MADISON ROAD APARTMENTS

TOWN OF ORANGE, VIRGINIA

VIRGINIA HOUSING CONTRACT SET

THE FOLLOWING SIGNATURES ARE INDIVIDUAL ACKNOWLEDGEMENTS THAT THESE DRAWINGS AND SPECIFICATIONS REPRESENT THE PROJECT AGREED TO BE CONSTRUCTED, AND INCLUDE A CURRENT INDEX IDENTIFYING ALL SHEETS AND SHEET REVISION DATES. CHANGES FROM THE LATEST VIRGINIA HOUSING REVIEWED SET ARE CLOUDED AND TAGGED, AND A NARRATIVE DESCRIBING THOSE CHANGES IS PROVIDED.

Print Name	Signature	Company	Date
Owner			
Architect of Record			
General Contractor			

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NOTICE TO CONTRACTOR & ALL TRADES

ALL TRADES SHALL BE RESPONSIBLE FOR THE CONTENTS CONTAINED HEREIN, AND FOR THE INFORMATION REPRESENTED ON ALL SHEETS. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PRODUCED WITH THE INTENTION OF BEING USED AS A SINGULAR TOOL FOR THE CONSTRUCTION OF THIS PROJECT. NO SINGLE DRAWING WILL STAND ALONE, AND AT NO TIME WILL THE ARCHITECT OR OWNER BE RESPONSIBLE FOR ACTIONS TAKEN BY A CONTRACTOR OR SUBCONTRACTOR WHO HAS NOT REVIEWED, AND IS NOT IN POSSESSION OF A FULL WORKING SET OF DRAWINGS. BE ADVISED, THERE MAY BE NOTES ON A DRAWING FOR ONE SPECIFIC TRADE THAT WILL PERTAIN TO THE WORK OF OTHER TRADES. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE CLEAR COMMUNICATION BETWEEN ALL TRADES, AND THAT ALL WORKERS HAVE ADEQUATELY REVIEWED ALL DRAWINGS AND LOCATED ALL WORK THAT WOULD FALL UNDER THEIR RESPONSIBILITY.

BUILDING PERMIT BY GENERAL CONTRACTOR (VERIFY WITH OWNER)

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING, BRACING & WEATHER PROTECTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION AND BARRICADING OF PUBLIC AREAS AND NEIGHBORING PROPERTIES

CONTRACTOR SHALL COMPLY WITH ALL PERTINENT RULES, REGULATIONS, ORDINANCES, AND LAWS MANDATED BY LOCAL, STATE, AND FEDERAL AGENCIES.

PRIOR TO CONSTRUCTION, EXAMINE ALL PROJECT SPECIFICATIONS, DRAWINGS, AND VISIT THE SITE TO DEVELOP A COMPLETE UNDERSTANDING OF THE PROJECT SCOPE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM ALL WORK REQUIRED FOR A COMPLETE INSTALLATION. UPON REVIEW OF THESE DOCUMENTS, ADVISE THE ARCHITECT IN A TIMELY MANNER OF ANY DISCREPANCIES WHICH WILL EFFECT THE WORK REQUIRED SO THAT THE ARCHITECT MAY PROVIDE DIRECTION PRIOR TO BEGINNING EFFECTED WORK.

CODE INFORMATION 2018 VCC

PROJECT DESCRIPTION

SCOPE OF PROJECT INCLUDES DEMOLITION OF TWO EXISTING BUILDINGS AND CONSTRUCTION OF A NEW 7,091 SF BUILDING FOOTPRINT WITH (3) STORY ABOVE GRADE PLANE R-2 UNIVERSAL DESIGN & ACCESSIBLE APARTMENTS & A BUSINESS OFFICE USE ON BASEMENT / GROUND FLOOR LEVEL.

ALL WORK SHALL COMPLY WITH THE 2018 VA USBC:
VIRGINIA CONSTRUCTION CODE (VCC)
ICC A117.1-2012
VIRGINIA FIRE PREVENTION CODE
VIRGINIA ENERGY CONSERVATION CODE
VIRGINIA MECHANICAL CODE
VIRGINIA PLUMBING CODE
VIRGINIA FUEL GAS CODE
N.E.C.(CURRENT ADOPTED VERSION)
UNIFORM FEDERAL ACCESSIBILITY STANDARDS
ALL REFERENCES BELOW REFER TO THE 2018 VCC U.N.O.

CHAPTER 3 USE & OCCUPANCY

OCCUPANCY: B BUSINESS; R-2 RESIDENTIAL

CHAPTER 4
420.2 DWELLING & SLEEPING UNIT SEPARATION REQ'D

CHAPTER 5 GENERAL BUILDING HEIGHT AND AREA

PROJECT ALLOWABLE / ACTUAL HEIGHT & AREAS
BASED ON MOST RESTRICTIVE PROJECTED USE

BUILDING LIMITATIONS (TABLES 504.3, 504.4 & 506.2):
B [S] USE: 60FT, 3 STORY, 27,000 SF
R-2[S13R] USE: 60 FT, 3 STORY, 7,000 SF

PROJECT ACTUAL HEIGHT & AREA:
43'-0" HEIGHT, (3) STORY, 7,091 SF
506.3 FRONTAGE INCREASE If = [F/P-0.25]W/30
If = [372/404 - 0.25]$\frac{30}{30}$ = 0.67
Aa = 0.67[7,000) + 7,000 = 11,690 SF

508.3 NON-SEPARATED OCCUPANCIES

CHAPTER 6 TYPE OF CONSTRUCTION: 5B [S & R13]
T601 (0) RATING FOR BUILDING ELEMENTS
T602 (0) RATING FOR EXTERIOR WALLS X>10'

CODE INFORMATION (CONTINUED)

CHAPTER 7 FIRE & SMOKE PROTECTION
706 FIRE WALLS - NONE
707 FIRE BARRIERS - SHAFTS
708 FIRE PARTITIONS - 1/2 HR SEPARATING DWELLING AND SLEEPING UNITS & CORRIDORS
708.4.2 EX4 ATTIC DRAFTSTOPPING REQ'D >3,000 SF OR EA. (2) UNITS
713.4 FIRE BARRIERS - SHAFTS (2) HOURS CONNECTING (4) STORIES
718.4 ATTIC DRAFTSTOPPING REQUIRED OVER EA. (2) UNITS

CHAPTER 8 INTERIOR FINISHES: INTERIOR WALLS, CEILINGS, & FLOORS SHALL COMPLY WITH VCC CHAPTER 8.

CHAPTER 9 FIRE PROTECTION SYSTEMS
903 AUTOMATIC SPRINKLER SYSTEM PROVIDED [NFPA 13 & 13R]
906 FIRE EXTINGUISHERS - PROVIDE IN B OCCUPANCY PER 906 & IFC
907 FIRE ALARM - [NR] FOR B OCCUPANCY;
907.2.9 FIRE ALARM & SMOKE DETECTION REQUIRED FOR R-2 OCCUPANCY
907.2.9.1 MANUAL FIRE ALARM W/ OCCUPANT NOTIFICATION

CHAPTER 10 MEANS OF EGRESS
1004 OCCUPANCY LOADS: SEE PLAN FOR INDIVIDUAL SPACES
B USE OCCUPANCY = 6,118 /150 = (41)
R USE OCCUPANCY = 6,407 / 200 = (32) PER FLOOR
TOTAL R USE OCCUPANCY = (96)
T1006.2.1 COMMON PATH OF TRAVEL < 100' B USE; ,125' R-2 USE
T1006.3.2 MIN. NUMBER OF EXITS EA FLOOR = (2)
1009.1 ACCESSIBLE MEANS OF EGRESS; (2) PROVIDED
1009.3.2 STAIRWAY CLEAR WIDTH < 4'-0" PERMITTED W/ [S]
1009.3.3 AREA OF REFUGE [NR] W/ SPRINKLER
T1017.2 EXIT ACCESS TRAVEL < 250'
T1020.1 CORRIDOR FIRE RATING = (0) B USE; (1/2) R-2 USE
1023.4 ELEVATORS SHALL NOT OPEN TO INTERIOR EXIT STAIR

CHAPTER 11 ACCESSIBILITY
ACCESSIBLE ROUTE & EXITS PROVIDED TO BUILDING, ALL UNITS AND SHARED AMENITIES

CHAPTER 29 MINIMUM PLUMBING FIXTURES
T403.1 20 MEN & 21 WOMEN B USE

	REQUIRED	PROVIDED
WC men	1	2
WC women	1	2
LAV M/W	1	2
DF	1 HI / LOW	1 HI / LOW
SS	1	1
PER DWELLING UNIT		
WC,TUB,LAV, SINK	1	1

CODE INFORMATION (CONTINUED)

SITE IS NOT LOCATED IN A FLOOD HAZARD AREA

MEP COORDINATION NOTE

PLUMBING, ELECTRICAL, & HVAC SYSTEMS ARE TO MEET APPLICABLE BUILDING AND LIFE SAFETY CODES UNDER VA USBC 2018 & ANSI A117.1-2012. EACH SYSTEM DESIGNER/INSTALLER MUST COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER PROJECT SUB-CONTRACTORS.

R-2 APARTMENT UNIT TYPES

ONE BEDROOM UD / HC NET RENTABLE AREA	16 UNITS	687 SF PER UNIT
ONE BEDROOM UD/HC NET RENTABLE AREA	2 UNITS	747 SF PER UNIT
TWO BEDROOM UD / HC NET RENTABLE AREA	3 UNITS	1, 005 SF PER UNIT
TOTAL UNITS	**21**	**15,501 SF** ALL UNITS
TOTAL NET RENTABLE UNIT AREA (NON-PRORATED)		

AREA CALCULATIONS

GROSS FLOOR AREA (SF)	
BASEMENT	7,081
1ST	7,091
2ND	6,975
3RD	6,975
TOTAL	28,122 SF

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS. (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

PROJECT CONTACTS

OWNER
ENCOMPASS COMMUNITY SUPPORTS
CULPEPER, VIRGINIA
CALEB BULLOCK
540.825.3100 EXT 3162

ARCHITECT
SANDERS ARCHITECTURE, PC
DEX SANDERS
dsanders@sanders-pc.com
540.829.2590

CIVIL ENGINEER
HINCHEY & BAINES, PLC
MARVIN HINCHEY 540.829.2220

STRUCTURAL ENGINEER
DUNBAR
RYAN PLETZ 434.293.5171

MEP ENGINEER
MEI ENGINEERING, INC.
MICHAEL IRWIN 540.432.6272

ENERGY CONSULTING
VIRIDIANT
ANGEL HOLTHUS 804.212.1899

HARDWARE CONSULTANT
PRECISION DOORS & HARDWARE
JOHN AUSTIN 540.369.7023

GENERAL CONTRACTOR
TBD

WORK BY OTHERS

1. FURNITURE NOT INDICATED IN CONTRACT DOCUMENTS
2. ITEMS SPECIFICALLY IDENTIFIED AS "BY OTHERS" OR N.I.C.
3. EXTERIOR AND INTERIOR SIGNAGE EXCEPT AS INDICATED.
4. WALL MOUNTED TV HARDWARE FURNISHED BY OWNER - INSTALLED BY GC.
5. LANDSCAPING NOT ON SITE PLAN
6. BUILDING WATER FILTER
7. ACCESS CONTROL AND SECURITY WIRING AND DEVICES NOT INCLUDED IN THE CONTRACT DOCUMENTS.

BID ALTERNATES

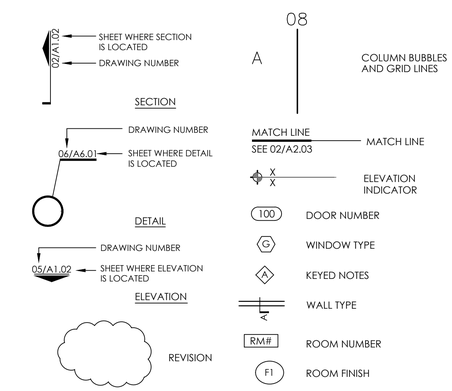
ADD ALTERNATE #1: (2) POLE LIGHTS IN ADJACENT PARKING LOT - SEE ELECTRICAL SITE PLAN.

UNIT PRICES

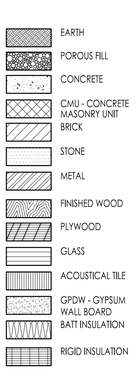
ROCK EXCAVATION: PROVIDE CY UNIT PRICE TO REMOVE ROCK LARGER THAN (1) CY SIZE.

UNIT PRICES INCLUDE ALL NECESSARY MATERIAL, COST FOR DELIVERY, INSTALLATION, INSURANCE, TAXES, OVERHEAD AND PROFIT. OWNER RESERVES THE RIGHT TO CONFIRM MEASUREMENTS OF VOLUME OF ROCK REMOVED.

GENERAL SYMBOLS



MATERIAL SYMBOLS



ABBREVIATIONS

@	AT	F.F.	FINISHED FLOOR	P.C.	PLUMBING CONTRACTOR
ABV.	ABOVE	FIN.	FINISH	PSF	PER SQUARE FOOT
A.C.T.	ACOUSTICAL CEILING TILE	FLR.	FLOOR	PSI	PER SQUARE INCH
A.F.F.	ABOVE FINISHED FLOOR	FND.	FOUNDATION	P.T.	PRESSURE TREATED
ADJ.	ADJUSTABLE	FRMG.	FRAMING	PERIM.	PERIMETER
ALT.	ALTERNATE	FT.	FOOT/FEET	PLUMB.	PLUMBING
ALUM.	ALUMINUM	FTG.	FOOTING	R.O.	ROUGH OPENING
ARCH.	ARCHITECTURAL	G.C.	GENERAL CONTRACTOR	RWC	RAIN WATER CONDUCTOR
B.F.F.	BELOW FINISHED FLOOR	GWB	GYPSUM WALLBOARD	REINF.	REINFORCED
BSMNT	BASEMENT	GA.	GAUGE	REQ.	REQUIRED
BLK'G	BLOCKING	GALV.	GALVANIZED	RESP.	RESPONSIBLE
B.O.	BOTTOM OF	HVAC	HEATING, VENTILATION & AIR CONDITIONING	RET.	RETURN
BOT.	BOTTOM			RM	ROOM
BRD.	BOARD	HW	HARDWARE	S.F.	SQUARE FEET
BLDG.	BUILDING	HDR.	HEADER	S.S.R	STANDING SEAM ROOF
C.T.	CERAMIC TILE	HGT.	HEIGHT	SCHED.	SCHEDULE
CLG.	CEILING	HORIZ.	HORIZANTAL	STD.	STANDARD
CLOS.	CLOSET	INSUL.	INSULATION	STL.	STEEL
CMU	CONCRETE MASONRY UNIT	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	JAN.	JANITOR	T&G	TONGUE & GROOVE
CONST.	CONSTRUCTION	JT.	JOINT	TEMP.	TEMPORARY
DBL	DOUBLE	L.F.	LINEAR FOOT	T.O.	TOP OF
DWG	DRAWING	M.C.	MECHANICAL CONTRACTOR	TYP.	TYPICAL
DETL.	DETAIL	MRB	MOISTURE RESISTANT BOARD	U.G.	UNDERGROUND
(E)	EXISTING	MANUF.	MANUFACTURED	U.N.O.	UNLESS NOTED OTHERWISE
E.C.	ELECTRICAL CONTRACTOR	MAX.	MAXIMUM	VWC	VINYL WALLCOVERING
ELEC.	ELECTRICAL	MECH.	MECHANICAL	VERT.	VERTICAL
ELEV.	ELEVATION	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITE TILE
EQ.	EQUIVALENT	MTL.	METAL	W/	WITH
EXPAN.	EXPANSION	O.C.	ON CENTER	W/O	WITHOUT
EXT.	EXTERIOR	PT'D	PAINTED	W.W.F.	WELDED WIRE FABRIC
F.G.	FIBERGLASS	PL	PLATE	WD.	WOOD

VICINITY MAP

SCALE: NONE

DRAWING INDEX

earthcraft
A Program of Southface

ENERGY STAR

Indoor AirPlus
U.S. ENVIRONMENTAL PROTECTION AGENCY

ZERO
ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

encompass
Community Supports

FOR CONSTRUCTION

SANDERS
ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS
MADISON ROAD APARTMENTS
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

COVER SHEET

CS0.1

PROJECT OUTLINE SPECIFICATIONS (SEE BOOK PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS)

GENERAL NOTES:
1. ALL ITEMS & SYSTEMS TO BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER AND IN CONFORMANCE WITH APPLICABLE BUILDING CODES, LAWS AND REGULATIONS.

2. UNLESS "NO SUBSTITUTIONS" IS SPECIFICALLY INDICATED, IT IS NOT THE INTENT OF THESE SPECIFICATIONS TO EXCLUDE MANUFACTURERS THAT PRODUCE EQUAL PRODUCTS OR SYSTEMS. CONTRACTOR IS ENCOURAGED TO SUBMIT ALTERNATE PRODUCT OR SYSTEM MANUFACTURERS FOR CONSIDERATION BY ARCHITECT PRIOR TO BID / ORDER.

3. CONTRACTOR SHALL DAILY REMOVE ALL DEBRIS FROM SITE AND KEEP WORK AREA CLEAN. REMOVE EXCESS MATERIALS FROM SITE IN COMPLIANCE WITH EARTHCRAFT GOLD STANDARDS.

4. SEE THE PROJECT MANUAL FOR ADDITIONAL SPECIFICATIONS AND INFORMATION.

5. FOLLOWING CONTRACT AWARD, SUBMIT PROPOSED COLOR CHARTS & SAMPLES FOR ALL REQUIRED COLOR SELECTIONS TO ARCHITECT FOR SELECTION & SCHEDULE. MANUFACTURER'S PRINTED COLOR CHARTS FOR PAINTED ITEMS OR PHYSICAL SAMPLES ARE REQUIRED. ***PAGES PRINTED FROM WEBSITES OR LINKS TO WEBSITES ARE NOT ACCEPTABLE***.

6. SUBMITTAL INFORMATION REQUIRED FOR ALL SECTIONS LISTED IN THE SUBMITTAL SCHEDULE OR IDENTIFIED IN THE PROJECT MANAUL. EXCEPT FOR SAMPLES, FURNISH SUBMITTALS IN PDF FORMAT.

7. CONTRACTOR SHALL MAKE APPLICATION AND OBTAIN ALL PERMITS REQUIRED FOR THE EXECUTION OF THIS WORK. U.N.O. ALL PERMIT FEES WILL BE PAID BY THE CONTRACTOR. SPECIAL INSPECTIONS REQUIRED BY THE CODE SHALL BE PAID FOR BY THE OWNER. THE OWNER WILL PAY FOR ALL OTHER QUALITY CONTROL INSPECTIONS UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS AS WELL AS ELECTRIC & GAS UTILITY CONNECTION FEES & TELEPHONE & DATA SERVICE. CONTRACTOR SHALL COORDINATE WITH SERVICES PROVIDED BY OTHERS.

DEFERRED SUBMITTALS
NOTE: THE FOLLOWING DRAWINGS SHALL BE SUBMITTED BY THE SUB-CONTRACTOR. SEE THE PROJECT MANUAL & SPECIFICATIONS FOR DESIGN CRITERIA & REQUIREMENTS:

FIRE PROTECTION SYSTEM SHOP DRAWINGS: PROJECT COMMERCIAL LEVEL & RESIDENTIAL BUILDINGS TO BE FULLY SPRINKLED PER NFPA 13 & 13R RESPECTIVELY. SEE FIRE PROTECTION SHEETS FOR SPRINKLER SYSTEM SPECIFICATIONS, DESIGN STANDARDS, FIRE FLOW DATA AND DETAILS, CONTRACTOR TO BE LICENSED IN VIRGINIA.

FIRE ALARM SYSTEM SHOP DRAWINGS: BUILDING TO HAVE FIRE ALARM SYSTEM AS PER NFPA 72 FIRE ALARM CODE. SUBMITTAL SHALL BE PREPARED BY A LICENSED OR CERTIFIED INSTALLER. SHOP DRAWINGS WILL BE PROVIDED TO AND OBTAIN PERMIT FROM FIRE MARSHAL PRIOR TO INSTALLATION BY STATE LICENSED CONTRACTOR. SYSTEM SHALL BE TESTED IN THE PRESENCE OF AND A CERTIFICATE OF COMPLIANCE ISSUED TO THE FIRE MARSHAL. SECTION 907 PF THE IFC 2012 W/ VIRGINIA AMENDMENTS.

PRE-MANUFACTURED ROOF & FLOOR TRUSS SYSTEM: SHOP SUBMITTAL SHALL BE PREPARED BY A VIRGINIA LICENSED ENGINEER. LOCATE ALL MEP, FIRE RATED, AND STRUCTURAL APPURTENANCES FOR NON INTERFERENCE.

ACCESS CONTROL SYSTEM (BY OWNER): SHOP SUBMITTAL SHALL BE PREPARED BY A LICENSED ENGINEER / INSTALLER. COORDINATE WITH THE LOCAL FIRE MARSHAL.

PROJECT SIGNAGE: EXTERIOR SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

SPECIAL INSPECTIONS: SPECIAL INSPECTION REPORTS AND FINAL REPORT IN ACCORDANCE WITH CHAPTER 17, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY. IN ACCORDANCE WITH THE IBC. SEE STRUCTURAL SHEETS FOR A LIST OF REQUIRED SPECIAL INSPECTIONS. A STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY THE AHJ WILL BE PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: (DPIRC). SPECIAL INSPECTION REPORTS AND A FINAL REPORT IN ACCORDANCE WITH VCC SECTION 1704.1 SHALL BE AVAILABLE AT THE TIME THE BUILDING IS APPROVED FOR OCCUPANCY.

EMERGENCY RESPONDER RADIO COVERAGE: BUILDING TO COMPLY WITH IFC SECTION 510. PROVIDE EQUIPMENT AS NECESSARY TO MEET CRITERIA. TESTING SHALL BE CONDUCTED AT 50% COMPLETION AND 80% COMPLETION TO ENSURE THAT CERTIFICATE OF OCCUPANCY IS NOT HELD. G.C. TO COORDINATE WITH LOCAL FIRE & EMERGENCY SERVICES. 24 HOUR POWER EMERGENCY STANDBY AS NECESSARY (IFC 604.2.3).

02000 - SITE WORK (SEE SITE PLAN SHEETS)
1. EXCEPT FOR MATERIALS TO BE RE-USED ON SITE SUCH AS TOPSOIL, CLEARED / DEMOLISHED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE. CONTRACTOR SHALL PROVIDE ADDITIONAL SOIL AND FILL MATERIAL AS NECESSARY TO COMPLETE THE WORK.
2. DO NOT OBSTRUCT EXISTING STREETS, PARKING OR TRAVELWAYS WITHOUT OBTAINING PRIOR PERMISSION FROM THE OWNER. DROP-OFF AND PICK-UP PARKING MUST BE MAINTAINED DURING CONSTRUCTION FOR SCHEDULED ON-SITE OPERATIONS.
3. PROTECT ALL EXISTING SITE IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AS ACCEPTABLE TO THE OWNER. THIS SHALL INCLUDE EXISTING PAVING, STRUCTURES, LANDSCAPING AND UTILITY SERVICES.
4. REPLACE ALL EXISTING TREES SCHEDULED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER WITHOUT PRIOR WRITTEN PERMISSION. CONTRACTOR MUST FURNISH TEMPORARY UTILITY SERVICES IF SERVICE IS INTERRUPTED TO ANY OCCUPIED AREAS - UNLESS DURING SCHEDULED AND APPROVED SERVICE INTERRUPTION.
6. U.N.O., SUBGRADE BACK FILL SOILS SHALL BE CLEAN AND FREE FROM CLAY & SILTY SOILS AND ROCKS LARGER THAN 3" IN ANY DIMENSION, FROZEN MATERIALS, VEGETATION, WASTE AND OTHER DELETERIOUS MATTER. SEE GEOTECH REPORT RECOMMENDATIONS.
7. STRUCTURAL FILL AND DRAINAGE FILL TO BE #57 STONE OR AS INDICATED IN THE GEOTECHNICAL REPORT OR BY THE GEOTECHNICAL ENGINEER.
8. EXCESS TOPSOIL MAY BE SPREAD AND SEEDED ON SITE IN A LOCATION AS ALLOWED AND DIRECTED BY OWNER. (SEE SITE PLAN)
9. BEDDING FILL TO BE CRUSHED STONE OR GRAVEL WITH 100% PASSING A 1-INCH SIEVE.
10. PROVIDE DETECTABLE WARNING TAPE WITH METAL CORE INSCRIBED WITH DESCRIPTION OF THE UTILITY 1'-0" MINIMUM ABOVE ALL UNDERGROUND UTILITIES.
11. PROVIDE ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BY THE COUNTY AND STATE.
12. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE OR SUBSURFACE CONDITIONS ENCOUNTERED INCLUDING ROCK, SOIL MATERIALS OR OTHER OBSTRUCTIONS. IF EXCAVATED MATERIALS INTENDED FOR BACKFILL *INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK - REPLACE WITH SATISFACTORY MATERIALS.* ROCK GREATER THAN (1)ONE CUBIC YARD SHALL BE REMOVED UNDER UNIT PRICING WITH REMOVED QUANTITIES DOCUMENTED.
13. EXCAVATE TRENCHES 6 INCHES DEEPER THAN BOTTOM OF PIPE IN ROCK AND 4 INCHES DEEPER ELSEWHERE TO ALLOW FOR BEDDING COURSE.
14. RE-CONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES OR WATER, ETC.
15. COMPACTION: PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES AND COMPACT AS FOLLOWS OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER:
UNDER STRUCTURES - ENGINEERED FILL COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE (ASTM D-698) AS DIRECTED BY GEOTECHNICAL ENGINEER.
UNDER WALKS & PAVEMENTS - 95%
UNDER LAWNS - 85%
16. OWNER MAY ENGAGE AN INDEPENDENT GEOTECHNICAL TESTING AGENCY TO TEST AND INSPECT EACH LAYER OF SUBGRADE FILL. WHEN REPORTS INDICATE THAT THE SPECIFIED DEGREE OF COMPACTION IS NOT ACHIEVED, RECOMPACT AND RETEST UNTIL COMPACTION IS ACHIEVED.
17. WHERE SETTLING OCCURS, REMOVE FINISHED SURFACE AND REPAIR TO NEW CONDITION.
18. *SEE THE ATTACHED SOILS REPORT INCLUDED IN THE PROJECT MANUAL AND FOLLOW ALL RECOMMENDATIONS OF THE REPORT*.
19. SEE THE ATTACHED ACM REPORT INCLUDED IN THE PROJECT MANUAL. ACM HAS BEEN IDENTIFIED AT 454 NORTH MADISON.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SURVEY, BENCHMARKS AND STAKEOUT REQUIRED FOR THIS PROJECT.

02500 - BUILDLING UTILITIES
1. CONTRACTOR SHALL EXTEND AND COMPLETE BUILDING UTITLITY SERVICES IN COORDINATION WITH WORK PERFORMED BY OTHERS.
2. PROTECT ALL EXIST. SERVICES IN PLACE.
3. CONTRACTOR SHALL CAREFULY EXAMINE THE SITE TO DETERMINE EXISTING CONDITIONS AND FULL EXTENT OF WORK REQUIRED TO EXTEND ALL UTILITIES TO BUILDING. UTILITY COSTS & PERMIT FEES NOT SPECIFICALLY EXCLUDED ARE A PART OF THIS WORK.
4. AT PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL PRESENT THE OWNER WITH A SCHEDULE FOR HAVING THE OWNER PROVIDED UTILITIES COMPLETE.
5. CONTRACTOR SHALL PROVIDE AND PAY FOR ANY TEMPORARY UTILITY SERVICES REQUIRED FOR CONSTRUCTION PRIOR TO FINAL UTILITY INSTALLATION (I.E. TEMP. H20 & ELEC.).

SPECIFICATIONS (CONT.)

02361 - TERMITE CONTROL **
1. COORDINATE SOIL TREATMENT WITH EXCAVATION, FILLING, GRADING AND CONCRETE WORK.
2. SPECIAL WARRANTY: WRITTEN WARRANTY, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES FOR (5) YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
3. PROVIDE TERMITICIDE WITH NO PRE-TREATMENT THAT IS NOT HARMFUL TO PLANTS AND COMPLIES WITH EARTHCRAFT GOLD STANDARD DU 1.14 APPLY AS RECOMMENDED BY THE PRODUCT'S EPA-REGISTERED LABEL.
4. POST WARNING SIGNS IN THE APPLICATION AREA.
5. RE-APPLY SOIL TREATMENT TO AREAS SUBSEQUENTLY DISTURBED BY CONSTRUCTION ACTIVITIES.
6. APPLY TO AREAS UNDER SLABS ON GRADE AND FOUNDATIONS AND MASONRY VOIDS.
7. PROVIDE TERMITE MESH SYSTEM THAT COMPLIES WITH EARTHCRAFT GOLD DU 1.17

02800 - LANDSCAPING
1. SEE CIVIL LANDSCAPING SHEETS FOR ADDITIONAL INFORMATION
2. COORDINATE EXACT LANDSCAPE PLACEMENT WITH UTILITY LOCATIONS AND SPACE PLANTINGS FROM BUILDING SO FULL GROWN PLANTS DO NOT GROW INTO BUILDING.
3. NO PLANTING SHALL BE DONE IN FROZEN OR MUDDY CONDITIONS.
4. CONTRACTOR SHALL WATER PLANTS DAILY IF PLANTING OCCURS DURING DRY CONDITIONS.
5. ALL FERTILIZER SHALL CONFORM TO APPLICABLE STATE FERTILIZER LAWS. NO BIO-SOLIDS SHALL BE BROUGHT ON SITE.
6. ALL PLANTING SOIL SHALL BE CLEAN, FRIABLE AND WELL DRAINED. UNLESS OTHERWISE INDICATED, BARK MULCH SHALL BE FRESH PINE BARK CHIPS 1/2" TO 1" SIZE OR APPROVED EQUAL. APPLY 2-3" MINIMUM DEPTH MULCH AT PLANTINGS AND EARTH AREAS WITHOUT LAWN.
7. PROVIDE ALL STAKING AND GUYING NECESSARY TO SUPPORT AND ESTABLISH PLANTINGS.
8. CONTRACTOR'S MAINTENANCE: PLANTS SHALL BE MAINTAINED UNTIL SUBSTANTIAL COMPLETION AND LANDSCAPE WORK IS ACCEPTED.
9. ALL PLANTINGS AND LAWN AREAS SHALL BE GUARANTEED FOR (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. REPLACEMENT PLANTS ARE GUARANTEED (1) YEAR FROM THEIR PLANTING DATE.

02900 - ORNAMENTAL SITE FENCE
1. SITE FENCE TO BE EQ. TO ALUMI-GUARD BLACK COMMERCIAL GRADE, ASCOT 3 RAIL, 42" HIGH ABOVE GRADE WITH 2-1/2" POSTS, 1-1/4" CONCEALED FASTENER RAIL, 3/4" PICKETS, TYPICAL 6' WIDE MAXIMUM PANELS EXCEPT WHERE SHOWN SMALLER OR REQUIRED FOR INSTALLATION. PROVIDE STANDARD POST CAP AT POSTS.
2. SET POSTS A MINIMUM OF 2'-6" DEEP BELOW FINISHED GRADE IN 8" DIAMETER CONCRETE.
3. PROVIDE 3'-0" WIDE PEDESTRIAN GATE WITH SELF CLOSING HINGES AND ADA LEVER HANDLE LATCH.

03300 CAST-IN-PLACE CONCRETE **

SEE STRUCTURAL SHEETS & PROJECT MANUAL FOR ADDITIONAL INFORMATION. FOLLOW STRUCTURAL SHEET SPECIFICATIONS WHERE STRUCTURAL SHEET REQUIREMENTS ARE MORE STRINGENT.

1. FLOOR SLABS & FOOTINGS - 3,500 PSI WITH FIBER MESH FOR FINISHED INTERIOR SLABS. ALL CONCRETE EXPOSED TO EXTERIOR TO BE AIR ENTRAINED 6% AT ± 1.5% AT POINT OF PLACEMENT.
2. *FLOOR SLAB CONCRETE: REPLACE >25% OF CEMENT WITH FLY ASH OR SLAG FOR EARTH CRAFT COMPLIANCE. MATERIALS FOR CONCRETE (SAND, GRAVEL & CEMENT TO BE SOURCED WITHIN 500 MILES OF PROJECT SITE*.
3. CONCRETE WORK SHALL CONFORM TO THE CURRENT VERSION OF:
ACI 318-14 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ACI 301-10 - SPECIFICATIONS FOR STRUCTURAL CONCRETE

4. PROVIDE STANDARD BAR CHAIRS & AND SPACERS AS REQUIRED FOR 3" COVER AT FOUNDATIONS AND 2" COVER AT FORMED WALLS AND ELEVATED SLABS. SUPPORT WIRE MESH W/ CONT. SLAB BOLSTERS @ 4'-0" OC MAX.
5. CONTRACTOR SHALL CAREFULLY MONITOR CONCRETE PLACEMENT ACTIVITIES TO MINIMIZE SPILLAGE & CLEAN BOTH INTERIOR AND EXTERIOR AREAS WHERE CONCRETE SPLATTERS OR DRIPS .
6. NO DUMPING OF EXCESS CONCRETE OR TRUCK CLEAN UP TO OCCUR ON SITE UNLESS APPROVED IN ADVANCE BY OWNER.
7. REINFORCING BARS: ASTM A615, GRADE 60. FLAT SHEET WELDED WIRE FABRIC: ASTM A1064. MINIMUM LAP SLICE TO BE 48 BAR DIAMETERS.
8. WATERSTOPS: 6" PVC EQ. TO SIKA GREENSTREAK DUMBELL PVC 6"x3/8".
9. VAPOR BARRIER: 10 MIL MINIMUM POLYETHYLENE SHEETS - SEAL ALL EDGES & TURN UP WALL AT SLAB AROUND PERIMETER. PROVIDE UNDER ALL INTERIOR SLABS
10. JOINT FILLER STRIPS: ASPHALT-SATURATED CELLULOSIC FIBER OR 10 MIL VAPOR BARRIER.

03350 INSULATED CONCRETE FORMS (ICF) (NOT USED)

04200 UNIT MASONRY (SEE PROJECT MANUAL)
1. CONFORM TO THE REQUIREMENTS OF THE LASTEST EDITION OF ACI-530-13 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND ACI 530.1-13 " SPECIFICATION FOR MASONRY STRUCTURES". REFER TO STRUCTURAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PROVIDE UNITS IN SIZES INDICATED AND SPECIAL SHAPES WHERE REQUIRED. MINIMUM COMPRESSIVE STRENGTH MASONRY UNITS TO BE 1,900 PSI, ASTM C90, GRADE N. SEE COLOR SCHEDULE FOR COLORS. CONSTRUCT IN RUNNING BOND PATTERN EXCEPT WHERE INDICATED OTHERWISE.
3. GROUT: ASTM C476, 2,000 PSI MIN. COMPRESSIVE STRENGTH F'm = 1,900 PSI.
4. MORTAR: ASTM C270 CEMENT LIME, TYPE S (CMU), TYPE N (BRICK)
5. REINFORCING: ASTM A615, GRADE 60
6. PROVIDE HORIZONTAL DUROWALL WIRE REINFORCING AT 16" OC VERT. (TYP) AT ALL MASONRY BEARING WALLS.
7. PROVIDE GALVANIZED STEEL SLEEVES AT EXTERIOR WALL PIPE PENETRATIONS.
8. GROUT ALL MASONRY SOLID BELOW GRADE. GROUT 24 INCHES SOLID BELOW BEARING PLATES, BEAMS, HEADERS OR LINTELS.
9. PROTECT MASONRY CONSTRUCTION DURING COLD, HOT AND WET WEATHER.
10. MASONRY TIES TO BE GALVANIZED CARBON STEEL - ADJUSTABLE FOR VERTICAL OR HORIZONTAL DIRECTION. PROVIDE TIES AT 16" OC VERTICALLY AND 16" OC HORIZONTALLY MAX. FOR VENEERS. INSTALL ADDITIONAL ANCHORS AROUND OPENINGS AND PILASTERS.
11. EXPOSED EMBEDDED FLASHINGS TO BE .0156 STAINLESS STEEL OR ALL COPPER. CONCEALED FLASHING TO BE .040 THICKNESS EPDM OR RUBBERIZED-ASPHALT. PROVIDE CONTINUOUS FLASHING AT ALL WEEP HOLES AND END DAMS AT FLASHING TERMINATIONS.
12. CLEAN MASONRY OF ALL MORTAR DRIPS, STAINS AND EFFLORESCENCE USING EITHER A JOB MIX DETERGENT SOLUTION OR PROPRIETARY ACIDIC CLEANER TESTED TO INSURE THAT SURROUNDING CONSTRUCTION AND MASONRY FINISH IS NOT DAMAGED. PROTECT MASONRY FROM SOIL / CONCRETE STAINING DURING AND IMMEDIATELY AFTER INSTALLATION.
13. MASONRY SHALL BE INSTALLED PLUMB AND LEVEL. CUT MASONRY WITH A SAW ONLY. COORDINATE CLOSELY FOR BUILT-IN WORK AND COORDINATE ALL MASONRY OPENINGS WITH FRAMING AND MEP SYSTEMS.
14. AT VENEER MASONRY INSTALL WEEPS IN HEAD JOINTS OF FIRST COURSE IN EXTERIOR WALL AND ABOVE EMBEDDED FLASHING. USE PRE-FORMED WEEP UNITS AT 24" OC MAX. WEEPS TO BE EQ. TO MASONPRO CELL VENTS 3/8" x 3-1/2" x 3-3/8" IN FINISH TO MATCH MORTAR.
15. CONSTRUCT A 4'-0" X 3'-0" HIGH MINIMUM SIZE SAMPLE PANEL OF EACH MASONRY WALL TYPE SHOWING ALL COLORS / PATTERNS FOR OWNER APPROVAL IN A LOCATION ON SITE TO REMAIN UNTIL BUILDING MASONRY IS COMPLETE & CLEANED.

05000 METALS (SEE PROJECT MANUAL)

06000 WOOD AND PLASTIC (SEE PROJECT MANUAL)
1. MINIMUM WOOD BLOCKING OR NAILERS SHALL BE SYP #2, GROUND CONTACT PRESERVATIVE TREATED WHERE INDICATED AND REQUIRED BY CODE. ALL WOOD IN CONTACT WITH SLABS ON GRADE OR EXTERIOR CONC. / MASONRY WALLS TO BE PRESERVATIVE TREATED. ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED ONLY.
2. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, FASTENERS AND CONNECTORS. PROVIDE ALL TEMPORARY AND PERMANENT BRACING TO STABILIZE STRUCTURE AT ALL TIMES.
3. INTERIOR WOOD TRIM - MITRE BUTT JOINTS. TRIM & MILLWORK INSTALLATION SHALL CONFORM TO AWI CUSTOM GRADE.

07100 FOUNDATION WATERPROOFING (SEE PROJECT MANUAL)

SPECIFICATIONS (CONT.)

07210 BUILDING INSULATION **
1. SOUND BATTS INSULATION TO BE UN-FACED SOUND ATTENUATION FIBERGLASS BATT INSULATION BY OWNENS CORNING IN 3" THICKNESS U.N.O. SOUND BATTS SHALL BE INSTALLED IN ALL INTERIOR FRAME WALLS SEPARATING OCCUPIED SPACES U.N.O.
2. PERIMETER FOUNDATION INSULATION TO BE DOW EXTRUDED POLYSTYRENE INSULATION. PERIMETER INSULATION SHALL EXTEND AROUND ENTIRE PERIMETER FROM TOP OF SLAB TO TOP OF FOOTING
3. ALL CAVITY WALL INSULATION TO BE GRADE 1.
4. CLOSED CELL SPRAY FOAM INSULATION EQ. TO CARLISLE SEALTITE PRO CLOSED CELL POLYURETHANE FOAM. R-VALUE = 6.9 PER INCH THICKNESS. MINIMUM TOTAL APPLIED THICKNESS = 7.25". FLAME SPREAD = CLASS 1<25; SMOKE DEVELOPED = CLASS 1 <450. USED FOR UNINHABITED ATTIC AREAS ONLY.
5. INSULATION TO CONTAIN GREATER THAN 25% RECYCLED CONTENT WITH NO UREA-FOMALDEHYDE
6. EARTHCRAFT INSULATION QUALITY GRADE 1 AT FLOORS, WALLS & CEILING

7. INSULATION SCHEDULE:

SLAB EDGE INSULATION = R-10 CI, 2' DEPTH MAXIMUM FROM TOP OF SLAB
BASEMENT WALLS = R-15 GRADE II CAVITY
EXTERIOR WALLS = R-21 CAVITY GRADE 1
EXTERIOR RIM / BANDBOARD = R-21 GRADE 1
ATTIC INSULATION = R-49 MIN CLOSED CELL FOAM INSUL.

07240 EXTERIOR INSULATION & FINISH SYSTEM (NOT USED)

07400 ROOFING & SIDING PANELS (SEE PROJECT MANUAL)
1. SEE PROJECT MANUAL FOR STANDING SEAM METAL ROOF SPECIFICATIONS. SUBMIT ACTUAL METAL COATED SAMPLE FOR APPROVAL. PROVIDE 40 YEAR WARRANTY.
2. PROVIDE CRIMP ON SNOW GUARDS, STAGGERED AT EACH SEAM EQ. TO SIEGER MODEL SS2A AT ALL ROOF OVERHANGS.
3. VENTED SOFFIT PANELS TO BE HARDIE PLANK FIBER-CEMENT VENTED PLUS SMOOTH 24" WIDE FACTORY PRIMED OR VENTED VINYL PANELS AS SPECIFIED & INDICATED.
4. EXTERIOR TRIM AT SIDING / SOFFIT TO BE JAMES HARDIE FIBER-CEMENT 2-1/2" SMOOTH BATTENS PRIMED OR BORAL TRIM SIZE AS INDICATED.
5. EXTERIOR WALL SHEATHING AT RATED WALLS TO BE EQUAL TO GP DENS-GLASS SHEATHING RATED FOR THE U.L. ASSEMBLY.
6. SIDING PANELS TO BE EQ. TO JAMES HARDIE 6" EXPOSED LAP SMOOTH FIBER-CEMENT PANELS PRIMED. FASTEN WITH CONCEALED FASTENERS PENETRATING A MIN. 3/4" INTO STUDS. PROVIDE MANUFACTURED MOUNTING BLOCKS FOR MEP PENETRATIONS.

07420 FRP PANELS
1. FIBERGLASS REINFORCED PLASTIC PANELS (FRP) TO BE EQ. TO MARLITE STANDARD FRP S100 WHITE, CLASS 'A' FIRE RATED, SMOOTH FINISH PANELS.
2. PANELS 4'x8'x 0.09" THICKNESS.
3. TRIM EQ. TO SANI-SEAL TO MATCH PANELS. PROVIDE 8' LONG SS CORNER GUARDS AT ALL OUTSIDE CORNERS. PROVIDE Z-TRIM OVER COVE BASE.
4. INSTALL PANELS VERTICALLY AND FASTEN WITH NON-STAINING NYLON DRIVE RIVETS. ADHESIVE TO BE EQ. TO MARLITE C-951 SOLVENT BASED ADHESIVE INSTALLED AS RECOMMENDED BY SYSTEM MANUFACTURER. ALTERNATE ADHESIVE MAY BE CONSIDERED IF RECOMMENDED BY MFG. FOR SUBSTRATE. SEALANT EQ. TO MS-251 WHITE SILICONE.
5. SHIP PANELS TO SITE AFTER BUILDING IS CONDITIONED AND ROOM TEMPERATURE WILL BE MAINTAINED BEFORE, DURING AND AFTER INSTALLATION. CLEAN PANELS AND LEAVE CLEAN & FREE FROM VISIBLE ADHESIVE.

07841 - THROUGH PENETRATION FIRESTOP SYSTEMS
FIRESTOP ALL NEW PENETRATIONS THROUGH FLOORS AND RATED WALLS. REFER TO THE FOLLOWING U.L. TESTED FIRESTOP DETAILS:

W-L-2202
W-L-1001
C-AJ-8008
C-AJ-8013

THROUGH PENETRATION FIRE-STOPPING PRODUCTS SHALL BE MANUFACTURERED BY 3M. INSTALL APPROPRIATE PRODUCT AND SYSTEM BASED ON APPLICATION TO INCLUDE 3M FIRE BARRIER SEALANTS, 3M FIRE BARRIER MOLDABLE PUTTY, 3M FIRE BARRIER MORTAR AND 3M FIRE BARRIER FS-195+ WRAP STRIP. MINIMUM FIRE-RATING OF ALL ASSEMBLIES AND PENETRATIONS THROUGH FLOORS OR RATED WALLS SHALL BE 2 HOURS.

07900 CAULKING & SEALANTS
1. TYPICAL PRODUCTS SHALL BE DOW CORNING - 790 OR GE SILICONE SILPRUF 2000 WEATHERING SEALANT.
2. EXTERIOR BUILDING MASONRY CAULKING TO BE PECORA 890 NST WITH CONTINUOUS BACKER ROD. SUBMIT COLOR SAMPLE FROM MANUFACTURER FOR SELECTION TO MATCH BRICK. PREPARE ALL JOINTS AS RECOMMENDED BY THE MANUFACTURER AND PERFORM A FIELD ADHESION TEST PRIOR TO FINAL APPLICATION. APPLY AND TOOL SEALANT TO DEPTH RECOMMENDED BY PECORA.
3. SEAL ALL LOCATIONS BETWEEN BUILDING AND WALKS WITH PECORA SILICONE TRAFFIC SEALANT - TRAFFIC 301NS IN COLOR TO MATCH WALK. CUT OFF REMAINING EXPANSION JOINT FILLER (EPS) BACK TO RECOMMENDED DEPTH BEFORE APPLYING SEALANT.
4. SEAL ALL PENETRATIONS AROUND AND THROUGH EXTERIOR WALL, TOP & BOTTOM PLATES, BAND & RIM JOISTS, SHEATHING, CEILINGS, SHOWERS, SINKS, TOILETS & DRAINS, MEP PENETRATIONS, DRYWALL PARTITIONS, CHASES, EXTERIOR OPENINGS, ETC. AS REQUIRED BY EARTHCRAFT BE 1.5 2 TO BE 1.7 2.

079500 EXPANSION JOINT COVERS (NOT USED)

08000 WINDOWS **
1. SEE SHEET A4.2 FOR WINDOWS & STOREFRONT ENTRANCES.

08110 STEEL DOOR & FRAMES *(SEE PROJECT MANUAL)***
1. STEEL FRAMES TO BE SHOP PRIMED 16 GA. STEEL WITH HARDWARE FACTORY CUT & FULLY WELDED SEAMS WITH ALL WELDS GROUND SMOOTH, DRYWALL RETURN ALL FRAMES. PROVIDE (3) JAMB ANCHORS PER JAMB & ANCHOR TO FLOOR. PROVIDE CONT. HEADER ABOVE DOORS.
2. FIELD VERIFY WALL THICKNESSES AND MASONRY OPENINGS.
3. INSTALL DOOR & FRAME SQUARE, PLUMB & LEVEL SO DOORS OPEN AND CLOSE WITH EASE.
4. STEEL DOORS TO BE 16 GA, FULLY WELDED & INSULATED, REINFORCED FOR CLOSERS & OTHER HARDWARE. FACTORY FINISHED

08200 WOOD DOORS *(SUBMITTAL REQUIRED)***
1. WOOD DOORS: COMMERCIAL GRADE EQ. TO MASONITE MARSHFIELD-ALGOMA ASPIRO SERIES 5 PLIES SOLID CORE WOOD PRE-FINISHED WOOD VENEER DOORS. ALL DOORS TO HAVE SOLID ENGINEERED LUMBER STAVED CORE UNLESS A MINERAL CORE IS REQUIRED FOR FIRE-RATING. *PARTICLE CORE DOORS ARE NOT ACCEPTABLE*. ALL DOORS TO BE REINFORCED FOR CLOSERS. WDMA QUALITY GRADE: CUSTOM FINISH: PLAIN SPLICE, BOOK MATCH, RED OAK VENEER AS SELECTED FROM MANUFACTURER'S STANDARD FINISHES. SEE SHEET. A8.1 FOR ADDITIONAL INFORMATION. SUBMIT SAMPLES FOR COLOR SELECTION / VERIFICATION. GRAHAM / CURRIES IS AN ACCEPTABLE ALTERNATE MFG.
2. DOOR JAMBS TO BE SET PLUMB AND LEVEL SO DOOR HAS AN EVEN REVEAL AND OPENS AND CLOSES WITHOUT BINDING OR SCRAPING THE FLOOR. DOORS SHALL LATCH WITHOUT SLAMMING OR WITH CLOSER FORCE IF EQUIPPED WITH A CLOSER.
3. PROVIDE MATCHING TRIM AT GLASS LITES.

08710 DOOR HARDWARE
1. SEE SHEET A7.1 FOR HARDWARE SCHEDULE

09200 GYPSUM BOARD ASSEMBLIES (SEE PROJECT MANUAL)
1. PROVIDE COMPLETE GYPSUM BOARD ASSEMBLIES AS INDICATED FOR NEW WORK. INSTALL GYPSUM BOARD PANELS VERTICALLY ALONG STUD IN CONTINUOUS PANELS TO DECREASE BUTT JOINTS WHERE POSSIBLE OR HORIZONTALLY WHERE SEAMS ARE NOT VISIBLE. PROVIDE MR BOARD IN NON-FIRE RATED WET WALL LOCATIONS.
2. ACOUSTICAL INTERIOR WALLS INDICATED ARE TO BE INSTALLED W/ ALL EDGE CONDITIONS AND PENETRATIONS SEALED TO MAINTAIN ACOUSTICAL NRC RATING. ALL OFFICE, CLASSROOM & CORRIDOR WALLS REQUIRE ACOUSTIC SEPARATION.
3. FINISH GYPSUM BOARD SO THAT SEAMS & SCREW LOCATIONS ARE NOT VISIBLE AFTER PAINT FINISH IS APPLIED.
4. WHERE GYPSUM BOARD MEETS CMU WALLS, FRAMES OR OTHER STRUCTURE, PROVIDE A CONT. METAL J-BEAD OR ZIP BEAD EDGE WITH A FLEXIBLE SEALANT FILLER.
5. A LEVEL 5 FINISH SHALL BE REQUIRED IN ALL PUBLIC HALLS & CORRIDORS ALONG THE EXIT CIRCULATION PATH ON ALL LEVELS. (A LEVEL 5 FINISH REQUIRES THE ENTIRE BOARD SURFACE TO BE SKIMMED BEFORE PAINT PRIME COAT AND WIPED DOWN TIGHTLY FOR UNIFORM PAINT FINISH OR USE A LEVEL 5 PRIMER) PROVIDE A LEVEL 4 FINISH IN ALL OTHER SPACES INCLUDING INSIDE UNITS, PRIVATE OFFICES & MEETING ROOMS. AREAS OF ABOVE CEILINGS AND OTHER CONCEALED AREAS TO HAVE TAPED SEAMS ONLY.
6. CROOKED CORNERS OR WALLS WILL BE REQUIRED TO BE STRAIGHTENED.
7. PROVIDE CONTROL JOINTS WHERE INDICATED. REVIEW ANY ADDITIONAL CONTROL JOINT LOCATIONS RECOMMENDED BY THE GYPSUM BOARD SYSTEM INSTALLER WITH THE ARCHITECT DURING INTERIOR ROUGH-IN.

SPECIFICATIONS (CONT.)

09300 CERAMIC TILE & STONE (SEE PROJECT MANUAL)

09510 ACOUSTICAL TILE CEILING **
1. TYPICAL CEILING TILES TO BE ARMSTRONG DUNE 2'x2'x $\frac{5}{8}$" , ANGLED TEGULAR INSTALLED IN STANDARD METAL SUSPENSION SYSTEM EQ. TO PRELUDE XL . MAIN BEAMS: .025" THICKNESS, 1-$\frac{1}{2}$" HIGH AND $\frac{15}{16}$" FLANGE (WHITE ENAMEL FINISH). SUSPEND WITH 12 GA. HANGERS AT 4'-0" OC MAX. AND 8" FROM ENDS. CROSS BEAMS: .017" THICKNESS, LOCKED INTO MAIN BEAMS. SUSPEND FROM STRUCTURE ABOVE ONLY - NOT FROM PIPES OR DUCTWORK. INSTALL GRID LEVEL TO HEIGHT INDICATED OR, WITH PRIOR APPROVAL FROM THE ARCHITECT, AS HIGH AS STRUCTURE & EQUIPMENT ALLOW. U.N.O. CENTER GRID IN ROOM AS INDICATED ON THE REFLECTED CEILING PLAN. LEAVE (2) FULL BOXES OF TILE FOR OWNER REPLACEMENT AFTER OCCUPANCY.
2. CONTRACTOR TO COORDINATE ITEMS INSTALLED IN CEILING SO THAT LIGHTS ARE EVENLY SPACED & DIFFUSERS & DETECTORS ARE CENTERED IN THE TILE.
3. PROVIDE U.L. RATED CEILING SYSTEM WHERE INDICATED OR REQ'D.
4. NEATLY TRIM & TOUCH UP PAINT ALL VISIBLE CUT EDGES. REPLACE ALL NICKED AND DAMAGED TILES BEFORE FINAL INSPECTION.

09650 RESILIENT FLOORING ** (SEE PROJECT MANUAL - SUBMIT SAMPLES)
1. $\frac{1}{8}$" RUBBER COVE BASE BY JOHNSON RUBBER CO. OR ROPPE. INSTALL SO ALL SEAMS ARE TIGHT & FLUSH WITH WALL.
2. LVT AS SCHEDULED. FLOORING INSTALLER SHALL NOT START FINISHED FLOORING INSTALLATION UNTIL FLOOR IS SEALED WITH MANUFACTURER APPROVED SEALER, PREPPED AND LEVEL. START OF FINISH FLOORING SHALL INDICATE FLOOR SUB-CONTRACTOR ACCEPTANCE OF THE SUBSTRATE. PROVIDE SUB-FLOOR LEVELER COMPATIBLE WITH LVT & CONCRETE & GYPCRETE. CONFIRM THAT SLAB MOISTURE CONTENT IS ACCEPTABLE FOR ADHESIVE.
3. PROVIDE (2) FULL BOXES OF FIELD TILE LVT & ANY PARTIAL BOXES OF ACCENT TILE FOR OWNER STOCK.
4. STAIR TREADS EQ. TO ROPPE #96 WITH SAFETY YELLOW RIBBED SURFACE INSERT & INTEGRAL RISER. INSTALL TREADS AND RISERS FULL WIDTH OF STAIR. ALL LANDINGS & FLOORING INSIDE STAIR SHAFTS TO MATCH STAIR TREAD PATTERN (ROPPE #96 OR 996 FLOOR) AND MATCHING COLOR INDICATED.
5. SPORTS FLOOR TO BE EQUAL TO KIEFER 5/16" MODULAR FITZONE MULTI. INSTALL WITH ALL EDGES FLUSH. PROVIDE SAMPLES FOR COLOR SELECTION.

09660 CARPET ** (SUBMIT SAMPLES)
1. NEW CARPET SQUARES AS INDICATED. ALL FLOOR SEALING, PATCHING, ADHESIVES AND INSTALLATION IS INCLUDED IN THE BASE BID. INSTALLER TO PROVIDE SUB-FLOOR LEVELER COMPATIBLE WITH SUB-FLOOR AND CARPET. CARPET TO CONTAIN GREATER THAN 50% RECYCLED CONTENT MATERIAL.
2. INSTALL CARPET IN AS MANY FULL PIECES AS POSSIBLE. LAYOUT CARPET SO EDGES ARE PARALLEL TO WALLS WHERE POSSIBLE. ALL EDGES SHALL BE SECURELY FASTENED TO THE SUBSTRATE. INSTALLED CARPET TO BE FREE FROM BUBBLES, WRINKLES OR MANUFACTURING IMPERFECTIONS. USE TAB APPLICATION ONLY IF RECOMMENDED BY MFG.
3. BEFORE INSTALLATION, THE CARPET INSTALLER SHALL CLEAN AND PREPARE THE SUB-FLOOR TO A LEVEL AND BUMP FREE CONDITION. NO CARPET SHALL BE INSTALLED OVER BARE CONCRETE THAT IS NOT FIRST SEALED. INSTALLATION OF CARPET SHALL INDICATE CONTRACTOR ACCEPTANCE OF SUB-FLOOR PREPARATION. CONFIRM CONCRETE MOISTURE CONTENT IS SUITABLE FOR INSTALLATION.
4. QUESTIONS CONCERNING CARPET DIRECTION OR PATTERN SHOULD BE DIRECTED TO THE ARCHITECT .
5. PROVIDE (2) FULL BOXES OF EACH FIELD PATTERN OF CARPET (INCLUDING ENTRANCE CARPET) & (1) BOX OF ACCENT CARPET.

encompass
Community Supports

FOR CONSTRUCTION

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ENCOMPASS COMMUNITY SUPPORTS
MADISON ROAD APARTMENTS
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

PROJECT NOTES & SPECIFICATIONS

CS1.1

SPECIFICATIONS (CONT.)

09900 PAINTING
1. PREPARE ALL SURFACES FOR COATINGS & APPLY COATINGS AS RECOMMENDED BY THE MFG. SPECIFICATIONS BELOW BASED ON SHERWIN-WILLIAMS, NOTE THAT EXPOSED ALUM., BRASS, CHROME, STAINLESS STEEL, ETC. TO BE LEFT UNFINSHED. DO NOT PAINT OVER TAGS & LABELS.
2. NO SPRAY APPLICATION OF PAINT WITHOUT PRIOR APPROVAL FROM OWNER. IF SPRAY APPLICATION IS USED, TURN OFF HVAC SYSTEM & PROTECT EQUIPMENT & ADJACENT SURFACES FROM OVERSPRAY.
3. EXTENT OF COATING IN CONTRACT INCLUDES: EXTERIOR SURFACES THAT ARE NOT PRE-FINISHED. PAINT INTERIOR FERROUS METALS - METAL DOORS, FRAMES & RAILS, ALL EXPOSED GYPSUM DRYWALL SURFACES, AS WELL AS EXPOSED DUCTWORK, PIPING & CONDUIT.
4. PRIOR TO APPLICATION OF ANY COATING, PAINTING CONTRACTOR WILL EXAMINE THE SUBSTRATE TO BE COATED. APPLICATION OF PAINT DEMONSTRATES PAINTING CONTRACTOR'S ACCEPTANCE OF SUBSTRATE.
5. PAINT CONTRACT SHALL INCLUDE (2) PAINT WALL COLORS PER SPACE - SEE FINISH PLANS AND SCHEDULE.
6. APPLY COATING TO FINISH THICKNESS RECOMMENDED BY COATING MFG. OWNER SHALL DOCUMENT PRIME COAT APPLICATION. NO FINISH COAT APPLICATION SHALL START UNTIL PRIME COAT IS DOCUMENTED.
7. ALL INTERIOR PAINTS CONTAIN LESS THAN 100 g/L VOC CONTENT. ALL INTERIOR PAINTS TO BE CERTIFIED LOW OR NO VOC MATERIALS.

PAINTING SCHEDULE:

EXTERIOR FERROUS METAL:
The dry film thickness of the paint at any point shall not be less than the following: for the primer 1.5 mils; for the three coat paint system 3.5 mils. In the event the required paint film thickness is not achieved as specified, additional coats shall be applied until the required thickness is obtained.

EXTERIOR STEEL GALVANIZED & NON-GALVANIZED (All exterior galvanized metal to be painted).
Prepare per workmanship above.

1st Coat: SW Pro-Cryl Universal Acrylic Primer B66-1310 Series
2nd Coat: SW Pro Industrial Acrylic Coating, Semi-gloss B66-650 or 600 Series.
3rd Coat: SW Pro Industrial Acrylic Coating, Semi-gloss B66-650 or 600 Series

EXTERIOR SPLIT-FACE & GROUND FACE CMU
S-W Loxon 40% Silane Water Repellant LX31T840

EXTERIOR FIBER-CEMENT (FACTORY PRIMED)
Field Prime: PrimePlus
1st Coat: SW Duration Exterior ACRYLIC Latex Satin
2nd Coat: SW Duration Exterior ACRYLIC Latex Satin

INTERIOR GYPSUM DRYWALL - PUBLIC AREAS:
1st Coat: SW Pro-Mar Zero VOC Interior Latex Primer
2nd Coat: SW DURATION
3rd Coat: SW DURATION

INTERIOR GYPSUM DRYWALL - APARTMENT UNITS & PRIVATE OFFICE SPACE
1st Coat: SW Pro-Mar 200 Zero VOC Interior Latex Primer
2nd Coat: SW Pro-Mar 200HP Zero VOC Acrylic
3rd Coat: SW Pro-Mar 200HP Zero VOC Acrylic

NOTE: EGGSHELL TYPICAL FOR WALLS ; APPLY SEMI-GLOSS FINISH TO TOILET, KITCHEN & JANITOR CLOSET WALLS & ALL TRIM

INTERIOR FERROUS METALS:
Group A: All interior metal not pre-finished and in particular: door jambs, steel doors and frames, etc.
Primer: Factory primer or SW Pro-Cryl Universal Acrylic Primer
2nd Coat: SW Pro-Mar 200HP Zero VOC Acrylic
3rd Coat: SW Pro-Mar 200HP Zero VOC Acrylic

GALVANIZED METAL: same as for ferrous metals above.

PAINTED WOOD WORK:
1st Coat: SW Pro-Mar 200 Zero VOC Interior Latex Primer
2nd Coat: SW Pro-Mar 200HP Zero VOC Acrylic
3rd Coat: SW Pro-Mar 200HP Zero VOC Acrylic

INTERIOR CONCRETE FLOOR (UTILITY AREAS)
1st Coat: H&C CLARISHIELD WATER BASED NATURAL SEALER
2nd Coat: H&C CLARISHIELD WATER BASED NATURAL SEALER

NATURAL FINISH WOOD
1ST Coat: Stained - Minwax penetrate color - lightly sanded
2nd Coat: Minwax clear gloss polyurethane
3rd Coat: Minwax clear gloss polyurethane
4th Coat: Minwax clear gloss polyurethane

10260 WALL & CORNER GUARDS
1. SEE SHEET A1.1.

10425 INTERIOR SIGNAGE
1. PROVIDE BEST MANUFACTURING SYSTEM GRAPHIC BLAST ADA SYSTEM. COLOR AS SELECTED BY ARCHITECT.
2. PROVIDE (1) 6"x8" ADA SIGN AT EACH TOILET DOOR MOUNTED AT 60" A.F.F TO CENTER. SIGNS SHOULD INDICATE "UNI-SEX" OR "MEN" OR "WOMEN" AS WELL AS HC ACCESSIBILITY.
3. PROVIDE (1) ADA TACTILE 8"x6" SIGN AT EACH APARTMENT UNIT ENTRANCE DOOR.
4. PROVIDE (1) ADA TACTILE STAIR SIGN AT 60" A.F.F. AT EACH SIDE OF ALL INTERIOR STAIR LANDING DOORS. SIGN SHALL INDICATE STAIR DESIGNATION & FLOOR LEVEL.
5. PROVIDE REQUIRED ADA FLOOR LEVEL SIGNAGE AT ELEVATORS.
6. ADDITIONAL INTERIOR SIGNAGE BY OWNER.

10500 LOCKERS (BY OTHERS)

10600 PARTITIONS (NOT USED)

10800 TOILET ACCESSORIES **
1. SEE SHEET A2. SHEETS FOR TOILET ACCESSORIES AND PARTITIONS.

11130 AUDIOVISUAL EQUIPMENT
1. U.N.O. ALL AUDIO VISUAL EQUIPMENT WILL BE FURNISHED AND INSTALLED BY OWNER. AT PRE-CONSTRUCTION MEETING CONTRACTOR TO IDENTIFY SCHEDULING REQUIREMENTS AND ALERT OWNER OF TIMING OF ANY A/V INSTALLATIONS. THE OWNER WILL PROVIDE ALL DATA CABLING, TELEPHONE SERVICE AND EQUIPMENT.
2. SEE ELECTRICAL FOR EMPTY DATA BOXES AND CONDUIT IN CONTRACT.

11400 FOOD SERVICE EQUIPMENT
1. PROVIDE KITCHEN APPLIANCES & EQUIPMENT - SEE SPECIFICATIONS.
2. CONTRACTOR TO COORDINATE KITCHEN APPLIANCES, SINKS AND CABINETRY WITH PLUMBING, VENTILATION & ELECTRICAL REQUIREMENTS.

SPECIFICATIONS (CONT.)

11480 ATHLETIC EQUIPMENT (NOT USED)

12000 FURNISHINGS
1. ALL FURNISHINGS ARE BY OTHERS.
2. CONTRACTOR MUST COORDINATE EXACT ELECTRICAL FEED LOCATIONS WITH SYSTEMS FURNITURE CONTRACTOR.

11310 LIGHTNING PROTECTION (NOT USED)

13120 PRE-ENGINEERED STRUCTURES (NOT USED)

13850 FIRE ALARM & DETECTION
SEE ELECTRICAL

14240 HYDRAULIC PASSENGER ELEVATOR (SEE PROJECT MANUAL)

15000 MECHANICAL **
SEE PLUMBING & MECHANICAL PLANS
SUBMIT ALL EQUIPMENT & FIXTURES FOR REVIEW

16000 ELECTRICAL **
SEE ELECTRICAL PLANS
SUBMIT ALL PANELS, DEVICES & LIGHTING FOR REVIEW

SUBMITTAL SCHEDULE

SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION IN PDF FORMAT EXCEPT FOR PHYSICAL SAMPLES.
SUBMIT (3) PHYSICAL SAMPLES - (1) ARCHITECT, (1) OWNER & (1) RETURN TO CONTRACTOR.
COMBINE MULTIPLE PDF DOCUMENTS INTO ONE PDF DOCUMENT FOR REVIEW FOR EACH DIVISION OR SECTION.

02361	TERMITE CONTROL
03300	CAST-IN-PLACE CONCRETE
04200	UNIT MASONRY (SAMPLES & SAMPLE PANEL)
05000	STRUCTURAL STEEL & REINFORCING
05500	METAL HANDRAILS & RAILINGS
06000	MILLWORK, COUNTER & FINISH SAMPLES
07100	WATER-PROOFING
07200	INSULATION
07410	METAL ROOFING MATERIALS (COLOR SAMPLES)
07460	SIDING & SOFFIT PANELS
07520	MEMBRANE ROOFING
07600	GUTTERS & DOWNSPOUTS
07720	ROOF EQUIPMENT SCREEN STRUCTURAL FRAMING
08110	STEEL DOORS & FRAMES
08200	WOOD DOORS & FRAMES (FINISH SAMPLES)
08500	EXTERIOR WINDOWS
08710	DOOR HARDWARE SCHEDULE
09220	GYPSUM WALLBOARD SYSTEMS
09300	CERAMIC TILE (SAMPLES)
09510	ACOUSTICAL TILE CEILING (SAMPLE)
09650	RESILIENT FLOORING (SAMPLES)
09660	CARPET (SAMPLES)
09900	PAINTING (COLOR SAMPLES)
10022	POSTAL BOXES
10130	WIRE SHELVING
10140	INTERIOR SIGNAGE (COLOR CHART)
10281	TOILET ACCESSORIES
10282	ROOF EQUIPMENT SCREEN
11260	RESIDENTIAL MILLWORK (CABINETS & SAMPLE)
11311	KITCHEN APPLIANCES
12210	WINDOW BLINDS
14240	PASSENGER ELEVATOR
21000	FIRE SURPRESSION
22000	PLUMBING
23000	HVAC
26000	ELECTRICAL

SEE MECHANICAL, ELECTRICAL & PLUMBING SHEETS FOR MEP, SPRINKLER, FIRE ALARM EQUIPMENT AND SYSTEM SUBMITTALS REQUIRED TO EVALUATE EACH SYSTEM.

DEFERRED SUBMITTALS

SUBCONTRACTOR / SYSTEM DESIGNER WITH STATE LICENSE REQUIREMENTS SHALL SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION IN PDF FORMAT FOR THE FOLLOWING SYSTEMS DESIGNED BY SUB-CONTRACTORS:

FIRE PROTECTION SPRINKLER SYSTEM - NFPA 13 & 13R

FIRE ALARM SYSTEM

ENGINEERED FLOOR & ROOF TRUSS

SHOP FABRICATED WOOD STAIRS & RAILINGS

DATA CABLE / IT / ACCESS CONTROL SYSTEMS

ROOF EQUIPMENT SCREENS

SITE SIGNS

PROGRAM / CERTIFICATION SUBMITTALS

AN INTEGRAL PART OF THE WORK OF THIS CONTRACT IS TO CONSTRUCT THE PROJECT TO COMPLY WITH DESIGNATED VHDA & LIHTC FUNDING REQUIREMENTS. THE PROJECT IS DESIGNED TO OBTAIN EARTHCRAFT GOLD CERTIFICATION & MEET OR COMPLY WITH CERTIFICATION REQUIREMENTS OF PROGRAMS LISTED BELOW.

PROVIDE SUBMITTALS SPECIFICALLY REQUESTED BY THE BELOW PROGRAMS & AGENCIES TO MEET REQUIREMENTS AND OBTAIN CERTIFICATIONS:

EARTHCRAFT GOLD
ENERGY STAR
ZERH
INDOOR AIRPLUS
LIHTC ENHANCEMENTS
UFAS
UNIVERSAL DESIGN
VHDA MDCR

encompass Community Supports

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

PROJECT NOTES & SPECIFICATIONS

CS1.2

FINAL (Rev. 1/1/2022)

2022 UNIVERSAL DESIGN CHECK LIST

New and Adaptive Re-use Units, Pick 10 Optional Items

Rehab Units, Pick 5 Optional Items

SUBMIT CHECKLIST TO VIRGINIA HOUSING PRIOR TO PRE-CONSTRUCTION MEETING.

ESSENTIAL ELEMENTS	SHEET OR SPEC LOCATION
1.Route	
1.1 Accessible Route	UD1.1, UD1.2, UD1.3, UD1.4,A1.1,A1.2,A2.1
1.2 Accessible Parking	UD1.1
1.3 Garbage Collection	UD1.1
1.4 Common Spaces	UD1.2
1.5 Curb Cuts	UD1.1
1.6 Ramps	UD1.1
2.Movement	
2.1 Exterior Walkways	UD1.1
2.2 Interior Passageways	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
2.3 Level Space at Entryways	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
2.4 Clear Space on Pull Side of All Doors	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
2.5 Interior Passage Doorways	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
2.6 Exterior Doorways and Unit Entry	UD1.2, A1.1
3.Approach	
3.1 Clear Floor Space	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1, A2.2
3.2 Reach Range	UD1.4, A2.1, A2.2
3.3 Operation	UD1.2, UD1.3, UD1.4, A2.1
3.4 Door Hardware	UD1.2, UD1.3, UD1.4, A2.1
3.5 Plumbing Fixtures	UD1.4, A2.1
4.Kitchens	
4.1 Clear Floor Space	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
4.2 Range	UD1.4, A2.1
4.3 Refrigerator	UD1.4, A2.1
4.4 Sink	UD1.4, A2.1, A2.2
4.5 Multiple Height Work Surfaces	A2.2
4.6 Cabinet Hardware	UD1.4, A2.1
5.Bathrooms	
5.1 Bathroom Type (# of Option A Baths)	UD1.4, A2.1, A2.2
5.2 Bathing Area (# of Step-in and Roll-in Showers)	UD1.4, A2.1, A2.2
5.3 Shower Fixtures	UD1.4, A2.1, A2.2
6.Laundry	
6.1 Side by Side, Front Loading Equipment	UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
7.Technology	
7.1 Thermostats	

OPTIONAL ELEMENTS	Included (X)	SHEET OR SPEC LOCATION
1.Route		
1.1 Weather Sheltered Entryways	X	UD1.1, UD1.2, UD1.3, UD1.4, A4.1
1.2 Signage	X	UD1.1, UD1.2, UD1.3, UD1.4, A2.1
2.Movement		
2.1 Access to All Common Areas	X	UD1.1, UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
2.2 Enhanced Site Lighting	X	UD1.1, UD1.2, UD1.3, UD1.4, A2.1
3.Approach		
3.1 Accessible Windows		
4.Kitchens		
4.1 Extra Floor Space	X	UD1.1, UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1
4.2 Roll-Under Range		
4.3 Full Extension Drawers and Shelves		
4.4 Task Lighting		
4.5 Full Length Pantry Style Cabinet	X	UD1.1, UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1, A2.2
5.Bathrooms		
5.1 Extra Floor Space	X	UD1.1, UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1, A2.2
5.2 Roll-Under Vanity or Sink	X	UD1.1, UD1.2, UD1.3, UD1.4, A1.1, A1.2, A2.1, A2.2
5.3 Tilt Mirror	X	UD1.1, UD1.2, UD1.3, UD1.4, A2.1, A2.2
5.4 Non-Glare Lighting	X	E3.0, E3.1
5.5 Solid In-Wall Blocking	X	UD1.1, UD1.2, UD1.3, UD1.4, A2.1
5.6 Handheld Showerheads	X	P0.1
6.Bedrooms		
6.1 Closets		
7.Audio/Visual		
7.1 Audio/Visual Doorbell		
7.2 Visual Alarm		
8.Technology		
8.1 Keyless Entry		
9.Innovation		
9.1 Innovation		

Provided that the development's architect of record is on Virginia Housing's list of Universal Design Certified Architects, and all essential elements and the required number of optional elements are incorporated into the design and construction of the qualified UD units:
- 15 points, if all the units in an elderly development meet this requirement.
- 15 points multiplied by the percentage of units meeting this requirement for non-elderly developments.

PROPERTY NAME: Madison Road Apartments

APPLICANT: Pre-Construction Signature / Date ____ Post-Construction Signature / Date ____

ARCH OF REC: (same as TC app) Pre-Construction Signature / Date ____ Post-Construction Signature / Date ____

SITE ENGINEER: (if owner retained) Pre-Construction Signature / Date ____ Post-Construction Signature / Date ____

encompass Community Supports

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
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ENCOMPASS COMMUNITY SUPPORTS

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COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

UNIVERSAL DESIGN CHECKLISTS

CS2.1

EARTHCRAFT SUMMARY

ALL CONTRACTORS SHALL REVIEW CONSTRUCTION DOCUMENTS AND SPECIFICATIONS BEFORE START OF WORK.
ARCHITECT SHALL BE CONTACTED FOR ANY QUESTIONS OR DISCREPANCIES.

ALL EARTHCRAFT GOLD POINT ITEMS SHALL BE IMPLEMENTED.
EARTHCRAFT REQUIREMENTS SHALL TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS.
SHOP DRAWINGS SHALL COMPLY WITH EARTHCRAFT REQUIREMENTS.
REVIEW THE FULL EARTHCRAFT WORKSHEET IN THE PROJECT MANUAL FOR ALL EARTHCRAFT REQUIRED ITEMS.
PROVIDE THE EARTHCRAFT WORKSHEET TO ALL SUB-CONTRACTORS.
ALL REQUIRED ITEMS MAY NOT BE LISTED IN THE BELOW SUMMARY.
PROVIDE AN EARTHCRAFT PROGRAM SIGN ON THE PROJECT SITE IN A LOCATION APPROVED BY THE OWNER.

ID	DESCRIPTION
SP 1.0 2	Previously developed site
SP 1.1 3	Dwelling units per acre ≥ 25 dwelling units per acre
SP 2.0 1A	Connectivity - Walking distance to bus line (≤1/2 mile) - Existing
SP 2.2	Reduce light pollution - all exterior lights full cutoff
SP 2.4	Street Trees are ≤ 40' on center at minimum
SP 2.5 1	Connectivity to adjacent sites - Vehicular access (2+ connections)
SP 2.7	Outdoor Community gathering space
SP 3.0	Workshop on erosion and sediment control
SP 3.1	Site assessment identifying all greenspace and tree save potential
SP 3.2	Erosion and sedimentation control plan
SP 3.3	Do not install invasive plants on site
SP 3.4	Comply with all federal, state, and local government erosion control and tree protection measures
SP 3.5	Phase I environmental testing and remediation plan (if applicable)
SP 3.6	On-call personnel designated for erosion control during rain events
SP 3.7	Downstream water quality testing (if applicable)
SP 3.8	Label all storm drains or storm inlets to discourage dumping of pollutants
SP 3.9	Road/vehicle cleaning protocols posted and enforced
SP 3.10	Tree preservation and protection measures employed on site
SP 3.13	Grind stumps and limbs for mulch (≥80%)
SP 4.0	Bike racks
SP 4.3	Covered bus stop
SP 4.4	Electric vehicle charging facility
CW 1.0	No construction materials burned or buried on site
CW 1.1	Only state-approved landfills may be utilized
CW 1.2 1	Post waste management plan and divert 75% from landfill of - Wood
CW 1.2 2	Post waste management plan and divert 75% from landfill of - Cardboard
CW 1.2 3	Post waste management plan and divert 75% from landfill of - Metal (including beverage containers)
CW 1.2 5	Post waste management plan and divert 75% from landfill of - Plastic (including beverage containers)
CW 1.2 6	Post waste management plan and divert 75% from landfill of - Shingles
CW 1.3	Central Cut Area
RE 1.0	Limit framing at all windows and doors
RE 1.1	Engineered roof framing (90%)
RE 1.2 1	Advanced Framing - 2-stud corners where structurally feasible
RE 1.2 2	Advanced Framing - Ladder T-walls where structurally feasible
RE 1.2 3	Advanced Framing - Size headers for loads (non-structural headers in non-load bearing walls)
RE 1.3 A	Average floor area of unit < 800 square feet
RE 2.3 2	Deliver panelized construction or SIPs to the site pre-framed (≥90%) - Exterior walls
RE 3.1 1	Replace ≥25% of cement in concrete with fly ash or slag - Slab and/or foundation walls (100%)
RE 3.1 2	Replace ≥25% of cement in concrete with fly ash or slag - Exterior cladding and trim (≥75%)
RE 3.2	Lumber/Millwork/Flooring: Use No Tropical Wood
RE 3.3	Use building materials extracted, processed and manufactured ≤500 miles from site (1 point per product maximum 5 points)
RE 3.4 1	Reused, recycled, MDF with no added urea-formaldehyde, local species or FSC certified wood in all - Cabinet faces
RE 3.4 2	Reused, recycled, MDF with no added urea-formaldehyde, local species or FSC certified wood in all - Countertops
RE 3.6	Insulation (≥25% recycled content material)
RE 3.7 3	Flooring - Carpet (≥50% recycled content material on ≥50% of all carpeted floor area)
RE 4.0	Gut Rehab (project exposing wall cavities or removing exterior cladding) or Adaptive Reuse (for adaptive reuse see addendum to worksheet)
DU 1.0	All roof valleys direct water away from walls, dormers, chimneys, etc.
DU 1.1	Install drainage plane per manufacturer's specifications
DU 1.2 1	Integrate drainage plane with - Window and door pan flashing at sills and side flashing
Du 1.2 2	Integrate drainage plane with - Window and door head/top flashing
DU 1.3	Double layer of building paper or house wrap behind cementitious stucco, stone veneer or synthetic stone veneer on framed walls
DU 1.4	Roof gutters discharge water ≥5' from foundation
DU 1.5 1	Flashing - Self-sealing bituminous membrane or equivalent at valleys and roof deck penetrations
DU 1.5 2	Flashing - Step and kick-out flashing at wall/roof and wall/porch intersections, flashing ≥4" on wall surface and integrated with wall and roof/deck/porch drainage planes
DU 1.6	Continuous foundation termite flashing (Required if slab edge is insulated)
DU 1.7	Maintain 2" clearance between wall siding and roof surface
DU 1.8	Install air conditioner condensing unit pad
DU 1.9	Roof drip edge with ≥1/4" overhang
DU 1.10	Drain pan for water heaters and washing machines
DU 1.12	Moisture-resistant wallboard in bathrooms
DU 1.13	Flashing at bottom of exterior walls integrated with drainage system
DU 1.14	Alternative termite treatment with no soil pretreatment
DU 1.17	Install termite mesh system
DU 1.18	Exterior cladding (≥75% facade) with > 30-year warranty
DU 1.20	Insulate cold water pipes ≥R-2
DU 1.21	All entrance doors have overhang ≥3' depth
DU 1.22 A	Roofing warranty ≥40-year
DU 2.0	Gravel bed (57's, no fines) beneath sub-grade slabs, on grade slabs, or raised slabs
DU 2.1	100% coverage of ≥6mil vapor barrier beneath all slabs, in all crawlspaces
DU 2.2	Foundation drain on top of sub-grade footing
DU 2.3	Patio slabs, walks and driveways sloped ≥1/4" per 1' away from building for ≥10' or to the edge of the surface, whichever is less
DU 2.4	Final site grade sloped ≥1/2" per 1' away from home for ≥10' or to the edge of the site, whichever is less
DU 2.5	Do not install wet or water-damaged building materials
DU 2.6	Capillary break between foundation and framing at exterior walls
DU 2.7	Drainage board and damp proofing for below-grade walls
DU 2.8	Design for additional dehumidification: rough-In electrical and plumbing for dehumidifier
DU 2.9	Additional dehumidification system: Basement or sealed crawlspace system
DU 2.10	Foundation drain at outside perimeter edge of footing surrounded with 6" clean gravel and fabric filter

DU 2.11	Install whole-house ENERGY STAR dehumidifier
DU 2.12	Slab and crawlspace vapor barrier ≥10 mil or reinforced
DU 2.14 1	Capillary break - Between ground/footing or footing/foundation
DU 2.14 2	Capillary break - Between foundation and framing for all walls
IAQ 1.0	No unvented combustion fireplaces, appliances, or space heaters
IAQ 1.1	All fireplaces have outdoor combustion air supply and masonry-built fireplaces have gasketed doors
IAQ 1.2	No atmospherically vented water heaters or furnaces
IAQ 1.3	Sealed-combustion or electric water heater, must be installed in conditioned space
IAQ 1.4	Carbon monoxide detector required if combustion appliances exist
IAQ 2.0	Protect all ducts until construction is complete
IAQ 2.1	Filter(s) easily accessible for property maintenance to service
IAQ 2.2	Provide rodent and corrosion proof screens with mesh ≤0.5" for all openings not fully sealed or caulked
IAQ 2.3	All outdoor supply air crosses filter prior to distribution
IAQ 2.4	All interior paints are ≤ 100g/L VOC content
IAQ 2.5	No carpet in below grade units
IAQ 2.6	Filters are ≥ MERV 8
IAQ 2.7 1	Certified low or no VOC materials - Interior paints
IAQ 2.7 4	Certified low or no VOC materials - Carpet
IAQ 2.7 5	Certified low or no VOC materials - Carpet pad
IAQ 2.7 6	Certified low or no VOC materials - Carpet pad adhesive
IAQ 2.8	Protect all bath fans until floor/wall finishing is complete
IAQ 2.9 1	No added urea-formaldehyde - Insulation
IAQ 2.9 3	No added urea-formaldehyde - All cabinets, shelves, and countertops
IAQ 2.10	Seal all particle board surfaces with water-based sealant
IAQ 2.11	No carpet in all units
IAQ 2.12	No carpet in main living area of all units
BE 0.1	IECC adopted by jurisdiction plus applicable state amendments
BE 0.2	Certified level projects must achieve a confirmed HERS Index ≤ 75
BE 0.3	Gold and Platinum level projects must achieve a confirmed HERS Index ≤ the ENERGY STAR Multifamily New Construction Target HERS Index (Adaptive Reuse Project must follow Adaptive Reuse Tab)
BE 0.4	Confirmed HERS Index ≤ Zero Energy Ready Home Target HERS Index
BE 1.0	Vapor barriers installed under slabs and crawls only and not on any vertical surfaces
BE 1.1	Seal bottom plates to subfloor or foundation for entire unit envelope
BE 1.2 1	Block and seal joists cavities - Above supporting walls at cantilevered floors
BE 1.2 2	Block and seal joists cavities - Under attic kneewalls
BE 1.2 3	Block and seal joists cavities - Above attached garage walls
BE 1.3	Block stud cavities at change in ceiling height
BE 1.4	Install blocking and baffles in insulated and vented attics
BE 1.5 1	Seal penetrations through - Foundations and exterior wall assemblies
BE 1.5 2	Seal penetrations through - Top and bottom plates
BE 1.5 3	Seal penetrations through - Band and rim joists
BE 1.5 4	Seal penetrations through - Insulated subfloor
BE 1.5 5	Seal penetrations through - Sheathing
BE 1.5 6	Seal penetrations through - Walls and ceilings in attached garages
BE 1.5 7	Seal penetrations through - All ceilings
BE 1.6 1	Seal penetrations around - Shower, sinks, toilets and tub drains
BE 1.6 2	Seal penetrations around - HVAC supply and return boots sealed to subfloor or drywall (floor, walls, or ceilings)
BE 1.6 3	Seal penetrations around - Window and door rough openings
BE 1.6 4	Seal penetrations around - All drywall penetrations (common walls between attached units included)
BE 1.6 5	Seal penetrations around - Exhaust fans to drywall
BE 1.6 6	Seal penetrations around - Attic pull-down stairs, scuttle holes and kneewall doors
BE 1.6 7	Seal penetrations around - Chases
BE 1.7 1	Seal seams and gaps in - Band joist sheathing
BE 1.7 2	Seal seams and gaps in - Exterior wall sheathing
BE 1.7 3	Seal seams and gaps in - All seams in SIP's
BE 1.8 1	Install rigid air barriers - Behind tubs and showers on insulated walls
BE 1.8 2	Install rigid air barriers - At attic kneewall on attic-side (including skylight shafts)
BE 1.8 3	Install rigid air barriers - At chases in contact with the building envelope (including fireplace chases)
BE 1.8 4	Install rigid air barriers - Along staircases on insulated walls
BE 1.8 5	Install rigid air barriers - Along porch roofs
BE 1.8 6	Install rigid air barriers - At dropped ceiling/soffit
BE 1.8 7	Install rigid air barriers - At all band joists above unit separation walls
BE 1.9 1	Install weather-stripping at - All exterior doors (if not included in door assembly)
BE 1.9 2	Install weather-stripping at - Attic kneewall doors, scuttle holes and pull down stairs
BE 1.10	All recessed can lights must be air tight, gasketed at all floors and also IC-rated in insulated ceilings; in Climate Zone 4, insulate exterior surface of fixture to ≥R-10
BE 1.11	Fire rated assemblies that do not use draft block in band areas must comply with Air Tight Drywall approach
BE 1.12	Units adjacent to CMU walls: framing and sub-floor at unit envelope, including interstitial space, must be sealed to CMU
BE 1.13	Seal top plate to drywall at the attic level
BE 1.14	Comply with Air tight drywall approach (required if band area draft blocking is not used)
BE 1.15	Gypcrete on all framed floors separating unit envelopes
BE 2.0	Air Changes per Hour ≤ 5 ACH50
BE 3.0 1	Floors - Framed ≥ R-19
BE 3.0 2	Floors - Cantilevered ≥ R-30
BE 3.0 3	Floors - Podium/Elevated Slab ≥ R-19
BE 3.1 1	Walls - Exterior walls and band joists ≥ R-15
BE 3.1 2	Walls - Elevator walls adjacent to dwelling units ≥ R-13
BE 3.1 3	Walls - Foundation walls ≥ R-10 continuous or ≥ R-13 cavity Climate Zone 2/3 ≥ R-5 continuous or ≥ R-13 cavity Climate Zone 4 ≥ R-10 continuous or ≥ R-13 cavity
BE 3.2 1	Ceilings/Roof - Vented: Climate Zone 4 ≥ R-49
BE 3.2 2	Ceilings/Roof - Continuous Roof Deck: Climate Zone 4 ≥ R-30
BE 3.2 3	Ceilings/Roof - Cathedral: Climate Zone 4 ≥ R-38
BE 3.3. 1	Attic/Roof - Install wind baffles at eaves in every vented bay, or equivalent air barrier at edge of ceiling

BE 3.3 2	Attic/Roof - Energy heel trusses or raised top plate
BE 3.3 3	Attic/Roof - Attic platforms allow for full-depth insulation below
BE 3.4 1	Attic kneewall - Doors ≥ R-19
BE 3.4 2	Attic kneewall - Insulation and attic-side air barrier ≥ R-19
BE 3.5	Attic pull-down/scuttle hole ≥ R-49
BE 3.6	When installing loose-fill attic insulation, card and rulers must be installed
BE 3.7	Steel framed buildings require thermal break ≥ R-7.5
BE 3.8	Grade II insulation quality at all building envelope locations
BE 3.9	Slab edge insulation ≥ R-10
BE 3.10 A	Insulation installation quality (floors, walls and ceilings) - Grade I
BE 3.11	Corners ≥ R-6
BE 3.12	Headers ≥ R-3
BE 3.13	Fiberglass batts are unfaced/friction fit
BE 3.14 1	Walls - Insulate exterior walls and band joist ≥ R-19
BE 3.14 2	Walls - Insulate exterior walls and band joist ≥ R-20 or ≥ R-13 cavity plus R-5 insulated sheathing
BE 3.17 1	Ceilings - Flat Vented: Climate Zone 4 ≥ R-60
BE 3.17 2	Ceilings - Continuous Roof Deck: Climate Zone 4 ≥ R-35
BE 3.17 3	Ceilings - Sloped: Climate Zone 4 ≥ R-49
BE 4.0 1	Door U-factors and SHGC - U-factor ≤0.35
BE 4.0 2	Door U-factors and SHGC - SHGC ≤ 0.30
BE 4.1 1	Window U-factor and SHGC - U-factor ≤0.35
BE 4.1 2	Window U-factor and SHGC - SHGC ≤ 0.30
BE 4.2 1	Skylight U-factor and SHGC - U-factor ≤0.55
BE 4.2 2	Skylight U-factor and SHGC - SHGC ≤ 0.30
BE 4.3	NFRC certified doors, windows and skylights with label
BE 4.4 1	Door U-factor - Opaque door: U factor≤ 0.21
BE 4.4 2	Door U-factor - Door with ≤ 50% glass: U-factor ≤ 0.27
BE 4.4 3	Door U-factor - Door with > 50% glass: U-factor ≤ 0.32
BE 4.5 1	Window U-factor and SHGC - U-factor ≤0.32
BE 4.5 2	Window U-factor and SHGC - SHGC ≤0.27
BE 4.6 1	Skylight U-factor and SHGC - U-factor ≤0.50
BE 4.6 2	Skylight U-factor and SHGC - SHGC ≤0.27
BE 4.13	Window area is ≤15% of conditioned floor area (all units)
BE 5.0 A	If Ducts located in unconditioned attic - Attic Side Radiant Barrier
BE 5.0 B	If Ducts located in unconditioned attic - ENERGY STAR qualified roof (≥75% of total roof area)
ES 1.0 1	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Complete Room by Room load calculation utilizing ACCA Manual J 8th Edition Software or later or current
"	ASHRAE based software (Trane Trace or Carrier HAP) and submit to EarthCraft for review prior to issuing construction drawings. Loads must include detailed inputs.
ES 1.0 2	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Based on worst case unit orientation per unit type
ES 1.0 3	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Use 2009 ASHRAE Handbook of Fundamentals Climate Design Information or later for outdoor design temperatures
ES 1.0 4	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Indoor temperatures 70 F for heating and 75 for cooling
ES 1.0 5	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Base infiltration on project team selected infiltration goal
ES 1.0 6	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Use actual area, U-factor and SHGC for windows and doors, actual area and R-values of floors, walls , and ceilings
ES 1.0 7	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Base mechanical ventilation on ASHRAE 62.2- 2010 standard
ES 1.0 8	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Cooling equipment and/or single-stage heat pump between 95%-125%
ES 1.0 9	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Provide OEM data for each unique system type
ES 1.0 10	Size and select all HVAC equipment in accordance with ACCA Manuals J and S - Internal loads that reflect design and occupancy ≤2400 Btu/h
ES 1.1	If programmable thermostat installed for heat pump, include adaptive recovery technology
ES 1.2	AHRI performance match all indoor/outdoor coils
ES 1.3	Non-CFC and non-HCFC refrigerant
ES 1.4	No electric resistant heat as primary heat source or reheat
ES 1.5	Heat pump efficiency ≥ 8.2 HSPF or equivalent COP
ES 1.6	Furnace efficiency ≥ 90 AFUE
ES 1.7	Cooling equipment ≥ 14 SEER or 11 EER
ES 1.8 A	Heating equipment efficiency - ENERGY STAR qualified furnace(s) ≥95 AFUE and within 40% of load calculation
ES 1.8 B	Heating equipment efficiency - ENERGY STAR qualified heat pump(s) ≥8.5 HSPF and within 25% of load calculation
ES 1.9	Verification of proper refrigerant charge with subcooling deviation ±3°F or superheat deviation ±5°F
ES 1.10	ENERGY STAR qualified cooling equipment ≥SEER 15
ES 1.11	Use ACCA Approved Residential Load Calculation Software to produce loads
ES 1.13	Variable speed blower
ES 1.15	ENERGY STAR qualified cooling equipment ≥ SEER 16
ES 1.16	Heat pump efficiency ≥9.0 HSPF
ES 1.18	Condenser units are spaced 2 feet apart
ES 1.19	Varible Refrigerant/Mini-Split system utilized for primary heating and cooling
ES 2.0	Seal air handlers and duct systems with mastic
ES 2.1	Code approved solid connector for all flex-to-flex connections
ES 2.3 1	Duct insulation - ≥ R-6: Ducts in conditioned and interstitial spaces (between floors)
ES 2.3 2	Duct insulation - ≥ R-8: Ducts in unconditioned space
ES 2.4	No ducts in exterior walls or vaulted ceilings and no plenum within 2' of roofline.
ES 2.5	Locate all air handlers within conditioned space
ES 2.6	Indoor coil protected until finished floor installed
ES 2.7	Minimize pressure imbalance within units ≤ 6 Pa between bedroom and return
ES 2.8	No duct take-offs within 6" of supply plenum or supply trunk cap
ES 2.9	Design and construct mechanical closets accessible for service and maintenance requirements
ES 2.10	Install ducts per ACCA Manual D duct design
ES 2.11 1	Minimize pressure imbalance within units - Install fully ducted jumper ducts, transfer grills, or dedicated return for each bedroom

ES 2.11 2	Minimize pressure imbalance within units - Measured pressure differential ≤ 3 Pa between bedroom and return
ES 2.12	Install rigid duct work or pull all flex ducts with no pinches and support at intervals ≤ 5'
ES 2.13	Measure and balance airflow for each duct run (±20% of design)
ES 2.14	Verify supply and return duct static pressure
ES 2.15	HVAC system and ductwork is dry and clean
ES 2.17 1	Duct design and installation - Rigid metal supply trunk
ES 2.19	Return plenum duct take-off free area is 120% of supply plenum duct take-off free area
ES 3.0 1	Test duct leakage based on conditioned floor area (CFA) - Leakage to outside ≤ 4%
ES 3.0 2	Test duct leakage based on conditioned floor area (CFA) - Total leakage ≤ 6%
ES 3.1 1	Test duct leakage based on conditioned floor area (CFA) - Leakage to outside ≤ 2%
ES 3.1 2	Test duct leakage based on conditioned floor area (CFA) - Total leakage ≤ 4%
ES 4.0	Install exhaust fans in all bathrooms and duct to outside
ES 4.1	Gas kitchen range vented to exterior ≥100 cfm fan
ES 4.2	Outside air ventilation strategy complies with ASHRAE 62.2-2010
ES 4.3 1	When installed to achieve ES 4.2, design and install fresh air intakes - ≥10' away from exhaust outlets , vehicle idling zones, parking garages
ES 4.3 2	When installed to achieve ES 4.2, design and install fresh air intakes - ≥ 2' above grade
ES 4.3 3	When installed to achieve ES 4.2, design and install fresh air intakes - When run to soffit the duct must be extended and affixed through the soffit vent
ES 4.3 4	When installed to achieve ES 4.2, design and install fresh air intakes - Fresh air duct may not be run to the roof
ES 4.3 5	When installed to achieve ES 4.2, design and install fresh air intakes - Fresh air shutoff may not be controlled by humidistat
ES 4.3 6	When installed to achieve ES 4.2, design and install fresh air intakes - Install rigid duct with insulation
ES 4.3 7	When installed to achieve ES 4.2, design and install fresh air intakes - All intakes must be ducted to exterior of building
ES 4.4	Seal seams of all intake and exhaust ducts with mastic
ES 4.5	Duct clothes dryers to outside
ES 4.6	No power roof vents
ES 4.7	Back-draft dampers for kitchen and bathroom exhaust
ES 4.8	If installed, ceiling fans must be ENERGY STAR qualified (1/bedroom and 1 in living room)
ES 4.9	ENERGY STAR bath fans with properly sized ductwork and measured airflow ≥50 cfm
ES 4.10	Electric kitchen range vented to exterior ≥ 100 cfm fan
ES 4.11	Verify outdoor air supply ventilation airflow test within +/- 20% of design values
ES 4.12	Install and label accessible ventilation controls, with override controls for continuously operating ventilation fans
ES 4.13	Supply/exhaust fans rated at ≤3 sones (intermittent) and ≤1 sone (continuous)
ES 4.14 1	Radon resistant construction - Passive, radon/soil gas vent system labeled on each floor
ES 4.14 2	Radon resistant construction - Radon test of building prior to occupancy
ES 4.15	Exhaust fan wired with light in bathroom
ES 4.16	Duct all exhaust fans with rigid duct
ES 5.0	Water Heater must be installed in conditioned space. If gas, direct vent
ES 5.1	Heat trap on all storage water heaters
ES 5.2	Water heater efficiencies for 20-55 gal tank size: 0.65 EF, 0.95 Electric EF, 0.61 Gas UEF, 0.92 Electric UEF
"	Water heater efficiencies for 55-100 gal tank size: 0.75 EF, 1.97 Electric EF, 0.76 Gas UEF, 2.03 Electric UEF
"	Water heater efficiencies for <2 gal tank size: 0.82 EF, 0.93 Electric EF, 0.81 Gas UEF, 0.91 Electric UEF
ES 5.3	Pipe insulation on first 2'
ES 5.4	High efficiency storage water heater - ≤ 55 gal tank size: ≥0.67 Gas EF, ≥2.00 Electric EF, ≥0.64 Gas UEF, ≥2.00 Electric UEF
"	High efficiency storage water heater - > 55 gal tank size: ≥0.77 Gas EF, ≥2.20 Electric EF, ≥0.78 Gas UEF, ≥2.20 Electric UEF
ES 6.0	High-efficacy lighting in 100% of all permanent fixtures
ES 6.1	If installed, ENERGY STAR dishwasher
ES 6.2	If installed, ENERGY STAR refrigerator
ES 6.3	If installed, ENERGY STAR qualified clothes washer
ES 6.4	If installed, high efficiency clothes dryer with moisture sensor (not applicable to commercial dryers)
ES 6.5 A	Fixtures and bulbs - ENERGY STAR qualified compact fluorescent fixtures or LED bulbs (100%)
ES 7.0	100% LED bulbs in all corridor/breezeway and all common spaces
ES 7.1 1	Control systems - Automatic indoor lighting controls
ES 7.2 3	High Efficiency Exterior Lighting - High efficiency exterior lighting using 100% LED bulbs
WE 1.0	Meet National Energy Policy Act low flow standards for all fixtures
WE 1.1	Detect no leaks at any water-using fixture, appliance or equipment
WE 1.2 1	Low-flow fixtures (units and common facilities) - WaterSense labeled toilet (≤1.28 avg. gal/flush)
WE 1.2 2	Low-flow fixtures (units and common facilities) - WaterSense labeled urinal (≤0.5 gal/flush)
WE 1.2 3	Low-flow fixtures (units and common facilities) - WaterSense lavatory faucet and accessories (≤1.5 gpm at 60 psi)
WE 1.2 4	Low-flow fixtures (units and common facilities) - WaterSense labeled Showerhead (≤2.0 gpm)
WE 2.0	Cover all exposed soil with 2"-3" mulch layer
WE 2.1 1	Irrigation system - Must have rain sensor shutoff switch
WE 2.1 2	Irrigation system - Provide operating manual to property management
WE 2.1 3	Irrigation system - Provide irrigation system layout to property management
WE 2.2	If installed, ornamental water features must recirculate water and serve beneficial use
WE 2.3	Install plants to maintain distance ≥2' from home at maturity
EO 1.0	Provide property manager with project-specific owner's manual
EO 1.3	Household hazardous waste resources
EO 2.0	Provide all subcontractors with EarthCraft Multifamily worksheet
EO 2.1	Property Maintenance Staff representative attends design review and/or kick off meeting
EO 2.2	Market EarthCraft Multifamily program
EO 2.3	Provide pre-occupancy briefing for tenant
EO 2.4	Project participates in post occupancy project debriefing
EO 2.5	Environmental management and building maintenance guidelines for staff
EO 2.6	Landscape maintenance guide for maintenance and management personnel
EO 3.0	ENERGY STAR Multifamily New Construction
EO 3.1	Indoor airPLUS
EO 3.6	Zero Energy Ready Home Certification

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

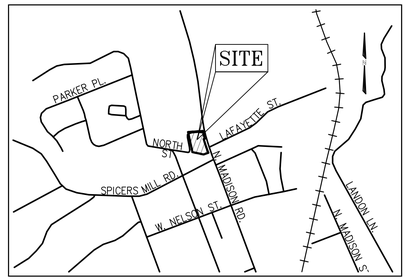
EARTHCRAFT MULTI-FAMILY SUMMARY

CS3.1

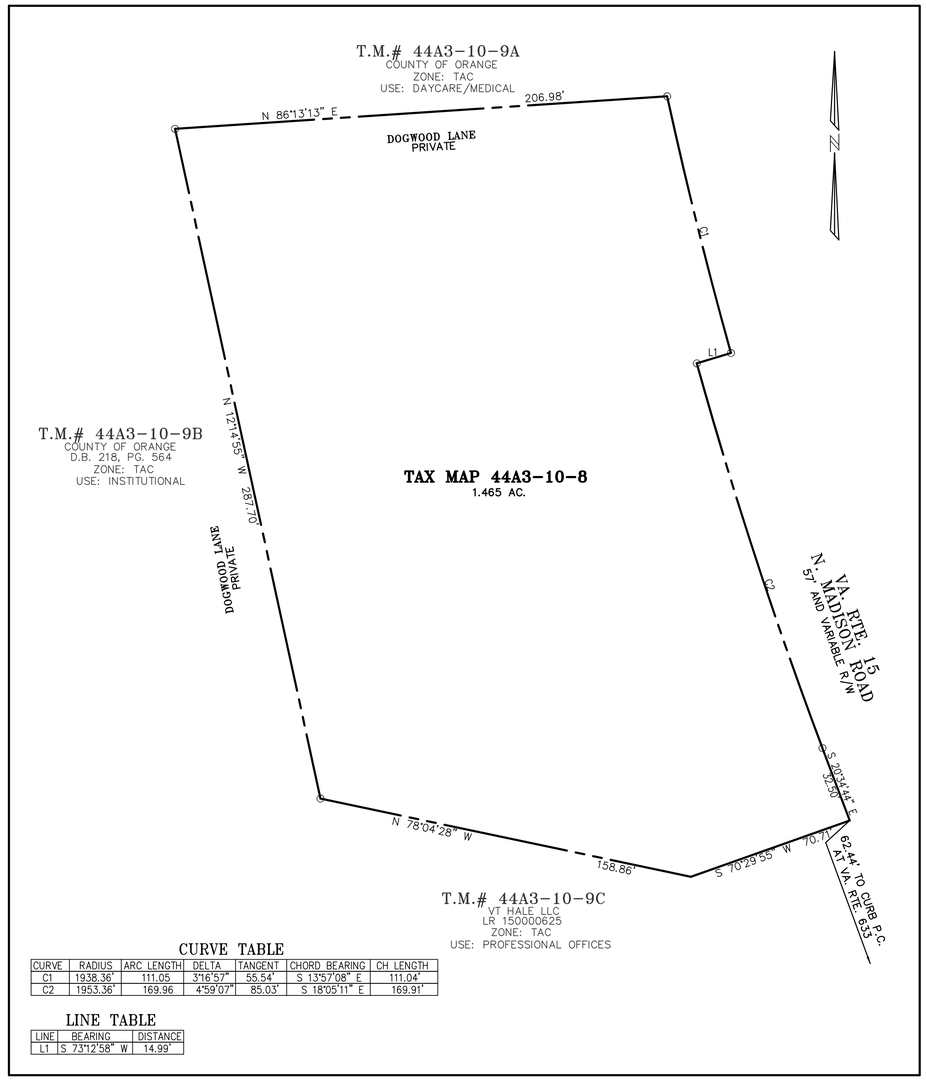
SITE PLAN FOR

MADISON ROAD APARTMENTS

TAX MAP #44A3-10-8
ORANGE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"=1000'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CH LENGTH
C1	1938.36'	111.05	3°16'57"	55.54'	S 13°57'08" E	111.04'
C2	1953.36'	169.96	4°59'07"	85.03'	S 18°05'11" E	169.91'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°12'58" W	14.99'

BOUNDARY AND ADJACENT OWNERS

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

GENERAL NOTES

1. All construction shall conform to existing State and Local building codes. It is the contractor's responsibility to be aware of all applicable standards and specifications as well as required methods of construction. The contractor shall furnish all materials, labor, and equipment to perform all work, including restoration, for the completed installation of all improvements shown hereon or implied as necessary to complete the proposed improvements.

2. The contractor or his agent shall be responsible for digging test pits to determine the exact location of any existing underground utilities prior to the beginning of construction. In particular, test pits adjacent to existing high pressure gas mains shall be performed in the presence of a gas company representative and shall be hand dug according to their instruction. Utilities shown hereon are based on available information.

3. A title report has not been furnished, however this property is subject to any existing easements, covenants and servitudes of record.

4. All erosion and sediment control practices shall be constructed and maintained in accordance with the minimum standards and specifications of the 1992 Virginia Erosion and Sediment Control Handbook and Town ordinances. Removal of said controls shall be authorized by the Town inspector but, at least, shall not be removed until permanent vegetative cover is established on all denuded areas.

5. Construction should be sequenced so that grading operations can begin and end as quickly as possible. Sediment trapping measures, such as silt fences, shall be installed and made functional before any land disturbing activity begins.

6. Engineered fill and backfill shall be approved select materials and shall be placed in six to eight inch layers and compacted at optimum moisture, plus or minus two percent, to a density of not less than 95 percent in accordance with A.A.S.H.T.O. T-99 or A.S.T.M. D-698.

7. No subsurface investigation has been performed by Hinchey and Baines, PLC. to attest to the soil conditions or the presence of toxic or contaminated waste.

8. It shall be the responsibility of the contractor or developer to have sufficient soils and foundation testing performed to determine that the support values and C.B.R.'s are adequate for the standards shown on this plan.

9. All construction involving problem soils must be performed under the full-time inspection of a professional geotechnical engineer.

10. The contractor shall perform necessary grading to preclude the ponding of water on roadways and buildable areas.

11. There are no known gravesites on this site. No identification or location of any grave, object or structure marking a place of burial has been found. In the event gravesites are discovered during construction, the Town Planning Office should be notified immediately. All activities must cease and shall not resume until authorization to proceed is granted by the Town Planning Office. Gravesites shall be protected in accordance with state law.

12.There are no archeological, natural, and historic features or landmarks found on the site. Should any be found during the review process, such areas will be delineated on the plans.

13.There are no identification or location of areas of contamination, remediation or other adverse environmental conditions on the site. Should any be discovered during the review proces, these areas will be delineated on the plans.

14. All fill materials and their subgrade will be approved by the soils engineer for this site.

15. No portion of the land hereon is appears to be located in F.I.R.M. 100-year special floodplain area zone "A", as indicated on Flood Insurance Rate Map (FIRM) number 51137C0150E, effective date
May 17, 2022. This property appears to be located in zone "X" - area of minimal flooding.

16. According to the National Wetlands Inventory there are no known wetlands on site. All wetland permits required by federal, state, and local laws and regulations shall have been obtained prior to initiating grading or any other on-site land disturbing activity.

17. The developer shall be responsible for the relocation of any utilities which may be required as a result of this project. The relocation should be done prior to construction.

18. The developer shall be responsible for any damage to the existing streets and utilities which occurs as a result of this project within or contiguous to the existing right-of-way.

19.The developer shall be responsible for any damage to the existing streets and utilities which occurs as a result of this project within or contiguous to the existing right-of-way.

20. Any work performed within existing or proposed VDOT maintained Right-of-Way shall conform to the current editions of and latest revisions to the Virginia Department of Transportation (VDOT) Road and Bridge Specifications and Standards and The Town of Orange. In case of discrepancy or conflict between the Standards, Specifications or Regulations, the most stringent shall apply.

21. Prior to initiation of work within the public street right-of-way, a Permit for such work will be obtianed from the Town of Orange Department of Public Works.

22. Per Town Zoning Ordinance 12-40.60b, A Stormwater Management Facility Maintenance Agreement, in a form acceptable to the Zoning Administrator, shall be executed by and between the owner and the Town to ensure that stormwater management facilities are maintained in a satisfactory manor by the owner without expense to the Town.

23. Per Town Zoning Ordinance 12-50.90, Upon completion of all required improvements on the approved site development plan, the applicant shall submit to the Zoning Administrator four (4) copies of the completed as-built site plan. The as-built site plan shall be submitted within 1 year of the issuance of occupancy permits. Final approval of the as-built plan shall be required before final release of applicable bonds.

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ENGINEER'S CERTIFICATION

THE PROPERTY SHOWN HEREON IS IN THE NAME OF THE COUNTY OF ORANGE AS RECORDED IN DEED BOOK 147, PAGE 45 OF THE LAND RECORDS OF ORANGE COUNTY, VIRGINIA.

ENGINEER	LICENSE NUMBER	DATE
	017596	02/22/2023

APPROVAL BLOCK

PLAN NOTES

1. PARCEL IDENTIFICATION: T.M. 44A3-10-8 (1.465 ACRES)

2. OWNER:
COUNTY OF ORANGE
PO BOX 111
ORANGE, VA 22960

APPLICANT:
RAPPAHANNOCK-RAPIDAN COMMUNITY SERVICES BOARD
PO BOX 1568
CULPEPER, VA 22701

3. PROPOSED DEVELOPMENT: CONSTRUCTION OF A 27,660 SF, 4-FLOOR MULTI-USE BUILDING WITH 21 APARTMENT UNITS & PROFESSIONAL OFFICES AND ASSOCIATED PARKING.

4. BOUNDARY & TOPOGRAPHICAL INFORMATION FROM A SURVEY BY BATTLEFIELD LAND SURVEYING, PLC., DATED NOVEMBER 7, 2022.

5. ZONING: TAC (TOWN ACTIVITY CENTER)

6. SETBACKS:
FRONT: 10' (FACADE HT. ≤ 35')
SIDE YARDS: 10' (CORNER LOT) 5' INTERIOR LOT
REAR YARDS: 20'

7. MAX BUILDING HEIGHT ALLOWED = 3 STORIES, 55'

8. TOTAL IMPERVIOUS AREA = 50,490 SF

9. THE PROPOSED BUILDING WILL BE SERVED BY TOWN OF ORANGE WATER AND SEWER.

ESTIMATE OF WATER CONSUMPTION: APARTMENT UNITS: 3000 gal/month/unit
OFFICES: 8 EMPLOYEES@15 gpd=3,600 gal/month

10. PARKING:

REQUIRED:

FOR EXISTING OFFICE
GOVERNMENTAL USE
1/EMPLOYEE x 9 EMPLOYEES = 9
1/1000 SF = 7,150/1000 = 7.15
TOTAL = 16.15

FOR PROPOSED CONSTRUCTION
1/1-BR UNIT x 18 UNITS = 18
1.5/2-BR UNIT x 3 UNITS = 4.5
STORAGE 1210 SF
1210 SF/1 SPACE/1000 SF = 1.21
PROFESSIONAL OFFICE 5,119 SF
1 SPACE/300 SF = 5,119/300 = 17.06
TOTAL = 40.77

TOTAL REQUIRED = 57 SPACES
TOTAL PROVIDED = 57 SPACES

11. TRAFFIC PROJECTION:
MAXIMUM HOURLY FROM THE ABOVE PROPOSED USES WILL BE 11.2 VPH IN THE A.M.
SEE SEPARATE TRAFFIC GENERATION ANALYSIS DATED FEBRUARY 28, 2023.

SHEET INDEX

HINCHEY & BAINES, PLC
ENGINEERING AND LAND PLANNING
125 EAST DAVIS STREET
SUITE 201
CULPEPER, VIRGINIA 22701
PHONE (540) 829-2220
FAX (540) 829-2239

COMMONWEALTH OF VIRGINIA
MARVIN T. HINCHEY
LIC. NO. 017596
09/24/2024
PROFESSIONAL ENGINEER

COVER SHEET
MADISON ROAD APARTMENTS
ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

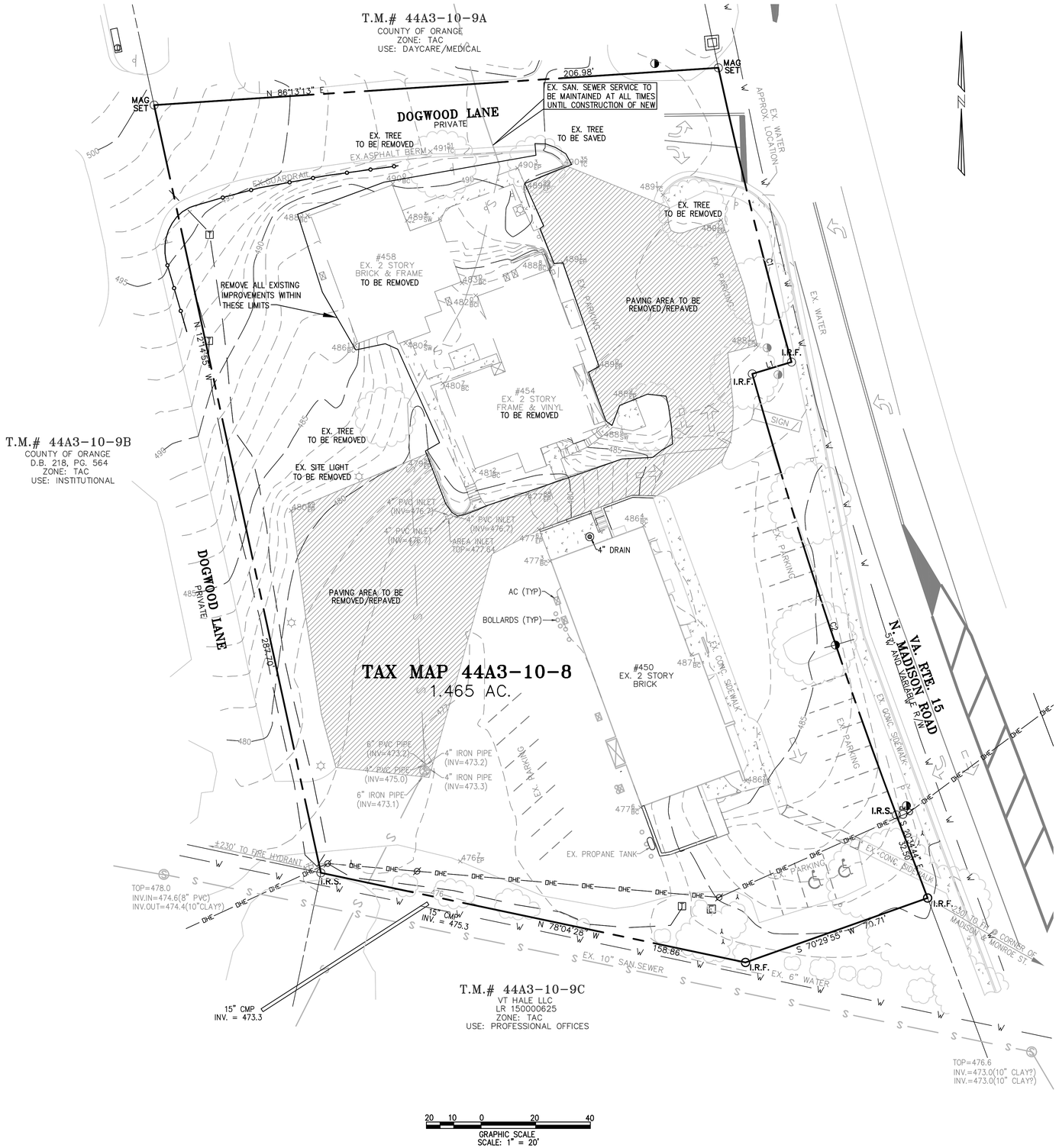
SCALE: 1" = 30'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER TOWN COMMENTS
03/08/2023
9-24-2024

SHEET 1 OF 14

FILE NO. 1588



LEGEND

PAVING AREA TO BE REMOVED/REPAVED

HINCHEY & BAINES, PLC
ENGINEERING AND LAND PLANNING
125 EAST DAVIS STREET
SUITE 201
CULPEPER, VIRGINIA 22701
PHONE (540) 829-2220
FAX (540) 829-2239

COMMONWEALTH OF VIRGINIA
MARVIN T. HINCHEY
LIC. NO. 017596
09/24/2024
PROFESSIONAL ENGINEER

EXISTING CONDISTIONS AND DEMOLITION PLAN

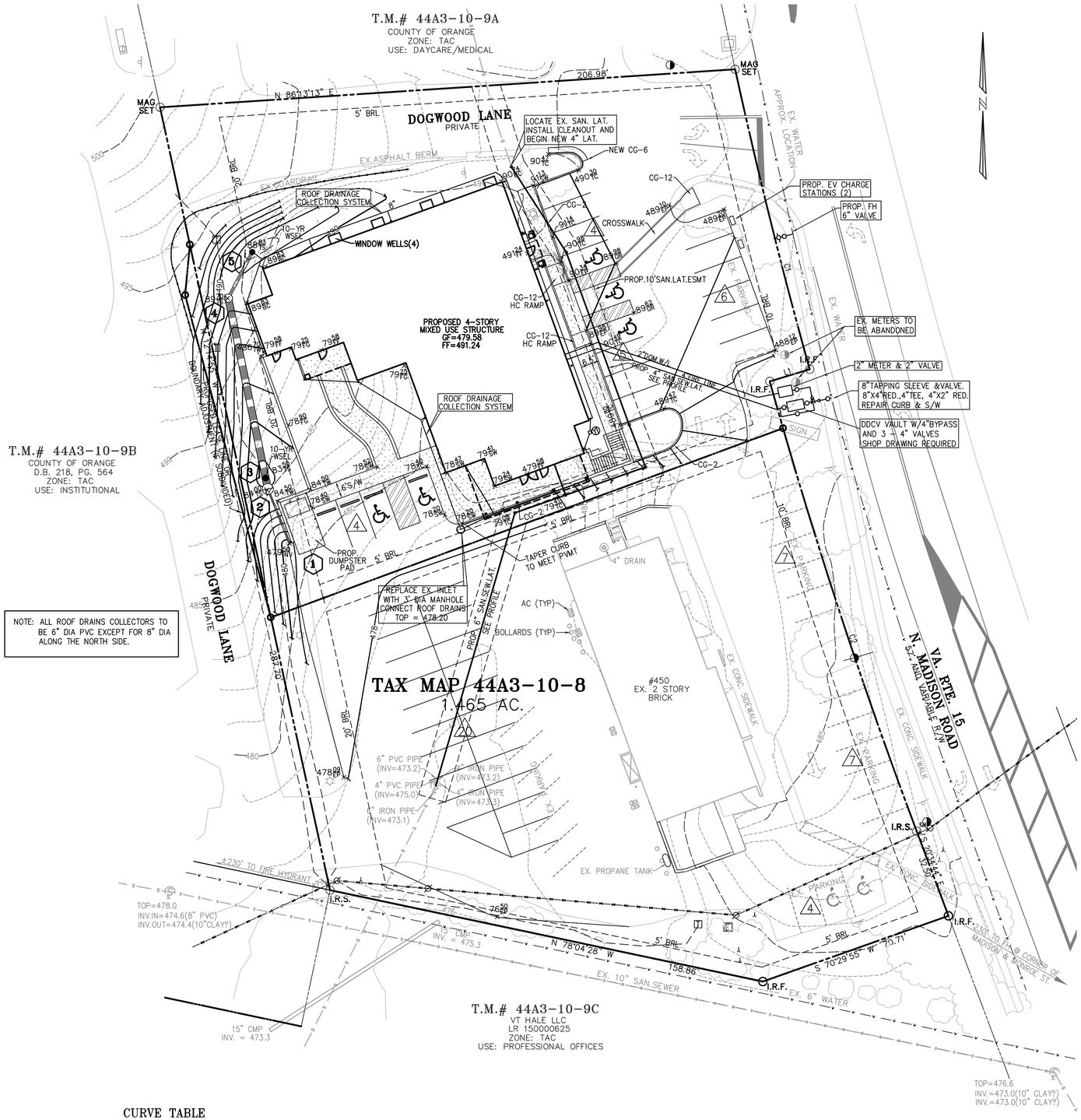
MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

SCALE: 1" = 20'
DATE: 12/16/2022
REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER TOWN COMMENTS
9-24-2024

SHEET 2 OF 14

FILE NO. 1588



NOTE: ALL ROOF DRAINS COLLECTORS TO BE 6" DIA PVC EXCEPT FOR 8" DIA ALONG THE NORTH SIDE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CH LENGTH
C1	1938.36'	111.05	3°16'57"	55.54'	S 13°57'08" E	111.04'
C2	1953.36'	169.96	4°59'07"	85.03'	S 18°05'11" E	169.91'

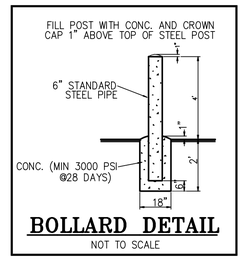
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°12'58" W	14.99'

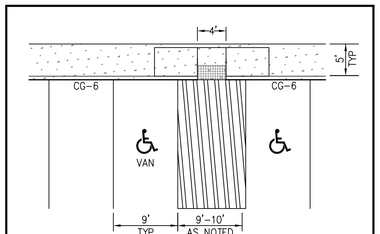
GRAPHIC SCALE
SCALE: 1" = 20'

VDOT DETAILS REFERENCED IN PLAN
(FROM VDOT ROAD AND BRIDGE STADARDS, 2016 REV)

DETAIL	TITLE	PLATE
DI-1	STANDARD DROP INLET	(104.01)
MH-2	PRE-CAST MANHOLE	(106.07)
CG-2	STANDARD 6" CURB	(201.01)
CG-6	COMBINATION 6" CURB & GUTTER	(201.03)

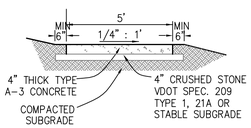


BOLLARD DETAIL
NOT TO SCALE



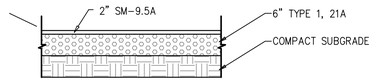
PARKING DETAIL
SCALE: 1"=10'

TYPICAL SECTION
CONCRETE SIDEWALK
NOT TO SCALE

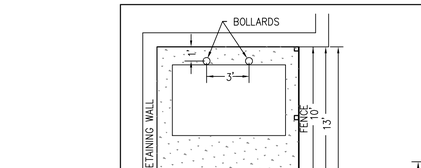


NOTE: SUBGRADE FOR ALL SIDEWALKS, SHALL BE COMPACTED TO MINIMUM 95% DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T99-61.
SIDEWALK UNDERDRAINS ARE TO BE USED WHEN THE SIDEWALK LONGITUDINAL GRADIENT IS 3% OR MORE AND WHEN THE UNDERLYING SOIL HAS 34% OR MORE PASSING THE No. 200 SIEVE AND HAS A PI OF 13 OR LESS.

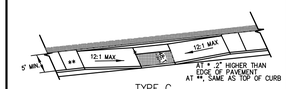
TYPICAL SECTION
ON-SITE PAVING
NOT TO SCALE



NOTE: PERFORM CBR TEST PRIOR TO DETERMINATION OF FINAL SUBGRADE ELEVATION. SUBGRADE DEPTH IS BASED ON SUBGRADE CBR VALUE OF 6. SOILS TEST OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION



WHEELSTOP DETAIL
NOT TO SCALE



TYPE C
PARALLEL

CG-12B
VIRGINIA DEPARTMENT OF TRANSPORTATION

DUMPSTER PAD & FENCE DETAIL
N.T.S.

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COMMONWEALTH OF VIRGINIA
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09/24/2024
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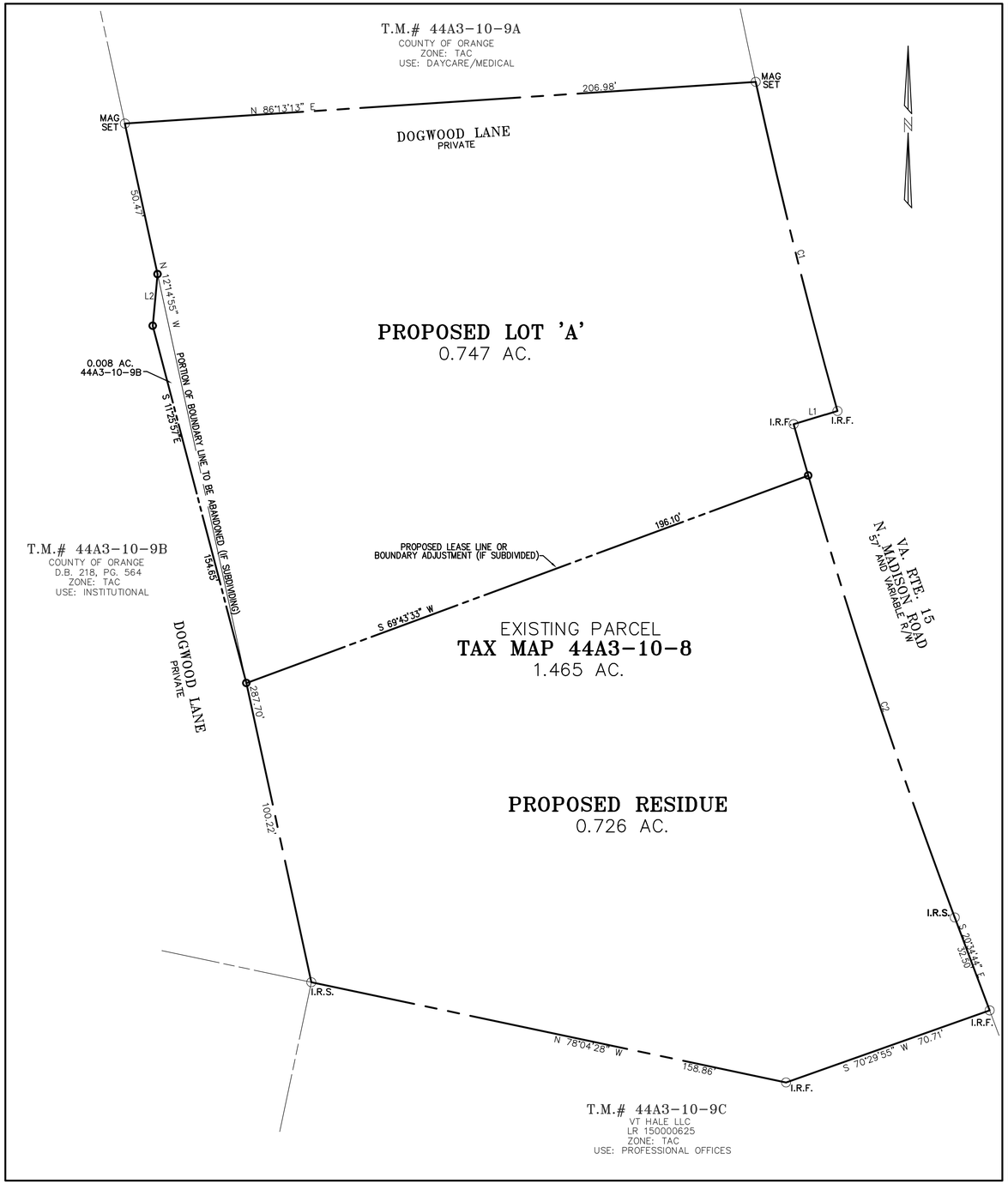
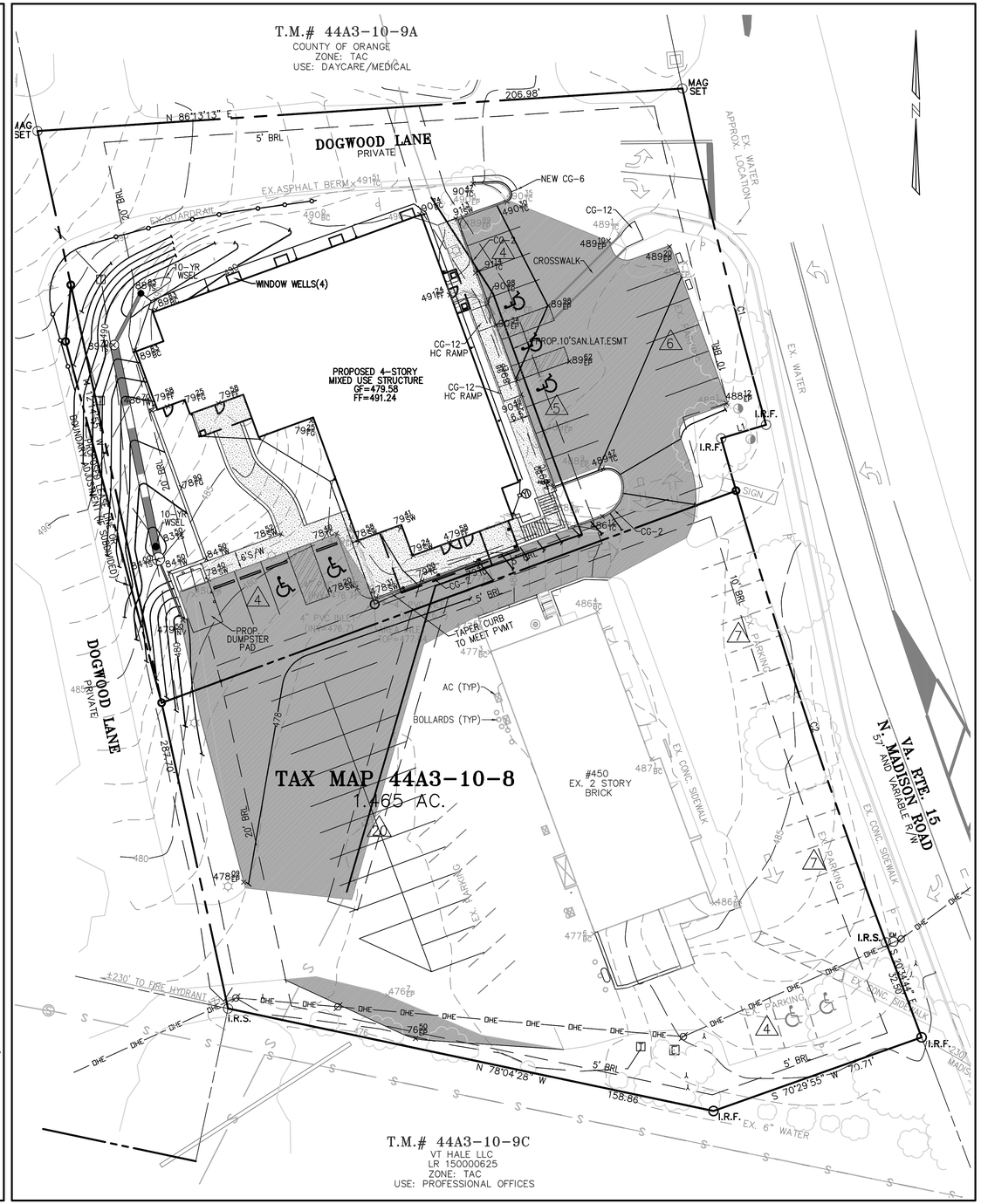
SITE PLAN
MADISON ROAD APARTMENTS
ORANGE COUNTY, VIRGINIA - TOWN OF ORANGE

SCALE: 1" = 20'
DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-15-23 REVISIONS
2-22-23 PER COMMENTS
3-08-2023
09-24-2024

SHEET 3 OF 14
FILE NO. 1588





LEASING PLAN OR BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAN

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

NEW PAVING PLAN

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

LEGEND

NEW PAVING (±0.27 ACRES)

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SUBDIVISION PLAN & NEW PAVING PLAN

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

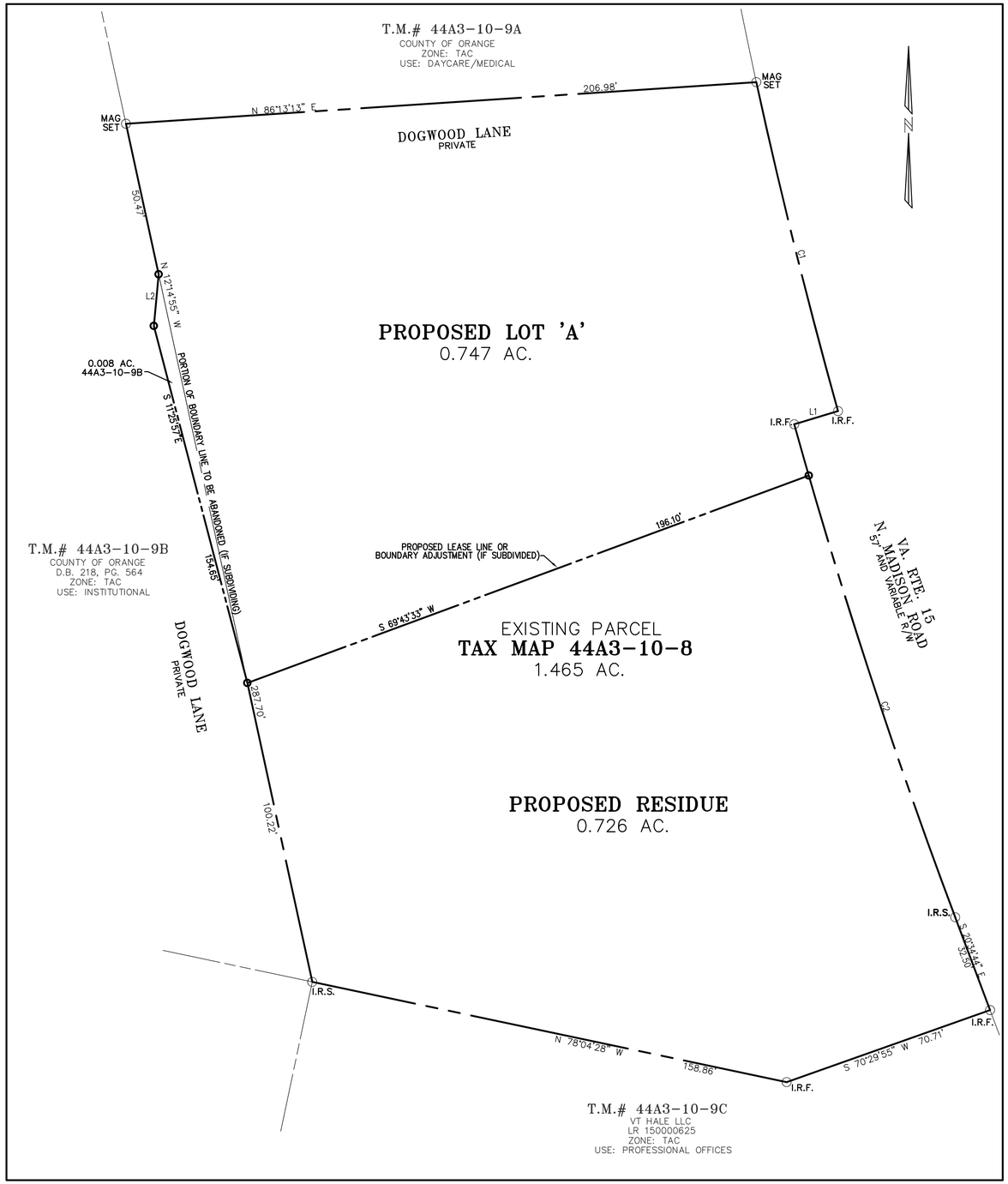
SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
09-24-2024

SHEET 4 OF 14

FILE NO. 1588



LEASING PLAN OR BOUNDARY LINE ADJUSTMENT AND SUBDIVISION PLAN

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

NEW PAVING PLAN

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

LEGEND

NEW PAVING (±0.27 ACRES)

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SUBDIVISION PLAN & NEW PAVING PLAN

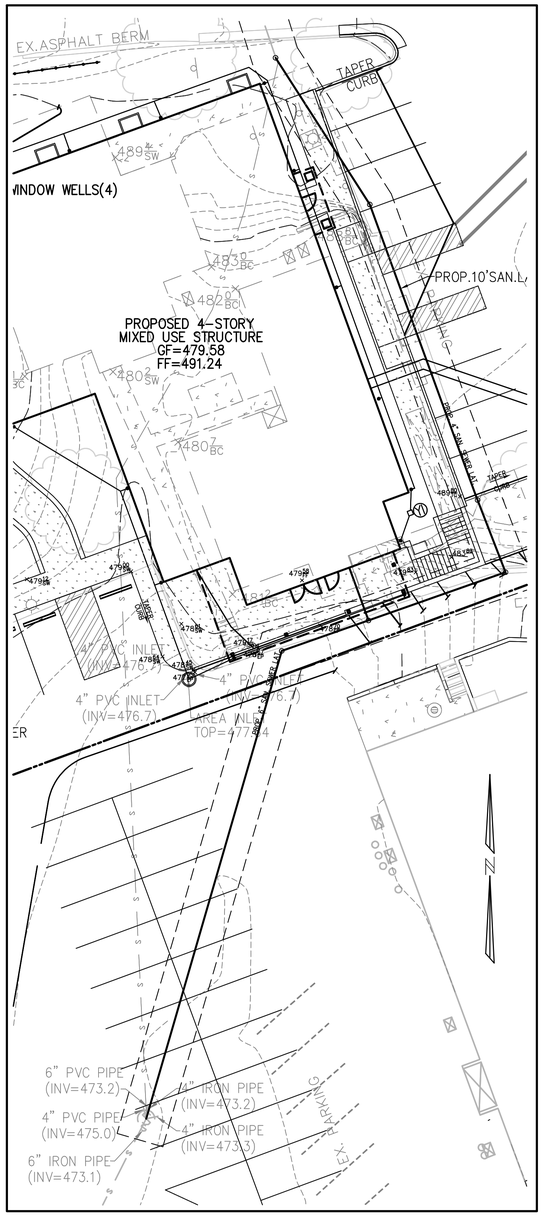
MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

SCALE:	1" = 20'
DATE:	12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
09-24-2024

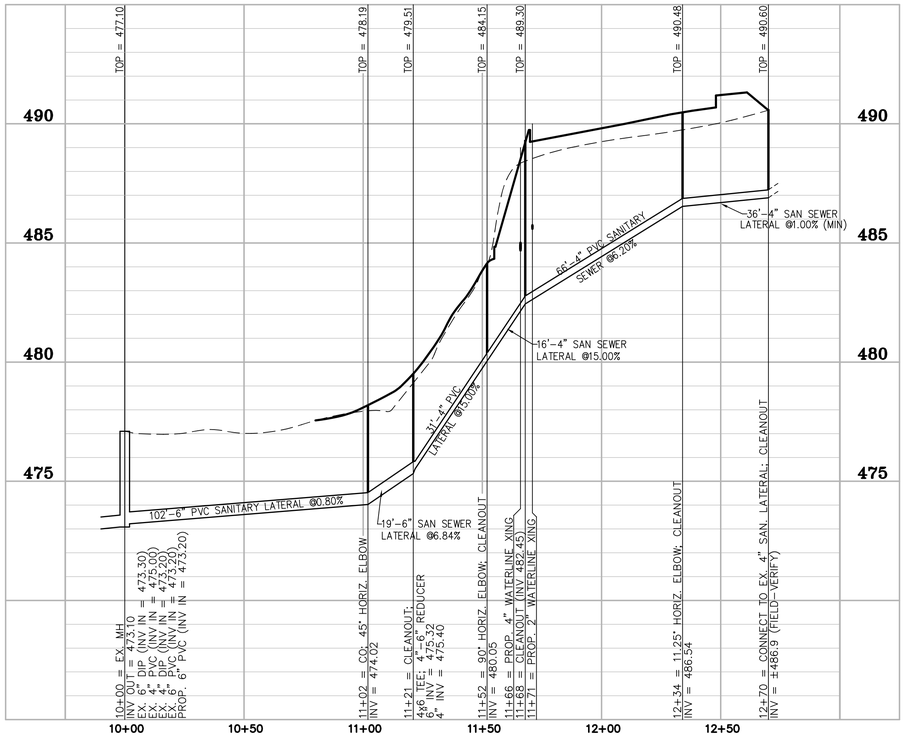
SHEET 4 OF 14
FILE NO. 1588



SANITARY SEWER PLAN DETAIL

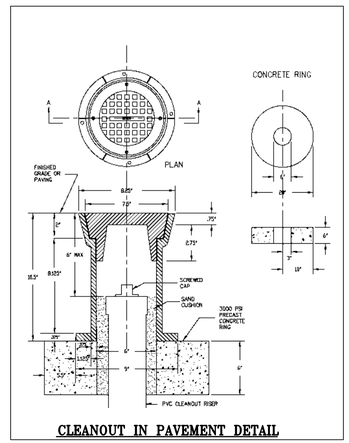
15 10 5 0 15 30

GRAPHIC SCALE
SCALE: 1" = 15'

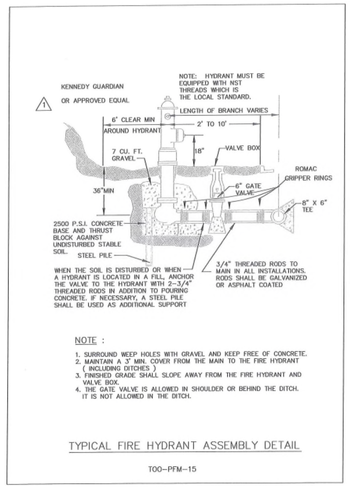


SANITARY LATERAL PROFILE

HORIZ. SCALE: 1"=30' VERT SCALE: 1"=3'

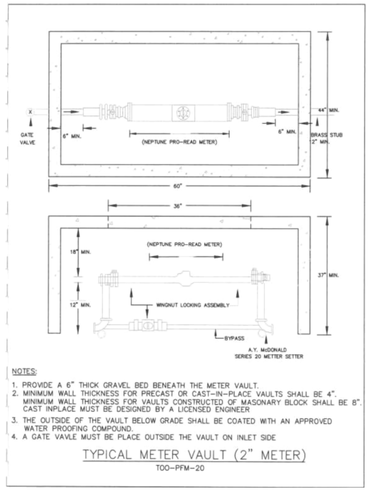


CLEANOUT IN PAVEMENT DETAIL



TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

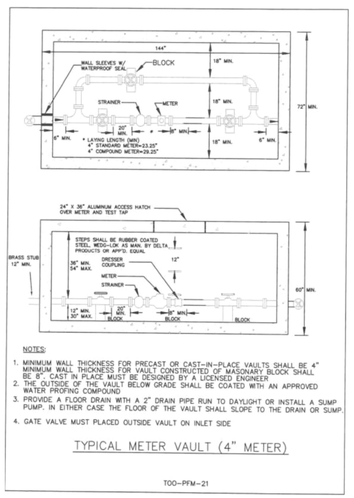
T00-PFM-15



NOTES:
1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR CAST-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8". CAST IN PLACE MUST BE DESIGNED BY A LICENSED ENGINEER
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.
4. A GATE VAVLE MUST BE PLACE OUTSIDE THE VAULT ON INLET SIDE

TYPICAL METER VAULT (2" METER)

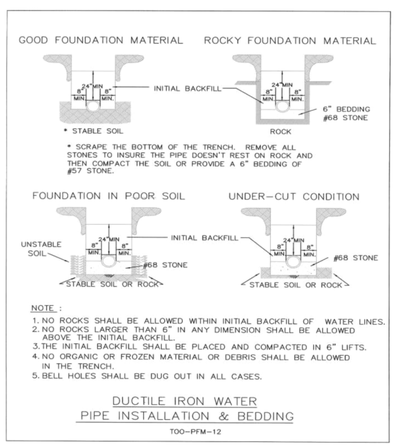
T00-PFM-20



NOTES:
1. MINIMUM WALL THICKNESS FOR PRECAST OR CAST-IN-PLACE VAULTS SHALL BE 4" MINIMUM WALL THICKNESS FOR VAULT CONSTRUCTED OF MASONARY BLOCK SHALL BE 8". CAST IN PLACE MUST BE DESIGNED BY A LICENSED ENGINEER
2. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROFING COMPOUND
3. PROVIDE A FLOOR DRAIN WITH A 2" DRAIN PIPE RUN TO DAYLIGHT OR INSTALL A SUMP PUMP. IN EITHER CASE THE FLOOR OF THE VAULT SHALL SLOPE TO THE DRAIN OR SUMP.
4. GATE VALVE MUST PLACED OUTSIDE VAULT ON INLET SIDE

TYPICAL METER VAULT (4" METER)

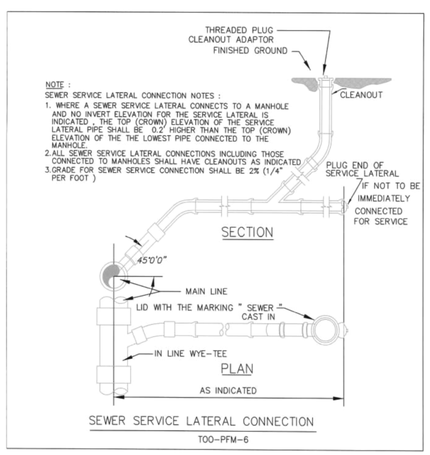
T00-PFM-21



NOTE :
1. NO ROCKS SHALL BE ALLOWED WITHIN INITIAL BACKFILL OF WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

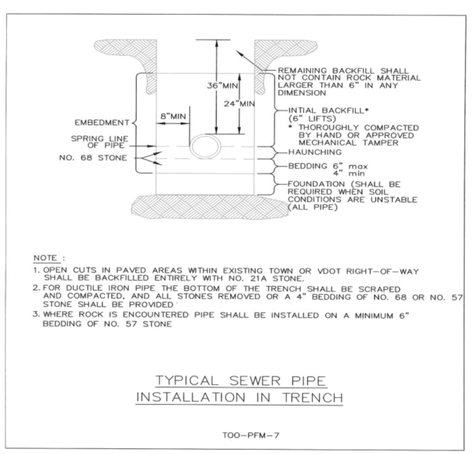
T00-PFM-12



NOTE :
SEWER SERVICE LATERAL CONNECTION NOTES :
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED ; THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. ALL SEWER SERVICE LATERAL CONNECTIONS INCLUDING THOSE CONNECTED TO MANHOLES SHALL HAVE CLEANOUTS AS INDICATED.
3. GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT)

SEWER SERVICE LATERAL CONNECTION

T00-PFM-6



NOTE :
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING TOWN OR VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 OR NO. 57 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 57 STONE

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

T00-PFM-7

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SANITARY SEWER PLAN & PROFILE AND UTILITY DETAILS

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA - TOWN OF ORANGE

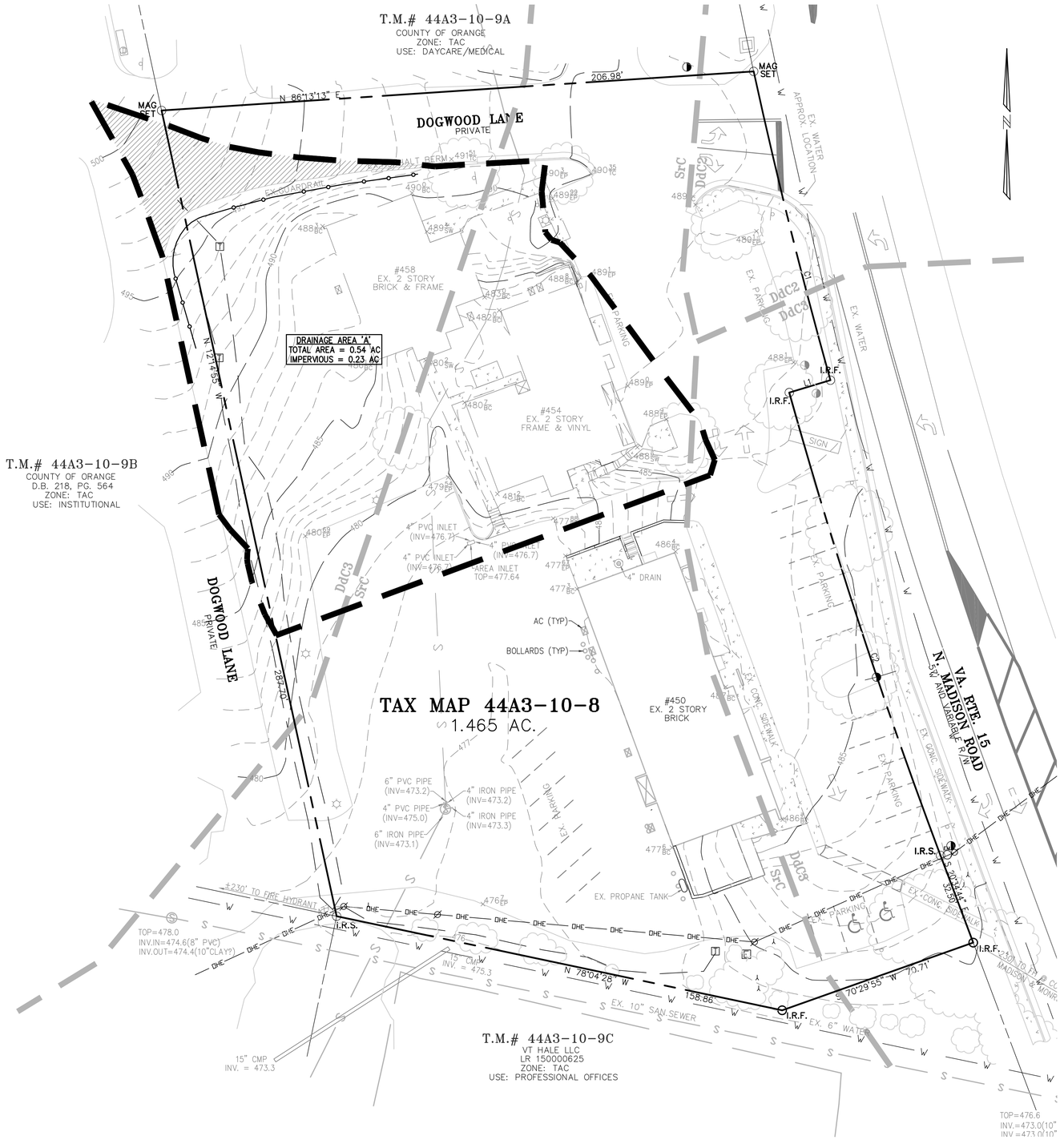
SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
9-24-2024

SHEET 5 OF 14

FILE NO. 1588



LEGEND

- DRAINAGE DIVIDE
- IMPERVIOUS AREA

DRAINAGE AREA 'A'

IMPERVIOUS (C=0.90):	0.23 ACRES
TURF (C=0.25):	0.31 ACRES
TOTAL	0.54 ACRES

SOILS DATA

MAP SYMBOL	SOIL NAME	HYDRIC %	K-FACTOR WHOLE SOIL	K-FACTOR ROCK FREE	HYDROLOGIC SOIL GROUP	DEPTH	DEPTH TO WATER	SATURATED HYDROLOGIC CONDUCTIVITY (IN/HR)	AVAILABLE WATER CAPACITY (%)	FLOODING FREQUENCY CLASS
DaB2	FAUQUIER CLAY LOAM, 2–7%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DaC2	FAUQUIER CLAY LOAM, 7–15%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DdC3	FAUQUIER CLAY, 7–15%, SEVERELY ERODED	0	.15	.15	B	>6'	>6'	MOD HI	15	NONE
SrC	MEADOWVILLE SILT LOAM, 2–10%	3	.37	.37	B	>6'	>6'	MOD HI	16	NONE

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PRE-DEVELOPMENT DRAINAGE MAP

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

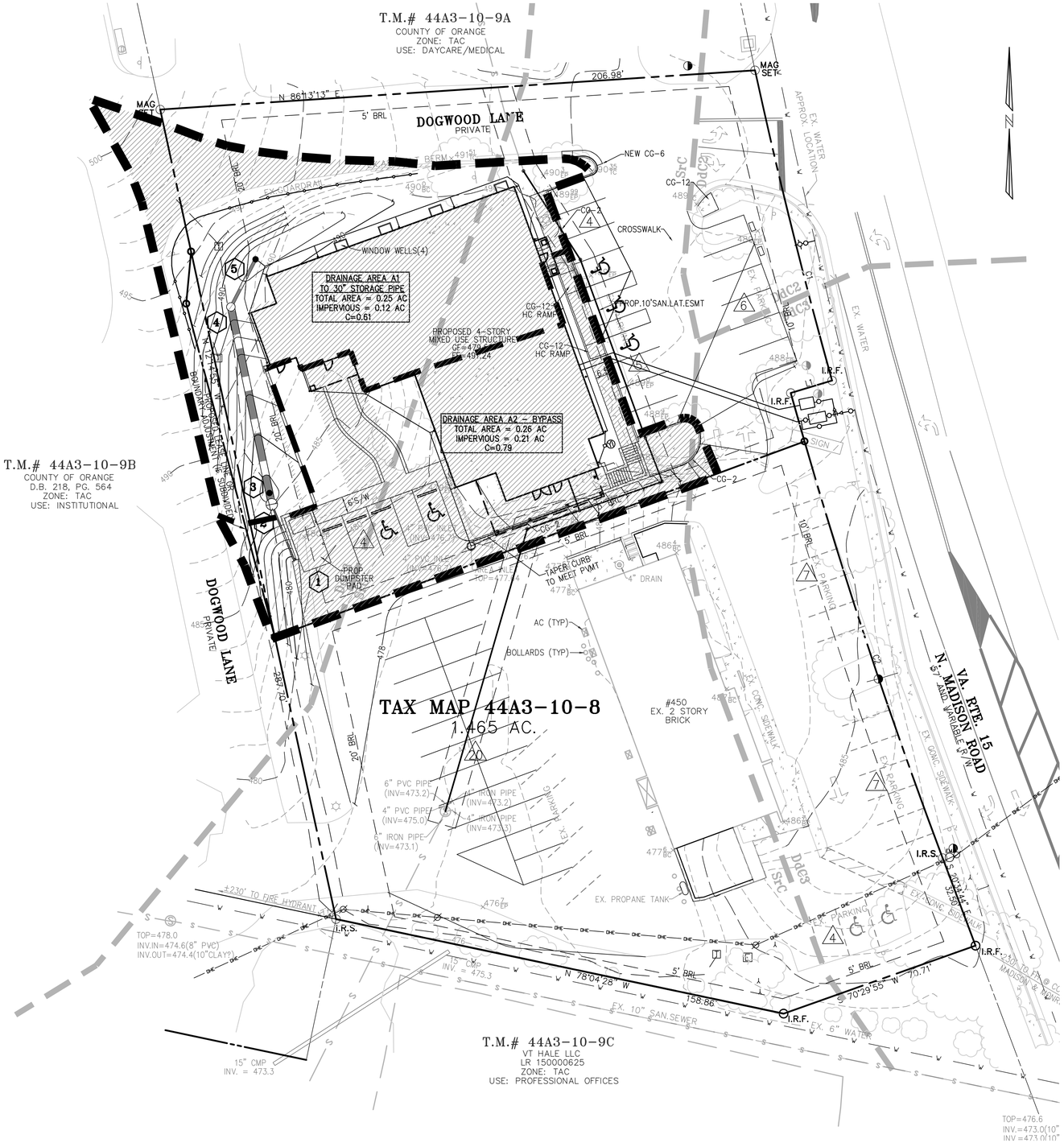
SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
2-26-2023

SHEET 6 OF 14

FILE NO. 1588



LEGEND

DRAINAGE DIVIDE

IMPERVIOUS AREA

AREA TABULATION

A1 – AREA TO 30" STORAGE PIPE:
IMPERVIOUS (C=0.90): 0.15 ACRES
TURF (C=0.35): 0.13 ACRES
TOTAL 0.28 ACRES (C=0.64)

A2 – BYPASS:
IMPERVIOUS (C=0.90): 0.21 ACRES
TURF (C=0.35): 0.05 ACRES
TOTAL 0.26 ACRES (C=0.79)

SOILS DATA

MAP SYMBOL	SOIL NAME	HYDRIC %	K-FACTOR WHOLE SOIL	K-FACTOR ROCK FREE	HYDROLOGIC SOIL GROUP	DEPTH	DEPTH TO WATER	SATURATED HYDROLOGIC CONDUCTIVITY (IN/HR)	AVAILABLE WATER CAPACITY (IN)	FLOODING FREQUENCY CLASS
DaB2	FAUQUIER CLAY LOAM, 2–7%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DaC2	FAUQUIER CLAY LOAM, 7–15%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DdC3	FAUQUIER CLAY, 7–15%, SEVERELY ERODED	0	.15	.15	B	>6'	>6'	MOD HI	15	NONE
SrC	MEADOWVILLE SILT LOAM, 2–10%	3	.37	.37	B	>6'	>6'	MOD HI	16	NONE

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POST-DEVELOPMENT DRAINAGE MAP

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
2-26-2023

SHEET 7 OF 14

FILE NO. 1588

HYDROGRAPHS – 1-YR STORM

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.23

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	1.330	1	5	533				PRE ONSITE DISTURBED
2	Rational	1.651	1	5	661				POST ONSITE DISTURBED
3	Mod. Rational	0.250	1	5	736				POST TO PIPE
4	Reservoir	0.250	1	27	735	3	481.80	236	ROUTE THRU PIPE
5	Rational	0.872	1	5	349				BYPASS
6	Combine	0.912	1	5	1,075	4, 5			POST

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.23 Sunday, Feb 26, 2023

Hyd. No. 1

PRE ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 1.330 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 533 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.58*
Intensity	= 4.245 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.230 x 0.90) + (0.310 x 0.35)] / 0.540

Hyd. No. 2

POST ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 1.651 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 661 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.72*
Intensity	= 4.245 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.360 x 0.90) + (0.180 x 0.35)] / 0.540

Hyd. No. 3

POST TO PIPE

Hydrograph type	= Mod. Rational	Peak discharge	= 0.250 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 736 cuft
Drainage area	= 0.280 ac	Runoff coeff.	= 0.64*
Intensity	= 1.397 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Storm duration	= 9.8 x Tc
Target Q	= 0.100 cfs	Est. Req'd Storage	= 570 cuft

* Composite (Area/C) = [(0.150 x 0.90) + (0.130 x 0.35)] / 0.280

Hyd. No. 4

ROUTE THRU PIPE

Hydrograph type	= Reservoir	Peak discharge	= 0.250 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.45 hrs
Time interval	= 1 min	Hyd. volume	= 735 cuft
Inflow hyd. No.	= 3 - POST TO PIPE	Max. Elevation	= 481.80 ft
Reservoir name	= 30 PIPE	Max. Storage	= 236 cuft

Storage Indication method used.

Hyd. No. 5

BYPASS

Hydrograph type	= Rational	Peak discharge	= 0.872 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 349 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.79*
Intensity	= 4.245 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.210 x 0.90) + (0.050 x 0.35)] / 0.260

Hyd. No. 6

POST

Hydrograph type	= Combine	Peak discharge	= 0.912 cfs
Storm frequency	= 1 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,075 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 0.260 ac

HYDROGRAPHS – 2-YR STORM

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.23

Hyd No	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	1.584	1	5	634				PRE ONSITE DISTURBED
2	Rational	1.966	1	5	787				POST ONSITE DISTURBED
3	Mod. Rational	0.420	1	5	744				POST TO PIPE
4	Reservoir	0.420	1	17	730	3	481.84	241	ROUTE THRU PIPE
5	Rational	1.039	1	5	416				BYPASS
6	Combine	1.085	1	5	1,135	4, 5			POST

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.23 Sunday, Feb 26, 2023

Hyd. No. 1

PRE ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 1.584 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 634 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.58*
Intensity	= 5.056 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.230 x 0.90) + (0.310 x 0.35)] / 0.540

Hyd. No. 2

POST ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 1.966 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 787 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.72*
Intensity	= 5.056 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.360 x 0.90) + (0.180 x 0.35)] / 0.540

Hyd. No. 3

POST TO PIPE

Hydrograph type	= Mod. Rational	Peak discharge	= 0.420 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 744 cuft
Drainage area	= 0.280 ac	Runoff coeff.	= 0.64*
Intensity	= 2.344 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Storm duration	= 5.9 x Tc
Target Q	= 0.350 cfs	Est. Req'd Storage	= 368 cuft

* Composite (Area/C) = [(0.150 x 0.90) + (0.130 x 0.35)] / 0.280

Hyd. No. 4

ROUTE THRU PIPE

Hydrograph type	= Reservoir	Peak discharge	= 0.420 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.28 hrs
Time interval	= 1 min	Hyd. volume	= 730 cuft
Inflow hyd. No.	= 3 - POST TO PIPE	Max. Elevation	= 481.84 ft
Reservoir name	= 30 PIPE	Max. Storage	= 241 cuft

Storage Indication method used.

Hyd. No. 5

BYPASS

Hydrograph type	= Rational	Peak discharge	= 1.039 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 416 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.79*
Intensity	= 5.056 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.210 x 0.90) + (0.050 x 0.35)] / 0.260

Hyd. No. 6

POST

Hydrograph type	= Combine	Peak discharge	= 1.085 cfs
Storm frequency	= 2 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,135 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 0.260 ac

HYDROGRAPHS – 10-YR STORM

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.23

Hyd No	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	Rational	2.084	1	5	835				PRE ONSITE DISTURBED
2	Rational	2.588	1	5	1,036				POST ONSITE DISTURBED
3	Mod. Rational	0.736	1	5	816				POST TO PIPE
4	Reservoir	0.752	1	10	794	3	481.89	249	ROUTE THRU PIPE
5	Rational	1.367	1	5	547				BYPASS
6	Combine	1.424	1	5	1,327	4, 5			POST

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.23 Sunday, Feb 26, 2023

Hyd. No. 1

PRE ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 2.084 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 835 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.58*
Intensity	= 6.655 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.230 x 0.90) + (0.310 x 0.35)] / 0.540

Hyd. No. 2

POST ONSITE DISTURBED

Hydrograph type	= Rational	Peak discharge	= 2.588 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,036 cuft
Drainage area	= 0.540 ac	Runoff coeff.	= 0.72*
Intensity	= 6.655 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.360 x 0.90) + (0.180 x 0.35)] / 0.540

Hyd. No. 3

POST TO PIPE

Hydrograph type	= Mod. Rational	Peak discharge	= 0.736 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 816 cuft
Drainage area	= 0.280 ac	Runoff coeff.	= 0.64*
Intensity	= 4.105 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Storm duration	= 3.7 x Tc
Target Q	= 0.700 cfs	Est. Req'd Storage	= 290 cuft

* Composite (Area/C) = [(0.150 x 0.90) + (0.130 x 0.35)] / 0.280

Hyd. No. 4

ROUTE THRU PIPE

Hydrograph type	= Reservoir	Peak discharge	= 0.752 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.17 hrs
Time interval	= 1 min	Hyd. volume	= 794 cuft
Inflow hyd. No.	= 3 - POST TO PIPE	Max. Elevation	= 481.89 ft
Reservoir name	= 30 PIPE	Max. Storage	= 249 cuft

Storage Indication method used.

Hyd. No. 5

BYPASS

Hydrograph type	= Rational	Peak discharge	= 1.367 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 547 cuft
Drainage area	= 0.260 ac	Runoff coeff.	= 0.79*
Intensity	= 6.655 in/hr	Tc by User	= 5.00 min
IDF Curve	= ORANGE.IDF	Asc/Rec limb fact	= 1/1.67

* Composite (Area/C) = [(0.210 x 0.90) + (0.050 x 0.35)] / 0.260

Hyd. No. 6

POST

Hydrograph type	= Combine	Peak discharge	= 1.424 cfs
Storm frequency	= 10 yrs	Time to peak	= 0.08 hrs
Time interval	= 1 min	Hyd. volume	= 1,327 cuft
Inflow hyds.	= 4, 5	Contrib. drain. area	= 0.260 ac

Pond Report

6

Hydraflow Hydrographs by Intelisolve v9.23 Sunday, Feb 26, 2023

Pond No. 1 - 30 PIPE

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	480.00	n/a	0	0
0.50	480.50	n/a	29	29
1.00	481.00	n/a	71	100
1.50	481.50	n/a	85	185
2.00	482.00	n/a	83	268
2.50	482.50	n/a	39	307

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	8.00	1.50	0.00	0.00
Span (in)	8.00	1.50	0.00	0.00
No. Barrels	1	1	0	0
Invert El. (ft)	480.00	480.00	0.00	0.00
Length (ft)	21.00	0.00	0.00	0.00
Slope (%)	2.38	0.00	0.00	n/a
N Value	.015	.013	.013	n/a
Orifice Coeff.	0.60	0.60	0.60	0.60
Multi-Stage	n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	4.00	Inactive	0.00	0.00
Crest El. (ft)	481.75	0.00	0.00	0.00
Weir Coeff.	3.33	3.33	3.33	3.33
Weir Type	Riser	Broad		
Multi-Stage	Yes	No	No	No
Exfil.(in/hr)	0.000 (by Wet area)			
TW Elev. (ft)	0.00			

[illegible]

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	480.00	0.00	0.00			0.00						0.000
0.50	29	480.50	0.00	0.04 oc			0.00						0.038
1.00	100	481.00	0.00	0.06 oc			0.00						0.057
1.50	185	481.50	0.00	0.07 oc			0.00						0.071
2.00	268	482.00	1.22 ic	0.08 oc			1.22 s						1.303
2.50	307	482.50	1.41 oc	0.08 oc			1.40 s						1.484

STORM WATER MANAGEMENT SUMMARY

WATER QUALITY

SINCE THE AREA TO BE DISTURBED IS LESS THAN ONE ACRE, NO WATER QUALITY MEASURES SHALL BE REQUIRED FOR THIS PROJECT.

WATER QUANTITY

THE SITE AREA INCLUDES THE ONSITE DISTURBED AREA AND A PORTION OF OFFSITE RUNOFF FROM DOGWOOD LANE BUT DOES NOT INCLUDE THE FRONT AND REAR PARKING SPACES THAT WILL BE REPAVED. THESE PARKING SPACES ARE ON EXISTING PAVEMENT.

	1-YEAR	2-YEAR	10-YEAR
PRE-DEVELOPMENT	1.330 cfs	1.584 cfs	2.084 cfs
POST-DEVELOPMENT	0.912 cfs	1.039 cfs	1.424 cfs

1-YEAR STORM ENERGY BALANCE CALCULATIONS

THE ALLOWABLE 1-YEAR SITE RUNOFF WAS CALCULATED USING THE 'ENERGY BALANCE' EQUATION FOUND AT SECTION 9VAC25-870-66.B.3.A OF THE VIRGINIA STATE CODE.

THE SITE AREA INCLUDES THE ONSITE DISTURBED AREA AND A PORTION OF OFFSITE RUNOFF FROM DOGWOOD LANE BUT DOES NOT INCLUDE THE FRONT AND REAR PARKING SPACES THAT WILL BE REPAVED. THESE PARKING SPACES ARE ON EXISTING PAVEMENT.

THE MODIFIED RATIONAL METHOD WAS USED TO DEVELOP THE HYDROGRAPH TO BE ROUTED THROUGH THE STORAGE PIPE.

THE ALLOWABLE DISCHARGE IS CALCULATED AS

Qall = Qpre(0.90)(RVpre/PVpost)

WHERE Qpre = 1.33, RVpre = 533 cf and RVpost = 661 cf

Qall = 1.33(0.90)(533/661) = 0.965 cfs

THE MAXIMUM DISCHARGE WILL BE 0.912 CFS. ENERGY BALANCE IS SATISFIED.

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CULPEPER, VIRGINIA 22701
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COMMONWEALTH OF VIRGINIA
MARVIN T. HINCHEY
LIC. NO. 017596
09/24/2024
PROFESSIONAL ENGINEER

SWM NOTES, DETAILS AND NARRATIVE
MADISON ROAD APARTMENTS
ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

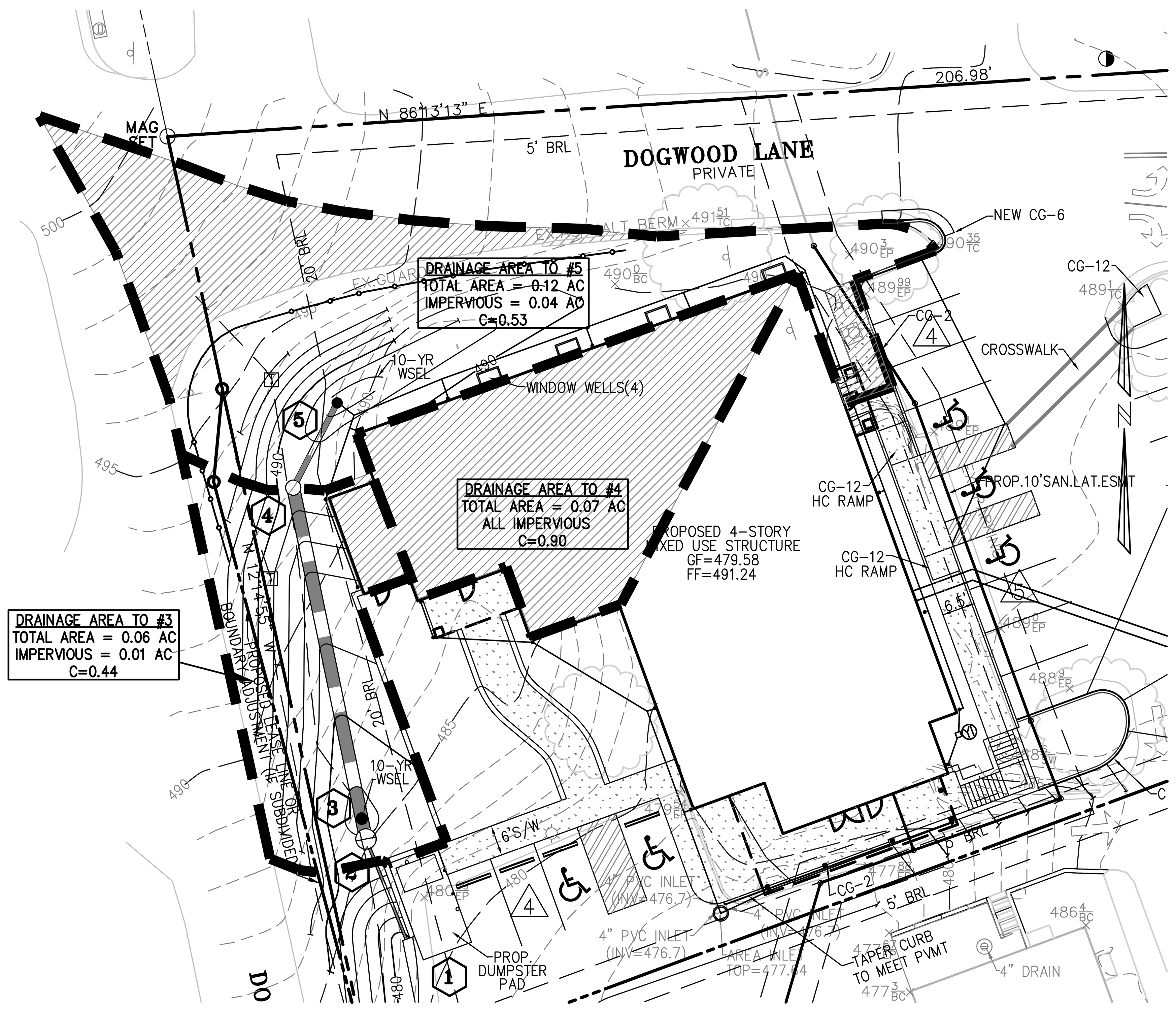
SCALE: AS NOTED

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS
03/08/2023

SHEET 8 OF 14

FILE NO. 1588



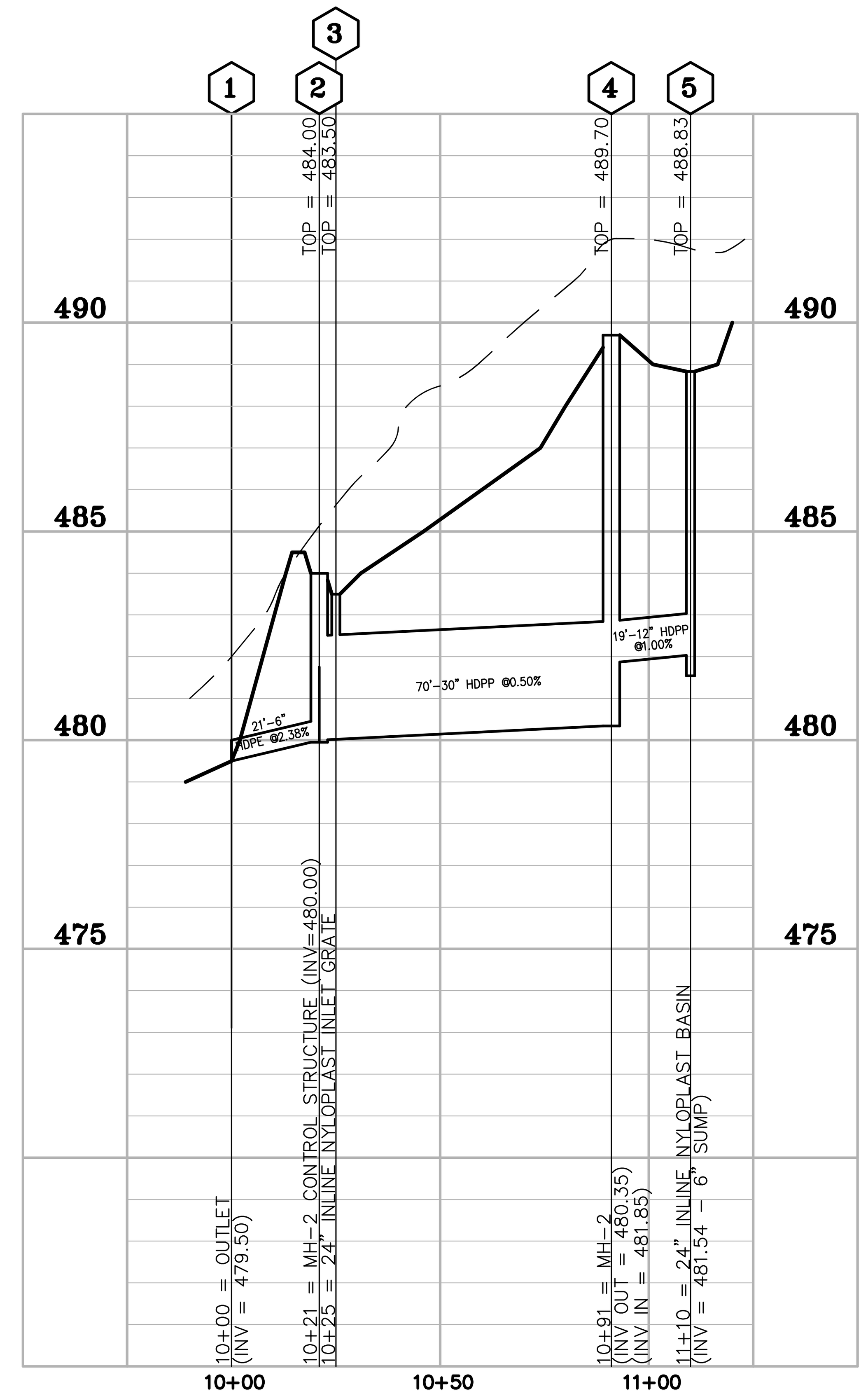
STORM DRAINAGE MAP

GRAPHIC SCALE
SCALE: 1" = 20'

LEGEND

DRAINAGE DIVIDE

▨ IMPERVIOUS AREA



STORM SEWER PROFILE - #1 TO #5

HORIZ. SCALE: 1"=30' VERT SCALE: 1"=3'

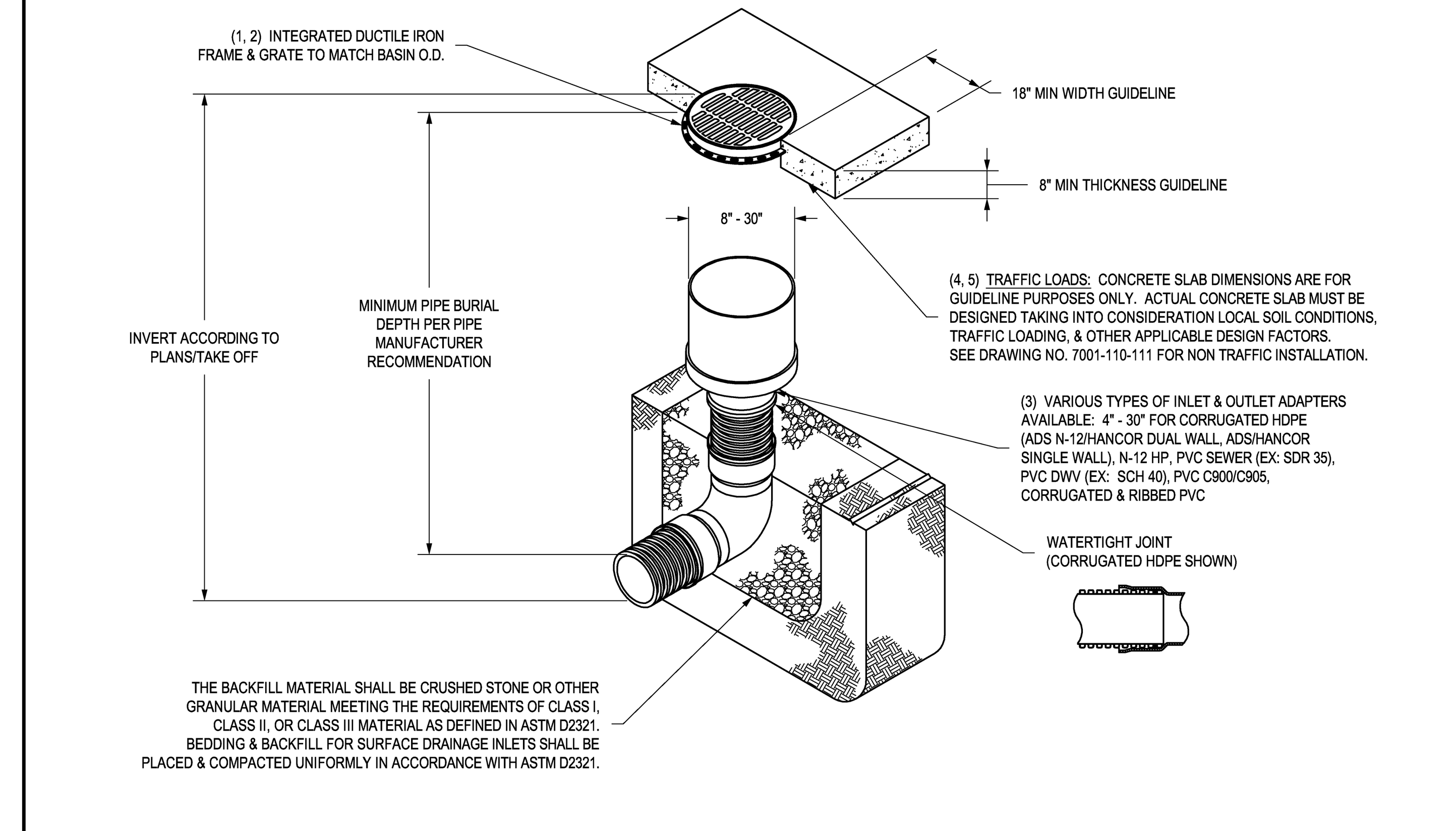
INLET			ORANGE RRCSB																										DI-1/5 inlets only				February 6, 2023
NUMBER	TYPE	LENGTH (FT)	STATION	DRAINAGE AREA (AC)	C	CA	sum CA	I IN/HR	Q INCR (CFS)	Q CARRY-OVER (CFS)	QT GUTTER FLOW	S GUTTER SLOPE (FT/FT)	Sx CROSS SLOPE (FT/FT)	T (SPREAD)	W (FT.)	W/T	Sw (FT./FT.)	Sw/Sx	Eo (App 9C-8)	a=12W(Sw-Sx) + Loc Dep	Sw = a/(12W)	Se (FT./FT.)=Sx+SwEo	COMPUTED LENGTH Lt(FT)15 (App 9C-17)	L, SPECIFIED L (FT)	L/LT	E (App 9C-18)	Q: INTERCEPTED CFS	Qb CARRY-OVER CFS	depth (FT)	h (FT)	d/h	T SPREAD @ SAG (FT.)	REMARKS
5	24" NP	6.28	11+10	0.12	0.53	0.064		6.78	0.43	0.00	0.43																		0.05				Max d = 0.50'
3	24" NP	6.28	10+25	0.06	0.44	0.026		6.78	0.18	0.00	0.18																		0.02				Max d = 0.50'

STORM SEWER DESIGN COMPUTATIONS

ORANGE RRCSB 2-22-23

				RATIONAL FORMULA										DESIGN								
						C X A			TIME OF CONCENTRATION			RUNOFF (CFS)										
FROM	TO	TYPE STRUC. (FROM)	TYPE STRUC. (TO)	DRAIN. AREA (Ac.)	RUNOFF COEF. C	INCRE-MENT	ACCUM-ULATED	"I" 10yr	TO PIPE	IN PIPE	ACCUM. TIME	INC. "Q"	ACCUM. "Q"	PIPE DIA.	SLOPE (%)	"N"	MAX "Q"	VEL. FT./SEC.	LENGTH OF RUN	FALL (FEET)	INV. UPPER	INV. LOWER
5	4	24" NP	MH	0.12	0.53	0.06	0.06	6.78	5.0	---	5 min.	0.43	0.43	12 "	1.00	0.021	2.21	2.18	19 '	0.19	482.04	481.85
4	3	MH	24" NP	0.07	0.90	0.06	0.13	6.78	5.0	---	5 min.	0.43	0.86	30 "	0.50	0.021	17.95	1.88	66 '	0.33	480.35	480.02
3	2	24" NP	MH	0.06	0.44	0.03	0.15	6.78	5.0	---	5 min.	0.18	1.04	30 "	0.50	0.021	17.95	1.99	4 '	0.02	480.02	480.00
2	1	MH	ES	0.00	0.00	0.00	0.15	6.78	5.0	---	5 min.	0.00	0.72	6 "	2.38	0.013	0.87	6.08	21 '	0.50	480.00	479.50

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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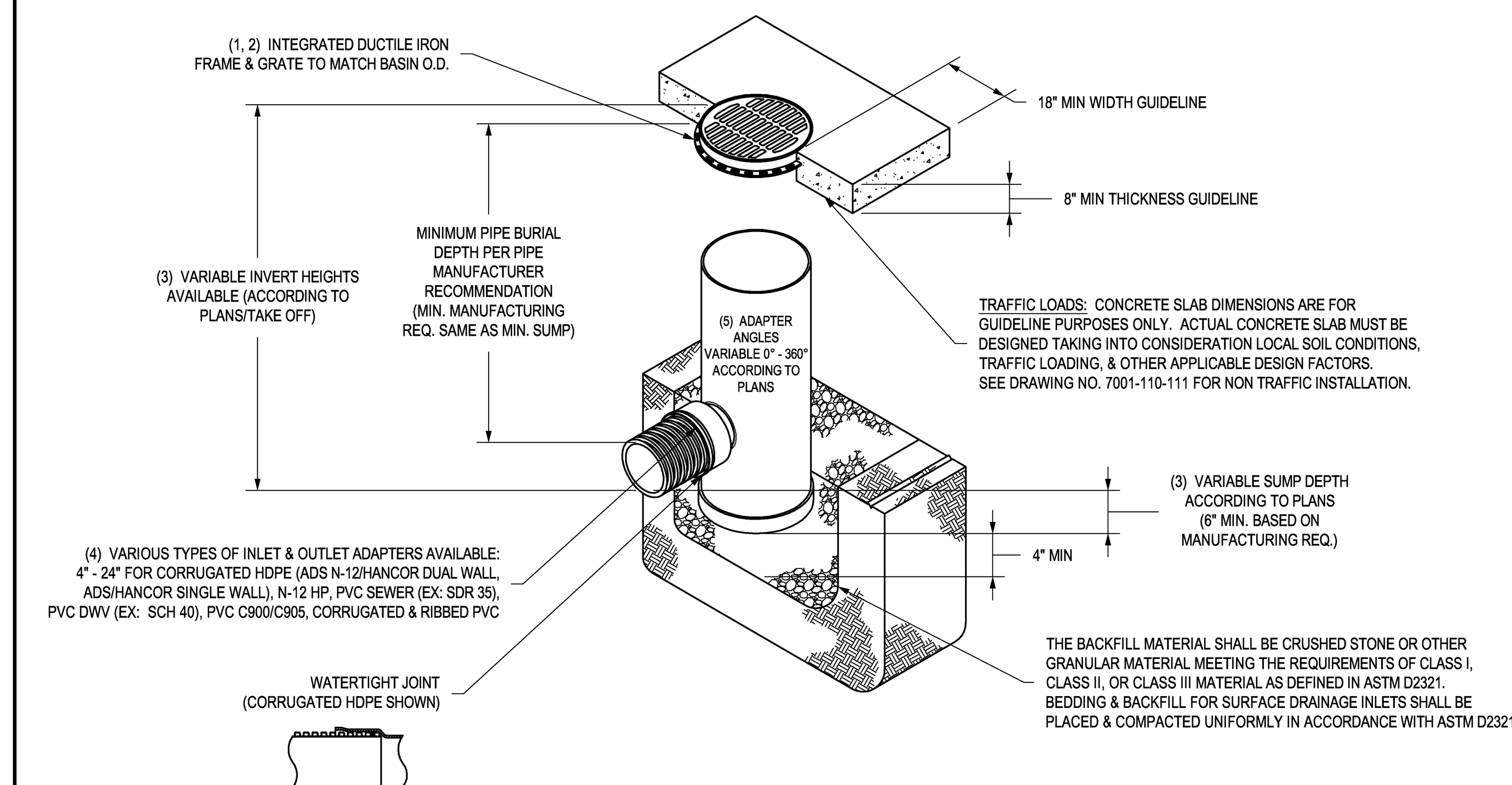
DRAWN BY EBC | DATE 1-23-06 | REVISED BY NMH | DATE 03-15-16 | DWG SIZE A | MATERIAL | PROJECT NO./NAME | SCALE 1:40 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL | DWG NO. 7003-110-022 | REV J

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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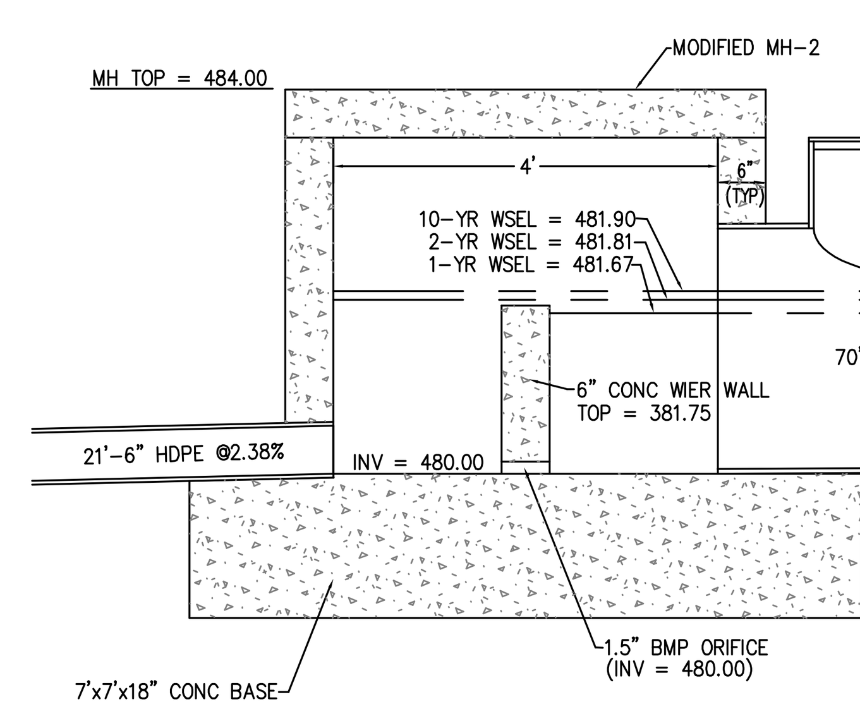
ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL | DWG NO. 7001-110-192 | REV E



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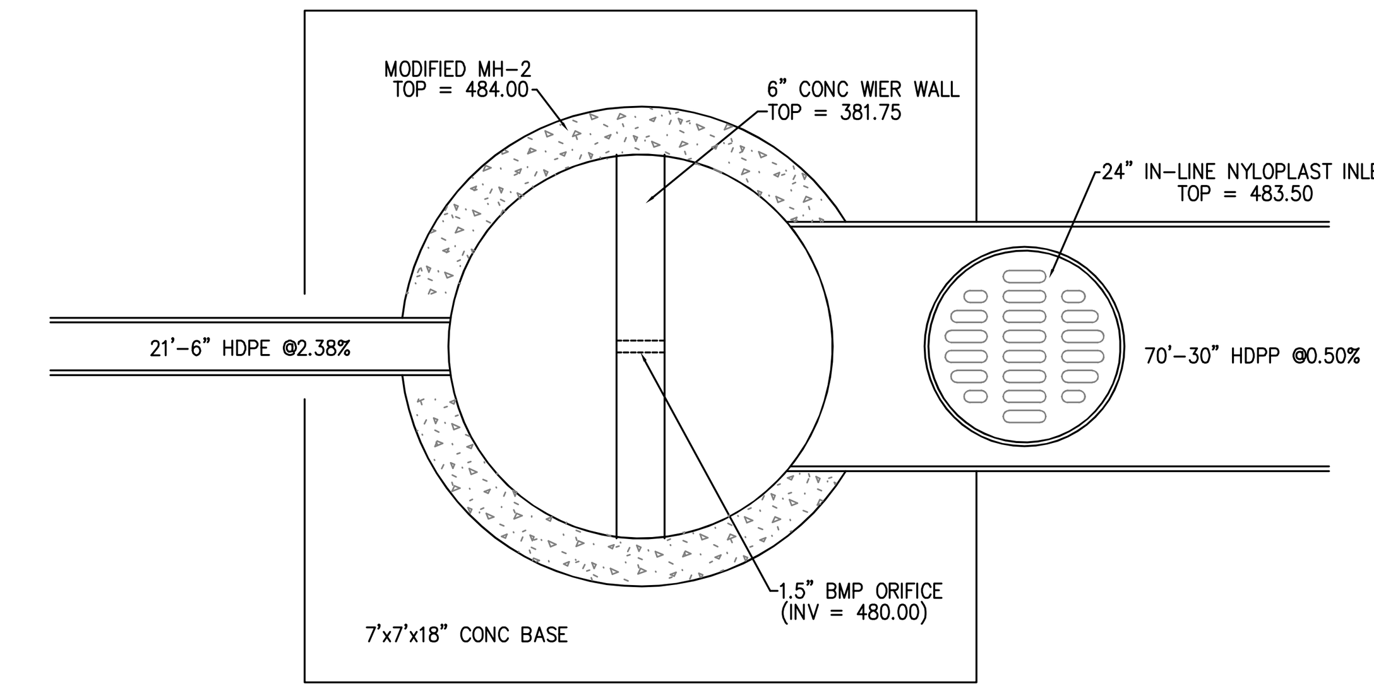

PLAN VIEW

CONTROL STRUCTURE DETAIL

N.T.S.

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MARVIN T. HINCHEY
LIC. NO. 017596
09/24/2024
PROFESSIONAL ENGINEER

STORM SEWER PROFILE AND DETAILS
MADISON ROAD APARTMENTS
ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

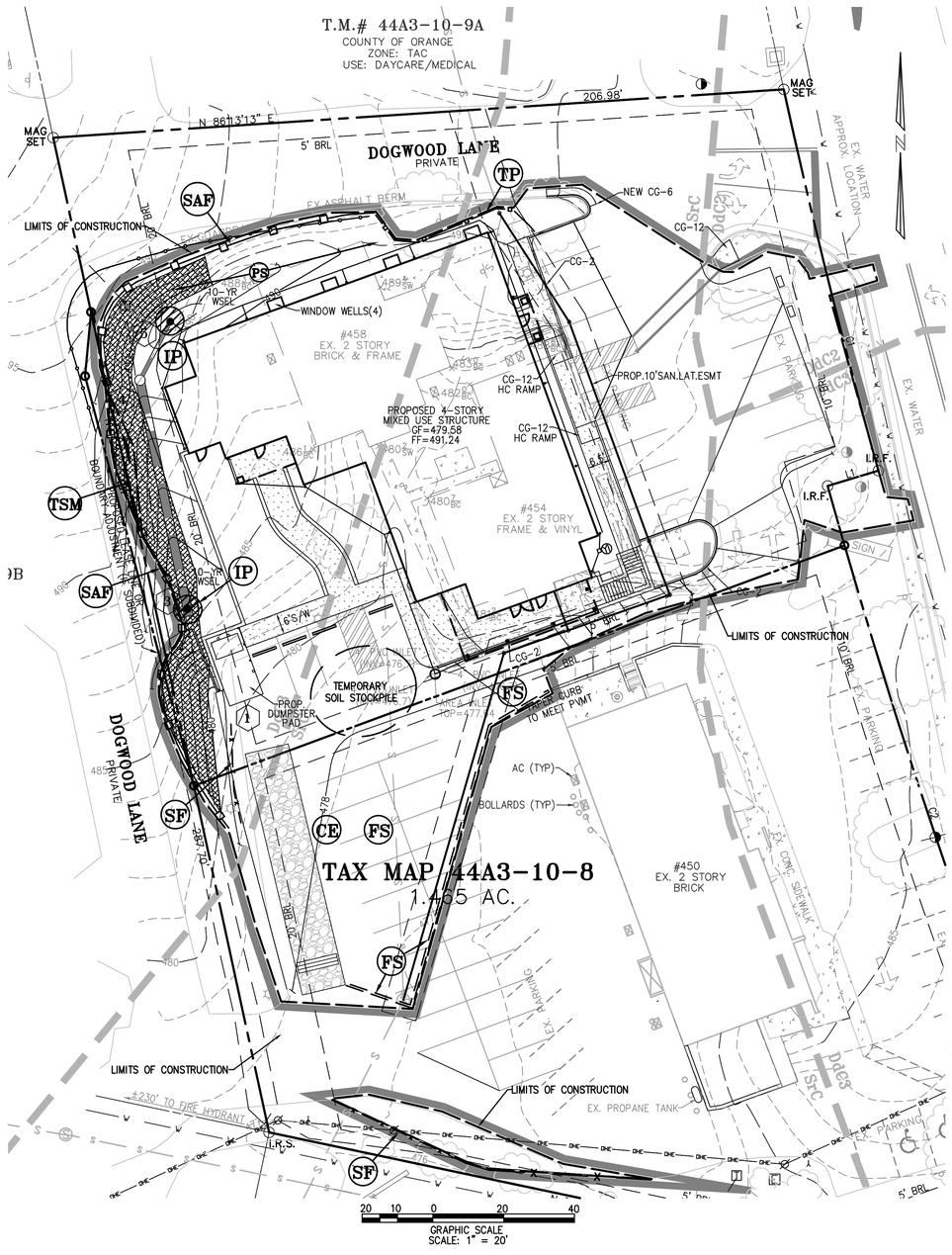
SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS

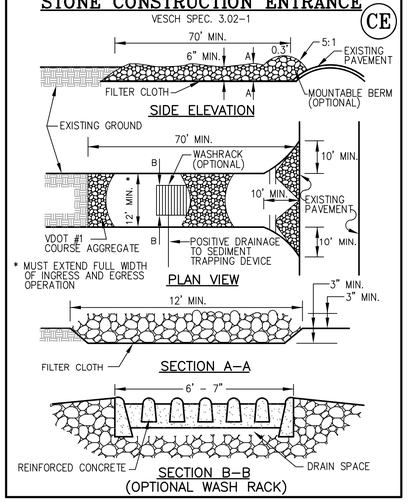
SHEET 9 OF 14

FILE NO. 1588

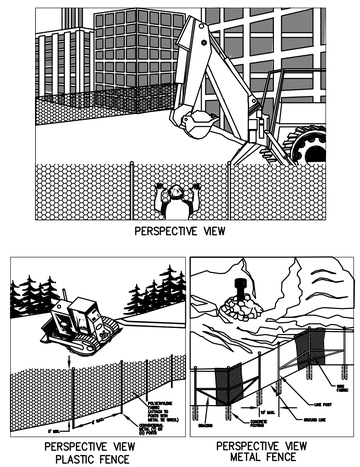


STONE CONSTRUCTION ENTRANCE (CE)

VESCH SPEC. 3.02-1



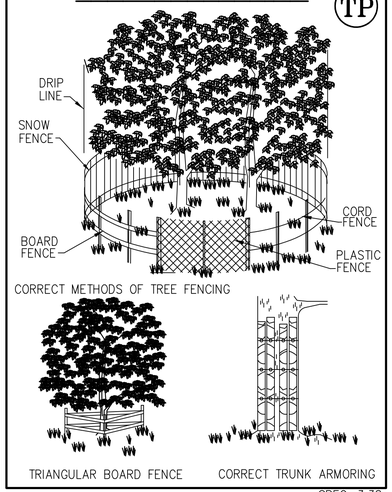
SAFETY FENCE



SOURCE: ADAPTED FROM CONWED PLASTICS AND VDOT ROAD AND BRIDGE STANDARDS

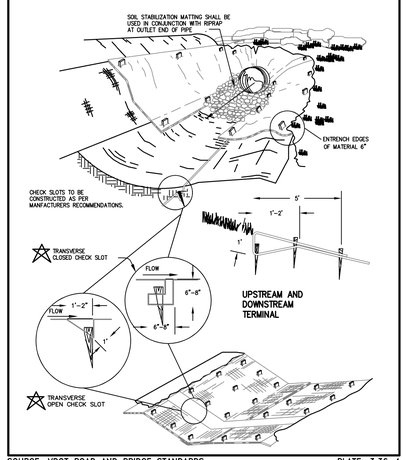
PLATE. 3.1-1

TREE PROTECTION (TP)



SPEC. 3.38

TYPICAL TREATMENT-2 SOIL STABILIZATION MATTING INSTALLATION

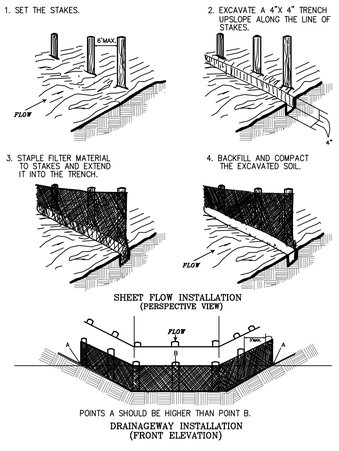


SOURCE: VDOT ROAD AND BRIDGE STANDARDS

PLATE: 3.36-4

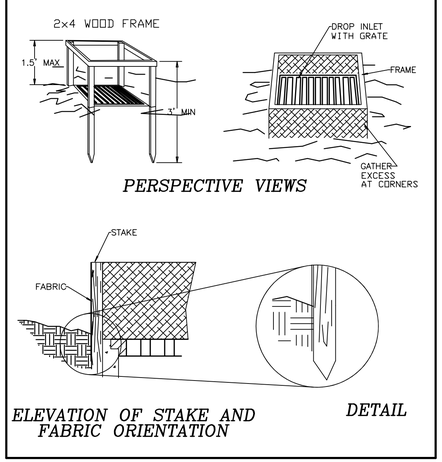
CONSTRUCTION OF A SILT FENCE (SF)

(WITHOUT WIRE SUPPORT)



VESCH SPEC. 3.05

SILT FENCE DROP INLET PROTECTION



SOILS DATA

MAP SYMBOL	SOIL NAME	HYDRIC %	K-FACTOR WHOLE SOIL	K-FACTOR ROCK FREE	HYDROLOGIC SOIL GROUP	DEPTH	DEPTH TO WATER	SATURATED HYDROLOGIC CONDUCTIVITY (IN/HR)	AVAILABLE WATER CAPACITY (%)	FLOODING FREQUENCY CLASS
DaB2	FAUQUIER CLAY LOAM, 2-7%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DaC2	FAUQUIER CLAY LOAM, 7-15%, MOD. ERODED	0	.28	.28	B	>6'	>6'	MOD HI	15	NONE
DdC3	FAUQUIER CLAY, 7-15%, SEVERELY ERODED	0	.15	.15	B	>6'	>6'	MOD HI	15	NONE
SrC	MEADOWVILLE SILT LOAM, 2-10%	3	.37	.37	B	>6'	>6'	MOD HI	16	NONE

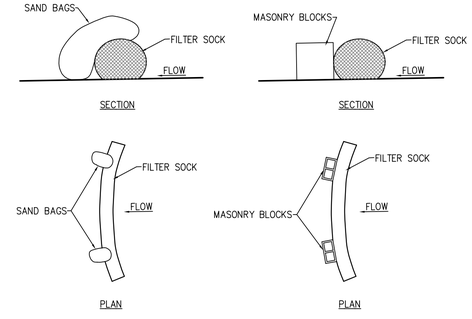
EROSION\SEDIMENT CONTROL LEGEND

		LIMITS OF CONSTRUCTION
CE	CE	TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK, SPEC 3.02
IP	IP	INLET PROTECTION, SPEC 3.07
SF	SF	SILT FENCE, SPEC 3.05
TP	TP	TREE PROTECTION, SPEC 3.38
SAF	SAF	SAFETY FENCE, SPEC. 3.01
FS	FS	FILTER SOCK
PS	PS	PERMANENT SEEDING SPEC. 3.32 (TO BE MULCHED IN ACCORDANCE WITH VESCH SPECIFICATION 3.35)
TSM	TSM	TEMPORARY STABILIZATION MATTING, SPEC. 3.35

PLACEMENT OF A FILTER SOCK

(ON PAVED SURFACE)

N.T.S.



METHOD 1
SECURED W/ SAND BAGS

METHOD 2
SECURED W/ MASONRY BLOCKS

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COMMONWEALTH OF VIRGINIA
MARVIN T. HINCHEY
LIC. NO. 017596
09/24/2024
PROFESSIONAL ENGINEER

EROSION & SEDIMENT CONTROL PLAN

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA - TOWN OF ORANGE

SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS

SHEET 10 OF 14

FILE NO. 1588

9VAC25-840-40. MINIMUM STANDARDS

A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
   A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
   B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.
7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
   B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
   D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
   F. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:
   A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
   B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
      (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
      (2)(a) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
      (b) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
      (c) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
   C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
      (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS; OR
      (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;
      (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR
      (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION.
   D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
   E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.
   F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
   G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
   H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.
   I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.
   J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.
   K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.
   L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24 HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10 YEAR, 24 HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.
   M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS.
   N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SUBDIVISION 19 OF THIS SUBSECTION.

MAINTENANCE

1. SAFETY FENCE - 3.01
SAFETY FENCE SHALL BE CHECKED REGULARLY FOR WEATHER-RELATED OR OTHER DAMAGE. ANY NECECCARY REPAIRS MUST BE MADE IMMEDIATELY. CARE SHOULD BE TAKEN TO SECURE ALL ACCESS POINTS (GATES) AT THE END OF EACH WORKING DAY. ALL LOCKING DEVICES MUST BE REPAIRED OR REPLACED AS NECESSARY.

2. TEMPORARY CONSTRUCTION ENTRANCE - 3.02
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.

3. SILT FENCE - 3.05 & FILTER SOCKS
SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

4. DROP-INLET PROTECTION - 3.07
THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

5. PERMANENT SEEDING - 3.32
WHEN IT IS CLEAR THAT PLANTS HAVE NOT GERMINATED ON AN AREA OR HAVE DIED, THESE AREAS MUST BE RESEEDED IMMEDIATELY TO PREVENT EROSION DAMAGE. HOWEVER, IT IS EXTREMELY IMPORTANT TO DETERMINE FOR WHAT REASON GERMINATION DID NOT TAKE PLACE AND MAKE ANY CORRECTIVE ACTION NECESSARY PRIOR TO RESEEDING THE AREA.

TEMPORARY SEEDING REQUIREMENTS

VESCH - TABLE 3.31-B

50/50 MIX OF ANNUAL RYEGRASS AND CEREAL (WINTER) RYE
@ 50-100 LBS/ACRE (SEPT. 1 - FEB. 15)
OR
ANNUAL RYEGRASS
@ 60-100 LBS/ACRE (FEB. 15 - APR. 30)
OR
GERMAN MILLET
@ 50 LBS/ACRE (MAY 1 - AUG. 31)

FERTILIZER: 10/20/10 MIX @ 600 LBS/ACRE
LIME: AGRICULTURAL LIMESTONE @ 2 TONS/ACRE
STRAW MULCH: APPLIED @ 1.5-2.0 TONS/ACRE

PERMANENT SEEDING REQUIREMENTS

VESCH - TABLE 3.32-D

COMMERCIAL/RESIDENTIAL MIXTURE @ 175-200 LBS/ACRE
KENTUCKY 31 OR TURF TYPE TALL FESCUE (95-100%)
IMPROVED PERENNIAL RYEGRASS (0-5%)
KENTUCKY BLUEGRASS (0-5%)

FERTILIZER: 10/20/10 MIX @ 1,000 LBS/ACRE
LIME: AGRICULTURAL LIMESTONE @ 2 TONS/ACRE
STRAW MULCH: APPLIED @ 1.5-2.0 TONS/ACRE

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

"QUICK REFERENCE FOR ALL REGIONS"

Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
February 16th through April .... Annual Rye
May 1st through August 15th .... Foxtail Millet
August 16th through October .... Annual Rye
November through February 15th .... Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:
TOTAL SITE AREA: 1.465 ACRES. A TOTAL OF 0.67 ACRES WILL BE DISTURBED DURING CONSTRUCTION. THE PURPOSE OF THIS PROJECT IS THE REMOVAL OF TWO EXISTING OFFICE BUILDINGS AND THE CONSTRUCTION OF AN OFFICE AND 21-UNIT APARTMENT BUILDING IN THEIR PLACE.

PROJECT LOCATION:
THE SITE IS LOCATED VA-15, NORTH MADISON ROAD JUST NORTH OF ITS INTERSECTION WITH SPICER'S MILL RD.

EXISTING SITE CONDITIONS:
THIS SITE IS CURRENTLY OCCUPIED BY TWO OFFICE BUILDINGS AND THE ORANGE COUNTY HEALTH DEPARTMENT WHICH IS TO REMAIN ON THE SITE. THE LOT IS MOSTLY PAVED AND SLOPING. SOILS INFORMATION HAS BEEN PROVIDED ON SHEETS 8.

ADJACENT PROPERTY:
IT IS BOUNDED ON THE NORTH AND WEST BY DOGWOOD LANE, TO THE EAST BY N. MADISON ROAD AND TO THE SOUTH BY THE ORANGE CHAMBER OF COMMERCE BUILDING.

CRITICAL EROSION AREAS:
THERE ARE NO CRITICAL AREAS ON THIS PROPERTY.

EROSION AND SEDIMENT CONTROL GENERAL NOTES:
ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE V.E.S.C.H. 3RD ED. 1992 AND SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROLS OR START OF ANY LAND DISTURBING ACTIVITY. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING. PRIOR TO DEVELOPMENT, THE LIMITS OF CLEARING SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED 5 FEET OUTSIDE THE DRIP LINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA TO BE PROTECTED BY THE BARRIER.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

THE E&S INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE E&S CONTROLS AS NECESSARY IN THE FIELD AS SITE CONDITIONS CHANGE. NO SEDIMENT BASIN OR TRAP CAN BE REMOVED WITHOUT WRITTEN AUTHORIZATION. RESPONSIBLE LAND DISTURBER REPORTS CAN BE AUDITED BY THE E&S INSPECTOR AT ANY TIME. IF RLD REPORTS ARE NOT PROVIDED, THE E&S INSPECTOR CAN REPORT THIS TO THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). A FOLLOW UP INSPECTION MAY TAKE PLACE BY DEQ (VIRGINIA EROSION & SEDIMENT CONTROL LAW, SEC. 62.1-44.15:58.)

TEMPORARY AND PERMANENT SOIL STABILIZATION:
ALL CUT AND FILL SLOPES ARE TO BE STABILIZED IMMEDIATELY UPON COMPLETION IN ACCORDANCE WITH MINIMUM STANDARD NO. 5. AREAS NOT TO BE PAVED SHALL RECEIVE PERMANENT SEEDING AND MULCHING IN ACCORDANCE WITH SPEC 3.32. DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS SHALL RECEIVE TEMPORARY SEEDING AND MULCHING IN ACCORDANCE WITH SPEC 3.31. SEE SEEDING REQUIREMENTS, THIS SHEET.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 - A TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK SHALL BE INSTALLED AT THE SITE ACCESS POINT. DURING MUDDY CONDITIONS, DRIVERS OF CONSTRUCTION VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ADJACENT ROADWAY.
2. SILT FENCE - 3.05 - SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT-LADEN RUNOFF FROM SHEET FLOW AS INDICATED ON SHEET 10.
3. FILTER SOCK - FILTER SOCK SHALL BE INSTALLED IN LIEU OF SILT FENCE ON THE DOWN-SLOPE PAVED AREA.
4. TREE PROTECTION FENCING - 3.38 - TREE PROTECTION SHALL BE USED TO PROTECT EXISTING LANDSCAPING TREES ADJACENT TO THE PROPOSED CONSTRUCTION.
5. SAFETY FENCING - 3.01 - SHALL BE INSTALLED TO ALONG DOGWOOD LANE TO DISCOURAGE THE PUBLIC FROM ENTERING THE CONSTRUCTION AREA,
6. STORM DRAIN INLET PROTECTION - 3.07 - ALL STORM SEWER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. SEDIMENT-LADEN WATER SHALL BE FILTERED BEFORE ENTERING THE STORM SEWER INLETS.
7. OUTLET PROTECTION - 3.18 - EC-3 IS TO BE PLACED AT THE OUTLET OF THE PROPOSED STORM SEWER SYSTEM. SEE SHEET 9 FOR SIZING.

VEGETATIVE PRACTICES:
1. TOP SOILING (STOCKPILE) - 3.30 - TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR SEDIMENT TRAPPING MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES, SUBMIT A SUPPLEMENTARY EROSION AND SEDIMENT PLAN TO THE OWNER COVERING THE STOCKPILE AREA WHICH MAY HAVE TO BE APPROVED BY THE PLAN AUTHORITY BEFORE ANY ACTIVITY COMMENCES.
2. TEMPORARY STABILIZATION MATTING - 3.35 - SLOPES GRADED AT STEEPER THAN 1:3 SHALL BE PROTECTED WITH TEMPORARY SOIL STABILIZATION MATTING UNTIL PERMENANT SEEDING HAS BECOME ESTABLISHED.
3. TEMPORARY SEEDING - 3.31 - ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
3. PERMANENT SEEDING - 3.32 - ALL DISTURBED AREAS WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL AND WHERE ROUGH-GRADED AREAS WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE SHALL BE SEEDED WITH PERMANENT VEGETATION. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED, SOIL TYPES, CLIMATE, AND SLOPES.

PHASE 1:
1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK AT ENTRANCE LOCATION OF CONSTRUCTION SITE. MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT BEFORE LEAVING THE SITE. A WATER TANKER TRUCK SHALL BE USED IF PUBLIC WATER IS NOT AVAILABLE.
3. INSTALL PERIMETER CONTROLS TO INCLUDE SAFETY FENCING, TREE PROTECTION, SILT FENCE AND FILTER SOCKS.
4. GRADING OPERATIONS MAY COMMENCE ONCE THE PERIMETER CONTROLS ARE INSTALLED TO THE SATISFACTION OF THE INSPECTOR.
5. FILL SLOPE SURFACES SHALL BE LEFT IN ROUGHENED CONDITION TO REDUCE SHEET AND RILL EROSION OF THE SLOPES.
6. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
7. AREAS THAT ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.

PHASE 2:
1. PERIMETER CONTROLS FROM PHASE 1 WHICH DO NOT INTERFERE WITH CONSTRUCTION SHALL REMAIN IN PLACE DURING PHASE 2.
2. ONCE THE STORM SEWER AND SWM FACILITY HAVE BEEN INSTALLED AND THE AREA HAS BEEN BROUGHT NEAR FINAL GRADE IN A MANNER SUCH THAT STORM INLETS ARE FUNCTIONAL, INSTALL THE INLET PROTECTIONS AND AND OUTLET PROTECTION AS INDICATED ON SHEET 10.
3. FOR VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE EROSION CONTROL MEASURES AND VEGETATIVE PRACTICES.
4. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION AND SILTATION CONTROLS WILL BE CLEANED UP AND REMOVED AT THE DIRECTION OF THE SITE INSPECTOR.

MAINTENANCE PROGRAM:
ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED STRUCTURAL MEASURE SHALL BE REPAIRED BY THE CLOSE OF DAY. SEE MAINTENANCE INSTRUCTIONS ON THIS SHEET FOR SPECIFIC MAINTENANCE PROCEDURES FOR EACH CONTROL MEASURE.

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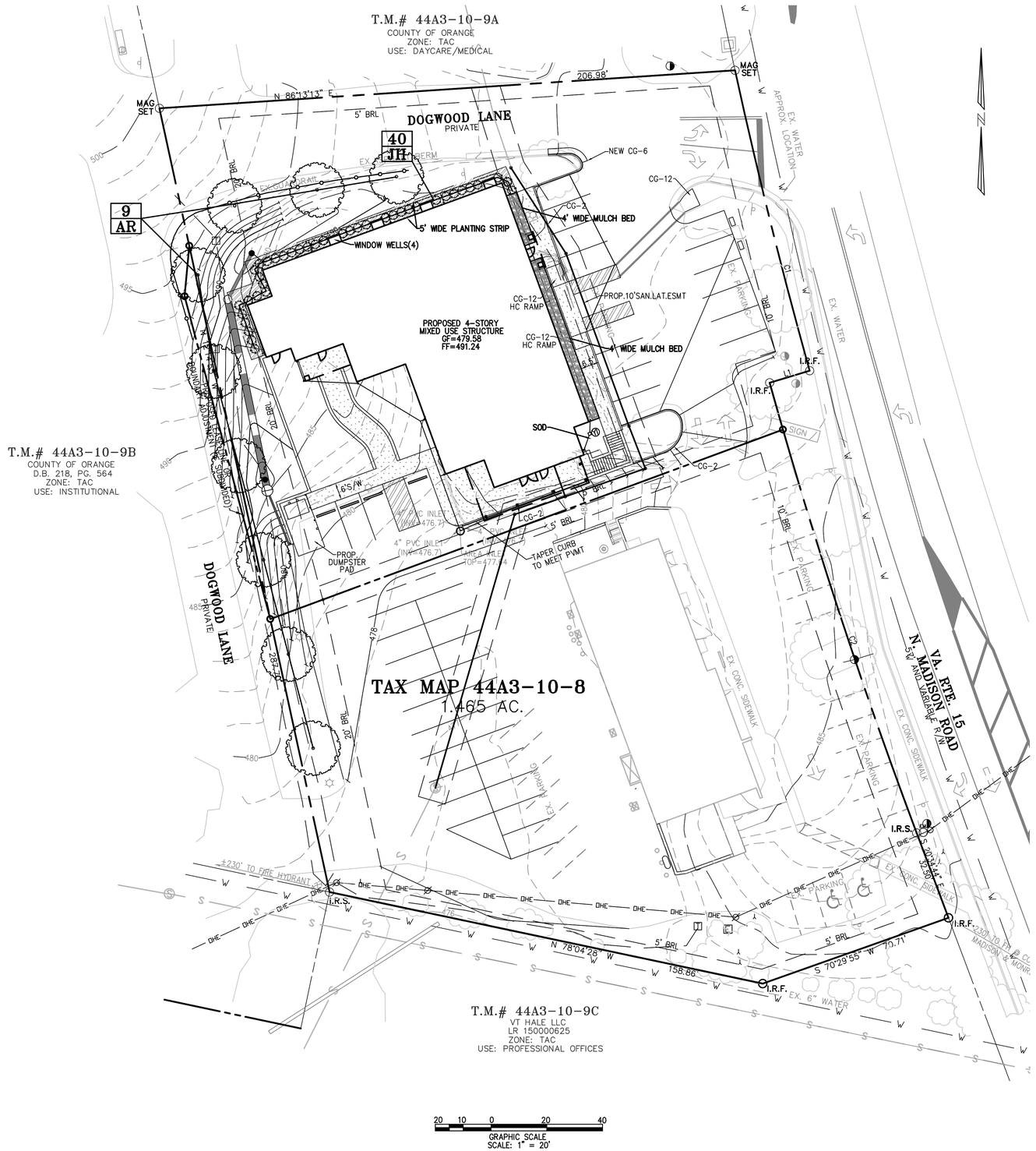
09/24/2024
PROFESSIONAL ENGINEER

EROSION & SEDIMENT CONTROL NOTES & NARRATIVE
MADISON ROAD APARTMENTS
ORANGE COUNTY — TOWN OF ORANGE, VIRGINIA

SCALE: AS NOTED
DATE: 12/16/2022
REVISIONS:
2-6-23 PER TOWN COMMENTS
2-22-23 PER COMMENTS

FILE NO. 1588



PLANT LEGEND

AR — LARGE STREET TREE: Acer Rubrum/Red Maple

JH — EVERGREEN SMALL SHRUB: Juniperus Horizontalis/Blue Rug Juniper

PLANTING AREA

EXISTING VEGETATION TO REMAIN

MULCH

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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LANDSCAPE PLAN

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

SCALE: 1" = 20'

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SHEET 12 OF 14

FILE NO. 1588

SPECIFICATIONS FOR PLANTING

PLANT IDENTIFICATION: ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING.

LIST OF PLANT MATERIAL: THE CONTRACTOR WILL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER.

PLANT QUALITY: ALL SHRUBS SHALL BE DENSE, HEAVY TO THE GROUND, AND WELL GROWN, SHOWING EVIDENCE OF HAVING BEEN SHEARED REGULARLY, SHALL BE VIGOROUS, HEALTHY, AND OF GOOD COLOR. ALL PLANTS SHALL BE SOUND, FREE OF PLANT DISEASE OR INSECT EGGS, AND SHALL HAVE HEALTHY NORMAL ROOT SYSTEMS. PLANTS SHALL BE FRESHLY DUG AND NOT HELD-IN STOCK, NOR STOCK FROM COLD STORAGE. ALL PLANTS SHALL BE NURSERY GROWN. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. THE SHAPE OF THE PLANT IN GENERAL SHALL CONFORM TO ITS NATURAL GROWTH PROPORTIONS, UNLESS OTHERWISE SPECIFIED. ALL PLANTS INCLUDING CONTAINER-GROWN SHALL CONFORM TO THE BRANCHING, CALIPER, AND HEIGHT SPECIFICATIONS OF THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.

PLANT SPACING: PLANT SPACING IS TO SCALE ON PLAN. NO PLANTS EXCEPT ESPALIERED MATERIAL SHALL BE CLOSER THAN 30 INCHES TO BUILDINGS.

SOIL MIX: SOIL MIX WILL BE 2/3 EXISTING SOIL, 1/3 LEAF MOLD OR EQUAL ORGANIC MATERIAL, THOROUGHLY MIXED AND HOMOGENIZED.

BALL SIZE: THE BALL SIZE SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK.

EXCAVATION: HOLES FOR ALL PLANTS SHALL BE 18 INCHES LARGER IN DIAMETER THAN SIZE OF BALL OR CONTAINER, AND SHALL HAVE VERTICAL SIDES. HEDGES SHALL BE PLANTED IN A TRENCH 12 INCHES WIDER THAN BALL DIAMETER. BEDS FOR MASS PLANTING SHALL BE ENTIRELY ROTOTILLED TO A DEPTH OF 8 INCHES AND SHALL BE 18 INCHES BEYOND THE AVERAGE OUTSIDE EDGE OF PLANT BALLS. ORGANIC MATERIAL (I.E., LEAF MOLD) WILL BE INCORPORATED INTO PLANT BED BY TILLING AGAIN. PROPORTIONS OF SOIL TO ORGANIC MATERIAL WILL BE 2 PARTS TO 1 PART.

PLANTING: BACKFILLING SHALL BE DONE WITH SOIL MIX, REASONABLY FREE OF STONES, SUBSOIL, CLAY, LUMPS, STUMPS, ROOTS, WEEDS, BERMUDA GRASS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER FOR ADJUSTMENT BEFORE PLANTING. THE PLANT SHALL BE SET PLUMB AND STRAIGHT AND SHALL BE STAKED AT THE TIME OF PLANTING. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS WILL BE PLANTED HIGHER THAN SURROUNDING GRADE. SHRUBS WILL BE 1 INCH HIGHER AND TREES WILL BE 3 INCHES HIGHER. REMOVE ROPE FROM AROUND TREE TRUNKS AND LAY BACK BURLAP FROM TOP OF B&B MATERIAL. NYLON OR VINYL ROPE AND/OR BURLAP WILL BE COMPLETELY REMOVED FROM ALL PLANT MATERIAL PRIOR TO PLANTING.

TRANSPLANTING TREES BY TREE MACHINES: TREES SHALL BE MOVED BY MACHINES THAT PROVIDE A MINIMUM BALL DIAMETER OF 12 INCHES PER 1 INCH OF TREE CALIPER. HOLES ARE TO BE DUG BY THE SAME SIZE MACHINE AS THE ONE TRANSPORTING THE PLANT. THE PLANT MATERIAL SHALL BE TRANSPLANTED IN APPROXIMATELY THE SAME GROWING CONDITION AS IT IS PRESENTLY GROWING, IN TERMS OF SOIL TYPE AND MOISTURE CONTENT. FERTILIZE AND GUY AS DESCRIBED IN THESE PLANS AND SPECIFICATIONS.

TRANSPLANTING EXISTING TREES: HARDWOODS SHOULD BE TRANSPLANTED IN THE LATE FALL FOLLOWING THEIR LEAF DROP. EVERGREENS MAY BE TRANSPLANTED BEGINNING WITH THE FALL COOL-DOWN PERIOD (NORMALLY SEPTEMBER) AND MAY CONTINUE INTO SPRING PRIOR TO ELONGATION OF THE NEW GROWTH. PROPER DIGGING OF A TREE INCLUDES THE CONSERVATION OF AS MUCH OF THE ROOT SYSTEM AS POSSIBLE, PARTICULARLY THE FINE ROOTS. SOIL ADHERING TO THE ROOTS SHOULD BE DAMP WHEN TREE IS DUG, AND KEPT MOIST UNTIL PLANTING. THE SOIL (OR "ROOT") BALL SHOULD BE 12 INCHES IN DIAMETER FOR EACH INCH OF DIAMETER OF THE TRUNK. THE TREE SHOULD BE CAREFULLY EXCAVATED AND THE SOIL BALL WRAPPED IN BURLAP AND TIED WITH ROPE. SOIL AROUND BALLED AND BURLAPPED TREE ROOTS SHOULD BE DUG WITH THE TREE AND NOT JUST PACKED AROUND BARE ROOTS. BALLED AND BURLAPPED PLANT MATERIAL SHALL BE KEPT MOIST.

CULTIVATION: ALL TRENCHES AND SHRUB BEDS SHALL BE CULTIVATED, EDGED, AND MULCHED TO A DEPTH OF 3 INCHES WITH FINE SHREDDED HARDWOOD BARK. THE AREA AROUND ISOLATED PLANTS SHALL BE MULCHED TO AT LEAST A 6-INCH GREATER DIAMETER THAN THAT OF THE HOLE. PLANT BEDS ADJACENT TO BUILDINGS SHALL BE MULCHED TO THE BUILDING WALL.

MAINTENANCE: THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND, UP TO THE TIME OF ACCEPTANCE, FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION, BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, STAKING, AND CLEANING UP, AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH, SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.

FERTILIZER: FERTILIZER SHALL BE A SLOW-RELEASE TYPE CONTAINED IN POLYETHYLENE PERFORATED BAGS WITH MICROPORE HOLES FOR CONTROLLED FEEDING, SUCH AS "EASY GROW" AS MANUFACTURED BY SPECIALTY FERTILIZER, INC., BOX 355, SUFFERN, NEW YORK, 10901 OR APPROVED EQUAL. THE BAGS SHALL CONTAIN 1 OUNCE OF SOLUBLE FERTILIZER ANALYSIS 16-18-16 PER UNIT TO LAST FOR THREE YEARS AND SHALL BE APPLIED DURING PLANTING AS RECOMMENDED BY THE MANUFACTURER. IF FERTILIZER PACKETS ARE NOT USED, THE CONTRACTOR SHALL APPLY GRANULAR FERTILIZER TO THE SOIL MIX OF 10-6-6 ANALYSIS, 50% ORGANIC, AT THE FOLLOWING RATES:

TREE PITS:
2-3 LBS. PER CALIPER INCH

SHRUB BEDS:
3-5 LBS. PER 100 SQ. FT.

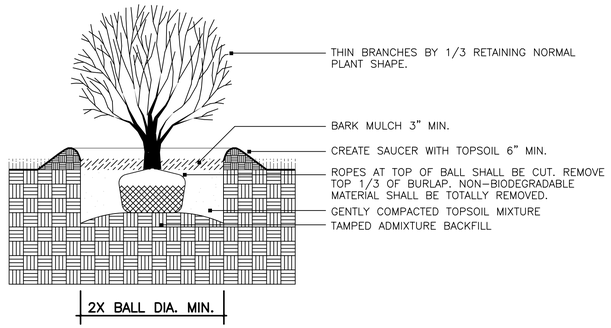
GROUND COVER:
2-3 LBS. PER 100 SQ.FT.

GROUND COVER: ALL AREAS OF GROUND COVER SHALL BE ROTOTILLED TO A DEPTH OF SIX INCHES. APPLY 2 INCHES OF ORGANIC MATERIAL AND ROTOTILL UNTIL THOROUGHLY MIXED.
APPLY FERTILIZER AS STATED ABOVE.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	CANOPY/ SPREAD	REMARKS	TOTAL
SHADE TREES:								
AR	8	Acer rubrum	Red Maple	2–1/2" MIN.	6' MIN.	250 SF	B&B	2,000 SF
SHRUBS:	TOTAL CANOPY AREA OF TREES TO BE PLANTED:							2,000 SF
JH	40	Juniperus Horizontalis	Blue Rug Juniper	N/A	24" MIN.	N/A		N/A

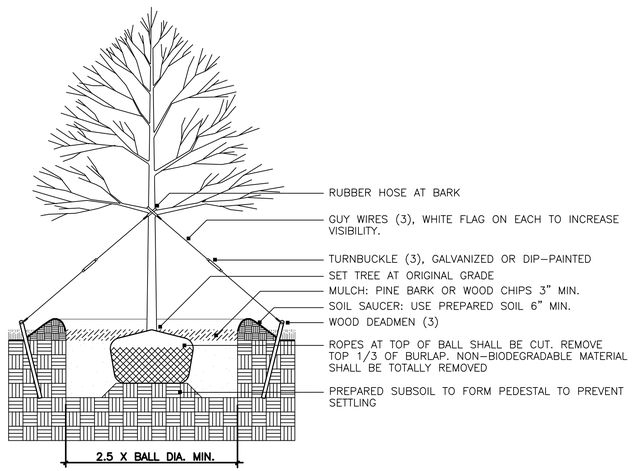
NOTES:
1. OMIT COLLAR AROUND SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
2. INSTALL TOP OF PLANT BALL 2–3" ABOVE FINISH GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND PLANT BALL.
4. SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION
5. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



SHRUB PLANTING DETAIL

NOT TO SCALE

NOTES:
1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED.
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
5. WRAP TREE TRUNK IF SPECIFIED ON PLANS. (SEE SPECS.)
6. LENGTH OF RUBBER HOSE TO BE 2/3 CIRCUMFERENCE OF TREE.
7. PLACE 2 WOOD STAKES PARALLEL TO STREET.
8. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
9. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



SINGLE-STEM TREE PLANTING DETAIL

NOT TO SCALE

STREET TREES

REQUIRED: 1 LARGE DECIDUOUS TREE 35–40 LINEAR FEET.
495' DOGWOOD LANE LESS 10'0' ENTRANCES = 395' / 40 = 10 TREES REQUIRED

PROVIDED: 8 PROPOSED TREES + 2 EXISTING TREES

FOUNDATION PLANTINGS

REQUIRED: 3 SMALL SHRUBS PER 10 LF OF BUILDING FRONTAGE x 130' = 39 SHUBS

PROVIDED: 40 SMALL SHRUBS

CANOPY COVER

REQUIRED: 10% OF 1.465 AC (63,815 SF) = 6,382 SF

PROVIDED:
PROPOSED NEW PLANTINGS: 2,000 SF
EXISTING VEGATION: 7,120 SF
TOTAL: 9,120 SF (14.3%)

SUBSTITUTES & TRANSPLANTS:
MANY OF THE PROPOSED SHRUB SPECIES ARE COMMON IN THE LANDSCAPE INDUSTRY, HOWEVER, SUBSTITUTES MAY BE MADE BASED ON AVAILABILITY OR COST FACTORS. AS LONG AS THE SUBSTITUTES ARE EQUIVALENT IN SIZE, FORM, AND FUNCTION AS THE PROPOSED SPECIES. MANY OF THE EXISTING PLANTS ON-SITE WOULD BE CONSIDERED EQUIVALENT TO THE PROPOSED SPECIES AND MAY BE USED IF THE OWNER DESIRES TO DO SO. PLEASE SEE TRANSPLANT NOTES ON THIS SHEET.

MAINTENANCE:
DEAD AND DYING TREES AND REPLACEMENTS.
THE APPLICANT SHALL REPLACE ANY REQURIED PLANTINGS THAT DIE WITHIN THREE (3) YEARS OF PLANTING. IF ANY TREES SHOWN ON THE APPROVED SITE PLAN TO BE PRESERVED OR PLANTED BECOME DISEASED OR ARE DYING, THEN THE APPLICANT MAY REMOVE THOSE TREES. THE REPLACEMENT TREES MUST BE EQUIVALENT TO THAT SHOWN ON THE APPROVED PLAN.

PROTECTION:
THE APPLICANT SHALL BE RESPONSIBLE FOR AND EMPLOY REASONABLE EFFORTS FOR THE PROTECTION OF THE TOPS, TRUNKS AND ROOTS OF ALL EXISTING TREES, AS WELL AS OTHER VEGETATION ON THE SITE. PROTECTION DEVICES SHALL BE INSTALLED ALONG THE LIMITS OF CLEARING AND GRADING, PRIOR TO ANY CONSTRUCTION OCCURRING ON-SITE. SUCH PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED, AND SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ZONING ADMINISTRATOR.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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09/24/2024
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LANDSCAPE NOTES AND DETAILS

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

SCALE: 1" = 20'

DATE: 12/16/2022

REVISIONS:
2-6-23 PER TOWN COMMENTS
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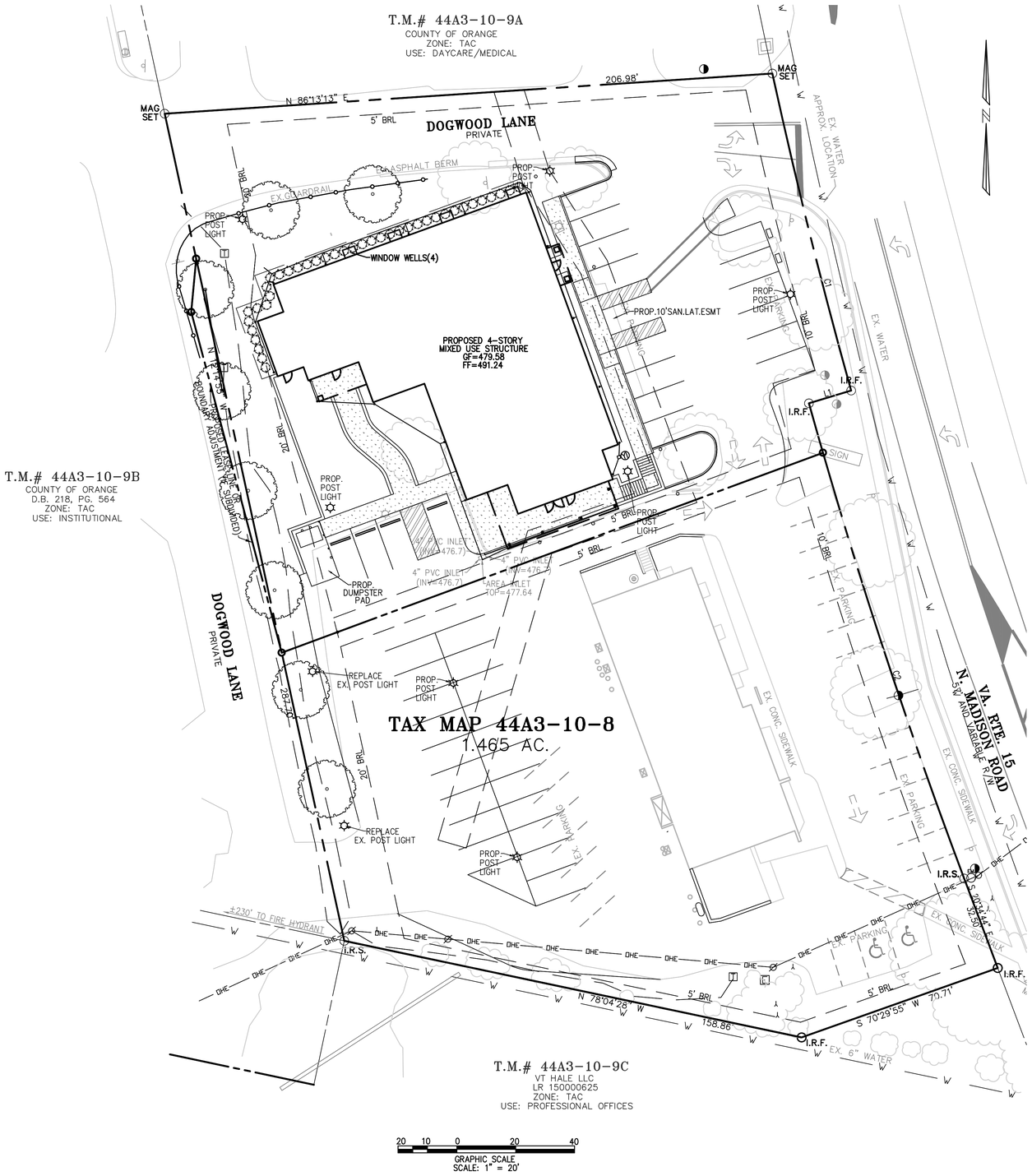

SEE ARCHITECTURAL PLAN E0.4 AND E4.1 FOR SITE MORE DETAILED LIGHTING INFORMATION.

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LIGHTING PLAN & DETAILS

MADISON ROAD APARTMENTS

ORANGE COUNTY, VIRGINIA – TOWN OF ORANGE

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SHEET 14 OF 14

FILE NO. 1588

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CHARLOTTESVILLE, VIRGINIA 22902
(434) 293-5171
Project No.: 2302-47

GENERAL/BUILDING CODE

GBC-1: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ***2018 VIRGINIA CONSTRUCTION CODE, PART 1 OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC), EFFECTIVE JULY 1, 2021***.

GBC-2: NO LOADS IN EXCESS OF THE DESIGN LIVE LOADS LISTED SHALL BE IMPOSED UPON ANY AREA DURING CONSTRUCTION, UNLESS ADEQUATE SHORING OR OTHER MEANS IS PROVIDED TO SUPPORT THE EXCESSIVE LOADS.

GBC-3: IF ANY CHANGES ARE MADE IN WEIGHT AND/OR LOCATION OF POINTS OF SUPPORT OF EQUIPMENT, THE CONTRACTOR SHALL FURNISH DETAILS OF CHANGES TO THE ARCHITECT FOR REVIEW AND NECESSARY MODIFICATIONS.

GBC-4: TEMPORARY BRACING, GUY WIRES, SHORING, ETC., SHALL BE USED AS NECESSARY TO RESIST ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING EQUIPMENT AND ITS OPERATION.

GBC-5: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GBC-6: STRUCTURAL DRAWINGS DO NOT SHOW ALL OPENINGS, COORDINATE WITH MECHANICAL DRAWINGS. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS WITH MECHANICAL.

GBC-7: REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

GBC-8: THE ENGINEER SHALL NOT HAVE THE AUTHORITY OR RESPONSIBILITY TO SUPERVISE OR DIRECT THE CONSTRUCTION WORK.

GBC-9: ALL SECTIONS AND DETAILS, WHETHER EXPLICITLY CUT ON PLAN OR NOT, SHALL BE CONSIDERED TYPICAL AND SHALL APPLY AT SIMILAR CONDITIONS.

SPECIAL INSPECTIONS

SI-1: SPECIAL INSPECTIONS ARE REQUIRED BY THE BUILDING CODE (CHAPTER 17). REFER TO SECTION 014000 OF THE SPECIFICATIONS FOR THE GENERAL INSPECTION REQUIREMENTS. THE FOLLOWING IS A LIST OF ITEMS THAT REQUIRE SPECIAL INSPECTION. REFER TO THE REFERENCED SPECIFICATION SECTION FOR THE SPECIFIC REQUIREMENTS FOR EACH ITEM. THE INDEPENDENT INSPECTION AGENCY, ENGAGED BY THE OWNER, SHALL REVIEW THE TEST PROCEDURES AND INSPECTIONS WITH THE STRUCTURAL ENGINEER OF RECORD, THE GENERAL CONTRACTOR, AND THE OWNER PRIOR TO CONDUCTING TESTS AND INSPECTIONS.

A.	EARTH MOVING	SECTION 312000
B.	CONCRETE FORMING AND ACCESSORIES	SECTION 031000
C.	CONCRETE REINFORCING	SECTION 032000
D.	CAST-IN-PLACE CONCRETE	SECTION 033000
E.	UNIT MASONRY	SECTION 042000
F.	STRUCTURAL STEEL FRAMING	SECTION 051200
G.	ROUGH CARPENTRY	SECTION 061000
H.	SHOP-FABRICATED WOOD TRUSSES	SECTION 061753
I.	POST-INSTALLED ANCHORS	(SEE GENERAL NOTE)

SHOP DRAWING SUBMITTALS

SDS-1: THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL REQUIREMENTS WITH THE STRUCTURAL DRAWINGS, INCLUDING THE LOCATION OF MISCELLANEOUS ITEMS AFFECTING THE STRUCTURAL WORK SUCH AS OPENINGS, BENT PLATES, INSERTS, ETC. PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS.

SDS-2: THE CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF MOUNTED MECHANICAL EQUIPMENT DIMENSIONS AND WEIGHTS, AND VERIFY ALL ROOF OPENING SIZES AND LOCATIONS, WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND REVIEWED SHOP DRAWINGS.

SDS-3: REFER TO PROJECT MANUAL FOR SUBMITTAL REQUIREMENTS. IN THE ABSENCE OF A PROJECT MANUAL, PROVIDE (1) ELECTRONIC PDF COPY OF ALL STRUCTURAL SUBMITTALS.

SDS-4: SHOP DRAWINGS ARE TO BE REVIEWED BY THE CONTRACTOR AND SUBCONTRACTOR PRIOR TO BEING SUBMITTED FOR APPROVAL. SUBMITTED SHEETS SHALL CONTAIN THE CONTRACTOR'S SIGNED AND DATED REVIEW STAMP.

DEFERRED STRUCTURAL SUBMITTALS

DS-1: THE FOLLOWING ITEMS ARE CONSIDERED TO BE DEFERRED STRUCTURAL SUBMITTALS AND SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR FORWARDING REVIEWED DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE CONTRACTOR. ALL DEFERRED SUBMITTALS SHALL BE SEALED BY THE SPECIALTY STRUCTURAL ENGINEER REGISTERED IN THE JURISDICTION OF THE PROJECT, WHO IS RESPONSIBLE FOR THEIR PREPARATION. REFER TO ARCHITECTURAL DRAWINGS FOR NON-STRUCTURAL DEFERRED SUBMITTALS.

1. STAIRS AND RAILINGS
2. SHOP-FABRICATED WOOD TRUSSES
3. CANOPIES AND SUNSHADES

FOUNDATIONS

F-1: FOUNDATIONS FOR THIS STRUCTURE ARE SPREAD FOOTINGS BEARING ON EITHER VIRGIN SOIL OR CONTROLLED COMPACTED FILL WITH AN ASSUMED SOIL BEARING CAPACITY OF 2500 PSF IN ACCORDANCE WITH THE OWNER'S GEOTECHNICAL ENGINEER'S REPORT BY ECS DATED OCTOBER 23, 2023.

F-2: THE OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY, PRIOR TO POURING CONCRETE, THAT THE SOIL IS CAPABLE OF SUPPORTING SUCH A LOAD AND IS CONSISTENT WITH THE GEOTECHNICAL REPORT.

F-3: THE CONTRACTOR SHALL PROTECT THE FOOTINGS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

F-4: STEPS IN WALL FOOTINGS SHALL HAVE A MINIMUM SPACING OF DOUBLE THE CHANGE IN ELEVATION.

F-5: BACKFILL AGAINST WALLS SPANNING VERTICALLY BETWEEN FLOORS SHALL NOT BE PLACED UNTIL BOTH FLOORS ARE IN PLACE AND CONCRETE HAS REACHED 75% OF ITS 28-DAY STRENGTH. WALLS INDICATED AS CANTILEVER RETAINING WALLS MAY BE BACKFILLED WITH NO. 57 STONE WHEN CONCRETE HAS REACHED 75% OF ITS 28-DAY STRENGTH.

F-6: AT NON-RETAINING WALLS BELOW GRADE, BACKFILL AGAINST BOTH SIDES OF WALL SIMULTANEOUSLY SO THAT GRADE DIFFERENCE IS NO MORE THAN 1'-0" AT ANY TIME.

F-7: AT LOCATIONS WHERE THE BUILDING ELECTRICAL GROUND LOOP IS TIED TO FOUNDATION REINFORCING STEEL, CONTINUOUSLY TIE REINFORCING TOGETHER FOR MINIMUM DISTANCE REQUIRED BY ELECTRICAL CODE AND BUILDING OFFICIAL.

DESIGN LOADS AND PARAMETERS

DL-1: BUILDING RISK CATEGORY (TABLE 1604.5) = CATEGORY II

DL-2: LIVE LOADS (REFER TO FRAMING PLANS FOR MORE SPECIFIC LOADS)

ROOF	20 PSF
ROOF AT MECHANICAL	(20 + 40 MECH) = 60 PSF TOTAL
FLOORS	40 PSF + 5 PSF PARTITIONS + 50 PLF AT PARALLEL PARTITIONS
LOBBIES (MAIN FLOOR)	100 PSF
STAIRS	100 PSF

FLOOR LIVE LOAD REDUCTION BY EQ 16-23
ROOF LIVE LOAD REDUCTION NOT USED

DL-3: CONCENTRATED LIVE LOADS (OVER 2.5'X2.5' AREA):

300 POUNDS - ROOFS
2000 POUNDS - OFFICES

DL-4: SNOW LOADS

P_g=30 PSF (GROUND SNOW)
C_e=1.0 (SNOW EXPOSURE FACTOR)
C_t=1.0 (THERMAL FACTOR)
I_s=1.0 (SNOW LOAD IMPORTANCE FACTOR: ASCE 7-16 TABLE 1.5-2)
P_f (SNOW LOAD FOR LOW-SLOPE ROOF) = 21 PSF
MINIMUM P_f (LOW-SLOPE ROOF WHERE P_g> 20.0 PSF) = P_m =(20)X(I_s) = 20.0X1.0 = 20.0 PSF

USE 30 PSF MINIMUM DESIGN SNOW LOAD AT FLAT ROOFS
USE 25 PSF MINIMUM DESIGN SNOW LOAD AT SLOPED ROOFS

REFER TO ROOF FRAMING PLAN FOR SNOW DRIFT LOAD DIAGRAM.

DL-5: WIND LOADS

V_s=110 MPH (BUILDING RISK CATEGORY: II) (BASIC WIND SPEED: 3-SECOND GUST)
V_{asd} = 85 MPH
EXPOSURE C
K_d=0.85 (WIND DIRECTIONALITY FACTOR)
K_{zt}=1.0 (TOPOGRAPHIC FACTOR)
K_e=1.0 (GROUND ELEVATION FACTOR)
GC_{pi}=±0.18 (ENCLOSED BUILDING OR PARTIALLY OPEN BUILDING)

WIND LOAD DETERMINATION BY: ASCE 7-16, CHAPTERS 26, 27, 29, 30 (DIRECTIONAL PROCEDURE)
COMPONENTS AND CLADDING LOADS (STRENGTH LEVEL LOAD INDICATED IN TABLE THIS DRAWING):

DL-6: SEISMIC LOADS

I_e=1.0 (ASCE 7-16 TABLE 1.5-2)
SEISMIC SITE CLASS = D (ASSUMED)

S_S=0.21g	S_{ms} = 0.336g
S_1=0.054g	S_{m1}=0.13g
F_a=1.60	S_{ds}=0.224g
F_v=2.40	S_{d1}=0.087g

SEISMIC DESIGN CATEGORY = B

BASIC STRUCTURAL SYSTEM: BEARING WALL SYSTEMS

SEISMIC FORCE-RESISTING SYSTEM: LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
- R=(RESPONSE MODIFICATION FACTOR) = 6.5
- Ω_o =(SYSTEM OVERSTRENGTH FACTOR) = 3.0
- C_d=(DEFLECTION AMPLIFICATION FACTOR) = 4.0

SEISMIC- FORCE- RESISTING SYSTEM: INTERMEDIATE REINFORCED MASONRY SHEAR WALLS
- R= (RESPONSE MODIFICATION FACTOR) = 3.5
- Ω_o= (SYSTEM OVERSTRENGTH FACTOR) = 2.5
- C_d= (DEFLECTION AMPLIFICATION FACTOR) = 2.25

DL-7: EARTH PRESSURES (EQUIVALENT FLUID PRESSURES)

VALUES ARE ASSUMED	
AT REST (BRACED WALLS)	64 PCF
ACTIVE (CANTILEVERED WALLS)	30 PCF
PASSIVE	250 PCF
FRICTION COEFFICIENT FOR SLIDING	0.35

CONCRETE

C-1: ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

CONCRETE CLASS	PROJECT LOCATION	EXPOSURE CLASS	CONC. WT	MIN F'c (PSI)	MAX W/CM RATIO	AIR CONTENT
A1	INTERIOR FDNS	F0	NW	3000	NA	≤ 3.0%
A2	EXT AND PERIMETER FDNS	F2	NW	4500	0.45	6.0% ± 1.5%
B	FDN WALLS BELOW GRADE	F1	NW	3500	0.55	4.5% ± 1.5%
C	INTERIOR SOG	F0	NW	3500	NA	≤ 3.0%
H	BLDG WALLS	F0	NW	4000	NA	4.5% ± 1.5%
I	METAL STAIR TREADS/LANDINGS	F0	NW	3500	NA	≤ 3.0%
J	EXT WALLS	F2	NW	4500	0.45	6.0% ± 1.5%
K	EXT PAVING	C2	NW	5000	0.40	6.0% ± 1.5%

C-2: STEEL REINFORCING OF CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS.

- ASTM A615 GRADE 60 (TYPICAL REINFORCING STEEL)
- ASTM A1064 (PLAIN WELDED WIRE FABRIC - USE FLAT SHEETS ONLY)

C-3: REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF DEPRESSIONS FOR SPECIAL FLOOR COVERINGS.

C-4: REFER TO SPECIFICATIONS FOR FINISHES.

C-6: NORMAL WEIGHT CONCRETE INDICATED TO HAVE 4.5% AIR MAY BE PROVIDED WITH 6.0% AIR +/- 1.5%.

STRUCTURAL MASONRY

M-1: ALL MASONRY WORK SHALL CONFORM TO THE REQUIREMENTS OF TMS 402/602-16 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES."

- ASTM C90 (BLOCK)
- ASTM C270 (MORTAR) - TYPE S (CMU), TYPE N (BRICK)
- ASTM C476 (GROUT) - 2000 PSI MINIMUM COMPRESSIVE STRENGTH
- f'_m=2000 PSI
- ASTM A615 GRADE 60 (REINFORCING)

M-2: SOLIDLY FILL COLLAR JOINTS WITH MORTAR AS THE WORK PROGRESSES.

M-3: PROVIDE STEEL SLEEVES AT PIPE PENETRATIONS (GALVANIZED AT EXTERIOR WALLS AND ALL BELOW GRADE WALLS).

M-4: GROUT ALL CELLS OF FOUNDATION WALLS SOLID UP TO FINISH GROUND FLOOR.

M-5: AT HOLLOW WALLS THAT CHANGE IN THICKNESS OR NUMBER OF WYTHES, PROVIDE A COURSE OF SOLID MASONRY OR GROUT FILLED UNITS BELOW THE TRANSITION.

M-6: ALL BLOCK CONTAINING VERTICAL REINFORCING SHALL HAVE TWO CELLS PER 16" BLOCK. CELLS SHALL ALIGN VERTICALLY AND BE GROUTED SOLID AT ALL REINFORCING LOCATIONS. BARS SHALL BE HELD IN PLACE BY REBAR POSITIONERS OR OTHER SUITABLE DEVICES AND SHALL BE CENTERED IN CMU UNO.

M-7: MASONRY JOINT REINFORCING SHALL BE PROVIDED IN ALL WALLS AT 16" OC MAXIMUM VERTICAL SPACING UNLESS INDICATED TO BE CLOSER TOGETHER ON SECTIONS AND DETAILS OF THE DRAWINGS. JOINT REINFORCING SHALL MEET ASTM A951 AND BE MILL-GALVANIZED AT INTERIOR WALLS AND HOT-DIP-GALVANIZED AT EXTERIOR WALLS. MINIMUM WIRE DIAMETER FOR SIDE RODS AND CROSS RODS SHALL BE 0.148 INCHES UNLESS INDICATED TO BE GREATER IN SECTIONS AND DETAILS OF THE DRAWINGS. PROVIDE PREFABRICATED CORNER AND TEE UNITS FOR WALL INTERSECTIONS. LAP REINFORCING A MINIMUM OF 6 INCHES AT SPLICES.

M-8: IN VERTICALLY REINFORCED WALLS, USE LADDER TYPE (NOT TRUSS TYPE) REINFORCING IN HORIZONTAL MORTAR JOINTS.

M-9: GROUT SLUMP SHALL BE 8" TO 11". PLACE GROUT PER TMS 602 SECTION 3.5 AND CONSOLIDATE BY VIBRATION. RECONSOLIDATE BY VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED.

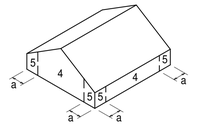
M-10: AFTER STEEL ERECTION IS COMPLETE, FILL ALL POCKETS AT BEARING OF JOISTS AND BEAMS SOLID WITH MASONRY. BUILD TIGHT TO STEEL MEMBER.

COMPONENTS AND CLADDING DESIGN WIND PRESSURE TABLE FOR BUILDINGS WITH MEAN ROOF HEIGHT H≤60'

GABLE ROOF (20°<θ≤27°)

WALL DESIGN PRESSURES (PSF) (FIGURE 30.3-1)

EFFECTIVE WIND AREA (SQ FT)	ZONES 4,5 (+)	ZONE 4 (-)	ZONE 5 (-)
10	+33.2	-36.1	-44.5
20	+31.7	-34.6	-41.5
50	+29.8	-32.6	-37.5
100	+28.3	-31.1	-34.6
200	+26.8	-29.6	-31.6
500	+24.8	-27.6	-27.6



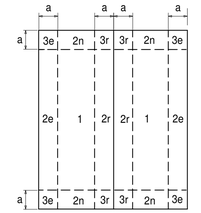
WALL PRESSURE ZONES

ROOF DESIGN PRESSURES (PSF)
(FIGURE 30.3-2C) ROOF SLOPES 20°<θ≤27° DEGREES)

EFFECTIVE WIND AREA (SQ FT)	ALL ZONES (+)	ZONE 1/2e (-)	ZONE 2n/2r/3r (-)	ZONE 3e (-)
10	+20.2	-47.3	-75.5	-88.1
20	+18.2	-47.3	-66.1	-74.2
50	+16.0	-40.6	-53.7	-55.8
100	+16.0	-35.6	-44.4	-55.8
200	+16.0	-30.6	-38.9	-55.8
500	+16.0	-27.6	-38.9	-55.8

ROOF OVERHANG DESIGN PRESSURES (PSF)
(FIGURE 30.3-2C)

EFFECTIVE WIND AREA (SQ FT)	ZONES 1/2e (-)	ZONE 2n/2r (-)	ZONE 3r (-)	ZONE 3e (-)
10	-61.4	-89.6	-106.5	-112.9
20	-61.4	-83.8	-92.8	-94.4
50	-59.5	-76.2	-74.7	-69.9
100	-58.1	-70.4	-61.0	-69.9
200	-56.6	-67.0	-53.0	-69.9
500	-55.8	-67.0	-53.0	-69.9



ROOF AND OVERHANG PRESSURE ZONES
(PLAN VIEW)

NOTES:
1. h = 45.0' = MEAN ROOF HEIGHT
2. a = 10.0'
3. PLUS SIGN (+) SIGNIFIES PRESSURE ACTING TOWARD THE SURFACE.
4. MINUS SIGN (-) SIGNIFIES PRESSURE ACTING AWAY FROM THE SURFACE.
5. ALL PRESSURES INDICATED ARE STRENGTH-LEVEL DESIGN LOADS.

FOR CONSTRUCTION

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Stephen D. Barber
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09-24-24
PROFESSIONAL ENGINEER

REVISIONS:

DRAWN:	DMW
CHECKED:	SDB
SCALE:	AS NOTED
DATE:	2024-09-24
PROJECT #	

GENERAL STRUCTURAL NOTES

S0.1

ABBREVIATIONS

AB = ANCHOR BOLT
AFF = ABOVE FINISHED FLOOR
APC = ARCHITECTURAL PRECAST CONCRETE
ARCH = ARCHITECTURAL
BLDG = BUILDING
BM = BEAM
BOT = BOTTOM
BRG = BEARING
CANT = CANTILEVER
CFS-S = COLD-FORMED STEEL- STRUCTURAL
CFS-NS= COLD-FORMED STEEL- NON STRUCTURAL
CFST = COLD-FORMED STEEL TRUSS
CIP = CAST-IN-PLACE
CJ = CONTROL JOINT
CL = CENTERLINE
CLG = CEILING
CLR = CLEAR
CLSM = CONTROLLED LOW-STRENGTH MATERIAL
CMU = CONCRETE MASONRY UNIT
COL = COLUMN
CONC = CONCRETE
CONN = CONNECTION
CONT = CONTINUOUS
COORD = COORDINATE
CSP = CONCRETE SURFACE PROFILE
DBA = DEFORMED BAR ANCHOR
DET = DETAIL
DFT = DRY FILM THICKNESS
DIA = DIAMETER
DIAG = DIAGONAL
DIM = DIMENSION
DL = DEAD LOAD
DN = DOWN
DWGS = DRAWINGS
EA = EACH
EJ = EXPANSION JOINT
EL = ELEVATION
ELEV = ELEVATOR
EOS = EDGE OF SLAB
EQ = EQUAL
EQUIP = EQUIPMENT
EXIST = EXISTING
EW = EACH WAY
EXP = EXPANSION
EXT = EXTERIOR
FFE = FINISHED FLOOR ELEVATION
FLR = FLOOR
FLT = FLAT BAR
FRT = FIRE RETARDANT TREATED
FTG = FOOTING
GA = GAUGE
GALV = GALVANIZED
GC = GENERAL CONTRACTOR
GT = GIRDER TRUSS
HK = HOOK
HORIZ = HORIZONTAL
HS = HIGH STRENGTH
HT = HEIGHT
INT = INTERIOR
JBE = JOIST BEARING ELEVATION
JT = JOINT
LBS = POUNDS
LL = LIVE LOAD
LLH = LONG LEG HORIZONTAL
LLV = LONG LEG VERTICAL
LSH = LONG SIDE HORIZONTAL
LSV = LONG SIDE VERTICAL
LVL = LAMINATED VENEER LUMBER
LW = LIGHT WEIGHT
MAS = MASONRY
MAX = MAXIMUM
MECH = MECHANICAL
MFR = MANUFACTURER
MISC = MISCELLANEOUS
MIN = MINIMUM
[NC] = NON-COMPOSITE
NO. = NUMBER
NIC = NOT IN CONTRACT
NTS = NOT TO SCALE
NW = NORMAL WEIGHT
OC = ON CENTER
OPP = OPPOSITE
OH = OPPOSITE HAND
OWSJ = OPEN WEB STEEL JOIST
PAF = POWDER ACTUATED FASTENER
PL = PLATE
PLF = POUNDS PER LINEAR FOOT
POJ = PLANE OF JOIST
PSF = POUNDS PER SQUARE FOOT
PSI = POUNDS PER SQUARE INCH
REF = REFERENCE
REINF = REINFORCING
REQD = REQUIRED
SECT = SECTION
SIM = SIMILAR
SOG = SLAB-ON-GROUND
SPA = SPACE
STD = STANDARD
STIFF = STIFFENER
TBE = TRUSS BEARING ELEVATION
T&B = TOP AND BOTTOM
T&G = TONGUE AND GROOVE
TOB = TOP OF BEAM
TOC = TOP OF CONCRETE
TOS = TOP OF STEEL
TYP = TYPICAL
UNO = UNLESS NOTED OTHERWISE
VERT = VERTICAL
WCJ = WALL CONTROL JOINT
WT = WEIGHT
WWF = WELDED WIRE FABRIC
(H) = HIGH
(L) = LOW

WOOD ROOF TRUSSES

RT-1: LIGHT METAL-PLATE-CONNECTED WOOD ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY A TRUSS MANUFACTURER FOR TYPICAL LOADS LISTED BELOW:

- SNOW LOAD: REFER TO DESIGN LOADS SECTION
- 10 PSF - TOP CHORD DEAD LOAD (REFER TO DESIGN LOADS SECTION AND PLANS FOR ADDITIONAL INFORMATION)
- 10 PSF - BOTTOM CHORD DEAD LOAD
- 20 PSF - BOTTOM CHORD LIVE LOAD AT ATTIC WALKWAYS
- TOP CHORD UPLIFT LOAD - PER VUSBC
- EQUIPMENT LOADING, WHETHER INDICATED OR NOT. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL LOADING WITH SUPPLIERS PRIOR TO FABRICATION OF TRUSSES

RT-2: DESIGN TRUSSES FOR 250 POUND CONCENTRATED SERVICE LOAD AT ALL DIAGONAL STRUTS FRAMING TO JOIST CHORDS, UNLESS NOTED OTHERWISE.

RT-3: AT FIRE SPRINKLER SUPPORT LOCATIONS, DESIGN FOR VERTICAL LOAD OF WATER-FILLED PIPE PLUS 250 LBS.

RT-4: REFER TO DRAWINGS FOR OTHER SPECIAL LOADS. THE CONTRACTOR SHALL COORDINATE ALL LOADING REQUIREMENTS PRIOR TO FABRICATION.

RT-5: DESIGN FOR THE FOLLOWING DEFLECTION LIMITS:

- L/480 LIVE LOAD
- L/360 LIVE LOAD + DEAD LOAD

RT-6: DESIGN OF BOTTOM CHORDS SHALL NOT EXCEED 95% OF ALLOWABLE COMBINED STRESSES.

RT-7: TOP AND BOTTOM CHORDS SHALL BE 2X6 MINIMUM. USE SOUTHERN PINE.

RT-8: SUBMIT SHOP DRAWINGS ON ALL TRUSSES FOR DUNBAR REVIEW PRIOR TO FABRICATION, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION OF THE PROJECT. SHOP DRAWINGS SHALL INCLUDE AN ERECTION PLAN SHOWING TRUSS TYPE, LOCATION, AND SPACING.

RT-9: METAL-PLATE-CONNECTED WOOD TRUSSES ARE UNSTABLE UNTIL PROPERLY BRACED. PROPER HANDLING, SAFETY PRECAUTIONS, AND TEMPORARY BRACING ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY BRACING IN ADDITION TO PERMANENT LATERAL BRACING (SHOWN ON TRUSS SHOP DRAWINGS TO REDUCE MEMBER UNBRACED LENGTH) AND ANY PERMANENT BRACING SHOWN ON THESE DRAWINGS.

RT-10: THE CONTRACTOR SHALL NOT CUT ANY MEMBER, DRILL HOLES, INSTALL LAG SCREWS OR INSTALL NAILS IN EXCESS OF 16d WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

RT-11: REFER TO MINIMUM WOOD TRUSS BRACING DIAGRAM AND TYPICAL BRACING TYPES.

RT-12: PROVIDE NUMBER OF PLIES OF TRUSSES REQUIRED TO KEEP BEARING STRESS ON WOOD TOP PLATE BELOW THE FOLLOWING LIMITS:

- 565 PSI - NO. 2 SOUTHERN PINE PLATES
- 425 PSI - NO. 1/NO. 2 SPRUCE PINE FIR PLATES

RT-13: WHERE TRUSSES BEAR DIRECTLY ON MASONRY, PROVIDE ENOUGH TRUSS PLIES AS REQUIRED TO LIMIT BEARING STRESS ON MASONRY TO 600 PSI. IF WOOD PLATE IS PRESENT AT TOP OF MASONRY, WOOD BEARING STRESS LIMITS OF NOTE RT-12 APPLY.

POST-INSTALLED ANCHORS

PA-1: ALL POST-INSTALLED ANCHORS (IN CONCRETE OR CMU) ARE TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (INCLUDING BUT NOT LIMITED TO DRILL BIT SIZE, PROPER CLEANING OF HOLES, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS).

PA-2: WHEN A SPECIFIC PRODUCT AND MANUFACTURER IS REFERENCED IN THE CONTRACT DOCUMENTS, THAT SPECIFIC PRODUCT SHALL BE USED UNLESS AN ALTERNATE PRODUCT IS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CODE COMPLIANT STRENGTH DESIGN CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC - ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

PA-3: THE ANCHOR MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT DURING THE INITIAL INSTALLATION OF EACH TYPE OF ANCHOR TO REVIEW AND APPROVE OF THE CONTRACTOR'S INSTALLATION PROCEDURES. THE OWNER'S TESTING AGENCY SHALL ALSO OBSERVE THE INITIAL INSTALLATION OF EACH ANCHOR TYPE, AND PROVIDE THE INSPECTION OF ANCHORS DURING INSTALLATION TO VERIFY CONFORMANCE WITH THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS. SUBMIT REPORT FROM MANUFACTURER'S REPRESENTATIVE FOR DUNBAR REVIEW. INSTALLATION OF ALL HORIZONTAL OR UPWARDLY INCLINED ADHESIVE ANCHORS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY ACI/CRSI ADHESIVE ANCHOR INSTALLER CERIFICATION PROGRAM OR APPROVED EQUIVALENT. SUBMIT CREDENTIALS OF CERTIFIED INSTALLERS. CONTINUOUS INSPECTION IS REQUIRED FOR ALL HORIZONTAL OR UPWARDLY INCLINED ADHESIVE ANCHORS. REMOVE AND REPLACE MISPLACED OR MALFUNCTIONING ANCHORS. FILL EMPTY ANCHOR HOLES AND PATCH FAILED ANCHOR LOCATIONS WITH HIGH-STRENGTH, NONMETALLIC GROUT.

PA-6: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN SOLID OR GROUTED MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

1. SET XP BY SIMPSON STRONG TIE
2. HIT-HY 270 BY HILTI
3. AC100+ GOLD BY DEWALT

PA-7: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN CONCRETE GENERICALLY REFERRED TO AS "ADHESIVE ANCHORS" SHALL BE ONE OF :

- SET - 3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HILTI
- HIT-HY 200 BY HILTI
- PURE 110+ BY DEWALT
- AC 200+ BY DEWALT

THREADED ROD ANCHORS USED WITH THESE SYSTEMS SHALL BE PROVIDED BY THE ADHESIVE MANUFACTURER AND HAVE A MINIMUM STEEL STRENGTH OF F_y = 36 KSI UNLESS NOTED OTHERWISE.

PA-10: FASTENERS GENERICALLY REFERRED TO AS "CONCRETE/MASONRY SCREWS" SHALL BE ONE OF:

1. TITEN TURBO BY SIMPSON STRONG-TIE
2. KWIK-CON II+ BY HILTI
3. TAPPER+ BY DEWALT

PA-12: FASTENERS GENERICALLY REFERRED TO AS "PAF" (POWER ACTUATED FASTENERS) SHALL BE ONE OF :

PAF INTO CONCRETE OR STRUCTURAL STEEL:

	ANCHOR	MANUF	SHANK DIAMETER
1.	X-U	HILTI	0.157"
2.	8 mm HEAD SPIRAL CSI PIN	DEWALT FASTENERS	0.157"
3.	PDPA	SIMPSON	0.157"

USE ONLY HILTI X-U PAF IN STRUCTURAL STEEL GREATER THAN 1/2" THICK. 1/2" MINIMUM POINT PENETRATION IS REQUIRED IN STRUCTURAL STEEL GREATER THAN 1/2" THICK.

PROVIDE MINIMUM 1 1/4" EMBEDMENT OF PAF INTO CONCRETE.

PA-13: OTHER MANUFACTURER'S PRODUCTS MAY BE SUBMITTED AS A FORMAL REQUEST FOR SUBSTITUTION IF REQUIREMENTS ABOVE ARE MET. SIZES AND EMBEDMENTS OF SUBSTITUTE ANCHORS SHALL BE INCREASED AS NECESSARY TO ACHIEVE SHEAR AND TENSION VALUES PUBLISHED FOR LISTED ANCHORS. CONTRACTOR SHALL SUBMIT A COMPLETE SUBSTITUTION LIST FOR ALL ANCHOR SIZES AND SUBSTRATES. DUE TO HIGH VARIABILITY BETWEEN NOMINAL SIZES AND ACTUAL SIZES OF SCREW ANCHORS (AND HOLES REQUIRED), THIS SUBSTITUTION REQUEST SHALL BE SUBMITTED PRIOR TO STEEL SHOP DRAWINGS. ANY PRODUCTS SUBMITTED AS A REQUEST FOR SUBSTITUTION IN CONCRETE SHALL BE COMPLIANT WITH ACI 318-14 CHAPTER 17 AND APPROVED FOR USE IN CRACKED CONCRETE. PROPOSED SUBSTITUTE PRODUCTS SHALL HAVE AN ICC-ES REPORT WHICH CONSIDERS EQUIVALENT EDGE AND SPACING REQUIREMENTS AS THE SPECIFIED PRODUCTS.

WOOD FLOOR TRUSSES

FT-1: LIGHT METAL-PLATE-CONNECTED WOOD FLOOR TRUSSES SHALL BE DESIGNED AND FABRICATED BY A TRUSS MANUFACTURER FOR TYPICAL LOADS LISTED BELOW:

- LIVE LOAD: REFER TO DESIGN LOADS SECTION
- PARTITIONS: REFER TO DESIGN LOADS SECTION
- 20 PSF - TOP CHORD DEAD LOAD
- 5 PSF - BOTTOM CHORD DEAD LOAD
- EQUIPMENT LOADING, WHETHER INDICATED OR NOT. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL LOADING WITH SUPPLIERS PRIOR TO FABRICATION OF TRUSSES
- 50 PLF DEAD LOAD AT TRUSSES SUPPORTING PARALLEL PARTITION WALLS OVER >50% OF SPAN

FT-2: REFER TO DRAWINGS FOR OTHER SPECIAL LOADS. THE CONTRACTOR SHALL COORDINATE ALL LOADING REQUIREMENTS PRIOR TO FABRICATION.

FT-3: AT FIRE SPRINKLER SUPPORT LOCATIONS, DESIGN FOR VERTICAL LOAD OF WATER-FILLED PIPE PLUS 250 LBS.

FT-4: DESIGN FOR THE FOLLOWING DEFLECTION LIMITS:

- L/360 LIVE LOAD
- L/240 LIVE LOAD + DEAD LOAD

FT-5: DESIGN OF BOTTOM CHORDS SHALL NOT EXCEED 95% OF ALLOWABLE COMBINED STRESSES.

FT-6: TOP AND BOTTOM CHORDS SHALL BE 2X4 MINIMUM (3 1/2" WIDE). USE SOUTHERN PINE.

FT-7: SUBMIT SHOP DRAWINGS ON ALL TRUSSES FOR DUNBAR REVIEW PRIOR TO FABRICATION, SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE JURISDICTION OF THE PROJECT. SHOP DRAWINGS SHALL INCLUDE AN ERECTION PLAN SHOWING TRUSS TYPE, LOCATION, AND SPACING.

FT-8: METAL-PLATE-CONNECTED WOOD TRUSSES ARE UNSTABLE UNTIL PROPERLY BRACED. PROPER HANDLING, SAFETY PRECAUTIONS, AND TEMPORARY BRACING ARE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY BRACING AND ANY PERMANENT BRACING SHOWN ON THESE DRAWINGS.

FT-9: THE CONTRACTOR SHALL NOT CUT ANY MEMBER, DRILL HOLES, INSTALL LAG SCREWS OR INSTALL NAILS IN EXCESS OF 16d WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.

FT-10: PROVIDE NUMBER OF PLIES OF TRUSSES REQUIRED TO KEEP BEARING STRESS ON WOOD TOP PLATE BELOW THE FOLLOWING LIMITS:

- 565 PSI - NO. 2 SOUTHERN PINE PLATES
- 425 PSI - NO. 1/NO. 2 SPRUCE PINE FIR PLATES

FT-11: WHERE TRUSSES BEAR DIRECTLY ON MASONRY, PROVIDE ENOUGH TRUSS PLIES AS REQUIRED TO LIMIT BEARING STRESS ON MASONRY TO 600 PSI. IF WOOD PLATE IS PRESENT AT TOP OF MASONRY, WOOD BEARING STRESS LIMITS OF NOTE FT-10 APPLY.

ROUGH CARPENTRY

RC-1: ALL ROUGH CARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE NDS-2018 "NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT".

RC-2: PROVIDE NO. 2 SOUTHERN PINE WITH 19% MAXIMUM MOISTURE CONTENT FOR ALL FRAMING LUMBER INCLUDING, LINTELS, JOISTS, RAFTERS, AND BEAMS UNLESS NOTED OTHERWISE. WALL STUDS AND PLATES MAY BE S-P-F No. 1 / 2 UNO ON PROJECT SPECIFIC DETAILS AND NOTES.

RC-3: PROVIDE WOOD I-JOIST, MICROLLAM VENEER LUMBER (LVL), PARALLAM PARALLEL STRAND LUMBER (PSL), AND TIMBERSTRAND LUMBER (LSL) MANUFACTURED BY TRUS JOIST (OR APPROVED EQUAL).

RC-4: ALL FRAMING CONNECTIONS NOT SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE MINIMUMS ESTABLISHED BY TABLE 2304.10.1 OF THE VUSBC.

RC-5: ALL NAILED CONNECTIONS (OF TWO 2x MEMBERS) SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE DONE USING A MINIMUM NAIL SIZE OF 0.131" DIAMETER x 3" LONG UNLESS NOTED OTHERWISE.

RC-6: ALL COLD-FORMED STEEL PRE-FORMED CONNECTORS SHALL BE INSTALLED USING THE NUMBER OF NAILS AND NAIL TYPE LISTED FOR THAT CONNECTOR BY THE MANUFACTURER IN THEIR PUBLISHED LITERATURE. ALL NAILS LISTED AS 1 1/2" LONG SHALL BE MADE BY THE MANUFACTURER OF THAT CONNECTOR. HANGERS OR CONNECTORS USED WITH PRESSURE TREATED LUMBER SHALL HAVE G185 MINIMUM ZINC COATING (I.E. SIMPSON ZMAX G185).

RC-7: PROVIDE A MINIMUM OF THREE INCHES OF BEARING FOR ENGINEERED LUMBER BEAMS, UNLESS OTHERWISE NOTED.

RC-8: ALL BEAMS SHALL BE LATERALLY SUPPORTED BY BLOCKING OR OTHER MEANS AT ALL POINTS OF BEARING.

RC-9: NAILS INSTALLED PARALLEL TO THE GLUE LINES ON THE NARROW FACE OF ENGINEERED LUMBER BEAMS SHALL NOT BE SPACED CLOSER THAN FOUR INCHES FOR 10d COMMON NAILS AND THREE INCHES FOR 8d COMMON NAILS.

RC-10: DO NOT DRILL, NOTCH, CUT (EXCEPT TO LENGTH), OR ALTER ENGINEERED LUMBER BEAMS OR JOISTS WITHOUT WRITTEN APPROVAL OF FABRICATOR AND REVIEW BY STRUCTURAL ENGINEER.

RC-11: THE FOLLOWING ALLOWABLE STRESSES WERE USED IN DESIGN OF WOOD FRAMING MEMBERS.

NO.1/NO.2 SPRUCE-PINE-FIR:

F_b =	875 PSI
F_t =	450 PSI
F_v =	135 PSI
$F_{c\perp}$ =	425 PSI
F_c =	1,150 PSI
E =	1,400,000 PSI

NO.2 SOUTHERN PINE:

	F_b	F_c	F_v	$F_{c\perp}$	F_c	E
2"-4" WIDE	1,100 PSI	675 PSI	175 PSI	565 PSI	1,450 PSI	1,400,000 PSI
5"-6" WIDE	1,000 PSI	600 PSI	175 PSI	565 PSI	1,400 PSI	1,400,000 PSI
8" WIDE	925 PSI	550 PSI	175 PSI	565 PSI	1,350 PSI	1,400,000 PSI
10" WIDE	800 PSI	475 PSI	175 PSI	565 PSI	1,300 PSI	1,400,000 PSI
12" WIDE	750 PSI	450 PSI	175 PSI	565 PSI	1,250 PSI	1,400,000 PSI

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GENERAL STRUCTURAL NOTES

S0.2

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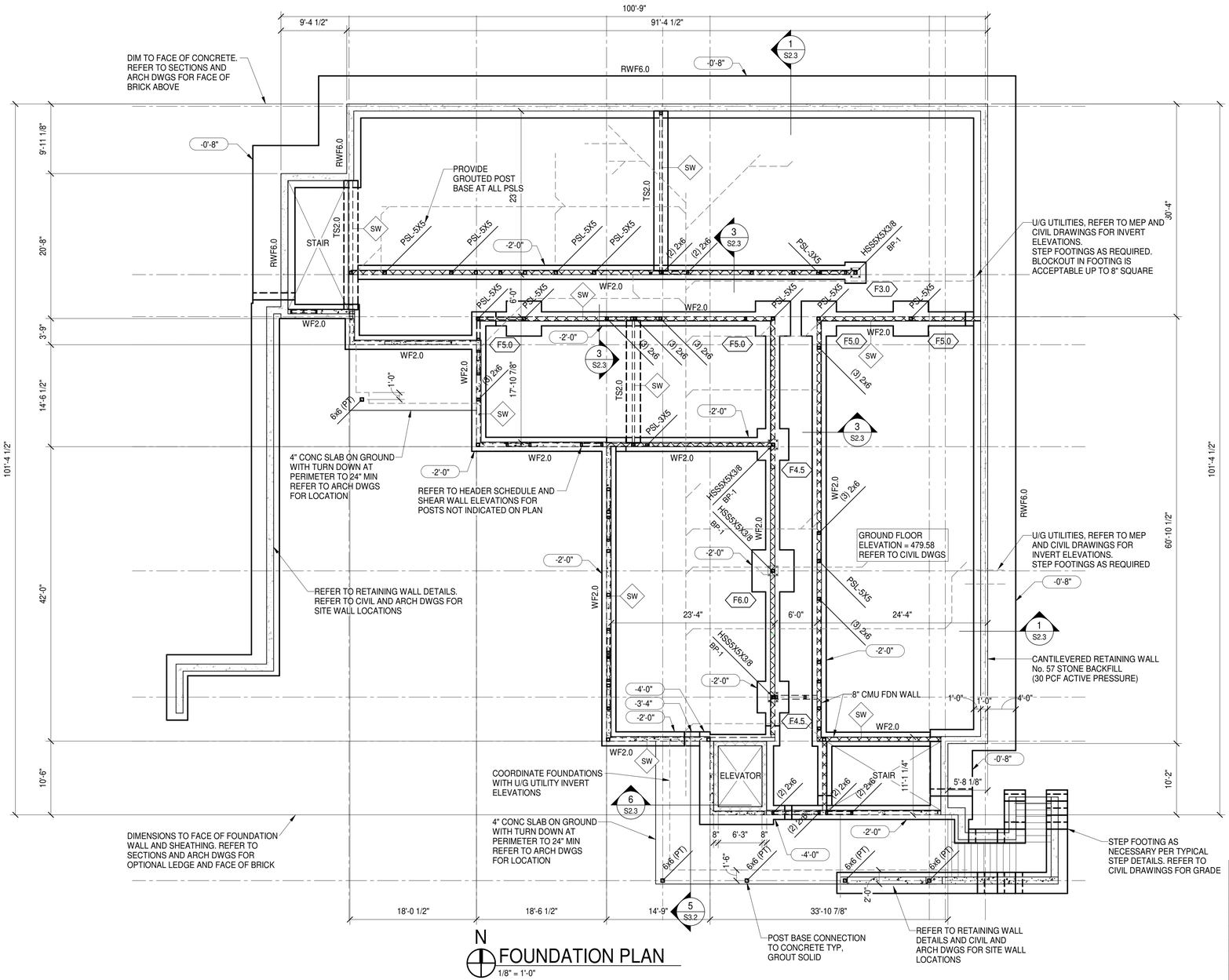

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FOUNDATION PLAN

1/8" = 1'-0"

FD-1: TYPICAL SLAB-ON-GROUND SHALL BE 4" NORMAL WEIGHT CONCRETE WITH 6X6-W1.4XW1.4 WWF AT MID-DEPTH, OVER VAPOR BARRIER, OVER 4" POROUS FILL.

FD-2: REFER TO TYPICAL FOUNDATION DETAILS.

FD-3: TOP OF FOOTING ELEVATIONS INDICATED THUS (0'-0") RELATIVE TO TYPICAL GROUND FLOOR ELEVATION 479.58'.

FD-4: REFERENCE "TYPICAL THICKENED SLAB AT PARTITION WALL" DETAIL. REFER TO ARCH DRAWINGS FOR LOCATIONS AND DIMENSIONS.

FD-5: FOOTING EXCAVATIONS MAY REQUIRE ADDITIONAL UNDERCUT (AS INDICATED BY THE OWNER'S ON-SITE GEOTECHNICAL ENGINEER). BACKFILL EXCAVATION TO DESIGN SUBGRADE USING CLSM OR CONCRETE.

FD-6: GROUT ALL CMU SOLID BELOW GRADE.

FD-7: EXTEND ALL WALL FOOTINGS A MINIMUM OF 8" BEYOND END OF WALL UNO.

FD-8: REFER TO TYPICAL PLAN DETAILS OF REINFORCING IN MASONRY WALLS.

FD-9: AT CMU WALLS, PROVIDE MIN (1) #5 VERTICAL EACH END OF CMU AND #5 AT 48" OC WITH MATCHING DOWELS TO FOOTING. GROUT ENTIRE CMU SHEAR WALL SOLID FULL HEIGHT AND LENGTH. DO NOT PLACE ANY WALL CONTROL JOINTS IN SHEAR WALLS.

FD-10: REFER TO WALL STUD SCHEDULE ON FRAMING PLANS FOR STUD SIZE AND SPACING.

STRUCTURAL COLUMN FOOTINGS

NOTES:

1. PROVIDE 3" COVER BELOW BOTTOM AND EACH END OF REINFORCING BARS.
2. PROVIDE 2" COVER ABOVE TOP REINFORCING BARS.
3. Q
4. AT FOOTINGS INDICATED WITH * NEXT TO FOOTING TAG ON PLAN, PROVIDE REINFORCING INDICATED ON SCHEDULE AT BOTH TOP AND BOTTOM FOOTING.
5. TAG (MARK) INDICATES FOOTING TYPE ON FOUNDATION PLAN. REFER TO SCHEDULE BELOW FOR SIZE AND REINFORCING.

SCHEDULE

MARK	SIZE	REINFORCING
F3.0	3'-0" X 3'-0" X 1'-1"	(5) #4 X 2'-6" EACH WAY
F4.5	4'-6" X 4'-6" X 1'-1"	(4) #5 X 4'-0" EACH WAY
F5.0	5'-0" X 5'-0" X 1'-1"	(5) #5 X 4'-6" EACH WAY
F6.0	6'-0" X 6'-0" X 1'-2"	(7) #5 X 5'-6" EACH WAY

WALL FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	REINFORCING
RWF3.0	3'-0"	1'-0"	REFER TO RETAINING WALL DETAIL
RWF4.0	4'-0"	1'-0"	REFER TO RETAINING WALL DETAIL
RWF6.0	6'-0"	1'-0"	REFER TO RETAINING WALL DETAIL
TS2.0	2'-0"	1'-0"	(2) #5 CONT, REFER TO THICKENED SLAB DETAIL
WF2.0	2'-0"	1'-0"	(2) #5 CONT TOP AND BOTTOM
WF3.0	3'-0"	1'-0"	(3) #5 CONT

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FOUNDATION PLAN

S1.1

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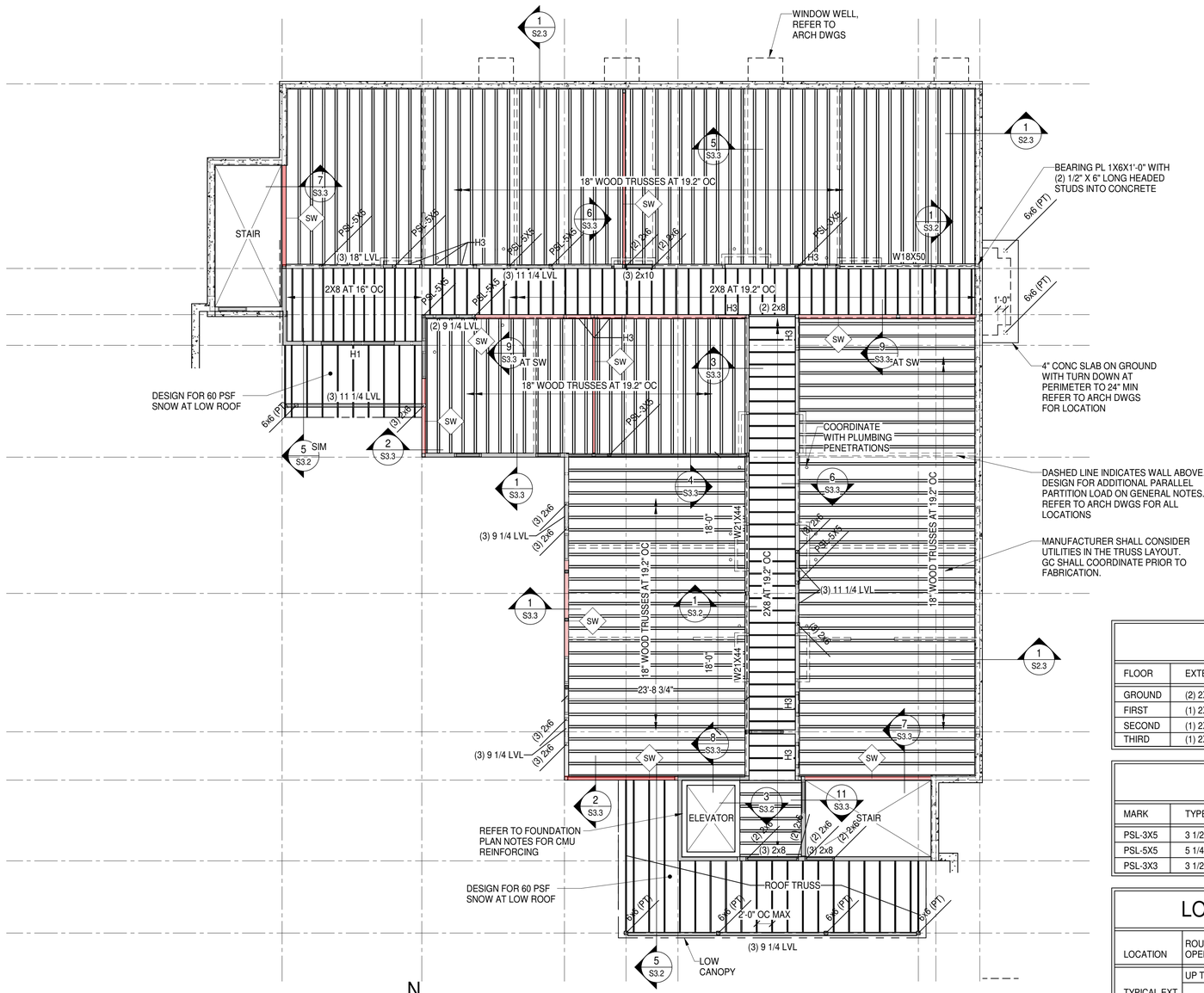

FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

EF-1: FIRST FLOOR ELEVATION = 491.24'
FIRST FLOOR ELEVATION = (+XX'-X") MEASURED RELATIVE TO FIRST FLOOR.

EF-2: FLOOR DECK CONSTRUCTION = 23/32" APA RATED STURD-I-FLOOR (TONGUE AND GROOVE) WITH 3/4" GYPCRETE TOPPING. LAY LONG DIRECTION OF PANEL PERPENDICULAR TO SPAN OF FLOOR FRAMING MEMBER. STAGGER PANEL JOINTS 48" OC GLUE AND NAIL PANEL TO FLOOR FRAMING MEMBERS WITH 8d NAILS AT 6" OC AT PANEL EDGES AND 8d NAILS AT 12" OC AT INTERIOR SUPPORTS.

EF-3: REFER TO GENERAL NOTES FOR FLOOR LOADING USED FOR DESIGN OF FLOOR TRUSSES.

EF-4: TYPICAL EXTERIOR WOOD STUD WALLS SHALL BE 2X6 NO. 2 SOUTHERN PINE. (NO.1/NO.2 SPRUCE-PINE-FIR) WITH 7/16" APA RATED OSB OR 15/32" PLYWOOD SHEATHING. PROVIDE 2X BLOCKING AT PANEL EDGES. FASTEN SHEATHING TO STUDS WITH 8d NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.

EF-5: TYPICAL INTERIOR WOOD STUD BEARING WALLS SHALL BE 2X4 OR 2X6 NO. 2 SOUTHERN PINE AS INDICATED. (NO.1/NO.2 SPRUCE-PINE-FIR).

EF-6: ALL 2X FLOOR JOISTS SHALL BE NO. 2 SOUTHERN PINE.

EF-7: PROVIDE DOUBLE FRAMING MEMBERS BELOW PARALLEL PARTITION WALLS. SPACE JOISTS APART AS REQUIRED TO ALLOW FOR PASSAGE OF PLUMBING LINES FROM WALL ABOVE.

EF-8: REFER TO HORIZONTAL JOINT DETAILS AT BRICK WALLS

EF-8: ALL MEMBERS LABELED 'LVL' SHALL BE 1 3/4" WIDE WITH E=1900 KSI

WALL STUD SCHEDULE

FLOOR	EXTERIOR	INTERIOR
GROUND	(2) 2X6 SPF AT 16" OC	(2) 2X6 SPF AT 16" OC
FIRST	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 12" OC
SECOND	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 16" OC
THIRD	(1) 2X6 SPF AT 16" OC	(1) 2X4 SPF AT 16" OC

WOOD POST AND BEAM SCHEDULE

MARK	TYPE	COMMENT
PSL-3X5	3 1/2" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-5X5	5 1/4" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-3X3	3 1/2" X 3 1/2" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS

LOAD-BEARING HEADER/JAMB SCHEDULE

LOCATION	ROUGH OPENING WIDTH	HEADER SIZE	JACK STUD	KING STUD	COMMENT
TYPICAL EXT	UP TO 3'-0"	(3) 2X8	(1) 2X6	(1) 2X6	
	UP TO 6'-0"	(3) 2X10	(1) 2X6	(1) 2X6	
TYPICAL INT	UP TO 4'-0"	(3) 2X8 IN 2X6 WALL	(1) 2X6	1ST: (1) 2X6	USE (2) AT 2X4 WALL
				2ND: (1) 2X6	
				3,R: (1) 2X6	
TYPICAL KING	UP TO 6'-0"			(1) 2X6	REF PLAN FOR JACK
	UP TO 10'-0"			(2) 2X6	REF PLAN FOR JACK
H1		(3) 14" LVL	(2) 2X6	(2) 2X6	-
H2	UP TO 6'-0"	(2) 7 1/4" LVL	3 1/2 X 3 1/2 PSL 2ND-R 5 1/4 X 5 1/4 PSL AT 1ST	(1) 2X4	TYP INT LB 2X4 WALL
H3	UP TO 6'-0"	(3) 7 1/4" LVL	(3) 2x6	(1) 2X6	

NOTES:
- HEADER SPECIES IS S.P. NO. 2 OR BETTER.
- TYPICAL HEADER SIZE APPLIES UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SOLID BLOCKING WITHIN FLOOR DEPTH TO MATCH POST/STUDS ABOVE
- CONTINUE ALL JAMBS/POST CONTINUOUSLY TO THE GROUND
- REFER TO MASONRY LINTEL SCHEDULE FOR CMU AND BRICK LINTELS
- REFER TO PSL POST ON FLOOR FRAMING DETAIL

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FIRST FLOOR FRAMING PLAN

S1.2

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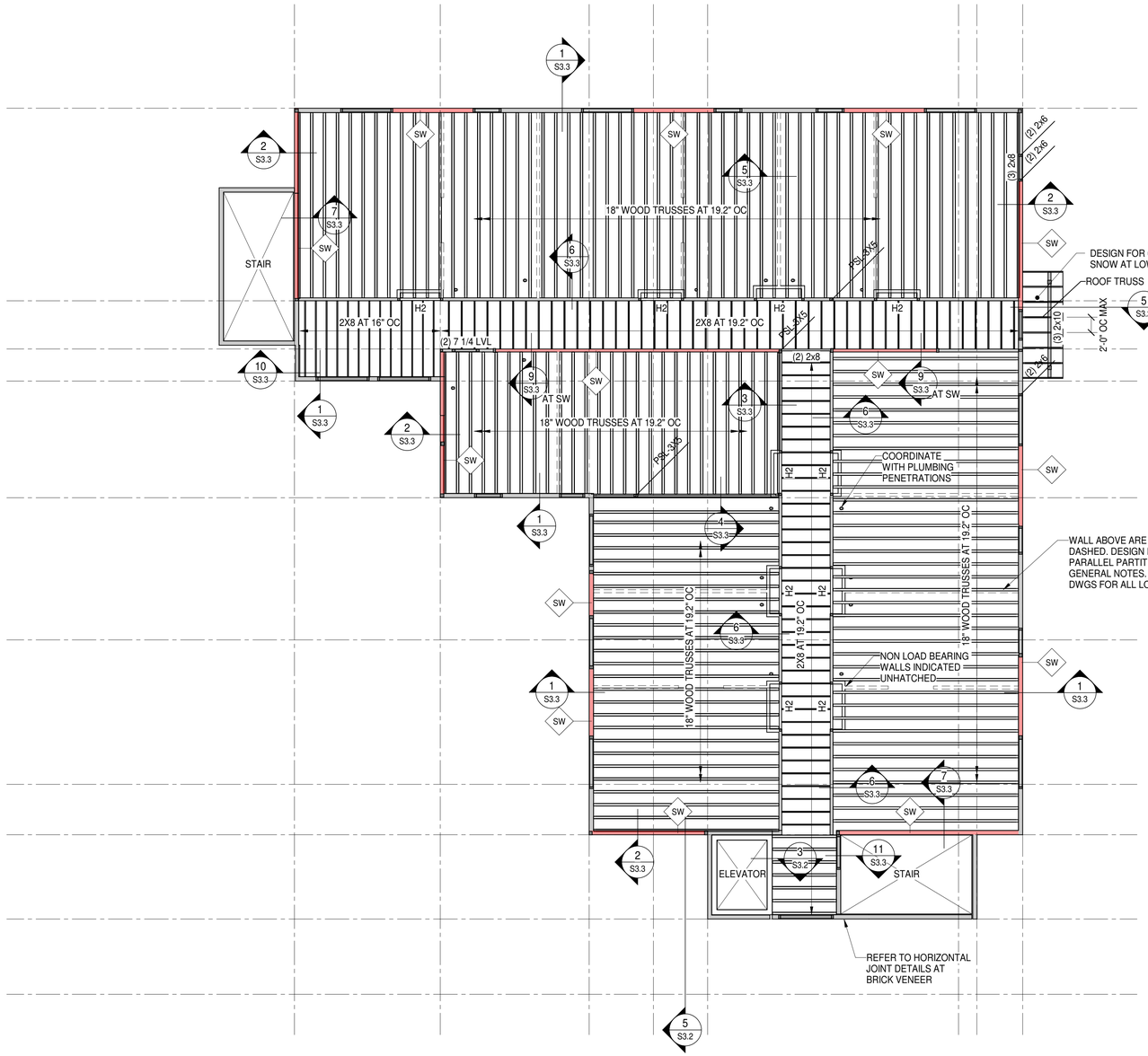

SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

REFER TO FIRST FLOOR FRAMING PLAN NOTES

WALL STUD SCHEDULE

FLOOR	EXTERIOR	INTERIOR
GROUND	(2) 2X6 SPF AT 16" OC	(2) 2X6 SPF AT 16" OC
FIRST	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 12" OC
SECOND	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 16" OC
THIRD	(1) 2X6 SPF AT 16" OC	(1) 2X4 SPF AT 16" OC

WOOD POST AND BEAM SCHEDULE

MARK	TYPE	COMMENT
PSL-3X5	3 1/2" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-5X5	5 1/4" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-3X3	3 1/2" X 3 1/2" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS

LOAD-BEARING HEADER/JAMB SCHEDULE

LOCATION	ROUGH OPENING WIDTH	HEADER SIZE	JACK STUD	KING STUD	COMMENT
TYPICAL EXT	UP TO 3'-0"	(3) 2X8	(1) 2X6	(1) 2X6	
	UP TO 6'-0"	(3) 2X10	(1) 2X6	(1) 2X6	
TYPICAL INT	UP TO 4'-0"	(3) 2X8 IN 2X6 WALL	(1) 2X6	1ST: (1) 2X6	USE (2) AT 2X4 WALL
				2ND: (1) 2X6	
				3,R: (1) 2X6	
TYPICAL KING	UP TO 6'-0"			(1) 2X6	REF PLAN FOR JACK
	UP TO 10'-0"			(2) 2X6	REF PLAN FOR JACK
H1		(3) 14" LVL	(2) 2X6	(2) 2X6	-
H2	UP TO 6'-0"	(2) 7 1/4" LVL	3 1/2 X 3 1/2 PSL 2ND-R 5 1/4 X 5 1/4 PSL AT 1ST	(1) 2X4	TYP INT LB 2X4 WALL
H3	UP TO 6'-0"	(3) 7 1/4" LVL	(3) 2x6	(1) 2X6	

NOTES:
- HEADER SPECIES IS S.P. NO. 2 OR BETTER.
- TYPICAL HEADER SIZE APPLIES UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SOLID BLOCKING WITHIN FLOOR DEPTH TO MATCH POST/STUDS ABOVE
- CONTINUE ALL JAMBS/POST CONTINUOUSLY TO THE GROUND
- REFER TO MASONRY LINTEL SCHEDULE FOR CMU AND BRICK LINTELS
- REFER TO PSL POST ON FLOOR FRAMING DETAIL

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SECOND FLOOR FRAMING PLAN

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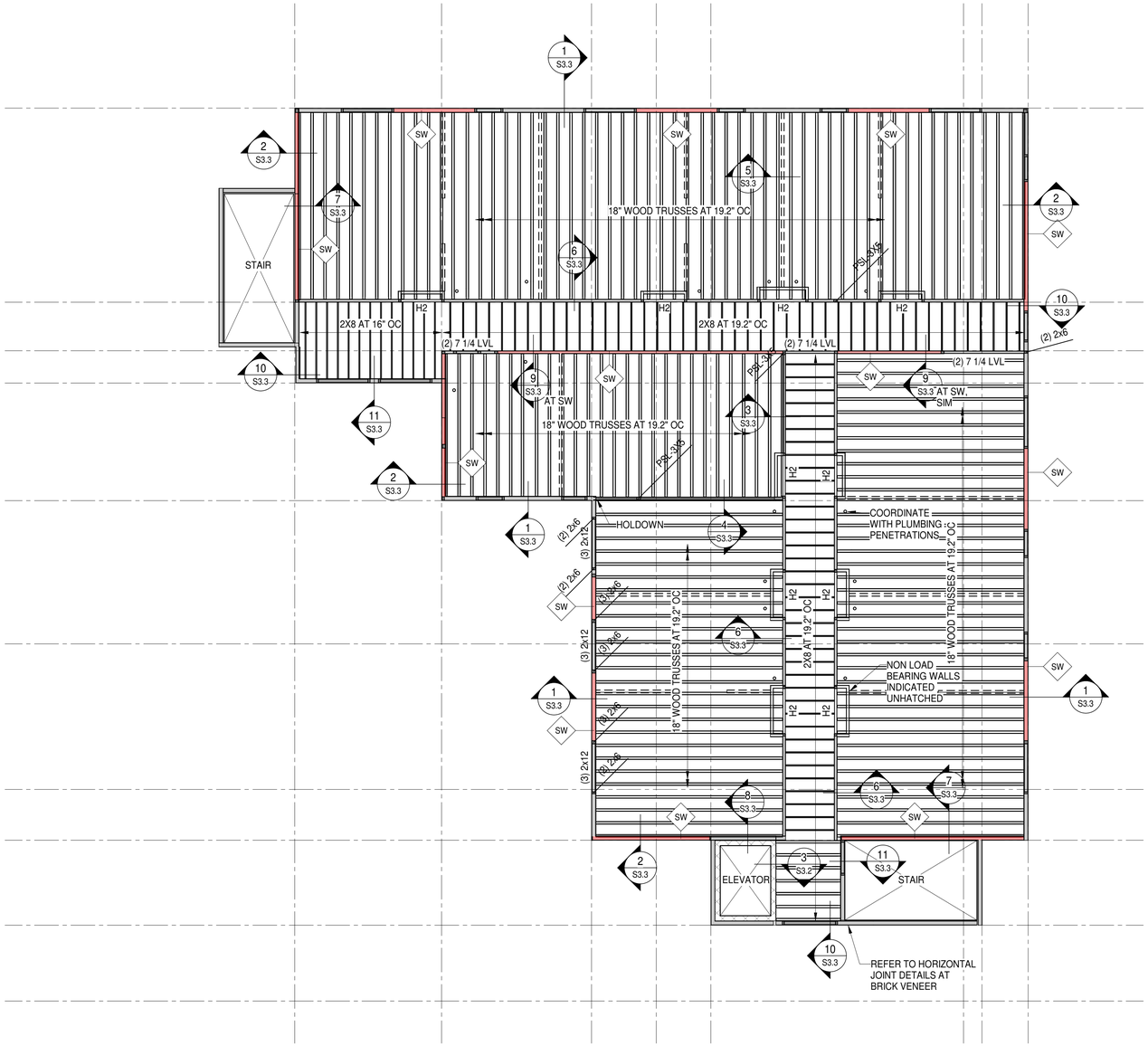

THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

REFER TO FIRST FLOOR FRAMING PLAN NOTES

WALL STUD SCHEDULE

FLOOR	EXTERIOR	INTERIOR
GROUND	(2) 2X6 SPF AT 16" OC	(2) 2X6 SPF AT 16" OC
FIRST	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 12" OC
SECOND	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 16" OC
THIRD	(1) 2X6 SPF AT 16" OC	(1) 2X4 SPF AT 16" OC

WOOD POST AND BEAM SCHEDULE

MARK	TYPE	COMMENT
PSL-3X5	3 1/2" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-5X5	5 1/4" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
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LOAD-BEARING HEADER/JAMB SCHEDULE

LOCATION	ROUGH OPENING WIDTH	HEADER SIZE	JACK STUD	KING STUD	COMMENT
TYPICAL EXT	UP TO 3'-0"	(3) 2X8	(1) 2X6	(1) 2X6	
	UP TO 6'-0"	(3) 2X10	(1) 2X6	(1) 2X6	
TYPICAL INT	UP TO 4'-0"	(3) 2X8 IN 2X6 WALL	(1) 2X6	1ST: (1) 2X6	USE (2) AT 2X4 WALL
				2ND: (1) 2X6	
				3,R: (1) 2X6	
TYPICAL KING	UP TO 6'-0"			(1) 2X6	REF PLAN FOR JACK
	UP TO 10'-0"			(2) 2X6	REF PLAN FOR JACK
H1		(3) 14" LVL	(2) 2X6	(2) 2X6	-
H2	UP TO 6'-0"	(2) 7 1/4" LVL	3 1/2 X 3 1/2 PSL 2ND-R 5 1/4 X 5 1/4 PSL AT 1ST	(1) 2X4	TYP INT LB 2X4 WALL
H3	UP TO 6'-0"	(3) 7 1/4" LVL	(3) 2x6	(1) 2X6	

NOTES:
- HEADER SPECIES IS S.P. NO. 2 OR BETTER.
- TYPICAL HEADER SIZE APPLIES UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SOLID BLOCKING WITHIN FLOOR DEPTH TO MATCH POST/STUDS ABOVE
- CONTINUE ALL JAMBS/POST CONTINUOUSLY TO THE GROUND
- REFER TO MASONRY LINTEL SCHEDULE FOR CMU AND BRICK LINTELS
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THIRD FLOOR FRAMING PLAN

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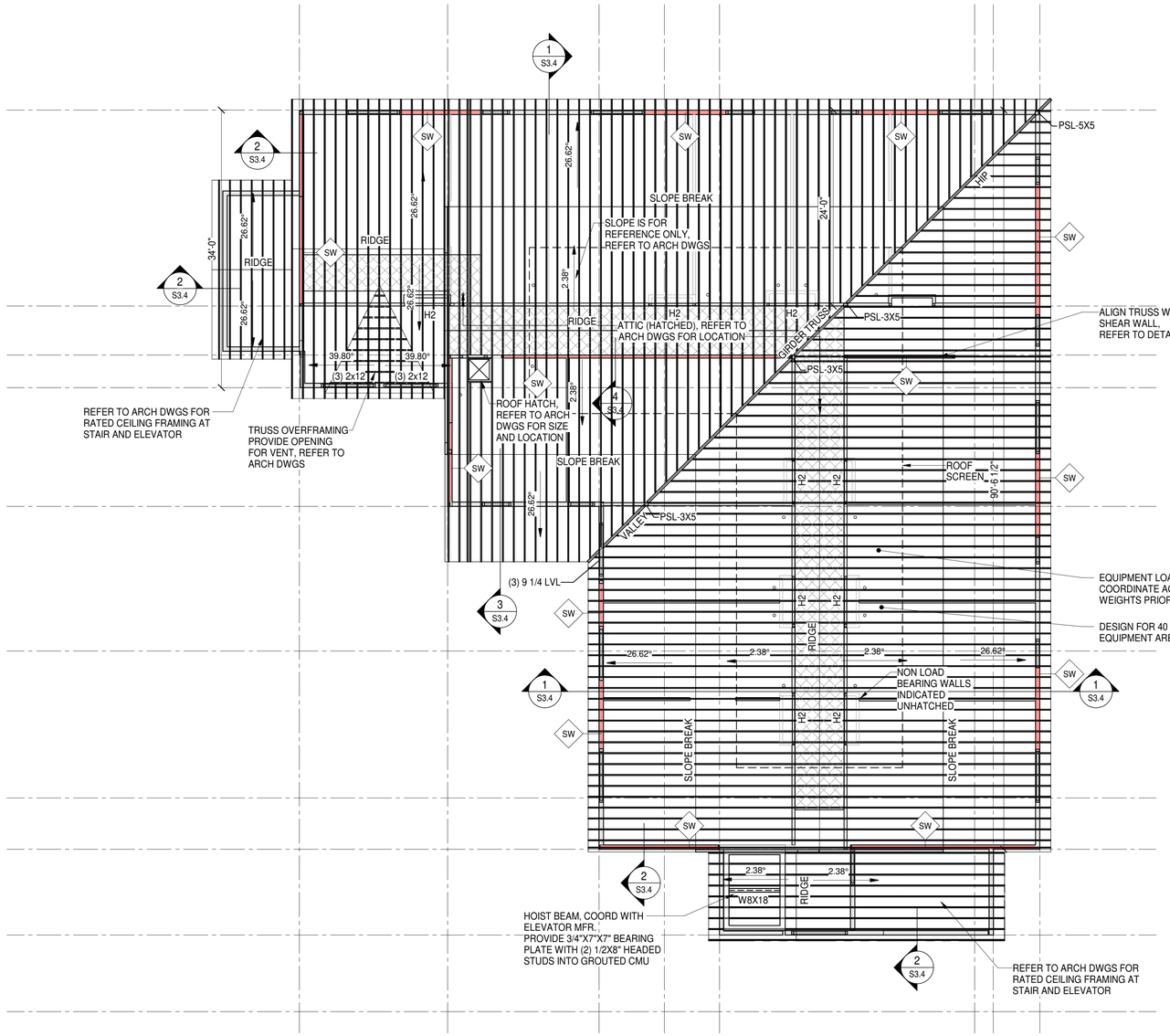

N

ROOF FRAMING PLAN

1/8" = 1'-0"

R-1: PROVIDE WOOD ROOF TRUSSES AT 24" OC MAXIMUM. REFER TO GENERAL NOTES FOR TRUSS DESIGN LOADS.

a. WHERE TRUSSES HAVE TO BE SPREAD BETWEEN 24" AND 48" OC FOR MECHANICAL, PROVIDE 2x4 BETWEEN TOP AND BOTTOM CHORDS AT 16" OC
b. WHERE TRUSSES HAVE TO BE SPREAD BETWEEN 48" AND 96" OC FOR MECHANICAL, PROVIDE 2x6 BETWEEN TOP AND BOTTOM CHORDS AT 16" OC (PROVIDE 2x6 BLOCKING AT MIDSPAN OF ROOF PURLINS).

R-2: PROVIDE 19/32" APA RATED SHEATHING (OSB OR PLYWOOD) OVER WOOD TRUSSES OR 2X RAFTERS. INSTALL SHEATHING PANELS WITH LONG DIRECTION PERPENDICULAR TO RAFTER OR TRUSS SPAN. STAGGER SHEATHING PANEL JOINTS 48" BETWEEN ROWS.

TYPICAL NAILING: 8d NAILS AT 6" OC AT SUPPORTED PANEL EDGES
8d NAILS AT 12" OC AT INTERMEDIATE SUPPORTS

R-3: ROOF LOADING USED FOR DESIGN

- DEAD LOAD = 10 PSF ROOF ASSEMBLY (DOES NOT INCLUDE ROOF TRUSS WEIGHT)
- LIVE LOAD = 20 PSF
- UNIFORM SNOW LOAD = REFER TO GENERAL NOTES
- SNOW DRIFT =

R-4: REFER TO GENERAL NOTES FOR DESIGN LOADS FOR ROOF TRUSSES.

R-5: TYPICAL EXTERIOR WOOD STUD WALLS SHALL BE 2X6 NO. 2 SOUTHERN PINE. (NO.1/NO.2 SPRUCE-PINE-FIR) WITH 7/16" APA RATED OSB OR 15/32" PLYWOOD SHEATHING. PROVIDE 2X BLOCKING AT PANEL EDGES. FASTEN SHEATHING TO STUDS WITH 8d NAILS AT 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS.

R-6: TYPICAL INTERIOR WOOD STUD BEARING WALLS SHALL BE 2X4 OR 2X6 NO. 2 SOUTHERN PINE AS INDICATED. (NO.1/NO.2 SPRUCE-PINE-FIR).

WALL STUD SCHEDULE

FLOOR	EXTERIOR	INTERIOR
GROUND	(2) 2X6 SPF AT 16" OC	(2) 2X6 SPF AT 16" OC
FIRST	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 12" OC
SECOND	(1) 2X6 SPF AT 16" OC	(2) 2X4 SPF AT 16" OC
THIRD	(1) 2X6 SPF AT 16" OC	(1) 2X4 SPF AT 16" OC

WOOD POST AND BEAM SCHEDULE

MARK	TYPE	COMMENT
PSL-3X5	3 1/2" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-5X5	5 1/4" X 5 1/4" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS
PSL-3X3	3 1/2" X 3 1/2" PSL	REFER TO PSL POST AT FLOOR AND FOUNDATION DETAILS

LOAD-BEARING HEADER/JAMB SCHEDULE

LOCATION	ROUGH OPENING WIDTH	HEADER SIZE	JACK STUD	KING STUD	COMMENT
TYPICAL EXT	UP TO 3'-0"	(3) 2X8	(1) 2X6	(1) 2X6	
	UP TO 6'-0"	(3) 2X10	(1) 2X6	(1) 2X6	
TYPICAL INT	UP TO 4'-0"	(3) 2X8 IN 2X6 WALL	(1) 2X6	1ST: (1) 2X6	USE (2) AT 2X4 WALL
				2ND: (1) 2X6	
				3,R: (1) 2X6	
TYPICAL KING	UP TO 6'-0"			(1) 2X6	REF PLAN FOR JACK
	UP TO 10'-0"			(2) 2X6	REF PLAN FOR JACK
H1		(3) 14" LVL	(2) 2X6	(2) 2X6	-
H2	UP TO 6'-0"	(2) 7 1/4" LVL	3 1/2 X 3 1/2 PSL 2ND-R 5 1/4 X 5 1/4 PSL AT 1ST	(1) 2X4	TYP INT LB 2X4 WALL
H3	UP TO 6'-0"	(3) 7 1/4" LVL	(3) 2x6	(1) 2X6	

NOTES:
- HEADER SPECIES IS S.P. NO. 2 OR BETTER.
- TYPICAL HEADER SIZE APPLIES UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SOLID BLOCKING WITHIN FLOOR DEPTH TO MATCH POST/STUDS ABOVE
- CONTINUE ALL JAMBS/POST CONTINUOUSLY TO THE GROUND
- REFER TO MASONRY LINTEL SCHEDULE FOR CMU AND BRICK LINTELS
- REFER TO PSL POST ON FLOOR FRAMING DETAIL

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REVISIONS:	
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ROOF FRAMING PLAN

S1.5

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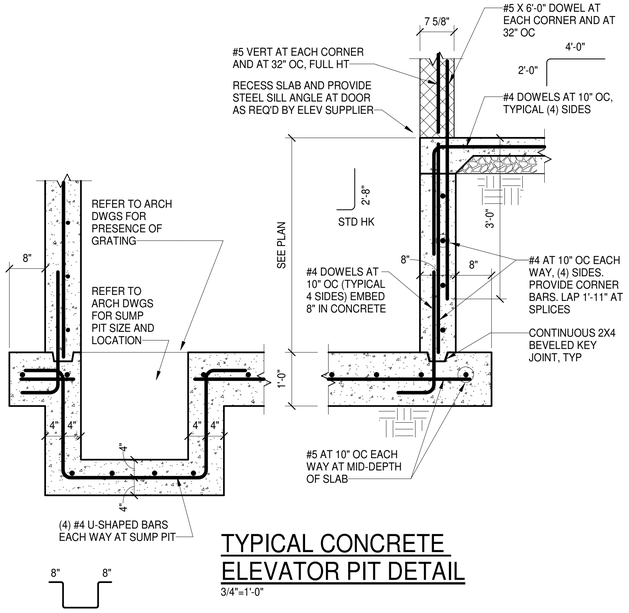
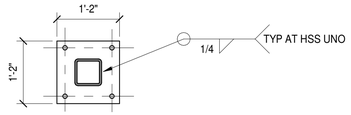
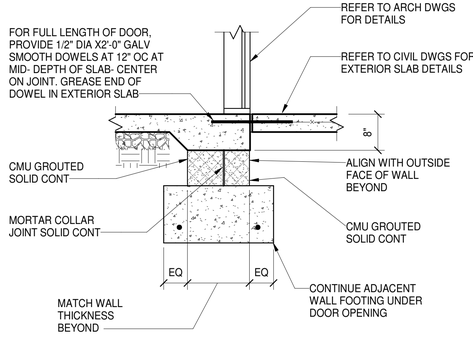
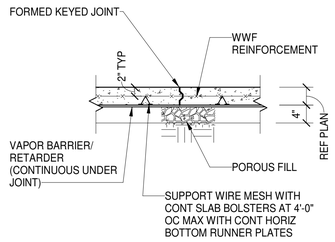


TYPICAL CONCRETE ELEVATOR PIT DETAIL
3/4"=1'-0"



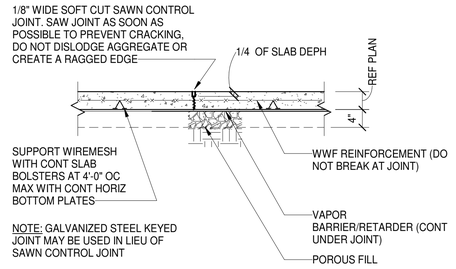


TYPICAL FOUNDATION DETAIL AT EXTERIOR STOREFRONT/ CURTAIN WALL/ DOOR OPENING
3/4"=1'-0"



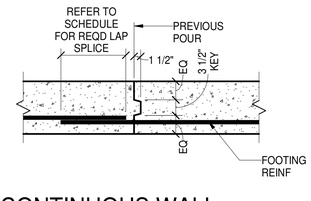
TYPICAL SLAB-ON-GRADE CONSTRUCTION JOINT DETAIL
3/4"=1'-0"

NOTE:
AT CONTRACTOR'S OPTION, 1.5 POUNDS PER CUBIC YARD POLYPROPYLENE MICRO FIBER REINF MAY BE SUBSTITUTED FOR 6X6-W1.4XW1.4 WWF IN 4" SLAB ON GRADE ONLY.

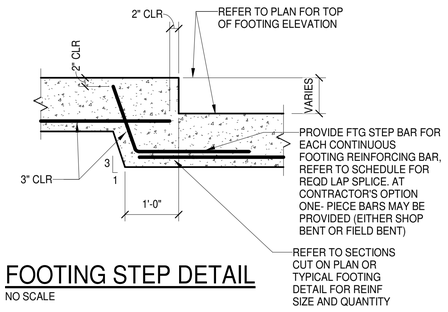


NOTE: GALVANIZED STEEL KEYED JOINT MAY BE USED IN LIEU OF SAWN CONTROL JOINT

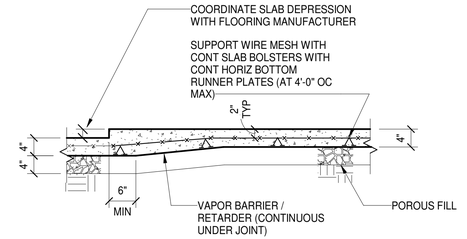
TYPICAL SLAB-ON-GRADE AND CONTROL JOINT DETAIL
3/4"=1'-0"



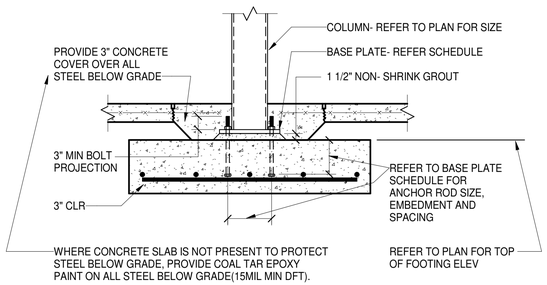
CONTINUOUS WALL FOOTING CONSTRUCTION JOINT (ELEVATION VIEW)
NO SCALE



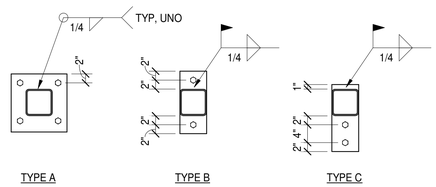
FOOTING STEP DETAIL
NO SCALE



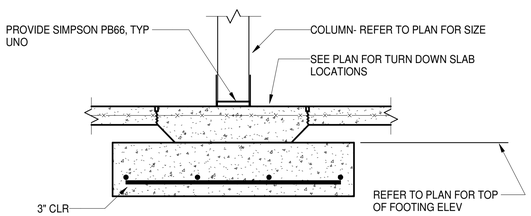
TYPICAL SHALLOW DEPRESSED SLAB-ON-GRADE (LESS THAN 6" DEPRESSION)
3/4"=1'-0"



TYPICAL COLUMN FOOTING
3/4"=1'-0"



BASE PLATE TYPES



TYPICAL WOOD COLUMN FOOTING
3/4"=1'-0"

PLATE WASHER TABLE FOR ANCHOR RODS

ANCHOR ROD DIAMETER	PLATE WASHER SIZE
3/4"	2"X1/4"X0'-2"

1. PROVIDE STD ROUND HOLES IN PLATE WASHERS
2. PLATE WASHERS TO BE ASTM A36, UNO.
3. PLATE WASHERS ARE NOT TO BE WELDED TO BASEPLATE, UNO.

COLUMN BASE PLATE SCHEDULE

MARK	SIZE T X W X L	HEADED ANCHOR RODS ASTM F1554 Fy= 36 KSI UNO	ROD GAUGE	BASE PL TYPE	COMMENTS
BP-1	1 X 14 X 1'-2"	(4) 3/4" DIA	-	A	TYP, UNO
BP-2		-	-		
BP-3		-	-		

NOTES:
1. ROD EMBEDMENT SHALL BE THUS:
   A. 9" AT TYP COLUMN FOOTING, UNO
   B. ADHESIVE ANCHORS AT ELEVATED SLAB LOCATIONS, 5" EMBED.

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TYP FOUNDATION DETAILS

S2.1

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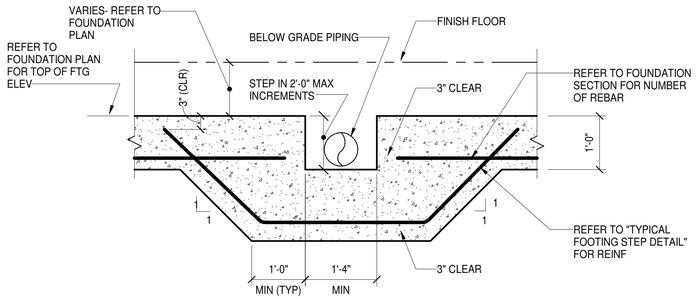
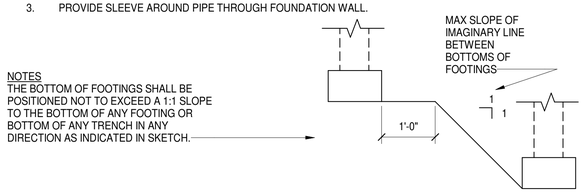


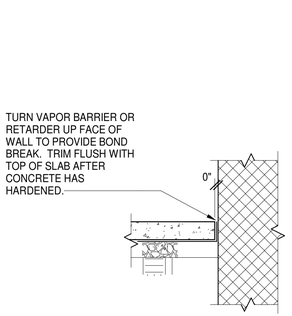
FOOTING STEP FOR BELOW GRADE PIPING

3/4"=1'-0"

NOTES:

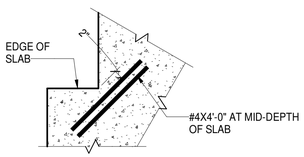
1. DETAIL ABOVE APPLIES WHERE UNDERGROUND PIPING CONFLICTS WITH WALL FOOTING. WHERE PIPING WILL PASS UNDER FOOTING WITH A MINIMUM OF 2'-0" CLEARANCE (TOP OF PIPE TO BOTTOM OF FOOTING), STEP IS NOT REQUIRED.
2. COORDINATE PIPING AND FOOTING ELEVATIONS AND STEP FOOTINGS WHERE NECESSARY. STEPS FOR PIPING INDICATED ON THE CONTRACT DOCUMENTS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO POURING CONCRETE.
3. PROVIDE SLEEVE AROUND PIPE THROUGH FOUNDATION WALL.





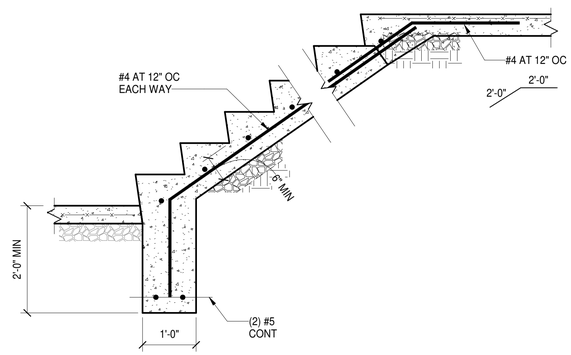
TYPICAL BOND BREAK AT SLAB-ON-GRADE

3/4"=1'-0"



TYP REINF AT RE- ENTRANT CORNERS

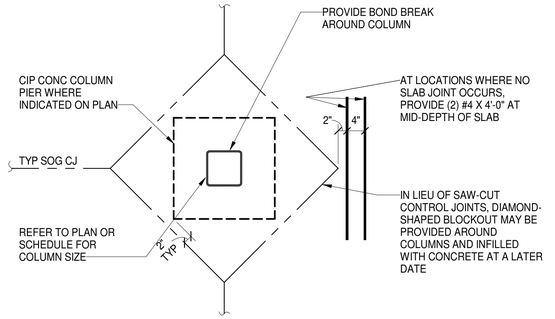
3/4"=1'-0"



REFER TO ARCH DWGS, FOR SPECIFIC STAIR GEOMETRY.

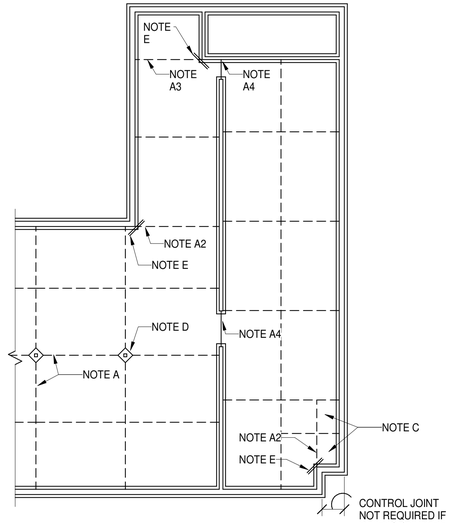
TYPICAL DETAIL AT CONCRETE STAIRS-ON-GRADE

3/4"=1'-0"



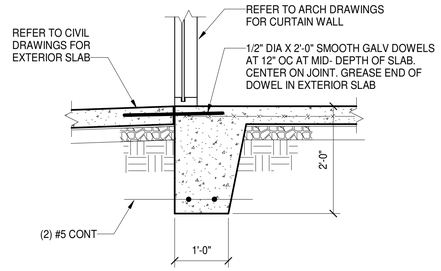
TYPICAL DIAMOND SLAB JOINT AT COLUMNS

NO SCALE



EXAMPLE SLAB-ON-GROUND JOINT LAYOUT

1/16"=1'-0"



TYPICAL SLAB TURN DOWN AT BUILDING PERIMETER

3/4"=1'-0"

TYPICAL CONCRETE FOOTING, WALL AND SLAB REINFORCING BAR LAP SPLICES

BAR SIZE	BOTTOM BAR LAP SPLICE LENGTH	TOP BAR LAP SPLICE LENGTH
#3	1'-4"	1'-5"
#4	1'-5"	1'-11"
#5	1'-10"	2'-4"
#6	2'-2"	2'-10"
#7	3'-7"	4'-7"
#8	4'-6"	5'-10"
#9	5'-6"	7'-2"

1. LAP SPLICE LENGTHS ARE MINIMUMS FOR FOOTINGS, WALLS AND SLABS IN f'c=3000 PSI NORMAL WEIGHT CONCRETE. MULTIPLY THESE LAP SPLICE LENGTHS BY 1.3 FOR USE IN LIGHTWEIGHT CONCRETE.
2. TOP BAR LAP SPLICES APPLY WHEN 12 INCHES OF CONCRETE OR MORE ARE CAST BELOW THE BARS. THIS ALSO APPLIES TO HORIZONTAL BARS IN WALLS.
3. REFER TO OTHER SECTIONS AND DETAILS FOR MORE STRINGENT REQUIREMENTS.

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TYP FOUNDATION DETAILS

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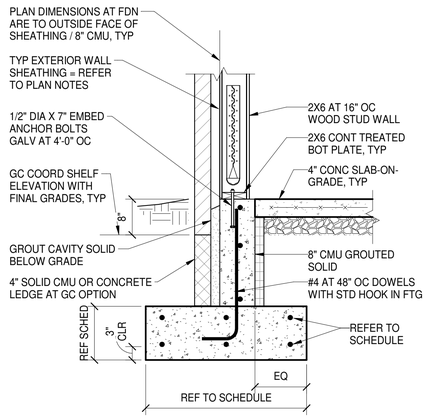
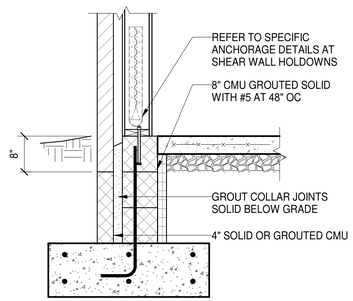
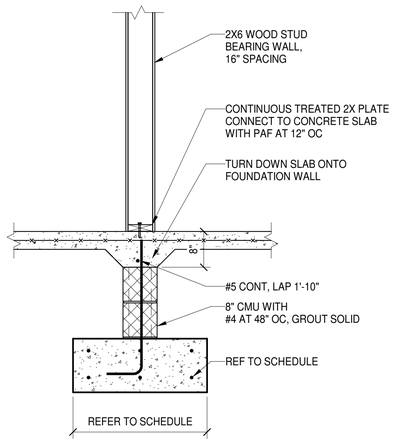




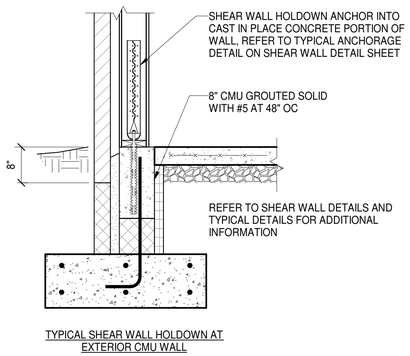
CONCRETE OPTION CMU OPTION

TYPICAL FDN AND EXT WALL DETAIL

SECTION 2 — 3/4" = 1'-0" — S2.3

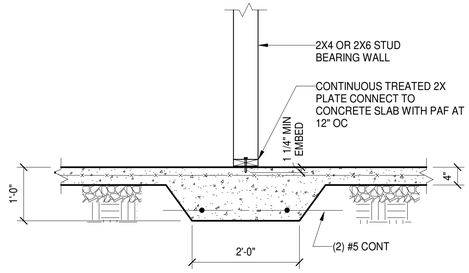


SECTION 3 — 3/4" = 1'-0" — S1.1 S2.3



TYPICAL SHEAR WALL HOLDOWN AT EXTERIOR CMU WALL

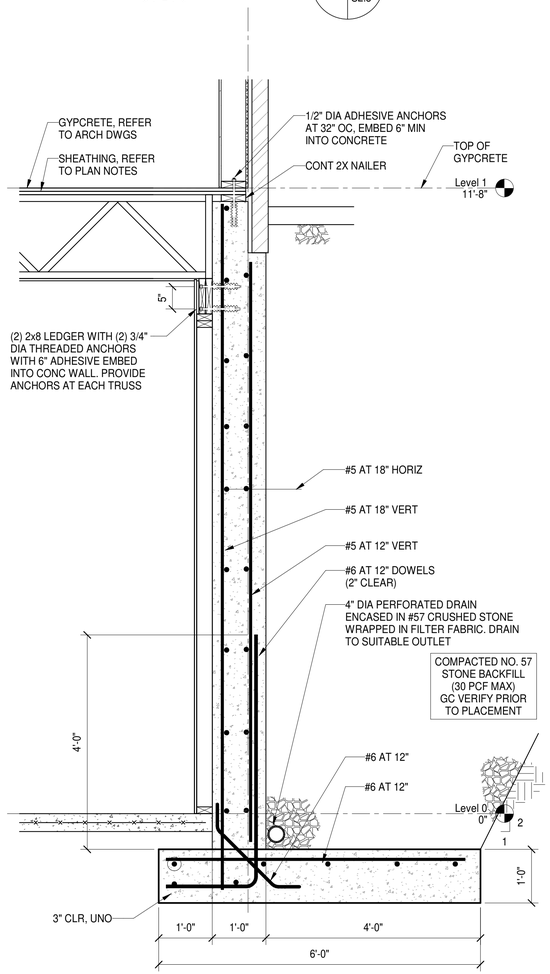
SECTION 4 — 3/4" = 1'-0" — S2.3

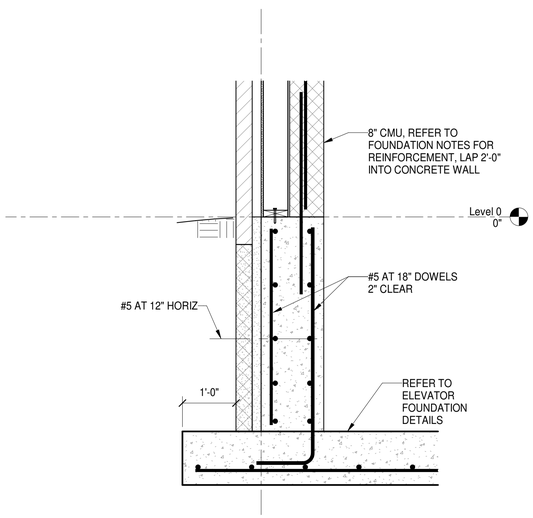


TYPICAL THICKENED SLAB AT INTERIOR WOOD STUD BEARING WALL

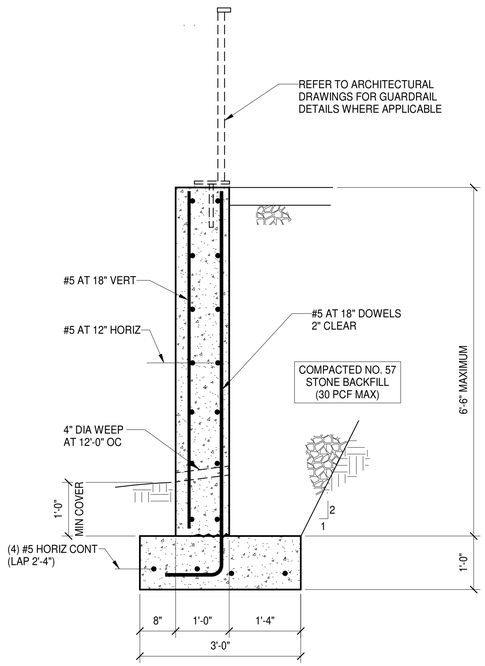
3/4"=1'-0"

SECTION 5 — 3/4" = 1'-0" — S2.3

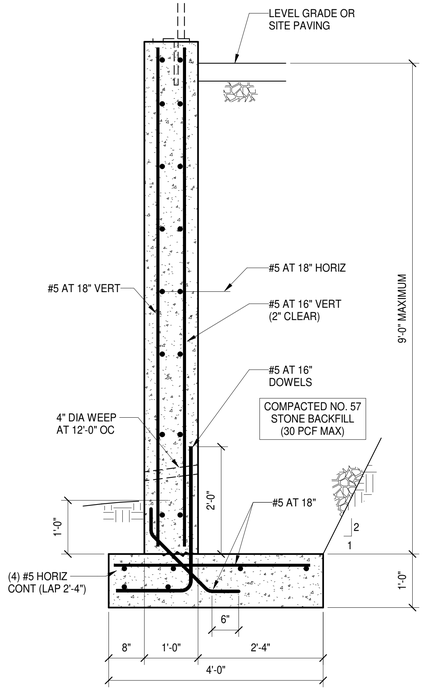




SECTION 6 — 3/4" = 1'-0" — S1.1 S2.3



RETAINED HEIGHT UP TO 6'-6"



RETAINED HEIGHT UP TO 9'-0"

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FOUNDATION DETAILS

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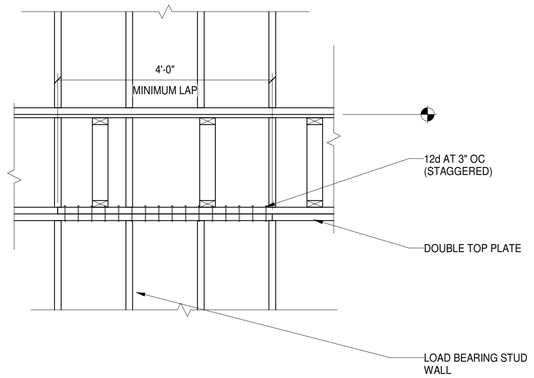
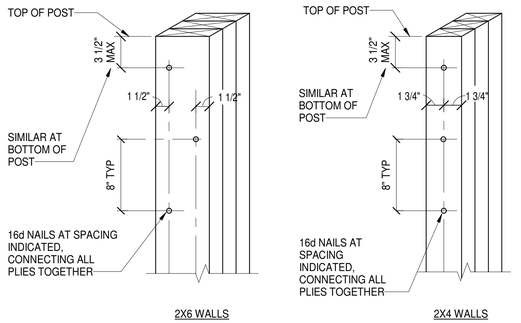


STUD WALL TOP PLATE SPLICE
3/4"=1'-0"

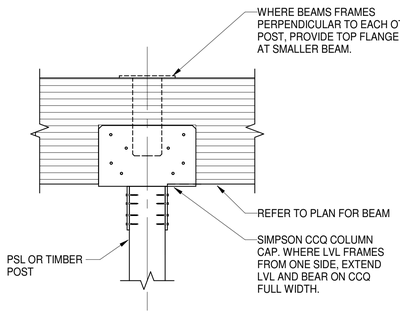


TYPICAL DETAIL AT POST COMPRISED OF MULTIPLE STUDS
1 1/2"=1'-0"

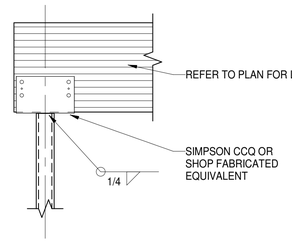
TYPICAL WOOD CONSTRUCTION CONNECTORS

MEMBER	MATERIAL	CONNECTOR TYPE	MODEL SERIES	COMMENT	DIAGRAM
RAFTERS, TRUSSES	SOLID SAWN LUMBER, TRUSSES	ANCHOR	H2.5T	DOES NOT APPLY FOR HANGER SUPPORTED RAFTERS OR TRUSSES	
JOISTS, BEAMS	SOLID SAWN LUMBER	FACE MOUNTED HANGER	U		
	STRUCTURAL COMPOSITE LUMBER (LVL, PSL)		HU, HHUS		
	PLYWOOD WEB I-JOISTS		IUS		
	SOLID SAWN LUMBER	TOP FLANGE MOUNTED HANGER	HU___TF		
	STRUCTURAL COMPOSITE LUMBER (LVL, PSL)		BA, HB		
	PLYWOOD WEB I-JOISTS		ITS		
COLUMNS	SOLID SAWN LUMBER	COLUMN CAP	CCQ, ECCQ	USE ECC_ SERIES AT CORNER AND END POSTS. SHOP WELD TO STEEL COLUMNS	
	PSL		CCQ, ECCQ		
	PIPE, HSS (STEEL)		CCO, ECCO		
	SOLID SAWN LUMBER	COLUMN BASE	ABU	PACK GROUT SOLID UNDER STANDOFF PLATE. PROVIDE ADHESIVE ANCHOR EMBED 8" MIN	
	PSL		ABU		

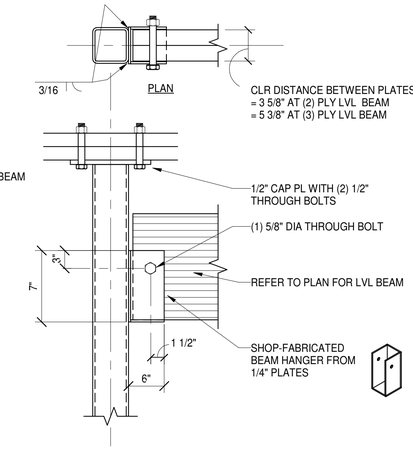
NOTES
1. ALL HARDWARE SHOWN IS TYPICAL, UNLESS NOTED OTHERWISE IN PLANS OR DETAILS.
2. ALL MODEL NUMBERS REFER TO SIMPSON PRODUCT NOMENCLATURE. PRODUCT SUBSTITUTIONS WITH GREATER OR EQUAL DESIGN CAPACITY MAY BE USED.
3. SPECIFIC MODEL NUMBER OF CONNECTOR TO BE USED SHALL BE SELECTED FOR USE WITH SPECIFIC SIZE AND DEPTH OF FRAMING TO BE CONNECTED.
4. REFER TO SHEAR WALL DETAILS AND SCHEDULES FOR HOLDOWNS AND OTHER LATERAL FORCE RESISTING SYSTEM CONNECTORS.



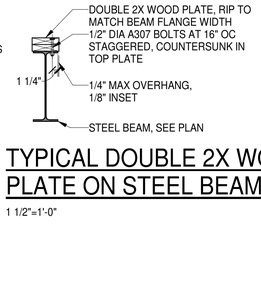
TYPICAL WOOD BEAM TO PSL OR TIMBER POST CONNECTION
1 1/2"=1'-0"



TYPICAL LVL BEAM TO HSS COLUMN TOP OF COLUMN CONNECTION



TYPICAL DROPPED LVL BEAM TO HSS COLUMN CONNECTION
1 1/2"=1'-0"

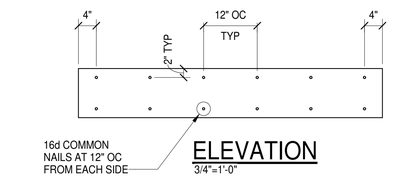


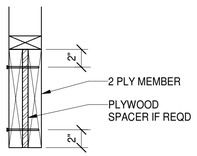
TYPICAL DOUBLE 2X WOOD PLATE ON STEEL BEAM DETAIL
1 1/2"=1'-0"

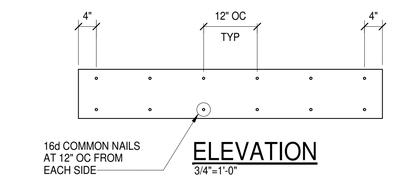
TYPICAL INTERIOR NON LOAD-BEARING HEADER/JAMB SCHEDULE

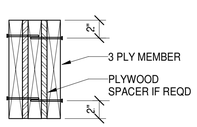
ROUGH OPENING WIDTH	HEADER SIZE	JACK STUD	KING STUD	COMMENT
UP TO 4'-0"	(2)2X4	SINGLE 2X	SINGLE 2X	
UP TO 6'-0"	(2)2X6	SINGLE 2X	SINGLE 2X	
UP TO 10'-0"	(2)2X8	SINGLE 2X	SINGLE 2X	

NOTES:
- HEADERS NOTED ON PLAN SUPERCEDE SCHEDULE.
- JACK AND KING STUDS SHALL MATCH DEPTH OF WALL STUD FRAMING

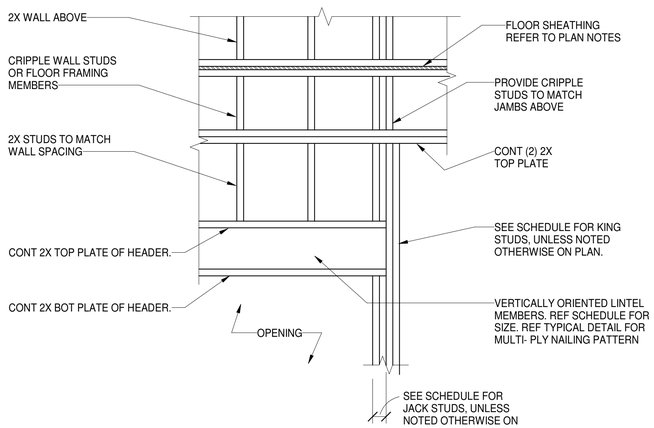




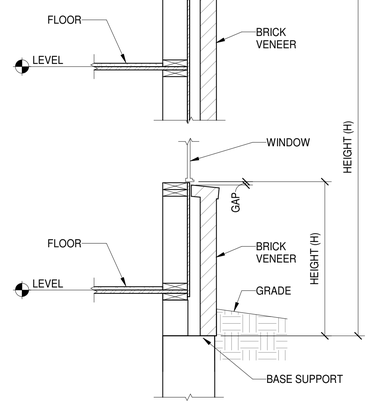




TYPICAL MULTI-PLY HEADER/BEAM DETAIL
16d COMMON - 3 1/2" X 0.162"



TYPICAL LOAD-BEARING WOOD HEADER AND JAMB DETAIL
3/4"=1'-0"



HEIGHT (H) ABOVE BRICK SUPPORT BASE (FT)	GAP (IN)
UP TO 20 FT	3/8"
20 FT TO 30 FT	5/8"
GREATER THAN 30 FT	1"

TYPICAL GAP SCHEDULE FOR BRICK VENEER

TYPICAL NAILING SCHEDULE

MEMBER	NAILS	CONNECTION
JOIST TO SILL OR GIRDER	(3) 8d COMMON (3) 3" X 0.131" DIA	TOE NAIL
BRIDGING TO JOIST	(2) 8d COMMON (2) 3" X 0.131" DIA	TOE NAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16d COMMON AT 16" OC 3" X 0.131" DIA AT 8" OC	FACE NAIL
TOP PLATE TO STUD	(2) 16d COMMON (3) 3" X 0.131" DIA	END NAIL
STUD TO SOLE PLATE	(4) 8d COMMON (4) 3" X 0.131" DIA	TOE NAIL
	(2) 16d COMMON (3) 3" X 0.131" DIA	END NAIL
DOUBLED STUDS	16d COMMON AT 24" OC 3" X 0.131" DIA AT 8" OC	FACE NAIL
DOUBLED TOP PLATE	16d COMMON AT 16" OC 3" X 0.131" DIA AT 8" OC	FACE NAIL
DOUBLED TOP PLATE LAP SPLICE	(8) 16d COMMON (12) 3" X 0.131" DIA	FACE NAIL
TOP PLATE INTERSECTIONS	(2) 16d COMMON (3) 3" X 0.131" DIA	FACE NAIL
CONTINUOUS HEADER-MULTI-PLY	16d COMMON AT 16" OC	FACE NAIL ALONG EACH EDGE
CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOE NAIL
BUILT- UP CORNER STUDS, EACH BRG	16d COMMON AT 24" OC 3" X 0.131" DIA AT 16" OC	FACE NAIL
RIM JOIST TO TOP PLATE	8d COMMON AT 6" OC 3" X 0.131" DIA AT 6" OC	TOE NAIL

NOTE: USE NAILS SPECIFIED BY MANUFACTURER FOR ALL MANUFACTURED METAL CONNECTORS (SIMPSON STRONG- TIE OR EQUIVALENT HANGERS, UPLIFT ANCHORS, ETC...)

AT CONTRACTOR'S OPTION, LARGER NAILS MAY BE USED.

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SCALE:	AS NOTED
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FRAMING DETAILS

S3.1

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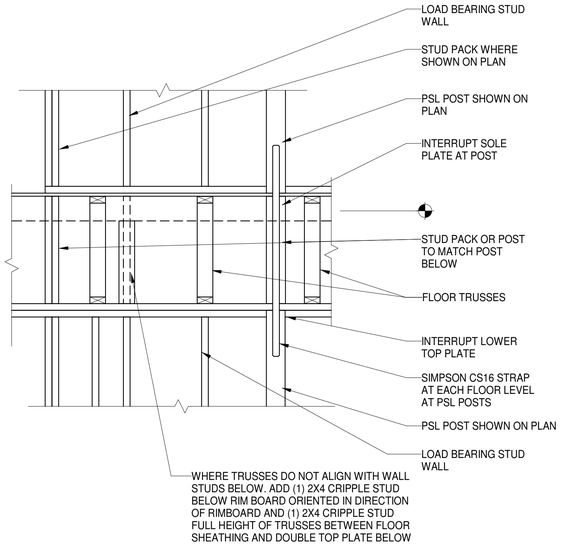
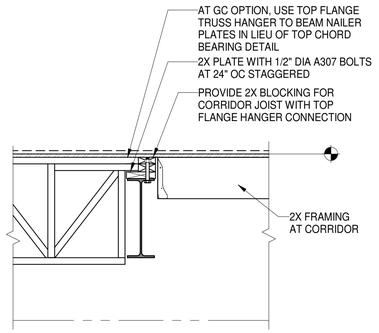
Project No.: 2302-47

FOR CONSTRUCTION



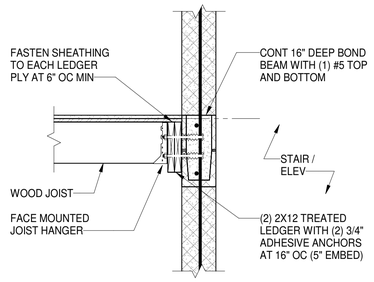
CRIPPLE STUDS BETWEEN BEARING WALLS



TYPICAL FLOOR TRUSS BEARING ON STEEL BEAM DETAIL

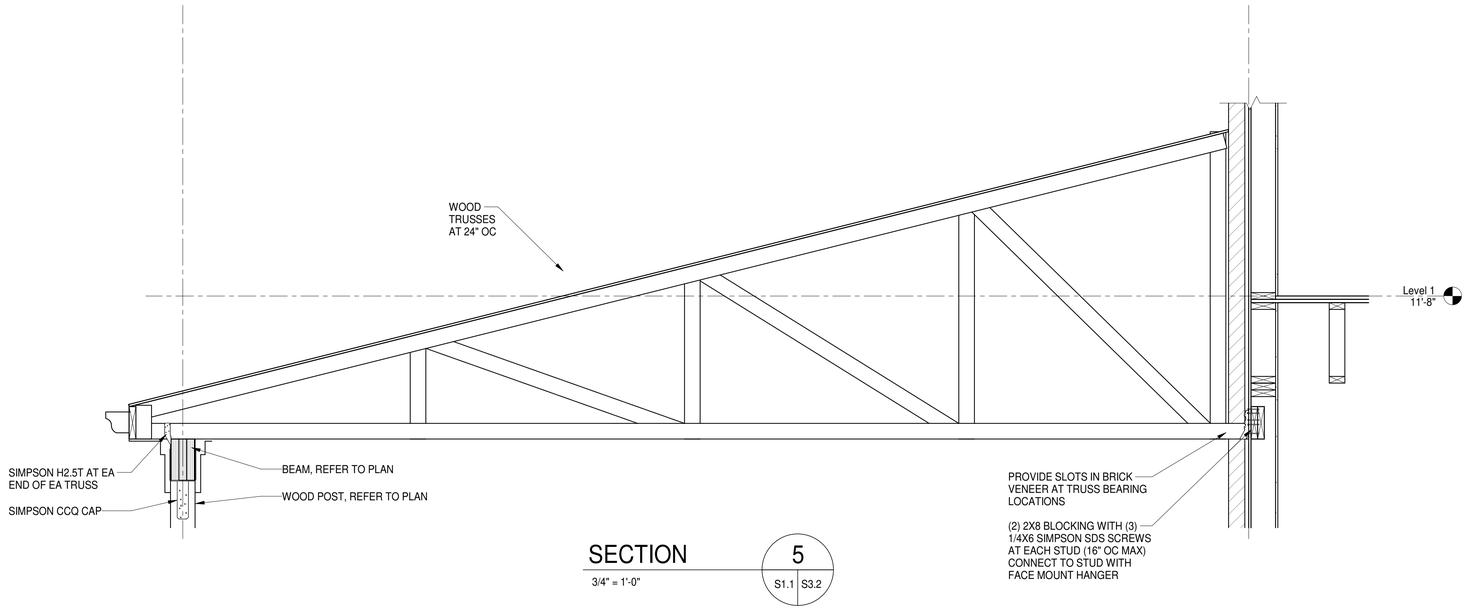
3/4"=1'-0"

SECTION 1 — S1.2 | S3.2
3/4" = 1'-0"



TYPICAL CMU WALL PERP TO 2X FLOOR JOISTS WITH LEDGER

SECTION 3 — S1.2 | S3.2
3/4" = 1'-0"



SECTION 5 — S1.1 | S3.2
3/4" = 1'-0"

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FRAMING DETAILS

S3.2

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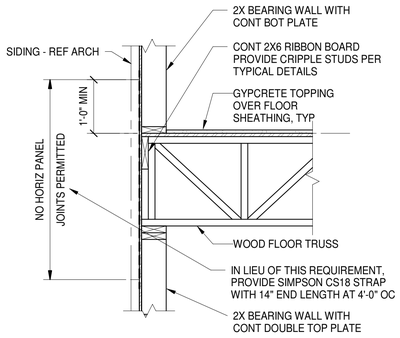
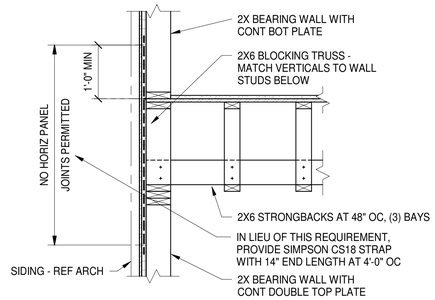


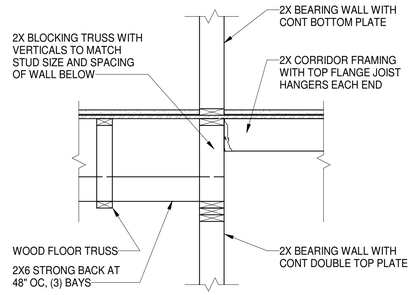
FLOOR TRUSS BEARING ON EXTERIOR WALL

SECTION 1 — S1.2 | S3.3
3/4" = 1'-0"



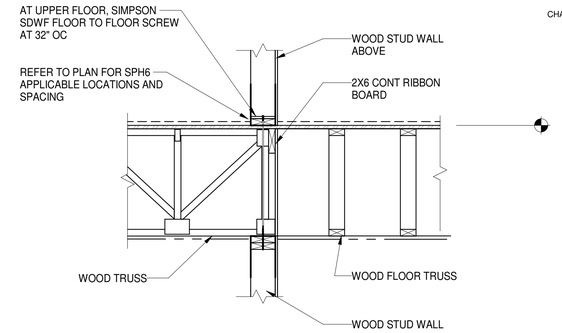
TYPICAL EXTERIOR NON-LOAD BEARING WALL PARALLEL TO FLOOR TRUSSES

SECTION 2 — S1.2 | S3.3
3/4" = 1'-0"



TYPICAL BEARING WALL PERPENDICULAR TO 2X CORRIDOR FRAMING AND PARALLEL TO FLOOR TRUSSES

SECTION 3 — S1.2 | S3.3
3/4" = 1'-0"

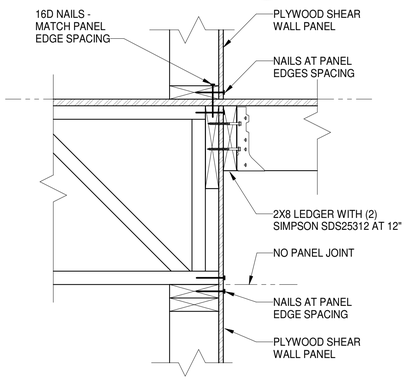


FLOOR TRUSS DIRECTION CHANGE

SECTION 4 — S1.2 | S3.3
3/4" = 1'-0"

TYPICAL INTERIOR STUD BEARING WALL OR SHEAR WALL PARALLEL TO JOISTS

SECTION 5 — S1.2 | S3.3
3/4" = 1'-0"

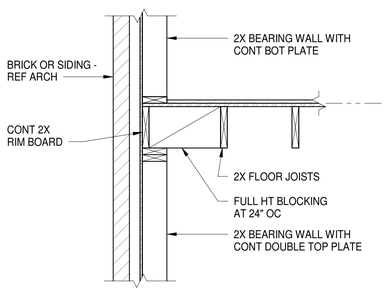


BEARING WALL SUPPORTING FLOOR TRUSSES AND CORRIDOR JOISTS

SECTION 9 — S1.2 | S3.3
1 1/2" = 1'-0"

FLOOR TRUSS BEARING ON CORRIDOR WALL

SECTION 6 — S1.2 | S3.3
3/4" = 1'-0"

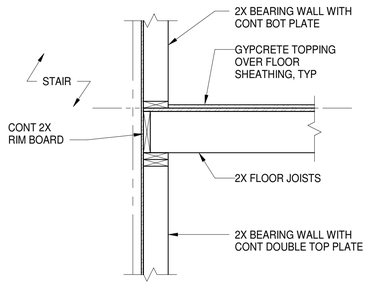


TYPICAL EXTERIOR NON-LOAD BEARING WALL PARALLEL TO 2X FLOOR JOISTS

SECTION 10 — S1.3 | S3.3
3/4" = 1'-0"

FLOOR TRUSS PARALLEL TO SHEAR WALL

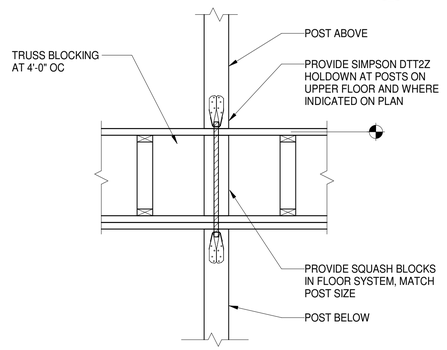
SECTION 7 — S1.2 | S3.3
3/4" = 1'-0"



TYPICAL BEARING WALL AT STAIR PERP TO 2X FLOOR JOISTS

SECTION 11 — S1.2 | S3.3
3/4" = 1'-0"

SECTION 8 — S1.2 | S3.3
3/4" = 1'-0"



TYPICAL WOOD POSTS AT FLOOR SYSTEM

SECTION 12 — S3.3
3/4" = 1'-0"

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FRAMING DETAILS

S3.3

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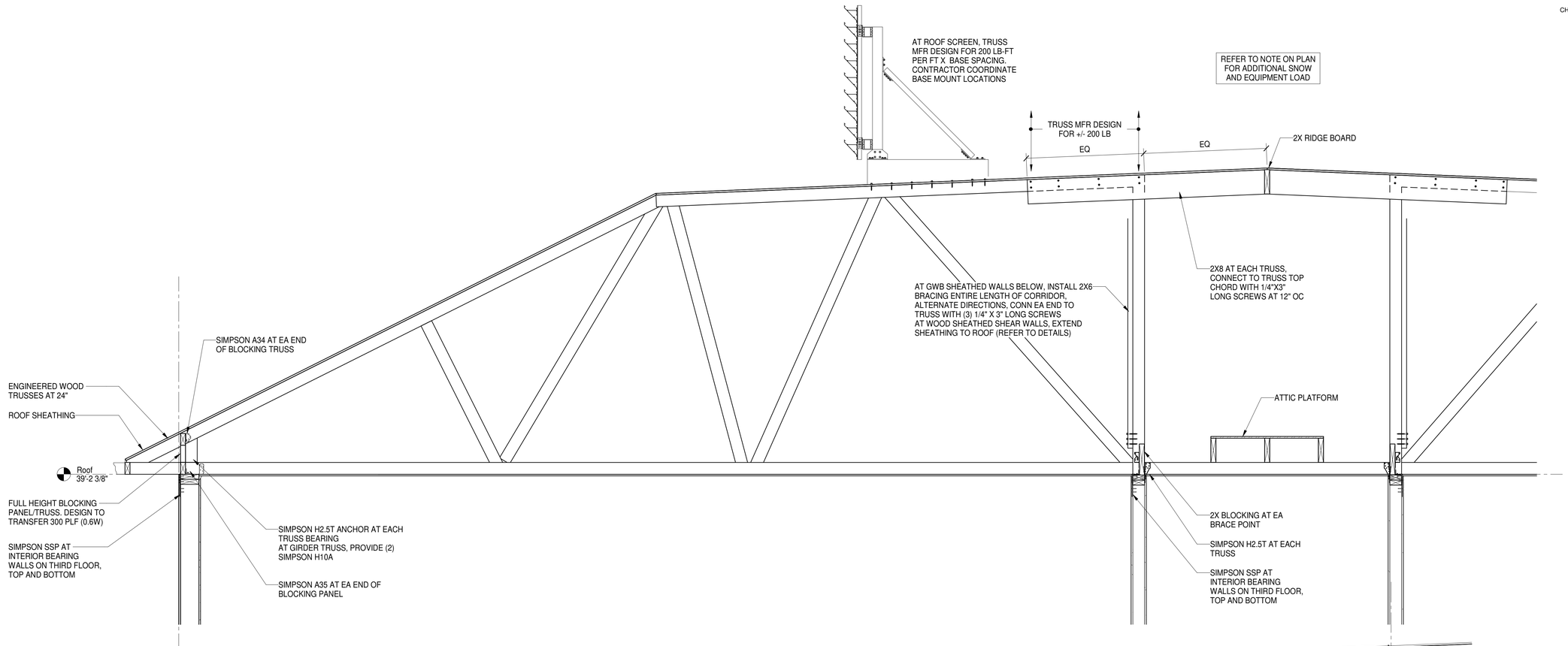
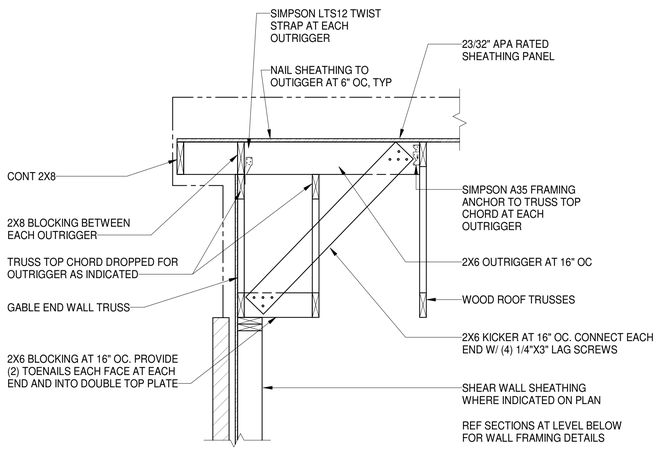
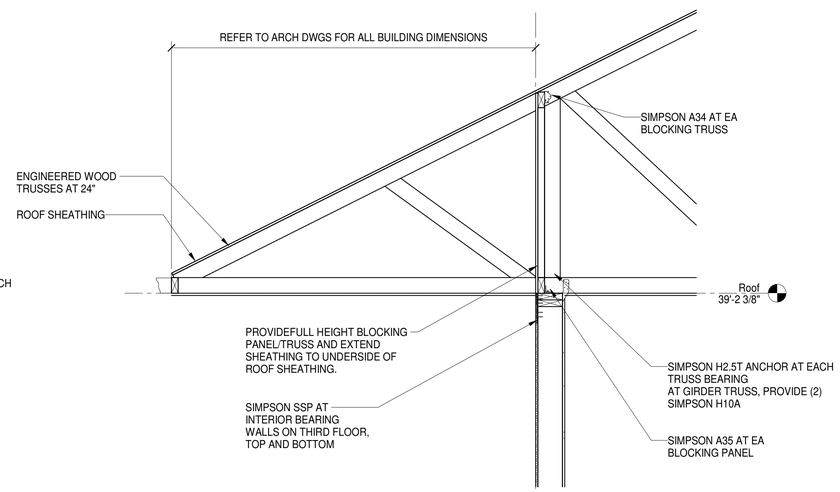




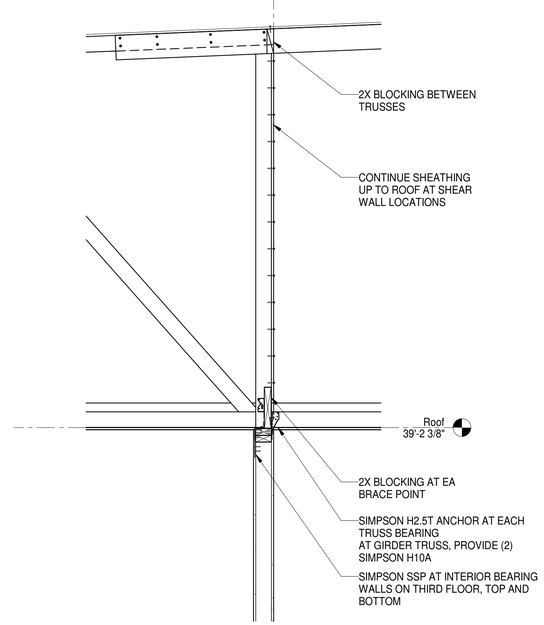
OUTRIGGER DETAIL

SECTION 2
3/4" = 1'-0"
S1.5 | S3.4

SECTION 1
3/4" = 1'-0"
S1.5 | S3.4



SECTION 3
3/4" = 1'-0"
S1.5 | S3.4



SECTION 4
3/4" = 1'-0"
S1.5 | S3.4

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ROOF FRAMING DETAILS

S3.4

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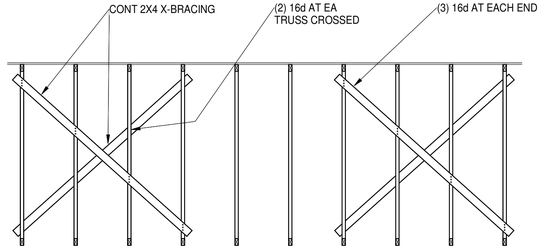
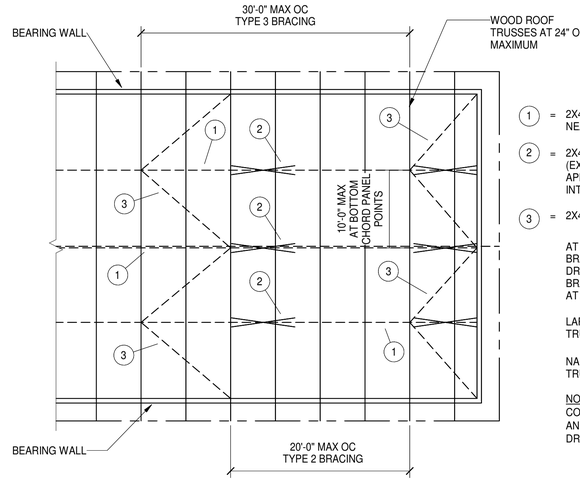


DIAGONAL X- BRACING AT TRUSS WEB MEMBERS (ELEVATION VIEW)
NO SCALE



MINIMUM WOOD GABLE ROOF TRUSS BRACING DIAGRAM (PLAN VIEW)
NO SCALE

(1) = 2X4 CONTINUOUS BOTTOM CHORD BRACING AT OR NEAR A PANEL POINT OF WEBS.

(2) = 2X4 "VERT" CROSS BRACING, NAILED TO TRUSS WEBS (EXTEND FROM TOP TO BOTTOM CHORD) AT AN APPROXIMATE 45 DEGREE ANGLE AT 20'-0" OC INTERVALS MAXIMUM.

(3) = 2X4 DIAGONAL BOTTOM CHORD BRACING.

AT PERMANENT WEB MEMBER LATERAL BRACING (INDICATED ON TRUSS SHOP DRAWINGS), ADD A 2X4, 45 DEGREE DIAGONAL BRACE ON THE OPPOSITE SIDE OF THE WEB AT 20'-0" OC FROM TOP TO BOTTOM CHORD.

LAP SPLICES OF BRACING MEMBERS ACROSS (2) TRUSSES MINIMUM.

NAIL BRACING WITH (2) 16d NAILS TO EACH TRUSS. (3) NAILS AT ENDS OF BRACING.

NOTE: TRUSS MANUFACTURER SHALL DESIGN COMPLETE BRACING SYSTEM AND PROVIDE PLANS AND DETAILS OF BRACING AS PART OF SHOP DRAWING SUBMITTAL.

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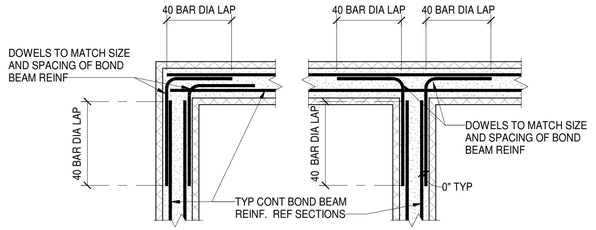
ROOF FRAMING DETAILS

S3.5

MASONRY LINTEL SCHEDULE

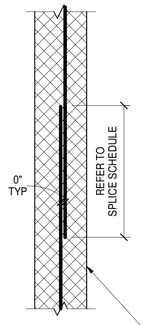
MARK	ROUGH OPENING	CMU LINTEL	BRICK ANGLE	BRICK ANGLE BEARING LENGTH
L1	UP TO 4'-0", UNO	(2) 4" X 8" PRECAST CMU UNITS WITH (1) #5 TOP AND BOTTOM EACH	-	8"
L2	UP TO 6'-0", UNO	---	L3 1/2 X 3 1/2 X 1/4	8"
L3	UP TO 9'-0", UNO		L7X4X3/8 (LLV)	8"

NOTES:
- CMU LINTELS SHALL BEAR 8" EACH END
- PRECAST LINTEL SHALL BE 4000 PSI MIN



TYPICAL BOND BEAM REINFORCING DETAILS

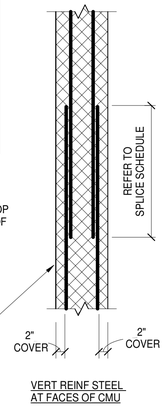
NTS.



REBAR LAP SPLICE LENGTHS IN CMU

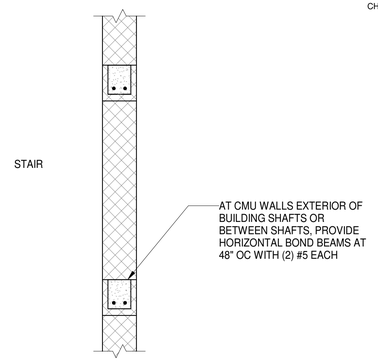
BAR SIZE	LAP SPLICE LENGTH FOR BARS AT FACE OF CMU OR CENTERED IN 6" CMU	LAP SPLICE LENGTH IN CENTER OF 8" CMU OR LARGER
#3	1'-0"	1'-0"
#4	1'-9"	1'-3"
#5	2'-8"	1'-11"
#6	4'-11"	3'-8"
#7	6'-9"	5'-0"

NOTES:
1. SAME LAP SPLICE LENGTHS APPLY TO CONTINUOUS HORIZONTAL REBAR IN BOND BEAMS.
2. AT CONTRACTOR'S OPTION, MECHANICAL COUPLERS THAT DEVELOP 125% OF THE YIELD STRENGTH OF THE BAR MAY BE USED IN LIEU OF LAP SPLICES.
3. IF COUPLERS ARE INDICATED IN SECTIONS OR DETAILS, DO NOT SUBSTITUTE LAP SPLICES.

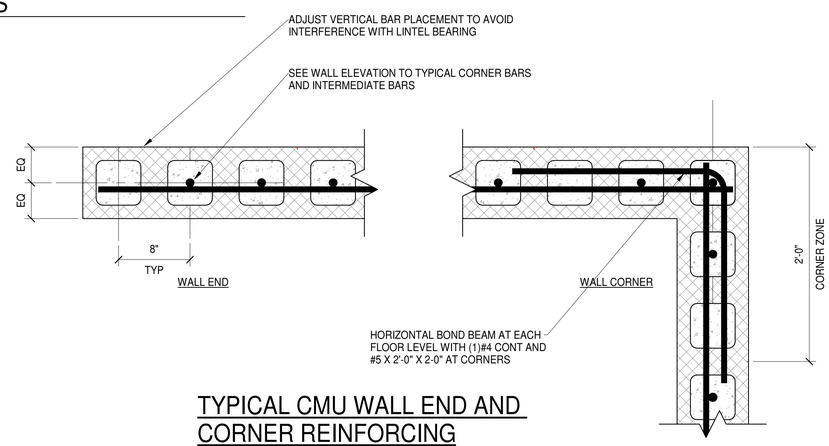


TYPICAL MASONRY WALL REINF DETAILS AND SPLICES

3/4" = 1'-0"

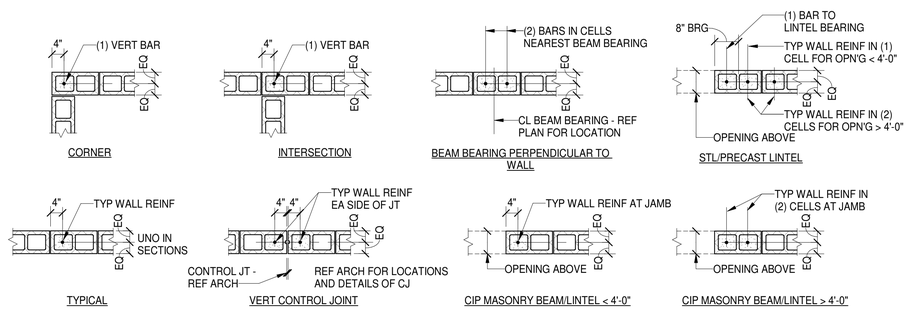


PERIMETER CMU WALLS



TYPICAL CMU WALL END AND CORNER REINFORCING

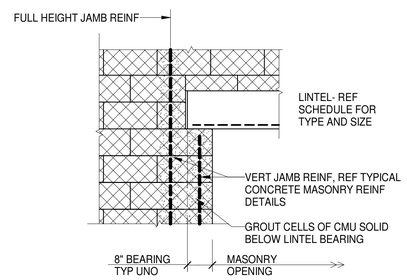
NTS



TYPICAL CONCRETE MASONRY REINFORCING DETAILS

NTS.

1. REINFORCEMENT SHOWN SHALL BE THE SAME SIZE AS INIDCATED IN SECTION FOR THE TYPICAL WALL REINFORCEMENT. IF NOT SHOWN, REINFORCEMENT SHALL BE (1) #5 MIN.
2. REINFORCEMENT SHOWN IS TYPICAL UNLESS OTHERWISE NOTED IN SECTIONS.
3. SOLID GROUT ALL CELLS CONTAINING REINFORCEMENT.
4. PROVIDE DOWELS TO MATCH REINFORCMENT SHOWN INTO FOUNDATION.



JAMB ELEVATION AT PRECAST LINTEL

NO SCALE

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CMU WALL DETAILS

S4.1

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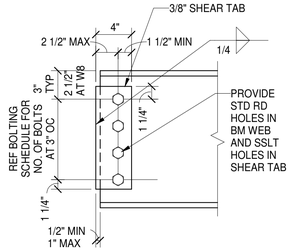
MINIMUM BOLTING SCHEDULE

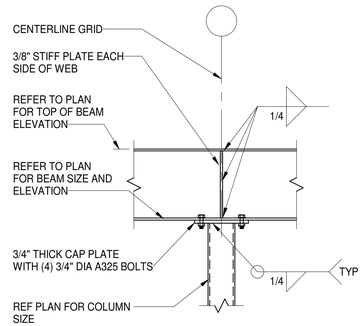
BEAM SIZE	# OF BOLTS IN SINGLE SHEAR CONN/SINGLE ANGLE	# OF BOLTS IN DOUBLE ANGLE CONN
W8	2	2 ANGLE X 2 BOLTS= 4 TOTAL
W10	2	2 ANGLE X 2 BOLTS= 4 TOTAL
W12	3	2 ANGLE X 3 BOLTS= 6 TOTAL
W14	3	2 ANGLE X 3 BOLTS= 6 TOTAL
W16	4	2 ANGLE X 4 BOLTS= 8 TOTAL
W18	5	2 ANGLE X 4 BOLTS= 8 TOTAL
W21	6	2 ANGLE X 5 BOLTS= 10 TOTAL
W24	7	2 ANGLE X 5 BOLTS= 10 TOTAL
W27	8	2 ANGLE X 6 BOLTS= 12 TOTAL
W30	9	2 ANGLE X 6 BOLTS= 12 TOTAL
W33	10	2 ANGLE X 7 BOLTS= 14 TOTAL
W36	10	2 ANGLE X 8 BOLTS= 16 TOTAL
W40	11	2 ANGLE X 9 BOLTS= 18 TOTAL
W44	12	2 ANGLE X 10 BOLTS= 20 TOTAL

NOTES:
1. BOLTS ARE 3/4" DIA ASTM F3125 GR A325N UNO. PROVIDE ASTM F436 WASHERS AT ALL BOLTS.
2. BOLT HOLES FOR SINGLE SHEAR CONN OR SINGLE ANGLE CONN SHALL BE HORIZ SHORT- SLOTTED HOLES UNO- PROVIDE STD ROUND HOLES AT FULL HEIGHT STIFF PLATES, OR THRU- PLATES.
3. SINGLE SHEAR CONN SHALL BE 3/8" SHEAR TAB OR 3/8" FULL HEIGHT STIFF PLATE AS INDICATED IN DETAILS. REF PLANS FOR 3/8" THRU- PLATE CONNECTION LOCATIONS.
4. STANDARD DOUBLE ANGLE THICKNESS SHALL BE 5/16" MINIMUM. USE SHORT HORIZ SLOTTED HOLES IN ANGLE.
5. WHERE SLIP CRITICAL CONNECTION OR FULLY PRE- TENSIONED BOLTS ARE INDICATED, USE TENSION CONTROL BOLTS (TWIST-OFF TYPE).
6. AT POJ BEAM-TO-GIRDER CONNECTIONS, PROVIDE DOUBLE ANGLE CONNECTION PER THIS SCHEDULE UNLESS NOTED OTHERWISE

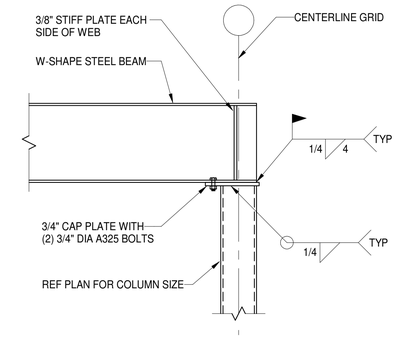


TYPICAL SHEAR TAB CONNECTION
1 1/2"=1'-0"

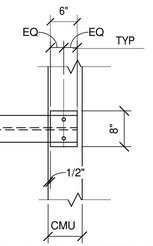
1. DETAIL APPLIES AT WIDE FLANGE BEAM CONNECTIONS TO HSS COLUMNS AND OTHER WIDE FLANGE BEAMS.
2. REFER TO MINIMUM BOLTING SCHEDULE FOR REQUIRED NUMBER OF ROWS OF BOLTS.



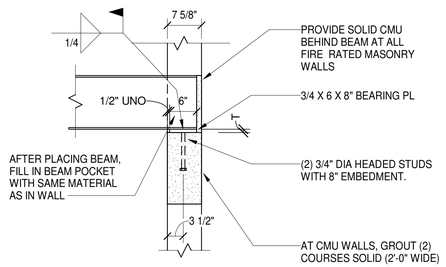
TYPICAL BEAM TO TOP OF COLUMN CONNECTION AND BEAM SPLICE DETAIL
3/4"= 1'-0"



TYPICAL END BEAM OVER COLUMN DETAIL
3/4"= 1'-0"



TYPICAL PLAN DETAIL AT W-SHAPE BEARING PLATE
3/4"= 1'-0"



TYPICAL SECTION AT W-SHAPE BEARING PLATE WITH HEADED STUDS
3/4"= 1'-0"

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STEEL FRAMING DETAILS

S5.1

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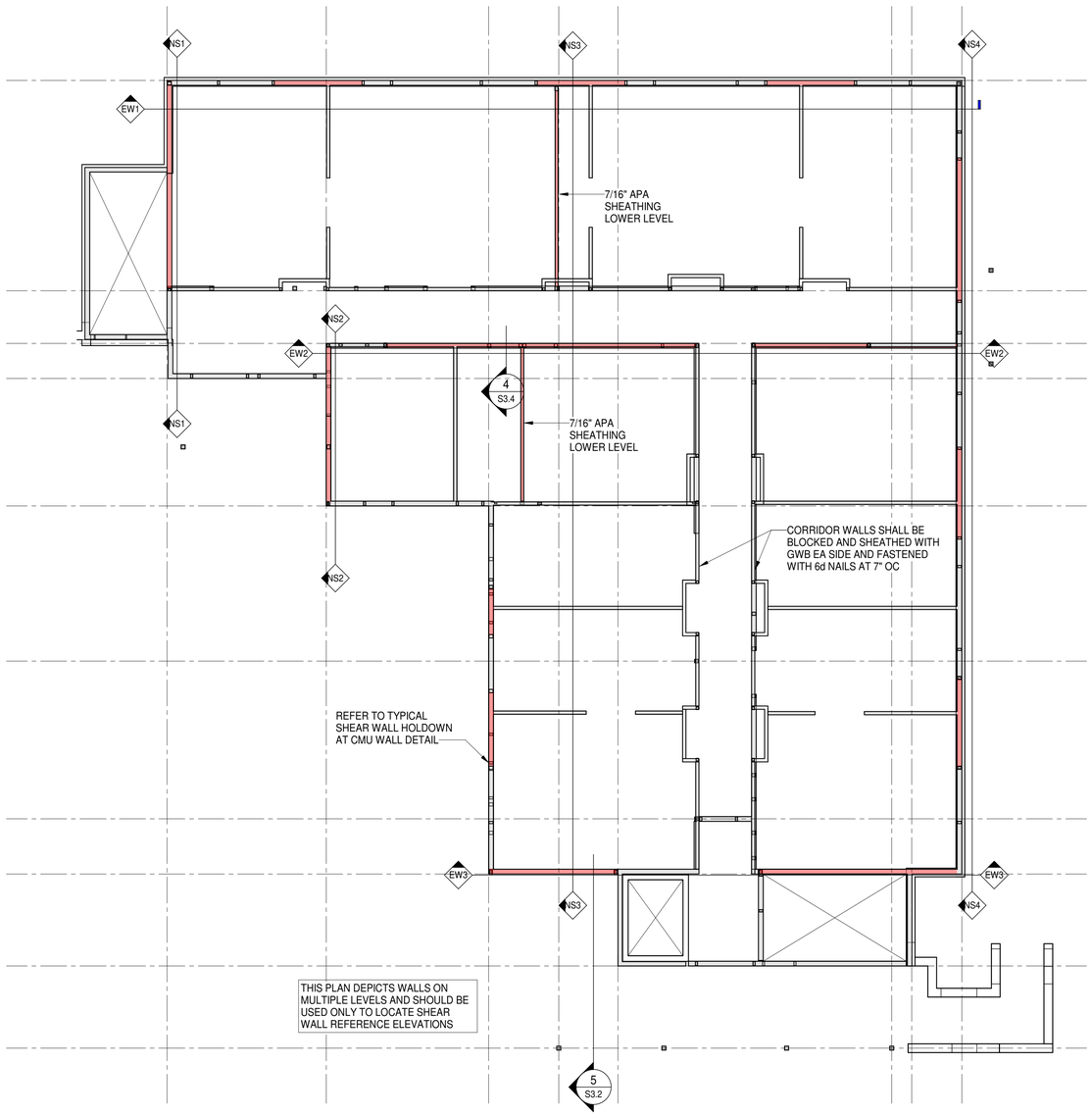

SHEAR WALL LAYOUT

1/8" = 1'-0"

NOTES:

1. PLYWOOD FOR SHEARWALLS SHALL BE 7/16" THICK APA RATED PANELS. USE MINIMUM 4'-0" X 8'-0" SHEETS WITH THE LONG DIMENSION ORIENTED VERTICALLY. PLYWOOD SHALL BE CONTINUOUS FULL WALL HEIGHT FROM FIRST FLOOR SILL PLATE TO BOTTOM OF ROOF SHEATHING.
2. REFER TO SHEAR WALL ELEVATIONS AND DETAILS THIS SHEET.
3. IF END OF SHEAR WALL FALLS AT A WINDOW OR DOOR JAMB, PLACE HOLDOWN AT JAMB AS INDICATED AND CONTINUE PLYWOOD TO NEXT INTERSECTING STUD WALL.
4. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES AT ALL SHEAR WALLS.

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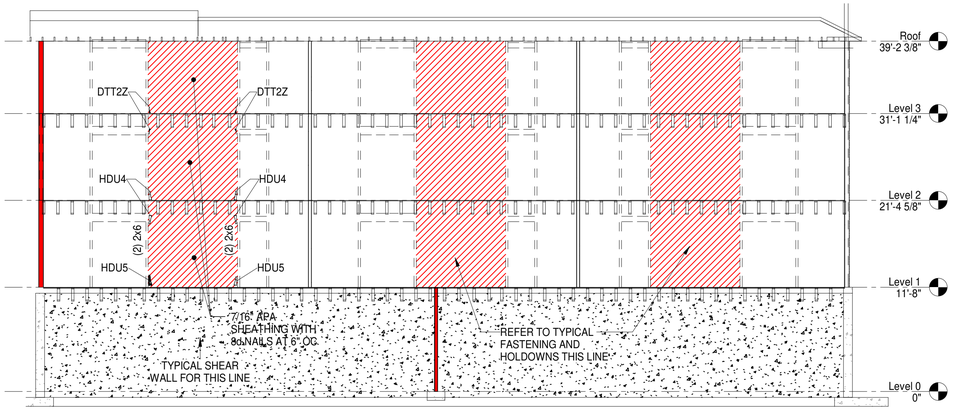
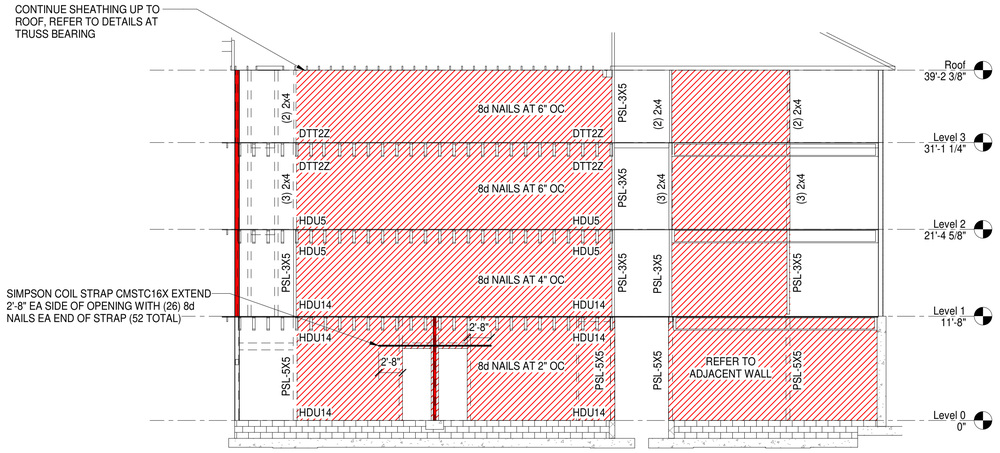
SHEAR WALL LAYOUT

S6.1



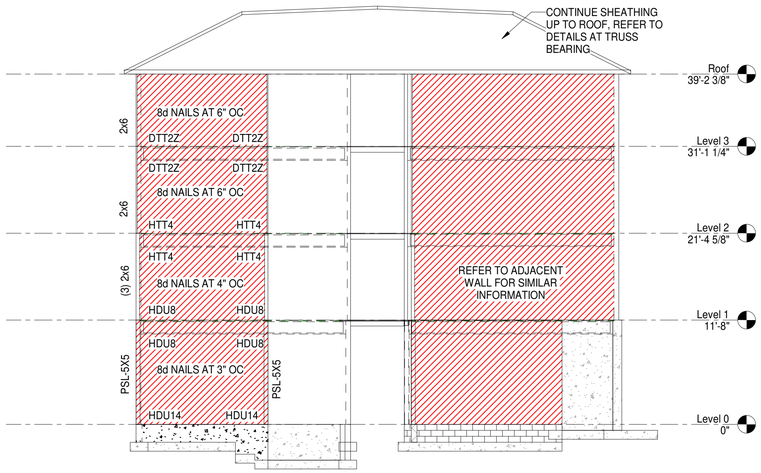
SHEAR WALL EW1

1/8" = 1'-0"



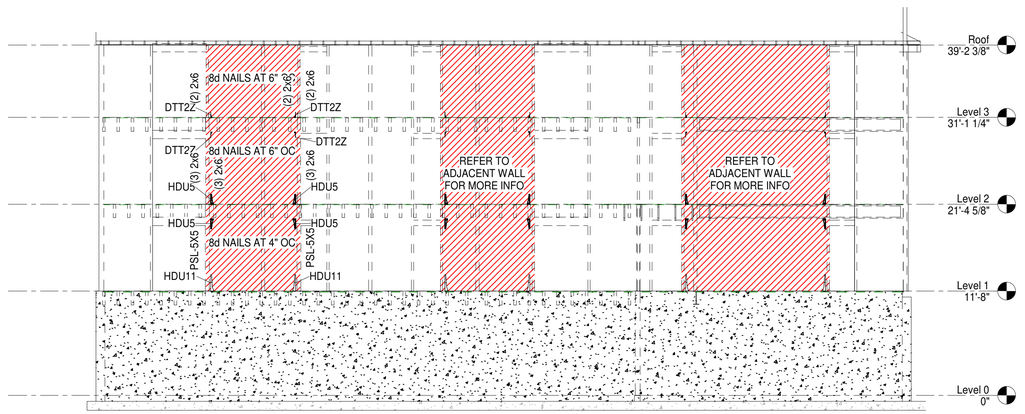
SHEAR WALL EW2

1/8" = 1'-0"



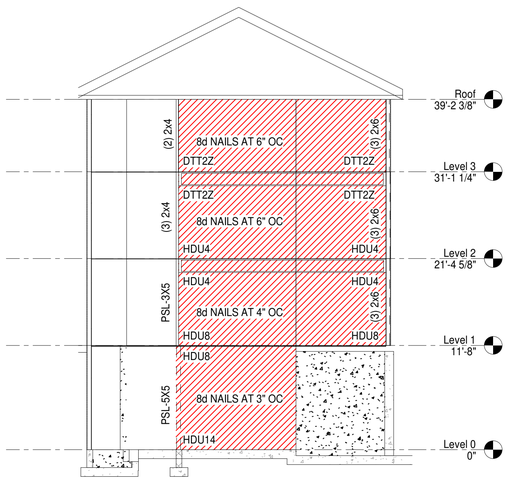
SHEAR WALL EW3

1/8" = 1'-0"



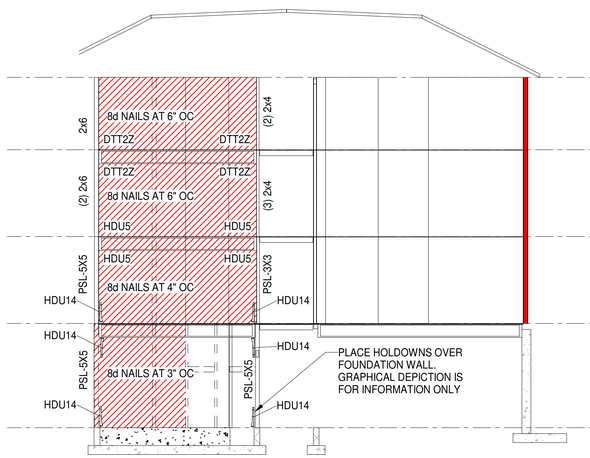
SHEAR WALL NS4

1/8" = 1'-0"



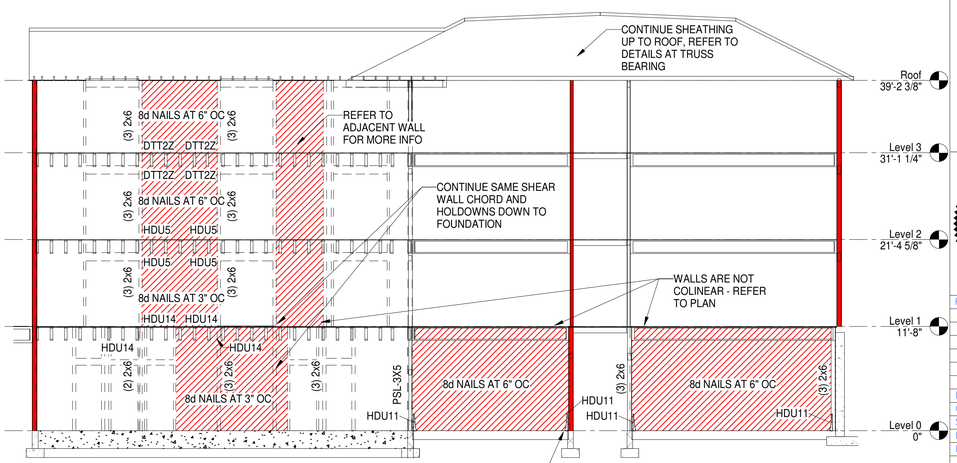
SHEAR WALL NS1

1/8" = 1'-0"



SHEAR WALL NS2

1/8" = 1'-0"



SHEAR WALL NS3

1/8" = 1'-0"

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SHEAR WALL ELEVATIONS

S6.2

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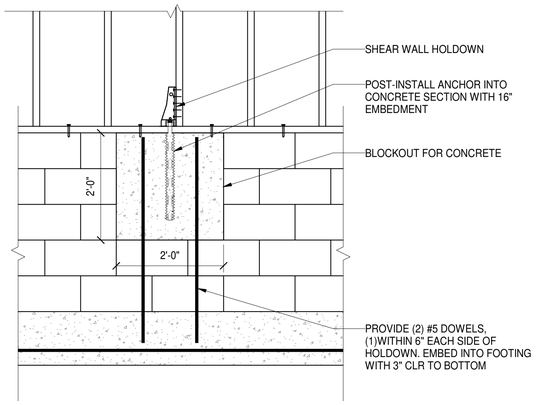


SHEAR WALL ANCHORAGE INTO CMU

SHEAR WALL HOLD DOWN SCHEDULE

SIMPSON HOLDOWN	NUMBER AND TYPE OF FASTENERS	THREADED ROD ANCHOR AND FOUND EMBEDMENT (F1554 GR 36)	COMMENTS
DTT2Z	(8) ¼ x 1½" SDS Screw	1/2" DIA	-
HDU4	(10) ¼ x 2½" SDS Screw	5/8" DIA	
HDU8	(20) ¼ x 2½" SDS Screw	7/8" DIA	
HDU11	(30) ¼ x 2½" SDS Screw	1" DIA	
HDU14	(36) ¼ x 2½" SDS Screw	1" DIA	

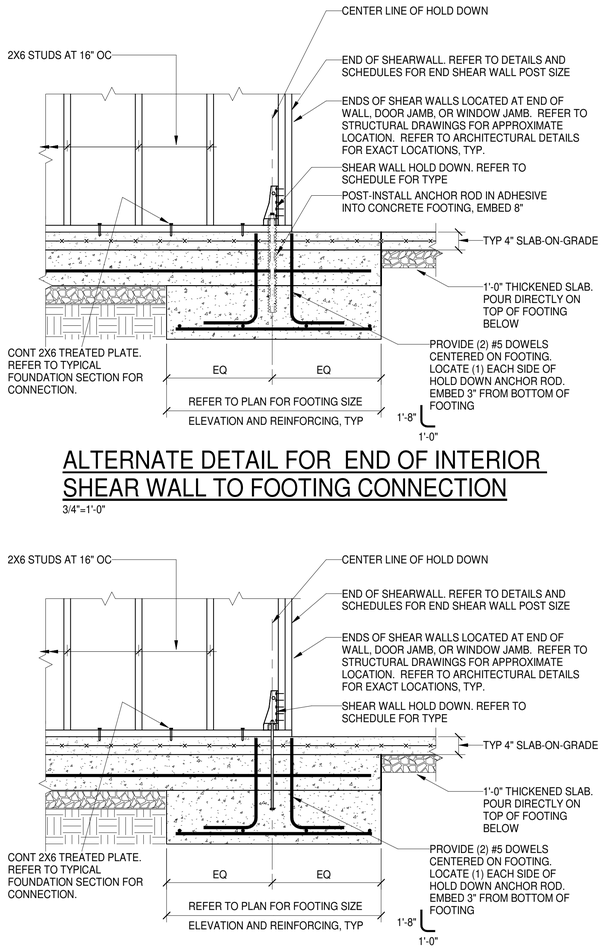
NOTE: IF NOT MARKED ON PLAN, REFER TO SHEAR WALL ELEVATIONS FOR HOLDOWN TYPE

NOTES:

1. HOLD DOWNS SHOWN ON PLAN SHALL BE INSTALLED AT LEVEL INDICATED.
2. HOLD DOWNS SHOWN ON THE FOUNDATION PLAN SHALL BE INSTALLED THROUGH CONCRETE TURNDOWN INTO SOLID MASONRY BELOW OR DIRECTLY INTO SOLID MASONRY AS REQUIRED PER THE FOUNDATION FRAMING, ANCHOR SHALL BE INSTALLED WITH ADHESIVE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. HOLD DOWNS INDICATED INSTALLED INTO END STUDS WITH SIMPSON SDS SCREWS. SCREWS SHALL NOT BE COUNTERSUNK OR DISTORT METAL OF HANGER.
4. REFER TO SIMPSON HOLD DOWN INSTALLATION REQUIREMENTS FOR ADDITIONAL INFORMATION.

NOTES:

1. ALL SHEATHING SHALL BE ON (1) FACE UNLESS NOTED OTHERWISE. REFER TO ARCH DRAWINSG FOR ADDITIONAL FINISHES ON SHEATHING AND/OR OPPOSITE FACE OF STUDS.
2. IF END OF SHEAR WALL FALLS AT WINDOW, INSTALL HOLD DOWN OUTBOARD OF SHEAR WALL AND CONTINUE SHEATHING TO NEXT INTERSECTING STUD WALL. IF END OF SHEAR WALL OCCURS AT DOOR JAMB, INSTALL HOLD DOWN INBOARD END OF SHEAR WALL AND EXTEND SHEATHING TO NEXT INTERSECTING STUD WALL.
3. SHEAR WALL MATERIAL NOTED ABOVE AS '*SHEATHING*' SHALL BE 7/16" APA RATED SHEATHING; COVERED IN DOC PS1 AND PS2 (EXPOSURE 1) WITH 32/16 SPAN RATING. SHEATHING SHALL BE 4-PLY MINIMUM.
1. CONNECTORS LISTED FOR SHEATHING SHALL BE 8d COMMON WIRE NAILS (0.148" DIA X 0.312" HEAD X 3" LENGTH).
2. SHEAR WALL MATERIAL NOTED ABOVE AS '*GYPSUM* SHALL BE 5/8" GYPSUM WALLBOARD AND COMPLY WITH ASTM C1396 AND BE INSTALLED IN ACCORDANCE WITH ASTM C840.
3. CONNECTORS LISTED ABOVE FOR GYPSUM SHALL BE 6d =COOLER NAILS (0.092" DIA X 0.312" HEAD X 3" LENGTH).
4. WHEN NAIL SPACING IS LESS THAN 4" OC AND SHEATHING IS PRESENT ON TWO SIDES OF WALL, SHEATHING JOINTS SHALL BE STAGGERED SUCH THAT THEY DO NOT SHARE A COMMON STUD BLOCKING.
5. SHEAR WALL PANELS SHALL NOT BE LESS THAN 4'-0" X 8'-0" EXCEPT AT BOUNDARY ELEMENTS OR CHANGES IN FRAMING. CONNECTORS SHALL BE ISNTALLED 3/8" MINIMUM FROM PANEL EDGES.

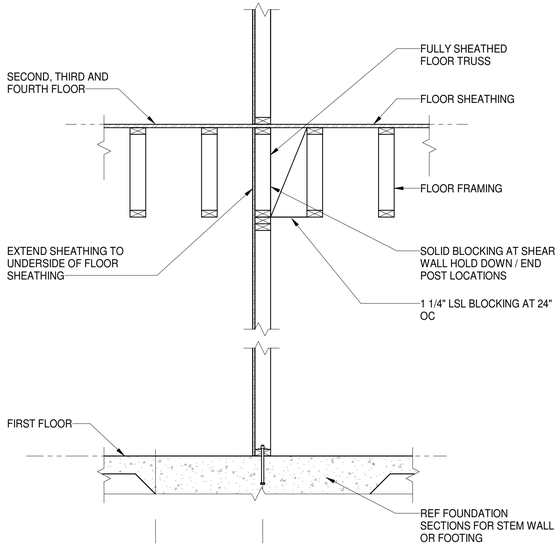


ALTERNATE DETAIL FOR END OF INTERIOR SHEAR WALL TO FOOTING CONNECTION

3/4"=1'-0"

TYPICAL END OF INTERIOR SHEAR WALL TO FOOTING CONNECTION

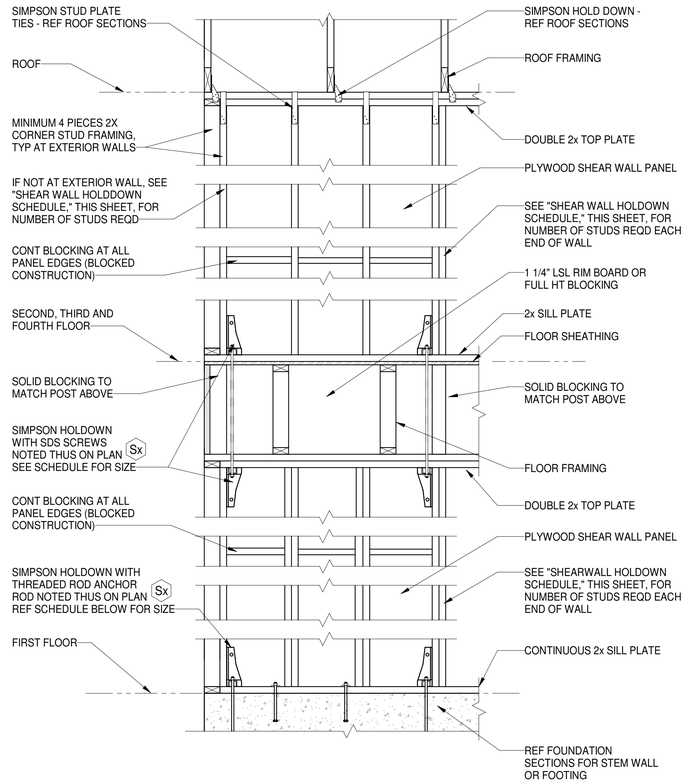
3/4"=1'-0"



1. REFER TO SCHEDULE FOR PLYWOOD. PROVIDE MINIMUM 4'-0" X 8'-0" SHEETS WITH THE LONG DIMENSION ORIENTED VERTICALLY. PLYWOOD SHALL BE CONTINUOUS FULL WALL HEIGHT FROM FIRST FLOOR SILL PLATE TO UNDERSIDE OF ROOF SHEATHING.
2. REFER TO PLYWOOD SHEAR WALL SCHEDULE FOR FASTENING PATTERN.

TYPICAL PLYWOOD SHEAR WALL SECTION - PARALLEL WITH FRAMING

3/4"=1'-0"



1. REFER TO SCHEDULE FOR PLYWOOD. PROVIDE MINIMUM 4'-0" X 8'-0" SHEETS WITH THE LONG DIMENSION ORIENTED VERTICALLY PLYWOOD SHALL BE CONTINUOUS FULL WALL HEIGHT FROM FIRST FLOOR SILL PLATE TO DOUBLE TOP PLATE AT ROOF.
2. REFER TO PLYWOOD SHEAR WALL SCHEDULE FOR FASTENING PATTERN.

TYPICAL PLYWOOD SHEAR WALL ELEVATION - BEARING WALL

3/4"=1'-0"

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SHEAR WALL DETAILS

S6.3

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS. (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

ESSENTIAL ELEMENTS

ALL UD/HC UNITS AND AMENITIES COMPLY WITH THE 2022 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS 1-7 AND AS SPECIFICALLY DESCRIBED BELOW:

1. ROUTE

a. ALL ACCESSIBLE ROUTES (WALKS) ARE 5' WIDE MINIMUM CONCRETE WALKS WITH SLOPES NO GREATER THAN 5% AND CROSS SLOPES NO GREATER THAN 2% AND NO CHANGES IN LEVEL GREATER THAN 1/2" VERTICAL.
b. RUNNING SLOPES DO NOT EXCEED 5% AND CROSS SLOPES DO NOT EXCEED 2%.
c. CROSS WALKS ARE 60" WIDE, STRIPED, WITH A RUNNING SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NO GREATER THAN 2%.
d. ACCESSIBLE ROUTE DOES NOT TRAVEL BEHIND OR THROUGH PARKING SPACES.
e. ACCESSIBLE PARKING SPACES ARE 9'-0" WIDE BY 18'-0" LONG WITH A SLOPE NO GREATER THAN 2% IN ANY DIRECTION.
f. ACCESSIBLE PARKING AISLES, LOCATED ADJACENT TO ACCESSIBLE PARKING SPACES ARE 5'-0" WIDE BY 18'-0" LONG WITH SLOPES NO GREATER THAN 2% IN ANY DIRECTION AND ARE STRIPED.
g. AN 8'-0" WIDE BY 18'-0" LONG VAN ACCESSIBLE PARKING SPACE IS PROVIDED WITH AN 9'-0" WIDE BY 18'-0" LONG ACCESSIBLE PARKING AISLE. BOTH WITH SLOPES NO GREATER THAN 2% IN ANY DIRECTION.
h. FOUR (4) ACCESSIBLE PARKING SPACES & ONE (1) VAN-ACCESSIBLE PARKING SPACE ARE PROVIDED, WHICH MEETS THE UD GUIDELINES, SECTION 1.2.1, EXCEPTION 1. ALL ACCESSIBLE PARKING AREAS AND AISLES ARE PAVED.
i. ALL ACCESSIBLE LANES WITHIN THE HC PARKING AREAS LEAD TO ADJACENT ACCESSIBLE SIDEWALKS BY WAY OF A LEVEL WALK OR CURB CUT CONFORMING TO THE 2022 UD GUIDELINES. ALL HC PARKING SPACES ARE MARKED BY AN HC PARKING OR VAN-ACCESSIBLE HC PARKING CONFORMING TO THE 2022 UD GUIDELINES.
j. THE DUMPSTER MEETS ALL REACH RANGE REQUIREMENTS AND IS ON THE ACCESSIBLE ROUTE LEADING TO HC PARKING AND ALL APARTMENT UNITS.
k. THE POSTAL BOXES ARE COVERED, MEET ALL REACH RANGE REQUIREMENTS, AND ARE ON THE ACCESSIBLE ROUTE LEADING TO HC PARKING AND TO ALL APARTMENT UNITS.
l. EACH UNIT IS LOCATED ON AN ACCESSIBLE ROUTE TO COMMON SPACES INCLUDING THE LEASING OFFICE, COMMUNITY MEETING SPACE, PUBLIC TRANSPORTATION AND PICK UP AREAS.
m. CURB CUTS AT HC PARKING AREAS COMPLY WITH THE UD GUIDELINES SECTION 1.5, CURB CUTS.
n. RAMPS, IF NEEDED WILL COMPLY WITH UD GUIDELINES SECTION 1.6 RAMPS.

2. MOVEMENT

a. ALL WALKS ADJACENT AND PERPENDICULAR TO PARKING SPACES ARE A MINIMUM OF 6' WIDE AND HAVE A SLOPE NO GREATER THAN 5% WITH A CROSS SLOPE NO GREATER THAN 2%. THERE ARE NO ON-SITE WALKS WITH A SLOPE GREATER THAN 5%.
b. UNIT BUILDING AND ENTRIES HAVE A CLEAR 60"x60" LEVEL FLOOR SPACE ON BOTH SIDES OF THE ENTRY DOOR WITH THE CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.
c. AN ACCESSIBLE ROUTE IS PROVIDED FROM THE SITE TO THE SITE'S PROPERTY LINE, CONNECTING WITH THE SIDEWALK CURB CUT AT NORTH MADISON AVE.

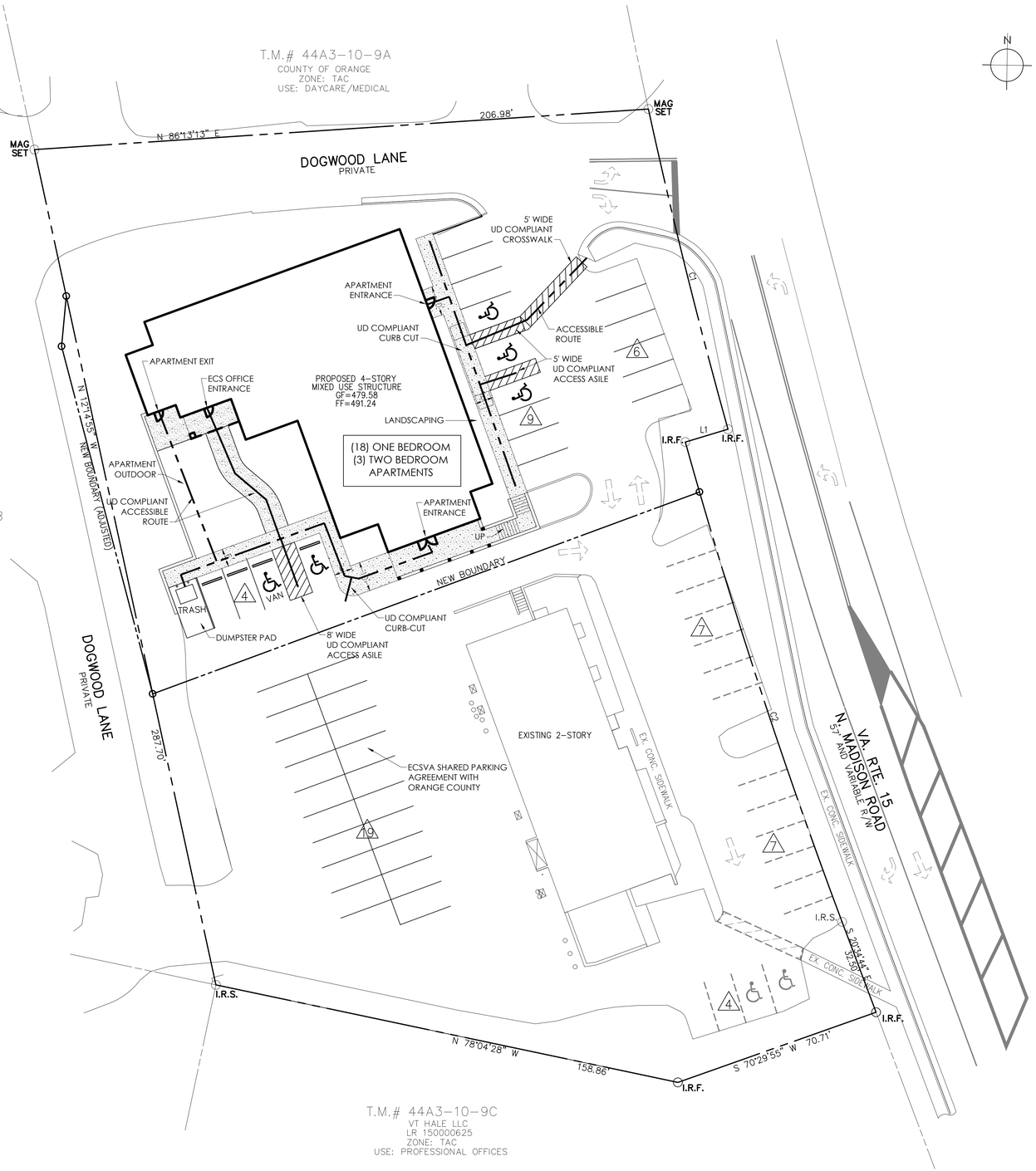
OPTIONAL ELEMENTS

OPTIONAL ELEMENTS PROVIDED INCLUDE THE FOLLOWING:

1. ALL EXTERIOR BUILDING ENTRIES ARE COVERED.
2. ALL SIGNAGE FOR THE PROJECT WILL COMPLY WITH 1.2 SIGNAGE OF THE OPTIONAL ELEMENTS.
3. ACCESS IS PROVIDED TO ALL COMMON AREAS FROM ALL UNITS VIA AN ACCESSIBLE PEDESTRIAN ROUTE.
4. A MINIMUM OF ONE FOOT CANDLE OF ILLUMINATION WILL BE PROVIDED AT ALL EXTERIOR PEDESTRIAN ROUTES AND AMENITIES.
5. ALL UD KITCHENS HAVE A 60" DIAMETER, UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDARY.
6. A FULL-LENGTH PANTRY CABINET, COMPLYING WITH 4.5 FULL LENGTH PANTRY CABINET WILL BE PROVIDED IN EACH UD KITCHEN.
7. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL HAVE A 60" DIAMETER UNENCUMBERED TURNING DIAMETER.
8. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A ROLL-UNDER SKINK / VANITY TOP.
9. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A TILT / PIVOT STYLE MIRROR.
10. SOLID IN-WALL BLOCKING WILL BE INSTALLED IN WALLS AROUND THE TUB, TOILET AND SHOWER FOR NEW AND FUTURE GAB BARS AND SHOWER SEATS. BLOCKING WILL BE ABLE TO CARRY A 250 LB. LOAD. MOLDED SHOWER SURROUNDS WILL HAVE AN INTEGRAL PLYWOOD BACKING, OR , REINFORCING WILL BE PROVIDED BETWEEN SURROUND AND WALL BLOCKING AT SHOWER / TUB GRAB BAR AND SEAT LOCATIONS.
11. ALL APARTMENTS WILL HAVE NON-GLARE LIGHTING AND WILL COMPLY WITH UD 5.4.
12. ALL APARTMENTS WILL HAVE HANDHELD SHOWERHEADS AND WILL COMPLY WITH UD 5.6

PLAN NOTES:

1. SEE SHEET UD1.1, UNIVERSAL DESIGN SITE PLAN FOR BUILDING AND UNIT LOCATIONS, ACCESSIBLE ROUTES, ACCESSIBLE PARKING AND ACCESSIBLE SITE AMENITIES.
2. SEE THIS SHEET FOR ACCESSIBILITY INTO THE BUILDING.
3. SEE UD1.3 FOR UNIVERSAL DESIGN UNIT PLANS.
4. SEE UNIVERSAL DESIGN SECTION IN PROJECT MANUAL FOR MORE DETAILED REQUIREMENTS.
5. THIS SHEET SHOWS ACCESSIBILITY INFORMATION ONLY. SEE SITE PLAN FOR SITE CONSTRUCTION DETAILS.



UNIVERAL DESIGN SITE PLAN

SCALE: 1" = 20'

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FOR CONSTRUCTION

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ENCOMPASS COMMUNITY SUPPORTS

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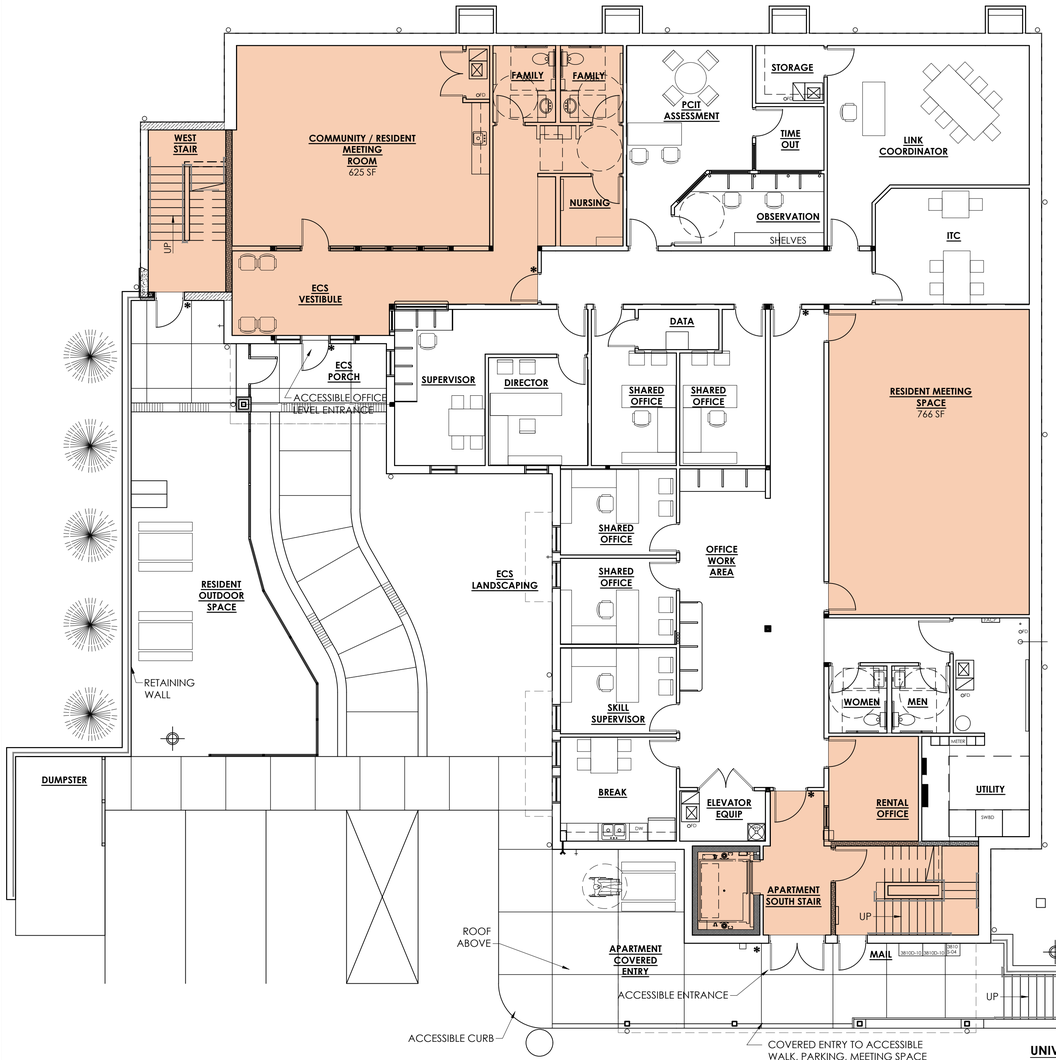
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

UNIVERSAL DESIGN SITE PLAN

UD1.1



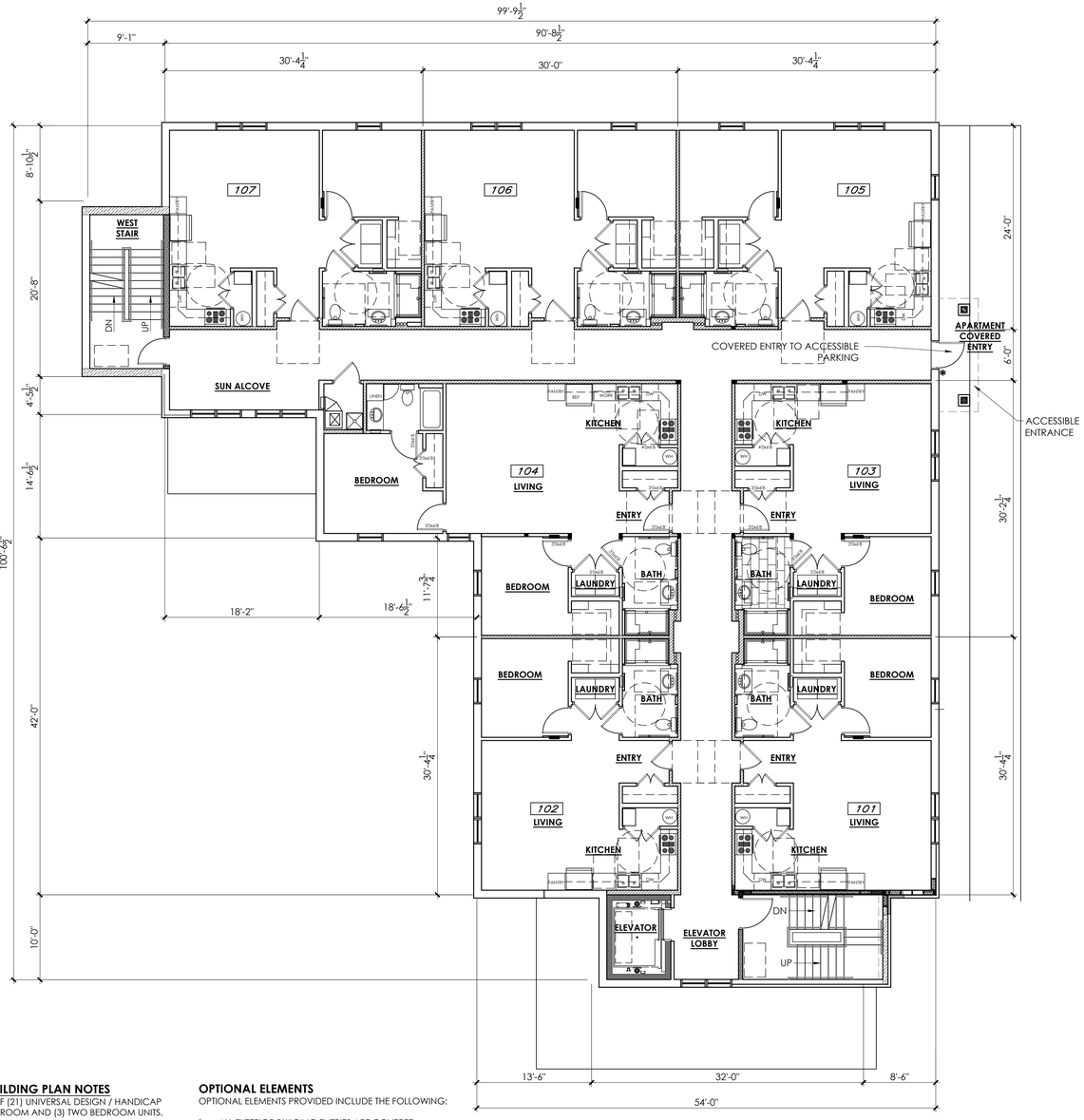
GROUND FLOOR PLAN

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

LEGEND

APARTMENT USE SPACE ON OFFICE LEVEL

THE REMAINDER OF INTERIOR BUILDING SPACE ON THE GROUND FLOOR LEVEL IS FOR OFFICE SERVICES USE.



1ST FLOOR PLAN

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

BLDG. NORTH

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS, (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

ESSENTIAL ELEMENTS

ALL UD/HC UNITS AND AMENITIES COMPLY WITH THE 2022 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS 1-7 AND AS SPECIFICALLY DESCRIBED BELOW:

2. MOVEMENT

a. ALL WALKS LEADING FROM THE SIDEWALK TO THE BUILDING ENTRIES ARE A MINIMUM OF 5' WIDE AND HAVE A SLOPE NO GREATER THAN 5% WITH A CROSS SLOPE NO GREATER THAN 2%. THERE ARE NO ON-SITE WALKS WITH A SLOPE GREATER THAN 5%.

b. UNIT BUILDING AND ENTRIES HAVE A CLEAR 60"x60" LEVEL FLOOR SPACE ON BOTH SIDES OF THE ENTRY DOOR WITH THE CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.

c. ALL UNIT ENTRY DOORS ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).

d. THERE IS NO LEVEL CHANGE BETWEEN THE EXTERIOR LANDING AND INTERIOR FLOOR.

e. ALL LATCHES ARE LEVER TYPE. PRIVACY FUNCTION LATCHES HAVE PUSH BUTTON OPERATION.

f. THE FORCE REQUIRED TO OPEN THE UNIT ENTRY DOORS IS NO GREATER THAN 5 LBS.

OPTIONAL ELEMENTS

OPTIONAL ELEMENTS PROVIDED INCLUDE THE FOLLOWING:

1. ALL EXTERIOR BUILDING ENTRIES ARE COVERED.
2. ALL SIGNAGE FOR THE PROJECT WILL COMPLY WITH 1.2 SIGNAGE OF THE OPTIONAL ELEMENTS.
3. ACCESS IS PROVIDED TO ALL COMMON AREAS FROM ALL UNITS VIA AN ACCESSIBLE PEDESTRIAN ROUTE.
4. A MINIMUM OF ONE FOOT CANDLE OF ILLUMINATION WILL BE PROVIDED AT ALL EXTERIOR PEDESTRIAN ROUTES AND AMENITIES.
5. ALL UD KITCHENS HAVE A 60" DIAMETER, UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDARY.
6. A FULL-LENGTH PANTRY CABINET, COMPLYING WITH 4.5 FULL LENGTH PANTRY CABINET WILL BE PROVIDED IN EACH UD KITCHEN.
7. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL HAVE A 60" DIAMETER UNENCUMBERED TURNING DIAMETER.
8. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A ROLL-UNDER SKINK / VANITY TOP.
9. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A TILT / PIVOT STYLE MIRROR.
10. SOLID IN-WALL BLOCKING WILL BE INSTALLED IN WALLS AROUND THE TUB, TOILET AND SHOWER FOR NEW AND FUTURE GAB BARS AND SHOWER SEATS. BLOCKING WILL BE ABLE TO CARRY A 250 LB. LOAD. MOLDED SHOWER SURROUNDS WILL HAVE AN INTEGRAL PLYWOOD BACKING, OR , REINFORCING WILL BE PROVIDED BETWEEN SURROUND AND WALL BLOCKING AT SHOWER / TUB GRAB BAR AND SEAT LOCATIONS.
11. ALL APARTMENTS WILL HAVE NON-GLARE LIGHTING AND WILL COMPLY WITH UD 5.4.
12. ALL APARTMENTS WILL HAVE HANDHELD SHOWERHEADS AND WILL COMPLY WITH UD 5.6

PLAN NOTES:

1. SEE SHEET UD1.1, UNIVERSAL DESIGN SITE PLAN FOR BUILDING AND UNIT LOCATIONS, ACCESSIBLE ROUTES, ACCESSIBLE PARKING AND ACCESSIBLE SITE AMENITIES.
2. SEE THIS SHEET FOR ACCESSIBILITY INTO THE BUILDING.
3. SEE UD1.3 FOR UNIVERSAL DESIGN UNIT PLANS.
4. SEE UNIVERSAL DESIGN SECTION IN PROJECT MANUAL FOR MORE DETAILED REQUIREMENTS.

THIS SHEET SHOWS UNIVERSAL DESIGN COMPLIANCE ELEMENTS ONLY. REFER TO ARCHITECTURAL FLOOR PLANS FOR CONSTRUCTION INFORMATION

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DATE:	09-24-24
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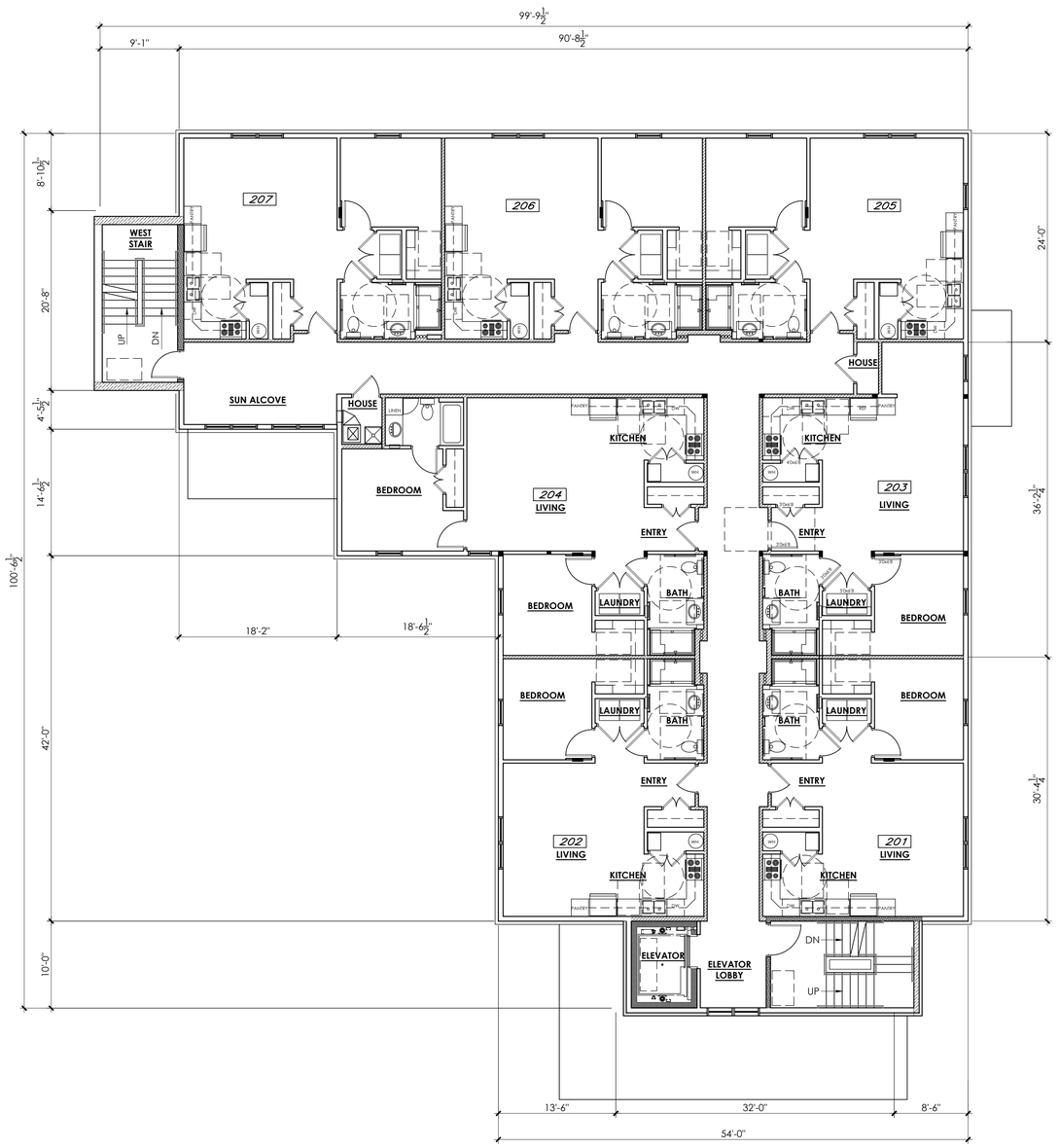
UNIVERSAL DESIGN FLOOR PLANS

UD1.2

3RD FLOOR PLAN

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



2ND FLOOR PLAN

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

BLDG. NORTH

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS. (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

ESSENTIAL ELEMENTS

ALL UD/HC UNITS AND AMENITIES COMPLY WITH THE 2022 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS, 1-7 AND AS SPECIFICALLY DESCRIBED BELOW:

2. MOVEMENT

a. ALL WALKS LEADING FROM THE SIDEWALK TO THE BUILDING ENTRIES ARE A MINIMUM OF 5' WIDE AND HAVE A SLOPE NO GREATER THAN 5% WITH A CROSS SLOPE NO GREATER THAN 2%. THERE ARE NO ON-SITE WALKS WITH A SLOPE GREATER THAN 5%.

b. UNIT BUILDING AND ENTRIES HAVE A CLEAR 60"x60" LEVEL FLOOR SPACE ON BOTH SIDES OF THE ENTRY DOOR WITH THE CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.

c. ALL UNIT ENTRY DOORS ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).

d. THERE IS NO LEVEL CHANGE BETWEEN THE EXTERIOR LANDING AND INTERIOR FLOOR.

e. ALL LATCHES ARE LEVER TYPE. PRIVACY FUNCTION LATCHES HAVE PUSH BUTTON OPERATION.

f. THE FORCE REQUIRED TO OPEN THE UNIT ENTRY DOORS IS NO GREATER THAN 5 LBS.

OPTIONAL ELEMENTS

OPTIONAL ELEMENTS PROVIDED INCLUDE THE FOLLOWING:

1. ALL EXTERIOR BUILDING ENTRIES ARE COVERED.
2. ALL SIGNAGE FOR THE PROJECT WILL COMPLY WITH 1.2 SIGNAGE OF THE OPTIONAL ELEMENTS.
3. ACCESS IS PROVIDED TO ALL COMMON AREAS FROM ALL UNITS VIA AN ACCESSIBLE PEDESTRIAN ROUTE.
4. A MINIMUM OF ONE FOOT CANDLE OF ILLUMINATION WILL BE PROVIDED AT ALL EXTERIOR PEDESTRIAN ROUTES AND AMENITIES.
5. ALL UD KITCHENS HAVE A 60" DIAMETER, UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDARY.
6. A FULL-LENGTH PANTRY CABINET, COMPLYING WITH 4.5 FULL LENGTH PANTRY CABINET WILL BE PROVIDED IN EACH UD KITCHEN.
7. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL HAVE A 60" DIAMETER UNENCUMBERED TURNING DIAMETER.
8. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A ROLL-UNDER SKINK / VANITY TOP.
9. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A TILT / PIVOT STYLE MIRROR.
10. SOLID IN-WALL BLOCKING WILL BE INSTALLED IN WALLS AROUND THE TUB, TOILET AND SHOWER FOR NEW AND FUTURE GAB BARS AND SHOWER SEATS. BLOCKING WILL BE ABLE TO CARRY A 250 LB. LOAD. MOLDED SHOWER SURROUNDS WILL HAVE AN INTEGRAL PLYWOOD BACKING, OR , REINFORCING WILL BE PROVIDED BETWEEN SURROUND AND WALL BLOCKING AT SHOWER / TUB GRAB BAR AND SEAT LOCATIONS.
11. ALL APARTMENTS WILL HAVE NON-GLARE LIGHTING AND WILL COMPLY WITH UD 5.4.
12. ALL APARTMENTS WILL HAVE HANDHELD SHOWERHEADS AND WILL COMPLY WITH UD 5.6

PLAN NOTES:

1. SEE SHEET UD1.1, UNIVERSAL DESIGN SITE PLAN FOR BUILDING AND UNIT LOCATIONS, ACCESSIBLE ROUTES, ACCESSIBLE PARKING AND ACCESSIBLE SITE AMENITIES.
2. SEE THIS SHEET FOR ACCESSIBILITY INTO THE BUILDING.
3. SEE UD1.3 FOR UNIVERSAL DESIGN UNIT PLANS.
4. SEE UNIVERSAL DESIGN SECTION IN PROJECT MANUAL FOR MORE DETAILED REQUIREMENTS.

THIS SHEET SHOWS UNIVERSAL DESIGN COMPLIANCE ELEMENTS ONLY. REFER TO ARCHITECTURAL FLOOR PLANS FOR CONSTRUCTION INFORMATION

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ARCHITECT

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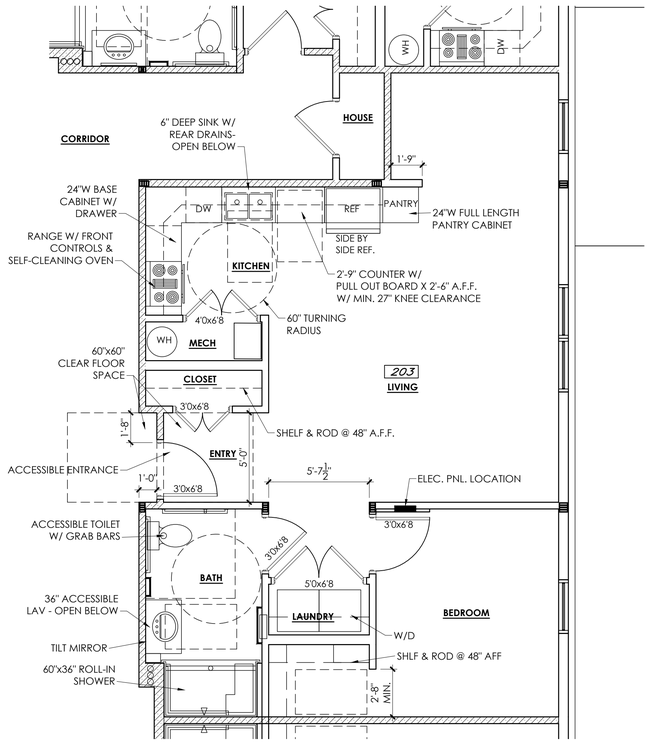
UNIVERSAL DESIGN FLOOR PLANS

UD1.3



203 UNIT FLOOR PLAN

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

UNIT 303 SIMILAR

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS. (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

ESSENTIAL ELEMENTS

ALL UD/HC UNITS AND AMENITIES COMPLY WITH THE 2022 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS 1-7 AND AS SPECIFICALLY DESCRIBED BELOW:

1. MOVEMENT

a. ALL INTERIOR PASSAGEWAYS HAVE A MINIMUM 42" CLEAR WIDTH.
b. UNIT BUILDING AND ENTRIES HAVE A CLEAR 60"x60" LEVEL FLOOR SPACE ON BOTH SIDES OF THE ENTRY DOOR WITH THE CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.
c. ALL INTERIOR DOORS HAVE A CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.
d. ALL PASSAGE DOORS TO ROOMS GREATER THAN 2'-0" DEEP ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).
e. UNIT ENTRY DOORS ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).
f. ALL UNITS PROVIDE CLEAR FLOOR SPACE IN FRONT OF ALL CONTROLS AS DELINEATED IN UNIVERSAL DESIGN GUIDELINES SECTION 3.1. CLEAR FLOOR SPACE.
g. ALL OPERABLE PARTS WITHIN ALL UNITS ARE LOCATED WITHIN THE REACH RANGES AS DELINEATED IN UNIVERSAL DESIGN GUIDELINES SECTION 3.2. REACH RANGE.
h. ALL CONTROL AND OPERATING MECHANISMS (PULL HANDLES, LATCHES, LEVERS, PUSH BUTTON LATCHSETS, ETC.) CAN BE OPERATED WITH ONE HAND AND DO NOT REQUIRE GRASPING AND DO NOT REQUIRE GREATER THAN 5 LBS TO OPERATE.
i. ALL LATCHSETS ARE LEVER TYPE. PUSH BUTTON OPERATION ON PRIVACY LATCHSETS.
j. ALL PLUMBING FIXTURES ARE LEVER TYPE.

2. KITCHEN

a. CLEAR FLOOR SPACE IS PROVIDED AROUND ALL APPLICANCES IN COMPLIANCE WITH THE UD GUIDELINES SECTION4.1 - CLEAR FLOOR SPACE.
b. ALL RANGES HAVE FRONT CONTROLS AND ARE SELF-CLEANING UNITS.
c. RANGE HOOD FAN AND LIGHT WILL BE SWITCHED SEPARATELY AND WILL COMPLY WITH REACH RANGE REQUIREMENTS.
d. ALL REFRIGERATORS ARE SIDE-BY-SIDE UNITS WITH ALL CONTROLS WITHIN 54" A.F.F.
e. ALL KITCHEN SINKS ARE 6" DEEP UNITS WITH REAR SET DRAINS. THE AREA BELOW THE SINK IS OPEN WITH THE EXCEPTION OF A REMOVABLE CONCEALMENT PANEL. THE FLOORING BELOW THE SINK EXTENDS TO A FINISHED WALL WITH BASE TRIM.
f. ALL KITCHEN CABINET DOORS AND DRAWERS WILL HAVE PULL HANDLES COMPLYING WITH SECTION 4.6 - CABINET HARDWARE.
g. KITCHEN SINK COUNTER & BATH LAV HEIGHT IS 34" AFF IN UD/HC UNITS.

3. BATHROOMS

a. ALL UD BATHROOMS COMPLY WITH ANSI A117.1-2009, TYPE B-OPTION A.
b. ALL FULLY HANDICAP UNITS (UD/HC UNITS) HAVE A ROLL-IN SHOWER COMPLYING WITH UD GUIDELINES SECTION 5.2 - BATHING AREAS.
c. THE SHOWER FIXTURES IN THE ROLL-IN SHOWERS COMPLY WITH UD GUIDELINES SECTION 5.3 - SHOWER FIXTURES.

4. LAUNDRY CLOSETS

a. LAUNDRY CLOSETS WITHIN UNITS (WASHER AND DRYER NOT INCLUDED) ARE SIZED TO ACCOMMODATE SIDE BY SIDE PLACEMENT OF WASHER / DRYER UNITS AND COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS.

OPTIONAL ELEMENTS

OPTIONAL ELEMENTS PROVIDED INCLUDE THE FOLLOWING:

1. ALL EXTERIOR BUILDING ENTRIES ARE COVERED.
2. ALL SIGNAGE FOR THE PROJECT WILL COMPLY WITH 1.2 SIGNAGE OF THE OPTIONAL ELEMENTS.
3. ACCESS IS PROVIDED TO ALL COMMON AREAS FROM ALL UNITS VIA AN ACCESSIBLE PEDESTRIAN ROUTE.
4. A MINIMUM OF ONE FOOT CANDLE OF ILLUMINATION WILL BE PROVIDED AT ALL EXTERIOR PEDESTRIAN ROUTES AND AMENITIES.
5. ALL UD KITCHENS HAVE A 60" DIAMETER, UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDARY.
6. A FULL-LENGTH PANTRY CABINET, COMPLYING WITH 4.5 FULL LENGTH PANTRY CABINET WILL BE PROVIDED IN EACH UD KITCHEN.
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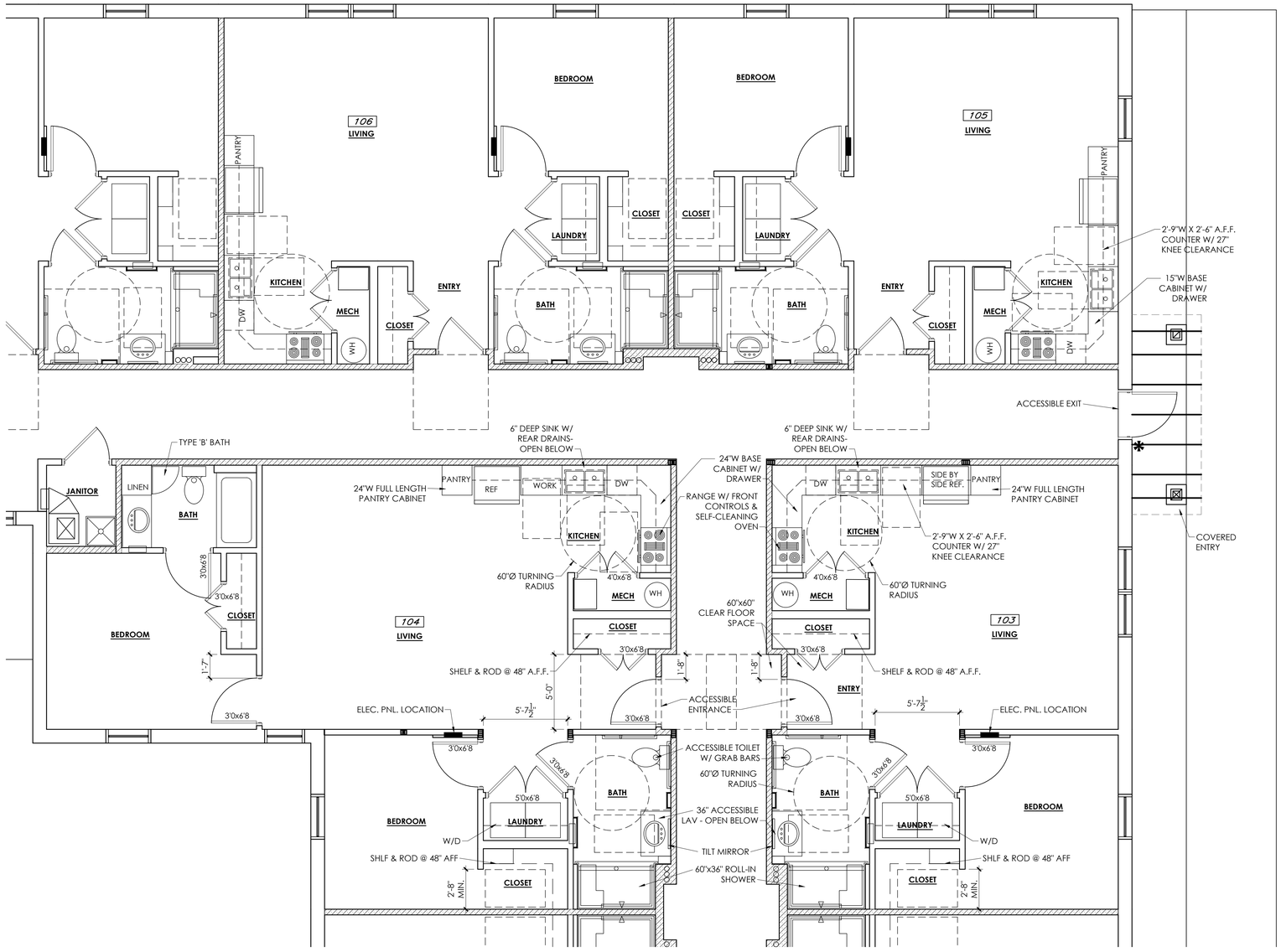
9. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A TILT / PIVOT STYLE MIRROR.
10. SOLID IN-WALL BLOCKING WILL BE INSTALLED IN WALLS AROUND THE TUB, TOILET AND SHOWER FOR NEW AND FUTURE GAB BARS AND SHOWER SEATS. BLOCKING WILL BE ABLE TO CARRY A 250 LB. LOAD. MOLDED SHOWER SURROUNDS WILL HAVE AN INTEGRAL PLYWOOD BACKING, OR , REINFORCING WILL BE PROVIDED BETWEEN SURROUND AND WALL BLOCKING AT SHOWER / TUB GRAB BAR AND SEAT LOCATIONS.
11. ALL APARTMENTS WILL HAVE NON-GLARE LIGHTING AND WILL COMPLY WITH UD 5.4.
12. ALL APARTMENTS WILL HAVE HANDHELD SHOWERHEADS AND WILL COMPLY WITH UD 5.6

PLAN NOTES:

1. SEE SHEET UD1.1, UNIVERSAL DESIGN SITE PLAN FOR BUILDING AND UNIT LOCATIONS, ACCESSIBLE ROUTES, ACCESSIBLE PARKING AND ACCESSIBLE SITE AMENITIES.
2. SEE THIS SHEET FOR ACCESSIBILITY INTO THE BUILDING.
3. SEE UD1.3 FOR UNIVERSAL DESIGN UNIT PLANS.
4. SEE UNIVERSAL DESIGN SECTION IN PROJECT MANUAL FOR MORE DETAILED REQUIREMENTS.



1ST FLOOR TYPICAL UNIT PLAN

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

1 & 2 BEDROOM UNITS ON OTHER FLOORS SIMILAR EXCEPT 203 & 303

N

BLDG. NORTH

NOTE: DIMENSIONS AND NOTES ARE SIMILAR FOR ALL UNITS.

THIS SHEET SHOWS UNIVERSAL DESIGN COMPLIANCE ELEMENTS ONLY. REFER TO ARCHITECTURAL FLOOR PLANS FOR CONSTRUCTION INFORMATION

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UNIVERSAL DESIGN UNIT PLANS

UD1.4

INTERIOR WALL TYPES

NOTES:
1. PROVIDE 3" ROCKWOOL SOUND BATTS INSULATION IN ALL INTERIOR PARTITIONS SEPARATING OCCUPIED SPACES NOT LOCATED IN THE SAME SLEEPING OR DWELLING UNIT.
2. SEAL AROUND ALL EDGES AT SOUND PARTITIONS & ALL PENETRATIONS.
3. PROVIDE MR GWB AT WET WALLS & BATHROOMS (WHERE NOT FIRE RATED)
4. U.N.O. EXTEND PARTITIONS & GWB TO UNDERSIDE OF FLOOR FRAMING OR ROOF TRUSSES ABOVE.

TYPE '**A**' 1/2" TYPE 'C' GWB EACH SIDE W/ ONE LAYER 1/8" MASS LOADED VINYL BARRIER CORRIDOR / PUBLIC SIDE ON 2X4 STUDS @ 16" OC MAX W/ 3" SOUND BATTS (U.L. U317 @ 30 MINUTE FIRE PARTITION) ACOUSTICALLY SEAL ALL EDGES & PENETRATIONS AND STAGGER RECEPTACLES
TYPICAL APARTMENT UNIT SEPARATION WALLS.

TYPE '**AS**' TYPE 'A' WITH (1) LAYER 7/16" OSB SHEATH'G HALL SIDE (SHEAR WALL)

TYPE '**A1**' 1/2" GWB EACH SIDE ON 2X4 STUDS @ 16" OC MAX W/ 3" SOUND BATTS
TYPICAL INTERIOR WALL TYPE - USE WHERE NOT OTHERWISE INDICATED.

TYPE '**A1S**' 1/2" GWB EACH SIDE WITH 1/2" WD SHEATH'G ONE SIDE ON 2X4 STUDS @ 16" OC MAX W/ 3" SOUND BATTS (SHEAR WALL)

TYPE '**A2**' 1/2" GWB EACH SIDE ON 1/8" MASS LOADED VINYL BARRIER EA. SIDE ON 2X4 STUDS @ 16" OC MAX W/ 3" SOUND BATTS. ACOUSTICALLY SEAL ALL EDGES & PENETRATIONS AND STAGGER RECEPTACLES

TYPE '**B**' 1/2" GWB EACH SIDE ON 2X6 STUDS @ 16" OC MAX. W/ 6" SOUND BATTS (U.L. U317 @ 30 MINUTE FIRE PARTITION)

TYPE '**B1S**' 1/2" GWB EACH SIDE WITH 7/16" OSB SHEATH'G ONE SIDE ON 2X6 STUDS @ 16" OC MAX W/ 6" SOUND BATTS (SHEAR WALL)

TYPE '**C**' 1/2" GWB ON 2X4 FURR'G @ 16" OC MAX.

TYPE '**D**' 1/2" GWB ON 2X2 FURR'G @ 16" OC MAX.

TYPE '**F.1**' (2) HOUR CMU FIRE BARRIER (U905)

TYPE '**F.2**' (1) HOUR RATED FIRE BARRIER: (1) LAYER 5/8" TYPE 'X' GWB EACH SIDE ON 2X4 AT 16" OC MAX. (UL U305)

TYPE '**F.3**' (1) HOUR RATED EXTERIOR WALL FIRE BARRIER: (1) LAYER 5/8" DENS-GLASS FIRE GUARD SHEATH'G ON EXTERIOR SIDE 2X6 STUDS @ 16" OC. (1) LAYER 5/8" TYPE 'X' GWB ON INTERIOR SIDE (UL U309)

TYPE '**F.4**' (2) HOUR RATED FIRE BARRIER: (2) LAYERS 5/8" TYPE 'X' GWB EACH SIDE ON MIN. 2X4 AT 16" OC MAX. W/ R-15 INSULATION (UL U301)

TYPE '**F.4S**' ADD ONE LAYER 7/16" OSB SHEATH'G EXT. SIDE STUD (SHEAR WALL)

(1) HOUR RATED HORIZONTAL ASSEMBLY

FROM TABLE 721.1(3)21-1.1:

[BASE LAYER $\frac{5}{8}$" TYPE 'X' GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" OC WITH 1-1/4" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 24" OC. FACE LAYER $\frac{5}{8}$" TYPE 'X' GYPSUM WALL BOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOISTS OR TRUSS THROUGH BASE LAYERS WITH 1-7/8" TYPE 'S' OR TYPE 'W' DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE JOISTS OR TRUSS. FACE LAYER TYPE 'G' DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" OC.]

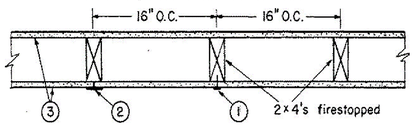
Design No. U317

August 15, 2018

Bearing Wall Rating -- 3/4 Hr.

Finish Rating -- See Item 3.

Indicates such products shall bear the UL Certification Mark



1. **Nailheads --** Exposed or covered with joint compound.

2. **Joints --** Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. **Gypsum Board* --** 1/2 in. thick wallboard, paper or vinyl surfaced with beveled, square, or tapered edges. Wallboard nailed 7 in. OC with 5d cement coated nails 1-5/8 in. long, 0.086 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., wallboard is to be installed horizontally.

GEORGIA-PACIFIC GYPSUM L L C -- Types 6, C (finish rating 15 min), Type 5 (finish rating 15 min), Type GPFS1 (finish rating 15 min), DAP, DA, DAPC, TG-C.

NATIONAL GYPSUM CO -- Type FSK-1, FSK-G, FSW-1, FSW-G (finish rating 15 min), Type FSK or FSW (finish rating 15 min), FSK-C, FSW-C, or FS45.

UNITED STATES GYPSUM CO -- Type C (finish rating 20 min), Type WRC (finish rating 20 min), Type IP-X2 (finish rating 20 min), Type IPC-AR (finish rating 20 min).

4. **Steel Corner Fasteners --** (Optional) -- For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 1/2 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from corner of wallboard, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wallboard shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets* --** (Not shown) -- Optional-Glass fiber or mineral wool insulation placed in stud cavities.

CERTAINTEED CORP

JOHNS MANVILLE

* **Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

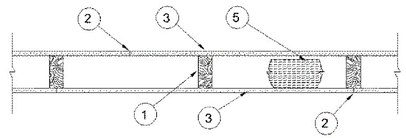
Design No. U305

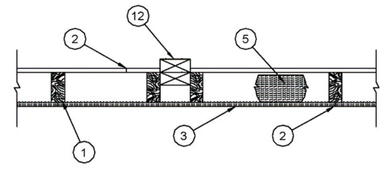
July 01, 2010

Bearing Wall Rating -- 1 HR.

Finish Rating -- See Items 3, 3A, 3D, 3E, 3F, 3G, 3H and 3I.

STC Rating - 56 (See Item 9)





1. **Wood Studs --** Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads --** Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

Gypsum Board* -- 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

NATIONAL GYPSUM CO -- Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min).

UNITED STATES GYPSUM CO -- Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type FCV (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min).

3. **Steel Corner Fasteners -- (Optional) --** For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

4. **Batts and Blankets* --** (Optional - Required when Item 6A is used) Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be placed to completely fill the stud cavities and shall be secured to the studs 24 in. OC with staples, nails or screws.

CERTAINTEED CORP

CORNING -- Corning Fiberglas Corp.

5. **Caulking and Sealants --** (not shown, optional) A bead of acoustical sealant applied around the partition perimeter for sound control.

6. **STC Rating --** The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above - Nailheads Shall be covered with joint compound.

B. Item 2, above - Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above - Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above - Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above - Caulking and Sealants (not shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

7. **Non-Bearing Wall Partition Intersection --** (Optional) --Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

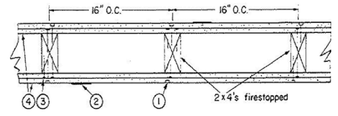
*Bearing the UL Classification Mark

Design No. U301

December 23, 2008

Bearing Wall Rating -- 2 HR. Finish

Rating -- 66 Min



1. **Nailheads --** Exposed or covered with joint finisher.

2. **Joints --** Exposed or covered with fiber tape and joint finisher. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

3. **Nails --** 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. **Gypsum Board --** * -- 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

When used in widths other than 48 in., gypsum board to be installed horizontally.

When Steel Framing Members* (Item 6) are used, base layer attached to furring channels with 1 in. long Type S bugle- head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

AMERICAN GYPSUM CO -- Types AGX-1, AG-C, AGX-11.
CERTAINTEED GYPSUM INC -- Types 1, FRPC, EGRG, ProRoc Type C or ProRoc Type X
GEORGIA-PACIFIC GYPSUM L L C -- Types 5, 9, C, DAP, DD, DA, DAPC , DGG, DS, GPFS6.
LAFARGE NORTH AMERICA INC -- Types LGFC-C, LGFC2, LGFC2A , LGFC6, LGFC6A., LGFC-C/A.

NATIONAL GYPSUM CO -- Types FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C.

TEMPLE-INLAND FOREST PRODUCTS CORP -- Type TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X.

UNITED STATES GYPSUM CO -- Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRC, WRX

4D. **Gypsum Board* --** As an Alternate to Item 4 - 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.

AMERICAN GYPSUM CO -- Types AGX-1, AG-C.

5. **Steel Framing Members --** (Optional, Not Shown)* - Furring channels and resilient sound isolation clip as described below:

A. Furring Channels -- Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.

B. Steel Framing Members* -- Resilient sound isolation clip used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC -- Type RSIC-1.

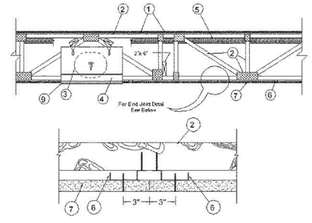
*Bearing the UL Classification Mark

Design No. L521

June 11, 2021

Unrestrained Assembly Rating -- 1 Hr
Finish Rating -- 25 Min (See Items 5 and 5A), 20 Min (See Items 6H and 7A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used -- See
Guide BXUV or BXUV7

* **Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Flooring System --** The flooring system shall consist of one of the following:

System No. 1 NOT USED

System No. 2

Subflooring -- Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood or panels secured to trusses with construction adhesive and No. 6d ringed shank nails, spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier -- (Optional) -- Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring* -- Floor Topping Mixture -- Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1800 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

UNITED STATES GYPSUM CO -- Types LRK, HSLRK, CSD
LATICRETE SUPERCAP L L C -- Types LRK, HSLRK

2. **Batts and Blankets* --** (Optional) -- Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 24 in. OC, no insulation shall be installed in the concealed space. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space with 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels (Item 6) or furring channels (Item 6A) are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6B) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient or furring channels (or Steel Framing Members) and gypsum panel membrane. When **Steel Framing Members** (Item 6C) are used, max 3-1/2 in. thick insulation shall be draped over the furring channels (Item 6Ca) and gypsum board ceiling membrane, and friction-fitted between trusses and Steel Framing Members (Item 6Cd). The finished rating has only been determined when the insulation is secured to the subflooring.

5D. **Cavity Insulation - Batts and Blankets* or Fiber, Sprayed* --** (As described above in Items 5 through 5B) -- (For Use with Item 7A, Not Shown) -- Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6H)/gypsum board (Item 7A) ceiling membrane.

6. **Resilient Channels --** Formed from min 25 MSG galv steel installed perpendicular to trusses. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation (Item 5) is secured to the underside of the subfloor the resilient channels are spaced 16 in. OC. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, or when Item 5C, 5E or 5F is applied to underside of subflooring, the resilient channels are spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

6A. **Steel Framing Members* --** (Not Shown) -- As an alternate to Item 6.
a. Furring Channels -- Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.
b. Steel Framing Members* --
Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. course drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. RSIC-Si-X secured to alternating trusses with No 10. X 3-1/2 in. coarse screw. Furring channels are friction fitted into clips. RSIC-1, RSIC-V and RSIC-Si-X clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with
2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self- tapping No. 6 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7. When **Fiber, Sprayed** (Item 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board shall be installed as described in Item 7.
PAC INTERNATIONAL L L C -- Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75), RSIC-Si-X

6B. **Steel Framing Members --** (Not Shown) -- As an alternate to Item 6, main runners, cross tees, cross channels and wall angle as listed below,
a. Main Runners -- Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Hanger wires to be located adjacent to main runner/cross tee intersections. Hanger wires wrapped and twist-tied on 16d nails driven in to side of trusses at least 5 in. above the bottom face.
b. Cross Tees or Channels -- Nom 4 ft long cross tees, with 15/16 in. or 1-1/2 in. wide face, or nom 4 ft long cross channels, with 1-1/2 in. wide face, either spaced 16 in. OC, installed perpendicular to the main runners. Additional cross tees or channels used 8 in. from each side of butted gypsum board end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.
c. Wall Angle or Channel -- Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1- 9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.
CGC INC -- Type DGL or RX

USG INTERIORS LLC -- Type DGL or RX

6G. **Steel Framing Members* --** (Not Shown) -- As an alternate to Item 6 -- Not for use with Items 5, 5A or 5B -- Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.
USG INTERIORS LLC -- Type DGL or R

6K. **Steel Framing Members* --** (Not Shown) -- As an alternate to Item 6. furring channels and Steel Framing Members as described below.
a. Furring Channels -- Hat channels formed of No. 25 MSG galv steel, nom. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep. When there is no insulation installed in the concealed space the resilient channels are spaced 24 in. OC. When insulation (Item 5) is secured to the underside of the subfloor the resilient channels are spaced 16 in. OC. When insulation, Items 5, 5A or 5B is applied over the resilient channel/gypsum panel ceiling membrane, or when Item 5C, 5E or 5F is applied to underside of subflooring, the resilient channels are spaced 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galv steel wire near each end of overlap.
b. Steel Framing Members* -- Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC with No. 8 x 2-1/2 in. course drywall screw through the center grommet. Furring channels are friction fitted into clips. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
CLARKDIETRICH BUILDING SYSTEMS -- Type ClarkDietrich Sound Clip

7. **Gypsum Board* --** Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. When insulation (Item 5C, 5E or 5F) is applied to the underside of the subflooring, screw spacing shall be reduced to 8 in. OC and minimum 1-1/4 in. long Type S screws to install gypsum to the resilient channels (Item 6), and butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. End joints secured to both resilient channels as shown in end joint detail. When **Steel Framing Members** (Item 6A) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on
each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel.
UNITED STATES GYPSUM CO -- Types C, IP-X2, IPC-AR
USG BORAL DRYWALL SFZ LLC -- Type C

8. **Finishing System --** (Not Shown) -- Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Grille --** Grille installed in accordance with the installation instructions provided with the ceiling damper.

10. **Wire Mesh --** (Not Shown) -- For use with Item 5A and 5B -- 1 in. 20 gauge galvanized poultry netting installed between the furring channels and gypsum board. The poultry netting is attached with washers and 1/2 in. wafer head screws, spaced 24 in. OC., to the furring channels. The **Fiber,**

* **Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

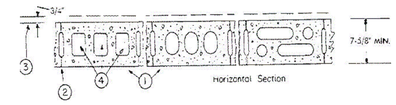
Design No. U905

September 30, 2010

Bearing Wall Rating -- 2 HR.

Nonbearing Wall Rating -- 2 HR

Load Restricted for Canadian Applications -- See Guide BXUV7



1. **Concrete Blocks* --** Various designs. Classification D-2 (2 hr).

See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar --** Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster --** Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill --** If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic* --** (Optional-Not Shown) -- 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

THE DOW CHEMICAL CO -- Type Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel and Thermax Heavy Duty Plus (HDP)

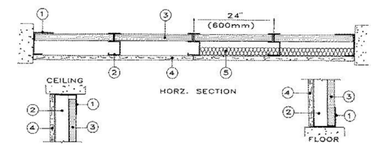
*Bearing the UL Classification Mark

Design No. U469

June 13, 2009

Assembly Rating -- 1 HR

Nonbearing Wall



1. Floor and Ceiling Runners -- "J" - shaped, 2-1/2 in. wide with unequal legs of 1 in. and 2 in., fabricated from 24 MSG galv steel (min 20 MSG steel required when Item 4A is used). Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC.

2. Steel Studs -- "C-H" shaped studs, 2-1/2 in. wide by 1-1/2 in. deep, fabricated from min 25 MSG galv steel (min 20 MSG steel required when Item 4A is used), spaced 24 in. or 600 mm OC. Vertically restrained walls require studs to be cut 3/8 in. less than floor to ceiling height.

3. Gypsum Board* -- 1 in. thick gypsum wallboard liner panels, supplied in nominal 24 in. or 600 mm widths. Vertical edges inserted in "H" shaped section of "C-H" studs. Free edge of end panels attached to long leg of "J" runners with 1-5/8 in. long Type S head steel screws spaced not greater than 12 in. OC.

CANADIAN GYPSUM COMPANY -- Type SLX.
UNITED STATES GYPSUM CO -- Type SLX
USG MEXICO S A DE C V -- Type SLX.

4. Gypsum Board* -- 5/8 in. thick, 4 ft or 1200 mm wide, applied vertically and attached to studs with 1 in. long Type S steel screws spaced 12 in. OC along the edges and in the field of the boards.

AMERICAN GYPSUM CO -- Types AGX-1, AG-C.
CERTAINTEED GYPSUM INC -- ProRoc Type C.
CERTAINTEED GYPSUM CANADA INC -- ProRoc Type C.
CANADIAN GYPSUM COMPANY -- Types C, IP-X1, IP-X2, IPC-AR, SCX or WRC.
GEORGIA-PACIFIC GYPSUM L L C -- Type 5.
LAFARGE NORTH AMERICA INC -- Types LGFC-C, LGFC-C/A, LGFC6A
PABCO BUILDING PRODUCTS L L C, DBA PABCO

GYPSUM -- Type C, PG-11 or PG-C

UNITED STATES GYPSUM CO -- Types C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX or WRC.

5. Batts and Blankets* -- (Optional) -- Mineral wool batts partially or completely filling stud cavity.

THERMAFIBER INC -- Type SAFB.

*Bearing the UL Classification Mark

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ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

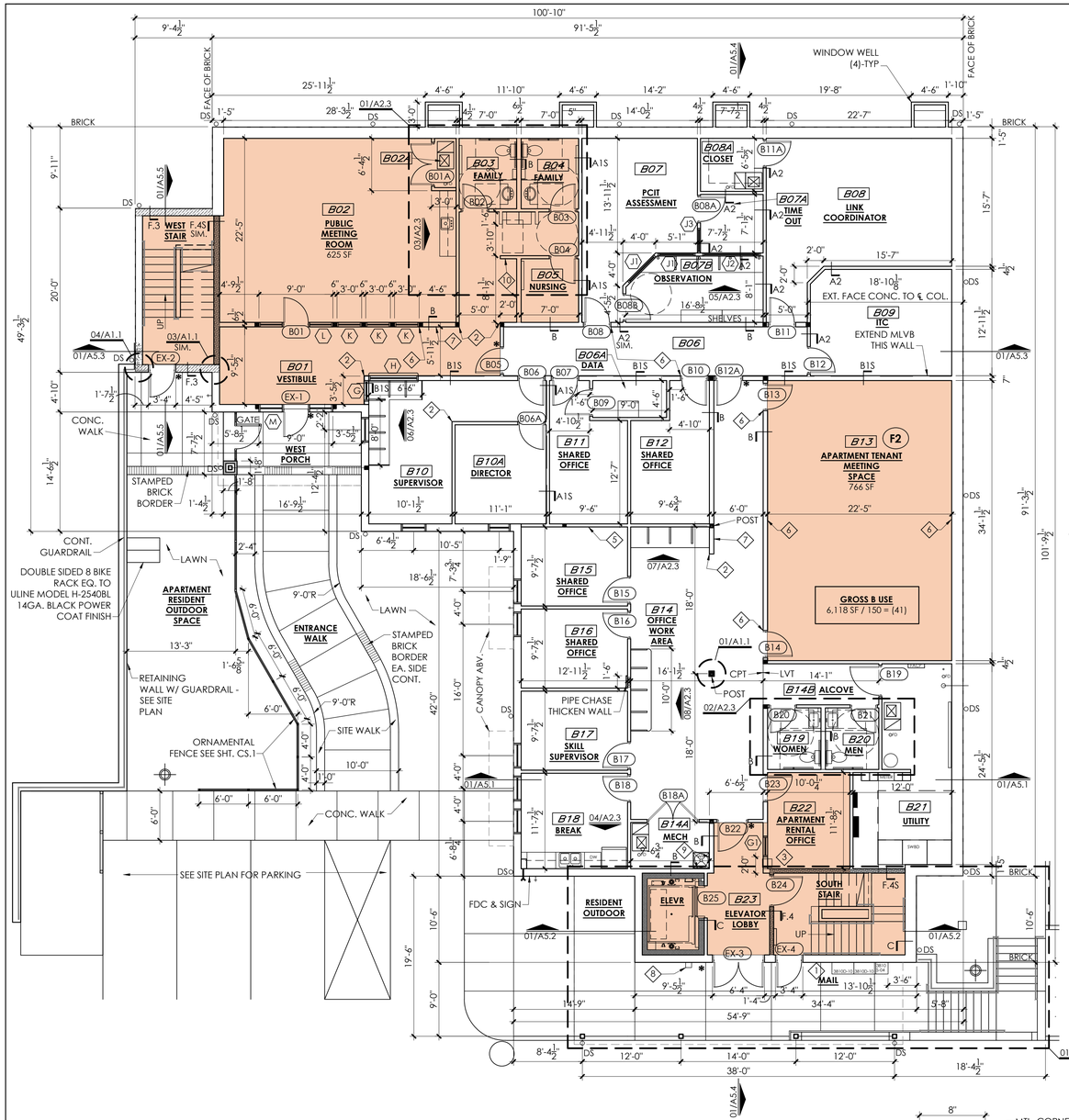
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

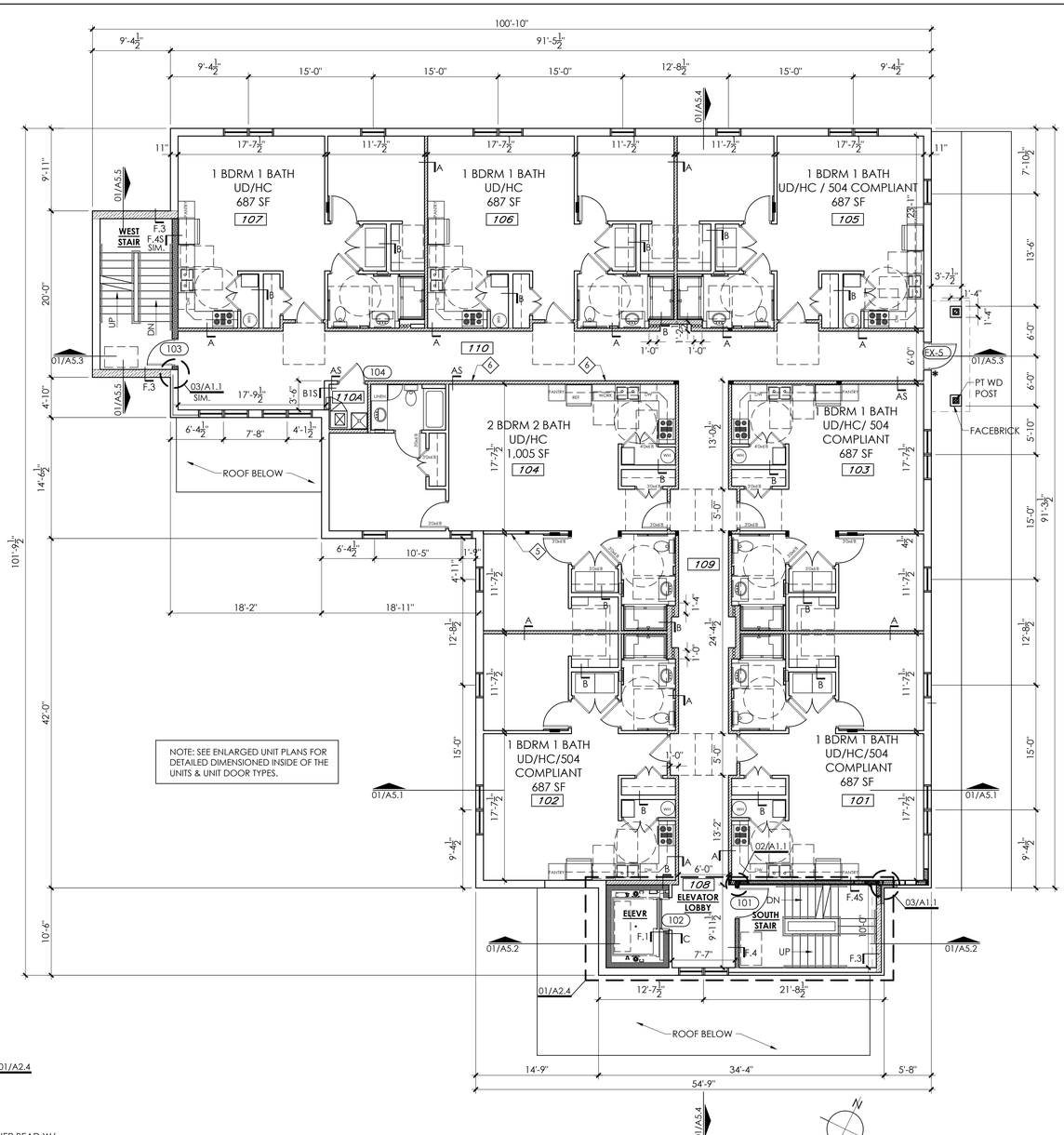
FIRE RATED ASSEMBLIES

A0.1



GROUND FLOOR PLAN

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



1ST FLOOR PLAN

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

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SPACE USE LEGEND

APARTMENT USE SPACE ON OFFICE LEVEL

THE REMAINDER OF INTERIOR BUILDING SPACE ON THE GROUND FLOOR LEVEL IS FOR ECSVA OFFICE SERVICES USE.

INTERIOR DROP BOX IMAGE

ROOM / SPACE OCCUPANCY DETERMINATION

NOTE THAT TOTAL FLOOR OCCUPANCY IS INDICATED ON SHEET CS0.1

115A — ROOM / SPACE NUMBER

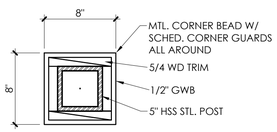
CONFERENCE — ROOM / SPACE NAME

239 SF / 100 = 2 (8) — OCCUPANCY BASED ON TABLE 1004.1.2

DESIGN (ACTUAL) ROOM / SPACE OCCUPANCY (T1004.5)

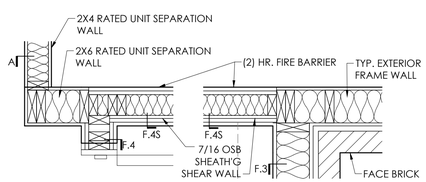
PARTITION LEGEND

- (2) HOUR RATED FIRE BARRIER **U.L. U301**
- (2) HOUR RATED CMU FIRE BARRIER - **U.L. U905**
- (1) HOUR RATED FIRE BARRIER **U.L. U309**
- (.5) HOUR RATED FIRE PARTITION - **U.L. U317**
- NON-RATED PARTITION OR WALL



01 COLUMN DETAIL

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

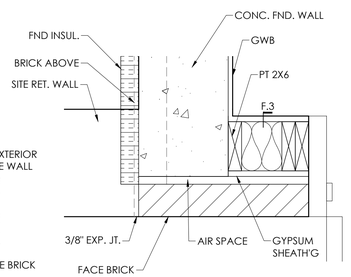


02 PLAN DETAIL

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

03 PLAN DETAIL

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



04 PLAN DETAIL

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

PLAN NOTES: ⟨1⟩

1. WALL MOUNTED MAIL BOXES. SEE SPECS.
2. PROVIDE WALLGUARD.COM # 2325.1 1.5"x1.5"x 8'-0" LONG (ABOVE BASE) VINYL ADHESIVE APPLIED CORNER GUARDS AT ALL GROUND FLOOR & PUBLIC CORRIDOR 90 DEGREE INTERIOR GYPSUM BOARD OUTSIDE CORNERS - INCLUDING CASED OPENINGS. THIS NOTE IS NOT SHOWN IN ALL LOCATIONS BUT IS TYPICAL FOR ALL FLOORS. SUBMIT SAMPLE FOR FINAL COLOR SELECTION.
3. PAYMENT THROUGH-THE-WALL DROP BOX - 15"X6.5"X12.25", 2.25"x9.25 PAYMENT OPENING, ADJUSTABLE TO WALL THICKNESS, MOUNT KEYED BOX ABOVE DESK HEIGHT & 48" MAX. TO BOTTOM OF SLOT OPENING / OPERABLE PARTS.
4. WALL MOUNTED TV HARDWARE FURNISHED BY OWNER, BLOCKING AND INSTALLATION OF MOUNTING BRACKETS BY CONTRACTOR. VERIFY MOUNTING HEIGHT WITH OWNER.
5. SHEAR WALL - SEE STRUCT. SHEATHING SOUTH SIDE OF WALL
6. WALLBOARD CONTROL JT. EQ. TO USG ME OR CLARKDIETRICH 093 VINYL CONTROL JOINT.
7. PROVIDE RECESSED FIRE EXTINGUISHER CABINET EQ. TO JL INDUSTRIES MODEL 1017 F-17 TO FIT TYPE 2-A EXTINGUISHER. THICKEN PARTITION AND COORDINATE WITH MEP ROUGH-IN
8. FIRE DEPARTMENT KNOX BOX: PROVIDE A SURFACE MOUNTED KEY SAFE MOUNTED AT 48" A.F.F. TO TOP EQ. TO FDC 5" KNOX STORZGUARD WITH LOCKING CAP MOUNTED TO BE EASILY ACCESSIBLE AND UBOBSTRUCTED. VERIFY LOCATION, STYLE AND KEYING WITH LOCAL FIRE DEPARTMENT.
9. PROVIDE WHITE, TEXTURED FRP W/ MATCHING EDGE AND CORNER TRIM - MIN. 4'-0" ABOVE BASIN ON ALL SIDES OF JANITOR'S SINK. SEAL AROUND SINK.
10. PROVIDE WHITE, TEXTURED FRP W/ MATCHING EDGE & CORNER TRIM - FULL WALL HEIGHT ON (3) SIDES OF STROLLER ALCOVE.

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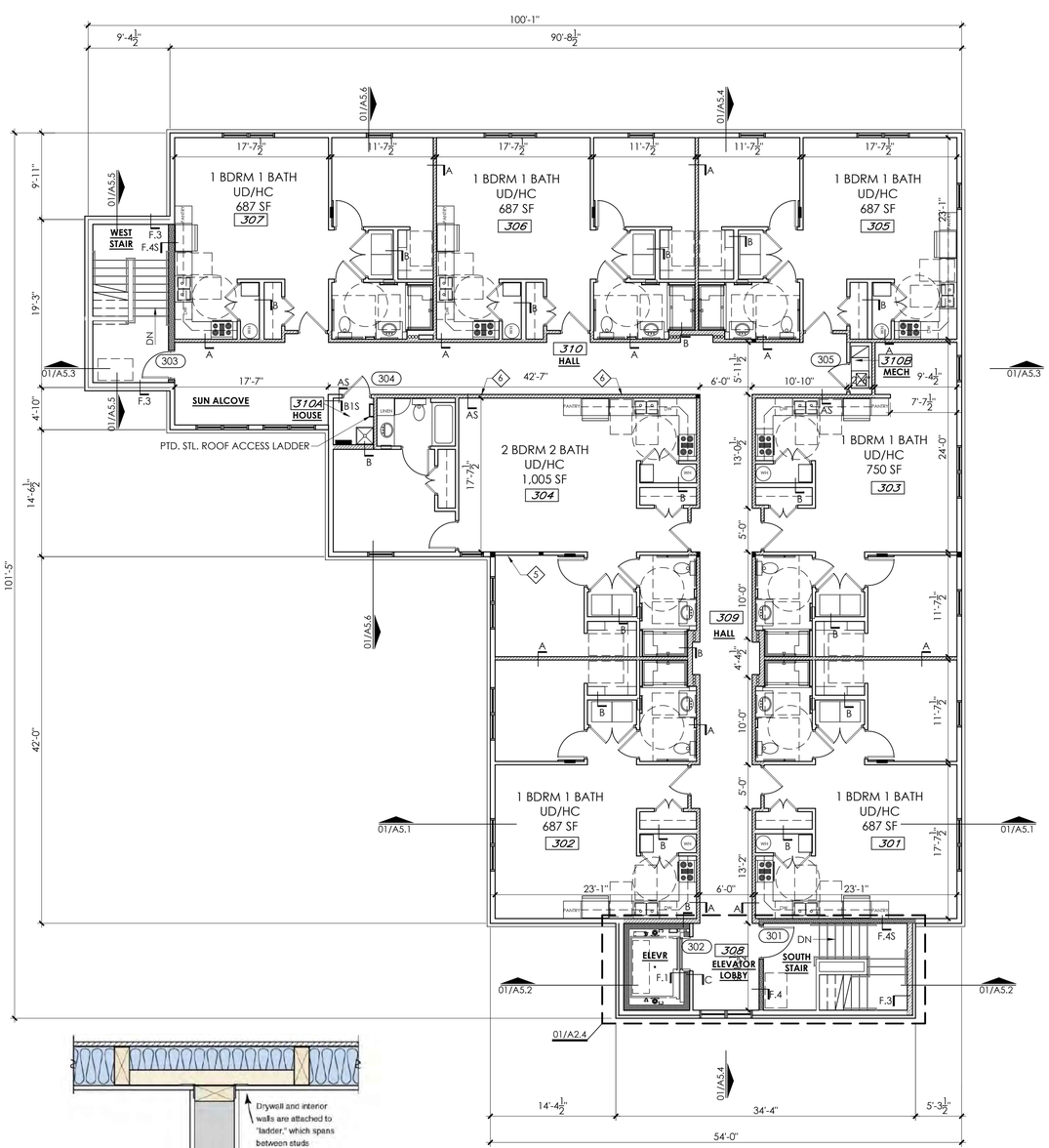
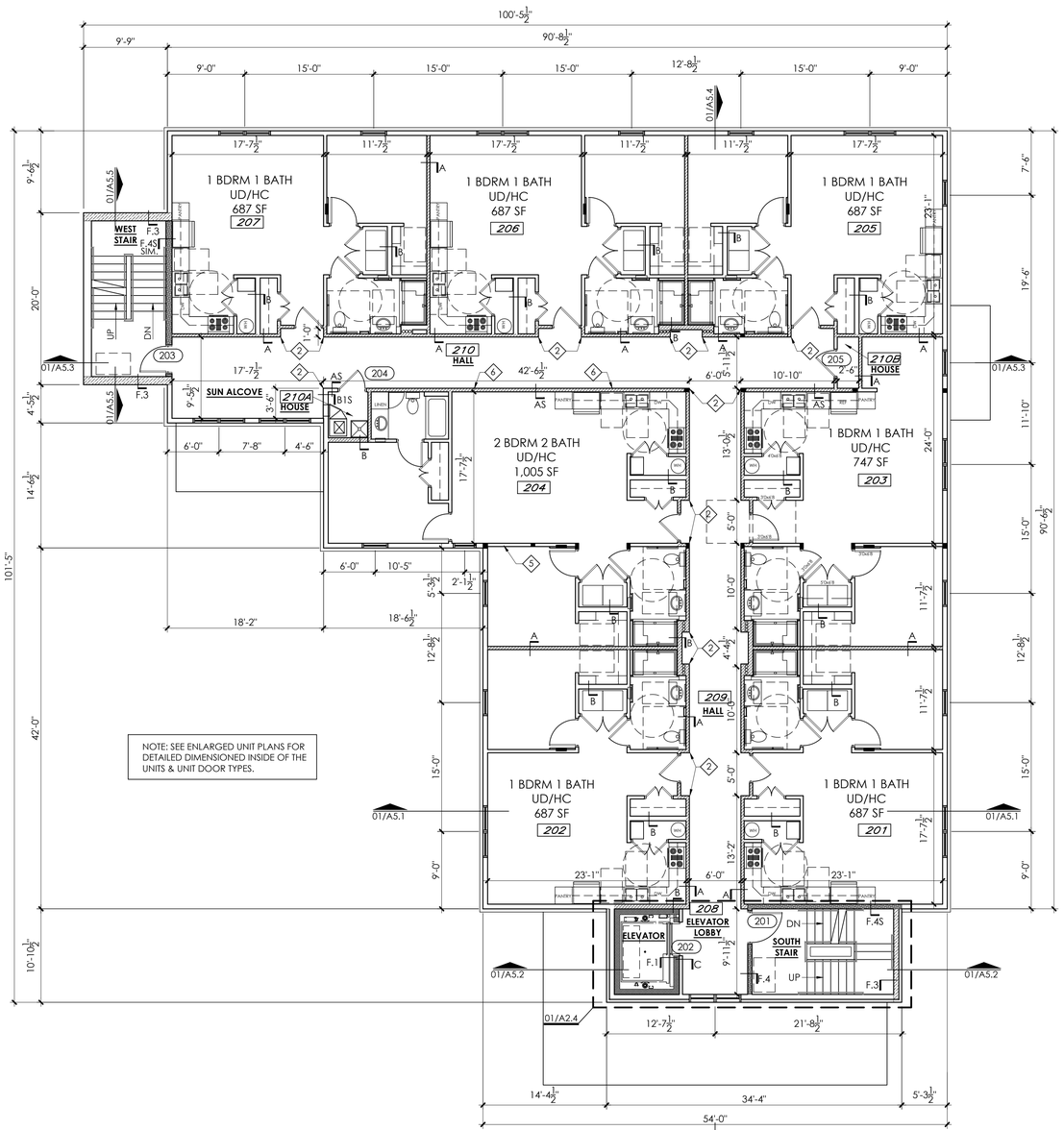
GROUND & FIRST FLOOR PLANS

A1.1





NOTE: SEE ENLARGED UNIT PLANS FOR DETAILED DIMENSIONED INSIDE OF THE UNITS & UNIT DOOR TYPES.

3RD FLOOR PLAN

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

2ND FLOOR PLAN

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

BLDG. NORTH

PLAN NOTES: ⟨1⟩

1. WALL MOUNTED MAIL BOXES. SEE SPECS.
2. PROVIDE WALLGUARD.COM # 2325.1 1.5"x1.5"x 8'-0" LONG (ABOVE BASE) VINYL ADHESIVE APPLIED CORNER GUARDS AT ALL GROUND FLOOR & PUBLIC CORRIDOR 90 DEGREE INTERIOR GYPSUM BOARD OUTSIDE CORNERS - INCLUDING CASED OPENINGS. THIS NOTE IS NOT SHOWN IN ALL LOCATIONS BUT IS TYPICAL FOR ALL FLOORS. SUBMIT SAMPLE FOR FINAL COLOR SELECTION.
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4. WALL MOUNTED TV HARDWARE FURNISHED BY OWNER, BLOCKING AND INSTALLATION OF MOUNTING BRACKETS BY CONTRACTOR. VERIFY MOUNTING HEIGHT WITH OWNER.
5. SHEAR WALL - SEE STRUCT. SHEATHING SOUTH SIDE OF WALL
6. WALLBOARD CONTROL JT. EQ. TO USG ME OR CLARKDIETRICH 093 VINYL CONTROL JOINT.
7. PROVIDE RECESSED FIRE EXTINGUISHER CABINET EQ. TO JL INDUSTRIES MODEL 1017 F-17 TO FIT TYPE 2-A EXTINGUISHER. THICKEN PARTITION AND COORDINATE WITH MEP ROUGH-IN

PARTITION LEGEND

- (2) HOUR RATED FIRE BARRIER U.L. U301
- (2) HOUR RATED CMU FIRE BARRIER - U.L. U905
- (1) HOUR RATED FIRE BARRIER U.L. U309
- (.5) HOUR RATED FIRE PARTITION - U.L. U317
- NON-RATED PARTITION OR WALL

Figure 3: Ladder T-wall

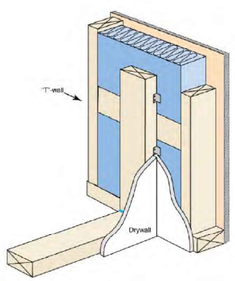

Figure 4:Ladder T-wall

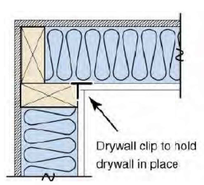

Figure 2: 2-stud corner

EARTHCRAFT RE 1.2 ADVANCED FRAMING

SCALE: N.T.S.

DETAILS TO BE USED WHERE STRUCTURALLY FEASIBLE - SEE STRUCTURAL SHEETS

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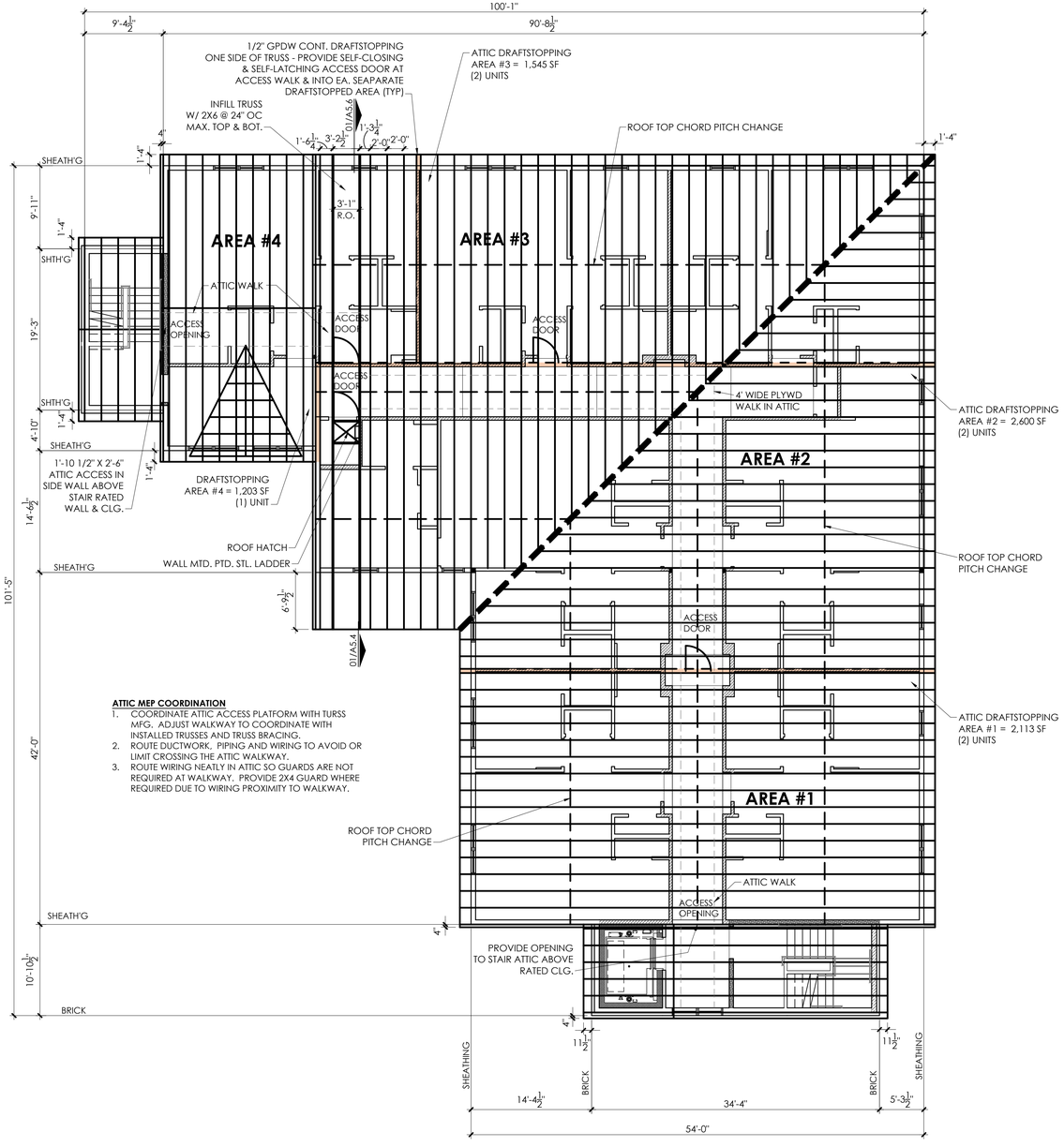
2ND & 3RD FLOORPLAN

A1.2



ATTIC MEP COORDINATION

1. COORDINATE ATTIC ACCESS PLATFORM WITH TURSS MFG. ADJUST WALKWAY TO COORDINATE WITH INSTALLED TRUSSES AND TRUSS BRACING.
2. ROUTE DUCTWORK, PIPING AND WIRING TO AVOID OR LIMIT CROSSING THE ATTIC WALKWAY.
3. ROUTE WIRING NEATLY IN ATTIC SO GUARDS ARE NOT REQUIRED AT WALKWAY. PROVIDE 2X4 GUARD WHERE REQUIRED DUE TO WIRING PROXIMITY TO WALKWAY.

ATTIC LEVEL PLAN

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

PARTITION LEGEND

- (2) HOUR RATED FIRE BARRIER U.L. U301
- (2) HOUR RATED CMU FIRE BARRIER - U.L. U905
- (1) HOUR RATED FIRE BARRIER U.L. U305
- (.5) HOUR RATED FIRE PARTITION - U.L. U317
- NON-RATED PARTITION OR WALL
- ATTIC DRAFTSTOPPING

FINISH SCHEDULE

SPACE	ROOM NAME	FLOOR	BASE		TRIM		WALLS		CEILING		REMARKS
		MAT'L	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	
	VERTICAL CIRCULATION										
	ELEVATOR	LVT-1	SS	BY MFG		BY MFG	PLAM	PLAM-4	GRID	BY MFG	See Elevator specs
	SOUTH STAIR	Rubber	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	Rubber treads & risers & landings
	NORTH STAIR	Rubber	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	Rubber treads & risers & landings
	BASEMENT LEVEL										
B01	VESTIBULE	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
B02	PUBLIC MEETING ROOM	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B02A	MECHANICAL	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
B03	FAMILY UNISEX	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B04	FAMILY UNISEX	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B05	NURSING	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B06	CORRIDOR	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B06A	DATA	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B07	PCIT ASSESSMENT	RUBBER-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B07A	TIME OUT	RUBBER-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B07B	OBSERVATION	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B08	LINK COORDINATOR	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B08A	CLOSET	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
B09	ITC	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B10	SUPERVISOR	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B10A	DIRECTOR	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B11	SHARED OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B12	SHARED OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B13	TENANT MEETING SPACE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B14	OPEN OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT/ GWB	ACT-1, PTD-4	Soffits PTD-4
B14A	MECHANICAL	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
B14B	ALCOVE	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B15	SHARED OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B16	SHARED OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B17	SKILL SUPERVISOR	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B18	BREAK	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT/GWB	ACT-1, PTD-4	Soffits PTD-4
B19	WOMEN	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B20	MEN	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B21	UTILITY	CONC-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
B22	APARTMENT RENTAL OFFICE	CPT-1	Rubber	B-1		PTD-2	GWB	PTD-1	ACT	ACT-1	
B23	ELEVATOR LOBBY	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
	1ST FLOOR										
101-107	UNIT APARTMENTS	LVT-2	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All Unit spaces except unit baths, doors to match trim
101-107	UNIT BATHS	CT-1	6" Cove	CT-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All unit baths
108	ELEVATOR LOBBY	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
109	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
110	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
110A	CLOSET	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
	2ND FLOOR										
201-207	UNIT APARTMENTS	LVT-2	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All Unit spaces except unit baths, doors to match trim
201-207	UNIT BATHS	CT-1	6" Cove	CT-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All unit baths
208	ELEVATOR LOBBY	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
209	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
210	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	ACT / GWB	ACT-1, PTD-4	Soffits PTD-4
210A	CLOSET	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
210B	CLOSET	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
	3RD FLOOR										
301-307	UNIT APARTMENTS	LVT-2	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All Unit spaces except unit baths, doors to match trim
301-307	UNIT BATHS	CT-1	6" Cove	CT-2		PTD-2	GWB	PTD-1	GWB	PTD-4	All unit baths
308	ELEVATOR LOBBY	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	Soffits PTD-4
309	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	Soffits PTD-4
310	HALL	LVT-1	Wood	PTD-2		PTD-2	GWB	PTD-1	GWB	PTD-4	Soffits PTD-4
310A	CLOSET	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	
310B	CLOSET	LVT-1	Rubber	B-1		PTD-2	GWB	PTD-1	GWB	PTD-4	

PRODUCT SCHEDULE

PRODUCT	ABREV.	MANUFACTURER	NAME	COLOR
Acoustic Ceiling Tile	ACT	Armstrong	DUNE TEGULAR 2'x2'	WHITE
Carpet	CPT-1	Interface	To Scale	7765 ELEVATIONS
Luxury Vinyl Tile	LVT-1	Armstrong	Unify	J7206 HALDEN
	LVT-2	Armstrong	Unify	JT212 ODENSE
Rubber Stair	TRD-1	Roppe	SYMETRY	S638 CADET
	RSR-1	Roppe	SYMETRY	S638 CADET
	RT-1	Roppe	SYMETRY	S638 CADET
Rubber Base	B-1	Roppe	4" Rubber Base	114 LUNAR DUST
Rubber Flooring	RUBBER-1	Kiefer	Modular FitZone Multi	Marble Gray 115
Stain Doors		Algoma	Plain Sliced Red Oak	TBD
Plastic Laminate	PL-1	Wilsonart Laminate	Oiled Soapstone	4882-38
Solid Counter Top		Meganite	Acrylic Solid Surface	932SA MOTTLED GRAY
Paint	PTD-1	Sherwin Williams	(wall color)	TBD
	PTD-2	Sherwin Williams	(trim color)	TBD
	PTD-3	Sherwin Williams	(accent color)	TBD
	PTD-4	Sherwin Williams	(ceiling & soffit color)	TBD
Ceramic Tile	CT-1	DALTILE	DIGNITARY	NOTABLE BEIGE – TEXTURED
	CT-2	DALTILE	DIGNITARY	NOTABLE BEIGE – TEXTURED – BULLNOSE

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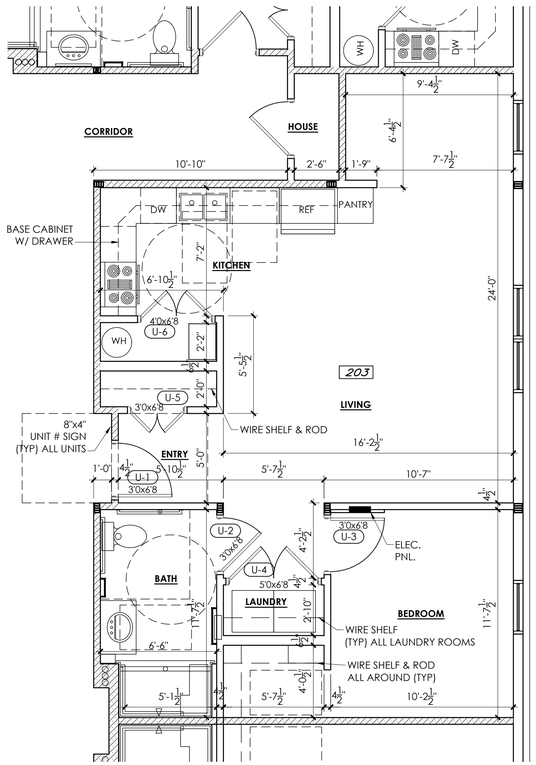
ATTIC LEVEL PLAN

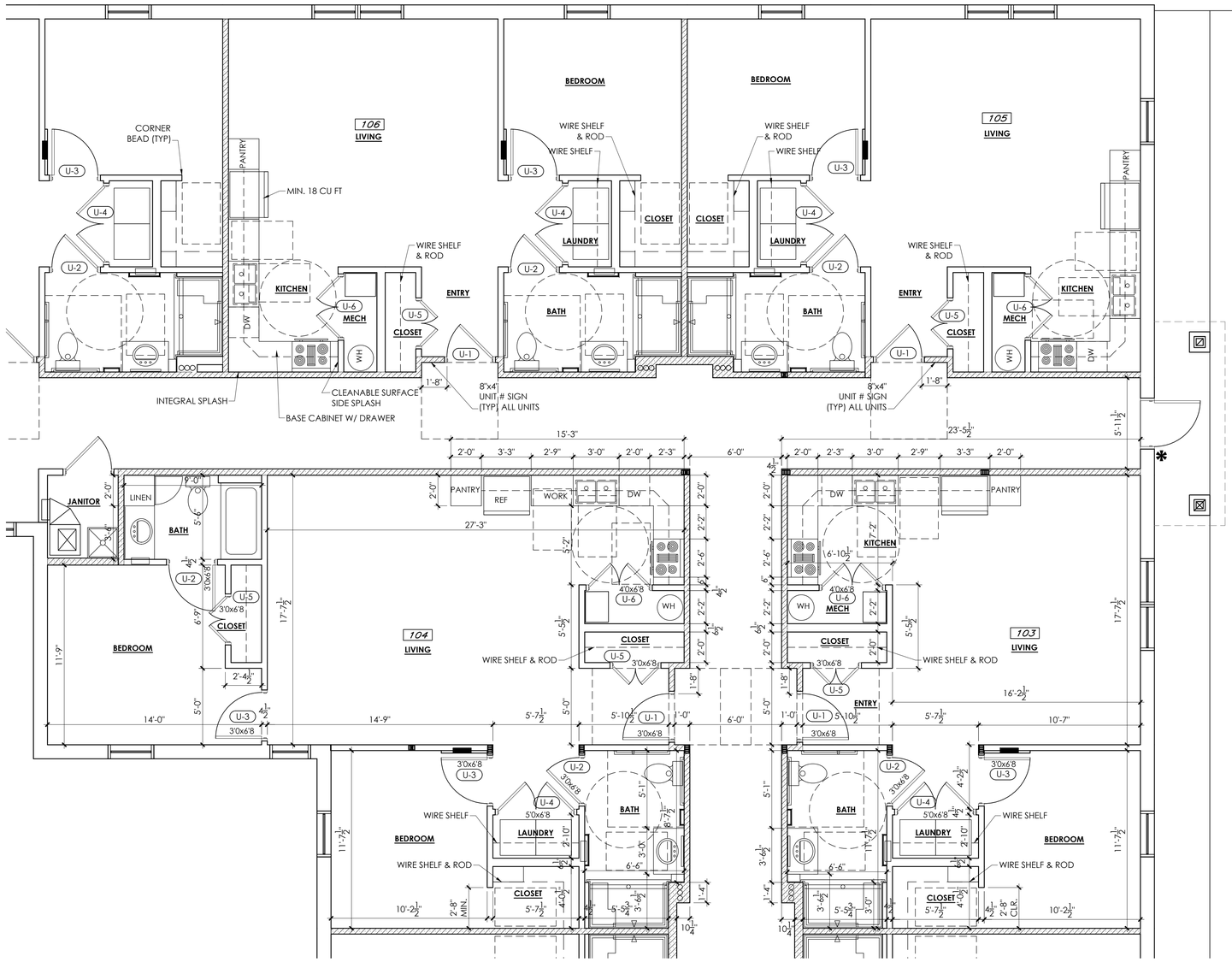
A1.3



203 UNIT FLOOR PLAN

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

UNIT 303 SIMILAR



1ST FLOOR TYPICAL UNIT PLANS

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

1 & 2 BEDROOM UNITS ON OTHER FLOORS SIMILAR EXCEPT 203 & 303

BLDG. NORTH

NOTE: DIMENSIONS AND NOTES ARE SIMILAR FOR ALL UNITS.

UNIVERSAL DESIGN BUILDING PLAN NOTES

THIS PROJECT HAS A TOTAL OF (21) UNIVERSAL DESIGN / HANDICAP (UD/HC) UNITS. (18) ONE BEDROOM AND (3) TWO BEDROOM UNITS.

ESSENTIAL ELEMENTS

ALL UD/HC UNITS AND AMENITIES COMPLY WITH THE 2022 VIRGINIA HOUSING UNIVERSAL DESIGN GUIDELINES - ESSENTIAL ELEMENTS 1-7 AND AS SPECIFICALLY DESCRIBED BELOW:

1. MOVEMENT
   a. ALL INTERIOR PASSAGEWAYS HAVE A MINIMUM 42" CLEAR WIDTH.
   b. UNIT BUILDING AND ENTRIES HAVE A CLEAR 60"x60" LEVEL FLOOR SPACE ON BOTH SIDES OF THE ENTRY DOOR WITH THE CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.
   c. ALL INTERIOR DOORS HAVE A CLEAR FLOOR SPACE EXTENDING 18" PAST THE LATCH ON THE PULL SIDE OF THE DOOR.
   d. ALL PASSAGE DOORS TO ROOMS GREATER THAN 2'-0" DEEP ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).
   e. UNIT ENTRY DOORS ARE 36" WIDE (CLEAR OPENING WIDTH IS NOT LESS THAN 32") WITH A THRESHOLD LEVEL CHANGE NO GREATER THAN 1/2" (MAX 1/4" VERTICAL RISE AND 1/4" AT 1:2 SLOPE).
   f. ALL UNITS PROVIDE CLEAR FLOOR SPACE IN FRONT OF ALL CONTROLS AS DELINEATED IN UNIVERSAL DESIGN GUIDELINES SECTION 3.1, CLEAR FLOOR SPACE.
   g. ALL OPERABLE PARTS WITHIN ALL UNITS ARE LOCATED WITHIN THE REACH RANGES AS DELINEATED IN UNIVERSAL DESIGN GUIDELINES SECTION 3.2, REACH RANGE.
   h. ALL CONTROL AND OPERATING MECHANISMS (PULL HANDLES, LATCHES, LEVERS, PUSH BUTTON LATCHSETS, ETC.) CAN BE OPERATED WITH ONE HAND AND DO NOT REQUIRE GRASPING AND DO NOT REQUIRE GREATER THAN 5 LBS TO OPERATE.
   i. ALL LATCHSETS ARE LEVER TYPE. PUSH BUTTON OPERATION ON PRIVACY LATCHSETS.
   j. ALL PLUMBING FIXTURES ARE LEVER TYPE.
2. KITCHEN
   a. CLEAR FLOOR SPACE IS PROVIDED AROUND ALL APPLICANCES IN COMPLIANCE WITH THE UD GUIDELINES SECTION4.1 - CLEAR FLOOR SPACE.
   b. ALL RANGES HAVE FRONT CONTROLS AND ARE SELF-CLEANING UNITS.
   c. RANGE HOOD FAN AND LIGHT WILL BE SWITCHED SEPARATELY AND WILL COMPLY WITH REACH RANGE REQUIREMENTS.
   d. ALL REFRIGERATORS ARE SIDE-BY-SIDE UNITS WITH ALL CONTROLS WITHIN 54" A.F.F.
   e. ALL KITCHEN SINKS ARE 6" DEEP UNITS WITH REAR SET DRAINS. THE AREA BELOW THE SINK IS OPEN WITH THE EXCEPTION OF A REMOVABLE CONCEALMENT PANEL. THE FLOORING BELOW THE SINK EXTENDS TO A FINISHED WALL WITH BASE TRIM.
   f. ALL KITCHEN CABINET DOORS AND DRAWERS WILL HAVE PULL HANDLES COMPLYING WITH SECTION 4.6 - CABINET HARDWARE.
   g. KITCHEN SINK COUNTER & BATH LAV HEIGHT IS 34" AFF IN UD/HC UNITS.
3. BATHROOMS
   a. ALL UD BATHROOMS COMPLY WITH ANSI A117.1-2009, TYPE B-OPTION A.
   b. ALL FULLY HANDICAP UNITS (UD/HC UNITS) HAVE A ROLL-IN SHOWER COMPLYING WITH UD GUIDELINES SECTION 5.2 - BATHING AREAS.
   c. THE SHOWER FIXTURES IN THE ROLL-IN SHOWERS COMPLY WITH UD GUIDELINES SECTION 5.3 - SHOWER FIXTURES.
4. LAUNDRY CLOSETS
   a. LAUNDRY CLOSETS WITHIN UNITS (WASHER AND DRYER NOT INCLUDED) ARE SIZED TO ACCOMMODATE SIDE BY SIDE PLACEMENT OF WASHER / DRYER UNITS AND COMPLY WITH CLEAR FLOOR SPACE REQUIREMENTS.

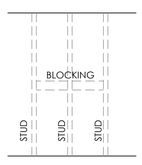
OPTIONAL ELEMENTS

OPTIONAL ELEMENTS PROVIDED INCLUDE THE FOLLOWING:

1. ALL EXTERIOR BUILDING ENTRIES ARE COVERED.
2. ALL SIGNAGE FOR THE PROJECT WILL COMPLY WITH 1.2 SIGNAGE OF THE OPTIONAL ELEMENTS.
3. ACCESS IS PROVIDED TO ALL COMMON AREAS FROM ALL UNITS VIA AN ACCESSIBLE PEDESTRIAN ROUTE.
4. A MINIMUM OF ONE FOOT CANDLE OF ILLUMINATION WILL BE PROVIDED AT ALL EXTERIOR PEDESTRIAN ROUTES AND AMENITIES.
5. ALL UD KITCHENS HAVE A 60" DIAMETER. UNENCUMBERED TURNING DIAMETER WITHIN THE KITCHEN BOUNDARY.
6. A FULL-LENGTH PANTRY CABINET, COMPLYING WITH 4.5 FULL LENGTH PANTRY CABINET WILL BE PROVIDED IN EACH UD KITCHEN.
7. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL HAVE A 60" DIAMETER UNENCUMBERED TURNING DIAMETER.
8. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A ROLL-UNDER SKINK / VANITY TOP.
9. AT LEAST ONE FULL BATHROOM IN EACH UNIT WILL BE PROVIDED WITH A TILT / PIVOT STYLE MIRROR.
10. SOLID IN-WALL BLOCKING WILL BE INSTALLED IN WALLS AROUND THE TUB, TOILET AND SHOWER FOR NEW AND FUTURE GAB BARS AND SHOWER SEATS. BLOCKING WILL BE ABLE TO CARRY A 250 LB. LOAD. MOLDED SHOWER SURROUNDS WILL HAVE AN INTEGRAL PLYWOOD BACKING, OR , REINFORCING WILL BE PROVIDED BETWEEN SURROUND AND WALL BLOCKING AT SHOWER / TUB GRAB BAR AND SEAT LOCATIONS.
11. ALL APARTMENTS WILL HAVE NON-GLARE LIGHTING AND WILL COMPLY WITH UD 5.4.
12. ALL APARTMENTS WILL HAVE HANDHELD SHOWERHEADS AND WILL COMPLY WITH UD 5.6

PLAN NOTES:

1. SEE SHEET UD1.1, UNIVERSAL DESIGN SITE PLAN FOR BUILDING AND UNIT LOCATIONS, ACCESSIBLE ROUTES, ACCESSIBLE PARKING AND ACCESSIBLE SITE AMENITIES.
2. SEE THIS SHEET FOR ACCESSIBILITY INTO THE BUILDING.
3. SEE UD1.3 FOR UNIVERSAL DESIGN UNIT PLANS.
4. SEE UNIVERSAL DESIGN SECTION IN PROJECT MANUAL FOR MORE DETAILED REQUIREMENTS.



INSTALL 2X8 BLOCKING CENTERED ON FIXTURES AND BEHIND LAVATORY, WALL AND BASE CABINETS MOUNTING POINTS. SECURE BLOCKING BETWEEN AT LEAST TWO STUDS INSTALL ON WALLS AROUND TOILET & SHOWERS FOR GRAB BARS, SHOWER CURTAINS & TOWELS RACKS, SETC. PROVIDE CONTINUOUS BLOCKING BEHIND ALL WALL MOUNTED CABINETS & SHELVES.

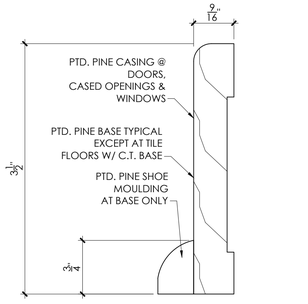
PROVIDE INTEGRAL BLOCKING OR PLYWOOD BACKING BETWEEN SHOWER SURROUNDS & WALL BLOCKING AT GRAB BARS AND SEAT LOCATIONS.

BLOCKING MUST BE CAPABLE OF CARRYING A MINIMUM 250 LB LOAD.

PRIOR TO WALL INSULATION AND WALL CLOSE-IN, CONTRACTOR SHALL NOTIFY ARCHITECT THAT ALL BLOCKING IS INSTALLED FOR REVIEW.

TYPICAL WOOD BLOCKING DETAIL

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



UNIT WOOD TRIM TYPES

SCALE: FULL SIZE

TYPICAL ALL UNITS

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

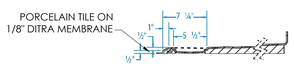
REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

TYPICAL ENLARGED UNIT PLANS

A2.1

CABINETRY NOTES & SPECIFICATIONS

1. CONTRACTOR TO FURNISH AND INSTALL COUNTERS AND CABINETRY SPECIFIED OR EQUAL AS DETERMINED BY ARCHITECT. CABINETS TO BE KRAFTMAID CABINETRY - ALL PLAIN SLICED MAPLE VENEER WITH SQUARE RECESSED PANEL SHAKER 5 FULL DOORS. NATURAL FINISH COLOR. HARDWARE: STAINLESS STEEL 7-1/2" PULL SIM. TO WICKER PARK COLLECTION. *SUBMIT CABINET LAYOUT AND SAMPLE FINISHES FOR SELECTION & REVIEW.*
2. BASE CABINETS TO HAVE TOP DRAWERS & SINGLE ADJUSTABLE SHELF. 42" HIGH WALL CABINETS TO HAVE (3) ADJUSTABLE SHELVES. 36" HIGH WALL CABINETS TO HAVE (2) ADJUSTABLE SHELVES ALIGN BASE & WALL CABINETS WIDTHS VERTICALLY. PROVIDE VENEER BASE TOE FINISH & FINISH ALL EXPOSED SURFACES.
3. PANTRY CABINET TO HAVE DOOR STORAGE RACKS & INTERNAL SHELVING W/ 90 DEGREE DOOR OPENING.
4. CABINET CONSTRUCTION: FACTORY PRE-FINISHED, WHISPER TOUCH HINGES AND DRAWER RUNNERS, 90# DRAWER SLIDES, 3/4" SOLID WOOD DOVE-TAIL DRAWERS, 3/4" FACE FRAME FRAMES, 3/4" ADJUSTABLE SHELVES - PROVIDE FINISHED BACKS AND SIDE PANELS. *PROVIDE ALL PLYWOOD CONSTRUCTION UPGRADE. MDF TO BE RECYCLED WITH NO ADDED UREA-FORMALDEHYDE, FSC CERTIFIED OR LOCAL SPECIES.*
5. UNIT COUNTERTOPS & DESKTOPS TO BE 1-1/4" THICKNESS HIGH PRESSURE LAMINATE COLOR AS INDICATED OR SELECTED BY OWNER W/ CONTINUOUS PRE-FORMED BACKSPLASH & MATCHING SIDE SPLASH & EASED FRONT EDGES. MAKE COUNTERTOPS IN AS LONG A LENGTH AS PRACTICAL & PROVIDE SUPPORT UNDER COUNTERS FOR THE SPAN. MANUFACTURE AND INSTALLATION SHALL CONFORM TO AWI CUSTOM GRADE. *MDF TO BE RECYCLED WITH NO ADDED UREA-FORMALDEHYDE, FSC CERTIFIED OR LOCAL SPECIES*
6. CONTRACTOR TO COORDINATE CLOSELY WITH CABINET INSTALLER TO PROVIDE ALL BLOCKING NECESSARY FOR A COMPLETE INSTALLATION. AS A MINIMUM, PROVIDE CONTINUOUS 2X6 FLAT BLOCKING ROWS AT COUNTER TOP MOUNTING HEIGHT AND TOP AND BOTTOM OF ALL WALL CABINETS.
7. PROVIDE 2" DIAMETER WITH COVER BLACK COMPOSITE CABLE GROMMETS IN DESK COUNTERS WITH RECEPTACLES BELOW COUNTER HEIGHT.
8. TOWEL RACKS EQ. TO KOHLER ELATE - 24" DOUBLE & 12" HAND TOWEL RACKS

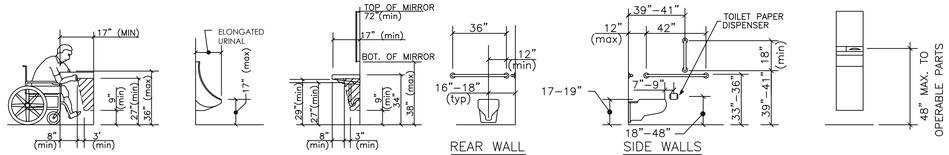


SHOWER TRENCH DRAIN SECTION
SCALE: N.T.S.

Virginia Housing Development Authority

2022 Minimum Design and Construction Requirements

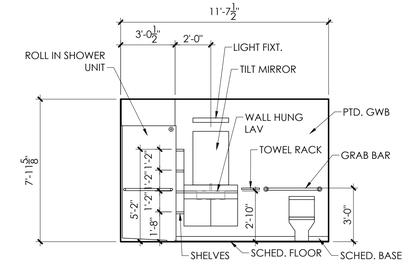
33. KITCHEN CABINETS AND BATHROOM VANITIES ARE TO COMPLY WITH *VIRGINIA HOUSING'S MINIMUM CABINET REQUIREMENTS*:
    a. ALL CABINETS ARE TO BE FACTORY/MANUFACTURER ASSEMBLED.
    b. ALL EXPOSED PORTIONS OF CABINETRY MUST HAVE FACTORY APPLIED FINISH.
    c. KITCHEN CABINETS AND BATHROOM VANITIES ARE TO ABUT THE SIDE WALLS OR PROVIDE A MINIMUM SPACING OF 12 INCHES BETWEEN WALL AND CABINETS. WALL CABINETS ARE TO ABUT THE CEILING/SOFFITS OR PROVIDE MINIMUM OF 12 INCHES BETWEEN CABINET AND CEILING/SOFFITS.
    d. KITCHEN WALL CABINETS ARE TO BE FASTENED TO BLOCKING WITH A MINIMUM OF FOUR WASHER HEAD CABINET SCREWS; TWO IN EACH UPPER AND LOWER NAILING STRIP FOR EACH WALL CABINET.
    e. PLASTIC LAMINATE COUNTERTOPS ARE TO BE POST FORMED, OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE COUNTERTOP AND SEALED.
    f. A SIDE SPLASH IS TO BE INSTALLED WHERE COUNTERTOPS ABUT WALLS.
    g. HOLES IN CABINET BACKS FOR PLUMBING ARE TO BE DRILLED AND COMPLETELY COVERED BY ESCUTCHEON PLATES.
    h. PROVIDE AT LEAST ONE BASE CABINET WITH DRAWER, MINIMUM 15-INCH-WIDE.
34. INSTALL A CLEANABLE SURFACE, SUCH AS PLASTIC LAMINATE, METAL, OR CERAMIC TILE ON THE SIDEWALL NEXT TO THE COOKING RANGE WHEN IT IS LOCATED DIRECTLY ADJACENT TO A WALL. MATERIALS SUCH AS PLASTIC LAMINATE OR METAL ARE TO BE INSTALLED WITH ADHESIVE.
35. APPLIANCES
    a. PROVIDE 30-INCH-WIDE RANGE IN ALL UNITS EXCEPT STUDIO/EFFICIENCY APARTMENTS AND ONE BEDROOM ELDERLY APARTMENTS, WHICH MAY HAVE A MINIMUM 20-INCH-WIDE RANGE. PROVIDE MAXIMUM 24-INCH-WIDE RANGE HOOD FOR ALL 20-INCH-WIDE RANGES.
    b. PROVIDE A RANGE HOOD OR COMBINATION RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES.
    c. PROVIDE A 24-INCH-WIDE DISHWASHER IN ALL UNITS, EXCEPT FOR STUDIO/EFFICIENCY APARTMENTS, WHICH MAY HAVE 18-INCH-WIDE DISHWASHERS.
    d. ALL REFRIGERATORS ARE TO BE FROST FREE. MINIMUM RATED SIZES OF REFRIGERATORS ARE TO BE 12 CUBIC FEET FOR STUDIO/EFFICIENCY APARTMENTS, 14 CUBIC FEET FOR 1 AND 2 BEDROOM APARTMENTS, AND 16 CUBIC FEET FOR 3 AND 4 BEDROOM APARTMENTS. SIDE-BY-SIDE MODELS MUST OPEN FULLY OR HAVE AT LEAST 12" OF CABINETRY BETWEEN AN ADJACENT SIDEWALL.
    e. PROVIDE LAUNDRY EQUIPMENT, OR CONNECTIONS FOR FULL-SIZE SIDE-BY-SIDE OR FULL-SIZE STACK TYPE WASHERS AND DRYERS, IN ALL UNITS. WHEN PROVIDED, LAUNDRY EQUIPMENT AND CONNECTIONS SHALL BE INSTALLED IN A CLOSET WITH DOORS IN A LOCATION OTHER THAN A BEDROOM. OTHERWISE, PROVIDE ONSITE LAUNDRY FACILITIES.
       EXCEPTION: STUDIO AND ONE BEDROOM APARTMENTS MAY UTILIZE A BEDROOM CLOSET FOR LAUNDRY EQUIPMENT PROVIDED EQUIPMENT DOES NOT IMPEDE ON TENANT STORAGE, AN EXHAUST FAN WITH HUMIDISTAT IS INSTALLED IN THE CLOSET, AND A JUMPER DUCT IS PROVIDED TO COMMUNICATE WITH RETURN AIR LOCATION. (SEE "PLUMBING" SECTION FOR WASHING MACHINE PAN REQUIREMENTS.)
    f. ALL KITCHEN APPLIANCES IN AN APARTMENT UNIT ARE TO MATCH IN COLOR.



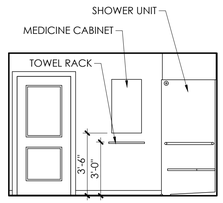
WATER COOLER | URINAL | LAVATORY | WATER CLOSETS

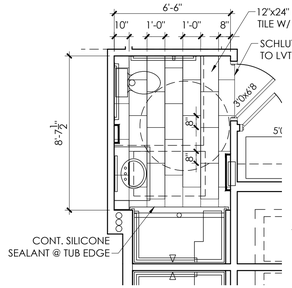
MOUNTING HEIGHTS
SCALE: NONE

EQUIPMENT PERMITTED IN HATCHED AREAS TO BE CONFIGURED TO PROTECT AGAINST CONTACT.
STANDARDS SHOW TYPICAL ACCESSIBLE MOUNTING HEIGHTS & CLEARANCES.
SPECIFIED PRODUCTS MAY VARY FROM DETAIL IMAGE.
SPECIAL MOUNTING HEIGHTS MAY BE INDICATED ON OTHER SHEETS.
ORDER TOILETS WITH FLUSH VALVES ON THE OPEN SIDE OF THE TOILET.
REACH HEIGHTS SHOWN ARE TO OPERABLE PARTS (TYPICAL)

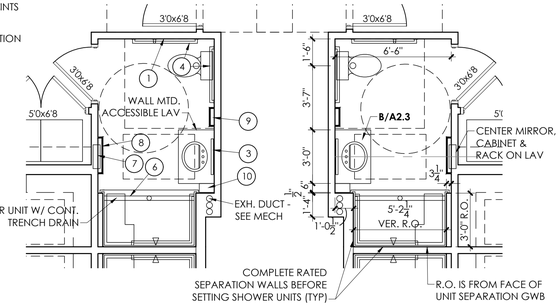


TYPICAL ACCESSIBLE BATH ELEVATIONS
SCALE: 1/4" = 1'-0"





TYPICAL BATH FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"



TYPICAL UNIT ACCESSIBLE BATH
SCALE: 1/4" = 1'-0" NOTES & DIMENSIONS SIMILAR OPP. HAND

UNIT WASHROOM ACCESSORIES (1)

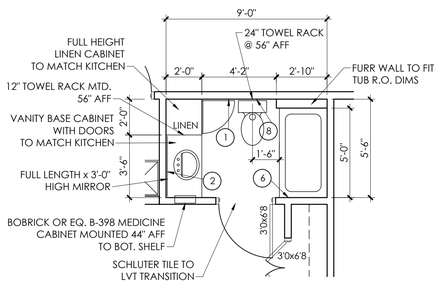
1. TOILET TISSUE HOLDER: BOBRICK SINGLE ROLL HOLDER. (1) AT EACH TOILET.
2. MIRROR: LENGTH OF COUNTER OR LAV. (24" WIDE MIN) x 3'-0" HIGH ¼" FLOAT GLASS BEVEL EDGE FRAME LESS - SECURELY GLUED & CLIPPED TO WALL. MIRROR SHALL BE GUARANTEED AGAINST SILVER SPOILAGE FOR 15 YEARS.
3. BRADLEY 782 24"x36" ADJUSTABLE TILT MIRROR - CENTER ON LAV.
4. TOILET STALL GRAB BARS: EQ. TO ASI 3800 SERIES W/ INTEGRAL NON-SLIP SURFACE. PROVIDE (1)-42" LONG & (1)-36" & (1) 18" LONG GRAB BAR AS INDICATED IN EACH ACCESSIBLE TOILET STALL. MOUNT HORIZ. BARS 36" A.F.F. TO TOP
5. NOT USED.
6. SS SHOWER ROD & CURTAIN HOLDER EA. SHOWER. PROVIDE VINYL CURTAIN
7. SEMI- RECESSED 20" x 36" x 5" MEDICINE CABINET MOUNTED 3'-6" TO BOTTOM MIRROR EQ. TO FRESCA FMC8059, (4) SHELVES, ANODIZED ALUM. FRAME
8. TOWEL RACK 24" EQ. TO KOHLER ELATE POLISHED CHROME - MTD 3'-0" AFF U.N.O.
9. TOWEL RACK 12" EQ. TO KOHLER ELATE POLISHED CHROME - MTD. 3'-0" AFF U.N.O.
10. 10"x6" 1-1/4" THICK SHELVES SOLID SURFACE SHELF UNIT W/ SHELVES @ 1'-8", 2'-10", 4'-0" & 5'-2" A.F.F.

NOTE: CONTRACTOR TO VERIFY BLOCKING LOCATIONS. PROVIDE CONTINUOUS 2X6 FLAT BLOCKING BEHIND ALL WALL MOUNTED ITEM FASTENING POINTS

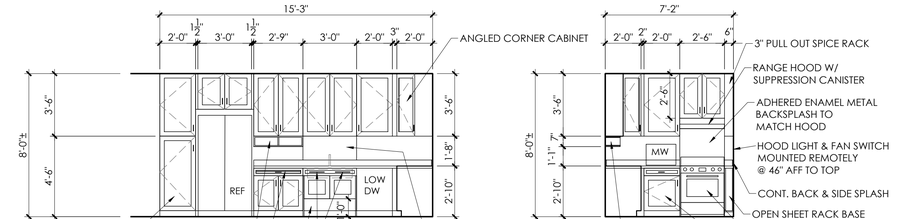
SEE SHEET A2.4 FOR COMMERCIAL TOILET ACCESSORIES.

NOTE:

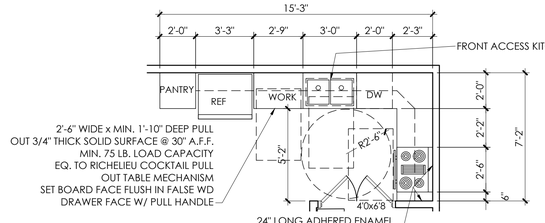
FOR ADDITIONAL KITCHEN AND BATH REQUIREMENTS SEE UNIVERSAL DESIGN BUILDING PLAN NOTES SHEET A2.1 AND UNIVERSAL DESIGN SECTION OF PROJECT MANUAL



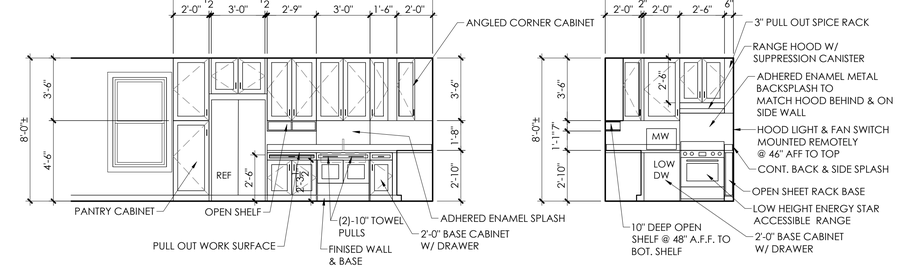
TYPICAL UNIT NON-ACCESSIBLE BATH
SCALE: 1/4" = 1'-0" UNITS 104, 204 & 304 ONLY



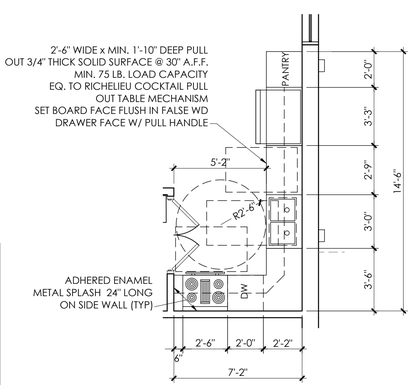
TYPICAL UNIT KITCHEN ELEVATIONS
SCALE: 1/4" = 1'-0" ALL UNIT KITCHENS SIMILAR EXCEPT 105, 205 & 305



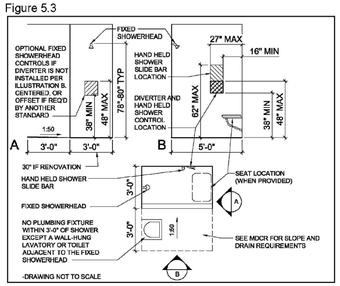
TYPICAL UNIT KITCHEN PLAN
SCALE: 1/4" = 1'-0" ALL UNIT KITCHENS SIMILAR EXCEPT 105, 205 & 305



UNIT KITCHEN ELEVATIONS - 105, 205, 305
SCALE: 1/4" = 1'-0"



UNIT KITCHEN PLAN - 105, 205 & 305
SCALE: 1/4" = 1'-0"



2021 UNIVERSAL DESIGN GUIDELINES
SCALE: N.T.S.

UNIT KITCHEN PLAN - 105, 205 & 305
SCALE: 1/4" = 1'-0"

3.1 Clear Floor Space - Each qualifying unit must have clear, level floor space complying with 3.1 (a) or 3.1 (b) in front of all controls.

Figure 3.1 (a)

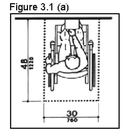
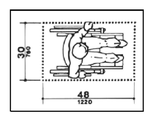
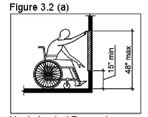


Figure 3.1 (b)



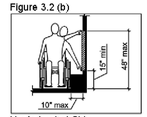
3.2 Reach Range – Operable parts shall be located in the following reach ranges.

Figure 3.2 (a)



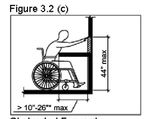
Unobstructed Forward

Figure 3.2 (b)



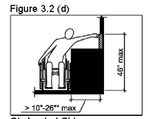
Unobstructed Side

Figure 3.2 (c)



Obstructed Forward

Figure 3.2 (d)



Obstructed Side

Illustrations adapted from the US Access Board

*Virginia Housing modification for countertops

encompass Community Supports

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

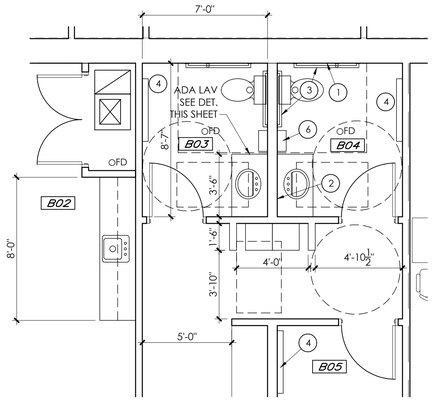
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

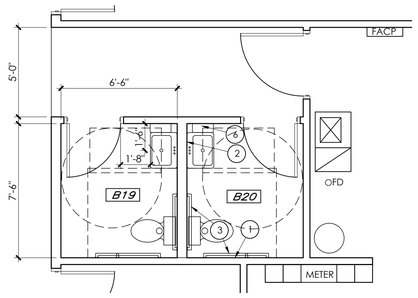
REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

UNIT INTERIOR ELEVATIONS & DETAILS

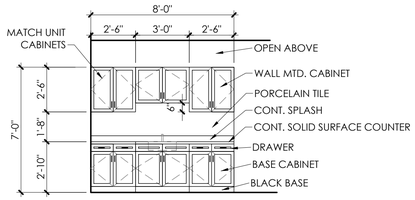
A2.2



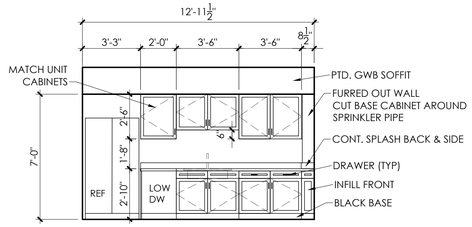
01 ENLARGED PLAN
SCALE: 1/4" = 1'-0" NOTES & DIMS. SIM. OPP HAND



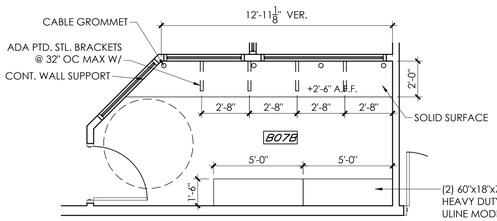
02 ENLARGED PLAN
SCALE: 1/4" = 1'-0" NOTES & DIMS. SIM. OPP HAND



03 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



04 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



05 MILLWORK DETAIL
SCALE: 1/4" = 1'-0"

COMMERICAL WASHROOM ACCESSORIES (1)

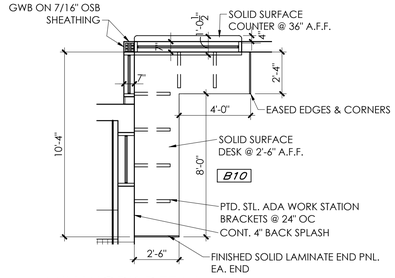
1. TOILET TISSUE HOLDER: BOBRICK DOUBLE ROLL HOLDER. (1) AT EACH TOILET.
2. MIRROR: LENGTH OF COUNTER OR LAV. (24" WIDE MIN) x 3'-0" HIGH ¼" FLOAT GLASS BEVEL EDGE FRAME LESS - SECURELY GLUED & CLIPPED TO WALL. MIRROR SHALL BE GUARANTEED AGAINST SILVER SPOILAGE FOR 15 YEARS.
3. TOILET STALL GRAB BARS: EQ. TO ASI 3800 SERIES W/ INTEGRAL NON-SLIP SURFACE. PROVIDE (1)-42" LONG & (1)-36" & (1) 18" LONG GRAB BAR AS INDICATED IN EACH ACCESSIBLE TOILET STALL. MOUNT HORIZ. BARS 36" A.F.F. TO TOP
4. DIAPER CHANGING STATION: SURFACE-MOUNTED, KOALA STAINLESS STEEL MODEL KB110-SSWM. MOUNT 33" A.F.F. TO TOP OF CHANGING TRAY WHEN OPEN.
5. TOWEL DISPENSER: PROVIDED BY OWNER INSTALLED BY GC - MOUNT 48" A.F.F. MAX. TO OPERABLE PARTS
6. AUTOMATIC HAND DRYER: DYSON AIRBLADE V, ADA COMPLIANT, SPRAYED NICKEL FINISH, VER. VOLTAGE. MOUNT 48" TO TOP OF OPERABLE PARTS
7.

NOTE: CONTRACTOR TO VERIFY BLOCKING LOCATIONS. PROVIDE CONTINUOUS 2X6 FLAT BLOCKING BEHIND ALL WALL MOUNTED ITEM FASTENING POINTS

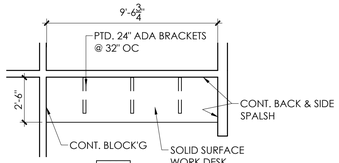
NOT ALL ACCESSORIES MAY BE DETAILED ON THIS SHEET.

COMMERCIAL MILLWORK

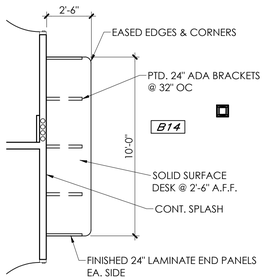
1. GROUND FLOOR MILLWORK CABINET CONSTRUCTION, STYLE, FRONTS & HARDWARE TO MATCH APARTMENT UNIT CABINETS.
2. GROUND FLOOR COUNTER SURFACE & SPLASH TO BE EQ. TO 1/2" THICKNESS MEGANITE ON MDF BACKING & WOOD SUPPORTS TO PROVIDE STABILITY. PROVIDE ALL COUNTERS WITH EASED EDGES - COLOR AS SELECTED BY ARCHITECT / OWNER.
3. WORK STATION SUPPORT BRACKETS TO BE EQ. TO A&M EXTRA STRONG 1/8" STEEL BLACK ADA WORK STATION - PROVIDE 3" SHORTER THAN COUNTER DEPTH, 1,500# LOAD LIMIT PER PAIR. PROVIDE SOLID VERTICAL STUD BLOCKING @ EA. BRACKET



06 MILLWORK DETAIL
SCALE: 1/4" = 1'-0"



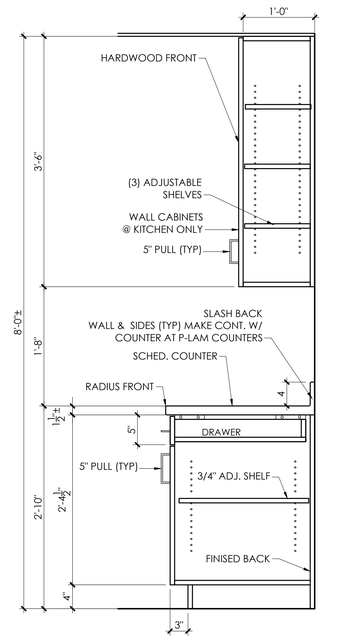
07 MILLWORK DETAIL
SCALE: 1/4" = 1'-0"



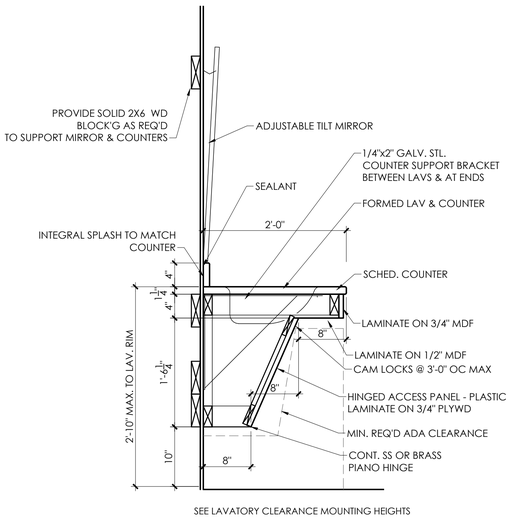
08 MILLWORK DETAIL
SCALE: 1/4" = 1'-0"

	DEVICE	MFG.	DESCRIPTION	MODEL	COLOR	ENERGY STAR
APPLIANCE SCHEDULE	GROUND FLOOR					
	REFRIGERATOR	GE	18 CF SIDE-BY-SIDE W/ ICEMAKER (ADA)	BY OWNER	STAINLESS / BLACK	YES
	DISHWASHER	GE	BUILT-IN DISHWASHER (ADA)	BY OWNER	SS/ BLACK	YES
	APARTMENT UNITS					
	REFRIGERATOR	GE	18 CF SIDE-BY-SIDE W/ ICEMAKER (ADA)	-	BLACK	YES
	RANGE/ OVEN	GE	30" SLIDE IN ELECTRIC RANGE & OVEN - FRONT CONTROLS	JS250DFBB	BLACK	YES
	DISHWASHER	GE	BUILT-IN DISHWASHER (ADA)	GLDT690JBB	BLACK	YES
	DISPOSAL	GE	1/2 HP CONTINUOUS FEED	6FC525V	BLACK	NO
	MICROWAVE	GE	COUNTER TOP MICROWAVE	PEM31DFBB	BLACK	YES
	RANGE HOOD	GE	30" VENTED HOOD W/ LIGHT & TWO SPEED FAN, SUPPRESSION CANISTER, REMOTE SWITCH	JVX5305DJBB	BLACK	YES
	WASHER	WHIRLPOOL	4.5 CF ADA FRONT LOAD ON RISER	WFW5605MW	WHITE	YES
	DRYER	-	SEE MECHANICAL M0.2	BY CONTRACTOR	WHITE	YES

UNIT APPLIANCE NOTES:
1. SCHEDULED APPLIANCES ARE SUBJECT TO AVAILABILITY. EQUAL ALTERNATE PRODUCTS MAY BE SUBMITTED FOR REVIEW. ALL KITCHEN APPLIANCES TO BE MATCHING COLOR AND DESIGN BY SAME MANUFACTURER.
2. BEFORE ORDER, FIELD VERIFY ALL DIMENSIONS & INSTALLATION REQUIREMENTS AND PROVIDE APPLIANCES TO FIT IN THE ACTUAL AVAILABLE SPACE.
3. PROVIDE ALL ACCESSORIES NECESSARY FOR COMPLETE ADA INSTALLATION, INCLUDING CONNECTIONS, CORDS, HOSES, FITTINGS & ADA BASE STANDS FOR WASHER & DRYERS.
4. U.N.O., OR PERMITTED BY VHDA AND FUNDING SOURCES, ALL APPLIANCES TO BE ENERGY STAR CERTIFIED.
5. PROVIDE ADA DRYERS WITH VENTING CAPACITY BASED ON ACTUAL LENGTH AND CONFIGURATION OF DRYER VENT. IF POSSIBLE, MATCH WASHING MACHINE TO DRYER WITH SAME MANUFACTURER.



A TYP. KITCHEN MILLWORK SECTION
SCALE: 1" = 1'-0"



SEE LAVATORY CLEARANCE MOUNTING HEIGHTS SHEET A2.2

B TYP. ACCESSIBLE LAV DETAIL
SCALE: 1" = 1'-0"

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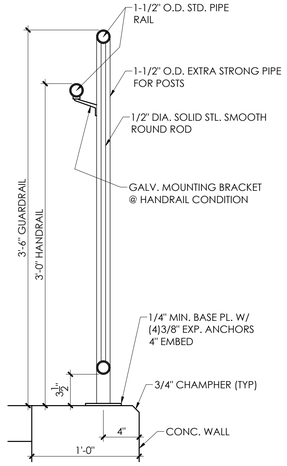
COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

ENLARGED PLANS & MILLWORK DETAILS

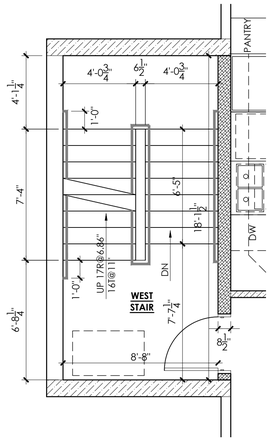
A2.3



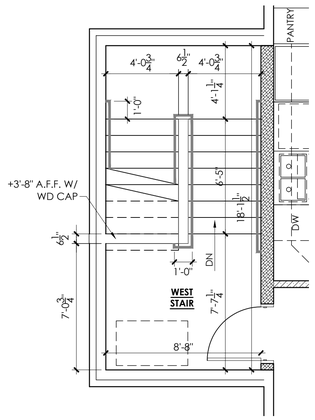
EXTERIOR GUARDRAIL & HANDRAIL

1. STANDARD VDOT GALVANIZED STL. WELDED & SHOP PAINTED ALL SURFACES INCLUDING UNDERSIDE OF MOUNTING PLATES. GROUND WELDS SMOOTH & FILL PITTED SURFACES.
2. DESIGN FOR LOADS INDICATED IN STRUCTURAL DRAWINGS OR MIN. 50 PLF UNIFORM LOAD IN ANY DIRECTION OR 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION. LOADS ARE NOT ASSUMED TO BE APPLIED CONCURRENTLY.
3. 1-1/2"Ø O.D. RAIL - RETURN ALL HANDRAILS TO ADJACENT WALL OR GUARDRAIL POST.
4. SHOP FABRICATE IN AS LONG SECTIONS AS POSSIBLE, PROVIDING EXPANSION JOINTS TO ACCOMMODATE THERMAL MOVEMENT. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE FABRICATION & PROVIDE DETAILED SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

03 TYPICAL EXTERIOR RAIL DETAIL
SCALE: 1-1/2" = 1'-0"



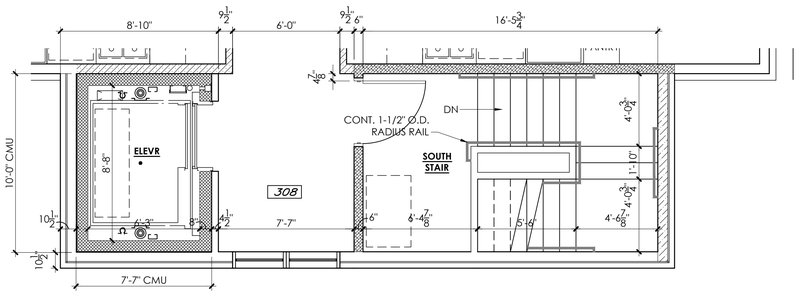
WEST STAIR - 2ND FLOOR
SCALE: 1/4" = 1'-0"



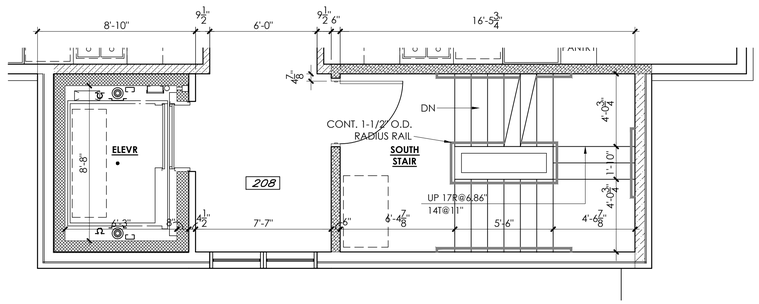
WEST STAIR - 3RD FLOOR
SCALE: 1/4" = 1'-0"

INTERIOR ALUMINUM HANDRAILS

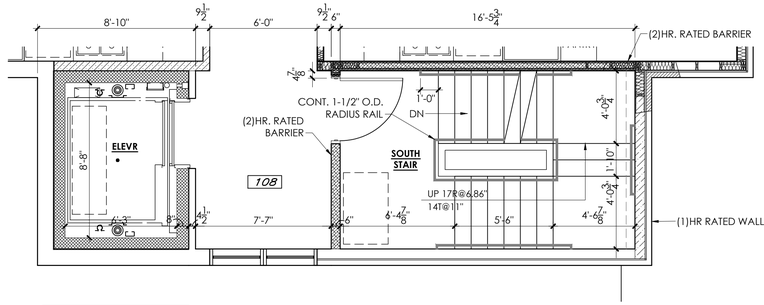
1. 1-1/2"Ø O.D. 6063-T52 ANODIZED ALUM. RAIL (COLOR SELECTED BY OWNER / ARCHITECT) - RETURN ALL HANDRAILS TO ADJACENT WALL OR GUARDRAIL POST. FASTENERS TO BE FLAT HEAD TYPE 304 STAINLESS STEEL FOR EXPOSED FASTENERS.
2. PROVIDE SMOOTH CONCEALED CONNECTIONS FOR CONTINUOUS RAIL SECTIONS. FOR CHANGE IN DIRECTION PROVIDE SMOOTH BENDS NOT PRE-FABRICATED ELBOW FITTINGS.
3. PROVIDE MATCHING WALL BRACKETS TO SUPPORT RAIL. PROVIDE SOLID BLOCKING IN WALL AT BRACKET POINTS.
4. DESIGN FOR LOADS INDICATED IN STRUCTURAL DRAWINGS OR MIN. 50 PLF UNIFORM LOAD IN ANY DIRECTION OR 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION. LOADS ARE NOT ASSUMED TO BE APPLIED CONCURRENTLY.



SOUTH STAIR - 3RD FLOOR
SCALE: 1/4" = 1'-0"

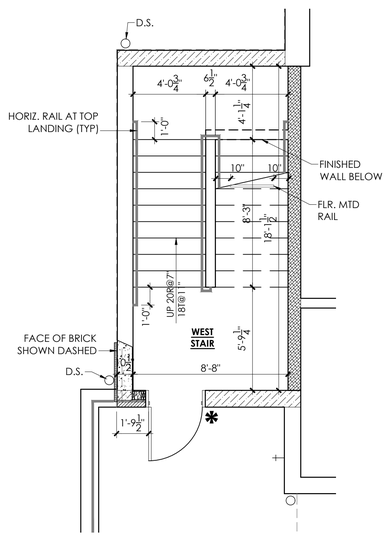


SOUTH STAIR - 2ND FLOOR
SCALE: 1/4" = 1'-0"



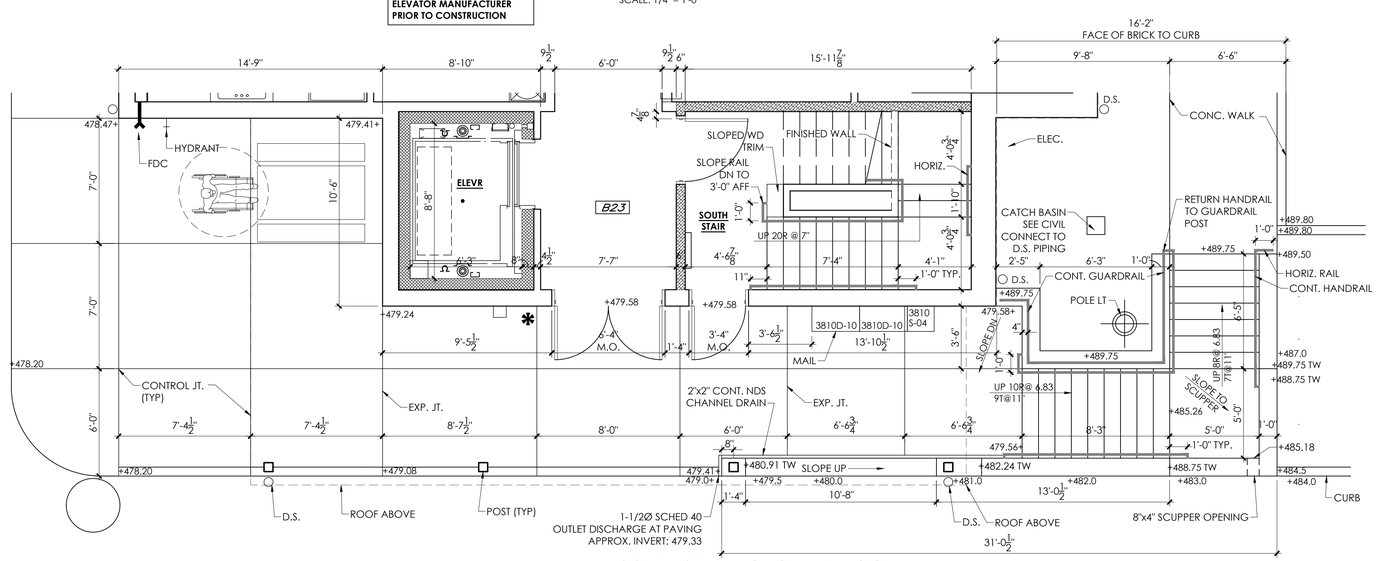
SOUTH STAIR - 1ST FLOOR
SCALE: 1/4" = 1'-0"

WEST STAIR - 1ST FLOOR
SCALE: 1/4" = 1'-0"



02 WEST STAIR - GROUND FLOOR
SCALE: 1/4" = 1'-0"

NOTE: VERIFY EXACT ELEVATOR SHAFT DIMENSIONS WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION



01 SOUTH STAIR - GROUND FLOOR
SCALE: 1/4" = 1'-0"

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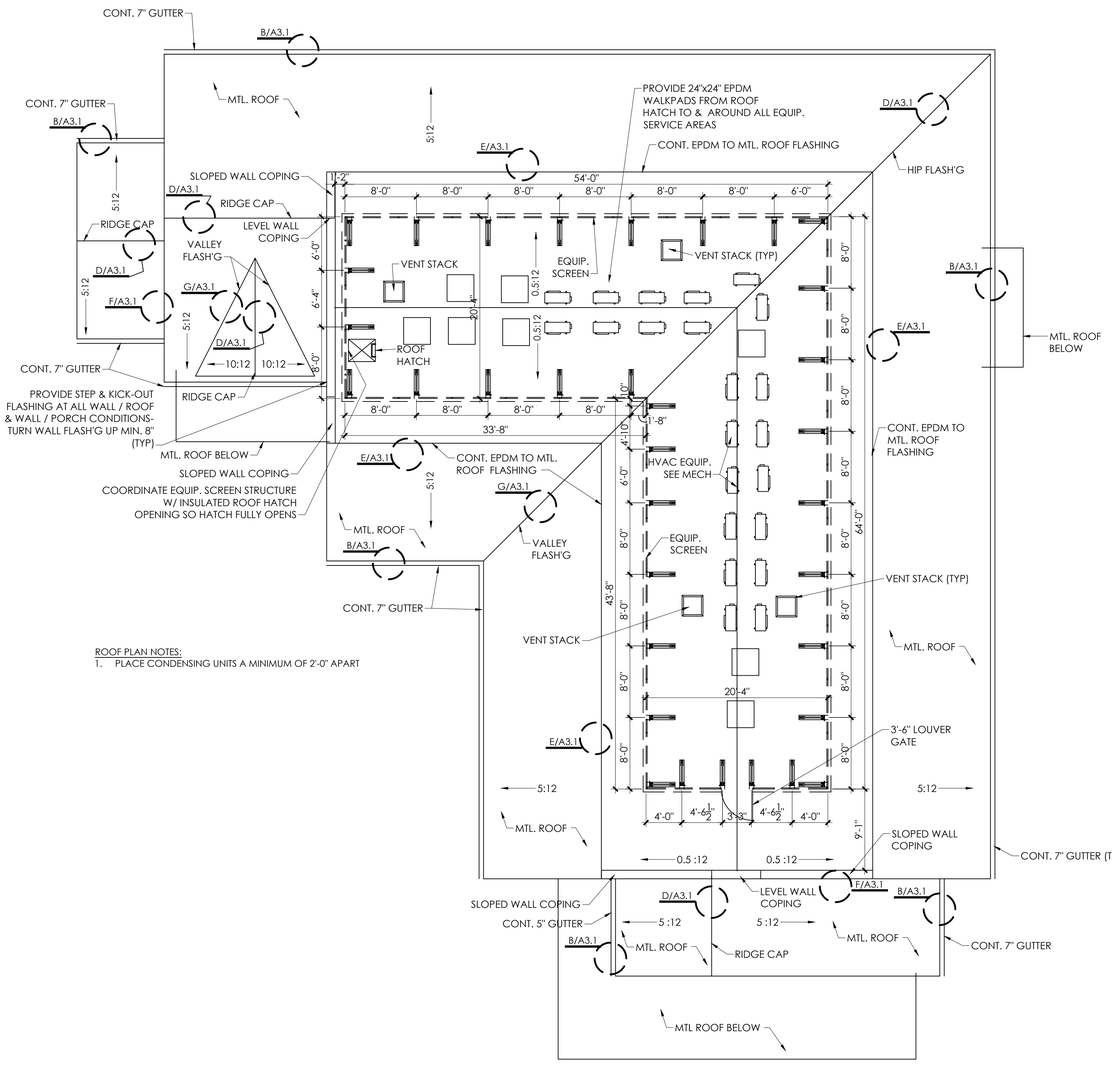
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

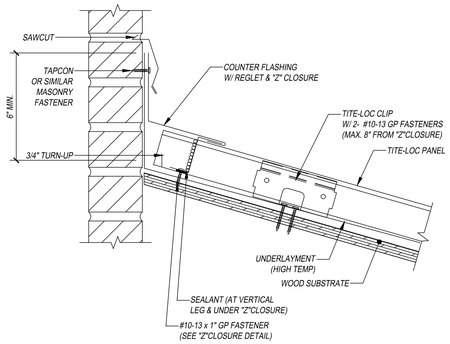
ENLARGED STAIR PLANS & DETAILS

A2.4

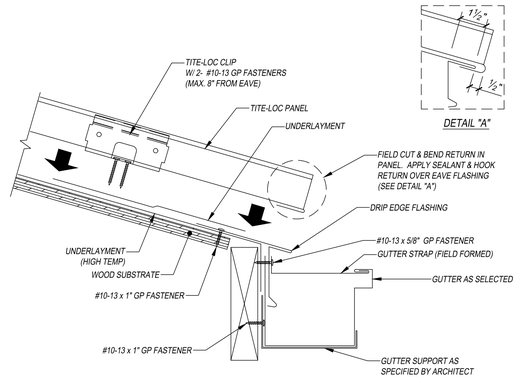


ROOF PLAN NOTES:
1. PLACE CONDENSING UNITS A MINIMUM OF 2'-0" APART

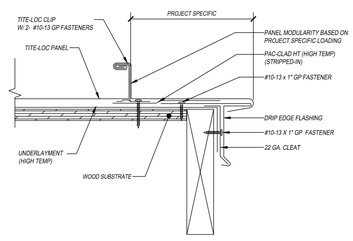
ROOF PLAN
SCALE: 1/8" = 1'-0"



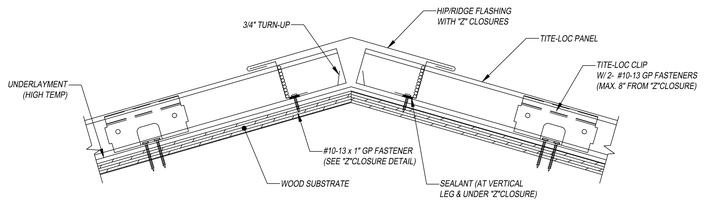
A TYPICAL HEADWALL DETAIL
SCALE: 3" = 1'-0"



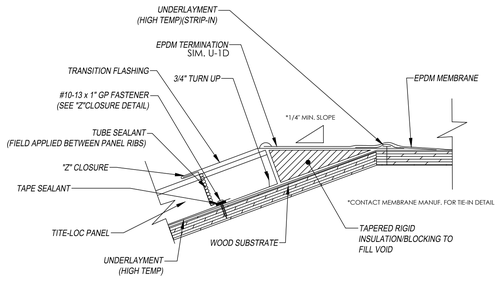
B TYPICAL GUTTER EAVE DETAIL
SCALE: 3" = 1'-0"



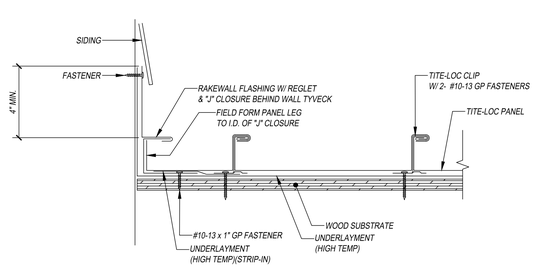
C TYPICAL GABLE DETAIL
SCALE: 3" = 1'-0"



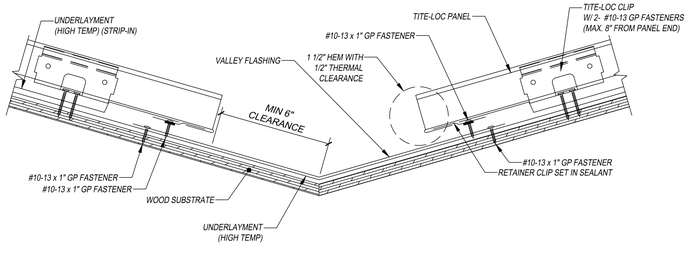
D TYPICAL HIP / RIDGE DETAIL
SCALE: 3" = 1'-0"



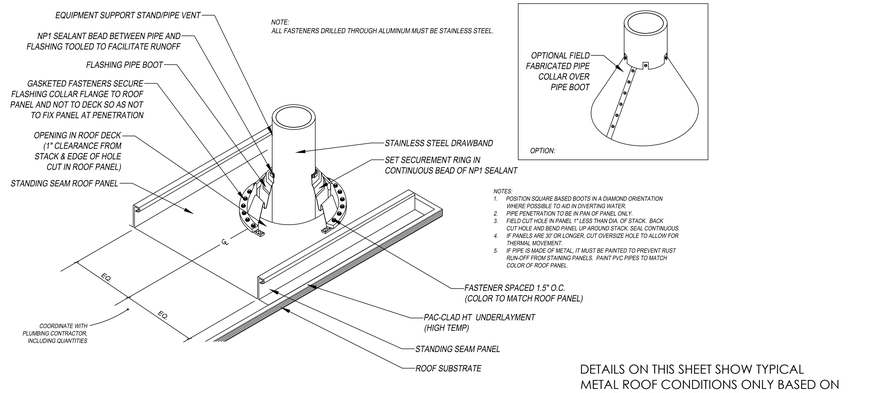
E TYPICAL EPDM TRANSITION DETAIL
SCALE: 3" = 1'-0"



F TYPICAL RAKE WALL DETAIL
SCALE: 3" = 1'-0"



G TYPICAL VALLEY FLASHING DETAIL
SCALE: 3" = 1'-0"



H TYPICAL PIPE PENETRATION DETAIL
SCALE: 3" = 1'-0"

DETAILS ON THIS SHEET SHOW TYPICAL METAL ROOF CONDITIONS ONLY BASED ON PAC-CLAD TITE-LOC PLUS SYSTEM. SEE BUILDING SECTIONS AND DETAILS FOR FOR SURROUNDING CONSTRUCTION.

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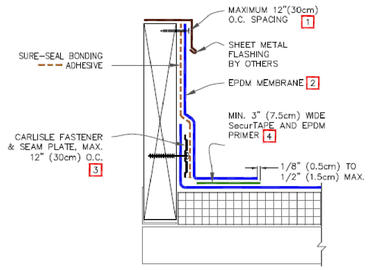
DATE:	09-24-24
PROJECT #:	2030

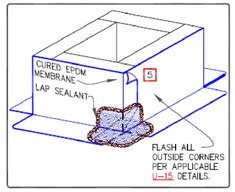
ROOF PLAN & DETAILS

A3.1



NOTES:

1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.
2. LAP SEALANT IS REQUIRED ON CUT-EDGES OF REINFORCED MEMBRANE.
3. SEAM PLATES AND FASTENERS MAY BE INSTALLED INTO THE STRUCTURAL DECK AND THEN HP FASTENERS AND POLYMER SEAM PLATES ARE REQUIRED FOR MECHANICALLY-FASTENED ROOFING SYSTEMS OVER STEEL DECKS.
4. MEMBRANE SPLICES SHALL INCORPORATE 6" (15cm) WIDE SecurTAPE FOR PROJECTS WITH 25 AND 30-YEAR WARRANTIES.
5. IF THE VERTICAL SPLICE ON THE CURB FLASHING IS NOT LOCATED AT THE CORNER, USE DETAIL U-2C FOR EPDM MEMBRANE SPLICES AT ANGLE CHANGES.



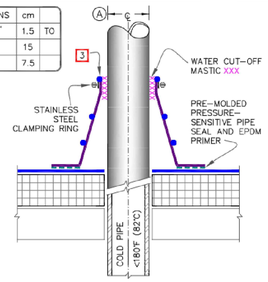
CARLISLE SYNTEC SYSTEMS	CURB FLASHING – EPDM MEMBRANE	EPDM	DETAIL NO. U-5A
	MAXIMUM WARRANTY: 30 YEARS		THERMOSET UNIVERSAL

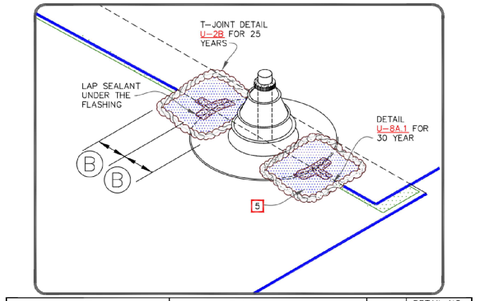
THERMOSET MEMBRANE EPDM

NOTES:

1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING PRESSURE-SENSITIVE PIPE SEAL.
2. TEMPERATURE OF PIPE PENETRATION MUST NOT EXCEED 180°F (82°C).
3. PRE-MOLDED PIPE FLASHING MUST HAVE RIB INTACT AT THE TOP EDGE REGARDLESS OF PIPE DIAMETER.
4. DECK FLANGES OF THE PRESSURE-SENSITIVE PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.
5. USE DETAIL U-8A.1 WHEN PIPE BOOT INTERSECTS A SPLICE ON 30-YEAR WARRANTY.
6. ON MECHANICALLY-FASTENED ROOFING SYSTEMS, REFER TO DETAIL MF-8A.

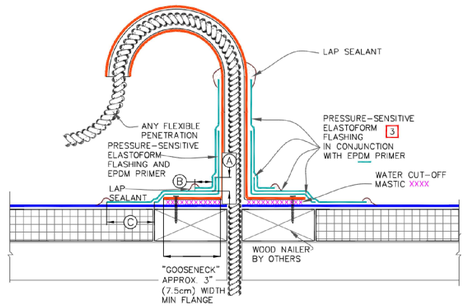
DIMENSIONS	cm	
(A) 1/2"	1.5	TO
6"	15	
(B) 3"	7.5	





CARLISLE SYNTEC SYSTEMS	PRESSURE-SENSITIVE PIPE SEAL	EPDM	DETAIL NO. U-8A
	MAXIMUM WARRANTY: 30 YEARS		U (UNIVERSAL DETAIL)

THERMOSET MEMBRANE EPDM



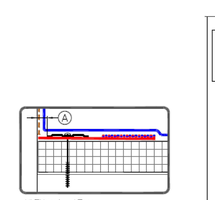
NOTES:

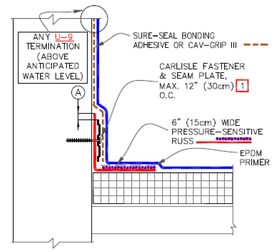
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED PIPE SEAL.
2. TEMPERATURE OF PENETRATION MUST NOT EXCEED 180°F (82°C).
3. IN COLDER TEMPERATURES, A HEAT GUN MUST BE USED WHEN FORMING PRESSURE-SENSITIVE ELASTOFORM FLASHING.

DIMENSIONS	cm	
(A) 1/2"	1.5	MIN.
(B) 1"	2.5	MIN.
(C) 3"	7.5	MIN.

CARLISLE SYNTEC SYSTEMS	FLEXIBLE PENETRATION (25/30 YEAR WARRANTIES)	EPDM	DETAIL NO. U-8C.1
	MAXIMUM WARRANTY: 30 YEARS		THERMOSET UNIVERSAL

THERMOSET MEMBRANE EPDM

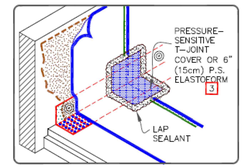




NOTES:

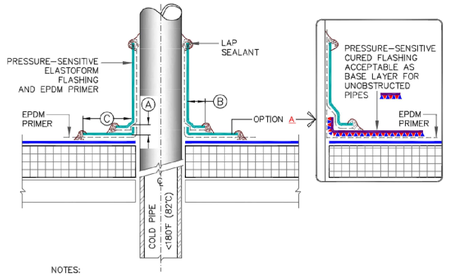
1. FASTENERS AND PLATES ARE REQUIRED AT 6" (15cm) O.C. FOR ADHERED SYSTEMS WITH WARRANTY WIND SPEED COVERAGE GREATER THAN 90 MPH AND FOR ALL PROJECTS WITH WARRANTIES GREATER THAN 20 YEARS. HP FASTENERS AND POLYMER SEAM PLATES ARE REQUIRED OVER STEEL DECKS ON MECHANICALLY FASTENED SYSTEMS.
2. PROJECTS WITH 25 AND 30-YEAR WARRANTIES OR WHEN USING 90-MIL MEMBRANE, REFER TO DETAIL U-2C.
3. FOR CORNERS AND RUSS APPLICATION REFER TO DETAILS U-15A OR U-15B.

DIMENSION	cm
(A) 1/8"-1"	0.5-2.5



CARLISLE SYNTEC SYSTEMS	PARAPET / CURB WITH CONTINUOUS MEMBRANE	EPDM	DETAIL NO. U-12A
	MAXIMUM WARRANTY: 30 YEARS		THERMOSET UNIVERSAL

THERMOSET MEMBRANE EPDM



NOTES:

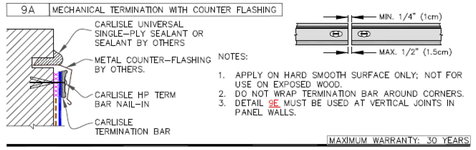
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED FLASHING.
2. TEMPERATURE OF PIPE PENETRATION MUST NOT EXCEED 180°F (82°C).
3. ACCEPTABLE WITH SQUARE OR RECTANGULAR STRUCTURAL TUBING WITH ROUNDED CORNERS UP TO 12"(30cm). USE DETAIL U-5 IF GREATER THAN 12" (30cm).
4. IN COLDER TEMPERATURES, A HEAT GUN MUST BE USED WHEN FORMING PRESSURE-SENSITIVE ELASTOFORM OR CURED FLASHING.
5. ON MECHANICALLY FASTENED ROOFING SYSTEMS, REFER TO DETAIL MF-8B.
6. MEMBRANE SECUREMENT IS REQUIRED AROUND ALL ROUND PIPE PENETRATIONS GREATER THAN 18" (46cm) IN DIAMETER.

DIMENSIONS	cm	
(A) 1/2"	1.5	MIN.
(B) 1"	2.5	MIN.
(C) 3"	7.5	MIN.

CARLISLE SYNTEC SYSTEMS	FIELD FABRICATED PIPE WRAP	EPDM	DETAIL NO. U-8B
	MAXIMUM WARRANTY: 30 YEARS		U (UNIVERSAL DETAIL)

THERMOSET MEMBRANE EPDM

9A	MECHANICAL TERMINATION WITH COUNTER FLASHING

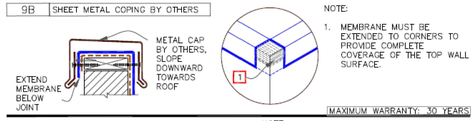


NOTES:

1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP TERMINATION BAR AROUND CORNERS.
3. DETAIL 9E MUST BE USED AT VERTICAL JOINTS IN PANEL WALLS.

MAXIMUM WARRANTY: 30 YEARS

9B	SHEET METAL COPING BY OTHERS

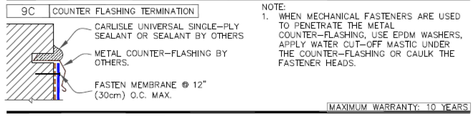


NOTE:

1. MEMBRANE MUST BE EXTENDED TO CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.

MAXIMUM WARRANTY: 30 YEARS

9C	COUNTER FLASHING TERMINATION

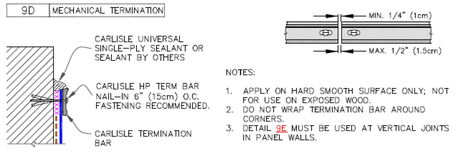


NOTE:

1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS, APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.

MAXIMUM WARRANTY: 10 YEARS

9D	MECHANICAL TERMINATION



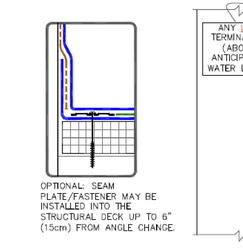
NOTES:

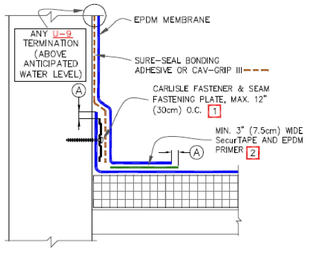
1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP TERMINATION BAR AROUND CORNERS.
3. DETAIL 9E MUST BE USED AT VERTICAL JOINTS IN PANEL WALLS.

MAXIMUM WARRANTY: 20 YEARS

APPLICABLE BONDING ADHESIVE — XXX WATER CUT-OFF MASTIC— MUST BE HELD UNDER CONSTANT COMPRESSION.

CARLISLE SYNTEC SYSTEMS	MEMBRANE TERMINATIONS PAGE 1 OF 2	EPDM	DETAIL NO. U-9
	MAXIMUM WARRANTY: 10-30 YEARS		THERMOSET UNIVERSAL

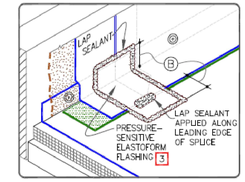




NOTES:

1. FASTENERS AND PLATES ARE REQUIRED AT 6"(15cm) O.C. FOR ADHERED SYSTEMS WITH WARRANTY WIND SPEED COVERAGE GREATER THAN 90 MPH AND FOR ALL PROJECTS WITH WARRANTIES GREATER THAN 20 YEARS. HP FASTENERS AND POLYMER SEAM PLATES ARE REQUIRED OVER STEEL DECKS ON MECHANICALLY FASTENED SYSTEMS.
2. USE 6" (15cm) WIDE SecurTAPE FOR 25/30 YEAR WARRANTIES. LAP SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED MEMBRANE.
3. PROJECTS WITH 25 AND 30-YEAR WARRANTIES OR WHEN USING 90-MIL MEMBRANE, REFER TO DETAIL U-2C.

DIMENSIONS	cm	
(A) 1/8"	0.5	TO
1/2"	1.5	MAX.
(B) 3"	7.5	



CARLISLE SYNTEC SYSTEMS	PARAPET / CURB WITH SEPARATE MEMBRANE FLASHING	EPDM	DETAIL NO. U-12B
	MAXIMUM WARRANTY: 30 YEARS		THERMOSET UNIVERSAL

NOTE: DETAILS ON THIS SHEET ARE TYPICAL FOR THE PRIMARY SPECIFIED MANUFACTURER AND ARE PROVIDED TO COMMUNICATE DESIGN INTENT FOR TYPICAL CONDITIONS. FINAL PROJECT DETAILS ARE TO BE SUBMITTED TO ALLOW SYSTEM TO COMPLY WITH SPECIFIC PROJECT CONDITIONS AS SHOWN ON BUILDING SECTIONS AND MANUFACTURER WARRANTY REQUIREMENTS.

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ROOF PLAN & DETAILS

A3.2

WEST ELEVATION

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

SOUTH ELEVATION

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

BUILDING ROOF DRAINAGE

1. PROVIDE CONTINUOUS GUTTERS AROUND PERIMETER OF ROOF EAVES. GUTTERS TO BE NOM. 7" OGEE GUTTER (UNLESS A SMALLER SIZE IS INDICATED) PRE-FINISHED 0.32 THICKNESS ALUM. HEAVY DUTY TYPE WITH KYNAR 500 FINISH. INSTALL GUTTERS SEAMLESS (WITHOUT LEAKS) IN LENGTHS AS LONG AS PRACTICABLE. PROVIDE EXPANSION SLIP JOINTS TO PROVIDE FOR MOVEMENT WHERE NECESSARY. SEAL GUTTER SEAMS SO GUTTERS DO NOT LEAK. ATTACH GUTTERS W/ HEAVY-DUTY SUPPORT ANCHOR FASTENED SECURELY TO THE ROOF STRUCTURE @ 4'-0" MAX. SET GUTTER ELEVATION SO WATER DRAINS TO DOWNSPOUTS & FOR ROOF SLOPE SO HEAVY RAIN DOES NOT RUN OVER GUTTER.

2. PROVIDE PRE-FINISHED 0.24 ALUM. DOWNSPOUTS IN NOMINAL 4"x3" SIZE (CONFIRM COLOR W/ SAMPLE BEFORE ORDER). PROVIDE ALL JOINTS, SEAMS, TRANSITIONS AND STRAPS NECESSARY FOR A COMPLETE INSTALLATION. PROVIDE CAST IRON TRANSITION BOOTS FOR TRANSITION INTO 6" OR 4" UNDERGROUND ROUND DRAINAGE PIPING EQ. TO ZURN ELKAY 2191 SERIES 24" HIGH (TYP). (SEE PLUMBING & SITE PLAN)

3. PROVIDE MISC. ROOF WATER DIVERTERS AS REQUIRED TO CHANNEL WATER TO GUTTERS AND TO DIFFUSE & DIRECT WATER IN A CONTROLLED MANNER. D.S., GUTTER & MISC. PARTS COLOR TO BE SELECTED BY OWNER.

4. PROVIDE COMPLETE UNDERGROUND PIPING TO CHANNEL WATER AWAY FROM THE BUILDING AND ENTRANCES AT ALL DOWNSPOUTS UNLESS SURFACE DRAINAGE IS REQUIRED BY THE SITE PLAN. PROVIDE 3'-0" LONG HEAVY DUTY COMPOSITE SPLASH BLOCKS SLOPING AWAY FROM BUILDING WHERE SURFACE DRAINAGE IS SPECIFICALLY INDICATED ON SITE PLAN (SEE SITE PLAN). PROVIDE PROTECTION BELOW OUTFALL TO LIMIT EROSION. VERIFY PROPOSED EXIT LOCATION WITH SITE ENGINEER.

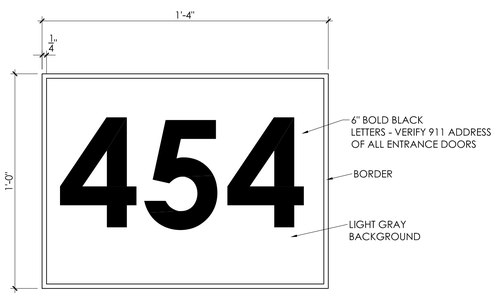
5. DO NOT TIE ROOF DRAINAGE INTO FOUNDATION DRAINS.

6. IF SELECTED BY OWNER, PROVIDE DEBRIS GUTTER GUARD OVER ALL GUTTERS.

EXTERIOR MATERIALS & COLORS

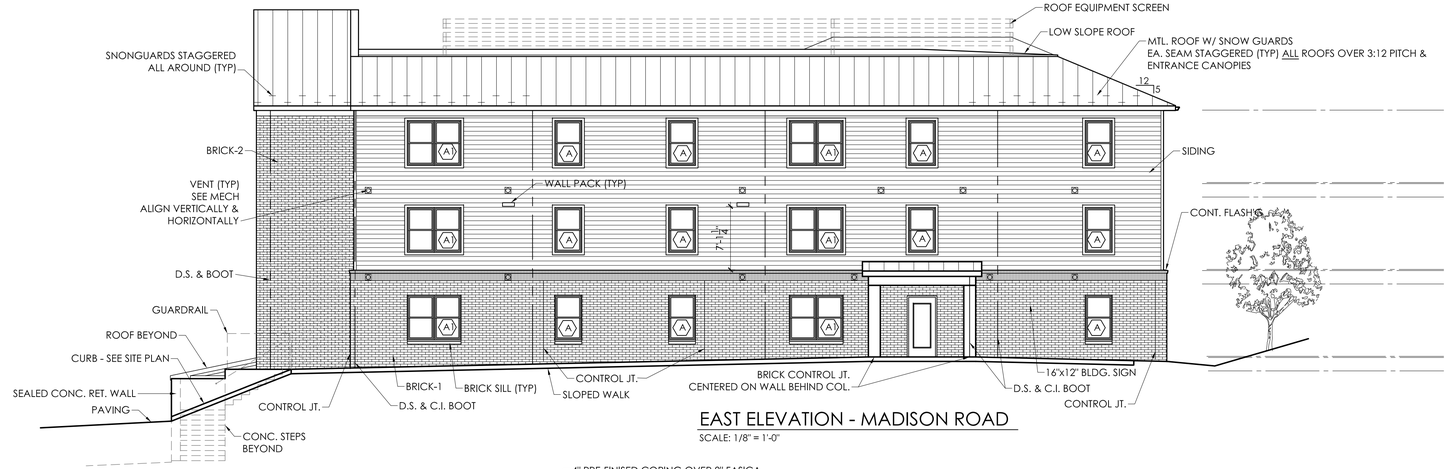
BRICK-1	CONTINENTAL SMC POPLAR FOREST (OVER SIZE)
BRICK-2	CONTINENTAL SMC 276 (OVER SIZE)
MORTAR	FLAMINGO C-57 TWILIGHT GRAY
FACIA /GUTTER	WHITE- .063 FASCIA MATERIAL
DOWNSPOUT	WHITE
SHINGLE ROOFING	N/A
METAL ROOFING	MBCI OR EQ. ASH GRAY
METAL CLADDING	WHITE
SIDING -1	SW-7067 CITYSCAPE
WINDOWS & DOOR FRAMES	WHITE
SEALANT	MATCH BRICK (SUBMIT SAMPLE FOR SELECTION)

SUBMIT SAMPLES OF ALL EXTERIOR COLORS FOR CONFIRMATION BEFORE ORDER.



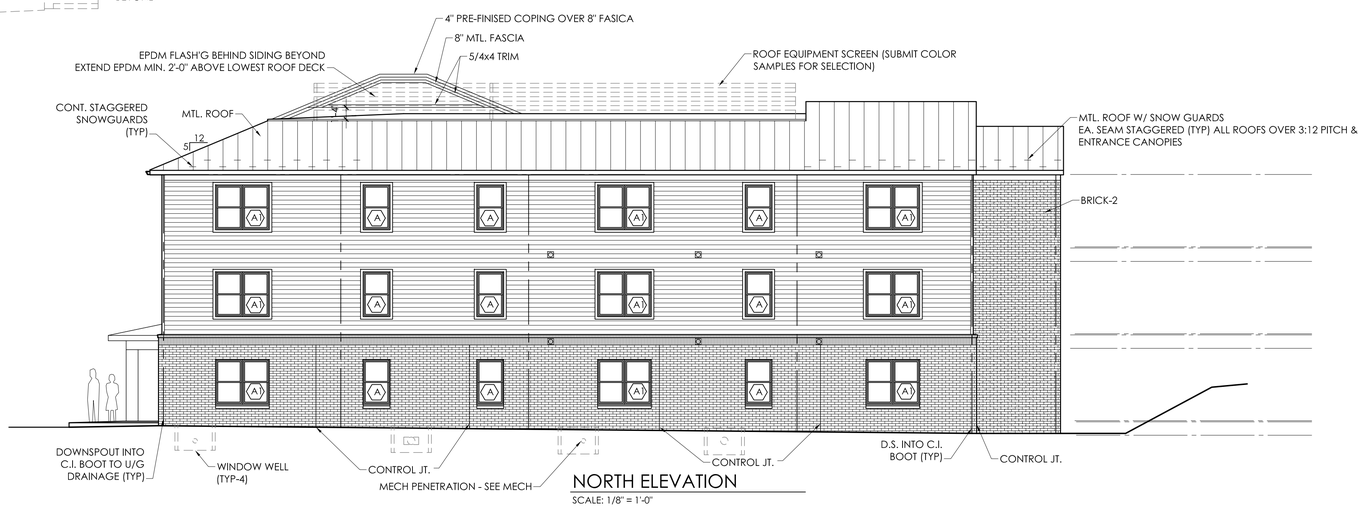
BUILDING SIGN

SCALE: 3" = 1'-0"



EAST ELEVATION - MADISON ROAD

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



NORTH ELEVATION

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

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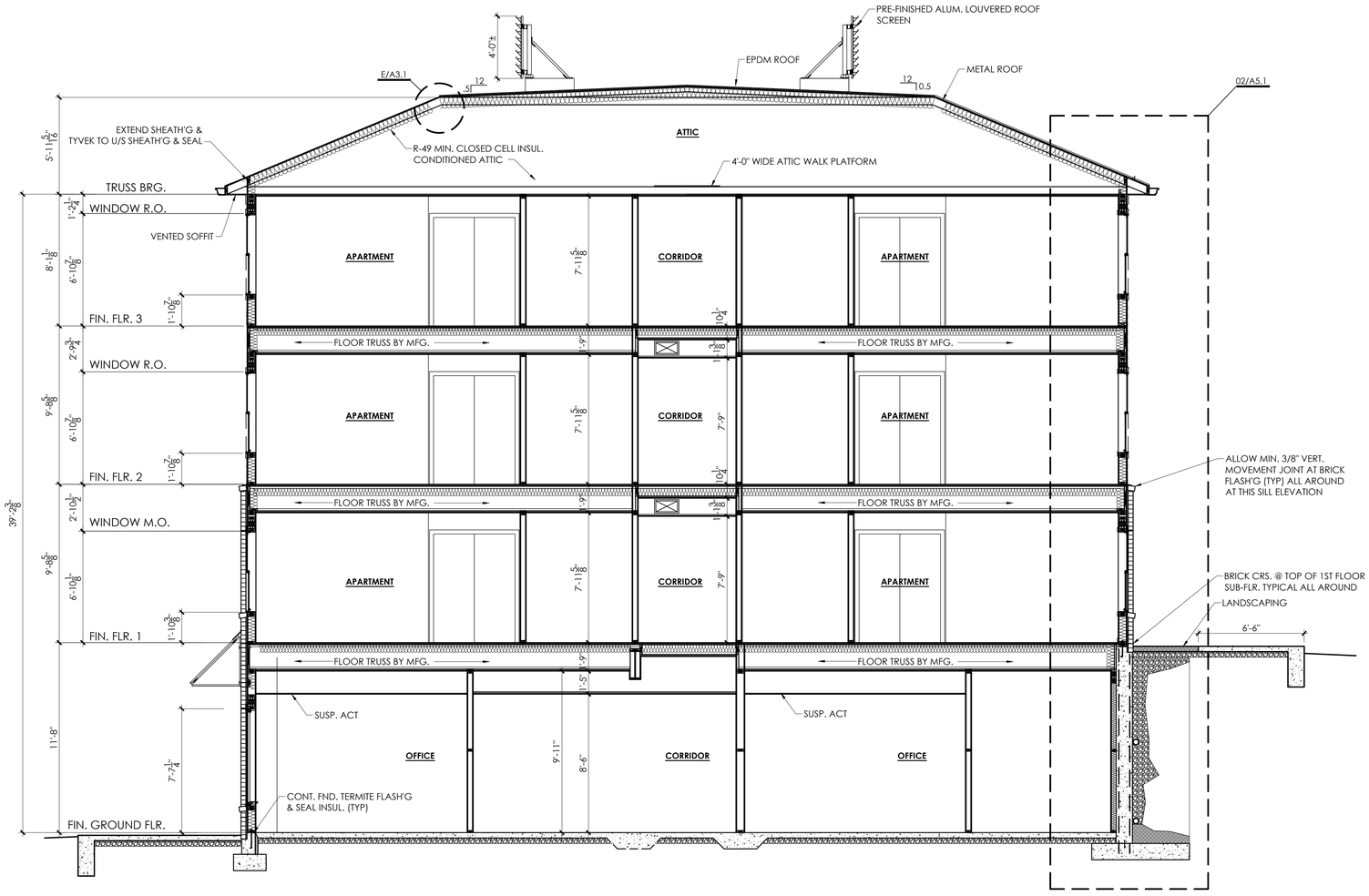
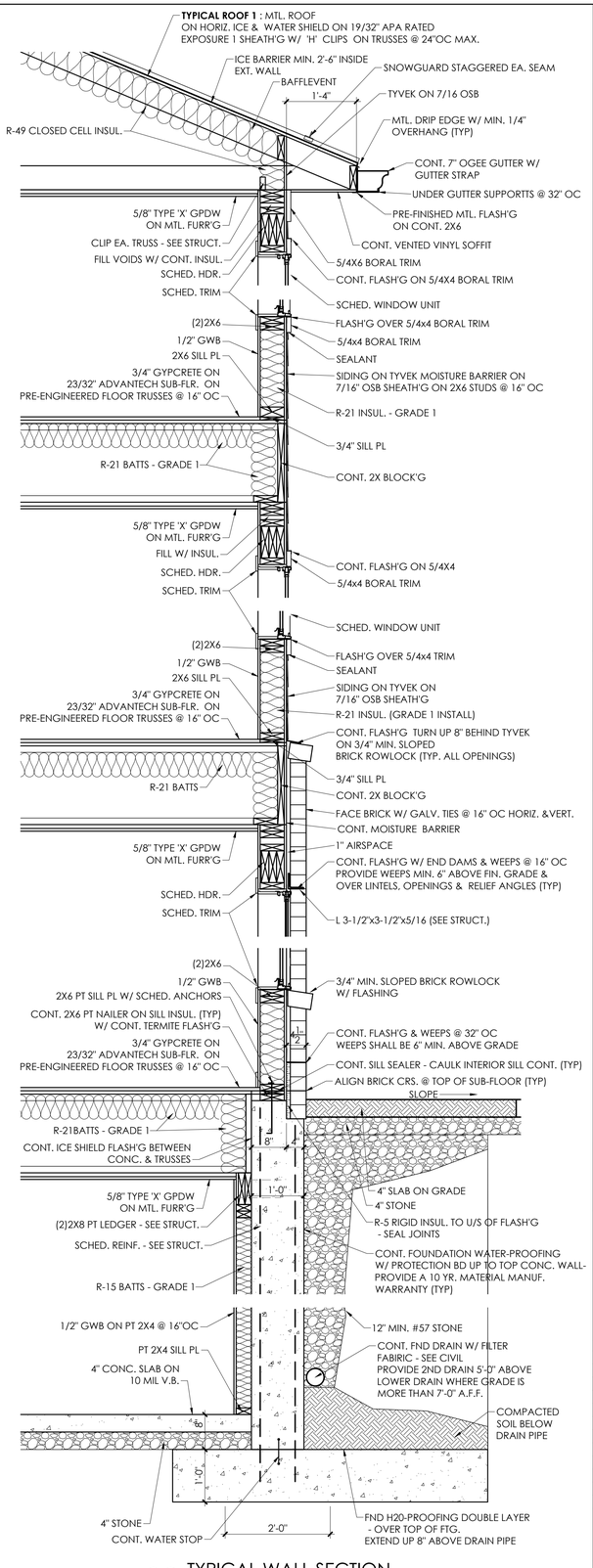
EXTERIOR ELEVATIONS

A4.1



01 TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

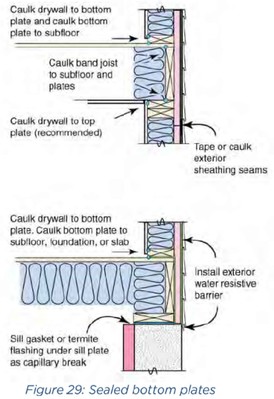


Figure 29: Sealed bottom plates

EARTHCRAFT BE 1.1 DETAIL
SCALE: N.T.S.

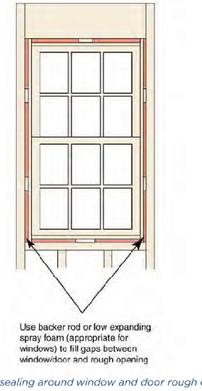


Figure 40: Air sealing around window and door rough openings

EARTHCRAFT BE 1.6.3 DETAIL
SCALE: N.T.S.

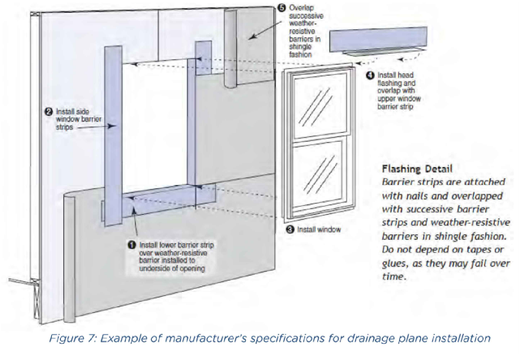
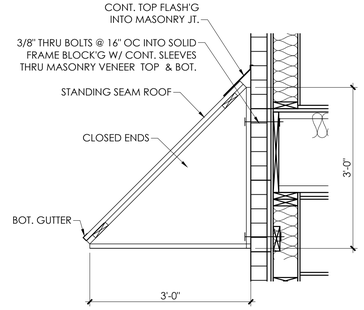


Figure 7: Example of manufacturer's specifications for drainage plane installation

EARTHCRAFT DU 1.1 DETAIL
SCALE: N.T.S.



03 TYPICAL CANOPY SECTION
SCALE: 3/4" = 1'-0"

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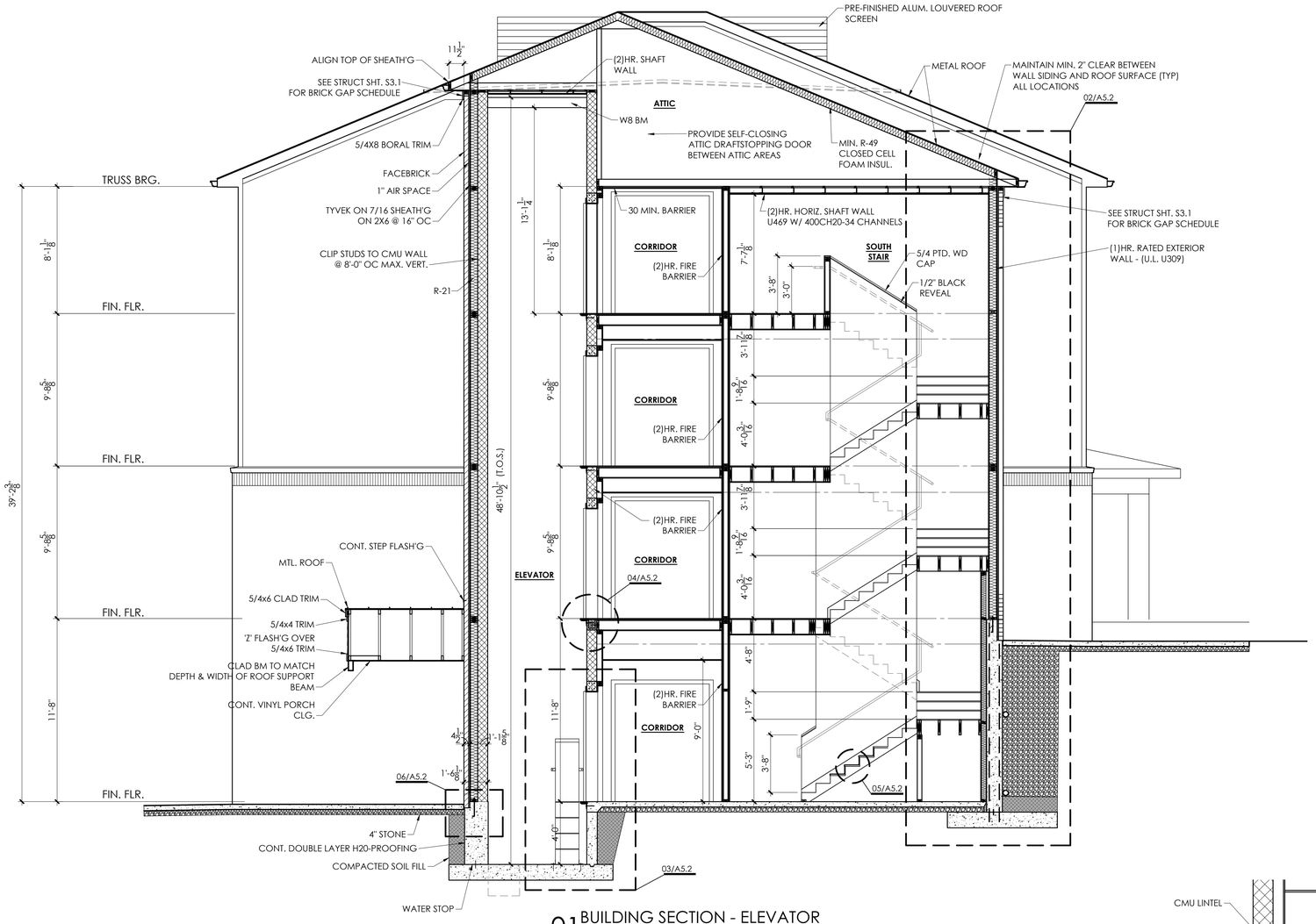
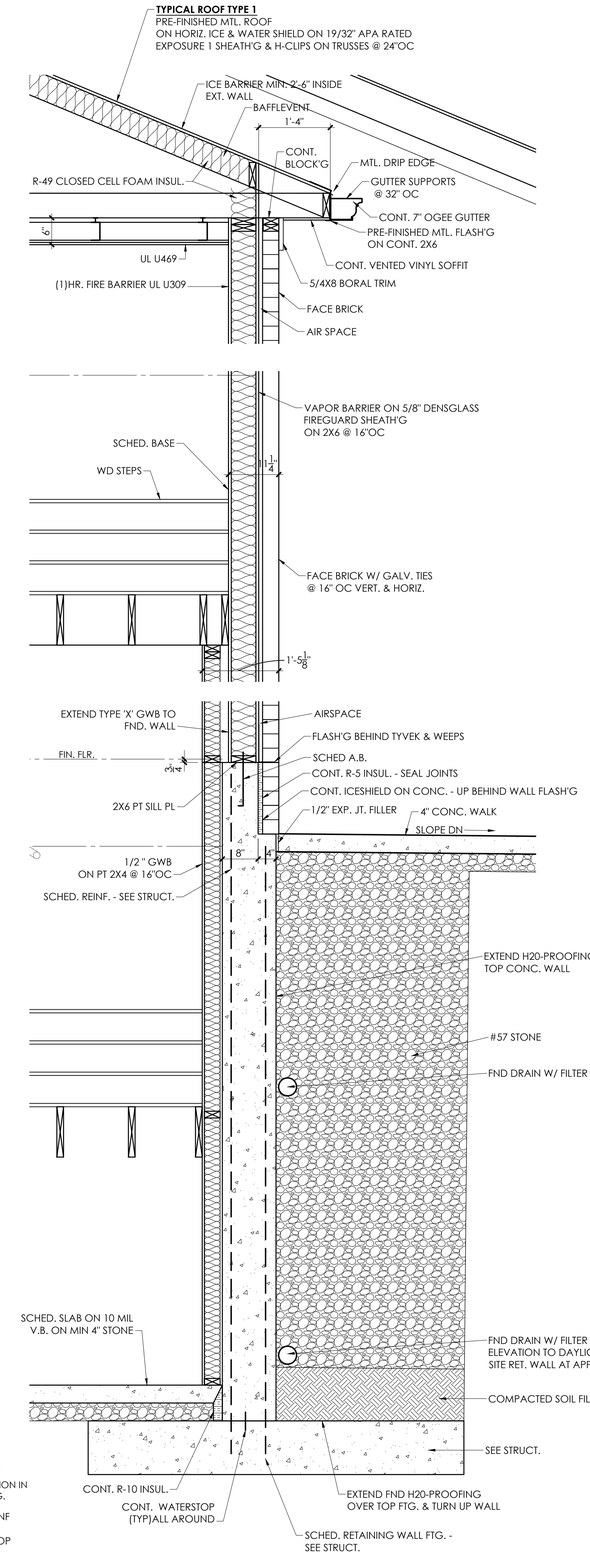
SECTIONS & DETAILS

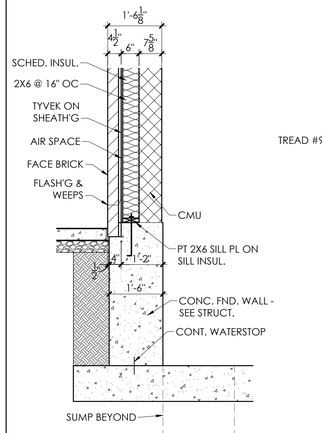
A5.1



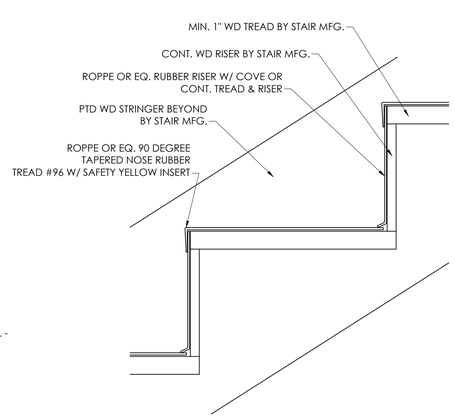
01 BUILDING SECTION - ELEVATOR
SCALE: 1/4" = 1'-0"



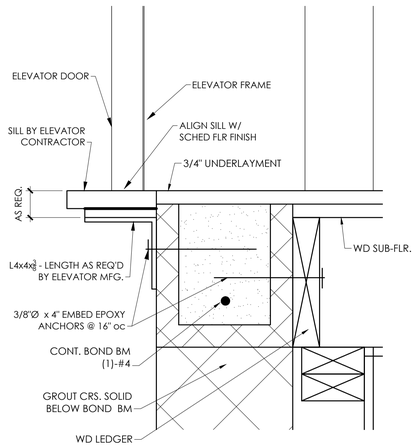
02 WALL SECTION
SCALE: 3/4" = 1'-0"



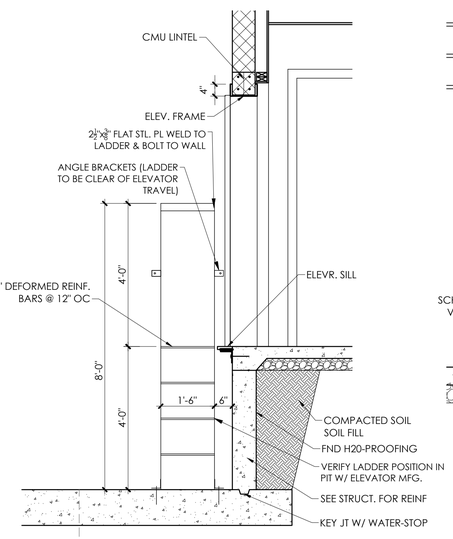
06 SECTION @ ELEVATOR PIT
SCALE: 1/2" = 1'-0"



05 TYP. WOOD STAIR TREAD DETAIL
SCALE: 3" = 1'-0"



04 ELEVATOR SILL DETAIL
SCALE: 3" = 1'-0"



03 SECTION @ ELEVATOR LADDER
SCALE: 1/2" = 1'-0"

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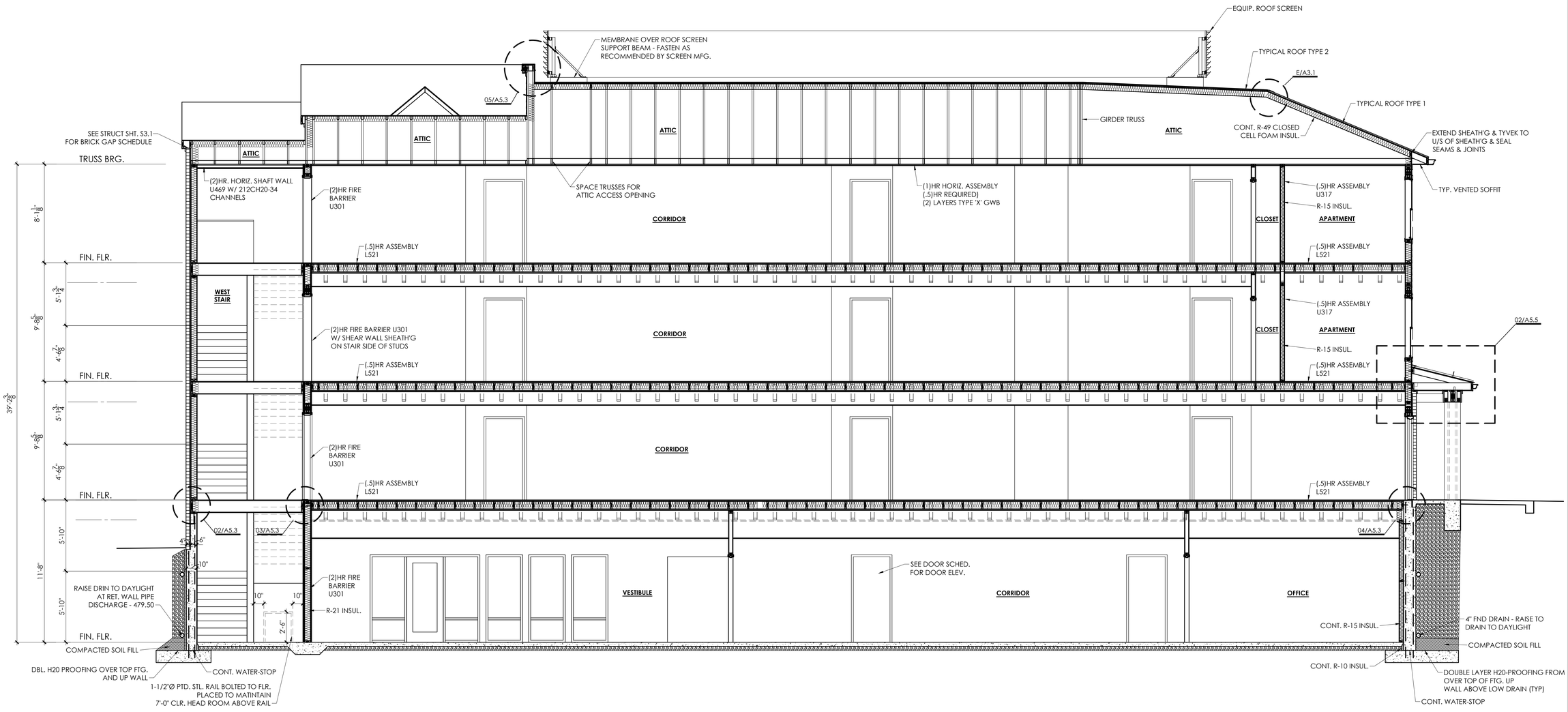
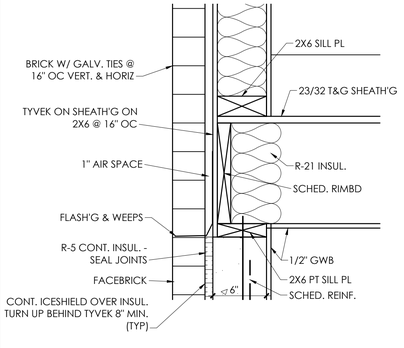
SECTIONS & DETAILS

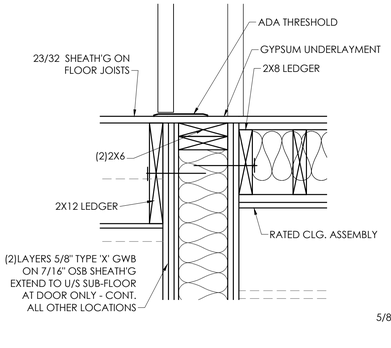
A5.2



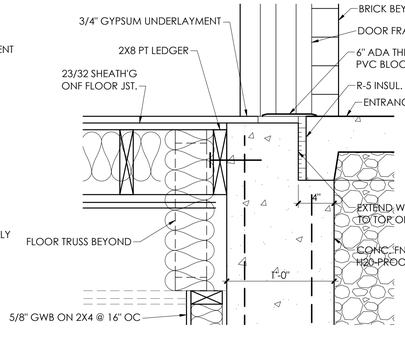
01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



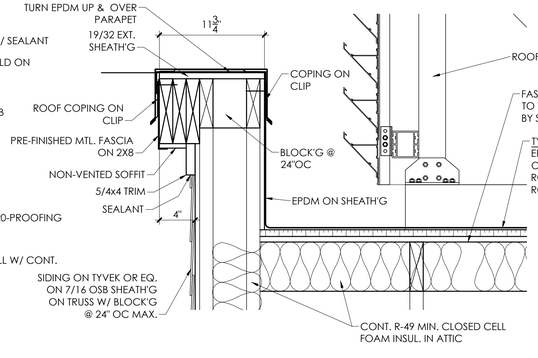
02 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



03 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



04 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



05 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

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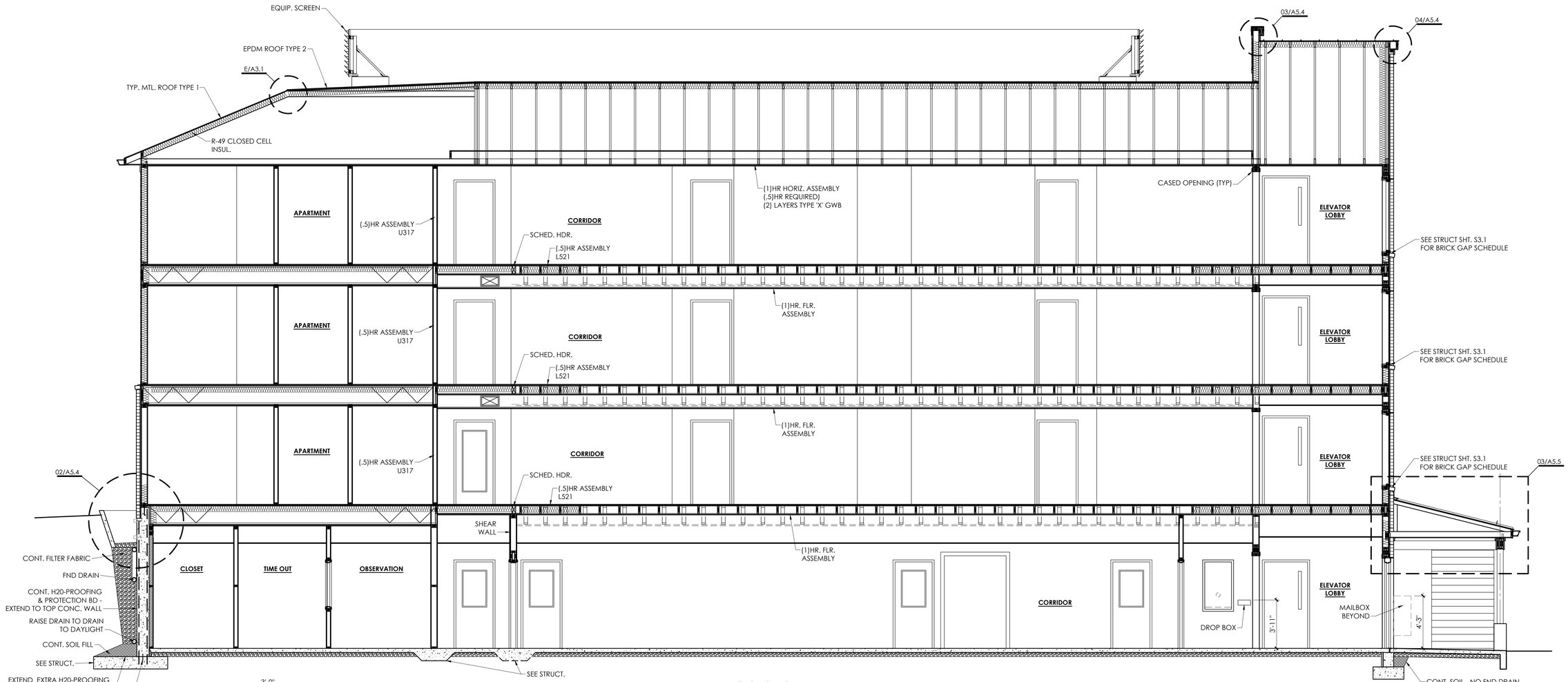
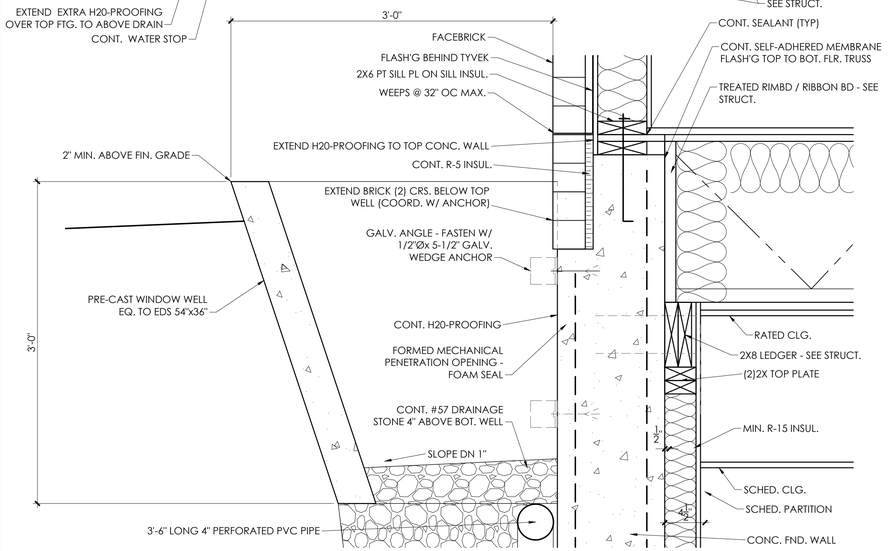
SECTIONS & DETAILS

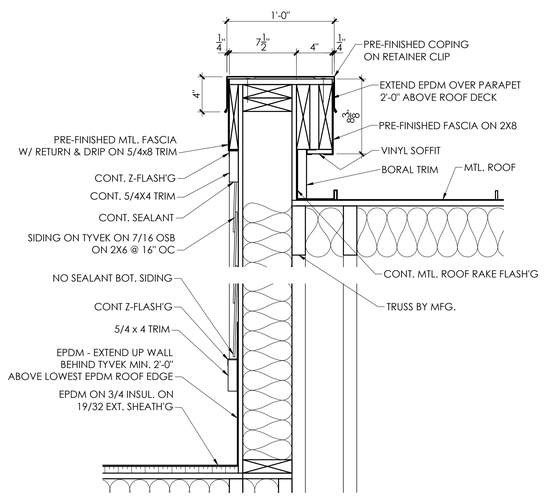
A5.3



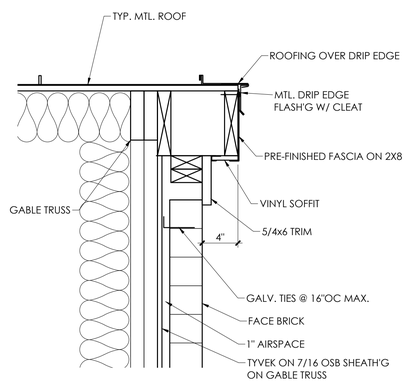
01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



02 SECTION @ WINDOW WELL
SCALE: 1-1/2" = 1'-0"



03 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



04 SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

encompass Community Supports

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(v)540-829-2590

ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

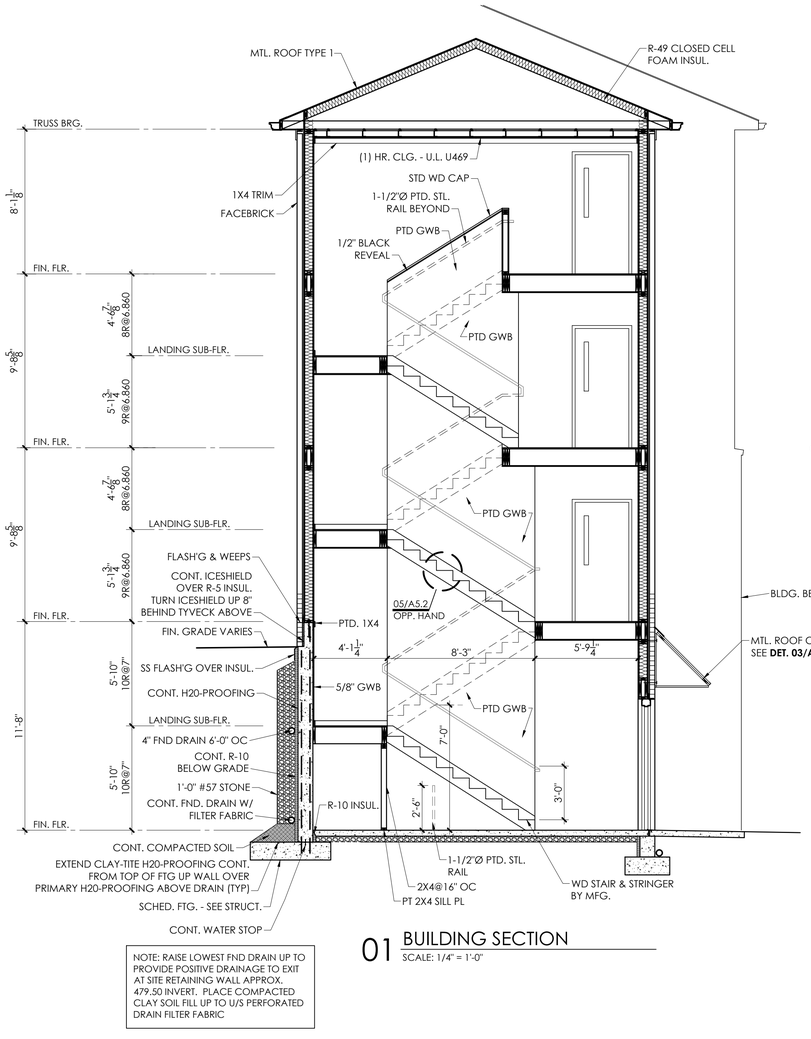
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

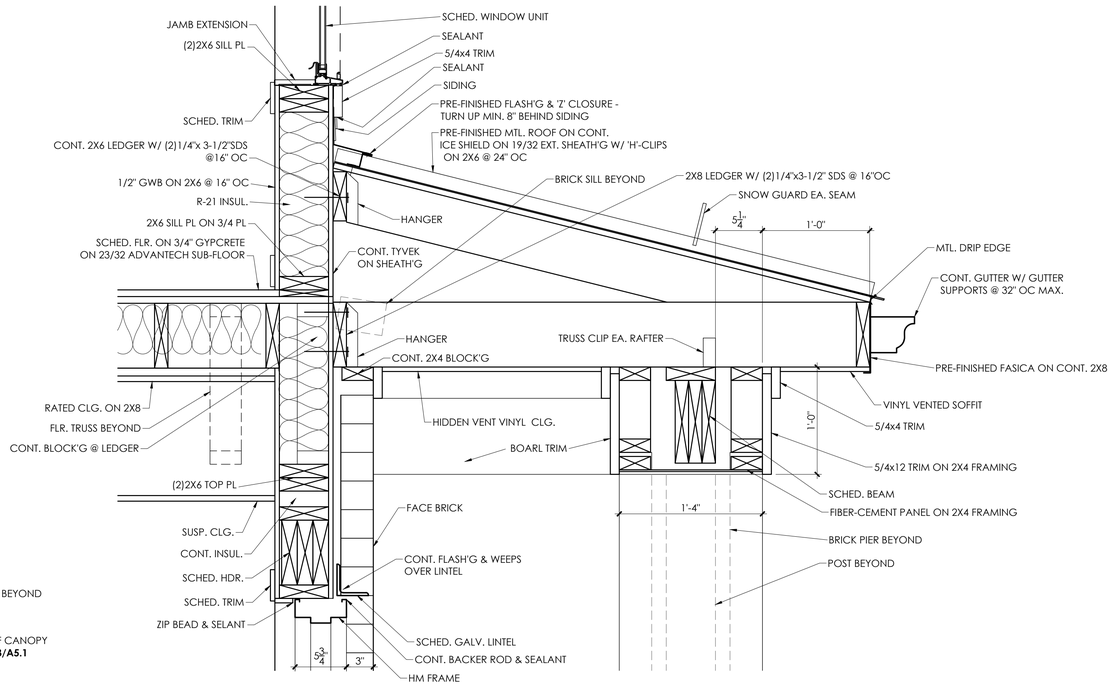
SECTIONS & DETAILS

A5.4

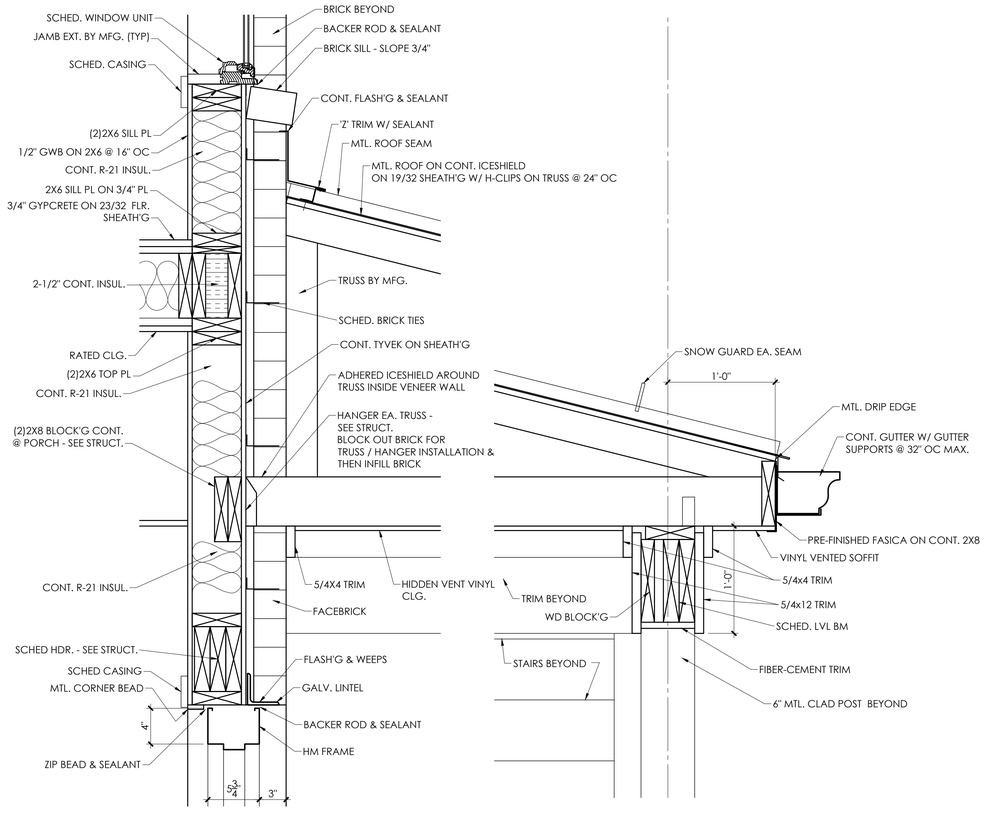


NOTE: RAISE LOWEST FND DRAIN UP TO PROVIDE POSITIVE DRAINAGE TO EXIT AT SITE RETAINING WALL APPROX. 479.50 INVERT. PLACE COMPACTED CLAY SOIL FILL UP TO U/S PERFORATED DRAIN FILTER FABRIC

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



02 SECTION @ EAST ENTRANCE
SCALE: 1-1/2" = 1'-0"



03 SECTION @ SOUTH ENTRANCE
SCALE: 1-1/2" = 1'-0"

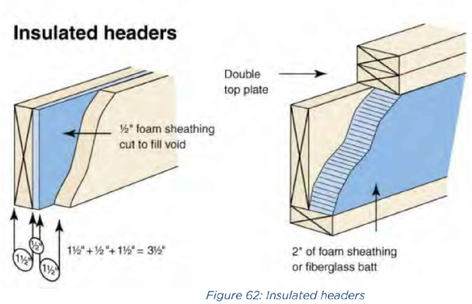


Figure 62: Insulated headers

EARTHCRAFT BE 3.12 HEADER DETAIL
SCALE: N.T.S.

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
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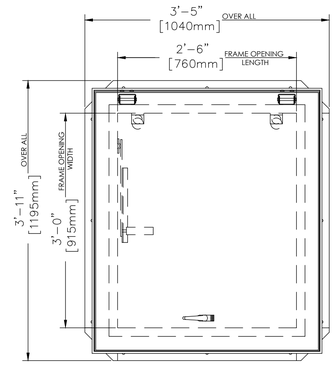
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

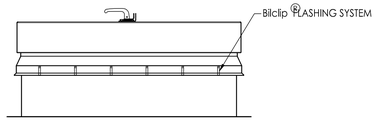
REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

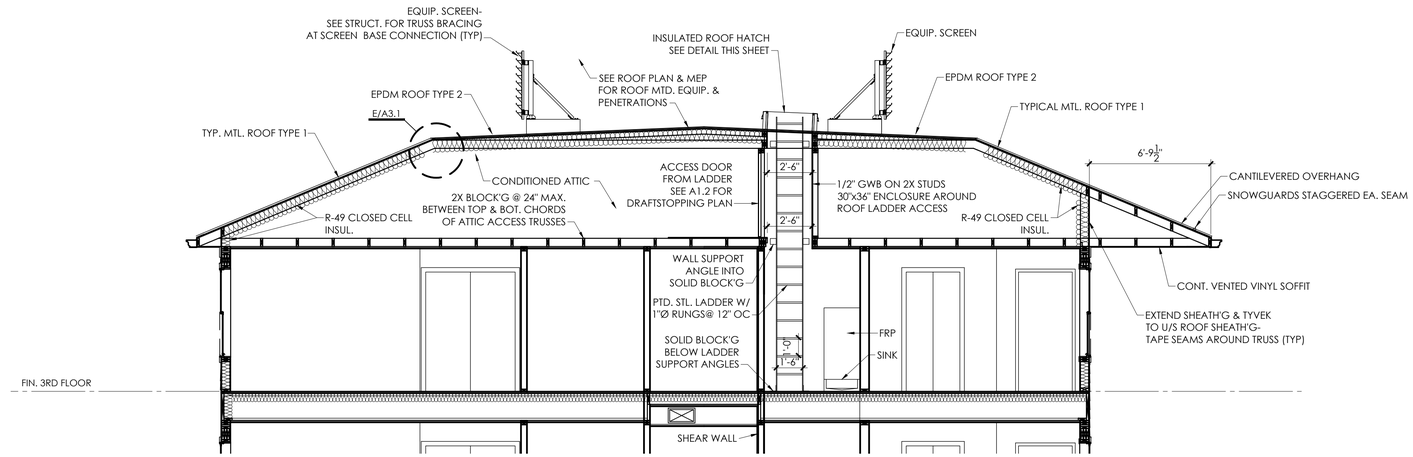
SECTIONS & DETAILS

A5.5

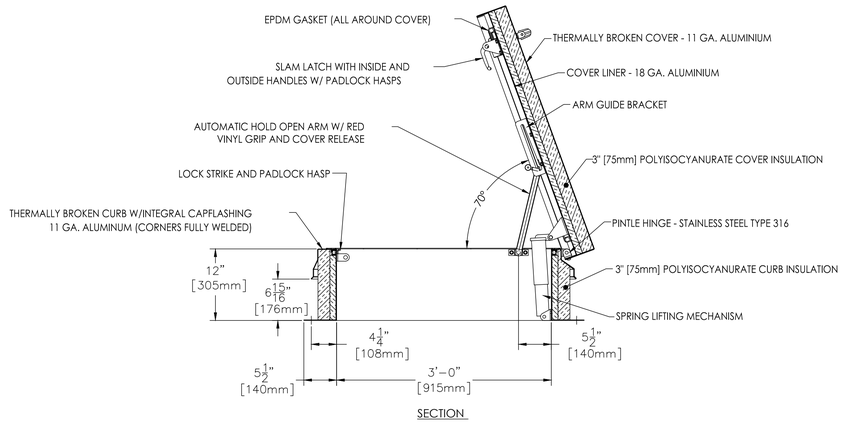


BILCO
TYPE S-50TB
ROOF SCUTTLE





01 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



SECTION

ROOF HATCH DETAIL
SCALE: 1" = 1'-0"

FOR CONSTRUCTION

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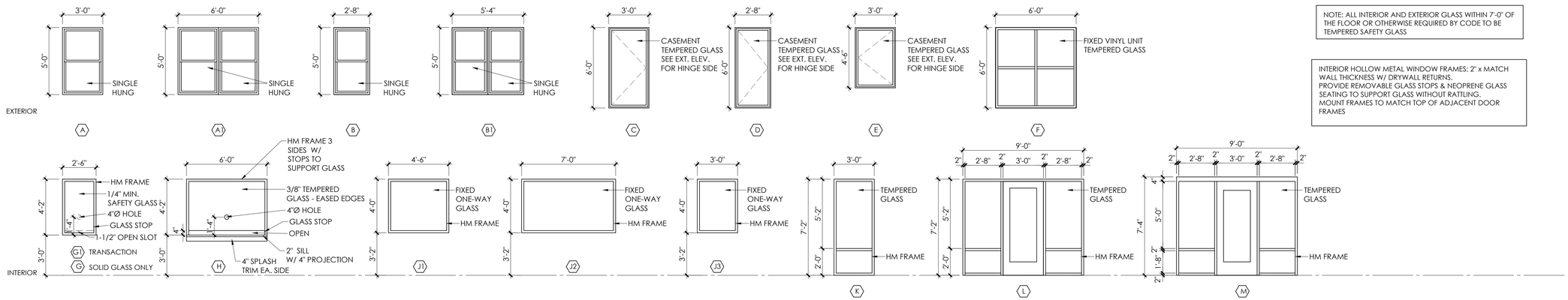
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

SECTIONS & DETAILS

A5.6



WINDOW TYPES

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

NOTE: ALL INTERIOR AND EXTERIOR GLASS WITHIN 7'-0" OF THE FLOOR OR OTHERWISE REQUIRED BY CODE TO BE TEMPERED SAFETY GLASS

INTERIOR HOLLOW METAL WINDOW FRAMES: 2" x MATCH WALL THICKNESS W/ DRYWALL RETURNS. PROVIDE REMOVABLE GLASS STOPS & NEOPRENE GLASS SEATING TO SUPPORT GLASS WITHOUT RATTLING. MOUNT FRAMES TO MATCH TOP OF ADJACENT DOOR FRAMES

DOOR HARDWARE SCHEDULE

PRECISION DOORS & HARDWARE, LLC
JOHN AUSTIN
540-369-7023

MANUFACTURERS:

HINGES, WIRING HARNESS McKINNEY

LOCKSETS, CLOSERS, EXIT DEVICES FALCON

KICKPLATES, FLUSHBOLTS, STOPS, SILENCERS, VIEWERS ROCKWOOD

ELECTRIC STRIKES HANCHETT

THRESHOLDS, WEATHERSTRIP PEMKO

FINISHES:

US26D (626) SATIN CHROME
US32D (630) SATIN STAINLESS STEEL
A ANODIZED ALUMINUM

SET 1
DOORS EX-1, EX-3

PAIR 3/0 X 7/0 X 1-3/4" STEEL DOOR X STEEL FRAME

6 EACH HINGE MPB79 4 ½ X 4 ½ US32D NRP
1 EACH EXIT DEVICE 25-R-510NL US26D
1 EACH EXIT DEVICE 25-R-510DT US26D
1 EACH REMOVABLE MULLION KR4023 7'0 USP
2 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH ELECTRIC STRIKE 9600 630
1 EACH SMART PAC III 2005M3
2 EACH CLOSER SC81 689
2 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH THRESHOLD 171A - 72"
2 EACH SWEEP 307AV - 36"
1 EACH WEATHERSTRIP 303AV - 72" X 84"
2 EACH ASTRAGAL 18041 CSB - 84"

*NOTE: CARD READER, POWER SUPPLY, WIRING BY SECURITY CONTRACTOR

SET 2
DOORS EX-2, EX-5

3/0 X 7/0 X 1-3/4" STEEL DOOR X STEEL FRAME

3 EACH HINGE MPB91 4 ½ X 4 ½ US32D NRP
1 EACH EXIT DEVICE 25-R-510NL US26D
1 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH ELECTRIC STRIKE 9600 630
1 EACH SMART PAC III 2005M3
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH THRESHOLD 171A - 36"
1 EACH SWEEP 307AV - 36"
1 EACH WEATHERSTRIP 303AV - 36" X 84"

*NOTE: CARD READER, POWER SUPPLY, WIRING BY SECURITY CONTRACTOR

SET 3
DOOR EX-4

3/0 X 7/0 X 1-3/4" STEEL DOOR X STEEL FRAME

3 EACH HINGE MPB91 4 ½ X 4 ½ US32D NRP
1 EACH EXIT DEVICE 25-R-510NL US26D
1 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH THRESHOLD 171A - 36"
1 EACH SWEEP 307AV - 36"
1 EACH WEATHERSTRIP 303AV - 36" X 84"

SET 4
DOORS B01, B08, B13, B14

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH PASSAGE SET K101 DANE US26D
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 5
DOORS B01A

PAIR 2/6 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

6 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K561 DANE US26D
2 EACH FLUSHBOLTS 555-12" US26D
1 EACH THRESHOLD 171A - 60"
1 EACH SOUND SEAL S773BL - 20'
1 EACH SOUND SEAL S44BL - 20'
2 EACH DOOR BOTTOM STC4131 - 30"

SET 6
DOORS B02, B03, B04, B20, B21

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH PRIVACY SET K301 DANE US26D
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 7
DOORS B05

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME
\

2 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH ELEC. HINGE MPB79 4 ½ X 4 ½ CC4 US26D
1 EACH WIRING HARNESS QC-C300P
1 EACH WIRING HARNESS QC-C1500P
1 EACH ELEC. LOCKSET T881 DANE US26D
1 EACH SMART PAC III 2005M3
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

*NOTE: CARD READER, POWER SUPPLY, WIRING BY SECURITY CONTRACTOR

SET 8
DOORS B06, B07, B10, B11, B12, B15, B16, B17, B18, B23

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K511 DANE US26D
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 9
DOORS B06A, B09

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K511 DANE US26D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 10
DOORS B08A, B08B

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH PASSAGE SET K101 DANE US26D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 11
DOORS 12A

3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US32D NRP
1 EACH EXIT DEVICE 25-R-510NL US26D
1 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH ELECTRIC STRIKE 9600 630
1 EACH SMART PAC III 2005M3
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D

*NOTE: CARD READER, POWER SUPPLY, WIRING BY SECURITY CONTRACTOR

SET 12

DOORS B18A

PAIR 3/0 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

6 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K581 DANE US26D
2 EACH FLUSHBOLTS 555-12" US26D
2 EACH KICKPLATE K1050 8" x 35" US32D
2 EACH WALL STOP 409 US32D
2 EACH SILENCERS 608 GRAY

SET 13
DOORS B19

3/6 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH EXIT DEVICE 25-R-510NL 48" US26D
1 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH CLOSER SC81 x SC80A-3049DS 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 14
DOORS B22

3/6 X 7/0 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH EXIT DEVICE 25-R-510NL 48" US26D
1 EACH MORTISE CYLINDERS 20-001 1 ¼" 626
1 EACH ELECTRIC STRIKE 9600 630
1 EACH SMART PAC III 2005M3
1 EACH CLOSER SC81 x SC80A-3049DS 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

*NOTE: CARD READER, POWER SUPPLY, WIRING BY SECURITY CONTRACTOR

SET 15
DOOR B24, 101, 201, 301

3/0 X 7/0 X 1-3/4" 90 MIN. RATED STEEL DOOR X STEEL FRAME

DOOR 103, 203, 303

3/0 X 6/8 X 1-3/4" 90 MIN. RATED STEEL DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH EXIT DEVICE F25-R-510L-BE US26D
1 EACH CLOSER SC81 689
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH THRESHOLD 171A - 36"
1 EACH SWEEP 307AV - 36"
1 EACH SMOKE SEAL S88D - 17"

SET 16
DOORS 104, 204, 304

3/0 X 6/8 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K581 DANE US26D
1 EACH KICKPLATE K1050 8" X 34" US32D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 17
DOORS 205, 305

3/0 X 6/8 X 1-3/4" WOOD DOOR X STEEL FRAME

3 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH LOCKSET K581 DANE US26D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 608 GRAY

SET 18
DOORS U-1 (TYPICAL APARTMENT)

3/0 X 6/8 X 1-3/4" 20 MIN. RATED METAL DOOR X STEEL FRAME

2 EACH SPRING HINGE MPS60 4 ½ X 4 ½ US26D
1 EACH HINGE MPB79 4 ½ X 4 ½ US26D
1 EACH PASSAGE SET W101 DANE US26D
1 EACH DEADLOCK BE365 PLY 626
1 EACH WALL STOP 409 US32D
1 EACH DOOR KNOCKER AND VIEWER 614V US26D
1 EACH THRESHOLD 171A - 36"
1 EACH SWEEP 307AV - 36"
1 EACH SMOKE SEAL S88D - 17"

SET 19
DOORS U-2, U-3 (TYPICAL APARTMENT)

3/0 X 6/8 X 1-3/4" PREHUNG WOOD DOOR & FRAME

3 EACH HINGES (BY DOOR SUPPLIER)
1 EACH PRIVACY LATCHSET W301 DANE US26D
1 EACH WALL STOP 409 US32D
3 EACH SILENCERS 609 GRAY

SET 20
DOORS U-4 (TYPICAL APARTMENT)

PAIR 2/6 X 6/8 X 1-3/4" PREHUNG WOOD DOOR & FRAME

DOORS U-5 (TYPICAL APARTMENT)

PAIR 1/6 X 6/8 X 1-3/4" PREHUNG WOOD DOOR & FRAME

6 EACH HINGES (BY DOOR SUPPLIER)
2 EACH DUMMY LEVER TRIM W12 DANE US26D
2 EACH ROLLER CATCHES (BY DOOR SUPPLIER)
2 EACH WALL STOP 409 US32D
2 EACH SILENCERS 609 GRAY

SET 21
DOORS U-6 (TYPICAL APARTMENT)

PAIR 2/0 X 6/8 X 1-3/4" PREHUNG WOOD DOOR & FRAME

6 EACH HINGES (BY DOOR SUPPLIER)
2 EACH PASSAGE LATCHSET W101 DANE US26D
2 EACH TOP AND BOTTOM FLUSHBOLTS (BY DOOR SUPPLIER)
2 EACH WALL STOP 409 US32D
2 EACH SILENCERS 609 GRAY

WINDOW NOTES

1. FENESTRATION AIR LEAKAGE MUST BE NO MORE THAN 0.3 CFM / SF FOR WINDOWS AND 0.5 CFM / SF FOR SWINGING DOORS
2. WINDOWS MUST BE ENERGY STAR RATED
3. OPENING LIMITERS SHALL BE PROVIDED WHERE THE SILL OF AN OPERABLE WINDOWS IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW. A LIMITED SHALL BE INSTALLED ON THE OPERABLE SASH TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE THROUGH THE WINDOW OPENING.
4. WINDOWS ARE TO HAVE A MINIMUM 3/4" INCH INSULATED GLASS. PROVIDE A MINIMUM 10-YEAR MATERIAL WARRANTY FOR WINDOWS. INSULATING GLASS IS TO HAVE A MINIMUM 10-YEAR WARRANTY FOR BREAKAGE OF SEAL. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SAMPLE INSTALLATION.
5. PROVIDE NFRC CERTIFIED EXTERIOR DOORS & WINDOWS WITH LABEL.
6. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY THE 2018 VCC.
7. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS. SCREEN SHALL HAVE A MESH WITH NO LESS THAN 16 MESH PER INCH. SCREENS AND FRAMES SHALL MATCH WINDOWS.
8. PROVIDE AUTO-LOCKS WITHIN ALL ACCESSIBLE DWELLING UNITS TO MAKE WINDOWS OPERABLE WITHIN HC REACH RANGES.
9. PROVIDE 1", WHITE OPERABLE MINI-BLINDS WITH 6-GAUGE ALUMINUM ALLOY SLATS, POLYESTER BAKED COATING, CORDLESS LIFT SYSTEM SIZED TO FIT WINDOW WIDTH AND LENGTH AT ALL RESIDENTIAL UNIT WINDOWS. INSTALL BLINDS FLUSH WITH INTERIOR WALL FACE & SECURELY FASTEN TO WINDOW HEAD. BLINDS EQUAL TO 1 INCH MINI BLINDS BY BLINDS.COM - SUBMIT MANUFACTURER'S PRINTED COLOR CHART FOR SELECTION.

EARTHCRAFT GOLD MINIMUM VALUES

INTERIOR CORRIDOR ENTRY DOOR	<0.21 U-VALUE
EXTERIOR ENTRY DOOR	<0.21 U-VALUE
DOOR W/ <50% GLASS	<0.27 U-VALUE / < 0.27 SHGC
DOOR W/ >50% GLASS	<0.32 U-VALUE / < 0.27 SHGC
WINDOWS	<0.32 U-VALUE / < 0.27 SHGC

encompass Community Supports

FOR CONSTRUCTION

SANDERS ARCHITECTURE PC
16125 RACCOON FORD RD
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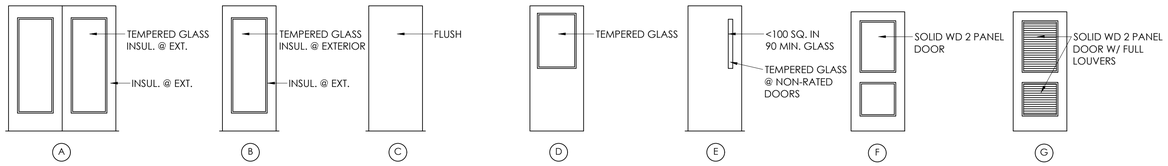
COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

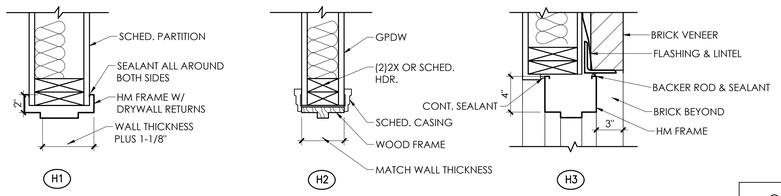
WINDOW TYPES

A7.1

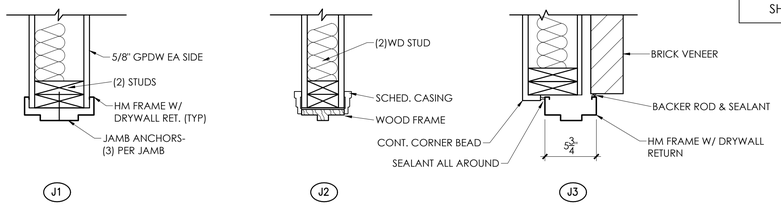


DOOR TYPES

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

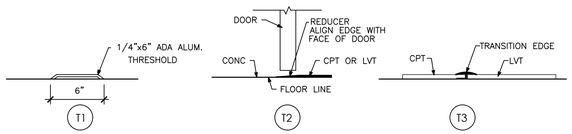


COORDINATION NOTE: FIELD VERIFY AND DOUBLE CHECK WALL WIDTH BEFORE ORDERING DOOR FRAMES AS SOME WALLS ARE DESIGNATED SHEAR WALLS WITH AN EXTRA LAYER OF SHEATHING.

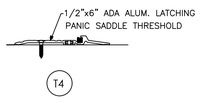


FRAME DETAILS

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



NOTE: MATCH THICKNESS OF REDUCER TO FLOOR MATERIAL



THRESHOLD TYPES

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

HARDWARE NOTES / TYPES

GENERAL NOTES:

1. U.N.O. ALL HINGED EXTERIOR & FIRE RATED DOORS TO HAVE SURFACE MOUNTED CLOSERS. PROVIDE CLOSERS WITH HOLD OPEN FEATURES AT NON-RATED STORAGE DOORS.

2. ALL INTERIOR HARDWARE SATIN STAINLESS FINISH. ALL HARDWARE MUST MATCH IN STYLE AND FINISH.

3. ALL LATCH SETS AND HANDLES TO BE MATCHING LEVER STYLE W/ FULL RETURN.

4. ALL INTERIOR DOORS TO HAVE MINIMUM GRADE 2 COMMERCIAL HARDWARE UNLESS OTHERWISE NOTED.

5. PROVIDE MIN. 10" HIGH x WIDTH OF DOOR KICKPLATES AT COMMERCIAL / PUBLIC TOILETS & WHERE INDICATED.

6. EXTERIOR DOORS, UNIT ENTRANCE & STAIR DOORS TO HAVE WEATHERSTRIPPING ALL AROUND W/ SILL SWEEPS. PROVIDE SILL SWEEPS WITH DRIPS AT OUTSWINGING STEEL DOORS WITHOUT OVERHANGS.

7. INSTALL ALL LOCKSETS AS SCHEDULED. KEY ALL EXTERIOR DOORS THE SAME. KEY ALL INTERIOR UTILITY DOORS ALIKE. KEY ALL DOORS TO A MASTER & GRANDMASTER KEY SYSTEM. COORDINATE W/ OWNER.

8. PROVIDE COMMERCIAL BRUSHED STAINLESS STEEL DOOR STOPS AT ALL DOORS - FLOOR MOUNTED WHERE POSSIBLE OR WALL MOUNTED W/ FULL BLOCKING.

9. REFERENCE THE PROJECT MANUAL FOR HARDWARE SPECIFICATIONS. HARDWARE SUPPLIER SHALL PREPARE DETAILED HARDWARE SCHEDULE FOR REVIEW UPON NOTICE TO PROCEED. FURNISH ALL HARDWARE NECESSARY FOR A COMPLETE CODE COMPLIANT INSTALLATION AS INDICATED BY THE CONSTRUCTION DOCUMENTS.

10. PRIVACY LOCKSETS IN UNITS TO BE PUSH BUTTON TYPE ONLY - NO TURNING BUTTON

DOOR NOTES

1. ALL DOORS UP TO 7'-0" TALL TO HAVE 1 -1/2 PAIR HINGES. DOORS OVER 7'-0" TALL TO HAVE 2 PAIR HINGES. PROVIDE (2) PAIR HINGES FOR 4'-0" WIDE DOORS.

2. UNDERCUT DOORS AS REQUIRED FOR EASE OF OPERATION. ALL COMMERCIAL DOORS SHALL HANG 1/8" ABOVE FINISHED FLOOR/THRESHOLD EXCEPT DOORS SCHEDULED TO BE UNDERCUT OR SPECIAL ACOUSTIC DOORS. ALL RESIDENTIAL / UNIT DOORS TO BE UNDER-CUT 3/4".

3. WOOD DOORS: ALL INTERIOR DOORS TO BE SOLID CORE. BUSINESS USE AND UNIT ENTRANCE DOORS TO BE REINFORCED FOR CLOSERS. PROVIDE MATCHING WOOD TRIM AT LITES. INTERIOR GLASS TO BE MINIMUM $\frac{1}{4}$" - SAFETY GLAZING.

4. PROVIDE (3) SILENCERS TYP. AT EACH INTERIOR DOOR IN HOLLOW METAL FRAME ON THE LATCHING SIDE.

5. ALL RESIDENTIAL UNIT ENTRY DOORS TO HAVE SINGLE LEVER THUMB TURN DEADBOLT & (2) EYE VIEWERS - 42" & STANDARD HEIGHT.

6. ALL EXTERIOR DOORS TO BE EITHER INSULATED FIBERGLASS OR INSULATED METAL.

DOOR SCHEDULE

DOOR NO.	DOOR SIZE W X H X T	DOOR MAT'L	DOOR FIN	DOOR TYPE	DOOR LOUVER	FRAME MAT'L	FRAME FIN	FRAME DETAIL HEAD / JAMB	FRAME DETAIL THRES	U. L. LABEL	HDW SET	REMARKS
	EXTERIOR											
EX-1	PR. 3'-0"x7'-0"x1-3/4"	HM	PTD	A	-	HM	PTD	H3/J3	T4	-	-	PANIC EXIT, ENTRANCE LOCKSET, ADA CLOSER, KICK PL, ELECTRIC STRIKE
EX-2	3'-0"x7'-0"x1-3/4"	HM	PTD	B	-	HM	PTD	H3/J3	T4	-	-	PANIC EXIT, ENTRANCE LOCKSET, ADA CLOSER, KICK PL., ELECTRIC STRIKE
EX-3	PR. 3'-0"x7'-0"x1-3/4"	HM	PTD	A	-	HM	PTD	H3/J3	T4	-	-	PANIC EXIT, ENTRANCE LOCKSET, ADA CLOSER, KICK PL., ELECTRIC STRIKE
EX-4	3'-0"x7'-0"x1-3/4"	HM	PTD	B	-	HM	PTD	H3/J3	T4	-	-	PANIC EXIT, EXTERIOR LOCKSET, ADA CLOSER, KICK PL.,
EX-5	3'-0"x6'-8"x1-3/4"	HM	PTD	A	-	HM	PTD	H3/J3	T4	-	-	PANIC EXIT, ENTRANCE LOCKSET, ADA CLOSER, KICK PL, ELECTRIC STRIKE
	GROUND FLOOR											
B01	3'-0"x7'-0"x1-3/4"	WD	STN	B	-	HM	PTD	H1/J1 SIM.	-	-	-	PASSAGE LATCHSET, NO CLOSER, KICKPL
B01A	PR. 2'-6" x 7'-0"x1-3/4"	WD	STN	C	-	HM	PTD	H1/J1	T1	-	-	LOCKSET, NO CLOSER, HEAD & FOOT BOLTS INACTIVE LEAF, SOUND SEALS
B02	3'-0"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PRIVACY LOCKSET, CLOSER, KICKPL
B03	3'-0"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PRIVACY LOCKSET, CLOSER, KICKPL
B04	3'-0"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PRIVACY LOCKSET, CLOSER, KICKPL
B05	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	ELEC. LOCKSET, CLOSER, KICKPL, ACCESS CONTROL
B06	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B06A	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER,
B07	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B08	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	PASSAGE LATCHSET, NO CLOSER, KICKPL
B08A	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	PASSAGE LATCHSET, NO CLOSER
B08B	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	PASSAGE LATCHSET, NO CLOSER
B09	3'-0" x 7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	LOCKSET, NO CLOSER
B10	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B11	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B12A	3'-0"x7'-0"x1-3/4"	WD	STN	E	-	HM	PTD	H1/J1	-	-	-	PANIC EXIT, CLOSER, KICKPL - ELEC. STRIKE
B12	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B13	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	PASSAGE LATCHSET, NO CLOSER, KICKPL
B14	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	PASSAGE LATCHSET, NO CLOSER, KICKPL
B15	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B16	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B17	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B18	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL
B18A	PR. 3'-0" x 7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	LOCKSET, NO CLOSER, HEAD & FOOT BOLTS INACTIVE LEAF, KICKPL
B19	3'-6"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PANIC EXIT, STORERROM LOCKSET, CLOSER W/ HOLD OPEN, , KICKPL
B20	3'-0"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PRIVACY LOCKSET, CLOSER, KICKPL
B21	3'-0"x7'-0"x1-3/4"	WD	STN	C	3/4" U/C	HM	PTD	H1/J1	-	-	-	PRIVACY LOCKSET, CLOSER, KICKPL
B22	3'-6"x7'-0"x1-3/4"	WD	STN	E	-	HM	PTD	H1/J1	-	-	-	PANIC EXIT, LOCKSET, CLOSER, KICKPL, ELECTRIC STRIKE
B23	3'-0"x7'-0"x1-3/4"	WD	STN	D	-	HM	PTD	H1/J1	-	-	-	OFFICE LOCKSET, NO CLOSER, KICKPL,
B24	3'-0"x7'-0"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL
B25	3'-6"x7'-0" ELEVR.	MTL	MFG	-	-	HM	PTD.	-	-	60 MIN.	-	DOOR BY ELEVR. MFG.
	1ST FLOOR											
101	3'-0"x7'-0"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL
102	3'-6"x7'-0" ELEVR.	MTL	MFG	-	-	HM	PTD.	-	-	60 MIN.	-	DOOR BY ELEVR. MFG.
103	3'-0"x6'-8"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEALS, INSUL. DOOR
104	3'-0"x6'-8"x1-3/4"	HM	PTD	C	3/4" U/C	HM	PTD.	-	-	-	-	LEVER LOCKSET, NO CLOSER KICKPLATE
	2ND FLOOR											
201	3'-0"x7'-0"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL
202	3'-6"x7'-0" ELEVR.	MTL	MFG	-	-	HM	PTD.	-	-	60 MIN.	-	DOOR BY ELEVR. MFG.
203	3'-0"x6'-8"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL, INSUL. DOOR
204	3'-0"x6'-8"x1-3/4"	HM	PTD	C	3/4" U/C	HM	PTD.	-	-	-	-	LEVER LOCKSET, NO CLOSER, KICKPLATE
205	3'-0"x6'-8"x1-3/4"	HM	PTD	C	3/4" U/C	HM	PTD.	-	-	-	-	LEVER LOCKSET, NO CLOSER
	3RD FLOOR											
301	3'-0"x7'-0"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL
302	3'-6"x7'-0" ELEVR.	MTL	MFG	-	-	HM	PTD.	-	-	60 MIN.	-	DOOR BY ELEVR. MFG.
303	3'-0"x6'-8"x1-3/4"	HM	PTD	E	-	HM	PTD.	-	T4	90 MIN.	-	PANIC EXIT / LATCHSET, CLOSER, KICKPLATE, SMOKE SEAL, INSUL. DOOR
304	3'-0"x6'-8"x1-3/4"	HM	PTD	C	3/4" U/C	HM	PTD.	-	-	-	-	LEVER LOCKSET, NO CLOSER, KICKPLATE
305	3'-0"x6'-8"x1-3/4"	HM	PTD	C	3/4" U/C	HM	PTD.	-	-	-	-	LEVER LOCKSET, NO CLOSER
	TYPICAL ALL UNITS											
U-1	3'-0"x6'-8"x1-3/4"	HM	PTD	C	-	HM	PTD.	H1/J1	T4	20 MIN.	-	ENTRY DEADBOLT, LEVER PASSAGE, HINGE CLOSER, DOOR SEAL, PEEPS & KNOCKER
U-2	3'-0"x6'-8"x1-3/8"	WD	PTD	F	3/4" U/C	WD	PTD.	H2/J2	T2	-	-	PRIVACY LOCKSET, SCHULTER ADA FLOOR TRANSITION STRIP
U-3	3'-0"x6'-8"x1-3/8"	WD	PTD	F	3/4" U/C	WD	PTD.	H2/J2	-	-	-	PRIVACY LOCKSET
U-4	PR. 2'-6" x 6'-8" x 1-3/8"	WD	PTD	F	3/4" U/C	WD	PTD.	H2/J2	-	-	-	FIXED LEVER / FRICTION LATCH BOTH LEAFS
U-5	PR. 1'-6"x6'-8"x1-3/8"	WD	PTD	F	3/4" U/C	WD	PTD.	H2/J2	-	-	-	FIXED LEVER / FRICTION LATCHSET BOTH LEAFS
U-6	PR. 2'-0" x 6'-8" x 1-3/8"	WD	PTD	G	3/4" U/C	WD	PTD.	H2/J2	-	-	-	LEVER LATCHSET, HEAD & FOOT BOLTS INACTIVE LEAF (AHU SIDE)

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ENCOMPASS COMMUNITY SUPPORTS

MADISON ROAD APARTMENTS

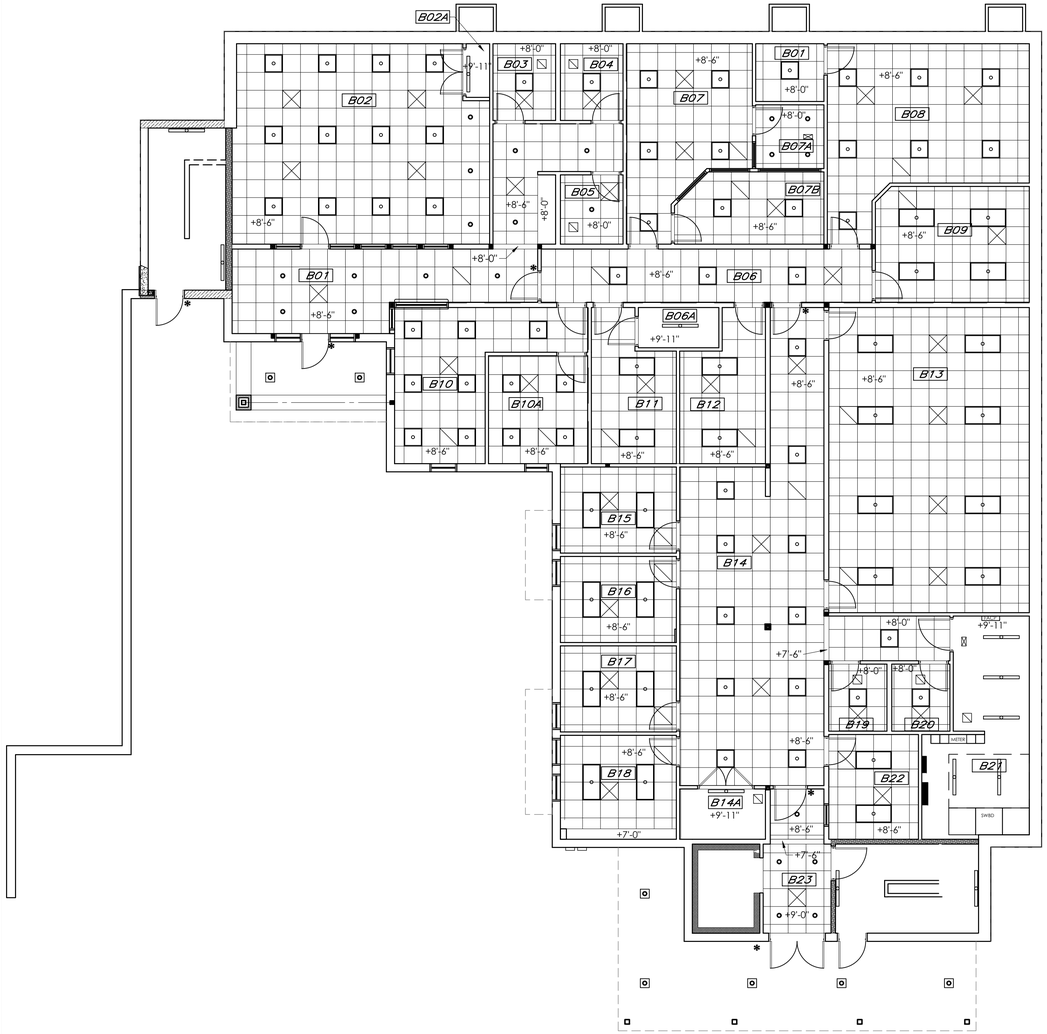
454 NORTH MADISON ROAD
ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:	
DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

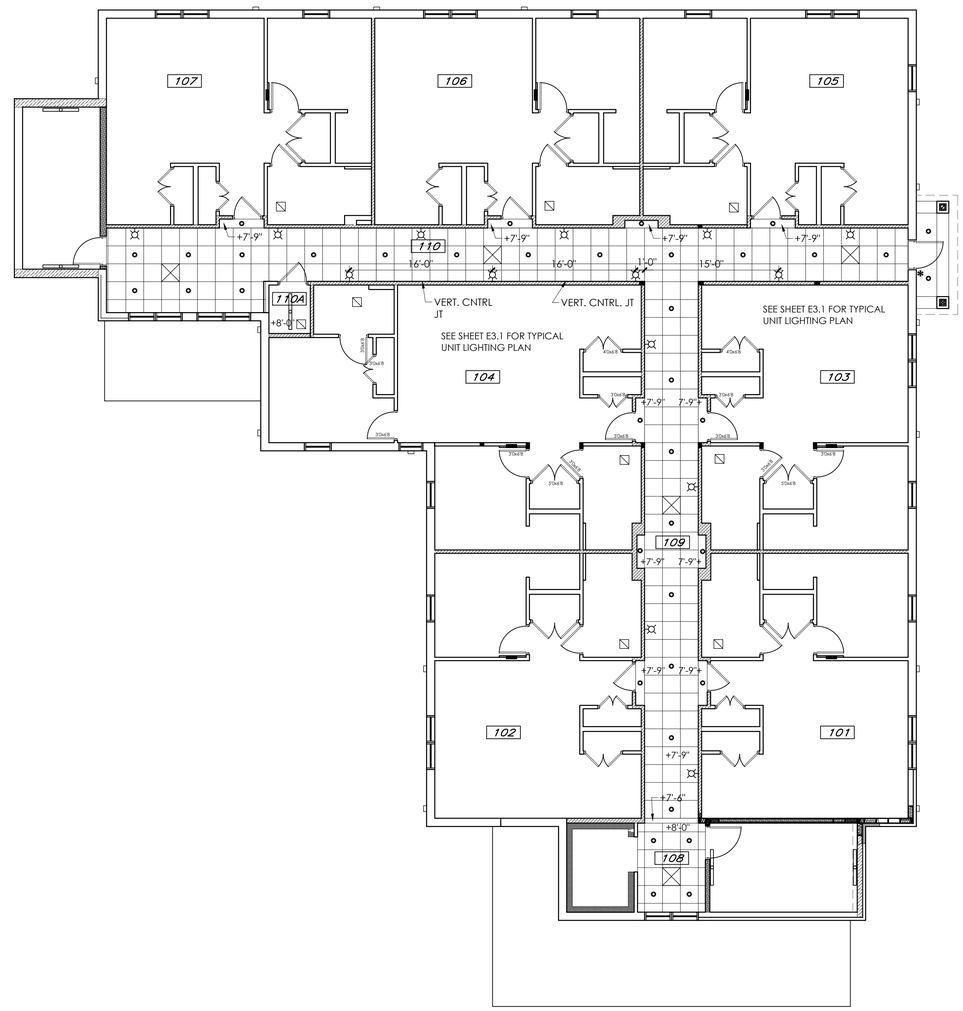
DOOR SCHEDULE

A8.1



GROUND FLOOR CEILING PLAN

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



1ST FLOOR PLAN

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

N

BLDG. NORTH

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ORANGE, VIRGINIA 22960

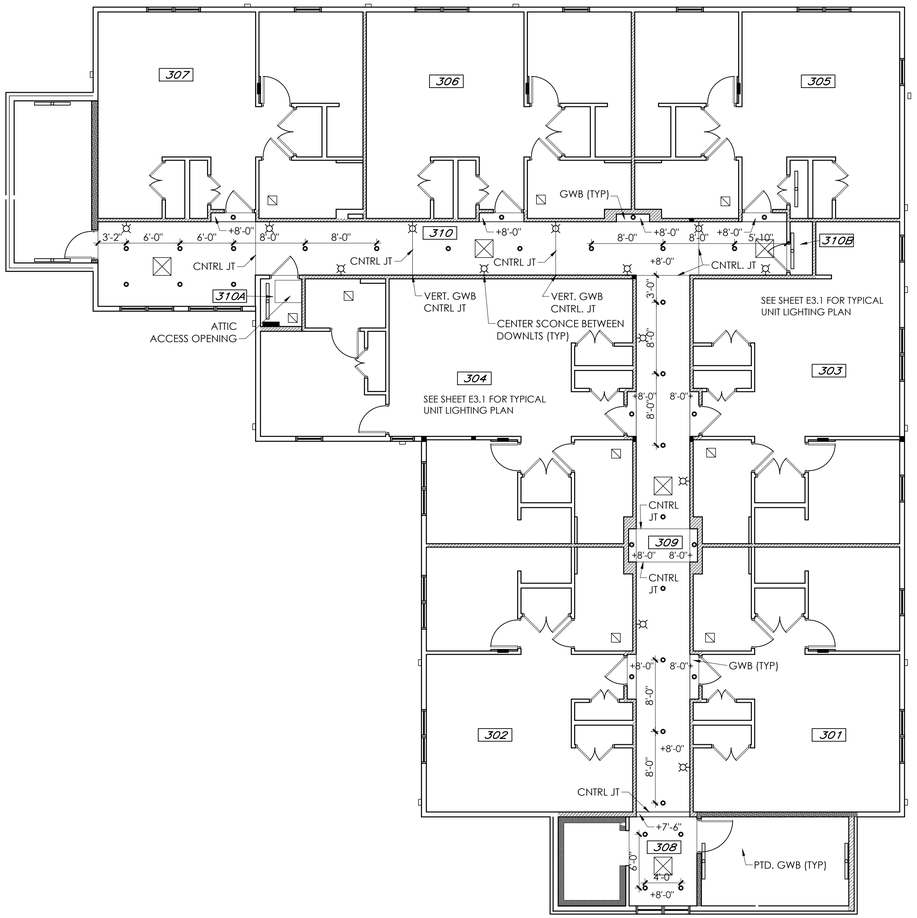
COMMONWEALTH OF VIRGINIA
DEX A. SANDERS
Lic. No. 8814
09-24-24
ARCHITECT

REVISIONS:

DRAWN:	-
CHECKED:	DAS
SCALE:	NOTED
DATE:	09-24-24
PROJECT #:	2030

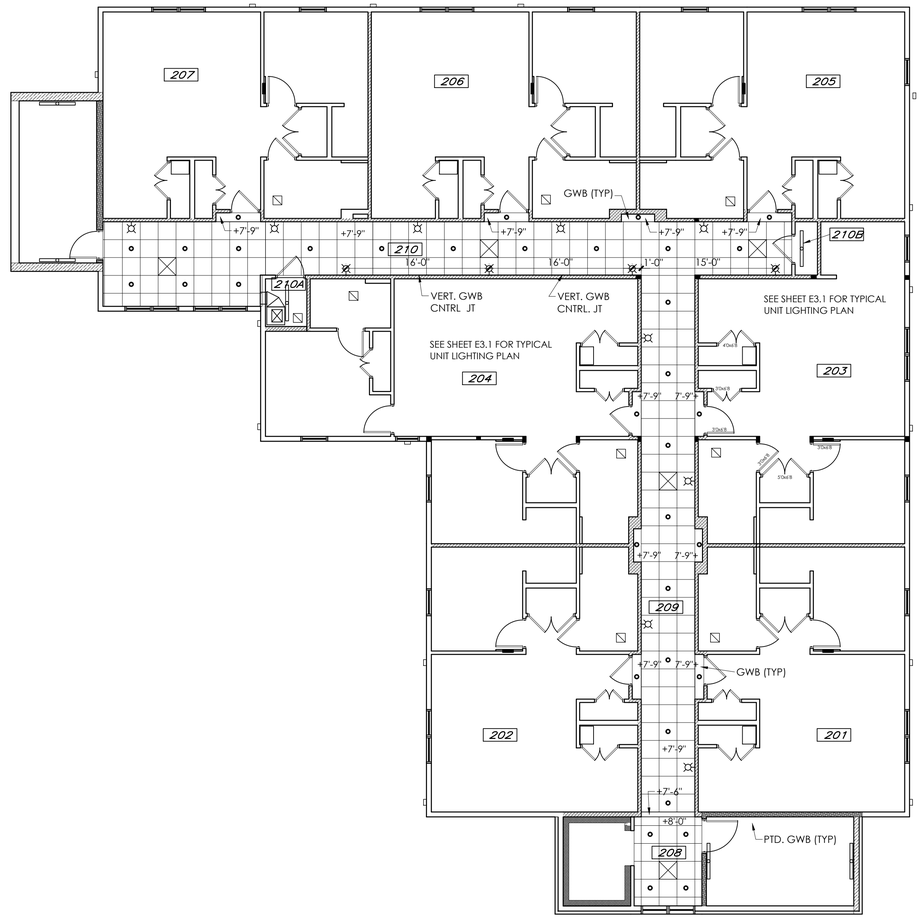
GROUND & 1ST FLOOR CEILING PLANS

A10.1



3RD FLOOR PLAN

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



2ND FLOOR PLAN

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

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REVISIONS:	
DRAWN:	-
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SCALE:	NOTED
DATE:	09-24-24
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2ND AND 3RD FLOOR CEILING PLANS

A10.2

HVAC SPECIFICATIONS

1. GENERAL

1.1 DESCRIPTION OF WORK:

A. ALL FIXTURES, EQUIPMENT, ACCESSORIES, MATERIALS, AND LABOR REQUIRED TO PROVIDE COMPLETE, COORDINATED, AND FULLY FUNCTIONAL HVAC SYSTEMS GENERALLY AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
   1. HEATING SYSTEM
   2. COOLING SYSTEM
   3. VENTILATION SYSTEM
   4. EXHAUST SYSTEMS
   5. DRYER VENT SYSTEMS

1.2 RELATED DOCUMENTS:

A. THE REQUIREMENTS OF THE CIVIL, ARCHITECTURAL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS SHALL APPLY TO AND BE CONSIDERED A PART OF THE HVAC WORK IN-SO-FAR AS THEY APPLY TO THE HVAC WORK AND ARE REQUIRED FOR COORDINATION.

1.3 JOB CONDITIONS:

A. DUE TO THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED TO PROVIDE A COMPLETE INSTALLATION OF THE WORK DESCRIBED AND INDICATED.

B. PROVIDE FITTINGS, OFFSETS, TRANSITIONS, CONTROL TRANSFORMERS AND ACCESSORIES REQUIRED TO MEET CONDITIONS OF THE PROJECT.

C. PROVIDE SERVICE ACCESS FOR EQUIPMENT, CONTROL COMPONENTS, VALVES, FILTERS AND SPECIALTIES.

D. PROVIDE ACCESS PANELS FOR VALVES, ACCESS DOORS, ETC. CONCEALED BEHIND FINISHED SURFACES.

E. MODIFY DUCT DIMENSIONS AS REQUIRED BY BUILDING STRUCTURE OR OTHER WORK AT NO ADDITIONAL COSTS TO THE OWNER. MAINTAIN EQUIVALENT FREE AREA SIZES.

1.4 CONFORMANCE TO REGULATIONS:

A. WORK SHALL CONFORM WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, AND LOCAL ORDINANCES.

B. COMPLY WITH EARTHCRAFT, UNIVERSAL DESIGN, ENERGY STAR, AND ZERO ENERGY READY HOMES, GUIDELINES AND REQUIREMENTS FOR INSTALLATION OF WORK.

1.5 QUALITY ASSURANCE:

A. COMPLY WITH MANUFACTURER'S REQUIREMENTS AND NOTES AND DETAILS SHOWN HEREIN FOR INSTALLATION OF EQUIPMENT.

B. COMPLY WITH RECOMMENDATIONS OF SMACNA AND ASHRAE.

1.6 MATERIALS AND EQUIPMENT:

A. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE EQUIVALENT TO PRODUCTS SPECIFIED.

B. CONTRACTOR SHALL GUARANTEE EQUIVALENCE AND IS RESPONSIBLE FOR MODIFICATIONS REQUIRED AND COORDINATION WITH OTHER TRADES TO FIT SUBSTITUTED PRODUCT INTO THE PROJECT.

C. MATERIALS AND EQUIPMENT OF THE SAME TYPE AND USE SHALL BE FROM A SINGLE MANUFACTURER.

D. PROTECT STORED MATERIALS AND EQUIPMENT FROM WEATHER.

E. IF HVAC EQUIPMENT IS OPERATED DURING CONSTRUCTION, PROVIDE TEMPORARY FILTERS TO PROTECT AIR HANDLING EQUIPMENT.

1.7 SUBMITTALS:

A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT SPECIFIED HEREIN AND ON THE DRAWINGS. SHOP DRAWINGS AND PRODUCT DATA SHALL BE IDENTIFIED PER INDICATIONS ON DRAWINGS, SHALL BE MARKED TO INDICATED SPECIFIC ITEM BE PROPOSED, AND SHALL BE ORGANIZED IN AN ORDERLY MANNER. SUBMIT IN .PDF FORMAT VIA EMAIL.

B. SUBMIT OPERATING AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT INSTALLED IN THIS PROJECT. INCLUDE COPIES OF SPECIFIC EQUIPMENT WARRANTIES IN MANUAL.

C. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH TWO COPIES OF AS-BUILT DOCUMENTATION. ALL CHANGES TO THE BIDDING DOCUMENTS SHALL BE NEATLY AND CLEARLY IDENTIFIED ON THE AS-BUILT DOCUMENTATION.

1.8 PROJECT CLOSEOUT:

A. REPLACE OR REPAIR DAMAGED EQUIPMENT AND CLEAN ALL EXPOSED SURFACES.

B. TOUCH-UP SHOP APPLIED FINISHES TO RESTORE DAMAGED OR SOILED AREAS.

C. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF EQUIPMENT UTILIZING OPERATION AND MAINTENANCE MANUAL. MINIMUM INSTRUCTION PERIOD SHALL BE TWO HOURS.

D. REPLACE FILTERS IN AIR HANDLING EQUIPMENT AT TIME OF PROJECT TURNOVER TO OWNER.

E. VACUUM INTERIORS OF DUCTWORK AND EQUIPMENT WHICH BECOMES DIRTY, PRIOR TO PROJECT TURNOVER TO OWNER. CLEAN ANY DIRTY EQUIPMENT COILS.

2. PRODUCTS

2.1 PIPING SYSTEMS:

A. CONDENSATE DRAIN – SCH. 40 PVC WITH SOLVENT WELD FITTINGS

B. REFRIGERANT – TYPE C&C OR ARC COPPER, SILVER SOLDER FITTINGS.

2.2 HVAC EQUIPMENT:

A. REFER TO SCHEDULE SHEETS AND EQUIPMENT LIST FOR MANUFACTURERS AND MODEL NUMBERS.

B. ALTERNATE MANUFACTURER'S ARE: LENNOX, YORK, MCQUAY, TITUS, CARRIER, SANYO, MITSUBISHI, TRANE, COOK, CARNES, TWIN CITY, ACME, METALAIRE

C. PROVIDE MINIMUM MERV 8 RETURN AIR FILTERS FOR AIR HANDLING EQUIPMENT.

2.3 AIR DISTRIBUTION:

A. METAL DUCTWORK: SHOP FABRICATED AS FOLLOWS.
   1. MATERIALS: GALVANIZED STEEL SHEET, ASTM A 527-85.
   2. CONSTRUCTION: PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR LOW PRESSURE SYSTEM UP TO 2" W.C. CONSTRUCTION.
   3. JOINT SEALANT: UL LISTED FOSTER MASTIC, HARDCAST FTA-20, KINGCO 18-136.
   4. SUPPLY AIR BRANCH DUCTS RUN IN CONCEALED AREAS MAY BE PRE-INSULATED, UL CLASS 1, FLEXIBLE DUCT – LIMIT LENGTH TO TEN FEET – USE RIGID DUCT FOR REMAINDER OF RUNOUT.
   5. DRYER VENT SHALL BE RIGID GALVANIZED STEEL WITH LONG RADIUS ELBOWS AND NO SCREWS PROTRUDING INTO VENT. USE RIVETS AT JOINT AND FITTING CONNECTIONS. USE FLEXIBLE METAL VENT AT CONNECTION TO DRYER. MINIMUM THICKNESS OF VENT TO BE 26 GAUGE. FIRESTOP VENT PENETRATIONS THRU FIRE RATED CONSTRUCTION PER ULC-AJ7063.
   6. WALL CAP SHALL BE ALUMINUM CONSTRUCTION WITH BACKDRAFT DAMPER, BIRDSCREEN (1/4" MESH) AND HOOD. COLOR TO MATCH BUILDING FINISHES.

B. DAMPERS – AS MANUF. BY RUSKIN, CESCO, ARROW, CREATIVE METALS, PREFCO
   1. VOLUME DAMPERS SHALL BE GALVANIZED STEEL, 16 GAUGE, BLADE HEIGHT SHALL NOT EXCEED 12". DAMPER LINKAGE AND LOCKING QUADRANT SHALL BE OUTSIDE OF AIRSTREAM.
   2. MOTORIZED DAMPERS – REFER TO EQUIPMENT LIST ON DRAWINGS.
   3. FIRE DAMPERS SHALL BE UL LISTED TYPE 'B' WITH BLADE POCKET OUTSIDE OF AIRSTREAM, DYNAMIC TYPE WITH 212F RATED LINK, POTTORF OR EQUAL. DAMPERS IN CEILING TO BE RADIATION TYPE WITH THERMAL BLANKET. SECURE DAMPER TO STRUCTURE SO IN CASE OF DUCT COLLAPSE, DAMPER WILL REMAIN INTACT IN FIRERATED ASSEMBLY. PROVIDE INSTALLATION INSTRUCTIONS ON SITE FOR INSPECTORS.

C. ACCESS DOORS –
   1. FACTORY BUILT WITH SASH LOCKS, BUTT HINGE, GASKET, 24 GA. DOOR AND 22 GA. FRAME.
   2. ACCESS DOOR IN INSULATED DUCT SHALL BE DOUBLE CONSTRUCTION, WITH INSULATION ENCASED.
   3. MINIMUM SIZE TO BE 75% SIZE OF DUCT IN WHICH INSTALLED, OR 10" X 10".
   4. CESCO MODEL HAD-10, LOUVERS AND DAMPERS, KEES, INC. OR AIR BALANCE.

2.4 CONTROLS:

A. PROVIDE ALL RELAYS, TRANSFORMERS, CONTROL WIRING, TERMINAL BLOCKS, ETC. FOR A COMPLETE SYSTEM.
   1. COMPONENT MANUFACTURER'S AND MODEL NUMBERS AS SPECIFIED ON DRAWINGS.

B. THE WARRANTY PERIOD SHALL COMMENCE AFTER 60 DAYS OF BENEFICIAL USE, MEASURED FROM THE DATE OF ACCEPTANCE FROM THE OWNER.

3. EXECUTION

3.1 PIPING SYSTEMS:

A. VERIFY INVERT ELEVATIONS PRIOR TO EXCAVATION.

B. BACKFILL BURIED PIPE IN TRENCHES WITH DIRT FREE OF ROCK, STONE OR DEBRIS.

C. VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO ROUGH-IN.

D. COORDINATE ROUTING OF WORK WITH OTHER TRADES AND INSTALL TO ALLOW MAXIMUM HEADROOM CLEARANCES, SERVICE ACCESS AND MAINTAIN PROPER PITCH OF SLOPING LINES.

E. INSULATE PIPING SYSTEMS AS FOLLOWS:
   1. REFRIGERANT – CODE REQUIRED THICKNESS OF CLOSED CELLULAR RUBBER
   2. HORIZONTAL CONDENSATE DRAIN – 1/2" THICK FIBERGLASS WITH ASJ.
   3. SEAL VAPOR BARRIERS. SECURE WITH ADHESIVE AND SEAL JOINTS WITH SEALANT.
   4. PROVIDE GALVANIZED STEEL SADDLE AT HANGERS SURROUNDING INSULATED PIPE.
   5. DO NOT COMPRESS INSULATION EXCEPT IN AREAS OF STRUCTURAL INTERFERENCE.
   6. INSTALL PRE-FITTED PLASTIC ELBOWS OR APPLY CANVAS JACKET IN THREE LAYERS AT ELBOWS.
   7. INSULATE FITTINGS, VALVES AND EQUIPMENT BODIES.
   8. PROVIDE 2 COATS OF GREY WEATHERPROOF FINISH ON EXTERIOR REFRIGERANT PIPING.

F. PROVIDE SLEEVES FOR PIPING PENETRATING WALLS. INSULATION SHALL BE CONTINUOUS THROUGH SLEEVES.

G. FIRESTOP PIPING PASSING THROUGH FIRE RATED WALLS OR CEILINGS.

H. PATCH FINISHED AREAS DISTURBED BY WORK TO MATCH SURROUNDING AREAS.

I. WELDING SHALL BE DONE BY CERTIFIED WELDERS FOR THE APPROPRIATE SYSTEM BEING WELDED.

J. MAKE CONNECTIONS OF DISSIMILAR METALLIC PIPING WITH DIELECTRIC UNIONS.

K. DO NOT USE PLASTIC PIPING IN RETURN AIR PLENUM SPACES.

L. PROVIDE SHUT OFF VALVES AT EQUIPMENT CONNECTIONS.

M. HANGERS SUPPORTING COPPER PIPING SHALL BE COPPER PLATED OR PLASTIC COVERED. HANGERS SUPPORTING INSULATED PIPING SHALL BE SIZED TO SURROUND INSULATION AND STEEL SADDLE.

N. CLEAN AND FLUSH PIPING THEN TEST PIPING SYSTEMS AS FOLLOWS:
   1. REFRIGERANT PIPING – TO 100 PSIG W/ COMPRESSED NITROGEN FOR FOUR HOURS AND TEST FITTINGS WITH FREON AND HALIDE LEAK DETECTOR.
   2. CONDENSATE DRAIN PIPING – W/ 10 FT. WATER COLUMN OR 5 PSI COMPRESSED AIR FOR 12 HOURS.
   3. TESTS SHALL SHOW NO SUBSTANTIAL LOSS IN PRESSURE.
   4. PIPING RUN IN CONCEALED AREAS SHALL BE LEAK TESTED PRIOR TO BEING CONCEALED.
   5. SUBMIT WRITTEN REPORT OF TEST RESULTS.

3.2 HVAC EQUIPMENT:

A. PROVIDE PERMANENT TAG ON EQUIPMENT INDICATING EXPIRATION DATE OF WARRANTIES. LOCATE TAG IN A READILY VISIBLE LOCATION.

B. PROVIDE FACTORY AUTHORIZED START-UP OF EQUIPMENT AND SUBMIT TEST REPORTS. (INCLUDE IN O&M MANUAL). COMPLY WITH MANUFACTURER REQUIREMENTS AND NOTES STATED ON THE CONSTRUCTION DOCUMENTS FOR INSTALLATION OF EQUIPMENT. BALANCE THE OUTSIDE AIR CFM TO QUANTITIES LISTED.

D. SPLIT SYSTEM UNITS:
   1. SUPPORT INDOOR UNIT FROM STRUCTURE WITH BLOCKING BEHIND GYP. BOARD AND ANCHOR UNITS TO WALL IN LAUNDRY ROOM – INSTALL LEVEL. CONNECT DUCTWORK WITH FLEXIBLE DUCT CONNECTIONS. INSTALL TO ALLOW PROPER SERVICE ACCESS.
   2. PROVIDE DRAIN PAN BENEATH UNITS. SUPPORT PAN BELOW AHU.
   3. PROVIDE CONDENSATE DRAIN PIPING AND EXTEND TO FLOOR DRAIN.
   4. CONNECT REFRIGERANT PIPING AND CONTROL WIRING.

E. FANS:
   I. ASSURE PROPER BACKDRAFT DAMPER OPERATION.

3.3 AIR DISTRIBUTION:

A. DUCTWORK:
   1. SEAL JOINTS IN DUCTWORK WITH COATING OF HARDCAST SEALANT OR UL LISTED FSK DUCT TAPE.
   2. INSTALL INTERNAL ENDS OF SLIP JOINTS IN DIRECTION OF AIRFLOWS.
   3. MAXIMUM ANGLE OF OFFSETS AND TRANSITIONS SHALL NOT EXCEED 30 DEGREES.
   4. ADEQUATELY SUPPORT DUCT AS PER CODE REQUIREMENTS -ELIMINATE SAGGING AND COMPRESSION OF DUCT.
   5. TRANSITION DUCTS TO FIT EQUIPMENT. PROVIDE FLEXIBLE FLAME
   6. SECURE LINER TO DUCTS WITH ADHESIVE AT 70% COVERAGE AND WITH MECHANICAL FASTENERS AT 18" CENTERS, AND WITHIN 6" OF BUTT JOINTS AND EDGES OF DUCT. COAT ALL EXPOSED 'ROUGH' LINER WITH MASTIC. ENLARGE DUCT TO ACCOMMODATE THE LINER – SIZES ON TH EPALNS ARE INSIDE FREE AREA DIMENSIONS.
   7. USE LONG RADIUS RIGID DUCT FITTINGS AT ELBOWS IN FLEXIBLE DUCT FLEXIBLE DUCT EXCEEDING 60 DEGREE ANGLE. ELBOWS IN FLEXABLE DUCT LESS THAN 60 DEGREE ANGLE SHALL BE LONG SWEEP TYPE.

B. INSULATE DUCT SYSTEMS PER CODE OR AS FOLLOWS, WHICHEVER IS MORE STRINGENT:
   1. WITHIN BUILDING STRUCTURE AND INSIDE OF BUILDING INSULATION ENVELOPE (OUTSIDE AIR, SUPPLY AND RETURN AIR DUCTS): ONE LB./CU.FT. DENSITY, 2" THICK FIBERGLASS, WITH FSK JACKET; OR WITH 3/8" THICK FOIL FACED AIR CELL INSULATION, REFLECTIX OR EQUAL.
   2. INSULATE SUPPLY AIR AND RETURN AIR DUCTS OUTSIDE OF BUILDING INSULATION WITH 3" THICK FIBERGLASS WITH FSK JACKET – MINIMUM R = 8.0 INSTALLED.
   3. EXHAUST AIR DUCTS: DO NOT INSULATE.
   4. SECURE INSULATION TO DUCTS W/ ADHESIVE AT 60% COVERAGE AND SECURE WITH MECHANICAL FASTENERS AND WASHERS AT 18" CENTERS – SEAL VAPOR BARRIER.

C. DAMPERS: ACTUATORS AND PUSH-RODS SHALL BE ACCESSIBLE.
   1. ACTUATORS AND PUSH-RODS SHALL BE ACCESSIBLE.
   2. PROVIDE COMBINATION DAMPER/EXTRACTOR/SPIN-IN FOR ROUND DUCT CONNECTIONS TO TRUNK DUCTS. PROVIDE 45 DEGREE BEVEL INLET WITH BALANCE DAMPER FOR RECTANGULAR DUCT CONNECTIONS TO TRUNK DUCT. DAMPER ADJUSTMENT TO BE LOCATED ON BOTTOM SIDE OF DUCT.

D. ACCESS DOORS – PROVIDE IN DUCT FOR ACCESS TO COILS, FILTERS, FIRE & MOTORIZED DAMPERS, AND ALL OTHER EQUIPMENT NOT OTHERWISE ACCESSIBLE. INSTALL TO ALLOW SERVICE ACCESS. PROVIDE LABEL ON ACCESS DOOR INDICATING DEVICE SERVED.

E. BALANCE AIR DISTRIBUTION TO WITHIN 10% OF DESIGN AND SUBMIT REPORT.
   1. REPORT SHALL IDENTIFY ZONES, DESIGN AIRFLOWS AND FINAL AIRFLOWS (SUPPLY AIR, RETURN AIR AND OUTSIDE AIR). SUPPLY AND RETURN STATIC PRESSURES, ENTERING AND LEAVING AIR TEMPERATURES.
   2. INCLUDE EXHAUST FAN SYSTEMS, AND HVAC EQUIPMENT.
   3. COMPLY WITH NEBB AND AABC REQUIREMENTS.

3.4 CONTROLS:

A. SEAL PROBE PENETRATIONS FOR DUCT MOUNTED SENSORS.

B. PROVIDE JUNCTION BOX HOUSING FOR CONTROL WIRING INTERLOCK TO COMPONENTS.

C. ROUTE CONDUCTORS NEATLY AND PARALLEL OR PERPENDICULAR TO BUILDING CONSTRUCTION. WIRING AND CONDUCTORS IN FINISHED SPACES TO BE RUN CONCEALED.

D. SEQUENCE OF CONTROL
   1. ON A CALL FOR COOLING – BLOWER AND COOL COMPRESSOR SHALL BE ENABLED.
   2. ON A CALL FOR HEAT – BLOWER AND HEAT COMPRESSOR SHALL BE ENABLED.
   3. OA TO BE INTRODUCED IN SPACES WHEN BLOWER RUNS. FOR UNITS WITH MOTORIZED OA DAMPER ONLY, VENTILATION CONTROL SHALL OPEN DAMPER IF OUTDOOR CONDITIONS ARE APPROPRIATE, OTHERWISE OA DAMPER TO CLOSE.
   4. PROGRAM THERMOSTATS PER OWNER'S SCHEDULING.
   5. FLOAT SWITCH IN DRAIN PAN TO DISABLE HVAC UNIT IN CASE OF WATER IN PAN.
   6. OUTSIDE AIR TO BE INTRODUCED WHEN BLOWER RUNS. FOR UNITS WITH AIR QUALITY SENSOR, THERMOSTAT TO ENABLE SENSOR TO OPEN MOTORIZED OA DAMPER TO SETPOINT IN CASE OF POOR RA QUALITY (1000 PPM IN OCCUPIED MODES ONLY), OTHERWISE OA DAMPER TO CLOSE.

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WESLEY FRANKLIN SIEVER
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9/24/24
PROFESSIONAL ENGINEER

REVISIONS:

DRAWN:	GSW
CHECKED:	MDI
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

HVAC SPECIFICATIONS

M0.1

GRILLES, REGISTERS, DIFFUSERS AND LOUVERS

TYPE	DESCRIPTION	NECK	FRAME	FINISH	MFR. MDL.	REMARKS
D1	2-WAY CEILING DIFFUSER	4X12	FLANGE	WHITE	PROSELECT PS2WWI2F	FRAME
D2	2-WAY CEILING DIFFUSER	12X8	FLANGE		PROSELECT PS2WWI2X	FRAME
D3	4-WAY CEILING DIFFUSER	12X12	FLANGE		PROSELECT PSSQCDWI2	FRAME
D4	4-WAY CEILING DIFFUSER	6"	T-BAR LAY-IN		PROSELECT PSHVD3IBDU	24" SQUARE PANEL
D5	4-WAY CEILING DIFFUSER	8"	T-BAR LAY-IN		PROSELECT PSHVD3IBDX	24" SQUARE PANEL
D6	4-WAY CEILING DIFFUSER	10"	T-BAR LAY-IN		PROSELECT PSHVD3IBDIO	24" SQUARE PANEL
D7	2-WAY CEILING DIFFUSER	14X8	FLANGE		PROSELECT PS2WWI4X	FRAME
R1	RETURN AIR GRILLE	12X12	FLANGE		PROSELECT PSAH45WI2I2	FRAME
R2	RETURN AIR GRILLE	14X14	FLANGE		PROSELECT PSSAH45WI4I4	FRAME
R3	RETURN AIR GRILLE	16X16	FLANGE		PROSELECT PSAH45WI616	FRAME
R4	RETURN AIR GRILLE	20X20	FLANGE		PROSELECT PSAH45W2020	FRAME
R5	RETURN AIR GRILLE	22X22	T-BAR LAY-IN		PROSELECT PSAEC51TB2222	24" SQUARE PANEL
LI	OUTSIDE AIR INTAKE LOUVER	18X18	FLANGE	SEL. BY ARCHIT.	DAYTON 20UA08	W/ BIRDSCREEN

HVAC EQUIPMENT SCHEDULE

ZONE	OUTDOOR HEAT PUMP	NOMINAL TONS	MAX COOLING	MAX HEAT	SEER2	O.U. VOLTS	O.U. MCA/MOCP	HSPF2	INDOOR UNIT KW HEAT	INDOOR UNIT MODEL NO.	CFM	ESP.	MIN. OA CFM	BLOWER SPEED	HP	I.U. VOLTS	I.U. MCA/MOCP	I.U. WEIGHT	REMARKS
HP-1 / AH-1	MITSUBISHI SUZ-KAI2NA2	1	12,000	14,100	20.7	208/1	9 / 15	HSPF2 10.5	3.8	MITSUBISHI SVZ-KPI2NA	425	0.42"	53	VARIABLE	NA	208/1	25.4 / 30	150 LBS.	①②③④⑤
HP-2 / AH-2	MITSUBISHI SUZ-KAI2NA2	1	12,000	14,100	20.7		9 / 15	HSPF2 10.5	3.8	MITSUBISHI SVZ-KPI2NA	420	0.36"	36	VARIABLE	NA	208/1	25.4 / 30	150 LBS.	⑤
HP-3 (3) / AH-3	CARRIER 25TPA124A003	2	24,000	24,000	17		16.4 / 25	HSPF 9.5	6.8	CARRIER FV4CNF002L00	800	0.50"	63	VARIABLE	1/2	208/3	32.0 / 35	250 LBS.	
HP-4 (1) / AH-4	CARRIER 25TPA148A003	4	46,000	48,000	17		33.5 / 50	HSPF 9.5	11.3	CARRIER FV4CNB006	1600	0.60	268	VARIABLE	3/4	208/3	41.7 / 50	250 LBS.	
HP-5 (1) / AH-5	CARRIER 25TPA136A003	3	36,000	36,000	17		25.2 / 40	HSPF 9.5	11.3	CARRIER FV4CNB003	1200	0.60	115	VARIABLE	3/4	208/3	41.7 / 50	250 LBS.	
HP-6 (1) / AH-6	25TPA148A003	4	46,000	48,000	17		33.5 / 50	HSPF 9.5	11.3	CARRIER FV4CNB006	1600	0.60	150	VARIABLE	3/4	208/3	41.7 / 50	250 LBS.	
HP-7 (1) / AH-7	CARRIER 25TPA148A003	4	46,000	48,000	17		33.5 / 50	HSPF 9.5	11.3	CARRIER FV4CNB006	1600	0.60	135	VARIABLE	3/4	208/3	41.7 / 50	250 LBS.	
HP-8 (1) / AH-8	CARRIER 25TPA124A003	2	24,000	24,000	17		16.4 / 25	HSPF 9.5	6.8	CARRIER FV4CNF002L00	800	0.50"	0	VARIABLE	1/2	208/3	32.0 / 35	250 LBS.	

NOTES:

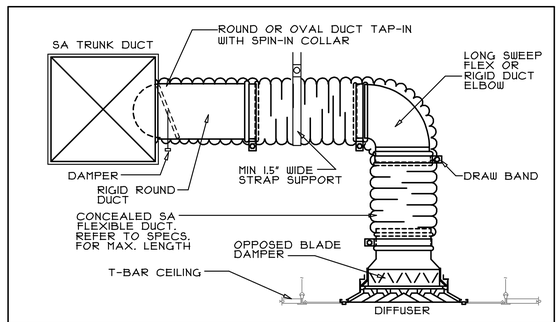
① COOLING CAPACITIES AT 95F DB/67F EWB TEMPERATURES. PROVIDE BLOWER TIME DELAY RELAYS.

② REFER TO DRAWINGS FOR EXACT AIRFLOW QUANTITIES.

③ W/ COMPRESSOR TIME DELAY, COMPRESSOR CRANKCASE HEATER, REFRIGERANT LINE FILTER DRIER, HIGH AND LOW PRESSURE SWITCHES, RA FILTER.

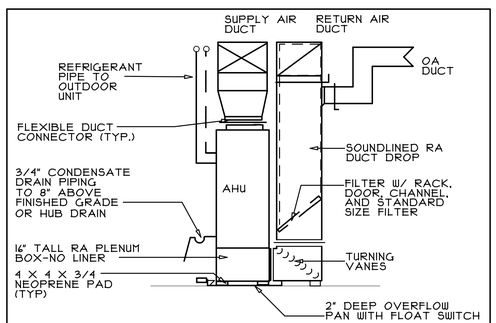
④ W/ INTERGRAL ELECTRIC HEAT KIT CIRCUIT BREAKERS

⑤ W/ WALL MOUNTED THERMOSTAT. THERMOSTAT TO BE VOICE ACTIVATED INTERNALLLY OR BY A TENANT SUPPLIED MOBILE DEVICE OR SMART HOME HUB.



BRANCH DUCT DETAIL

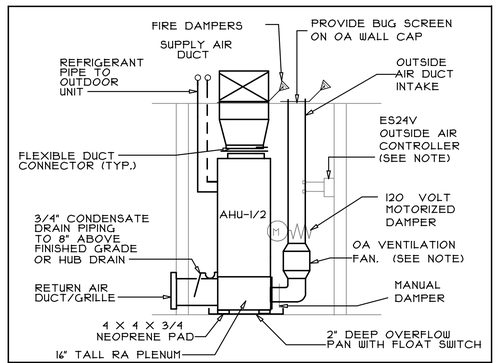
NOT TO SCALE



UPFLOW AIR HANDLER UNIT DIAGRAM

DRYER EXHAUST NOTE

INSTALL A PLACARD TO DISPLAY TOTAL DEVELOPED LENGTH OF THE DRYER VENT DUCT AND MONT AT DRYER VENT LOCATION. CONTRACTOR TO SUPPLY A DRYER CAPABLE OF EXHAUSTING THE TOTAL DEVELOPED LENGTH.



UPFLOW AIR HANDLER UNIT DIAGRAM

NOT TO SCALE

SYMBOLS

- SUPPLY DUCT
- RETURN OR EXHAUST DUCT
- (T) THERMOSTAT-MTD. 48" AFF
- (A) 100 INDICATES AIR OUTLET OR INLET TOP LETTER INDICATES G.RID TYPE (SEE SCHEDULE); BOTTOM NUMERAL INDICATES CFM FOR BALANCING
- VOLUME DAMPER (VD)
- DUCT TRANSITION
- (M) MOTORIZED DAMPER (MOD)
- FIRE DAMPER

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CD	CEILING DIFFUSER
DN	DOWN
EA	EXHAUST AIR
EF	EXHAUST FAN
EG	EXHAUST GRILLE
FC	FAN COIL
OA	OUTSIDE AIR
RA	RETURN AIR
RG	RETURN GRILLE
SA	SUPPLY AIR
SG	SUPPLY GRILLE
WC	WALL CAP
TYP	TYPICAL

EQUIPMENT LIST

EQUIPMENT: EQUIVALENT MANUFACTURERS MAY BE SUBSTITUTED. EQUIPMENT TO BE UL OR ETL LISTED.

(T) - THERMOSTAT- SHALL BE WIRED WALL MOUNTED, HEATING-COOLING AUTO-CHANGEOVER TYPE, W/ FAN SWITCH SUBBASE, SUITABLE FOR HEAT PUMP USE AS APPLICABLE, 7 DAY PROGRAMMABLE, W/ OVERRIDE TIMER, CARRIER KSACNO60AAA. FOR COMMON AREA SPACES.

DH-DEHUMIDIFIER ULTRAMD33 IN WALL MOUNT 155 CFM WEIGHT 40 LBS 120 VOLT VAC/60 HZ FLA 2.8 AMPS, WITH ELECTRICAL CORD AND PLUG. USE 2X4 WALL MOUNTING BEZEL KIT, FOR IN-WALL 2X4 STUDDED WALL INSALLATIONS. USE BLUE DIAMOND CONDENSATE PUMP WITH RESERVOIR MODEL X81-11 TO PUMP TO DAYLAGHT.

CO_2 SENSOR - CARBON DIOXIDE TYPE, 350 TO 2250 PPM RANGE, NON-GROUNDING, 24V TRANSFORMER, DUCT MOUNT BOX, 2 POSITION CONTROL. HONEYWELL OR EQUAL.

MOD - 24VAC MOTORIZED DAMPER, 2 POSITION TYPE, W/ ACTUATOR AND LINKAGE MTD. OUTSIDE OF AIRSTREAM, NORMALLY CLOSED, SIZE TO FIT DUCT. COMPATIBLE W/ CO_2SENSOR, HONEYWELL OR EQUAL.

EF-1 - CENTRIFUGAL CEILING EXHAUSTER, 120 VAC, BACKDRAFT DAMPER, SAFETY SWITCH, 80 CFM @ 0.10" SP, 0.1A, BROAN XB80.

FLOAT SWITCH - LOCATED IN GALV. STEEL CONDENSATE DRAIN PAN, SPST, 24 VAC CONTACTS, LITTLE GIANT MDL. ACF-2 OR EQUAL.

OA CONTROLLER - OFF MODE ALLOWS MANUAL OVERRIDE, ON MODE ALLOWS FOR CONTINUOUS OPERATION, ECO MODE ALLOWS MIN AND MAX HUMIDITY AND TEMPERATURE SET POINTS LIMIT VENTILATION DURING SPECIFIC TIMES. BLOWER, INTERLOCK, 24 VAC CONTROL, MAINTAINS ASHRAE 62.2 VENTILATION REQUIREMENTS, IN ECO MODE SET TO RUN 20MIN/HOUR @90CFM. SEP MDL ES24V.

H.V.A.C CONTRACTOR TO PROVIDE (ONE) 12X12X6 JUNCTION BOX, (TWO) RELAYS WITH NORMAL OPEN/CLOSED CONTACTS WITH 24 VOLT COILS AND (ONE) TRANSFORMER WITH 120 VOLT PRIMARY VOLTAGE AND 24 VOLTS SECONDARY CONTROL VOLTAGE.THE ES24V CONTROLLER WILL CONTROL ONE RELAY TO START THE MAIN BLOWER BY USING LOW VOLTAGE.THE SECOND RELAY WILL USE THE ES24V CONTROLLER TO START THE OA VENTILATION FAN AND OPEN THE 120 VOLT MOTORIZED DAMPER. ALL LOW VOLATGE WIRE TO BE RUN BY MECHANICAL CONTRACTOR. ALL LINE VOLTAGE TO BE RUN BY ELECTRICIAN. LOCATE JUNCTION BOX IN AN ACCESSIBLE LOCATION IN MECHANICAL CLOSET.

OA VENTILATION FAN - 90 CFM @ 0.25 SP., 120/1 VAC, 0.18A, FANTECH MODEL FRI00.

INVERTER HEAT PUMP SCHEDULE

ZONE	OUTDOOR HEAT PUMP	NOMINAL TONS	RATED COOLING	RATED HEATING	EER2	COP	O.U.	O.U. MCA/MOCP	INDOOR UNIT I.U. NAME	I.U. MODEL NO.	CFM	MIN. OA	ESP.	RATED COOLING TOTAL	RATED HEATING	BLOWER SPEED	VOLTS	MCA
IHP-1	CARRIER 38MARBQ18AA3	1.5	18,000 BTUH	18,000 BTUH	12.5	3.10	208/1	16 / 25	FC-1A	CARRIER 40MAHBQ18XA3	635	NA	NA	18,000 BTUH	18,000 BTUH	HIGH	208/1	0.62

PROVIDE ALL PIPING, CONTROL KIT, W/ WIRED WALL MOUNTED ROOM THERMOSTAT. WYE FITTINGS, ETC. AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
(NOTE) POWER TO INDOOR UNIT SUPPLIED FROM THE OUTDOOR UNIT.

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9/24/24
PROFESSIONAL ENGINEER

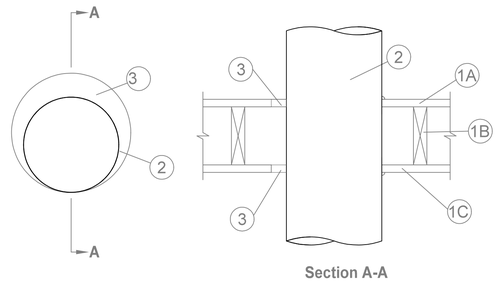
REVISIONS:	
DRAWN:	GSW
CHECKED:	MDI
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

HVAC SCHEDS & DETAILS

M0.2

SYSTEM NO. F-C-7022

F RATINGS - 1 HR
T RATING - 1/4 HR



Section A-A

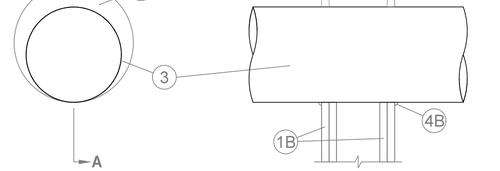
1. FLOOR-CEILING ASSEMBLY - THE 1 HR FIRE RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE GENERAL CONSTRUCTION DETAILS OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW.
   - A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OR LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING IS 11 IN.
   - B. WOOD JOIST - NOM. 10 IN. DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIED AND WITH ENDS FIRESTOPPED.
   - C. GYPSUM BOARD* - NOM 4FT WIDE BY 5/8 IN. THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING IS 11 IN.
2. STEEL DUCT - NOM 10 IN. (OR SMALLER) NO. 24 GAUGE (OR HEAVIER) STEEL DUCT. STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN OPENING. THE ANNULAR SPACE BETWEEN DUCT AND PERIPHERY OF OPENING SHALL BE MIN 0IN. (POINT CONTACT). TO MAX 1 IN. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIAL* - CAULK OR SEALANT - MIN 3/4 IN. THICKNESS OR CAULK APPLIED WITHIN ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR. MIN 5/8 IN. THICKNESS OF CAULK APPLIED WITHIN ANNULUS, FLUSH WITH BOTTOM SURFACE OF CEILING. MIN 1/4 IN. DIAM BEAD OF CAULK APPLIED AT POINT CONTACT LOCATIONS AT DUCT/FLOOR INTERFACE ON TOP SURFACE OF FLOOR AND AT DUCT/CEILING INTERFACE.

   3M COMPANY - CP25WB+, IC 15WB+ CAULK OR FB-3000 WT SEALANT

*BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. W-L-7035

F RATINGS - 1 AND 2 HR (SEE ITEM 1)
T RATING - 0 HR



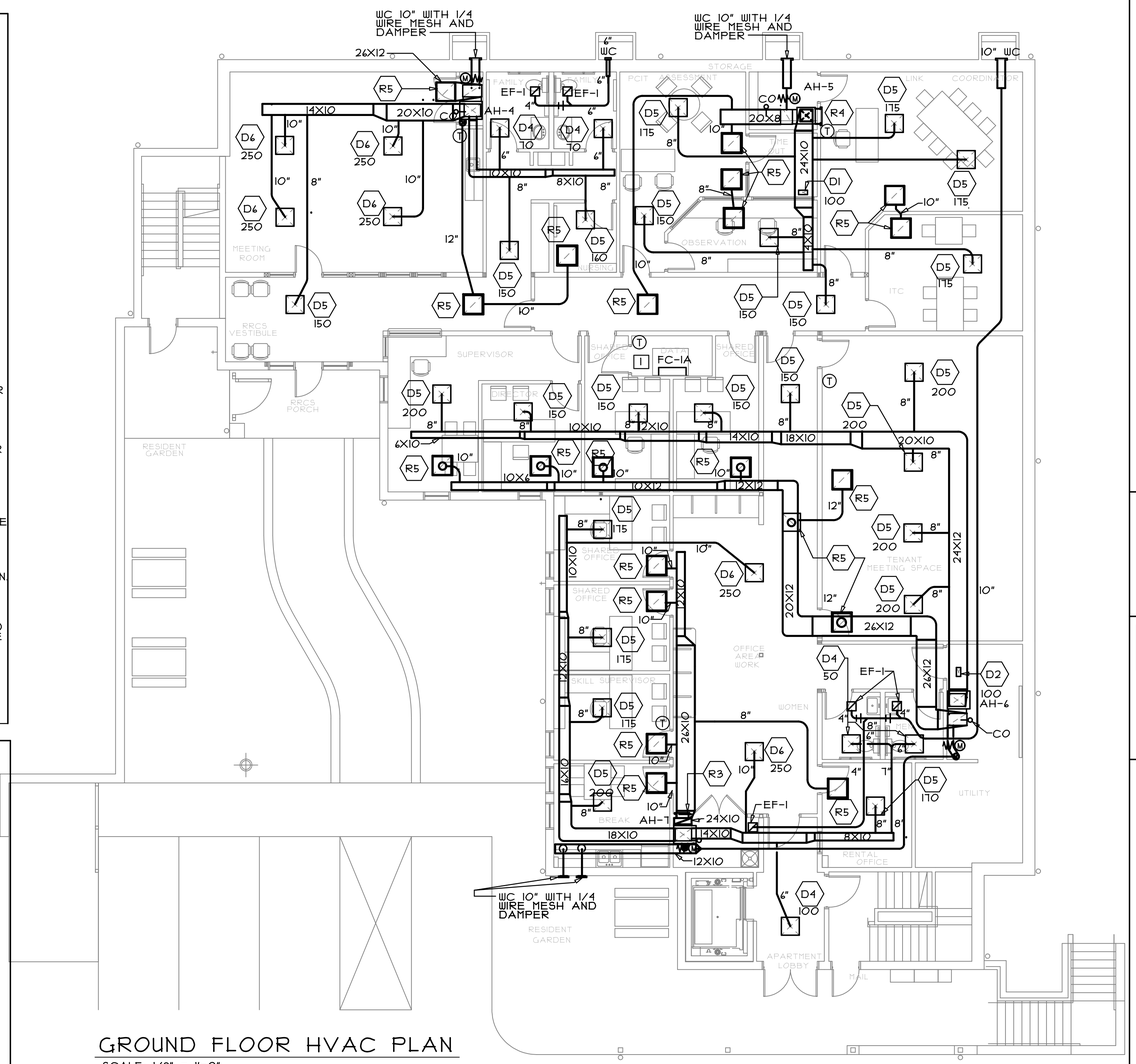
Section A-A

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM BOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U400 SERIES WALL AND PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   - A. STUDS - WALL FRAMING MAY CONSIST OF STEEL STUDS. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX. 24 IN. OC. ADDITIONAL FRAMING MEMBERS TO BE INSTALLED IN STUD CAVITY CONTAINING THE DUCT SUCH THAT THE FRAMED OPENING IS 4 TO 6 IN. LARGER IN WIDTH AND HEIGHT THAN DIAM OF DUCT.
   - B. GYPSUM BOARD* - MIN 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS AND ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U400 WALL AND PARTITION DESIGN. THE MAX DIAM OF OPENING IS 17 IN. WITH THE OPENING BEING CONCENTRIC WITH THE FRAMED OPENING.

     THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL IN WHICH IT IS INSTALLED.
2. STEEL WIRE MECH - CYLINDRICAL SLEEVE FABRICATED FROM NO. 8 STEEL WIRE MECH AND HAVING A MIN 1 IN. LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL MESH TO BE EQUAL TO THICKNESS OF WALL. STEEL WIRE MESH TO BE EQUAL TO THICKNESS OF WALL. STEEL WIRE MESH TO BE FORMED TO FIT PERIPHERY OF THROUGH OPENING.
3. STEEL DUCT - NOM 16 IN. DIAM. (OR SMALLER) NO. 26 GAUGE (OR HEAVIER) STEEL DUCT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE OPENING. THE ANNULAR SPACE SHALL BE A MIN 0 IN. (POINT CONTACT) TO MAX 1 IN. DUCT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
4. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SAHLL CONSIST OF THE FOLLOWING.
   - A. PACKING MATERIAL - NON 2-3/4 OR 4 IN. THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING AS A PERMANENT FORM FOR 1 OR 2 HR FIRE-RATED WALLS, RESPECTIVLEY. PACKING MATERIAL TO BE RECESSED FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
   - B. FILL, BOID OR CAVITY MATERIAL* - CAULK - MIN 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT POINT CONTACT LOCATION, A MIN 1/4 IN. DIAM BEAD OF FILL MATERIAL SHALL BE APPLIED TO THE WALL/ DUCT INTERFACE ON BOTH SURFACES OF THE WALL.

     RECTORSEAL - BIOSTOP 5+ CAULK

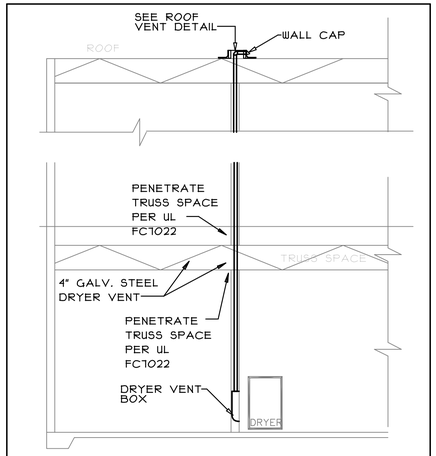
*BEARING THE UL CLASSIFICATION MARK



GROUND FLOOR HVAC PLAN

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

1. COORDINATE FINAL LOCATION OF FC-1A WITH OWNER AND IT REPRESENTATIVE PRIOR TO ROUGH IN. INSURE PROPER SERVICE CLERANCE FOR UNIT AND SERVER RACK.



DRYER VENT DETAILS

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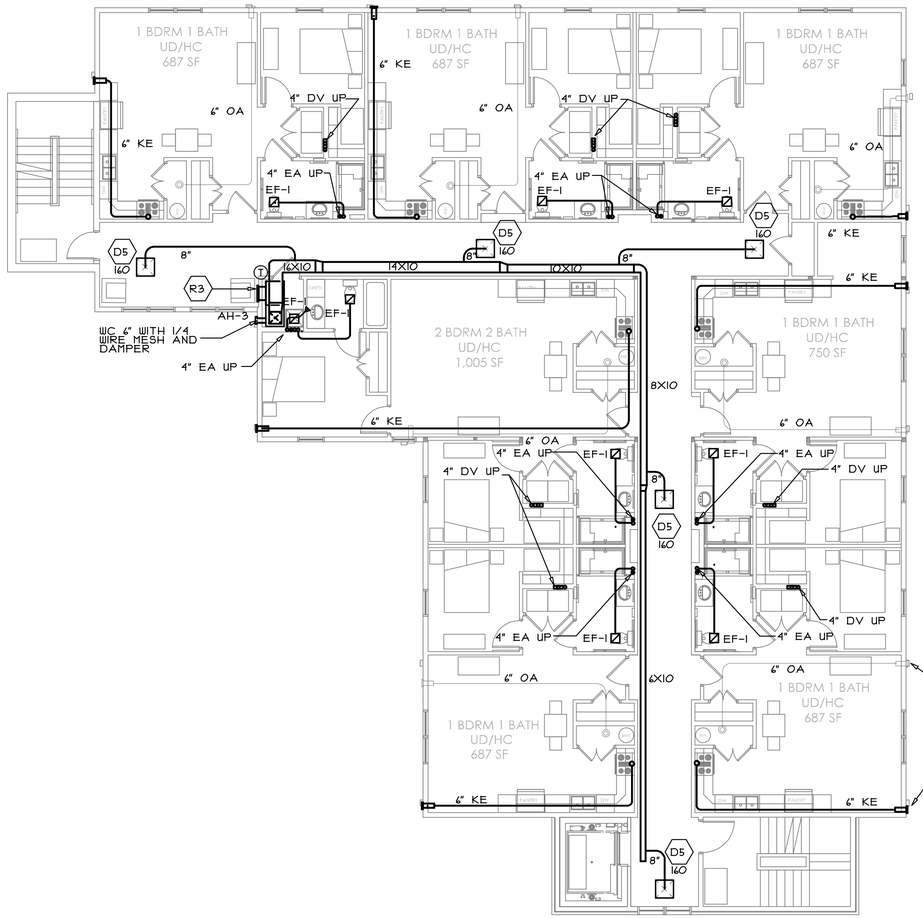
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:	

DRAWN:	GSW
CHECKED:	MDI
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

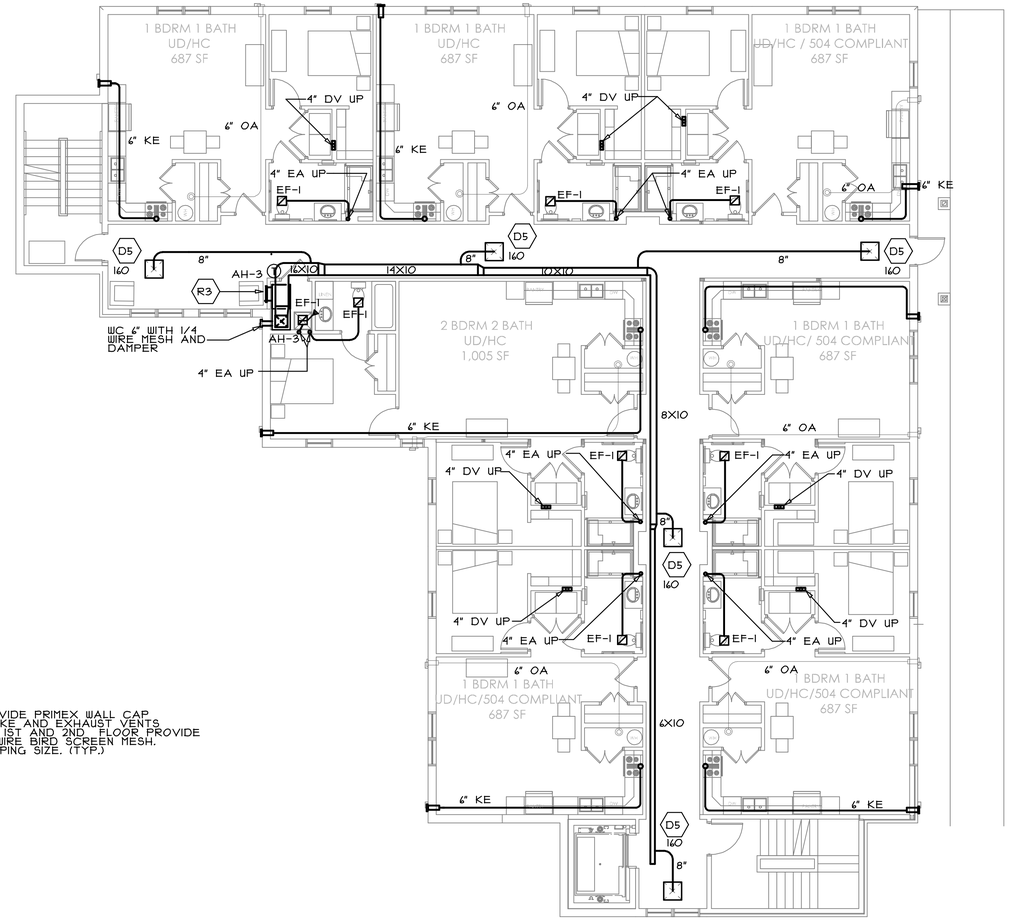
GROUND FLOOR HVAC PLAN

M1.1



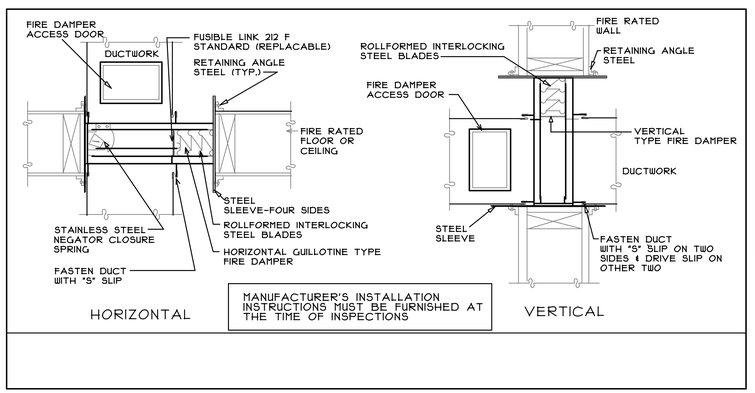
2ND FLOOR HVAC PLAN

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

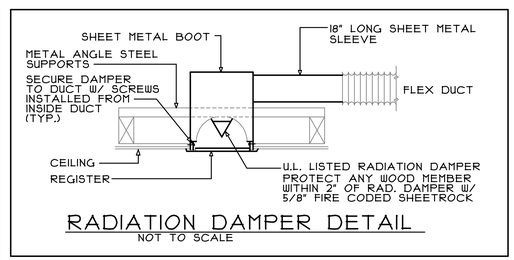


1ST FLOOR HVAC PLAN

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



MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE FURNISHED AT THE TIME OF INSPECTIONS



RADIATION DAMPER DETAIL

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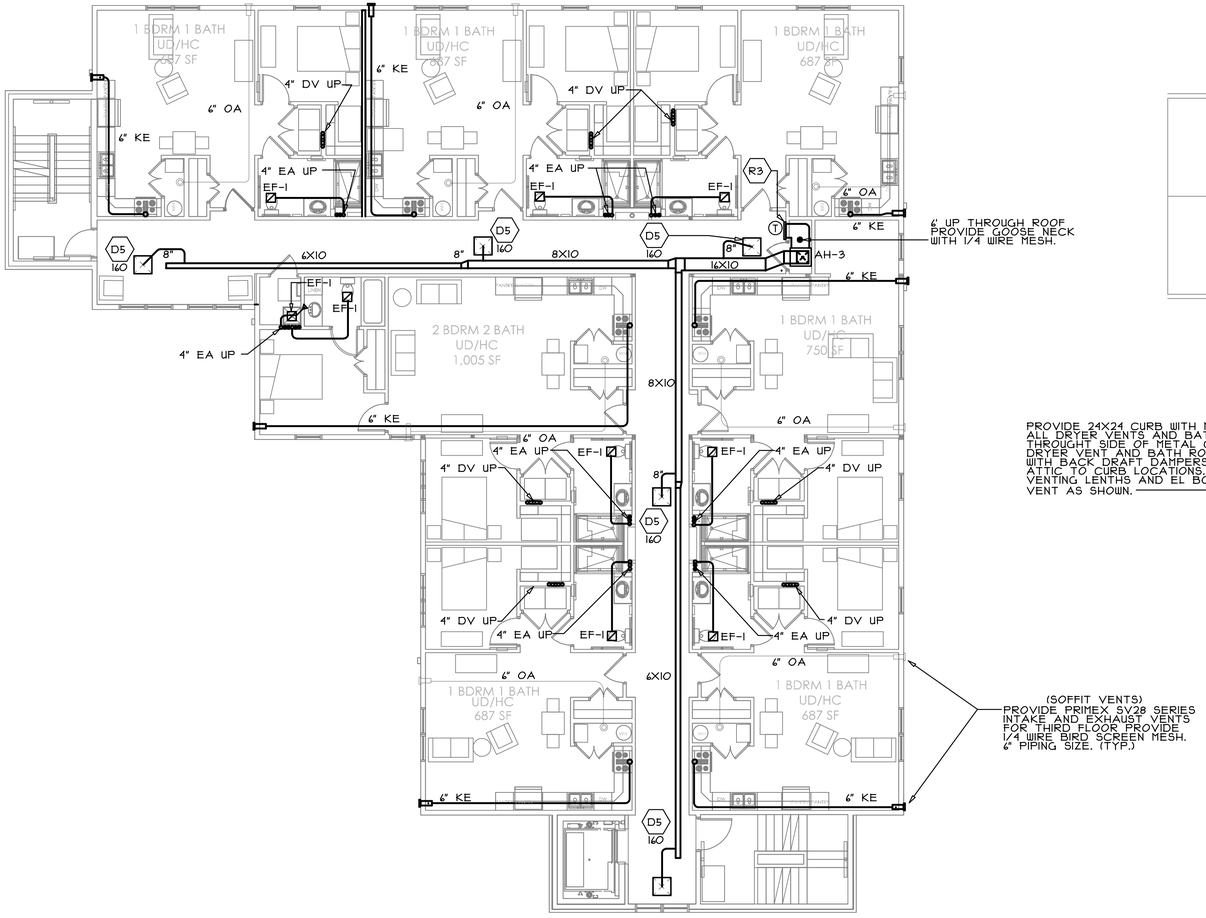
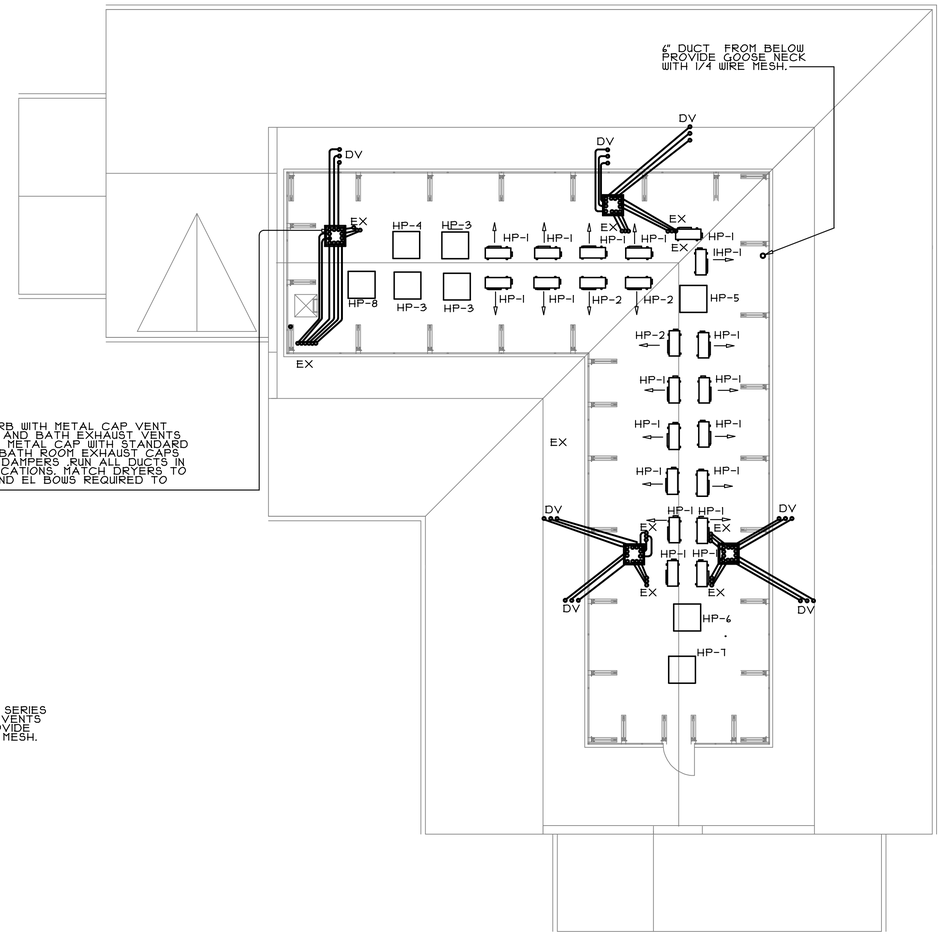
1ST AND 2ND
FLOOR HVAC PLANS

M1.2



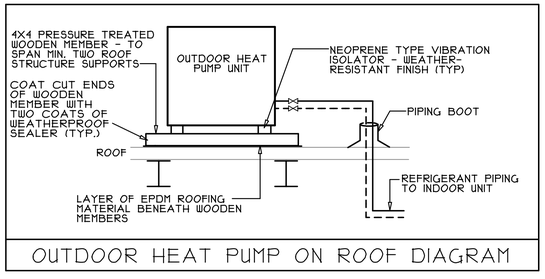
3RD FLOOR HVAC PLAN

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

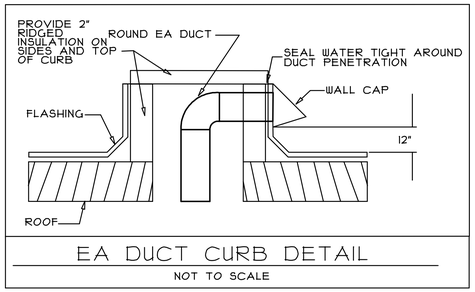


HVAC ROOF PLAN

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



OUTDOOR HEAT PUMP ON ROOF DIAGRAM



EA DUCT CURB DETAIL

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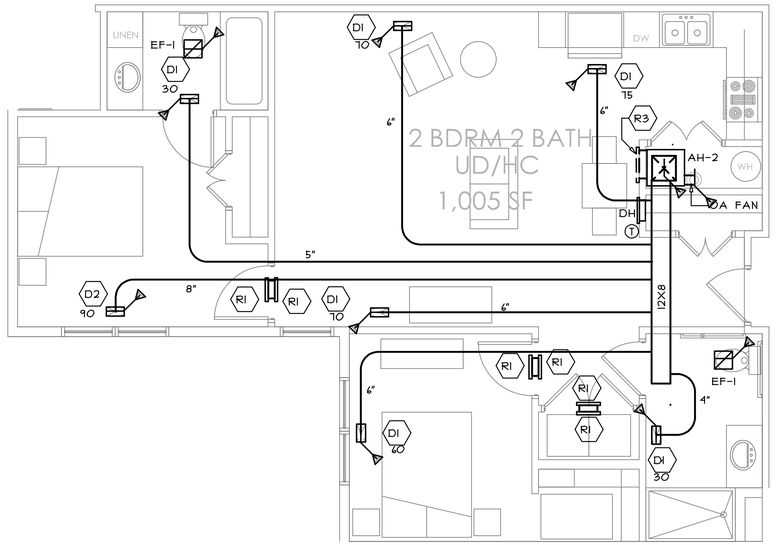
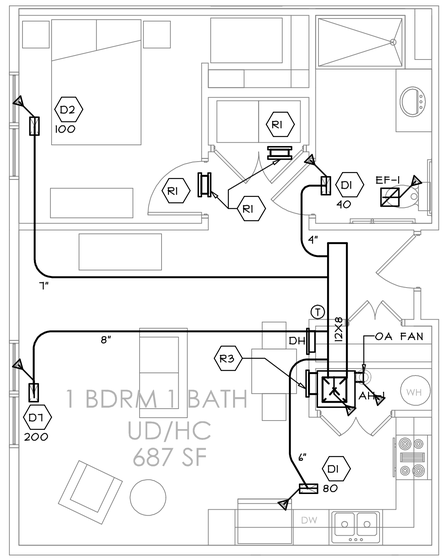
3RD FLOOR AND ROOF HVAC PLAN

M1.3



TYPICAL 2 BED UNIT HVAC PLAN

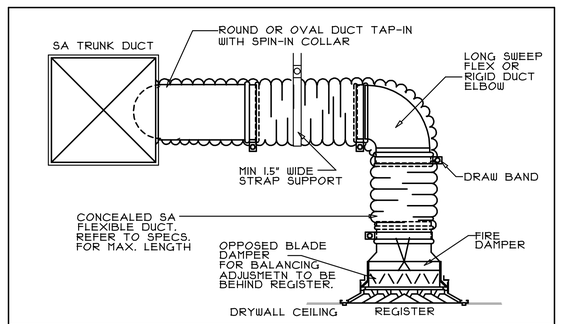
SCALE: 1/4" = 1'-0"



TYPICAL 1 BED UNIT HVAC PLAN

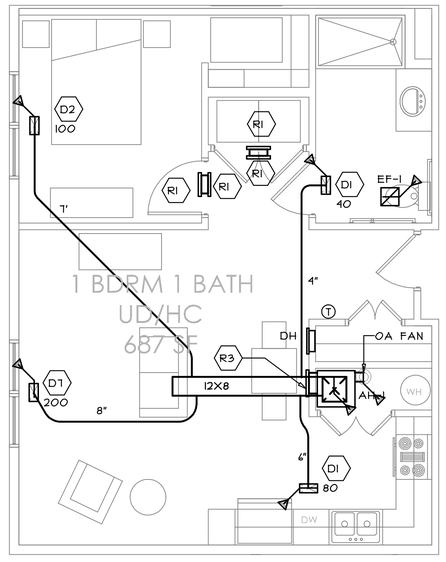
SCALE: 1/4" = 1'-0"

PROVIDE OPOSSIBLE BLADE DAMPER BEHIND ALL SUPPLY GRILLES FOR BALANCE PURPOSE.



APARMTENT BALANCE DAMPER DETAIL

NOT TO SCALE



ALTERNATE 3TH FLOOR 1 BED UNIT HVAC PLAN

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

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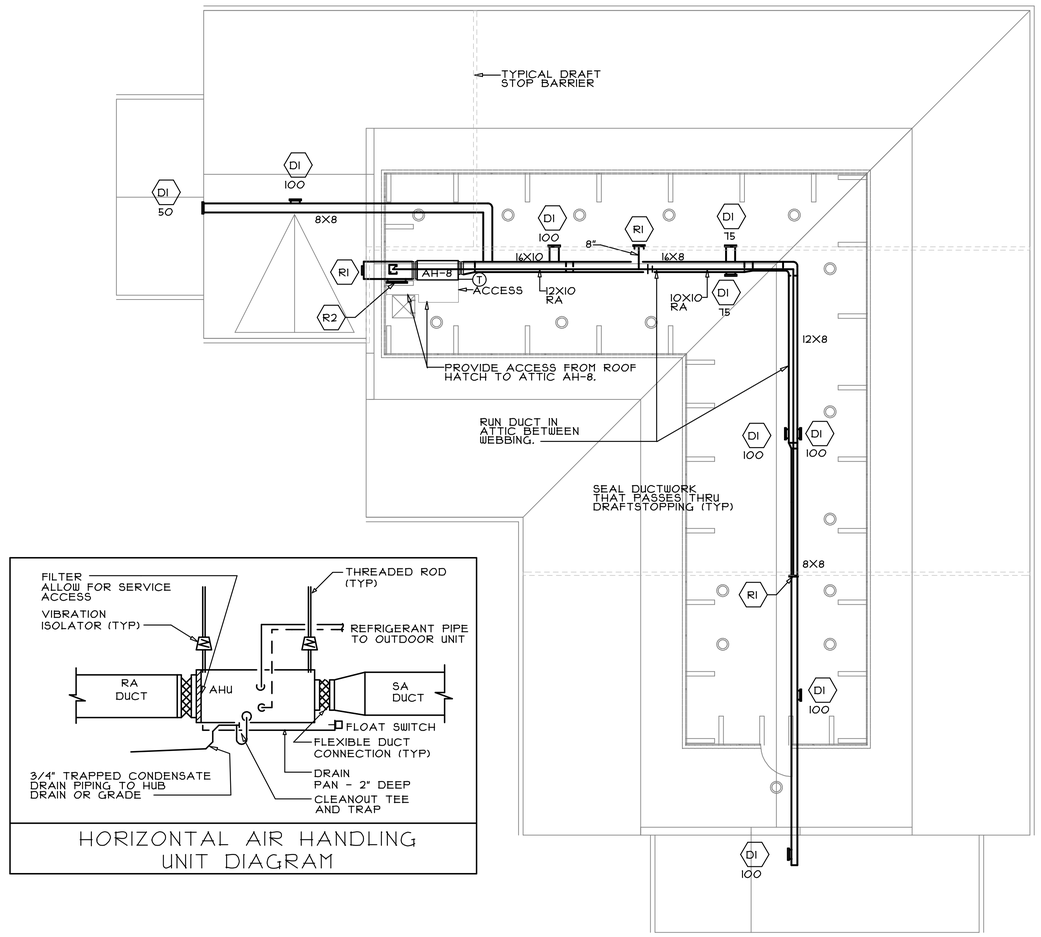
HVAC
APT PLAN

M2.1



HVAC ATTIC PLAN

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

HORIZONTAL AIR HANDLING UNIT DIAGRAM

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HVAC ATTIC PLAN

M3.1

GENERAL ELECTRICAL SPECIFICATIONS

1. GENERAL

1.1 RELATED DOCUMENTS:

A. REQUIREMENTS OF THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, AND SPECIAL CONDITIONS APPLY TO THIS SECTION.
B. ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS.
C. MANUFACTURER'S INSTALLATION GUIDELINES AND REQUIREMENTS FOR ALL EQUIPMENT, DEVICES, AND FIXTURES.
D. MANUFACTURER DATA SHEETS AND GUIDELINES OF FINAL EQUIPMENT SELECTIONS FROM OTHER TRADES.
E. STRUCTURED CABLING SPECIFICATIONS.

1.2 WORK INCLUDED:

A. ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
B. PERMITS AND INSPECTIONS REQUIRED FOR WORK.
C. TEMPORARY ELECTRIC FOR SITE DURING CONSTRUCTION AS REQUIRED.
D. COORDINATION OF FINAL SELECTIONS, LOCATIONS, CONNECTIONS, ELECTRICAL CHARACTERISTICS, ETC. OF EQUIPMENT SUPPLIED BY OTHERS ON PROJECT.

1.3 JOB CONDITIONS:

A. COORDINATE WITH BUILDING CONSTRUCTION AND WITH OTHER TRADES.
B. IN CASE OF CONFLICT BETWEEN SPECIFICATIONS AND DRAWINGS, CONSULT ARCHITECT IMMEDIATELY FOR DETERMINATION OF PROCEDURE METHOD.

1.4 CONFORMANCE TO REGULATIONS:

A. WORK SHALL CONFORM WITH 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, LOCAL ORDINANCES AND THE RULES AND REGULATIONS OF THE UTILITIES.
B. WORK SHALL BE IN ACCORDANCE WITH THE OWNER'S BUILDING CRITERIA AND TENANT BUILD-OUT REQUIREMENTS.
C. WORK SHALL BE IN ACCORDANCE WITH THE CURRENT VHDA, ENERGY STAR, HUD, UNIVERSAL DESIGN, AND EARTHCRAFT REQUIREMENTS AND GUIDELINES.

1.5 QUALITY ASSURANCE:

A. MEET OR EXCEED RECOMMENDATIONS OF: IEEE, IES, NEMA AND UL.
B. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS AND DEFICIENCIES. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
C. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS AND SUBMITTALS OF FINAL EQUIPMENT SELECTIONS OF OTHER TRADES.

1.6 MATERIALS AND EQUIPMENT:

A. PROVIDE NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED.
B. FURNISH (INCLUDING FREIGHT AND UNLOADING) AND INSTALL UNLESS OTHERWISE NOTED.
C. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE NEW UNLESS NOTED OTHERWISE.

1.7 UTILITIES AND CONNECTIONS:

A. OWNER WILL PAY ANY UTILITY SERVICE FEES DIRECTLY TO THE RESPECTIVE UTILITY COMPANIES.
B. PROVIDE ALL EQUIPMENT, MATERIALS, AND LABOR REQUIRED BUT NOT PROVIDED OR FURNISHED BY THE UTILITY COMPANIES TO BRING SERVICE INTO THE BUILDING.

1.8 SUBMITTALS:

A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
B. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH AS-BUILT DOCUMENTATION AND O&M MANUALS IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
C. PROVIDE WIRING DIAGRAMS SPECIFIC TO THIS PROJECT FOR ALL ROOMS WITH LOW VOLTAGE DEVICES SHOWING INTERCONNECTIONS BETWEEN POWER PACK, SWITCHES, AND OCCUPANCY SENSORS.

1.9 PROJECT CLOSEOUT:

A. REPAIR DAMAGED AND DEFECTIVE EQUIPMENT AND MATERIALS. REPLACE ITEMS THAT CANNOT BE PROPERLY REPAIRED.
B. CLEAN EXPOSED AND SEMI-EXPOSED SURFACES OF EQUIPMENT AND MATERIALS.
C. TOUCH-UP SHOP-APPLIED FINISHES TO RESTORE DAMAGED AND SOILED AREAS.
D. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF ELECTRICAL SYSTEMS UTILIZING THE OPERATION AND MAINTENANCE MANUAL.
E. INSTRUCTION PERIOD SHALL OCCUR AFTER SUBSTANTIAL COMPLETION OF ELECTRICAL SYSTEMS AND PRIOR TO COMPLETION OF THE PROJECT. COORDINATE WITH THE ARCHITECT AND OWNER.

2. PRODUCTS

2.1 RACEWAYS AND FITTINGS:

A. CONDUIT SIZES SHALL BE AS REQUIRED BY THE CODE (UNLESS INDICATED OR SPECIFIED OTHERWISE) FOR THE NUMBER AND SIZE OF WIRE INDICATED. MINIMUM SIZE CONDUIT SHALL BE 1/2" ELECTRICAL TRADE SIZE. FLEXIBLE METAL CONDUIT USED FOR LIGHTING FIXTURE WHIPS MAY BE 3/8" WHERE ALLOWED BY THE CODE.
B. USE ELECTRICAL METALLIC TUBING EXCEPT AS FOLLOWS. USE RIGID NONMETALLIC CONDUIT IN OR UNDER ON GRADE CONCRETE SLABS. USE FLEXIBLE METAL CONDUIT FOR MOTOR AND EQUIPMENT CONNECTIONS IN DRY LOCATIONS. USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT IN WET OR DAMP LOCATIONS.

2.2 WIRE AND CABLE:

A. CONDUCTORS SHALL BE COPPER, MINIMUM SIZE NO. 12 AWG. OTHER WIRE SIZES SHALL BE AS NOTED OR AS REQUIRED FOR THE CIRCUIT SIZE. CONDUCTOR INSULATION SHALL BE THHN/THWN.
B. BRANCH CIRCUIT WIRING WHERE CONCEALED IN WALLS AND ABOVE CEILINGS MAY BE TYPE MC (METAL CLAD) CABLE WHERE ALLOWED BY THE CODE.
C. NM CABLE (ROMEX) MAY BE USED WHERE ALLOWED AND INSTALLED IN ACCORDANCE WITH NEC ARTICLE 334.

2.3 BOXES:

A. GALVANIZED SHEET STEEL TYPE. SINGLE DEVICE BOX SHALL BE "NON-GANGABLE" TYPE AND FOR MULTIPLE DEVICES "GANGABLE" TYPE SHALL BE USED. BOXES FOR EXPOSED WORK SHALL BE 4" SQUARE TYPE. BOXES FOR EXPOSED WORK IN WET LOCATIONS SHALL BE DIE CAST TYPE WITH THREADED HUBS. SECTIONAL BOXES SHALL NOT BE USED IN MASONRY OR CONCRETE. SIZED FOR NUMBER OF CONDUCTORS, FITTINGS AND DEVICES AS REQUIRED BY THE CODE.

2.4 WIRING DEVICES:

A. 20 AMPERE SPECIFICATION GRADE.
B. COVERPLATES SHALL BE AS FOLLOWS: INTERIOR RECESSED - SMOOTH UNBREAKABLE NYLON; SURFACE - 4" SQUARE RAISED COVER. GALVANIZED; WEATHERPROOF - DIE CAST ALUMINUM, GFCI TYPE, WATERTIGHT WHILE IN USE TYPE. USE EXTERNAL OPERATING TYPE FOR WEATHERPROOF SWITCHES.
C. DEVICE AND PLATE COLOR SHALL BE AS SELECTED BY ARCHITECT.
D. GFCI OUTLETS TO BE SELF-TESTING TYPE.
E. RECEPTACLES SHALL BE TAMPER RESISTANT TYPE.

2.5 DISCONNECT SWITCHES:

A. SAME MANUFACTURER AS THE PANELBOARDS, NEMA 3R FOR OUTDOOR USE.
B. DISCONNECT SWITCHES SHALL BE FUSED OR NON-FUSED AS INDICATED AND BE VISIBLE BLADE TYPE WITH EXTERNAL OPERATING HANDLE AND COVER INTERLOCK AND PAD LOCKING.
C. ALL LABELING ON EXTERIOR DISCONNECT SWITCHES SHALL BE UV RESISTANT.

2.6 GROUNDING:

A. CONNECTIONS TO BUILDING STEEL, GROUND RODS AND PIPING SYSTEMS SHALL BE MADE WITH BRONZE OR BRASS BOLTED TYPE FITTINGS DESIGNED FOR THE USE.
B. GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZE AS INDICATED ON THE DRAWINGS AND AS DESCRIBED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.

2.7 PANELBOARDS (OR GEAR):

A. PANELBOARDS SHALL BE AS SCHEDULED OR BY: SQUARE-D, CUTLER HAMMER, GENERAL ELECTRIC OR SIEMENS. PANELS TO HAVE MINIMUM 20" WIDE CABINETS AND COPPER BUS BARS.
B. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC, MOLDED CASE, BOLT-ON TYPE. MULTI-POLE SHALL BE COMMON TRIP TYPE. BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" RATED WHERE REQUIRED.
C. PANELBOARDS SHALL HAVE LOCKABLE DOORS, LOCKS SHALL BE KEYED ALIKE.
D. PANELBOARDS SHALL BE FULLY RATED OR HAVE A UL LISTED SERIES CONNECTED RATING OF A MINIMUM 65,000 AIC. OBTAIN AND SUBMIT FAULT CURRENT VERIFICATION LETTER FROM THE POWER COMPANY TO THE LOCAL AUTHORITY HAVING JURISDICTION IF REQUIRED.
E. ELECTRIC GEAR SHALL COMPLY WITH NEC 240.87.
F. METER STACKS SHALL BE THE SAME MANUFACTURER AS PANELBOARDS AND SHALL BE TYPE APPROVED BY THE POWER COMPANY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL AS REQUIRED.
G. ALL LABELING ON EXTERIOR GEAR SHALL BE UV RESISTANT.

2.8 ELECTRIC SERVICE:

A. SERVICE SHALL BE 120/208 3 PHASE, 4 WIRE.

2.9 DRIVERS AND ACCESSORIES:

A. LED DRIVERS SHALL BE ELECTRONIC TYPE WITH EQUAL TO OR LESS THAN 10% THD AND A 3 YEAR WARRANTY. VOLTAGE TO MATCH SYSTEM VOLTAGE.
B. ACCESSORIES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING FOR A COMPLETE LIGHTING FIXTURE INSTALLATION: PLASTER FRAMES, TEE BAR HANGERS, FIXTURE STUDS AND HOLD DOWN CLIPS FOR SUSPENDED CEILINGS.

2.10 LIGHTING FIXTURES:

A. LIGHTING FIXTURES SHALL BE AS SPECIFIED ON THE DRAWINGS.
B. PHOTOCELLS: SWIVEL MOUNT, 1800 WATT, TORK SERIES 2020 OR EQUAL.
C. TIMECLOCKS: ASTRONOMIC, 7 DAY, 100 HOUR BATTERY BACKUP, TORK SERIES EW2100 OR EQUAL.
D. CONTACTOR: MECHANICALLY HELD, ELECTRICALLY OPERATED, NUMBER OF POLES AS REQUIRED.

2.11 FIRE ALARM SYSTEM:

A. PROVIDE A COMPLETE ADDRESSABLE FIRE ALARM SYSTEM FOR BUILDING AS INDICATED ON THE PLANS AND NOTED HEREIN WITH CAPACITY FOR FUTURE TENANTS.
B. PROVIDE PROPERLY SIZED BATTERY TO BACK UP PANEL UPON LOSS OF NORMAL POWER.
C. PROVIDE CONTROL PANEL WITH INTEGRAL DACT (DIGITAL ALARM COMMUNICATING TRANSMITTER) TO PROVIDE OFF-SITE MONITORING OF THE SYSTEMS. MONITORING SHALL BE AS APPROVED BY THE LOCAL AUTHORITY. POTS LINES AND WIRELESS COMMUNICATOR SHALL BE PROVIDED AS REQUIRED FOR THIS MONITORING.
D. FIRE ALARM CONTRACTOR SHALL PROVIDE ALL DESIGN, DRAWINGS, CALCULATIONS, PRODUCT DATA, ETC. TO THE LOCAL AUTHORITY REQUIRED FOR PERMITTING AND INSPECTIONS OF THE SYSTEM.
E. SIGNALING DEVICES SHALL BE ADA COMPLIANT.
F. CABLE SHALL BE FIRE PROTECTIVE SIGNALING, TYPE.
G. ALL ACCESSORIES, EXPANDERS, ANNUNCIATORS, GRAPHIC PANELS, ETC. SHALL BE INCLUDED AS REQUIRED FOR A COMPLETE FULLY FUNCTIONING SYSTEM MEETING STATE AND LOCAL CODE REQUIREMENTS.

3. EXECUTION

3.1 RACEWAYS AND FITTINGS:

A. INSTALL CONDUITS CONCEALED IN WALLS, CEILINGS OR FLOORS UNLESS INDICATED OR SPECIFIED OTHERWISE. CONDUITS MAY BE INSTALLED EXPOSED IN UNFINISHED AREAS (IE: EQUIPMENT ROOMS). INSTALL EXPOSED CONDUITS IN RUNS PARALLEL OR PERPENDICULAR TO WALLS STRUCTURAL MEMBERS, OR INTERSECTIONS OF VERTICAL PLANES OR CEILINGS. EXPOSED AND CONCEALED CONDUITS SHALL PASS THROUGH WALLS, FLOORS OR CEILINGS AT RIGHT ANGLES. UNDERGROUND CONDUITS SHALL HAVE BURY DEPTH AS REQUIRED BY THE CODE.
B. INSURE THAT CONDUITS ARE IN ALIGNMENT BETWEEN BENDS, ELBOWS AND TERMINATIONS; THAT BENDS ARE FREE OF CRIMPS, THAT JOINTS AND TERMINATIONS ARE TIGHT AND SECURE; THAT INTERIORS ARE SMOOTH AND FREE OF BURRS AND FOREIGN OBJECTS; AND THAT INTERIORS ARE FULL SIZE ENTIRE LENGTH. DURING CONSTRUCTION, CLOSE ENDS OF CONDUITS WITH METAL OR PLASTIC CAPS INTENDED FOR THE PURPOSE.
C. FIELD BENDING OF CONDUITS AND TUBING SHALL BE MADE WITH HAND OR POWERED EQUIPMENT APPROVED FOR THE PURPOSE. USE OF TORCHES TO BEND NONMETALLIC CONDUIT IS NOT APPROVED. RADIUS OF BENDS SHALL BE AS PER THE CODE FOR TYPE OF CONDUIT AND TUBING USED. CONDUITS PASSING THROUGH A FIRE RATED WALL OR FLOOR SHALL NOT LESSEN THE RATING OF THE STRUCTURE THROUGH WHICH THEY PASS. FINAL INSTALLATION OF CONDUITS PENETRATING WATERPROOF CONSTRUCTION SHALL BE COMPLETELY WATERTIGHT.
D. SLEEVE CONDUITS PASSING THROUGH CONCRETE FLOOR SLABS AND CONCRETE, MASONRY, TILE AND GYPSUM WALLS.
E. CONDUIT SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE AT INTERVALS REQUIRED BY THE CODE. USE STANDARD CONDUIT HANGERS, ONE HOLE SNAP STRAPS, THIN WALL CONDUIT CLAMPS, MALLEABLE IRON PIPE STRAPS, STRUT CHANNEL BEAM CLAMPS, U-BOLTS AND ALL-THREAD RODS. DO NOT USE WIRE TIES, STAB-ON CLIPS OR PERFORATED STRAP IRON.
F. PAINT ANY EXPOSED CONDUITS NOT WITHIN UTILITY ROOMS TO MATCH SURROUNDINGS.

3.2 WIRE AND CABLE:

A. SPLICE CONDUCTORS NO. 10 AND SMALLER WITH STEEL SPRING WIRE CONNECTOR WITH THERMOPLASTIC SHELL. SPLICE CONDUCTORS NO.8 AND LARGER WITH MECHANICAL TYPE, TAP CONNECTORS WITH INSULATED COVERS OR SPLIT BOLTS TAPED TO CONDUCTOR INSULATION VALUE.
B. INSTALL CONDUCTORS IN RACEWAYS. CONDUCTORS SHALL BE CONTINUOUS FROM POINT OF ORIGIN TO PANEL OR EQUIPMENT TERMINATION WITHOUT RUNNING SPLICES IN INTERMEDIATE BOXES. CONDUCTORS OF DIFFERENT VOLTAGES SHALL NOT BE PULLED INTO SAME RACEWAY.
C. CABLE SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE WITH STAPLES OR ONE-HOLE STRAPS AT INTERVALS REQUIRED BY THE CODE. BORED HOLES SHALL NOT EXCEED 1" DIAMETER AND SHALL BE A MINIMUM OF 2'-0" FROM STRUCTURAL BEARING POINTS. NOTCHING OF STRUCTURAL MEMBERS IS PROHIBITED. PROVIDE GUARD STRIPS AT LEAST AS HIGH AS CABLE WHERE RUN ACROSS TOP OF STRUCTURE IN ACCESSIBLE ATTIC SPACES.
D. DO NOT RUN ANY WIRE OR CABLE IN PLUMBING WALLS UNTIL PIPING SYSTEMS HAVE BEEN COMPLETED. PLUMBING SHALL PRESIDE IN THESE WALLS.
E. DO NOT SHARE NEUTRAL CONDUCTORS FOR 120 VOLT CIRCUITS.
F. COLOR CODE CONDUCTORS TO INDUSTRY STANDARDS.
G. INCREASE WIRE SIZES AS REQUIRED TO COMPENSATE FOR VOLTAGE DROP BASED ON FEEDER/BRANCH CIRCUIT LENGTH.

3.3 BOXES:

A. SECURE BOXES TO STRUCTURE BY MEANS OF SCREWS, BOLTS, ROD HANGERS OR OTHER APPROVED MEANS. RACEWAYS ENTERING OR LEAVING BOX SHALL NOT BE USED AS SUPPORT. BOXES SHALL BE LEVEL AND PLUMB. BOXES FOR FLUSH EQUIPMENT SHALL BE PLACED TO WITHIN 1/4" OF THE FINISHED SURFACE. PROVIDE EXTENSIONS OR PLASTER RINGS AS REQUIRED. JUNCTION AND PULL BOXES SHALL BE INSTALLED READILY ACCESIBLE, UNOBSTRUCTED BY PIPING, DUCTS OR OTHER EQUIPMENT.
B. BOXES SHALL BE MOUNTED AT HEIGHT INDICATED ON THE DRAWINGS OR DIRECTLY ADJACENT TO PIECE OF EQUIPMENT SERVED. SEAL SPARE OR UNUSED OPENINGS IN BOXES WITH APPROVED FITTINGS. FOR BOXES INSTALLED IN WET LOCATIONS PROVIDE CLEAR SILICONE CAULK BETWEEN BOX AND SURROUNDING SURFACE TO PREVENT WATER ENTRY.
C. BOXES IN RATED CONSTRUCTION SHALL BE SUITABLE FOR THE USE AND INSTALLED IN ACCORDANCE WITH THE CODE.

3.4 WIRING DEVICES:

A. INSTALL DEVICES APPROXIMATELY AT THE LOCATIONS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATION BY CONDITIONS OF CONSTRUCTION. COORDINATE LOCATIONS TO AVOID CONFLICT WITH OTHER EQUIPMENT BEING INSTALLED. INSTALL DEVICES STRAIGHT AND SOLID TO BOX. MOUNTING HEIGHTS OF WALL OUTLETS SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTER OF THE OUTLET. WHERE DEVICES ARE SHOWN GROUPED TOGETHER, PROVIDE A SINGLE, MULTIPLE GANG PLATE.
B. COORDINATE PLACEMENT IN AND AROUND KNEE SPACES, LAVATORIES AND OTHER EQUIPMENT TO AVOID CONFLICTS WITH MIRRORS AND OTHER APPURTENANCES. REFER TO ARCHITECTURAL DRAWINGS. SWITCHES SHALL BE LOCATED TO STRIKE SIDE OF THE DOOR. VERIFY FINAL DOOR SWINGS.
C. WHERE GFCI OUTLETS ARE USED TO PROVIDE FEED-THRU PROTECTION FOR DOWNSTREAM OUTLETS ON SAME CIRCUIT, DO NOT FEED-THRU WIRE ACROSS PARTITIONS, USE A SEPARATE DEVICE.
D. VERIFY THE NEMA CONFIGURATIONS OF ALL OUTLETS WITH OWNER.

3.5 DISCONNECT SWITCHES:

A. MOUNT SWITCHES ON WALL OR AT ASSOCIATED PIECE OF EQUIPMENT. WALL MOUNTED SWITCHES SHALL BE 48 INCHES ABOVE FINISHED FLOOR. PROVIDE ENGRAVED PLASTIC LAMINATE NAMEPLATE FOR EACH DISCONNECT SWITCH LOCATED ON FRONT OUTSIDE COVER. NAMEPLATE SHALL INDICATE ITEM SERVED.
B. SWITCHES SCHEDULED ARE FOR DESIGN BASED EQUIPMENT. REVIEW OTHER TRADES' SUBMITTALS TO DETERMINE IF SUBSTITUTIONS HAVE BEEN MADE, PROVIDE SWITCH TO MATCH EQUIPMENT SUPPLIED.

3.6 GROUNDING:

A. CONDUIT SYSTEM SHALL NOT BE USED FOR GROUNDING.
B. FOR BONDING OF SERVICE EQUIPMENT PROVIDE BONDING BUSHINGS AND JUMPERS WHERE REQUIRED. WELDING OF CONDUIT AND FITTINGS WILL NOT BE CONSIDERED ACCEPTABLE FOR THE PURPOSE OF BONDING.
C. PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR ANY EXPOSED SECTION OF THE GROUNDING ELECTRODE CONDUCTOR SYSTEM.

3.7 PANELBOARDS (OR GEAR):

A. NEATLY PRINT CIRCUIT DESIGNATIONS ON DIRECTORY CARD. NOTATIONS SHALL INDICATE THE NATURE AND LOCATION OF LOADS SERVED. DO NOT USE A PERMANENT MARKER TO LABEL CIRCUIT DESIGNATIONS ON PANEL HOUSING.
B. PROVIDE ENGRAVED LAMINATE NAMEPLATE FOR EACH NEW PANELBOARD LOCATED ON OUTSIDE OF DOOR. NAMEPLATE SHALL INCLUDE PANELBOARD DESIGNATION ON THE DRAWINGS, SERVICE VOLTAGE, PHASE AND AMPERAGE.
C. BREAKERS SCHEDULED ARE FOR DESIGN BASED EQUIPMENT. REVIEW OTHER TRADES' SUBMITTALS TO DETERMINE IF SUBSTITUTIONS HAVE BEEN MADE. PROVIDE BREAKERS TO MATCH EQUIPMENT SUPPLIED.
D. ASSEMBLE METER STACK SECTIONS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
E. LABEL METER STACKS WITH ENGRAVED LAMINATE PLATES AS TO SUITE NUMBER THAT IS APPROVED BY THE POWER COMPANY AND THE OWNER'S MATRIX.

3.8 ELECTRIC SERVICE:

A. PROVIDE LABOR AND MATERIALS NOT FURNISHED BY THE POWER COMPANY. DO WORK REGARDING THE ELECTRICAL SERVICE AND ITS EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWER COMPANY. IF THE CONTRACT DOCUMENTS INDICATE WORK THAT IS TO EXCEED THESE REQUIREMENTS, FOLLOW THE CONTRACT DOCUMENTS.
B. LABEL EQUIPMENT FOR THE ELECTRIC SERVICE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THIS DIVISION. MAIN SWITCHES OR BREAKERS ARE TO BE IDENTIFIED AS SUCH IN ADDITION TO IDENTIFYING THE ITEM FED.
C. NOTIFY THE POWER COMPANY OF THE TIMING REQUIREMENTS FOR THE PROJECT AND ARRANGE FOR METERING EQUIPMENT, CONNECTIONS AND SERVICE.
D. COORDINATE INSTALLATION OF NEW SERVICE AND REMOVAL OF EXISTING TO MINIMIZE DOWNTIME, COORDINATE TIMING WITH THE OWNER.

3.9 LAMPS:

A. PERMANENT LAMPS SHALL NOT BE USED AS TEMPORARY LIGHTING DURING CONSTRUCTION. IF FIXTURES ARE TO BE USED, TEMPORARY LAMPS SHALL BE PROVIDED AND PERMANENT LAMPS SHALL NOT BE INSTALLED UNTIL TIME OF OWNER'S ACCEPTANCE OF BUILDING.

3.10 LIGHTING FIXTURES:

A. INSTALLATION OF FIXTURES SHALL BE IN A NEAT, WORKMANLIKE MANNER. PROVIDE STRAPS, SUPPORTS, HANGERS AND OTHER MATERIALS REQUIRED FOR PROPER INSTALLATION.
B. SURFACE MOUNTED FIXTURES SHALL NOT HAVE GAPS BETWEEN THE FIXTURE AND ATTACHING SURFACE UNLESS MOUNTING IS DESIGNED TO HOLD FIXTURE OFF CEILING, OR EXCEPT WHERE REQUIRED BY THE CODE REGULATION. CONTINUOUS ROWS OF FIXTURES SHALL BE INSTALLED SO AS TO PROVIDE PERFECT ALIGNMENT.
C. SUPPORT SURFACE MOUNTED FIXTURES DIRECTLY FROM THE BUILDING STRUCTURE AND NOT FROM THE CEILING GRID SYSTEM. USE ALL-THREAD RODS, BEAM CLAMPS, PIPE CLAMPS AND PIPE OR PERFORATED STEEL CHANNEL FOR SUPPORT. WIRE TIES AND STAB-ON CLIPS WILL NOT BE ACCEPTED. THE SUPPORT ASSEMBLY SHALL BE CAPABLE OF SUPPORTING 150 POUNDS IN ADDITION TO THE FIXTURE WEIGHT INDEFINITELY.
D. RECESSED FIXTURES SHALL NOT HAVE GAPS BETWEEN THE FIXTURE TRIM AND ADJACENT SURFACE. WHERE LIGHT LEAKS OCCUR, SUITABLE GASKETS SHALL BE INSTALLED.
E. RECESSED LIGHTING FIXTURES INSTALLED IN MODULAR OR INTEGRATED CEILINGS SHALL BE OF THE PROPER TYPE FOR THE TYPE OF CEILING BEING INSTALLED. VERIFY TYPE OF CONSTRUCTION PRIOR TO ORDERING OF FIXTURES. ADDITIONAL CEILING TIES SHALL BE INSTALLED AT EACH CORNER OF THE LIGHTING FIXTURE TO REINFORCE THE CEILING SYSTEM.

3.11 FIRE ALARM SYSTEM:

A. ON CALL FROM INITIATING DEVICE, SYSTEM SHALL SOUND EVACUATION THROUGHOUT BUILDING AND NOTIFY CENTRAL STATION. SPRINKLER TAMPER SWITCHES TO SOUND TROUBLE SIGNAL.
B. COORDINATE FLOW AND TAMPER SWITCHES WITH SPRINKLER CONTRACTOR AND SHUTDOWN OF ROOF TOP UNITS WITH HVAC CONTRACTOR. VERIFY EXACT QUANTITIES AND LOCATIONS OF FLOW AND TAMPER SWITCHES WITH THE SPRINKLER CONTRACTOR REQUIRED FOR RISER, STANDPIPES, AND FIRE SERVICE LINE.
C. DUCT MOUNTED SMOKE DETECTORS SHALL BE TIED TO FIRE ALARM SYSTEM. COORDINATE WITH HVAC CONTRACTOR.
D. COORDINATE DEVICE ROUGH-IN LOCATIONS WITH FINAL FIRE ALARM DESIGN DRAWINGS.
E. TEST SYSTEM TO INDUSTRY STANDARDS AND PROVIDE WRITTEN DOCUMENTATION TO THE ARCHITECT OF SYSTEM ACCEPTANCE.
F. LOCATE HEAT DETECTORS IN ATTIC SPACES FOR FULL COVERAGE.

SEE APARTMENT UNIT ELECTRICAL SPECS. FOR ADDITIONAL DWELLING UNIT SPECIFIC REQUIREMENTS ON SHEET E3.0.

SEE SHEET E5.1 FOR ADDITIONAL TELECOM. SPECS. AND REQUIREMENTS.

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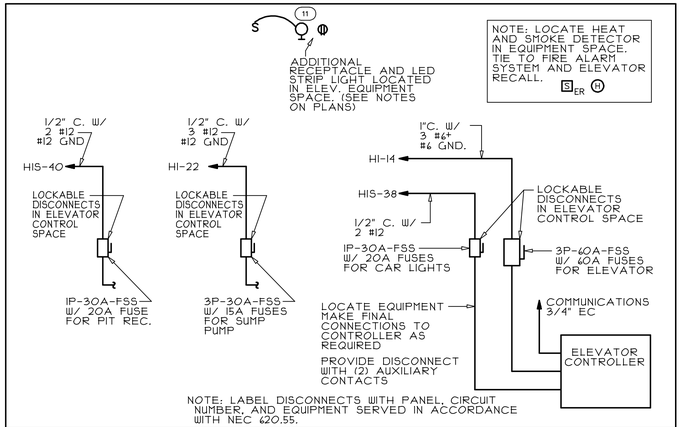
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:

DRAWN:	MHJ/WRG
CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

ELECTRICAL SPECS.

E0.1

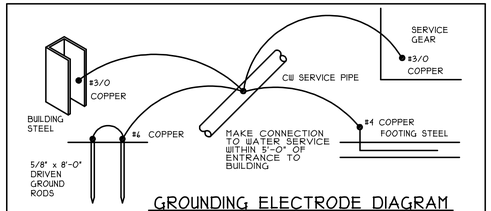


ELEVATOR EQUIPMENT RISER

NO SCALE

NOTE:

DESIGN IS BASED ON A MACHINE ROOM-LESS, 208V-3PH, ELEVATOR. VERIFY WIRE SIZE AND OVERCURRENT PROTECTION REQUIREMENTS WITH ELEVATOR SUPPLIER PRIOR TO ROUGH-IN. MAKE FINAL CONNECTIONS AFTER EQUIPMENT IS SET IN PLACE. LOCATE ALL RELATED EQUIPMENT AND DEVICES IN ACCORDANCE WITH ELEVATOR SUPPLIER SHOP DRAWINGS.



GROUNDING ELECTRODE DIAGRAM

NO SCALE

NOTE:

THIS DIAGRAM IS SCHEMATIC IN NATURE AND IS NOT INTENDED TO BE THE ONLY ACCEPTABLE ROUTING METHOD FOR THE GROUNDING ELECTRODE SYSTEM. ALL ITEMS SHOWN (WHERE AVAILABLE) SHALL BE BONDED TOGETHER

LIGHTING FIXTURE CONTROLS SYMBOLS LIST

LN	PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LINE VOLTAGE CEILING MOUNT SENSOR, EXTENDED RANGE TYPE
	PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LOW VOLTAGE CEILING MOUNT SENSOR WITH LOW VOLTAGE CONTROL CABLE TO RESPECTIVE RELAY POWER PACK, EXTENDED RANGE TYPE
	OCCUPANCY SENSOR FURNISHED WITH AND MOUNTED ON LIGHT FIXTURE, SEE LIGHTING FIXTURE SCHEDULE THIS SHEET
SOC	PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LINE VOLTAGE WALL MOUNT SENSOR, AT 48" AFF TO TOP OF BOX, MANUAL "ON" AUTOMATIC "OFF"
SOCD	PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LINE VOLTAGE WALL MOUNT SENSOR, AT 48" AFF TO TOP OF BOX, MANUAL "ON" AUTOMATIC "OFF" WITH DIMMING
SLV	ON-OFF ONLY, WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK AT 48" AFF TO TOP OF BOX
SL3	3-WAY, ON-OFF ONLY, WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK, AT 48" AFF TO TOP OF BOX
SLD	WALL MOUNT SWITCH WITH 0-10VDC DIMMING CONTROL AND LOW VOLTAGE WIRING TO RELAY POWER PACK, AT 48" AFF TO TOP OF BOX
SL3D	3-WAY WALL MOUNT SWITCH WITH 0-10VDC DIMMING CONTROL AND LOW VOLTAGE WIRING TO RELAY POWER PACK, AT 48" AFF TO TOP OF BOX
	RELAY POWER PACK ABOVE NEAREST ACCESSIBLE LAY-IN CEILING
2P	2 POLE RELAY POWER PACK ABOVE NEAREST ACCESSIBLE LAY-IN CEILING
AFF	ABOVE FINISHED FLOOR

LIST NOTES

1. ACCEPTABLE MANUFACTURERS SHALL BE LEVITON, LUTRON, SENSOR SWITCH AND STEINEL.
2. ALL COMPONENTS AND WIRING SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
3. ADJUST SENSITIVITY, OVERRIDE SWITCHES (WHERE APPLICABLE) AND TIME DELAYS TO THE SATISFACTION OF THE OWNER.

ABBREVIATIONS

A	AMPS
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATIVE
BR	BED ROOM
C	CONDUIT
C/EC	CONDUIT/EMPTY CONDUIT
CL	CLOSET
CU	COPPER
D	DRYER
DISP	DISPOSER
DW	DISHWASHER
DTL	DOWN TO LIGHT
EC	EMPTY CONDUIT
EH	EXHAUST HOOD
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
ER	ELEVATOR RECALL
EXT	EXTERIOR
FSS/NFSS	FUSIBLE/NON-FUSIBLE SAFETY SWITCH
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR TYPE DEVICE
GND	GROUND
HR	HOUR
IM	ICE MACHINE
I.T.	INFORMATION TECHNOLOGY
JAN	JANITOR
KAIC	KILO-AMPERE INTERRUPT CURRENT
KIT	KITCHEN
KV	KILO-VOLT
L	LAUNDRY
LT	LIGHT
M/E	MICROWAVE/EXHAUST COMBINATION
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
NL	NIGHT LIGHT (UNSWITCHED)
O.C.	ON CENTER
PH	PHASE (AFTER NUMBER 1 OR 3)
PNL	PANEL
REC	RECEPTACLE
REF	REFRIGERATOR
SER	SERVICE ENTRANCE RATED
STOR	STORAGE
UTL	UP TO LIGHT
W	WASHER
W/	WITH
W.I.C.	WALK-IN CLOSET
W/D	COMBINATION WASHER/DRYER
WH	WALL HEATER
WP	WEATHERPROOF

CORE AREAS SYMBOLS LIST

A-1	OUTLET FOR CEILING OR WALL MOUNTED LED LIGHTING FIXTURE WITH CIRCUIT NUMBER
A-1 H	OUTLET FOR CEILING OR WALL MOUNTED LED LIGHTING FIXTURE WITH CIRCUIT NUMBER
A-1	OUTLET FOR CEILING OR WALL MOUNTED EMERGENCY EGRESS LED LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1 H	OUTLET FOR CEILING OR WALL MOUNTED EXIT LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1 H	OUTLET FOR CEILING OR WALL MOUNTED COMBINATION EXIT/EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1 H	OUTLET FOR CEILING OR WALL MOUNTED EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
XXX	LIGHTING FIXTURE TYPE SEE SCHEDULE
A-1	GENERAL PURPOSE DUPLEX RECEPTACLE AT 18" AFF TO BOTTOM OF BOX, WITH CIRCUIT NUMBER
A-1	GENERAL PURPOSE DUPLEX RECEPTACLE AT 48" AFF TO TOP OF BOX, WITH CIRCUIT NUMBER
EWC A-1	OUTLET FOR ELECTRIC WATER COOLER COORDINATE LOCATION WITH PLUMBING ROUGH-IN DRAWINGS, WITH CIRCUIT NUMBER
REF. A-1	OUTLET FOR REFRIGERATOR HEIGHT TO SUIT APPLIANCE SERVED WITH CIRCUIT NUMBER
ER A-1	250 VOLT DEVICE FOR ELECTRIC RANGE HEIGHT TO SUIT APPLIANCE SERVED WITH CIRCUIT NUMBER
J	JUNCTION BOX AT 18" AFF TO BOTTOM OF BOX OR AT ASSOCIATED PIECE
	OUTLET FOR LOW VOLTAGE CABLE (DATA, TELEPHONE OR TELEVISION) AT 18" AFF TO BOTTOM OF BOX WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE OR ROUTED TO ABOVE NEAREST TELECOM. BACKBOARD SERVING THAT AREA.
	OUTLET FOR LOW VOLTAGE CABLE (DATA, TELEPHONE OR TELEVISION) AT 48" AFF TO TOP OF BOX WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE OR ROUTED TO ABOVE NEAREST TELECOM BACKBOARD SERVING THAT AREA.
F	FIRE ALARM PULL STATION AT 48" AFF TO TOP OF BOX
F	AUDIO/VISUAL FIRE ALARM SIGNAL DEVICE AT 6'-8" AFF
V	VISUAL ONLY FIRE ALARM SIGNAL DEVICE AT 6'-8" AFF
S	CEILING MOUNTED SMOKE DETECTOR
H	CEILING MOUNTED HEAT DETECTOR
SF	SPRINKLER WATER FLOW SWITCH
ST	SPRINKLER TAMPERPROOF SWITCH
SD	DUCT MOUNTED SMOKE DETECTOR
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FX	FIRE ALARM EXPANDER
WP W	WEATHERPROOF, SPRINKLER WATER FLOW NOTIFICATION DEVICE, SEE DRAWING NOTES.
A-1 K	DOOR ACCESS DEVICE AT 48" AFF WITH A 3/4" EC TO DOOR CONTROL JUNCTION BOX. THE DOOR CONTROL JUNCTION BOX SHALL BE A DEEP DOUBLE GANG BOX WITH A 1" EC ROUTED TO CONTROL PANEL, A 3/4" EC TO DOOR ACCESS DEVICE, A 3/4" EC TO DOOR CONTACTS AND A 3/4" EC TO ELECTRIC STRIKES. COORDINATE ALL REQUIREMENTS WITH OWNER AND SECURITY SYSTEM PROVIDER PRIOR TO ANY ROUGH-IN. PROVIDE ADDITIONAL 120V CONNECTION FOR CONTROLLERS, TRANSFORMERS, ETC. AS REQUIRED. WIRE TO CIRCUIT INDICATED.
EF	EXHAUST FAN (120V-1PH) FURNISHED AND INSTALLED BY DIVISION 15 WIRED UNDER THIS DIVISION
CO	CARBON MONOXIDE SENSOR (120V-1PH) FURNISHED AND INSTALLED BY DIVISION 15 WIRED UNDER THIS DIVISION
A-1 PC	PHOTOCELL, LOCATE IN ACCESSIBLE LOCATION AND SHIELD FROM SURROUNDING LIGHT SOURCES, WITH CIRCUIT NUMBER
	PANELBOARD
20	EQUIPMENT CONNECTION DESIGNATION SEE SCHEDULE
EH	ELECTRIC WALL HEATER TAG. SEE SCHEDULE.
X	DRAWING NOTE TAG
	SWITCH LEG WIRING, 2 #12 - CROSS MARKS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO
	SWITCHED LEG WIRING 2#12 WITH ADDITIONAL DIMMING CONTROL WIRES AS REQUIRED. COORDINATE WITH FIXTURES SERVED.
USB	GENERAL PURPOSE DUPLEX RECEPTACLE WITH (2) INTEGRATED USB PORTS AT 18" AFF TO BOTTOM OF BOX, WITH CIRCUIT NUMBER. CONFIGURED AS (1) USB-A AND (1) USB-C. ARROW HEART TRUSBPDAC20.

ELEC. HEATER SPECS.

-- HEATERS SHALL BE PROVIDED & INSTALLED BY ELECTRICAL CONTRACTOR.

-- COORDINATE LOCATION SO THAT THERE ARE NO COMBUSTIBLE MATERIALS WITHIN 3 FEET OF WALL HEATER.

EH — ELECTRICAL WALL HEATER (EWH) SHALL BE 208V-1PH, 4000 WATTS, WITH BUILT-IN THERMOSTAT & DISCONNECT SWITCH. QMARK MODEL AWH SERIES. ALTERNATE MANUFACTURERS SHALL BE BERKO AND MARKEL.

TYPICAL ALUMINUM APARTMENT FEEDER CONCEALED IN WALLS AND CEILINGS RUN TO METER STACK

TYP. 125A APT. PNL.

125 AMP APT. CABLE SIZES

0-200 FT. USE #1/0
201-255 FT. USE #2/0
256-305 FT. USE #3/0

(X) FEEDER NOTES

A. (3) SETS OF 3" C W/ 4#300MCM + 1 # 1/0 GND.

B. 2 1/2" C W/ 4#4/0 + 1 #6 GND.

C. (2) SETS OF 2"C W/ 4#3/0+ 1 #6 GND.

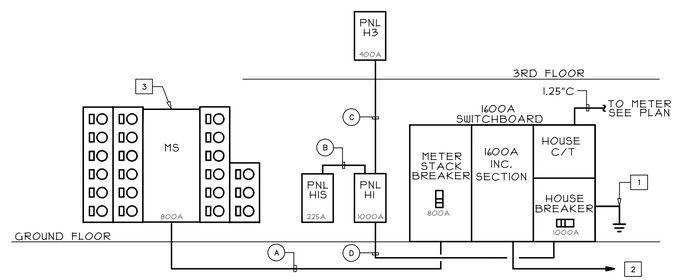
D. (4) SETS OF 2.5"C W/ 4# 250MCM + # 2/0 GND

[X] RISER NOTES

1. #3/0 GROUNDING ELECTRODE CONDUCTOR.

2. ROUTE SERVICE FEEDERS TO POWER COMPANY TRANSFORMER AS DIRECTED BY POWER COMPANY. VERIFY SIZES, QUANTITY, AND OTHER REQUIREMENTS WITH POWER COMPANY.

3. 3P-800A METER STACK WITH LUGS ONLY TERMINAL BOX AND (2) 3-PHASE IN, SINGLE PHASE OUT, 125A METER MODULES WITH 2P-125A TENANT BREAKERS.



POWER RISER DIAGRAM

NO SCALE

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CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

ELEC. DETAILS, RISERS, AND SYMBOLS

E0.2

1600A SWITCHBOARD LOAD SUMMARY

DESCRIPTION		LOAD (KW)
APARTMENTS		271.97
HOUSE LOADS		286.18
TOTAL	=	558.15
AT 208 VOLT, 3 PHASE	=	1550.42 AMPS

NOTE: CALCULATIONS ARE IN ACCORDANCE WITH NEC 220.40

800A APARTMENT METER STACK LOAD CALC.

21 UNITS

TYPE		LOAD (KW)
TOTAL APT. LIGHTING LOAD		48.37
SMALL APPLIANCES		63.00
ELEC. RANGE		168.00
LAUNDRY		130.20
ELEC. WATER HEATER		94.50
DISPOSER		21.00
DISHWASHER		25.20
REFRIGERATOR		25.20
HVAC		159.60
TOTAL	=	735.07
DEMAND FACTOR OF 37% PER NEC TABLE 220-84	=	271.97
AT 208 VOLT, 3 PHASE	=	755.48 AMPS

EQUIPMENT CONNECTION SCHEDULE

X

ITEM	DESCRIPTION	VOLTS	PH	FLA	WIRE	GND	MOCP	DISCONNECT	PNL.&CKT.	REMARKS
1A	HP-1	208	1	9.0	2#12	#12	15A	2P-30A-NFSS NEMA 3R	SEE PANEL SCHEDULES	APT. UNIT ONLY
1B	AH-1	208	1	25.6	2#10	#10	30A	2P-30A-NFSS		APT. UNIT ONLY
2A	HP-2	208	1	9.0	2#12	#12	15A	2P-30A-NFSS NEMA 3R		APT. UNIT ONLY
2B	AH-2	208	1	25.6	2#10	#10	30A	2P-30A-NFSS		APT. UNIT ONLY
3A	HP-3	208	1	16.4	2#10	#10	25A	2P-30A-NFSS NEMA 3R		
3B	AH-3	208	3	32.0	3#8	#10	35A	3P-60A-NFSS		
4A	HP-4	208	1	33.5	2#8	#10	50A	2P-60A-NFSS NEMA 3R		
4B	AH-4	208	3	44.7	3#8	#10	50A	3P-60A-NFSS		
5A	HP-5	208	1	25.2	2#8	#10	50A	2P-60A-NFSS NEMA 3R		
5B	AH-5	208	3	44.7	3#8	#10	50A	3P-60A-NFSS		
6A	HP-6	208	1	33.5	2#8	#10	50A	2P-60A-NFSS NEMA 3R		
6B	AH-6	208	3	44.7	3#8	#10	50A	3P-60A-NFSS		
7A	HP-7	208	1	33.5	2#8	#10	50A	2P-60A-NFSS NEMA 3R		
7B	AH-7	208	3	44.7	3#8	#10	50A	3P-60A-NFSS		
8	HOT WATER HEATER	208	1	21.6	2#10	#10	30A	2P-30A-NFSS		
9A/9B	IHP-1/FC-1A	208	1	16.6	2#10	#10	25A	2P-30A-NFSS NEMA 3R		NOTE A
10A	HP-8	208	1	16.4	2#10	#10	30A	2P-30A-NFSS NEMA 3R		
10B	AH-8	208	3	32.0	3#8	#10	50A	3P-60A-NFSS		

SCHEDULE NOTES

-- VERIFY FINAL CONNECTIONS, ELECTRICAL CHARACTERISTICS, ETC. WITH FINAL EQUIPMENT SELECTIONS. CONTRACTOR IS RESPONSIBLE FOR CORRECTNESS OF ALL BREAKERS, WIRES, ETC.

A. WIRE INDOOR UNIT THROUGH OUTDOOR UNIT IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

PANEL H1S

VOLTS: 120/208 | PHASE: 3 | WIRES: 4 | MOUNTING: SURFACE
AMPS: 225 | MAIN: LUGS ONLY

BRKR P	BRKR A	DESCRIPTION	CIRCUIT AMPS	CIRCUIT DEMAND	NO.	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	NO.	CIRCUIT DEMAND	CIRCUIT AMPS	DESCRIPTION	BRKR A	BRKR P
1	20	TELE BACKBOARD RECS	3.0	100%	1	15.0			2	125%	9.6	GRND/ 1ST LTS ZONE INV.	20	1
1	20	SECURITY SYSTEM	6.0	100%	3		17.4		4	125%	9.1	GROUND FLOOR LIGHTS	20	1
1	20	FACP [1]	6.0	100%	5			24.3	6	125%	14.6	GROUND FLOOR LIGHTS	20	1
1	20	SPARE	0.0	100%	7	5.0			8	125%	4.0	1ST FLOOR LIGHTS	20	1
1	20	MENS/WOMENS BATH RECS	3.0	100%	9		8.0		10	125%	4.0	SITE LIGHTS [3]	20	1
1	20	RENTAL OFFICE RECS	7.5	100%	11			20.0	12	125%	10.0	MONUMENT SIGN [3]	20	1
1	20	LOBBY/HALL RECS	6.0	100%	13	6.0			14	100%	0.0	SPARE	20	1
1	20	BREAK RM REF. [2]	8.0	100%	15		18.0		16	100%	10.0	EWC [2]	20	1
1	20	COUNTER TOP RECS	4.5	100%	17			15.0	18	100%	10.5	1ST FLOOR HALL RECS	20	1
1	20	DISHWASHER	6.0	100%	19	30.1			20	100%	24.1	STAIR ELEC. HEATER	30	2
1	20	BREAK RM RECS	4.5	100%	21		28.6		22	100%	24.1	--	--	-
1	20	SKILL SUPERVISOR RECS	6.0	100%	23			30.1	24	100%	24.1	STAIR ELEC. HEATER	30	2
1	20	SHARED OFFICE RECS	6.0	100%	25	30.1			26	100%	24.1	--	--	-
1	20	SHARED OFFICE RECS	6.0	100%	27		14.0		28	100%	8.0	HAND DRYER [4]	20	1
1	20	OFFICE WORK AREA RECS	3.0	100%	29			11.0	30	100%	8.0	HAND DRYER [4]	20	1
1	20	OFFICE WORK AREA RECS	6.0	100%	31	14.0			32	100%	8.0	HAND DRYER [4]	20	1
1	20	OFFICE WORK AREA RECS	3.0	100%	33		11.0		34	100%	8.0	HAND DRYER [4]	20	1
1	20	HALLWAY RECS	6.0	100%	35			10.5	36	100%	4.5	MEETING SPACE RECS.	20	1
1	20	MEETING SPACE RECS.	4.5	100%	37	8.3			38	125%	3.0	ELEVATOR CAR LIGHTS	20	1
1	20	MEETING SPACE RECS.	6.0	100%	39		11.6		40	125%	4.5	ELEVATOR PIT RECS/LTS	20	1
1	20	ITC RECS	7.5	100%	41			9.5	42	100%	2.0	RECIRC. PUMP	20	1
1	20	LINK COORD RECS	6.0	100%	43	6.0			44	100%	0.0	SPARE	20	1
1	20	LINK COORD. STORAGE RECS	7.5	100%	45		7.5		46	100%	0.0	SPARE	20	1
1	20	OBSERVATION. TIMEOUT RECS	6.0	100%	47			6.0	48	100%	0.0	SPARE	20	1
1	20	OBSERVATION RECS	6.0	100%	49	6.0			50	100%	0.0	SPARE	20	1
1	20	OBSERVATION RECS	4.5	100%	51		4.5		52	100%	0.0	SPARE	20	1
1	20	PCIT ASSESSMENT RECS	9.0	100%	53			15.0	54	100%	6.0	AIR HANDLERS CO SENSOR	20	1
1	20	SHARED OFFICE RECS	7.5	100%	55	7.5			56	100%	0.0	SPARE	20	1
1	20	SHARED OFFICE RECS	7.5	100%	57		7.5		58	100%	0.0	SPARE	20	1
1	20	DATA BOARD RECS	3.0	100%	59			3.0	60	100%	0.0	SPARE	20	1
1	20	DIRECTOR RM RECS	7.5	100%	61	7.5			62	100%	0.0	SPARE	20	1
1	20	SUPERVISOR RECS	9.0	100%	63		9.0		64	100%	0.0	SPARE	20	1
1	20	NURSING RECS	6.0	100%	65			6.0	66	100%	0.0	SPARE	20	1
1	20	VESTABLE RECS	7.5	100%	67	7.5			68	100%	0.0	SPARE	20	1
1	20	SPARE	0.0	100%	69		0.0		70	100%	0.0	SPARE	20	1
1	20	FAMILY RR RECS.	3.0	100%	71			3.0	72	100%	0.0	SPARE	20	1
1	20	MEETING RM RECS	6.0	100%	73	6.0			74	100%	0.0	SPARE	20	1
1	20	MEETING RM RECS	6.0	100%	75		6.0		76	100%	0.0	SPARE	20	1
1	20	MEETING RM RECS	3.0	100%	77			3.0	78	100%	0.0	SPARE	20	1
1	20	OUTSIDE GFCI	4.5	100%	79	4.5			80	100%	0.0	SPARE	20	1
1	20	DATA BOARD RECS	3.0	100%	81		3.0		82	100%	0.0	SPARE	20	1
1	20	DATA BOARD RECS	3.0	100%	83			3.0	84	100%	0.0	SPARE	20	1
						153.5	146.1	159.4						

[1] - PROVIDE BREAKER WITH RED HANDLE LOCK
[2] - GFCI CIRCUIT BREAKER
[3] - WIRE CIRCUIT THROUGH PHOTOCELL FOR DUSK TO DAWN OPERATION.
[4] - PROVIDE BREAKER WITH HANDLE LOCK

SQUARE-D NQ OR EQUAL
SEE SPEC. NOTES

PANEL H3

VOLTS: 120/208 | PHASE: 3 | WIRES: 4 | MOUNTING: SURFACE
AMPS: 400 | MAIN: LUGS ONLY

BRKR P	BRKR A	DESCRIPTION	CIRCUIT AMPS	CIRCUIT DEMAND	NO.	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	NO.	CIRCUIT DEMAND	CIRCUIT AMPS	DESCRIPTION	BRKR A	BRKR P
2	25	2ND FLOOR OHP-3	16.4	100%	1	18.9			2	125%	2.0	2ND. 3RD ZONE INVERTOR	20	1
-	--	--	16.4	100%	3		25.4		4	100%	9.0	2ND FLOOR HALL RECS	20	1
2	25	3RD FLOOR OHP-3	16.4	100%	5			25.4	6	100%	9.0	3RD FLOOR HALL RECS	20	1
-	--	--	16.4	100%	7	32.8			8	100%	16.4	OHP-8	25	2
2	40	OHP-4	27.4	100%	9		43.8		10	100%	16.4	--	--	-
-	--	--	27.4	100%	11			59.4	12	100%	32.0	AHU-8	35	3
2	40	OHP-5	27.4	100%	13	59.4			14	100%	32.0	--	--	-
-	--	--	27.4	100%	15		59.4		16	100%	32.0	--	--	-
2	40	OHP-6	27.4	100%	17			30.4	18	100%	3.0	2ND FLOOR TELECOM ROOM	20	1
-	--	--	27.4	100%	19	31.2			20	125%	3.0	ELEV. EQP SPACE REC/LT	20	1
2	40	OHP-7	27.4	100%	21		32.4		22	125%	4.0	2ND FLOOR LIGHTS	20	1
-	--	--	27.4	100%	23			32.4	24	125%	4.0	3RD FLOOR LIGHTS	20	1
2	25	IHP-FC-1A	16.6	100%	25	16.6			26	100%	0.0	SPARE	20	1
-	--	--	16.6	100%	27		16.6		28	100%	0.0	SPARE	20	1
3	35	2ND FLOOR AHU-3	32.0	100%	29			32.0	30	100%	0.0	SPARE	20	1
-	--	----	32.0	100%	31	32.0			32	100%	0.0	SPARE	20	1
-	--	----	32.0	100%	33		32.0		34	100%	0.0	SPARE	20	1
3	35	3RD FLOOR AHU-3	32.0	100%	35			32.0	36	100%	0.0	SPARE	20	1
-	--	----	32.0	100%	37	32.0			38	100%	0.0	SPARE	20	1
-	--	----	32.0	100%	39		32.0		40	100%	0.0	SPARE	20	1
1	20	ROOF/ATTIC RECS.	9.0	100%	41			9.0	42	100%	0.0	SPARE	20	1
						222.9	241.6	220.6						

SQUARE-D NQ OR EQUAL
SEE SPEC. NOTES

PANEL H1

VOLTS: 120/208 | PHASE: 3 | WIRES: 4 | MOUNTING: SURFACE
AMPS: 1000 | MAIN: LUGS ONLY

BRKR P	BRKR A	DESCRIPTION	CIRCUIT AMPS	CIRCUIT DEMAND	NO.	PHASE LOAD A	PHASE LOAD B	PHASE LOAD C	NO.	CIRCUIT DEMAND	CIRCUIT AMPS	DESCRIPTION	BRKR A	BRKR P
3	35	AHU-3	32.0	100%	1	223.8			2	125%	153.5	PANEL H1S	225	3
-	--	--	32.0	100%	3		214.6		4	125%	146.1	--	--	-
-	--	--	32.0	100%	5			231.2	6	125%	159.4	--	--	-
3	50	AHU-4	44.7	100%	7	323.3			8	125%	222.9	PANEL H3	400	3
-	--	--	44.7	100%	9		346.7		10	125%	241.6	--	--	-
-	--	--	44.7	100%	11			265.3	12	100%	220.6	--	--	-
3	50	AHU-5	44.7	100%	13	90.7			14	100%	46.0	ELEVATOR [1]	60	3
-	--	--	44.7	100%	15		90.7		16	100%	46.0	--	--	-
-	--	--	44.7	100%	17			90.7	18	100%	46.0	--	--	-
3	50	AHU-6	44.7	100%	19	44.7			20	100%	0.0	SHUNT TRIP	--	1
-	--	--	44.7	100%	21		53.7		22	100%	9.0	ELEV. SUMP PUMP	15	3
-	--	--	44.7	100%	23			53.7	24	100%	9.0	--	--	-
3	50	AHU-7	44.7	100%	25	53.7			26	100%	9.0	--	--	-
-	--	--	44.7	100%	27		44.7		28	100%	0.0	PROVISION	--	1
-	--	--	44.7	100%	29			44.7	30	100%	0.0	PROVISION	--	1
2	50	EV CHARGER	40.0	125%	31	50.0			32	100%	0.0	PROVISION	--	1
-	--	--	40.0	125%	33		50.0		34	100%	0.0	PROVISION	--	1
2	50	EV CHARGER	40.0	125%	35			50.0	36	100%	0.0	PROVISION	--	1
-	--	--	40.0	125%	37	50.0			38	100%	0.0	PROVISION	--	1
2	25	1ST FLOOR OHP-3	16.4	100%	39		16.4		40	100%	0.0	PROVISION	--	1
-	--	--	16.4	100%	41			16.4	42	100%	0.0	PROVISION	--	1
						836.2	816.8	752.0						

[1] - SHUNT TRIP BREAKER

SQUARE-D I-LINE OR EQUAL
SEE SPEC. NOTES

WITH INTEGRAL 120kA TVSS

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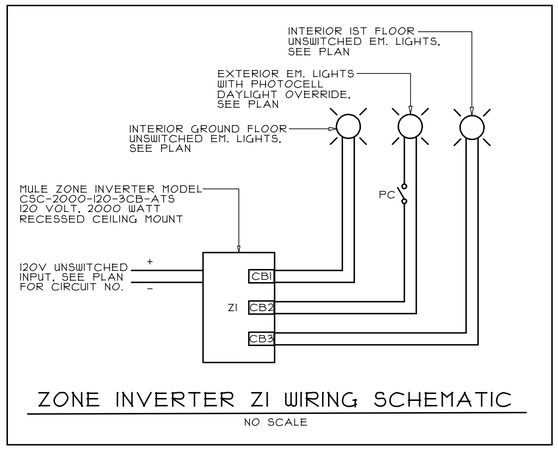
WESLEY FRANKLIN SIEVER
Lic. No. 0402 043863
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:

DRAWN:	MHJ/WRG
CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-20-24
PROJECT #:	23003

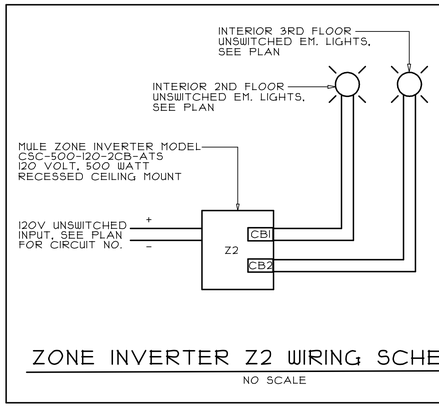
ELEC. SUMMARYS AND PANELS

E0.3



ZONE INVERTER Z1 WIRING SCHEMATIC

NO SCALE



ZONE INVERTER Z2 WIRING SCHEMATIC

NO SCALE

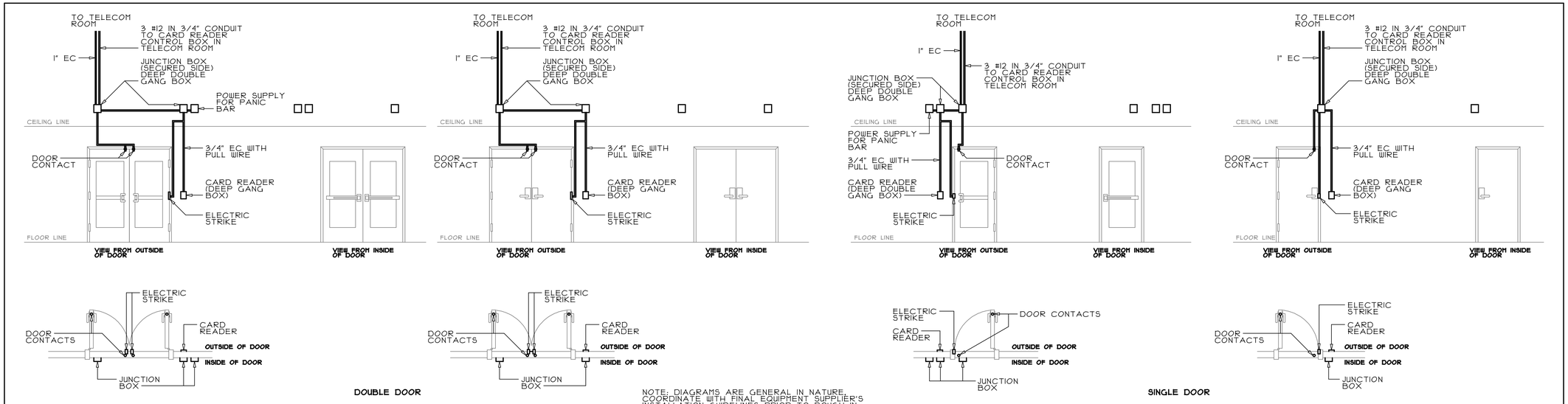
CORE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER/CATALOG NO.	LAMPS & WATTAGE	MOUNTING	REMARKS
1	LITHONIA LIGHTING STAKS-2X2-AL03-SWW7	LOW LUMEN, 3500K, 27 WATTS	RECESSED	NOTE A
2	LITHONIA LIGHTING STAKS-2X2-AL03-SWW7	MED LUMEN, 3500K, 36 WATTS	RECESSED	NOTE A
3	LITHONIA LIGHTING STAKS-2X4-AL06-SWW7	LOW LUMEN, 3500K, 32 WATTS	RECESSED	NOTE A
4	LITHONIA LIGHTING STAKS-2X4-AL06-SWW7	MED LUMEN, 3500K, 40 WATTS	RECESSED	NOTE A
5	LITHONIA LIGHTING LDN6-AL02-SWW1-L06-WR-MVOLT	LOW LUMEN, 3500K, 12 WATTS	RECESSED	NOTE A
6	LITHONIA LIGHTING LDN6-AL02-SWW1-L06-WR-MVOLT	MED LUMEN, 3500K, 19 WATTS	RECESSED	NOTE A
7	LITHONIA LIGHTING WL4-30L-LP835-MSD7	3100 LUMEN LED ARRAY, 28.2 WATTS	WALL AT 7'-6" AFF	WITH INTEGRAL OCCUPANCY SENSOR
8	DUNTON HOUSE SWORD-24	MED LUMEN, 3500K, 25 WATTS	WALL ABOVE MIRROR	NOTE A
9	SELECTED BY ARCHITECT PROVIDED AND INSTALLED BY CONTRACTOR	20W LED MAX.	SEE ARCH. PLANS	$200 ALLOWANCE
10	LITHONIA LIGHTING CSS-L48-AL03-SWW3-80CRI	MED LUMEN, 3500K, 36 WATTS	SURFACE	NOTE A
11	LITHONIA LIGHTING CSS-L48-AL03-SWW3-80CRI	HIGH LUMEN, 400K, 44 WATTS	WALL	NOTE A
12	JUNO WF6-SWW5-90CRI-*-WF6PAN	970 LUMEN, 4000K, 13 WATTS	RECESSED	NOTE A
13	HOLOPHANE AUCL3-P10-40K-MVOLT-FC5-*-NF-A0-CLGL	5000 LUMEN LED ARRAY, 40 WATTS	POST TOP, NOTE B	TYPE IV OPTICS
14	HOLOPHANE AUCL3-P20-40K-MVOLT-FC3-*-NF-A0-CLGL-CLHSSGL3R	6100 LUMEN LED ARRAY, 50 WATTS	POST TOP, NOTE B	TYPE III OPTICS, WITH HOUSE SIDE SHIELD
15	LITHONIA LIGHTING ARC2-LED-P2-40K-MVOLT	2,000 LUMEN LED ARRAY, 18 WATTS	WALL AT 17'-0" AFF	
16	LITHONIA LIGHTING LDN4RV-35-05-LR--4-AR-LSS-MVOLT-EZ1	500 LUMEN, 3500K, 9 WATTS	RECESSED	
17	LITHONIA LIGHTING WPXO-LED-AL0-SWW2-MVOLT-PE-DDBXD	MED LUMEN, 4000K, 9 WATTS	WALL, SEE PLAN	NOTE A
18	JUNO UCES-18IN-SWW6-90CRI-WH-M6	MED LUMEN, 3500K, 9 WATTS	UNDER CABINET	NOTE A
E1	LITHONIA LIGHTING LQM-S-W-3-R-120/277-ELN-SD	FURNISHED W/FIXTURE	WALL OR CEILING, SEE PLAN	

SCHEDULE NOTES

-- EQUIVALENT FIXTURES ACCEPTED BY ALTERNATE MANUFACTURERS: SIGNIFY, CREE, UTOPIA.
-- ALL FINISHES SHALL BE AS SELECTED BY ARCHITECT.
-- PROVIDE & INSTALL ALL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.

A. SELECTABLE FIXTURE, INITALLY SET TO SETTINGS NOTED, AND FIELD ADJUST TO OWNER'S SATIFACTION.
B. PROVIDE & INSTALL ROUND POLE FOR FIXTURE. SEE DETAILS AND NOTES ON DRAWINGS.



NOTE: DIAGRAMS ARE GENERAL IN NATURE. COORDINATE WITH FINAL EQUIPMENT SUPPLIER'S INSTALLATION GUIDELINES PRIOR TO ROUGH-IN.

CARD READER ELECTRIC STRIKE DETAIL

NO SCALE

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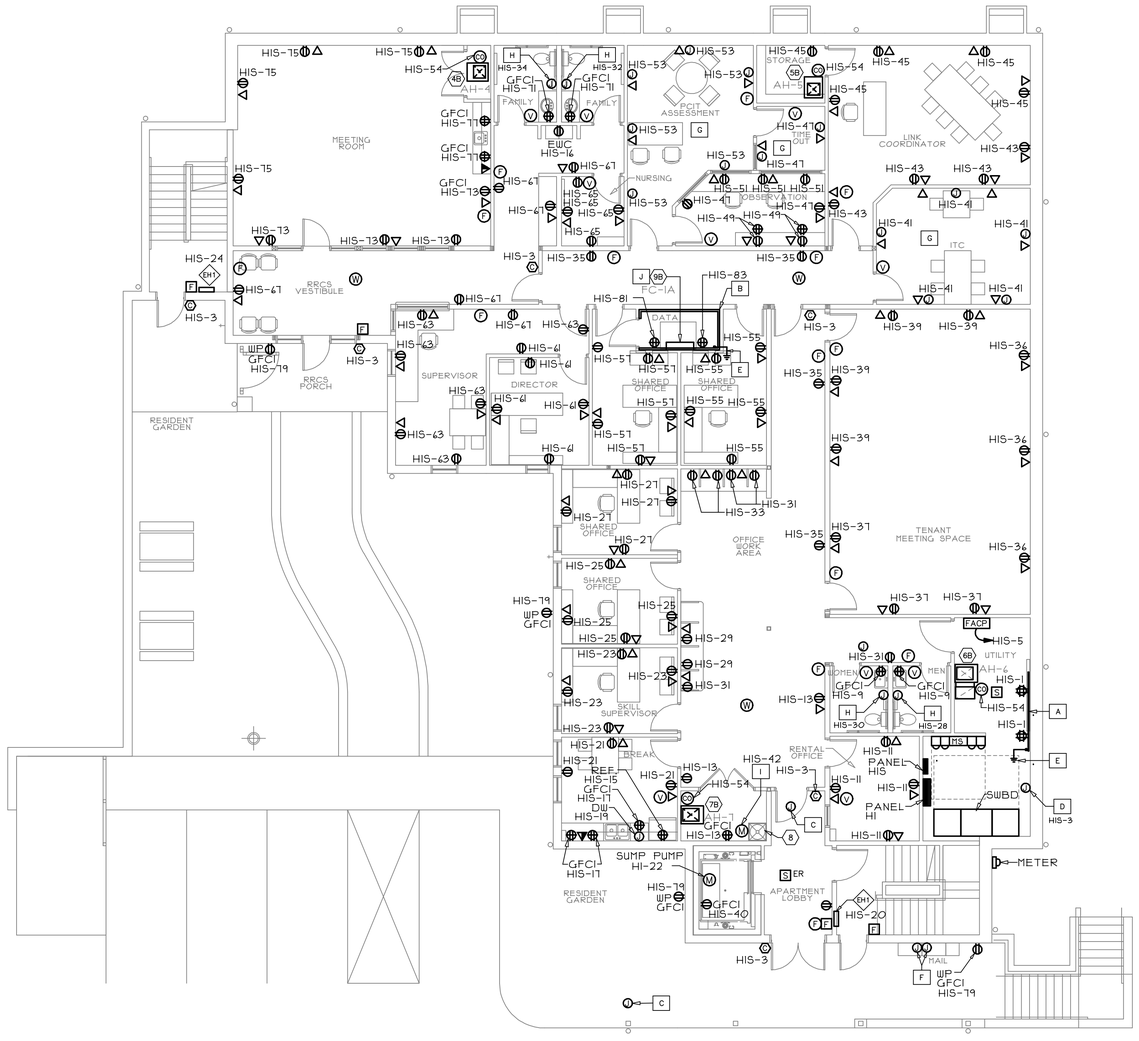
REVISIONS:

DRAWN:	MHJ/WRG
CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

ELEC. DETAILS AND SCHEDS.

E0.4



GROUND FLOOR POWER PLAN

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

DRAWING NOTES

A. 8'X8'X3/4" FRT PLYWOOD BACKBOARD FOR MAIN COMMUNICATIONS SPACE WITH (2) 3" CONDUITS TO BUILDINGS DEMARK LOCATION. (VERIFY QUANTITY AND TERMINATION POINT WITH OWNER AND UTILITIES.)

B. LINE WALL WITH 3/4" FRT PLYWOOD FOR COMM. SPACE WITH (2) 3" CONDUITS UNDER SLAB TO STUB OUT UNDER THE MAIN COMM. BACKBOARD IN THE UTILITY ROOM.

C. JUNCTION BOX FOR SECURITY CAMERA WITH 3/4"C ROUTED TO STUB OUT ABOVE SECURITY SYSTEM CONTROL PANEL. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN. WIRE WITH COMMUNICATIONS CABLING AS DIRECTED BY OWNER. LEAVE EXCESS CABLING TO EASILY REACH FLOOR AREA COILED AND SECURED AT CEILING.

D. FOR SECURITY SYSTEM PANEL, VERIFY LOCATION AND MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN.

E. 2"X10" GROUNDING BUS BAR WITH #6 GND TO MAIN SWITCHBOARD.

F. INSTALL (2) JUNCTION BOXES IN WALL WITH 3/4" EC EACH, ROUTED INTO ACCESSIBLE CEILING SPACE OF ELECTRIC ROOM FOR FUTURE SMART LOCKER POWER AND DATA USE. VERIFY MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN. INSTALL EXTERIOR RATED COVERPLATES AND LEAVE WITH PULL STRINGS. LABEL CONDUITS FOR EASY IDENTIFICATION.

G. INSTALL BLANK COVERPLATES FOR ALL DEVICES IN THIS ROOM. LEAVE WIRING COILED IN BOX FOR FUTURE INSTALLATION OF DEVICES. INSTALL ALL BOXES AT 18" AFF.

H. FOR HAND DRYER. VERIFY EXACT MOUNTING PRIOR TO ROUGH-IN. COORDINATE WITH FINAL EQUIPMENT INSTALLATION GUIDELINES. ELECTRICIAN TO MAKE ALL CONNECTIONS TO EQUIPMENT.

I. HOT WATER RECIRC. PUMP. WIRE THROUGH AQUASTAT AND TIMER. PROVIDE AND INSTALL TOGGLE SWITCH DISCONNECT FOR PUMP.

J. COORDINATE LOCATION OF FAN COIL UNIT WITH OWNER I OWNER'S IT MANAGER PRIOR TO ROUGH-IN. EQUIPMENT SHALL NOT INTERFERE WITH DATA RACK LOCATION.

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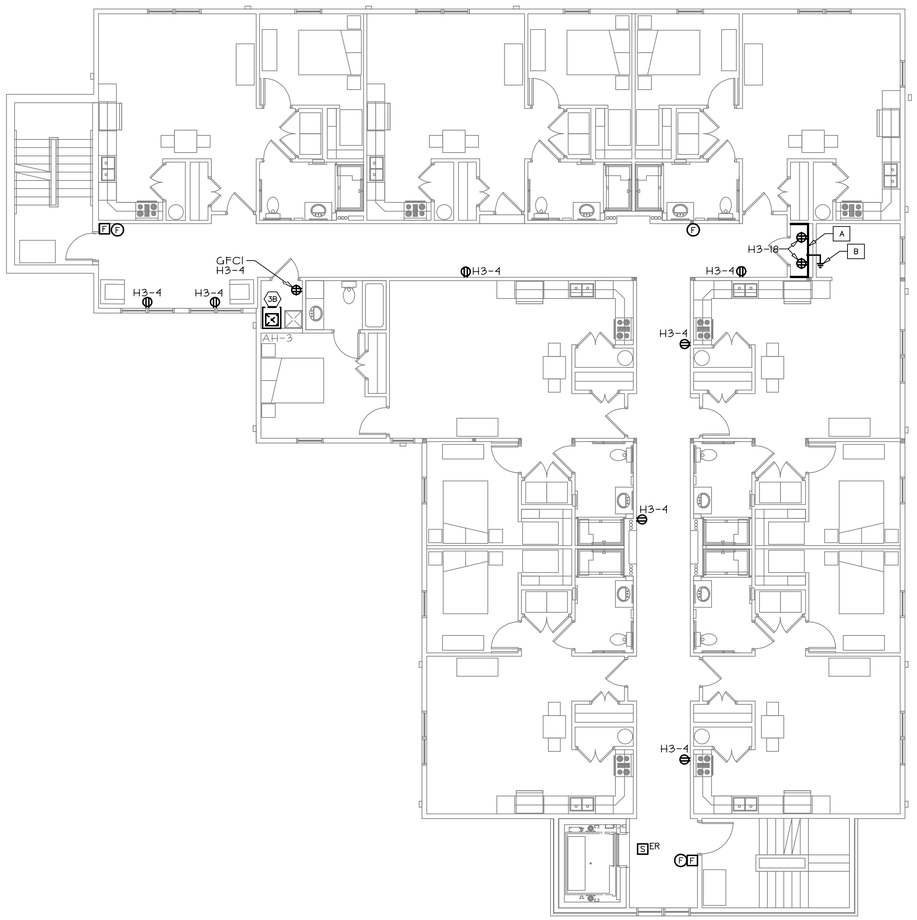
COMMONWEALTH OF VIRGINIA
WESLEY FRANKLIN SIEVER
Lic. No. 0402 043863
PROFESSIONAL ENGINEER
9/24/24

REVISIONS:	
DRAWN:	MHJ/WRG
CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

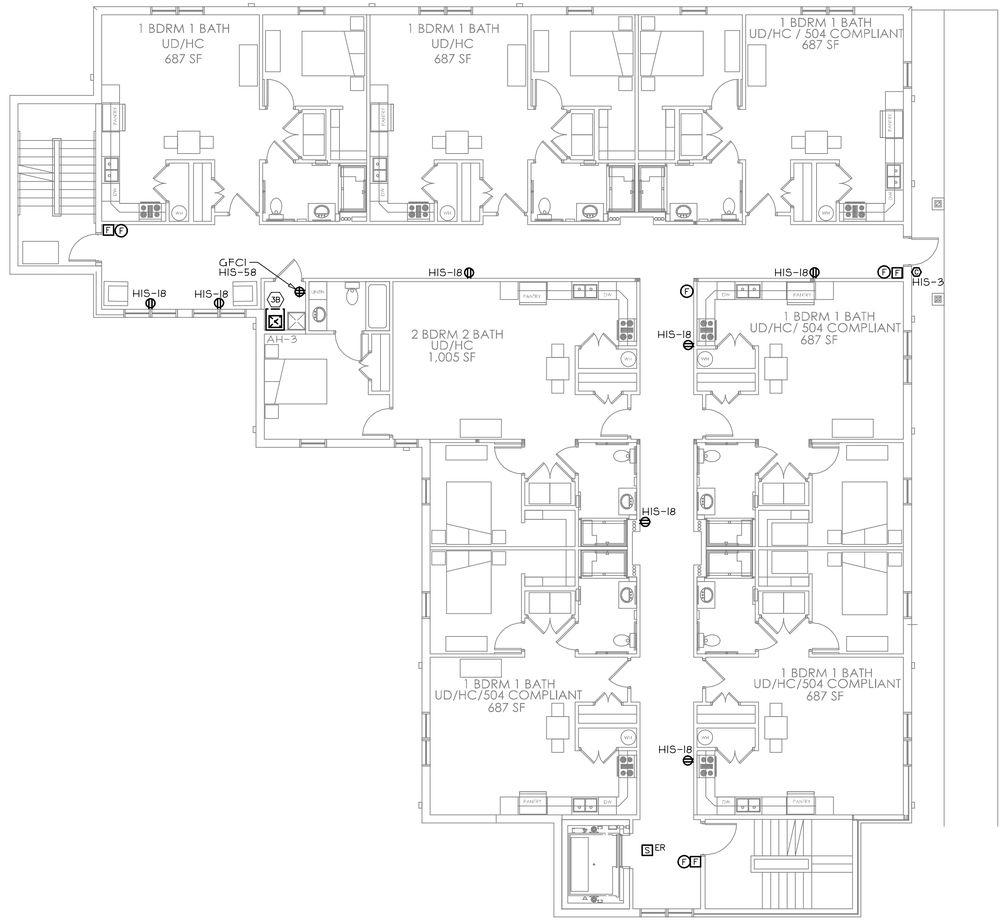
GROUND FLOOR POWER PLAN

E1.1



2ND FLOOR POWER PLAN

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



1ST FLOOR POWER PLAN

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

X DRAWING NOTES

A. LINE WALL WITH 3/4" FRT PLYWOOD FOR COMMUNICATIONS SPACE WITH (2) 3" CONDUITS FROM FLOOR STUB-UP TO STUB OUT ABOVE THE MAIN COMMUNICATIONS BACKBOARD IN THE GROUND FLOOR UTILITY ROOM, AND (2) 3" CONDUITS FROM FLOOR STUB-UP TO STUB OUT ABOVE THE DATA ROOM ON THE GROUND FLOOR.

B. 2"X10" GROUNDING BUS BAR WITH #6 GND TO MAIN SWITCHBOARD.

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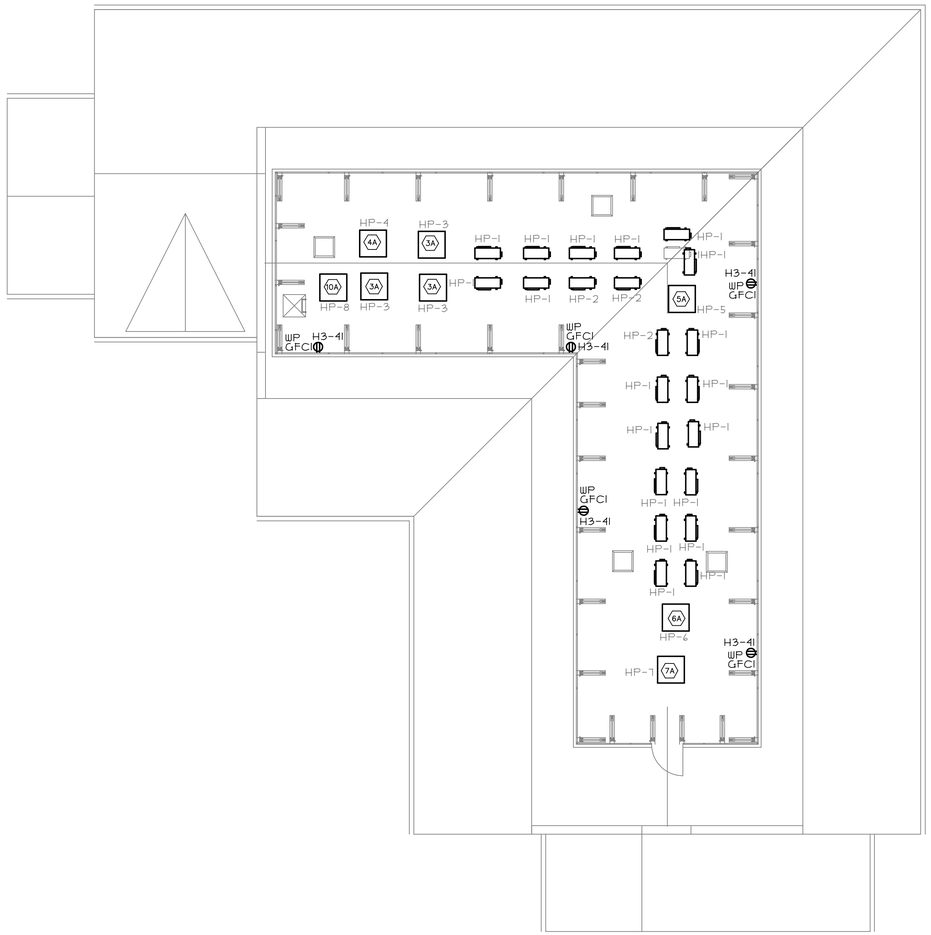
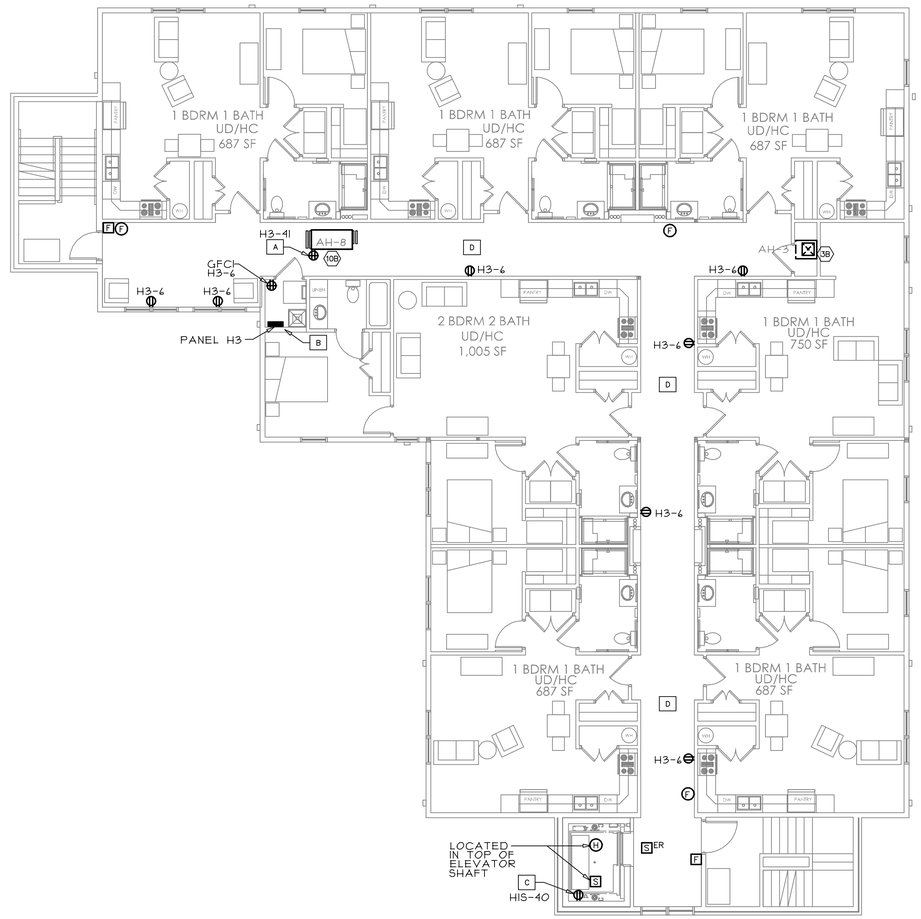
1,2 FLOOR POWER PLAN

E1.2



ROOF POWER PLAN

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



3RD FLOOR POWER PLAN

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

X DRAWING NOTES

A. PROVIDE AND INSTALL (1) RECEPTACLE IN ATTIC TO SERVICE HVAC UNIT. COORDINATE PLACEMENT TO AVOID EQUIPMENT WORKING CLEARANCES AND ACCESS PANELS.

B. PROVIDE AND INSTALL (1) 1" EC FROM PANEL 3 TO ACCESSIBLE ATTIC SPACE FOR FUTURE RADON SYSTEM.

C. RECEPTACLE LOCATED AT ELEVATOR EQUIPMENT SPACE. VERIFY LOCATION AND REQUIREMENTS WITH FINAL ELEVATOR SUPPLIER SUBMITTALS PRIOR TO ROUGH-IN.

D. LOCATE HEAT DETECTORS IN ATTIC SPACES AS REQUIRED FOR FULL COVERAGE.

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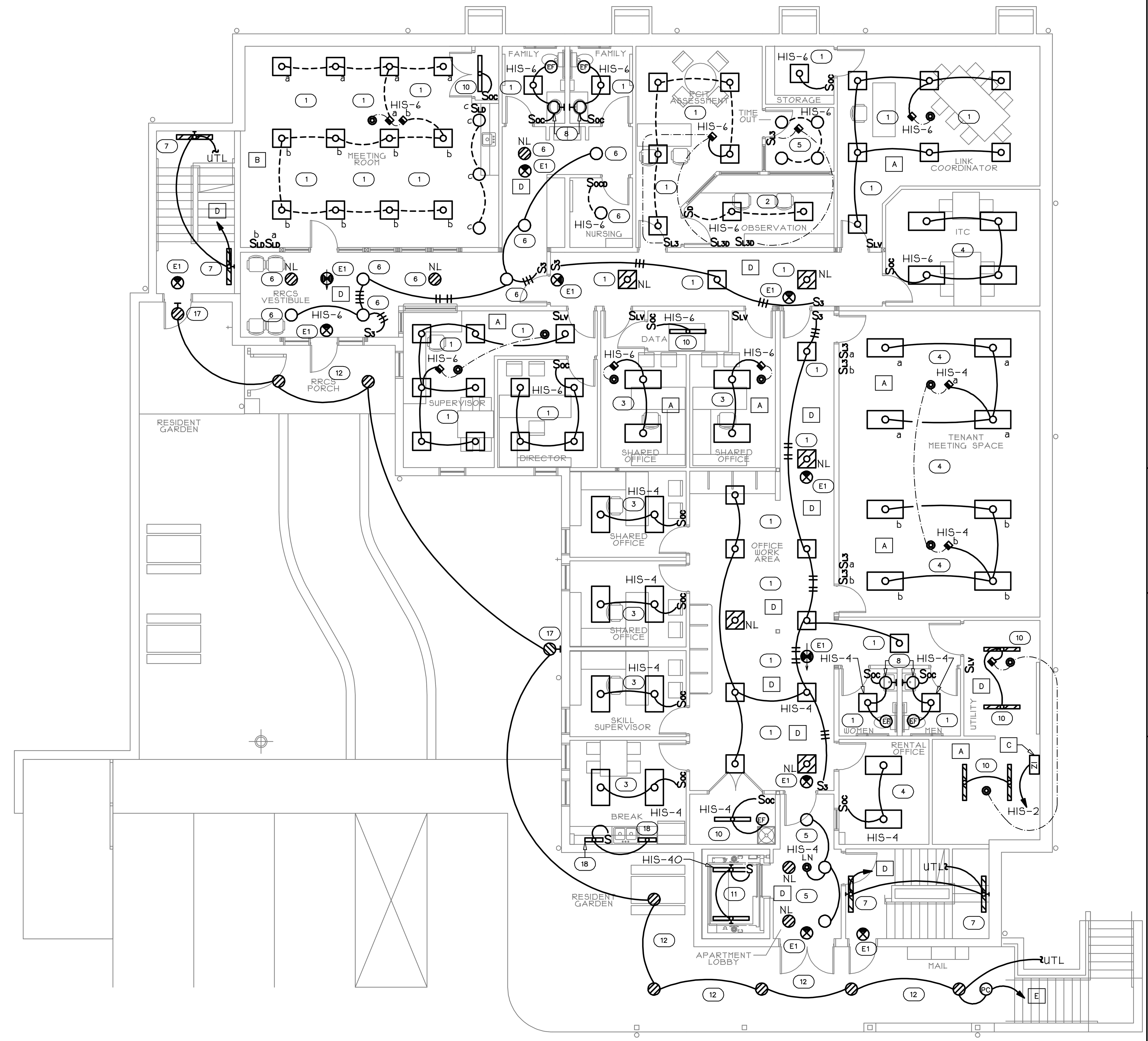
3RD FLOOR & ROOF ELEC. PLAN

E1.3



GROUND FLOOR LIGHTING PLAN

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

☒ DRAWING NOTES

A. WIRE LIGHTING IN THIS ROOM THROUGH POWER PACK WITH OCCUPANCY SENSORS AND LOW VOLTAGE WALL CONTROL SWITCH.

B. WIRE LIGHTING IN THIS ROOM THROUGH POWER PACK WITH OCCUPANCY SENSOR AND LOW VOLTAGE DIMMER SWITCHES. WIRE SWITCHES TO CONTROL ZONES AS SHOWN.

C. EMERGENCY LIGHTING ZONE INVERTER Z1. SEE DETAIL ON SHEET E0.4. MOUNT HIGH ON WALL.

D. WIRE EMERGENCY LIGHTS IN THIS AREA TO CIRCUIT BREAKER CB1 IN EMERGENCY LIGHTING ZONE INVERTER Z1. SEE DETAIL ON SHEET E0.4.

E. WIRE EXTERIOR EMERGENCY LIGHTS TO CIRCUIT BREAKER CB2 IN EMERGENCY ZONE INVERTER Z1. SEE DETAIL ON SHEET E0.4.

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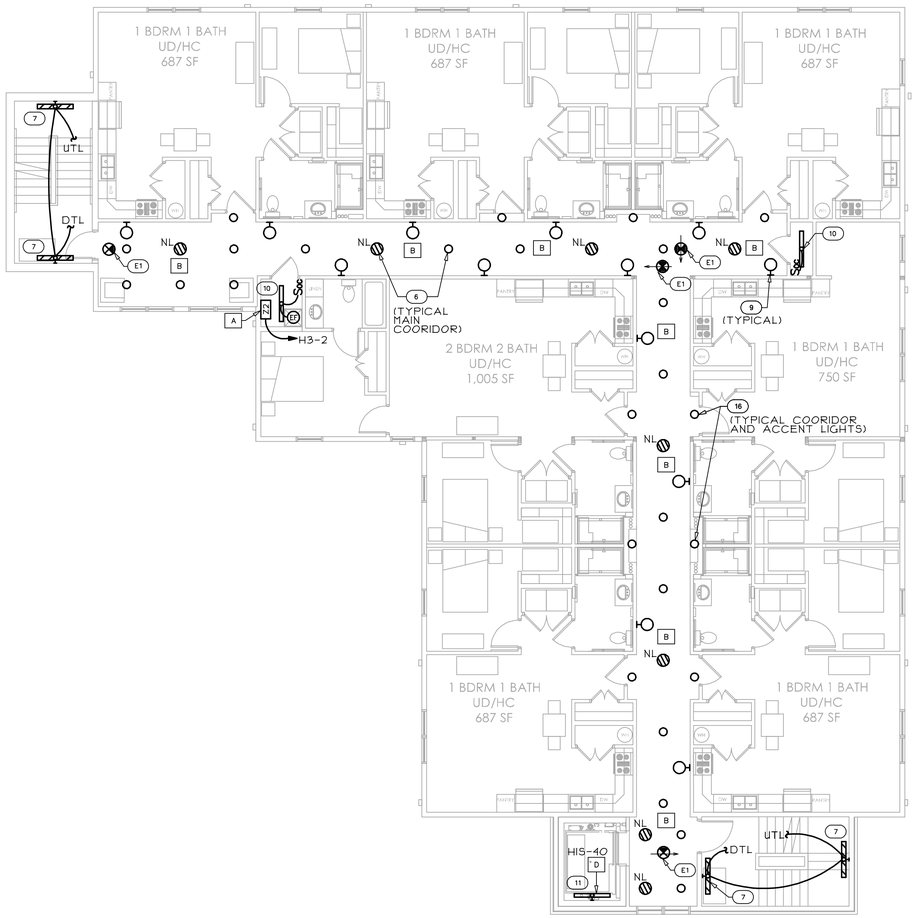
GROUND FLOOR LIGHTING PLAN

E2.1



2ND & 3RD FLOOR LIGHTING PLAN

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

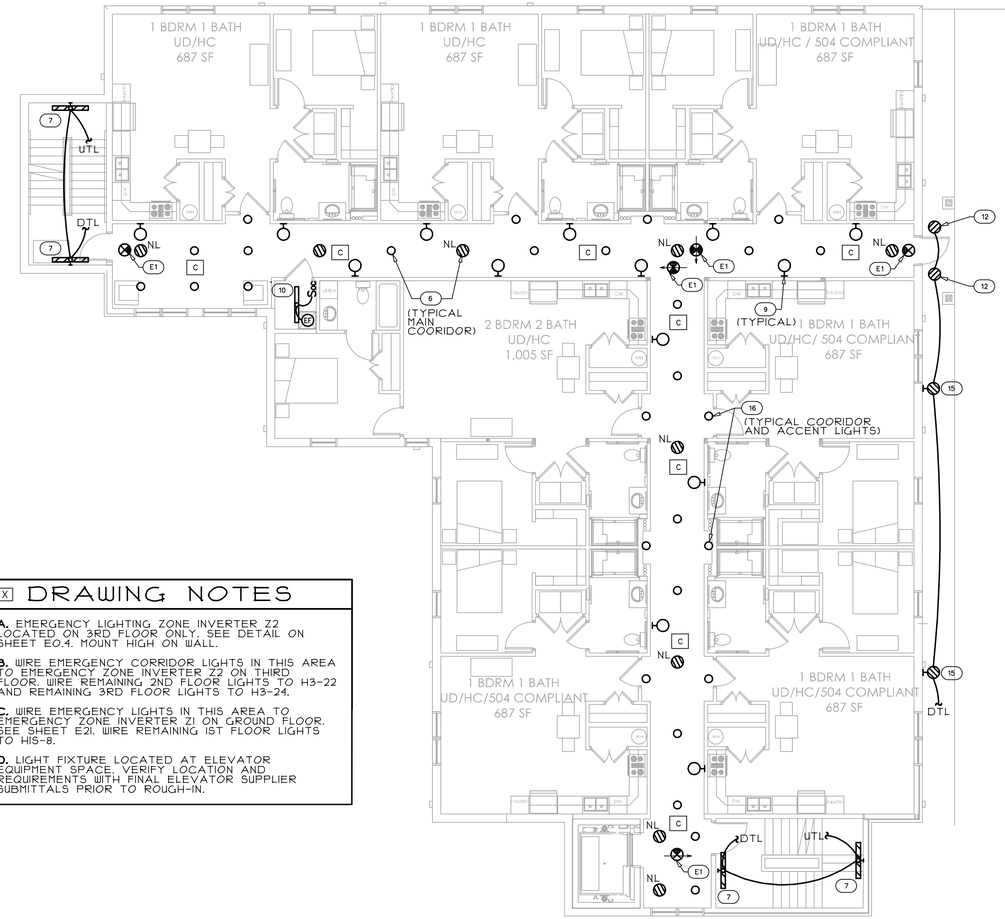
DRAWING NOTES

A. EMERGENCY LIGHTING ZONE INVERTER Z2 LOCATED ON 3RD FLOOR ONLY. SEE DETAIL ON SHEET E0.4. MOUNT HIGH ON WALL.

B. WIRE EMERGENCY CORRIDOR LIGHTS IN THIS AREA TO EMERGENCY ZONE INVERTER Z2 ON THIRD FLOOR. WIRE REMAINING 2ND FLOOR LIGHTS TO H3-22 AND REMAINING 3RD FLOOR LIGHTS TO H3-24.

C. WIRE EMERGENCY LIGHTS IN THIS AREA TO EMERGENCY ZONE INVERTER Z1 ON GROUND FLOOR. SEE SHEET E2.1. WIRE REMAINING 1ST FLOOR LIGHTS TO H1S-8.

D. LIGHT FIXTURE LOCATED AT ELEVATOR EQUIPMENT SPACE. VERIFY LOCATION AND REQUIREMENTS WITH FINAL ELEVATOR SUPPLIER SUBMITTALS PRIOR TO ROUGH-IN.



1ST FLOOR LIGHTING PLAN

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

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1,2,3 FLOOR LIGHTING PLAN

E2.2

APT. LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER/CATALOG NO.	LAMPS & WATTAGE	MOUNTING	REMARKS
A1	PEACOCK FAN CO. 4-3WC	60W MOTOR, 19W LED	SUFACE	FAN WITH LIGHT KIT
A2	CANDELA LIGHTING SSPR-UNV-7-FS	MED LUMEN, 3500K, 15 WATTS	SUFACE	NOTE A
A3	DUNTON HOUSE SWORD-24	MED LUMEN, 3500K, 25 WATTS	WALL ABOVE MIRROR	NOTE A
A4	DUNTON HOUSE BARS-14-FS5-80	MED LUMEN, 3500K, 15 WATTS	SUFACE	NOTE A
A5	ENVISION LED LED-WRP-FR-4FT-3P-48-6CT-UNV-	MED LUMEN, 3500K, 30 WATTS	SUFACE	NOTE A
A6	CANDELA LIGHTING UCS-8"-FS1-UCS	450 LUMEN LED, 6 WATTS	SUFACE	NOTE A

SCHEDULE NOTES

-- EQUIVALENT FIXTURES ACCEPTED BY ALTERNATE MANUFACTURERS: SIGNIFY, CREE, LITHONIA, UTOPIA,PROGRESS.
-- ALL FINISHES SHALL BE AS SELECTED BY ARCHITECT.

A. SELECTABLE FIXTURE, INITALLY SET TO SETTINGS NOTED, AND FIELD ADJUST TO OWNER'S SATIFACTION.

TYPICAL 1BD UNIT PANEL A

VOLTS: 120/208 PHASE:1 WIRE:3 MOUNTING: FLUSH
AMPS: 125 MAIN: LUGS ONLY

BRKR P	BRKR A	DESCRIPTION	CKT NO.	CKT NO.	DESCRIPTION	BRKR A	BRKR P
2	15	OHP	1	2	GEN LTS. & RECS. (A)	15	1
-	--	----	3	4	GEN LTS. & RECS. (A)	15	1
2	30	INDOOR UNIT	5	6	GEN LTS. & RECS. (A)	15	1
-	--	----	7	8	GEN LTS. & RECS. (A)	15	1
2	30	ELEC. WATER HEATER	9	10	REFRIGERATOR (A)(G)	20	1
-	--	----	11	12	DISPOSER (A)	20	1
2	50	ELECTRIC RANGE	13	14	SMALL APPLIANCE (A)	20	1
-	--	----	15	16	SMALL APPLIANCE (A)	20	1
2	30	DRYER	17	18	EXHAUST HOOD (A)	15	1
-	--	----	19	20	STRUCTURED CABLE (A)	15	1
1	20	LAUNDRY (A)(G)	21	22	DISHWASHER (A)(G)	20	1
1	20	BATH OUTLET (A)	23	24	SPARE (A)	15	1
1	15	SMOKE DETECTOR (A)	25	26	SPARE (A)	15	1
1	15	OUTSIDE AIR FAN	27	28	PROVISIONAL	--	1
1	--	PROVISIONAL	29	30	PROVISIONAL	--	1

(A) = AFCI BREAKER
(G) = GFCI BREAKER
* = 20A OR 25A, SEE HVAC DRAWINGS FOR OHP SERVING EACH UNIT.
SEE SPEC NOTES

LOAD SUMMARY

	LOAD (KW)
GEN. LIGHTING LOAD 735 SQ. FT. X 3W	2.21
SMALL APPLIANCES	3.00
ELEC. RANGE	8.00
LAUNDRY	6.20
ELEC. WATER HEATER	4.50
DISPOSER	1.50
DISHWASHER	1.20
REFRIGERATOR	1.20
TOTAL =	27.81
1ST 10KVA AT 100%	10.00
REMAINDER AT 40%	7.12
HVAC SYSTEM	3.98
STRIP HEAT AT 65%	2.47
TOTAL =	23.57
TOTAL AT 208V 1PHASE = =	113.32 AMPS

TYPICAL 2BD UNIT PANEL B

VOLTS: 120/208 PHASE:1 WIRE:3 MOUNTING: FLUSH
AMPS: 125 MAIN: LUGS ONLY

BRKR P	BRKR A	DESCRIPTION	CKT NO.	CKT NO.	DESCRIPTION	BRKR A	BRKR P
2	15	OHP	1	2	GEN LTS. & RECS (A)	15	1
-	--	----	3	4	GEN LTS. & RECS (A)	15	1
2	30	INDOOR UNIT	5	6	GEN LTS. & RECS (A)	15	1
-	--	----	7	8	GEN LTS. & RECS (A)	15	1
2	30	ELEC. WATER HEATER	9	10	GEN LTS. & RECS (A)	15	1
-	--	----	11	12	REFRIGERATOR (A)(G)	20	1
2	50	ELECTRIC RANGE	13	14	DISPOSER (A)	20	1
-	--	----	15	16	SMALL APPLIANCE (A)	20	1
2	30	DRYER	17	18	SMALL APPLIANCE (A)	15	1
-	--	----	19	20	EXHAUST HOOD (A)	15	1
1	20	LAUNDRY (A)(G)	21	22	STRUCTURED CABLE (A)	20	1
1	20	BATH OUTLET (A)	23	24	DISHWASHER (A)(G)	15	1
1	20	BATH OUTLET (A)	25	26	SMOKE DETECTORS (A)	15	1
1	15	SMOKE DETECTORS (A)	27	28	SPARE (A)	15	1
1	15	OUTSIDE AIR FAN	29	30	PROVISIONAL	--	1

(A) = AFCI BREAKER
(G) = GFCI BREAKER
* = 15A OR 20A, SEE HVAC DRAWINGS FOR OHP SERVING EACH UNIT.
SEE SPEC NOTES

LOAD SUMMARY

	LOAD (KW)
GEN. LIGHTING LOAD 1081 SQ. FT. X 3W	3.24
SMALL APPLIANCES	3.00
ELEC. RANGE	8.00
LAUNDRY	6.20
ELEC. WATER HEATER	4.50
DISPOSER	0.75
DISHWASHER	1.20
REFRIGERATOR	1.20
TOTAL =	28.09
1ST 10KVA AT 100%	10.00
REMAINDER AT 40%	7.24
HVAC SYSTEM	5.02
STRIP HEAT AT 65%	2.47
TOTAL =	24.73
TOTAL AT 208V 1PHASE = =	118.87 AMPS

SYMBOLS LIST - APARTMENTS

- OUTLET FOR CEILING OR WALL MOUNTED LED LIGHTING FIXTURE
- OUTLET FOR CEILING OR WALL MOUNTED LED LIGHTING FIXTURE
- OUTLET FOR LED TRACK LIGHTING FIXTURE. AIM HEADS TO THE SATISFACTION OF OWNER
- OUTLET FOR CEILING MOUNTED PADDLE FAN WITH LED LIGHT KIT
- S — SINGLE POLE WALL SWITCH
- S3 — THREE-WAY WALL SWITCH
- GENERAL PURPOSE DUPLEX RECEPTACLE AT 18" AFF
- GENERAL PURPOSE DUPLEX RECEPTACLE ABOVE COUNTER
- EF — EXHAUST FAN FURNISHED BY HVAC, WIRED BY ELECTRICAL
- ER — 250 VOLT DEVICE FOR ELECTRIC RANGE HEIGHT TO SUIT APPLIANCE SERVED
- REF. — OUTLET FOR REFRIGERATOR HEIGHT TO SUIT APPLIANCE SERVED
- L — OUTLET FOR LAUNDRY HEIGHT TO SUIT APPLIANCE SERVED
- D — 250 VOLT DEVICE FOR STACKED DRYER, HEIGHT TO SUIT APPLIANCE SERVED
- DISP. — SWITCHED OUTLET FOR DISPOSER HEIGHT TO SUIT APPLIANCE SERVED
- DW — OUTLET FOR CONNECTION TO DISHWASHER
- EH — OUTLET FOR CONNECTION TO EXHAUST HOOD
- M/E — OUTLET FOR CONNECTION TO MICROWAVE HOOD, OUTLET TO SUIT APPLIANCE SERVED
- OUTLET FOR TELEPHONE/TV/DATA LINES ROUGH-IN AND PREWIRE AT 18" AFF.
- OUTLET FOR TELEPHONE/TV/DATA LINES ROUGH-IN AND PREWIRE AT ABOVE COUNTER
- OUTLET FOR TELEPHONE/DATA ONLY, ROUGH-IN AND PREWIRE AT 18" AFF.
- S8 — DOORBELL BUTTON AT 48" AFF SEE DRAWING NOTES.
- B — DOORBELL ON WALL
- S — CEILING MOUNTED SINGLE STATION AC/BATTERY SMOKE DETECTOR
- F — AUDIO/VISUAL FIRE ALARM SIGNAL DEVICE AT 6'-8" AFF
- V — VISUAL FIRE ALARM SIGNAL DEVICE AT 6'-8" AFF
- PANELBOARD/LOAD CENTER
- SWITCH LEG WIRING
- 2 — MECHANICAL EQUIPMENT TAG SEE EQUIPMENT CONNECTION SCHEDULE
- 1 — LIGHTING FIXTURE TYPE SEE LIGHTING FIXTURE SCHEDULE
- J — JUNCTION BOX AT 18" AFF TO BOTTOM OF BOX OR AT ASSOCIATED PIECE OF EQUIPMENT
- AFF — ABOVE FINISHED FLOOR
- C/EC — CONDUIT/EMPTY CONDUIT
- GFCI — GROUND FAULT CIRCUIT INTERRUPTOR TYPE DEVICE

ELECTRICAL SPECIFICATIONS - APARTMENTS

A1. RECEPTACLE AND LIGHTING OUTLETS SHOWN AT THIS SCALE ARE GENERAL IN NATURE. FINAL FIELD PLACEMENT OF OUTLETS SHALL NOT EXCEED CODE REQUIREMENTS. OUTLETS ABOVE COUNTER IN KITCHENS SHALL BE MOUNTED ALONG CENTERLINE OF SPACE BETWEEN BACKSPLASH AND BOTTOM OF OVERHEAD CABINETS. BELOW COUNTER PENINSULA RECEPTACLE SHALL BE NO LESS THAN 12" BELOW COUNTERTOP. COORDINATE LOCATIONS OF OUTLETS IN AND AROUND LAVATORIES, COUNTERS, MIRRORS, AND OTHER ARCHITECTURAL ELEMENTS. DO NOT INSTALL OUTLETS BACK-TO-BACK IN SHARED PARTITION WALLS BETWEEN UNITS.

A2. BRANCH CIRCUIT WIRING CONCEALED IN WALLS OR CEILING SPACES MAY BE TYPE NM (ROMEX) COPPER, MINIMUM SIZE #14 FOR 15 AMP CIRCUITS, #12 FOR 20 AMP CIRCUITS, #10 FOR 30 AMP CIRCUITS. FOR BRANCH CIRCUITS LARGER THAN 30A USE PROPER SER OR SEU ALUMINUM CABLE. HVAC/WATER HEATER CLOSETS ARE USED AS RETURN AIR PLENUM SPACES, USE APPROVED WIRING METHODS IN THESE CLOSETS.

A3. PROVIDE QUANTITY OF WIRES IN RUNS TO PROVIDE A COMPLETE INSTALLATION.

A4. CABLE PASSING THRU FIRE RATED CONSTRUCTION SHALL NOT LESSEN THE RATING OF THE CONSTRUCTION. CABLES PENETRATING EXTERIOR WALLS SHALL BE COMPLETELY WATERTIGHT. GIVE SPECIAL CONSIDERATIONS TO OUTLETS IN SHEER WALLS WHERE WIRING OCCURS ON BOTH SIDES OF THE WALL.

A5. SUPPORT CABLE DIRECTLY FROM THE BUILDING STRUCTURE.

A6. BOXES SHALL BE FIBERGLASS, PLASTIC OR STEEL SIZED FOR NUMBER OF CONDUCTORS AND DEVICES. BOXES IN RATED CONSTRUCTION WHERE REQUIRED SHALL BE PLACED A MINIMUM OF 24" ON CENTER IF ON ONE SIDE OF ASSEMBLY AND STAGGERED A MINIMUM OF 24" ON CENTER IF ON BOTH SIDES OF ASSEMBLY. IF SPACING CANNOT BE MAINTAINED PROVIDE PROPER BOX PROTECTION.

A7. WIRING DEVICES SHALL BE RESIDENTIAL GRADE TYPE. COVERPLATES SHALL BE HIGH-IMPACT PLASTIC, MID-SIZED, WEATHERPROOF COVERPLATES SHALL BE WATERTIGHT IN USE TYPE. DEVICE/PLATE COLOR SHALL BE AS DIRECTED BY THE OWNER OR ARCHITECT. USE TAMPER-RESISTANT RECEPTACLES IN ALL ROOMS. SWITCHES SHALL BE DECORA TYPE.

A8. PROVIDE LOCAL DISCONNECTS FOR EQUIPMENT. DISCONNECT SWITCHES SHALL BE GENERAL DUTY FUSED OR NON-FUSED AS SPECIFIED. BREAKERS SHALL BE "HACR".

A9. PROVIDE GROUND FAULT PROTECTION FOR OUTLETS IN ACCORDANCE WITH NEC 210.8. FEED-THRU PROTECTION CAN BE USED IF DEVICES ARE IN THE SAME ROOM. DO NOT CROSS PARTITIONS WITH FEED THRU WIRING. PROVIDE SEPARATE DEVICES.

A10. PROVIDE ARC-FAULT PROTECTION FOR ALL OUTLETS (INCLUDING LIGHTING, SMOKE DETECTORS, ETC.) IN ACCORANCE WITH NEC 210.12. PROVIDE AFCI BREAKERS FOR SUCH CIRCUITS IN PANELBOARDS.

A11. WIRE SMOKE DETECTORS IN TANDEM TO PROVIDE COMMON ALARM WITHIN INDIVIDUAL APARTMENT UNIT. SMOKE DETECTORS SHALL BE DUAL SENSOR PHOTOELECTRIC/IONIZATION TYPE HARD-WIRED WITH BATTERY BACKUP. SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 36" FROM HVAC REGISTERS AND CEILING FANS.

A12. PANEL SCHEDULES INDICATE A MINIMUM NUMBER OF CIRCUITS TO PROVIDE. CONTRACTOR MAY PROVIDE ADDITIONAL CIRCUITS TO SIMPLIFY ROUGH-IN.

A13. PRE-WIRE BUILDING FOR TELEPHONE, INTERNET AND TELEVISION TO OWNER'S SPECIFICATIONS.

A14. PROVIDE LIGHTING FIXTURE AND LAMP ALLOWANCE FOR APARTMENT UNITS AS SPECIFIED BY THE ARCHITECT. INSTALLATION COST SHALL BE INCLUDED IN BID.

A15. VERIFY EXACT LOCATION, CHARACTERISTICS AND CONFIGURATION OF CONNECTIONS REQUIRED FOR OWNER FURNISHED EQUIPMENT AND EQUIPMENT SPECIFIED UNDER OTHER DIVISIONS. IF ALTERNATE EQUIPMENT IS USED PROVIDE PROPER OVERCURRENT PROTECTION, DEVICES AND CIRCUIT REQUIRED, EQUIVALENT EQUIPMENT TO THAT SPECIFIED MAY BE SUBSTITUTED, HOWEVER, THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AND CHANGES REQUIRED TO ACCOMMODATE THE SUBSTITUTIONS AT NO COST TO THE OWNER. CONTRACTOR SHALL GUARANTEE EQUIVALENCE OF SUBSTITUTED EQUIPMENT.

A16. RESIDENT UNIT LOAD CENTERS SHALL BE AS SCHEDULED OR BY SQUARE D, EATON OR SIEMENS.

A17. ALL UNITS SHALL HAVE PROVISIONS FOR ADDING VISUAL FIRE ALARM DEVICES IN BEDROOMS AND BATHROOMS. IN UNITS WHERE THESE DEVICES ARE NOT INSTALLED, PROVIDE CONDUIT AND JUNCTION BOXES WITH BLANK COVER PLATES.

A18. ALL ADA AND UFAS APARTMENTS SHALL ALSO COMPLY WITH THE FOLLOWING:

A. MAXIMUM HEIGHT OF CIRCUIT BREAKERS IN PANELBOARD SHALL BE 48" AFF.

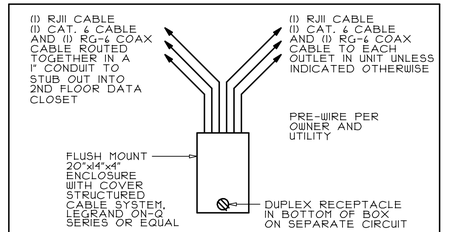
B. PROVIDE A LIGHT SWITCH ABOVE KITCHEN COUNTER FOR EXHAUST HOOD TO OVERRIDE FRONT MOUNT CONTROLS.

C. SINGLE STATION SMOKE DETECTORS SHALL BE AUDIO/VISUAL TYPE.

D. VISUAL ONLY FIRE ALARM SIGNALING DEVICES SHALL BE PROVIDED IN ALL BEDROOMS AND BATHROOMS.

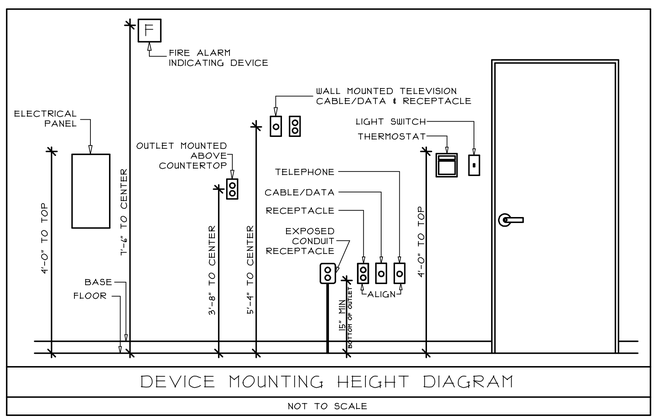
E. INSTALL RECEPTACLES, SWITCHES, CONTROLS, ELECTRIC PANELS AT 15" AFF MINIMUM TO BOTTOM AND 48" AFF MAXIMUM TO TOP OF THE DEVICE AS MEASURED FROM FINISHED FLOOR, UNLESS NOTED. WHEN ELECTRICAL DEVICES ARE INSTALLED ABOVE A COUNTER AND THE INSTALLATION HEIGHT EXCEEDS 2'-10" PROVIDE A DUPLICATE ALTERNATE DEVICE LOCATED AS FOR EXAMPLE, FOR A DISPOSAL SWITCH ABOVE A 3'-0" HEIGHT COUNTER (THE PRIMARY LOCATION) PROVIDE A 3-WAY SWITCH SYSTEM AND LOCATE THE OTHER SWITCH (SECONDARY) IN AN ACCESSIBLE LOCATION. NOTE THAT THE PLANS SHOW THE LOCATION OF THE PRIMARY ELECTRICAL DEVICE BUT NOT THE SECONDARY DEVICE.

F. KITCHEN COUNTERTOP RECEPTACLES AND SWITCHES SHALL BE PROVIDED IN BACKSPLASH OF COUNTER OR IN BOXES PROTRUDING 1.5" FROM WALL. MAXIMUM OBSTRUCTION TO RECEPTACLES SHALL NOT EXCEED 24".

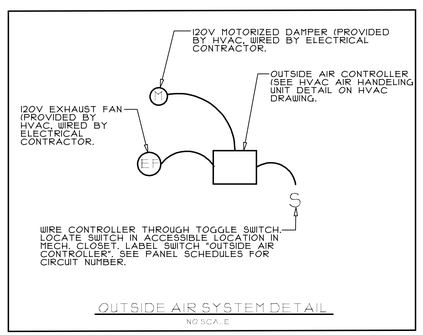


NOTE: WIRE ADDITIONAL SC BOXES WHERE REQUIRED. COORDINATE WITH OWNER AND COMMUNICATIONS SUPPLIERS.

APT. UNIT STRUCTURED CABLE WIRING DETAIL
NO SCALE



DEVICE MOUNTING HEIGHT DIAGRAM
NOT TO SCALE



OUTSIDE AIR SYSTEM DETAIL
NO SCALE

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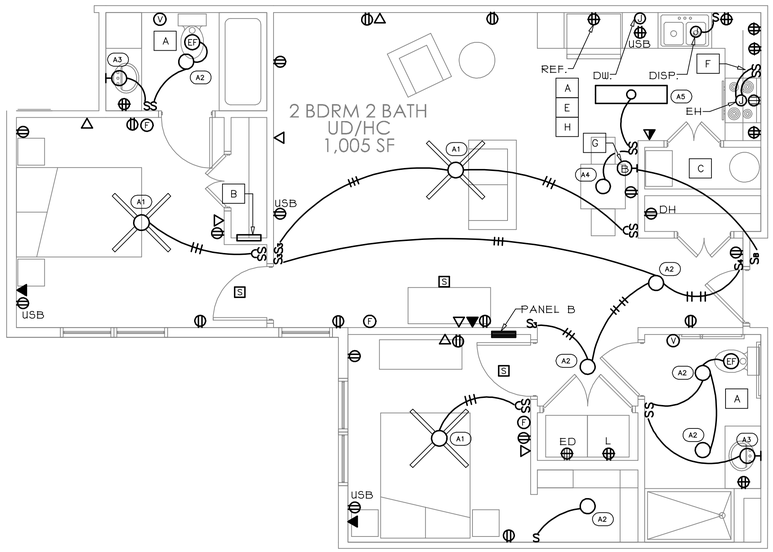
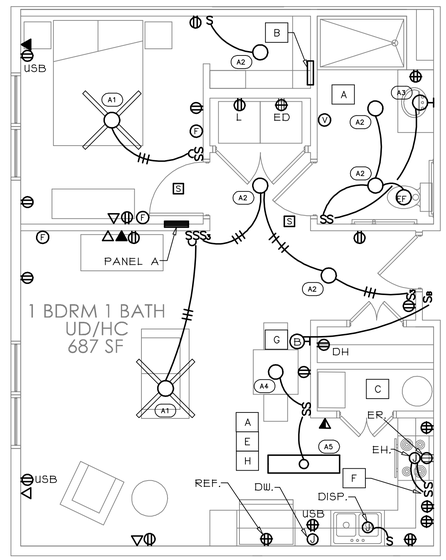
APARTMENT ELEC. SPECS

E3.0



TYPICAL 2 BED UNIT ELECTRICAL PLAN

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



TYPICAL 1 BED UNIT ELECTRICAL PLAN

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

GENERAL NOTES

--REFER TO HVAC DRAWINGS FOR INDOOR/OUTDOOR UNIT AND REQUIREMENTS. PROVIDE AND INSTALL DISCONNECTS AND WIRING FOR EACH IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES

--REFER TO PLUMBING DRAWINGS FOR WATER HEATER LOCATIONS AND REQUIREMENTS. PROVIDE AND INSTALL DISCONNECTS AND WIRING IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.

--INSTALL ALL UNIT WASHERS LEFT OF UNIT DRYERS

[X] DRAWING NOTES

A. ALL COUNTER TOP RECEPTACLES IN KITCHEN AREA, AND ALL BATHROOM RECEPTACLES TO BE GFCI TYPE.

B. STRUCTURED CABLE BOX. SEE SHEET E3.0 FOR DETAIL.

C. MECHANICAL CLOSET WITH HVAC EQUIPMENT AND WATER HEATER (SEE HVAC AND PLUMBING PLANS). WIRE OUTSIDE AIR FAN, OA CONTROLLER, AND DAMPER IN THIS CLOSET TO 120V CIRCUIT THROUGH TIMER AND RELAY PROVIDED BY HVAC CONTRACTOR (SEE OUTSIDE AIR SYSTEM DETAIL ON SHEET E3.0). COORDINATE WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN.

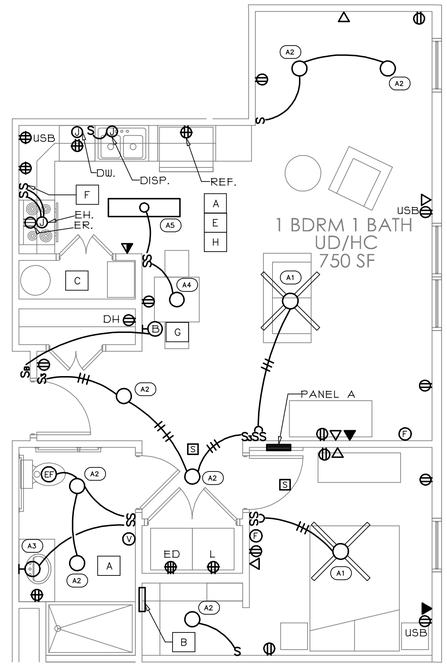
D. COORDINATE DEHUMIDIFIER OUTLET WITH MILLWORK. VERIFY PRIOR TO ROUGH-IN.

E. ALL 120V KITCHEN COUNTER RECEPTACLES TO BE NO FARTHER THAN 24" FROM EDGE OF THE KITCHEN COUNTER. SEE APARTMENT SPEC. NOTES ON SHEET E3.0.

F. WIRE HOOD TO WALL SWITCHES FOR ON/OFF CONTROLS FOR FAN AND LIGHT. SEE APARTMENT SPEC. NOTES ON SHEET E3.0.

G. DOOR BELL SYSTEM. WIRE TO CIRCUIT SERVING GENERAL OUTLETS IN THIS ROOM. VERIFY ALL REQUIREMENTS PRIOR TO ROUGH-IN.

H. PROVIDE UNDER CABINET LIGHTING ALONG ALL COUNTER SPACES IN THE KITCHEN. CONTROL WITH A SWITCH BESIDE THE DISPOSER SWITCH. UNDER CABINET LIGHTING FIXTURES TO BE TYPE A6. PROVIDE IN QUANTITIES AS REQUIRED FOR EVEN COVERAGE OF COUNTER SPACES.



TYPICAL 1 BED UNIT ELECTRICAL PLAN

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

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COMMONWEALTH OF VIRGINIA
WESLEY FRANKLIN SIEVER
Lic. No. 0402 043863
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:	
DRAWN:	MHJ/WRG
CHECKED:	WFS
SCALE:	1/4" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

UNIT
ELEC. PLANS

E3.1

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

Catalog Number	FIXTURE TYPE 13 & 14		
Notes		Type	

AUCL3
Utility Arlington Series Luminaire Full Cutoff LED3

Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to
- 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015.
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air rSBOR6 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – RSBOR6

- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna - DINBRA

Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

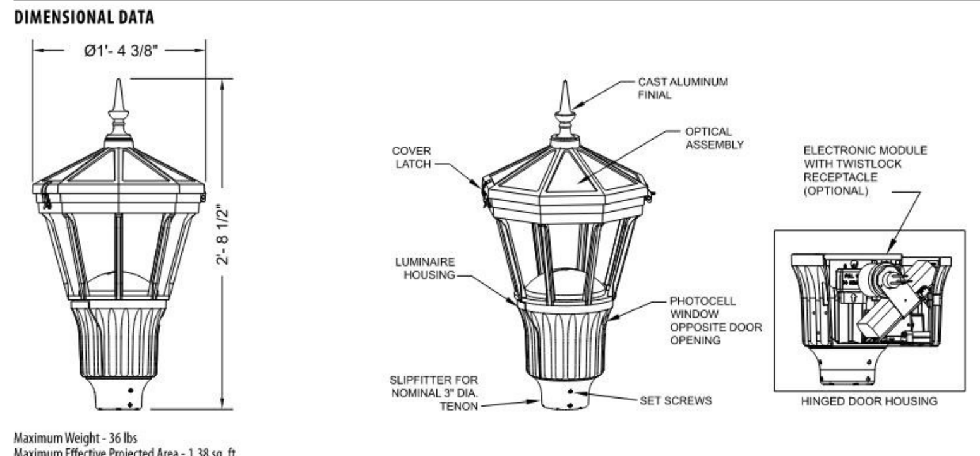
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 45 no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 36 lbs
Maximum Effective Projected Area - 1.38 sq. ft.

AUCL3
Utility Arlington Series Luminaire Full Cutoff LED3

HOLOPHANE

ORDERING INFORMATION (refer to page 3 for configurable options) **Example:** AUCL3 P20 30K MVOLT FC3 BK NF PR7E

Series	Led performance package	LED Color temperature	Voltage	Optics	Housing Color	Finial
AUCL3 Utility Arlington LED FCO	P05 3,800 nominal lumens P10 5,000 nominal lumens P20 6,100 nominal lumens P30 7,600 nominal lumens P40 8,800 nominal lumens P50 10,000 nominal lumens P60 10,900 nominal lumens P70 11,700 nominal lumens P80 12,600 nominal lumens P90 13,600 nominal lumens P100 14,600 nominal lumens	27K 2700K CCT 30K 3000K CCT 40K 4000K CCT	MVOLT Auto-sensing voltage (120 thru 277) 50/60 HZ HVOLT Auto-sensing voltage (347 thru 480) 50/60 HZ XVOLT Auto-sensing voltage (277 thru 480V) with enhanced power quality protection	FC2 Type 2 distribution full cutoff FC3 Type 3 distribution full cutoff FC4 Type 4 distribution full cutoff FC5 Type 5 distribution full cutoff	BK Black GR Gray GH Graphite GN Green PP Prime paint WH White BZ Bronze RALxxxxSDCR RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxxx with RAL number. CMC Custom color match	NF None BL Ball SK Spike

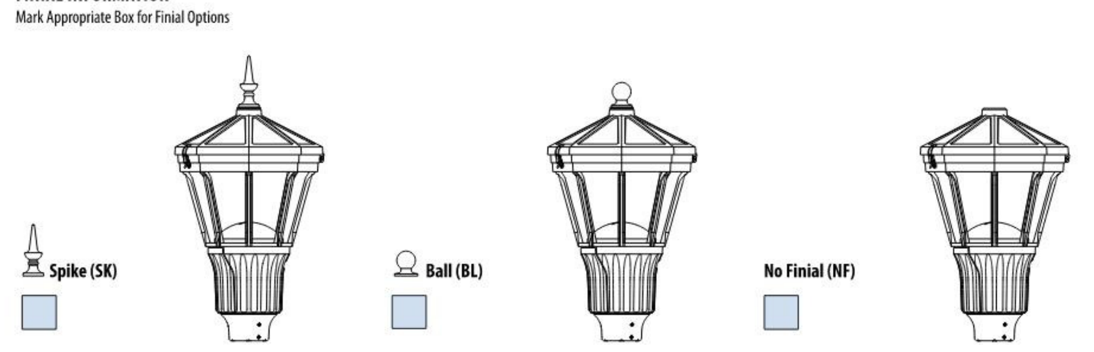
Options: *Option Compatibility Matrix on page 3 of 4*

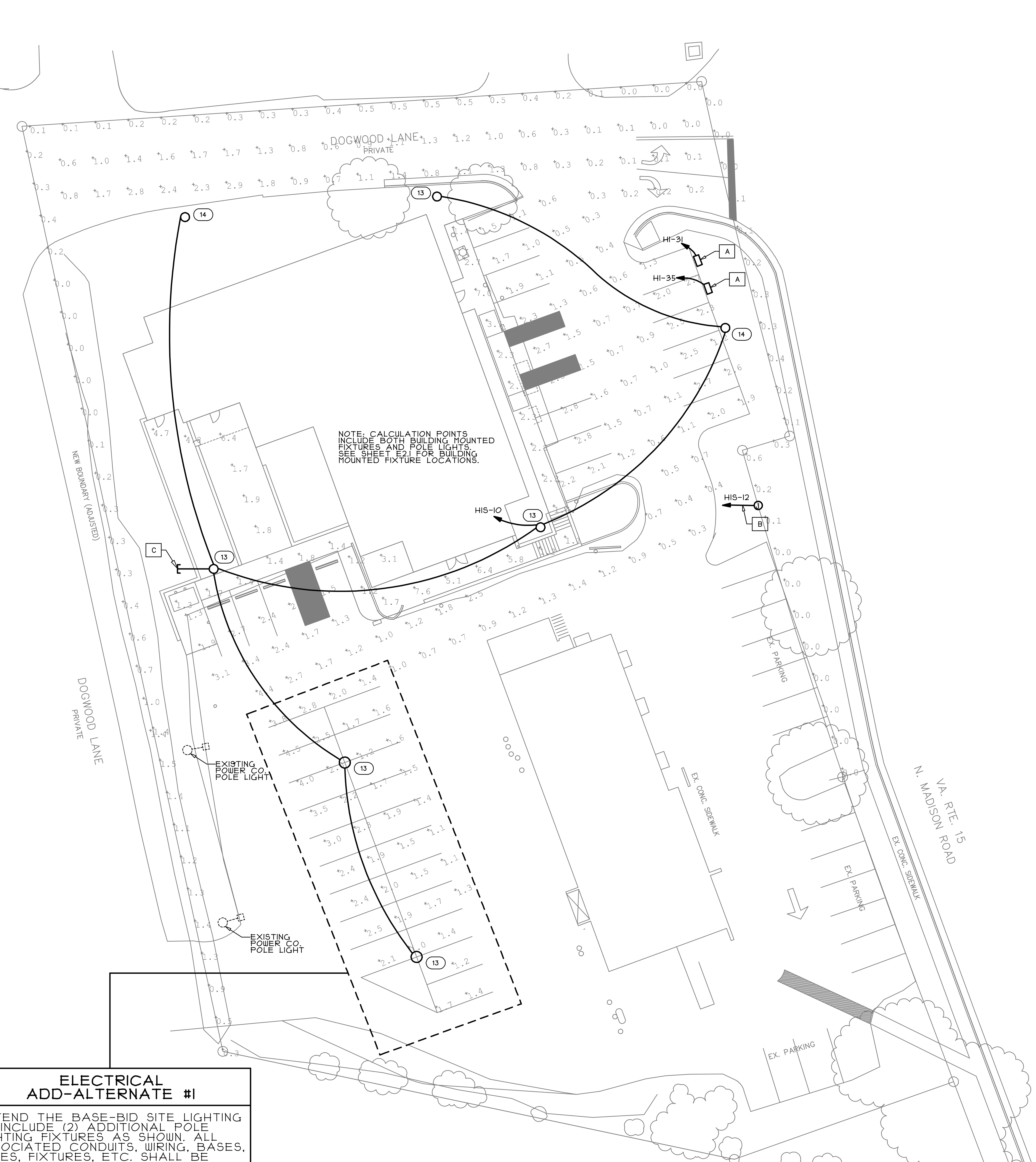
CONTROLS OPTIONS	PREWIRED LEAD OPTIONS	OPTIC OPTIONS
AO Field Adjustable Output DINBRA DTL DIN node bracket with external mounted antenna, DTL DIN node ordered and shipped separately PR7 NEMA twistlock dimming photocontrol receptacle - 7 pin PR7E NEMA twistlock dimming photocontrol receptacle - 7 Pin (Must use NF Finial Option) PCLL Long Life DTL Twistlock Photocontrol for Solid State, MVOLT P34 Long Life DTL Twistlock Photocontrol for Solid State, 347V P48 Long Life DTL Twistlock Photocontrol for Solid State, 480V SH Shorting Cap RSBOR6 nLight Motion Sensing Photocontrols	L1H 1.5 ft prewired leads L03 3 ft prewired leads L10 10 ft prewired leads L20 20 ft prewired leads L25 25 ft prewired leads L30 30 ft prewired leads	CLGL Clear tempered glass lens FRGL 10% Frosted tempered glass lens HSS Louvered house side shield **LEM REVEAL COLOR OPTIONS** MHC LEM Reveal Plate Painted to match Housing Color **NEMA LABEL OPTIONS** NL1X1 1" X 1" ANSI Wattage Label NL2X2 2" X 2" ANSI Wattage Label

Accessories: *Order as separate catalog number.*

HOUSE SIDE SHIELD	SURGE PROTECTION KITS
CLHSSNG25 No glass, Type 2 & Type 5 - Louvered house side shield CLHSSNG34 No glass, Type 3 & Type 4 - Louvered house side shield CLHSSGL25 Glass, Type 2 & Type 5 - Louvered house side shield CLHSSGL34 Glass, Type 3 & Type 4 - Louvered house side shield	SPDPLUGIN MVOLT-20KV Replacement for 120-277V 20KV/ 10KA SPDPLUGIN HVOLT-20KV Replacement for 347-480V 20KV/ 10KA

FINIAL INFORMATION
Mark Appropriate Box for Finial Options



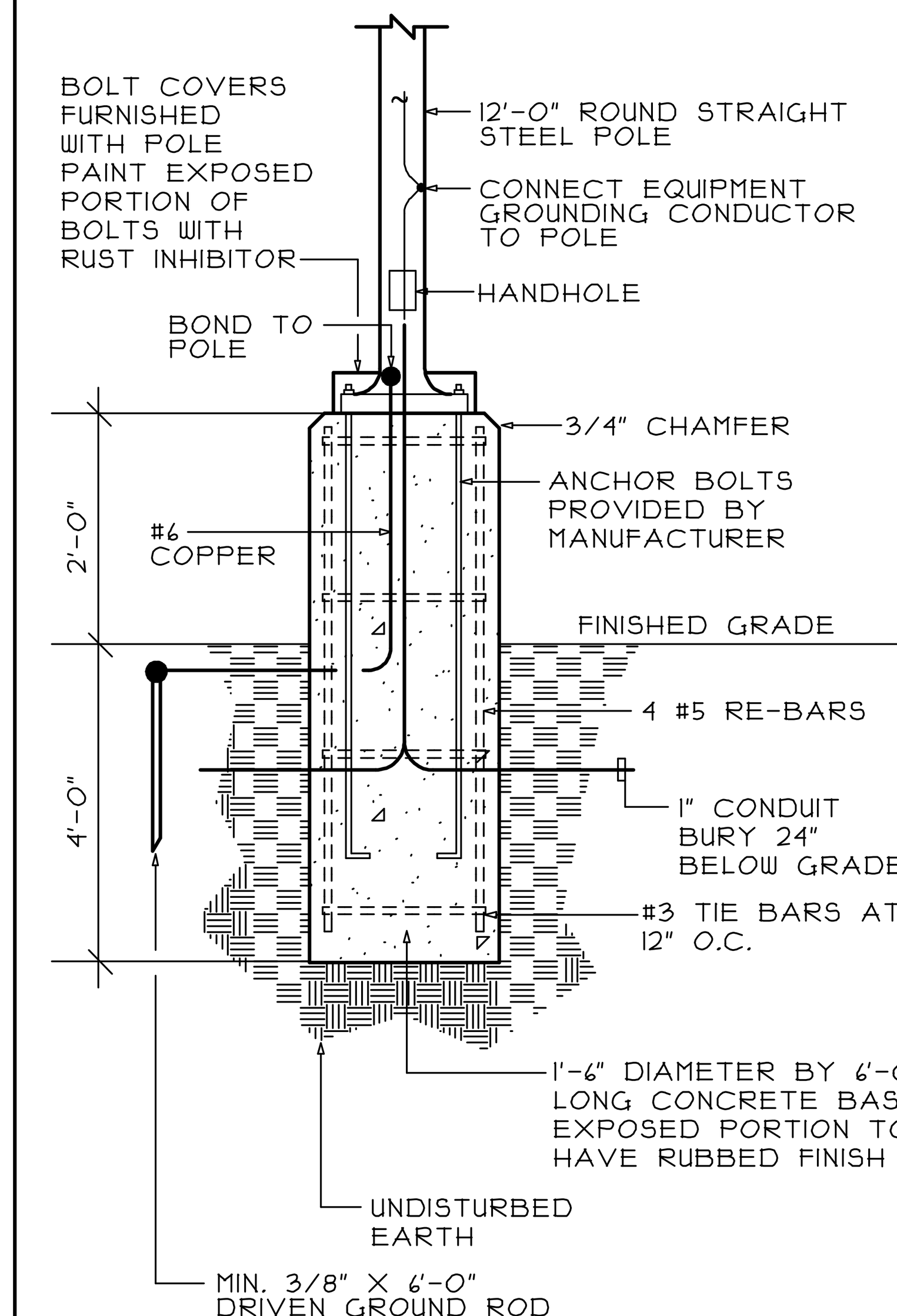


ELECTRICAL ADD-ALTERNATE #1

EXTEND THE BASE-BID SITE LIGHTING TO INCLUDE (2) ADDITIONAL POLE LIGHTING FIXTURES AS SHOWN. ALL ASSOCIATED CONDUITS, WIRING, BASES, POLES, FIXTURES, ETC. SHALL BE PROVIDED AND INSTALLED FOR A COMPLETE WORKING SYSTEM.

SITE ELECTRICAL PLAN
SCALE: 1" = 20'

NOTE:
TYPICAL FOR EACH TYPE OF POLE LIGHT.



POLE BASE DETAIL
NO SCALE

☒ DRAWING NOTES

A. EV CHARGING STATION MOUNTED ON PEDESTAL. ENELX JUICEBOX40 OR EQUAL. WIRE WITH 3#6+#8 GND. INSTALL IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. ELECTRICIAN TO PROVIDE ALL CHARGING SYSTEM AND MOUNTING COMPONENTS AS REQUIRED FOR A COMPLETE INSTALLATION. ELECTRICIAN TO MAKE FINAL CONNECTION TO EV CHARGER. ROUTE ADDITIONAL 1"EC FROM PEDESTAL TO STUB-UP UNDER MAIN BUILDING TELECOM. BACKBOARD FOR DATA CABLE USE, LEAVE WITH PULL STRING.

B. FOR MONUMENT SIGN. VERIFY EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.

C. EXTEND A 1" EC FROM STUB UP INTO POLE TO TERMINATE IN GRASS AREA FOR FUTURE SITE LIGHTING. CAP AND MARK END WITH DRIVEN IRON ROD.

FOR CONSTRUCTION

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COMMONWEALTH OF VIRGINIA
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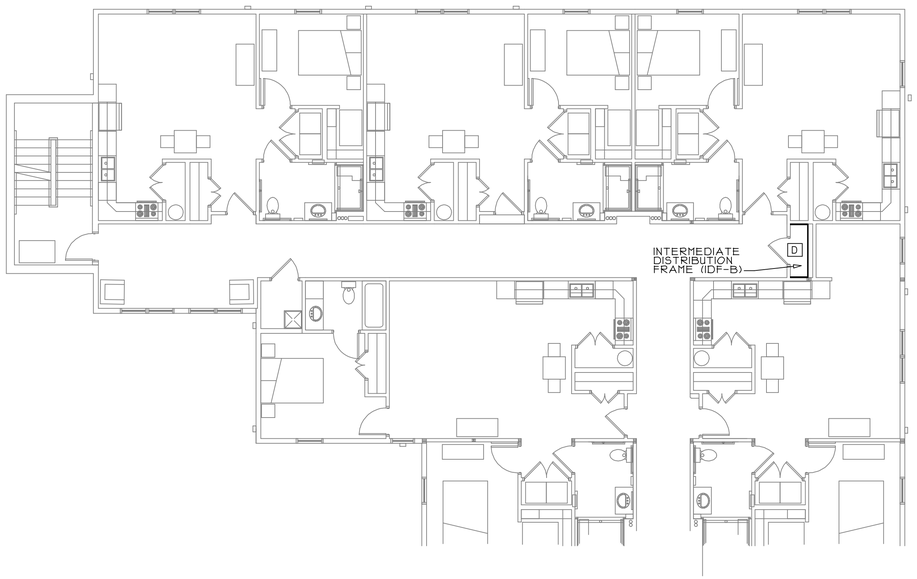
WESLEY FRANKLIN SIEVER
Lic. No. 0402 043863
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:	
DRAWN:	WRG
CHECKED:	WFS
SCALE:	1" = 20'
DATE:	09-24-24
PROJECT #:	23003

SITE ELEC. PLAN

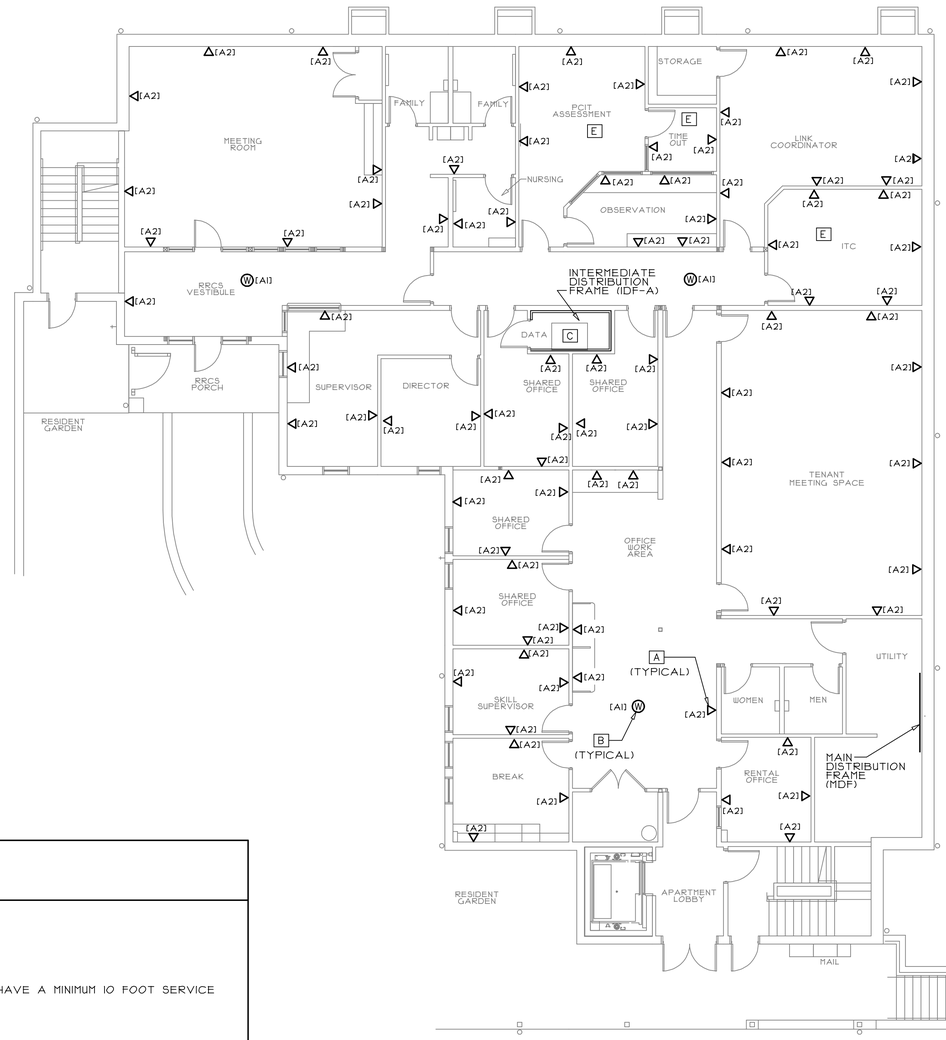
E4.1



2ND FLOOR TELECOM. PLAN

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

NOTE: REFER TO SHEETS E3.0 & E3.1 FOR TELECOM. REQUIREMENTS FOR EACH INDIVIDUAL APARTMENT UNIT ON 2ND & 3RD FLOORS.



GROUND FLOOR TELECOM. PLAN

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

GENERAL TELECOM. SPECIFICATIONS

1. GENERAL

1.1 RELATED DOCUMENTS:

A. REQUIREMENTS OF THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, AND SPECIAL CONDITIONS APPLY TO THIS SECTION.
B. ARCHITECTURAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
C. TELECOM SPECIFICATIONS DOCUMENT.

1.2 WORK INCLUDED:

A. TELECOM. SYSTEMS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
B. PERMITS AND INSPECTIONS REQUIRED FOR WORK.
C. COORDINATION OF FINAL CONNECTIONS, LABELING, AND EQUIPMENT LOCATIONS WITH OWNER'S I.T. MANAGER.
D. WIRING OF TELECOM. EQUIPMENT, AND OUTLETS FROM DATA/IT EQUIPMENT TO OUTLET, FULLY TERMINATING BOTH ENDS.
E. ALL EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM INCLUDING BUT NOT LIMITED TO BULK CABLE, PATCH PANELS, PATCH CABLES, WIRING BLOCKS, JACKS, COVERPLATES, STRAPS, J-HOOKS, ETC.
F. RACK POWER MANAGEMENT, SWITCHES, AND ROUTERS TO BE PROVIDED AND INSTALLED BY OWNER AND IS NOT THE RESPONSIBILITY OF THE CONTRACTOR.
G. WIRELESS ACCESS POINTS TO BE PROVIDED BY OWNER, BUT FULL INSTALLED BY CONTRACTOR.

1.3 JOB CONDITIONS:

A. COORDINATE WITH BUILDING CONSTRUCTION AND WITH OTHER TRADES.
B. IN CASE OF CONFLICT BETWEEN SPECIFICATIONS AND DRAWINGS, CONSULT ARCHITECT IMMEDIATELY FOR DETERMINATION OF PROCEDURE METHOD.
C. FACILITY IS TO REMAIN IN NORMAL OPERATION DURING RENOVATIONS. CONTRACTOR SHALL MINIMIZE AND CLOSELY COORDINATE AND SCHEDULE ANY REQUIRED DOWN-TIME DURING CONSTRUCTION WITH OWNER.

1.4 CONFORMANCE TO REGULATIONS:

A. WORK SHALL CONFORM WITH 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, LOCAL ORDINANCES AND THE RULES AND REGULATIONS OF THE UTILITIES.
B. SHALL BE IN ACCORDANCE WITH THE OWNER'S BUILDING CRITERIA AND I.T. INSTALLATION REQUIREMENTS.

1.5 QUALITY ASSURANCE:

A. MEET OR EXCEED RECOMMENDATIONS OF: IEEE, IES, NEMA AND UL.
B. FOLLOW INDUSTRY BEST PRACTICES FOR ALL WORK.

1.6 MATERIALS AND EQUIPMENT:

A. PROVIDE NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED.
B. FURNISH (INCLUDING FREIGHT AND UNLOADING) AND INSTALL UNLESS OTHERWISE NOTED.
C. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE NEW UNLESS NOTED OTHERWISE.

1.7 SUBMITTALS:

A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT IN ACCORDANCE WITH THE OWNER & ARCHITECT'S REQUIREMENTS.
B. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH AS-BUILT DOCUMENTATION AND O&M MANUALS IN ACCORDANCE WITH THE OWNER & ARCHITECT'S REQUIREMENTS.

1.8 PROJECT CLOSEOUT:

A. REPAIR DAMAGED AND DEFECTIVE EQUIPMENT AND MATERIALS. REPLACE ITEMS THAT CANNOT BE PROPERLY REPAIRED.
B. CLEAN EXPOSED AND SEMI-EXPOSED SURFACES OF EQUIPMENT AND MATERIALS.
C. TOUCH-UP SHOP-APPLIED FINISHES TO RESTORE DAMAGED AND SOILED AREAS.

2. PRODUCTS

2.1 CABLE, JACKS, AND PATCH PANELS:

A. ETHERNET OUTLET JACKS SHALL BE RJ-45 KEYSTONES.
B. ACCESS POINT TERMINATIONS SHALL BE TO RJ-45 CONNECTORS AND HAVE A MINIMUM 10 FOOT SERVICE LOOP.
C. ALL JACKS SHALL BE WHITE.
D. COAX CABLE SHALL BE RG6 GRADE OR HIGHER
E. COAX CABLE SHALL BE TERMINATED AT 1U COAX PATCH PANELS.
F. SHALL BE BY LEGRAND, LEVITON, OR EQUAL MANUFACTURER.

2.2 RACKS:

A. RACKS SHALL BE FULL HEIGHT, FOUR POST, OPEN FRAME, FLOOR MOUNTED TYPE WITH A MOUNTING DEPTH OF 30 INCHES MINIMUM.
B. SECURE RACKS TO FLOOR.
C. DEPTH OF RACK SHALL ALLOW FOR A MINIMUM OF 30 INCHES OF EQUIPMENT MOUNTING SPACE.
D. RACKS SHALL BE PROVIDED WITH VERTICAL CABLE MANAGEMENT ON BOTH SIDES OF RACK, RUN THE FULL HEIGHT OF THE RACK.
E. RACKS SHALL BE BY LIEBERT, APC, OR EQUAL.
F. PROVIDE AND INSTALL 2U CABLE MANAGEMENT PANELS BETWEEN EACH PATCH PANEL.
G. PROVIDE SIX SPARE MATCHING 2U CABLE MANAGEMENT INSERTS MINIMUM TO OWNER.

3. EXECUTION

3.1 CABLE, JACKS, AND PATCH PANELS:

A. TERMINATIONS SHALL BE MADE AS DATA FOR ALL RUNS. NO DISTINCTION BETWEEN PHONE AND DATA JACKS SHALL BE MADE TO RETAIN FLEXIBILITY IN USAGE.
B. TEST AND CERTIFY ALL CABLING RUNS TO ENSURE FUNCTIONALITY.
C. STRAIN RELIEF SHALL BE PROVIDED FOR ALL CABLES.
D. CABLE SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE WITH J-HOOKS AT INTERVALS NOT TO EXCEED 4 FEET. BORED HOLES SHALL NOT EXCEED 1" DIAMETER AND SHALL BE A MINIMUM OF 2'-0" FROM STRUCTURAL BEARING POINTS. NOTCHING OF STRUCTURAL MEMBERS IS PROHIBITED. PROVIDE GUARD STRIPS AT LEAST AS HIGH AS CABLE WHERE RUN ACROSS TOP OF STRUCTURE IN ACCESSIBLE ATTIC SPACES.
E. CABLE BUNDLES SHALL NOT EXCEED 24 CABLES PER BUNDLE, AND SHALL BE CABLE TIED EVERY 6 FEET OR LESS.
F. SLEEVE ALL WALL AND FLOOR PENETRATIONS.
G. INSTALL PATCH PANELS IN RACKS AS DIRECTED BY OWNER'S IT MANAGER.
H. LABEL JACKS SEQUENTIALLY STARTING AT 1 AND INCREASING TO THE TOTAL NUMBER OF RUNS (i.e. 1 - 144)
I. ACCESS POINTS SHALL BE WIRED TO A 24 PORT PATCH PANEL DEDICATED ONLY TO ACCESS POINTS, AND LABELED SEQUENTIALLY AS AP1, AP2, AP3, ETC.
J. LABEL BOTH ENDS OF CABLES WITH LABEL MATCHING RUN OR ACCESS POINT NUMBER ACCORDINGLY.
K. INSTALL PATCH PANELS AT THE TOP OF THE RACK PROCEEDING DOWNWARDS, WITH 2U CABLE MANAGEMENT INSTALLED BETWEEN EACH 48-PORT PATCH PANEL.
L. ALL FIBER CABLING SHALL BE RUN IN CONDUIT.
M. LABEL ALL FACE PLATES WITH NUMBER CORRESPONDING TO EACH JACK'S CABLE RUN.
N. VERIFY EXACT PLACEMENT OF RACKS WITH OWNER PRIOR TO INSTALLATION.

3.2 RACKS:

A. RACKS SHALL BE FULL HEIGHT, FOUR POST, OPEN FRAME.

3.3 EQUIPMENT:

A. INSTALL OWNER PROVIDED ACCESS POINT EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. FIELD VERIFY EXACT MOUNTING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

TELECOM SYMBOLS LIST

- ▷ TELECOM. OUTLET LOCATION WITH COVERPLATE
- (W) WIFI ACCESS POINT
- [XY] PATCH CABLE AND QUANTITY TAG, LETTER REPRESENTS WHICH IDF TO RUN PATCH CABLE TO FROM OUTLET, NUMBER INDICATES QUANTITY OF CAT-6 PATCH CABLES TO RUN, AND HOW MANY RJ45 PORTS TO PROVIDE AT OUTLET.

GENERAL NOTES

-- SEE SHEET E3.0 & 3.1 FOR ADDITIONAL TELECOM. WIRING REQUIREMENTS FOR EACH APARTMENT UNIT.

-- COORDINATE FINAL CONNECTIONS WITH OWNER'S I.T. DIRECTOR.

[X] DRAWING NOTES

A. NEW OUTLET, PATCH TO IDF-A WITH (2) CAT-6 CABLES, TERMINATE AT BOX WITH RJ45 KEYSTONE JACKS, AND AT IDF-A WITH RJ45 CONNECTORS (UNLESS OTHERWISE INDICATED). LABEL BOTH ENDS OF PATCH CABLES. PROVIDE & INSTALL COVERPLATE WITH (2) PORTS AT BOX LOCATION. COORDINATE FINAL TERMINATIONS WITH OWNER'S I.T. DIRECTOR.

B. NEW WIFI ACCESS POINT, PATCH TO IDF-A WITH (1) CAT-6 CABLE TERMINATED ON BOTH ENDS WITH RJ45 CONNECTORS, LEAVE WITH A MINIMUM 10 FOOT SERVICE LOOP. LABEL BOTH ENDS OF PATCH CABLES. COORDINATE FINAL TERMINATIONS WITH OWNER'S I.T. DIRECTOR.

C. RUN FIBER FROM MDF TO IDF-A EQUIPMENT LOCATION. COORDINATE FINAL TERMINATIONS WITH OWNER'S I.T. DIRECTOR.

D. RUN FIBER FROM MDF TO IDF-B EQUIPMENT LOCATION. COORDINATE FINAL TERMINATIONS WITH OWNER'S I.T. DIRECTOR.

E. INSTALL BLANK COVERPLATES FOR ALL DEVICES IN THIS ROOM, LEAVE PATCH CABLES COILED IN BOX FOR FUTURE INSTALLATION OF DEVICES. TERMINATE AT IDF AS NORMAL, SEE NOTE A.

FOR CONSTRUCTION

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COMMONWEALTH OF VIRGINIA
WESLEY FRANKLIN SIEVER
Lic. No. 0402 043863
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:

DRAWN:	WFS
CHECKED:	WFS
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

TELECOM. PLANS, SPECS., SCHEDS.

E5.1

PLUMBING SPECIFICATIONS

1. GENERAL

1.1 DESCRIPTION OF WORK:

A. ALL FIXTURES, EQUIPMENT, ACCESSORIES, MATERIALS, AND LABOR REQUIRED TO PROVIDE COMPLETE, COORDINATED, AND FULLY FUNCTIONAL PLUMBING SYSTEMS GENERALLY AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
1. SANITARY SEWER
2. FIRE SUPPRESSION
3. DOMESTIC WATER

1.2 RELATED DOCUMENTS:

A. THE REQUIREMENTS OF THE CIVIL, ARCHITECTURAL, STRUCTURAL, HVAC, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS SHALL APPLY TO AND BE CONSIDERED A PART OF THE PLUMBING WORK IN-SO-FAR AS THEY APPLY TO THE PLUMBING WORK AND ARE REQUIRED FOR COORDINATION.

1.3 JOB CONDITIONS:

A. DUE TO THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED TO PROVIDE A COMPLETE INSTALLATION OF THE WORK DESCRIBED AND INDICATED.

B. PROVIDE FITTINGS, OFFSETS, TRANSITIONS, AND ACCESSORIES REQUIRED TO MEET CONDITIONS OF THE PROJECT.

C. PROVIDE SERVICE ACCESS FOR EQUIPMENT, CONTROL COMPONENTS, VALVES, AND SPECIALTIES.

D. PROVIDE ACCESS PANELS FOR VALVES, ACCESS DOORS, ETC. CONCEALED BEHIND FINISHED SURFACES.

1.4 CONFORMANCE TO REGULATIONS:

A. WORK SHALL CONFORM WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, AND LOCAL ORDINANCES.

1.5 QUALITY ASSURANCE:

A. COMPLY WITH MANUFACTURER'S REQUIREMENTS AND NOTES AND DETAILS SHOWN HEREIN FOR INSTALLATION OF EQUIPMENT.

1.6 MATERIALS AND EQUIPMENT:

A. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE EQUIVALENT TO PRODUCTS SPECIFIED.

B. CONTRACTOR SHALL GUARANTEE EQUIVALENCE AND IS RESPONSIBLE FOR MODIFICATIONS REQUIRED AND COORDINATION WITH OTHER TRADES TO FIT SUBSTITUTED PRODUCT INTO THE PROJECT.

C. MATERIALS AND EQUIPMENT OF THE SAME TYPE AND USE SHALL BE FROM A SINGLE MANUFACTURER.

D. PROTECT STORED MATERIALS AND EQUIPMENT FROM WEATHER.

1.7 UTILITIES AND CONNECTIONS:

A. OWNER WILL PAY FOR ALL WATER, AND SEWER UTILITY CONNECTION FEES.

B. COORDINATE CONNECTIONS WITH SITE UTILITY DRAWINGS. WORK TO LOCATIONS AND INVERTS INDICATED ON SITE DRAWINGS. PROVIDE TRANSITIONS IN SIZE AND MATERIAL AT POINT OF CONNECTION.

1.8 SUBMITTALS:

A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR FIXTURES AND EQUIPMENT SPECIFIED HEREIN AND ON THE DRAWINGS. SHOP DRAWINGS AND PRODUCT DATA SHALL BE IDENTIFIED PER INDICATIONS ON DRAWINGS, SHALL BE MARKED TO INDICATED SPECIFIC ITEM BE PROPOSED, AND SHALL BE ORGANIZED IN AN ORDERLY MANNER. SUBMIT SHOP DRAWINGS ELECTRONICALLY IN PDF FORMAT.

B. SUBMIT OPERATING AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT INSTALLED IN THIS PROJECT. INCLUDE COPIES OF SPECIFIC EQUIPMENT WARRANTIES IN MANUAL.

C. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH TWO COPIES OF AS-BUILT DOCUMENTATION. ALL CHANGES TO THE BIDDING DOCUMENTS SHALL BE NEATLY AND CLEARLY IDENTIFIED ON THE AS-BUILT DOCUMENTATION.

1.9 PROJECT CLOSEOUT:

A. REPLACE OR REPAIR DAMAGED EQUIPMENT AND CLEAN ALL EXPOSED SURFACES.

B. TOUCH-UP SHOP APPLIED FINISHES TO RESTORE DAMAGED OR SOILED AREAS.

C. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF EQUIPMENT UTILIZING OPERATION AND MAINTENANCE MANUAL.

2. PRODUCTS

2.1 PIPING SYSTEMS:

A. DOMESTIC WATER PIPING - CPVC OR PEX.
UNDERSLAB WATER - PEX W/ NO JOINTS.

B. WATER SERVICE - DUCTILE IRON.

C. SANITARY/STORM DRAINAGE - SCHEDULE 40 SOLID WALL PVC WITH SOLVENT WELD FITTINGS. SCHEDULE 40 PVC TO BE SOLID CORE TYPE.

D. VENT PIPING - SCHEDULE 40 PVC W/ SOLVENT WELD FITTINGS. SCHEDULE 40 PVC TO BE SOLID CORE TYPE.

2.2 PLUMBING FIXTURES AND EQUIPMENT:

A. REFER TO FIXTURE SCHEDULE AND EQUIPMENT LIST ON DRAWINGS FOR MANUFACTURER'S AND MODEL NUMBERS.

3. EXECUTION

3.1 PIPING SYSTEMS

A. VERIFY INVERT ELEVATIONS PRIOR TO EXCAVATION AND ROUGH-INS.

B. BACKFILL BURIED PIPE IN TRENCHES WITH DIRT FREE OF ROCK, STONE OR DEBRIS.

C. VERIFY EXACT LOCATION OF EQUIPMENT AND FIXTURES PRIOR TO ROUGH-IN.

D. COORDINATE ROUTING OF WORK WITH OTHER TRADES AND INSTALL TO ALLOW MAXIMUM HEADROOM CLEARANCES, SERVICE ACCESS AND MAINTAIN PROPER PITCH OF SLOPING LINES.

E. INSULATE PIPING SYSTEMS AS FOLLOWS:
1. DOMESTIC WATER - 1/2" FIBERGLASS W/ ASJ UP TO 1.5"; 1" FIBERGLASS W/ ASJ OVER 1.5" PIPE SIZE. HOT WATER - 1" FIBERGLASS W/ ASJ. UNDERSLAB WATER - 3/4" THICK CLOSED CELL RUBBER.
2. SEAL VAPOR BARRIERS. SECURE WITH ADHESIVE AND SEAL JOINTS WITH SEALANT.
3. PROVIDE GALVANIZED STEEL SADDLE AT HANGERS SURROUNDING INSULATED PIPE.
4. DO NOT COMPRESS INSULATION EXCEPT IN AREAS OF STRUCTURAL INTERFERENCE.
5. INSTALL PRE-FITTED PLASTIC ELBOWS OR APPLY CANVAS JACKET IN THREE LAYERS AT ELBOWS.
6. INSULATE FITTINGS, VALVES AND EQUIPMENT BODIES.

F. PROVIDE SLEEVES FOR PIPING PENETRATING WALLS. INSULATION SHALL BE CONTINUOUS THROUGH SLEEVES.

G. FIRESTOP PIPING PASSING THROUGH FIRE RATED WALLS OR CEILINGS.

H. PATCH FINISHED AREAS DISTURBED BY WORK TO MATCH SURROUNDING AREAS.

I. WELDING SHALL BE DONE BY CERTIFIED WELDERS FOR THE APPROPRIATE SYSTEM BEING WELDED.

J. MAKE CONNECTIONS OF DISSIMILAR METALLIC PIPING WITH DIELECTRIC UNIONS.

K. PROVIDE CHROME PLATED ESCUTCHEON FOR EXPOSED PIPING PENETRATING A FINISHED SURFACE.

L. PROVIDE SHUT OFF VALVES AT EQUIPMENT CONNECTIONS. PROVIDE STOPS FOR ALL PLUMBING EQUIPMENT AND FIXTURES.

M. HANGERS SUPPORTING COPPER PIPING SHALL BE COPPER PLATED OR PLASTIC COVERED. HANGERS SUPPORTING INSULATED PIPING SHALL BE SIZED TO SURROUND INSULATION AND STEEL SADDLE.

N. PROVIDE VACUUM BREAKERS AT WALL HYDRANTS.

O. TEST PIPING SYSTEMS AS FOLLOWS:
1. WATER PIPING - TEST AT PRESSURE NOT LESS THAN WORKING PRESSURE OF THE SYSTEM. MAINTAIN SUCH PRESSURE FOR MINIMUM OF 1 HOUR.
2. SANITARY, STORM AND VENT PIPING - W/ 10 FT. HEAD OF WATER, MAINTAINING SUCH PRESSURE FOR MINIMUM OF 1 HOUR.
3. TESTS SHALL SHOW NO SUBSTANTIAL LOSS IN PRESSURE.
4. PIPING RUN IN CONCEALED AREAS SHALL BE LEAK TESTED PRIOR TO BEING CONCEALED.

3.2 PLUMBING FIXTURES

A. PROVIDE CHROME PLATED STOPS FOR FIXTURES.

B. PROVIDE TAILPIECE AND TRAP WITH CLEANOUT FOR LAVATORIES AND SINKS.

C. PROVIDE REMOVABLE CHROME PLATED BASKET STRAINER FOR SINKS.

D. CAULK BETWEEN FIXTURE AND FINISHED SURFACES WITH WHITE SILICONE CAULKING.

E. PROVIDE BOLT CAPS FOR WATER CLOSETS AND URINALS.

F. MOUNT WALL CLEANOUTS AND PLUGGED OUTLETS AT 18" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS.

SPRINKLER SYSTEM SPECS

1. PROVIDE A COMPLETE SPRINKLER SYSTEM FOR THE BUILDING IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, THE NATIONAL FIRE CODES, AND LOCAL ORDINANCES AND REGULATIONS.

2. PROVIDE A DRY TYPE SYSTEM WHERE PIPING AND/OR HEADS MUST BE INSTALLED IN AREAS SUBJECT TO FREEZING SUCH AS ATTICS OR CANOPYS. ALLOWING FOR SOMEONE ELSE TO PROVIDE MEANS TO KEEP PIPING FROM FREEZING IS NOT ACCEPTABLE. IT IS THE SPRINKLER CONTRACTORS RESPONSIBILITY TO PROVIDE A SYSTEM THAT WILL INSURE THAT PIPING WILL NOT FREEZE.

3. PROVIDE CALCULATIONS, PLANS, AND EQUIPMENT CUTS AS REQUIRED BY NFPA AND BY THE AUTHORITY HAVING JURISDICTION. SUBMIT TO OWNER'S REPRESENTATIVE FOR COORDINATION, MAKE REQUIRED ADJUSTMENTS, SUBMIT TO AUTHORITY HAVING JURISDICTION, AND OBTAIN STAMPED AND APPROVED DRAWINGS. SUBMIT APPROVED DRAWINGS TO OWNER'S REPRESENTATIVE FOR FINAL COORDINATION.

4. PIPING AND EQUIPMENT GENERALLY SHALL BE PER APPLICABLE CODES EXCEPT AS FOLLOWS:
A. SPRINKLER HEADS IN FINISHED AREAS SHALL BE SEMI-RECESSED, WHITE FINISH.
B. AIR COMPRESSORS FOR A DRY SYSTEM SHALL BE BASE MOUNTED TYPE WITH A MINIMUM 10 GALLON STORAGE TANK. UNIT SHALL BE INSTALLED ON SPRING TYPE VIBRATION ISOLATORS AND CONNECTED TO SPRINKLER PIPING WITH FLEXIBLE CONNECTORS.

5. SPRINKLER SYSTEM INSTALLER SHALL NOTE THAT THE BUILDING HAS A MANUAL FIRE ALARM SYSTEM. PROVIDE ALL ALARM DEVICES, FLOW SWITCHES, AND TAMPER SWITCHES REQUIRED. CONNECTIONS BETWEEN THESE DEVICES AND THE FIRE ALARM SYSTEM WILL BE BY THE FIRE ALARM SYSTEM INSTALLER. COORDINATE EXACT REQUIREMENTS OF ALARM DEVICES FOR CONNECTION TO THE FIRE ALARM SYSTEM.

6. COORDINATE ROUTING OF PIPING WITH BUILDING STRUCTURE AND WITH OTHER TRADES. INSURE THAT HEIGHT SELECTED FOR PIPING MAINS WILL ALLOW FOR INSTALLATION OF DUCTS, LIGHTS, AND EQUIPMENT.

7. DO NOT INSTALL PIPING BENEATH AIR HANDLING DEVICES OR IN MANNER THAT WILL INTERFERE WITH ANY TYPE OF ACCESS PANEL. INSTALL PIPING AT LEAST 2' ABOVE LIGHT FIXTURES TO ALLOW FOR FUTURE RELOCATION OF LIGHT FIXTURES WITHOUT REVISION TO PIPING ELEVATIONS.

8. IN SPECIFIC AREAS WHERE ARCHITECT HAS INDICATED SPRINKLER HEADS, INSTALL HEADS IN THOSE LOCATIONS. PRIOR TO DEVELOPMENT OF SHOP DRAWINGS, NOTIFY ARCHITECT IF SPRINKLER HEAD LOCATIONS SHOWN DO NOT SATISFY COVERAGE REQUIREMENTS OF NFPA-13.

9. INSTALL HEADS IN THE CENTER OF CEILING TILES IN SMALLER ROOMS AND CENTERED ONE WAY IN CEILING TILES IN LARGE OPEN AREAS.

PLUMBING FIXTURE SCHEDULE

NO.	DESCRIPTION	W	V	CW	HW	MFR. MODEL FIXTURE	MFR. MODEL FITTINGS	MFR. MODEL ACCESS.	NTS
W1	ACCESSIBLE TANK TYPE WATER CLOSET	3	1.5	1/2	--	KOHLER K-5299-0	PROVIDE CORRECT HANDLE ORIENTATION	SEAT: KOHLER K-5588	1,7
W2	TANK TYPE WATER CLOSET	3	1.5	1/2	--	KOHLER K-5299-0		SEAT: KOHLER K-5588	7
W3	ACCESSIBLE TANK TYPE WATER CLOSET	3	1.5	1/2	--	KOHLER K-3519-0	PROVIDE CORRECT HANDLE ORIENTATION	SEAT: KOHLER K-5588	1,7
L1	ACCESSIBLE COUNT. MTD. LAVATORY	1.5	1.5	1/2	1/2	COUNTER-TOP W/ INTEGRAL BOWL	KOHLER K-98827-4	SIOUX CHIEF 696-2001MR	1,3,7
L2	COUNTER MTD. LAVATORY	1.5	1.5	1/2	1/2	COUNTER-TOP W/ INTEGRAL BOWL	KOHLER K-98827-4	SIOUX CHIEF 696-2001MR	7
L3	ACCESSIBLE WALL HUNG LAVATORY	1.5	1.5	1/2	1/2	KOHLER K-1999-SS4	KOHLER K-400T20-4AKA	SIOUX CHIEF 696-2001MR	1,2,3,4,7,8
L4	ACCESSIBLE COUNT. MTD. LAVATORY	1.5	1.5	1/2	1/2	COUNTER-TOP W/ INTEGRAL BOWL	KOHLER K-400T20-4AKA	SIOUX CHIEF 696-2001MR	1,3,4,7
S1	ACCESSIBLE DOUBLE BOWL S/S SINK	1.5	1.5	1/2	1/2	KOHLER K-25940	KOHLER K-23764	W/ DISPOSAL DS SEE SPEC BELOW	1,3,7
S2	ACCESSIBLE SINGLE BOWL S/S SINK	1.5	1.5	1/2	1/2	KOHLER K-3331	KOHLER K-23764		1,3,7
SH1	ACCESSIBLE SHOWER	2	1.5	1/2	1/2	FREEDOM SHOWERS APFXST4238LDCOL OR APFXST4238LDCOLR	KOHLER K-22179-G		1,2,7
TS	TUB/SHOWER	2	1.5	1/2	1/2	CLARION 7911LX OR 7911RX	KOHLER K-TS45104-4G		2,7
EWC	ACCESSIBLE ELEC. WATER COOLER	1.5	1.5	1/2	--	ELKAY LZSTL8WSLK			1,2
MB	MOP BASIN	3	1.5	1/2	1/2	FIAT MSB-2424 W/ 2-E-77-AA	FIAT 830-AA, 832-AA, 889C		2
WM	WASHING MACHINE	2	1.5	1/2	1/2		SIOUX CHIEF 696-2313WR	W/ BUILT-IN SHOCK ARRESTERS. SIT WM IN 3" DEEP DRAIN PAN	2
EWH1	ELEC. WATER HEATER	--	--	3/4	3/4	A.O. SMITH HPTS-50	240V, 1PH, 4.5kW 50 GALLON	EXPAN. TANK	
EWH2	ELEC. WATER HEATER	--	--	3/4	3/4	RHEEM PROE38 S2 RH93 SB	240V, 1PH, 4.5kW 38 GALLON	EXPAN. TANK	
WH	WALL HYDRANT	--	--	3/4	--	PRIER C-634	W/ BOX BX1		2
WCO	WALL CLEANOUT	X	--	--	--	WADE 8480R			6
FCO	FLOOR CLEANOUT	X	--	--	--	WADE SERIES 6000			6
COTG	CLEANOUT TO GRADE	4	--	--	--	WADE 6000-Z-5			5
FD	FLOOR DRAIN	X	X	--	--	WADE 1100XSTD6-27		W/ TRAP PRIMER	6
TV	TEMPERING VALVE	--	--	1/2	1/2	POWERS LFe480			4
RIM	REFRIGERATOR ICE MAKER BOX	--	--	3/8	--	SIOUX CHIEF 696-1010MR		W/ BACKFLOW PREVENTER	2
DW	DISHWASHER	1	--	--	1/2	PROVIDE PLUMBING CONNECTIONS			
DS	DISPOSAL	--	--	--	--	GE GFC525V			9

NOTES:
1. INSTALL FIXTURES IN ACCORDANCE WITH APPLICABLE STANDARDS.
2. PROVIDE PROPER ACCESSORIES FOR WALL THICKNESS & CONSTRUCTION.
3. PROVIDE PIPE INSULATION KIT, TRUEBRO MODEL 105W OR EQUAL.
4. PROVIDE TEMPERING VALVE AT FIXTURES AS INDICATED ON PLAN OR RISERS.
5. MOUNT IN 16" ROUND CONCRETE RING FLUSH W/ PAVEMENT OR GRADE.
6. SIZE TO MATCH SEWER SERVED.
7. FIXTURE IS WATER SENSE CERTIFIED.
8. W/ WALL CARRIER WADE 520 SERIES.
9. DISPOSER ON APARTMENT SINKS ONLY.

LEGEND

- SOIL OR WASTE PIPING
- —W— WATER SERVICE PIPING
- VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RECIRC. PIPING
- —S— SPRINKLER PIPING
- BALL OR GATE VALVE
- CHECK VALVE
- RPZ BACKFLOW PREVENTER
- PRESSURE REDUCING VALVE
- GLOBE BALANCING VALVE
- DROP IN PIPING
- W / 1 RISER MARK - SEE DIAGRAM
- 3 NOTE REFERENCE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
WCO	WALL CLEANOUT
FCO	FLOOR CLEANOUT
COTG	CLEANOUT TO GRADE
VTR	VENT THRU ROOF
WH	WALL HYDRANT
EWH	ELECTRIC WATER HEATER
CW	COLD WATER
HW	HOT WATER
TW	TEMPERED WATER
HWR	HOT WATER RECIRC.
DN	DOWN
WC	WATER CLOSET
LAV	LAVATORY
FD	FLOOR DRAIN
DFU	DRAINAGE FIXTURE UNIT
SFU	SUPPLY FIXTURE UNIT

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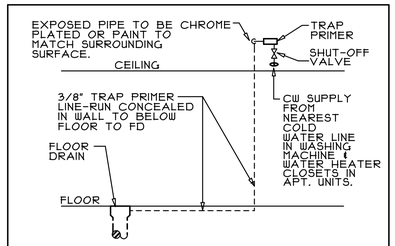
9/24/24

REVISIONS:

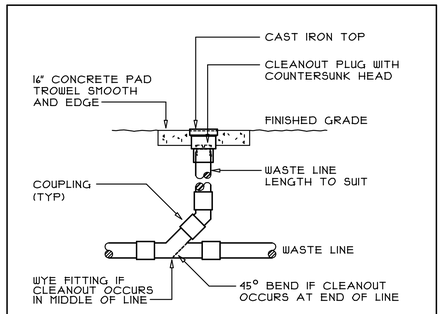
DRAWN:	WLA
CHECKED:	MDI
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

PLUMBING SPECS., AND SCHEDULES

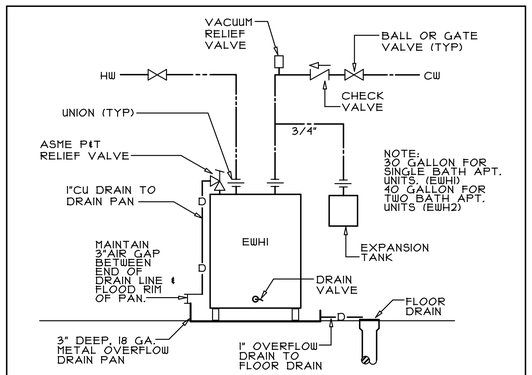
P0.1



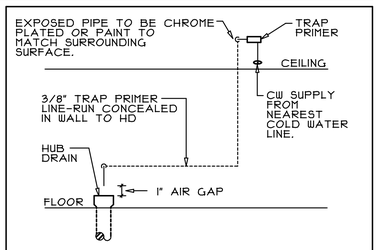
FLOOR DRAIN TRAP PRIMER DIAGRAM



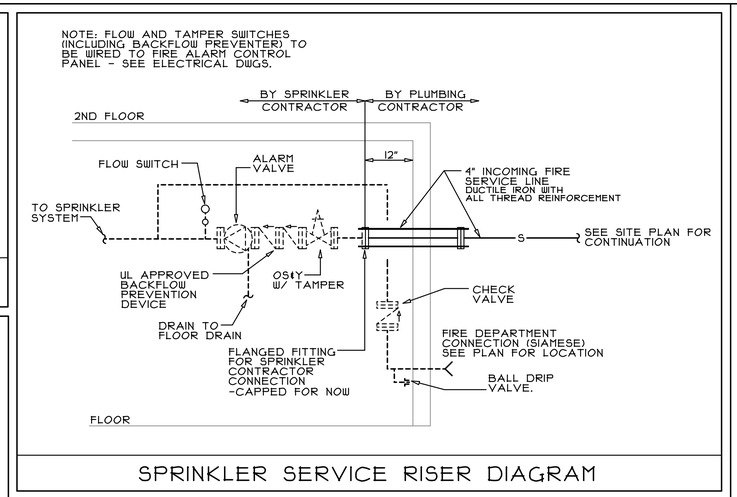
CLEANOUT TO GRADE DIAGRAM



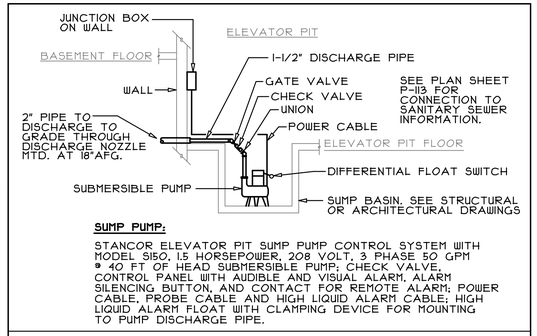
TYPICAL APT. UNIT WATER HEATER DIAGRAM



HUB DRAIN TRAP PRIMER DIAGRAM



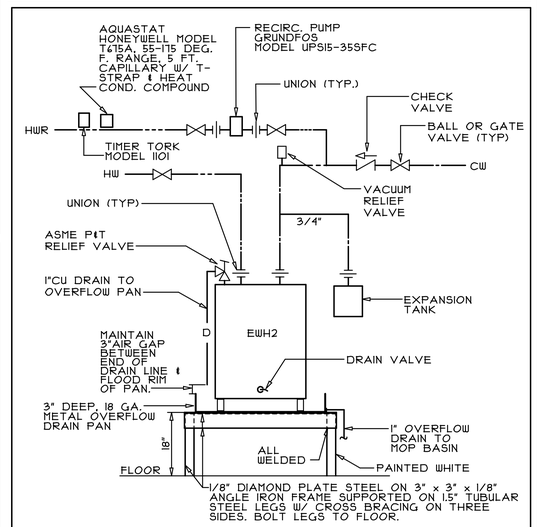
SPRINKLER SERVICE RISER DIAGRAM



SUMP PUMP:

STANCOR ELEVATOR PIT SUMP PUMP CONTROL SYSTEM WITH MODEL SI50, 1.5 HORSEPOWER, 208 VOLT, 3 PHASE 50 GPM @ 40 FT OF HEAD SUBMERSIBLE PUMP; CHECK VALVE, CONTROL PANEL WITH AUDIBLE AND VISUAL ALARM, ALARM SILENCING BUTTON, AND CONTACT FOR REMOTE ALARM; POWER CABLE, PROBE CABLE AND HIGH LIQUID ALARM CABLE; HIGH LIQUID ALARM FLOAT WITH CLAMPING DEVICE FOR MOUNTING TO PUMP DISCHARGE PIPE.

ELEVATOR PIT SUMP PUMP DETAIL



COMMON AREA WATER HEATER DIAGRAM

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REVISIONS:	

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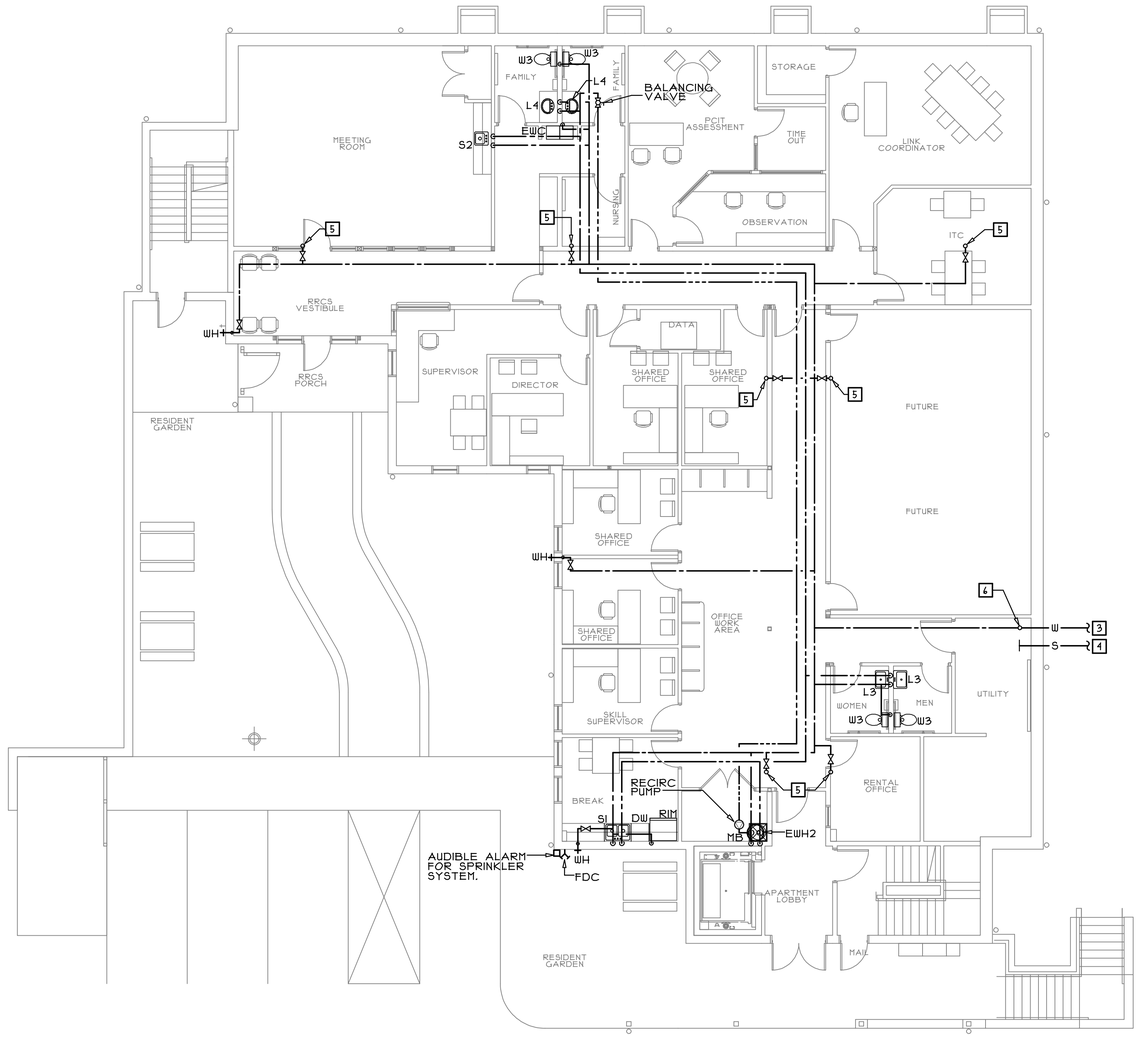
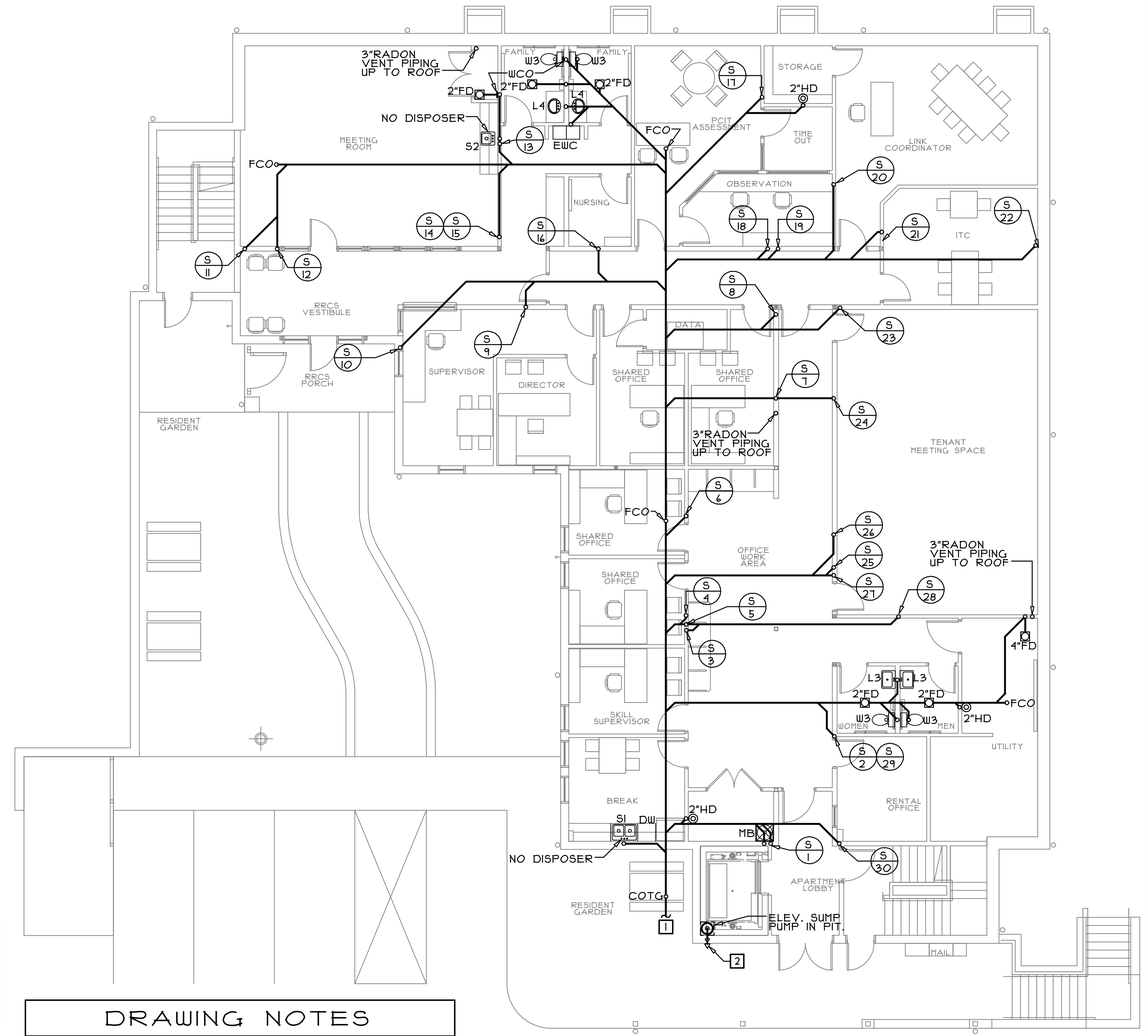
PLUMBING DETAILS

P0.2



GROUND FLOOR WATER PLAN

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



GROUND FLOOR SANITARY/STORM PLAN

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

NOTE: PROVIDE WALL CLEANOUTS AT THE BASE OF ALL SANITARY STACKS PER SPECIFICATIONS.

DRAWING NOTES

1. 6"SANITARY MAIN TO SANITARY SEWER. SEE SITE PLAN FOR CONTINUATION.
2. 2"PUMPED DRAINAGE FROM ELEV. SUMP PUMP IN PIT TO DISCHARGE TO GRADE THROUGH DISCHARGE NOZZLE MTD. AT 18"AFG.
3. 2"DOMESTIC WATER SERVICE. SEE SITE PLAN FOR CONTINUATION.
4. 4"SPRINKLER SERVICE. SEE SITE PLAN FOR CONTINUATION.
5. 1.5"CW RISER TO SERVE APT UNIT STACK.
6. DOMESTIC WATER SERVICE VALVES IN VERTICAL.

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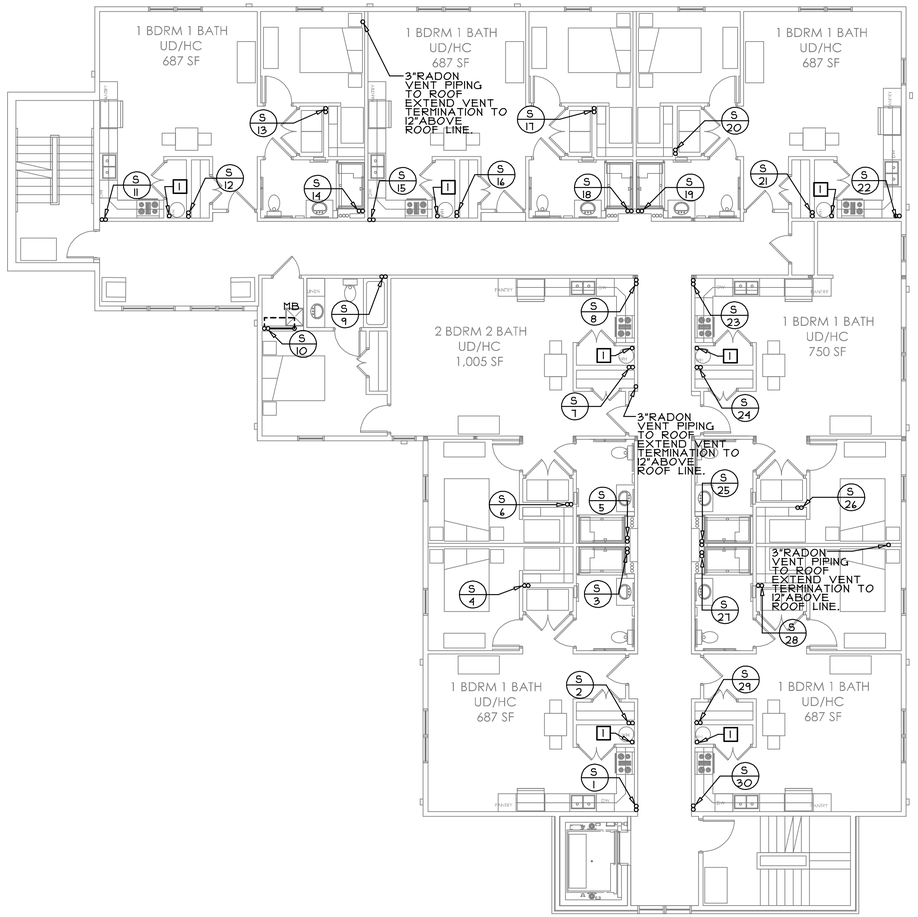
GROUND FLOOR PLUMBING PLANS

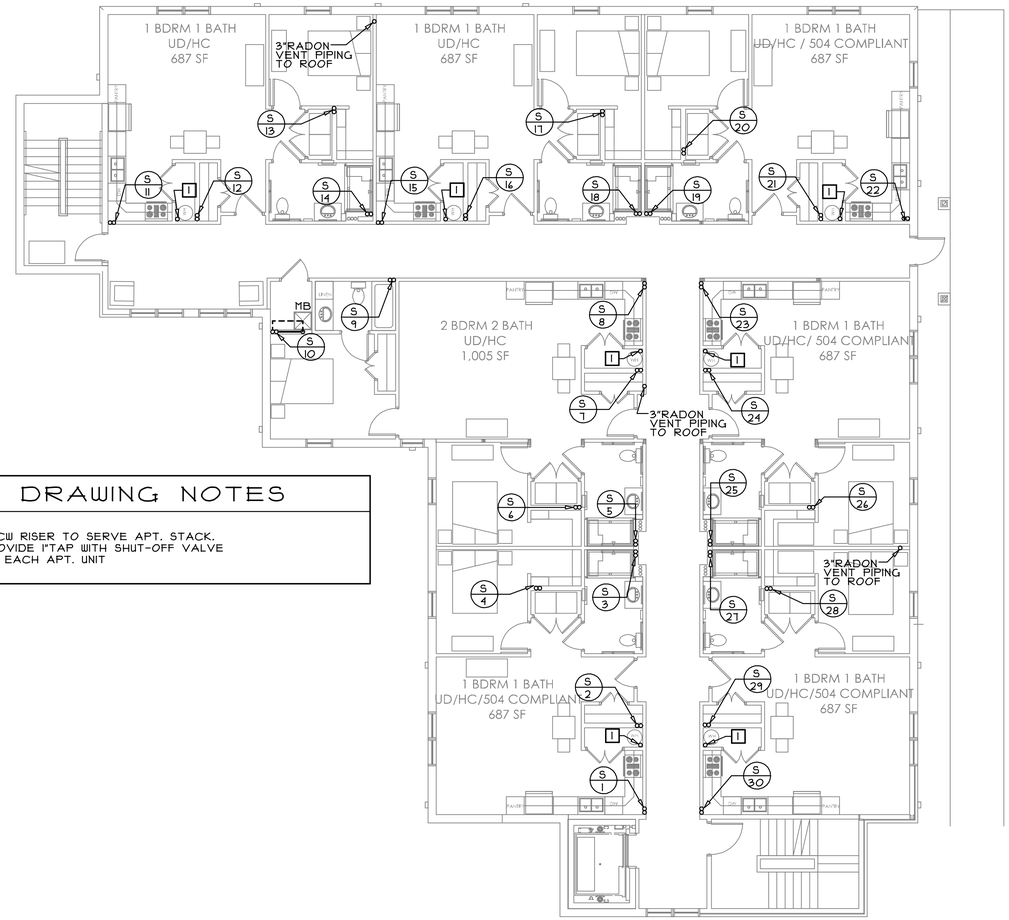
P1.1



2ND & 3RD FLOOR PLUMBING PLAN

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

NOTE: ALL VERTICAL 3" PIPING IN 2X4 WALLS MUST BE RUN WITH ALL JOINTS BELOW FINISHED FLOOR AND ABOVE FINISHED CEILING.



DRAWING NOTES

1. 1.5"CW RISER TO SERVE APT. STACK. PROVIDE 1"TAP WITH SHUT-OFF VALVE AT EACH APT. UNIT

1ST FLOOR PLUMBING PLAN

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

NOTE: ALL VERTICAL 3" PIPING IN 2X4 WALLS MUST BE RUN WITH ALL JOINTS BELOW FINISHED FLOOR AND ABOVE FINISHED CEILING.

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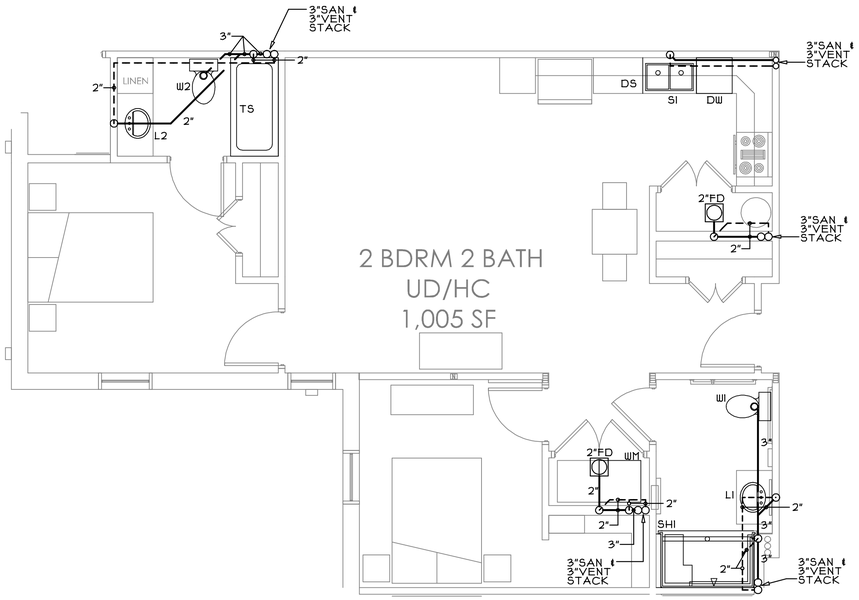
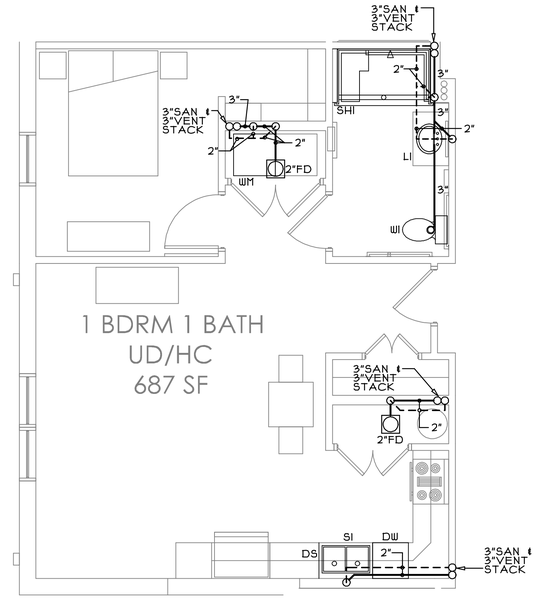
1ST, 2ND & 3RD FLOOR PLUMBING PLANS

P1.2



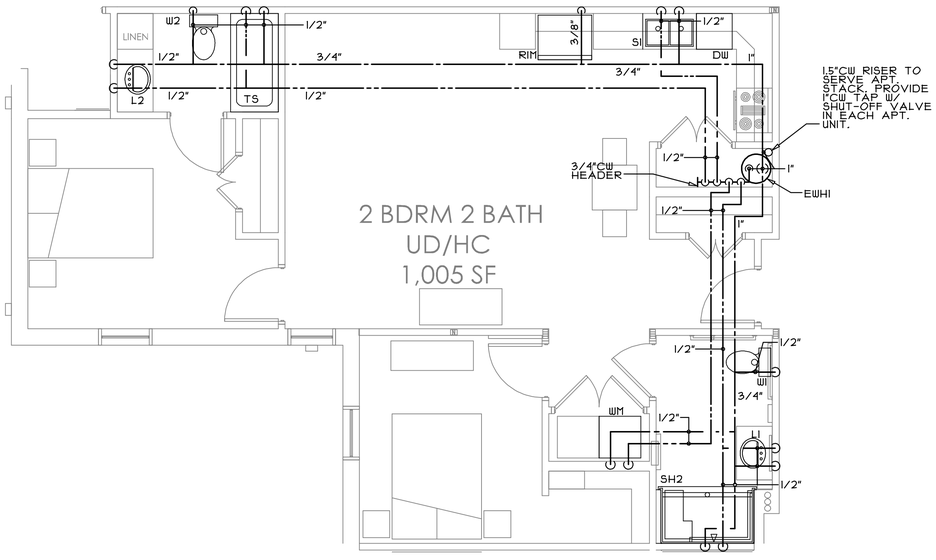
TYPICAL 2 BED UNIT SANITARY PLAN

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



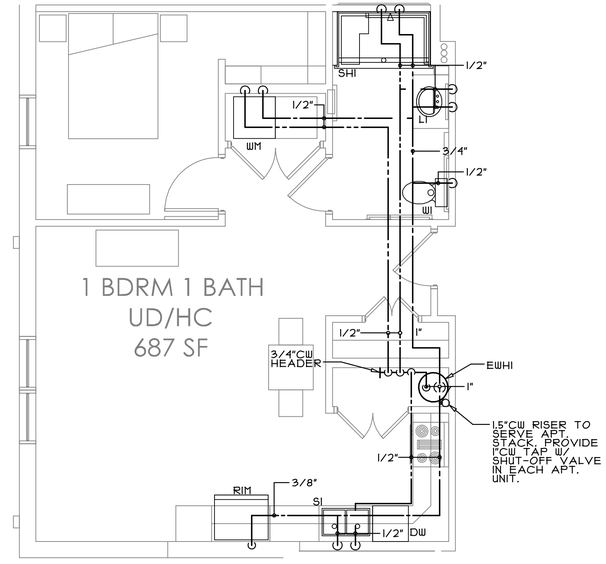
TYPICAL 1 BED UNIT SANITARY PLAN

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



TYPICAL 2 BED UNIT WATER PLAN

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



TYPICAL 1 BED UNIT WATER PLAN

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

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ORANGE, VIRGINIA 22960

COMMONWEALTH OF VIRGINIA
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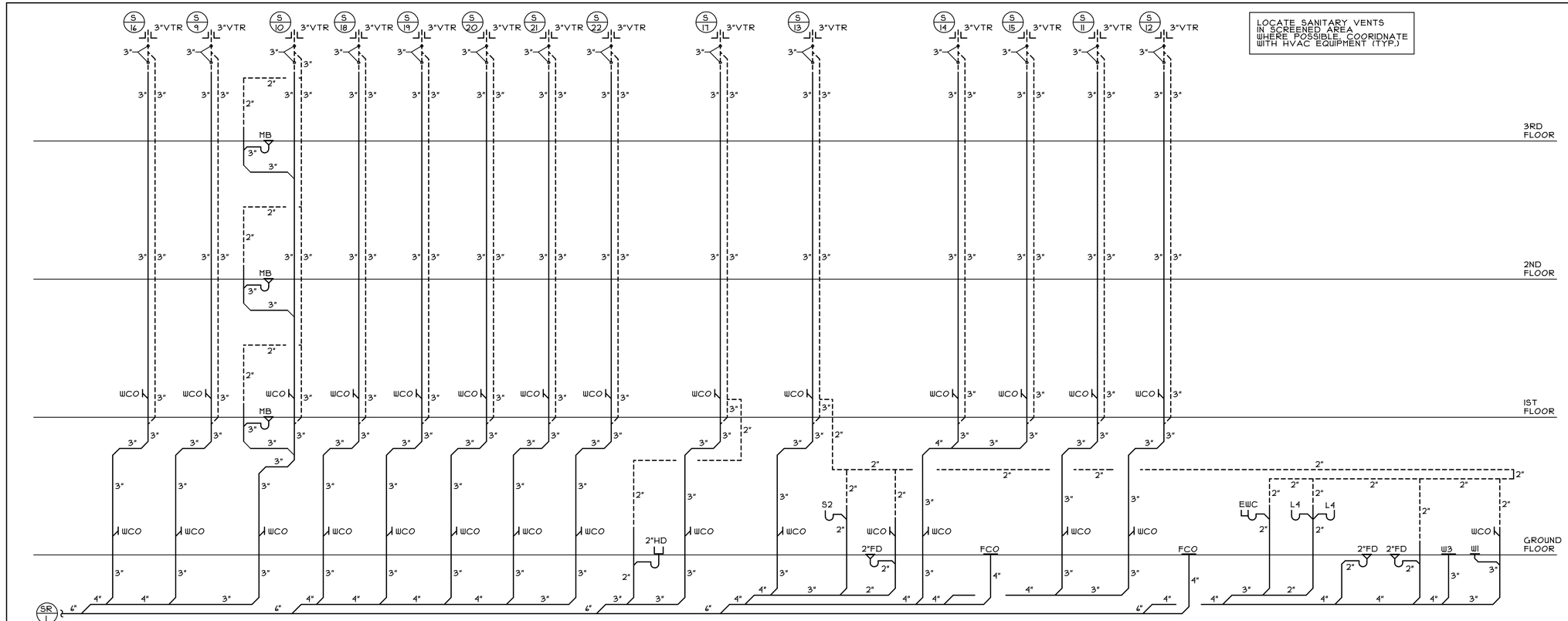
9/24/24
PROFESSIONAL ENGINEER

REVISIONS:

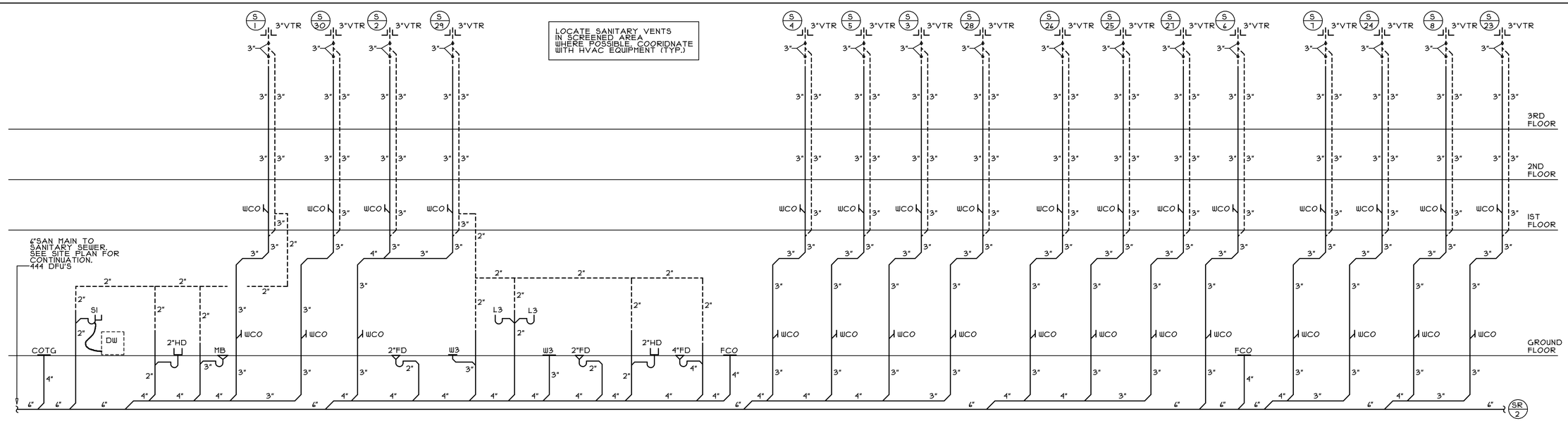
DRAWN:	WLA
CHECKED:	MDI
SCALE:	1/4" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

TYPICAL APT. PLUMBING PLANS

P2.1



SANITARY RISER SR 2



SANITARY RISER SR 1

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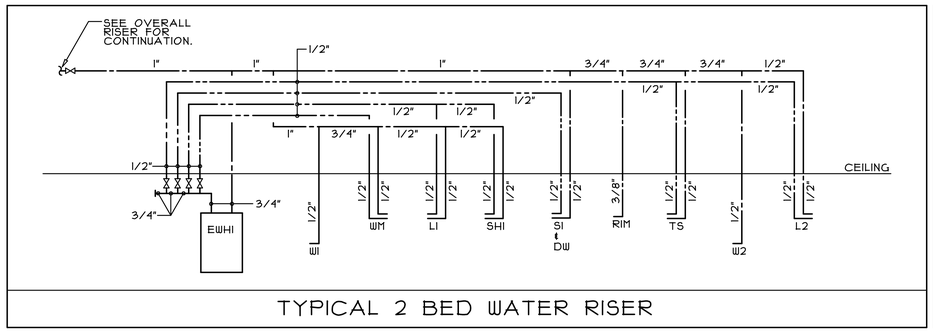
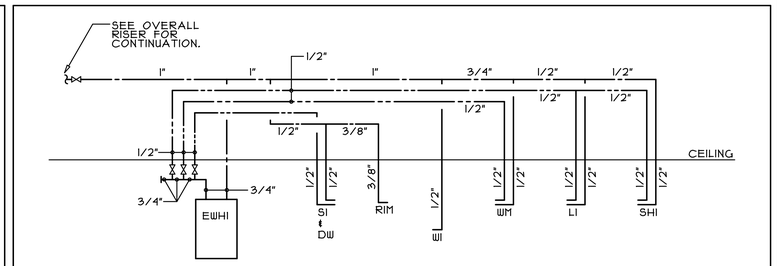
CHECKED:	MDI
SCALE:	1/8" = 1'-0"
DATE:	09-24-24
PROJECT #:	23003

PLUMBING RISERS

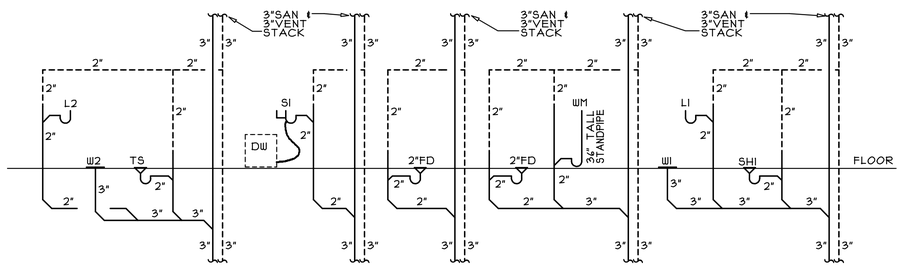
P3.1



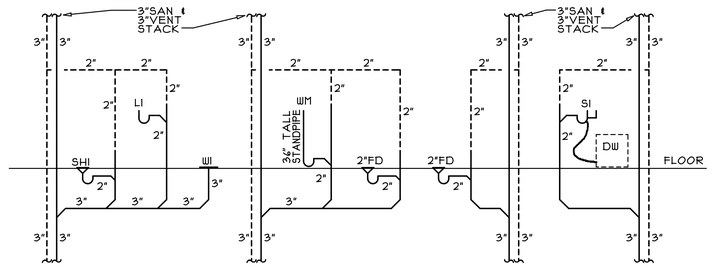
TYPICAL 2 BED WATER RISER



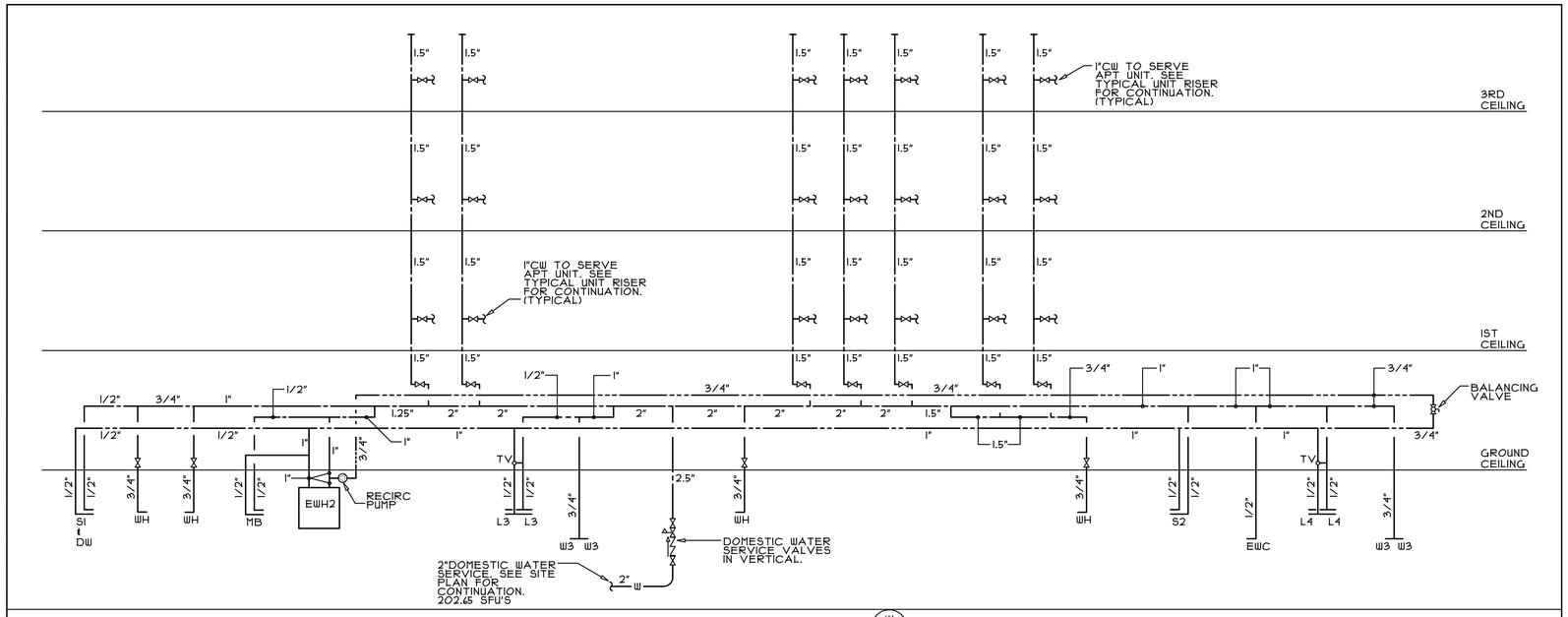
TYPICAL 1 BED WATER RISER



TYPICAL 2 BED SANITARY RISER



TYPICAL 1 BED SANITARY RISER



WATER RISER (W/1)

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REVISIONS:

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DATE:	09-24-24
PROJECT #:	23003

PLUMBING RISERS

P3.2