sweden park lodge

4745 REDMAN ROAD
SWEDEN, NEW YORK

EPF# 150869 - TOWN OF SWEDEN

This project is funded in part by a grant from the NYS Office of Parks, Recreation and Historic Preservation through Title 9 of the Environmental Protection Act of 1993.

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CODE COMPLIANCE

1.	CODES:	These drawings have been prepared in accordance with the 2015 International Codes, 2016 NYS Supplement and the 2014 NFPA-72 National Electrical Code (NEC).
2.	BUILDING AREA:	2,088 SF Gross (1,446 SF Meet, 150 SF Serve & 181 SF Heat)
3.	OCCUPANCY:	A-2 Assembly "Banquet Hall" per IBC 303.3.
4.	CONSTRUCTION TYPE:	Type VB per IBC 602.5.
5.	OCCUPANT LOAD:	(1,446 SF/15)+(150 SF/200)+(181 SF/300)=99 per IBC 1004.1.
6.	PLUMBING FIXTURES:	Minimum Required per IPC 403.1 (Banquet Hall)
		A. Toilets; 1/75 Women & 1/75 Men
		B. Lavatory; 1/200 Women & 1/200 Men
		C. Drinking Fountain; 1/500 People (High/Low)
		D. Sink; 1 Service Sink
7.	FIRE SPRINKLER:	<100 not required per IBC 903.2.1.2.
8.	FIRE ALARM:	<300 not required per IBC 907.2.1.

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ABBREVIATION

AF	ABOVE FLOOR
ASTM	AMERICAN STANDARD TEST METHOD
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
AW	AWNING WINDOW
BD	BOARD
B&B	BOARD & BEAD
CF	CEILING FAN
CFM	CUBIC FEET/MINUTE
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CW	COLD WATER
DH	DOUBLE HUNG WINDOW
DF	DRINKING FOUNTAIN
DIP	DUCTILE IRON PIPE
EF	EXHAUST FAN
EP	ELECTRIC PANEL
EW	EACH WAY
FA	FIRE ALARM PANEL
FC	FIBER-CEMENT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FN	FURNACE
FND	FOUNDATION
FX	FIXED SASH WINDOW
FRP	FIBER REINFORCED PANEL
GB	GRAB BAR
GFI	GROUND FAULT INTERRUPTER
GYP	GYPSUM
HB	HOSE BIB
HD	HAND DRYER
HW	HOT WATER
ICB	INTEGRALLY COLORED BURNISHED
KS	KITCHEN SINK
LAV	LAVATORY (WALL HUNG)
LED	LIGHT EMITTING DIODE
LP	LIQUID PETROLEUM
LVL	LAMINATED VENEER LUMBER
MCWA	MONROE COUNTY WATER AUTHORITY
MR	MIRROR
MS	MOP SINK
OC	ON CENTER
OH	OVERHEAD
PEX	CROSS-LINKED POLYETHYLENE
PVC	POLYVINYL CHLORIDE
PT	PRESSURE TREATED
RA	RETURN AIR
SA	SUPPLY AIR
SF	SQUARE FEET
SD	SOAP DISPENCER
SDR	STANDARD DIMENSION RATIO
SAN	SANITARY SEWER
SS	STAINLESS STEEL
STM	STORM SEWER
T&G	TONGUE & GROOVE
TP	TOILET PAPER HOLDER
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UND	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UTP	UTILITY POLE
V	VENT
VDM	VENTILATED DRAINAGE MEMBRANE
VP	VAPOR BARRIER
VTR	VENT THRU ROOF
WC	WATER CLOSET (WALL HUNG)
WH	WATER HEATER
WP	WEATHER PROOF
WWM	WELDED WIRE MESH

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SAW CUT ASPHALT & ALIGN 5" CONC PAVEMENT W/6X6WWM ON 6"-#2 CRUSHED STONE ON COMPACT FILL BY BUILDER - SLOPE AWAY FROM BUILDING

1" TYPE 7F ASPHALT TOP COURSE ON 3" TYPE 3 ASPHALT BINDER ON 2-6" LIFTS COMPACT #2 CRUSHER RUN BY OWNER

STRIPING BY OWNER

2-3"ϕ PVC CONDUITS W/FISH WIRE BY OWNER FROM PUMP HOUSE TO LODGE BY OWNER WIRE PULL FOR ELECTRIC SERVICE BY BUILDER

6" SAN MAIN FROM CO TO PUMP STATION BY OWNER SAN FROM LODGE TO CO BY BUILDER

EXISTING PUMP HOUSE & ELECT TRANS - SLAB 560.2

SANITARY PUMP STATION INLET INVERT 555.25

KEPLER POND

EXISTING IRRIGATION SUCTION LINE

BUILDING & FINISH GRADING BY BUILDER

6" SDR 35 SAN INV 557.5 BY OWNER TO PUMP STATION

15" SICPP 25' W/END SECTIONS, FILL & 5" CONC WALK BY BUILDER INV ELEV TO BE DETERMINED

1" TYPE 7F ASPHALT TOP COURSE ON 3" TYPE 3 ASPHALT BINDER ON 2-6" LIFTS COMPACT #2 CRUSHER RUN BY OWNER

LODGE FF 561.5

121.5'

177.6'

182.8'

7 SPACES @ 10'-70'

22 SPACES @ 10'-220'

EXISTING ASPHALT WALK

SAW CUT & TACK COAT

EXISTING 8" DIP WATER MAIN

WATER SERVICE & 1 1/2" X 8" SADDLE BY OWNER TAP BY MCWA

1 1/4" HDPE FORCED SAN MAIN

6" SDR 35-190'

4" SDR 35 225' SAN

EXIST 15" SICPP STM

EXIST 15" SICPP

1 1/2" POLYETHYLENE

OH ELECT

UND ELECT

UTP

CO

HYD

DUGOUT

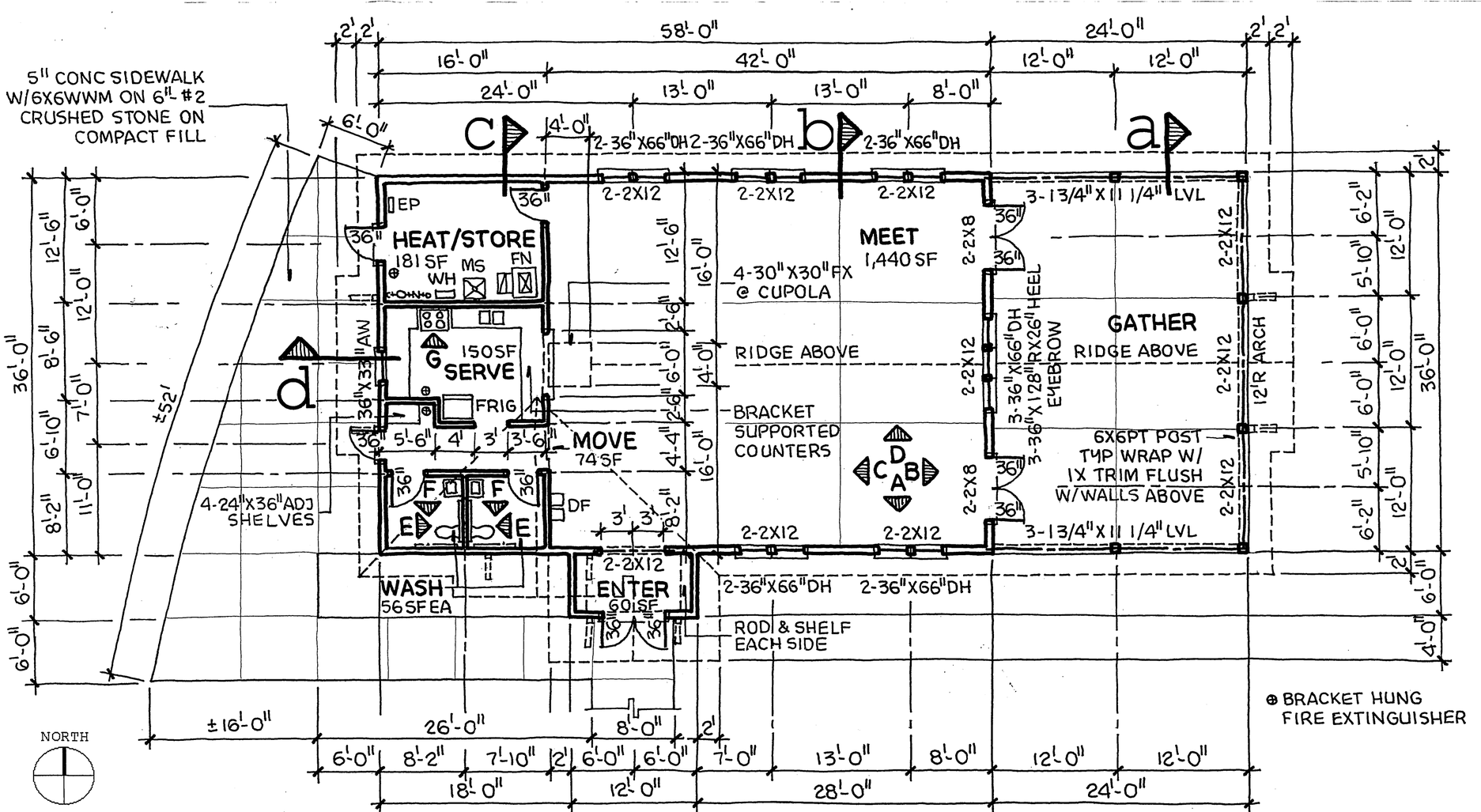
NEITOPSKI FIELD

JOHN HENION PARKWAY

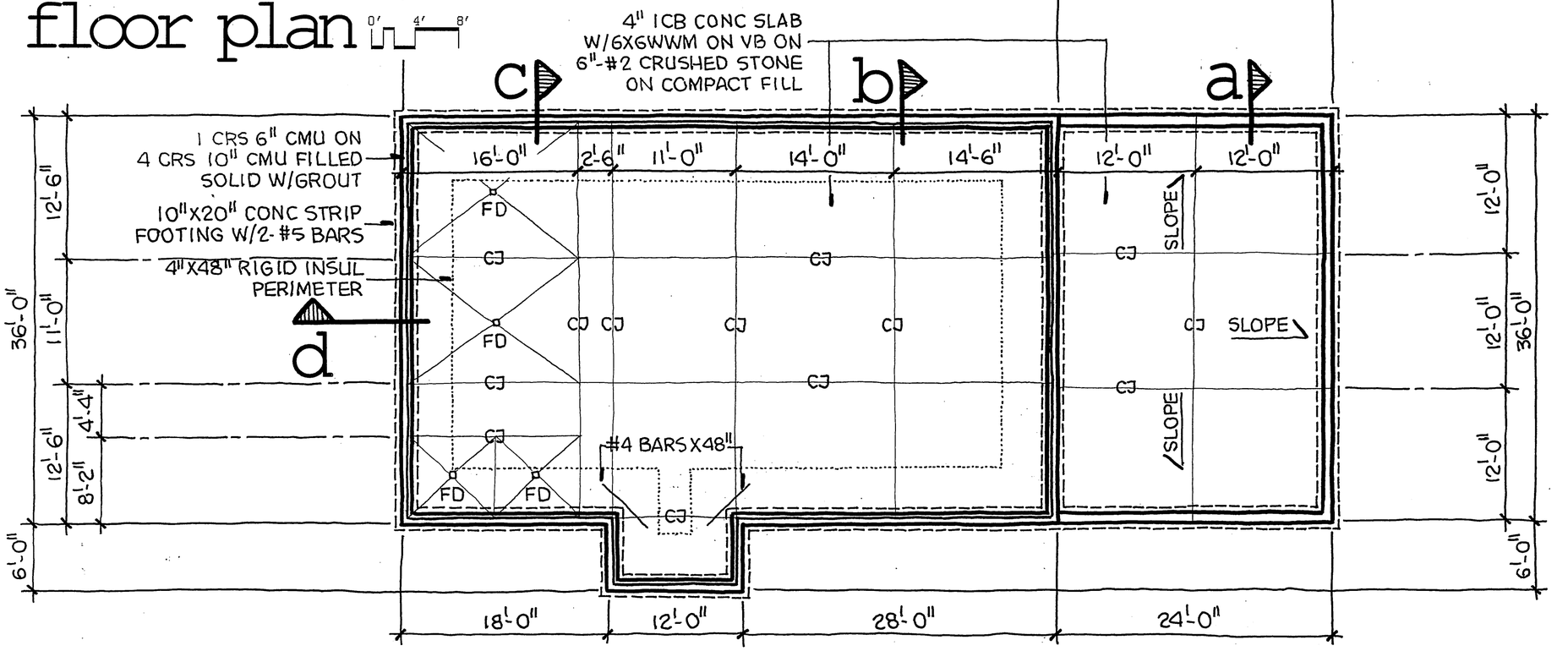
EXISTING TOILET & CONCESSION BLDG

NORTH

site plan 0' 20' 40'



floor plan



foundation plan

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NOTES

PROVIDE BLOCKING AS REQ'D FOR GRAB BARS, BRACKETS & SHELVING.

HEAD OF DOORS & WINDOWS TO ALIGN (±7') W/SHAKER STYLE 'PICTURE RAIL' PERIMETER ALL ROOMS LESS HEAT/STORE.

INTERIOR FLOOR SLAB SMOOTH TROWELED INTEGRALLY COLORED & BURNISHED (ICB) 'BROWN' FINISH CONCRETE.

EXTERIOR WALL FRAMING 2X6 STUDS @16" OC, INTERIOR WALL FRAMING 2X4 STUDS @16" OC.

PROVIDE SOUND BATT INSULATION IN WASH ROOM INTERIOR WALLS

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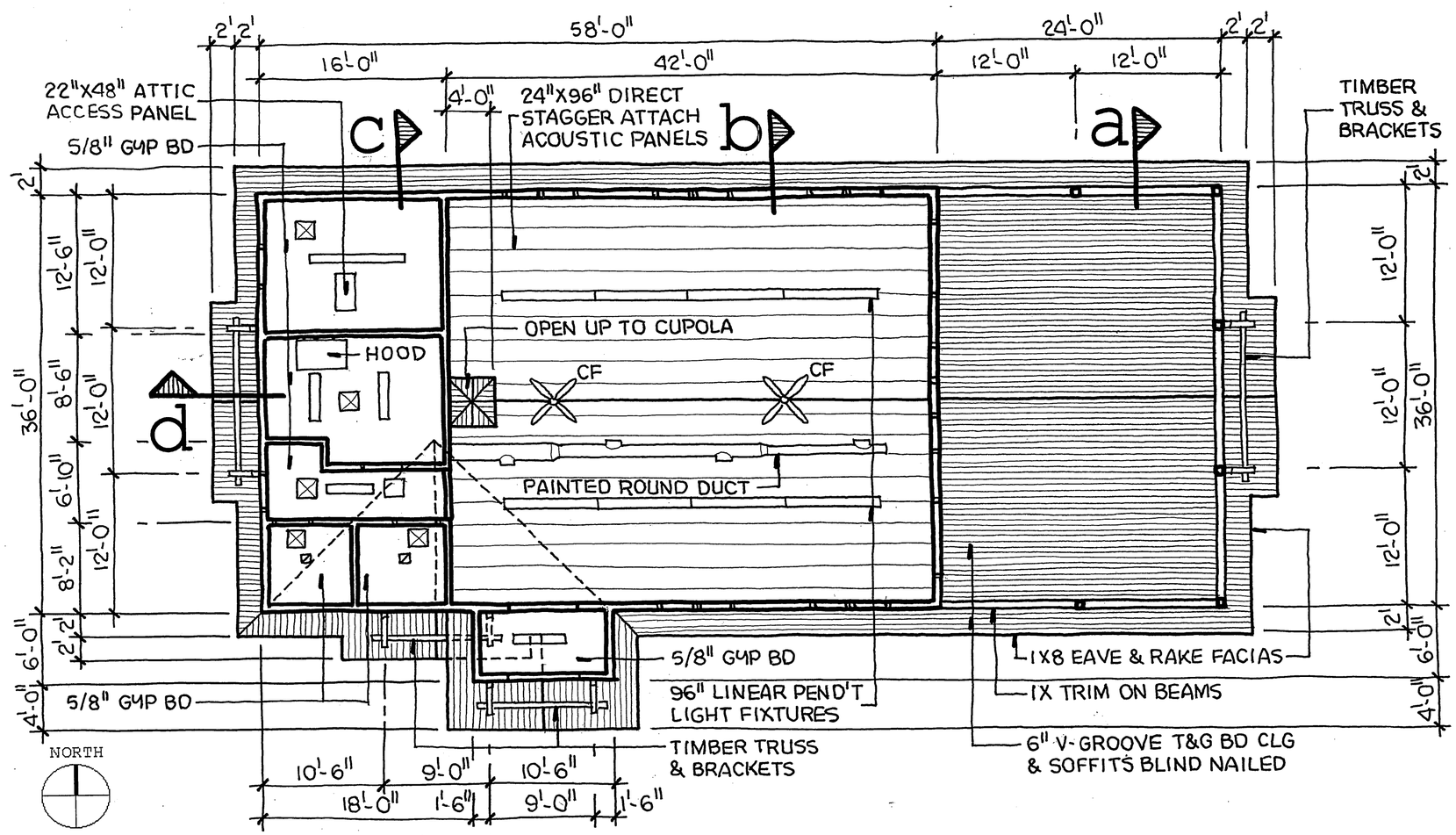
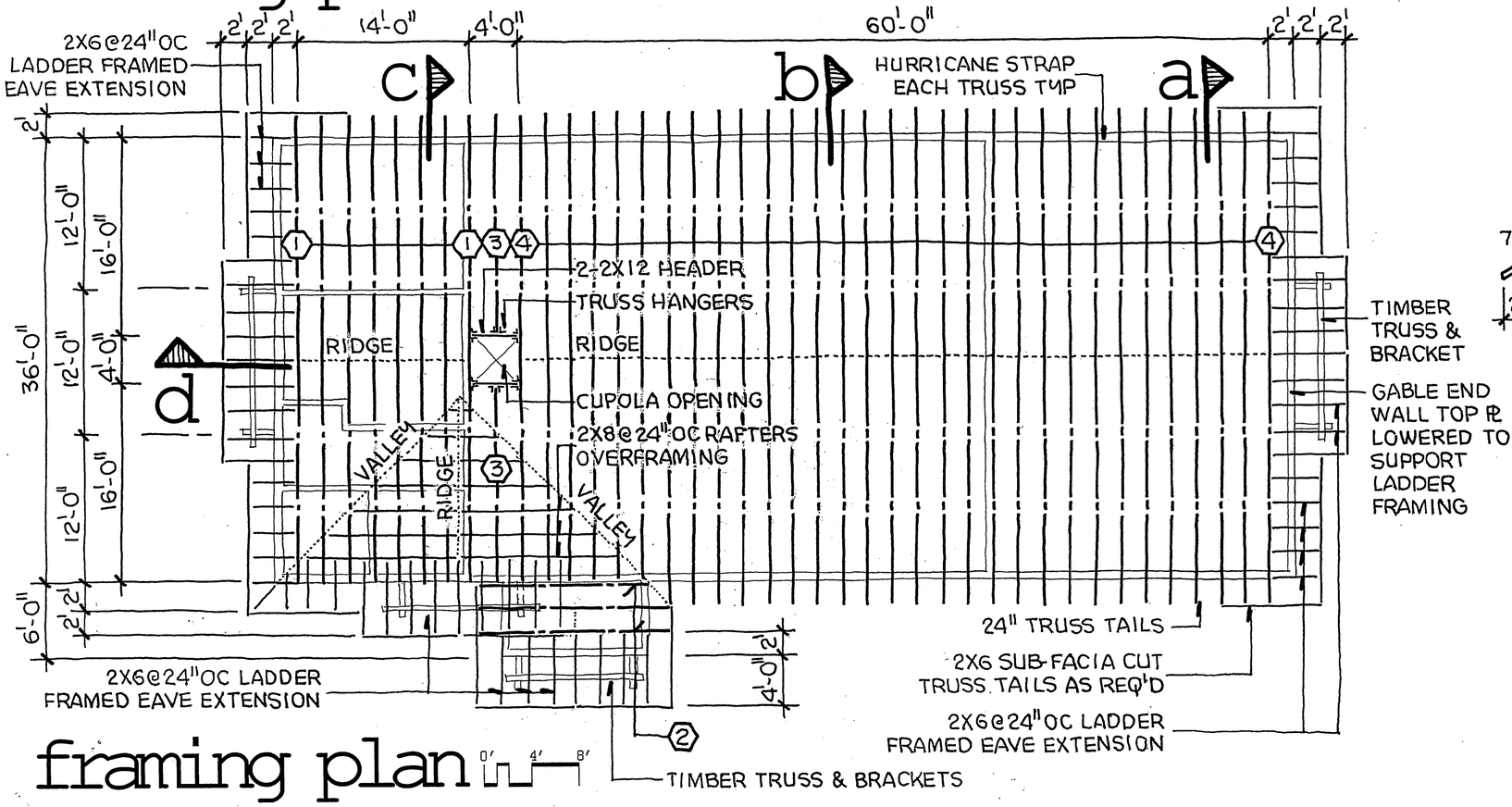


ceiling plan

0' 4' 8'



framing plan

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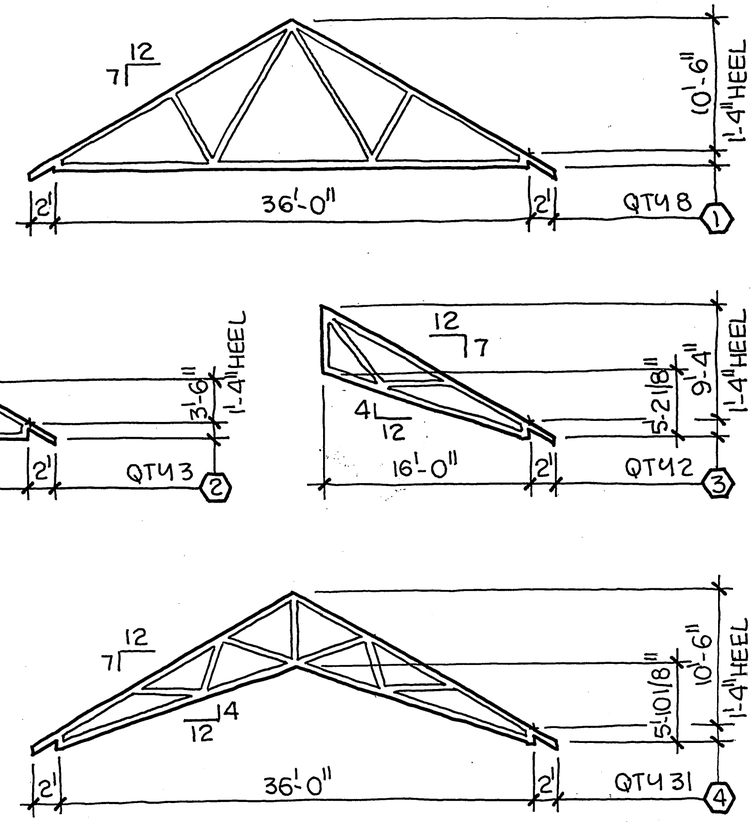

TRUSS MANUFACTURER TO DETERMINE ACTUAL WEB LAYOUT
TRUSS MANUFACTURER TO REINFORCE & PROVIDE BLOCKING AS REQ'D IN ADJACENT TRUSSES FOR HEADER @ CUPOLA OPENING

truss profiles

0' 4' 8'

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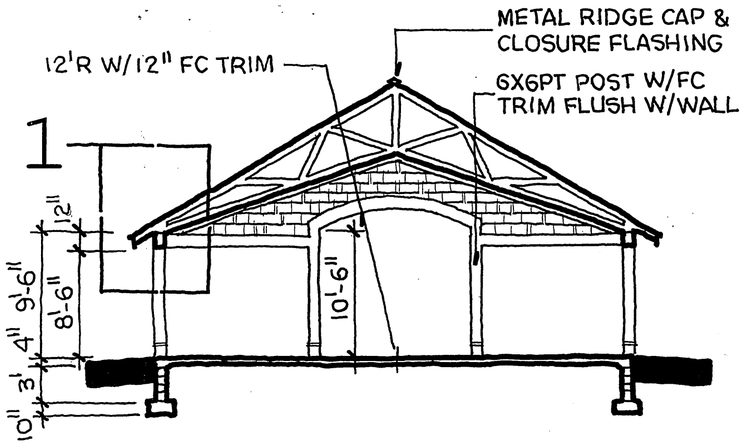
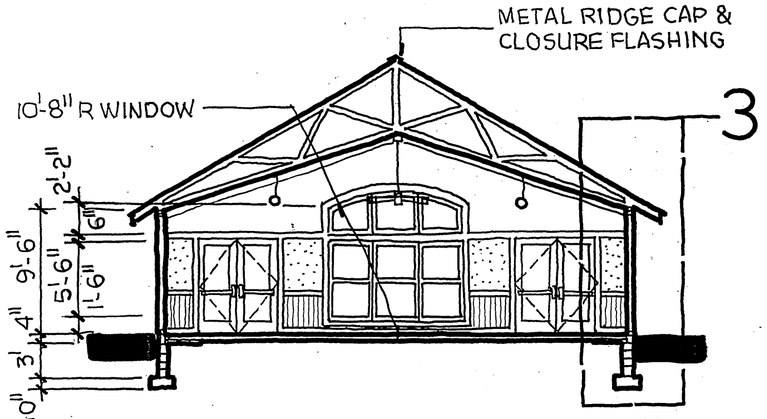


section a 0' 4' 8'



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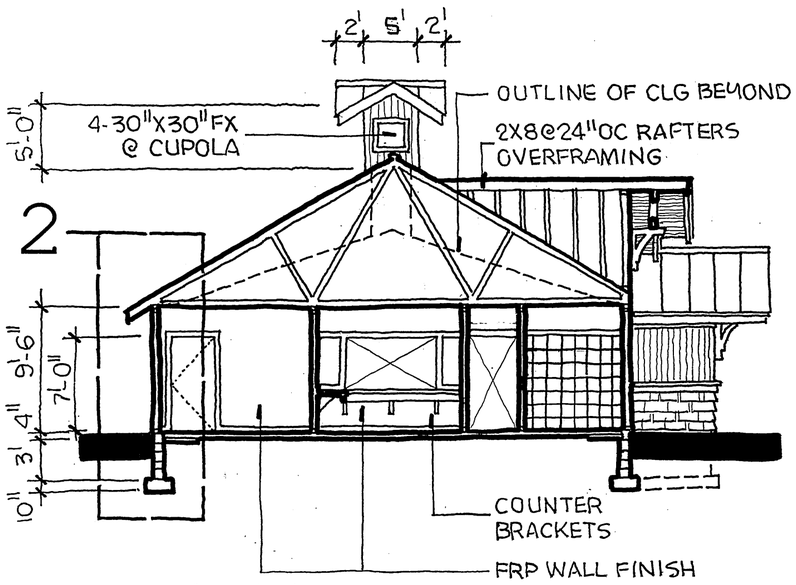
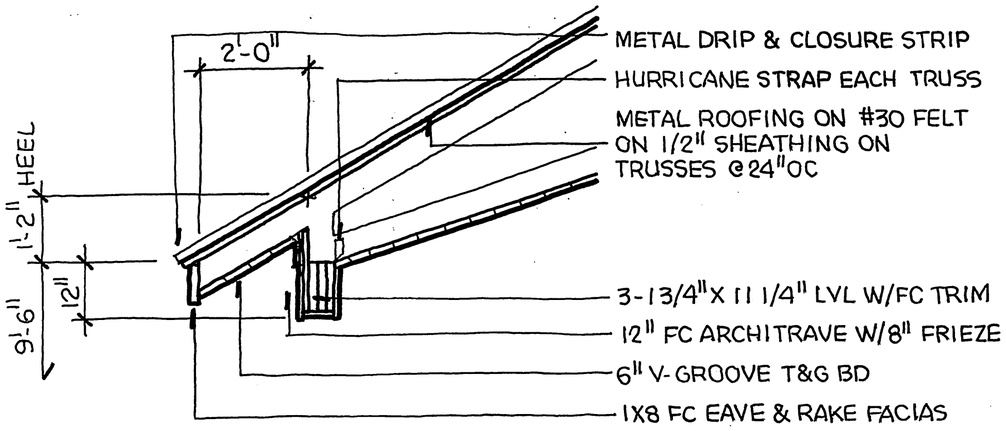
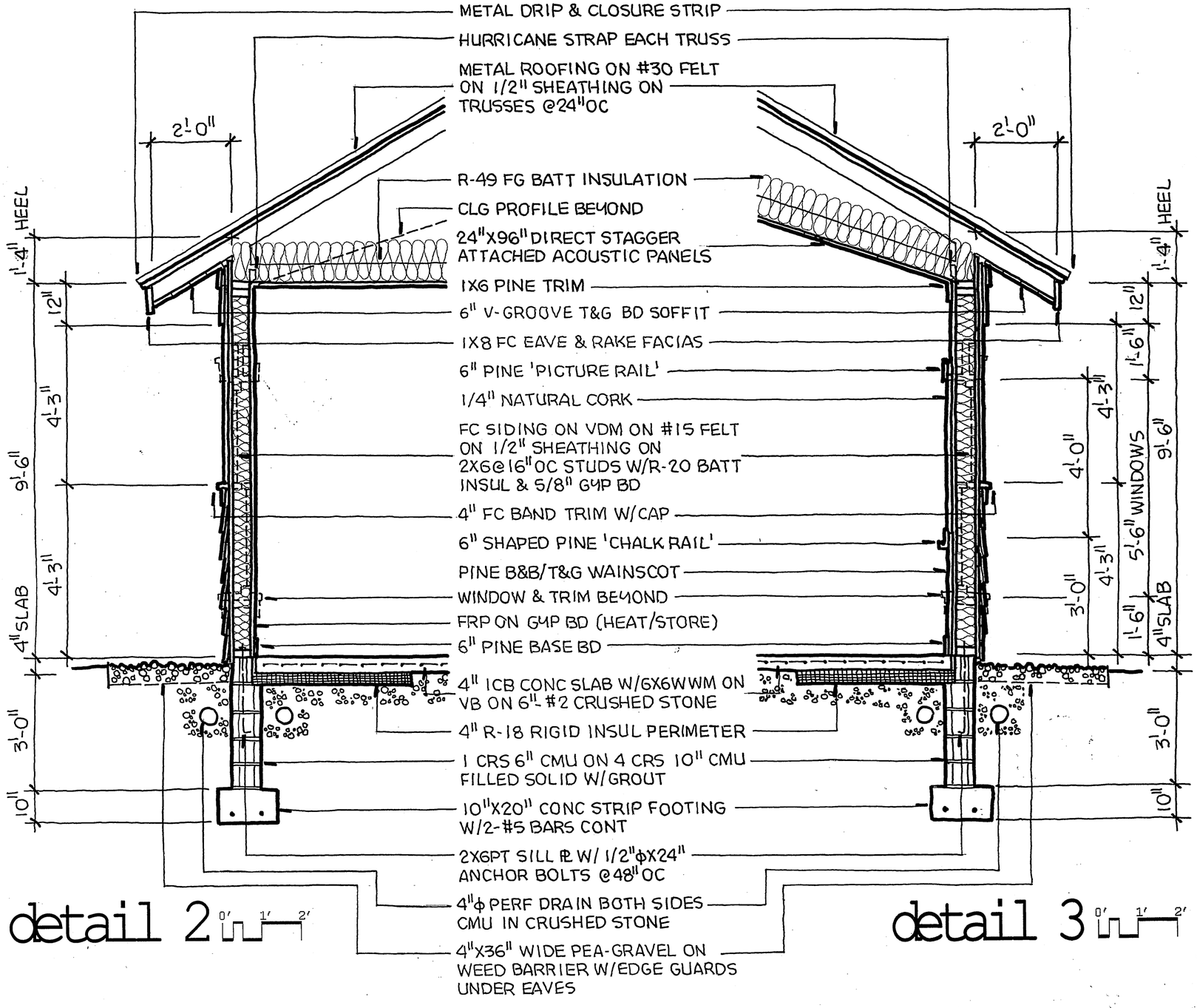


section c 0' 4' 8'

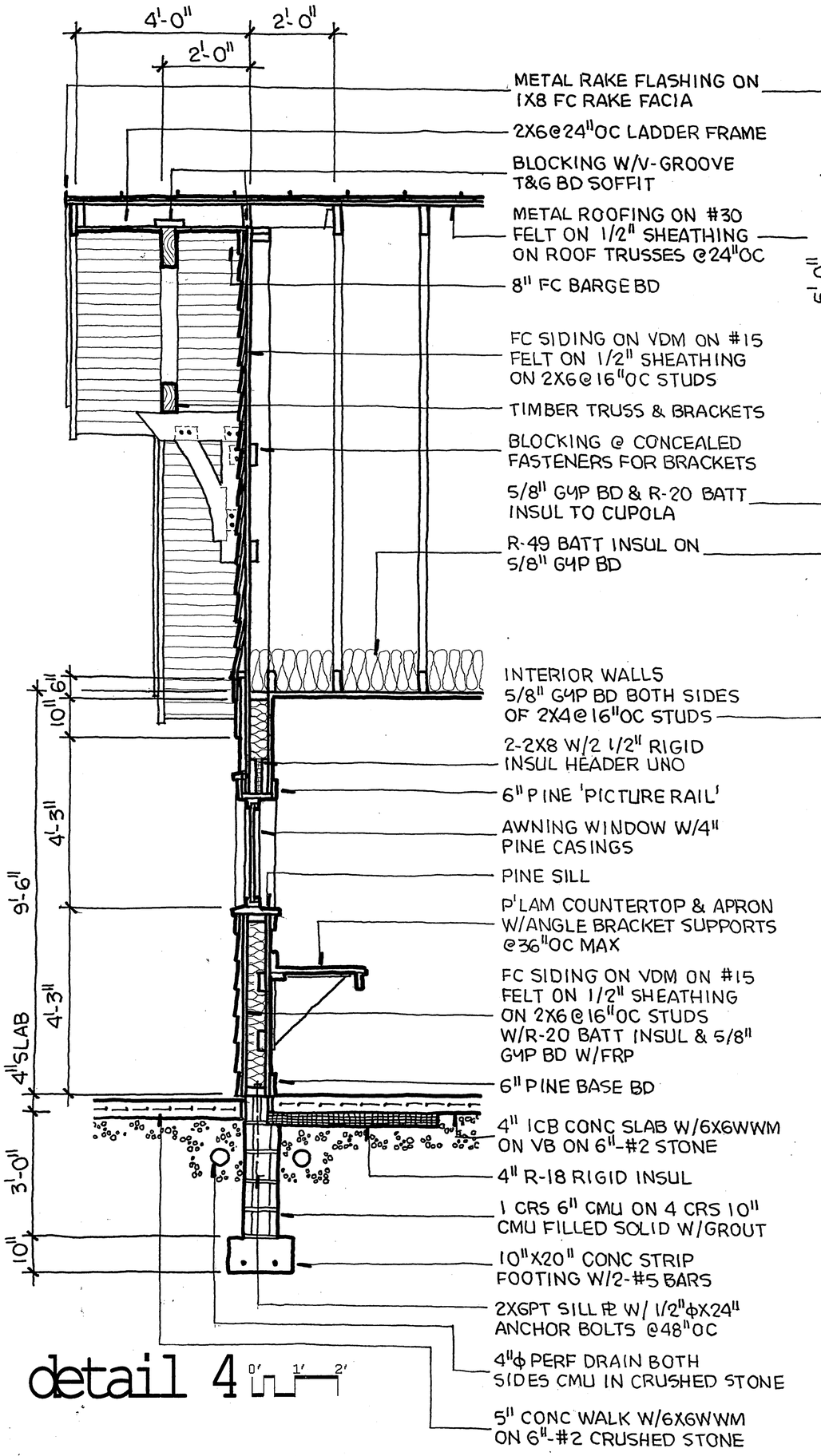


detail 1 0' 1' 2'

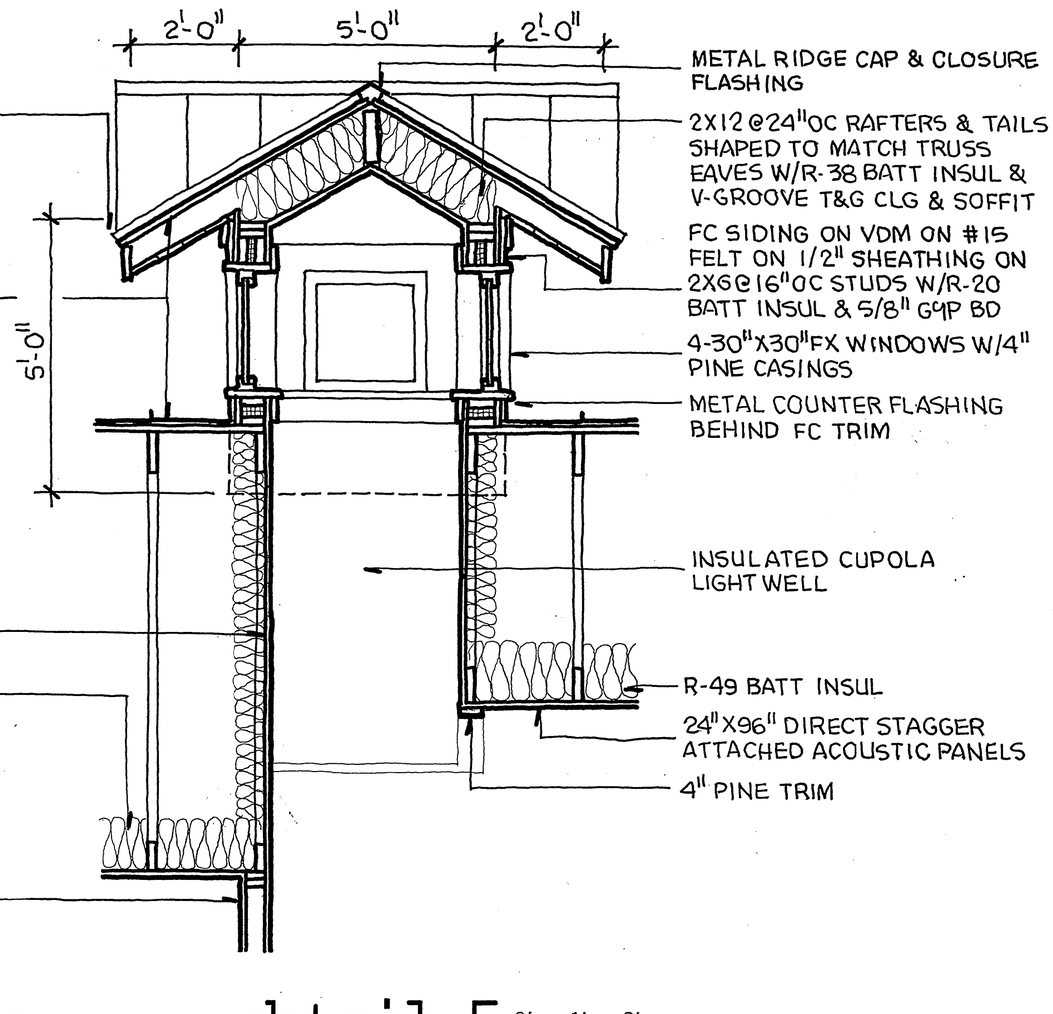


detail 2 0' 1' 2'

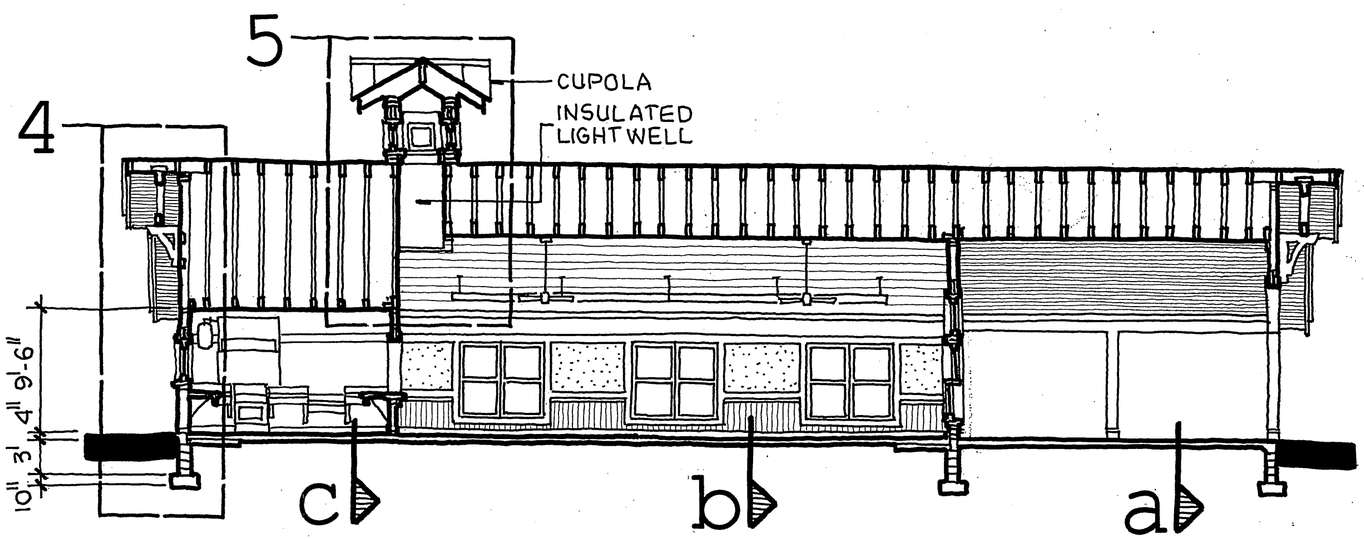
detail 3 0' 1' 2'



detail 4 0' 1' 2'



detail 5 0' 1' 2'



section d 0' 4' 8'

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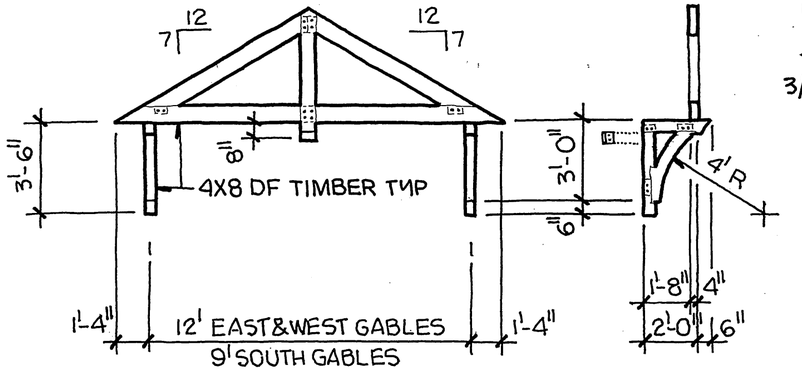

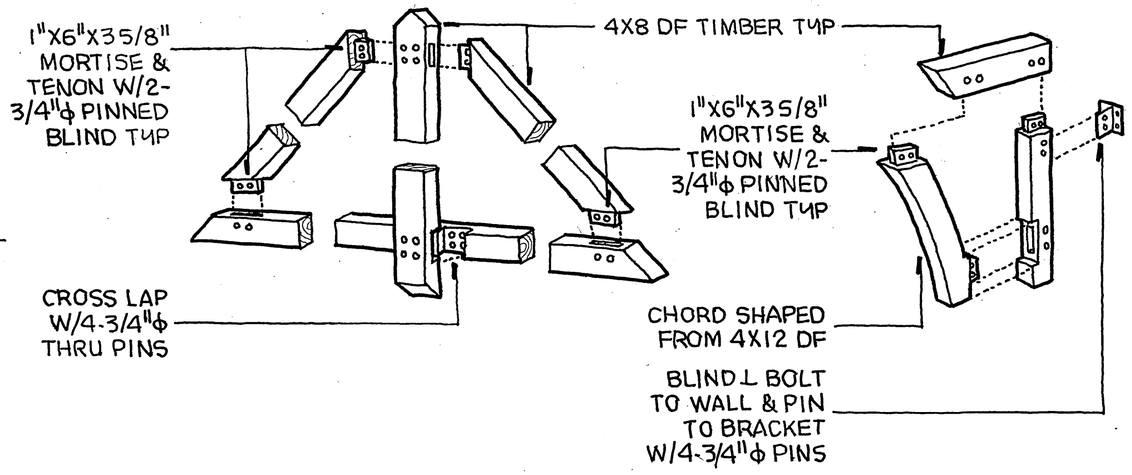

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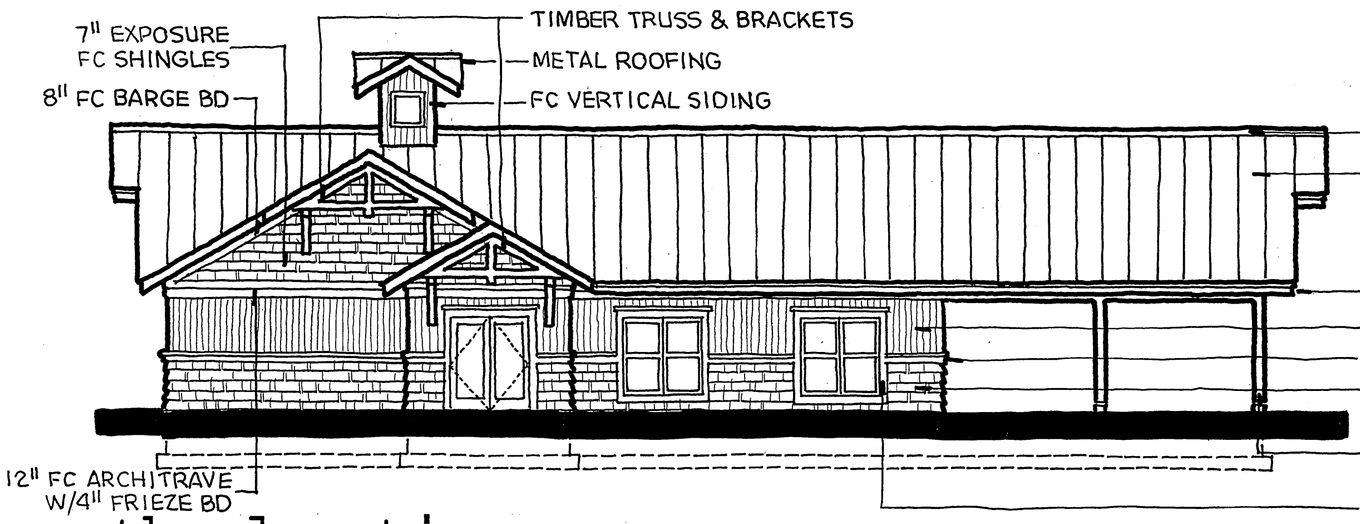
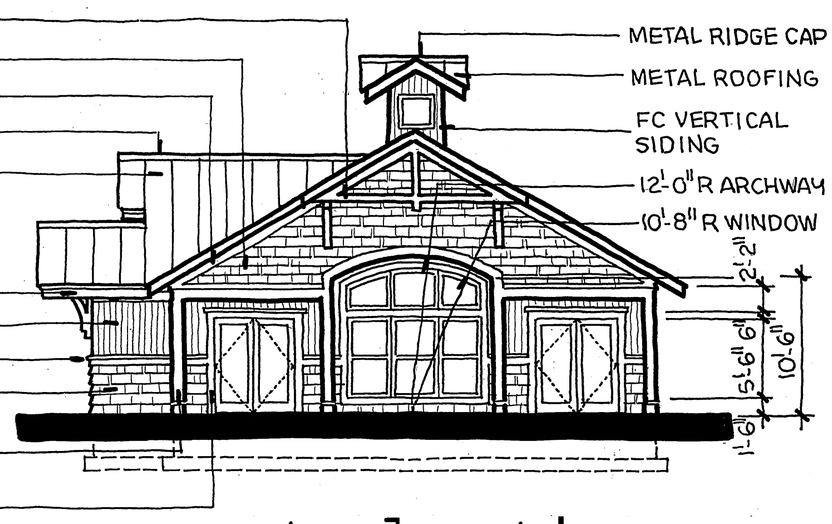
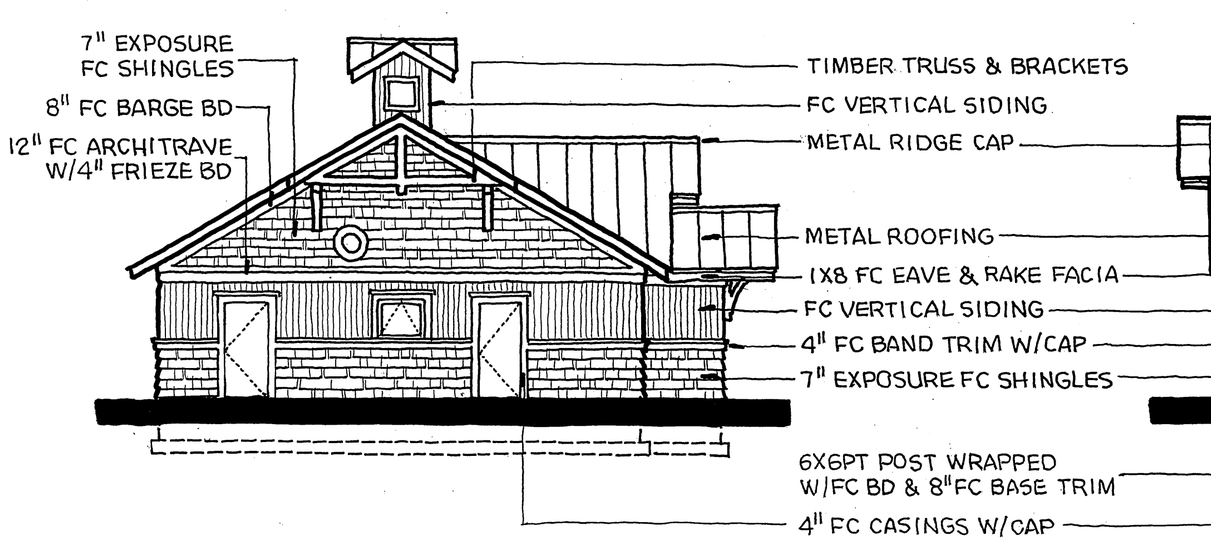
timber trusses



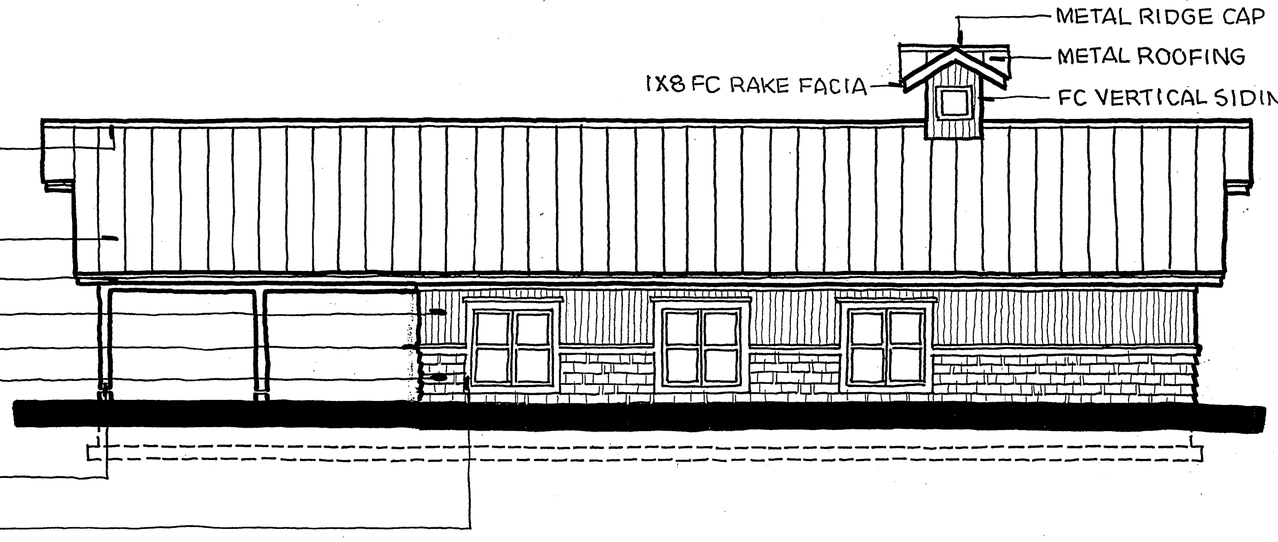
south elevation 0' 4' 8'



east elevation 0' 4' 8'



west elevation 0' 4' 8'



north elevation 0' 4' 8'

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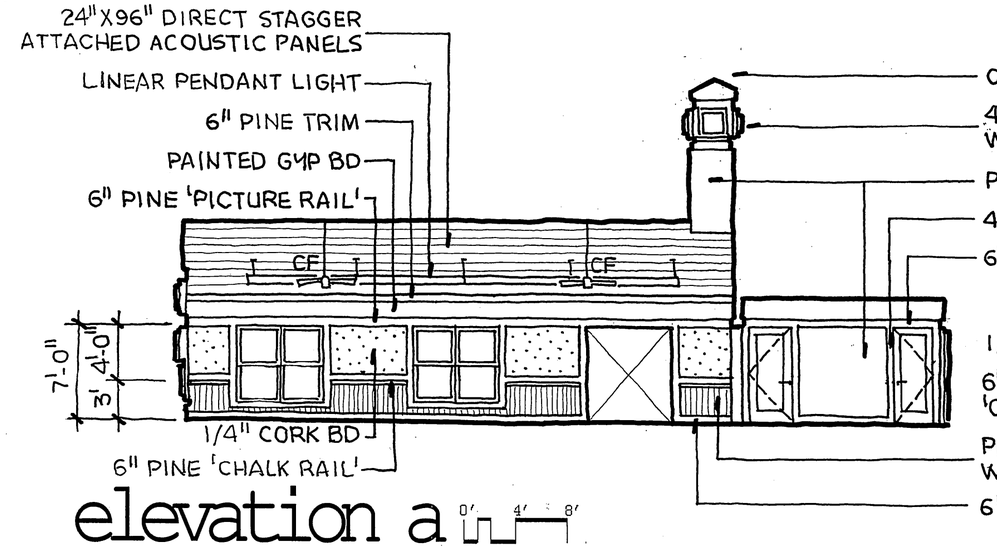
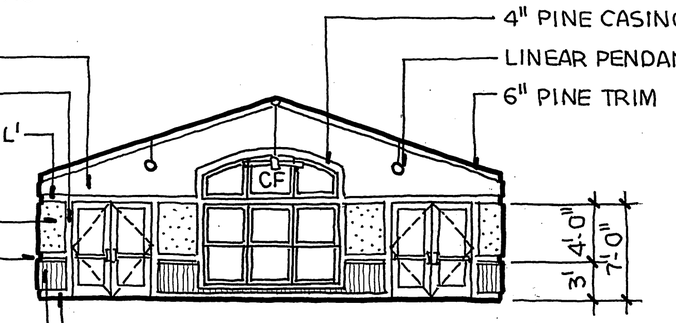
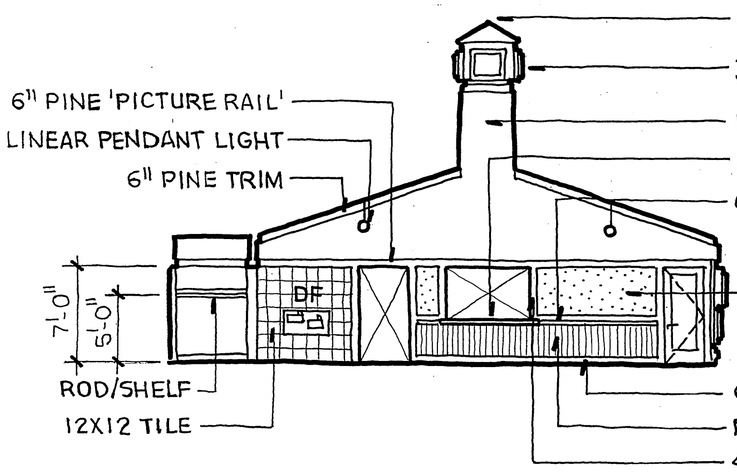
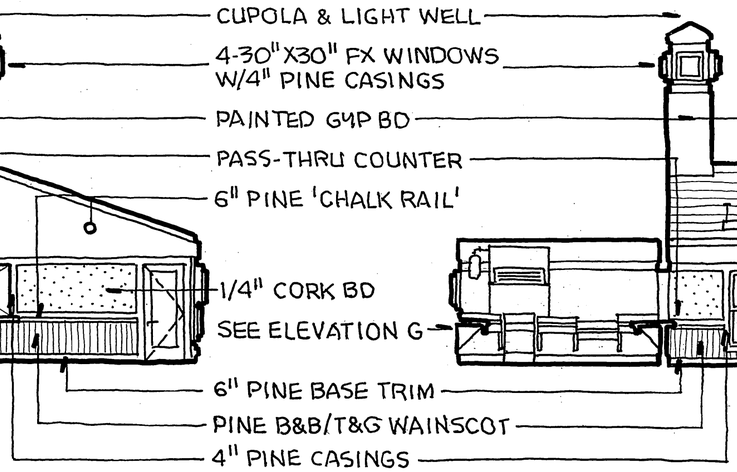


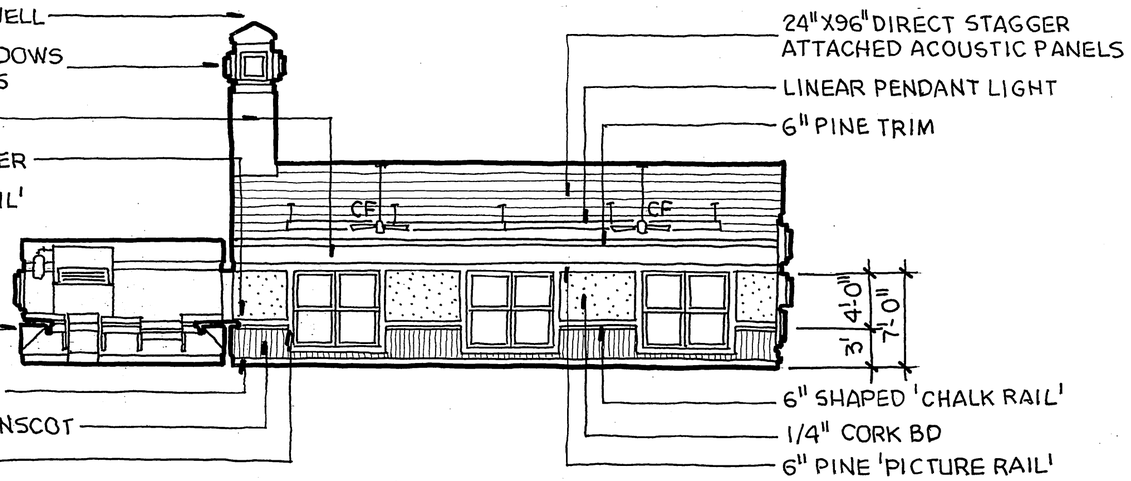
elevation a 0' 4' 8'



elevation b 0' 4' 8'

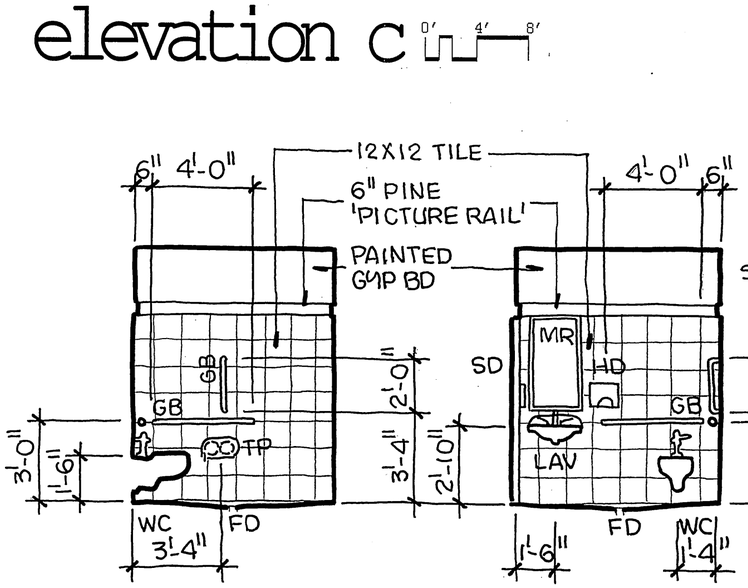




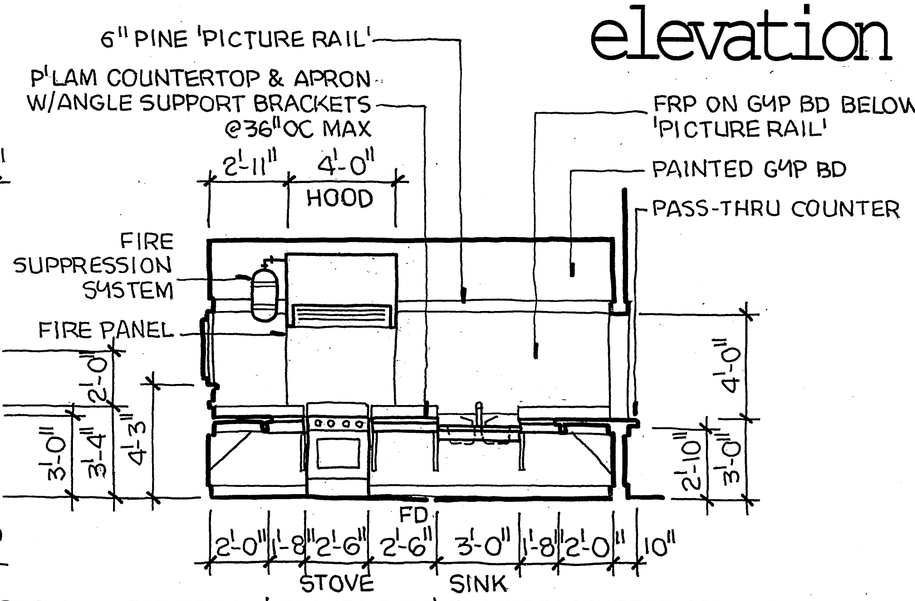


elevation c 0' 4' 8'

elevation d 0' 4' 8'

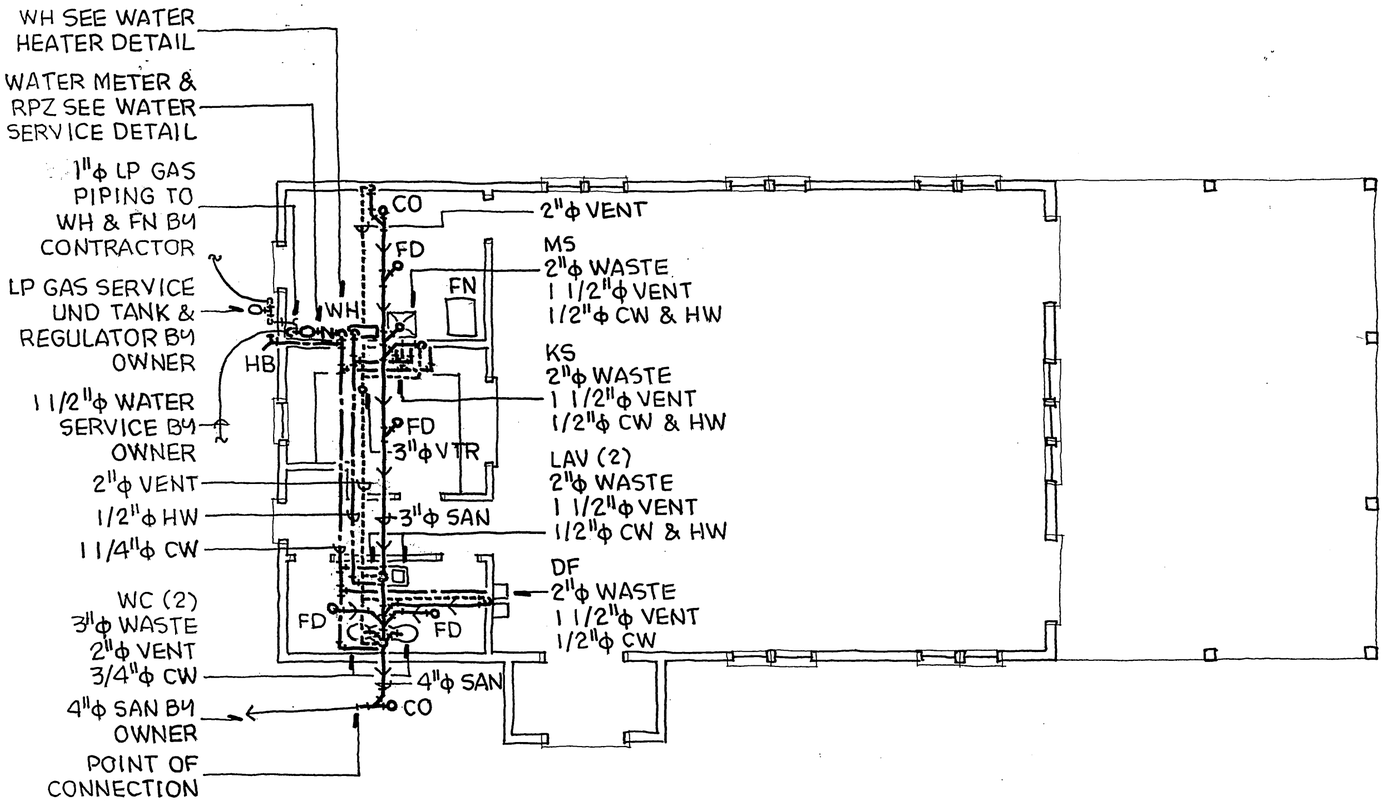


TILE BELOW 'PICTURE RAIL' ENTIRE PERIMETER EACH WASH ROOM



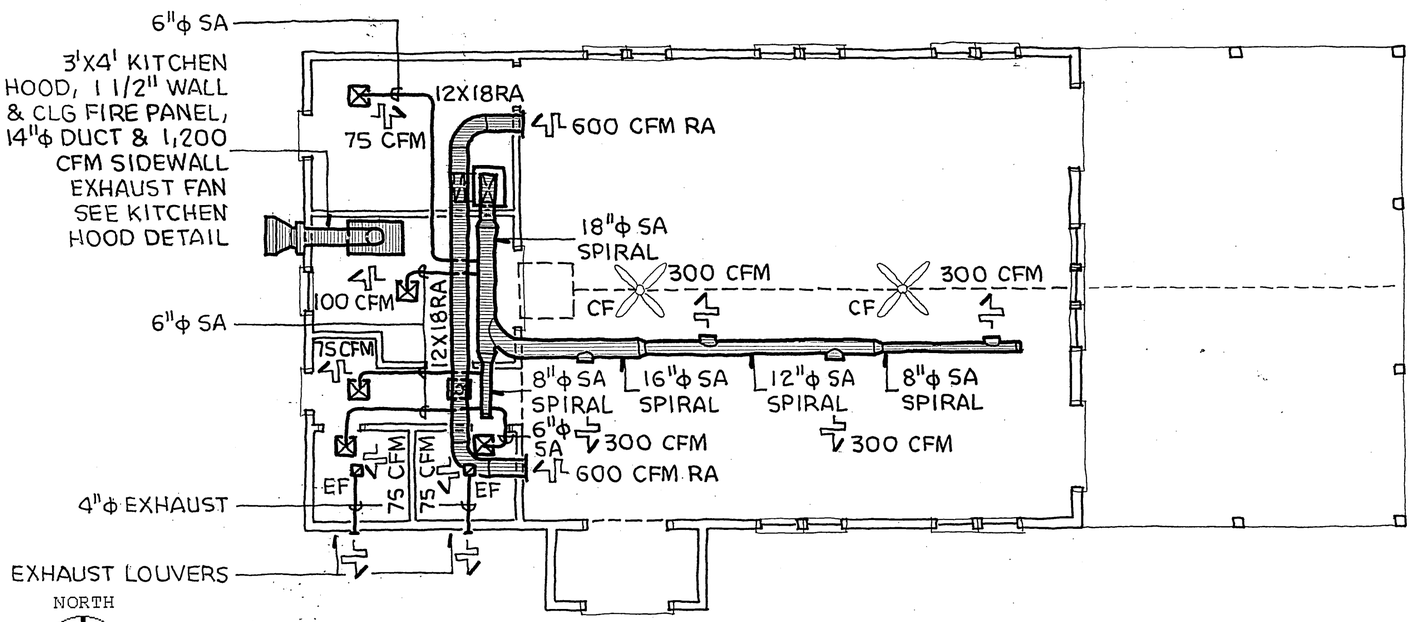
FRP BELOW 'PICTURE RAIL' ENTIRE PERIMETER SERVING ROOM

elevations e f g 0' 2' 4'



plumbing plan

0' 4' 8'



mechanical plan

0' 4' 8'

LEGEND

- COLD WATER
- HOT WATER
- SANITARY VENT
- SANITARY SEWER

PLUMBING NOTES

PROVIDE WALL BLOCKING & SUPPORTS AS REQ'D.

PROVIDE SHUT-OFF AT EACH FIXTURE. GAS & DOMESTIC PRESSURE TESTING REQ'D. SANITARY STACK TESTING REQ'D.

WALL HUNG LAV & WC TO BE SUPPORTED BY FLOOR MOUNTED CONCEALED BACK-TO-BACK CARRIERS.

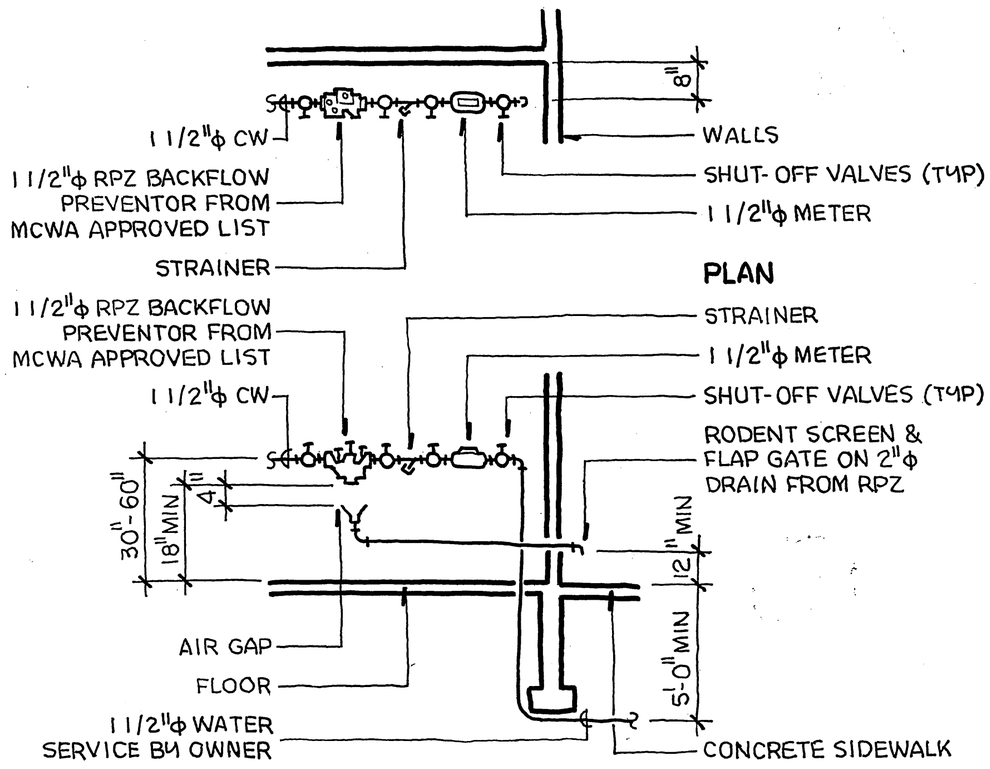
WALL MOUNTED FIXTURES TO BE INSTALLED AFTER WALL TILE COMPLETED & CAULKED TO TILE.

MECHANICAL NOTES

PROVIDE ALL FITTINGS, HANGERS & APPURTENANCES AS REQ'D.

OFFSET DUCTWORK AS REQ'D TO AVOID OBSTACLES.

PROVIDE DUCT SEALING & R-8 DUCT INSULATION WHERE ABOVE CLG. DUCT PRESSURE TEST REQ'D. SPIRAL DUCT TO BE PAINTED WHERE EXPOSED.



water service detail

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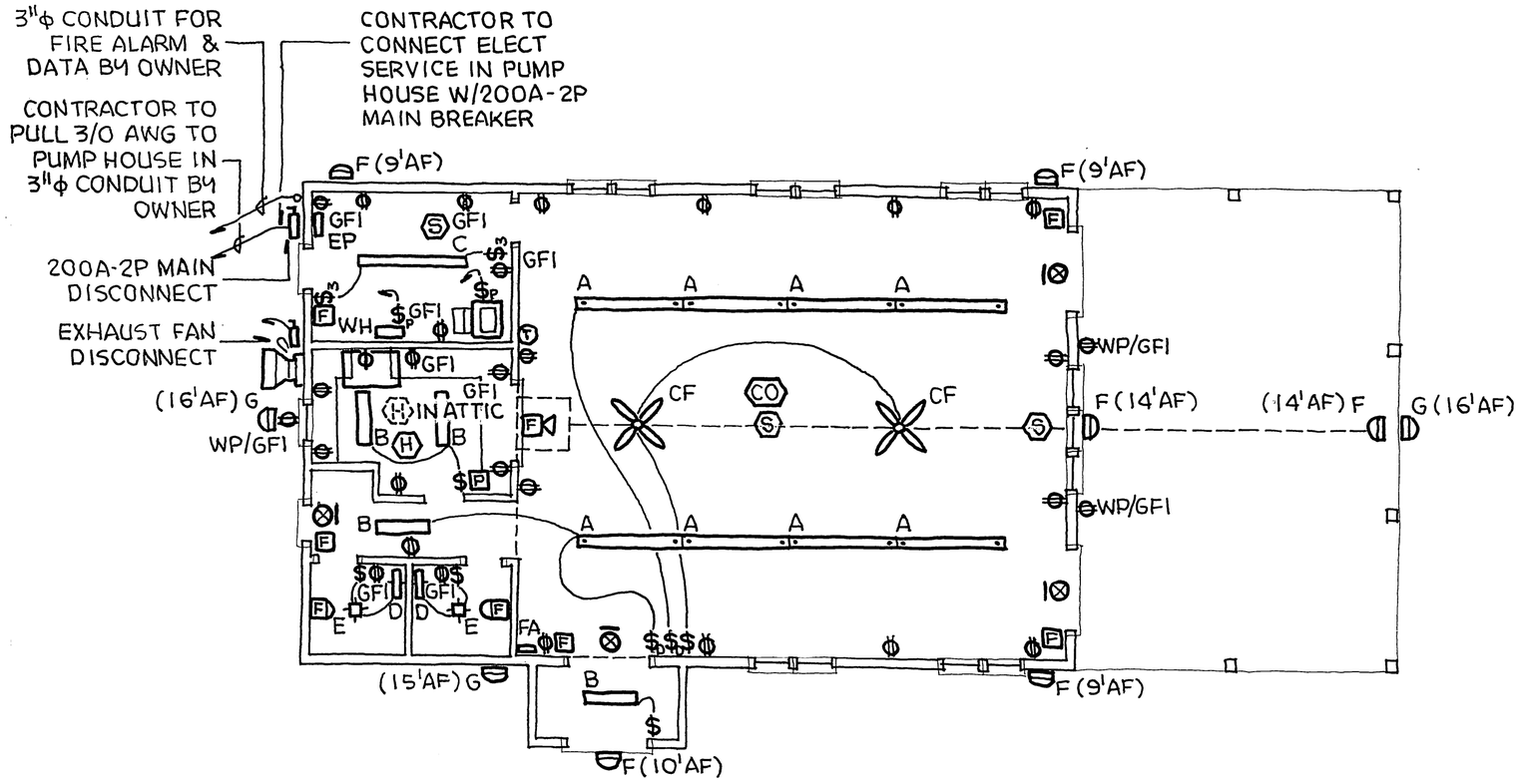
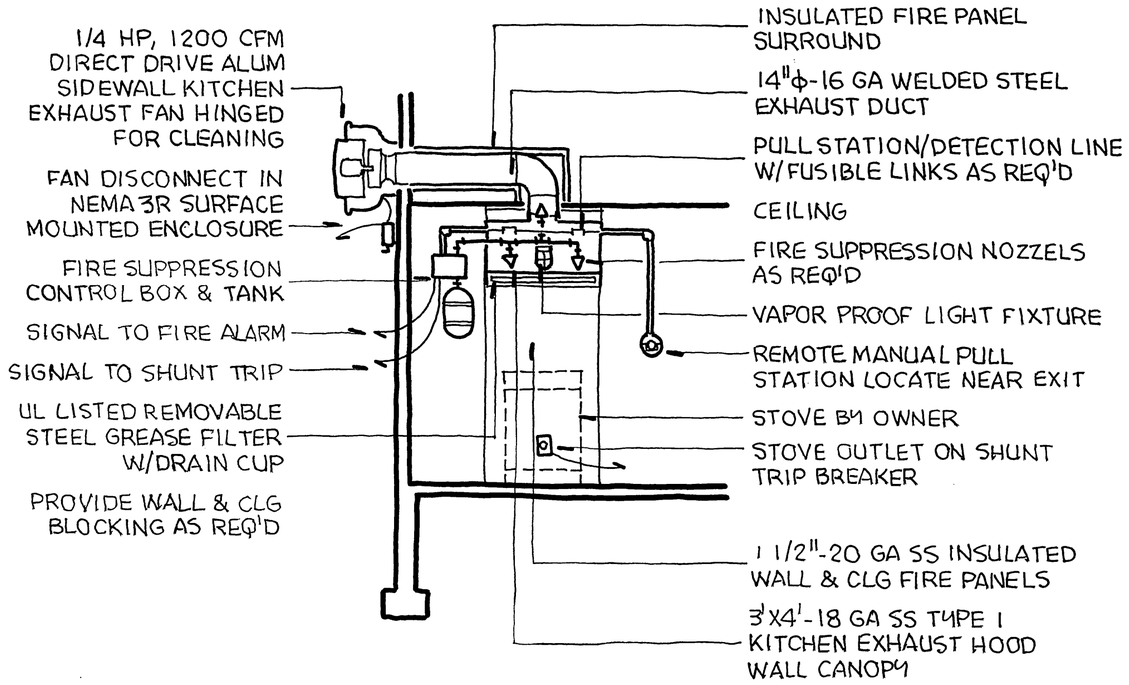
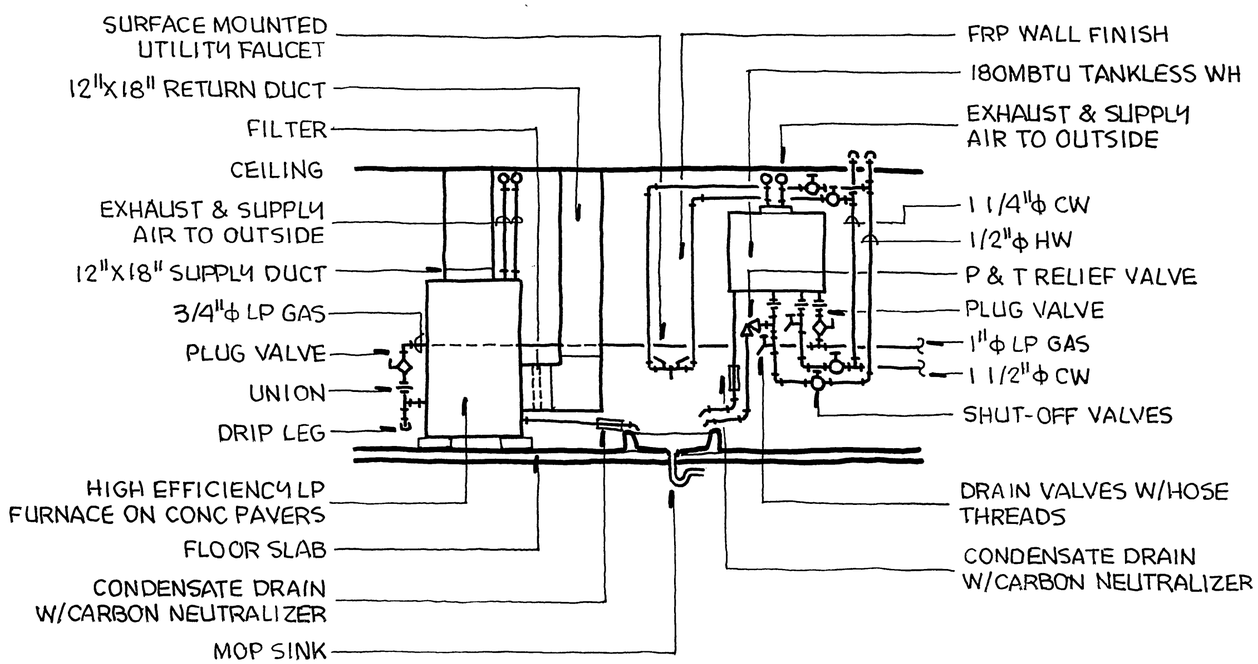


electrical plan



kitchen hood detail



furnace detail

water heater detail

LEGEND

- $ LIGHT SWITCH
- $D DIMMER SWITCH
- $P SWITCH W/PILOT LIGHT
- $3 3-WAY SWITCH
- DISCONNECT
- DUPLEX RECEPTACLE
- STOVE OUTLET
- EXIT/EM LIGHTS
- PENDANT LIGHTS (A FIXTURES)
- CEILING LIGHTS (B & C FIXTURES)
- WALL LIGHT (D FIXTURES)
- EXHAUST FAN/LIGHT (E FIXTURES)
- EXTERIOR WALL LIGHTS (F & G FIXTURES)
- FA FIRE ALARM PANEL
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR
- (CO) CO DETECTOR
- (F) FIRE ALARM PULL STATION
- (FH) FIRE ALARM HORN/STROBE
- (FS) FIRE ALARM STROBE
- (P) HOOD FIRE SUPPRESSION PULL STATION

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PARK LODGE
4745 Redman Road
Sweden, New York

project

DAVID STRABEL R.A.
24 Tudor Road
Brockport, New York 14420
585-637-5346

architect

ELECTRICAL NOTES

BALANCE PANEL LOADS. ALL CIRCUITS SHALL BE LABELED.

ALL WIRING TO BE MC UNO.

PROVIDE MOUNTING BD FOR ELECT PANEL & DISCONNECTS.

EXIT/EM LIGHTS & FIRE ALARM TO BE ON CIRCUIT BREAKERS IDENTIFIED IN RED.

EXTERIOR LIGHTS TO BE WIRED THROUGH LINE VOLTAGE TIMER.

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SCOPE OF WORK

1. WORK BY CONTRACTORS: Per General Municipal Law, Section 101, Article 5-A (aka Wicks Law), when a project budget is >$500,000, the work shall be performed by separate prime Contractors providing all labor, materials & equipment as follows;
   A. General Construction; All building construction complete including excavation, sidewalks, finish grade & seeding, less plumbing, mechanical & electrical work.
   B. Plumbing Work; All plumbing work including meter & RPZ, & water service, LP gas & sanitary into building.
   C. Mechanical Work; All mechanical work including kitchen exhaust hood & fire suppression system.
   D. Electrical Work; All electrical work.
2. WORK BY OWNER: Work to be Performed by Owner through the Town of Sweden Highway Department includes;
   A. All asphalt parking and base,
   B. 1 1/2"ϕ water service including tap & corporation stop from main to within 5' of building foundation,
   C. Buried LP gas tank, piping & regulator to within 5' of foundation,
   D. 6"ϕ PVC sanitary from sanitary pump station to within 5' of foundation,
   E. Conduits for electric & phone/data from pump house to within 5' of building foundation, &
   F. Kitchen stove & refrigerator.

BUILDING CODE CONFORMANCE

1. COMPLIANCE: These drawings have been prepared in accordance w/2015 International Codes, 2016 NYS Supplement & the 2014 NFPA-72 Electrical Code. To the best of the Architect's knowledge, belief & professional judgment these plans & construction requirements are in compliance w/these codes.
2. INTERPRETATION: The Contractor shall comply w/all applicable state & local building, electrical, mechanical, sanitary, & energy conservation codes & be responsible to the local building department & that departments interpretation of the code should it differ from these drawings.

WORKMANSHIP & MATERIALS

1. RESPONSIBILITY: These drawings indicate finished structure. The Contractor shall be responsible for construction means, methods, techniques, sequences & procedures.
2. INSTALLATION: The Contractor shall supply materials & equipment of good quality & new, free of defects & properly applied, installed, erected, connected, used, cleaned & conditioned in accordance w/manufacturer's specification, industry/trade standards & regulatory agency approvals in a good workmanship manner. Where reference is made to various test standards for materials, such standards shall be the latest edition or addendum.
3. PRODUCTS: To the fullest extent possible, the Contractor shall provide products of the same generic kind, from a single source, for each unit of work. In accordance w/Section 103 of General Municipal Law, these drawings & specifications are non-proprietary and all requirements are the minimum standard of quality allowed. It is the Contractor's responsibility to select proprietary products which comply w/the drawings & specifications & which are compatible w/one another. All material kinds, types, brands & manufacturers are to be approved by the Architect prior to installation (see Submittals).
4. MINIMUM REQUIREMENT: The Contractor shall provide each item mentioned, indicated or implied to achieve the intended Work according to the methods of best construction practice.
5. ARCHITECT'S AUTHORITY: The Contractor shall abide by all orders, directions & requirements of the Architect, & shall perform all work to the satisfaction of the Architect. The Architect shall determine the amount, quality, acceptability & fitness of all parts of the Work, shall interpret the Plans, Specifications, Contract Documents & any Change Orders, & shall decide all other questions in connection w/the Work. Upon request the Architect shall confirm in writing an oral order, direction, requirement or determination.
6. CORRECTION OF WORK: All Work, all materials incorporated in the Work or not, all processes of manufacture, & all methods of construction shall be at all times & places subject to the inspection by the Architect who shall be the final judge of the quality & suitability of the Work. Should they fail to meet his approval, they shall be forthwith reconstructed, made good, replaced &/or corrected, as the case may be, by the Contractor at his/her own expense.
7. GURANTEE: The Contractor shall guarantee that the Work is in accordance w/the Contract Documents, that materials & equipment furnished will be new & of good quality unless permitted otherwise & that the Work will be free of defects for a period of one year from the date of substantial completion. During the guarantee period, the Contractor shall within three days' notice of defect, take necessary action to correct such defect at the Contractor's expense. The Contractor will be bound to this guarantee by a signed Guarantee Certificate.

DOCUMENTS

1. COPYRIGHT: These drawings are an instrument of service & may not be altered, reproduced, copied, or used for construction without the written permission of the Architect. Unauthorized alterations or additions to these drawings are a violation of New York State education law article 145, section 7209.
2. DIMENSIONS: These drawings are not to be scaled for dimensions. The Builder is to use dimensions given. Dimensions shown are actual, to face of stud or concrete, unless noted otherwise.
3. DISCREPANCIES: In the event of discrepancies between these drawings & specifications, & pertinent codes, regulations, & reference standard, the more stringent provision shall govern. Notify the Architect immediately of any discrepancies.
4. VERIFICATION: The Contractor shall verify all notes, dimensions & existing field conditions before starting work & shall be responsible for errors and or omissions thereafter.
5. INTENT: These drawings & specifications are cooperative. The Contractor is responsible for all items of his work necessary for the proper completion of the project in conformance w/the intent of these drawings, including those items which are not specifically covered in these drawings or specifications. Anything shown on the drawings & not mentioned in the specifications, or mentioned in the specifications and not shown on the drawings, shall have the same effect as if shown or mentioned, respectively, in both.
6. SUBMITTALS: The Contractor shall promptly review, approve in writing and submit to the Architect three copies of all shop drawings, product data, samples & similar submittals required by the Contract Documents. Submittals are required to establish conformance of portions of the work w/the Contract Document & are either approved by the Architect or not approved. Two copies will be returned to the Contractor & the Architect will retain one copy. Do not fabricated, order or install any product, material or equipment without approved submittals. Regardless of such approval, the responsibility for correct dimensions, installation & performance remains w/the Contractor. Every product, material & equipment to be used on this project needs to be submitted for approval.
7. RECORD DRAWINGS: The Contractor shall maintain a complete set of prints, shop drawings & product data for record purposes. Give particular attention to work that will be concealed & difficult to measure & record at a later date, & work which may require servicing or replacement during the life of the building. Sign & date each mark-up. Include w/record set all maintenance & operations manuals, spare parts, data, equipment & product warranties. Turn record set over to Owner at completion.

PROJECT CONDITIONS

1. JOB SITE: The Contractor shall keep the premises & surrounding area free from accumulation of waste materials & rubbish, & disposed of in accordance w/local law. At completion of project the Contractor shall remove all waste & surplus materials, non-permanent protection & labels, tools, construction equipment & clean all work including glass, exposed finishes & fixtures.
2. TEMPORARY FACILITIES: The Contractor shall provide all temporary facilities, including equipment, utilities, construction & support structures, security & protection necessary to complete his/her work. Provide all bracing, shoring, guying, or other means to avoid excessive stress & to hold structural elements in place during construction. Maintain, expand & modify as required. Comply w/applicable laws & regulations.
   A. Site Access; The Contractor shall maintain safe vehicular & pedestrian access to the site.
   B. Barricades; The Contractor shall have in place snow fence type barricade surrounding construction site before any excavation activity takes place. Barricade shall be left in place through duration of project.
   C. Site Protection; The Contractor shall protect all existing site amenities & utilities not designated for removal.
   D. Tracking; The Contractor shall maintain site conditions, which shall prevent tracking or flowing of sediment onto public right-of-ways, keep clean & free the road from dirt, mud, stone, debris, & other hauled materials as a result of his/her work.
   E. Parking; The Contractors' staging & parking areas are to be coordinated w/the Owner.
3. CUTTING AND PATCHING: The Contractor shall be responsible for cutting, fitting or patching required to complete the Work or to make its parts fit together properly. Do not cut structural members.
4. TEMPORARY UTILITIES: The Contractor shall provide temporary power & lighting, temporary heat (if required), temporary water, trash dumpster & toilet facilities. The Contractor shall provide his/her own telephone.
5. PRECAUTIONS: The Contractor shall comply w/OSHA Section 107 Safety Standards, & take reasonable precautions for safety & protection to prevent damage, injury or loss to employees on the work & other persons who may be affected thereby, the work and materials to be incorporated therein, other property at the site or adjacent thereto.
6. REMEDY: The Contractor, at his/her own expense, shall promptly remedy damage & loss to property at the site, caused in whole or in part by the Contractor or anyone directly or indirectly employed by the Contractor.
7. PROJECT SIGN: The Contractor shall provide a 4'X8' vinyl graphic laminated plywood sign mounted on pressure treated lumber posts w/bracing. Graphics will be provided by Architect.

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SITE WORK

1. BUILDING EXCAVATION: Excavation for the building foundations shall be by the Contractor & shall consist, in general, of the excavation of whatever substance is encountered as necessary for the building construction.
   A. Salvage; Strip topsoil, remaining vegetation & other deleterious materials prior to placement of fill. All suitable materials removed in excavation shall be used in the construction of subgrade as appropriate. Coordinate with Owner. During construction, grading operations shall be executed in a manner that the excavation will be well drained at all times.
   B. Backfill; Place backfill & fill materials in layers not more than 8" thick in loose depth unless otherwise specified. Before compaction, moisten or aerate each layer as necessary to facilitate compaction to the required density. Do not place backfill or fill material on surfaces that are muddy, frozen, or covered w/ice.
2. COMPACT FILL: Selected fill, sound, durable, sand, gravel, stone, or blends of these materials, free from organic & other deleterious materials.
   A.

Sieve	Percent Passing
4"	100%
#40	0-70%
#200	0-15%

5. SLAB SUBBASE: #2 crusher run stone shall conform to NYSDOT items 623.03 and 623.12.
6. COMPACTION: Compact each layer of fill and backfill for the following area classifications to 95% percentage of maximum density & at a moisture content suitable to obtain the required densities, but at not less than 3% drier or more than 2% wetter than the optimum content as determined by ASTM D 698.
7. GRADING: Finish grading, including cleaning up excess footing excavation, disposing of excess material & all other work necessary to prepare the site for topsoil & seeding shall be done after construction of structure is substantially complete.

CONCRETE

1. CONCRETE: All concrete to be normal weight nominal air dry density of 145 PCF, ASTM C94 truck mixed w/28-day minimum compressive strength of 4,000 PSI.
   A. Cement; Portland cement ASTM C150-78a, type 1.
   B. Aggregate; Washed natural sand & course aggregate shall consist of well graded crushed stone or washed gravel conforming to ASTM C33, 3/4" size.
   C. Water; Water content shall not exceed 5.5 gallons/bag of cement for Class A concrete.
   D. Water Reducer; ASTM C494.
   E. Air Entrainment; Add air entrainment admixture to produce maximum air by volume of 3% maximum for exterior concrete.
   F. Slump; Maximum slump shall be;
      1. 6" for concrete used in floor slab.
      2. 4" for concrete used in footings.
   G. Curing Compound (floor); Spray applied water base clear hydrocarbon resin ASTM C309, Type 1, Class B.
   H. Calcium; No calcium chloride shall be used.
   I. Integral Color Pigment; ASTM C979 pure concentrated mineral pigments resistant to lime, alkali, sunlight & inorganic containing no carbon black, "Brown" color to be selected
   J. Densifier; Concrete lithium based chemical densifier.
2. REINFORCING:
   A. Reinforcing Bars; ASTM A615, Grade 60.
   B. Welded Wire Mesh; ASTM A185, 6X6, W1.4XW1.4 steel welded wire fabric. Lap 1 1/2 squares in all directions at joints. Furnish in flat sheets.
   C. Bar Supports; Bar supports in contact w/exposed surfaces shall be galvanized & plastic tipped.
   D. Clearances; Reinforcing clearance from adjacent surfaces shall conform to the following unless otherwise detailed;

1. In contact with ground;	3"
2. Slabs on grade;	2 1/2"
3. Exposed to weather;	2"

3. CONCRETE PLACEMENT: All placement of concrete & reinforcing to be in accordance with ACI 318 (including ACI recommendations for hot & cold weather conditions) & CRSI "Recommended Practice for Placing Reinforcing Bars".
   A. Integrally Colored & Burnished Slab; Complete bull screed, darbying & straight-edging before bleed water is present. Float 3 times each at right angles to previous after bleeding is complete & can sustain weight of finisher. Trowel 2 times, minimize washboarding, chatter marks & pitting. Provide dense, smooth trowel surface w/maximum sheen free of trowel marks & scratches. Saw cut 1/8"X1/4 slab depth control joints, immediately clean slab of all residue & curing compound @ 700-1000 SF/gallon, do not over apply causing whitening or puddles. 7 days after placement scrub floor w/pre-densifier to be free of curing compound. Apply densifier @ 500 SF/gallon. Wet burnish w/800 grit diamond impregnated burnishing pad until 30-55 ASTM D1455, class A level 3 gloss is attained. Residue or hazed surface will not be accepted. Do not use acid detergents.
   B. Sidewalks; Complete bull screed, darbying & straight-edging before bleed water is present. Float after bleeding is complete & can sustain weight of finisher. Broom finish & tool control joints w/2" float boarder. Apply acrylic curing & sealing compound. All walks to positively gravity drain.

MASONRY

1. CONCRETE BLOCK (CMU): 8" ASTM C90, standard hollow core load-bearing Grade N-I, F'm = 1350 PSI units.
   A. Horizontal Joint Reinforcement; Prefabricated welded steel wire complying w/ASTM A82, wire ladder configuration, w/deformed continuous side rods & plain cross rods in widths approximately 2" less than width of wall. Install every other course.
   B. Vertical Reinforcing: #5 reinforcing bars in core grouted solid 4' O.C., at each corner, & each side of openings, 2 1/2" from inside face of block, vertical lap 2'-6".
   C. Mortar: ASTM C270, Grade S, f'c 1,800 PSI.
   D. Grout: ASTM C476, F'c 2500 PSI.
2. ANCHOR BOLTS: ASTM A307, non-headed type, 1/2"ϕX24" @ 4' OC maximum, 2 per sill minimum.
3. WATERPROOFING: Silicone modified bituminous sealer, brush applied membrane for below grade masonry foundation walls, minimum 40 mil, w/drainage/protection board.

CARPENTRY

1. DESIGN LOADS: Should local requirements differ from the minimum loads below, the Builder shall make all necessary adjustments.
   A. Snow Loads; 50 PSF (R301.5)
   B. Dead Loads; All areas & roof 15 PSF.
   C. Construction Loads; Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per square foot.
   D. Cutting; Builder assumes full responsibility for maintaining the structural integrity of joists, beams or studs which are notched or drilled to accommodate mechanical or electrical work.
2. PRESSURE TREATED LUMBER (PT): All framing lumber exposed to the weather, in contact w/masonry or labeled "PT" on the drawings to be pressure treated w/ACQ, copper azole, cyproconazole, or propiconazole in accordance w/the standards of the American Wood Preservers Association. All nails & fasteners in contact to be stainless steel.
3. WALL STUDS:
   A. Studs; Framing to be S4S 2X6 studs exterior & 2X4 studs interior @ 16" on center typical.
   B. Framing; Support door & window headers w/jack studs. Cap bearing & exterior wall studs w/double top plate.
4. LAMINATED VENEER LUMBER BEAMS (LVL): 1 3/4" wide, fibers stress in bending (Fb) 2,600 PSI min. & modulus of elasticity 1,800,000 PSI min.
   A. Three Piece Assembly; 2 rows 16d (3 1/2") common nails @ 6" O.C., 2" from top & 2" from bottom each side.
5. HEADERS ABOVE OPENINGS: The following pertains to openings in stud walls & partitions unless shown otherwise in plan, section, or details. Use double studs at each jamb. Size of member listed is minimum required for openings;
   A. to 4'-0" - (2-2X8)
   B. to 6'-0" - (2-2X10)
   C. to 10'-0" - (2-2X12)
6. PREFABRICATED WOOD TRUSSES: Do not handle trusses in any way that will weaken them or cause trusses to distort about their weak axis. Do not place any loads on trusses before they have been fully braced.
   A. Type; 7:12 pitch raised heel & 7:12/4:12 pitch scissor trusses @ 24" O.C. w/24" tails.
   B. Compliance; Comply w/"National Design Specification for Stress-Grade Lumber" by the National Forest Products Association & "Bracing Wood Trusses: Commentary & Recommendations" BWI-76, by the Truss Plate Institute.
   C. Shop Drawings; Provide drawings clearly showing all truss dimensions, member sizes, temporary & permanent bracing, connector plate sizes & miscellaneous anchors. Calculations shall indicate assumed loading, member forces, joint displacements, & design of all connections. Shop drawings & calculations shall bear the signature & seal of a professional engineer licensed in the State of New York.
   D. Loads; Trusses shall be designed to sustain the combined loads as mandated by Code & as indicated on truss profiles.
   E. Connectors; Minimum 20 gauge galvanized connector press-plates. Strap anchors & metals ties minimum 18 gauge.
   F. Truss Girders; Pre-assembled multi-ply built-up.
7. WALL & ROOF SHEATHING: 1/2" phenolic-impregnated 12 perm vapor & .04 CFM/SF @ 75 Pa air permiance faced oriented strand board w/self-adhering pressure sensitive acrylic adhesive seam tape. Site apply panel adhesive to framing & nail w/6d galvanized nails @ 12" O.C.
8. TMBER FRAMING: 4X8 & 4X12 nominal rough sawn, #1 & better Douglas Fir (DF).
   A. Pins; 3/4"ϕ straight grained, all heartwood, knot free.
   B. Joinery; Early American traditional mortise & tenon w/pinned blinds fabricated for strength, shrinkage, checking, and twisting.
   C. Bracket Tie-Back; Concealed galvanized steel tee.

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THERMAL & MOISTURE

1. INSULATION: Install in a manner that provides continuity of insulation at plate lines, sill lines, band joists & corners.
   A. Sill Sealer; 1X6 fiberglass.
   B. Slab Insulation; 4" expanded polystyrene R=18.
   C. Exterior Walls; 5 1/2" fiberglass batts R=20.
   D. Ceilings; 15" fiberglass batts, R=49.
   E. Sound Batts; 3 1/2" mineral fiber blankets (wash room interior walls).
2. VAPOR BARRIER (VB): 10 mil polyethylene ASTM E1745 film, lap 6" at all joints & tape w/2"waterproof adhesive continuous w/no breaks under slab.
3. VENTILATED DRAINAGE MEMBRANE (VDM): High density polyethylene w/dimply profile rain screen weather barrier that will not prevent moisture vapor transmission.
4. FIBER CEMENT SIDING (FC): ASTM C1185, prefinished high pressure cement/wood fiber shapes & boards, rustic cedar wood grain look, w/ASTM E84 class A flame spread & non-combustible per ASTM E136.
   A. Vertical Siding; 6"X5/16" v-grooved.
   B. Shingles; 4"/8"/12" wide X18" long X1/4" straight edged style shingles w/7" exposure.
   C. Trim Boards; 4"/8"/12" X5/4" stock.
5. EXTERIOR CEILING & SOFFITS: 6"x5/4" v-groove, tongue & groove blind nailed solid North American knotty pine.
6. METAL ROOFING: 24 gauge 16" wide flat pan, 1 3/4" pre-formed standing seam, snap-together, concealed clip, factory applied side lap, ASTM A446-85 hot-dip galvanized & 20 year flouropolymer finished 'Classic Green' metal roofing w/matching valley flashings, ridge caps, terminations, trim, closures, drip flashings, accessories, fastening devices & sealant as required. Design intent is to match existing roofing on concession building.
   A. Underlayment; #30 asphalt-impregnated inorganic glass-fiber reinforced felt.
   B. Caulk; Clear polyurethane.

DOORS & WINDOWS

1. DOORS: Comply with ANSI/SDI-100 and ANSI 117.1 (ADA/handicap accessibility). Fit doors to frames & floors w/clearances specified in SDI-100. Set units plumb, level true to line, without warp or rack in frames or panels. Hardware finish black or antique dark bronze.
   A. Steel Frames; Conceal fastenings, mitered corners, finish w/rust inhibitive primer for paint finish.
      1. Interior; 18 gauge, knock-down construction.
      2. Exterior; 16 gauge, knock-down construction.
   B. Exterior Hollow Metal Door (HM); 1 3/4" insulated 16 gauge ASTM A525 G60 galvanizing seamless steel doors w/max. U=.6 max. ASTM C236, factory primed.
      1. Hinges: 3-4 1/2" 5-knuckle ball-bearing.
      2. Closer: Overhead surface mounted ANSI A156.1 grade 1.
      3. Glass: 1" hermetically sealed, insulated double 1/4" tempered "Low-E" glass.
      4. Weatherstripping: Compressible, replaceable, molded neoprene gaskets ASTM D2000.
      5. Panic Bar/Lockset: Vertical rod latching exit device ANSI grade 1, low profile aluminum cross bar with hardened steel latch bolt.
   C. Interior Wood Doors (WD); 1 3/4" thick, single panel style solid core pine per NWMA & AWI quality standards w/transparent stain finish.
      1. Hinges: 3-4 1/2" 5-knuckle ball-bearing.
         a. Wash Rooms; Spring hinge center.
      2. Lockset/Latchset:
         a. Toilet Rooms; Lever-handled cylinder type lockset ANSI A156.5, F76 privacy function.
         b. Heat/Store; Lever-handled keyed cylinder type lockset ANSI A156.5, F86 store room function.
2. WINDOWS: Awning (AW), Double Hung (DH), Fixed (FX) & Eyebrow type flange set, pine framed, mortise & tenon sash for transparent stain finish w/tan vinyl coated exterior, 5/8" double insulated low-E glass per NMEA I.2 & U=.3 max. & pine extension jambs as required.
   A. Operable Windows; Steel w/plate finish lock & operating hardware, flexible polyvinychloride waetherstripping & gray-painted aluminum screen cloth set in baked enamel aluminum frame to match window finish.

FINISHES

1. GYPSUM WALLBOARD:
   A. Wallboard; 5/8" type 'X', bevel edged gypsum wallboard per ASTM C36 for walls including taping, casing beads & trim. 5/8" water resistant backing board per ASTM C630 in Wash & Heat/Store rooms. Installation to comply w/ANSI A97.1 "Specifications for Application for Finishing Wallboard".
   B. Screws; Type W, 1 1/4" GWB screws.
2. ACOUSTICAL CEILING PANELS: 24"X96"X1 1/2" white, beveled edge, mechanically screw attached, textured, high-impact R=2.6, ASTM E1264 XIV pattern L cementitious wood fiber panels w/0.95 NRC, class A flamespread, fastened @24"OC.
3. FINISH CARPENTRY:
   A. Wainscot; 3 1/4"X1/3" tongue & groove, board & bead, solid North American knotty pine blind nailed paneling.
   B. Cork; 1/4" natural brown cork, class B flamespread.
   C. Trim; 5/4" solid North American knotty pine.
4. TILE: Comply w/ANSI A13.1 Standard Spec for Ceramic Tile.
   A. Unglazed Ceramic Tile; 12"X12", Standard Grade, Bushhammered Porcelain w/plain face & cushion edges, color to be selected.
   B. Setting Material; ANSI A118.4 latex-Portland cement mortar.
   C. Grouting Material; ANSI A118.6 latex-Portland cement grout color to be selected.
   D. Elastomeric Sealant; Chemically curing, one-part mildew-resistant silicone, ASTM C 920, Type S, Grade NS, Class 25.
   E. Installation; ANSI 108 series of tile installation.
      .1 Pattern; Use grid pattern w/1/16" wide joints.
      .2 Joints; Seal tile joints w/elastomeric sealants.
5. FRP PANELS (FRP): Fiber Reinforced Plastic (FRP) panels, Class A, White, adhere directly to drywall. Provide all seam covers for panel joints, corners, top & bottom J-trim.
6. PAINTING:
   A. Paint and Stain; Only one paint brand & one stain brand shall be used throughout project. Paint & stain colors to be selected.
   B. Paint Schedule;
      1. Interior Drywall:
         a. 1 coat latex wall primer.
         b. 2 coats alkyd semi-gloss, eggshell enamel.
      2. Exterior Steel Doors:
         a. 1 coat synthetic acrylic rust inhibiting primer.
         b. 2 coats urethane alkyd high gloss.
      3. Interior Wood Doors:
         a. 1 coat stain.
         b. 2 coats clear sealer.

SPECIALTIES

1. COUNTERTOP & BRACKETS:
   A. Brackets & Aprons; Plastic laminate on 3/4" MDF & thru-bolted angle brackets.
   B. Counter Tops; 1/4" cast nonporous ANSI Z124.3 solid polymer surfacing laminated on 3/4" MDF complete w/integral 4" backsplash.
2. TOILET ACCESSORIES: Provide all toilet accessories & their mounting hardware, fabricated of posts fabricated of chromium plated heavy forged brass. All accessories & mounting locations to be in accordance w/ADA.
   A. Grab Bars; Surface-mounted, heavy duty, 1 1/2"ϕX2" projection X lengths shown.
   B. Mirrors: 24" X 42" surface-mounted, channel-framed tilt, 1/4" laminated glass mirror.
   C. Toilet Paper Holder; Surface-mounted, 20 gauge min., dual-roll, drop-style, vandal-resistant, lockable, controlled delivery.
   D. Soap Dispenser; Wall-mounted, vandal resistant, push valve operation w/40 OZ. capacity reservoir.
   E. Napkin Disposal; 8"X12"X4" min. 20 gauge surface-mounted w/lid & beveled edges.
   F. Signage; Provide 1/8" thick 'ES' plastic sign for "Men" & "Women" toilet room, meeting ADA requirements. Color and lettering to be selected by Owner.
3. FIRE EXTINGUISHERS: Bracket wall-hung 10#-A:B:C typical, 10#-K in kitchen, dry chemical type, U.L. labeled.

EQUIPMENT

1. COOKING EXHAUST HOOD SYSTEM: Canopy, exhaust fan, make-up air unit, ductwork, fire suppression & fire panels to be provided by Owner, installed by vendor, & electrical/fire alarm connections by Builder. Vendor to coordinate structural requirements w/Builder.
   A. Canopy; 3'-0" X 4'-0", 18 gauge, #4 finish 304 stainless steel in accordance w/current NFPA-96 & NSF, including UL listed filters, lights & fire damper. Furnish canopy w/full length stainless steel filter bank, w/stainless steel 95% grease extraction efficient baffle filters mounted at 45°. Filter back to terminate at bottom into a pitched removable grease tray. Fully welded exhaust & supply air duct collars in top of canopy must be located to avoid framing above. Insulated make-up air plenum w/properly sized & adjustable air diffusers & fire damper along front. Furnish 4 vapor proof incandescent light fixtures, completely interwired to junction box for field connection & switching. Furnish hood hanger brackets at front & center to suspend canopy from ceiling structure.
   B. Exhaust Fan; Side-wall centrifugal backward inclined, direct-drive ventilator 1,725 FPM, 1,200 CFM @ .5" S.P., 1/4 HP, 110V, 1 phase. Housing to be heavy gauge spun aluminum on hinged base for cleaning. Fan to be all-aluminum centrifugal blower, statically and dynamically balanced. Motor & drives to be enclosed in weatherproof compartment separated from exhaust air stream. Include magnetic starter w/on-off & NEMA 4 enclosure.
   C. Ductwork; Welded, 16 gauge galvanized steel.
   D. Fire Suppression; UL-300 aqueous potassium carbonate wet chemical system to protect hood, duct & grease producing appliances in accordance w/NFPA-17A. All electric & gas equipment under hood to be shut-down w/suppression activation.
   E. Fire Panels; Insulated wall & ceiling fire panels to be 20 gauge #4 finish 304 stainless steel, w/1 1/2" mineral wool reinforced wire mesh batts or equal. Panels to extend 12" typical beyond hood on ceiling & wall, & cover entire wall behind hood from base cove to ceiling.

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Sweden, New York

project

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PLUMBING

1. COMPLIANCE: Comply w/IFGC, IPC, State Sanitary Code, Department of Health & any local codes or regulations that apply pertaining to plumbing materials.
2. DOMESTIC WATER PIPING:
   - A. Backflow Preventer (RPZ): 1"ϕ horizontal bronze reduced pressure zone "air-in/water-out" combined backsiphonage & backpressure release discharge w/both checks fouled, w/stainless steel relief valve seats & replaceable check seats, 3" air gap AWWA C511. Brand to be from MCWA approved list.
   - B. Interior Water Piping System; Cross-linked Polyethylene (PEX) ASTM F877 plastic hot & cold water distribution systems including press & crimp fittings.
   - C. Domestic Water Valves; 150 psi SWP, bronze, two piece body, TFE seats, brass ball, PEX connector, balancing stop plate.
   - D. Hose Bibs; 3/4" anti-syphon type w/brass casing, integral backflow preventer, nickel brass face & straight inlet connection. Extended stem frost-proof at exterior locations.
   - E. Insulation; 1" fiberglass insulation, ASTM C-547, class 1, vapor barrier for all piping, ASTM C-921, type 1, premolded PVC fitting covers for all fittings. All piping insulation to be composite (jacket, insulation & adhesive) fire & smoke hazard rating as tested under procedure ASTM E-84, NFPA 255 and UL 723, flame spread rating <25 and smoke developed rating <50.
   - F. Wall Sleeves; Steel sleeves through foundation walls shall run the full width of wall.
   - G. Installation; Grade horizontal piping to drain. Take care that no sags, humps or air pockets are left. Pitch piping downwards in direction of flow. Provide air chambers on water supplies to individual fixtures & at top of risers. Insulate all cold water & hot water piping.
   - H. Testing; Fill to 125 PSI hydrostatic pressure for 24 hours. There shall be no noticeable loss of pressure. Fixtures shall not be connected into system during test.
3. L.P. GAS PIPING: Comply with the requirements of IFGC & NFPA 54 National Fuel Gas Code.
   - A. Interior Steel Pipe; ASTM A120, Schedule 40, seamless, black steel pipe, beveled ends.
   - B. Fittings; Malleable-Iron Threaded Fittings: ANSI B16.3, Class 150, standard pattern, for threaded joints. Thread shall conform to ANSI B1.20.1.
   - C. Joint Compound; Suitable for the gas being handled.
   - D. Buried Polyethylene (PE) Piping; Yellow PE direct bury piping complying w/NFPA-58 & NFPA-54, ASTM D2513, Category 1 & ASME B31.8-1995.
   - E. Unions; ANSI B16.39, Class 150, black malleable iron, female pattern brass to iron seat, ground joint.
   - F. Dielectric Unions; ANSI B16.39, Class 250; malleable iron & cast bronze w/threaded connections designed to isolate galvanic & stray current corrosion.
   - G. Plug Valves; 150 psi WOG, bronze body, straightaway pattern, square head, threaded ends.
   - H. Installation; Install exposed piping at right angles or parallel to building walls. Use fittings for all changes in direction & all branch connections. Provide supports & hangers as required. Conceal piping where possible.
   - I. Terminal Equipment Connections; Install gas valve upstream & within 6' of gas appliance. Install a union downstream from the gas cock to permit removal. Install sediment trap tee fitting w/bottom outlet plugged as close to the inlet of the gas appliance as practical. Drip leg shall be a minimum of 3 pipe diameters in length.
4. SOIL & WASTE PIPING: "Standard Specification for Type PSM Poly Vinyl Chloride (PVC) Sewer Pipe & Fittings"
   - A. Piping; Solid-Wall PVC Pipe ASTM D2665, drain, waste & vent Schedule 40.
   - B. PVC Socket Fittings; ASTM D2665, made to ASTM D3311, drain, waste & vent patterns & to fit Schedule 40 pipe.
   - C. Adhesive Primer; ASTM F656.
   - D. Solvent Cement; ASTM D2564.
   - E. Cleanouts; Inside caulk, threaded countersunk plug, square scorated top, neoprene gasket.
   - F. Floor Drain; 3" two piece body w/p-trap. Adjustable 6" nickel bronze strainer.
   - G. Installation; Grade "horizontal" piping 1/4" per foot, never less than 1/8" per foot. Connect upper ends of drainage lines to vent system. Terminate vent one foot above roof line.
   - H. Testing; Hydrostatically test to 10' water column for 2 hours.
5. WATER HEATER (WH): WATER HEATER: 180,000 BTU, 5.0 GPM/70° rise, 96% efficient, wall mounted, LP gas fired direct vented, condensing tank-less instant water heater w/ electronic ignition & controls, low NO_x burner, schedule 40 PVC, 100% outside combustion air & direct exhaust, temperature/pressure relief valves AHRI, CSA & EnergyStar rated.
6. PLUMBING FIXTURES: Comply w/IECC. Sink & lavatory facets 3 GPM @ 30 PSI. Fittings, trim & accessories to be copper or brass unless noted otherwise. Finish to be chrome plated.
   - A. Water Closets (WC); Wall hung, 18" high ADA compliant white vitreous china, elongated bowel with white solid plastic, open front, no cover seat, concealed floor mount wall hanger, low consumption, manual 1.6 GPF flush valve.
   - B. Lavatories (LAV); Nominally 18"X18" wall hung white vitreous china, ADA compliant, with concealed floor mount wall hanger, front overflow, 4" centers, with chrome plated, self-mixing no-scald, brass, ADA compliant faucet, plated strainer, 1 1/2" brass adjustable P-trap, drainpipe and tailpiece with slip couplings meeting ADA dimensions.
   - C. Drinking Fountain (DF); Two-level wall mounted #14 gauge type 304, stainless steel w/contoured basin, front push-buttons, in-line flow regulator (20 to 105 PSI), & drain, trap assemblies, mounting plate, ADA compliant NSF/ANSI 61 certified.
   - D. Kitchen Sink (KS); Self rim, double compartment, stainless steel w/single lever spray hose faucet.
   - E. Mop Sink (MS); 24"X24"X10" molded stone, 3" drain with P-trap, brass drain fittings, chrome plated service faucet w/vacuum breaker & 3/4" hose coupling discharge, pale hook & top brace. Provide hose & hose bracket, a bumper guard & mop hanger.

MECHANICAL

1. COMPLIANCE: Comply w/IMC & IECC. All ductwork & accessories to conform w/SMACNA standards. All equipment shall conform to ASHRAE & NFPA requirements.
2. FORCED AIR FURNACES (GF): Upright Furnace, 100 MBTUH input, 95 MBTUH output, 1,200 CFM @ 0.5" ESP, 1/2 HP, 110V AGA certified & UL approved, LP gas fired, 90% AFUE efficiency range, w/in-shot monoport low Nox burner, induced combustion blower, stainless steel rigid pressed-joint serpentine design primary & secondary heat exchangers, & multi-speed pre-lubricated PSC motor blower assembly. Unit shall be complete w/heavy gauge steel sectionalized casing sprayed w/protective enamel finish, insulated internally with 1" thick 1 1/2 PCF matt faced fiberglass w/adhesive per NFPA 90A.
   - A. Venting; Direct vent, schedule 40 PVC, 100% outside combustion air & direct exhaust.
   - B. Fan section; Fans shall be double inlet, double width, multi-blade, centrifugal type, UL approved.
   - C. Controls; Gas solenoid valve, electronic pilot ignition, high temperature limit control, flue blockage pressure switch, blower door interlock switch, flame sensor, thermally activated flame rollout switch & fan relay. Units shall be prewired & include built-in 40VA transformer with terminal strip for thermostat an& furnace control box connections.
   - D. Filters; 2" pleated media throw-away type w/25-30% ASHRAE Dust Spot Efficiency.
   - E. Thermostat; Low voltage, programmable type w/two offset periods per day.
3. SHEETMETAL DUCTWORK AND ACCESSORIES:
   - A. Ductwork; Ductwork, fittings, hangers & supports shall conform to SMACNA HVAC Duct Construction Standards & shall comply w/NFPA 90A. All ductwork to be galvalume steel, painted where exposed, low pressure class from -2" W.G. to +2" W.G. All joints to be air tight.
   - B. Insulation; Flexible fibrous glass insulation with factory applied reinforced aluminum foil vapor barrier, "K" value at 75°F, maximum 0.29. Standard duct wrap, 1 LB density, where above ceiling.
   - C. Volume Dampers; Provide single blade type in accordance with SMACNA standards. Provide quadrant locks for each damper.
   - D. Diffusers; Supply air, rectangular, four-way, louver faced, high capacity steel diffuser w/integral slot operated opposing blade volume damper, painted finish, size as required for volume.
   - E. Grilles; Return air, rectangular, grid metal egg crate, painted finish.
   - F. Installation; Coordinate layout w/ceiling, lighting layout & similar finished work. Install ducts w/fewest possible joints. Pressure test & vacuum duct system prior to final acceptance to remove dust & debris.

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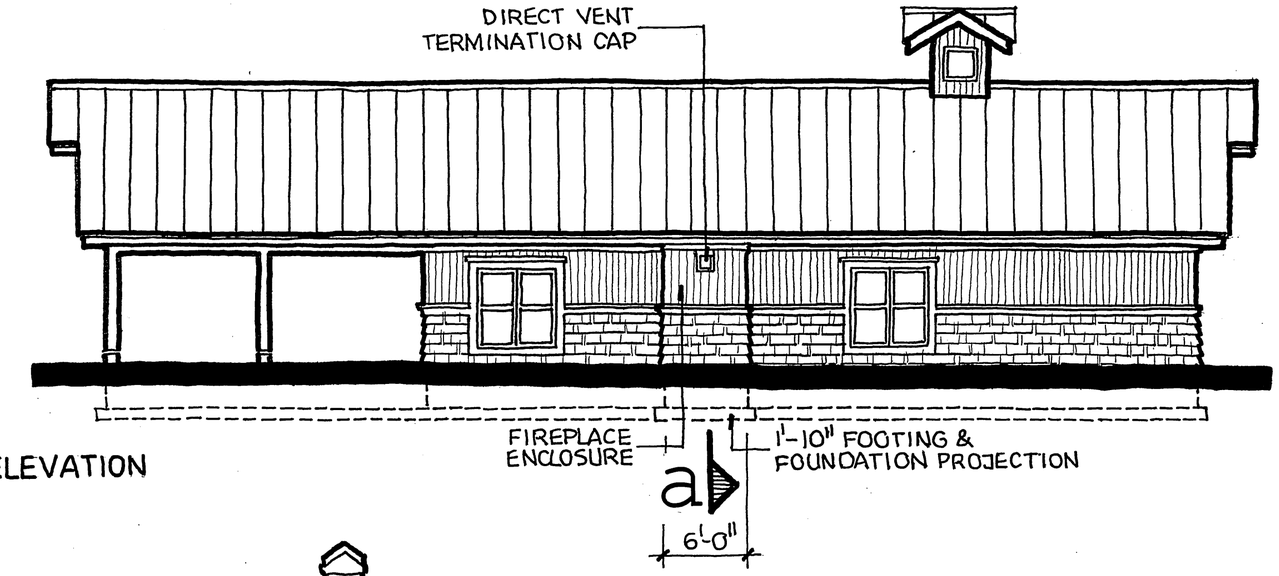
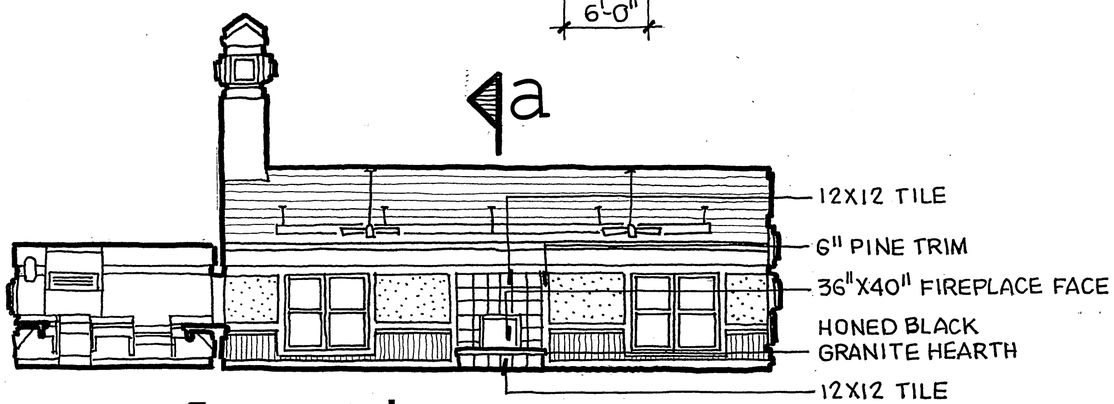
ELECTRICAL

1. COMPLIANCE: Comply w/NFPA-70 (NEC), NFPA-72 & IECC.
   A. Underwriter's Certificate; The Contractor shall secure a certificate of final inspection & approval from the local board of fire underwriters.
2. PANEL BOARDS & CIRCUIT BREAKERS:
   A. Panelboard; 42 space, recess mounted code gauge steel cabinet w/wiring gutters as per NEC. Panelboard to be deadfront, safety type, trims to be hinged w/single door, nameplate, directory on inside which shall be typewritten to indicate circuits used & lock w/keys.
   B. Circuit Breakers; Molded case snap-on type, 20 A/1P minimum. Size breakers as required per circuit. Provide branch circuit breakers as required by drawings. Provide 4 spare 20A, 1P circuit breakers.
3. WIRE AND CONDUIT: All conductors shall be U.L. listed, insulated for 600 volts & marked in accordance w/NEC. Provide type "THW" service lateral cables, otherwise provide dual rated type "THHN/THWN" copper conductors. Aluminum conductors are not acceptable. Wire sizes #10 & smaller shall be solid. Wire sizes #8 & larger shall be stranded. Minimum size wire shall be #12.
   A. Type MC Cable; All wiring to be MC cable or shall be installed in EMT or rigid steel conduit unless otherwise allowed. MC cable to be insulated conductors, type XHHW w/flexible metal armor conforming to UL requirements for type MC metal-clad cables.
   B. Connectors; Malleable iron set screw or 2 screw clamp type & anti-short bushing.
   C. Wire Size; Unless otherwise noted or required, all branch circuits shall be 2-#12AWG + #12GRD to a 20A/1P circuit breaker.
4. GROUNDING: Provide complete grounding system in accordance w/applicable codes & utility company requirements. The grounding conductors shall be new connections. Remove used wiring.
5. OUTLET BOXES: Provide boxes of the proper size, type, shape, class & construction to suit specific conditions & in accordance w/NEC. All junction & outlet boxes shall be galvanized steel, UL listed, sized for device. Outlet boxes exposed to moisture, exterior, wet or damp locations to be cadmium cast alloy complete w/threaded hubs & gasket screw fastened covers.
6. DEVICES & PLATES: All devices to be UL listed.
   A. Switches; 20 Amp, 125 Volts AC, silent type, toggle switch w/side & back clamp type wiring & grounded mounting strap.
   B. Receptacles; 20 Amperes, 125 Volts, two pole, three wire grounding type duplex w/double-wipe, polarized, parallel slots, side & back clamp type wiring w/grounded mounting strap. Face to be nylon.
   C. Exterior Receptacles; GFI weatherproof as required by NEC.
   D. GFI Receptacles; 20 Amp, 125 Volts, two pole, three wire grounding type duplex side and back clamp type wiring with grounded mounting strap. Face to be nylon. Designed to trip at maximum 6mA leakage current to ground. All outlets in warehouse & near sinks to be GFI.
   E. Occupancy Sensors; Ceiling type, 120V/1000W, 360° viewing angle, passive infra-red w/adjustable time delay from 30 seconds to 30 minutes, adjustable sensitivity, manual off switch.
   F. Plates for Boxes, Outlets & Devices; Brushed stainless steel.
   G. Range Outlet; 50A, 208V NEMA 10-50R, confirm w/stove.
7. MOUNTING: Mount switches 42" AFF. Mount receptacles 18" AFF unless to be mounted above counter or as otherwise noted. Mount receptacles above counter horizontally.
8. CARBON MONOXIDE DETECTION SYSTEM: 110V AC w/9V battery backup advanced biomimetic or electrochemistry type sensor to determine time weighted average CO levels w/85 decibel alarm per NFPA 70 & UL 2034, w/manually operated alarm test, reset & silence button, resound within 6 minutes if CO level remains at or above 70 ppm.
9. FIRE ALARM: Complete operational & finished, supervised, 24V power limited, fire detection & evaluation system per NFPA-72. Circuiting, layout, etc. to be performed by persons retained to do fire alarm work & as allowed by State & Local licensing laws. Actuation of an alarm initiating device shall activate all audio & visual alarm appliances, & digital communicator to outside monitoring service. All devices shall comply w/ANSI Handicap Code & be UL listed.
   A. Smoke Detectors; Photoelectric detectors & shall be interchangeable w/ionization detectors using the same types bases. The detector shall operate on a 2-wire zone end-of-line resistor.
   B. Manual Fire Alarm Stations; Manual pull stations to be non-coded type, steel construction, baked-red enamel finish w/white lettering. Stations to be single action & when operated shall remain mechanically "Locked" until reset.
   C. Heat Detectors; Automatic heat detectors to be combination rate-of-rise & fixed-temperature type.
   D. Audio/Visual Unit; Audible alarm indicating appliances w/minimum sound pressure level output of 87 dB @ 10'.
   E. Visual Flashing Lamps (Xenon Strobe); Solid state Xenon flashtube w/pyramid LEXAN lens & built-in reflector to improve lighting characteristics.
10. CEILING FANS (CF): 72"ϕ $\pm$10,000 CFM high efficiency Energy Star rated single speed 110V steel fan, white.
11. HAND DRYERS: High performance, vandal resistant surface mount automatic hand dryer w/universal 1/10 HP, 6200 RPM motor, resilient mountings & sealed permanently lubricated ball bearings, 2300 watt heating element, electronic sensor operation w/90 second shut-off, non-corrosive backboard, 4 screw internal wall mounting, non-exposed stainless steel tamper-resistance air intake grills, adjustable supply air nozzle, 1/4" white porcelain enameled cast-iron tamper-resistant cover, UL listed & 10 year limited parts warranty.
12. LIGHTING: Provide all lighting fixtures complete & furnished w/solid state LED & 10V electronic driver, UL listed, >.9 power factor, <20% harmonic distortion.
   A. 96" Suspended Pendant; Cable hung, white cold rolled steel housing w/die-cast end caps, (70% up/30% down) distribution, high performance lens, diffuser & metal deflector, flicker-free dimming, 11000 lumen/FT indirect, 500 lumen/FT direct, 5000K, 124W.
   B. 48" Ceiling Mounted; White enamel coated cold rolled steel housing w/frosted white linear glare-free wraparound lens, 4200 lumens, 4000K, 45W.
   C. 96" Ceiling Mounted; White enamel coated cold rolled steel housing w/frosted white linear glare-free wraparound lens, 8400 lumens, 4000K, 90W.
   D. 24" Wall Mounted; White enamel coated cold rolled steel housing w/frosted white linear glare-free wraparound lens, 2100 lumens, 4000K, 22W.
   E. Exhaust Fan/Light (EF); 80 CFM, w/permanently lubricated 1000 RPM motor, galvanized steel housing, integral backdraft damper, side discharge duct flange, white egg crate ceiling grill & LED down light. 4"ϕ vent to sidewall discharge w/back-damper & screened louver cap. Fan shall be controlled by occupancy sensors in respective toilet rooms w/10 minute delay.
   F. Exterior Wall Mount; Quarter sphere die-cast aluminum housing w/black polyester powder coating & 21 LED light bar 2700 lumen, 4000K, 25W & wall glazer wide light distribution.
   G. Exterior Wall Mount; Quarter sphere die-cast aluminum housing w/black polyester powder coating & 2-21 LED light bar 5400 lumen, 4000K, 47W & wall glazer wide light distribution.
13. EXIT SIGN/EMERGENCY: Universal mount, self-contained 120V combination 4" LED red-letter exit light/2-adjustable head emergency light, in flame retardant injection-molded thermoplastic housing w/test button, electronic charger 90 minute sealed maintenance-free 6V lead-calcium battery.



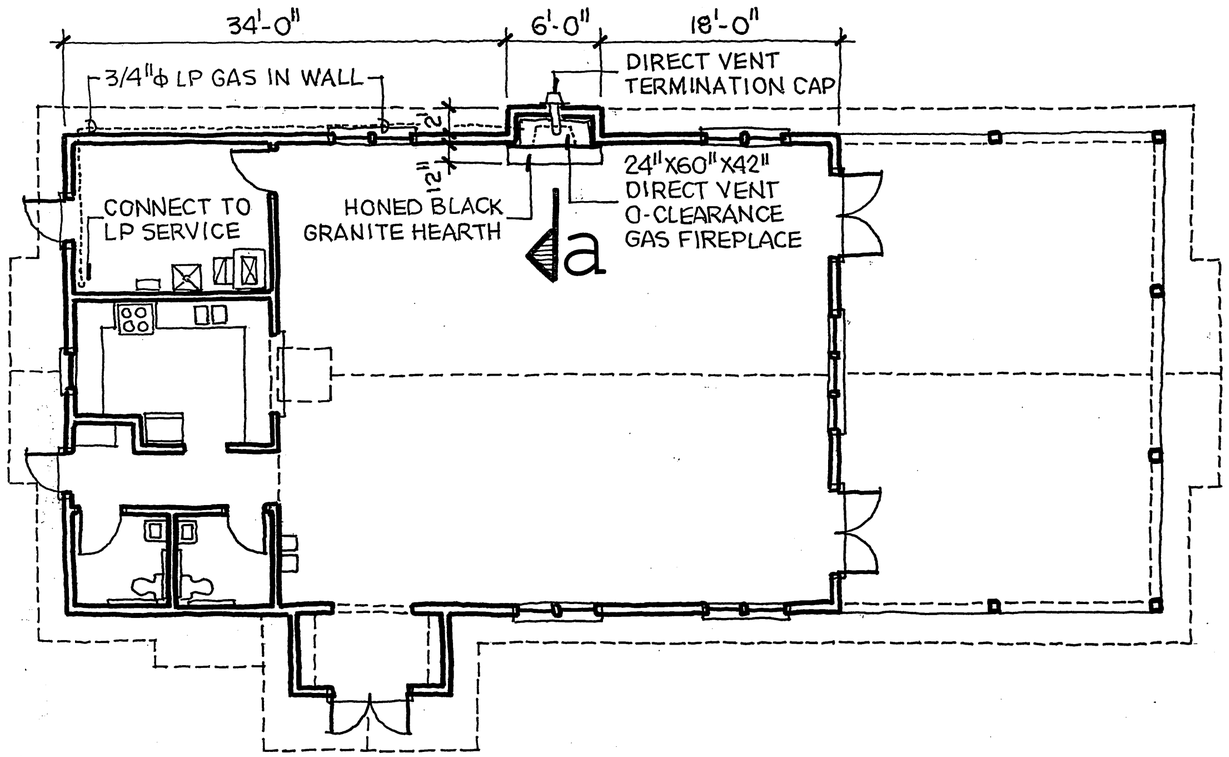
NORTH ELEVATION



INTERIOR

fireplace elevations

0' 4' 8'

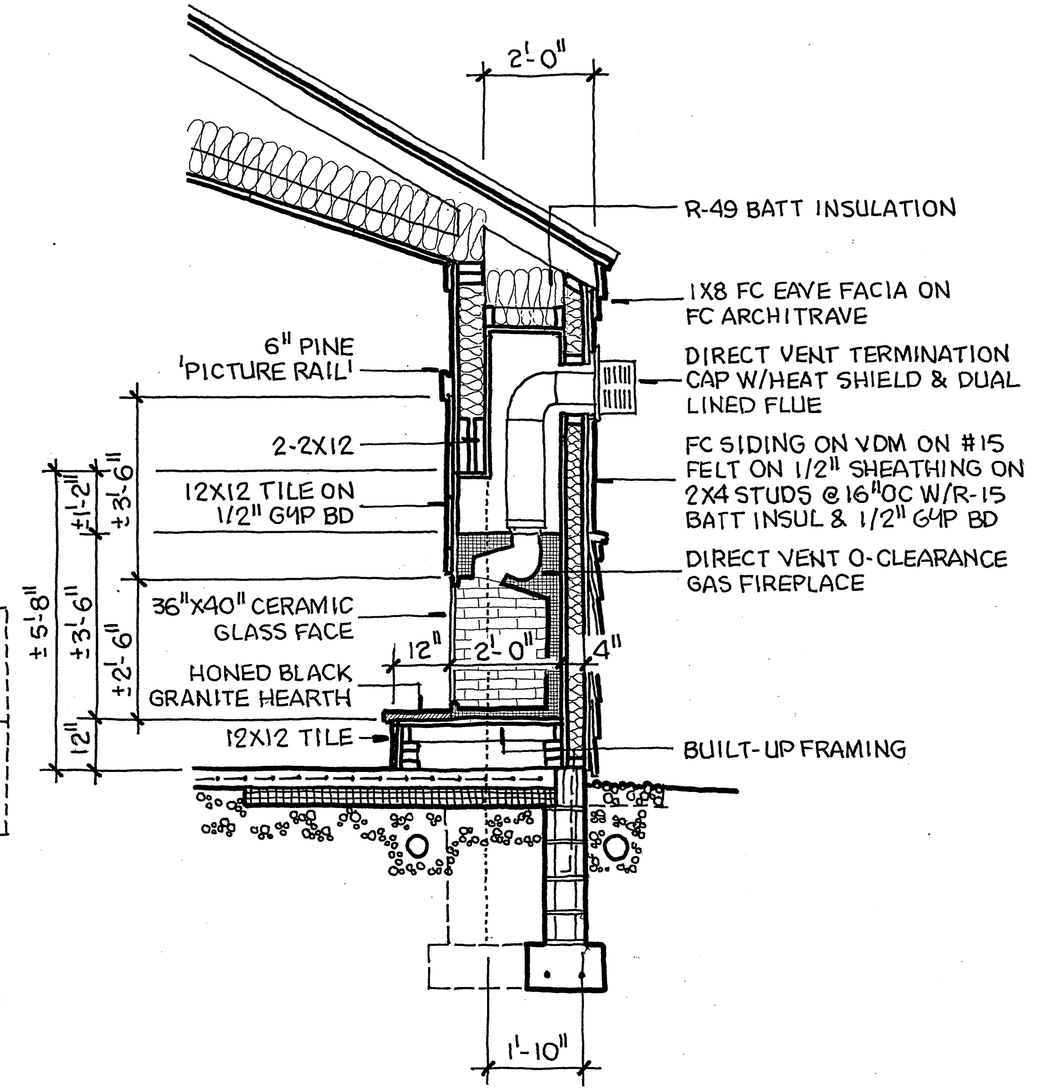


fireplace plan

0' 4' 8'

FIREPLACE ALTERNATE

DIRECT VENT 0-CLEARANCE FIREPLACE TO BE 24"X60"X42" UL & ANSI Z21.88 APPROVED W/36"X40" CERAMIC GLASS FACE, BRICK REFRACTORY LINING, CERAMIC GAS LOG SET W/ 110V IGNITER & APPROVED DUAL LINE DIRECT VENT PIPING & TERMINATION CAP



fireplace section a

0' 1' 2'

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