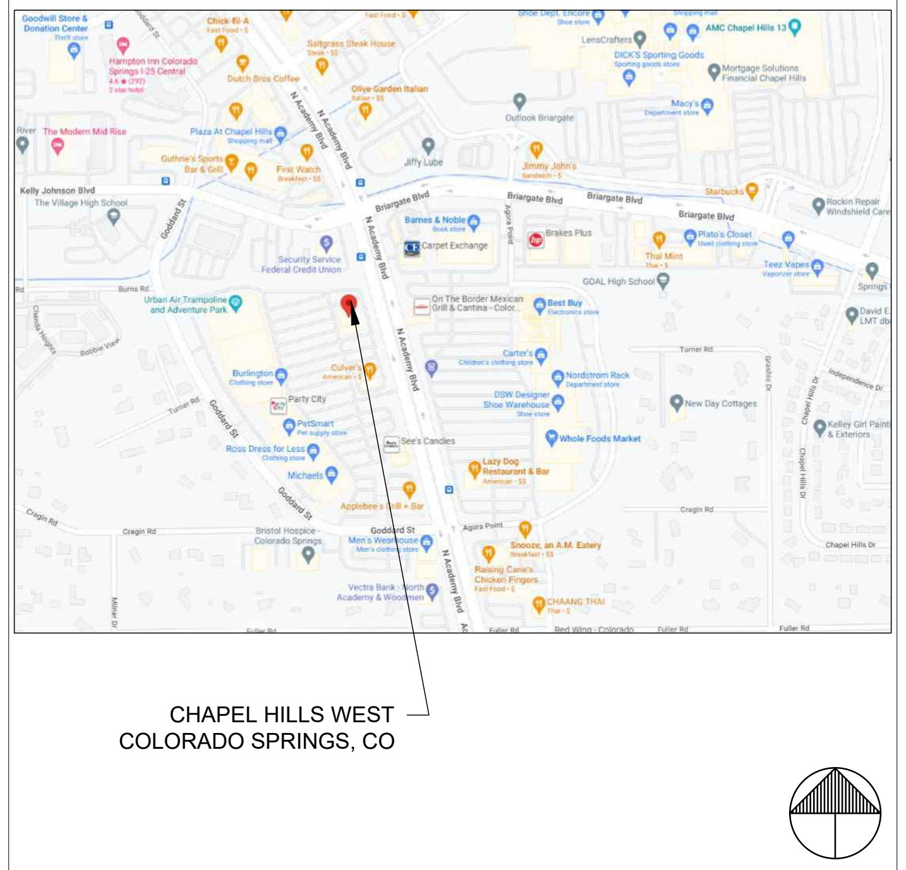
KAY
J E W E L E R S

STORE #306
CHAPEL HILLS WEST
SUITE #110
7790 N. ACADEMY BLVD.
COLORADO SPRINGS, CO

GENERAL NOTES

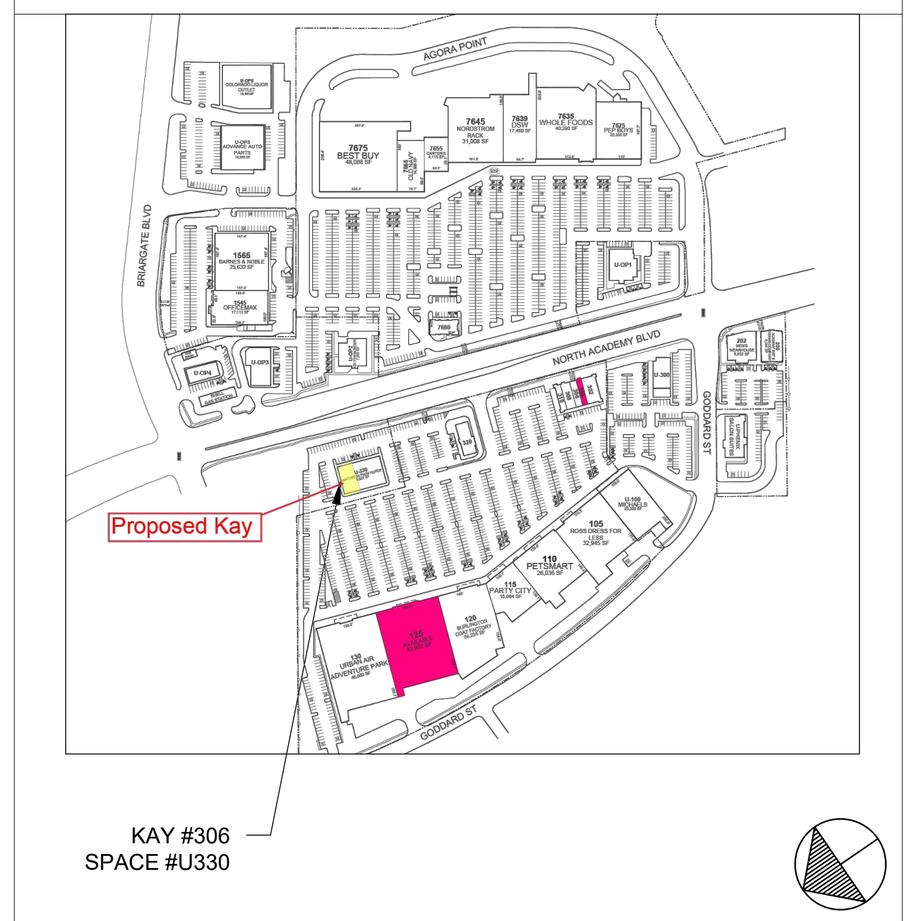
1. GENERAL CONTRACTOR (G.C.) SHALL BECOME ACQUAINTED WITH LANDLORD CONSTRUCTION CRITERIA AND REQUIREMENTS PRIOR TO BIDDING ON PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO LACK OF FAMILIARITY WITH REQUIREMENTS OR SITE CONDITIONS.
2. G.C. SHALL VISIT THE SITE TO DETERMINE THE EXACT SCOPE OF WORK AND CONDITIONS. NO EXTRAS SHALL BE HONORED FOR ITEMS WHICH ARE NOT ACCOUNTED FOR DUE TO LACK OF FIELD VISIT.
3. G.C. TO ATTEND PRE-CONSTRUCTION MEETING WITH THE LANDLORD REPRESENTATIVE PRIOR TO CONSTRUCTION START. ALL WORK BY G.C. SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LANDLORD'S RULES AND REGULATIONS. GC TO VERIFY AND UNDERSTAND LANDLORD'S CONDITIONS AND REQUIREMENTS FOR WORKING ON PREMISES WITH RESPECT TO ADJACENT OCCUPIED TENANT AREAS AND COMMON MALL AREAS TO PROVIDE MINIMUM DISRUPTION AND DISTURBANCE, PRIOR TO START OF WORK
4. IF REQUIRED BY THE LANDLORD, THE GENERAL CONTRACTOR SHALL USE LANDLORD`S APPROVED SUBCONTRACTORS.
5. IF REQUIRED BY THE LANDLORD, THE GENERAL CONTRACTOR SHALL SECURE THE NECESSARY APPROVAL OF STORE`S SPRINKLER SYSTEM FROM LANDLORD`S FIRE INSURANCE CARRIER.
6. PRIOR TO BEGINNING WORK, GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS. GENERAL CONTRACTOR TO NOTIFY SIGNET PROJECT MANAGER OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS FOR RESOLUTION WITHIN 24 HOURS OF STARTING.
7. G.C. TO MAINTAIN OPEN FORM OF COMMUNICATION ON SITE AND WITH THE SIGNET PROJECT MANAGER DURING CONSTRUCTION PERIOD.
8. THE G.C. SHALL BE PRESENT AT ALL TIMES FOR THE DURATION OF CONSTRUCTION THROUGH OPENING UNLESS OTHERWISE DIRECTED BY THE SIGNET REPRESENTATIVE. GC IS RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF ALL SUBCONTRACTORS AND VENDORS.
9. PRIOR TO CONSTRUCTION START, THE GENERAL CONTRACTOR SHALL PREPARE A MILESTONE SCHEDULE FOR APPROVAL BY SIGNET PROJECT MANAGER INDICATING START AND COMPLETION DATES FOR ALL SUBCONTRACTORS AS WELL AS THE FOLLOWING: SAFE INSTALLATION, SIGN INSTALLATION, WINDOW FILM INSTALLATION, PHONE BOARD, IT INSTALLATION, MONITOR INSTALL, FIXURE INSTALLATION, PRE-WIRE, LP INSTALLATION AND TESTING, PERMANENT POWER, PUNCHLIST, ALL INSPECTIONS INCLUDING FINAL INSPECTION, C OF O, FINAL CLEANING, TURNOVER AND OPENING. FOR PHASED / OPEN REMODEL SCOPE PROJECTS, GC TO PROVIDE DETAILED CALENDAR OF DAILY EVENTS TO BE SHARED WITH STORE TEAM DESCRIBING DAILY ACTIVITIES TO BE PERFORMED BY THE GC.
10. THE G.C. SHALL MAINTAIN A COPY OF THEIR SITE-SPECIFIC SAFETY PLAN AS WELL AS PROJECT MILESTONE SCHEDULE IN VISIBLE AREA INSIDE THE STORE.
11. FOR DISCREPANCIES OR OMISSIONS FOUND WITHIN ARCHITECTURAL, ENGINEERING SHEETS OR CONFLICTING INFORMATION WITHIN THE DRAWING SET BETWEEN ARCHITECTURAL AND ENGINEERING, CONTACT SIGNET PROJECT MANAGER PRIOR TO PROCEEDING FOR RESOLUTION AND DIRECTION.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE MOST CURRENT SET OF DRAWINGS ARE PRESENT ON THE JOBSITE.
13. ALL MATERIALS AND WORK BY GENERAL CONTRACTOR (G.C.) UNLESS INDICATED OTHERWISE. G.C. SHALL VERIFY WITH MALL MANAGEMENT ANY ITEMS SUPPLIED, EXISTING WARRANTIES IN PLACE, AND ALL WORK TO BE PERFORMED BY LANDLORD, DURING SITE VISIT. G.C. TO COORDINATE AND SCHEDULE LANDLORD WORK TO ENSURE CONSTRUCTION SCHEDULE WILL BE MAINTAINED.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING REQUIRED FIRE RATINGS AND FIRE PROOFING IN ALL INSTANCES AS WELL AS ALL FLOOR, WALL AND ROOFING PENETRATIONS.
15. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ANY AND ALL DUST PROTECTION DURING CONSTRUCTION. G.C. SHALL PROVIDE PROTECTIVE COVERING FOR ALL EQUIPMENTS / FIXTURES / FINSHES / FURNITURE. G.C. IS TO PROTECT NEW FLOORING AND FINISHES AND FIXTURES POST INSTALL TO AVOID DAMAGE. G.C. IS RESPONSIBLE DURING & AFTER, TO THE POINT OF TURN OVER TO SIGNET.
16. THE G.C. IS TO PROVIDE WEEKLY PROJECT PHOTOS OF EXTERIOR AND INTERIOR DESCRIBING STATUS OF WORK TO SIGNET PROJECT MANAGER. GC IS REQUIRED TO PROIVDE UPDATED MILESTONE SCHEDULE AND PERCENTAGE COMPLETION FORE EACH TRADE AS WELL AS 1 WEEK LOOK AHEAD.
17. G.C. IS TO BE PREPARED TO RECEIVE AND BE RESPONSIBLE FOR THE SAFE HANDLING AND STORAGE OF ALL TENANT SUPPLIED MATERIALS SHIPPED TO THE JOB SITE. MAKE ANY ARRANGEMENTS NECESSARY WITH THE PROPERTY OWNER TO SET A STORAGE CONTAINER AT GC'S EXPENSE IF REQUIRED FOR MATERIALS SENT PRIOR TO THE BEGINNING OF CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR LOSS OR DAMAGE OF ITEMS THAT HAVE DELIVERED TO THE SITE THEY HAVE TAKEN POSSESSION OF. COORDINATE ALL WORK WITH THE SIGNET PM.
18. G.C. TO FOLLOW ALL MANUFACTURERS INSTRUCTIONS FOR CLIMATIZATION OF MATERIALS AND INSTALLATION INSTRUCTIONS.
19. G.C. TO OVERSEE DELIVERIES OF ALL OWNER FURNISHED ITEMS AND REPORT ANY DAMAGES / SHORTAGES TO THE SIGNET PROJECT MANAGER WITHIN 24 HOURS. ALL DAMAGES TO BE DOCUMENTED VIA PHOTOGRAPHS AS IT IS BEING REMOVED FROM TRUCK. GC TO REPORT IMMEDIATELY OF ANY EXPIRED DATES FOR OSM PER SIGNET'S RECEIVING DOCUMENT SO CLP AGENT CAN PROVIDE TRACKING.
20. WORK SHALL FULLY COMPLY WITH GOVERNING CODES, ORDINANCES, RESTRICTIONS AND NATIONAL ELECTRICAL CODE. TAKE ALL NECESSARY SAFETY MEASURES AND COMPLY WITH LOCAL BUILDING DEPARTMENT AND LANDLORD REQUIREMENTS FOR PUBLIC PROTECTION. (BARRICADES, SIGNS, DUST BARRIERS, ETC.) G.C. IS RESPONSIBLE FOR MAINTAINING EXITS AND EMERGENCY SYSTEMS SUCH AS LIGHTING, ALARMS AND FIRE EXTINGUISHERS ON THE JOBSITE.
21. G.C. TO SECURE ALL PERMITS AND PAY ALL FEES. G.C. TO ARRANGE FOR ALL CITY AND GOVERNMENTAL INSPECTIONS THROUGHOUT CONSTRUCTION PROCESS. G.C. TO OBTAIN ANY NECESSARY APPROVALS, CERTIFICATIONS AND/OR VERIFICATIONS REQUIRED BY LOCAL OR REGIONAL GOVERNMENT TO ACHIEVE CERTIFICATE OF OCCUPANCY PRIOR TO TURNOVER DATE. G.C. TO MOUNT THE CERTIFICATE OF OCCUPANCY IN A SLEEVE TO BE INSTALLED IN THE STOCK ROOM AREA AS DESIGNATED BY STORE MANAGER.
22. GENERAL CONTRACTOR IS REQUIRED TO KEEP JOBSITE CLEAN AND ORGANIZED. TRASH IS TO BE PROMPTLY REMOVED, FLOORS SWEPT REGULARLY AND DEBRIS KEPT TO A MINIMUM TO HELP TRADES MAINTAIN SCHEDULE AND GOOD WORK ENVIRONMENT.
23. FOR ALL G.C. PROVIDED ITEMS, G.C. TO ALLOW ADEQUATE LEAD TIMES FOR HVAC EQUIPMENT / ELECTRICAL EQUIPMENT / GLAZING SYSTEM AS NOT TO DELAY TURNOVER DATE.
24. G.C. TO ENSURE SITE REDINESS FOR SIGNET SECURITY, IT, PHONE, WINDOW FILM AND SIGNAGE VENDORS. CONTACT SIGNET PM IF WORK IS DELAYED AND VENDOR TECH VISITS NEED TO BE RESCHEDULED.
25. G.C. TO ENSURE ALL INTERIOR FINISHES/ ELECTRICAL FINISHES / FLOORING AND CEILING FINISHES COMPLETE PRIOR TO RECEIVING FIXTURES. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FIXTURE AND MILLWORK INSTALLATION INCLUDING SECURING TO FLOOR / WALL, LEVELING AND ELECTRICAL.
26. UNLESS OTHERWISE DIRECTED BY SIGNET PM, G.C. TO PLAN FOR ACCESS & INSTALLATION OF SIGNET PROVIDED SAFE INCLUDING TEMPORARY REMOVAL OF ELEMENTS & REINSTALL AS NEEDED.
27. DIMENSIONS HAVE BEEN PROVIDED FOR GENERAL CONTRACTOR TO BUILD FROM. THE DRAWINGS ARE NOT INTENDED TO BE SCALED TO ESTABLISH LOCATION OF ELEMENTS. ALL DIMENSIONS ARE FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
28. NO ADDITIONAL COSTS OR DESIGN CHANGES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE SIGNET PROJECT MANAGER
29. NO MATERIAL / FINISH OR DETAIL CHANGES ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE SIGNET PROJECT MANAGER
30. A COPY OF THE COMPLETED PUNCHLIST ITEMS WILL BE GIVEN TO THE SIGNET PROJECT MANAGER FROM THE GENERAL CONTRACTOR INCLUDING PHOTOS WHICH INDICATE PUNCH ITEMS HAVE BEEN COMPLETED. FINAL PUNCHLIST TO BE SIGNED BY STORE MANAGER / DISTRICT MANAGER.
31. AT COMPLETION OF PROJECT, GENERAL CONTRACTOR TO PATCH / REPAIR ANY ADJACENT TENANT OR MALL ELEMENTS DAMAGED DURING THE CONSTRUCTION PROCESS SUCH AS BULKHEAD, NEUTRAL PIERS AND FLOORING.
32. G.C. SHALL GIVE 24 HOURS NOTICE TO MALL PERSONNEL IF WORK IS CONTEMPLATED FOR TIME OTHER THAN NORMAL MALL HOURS.
33.
34. G.C. TO PROVIDE SIGNET PM 48 HOUR NOTICE IF SECURITY IS REQUIRED.
35. G.C. TO PROVIDE FINAL PHOTOS OF STORE TAKEN MORNING OF STORE OPENING PER FORMAT AND CONTENT APPROVED BY SIGNET.
36. FOR ADDITIONAL ITEMS ON G.C. RESPONSIBILITY, REFER TO EXECUTED MASTER SERVICE AGREEMENT (MSA) BETWEEN G.C. AND SIGNET JEWELERS.

VICINITY PLAN



CHAPEL HILLS WEST
COLORADO SPRINGS, CO

KEY PLAN



KAY #306
SPACE #U330

SCOPE OF WORK SUMMARY

THIS PROJECT IS A TENANT IMPROVEMENT OF AN EXISTING VACANT SPACE, TO BE A "KAY JEWELERS". THE PROJECT WORK WILL INCLUDE BUT IS NOT LIMITED TO, THE REMODEL OF THE EXISTING FLOORING, WALL, CEILING, LIGHTING AND STOREFRONT.

NOTE: RE-DEMISE OF SPACE (INCLUDING, BUT NOT LIMITED TO, REWORKING OF THE STOREFRONT, CONSTRUCTING NEW DEMISING WALLS, INSTALLATION OF NEW ELECTRICAL PANEL AND RTUs AND INSTALLATION OF THE TOILET ROOM) ARE TO BE DONE BY THE LANDLORD AND WILL BE PERMITTED UNDER SEPARATE COVER.

RELOCATED ELECTRICAL EQUIPMENT. NEW MECHANICAL DISTRIBUTION THOUGHT THE SPACE. STRUCTURAL MODIFICATIONS AS REQUIRED PER NEW WORK.

SURVEY INFORMATION

FIELD SURVEY DATE:	N/A
SPACE NUMBER:	U330
LEASE AREA (PER L.O.D):	3512 SF
PREVIOUS TENANT AS-BUILTS:	YES

PROJECT DIRECTORY

LANDLORD	CITY BUILDING DEPARTMENT	GENERAL CONTRACTOR
KRATT COMMERCIAL PROPERTIES 102 N. CASCADE AVE. SUITE 250 COLORADO SPRINGS, CO 80903 CONTACT: MANNY SAN FERNANDO TEL: (719) 632-5000 E: manny@krattcommercialproperties.com	PIKES PEAK REGIONAL DEVELOPMENT CENTER 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 TEL: (719) 327-2883	TBD
ARCHITECT	**ELECTRICAL ENGINEER**	
JENCEN ARCHITECTURE 2850 EUCLID AVE CLEVELAND, OH 44115 CONTACT: KEITH ROYER TEL: (216) 781-0131 E: kroyer@jencen.com	DAN R. RHODES, P.E. 107 BENEDICT DRIVE JOHNSTOWN, OH 43031 TEL: (614) 582-3313 cell CONTACT: DAN RHODES Email: danr7786@gmail.com	
DESIGN	**CLP**	**PROJECT MANAGER**
SIGNET JEWELERS 375 GHENT ROAD AKRON, OH 44333-2668 TEL: (216) 632-4538 CONTACT: DANIELLE HOLT EMAIL: danielle.holt@signetjewelers.com	SIGNET JEWELERS 375 GHENT ROAD AKRON, OH 44333-2668 TEL: (440) 339-1407 CONTACT: TAYLOR HICKMAN EMAIL: taylor.hickman@signetjewelers.com	SIGNET JEWELERS 375 GHENT ROAD AKRON, OH 44333-2668 TEL: (650) 291-8657 CONTACT: DAVID HECK EMAIL: david.heck@signetjewelers.com

CODE ANALYSIS

THIS PROJECT WAS DESIGNED TO CONFORM TO THE CODES LISTED BELOW. ALL WORK PERFORMED AS ANY PORTION OF THIS PROJECT SHALL COMPLY WITH THE CODES LISTED:

BUILDING:	INTERNATIONAL BUILDING CODE - 2021
MECHANICAL:	INTERNATIONAL MECHANICAL CODE - 2021
ELECTRICAL:	NATIONAL ELECTRICAL CODE - 2020
PLUMBING:	INTERNATIONAL PLUMBING CODE - 2018
ENERGY:	IECC - 2021
FIRE:	INTERNATIONAL FIRE CODE - 2021
ACCESSIBILITY:	ICC A117.1-2017

PROJECT DESCRIPTION: EXTERIOR MALL
OCCUPANCY GROUP: M - MERCANTILE
CONSTRUCTION TYPE: ENTER CONSTRUCTION TYPE

OCCUPANCY LOAD: SALES AREA 2017 SF/60= 37 OCC.
BOH 1495 SF/300 = 5 OCC.
TOTAL 3512 SF= 42 OCC.

ACCESS. PUBLIC RESTROOM: REQUIRED: 1; PROVIDED: 1
EMPLOYEE RESTROOM: REQUIRED: 0; PROVIDED: 0
DRINKING FOUNTAINS: REQUIRED: 1; PROVIDED: 1
SERVICE SINK: REQUIRED: 1; PROVIDED: 1

FIRE-RESISTANCE RATINGS REQUIRED: COLUMNS: 1 HR
CEILINGS: 0 HR
SALES/NON-SALES WALL: 0 HR
DEMISING WALLS: 1 HR

DEFERRED SUBMITTALS

TENANT SPACE TO RECEIVE FULL SPRINKLER SYSTEM. FIRE SPRINKLER MODIFICATION (ALTERATION/ADDITION) DRAWINGS UNDER SEPARATE COVER, SEPARATE PERMIT TBD.

FIRE ALARM PLAN: FIRE ALARM SUBMITTAL SHALL COMPLY WITH NFPA 72 AND LOCAL FIRE CODES

SIGNAGE UNDER SEPARATE PERMIT APPLICATION.

EGRESS

NUMBER OF EXITS
REQUIRED: 2
PROVIDED: 3

EGRESS WIDTH
(0.2" X 00 OCC.)
REQUIRED: 8.4"
PROVIDED: 108"

EXIT TRAVEL DIST. (UNSPRINKLED)
REQUIRED: 75'-0" MAX TO COMMON PATH
PROVIDED: 53'-8"

PROJECT INFORMATION

SYMBOL KEY

NORTH ARROW
A NAME SCALE — VIEW NAME
A A0.0 — DETAIL
A A0.0 — ELEVATION
A — GRID
LEVEL
0'-0" XX SPACE — CEILING HEIGHT & FINISH
A A0.0 — SECTION
X — SEE WALL TYPE LEGEND
X — REVISION
X — SEE EQUIPMENT SCHEDULE
X — SEE DOOR SCHEDULE
X — SEE KEY NOTES LEGEND
X — SEE SIGN LEGEND
X — SEE FINISH SCHEDULE

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	EA	EACH	OH	OVERHANG
CLG.	CEILING	ELEV	ELEVATION	OPG	OPENING
G.C.	GENERAL CONTRACTOR	EQ	EQUAL	OPP	OPPOSITE
E.C.	ELECTRICAL CONTRACTOR	(E) EXIST	EXISTING	PLYWD	PLYWOOD
S.C.	SIGN CONTRACTOR	EXT	EXTERIOR	PNT	PAINT
F.R.T.	FIRE RETARDANT TREATED	FD	FLOOR DRAIN	QTY	QUANTITY
HGT.	HEIGHT	FIN	FINISH	RCP	REFLECTED CEILING PLAN
L.L.	LANDLORD	FFE	FINISHED FLOOR ELEVATION	REQD	REQUIRED
P.M.	PROJECT MANAGER	FLR	FLOOR	REF	REFERENCE
MFR.	MANUFACTURER	GA	GAUGE	REG	REGISTER
N.T.S.	NOT TO SCALE	GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING
N.I.C.	NOT IN CONTRACT	H.M.	HOLLOW METAL	SCH	SCHEDULE
U.N.O.	UNLESS NOTED OTHERWISE	HVAC	HEAT, VENT, AND AIR COND.	SHT	SHEET
ACT	ACOUSTICAL CEILING TILE	INT	INTERIOR	SIM	SIMILAR
ALUM	ALUMINUM	LL	LANDLORD	SQ FT	SQUARE FEET
BSTM	BASEMENT	MAX	MAXIMUM	STL	STEEL
BD	BOARD	MIN	MINIMUM	T.O.	TOP OF
B.O.	BOTTOM OF	MECH	MECHANIC(AL)	TYP	TYPICAL
B.O.H.	BACK OF HOUSE	MFR	MANUFACTURER	VIF	VERIFY IN FIELD
C.L.	CENTERLINE	MISC	MISCELLANEOUS	W	WITH
CONC	CONCRETE	MTL	METAL	W/O	WITHOUT
CONT	CONTINUOUS	NO	NUMBER		
DIA	DIAMETER	OC	ON CENTER		

REVISIONS

DRAWING INDEX

FINALS 03/25/2024		
●	A0.0	COVER SHEET
●	A0.1	ARCHITECTURAL SPECIFICATIONS
●	A0.2	ACCESSIBILITY DETAILS
●	A0.3	LIFE SAFETY PLAN
●	A0.4	RESPONSIBILITY SCHEDULE AND FINISHES
●	A0.5	DOOR SCHEDULES AND DETAILS
●	A1.1	TRENCHING PLAN AND DETAIL
●	A2.0	ARCHITECTURAL CONSTRUCTION PLAN
●	A3.0	REFLECTED CEILING PLAN
●	A4.0	FINISH PLAN
●	A5.0	FIXTURE PLAN
●	A6.0	INTERIOR ELEVATIONS
●	A7.0,	STOREFRONT ELEVATION & ENLARGED PLAN
●	A7.1	STOREFRONT ELEVATION & ENLARGED PLAN
●	A10.0	STOREFRONT SECTIONS
●	A10.1	STOREFRONT DETAILS
●	A10.2	STOREFRONT SECTIONS
●	A11.0	TOILET ROOM PLANS & ELEVATIONS
●	A12.0	WALL SECTIONS AND DETAILS
●	A13.0	GENERAL CONSTRUCTION DETAILS
●	A13.1	GENERAL CONSTRUCTION DETAILS
●	A13.2	GENERAL CONSTRUCTION DETAILS
●	A14.0	CEILING CONSTRUCTION DETAILS
●	A15.0	CASHWRAP DETAILS
●	A15.1	CASHWRAP DETAILS
●	A15.2	CASHWRAP DETAILS
●	A15.3	CASHWRAP DETAILS
●	A16.0	SIGN DETAILS
●	E1.0	ELECTRICAL POWER PLAN
●	E1.1	ELECTRICAL LIGHTING PLAN
●	E1.2	ELECTRICAL SCHEDULES AND LEGENDS
●	E2.0	ELECTRICAL PANELBOARD & RISER DIAGRAM
●	E3.0	ELECTRICAL AND LIGHTING DETAILS
●	E4.0	ELECTRICAL SPECIFICATIONS
●	E4.1	ELECTRICAL SPECIFICATIONS
●	M0.0	MECHANICAL GENERAL NOTES
●	M1.0	MECHANICAL FLOOR PLAN
●	M2.0	MECHANICAL DETAILS & SCHEDULES
●	M3.0	MECHANICAL SPECIFICATIONS
●	M3.1	MECHANICAL SPECIFICATIONS
●	M3.2	MECHANICAL SPECIFICATIONS
●	P1.0	PLUMBING PLAN
●	P2.0	PLUMBING DETAILS & SCHEDULES
●	LP1.0	LOSS PREVENTION PLAN
	44	TOTAL NUMBER OF SHEETS

TURN OVER REQUIREMENTS

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ARRANGE ALL THE REQUIRED INSPECTIONS AND FURNISH THE STORE WITH THE CERTIFICATE OF OCCUPANCY. THE GENERAL CONTRACTOR IS TO ALSO PROVIDE A LIST OF NAMES, ADDRESSES, AND TELEPHONE NUMBERS FOR ALL SUBCONTRACTORS, INCLUDING ALL OWNER PROVIDED SUBCONTRACTORS. THIS INFORMATION IS TO BE INCLUDED IN THE PROJECT CLOSEOUT PACKAGE PER MSA AGREEMENT.
2. THE GENERAL CONTRACTOR IS TO PROVIDE A LETTER OF COMPLIANCE WITH THE AMERICAN`S WITH DISABILITIES ACT. ALL ITEMS TO BE PERMANENTLY MOUNTED IN A SEPARATE 8 1/2" X 11" PICTURE FRAMES. IN THE B.O.H. WORK AREA, AT FACE HEIGHT, AND ONE COPY PROVIDED TO SIGNET PROJECT MANAGER. THIS INFORMATION IS TO BE INCLUDED IN THE PROJECT CLOSEOUT PACKAGE PER MSA AGREEMENT.
3. ALL PUNCHLIST ITEMS ARE TO BE COMPLETED WITHIN 1 WEEK OF THE THEIR ISSUANCE, AND PRIOR TO THE CONSTRUCTION COMPLETION DATE.
4. GENERAL CONTRACTOR IS TO TURN OVER THREE SETS OF KEYS TO THE STORE MANAGER CLEARLY MARKING EACH KEY WITH PROPER IDENTIFICATION.
5. G.C. TO ENSURE STOREFRONT GRILLES / GATES, HVAC, STOREFRONT AND ELECTRICAL SYSTEM ARE FULLY FUNCTIONAL PRIOR TO TURNOVER.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AIR BALANCING REPORT PRIOR TO STORE OPENING, AND SHALL EXPLAIN OPERATION OF THE MECHANICAL SYSTEM TO THE STORE MANAGER.
7. THE GENERAL CONTRACTOR SHALL ASSEMBLE AND INSTALL ALL THE REMAINING MISCELLANEOUS OWNER SUPPLIED FIXTURES, EQUIPMENT AND HARDWARE.
8. ONE AS-BUILT SET OF DRAWINGS SHALL REMAIN ON SITE, TO BE PLACED IN G.C. PROVIDED DRAWING STORAGE TUBE.
9. IF THE STOREFRONT BARRICADE IS REMOVED PRIOR TO STORE OPENING, THE GENERAL CONTRACTOR IS TO INSTALL CONSTRUCTION PAPER ON THE INSIDE OF THE STOREFRONT WINDOWS AND DOORS.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PROFESSIONAL CLEANING SERVICE FOR THE STORE AT (1) THE TIME OF COMPLETION OF CONSTRUCTION WORK, (2) PRIOR TO STORE OPENING AND THE STORE SHALL BE CLEANED AGAIN (3) AFTER MERCHANDISING OF THE STORE.
11. GENERAL CONTRACTOR IS REQUIRED TO DE-BRAND PRIOR TENANT LOCATION AFTER RELOCATION IS COMPLETE. DEBRANDING INCLUDES BUT IS NOT LIMITED TO REMOVAL OF BRAND IDENTIFYING ELEMENTS SUCH AS SIGNAGE, LOGOS, SHOWCASES AND FURNITURE.
12. GENERAL CONTRACTOR TO COORDINATE USE OF LOCKSMITH FOR DAY OF TURNOVER TO INSTALL LOCK CORES RECEIVED BY STORE MANAGER.
13. PRIOR TO CONSTRUCTION START, G.C. TO CAMERA THE WASTE LINES TO VERIFY PITCH, ARE FREE OF DEFECTS, AND ARE FREE OF OBSTRUCTIONS TO THE LEASELINE. PRIOR TO TURNOVER, G.C. TO CLEAR AND SCOPE LINES TO LEASELINE TO VERIFY THEY ARE FLUSHED AND CLEARED.
14. FOR REPOSITION / RELOCATION PROJECTS, GC TO ASSIST STORE TEAM ON TURNOVER DATE (8 AM) WITH RELOCATION OF EXISTING EQUIPMENT AND SUPPLIES PER STORE MANAGER DIRECTION. COST FOR SUCH WILL BE EXPENSED VIA SEPARATE INVOICE, NOT HANDLED AS A CHANGE ORDER. TEMP STORE AND DE-BRANDING COST WILL ALSO BE HANDLED AS A SPECIAL INVOICE, NOT A CHANGE ORDER.
15. G.C. TO HAVE AVAILABLE 30 YARD DUMPSTER TO STORE TEAM FOR THEIR USE DURING TURNOVER WEEK. DUMPSTER SHOULD BE REMOVED THE DAY BEFORE OPENING.

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JENCEN.COM

SIGNER SEAL

SIGNET
JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY J E W E L E R S
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

R E V I S I O N S

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
A0.0

TITLE:
COVER SHEET

DIVISION 01: GENERAL REQUIREMENTS

01 25 00: SUBSTITUTION PROCEDURES

1. NO SUBSTITUTIONS ALLOWED WITHOUT WRITTEN AUTHORIZATIONS FROM TENANT'S AUTHORIZED REPRESENTATIVE. SAMPLES/CUT SHEETS MUST BE SUBMITTED.

01 56 00: TEMPORARY BARRIERS AND ENCLOSURES

1. TENANT'S VENDOR TO COORDINATE INSTALLATION WITH LANDLORD REPRESENTATIVE AND SHALL INSTALL BARRICADE AT LEAST 3'-0" FROM STOREFRONT TILED SURFACE WHEN REQUIRED.
2. ENCROACHMENTS INTO THE PUBLIC RIGHT OF WAY ABOVE GRADE AND BELOW 8 FEET IN HEIGHT SHALL BE PROHIBITED EXCEPT AS PROVIDED FOR IN SECTIONS 3202.2.1 THROUGH 3202.2.3. BARRICADE VENDOR AND GC TO MAKE CERTAIN DOORS AND WINDOWS IN A BARRICADE SHALL NOT OPEN OR PROJECT INTO THE PUBLIC RIGHT OF WAY.
3. TENANT'S VENDOR TO INSTALL TENANT SUPPLIED GRAPHICS PER MANUFACTURERS INSTRUCTIONS (RELEASABLE DOUBLE STICK ADHESIVE ON BACK) INSTALL GRAPHICS NO LATER THAN THURSDAY OF THE FIRST WEEK OF CONSTRUCTION. REFER TO BARRICADE ELEVATION DETAIL FOR PLACEMENT.
4. TENANT'S VENDOR TO INSTALL TENANT SUPPLIED TEMP LOCATION DIRECTIONAL. SIGN PER MANUFACTURERS INSTRUCTIONS.
5. PATCH/REPAIR/PAINT MALL BULKHEAD AND NEUTRAL PIERS AS REQUIRED FOR CLEAN SMOOTH FINISH AFTER REMOVAL OF BARRICADE.
6. COORDINATE REMOVAL OF BARRICADE SYSTEM WITH MALL REPRESENTATIVE.
7. SUPPLY AND INSTALL BLACK PLASTIC SHEATHING JUST PRIOR TO OPENING COORDINATE WITH STORE MANAGER.

01 73 00: EXECUTION - VERIFICATION AND CONSTRUCTION LAYOUT

1. IMMEDIATELY FOLLOWING DEMOLITION AND PRIOR TO BEGINNING CONSTRUCTION: IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY ALL LEASE DIMENSIONS COLUMN LOCATIONS AND ALL OTHER PERMANENT CONSTRUCTION COMPONENTS. NOTIFY SIGNET'S PROJECT MANAGER NO LATER THAN MONDAY THE SECOND WEEK OF CONSTRUCTION OF ANY DISCREPANCIES PER THE CONSTRUCTION DOCUMENTS. G.C. SHALL LAYOUT ON FLOOR ALL FIXTURES AND PARTITIONS PRIOR TO ANY NEW CONSTRUCTION. NO EXTRAS WILL BE ALLOWED DUE TO UNDOCUMENTED DISCREPANCIES.

DIVISION 03: CONCRETE

03 30 00: CAST-IN-PLACE CONCRETE

CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTES CODES AND STANDARDS LISTED IN THE SPECIFICATIONS, EXCEPT AS MODIFIED THEREIN OR ON THE DRAWINGS AND SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS.

1. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE IN 28 DAYS: 4000PSI
2. REINFORCING BARS: ASTM A 615, GRADE 60 OR ASTM A 616, GRADE 60.
3. WELDED WIRE FABRIC: ASTM A 185, ALL WELDED WIRE FABRIC SHALL BE MATT TYPE.
4. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF FINISHES OR OTHER TREATMENTS TO EXPOSED CONCRETE.
5. PROVIDE 6X6-W2.9 WELDED WIRE FABRIC IN ALL SLABS ON GRADE, 1-1/2" UP FROM BOTTOM OF SLAB, UNLESS OTHERWISE NOTED.
6. CHAMFER EXPOSED EDGES OF CONCRETE ¾", UNLESS OTHERWISE NOTED.
7. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
8. LAP REINFORCING BAR SPLICES 36 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
9. DETERMINE SIZE AND LOCATION OF MECHANICAL EQUIPMENT AND MAKE PROVISIONS FOR BOLTS, SLEEVES, PADS, ETC., FROM MANUFACTURER'S CERTIFIED DRAWINGS. THIS WORK SHALL BE COORDINATED WITH THE TRADES INVOLVED.

DIVISION 06: WOOD, PLASTICS, COMPOSITES

06 10 00: ROUGH CARPENTRY

1. MATERIALS
   A. DOUGLAS FIR OR SPRUCE, #S4S, STANDARD OR BETTER GRADES CONTAINING NOT LESS THAN 70% CONSTRUCTION GRADE WCLIB STANDARD GRADING AND DRESSING RULE #15. LUMBER TO BEAR STAMPS.
   B. PLYWOOD INT DFPA: BB 'PLYSCORD' - CD AS DETAILED.
2. WOOD TREATMENT
   A. ALL WOOD USED FOR FRAMING OR STRUCTURE IS TO BE FIRE-RETARDANT AND SHALL ALSO BE PRESSURE IMPREGNATED TO COMPLY WITH UNDERWRITERS LABORATORIES, INC. REQUIREMENTS FOR A FLAME SPREAD OF 25 OR LESS WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN TESTED FOR 30 MINUTES DURATION UNDER THE STANDARD TEST METHOD FOR FIRE HAZARD CLASSIFICATION OF BUILDING MATERIALS, ASTM #E84. EACH PIECE OF WOOD SHALL BEAR THE U.L. LABEL INDICATING COMPLIANCE WITH THE FIRE HAZARD CLASSIFICATION.
   B. AFTER TREATMENT, ALL LUMBER THAT IS 2" NOMINAL OR LESS SHALL BE DRIED TO AN AVERAGE MOISTURE CONTENT OF 18% (10% FOR FINISH WOOD). ALL OTHER LUMBER SHALL BE DRIED TO REMOVE THE MOISTURE INJECTED DURING TREATMENT.

06 40 00: ARCHITECTURAL WOODWORK

1. MILLWORK
   A. GRADING RULES: AWI QUALITY STANDARDS SHALL GOVERN ALL MATERIALS FURNISHED HEREUNDER. REFER TO SECTIONS #100 AND #200 THEREIN FOR TEST APPLICABLE TO LUMBER AND PLYWOOD GRADES SPECIFIED BELOW.
   B. WORK MATERIAL IN ACCORDANCE WITH AWI TOLERANCE AND STANDARDS, FABRICATE IN ACCORDANCE WITH APPROVE SHOP DRAWINGS, ONLY AFTER FIELD VERIFICATION OF DIMENSIONS, PROVIDING AMPLE ALLOWANCE FOR CUTTING AND SCRIBING AT SITE. ASSEMBLE ALL WORK AT MILL, INSOFAR AS PRACTICAL. DELIVER WORK READY FOR ERECTION, WITH ALL EXPOSED WOOD SURFACES SANDPAPERED SMOOTH, READY TO RECEIVE FINISH.
   C. MOLDINGS, CASINGS, TRIM, ETC., MADE TRUE TO DETAILS, CLEANLY CUT AND SHARP. KERF THE BACK SIDE OF ALL TRIM ¼" AND UNDER: BACK-CUT TRIM ⅜" X 2-1/4" AND OVER, IN LIEU OF KERFING TO PREVENT WARPING.
   D. ASSEMBLIES: ACCURATELY SCRIBE AND JOIN WORK. FASTENINGS WILL GENERALLY BE CONCEALED AND JOINTS INCONSPICUOUS. MAKE ALL JOINTS IN A PERMANENT MANNER USING A COMBINATION OF SCREWS OR DOWELS AND WATERPROOF GLUE AND SOLIDLY GLUED. WHERE NAILS ARE REQUIRED, DRILL HOLES IN SOLID STOCK, SET AND PUTTY HEADS. BLIND NAIL WHEREVER POSSIBLE. ROUND ALL EXPOSED EDGES OF ASSEMBLIES TO 1/16" RADIUS.

DIVISION 08: OPENINGS

08 14 00: WOOD DOORS

1. AWI QUALITY STANDARDS, SECTIONS #1300 AND #1400 AS MODIFIED BELOW, GOVERN ALL WORK HEREUNDER REFER TO DOOR SCHEDULES ON DRAWINGS FOR SPECIFIED INFORMATION AS TO SIZE, CODE, TYPE, LABEL REQUIREMENTS, ETC. FOR EACH DOOR . DOORS ARE TO BE PREMIUM GRADE (FOR TRANSPARENT FINISH) OR CUSTOM GRADE (FOR LAMINATE FINISH), OF 5 PLY FLUSH TYPE CONSTRUCTION 'U.S. PLYWOOD COMPANY', FENESTRA OR ARCHITECT APPROVED EQUAL.
2. FACE VENEERS 1/28" THICK MINIMUM, PLAINSAWN WHITE OAK FOR PREMIUM GRADE, UNSELECT GRADE, UNSELECT BIRCH FOR CUSTOM GRADE UNLESS OTHERWISE SCHEDULED OR DETAILED.
3. SOLID CORE DOORS (5-PLY): AWI TYPE A GLUED-UP STAVED LUMBER CORE, WITH ½" THICK ONE PIECE VERTICAL EDGE STRIPS AND 1-1/2" TOP AND BOTTOM STRIPS, FACED WITH 1/16" THICK MINIMUM HARDWOOD CROSS BANDS RUNNING FULL DOOR WIDTH AND LENGTH, WITH GRAIN RUNNING AT RIGHT ANGLES TO THE CORE AND FACE VENEER. WHERE THERE ARE OPENINGS FOR GLASS LIGHTS, LOUVERS, ETC., LEAVE A MARGIN OF NOT LESS THAN 6" OF WOOD AT DOOR EDGES, TOP AND BOTTOM. BAND OPENINGS ENTIRELY WITH STILES AND RAILS CONSTRUCTED OF EDGE BONDED BLOCKS OR STRIPS. PLACE WITH GRAIN PARALLEL TO LONGITUDINAL STILE OR RAIL DIMENSIONS AND SECURE THE STILES, RAILS AND CORE WITH JOINT CONSTRUCTION DESIGNED FOR MAXIMUM STRENGTH.
4. HOLLOW CORE DOORS: WHEN REQUIRED PER DOOR SCHEDULE SHEET #A0.5, SHALL BE (7-PLY) CORRUGATED HOLLOW CORE - STILES MINIMUM WIDTH 2-1/2", LOCK BLOCKS 20" (3-PLY) WOOD VENEER TYPE 1 ADHESIVE (WATERPROOF) BIRCH.
5. GUARANTEE: MANUFACTURER SHALL FURNISH STANDARD TWO (2) YEAR GUARANTEE AGAINST WARPING, TWISTING OR DEFECTS. INCLUDE ALLOWANCE FOR REHANDLING AND REFINISHING.

08 15 00 : METAL DOORS AND FRAMES

A. GENERAL: PROVIDE STEEL DOORS AND FRAMES AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION; COORDINATE WITH SECTION 08700 - HARDWARE.

B. STANDARDS: COMPLY WITH STEEL DOOR INSTITUTE "STANDARD STEEL DOORS AND FRAMES OR NAAMM HOLLOW METAL MANUFACTURER'S ASSOCIATION "HOLLOW METAL MANUAL."

1. FIRE RATED STANDARDS: FURNISH MATERIALS TESTED, LABELED AND INSPECTED BY UL, WARNOCK HERESY, OR TESTING AGENCY ACCEPTABLE TO APPLICABLE AUTHORITIES.

C. SUBMITTALS: SUBMIT PRODUCT DATA.

D. MANUFACTURERS: AMWELD, CECO, PIONEER, OR APPROVED EQUAL.

E. HOLLOW METAL DOORS: FLUSH HOLLOW METAL DOORS FULL FLUSH TYPE; SDI MODEL I, NAAMM TYPE B FULL FLUSH WITH UNFILLED EDGE; CLOSE TOP AT EXTERIOR DOORS.

1. CORE: PROVIDE STEEL STIFFENED CORE; INSULATED AT EXTERIOR DOORS.

2. GAGE: PROVIDE MINIMUM 18 GAGE AT INTERIOR DOORS, MINIMUM 16 GAGE AT EXTERIOR DOORS.

F. PRESSED STEEL (HOLLOW METAL) FRAMES. MINIMUM 16 GAGE KNOCKDOWN (FIELD-ASSEMBLED) FRAMES.

G. FIRE RATED UNITS: CONFORM TO NFPA 80; PROVIDE UL OR WARNOCK HERESY LABELED DOORS AND FRAMES AS REQUIRED.

H. ACCESSORIES: PROVIDE DOOR SILENCERS, ANCHORS, AND ACCESSORIES.

I. FABRICATION: CONFORM TO REQUIREMENTS OF SDI OR NAAMM.

1. DOOR SILENCERS: PLACE MINIMUM THREE SINGLE BUMPERS ON SINGLE DOOR FRAMES, SPACE EQUALLY ALONG STRIKE JAMBS; PLACE TWO SINGLE BUMPERS ON DOUBLE DOOR FRAME HEADS.

J. FINISH: PRIME PAINT INTERIOR UNITS, GALVANIZE AND PRIME PAINT EXTERIOR UNITS; MINIMUM A60 GALVANIZING; CLEAN, DEGREASE AND FACTORY PRIME PAINT.

K. INSTALLATION: COMPLY WITH MANUFACTURER RECOMMENDATIONS AND EITHER SDI OR NAAMM STANDARDS.

1. INSTALL FIRE RATED UNITS IN CONFORMANCE WITH FIRE LABEL REQUIREMENTS AND NFPA 80.
2. INSTALL DOORS AND FRAMES PLUMB AND SQUARE, AND WITH MAXIMUM DIAGONAL DISTORTION OF 1/16".

08 33 00: COILING DOORS

1. GENERAL: OVERHEAD GRILLE(S) TO BE SUPPLIED AND INSTALLED BY TENANT, AS MANUFACTURED BY SPECIFIED GRILLE MANUFACTURER (VERIFY WITH TENANT'S REPRESENTATIVE). G.C. IS RESPONSIBLE FOR ALL ELECTRICAL HOOK-UPS INCLUDING CONTROL WIRING, LIMIT SWITCH ADJUSTMENTS AND COORDINATION OF PLACEMENT. ALL GRILLE MOTORS TO BE EQUIPPED WITH MAINTENANCE ON/OFF SWITCH. ALL GRILLES DESIGNATED AS AN EMERGENCY EXIT SHALL BE EGRESSIBLE WHETHER OR NOT THERE IS A POWER FAILURE. GRILLE MUST REMAIN SECURED IN THE FULL OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE PUBLIC.
2. MATERIALS: EXTRUDED ALUMINUM GUIDES WITH RIGID VINYL LINER SHALL BE FURNISHED. GUIDES AND BOTTOM BAR WITH FLANGE PLATE OF GRILLE SHALL BE CLEAR ANODIZED ALUMINUM. PANIC RELEASE DEVICE SHALL BE PROVIDED AT MOTORIZED GRILLE DESIGNATED AS EMERGENCY EXIT AND WILL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. ERECTION: THE CONTRACTOR SHALL CHECK STRUCTURAL STEEL THAT WILL SUPPORT INSTALLATION AND NOTIFY THE SIGNET PM IF IT IS NOT ACCEPTABLE. ALL GRILLES SHALL BE ERECTED BY THE MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF ERECTION, THAT ANY PART DEFECTIVE IN MATERIAL OR WORKMANSHIP WILL BE REPLACE WITHOUT CHARGE TO TENANT.
4. EGRESS REQUIREMENTS
   A. G.C. TO PROVIDE A READILY VISIBLE, DURABLE SIGN ON GRILLE BOTTOM BAR TO READ: "GRILLE TO REMAIN OPEN WHEN THE AREA IS OCCUPIED".
   B. IN ORDER TO CLOSE THE DEVICE, IT MUST REQUIRE THE USE OF A KEY OR SPECIAL ACTION AVAILABLE TO MANAGEMENT PERSONNEL ONLY.

08 71 00: HARDWARE - SEE HARDWARE SCHEDULE

08 80 00: GLAZING

A. GENERAL: PROVIDE FULLY TEMPERED GLASS AND G.C. FURNISHED FILM ON GLASS (AS REQUIRED). GLASS THICKNESS SHALL BE PER ARCHITECTURAL DRAWINGS. PROVIDE GLAZING ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.

B. STANDARDS: COMPLY WITH GLASS ASSOCIATION OF NORTH AMERICA (GANA) "GLAZING MANUAL".

C. CODES: SAFETY GLAZING SHALL COMPLY WITH CONSUMER PRODUCT STANDARD 16 CFR 1201, CATEGORY 11, AND SHALL HAVE PASSED ANSI Z97.1, CLASS A.

D. MANUFACTURERS: PILKINGTON LOF, GUARDIAN, OR PPG.

E. GLAZING SEALANT: ONE COMPONENT SILICONE GLAZING SEALANT; PROVIDE AS RECOMMENDED BY SEALANT MANUFACTURER FOR APPLICATIONS INDICATED, HIGH MODULUS TYPE AT STRUCTURAL SILICONE BUTT GLAZING. MANUFACTURERS: DOW OR GE.

F. SETTING BLOCKS AND SPACERS: NEOPRENE OR EPDM, SILICONE COMPATIBLE WHERE IN CONTACT WITH SILICONE SEALANT.

G. PREPARATION: CLEAN GLAZING CHANNELS AND FRAMING MEMBERS TO RECEIVE GLASS IMMEDIATELY BEFORE GLAZING: REMOVE COATINGS NOT FIRMLY BONDED TO SUBSTRATE.

H. INSTALLATION: COMPLY WITH GANA GLAZING MANUAL AND SEALANT MANUAL AND GLAZING MANUFACTURER INSTRUCTIONS

1. DO NOT ALLOW GLASS TO TOUCH METAL SURFACES

2. COMPLY WITH NFPA 80 FOR GLASS IN FIRE RATED OPENINGS

3. PLACE SETTING BLOCKS AT QUARTER POINTS IN THIN COURSE OF SEALANT

4. INSTALL REMOVABLE STOPS WITH GLASS CENTERED IN SPACE WITH SPACER SHIMS AT 2'-0" INTERVALS ON BOTH SIDES OF GLASS, 1/4" BELOW SIGHTLINE.

5. SEALANT GLAZING: FILL GAP BETWEEN GLASS AND STOPS WITH SEALANT TO DEPTH EQUAL TO BITE OF FRAME ON GLASS BUT NOT MORE THAN 3/8" BELOW SIGHTLINE.

08 90 00: SECURITY FILM

1. GENERAL: G.C. TO PROVIDE AND INSTALL A CLEAR GLASS SHATTER RESISTANT AND ABRASION WINDOW FILM TO THE INTERIOR SURFACE OF ALL GLASS PANELS.
2. MATERIALS AND INSTALLATION: 3M SCOTCHSHIELD SAFETY AND SECURITY WINDOW FILM ULTRA S800. NOMINAL THICKNESS OF 8 MILS (0.008 IN)
   A. EXAMINE GLASS SURFACES TO RECEIVE NEW FILM, VERIFY THAT THEY ARE FREE FROM DEFECTS AND IMPERFECTIONS. CORRECT DEFICIENCIES BEFORE STARTING FILM APPLICATION.
   B. CLEAN WINDOW FRAMING WITH A NEUTRAL SOLUTION. INSIDE SURFACE OF GLASS SHALL BE SCRAPED WITH SS RAZOR BLADES WITH CLEAN, SHARP EDGES TO THE ENSURE REMOVAL OF ANY FOREIGN CONTAMINANTS.
   C. DROP CLOTHS OR OTHER ABSORBENT MATERIAL SHALL BE PLACED ON THE WINDOW SILL OR SASH TO ABSORB MOISTURE ACCUMULATION GENERATED BY THE FILM APPLICATION.
   D. TO MINIMIZE WASTE, THE FILM WILL BE CUT TO SPEC UTILIZING A VERTICAL DISPENSER DESIGNED FOR THAT PURPOSE. FILM EDGES SHALL BE CUT NEATLY AND SQUARE AT A UNIFORM DISTANCE OF 1/8" TO 1/16" OF THE WINDOW-SEALING DEVICE.
   E. TO ENSURE EFFICIENT REMOVAL OF EXCESS WATER FROM THE UNDERSIDE OF THE FILM AND TO MAXIMIZE BONDING OF THE PRESSURE SENSITIVE ADHESIVE, POLY PLASTIC BLADED SQUEEGEES WILL BE UTILIZED.
   F. UPON COMPLETION, THE FILM MAY HAVE DIMPLED APPEARANCE FROM RESIDUAL MOISTURE. SAID MOISTURE SHALL, UNDER REASONABLE WEATHER CONDITIONS, DRY FLAT WITH NO MOISTURE DIMPLES WITHIN A PERIOD OF 30 CALENDAR DAYS WHEN VIEWEDUNDER NORMAL VIEWING CONDITIONS.
   G. AFTER INSTALLATION, ANY LEFT OVER MATERIAL WILL BE REMOVED AND THE WORK AREA WILL BE RETURNED TO THE ORIGINAL CONDITION. USE ALL NECESSARY MEANS TO PROTECT THE FILM BEFORE, DURING AND AFTER THE INSTALLATION.

DIVISION 09: FINISHES

09 20 00: PLASTER AND GYPSUM BOARD

3. PROTECTION: CONTRACTOR SHALL PROTECT FINISHED WORK INSTALLED BY OTHER TRADES PRIOR TO WORK UNDER THIS SECTION. PROVIDE CLOSURES FOR EXTERIOR OPENINGS WHERE REQUIRED. ROOM TEMPERATURE DURING INSTALLATION OF WALLBOARD SHALL NOT BE LESS THAN 50 DEGREES FAHRENHEIT WITH ADEQUATE VENTILATION MAINTAINED TO ELIMINATE EXCESSIVE MOISTURE UNTIL JOINT COMPOUND IS COMPLETELY DRY. PROTECT WALLBOARD FROM WETTING AND REPLACE MATERIALS SO DAMAGED.
4. MATERIALS
   A. GYPSUM WALLBOARD: FIRE-RATED 5/8", TYPE 'X' - TO CONFORM TO SPECIFICATION ASTM #C-36 AND (IF INDICATED) NON-RATED ½" X ¼" WITH LONG EDGES TAPERED.
   B. FASTENINGS: DRYWALL SCREWS 1-1/4", TYPE W.
   C. ACCESSORIES: GALVANIZED STEEL, SIZED TO FIT WALLBOARD THICKNESS, STANDARD CORNER BEAD, EXPANSION JOINT, ETC., DESIGNED FOR FINISHING WITH JOINT TREATMENT COMPOUND.
   D. JOINT TREATMENT SYSTEM: PERFORATED TAPE, JOINT COMPOUND AND TOPPING COMPOUND BY THE SAME MANUFACTURER AS THE WALLBOARD.
   E. STEEL STUDS: CONFORM TO SPECIFICATIONS ASTM #C-645 - USE 25 GAUGE FOR STANDARD FRAMING, 18 GAUGE FOR STOREFRONT CONDITIONS INCLUDING STOREFRONT SOFFITS, 20 GAUGE FOR INTERIOR SOFFITS (NON-STOREFRONT) AND 16 GAUGE FOR LOAD BEARING CONDITIONS.
   F. RUNNER CHANNELS: .022" ZINC COATED COLD ROLLED STEEL NAILING CHANNELS 7/8" DEEP.
   G. METAL STUDS AND DRYWALL INSTALLATION TO CONFORM TO UNITED STATES GYPSM MASTER SPECIFICATIONS AND METAL INSTALLATION INSTRUCTIONS - STUD SPACING NOT TO EXCEED 16" O.C.
   H. REFER TO CEILINGS SPECIFICATION FOR CEILING SUSPENSION SYSTEM.

09 30 00: TILE

1. GENERAL:
   A. TILE IN TYPES, COLOR AND SIZES AS INDICATED ON FINISH SCHEDULE AND PLANS.
   B. GRAIN IN TILE TO RUN PER PLANS.
   C. WHEN APPLICABLE, G.C. SHALL MAKE ALL NECESSARY FLOOR CUTS AND FLOOR LEVELING AS REQUIRED TO ASSURE FLOOR TO BE FLUSH WITH ANY ADJACENT FINISHES, WALK-OFF MAT OR MALL FINISHED FLOOR.
   D. ALL EDGES TO BE HIGHLY POLISHED. ALL EXPOSED CORNERS OF TILE ON WALLS TO BE MITRED.
2. SETTING MATERIALS:
   A. FOR ALL FLOOR AND WALL INSTALLATIONS, G.C. SHALL USE '100% SOLIDS EPOXY MORTAR AND GROUT' WITH ANSI SPEC #A1183 AS MANUFACTURED BY 'TEC', 1-800-323-7407 - NO SUBSTITUTIONS.
   B. INSTALL METAL EDGE AT STOREFRONT AND WHERE TILE ABUTTS CARPET.
3. GROUTING:
   A. GROUT TO BE STANDARD LATEX NON-SANDED GROUT BY TEC, COLOR AS INDICATED ON FINISH SCHEDULE.
   B. JOINT WIDTH TO BE 1/16". ALLOW 24 HOURS DRYING TIME BEFORE GROUTING.
   C. WHERE TILE OF DIFFERENT COLORS MEET, USE GROUT INDICATED FOR LIGHTER TILE AT INTERSECTION
4. CLEANING: ALL TILES TO BE CLEANED WITH VINEGAR AND WATER SOLUTION PRIOR TO GROUTING AND AFTER INSTALLATION
5. BACKER BOARD PANELS: SHALL BE USED AS SUBSTRATE FOR STOREFRONT TILE.
   A. PRODUCT SPECIFICATIONS: 5/8" FIBEROCK AQUA-TOUGH TILE BACKERBOARD PANELS MANUFACTURED BY 'U.S.G.'
   B. INSTALLATION: FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

09 50 00: CEILING

1. GENERAL:
   A. ALL CEILINGS TO BE CLASS A FIRE RESISTANT OR AS REQUIRED BY CODE. INSTALL IN STRICT COMPLIANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS AND CURRENT BULLETIN OF ACOUSTICAL MATERIALS ASSOCIATION, PAGE 53, JOB CONDITIONS.
   B. G.C. TO PROVICE EXTRA BOX OF EACH CEILING TILE USED TO STORE MANAGER FOR FUTURE USE.
2. MATERIALS:

DRYWALL CEILING/SOFFITS: SEE DRYWALL SPECIFICATIONS.

3. SUSPENSION SYSTEM:
   A. GRID FOR CEILING TILES: 'ARMSTRONG' 15/16" PRELUDE XL SUSPENSION SYSTEM. FIREGUARD SERIES #8300 CONSTRUCTION MEETS I.C.B.O. #3350 AND U.L. #6258. HANGERS SHALL BE 9 GAUGE GALVANIZED WIRE SPACED AT 48" O.C. SUPPLY WALL MOLDING AND ALL OTHER ACCESSORY PIECES. JOIN CROSS TEES TO MAIN BEAMS WITH A POSITIVE INTERLOCK. MAIN BEAM AND CROSS TEES SHALL REST ON ANGLE MOLDINGS AT WALLS. 3/4" X 4" ARMSTRONG AXIOM CLASSIC WHITE TRIM PIECE AT OPEN GRILLE SLOT.

   B. SUSPENSION SYSTEM FOR GYPSUM PANEL CEILINGS: 'DONN RIDGID X' DIRECT SUSPENSION SYSTEM WITH CROSS FURRING CHANNELS CEILING. SUSPENSION SYSTEM TO BE PER ASTM #C635 COLD ROLLED STEEL MAIN TEES #RMX-12 AND FURRING CROSS CHANNELS #RCX4 OR CROSS TEE #DXL 424. MEETS I.C.B.O. #1994 AND CALIFORNIA RESEARCH REPORT #24095.

09 65 00: RESILIENT FLOORING

1. GENERAL: RESILIENT FLOORING TO BE CLASS 1 FIRE RESISTANT SEE FINISH SCHEDULE FOR VINYL COMPOSITION SELECTIONS. NOTE: CHECK DRAWINGS TO SEE IF NEW IS TO MATCH PORTION OF EXISTING TO REMAIN.
2. EDGING STRIP: REFER TO FLOOR FINISH PLAN AND FLOOR TRANSITION DETAILS.
3. FUTURE REPLACEMENT: CONTRACTOR TO SUPPLY ONE (1) EXTRA BOX OF EACH RESILIENT FLOOR TILE SPECIFIED TO STORE MANAGER FOR FUTURE REPLACEMENT.
4. INSTALLATION: ALL MATERIALS SHALL BE LAID IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR TYPE OF FLOOR BEING COVERED USING THE ADHESIVE RECOMMENDED BY THE MANUFACTURER FOR THIS PARTICULAR INSTALLATION. CONTRACTOR SHALL ASSUME RESPONSIBILITY ONCE FLOOR IS ACCEPTED FOR INSTALLING RESILIENT FLOORING.

09 68 00: CARPET

GENERAL: CARPET IS TO BE CLASS A FIRE RESISTANT, SMOKE RATING 450 OR LESS WITH TILETAB CONNECTORS .

5. INSTALLATION:
   A. G.C. MUST PROVIDE CLEAN, SMOOTH AND LEVEL SURFACE FOR PROPER INSTALLATION. FOLLOW MANUFACTURERS SURFACE PREP AND TABTILE CARPET CONNECTOR INSTALLATION INSTRUCTIONS.
   B. BUILDING MUST BE FULLY ENCLOSED WITH TEMP BETWEEN 65-95 DEGREES.
   C. LEAVE ALL EXTRA TILES AT JOBSITE.
6. FOLLOW ARROWS ON REAR OF TILES IN LAYOUT TO ENSURE CONSISTENT PILE DIRECTION.
7. TRANSITION AND EDGE STRIPS: REFER TO FLOOR FINISH PLAN AND FLOOR TRANSITION DETAILS.
8. FLATWIRE/CABLE SHOULD BE CENTERED UNDER MODULE AND NO ADHESIVE USED UNLESS APPROVED BY MANUFACTURER.
9. ENSURE CUT TILE EDGES ARE ALWAYS AGAINST WALLS AND FOLLOW MANUFACTURERS GUIDELINES FOR CUTTING
10. AFTER INSTALLATION, CLIP ANY FRAYED YARN AT EDGES OF TILE.

09 72 00: WALLCOVERING

1. WALLCOVERINGS SHALL BE CLASS A FIRE RESISTANT. WALLCOVERINGS ARE SELECTED AND SUPPLIED BY TENANT, INSTALLED BY G.C. AS LISTED IN THE FINISH SCHEDULE. THESE SELECTIONS ARE SUBJECT TO REVISION DUE TO CURRENT AVAILABILITY OR DESIGN CHANGES.
2. INSTALLATION:
   A. INSPECT WALLCOVERINGS FOR DEFECTS PRIOR TO INSTALLATION.
   B. SURFACES TO RECEIVE WALLCOVERING SHALL BE PREPARED AND SIZED. STRICTLY FOLLOW WALLCOVERING MANUFACTURER'S SPECIFICATIONS. NOTIFY TENANT IF ANY SURFACE IS NOT SUITABLE FOR PROPER APPLICATION AND DO NOT APPLY UNTIL SITUATION IS RESOLVED.
   C. SUPPLY ADHESIVES AND SIZING: USE ONLY TYPES RECOMMENDED BY WALLCOVERING MANUFACTURER.

3. CORNER GUARDS:
   A. INSTALL HARD PLASTIC WHITE CORNER OR METAL CORNER GUARDS (SEE FINISH PLAN) WITH ADHESIVE, NOT SCREWED.

09 77 20: FIBER-REINFORCED PLASTIC PANEL

1. GENERAL: FIBER-REINFORCED PLASTIC (FRP) PANELS FOR USE AS WATERPROOF WAINSCOT, WHERE INDICATED ON PLANS, SHALL BE PROVIDED AND INSTALLED BY G.C.
2. MATERIALS: FRP SHALL BE NON-POROUS, WHITE IN COLOR AND SHALL BE OF PEBBLED FINISH. FRP SHALL BE CLASS A FIRE RATED, COMPLIANT WITH ICBO REPORT #ER-5489 AND SHALL BE PROVIDED WITH MATCHING NON-POROUS MOLDINGS WHICH SHALL BE APPLIED OVER ALL JOINTS, PER MANUFACTURER'S DIRECTION. FRP SHALL BE 'MARLITE' OR EQUAL.
3. INSTALLATION: CONTRACTOR SHALL INSTALL FRP AS SHOWN ON PLANS, UNLESS SPECIFICALLY NOTED OTHERWISE. FRP PANELS SHALL BE INSTALLED WITH MANUFACTURER APPROVED ADHESIVE ACCORDING TO ALL STANDARD INDUSTRY PRACTICES TO PROVIDE FULL WATERPROOF PROTECTION WHEREVER INSTALLED.

09 90 00: PAINTING AND COATING

1. GENERAL:
   A. PAINTING CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL UNLESS INDICATED OTHERWISE.
   B. IF PAINTING CONTRACTOR CONSIDERS ANY SURFACE UNSUITABLE FOR THE PROPER FINISH FOR HIS WORK. NOTIFY AND DO NOT APPLY UNTIL SITUATION IS RESOLVED.
2. MATERIALS:
   A. PAINT AND PRIMERS SHALL BE BY 'SHERWIN WILLIAMS' UNLESS LISTED OTHERWISE IN FINISH SCHEDULE. TYPE AND COLOR TO BE AS INDICATED.
   B. APPLICATIONS (VERIFY CONDITIONS APPLICABLE TO THIS PROJECT)
      a) DRYWALL, MASONRY, PLASTER AND WOOD: ONE COAT 'SHERWIN WILLIAMS' ST #001 SW PREPRITE BONDING PRIMER #B51W50 AND TWO COATS OF TYPE AND COLOR AS SPECIFIED IN FINISH SCHEDULE.
      b) METAL: ONE COAT 'SHERWIN WILLIAMS' ST #002 SW DTM ACRYLIC PRIMER/FINISH #B66W1 IN COLOR AVAILABLE TO BEST MATCH FINISH COLOR AND TWO COATS OF TYPE AND COLOR AS SPECIFIED IN DECORATING SCHEDULE.
3. APPLICATION: APPLY ACCORDING TO MANUFACTURER'S LABEL DIRECTIONS.

09 97 23: CONCRETE SEALER

1. GENERAL: G.C. TO PROVIDE A CLEAN, SMOOTH AND STRUCTURALLY SOUND EVEN SURFACE FOR APPLICATION OF SEALER.
2. MATERIALS AND INSTALLATION: G.C. TO PROVIDE ALL MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE JOB AS SPECIFIED IN MANUFACTURER'S INSTRUCTIONS. APPLY 'DELTA CHEMICAL INC.' #7300 CLEAR EPOXY CONCRETE FLOOR SEALER TO CONCRETE SLAB. CONTACT BY TELEPHONE: 1-800-473-3796. FOR NEW SLABS APPLY CLEAR SEAL
3. FOR EXISTING SLAB, REFER TO FINISH SCHEDULE.

DIVISION 12: FURNISHINGS

12 30 00: CASEWORK

1. IT SHALL BE THE FINAL RESPONSIBILITY OF THE F.C. TO DETERMINE FIRE RATING AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
2. INSTALLATION SHALL BE PER PLANS.

DIVISION 21: FIRE SUPPRESSION

21 13 00: FIRE SUPPRESSION SPRINKLER SYSTEM

1. COORDINATION: EMPLOY THE LANDLORD'S DESIGNATED CONTRACTOR IF REQUIRED, TO PERFORM ALL SPRINKLER MODIFICATIONS. SYSTEM MODIFICATIONS TO BE SCHEDULED IN ADVANCE WITH THE LANDLORD'S FIELD REPRESENTATIVE. THE SPRINKLER SYSTEM SHALL BE FULLY CHARGED AND OPERATIONAL WHEN THE CONTRACTORS OFF SITE.
2. MATERIALS
   A. SPRINKLER HEADS TO BE HIGH TEMPERATURE.
   B. REFER TO SPRINKLER CONTRACTOR DRAWINGS FOR ACTUAL SPRINKLER HEAD LOCATIONS.
   C. IN NEW AND REMODEL STORES, SPRINKLER HEAD LOCATIONS SHALL CONFORM TO FLOOR PLAN AND CEILING DESIGN LAYOUT AS REQUIRED BY LOCAL CODES.
   D. SPRINKLER HEAD TYPES: PER AREA/LOCATIONS
      a) ENTRANCES, SOFFITS, GYP. BD. SALES AREA FULLY CONCEALED HEADS WITH COVER PLATES, PLATE FINISH TO BE WHITE EXCEPT WHEN HEAD IS MOUNTED I

GENERAL NOTES - ICC ANSI A117.1 - 2017

THE INTENTION OF THIS SHEET IS TO SHOW THE REQUIREMENTS OF ICC ANSI A117.1 - 2017. IF THERE IS A DISCREPANCY BETWEEN THE FEDERAL, STATE, OR LOCAL CODE THEN THE STRICTER OF THE CODES SHALL BE ENFORCED IN THAT SITUATION.

GENERAL NOTES:

1. IF THE REQUIREMENTS OF THIS SHEET CANNOT BE ACHIEVED FOR ANY REASON THEN THE G.C. SHOULD NOTIFY THE ARCHITECT IMMEDIATELY.
2. G.C. IS RESPONSIBLE FOR HAVING A LEVEL ON SITE TO VERIFY COMPLIANCE OF CERTAIN ITEMS WHERE THE TOOL IS NECESSARY.
3. G.C. IS RESPONSIBLE FOR HAVING A POUNDS OF PRESSURE DEVICE ON SITE TO VERIFY COMPLIANCE OF CERTAIN ITEMS WHERE THE TOOL IS NECESSARY. DOOR PULLS, GATES, LAVATORY FAUCET LEVERS, WATER CLOSET FLUSH HANDLES AND DRINKING FOUNTAIN CONTROLS MUST ALL REQUIRE 5 LBF OR LESS TO CONTROL
   POUNDS OF PRESSURE DEVICE RECOMMENDATION:
4. G.C. TO REFERENCE PLUMBING SHEET FOR STORE SPECIFIC PLUMBING LAYOUT

302 FLOOR OR GROUND SURFACES AND 303 CHANGES IN LEVEL

302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant.
302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ " max. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.
303.2 Vertical. Changes in level of ¼ " high max shall be permitted to be vertical.
303.3 Beveled. Changes in level between ¼" high min and ½ " high max shall be beveled with a slope not steeper than 1:2.

CARPET PILE THICKNESS & ACCESSIBLE ROUTE

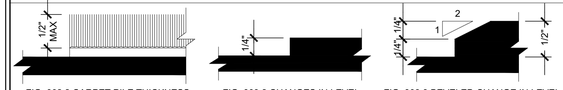


FIG. 302.2 CARPET PILE THICKNESS | FIG. 303.2 CHANGES IN LEVEL | FIG. 303.3 BEVELED CHANGE IN LEVEL

TURNING SPACE AND CLEAR FLOOR SPACE

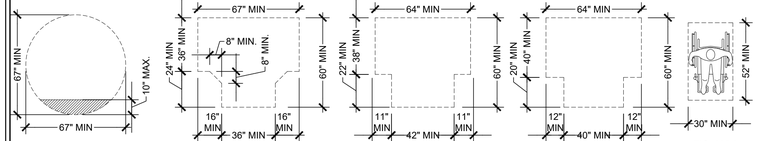


FIG 304.3.1.1 CIRCULAR TURNING SPACE | FIG. 304.3.2.1 (A) T-SHAPED TURNING SPACE | FIG. 304.3.2.1 (B) T-SHAPED TURNING SPACE | FIG. 304.3.2.1 (C) T-SHAPED TURNING SPACE | FIG. 305.3 CLEAR FLOOR SPACE

305 CLEAR FLOOR OR GROUND SPACE

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.
305.3 Size. The clear floor or ground space shall be 30" min in width by 48" min in length.
305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.
305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

306 KNEE AND TOE CLEARANCE

306.2 Toe Clearance.
306.2.1 General. Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.
306.2.2 Max Depth. Toe clearance shall extend 25" max under an element.
306.2.3 min Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" min under the element.
306.2.4 Additional Clearance. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance.
306.2.5 Width. Toe clearance shall be 30" wide min.
306.3 Knee Clearance.
306.3.1 General. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.
306.3.2 Max Depth. Knee clearance shall extend 25" max under an element at 9" above the finish floor or ground.
306.3.3 min Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min at 9" above the finish floor or ground, and 8" deep min at 27" above the finish floor or ground.
306.3.4 Clearance Reduction. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
306.3.5 Width. Knee clearance shall be 30" wide min.

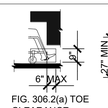


FIG. 306.2(a) TOE CLEARANCE

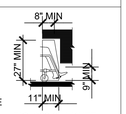


FIG. 306.3(a) KNEE CLEARANCE

307 PROTRUDING OBJECTS

307.2 Protrusion Limits. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max horizontally into the circulation path.
307.4 Vertical Clearance. Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max above the finish floor or ground.
307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

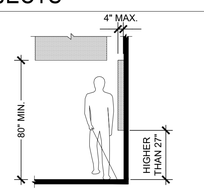


FIG 307.2 LIMITS OF PROTRUDING OBJECTS

308 REACH RANGES

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" max and the low forward reach shall be 15" min above the finish floor or ground.
308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max and the reach depth shall be 25" max.
308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the edge of the clear floor space is 10" max from the element, the high side reach shall be 48" max and the low side reach shall be 15" min above the finish floor or ground.
308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max for a reach depth of 24" max.

REACH RANGES

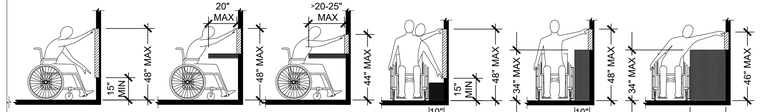


FIG. 308.2.1 UNOBSTRUCTED FORWARD REACH | FIG. 308.2.2 OBSTRUCTED HIGH FORWARD REACH | FIG. 308.3.1 UNOBSTRUCTED SIDE REACH | FIG. 308.3.2 OBSTRUCTED HIGH SIDE REACH

309 OPERABLE PARTS

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.
309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.
309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.

403 WALKING SURFACES

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.
403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
403.4 Changes in Level. Changes in level shall comply with 303.

403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

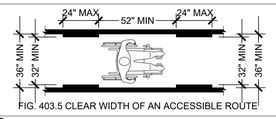


FIG. 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE

404 DOORS

404.2.1 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.
404.2.2 Clear Width. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".
404.2.3 Maneuvering Clearances. min maneuvering clearances at doors and gates shall comply with 404.2.3. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.
404.2.4 Thresholds. Thresholds, if provided at doorways, shall be ½ " high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303.
404.2.5 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48" min plus the width of doors or gates swinging into the space.
404.2.6 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34" min and 48" max above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
404.2.7.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds min.
404.2.8 Door/ Gate Opening Force. Fire doors shall have a min opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door/gate other than fire doors shall be as follows: Interior hinged doors and gates: 5 pounds max. Sliding or folding doors: 5 pounds max.

CLEAR DOOR WIDTH

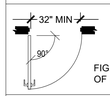


FIG. 404.2.2(a) CLEAR WIDTH OF DOORWAYS

DOORS AND GATES IN SERIES

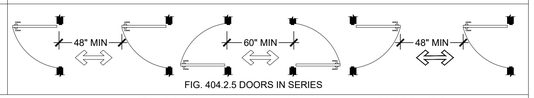
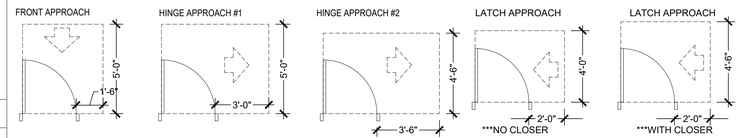


FIG. 404.2.5 DOORS IN SERIES

404.2.3.2 & 404.2.3.4 MANEUVERING CLEARANCES AT DOORS



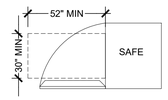


FIG 4a SAFE DOOR

602 DRINKING FOUNTAINS

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.
602.3 Operable Parts. Operable parts shall comply with 309.
602.4 Spout Height. Spout outlets shall be 36" max above the finish floor or ground.Spout outlets of drinking fountains for standing persons shall be 38" min and 43" max above the finish floor or ground.
602.5 Spout Location. The spout shall be located 15" min from the vertical support and 5" max from the front edge of the unit, including bumpers.
602.6 Water Flow. The spout shall provide a flow of water 4" high min and shall be located 5" max from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" of the front of the unit, the angle of the water stream shall be 30 degrees max. Where spouts are located between 3" and 5" max from the front of the unit, the angle of the water stream shall be 15 degrees max.

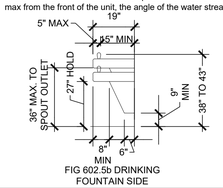
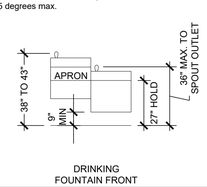


FIG 602.5b DRINKING FOUNTAIN SIDE



DRINKING FOUNTAIN FRONT

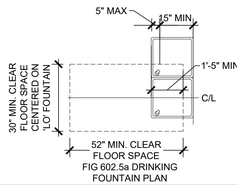


FIG 602.5a DRINKING FOUNTAIN PLAN

604 WATER CLOSETS

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min to 18" max from the side wall.
604.3.1&604.3.2 Size. Clearance around a water closet shall be 60" min measured perpendicular from the side wall and 56" min measured perpendicular from the rear wall.
604.3.3 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
604.4 Height. The seat height of a water closet above the finish floor shall be 17" min and 19" max measured to the top of the seat. Seats shall not be sprung to return to a lifted position.
604.5.1 Side Wall. The side wall grab bar shall be 42" long min, located 12" max from the rear wall and extending 54" min from the rear wall. In addition, a vertical grab bar 18" minimum in length shall be mounted with the bottom of the bar located 39" min. and 41" max above the floor and with the centerline of the bar located 39" min. and 42" max from the rear wall.
604.5.2 Rear Wall. The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min on one side and 24" min on the transfer side.
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet
604.7 Dispensers. Toilet paper dispensers shall comply with 309.4. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24" min. and 36" max. from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located within an area of 24" min. and 42" maximum from the rear wall. The outlet of the dispenser shall be located 18" minimum and 48" maximum above the floor. Dispensers shall comply with 609.3. Dispenser shall not be of a type that control delivery, or do not allow continuous paper flow.

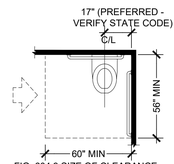


FIG. 604.3 SIZE OF CLEARANCE AT WATER CLOSETS

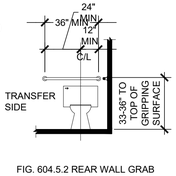


FIG. 604.5.2 REAR WALL GRAB BAR AT WATER CLOSETS

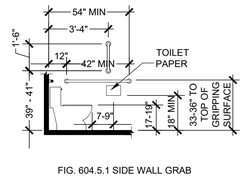
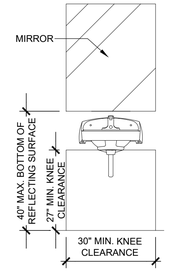


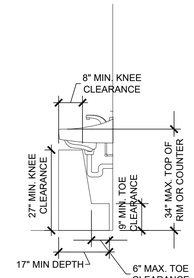
FIG. 604.5.1 SIDE WALL GRAB BAR AT WATER CLOSETS

603 AND 606 LAVATORIES AND MIRRORS

606.2 Clear Floor Space. A clear floor space complying with 305.3, positioned for a forward approach, shall be provided. Knee and toe clearance complying with 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances.
606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max above the finish floor or ground.
606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds min.
606.6 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.
603.3 Mirrors. Mirrors located above lavatories, a mirror shall be located over the accessible lavatory and shall be mounted with the bottom edge of the reflecting surface 40" max above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40" *maximum* above the floor. Exception: Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max above the finish floor.



FRONT ELEVATION



SIDE ELEVATION

609 GRAB BARS

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1¼" min and 2" max.
609.3 Spacing. The space between the wall and the grab bar shall be 1½". The space between the grab bar and projecting objects below and at the ends shall be 1½ " min. The space between the grab bar and projecting objects above shall be 12" min.
609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33" min and 36" max above the finish floor measured to the top of the gripping surface.
609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.
609.6 Fittings. Grab bars shall not rotate within their fittings.
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space. Horizontal and vertical grab bars shall be permitted to be separate bars, a single piece bar, or a combination thereof.
609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

703 SIGNS

703.1 General. Accessible Signs shall comply with 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided.
703.2 Visual Characters. Visual characters that also serve as raised characters shall comply with 703.3, or visual characters on VMS signage shall comply with section 703.7, or visual characters not covered in items 1 and 2 shall comply with section 703.2.
EXCEPTION: the visual and raised requirements of item 1 shall be permitted to be provided by two separate signs that provide corresponding information provided one sign complies with section 703.2 and the second sign complies with section 703.3.
703.2.2 Case. Characters shall be uppercase or lowercase or a combination of both.
703.2.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
703.2.4 Character Height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The uppercase letter "I" of the font shall have a minimum height complying with Table 703.2.4. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign.
703.2.5 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "I" of the font.
703.2.6 Stroke Width. The uppercase letter "I" shall be used to determine the allowable stroke width of all characters of a font. The stroke shall be 10 percent min and 30 percent max of the height of the uppercase "I" of the font.
703.2.8 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent min and 170 percent max of the character height.
703.3.1 Raised Characters. Raised characters shall comply with 703.3 and shall be duplicated in braille complying with 703.4.
703.3.2 Depth. Raised characters shall be 1/32" min above their background.
703.3.3 Case. Characters shall be uppercase.
703.3.4 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
703.3.5 Character Height. The uppercase letter "I" shall be used to determine the allowable height of all characters of a font. The height of the uppercase letter "I" of the font, measured vertically from the baseline of the character, shall be 5/8" min and 2" max.
EXCEPTION: Where separate raised and visual characters with the same information are provided, the height of the raised uppercase letter "I" shall be permitted to be 1/2" min.
703.3.6 Character Width. The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase "I" of the font.
703.3.7 Stroke Width. Raised character stroke width shall comply with section 703.3.7. The uppercase letter "I" shall be used to determine the allowable stroke width of all characters of a font. The stroke width shall be 15 percent maximum of the height of the uppercase letter "I" measured at the top surface of the character, and 30 percent maximum of the height of the uppercase letter "I" measured at the base of the character. When characters are both visual and raised, the stroke shall be 10 percent min of the height of the uppercase letter "I".
703.3.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Spacing between individual characters shall be 1/8" min measured at the top surface of the characters, $\frac{1}{8}$" min. measured at the base of the characters, and four times the raised character stroke width maximum. Characters shall be separated from raised borders and decorative elements $\frac{3}{8}$" minimum.
703.3.9 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent min and 170 percent max of the raised character height.
703.3.10 Height Above Floor. Raised characters shall be located 48" min above the floor, measured from the baseline of the lowest raised character and 60" max above the floor, measured from the baseline of the highest raised character.
703.3.11 Location. Where a sign containing raised characters and braille is provided at a door, the sign shall be located alongside the door at the latch side. Where a sign contains raised characters and braille is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a sign containing raised and braille is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing raised characters and braille shall be located so that a clear floor space of 18" min by 18" min, centered on the raised characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.
EXCEPTION: Signs containing raised characters and braille shall be permitted on the push side of doors with closers and without hold-open devices.
703.4.1 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.4.
703.4.3 Dimensions. Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.3
703.4.4 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8" min from any other tactile characters and 3/8" min from raised borders and decorative elements. Braille provided on elevator car controls shall be separated $\frac{3}{8}$" minimum either directly below or adjacent to the corresponding raised characters or symbols.
703.4.5 Mounting Height. Braille shall be 48" min and 60" max above the floor, measured from the baseline of the braille cells.
703.5.1 Pictograms. Pictograms shall comply with 703.5.
703.5.2 Pictogram Field. Pictograms shall have a field 6" min. in height. Characters or braille shall not be located in the pictogram field.
703.5.3 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.
703.6.1 Symbols of Accessibility. Symbols of Accessibility shall comply with 703.6.
703.6.2 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE: 3/25/2024

STORE NO. 0306

SHEET: A0.2

TITLE: ACCESSIBILITY DETAILS

OCCUPANCY LOAD

SPACE	SF/OCCUPANT	AREA SF	OCCUPANT LOAD
SALES AREA	1/60	2017	34
STOCK ROOM	1/300	315	2
TOTAL OCCUPANCY			40
TOTAL AREA		3527	

FIRE EXTINGUISHER NOTE

(FE) G.C. TO PURCHASE THE PORTABLE FIRE EXTINGUISHER(S) OF CORRECT CAPACITY AND AT LEAST A '2A-10BC' RATING OR AS REQUIRED BY NFPA #10, FIRE EXTINGUISHERS SHALL BEAR CURRENT STATE FIRE MARSHALL SERVICE TAG AND BE MOUNTED AT A VISIBLE LOCATION WITHIN 75' WALKING DISTANCE FROM ANY POINT IN THE SPACE. LOCATIONS SHOWN ON THE PLAN ARE A GUIDELINE. G.C. SHALL VERIFY AND SUPPLY THE REQUIRED NUMBER OF EXTINGUISHERS AT LOCATIONS DIRECTED BY LOCAL FIRE MARSHALL HAVING JURISDICTION OR PER LOCAL CODE. EXTINGUISHERS SHALL BE J.L. INDUSTRIES MODEL #COSMIC 5E 5LB. CAPACITY MULTI-PURPOSE CHEMICAL EXTINGUISHER WITH WALL BRACKET(S) MODEL #MB-818 OR APPROVED EQUAL.

LEGEND

DENOTES 36" or 44" WIDE PATH

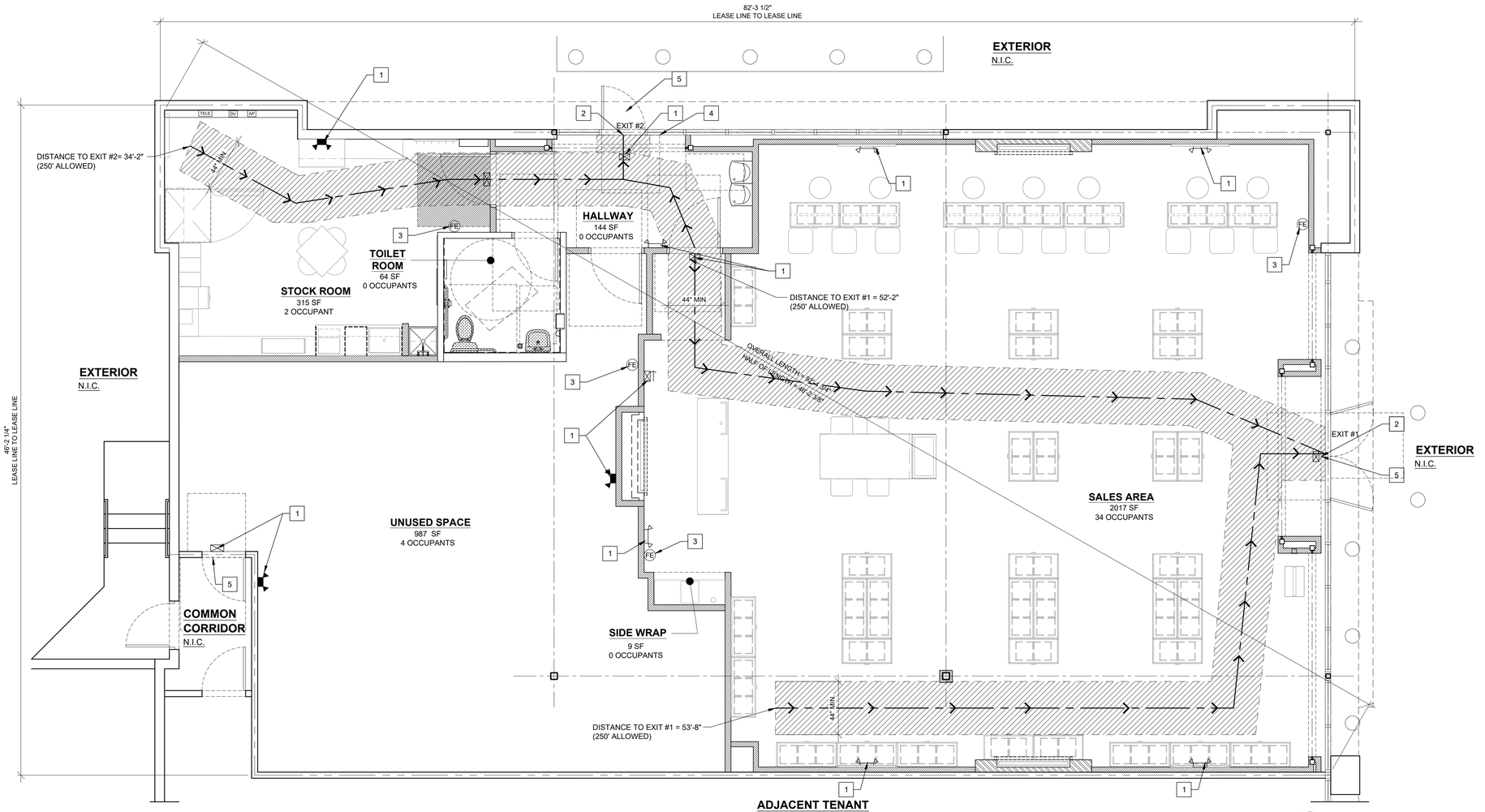
KEY NOTES

1. EMERGENCY LIGHT FIXTURE
2. LIT EMERGENCY EXIT SIGN
3. FIRE EXTINGUISHER
4. TACTILE EXIT SIGN (WALL MOUNTED)
5. G.C. TO CONFIRM THERE IS CODE COMPLIANT LIGHTING AT EXTERIOR OF DOOR. NOTIFY AOR AND SIGNET PM IF MISSING.

EXIT REQUIREMENTS

OCCUPANCY	DESIGNATION	MAX TRAVEL DISTANCE	INCHES PER OCCUPANT	WIDTH REQUIRED	WIDTH PROVIDED
ASSEMBLY	M	250	0.2	8"	EXIT #1 = 72" EXIT #2 = 34"

REQUIRED WIDTH = 52 (OCCUPANT LOAD) X 0.2 = 10.4"



A LIFE SAFETY PLAN
1/4" = 1'-0"

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6889
DESIGN CONCEPT: AVENTURA 24' BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
A0.3

TITLE:
LIFE SAFETY PLAN

RESPONSIBILITY SCHEDULE

	RESPONSIBILITY	FURNISHED: EXISTING	FURNISHED: TENANT	FURNISHED: G.C.	FURNISHED: L.L.	INSTALLED: G.C.	INSTALLED: OTHER/VENDOR	INSTALLED: L.L.	REMARKS
	THIS IS AN EXISTING BUILDING, AND IS BEING REDEMISED AND IS CURRENTLY UNDER CONSTRUCTION. ALL ITEMS MARKED AS "EXISTING" ARE TO BE PROVIDED BY LANDLORD AS SHOWN ON SHELL BUILDING DRAWINGS AND HAVE BEEN PERMITTED UNDER SEPARATE COVER. G.C. TO COORDINATE LANDLORD INSTALLATION OF "EXISTING" ITEMS IF NOT IN PLACE WHEN TENANT BEGINS CONSTRUCTION.								SOME ITEMS ARE NOT INCLUDED IN THIS DESIGN - COORDINATE WITH PLANS.
PREP.	STOREFRONT CONSTRUCTION BARRICADE			●					N/A
	BARRICADE GRAPHICS		●				●		
	PICK UP PERMIT AND FEES			●		●			
	SITE PREPARATIONS			●		●			
	CLEAN-UP			●		●			
	OBTAIN C/O APPROVALS			●		●			
	MALL DEPOSIT/INSURANCE WAIVERS			●		●			
	TRASH REMOVAL/DUMSPTER RENTAL			●		●			
	DEMOLITION/PERMIT & FEES AS REQUIRED			●		●			
	OBTAIN INSPECTIONS/PROVIDE STATUS REPORT			●		●			
	PROVIDE AS-BUILT COPY OF JOB SITE PLANS			●		●			
	RECEIVE/UNLOAD ALL TENANT SUPPLIED ITEMS			●		●			
	SUB-CONTRACTOR LIST & WARRANTIES			●		●			
	PROFESSIONAL CLEANING			●		●			
GENERAL CONSTRUCTION	STOREFRONT GLASS, BASE, CHANNELS, ETC.	●							
	STOREFRONT ENTRY DOORS & HARDWARE	●							REFER TO DOOR SCHEDULE
	STOREFRONT SECURITY FILM			●		●			
	STOREFRONT BOLLARDS	●				●			
	NEUTRAL PIER	●							U.N.O.
	EXTERIOR WALL CONSTRUCTION	●							
	DEMISING WALL STUDS	●							U.N.O.
	DEMISING WALL DRYWALL	●							
	SECURITY WIRE MESH	●							
	CONCRETE SLAB (PATCH FILL)	●		●		●			TRENCHING INFILL BY G.C.
	CONCRETE CUTTING AND CORING			●		●			CORE DRILLING ONLY
	DRYWALL WALLS, ENCLOSURES AND FRAMING			●		●			
	WALL INSULATION			●		●			
	IN WALL METAL / F.R.T. PLYWOOD BLOCKING			●		●			
	DRYWALL CEILING			●		●			
	LAY-IN-CEILING			●		●			SEE SHEET A3.0 FOR TYPE
	LIGHT FIXTURES, EMERGENCY LIGHTS & LAMPS		●			●			
	REAR EXIT DOOR	●							
	REAR EXIT ALARM AND LOCK		●			●			
	OVERHEAD GRILLE		●				●		WIRING AND ELECT. CONNECT TY E.C. LIMITS SET BY GRILL MANUF.
	SIDE SLIDING GRILLE WITH EGRESS DOOR								N/A
	CONTROL GRILLE WIRING			●		●			WIRING AND ELECT. CONNECT TY E.C. LIMITS SET BY GRILL MANUF.
	GRILLE STRUCTURAL SUPPORTS		●				●		
	ACCESS DOORS TO GRILLE MOTOR/TRANSFORMER			●		●			
	DOORS AND FRAMES	●		●		●			TOILET ROOM DOOR BY LANDLORD
	DOOR HARDWARE	●		●		●			TOILET ROOM DOOR BY LANDLORD
	FIRE EXTINGUISHERS			●		●			
	REFER TO TOILET ROOM SHEET A11.0								
EQUIPMENT	SECURITY SYSTEM		●				●		SEE ELECT. NOTES
	SAFE		●				●		COORDINATE WITH G.C.
	SPEAKERS/MTI MUSIC SYSTEM		●				●		
	CASH REGISTERS AND P.O.S. DEVICES		●				●		
	SALES FLOOR MONITOR(S) AND BRACKET(S)		●				●		
	CUSTOM ROLLER SHADES		●				●		COORDINATE WITH G.C.
	LOW VOLTAGE WIRING		●				●		
FINISHES	WALK OFF MAT		●			●			SEE FINISH SCHEDULE
	WALL PANELS (F.R.P.)			●		●			
	WALL TRIMS			●		●			BASE PACKAGE
	PREFINISHED WALL TRIMS		●			●			STANDARD PACKAGE
	PORCELAIN TILE	●	●			●			PORCELAIN TILE AT TOILET ROOM BY LANDLORD
	TRANSITION STRIPS			●		●			
	WALLCOVERING	●	●			●			SEE FINISH SCHEDULE WALLCOVERING AT TOILET ROOM BY LANDLORD
	VINYL FLOOR TILE			●		●			VERIFY IF APPLICABLE
	LUXURY VINYL TILE		●			●			
	CARPET		●			●			
	SEALED CONCRETE			●		●			
	WOOD WALL BASE			●		●			
	VINYL WALL BASE			●		●			
	PAINT			●		●			PAINTS HAVE NAT'L ACCOUNT NO. WITH SHERWIN WILLIAMS (U.N.O.)
	METAL CORNER GUARDS		●			●			SALES FLOOR
	WHITE PLASTIC CORNER GUARDS			●		●			NON-SALES ONLY
	FOCAL FRAME		●			●			PREFINISHED
SIGNAGE	STOREFRONT SIGNS		●				●		
	STOREFRONT BLADE SIGN		●				●		
	AWNINGS								N/A
	AWNING FRAMES								N/A
	NON-ILLUMINATED APPLIED LETTER SIGNS		●				●		
	VINYL GRAPHICS		●				●		
	EGRESS SIGN(S)		●			●			
	ACCESSIBILITY SIGNAGE		●				●		

RESPONSIBILITY SCHEDULE

	RESPONSIBILITY	FURNISHED: EXISTING	FURNISHED: TENANT	FURNISHED: G.C.	FURNISHED: L.L.	INSTALLED: G.C.	INSTALLED: OTHER/VENDOR	INSTALLED: L.L.	REMARKS
	THIS IS AN EXISTING BUILDING, AND IS BEING REDEMISED AND IS CURRENTLY UNDER CONSTRUCTION. ALL ITEMS MARKED AS "EXISTING" ARE TO BE PROVIDED BY LANDLORD AS SHOWN ON SHELL BUILDING DRAWINGS AND HAVE BEEN PERMITTED UNDER SEPARATE COVER. G.C. TO COORDINATE LANDLORD INSTALLATION OF "EXISTING" ITEMS IF NOT IN PLACE WHEN TENANT BEGINS CONSTRUCTION.								SOME ITEMS ARE NOT INCLUDED IN THIS DESIGN - COORDINATE WITH PLANS.
FIXTURES	WALL AND FLOOR SHOWCASES		●			●			
	INTERNAL CASE LIGHTING WITH TRANSFORMERS		●						INCLUDED IN THE SHOWCASE
	SHOWCASE CORES AND KEYS		●						STORE ASSOCIATE INSTALLS
	CASHWRAP		●			●			
	SIDE WRAP / BACKWRAP		●			●			
	RING CLEANING UNIT		●			●			CLEANER SUPPLIED BY TENANT
	GEMSCOPE		●			●			
	JEWELRY CONSULTATION TABLE		●			●			
	CHAIRS AND SHOWCASE SEATING		●			●			
	DECORATIVE MIRRORS / MARKETING		●			●			
	DIAMOND CERTIFICATE WALL DISPLAY		●			●			
	UNION WALL BOX DISPLAY								N/A
STOCK ROOM	STOCK ROOM SHELVING AND STANDARDS			●		●			
	STOCK ROOM CUBBY UNIT		●			●			
	POLISHER UNIT (MODIFIED REF/ MICRO STAND)		●			●			KAY ONLY
	BREAK AREA CABINETS AND COUNTER			●		●			
	BREAK AREA SINK			●		●			
	REFRIGERATOR AND MICROWAVE STAND								N/A
	REFRIGERATOR AND MICROWAVE			●		●			SEE DETAIL F/A13.1 FOR SPEC INFORMATION
	STOCK ROOM TABLE AND CHAIRS			●		●			24"X48" WHITE MOLDED PLASTIC TOP FOLDING TABLE WITH 4 HEAVY DUTY PADDED BLACK METAL FOLDING CHAIRS
	COAT RACK			●		●			6 COAT HOOKS INSTALLED ON 1X4 HORIZONTAL LEDGER
	BULLETIN BOARD			●		●			18"X24" CORK BULLETIN BOARD
	LOCKERS		●						
	FILE CABINET			●		●			2 DRAWER, LETTER SIZE VERTICAL FILING CABINET
	DRAWING TUBE HOLDER			●		●			
	LADDER AND WALL BRACKET			●		●			8FT. COMMERCIAL GRADE FIBERGLASSLADDER ON WALL BRACKET
	16 PIECE TOOL KIT			●		●			PRE-ASSEMBLED KIT TO INCLUDE TOOL BOX
MECHANICAL	REFER TO MECHANICAL SHEETS								
PLUMBING	REFER TO PLUMBING SHEETS								
	MOP SINK				●	●			
	DRINKING FOUNTAIN AND SIDE RAILS				●	●			G.C. TO INCLUDE STAINLESS STEEL BACKER PANEL
	REFER TO TOILET ROOM SHEET A11.0								
ELECTRICAL	REFER TO ELECTRICAL SHEETS								
	FLATWIRE			●			●		REFER TO MEP SHEETS FOR FURTHER INFORMATION
STRUCTURAL	REFER TO STRUCTURAL SHEETS								

FINISH SCHEDULE

	MARK	MATERIAL	MANUFACTURER	DESCRIPTION	LOCATION
GLASS	GL1	GLASS	CRL-BLUMCRAFT OR EQUAL	1/2" TEMPERED GLASS W/ BLACK NEOPRENE GASKET IN SILL AND HEADER	
	GL2	GLASS	CRL-BLUMCRAFT OR EQUAL	5/8" TEMPERED GLASS. PROVIDE SECURITY FILM ON STORE SIDE OF EXTERIOR OF STOREFRONT GLASS	
	GL3	NOT USED			
VENEER	V1	WOOD VENEER	SPEC TBD	STOREFRONT FACADE FINISH PROVIDED BY TENANT, INSTALLED BY G.C.	STOREFRONT FACADE
	V2	NOT USED			
TILE	T1	PORCELIAN TILE	NASCO TILE	'EURO SAND' 12"x24"x¾" POLISHED TILE. FLOOR TILES TO BE TREATED WITH 'MIRACLE SEALANT #511 IMPREGNATOR FOR SLIP RESISTANCE PER ASTM #C1028-94, FOR A COEFFICIENT OF FRICTION OF NOT LESS THAN 0.6. USE NON-SANDED LATEX GROUT IN COLOR TO MATCH.	TOILET ROOM FLOOR AND WALLS (BY LANDLORD)
	T2	NOT USED			
	T3	NOT USED			
	T4	STOREFRONT TILE	ARIZONA TILE	ARIZONA TILE, 12" X 24", PORCELAIN TILE FINISH: "TRU MARMI EXTRA" IN THE COLOR EXTRA G.C. TO SUPPLY NON SANDED, LATEX GROUT IN SIMILAR COLOR.	STOREFRONT TILE
	T5	PORCELAIN FLOOR TILE	TBD	TBD	SALES FLOOR (STANDARD PACKAGE)
	T6	NOT USED			
CARPET	CP2	CARPET TILE	KPD	TUGAL, COLOR EBONY EARTH 24" X 24" TILES	WALK OFF
	CP3	CARPET TILE	FLOR	ON THE DOT: COLOR: GRANITE SILVER 19.7" X 19.7" TILES (50CM X 50CM)	SALES FLOOR (BASE PACKAGE)
	CP4	NOT USED			
SEALER	S1	SEALER	DELTA CHEMICAL INC.	#7300 CLEAR EPOXY CONCRETE FLOOR SEALER	BOH (NEW CONCRETE)
	S2	SEALER	SHERWIN WILLIAMS	H&C COLORTOP WATER-BASED SOLID CONCRETE STAIN #20 102214 LOW LUSTER. COLOR: HC 164 PEARL GREY	BOH (EXISTING CONCRETE)
VINYL	VT2	VINYL COMPOSITE TILE	ARMSTRONG	EXCELON NO. 51816 - "CHERRY RED", IMPERIAL TEXTURE	FLOORING IN FRONT OF ELECTRICAL PANELS
	VT3	VINYL COMPOSITE TILE	ARMSTRONG	EXCELON NO. 57532 - "GREYSON" IMPERIAL TEXTURE	HALLWAY
	VW1	VINYL WRAP	ALTYNO	2050A WHITE	VINYL MATERIAL WRAP FOR FIXTURES
	VW2	VINYL WRAP	ALTYNO	VW-18003A WALNUT	VINYL MATERIAL WRAP FOR WALL SURFACES
WALL BASE	B2	TILE BASE	NASCO TILE	'EURO SAND' 12"x24"x¾" POLISHED TILE TILE TO BE CUT IN HALF EVENLY LENGTHWISE	RESTROOM BASE (BY LANDLORD)
	B3	WOOD WALL BASE	BY G.C. PAINTED SHERWIN WILLIAMS	4" HIGH X 3/8" THICK POPLAR HARDWOOD BASE WITH 1/4" RADIUS EDGE WOOD BASE TO BE FIRE RETARDANT AND MEET CLASS I RATING FOR ASTM E648 TEST. PAINT SW6050 "ABALONE SHELL" - SEMI-GLOSS	SALES FLOOR
	B4	STOREFRONT BASE	ARIZONA TILE	INDIAN PREMIUM BLACK GRANITE, HONED	STOREFRONT
	B5	VINLY BASE	JOHNSONITE	TRADITIONAL VINYL BASE 4"; COLOR TBD 28 -"MEDIUM GREY"	HALLWAY AND BOH BASE SALES FLOOR (OFF-MALL)
	B6	NOT USED			
PAINT	P1	PAINT	SHERWIN WILLIAMS	SIGNET NAT'L. ACCOUNT 'ST#40' PROMAR 200 ZERO #B30W12651, COLOR: SNOWBOUND #SW7004. SHEEN: FLAT	CEILINGS AND SOFFITS
	P2	NOT USED			
	P3	PAINT	SHERWIN WILLIAMS	SIGNET NAT'L. ACCOUNT 'ST#44' - DURATION HOME SATIN #A97W01251, COLOR: WHITE DUCK #SW7010.	BOH HALLWAY, STOCK ROOM WALLS AND DOORS
	P4	PAINT	SHERWIN WILLIAMS	PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY. COLOR: ALPACA #SW7022 OVER PROMAR 200 INTERIOR LATEX PRIMER	TOILET ROOMS WALLS AND DOORS
	P5	PAINT	SHERWIN WILLIAMS	DURATION HOME MATTE #A96T01254 COLOR: BLACK MAGIC #SW6991.	RECESS BEHIND MONITORS
	P6	PAINT	SHERWIN WILLIAMS	DURATION HOME SATIN #A97W01251 COLOR: ABALONE SHELL # SW6050 TRIM: SATIN / WALLS: SATIN DOORS: SEMI-GLOSS	SALES AREA WALLS
WALL COVERING	W3	WALLCOVERING	APROPOS	CUSTOM WOOD CHEVRON FINISH, VINYL SUBSTRATE	FOCAL WALLS
	W4	WALLCOVERING	APROPOS	CUSTOM PLASTER FINISH 2.0, VINYL SUBSTRATE	SALES AREA WALLS AND COLUMNS (STANDARD PKG)
	W5	WALLCOVERING	KOROSEAL	KOROSEAL CURRENTS; COLOR: GLACIER	TOILET ROOMS WALLS (BY LANDLORD)
	W6	NOT USED			
WAINSCOT	FP1	F.R.P. WAINSCOT	MARLITE	48" A.F.F. (U.N.O.) STANDARD FRP PEBBLE SURFACE, COLOR: WHITE, WITH 'MARLITE', PVC TRIMS	MOP SINK WALLS
	FP2	NOT USED			
METAL	M1	PARTITION SYSTEM	CRL-FALLBROOK XL SERIES	ANODIZED ALUMINUM, COLOR: SATIN BRASS	
	M2	METAL FINISH		BRASS FINISH TO MATCH STYLEMARK 121	STOREFRONT MULLION AND DOOR SYSTEM (NEW STOREFRONT ONLY).
	M3	NOT USED			
CORNER GUARDS	CG2	METAL CORNER GUARDS	TENANT SUPPLIED	4'-0" A.F.F.PREFINISHED POWDERCOAT TO MATCH P6. NO VISIBLE ATTACHMENTS.	ALL EXPOSED OUTSIDE CORNERS ON THE SALES FLOOR
	CG3	CORNER GUARDS	G.C. SUPPLIED	4'-0" HEIGHT A.F.F., WHITE PLASTIC CORNER	ALL EXPOSED OUTSIDE CORNERS IN THE BOH
	CG4	METAL CORNER GUARDS	TENANT SUPPLIED	4'-0" PREFINISHED VINYL WRAPPED TO MATCH W3. NO VISIBLE ATTACHMENTS	ALL EXPOSED OUTSIDE CORNERS ON FOCAL WALLS
CEILING	A1	CEILING TILE	ARMSTRONG WORLD INDUSTRIES	DUNE SQUARE 2X4 LAY-IN CEILING TILES COLOR: WHITE	SALES FLOOR
	A2	NOT USED			

NOTES:

- ALL PAINT SHALL BE PURCHASED THROUGH SHERWIN WILLIAMS USING DESIGNATED SIGNET / KAY NATIONAL ACCOUNT NUMBERS (U.N.O.) G.C. TO REFERENCE TENANT P.O. PACKAGE TO VERIFY ACTUAL PAINT COLORS PRIOR TO FINAL PURCHASE.
- ITEMS LISTED ARE NOT NECESSARILY APPLICABLE AT ALL JOB LOCATIONS - COORDINATE WITH PLANS.
- GC TO CONFIRM ALL FINISHES WITH SIGNET PRIOR TO ORDERING

FLAME SPREAD

ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE I.B.C.

CARPET	CLASS A
VINYL TILE	CLASS A
PAINT	CLASS A
CHAIR FABRIC	CLASS A
LAMINATES	CLASS B
WALLCOVERING	CLASS A

INTERIOR FLOOR FINISH & BASE CLASSIFICATIONS

FLOORING	CLASS	BASE	CLASS	LOCATION
CP2	I	B5	I	SALES AREA
S2	I	B5	I	WORK ROOM
T1	I	B2	I	TOILET ROOM

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6899
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

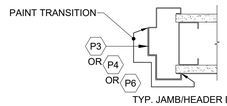
ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
A0.4

TITLE:
RESPONSIBILITY SCHEDULE AND FINISHES

DOOR JAMB / HEADER DETAIL

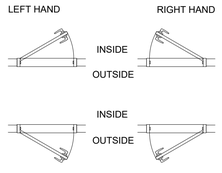


TYP. JAMB/HEADER DETAIL

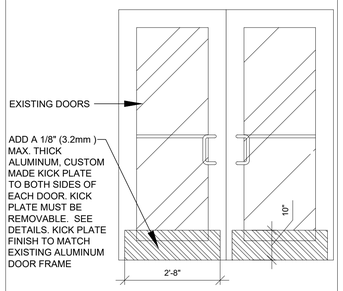
GENERAL NOTES

1. REFER TO SHEET A0.2 FOR ADA DOOR REQUIREMENTS.
2. SIGNAGE IS TO BE PROVIDED BY THE G.C. STATING 'THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS' AT STORE ENTRY.
3. REFER TO CONSTRUCTION FLOOR PLAN FOR SPECIFIC DOOR SWING.
4. ALL INTERIOR DOORS TO BE KEYED ALIKE.
5. GENERAL CONTRACTOR TO INSTALL DELTA 7 PIN CYLINDERS AT REAR AND FRONT DOORS OF STORE.
6. G.C. TO HIRE LOCKSMITH FOR DAY OF TURNOVER TO CHANGE OUT CONSTRUCTION CORE TO TENANT LOCK.
7. REFER TO PLANS FOR ACTUAL DOOR SWING.
8. DOOR EDGES TO BE PAINTED TO MATCH THE COLOR OF THE PUBLIC SIDE OF DOOR, I.E. HALL AND OR SALES AREA.
9. REFER TO INTERIOR ELEVATIONS FOR FINISH AT EACH SIDE OF DOOR AND FRAME.
10. GRILLE DIM IS FROM GUIDE TO GUIDE NOT GYP TO GYP.
11. GRILLE MANUFACTURER TO PROVIDE EMERGENCY GRILLE RELEASE IN EVENT OF POWER FAILURE.
12. MOTORIZED OVERHEAD ENTRY GRILLS TO BE EQUIPPED WITH LOCK STRIKE AND INTERLOCK "KILL SWITCH" IN BOTTOM OF GRILLE GUIDE ON MOTOR SIDE.
13. ALL MOTOR OPERATED GRILLES SHOULD GET AN EMERGENCY RELEASE - NOT JUST EGRESS LOCATIONS.

DOOR HANDING DIAGRAM

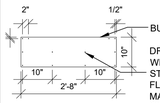


RETROFIT KICK PLATE DETAIL



CENTER PORTION OF THE KICK PLATES MUST BE BENT (90°) TO RETURN TO THE EXISTING GLASS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATING KICK PLATES.

CUT PROFILE TO MATCH EXISTING GLAZING STOPS. FIELD VERIFY PRIOR TO FABRICATING.



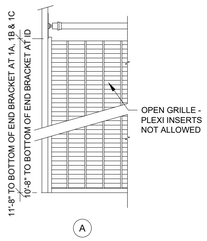
BUFF TO ASSURE NO SHARP EDGES.

DRILL (12) 1/8" DIAMETER HOLES WITH COUNTERSINK TO RECEIVE STAINLESS STEEL COUNTERSUNK, FLATHEAD SCREWS. PAINT (TO MATCH DOOR FINISH) AT THE CONNECTION POINT BETWEEN STAINLESS STEEL AND ALUMINUM MATERIALS.

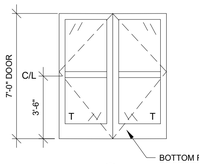
DOOR SCHEDULE

MARK	QTY	LOCATION	SIZE	MATERIAL	FINISH	ELEVATION	HARDWARE	NOTES
1A	1	GRILLE AT WINDOWS	14'-3" x 11'-8" (TO BOTTOM OF BRACKET)	METAL	CLEAR ANODIZED	A	SET A	
1B	1	GRILLE AT ENTRY	11'-0" x 11'-8" (TO BOTTOM OF BRACKET)	METAL	CLEAR ANODIZED	A	SET A	
1C	1	GRILLE AT WINDOWS	7'-4" x 11'-8" (TO BOTTOM OF BRACKET)	METAL	CLEAR ANODIZED	A	SET A	
1D	1	GRILLE AT REAR DOOR	9'-2" x 10'-8" (TO BOTTOM OF BRACKET)	METAL	CLEAR ANODIZED	A	SET A	
2	1	EXISTING ENTRY DOORS	3'-0" x 7'-0" PAIR	ALUM/ TEMP. GL	ANODIZED MATCH STOREFRONT	B	SET B.3	
3	1	SALES / NON-SALES DOOR	3'-6" x 7'-0" x 1 3/4"	HOLLOW METAL	SALES: P6 HALL: P3	C	SET C	
4	1	STOCK ROOM	3'-6" x 7'-0" x 1 3/4"	HOLLOW METAL	HALL: P3 STOCK: P3	C	SET D	
5	1	EXISTING TOILET ROOM (BY LANDLORD)	3'-0" x 7'-0" x 1 3/4"	HOLLOW METAL	HALL: P3 TOILET ROOM: P4	C	SET E	
6	1	HALL/ UNUSED AREAS	3'-6" x 7'-0" x 1 3/4"	HOLLOW METAL	HALL: P3 UNUSED AREA: P3	C	SET D	
7	1	REAR SERVICE DOOR	3'-0" x 7'-0" x 1 3/4"	HOLLOW METAL	EXT: MATCH EXISTING INTERIOR: P3	E	SET G	EXISTING DOOR. GC. TO REPLACE LOCKSET HARDWARE
8	1	EXISTING SIDE EXIT DOOR	3'-0" x 7'-0"	ALUM/ TEMP. GL	ANODIZED MATCH STOREFRONT	B SIMILAR	SET H	

DOOR ELEVATIONS

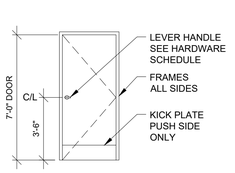


A

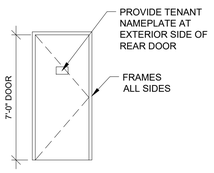


BOTTOM RAIL OF DOORS TO BE 10" A.F.F. MIN. SEE DETAIL THIS SHEET FOR RETROFIT KICKPLATE IF BOTTOM RAIL IS NOT 10".

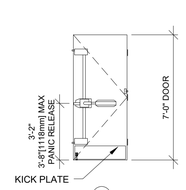
B



C

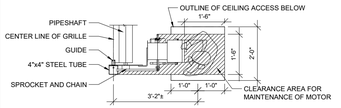


E EXTERIOR SIDE

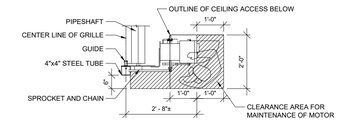


E INTERIOR SIDE

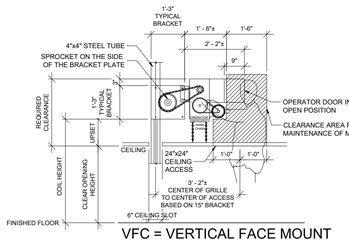
METRO ACCESS PANEL DETAILS



VFC OPTION 1 PLAN VIEW



VFC OPTION 2 PLAN VIEW SIDE ACCESS



VFC = VERTICAL FACE MOUNT OPTION 1 SECTION VIEW

DOOR HARDWARE SCHEDULE

PROVIDE HARDWARE FOR ALL DOORS AND INDICATED BELOW. TRANSITIONS IN FLOOR MATERIALS MAY REQUIRE UNDERCUTTING OF DOORS - SEE FLOOR PLAN. REFER TO DOOR SCHEDULE FOR FINISHES.

	FURNISHED OW.	FURNISHED G.C.	INSTALLED OW.	INSTALLED G.C.	E
PROVIDE AND INSTALL WALL OR FLOOR BUMPERS FOR EACH DOOR WALL BUMPER: 'IVES' #WS402CVX WALL BUMBER WITH CONVEX RUBBER BUMPER, PACKED WITH SCREW AND DRYWALL ANCHOR, WITH CAST BRASS BASE - FINISH #US15 SATIN NICKEL. FLOOR BUMPER: 'IVES' #FS444 FLOOR STOP 3" HIGH X 2-1/2" DIAMETER BASE TO ACCOMMODATE DOOR UNDERCUT UP TO 2-1/2". NON-MARRING RUBBER BUMPER WITH CAST BRASS CONSTRUCTION - FINISH #US15 SATIN NICKEL.		●		●	
SET A - OVERHEAD ROLLING GRILLES:					
ALL GRILLES SHALL HAVE CYLINDER LOCK FOR BOTTOM RAIL. MOTORIZED GRILLES (OVER 10'-0" IN LENGTH) SHALL HAVE ELECTRIC SWITCH LOCK WITH CYLINDER AND EMERGENCY GRILLE RELEASE. CYLINDER LOCK IS BEST (I/C) ON OUTSIDE. THUMBTURN ON INTERIOR OF STORE. GRILLE GUIDES TO BE CLEAR ANODIZED FINISH. VENDOR TO PROVIDE EXTERNAL INTERLOCK WHEN GRILLE IS MOTORIZED. GRILLES TO HAVE CLEAR ANODIZED BASE PLATE AND FLANGE PLATE. NO GRILLE LOCK SHALL BE USED AT ANY TIME THAT STORE IS OCCUPIED.	●		●		
SET A.1 - PERFORATED OVERHEAD ROLLING GRILLES:					
ALL GRILLES SHALL HAVE CYLINDER LOCK FOR BOTTOM RAIL. MOTORIZED GRILLES (OVER 10'-0" IN LENGTH) SHALL HAVE ELECTRIC SWITCH LOCK WITH CYLINDER AND EMERGENCY GRILLE RELEASE. CYLINDER LOCK IS BEST (I/C) ON OUTSIDE. THUMBTURN ON INTERIOR OF STORE. GRILLE GUIDES TO BE CLEAR ANODIZED FINISH. VENDOR TO PROVIDE EXTERNAL INTERLOCK WHEN GRILLE IS MOTORIZED. GRILLES TO HAVE CLEAR ANODIZED BASE PLATE AND FLANGE PLATE. NO GRILLE LOCK SHALL BE USED AT ANY TIME THAT STORE IS OCCUPIED.	●		●		
SET A.2 - OVERHEAD ROLLING GRILLES (OFFSET LOCKSET):					
ALL GRILLES SHALL HAVE CYLINDER LOCK FOR BOTTOM RAIL. MOTORIZED GRILLES (OVER 10'-0" IN LENGTH) SHALL HAVE ELECTRIC SWITCH LOCK WITH CYLINDER AND EMERGENCY GRILLE RELEASE. LOCK TO BE SET 24" FROM SIDE MOTOR IS PLACED ON. CYLINDER LOCK IS BEST (I/C) ON OUTSIDE. THUMBTURN ON INTERIOR OF STORE. GRILLE GUIDES TO BE CLEAR ANODIZED FINISH. VENDOR TO PROVIDE EXTERNAL INTERLOCK WHEN GRILLE IS MOTORIZED. GRILLES TO HAVE CLEAR ANODIZED BASE PLATE AND FLANGE PLATE. NO GRILLE LOCK SHALL BE USED AT ANY TIME THAT STORE IS OCCUPIED.	●		●		
SET B.2 - EXTERIOR ENTRANCE DOORS - EXISTING DOORS					
DOOR FRAME AND LEAF (CORE BY OWNER INSTALLED BY G.C.)					●
CYLINDER: 1 1/4" CYLINDER TO ACCEPT DELTA 7 PIN CORE. DELTA CYLINDER EI1250GBSTADBCRC2 (INTERIOR AND EXTERIOR SIDE OF ACTIVE LEAF)	●		●		
WEATHER STRIPPING AS REQUIRED	●		●		
INCLUDE CODE SIGNAGE	●		●		
DOOR HOLDER: IVES FS452-5-US26D (PER DOOR LEAF) (105° HOLD OPEN)	●		●		
SET B.3 - EXTERIOR ENTRANCE DOORS - NEW DOORS					
DOOR FRAME AND LEAF: ALUMINUM FRAMED DOOR WITH 1/4" TEMPERED GLASS KAWNEER STILE WITH BEVELED STOP. 3-3/4" STILES AND TOP RAIL AND 10" BOTTOM RAIL. FINISH TO MATCH STOREFRONT	●		●		
CYLINDER: 1 1/4" CYLINDER TO ACCEPT DELTA 7 PIN CORE: DELTA CYLINDER EI1250GBSTADBCRC2 (INTERIOR AND EXTERIOR SIDE OF ACTIVE LEAF)	●		●		
LOCK: 3 POINT LOCK (ACTIVE LEAF): KAWNEER WITH THRESHOLD AND HEADER BOLTS. FINISH: 14 CLEAR ANODIZED. MOUNT LOCK AT 2" BELOW PULLS WITHIN ACCESSIBLE REACH RANGE. PROVIDE EXIT INDICATOR. PROVIDE MATCHING STRIKE IN INACTIVE DOOR LEAF	●		●		
CLOSER: LCN 2030 SERIES PACER WITH COVER PLATE (PER DOOR LEAF). PROVIDE SC2 SEALING COMPOUND FOR EXTERIOR APPLICATIONS	●		●		
HOLDER: IVES FS452-5-US26D (PER DOOR LEAF) (105° HOLD OPEN)	●		●		
DEADLOCK: ADAMS RITE MS-1850	●		●		
PULLS: CR LAURENCE 24LP8S - 24" PULL (PER DOOR LEAF) BRUSHED STAINLESS (INCLUDES BOTH SIDES OF DOORS)	●		●		
KICKPLATE: IVES 8400- 6" H X DOOR WIDTH MINUS 2" US26D (PER DOOR LEAF) MOUNT TO INTERIOR DOOR SIDE	●		●		
INCLUDE CODE SIGNAGE	●		●		
SET C - SALES/NON-SALES:					
DOOR FRAME AND LEAF		●		●	
HINGES: 1-1/2 PAIRS 'STANLEY' FULL MORTIS - STANDARD WEIGHT - TWO BALL BEARING STEEL #FBB179 4.5" X 4" HINGE, FINISH #US26D SATIN CHROME. HINGE IS ANSI #A8112 COMPLIANT	●		●		
LEVER HANDLE: (ANSI #F01) 'SCHLAGE' L-SERIES, #LD172 FULL DUMMY TRIM WITH LEVER DESIGN #07A, FINISH #619 SATIN NICKEL. MOUNT AT 42" A.F.F. TO CENTER OF HANDLE.	●		●		
KICK PLATE: (PUSH SIDE ONLY) 10" X 3/4" X 0.050" THICK, FINISH #US28 CLEAR ANODIZED ALUMINUM 'HIAWATHA' OR EQUAL	●		●		
KICK DOWN HOLDER: 'IVES' # FS452-5, FINISH #US15 SATIN NICKEL	●		●		

DOOR HARDWARE SCHEDULE

	FURNISHED OW.	FURNISHED G.C.	INSTALLED OW.	INSTALLED G.C.	E
SET D - HALLWAY TO STOCK ROOM & UNUSED AREA DOOR WITH CLOSER:					
DOOR FRAME AND LEAF		●		●	
HINGES: 1-1/2 PAIR 'STANLEY' FULL MORTISE - STANDARD WEIGHT - TWO BALL BEARING STEEL #FBB179 4.5" X 4" HINGE, FINISH #US26D SATIN CHROME. HINGE IS ANSI #A8112 COMPLIANT.		●		●	
CLOSER: 'NORTON' SERIES #8301-H (FINISH #689 CLEAR ANODIZED ALUMINUM) DOOR CLOSER WITH HOLD OPEN DEVICE, ADJUST TO MAXIMUM 5 POUNDS OPENING FORCE. PER TAS AND CALIFORNIA BUILDING CODE REQUIREMENTS: ADJUST CLOSER SUCH THAT FROM AN OPEN POSITION OF 70 DEGREES DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. PER 2010 STANDARDS AND ANSI #A117.1 REQUIREMENTS: ADJUST CLOSER SUCH THAT FROM AN OPEN POSITION OF 90 DEGREES, TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL TAKE AT LEAST 5 SECONDS.		●		●	
LEVER HANDLE: (ANSI #A156.13) 'SCHLAGE' L-SERIES, #L9456B WITH ADA THUMBTURN LEVER DESIGN #17A, FINISH #619 SATIN NICKEL. MOUNT AT 42" A.F.F. TO CENTER OF HANDLE.		●		●	
KICK PLATE: (PUSH SIDE ONLY): 10" X 34" X .050" THICK FINISH #US28 CLEAR ANODIZED ALUMINUM 'HIAWATHA' OR EQUAL.		●		●	
KICK DOWN HOLDER: 'IVES' #FS452-5 FINISH #US15 SATIN NICKEL.		●		●	
SET E - HALLWAY TO TOILET ROOM DOOR WITH CLOSER: BY LANDLORD					
DOOR FRAME AND LEAF					●
HINGES: 1-1/2" PAIR 'STANLEY' FULL MORTIS - STANDARD WEIGHT - TWO BALL BEARING STEEL #FBB179 4.5" X 4" HINGE - FINISH #US26D SATIN CHROME. HINGE IS ANSI #A8112 COMPLIANT.					●
CLOSER: 'NORTON' SERIES #8301-H (FINISH #689 CLEAR ANODIZED ALUMINUM) DOOR CLOSER WITH HOLD OPEN DEVICE, ADJUST TO MAXIMUM 5 POUNDS OPENING FORCE. PER TAS AND CALIFORNIA BUILDING CODE REQUIREMENTS - ADJUST CLOSER SUCH THAT FROM AN OPEN POSITION OF 70 DEGREE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. PER 2010 STANDARDS AND ANSI #A117.1 REQUIREMENTS, ADJUST CLOSER SUCH THAT FROM AN OPEN POSITION OF 90 DEGREE, TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL TAKE AT LEAST 5 SECONDS.					●
LEVER LOCKSET: 'BEST' 9K SYSTEM LEVER WITH PUSH BUTTON PRIVACY LOCK, #93K-0-L-15-D-S3-690 (KEY ACCESSIBILITY FROM THE OUTSIDE FOR EMERGENCY ENTRANCE). FINISH #619 SATIN NICKEL. MOUNT AT 42" A.F.F. TO CENTER OF HANDLE.					●
KICK PLATE: (PUSH SIDE ONLY): 10" X 34" X .050" THICK FINISH #US28 CLEAR ANODIZED ALUMINUM 'HIAWATHA' OR EQUAL.					●
SET G - REAR EXIT DOOR (EXIT TO CORRIDOR / EXTERIOR):					
DOOR FRAME AND LEAF					●
HINGES: 1-1/2 PAIR 'STANLEY' FULL MORTISE - STANDARD WEIGHT - TWO BALL BEARING STEEL #FBB179 4.5" X 4", HINGE FINISH #US26D SATIN CHROME. HINGE IS ANSI #A8112 COMPLIANT.		●		●	
CLOSER: 'NORTON' SERIES #8301-H (FINISH #689 CLEAR ANODIZED ALUMINUM) DOOR CLOSER, ADJUST TO MAXIMUM 5 POUNDS OPENING FORCE. PER ANSI A117.1, SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. PER ANSI A117.1, DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.		●		●	
EXIT CONTROL LOCK BY SECURITECH: TRIDENT, MULTI POINT DEAD BOLT EXIT LOCK."TEL-210" AUTO RELOCK WITH "TEL-A10" BATTERY ALARM, WITH TIDENT/SERPENT CYLINDER ACCESSORY KIT. EXITING SHALL BE POSSIBLE AT ALL TIMES WITH A SINGLE MOTION, WITHOUT A KEY. POWER IS NOT REQUIRED FOR EXITING. PROVIDED BY TENANT. INSTALLED BY G.C. FINAL ELECTRICAL CONNECTION BY E.C. SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION	●			●	
SET E1 - STOCK ROOM TO TOILET ROOM DOOR:					
DOOR FRAME AND LEAF		●		●	
HINGES: 1-1/2 PAIR 'STANLEY' FULL MORTISE - STANDARD WEIGHT - TWO BALL BEARING STEEL #FBB179 4.5" X 4", HINGE FINISH #US26D SATIN CHROME. HINGE IS ANSI #A8112 COMPLIANT.		●		●	
LEVER LOCKSET: 'BEST' 9K SYSTEM LEVER WITH PUSH BUTTON PRIVACY LOCK, #93K-0-L-15-D-S3-690 (KEY ACCESSIBILITY FROM THE OUTSIDE FOR EMERGENCY ENTRANCE). FINISH #619 SATIN NICKEL. MOUNT AT 42" A.F.F. TO CENTER OF HANDLE.		●		●	
KICK PLATE: (PUSH SIDE ONLY): 10" X 34" X .050" THICK FINISH #US28 CLEAR ANODIZED ALUMINUM 'HIAWATHA' OR EQUAL.		●		●	
SET H - EXISTING SIDE EXIT GLASS EXIT DOOR:					
DOOR FRAME AND LEAF					●
EXIT CONTROL LOCK BY SERPENT: SERPENT-SEL-210 SELF RELOCK PACKED WITH BATTERY ALARM - TEL-A10, TEL-ASO CABLE (4' LONG FOR 3' WIDE DOORS); SERPENT-SEL-GK2 (KIT) GLASS DOOR KIT. PROVIDED BY TENANT. INSTALLED BY G.C. FINAL ELECTRICAL CONNECTION BY E.C. SEE ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.	●			●	
CLOSER: 'NORTON' SERIES #8301-H (FINISH #689 CLEAR ANODIZED ALUMINUM) DOOR CLOSER, ADJUST TO MAXIMUM 5 POUNDS OPENING FORCE. PER ANSI A117.1, SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. PER ANSI A117.1, DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.				●	●

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6899
DESIGN CONCEPT: AVENTURA 24 BASE

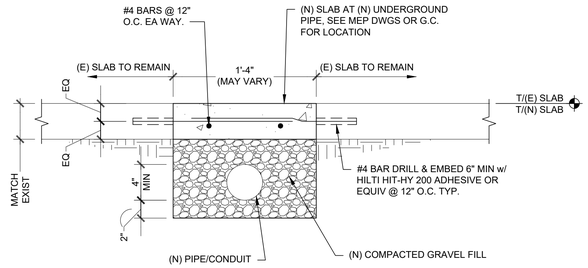
REVISIONS

ISSUANCE DATE: 3/25/2024

STORE NO. 0306

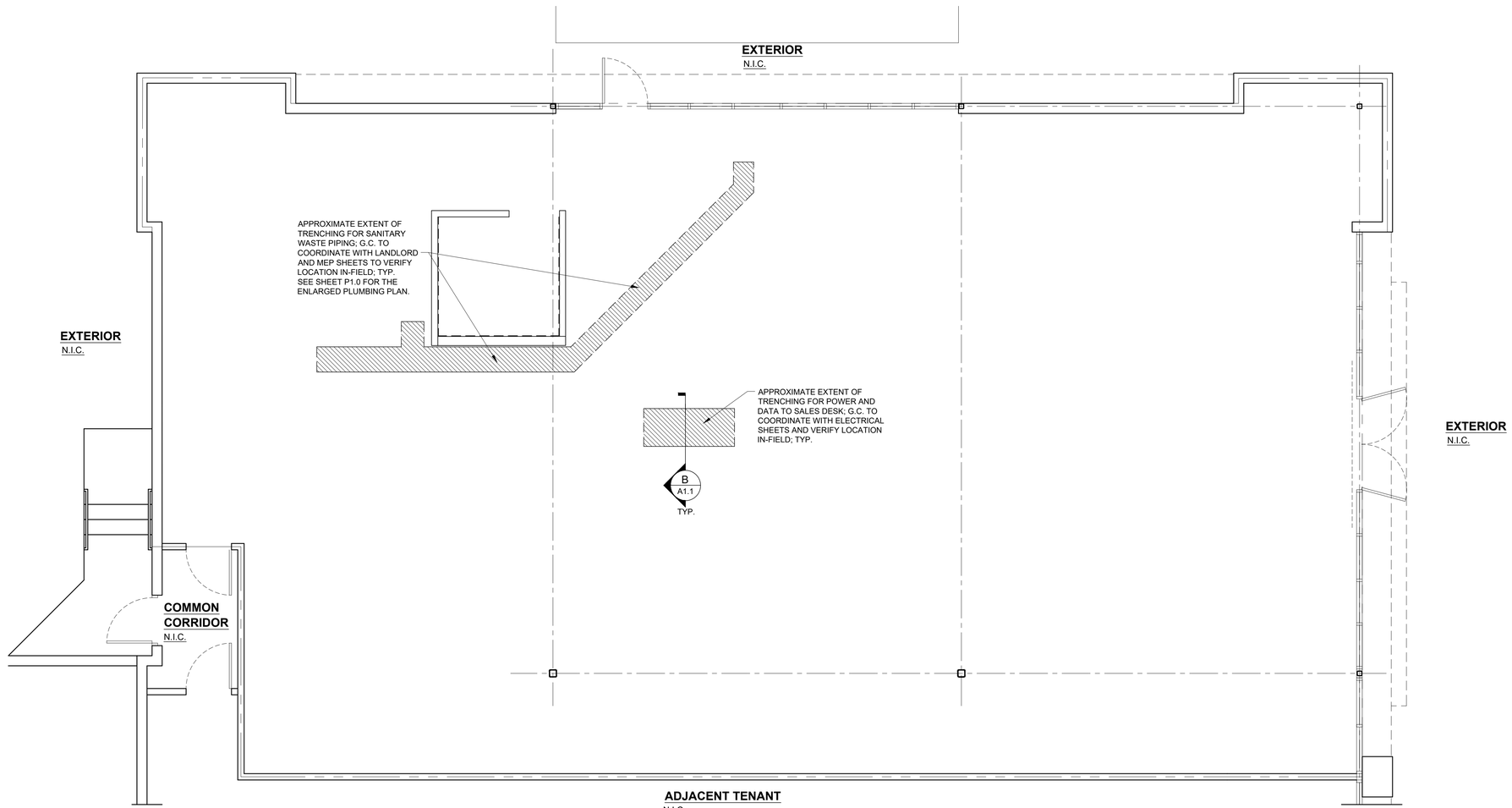
SHEET: A0.5

TITLE: DOOR SCHEDULES AND DETAILS



DETAIL NOTE:
1. GENERAL TRENCH INFILL DETAIL USED WHERE REQUIRED
2. DETAIL ASSUMES A SOIL SUPPORTED SLAB ON GRADE. PRIOR TO SAW CUTTING THE SLAB, THE GC SHALL PERFORM NON-DESTRUCTIVE TESTING OR PARTIAL CONCRETE REMOVAL WITHOUT DAMAGING REINFORCING TO CONFIRM THE FLOOR SLAB SYSTEM. CONTACT EOR IF A DIFFERENT FLOOR SLAB SYSTEM IS PRESENT
3. INSTALL VAPOR BARRIER TO MATCH (E).

B TRENCH DETAIL
1 1/2" = 1'-0"



A TRENCHING PLAN
1/4" = 1'-0"

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KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6989
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
A1.1

TITLE:
TRENCHING PLAN & DETAIL

IN WALL BLOCKING NOTE

G.C. TO REFER TO FIXTURE FLOOR PLAN ON SHEET A5.0, INTERIOR ELEVATIONS ON SHEET A6.0, AND WALL SECTIONS FOR LOCATION OF MONITORS AND WALL MOUNTED DISPLAY COMPONENTS. PROVIDE 4 3/8" FRT WOOD OR METAL BLOCKING BEHIND DRYWALL.

MAINTAIN ALL FIRE RATINGS OF WALLS WHERE APPLICABLE PER DOCUMENT #GA 215-15 GUIDELINES. (BY THE AMERICAN GYPSUM ASSOCIATION).

(X) = REFER TO DOOR SCHEDULE ON SHEET A0.5

GENERAL ARCHITECTURAL NOTES

1. G.C. SHALL VISIT SITE TO VERIFY ALL CONDITIONS AND MEET WITH LANDLORD TO DETERMINE EXTENT OF LANDLORD SCOPE OF WORK. ALL LANDLORD WORK BY TENANT TO BE ADDED TO BID. NO EXTRAS WILL BE HONORED FOR ITEMS NOT ACCOUNTED FOR DUE TO LACK OF SITE VISIT. ALL DEMOLITION WORK MUST ALSO BE INCLUDED IN BID.
2. G.C. TO VERIFY THAT ALL DEMISING WALLS HAVE STUDS AND DRYWALL FROM FLOOR TO UNDERSIDE OF DECK ABOVE. NOTIFY SIGNET PROJECT MANAGER. G.C. TO MAINTAIN PROPER FIRE RATING PER CODE INCLUDING FIRE TAPE JOINTS AND FIRE CAULKING.
3. G.C. TO VERIFY EXISTING SLAB CONDITIONS. EXISTING FLOOR SLAB TO BE LEVEL WITH A MAXIMUM SLOPE OF 1/8" PER 10 FEET. G.C. TO LEVEL AS NEEDED TO MEET THIS REQUIREMENT.
4. G.C. SHALL MAINTAIN PROPER EGRESS AT ALL TIMES DURING STORE CONSTRUCTION.
5. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED. ALL WOOD BLOCKING FOR STOREFRONT SHALL BE FIRE RETARDANT TREATED, KILN DRIED AND MILL QUALITY FINISH.
6. G.C. TO LAY OUT ALL PARTITIONS, STOREFRONT AND CASES AS SHOWN ON THEIR RESPECTIVE DRAWINGS AND VERIFY DIMENSIONS PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
7. DIMENSIONS ON THIS PLAN ARE FROM FINISH TO FINISH, U.N.O.
8. ALL ELECTRICAL OUTLETS ON THE WALLS IN SALES AREA ARE TO BE INSTALLED VERTICALLY EXCEPT BEHIND CASES AT WALL FOCALS PER SHEET A13.0.

WALL TYPE LEGEND

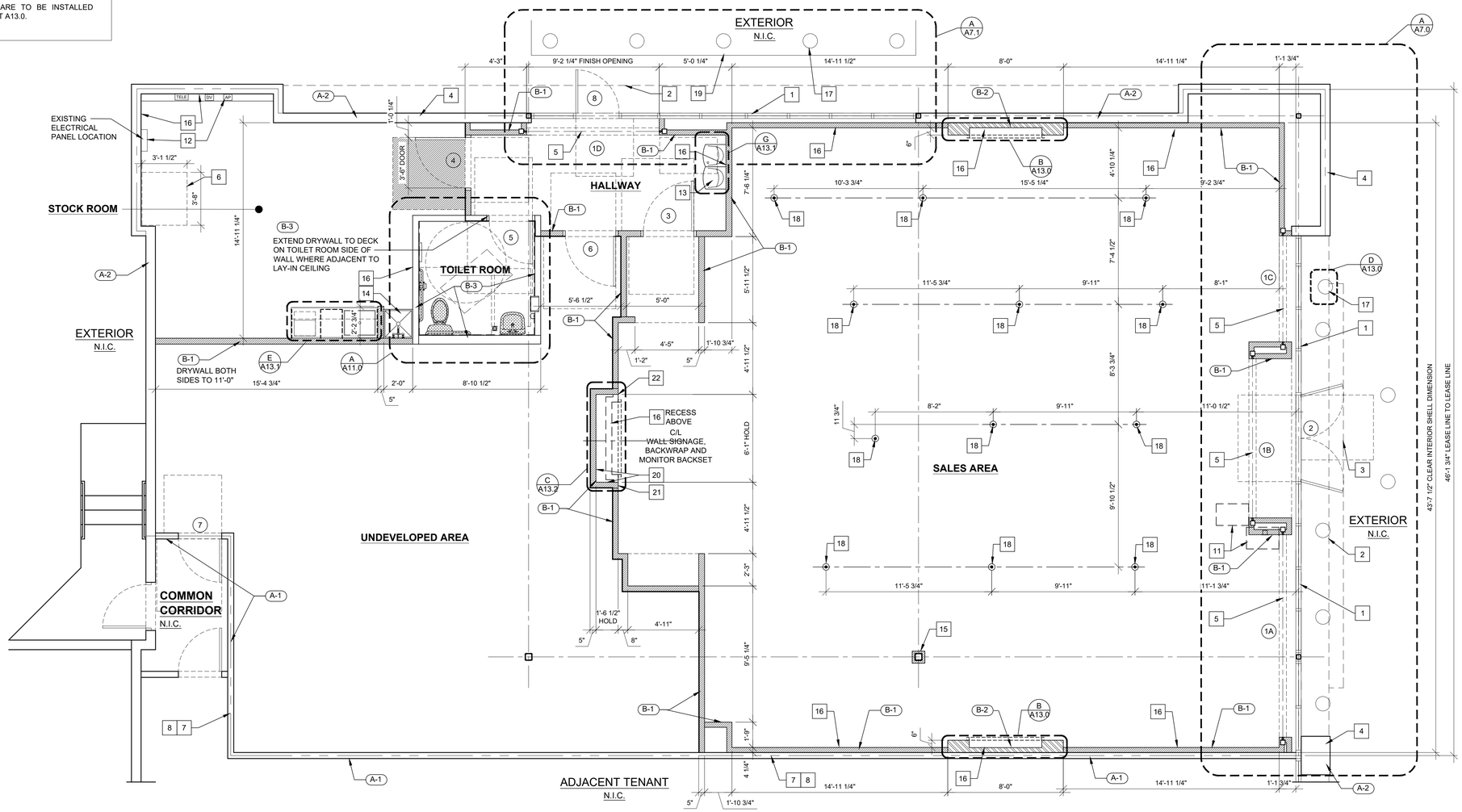
SYMBOL	TYPE	DESCRIPTION (SEE SHEET A12.0 FOR WALL SECTION DETAILS, SEE STRUCTURAL FOR STUD GAUGE AND SPACING)
A-1		EXISTING DEMISING WALL: EXISTING WALL TO REMAIN. G.C. TO PATCH AND REPAIR AS REQUIRED TO MAINTAIN EXISTING FIRE RATING.
A-2		EXISTING EXTERIOR WALL CONSTRUCTION: EXISTING EXTERIOR WALL AND PILASTER CONSTRUCTION TO REMAIN (AS PROVIDED BY LANDLORD.)
B-1		INTERIOR PARTITION WALL: 3-5/8" MTL STUDS @ 16" O.C. WITH 5/8" GYP. BD. STOPPING 6" ABOVE ADJACENT CEILING. CAP STUDS MIN 6" ABOVE THE ADJACENT CEILING WITH A METAL TOP PLATE AND TIE INTO THE STRUCTURE ABOVE WITH DIAGONAL STUD BRACING. AT SALES AREA OR HALLWAY WALLS ADJACENT TO AREA WITH NO CEILING (OPEN TO DECK) CONTINUE FRAMING AND DRYWALL TO DECK ON STOCK ROOM/ UNDEVELOPED SIDE ONLY.
B-2		INTERIOR FOCAL WALL: 3-5/8" + 6" METAL STUDS W/ 5/8" GYP. BD. CAP STUDS MIN 6" ABOVE THE ADJACENT CEILING WITH A METAL TOP PLATE AND TIE INTO THE STRUCTURE ABOVE WITH DIAGONAL STUD BRACING. WHEN BACK OF HOUSE HAS NO CEILING AND IS OPEN TO DECK, CONTINUE FRAMING AND DRYWALL TO DECK ON STOCK ROOM SIDE ONLY. OTHERWISE STOP DRYWALL 6" ABOVE STOCK ROOM CEILING.
B-3		EXISTING TOILET ROOM PARTITION WALL: VERIFY EXISTING 3-5/8" MTL STUDS (OR 6" MTL STUDS AT PLUMBING WALL) W/ 5/8" GYP. BD. EACH SIDE. EXTEND FRAMING AND DRYWALL TO DECK ON TOILET ROOM SIDE OF WALL WHEN ADJACENT TO HALLWAY. (WHERE APPLICABLE).

NOTE:
THERE IS NO DIFFERENTIATION IN THE WALL TYPES FOR HAVING GYP. BD. ON ONE SIDE OR BOTH SIDE. G.C. TO INSTALL GYP. BD. ONLY ON ONE SIDE OF THE WALL, WHEN IT IS PLACED AGAINST A PERIMETER OR DEMISING WALL, OR IF THERE IS AN EMPTY VOID BEHIND THE WALLS (E.I. TRANSITION WALLS IN SALES AREA). SEE WALL TYPE DESCRIPTION, FOR INSTRUCTIONS ON EXTENT OF GYP. BD. DEPENDING ON SALES SIDE OR BOH SIDE.

ARCHITECTURAL KEY NOTES

1. EXISTING STOREFRONT GLAZING, FRAMING, ENTRYCONSTRUCTION TO REMAIN. SEE A10.0 AND A10.1 FOR SECTIONS AND CONSTRUCTION DETAILS
2. LINE OF STOREFRONT SOFFIT ABOVE
3. EXISTING LANDLORD PARAPET SIGN FASCIA SHOWN DASHED ABOVE
4. MALL NEUTRAL PIER AND/OR LANDLORD PILASTER CONSTRUCTION TO REMAIN
5. CENTER LINE (C/L) OF OVERHEAD GRILLE
6. AREA OF NEW SAFE, G.C. TO INSURE FLOOR IS LEVEL.
7. EXISTING DEMISING WALLS TO REMAIN. G.C. TO PATCH AND REPAIR AS REQUIRED TO MAINTAIN FIRE RATING
8. G.C. TO PROVIDE FIRE CAULKING AT ONE HOUR FIRE RATED WALLS WHERE WALL MEETS THE UNDERSIDE OF DECK
9. G.C. TO ADD (1) LAYER OF 5/8" DRYWALL ON EXISTING WALL SURFACE
10. PROVIDE WATERPROOF MEMBRANE IN TOILET ROOM AT FLOOR AND 8" UP TOILET ROOM WALLS
11. LOCATION OF GRILLE MOTOR ABOVE. COORDINATE SIDE WITH MEP. IF THE DOORS ARE NOT CENTERED LOCATE MOTOR ON SHORTEST SIDE
12. AREA FOR ELECTRICAL, SECURITY AND DATA EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
13. HI-LO DRINKING FOUNTAIN: ADA ACCESSIBLE - SEE PLUMBING DRAWINGS AND A11.0 FOR SPECIFICATION
14. SERVICE SINK: 24" X 24" FLOOR MOUNTED SINK WITH 3" DRAIN AND SEPARATE FAUCET. SEE PLUMBING DRAWINGS AND SHEET A11.0 FOR SPECIFICATION
15. EXISTING STRUCTURAL COLUMN FURRING AND 5/8" GYP BD. ALL SIDES. EXTEND GYP TO DECK. SEE A4.0 FINISH PLAN AND A0.4 FOR FINISH SCHEDULE
16. METAL OR WOOD WALL BLOCKING BY G.C. FOR FIXTURE INSTALLATION, REFER TO INTERIOR ELEVATIONS
17. CONCRETE BOLLARDS FURNISHED AND INSTALLED BY LANDLORD PER DETAIL D/A13.0.
18. ELECTRICAL FLOOR OUTLET. SEE ELECTRICAL SET FOR MORE INFORMATION
19. LINE OF EXISTING CURB
20. SET BACK IN WALL, TO LOCATE BACKWRAP. SEE INTERIOR ELEVATIONS, FIXTURE PLAN AND A15.2 & A15.3 FOR MORE INFORMATION
21. 2" W X 1/4" TRIM TO SURROUND CABINET, WILL BE INSTALLED ON WALL AND CABINET FACE (1/4" OVERLAP OF TRIMS ON FACE). SEE ELEVATIONS FOR MORE INFORMATION
22. 1/2" TOLERANCE BACK AND SIDES WITH BLOCKING/SHIMS FOR BACKWRAP FIXTURE

HATCH INDICATES EXISTING TOILET ROOM FIXTURES TO REMAIN (ITEM BY LANDLORD)



A ARCHITECTURAL CONSTRUCTION PLAN
1/4" = 1'-0"

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KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
A2.0

TITLE:
ARCHITECTURAL CONSTRUCTION PLAN

GENERAL CEILING PLAN NOTES

1. REFER TO THE LIGHT FIXTURE SCHEDULE ON ELECTRICAL SET FOR FIXTURE SPECIFICATIONS REFERENCED ON THE CEILING FIXTURE KEY LEGEND ON THIS SHEET.
2. ARCHITECTURAL DRAWINGS TAKE PRECEDENT OVER ALL OTHER DRAWINGS FOR PLACEMENT OF LIGHT FIXTURES U.NO.
3. CEILING HEIGHT CALLOUTS ARE FROM FINISHED FLOOR TO UNDERSIDE OF FINISH CEILING OR SUSPENDED LIGHT FIXTURE.
4. G.C. TO NOTIFY SIGNET PROJECT MANAGER IF THERE IS NOT ADEQUATE CLEARANCE FOR THE SPECIFIED CEILING HEIGHT. LIGHT FIXTURE HEIGHTS, OR CONFLICTS ABOVE THE CEILING WITH THE DUCTWORK, RECESSED LIGHT FIXTURES, SPEAKERS OR OTHER ELEMENTS ABOVE THE CEILING.
5. G.C. TO PROVIDE BLOCKING FOR SIGNET SUPPLIED PENDANT LIGHTS, ETC.
6. G.C. IS TO PROVIDE ANY ADDITIONAL HANGER OR SAFETY WIRES THAT IS REQUIRED BY LOCAL CODES.
7. NO COMBUSTIBLE MATERIALS ARE PERMITTED ABOVE THE CEILING.
8. AFTER INSTALLATION OF LIGHT FIXTURES, G.C. IS RESPONSIBLE FOR AIMING THE FIXTURES AT THE CENTER OF SHOWCASE OR AT CENTER OF WALL ELEMENTS SUCH AS DISPLAY CASES, ARTWORK, SIGNAGE, ETC. NO LIGHTS SHOULD BE AIMED AT MONITORS.
9. SEE FIXTURE DETAILS FOR INTERNAL LIGHTING ELEMENTS IN SHOWCASES AND DISPLAY CASES.
10. G.C. TO RESTORE EXISTING CEILING INSULATION AT UNDERSIDE OF ROOF AS REQUIRED.

NOTES

NOTE:

REFER TO ELECTRICAL SHEETS FOR ADDITIONAL LIGHTING SPECIFICATION INFORMATION.

SPRINKLER HEADS SHOWN ONLY FOR COORDINATION INTENT ONLY. SPRINKLER DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER.

CEILING FIXTURE KEY LEGEND

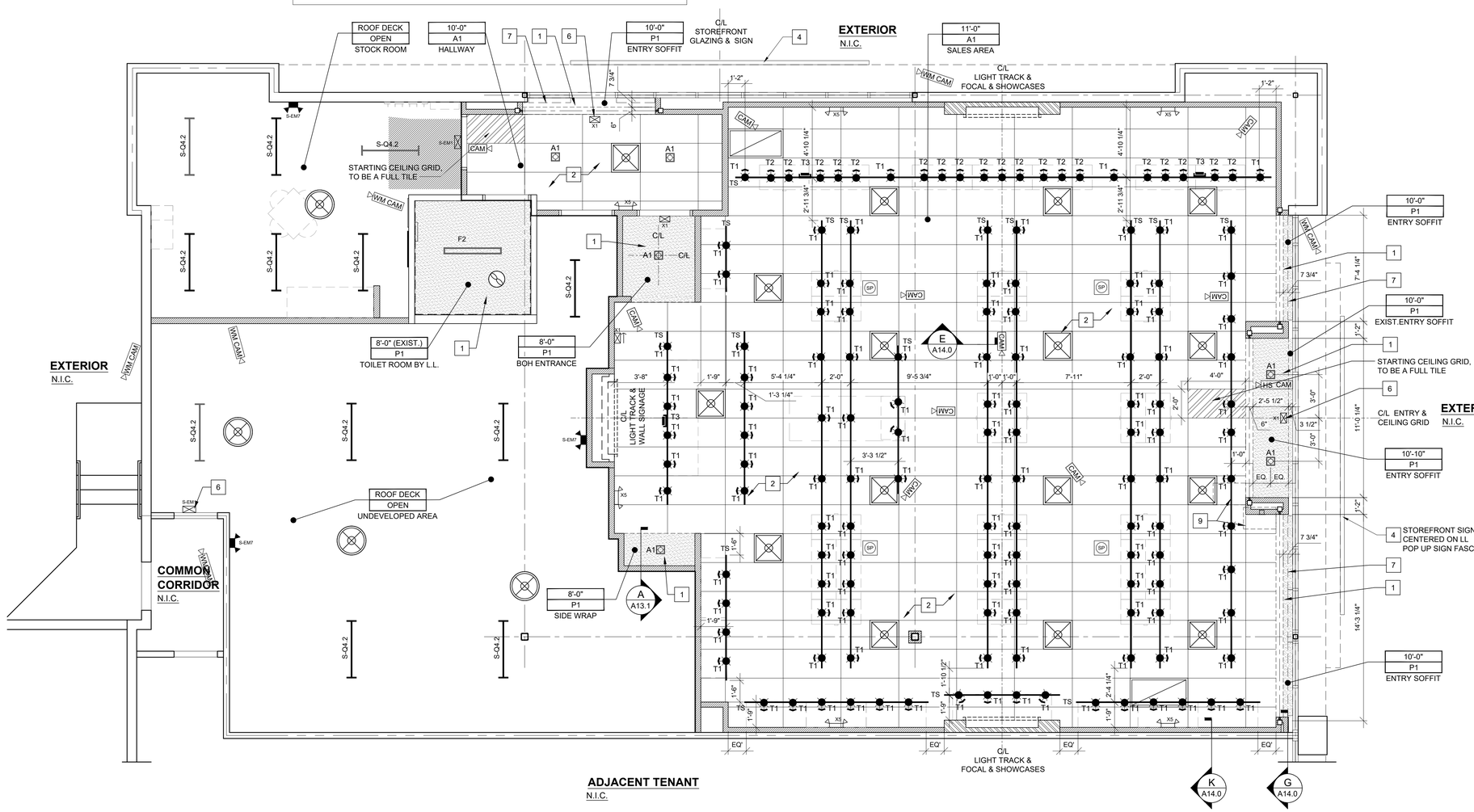
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A1	ONE HEAD SQUARE RECESSED LED DOWNLIGHT WHITE W/ 3 SELF-LOCKING POSITIONS (REGENCY INVENTORY)		24" DIA. MECHANICAL SUPPLY FIXTURE
A2	FIXED 6" RECESSED LED DOWNLIGHT WHITE TRIM		24"X24" MECHANICAL RETURN FIXTURE
A3	FIXED 3" RECESSED LED DOWNLIGHT WHITE TRIM		24"X24" MECHANICAL SUPPLY FIXTURE
S-Q4.2	4' LINEAR LED STRIP (REGENCY INVENTORY)		RESTROOM CEILING FAN
F2	4' LINEAR LED STRIP CCK AND WATTAGE ADJUSTABLE WHITE FINISH WITH FROSTED LENS	CAM	SECURITY CAMERA, COORDINATE LOCATIONS WITH TENANT'S SECURITY VENDOR
E-EM6	CONCEALITE CEILING MOUNTED RECESSED EMERGENCY LIGHT	X1	RECESSED OR SURFACE MOUNT MULTIFACE ADJUSTABLE EDGE LITE EXIT SIGN RED LETTERS (SALES)
X5	2 HEADED EMERGENCY LIGHT WHITE FINISH	X2	RECESSED OR SURFACE MOUNT MULTIFACE ADJUSTABLE EDGE LITE EXIT SIGN GREEN LETTERS (SALES)
TS	SINGLE CIRCUIT TRACK WHITE FINISH	X4	THERMOPLASTIC UNIVERSAL MOUNT LED EXIT SIGN RED LETTER WHITE FINISH (B.O.H.)
T1	VERTICAL LED TRACK HEAD WHITE FINISH JUNO ADAPTOR 25 DEGREE BEAM	X4.1	THERMOPLASTIC UNIVERSAL MOUNT LED EXIT SIGN GREEN LETTER WHITE FINISH (B.O.H.)
T2	VERTICAL LED TRACK HEAD WHITE FINISH JUNO ADAPTOR 15 DEGREE BEAM WITH SNOOT	X6	EXTERIOR RATED FULL CUT OFF WALL PACK, COLOR CHANGING AND LUMEN ADJUSTABLE WITH BI-LEVEL SENSOR
T3	TRACK MOUNTED LED WALL WASHER 1600 LUMENS 3500K WHITE FINISH	P1	7 LIGHT SCULPTURAL GLASS CHANDELIER MIXED CLEAR GLOBES ANTIQUE BRASS FINISH
S-EM1	LED EXIT SIGN - SINGLE W/ EXTRA FACE, SEALED NICAD BATTERY, UNIVERSAL MOUNT (REGENCY INVENTORY)	SP	CEILING-MOUNTED SPEAKER
S-EM7	EMERGENCY LIGHT - DUAL HEAD WITH SEALED BATTERY BACK UP (REGENCY INVENTORY)		

REFLECTED CEILING PLAN KEY NOTES

1. 5/8" TYPE 'X' DRYWALL ON 'DONN RIGID X' WIRE SUSPENSION SYSTEM FOR CEILINGS AND ON METAL STUD SUSPENSION SYSTEM FOR COVES, CURTAIN WALLS, SOFFIT FACE AND UNDERSIDE RETURNS
2. LAY-IN ACOUSTICAL CEILING AND T-GRID. SEE SHEET A14.0 FOR DETAILS
3. CEILING ACCESS PANEL - 24" X 24" MANUFACTURED BY BABCOCK-DAVIS #B-NT SERIES WITH CONCEALED PIANO HINGE - INSTALL FLUSH AT OVERHEAD GRILLE MOTOR LOCATIONS PER DETAIL 'X' ON SHEET A14.0. PAINT TO MATCH SURROUNDING CEILING. CONFIRM FRAMED OPENING SIZE PER MANUFACTURER'S DETAILS
4. ILLUMINATED STOREFRONT SIGNAGE BY VENDOR; SEE ELECTRICAL
5. BLADE SIGN BY VENDOR
6. CENTER EMERGENCY LIGHT FIXTURE OVER DOOR; SEE ELECTRICAL
7. CUSTOM ROLLER SHADES AT EACH WINDOW AS PROVIDED BY TENANT
8. EXISTING AWNING TO REMAIN
9. LOCATION OF GRILLE MOTOR ABOVE. COORDINATE SIDE WITH MEP, IF THE DOORS ARE NOT CENTERED LOCATE MOTOR ON SHORTEST SIDE

NOTE:

CENTER CEILING MOUNTED FIXTURES IN CEILING TILE UNLESS SHOWN OTHERWISE, TYP.



A ARCHITECTURAL REFLECTED CEILING PLAN
1/4" = 1'-0"

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SHEET:
A3.0

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REFLECTED
CEILING PLAN

MATERIAL TAKE-OFF SCHEDULE

MARK	TYPE	AMOUNTS
CP2	CARPET TILE	36 SF
CP3	CARPET TILE	1829 SF
T1	PORCELAIN TILE	EXISTING
VT3	VINYL COMPOSITE TILE	122 SF
B2	TILE BASE	EXISTING
W3	WALLCOVERING	374 SF
W5	WALLCOVERING	EXISTING

TAKE OFFS ARE ACTUAL QUANTITIES (NO WASTE PERCENTAGE ADDED QUANTITIES TO BE VERIFIED BEFORE ORDERING)

FLOOR PREPARATION FOR CONCRETE SEALING

CONCRETE MOISTURE TESTING AND PH TESTING

CONCRETE SUBFLOORS MUST BE TESTED FOR MOISTURE PER ASTM F 2170. ONSITE RELATIVE HUMIDITY READINGS (ASTM F 2170) MUST NOT EXCEED 90%, AND PH MUST BE BETWEEN 7.0 AND 9.0. FOR TEST RESULTS THAT DETERMINE RH READINGS ABOVE 90% - 99% OR PH READINGS OF 9.0 - 11.0, COMMERCIALON PREMIUM SEALER IS REQUIRED. AN INTACT MOISTURE VAPOR BARRIER IS REQUIRED FOR ON-GRADE OR BELOW-GRADE SUBFLOORS. RH PROBE TYPE TESTING AND PH TESTING IS REQUIRED PRIOR TO THE INSTALLATION START. THESE TEST RESULTS ARE TO BE RECORDED AND SAVED. THE RESULTS FROM TESTING MUST NOT EXCEED THE MANUFACTURER'S PUBLISHED LIMITS. SINCE BOTH MOISTURE AND PH CAN INCREASE OVER TIME, THE MANUFACTURER IS NOT RESPONSIBLE FOR PRODUCT FAILURE AS A RESULT OF CHANGES TO SUBFLOOR CONDITIONS, INCLUDING INCREASES IN MOISTURE OR PH LEVELS POST INSTALLATION.

SUBFLOORS

NEW CONCRETE:

NEW CONCRETE MUST BE FULLY CURED, FREE OF MOISTURE, SOUND, CLEAN AND MEET INDUSTRY STANDARDS AS DEFINED IN ACI COMMITTEE 302.1.04R REPORT (SEE ASTM F 710). NEW CONCRETE REQUIRES A CURING PERIOD OF APPROXIMATELY 90 DAYS.

OLD CONCRETE:

OLD CONCRETE MUST BE CHECKED FOR MOISTURE. DRY, DUSTY, POROUS FLOORS MUST BE PRIMED OR ENCAPSULATED WITH COMMERCIALON PREMIUM SEALER. NOTE: PRIMERS WILL NOT CORRECT A MOISTURE PROBLEM. WOOD: WOOD FLOORS MUST BE SMOOTH AND LEVEL. IF THE FLOOR IS UNEVEN, AN APPROVED UNDERLAYMENT WILL BE REQUIRED. OLD FINISHES MUST BE TESTED FOR COMPATIBILITY WITH ADHESIVES OR REMOVED AND POROUS WOOD PRIMED.

GENERAL NOTE:

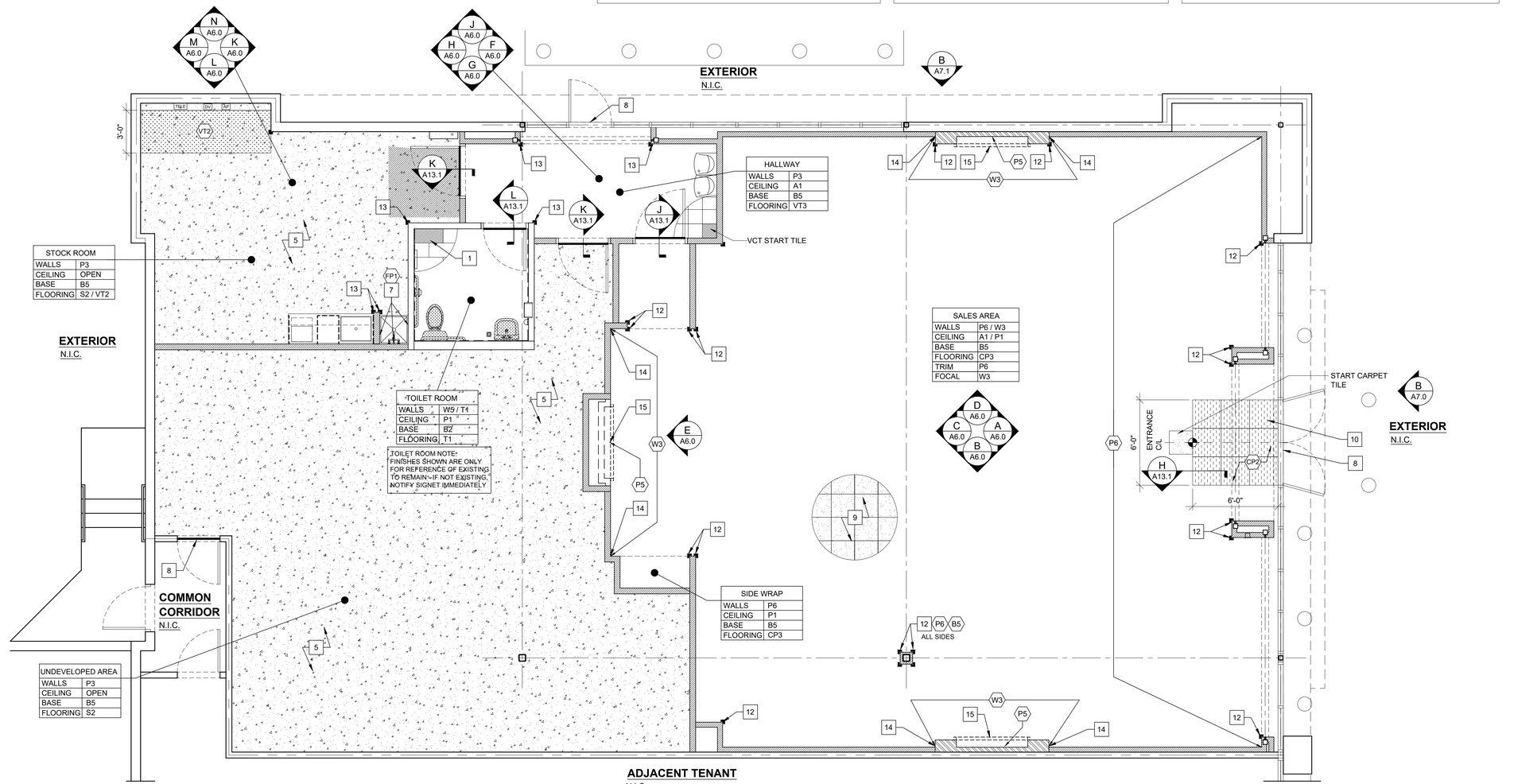
- SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MORE INFORMATION.

FINISH FLOOR PLAN KEY NOTES

1. EXISTING TILE TO REMAIN IN TOILET ROOM. IF NOT EXISTING, NOTIFY SIGNET REPRESENTATIVE AND SET TILE WITH STARTING POINT SHOWN.
2. CORE DRILLING ONLY FOR POWER IN SALES AREA DUE TO BEING ON 2ND LEVEL OF MALL. REFER TO S1.0 FOR LOCATION OF PENETRATIONS.
3. METAL TRANSITION STRIP. ALL TRANSITIONS TO BE FLUSH.
4. WOOD FLOORING TO BE STAGGERED PATTERN AND DIRECTION AS SHOWN
5. FLOORING IN B.O.H. TO BE SEALED CONCRETE
6. FOR BRIDAL FOCAL WALL, REFER TO TILE LAYOUT DIAGRAM PROVIDED BY OWNER.
7. PROVIDE ADEQUATE WATERPROOF MEMBRANE WHERE THERE IS RUNNING WATER PER DETAIL E/A13.0.
8. G.C.TO ASURE EXISTING ENTRY THRESHOLD IS ADA COMPLIANT PER SHEET A0.2. TYPICALFOR ALL EXTERIOR DOORS
9. PROVIDE CARPET TILE (CP3) THROUGHOUT SALES AREA
10. PROVIDE RECESSED MAT IN ENTRY AREA. WALK OFF PATTERN TO RUN PARALLEL TO ENTRY DOORS
11. ALTERNATE ROLL UP MAT TO BE SURFACE MOUNTED
12. METAL CORNER GUARD (CG2) AT EXPOSED CORNERS ON SALES FLOOR
13. WHITE PLASTIC CORNER GUARD (CG3) AT EXPOSED CORNERS IN BOH
14. WALL FINISHES TO TERMINATE AT INSIDE CORNER
15. G.C. TO START WALL COVERING PATTERN AT CENTER OF WALL AND WORK OUT TO SIDES
16. METAL CORNER GUARD (CG4) AT CORNERS ON FOCAL WALLS

GENERAL FINISH PLAN NOTES

1. REFER TO SHEET A0.4 FOR THE FINISH SCHEDULE.
2. REFER TO THE DOOR SCHEDULE ON SHEET A0.5 FOR FINISH ON THE DOORS.
3. THE TRANSITION BETWEEN EXISTING MALL FLOORING AND THE NEW STORE FLOORING MUST BE FLUSH, SMOOTH AND EVEN. G.C. TO BUILD UP OR GRIND THE CONCRETE SUBFLOOR AS MAY BE REQUIRED TO ACHIEVE THIS FLUSH CONDITION. G.C. TO INSTALL A METAL TERRAZZO ANGLE WITH CONTROL JOINT SEALANT AGAINST THE MALL FLOORING TO BEGIN THE TRANSITION. JOINT COLOR TO COMPLEMENT THE COLOR OF THE MALL FLOORING.
4. G.C. SHALL VERIFY THAT THE MAXIMUM THRESHOLD HEIGHT DOES NOT EXCEED 1/2".
5. ALL CHANGES IN LEVEL OF FLOOR FINISHES TO BE ADA COMPLIANT PER SHEET A13.1
6. PRIOR TO LAYING FLOOR, G.C. TO ENSURE FLOOR IS LEVEL AND SMOOTH THROUGHOUT SPACE. USE AN APPROPRIATE LEVEL COMPOUND AS REQUIRED TO ACHIEVE A FLAT & LEVEL FLOOR.
7. G.C. TO USE NON-SHRINKING FILLER, FILL AND PUTTY ALL NAIL HOLES, COUNTERSINK SCREWS, BOLTS, CRACKS, ETC BEFORE APPLYING FINISH.
8. ALL WOOD BASE IS TO HAVE MITERED OUTSIDE CORNERS. COPE ALL INSIDE CORNERS OF WOOD BASE.
9. ALL GYP. BOARD WALLS TO RECEIVE A LEVEL 5 FINISH AND BE PRIMED.
10. APPLIED FINISHES SHOULD BE UNIFORM, SMOOTH, FREE OF DRIPS / RUNS, SAGS OR DEFECTS. EDGES BETWEEN PAINT COLORS OR OTHER MATERIALS TO BE SHARP AND NOT OVERLAPPING.
11. WALLCOVERING TO BE FREE OF BUBBLES WITH NO OPEN SEAMS AND APPLIED TO A LEVEL 5 FINISH SUBSTRATE TO AVOID ANY IMPERFECTIONS BEHIND WALLCOVERING.
12. G.C. TO ENSURE ALL MATERIALS ARE ACCLIMATED MINIMUM 48 HOURS PRIOR TO INSTALLATION OR PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
13. NO FLOORING SHALL BE A SLIVER OF LESS THAN 3".
14. CARPET TILES ARE TO BE TAB MOUNTED. CARPET TILE PATTERN DIRECTION TO BE RANDOM AND NOT DIRECTIONAL.



A FINISH FLOOR PLAN
1/4" = 1'-0"

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SHEET:
A4.0

TITLE:
FINISH PLAN

GENERAL FIXTURE NOTES

1. UPON RECEIPT OF FIXTURE DELIVERY, G.C. IS TO UNPACK AND SET MILLWORK AND FURNITURE PER THE FIXTURE PLAN. DISPOSE OF ALL TRASH IN A TIMELY MANNER TO KEEP JOBSITE CLEAN AND FREE OF CLUTTER.
2. G.C. TO INSPECT ALL MILLWORK AND FURNITURE UPON DELIVERY TO ENSURE EVERYTHING IS IN GOOD WORKING CONDITION AND THERE ARE NO DAMAGES. NOTIFY SIGNET PROJECT MANAGER AND PROCUREMENT SPECIALIST OF ANY ISSUES.
3. REFER TO ELECTRICAL POWER PLAN TO VERIFY ELECTRICAL OUTLET, DATA AND TELEPHONE LOCATIONS.
4. G.C. TO PROTECT 'SCHLUTER' TRANSITION STRIP AT STOREFRONT DURING SHOWCASE INSTALLATION.
5. G.C. MUST COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODE REQUIREMENTS. IT IS THE G.C.'S SOLE RESPONSIBILITY TO DETERMINE THE FIRE RATING REQUIREMENTS OF ALL PRODUCTS AND MATERIALS USED FOR EACH LOCATION PRIOR TO BID.
6. G.C. TO SECURE SHOWCASES TO THE WALL, G.C. TO COORDINATE BLOCKING AND ATTACHMENT WITH VENDOR SHOP DRAWINGS.

SHOWCASE DATA

TOTAL G.L.A. (PER LL DWGS):	3512 SF	NOTE: VENDOR SHALL BID ALL SHOWCASE WORK PER FURNITURE SCHEDULE	
CASHWRAP:	(1) 8'-0"		
SHOWCASE TYPE	WIDTH (FINISH DIM)	LINEAR FOOTAGE	PAD COUNT
BRIDAL	1'-8 1/2"	26'-0"	19
STAND-UP	1'-8 1/2"	114'-0"	81
TOTAL		140'-0"	100

HATCH INDICATES EXISTING TOILET ROOM FIXTURES TO REMAIN (ITEM BY LANDLORD)

FIXTURE FLOOR PLAN KEY NOTES

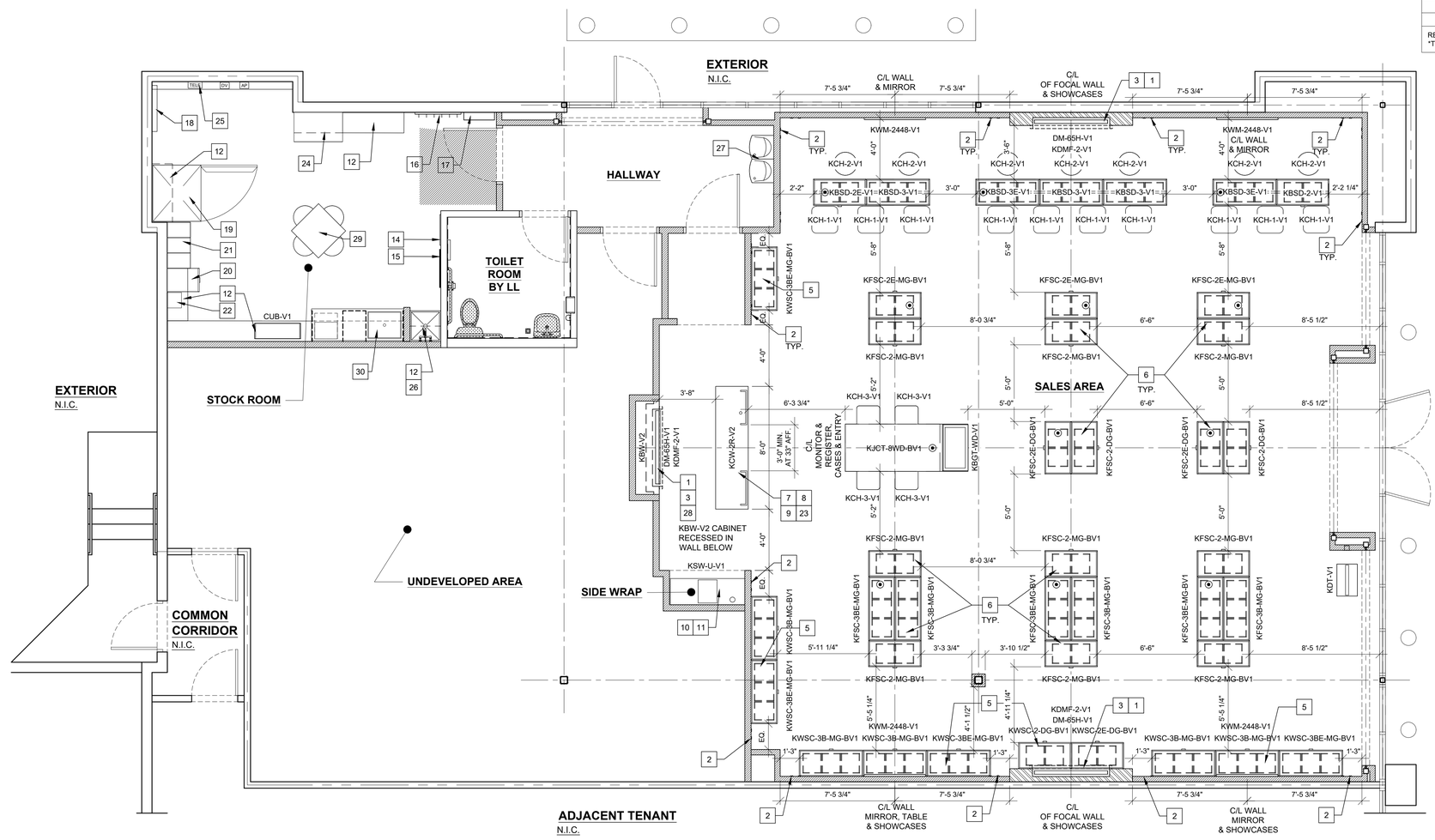
1. FIXTURE WALL BUILDOUT: G.C. TO INSTALL 5/8" PLYWOOD AND DRYWALL AT RECESS FOR MOUNTING MONITOR BRACKET(S) AND WALL DISPLAY(S). SEE DETAILS ON A13.0
2. 2" WOODEN TRIMS, SEE A6.0 AND DETAILS ON A13.0 FOR MORE INFORMATION
3. 65" DIGITAL MONITOR ; G.C. TO PROVIDE EITHER FRT BLOCKING OR 5/8" PLYWOOD AT WALL FOR SUPPORT
4. WALL MOUNTED UNION DISPLAY FIXTURE(S). COORDINATE FRT WOOD BLOCKING IN WALL. SEE DETAILS ON A13.2
5. WALL SHOWCASES: SEE ELECTRICAL PLANS AND DETAILS ON A13.0 FOR COORDINATION
6. FLOOR SHOWCASES: SEE A2.0 FOR FLOOR OUTLET LOCATIONS AND COORDINATE WITH FIXTURE SHOP DRAWINGS; SEE ELECTRICAL
7. MAIN POS SERVICE DESK: SEE ELECTRICAL FOR REQUIREMENTS
8. COMPUTER EQUIPMENT PROVIDED BY TENANT.
9. REPAIR / LAY AWAY UNIT UNDER COUNTER
10. GEM SCOPE FIXTURE / EQUIPMENT BY TENANT
11. RING CLEANING FIXTURE/EQUIPMENT PROVIDED BY TENANT
12. PLYWOOD SHELVING : 16" DEEP (12" AT SERVICE SINK AND KITCHEN AREA) WITH WHITE MELAMINE FINISH. PROVIDE 'GARCY' #3225 DOUBLE SLOTTED STANDARDS WITH #M689 HEAVY DUTY METAL BRACKETS (OR APPROVED EQUAL) AT 2'-0" O.C. SEE A13.2 (BY G.C.)
13. NOT USED
14. BULLETIN BOARD, SEE RESPONSIBILITY SCHEDULE
15. AREA FOR EMPLOYEE SIGNAGE: CENTER OF SIGNAGE TO BE MOUNTED AT EYE LEVEL (APPROX. 5'-0" A.F.F.)
16. COAT RACK, SEE RESPONSIBILITY SCHEDULE FOR MORE INFORMATION
17. LADDER G.C. TO PROVIDE BLOCKING AS REQUIRED FOR THE BRACKET
18. AS-BUILT DRAWING STORAGE TUBE, BY G.C. SEE SHEET A13.1.
19. SAFE SUPPLIED BY TENANT. SEE STRUCTURAL DETAILS FOR MOUNTING
20. FILE CABINET, SEE RESPONSIBILITY SCHEDULE
21. EMPLOYEE LOCKERS, SEE RESPONSIBILITY SCHEDULE
22. PAPER SHREDDER, SEE RESPONSIBILITY SCHEDULE
23. PRINTER: SUPPLIED BY TENANT
24. MODIFIED POLISHER UNIT WITH ADJUSTABLE SHELVES. REFER TO RESPONSIBILITY SCHEDULE
25. AREA FOR ELECTRICAL, SECURITY AND DATA EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
26. SERVICE SINK: 24" X 24" FLOOR MOUNTED SINK WITH 3" DRAIN AND SEPARATE FAUCET
27. HI-LO DRINKING FOUNTAIN: ADA ACCESSIBLE - SEE SHEET A13.1 FOR SPECIFICATION AND MOUNTING HEIGHTS
28. NON-ILLUMINATED SIGNAGE. REFER TO INTERIOR ELEVATIONS AND SHEET A16.0
29. BREAK TABLE AND FOLDING CHAIRS
30. KITCHENETTE CABINET AND COUNTER, SEE DETAIL ON A13.1

FURNITURE & EQUIP. SCHEDULE

(TENANT AND FIXTURE VENDOR SUPPLIED)

CODE	DESCRIPTION	QTY.	SUP. BY	INTS. BY
KBSD-2-V1	KAY BRIDAL SIT DOWN 2 PAD VERSION 1	1	T	GC
KBSD-3-V1	KAY BRIDAL SIT DOWN 3 PAD VERSION 1	3	T	GC
KBSD-2E-V1	KAY BRIDAL SIT DOWN 2 PAD ELECTRIC VERSION 1	1	T	GC
KBSD-3E-V1	KAY BRIDAL SIT DOWN 3 PAD ELECTRIC VERSION 1	2	T	GC
KWSC-2-DG-BV1	KAY WALL SHOWCASE 2 PAD DARK GREY BASE VERSION 1	1	T	GC
KWSC-2E-DG-BV1	KAY WALL SHOWCASE 2 PAD ELECTRIC DARK GREY BASE VERSION 1	1	T	GC
KWSC-3-DG-BV1	KAY WALL SHOWCASE 3 PAD DARK GREY BASE VERSION 1	0	T	GC
KWSC-3E-DG-BV1	KAY WALL SHOWCASE 3 PAD ELECTRIC DARK GREY BASE VERSION 1	0	T	GC
KWSC-2B-MG-BV1	KAY WALL SHOWCASE 2 PAD BUNK MEDIUM GREY BASE VERSION 1	0	T	GC
KWSC-2BE-MG-BV1	KAY WALL SHOWCASE 2 PAD BUNK ELECTRIC MEDIUM GREY BASE VER. 1	0	T	GC
KWSC-3B-MG-BV1	KAY WALL SHOWCASE 3 PAD BUNK MEDIUM GREY BASE VERSION 1	5	T	GC
KWSC-3BE-MG-BV1	KAY WALL SHOWCASE 3 PAD BUNK ELECTRIC MEDIUM GREY BASE VER. 1	4	T	GC
KWDC-UL-V2	KAY WALL DISPLAY CASE UNION LARGE VERSION 2	0	T	GC
KFSC-2-DG-BV1	KAY FLOOR SHOWCASE 2 PAD DARK GREY BASE VERSION 1	2	T	GC
KFSC-2E-DG-BV1	KAY FLOOR SHOWCASE 2 PAD ELECTRIC DARK GREY BASE VERSION 1	2	T	GC
KFSC-2-MG-BV1	KAY FLOOR SHOWCASE 2 PAD MEDIUM GREY BASE VERSION 1	9	T	GC
KFSC-2E-MG-BV1	KAY FLOOR SHOWCASE 2 PAD ELECTRIC MED. GREY BASE VER. 1	3	T	GC
KFSC-3B-MG-BV1	KAY FLOOR SHOWCASE 3 PAD BUNK MEDIUM GREY BASE VERSION 1	3	T	GC
KFSC-3BE-MG-BV1	KAY FLOOR SHOWCASE 3 PAD BUNK ELECTRIC MED.GREY BASE VER. 1	3	T	GC
KCW-2R-V2	KAY CASHWRAP 2 REGISTER VERSION 2	1	T	GC
KCW-2RC-V2	KAY CASHWRAP 2 REGISTER COMBO VERSION 2	0	T	GC
KBW-V2	KAY BACKWRAP VERSION 2	1	T	GC
KSW-U-V1	KAY SIDE WRAP ULTRASONIC VERSION 1	1	T	GC
KCH-1-V1	KAY BRIDAL SIT DOWN CHAIR	10	T	GC
KCH-2-V1	KAY ASSOCIATE BRIDAL STOOL	7	T	GC
KCH-3-V1	KAY CONSULTATION CHAIR	4	T	GC
KJCT-WD-BV1	KAY JEWERLY CONSULTANT TABLE WOOD BASE VERSION 1	1	T	GC
KJCT-8WD-V1	KAY JEWERLY CONSULTANT TABLE 8' WOOD VERSION 1	1	T	GC
KBGT-WD-V1	KAY BRASS & GLASS TABLE WOOD BASE VERSION 1	1	T	GC
KWM-2532-V1	KAY WALL MIRROR 25" x 32"	0	T	GC
KWM-2448-V1	KAY WALL MIRROR 24" x 48"	4	T	GC
DM-65H-V1	KAY 65" MONITOR HORIZONTAL VERSION 1	3	T	GC
KDMF-2-V1	KAY DIGITAL MONITOR FRAME 2 VERSION 1	3	T	GC
KDMF-3-V1	KAY DIGITAL MONITOR FRAME 3 VERSION 1	0	T	GC
KDT-V1	KAY DIGITAL TOTEM VERSION 1	1	T	GC
CUB-V1	CUBBY BOX VERSION 1	1	T	GC

REFER TO SHEET A6.0 INTERIOR ELEVATIONS FOR OWNER SUPPLIED MONITOR LOCATIONS
*TAG NOT SHOWN ON PLAN



A FIXTURE PLAN
1/4" = 1'-0"

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KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

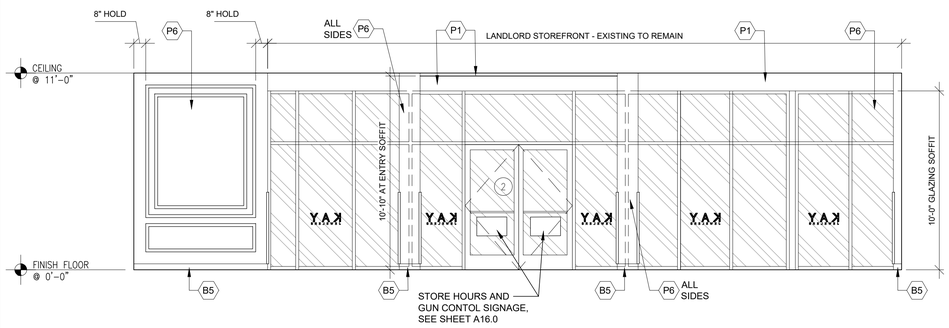
REVISIONS

ISSUANCE DATE: 3/25/2024

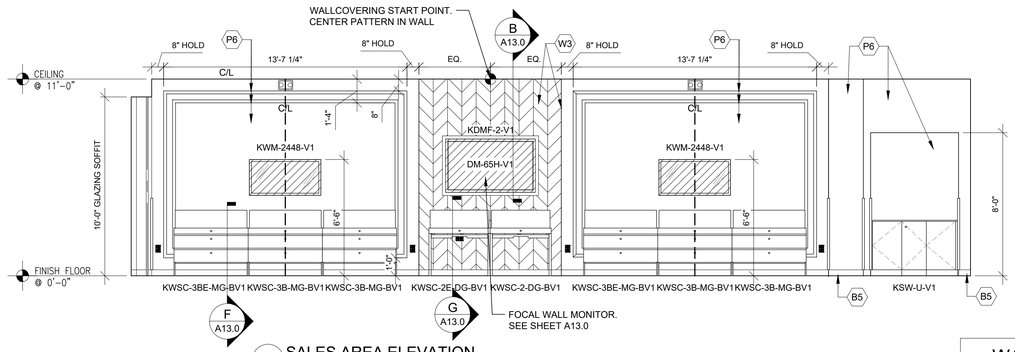
STORE NO. 0306

SHEET: A5.0

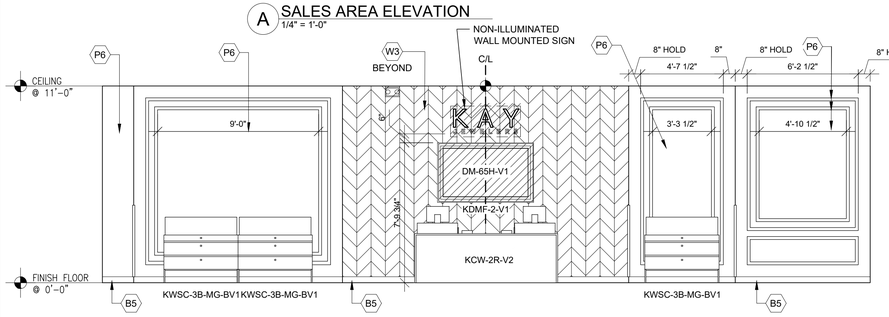
TITLE: FIXTURE PLAN



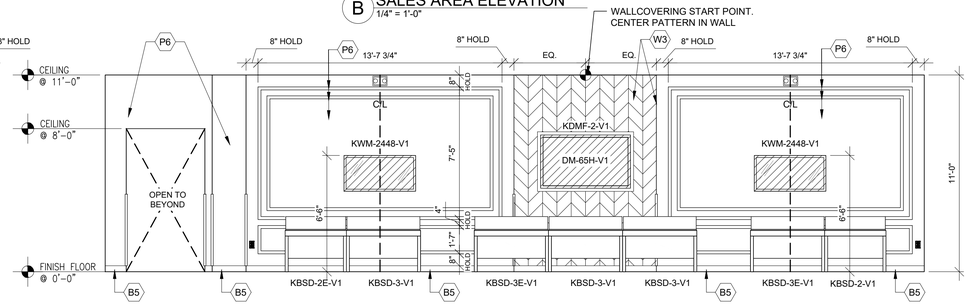
A SALES AREA ELEVATION
1/4" = 1'-0"



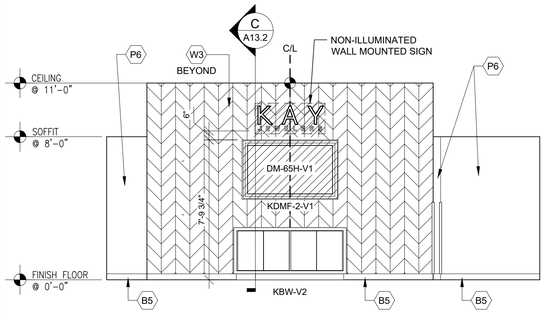
B SALES AREA ELEVATION
1/4" = 1'-0"



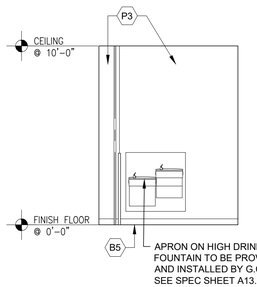
C SALES AREA ELEVATION
1/4" = 1'-0"



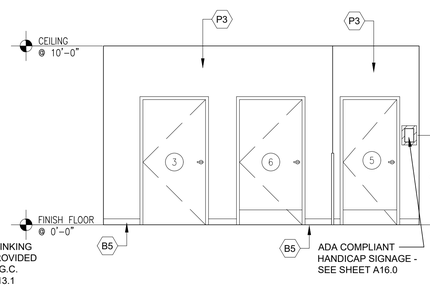
D SALES AREA ELEVATION
1/4" = 1'-0"



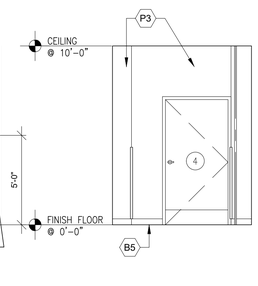
E SALES AREA ELEVATION
1/4" = 1'-0"



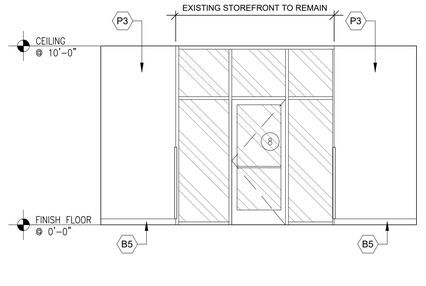
F HALLWAY ELEVATION
1/4" = 1'-0"



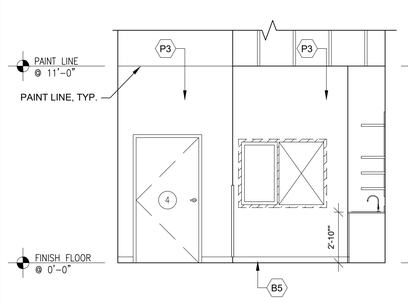
G HALLWAY ELEVATION
1/4" = 1'-0"



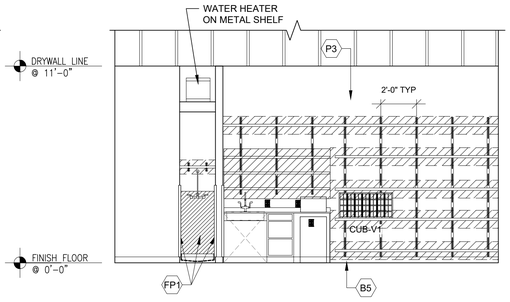
H HALLWAY ELEVATION
1/4" = 1'-0"



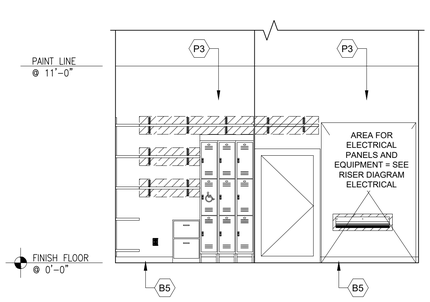
J HALLWAY ELEVATION
1/4" = 1'-0"



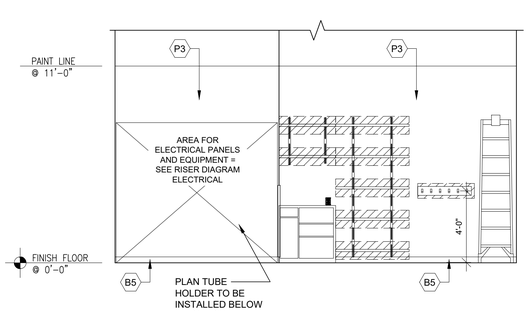
K STOCK ROOM ELEVATION
1/4" = 1'-0"



L STOCK ROOM ELEVATION
1/4" = 1'-0"



M STOCK ROOM ELEVATION
1/4" = 1'-0"



N STOCK ROOM ELEVATION
1/4" = 1'-0"

WALLCOVERING NOTES

1. ALL SALES AREA AND HALL WALLS SHALL BE PAINTED UNLESS NOTED OTHERWISE. (P6)
2. WALLCOVERING TO BE INSTALLED IN A CONTINUOUS PATTERN AROUND OUTSIDE CORNERS. DO NOT CUT WALLCOVERING AT OUTSIDE CORNERS. ALL CUTS TO OCCUR AT INSIDE CORNERS.
3. DO NOT SPLICE OR SEAM HORIZONTALLY. USE FULL SHEETS ONLY.
4. ALL EXPOSED OUTSIDE CORNERS TO HAVE 3/4" METAL CORNER GUARDS

(X) = REFER TO FINISH SCHEDULE ON SHEET A0.4

(X) = REFER TO DOOR SCHEDULE ON SHEET A0.5

HATCHED AREA TO SHOW EXTENT OF BLOCKING BEHIND WALL, REFER TO DETAIL SHEETS

REFER TO A0.4 SCHEDULES FOR FURTHER INFORMATION.

GENERAL NOTES

1. ALL WOOD AND PLYWOOD BLOCKING SHALL BE FIRE TREATED.
2. G.C. TO PROVIDE BACKING FOR ALL WALL FRAMES, EQUIPMENT, PLUMBING FIXTURES, MIRRORS, SHELVING, LOCKERS, HOOK STRIPS, WALL MONITORS, HANGING WALL CASEWORK, ETC.
3. G.C. TO PROTECT FINISH FLOOR IMMEDIATELY AFTER INSTALLATION AND REMOVE PROTECTION JUST BEFORE CONSTRUCTION CLEAN SCHEDULED.
4. ALL WALL OUTLETS IN SALES AREA, TO BE VERTICAL, EXCEPT FOR THE OUTLETS BEHIND THE FOCAL WALL SHOW CASES.
5. ALL EMERGENCY WALL MOUNTED LIGHTS TO BE ALIGNED WITH CENTER OF WALL OR EDGE OF WALL TRIMS. REFER TO ELEVATIONS FOR INTENT.

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SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

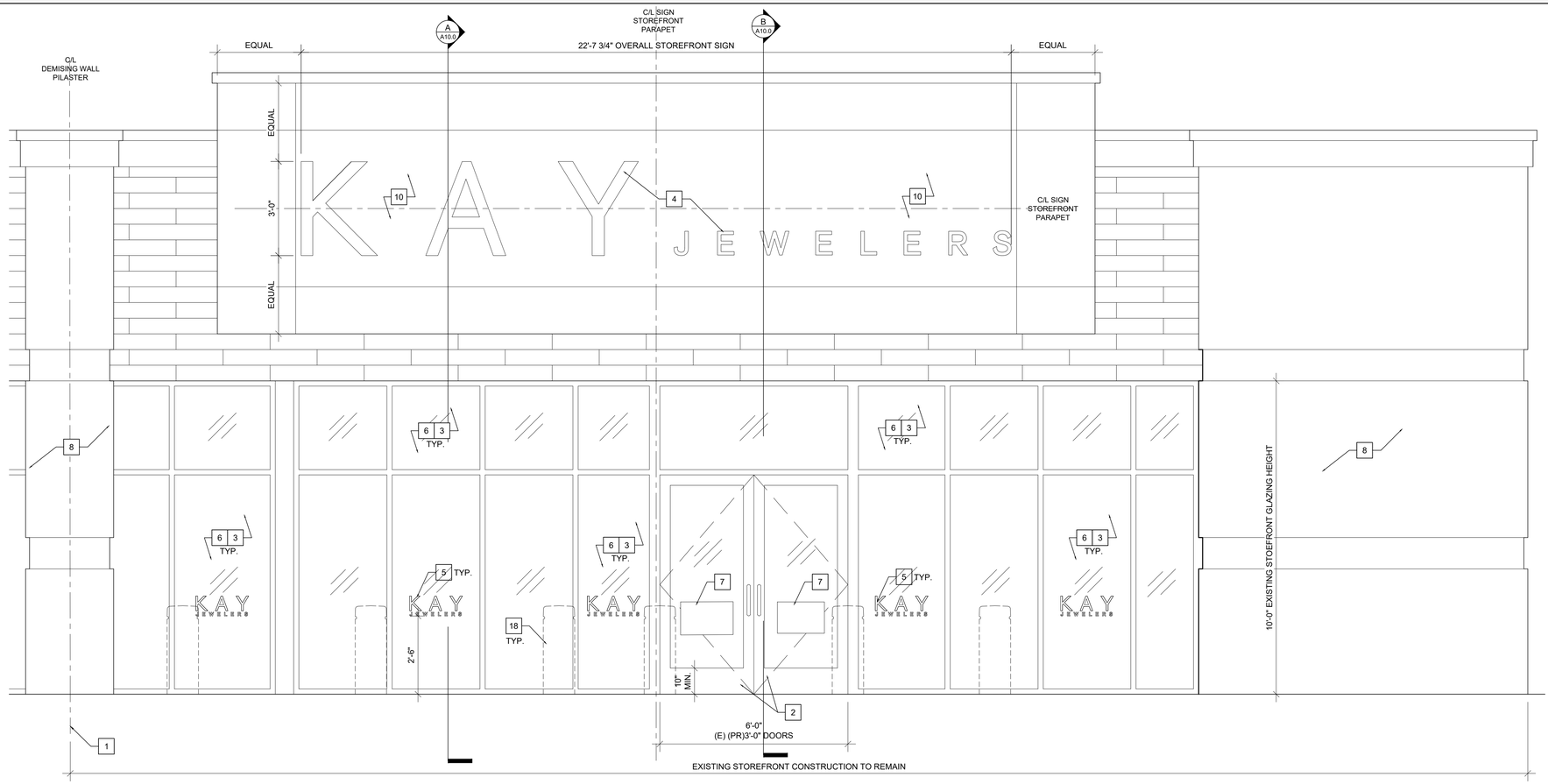
REVISIONS

ISSUANCE DATE: 3/25/2024

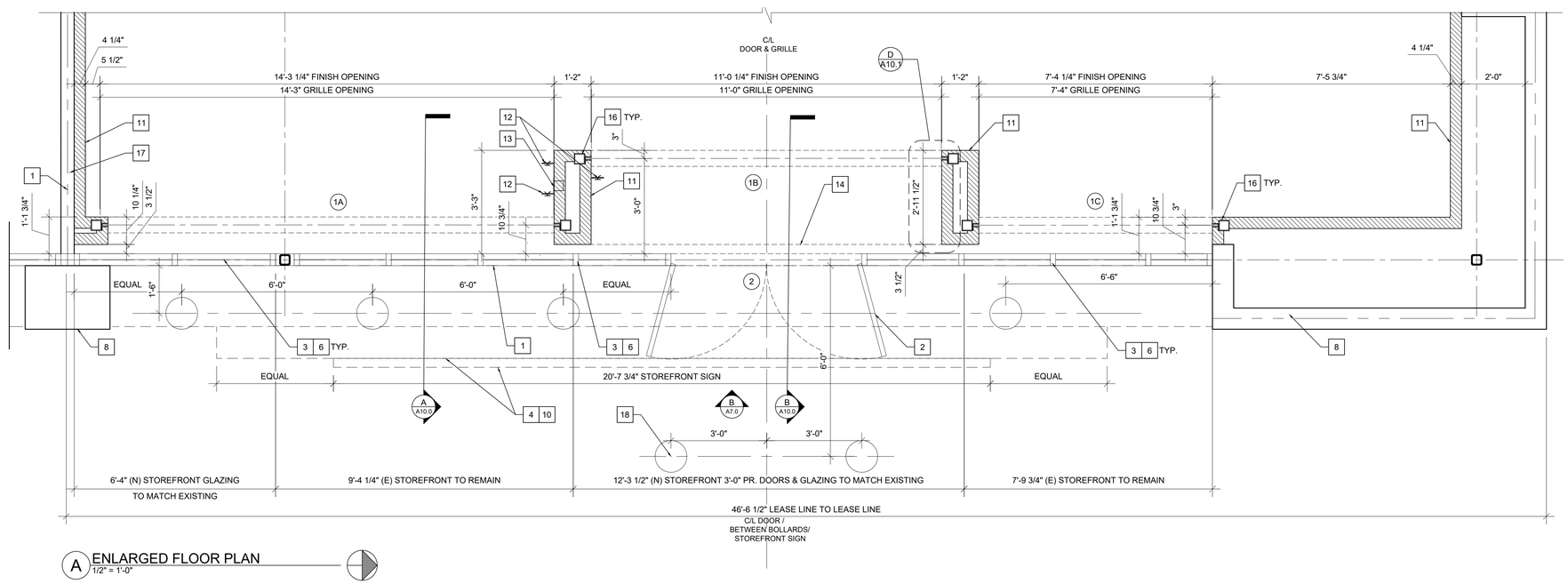
STORE NO. 0306

SHEET: A6.0

TITLE: INTERIOR ELEVATIONS



B STOREFRONT ELEVATION
1/2" = 1'-0"



A ENLARGED FLOOR PLAN
1/2" = 1'-0"

KEY NOTES

1. LEASE LINE, VERIFY DIMENSIONS ON CONSTRUCTION PLAN AND EXACT LEASE LINE LOCATION WITH LANDLORD AT START OF CONSTRUCTION. COORDINATE ANY DISCREPANCY WITH SIGNET PROJECT MANAGER
2. EXISTING DOUBLE DOORS BY LANDLORD. ENSURE BOTTOM RAIL IS 10" HIGH TO BE ADA COMPLIANT. SEE DOOR SCHEDULE ON A0.5
3. EXISTING ALUMINUM STOREFRONT SYSTEM BY LANDLORD. APPLY SECURITY FILM ON TENANT SIDE OF STOREFRONT. (SEE SPECIFICATIONS)
4. NEW SIGNAGE BY VENDOR TO BE SUBMITTED UNDER SEPARATE PERMIT, REFER TO SHEET A16.0
5. VINYL WINDOW SIGNAGE, PROVIDED BY OWNER, INSTALLED BY SIGN VENDOR
6. GC TO INSTALL SECURITY FILM ON INTERIOR SIDE OF ALL GLAZING, SEE SPECIFICATIONS
7. STORE HOURS AND GUN CONTROL VINYL SIGNAGE, SEE SHEET A16.0
8. EXISTING STOREFRONT PILASTER AND WALL CONSTRUCTION TO REMAIN.
9. EXISTING MALL LIGHT FIXTURE TO REMAIN. G.C. TO CONFIRM THAT IT IS IN WORKING CONDITION. IF NOT, COORDINATE WITH L.L.
10. G.C. TO PATCH, REPAIR AND PAINT FACADE AS REQUIRED AT SIGNAGE
11. NEW WALL, REFER TO SHEET A2.0 FOR WALL TYPES AND SHEET A4.0 FOR INTERIOR FINISHES
12. GRILLE KEY SWITCH
13. GRILLE EMERGENCY RELEASE
14. LINE OF EXISTING STOREFRONT HEADER ABOVE
15. EXISTING FABRIC AWNING OVER METAL FRAME TO REMAIN. G.C. TO ENSURE AND CONFIRM IT IS IN "LIKE NEW CONDITION". IF THERE IS A CONDITION ISSUE, DISCUSS W/SIGNET PM WHEN CONSTRUCTION STARTS. G.C. TO CLEAN / POWER WASH EXISTING AWNINGS AS REQUIRED WHEN TO REMAIN.
16. STRUCTURAL STEEL VERTICAL TUBE AND GUIDE FOR OVERHEAD GRILLE. BY GRILLE VENDOR. G.C. TO COORDINATE INSTALLATION OF OVERHEAD GRILLES W/ GRILLE INSTALLER, SEE GENERAL STOREFRONT NOTE 5, THIS SHEET AND DETAIL D SHEET A10.1.
17. UNSHADED WALLS INDICATE EXISTING CONSTRUCTION TO REMAIN, G.C. TO PATCH AND REPAIR AS REQUIRED TO MAINTAIN FIRE RATING.
18. EXISTING BOLLARDS FURNISHED AND INSTALLED BY LANDLORD IN FRONT OF STOREFRONT. SEE A13.0 FOR MORE INFORMATION
19. EXISTING FRAMED GLASS EGRESS DOOR TO REMAIN – INSTALL NEW SECURITY HARDWARE, SEE A0.5
20. PROVIDE AND INSTALL FROSTED FILM OR OPAQUE FILM WITH GRAPHICS ON INTERIOR OF GLAZING - DETAILS TBD. (APPLY FILM PRIOR TO CONSTRUCTION OF WALL BEHIND GLAZING.

GENERAL STOREFRONT NOTES

1. G.C. TO MAINTAIN PROPER FIRE RATING OF ALL COLUMNS AND WALLS DURING STOREFRONT CONSTRUCTION.
2. ALL NON-STUCTURAL VERTICAL AND HORIZONTAL STOREFRONT AND SOFFIT METAL FRAMING TO BE MINIMUM 16 GA. WITH COMPANION RUNNERS OF 18 GA. @ 16" O.C. BY 'DEITRICH' OR APPROVED EQUAL.
3. ITEMS LISTED ARE NOT NECESSARILY APPLICABLE AT ALL JOB LOCATIONS - COORDINATE WITH PLANS.
4. OVERHEAD GRILLES SHALL REMAIN IN THE FULLY OPENED POSITION DURING HOURS OF OCCUPANCY AND ALL EGRESS DOORS MUST BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
5. ALL MOUNTING HEIGHTS ARE TO THE CENTERLINE (C/L) OF THE OPERABLE PART OF THE DEVICE, THIS NOTE SUPERCEDES ALL OTHER MOUNTING INSTRUCTIONS.
6. G.C. TO ENSURE EXISTING FRONT AND REAR EXTERIOR DOOR THRESHOLDS NO MORE THAN ¾" IN HEIGHT PER ADA.
7. G.C. TO REPAIR EXISTING STOREFRONT SYSTEM TO ENSURE FULLY OPERATIONAL INCLUDING REPAIR OF EXISTING FINISHES TO REMAIN TO LIKE NEW CONDITION. G.C. TO CLEAN AS NECESSARY.

INTERIOR FINISHES NOTE:
SEE SHEET A0.4 FOR FINISH SCHEDULE

SECURITY FILM NOTE:
SEE SHEET A0.1 FOR SECURITY FILM SPECS AND VENDOR INFORMATION

SIGNAGE NOTE:
ALL SIGNAGE SHOWN IS FOR REFERENCE ONLY AND WILL BE SUBMITTED UNDER SEPARATE COVER & SEPARATE PERMIT

STOREFRONT CONSTRUCTION VERIFICATION NOTE:
EXISTING STOREFRONT CONDITIONS SHOWN ARE BASED SOLEY ON LIMITED INFORMATION AS PROVIDED THROUGH LANDLORD. FIELD VERIFY ALL CONDITIONS REFERENCED FOR ACCURACY AND ADJUST NEW WORK AS NECESSARY TO ACCOMMODATE RELATED CONSTRUCTION.

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SIGNER SEAL

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375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

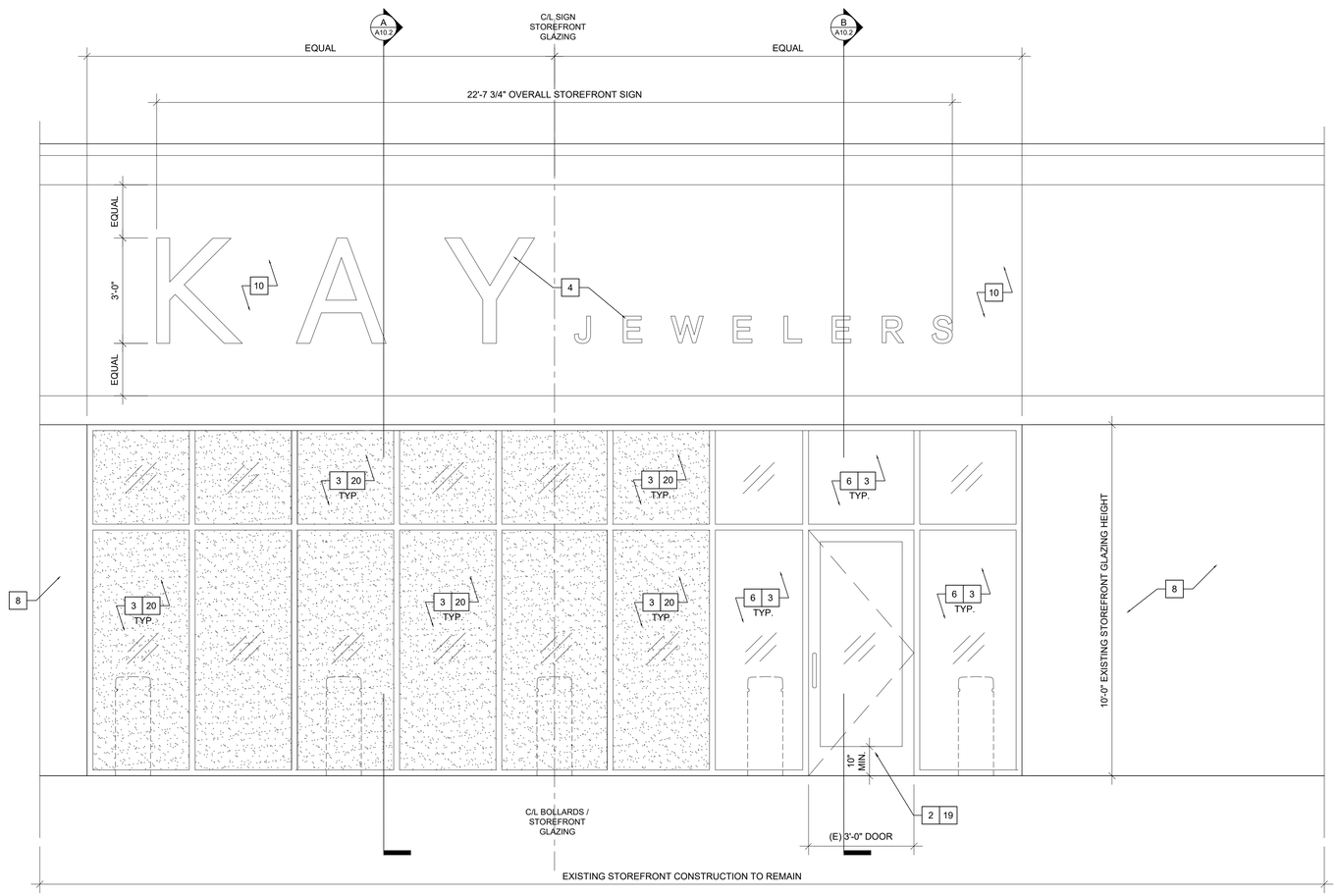
REVISIONS

ISSUANCE DATE:
3/25/2024

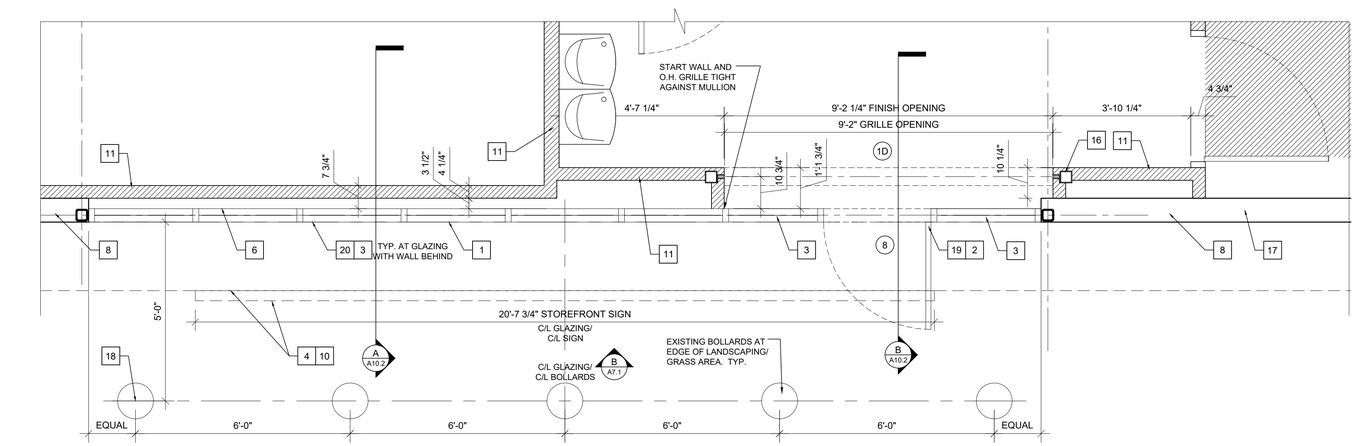
STORE NO.
0306

SHEET:
A7.0

TITLE:
STOREFRONT ELEVATION & ENLARGED STOREFRONT PLAN



B STOREFRONT ELEVATION
1/2" = 1'-0"



A ENLARGED FLOOR PLAN
1/2" = 1'-0"

KEY NOTES

1. LEASE LINE, VERIFY DIMENSIONS ON CONSTRUCTION PLAN AND EXACT LEASE LINE LOCATION WITH LANDLORD AT START OF CONSTRUCTION. COORDINATE ANY DISCREPANCY WITH SIGNET PROJECT MANAGER
2. EXISTING GLAZED EGRESS DOOR BY LANDLORD. ENSURE BOTTOM RAIL IS 10" HIGH TO BE ADA COMPLIANT. SEE DOOR SCHEDULE ON A0.5
3. EXISTING ALUMINUM STOREFRONT SYSTEM BY LANDLORD. APPLY SECURITY FILM ON TENANT SIDE OF STOREFRONT. (SEE SPECIFICATIONS)
4. NEW SIGNAGE BY VENDOR TO BE SUBMITTED UNDER SEPARATE PERMIT, REFER TO SHEET A16.0
5. VINYL WINDOW SIGNAGE, PROVIDED BY OWNER, INSTALLED BY SIGN VENDOR
6. GC TO INSTALL SECURITY FILM ON INTERIOR SIDE OF ALL GLAZING, SEE SPECIFICATIONS
7. STORE HOURS AND GUN CONTROL VINYL SIGNAGE, SEE SHEET A16.0
8. EXISTING STOREFRONT PILASTER AND WALL CONSTRUCTION TO REMAIN.
9. EXISTING MALL LIGHT FIXTURE TO REMAIN. G.C. TO CONFIRM THAT IT'S IN WORKING CONDITION. IF NOT, COORDINATE WITH L.L.
10. G.C. TO PATCH, REPAIR AND PAINT FACADE AS REQUIRED AT SIGNAGE
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19. EXISTING FRAMED GLASS EGRESS DOOR TO REMAIN -- INSTALL NEW SECURITY HARDWARE. SEE A0.5
20. PROVIDE AND INSTALL FROSTED FILM OR OPAQUE FILM WITH GRAPHICS ON INTERIOR OF GLAZING --DETAILS TBD (APPLY FILM PRIOR TO CONSTRUCTION OF WALL BEHIND GLAZING

GENERAL STOREFRONT NOTES

1. G.C. TO MAINTAIN PROPER FIRE RATING OF ALL COLUMNS AND WALLS DURING STOREFRONT CONSTRUCTION.
2. ALL NON-STUCTURAL VERTICAL AND HORIZONTAL STOREFRONT AND SOFFIT METAL FRAMING TO BE MINIMUM 16 GA. WITH COMPANION RUNNERS OF 18 GA. @ 16" O.C. BY 'DEITRICH' OR APPROVED EQUAL.
3. ITEMS LISTED ARE NOT NECESSARILY APPLICABLE AT ALL JOB LOCATIONS - COORDINATE WITH PLANS.
4. OVERHEAD GRILLES SHALL REMAIN IN THE FULLY OPENED POSITION DURING HOURS OF OCCUPANCY AND ALL EGRESS DOORS MUST BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.
5. ALL MOUNTING HEIGHTS ARE TO THE CENTERLINE (C/L) OF THE OPERABLE PART OF THE DEVICE, THIS NOTE SUPERCEDES ALL OTHER MOUNTING INSTRUCTIONS.
6. G.C. TO ENSURE EXISTING FRONT AND REAR EXTERIOR DOOR THRESHOLDS NO MORE THAN ½" IN HEIGHT PER ADA.
7. G.C. TO REPAIR EXISTING STOREFRONT SYSTEM TO ENSURE FULLY OPERATIONAL INCLUDING REPAIR OF EXISTING FINISHES TO REMAIN TO LIKE NEW CONDITION. G.C. TO CLEAN AS NECESSARY.

INTERIOR FINISHES NOTE:
SEE SHEET A0.4 FOR FINISH SCHEDULE

SECURITY FILM NOTE:
SEE SHEET A0.1 FOR SECURITY FILM SPECS AND VENDOR INFORMATION

SIGNAGE NOTE:
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STOREFRONT CONSTRUCTION VERIFICATION NOTE:
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PROJECT TYPE: REPOSITION A/E PROJECT: 6989
DESIGN CONCEPT: AVENTURA 24 BASE

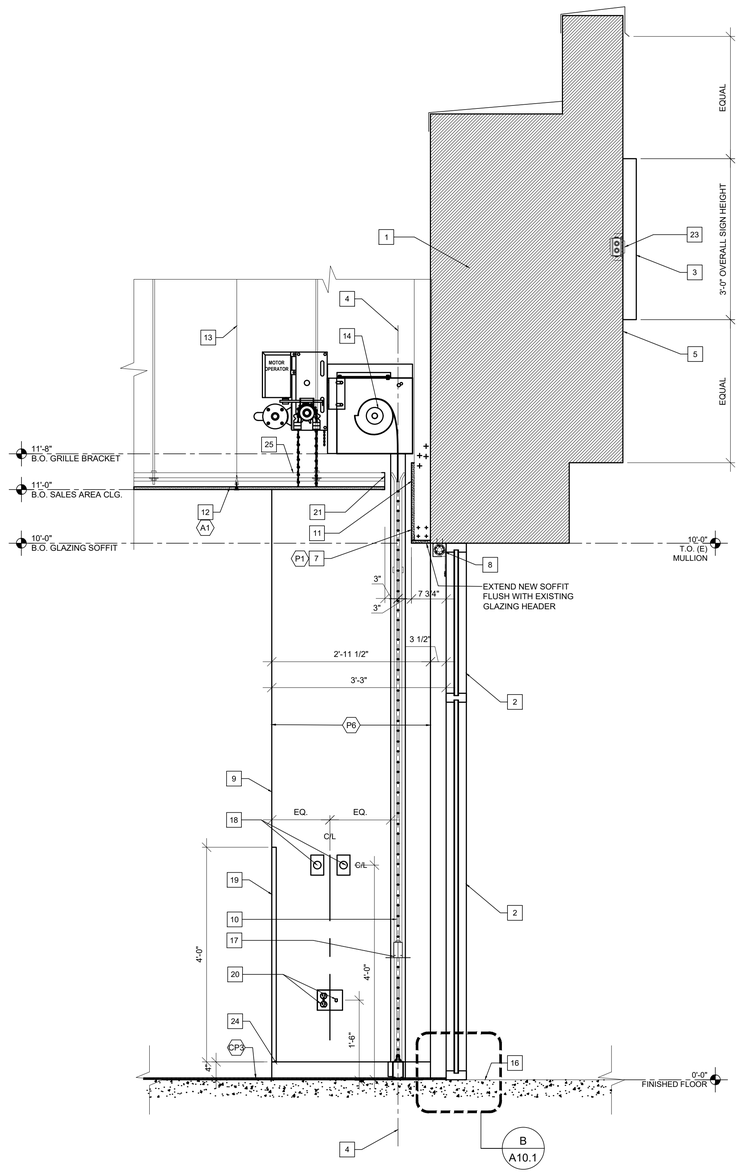
REVISIONS

ISSUANCE DATE:
3/25/2024

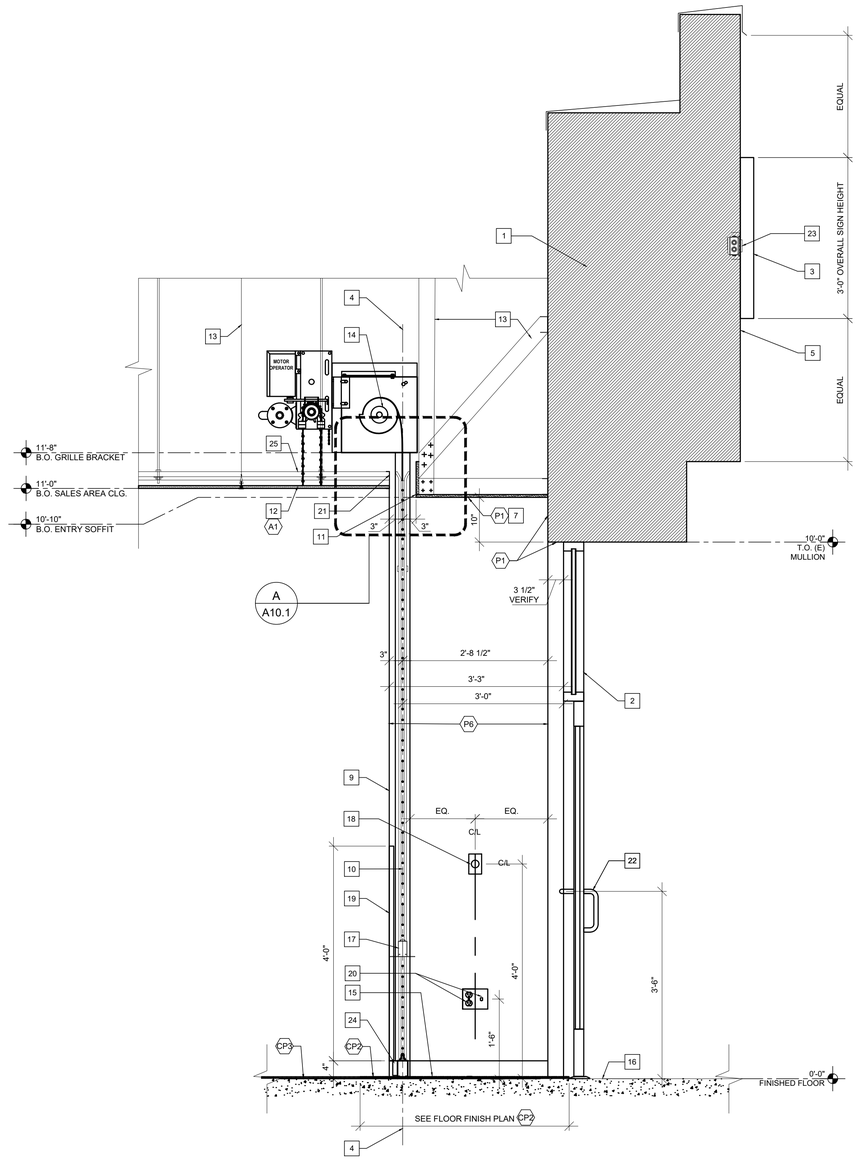
STORE NO.
0306

SHEET:
A7.1

TITLE:
STOREFRONT ELEVATION & ENLARGED STOREFRONT PLAN



A STOREFRONT SECTION @ WINDOW
1/2" = 1'-0"



B STOREFRONT SECTION @ ENTRY DOOR
1/16" = 1'-0"

KEY NOTES

1. SHADED AREA INDICATE EXISTING CONSTRUCTION TO REMAIN, G.C. TO PATCH AND REPAIR AS REQUIRED TO MAINTAIN FIRE RATING.
2. EXISTING STOREFRONT SYSTEM TO REMAIN AS PROVIDED BY LANDLORD. APPLY SECURITY FILM ON TENANT SIDE OF STOREFRONT, SEE SPECIFICATIONS
3. NEW SIGNAGE BY VENDOR TO BE SUBMITTED UNDER SEPARATE PERMIT, REFER TO SHEET A16.0
4. CENTER LINE (C/L) OF GRILLE GUIDE ABOVE
5. G.C. TO PATCH, REPAIR AND PAINT FACADE AS REQUIRED AT SIGNAGE
6. EXISTING FABRIC AWNING ABOVE OVER METAL FRAME TO REMAIN. G.C. TO ENSURE AND CONFIRM IT IS IN "LIKE NEW CONDITION". IF THERE IS A CONDITION ISSUE, DISCUSS W/SIGNET PM WHEN CONSTRUCTION STARTS
7. GYPSUM BOARD CEILING, ATTACH TO EXISTING STRUCTURE ABOVE
8. CEILING MOUNTED ROLLER SHADE
9. LINE OF NEW WALL BEYOND, REFER TO FLOOR PLAN FOR WALL TYPES
10. GRILLE GUIDE, REFER TO SPECIFICATIONS
11. GRILLE SLOT, BOTH SIDES
12. 2X4 SUSPENDED ACOUSTICAL CEILING TILES & T-GRID ATTACHED TO EXISTING STRUCTURE ABOVE
13. LATERAL AND VERTICAL BRACING TO EXISTING STRUCTURE ABOVE @ 48" O.C. MAX
14. GRILLE TRACK BRACKET
15. ENTRY MAT REFER TO A13.1 FOR DETAIL
16. EXISTING FINISHED FLOOR TO REMAIN
17. BOTTOM BAR WITH FLANGE PLATE
18. GRILLE KEY SWITCH. SHOWN FOR REFERENCE , MAY BE ON OPPOSITE WALL. SEE ELECTRICAL PLANS.
19. METAL CORNER GUARD, SEE FINISH PLAN
20. POWER & DATA OUTLETS FOR TOTEM, SHOWN FOR REFERENCE, MAY BE ON OPPOSITE SIDE OF WALL. SEE ELECTRICAL PLANS.
21. 3/4" X 4" METAL 'C' TRIM AT EDGE OF ACT CEILING, FINISH COLOR TO MATCH ACT CEILING
22. DOOR HARDWARE, SEE DOOR SCHEDULE AND DOOR PLAN
23. G.C. TO PROVIDE J BOX FOR NEW SIGNAGE
24. INTERLOCK INSTALLED ON THE GUIDE, LOCATED ON THE SAME SIDE AS THE GRILLE MOTOR
25. 6' 'UNISTRUT' # F1000 LIGHT DUTY FIBERGLASS CHANNEL 1-1/8" @ 48" O.C. SUSPENDED BY THREADED ROD TO SUPPORT LEADING EDGE OF A.C.T.
26. PROVIDE AND INSTALL FROSTED FILM OR OPAQUE FILM WITH GRAPHICS ON INTERIOR OF GLAZING --DETAILS TBD (APPLY FILM PRIOR TO CONSTRUCTION OF WALL BEHIND GLAZING

MEANS OF EGRESS CODE COMPLIANCE FOR OVERHEAD GRILLES AND DOORS

OVERHEAD SECURITY GRILLES TO BE INSTALLED IN COMPLIANCE WITH N.F.P.A. 101-7-2.1.4 AND MEET THE FOLLOWING CRITERIA:

1. OVERHEAD GRILLE SHALL REMAIN SECURED IN THE FULLY OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE GENERAL PUBLIC.

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3. DOORS OR GRILLE(S) SHALL NOT BE BROUGHT TO THE CLOSED POSITION WHEN THE SPACE IS OCCUPIED.

4. DOORS OR GRILLES SHALL BE OPERABLE FROM WITHIN THE SPACE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT

STOREFRONT CONSTRUCTION VERIFICATION NOTE:
EXISTING STOREFRONT CONDITIONS SHOWN ARE BASED SOLEY ON LIMITED INFORMATION AS PROVIDED THROUGH LANDLORD. FIELD VERIFY ALL CONDITIONS REFERENCED FOR ACCURACY AND ADJUST NEW WORK AS NECESSARY TO ACCOMMODATE RELATED CONSTRUCTION.

HATCH INDICATES EXISTING LANDLORD CONSTRUCTION TO REMAIN

(X) = REFER TO FINISH SCHEDULE ON SHEET A0.4

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

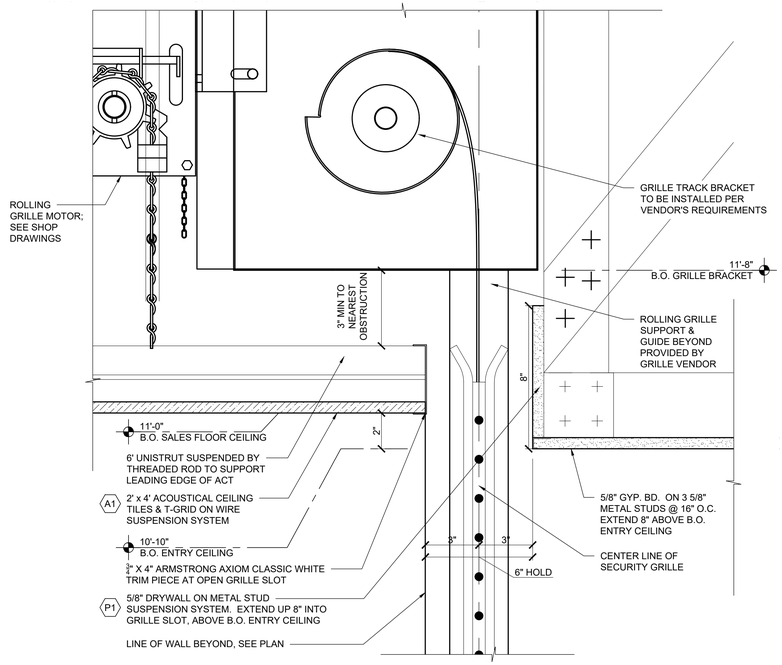
REVISIONS

ISSUANCE DATE:
3/25/2024

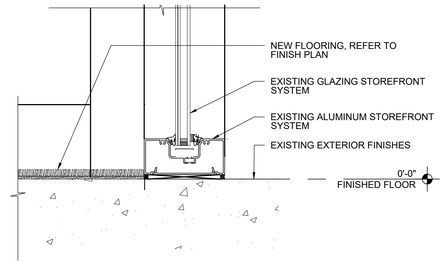
STORE NO.
0306

SHEET:
A10.0

TITLE:
STOREFRONT SECTIONS



A STOREFRONT DETAIL
3" = 1'-0"



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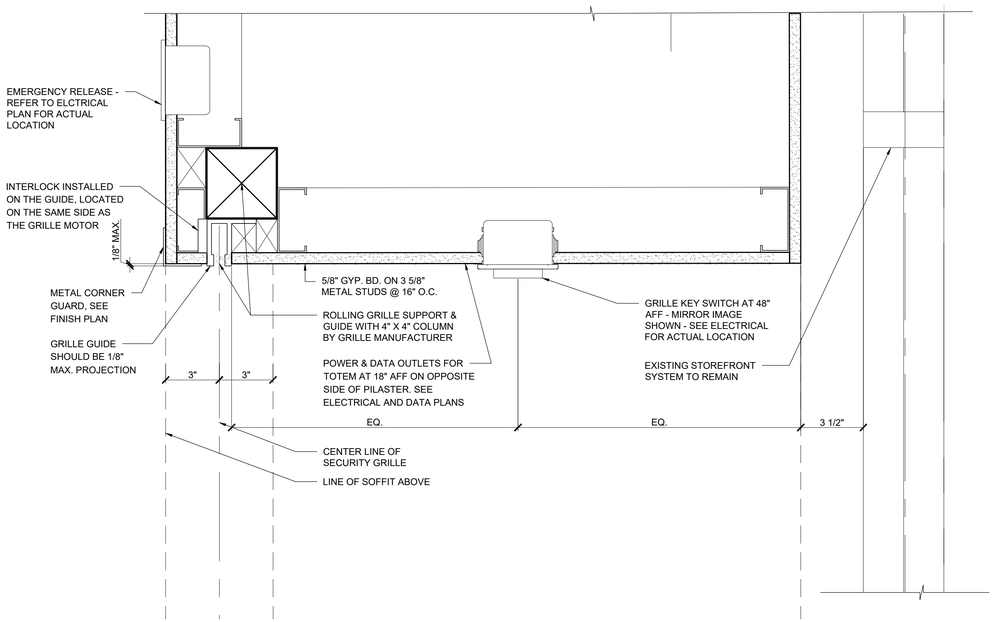
3" = 1'-0"



D GRILLE DETAIL
3" = 1'-0"

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PROJECT TYPE: REPOSITION A/E PROJECT: 6689
DESIGN CONCEPT: AVENTURA 24' BASE

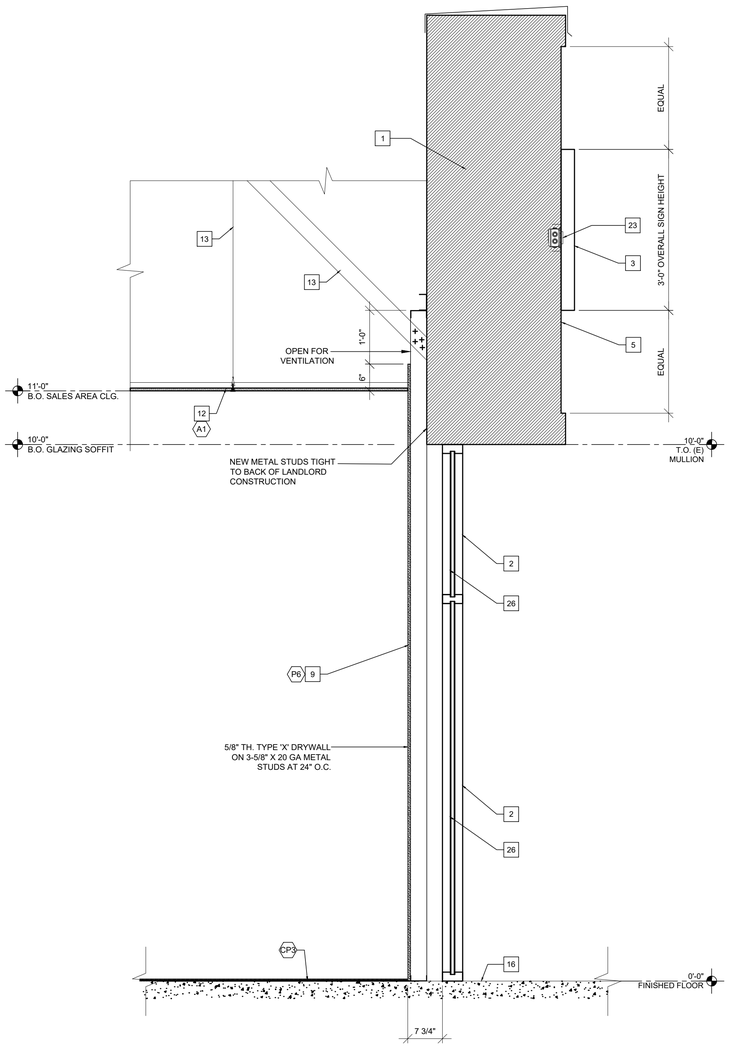
REVISIONS

ISSUANCE DATE:
3/25/2024

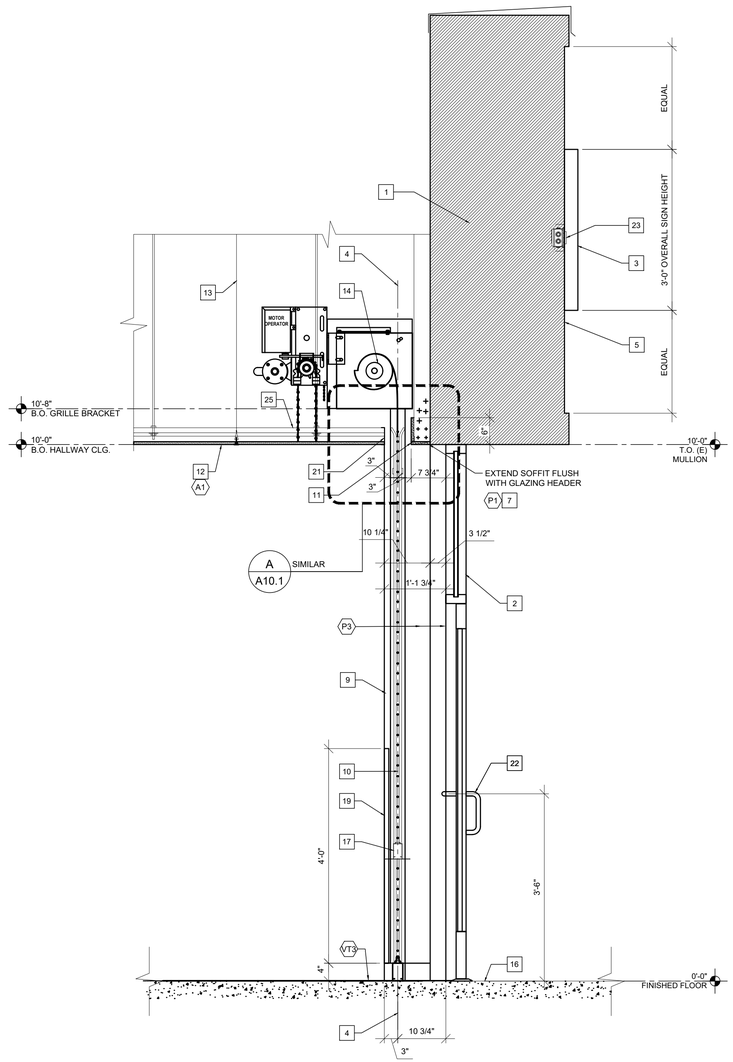
STORE NO.
0306

SHEET:
A10.1

TITLE:
STOREFRONT DETAILS



A STOREFRONT SECTION @ WINDOW
1/2" = 1'-0"



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PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

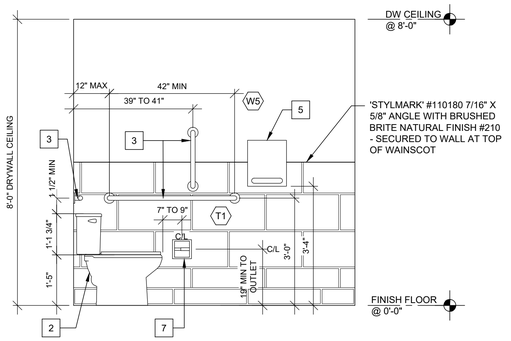
REVISIONS

ISSUANCE DATE:
3/25/2024

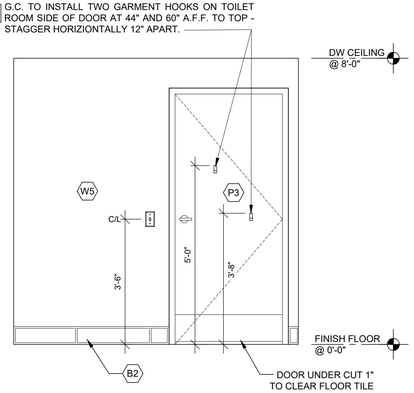
STORE NO.
0306

SHEET:
A10.2

TITLE:
STOREFRONT SECTIONS



C ELEVATION
1/2" = 1'-0"



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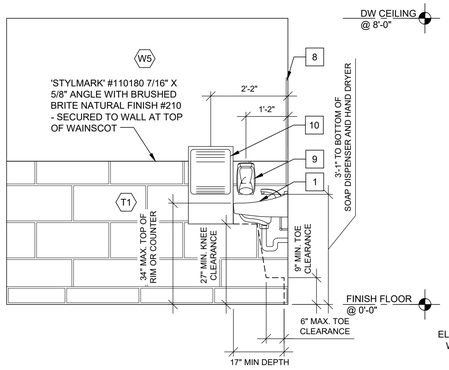

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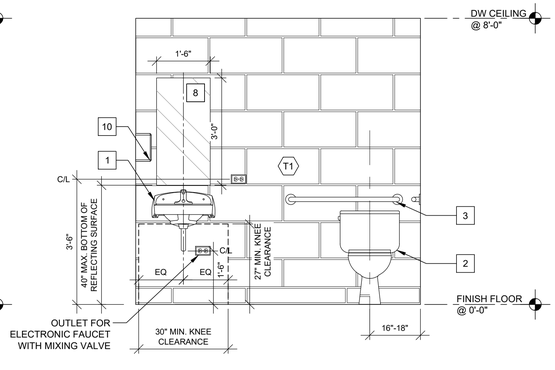

F ELEVATION
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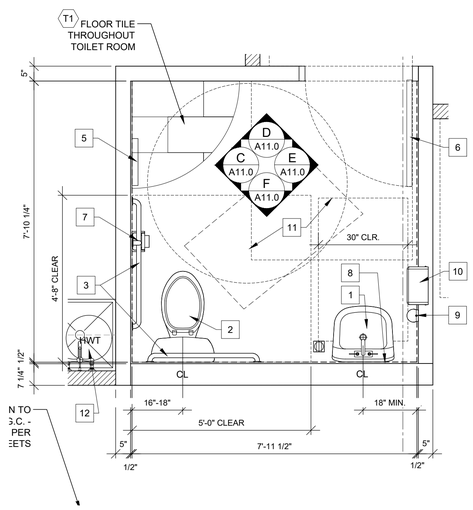
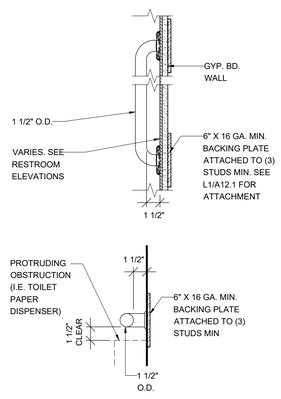


A ENLARGED TOILET ROOM PLAN
1/2" = 1'-0"



B ENLARGED GRAB BAR DETAILS
1/2" = 1'-0"

TOILET ROOM KEY NOTES

X

1. SINK
   - HEIGHT: 29" MIN.
   - LAVATORY DEPTH (FROM WALL): 17" MIN. (BOWL DEPTH 6 ½" MAX.)
   - LAVATORY RIM SURFACE: 34" A.F.F. MAX.
   - KNEE CLEARANCE AT LAVATORY: 27" MIN. HEIGHT, 8" MIN. DEPTH
2. WATER CLOSET:
   - TOILET FLUSH CONTROL SHALL BE ON THE WIDE SIDE OF THE WATER CLOSER (OPPOSITE THE WALL)
   - CENTERLINE OF WATER CLOSET: 17" FROM SIDE WALL (16"-18" ALLOWED)
3. GRAB BARS:
   - GRAB BAR BEHIND WATER CLOSET: 36" LONG, 33" TO 36" A.F.F. TO TOP OF GRIPPING SURFACE, EXTENDING 12" FROM CENTER OF WATER CLOSET TOWARD SIDE WALL AND 24" FROM CENTERLINE OF WATER CLOSET TOWARD CLEAR SIDE.
   - GRAB BAR AT SIDE OF WATER CLOSET: 42" LONG, 33" TO 36" A.F.F. TO TOP OF GRIPPING SURFACE, MAX. 12" FROM REAR WALL.
   - GRAB BAR DIAMETER: 1 ¼" TO 1 ½". SPACE BETWEEN WALL OR TOP OF TOILET AND GRAB BAR: 1 ½".
4. NOT USED
5. TOILET SEAT COVER DISPENSER
6. CLOTHING HOOK
7. TOILET PAPER DISPENSER: 7"-9" FROM FRONT OF WATER CLOSET TO CENTER LINE OF DISPENSER, MIN. 17" A.F.F. TO DISPENSING OUTLET, MIN. 1 ½" BELOW BOTTOM OF SIDE GRAB BAR.
8. FRAMELESS BEVELED EDGE WALL MOUNTED MIRROR. BOTTOM EDGE OF REFLECTING SURFACE: 40" MAX. A.F.F.
9. SOAP DISPENSER
10. HAND DRYER
11. FLOOR CLEARANCE
12. 10 GALLON HOT WATER TANK ON MANUFACTURERS SHELF

ACCESSIBILITY CONSTRUCTION NOTES:

1. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED AS REQUIRED AND BE VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
2. OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. HARDWARE FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE BETWEEN 30" AND 44" A.F.F. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR INTERIOR DOORS OR 8 1/2 LBS FOR EXTERIOR DOORS. FIRE DOORS MAY BE REQUIRE A MAX EFFORT OF 15 LBS.
4. EACH SIDE OF AN ENTRANCE SHALL BE LEVEL (SLOPE NO GREATER THAN 1:48) WITH A MINIMUM AREA MATCHING THE CORRESPONDING DOOR APPROACH CLEARANCE.
5. CHANGES IN FLOOR LEVEL INCLUDING THRESHOLDS AT DOOR OPENINGS SHALL BE NO GREATER THAN 1/4" FOR A STEPPED TRANSITION AND NO GREATER THAN 1/2" FOR A BEVELED TRANSITION WITH A SLOPE NO GREATER THAN 1:2.
6. IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
7. HEIGHT OF CLOTHING HOOKS SHALL NOT BE GREATER THAN 48" FROM THE FLOOR.
8. THE STRUCTURAL STRENGTH OF GRAB BARS, SEATS, FASTENERS, AND MOUNTING DEVICES SHALL BE ABLE TO WITHSTAND 250 LBF POINT LOAD, BEARING, SHEAR, AND TORSION.
9. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. G.C. TO PROVIDE IN-WALL BLOCKING FOR ALL GRAB BAR LOCATIONS.
10. WATER CLOSET FLUSH VALVE SHALL BE LOCATED ON THE WIDE SIDE OF TOILET (EXCEPT TANK TYPE) THE FORCE REQUIRED TO ACTIVATE THE FLUSH VALVE SHALL BE 5 LBF
11. FAUCET CONTROLS AND OPERATING MECHANISM (SEE NOTATION #2 ABOVE).
12. SELF-CLOSING VALVES TO REMAIN OPEN FOR AT LEAST 10 SECONDS.
13. HOT WATER PIPES UNDER LAVATORY SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.
14. DRINKING FOUNTAIN SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN DISABILITIES ACT-2010. SEE DETAIL R/A13.1.
15. ALL REQUIRED DOORWAYS SHALL BE 3'-0" x 6'-8" (MINIMUM).
16. FLOORS TO BE SLIP-RESISTANT.
17. LAVATORIES ADJACENT TO WALL SHALL BE CENTERED 18" MIN. FROM SIDEWALL WITH RIM OF COUNTER NO HIGHER THAN 34" FROM FINISH FLOOR.

TOILET ROOM CONSTRUCTION NOTE

PLAN AND ELEVATIONS SHOWN ARE FOR REFERENCE OF EXISTING LANDLORD PROVIDED CONSTRUCTION TO REMAIN. VERIFY ALL CONDITIONS SHOWN. IF NOT EXISTING NOTIFY SIGNET (TENANT) REPRESETATIVE IMMEDIATELY

GENERAL NOTES

GRAB BAR NOTES:

- GRAB BARS SHALL NOT ROTATE AND THERE ARE TO BE NO SHARP, OR ABRASIVE ELEMENTS ON OR ADJACENT TO THEM. EDGES ARE TO HAVE A MIN. OF 1/8" RADIUS.
- GRAB BAR BACKING AND ATTACHMENT SHALL BE CONSTRUCTED FOR A 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.

SINK NOTES:

- INSULATE OR COVER ALL WATER AND DRAIN PIPES UNDER SINK. NO SHARP OR ABRASIVE SURFACES ALLOWED UNDER SINK.
- FAUCET SHALL BE MOTION SENSOR ACTIVATED.

REFER TO FINISH SCHEDULE ON SHEET A0.4 AND FINISH PLAN A4.0 FOR FINISH MATERIALS.

SEE SIGNAGE VENDOR DRAWINGS FOR SIGN REQUIREMENTS.

PROVIDE FRT WOOD BLOCKING AS REQUIRED FOR GRAB BAR INSTALLATION (MUST BE ABLE TO WITHSTAND 250 LB IN ANY DIRECTION)

PLUMBING NOTES - DIVISION 22

22 00 00: PLUMBING

1. CONNECT SEWER AND WATER LINES AS INDICATED ON THE PLUMBING PLANS. DETERMINE THE EXACT LOCATION OF ALL SERVICE CONNECTIONS BEFORE STARTING THE INSTALLATION OF ANY WORK.
2. THE PLUMBING CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL NECESSARY PERMITS FROM THE CITY AND/OR UTILITY COMPANY REQUIRED FOR SERVICE INSTALLATION.
3. SEWERS INSIDE THE BUILDING SHALL BE CAST IRON (C.I.) EXCEPT WHERE OTHERWISE SPECIFIED ON THE PLAN.
4. CAST IRON PIPE: CAST IRON SEWER PIPE SHALL BE OF SERVICE WEIGHT WITH BELL AND SPIGOT JOINTS. JOINTS OF CAST IRON SEWER PIPE AND FITTING SHALL BE MADE EITHER BY CAULKING WITH LEAD AND OAKUM OR WHERE PERMITTED BY CODE, BY THE USE OF POSITIVE DOUBLE SEAL ELASTOMERIC COMPRESSION TYPE JOINTS SUCH AS 'TYLER TY-SEAL' OR APPROVED EQUAL.
5. ALL COLD AND HOT WATER LINES SHALL BE HARD COPPER PIPE WITH FORGED SWEATED FITTINGS. TYPE K COPPER SHALL BE USED UNDERGROUND AND TYPE L SHALL BE USED ABOVE GROUND.
6. INSULATE ALL COLD AND HOT WATER PIPES WITH ½" THICK FIBERGLASS INSULATION AND VAPOR BARRIER JACKET. INSULATE DRAIN PIPE UNDER LAVATORIES OR CONFIGURE TO PROTECT AGAINST CONTACT.
7. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES.

22 30 00: PLUMBING EQUIPMENT

1. FLOOR TRAP PRIMER: TRAP GUARD BY 'PROVENT SYSTEMS' #T35630-F-CL WITH 5" ROUND NICKEL BRONZE TOP.
2. FLOOR DRAIN: 'JOSAM' #30003-A-50 WITH 5" DIAMETER ADJUSTABLE POLISHED BRASS STRAINER AND INTEGRAL ½" PRIMER TAP.
3. WATER HEATER TANK TYPE: 'RHEEM' #EGSP6, 6 GALLON ELECTRIC WATER HEATER WITH INSULATION, 2000 WATT, 120 VOLT, 1 PHASE, 36 POUNDS SHIPPING WEIGHT, TEMPERATURE AND PRESSURE RELIEF VALVE (PIPED TO DRAIN). ELECTRIC WIRING TO HEATER BY E.C. REFERENCE SHEET #P1.0 FOR TANK SIZE.
4. WATER HEATER TANK TYPE: 'RHEEM' #EGSP10, 10 GALLON ELECTRIC WATER HEATER WITH INSULATION, 2000 WATT, 120 VOLT, 1 PHASE, 46 POUNDS SHIPPING WEIGHT, TEMPERATURE AND PRESSURE RELIEF VALVE (PIPED TO DRAIN). ELECTRIC WIRING TO HEATER BY OTHERS. REFERENCE SHEET #P1.0 FOR TANK SIZE.
5. WATER HEATER ELECTRIC POINT-OF-USE: 'EEMAX' SINGLE POINT INSTANTANEOUS WATER HEATER, MODEL #SP4208, 208 VOLT, 4.1KW, 19.7A, 1 PHASE. MOUNT UNDER LAVATORY, REPAIR SHOP SINK OR SERVICE SINK AS INDICATED ON DRAWINGS. CONNECT TO J-BOX IN WALL. ELECTRIC WIRING BY E.C. REFERENCE SHEET #P1.0 IF APPLICABLE.

22 40 00: PLUMBING FIXTURES

1. GENERAL: ITEMS LISTED WERE SELECTED FROM MANUFACTURES INDICATED. NO EQUAL WILL BE ACCEPTED UNLESS APPROVED BY TENANT.
2. MATERIALS:
   A. FLOOR MOUNTED TOILET 16-1/2" RIM HEIGHT: PREFERRED SPEC 'AMERICAN STANDARD' 'CADET PRO RIGHT HEIGHT ELONGATED TOILET', MODEL #215AA.004 TWO PIECE ASSEMBLY, COLOR WHITE, VITREOUS CHAIN TANK AND ELONGATED BOWL (30" OVERALL DEPTH) AND #5321.110 WHITE EVERCLEAN ELONGATED SEAT. 3/8" FLEXIBLE SUPPLY AND ANGEL STOP. FLUSH CONTROL TO BE ON THE OPEN SIDE OF THE TOILET (OPPOSITE THE WALL SIDE).
   B. FLOOR MOUNT TOILET 16-1/2" RIM HEIGHT: ALTERNATIVE SPEC 'ELJER' 'CALLOWAY RIGHT HEIGHT ELONGATED COMPLETE TOILET', #091-2775-XXIBW, COLOR WHITE, INCLUDES VITREOUS CHINA TANK AND ELONGATED BOWL (28-1/2" OVERALL DEPT) AND SOLID PLASTIC SEAT AND OVER. 3/8" FLEXIBLE SUPPLY AND ANGLE STOP. FLUSH CONTROL TO BE ON THE OPEN SIDE OF THE TOILET (OPPOSITE THE WALL SIDE).
   C. LAVATORY WITH ELECTRONIC FAUCET: 'AMERICAN STANDARD' #0355.012 LUCERN 20" X 18", VITREOUS CHINA LAVATORY WITH CONCEALED MOUNTING ARMS AND 4" CENTER SET FITTING FOR 'INNSBROOK SELECTRONIC' LAVATORY FAUCET, BASE UNIT 605B.205 WITH PK00.PAC PLUG IN KIT AND MIXING VALVE 605XTMV1070. PROVIDE 1-1/4" CHROME DRAIN GRID #2411.015.002. MOUNT BOWL AT HEIGHT OF 34" TO TOP OF FRONT RIM. 1-1/4" CHROME TRAP WITH CLEAN-OUT. 3/8" FLEXIBLE SUPPLIES AND ANGLE STOPS. ALL CONTROLS TO COMPLY WITH ADA-2010 STANDARDS, SECTION 309 AND ICC A117.1.
   D. HANDICAPPED GRAB BARS: 'BOBRICK' SERIES #B-6806.99 WITH PEENED GRIPPING SURFACE. 1-1/2" DIAMETER GRAB BARS TO BE 36" LONG AT REAR, 48" LONG AT SIDE AND 18" LONG AT VERTICAL. INSTALLATION MUST FOLLOW MANUFACTURER'S INSTALLATION DETAILS AND INSTRUCTIONS. INSTALLER SHALL PROVIDE STORE MANAGER WITH MANUFACTURER'S SERVICE AND PARTS MANUAL UPON COMPLETION OF INSTALLATION. GRAB BARS MUST MEET ALL ANSI AND ADA ACCESSIBILITY REQUIREMENTS WHEN INSTALLED. SEE SHEET #P1.0 FOR ADDITIONAL INSTALLATION INFORMATION.
   E. MOP SERVICE SINK: 'SWAN CORP' (VERIFY IF APPLICABLE) #MS-2424-3 MOLDED 'SWANSTONE' 24" X 24" ONE PIECE FLOOR MOUNT SINK WITH 3" BRASS DRAIN ASSEMBLY, STAINLESS STEEL DOME AND LINT STRAINER. INSTALL MOP SINK FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 7-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT, 'CHICAGO' FAUCET #897-RCF OR EQUAL. INSTALL HEAVY DUTY HOSE WITH HOLDER SWANSTONE #MS2437 OR EQUAL.
   F. CORNER (ANGLE FRONT) MOP SERVICE SINK: 'FLORESTONE PRODUCTS COMPANY' (VERIFY IF APPLICABLE) #85-NEO ANGLE TERRAZZO MOP RECEPTORS WITH 3" DRAIN ASSEMBLY FOR USE ON ABS PIPE. STAINLESS STEEL DOME AND LINT STRAINER. INSTALL MOP SINK FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 7-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT, 'CHICAGO' FAUCET #897-RCF OR EQUAL. INSTALL HEAVY DUTY HOSE WITH HOLDER SWANSTONE #MS2437 OR EQUAL.
   G. EYE WASH: GUARDIAN G1805. AUOFLOW EYEWASH COUTERTOP MOUNTING. G3600LF THERMOSTATIC MIXING VALVE AS REQUIRED BY ANSI Z358.1-2014.
   H. ELECTRIC HAND DRYER: 'XLERATOR' ECO HAND DRYER #XL-W-ECO WITH ADA COMPLIANT RECESS KIT #40502W WHITE FINISH
   I. SINGLE-ROLL TOILET PAPER DISPENSER: 'BOBRICK' #B-6857 STAIN FINISH
   J. FRAMELESS BEVELED WALL MIRROR: 36" X 18"
   K. BREAK AREA SINK: ELKAY "LUSTERTONE" LRAD-1716-3 (5½" DEPTH) SINGLE COMPARTMENT, SELF RIM, STAINLESS STEEL SINK WITH (3) 1-3/8" DIAMETER HOLES AT 4" CENTERS FOR ELKAY, POST-MOUNT, CHROME FINISHED FAUCET ASSEMBLY # LK1501 WITH RETRACTABLE SPRAYER AND HOSE ON RIGHT SIDE. WASTE FITTING TO BE ELKAY #LKAD18 SERIES CHROME PLATED DRAIN/STRAINER WITH LKADOS (OFFSET) TAILPIECE, SUPPLY 1-1/2" CHROME TRAP CLEANOUT. ADD A LIQUID SOAP DISPENSER BY BOBRICK #B-82216 TO THE HOLE ON THE LEFT SIDE
   L. TOILET SEAT COVER DISPENSER: BOBRICK CLASSIC SERIES SURFACE MOUNTED SEAT COVER DISPENSER: B-221
   M. SOAP DISPENSER: WALL MOUNTED SERIES FMX-12, MANUAL, 1,200 Ml, PLASTIC, COLOR GRAY, WITH GLOSSY FINISH, ADA COMPLIANT
   N. TOILET SEAT COVER: COLOR WHITE, 1 PLY, AHLF FOLD, SHEET SIZE 14.25" X 16.75", SHET/PKG 250, CARTON WEIGHT 26LBS.
   O. BABY CHANGING STATION (WHEN APPLICABLE): 'KOALA KARE' HORIZONTAL WALL MOUNTED. BED SURFACE CONTAINS 'MICROBAN' ANTIMICROBIAL. ASTM COMPLIANT. FOLLOW MANUFACTURER MOUNTING INSTRUCTIONS TO MEET ADA REQUIREMENTS. WEBSITE: WWW.KOALABEAR.COM

JENCEN ARCHITECTURE, LLC
2850 EUCLID AVENUE
CLEVELAND, OHIO 44115
PHONE: (216) 781-0131
FAX: (216) 781-0134
JENCEN.COM

PROGRESS SET
NOT FOR CONSTRUCTION

SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SPACE #U-330
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

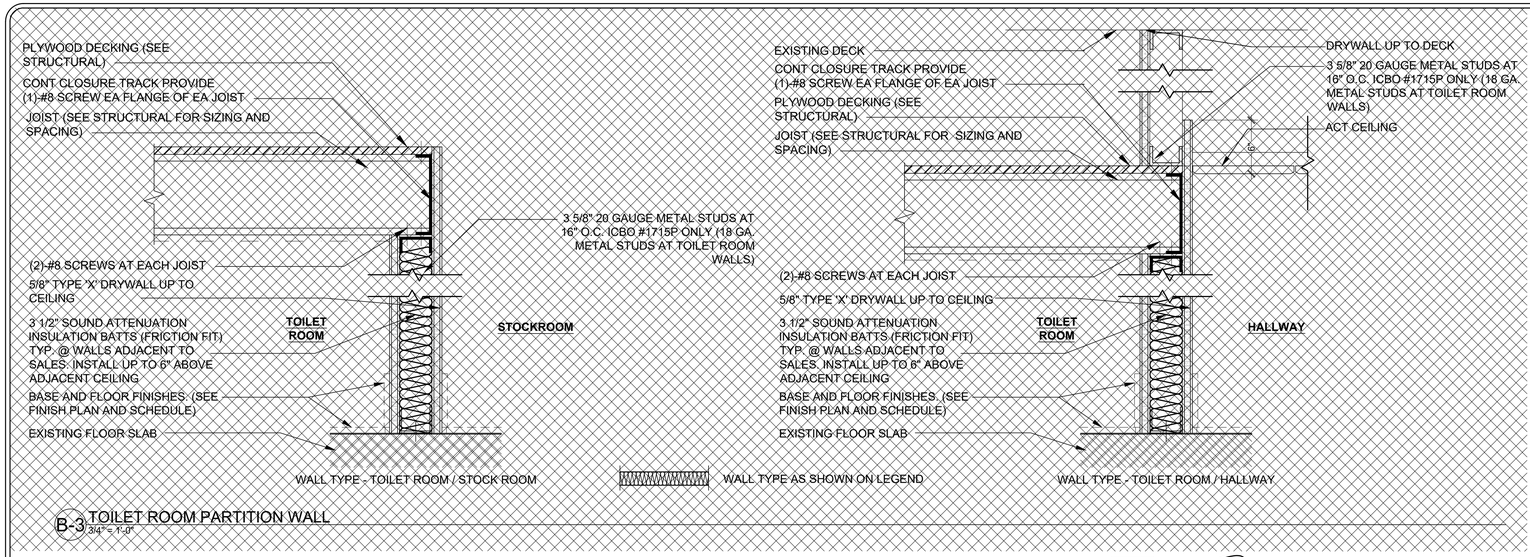
REVISIONS

ISSUANCE DATE:
10/20/2023

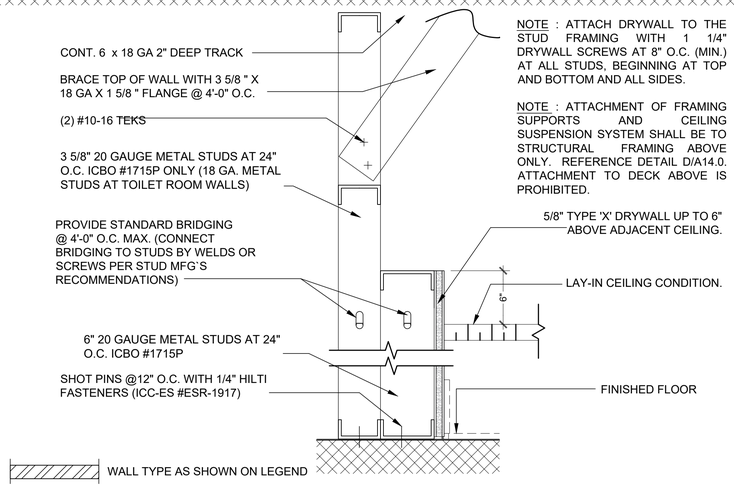
STORE NO.
0306

SHEET:
A11.0

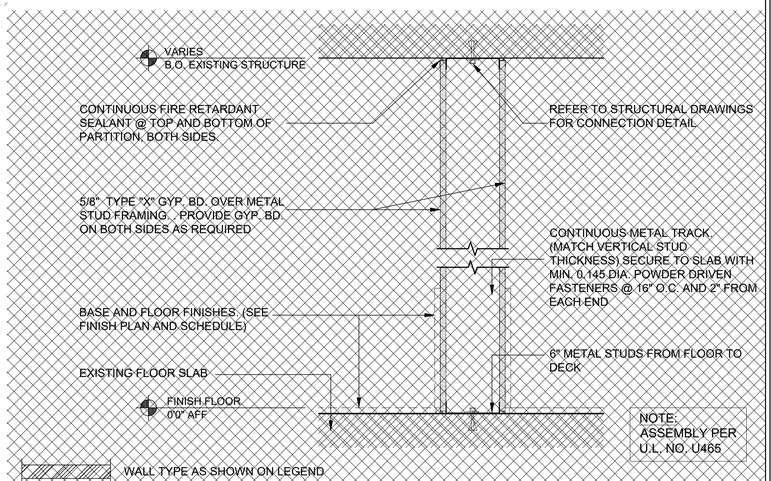
TITLE:
TOILET ROOM PLANS AND ELEVATIONS



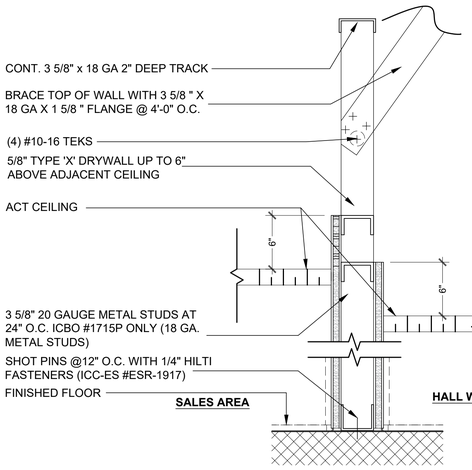
B-3 TOILET ROOM PARTITION WALL
3/4" = 1'-0"



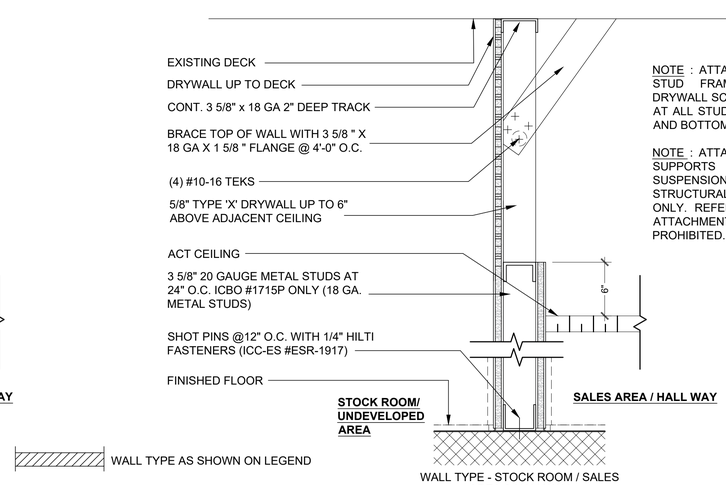
B-2 INTERIOR FOCAL WALL
1-1/2" = 1'-0"

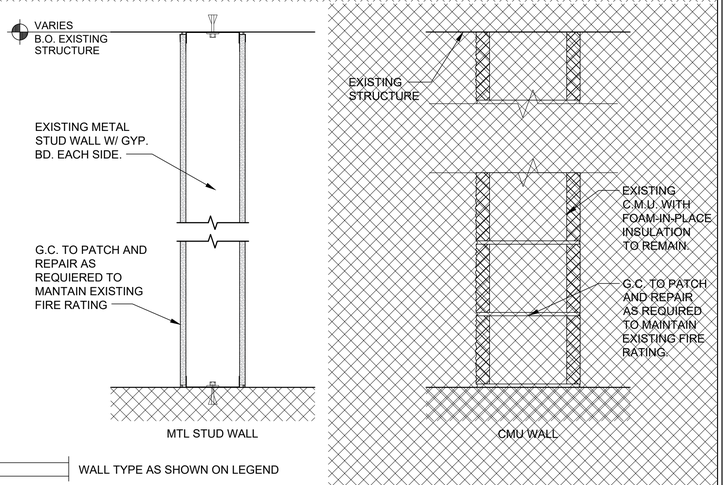


A-2 NEW DEMISING WALL (1-HOUR RATED)
1-1/2" = 1'-0"



B-1 INTERIOR PARTITION WALL
3/4" = 1'-0"





A-1 EXISTING DEMISING WALL
3/4" = 1'-0"

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6889
DESIGN CONCEPT: AVENTURA 24 BASE

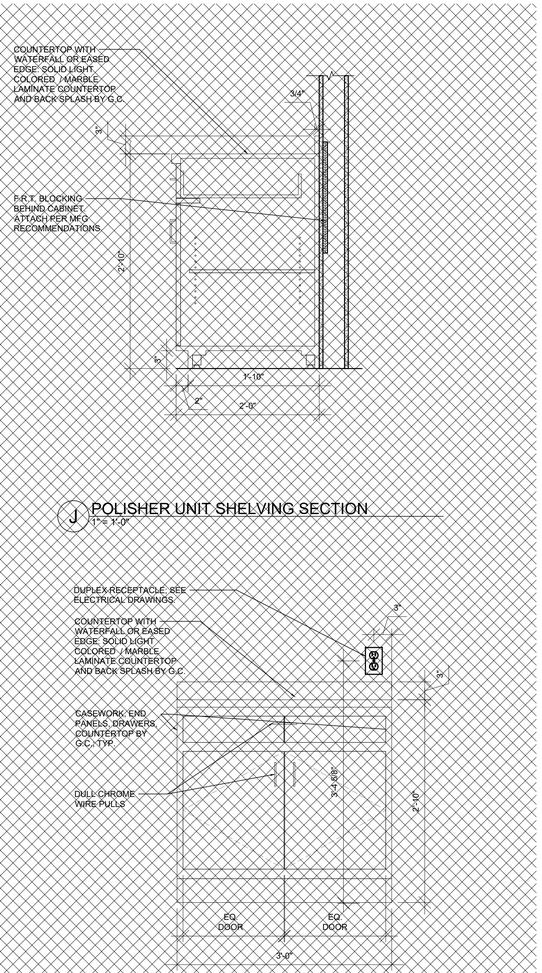
REVISIONS

ISSUANCE DATE: 3/25/2024

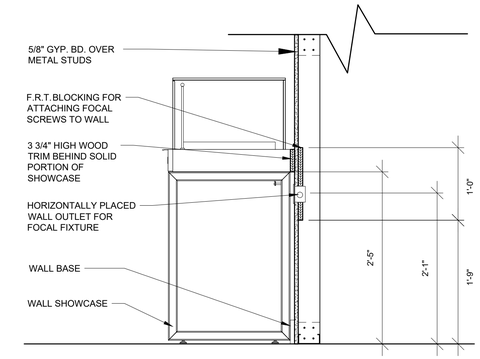
STORE NO. 0306

SHEET: A12.0

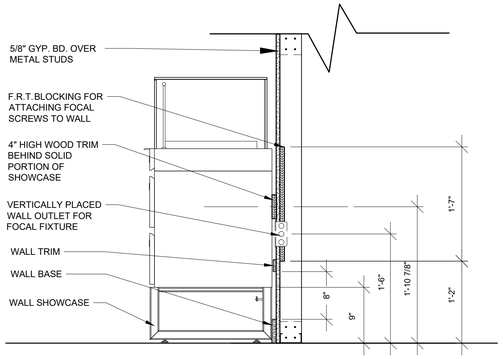
TITLE: WALL SECTIONS AND DETAILS



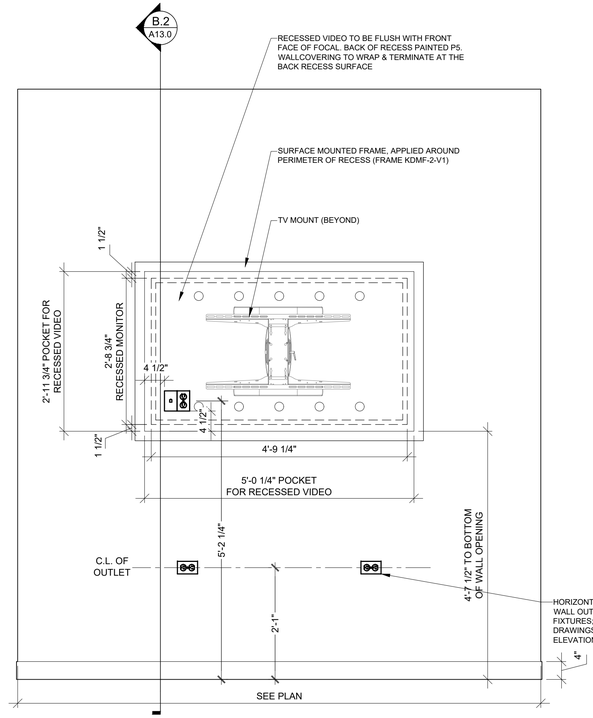
J POLISHER UNIT SHELVING SECTION
1" = 1'-0"



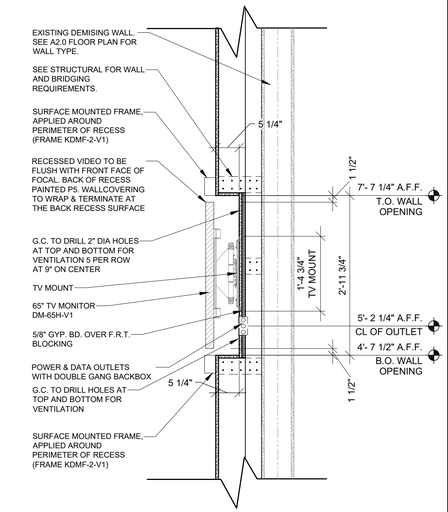
G FOCAL WALL SHOWCASE DETAIL
1/2" = 1'-0"



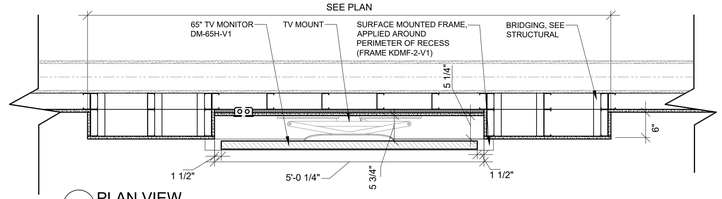
F WALL SHOWCASE BUNK DETAIL
1/2" = 1'-0"



B.3 FRONT ELEVATION
N.T.S.



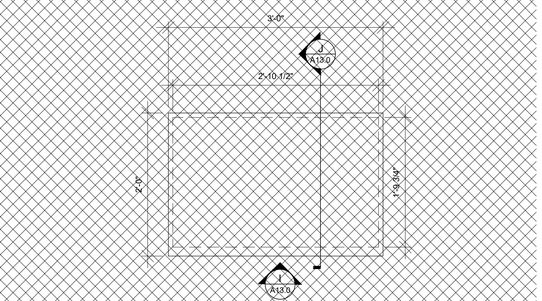
B.2 SECTION
N.T.S.



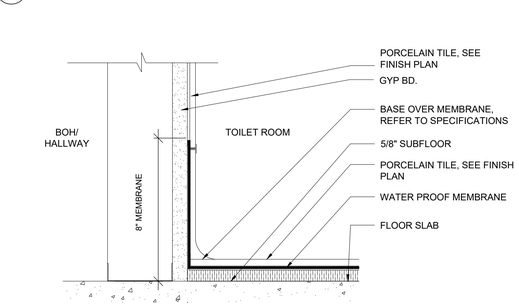
B.1 PLAN VIEW
N.T.S.

B 65" MONITOR DETAIL
3" = 1'-0"

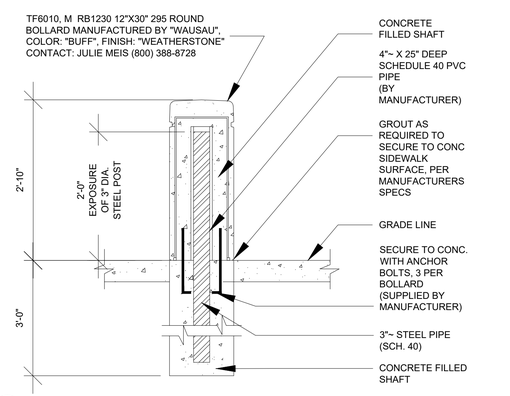
I POLISHER UNIT ELEVATION
1" = 1'-0"



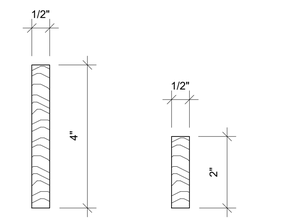
H POLISHER UNIT PLAN
1" = 1'-0"



E WATERPROOF MEMBRANE DETAIL
3" = 1'-0"



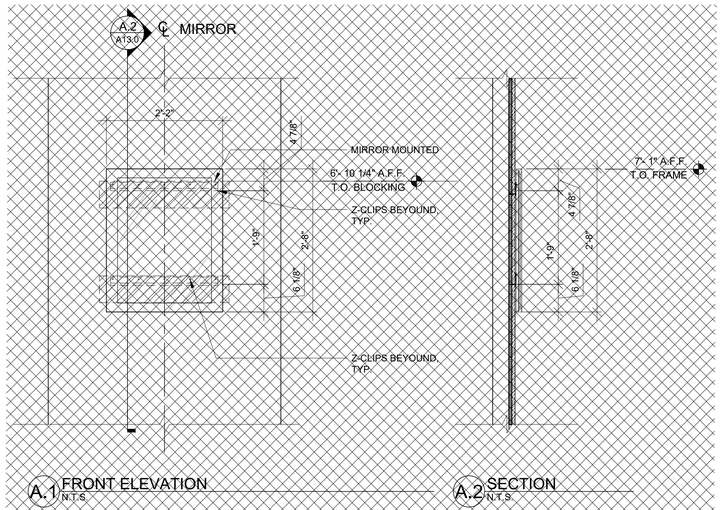
D EXISTING BOLLARD DETAIL AS PROVIDED BY LANDLORD
3/8" = 1'-0"



LENGHT: 12'
WHITE PINE
SALES AREA BASE TRIM SEE INTERIOR ELEVATIONS AND FINISH PLAN FOR FINISHES

LENGHT: 12'
WHITE PINE
SALES AREA WALL TRIM SEE INTERIOR ELEVATIONS AND FINISH PLAN FOR FINISHES

C TRIM PROFILE LEGEND
N.T.S.



A.1 FRONT ELEVATION
N.T.S.

A.2 SECTION
N.T.S.

A HORIZONTAL MIRROR DETAIL
3/4" = 1'-0"

JENCEN ARCHITECTURE, LLC
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION AVE PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

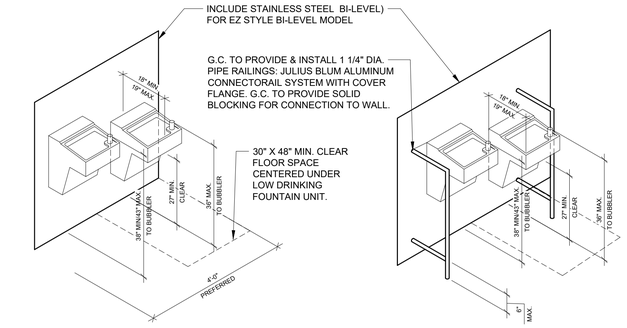
REVISIONS

ISSUANCE DATE: 3/25/2024

STORE NO. 0306

SHEET: A13.0

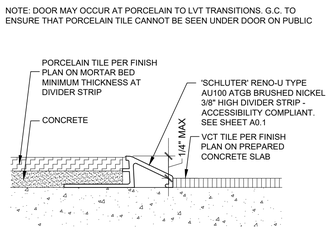
TITLE: GENERAL CONSTRUCTION DETAILS



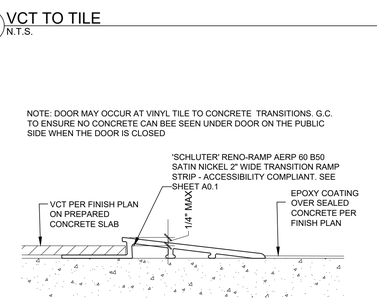
HI-LOW DRINKING FOUNTAIN: MODEL EZSTL8SC BY ELKAY

ONLY PROVIDE RAILING IF DRINKING FOUNTAIN IS IN THE PATH OF TRAVEL.

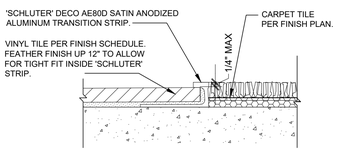
G DRINKING FOUNTAIN DETAIL
N.T.S.



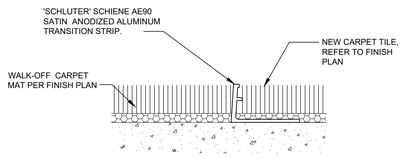
L VCT TO TILE
N.T.S.



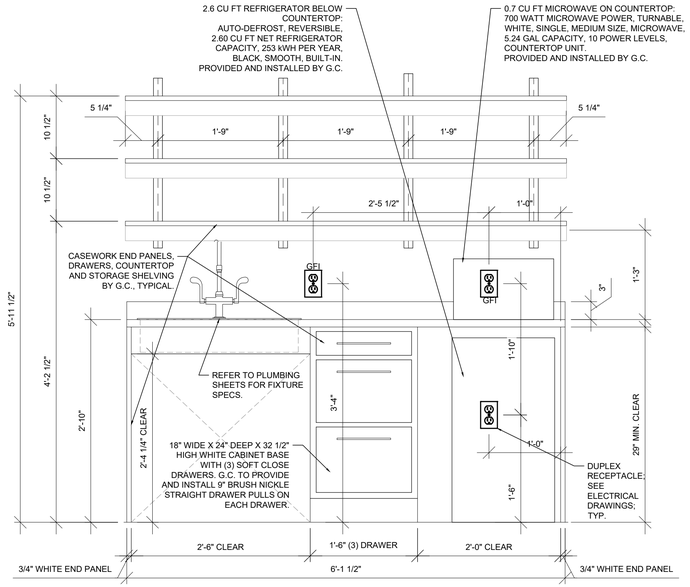
K VCT TO CONCRETE
N.T.S.



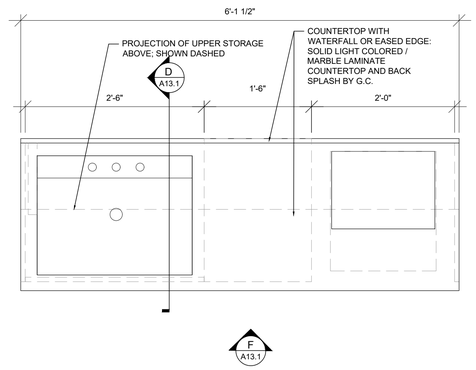
J VCT TO CARPET
N.T.S.



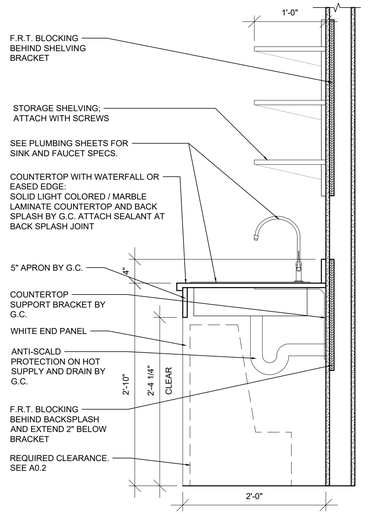
H CARPET TO CARPET
N.T.S.



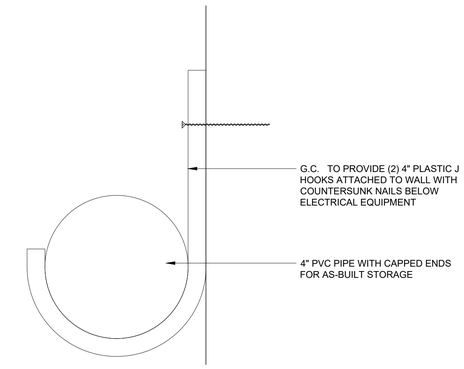
F KITCHENETTE FRONT ELEVATION
1" = 1'-0"



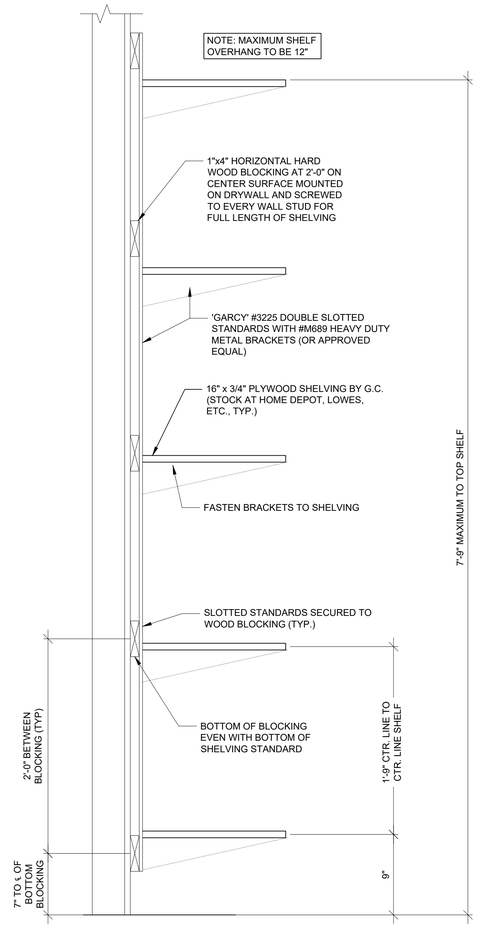
E KITCHENETTE PLAN
1" = 1'-0"



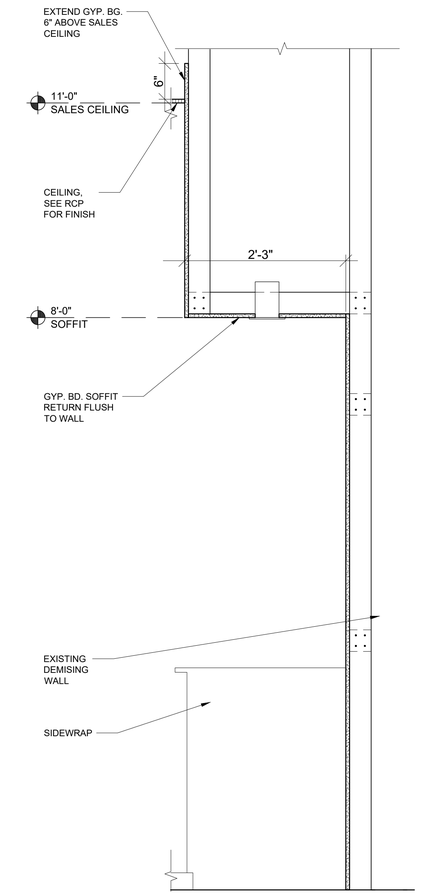
D KITCHENETTE SECTION
1" = 1'-0"



B AS-BUILT DRAWING STORAGE DETAIL
N.T.S.



C STORAGE SHELVING DETAIL
1-1/2" = 1'-0"



A SIDEWRAP DETAIL
1-1/2" = 1'-0"

JENCEN ARCHITECTURE, LLC
2950 EUCLID AVENUE
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PHONE: (216) 781-0131
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6899
DESIGN CONCEPT: AVENTURA 24 BASE

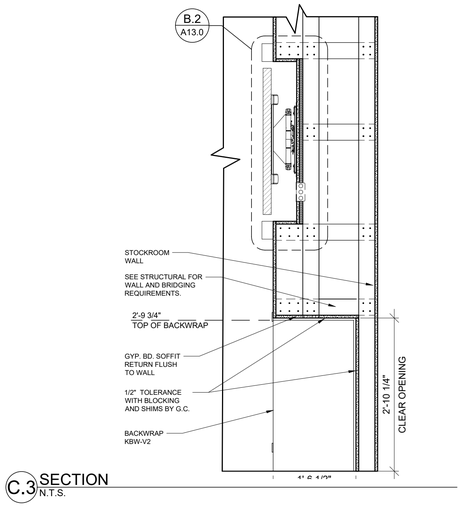
REVISIONS

ISSUANCE DATE: 3/25/2024

STORE NO. 0306

SHEET: A13.1

TITLE: GENERAL CONSTRUCTION DETAILS



C.3 SECTION
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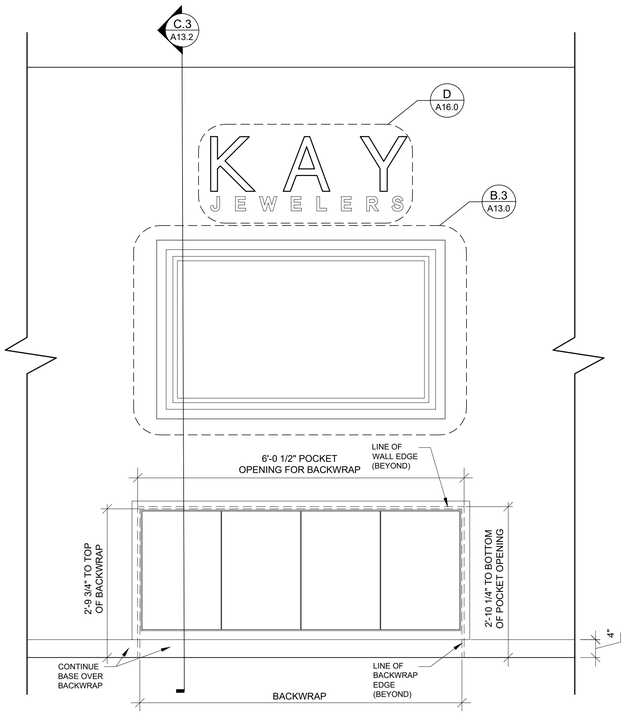
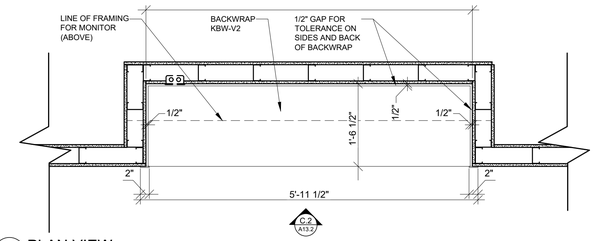
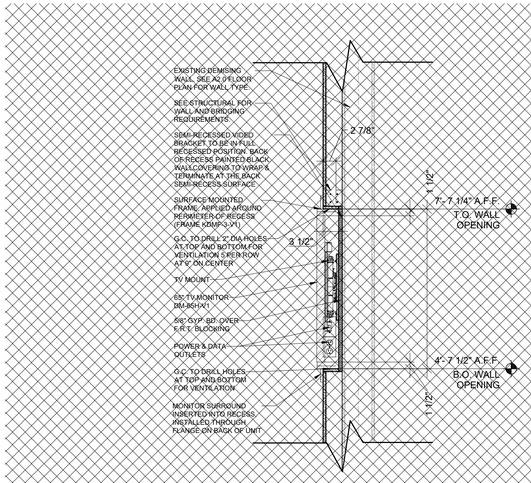


C.2 FRONT ELEVATION
N.T.S.

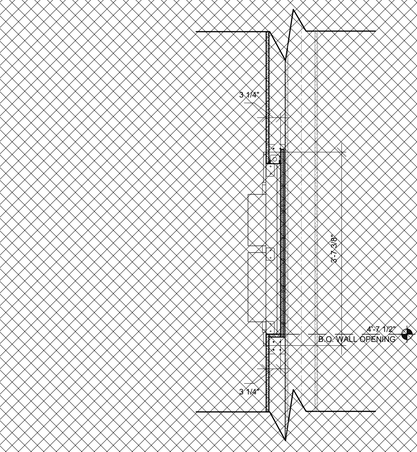


C.1 PLAN VIEW
N.T.S.

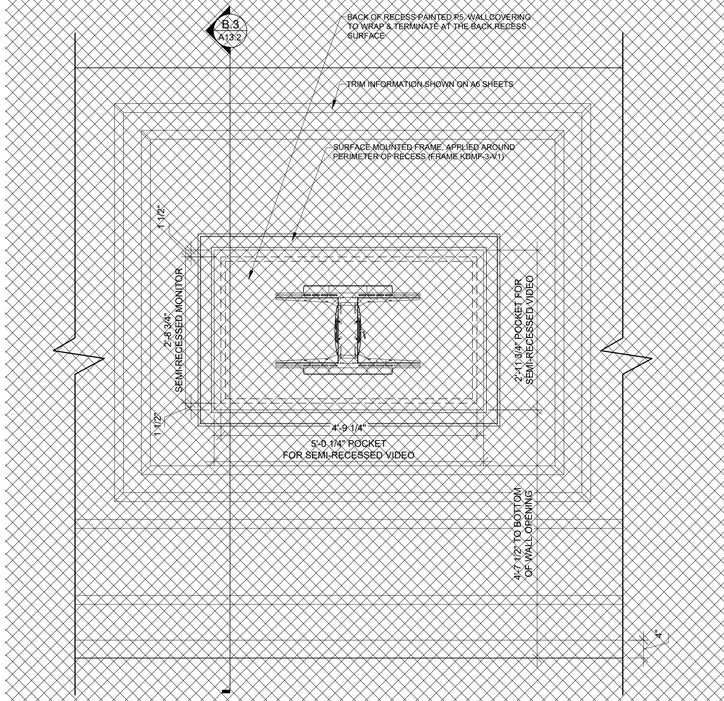
C BACKWRAP DETAIL
3" = 1'-0"



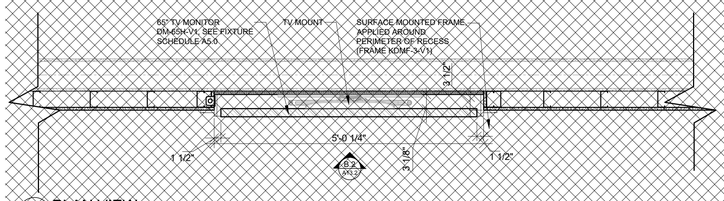
B.3 SECTION
N.T.S.



A.3 SECTION
N.T.S.

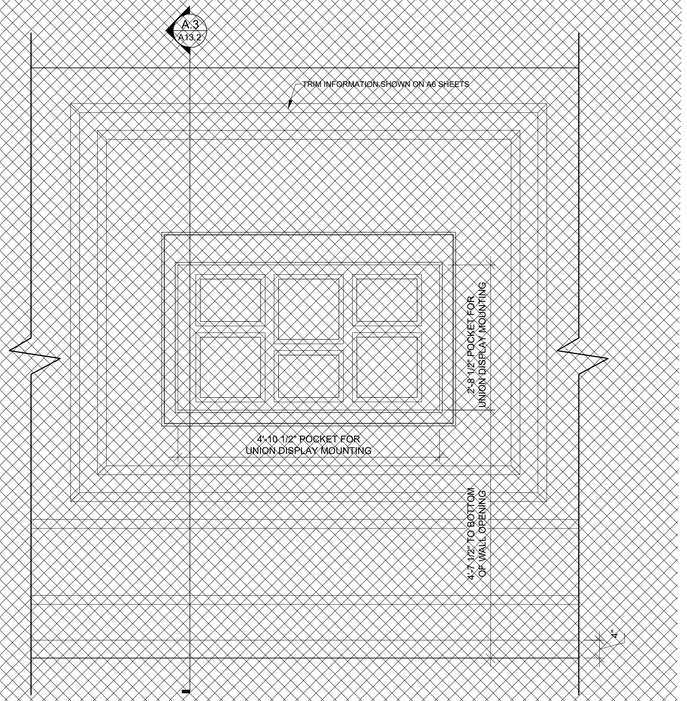


B.2 FRONT ELEVATION
N.T.S.

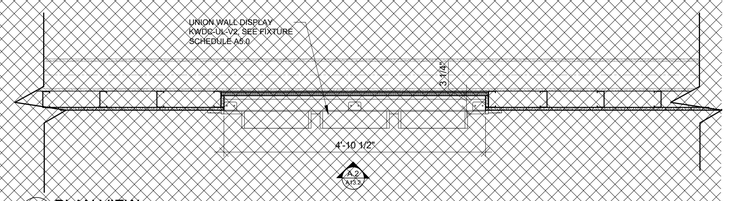


B.1 PLAN VIEW
N.T.S.

B WALL MOUNTED MONITOR DETAIL
3" = 1'-0"



A.2 FRONT ELEVATION
N.T.S.



A.1 PLAN VIEW
N.T.S.

A UNION DISPLAY CASE DETAIL
3" = 1'-0"

JENCEN ARCHITECTURE, LLC
2850 EUCLID AVENUE
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FAX: (216) 781-0134
JENCEN.COM

SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

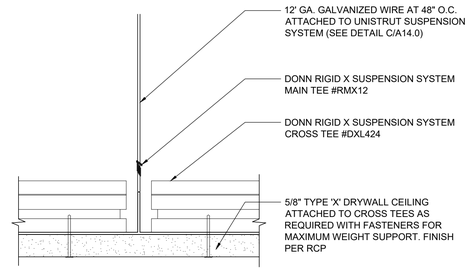
REVISIONS

ISSUANCE DATE:
3/25/2024

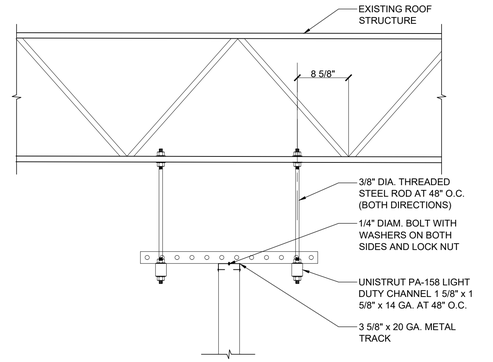
STORE NO.
0306

SHEET:
A13.2

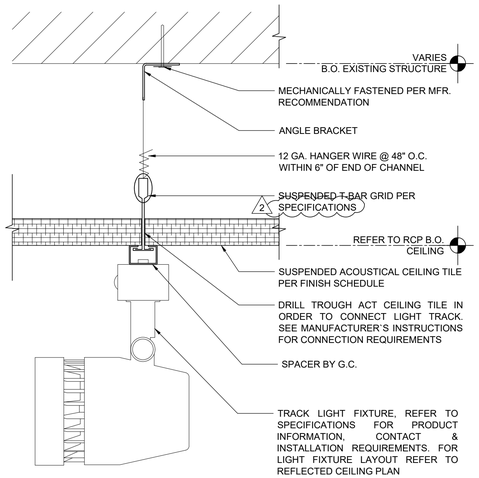
TITLE:
GENERAL CONSTRUCTION DETAILS



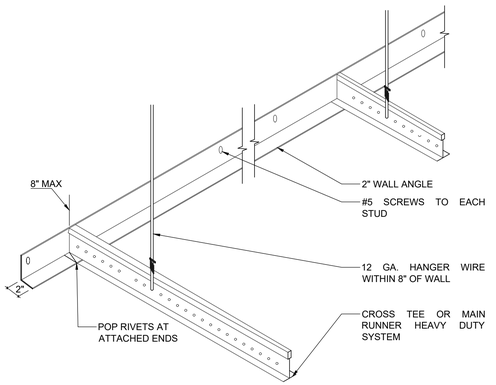
D DRYWALL CEILING SUSPENSION DETAIL
N.T.S.



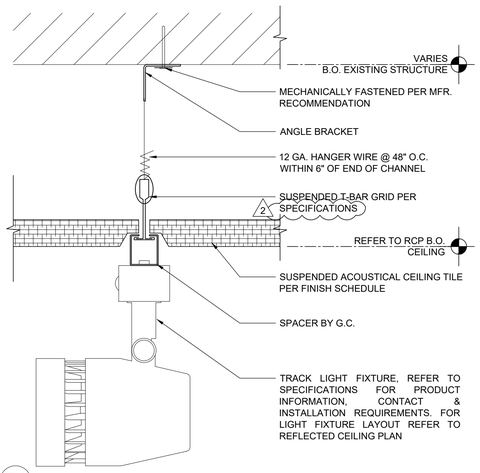
C ATTACHMENT DETAIL
N.T.S.



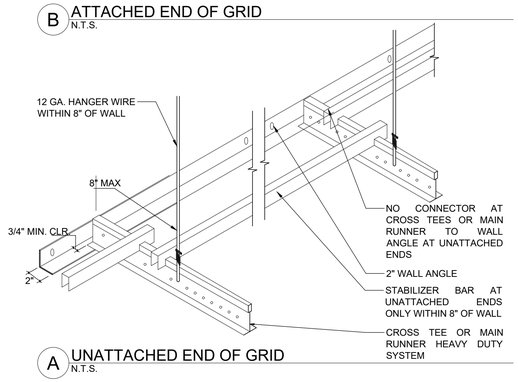
E2



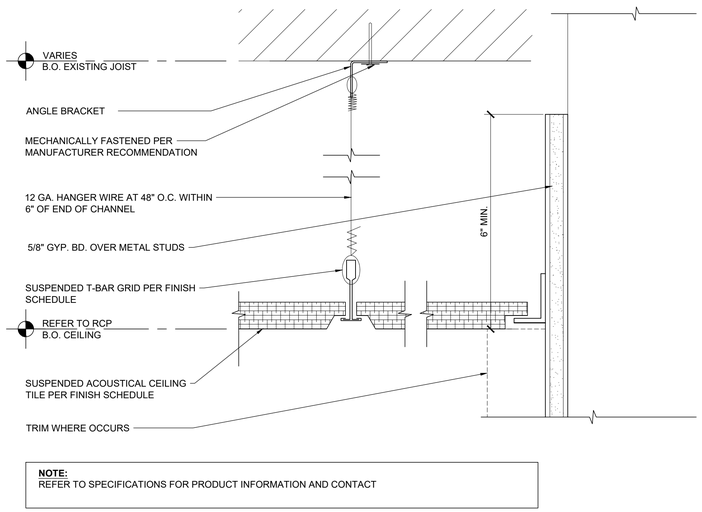
B ATTACHED END OF GRID
N.T.S.



E1

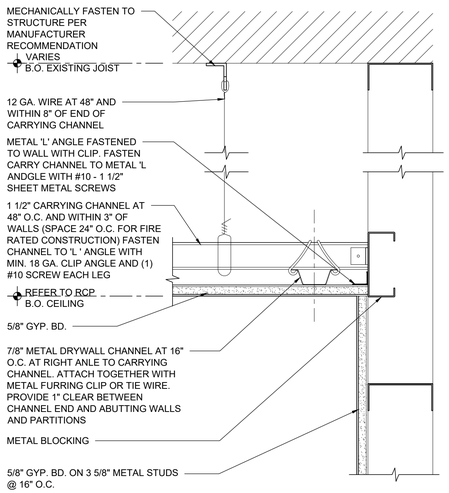


A UNATTACHED END OF GRID
N.T.S.



NOTE:
REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION AND CONTACT

K CEILING ASSEMBLY
N.T.S.



G CEILING AT PERIMETER DETAIL
N.T.S.

JENCEN ARCHITECTURE, LLC
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PHONE: (216) 781-0131
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6889
DESIGN CONCEPT: AVENTURA 24' BASE

REVISIONS

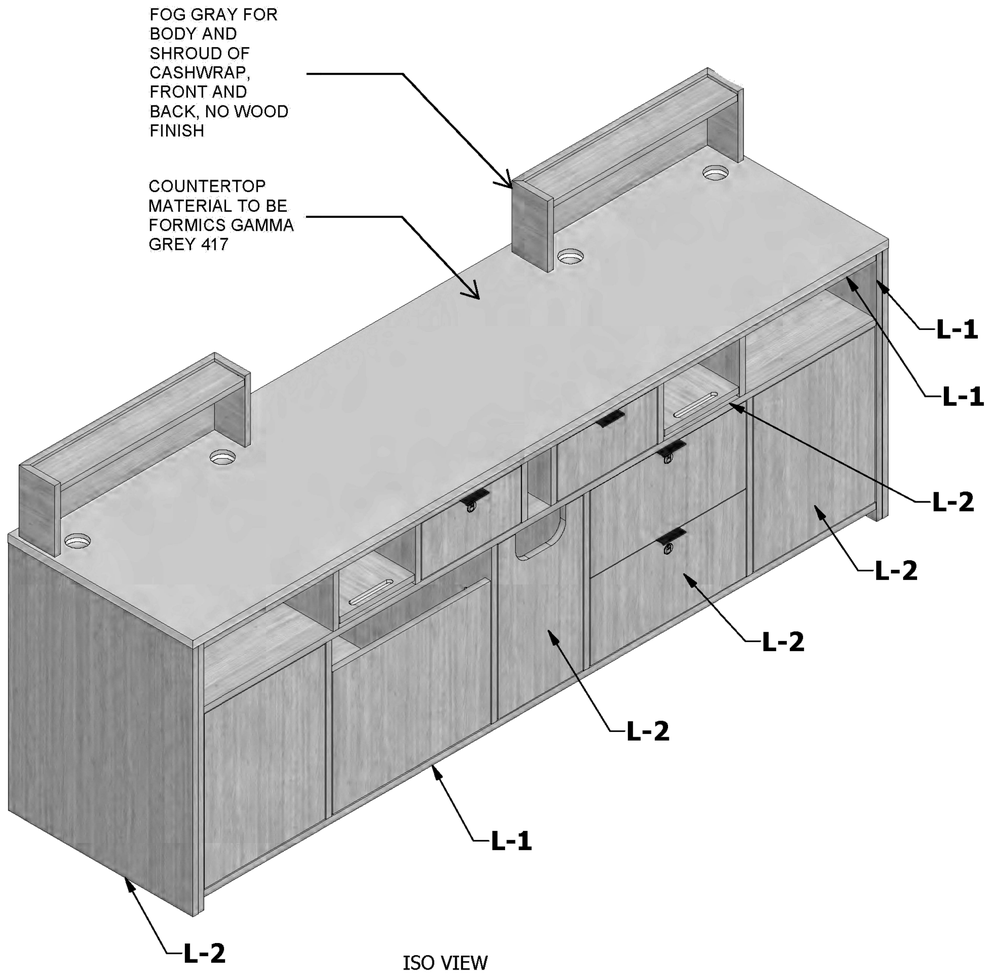
ISSUANCE DATE:
3/25/2024

STORE NO.
0306

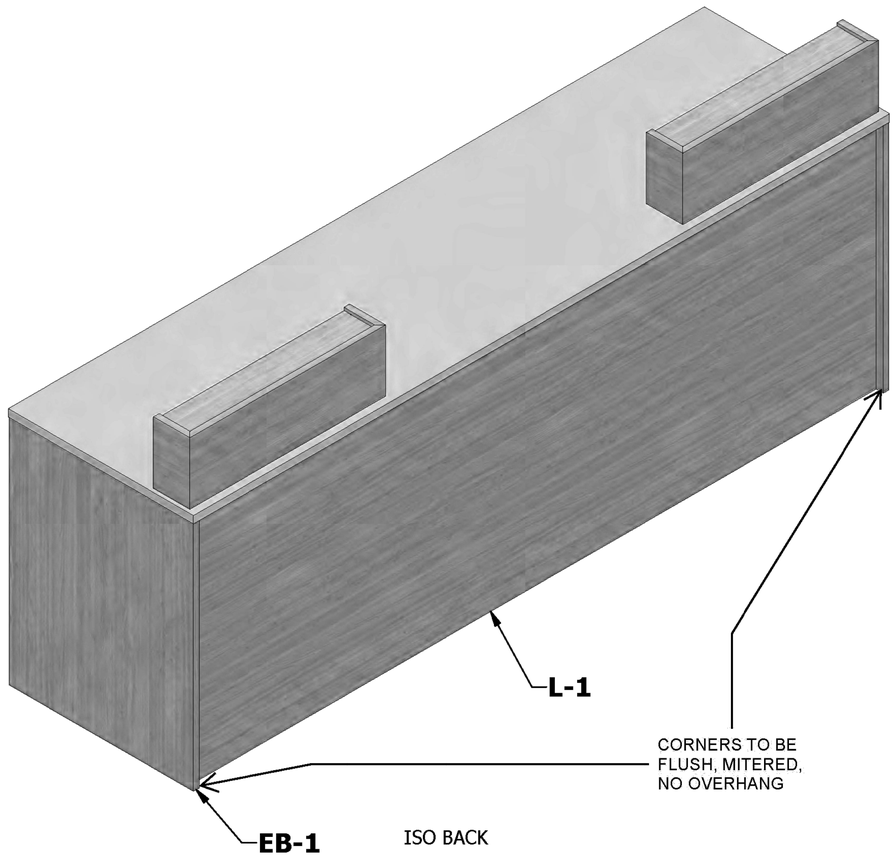
SHEET:
A14.0

TITLE:
CEILING CONSTRUCTION DETAILS

MATERIAL-FINISH SCHEDULE					
MFC	FINISH	MATERIAL CODE	PAINT	VAC PRESS	PUR
L-1	CARINI,1B,3/4MDF,4X9	801.PUR.03.B01			
L-2	CARINI,2S 3/4MDF,4X10	801.PUR.03.200			
L-3	CARINI,1B,1/2MDF,4X8	801.PUR.03.B11			
L-6	FILM CARINI NATURAL 12M	FOM541837			
L-13	FOG GRAY 2S,5/8MDF,4X8	801.PUR.02.210			
L-17	FOG GRAY 2S,1/2MDF,4X8	NEW#			
WD-1	PLY BIRCH/MAPLE 3/4 X 4 X 8	PLY.B/M.024048096			
WD-2	PLY BIRCH/MAPLE 1/2 X 4 X 8	PLY.B/M.016048096			
M-1	MDF RAW 1/4 X 49X97	MDF08048096			



ISO VIEW



ISO BACK

JENCEN ARCHITECTURE, LLC
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

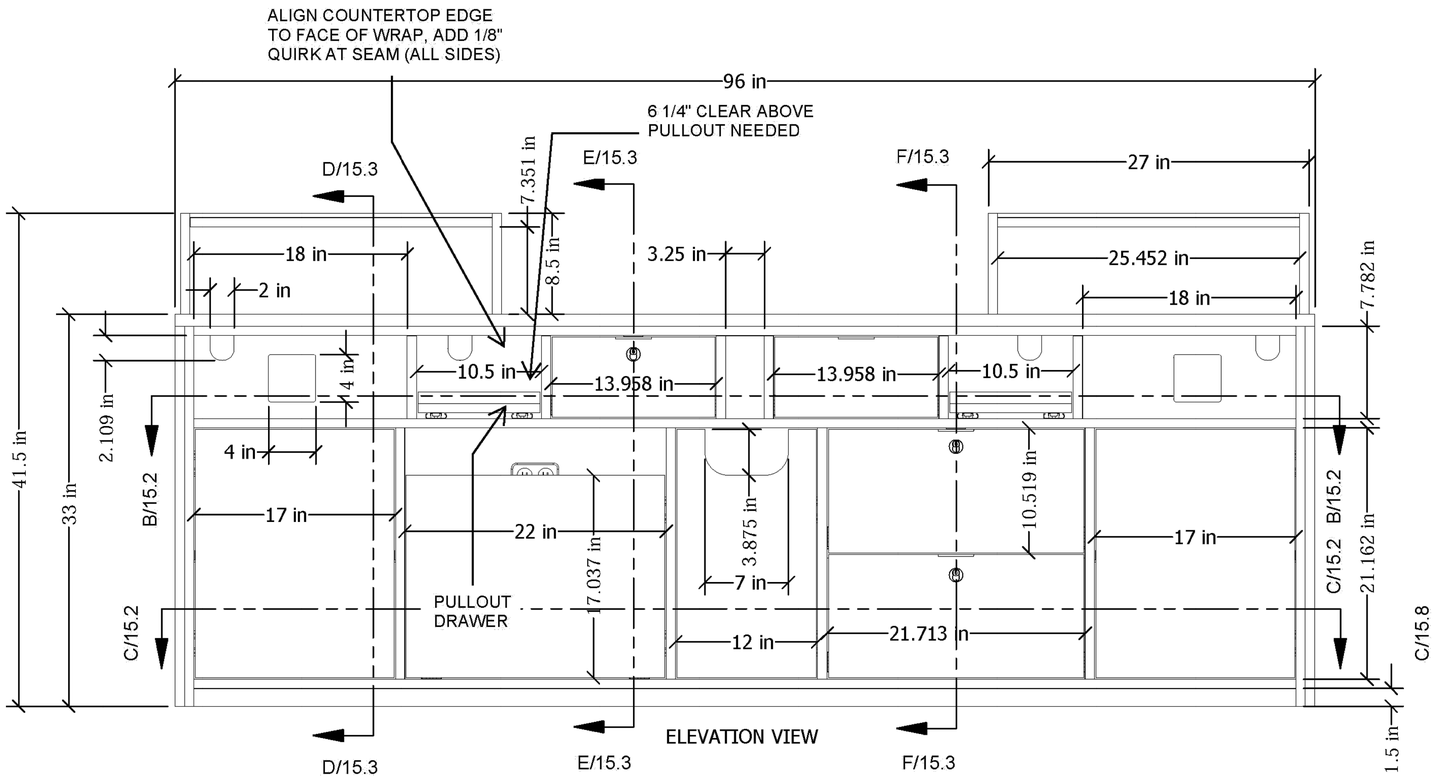
REVISIONS

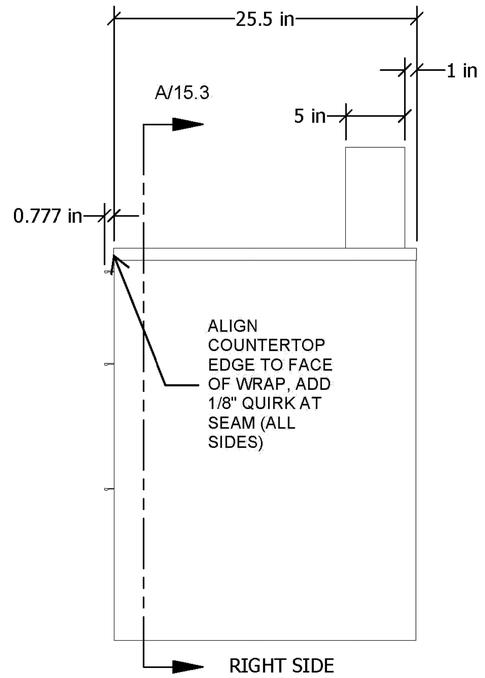
ISSUANCE DATE:
3/25/2024

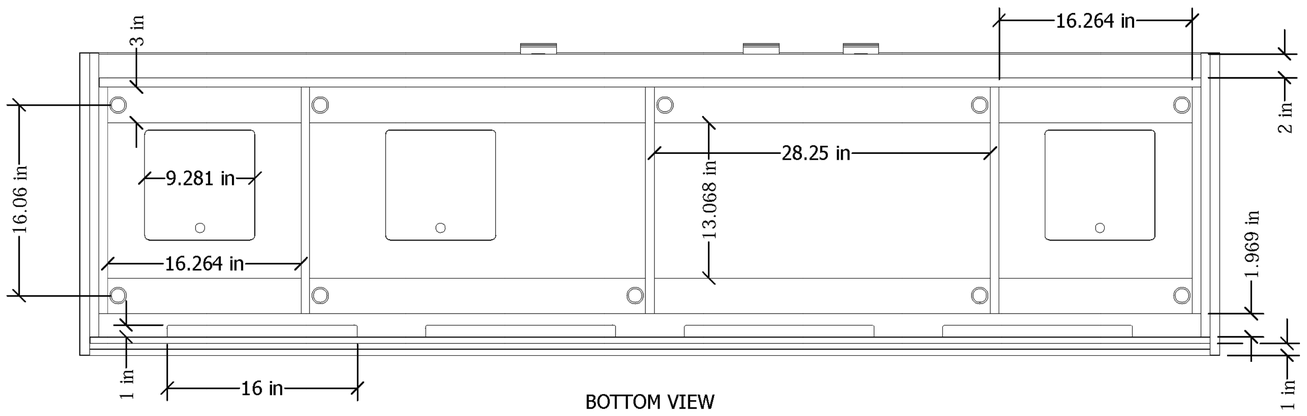
STORE NO.
0306

SHEET:
A15.0

TITLE:
CASHWRAP DETAILS







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JENCEN.COM

SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 8939
DESIGN CONCEPT: AVENTURA 24 BASE

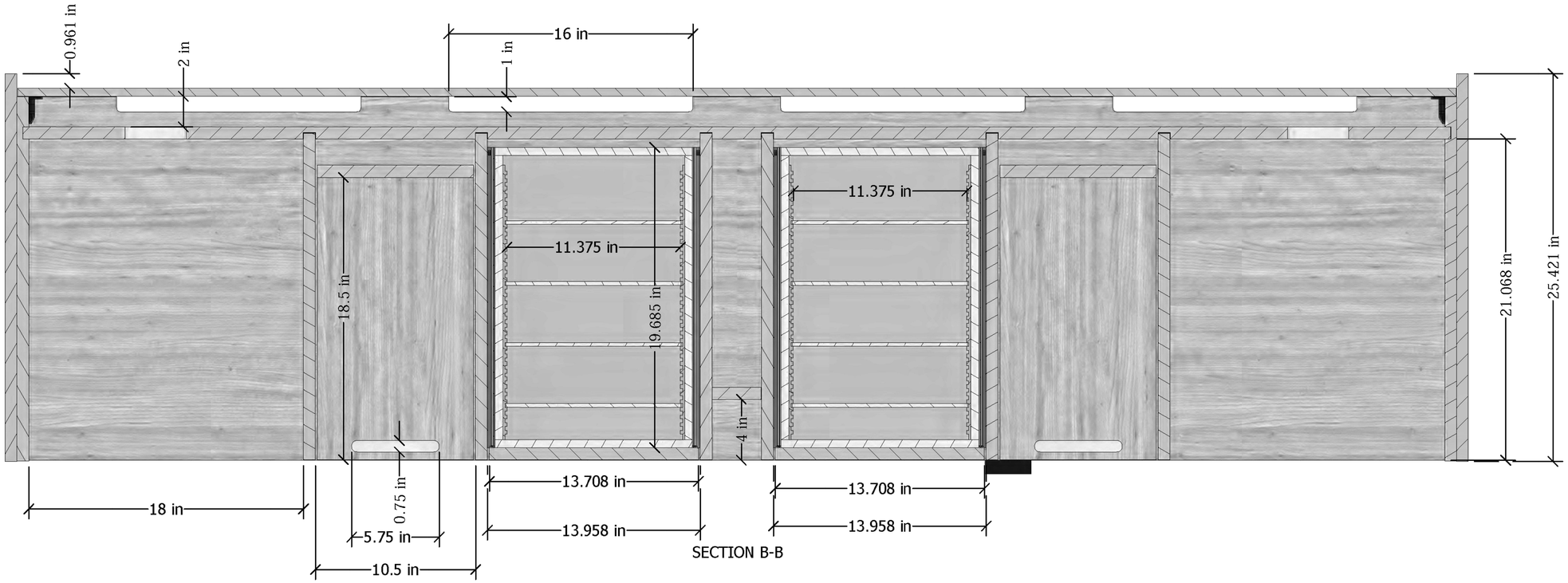
REVISIONS

ISSUANCE DATE:
3/25/2024

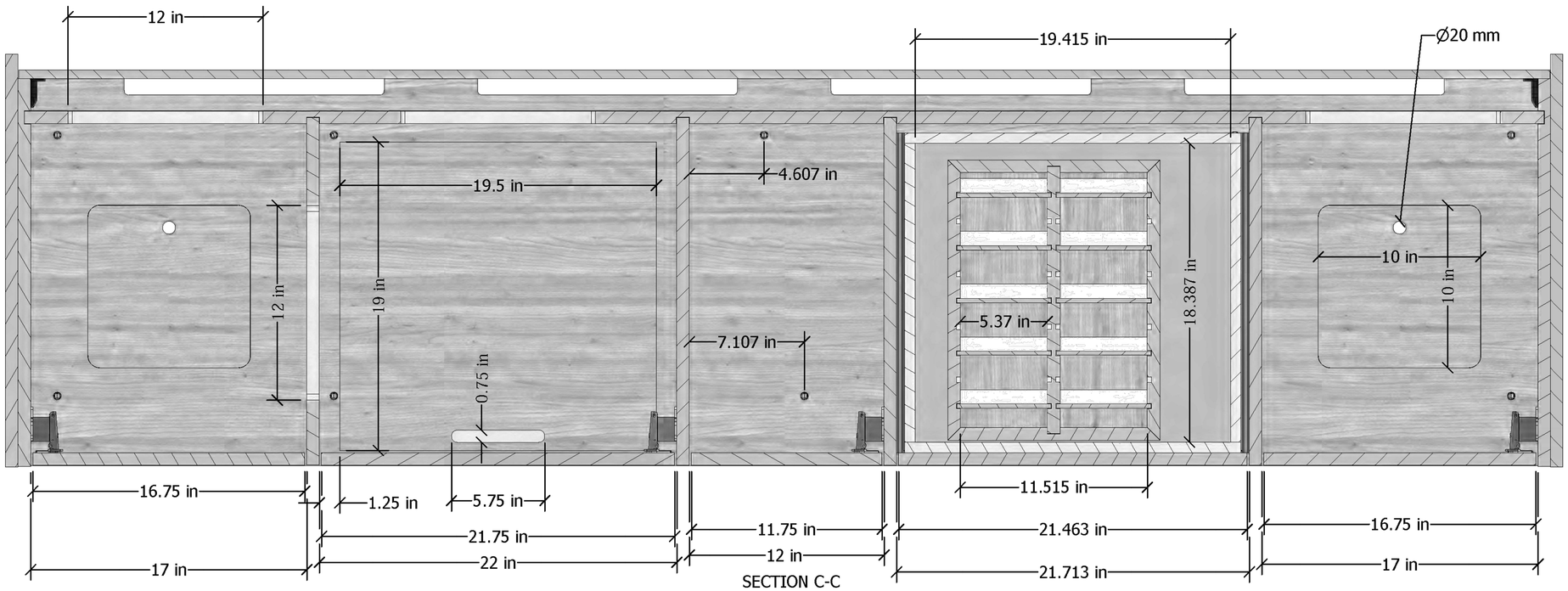
STORE NO.
0306

SHEET:
A15.1

TITLE:
CASHWRAP DETAILS



SECTION B-B



SECTION C-C

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

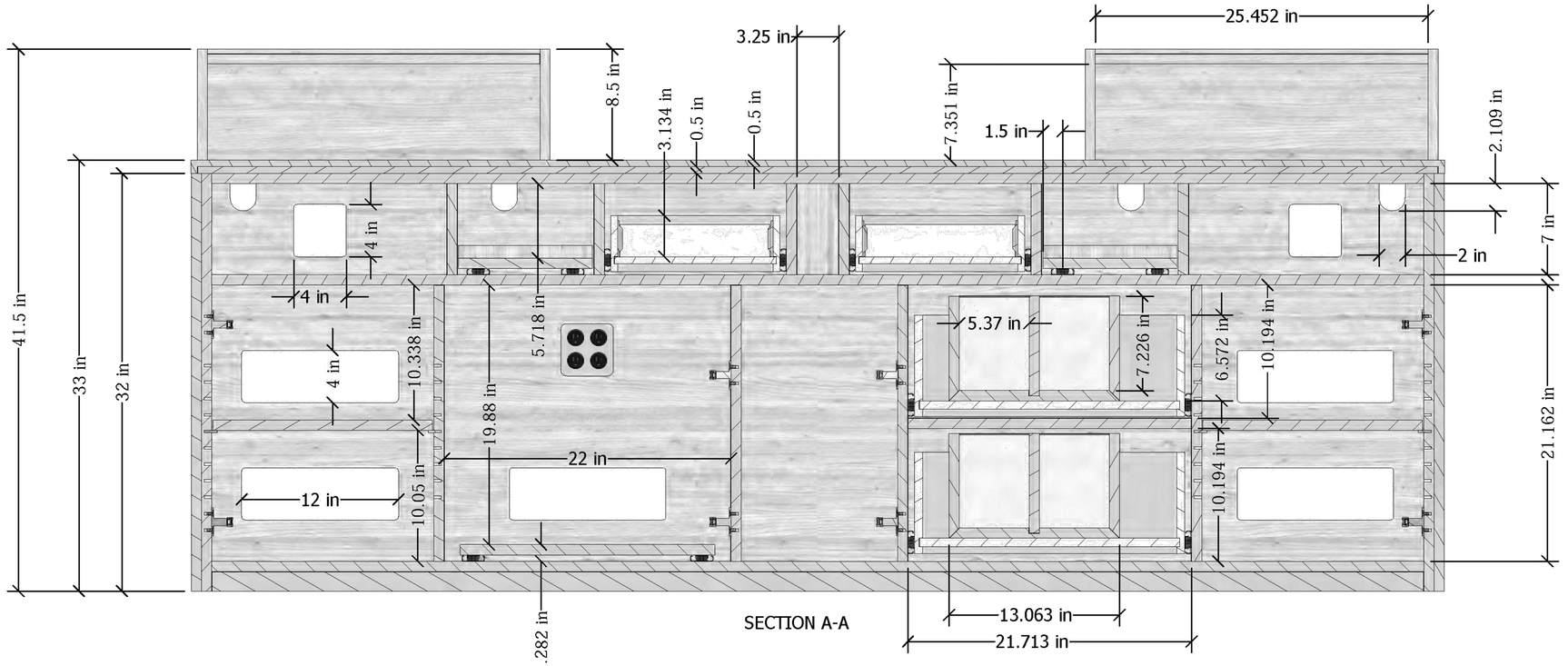
REVISIONS

ISSUANCE DATE:
3/25/2024

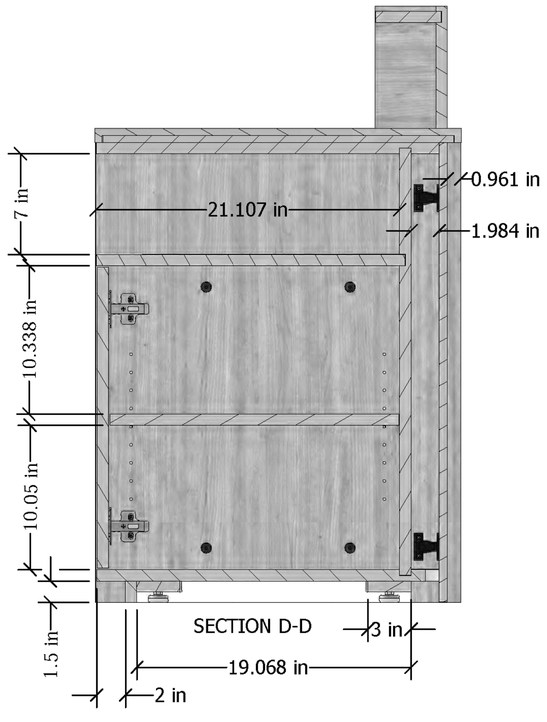
STORE NO.
0306

SHEET:
A15.2

TITLE:
CASHWRAP DETAILS



SECTION A-A



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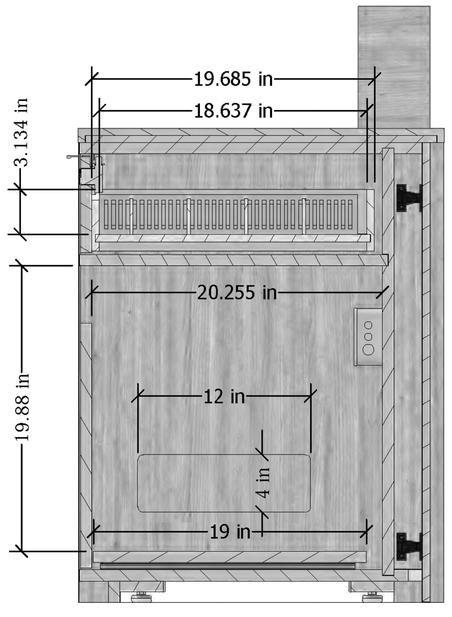

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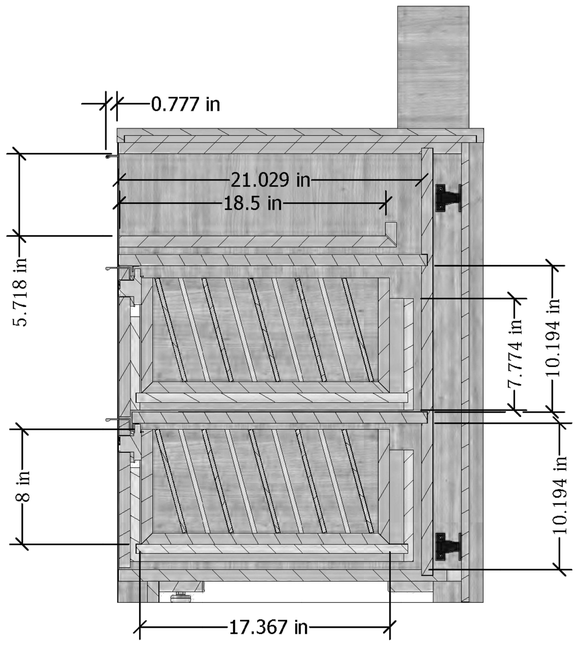

SECTION F-F

JENCEN ARCHITECTURE, LLC
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CLEVELAND, OHIO 44115
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FAX: (216) 781-0134
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24' BASE

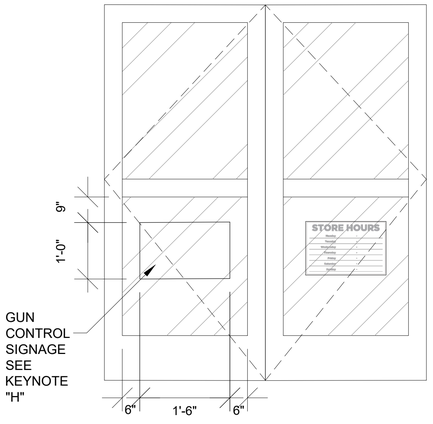
REVISIONS

ISSUANCE DATE:
3/25/2024

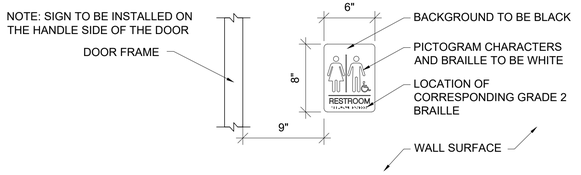
STORE NO.
0306

SHEET:
A15.3

TITLE:
CASHWRAP DETAILS



H ENTRY DOOR SIGNAGE
N.T.S.

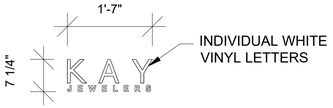


1. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
2. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE UPPERCASE SANS SERIF. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTERS "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "i" CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8" MIN. AND 2" MAX. BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".
3. BRAILLE SHALL BE CONTRACTED GRADE 2. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS.
4. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
5. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. A.F.F. MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
6. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR. THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR. SINGS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

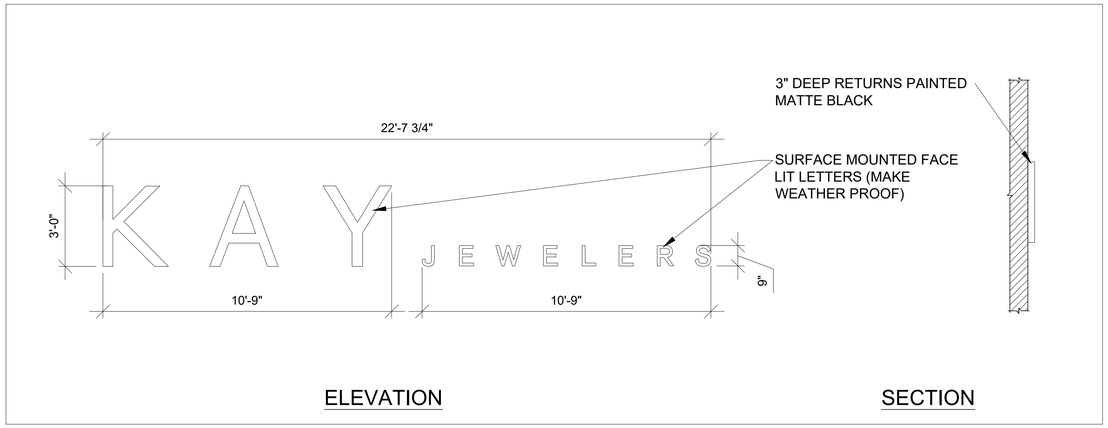
G ACCESSIBLE RESTROOM SIGNAGE
N.T.S.

NOTE: SIGN CONTRACTOR TO COORDINATE WITH LANDLORD TO VERIFY IF A MONUMENT SIGN IS BEING UTILIZED - IF SO, VERIFY SIZE AND CONDITIONS REQUIRED - CONFIRM FINISH OPTIONS WITH SIGNET REPRESENTATIVE PRIOR TO FABRICATION.

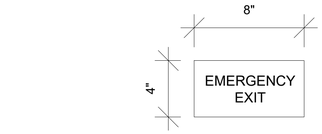
C MONUMENT SIGN PANEL (2 SIDES)
NTS



B STOREFRONT GLASS SIGN ELEVATION
NTS



A STOREFRONT SIGN DETAIL
3/8" = 1'-0"

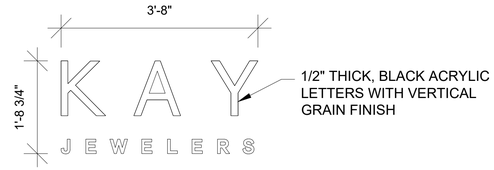


SIGN TO BE MOLDED PLASTIC WITH WHITE RAISED LETTERS AND SYMBOLS WITH BRAILLE ON A DARK BLACK BACKGROUND.

SIGN SUPPLIED BY TENANT AND INSTALLED BY GENERAL CONTRACTOR

CENTER AT EMERGENCY EXIT DOORS - LOCATE CENTER OF SIGN AT 60" A.F.F.

F EMERGENCY EGRESS SIGNAGE
NTS



D FOCAL SIGN ELEVATION
NTS

GENERAL SIGN NOTES

1. IT IS THE S.C.'S SOLE RESPONSIBILITY TO LOCATE THE APPROPRIATE FRAMING ELEMENTS WITHIN SIGN FASCIA AND EXISTING STOREFRONT CONSTRUCTION FOR PROPER AND SAFE SIGN/AWNING ATTACHMENT.
2. S.C. IS NOT, UNDER ANY CIRCUMSTANCES, TO CUT, REMOVE OR ALTER THE BULKHEAD SUPPORTS PROVIDED BY THE LANDLORD OR GENERAL CONTRACTOR.
3. ONLY APPROVED ALTERNATIVE IS FOR THE STOREFRONT CONTRACTOR TO PROVIDE SUITABLE SUPPORTS WHICH WILL BE DESIGNED FOR THE PROJECT UPON REQUEST BY S.C.
4. S.C. IS RESPONSIBLE FOR SUBMISSION OF SHOP DRAWINGS TO THE LANDLORD, CITY AND TENANT FOR APPROVAL.
5. S.C. TO EASE EDGES OF ALL LETTERS TO REMOVE SHARP CORNERS AND BURRS.
6. VERIFY QUANTITY OF SIGNAGE WITH APPROVED S.C. PACKAGE.

SIGN DETAIL SCHEDULE

ITEM	DESCRIPTION
A	ILLUMINATED STOREFRONT SIGN READY: "KAY JEWELERS" SURFACE MOUNTED FACE LIT LETTERS (MAKE WEATHER PROOF) WITH 3" DEEP RETURNS PAINTED MATTE BLACK
B	NON-ILLUMINATED SIGN READING "KAY JEWELERS" INDIVIDUAL WHITE VINYL LETTERS FACE MOUNTED ON INSIDE OF STOREFRONT GLASS
C	MONUMENT SIGN READING: "KAY JEWELERS" (2 SIDES) INDIVIDUAL WHITE LETTERS ON BLACK BACKGROUND - SIGN CONTRACTOR TO COORDINATE WITH LANDLORD FOR REQUIRED CONDITIONS AND VERIFY ACCEPTANCE WITH SIGNET PRIOR TO FABRICATION
D	NON-ILLUMINATED INTERIOR SIGN READING: "KAY JEWELERS" 1/2" THICK, BLACK ACRYLIC LETTERS WITH VERTICAL GRAIN FINISH - TO BE ADHESIVE ATTACHED TO FINISHED WALL
H	NO PERSON, EVEN WITH A CONCEALED CARRY WEAPON PERMIT, SHALL CARRY, POSSESS, HAVE UNDER THE PERSON'S CONTROL, CONVEY OR ATTEMPT TO CONVEY A FIREARM, CONCEALED FIREARM, DANGEROUS ORDNANCE, HANDGUN, OR DEADLY WEAPON ON THIS PREMISES.
J	DEDICATED PARKING SIGNS: KAY JEWELERS SHALL BE GRANTED THE EXCLUSIVE USE OF FOUR PARKING STALLS AND SHALL BE PERMITTED TO INSTALL "KAY PARKING ONLY" SIGNS. SIGN VENDOR TO VERIFY EXACT VERBIAGE REQUIRED ON SIGNS WITH SIGNET REPRESENTATIVE AND SIGN SIZE AND LOCATION WITH LANDLORD REP.

DEDICATED PARKING SIGNS: KAY JEWELERS SHALL BE GRANTED THE EXCLUSIVE USE OF FOUR PARKING STALLS AND SHALL BE PERMITTED TO INSTALL "KAY PARKING ONLY" SIGNS. SIGN VENDOR TO VERIFY EXACT VERBIAGE REQUIRED ON SIGNS WITH SIGNET REPRESENTATIVE AND SIGN SIZE AND LOCATION WITH LANDLORD REP.

J DEDICATED PARKING SIGN(S)
NTS

JENCEN ARCHITECTURE, LLC
2850 EUCLID AVENUE
CLEVELAND, OHIO 44115
PHONE: (216) 781-0131
FAX: (216) 781-0134
JENCEN.COM

PROGRESS SET
NOT FOR CONSTRUCTION

SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SPACE #U-330
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
10/20/2023

STORE NO.
0306

SHEET:
A16.0

TITLE:
SIGNAGE DETAILS

ELECTRICAL RESPONSIBILITY SCHEDULE

	RESPONSIBILITY	FURNISHED				INSTALLED			REMARKS
	ALL ITEMS MARKED AS "EXISTING" ARE TO BE PROVIDED BY LANDLORD AS SHOWN ON SHELL BUILDING DRAWINGS AND HAVE BEEN PERMITTED UNDER SEPARATE COVER. G.C. TO COORDINATE LANDLORD INSTALLATION OF "EXISTING" ITEMS IF NOT IN PLACE WHEN TENANT BEGINS CONSTRUCTION.	EXISTING	TENANT	E.C.	L.L.	TENANT	E.C.	L.L.	SOME ITEMS ARE NOT INCLUDED IN THIS DESIGN - COORDINATE WITH PLANS.
ELECTRICAL SERVICE/DISTRIBUTION	MAIN OVERCURRENT DEVICE	●							
	METER SOCKET	●							
	CT'S AND CABINET	●							
	SERVICE ENTRANCE CONDUIT(S) TO LEASE SPACE	●							EC TO EXTEND
	SERVICE ENTRANCE FEEDER(S) TO LEASE SPACE	●							EC TO EXTEND
	277/480 VOLT PANEL								N/A
	STEP DOWN TRANSFORMER								N/A
	120/208 VOLT PANEL(S)	●		●			●		E.C. TO PROVIDE SUPPLEMENTAL PANEL
	LIGHTING CONTACTORS/TIMECLOCK			●			●		
	BREAKER LOCKS			●			●		
M/P EQUIP COORDINATION	WIRING AND CONDUIT TO EQUIPMENT	●					●		
	RTU DISCONNECT SWITCH	●							
	ROOFTOP EQUIP GFI/WP SERVICE RECEPTACLE	●							
	AHU DISCONNECT SWITCH								N/A
	AHU (DX SPLIT) DISCONNECT SWITCH								N/A
	CONDENSING UNIT (DX SPLIT) DISCONNECT SWITCH								N/A
	FAN POWERED VAV DISCONNECT SWITCH								N/A
	WATER SOURCE HEAT PUMP DISCONNECT SWITCH								N/A
	TOILET EXHAUST FAN(S) DISCONNECT SWITCH	●							
	MOTOR OPERATED DAMPERS DISCONNECT SWITCH								N/A
	DUCT HEATERS DISCONNECT SWITCH								N/A
LOW VOLTAGE SYSTEMS	SECURITY SYSTEM HARDWARE		●			●			
	SECURITY SYSTEM WIRE		●						
	SECURITY SYSTEM CONDUIT/PULL STRING			●					IF REQUIRED BY AHJ
	MUSIC SYSTEM HARDWARE (INCLUDING SPEAKERS)		●				●		
	MUSIC SYSTEM WIRE			●			●		
	MUSIC SYSTEM CONDUIT/PULL STRING			●			●		IF REQUIRED BY AHJ
	DATA AND TELEPHONE CABLING AND DEVICES		●			●			
	DATA AND TELEPHONE CONDUIT/PULL STRING			●			●		
	TELEPHONE DEMARC		●				●		COORDINATE INSTALLATION/RELOCATION WITH PROVIDER
MISCELLANEOUS	LIGHTING FIXTURES AND LAMPS		●				●		
	LIGHTING SWITCHES, RECEPTS, AND COVER PLATES	●			●		●		EXISTING IN TOILET ROOM (BY LL)
	FLOOR BOXES AND COVERS			●			●		
	UNDERCARPET CABLE		●				●		
	JUNCTION BOXES	●			●		●		EXISTING IN TOILET ROOM (BY LL)
	MECH EQUIP SHUT-DOWN RELAY			●			●		
	FIRE ALARM SYSTEM			●			●		
	CASHWRAP WIRING AND CONDUIT			●			●		
	ROLLING GRILLE WIRING AND CONDUIT			●			●		
	AS-BUILT DRAWINGS			●			●		

GENERAL ELECTRICAL NOTES

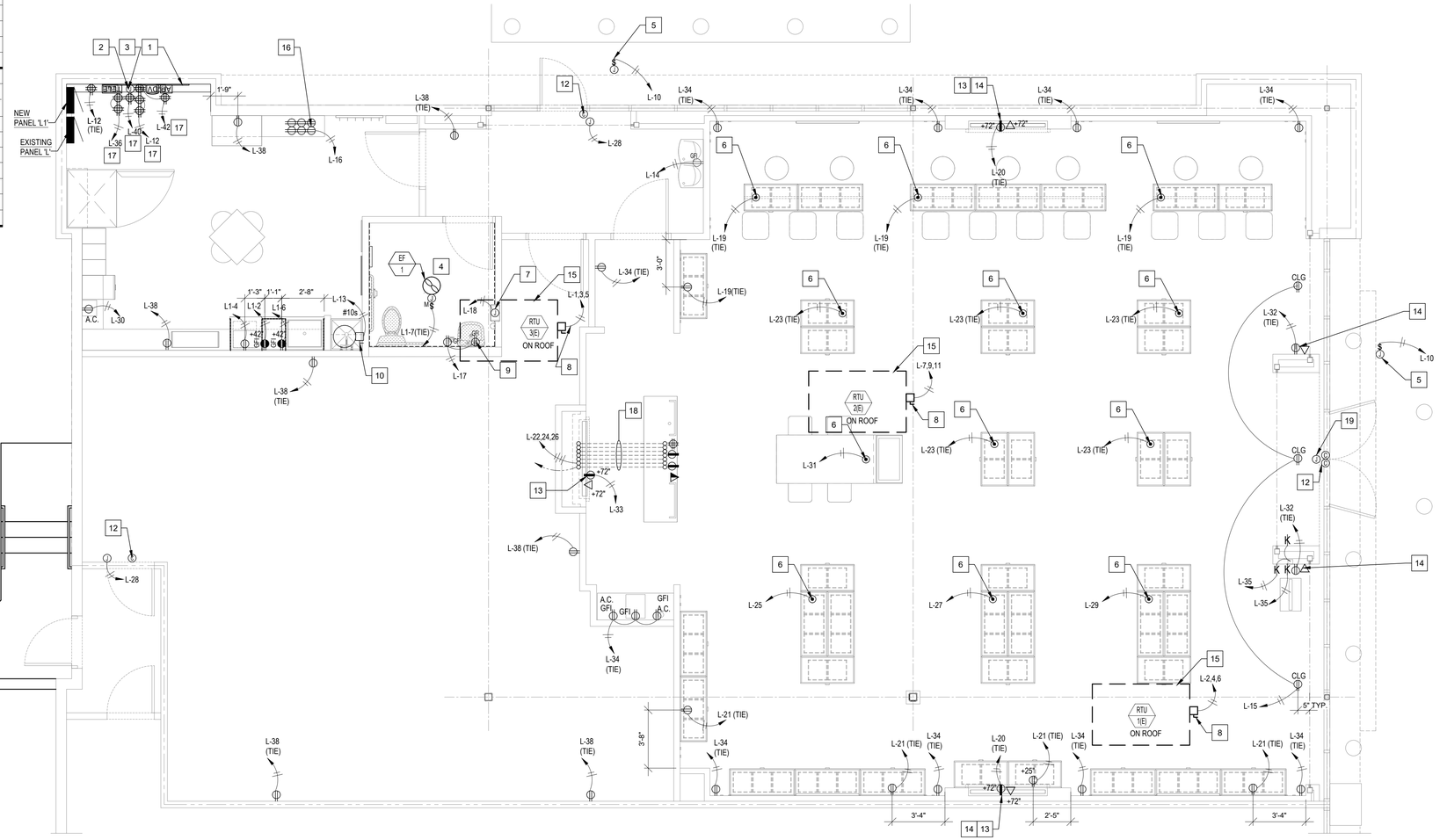
1. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL AND LOCAL ELECTRICAL SAFETY CODES.
2. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. APPROVED AND BEAR THE U.L. STAMP AND SHALL BE COMMERCIAL GRADE.
3. VERIFY ALL EXISTING EQUIPMENT AND CONDITIONS. NOTIFY TENANT OF ANY DISCREPANCIES. NO ALLOWANCE WILL BE MADE FOR WORK ARISING OUT OF FAILURE TO DO SO.
4. LAY-OUT OF ALL CEILING FIXTURES TO BE VERIFIED WITH TENANT PRIOR TO ACTUAL ROUGH-IN.
5. FIXTURE VENDOR WILL PRE-INSTALL ALL RECEPTACLES IN SHOWCASES AND NON-DEDICATED RECEPTACLES IN CASHWRAP. E.C. TO PROVIDE AND INSTALL ALL DEDICATED RECEPTACLES IN CASHWRAP / P.O.S. LOCATIONS.
6. E.C. TO MAKE ALL ELECTRICAL CONNECTIONS, INCLUDING CASHWRAP, SHOWCASE LIGHTING AND POWER AT CASE JOINTS AND BALLASTS.
7. E.C. TO MAKE ALL ELECTRICAL CONNECTIONS FROM GRILLE MOTOR TO ELECTRONIC GRILLE SECURITY LOCKS PER GRILLE MANUFACTURER'S SPECIFICATIONS. E.C. SHALL CONTACT GRILLE MANUFACTURER TO SET DATE AT LEAST THREE DAYS BEFORE STORE OPENING FOR GRILLE MANUFACTURER TO SET LIMITS AND MAKE FINAL INSPECTION OF GRILLE.
8. E.C. SHOULD CONTACT THE PROPER MANUFACTURER'S DISTRIBUTOR FOR LOW VOLTAGE INFORMATION AS REQUIRED.
9. E.C. TO PROVIDE SEISMIC BRACING FOR ALL LIGHTING FIXTURES AS PER LOCAL CODE REQUIREMENTS.
10. EMERGENCY LIGHTING TO HAVE A REMOTE BATTERY PACK. EXIT LIGHTS ARE TO BE SELF CONTAINED.
11. 3/4" EMPTY TELEPHONE CONDUIT SHALL BE PROVIDED BY E.C. WITH PULL STRING FOR TELECOMMUNICATION SYSTEM, WHERE SHOWN BY SYMBOL: (---- · ---- · ---- · ----) RUN CONDUIT FROM STUB UP AS INDICATED TO POINT ABOVE CEILING AND BACK TO TELEPHONE PANEL IN STOCK ROOM. NO EXTRAS SHALL BE ALLOWED FOR FAILURE TO PROVIDE CONDUIT AS INDICATED.

SEE SHEET E1.2 FOR ELECTRICAL SYMBOL LEGENDS AND SCHEDULES

MC CABLE OF UNLIMITED LENGTH SHALL BE PERMITTED IN LIEU OF CONDUIT/WIRING WHERE PERMITTED BY CODE AND LANDLORD TENANT CRITERIA. LOW-VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT.

ELECTRICAL POWER PLAN KEY NOTES

1. PROVIDE A 3/4" FIRE RATED BACKBOARD FOR ELECTRICAL PANELS AND TELECOMMUNICATIONS EQUIPMENT SIZE AS NEEDED. PROVIDE GROUND BAR MOUNTED ON BACKBOARD WITH EQUIPMENT GROUNDING CONDUCTOR CONNECTED TO POWER SYSTEMS GROUNDING ELECTRODE SYSTEM. ONE DUPLEX RECEPTACLE AT EACH SIDE OF THE TELEPHONE BOARD FOR TELEPHONE SYSTEM AND MISCELLANEOUS EQUIPMENT.
2. PROVIDE ONE 1" CONDUIT, WITH PULLSTRING, FROM TELEPHONE BOARD TO THE JUNCTION BOX LOCATED AT THE SECURITY EQUIPMENT SHELF, SEE NOTE 3 FOR JUNCTION BOX LOCATION.
3. PROVIDE 4" X 4" JUNCTION BOX AT +44" ABOVE FINISHED FLOOR WITH ONE 1" CONDUIT STUBBED ABOVE CEILING AND ONE 1" CONDUIT TO TELEPHONE BOARD PER NOTE 2.
4. EF-1 TO BE CONTROLLED VIA LOCAL SWITCH AT THE RESTROOM AND TO BE WIRED AHEAD OF ALL CONTACTORS/RELAYS.
5. PROVIDE FINAL CONNECTION TO SIGNAGE. COORDINATE LOCATION AND ALL REQUIREMENTS WITH SIGN CONTRACTOR PRIOR TO ROUGH-IN. PROVIDE AN APPROPRIATE LOCAL DISCONNECTING MEANS MOUNTED IN AN ACCESSIBLE, INCONSPICUOUS LOCATION THAT IS WITHIN SIGHT OF THE SIGN. EACH SIGN CIRCUIT SHALL HAVE A SEPARATE NEUTRAL AND SEPARATE EQUIPMENT GROUNDING CONDUCTOR. CIRCUIT VIA TIMECLOCK.
6. PROVIDE 3-WIRE, POLYESTER UNDERCARPET CABLE WITH PVC SHIELD AND COPPER WIRING (COMMSCOPE #3-553079-1). ROUTE FROM FLUSH-MOUNTED J-BOX TO NEAREST WALL OR COLUMN. INSTALL PER NEC ART. 324. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR RECEPTACLE DIMENSIONS.
7. JUNCTION BOX AT 48" A.F.F. FOR ELECTRIC HAND DRYER. GFCI BREAKER AT PANEL. TO BE PROVIDED BY TENANT G.C. IF NOT EXISTING BY LANDLORD.
8. EXISTING DISCONNECT SWITCH AND HVAC RECEPTACLE TO REMAIN.
9. GFCI RECEPTACLE AT 18" AFF FOR AUTOMATIC FAUCET SENSOR. VERIFY EXISTING BY LANDLORD. IF NOT,TENANT G.C. TO PROVIDE. COORDINATE REQUIREMENTS WITH EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN. .
10. EXISTING HOT WATER TANK (PROVIDED BY LANDLORD) TO REMAIN.
11. NOT USED.
12. APPROXIMATE LOCATION OF ALARM CONTACT ON STORE SIDE OF DOOR - FINAL LOCATION OF CONTACT AND STUB-OUT TO BE COORDINATED WITH ALARM TECHNICIAN.
13. OUTLET AND DATA FOR 65" MONITOR.
14. PROVIDE DOUBLE-GANG BACKBOX FOR RECEPTACLES.
15. APPROXIMATE LOCATION OF EXISTING MECHANICAL UNIT ABOVE. EXTEND EXISTING CONDUIT AND WIRING TO NEW PANEL LOCATION.
16. (6) DUPLEX OUTLETS BY E.C. IN WALL AT WORK ROOM SHELVING - SEE WORK ROOM CHARGING STATION DETAILS ON SHEET E3.0.
17. REFER TO BACK BOARD LAYOUT DETAIL ON DRAWING E2.0 FOR EQUIPMENT LAYOUT. CONTRACTOR SHALL COORDINATE MOUNTING HEIGHTS, EXACT LOCATIONS, AND REQUIREMENTS FOR ALL RECEPTACLES AND EQUIPMENT TO FUNCTION AS A COMPLETE SYSTEM. COORDINATE WITH EQUIPMENT VENDOR AND CONSTRUCTION SUPERVISOR PRIOR TO ROUGH-INS.
18. (7) 3/4" CONDUITS, (2) EACH FOR POWER AND DATA, (1) EACH FOR PHONE, SECURITY & GENERAL DESK POWER. E.C. SHALL SAWCUT AND PATCH FLOOR AS REQUIRED. COORDINATE TRENCHING WITH LANDLORD PRIOR TO CUTTING SLAB.
19. E.C. TO PROVIDE (1)-1" CONDUIT WITH PULLSTRING ABOVE ENTRY DOORS AND (1)-1" CONDUIT ABOVE CEILING FOR HEIGHT STRIP CAMERA.



ELECTRICAL POWER PLAN

1/4" = 1' - 0"

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CHAPEL HILLS WEST
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PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24' BASE

REVISIONS

ISSUANCE DATE: 3/25/2024

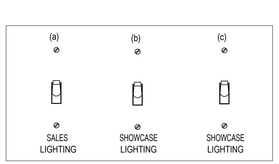
STORE NO. 0306

SHEET: E1.0

TITLE: ELECTRICAL POWER PLAN

LIGHT FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	ORDER NUMBER	HEIGHT	VOLTAGE	FIXTURE WATTAGE
A1	ONE LIGHT RETRACTABLE MULTIPLE XM24 MODULE; 15 DEGREE OPTIC; WHITE FINISH AND WHITE FLANGE (REGENCY INVENTORY)	SOLAIS	XM24/25/35V/1850/WH/WH w/ SOLAIS 3500V VIOLIGHT CCT	8"	120	22
A3	FIXED 3" RECESSED LED DOWNLIGHT WHITE TRIM 3500K 40 DEGREE BEAM	SOLAIS	XR3DNC (HOUSING) XR3-DC-WH-WH (TRIM) XM24-40-35K-1100K-BK (MODULE)	8"	120	13
A4	FIXED 4" RECESSED LED DOWNLIGHT WHITE TRIM 3500K 40 DEGREE BEAM	SOLAIS	XR4DNC (HOUSING) XR4-DWHI-WHL (TRIM) XM24-40-35K-2400K-BK (MODULE)	9 1/4"	120	22
A7	ONE HEAD SQUARE RECESSED LED DOWNLIGHT WITH 3 SELF-LOCKING POSITIONS WHITE FINISH 3500K 40 DEGREE BEAM	SOLAIS	FK11 (HOUSING) XPD11-24-WH-WH (TRIM) XM24-40-35K-2400-WH (MODULE)	8"	120	22
S-Q4.2	4' LINEAR LED STRIP (REGENCY INVENTORY) CHAIN HUNG FIXTURE @ 10'-0" A.F.F. WITH "Y" CABLE	MAXLITE	LS-4835U-40 MLCHKLSU15	3 1/4"	120	35
F2	4' LINEAR LED STRIP CCK AND WATTAGE ADJSUTABLE WHITE FINISH WITH FROSTED LENS	ENVISION	LED-WRP-FR-4FT-48W-40K	1 1/2"	120	48
PH	7 LIGHT SCULPTURAL GLASS CHANDELIER MIXED CLEAR GLOBES ANTIQUE BRASS FINISH	WEST ELM	6027928	1"	120	420
TS	SINGLE CIRCUIT TRACK WHITE FINISH	CONTECH	CONTECH: LT8P LT6P LT4P LT2P	-	120	-
T1	VERTICAL LED TRACK HEAD WHITE FINISH JUNO ADAPTOR 3500K VIO LIGHT 25 DEGREE BEAM	SOLAIS	XD24-25-35V-1850-WH-J	5 3/4"	120	16
T2	VERTICAL LED TRACK HEAD WHITE FINISH JUNO ADAPTOR 3500K VIO LIGHT 15 DEGREE BEAM WITH SNOOT	SOLAIS	XD24-15-35V-1850-WH-J-SN	5 3/4"	120	16
T3	TRACK MOUNTED LED WALL WASHER WHITE FINISH JUNO ADAPTOR 3500K	LUMENTURE	TWW160-35H-1600-W-J	2 5/8"	120	17
X1	RECESSED OR SURFACE MOUNT MULTI-FACE ADJUSTABLE LED EDGE LITE EXIT SIGN WITH 90 MINUTE BATTERY BACK UP RED LETTERS W/ WHITE TRIM	CONTECH	REXAMFREM-P	3 1/2"	120	3
X2	RECESSED OR SURFACE MOUNT MULTI-FACE ADJUSTABLE LED EDGE LITE EXIT SIGN WITH 90 MINUTE BATTERY BACK UP GREEN LETTERS W/ WHITE TRIM	CONTECH	REXAMFGEM-P	3 1/2"	120	3
X3	THERMOPLASTIC UNIVERSAL MOUNT LED EXIT SIGN RED LETTER WHITE FINISH WITH 90 MINUTE BATTERY BACK UP	ELITE	ELX-603-R-W	7 1/4"	120	2
S-EM1	LED EXIT SIGN - SINGLE WITH EXTRA FACE, SEALED NICAD BATTERY, AND UNIVERSAL MOUNTING	SURE-LITE	AP7OR W/ LONG LIFE LED	---	120	3
X5	2 HEADED CEILING OR WALL MOUNTED EMERGENCY LIGHT WHITE FINISH WITH 90 MINUTE BATTERY BACK UP	ELITE	ELM-LED-803-W	4 1/2"	120	2
S-EM7	EMERGENCY LIGHT - DUAL HEAD WITH SEALED BATTERY BACK UP (REGENCY INVENTORY)	EXITRONIX	LED-60	---	120	5.4



SHOWCASE LIGHTING NOTES

1. ALL SHOWCASE LIGHTING TO BE CENTERED ON PADS IN BRIDAL AND CENTERED ABOVE THE SHOWCASES AS INDICATED ON THE PLAN.
2. G.C. IS REQUIRED TO VERIFY CONDITIONS AND POSITIONING OF THE CEILING GRID IN-FIELD AND ADJUST SPACING AS REQUIRED TO AVOID INTERFERENCE. ADJUST SPACING TO NO MORE THAN 36" AND NO LESS THAN 24", KEEP LIGHTS IN LINE AS INDICATED ON PLAN.

GENERAL LIGHTING NOTES

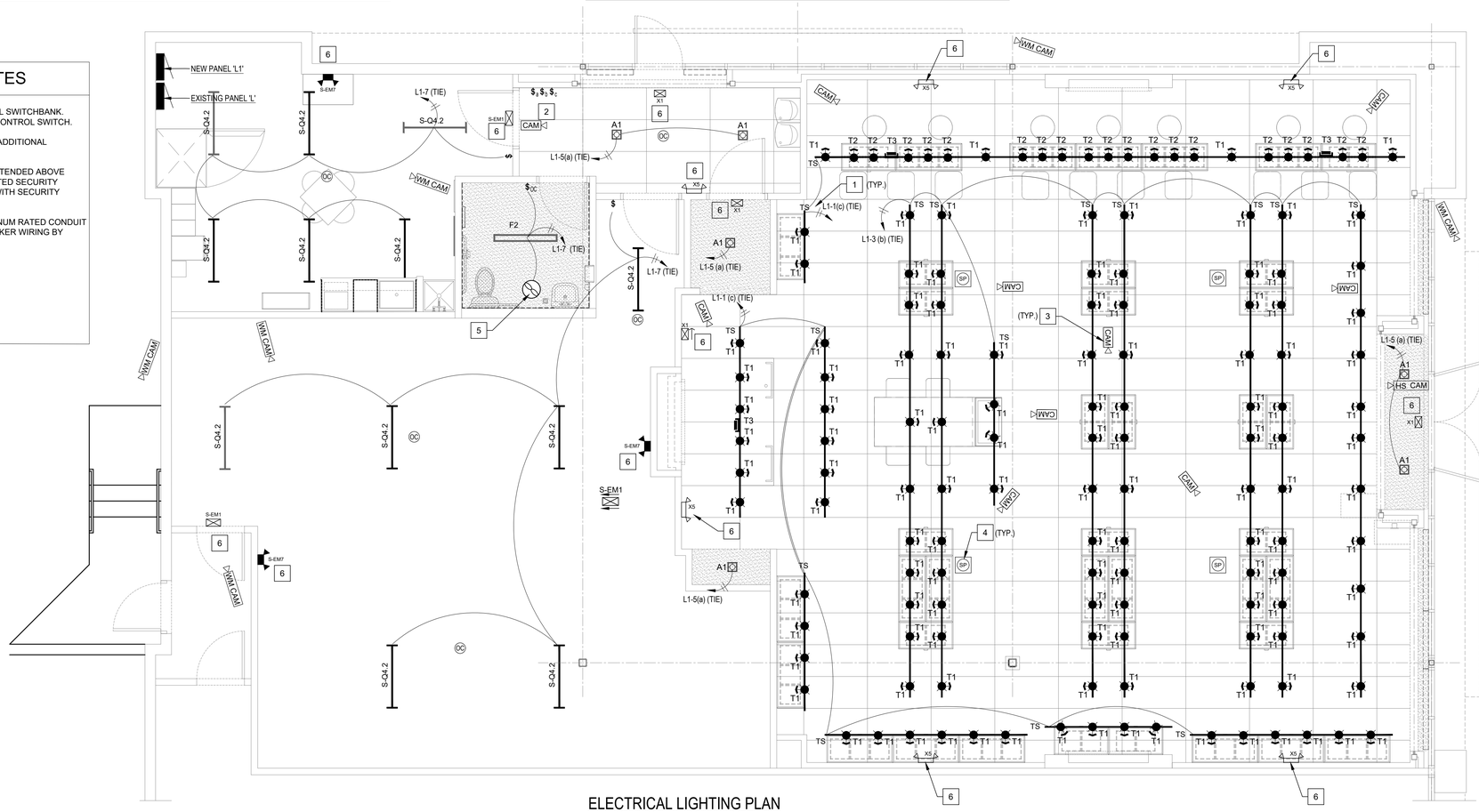
1. IT IS THE RESPONSIBILITY OF E.C. TO FOCUS AND ADJUST ALL ADJUSTABLE FIXTURES PER THE INSTALLATION GUIDE.
2. THE E.C. MUST CONDUCT A LINE VOLTAGE SURVEY AT THE COMPLETION OF CONSTRUCTION. A WRITTEN RESULT OF THE SURVEY MUST BE SUBMITTED TO THE TENANT REPRESENTATIVE AS A CONDITION OF FINAL PAYMENT.
3. FOR ALL ISSUES INVOLVING LIGHTING DESIGN, INCLUDING LOCATIONS, LAMPS AND/OR FIXTURES, CONTRACTOR SHALL CONTACT TENANT PROJECT MANAGER (REFERENCE PROJECT INFORMATION SHEET #T1).
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ALL WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST NOTIFY TENANT PROJECT MANAGER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL CEILING LOCATED ITEMS MUST BE COORDINATED WITH SIGNET PROJECT MANAGER. LOCATION OF LIGHTING EQUIPMENT TAKES PRECEDENCE. E.C. MUST ADHERE TO ALL NATIONAL AND LOCAL ELECTRICAL CODES. IT IS THE RESPONSIBILITY OF THE E.C. TO NOTIFY SIGNET PROJECT MANAGER, IF ANY LOCAL CODE CONFLICT EXISTS. ANY REVISIONS TO THIS PLAN CAUSED BY MECHANICAL OR STRUCTURAL CONFLICTS MUST BE APPROVED IN WRITING BY THE SIGNET PROJECT MANAGER. FIXTURE SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE SIGNET PROJECT MANAGER.
5. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE LIGHTING LAYOUT AND THE MECHANICAL AND/OR SPRINKLER LAYOUT, IN ALL CASES THE LIGHTING LAYOUT SHALL TAKE PRECEDENCE. NO EVENT SHALL A LIGHTING FIXTURE BE RELOCATED TO ACCOMMODATE DIFFUSERS OR SPRINKLER HEADS, WITHOUT THE PRIOR APPROVAL OF THE TENANT PROJECT MANAGER.
6. ALL LIGHTS DESIGNATED WITH A LETTER FOLLOWED BY "/NL" ARE TO BE WIRED AS NIGHT LIGHTS
7. CENTER ALL FIXTURES WITH CEILING TILE U.N.O
8. ALL CHAIN HUNG FIXTURES TO BE @ 10'-0" U.N.O.

SEE REFLECTED CEILING PLAN SHEET A3.0 FOR DIFFUSER LOCATION COORDINATION

B SWITCHBANK ELEVATION
NTS

ELECTRICAL LIGHTING PLAN KEY NOTES

1. CONNECT LIGHTING CIRCUIT VIA SWITCH(ES) LOCATED IN LIGHTING CONTROL SWITCHBANK. LOWERCASE LETTERS ADJACENT TO CIRCUIT # INDICATE CORRESPONDING CONTROL SWITCH.
2. LIGHTING CONTROL SWITCHBANK. SEE SWITCHBANK ELEVATION 1/E1.1 FOR ADDITIONAL INFORMATION.
3. PROVIDE 3 1/2" X 3 1/2" OCTAGONAL JUNCTION BOX, WITH ONE 1" CONDUIT EXTENDED ABOVE CEILING TO BACK OF HOUSE ACCESSIBLE CEILING AREA, FOR CEILING MOUNTED SECURITY CAMERA. CAMERA HOUSING TO BE LIGHT COLOR. COORDINATE PREWIRING WITH SECURITY VENDOR. (TYPICAL)
4. PROVIDE 'BOSE' SPEAKERS IN CEILING AS SHOWN. E.C. TO PROVIDE 3/4" PLENUM RATED CONDUIT FROM 'MUSIC' SYSTEM IN STOCK ROOM TO EACH LOCATION SPEAKERS, SPEAKER WIRING BY 'MUSIC' AND COORDINATED BY TENANT REPRESENTATIVE IN FIELD.
5. EXHAUST FAN BY LANDLORD
6. CIRCUIT SALES EXIT SIGNS AND EMERGENCY LIGHTS TO CIRCUIT L-8.



ELECTRICAL LIGHTING PLAN
1/4" = 1' - 0"

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PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
E1.1

TITLE:
ELECTRICAL LIGHTING PLAN

SYMBOLS AND ABBREVIATIONS LIST

NOTES: 1. SYMBOLS ARE NOT SHOWN TO SCALE
2. ALL SYMBOLS MAY NOT BE USED

AC	SUBSCRIPT "AC" INDICATES DEVICE MOUNTED AT 8" ABOVE COUNTER TO CENTERLINE OF DEVICE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BAS	BUILDING AUTOMATION SYSTEM SPECIFIED BY OTHERS
BB	SUBSCRIPT "BB" INDICATES DEVICE MOUNTED IN EXISTING BACKBOX MAINTAINED DURING RENOVATION
BC	SUBSCRIPT "BC" INDICATES DEVICE MOUNTED BELOW COUNTER AS DIRECTED
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BKR	CIRCUIT BREAKER
CLG	DEVICE MOUNTED IN CEILING
CKT	CIRCUIT
DE	DUAL ELEMENT (FUSES)
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ETR	EXISTING DEVICE TO REMAIN
EWC	ELECTRICAL WATER COOLER
FLR	FLOOR
FSEC	FOOD SERVICE EQUIPMENT CONTRACTOR
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
G/GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HPF	HIGH POWER FACTOR
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
IG	ISOLATED GROUND
LTG	LIGHTING
MFR	MANUFACTURER
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVERCURRENT PROTECTIVE DEVICE
NEC	NATIONAL ELECTRICAL CODE
NF	NON FUSED
NFPA	NATIONAL FIRE PROTECTION AGENCY
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
OFE	OWNER FURNISHED EQUIPMENT
PC	PLUMBING CONTRACTOR
PRT	PRINTER
RF	RETURN FAN
RL	SUBSCRIPT "RL" INDICATES RELOCATED DEVICE
SF	SUPPLY FAN
SM	SUBSCRIPT "SM" INDICATES SURFACE MOUNTED DEVICE
SR	SUBSCRIPT "SR" INDICATES DEVICE MOUNTED WITHIN SURFACE RACEWAY
TCC	TEMPERATURE CONTROL CONTRACTOR
T-STAT	THERMOSTAT
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
WG	WIREGUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE WITH COVER PLATE TO MATCH ADJACENT FINISH
A.C.	DUPLEX RECEPTACLE WITH COVER PLATE TO MATCH ADJACENT FINISH - MOUNT 6" ABOVE COUNTER TO TOP OF BOX
	QUADRIPLEX RECEPTACLE WITH COVER PLATE TO MATCH ADJACENT FINISH
	DEDICATED GROUND DUPLEX RECEPTACLE WITH COVER PLATE TO MATCH ADJACENT FINISH
	DEDICATED GROUND QUADRIPLEX RECEPTACLE WITH COVER PLATE TO MATCH ADJACENT FINISH
	UNDERCARPET FLUSH FLOOR BOX (COMMSCOPE #1375130-1), COVER (ABB #P-42-DS)
▽	DATA JACK OUTLET (SINGLE) - CONDUIT BY E.C., JACK AND FINAL CONNECTION BY TENANT
▼	TELEPHONE JACK OUTLET (SINGLE) - CONDUIT BY E.C., JACK AND FINAL CONNECTION BY TENANT
▼▽	TELEPHONE AND DATA JACK OUTLET (DOUBLE) - CONDUIT BY E.C., JACK AND FINAL CONNECTION BY TENANT
TELE	TELEPHONE EQUIPMENT PANEL. COORDINATE REQUIREMENTS WITH TENANT REPRESENTATIVE
	ELECTRICAL PANEL
$	SINGLE POLE LIGHT SWITCH MOUNTED @ 42" A.F.F. TO C/L (U.N.O.)
$OC	LINE VOLTAGE PASSIVE INFRARED WALL SWITCH OCCUPANCY SENSOR MOUNTED 42"AFF TO C/L, UNLESS NOTED OTHERWISE
$M	MOTION SENSOR SINGLE POLE LIGHT SWITCH MOUNTED @ 42" A.F.F. TO C/L (U.N.O.)
$CT-1	SINGLE POLE LIGHT SWITCH, CONNECTED TO LIGHTING CONTACTOR IN STOCK ROOM, MOUNTED @ 48" A.F.F. TO C/L (U.N.O.) CONTACTOR TO CONTROL OVERHEAD LIGHTS IN THE SALES AREA
$CT-2	SINGLE POLE LIGHT SWITCH, CONNECTED TO LIGHTING CONTACTOR IN STOCK ROOM, MOUNTED @ 48" A.F.F. TO C/L, (U.N.O.) CONTACTOR TO CONTROL SHOWCASE LIGHTING AND ACCENT LIGHTING IN THE SALES AREA
K	OVERHEAD GRILLE KEY SWITCH MOUNTED @ 24" A.F.F. TO C/L (U.N.O.)
	DISCONNECT SWITCH
	OVERHEAD GRILLE MOTOR WITH SAFETY SWITCH
	CEILING MOUNTED EXHAUST FAN
SP	CEILING MOUNTED SPEAKER PROVIDE 3/4" PLENUM RATED CONDUIT WITH PULL WIRE
	JUNCTION BOX
SD	SMOKE DETECTOR
PP	POINT OF SALE PIN-PAD DEVICE
HW	TANK TYPE ELECTRIC WATER HEATER. SEE SPECIFICATIONS FOR SIZING REQUIREMENTS
T	TRANSFORMER
C/R	CASH REGISTER PROVIDED BY TENANT
	CONDUIT - 3/4" (U.N.O.) SEE ROUTING METHOD NOTES THIS SHEET
	3/4" PLENUM RATED CONDUIT WITH PULL WIRE BY E.C. FOR TELECOMMUNICATIONS EQUIPMENT. RUN FROM STUB-UP AS SHOWN, TO ABOVE CEILING, AND TO PHONE PANEL IN STOCK ROOM. NO EXTRAS ALLOWED IF NOT PROVIDED AS INDICATED.

SECURITY SYSTEM LEGEND & NOTES

SYMBOL	DESCRIPTION
H / IB	HOLD-UP ALARM DEVICE / INTERVENTION BUTTON
AZ	AUDIO ZONE EQUIPMENT COORDINATE LOCATION AND MOUNTING REQUIREMENTS WITH TENANT REPRESENTATIVE (WHEN APPLICABLE)
IP7	IP7 PANEL
RIM S	RIM S SECURITY SPEAKER
HP	HOT PHONE / RED PHONE
KP	KEYPAD
C	CONTACT ALARM DEVICE IN WALL OR CEILING WITH COVERPLATE TO MATCH
M	PASSIVE INFRARED MOTION DETECTOR MOUNTED AT CEILING (180° OR 360° RANGE)
WM	WALL MOUNTED MOTION DETECTOR
GB	GLASS BREAK
AP	WALL MOUNTED MASTER SECURITY SYSTEM ALARM PANEL. SUPPLY 2 GANG JUNCTION BOXES
DV	NETWORK VIDEO RECORDER (NVR) AND MONITOR
CAM	CAMERA
WM CAM	WALL MOUNTED CAMERA
HS CAM	HEIGHT STRIP CAMERA
	SIREN/STROBE
SV	SAFE VIBRATION SENSOR
SC	SAFE CONTACT

1. E.C. TO SUPPLY AND INSTALL CONDUIT FOR SECURITY SYSTEM AND JUNCTION BOXES FOR EACH DEVICE AS DIRECTED BY THE SECURITY SYSTEM INSTALLER. THE SECURITY SYSTEM INSTALLER SHALL PROVIDE ALL WIRE, AND WIRE TO BE INSTALLED IN CONDUIT BY E.C.

2. LOCATIONS OF ALL SECURITY SYSTEM OUTLETS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY THE SECURITY SYSTEM REPRESENTATIVE AT THE JOB SITE.

3. SECURITY SYSTEM CONDUIT IS TO BE INSTALLED AND WIRE PULLED AT LEAST SEVEN (7) DAYS PRIOR TO THE OPENING OF THE STORE TO ALLOW THE SYSTEM INSTALLER ADEQUATE TIME TO INSTALL, CONNECT AND TEST ALL DEVICES.

4. SAFE UNIT REQUIRES A MINIMUM OF 4" CLEARANCE ON ALL SIDES, TOP AND BOTTOM. G.C. TO NOTIFY SECURITY SYSTEM INSTALLER THREE (3) DAYS PRIOR TO INSTALLATION OF THE SAFE TO ALLOW FOR SECURITY SYSTEM INSTALLATION.

2. **Through Penetrants -** One metallic pipe, conduit or tube installed approximately midway between wood joists. Diam of openings hole-sawed through flooring system and through gypsum board ceiling to be nom 1/2 in. greater than the outside diam of through-penetrant. For 1 hr rated floor assemblies, through penetrant to be installed either concentrically or eccentrically within the opening with an annular space of 0 in. (point contact) to 1/2 in. For 2 hr rated floor assemblies, through penetrant to be centered in the opening. Pipe, conduit or tube to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe -** Nom 4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
   B. **Iron Pipe -** Nom 4 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit -** Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. **Copper Pipe -** Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
   E. **Copper Tubing -** Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.

   The T Rating of the firestop system is dependent upon the hourly rating of the floor-ceiling assembly and type of through-penetrant used as shown in the table below:

Floor Ceiling Rating Hr	Type of Penetrant	T Rating Hr
1	Steel or Iron Pipe	1
1	Steel Conduit	1
1	Copper Tube or Pipe	3/4
2	Steel or Iron Pipe	1-1/2
2	Steel Conduit	1-1/2
2	Copper Tube or Pipe	1/2

3. **Fill, Void or Cavity Material* - Sealant -** Fill material forced into annulus to fill space to max extent possible on top surface of floor and bottom surface of ceiling. Min 3/8 in. diam bead of fill material applied at point contact location on top surface of floor and on bottom surface of gypsum board ceiling.
   SPECIFIED TECHNOLOGIES INC - SpecSeal Series SSS Sealant or SpecSeal LCI Sealant
   *Bearing the UL Classification Mark

Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876
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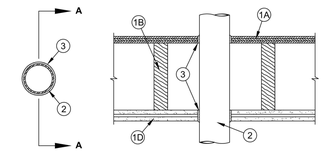
Created or Revised: January 2, 2009
(800)992-1180 • (908)526-8000 • FAX (908)231-8415 • E-Mail:techserv@stifirestop.com • Website:www.stifirestop.com
F-C-1010
PAGE 2 OF 2

System No. F-C-1010
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1/2, 3/4, 1 and 1-1/2 Hr (See Item 2)
L Rating At Ambient - Less Than 1 CFM/sq ft
L Rating At 400 F - Less Than 1 CFM/sq ft



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 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in Design Nos. L505, L511 or L536 in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the hourly fire rating of the floor-ceiling assembly. The general construction features of the floor-ceiling assembly are summarized below:
   A. **Flooring System -** Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of floor opening is 5 in.
   B. **Wood Joists* -** For 1 hr fire-rated floor-ceiling assemblies, nom 10 in. deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or **Structural Wood Members*** with bridging as required and with ends firestopped. For 2 hr fire-rated floor-ceiling assemblies, nom 2 by 10 in. lumber joists spaced 16 in. OC with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels -** (Not Shown) - In 2 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between first and second layers of gypsum board (Item 1D). Furring channels spaced max 24 in. OC. In 1 hr fire-rated assemblies, resilient galv steel furring installed perpendicular to wood joists between gypsum board and wood joists as specified in the individual Floor-Ceiling Design. Furring channels spaced max 24 in. OC.
   D. **Gypsum Board* -** Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Second layer of gypsum board (2 hr fire-rated assembly) screw-attached to furring channels as specified in the individual Floor-Ceiling Design. Max diam of ceiling opening is 5 in.

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PAGE 1 OF 2

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KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
E1.2

TITLE:
ELECTRICAL SCHEDULES & LEGENDS

ELECTRICAL NOTES

1. CONTRACTOR TO VERIFY ALL METERING REQUIREMENTS WITH LANDLORD AND UTILITY PRIOR TO BID.
2. G.C. SHALL VERIFY ANY THIRD PARTY INSPECTIONS REQUIRED BY THE LOCAL JURISDICTION PRIOR TO BIDDING THIS PROJECT.
3. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROPERLY BALANCE ALL BRANCH CIRCUITS BETWEEN THE PHASES OF THE SYSTEM REGARDLESS OF THE CIRCUITING INDICATED.
4. ELECTRICAL CONTRACTOR TO VERIFY EXACT DISTANCE AND ROUTING OF SERVICE FEEDERS FROM LANDLORD DISTRIBUTION/SERVICE ENTRANCE EQUIPMENT TO TENANT SPACE PRIOR TO BIDDING
5. "ALL LOW VOLTAGE WIRING TO BE IN CONDUIT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION."
6. LIGHTING CIRCUITS DESIGNATED TO BE 'LOCKED-ON' VIA CONTACTOR SHALL BE WIRED TO WALL SWITCH WHICH SHALL BE LOCATED IN FIELD ACCORDING TO DIRECTION OF STERLING'S REPRESENTATIVE. AT TIME OF STORE OPENING, STORE MANAGER SHALL LOCK ELECTRICAL PANELS TO PREVENT ACCIDENTAL SWITCHING OF BREAKERS.
7. EACH STOREFRONT SIGN SHALL HAVE A DEDICATED CIRCUIT WITH (3) CONDUCTORS CONSISTING OF A HOT, NEUTRAL AND GROUND RETURNED TO ELECTRICAL PANEL VIA TIMECLOCK. DO NOT GROUND AT SIGN.
8. WHEN ELECTRICAL DRAWINGS ARE CALLING FOR EXISTING SERVICE CONDUIT AND/OR WIRE TO BE REUSED, THE E.C. SHALL CONFIRM DURING THE FIELD VISIT THAT THESE SIZES ARE ADEQUATE TO CARRY THE LOAD AS SHOWN IN THE LOAD SUMMARY. E.C. MUST CONFIRM THIS PRIOR TO BIDDING AND INCLUDE REPLACEMENT COST WHEN NECESSARY IN BID PRICE. NO EXTRAS WILL BE APPROVED DUE TO LACK OF FIELD VISIT.
9. E.C. SHALL VISIT SITE TO VERIFY THAT ANY/ALL TRANSFORMERS, PANELS, OR OTHER ELECTRICAL EQUIPMENT INDICATED AS BEING REUSED/ REWORKED MEETS REQUIREMENTS SHOWN. IF NOT, NOTIFY SIGNET REPRESENTATIVE IMMEDIATELY AND INCLUDE NEW EQUIPMENT IN BID PRICE.
10. PANELS SHALL BE EQUIPPED WITH SINGLE OR MULTIPLE POLE BOLTED THERMAL MAGNETIC BREAKERS.
11. FINAL CONNECTION AND TERMINATION OF THE WIRE INTO LANDLORD'S ELECTRICAL PANEL BY LANDLORD'S DESIGNATED ELECTRICAL CONTRACTOR AT TENANT'S EXPENSE.
12. HOMERUNS AND BRANCH WIRING FOR 20 AMP CIRCUITS SHALL BE AS FOLLOWS:

LENGTH	CIRCUIT WIRE SIZE	HOMERUN WIRE SIZE
1' TO 50'	NO.12 AWG	NO.12 AWG
51' TO 75'	NO.12 AWG	NO.10 AWG
76' TO 120'	NO.10 AWG	NO.8 AWG
121' TO 190'	NO.10 AWG	NO.6 AWG
191' TO 300'	NO.10 AWG	NO.4 AWG

PANELBOARD NOTES

- ALL BREAKERS SHALL BE 20A/1P, UNLESS NOTED OTHERWISE.
- ALL BREAKERS SHALL BE HACR RATED.

NOTE: NOT ALL NOTES BELOW MAY APPLY TO THIS PROJECT.

1. [1] INDICATES BREAKER SHALL BE "SWD" RATED.
2. [2] INDICATES BREAKER SHALL BE COMBINATION "ARC-FAULT / GFI" TYPE.
3. [3] INDICATES BREAKER SHALL BE "GFI" TYPE, WITH RATING AS REQUIRED BY NEC PER APPLICATION. PROVIDE 5mA RATING FOR PERSONNEL PROTECTION. PROVIDE 30mA RATING FOR EQUIPMENT PROTECTION.
4. [4] INDICATES BREAKER SHALL BE SHUNT-TRIP TYPE.
5. [5] INDICATES BREAKER TO BE "ARC-FAULT" TYPE.
6. [6] INDICATES BREAKER TO HAVE LOCK-ON CLIP.
7. [7] INDICATES BREAKER TO HAVE LOCK-ON CLIP AND RED MARKING.
8. [8] INDICATES CIRCUIT TO HAVE REMOTE 5mA GFI PROTECTION MODULE MOUNTED IN JUNCTION BOX WITH HINGED COVER ADJACENT TO PANELBOARD. MODULE SHALL BE LABELED AS TO THE CIRCUIT AND EQUIPMENT THAT IS BEING PROTECTED.
9. [9] INDICATES BRANCH CIRCUIT ROUTED THROUGH EMERGENCY LIGHTING INVERTER.
10. [10] INDICATES TO FURNISH AND INSTALL HANDLE TIES FOR MULTIPLEXED CIRCUITS.
11. [11] INDICATES TO FURNISH AND INSTALL NEW BRANCH CIRCUIT USING EXISTING BREAKER.
12. [12] INDICATES TO FURNISH AND INSTALL NEW BREAKER. BREAKER SHALL MATCH EXISTING PANELBOARD MANUFACTURER, TYPE, AND AIC RATING.
13. [13] INDICATES TO USE EXISTING SPARE BREAKER FOR NEW BRANCH CIRCUIT.
14. "C-#" INDICATES DESIGNATION OF CONTACTOR CONTROLLING CIRCUIT. SEE CONTACTOR SCHEDULE.

PANELBOARD DESIGNATION 'L1'

120/208/480 VOLTS | 3 PH. | 4 WIRE SOLID NEUTRAL | MOUNTING: FLUSH X
100 AMPERE BUS | 100 AMPERE MAIN | M.L.O. | SURFACE -
SPECIAL REQUIREMENTS

	CKT NO.	KVA	DESCRIPTION	A	B	C	DESCRIPTION	KVA	CKT NO.	
C-2 [11] [6]	1	.96	SHOWCASE LIGHTING	1.96			COFFEE RECEPTACLE	1.0	2	[3] [6] [11]
C-2 [11] [6]	3	1.4	SHOWCASE LIGHTING		2.1		REFRIGERATOR RECEPTACLE	.7	4	[3] [6] [11]
C-2 [11] [6]	5	.14	SALES GENERAL LIGHTING			1.64	MICROWAVE RECEPTACLE	1.5	6	[3] [6] [11]
[11]	7	.5	BOH LIGHTING / EF-1	.5			SPARE	-	8	
	9	-	SPARE		-		SPARE	-	10	
	11	-	SPARE			-	SPARE	-	12	
	13	-	SPACE	-			SPACE	-	14	
	15	-	SPACE		-		SPACE	-	16	
	17	-	SPACE			-	SPACE	-	18	
			KVA SUB TOTALS	2.46	2.1	1.64				

TOTAL CONNECTED LOAD 6.2 KVA

PANELBOARD DESIGNATION L

120/208 VOLTS | 3 PH. | 4 WIRE SOLID NEUTRAL | MOUNTING: FLUSH X
225 AMPERE BUS | 200 AMPERE MAIN | M.C.B. | SURFACE -
SPECIAL REQUIREMENTS

	CKT NO.	KVA	DESCRIPTION	A	B	C	DESCRIPTION	KVA	CKT NO.	
	1	3.12		30/3 6.11				2.99	2	
	3	3.12	ROOFTOP UNIT		6.11		ROOFTOP UNIT	2.99	4	
	5	3.12				6.11		2.99	6	
	7	3.12		30/3 3.32			EMERGENCY / NL/ EXIT LIGHTS	.2	8	[6] [11]
	9	3.12	ROOFTOP UNIT		4.32		SIGNS	1.2	10	[6] [11] C-1
	11	3.12				3.52	TELEPHONE BOARD/ TIMECLOCK	.4	12	[6] [11]
[6] [12]	13	2.0	WATER HEATER	30/1 2.6			DRINKING FOUNTAIN	0.6	14	
	15	0.6	SW RECEPTS		1.7		CHARGING STATION	1.1	16	[11]
[11]	17	.4	RESTROOM RECEPTACLES			1.6	HAND DRYER	1.2	18	[11]
C-2 [11] [6]	19	0.9	SHOWCASE POWER	1.4			65" MONITOR POWER (2)	.5	20	[11]
C-2 [11] [6]	21	0.9	SHOWCASE POWER		1.9		COMPUTER/POS	1.0	22	[11]
C-2 [11] [6]	23	0.9	SHOWCASE POWER			1.9	COMPUTER/POS	1.0	24	[11]
C-2 [11] [6]	25	0.9	SHOWCASE POWER	1.3			RECEPTACLES AT POS	0.4	26	
C-2 [11] [6]	27	0.9	SHOWCASE POWER		1.0		REAR DOOR DETEX (2)	0.1	28	[6] [11]
C-2 [11] [6]	29	0.9	SHOWCASE POWER			1.1	RING POLISHER RECEPT	0.2	30	
C-2 [11] [6]	31	0.8	SHOWCASE POWER	1.2			TOTEM RECEPTACLES	0.4	32	
[11]	33	0.5	MONITOR AT POS		2.3		RING POLISHER RECEPTS	1.8	34	
[6]	35	1.5	ROLLING GRILLE (2)			2.0	SECURITY SYSTEM	0.5	36	[6] [11]
	37	2.46		40/3 3.86			BOH RECEPTS / BUZZERS	1.4	38	[11]
	39	2.1	SUB-PANEL 'L1'		2.6		MUSIC SYSTEM	0.5	40	[6] [11]
	41	1.64				1.84	DVR RECEPTACLE	0.2	42	[6] [11]
			KVA SUB TOTALS	19.8	19.9	18.2				

TOTAL CONNECTED LOAD 57.9 KVA

ELECTRICAL LOAD SUMMARY

120 / 208V 3Ø, 4W SUPPLY

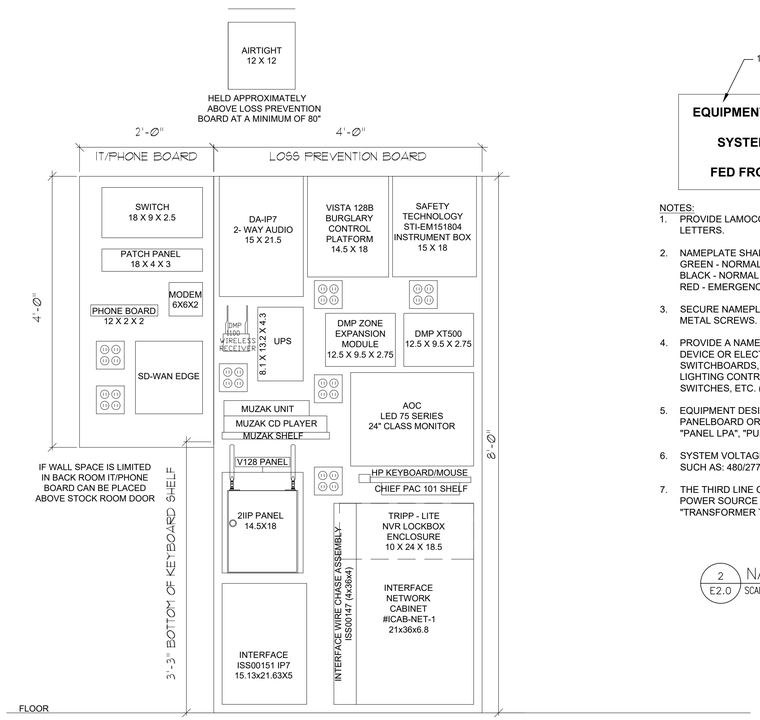
DESCRIPTION	ACTUAL CONNECTED KW/KVA	POWER FACTOR	N.E.C. CONNECTED KW/KVA	N.E.C. DEMAND FACTOR	N.E.C. DEMAND KVA
LIGHTING	4.4	1.00	4.4	1.25	5.5
RECEPTACLES	17.8	1.00	17.8	1.0 < 10KW 0.5 REMAINING KW	13.95
HVAC	27.7	1.00	27.7	1.00*	27.7
WATER HEATER	2.0	1.00	2.0	1.25	2.5
MISCELLANEOUS	5.9	1.00	5.9	1.00	5.9
TOTAL	57.8		57.8		55.6

NOTES

* LOAD CALCULATIONS BASED ON MANUFACTURER'S GIVEN MCA VALUES

N.E.C. DEMAND KVA x 1000 / SYSTEM VOLTAGE x $\sqrt{3}$ = MINIMUM FEEDER AMPERAGE

$\frac{55.6 \times 1000}{208 \times 1.73}$ = 154.4 AMPS — EXISTING 200A SERVICE



1 E2.0 BACKBOARD LAYOUT DIAGRAM
SCALE: NTS

1/4" HIGH LETTERS (TYP.)

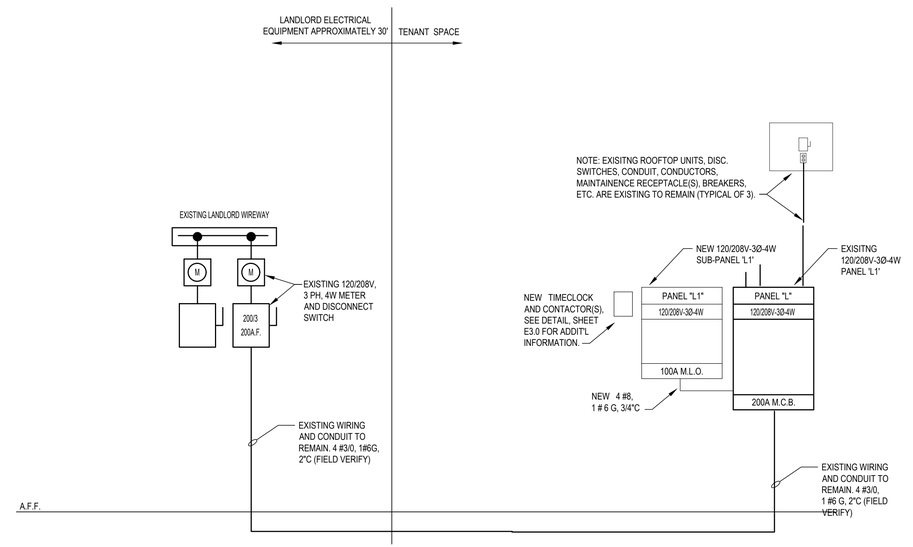
EQUIPMENT DESIGNATION

SYSTEM VOLTAGE

FED FROM PANEL 'X'

NOTES:
1. PROVIDE LAMOCOID NAMEPLATE ENGRAVED WITH WHITE LETTERS.
2. NAMEPLATE SHALL BE THE FOLLOWING COLORS:
   GREEN - NORMAL POWER ON 480/277 VOLT SYSTEM
   BLACK - NORMAL POWER ON 208/120 VOLT SYSTEM
   RED - EMERGENCY POWER (ALL VOLTAGES)
3. SECURE NAMEPLATE TO EQUIPMENT WITH TWO SHEET METAL SCREWS.
4. PROVIDE A NAMEPLATE FOR EVERY MAJOR ELECTRICAL DEVICE OR ELECTRICAL CONTROLS SUCH AS: SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, LIGHTING CONTROL PANELS, STARTERS, DISCONNECT SWITCHES, ETC. (AS APPLICABLE).
5. EQUIPMENT DESIGNATION SHOULD INDICATE NAME OF PANELBOARD OR TYPE OF EQUIPMENT BE SERVED (I.E. "PANEL LPA", "PUMP CWP-1").
6. SYSTEM VOLTAGE SHALL INDICATE VOLTAGE AND PHASE SUCH AS: 480/277V,3Ø, 240/120V,1Ø, ETC.
7. THE THIRD LINE OF TEXT SHALL INDICATE UPSTREAM POWER SOURCE IDENTIFIED BY ITS NAME, SUCH AS "TRANSFORMER T1", PANEL "LPA", ETC.

2 E2.0 NAMEPLATE DETAIL
SCALE: NTS



ELECTRICAL ONE-LINE DIAGRAM

NTS — 120/208VAC-3Ø-4W

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SIGNET JEWELERS
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KAY JEWELERS
CHAPEL HILLS WEST
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COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

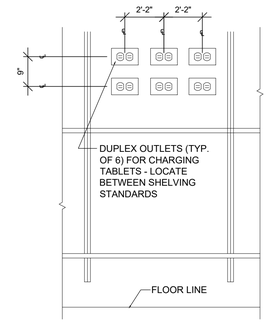
REVISIONS

ISSUANCE DATE: 3/25/2024

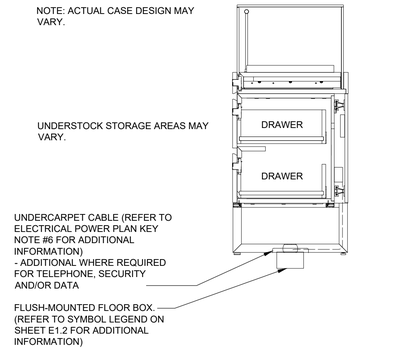
STORE NO. 0306

SHEET: E2.0

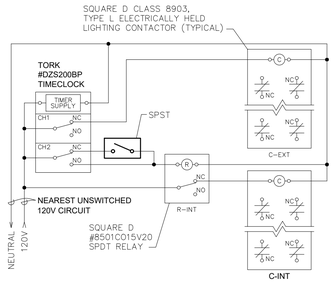
TITLE: ELECTRICAL PANELBOARD & RISER DIAGRAM



3 CHARGING OUTLETS AT SHELF
1"=1'-0"



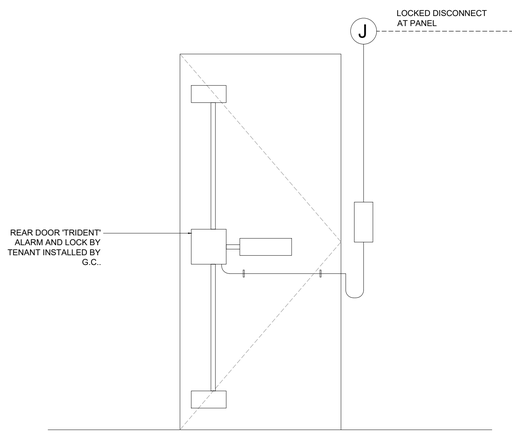
4 SHOWCASE POWER CONNECTION
1"=1'-0"



GENERAL NOTES APPLICABLE TO THIS DETAIL:

A. SEE PANEL SCHEDULES FOR CIRCUITS THAT ARE TO BE CONTROLLED BY EACH CONTACTOR.
B. EACH CONTACTOR CONSTITUTES A CONTROL ZONE. ALTHOUGH NOT SPECIFICALLY SHOWN ON THIS DETAIL, PROVIDE MULTIPLE CONTACTORS WIRED IN PARALLEL WHEN THE NUMBER OF CIRCUITS IN A CONTROL ZONE EXCEEDS THE MAXIMUM NUMBER OF POLES AVAILABLE ON A SINGLE CONTACTOR. PROVIDE A MINIMUM OF 2 SPARE CONTACTOR POLES PER CONTROL ZONE.
C. ALL CONTACTORS SHALL BE PROVIDED WITH NORMALLY CLOSED CONTACTS. THE CONTACTORS SHALL BE DELIVERED FROM THE FACTORY WITH NORMALLY CLOSED CONTACTS OR WITH FIELD-CONVERTIBLE CONTACTS. THE CONTRACTOR SHALL FIELD-CONVERT CONTACTORS TO NORMALLY CLOSED WHEN FIELD-CONVERTIBLE NORMALLY OPEN CONTACTS ARE PROVIDED.
D. ANY LOCAL SWITCHING INDICATED ON THE PLANS SHALL BE ON THE LOAD SIDE OF THE CONTACTOR.
E. THE ELECTRICAL CONTRACTOR SHALL PROGRAM ALL TIMECLOCKS AND INDIVIDUAL DIGITAL TIMECLOCK CHANNELS. COORDINATE ALL ON, OFF, AND HOLIDAY SETTINGS WITH THE OWNER. INTERIOR CONTROL ZONES SHALL HAVE THE ASTRONOMIC FUNCTION FOR THE CHANNEL TURNED OFF. EXTERIOR CONTROL ZONES SHALL HAVE THE ASTRONOMIC FUNCTION FOR THE CHANNEL TURNED ON.
F. MOUNT TIMECLOCK, RELAYS, AND CONTACTORS ADJACENT TO THE ASSOCIATED PANELBOARD(S). ALL CONTACTORS AND RELAYS SHALL BE PROVIDED WITH INDIVIDUAL ENCLOSURES. AT THE CONTRACTOR'S OPTION, OPEN RELAYS AND CONTACTORS ARE PERMITTED WHEN MOUNTED WITHIN A COMMON ENCLOSURE.
G. COORDINATE MOUNTING LOCATION OF OVERRIDE SWITCH WITH THE OWNER.
H. PROVIDE TO THE OWNER A VOLUNTARY BID ALTERNATE TO UTILIZE A RELAY PANEL WITH A DIGITAL TIMECLOCK AND LOW VOLTAGE OVERRIDE SWITCH IN LIEU OF THE COMPONENTS SHOWN WITHIN THIS DETAIL.

1 LIGHTING CONTROL DETAIL
NTS



2 REAR DOOR ALARM DETAIL
NTS

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SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6839
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
E3.0

TITLE:
ELECTRICAL AND LIGHTING DETAILS

ELECTRICAL SPECIFICATIONS

ELECTRICAL SPECIFICATION INDEX

SECTION 16010 - GENERAL PROVISIONS

A. GENERAL
1. REQUIREMENTS SPECIFIED IN DIVISION 1, INSTRUCTIONS TO BIDDERS, SUPPLEMENTAL GENERAL CONDITIONS, SPECIAL CONDITIONS, ADDENDA, ALTERNATES, CONTRACT AND PROPOSAL, ALONG WITH DIVISION 16 AND ALL ITS SECTIONS, COMPRISE THE CONTRACT DOCUMENTS FOR THE ELECTRICAL CONTRACT. DRAWINGS AND ALL THEIR REVISIONS UP TO THE BID SUBMITTAL DATE BECOME A BINDING PART OF THE CONTRACT, ALONG WITH THESE SPECIFICATIONS AS THOUGH THEY WERE ONE, AND ANYTHING IMPLIED BY THE SPECIFICATIONS SHALL BE INTERPRETED AS ALSO IMPLIED BY THE DRAWINGS AND VICE VERSA. PROVIDE NECESSARY ITEMS FOR A COMPLETE INSTALLATION OF ALL ELECTRICALLY OPERATED EQUIPMENT LISTED IN THE SPECIFICATIONS OR SHOWN ON THE CONTRACT DRAWINGS.
2. THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND EQUIPMENT DRAWINGS AND SPECIFICATIONS ARE INCORPORATED INTO, AND BECOME A PART OF THIS DIVISION. THIS CONTRACTOR SHALL EXAMINE ALL SUCH DRAWINGS AND SPECIFICATIONS AND BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS CONTAINED THEREIN. THE SUBMISSION OF HIS BID SHALL INDICATE SUCH KNOWLEDGE.
3. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. THEY ARE INTENDED TO SHOW THE APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT. DIMENSIONS GIVEN ON THE PLANS, IN FIGURES, SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD. THE ELECTRICAL CONTRACTOR SHALL LAYOUT ALL EQUIPMENT ROOMS TO MAKE SURE THE EQUIPMENT, AS PURCHASED, FITS IN THE ROOM OR SPACE SHOWN. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
4. UNTIL THE TIME OF INSTALLATION, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LOCATION OF CONDUIT AND EQUIPMENT WITHOUT ADDITIONAL COST TO THE CONTRACT.
5. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER. MATERIAL AND LABOR NECESSARY TO THE PROJECT SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. LABOR AND/OR MATERIALS NEITHER SHOWN NOR SPECIFIED, BUT OBVIOUSLY NECESSARY FOR THE COMPLETION AND PROPER FUNCTIONING OF THE SYSTEM, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
6. ARRANGE ALL EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE. CHECK ALL EQUIPMENT SIZES AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE.
7. EXAMINE THE WORK OF OTHER TRADES INSOFAR AS THEIR WORK COMES IN CONTACT WITH OR IS COVERED BY THIS WORK IN NO CASE ATTACH TO, OR FINISH AGAINST ANY DEFECTIVE WORK OR INSTALL WORK IN A MANNER WHICH WILL PREVENT PROPER INSTALLATION OF THE WORK OF OTHER TRADES.
8. ELECTRICAL CONTRACTOR SHALL VERIFY WITH OTHER TRADES ALL ELECTRICAL CHARACTERISTICS OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS. CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND HORSEPOWER AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AND OVERLOAD PROTECTION FOR ALL EQUIPMENT, UNLESS FURNISHED INTEGRAL WITH EQUIPMENT PACKAGE.
9. IT IS THE INTENT OF THESE DRAWINGS THAT THIS BE A COMPLETE ELECTRICAL JOB, ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT PRIOR TO BIDDING THE JOB.

B. VISIT TO THE SITE- THIS CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING HIS WORK. THE SUBMISSION OF HIS PROPOSAL SHALL INDICATE SUCH KNOWLEDGE. NO ADDITIONAL PAYMENT SHALL BE MADE ON CLAIMS THAT ARISE FROM A LACK OF KNOWLEDGE OF THE EXISTING CONDITIONS.

C. CODE AND PERMITS
1. INSTALLATION SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF MUNICIPAL, CITY, COUNTY, STATE AND PUBLIC UTILITIES AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE PREMISES.
2. COMPLY WITH ANY SPECIFICATION REQUIREMENTS THAT ARE IN EXCESS BUT NOT IN CONFLICT WITH CODE REQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, PLAN REVIEWS AND CERTIFICATES OF INSPECTION IN CONNECTION WITH HIS WORK, REQUIRED BY THE FOREGOING AUTHORITIES. BEFORE FINAL PAYMENT OF THE CONTRACT IS ALLOWED, ALL CERTIFICATES SHALL BE DELIVERED TO THE ARCHITECT IN DUPLICATE.
4. ELECTRICAL MATERIAL AND EQUIPMENT SHALL BEAR THE UL LABEL EXCEPT WHERE UL DOES NOT LABEL SUCH TYPES OF MATERIAL AND EQUIPMENT.

D. TESTING AND PLACING IN SERVICE
1. ANY MATERIAL OR EQUIPMENT FAILING A TEST SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
2. TESTS SHALL INCLUDE THE FOLLOWING:
   a. MEASURE THE LOAD ON EACH PHASE OF THE MAIN SERVICE AND EACH PHASE OF EVERY FEEDER UNDER FULL LOAD CONDITIONS.
   b. MEASURE THE NO-LOAD AND FULL-LOAD VOLTAGES (PHASE TO PHASE, PHASE TO NEUTRAL AND PHASE TO GROUND FOR EACH PHASE OF EACH SERVICE, OF EACH SEPARATELY DERIVED SYSTEM, AND AT EACH PANELBOARD OR TRANSFORMER).
   c. MEASURE THE GROUND RESISTANCE OF THE MAIN SERVICE GROUNDING ELECTRODE AND THE GROUND RESISTANCE OF EACH SEPARATELY DERIVED SYSTEM'S GROUNDING ELECTRODE.
   d. MAKE INSULATION RESISTANCE TESTS ON ALL DRY TYPE TRANSFORMERS AND MOTORS.

E. INTERFERENCES
1. BEFORE THE INSTALLATION OF ANY ITEM BEGINS, THE ELECTRICAL CONTRACTOR SHALL CAREFULLY ASCERTAIN THAT IT DOES NOT INTERFERE WITH CLEARANCES FOR THE ERECTION OF FINISH BEAMS, COLUMNS, PILASTERS, WALLS OR OTHER STRUCTURAL OR ARCHITECTURAL MEMBERS AS SHOWN ON THE ARCHITECTURAL DRAWINGS. IF ANY WORK IS INSTALLED AND THE ARCHITECTURAL DESIGN CANNOT BE FOLLOWED, THIS CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE CHANGES IN HIS WORK AS DIRECTED BY THE ARCHITECT TO PERMIT THE COMPLETION OF THE ARCHITECTURAL WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
2. IT SHALL BE THE DUTY OF THIS CONTRACTOR TO REPORT ANY INTERFERENCES BETWEEN HIS WORK AND THAT OF ANY OF THE OTHER CONTRACTORS AS SOON AS THEY ARE DISCOVERED. THE ARCHITECT SHALL DETERMINE WHICH EQUIPMENT WILL BE RELOCATED, REGARDLESS OF WHICH WAS INSTALLED FIRST. HIS DECISION WILL BE FINAL.

F. QUALITY ASSURANCE- ALL PRODUCTS SHALL BE NEW AND OF THE TYPE AND QUALITY SPECIFIED. WHERE MATERIALS, EQUIPMENT, APPARATUS OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAME, TYPE OF CATALOG NUMBER, SUCH DESIGNATION SHALL ESTABLISH THE STANDARDS OF THE DESIRED QUALITY AND STYLE. IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY OF MATERIALS AND EQUIPMENT INSTALLED.

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

A. NAMEPLATES
1. GENERAL: FURNISH AND MOUNT ON EACH PANELBOARD, SWITCHBOARD (INCLUDING BRANCH SWITCHES), LARGE JUNCTION BOX, SAFETY SWITCH, STARTER, REMOTE CONTROL, PUSH BUTTON STATION, AND ALL SIMILAR CONTROLS, A NAMEPLATE DESCRIPTIVE OF THE EQUIPMENT OR EQUIPMENT CONTROLLED.
2. PROVIDE BLACK AND WHITE NAMEPLATES CONSTRUCTED FROM LAMINATED PHENOLIC WITH A WHITE CENTER CORE. LETTERS SHALL BE ENGRAVED IN THE PHENOLIC TO FORM WHITE LETTERS 3/8" HIGH. FASTEN THE NAMEPLATES WITH SCREWS AND AN ADHESIVE TYPE FASTENER.

B. MOUNTING ACCESSORIES
1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL ANGLE IRON, CHANNEL IRON, RODS, SUPPORTS, HANGERS, CONCRETE OR PLYWOOD REQUIRED TO INSTALL, MOUNT AND SUPPORT ANY ELECTRICAL EQUIPMENT OR DEVICE CALLED FOR ON THE PLANS.
2. SUPPORTING MATERIAL SHALL BE COMPLETE WITH HANGERS, CONNECTORS, BOLTS, CLAMPS AND NECESSARY ACCESSORIES TO MAKE A COMPLETE INSTALLATION. SUPPORTING MATERIAL SHALL BE GALVANIZED, PAINTED OR OTHERWISE SUITABLY FINISHED. PRODUCTS BY BINKLEY, STEEL CITY OR RACO WILL BE ACCEPTABLE.

C. EXECUTION
1. THE ELECTRICAL WORK FOR CONSTRUCTION PROPOSED SHALL CONFORM TO ALL FEDERAL (OSHA), STATE, ALL SPECIFIC SAFETY REQUIREMENTS AND THE REQUIREMENTS OF THE CURRENT EDITION OF THE NEC.
2. CHECK THE HVAC AND PLUMBING SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND INCLUDE THE SAME IN THE CONTRACT COST.
3. 3EQUIPMENT CONNECTIONS, STARTERS, DISCONNECT SWITCHES, CONTROL TRANSFORMERS AND PUSHBUTTON STATIONS FOR THE EQUIPMENT FURNISHED BY THE OWNER OR UNDER A SEPARATE CONTRACT SHALL BE INSTALLED AND CONNECTED UNDER THIS DIVISION, AS INDICATED ON THE CONTRACT DRAWINGS.
4. ALL CUTTING, PATCHING, EXCAVATING, BACKFILLING AND CONCRETE WORK RELATED TO THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. THIS CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROVIDING THE SLEEVES, CHASES AND OPENINGS NECESSARY FOR THE ELECTRICAL INSTALLATION AND FOR THEIR REPAIR IN AN ACCEPTABLE MANNER, AS DETERMINED BY THE ARCHITECT. ALL HOLES SHALL BE CORE-DRILLED. PROVIDE FIRE STOP IN ALL OPENINGS CREATED THROUGH FIRE-RATED WALLS, FLOORS OR CEILINGS.
5. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED ACCESS PANELS NECESSARY FOR HIS WORK, COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.

D. MATERIALS AND WORKMANSHIP
1. ALL WORK SHALL BE INSTALLED IN A PRACTICAL AND WORKMANLIKE MANNER, BY MECHANICS SKILLED IN THE SEVERAL TRADES NECESSARY.
2. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS AND SHALL BE THE BEST OF THEIR SEVERAL KINDS UNLESS SPECIFIED OR INDICATED ON THE DRAWINGS TO THE CONTRARY.
3. DURING EACH PHASE AND AT THE COMPLETION OF THE CONSTRUCTION, THIS CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS CAUSED BY HIS WORK. HE SHALL LEAVE THE AREA OF OPERATION BROOM CLEAN.
4. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR ETL LABEL.
5. THIS CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIAL (LAMPS EXCEPTED) FOR A PERIOD OF ONE YEAR FROM THE DATE OF BUILDING OPENING AND LEAVE HIS WORK IN PERFECT ORDER AT THE COMPLETION. SHOULD DEFECTS DEVELOP WITHIN THE GUARANTEE PERIOD, THE CONTRACTOR SHALL, UPON NOTICE OF THE SAME, REMEDY THE DEFECTS AND HAVE ALL DAMAGES TO OTHER WORK OR FURNISHINGS CAUSED BY THE REPAIRS CORRECTED AT HIS EXPENSE TO THE CONDITION BEFORE SUCH DAMAGE.

E. SCOPE OF WORK- THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, STORAGE, UNPACKING AND PLACEMENT; TO INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:
1. EMERGENCY LIGHTING AND POWER.
2. COMPLETE POWER AND LIGHTING DISTRIBUTION SYSTEM INCLUDING ALL PANELS, TRANSFORMERS AND FEEDERS.
3. COMPLETE BRANCH CIRCUIT WIRING SYSTEM
4. COMPLETE POWER WIRING FOR ALL AIR CONDITIONING EQUIPMENT, PLUMBING SYSTEM, HEATING EQUIPMENT, VENTILATING AND EXHAUST EQUIPMENT.
5. COMPLETE LIGHTING FIXTURE INSTALLATION, INCLUDING ALL INCANDESCENT, FLUORESCENT AND HID LAMPS.
6. COMPLETE TELEPHONE AND COMMUNICATION CONDUIT SYSTEM INCLUDING BOXES, PLATES, JACKS, ETC., AS SPECIFIED, SHOWN ON THE DRAWINGS AND REQUIRED BY THE LOCAL TELEPHONE COMPANY AND/OR OWNER.
7. TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED FOR CONSTRUCTION.
8. TESTING ALL CABLES AND CIRCUIT WIRING AFTER INSTALLATION.
9. EXIT LIGHT SYSTEM.
10. WIRING DEVICES.
11. LIGHTING CONTROLS.
12. E.C. TO COORDINATE INSTALLATION OF 'MUSIC', SECURITY AND/OR FIRE ALARM SYSTEM(S) WITH THE RESPECTIVE TRADES

F. TEMPORARY SERVICE
1. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND REMOVE AS REQUIRED ALL TEMPORARY POWER AND TEMPORARY LIGHTING IN ALL AREAS AND INDIVIDUAL ROOMS WHEN NEEDED BY THE INDIVIDUAL TRADES IN THE PERFORMANCE OF THEIR WORK. THIS CONTRACTOR SHALL PROVIDE A MINIMUM OF TWENTY (20) FOOTCANDLES OF ILLUMINATION FOR TEMPORARY LIGHTING. ANY ADDITIONAL LIGHTING REQUIRED BY INDIVIDUAL TRADES SHALL BE PROVIDED BY THE INDIVIDUAL TRADES INCLUDING POWER FOR THE LIGHTING. THE ELECTRICAL WORK FOR CONSTRUCTION PURPOSES SHALL CONFORM TO ALL FEDERAL (OSHA), STATE, SPECIFIC SAFETY REQUIREMENTS, AS WELL AS THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AND NATIONAL ELECTRICAL SAFETY CODE. THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED APPLICATIONS, PERMITS AND INSPECTIONS PERTAINING TO THIS WORK. THIS COST SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE.
2. NEW LIGHT FIXTURES SHALL NOT BE USED FOR TEMPORARY LIGHTING.

G. ELECTRIC SERVICE- VERIFY THE EXACT ROUTING OF THE SECONDARY SERVICE, AND ALL SERVICE, WITH THE LANDLORD COMPANY PRIOR TO BIDDING.

SECTION 16060 - GROUNDING AND BONDING

A. GROUND ALL EQUIPMENT PER N.E.C.

B. GROUND ALL DRY TYPE TRANSFORMERS AS PER DRAWINGS AND NEC #450-10.

C. ALL CONDUITS SHALL CONTAIN A CODE-SIZED GROUND WIRE SIZE PER N.E.C. IN ADDITION TO THE CONDUCTORS SHOWN ON THE PLANS. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY.

SECTION 16120 - WIRE AND CABLE

A. COLOR CODE CONDUCTORS (EXCEPT CONTROL AND INSTRUMENTATION CONDUCTORS) AS FOLLOWS:

	208/120SYSTEM	480/277 SYSTEM
PHASE A	BLACK	BROWN
PHASE B	RED	ORANGE
PHASE C	BLUE	YELLOW
NEUTRAL	WHITE	GREY
GROUND	GREEN	GREEN

16120 (cont.)
1. #12 AND #10 CONDUCTORS SHALL HAVE CONTINUOUS INSULATION COLOR, AS LISTED ABOVE.
2. COLOR CODE CONDUCTORS LARGER THAN ABOVE, WHICH DO NOT HAVE CONTINUOUS INSULATION COLOR BY APPLICATION OF AT LEAST TWO LAPS OF COLORED TAPE ON EACH CONDUCTOR AT ALL POINTS OF ACCESS INCLUDING JUNCTION BOXES. COLOR TAPE SHALL BE THE EQUAL OF 3M PRODUCTS SCOTCH #35.
3. CONDUCTORS SHALL BE SOFT ANNEALED COPPER INSULATED FOR 600 VOLTS UNLESS SPECIFICALLY INDICATED OTHERWISE. ALUMINUM CONDUCTORS ARE NOT ALLOWED ON THIS PROJECT.

B. INSULATION TYPE SHALL BE TYPE THHN OR THWN. THHN SHALL NOT BE USED IN WET OR DAMP LOCATIONS.

C. FLEXIBLE CORD SHALL BE HEAVY DUTY TYPE SO WITH AN EQUIPMENT GROUND CONDUCTOR IN ADDITION TO THE CURRENT CARRYING CONDUCTORS.

D. PROVIDE #12 CONDUCTORS, UNLESS OTHERWISE INDICATED. CONTROL CONDUCTORS SHALL BE #14 MINIMUM FOR NEC CLASS I AND #16 FOR NEC CLASS II.

E. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED.

F. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID.

G. INSTALL WIRING IN CONDUIT.

H. CONNECT #10 AND SMALLER WIRES WITH CONSTANT PRESSURE EXPANDABLE SPRING TYPE CONNECTORS, "SCOTCHLOK" BY 3M OR B-CAP BY BUCHANAN.

I. CONNECT #8 AND LARGER WIRES WITH COMPRESSION CONNECTORS OR SPLICES AS MANUFACTURED BY BURNDY OR T&B.

J. INSULATE SPLICING CONNECTORS TO AT LEAST 200% OF THE WIRE INSULATION. USE PRE-STRETCHED TUBING CONNECTOR INSULATORS, 3M PST FOR #2 AND LARGER CONDUCTORS.

K. PULL CONDUCTORS USING RECOGNIZED METHODS AND EQUIPMENT LEAVING AT LEAST 6" WIRE AT ALL JUNCTION BOXES FOR CONNECTIONS. CLEANOUT EACH CONDUIT SYSTEM BEFORE PULLING WIRE.

L. FORM AND TIE ALL WIRING IN PANELBOARDS.

M. THERE SHALL BE NO WIRENUT JOINTS OR SPLICES MADE INSIDE SWITCHBOARDS/PANELBOARDS.

N. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED LIMIT OF 3%.

O. WIRE SIZES SHALL BE BASED ON THE 60 DEGREES C. AMPACITIES FOR WIRE SIZES #14-1 A.W.G., AND 75 DEGREES C. AMPACITIES FOR WIRE SIZES #1/0 A.W.G. AND LARGER.

P. CIRCUITS MAY BE MULTI-PLEXED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN (9) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.

SECTION 16130 - RACEWAYS AND BOXES

A. RACEWAYS
1. ALL WIRE SHALL BE RUN IN ACCORDANCE WITH CODE IN CORROSION RESISTANT, RIGID, THREADED, METAL CONDUIT OR ELECTRICAL METALLIC TUBING (E.M.T.) UNLESS OTHERWISE SPECIFICALLY STATED HEREIN.
   a. CONDUIT IN EXTERIOR WALLS, BELOW FLOOR SLAB, OR UNDERGROUND SHALL BE RIGID, THREADED, GALVANIZED, HEAVY WALL TYPE.
   b. CARLON PVC TYPE 40 HEAVY WALL CONDUIT WITH GROUND WIRE MAY BE USED BELOW FLOOR SLAB OR UNDERGROUND IN LIEU OF RIGID, THREADED, GALVANIZED CONDUIT. PVC 40 CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID, THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL.
   c. CONDUIT RUN EXPOSED TO THE WEATHER SHALL BE HEAVY WALL, METAL THREADED TYPE.
2. CONDUIT SIZE SHALL BE 3/4" MINIMUM.
3. CONDUIT SHALL BE SECURELY FASTENED IN PLACE.
4. ALL CONDUIT SHALL BE CONCEALED IN WALLS, FLOOR AND CEILINGS WHEREVER POSSIBLE. EXPOSED CONDUIT IN FINISHED AREAS WILL NOT BE PERMITTED. EXPOSED CONDUIT WILL BE PERMITTED IN UNFINISHED AREAS WITH THE SPECIFIC APPROVAL OF THE ARCHITECT.
5. USE FLEXIBLE CONDUIT FOR THE CONNECTION TO RECESSED OR SEMI-RECESSED LIGHTING FIXTURES (6' LENGTH MAXIMUM), USE LIQUID TIGHT METAL CONDUIT FOR ALL CONNECTIONS TO MOTORS AND OTHER EQUIPMENT SUBJECT TO VIBRATION AND IN AREAS SUBJECT TO MOISTURE.
6. USE WATERTIGHT JOINTS WITH BURIED AND CONCRETE ENCASED CONDUIT. ALL BURIED CONDUITS OUTSIDE OF BUILDINGS SHALL HAVE A MINIMUM OF 24" OR COVER. METAL CONDUITS BURIED IN EARTH SHALL BE PAINTED (TWO COATS) WITH HEAVY ASPHALTUM PAINT.
7. SUPPORT RUNS OF CONDUIT AS DETAILED IN THE APPROPRIATE TABLE OF THE NATIONAL ELECTRICAL CODE (NEC).
8. INSTALL EXPOSED RUNS OF CONDUIT AND CONDUIT ABOVE LAY-IN CEILINGS PARALLEL OR PERPENDICULAR TO THE WALLS, STRUCTURAL MEMBERS OF INTERSECTIONS OF VERTICAL PLANES AND CEILINGS. PROVIDE RIGHT ANGLE TURNS USING FITTINGS OR SYMMETRICAL BENDS. SUPPORT CONDUITS WITHIN 1" OF ALL CHANGES IN DIRECTION.
9. IF A CONDUIT IS SUSPENDED, IT SHALL BE SUPPORTED ON TRAPEZE HANGERS WHICH USE "ALL-THREAD" RODS FROM THE STRUCTURAL STEEL. THE USE OF CEILING SUPPORT WIRE OR SIMILAR MATERIAL WILL NOT BE ACCEPTED.
10. INSTALL EMPTY CONDUIT FOR FUTURE USE AS INDICATED ON THE DRAWINGS. CONDUIT SHALL BE COMPLETE WITH JETLINE OR PULL ROPE, JUNCTION/OUTLET BOXES, TILE RINGS AND APPROPRIATE COVER PLATES.
11. PROVIDE PITCHPOCKETS WHERE CONDUITS PENETRATE THE ROOF.
12. THREAD LUBRICATION/SEALANT IS REQUIRED ON OUTDOOR AND UNDERGROUND THREADED METAL JOINTS.
13. INSTALL FIRE SEAL FITTINGS WHERE CONDUITS PENETRATE CONCRETE FLOOR SLABS OR MASONRY WALLS REQUIRED TO BE FIRE RATED.
14. HORIZONTAL PORTION OF CONDUIT EXPOSED ON THE ROOF AND FEEDING EQUIPMENT SHALL NOT BE MORE THAN 5'-0" UNLESS THE WRITTEN APPROVAL FROM ARCHITECT OR ENGINEER IS OBTAINED.

B. PULL AND JUNCTION BOXES
1. INSTALL PULL AND JUNCTION BOXES WHERE SHOWN ON THE DRAWINGS, AND WHERE REQUIRED FOR CHANGES IN DIRECTION, AT JUNCTION POINTS, AND TO FACILITATE WIRE PULLING. FURNISH BOX SIZES IN ACCORDANCE WITH NEC UNLESS LARGER BOXES ARE INDICATED.
2. PROVIDE STEEL BOXES AND REMOVABLE COVERS OF CODE GAGE, HOT ROLLED SHEET STEEL, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE, FOR ABOVE GROUND WORK. FURNISH WEATHERPROOF BOXES WHEN INSTALLED ABOVE GROUND OUTSIDE.
3. PROVIDE CAST IRON BOXES, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE WHERE SHOWN ON THE DRAWINGS. FURNISH REMOVABLE COVERS WITH GASKETS AND STAINLESS STEEL, BRASS OR BRONZE SCREWS.
4. PROVIDE CONCRETE BOXES FOR UNDERGROUND WORK UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FURNISH STEEL FRAMES AND COVERS WITH THE COVER ATTACHED TO THE FRAME WITH HEXAGON HEAD, BRASS OR BRONZE CAP SCREWS, 3/8" IN. DIAMETER. PROVIDE A RUBBER GASKET FOR SEALING BETWEEN THE COVER AND THE FRAME. PAINT THE COVER WITH TWO COATS OF HEAVY ASPHALTUM.

16130 (cont.)

C. OUTLET BOXES
1. USE SHEET STEEL BOXES, ZINC COATED OR CADMIUM PLATED, FOR CONCEALED INTERIOR WORK.
2. USE CAST BOXES, ZINC-CADMIUM FINISH MALLEABLE IRON, FOR EXPOSED INTERIOR WORK, AND FOR EXPOSED OR CONCEALED WORK IN WET, DAMP OR EXTERIOR LOCATIONS. CAST BOXES SHALL BE SERIES FD BY CROUSE HINDS OR APPLETON.
3. WALL BOX SIZES (MINIMUM) SHALL BE 4" SQUARE X 2-1/2" DEEP WHERE WALL CONSTRUCTION PERMITS. WHERE WALL CONSTRUCTION DICTATES, THE WIDTH MAY BE REDUCED TO 2-1/8" OR 1-1/2" UNDER SPECIAL CONDITIONS.
4. FIXTURE OUTLETS IN CEILINGS (MINIMUM) SHALL BE 4" OCTAGONAL X 1-1/2" DEEP (4-11/16" OCTAGONAL X 2-1/2" DEEP WHERE REQUIRED TO ACCOMMODATE LARGER CONDUIT OR LARGER NUMBER OF WIRES).
5. GANG BOXES SHALL BE ONE PIECE (MINIMUM), 2 1/8" DEEP.
6. PROVIDE STEEL, CONCRETE-TITE FLOOR BOXES WITH ADJUSTABLE COVERS SET FLUSH AND LEVEL WITH THE FINISHED FLOOR, WITH OUTLETS AS INDICATED ON THE DRAWINGS. PROVIDE WIREMOLD #RPSFB SERIES BOXES WITH LEVELING SCREWS. FLUSH TYPE WIREMOLD #895 COVER AND OPENINGS TO SERVE OUTLETS USED. FURNISH FLUSH CAPS FOR CLOSING OFF BOX WHEN NOT IN USE.
7. FLUSH MOUNT BOXES IN ALL FINISHED WALLS, INSTALL THE PLASTER RINGS IN DRYWALLED PLASTERED WALLS AND RAISED COVERS AS REQUIRED IN WALLS WITH OTHER FINISHES SO THAT THE COVER PLATES FIT TIGHTLY AGAINST BOXES OR RINGS, 3/16" MAXIMUM GAPS ARE ALLOWED FOR NONCOMBUSTIBLE WALLS.
8. ADJUST LOCATION OF OUTLETS IN MASONRY OR TILE CONSTRUCTION TO OCCUR IN THE NEAREST JOINT TO THE HEIGHT SPECIFIED. HEIGHTS SHALL MEET A.D.A. REQUIREMENTS.
9. SUPPORT ALL BOXES TO MAINTAIN PROPER ALIGNMENT AND RIGIDITY.
10. CLEAN BOXES OF ALL FOREIGN MATTER PRIOR TO THE INSTALLATION OR WIRING OF DEVICES.
11. MOUNTING HEIGHTS ON THE DRAWINGS ARE TO THE CENTERLINE OF THE BOX UNLESS OTHERWISE NOTED.

SECTION 16140 - WIRING DEVICES

A. WIRING DEVICE COLOR TO MATCH ADJACENT FINISH (FACTORY FINISH), UNLESS OTHERWISE INDICATED.

B. PROVIDE TOTALLY ENCLOSED, 20 AMPERE, 120/277 VOLT, QUIET A/C GENERAL USE SNAP SWITCHES.

C. SWITCHES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBELL, P&S, OR LEVITON.

D. MOTION SENSOR LIGHT SWITCHES SHALL BE HUBBELL AD1277W1. SET TURN OFF TIME TO 10 MINS. NO SUBSTITUTES ALLOWED.

E. PROVIDE NEMA CONFIGURATION 5-20R DUPLEX 125 VOLT GROUNDING TYPE RECEPTACLES RATED FOR 20 AMPERES UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

F. RECEPTACLES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY HUBBELL, P&S OR LEVITON.

G. RECEPTACLES REQUIRING AMPERAGES, VOLTAGES OR CONFIGURATIONS DIFFERENT FROM THE DUPLEX CONVENIENCE RECEPTACLES ABOVE SHALL BE AS INDICATED ON THE DRAWINGS.

H. PROVIDE OTHER RECEPTACLES OF A QUALITY, MATERIAL AND WORKMANSHIP EQUAL TO THAT SPECIFIED FOR DUPLEX CONVENIENCE RECEPTACLES.

I. PROVIDE COVER OR DEVICE PLATES FOR OUTLET BOXES AS FOLLOWS UNLESS OTHERWISE NOTED.
1. FINISHED AREAS: THERMOPLASTIC - COLOR TO MATCH DEVICE.
2. UNFINISHED AREAS: ZINC COATED SHEET METAL, ALUMINUM, OR CAST METAL AS APPROPRIATE FOR THE TYPE OF BOX.
3. EXTERIOR AREAS: COPPER FREE ALUMINUM WITH GRAY, POWDER EPOXY FINISH, GASKET, WEATHERPROOF, CROUSE-HINDS "WLRD" FOR DUPLEX RECEPTACLES AND WLRS FOR SINGLE RECEPTACLES OR EQUAL.
4. TELEPHONE, COMMUNICATION, AND SIGNAL OUTLET PLATES, SHALL MATCH THOSE USED FOR RECEPTACLES AND SWITCHES. ALL OUTLET AND/OR JUNCTION BOXES SHALL BE COMPLETE WITH A COVER PLATE BY THIS CONTRACTOR.
5. WHERE DEVICES ARE GANGED, THEY SHALL BE INSTALLED UNDER A COMMON COVERPLATE.

J. LOCATE THE SWITCHES APPROXIMATELY 4'-0" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS), UNLESS OTHERWISE INDICATED. THE LONG DIMENSION OF THE SWITCHES SHALL BE VERTICAL.

L. LOCATE RECEPTACLES APPROXIMATELY 1'-6" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN A.D.A. REQUIREMENTS), UNLESS NOTED OTHERWISE. THE LONG DIMENSION OF RECEPTACLES SHALL BE VERTICAL.

SECTION 16410 - SAFETY SWITCHES

A. SAFETY SWITCHES SHALL BE THE ENCLOSED HEAVY-DUTY TYPE (TYPE HD) WITH QUICK-MAKE, QUICK-BREAK MECHANISM AND EXTERNAL PAD LOCKABLE OPERATING HANDLE.

B. SAFETY SWITCHES SHALL BE RATED FOR 240 OR 600 VOLTS AS APPLICABLE. THEY SHALL BE HORSEPOWER RATED WHEN USED IN MOTOR CIRCUITS.

C. SAFETY SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE 2, 3, OR 4 POLE AS INDICATED ON THE DRAWINGS.

D. SAFETY SWITCHES SHALL BE SINGLE THROW UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

E. ENCLOS

ELECTRICAL SPECIFICATIONS (cont.)

SECTION 16491 - FUSES

A. THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF FUSES FOR ALL SWITCHES, PLUS FUSIBLE EQUIPMENT FURNISHED BY OTHER TRADES. UNLESS INDICATED OTHERWISE ON PLANS, THE FUSES SHALL BE OF THE FOLLOWING TYPES:
   1. FUSES 601 TO 6000 AMPS SHALL BE UL CLASS. TRADE TYPE SHALL BE KRP-C AS MANUFACTURED BY THE BUSSMANN COMPANY.
   2. FUSES 1/10 TO 600 AMPS SHALL BE UL CLASS RK1. TRADE TYPE SHALL BE LOW PEAK LPS-RK (600V) AND LPN-RK (250V) AS MANUFACTURED BY BUSSMANN COMPANY.
   3. ALL OTHER FUSES SHALL BE:
      a. DUAL-ELEMENT CURRENT-LIMITING TYPE WITH 200,000 AMPERES SYMMETRICAL INTERRUPTING CAPACITY.
      b. FUSES SHALL BE MANUFACTURED BY BUSSMANN, GOULD-SHAWMUTT, OR RELIANCE.
      c. SPARE FUSES AMOUNTING TO A DUPLICATE SET OF EACH SIZE INSTALLED SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT. PROVIDE AND PLACE IN A SPARE FUSE CABINET SIMILAR TO BUSSMAN # SFC.
      d. THIS CONTRACTOR SHALL REPLACE ALL FUSES BLOWN DURING CONSTRUCTION.

SECTION 16511 - LIGHTING FIXTURES

A. ALL LIGHTING FIXTURES SHALL BE FURNISHED BY THE TENANT AND INSTALLED BY ELECTRICAL CONTRACTOR AS INDICATED ON THE LIGHTING FIXTURE SCHEDULE, INCLUDING LAMPS. LAMPS SHALL BE OF SAME MANUFACTURER FOR ALL TYPES.

B. ALL FIXTURES SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

C. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY SUPPORT MEDIA FOR ALL LIGHTING FIXTURES INCLUDING STRUCTURAL STEEL, ANGLE, RODS, ETC. IN GENERAL, FLUORESCENT AND HIGH INTENSITY DISCHARGE FIXTURES SHALL BE SUPPORTED IN A MANNER ACCEPTABLE TO THE LOCAL INSPECTION AUTHORITIES. ALL FIXTURES SHALL BE FIRMLY SUPPORTED FROM BEAMS OR JOISTS.
   1. PROVIDE ALL NECESSARY BACKING, BLOCKING AND SUPPORTS FOR WALL MOUNTED FIXTURES.
   2. FIXTURES SHALL NOT BE SUPPORTED FROM ROOF DECK.

D. ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE INTENDED.

E. IF REQUIRED BY CODE, LIGHT FIXTURES SHALL BE CHICAGO PLENUM RATED.

F. RECESSED FIXTURES IN FIRE RATED CEILING OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE FIRE RATING OF THE CEILING. PROVIDE AIR-TIGHT GASKETS TO SEAL AROUND OPENINGS.

G. ALL ADJUSTABLE FIXTURES SHALL BE AIMED AND ADJUSTED DURING EVENING HOURS TO THE SATISFACTION OF THE SIGNET PM.

SECTION 16750 - TELEPHONE SYSTEM

A. ELECTRICAL CONTRACTOR TO PROVIDE TELEPHONE SERVICE CONDUIT OR DUCT TO TELEPHONE BOARD AS SHOWN ON PLANS. SERVICE CONDUIT SIZE AND QUANTITY SHALL BE AS DETERMINED BY LOCAL TELEPHONE COMPANY.

B. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUITS WITH PULL WIRES, OUTLET BOXES, METAL CABINETS AND PULL BOXES. PROVIDE A COMPLETE CONDUIT SYSTEM WITH PULL WIRE AS INDICATED ON DRAWINGS.

C. ALL PLATES SHALL BE STANDARD TELEPHONE TYPE WITH JACK. PROVIDE PLATES OF SAME MATERIAL AND FINISH AS SPECIFIED FOR RECEPTACLES. WALL PHONE PLATES SHALL HAVE MOUNTING STUDS.

D. ELECTRICAL CONTRACTOR TO PROVIDE PLYWOOD TERMINAL BOARD AS SHOWN ON DRAWINGS.

E. A CONDUIT RUN SHALL HAVE NOT MORE THAN THREE (3) BENDS IN A RUN BETWEEN OUTLET BOXES OR BETWEEN OUTLET BOX AND A METAL CABINET OR PULL BOX. WHEN A RUN REQUIRES MORE THAN THREE (3) BENDS, A PULL BOX OF SUITABLE SIZE SHALL BE PLACED IN SUITABLE LOCATION TO MEET THE ABOVE CONDITIONS.

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PROJECT TYPE: REPOSITION A/E PROJECT: 6839
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
E4.1

TITLE:
ELECTRICAL SPECIFICATIONS

GENERAL NOTES

1. The term General Contractor (G.C.) as used in these documents refers to the Contractor / Construction Manager in responsible charge of the project in terms of coordination, scheduling, subcontractor coordination, etc. this term refers to, but is not limited to, General Contractor, Construction Manager, Design Build Contractor, Prime Contractor, etc. The term is referencing the entity that coordinates the work of other trades.
2. These drawings are diagrammatic and indicate the general extent of the work. The contractor shall be responsible for the coordination and proper installation of all mechanical systems. The contractor shall provide all necessary offsets and fitting which may be required due to space constraints or other conditions.
3. Existing building HVAC, Plumbing and Fire Protection systems shown on these drawings which are to be removed or modified where taken from the original drawings may not show current installations or conditions. Each contractor shall field verify all existing systems.
4. The mechanical systems or its modifications are designed to be a complete operating system and stable after the building or its modifications are fully completed. It is solely the contractor's responsibility to determine construction, installation, and programming procedures and sequences to have a complete and working system and to insure the safety of the construction personnel, public, building and its component parts, and adjacent buildings and properties. This includes the addition of whatever temporary or permanent bracing, etc. that may be necessary to brace new or existing construction, walls, and framing to remain so that the structure is braced for construction loads, etc. and that no horizontal or vertical settlement or any damage occurs to the adjacent new or permanent supports and bracing that are installed. Design of these supports shall be provided by the contractor. Provide all materials, labor, equipment, and accessories required to furnish and install the systems identified in specifications and drawings.
5. It is the contractor's responsibility to enforce all applicable safety codes and regulations during all phases of construction.
6. Construction loads shall not exceed structural design live loads. The contractor shall be responsible for all design required to support construction equipment used in constructing this project. Verify and coordinate with structural drawings.
7. The contractor shall perform all construction for the project in a manner and sequence that are based on accepted industry standards that recognize the interaction of the components that comprise the systems, without causing distress, unanticipated movements or irregular load paths as a result of the construction means and methods employed.
8. The contractor shall provide all miscellaneous supporting steel, etc. for the proper installation of all mechanical systems.
9. Before fabrication and/or installing any work, contractor shall see that it does not interfere with clearance required for finish on beams, columns, pilasters, walls, or other structural or architectural members, as shown on architectural drawings. If any work is so installed and it later develops that architectural design cannot be followed, contractor shall, at his own expense, make such changes in his work as architect may direct to permit completion of architectural work in accordance with plans and specifications.
10. All piping shall be protected as required by the applicable Mechanical, Plumbing, Fire Protection and Building Codes: " General Regulations" and other Code Chapters.
11. Pipes passing through or under walls shall be protected from breakage. Pipes passing through studs, joist, rafters or similar members less than 1 1/2" from the nearest edge of the members shall be protected by steel shield plates.
12. Piping shall be installed to prevent strains and stresses that exceed the structural strength of the pipe. Where necessary, provisions shall be made to protect piping from the damage resulting from pipe expansion and contraction and structural/soil settlement. Expansion joint fittings shall be used where necessary to provide for expansion and contraction of the pipes. Sleeved openings shall be sized appropriately to accommodate pipe movement and structural/soil settlement. Expansion joint fittings shall be of the typical material suitable for use with the type of piping in which fittings are installed. At a minimum install rubber mechanical joint couplings or CSA-certified expansion joints on all vertical piping at every other floor of the building and rigidly support the stack pipe on alternating floors to direct any movement into the appropriate expansion compensator. Design of these expansion fittings shall be provided by the contractor. Any analysis which requires additional support or expansion detailing shall be shared with the mechanical design professional and any stresses or point loads created by the engineered system shall be shared with the structural designer for review.
13. Install additional offsets on piping or ductwork where required to obtain maximum headroom or to avoid conflict with other work without additional cost to owner.
14. Report any interferences between work under this division and that of any other contractors to architect as soon as they are discovered. Architect will determine which equipment shall be relocated, regardless of which was first installed, and his decision shall be final.
15. The contractor shall coordinate floor, wall, and roof penetrations, louver sizes, etc. with general trades.
16. Principal openings on these drawings through the framing are shown on the structural drawings. The mechanical contractor shall examine the structural and mechanical drawings for the required openings and shall verify size and location of all openings with the general contractor. General contractor shall provide all openings required through the framing by the mechanical, electrical, plumbing, or other trades, whether or not shown on the structural drawings. Any deviation from the openings shown on the structural drawings shall be brought to the engineer's attention for review.
17. All mechanical and electrical work: Ductwork, plumbing, piping, wiring, lighting, etc. and all architectural items that need to be removed during the modification of or reinforcing of, existing structure shall be replaced in kind by the respective contractor. The contractors shall keep all existing systems in operation during the construction phase of the project.
18. All contractors are required to examine the drawings and specifications carefully, visit the site and fully inform themselves as to all existing conditions and limitations, prior to agreeing to perform the work. Failure to visit the site and familiarize themselves with the existing conditions and limitations will in no way relieve the contractor from furnishing any materials or performing any work in accordance with drawings and specification without additional cost to the owner to have a complete and working system.
19. Details labeled “Typical Details” or “Typical” on drawings apply to situations occurring on the whole project that are the same or similar to those specifically detailed. Such details apply whether or not details are referenced at each location on drawings. Notify engineer for clarifications regarding applicability of “Typical Details”.
20. Work and coordinate these drawings with architectural, civil, structural, mechanical, plumbing, fire protection, electrical, and technology drawings.
21. Do not scale drawings.
22. Any discrepancies between mechanical and architectural drawings shall be brought to the attention of the architect and mechanical engineer.
23. Should any of the general notes conflict with any details or instructions on plans, or in the specifications, the strictest provision shall govern.
24. Shop drawings and submittals
    A. Shop drawings and submittals shall be checked and coordinated with other materials and contracts by the general, mechanical and electrical contractors and shop drawings and submittals shall bear the prime contractor's review stamp with the checker's initials before being submitted to the architect for approval.
    B. When the contractor has been authorized to use the architect and engineer's drawings as construction coordination drawings, the contractor must remove all title blocks, professional seals and any other references to the architect and engineer from those drawings. The contractors name and title shall be placed on the drawings.
    C. Where voltage, amp draw, dimensions and elevations of existing construction could affect the new construction, it is the contractor's responsibility to make field verifications and measurements in time for their incorporation into the shop drawings.
24. Refer to architectural and electrical reflected ceiling plans for exact location of light fixtures. Contractors to coordinate locations of lighting, speakers, air diffusers, grilles, sprinkler heads and the like, with reflected ceiling lay-outs as required and directed by the architect.
25. Ductwork or piping shall not be located over the top of any electrical panels or equipment.
26. Contractor shall include in his bid all cutting, trenching, and patching associated with the installation of this projects work.
27. Cutting, Patching and Drilling
    A. All cutting and patching of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
    B. Neatly saw cut all rectangular openings, set sleeve through opening, and finish patch or provide trim flange around opening.
    C. Neatly saw cut floors and patch floor to match existing, including floor covering.
    D. Contractor shall field verify slab-on-grade or supported floor construction type prior to cutting. Under no circumstances shall this contractor cut a floor thicker than 4 inches, a structural floor slab, whether on grade or supported, without prior written approval from the architect. If floor slab indicated to be cut on mechanical plans is found to be structural in nature, do not cut. Contact architect immediately for further directions.
    E. Core drill and sleeve all round openings.
    F. Do not cut any structural components without architect's written approval, including, but not limited to roof joists, columns, floor joists, beams, girders, structural floor slabs, rebar, etc.
    G. Patch, and finish to match adjacent areas that have been cut, damaged or modified as a result of the installation of the mechanical systems. Fire-stop all penetrations of fire rated construction in a code approved manner.
    H. All contractors shall confirm with owner, prior to bid, times available for noise producing work such as cutting and core drilling of floors, walls, etc. as well as times for work which requires access into adjoining tenant spaces. Include any premium time in bid.
    I. Exact location of roof top air conditioning units shall be approved by the structural engineer. Mechanical contractor shall furnish and install all supplemental support steel for equipment and roof penetrations after approval of structural engineer.
    J. The mechanical contractor shall coordinate work with the general contractor prior to construction. The mechanical contractor shall provide information regarding openings in walls, floors, etc., concrete equipment pads and foundations to the general contractor. If the mechanical contractor fails to comply with this request, or if incorrect information is given, the necessary cutting and patching will be performed by the general contractor, the mechanical contractor's expense.
    K. All openings required for this branch of work shall be accomplished in time to be incorporated in, and be compatible with the construction program; otherwise this contractor shall be responsible and pay for all changes made necessary for his failure to do so. Pipe holes in floors and walls shall be core drilled if not sleeved during construction.
    L. Existing slabs shall be core drilled at reentrant corners of new floor openings to prevent overcutting.
28. Refer to mechanical, plumbing, fire protection, and electrical plans for location of mechanical, plumbing, and electrical equipment. Coordinate location of disconnect switch associated with each piece of mechanical and plumbing equipment with electrical contractor.
29. Installation requirements for all HVAC, plumbing, and fire protection systems shall be reviewed and coordinated with all other trades involved prior to rough-in. Give equipment shop drawings from installer/supplier/contractor equipment, as required, for review and coordination to all other trades involved. Contact architect/engineer with any discrepancies found between construction drawings and equipment being furnished prior to rough-in.
30. The contractor shall furnish all access panels or doors in hard ceilings and walls with a size as required for servicing and testing, for equipment, valves and/or devices furnished under this contract. The general contractor shall install access panels. The contractor shall coordinate the size and location of each access panel with the architect and general contractor prior to rough-in.
31. Firestopping
    A. All penetrations through fire rated walls associated with the installation shall be sleeved and fire-stopped using a UL approved method. UL approved method shall meet or exceed fire rating of structure being penetrated. Reference architectural plans for fire rated structures. If shown, reference architectural, mechanical and electrical drawings for penetration details.
    B. All openings through fire rated walls, floors, and/or roofs for ductwork, piping, conduit, etc., shall be fire sealed with a calcium salicate, silicone “RTV” foam, “3M” fire rated sealants, Hilti Firestop Systems, or approved equal to maintain the intended fire rating and associated UL ratings as recommended by the architect and/or sealant manufacturer.
    C. All fire stopping sealants shall be thixotropic so as not so slump or sag and shall be trowelable. Fire stopping sealants shall be intumescent and shall be free of asbestos, halogens, and volatile solvents.
    D. Fire stopping materials shall be classified in the Underwriters Laboratories (UL) fire resistance directory or listed in the Warnock Hersey International Directory.
32. All equipment and devices for this project must be UL listed. Devices, equipment, systems shall be installed per National Electrical Code requirements and manufacturer's instructions.
33. All conduit and cabling shall be properly supported as required by the National Electrical Code. For existing installations, the contractor shall be responsible to replace and/or rework existing conduit and/or cabling that is not in compliance with this requirement.
34. All materials and work in the ceiling return air plenum shall be approved for plenum rated application in accordance to the current building code. Where open wiring methods for low voltage systems is permitted by the contract documents and local authority, the conductor insulation must be plenum rated.
35. All hot water heating supply and return branch run-out piping shall be 3/4 inches unless otherwise noted on drawing.
36. Shop Areas and Material Storage
    A. No plumbing or mechanical trade is permitted to use as shop working area, any concrete slab that is to receive metallic waterproofing, asphalt tile, plastic tile, etc., except by express permission of the architect.
    B. The contractor shall make provisions for the delivery and safe storage of his materials and equipment in coordination with the work of others. Materials and equipment shall be delivered at such stages of the work as will expedite the work as a whole and shall be marked and stored in such a way as to be easily checked and inspected. The arrival and placing of large equipment items shall be scheduled early enough to permit entry and setting when there is no restriction or problem due to size and weight.
37. Temporary Heat
    A. The HVAC contractor under this division shall set up temporary heat and other services as may be required and/or requested by the general contractor. See “General Conditions” and “Special Conditions.” This contractor shall pay expenses resulting from temporary heat and services used solely by him.

DEMOLITION

1. The architectural drawings are to be used only as a guideline for demolition. The contractor must visit the site prior to bidding to verify all work required for a complete job and include the cost of such work in his bid.
2. The mechanical drawings are intended to show only the general existing building construction within the area of demolition. The drawings do not show all systems, quantities, sizes, obstructions, etc., and are not intended to be used by the contractor to define the complete scope of demolition. The contractor must field verify the actual building and systems conditions to define all elements within the scope of demolition.
3. Examine areas and conditions under which demolition work must be performed. This contractor shall coordinate his work with other trades performing demolition work and/or demolition work performed by the owner. In every instance of demolition and/or remodeling, the contractor shall figure a complete job as none other shall be accepted.
4. The extent of work shown or not shown shall include removal and legally dispose off site, all the items and systems being removed.
5. Where temperature controls are indicated for demolition, retain the services of a temperature control contractor to perform such demolition.
6. This contractor shall retain on the premises in neatly stacked piles where instructed for selection by the owner, all material, wire, fixtures and/or equipment which are specified to be removed or replaced. All such items, not selected for salvage by the owner, shall become the property of this contractor and shall be removed from the premises and legally disposed.
7. Conform to all applicable codes for demolition of items and systems, safety of adjacent systems, dust control, legal run-off control, disposal and all items necessary to complete the work completely.
8. Demolition shall be done in a manner so as not to damage adjacent work and not affect the operation of systems to remain in use. Any item to remain that is damaged by the contractor shall be replaced and/or repaired at the contractor's expense.
9. Demolition and cutting shall be done in a manner which does not deform or apply loads to the existing framing and equipment of the building to remain.
10. All walls, ceilings, floors, etc., being disturbed by the work shall be returned to finished conditions to match existing by the contractor and contractor shall do his own cutting and patching as necessary under his contract.
11. The contractor shall maintain existing services to and in the existing area as required.
12. The existing systems to remain are to be supported as required until the modified elements are installed and supported.
13. If necessary, the contractor shall provide temporary services in the existing areas.
14. Existing slabs shall be saw-cut in a manner that does not cause the steel framing or the rebar supporting the slab to be cut. Contractor shall field verify slab thickness and rebar spacing.
15. Existing slabs shall be core drilled at reentrant corners of new floor openings to prevent over cutting.
16. The demolished systems shall be reduced to pieces of a weight, and transported across the remaining structure in a manner, such that the remaining structure is not overstressed.
17. The electrical contractor shall disconnect and remove electric service to all mechanical equipment being removed as a result of the renovation.
18. Equipment and devices shall be removed complete including hangers, supports, controls, conduit, wire, pipes, ductwork, etc. Wiring shall be disconnected at circuit breakers, removed and breakers marked “spare.”
19. All open ended piping and ductwork that is to remain shall be capped and property secured.
20. Any existing pipes, ductwork, conduit, low voltage control, wiring and/or electrical and mechanical devices being disturbed by the work shall be reworked by this contractor as required to return to its former existing operating condition.
21. Any pipes or ductwork, or control wiring, or tubing feeding through devices or equipment being relocated, reworked, or abandoned and serving other devices, and/or equipment shall be maintained in working condition.
22. Mechanical contractor shall remove and reclaim any refrigerant in existing systems prior to demolition of any equipment according to federal requirements.
23. All asbestos removal will be handled by the owner and is not a part of this work.
24. Use of explosives shall not be permitted.
25. Existing architectural, mechanical and electrical equipment and systems shall be protected from damage resulting from demolition.
26. Contractor shall submit a proposed deconstruction sequence to the owner and architect for review prior to commencement of work.

EXCAVATING/BACKFILLING

1. The contractor shall familiarize himself with the survey and the geotechnical investigation report before starting construction. All underground work shall be in accordance with the recommendations of the geotechnical report except where noted otherwise on drawings or specifications.
2. All building pad preparation and patching shall follow the recommendations of the geotechnical report and the structural drawings and architectural drawings (uno).
3. All objectionable materials encountered are to be removed from excavated areas of the site per the geotechnical report.
4. If unstable subgrade sectors cannot be stabilized by excavation and re-compaction, then crushed stone or similar coarse aggregate materials shall be rolled into the subgrade until a firm subgrade reaction is achieved.
5. The geotechnical engineer shall determine on site or off site imported material that can be used for engineered fill. All fill material shall be approved by the geotechnical engineer.
6. The proposed engineered fill materials are to be placed in lifts not exceeding eight (8) inches in loose measured thickness. Each lift is to be compacted as follows:
   A. Slab on grade: Minimum of 95 percent maximum density by ASTM D698.
7. All fill materials shall be free of organic contaminations and other deleterious matter.
8. For back fill against basement walls, retaining walls, footings, etc., place in 8 inch thick layers, with each lift compacted at near optimum moisture content, until a minimum in place density of 95 percent of the maximum density as determined by ASTM D698 is achieved.
9. All soil surrounding and under footing shall be protected from frost action and freezing during the course of construction.
10. Notify structural engineer of any unusual soil conditions that are in variance with the geotechnical report.

MECHANICAL LEGEND

T	THERMOSTAT
	POINT OF CONNECTION
XX / XX	EQUIPMENT TAG
S	DUCT SMOKE DETECTOR
	SURFACE MOUNTED SUPPLY AIR DIFFUSER
	RETURN AIR GRILLE
	SURFACE MOUNTED EXHAUST FAN
	DAMPER
UC	3/4" DOOR UNDERCUT
CW	DOMESTIC COLD WATER PIPING
SAN	SANITARY SEWER PIPING
V	VENT PIPING
	SHUTOFF VALVE
HW	DOMESTIC HOT WATER PIPING
M	WATER METER

ABBREVIATIONS

A	AMPS
AFF	ABOVE FINISH FLOOR
ARCH	ARCHITECTURAL
BLDG	BUILDING
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
DIA (Ø)	DIAMETER
DWG	DRAWING
(E)	EXISTING
EA	EXHAUST AIR
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
ELEC	ELECTRICAL
EQ	EQUIPMENT
EWH	ELECTRIC WATER HEATER
EXIST (E)	EXISTING
FA	FIRE ALARM
FD	FLOOR DRAIN
FFE	FINISH FLOOR ELEVATION
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
HP	HORSEPOWER
HVAC	HEATING, VENTILATION, AIR CONDITIONING
IE	INVERT ELEVATION
KW	KILOWATT
MBH	1,000 BTUH
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
NEC	NATIONAL ELECTRIC CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
PC	PLUMBING CONTRACTOR
PH (φ)1	PHASE
PSI	POUNDS/SQUARE INCH
PVC	POLYVINYL CHLORIDE
(R)	RELOCATED FIXTURE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
TP	TRAP PRIMER VALVE
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
V	VOLTS
VTR	VENT THRU ROOF
W	WATTS
W/	WITH

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PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

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TITLE:
MECHANICAL GENERAL NOTES

ROOFTOP UNIT RESPONSIBILITY SCHEDULE

ITEM	FURNISHED BY			INSTALLED OR PERFORMED BY			RE-USE EXISTING	N/A	REMARKS
	LANDLORD	CONTR.	OTHER	LANDLORD	CONTR.	OTHER			
ROOFTOP UNITS	●			●					
ROOFCURB FOR RTU AS REQUIRED							●		
ROOFCURB ADAPTER FOR RTU AS REQUIRED							●		
STRUCTURAL SUPPORTS FOR RTU AS REQUIRED							●		
ECONOMIZER PACKAGE	●				●				SOME MODIFICATIONS BY MC REQUIRED
ECONOMIZER ACTUATOR	●				●				
POWER EXHAUST								●	
NON-POWERED GROUND FAULT SERVICE RECEPTACLE	●			●					WIRED BY EC
NON-FUSED ELECTRICAL DISCONNECT								●	
BAS CONTROLLER								●	
SUPPLY AIR TEMPERATURE SENSOR	●			●					
SPACE TEMPERATURE SENSOR		●			●				
OUTSIDE AIR TEMPERATURE SENSOR								●	
CARBON DIOXIDE SENSOR								●	
HUMIDITY SENSOR								●	
SINGLE ZONE VAV CONTROLS								●	
ROOFTOP UNIT COMMISSIONING	●			●					CALL HVAC EQUIPMENT SUPPLIER
MONITORING SPACE TEMPERATURE SENSOR								●	
MONITORING CARBON DIOXIDE SENSOR								●	
MONITOR ONLY DEVICES WITH ANALOG INPUTS AND COMMUNICATION CAPABILITY								●	
CONTROL TRANSFORMERS								●	
CONTROL SYSTEM WIRE FOR SYSTEM COMPONENTS	●			●					FINAL CONN. BY MC
COMMISSIONING REPORT	●			●					GC TO COMPLETE ALL DEFICIENCIES NOTED ON HVAC COMMISSIONING REPORT PRIOR TO TURNOVER.

MECHANICAL PLAN KEY NOTES

1. APPROXIMATE LOCATION OF 5 TON ROOFTOP UNIT (RTU-1) SUPPLIED AND INSTALLED BY THE LANDLORD. VERIFY EXACT LOCATION. ANY MODIFICATIONS TO DUCTWORK DUE TO RELOCATION TO BE INCLUDED IN BID PRICE.
1a. APPROXIMATE LOCATION OF 4 TON ROOFTOP UNIT (RTU-2) SUPPLIED AND INSTALLED BY THE LANDLORD. VERIFY EXACT LOCATION. ANY MODIFICATIONS TO DUCTWORK DUE TO RELOCATION TO BE INCLUDED IN BID PRICE.
1b. APPROXIMATE LOCATION OF 4 TON ROOFTOP UNIT (RTU-3) SUPPLIED AND INSTALLED BY THE LANDLORD. VERIFY EXACT LOCATION. ANY MODIFICATIONS TO DUCTWORK DUE TO RELOCATION TO BE INCLUDED IN BID PRICE.
2. 1" ACOUSTIC LINING TO BE INSTALLED ON DUCTWORK PER SPECIFICATIONS. DUCT DIMENSIONS ARE INSIDE CLEAR DIMENSIONS.
3. MOUNT THERMOSTATS AT 48" A.F.F. REFER TO THERMOSTAT SCHEDULE ON SHEET M-201 FOR ADDITIONAL INFORMATION.
4. EXISTING EXHAUST DUCT UP THRU ROOF. MAINTAIN MINIMUM 10 FT FROM ANY AIR INTAKES.
5. PROVIDE DUCT SMOKE DETECTORS LOCATED IN RETURN AIR DUCT TO SHUT DOWN UNIT UNDER ALARM. DETECTORS SHALL BE FURNISHED AND WIRED BY ELECTRICAL CONTRACTOR, INSTALLED BY MECHANICAL CONTRACTOR. ALL WIRING SHALL BE IN CONDUIT PER N.E.C.
6. LANDLORD TO INSTALL 1" CONDENSATE DRAIN WITH DEEP SEAL TRAP AND CLEANOUT AND TERMINATE AT SPLASH BLOCK ON ROOF.
7. ~~PROVIDE 1/2" X 1/2" WIRE MESH COVERING OVER RETURN AIR OPENING.~~
8. 18x16 TRANSITION UP TO SUPPLY AIR AT RTU
9. 16x16 TRANSITION UP TO SUPPLY AIR AT RTU
10. VERIFY PROPER CLEARANCE OF DUCT UNDER BEAM TO CEILING
11. INSTALL OPENINGS IN WALL FOR RETURN AIR TO RTU. INSTALL FIRE DAMPERS IF REQUIRED BY LOCAL CODE. SEE DRAWINGS FOR OPENING SIZES.

FIRE SUPPRESSION SYSTEM

IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE SPRINKLER WORK TO VERIFY ALL LANDLORD INSURANCE AND CODE REQUIREMENTS FOR FIRE PROTECTION. ANY REQUIRED SPRINKLER SYSTEM INSTALLATION OR REWORKING IS TO BE PART OF THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING SITE. SHALL PROVIDE ANY REQUIRED DRAWINGS, CALCULATIONS OR ANY OTHER NECESSARY INFORMATION AS REQUIRED BY LOCAL AUTHORITIES AND LANDLORD'S UNDERWRITERS FOR THE FIRE SUPPRESSION SYSTEM AND SHALL OBTAIN ANY RELATED PERMIT(S). SPRINKLER HEAD LOCATIONS MUST BE COORDINATED TO AVOID CONFLICT WITH LIGHTING AND/OR HVAC EQUIPMENT. IN CASE OF SUCH CONFLICT, LIGHTING AND HVAC EQUIPMENT LOCATIONS TAKE PRECEDENCE.

ALL SPRINKLER HEADS SHALL BE 'VIKING' MIRAGE STANDARD RESPONSE CONCEALED PENDANT SPRINKLER #VK462 WITH WHITE COVER PLATE AND TEMPERATURE RATING OF 165 DEGREES FAHRENHEIT (74 DEGREES CENTIGRADE)(VIKING CORP. TECHNICAL SERVICES 1-877-384-5484). SEE ARCHITECTURAL DRAWINGS FOR SPRINKLER TYPES AND LOCATIONS.

CONTRACTOR MAY ELECT TO USE STANDARD CHROME PENDANT HEADS IN THE STOCK ROOM AND TOILET ROOM AREAS NOT DIRECTLY ACCESSIBLE TO THE PUBLIC. SPRINKLERS MUST BE CENTERED IN LAY-IN CEILING TILES WHEREVER APPLICABLE. SPRINKLER CONTRACTOR SHALL SUBMIT A SPRINKLER SHOP DRAWING TO THE TENANT AND GC INDICATING THE WORK INCLUDED PER HIS BID PRICE. NOTE EXTRAS WILL NOT BE ALLOWED IF THIS FORMAT IS NOT FOLLOWED. NO EXTRAS WILL BE HONORED DUE TO LACK OF FAMILIARITY WITH LANDLORD'S INSURANCE OR CODE REQUIREMENTS OR LACK OF FIELD VISIT.

FIRE ALARM SYSTEM

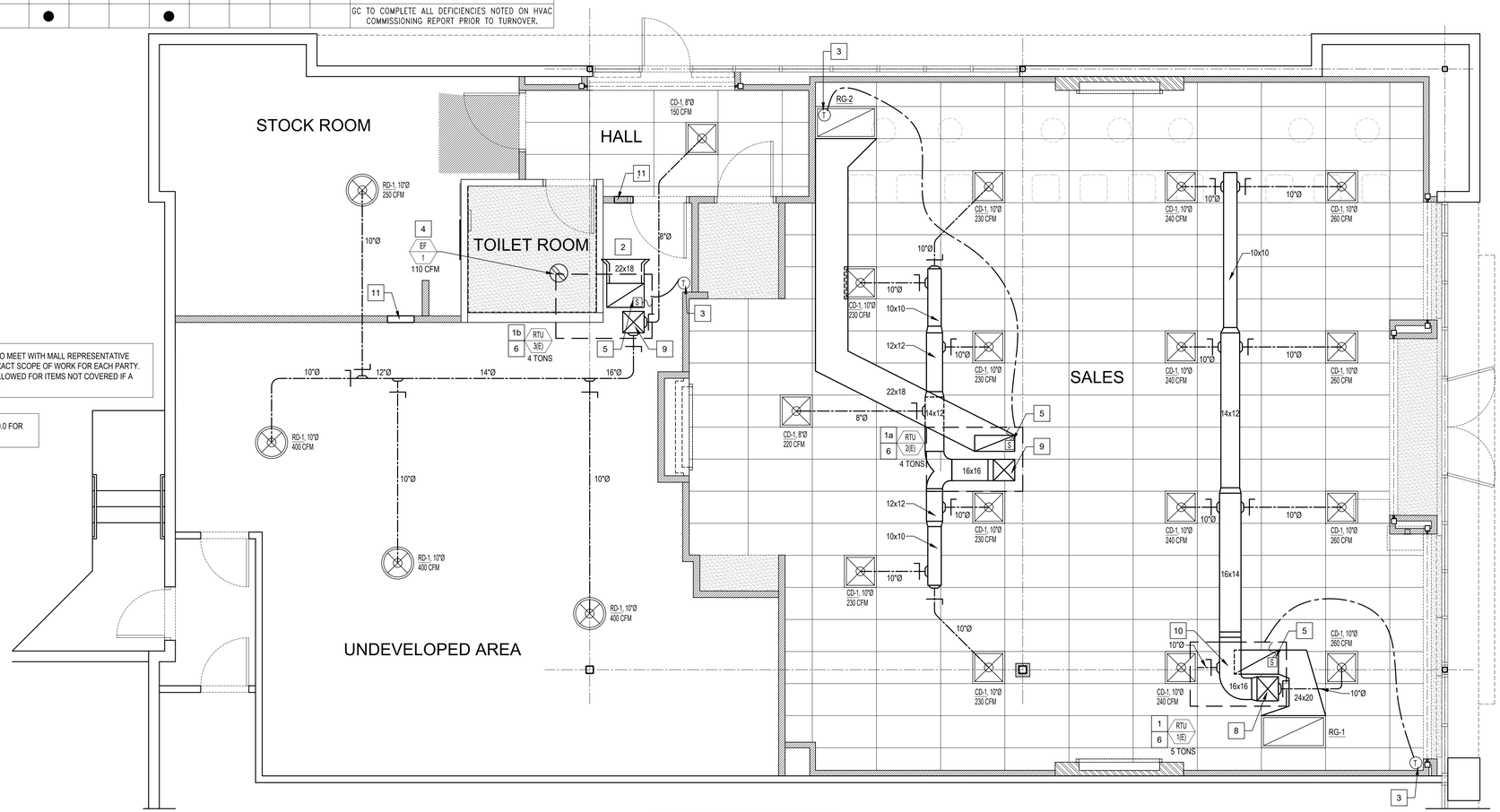
IT IS THE RESPONSIBILITY OF THE GC TO INSTALL THE FIRE ALARM SYSTEM AND ALL RELATED EQUIPMENT WHEN REQUIRED. THE SYSTEM MUST MEET LANDLORD SPECIFIED CRITERIA, AS WELL AS COMPLY WITH ANY NATIONAL AND LOCAL CODES HAVING JURISDICTION. G.C. SHALL CONTACT THE LANDLORD'S REPRESENTATIVE FOR MANUFACTURER(S) AND MODEL NUMBER(S) REQUIRED TO CONNECT WITH THE LANDLORD'S FIRE ALARM SYSTEM. IF NO SUCH INFORMATION IS AVAILABLE FROM LANDLORD, THE GC SHALL BE RESPONSIBLE FOR SPECIFYING ALL EQUIPMENT PER LOCAL CODE AND ALL ACCESSIBILITY REQUIREMENTS.

THE GC SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED DRAWINGS AND FOR APPLYING AND OBTAINING ANY REQUIRED PERMIT(S). GC SHALL LOCATE AND CONNECT ALL REQUIRED DEVICES PER DIRECTION OF THE LANDLORD AND/OR THE BUILDING/FIRE INSPECTOR'S REQUIREMENTS. NO EXTRAS WILL BE ALLOWED DUE TO FAILURE TO OBTAIN REQUIREMENT INFORMATION PRIOR TO BIDDING.

TO ENSURE THE HVAC SYSTEM IS READY FOR THE TEST AND BALANCE AND COMMISSIONING, GC TO COMPLETE THE SITE READINESS CHECKLIST ISSUED BY THIRD PARTY REVIEWER. UPON COMPLETION OF PROJECT, GC TO PROVIDE A WRITTEN CONFIRMATION TO SIGNET PROJECT MANAGER, STATING THAT THE A/C SYSTEM WAS TESTED AND WAS IN COMPLIANCE WITH THE HEATING AND COOLING REQUIREMENTS AS SPECIFIED ON THE DRAWINGS. THIS INCLUDES THE REQUIRED AIR BALANCING REPORT AS WELL AS VERIFICATION THAT THE HEATING SYSTEM IS FUNCTIONING PROPERLY.

GENERAL MECHANICAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE MECHANICAL WORK TO FAMILIARIZE HIMSELF WITH ALL EXISTING FIELD CONDITIONS AND INSTALLATION DETAILS AS SHOWN ON THE MECHANICAL SHEETS AS WELL AS ANY/ALL APPLICABLE LANDLORD CRITERIA OR DETAILS RELEVANT TO COORDINATE THE INSTALLATION OF THE SYSTEM. NOTHING ON THESE SHEETS SHALL RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS, NOR TO CONFIRM AND COMPLY WITH REQUIREMENTS OF THE LANDLORD AND THE LOCAL AUTHORITY HAVING JURISDICTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES AND BEST INDUSTRY PRACTICES.
2. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS AND FITTINGS WHICH MAY BE REQUIRED DUE TO SPACE CONSTRAINTS OR OTHER CONDITIONS.
3. HVAC CONTRACTOR TO SUBMIT DRAWINGS FOR APPROVAL SHOWING ANY DEVIATION TO THE DIAGRAMMATIC SCHEME SHOWN HEREIN.
4. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
5. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL PENETRATIONS, LOUVER SIZES, ETC. WITH GENERAL TRADES.
6. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES PRIOR TO FABRICATION OF ANY WORK.
7. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF CEILING GRILLES, REGISTERS AND DIFFUSERS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS.
8. DUCTWORK SHALL NOT BE LOCATED OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
9. ~~THE CONTRACTOR SHALL COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILINGS FOR ALL EQUIPMENT WHICH REQUIRES ACCESS, SUCH AS: FIRE AND SMOKE DAMPERS, SMOKE DETECTORS, BALANCING DAMPERS, VAV BOXES, ETC.~~
10. DUCT SIZES SHOWN ARE MINIMUM CLEAR INSIDE DIMENSIONS.



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

JENCEN ARCHITECTURE, LLC
2850 EUCLID AVENUE
CLEVELAND, OHIO 44115
PHONE: (216) 781-0131
FAX: (216) 781-0134
JENCEN.COM

SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
M1.0

TITLE:
MECHANICAL FLOOR PLAN

EXISTING ROOFTOP AIR CONDITION UNIT SCHEDULE (GAS FIRED) PROVIDED BY LANDLORD

MARK	MANUFACTURER	MODEL	NOMINAL TONS	SUPPLY AIR (CFM)	MINIMUM OUTDOOR AIR (CFM)	EXTERNAL STATIC PRESSURE ("WC)	HP	FAN RPM	HEATING INPUT / OUTPUT (MBH)	GAS MIN / MAX OPERATING PRESSURE ("WC)	NO. OF HEATING STAGES	TOTAL COOLING CAPACITY (MBH)	SENSIBLE COOLING CAPACITY (MBH)	No. OF COOLING STAGES	REFRIGERANT TYPE	SEER	COOLING EAT DB/WB (°F)	COOLING LAT DB/WB (°F)	FILTER EFFICIENCY	ELECTRICAL				OPERATING WEIGHT (LBS)	REMARKS
																				MCA	MOCP	VOLT.	PH.		
RTU-1	CARRIER	48VL-K60	5	2000	360	1	.92	1040	91.4 / 74.9	4.5 / 14	1	60	45.7	1	R410	13.4	80 / 67	52.4 / 52.4	30	24.9	35	208	3	455	2,3,4,6
RTU-2 & RTU-3	CARRIER	48FCFA05	4	1600	280	1	1.1	1881	108 / 86.4	4.5 / 14	1	48	37.3	1	R410	14.0	80 / 67	53 / 52.9	30	26.0	30	208	3	561	2,3,4,6

REMARKS:
1. ACCEPTABLE MANUFACTURERS: DAIKIN, CARRIER, LENNOX, McQUAY, OR TRANE.
2. PROVIDE WITH SINGLE POINT POWER CONNECTION AND DISCONNECT.
3. PROVIDE WITH ENTHALPY ECONOMIZER WITH POWERED EXHAUST.
4. PROVIDE WITH CONDENSER HAIL GUARD.
5. PROVIDE WITH MINIMUM 14" HIGH INSULATED ROOF CURB
6. PROVIDE WITH POWERED CONVENIENCE OUTLET (120/1Ø).
7. PROVIDE WITH HOT GAS REHEAT AND RETURN AIR HUMIDITY SENSOR.
8. PROVIDE WITH CONDENSATE OVERFLOW SWITCH.

EXISTING EXHAUST FAN SCHEDULE PROVIDED BY LANDLORD

MARK	MANUFACTURER	MODEL	SERVICE	TYPE	CAPACITY (CFM)	RPM	SP ("WC)	DRIVE	WATTS	ELECTRICAL		OPERATING WEIGHT (LBS)	REMARKS
										VOLT.	PH.		
EF-1	GREENHECK	SP-A110	RESTROOM	CEILING	110	950	0.35	DIRECT	80	115	1	10	2,3

REMARKS:
1. ACCEPTABLE MANUFACTURERS: GREENHECK, LOREN COOK, OR TWINCITY.
2. PROVIDE WITH CEILING MOUNTED GRILLE, INTEGRAL DISCONNECT SWITCH, CURB, BIRDSCREEN, BACKDRAFT DAMPER, FLEXIBLE CONNECTION.
3. FAN TO BE CONTROLLED BY OCCUPANCY SENSOR OR LIGHT SWITCH IN RESTROOM.

GRILLE AND DIFFUSER SCHEDULE

MARK	MANUFACTURER	MODEL	FRAME OR BOARDER TYPE	MODULE SIZE	FINISH	REMARKS
CD-1	TITUS	OMNI	LAY-IN	24x24	WHITE	1,2
RD-1	TITUS	R-OMNI	SUSPENDED	24" DIAMETER	WHITE	1,2
RG-1	TITUS	350RL	LAY-IN	24x48	WHITE	1
RG-2	TITUS	350RL	LAY-IN	24x46	WHITE	1

REMARKS:
1. ACCEPTABLE MANUFACTURERS: KRUEGER, PRICE, TITUS.
2. ALL CEILING DIFFUSERS ARE 4-WAY THROW UNLESS INDICATED OTHERWISE ON PLAN.

THERMOSTAT SCHEDULE

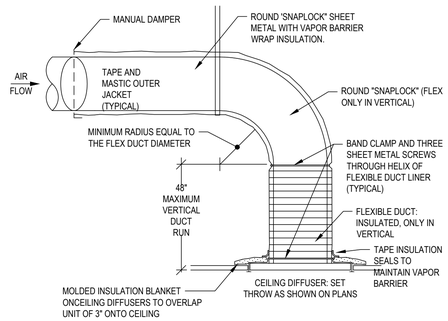
OCCUPIED SETTINGS		
DAY	START	STOP
MON-SAT	8:30 AM	9:30 PM
SUNDAY	9:30 AM	6:30 PM
SET POINTS		
TYPE	OCCUPIED	UNOCCUPIED
COOLING	72°	78°
HEATING	69°	62°

DIAKIN EQUIPMENT PACKAGE

TENANT HAS A NATIONAL ACCOUNT AGREEMENT WITH DAIKIN. ALL HVAC CONTRACTORS ARE DIRECTED TO CONTACT THE DAIKIN NATION ACCOUNTS CLEVELAND, OH OFFICE AT 800-251-4044 (OR 440-248-3400) WITH PRODUCT RELATED QUESTIONS AND TO OBTAIN PRICING AND PRODUCT INFORMATION. DAIKEN REP: BOB MCCLINTOCK (RMCCLINTOCK@WHGARDNER.COM)

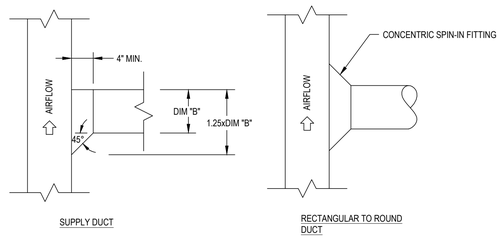
EQUIPMENT PACKAGE INCLUDES:
BURGLAR BARS, GRILLES AND DIFFUSERS, EXHAUST FAN AND THERMOSTATS.

ORDERING PROCEDURES:
THE MECHANICAL CONTRACTOR (OR GENERAL CONTRACTOR) SHALL PURCHASE THE EQUIPMENT FROM DAIKIN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING AND ACCEPTING THE MATERIAL, VERIFYING PROPER QUANTITIES AND MODEL NUMBERS. ALL TEMPORARY STORAGE OF EQUIPMENT IS REQUIRED.



CEILING DIFFUSER CONNECTION DETAIL

N.T.S.



DUCT BRANCH TAKE-OFF DETAILS

N.T.S.

JENCEN ARCHITECTURE, LLC
2850 EUCLID AVENUE
CLEVELAND, OHIO 44115
PHONE: (216) 781-0131
FAX: (216) 781-0134
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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920

PROJECT TYPE: REPOSITION A/E PROJECT: 6889
DESIGN CONCEPT: AVENTURA 24' BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
M2.0

TITLE:
MECHANICAL DETAILS & SCHEDULES

MECHANICAL SPECIFICATIONS

Section 200500 - General Requirements

A. General
1. Specifications are applicable to all contractors and/or subcontractors for all mechanical systems in Divisions 01, 20, 21, 22, and 23.
2. This contractor is also referred to the architectural, structural, electrical and all other drawings and specifications pertinent to this project and fully coordinate with all other trades, owner and architect requirements. All of the above mentioned drawings and specifications are considered a part of the contract documents.
3. Conform to all Instructions to Bidders, general and special conditions of contract as specified by architect and/or owner.
4. Refer to “Alternate Proposals” for possible changes affecting the extent of this section of work.
5. Before submitting a bid, each contractor is requested to visit the job site to familiarize themselves with construction condition, check facilities and conditions and make all necessary observations and measurements. Note conditions under which work is to be performed and take all items into consideration in bid. No consideration will be given for his failure to do so.
6. Systems are to be complete and workable in all respects, placed in operation and properly adjusted.
7. Each contractor shall provide for his own clean-up, removal and legal disposal of all rubbish daily.
8. Each contractor shall protect his work, his existing and adjacent property against weather.
9. Each contractor shall protect his work, materials, apparatus and fixtures from damage. Any work damaged by failure to provide protection required, shall be removed and replaced with new material at the contractor's expense.
10. Each contractor must confirm all utility company requirements and connection points in field, prior to starting work. Each contractor shall include cost of utility companies work in their bid.
11. Each contractor must confirm size, location and materials at point of tie in connections in the field prior to rough-in of new work.
12. Arrange for and obtain owner's and insurance representative's permission for any service shutdowns.
13. Each contractor shall be solely responsible for construction means, methods, sequences of construction and the safety of workmen.
14. No piping, ductwork, wiring, etc., shall be installed or routed above or below electrical panels and equipment, through elevator equipment rooms or elevator shafts or stairways unless these items serve these areas only.
15. All contractors shall coordinate with the electrical contractor and obtain a written approval identifying the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
16. Each contractor shall include modifying existing conditions to complete the project. During construction the contractors may uncover an existing condition that will have to be modified. Any such work which comes under the jurisdiction of this contractor shall be done by this contractor without extra cost to the owner and project.
17. Work related to the existing building shall be coordinated to minimize interference or interruption of normal building use by the owner. Refer to architectural plans for phasing requirements.
18. Ceiling grid systems shall not be supported from ductwork, heating or plumbing lines or any other utility lines, and vice versa. Each utility and the ceiling grid system shall be a separate installation and each shall be independently supported from the building structure - concrete, steel or masonry. Where interferences occur, in order to support ductwork, piping, ceiling grid systems, etc., trapeze type hangers or supports shall be employed which shall be located so as not to interfere with access to such mechanical equipment as valves, regulators, mixing boxes, fire dampers, etc.

B. Work Coordination and Scope
1. Each contractor under this division shall familiarize himself with the work to be done under other divisions of this specification and their related drawings and shall so coordinate and schedule his work as not to cause delays or interference with the work of others. Such coordination and scheduling shall accomplish the installation of mechanical and plumbing equipment and piping with a minimum of cutting through masonry and other adjustments.
2. Work included under this division shall consist of furnishing all materials, supplies, equipment, tools, transportation and facilities and performing all labor and services necessary for the complete installation of the mechanical systems of plumbing, fire protection, heating, ventilating, air conditioning, and specialty systems.
3. The contractor under this division shall report discrepancies in the work of others which affect his work. Any changes made necessary by failure or neglect to report such discrepancies shall be made by and at the expense of the contractor of this division. Obtain written instructions for changes necessary to accommodate work of others.
4. The contractor under this division shall be responsible for proper size and location of anchors, chases, recesses, opening, etc., required for the proper installation of his work.
5. The division of responsibility under separate mechanical, fire protection and plumbing contracts for tie-in points shall be as follows:
   a. The plumbing contractor shall provide domestic water to within five feet (5'-0") of equipment connection furnished by the mechanical or electrical contractor, final connection by mechanical or electrical contractor. On the water lines, the plumbing contractor shall provide the shut-off valve, check valve, backflow preventor and pressure regulator. On the gas lines, the plumbing contractor shall provide the shut-off valve and pressure regulator.
   b. Plumbing contractor shall run the water, sanitary to points as noted on the drawings.
   c. Fire protection, plumbing and mechanical contractor shall provide sleeves to the general contractor for placement in floors, walls, etc. and coordinate such location. The plumbing contractor shall be responsible for flashing at vent roof terminals.
   d. The fire protection, plumbing and mechanical contractor shall check with the architectural drawings concerning the test borings to determine areas of rock which should be included in his excavation work. Failure to adjust for rock conditions shall not warrant cause for additional compensation.
   e. The plumbing contractor shall rough-in and connect all other fixtures and equipment where shown on the drawings but not previously mentioned. Provide with shut-off valves and p-traps with clean-out plug.
   f. Unless responsibility to provide or furnish is otherwise stated on the electrical or mechanical drawings and electrical and mechanical specifications the contractor, under these divisions shall provide motors, special controls, disconnects, transformers, starters and relays as required for the proper operations of all equipment furnished under this division. All electrical equipment shall conform to requirements set forth under the electrical division and be suitable for operation on 60 cycle current available at the site.
   g. All motors 1/3 HP and smaller shall be single phase motors, 1/2 HP and larger, shall be three phase motors except where otherwise specified. Thermal overload protection for all motors shall be provided. Combination fused disconnect and magnetic line starters with auto-off-test switch shall be provided for all three-phase motors. Thermal overload relays shall be sized for 115 percent of full load motor current. For motors with VFD; motors shall be inverter duty motors that meets current “MG 1 Part 31” specifications. Motors to have a minimum of 20:1 turn down ratio. Motors over 20 Hp shall have shaft ground rings. The installation of all motors, starters and other electrical work under this mechanical division shall be done so as to conform with the National Electric Code. Each motor shall be of squirrel cage type, open-drip proof, normal starting torque, having ball bearings unless otherwise specified. For manufacturers that use PMAC motors, this contractor shall supply VFD's to operate motor.
6. Each contractor shall provide OSHA approved handrail (Guard) system for all roof mounted equipment within 10'- 0" of roof edge where the roof edge does not have a 42" high parapet or higher.

C. Codes, Permits, Standards and Regulations
1. Contractors shall install work in full accordance with rules and regulations of all applicable codes (local, city, county, state, national codes, NFPA, OSHA, etc.), government regulations, utility company requirements, and applicable standards having jurisdiction over premises. This shall include safety requirements of the state department. Do not construe this as relieving contractor from compliance with any requirements of specifications which are in excess of code requirements and not in conflict therewith.
2. Contractors shall secure and pay for all fees, permits, and certificates of inspection incidental to this work required by foregoing authorities. Arrange for all required inspections and approvals.
3. Contractor shall be responsible for payments to all public utilities for work performed by them in connection with provision of service connections required under this division of specifications.
4. Deliver all permits and certificates to architect in duplicate.

D. Design Drawings
1. The design drawings, as submitted, are diagrammatic and are not intended to show exact location of equipment, piping and ductwork unless dimensions are given. Piping and ductwork are to be installed along the general plans shown on the drawings while conforming to actual building conditions. Each contractor shall confirm all dimensions by field measurement.
2. Before entering into a contract, the successful bidder may be required to submit satisfactory evidence to show that the manufacturer of all parts of the equipment offered have been regularly engaged in the manufacture of such equipment for three (3) years and have not less than three (3) installations of a similar type which have been in successful operation under conditions similar to those specified for not less than two (2) years.
3. All equipment, piping and material specified herein after as shown on the drawings shall be furnished and installed by the contractor, unless specifically indicated to the contrary. Installation shall comply with all required “Building Codes” and “Reference Standards.”

4. If this contractor proposes to install equipment requiring space conditions other than those as specified and/or shown on the design drawings, or to rearrange the equipment, he shall assume full responsibility and submit drawings for the rearrangement of the space and shall obtain the full approval of the architect prior to start of any work.
5. The exact locations for fixtures, equipment and piping which is not covered by drawings shall be obtained from the architect or his representative in the field and the work shall be laid out accordingly.
6. Drawings and specifications are intended to supplement one another. Any materials or labor called for in one but not the other shall be furnished as if both were mentioned in the specifications and shown on the drawings.

E. Base Bid Equipment, Materials and Substitutions
1. All equipment and materials shall be new, free of defects and UL labeled.
2. Base bid manufacturers are included in the specification or listed in schedules on the drawings. All other manufacturers are considered substitution.
3. The name or make of any article, device, material, form of construction, fixture, etc., stated in this specification, whether or not the words "or approved equal" are used, shall be known as a "standard".
4. All cost shall be based on "standards" specified.
5. The equipment schedules on the drawings indicate manufacturer and their equipment model numbers that this design has been based on. Each contractor is required to bid upon the basis of design and furnish the makes specified.
6. Where more than one make or name is mentioned as being acceptable, it shall be understood that only the name or make referring to the manufacturers model numbers or sizes shall be considered the “Specified Standards.” It shall be further understood that other makes and names, even though mentioned, have not been checked for detail and that their size and arrangement are the contractor's responsibility the same as a proposed substitute item. The use of other manufacturer's equipment that is listed as acceptable alternates that entails general trades, structural, mechanical, electrical, etc., revisions is this contractor's responsibility to provide revisions. Any additional cost of such changes shall be paid by the contractor submitting the acceptable alternates which necessitates changes in installing such submitted alternate equipment, even though such costs may be part of another division of work.
7. Bids concerning the use of substitute products must be accompanied by complete specifications and performance characteristic covering these products. Contractor shall provide all available test data and experience records which may be helpful to the architect in evaluating the quality and/or suitability of alternate products.
8. Contractor is also invited to bid on any other similar products the contractor desires to propose as substitutions, stating any difference in cost (add or deduct from base bid cost) for each proposed substitution on the substitution sheet. If the architect decides to accept any of the proposed substitutions, proper notations thereof shall be made in the written contract. Where several makes are mentioned in the specifications and the contractor fails to state that he prefers a particular make in his bid, the owner shall have the right to choose any of the makes mentioned without change in price. No consideration will be given to proposals for alternative products unless submitted with the original bids.
9. Substitutions are subject to the approval of the owner. If a substitution is submitted, it is the contractor's responsibility to evaluate it and certify that the substitution is equivalent in all respects to the base specifications.
10. If substitutions are approved, notify all other contractors, subcontractors, etc., affected by the substitution and fully coordinate with them. Any costs resulting from substitution, whether by this contractor or others, shall be the responsibility of and paid for by the substituting contractor. Approved shop drawings do not absolve this contractor from this responsibility.
11. All equipment shall be installed in full accordance with the manufacturer's data and installation instructions and service clearances. It is this contractor's responsibility to check and confirm these requirements prior to starting of any work.

F. Warranty
1. Fully warrant all materials, equipment and workmanship and the successful operation of all equipment and apparatus installed by this contractor for one (1) year from date of final acceptance.
2. Extend all manufacturers' warranties to owner; including five (5) year compressor and ten (10) year heat exchanger extended warranty on HVAC equipment to include material and labor.
3. Repair or replace without material and labor charge to the owner all items found defective during the warranty periods. In the case of replacement or repair due to failure within the warranty period, the warranty on that portion of the work shall be extended for a minimum period of one (1) year from the date of such replacement or repair.

G. Shop Drawing Submittals
1. Submit shop drawings for mechanical, plumbing, fire protection, and control systems; including but not limited to sheetmetal, plumbing fixtures and equipment with adequate details and scales to clearly show construction. Indicate the operating characteristics for each required item. Clearly identify each item on the submittal as to mark, location and use, using the same identification as provided on the construction documents.
2. Sheetmetal and fire protection shop drawings shall be fully dimensioned and coordinated based on field verified building dimensions and clearances and architectural ceiling layouts. Indicate structural systems, lighting, ductwork and piping at all critical locations.
3. Contractor shall review and indicate his approval of each shop drawing prior to submittal for review. Shop drawings will not be reviewed by the engineer unless the contractor's approval is noted. Do not start work or fabrication until shop drawings have been reviewed by the engineer and returned to the contractor.
4. Submittals will be reviewed only for general compliance with the contract documents and not for dimensions or quantities. The architect and engineer will make every effort to detect and correct errors, omissions, and inaccuracies in such drawings, but the failure to detect errors, omissions, and inaccuracies shall not relieve the contractor of responsibility for the proper and complete installation in accordance with the intent of the contract documents. The submittal review shall not relieve the contractor of responsibility for purchase of any item in full compliance with the contract documents or its complete and proper installation.
5. Where submittals vary from the contract requirements, the contractor shall clearly indicate on submittal or accompanying documents the nature and reason for the variations.
6. Each manufacturer or his representative must check the application of his equipment and certify at time of shop drawing submittal that the equipment specified has been properly applied and can be installed, serviced and maintained where indicated on the drawings. Advise engineer in writing with submittal drawings of any potential problems. The manufacturer shall be responsible for any changes that might be necessary because of physical characteristics of equipment that have not been called to the engineer's attention at the time of submittal.
7. Submit a minimum of one (1) print and an electronic “pdf” of shop drawings to the architect. The architect and engineer shall review and return a pdf. The contractor shall distribute copies as required to properly conduct the work, including requirements of the operating manual.

H. Record Drawings
1. Each contractor or subcontractor shall keep one (1) complete set of the contract drawings and equipment submittals on the job site on which he shall regularly record any deviations or changes from such contract drawings made during construction. All recording shall be done in color ink.
2. These drawings shall record the installed location of all concealed equipment, piping, electric service, sewers, wastes, vents, ducts, conduit, etc., by measure dimensions to each such item from column centerlines or readily identifiable and accessible walls or corners of the building. Plans also shall show invert elevation of sewers and top elevation of all other below-grade lines.
3. Record drawings shall be kept clean and undamaged and shall not be used for any purpose other than recording deviations from working drawings and exact locations of concealed work.
4. After the project is completed, these drawings shall be scanned to an electronic “pdf” format and pdf and hard drawings shall be delivered to the architect in good condition, as a permanent record of the installation as actually constructed.

I. Supervision
1. The contractor shall have in charge of work at all times during construction a competent foreman or superintendent whose experience and background shall qualify him for the work to be performed under this division. Once assigned, the foreman or superintendent shall be retained until completion of the project and any consideration as to his removal on grounds of incompetence shall either be initiated by or referred to the architect for decision.

Section 200510 - Basic Materials and Methods

A. General
1. Provide all materials, labor, equipment, and accessories required to furnish and install the mechanical items identified in this section.
2. This section includes basic mechanical materials and methods to complement other division sections in this specification and requirements indicated on the mechanical drawings.

B. Interferences
1. Before installing any work, contractor shall see that it does not interfere with clearance required for finish on beams, columns, pilasters, walls, or other structural or architectural members, as shown on architectural drawings. If any work is so installed and it later develops that architectural design cannot be followed, contractor shall, at his own expense, make such changes in his work as architect may direct to permit completion of architectural work in accordance with plans and specifications.
2. Install additional offsets on piping or ductwork where required to obtain maximum headroom or to avoid conflict with other work without additional cost to owner.
3. Report any interferences between work under this division and that of any other contractors to architect as soon as they are discovered. Architect will determine which equipment shall be relocated, regardless of which was first installed, and his decision shall be final.

C. Protection of Work and Property
1. The contractor shall be responsible for safeguarding work, property, and facilities against damage, both his own as well as others with which he may come into contact in the performance of his work.
2. Stored materials shall be protected against damage from weather. Pipe and duct openings shall be closed with caps or plugs during installation. All fixtures and equipment shall be covered and protected against damage. Any materials or equipment damaged at any stage in the construction shall be replaced or repaired. Final completion, all work shall be in a clean and unblemished condition.
3. During construction, all return air ductwork and transfer air openings serving new and existing air handling equipment and/or adjacent tenant spaces shall be protected. Openings which need to remain active shall be covered and protected with MERV 8 filtration media; openings which can remain inactive during construction shall be covered with plastic sheathing and sealed air tight. Filter media shall be replaced regularly as required during construction in order to ensure adequate airflow through all required active openings. In addition, at the end of each phase of construction and at the end of the construction project, all filtration media within each piece of equipment serving the space shall be replaced.

D. Excavation and Backfill
1. Perform all excavation and backfill required for installation of below-grade piping and ductwork.
2. Excavate as required to install piping at required depth and pitch. Pipe to be laid on sand bedding to give uniform bearing along length of pipe (sand inside building and interlocking aggregate outside building).
3. Backfill with bedding material to a minimum of 12” above top of pipe and compact. Balance of backfill in outdoor grass areas shall be clean earth up to 6” above surrounding grades. Backfill below finished floors shall be sand. Backfill outdoors under paving shall be interlocking aggregate and shall be compacted in maximum 10” layers.
4. All other excavations shall be backfilled with clean earth, excluding rubbish and boulders. Backfill shall be thoroughly tamped and puddled.
5. Patch floor and paving to match existing adjacent surfaces.
6. Backfilling shall not be done until pipe lines are properly tested in the presence of the architect and/or inspection of the government agency having jurisdiction.
7. Control trench soil compaction during construction for compliance with the maximum density specified for the following areas:
   a. Building slabs, walkways, roadways, or public thorough-fares; compact top 12” of subgrade and each layer of backfill for fill material at 95 percent density for cohesionless soils, and 90 percent density for cohesive soil material. Tests to be performed by an independent testing service, with the compliance report submitted to the architect.
8. Pipe shall not be laid in water. Furnish all pumping equipment, power, temporary connections, etc., and do all pumping necessary to remove ground or casual water.
9. Where trenches cross roads, walks, or public thoroughfares, provide suitable barricades and bridges adequately protected by signs or red flags during day and lights as night.
10. Repave all streets or sidewalks disturbed at this contractor's expense to recommendations, procedures and satisfaction of architect and authorities having jurisdiction.

E. Supports and Hangers
1. Hangers and supports are to be provided to properly support, secure and align piping and to meet field conditions and as manufactured by Grinnell, Michigan Hanger or Caddy.
2. All hangers, brackets, clamps, etc., shall be of standard weight steel. Perforated strap hangers shall not be used in any work. When two or more pipes are run parallel, they may be supported on unistrut-type trapeze hangers. Other hangers for pipe 3” in size and smaller shall be clevis. For pipe transporting medium above 150 degrees F and 4” in size and above, use pipe roll. Each hanger is to be sized to include pipe insulation saddle for protection.
3. Where building service lines enter or leave building such as water, sewer, gas, etc., and are installed on filled earth, provide continuous support on a reinforced concrete beam furnished and installed under this division. Support beam on building and with vertical support down to foundation footing and on undisturbed earth at other end. Gas main shall enter building above grade.
4. All vertical piping passing through floors shall be supported at the floor by a riser clamp.
5. Isolate all copper lines form ferrous hangers or supports by using foil filler or vinyl tape.
6. Spacing to comply with ASHRAE standards and code requirements.

F. Pipe Sleeves, Floor and Ceiling Plates
1. All pipes passing through floors or masonry walls shall be provided with machine-cut schedule 40 pipe steel sleeves. The sleeves shall be so sized to allow at least 1/4” clearance between the inside sleeve wall and the pipe or insulation surface. Sheet metal sleeves shall not be used in this work. Pipe sleeves are to extend 2” above finished floor and sealed. Pipe sleeves are to be full wall thickness and sealed.
2. Unused sleeves shall be plugged and finished to match adjoining surface.

G. Escutcheons
1. Fit all pipe passing through walls, floors or ceilings in finished rooms with steel or brass escutcheons. Where surface is to receive a paint finish, make escutcheons prime painted; otherwise, make escutcheons nickel or chrome plated. Where piping is insulated, fit escutcheons outside insulation.

H. Pipe Identification and Tags
1. Identify each pipe, valve and controls in equipment rooms, above accessible ceilings and in accessible shafts.
2. Color code identification bands or marker backgrounds to identify contents of pipe with initials and direction of flow located near each valve and fitting, on both sides of pipe passing through walls and on long runs at not over 20'-0" intervals.
3. At place where pipe is to have marking, covered pipe shall be properly primed with clear lacquer. After marking is applied, coat with lacquer. Apply marking adjacent to valves and equipment at major changes in directions, where pipes pass through walls or floors.
4. Each piece of equipment shall be identified by a number, together with a brief description of its purpose, e.g. “Air Handling Unit - East Lobby.” Identification shall be embossed or engraved plastic or stamped brass strips firmly attached to the equipment or adjacent wall at the obvious location. The lettering for such strips shall be not less than 1/2" high.
5. All valves shall be provided with brass numbered tags attached to handle with a brass chain or ring. Wiring of tags will not be acceptable. At the completion of the work, a reproducible valve schedule shall be provided. Three (3) copies of this shall be mounted in metal, glass covered frames where requested by the architect. The schedule shall give a description of the line or equipment controlled; the normal position, emergency and/or shutdown position and location given either by description or diagram.
6. All controls, starters, switches, etc, shall be identified by embossed stencil or engraved plate as to purpose and/or equipment controlled. Control wiring shall be identified with program number and device it services.

I. Access Panels
1. Each contractor shall be responsible for providing all required access panels necessary for his work. This includes any access panels required for HVAC, plumbing and fire protection. Each contractor shall also provide access panels for any existing conditions as required.
2. Refer to architectural drawings and specifications for type of access panel and coordinate locations prior to any work.
3. Contractor shall mark lay-in ceiling tiles, in a method approved by the architect, where access is required to such mechanical, plumbing, and fire protection equipment, valves, regulators, mixing boxes, fire damper, etc.

J. Noise and Vibration Isolation
1. Furnish and install vibration isolating mountings to isolate from the structure, by means of resilient vibration and noise isolators, all mechanical equipment over 1 HP having rotating or reciprocating parts. Isolators shall be supplied by a single source, and shall be guaranteed by the manufacturer to provide isolation efficiencies in accordance with this specification. Selection shall be based on equipment purposed, power dissipated, frequency, weight distribution and nature of the building structure. Mountings shall be designed to permit attachment to the equipment base or pad and to the structure and shall be selected for uniform deflection allowing for unequal weight distribution.
2. Selection shall be made by the manufacturer of the mountings to provide a transmissibility not exceeding 10 percent. This contractor shall provide inertia pads for equipment where called for on drawings or recommended by the manufacturer of the mountings. These shall consist of reinforced concrete pads of suitable shape, of weight 1-1/2 times the weight of the equipment and provided with weld plates or channels at the corners to which the mountings may be secured.
3. Vibration or noise created in any part of the building by the operation of any equipment furnished and/or installed under this contract will be prohibited, and this contractor shall take all precautions by isolating the various items of equipment, pipe and sheet metal work form the building structure. The major items of equipment shall be isolated as called for on the plans and specified herein. The minor items shall be held the responsibility of this contractor.

4. Mechanical equipment not internally isolated by the manufacturer shall be isolated as follows:
   a. Centrifugal fans, air conditioning and/or heating and ventilating units up to 3” static pressure above grade shall be mounted on steel spring vibration isolators in combination with precompressed molded fiberglass noise isolation pads. If the drive motor is not supported directly on the fan, both units shall be mounted on an integral concrete inertia base, supplied by the isolator manufacturer, of sufficient rigidity to maintain alignment between the fan and isolators in combination with precompressed molded fiberglass noise isolation pads. See “C” above for isolation efficiencies.
   b. Centrifugal fans, air conditioning and/or heating and ventilating units up to 3” static pressure ceiling suspended shall be mounted on a suitable platform and the platform in turn, suspended by threaded rods from the overhead structure. Resilient hangers incorporating steel springs and precompressed molded inserts shall be incorporated into each supporting rod. See “C” above for isolation efficiencies.
5. Piping and ductwork shall be supported independently of the mechanical equipment and shall be isolated as follows:
   a. Flexible connections shall be used between air handling equipment and ductwork.
6. Isolation efficiency shall be based on the lowest operating speed of the supported equipment. The isolator manufacturer shall provide, as a part of his submittal data, and isolating efficiencies for the isolators supporting each piece of equipment. Isolators shall be manufactured by Consolidated Kinetics Corp., 401 Dublin Avenue, Columbus, Ohio, or Mason Industries, Inc., Hollis, New York.

K. Expansion Joints
1. Expansion joints in piping for heating and domestic water system 2-1/2” and below shall be Flexicraft ML loop stainless steel for steel and copper pipe or Flexonics model H, stainless steel bellows, internal guides, anti-torque device for steel pipe and model HB, bronze bellows, internal guides, anti-torque device for copper pipe; end connections to match corresponding pipe construction.
2. Expansion joints in heating and domestic water systems 3” pipe size and above shall be flexonics corrugated bellows type with mated neck rings and control rings; allowable working pressure to be 300 PSIG at 850 degrees F. End connections to be flanged.
3. Pipe alignment guide to be steel spider (copper clad for copper pipe) housed in a steel sleeve with feet for attachment to structure.
4. Expansion loops shall be provided on all pipe runs over 100 ft in length. Size loop per manufacturer's recommendations or as scheduled.

L. Thermometers and Gauges
1. Pressure gauges shall be provided in pipe lines and at inlets and outlets to equipment as called for or specified. These shall be installed to indicate pressure changes across equipment only. This means that they must have connections installed as close as possible to equipment flanges. These shall be bourdon tube type with 3” minimum dial 1/4 male NPT connection, steel cages with pressure ranges suitable for indicating the normal operating pressure at the two-third point of the scale range. Ashcroft, 3M or Taylor. Connections shall be made with shut-off cock and surge snubber.
2. Thermometers shall be a red mercury in glass-type with adjustable angle feature, 7” minimum scale length with range and bulb length suitable for the application and insertion well. These shall be located where they sense a true temperature and where they can be easily read and be installed with heat transfer grease.

M. Miscellaneous Steel
1. Furnish and install all miscellaneous steel required for supports, hangers, anchors, guides, etc., required for installation of equipment and materials furnished and installed under this division.

N. Painting
1. This contractor shall perform all painting incidental to this work.
2. All insulation shall be painted at the time of installation with one coat of Benjamin Foster “Lagtone” water base paint. At the completion of the work, all such insulation shall be given an additional coat of alkyd resin paint of a color to match existing building structure or as selected by the architect.
3. All uncovered black iron pipe, fittings, iron portions of valves, hangers, structural steel, expansion tanks, cooling tower sumps and all other black iron work shall be thoroughly cleaned and given two coats of alkyd resin paint of a color to match existing building structure or as selected by the architect.
4. All uncovered exposed sheet metal shall be thoroughly cleaned and neutralized and given two (2) coats of alkyd resin paint of a color to match existing building structure or as selected by the architect.
5. All painting shall be done with a brush or roller. Spray painting will be prohibited.
6. All finishing materials, thinners, etc., shall be the best quality, first line materials as manufactured by:
   a. E.I. Dupont De Nemours and Company
   b. Pratt and Lambert, Inc.
   c. The Glidden Company
   d. The Sherwin-Williams Company
   e. The Pittsburgh Plate Glass Company
7. All paint materials shall be delivered to the job in the manufacturer's original unopened and labeled containers, and they shall be used strictly in accordance with the manufacturer's directions.
8. This contractor shall submit a list of materials to the architect. The list shall state the branch names of the materials that the contractor intends to use. This list shall be secured from the paint manufacturer and shall be on his stationery.
9. The architect's approval must be secured before any painting work is started.

O. Clean-Up
1. Insofar as this contract is concerned, at all times keep premises and building in a neat and orderly condition: Follow explicitly any instructions of architect in regard to storing of materials, protective measures, cleaning-up of debris, etc.
2. Upon completion of work, this contractor shall thoroughly clean all apparatus furnished by him, pack all valves and thoroughly clean piping, fixtures and equipment removing all dirt, grease and oil.
3. Air systems shall not be operated without filters. Upon completion of work, replace all filters.

P. Operating and Maintenance
1. This contractor shall furnish competent personal instruction to the owner's operating personnel for a period of two (2) days in the proper operation of the heating and air conditioning equipment. He shall also supply the owner with copies of an operation manual containing the following:
   a. Step-by-step procedures for start-up and shut-down for each system and piece of equipment.
   b. Performance data, curves, ratings.
   c. Wiring diagrams.
   d. Manufacturer's descriptive literature.
   e. Automatic controls with diagrams and written description of operation.
   f. Manufacturer's maintenance and service manuals.
   g. Plumbing fixtures.
   h. Spare parts and replacement parts list for each piece of equipment.
   i. Name of service agency and installer.
   j. Final approved shop drawings.
   k. Mechanical Contractor to train store team how to operate thermostat.

Q. Roof Curbs (as manufactured by Pate, Roof Products and Systems and Thycurb)
1. Curb shall be 18 gauge galvanized steel with continuous welded seams, wood nailer, counterflashing, R-8 minimum and liner insulation. Top of curb shall be a minimum size as shown in detail on drawings, but not less than 14” above the high point of roof where curb attaches.
2. Provide curb for all roof penetrations of ducts and piping.
3. All cutting and patching of existing roof shall be by the owner's roofing contractor and paid for by the mechanical contractor.
4. Curb shall be installed with top level. Curb base to match roof pitch.

Section 200523 - Piping and Valves

A. General
1. Furnish all material, labor, equipment, and accessories as required to install complete fire protection, plumbing, and HVAC piping systems as indicated on drawings and in these specifications.
2. Install in full accordance with local code requirements, see other specification section for additional requirements and install in accordance to manufacturer's recommendations and requirements.

B. Connections to Equipment Furnished by Others
1. Provide valved water and/or gas connection for equipment furnished by other contractors or owner.
2. Include accessories required by code, drawings and manufacturer's installation instructions.
3. Fully coordinate with lab equipment, pool equipment, kitchen equipment, and laundry equipment suppliers and confirm all rough-in requirements prior to starting work.

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD - AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE: 3/25/2024

STORE NO. 0306

SHEET: M3.0

TITLE: MECHANICAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS (cont.)

C. Installation

1. All piping shall be installed parallel with or perpendicular to the building walls. All vertical risers shall be installed plumb and straight. All piping above accessible ceilings shall be installed as high as possible and at height to allow sufficient space for ceiling panel removal.
2. All piping shall be installed with pitch in the direction of flow of not less than 1" in forty feet, except as otherwise shown. It must be possible to drain every portion of the piping system.
3. Run lines as direct as possible and avoid unnecessary offsets. However, if offsets are required in order to obtain maximum headroom or to avoid conflict with other work, they shall be made as required or as requested by the architect without addition cost to the owner. The architect reserves the right to make minor changes in the location of piping and equipment during the roughing-in, without additional cost to the owner. All changes proposed by others shall be approved by the architect.
4. Lines shall be cut accurately to measurement at the site and worked into place without springing or forcing. Sufficient offsets, pipe loops or expansion joints between anchor points shall be provided as needed, whether or not shown, to limit stresses and control movement of lines subject to the thermal expansion.
5. Before any piping is installed, it shall be up-ended and pounded to remove any foreign matter present, and shall be swabbed, if necessary, for thorough cleaning. After installation and before final connections made, all piping system shall be flushed with a material that is not injurious to either pipe or equipment. (See also "Tests and Adjustments.")
6. Pipe to be threaded shall be cut square and full threaded with clean-cut tapered threads and shall be reamed after threading. Threaded connections shall be made with pipe thread compound applied to the wall threads only.
7. The edges of pipe to be welded shall be machine beveled wherever possible. Before welding, the surfaces shall be thoroughly cleaned. The piping shall be carefully aligned. No metal shall project within the pipe. Mitered joints are prohibited. Only factory formed fittings shall be used. Elbows shall be long radius type. Flanges shall be welding neck type. Mitering of the pipe to form elbows or the notching of straight runs to form the tee connection will not be permitted.
8. Unions or companion flanges shall be installed in all connections to equipment, automatic valves, etc., as necessary to permit removal of equipment and specialties for servicing, repairing or cleaning. It shall be possible to remove any piece of equipment by removing only one or two sections of piping.
9. Valves shall be provided in suitable locations at each item of equipment, branch circuit, riser, or section of piping as indicated or required for proper and safe operation of the system and to facilitate maintenance and/or removal of all equipment and apparatus. On horizontal pipe runs, install all valve stems vertically up where possible and in no case shall the stems be turned more than 90 degrees from the vertically up position.
10. Drain valves shall be provided at all low points, trapped section, and on the equipment side of all branch valves to permit draining of all parts of all liquid piping systems. Drain valves shall have threaded hose ends with cap and chain. Drain piping shall be provided from pump glands, relief valves, etc., to spill at the floor over floor drains or other acceptable discharge points. The drain line shall terminate with plain, unthreaded end with a minimum 2" air gap at floor drain.
11. Taps (half couplings or tees) shall be provided as necessary to permit the installation of temperature control instruments, thermometers, pressure gauges, air vents, etc.
12. Connections between copper piping and screwed ferrous equipment connections or screwed ferrous piping systems shall be made as follows:
    a. For stationary non-rotating, non-vibrating equipment connections: dielectric unions.
    b. For rotating or vibrating equipment connection: cast brass adapter and bronze flanges with dielectric separation of flanges and bolts.
    c. Connections between copper piping and ferrous equipment flanges or flanged ferrous piping systems shall be made using bronze companion flange with dielectric separation of flanges and bolts.
    d. Brass or bronze valves in ferrous piping will not require dielectric separation.
    e. Nipples between copper piping and equipment or fixture connection fittings shall be brass, not galvanized steel.
13. All pressure piping systems shall be installed to conform to the requirements of the local AHJ or state's pressure piping system code.
14. All excavations for installation of pipe shall be open trench work and shall be kept open until piping has been inspected, tested, and accepted.
15. All piping passing thru cast-in place concrete construction shall be sleeved to provide a minimum of 1/2"annular space around entire pipe to be sleeved. Space between sleeve and pipes in foundation walls shall be tightly caulked or mechanical seal to give a waterproof penetration.
16. Any piping resting on or coming in contact with building structure shall be insulated at that point to prevent telegraphing of sound.
17. Metal piping laid in corrosive fill shall be encased in concrete or in split tile.
18. All sewers 14 feet -0" below finish grade shall be encased in concrete.
19. Threaded joints shall conform to American Taper Pipe Thread ASA-B2.1-1960. All burrs shall be removed, pipe ends shall be reamed or filed to size of bore and all chips removed. Pipe cement shall be used only on male threads.
20. Unions shall have metal seats for drainage systems and metal to metal ground seats on water system.
21. Furnish and install valve in branches to sill cocks, toilet rooms and other fixture groups. Plumbing fixtures shall have wheel or screwdriver stops as specified.
22. All piping shall be rigidly supported and shall not be loose or shaky.

D. Sanitary, Waste, Vent

1. Install sewers, stacks, vents, drains, etc., as indicated on the drawings.
2. All drainage and vent piping shall be constructed and run as direct as possible, protected from contact with slag or cinders and wherever practicable, shall be located so as to be accessible for inspection. The actual runs and locations of drains, soil waste, and leader piping shall be installed as to meet with the various conditions at the building and any work necessary to conceal pipes or clear pipes of other trades shall be done as directed by the architect.
3. Sewers to be pitched a minimum of 1/4" per foot for 3" sizes and under and 1/8" per foot for 4" sizes and larger or to slope as indicated on drawings. Kitchen sanitary waste shall be sloped ¼" per foot for all pipe sizes.
4. All piping shall be correctly aligned before joins are made. All changes of direction in drainage and vent piping shall be made by means of "Y" branches and 1/6, 1/8 or 1/16 bends. No lines shall be run with unnecessary bends or offsets and where changes in direction are unavoidable; they shall be made by use of proper fittings. Single and double sanitary tees, 1/4 bends and 1/8 bends may be used in vertical sections when direction of flow is from horizontal to vertical. Changes in direction and branch connections shall be made with approved drainage fittings compatible with the piping system material in which it is installed.
5. Install cleanouts at base of each vertical waste and stack, each change in a direction of piping greater than 45 degrees, within five feet (5'-0") of main sewer after exiting the building, or as shown on drawings. Cleanouts on underground lines shall extend up flush with finished floor or grade. Provide cleanouts not over 50'- 0" on center along straight runs. Cleanouts shall be size of pipe to which it is installed up to 6" in diameter. Pipe over 6" in diameter shall have a 6" cleanout.
6. Vent terminals shall be terminated at least 18" above roof. Each vent terminal shall be made water tight with the roof by using sheet copper (8 ounces PSF) with base not less than 16" diameter and collar full height of pipe or rubber boot pipe flushing. Where vents are 4" or larger, flashing may be turned over into top of pipe without gap. Furnish flashing to general contractor for building into roofing material.
7. All fixtures and sanitary drains shall be vented as indicated on drawings and in accordance with code. Vent pipes, where not vertical shall have continuous slope up to vent through roof.
8. Openings in pipes shall be properly plugged when work is not in progress
9. Sewers shall be laid with full length of each section resting on a solid bed. Where necessary to obtain a firm support, the pipe shall be bedded on select material and thoroughly tamped. As pipe is laid, care shall be exercised to keep interior of pipe clear of foreign matter. Where trenching for pipe is excessively wide, the contractor shall, at his own expense, embed the pipe in concrete to support the added load of backfilling.
10. Pipe Schedule:
    a. Below grade inside building
        1) Service weight - cast iron pipe ASTM A-74-82 with ASTM C-564-80 neoprene compression joints or no-hub CISPI with clamps. All kitchen sanitary shall be cast iron only.
        2) PVC-DWV Sch. 40 solid core pipe, ASTM D-1785 with ASTM D-2665 DWV solvent weld socket fittings.
    b. Above grade and vent material shall be as follows:
        1) No-hub cast iron pipe CISPI 1-301-78.
        2) PVC-DWV SCH. 40 solid core pipe, ASTM D-1785 with ASTM D-2665 DWV solvent weld socket fittings.
        3) 1-1/4" and smaller, SCH. 40 galvanized steel pipe ASTM A-53/A53M, Type E with screwed fittings ASME B-16.4, class 125.
    c. Expansion Joints and deflection fittings
        1) Ductile-Iron, flexible expansion joints; AWWA C110 or AWWA C153 with two gasketed ball-joint sections and one or more gasketed sleeve sections rated for 250 psig minimum.
        2) Ductile-Iron expansion joints; three-piece assembly of telescoping sleeve with gaskets and restrained-type, ball-and-spigot end sections; AWWA C110 or AWWA C153; rated for 250 psig minimum.
        3) Ductile-Iron deflection fittings; compound coupling fitting with ball joint, flexing section, gaskets, and restrained joint ends; AWWA C110 or AWWA C153; rated for 250 psi minimum and up to 15 degrees of deflection.

Section 200523 (cont.)

11. PVC piping shall not be installed unless permitted by code and shall not be installed in return air plenums.

E. Domestic Water Piping

1. Install domestic water piping as indicated on drawings. Include all fittings, valves, hangers, and other accessories including water meter and backflow preventer. Extend domestic water piping to all fixtures and equipment required for complete installation.
2. Include unions, or other disconnect means, stops or valves for isolation of fixtures and equipment. Valves to be fully compatible with piping for service intended as manufactured by Nibco, Crane or Milwaukee. Include hose or drain valves at low points where fixtures cannot be used for drainage.
3. Install shock absorbers at each quick closing fixture and where required to prevent water hammer as manufactured by J.R. Smith, Sioux Chief or Zurn. Absorbers shall be installed in vertical upright position.
4. Hangers on insulated pipe to be outside of insulation, sized accordingly with a sufficient saddle to protect insulation as manufactured by Grinnell or Michigan.
5. Pipe Schedule:
    a. Above grade (2" and less)
        1) Type "L" hard copper ASTM B 88-832 with wrought copper fittings ASTM B 16.22 1980 and non-lead or antimony solder joints.
        2) CPVC, Schedule 40; socket fittings and solvent cement joints.
        3) PEX tube and fittings with stainless steel crimp rings.
6. Flush, vent and sanitize all water piping with chlorine as required per AWWA, local building department and health department codes.
7. Domestic hot and cold water piping under concrete floor to be covered with sand so that piping will not become embedded in the floor slab.
8. All piping under concrete floor shall be type "K" soft copper, continuous. Splices or fittings will not be allowed.
9. Extreme caution must be taken so that no copper piping and insulation under concrete floors becomes crushed, cut, split or deformed during the pouring of the floor slab.
10. Allow 1-1/4" per 100 feet of length for expansion in domestic hot water lines.
11. All piping in return air ceiling plenums or walls shall be plenum rated materials.

F. General Hydronic and Domestic Valves and Strainers

1. Ball valves 2" and smaller shall be 600# WOG, 150# SWP, two-piece, full port cast bronze or forged brass body, chrome plated brass ball, replaceable "Teflon" or "TFE" seats and seals, blowout-proof stem, vinyl-covered steel handle and have threaded ends. Valves shall be Hammond 8901, Milwaukee BA-125, Stockham S-207, Nibco T-585, or Apollo 77-100.
2. Gate valves 2" and smaller shall be 150# W.S.P., bronze, screwed pattern with rising stem, union bonnet, solid wedge disc. Valves shall conform to MSS SP-80. Valves shall be Crane 431-UB, Hammond IB-629, Lunkenheimer 3151, Jenkins 47-U, Stockham B-120, Milwaukee 1151, or Nibco T-135.
3. Globe valves 2" and smaller shall be 150# W.S.P., bronze, screwed pattern with rising stem, and union bonnet, and ANSI 420-S stainless steel tapered plug and seat. Valves shall conform to MSS SP-80. Valves shall be crane 14-1/2P, Hammond B-433, Jenkins 546-P, Stockham B-29, Milwaukee 591 A, or Nibco T-235.
4. Check valves 2" and smaller shall be 150# W.S.P. bronze, swing check, bronze seat, screwed pattern. Valves shall conform to MSS SP 80, type 4. Valves shall be Crane 141, Hammond IB-946, Milwaukee 510, Nibco T-43, Stockham B-331B, Lunkenheimer 230, or Jenkins 352.
5. Butterfly valves (all sizes) shall be LUG style ductile iron body and extended neck, designed for bubble tight shut-off at 150 PSI. Discs shall be bronze or aluminum bronze and attached to stainless steel stem. Seat material shall be EPDM (EPT) suitable to 275 degrees F. Standard valve must be capable of 200 PSI bi-directional differential pressure (dead-end service). Manufacturer must certify valves (sizes 2" thru 16") that shall be capable of providing bubble tight seal at 200 PSI when used for end of line service without the need of a flange on the down stream side. Valves 18" and larger must be capable of 150 PSI bi-directional differential pressure and 150 PSI end of line service as stated above. Valves thru 6" shall have 10 position leverlock handle. Valves 8" and larger shall have gear operators with hand wheels. Valves shall conform to MSS SP-67 and MSS SP-25. Valves shall be Crane 44 BXZ, Desurik, Milwaukee ML 133E, Nibco LD 2000, or Stockham LD-7.
6. Eccentric plug (balance) valves 2" and smaller, shall be 175#, cast iron body, bronze trim, screwed pattern with open position stop. Valves to be Dezurik figure 425 or Dresser with figure 487 memory stop and resilient plug seal rated at 250 degrees F.
7. Balance vales 2" and smaller shall be 125#, bronze body screwed pattern ball type circuit setter valves with memory stop, straight pattern with Schrader valve connection for differential pressure gauge. Valves to be Taco or Bell & Gossett.
8. Strainers 2" and smaller shall be 250#, cast iron body, screwed pattern with 20 mesh stainless steel or Monel screens, strainers to be Muessco No. 11, Armstrong, Crane, Sarco, or Hayward.
9. Air vents and drains for main water lines and coils shall be bronze, screwed pattern, ball valves with a 3/4" male hose thread adaptor.
10. Air vents for main water lines shall be 200#, bronze, screwed pattern, non-rising stem angle valves with union bonnet and 3/4" Chicago standard hose thread valves to be Crane 117, Walworth 24, or Jenkins 112.
11. Air vent PET cocks (located inside unitary equipment) shall be 125# bronze "try-cock" similar to Crane 730.
12. Purge valves and miscellaneous drain valves shall be 200#, bronze, screwed pattern, non-rising stem angle valves with union bonnet and 3/4" Chicago standard hose thread. Valves to be Crane 117, Walworth 24, or Jenkins 112.
13. Pressure reducing valves shall be as specified on drawings or an approved equal by Conbraco, Watts or Zurn.

Section 200593 - Testing, Adjusting and Balancing

A. General

1. After installation, check all equipment and perform start up in accordance with the manufacturer's instructions.
2. All piping shall be tested and free of leaks as required by the local authority having jurisdiction.
3. Work that is scheduled to be concealed or insulated shall remain uncovered until required tests have been completed. If the construction schedule requires, arrange for tests on sections of the system at a time.
4. Balance all systems, calibrate controls, check for proper operation and sequence under all conditions and make all necessary adjustments.
5. Instruct owner in operation of systems and submit operating and maintenance manual for all equipment and systems.
6. Submit air and water balance report from independent AABC or NEBB certified subcontractor for all air and water systems per AABC or NEBB standards.
7. Submit duct leakage test report from independent AABC or NEBB certified contractor.
8. When the contractor is ready to run capacity tests, he shall notify the architect. When this notice is given, the architect will assume that the contractor has made preliminary tests and is satisfied that the plant will develop specified and guaranteed capacities. It will be the contractor's responsibility to furnish any and all instruments required to obtain test data which shall include thermometers, electric meters, pressure gauges, etc.
9. Work under this division of the specifications shall not be considered complete until the contractor has obtained required inspection, performance tests, made necessary adjustments and has submitted satisfactory evidence of the architect or his representative will make spot checks to determine the accuracy and completeness of final adjustments. Should spot checks indicate more than a reasonable deviation from design requirements, the contractor shall repeat tests and adjustments to the satisfaction of the engineer.
10. During one complete heating and one complete cooling season, the contractor shall make any minor adjustments that may be necessary to ensure uniform temperatures throughout the spaces.
11. Test results shall be submitted to the architect/engineer. GC to submit air balance repor to assigned Mechanical Engineer for review/comment/approval.
12. The Test and Balancing contractor shall adjust all sheaves or provide new sheaves and belts as required in order to properly balance all air handling equipment.

B. Balancing, Start Up and Instructions

1. After equipment is placed in operation, systems shall be balanced to within 10% of design flow with report submitted to owner. Balancing shall be performed by an independent AABC or NEBB certified contractor. Air balance report to be submitted to Signet Project Manager and Mechanical engineer for review and approval.
2. Balance the air systems prior to balancing hydronic, steam, and refrigerant systems.
3. Test, adjust and balance cooling systems during summer season and heating systems during winter season. Balance systems when the outside air conditions are within 5 degrees F wet bulb temperature of the maximum summer design condition and within 10 degrees F dry bulb temperature of the minimum winter design condition.
4. Start up and place all systems in operation and tag all switches and controls with permanent labels.
5. Train and instruct store manager and staff on proper operation and preventative maintenance of system.

Section 200593 (cont.)

C. Piping: Testing to be done by the contractor.

1. All piping shall be given the following pressure test without appreciable pressure drop: Contractor shall use recording line charts to record all pressure testing outcomes.

SERVICE	TEST MEDIUM	MIN. PRESSURE	TIME (HOURS)
Fire	Water	125 psi	6
Cold Water	Water	125 psi	24
Hot Water	Water	125 psi	24
Air	Air	125 psi	12
Sanitary	As per State Plumbing Code or Local Authority		
Fire Protection	See Fire Protection Section		

*A minimum notice of 48 hours shall be given the architect prior to purging of any gas lines. Purging shall be to the outside of building at a safe location.

2. During the final inspection of the building, the contractor may be asked to remove at least one water closet in the presence of the architect so that it can be checked for a proper installation. If the one toilet is found to be installed in a defective manner, the contractor shall remove and properly reinstall all toilets.
3. Care shall be exercised in installation of air piping so as not to allow contamination.
4. Minor leaks in welded joints shall be corrected by chipping out the weld and rewelding. A general sweating of a weld joint will be considered sufficient cause for rejection. Defects that may develop in screwed joints under test shall be corrected by replacing the fitting or thread or both. Caulking of defective threaded joints will not be permitted.
5. During the testing period, this contractor shall maintain on the job a competent individual thoroughly familiar with all phases of plumbing for as long as may be required to thoroughly adjust all of the systems and to demonstrate to the architect that they are functioning properly.
6. Adjust all flush valves and balancing valves for proper flow.
7. All hydrostatic and/or air tests shall be made before piping is concealed or covered. This contractor shall be responsible for completely draining the systems after hydrostatic tests are performed. Any damage from freezing prior to acceptance of the completed installation shall be repaired at the sole expense of this contractor.
8. All materials and installations under the plumbing system shall be inspected by the inspector to ensure compliance with requirements of the plumbing code.
9. This contractor shall notify the plumbing inspector whenever work is ready for test and inspection.
10. When work for the plumbing permit is issued and completed, this contractor shall request final inspection. Such request shall be made before the building is occupied or used but not more than 30 days after completion of the work.
11. Before approving the plumbing system, the plumbing inspector may require that the system in whole or part be tested to prove sufficiency. All equipment, material, power and labor necessary for inspections and test shall be supplied by the plumbing contractor.
12. All piping of plumbing system shall be tested with water or air per testing schedule.
    a. Drainage system water test: provide fitting at property line or termination point for purpose of test plug. Water test shall be applied to entire system or by section. When tested in sections, at least the lower 20 feet of the next section above shall be retested so that every section tested shall have at least a 20-foot head test. Hold without pressure loss for 15 minutes.
    b. Drainage system air test - attach air apparatus to suitable opening, close all other inlets and outlets, and then force air into the system until there is uniform pressure, sufficient to balance a column of mercury 10" in height or 5 pounds gauge pressure on the entire system. Hold without pressure loss for 15 minutes.
    c. No part of system shall be covered before inspection is made and approved. If covered before test, contractor shall pay for cost of uncovering so test can be made and accepted.
    d. Defective work or materials shall be replaced and inspection and tests repeated within three days.
13. Certificates of approval of satisfactory completion and final inspection shall be obtained by the plumbing contractor. One copy of each approval shall be given to the architect and Signet Project Manager.
14. Damages which result from breakage or faulty installation shall be the responsibility of the plumbing contractor.
15. After the system has been in service for a two-week period and again before the system is turned over to the owner, all dirt pockets, traps, and strainers shall be cleaned, removed, and reinstalled.

D. Water Using Equipment: All water using equipment, such as but not limited to, cooling coils and convertors, shall be balanced to obtain the required water pressure drop and flow. This contractor shall list the flow rate and required pressure drop and the observed pressure drop for each piece of equipment.

E. Air Handling Equipment: For each piece of air handling equipment, this contractor shall list the data of the fan, motor and drive and shall obtain by measurement and furnish to the architect/engineer the fan speed, motor voltage, operating amps, for cfm and static pressure as determined from the manufacturer's fan curves. This contractor shall also determine the fan cfm by means of a velocity traverse which shall be taken a minimum of three fan diameters from fan outlet. Before running any tests, the contractor shall have installed all the components of the system and shall ensure the cleanliness of the filters.

F. Diffusers, Registers, Grilles: After completion of the air distribution systems and final adjustments, the contractor shall adjust all dampers and air supply, return and exhaust outlets so that each outlet handles its proper quantity of air. Supply registers and diffusers shall be adjusted to provide for the proper throw and a uniform distribution pattern.

1. For supply, return and exhaust air outlets, the velocity shall be measured with a heated wire resistance type anemometer held 1" from the face of the outlets; the air velocity shall be the average of velocity readings taken at points no more than 6" apart. The area shall be the net core area of the outlet.
2. Test readings shall be taken for each register, grille and diffuser. For each of these units, obtain and furnish information on manufacturer, testing equipment used, procedure followed, location, size, average, velocity, gross and net core areas, observed cfm and specified cfm. Separate tabulations shall be furnished for each manufacturer, each system and each type of register, grille and diffuser.

G. Mixing Dampers: Mixing dampers shall be adjusted on the basis of the temperature of the mixed outside and return airstreams.

1. The minimum fresh air damper position shall be set to obtain a mixed air temperature determined from the following equation:

   Mixed Air Temperature =

   (Outside Air Temp.) x (Min. Percent Outside Air) +

   (Return Air Temp.) x (1 - Min. Percent Outside Air)
2. Percentage of air quantity shall be expressed as a fraction of the total air supply.

H. Holes in ducts and casings used for static pressure and velocity readings shall be provided with removable closures.

I. During the testing period, this contractor shall maintain on the job a competent individual thoroughly familiar with all phases of air conditioning, including refrigeration, temperature control and distribution, for as long a period as may be required to thoroughly adjust all of the systems and to demonstrate to the architect that they are functioning properly.

J. The testing and balancing engineer shall, as part of his work, perform a "Spot" re-check balancing conditions between 30 to 90 days after both summer and winter balancing operations at which time a representative of the temperature control manufacturer capable of performing adjustments to his system shall accompany the balancing engineer. This operation shall include a check of space temperature, calibration of controls, pump and fan performance and the necessary adjustments thereto.

Section 200700 - Insulation

A. General

1. Furnish all material, labor and equipment as required to install complete plumbing and HVAC insulation as indicated on mechanical drawings and in these specifications.
2. Install in full accordance with manufacturer's recommendations.

B. Scope: This contractor shall furnish and install all insulation necessary to the project and in accordance with the following requirements. All insulation and accessories used in an air plenum space, and all duct covering and lining, regardless of physical location, shall have a composite (insulation, jacket, and adhesive) fire and smoke hazard rating as tested under procedure ASTM E-84, NFPA 255 and UL 723, not exceeding a flame spread 25 and smoke developed 50. All other areas shall have insulating materials and accessories on pipes and vessels rated at a flame spread 25 and smoke developed 150 as tested by the same procedure. All calcium silicate shall be asbestos free.

C. Workmanship:

1. All insulation shall be installed over clean, dry surfaces. Insulation must be dry and in good condition. Wet or damaged insulation will not be acceptable. No insulation shall be applied prior to pressure test completion of the respective piping and/or duct system.
2. All pipe insulation shall be installed with joints butted firmly together. All valves and fittings shall be insulated using mitered sections of insulation equal in density and thickness to the adjoining insulation, or with an insulation cement equal in thickness to the adjoining insulation or pre-molded insulated fittings. The insulation applied to the valves and fittings shall be covered with the same type of covering as used on the pipe insulation. No staples.
3. All insulation ends shall be tapered and sealed regardless of services.
4. All insulated, exposed piping 8'-0" and below to the finished floor shall include a 0.020" thick vinyl jacket. This jacket is in addition to the normal finish for the respective service.
5. Rigid duct insulation shall be impaled over welded pins and secured with white insulation caps. All seams shall be firmly butted and sealed with white pressure sensitive vapor barrier tape. No staples.
6. Wrap around duct insulation shall be applied with all joints butted firmly together. Insulation shall be cemented to the surface with fireproof adhesive applied in 6" wide strips on 12" centers. All joints in the insulation covering shall be sealed with adhesive. Where ducts are over 24" wide, the duct-wrap shall be additionally secured to bottom of rectangular or oval ducts with mechanical fasteners on 16" centers to prevent sagging. Vapor barrier shall be legibly printed by the manufacturer to show nominal thickness and type of insulation. Aluminum corner angles shall be used to prevent over compressing insulation during installation.
7. Duct liner insulation shall be applied with joints pre-coated with adhesive and butted firmly together. Lining shall be cemented to ductwork with a minimum of 75 percent coverage of fire resistant adhesive. Mechanical fasteners on 16" centers and adhesive shall be used when duct width exceeds 12" or when duct height exceeds 24".
8. All ductwork in the mechanical rooms is to be considered as "exposed ductwork," i.e. supply, return, relief, and outdoor air.
9. All round diffuser duct drops connected to lined ductwork shall be insulated the same as "ductwork" schedule non-lined.
10. All flexible elastomeric insulation shall have all fittings, butt ends, and seams sealed with vapor barrier adhesive.
11. Provide removable insulation sections to cover parts of equipment which must be opened periodically for maintenance including metal vessel covers, fasteners, flanges, chilled water pumps, frames and accessories.
12. Repair all damaged sections of the existing piping and mechanical insulation damaged during this construction period. Use insulation of same thickness as existing insulation. Install new jacket lapping and seal over existing.
13. Replace damaged insulation which cannot be repaired satisfactorily, including units with vapor barrier damage and moisture saturated units.

D. Plumbing Insulation (as manufactured by Owens Corning, Knauf or Schuller)

1. Insulate all above-grade hot water, hot water return and cold water piping with 1" thick molded fiberglass having an all service jacket.
2. Insulate all above-grade hot water and hot water return piping 1.5" and larger with 1.5" thick molded fiberglass having an all service jacket.
3. Insulate all above-grade, horizontal air conditioning condensate floor drains and waste lines, overflow roof drains and piping, roof drains and piping and roof drain sumps with 1" thick molded fiberglass having an all service jacket.
4. Include insulation of fittings and valves. Keep vapor barriers intact. Apply per manufacturer's recommendations.
5. Insulate all exposed waste and water supply piping under lavatory with safety covers per ADA requirements (as manufactured by Plumberex Specialty Products, McGuire or Truebro).

E. HVAC Insulation (as manufactured by Owens Corning, Knauf)

1. All insulation to be applied in full accordance with the manufacturer's recommendations and comply with 25/50 flame and smoke hazard ratings per ASTM E-84, NFPA 255 and UL 723.
2. Insulate all supply, return and exhaust air ducts with 3/4" thick lined insulation near equipment 10 foot out and/or through first elbow for sound deadening.
3. Insulate all supply, return and outside air ducts and exhaust air ducts between isolation damper and penetration of the building's exterior with 2" thick, 1.5 pcf, minimum R-6, foil faced reinforced kraft jacket fiberglass duct wrap fully secured to duct. Lap and tape seams and secure tightly to the ducts with wire or stick pins. Exposed to view ductwork in conditioned spaces shall not be insulated, unless otherwise noted to be insulated. Ductwork in ceiling return air plenums shall be insulated.
4. Exposed to view ductwork in conditioned spaces more than 15'-0" above finished floor and/or in high humid climates, duct work shall be double walled with 1" thick, 1.0 pcf, minimum R-3.0 insulation.
5. Insulate all supply, return, outside and exhaust air ducts lined or not lined located in the attic space with 3" thick, 0.75 pcf nominal density, minimum R-12, foil faced reinforced Kraft jacket, fiberglass duct wrap fully secured to duct. Lap and tape seams and secure tightly to the ducts with wire or stick pins.
6. Insulate all supply, return, outside and exhaust air ducts lined or not lined exposed to weather outside with 3" thick mineral-fiber board, 3 pcf nominal density, minimum R-12. Provide a venture clad insulation jacketing, color as selected by architect, field-applied jacket.
7. Insulate all air conditioning condensate drain piping with 1" thick molded fiberglass insulation, C = 0.22.
8. Insulate all hot water tanks, converters, cold water storage tanks, chilled water pumps and chilled water air separators with a 2" thick fiberglass service board 6 pcf nominal density, R-10, with field applied 8-1/2 oz. glass cloth lagging wrap. Devices may be insulated with 2" thick flexible elastomeric insulation, C = 0.24. All cold water devices shall have a vapor seal.

Section 211000 - Fire Protection Systems

A. General

1. Furnish all labor, materials and equipment as required to install a complete fire protection system for project.
2. Field-verify sizes and location of existing sprinkler piping before fabrication of new.
3. This contractor shall be responsible for the removal and reinstallation of existing ceiling tiles, as required, for the installation of work shown in areas where existing ceilings are to remain. See architectural drawings for areas where existing ceilings are to remain.
4. This removal and reinstallation of existing lay-in ceiling tiles shall be the responsibility of the fire protection contractor (under the supervision of the general contractor) as required to perform his work. Any damage to existing ceiling tiles or supports shall be the responsibility of the general contractor. Ceiling tiles may be left out of the ceiling areas under construction only if stored in areas as directed by the owner so as not to hinder the daily operations of the building's occupations.
5. This contractor shall modify and relocate sprinkler piping and provide new sprinkler piping and heads, as required, to accommodate new mechanical work in full compliance with NFPA 13. This contractor shall also perform hydraulic calculations for sprinkler piping in the remodeled areas in accordance with NFPA 13.

B. Design Basis

1. Design basis for system shall be per NFPA 13 (latest edition) building code requirements, local water department, local fire department, state fire marshal, local code, and owner and owner's fire insurance underwriter requirements.
2. System shall be hydraulically calculated as required by code.
3. Pipe sizes indicated on drawing are approximate and shall be verified per the contractor's hydraulic calculations.

C. Drawings and Calculations

1. Contractor shall prepare submittal drawings and hydraulic calculations with a 10% factor of safety for building in accordance with owner's insurance company building department, and local fire authority requirements, tenant's requirements for design density, whichever is most stringent.
2. Contractor shall perform a flow test data on water main and submit data with calculations.
3. It is the fire protection contractor's responsibility to verify each tenant's design density with agreed upon lease documentation and that tenant's prototype or insurance underwriters requirements.
4. Provide wet standpipe system for project in accordance with NFPA 14 requirements.
5. Contractor and designer shall be state certified.
6. Coordinate layout and installation of sprinklers with ductwork and equipment above ceilings and other construction that penetrates ceilings, including but not limited to light fixtures, speakers, HVAC equipment, doors and partition assemblies. No sprinkler piping shall be routed beneath equipment above any ceilings that must be dropped directly down for service, repair, or replacement.
7. Examine areas and conditions under which fire protection materials and products are to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to installer. Schedule rough-in installations with installations of other building components.
8. Shop drawings review does not relieve fire protection contractor from responsibility to meet each tenant's requirements for sprinkler coverage.
9. Fire protection contractor is responsible for verifying any high pile storage requirements of future tenants and providing an incoming sprinkler service size and risers to meet the requirements for adequate sprinkler coverage.

D. Piping

1. All piping shall be installed in accordance with NFPA 13, 14 (latest edition) and local code requirements.
2. Fire protection piping shall be as follows:
    a. Below-grade outside building - ductile iron, cement lined. Class of pipe as directed by local water purveyor with mechanical or push-on type joints.
    b. Inside building - pipe and tubing shall be steel or copper in accordance with NFPA requirements.
    c. Piping shall match existing building standards.
    d. Contractor shall arrange with owner and insurance underwriter prior to shut down of existing systems.
    e. Flush all piping upon completion of project and test per NFPA requirements.
    f. No piping shall be installed at locations subject to freezing.
3. Excavation and backfill - see Section 200510, Basic Materials and Methods.

E. Sprinkler Heads

1. Sprinkler heads shall be UL listed, match existing building standards and be manufactured by Central, Star or Viking.
2. Sprinkler heads shall be as follows:
    a. Areas with exposed structure
        1) Upright - rough brass.
    b. Areas with ceilings
        1) Recessed Pendent - chrome plated with matching two (2) piece, flush escutcheon.
        2) Concealed - brass finish with pure-white ceiling cover plate.
        3) Sidewall - chrome plated with pure-white, two (2) piece, semi-recessed escutcheon.
3. Install concealed heads with white flush mounted cover plate in (sales area).
4. Install higher temperature sprinkler heads where required by code or application.
5. Sprinkler heads shall be located in the center of ceiling tiles or the center of an area of a 24" x 24" tile section. See architectural reflected ceiling plans.
6. Submit samples of sprinkler heads to architect prior to fabrication of any piping.
7. Install inspector's test connection with valve and terminate drain through exterior wall with text fitting and splash block.

F. Valves

1. Install all valves as required by NFPA 13, UL or FM listed and as manufactured by Grinnell, Hammond or Milwaukee.
2. All shut-off valves shall be fitted with tamper switches by fire protection contractor and wired by electrical contractor. Tamper switches shall be as manufactured by Notifier, Potter or Viking.
3. Install flow switch in riser as manufactured by Notifier, Potter or Viking and wired by electrical contractor.
4. Install UL listed alarm check valve with all required trim, including water motor alarm bell and drains as manufactured by Central Star or Viking.

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SIGNER SEAL

SIGNET JEWELERS
375 GHENT ROAD · AKRON, OH 44333

KAY JEWELERS
CHAPEL HILLS WEST
7790 N. ACADEMY BLVD.
SUITE #110
COLORADO SPRINGS, CO 80920
PROJECT TYPE: REPOSITION A/E PROJECT: 6939
DESIGN CONCEPT: AVENTURA 24 BASE

REVISIONS

ISSUANCE DATE:
3/25/2024

STORE NO.
0306

SHEET:
M3.1

TITLE:
MECHANICAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS (cont.)

G. Extra Materials
1. Valve wrenches: Furnish to owner, 2 valve wrenches for each type of sprinkler head installed.
2. Sprinkler heads and cabinets: Furnish 2 extra sprinkler heads of each style included in the project. Furnish each style with its own sprinkler head cabinet and special wrenches.
3. Obtain receipt from owner that extra stock has been received and give architect a copy of this receipt.

Section 224000 - Plumbing Fixtures and Equipment

A. General
1. Furnish all fixtures and equipment indicated and scheduled on drawings, complete with all accessories, controls, etc., as required.

Section 230900 - Instrumentation and Controls

General
1. Furnish and install complete temperature control for all HVAC systems.
2. Provide new control devices including thermostats, humidistats, damper operators, motors, temperature sensors, staging relays, and other related devices for a complete operational system per the operating sequence and industry standards.
3. Mount all controls furnished as accessories to equipment and provide all control wiring required for proper operation. All wiring shall be in conduit per N.E.C. and local code requirements.
4. Mechanical contractor shall install all duct-mounted smoke detectors. Electrical contractor shall furnish and wire photo-electric duct smoke detectors at each unit to shut down fan upon activation. Detector shall be located in the supply/return air duct downstream/upstream of the unit connection. Detector will have manual reset and will activate a local alarm panel.

A. Rooftop Units
1. Gas Fired Rooftop Unit - Constant Volume (RTU-1)
a. Wall mounted seven day programmable thermostat or central BAS system shall sequence heating, cooling and dehumidification. Provide with sub-base to manually select heating, cooling, fan on-off, auto operation.
b. Unit shall operate in occupied or unoccupied modes based upon time clock or BAS scheduling sequence as determined by owner.
c. Unoccupied mode - The supply fan will be off, the outdoor air damper will go to 100% closed position and unit will cycle on with a call for heating, cooling or dehumidification. During the unoccupied mode, RTU shall remain off during the cooling season; during the heating season, RTU shall cycle on with outside air dampers remaining closed to maintain a space set-back temperature of 60 deg F (adjustable) as sensed by a night setback space temperature sensor.
d. Occupied mode - The supply fan shall run continuously, the outdoor air damper will modulate to the required position based on ventilation sequencing and the unit will go into the heating, cooling or dehumidification mode based upon room thermostat and humidistat setpoints.
1) Upon a call for heating, the gas burner shall fire. Stage 1 heating shall be enabled when the zone temperature drops 1.5 degree (adjustable) below setpoint.
2) Upon a call for cooling, the stage 1 compressor shall energize. Stage 1 cooling shall be enabled when the zone temperature rises 1.5 degree (adjustable) above setpoint.
3) When there is a call for dehumidification without a call for cooling, hot gas reheat mode shall be enabled. When the relative humidity in the controlled space (as measured by the sensor assigned to space humidity sensing) rises above the space humidity setpoint (50% RH adjustable), compressors and the supply fan will energize to reduce the humidity in the space. The compressors and hot gas reheat coil shall modulate to provide neutral dehumidified air into the space. During active dehumidification the unit discharge air will be controlled to the Supply Air Reheat Setpoint by modulating the amount of reheat produced by the reheat coil. The Supply Air Reheat Setpoint, Occupied and Unoccupied Dehumidification Setpoints are adjustable via the human interface or BAS/Network control. Active dehumidification will be terminated when the humidity in the space is reduced by 5% lower than the space humidity setpoint or when an overriding condition such as heating or cooling demand or a failure occurs in a component required for dehumidification.
e. Enthalpy Economizer
1) The economizer shall be enabled whenever:
The outside air dry-bulb temperature is less than the return air dry-bulb temperature and the fan status is on.
2) When the outside air dew point is less than the return air dew point by an adjustable dead band (3 deg F), the outdoor air damper(s) shall be set for 100% outdoor air
3) When the Outdoor Air temperature is less than the supply air temperature set point the outdoor air damper, exhaust air damper, and return air damper will modulate, as appropriate, between the adjustable minimum position and full open position to maintain a mixed air temperature setpoint (55 deg F adjustable) until room cooling setpoint is reached.
4) When the return air dew point is greater than the outdoor air dew point OR the outdoor air temperature is greater than the return air temperature the exhaust air damper, return air damper and outside air damper shall be positioned to the minimum control air position and the unit shall operate in mechanical cooling.
5) The economizer shall close to 0% (outside air and exhaust dampers shall be closed and return air damper shall be open) whenever:
Supply fan or return fan is off
OR mixed air temperature is less than 40°F
OR on loss of fan status
OR the Discharge Air Temperature Sensor has failed
OR the RTU is in the Morning Warm-up or Cool-down mode
OR the unit is in unoccupied mode
6) The Outdoor Air Damper shall be set to its minimum position if the Economizer function is disabled. Maintain minimum outside air by setting the outdoor air damper to the minimum position as adjusted by the T&B Contractor to meet the scheduled minimum OSA quantity.

OR

Demand Control Ventilation - During the occupied period and two hours after operating in the occupied mode, in the absence of a demand for cooling by using outside air economizer, if the return air CO2 levels are below the set point CO2 levels for the minimum ventilation, the outside-air damper will modulate to the minimum ventilation level damper position setpoint (20% of the maximum ventilation level damper position setpoint determined by the T&B contractor) and the return air damper will proportionally modulate open. The minimum damper position will be maintained as long as the CO2 levels remain below the CO2 setpoint of 800 ppm (adjustable).
When the return air CO2 level exceeds set point for the minimum ventilation level condition, the controls will begin to open the outside air damper position to admit more ventilation air and remove the additional contaminants. As the space CO2 level approaches the set point for maximum design ventilation level condition, the outside air damper position will reach the maximum ventilation level damper position set point limit. Damper position will be modulated in a directly proportional relationship between these two CO2 set point limits and their corresponding damper position limits.
f. A duct mounted, photoelectric smoke detector (furnished by electrical contractor and installed by mechanical contractor) shall shut down the unit, close the outside air damper and send a signal to the fire alarm panel when activated. Both safeties will require manual reset, and will activate an alarm at the local control panel. All points and settings shall be adjustable.

B. Exhaust Fans
1. Exhaust Fan (EF)
a. Interlock fan with light switch to operate when lights are turned on (interlocking wiring) by electrical contractor.

Section 233000 - Air Distribution Systems

A. General
1. Furnish all materials, labor, equipment and accessories required to install complete air distribution systems.
2. Contractors bidding this project shall visit this site and familiarize themselves with all condition affecting their work. Submission of a bid on this project shall be construed as having such knowledge.
3. Verify exact conditions in field and coordinate with these drawings and other trades before beginning new work.
4. Determine exact locations for all new and relocated ductwork and accessories in field.
5. Coordinate work of this contract with other trades.
6. Any discrepancies between what is shown on drawings or specified and the actual conditions in the field shall immediately be brought to the attention of the architect before proceeding.
7. Building and surfaces damaged during installation shall be repaired, replaced, and/or restored to original condition after completion of work and before acceptance by owner.
8. This contractor is also referred to the appropriate mechanical and plumbing specification sections the items of equipment to be bid as a part of this project.

Section 233000 (cont.)

B. Ductwork
1. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from galvanized steel. Comply with NFPA 90A requirements.
2. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class A seams and joints, unless otherwise noted.
3. Outdoor-Air, Supply-Air, Return-Air, and Exhaust-Air ductwork (no matter the pressure class) shall have a Seal Class A construction.
4. Include all acoustic, airfoil shaped perforated aluminum turning vanes, manual dampers, flexible connectors, grilles and diffusers, acoustic lining, and other sheet metal accessories for the project.
5. Changes in direction, in low velocity supply air rectangular ductwork, shall be made with full radius elbows with radius equal to 1_1/2 times the horizontal width of the duct, or with square elbows with turning vanes. Turning vanes shall be constructed of the same material as the surrounding ductwork and two (2) gauge numbers heavier.
6. Furnish and install all manual balancing dampers, splitter dampers, extractors, and deflectors required to properly distribute the air. All dampers, extractors and deflectors shall be constructed of the same material as the surrounding ductwork, unless noted otherwise on the drawings. All manual balancing dampers shall be the opposed blade type.
7. Furnish and install all automatic control dampers unless noted otherwise on the drawings, all control dampers shall be opposed blade type and shall have leakage of less than 1 percent when closing against 4" water column static pressure and when sized for 2000 fpm velocity.
8. All manual balancing dampers, splitter dampers, extractors and deflectors shall be controlled by Young No. 1 or Ventlock No. 688 regulators. If ductwork is accessible, mount the regulator on the ductwork. If ductwork will be inaccessible after the installation of the ceiling or walls, mount the regulator in a steel, flush mounted box specifically designed for this purpose. Provide all linkage, top bearings and/or gear drives required for the remote installation of the regulator.
9. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
10. All exposed round ductwork shall be spiral seam ductwork and painted a color as selected by the architect.

C. Drain Pans
1. Install 2" deep secondary drain pan below all furnaces, hot water generators, and domestic water heaters. Pipe 3/4" drain to floor drain independently off all the other drains.

D. Duct Liner
1. Acoustic line all rectangular ducts indicated on drawings with 1" thick non-flaking, coated medium density liner, apply to manufacturer's recommendations.
2. Duct dimensions indicated on drawings are clear inside dimensions (free area).
3. Duct liner shall comply with NFPA 90A and 90B (latest edition) requirements.

E. Duct Accessories
1. Flexible ductwork (as manufactured by Clevaflex, Flexmaster or Wiremold).
a. Flexible ducts shall be independently supported from the structure and connected with plastic draw bands and tightened. Flexible ducts shall be limited to 48" maximum straight length. Flexible ducts shall be constructed of 1 1/2" insulation with vinyl vapor barrier jacket and rated at 10" W.C. for sizes though 12", UL listed, and meet 25/50 flame and smoke test. Flexible ducts are not permitted in rooms without ceiling.
2. Dampers (as manufactured by Ruskin, Nailor or Safe-Air)
a. Fabricate in accordance with SMACNA Standards. Provide end bearings and locking, indicating quadrant regulators. Blade to be single thickness with continuous hinge or rod.
3. Control Dampers (as manufactured by Ruskin, Nailor or Safe-Air)
a. Fabricate blade of double thickness sheet metal, opposed blade type with self-aligning rod and end bearing suitable for use with an actuator.
4. Backdraft Dampers (as manufactured by Ruskin, Nailor or Safe-Air)
a. Multiple blade, parallel type damper constructed of galvanized steel with felt or flexible vinyl sealed edges, ball bearings, pivot pin and adjustment device for varying pressures.
5. Fire Dampers (as manufactured by Ruskin, Nailor or Safe-Air)
a. Fabricate in accordance with NFPA 90A and UL555. Dampers shall be suitable for use in the vertical or horizontal position as indicated on the drawings, be type 'B' with blades out of airstream, and be rated for 1-1/2 hours minimum (unless noted otherwise).
b. Provide duct mounted access doors at all fire damper locations.
6. Access Doors (as manufactured by Ruskin, Nailor or Safe-Air)
a. Fabricate in accordance with SMACNA standards. Doors to be fabricated of galvanized steel with sealing gasket and quick locking device.
b. For insulated ductwork, doors shall have minimum 1" insulation with sheet metal cover.

F. All grilles, registers, diffusers and louvers shall be of the sizes, type, etc., as shown on the plan and schedules.

G. Grilles, registers, louvers and diffusers as manufactured by Krueger, Anemostat or Titus Company will be considered provided dimensions, capacities, construction and sound characteristics are compatible and so shown by shop drawings and performance specifications. All grilles, registers and diffusers shall be finished a color as selected by the architect.

H. Furnish and install, as shown on the drawings and schedule, the centrifugal roof exhaust fans. The fan wheels, housing and curb caps shall be constructed of aluminum. The fans shall be complete with bird screens, disconnect switches, backdraft dampers and prefabricated curbs. The prefabricated curbs shall be constructed of 18 gauge galvanized steel with built_in cant and wood nailer strip at top of curb.

I. Centrifugal roof exhaust fans, intake, and relief vents as manufactured by Loren Cook or Greenheck will be considered provided size, performance ratings and dimensions are compatible and so shown by shop drawings and performance specifications.

J. Roof mounted equipment shall be supported using Pate curbs.

Section 237000 - HVAC Systems and Equipment

A. General
1. Furnish all equipment, material, labor, tools, etc., for the complete HVAC system. Install complete and place in operation.
2. Contractors bidding this project shall visit this site and familiarize themselves with all conditions affecting their work. Submission of a bid on this project shall be construed as having such knowledge.
3. Verify exact conditions in field and coordinate with these drawings and other trades before beginning new work.
4. Determine exact locations for all new and relocated equipment, piping, conduits and ductwork in field.
5. Coordinate work of this contract with other trades. Conflicts shall immediately be brought to the attention of the architect. Architect's resolution to conflicts shall be final.
6. Any discrepancies between what is shown on drawings or specified and the actual conditions in the field shall immediately be brought to the attention of the architect before proceeding.
7. Building and surfaces damaged during installation shall be repaired, replaced, and/or restored to original condition after completion of work and before acceptance by owner.

B. Equipment
1. Mechanical contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, isolators, supports and other required accessories.
2. Install complete and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
3. Equipment to be make and model as scheduled unless alternate equipment of equivalent quality and performance is submitted as a substitution prior to bidding. All substitutions are subject to acceptance without qualification by owner, engineer and architect.
4. Contractor shall perform routine service inspection of all existing HVAC equipment to remain. Lubricate bearing, service control systems, replace fan belts and install new filters in each rooftop unit.
5. Contractor shall field verify refrigerant charge and add refrigerant if the charge is less than manufacturer's specifications.
6. Submit service report to any major component failures or malfunctions. Report shall include cost to service all malfunctioning or damaged items listed. Cost shall include parts and labor. Equipment shall be placed in full operation with controls calibrated upon completion of project.

D. See equipment schedules on mechanical drawings.

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SUITE #110
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PROJECT TYPE: REPOSITION A/E PROJECT: 6839
DESIGN CONCEPT: AVENTURA 24' BASE

REVISIONS

ISSUANCE DATE:
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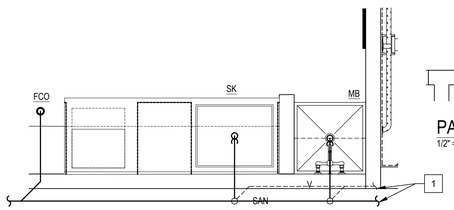
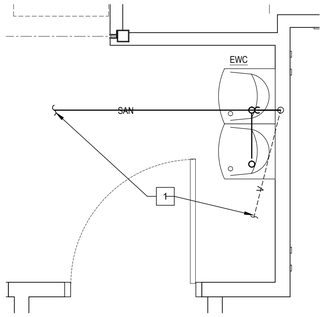
STORE NO.
0306

SHEET:
M3.2
TITLE:
MECHANICAL SPECIFICATIONS



PARTIAL ENLARGED WASTE & VENT PLAN
1/2" = 1' - 0"



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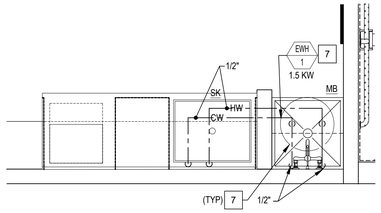
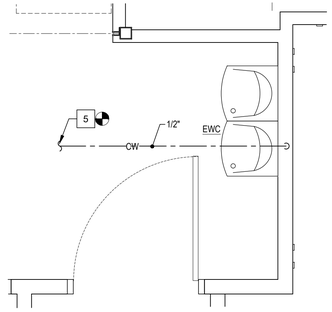


PARTIAL ENLARGED PLUMBING PLAN
1/2" = 1' - 0"

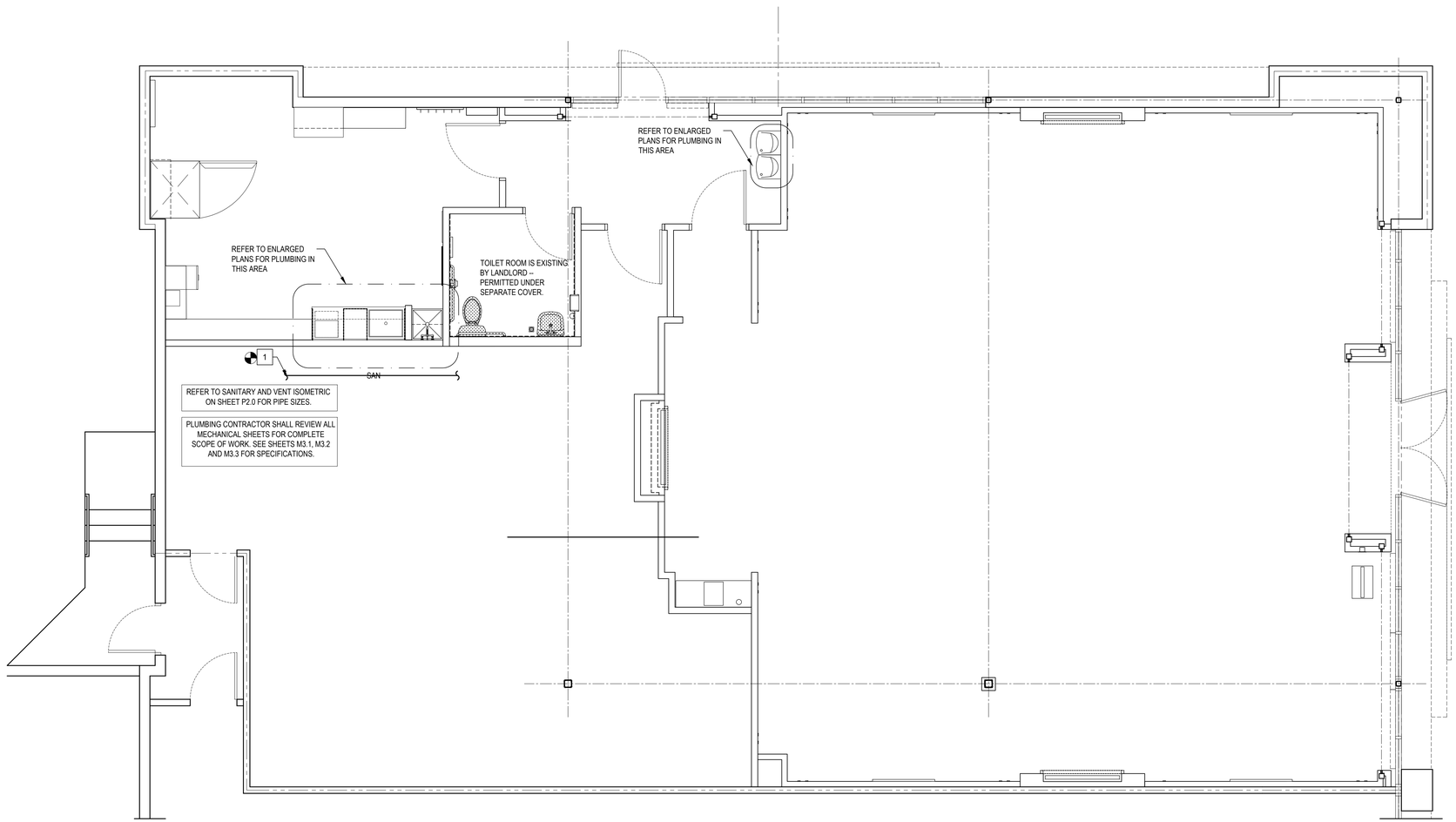


PARTIAL ENLARGED PLUMBING PLAN
1/2" = 1' - 0"

PLUMBING AND FIRE PROTECTION RESPONSIBILITY SCHEDULE

ITEM	FURNISHED BY			INSTALLED OR PERFORMED BY			RE-USE EXISTING	N/A	REMARKS
	SIGNET VENDOR	LANDLORD	CONTR.	LANDLORD	CONTR.	OTHER			
PLUMBING FIXTURES & TRIM		●	●	●	●				TOILET ROOM AND HWT BY LANDLORD– OTHER FIXTURES BY T.G.C.
DRINKING FOUNTAIN & ASSOCIATED ACCESSORIES			●		●				
SEWER AND VENT PIPING		●	●	●	●				TOILET ROOM AND HWT BY LANDLORD– OTHER FIXTURES BY T.G.C.
TANK WATER HEATER		●	●	●	●				
DOMESTIC HOT AND COLD WATER PIPING		●	●	●	●				
CONDENSATE DRAIN PIPING		●		●					
SECOND CONDENSATE DRAIN PIPING			●		●				
GAS PIPING		●	●	●	●				
FLOOR DRAINS, CLEANOUTS, WATER HAMMER ARRESTORS, ETC.		●	●	●	●				
INSTANTANEOUS WATER HEATER								●	
SPRINKLER PIPING								●	
SPRINKLER HEADS								●	
FIRE EXTINGUISHERS			●		●				
AS-BUILT DRAWINGS			●		●				

ANY ITEM NOT SHOWN IS THE RESPONSIBILITY OF CONTRACTOR.



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

PLUMBING PLAN KEY NOTES

1. CONNECT TO EXISTING SANITARY PIPING & VENT LINES ON SITE. FIELD VERIFY EXACT LOCATION, INVERT, DIRECTION OF FLOW, AND TRANSITION PIPING AS REQUIRED.
2. PROVIDE WATER SUBMETER PER MALL REQUIREMENTS. VERIFY LOCATION. MAKE NECESSARY CONNECTIONS AS REQUIRED.
3. 1/2" CW PIPE DOWN IN WALL TO ACCESSIBLE TRAP PRIMER FOR FLOOR DRAIN. PROVIDE DISTRIBUTION UNIT FOR MULTIPLE DRAIN CONNECTIONS.
4. PROVIDE WATER HAMMER ARRESTOR DEVICE AT EACH FIXTURE SUPPLY.
5. CONNECT TO 3/4" CW TO EXISTING DOMESTIC COLD WATER. FIELD VERIFY EXACT LOCATION AND TRANSITION PIPING AS REQUIRED.
6. MODIFY EXISTING SPRINKLER HEAD LAYOUT TO PROVIDE CODE MINIMUM COVERAGE.
7. EXISTING TANK WATER HEATER BY LANDLORD – VERIFY EXACT LOCATION AND MOUNTING IN FIELD. TENANT G.C. TO CONNECT MOP SINK AND BREAK COUNTER SINK
8. PROVIDE DIRT LEG, GAS COCK AND UNION AT UNIT GAS CONNECTION.
9. GAS PIPING RUN ON ROOF. SUPPORT PER PIPE ROOF SUPPORT DETAIL ON DRAWING P2.0 AND AT EVERY CHANGE IN DIRECTION. (TYP.)
10. CONNECT TO EXISTING GAS METER FURNISHED & INSTALLED PER LOCAL GAS CO. REQUIREMENTS. TOTAL ASSUMED LOAD = 220 MBH @ LOW PRESSURE. TOTAL DEVELOPED LENGTH 150'-0"+-

GENERAL PLUMBING NOTES

1. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL PLUMBING SYSTEMS.
2. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL ETC. FOR THE PROPER INSTALLATION OF ALL PLUMBING SYSTEMS.
3. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL PENETRATIONS WITH THE GENERAL CONTRACTOR.
4. PIPING SHALL NOT BE LOCATED IN ELECTRICAL ROOMS OR OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
5. CONTRACTOR SHALL FIELD VERIFY SLAB ON GRADE FLOOR CONSTRUCTION TYPE PRIOR TO CUTTING. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR CUT A STRUCTURAL FLOOR SLAB THICKER THAN FOUR (4") INCHES WITHOUT PRIOR WRITTEN APPROVAL FROM ENGINEER OF RECORD. NOTIFY ENGINEER OF RECORD OF ANY SLAB THICKNESS GREATER THAN FOUR (4") INCHES PRIOR TO PROCEEDING WITH ANY SAW CUTTING.
6. PRIOR TO CONSTRUCTION START, GC TO CAMERA THE WASTE LINES TO VERIFY PITCH, ARE FREE OF DEFECTS, AND ARE FREE OF OBSTRUCTIONS TO THE LEASE LINE. PRIOR TO TURNOVER, GC TO CLEAR AND SCOPE LINES TO LEASE LINE TO VERIFY THEY ARE FLUSHED AND CLEARED..
7. GC TO ENSURE EXISTING PLUMBING FIXTURES TO BE RE-USED ARE IN OPERATING CONDITION AND IN "LIKE NEW" APPEARANCE.
8. ALL PIPING THAT IS DISCONNECTED AND/OR NOT IN SERVICE AT THE COMPLETION OF THE WORK, MUST BE REMOVED BACK TO BEHIND FINISHED SURFACES, AND MUST BE CAPPED OR PLUGGED GAS AND WATER TIGHT.
9. PLUMBING CONTRACTOR TO SHOW STORE MANAGER AND STORE STAFF WATER SHUT OFF LOCATION.
10. ALL HOT WATER AND COLD WATER PIPING AND FITTINGS SHALL BE INSULATED WITH 1/2" THICK SNAP ON FIBERGLASS INSULATION WITH CANVAS JACKET COVER. COLD WATER PIPING INSULATION SHALL INCLUDE VAPOR BARRIER JACKET SEALED WITH CEMENT.
11. PROVIDE ACCESSIBLE SHUT-OFF VALVES ON ALL PLUMBING FIXTURES. WATER VALVES TO BE JENKINS #476 OR EQUAL.
12. INSTALL WATER METER AS REQUIRED BY APPLICABLE CODES, UTILITY COMPANY AND LANDLORD REQUIREMENTS.

THIS DRAWING IS FOR REFERENCE ONLY. FIRE PROTECTION CONTRACTOR FOR THIS PROJECT SHALL PROVIDE FULLY DETAILED SPRINKLER PLANS AND CALCULATIONS.

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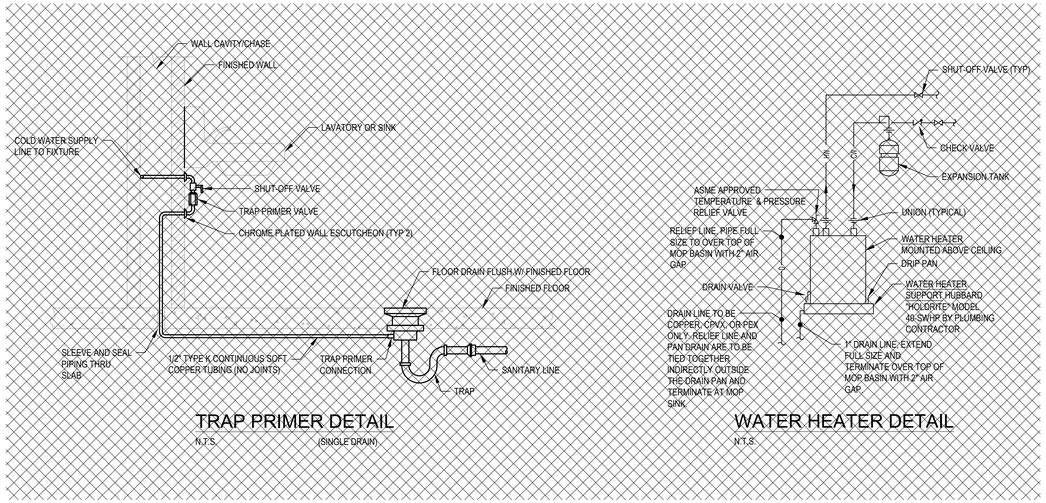
PLUMBING PLAN



TRAP PRIMER DETAIL

N.T.S. (SINGLE DRAIN)

WATER HEATER DETAIL

N.T.S.

DOMESTIC (ELECTRIC) WATER HEATER SCHEDULE (PROVIDED BY LANDLORD)

	MARK	MANUFACTURER	MODEL	TYPE	RECOVERY AT 100°F (GPH)	STORAGE (GAL)	NO. OF ELEMENTS	RELIEF VALVE SETTING (PSI)	MAXIMUM OPERATION (KW)	ELECTRICAL VOLT.	ELECTRICAL PH.	REMARKS
*	EWH-1	'RHEEM'	EGSP10	TANK TYPE	6	10	1	150	2.0	208	1	1,2

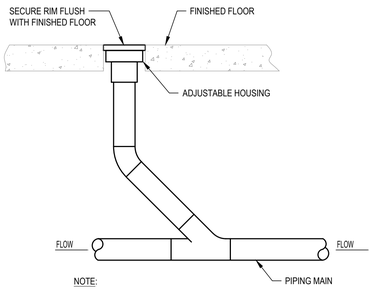
REMARKS:
1. RECOVERY RATE BASED ON 40° ENTERING WATER TEMPERATURE.
2. , 46 POUNDS SHIPPING WEIGHT, TEMPERATURE AND PRESSURE RELIEF VALVE (PIPED TO DRAIN). ELECTRIC WIRING TO HEATER BY OTHERS

PLUMBING FIXTURE CONNECTION SCHEDULE

	MARK	FIXTURE	MANUFACTURER	MODEL	C.W.	H.W.	SAN	VENT	DESCRIPTION
*	WC	WATER CLOSET	AMERICAN STANDARD	"CADET PRO" 215AA.004	1/2"	-	4"	2"	FLOOR MOUNTED TOILET 16-1/2" RIM HEIGHT: CADET PRO RIGHT HEIGHT ELONGATED TOILET, TWO PIECE ASSEMBLY, COLOR WHITE, VITREOUS CHAIN TANK AND ELONGATED BOWL (30" OVERALL DEPTH) AND #5321.110 WHITE EVERCLEAN ELONGATED SEAT. 3/8" FLEXIBLE SUPPLY AND ANGEL STOP. FLUSH CONTROL TO BE ON THE OPEN SIDE OF THE TOILET (OPPOSITE THE WALL SIDE).
*	LAV	LAVATORY	AMERICAN STANDARD	'LUCERN' 0355.012	1/2"	1/2"	1-1/4"	1-1/4"	LAVATORY WITH ELECTRONIC FAUCET: 20" X 18", VITREOUS CHINA LAVATORY WITH CONCEALED MOUNTING ARMS AND 4" CENTER SET FITTING FOR 'INNSBROOK SELECTRONIC' WHITE BOOT COVER @ P-TRAP UNDER SINK. LAVATORY FAUCET, BASE UNIT 605B.205 WITH PK00.PAC PLUG IN KIT AND MIXING VALVE 605XTMV1070. PROVIDE 1-1/4" CHROME DRAIN GRID #2411.015.002. MOUNT BOWL AT HEIGHT OF 34" TO TOP OF FRONT RIM. 1-1/4" CHROME TRAP WITH CLEAN-OUT. 3/8" FLEXIBLE SUPPLIES AND ANGLE STOPS. ALL CONTROLS TO COMPLY WITH ADA-2010 STANDARDS, SECTION 309 AND ICC A117.1
	SK	KITCHEN SINK	ELKAY	DAYTON GE12521	1/2"	1/2"	2"	1-1/2"	SINGLE COMPARTMENT, SELF RIM, 5-3/8" DEPTH, STAINLESS STEEL SINK WITH (3) 1-1/2" DIAMETER HOLES AT 4" CENTERS. SINK FAUCET: (DESIGNER SHOULD CONFIRM THE FAUCET SPEC WITH THE PM DURING THE DESIGN PROCESS) POST-MOUNTED, CHROME FINISHED ASSEMBLY WITH RETRACTABLE SPRAYER AND HOSE ON RIGHT SIDE. HOT AND COLD WATER WITH STOP WITH WHEEL HANDLE, 1/2"CHROME PLATED FLEXIBLE BRASS RISER. CHROME PLATED DRAIN/STRAINER WITH LKADOS(OFFSET) TAILPIECE, SUPPLY 1-1/2" CHROME TRAP CLEANOUT.
	MB	MOP BASIN	SWAN CORP	MS-2424	1/2"	1/2"	3"	1-1/2"	'SWAN CORP' (VERIFY IF APPLICABLE) #MS-2424 MOLDED 'VERITEK' 24" X 24" ONE PIECE FLOOR MOUNT SINK WITH 3" BRASS DRAIN ASSEMBLY, STAINLESS STEEL DOME AND LINT STRAINER. INSTALL MOP SINK FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 7-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT, 'CHICAGO' FAUCET #897-RCF OR EQUAL. INSTALL HEAVY DUTY HOSE WITH HOLDER SWANSTONE #MS2437 OR EQUAL.
	MB	CORNER (ANGLE FRONT) MOP SERVICE SINK	FLORESTONE	85-NEO	1/2"	1/2"	3"	1-1/2"	ANGLE TERRAZZO MOP RECEPTORS WITH 3" DRAIN ASSEMBLY FOR USE ON ABS PIPE, STAINLESS STEEL DOME AND LINT STRAINER. INSTALL MOP SINK FAUCET WITH VACUUM BREAKER SPOUT, LEVER HANDLES, 7-5/8" TO 8-3/8" ADJUSTABLE CENTERS, WALL BRACE, PAIL HOOK AND HOSE THREAD ON SPOUT, 'CHICAGO' FAUCET #897-RCF OR EQUAL. INSTALL HEAVY DUTY HOSE WITH HOLDER SWANSON #MS2437 OR EQUAL
	EWC	WATER COOLER	ELKAY	EZSTL8SC	1/2"	-	1-1/2"	1-1/2"	WALL MOUNT BI-LEVEL ADA COOLER WITH STAINLESS STEEL BACKER PANEL. 100000 4539. REFRIGERATED STAINLESS STEEL MODEL.
	FD	FLOOR DRAIN	JOSAM	30003-A-50	-	-	SEE PLANS	SEE PLANS	5" DIAMETER ADJUSTABLE POLISHED BRASS STRAINER AND INTEGRAL ½" PRIMER TAP. FLOOR TRAP PRIMER: TRAP GUARD BY 'PROVENT SYSTEMS' #T35630-F-CL WITH 5" ROUND NICKEL BRONZE TOP.
*	TPV	TRAP PRIMER VALVE	PRECISION PLUMBING	No. 1	-	-	SEE PLANS	SEE PLANS	PROVIDE DISTRIBUTION UNIT FOR MULTIPLE DRAIN CONNECTIONS.
*	FCO	CLEANOUT	J.R. SMITH	4020	-	-	SEE PLANS	SEE PLANS	DUCO CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SECURED NICKEL BRONZE TOP.
	WCO	CLEANOUT	J.R. SMITH	4402			SEE PLANS	SEE PLANS	DUCO CAST IRON CAULK FERRULE AND CAST IRON LEAD SEAL PLUG WITH STAINLESS STEEL ROUND COVER AND SCREW

REMARKS:
1. REFER TO SPECIFICATIONS FOR APPROVED EQUAL MANUFACTURERS.

NOTE: ITEMS MARKED WITH AN ASTERISK ARE TO BE PROVIDED AND INSTALLED BY LANDLORD (PERMITTED UNDER SEPARATE COVER). THEY ARE SHOWN HERE FOR LANDLORD REFERENCE ONLY.

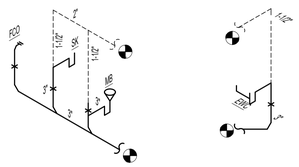


NOTE:

1. CLEANOUT SHALL BE THE SAME SIZE AS THE PIPE TO WHICH IT IS CONNECTED UP TO 4". FOR PIPES LARGER THAN 4", THE MINIMUM SIZE OF THE CLEANOUT IS 4".

FLOOR CLEANOUT DETAIL

N.T.S.



PARTIAL SANITARY AND VENT ISOMETRIC DIAGRAM

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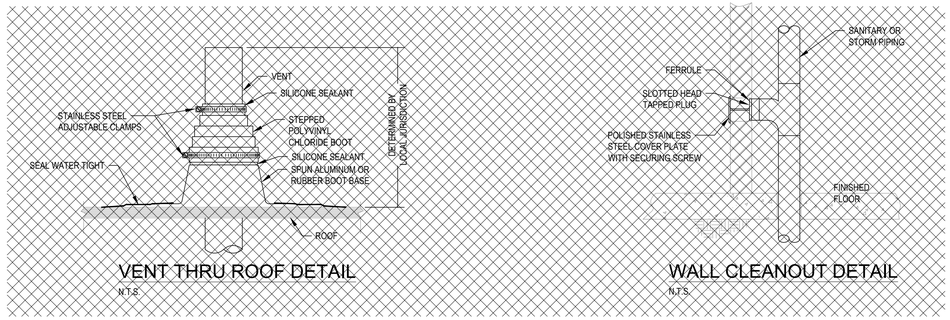


VENT THRU ROOF DETAIL

N.T.S.

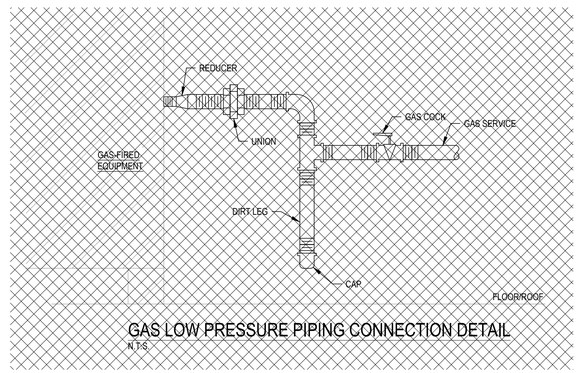
WALL CLEANOUT DETAIL

N.T.S.

NATURAL GAS PIPING RECOMMENDED SUPPORT SPACING FOR BLACK STEEL PIPE	
PIPE SIZE (IN)	DISTANCE BETWEEN SUPPORTS (FT)
1/2 3/4 - 1 1-1/4 - 3	4 6 7
GAS PIPE, CLEAN PIPE OF OIL AND DEBRIS, PAINT WITH TWO COATS OF PRIMER AND TWO COATS OF RUST INHIBITING PAINT. COLOR: YELLOW OR BY ARCHITECT.	

CONDENSATE PIPING RECOMMENDED SUPPORT SPACING FOR TYPE "L" COPPER PIPE	
PIPE SIZE (IN)	DISTANCE BETWEEN SUPPORTS (FT)
1-1/4 AND SMALLER 1-1/2 - 3"	5 7

ROOF PIPE SUPPORT AS MANUFACTURED BY MIRO INDUSTRIES, "PILLOW BLOCK" PIPE STAND. MODEL #3-R-4 STAND WILL ACCOMODATE PIPE UP TO 3" IN DIAMETER. FOR INFO: 1-800-768-6978.



GAS LOW PRESSURE PIPING CONNECTION DETAIL

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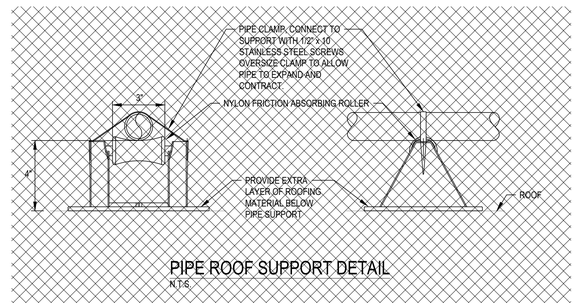

PIPE ROOF SUPPORT DETAIL

N.T.S.

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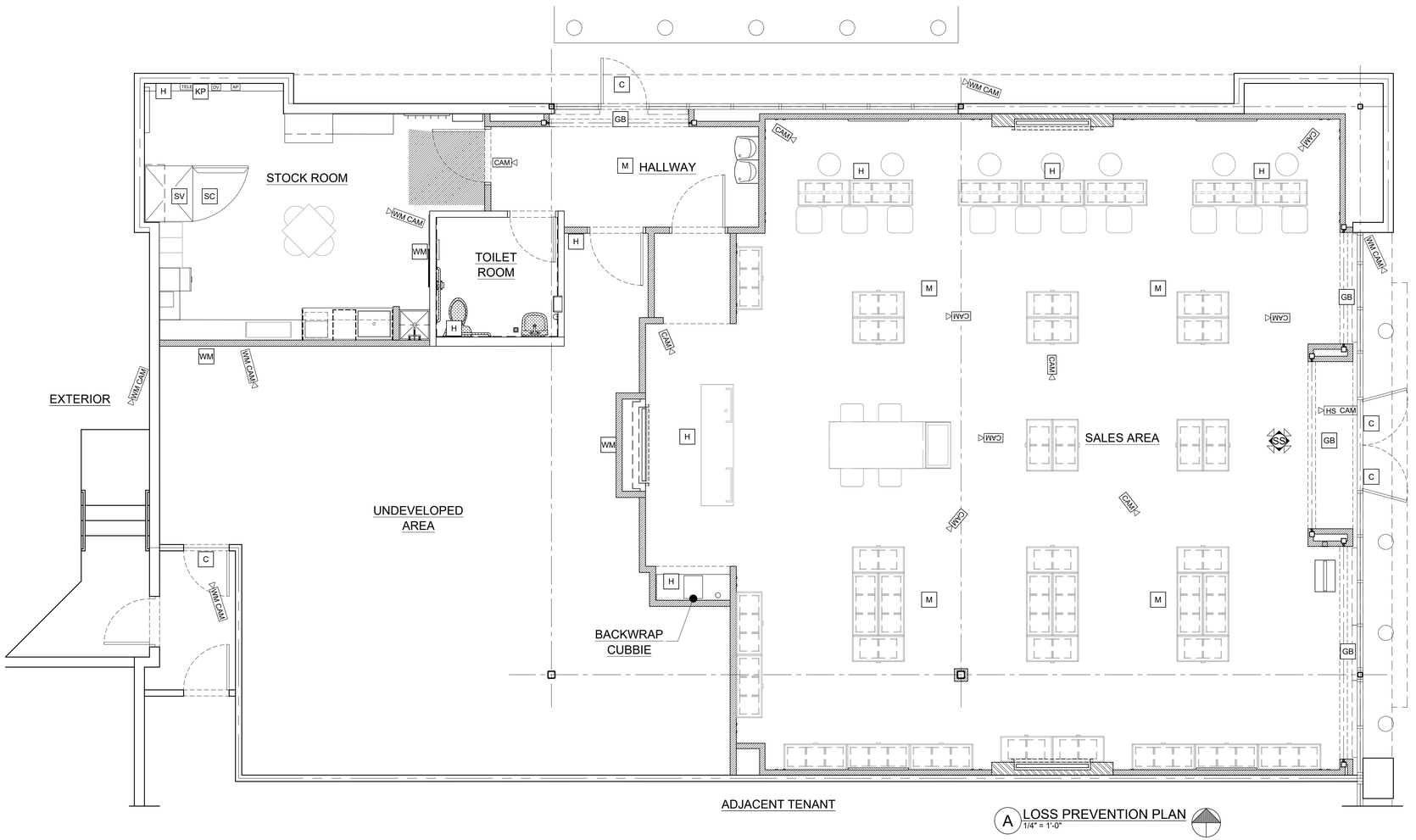
PLUMBING DETAILS & SCHEDULES



A LOSS PREVENTION PLAN
1/4" = 1'-0"

LOSS PREVENTION KEY NOTES

SYMBOL	DESCRIPTION	QTY.
H / IB	HOLD-UP ALARM DEVICE / INTERVENTION BUTTON	8
AZ	AUDIO ZONE EQUIPMENT COORDINATE LOCATION AND MOUNTING REQUIREMENTS WITH TENANT REPRESENTATIVE (WHEN APPLICABLE)	0
IP7	IP7 PANEL	0
RIM S	RIM S SECURITY SPEAKER	0
HP	HOT PHONE / RED PHONE	0
KP	KEYPAD	1
C	CONTACT ALARM DEVICE IN WALL OR CEILING WITH COVERPLATE TO MATCH	4
M	PASSIVE INFRARED MOTION DETECTOR MOUNTED AT CEILING (180° OR 360° RANGE)	5
WM	WALL MOUNTED MOTION DETECTOR	3
GB	GLASS BREAK	4
AP	WALL MOUNTED MASTER SECURITY SYSTEM ALARM PANEL. SUPPLY 2 GANG JUNCTION BOXES	1
DV	NETWORK VIDEO RECORDER (NVR) AND MONITOR	1
CAM	CAMERA	10
WM CAM	WALL MOUNTED CAMERA	6
HS CAM	HEIGHT STRIP CAMERA	1
SS	SIREN / STROBE	1
SV	SAFE VIBRATION SENSOR	1
SC	SAFE CONTACT	1

GENERAL NOTE:

1. COORDINATE LOSS PREVENTION & SECURITY ITEMS WITH VENDOR.
2. IF THE CEILING HEIGHT OF THE SALES AREA IS LOWER OR EQUAL TO 11'-0", THE CAMERAS SHOULD BE CEILING MOUNTED. HOWEVER IF THE CEILING HEIGHT IS LARGER THAN 11'-1", THEY SHOULD BE WALL MOUNTED.

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LOSS PREVENTION PLAN