PIPING TESTED.
1.2. LEAVE UNCOVERED AND UNCONCEALED NEW, ALTERED, EXTENDED, OR REPLACED STORM DRAINAGE PIPING UNTIL IT HAS BEEN TESTED AND APPROVED.
1.2.1. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
1.3. TEST PROCEDURE:
1.3.1. TEST STORM DRAINAGE PIPING, EXCEPT OUTSIDE LEADERS,] ON COMPLETION OF ROUGHING-IN.
1.3.2. CLOSE OPENINGS IN PIPING SYSTEM AND FILL WITH WATER TO POINT OF OVERFLOW, BUT NOT LESS THAN 10-FOOT HEAD OF WATER. FROM 15 MINUTES BEFORE INSPECTION STARTS UNTIL COMPLETION OF INSPECTION, WATER LEVEL MUST NOT DROP. INSPECT JOINTS FOR LEAKS.
1.4. REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED.
1.5. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.

2. TEST FORCE-MAIN PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION OR, IN ABSENCE OF PUBLISHED PROCEDURES, AS FOLLOWS:

2.1. LEAVE UNCOVERED AND UNCONCEALED NEW, ALTERED, EXTENDED, OR REPLACED FORCE-MAIN PIPING UNTIL IT HAS BEEN TESTED AND APPROVED.
2.1.1. EXPOSE WORK THAT WAS COVERED OR CONCEALED BEFORE IT WAS TESTED.
2.2. CAP AND SUBJECT PIPING TO STATIC-WATER PRESSURE OF 50 PSIG ABOVE OPERATING PRESSURE, WITHOUT EXCEEDING PRESSURE RATING OF PIPING SYSTEM MATERIALS.
2.2.1. ISOLATE TEST SOURCE AND ALLOW TO STAND FOR FOUR HOURS. LEAKS AND LOSS IN TEST PRESSURE CONSTITUTE DEFECTS THAT MUST BE REPAIRED.
2.3. REPAIR LEAKS AND DEFECTS WITH NEW MATERIALS AND RETEST PIPING, OR PORTION THEREOF, UNTIL SATISFACTORY RESULTS ARE OBTAINED.
2.4. PREPARE REPORTS FOR TESTS AND REQUIRED CORRECTIVE ACTION.

3. PIPING WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.

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RICHARD W. MCHUGH
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SECURITY STATE BANK & TRUST

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4. PREPARE TEST AND INSPECTION REPORTS. SUBMIT FOR ENGINEER REVIEW AND APPROVAL.

22 30 00 - PUMPS

1. GENERAL
   - 1.1. PROVIDE SHOP DRAWINGS FOR BOOSTER PUMPS
     - 1.1.1. INCLUDE PLANS, ELEVATIONS, SECTION AND MOUNTING/ATTACHMENT DETAILS.
     - 1.1.2. INCLUDE DETAILS FOR EQUIPMENT ASSEMBLIES. INDICATE WEIGHTS, LOADS, REQUIRED CLEARANCES, METHOD OF FIELD ASSEMBLY, COMPONENTS, AND LOCATION AND SIZE OF EACH FIELD CONNECTION.
     - 1.1.3. INCLUDE DIAGRAMS FOR POWER, SIGNAL, AND CONTROL DRAWINGS.
   - 1.2. COORDINATE SIZES AND LOCATIONS OF CONCRETE BASES WITH ACTUAL EQUIPMENT PROVIDED.
2. PRODUCTS
   - 2.1. SEE PLUMBING SCHEDULES FOR PRODUCT INFORMATION.
3. EXECUTION
   - 3.1. INSTALL PUMPS ON CAST-IN-PLACE CONCRETE EQUIPMENT BASE(S) AS SHOWN ON DRAWINGS.
   - 3.2. COMPLY WITH VIBRATION ISOLATION AND SEISMIC CONTROL DEVICES.
   - 3.3. SUPPORT CONNECTED WATER PIPING SO WEIGHT OF PIPING IS NOT SUPPORTED BY PUMPS.
   - 3.4. ENGAGE A FACTORY AUTHORIZED SERVICE REPRESENTATIVE TO PERFORM START UP SERVICE.
   - 3.5. ENGAGE A FACTORY AUTHORIZED SERVICE REPRESENTATIVE TO TRAIN OWNER'S MAINTENANCE PERSONAL TO ADJUST, OPERATE, AND MAINTAIN PUMPS.

22 30 00 - WATER HEATERS

1. GENERAL
   - 1.1. CONFORM TO ASME SECTION VIII FOR CONSTRUCTION OF WATER HEATERS. PROVIDE BOILERS REGISTERED WITH NATIONAL BOILER AND PRESSURE VESSEL INSPECTORS.
   - 1.2. WATER HEATER EQUIPMENT EFFICIENCY SHALL AT A MINIMUM MEET ASHRAE 90.1.
   - 1.3. WATER HEATER MANUFACTURER SHALL PROVIDE VERIFICATION OF MINIMUM 3 YEARS EXPERIENCE IN MANUFACTURING PRODUCTS AND WITH SERVICE FACILITIES WITHIN 100 MILES OF PROJECT.
   - 1.4. INSTALLING COMPANY SHALL HAVE MINIMUM 3 YEARS DOCUMENTED EXPERIENCE IN PERFORMING WATER HEATER INSTALLATION WORK.
   - 1.5. WATER HEATER SHALL BE ACCEPTED ON SITE IN ORIGINAL LABELED CARTONS AND INSPECTED FOR DAMAGE.
   - 1.6. PROTECT TANKS WITH TEMPORARY INLET AND OUTLET CAPS. MAINTAIN CAPS IN PLACE UNTIL INSTALLATION.
   - 1.7. MINIMUM 5 YEARS MANUFACTURER WARRANTY FOR DOMESTIC WATER HEATER AND STORAGE TANKS.
2. PRODUCTS
   - 2.1. SEE PLUMBING SCHEDULES FOR PRODUCT INFORMATION.
3. EXECUTION
   - 3.1. INSTALLATION
     - 3.1.1. MAINTAIN MANUFACTURER'S RECOMMEND CLEARANCES AROUND AND OVER WATER HEATERS.
     - 3.1.2. INSTALL WATER HEATERS ON CONCRETE HOUSEKEEPING PAD, MINIMUM 4 INCHES HIGH AND 6 INCHES LARGER THAN WATER HEATER BASE ON EACH SIDE.
     - 3.1.3. REFER TO WATER HEATER DETAILS FOR ALL REQUIRED PIPING ACCESSORIES TO BE INSTALLED WITH WATER HEATER.
     - 3.1.4. INSTALL DISCHARGE PIPING FROM RELIEF VALVES AND DRAIN VALVES TO NEAREST FLOOR DRAIN.
     - 3.1.5. INSTALL WATER HEATER TRIM AND ACCESSORIES FURNISHED LOOSE FOR FIELD MOUNTING.
     - 3.1.6. INSTALL ELECTRICAL DEVICES FURNISHED LOOSE FOR FIELD MOUNTING.
     - 3.1.7. INSTALL CONTROL WIRING BETWEEN WATER HEATER CONTROL PANEL AND FIELD MOUNTED CONTROL DEVICES.
     - 3.1.8. CONNECT NATURAL GAS PIPING ACCORDING TO NFPA 54.
     - 3.1.9. CONNECT PROPANE PIPING ACCORDING TO NFPA 58.
     - 3.1.10. CONNECT FUEL OIL PIPING ACCORDING TO NFPA 31.

22 40 00 - PLUMBING FIXTURES

1. GENERAL
   - 1.1. INSTALL LEVEL AND PLUMB ACCORDING TO ROUGHING-IN DRAWINGS
   - 1.2. INSTALL ALL HANDICAPPED/ELDERLY ACCESSIBLE PLUMBING FIXTURES AT MOUNTING HEIGHT ACCORDING TO ICC/ANSI A117.1.
   - 1.3. OPERATE AND ADJUST ALL PLUMBING FIXTURE CONTROLS. ADJUST WATER PRESSURE TO PRODUCE PROPER FLOW.
   - 1.4. INSTALL FRESH BATTERIES IN BATTERY-POWERED, ELECTRONIC-SENSOR MECHANISMS.
   - 1.5. CLEAN ALL PLUMBING FIXTURES AND FITTINGS WITH MANUFACTURERS RECOMMENDED CLEANING METHODS AND MATERIALS.
   - 1.6. INSTALL PROTECTIVE COVERING ON ALL PLUMBING FIXTURES DURING CONSTRUCTION.
   - 1.7. DO NOT ALLOW USE OF PLUMBING FIXTURES FOR TEMPORARY FACILITIES UNLESS APPROVED IN WRITING BY OWNER.
2. PRODUCTS
   - 2.1. SEE PLUMBING SCHEDULES FOR PRODUCT INFORMATION
3. EXECUTION
   - 3.1. INSTALLATION
     - 3.1.1. WATER-CLOSET
       - 3.1.1.1. INSTALL FLOOR MOUNTED WATER CLOSETS ON BOWL TO DRAIN CONNECTING FITTINGS TO ATTACHMENTS TO PIPING OR BUILDING SUBSTRATE.
       - 3.1.1.2. INSTALL ACCESSIBLE, WALL MOUNTED WATER CLOSETS AT MOUNTING HEIGHT FOR HANDICAPPED/ELDERLY, ACCORDING TO ICC/ANSI A117.1.
     - 3.1.2. URINALS
       - 3.1.2.1. INSTALL WALL HUNG, BACK OUTLET URINAL ONTO WASTE FITTINGS SEALS AND ATTACHED TO SUPPORTS.
       - 3.1.2.2. INSTALL WALL HUNG, BACK-OUTLET URINALS WITH TUBULAR WASTE PIPING ATTACHED TO SUPPORTS.
       - 3.1.2.3. INSTALL TRAP-SEAL LIQUID IN WATERLESS URINALS.
     - 3.1.3. LAVATORIES
       - 3.1.4.1. INSTALL SUPPORTS, AFFIXED TO BUIDLING SUBSTRATE, FOR ALL WALL MOUNTED LAVATORIES.
       - 3.1.4.2. INSTALL WALL FLANGES OR ESCUTCHEONS AT PIPING WALL PENETRATIONS IN EXPOSED, FINISHED LOCATIONS. USE DEEP-PATTERN ESCUTCHEONS IF REQUIRED TO CONCEAL PROTRUDING FITTINGS.
       - 3.1.4.3. SEAL JOINTS BETWEEN LAVATORIES, COUNTERS, AND WALLS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.
       - 3.1.4.4. INSTALL PROTECTIVE SHIELDING PIPE COVERS AND ENCLOSURES ON EXPOSED SUPPLIES AND WASTE PIPING OF ACCESSIBLE LAVATORIES.
     - 3.1.5. SINKS
       - 3.1.5.1. INSTALL SUPPORTS, AFFIXED TO BUILDING SUBSTRATE, FOR WALL-HUNG SINKS.
       - 3.1.5.2. SET FLOOR-MOUNTED SINKS IN LEVELING BED OF CEMENT GROUT.
       - 3.1.5.3. INSTALL WATER-SUPPLY PIPING WITH STOP ON EACH SUPPLY TO EACH SINK FAUCET.
         - 3.1.5.3.1. EXCEPTION: USE BALL OR GATE VALVES IF SUPPLY STOPS ARE NOT SPECIFIED WITH SINK.
         - 3.1.5.3.2. INSTALL STOPS IN LOCATIONS WHERE THEY CAN BE EASILY REACHED FOR OPERATION.
       - 3.1.5.4. INSTALL WALL FLANGES OR ESCUTCHEONS AT PIPING WALL PENETRATIONS IN EXPOSED, FINISHED LOCATIONS. USE DEEP-PATTERN ESCUTCHEONS IF REQUIRED TO CONCEAL PROTRUDING FITTINGS.
       - 3.1.5.5. SEAL JOINTS BETWEEN SINKS AND COUNTERS, FLOORS, AND WALLS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.
       - 3.1.5.6. INSTALL PROTECTIVE SHIELDING PIPE COVERS AND ENCLOSURES ON EXPOSED SUPPLIES AND WASTE PIPING OF ACCESSIBLE SINKS.
     - 3.1.6. DRINKING FOUNTAINS
       - 3.1.6.1. INSTALL AT HEIGHT REQUIRED BY AUTHORITIES HAVING JURISDICTION.
       - 3.1.6.2. SET PEDESTAL DRINKING FOUNTAINS ON FLOOR.
       - 3.1.6.3. INSTALL OFF-THE-FLOOR CARRIER SUPPORTS, AFFIXED TO BUILDING SUBSTRATE, FOR WALL-MOUNTED FIXTURES.
       - 3.1.6.4. INSTALL WATER-SUPPLY PIPING WITH SHUTOFF VALVE ON SUPPLY TO EACH FIXTURE TO BE CONNECTED TO DOMESTIC-WATER DISTRIBUTION PIPING. USE BALL OR GATE VALVE. INSTALL VALVES IN LOCATIONS WHERE THEY CAN BE EASILY REACHED FOR OPERATION.
       - 3.1.6.5. INSTALL TRAP AND WASTE PIPING ON DRAIN OUTLET OF EACH FIXTURE TO BE CONNECTED TO SANITARY DRAINAGE SYSTEM.
       - 3.1.6.6. INSTALL WALL FLANGES OR ESCUTCHEONS AT PIPING WALL PENETRATIONS IN EXPOSED, FINISHED LOCATIONS. USE DEEP-PATTERN ESCUTCHEONS WHERE REQUIRED TO CONCEAL PROTRUDING FITTINGS.
       - 3.1.6.7. SEAL JOINTS BETWEEN FIXTURES AND WALLS USING SANITARY-TYPE, ONE-PART, MILDEW-RESISTANT, SILICONE SEALANT. MATCH SEALANT COLOR TO FIXTURE COLOR.
       - 3.1.6.8. ADJUST FIXTURE FLOW REGULATORS FOR PROPER FLOW AND STREAM HEIGHT.
     - 3.1.7.

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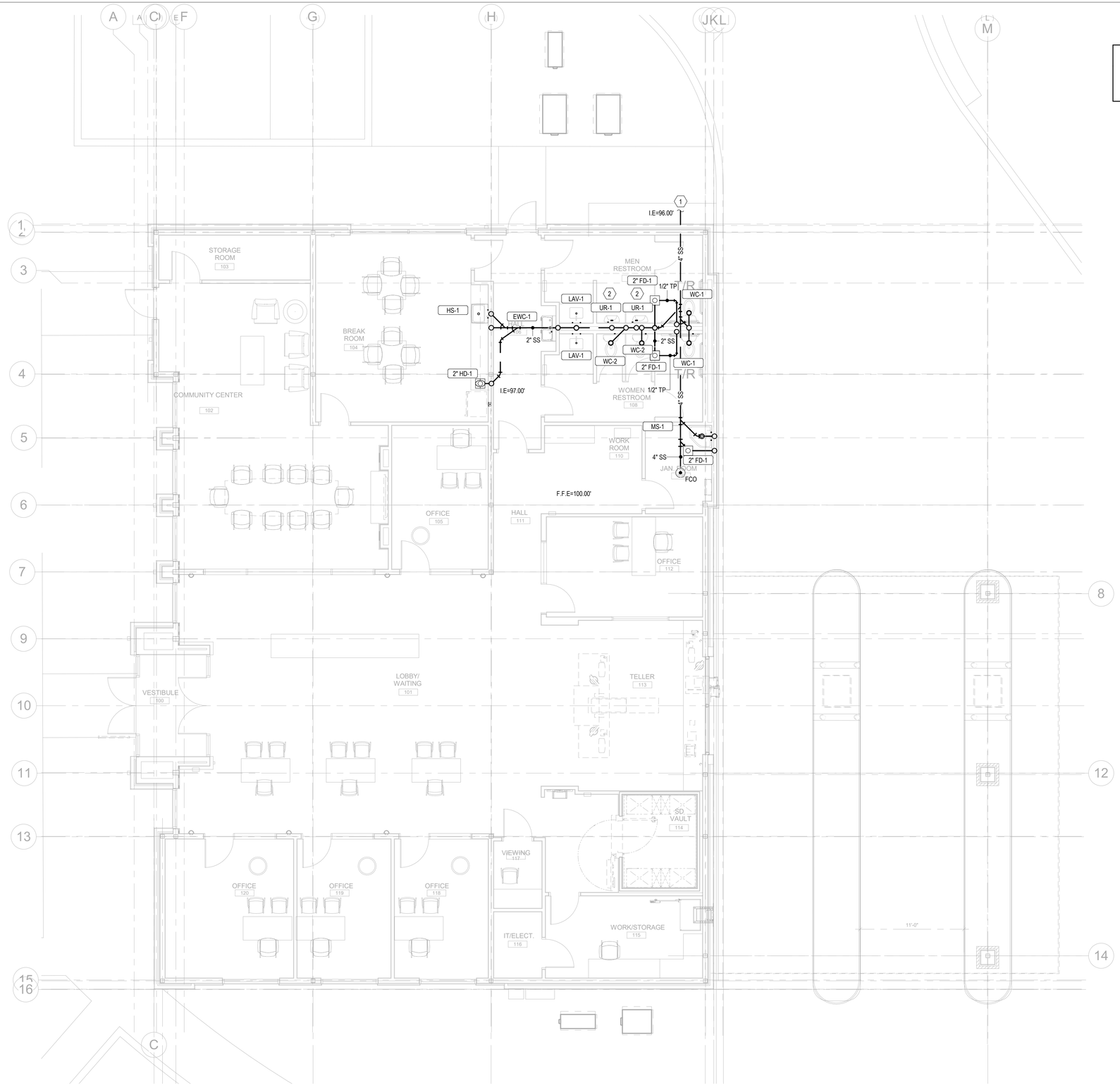
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PLOT TO ARCH D (24X36) SIZE SHEET



1 PLUMBING UNDERFLOOR PLAN
3/16" = 1'-0"
0 4' 8' 12'

KEYNOTES

1 4" SANITARY STUB-OUT. REFER TO CIVIL FOR CONTINUATION.

2 REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. IDENTIFY WHICH URINAL IS TO BE MOUNTED AT ADA HEIGHT.

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RICHARD W. MCHUGH
85519
LICENSED
PROFESSIONAL ENGINEER
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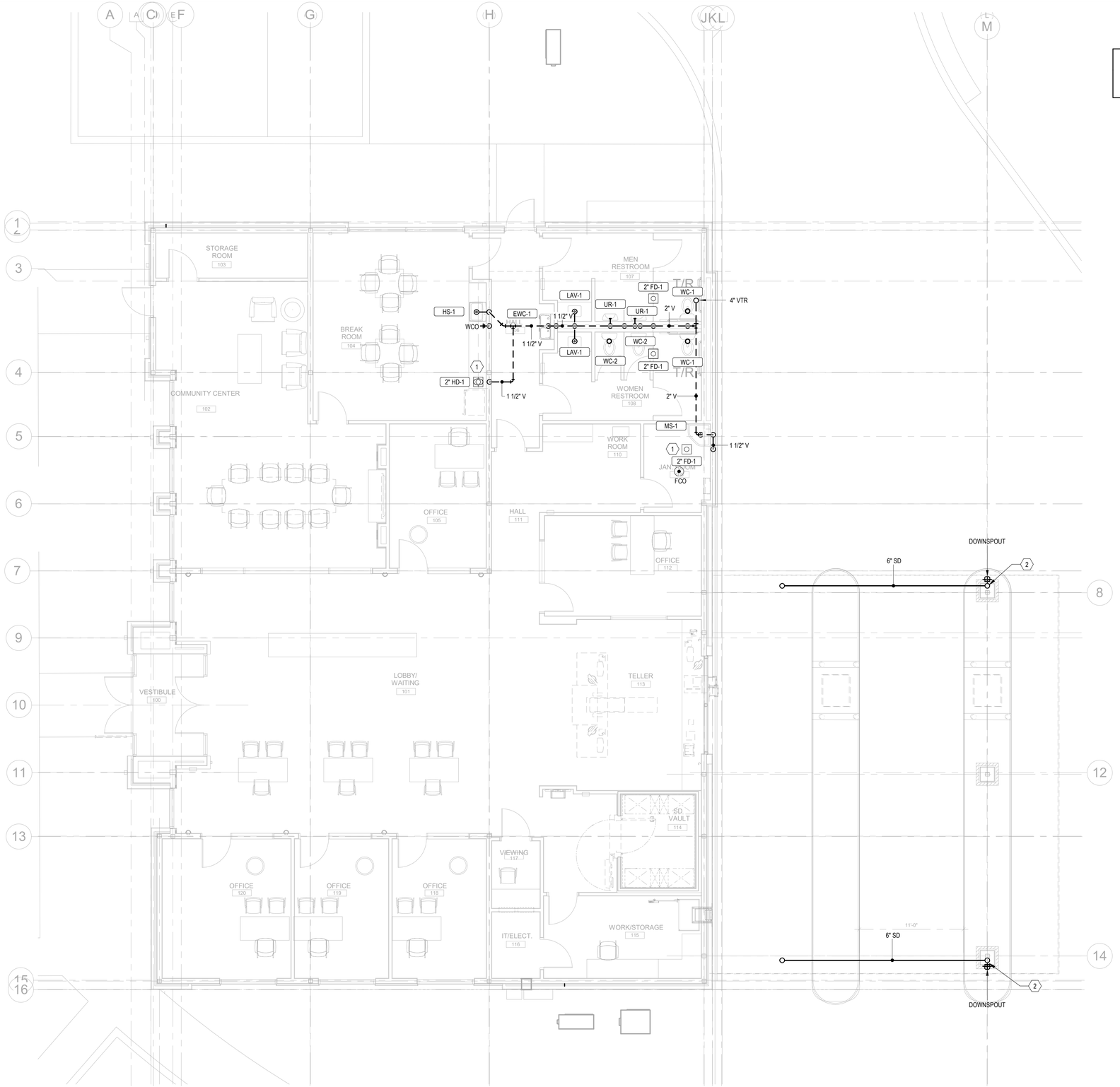
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PLOT TO ARCH D (24X36) SIZE SHEET



1 PLUMBING - WASTE & VENT
3/16" = 1'-0"
0 4' 8' 12'

KEYNOTES

1 PROVIDE RECTORSEAL SS2009V TRAP GUARD.

2 6" STORM DRAIN DOWN IN COLUMN TO DOWNSPOUT NOZZLE.

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RICHARD W. MCHUGH
85519
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PROFESSIONAL ENGINEER
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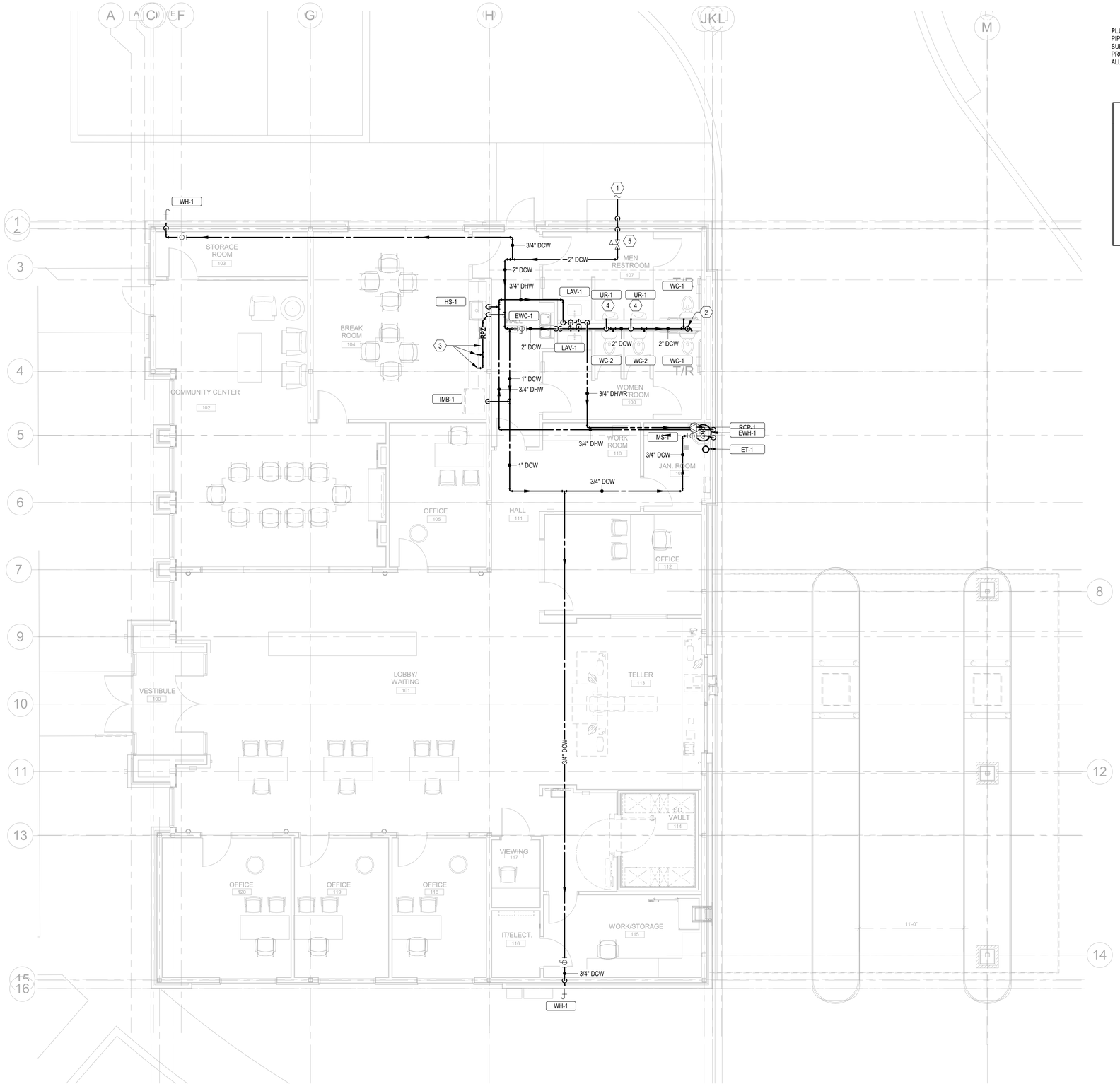
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PLOT TO ARCH D (24X36) SIZE SHEET



1 PLUMBING - DOMESTIC
3/16" = 1'-0"
0 4' 8' 12'

PLUMBING GENERAL NOTES:
PIPING FROM WATER HEATER TO THE TERMINATION OF THE HEATED WATER FIXTURE SUPPLY PIPE SHALL INSULATED IN ACOORDANCE WITH IECC TABLE C403.12.3. PROVIDE 1" THICK INSULATION FOR 140˚ F HOT WATER AND 120˚ F HOT WATER FOR ALL PIPING THAT IS 1-1/2" AND SMALLER WITH INSULATION CONDUCTIVITY OF 0.21-0.28.

KEYNOTES

1 2" DOMESTIC COLD WATER STUB-OUT. REFER TO CIVIL FOR CONTINUATION.

2 PROVIDE TYPE "C" WATER HAMMER ARRESTOR.

3 1/2" COLD WATER TO REVERSE OSMOSIS (RO) SYSTEM FOR ICE MAKER AND COFFEE MAKER. PROVIDE SHUT-OFF VALVE BELOW CABINET AND COORDINATE EXACT LOCATION WITH TENANT PRIOR TO ROUGH-IN. FOLLOW MANUFACTURERS INSTRUCTIONS FOR PROPER INSTALLATION OF BEVI AND FOLLET EQUIPMENT AND PROVIDE ALL ROUGH-INS AND FITTINGS.

4 REFER TO THE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS. IDENTIFY WHICH URINAL IS TO BE MOUNTED AT ADA HEIGHT.

5 PROVIDE RPRESSURE REDUCING VALVE. 100 PSI INLET, 78 PSI OUTLET.

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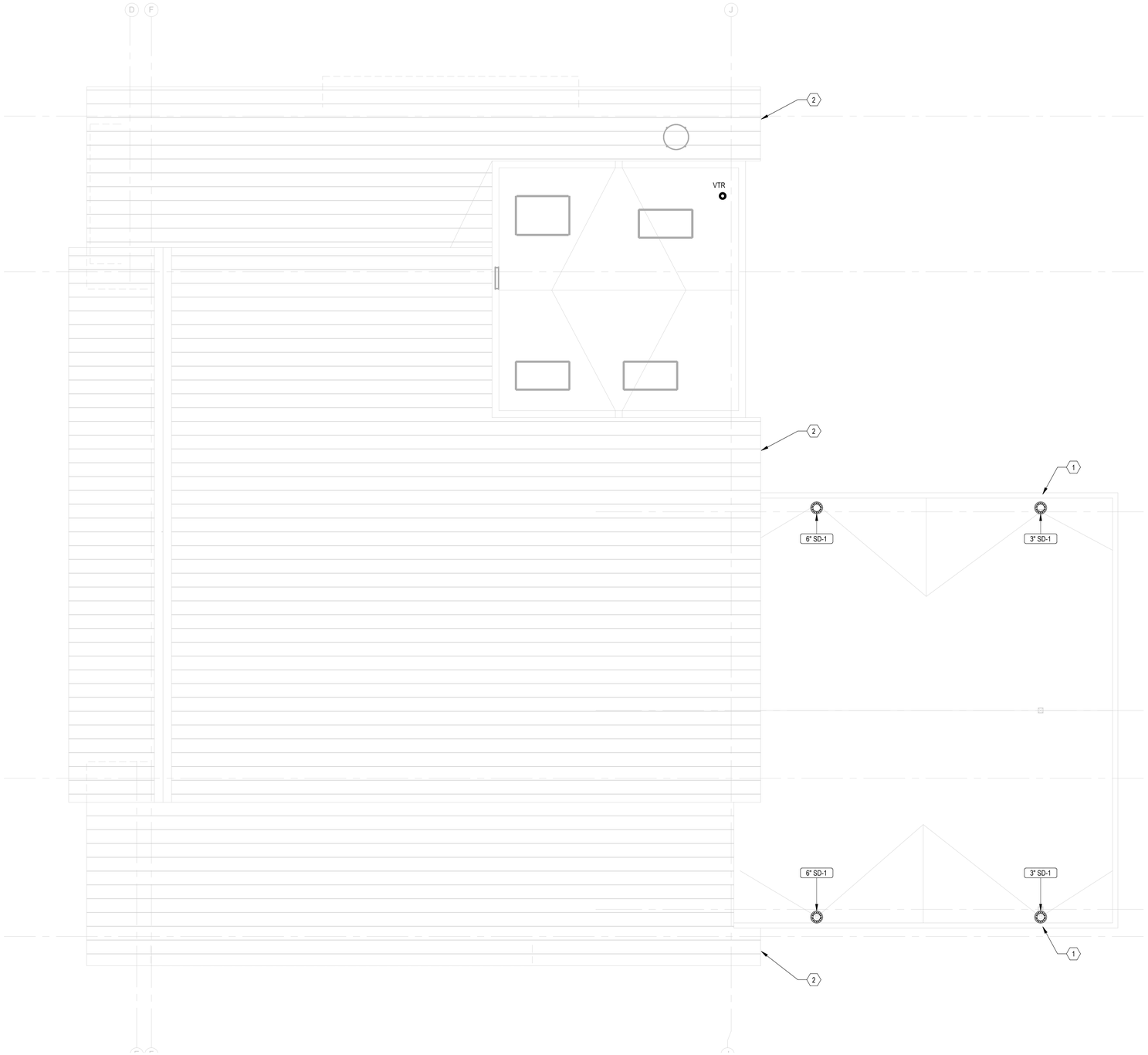
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KEYNOTES

1 OVERFLOW SCUPPER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

2 ROOF DRAIN GUTTERS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

1 PLUMBING ROOF PLAN
3/16" = 1'-0"
0 4' 8' 12'

PLOT TO ARCH D (24X36) SIZE SHEET

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DOMESTIC EXPANSION TANK SCHEDULE

MARK	MANUFACTURER	MODEL NO.	SERVICE	SYSTEM CONNECTION (INCHES)	SYSTEM CHARGE (PSIG)	TANK				REMARKS
						NOMINAL VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	DIAMETER (INCHES)	HEIGHT (INCHES)	
ET-1	AMTROL	ST-12	HEATING WATER	1/2"	40.0	4.4	2.4	8"	1' - 1"	

PLUMBING FIXTURE SCHEDULE

ID	DESCRIPTION	REMARKS	POWER REQUIRED
DS-1	DOWNSPOUT	MANUFACTURER: ZURN MODEL: ZF199	
EWC-1	ELECTRIC WATER COOLER BI-LEVEL REMOTE CHILLER	FIXTURE: ELKAY EMABFTL8WSLK; WALL MOUNTED,BI-LEVEL ADA ELECTRONIC FRONT WITH BOTTLE FILLER AND SIDE PUSH BUTTON OPERATED, COOLER REFRIGERATED, CHILLER CAPACITY 8.0 GPH, ELECTRICAL REQUIREMENTS 5 AMPS RATED 370 WATTS 115 VOLTS / 1 PHASE / 60 HERTZ. LIGHT GRAY GRANITE FINISH	Yes
UR-1	URINAL WALL MOUNT ADA	FIXTURE: KOHLER #K-20713IN-ER,WHITE VITREOUS CHINA, WALL MOUNTED URINAL. REAR INLET, STANDARD HEIGHT. 0.5 GPF FLUSH VALVE: SLOAN ROYAL #195 ESS-0.5-L/STOP-TMO, 0.5 GPF WITH SENSOR FLUSHOMETER, HARD WIRED, REAR SPUD.	No
WC-1	WATER CLOSET FLOOR MOUNT ADA FLUSH VALVE	FIXTURE: KOHLER #K-96057-B-0, WHITE VITREOUS CHINA, COLOR MATCHED SOLID PLASTIC SEAT WITH SLOW CLOSE HINGES SANITARY SEAT LIFT TAB AND EVERCLEAN SURFACE, ADA COMPLIANT HEIGHT. FLUSH VALVE: KOHLER #K-40TH00N10, 1.28 GPF, HES POWERED SEAT: KOHLER #K-4731-C-0, OPEN FRONT SEAT LESS COVER. WAX RING: ZURN Z5972-COMB; WAX RING, CLOSET BOLT KIT	Yes
WC-2	WATER CLOSET FLOOR MOUNT FLUSH VALVE	FIXTURE: KOHLER #K-96057-0, WHITE VITREOUS CHINA, COLOR MATCHED SOLID PLASTIC SEAT WITH SLOW CLOSE HINGES SANITARY SEAT LIFT TAB AND EVERCLEAN SURFACE NON ADA HEIGHT FLUSH VALVE: KOHLER #K-40TH00N10, 1.28 GPF, HES POWERED SEAT: KOHLER #K-4731-C-0, OPEN FRONT SEAT LESS COVER. WAX RING: ZURN Z5972-COMB; WAX RING, CLOSET BOLT KIT	Yes
LAV-1	LAVATORY COUNTER MOUNT ADA	BOWL: KOHLER CAXTON " K-20000-0" ; WHITE VITREOUS CHINA, UNDER COUNTER MOUNT SINK. FAUCET: MOEN #8215SMF12, CHROME PLATED FINISH, 4" CENTERSET, 4" SMOOTH WRIST BLADE HANDLES, 0.5 GPM AERATOR, ADA. P-TRAP: ZURN Z8700-PC; CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT 1-1/4-INCH x 1-1/4-INCH ANGLE STOPS: ZURN Z8800 SERIES; LEAD FREE, CHROME PLATED SOLID BRASS, QUARTER TURN STOP WITH ROUND WHEEL AND BRAIDED STAINLESS STEEL SUPPLY FOR BOTH HOT AND COLD WATER CONNECTIONS. INSULATION: ZURN Z8946-NT; SATIN WHITE PVC RESIN, ANTIMICORBIAL, KIT INCLUDES ONE P-TRAP AND ONE HOT AND ONE COLD ANGLE STOP PROTECTER.	No
HS-1	HAND SINK	BOWL: ELKAY LUSTERTONE LRAD252165PD; SINGLE COMPARTMENT, DROP-IN SINK, 4 HOLES FAUCET: MOEN 7565; LEAD FREE, DECK MOUNTED, 1.5 GPM FLOW, POLISHED CHROME FINISH. P-TRAP: ZURN Z8700-PC; CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT 1-1/4-INCH x 1-1/4-INCH ANGLE STOPS: ZURN Z8800 SERIES; LEAD FREE, CHROME PLATED SOLID BRASS, QUARTER TURN STOP WITH ROUND WHEEL AND BRAIDED STAINLESS STEEL SUPPLY FOR BOTH HOT AND COLD WATER CONNECTIONS. INSULATION: ZURN Z8946-NT; SATIN WHITE PVC RESIN, ANTIMICORBIAL, KIT INCLUDES ONE P-TRAP AND ONE HOT AND ONE COLD ANGLE STOP PROTECTER.	No
MS-1	MOP SINK FLOOR MOUNT	FIXTURE: FIAT MSB-2424 FAUCET: FIAT MODEL 830AA, 832-AA HOSE AND HOSE BRACKET, 889-CC MOP HANGER, QDC-35N QUICK DRAIN CONNECTOR, 3" GRID DRAIN. MOLDED STONE BASIN. MOP BASIN WITH CONTINUOUS STAINLESS STEEL CAPS ON ALL CURBS. 24X24X10.	No
IMB-1	ICE MAKER BOX	FIXTURE: SIOUX CHIEF 696-RG1010MF. ICE MAKER OUTLET BOX, 6"W x 8"H x 3-1/2"D, 1/4 TURN LOW LEAD VALVE, WITH WATER HAMMER ARRESTER	No
WH-1	WALL HYDRANT	FIXTURE: WOODFORD MODEL 67(CH) SURFACE PLAQUE. NON-FREEZE WALL HYDRANT WITH INTEGRAL SELF-DRAINING SIPHON BREAKER. COORDINATE EXACT INSTALLATION DISTANCE REQUIREMENTS FROM WALL SURFACE. CHROME FINSH. PROVIDE WITH 3 SPARE TEE KEYS. STANDARD MOUNTING HT. 24" A.F.F. - LOW LEAD COMPLIANCE REQUIRED.	No
FD-1	ROUND FLOOR DRAIN	FIXTURE: J.R. SMITH 2010-A, NICKEL BRONZE STRAINER, DEEP SEAL TRAP, SURE SEAL WATERLESS TRAP PRIMER. DRAIN SIZE SHALL MATCH SANITARY BRANCH SERVING DRAIN. REFERENCE PLANS FOR SIZE.	No
HD-1	HUB DRAIN	FIXTURE: WATTS #FD-100-EG, CAST IRON FLOOR DRAIN WITH NICHKLE BRONZE, AND OVAL FUNNER CLAMP COLLAR, NO HUB OUTLET, TRAP GUARDS. DRAIN SIZE SHALL MATCH SANITARY BRANCH SERVING DRAIN. REFERENCE PLANS FOR SIZE.	No
SD-1	STORM DRAIN	FIXTURE: ZURN Z100F; DURA-COATED CAST IRON BODY, BOTTOM OUTLET, SMOOTH FUNNEL SHAPED INTERIOR WITH COMBINATION MEMBTRANE FLASHING CLAMP/GRAVEL GUARD. SEE FLOOR PLANS FOR SIZES	No
FCO	FLOOR CLEANOUT	FIXTURE: ZURN Z1400-BZ1; DURA-COATED CAST IRON BODY, BOTTOM OUTLET, WITH GAS AND WATER TIGHT THREADED ABS TAPERED PLUG. POLISHED NICKLE BRONZE TOP.	No
WCO	WALL CLEANOUT	FIXTURE: ZURN Z1441 WALL CLEANOUT WITH ROUND STAINLESS STEEL ACCESS COVER. WASTE LINE SIZED AS INDICATED ON PLANS.	No
W.H.A.	WATER HAMMER ARRESTOR	FIXTURE: ZURN Z1700; PDI WH-201 AND ASSE 1010 CERTIFIED, MAXIMUM WORKING PRESSURE IS 125 PSI. SEE DETAILS FOR SIZING REQUIREMENTS	No
VTR	VENT THRU ROOF	VENT THRU ROOF	

PLUMBING PIPE SCHEDULE

PIPING ID	SERVICE	SIZE	MATERIAL TYPE	FITTING TYPE	JOINT TYPE	INSULATION TYPE	VALVES	REMARKS
SAN	SANITARY WASTE & VENT (ABOVE GRADE)	8" AND UNDER	HUBLESS CAST-IRON SOIL PIPE MEETING CISPI 301 AND ASTM A 74 SERVICE CLASS	HUBLESS, CAST-IRON SOIL PIPE FITTINGS CISPI 301	HEAVY DUTY, FM APPROVED TYPE 304 STAINLESS STEEL ASTM C 1277 W/ ASTM C564 RUBBER GASKET AND STOP	N/A		ALL AIR HANDLER MECHANICAL ROOM FLOOR DRAIN PIPING TO BE INSULATED TO NEAREST VERTICAL MAIN TO PREVENT CONDENSATION 1" GF-ASJ CONCEALED 1"GF-PVC EXPOSED
	SANITARY WASTE & VENT (BELOW GRADE WITHIN 5' OF BUILDING)	ALL	HUB AND SPIGOT CAST-IRON SOIL PIPE MEETING CISPI 301 AND ASTM A 74 SERVICE CLASS	HUB AND SPIGOT CAST IRON MEETING CISPI 301 AND ASTM A 74 STANDARDS	NEOPRENE GASKETS C-564	N/A		
DCW	DOMESTIC COLD WATER (ABOVE GRADE)	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	1/2" CF TO PREVENT CONDENSATION	2" AND BELOW: BA-1	LEAD-FREE VIEGA PROPRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS
	DOMESTIC COLD WATER (BELOW GRADE WITHIN 5' OF BUILDING)	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	N/A	2-1/2" AND LARGER: BF-1	WRAP WITH 2", 20 MILL VINYL TAPE, WITH 50% OVERLAP; NO INSULATION REQUIRED.
DHW	DOMESTIC HOT WATER UP TO 140F	ALL SIZES	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32, LEAD FREE	1.5" GF < 1-1/2" PIPE 2.0" GF 1-1/2" PIPE & LARGER	2" AND BELOW: BA-1 2-1/2" AND LARGER: BF-1	LEAD-FREE VIEGA PROPRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS
COND	CONDENSATE (HVAC)	ALL	TYPE L COPPER HARD DRAWN TUBING ASTM B88	WROUGHT COPPER FITTINGS PER ASME B16.22	SOLDER 95% TIN, 5% SILVER PER ASTM B32 OR VIEGA PROPRESS	1/2" CF TO PREVENT CONDENSATION HEAT TRACE WHERE SHOWN ON PLANS		VIEGA PROPRESS OR EQUAL ALLOWED FOR CU PIPING 4" AND BELOW; EPDM O-RINGS CONDENSATE PIPING TO BE SLOPED 1/8" PER FOOT TOWARDS DRAIN.

ELECTRIC WATER HEATER SCHEDULE

MARK	MANUFACTURER	MODEL NO.	SERVICE	TEMPERATURE (F)			STORAGE (GAL)	DIMENSIONS (INCHES)				ELECTRICAL							REMARKS
				CW	HW	DELTA TEMP		LENGTH	WIDTH	HEIGHT	DIAMETER	# ELEMENTS	INPUT/ ELEMENT (WATTS)	TOTAL INPUT (WATTS)	AMPS	VOLTS	PH	HZ	
EWH-1	AO SMITH	DEN-30	STORAGE	60	120	60	30.0	1' - 8 1/2"	1' - 8 1/2"	2' - 10 1/2"	1' - 8 1/2"	1	4500	4500	30.0	208	1	60	PROVIDE ASSE 1017 COMPLIANT MIXING VALVE; POWERS SERIES LFSH OR EQUAL.

NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE AND INSTALL WITH CIRCULATION PUMP AND AQUASTAT. SEE CIRCULATION PUMP SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROVIDE AND INSTALL WITH THERMAL EXPANSION TANK. SEE EXPANSION TANK SCHEDULE FOR ADDITIONAL INFORMATION.
4. PROVIDE WITH TEMPERATURE AND PRESSURE RELIEF VALVE
5. PROVIDE WITH VACUUM RELIEF VALVE ON THE COLD WATER ENTRY SIDE WITH DI-ELECTRIC UNIONS.
6. PROVIDE WITH MINIMUM 18-INCH HEAT TRAPS INSTALLED ON THE ENTERING AND LEAVING CONNECTION
7. PROVIDE WITH DRAIN AND TEMPERATURE AND RELIEF VALVE PIPING FULL SIZE (MINIMUM 3/4-INCH) TO APPROVED INDIRECT WASTE RECEPTOR WITH CODE COMPLIANT AIR GAP.
8. PROVIDE WITH CODE COMPLIANT DRAIN PAN AND EXPANSION TANK.
9. MAXIMUM STORAGE TEMPERATURE OF 140 DEGREE F. PROVIDE WITH SCHEDULED TEMPERING VALVE(S).
10. ALL PIPING SHALL BE INSTALLED WITH INSULATION AS SCHEDULED.

PIPE INSULATION / JACKET SCHEDULE

INSULATION SYSTEM DESIGNATION	INSULATION					REMARKS
	DESCRIPTION	PRODUCTS	K	SERVICE TEMPERATURES		
				MIN	MAX	
GF	GLASS FIBER ASTM C547, RIGID MOLDED NONCOMBUSTABLE	OWENS CORNING FIBERGLAS PIPE INSULATION	0.23	-20	450	
CG	CELLULAR GLASS ASTM C552, TYPE II PURE GLASS	PITTSBURG CORNING FOAMGLAS SUPER K	0.29	-20	900	
CF	FLEXIBLE ELASTOMERIC CELLULAR, ASTM C534	ARMACELL AP ARMAFLEX	0.27	-70	220	INSULATION SHALL BE 25/50 COMPLIANT

JACKET SYSTEM DESIGNATION	JACKET		REMARKS
	DESCRIPTION	MANUFACTURER	
ALJ	ALUMINUM JACKET - JACKET IS TO BE 0.016 INCH THICK, TYPE 3003-H-14 ALUMINUM WITH A STUCCO EMBOSSED FINISH AND FACTORY APPLIED VAPOR BARRIER. APPLY JACKETING SYSTEM PER MANUFACTURE RECOMMENDATIONS. ALUMINUM JACKETING SYSTEM SHALL MEET ALL REQUIREMENTS UNDER ASTM B209.	CHILDERS / PREMETCO	3M VENTURECLAD INSULATION JACKETING TAPE 1577CW MAY BE USED IN LIEU OF ALUMINUM JACKET.

NOTES:

1. K-FACTOR UNITS ARE BTU/IN/HR/FT2 OF TESTED AT 75 OF
2. PROVIDE PRODUCT LISTED OR ENGINEER PRE-APPROVED EQUAL, APPLIES TO ALL PRODUCTS LISTED IN SCHEDULE.
3. INSTALL ALL PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL INSULATING MATERIALS SHALL CONFORM TO ASTM E 84, HAVING A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPMENT RATING OF 50.
5. FURNISH AND INSTALL PIPE LABELS ON ALL PIPING PER ASME AND ANSI A13.1.

PUMP SCHEDULE

MARK	MANUFACTURER	MODEL NO.	SERVICE	PUMP			ELECTRICAL				REMARKS
				FLOW (GPM)	HEAD (FTHD)	SPEED (RPM)	POWER (HP)	V	PH	HZ	
RCP-1	BELL & GOSSETT	PL-30	DOM. HW-R	2.0	10.0	2650	0.06	120	1	60	

NOTES:
1. PROVIDE THE MAKE AND MODEL SPECIFIED OR AN ENGINEER APPROVED EQUAL.
2. PROVIDE WITH UNIONS, CHECK VALVE, BALL VALVES. SEE DETAILS FOR ADDITIONAL INFORMATION.
3. INSTALL TO MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
4. PUMP TO BE CONTROLLED WITH TIMER AND AQUASTAT.

MINIMUM PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	CONNECTIONS (INCHES)				
	WASTE	TRAP	VENT	CW	HW
WATER COOLER - DUAL HEIGHT	2"	2"	1 1/2"	1/2"	
URINAL	2"	2"	1 1/2"	3/4"	
WATER CLOSET - FLOOR - FLUSH VALVE - ADA	4"	4"	2"	1"	
WATER CLOSET - FLOOR - FLUSH VALVE	4"	4"	2"	1"	
LAVATORY - WALL HUNG	2"	1 1/2"	1 1/4"	1/2"	1/2"
HAND SINK	2"	2"	1 1/2"	1/2"	1/2"
JANITOR SINK	3"	3"	2"	3/4"	3/4"
ICE MAKER OUTLET BOX	2"	0"		1/2"	1/2"
EXTERIOR WALL HYDRANT				3/4"	

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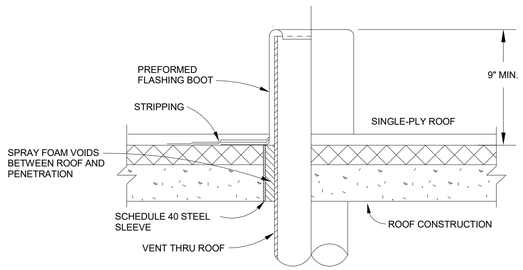
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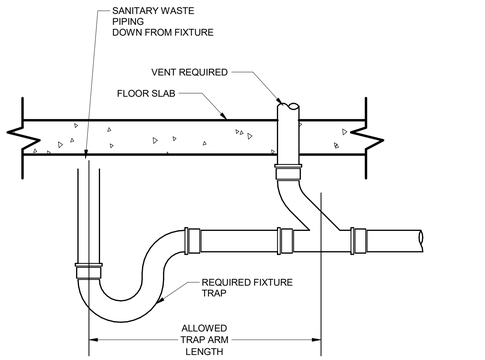
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P501

PLOT TO ARCH D (24X36) SIZE SHEET

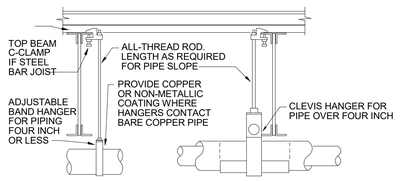


5 TYPICAL VENT FLASHING
NOT TO SCALE



EXCEPTION : COMBINATION WASTE/VENT SYSTEMS.

4 TYPICAL VENT PIPING REQUIREMENT
NOT TO SCALE



PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING FOR PIPE SIZE: COPPER: 4"=12' 3"=11' 2-1/2"=10' 2"=9' 1-1/2"=8' 1-1/4"=7' 1"=6' 3/4"=6' 1/2"=5'. CAST IRON: 10' AND ONE NEAR ALL JOINTS. STEEL: 4"=14' 3"=12' 2-1/2"=11' 2"=10' 1-1/2"=9' 1"=7' 3/4"=6' 1/2"=5'. LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS AND TEES OF PIPE. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED.LOCATE HANGERS TO TAKE LOAD OFF OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES FOR FURTHER INFORMATION.

3 PIPE HANGER DETAIL
NOT TO SCALE

FIXTURE UNIT SIZING INFORMATION

FIXTURE	TYPES OF SUPPLY CONTROL	FIXTURE-UNITS			
		PUBLIC		PRIVATE	
		CW	HW	CW	HW
WATER CLOSET	FLUSH VALVE	8	-	5	-
WATER CLOSET	FLUSH TANK	5	-	2 1/2	-
PEDESTAL URINAL	FLUSH VALVE	4	-	-	-
STALL OR WALL MOUNTED UNRINAL	FLUSH VALVE	4	-	-	-
STALL OR WALL MOUNTED UNRINAL	FLUSH TANK	3	-	-	-
LAVATORY	FAUCET	1 1/2	1 1/2	1	1
BATHTUB	FAUCET	2	3	1 1/2	1-1/2
SHOWER HEAD	MIXING VALVE	2	3	1	2
BATHROOM GROUP	FLUSH VALVE CLOSET	-	-	8	3
BATHROOM GROUP	FLUSH TANK CLOSET	-	-	6	3
SEPARATE SHOWER	MIXING VALVE	-	-	1	2
SERVICE SINK	FAUCET	3	3	-	-
LAUNDRY TUBS (1-3)	FAUCET	-	-	3	3
COMBINATION FIXTURE	FAUCET	-	-	3	3

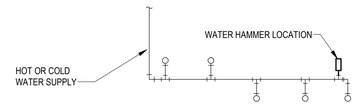
ARRESTOR SIZING

PDI SIZE	FIXTURE UNIT CAPACITY	PIPE SIZE
A	1 - 11	1/2
B	12 - 32	3/4
C	33 - 60	1
D	61 - 113	1 1/4
E	114 - 154	1 1/2
F	155 - 330	2

LONG RUNS OF PIPING

LENGTH OF PIPE (FEET)	NOMINAL PIPE DIAMETER											
	1/2		3/4		1		1 1/4		1 1/2		2	
	*	**	*	**	*	**	*	**	*	**	*	**
25	A	B	A	B	B	C	C	D	D	E	E	F
50	A	B	B	C	C	D	D	E	E	F	F	CF
75	B	C	C	B	D	E	AE	F	F	CF	EF	FF
100	C	D	D	E	E	F	F	CF	CF	EF	FF	EFF
125	C	D	D	E	E	CF	AF	DF	EF	FF	EFF	BFFF
150	D	E	E	F	F	CF	DF	FF	FF	DFF	FFF	FFFF

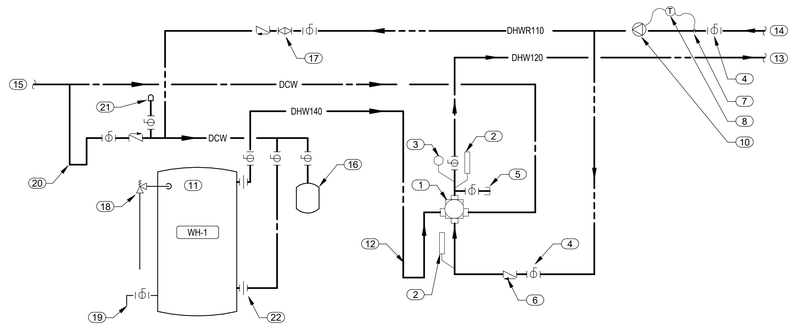
* FLOW PRESSURE UP TO 65 PSIG
** FLOW PRESSURE OVER 65 PSIG AND UP TO 80 PSIG



NOTES:

- PROVIDE A WATER HAMMER ARRESTOR AT ALL FLUSH VALVES, AND/OR QUICK CLOSING VALVES.
- FOR BATTERIES OF FIXTURES, PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON & O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 & ANSI #A112.26.1M CERTIFICATION. INSTALL IN VERTICAL POSITION. INSTALL IN LINE WITH WATER FLOW DIRECTION IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE. PROVIDE ACCESSIBILITY WHERE REQUIRED BY LOCAL CODE.
- RULE 1 - BRANCH LINES OF 20 FEET OR LESS. WATER HAMMER ARRESTOR SHALL BE PLACED AT THE END OF BRANCH LINE BETWEEN THE LAST TWO FIXTURES SERVED, AS SHOWN. SELECT REQUIRED MODEL USING FIXTURE UNIT SIZING.
- RULE 2 - BRANCH LINES EXCEEDING OF 20 FEET. AN ADDITIONAL WATER HAMMER ARRESTOR SHALL BE PLACED AS TO RIGHT. SELECT REQUIRED MODELS USING FIXTURE UNIT SIZING. THE SUM OF HTE FIXTURE UNITS RATING OF UNITS X AND UNIT Y BE EQUAL TO OR GREATER THAN THE DEMAND ON THE BRANCHES.

2 WATER HAMMER ARRESTOR DETAIL
NOT TO SCALE



KEYED NOTES (#)

1. THERMOSTATIC MASTER MIXING VALVE. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.
2. THERMOMETER
3. PRESSURE GAUGE
4. FULL PORT BALL VALVE TYPE ISOLATION VALVE
5. TEST PORT
6. CHECK VALVE
7. THERMOWELL
8. AQUASTAT
9. CIRCULATION PUMP ON DOMESTIC HOT WATER 140F SYSTEM. SEE PLUMBING SCHEDULE FOR ADDITION INFORMATION.
10. CIRCULATION PUMP ON DOMESTIC HOT WATER 120F SYSTEM. SEE PLUMBING SCHEDULE FOR ADDITION INFORMATION.
11. WATER HEATERS. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.
12. PROVIDE MINIMUM 24 INCH HEAT TRAP ON HOT WATER SIDE OF THERMOSTATIC MIXING VALVE.
13. DOMESTIC HOT WATER SUPPLY WATER AT 120F TO SERVE BUILDING.
14. DOMESTIC HOT WATER RETURN WATER AT 110F FROM THE BUILDING.
15. DOMESTIC COLD WATER SUPPLY WATER TO SERVE THE DOMESTIC HOT WATER SYSTEM.
16. NEW EXPANSION TANK FOR DOMESTIC HOT WATER SYSTEM. SEE PLUMBING SCHEDULE FOR ADDITIONAL INFORMATION.
17. BALANCE VALVE
18. ROUTE PRESSURE AND TEMPERATURE RELIEF VALVE TO NEAREST DRAIN RECEPTOR.
19. ROUTE TANK DRAIN TO NEAREST DRAIN RECEPTOR.
20. MINIMUM 24 INCH HEAT TRAP ON COLD WATER SERVING WATER HEATER.
21. VACUUM BREAKER.
22. UNION

1 SIMPLEX ELECTRIC WATER HEATER - MASTER MIXING VALVE PIPING DIAGRAM
NOT TO SCALE

EEA CONSULTING ENGINEERS
500 N. Loop 1604 E., Suite #220
San Antonio, Texas 78232 USA
210.955.9930 main
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EEA Project No. 20250472
State of registration TX
Firm Registration No. F-2497

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RICHARD W. MCHUGH
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PROFESSIONAL ENGINEER
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REVISIONS

NO	DATE	DESCRIPTION

A NEW BRANCH OFFICE for
SECURITY STATE BANK & TRUST
N NUGENT AVE JOHNSON CITY, TX 78636

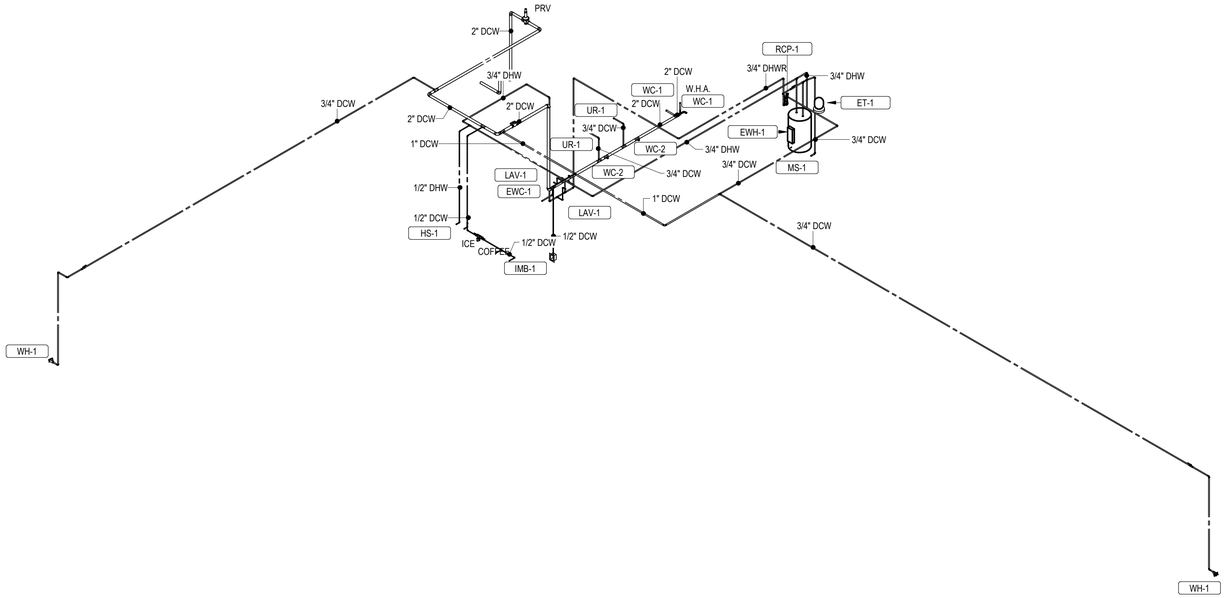
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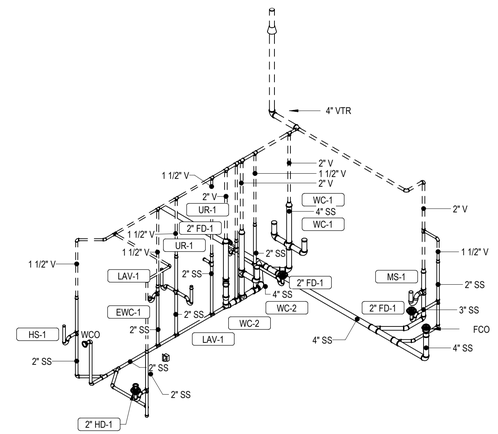
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SHEET
P601

PLOT TO ARCH D (24X36) SIZE SHEET



2 DOMESTIC WATER RISER DIAGRAM
NOT TO SCALE



1 WASTE & VENT RISER DIAGRAM
NOT TO SCALE

PLOT TO ARCH D (24X36) SIZE SHEET

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