7811 MONTROSE RD

POTOMAC, MD

Project Image

Abbreviations

ABBR	TERM
&	AND
@	AT
±	PLUS / MINUS
1SRS	ONE-PART SILICONE RUBBER SEALANT
2PUMS	TWO-PART POLYURETHANE MODIFIED SEALANT
2PUS	TWO-PART POLYURETHANE SEALANT
A.W.I	ARCHITECTURAL WOODWORKING INSTITUTE
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	ABOVE FINISHED FLOOR
ADJ	ADJUSTIBLE
AFF	ABOVE FINISHED FLOOR
ALS	ACRYLIC LATEX SEALANT
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
ASSEM	ASSEMBLY
AVG	AVERAGE
BC	BRICK COURSE
BITUM	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLT-IN	BUILT-IN
CA	CONSTRUCTION ADMINISTRATOR
CAB	CABINET
CC	CEMENTITIOUS COATING
CCT	COVE CERAMIC TILE
CEM	CEMENT
CJ	CONTROL JOINT
CJF	CORK JOINT FILLER
CL	CENTERLINE
CLG	CEILING
CLR	CLR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CONCEALED SPLINE
CT	CERAMIC TILE
D	DEPTH
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DP	DAMPPROOFING
DR	DOOR
DTL	DETAIL
DW	DRYWALL
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRICAL
EM	ENTRANCE MAT
EPEJF	EXPANDED POLYETHYLENE JOINT FILLER
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXH	EXHAUST
EXP	EXPANSION
F&I	FURNISH AND INSTALL
FAB	FABRICATE
FE	FIRE EXTINGUISHER
FIN	FINISH(ED)
FLG	FLOORING
FLR	FLOOR
FLUOR	FLUORESCENT
FO	FACE OF
FP	FIREPROOF(ING)
FR	FIRE RATED
FT	FOOT / FEET
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GDIS	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS / GLAZING / GLAZE
GR	GRADE
GUT	GUTTER
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	HIGH
H/C	HANDICAPPED
HC	HOLLOW CORE
HD	HEAD
HDF	HIGH DENSITY FIBER BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HNCG	HOLLOW NEOPRENE COMPRESSION GASKET
HOLD	HOLD DIMENSION
HORZ	HORIZONTAL
HP	HOLD POINT
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
J-BOX	JUNCTION BOX
JAN	JANITOR
JC	JANITOR'S CLOSET
JT	JOINT
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LIN	LINEAR
LT	LIGHT / LIGHTING
MAR	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MFD	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRNG	MOLDED RESILIENT NEOPRENE GASKET
MTL	METAL
MULL	MULLION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	PAINT
PDR	POWDER
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLBG	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
POL	POLISHED
PPMC	POLYISOBUTYLENE / POLYBUTENE MASTIC COMPOUND
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R.	RADIUS
RB	RESILIENT BASE
RECT	RECTANGULAR
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RF	ROOF
RF	RESILIENT FLOORING
RL	RELOCATED
RM	ROOM
RO	ROUGH OPENING
RT	RESILIENT TILE
SAN	SANITARY
SC	SOLID CORE
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
SSS	SILICONE SANITARY SEALANT
ST	STONE
STD	STANDARD
STL	STEEL
STRUC	STRUCTURE / STRUCTURAL
SUP	SUPPLY
SUSP	SUSPENDED
SYM	SYMETRICAL
SYS	SYSTEM
TBD	TO BE DETERMINED
TBS	TO BE SPECIFIED
TGL	TEMPERED GLASS
THD	THRESHOLD
THK	THICK
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
USG	U.S. GYPSUM COMPANY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDG	WDG ARCHITECTURE
WR	WATER RESISTANT
WRGB	WATER RESISTANT GYPSUM BOARD
WT	WEIGHT

DRAWING LIST

GENERAL

G0.01 COVER SHEET

STRUCTURAL

S1.011 PART. OF 2ND FL. PLAN AND SECTION

ARCHITECTURAL

A1.10 SITE PLAN
A1.40 FINISH SCHEDULE
A2.01 FIRST & SECOND FLOOR DEMOLITION PLANS
A2.21 FIRST FLOOR PLAN
A2.22 SECOND FLOOR PLAN
A3.01 SOUTH ELEVATION
A3.10 ELEVATION & BUILDING SECTION
A5.01 DEMOLITION SECTION DETAILS
A5.10 PLAN & SECTION DETAILS
A5.11 EXTERIOR PLAN & SECTION DETAILS
A5.21 ENTRY CANOPY DETAILS
A9.00 INTERIOR LOBBY ELEVATIONS
A9.01 MILLWORK

MECHANICAL

MPE-1 GENERAL SPECIFICATIONS
M-1 MECHANICAL SYMBOLS, ABBREVIATIONS AND PARTIAL PLANS

PLUMBING

P-1 PLUMBING SPECIFICATIONS, SYMBOLS, RISERS & ABBREVIATIONS
P-2 FIRST & SECOND FLOOR DEMOLITION & NEW WORK PLANS

ELECTRICAL

E-1 ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS
E-2 ELECTRICAL SITE PLAN
E-3 ELECTRICAL FIRST & SECOND FLOOR DEMOLITION PLAN
E-4 ELECTRICAL FIRST & SECOND FLOOR NEW WORK PLAN - LIGHTING
E-5 ELECTRICAL FIRST FLOOR NEW WORK PLAN - POWER & FIRE ALARM
E-6 ELECTRICAL PANEL SCHEDULE AND RISER DIAGRAM

Project Team

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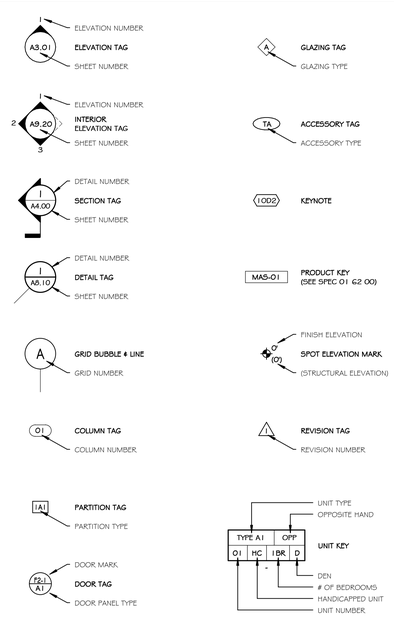
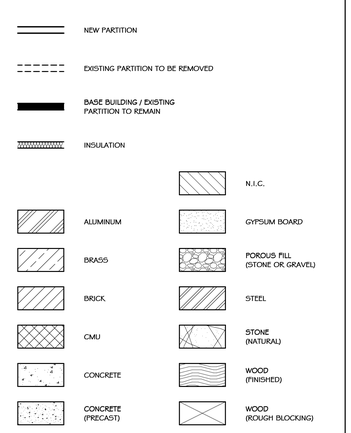
Symbols



Materials



Project Scope

1. REMOVE AND REPLACE EXISTING FLOORING IN MAIN ENTRY LOBBY
2. EXPAND EXISTING ENTRY LOBBY TO INCLUDE NEW SECURITY DESK LOCATION
3. REMOVE AND REPLACE EXISTING CARPET AT 2ND FLOOR ELEVATOR LOBBY
4. REMOVE AND REPLACE EXISTING CEILINGS AT 1ST & 2ND FLOOR ELEVATOR LOBBIES
5. REPLACE EXISTING HANDRAIL SYSTEM AT 2ND FLOOR ELEVATOR LOBBY
6. CLAD EXISTING EXTERIOR CONCRETE COLUMNS WITH WET SEALED THERMOPLASTIC CORE METAL PANEL
7. NEW SECURITY DESK.
8. ASSOCIATED MECHANICAL, PLUMBING, & ELECTRICAL WORK AT CEILINGS & SECURITY DESK.

CODE SUMMARY

Description	IBC Required	Provided
Chapter 3 - Use and Occupancy Classification		
Primary Use Group: Business B		
Accessory Use Groups: S-2		
Chapter 5 - General Building Heights and Areas		
Building Area (GSF): Per Story	9,500 SQFT	UNCHANGED
Section 506 - Allowable Area Per Story due to Automatic Sprinkler System Installation:	37,500 SQFT	UNCHANGED
Building Height:	60'	58'
Ave. Grade Plane		UNCHANGED
Type of Construction (Table 503 modified with 403.3.3)	II A	IIA
Number of Stories:	5	5
Chapter 6 - Types of Construction		
Type II A Construction per Table 601 w/. Automatic Sprinkler System		
Structural Frame (including columns, girders, trusses)	0 Hours	0 Hours
Bearing Walls - Exterior	0 Hours	0 Hours
Bearing Walls - Interior	0 Hours	0 Hours
Nonbearing Walls and Partitions	0 Hours	0 Hours
Floor Construction (including supporting beams and joists)	0 Hours	0 Hours
Roof Construction (including supporting beams and joists)	0 Hours	0 Hours
Chapter 7 - Fire-Resistance-Rated Construction		
Table 704.8 - Maximum Area of Exterior Wall Openings (Greater than 30)	No Limit	UNCHANGED
Chapter 8 - Interior Finishes Group B		
Vertical Exits and Exit Passageways (with Sprinkler)	Class B	UNCHANGED
Exit Access Corridors and Other Exit Ways (with Sprinkler)	Class C	UNCHANGED
Rooms and Enclosed Spaces (with Sprinkler)	Class C	
Chapter 8 - Interior Finishes Group S2		
Vertical Exits and Exit Passageways (with Sprinkler)	Class C	UNCHANGED
Exit Access Corridors and Other Exit Ways (with Sprinkler)	Class C	UNCHANGED
Rooms and Enclosed Spaces (with Sprinkler)	Class C	UNCHANGED
Chapter 9 - Fire Protection Systems		
The building (all uses) will be sprinklered in accordance with IBC chapter 9		
Chapter 10 - Means of Egress Group B		
Common Path of Egress	100'	UNCHANGED
Maximum Floor Area Allowances Per Occupant	100 gross	100 gross
Egress width per Occupant Served at Stairways	.2 in	.3 in
Egress width per Occupant Served at Other Egress Components	.15 in	.2 in
Exit Access Travel Distance	300 ft	UNCHANGED
Corridor Fire-Resistance Rating (with Sprinkler System)	0 Hours	0 Hours
Chapter 10 - Means of Egress Group S-2		
Common Path of Egress	400'	UNCHANGED
Maximum Floor Area Allowances Per Occupant	200 gross	200 gross
Egress width per Occupant Served at Stairways	.2 in	.3 in
Egress width per Occupant Served at Other Egress Components	.15 in	.2 in
Exit Access Travel Distance	250 ft	UNCHANGED
Corridor Fire-Resistance Rating (with Sprinkler System)	0 Hours	0 Hours

APPLICABLE CODES

International Codes:
IBC 2012
International Plumbing Code 2012
International Mechanical Code 2012
International Fuel Gas Code 2012
International Energy Conservation Code 2012
2008 National Electrcal Code

State and Local Codes
COMAR 05.02.02
Maryland Building Rehabilitation Code

Other:
ADA – Americans with Disabilities Acts
International Code Council / Amercan national Standards Institute A117.1-2003

WDG

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e-mail wfteng.com

7811 MONTROSE RD
POTOMAC, MD

WILLCO Companies
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Suite 500
Potomac, MD 20854

PERMIT SUBMISSION	10/15/13

Professional Seal
I certify that these documents were prepared or approved by me and that I am a duly licensed architect under the laws of the State of Maryland, License Number 5133-A, Expiration Date 03.10.2015

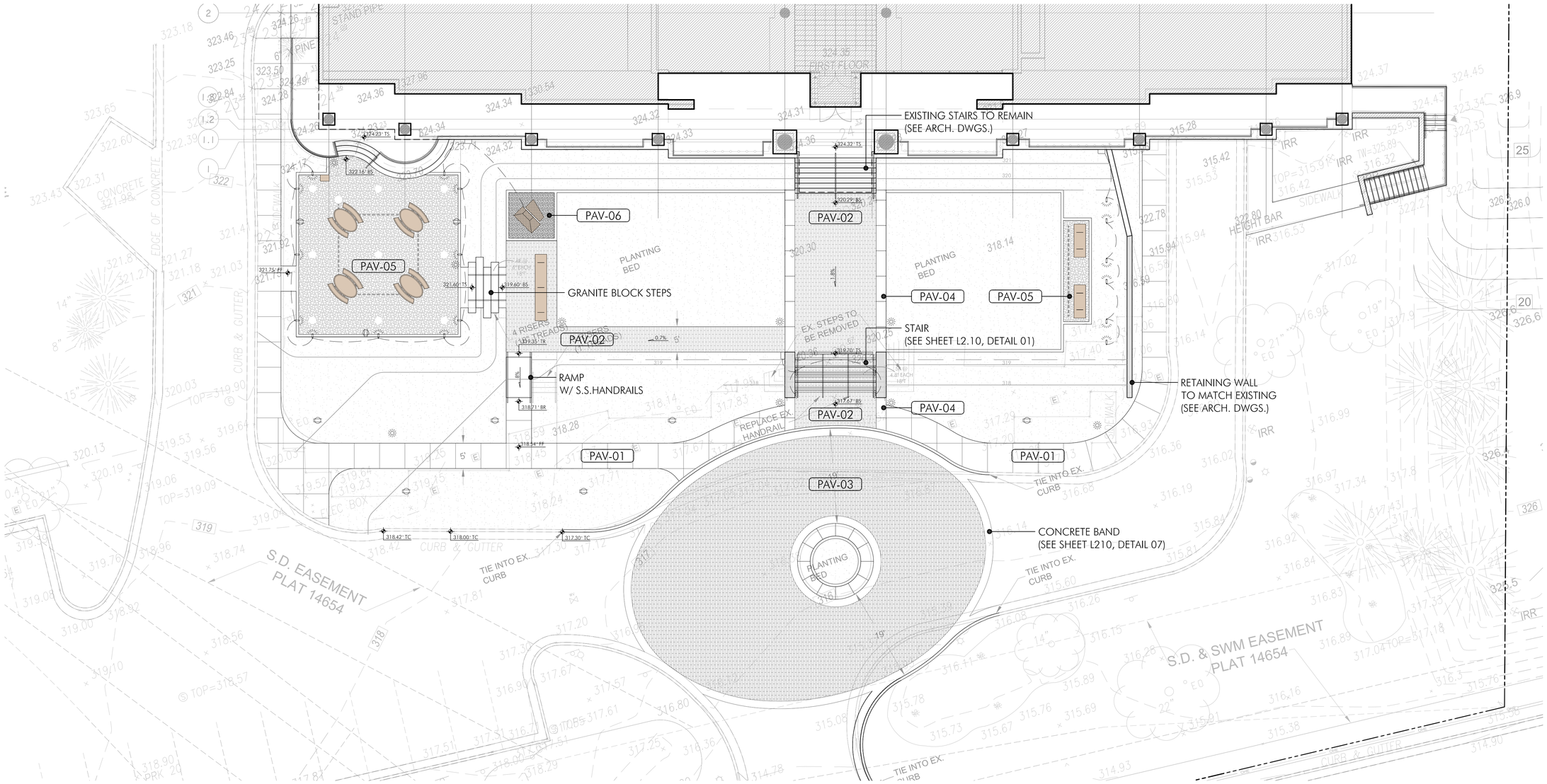
© 2012

WDG Project No: WA11042

COVER SHEET

Scale:As indicated

G0.01



LEGEND

HARDSCAPE

- SITE WALL (W/ STONE VENEER) - SEE SHEET L2.12, DETAIL 03
- STEEPS (W/ S.S. HANDRAILS) - SEE SHEET L2.12, DETAILS 01/02
- TRENCH DRAIN - SEE SHEET L2.11, DETAIL 02
- PRECAST CONCRETE CURB - SEE SHEET L2.11, DETAIL 01
- AREAS TO BE PLANTED - SEE PLANTING PLAN

FEATURES AND FURNITURE

- SPECIAL FEATURE (W/INTEGRAL LIGHTING) - SEE SHEET L2.50, DETAIL 04
- BENCH - SEE SHEET L2.50, DETAIL 01
- PICNIC TABLE - SEE SHEET L2.50, DETAIL 02
- TRASH RECEPTACLE - SEE SHEET L2.50, DETAIL 03

LIGHTING

- PEDESTRIAN POLE LIGHT - SEE SHEET L4.10, DETAIL 01
- WALL MOUNTED LIGHT - SEE SHEET L4.10, DETAIL 02
- TREE UPLIGHT - SEE SHEET L4.10, DETAIL 03
- TRANSFORMER AND PROPOSED WIRING - SEE ELECTRICAL DWGS.
- DUPLEX OUTLET -WEATHERPROOF - SEE ELECTRICAL DWGS.

PAVING SCHEDULE

KEY	SYMBOL	MATERIAL	TYPE	FINISH	SIZE	COLOR	MANUFACTURER
PAV-01		CAST-IN-PLACE CONCRETE	N/A	LIGHT BROOM	36" x 36" SCORING	TO MATCH EXISTING	N/A
PAV-02		CONCRETE PAVERS (PEDESTRIAN)	PLANKSTONE®	TUDOR	2 7/8" x 23 1/2" x 4"	T.B.D.	HANOVER ARCHITECTURAL PRODUCTS www.hanoverpavers.com
PAV-03		CONCRETE PAVERS (VEHICULAR)	PLANKSTONE®	NATURAL	2 7/8" x 8 13/16" x 4"	T.B.D.	HANOVER ARCHITECTURAL PRODUCTS www.hanoverpavers.com
PAV-04		STONE BANDS	MESABI BLACK GRANITE	DIAMOND 100	24" x 60" x 2"	NATURAL STONE COLOR	COLD SPRING GRANITE www.coldspringusa.com
PAV-05		POROUS FLEXIBLE PAVING	NATURAL STONE SURFACE (FS2000)	N/A	N/A	N/A	CAPITOL FLEXI-PAVE www.capitolflexipave.com
PAV-06		DECORATIVE GLASS MULCH	T.B.D.	N/A	LARGE	T.B.D.	AMERICAN SPECIALTY GLASS www.americanspecialtyglass.com

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 81983121A , including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: 7811 Montrose LP/WILLCO Co. Robert Mazzuca
Company Contact Person
Address: WILLCO Companies - 7811 Montrose Road - Potomac, MD 20854
Phone: (240) 399-1421

Signature:

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 81983121A
Montgomery County Planning Board

Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

BID SET - 10.15.13 - NOT FOR CONSTRUCTION

7811 MONTROSE ROAD

POTOMAC
MONTGOMERY COUNTY, MD

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

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202.857.8300

CIVIL ENGINEER
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205 North Frederick Avenue
Suite 100
Gaithersburg, MD 20877
301.963.1133

LANDSCAPE ARCHITECT 3131 TIM M. RODRIGUEZ STATE OF MARYLAND
10/15/13

REVISIONS

SITE PERMIT	09.16.13
DESIGN DEVELOPMENT SET	10.15.13
BID SET	11.14.13

HARDSCAPE PLAN

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

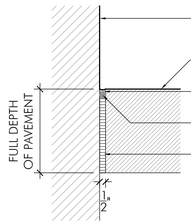
DRAWN BY
NC

CHECKED BY
TR

NORTH

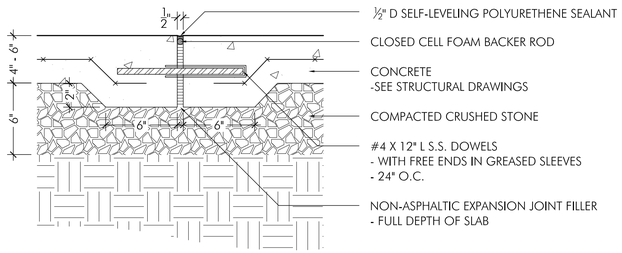
SCALE
1"= 10'-0"
0 5 10 20
FEET

L1.00



01 ISOLATION JOINT

SCALE: N.T.S.



02 EXPANSION JOINT

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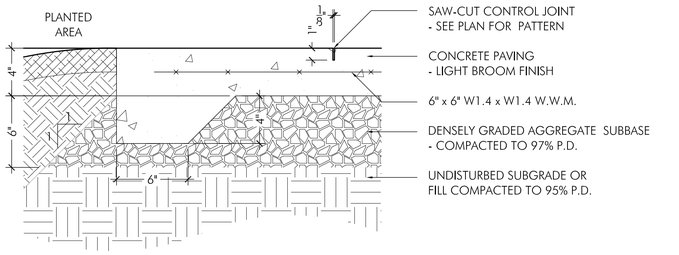

03 CONCRETE PAVING - CONTROL JOINT (PEDESTRIAN)

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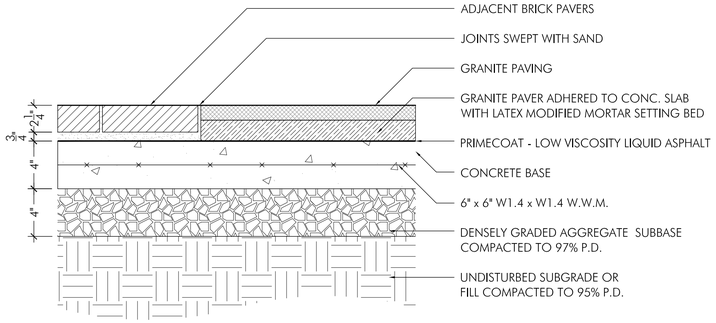

04 UNIT PAVER / STONE BAND PAVING

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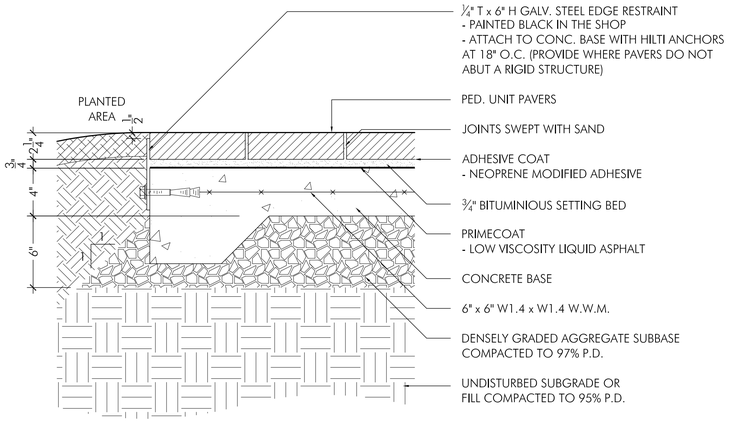

05 UNIT PAVER (PESTRIAN)

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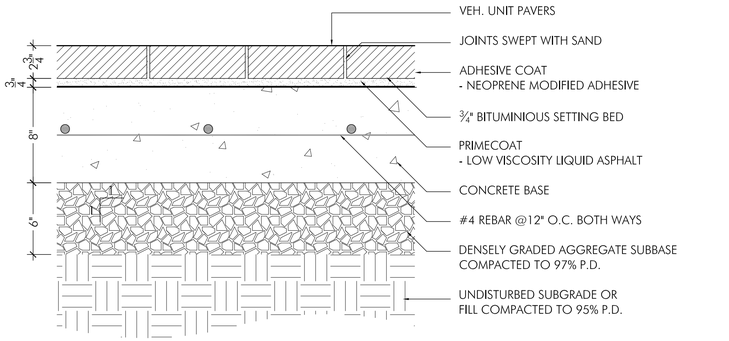

06 UNIT PAVER (VEHICULAR)

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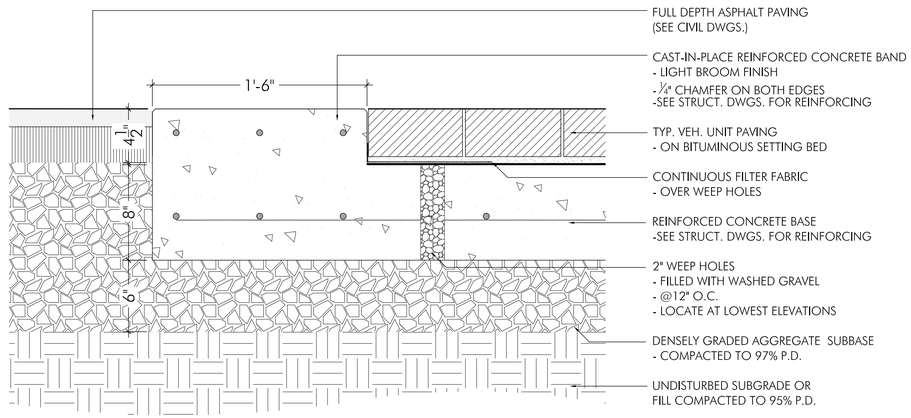
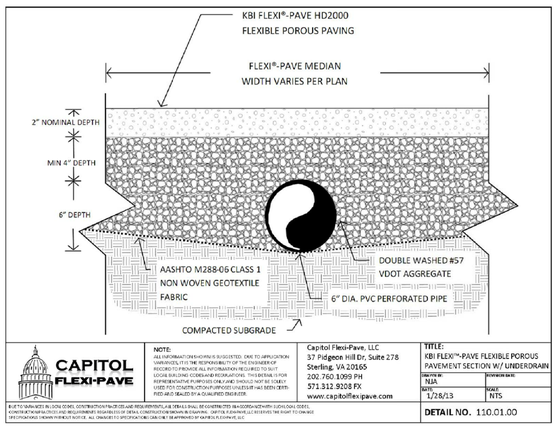


07 CONCRETE BAND (VEHICULAR)

SCALE: N.T.S.

Manufacturer: CAPITOL FLEXI-PAVE
capitolflexipave.com
Product: Natural Stone Surface (FS2000)



08 POROUS FLEXIBLE PAVING (PEDESTRIAN)

SCALE: N.T.S.

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10/15/13

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SITE PERMIT	09.16.13
DESIGN DEVELOPMENT SET	10.15.13
BID SET	11.14.13

HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

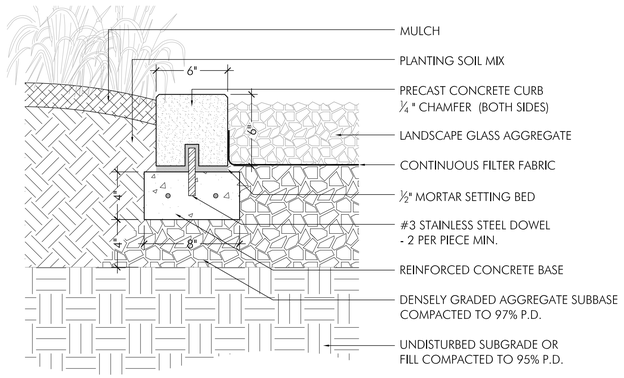
DRAWN BY
NC

CHECKED BY
TR

NORTH

SCALE
1"= 10'-0"
0 5 10 20
FEET

L2.10



PRECAST CURB NOTES:

1. LENGTH OF PRECAST PIECES TO BE 3 FT., MAX.

2. COLOR T.B.D.

3. PROVIDE 2 DOWELS PER CURB UNIT, MIN.

4. ALL JOINTS TO BE FULLY CAULKED
- COLOR TO MATCH PRECAST.

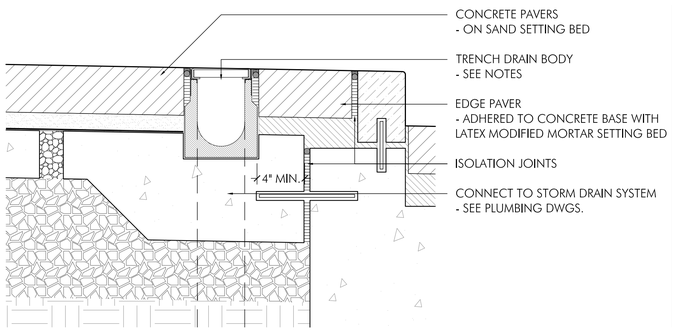
5. CORNER UNITS TO BE BUTTED WITH FINISHED ENDS
- DO NOT MITRE.

6. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL PRECAST PIECES INDICATING LAYOUT, CORNER DETAILS, ETC. FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

7. CONTRACTOR TO PROVIDE REPRESENTATIVE PRECAST AND JOINT SEALANT COLOR/FINISH SAMPLES FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

01 PRECAST LANDSCAPE CURB

SCALE : 1" = 1'-0"



TRENCH DRAIN NOTES:

1. PROVIDE K100 PRE-SLOPED TRENCH DRAIN SYSTEM BY ACO USA 800.543.4764.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS, BY ACO, OF TRENCH DRAINS FOR REVIEW BY PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

3. PROVIDE CAST IRON "OBLIO HEELPROOF" GRATE BY IRONAGE DESIGNS 877.418.3568 - SEE SHEET L3.20.

02 TRENCH DRAIN

SCALE : 1" = 1'-0"

DEVELOPER'S CERTIFICATE

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Developer's Name: 7811 Montrose LP/WILLCO Co. Robert Mazzuca
Company Contact Person
Address: WILLCO Companies - 7811 Montrose Road - Potomac, MD 20854
Phone: (240) 399-1421

Signature:

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 81983121A
Montgomery County Planning Board

Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

BID SET - 10.15.13 - NOT FOR CONSTRUCTION

7811 MONTROSE ROAD

POTOMAC
MONTGOMERY COUNTY, MD

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
WILLCO Companies
7811 Montrose Road
Suite 500
Potomac, MD 20854
301.279.7000

ARCHITECT
WDG Architecture
1025 Connecticut Avenue NW
Suite 300
Washington, DC 20036
202.857.8300

CIVIL ENGINEER
Johnson, Bernat, Associates, Inc.
205 North Frederick Avenue
Suite 100
Gaithersburg, MD 20877
301.963.1133

LANDSCAPE ARCHITECT 3131 T.M. RODRIGUEZ STATE OF MARYLAND
10/15/13

REVISIONS

SITE PERMIT	09.16.13
DESIGN DEVELOPMENT SET	10.15.13
BID SET	11.14.13

HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

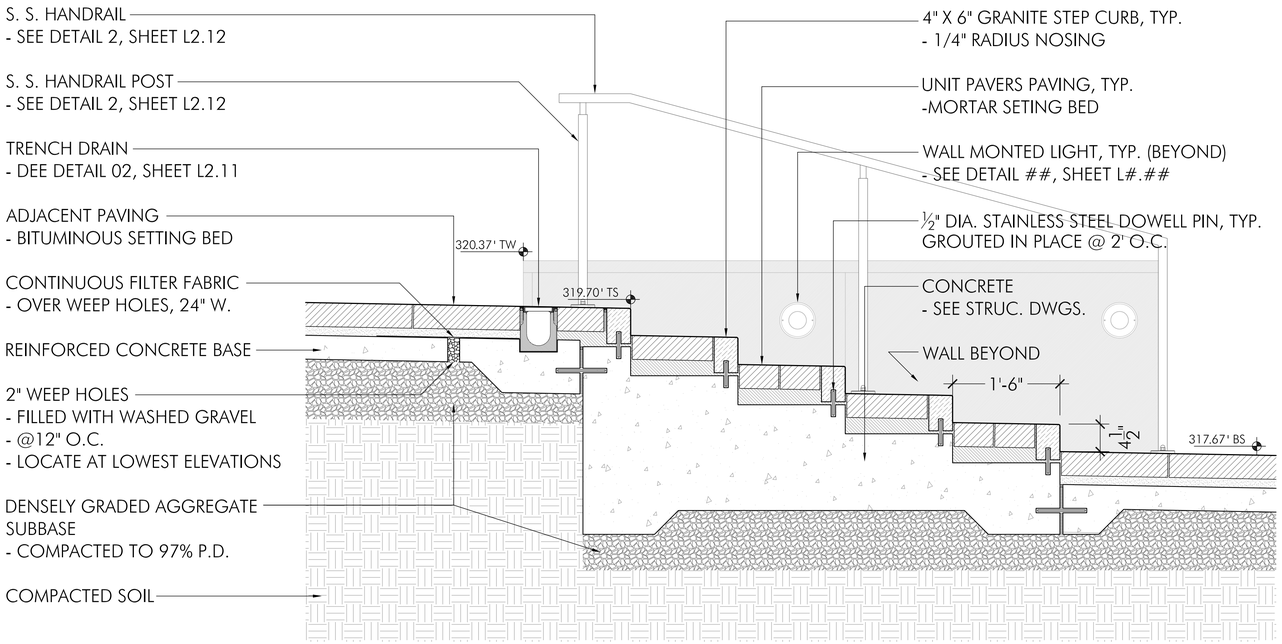
DRAWN BY
NC

CHECKED BY
TR

NORTH

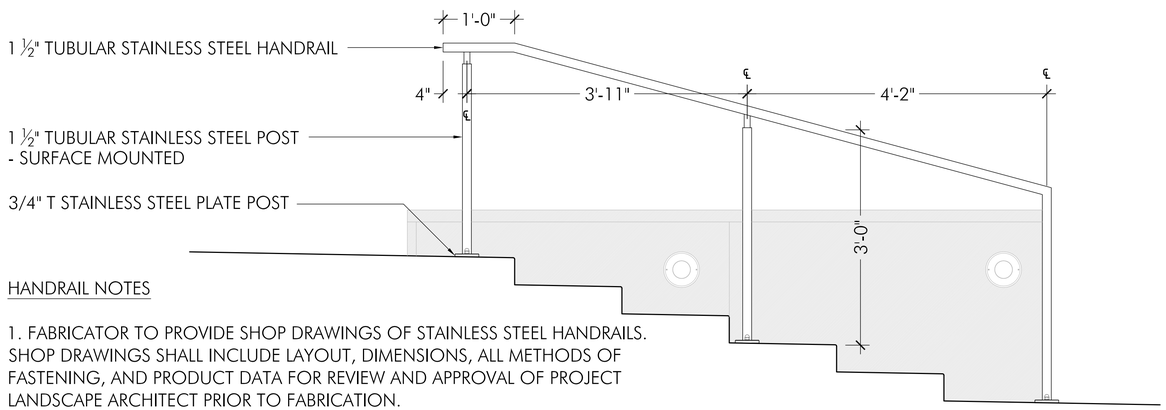
SCALE
1"= 10'-0"
0 5 10 20
FEET

L2.11



01 STAIR

SCALE : 1" = 1'-0"



HANDRAIL NOTES

1. FABRICATOR TO PROVIDE SHOP DRAWINGS OF STAINLESS STEEL HANDRAILS. SHOP DRAWINGS SHALL INCLUDE LAYOUT, DIMENSIONS, ALL METHODS OF FASTENING, AND PRODUCT DATA FOR REVIEW AND APPROVAL OF PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

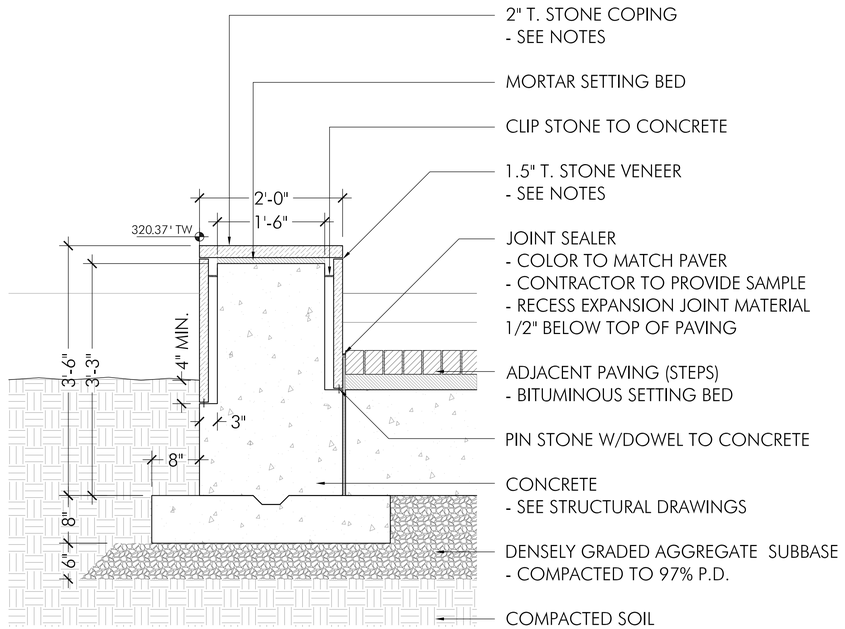
2. ALL HANDRAIL ELEMENTS TO MEET BUILDING CODES.

3. HANDRAIL, POSTS, AND SUPPORTS TO BE TYPE 304 STAINLESS STEEL, #5 SATIN FINISH. SCH. 40 TUBULAR HANDRAIL.

4. ALL WELDS TO BE GROUND SMOOTH PRIOR TO FINISHING. FABRICATOR TO TAKE STEPS TO PREVENT CORROSION AT WELDS (PASSIVATION).

02 STAIR HANDRAIL

SCALE : 1" = 1'-0"



WALL NOTES:

1. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR CONCRETE REINFORCING INFORMATION.

2. STONE - PRODUCT INFORMATION:
- TYPE: MESABI BLACK
- FINISH : DIAMOND 100
- MANUFACTURER: COLDSPRING GRANITE (WWW.COLDSPRINGUSA.COM)

3. PROVIDE A MIN. OF 4" OF STONE VENEER BELOW SOIL GRADE AND ON ALL ADJACENT PAVING.

4. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF WALL PIECES INDICATING LAYOUT, CORNER DETAILS, ETC. FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

5. CONTRACTOR TO PROVIDE STONE AND JOINT SEALANT COLOR/FINISH SAMPLES FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

03 GRANITE WALL

SCALE : 1" = 1'-0"

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Signature:

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Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

BID SET - 10.15.13 - NOT FOR CONSTRUCTION

7811 MONTROSE ROAD

POTOMAC
MONTGOMERY COUNTY, MD

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301.963.1133

LANDSCAPE ARCHITECTS 3131 T.M. RODRIGUEZ STATE OF MARYLAND
10/15/13

REVISIONS

SITE PERMIT	09.16.13
DESIGN DEVELOPMENT SET	10.15.13
BID SET	11.14.13

HARDSCAPE DETAILS

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

DRAWN BY
NC

CHECKED BY
TR

NORTH

SCALE
1"= 10'-0"
0 5 10 20
FEET

L2.12

Manufacturer: Landscape Forms
www.landscapeforms.com
Model: Escofet - Levit
Quantity: (1) Unit 158" long
(2) Units 79" long

01 BENCH

SCALE: N.T.S.

Manufacturer: Landscape Forms
www.landscapeforms.com
Model: Charlie
Quantity: (4) Units
Options: Without Upmbrella Hole
Surface Mounted
Color: Silver

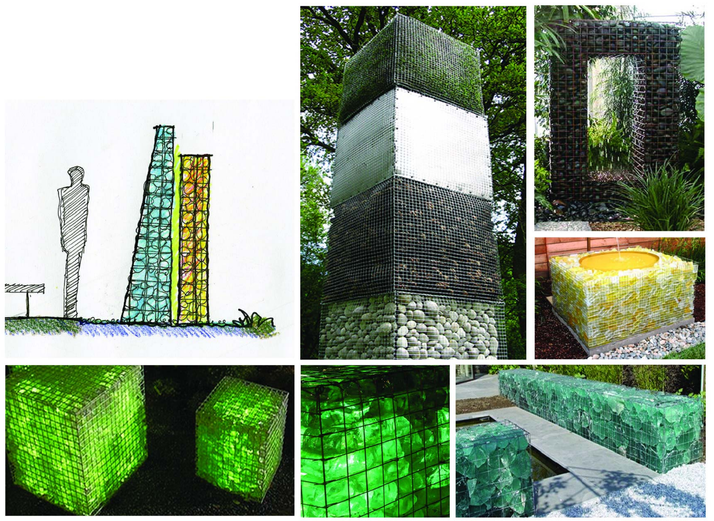
02 PICNIC TABLE

SCALE: N.T.S.

Manufacturer: Forms+Surfaces
www.forms-surfaces.com
Model: Apex
Quantity: (1) Unit
Options: Single Stream
Stainless Steel Inset
With Rain Cover
Mounting: Surface Mounted
(Provide 21"x15" Concrete Pad)
Color: Silver

03 TRASH RECEPTACLE

SCALE: N.T.S.



SPECIAL FEATURE NOTES:
1. SPECIAL FEATURE TO BE DECORATIVE GLASS GABION DISPLAY WITH INTEGRAL LIGHTING.
2. DESIGNED BY LANDSCAPE ARCHITECT AND FABRICATED BY ORE INC. (www.orecontainers.com).

04 SPECIAL FEATURE (CONCEPT)

SCALE: N.T.S.

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Certified Site Plan
File No. 81983121A
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Chair or Designee Date

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SITE PERMIT - 09.16.13

7811 MONTROSE ROAD

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LANDSCAPE ARCHITECTS 3131 T.M. RODRIGUEZ STATE OF MARYLAND
09/16/13

REVISIONS

SITE PERMIT	09.16.13

SITE FURNITURE AND FEATURES

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

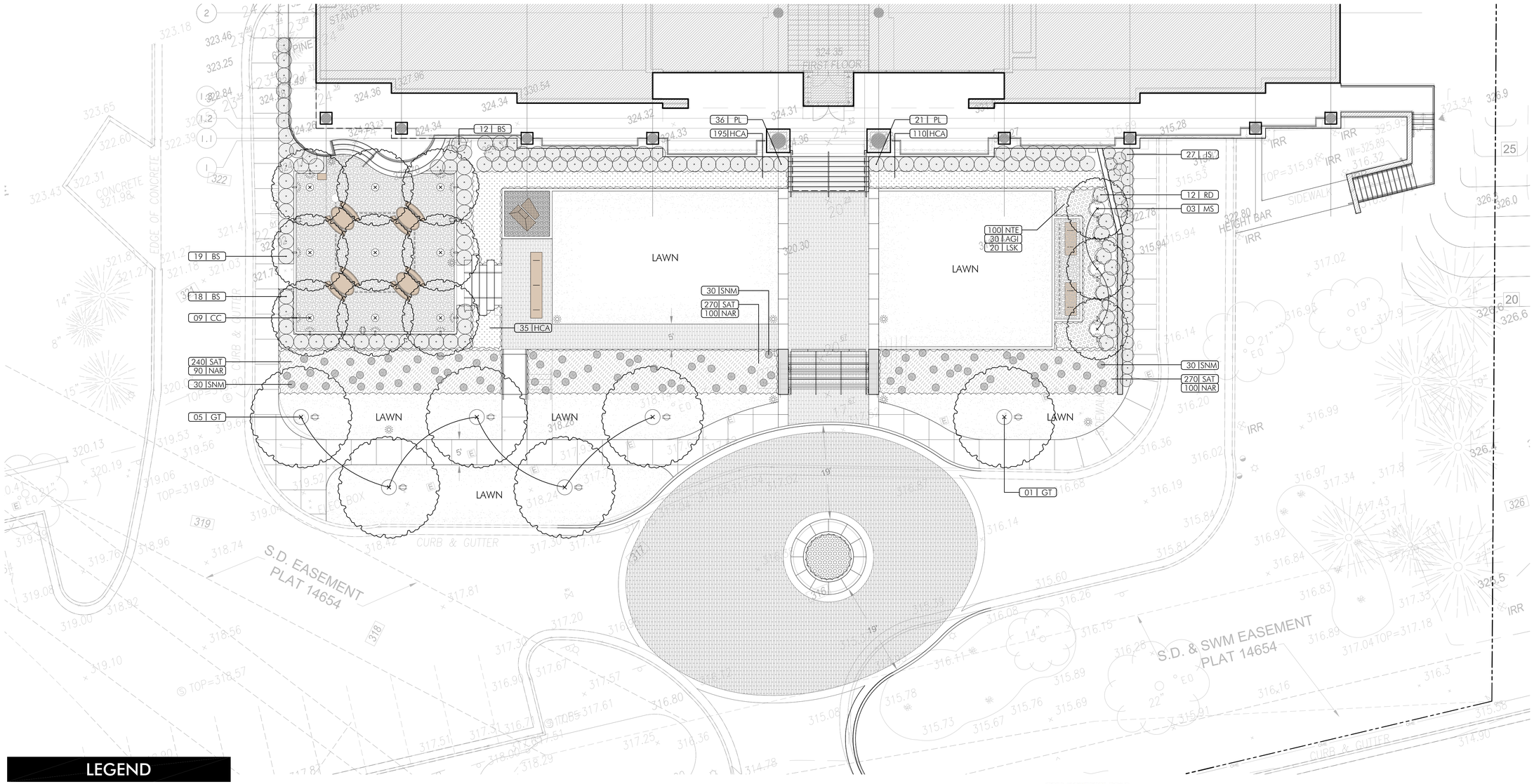
DRAWN BY
NC

CHECKED BY
TR

NORTH

SCALE
1"=10'-0"
0 5 10 20
FEET

L2.50



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LANDSCAPE ARCHITECT 3131 T.M. RODRIGUEZ STATE OF MARYLAND
10/15/13

REVISIONS

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BID SET	11.14.13

PLANTING PLAN

ORIGINAL ISSUE DATE
09.16.13

DESIGNED BY
TR, NC

DRAWN BY
NC

CHECKED BY
TR

NORTH

SCALE
1"= 10'-0"
0 5 10 20
FEET

LEGEND

PLANTING

(6) CANOPY TREES
Gleditsia triacanthos
(Honey Locust)

(9) SHADE TREES
Carpinus caroliniana
(American Hornbeam)

(3) ORNAMENTAL TREES
Magnolia stellata
(Star Magnolia)

Shrubs
Ornamental Grasses
Perennials
Bulbs
Groundcovers

7811 MONTROSE ROAD
Planting Schedule - 11.14.13

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
Trees						
9	CC	*Carpinus caroliniana*	American Hornbeam	8-10' ht.	B&B	single stem; full branching
6	GT	*Gleditsia triacanthos inermis 'Halka'*	Shademaster Honeylocust	3-3 1/2" cal.	B&B	single leader; full branching
3	MS	*Magnolia stellata*	Star Magnolia	7-8' ht.	B&B	multistem - 3 stems minimum; full branching
Evergreen Shrubs						
27	IS	*Ilex crenata 'Steeds'*	Steeds Japanese Holly	30"-36" ht.	Cont.	full branching to ground
50	BS	*Buxus sempervirens 'Suffruticosa'*	Dwarf English Boxwood	24-30" ht.	Cont.	full branching to ground
57	PL	*Prunus laurocerasus 'Otto Luykens'*	Otto Luykens Cherry Laurel	24-30" ht.	B&B	full branching;
12	RD	*Rhododendron 'Delaware Valley White'*	White Azalea	24-30" ht.	Cont.	full branching;
Perennials						
20	LSK	*Liatris spicata*	Gayfeather	1 gal.	Cont.	24" o.c.; accent
90	SNM	*Salvia nemerosa 'Mainacht'*	May Night Salvia	1 gal.	Cont.	12" o.c.; accent
100	NTE	*Nassella tenuissima*	Mexican Feather Grass	2 gal.	Cont.	24" o.c.
340	HCA	*Hypericum calycinum*	St. John's Wort	1 gal.	Cont.	18" o.c.
Perennials						
780	SAT	*Sesleria autumnalis*	Autumn Moor Grass	1 gal.	Cont.	18" o.c. - fully rooted, grown to pot size
Bulbs						
30	AGI	*Allium giganteum*	Ornamental Onion		bulbs	accent
290	NAR	*Narcissus 'Thalia', 'Silver Chimes', 'Tresamble'*	White Daffodils mixture		bulbs	accent

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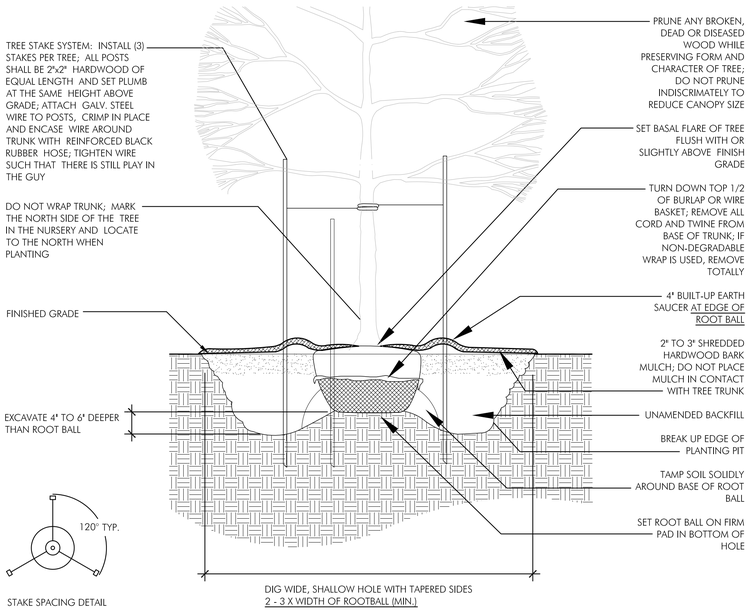
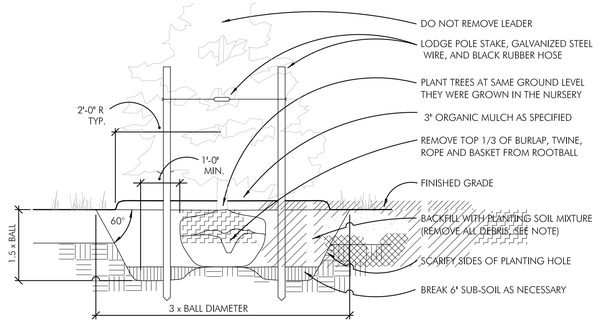
L3.00



01 TREE PLANTING (STAKED)

SCALE : N.T.S.



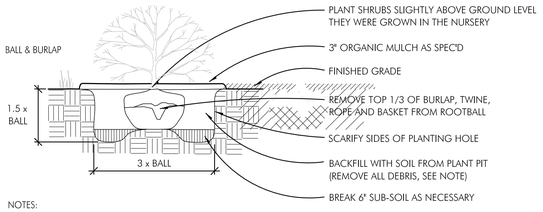
NOTES:

IF ROOTBALL IS WRAPPED IN NON-BIODEGRADEABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

04 EVERGREEN TREE PLANTING (STAKED)

SCALE : N.T.S.



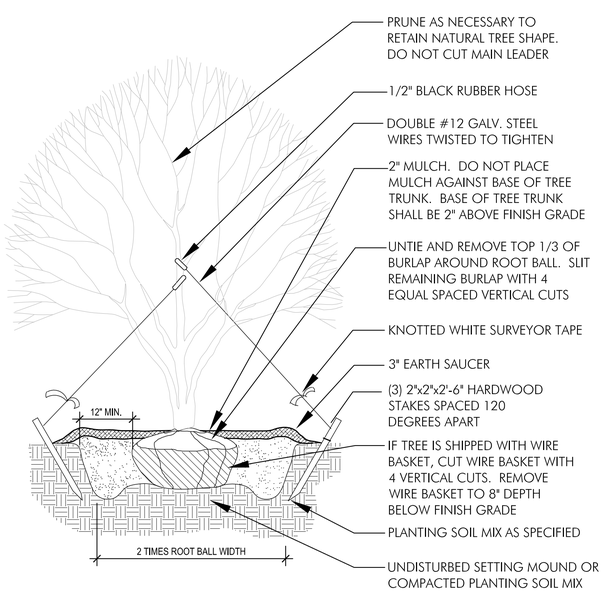
NOTES:

PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADEABLE BURLAP.

WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

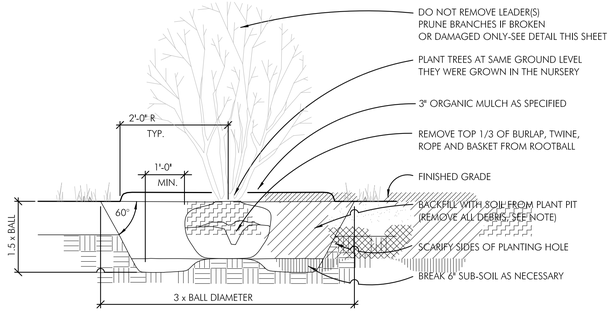
05 SHRUB PLANTING

SCALE : N.T.S.



02 MULTI-STEM TREE PLANTING

SCALE : N.T.S.



NOTES:

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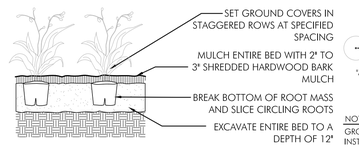
WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECCESSARY.

06 MULTISTEM SHRUB PLANTING

SCALE : N.T.S.



NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

07 GROUNDCOVER PLANTING AND SPACING

SCALE : N.T.S.

PLANTING NOTES

1. Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage to utilities, pipes and structures.
2. Do not proceed with construction as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Landscape Architect. The Contractor shall assume complete responsibility for all necessary revisions due to failure to give such notification.
3. All plant material shall be approved by the Landscape Architect prior to its arrival on site.
4. Final location of all plant material shall be subject to the approval of the Landscape Architect. The Contractor shall notify the Landscape Architect for inspection of plant layout after the layout of each area and before installation.
5. See details and specifications for staking methods, plant pit dimensions and planting soil requirements.
6. Soil amendments and fertilizer specified are to be used for bid price basis only. Specific amendments and fertilizer application will be determined after grading operations are complete and soil test results are in. For ground covers and perennial beds, substitute 3 lbs. of bone meal per 100 square feet for inorganic fertilizer.
7. No planting shall be done before acceptance of grading by the project Landscape Architect.
8. No substitutions of plant species shall be made without the prior written permission of the Landscape Architect.
9. No existing trees or shrubs shall be removed by the Contractor without prior approval of the Landscape Architect.
10. All areas disturbed by construction operations and not otherwise specified shall be seeded/sodded per the Specifications.
11. Number of plants to be installed shall be the number shown on the Drawings. If there are conflicts between the number of plants shown on the Drawings and the number shown in the Plant List, the number of plants on the Drawings shall be installed. Bring all such conflicts to the attention of the Landscape Architect.
12. Protect trees noted as "tree to be protected in place" by placement of fencing at the perimeter of the drip line. Location of fencing shall be approved by Landscape Architect in advance. No construction operations (except planting, if indicated on the Drawings) or storage of construction materials or equipment are permitted inside the fenced area.

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Signature:

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7811 MONTROSE ROAD

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LANDSCAPE ARCHITECTS 3131 P.M. RODRIGUEZ STATE OF MARYLAND
10/15/13

REVISIONS

SITE PERMIT	09.16.13
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BID SET	11.14.13

PLANTING DETAILS

ORIGINAL ISSUE DATE
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DESIGNED BY
TR, NC

DRAWN BY
NC

CHECKED BY
TR

NORTH

SCALE
1"= 10'-0"
0 5 10 20
FEET

L3.10

01 POLE LIGHT (COLUMN LIGHT)
SCALE: N.T.S.

.hess

RESIDENZA Z LED Specification

The slender cylindrical form of the RESIDENZA column adds a subtle styling element to pedestrian areas. The extruded aluminum shaft with flush handhole transitions seamlessly to the cast aluminum luminaire housing. Cylindrical lens is clear acrylic. Facetted reflector for ceramic metal halide is available with Type V or Type III distributions. LED models are available with Type II or Type III distributions. Luminaire and column are finished in finely textured paint. Luminaire is available in flanged or flangeless models. All hardware is stainless steel. Standard colors; matte silver grey metallic or graphite grey.

Model	LED Module	Color Temperature	Distribution	Volt	Pole	Finish
RS200ZA	1LV - 1 LEVO Module	WW - 3000K	ME - Type III	UNV - 120-277V	14.5RB - 14.5' Round Column	SG - Silver Grey
		NW - 4000K	S - Type II			GG - Graphite Grey
		CW - 5600K				CC - Custom Color
Ordering Information						
RS200ZA 1LV				UNV	14.5RB	

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Illuminating Columns › RESIDENZA Z
http://www.hessamerica.com/Products/Lighting/Illuminating_Columns/RESIDENZA_Z/ Page 1

.hess

RESIDENZA Z LED Specification

HOUSING
Luminaire base is cast aluminum and is secured to pole top with concealed hardware. Clear acrylic cylindrical lens with bonded aluminum top is secured to the housing with single stainless steel cap screw. Satin anodized rings encircle the LED module at the top of the lens compartment as a decorative element. Lens is sealed to the housing with silicone gasketing.

OPTICS
Optics include one LED module assembly mounted within cylindrical clear acrylic lens. The module consists of a field replaceable aluminum core PCB with fourteen high-power LEDs and a single piece prismatic lens molded from optical quality acrylic. The prismatic lens redirects light output from the individual LEDs and is available in two distributions as a Type III distribution (ME optics) or Type II (S optics).

ELECTRICAL
Electronic LED driver supplies 500mA drive current to LED modules with input voltage range from 120v to 277v at 50/60Hz. Power consumption is 24 watts.

LAMPING OPTIONS
LEVO LED Module: 3000K, 4000K, or 5600K with CRI of 80+

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for current technical data.

COLUMN
Aluminum column is manufactured from seamless 6061 aluminum tubing with nominal wall thickness of 0.196" and is heat treated to produce a T6 temper. Flush mounted handhole cover is plasma cut with kerf not to exceed 1/8" and includes triangular tamper-resistant locking device. Standard mounting is with internal flange and anchor bolts. Optional external flange with anchor bolts and base cover available on request. One-piece base cover is 0.080" spun aluminum and finished to match the pole. Nominal column height is 14.5'

FINISH
Housing is cleaned ultrasonically prior to painting. Standard finish is finely textured matte silver grey metallic or graphite grey. Special colors available on request.

WARRANTY
Limited product warranty period is three years. Lamp and ballast shall carry the manufacturer limited warranty.

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Illuminating Columns › RESIDENZA Z
http://www.hessamerica.com/Products/Lighting/Illuminating_Columns/RESIDENZA_Z/ Page 2

.hess

Additional information

Dimensions

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Illuminating Columns › RESIDENZA Z
http://www.hessamerica.com/Products/Lighting/Illuminating_Columns/RESIDENZA_Z/ Page 3

02 WALL MOUNTED
SCALE: N.T.S.

SATURN SR

Features & Specifications

APPLICATIONS
The SATURN SR wall sconce is the perfect solution for a unique wall and surface lighting projects including interior and exterior hallways, stairwells and other decorative features.

GENERAL DESCRIPTION
Clean, minimal sconce for dramatic wall lighting with multiple options to create white and colored light effects with precision beam angles. Unparalleled performance and uniformity in a durable machined aluminum body.

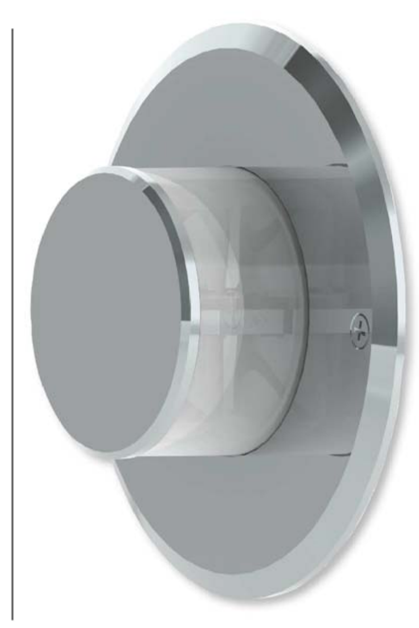
ELECTRICAL
120-277Vac input, 50-60Hz; Internal Class 2 driver designed to work with standard 4x4 electrical gang box. Wattage consumption: 6.9 watts per Aduro LED (CBCP=448) and 2.1 watts per Artavi LED (CBCP=2280).

OPTICS
Can be equipped with the following optics:
Two Illumitex Aduro VH LEDs (50° beam); or
Two Illumitex Artavi LEDs (10° beam); or
One of each

MECHANICAL
3" O.D. housing/6" O.D. wall plate; machined 6063-T6 aluminum alloy billet; stainless steel hardware; high temperature silicone gaskets; injection molded acrylic lens.

FINISH
Black, bronze, clear, and champagne anodized finish for superior resistance to weather and fading. Polished clear coat is also available for indoor use only.

TESTING AND COMPLIANCE
- ETL/cETL listed
- IP66 protection rating
- RoHS compliant
- 5 year limited warranty



Part No. Ordering Guide
Enter the 1-2 character code for each boxed category in the corresponding field.

SERIES	LED TYPE 1	LED 1 COLOR	LED TYPE 2	LED 2 COLOR	FINISH	VOLTAGE
S R						
SR = 3" round	☐ AD = Aduro ☐ AR = Artavi	☐ BW = 3000K ☐ DW = 4000K ☐ BL = Blue	☐ AD = Aduro ☐ AR = Artavi NO = None	☐ BW = 3000K ☐ DW = 4000K ☐ BL = Blue ☐ NO = None	☐ BK = Black anodized ☐ BZ = Bronze anodized ☐ CA = Clear anodized ☐ CH = Champagne anodized ☐ PC = Polished clear coat*	U = 120-277Vac

* Indoor use only.

illumitex — Precision Light. Infinite Possibilities.

illumitex.com
5307 Industrial Oaks Blvd., Suite 100
Austin, TX 78735
Tel: +1 512.279.5020
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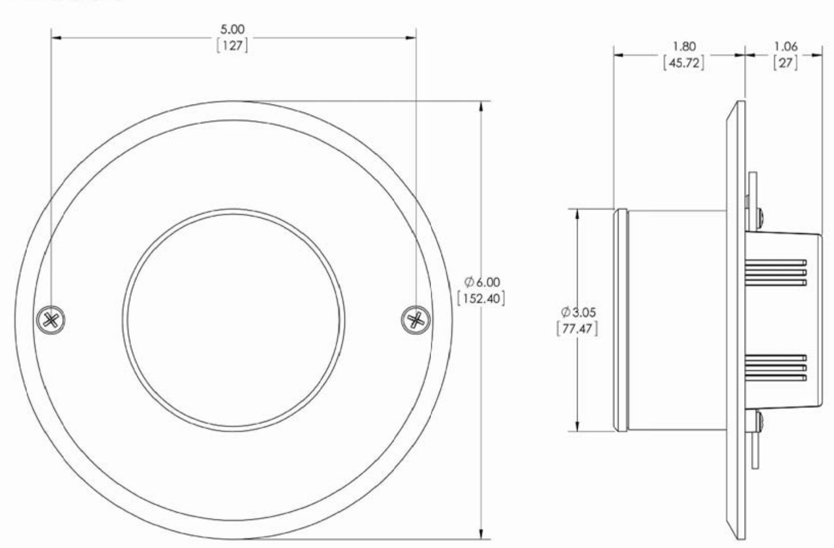
SATURN SR

Dimensions



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illumitex.com

03 TREE UPLIGHT
SCALE: N.T.S.

VERSA VM

Features and Specifications

APPLICATIONS
The VERSA VM machined aluminum low voltage accent is the perfect solution for a broad range of lighting projects including landscape, ornamental trees, statues, signage and other decorative features.

GENERAL DESCRIPTION
Switchable light output (patent pending), interchangeable beam spreads and choice of two provided shrouds allow a total of 36 configurations in one fixture. Equipped with one (1) Illumitex Aduro VH LED (3000K or 4000K) with up to 65% of the light in the beam angle. Unparalleled performance and uniformity in a durable machined aluminum body.

WATTAGE CONSUMPTION
@ 766mA = 11.5 watts @ 336mA = 5.5 watts
@ 600mA = 9.0 watts @ 185mA = 3.0 watts

SHROUD OPTIONS *Both shrouds are shipped in the box. Both shrouds come with knurled lens ring.*
- Long Shroud (45°)
- Barrel Shroud

ELECTRICAL
12Vac input, 50-60Hz; internal Class 2 driver with four (4) field adjustable drive currents. (*Patent pending) 3' low voltage cable. 12V transformer by other. CBCP = up to 3269.

OPTICS
22°, 36° and 50° beam spreads (shipped with 50° installed, 22° and 36° optics included in box); long and barrel shrouds included in box.

MECHANICAL
2.5" O.D. machined 6063-T6 aluminum alloy billet; stainless steel hardware; 1/2"-14 NPT fitter; high temperature silicone gaskets.

FINISHES
Black, Bronze and Clear 2-step architectural anodized finish for superior resistance to weather and fading.

TESTING AND COMPLIANCE
- ETL/cETL listed
- IP66 protection rating
- RoHS compliant
- 5 year warranty

PART NO. ORDERING GUIDE *Enter the 1-2 character code for each boxed category in the corresponding field.*

SERIES	OPTICS	# OF LEDs	COLOR TEMP	DRIVE CURRENT	INPUT	FINISH
V M	A I	1		F A	1 2	
VM	AI = 22°, 36°, 50° *All inclusive*	1 = 1 Qty LED	BW = 3000K DW = 4000K	740, 580, 330, 180mA *Field Adjustable*	12 = 12Vac	CA = Clear anodized BK = Black anodized BZ = Bronze anodized

illumitex.com
5307 Industrial Oaks Blvd., Suite 100
Austin, Texas 78735
Tel: 512.279.5020

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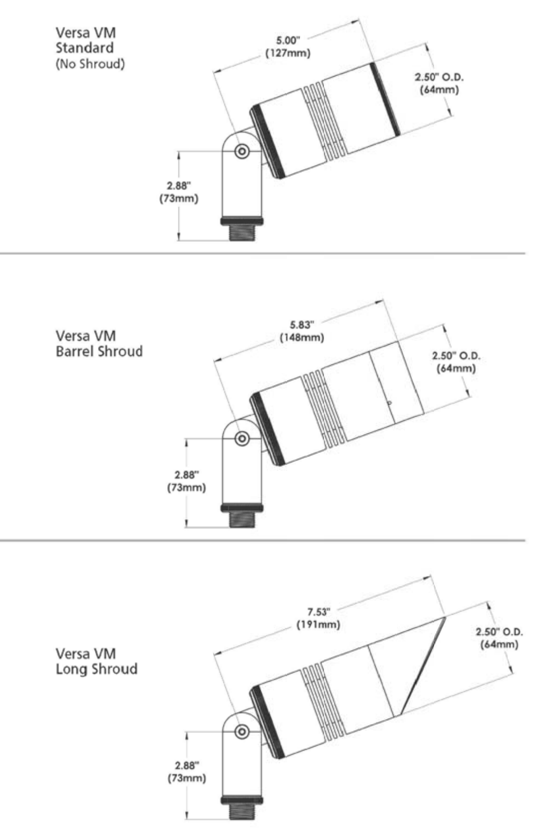
VERSA VM

Dimensions



illumitex.com
5307 Industrial Oaks Blvd., Suite 100
Austin, Texas 78735
Tel: 512.279.5020

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DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 81983121A , including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: 7811 Montrose LP/WILLCO Co. Robert Mazzuca
Company Contact Person
Address: WILLCO Companies - 7811 Montrose Road - Potomac, MD 20854
Phone: (240) 399-1421

Signature:

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 81983121A .
Montgomery County Planning Board

Chair or Designee Date

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

BID SET - 10.15.13 - NOT FOR CONSTRUCTION

7811 MONTROSE ROAD

POTOMAC
MONTGOMERY COUNTY, MD

PARKERRODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

OWNER
WILLCO Companies
7811 Montrose Road
Suite 500
Potomac, MD 20854
301.279.7000

ARCHITECT
WDG Architecture
1025 Connecticut Avenue NW
Suite 300
Washington, DC 20036
202.857.8300

CIVIL ENGINEER
Johnson, Bernat, Associates, Inc.
205 North Frederick Avenue
Suite 100
Gaithersburg, MD 20877
301.963.1133

REVISIONS

SITE PERMIT	09.16.13
DESIGN DEVELOPMENT SET	10.15.13
BID SET	11.14.13

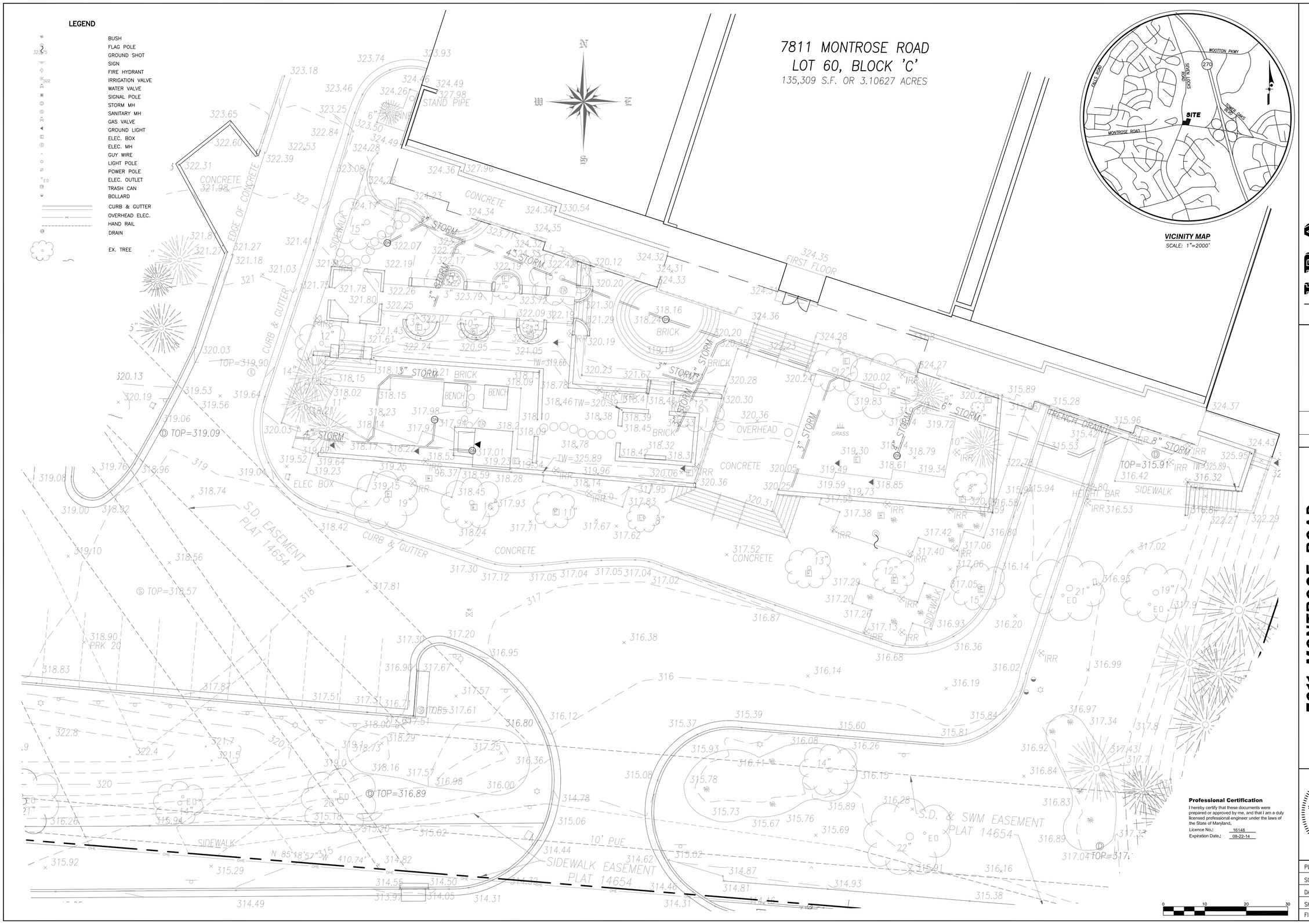
LIGHTING DETAILS

ORIGINAL ISSUE DATE 09.16.13
DESIGNED BY TR, NC
DRAWN BY NC
CHECKED BY TR

NORTH

SCALE 1"=10'-0"
0 5 10 20 FEET

L4.10



J·B·A
Johnson · Bernat · Associates, Inc.
Engineering · Surveying · Planning
205 N. Frederick Ave. S. 100
Gaithersburg, MD 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

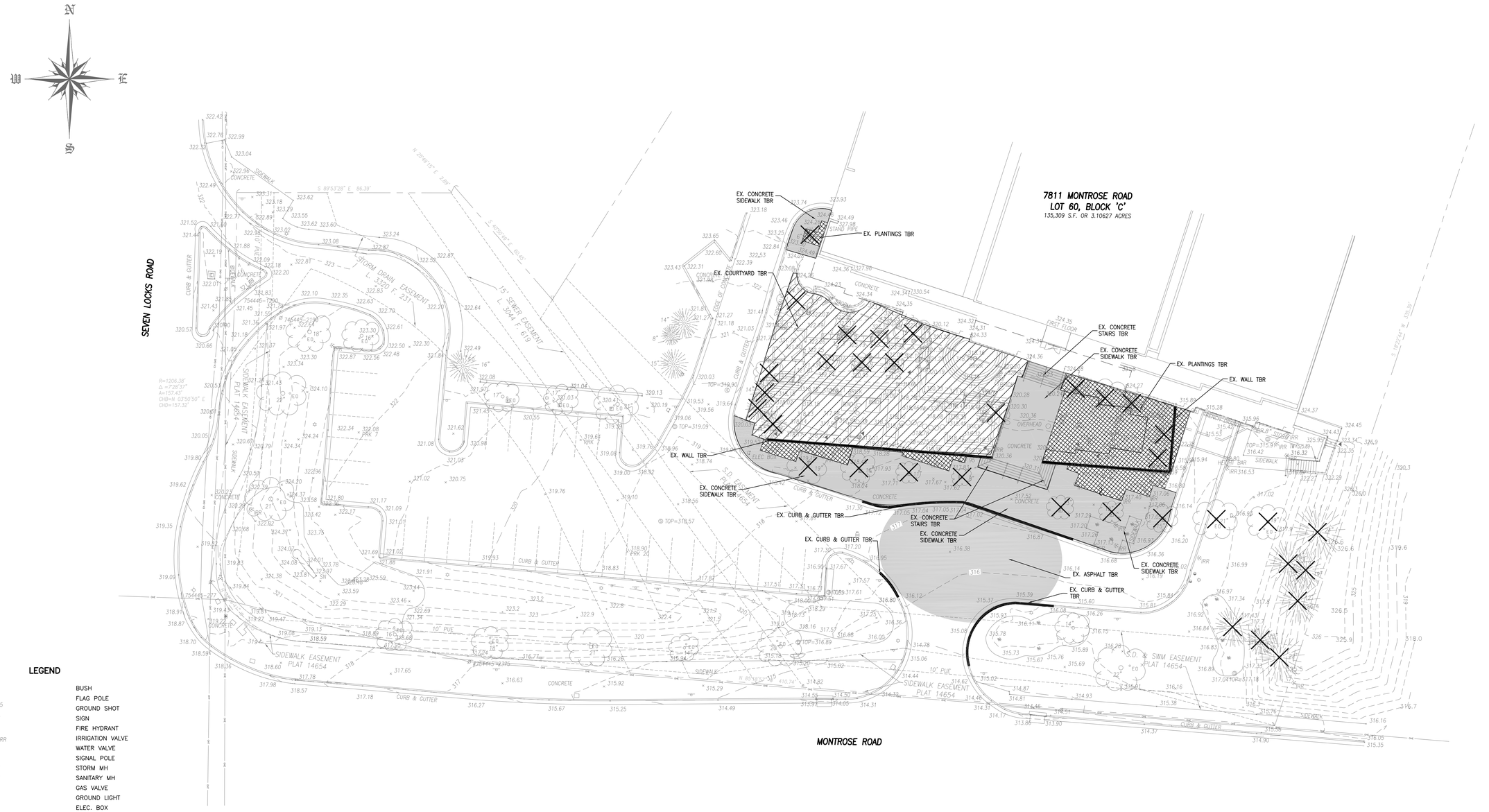
7811 MONTROSE ROAD

EXISTING CONDITIONS PLAN

POTOMAC, MARYLAND

STATE OF MARYLAND
KEVIN T. JOHNSON
No. 16148
REGISTERED
PROFESSIONAL ENGINEER

PLAN NO.:	
SCALE:	1"=10'
DATE:	11/1/13
SHEET	C-1.01
FILE NO:	13-017



LEGEND

- BUSH
- FLAG POLE
- GROUND SHOT
- SIGN
- FIRE HYDRANT
- IRRIGATION VALVE
- WATER VALVE
- SIGNAL POLE
- STORM MH
- SANITARY MH
- GAS VALVE
- GROUND LIGHT
- ELEC. BOX
- ELEC. MH
- GUY WIRE
- LIGHT POLE
- POWER POLE
- ELEC. OUTLET
- TRASH CAN
- BOLLARD
- CURB & GUTTER
- OVERHEAD ELEC.
- HAND RAIL
- DRAIN
- EX. TREE
- EX. TREE TO BE REMOVED

DEMOLITION LEGEND

- EXISTING VEGETATION TO BE REMOVED
- EXISTING COURTYARD TO BE REMOVED
- EXISTING PAVING TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licence No.: 16148
Expiration Date.: 08-22-14

0 20 40 60

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Engineering • Surveying • Planning

205 N. Frederick Ave. S. 100
Gaithersburg, MD 20877
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Fax: (301) 963-6306
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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

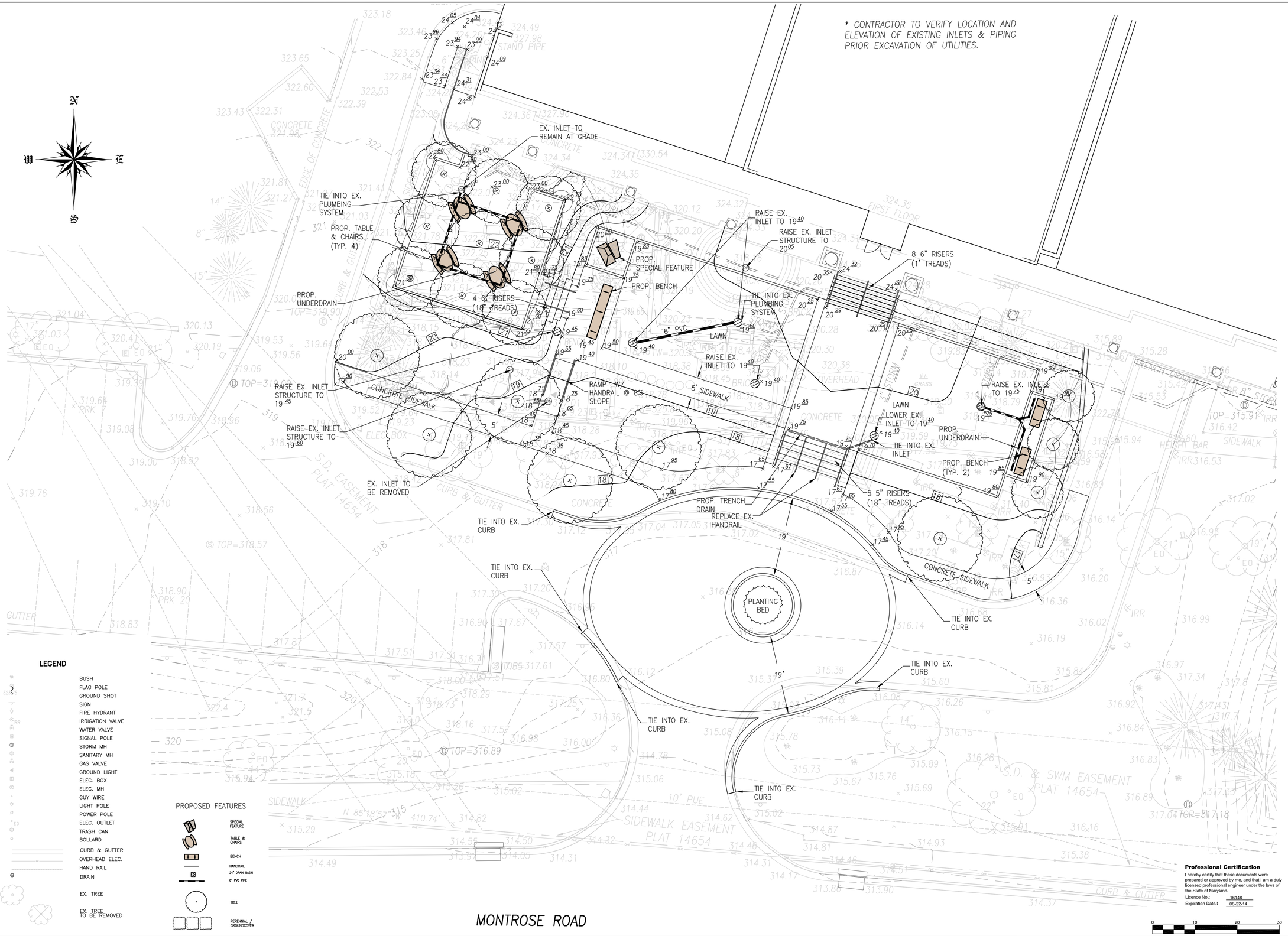
7811 MONTROSE ROAD

DEMOLITION PLAN

POTOMAC, MARYLAND

STATE OF MARYLAND
KEVIN T. JOHNSON
No. 16148
REGISTERED
PROFESSIONAL ENGINEER

PLAN NO.:	
SCALE:	1"=20'
DATE:	11/1/13
SHEET	C-1.02
FILE NO:	13-017



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REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

7811 MONTROSE ROAD

SITE & UTILITY PLAN

POTOMAC, MARYLAND

STATE OF MARYLAND · KEVIN T. JOHNSON · No. 16148 · REGISTERED PROFESSIONAL ENGINEER

PLAN NO.:	
SCALE:	1"=10'
DATE:	11/1/13
SHEET	C-1.03
FILE NO:	13-017

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer and an authorized representative of the Department.

2. The permittee must obtain inspection and approval by DPS at the following points:
   A. At the required pre-construction meeting.
   B. Following installation of sediment control measures and prior to any other land disturbing activity.
   C. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
   D. Prior to removal or modification of any sediment control structure(s).
   E. Prior to final acceptance.

3. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.

4. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.

5. The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such times as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.

6. All sediment basins, trap embankments, perimeter dikes, and all disturbed slopes steeper or equal to 3:1 shall be stabilized with sod, seed, and anchored straw mulch, or other approved stabilization measures, within seven (7) calendar days of establishment. All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization.

7. The permittee shall apply sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within fourteen (14) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas, such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.

8. Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within fourteen (14) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.

9. The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.

10. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.

11. Permanent swales or other points of concentrated water flow shall be stabilized within 7 calendar days of establishment with sod or seed with an approved erosion control matting or by other approved stabilization measures.

12. Temporary sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.

13. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.

14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.

15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.

16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.

17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.

18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.

19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.

20. Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.

21. Temporary sediment trap(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet volume of the trap or when required by the sediment control inspector.

22. Sediment removed from traps shall be placed and stabilized in approved areas, but not within a floodplain.

23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.

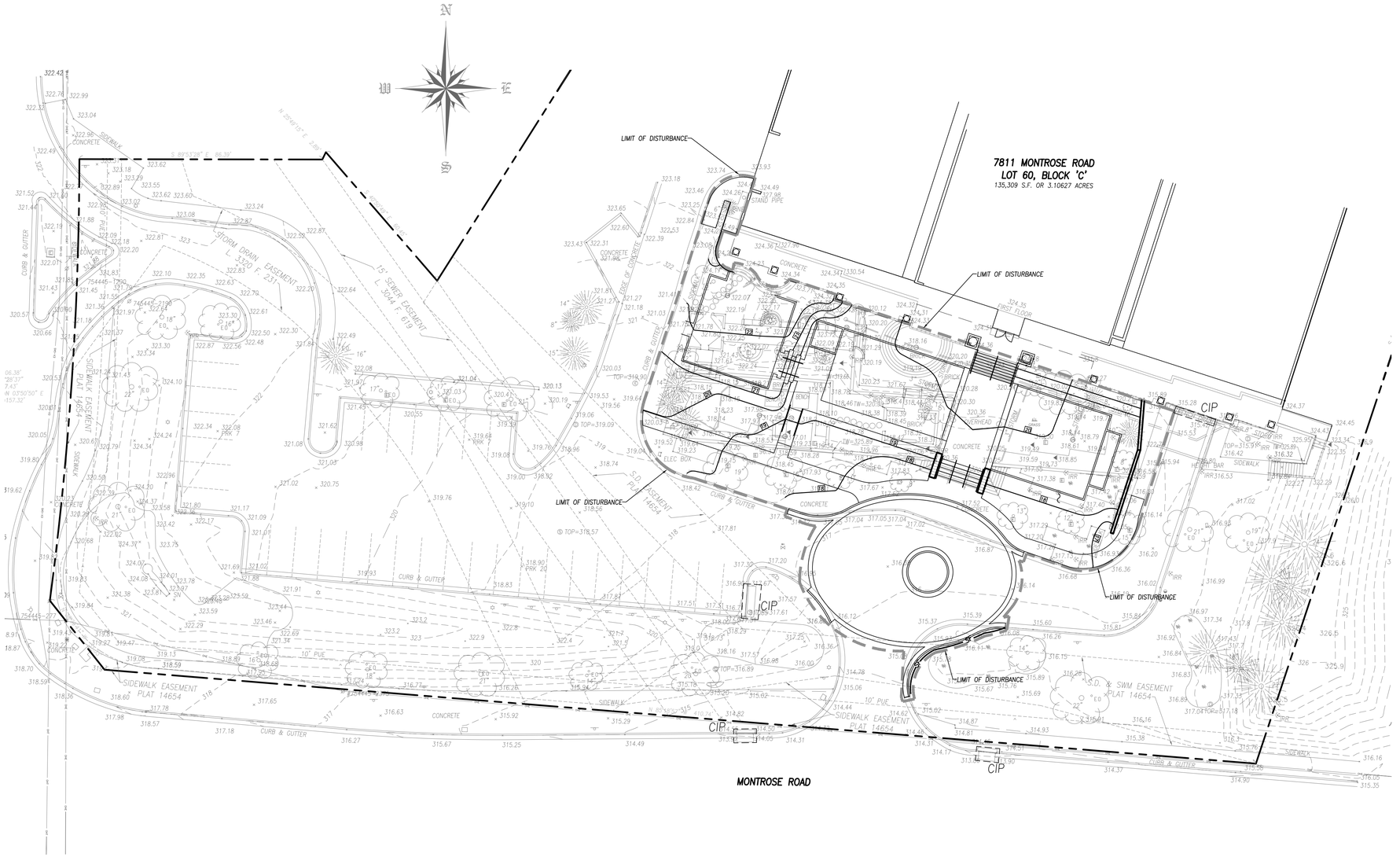
24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.

25. Off-site spoil or borrow areas must have prior approval by DPS.

26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:
   A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or
   B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
   C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.
   Remember: Dewatering operation and method must have prior approval by the DPS inspector.

27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.

28. Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with Montgomery County standards and specifications for topsoiling.



LEGEND

BUSH
FLAG POLE
GROUND SHOT
SIGN
FIRE HYDRANT
IRRIGATION VALVE
WATER VALVE
SIGNAL POLE
STORM MH
SANITARY MH
GAS VALVE
GROUND LIGHT
ELEC. BOX
ELEC. MH
GUY WIRE
LIGHT POLE
POWER POLE
ELEC. OUTLET
TRASH CAN
BOLLARD
CURB & GUTTER
OVERHEAD ELEC.
HAND RAIL
DRAIN

EX. TREE

SEDIMENT CONTROL LEGEND

LIMIT OF DISTURBANCE
CURB INLET PROTECTION
SILT FENCE

SEDIMENT CONTROL NARRATIVE:

–THE EXISTING SITE WILL ONLY BE DISTURBED AT THE MAIN ENTRANCE OF THE BUILDING AND ENTRANCES TO THE PARKING LOT ALONG THE SOUTH FACE OF THE EXISTING BUILDING. THE DISTURBANCE WILL BE REQUIRED IN THESE AREAS FOR THE NEW COURTYARD ENTRANCE TO THE BUILDING TO TIE INTO THE EXISTING GRADE. THERE WILL ALSO BE LIMITED DISTURBANCE FOR THE INSTALLATION OF PLANTERS WITHIN THE EX. PARKING LOT. THE TOTAL AMOUNT OF DISTURBANCE WILL BE 16,500 SQUARE FEET.

–INLET PROTECTION IS TO BE PROVIDED AS SHOWN ON THE PLAN AS WELL AS THE FIRST DOWNSTREAM INLET FROM THE SITE AS DIRECTED BY THE ENGINEER.

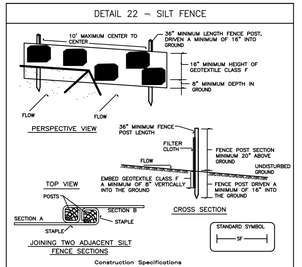
–THERE ARE EXISTING STABILIZED ENTRANCES TO THE SITE AT MONTROSE ROAD AT THE SOUTH SIDE OF THE SITE.

–TEMPORARY ASPHALT DIKES ARE TO BE USED AS NECESSARY TO DIVERT RUNOFF

–JERSEY BARRIERS TO BE USED IN PLACE OR IN CONJUNCTION WITH CONSTRUCTION FENCING AS NECESSARY.

–SEDIMENT CONTROL DEVICES ARE TO BE ADJUSTED PER SEQUENCING WITH CONSTRUCTION.

DETAIL 22 – SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 11/2" x 11/2" square (minimum) cut, or 13/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft² / minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE (– 15 – 3)	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SILT FENCE

Silt Fence Design Criteria

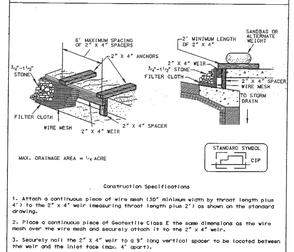
Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE (– 15 – 24	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

1994

DETAIL 23C – CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely staple it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 6' apart).

4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

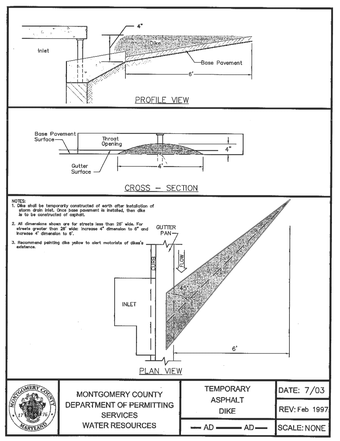
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place steep 1/2" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE (– 16 – 25	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WATER RESOURCES	TEMPORARY ASPHALT DIKE	DATE: 7/03 REV: Feb 1997 SCALE: NONE

SITE ANALYSIS

PROPERTY SIZE/AREA:	135,309 SF
LIMIT OF DISTURBANCE:	16,500 SF
VOLUME OF CUT:	220 CY
VOLUME OF FILL:	220 CY

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Licence No.: 16148
Expiration Date.: 06-22-14

0 20 40 60

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Johnson · Bernat · Associates, Inc.
Engineering · Surveying · Planning

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

FOR CONSTRUCTION ONLY

7811 MONTROSE ROAD

SEDIMENT CONTROL PLAN

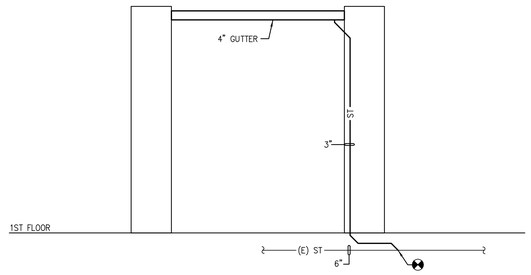
POTOMAC, MARYLAND

STATE OF MARYLAND · KEVIN J. JOHNSON · No. 16148 · REGISTERED PROFESSIONAL ENGINEER

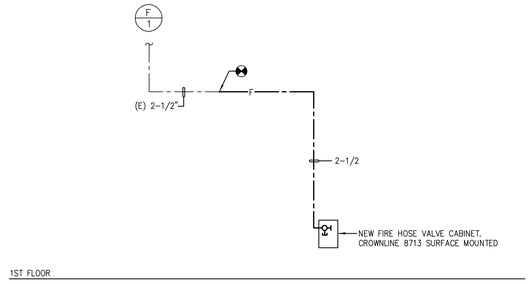
PLAN NO.:	
SCALE:	1"=20'
DATE:	11/1/13
SHEET	C-2.01
FILE NO: 13-017	

PLUMBING SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
2. THESE DRAWINGS ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LOCATION OF PLUMBING SYSTEMS COMPONENTS. CONSULT ARCHITECTURAL PLANS FOR PROPER DIMENSIONS AND LOCATION OF FIXTURES.
3. PROVIDE ALL NECESSARY TRANSITIONS IN PIPING FOR COMPLETE INSTALLATION. NOT ALL OFFSETS ARE SHOWN ON THE DRAWINGS. ALL PIPING AND ACCESSORIES SHALL BE FULL SIZE AND REDUCED IN SIZE ONLY IMMEDIATELY BEFORE THE CONNECTION POINT TO THE EQUIPMENT.
4. FREE ACCESS IS REQUIRED ON ALL SIDES OF EQUIPMENT. ALL SUCH EQUIPMENT SHALL BE LOCATED AS TO PROVIDE ADEQUATE SERVICE CLEARANCE AND AS REQUIRED TO MEET THE CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE (NEC).
5. PIPE HANGERS FOR ALL PLUMBING PIPING SHALL BE CLEVIS TYPE OF THE SAME MATERIAL AS ASSOCIATED PIPING. PIPING HANGERS SHALL BE INSTALLED AT 5 FOOT INTERVALS AND AT BOTH SEGMENTS OF ALL DIRECTION CHANGES.
6. THIS PROJECT SHALL HAVE A WET PIPE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13 AND THE COUNTY REQUIREMENTS.
   - A. TENANT SPACE IS CURRENTLY SPRINKLED. EXTEND EXISTING WET PIPE SPRINKLER SYSTEM FROM EXISTING MAIN TO TENANT SPACE AND THROUGHOUT AS REQUIRED BY NEW TENANT LAYOUT. COORDINATE SPRINKLER HEADS SO THAT NO HEADS ARE LOCATED WITHIN NEW WALLS AND SPRINKLER COVERAGE IS MAINTAINED. SPRINKLERS HEADS SHALL BE LOCATED IN THE CENTER OR ALL CEILING TILES. ADD AND RELOCATE SPRINKLER HEADS TO PROPERLY PROTECT THE TENANT SPACE PER THE BASE BUILDING DESIGN AND CONFIGURATION.
   - B. NEW MATERIALS TO MATCH BASE BUILDING STANDARD. INSTALLATIONS TO COMPLY WITH NFPA 13 AND MONTGOMERY COUNTY CODES AND REGULATIONS.
   - C. SPRINKLER CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND SUBMIT THEM TO THE FIRE MARSHAL AND OBTAIN APPROVAL BEFORE START OF WORK. OBTAIN ARCHITECTS APPROVAL PRIOR TO SUBMITTING DRAWINGS TO FIRE MARSHAL.
   - D. UPON COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED AND APPROPRIATE CERTIFICATES GIVEN TO THE OWNER.
   - E. PROVIDE PIPE HANGERS AND SUPPORTS AS REQUIRED.
   - F. SPRINKLER HEADS AND HANGERS TO BE UL AND FM APPROVED. NEW SPRINKLER HEADS TO MATCH BUILDING STANDARD. SPRINKLER PLACEMENT TO BE CENTER OF CEILING TILES, OR AS APPROVED BY THE LANDLORD.



STORM RISER DIAGRAM
NOT TO SCALE



FIRE SERVICE RISER DIAGRAM
NOT TO SCALE

PLUMBING ABBREVIATIONS

BFP	BACKFLOW PREVENTER
CW	COLD WATER
(E)	EXISTING
HW	HOT WATER
SAN	SANITARY
ST	STORM
TYP	TYPICAL
V	VENT

PLUMBING SYMBOLS

—ST—	STORM PIPING
—F—	SPRINKLER PIPING
	PIPE TURNING DOWN
	PIPE TURNING UP
	PIPE CONTINUING
XX	PLUMBING NOTE DESIGNATION
	NEW TO EXISTING DESIGNATION
	LIMIT OF DEMOLITION

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PERMIT SUBMISSION	10/15/13	

Professional Seal

"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO: 15480, EXP. DATE: 7-29-15"

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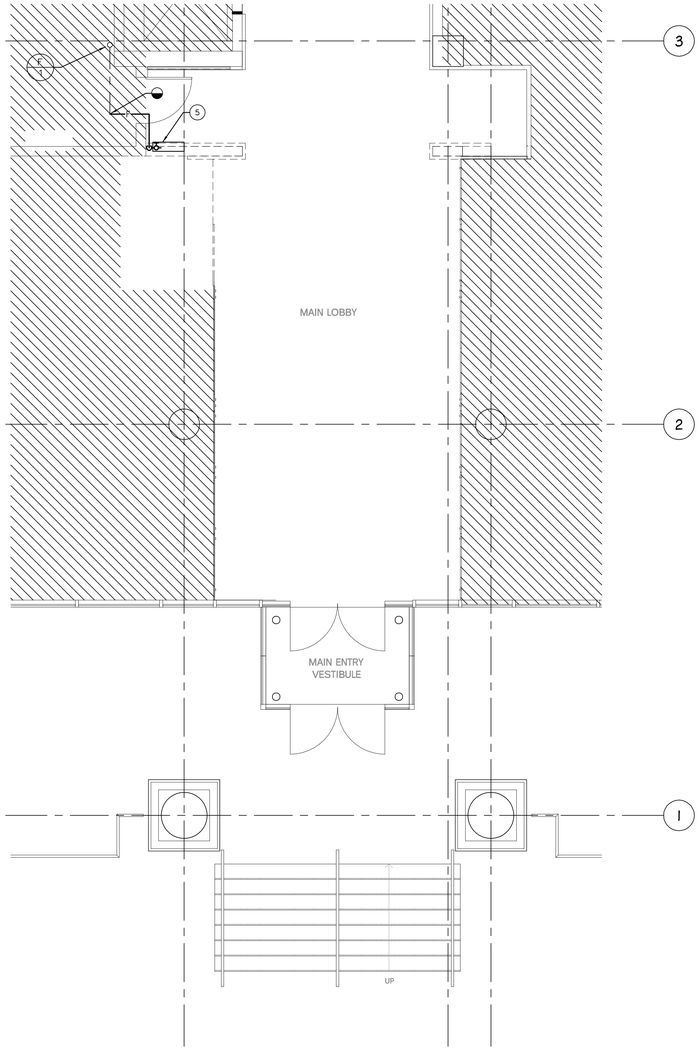
WDG Project No: WA11042

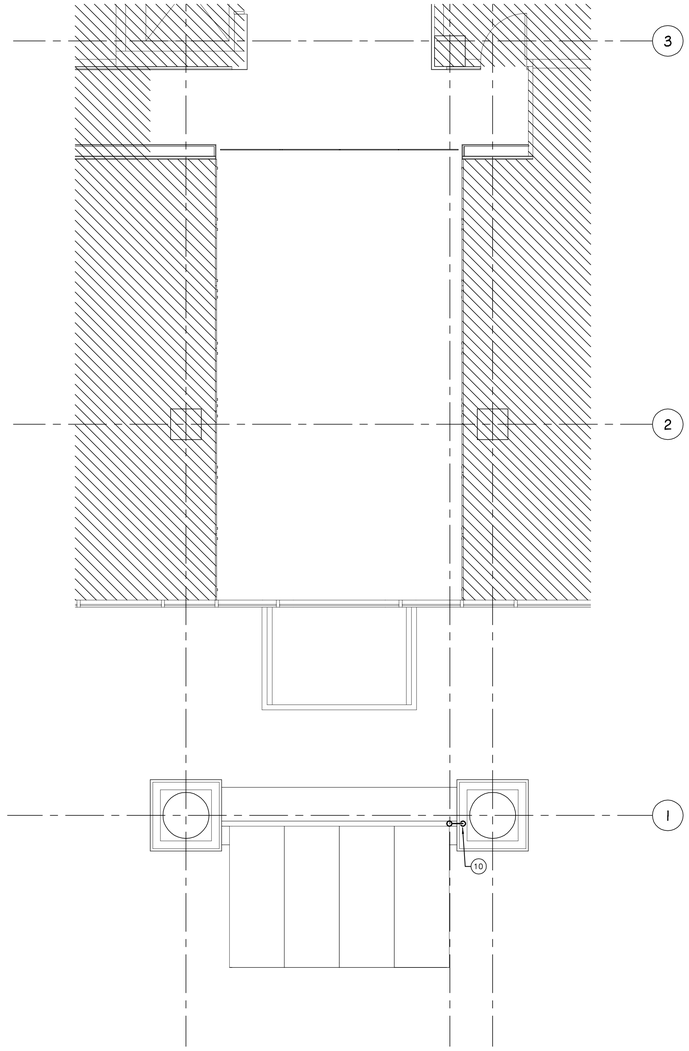
PLUMBING SPECIFICATIONS, SYMBOLS, RISERS & ABBREVIATIONS

Scale: AS NOTED

P-1



PARTIAL FIRST FLOOR PLAN – DEMOLITION 1 2 3 4
SCALE: 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN – CONSTRUCTION 6 7 8 9
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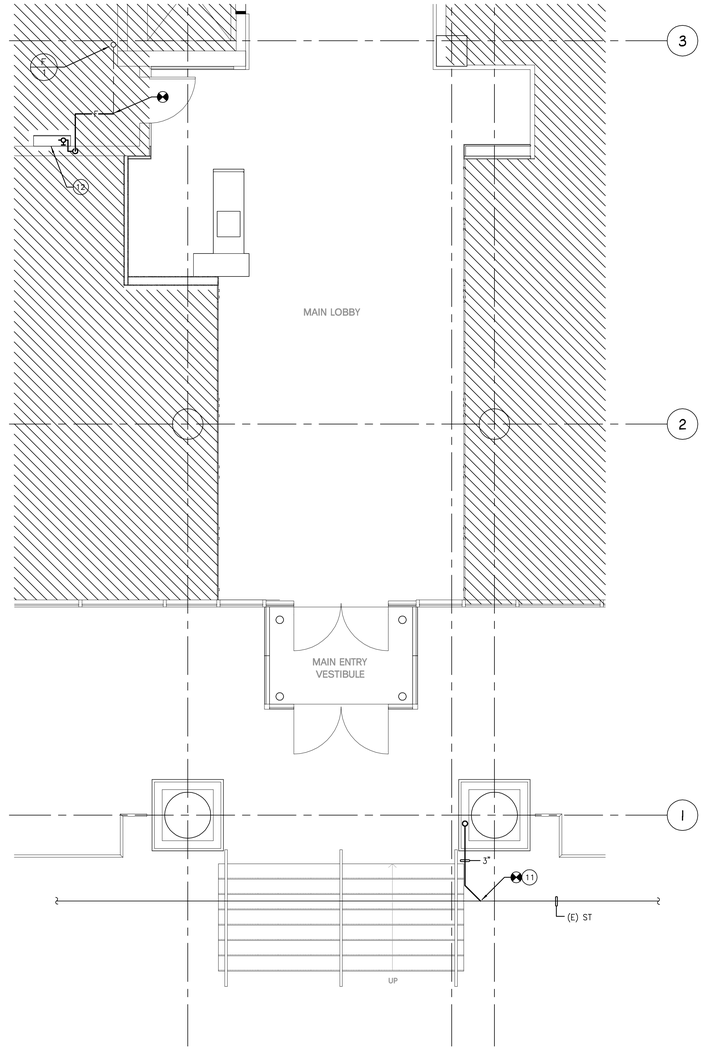

PARTIAL FIRST FLOOR PLAN – CONSTRUCTION 6 7 8 9
SCALE: 1/4"=1'-0"

DRAWING NOTES – DEMOLITION

1. EVERY EFFORT HAS BEEN MADE TO INDICATE ALL PIPING AND EQUIPMENT THAT IS BEING REMOVED THROUGH EXISTING DRAWINGS AND FIELD OBSERVATIONS. HOWEVER, THE CONTRACTOR IS TO VERIFY ALL REMOVALS, SOME DIFFERENCES MAY OCCUR.
2. ALL PIPING IS SHOWN DIAGRAMMATICALLY. ALL WORK SHOWN BOLD AND/OR DASHED IS CONSIDERED TO BE DEMOLISHED UNDER THIS CONTRACT UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY SIZES AND LOCATION OF EXISTING PIPING.
3. COORDINATE SCOPE OF WORK WITH ARCHITECTURAL DRAWINGS.
4. PATCH AND/OR REPAIR ALL SLAB OR RATED PARTITION OPENINGS IMMEDIATELY WHERE PIPES AND/OR PLUMBING FIXTURES HAVE BEEN REMOVED AS REQUIRED.
5. REMOVE EXISTING FIRE HOSE VALVE AND CABINET. CAP PIPING ABOVE CEILING.

DRAWING NOTES – CONSTRUCTION

6. ALL WORK SHOWN BOLD IS CONSIDERED AS NEW TO BE PROVIDED UNDER THIS CONTRACT UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL VERIFY ALL PIPING SIZES AND LOCATIONS IN FIELD.
8. ALL PIPING IS SHOWN DIAGRAMMATICALLY.
9. ALL PIPING IS TO BE CONCEALED IN WALLS OR ABOVE CEILING.
10. NEW 3" STORM PIPING DOWN.
11. CONNECT NEW 3" STORM PIPING TO EXISTING PIPING BELOW SLAB.
12. NEW FIRE HOSE VALVE CABINET AND NEW FIRE HOSE VALVE.

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FIRST & SECOND FLOOR DEMOLITION AND NEW WORK PLANS

Scale: AS NOTED

P-2

LIGHTING FIXTURE SCHEDULE

FIXT. SYM.	SYMBOL	DESCRIPTION	MFGR.	CATALOG NO.	LAMPS	VOLTS	MTG.	REMARKS
A		6" RECESSED MTD LED FIXTURE	HUBBELL PRESCOLITE	LF6LED7-6LFLED5-35K	LED	120	RECESSED MOUNTED	
B		DECORATIVE LED PENDANT LIGHTING FIXTURE	LIGHTOLOGY	SLIM 10 PENDANT 0916-04	LED	120	PENDANT MOUNTED	
C		8" RECESSED MTD LED FIXTURE	HUBBELL PRESCOLITE	MOBLED9L-35K8-BMD-9L	LED	120	RECESSED MOUNTED	
D		CUSTOM LED PANEL FIXTURE	TECHNI LITE	ARCHITECT SELECTION	LED	120	COORDINATE WITH ARCHITECT	
F		4" RECESSED MTD LED FIXTURE	PATHWAY CONENTRY	ARCHITECT SELECTION	LED	120	COORDINATE WITH ARCHITECT	
EXT.1		PEDESTRIAN POLE LIGHT - LIGHT COLUMN	SELUX	ARCHITECT SELECTION		120	COORDINATE WITH ARCHITECT	
EXT.2		STAIR LIGHT - WALL MOUNTED	ILLUMITEX	ARCHITECT SELECTION		120	COORDINATE WITH ARCHITECT	
EXT.3		TREE UPLIGHT - PRECISION LIGHT	ILLUMITEX	ARCHITECT SELECTION		120	COORDINATE WITH ARCHITECT	
EXT.4		LED STRIP FIXTURES	VARIO LED	VENUS W TV IP67		120	COORDINATE WITH ARCHITECT	

NOTES:
1. ALL LIGHTING FIXTURES SHALL BE APPROVED BY THE ARCHITECT/LIGHTING CONSULTANT PRIOR TO ORDERING AND INSTALLATION. REFER TO ARCHITECTURAL/LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION / MOUNTING DETAILS.
2. LIGHTING CONTROLS PROVIDED TO BE COMPATIBLE WITH SPECIFIED LUMINAIRE. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.
3. ALL LUMINAIRE FINISHES TO BE CONFIRMED BY ARCHITECT.
4. ALL LAMPS SHALL MATCH EXISTING BUILDING STANDARD LAMP COLOR TEMPERATURE.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR ATTIC STOCK OF LAMPS.

ELECTRICAL SPECIFICATIONS

1. GENERAL

A. THESE DRAWINGS ARE SCHEMATIC AND INTENDED TO DEPICT THE GENERAL LOCATION OF ELECTRICAL SYSTEM COMPONENTS. CONSULT ARCHITECTURAL PLANS FOR FINAL DIMENSIONS AND LOCATION OF FIXTURES, DEVICES AND EQUIPMENT.

B. THE INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

1. THE LATEST VERSION OF N.E.C., AND LOCAL N.E.C. AMENDMENTS.
2. ALL LOCAL CODES.
3. NFPA 72 AND THE LATEST VERSION OF THE LOCALLY RECOGNIZED BUILDING CODE.
4. THE AMERICANS WITH DISABILITIES ACT (ADA).
5. THE 2012 IECC CODE.

D. ADVANCE NOTICE SHALL BE GIVEN TO OWNER BEFORE COMMENCEMENT OF WORK ON ANY ELECTRICAL CIRCUITRY, WHETHER OR NOT AN OUTAGE IS REQUIRED.

E. UNLESS SPECIFICALLY NOTED ON THE PLANS, ALL CIRCUITRY, EQUIPMENT, DEVICES, ETC., NOT NOTED AS EXISTING TO REMAIN OR TO BE RELOCATED, SHALL BE NEW. THE CONTRACTOR MAY REUSED ALL EXISTING CONDUCTORS, EMT, POWER/LIGHTING CIRCUITRY, GRID, ETC., AS FIELD CONDITIONS PERMIT. ALL CIRCUITS THAT ARE TO REMAIN IN SERVICE UPON COMPLETION OF THIS PROJECT MUST BE CONTINUED IN SERVICE. OUTAGES ON EXISTING CIRCUITS TO REMAIN SHALL BE COORDINATED WITH THE OWNER.

F. THE CONTRACTOR SHALL REMOVE ALL ABANDONED OR UNUSED POWER, LIGHTING, CLASS I, II & III CABLING, FIRE ALARM, COMMUNICATIONS, RADIO, TV & CATV CABLING ALONG WITH ALL ASSOCIATED RACEWAYS, HANGERS, CABLE TRAYS AND APPURTENANCES WITHIN THE LIMIT OF THE AREA OF WORK. THE REMOVAL SHALL BE IN ACCORDANCE WITH N.E.C. 300.21, 645.5, 725.3, 760.3, 770.3, 800.52, 820.3, 820.53, 830.55 AND ALL OTHER RELATED REFERENCES.

G. ALL EQUIPMENT AND DEVICES OUTSIDE SHALL BE LOCKABLE NEMA 3R TYPE.

H. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT DEVICES AND OTHER ASSOCIATED APPURTENANCES TO BE PROVIDED FOR THIS PROJECT INCLUDED BUT NOT LIMITED TO:

1. LIGHT FIXTURES
2. SWITCHES, PLUGS AND RECEPTACLES
3. FIRE ALARM DEVICES

2. RACEWAY, BOXES AND CONDUIT

A. OUTDOOR WIRING – USE THE FOLLOWING WIRING METHODS:

1. RIGID ALUMINUM METAL CONDUIT WITH WATERPROOF COMPRESSION COUPLING WITH INSULATED THROAT
2. ALUMINUM BOXES AND ENCLOSURES: NEMA TYPE 3R
3. CONNECTION TO VIBRATING EQUIPMENT: LIQUID TIGHT FLEXIBLE METAL CONDUIT.

B. INDOOR WIRING – USE THE FOLLOWING WIRING METHODS:

1. ELECTRICAL METALLIC TUBING WITH COMPRESSION COUPLING WITH INSULATED THROAT, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT
3. BOXES AND ENCLOSURES: NEMA TYPE 1
4. FIRE ALARM CONDUIT AND BOXES SHALL BE PAINTED RED.

C. ALL CIRCUITRY SHALL BE RUN CONCEALED IN FINISHED AREAS.

D. EMT CONDUCTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION TYPE WITH INSULATED THROAT.

E. ALL CIRCUITRY RUNS INDICATED ARE DIAGRAMMATIC. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE MOST SUITABLE ROUTES. THE CONTRACTOR SHALL PROVIDE AUTOCAD "AS-BUILT" DOCUMENTATION OF ALL CIRCUITRY RUNS.

F. LOW VOLTAGE WIRING SHALL BE INSTALLED IN RACEWAY, UNLESS OTHERWISE NOTED.

G. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.

H. ALL EMPTY RACEWAYS SHALL CONTAIN A DRAG WIRE.

I. MINIMUM SIZE EMT SHALL BE 3/4" FOR POWER AND LIGHTING, 1" FOR LOW VOLTAGE/TELECOM.

3. WIRE AND CABLE

A. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 WITH 600 VOLT TYPE "THHN-THWN" INSULATION ROUTED IN CONDUIT. CONDUCTORS #10 AND LARGER SHALL BE STRANDED.

B. ARMORED CABLE (AC) MAY BE USED FOR INTERIOR BRANCH LIGHTING CIRCUITS WHERE CONCEALED. METAL-CLAD (MC) MAY BE USED FOR INTERIOR BRANCH CONVENIENCE CIRCUITS WHERE CONCEALED) HEALTHCARE FACILITY CABLE (HCF) MAY BE USED FOR INTERIOR BRANCH CIRCUITS SERVING RECEPTACLES, COMPUTERS, LASER PRINTER, SYSTEMS FURNITURE AND OTHER SPECIAL SERVICE WHERE CONCEALED. AC OR HCF CABLE SHALL NOT BE USED IN MECHANICAL ROOMS, ELECTRICAL ROOMS, TELEPHONE ROOMS AND OTHER SERVICE AREAS OR WHERE VISIBLE.

C. HOMERUNS WITHOUT BRANCH CIRCUIT BREAKER INFORMATION SHALL BE CONNECTED TO A NEW 1P/20 AMP CIRCUIT BREAKER. WHERE CONDUIT SIZE AND NUMBER WIRES AND THEIR SIZE IS NOT GIVEN, THE FOLLOWING SHALL APPLY:

1. LIGHTING CIRCUITS:

a) ONE BRANCH CIRCUIT – (1) #12 & (1) #12 NEUTRAL IN 3/4" CONDUIT
b) TWO BRANCH CIRCUITS – (2) #12 & (1) #10 NEUTRAL IN 3/4" CONDUIT
c) THREE BRANCH CIRCUIT – (3) #12 & (1) #10 NEUTRAL IN 3/4" CONDUIT

2. POWER CIRCUITS:

a) ONE BRANCH CIRCUIT – (1) #12 & (1) #12 NEUTRAL & (1) #12 GROUND IN 3/4" CONDUIT
b) TWO BRANCH CIRCUITS – (2) #12 & (1) #10 NEUTRAL & (1) #12 GROUND IN 3/4" CONDUIT
c) THREE BRANCH CIRCUIT – (3) #12 & (1) #10 NEUTRAL & (1) #12 GROUND IN 3/4" CONDUIT

D. PROVIDE ALL ADDITIONAL WIRES REQUIRED FOR SWITCHING AND CONTROL FUNCTION INDICATED. REFER TO SWITCHING INDICATED ON ARCHITECTURAL DRAWINGS.

E. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 75 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM. CONTRACTOR SHALL INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN A MAXIMUM VOLTAGE DROP OF 3%.

F. RUN MULTIPLE HOMERUNS TO ALTERNATELY NUMBERED PANEL BOARD CIRCUITS (I.E. – 1, 3, 5).

G. THE CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING/BALANCING THE CIRCUITS IN THE PANELS ON MONTH AFTER OCCUPANCY. A MAXIMUM OF THREE SINGLE PHASE CIRCUITS SHALL BE INSTALLED IN ANY CONDUIT. ON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL BALANCE ALL PANEL PHASES SO THAT THE MAXIMUM IMBALANCE OF PHASE LOADS IS NO MORE THAN 10% AND PROVIDE AN UPDATED PANEL SCHEDULE.

H. ALL PLENUM WIRING SHALL COMPLY WITH N.E.C. SECTION 300.22.

4. SWITCHES, RECEPTACLES & COMMUNICATIONS OUTLETS

A. THE LOCATIONS OF ALL TELEPHONE AND POWER RECEPTACLE SHALL BE VERIFIED, BEFORE INSTALLATION, BY THE ARCHITECT. THE ARCHITECT MAY, AT HIS OPTION, RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.

B. WHERE TWO OR MORE DEVICES ARE SHOWN TOGETHER ON THE PLANS, A GANGED PLATE SHALL BE USED. DEVICES OF DIFFERENT VOLTAGES SHALL BE SEPARATED BY A BARRIER.

C. ALL RECEPTACLES SHOWN ON A WALL BACK TO BACK SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY.

D. WALL PLATES SHALL BE OF A FINISH AS SELECTED BY THE ARCHITECT.

E. COORDINATE LIGHT SWITCHES SHOWN ON DRAWINGS WITH DOOR SWINGS. LOCATE LIGHT SWITCHES ON LOCK SIDE OF DOOR, UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DOCUMENTS.

F. MOUNTING HEIGHT FOR RECEPTACLES AND COMMUNICATIONS (TELEPHONE & DATA) OUTLETS SHALL BE 18", UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ARCHITECTURAL DOCUMENTS.

G. MOUNTING HEIGHT FOR LIGHTING SWITCHES SHALL BE 48", UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ARCHITECTURAL DOCUMENTS.

H. COORDINATE INSTALLATION AND LOCATION OF WALL MOUNTED TELEPHONE AND DATA OUTLETS ALONG WITH ASSOCIATED WIRING WITH THE COMMUNICATIONS CONTRACTOR. TELEPHONE AND DATA CONDUCTORS SHALL BE INSTALLED BY THE COMMUNICATIONS CONTRACTOR. ALL CABLING IN THE RETURN AIR PLENUM SHALL BE IN ACCORDANCE WITH N.E.C. 300.22.

I. THE CONTRACTOR SHALL REMOVE AND REINSTALL AND REPLACE CEILING TILES AS REQUIRED FOR THE INSTALLATION OF TELEPHONE AND DATA WIRING BY THE OWNERS CONTRACTOR/VENDORS.

J. ALL RECEPTACLES WITHIN 6' OF A SINK SHALL BE GFCI RATED.

K. ALL EXTERIOR RECEPTACLES SHALL BE GFCI RATED AND INSTALLED IN NEMA- 3R OR BETTER ENCLOSURES.

5. LIGHTING FIXTURES

A. PROVIDE NEW FIXTURES AS SPECIFIED ON THE DRAWINGS.

B. PROVIDE EMERGENCY WHITE LIGHTS AND EXIT SIGNAGE AS REQUIRE TO MAINTAIN EGRESS LIGHTING REQUIRED BY THE N.E.C. NEW AND EXISTING FIXTURES SHALL BE AS SPECIFIED

C. COORDINATE THE INSTALLATION OF RECESSED LIGHTING FIXTURES WITH ALL MECHANICAL EQUIPMENT AND THE ARCHITECTURAL REFLECTED CEILING PLAN. GRID LAYOUT ON THE ELECTRICAL PLANS IS APPROXIMATE, SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS.

D. PROVIDE FINISH FRAMES FOR ALL RECESSED LIGHTING FIXTURES TO BE COMPATIBLE WITH THE CEILING CONSTRUCTION. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.

E. SUPPORT ALL FIXTURES ACCORDING TO N.E.C. 410-16 AND ALL LOCAL REQUIREMENTS.

F. ALL LIGHTING FIXTURES SHALL BE INSTALLED AS COMPLETE UNITS WITH LAMPS.

6. EQUIPMENT CONNECTIONS

A. EXTEND WIRING TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AND MAKE FINAL AND COMPLETE CONNECTIONS . CONNECTIONS. BEFORE ROUGHING-IN, THE LOCATION AND TYPE OF EQUIPMENT SHALL BE VERIFIED WITH THE SHOP DRAWINGS OF THE EQUIPMENT. STARTERS, DISCONNECTS AND OTHER ELECTRICAL CIRCUITRY AND DEVICES SHALL BE LOCATED TO ALLOW FOR ACCESS TO THE DEVICES AND NOT INTERFERE WITH THE OPERATION OF THE DEVICE.

B. COORDINATE THE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR AND DRAWINGS AS TO PROVIDE CONNECTION AND CLEARANCE AS REQUIRED BY THE NEC.

C. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL CONTROL CIRCUITRY WITH THE MECHANICAL CONTRACTOR. COORDINATE INSTALLATION OF ALL DEVICES AND CONTROL CIRCUITRY AS TO NOT BLOCK EQUIPMENT ACCESS.

D. COORDINATE THE REQUIRED CONDUCTOR AND OVER CURRENT PROTECTION DEVICE SIZE WITH ACTUAL MOTOR S AND OTHER MECHANICAL EQUIPMENT FURNISHED, PER THE MECHANICAL SHOP DRAWINGS, BEFORE INSTALLING THE CIRCUITRY AND OVER CURRENT PROTECTION DEVICES. PROVIDE WIRING AN OVER CURRENT DEVICES AS REQUIRED BY ACTUAL EQUIPMENT INSTALLED.

7. GROUNDING

A. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH N.E.C. EXCEPT WHERE GROUNDING IN EXCESS OF N.E.C. REQUIREMENTS IS INDICATED.

B. ALL GROUNDING PATHS SHALL BE TESTED, VERIFIED AND SUBMITTED.

8. SUPPORTING DEVICES

A. PROVIDE SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH N.E.C. AND LOCAL JURISDICTION REQUIREMENTS.

B. ALL DEVICES SHALL BE INSTALLED AS TO MEET NEC AND MANUFACTURERS PUBLISHED INSTRUCTIONS.

9. ELECTRICAL IDENTIFICATION

A. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING OF FEEDERS AND BRANCH CIRCUITS TO MATCH BUILDING STANDARD OR AS APPROVED BY THE OWNER AS FOLLOWS:

208/120 VOLTS	PHASE	480/277 VOLTS
BLACK	A	YELLOW
RED	B	BROWN
BLUE	C	ORANGE
WHITE	N	GRAY
GREEN	G	GREEN
GREEN W/ YELL	ISO. G	GREEN W/YEL

B. PROVIDE FRAMED, TYPED PANEL DIRECTORIES WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL CIRCUIT BREAKER IN EACH NEW AND EXISTING PANEL BOARD WHICH CONNECTIONS ARE MADE OR REMOVED UNDER THIS CONTRACT.

10. FIRE ALARM

A. CONTRACTOR SHALL PROVIDE ALL THE DEVICES, CONTROL AND EXTENDER PANELS, POWER SUPPLIES, WIRING, ETC. AS REQUIRED FOR THE INSTALLATION OF A COMPLETE, CODE COMPLIANT AND OPERATIONAL FIRE ALARM SYSTEM IN THE AREA OF WORK.

B. THE CONTRACTOR SHALL PREPARE ALL SHOP DRAWINGS, EQUIPMENT CUTS AND DETAILING AND SUBMIT SAME TO THE LOCAL FIRE MARSHALL AND RECEIVE APPROVAL PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL ASSUME THAT ELECTRONIC COPIES OF DRAWINGS ARE NOT AVAILABLE

C. A LANDLORD APPROVED ELECTRICAL CONTRACTOR SHALL CONNECT ALL NEW BUILDING FIRE ALARM DEVICES TO THE EXISTING BUILDING FIRE ALARM SYSTEM IN ACCORDANCE WITH THE EXISTING FIRE ALARM SPECIFICATION AND PER CODE. ALL FIRE ALARM DEVICES INDICATED ON THESE PLANS AS NEW SHALL MATCH THE EXISTING DEVICES IN ALL RESPECTS. THE CONTRACTOR SHALL NOT DISABLE THE FIRE ALARM SYSTEM WITHOUT MAKING PRIOR ARRANGEMENTS WITH THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PROVISION REQUIRED BY THE OWNER AND LOCAL AUTHORITIES DURING ANY INTERRUPTION OF FIRE ALARM SERVICE. THE CONTRACTOR SHALL LEAVE ALL DEVICES FULLY OPERATIONAL.

D. NEW FIRE ALARM SYSTEM STROBES SHALL BE IN ACCORDANCE WITH ADA IN TYPE, COLOR, FLASH RATE, LIGHT INTENSITY AND MOUNTING HEIGHT AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND PROVIDING WHAT MODIFICATIONS, IF ANY, SHALL BE NECESSARY TO THE BASE BUILDING FIRE ALARM SYSTEM TO ACCOMMODATE THE REQUIRED NEW DEVICES IN THIS CONTRACT.

E. HVAC DUCT MOUNTED SMOKE DETECTORS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR, COORDINATED AND INSTALLED BY THE MECHANICAL CONTRACTOR AND CONNECTED BY THE ELECTRICAL CONTRACTOR.

F. THE ELECTRICAL CONTRACTOR SHALL COORDINATE, PROVIDE ALL RELAYS AND INTERFACE DEVICES NECESSARY AND CONNECT TO THE FIRE ALARM SYSTEM ALL SPRINKLER TAMPER AND FLOW SWITCHES AS INDICATED ON THE APPROVED SPRINKLER SHOP DRAWINGS.

G. ALL NEW AND EXISTING FIRE ALARM STROBE LIGHTS SHALL BE SYNCHRONIZED. PROVIDE SYNCHRONIZATION MODULE(S) IN APPROPRIATE MODIFIED APPLIANCE CIRCUIT(S) AS NECESSARY.

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	MTG. HT. TO ℄ OF DEVICE U.O.N.
	CEILING MOUNTED EXIT LIGHT FIXTURE SINGLE FACE/DOUBLE FACE WITH ARROWS AS INDICATED	
	DECORATIVE FIXTURE	
	DOWNLIGHTING WALLWASH FIXTURE	
	LIGHTING FIXTURE CONNECTED TO THE BUILDING EMERGENCY CIRCUIT	
	DOWNLIGHTING WALLWASH FIXTURE	
$	SINGLE POLE SWITCH	+48"
$3	THREE WAY SWITCH	+48"
	COMBINATION TELEPHONE/DATA OUTLET – PROVIDE BOX AND COVER WITH EMPTY CONDUIT AND PULL-STRING. DEVICES AND CABLE PROVIDED AND INSTALLED BY TELEPHONE/DATA CONTRACTOR.	
	NEW DUPLEX RECEPTACLE OUTLET POWER: 110V / 20 A, U.O.N. DEVICE / PLATE COLOR: DETERMINED BY ARCHITECT.	
	NEW QUADRUPLEX RECEPTACLE OUTLET POWER: 110V / 20 A, U.O.N. DEVICE / PLATE COLOR: DETERMINED BY ARCHITECT.	
J	NEW JUNCTION BOX PLATE COLOR: WHITE, HEIGHT AS NOTED ON PLANS.	
	CATV OUTLET	
T	DRY TYPE TRANSFORMER: SIZE AS NOTED ON RISER OR FLOOR PLAN	
	120/208V PANELBOARD.	
	277/480V PANELBOARD.	
	CIRCUITRY TURNED UP	
	CIRCUITRY TURNED DOWN	
L8-4,5	HOMERUN TO PANELBOARD – NUMBER OF ARROWHEADS INDICATES NUMBER OF CIRCUITS. NUMERAL AND LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL AND CIRCUIT NUMBERS. TICK MARKS IN CIRCUITRY INDICATE QUANTITY OF No. 12 CONDUCTORS AND (⌈) CHECK MARK IN CIRCUITRY INDICATES GROUND CONDUCTOR. CIRCUITRY WITH NO TICK MARKS INDICATES 2#12 CONDUCTORS. ALL CONDUCTORS ARE No. 12 UNLESS NOTED OTHERWISE.	
	CIRCUITRY CONCEALED IN WALLS OR ABOVE CEILING. No. OF TICKS INDICATE No. OF CONDUCTORS. NUMERALS ADJACENT TO TICKS INDICATE WIRE SIZE. RUNS WITHOUT TICKS OR NUMERALS INDICATE 2#12 + 1#12G IN 3/4" CONDUIT U.O.N.	

ABBREVIATIONS

A	AMPERE	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MLO	MAIN LUGS ONLY
AIC	AMPERES INTERRUPTING CAPACITY	MTD	MOUNTED
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
E	EXISTING TO REMAIN	N	NEW
EC	EMPTY CONDUIT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
R	RELOCATED, SHOWN IN NEW LOCATION	P	POLE
ER	EXISTING TO BE RELOCATED	PNL	PANEL
FACP	FIRE ALARM CONTROL PANEL	UON	UNLESS OTHERWISE NOTED
FAEP	FIRE ALARM EXPANDER PANEL	V	VOLT
FCU	FAN COIL UNIT	W	WIRE
G	GROUND	WP	WEATHERPROOF
GFI	GROUND FAULT CIRCUIT INTERRUPTER	X	EXISTING TO BE REMOVED
HP	HORSEPOWER	Ø	PHASE

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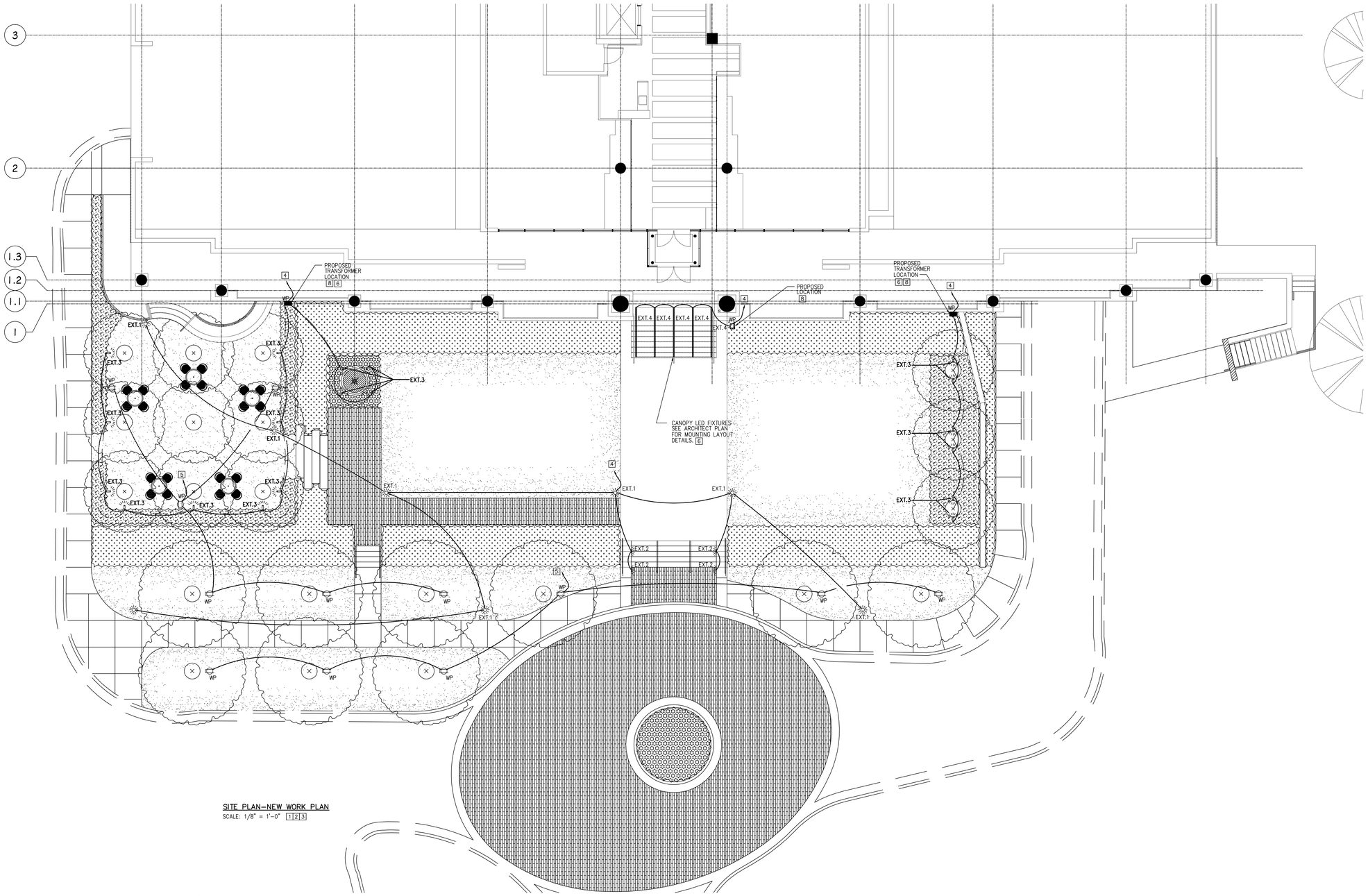
WDG Project No: WA11042

ELECTRICAL SPECIFICATIONS, SYMBOLS AND ABBREVIATIONS

Scale: AS NOTED

E-1



SITE PLAN–NEW WORK PLAN

SCALE: 1/8" = 1'–0" 1 2 3

DRAWING NOTES – DEMOLITION

1. ALL ELECTRICAL DEVICES/EQUIPMENT IN THIS AREA OF DEMOLITION WORK ARE TO BE REMOVED, UNLESS OTHERWISE INDICATED ON ARCHITECTURAL DRAWINGS.
2. REQUIRED DEMOLITION WORK SHALL NOT BE LIMITED TO THAT PORTION SHOWN ON PLANS ALONE, BUT SHALL INCLUDE ALL NECESSARY WORK TO BE NECESSARY BY THIS CONTRACTOR AFTER VISITING THE SITE PRIOR TO BIDDING. CONTRACTOR SHALL GATHER ALL THE INFORMATION AND COORDINATE WITH THE NEW OR MODIFIED WORK AS INDICATED ON THE DRAWINGS. ANY MAJOR DISCREPANCIES FOUND ON THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION, IN WRITING, BEFORE SUBMITTING THE BIDS.
3. THE SCHEDULING OF DEMOLITION WORK SHALL BE COORDINATED BY THIS CONTRACTOR WITH THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING THE WORK.
4. CONTRACTOR SHALL VISIT JOB SITE TO ASCERTAIN CONDITIONS WHICH MAY AFFECT HIS BID AND WORK, AND HE SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL REQUIRED DEMOLITION IN AREAS UNDERGOING MODIFICATION WHETHER OR NOT SUCH WORK IS INDICATED ON PLANS OR NOTES.
5. CONTRACTOR SHALL COORDINATE THE FOLLOWING WORK: EXISTING SWITCHES, TYPE OF SWITCHES AND SWITCHING SCHEME. THE FINAL WORK SHALL COMPLY WITH THE INTENT AS SHOWN ON THE DRAWINGS.
6. CONTRACTOR SHALL CLEAN THE PROJECT SITE AT THE END OF EACH WORKING DAY. AFTER REMOVAL OF ALL DEVICES, CONTRACTOR SHALL TURN ALL DEVICES OVER TO OWNER'S REPRESENTATIVE FOR HIM TO INSPECT. AFTER INSPECTION BY THE OWNER'S REPRESENTATIVE CONTRACTOR SHALL REMOVE ALL UNWANTED DEVICES OR MATERIALS FROM THE SITE.
7. RETAIN EXISTING EXTERIOR CIRCUITRY MADE AVAILABLE DURING DEMOLITION IN THIS AREA FOR INTERCEPTION AND REUSE. CONTRACTOR SHALL VERIFY THE QUANTITY OF EXISTING CIRCUITS THAT ARE MADE AVAILABLE AFTER DEMOLITION WORK IS COMPLETED.

DRAWING NOTES – NEW WORK PLAN

1. ALL LIGHTING FIXTURES ARE NEW UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS / DETAILS FOR EXACT LOCATION, MOUNTING, QUALITIES AND LENGTHS OF ALL LIGHTING FIXTURES.
3. REFER TO ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR ADDITIONAL REQUIREMENTS / INFORMATION. CONTRACTOR SHALL CONFIRM ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT WITH ARCHITECT AND OWNER. CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRING AND ACCESSORIES REQUIRED FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
4. RECONNECT TO EXISTING EXTERIOR LIGHTING CIRCUITRY THAT PREVIOUSLY SERVED THIS AREA. MODIFY EXISTING CIRCUITRY AS NECESSARY. RUN 2#12 IN 3/4" CONDUIT TO LIGHTS AS SHOWN. SEE NOTE 7 FOR MORE DETAILS.
5. RECONNECT TO EXISTING POWER CIRCUITRY THAT PREVIOUSLY SERVED THE EXTERIOR RECEPTACLES. MODIFY EXISTING CIRCUITRY AS NECESSARY. RUN 2#12 IN 3/4" CONDUIT TO RECEPTACLES AS SHOWN.
6. CONTRACTOR SHALL PROVIDE ALL CONDUIT, POWER SUPPLIES, WIRING AND ACCESSORIES REQUIRED BY FIXTURE MANUFACTURER FOR A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
7. PROVIDED ADD/ALTERNATE PRICE FOR ADDING ADDITIONAL LIGHTING CONTRACTORS, CIRCUITS AND RELAYS IN EXISTING CONTROL PANEL OR PROVIDING AN NEW CONTROL PANEL SIMILAR TO THE GREENGATE LITEKEEPER 8, CAT# LK8–120NO WITH OVERRIDE SWITCH OR EQUAL. COORDINATE WITH ARCHITECT PRIOR TO BIDDING OF WORK.
8. PROVIDE A WEATHERPROOF JUNCTION BOX FOR FIXTURE ACCESSORIES IF NOT PROVIDED BY FIXTURE MANUFACTURER, FIELD COORDINATE.

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ELECTRICAL SITE PLAN

Scale: AS NOTED

E-2

(E) PNL. AAA

EXISTING PANELBOARD SCHEDULE

VOLTAGE	PHASE	WIRE	RATING	MAIN	AIC	NEUTRAL	GROUND BAR	MOUNTING	ENCLOSURE
208Y/120V	3	4	100 A	M L O	10 K	100%	YES	SURFACE	NEMA 1

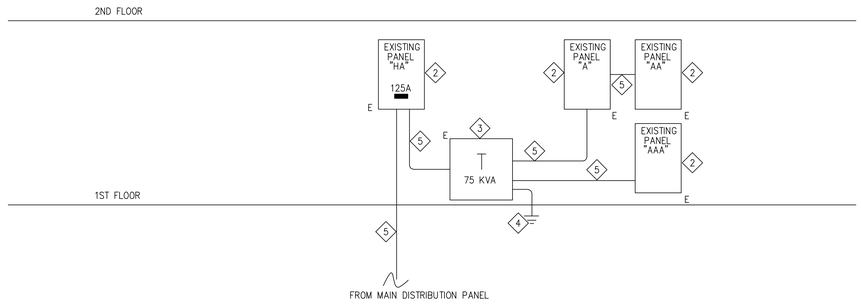
CIR.#	TYPE	DESCRIPTION	WIRE SIZE	COND. SIZE	BREAKER AMP	BREAKER P	LOAD (KVA)	PHASE	LOAD (KVA)	BREAKER P	BREAKER AMP	COND. SIZE	WIRE SIZE	DESCRIPTION	TYPE	CIR.#
1	O	(E) EQUIPMENT LOAD	E	E	20	2	1.60	A		3	100	E	E	MAIN BREAKER		2
3							1.60	B								4
5	R	(E) RECEPTACLES	E	E	20	1	0.90	C								6
7	O	(E) DUCT HEATER	E	E	20	3	1.50	A	1.08	1	20	E	E	(E) RECEPTACLES	R	8
9							1.50	B	1.08	1	20	E	E	(E) RECEPTACLES	R	10
11							1.50	C	0.90	1	20	E	E	(E) RECEPTACLES	R	12
13	R	(E) RECEPTACLES	E	E	20	1	1.08	A	1.90	3	20	E	E	(E) A/C UNIT	O	14
15	R	(E) RECEPTACLES	E	E	20	1	0.72	B	1.90							16
17	R	(E) RECEPTACLES	E	E	20	1	1.08	C	1.90							18
19		SPACE						A	0.36	1	20	3/4"	2#12 + 1#12G	***RECEPTS. LOBBY	R	20
21		SPACE						B		1				SPACE		22
23		SPACE						C		1				SPACE		24

NOTES:

*** PROVIDE AN NEW 1P,20A CIRCUIT BREAKER FOR NEW LOAD SHOWN. BREAKER TYPE TO MATCH EXISTING BREAKERS INSTALLED.
1). PROVIDE AND UPDATED PANEL DIRECTORY UPON COMPLETION OF WORK.
2).
3).

CONNECTED LOAD (KVA)			
A	B	C	TOTAL
7.52	6.80	6.28	20.60

LOAD TYPE	LOAD (KVA)	[S] SUBLOADS (KVA) -	-	-	-	-	-	-	CONNECTED LOAD (KVA)	DEMAND FACTORS		DEMAND LOAD (KVA)	RATING FACTOR	RATING LOAD (KVA)
[L] LIGHTING	0.00								0.00	100%		0.00	125%	0.00
[R] RECEPTACLES	7.20								7.20	1st 10KVA@100%+ REST@50%		7.20	100%	7.20
[M] MECHANICAL	0.00								0.00	100%		0.00	125%	0.00
K] KITCHEN EQUIPMENT	0.00								0.00	#OF PIECES = 0	100%	0.00	100%	0.00
[O] OTHER	13.40								13.40	100%		13.40	100%	13.40
[E] EXISTING	0.00								0.00	100%		0.00	125%	0.00
TOTAL CONNECTED LOAD (KVA)=	20.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.60	TOTAL (KVA) =		20.60		20.60
										TOTAL AMPS =		57.18		57.18



PARTIAL EXISTING RISER DIAGRAM
NO SCALE (FOR REFERENCE ONLY)

RISER NOTES:

1. ALL EQUIPMENT IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
2. EXISTING PANEL TO REMAIN – SEE SCHEDULE FOR ADDITIONAL INFORMATION.
3. EXISTING 75KVA 480V, 3ø TO 120/208V 3ø, 4W. SECONDARY DRY TYPE TRANSFORMER.
4. EXISTING GROUND TO REMAIN
5. EXISTING FEEDER TO REMAIN.

PANEL SCHEDULE NOTES:

1. ALL NEW CIRCUIT BREAKER SHALL MATCH EXISTING CIRCUIT BREAKER TYPES INCLUDING INTERRUPTING CAPACITY.
2. PANELBOARD CIRCUIT LABELING: CIRCUITS SHALL BE LABELED TO INDICATE AREAS SERVED.

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ELECTRICAL PANEL SCHEDULE AND RISER DIAGRAM

Scale: AS NOTED

E-6