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2	REVISION 04-10-2026 RESPONSE TO CITY PLAN REVIEW COMMENTS
3	REVISION 04-21-2026 RESPONSE TO CITY PLAN REVIEW COMMENTS – CIVIL REVIEW

GENERAL NOTES

1. INTENT: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANALYZING THE DOCUMENTS TO FULLY UNDERSTAND THE SCOPE OF THE CONSTRUCTION PROJECT. ALL CONDITIONS OF THE CONSTRUCTION HAVE NOT NECESSARILY BEEN DESCRIBED, DETAILED OR DRAWN. WHEN ADDITIONAL INFORMATION IS NECESSARY TO PROPERLY PRICE OR CONSTRUCT A PARTICULAR CONDITION, THE CONTRACTOR SHALL REQUEST SUCH INFORMATION IN WRITING FROM THE ARCHITECT. THE ARCHITECT WILL IN A REASONABLE TIME PROVIDE SUPPLEMENTARY DOCUMENTS TO PROVIDE THE NEEDED INFORMATION. LACK OF INFORMATION OR DETAIL WILL NOT BE EXCUSE FOR NOT INCLUDING ELEMENTS OF THE WORK IN THE CONTRACT PRICE.

2. ALL DIMENSIONS ON 3/32", 1/8", & 1/4" SCALE PLANS ARE TO THE FACE OF THE MASONRY OR CONCRETE OR THE FACE OF STUDS, UNLESS NOTED OTHERWISE.

3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE INSTALLED OR RELOCATED WHETHER FURNISHED BY OWNER OR BY CONTRACTOR(S) BEFORE ANY CONSTRUCTION PERTAINING TO SAME HAS BEGUN.

4. VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL THE OPENINGS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK AND EQUIPMENT WITH ALL TRADES INVOLVED.

5. CEILING HEIGHTS INDICATED ON THE ROOM FINISH SCHEDULE ARE TAKEN FROM THE FINISH FLOOR ELEVATION. THE SIZE, LOCATION AND CHARACTERISTICS OF ALL MECHANICAL, ELECTRICAL AND STRUCTURAL ITEMS SHALL BE VERIFIED BEFORE CEILING CONSTRUCTION IS BEGUN. COORDINATE WITH ALL TRADES TO MAINTAIN SCHEDULED CEILING HEIGHTS.

6. VERIFY THAT REQUIRED OPERATION AND MAINTENANCE CLEARANCES ARE PROVIDED FOR ALL EQUIPMENT ITEMS. INSTALL ALL ITEMS IN ACCORDANCE W/ THE MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS HEREIN, WHERE MORE STRINGENT, SHALL SUPERSEDE. NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS.

7. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING FOR ALL ITEMS OR EQUIPMENT FASTENING INTO DRYWALL PARTITIONS.

8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

9. ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.

11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR COORDINATION WITH ACTUAL EQUIPMENT AND FIXTURE DIMENSIONS.

12. CAULKING AND SEALANT IS REQUIRED AT EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATIONS, BETWEEN WALL PANELS AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE.

13. GENERAL CONTRACTOR SHALL REVIEW THE GEOTECHNICAL PROJECT REPORT AND BECOME FAMILIAR WITH THE SUBSURFACE CONDITIONS IN ORDER TO COORDINATE ALL UNDERGROUND UTILITIES AND TO PROVIDE FOR ANY ANTICIPATED SUBSURFACE WATER.

14. THE CONTRACTOR SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS. NOTIFY THE ARCHITECT OF ANY CONFLICT DISCOVERED BETWEEN THE CONTRACT DOCUMENTS AND THESE CODES.

15. THE CONTRACTOR SHALL PROVIDE COORDINATION AND ALL LOCAL SUBMITTALS/ APPROVALS FOR CONSTRUCTION OF UTILITIES, CATV, TELEPHONE, ETC.

LEGENDS

DRAFTING GRAPHICS

- A — COLUMN NUMBER & COLUMN GRID CENTERLINE
- A101 — DOOR IDENTIFICATION; REFER TO A8.1 FOR ALL OTHER DOORS
- 11/A4.1 — DETAIL SECTION
- 17/A3.9 — BUILDING/WALL SECTION
- 13/A3.1 — EXTERIOR ELEVATION AND INTERIOR WALL ELEVATION
- 01/A5.5 — DETAIL SYMBOL

REFER TO STRUCTURAL AND MECHANICAL SHEETS FOR THEIR DISCIPLINE LEGEND

A. ARCHITECTURE
C. CIVIL
L. LANDSCAPE
M. MECHANICAL
E. ELECTRICAL
P. PLUMBING
S. STRUCTURAL
F. FIRE PROTECTION

02/A2.1 — DISCIPLINE; SHEET NUMBER IN SERIES; SERIES NUMBER; DETAIL NUMBER ON SHEET

QUIET WAITING 168 — ROOM NAME & NUMBER

⑦ — PLAN NOTE BY NUMBER

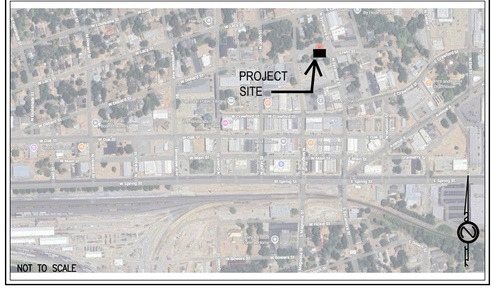
A — WINDOW TYPE

A — LOUVER TYPE

PROJECT TEAM

ARCHITECT	ARCHITECTURE UNDERGROUND, INC. 6406 REDSTONE DRIVE ARLINGTON, TEXAS 76001 S. JACOB SCOGGINS JACOB@ARC-UND.COM 817-965-0763
MEP ENGINEER	APE ENGINEERING 1340 DOVE DRIVE. MIDLOTHIAN, TX. 76065 RUSSELL LAQUEY RUSLAQUEY@YAHOO.COM
STRUCTURAL ENGINEER	KWS STRUCTURAL CONSULTANTS INC. 120 RIVER OAKS DR, SUITE 100 SOUTHLAKE, TEXAS 76092 KEVIN SCHMUHL SCHMUHL@FLASH.NET
CIVIL ENGINEER	ABLE ENGINEERING, PLLC 190 CLOVER LANE DIANA, TX. 75640 JEFF HAMILTON JEFFH@ABLE-ENG.NET
LANDSCAPE ARCHITECT	AWR DESIGNS P.O. BOX 1746 ALEDO, TX 76008 AMANDA RICHARDSON, RLA AMANDA@AWR-DESIGNS.COM

VICINITY MAP



DEFERRED SUBMITTALS

DS#1: FIRE SPRINKLER SYSTEM (NFPA 13)
THE CONTRACTOR SHALL PROVIDE AN NFPA 13 FIRE SPRINKLER SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN BY A LICENSED FIRE PROTECTION DESIGNER THAT IS FULLY COORDINATED WITH THE BUILDING DESIGN. THE CONTRACTOR SHALL PERMIT THE SYSTEM DESIGN WITH THE CITY BEFORE INSTALLATION.

DS#2: FIRE ALARM SYSTEM (NFPA 72)
THE CONTRACTOR SHALL PROVIDE AN NFPA 72 FIRE ALARM SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN BY A LICENSED FIRE ALARM DESIGNER THAT IS FULLY COORDINATED WITH THE BUILDING DESIGN. THE CONTRACTOR SHALL PERMIT THE SYSTEM DESIGN WITH THE CITY BEFORE INSTALLATION.

DS#3: PRE-ENGINEERED METAL BUILDING DESIGN
THE CONTRACTOR SHALL PROVIDE THE PRE-ENGINEERED METAL BUILDING DESIGN THAT CORRESPONDS WITH THESE DESIGN DOCUMENTS. THE DESIGN SHALL BE SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS. ALL SUBMITTALS SHALL BE PROVIDED TO THE CITY BEFORE THE FOUNDATION IS COMPLETE.

DS#4: EXTERIOR BUILDING SIGNAGE
THE CONTRACTOR SHALL PROVIDE AND INSTALL PIN-MOUNTED BUILDING SIGNAGE FACING N. SYCAMORE AS SHOWN ON THE EXTERIOR ELEVATIONS. ALL SIGNAGE PERMITTING SHALL BE EXECUTED BY THE CONTRACTOR AFTER THE OWNER'S APPROVAL OF THE DESIGN AND FONT.

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY
AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT
STEVEN JACOB SCOGGINS
STATE OF TEXAS
04/21/26

DATE: 02/13/2026

ISSUE:
1. CITY COMMENTS 03-09-2026
2. CITY COMMENTS 04-10-2026
3. CITY COMMENTS 04-21-2026

COVER

G0.00

CITY OF PALESTINE NOTES

ELECTRICAL

1. CITY AMENDMENT. *** THE DEFINITION OF "INTERSYSTEM BONDING TERMINATION" IN ARTICLE 100, PART I IS AMENDED TO READ AS FOLLOWS: INTERSYSTEM BONDING TERMINATION. A DEVICE THAT PROVIDES A MEANS FOR CONNECTING BONDING CONDUCTORS FOR COMMUNICATION SYSTEMS AND OTHER SYSTEMS SUCH AS METALLIC GAS PIPING SYSTEMS TO THE GROUNDING ELECTRODE SYSTEM.
2. CITY AMENDMENT. *** PVC MAY BE USED IN ACCORDANCE WITH THE ELECTRICAL CODE ADOPTED...

   CITY AMENDMENT. *** ALL SERVICE PANEL BREAKERS KNOWN AS PIGGYBACK TANDEMS, TWINS OR ANY OTHER OF THIS TYPE OF DISCONNECT ARE PROHIBITED ON NEW INSTALLATIONS.

   CITY AMENDMENT. *** ALL ELECTRICAL WIRING INSTALLED ON THE OUTSIDE OF ANY BUILDING, INCLUDING A PRIVATE RESIDENCE, SHALL BE RUN IN APPROVED AND PROPERLY GROUNDED RACEWAYS.

MECHANICAL

1. CITY AMENDMENT. *** THERMOSTAT WIRING SHALL BE INSTALLED IN AN APPROVED CONDUIT FROM THE POINT OF ATTACHMENT FROM THE UNIT TO THE POINT OF ATTACHMENT OF THE BUILDING. IT IS THE INTENT OF THIS SECTION TO PROTECT THE THERMOSTAT WIRING IN OUTDOOR CONDITIONS.

ENERGY

1. CITY AMENDMENT. *** SECTION 402.4.2.2 FROM THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE IS ADDED: 402.4.2.2 VISUAL INSPECTION OPTION BUILDING ENVELOPE TIGHTNESS AND INSULATION INSTALLATION SHALL BE CONSIDERED ACCEPTABLE WHEN THE ITEMS LISTED IN TABLE 402.4.2, APPLICABLE TO THE METHOD OF CONSTRUCTION, ARE FIELD VERIFIED. WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED INDEPENDENT INSPECTOR FROM THE INSTALLER OF THE INSULATION SHALL INSPECT THE AIR BARRIER AND INSULATION.
2. CITY AMENDMENT. *** TABLE 402.4.2 FROM THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE IS ADDED.

FIRE

1. SEPARATE PERMITS REQUIRED FOR ALL FIRE REVIEWS. UNDERGROUND FIRE LINE PLANS SHALL BE SUBMITTED FOR REVIEW AT THE SAME TIME AS BUILDING PLAN REVIEW. FIRE SPRINKLER AND ALARM PLANS SHALL BE SUBMITTED FOR REVIEW PRIOR TO FRAMING INSPECTIONS. FOR FIRE PERMITTING AND PLANS SUBMITTAL QUESTIONS, CONTACT: KRISTINA HILTON AT 972.244.6919, EMAIL: TXFIREREVIEW@BUREAUVERITAS.COM
2. KNOX BOX KEYED FOR PALESTINE FIRE DEPARTMENT TO BE INSTALLED.
3. CONFIRM LOCATION WITH FIRE MARSHAL'S OFFICE.

BUILDING DATA

PROJECT LOCATION: 603 N SYCAMORE ST. PALESTINE, TEXAS 75801 ANDERSON COUNTY	
TDLR PROJECT REGISTRATION #: TABS2026012862	
PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW PRE-ENGINEERED METAL BUILDING ON A VACANT SITE IN PALESTINE, TEXAS. THE BUILDING WILL BE USED FOR SOCIAL GATHERINGS WITH FOOD AND DRINK.	
PROPOSED USE: ASSEMBLY BUILDING	
OCCUPANCY CLASSIFICATIONS: A-2	
CONSTRUCTION TYPE: V-B	
FIRE PROTECTION: YES (NFPA 13) (>100 OCCUPANTS)	SECTION 903.2.1.2
FIRE ALARM: YES (NFPA 72)	SECTION 907.2.1
BUILDING AREA: PERMITTED: 24,000 S.F. PER FLOOR (NO FRONTAGE INCREASE) PROVIDED: 3,225 SF	TABLE 503 SECTION 506.2
BUILDING HEIGHT: ALLOWED HEIGHT = 2 STORIES / 60 FT PROVIDED HEIGHT = 1 STORIES / 20 FT	TABLE 503 SECTION 504.3
FIRE RESISTANCE RATINGS: STRUCTURAL FRAME: 0 HOUR STRUCTURAL STEEL: 0 HOUR BEARING WALLS -EXTERIOR : 0 HOUR NON-BEARING WALLS -EXTERIOR: 0 HOUR BEARING WALLS -INTERIOR: 0 HOUR NON-BEARINGS WALLS -INTERIOR: 0 HOUR CORRIDOR WALLS: 0 HOUR FLOOR CONSTRUCTION 0 HOUR ROOF/CEILING: 0 HOUR	TABLE 601 TABLE 1018.1
TRAVEL DISTANCE: GROUP A: 250 FT. ALLOWED	TABLE 1017.2
INTERIOR FINISH CLASS REQUIRED: GROUP: A; EXIT STAIR: B; CORRIDORS: B; ENCLOSED SPACE: C	TABLE 803.13
PORTABLE FIRE EXTINGUISHERS: REQUIRED: 2-A FIRE EXTINGUISHERS (TYPICAL) TRAVEL DISTANCE: 75 FT	SECTION 906 NFPA 10
OCCUPANT LOAD: (see below)	TABLE 1004.5
ENERGY REQUIREMENTS: FOUNDATION: SLAB-ON-GRADE (UNHEATED) ROOF/ATTIC INSULATION: R-38 MINIMUM EXTERIOR WALL INSULATION: R-25 MINIMUM WINDOW PERFORMANCE: .24 SHGC, .28 U-FACTOR EXTERIOR DOOR PERFORMANCE: (STOREFRONT) .24 SHGC, .28 U-FACTOR INSULATED HOLLOW METAL: .5 U-FACTOR	C401.2.1 IECC
APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE (IBC) 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRIC CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE TEXAS ACCESSIBILITY STANDARDS	

OCCUPANT LOAD:

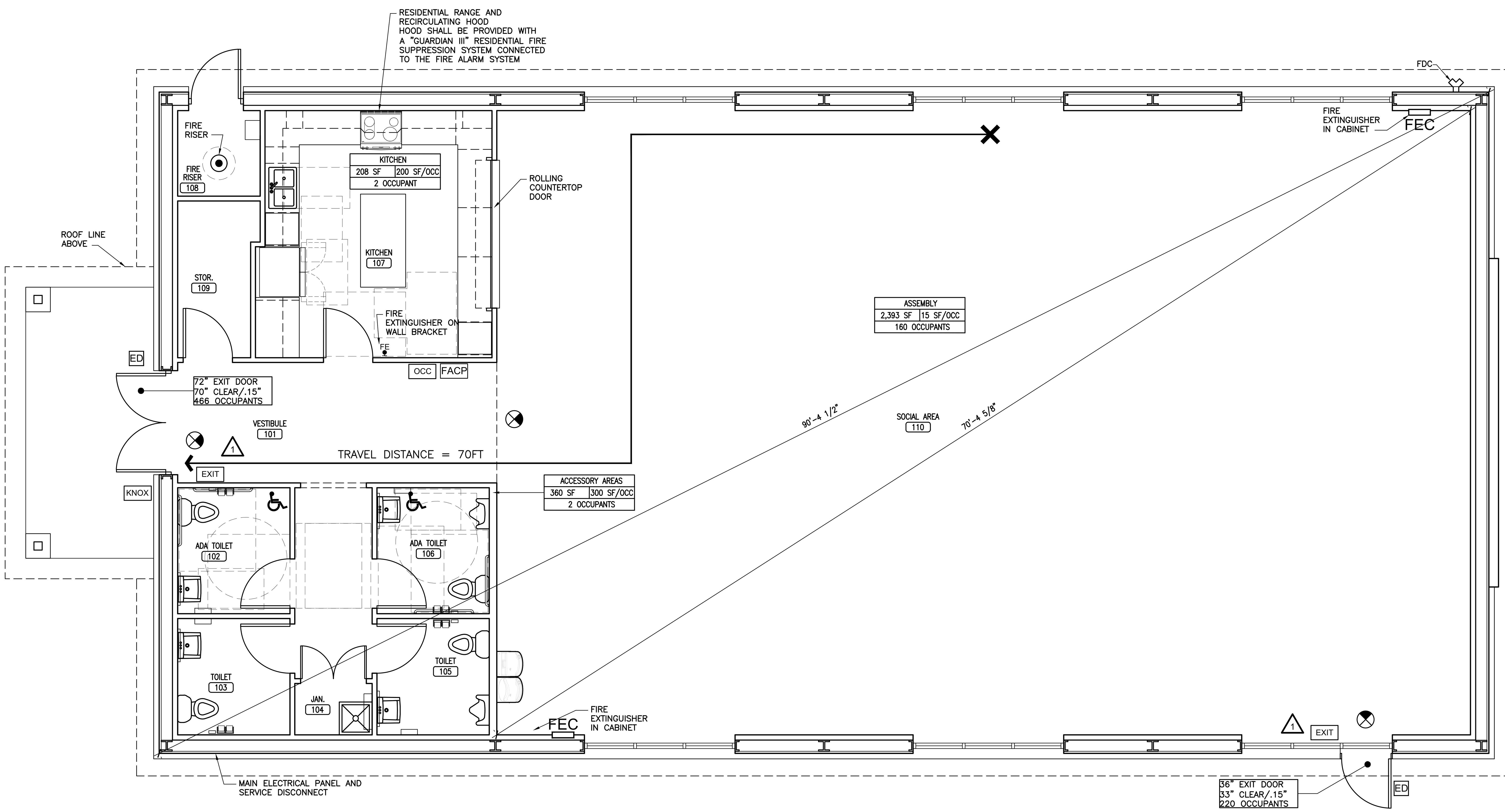
OCC. CLASS	AREA	SF/OCC	OCCUPANTS
ASSEMBLY	2,393	15	160
KITCHEN	208	200	2
ACCESSORY	360	300	2
	TOTAL		164

2

LIFE SAFETY PLAN LEGEND

PATH OF EGRESS AND EXITING	
100 FT	TRAVEL DISTANCE TO AN EXIT
	ILLUMINATED EXIT SIGNS ON EMERGENCY POWER
FIRE ALARM DEVICES	
FACP	FIRE ALARM CONTROL PANEL
FIRE EXTINGUISHERS	
FEC	FIRE EXTINGUISHERS IN RECESSED CABINET 2A:10B:C RATED
FE	WALL MOUNTED FIRE EXTINGUISHER 2A:10B:C RATED
BUILDING ELEMENTS	
KNOX	KNOX BOX 3200 – COORDINATE WITH FIRE MARSHAL
ED	EXIT / PANIC DOOR HARDWARE
EXIT	SIGN STATING EXIT IN VISUAL CHARACTERS, RAISED CHARACTERS, AND BRAILLE COMPLYING WITH ICC ANSI A117.1
OCC	MAX OCCUPANCY SIGN APPROVED BY THE FIRE MARSHAL / BUILDING OFFICIAL. OCCUPANT LOAD = 299

1



01 G1.1 LIFE SAFETY PLAN

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

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS 04/10/26

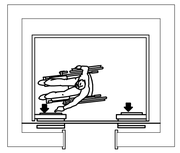
DATE: 02/13/2026

ISSUE:
1. CITY COMMENTS 03-09-2026
2. CITY COMMENTS 04-10-2026

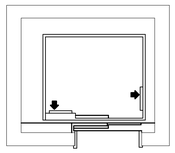
LIFE SAFETY PLANS

G1.01

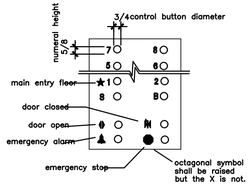
RESPONSE TO CITY PLAN REVIEW COMMENTS



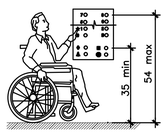
Alternate Locations of Panels with Center Opening Door



Alternate Locations of Panels with Side Opening Door

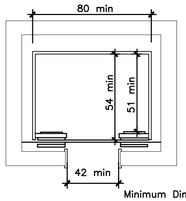


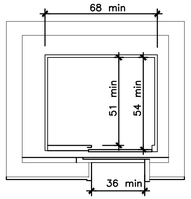
Panel Detail



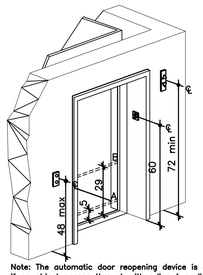
Car Control Height

Car Controls

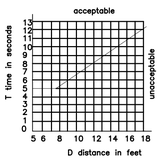




Minimum Dimensions of Elevator Cars

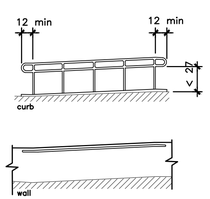


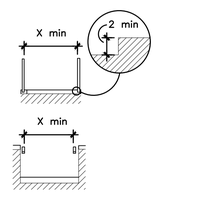
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical location of the door reopening device not requiring contact.



Graph of Timing Equation

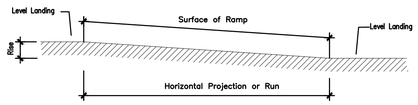
Hoistway and Elevator Entrances





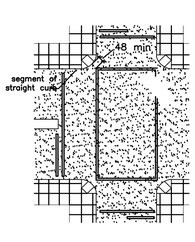
X = 36" min if ramp is less than 30° in length

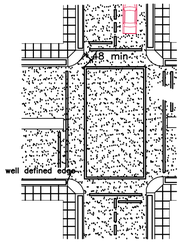
Examples of Edge Protection and Handrail Extensions

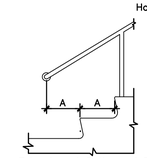


Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

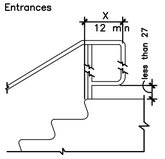
Components of a Single Ramp Run and Sample Ramp Dimensions



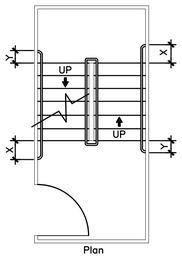




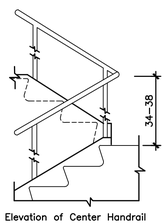
Extension at Bottom of Run



Extension at Top of Run



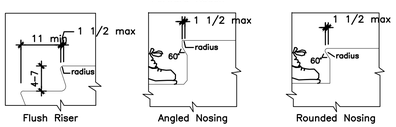
Plan



Elevation of Center Handrail

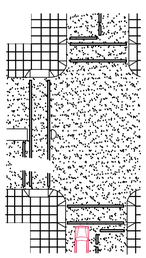
Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of one tread depth beyond the last riser nosing.

Forward Reach

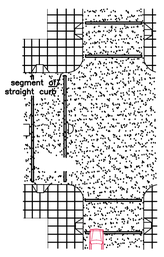


Flush Riser | Angled Nosing | Rounded Nosing

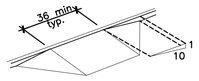
Usable Tread Width and Examples of Acceptable Nosings



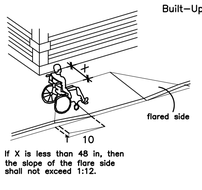
Flared Sides



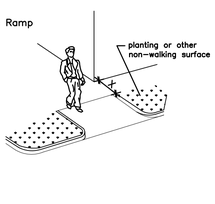
Curb Ramp at Marked Crossings



Built-Up Curb Ramp

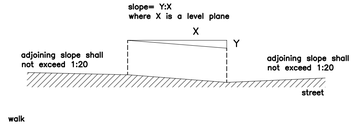


If X is less than 48 in, then the slope of the flare side shall not exceed 1:12.

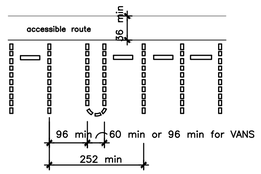


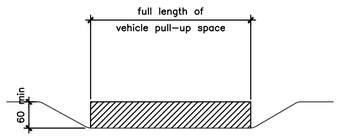
Returned Curbs

Sides of Curb Ramps



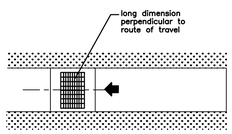
Measurement of Curb Ramp Slopes



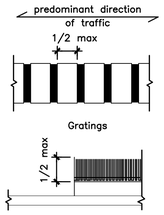


Passenger Loading Zone Access Aisle

Dimensions of Parking Spaces

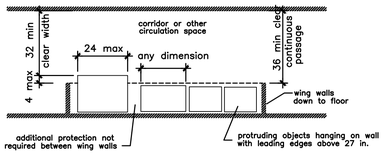


Grating Orientation

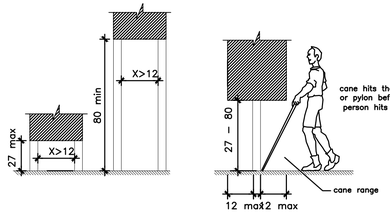


Gratings

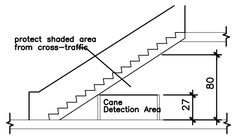
Carpet Pile Thickness



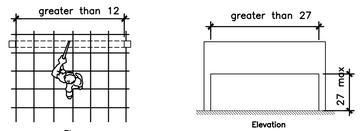
Example of Protection around Wall Mounted Objects and Measurements of Clear Widths



Objects Mounted on Posts and Pylons

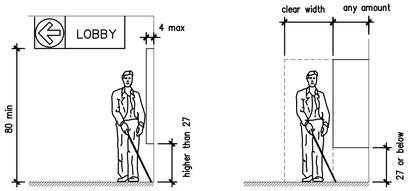


Overhead Hazards



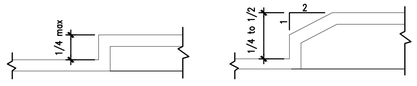
Free–Standing Overhanging Objects

Protruding Objects (Continued)

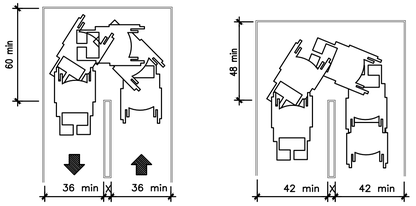


Walking Parallel to a Wall

Protruding Objects



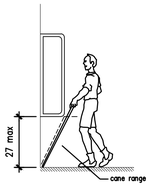
Changes in Level | Changes in Level



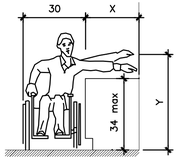
NOTE: Dimensions shown apply when X < 48 in.

90–Degree Turn | Turn around an Obstruction

Accessible Route

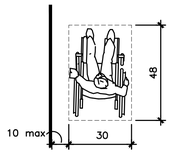


Walking Perpendicular to a Wall

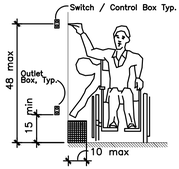


Maximum Side Reach over Obstruction

NOTE: When X is < 10, Y may be 48" max. When X > 10, Y may be 46" max..

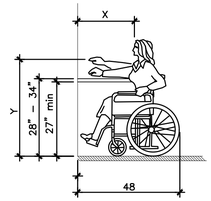


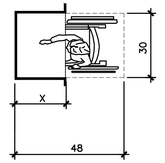
Clear Floor Space Parallel Approach



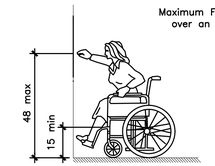
High and Low Side Reach Limits

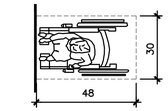
Side Reach



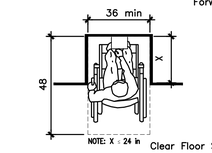


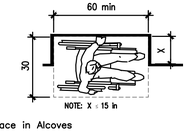
Maximum Forward Reach over an Obstruction



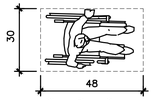


High Forward Reach Limit
Forward Reach

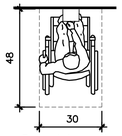




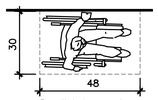
Clear Floor Space in Alcoves



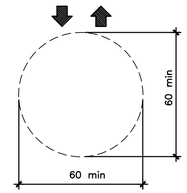
Clear Floor Space



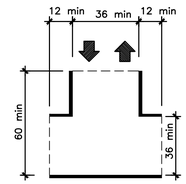
Forward Approach Minimum Clear Floor Space for Wheelchairs



Parallel Approach

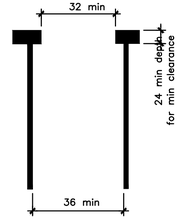


60–in Diameter Space

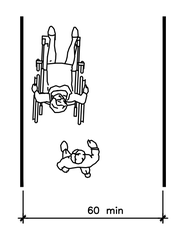


T–Shaped Space for 180–Degree Turns

Wheelchair Turning Space



Minimum Clear Width for Single Wheelchair



Minimum Clear Width for Two Wheelchairs

GENERAL NOTE

THIS DATA IS PROVIDED AS AN ADDITIONAL RESOURCE TO THE TEAM OF OWNER, CLIENT, ARCHITECT, ENGINEER, AND SPECIFICALLY CONTRACTOR. THIS IS A REFERENCE TOOL PROVIDED TO INFORM ALL PARTIES OF TYPICAL ACCESSIBLE CONDITIONS AS PUBLISHED PER ADAAG (AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES) EFFECTIVE SEPTEMBER 15, 2010. THE DIAGRAMS PROVIDED ARE DUPLICATIONS OF THE ADAAG STANDARDS AND ARE NOT INDICATIVE OF ALL CONDITIONS AND DO NOT REPRESENT THE ENTIRETY OF THE WRITTEN GUIDELINES AS CONTAINED IN THE PUBLISHED STANDARDS. THIS DATA IS IN SUPPORT OF GENERAL ARCHITECTURAL & ENGINEERING DOCUMENTATION. WHILE THE INFORMATION PROVIDED IN SHEETS G2.01 AND G2.02 ENDEAVOR TO REPRESENT TYPICAL CONDITIONS, IN THE EVENT OF A CONFLICT, THE PUBLISHED STANDARDS AND TECHNICAL MEMORANDA SHALL GOVERN.

FOR QUESTIONS REGARDING ADA ACCESSIBILITY GUIDELINES CONTACT:

UNITED STATES DEPARTMENT OF JUSTICE
CIVIL RIGHTS DIVISION
950 PENNSYLVANIA AVENUE, N.W.
DISABILITY RIGHTS SECTION – NYAV
WASHINGTON, D.C. 20530
http://www.ada.gov

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

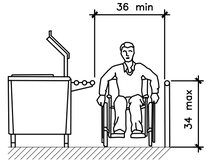
REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

DATE: 02/13/2026

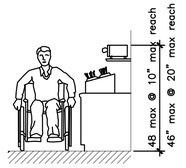
ISSUE:

ACCESSIBILITY STANDARDS

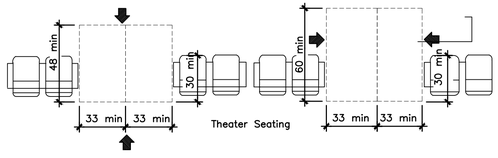
G2.01



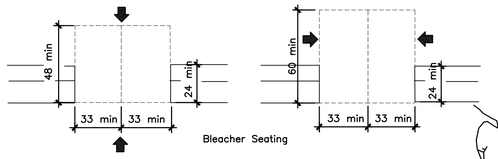
Food Service Lines



Tableware Areas

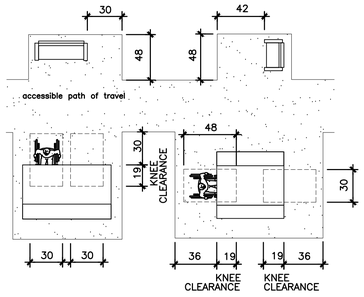


Theater Seating

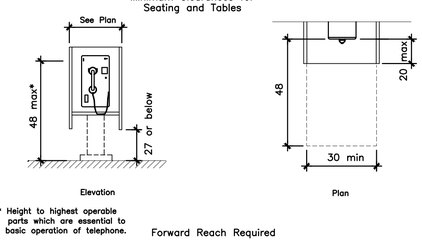


Bleacher Seating

Space Requirements for Wheelchair Seating Spaces in Series

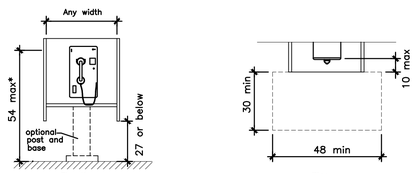


Minimum Clearances for Seating and Tables



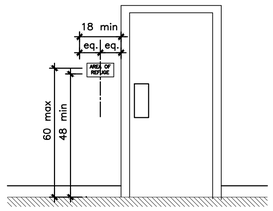
* Height to highest operable parts which are essential to basic operation of telephone.

Forward Reach Required



Side Reach Possible

Mounting Heights and Clearances for Telephones



Signage Mounting Location and Height

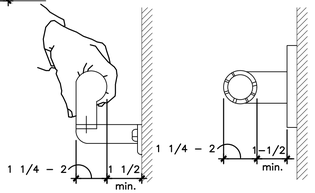
International TDD Symbol

International Symbol of Access for Hearing Loss

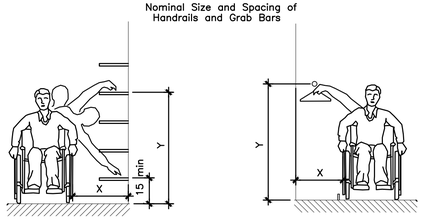
Proportions – International Symbol of Accessibility

Display Conditions – International Symbol of Accessibility

International Symbols

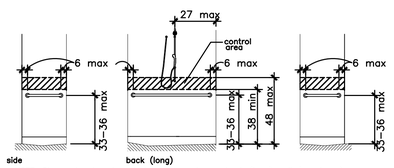


Nominal Size and Spacing of Handrails and Grab Bars



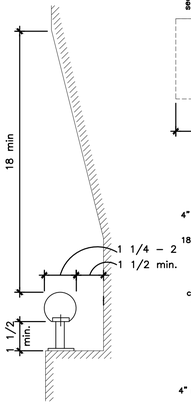
NOTE: Y may be 48 max if X < 10, Y may be 46 max if X > 10–24 max.

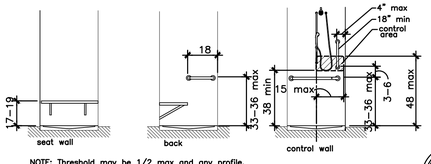
Storage Shelves and Closets



NOTE: Shower head and control area may be on back (long) wall (as shown) or on either side wall.
Threshold may be 1/2 max at 1:2 slope.

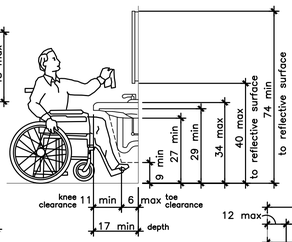
30–in by 60–in Stall



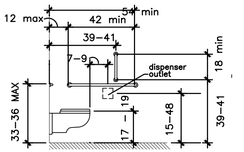


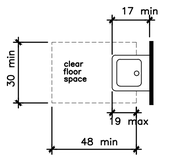
NOTE: Threshold may be 1/2 max and any profile.

36–in by 36–in Stall
Gab Bars at Shower Stall

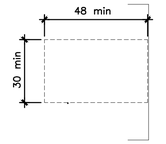


Lavatory Clearances

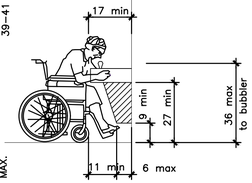




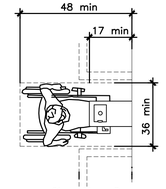
Clear Floor Space at Lavatories



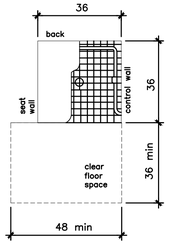
Free–Standing Fountain or Cooler



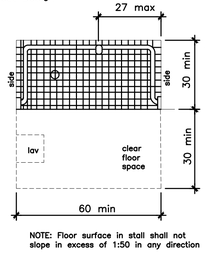
Spout Height and Knee Clearance



Drinking Fountains and Water Coolers



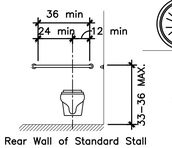
36–in by 36–in Stall

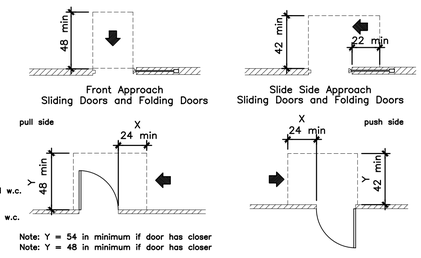


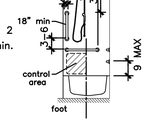
NOTE: Floor surface in stall shall not slope in excess of 1:50 in any direction

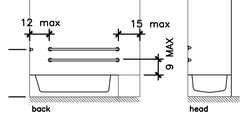
30–in by 60–in Stall

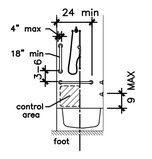
Shower Size and Clearances

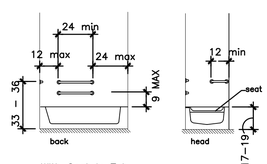




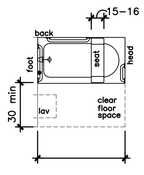


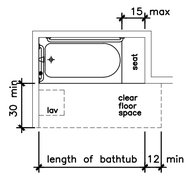




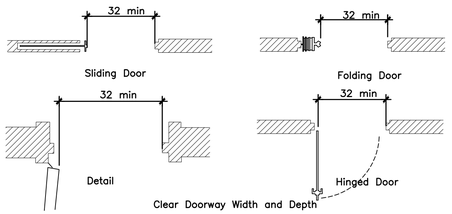


Grab Bars at Bathtubs

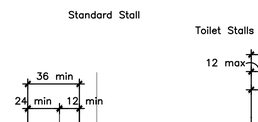


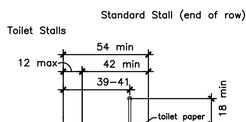


Clear floor Space at Bathtubs

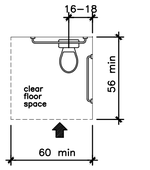


SYMBOL KEY:
●Shower Controls
⊣Shower Head
⊖ Drain

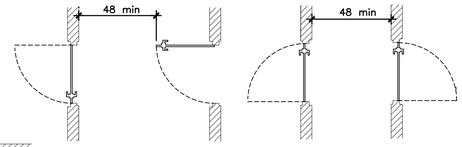




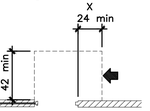
Grab Bars at Water Closets



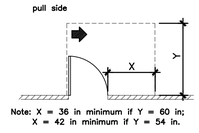
Clear Floor Space at Water Closets

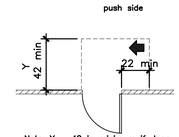


Two Hinged Doors in Series

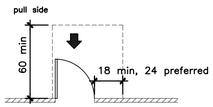


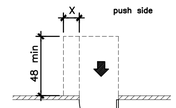
Latch Side Approach – Sliding Doors and Folding Doors





Hinge Side Approaches Swinging Doors



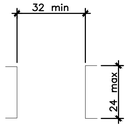


Front Approaches Swinging Doors

Note: All door in alcoves shall comply with the clearances for front approaches

Maneuvering Clearances at Doors

NOTE:
DIMENSIONS ARE TO FACE OF FINISHED MATERIAL ON WALL



Maximum Doorway Depth

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

DATE: 02/13/2026

ISSUE:

ACCESSIBILITY STANDARDS

G2.02

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY
AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT
STEVEN JACOB SCOGGINS
STATE OF TEXAS
02/13/26

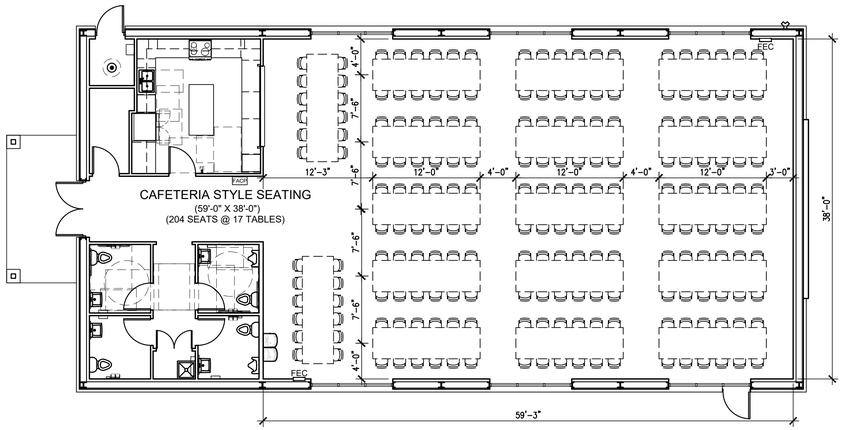
DATE: 02/13/2026

ISSUE:

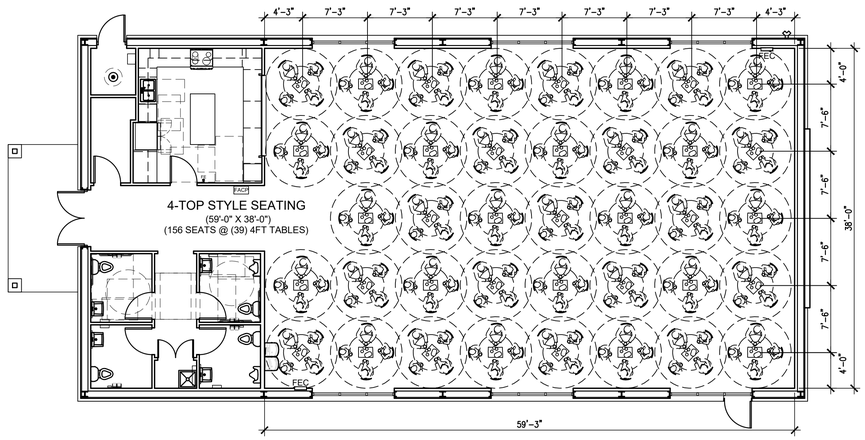
RENDERINGS

G3.01

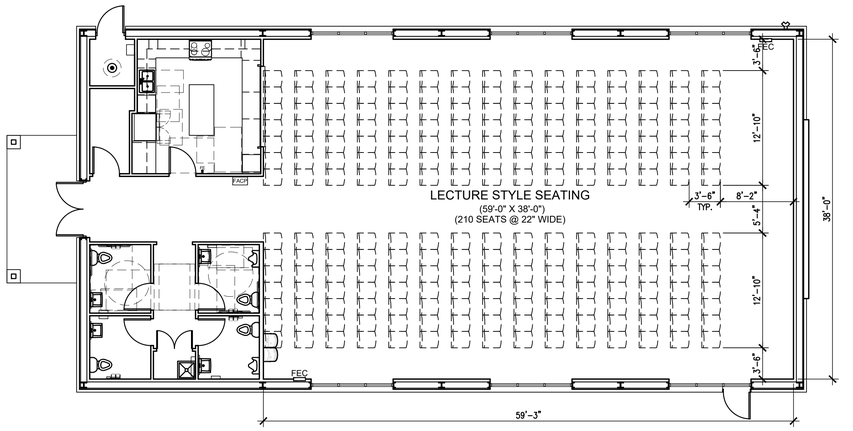
THE FURNITURE LAYOUTS BELOW ARE CONCEPT IN NATURE.
THE CONTRACTOR SHALL NOT INCLUDE THE SEATING SHOWN ON THIS SHEET IN THE CONTRACT PRICE.



03 G3.02 CAFETERIA SEATING
SCALE: 1/8"=1'-0"



02 G3.02 4-TOP SEATING
SCALE: 1/8"=1'-0"



01 G3.02 LECTURE SEATING
SCALE: 1/8"=1'-0"

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY
AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT
STEVEN JACOB SCOGGINS
STATE OF TEXAS
04/10/26

DATE: 02/13/2026

ISSUE:
1 CITY COMMENTS 04-10-2026

FURNITURE LAYOUT OPTIONS FOR REFERENCE

G3.02

COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	2018 IECC
Project Title:	Anderson County AgLife
Location:	Palestine (Anderson), Texas
Climate Zone:	2a
Project Type:	New Construction
Vertical Glazing / Wall Area:	4%

Construction Site:
603 N Sycamore St.
Palestine, Texas 75801

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 1.0 Required 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Building Area	Floor Area
1-Convention Center : Nonresidential	3225

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Floor: Unheated Slab-On-Grade, [Bldg. Use 1 - Convention Center] (c)	242	---	---	0.730	0.730
Roof: Metal Building, Screw Down, Liner System without Thermal Blocks, High Albedo Roof Exemption = Steep Sloped Roof, [Bldg. Use 1 - Convention Center]	3225	38.0	0.0	0.044	0.035
NORTH					
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal block at girt), [Bldg. Use 1 - Convention Center]	1120	25.0	0.0	0.059	0.079
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
EAST					
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal block at girt), [Bldg. Use 1 - Convention Center]	646	25.0	0.0	0.059	0.079
SOUTH					
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal block at girt), [Bldg. Use 1 - Convention Center]	1120	25.0	0.0	0.059	0.079
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
Window: Metal Frame: Fixed, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	18	---	---	0.280	0.500
Door: Insulated Metal, Swinging, [Bldg. Use 1 - Convention Center]	21	---	---	0.500	0.610

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
WEST					
Ext. Wall: Metal Building Wall, Single Layer Mineral Fiber (in cavity, thermal block at girt), [Bldg. Use 1 - Convention Center]	646	25.0	0.0	0.059	0.079
Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID NA, SHGC 0.24, [Bldg. Use 1 - Convention Center] (b)	52	---	---	0.280	0.830

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 14% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Steven Jacob Scoggins, AIA — Name - Title
Signature
2-17-2026 — Date

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

DATE: 02/13/2026

ISSUE:

ENVELOPE COMCHECK

G4.01

SITE DEVELOPMENT PLANS FOR

ANDERSON COUNTY AGRILIFE BUILDING

603 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

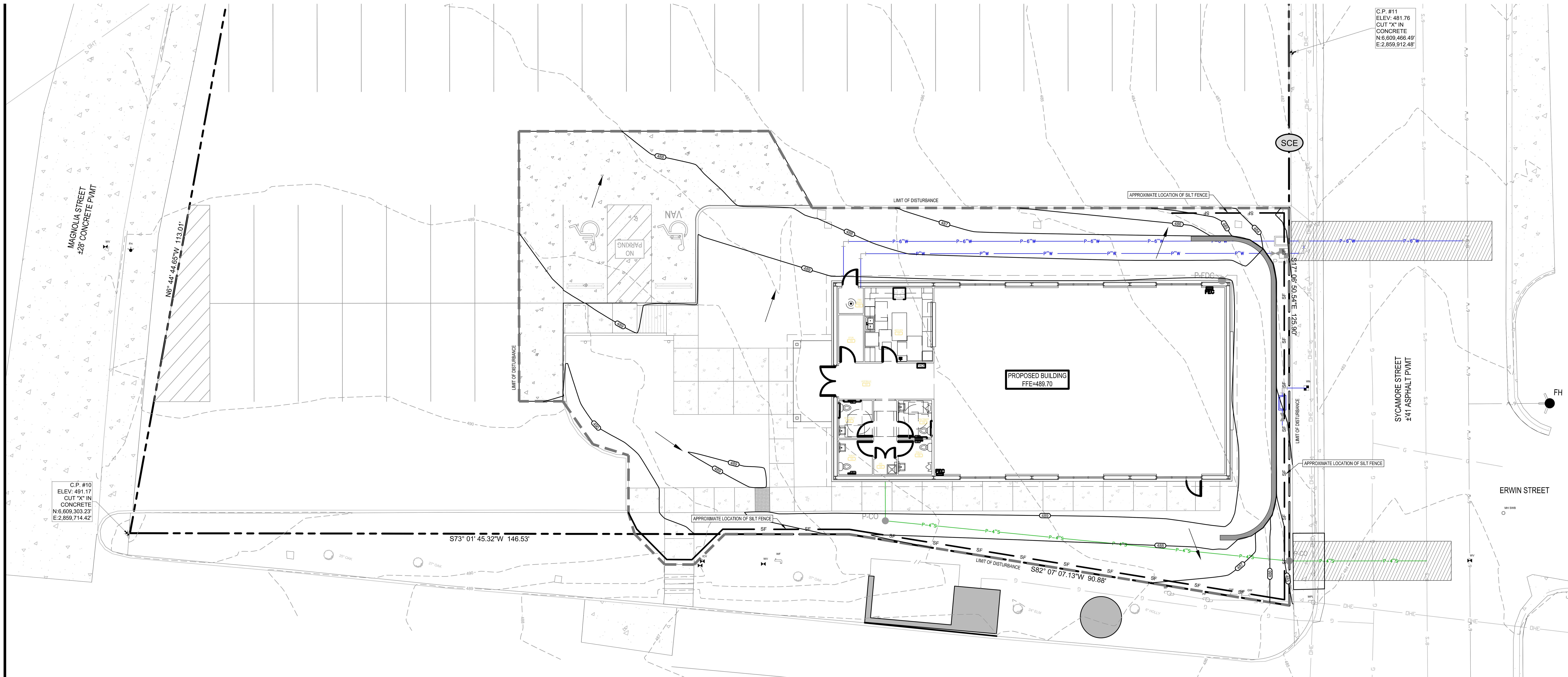
ABLE ENGINEERING, PLLC
190 CLOVER LANE
DIANA, TEXAS 75640
(903)-399-1392
TBPELS FIRM #24175
email: jeffh@able-eng.net

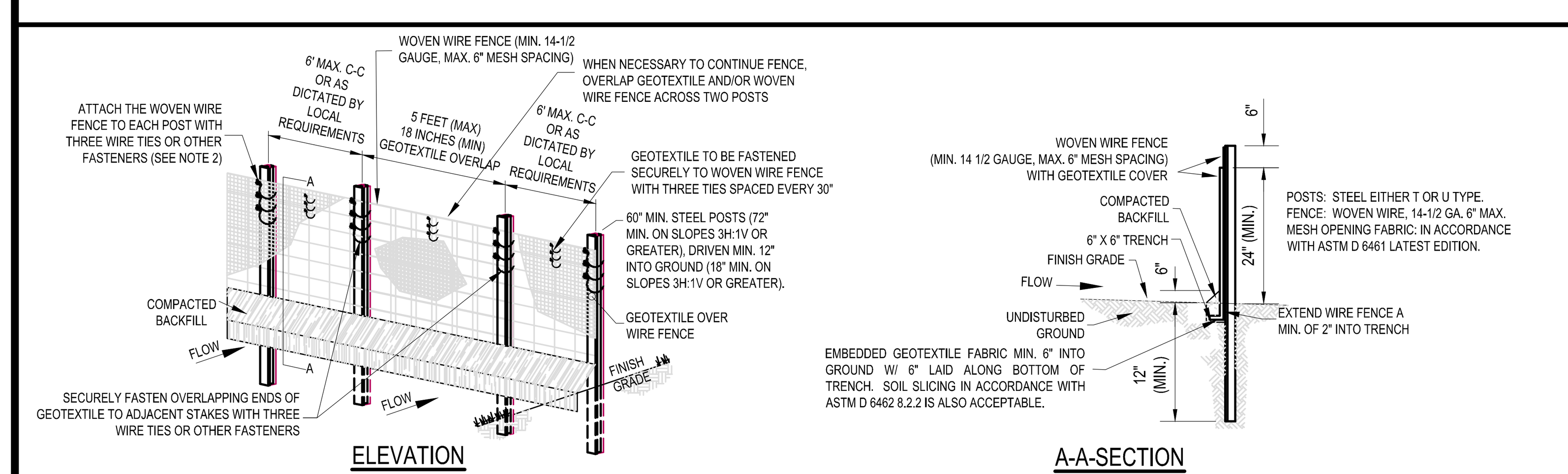
JEFF HAMILTON, P.E. — 04/21/2026 DATE

STATE OF TEXAS
JEFF HAMILTON
96497
REGISTERED
PROFESSIONAL ENGINEER

VICINITY MAP
SCALE: 1" = 1,000'

TABLE OF CONTENTS





SEDIMENTATION / SILT FENCE WITH WIRE SUPPORT

N.T.S.

CONSTRUCTION NOTES:

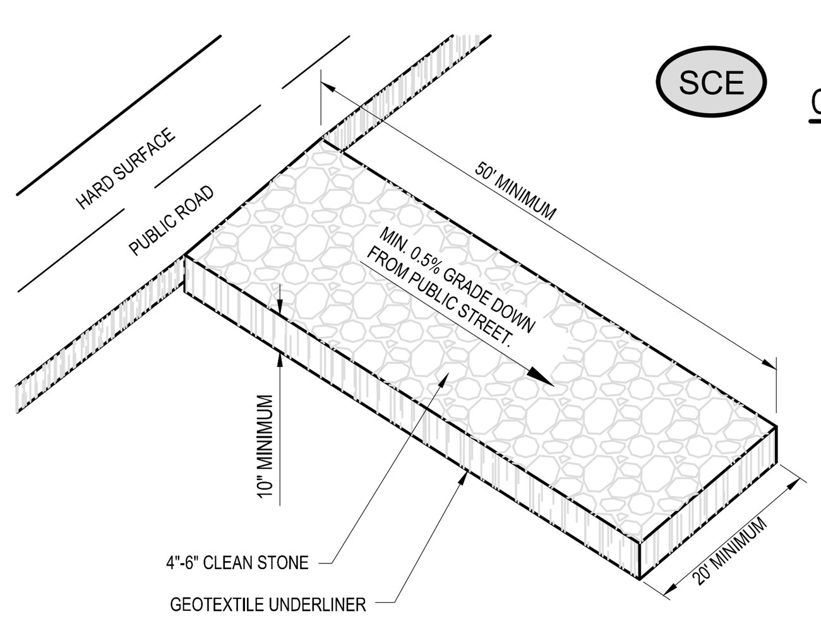
1. GRADATION OF ROCK.

SIZE OF ROCK LBS.	% SMALLER BY WEIGHT
200	100
50	35 - 65
3	0

2. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.

4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



SCE

STABILIZED CONSTRUCTION EXIT

N.T.S.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

(NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE)

	CONSTRUCTION SEQUENCE	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
1	INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH APPROPRIATE SIGNAGE (SEE DETAIL). THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.																								
2	INSTALL SILT FENCES CONTRACTOR SHALL INSURE THERE ARE SEDIMENT BARRIERS LOCATED DOWN SLOPE FROM CONSTRUCTION ACTIVITIES THAT DISTURB SITE SOIL.																								
3	CLEAR AND GRUB SITE ONLY AS NEEDED FOR CONSTRUCTION. CONTRACTOR SHALL NOT CLEAR AND GRUB AREAS WHERE CONSTRUCTION OPERATIONS DO NOT OCCUR.																								
4	GRADE SITE TO SUBGRADE.																								
5	INSTALL UTILITIES.																								
6	FINISH GRADING FOR SITE SUBGRADE AND BASE.																								
7	PAVE SITE.																								
8	INSTALL PERMANENT SEEDING AND PLANTING.																								
9	REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY WHEN SITE IS STABILIZED).																								
10																									
11																									

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY 360 SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

WEATHER NOTE

CONTRACTOR SHALL CAREFULLY MONITOR WEATHER AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FROM THE WORKSITE.

ADDING/RELOCATING BMP'S

CONTRACTOR SHALL RELOCATE OR ADD TO THE EXISTING BMP'S AS NECESSARY TO ENSURE NO SEDIMENT LADEN RUNOFF EXITS THE SITE.

LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW, FILL, OR EQUIPMENT STORAGE AREAS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCATIONS OF OFF-SITE MATERIAL, WASTE, BORROW, FILL, OR EQUIPMENT STORAGE AREAS ON THIS SITE MAP AND ENSURING THAT EACH LOCATION HAS THE NECESSARY PERMITS IF NOT COVERED UNDER THE TPDES GENERAL PERMIT FOR THIS PROJECT. THE SITE MAP SHALL BE REVISED AND DATED IF THESE LOCATIONS CHANGE.

TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

DISTURBED AREA

PROPERTY BOUNDARY ACREAGE = 0.59 ACRES
TOTAL DISTURBED AREA = 0.24 ACRES
PRE DEVELOPED RUNOFF COEFFICIENT "C" = 0.47
POST DEVELOPED RUNOFF COEFFICIENT "C" = 0.67

SITE DESCRIPTION

THE SITE IS LOCATED IN PALESTINE, TX. ON THE WEST SIDE OF SYCAMORE STREET. CONSTRUCTION ACTIVITIES WILL CONSIST OF GRADING, UTILITIES, AND PAVING FOR THE CONSTRUCTION OF A NEW COMMUNITY BUILDING.

LATITUDE: 31.764416°
LONGITUDE: -95.632018°
(NAD 83, TEXAS STATE PLANES COORDINATES, NORTH CENTRAL ZONE)

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

STABILIZATION NOTE

ALL NON-PAVED AREAS WITHIN THE LIMITS OF THIS PROJECT SHALL RECEIVE 4" OF CLEAN TOPSOIL AND HYDROMULCH OR SOD (REFER TO LANDSCAPING PLANS). CONTRACTOR IS FULLY RESPONSIBLE TO ENSURE THAT 4" OF TOPSOIL IS IN PLACE AND GRASS IS ESTABLISHED AT THE CLOSEOUT OF THE PROJECT. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR MUST IMPORT CLEAN TOPSOIL TO SATISFY THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE HYDROMULCHED OR SODDED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

LEGEND

Symbol	Description
— — —	BOUNDARY LINE
— — 396 — —	EXISTING CONTOUR
—(335)—	PROPOSED CONTOUR
▬ ▬ ▬	LIMIT OF DISTURBANCE
—— SF ——	TEMPORARY SILT FENCE (APPROXIMATE LOCATION SHOWN OFFSET FOR CLARITY) (NO MORE THAN 1/4 ACRE OF UPLAND SLOPE AREA PER 100 FEET OF SILT FENCE)
SCE	APPROXIMATE LOCATION OF STABILIZED CONSTRUCTION EXIT WITH ENTRANCE SIGN (SEE DETAIL)
→	INDICATES DIRECTION OF OVERLAND FLOW

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STATE OF TEXAS
JEFF HAMILTON
96497
LICENSED PROFESSIONAL ENGINEER
04/21/2026

ANDERSON COUNTY AGRILIFE BUILDING
603 NORTH SYCAMORE STREET PALESTINE, TEXAS 75802

REVISIONS

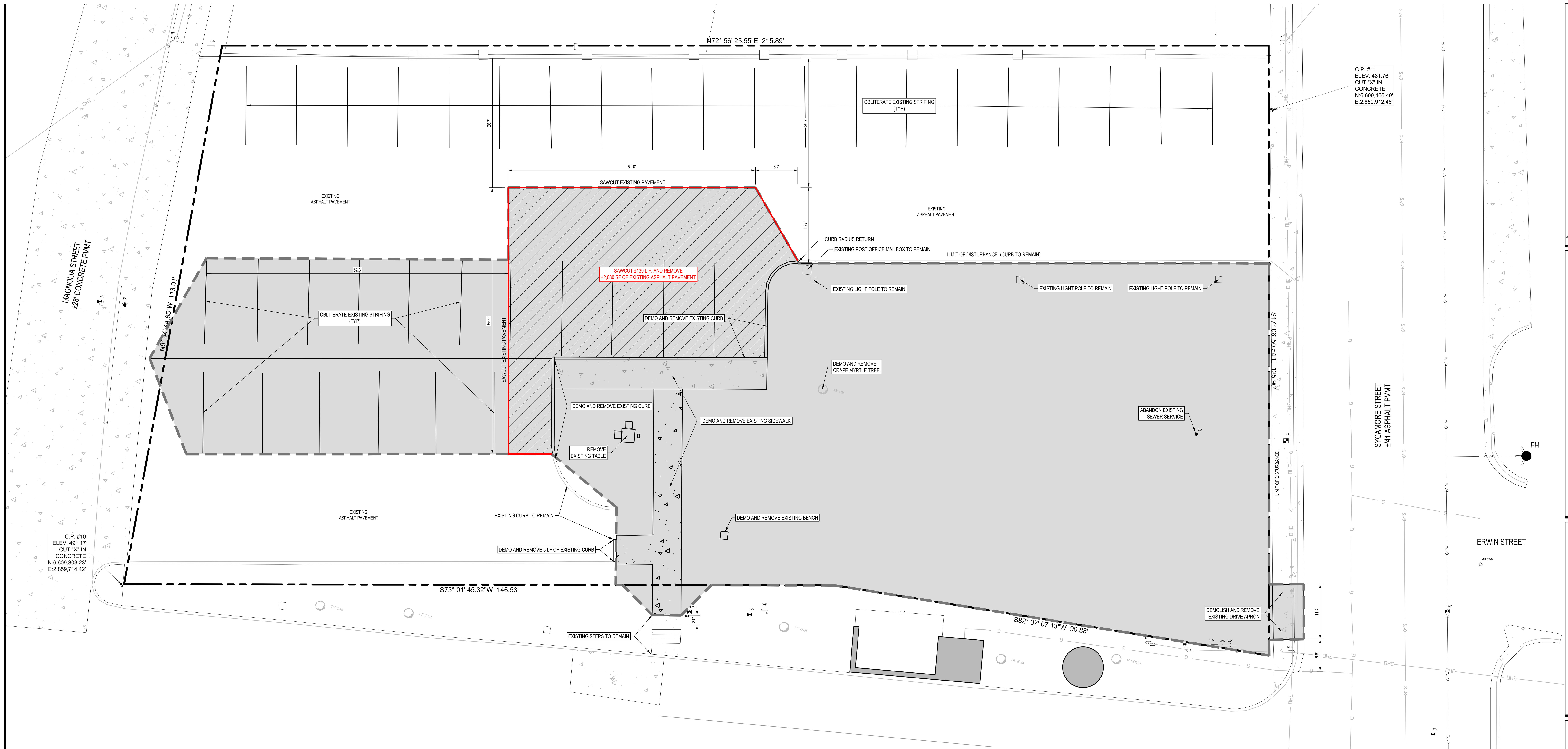
NO.	DESCRIPTION	BY	DATE

EROSION AND SEDIMENTATION CONTROL PLAN AND DETAILS

ISSUED FOR PERMIT

JOB NO.:	ISSUE DATE:
1008-017	04/21/2026
DRAWN BY: JAH	CHECKED BY: JAH
APPROVED BY: JAH	SCALE: 1"=10'
SHEET NO.: C2.0	REVISION NO.:

Filename: C:\Users\JeffHamilton\OneDrive - Able Engineering\Able 01\1008 - Architectural Underground\1008-017 - Agrilife Building - Palestine\CAD\C2...



DEMOLITION NOTES

1. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
2. ALL EXISTING SERVICE UTILITIES WITHIN THE DEMOLITION BOUNDARY TO REMAIN, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY THE OWNER AND ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, FENCES, TREES, BUSHES, SHRUBS, ETC., LOCATED WITHIN THE "PROJECT DEMOLITION AREA BOUNDARY" SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED (UNLESS OTHERWISE NOTED). ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
5. CONTRACTOR SHALL CONFORM WITH ALL APPLICABLE CODES (LOCAL, STATE & FEDERAL) FOR DEMOLITION OF STRUCTURES, DUST CONTROL, SOIL EROSION CONTROL AND DISPOSAL OF DEMOLITION MATERIAL, DEBRIS, ETC.
6. CONTRACTOR SHALL EMPLOY A CERTIFIED LICENSED EXTERMINATOR TO TREAT THE BUILDING(S) AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS, IF APPLICABLE.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
8. NOTES SHOWN HEREON REGARDING SPECIFIC ITEMS OF DEMOLITION ARE GENERAL IN NATURE, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS TO THE EXTENT AS NOTED IN THE PLANS AND SPECIFICATIONS, TO SATISFACTION OF THE OWNER.
   THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE PRESSURE GROUTED IF UNDER BUILDING.
10. CONTRACTOR SHALL DEMOLISH & REMOVE EXISTING SITE IMPROVEMENTS TO THEIR FULL DEPTH, AND FILL AS RECOMMENDED IN THE SOILS REPORT. SITE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO: SPREAD FOOTINGS, SLABS, PAVEMENTS, UNDERGROUND UTILITIES, SIDEWALKS, CURBS, GUTTERS, BOLLARDS, SIGNS, FENCES & MISCELLANEOUS LANDSCAPE ITEMS.
11. CONTRACTOR SHALL COMPLY WITH CHAPTER 14 OF THE INTERNATIONAL FIRE CODE DURING THE DEMOLITION PROCESS.
12. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
13. UNLESS SPECIFICALLY NOTED OTHERWISE, NO MATERIAL SCHEDULED FOR DEMOLITION SHALL BE REUSED IN NEW CONSTRUCTION.
14. EXISTING FOUNDATIONS, SLABS, PAVEMENTS AND BELOW GRADE STRUCTURES SHALL BE REMOVED FROM THE BUILDING AREA (ANY CONCRETE PIERS SHALL BE REMOVED DOWN TO A MINIMUM OF 4 FEET BELOW THE PROPOSED FINISHED CONCRETE ELEVATIONS).
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES AND APPROVED BY PROJECT OWNER & ENGINEER.
16. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR STORM INLET STRUCTURES, ETC., THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
17. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
18. GRASS AREAS SHALL BE CLEARED AND GRUBBED AS NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY 360 SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

DEMOLITION NOTE

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CONSTRUCTION FENCING NOTE

CONTRACTOR SHALL PROVIDE TEMPORARY CHAINLINK CONSTRUCTION FENCING ALONG PERIMETER OF PROJECT BOUNDARY TO ENSURE SAFETY AND SECURITY OF THE CONSTRUCTION SITE.

Know what's **below.**
Call before you dig.

GRAPHIC SCALE
5 0 5 10 20
(IN FEET)
1 inch = 10 ft.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

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TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

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LICENSED PROFESSIONAL ENGINEER
04/21/2026

ANDERSON COUNTY AGRILIFE BUILDING
603 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

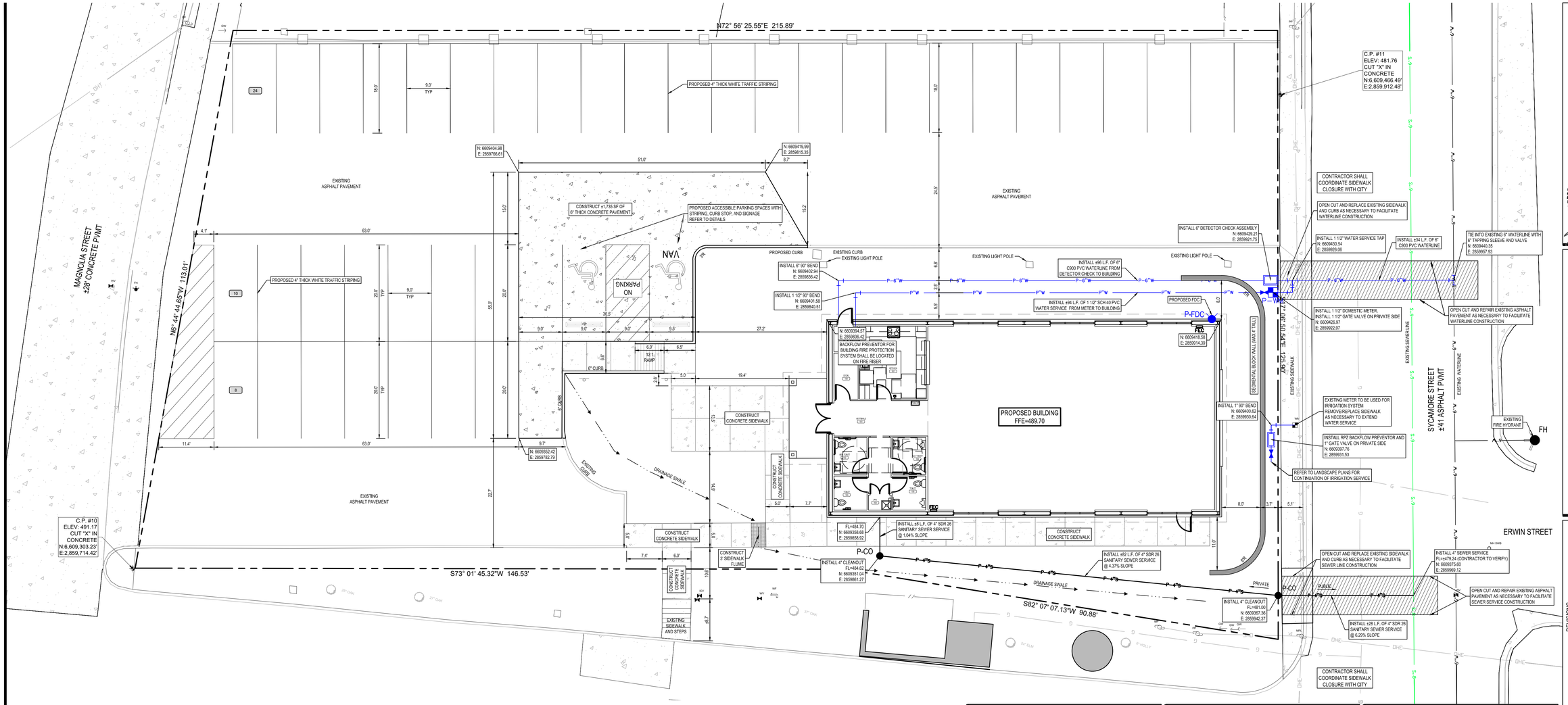
REVISIONS

NO.	DESCRIPTION	BY	DATE

DEMOLITION PLAN

ISSUED FOR PERMIT

JOB NO.: 1008-017		ISSUE DATE: 04/21/2026	
DRAWN BY: TCP	CHECKED BY: JAH	APPROVED BY: JAH	SCALE: 1"=10'
SHEET NO.: C3.0		REVISION NO.:	



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
7. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
8. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
10. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FORM THE WORKSITE.
11. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE 6" RED PAINTED STRIPE ALONG TOP AND FACE OF CURB, FACE OF SIDEWALK, OR DIRECTLY ADJACENT TO PROPOSED PARKING LOT STRIPING, WITH 4" WHITE STENCILED LETTERS "FIRE LANE - NO PARKING" PAINTED ON RED STRIPE AT 25' CENTER TO CENTER.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

STABILIZATION NOTE

ALL NON-PAVED AREAS WITHIN THE LIMITS OF THIS PROJECT SHALL RECEIVE 4" OF CLEAN TOPSOIL AND HYDROMULCH OR SOD. CONTRACTOR IS FULLY RESPONSIBLE TO ENSURE THAT 4" OF TOPSOIL IS IN PLACE AND GRASS IS ESTABLISHED AT THE CLOSEOUT OF THE PROJECT. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR MUST IMPORT CLEAN TOPSOIL TO SATISFY THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE STABILIZED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

TOPOGRAPHIC SURVEY NOTE

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TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

SITE INFORMATION

LEGAL DESCRIPTION:	LOT 12A & 12B HALLUM SUBDIVISION
PROPOSED USE	COMMUNITY CENTER
OWNER / DEVELOPER	ANDERSON COUNTY 703 NORTH MALLARD STREET, SUITE 101 PALESTINE, TEXAS 75802
SITE ADDRESS:	603 NORTH SYCAMORE STREET
ZONED:	CBD - CENTRAL BUSINESS DISTRICT
SETBACKS:	FRONT - 10' SIDE - 10' BUILDING HEIGHT - 50' (3 STORIES)

FIRE FLOW DATA

TOTAL FLOOR AREA SQUARE FOOTAGE PER ARCHITECT

TOTAL AREA 3,333 s.f.

1. FIRE FLOW CALCULATIONS OBTAINED FROM IFC (CURRENT VERSION).
2. APPENDIX B, SECTION B104.4 GENERAL.
3. APPENDIX B, SECTION B105.2 "EXCEPTION" FOR SPRINKLED BUILDING.
4. FROM TABLE B105.1, TYPE II-B: 3,333 s.f. = 1,500 GPM.
5. REQUIRED FIRE FLOW: 1,500 GPM
6. FROM IFC (CURRENT VERSION), APPENDIX C, TABLE C102.1, THE MINIMUM HYDRANT REQUIREMENT IS 1.
7. FOR A SPRINKLED BUILDING THE MAXIMUM ALLOWED TRAVEL OR ACCESS PATH IS 600 FEET.
8. LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE APPROVED BY CITY FIRE DEPARTMENT. COORDINATE WITH FIRE PROTECTION DESIGN.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48). ACCESSIBLE ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
3. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
4. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
5. ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

LEGEND

ALL UTILITIES ARE EXISTING UNLESS NOTED OTHERWISE

INDICATES PROPOSED → P-6"W ← INDICATES TYPE OF LINE; INDICATES SIZE OF LINE

X'R	RADIUS DIMENSION (UNLABELED RADII ARE 2.0')
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
MH	SEWER MANHOLE
PP	POWER POLE
DCO	DOUBLE SANITARY SEWER CLEAN OUT
XX	NUMBER OF PARKING SPACES PER ROW
⊏ ═ ═ ═ ⊐	STORM SEWER
— W —	WATER LINE
— S —	SANITARY SEWER
— OHE —	OVERHEAD ELECTRIC LINE
— FIRE LANE —	PROPOSED FIRE LANE
═══	PROPOSED CURB AND GUTTER
—⊟— // — 0 —	PROPOSED FENCING. REFER TO BUILDING PLANS FOR CONSTRUCTION INFORMATION
L ☐ M ▨ H ▦	INDICATES PAVEMENT TYPE "L" = LIGHT DUTY CONCRETE "M" = MEDIUM DUTY CONCRETE "H" = HEAVY DUTY CONCRETE (REFER TO PAVEMENT DETAILS)

N

811®
Know what's below.
Call before you dig.

GRAPHIC SCALE
5 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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JEFF HAMILTON
96497
02/13/2026

ANDERSON COUNTY
AGRILIFE BUILDING
703 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

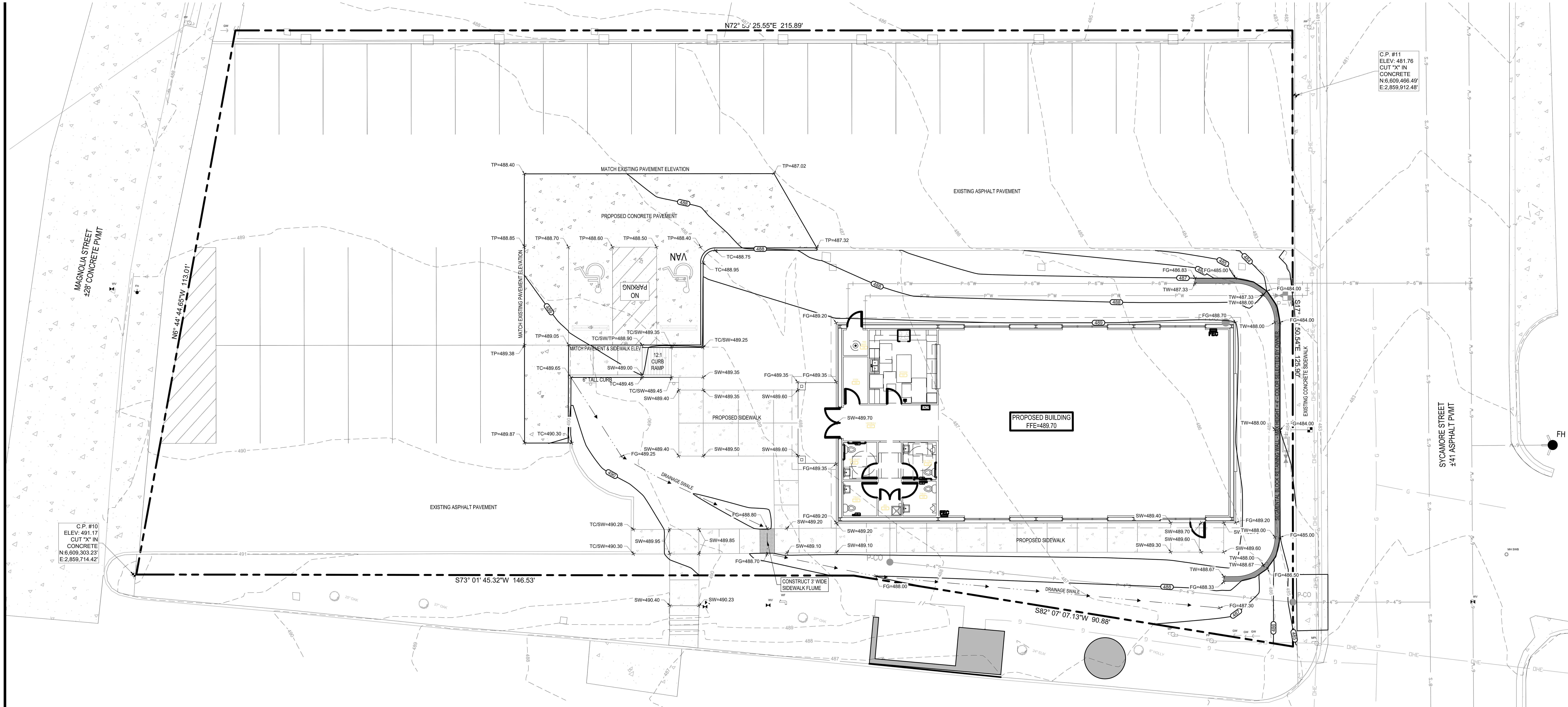
REVISIONS

NO.	DESCRIPTION	BY	DATE

SITE AND UTILITY PLAN

ISSUED FOR PERMIT

JOB NO.:	1008-017
ISSUE DATE:	10/24/2025
DRAWN BY:	TCP
CHECKED BY:	JAH
APPROVED BY:	JAH
SCALE:	1"=10'
SHEET NO.:	4.0
REVISION NO.:	



PAVEMENT SUBGRADE PREPARATION

THESE GUIDELINES ARE PROVIDED WITHOUT THE BENEFIT OF A GEOTECHNICAL RECOMMENDATION AND ARE CONSIDERED TO BE INDUSTRY STANDARD PRACTICES. IF A GEOTECHNICAL INVESTIGATION IS PERFORMED, ITS RECOMMENDATIONS SHALL FOLLOWED IF A CONFLICT WITH THESE NOTES EXISTS.

TO PREPARE THE PAVEMENT SUBGRADE AREAS, STRIP AND REMOVE ALL EXISTING PAVEMENT AND ANY LOOSE AND/OR WET SOIL, ROOTS AND DEBRIS TO A DRY AND STABLE SUBGRADE.

AFTER STRIPPING AND UNDERCUTTING, AS REQUIRED BY THE GRADING PLAN (THIS SHEET) ALL PAVEMENT AREAS SHALL BE PROOF ROLLED WITH A HEAVY, LOADED PNEUMATIC-TIRED VEHICLE SUCH AS A 20 TO 25 TON LOADED DUMP TRUCK OR SCRAPER. IT IS MANDATORY THAT ALL PAVEMENT AREAS BE PROOF ROLLED TO IDENTIFY LOOSE OR SOFT SOILS. ALL PROOF ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE WITNESSED BY THE GEOTECHNICAL ENGINEER AND SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER. ANY WEAK AREAS WHICH YIELD UNDER PROOF ROLL, OR ANY AREAS WITH A TENDENCY TO PUMP, SHOULD BE MITIGATED. SUCH MITIGATION MAY INCLUDE:

1. OVEREXCAVATION AND BACKFILLING,
2. REPROCESSING TO REMOVE MOISTURE,
3. CHEMICAL MODIFICATION WITH LIME OR CEMENTITIOUS ADMIXTURES, OR
4. INSTALLATION OF GEOSYNTHETICS.

AFTER STRIPPING, EXCAVATING WHERE REQUIRED, AND PROOF ROLLING BUT PRIOR TO PLACING FILL, THE EXPOSED SOILS SHOULD BE SCARIFIED AND THEN PROCESSED TO A MOISTURE CONTENT BETWEEN ONE PERCENTAGE POINT BELOW (-1%) TO THREE PERCENTAGE POINTS ABOVE (+3%) THE STANDARD PROCTOR OPTIMUM. THE SUBGRADE SOILS SHOULD BE RECOMPACTED. FOR COHESIVE (CLAY) SUBGRADE SOILS COMPACTION SHOULD BE TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY DEFINED BY THE STANDARD PROCTOR (ASTM D 698) FOR A DEPTH OF AT LEAST EIGHT (8) INCHES BELOW THE SURFACE. AND FOR NON-COHESIVE (SILTS AND SANDS) SUBGRADE SOILS SHOULD BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY DEFINED BY THE STANDARD PROCTOR (ASTM D 698) FOR A DEPTH OF AT LEAST EIGHT (8) INCHES BELOW THE SURFACE.

FILL SHOULD BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIALS AND SHOULD BE COMPACTED WITHIN THE RANGE OF ONE PERCENTAGE POINT BELOW (-1%) TO THREE PERCENTAGE POINTS ABOVE (+3%) THE OPTIMUM MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D 698) TEST. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING.

EACH LIFT OF COMPACTED SOIL SHOULD BE TESTED AND INSPECTED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. AS A GUIDELINE, IT IS RECOMMENDED THAT FIELD DENSITY TEST BE TAKEN AT A FREQUENCY OF NOT LESS THAN ONE (1) TEST PER 5,000 SQUARE FEET OF SURFACE AREA PER LIFT OR A MINIMUM OF FOUR (4) TEST PER LIFT FOR EACH TESTED AREA FOR THE PAVEMENT AREA.

SELECT FILL PREPARATION

THESE GUIDELINES ARE PROVIDED WITHOUT THE BENEFIT OF A GEOTECHNICAL RECOMMENDATION AND ARE CONSIDERED TO BE INDUSTRY STANDARD PRACTICES. IF A GEOTECHNICAL INVESTIGATION IS PERFORMED, ITS RECOMMENDATIONS SHALL FOLLOWED IF A CONFLICT WITH THESE NOTES EXISTS.

SELECT SELECT FILL MATERIAL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. CONSIST OF HOMOGENEOUS SOILS (I.E. NOT SAND WITH CLAY LUMPS) AND BE FREE OF ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS AND FREE OF ROCKS LARGER THAN 6 INCHES IN DIAMETER
2. LIQUID LIMIT LESS THAN 40
3. PLASTICITY INDEX BETWEEN EIGHT (8) AND EIGHTEEN (18)
4. PERCENT PASSING THE NO. 200 SIEVE BETWEEN 30 AND 75.
5. MAXIMUM HYDRAULIC CONDUCTIVITY OF THE COMPACTED MATERIAL OF 1 X 10-5 CM/SEC.

ATTERBERG LIMITS TESTING OF THE FILL IS REQUIRED AND SHALL NOT EXCEED A RATE OF 1 TEST PER 500 CUBIC YARDS OF FILL (AND AS VISUAL CHANGES OCCUR).

THE SELECT FILL MATERIAL SHALL BE PLACED IN MAXIMUM LIFTS OF NINE (9) INCHES OF LOOSE MATERIAL AND SHOULD BE COMPACTED WITHIN THE RANGE OF OPTIMUM TO THREE PERCENTAGE POINTS ABOVE (+3%) OPTIMUM MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D 698) TEST. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. CONTRACTOR SHALL MAINTAIN THE SPECIFIED MOISTURE CONTENT UNTIL THE SUBGRADE IS COVERED WITH FILL OR PAVEMENT.

EACH LIFT OF COMPACTED SOIL SHOULD BE TESTED AND INSPECTED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. FIELD DENSITY TEST SHALL BE AT A FREQUENCY OF NOT LESS THAN ONE (1) TEST PER 3,000 SQUARE FEET OF SURFACE AREA PER LIFT OR A MINIMUM OF TWO (2) TEST PER LIFT FOR EACH TESTED AREA FOR THE PAVEMENT.

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 MAXIMUM UNLESS OTHERWISE NOTED.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4 INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREAS SHALL THEN BE SODDED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES, 3:1 OR STEEPER. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. EXISTING GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT
5. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT.
6. CONTRACTOR SHALL ADJUST GRADES ADJACENT TO EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

BUILDING PAD PREPARATION

THESE GUIDELINES ARE PROVIDED WITHOUT THE BENEFIT OF A GEOTECHNICAL RECOMMENDATION AND ARE CONSIDERED TO BE INDUSTRY STANDARD PRACTICES. IF A GEOTECHNICAL INVESTIGATION IS PERFORMED, ITS RECOMMENDATIONS SHALL FOLLOWED IF A CONFLICT WITH THESE NOTES EXISTS.

THE EXISTING SURFICIAL VEGETATION / TOPSOIL AND EXISTING PAVEMENT SHALL BE REMOVED AND EXCAVATED TO FINISHED SUBGRADE. VOIDS THAT RESULT FROM DEMOLITION ACTIVITY SHALL BE BACKFILLED WITH MOISTURE AND DENSITY CONTROLLED SELECT FILL MATERIAL TO FINISHED SUBGRADE. THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR. SCARIFY THE EXPOSED SUBGRADE, ADJUST THE MOISTURE CONTENT AND RECOMPACT. PLACE SELECT FILL TO FINISHED SLAB SUBGRADE (ALL SELECT FILL SHOULD BE TESTED TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS). THE FOLLOWING ARE PROVIDED FOR RECOMMENDED FOUNDATION SUBGRADE PREPARATIONS. AFTER STRIPPING AND UNDERCUTTING, AS REQUIRED BY THE GRADING PLAN (THIS SHEET), THE BUILDING AREA SHOULD BE PROOF ROLLED WITH A HEAVY, LOADED PNEUMATIC-TIRED VEHICLE SUCH AS A 20 TO 25 TON LOADED DUMP TRUCK OR SCRAPER. IT IS RECOMMENDED THAT ALL AREAS BENEATH THE FLOOR SLAB BE PROOF ROLLED TO IDENTIFY LOOSE OR SOFT SOILS. ALL PROOF ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE WITNESSED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE, AND SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER. ANY WEAK AREAS WHICH YIELD UNDER PROOF ROLL, OR ANY AREAS WITH A TENDENCY TO PUMP, SHOULD BE MITIGATED. SUCH MITIGATION MAY INCLUDE:

1. OVEREXCAVATION AND BACKFILLING,
2. REPROCESSING TO REMOVE MOISTURE,
3. CHEMICAL MODIFICATION WITH LIME OR CEMENTITIOUS ADMIXTURES, OR
4. INSTALLATION OF GEOSYNTHETICS.

AFTER STRIPPING, EXCAVATING WHERE REQUIRED, AND PROOF ROLLING BUT PRIOR TO PLACING FILL, THE EXPOSED SOILS SHOULD BE SCARIFIED AND THEN PROCESSED TO A MOISTURE CONTENT BETWEEN OPTIMUM TO THREE PERCENTAGE POINTS ABOVE (+3%) THE STANDARD PROCTOR OPTIMUM. THE SUBGRADE SOILS SHOULD BE RECOMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST EIGHT (8) INCHES BELOW THE SURFACE. CONTRACTOR SHALL MAINTAIN SPECIFIED MOISTURE CONTENT UNTIL SUBGRADE IS COVERED WITH FILL OR SLAB.

LEGEND

TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TI	TOP OF INLET
TG	TOP OF GRATE
SW	SIDEWALK
FG	FINISHED GRADE
TC=340.38	PROPOSED SPOT ELEVATION
335	EXISTING CONTOUR
335	PROPOSED CONTOUR

STABILIZATION NOTE

ALL NON-PAVED AREAS WITHIN THE LIMITS OF THIS PROJECT SHALL RECEIVE 4" OF CLEAN TOPSOIL AND HYDROMULCH OR SOD. CONTRACTOR IS FULLY RESPONSIBLE TO ENSURE THAT 4" OF TOPSOIL IS IN PLACE AND GRASS IS ESTABLISHED AT THE CLOSEOUT OF THE PROJECT. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR MUST IMPORT CLEAN TOPSOIL TO SATISFY THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE STABILIZED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY 360 SURVEYING. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

811
Know what's below. Call before you dig.

GRAPHIC SCALE
5 0 5 10 20
(IN FEET)
1 inch = 10 ft.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48). ACCESSIBLE ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
3. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
4. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
5. ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

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TBPELS FIRM #24175
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STATE OF TEXAS
JEFF HAMILTON
96497
LICENSED PROFESSIONAL ENGINEER
04/21/2026

ANDERSON COUNTY AGRILIFE BUILDING
603 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

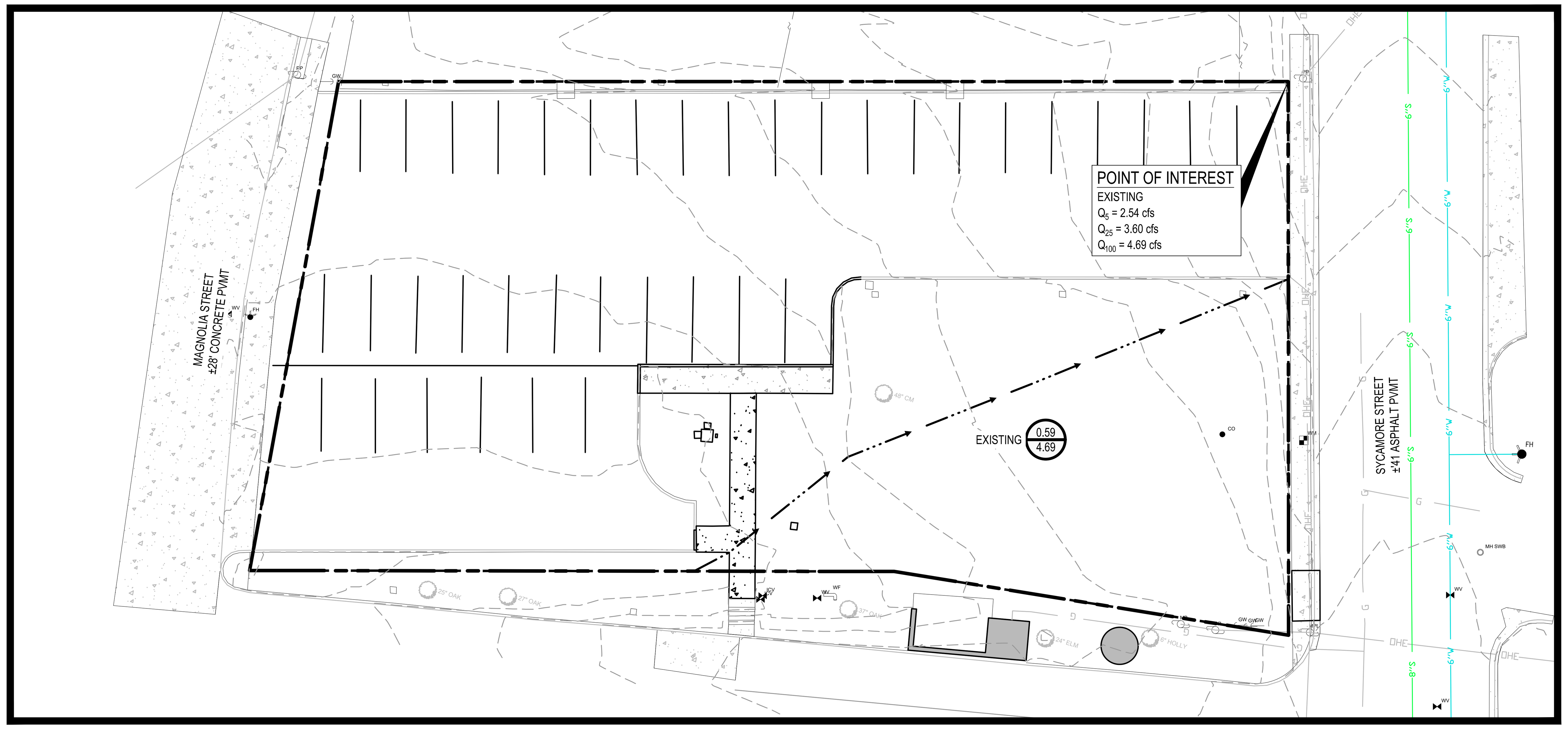
REVISIONS

NO.	DESCRIPTION	BY	DATE

GRADING PLAN

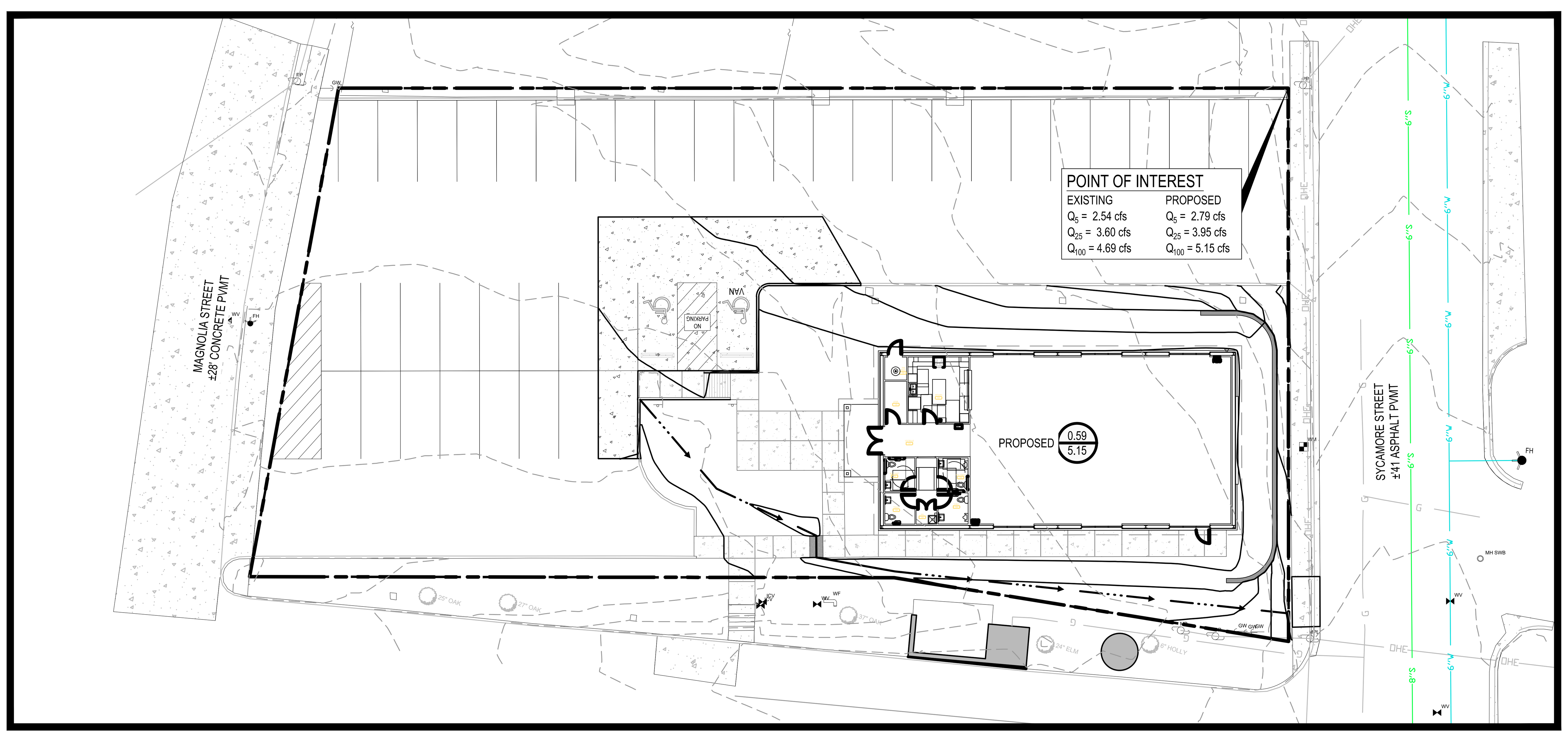
ISSUED FOR PERMIT

JOB NO.:		ISSUE DATE:
1008-017		04/21/2026
DRAWN BY:	CHECKED BY:	APPROVED BY: SCALE:
TCP	JAH	JAH 1"=10'
SHEET NO.:		REVISION NO:
5.0		



EXISTING CONDITION

SCALE:1"=20'



PROPOSED CONDITION

SCALE:1"=20'

Know what's below. Call before you dig.

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- HYDRAULIC LENGTH FLOW LINE
- FLOW DIRECTION ARROW
- DRAINAGE AREA (ACRES) / 100-YR PEAK RUNOFF (CFS)
- DRAINAGE AREA I.D. E = EXISTING P = PROPOSED OS = OFF-SITE
- STORM SEWER

NOAA ATLAS 14 BDE VALUES

	5-Year	25-Year	100-Year
b	49.8	63.2	78.6
d	8.5	7.6	7.1
e	0.723	0.698	0.688

COMPOSITE "C" CALCULATIONS

EXISTING CONDITION - SUBJECT PROPERTY

AREA DESIGNATION	TOTAL AREA	AREA		RUNOFF COEFFICIENT		COMPOSITE RUNOFF COEFFICIENT
		GRASS	CONCRETE	GRASS	CONCRETE	
	(acres)	(sq. ft.)	(sq. ft.)	C	C	C
EXISTING	0.59	9,097	16,724	0.39	0.88	**0.71**

PROPOSED CONDITION - SUBJECT PROPERTY

AREA DESIGNATION	TOTAL AREA	AREA		RUNOFF COEFFICIENT		COMPOSITE RUNOFF COEFFICIENT
		GRASS	CONCRETE	GRASS	CONCRETE	
	(acres)	(sq. ft.)	(sq. ft.)	C	C	C
PROPOSED	0.59	5,190	20,631	0.39	0.88	**0.78**

RATIONAL METHOD DRAINAGE CALCULATIONS

EXISTING CONDITION - SUBJECT PROPERTY

AREA DESIGNATION	TOTAL AREA	TIME OF CONCENTRATION	COMPOSITE RUNOFF COEFFICIENT	RAINFALL INTENSITY			PEAK RUNOFF		
				5-Year	25-Year	100-Year	5-Year	25-Year	100-Year
	(acres)	(min)	C	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)
EXISTING	0.59	10	0.71	6.04	8.54	11.15	**2.54**	**3.60**	**4.69**

PROPOSED CONDITION - SUBJECT PROPERTY

AREA DESIGNATION	TOTAL AREA	TIME OF CONCENTRATION	COMPOSITE RUNOFF COEFFICIENT	RAINFALL INTENSITY			PEAK RUNOFF		
				5-Year	25-Year	100-Year	5-Year	25-Year	100-Year
	(acres)	(min)	C	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)
PROPOSED	0.59	10	0.78	6.04	8.54	11.15	**2.79**	**3.95**	**5.15**

DEVELOPMENT OF THIS PROPERTY RESULTS IN AN INCREASE OF 0.46 CFS TO THE EXISTING 100-YR RATE OF STORMWATER RUNOFF, WHICH IS LESS THAN TEN PERCENT.

THIS DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT OF ON-SITE DETENTION PER SECTION 40-224 (f) OF ARTICLE IX - STORM DRAINAGE AND FLOOD CONTROL STANDARDS.

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STATE OF TEXAS — JEFF HAMILTON — 96497 — LICENSED PROFESSIONAL ENGINEER — 02/13/2026

ANDERSON COUNTY AGRILIFE BUILDING
603 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

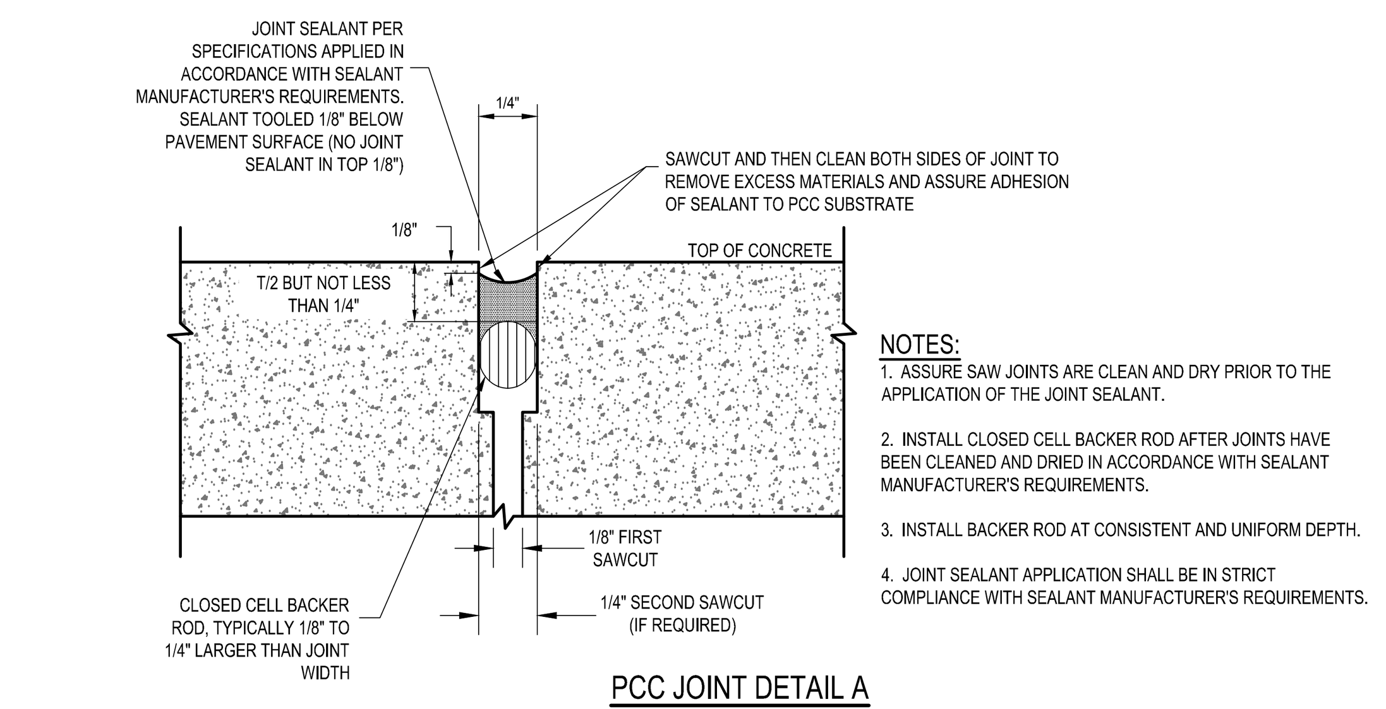
REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ADDRESS PERMIT REVIEW COMMENT	JAH	4-21-2026

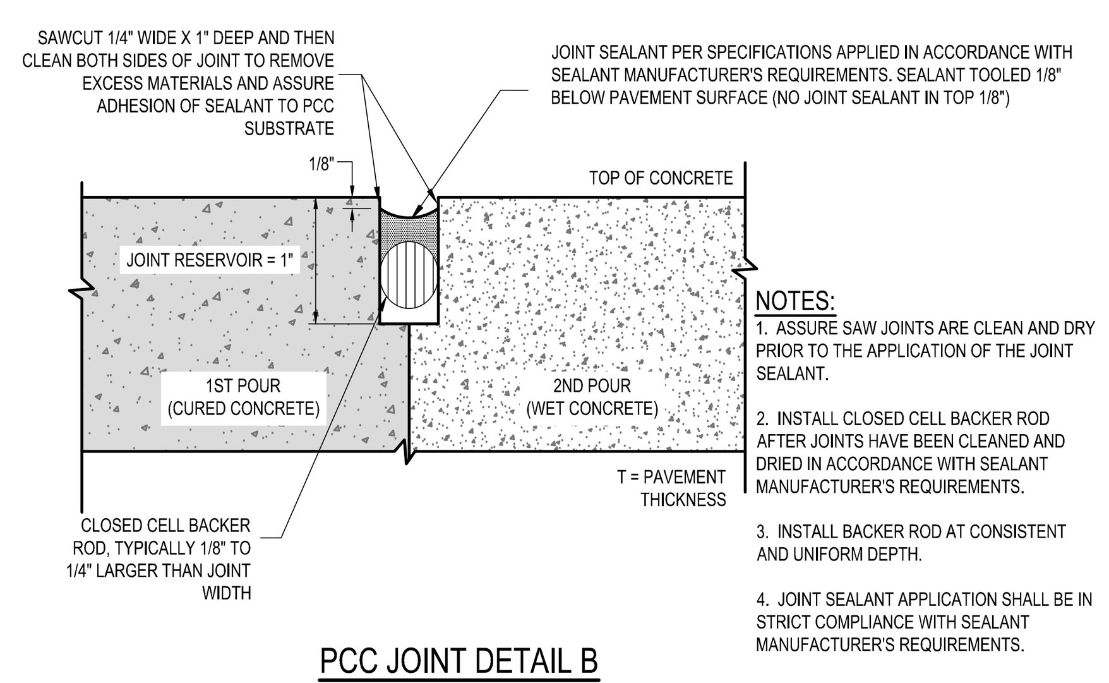
DRAINAGE AREA PLAN AND CALCULATIONS

ISSUED FOR PERMIT

JOB NO.	ISSUE DATE
1008-017	04/21/2026
DRAWN BY: JBH	CHECKED BY: JAH	APPROVED BY: JAH	SCALE: 1"=20'
SHEET NO. 6.0	REVISION NO.



PCC JOINT DETAIL A
N.T.S.



PCC JOINT DETAIL B
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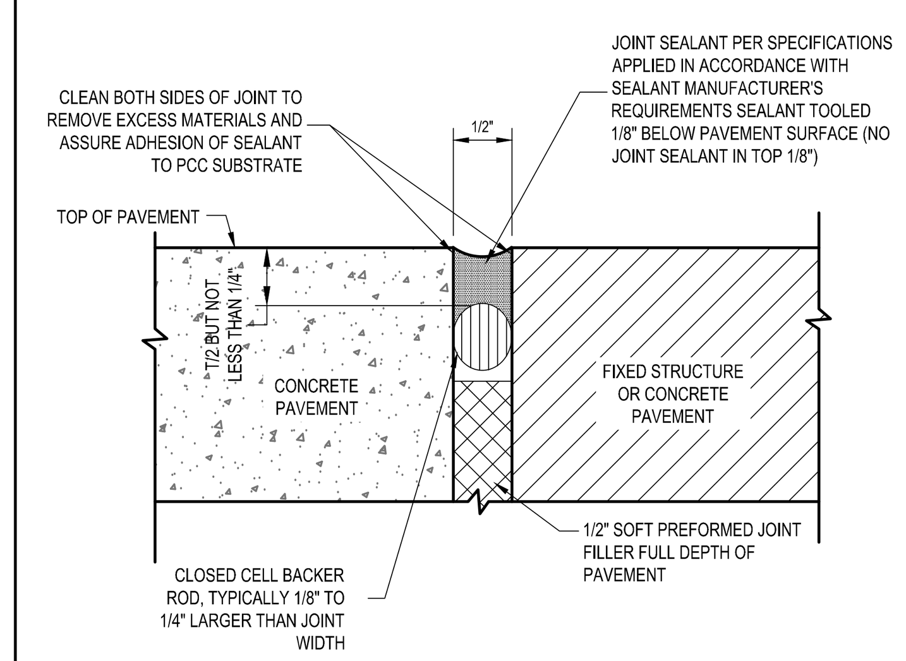

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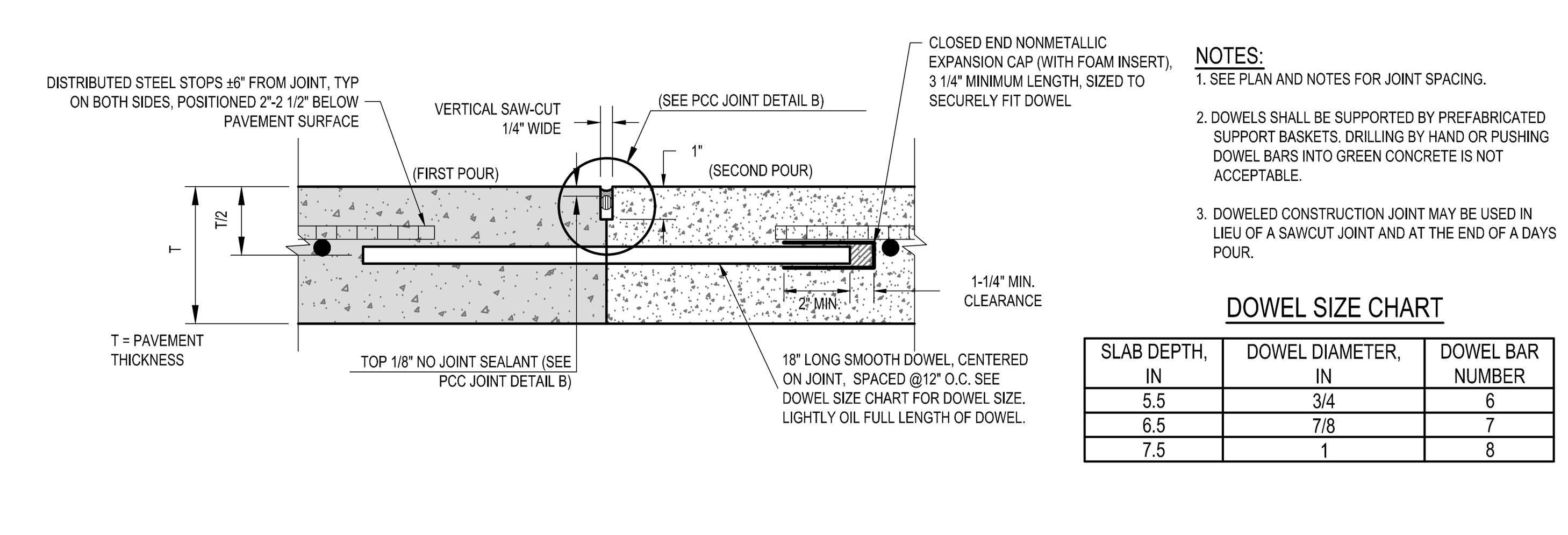

DOWELED CONSTRUCTION JOINT (DCJ)
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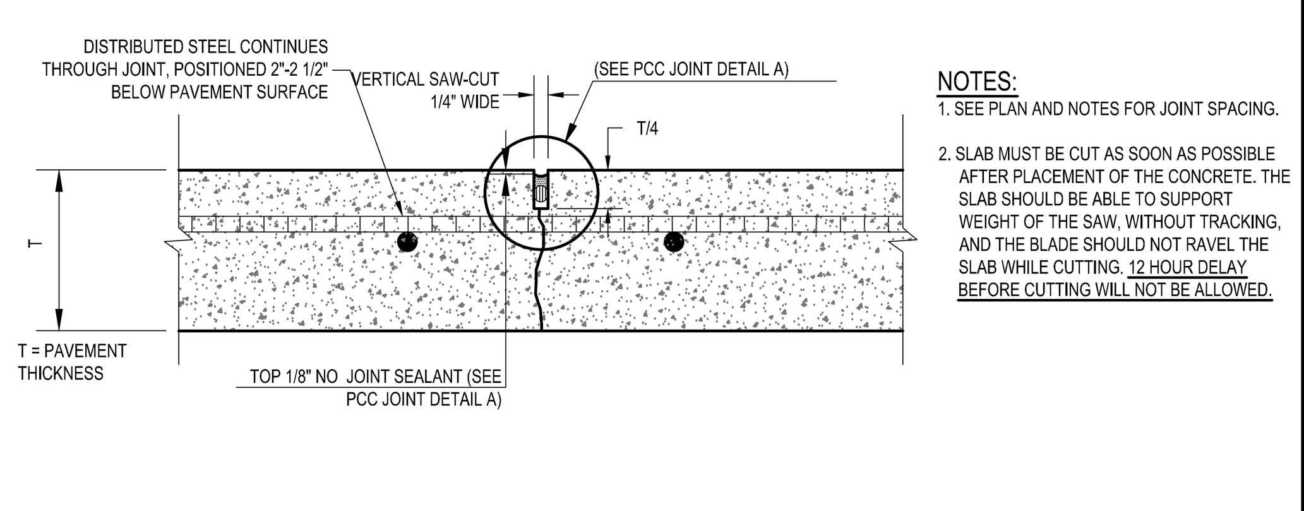

CONTRACTION/SAWCUT JOINT (SJ)
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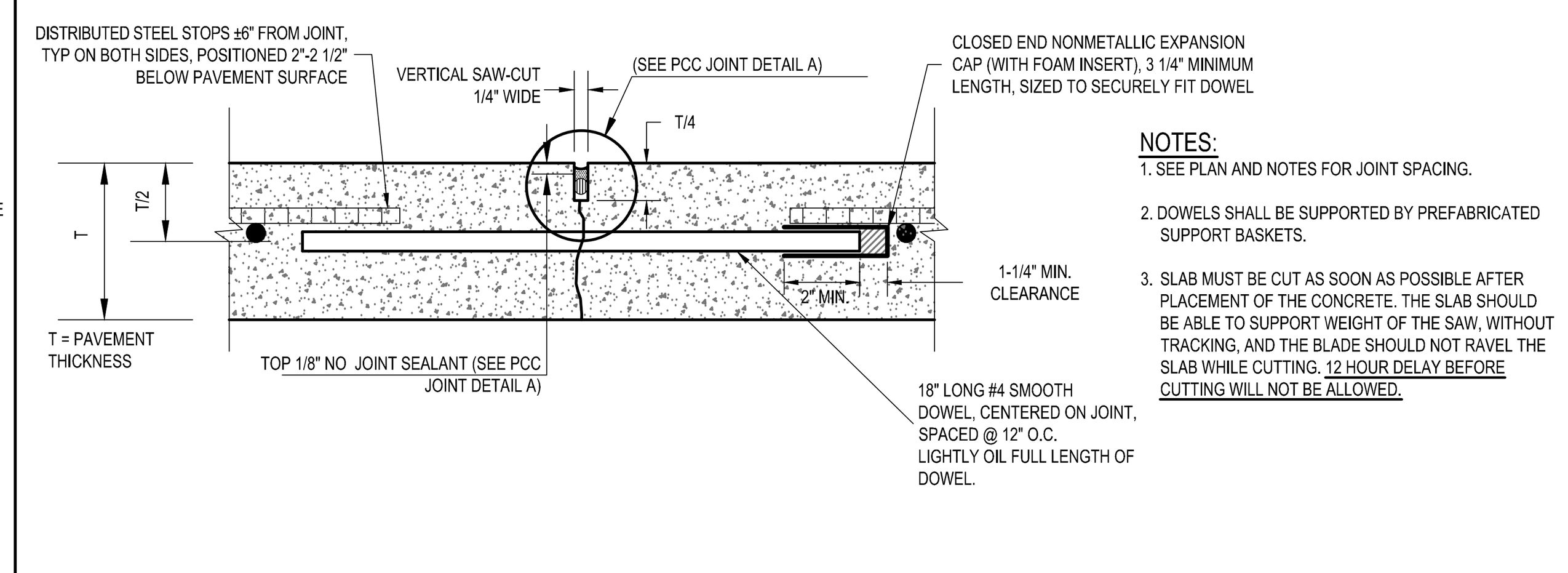

DOWELED SAWCUT JOINT (DSJ)
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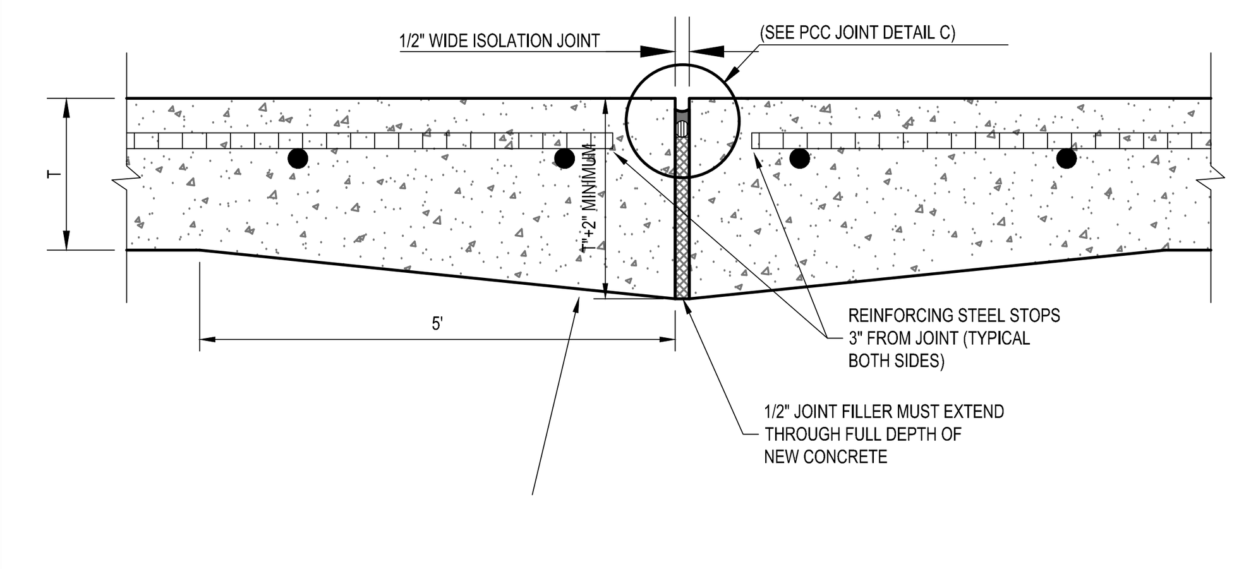

ISOLATION JOINT (IJ) - WITH THICKENED EDGE
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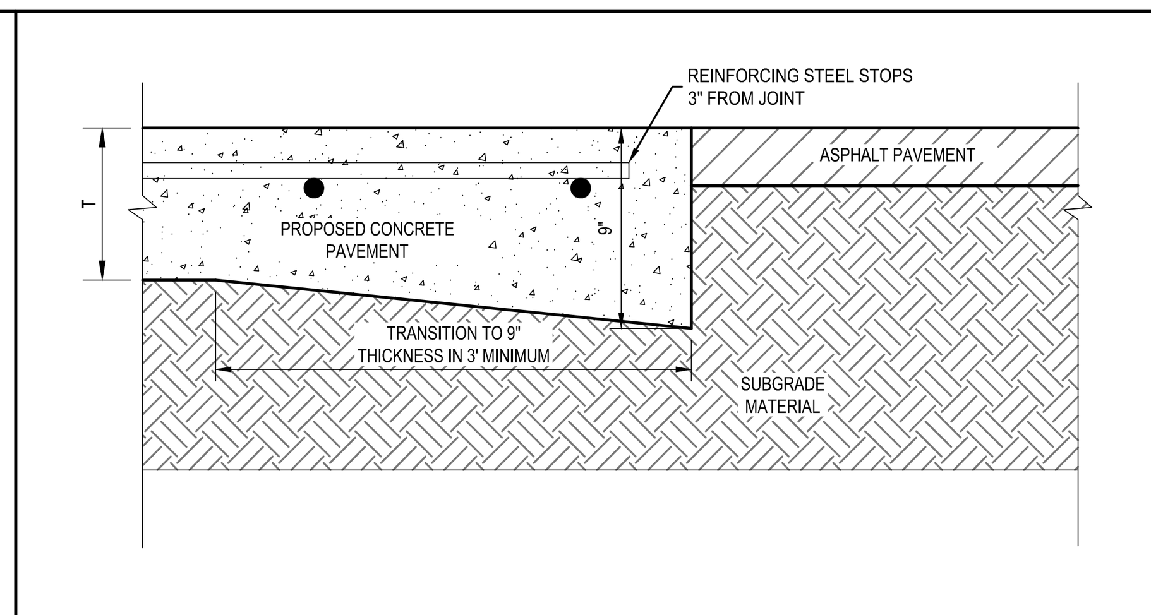

CONCRETE TO ASPHALT PAVEMENT TRANSITION (CAPT)
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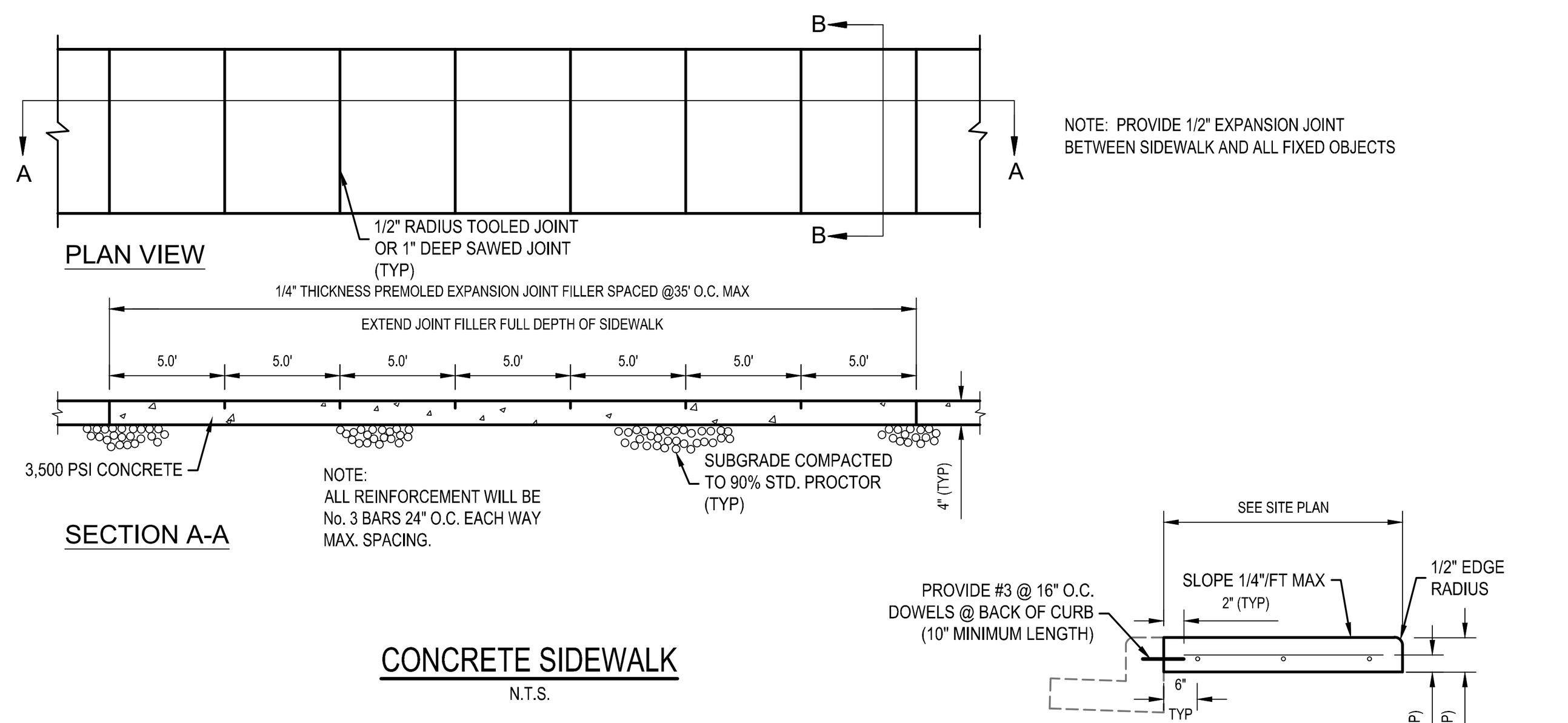
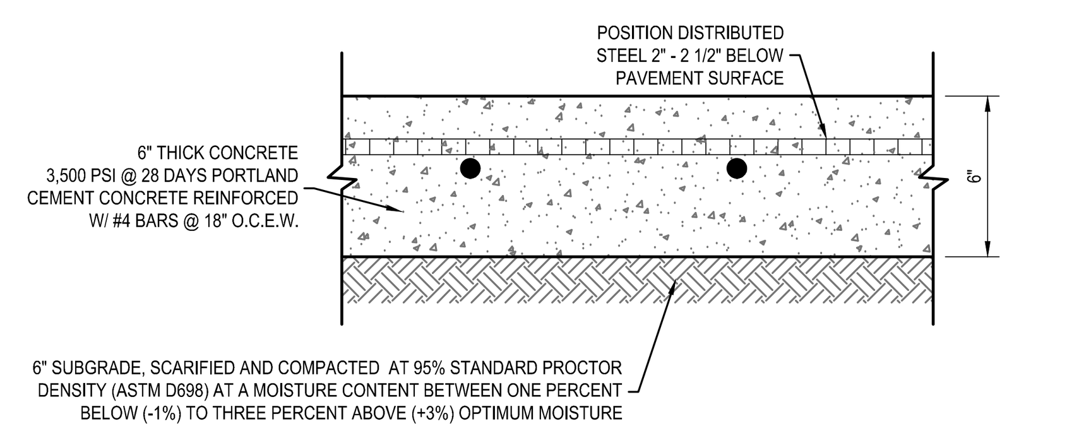


CONCRETE SIDEWALK
N.T.S.



CONCRETE PAVEMENT SECTION
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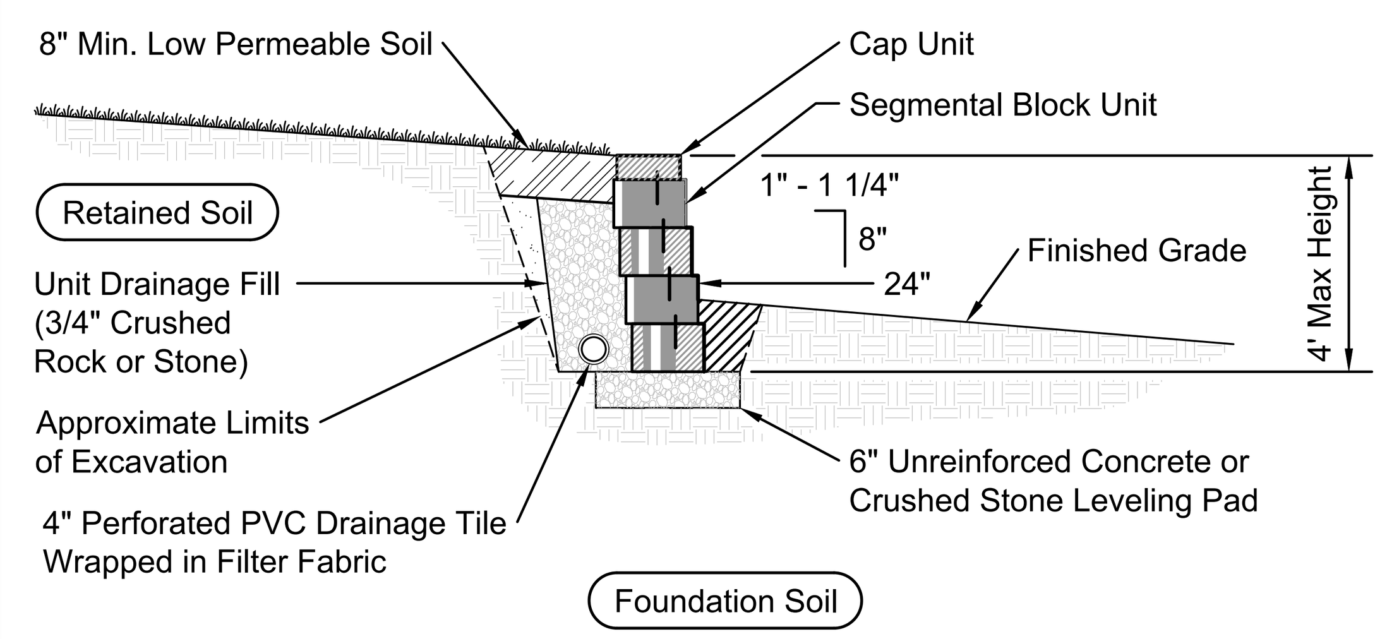
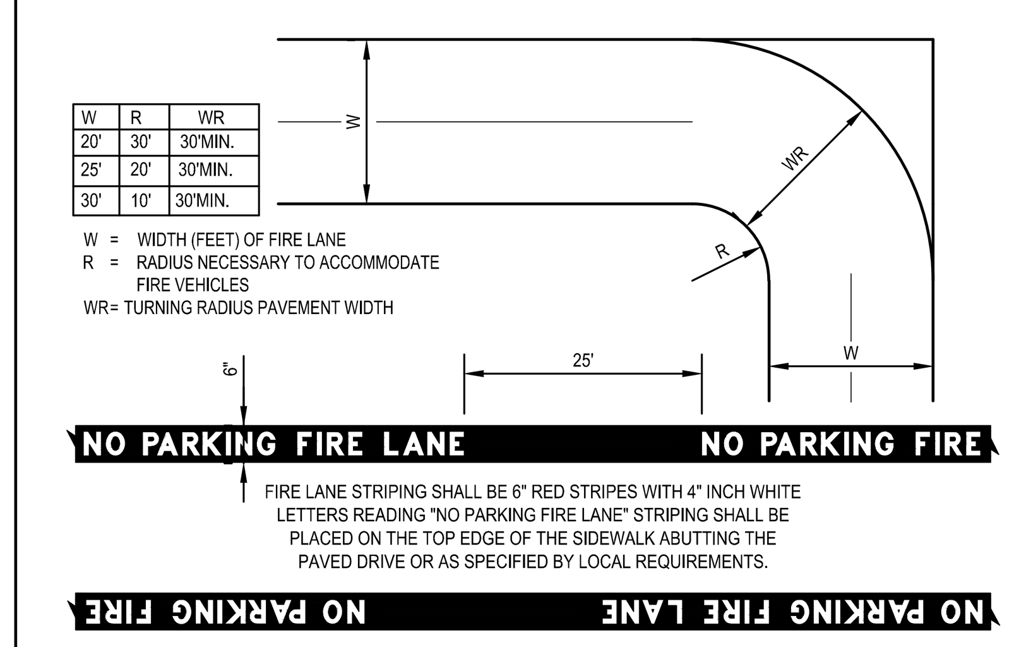


SEGMENTAL BLOCK RETAINING WALL SECTION



FIRE LANE MARKING
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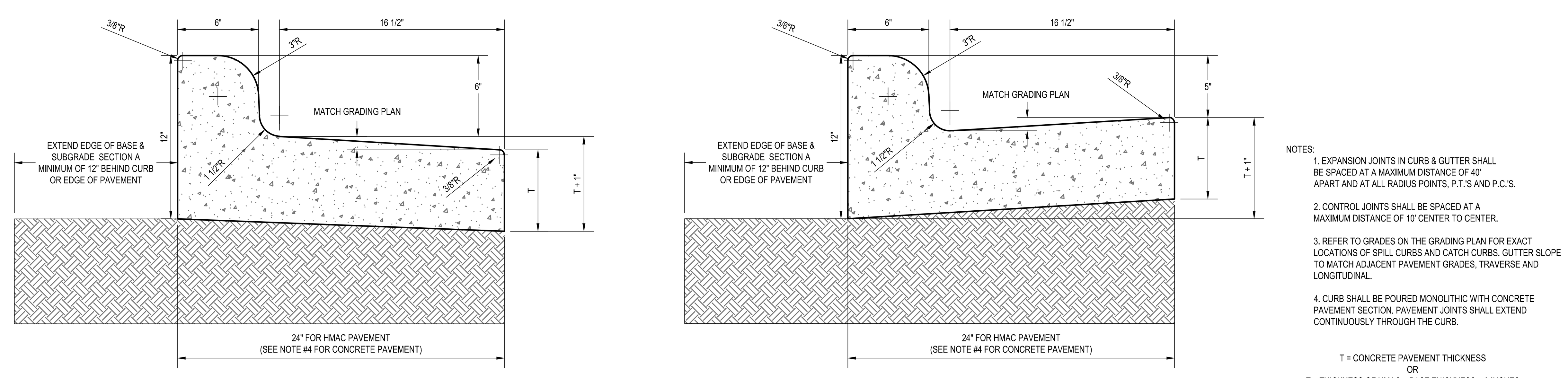
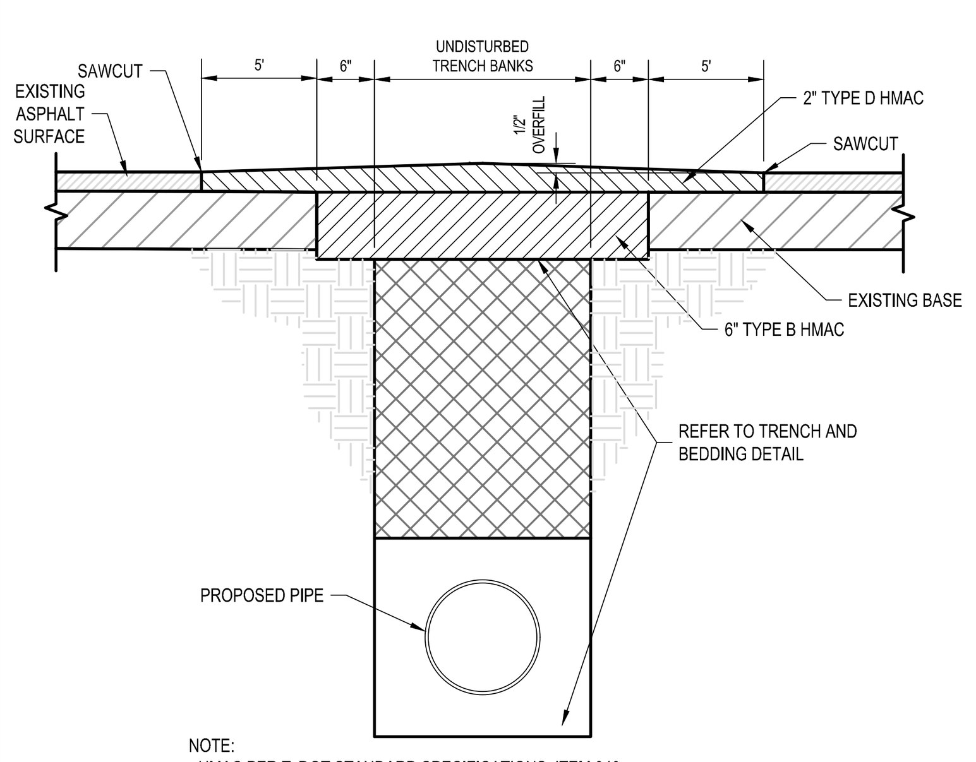


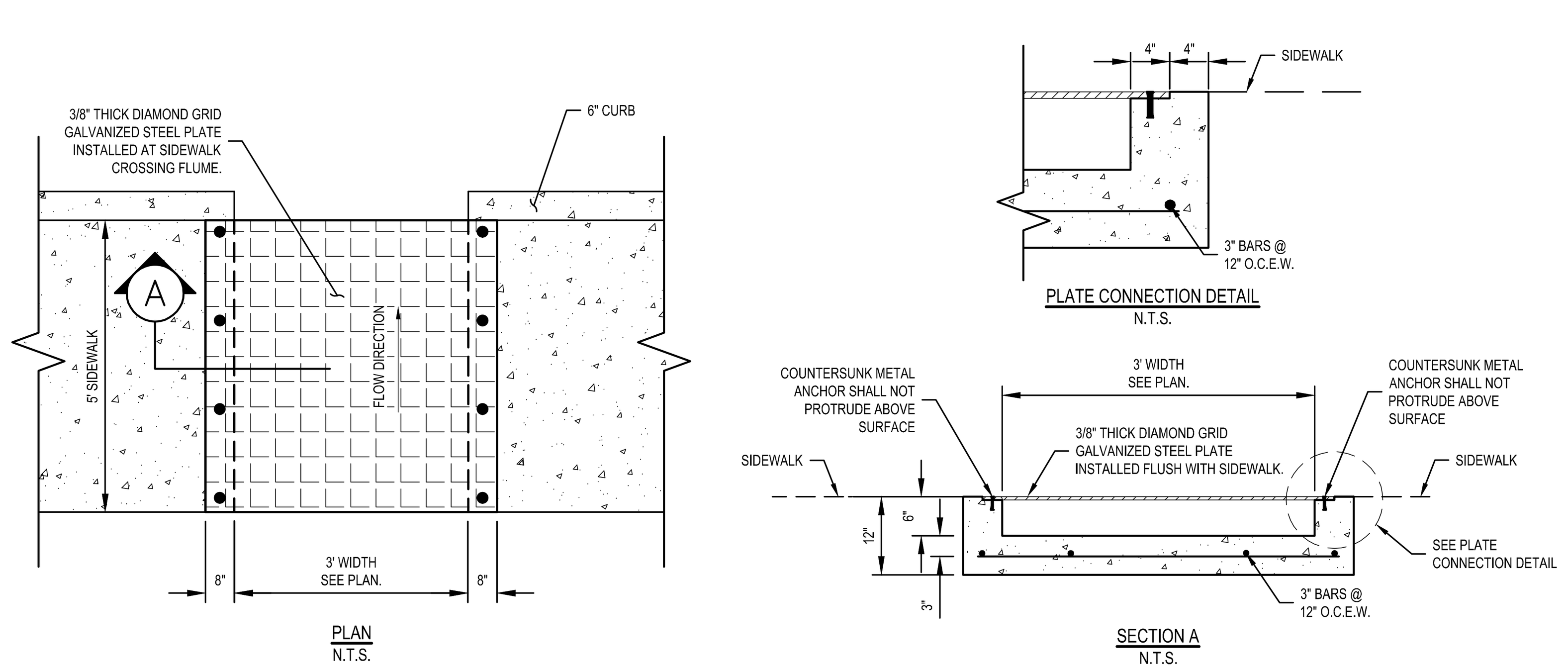
SPILL CURB

CONCRETE CURB & GUTTER
N.T.S.

CATCH CURB



OPEN-CUT REPAIR DETAIL IN TRAFFIC AREAS
N.T.S.



CONCRETE FLUME CURB CUT DETAIL
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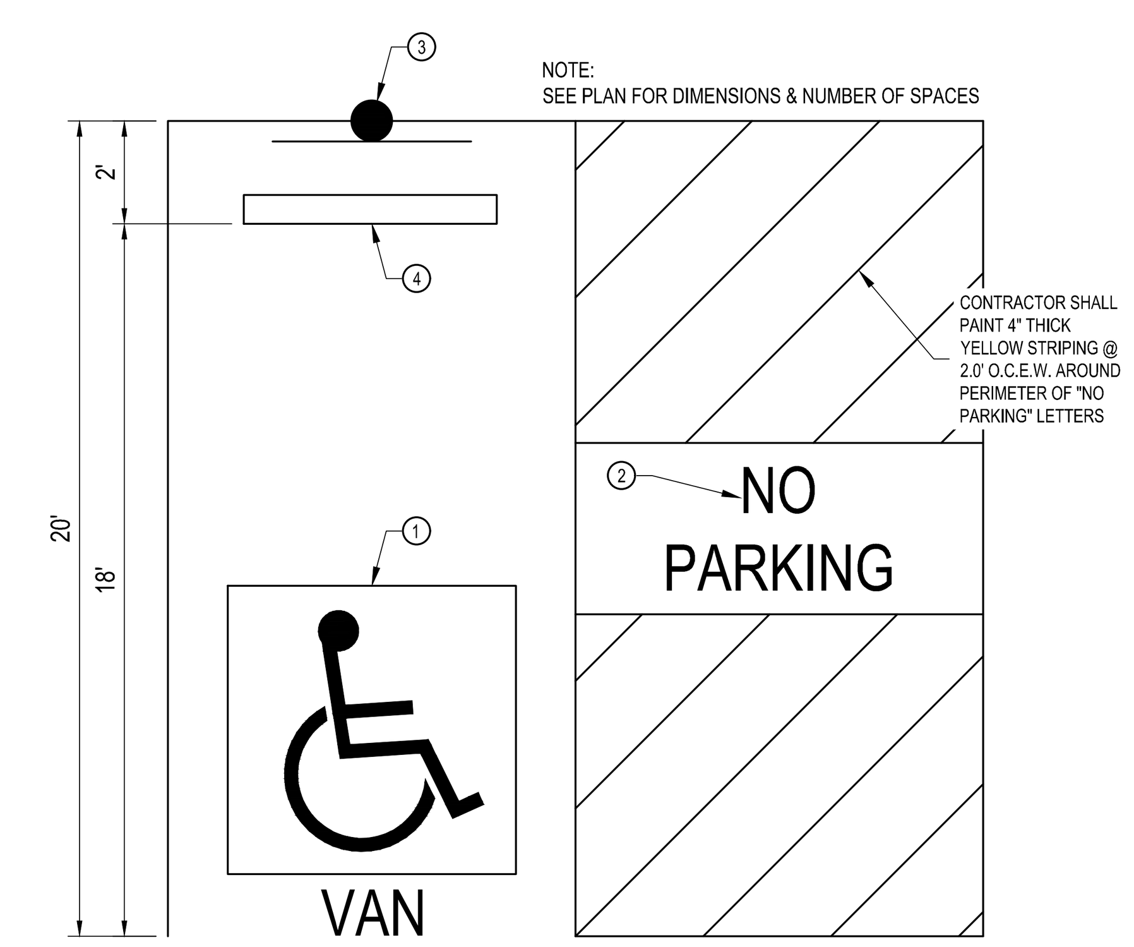

ACCESSIBLE PARKING DETAIL
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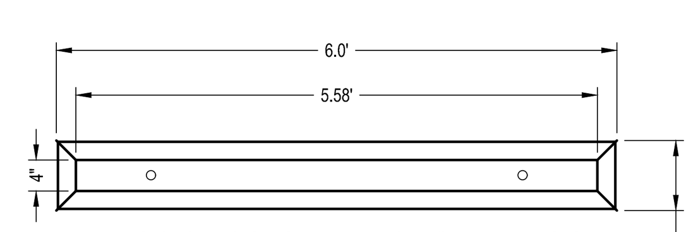

CONCRETE CURB STOP
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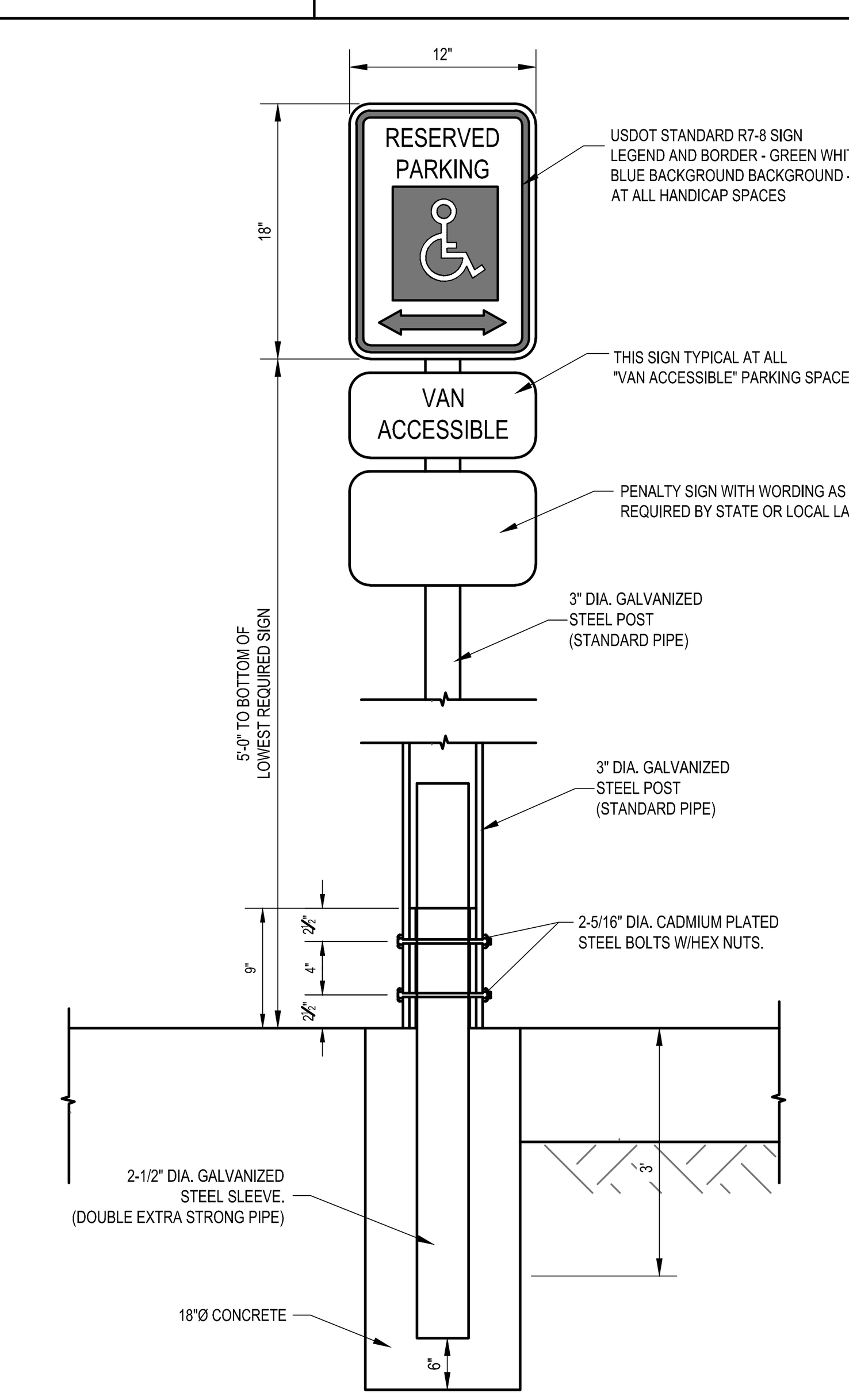

ACCESSIBLE PARKING SIGN
N.T.S.

CONCRETE GENERAL NOTES

1. DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE".
2. MIXING, TRANSPORTING AND PLACING CONCRETE SHALL CONFORM TO ACI 301.
3. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. NO. 3 BARS MAY CONFORM TO ASTM 615, GRADE 40, UNLESS NOTED OTHERWISE. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR REVIEWED BY THE STRUCTURAL ENGINEER.
5. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.
6. OBSERVE HOT & COLD WEATHER CONCRETING PRACTICES RECOMMENDED ON ACI 305 AND 306 RESPECTIVELY FOR EXTREME TEMPERATURES.
7. FORMWORK SHALL COMPLY WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".
8. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
9. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4 INCH, 45 DEGREE CHAMFER.
10. WELDED WIRE FABRIC SHALL NOT BE ACCEPTED.
11. REFER TO JOB SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GENERAL CONCRETE PAVING JOINT NOTES

1. CONTRACTION JOINTS SHALL BE CREATED WHILE THE CONCRETE IS STILL PLASTIC BY USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP, OR A GROOVE CAN BE SAW CUT INTO THE CONCRETE WITHIN 12 HOURS AFTER CONCRETE IS POURED.
2. THE CONTRACTION JOINT PATTERN SHALL DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE. THE LENGTH OF A PANEL MAY NOT EXCEED THE WIDTH BY MORE THAN 25 PERCENT.
3. MAXIMUM JOINT SPACING IS SHOWN IN THE FOLLOWING TABLE. IF THE VALUES SHOWN BELOW CANNOT BE ACHIEVED, THE ABSOLUTE MAXIMUM SPACING IS 30 TIMES THE THICKNESS OF THE SLAB UP TO A MAXIMUM OF 15 FEET, UNLESS NOTED OTHERWISE.

CONCRETE THICKNESS (INCHES)	MAXIMUM JOINT SPACING (FEET)
3.5	7.0
4.0	8.0
4.5	9.0
5.0	10.0
5.5	11.0
6.0	12.0
6.5	13.0
7.0	14.0

4. WHEN TRANSVERSE CONSTRUCTION JOINTS ARE NEEDED, THEY SHALL BE INSTALLED AT CONTRACTION JOINT LOCATIONS IF POSSIBLE.
5. THE JOINT FILLER FOR ISOLATION JOINTS SHALL EXTEND THROUGH THE SLAB THICKNESS TO THE SUBGRADE AND SHALL BE RECESSED BELOW THE PAVEMENT SURFACE SO THAT THE JOINT CAN BE SEALED WITH JOINT SEALANT MATERIALS.
6. RECOMMENDED JOINT FILLER MATERIALS INCLUDE BITUMINOUS MASTIC, BITUMINOUS IMPREGNATED CELLULOSE OR CORK, SPONGE RUBBER, OR RESIN-BOUND CORK, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
7. DISTRIBUTED STEEL REINFORCEMENT SHALL BE INSTALLED 2" to 2 1/2" BELOW THE TOP OF SLAB AND SHALL BE HELD IN POSITION BY USING CHAIRS OR PRECAST CONCRETE BLOCKS.
8. CONTRACTOR IS HEREBY PUT ON NOTICE THAT ANY AREAS OF NEW CONCRETE PAVEMENT OR SIDEWALK THAT EXPERIENCE RANDOM CRACKING (I.E. NOT CRACKED ALONG A JOINT LINE) SHALL BE REMOVED AND REPLACED. THE ENTIRE PANEL IN WHICH RANDOM CRACKING OCCURS SHALL BE REMOVED AND REPLACED.

PORTLAND CEMENT CONCRETE NOTE

THE PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE AIR ENTRAINED TO RESULT IN A 5% PLUS/MINUS 1% AIR, SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES, A WATER TO CEMENT RATIO OF 0.45, AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. A LIQUID MEMBRANE-FORMING CURING COMPOUND SHOULD BE APPLIED AS SOON AS PRACTICAL AFTER BROOM FINISHING THE CONCRETE SURFACE.

THE CONCRETE PAVEMENT SHALL BE JOINTED PER THE SITE SPECIFIC DETAILS, NOTES, PLANS AND SPECIFICATIONS.

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JEFF HAMILTON
96497
LICENSED PROFESSIONAL ENGINEER
02/13/2026

ANDERSON COUNTY AGRILIFE BUILDING
703 NORTH SYCAMORE STREET
PALESTINE, TEXAS 75802

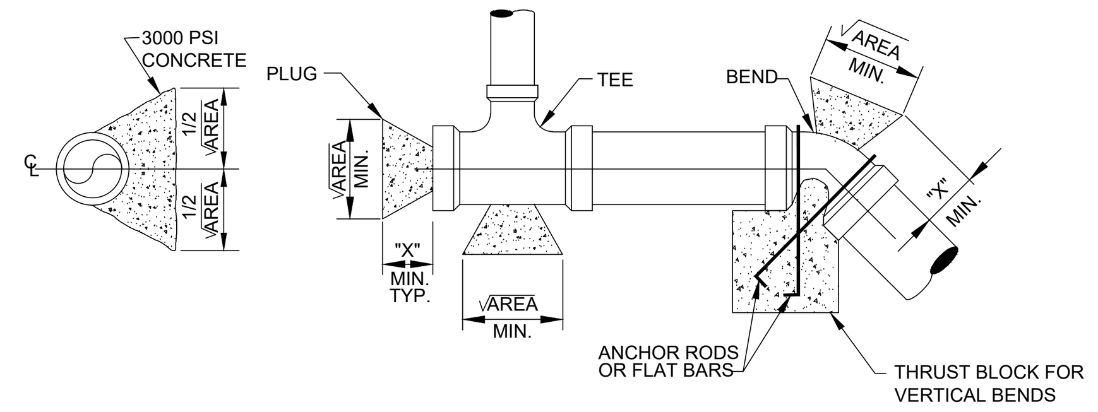
NO.	DESCRIPTION	BY	DATE

REVISIONS

PAVING DETAILS

ISSUED FOR PERMIT

JOB NO.: 1008-017		ISSUE DATE: 10/24/2025
DRAWN BY: TCP	CHECKED BY: JAH	APPROVED BY: JAH
SCALE: NTS		
SHEET NO.: 7.0		REVISION NO:

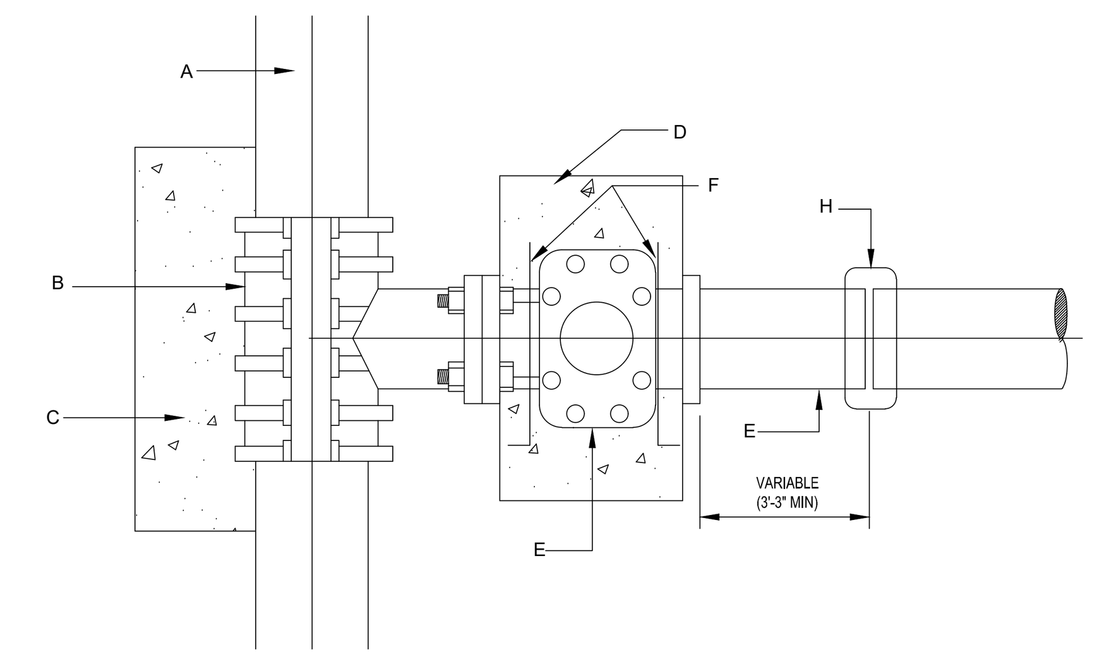


THRUST BLOCK REQUIREMENTS VS. FITTING TYPE											
DIAMETER	"X"	END/TEE	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
(IN.)	(FT.)	(S.F.)	(S.F.)	(LB.)	(S.F.)	(LB.)	(S.F.)	(LB.)	(S.F.)	(LB.)
4	1	1.4	1.9	3839	1.0	2077	0.5	1059	0.3	532
6	1	2.8	4.0	7932	2.1	4293	1.1	2188	0.5	1100
8	1.25	4.8	6.8	13646	3.7	7385	1.9	3765	0.9	1892
10	1.25	7.3	10.3	20528	5.6	11110	2.8	5664	1.4	2846
12	1.50	10.3	14.5	29030	7.9	15711	4.0	8009	2.0	4024
14	1.75	13.8	19.5	39001	10.6	21107	5.4	10760	2.7	5406
16	2	17.8	25.2	50442	13.6	27299	7.0	13917	3.5	6992

NOTES:

1. THRUST BLOCKING TO BE PLACED AT ALL DEAD ENDS, TEES, BENDS, WYES, AND REDUCERS AND OTHER AREAS THAT REQUIRE THRUST RESISTANCE.
2. MINIMUM AREAS SHOWN ARE IN SQUARE FEET, BLOCK WEIGHTS FOR VERTICAL BENDS ARE IN POUNDS.
3. THRUST BLOCK AREAS SHOWN ARE BASED ON A TEST PRESSURE OF 150 P.S.I., SOIL BEARING PRESSURE OF 2000 PSF, AND MINIMUM 30" COVER. IF REQUIRED TEST PRESSURE IS LESS OR THE SOIL BEARING CAPACITY IS GREATER, THE CONTRACTOR MAY, AFTER APPROVAL BY THE ENGINEER, REDUCE THE THRUST BLOCK AREA SHOWN. THRUST BLOCKING AREA SHALL BE INCREASED IF SOIL BEARING CAPACITY IS LESS THAN 2000 PSI.
4. AT DOWNWARD VERTICAL BENDS, PIPING SHALL BE RESTRAINED BY THRUST BLOCK AS SHOWN WITH WEIGHT INDICATED IN THE TABLE. ANCHOR RODS OR FLAT BARS SHALL BE STAINLESS STEEL.
5. BEARING MUST BE ON UNDISTURBED EARTH.
6. USE 3000 PSI CONCRETE.
7. RESTRAINING JOINTS SHALL BE REQUIRED AT ALL LOCATIONS
8. THRUST BLOCK SHALL BEAR ON FULL 180° OF CIRCUMFERENCE OF PIPE.

CONCRETE THRUST BLOCKS



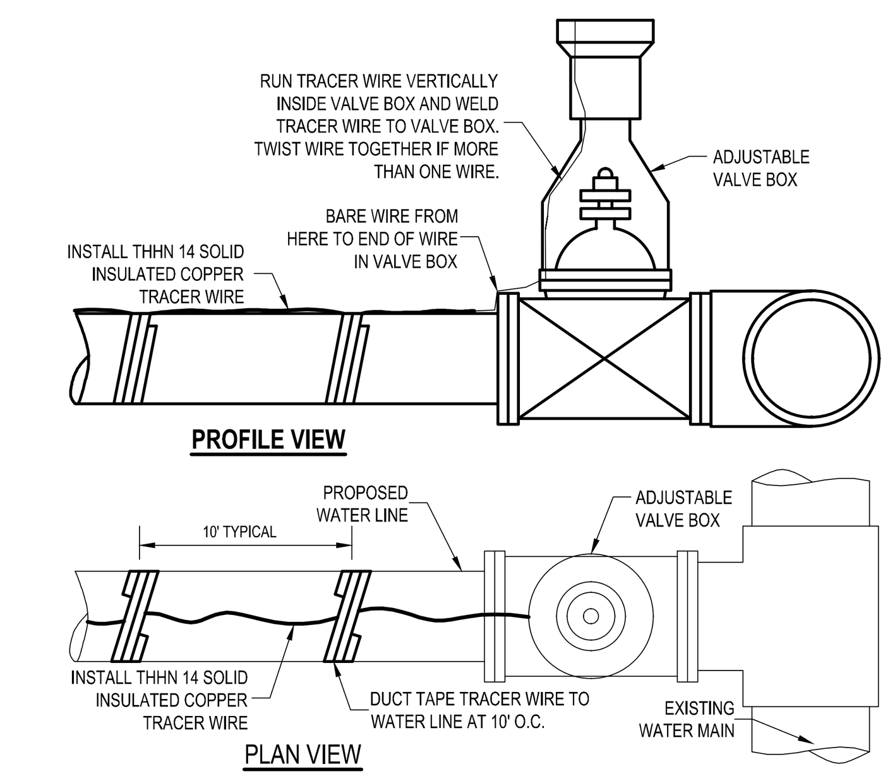
GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

CONSTRUCTION NOTES:

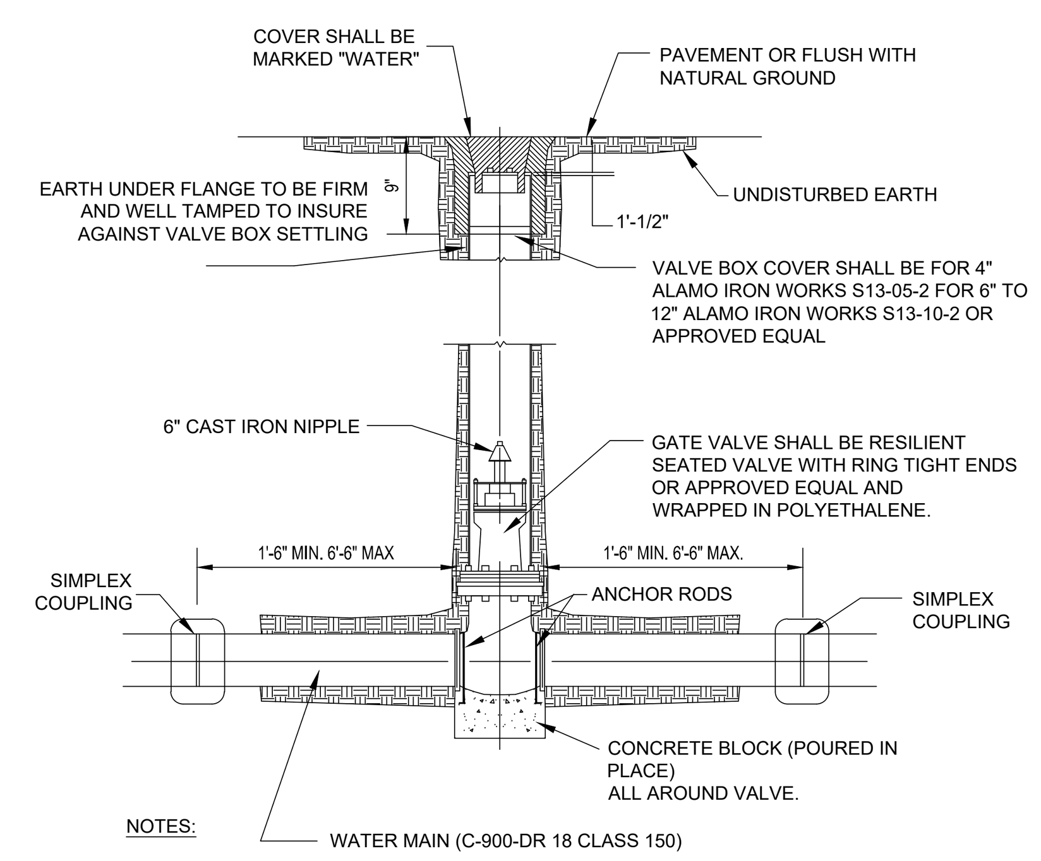
A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

WATER TAPPING SLEEVE & VALVE INSTALLATION



TRACER WIRE ATTACHMENT DETAIL

N.T.S.



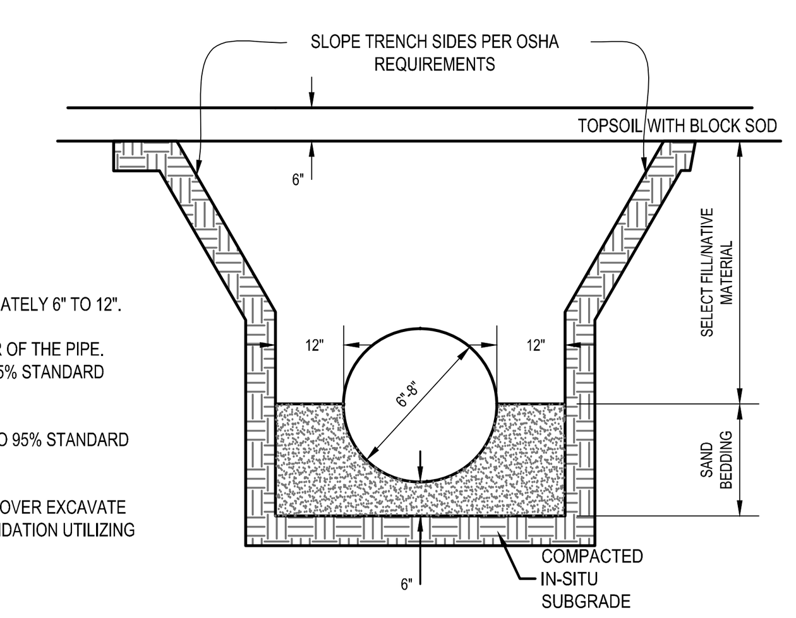
NOTES:

1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)

TYPICAL VALVE & VALVE BOX

NOTE:

1. ALL UTILITIES WILL BE BACK FILLED WITH SCREENED SAND APPROXIMATELY 6" TO 12".
2. BEDDING SHALL BE CLEAN SAND, AND SHALL EXTEND TO THE CENTER OF THE PIPE. BEDDING SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN ±3% OPTIMUM MOISTURE.
3. SELECT FILL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN ±3% OPTIMUM MOISTURE.
4. IF POOR SOIL CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHALL OVER EXCAVATE TRENCH DEPTH AT LEAST 12" AND CONSTRUCT A PIPE BEDDING FOUNDATION UTILIZING BALLAST ROCK, #57 STONE, OR APPROVED EQUAL.

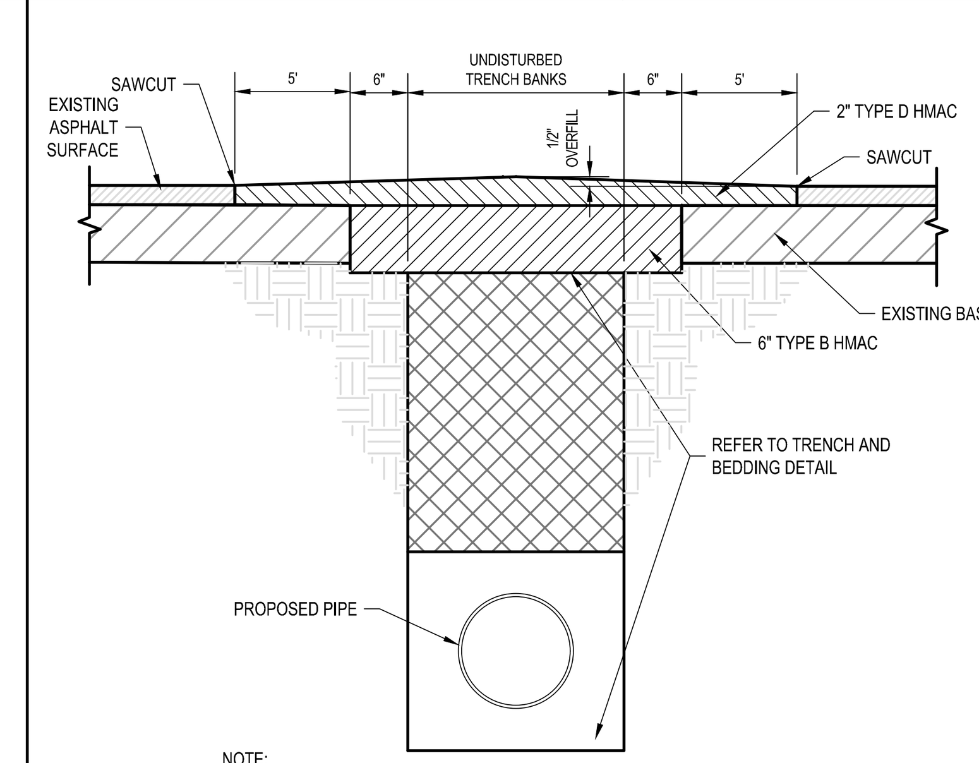


UNDERGROUND UTILITY TRENCH AND BEDDING DETAILS

N.T.S.

NOTES

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF MCALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.



NOTE:
HMAC PER TxDOT STANDARD SPECIFICATIONS, ITEM 340.

OPEN-CUT REPAIR DETAIL IN TRAFFIC AREAS

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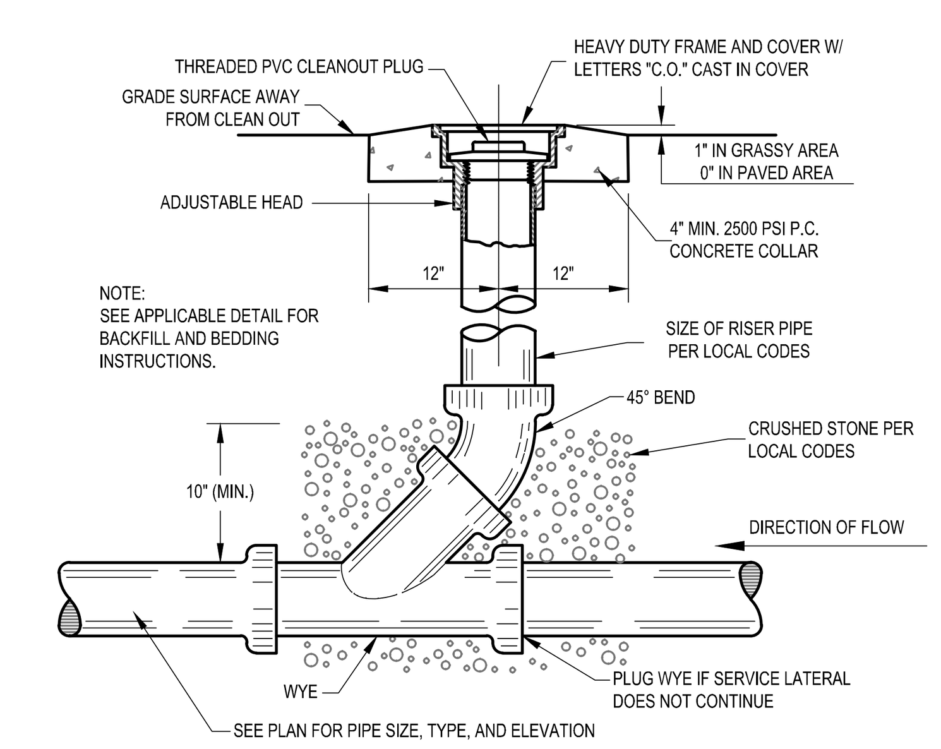

CLEAN-OUT

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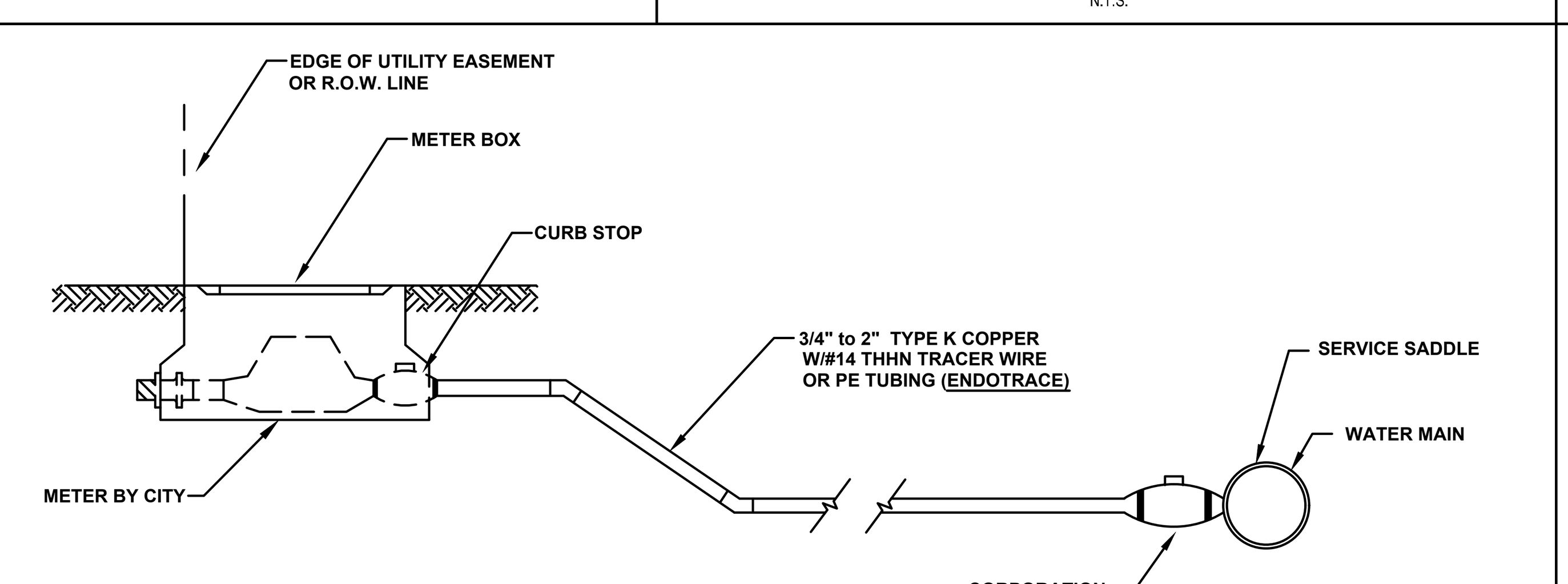

TYPICAL WATER SERVICE DETAIL

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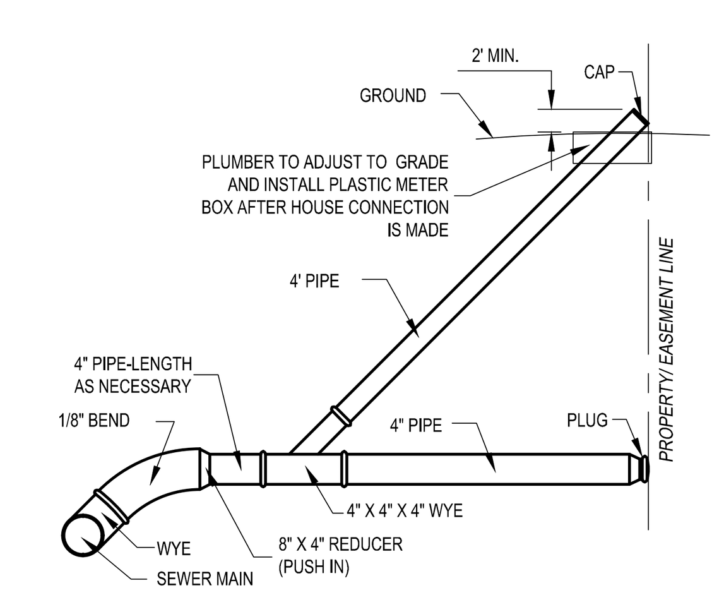

TYPICAL SEWER SERVICE DETAIL

N.T.S.

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02/13/2026

ANDERSON COUNTY AGRILIFE BUILDING
703 NORTH SYCAMORE STREET PALESTINE, TEXAS 75802

REVISIONS			
NO.	DESCRIPTION	BY	DATE

UTILITY DETAILS

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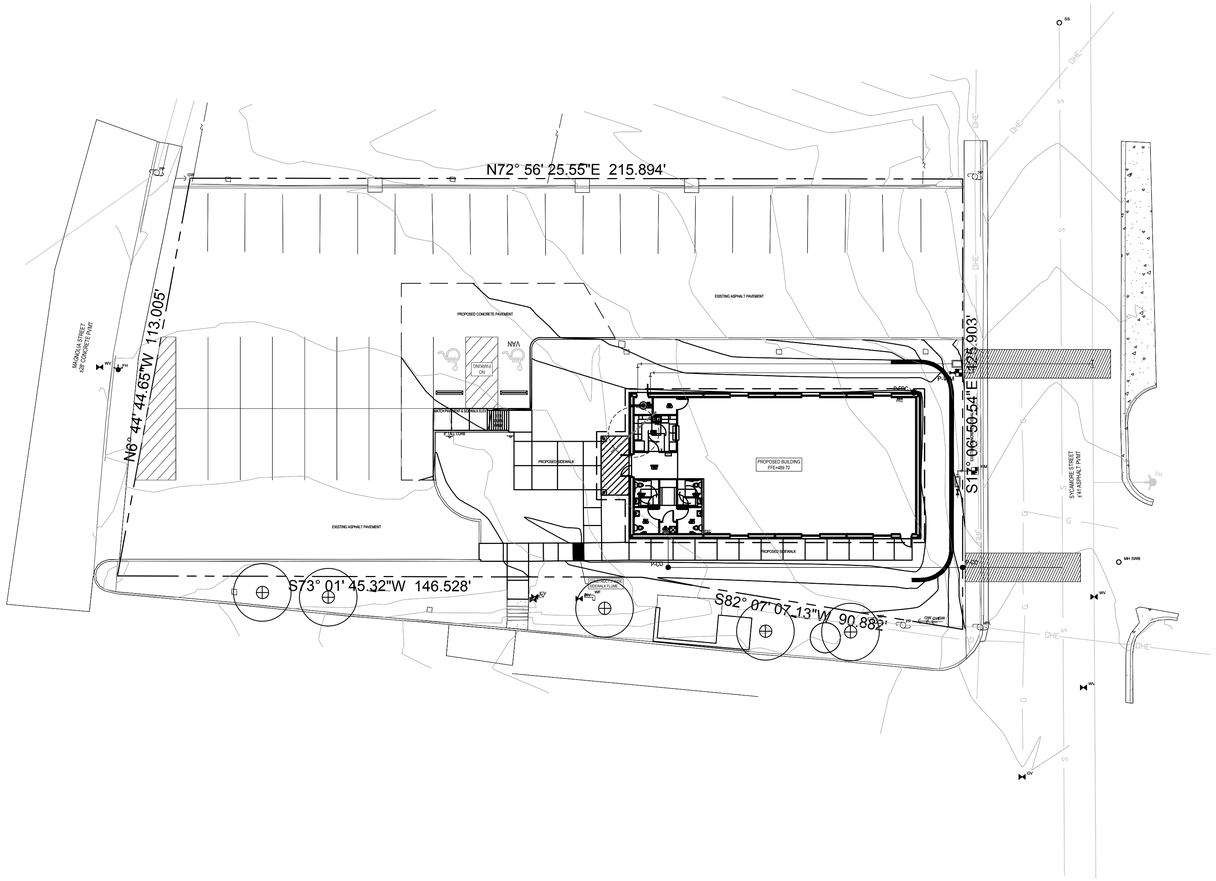
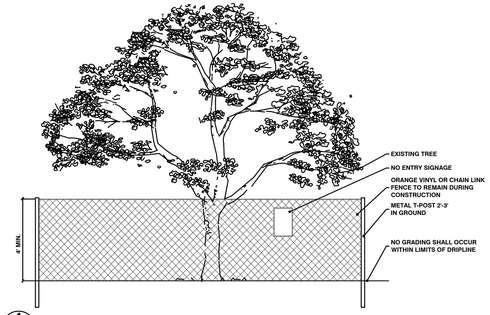
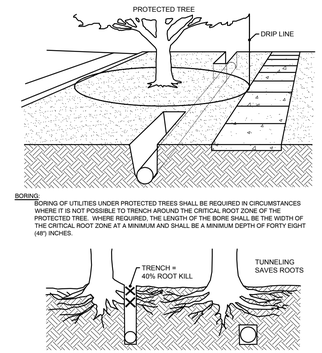
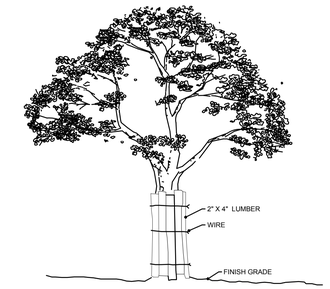




1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2' X 4' LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

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ARCHITECTURE UNDERGROUND
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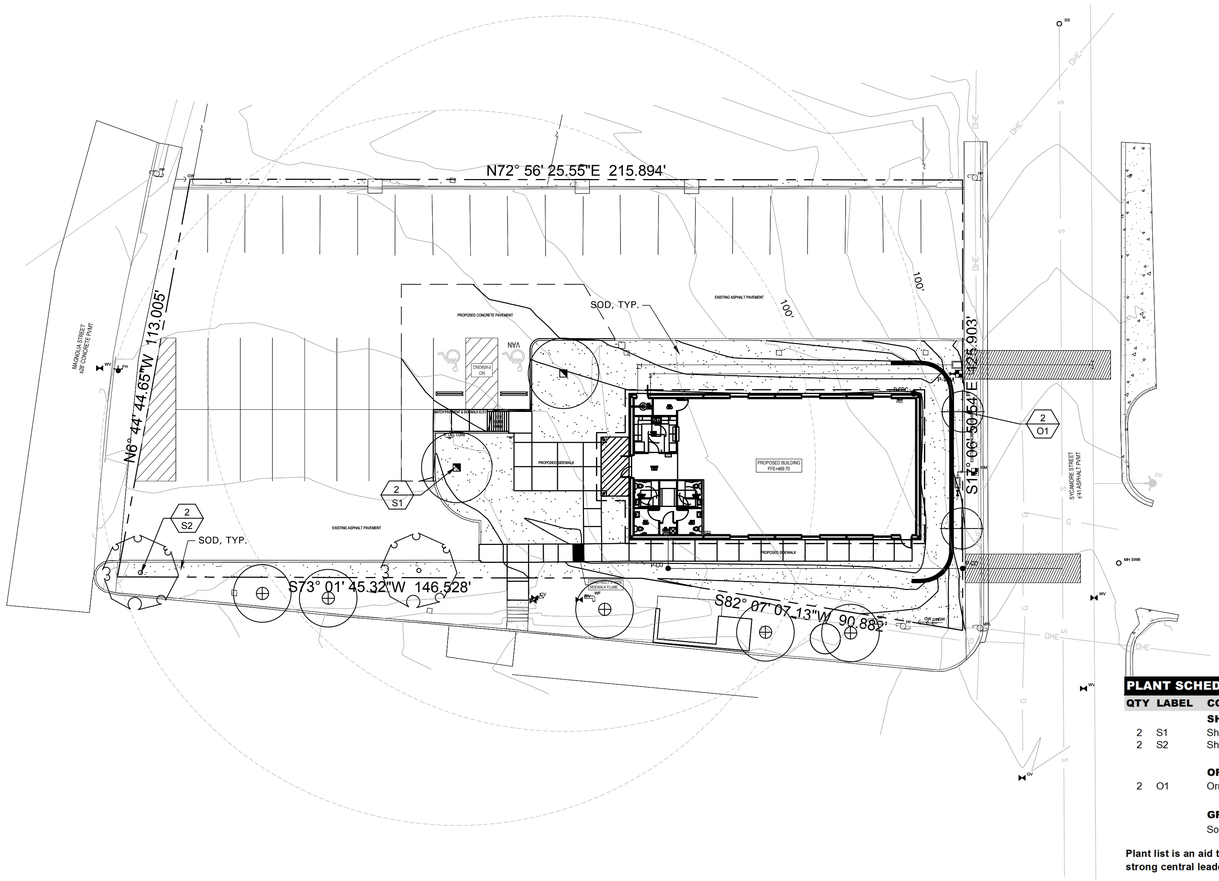
REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

DATE: 11/10/2025

ISSUE:

TREE PRESERVATION PLAN

L1.01



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
2	S1	Shade tree #1	*TBD*	2" cal.	9' ht., 3' spread
2	S2	Shade tree #2	*TBD*	2" cal.	9' ht., 3' spread
		ORNAMENTAL TREES			
2	O1	Ornamental tree #1	*TBD*	2" cal.	6' ht., 3' spread
		GROUNDCOVER/VINES/GRASS			
		Sod	TBD		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Palestine, TX

General Landscape

1. Not less than 10% of the total lot shall be landscaped.

2. An area 10' in width shall be provided along each street right of way.

3. The landscape area shall contain one large canopy tree per 60 l.f. along streets/roadways.

4. There shall be an average of at least 10' and a minimum of 5' of landscape area between building and parking areas.

Site: 25,821 s.f.	
REQUIRED	PROVIDED
2582 s.f. (10%)	5803 s.f. (22.4%)
Sycamore Street: 125 l.f.	
REQUIRED	PROVIDED
10' buffer	existing site - 10' buffer provided where able
2 (2" cal.) trees	2 (2" cal.) trees
Magnolia Street: 113 l.f.	
REQUIRED	PROVIDED
10' buffer	existing site - no buffer provided
2 (2" cal.) trees	1 (2" cal.) trees

Trees

1. One tree shall be provided for every 2,000 s.f. of required landscaped area.

REQUIRED	PROVIDED
1 (2" cal.) trees	1 (2" cal.) trees

Ground Signs

1. A landscape area not less than 10' shall be located around each ground sign and extending not less than three feet beyond each end. A hedge or other durable planting shall extend the entire length and width of the required landscaped area. Two flowering trees shall be located within the required landscape area. The remainder of the landscaped area may be in grass or a decorative groundcover.

Parking Lots

1. There shall be a landscape area as a buffer between the street and vehicular use areas, parking areas, parking lots and their parked vehicles.

2. One tree shall be provided for each 15 parking spaces. No parking space shall be located more than 100' from the center of a tree.

Parking spaces: 39	
REQUIRED	PROVIDED
2 (2" cal.) trees	2 (2" cal.) trees

Screening

1. Screening shall be applied by using fencing, low walls or landscape when parking lots are visible from public right of way.

REQUIRED	PROVIDED
screening	NA due to buffers and existing pavement

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

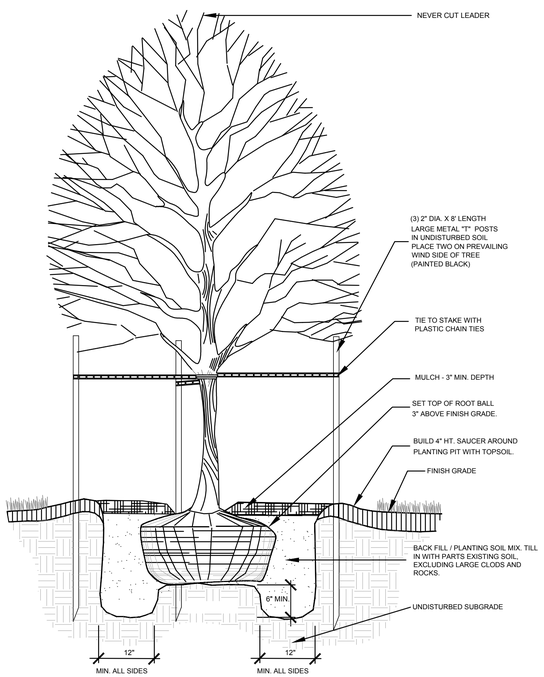
REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

DATE: 11/10/2025

ISSUE:

LANDSCAPE PLAN

L1.02



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY – BETWEEN 7-27%
b. SILT – BETWEEN 15-25%
c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16” X 4” X 16” DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 140N BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444) APPROVED FABRICS MUST ADHERE TO THE FOLLOWING ITEMS:

C.A. NONWOVEN POLYPROPYLENE GEOTEXTILE: PROVIDE EXCELLENT WATER FLOW RATES AND DURABILITY.

C.B. CHEMICAL STABILITY: RESISTANT TO A WIDE RANGE OF AGGRESSIVE ENVIRONMENTS.

C.C. HIGH PERMITTIVITY: ALLOWS HIGH WATER FLOW RATES WHILE RETAINING SOIL.

C.D. C.D. HIGH PUNCTURE AND TEAR RESISTANCE: CAN WITHSTAND INSTALLATION STRESSES

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8” IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2”-4” IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ‘ROOT SCORING’.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

1 TREE PLANTING
N.T.S.

2 SHRUB PLANTING
N.T.S.

3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.

NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

4 STEEL EDGING DETAIL
N.T.S.

5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY
AGRILIFE FACILITY
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AMANDA W. RICHARDSON
2754

DATE: 11/10/2025

ISSUE:

LANDSCAPE SPECIFICATIONS AND DETAILS

L1.03

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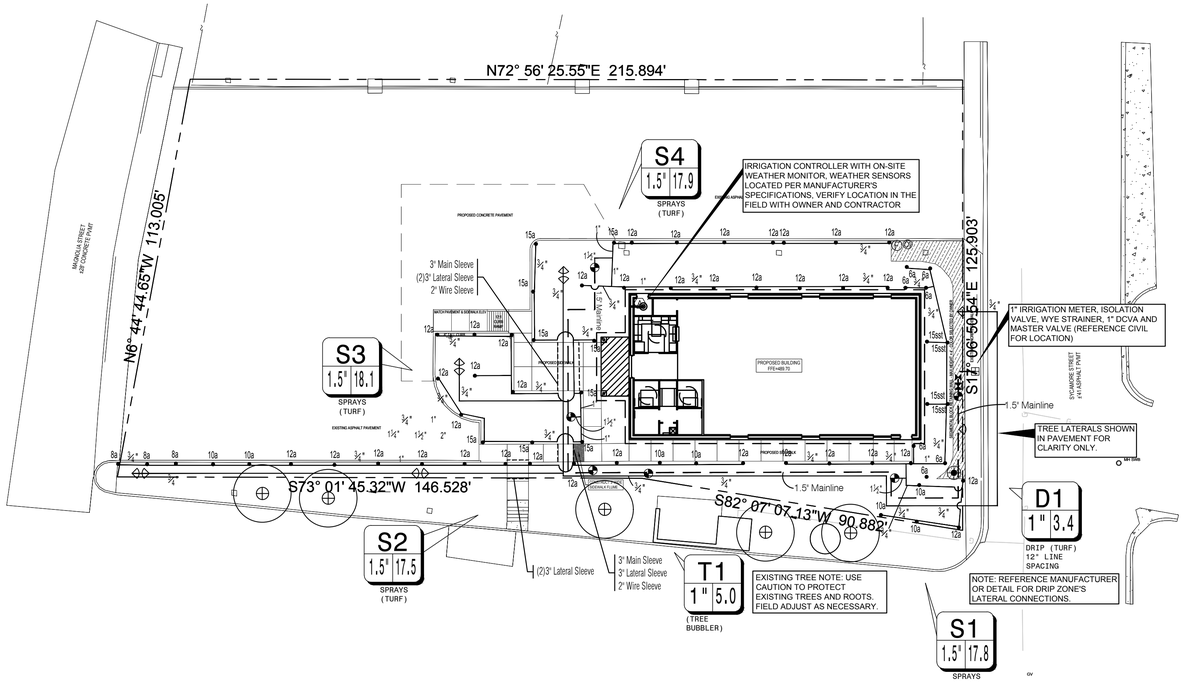

SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3') FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY:
    THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
    MC-178 / PO BOX 13087
    AUSTIN, TEXAS 78711-3087
    WWW.TECQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PERVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY (60 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALUES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES. SEE RADIUS AS INDICATED ON THE PLAN.
10. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
11. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
12. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING ¾" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH TWO (2) HQ-3-RC COUPLERS WITH (2) HK-33 KEYS AND TWO (2) HS-0 HOSE SWIVELS AS PART OF THIS CONTRACT.
13. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATION WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
14. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101-LF-25 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-COP.
15. INSTALL DRIP TUBING/LINES PER MANUFACTURER'S RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
16. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. TREE BUBBLERS SHALL USE HUNTER PROS-06-PRS30 BODIES WITH HUNTER MULTI-STREAM BUBBLERS MODEL MSBN-50H NOZZLES.
18. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER'S GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN ÂN APPROVED BOX.

NOTE:
1. ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

2. THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

3. VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT FOR FULL COVERAGE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

4. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO USE EXTREME CAUTION IN TRENCHING TO AVOID EXISTING AND PROPOSED UTILITIES. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO IRRIGATION INSTALLATION.

5. IRRIGATION SPRAY NOZZLES TO BE ADJUSTED TO AVOID PAVEMENT, BUILDING, WALLS, FENCES, UTILITIES, EQUIPMENT, SIGNAGE, AND CALL BOX

6. REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

7. IN TURF AREAS (BOTH SOD AND HYDROMULCH AREAS) OUTSIDE OF IRRIGATION PERMANENT COVERAGE, CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED, TYP

8. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT WATER HAMMER AND SYSTEM COLLAPSE BY DISCHARGING AIR DURING STARTUP AND ALLOWING AIR TO ENTER DURING SHUTDOWN. INSTALL THRUST BLOCKS AND AIR/VACUUM RELIEF VALVES AS NECESSARY TO PROTECT MAINLINE SYSTEM. FOR 3 INCH AND LARGER MAINLINE, INSTALL JOINT RESTRAINTS AT TURNS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

9. ALL MAINLINE PIPING 3 INCHES AND LARGER SHALL BE BELL AND GASKETED CLASS 200 PVC PIPE, SDR 21. INSTALL PER MANUFACTURER'S. RECOMMENDATIONS, CONTACT MANUFACTURER OR DISTRIBUTOR FOR PRODUCT DEMONSTRATION.

10. GROUP VALVES IN FIELD AS NECESSARY FOR MAINLINE SIZING. CENTER FEED LATERALS WHEN POSSIBLE.

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30 (SEE PLAN FOR RADIUS)
	MULTI-STREAM BUBBLERS	HUNTER	PROS-06-PRS30 W/ MSBN50H NOZZLES
	REMOTE CONTROL VALVE	HUNTER	ICV
	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
	HDL DRIPLINE	HUNTER	HDL-06-12-COP
	LINE FLUSHING VALVE	HUNTER	AFV-B
	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
	DRIP CONTROL VALVE	HUNTER	ICZ-101-LF-25

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	1" IRRIGATION METER
A	HUNTER - PRO-C CONTROLLER, WITH RAIN AND FREEZE SENSORS
	ISOLATION VALVE
	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AND AIR/VACUUM RELIEF VALVES AS NECESSARY TO PROTECT MAINLINE SYSTEM)
=======	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
D1 / 1" / 8.8	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP) VALVE SIZE GPM

SUGGESTED LATERAL PIPE SIZE, CLASS 200 PVC	
FLOW RANGE GPM	PIPE SIZE
0 - 8 GPM	3/4"
8 - 12 GPM	1"
12 - 22 GPM	1-1/4 "
22 - 28 GPM	1-1/2"
28 + GPM	2"

NOTE TO CONTRACTOR:
1. PLAN SHEETS DO NOT SHOW EXISTING AND PROPOSED UTILITIES FOR CLARITY ONLY. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO INSTALLATION. CONTRACTOR IS TO USE EXTREME CAUTION IN DIGGING AND TRENCHING TO AVOID EXISTING AND PROPOSED UTILITIES.

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

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PALESTINE, TX 75801

STATE OF TEXAS
CODY S RICHARDSON
23713
LICENSED IRRIGATOR

DATE: 02/10/2026

ISSUE:

IRRIGATION PLAN

L2.01

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.

1.2 RELATED WORK

A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.

B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.

C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.

B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.

B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION

A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:

a. TRENCHING

b. BACKFILL

c. AUTOMATIC CONTROLLED SYSTEM

d. AS BUILT DRAWINGS

B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.

C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.

D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32-8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.

B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.

D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.

b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.

e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.

f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.

B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.

C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:

a. CONNECTION TO EXISTING WATER LINES

b. CONNECTION TO ELECTRICAL POWER

c. GATE VALVES

d. ROUTING OF SPRINKLER PRESSURE LINES

e. SPRINKLER CONTROL VALVES

f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT

D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

E. EQUIPMENT TO BE FURNISHED:

a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.

B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.

C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.

B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.

C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.

D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.

C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN

D. PVC PIPE: CLASS 200 SPR 21

E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"

F. 24V WIRE - SIZE 14, TYPE UF

G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.

H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

3.1 INSPECTION:

A. SITE CONDITIONS:

a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT.

c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

3.4 TESTING

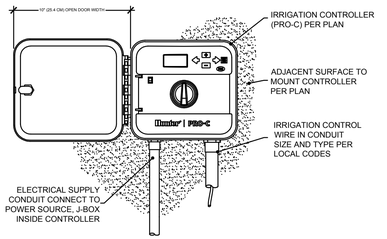
A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.

C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.

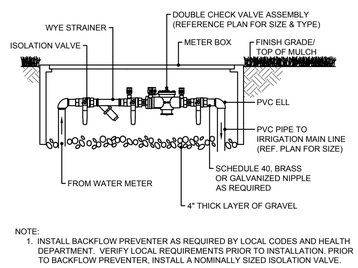
D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

END OF SECTION



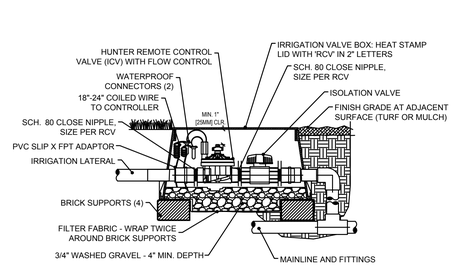
NOTE:
1. WEATHER SENSORS ARE TO BE PROVIDED AS REQUIRED BY LOCAL CODES. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

1 PRO-C CONTROLLER
N.T.S.

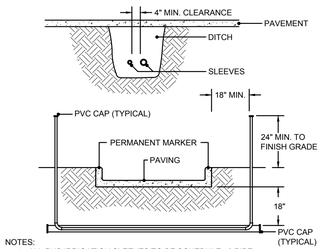


NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

2 DOUBLE CHECK ASSEMBLY
N.T.S.

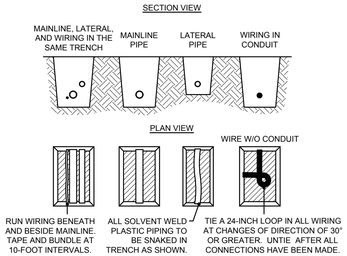


3 IN-LINE VALVE (ICV) WITH ISOLATION VALVE
N.T.S.



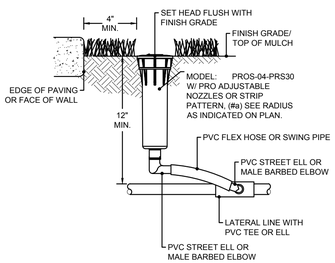
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

4 IRRIGATION PVC SLEEVES
N.T.S.



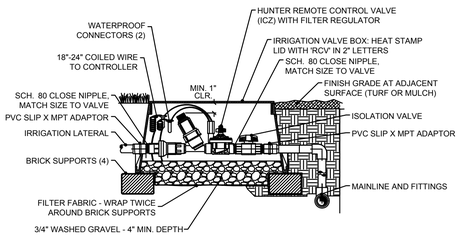
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS, SEE SPECIFICATIONS. MINIMUM - 12"
3. BACKFILL AND COMPACT TRENCHES TO ORIGINAL GRADE.

5 PIPE AND WIRING TRENCHING
N.T.S.

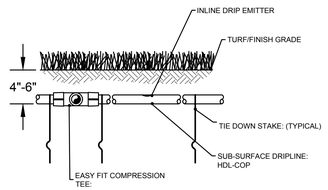


NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

6 POP-UP SPRAY BODY OR POP-UP ROTOR
N.T.S.

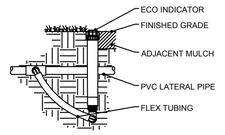


7 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE
N.T.S.

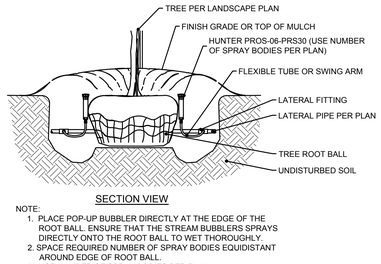


NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.
4. ALL APPLICABLE IRRIGATION COMPONENTS SHALL BE IN PURPLE COLOR TO INDICATE RECLAIMED WATER.

8 SUB-SURFACE DRIPLINE BURIAL- TURF
N.T.S.



9 ECO INDICATOR- FLEX TUBING
N.T.S.



SECTION VIEW

NOTE:
1. PLACE POP-UP BUBBLER DIRECTLY AT THE EDGE OF THE ROOT BALL. ENSURE THAT THE STREAM BUBBLERS SPRAYS DIRECTLY ONTO THE ROOT BALL TO WET THOROUGHLY.
2. SPACE REQUIRED NUMBER OF SPRAY BODIES EQUIDISTANT AROUND EDGE OF ROOT BALL.
2. USE NUMBER OF SPRAY BODIES PER PLAN.

10 TREE BUBBLER ASSEMBLY WITH HUNTER PROS-06-PRS30
N.T.S.

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY

603 N SYCAMORE ST.
PALESTINE, TX 75801

STATE OF TEXAS
CODY S RICHARDSON
23713
LICENSED IRRIGATOR

DATE: 02/10/2026

ISSUE:

IRRIGATION SPECIFICATIONS AND DETAILS

L2.02

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P.O. Box 1746
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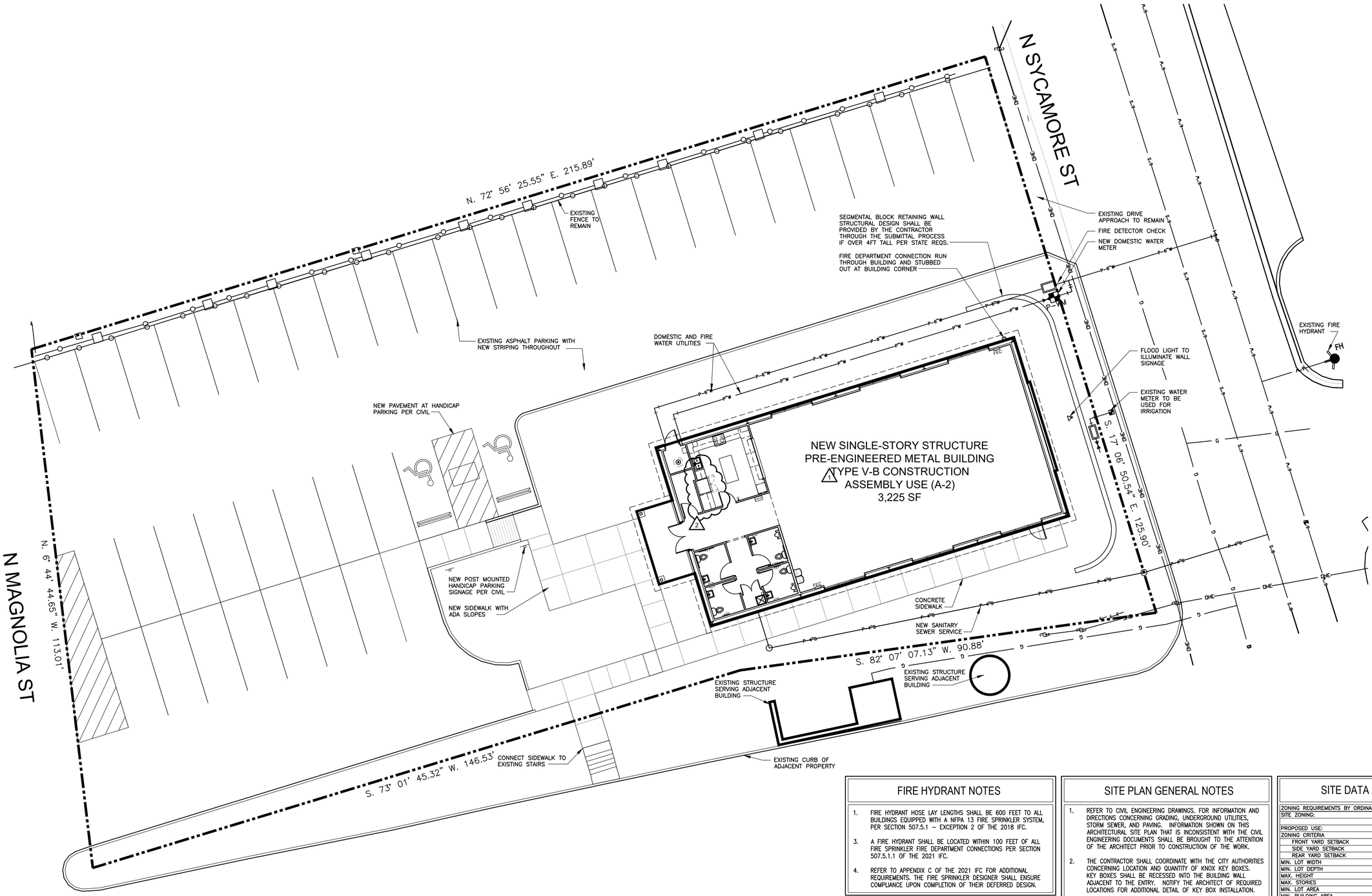

FIRE HYDRANT NOTES

1. FIRE HYDRANT HOSE LAY LENGTHS SHALL BE 600 FEET TO ALL BUILDINGS EQUIPPED WITH A NFPA 13 FIRE SPRINKLER SYSTEM, PER SECTION 507.5.1 – EXCEPTION 2 OF THE 2018 IFC.
3. A FIRE HYDRANT SHALL BE LOCATED WITHIN 100 FEET OF ALL FIRE SPRINKLER FIRE DEPARTMENT CONNECTIONS PER SECTION 507.5.1.1 OF THE 2021 IFC.
4. REFER TO APPENDIX C OF THE 2021 IFC FOR ADDITIONAL REQUIREMENTS. THE FIRE SPRINKLER DESIGNER SHALL ENSURE COMPLIANCE UPON COMPLETION OF THEIR DEFERRED DESIGN.

FIRE APPARATUS ACCESS ROAD NOTES

1. FIRE APPARATUS ACCESS ROADS (AKA FIRE LANE) SHALL COMPLY WITH SECTION 503 AND APPENDIX D OF THE 2018 IFC.
2. FIRE LANES SHALL BE NO LESS THAN 20 FEET WIDE AND BE TESTED TO SUPPORT A 75,000 LBS WITH AN 'ALL WEATHER' DRIVING SURFACE.
3. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL WITH TESTING DATA SHOWING COMPLIANCE WITH THE 75,000 LBS CRITERIA BEFORE PROCEEDING WITH BUILDING CONSTRUCTION.

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL ENGINEERING DRAWINGS. FOR INFORMATION AND DIRECTIONS CONCERNING GRADING, UNDERGROUND UTILITIES, STORM SEWER, AND PAVING. INFORMATION SHOWN ON THIS ARCHITECTURAL SITE PLAN THAT IS INCONSISTENT WITH THE CIVIL ENGINEERING DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY AUTHORITIES CONCERNING LOCATION AND QUANTITY OF KNOX KEY BOXES. KEY BOXES SHALL BE RECESSED INTO THE BUILDING WALL ADJACENT TO THE ENTRY. NOTIFY THE ARCHITECT OF REQUIRED LOCATIONS FOR ADDITIONAL DETAIL OF KEY BOX INSTALLATION.
3. TRANSFORMER LOCATION AND ELECTRICAL SERVICE ROUTING SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. REFER TO ELECTRICAL DRAWINGS FOR LOADS AND DISTRIBUTION.
4. HANDICAP PARKING SHALL BE PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE AND TEXAS ACCESSIBILITY STANDARDS.
5. ALL SURFACES ON THE ACCESSIBLE ROUTES FROM BUILDING EXITS TO ACCESSIBLE PARKING AND THE PUBLIC RIGHT OF WAY SIDEWALK SHALL HAVE A MAXIMUM SLOPE OF 1:20 IN THE DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE. THE CONTRACTOR SHALL VERIFY THESE SLOPES IN THE CONCRETE FORM WORK PRIOR TO PLACEMENT OF THE CONCRETE AND NOTIFY THE ARCHITECT AND CIVIL ENGINEER OF ANY CONFLICTS.

SITE DATA SUMMARY

ZONING REQUIREMENTS BY ORDINANCE	
SITE ZONING:	CBD
	CENTRAL BUSINESS DISTRICT
PROPOSED USE:	ASSEMBLY PLACE
ZONING CRITERIA	
FRONT YARD SETBACK	10 FT.
SIDE YARD SETBACK	--
REAR YARD SETBACK	--
MIN. LOT WIDTH	--
MIN. LOT DEPTH	--
MAX. HEIGHT	50 FT.
MAX. STORIES	3 STORIES
MIN. LOT AREA	--
MIN. BUILDING AREA	--

PARKING: ARTICLE III, DIV. 3
1 SPACE PER 4 OCCUPANTS.
164 OCCUPANTS / 4 = 41 PARKING SPACES REQUIRED.
42 PARKING SPACES PROVIDED.

APPROVED VARIANCE:
1. A DEVIATION FROM SECTION 39.3.2-2.1(B) REGARDING THE LOCATION OF PUBLIC ENTRANCES WAS APPROVED BY THE CITY OF PALESTINE ON 11/13/25.
2. A DEVIATION FROM SECTION 39.3.2-2.2(B) REGARDING THE LOCATION AND QUANTITIES OF WINDOWS WAS APPROVED BY THE CITY OF PALESTINE ON 11/13/25.

NORTH

01 / A2.01 SITE PLAN

SCALE: 1" = 10'-0" (0, 10', 20')

ARCHITECTURE UNDERGROUND
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ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

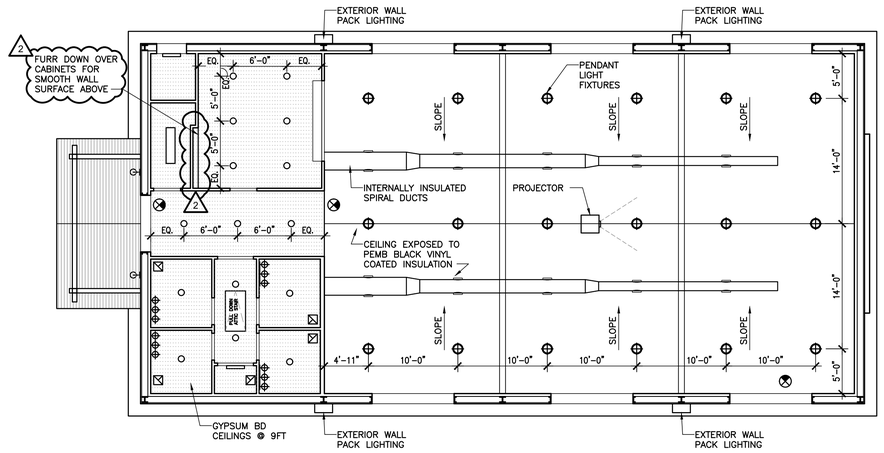
REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
04/10/26

DATE: 02/13/2026

ISSUE:
1 CITY COMMENTS 03-09-2026
2 CITY COMMENTS 04-10-2026

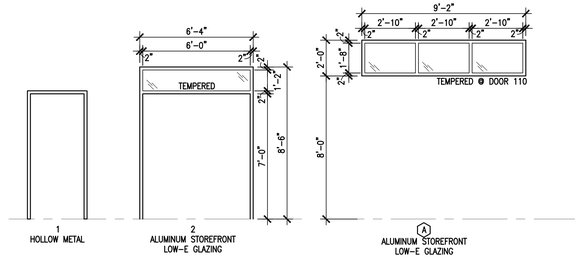
SITE PLAN

A2.01



05 A3.01 REFLECTED CEILING PLAN

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



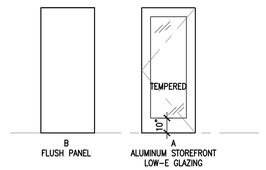
A3.1 DOOR FRAME TYPES

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

REFER TO SHEET G1.01 FOR ENERGY PERFORMANCE CRITERIA ON ALL WINDOWS AND DOORS

A3.1 WINDOW TYPES

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



A3.1 DOOR TYPES

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

DOOR AND OPENING SCHEDULE

NO.	ROOM	SIZE	DOOR TYPE	DOOR ELEV	FRAME TYPE	FRAME ELEV	FIRE RATING	HARDWARE SCHEDULE							
								EXIT DEVICE	STORAGE	PRIVACY	CLASSROOM	CLOSER(S)	WEATHER SEALS	ADA THRESHOLD	FLUSHBOLT
101A	VESTIBULE	(2)3'-0"x7'-0"	ASF	BB	ASF	2	–	●				●	●	●	
101B	VESTIBULE	4'-0"x8'-0"	CASED OPENING												
102	ADA TOILET	3'-0"x7'-0"	SC	A	MTL	1				●					
103	TOILET	3'-0"x7'-0"	SC	A	MTL	1	–			●					
104	JANITOR	(2)2'-0"x7'-0"	SC	AA	MTL			●							●
105	TOILET	3'-0"x7'-0"	SC	A	MTL	1	–			●					
106	ADA TOILET	3'-0"x7'-0"	SC	A	MTL	1				●					
107A	WARMING KITCHEN	3'-0"x7'-0"	SC	A	MTL		–				●				
107B	WARMING KITCHEN	9'-0"x4'-6"	OVERHEAD DOOR												
108	FIRE RISER	3'-0"x7'-0"	HM	A	HM	1	–	●					●		
109	UTILITY	3'-0"x7'-0"	SC	A	MTL		–				●				
110	SOCIAL AREA	3'-0"x7'-0"	HM	A	HM	1	–	●				●	●	●	

GENERAL NOTES:

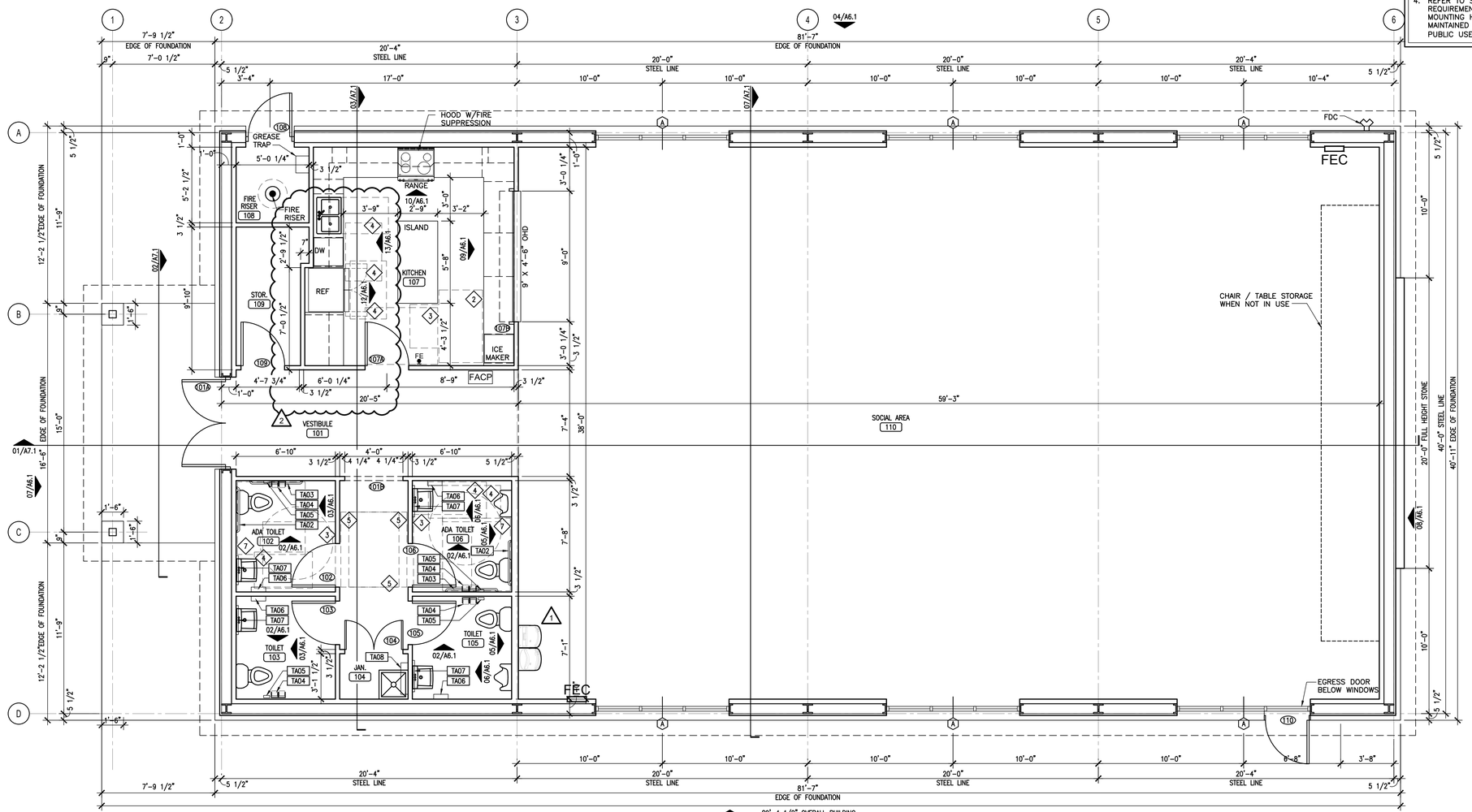
1. REFER TO THE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR AND FRAME DESIGNS.
2. EXIT DEVICES SHALL COME WITH LOCKING LOCKSET ON OPPOSING SIDE OF DOOR. NON-RATED SHALL HAVE 'DOGGING.'
3. ALL GLAZING IN DOOR AND FRAMES SHALL BE TEMPERED. EXTERIOR GLAZING SHALL BE INSULATED TO COMPLY WITH U-FACTOR AND SHGC PERFORMANCE ON SHEET G1.01.
4. ALL INTERIOR DOORS SHALL HAVE WALL STOPS.

DOOR MATERIAL
SC – SOLID CORE
HM – HOLLOW/PRESSED METAL
ASF – ALUMINUM STOREFRONT

DOOR/FRAME MATERIAL
MLT – TIMELY 9-PIECE METAL FRAME
HM – HOLLOW/PRESSED METAL
ASF – ALUMINUM STOREFRONT

GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FINISH FACE OF STUD, MASONRY OR EDGE OF FOUNDATION, U.O.N.
2. GYPSUM BOARD WALLS AND CEILINGS SHALL BE TEXTURED WITH A LEVEL 4 LIGHT ORANGE PEEL FINISH. SAMPLES SHALL BE PROVIDED FOR THE OWNER'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
3. PROVIDE SOLID 2X FRT WOOD BLOCKING FOR ALL ITEMS OR EQUIPMENT FASTENING INTO DRYWALL PARTITIONS.
4. REFER TO SHEET G2.01 & G2.02 FOR ACCESSIBILITY REQUIREMENTS INCLUDING CLEAR FLOOR SPACE, EQUIPMENT MOUNTING HEIGHTS, CABINET CLEARANCES, ETC... THAT MUST BE MAINTAINED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS. ALL PUBLIC USE DOORS SHALL HAVE ACCESSIBLE CLEAR SPACE(S).



01 A3.01 FLOOR PLAN

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

RCP LEGEND

SYMBOL	DESCRIPTION
○	LED DOWNLIGHT
⊕	DIMMABLE PENDANT CYLINDER
⊕	SCONCE LIGHT
▭	UTILITY LIGHT
⊕⊕⊕	SURFACE VANITY LIGHT
⊗	EXIT SIGN
▬	SURFACE MOUNT LED

RCP NOTES

1. THE CONTRACTOR SHALL FIELD COORDINATE FINAL LOCATIONS OF ALL LIGHTING, DUCTWORK, PLUMBING, ETC TO ADHERE TO THE DESIGN INTENT SHOWN ON THE PLANS. REQUIRED ADJUSTMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR DIRECTION.
2. HVAC DIFFUSERS SHALL BE ORGANIZED AND CENTER ON LIGHT FIXTURES AS DEPICTED ON THE PLANS.
3. EXIT SIGNS SHALL BE FIELD ADJUSTED AS REQUIRED TO ENSURE A CLEAR AND UNOBSTRUCTED VIEW OF FROM ALL POINTS IN THE BUILDING.
4. REFER TO THE ELECTRICAL PLANS FOR ALL EMERGENCY LIGHTING. COORDINATE FINAL LOCATIONS WITH ARTWORK AND OTHER FURNISHING.

CLEAR FLOOR LEGEND

1. 60" TURNING DIAMETER
2. "T" TURNING SPACE
3. 60"X54" CLEAR FLOOR SPACE
4. 36"X48" CLEAR FLOOR SPACE
5. 48"X60" CLEAR FLOOR SPACE
6. 30"X48" CLEAR FLOOR SPACE
7. 60"X56" CLEAR FLOOR SPACE

TOILET ACCESSORIES

TA01	WASTE RECEPTACLE
TA02	36" GRAB BAR
TA03	42" GRAB BAR
TA04	TOILET TISSUE HOLDER – DOUBLE
TA05	SANITARY NAPKIN DISPOSAL UNIT
TA06	PAPER TOWEL DISPENSER (SHORT)
TA07	FRAMED MIRROR (24X36)
TA08	MOP AND BROOM HOLDER

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FLOOR PLAN, RCP & DOOR SCHEDULE

A3.01

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLR	BASE	WALLS	CLG	CABS	COUNTERS
101	VESTIBULE	LVP	RB1	P1	P2		
102	ADA TOILET	LVP	RB1	P1	P2		
103	TOILET	LVP	RB1	P1	P2		
104	JANITOR	LVP	RB1	FRP	P2		
105	TOILET	LVP	RB1	P1	P2		
106	ADA TOILET	LVP	RB1	P1	P2		
107	KITCHEN	LVP	RB1	P1	P2	PLAM	CT
108	FIRE RISER	SC	RB1	P1	P2		
109	STORAGE	LVP	RB1	P1	P2		
110	SOCIAL AREA	LVP	RB1	P1	EXP		

PAINT

TAG	MANUFACTURER	NAME	CODE
P1	SHERWIN WILL	AGREEABLE GRAY	SW7026
P2	SHERWIN WILL	EXTRA WHITE	SW7006

FLOORING

TAG	MANUFACTURER	NAME	SIZE
LVP	KARNDEAN	OPUS WASHED WALNUT	20MIL WEAR
CT2	FLORIDA TILE	SILVER SANDS GREY	12X24

RUBBER BASE

TAG	MANUFACTURER	NAME	MODEL #
RB1	ROPPE	BURNT UMBER	194

FIBERGLASS REINFORCED PANELS

TAG	MANUFACTURER	NAME	COLOR
FRP	MARLITE	PEBBLED FRP	WHITE

PLASTIC LAMINATE

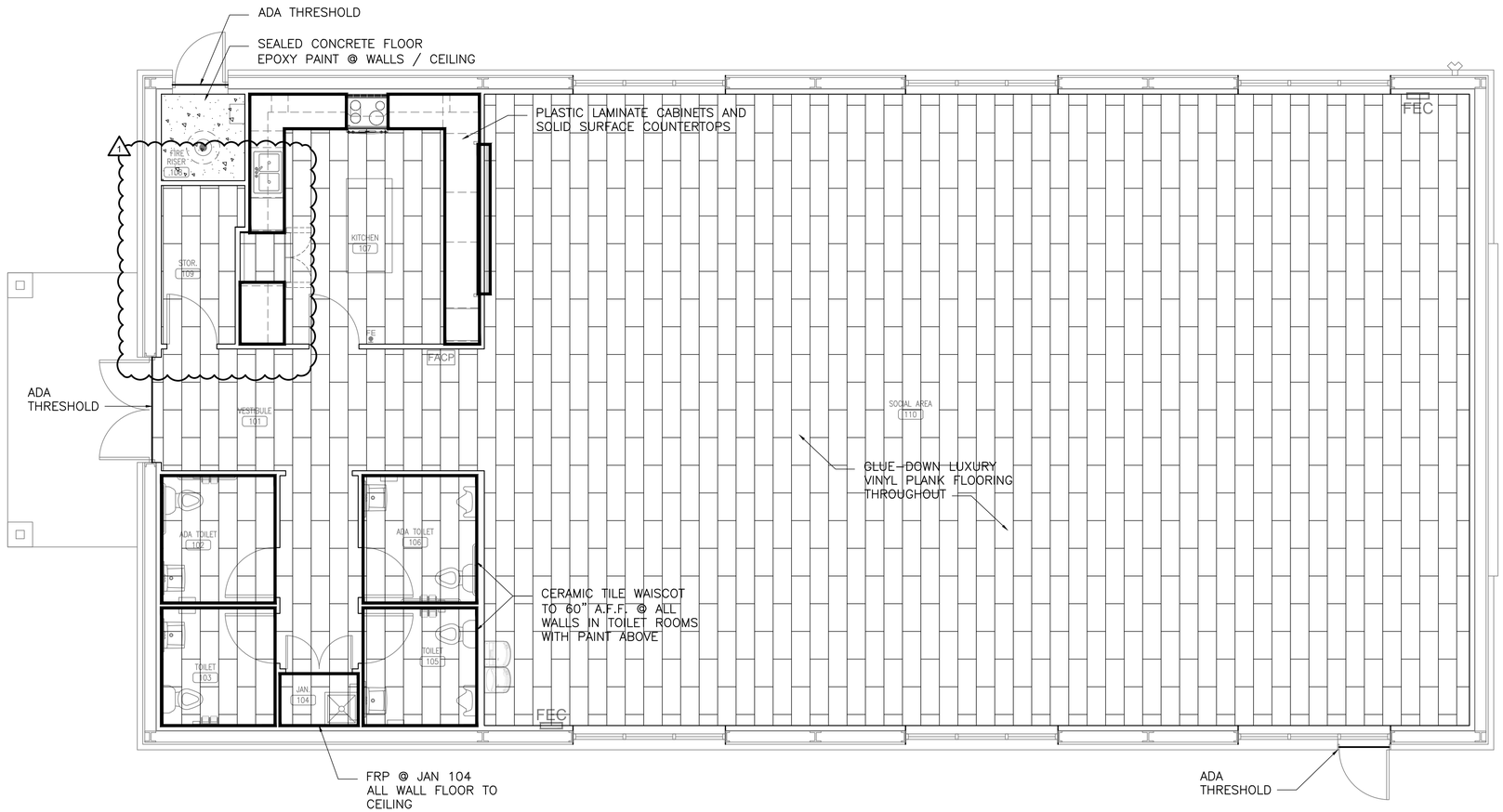
TAG	MANUFACTURER	NAME	COLOR
PLAM	FORMICA	FORMAL WALNUT	5782

SOLID SURFACE COUNTERTOPS

TAG	MANUFACTURER	NAME	COLOR
CT	CORIAN	MODERN WHITE	

GENERAL NOTES:

1. 'EXP' INDICATES THAT THE SPACE IS OPEN TO THE BLACK PEMB INSULATION ABOVE.
2. ALL MATERIALS SHALL BE COMPLIANT WITH TABLE 803.13, OF THE INTERNATIONAL BUILDING CODE FOR CLASS OF MATERIALS.
3. ALL GYPSUM BOARD SURFACE SHALL BE TEXTURED WITH A MEDIUM ORANGE PEEL.
4. PROVIDE SAMPLES OF ALL FINISHES BEFORE INSTALLATION.
5. PROVIDE OWNER WITH CABINET FINISHES TO SELECT FROM BEFORE INSTALLATION.
6. ALL GROUT SHALL BE SEALED FOR EASY CLEANING.
7. ALL DOORS AND TRIM SHALL BE PAINTED "P2".
8. ALL EXPOSED STEEL INSIDE SHALL BE PAINTED TO BLACK.



01 A4.01 FINISH PLAN

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

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FINISH PLAN

A4.01

EQUIPMENT & FURNISHING SCHEDULES

AUDIO / VISUAL EQUIPMENT				
TAG	DESCRIPTION	MANUFACTURER	MODEL	NOTES BY #
AMP	AMPLIFIER	JBL	VMA 260/2120	1
PR1	PROJECTOR	EPSON	POWERLITE L690U	
PS1	PROJECTION SCREEN	ELITE SCREENS	STARLING TAB-TENSION 2 (120")	2
SP1	RECESSED WALL SPEAKER	JBL	STUDIO 66LCR	
HDMI	HDMI/VGA WALL JACK	PHILMORE	75-653	
MIC	MICROPHONE JACK	PROCO	WP1004 XLR	

KITCHEN APPLIANCES				
TAG	DESCRIPTION	MANUFACTURER	MODEL	NOTES BY #
RANGE	DROP-IN RANGE	GE	JD630SFSS	
HOOD	RECIRCULATING HOOD	GE	JVX5300SJSS	
FSS	FIRE SUPPRESSION SYSTEM	GSSI	GUARDIAN III - MODEL G300-A	3
DW	DISHWASHER	GE	GDT225SSLSS	
REF	REFRIGERATOR	GE	GNE27JYMFS	
ICE	ICE MACHINE	SUMMIT	BIM26H32	

FIXTURES / FURNISHING				
TAG	DESCRIPTION	MANUFACTURER	MODEL	NOTES BY #
WS1	BLACKOUT WINDOW SHADES	SMARTWINGS	HARDWIRED MOTORIZED ROLLER SHADES	4

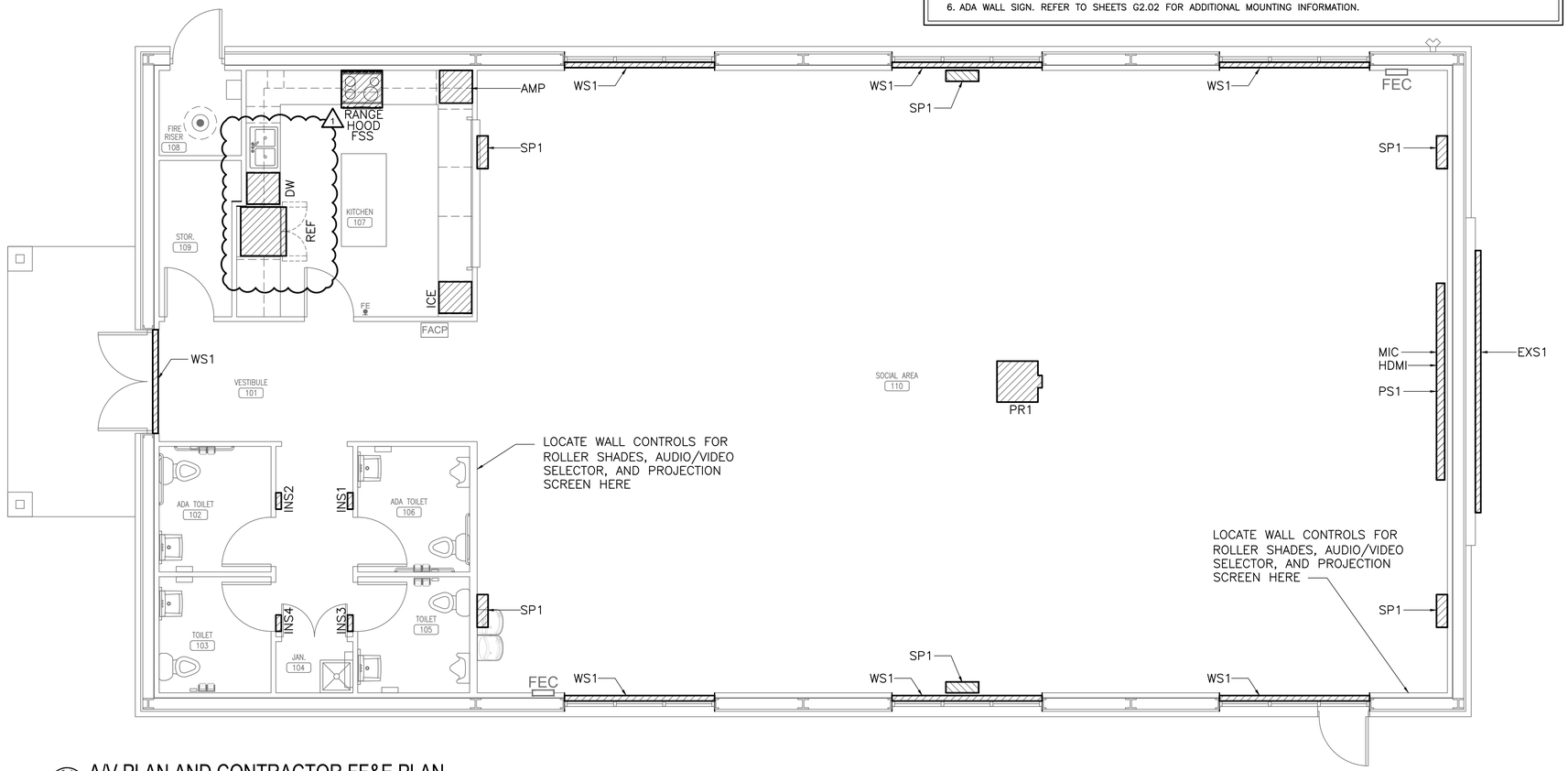
SIGNAGE				
TAG	DESCRIPTION	MANUFACTURER	MODEL	NOTES BY #
EXS-1	PIN-MOUNTED SIGNAGE	CUSTOM	REFER TO SHEET A6.01	5
INS-1	SURFACE-MOUNTED SIGNAGE	ADA SIGN DEPOT	BAL-1012	6
INS-2	SURFACE-MOUNTED SIGNAGE	ADA SIGN DEPOT	BAL-1013	6
INS-3	SURFACE-MOUNTED SIGNAGE	ADA SIGN DEPOT	BAL-1016	
INS-4	SURFACE-MOUNTED SIGNAGE	ADA SIGN DEPOT	BAL-1017	

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL EQUIPMENT NOTED ABOVE. ALL SYSTEMS SHALL BE COMPLETE AND FULLY FUNCTIONAL UPON COMPLETION OF THE PROJECT. DESIGN AND INSTALLATION REQUIREMENTS TO ACHIEVE A COMPLETE SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR UNDER THE CONSTRUCTION CONTRACT. ANY WIRING, DEVICES, ADDITIONAL RECEPTACLES, MOUNTING BRACKETS, BLOCKING, ETC SHALL BE INCORPORATED INTO THE CONSTRUCTION BID.
2. ALTERNATE SELECTIONS MAY BE PROPOSED PROVIDED THEY ARE SIMILAR IN QUALITY AND FUNCTIONALITY.
3. SUBMITTALS SHALL BE PROVIDED TO THE CLIENT BEFORE PURCHASING OF ANY MATERIAL.

NOTES BY NUMBER:

1. PROVIDE WALL DIAL TO CONTROL VOLUME AND VIDEO SELECTOR WHERE SHOWN ON THE FLOOR PLAN.
2. PROVIDE WALL MOUNTED BUTTON FOR SCREEN ACTUATOR WHERE SHOWN ON PLAN.
3. FIRE SUPPRESSION SYSTEM SHALL BE CONNECTED TO THE FIRE ALARM SYSTEM. PROVIDE PULL NEAR ENTRY DOOR TO KITCHEN.
4. LOCATE WALL SWITCH WHERE SHOWN ON PLANS TO CONTROL MOTORIZED WINDOW SHADES.
5. EXTERIOR SIGNAGE SHALL BE ALUMINUM PIN-MOUNTED LETTERS. COORDINATE EXACT WORDING, FONT, AND DESIGN WITH OWNER BEFORE INSTALLATION.
6. ADA WALL SIGN. REFER TO SHEETS G2.02 FOR ADDITIONAL MOUNTING INFORMATION.



01 A5.01 A/V PLAN AND CONTRACTOR FF&E PLAN

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

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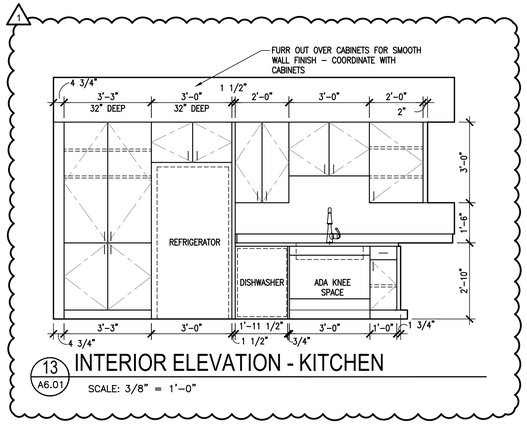
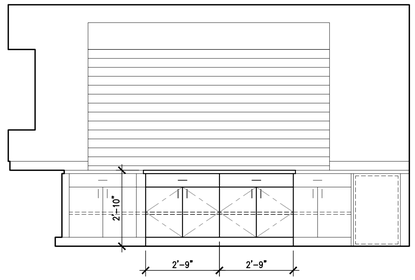
A/V PLAN & CONTRACTOR FF&E

A5.01



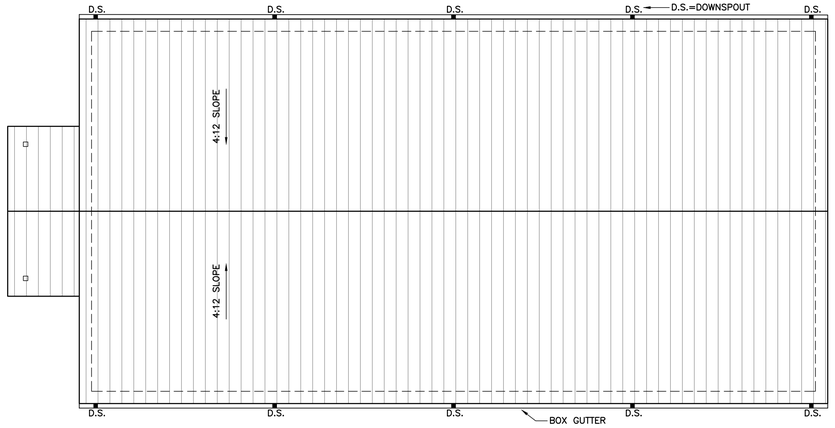
13 A6.01 INTERIOR ELEVATION - KITCHEN

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



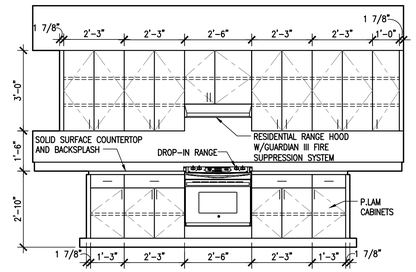
12 A6.01 INTERIOR ELEVATION - KITCHEN

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



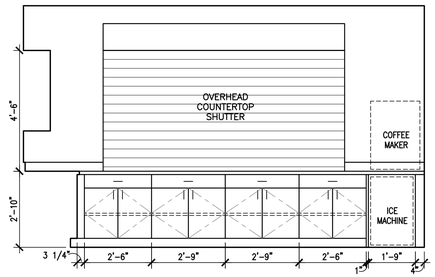
11 A6.01 ROOF PLAN

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



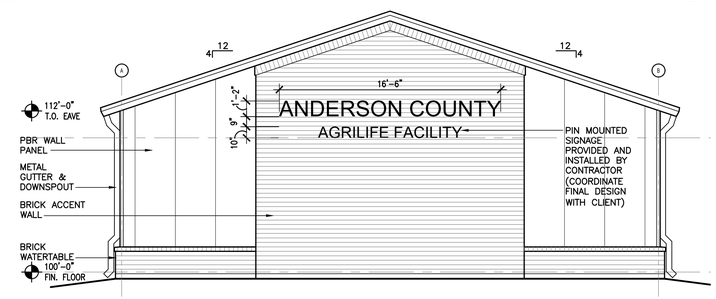
10 A6.01 INTERIOR ELEVATION - KITCHEN

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



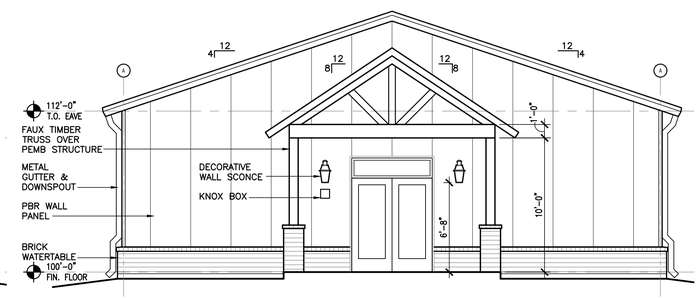
09 A6.01 INTERIOR ELEVATION - KITCHEN

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



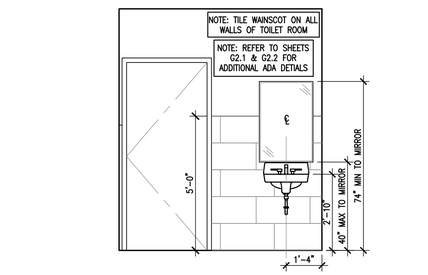
08 A6.01 EXTERIOR ELEVATION - EAST SIDE (SYCAMORE ST)

SCALE: 3/16" = 1'-0"



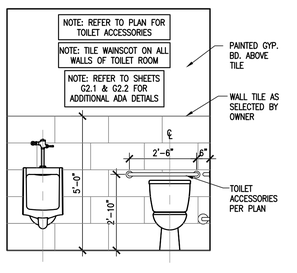
07 A6.01 EXTERIOR ELEVATION - WEST SIDE (ENTRY)

SCALE: 3/16" = 1'-0"



06 A6.01 INTERIOR ELEVATION - TOILET

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



05 A6.01 INTERIOR ELEVATION - TOILET

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

04 A6.01 EXTERIOR ELEVATION - NORTH SIDE (DRIVE LANE)

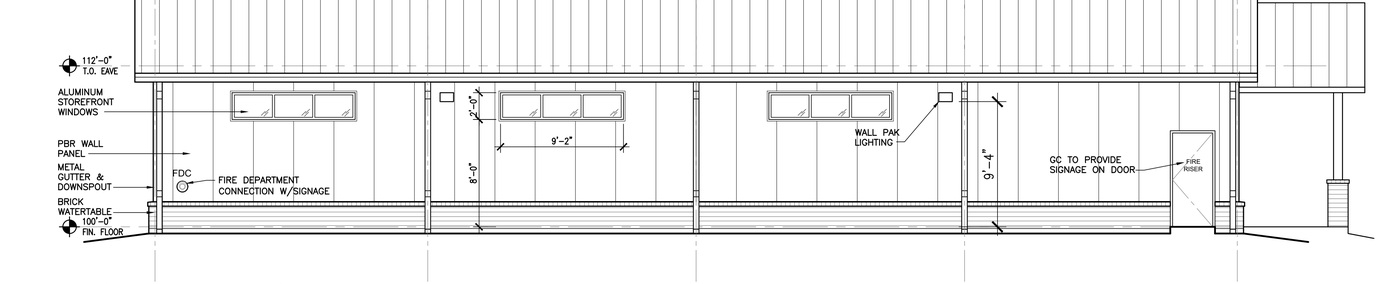
SCALE: 3/16" = 1'-0"

03 A6.01 INTERIOR ELEVATION - TOILET

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

02 A6.01 INTERIOR ELEVATION - TOILET

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



01 A6.01 EXTERIOR ELEVATION - SOUTH SIDE

SCALE: 3/16" = 1'-0"

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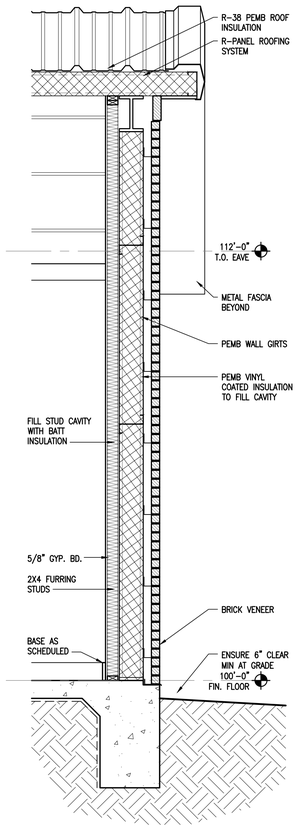
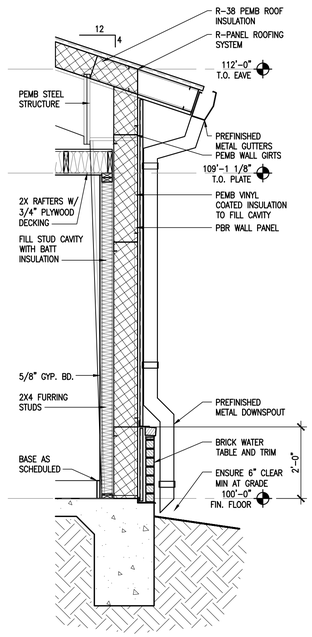
ELEVATIONS AND ROOF PLAN

A6.01



06 A7.01 WALL SECTION

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



05 A7.01 WALL SECTION

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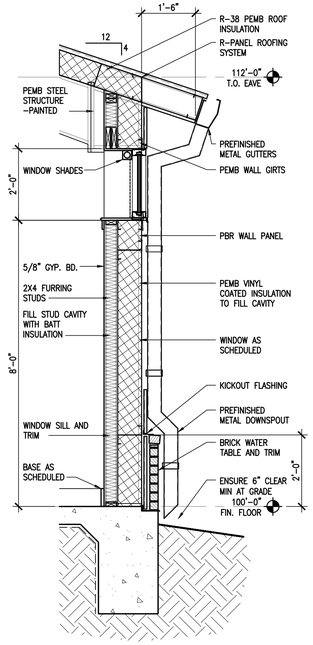
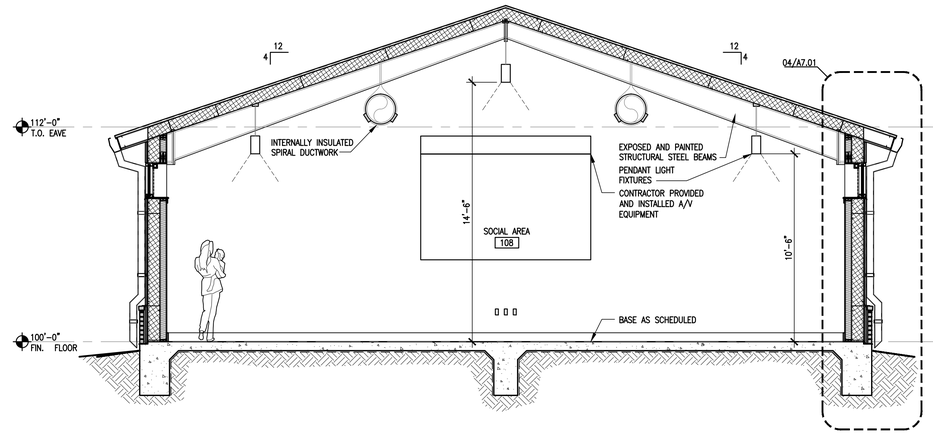


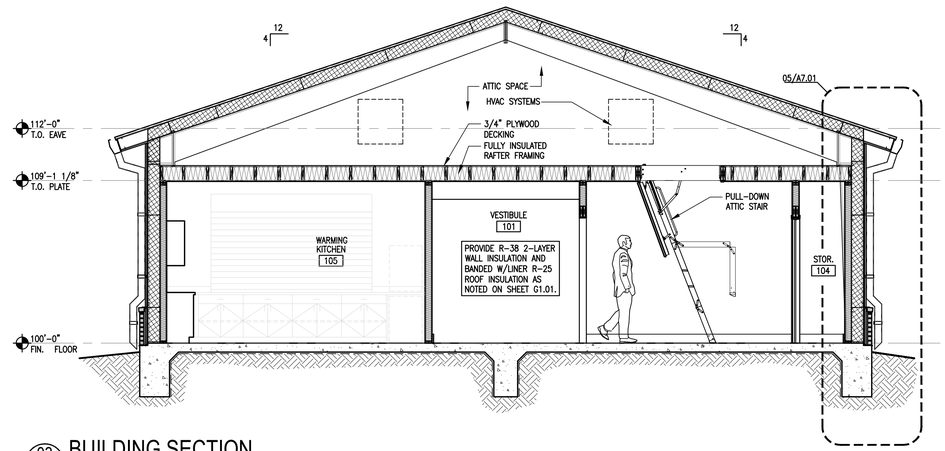
04 A7.01 WALL SECTION

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



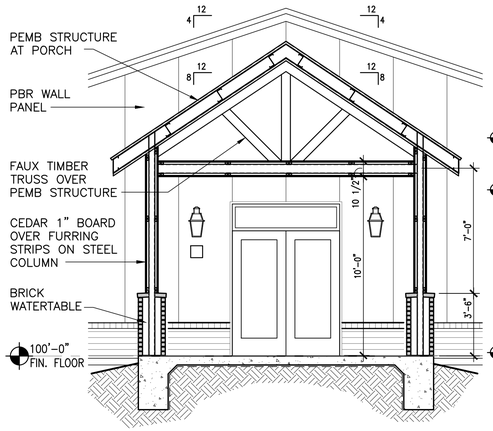
07 A7.01 BUILDING SECTION

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



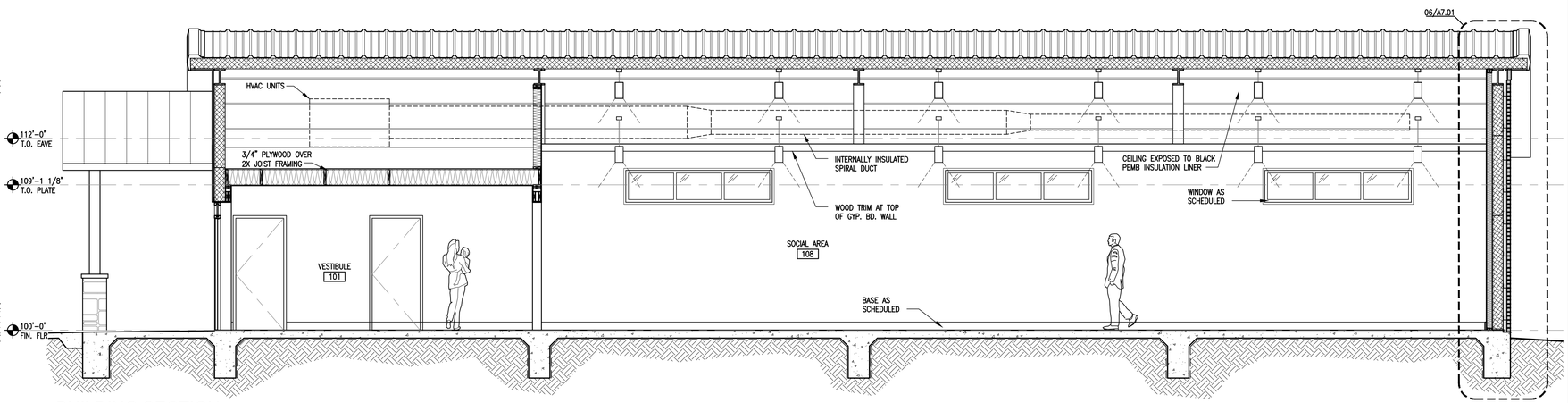
03 A7.01 BUILDING SECTION

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



02 A7.01 BUILDING SECTION

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



01 A7.01 BUILDING SECTION

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

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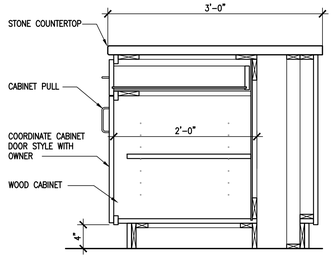
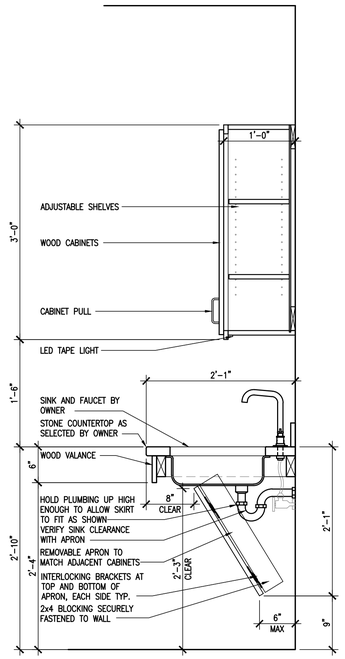
DATE: 02/13/2026

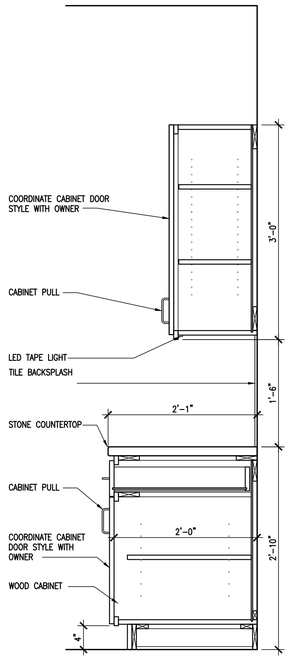
ISSUE:

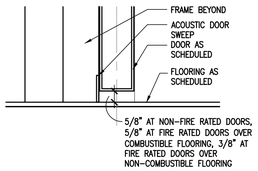
BUILDING SECTIONS

A7.01



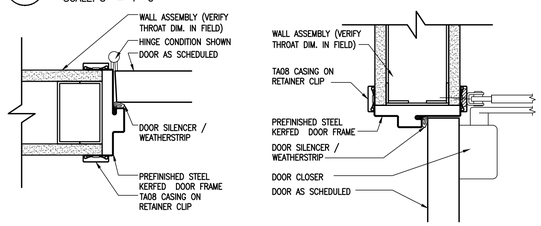






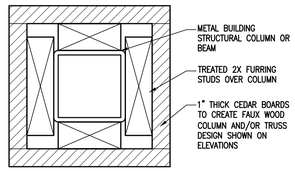
05 A8.01 DOOR THRESHOLD DETAILS

SCALE: 3" = 1'-0"



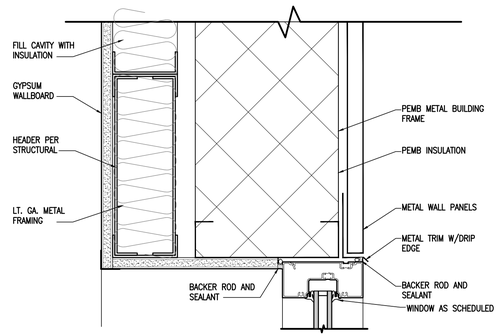
04 A8.01 INTERIOR DOOR DETAILS

SCALE: 3" = 1'-0"



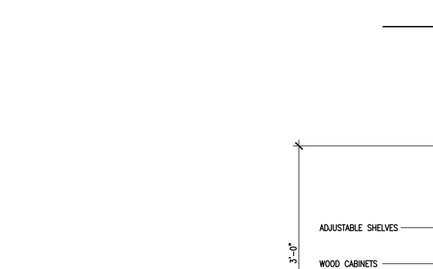
08 A8.01 FAUX WOOD COLUMN / BEAM @ ENTRY CANOPY

SCALE: 3" = 1'-0"



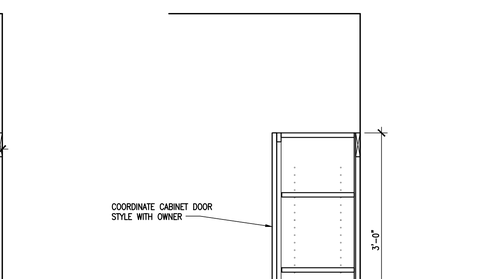
03 A8.01 WINDOW HEAD @ R-PANEL

SCALE: 3" = 1'-0"



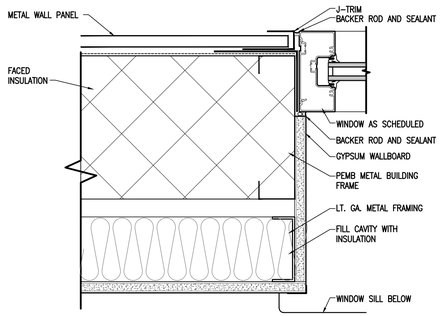
07 A8.01 BRICK TO METAL R-PANEL TRANSITION

SCALE: 3" = 1'-0"



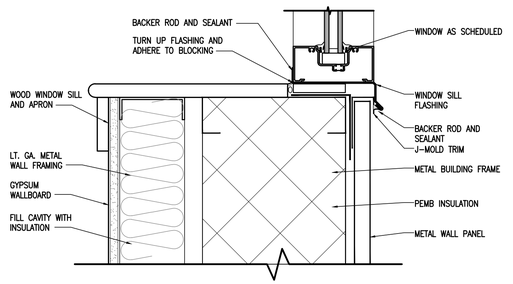
06 A8.01 BASE OF WALL @ BRICK

SCALE: 3" = 1'-0"



02 A8.01 WINDOW JAMB @ R-PANEL

SCALE: 3" = 1'-0"



01 A8.01 WINDOW SILL @ R-PANEL

SCALE: 3" = 1'-0"

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

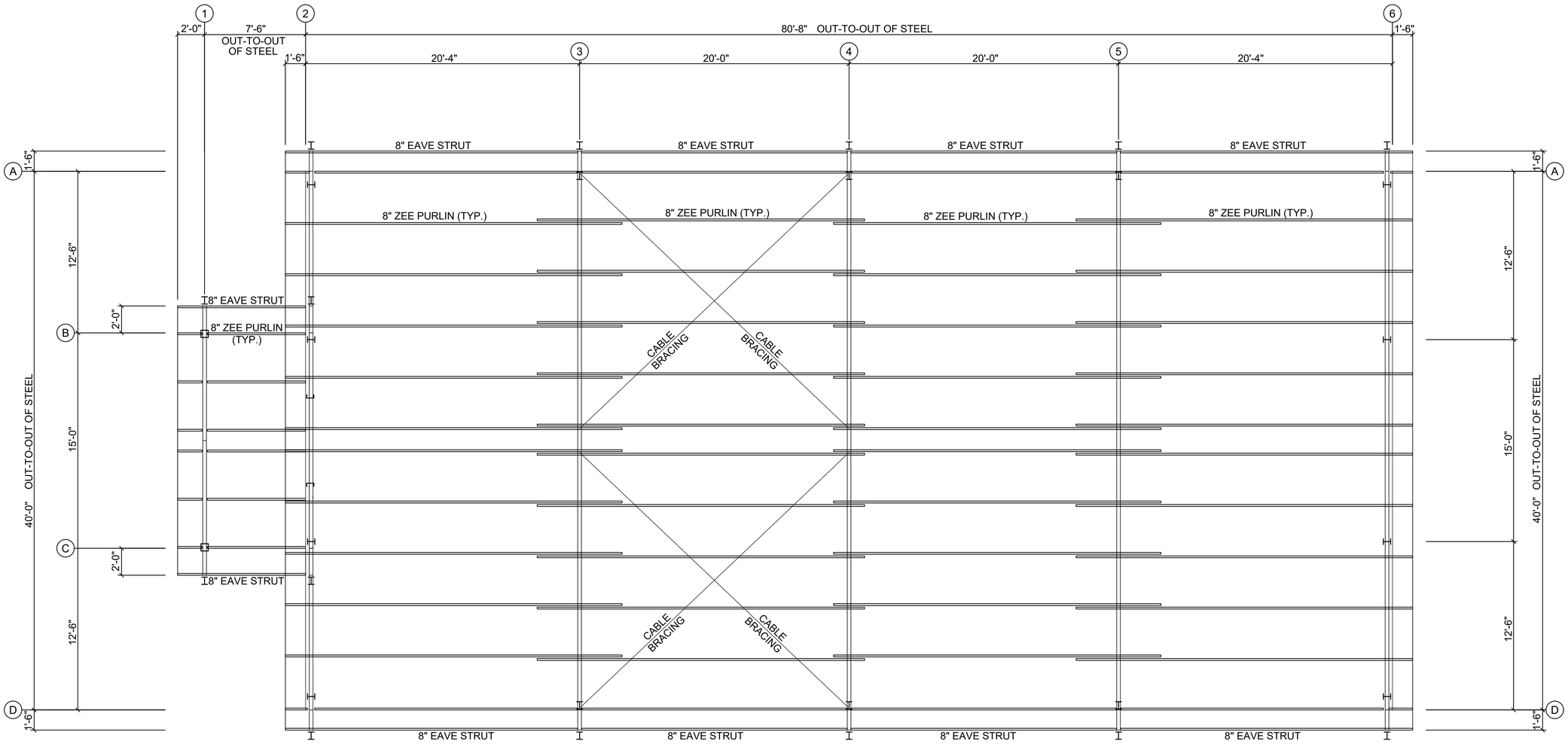
DATE: 02/13/2026

ISSUE:

DETAILS

A8.01

NOTE: PEMB DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT. FINAL ENGINEERING SHALL BE PERFORMED BY THE PEMB MANUFACTURER.



01 A9.01 CONCEPT ROOF FRAMING PLAN

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

ARCHITECTURE UNDERGROUND
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AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT
STEVEN JACOB SCOGGINS
STATE OF TEXAS
02/13/26

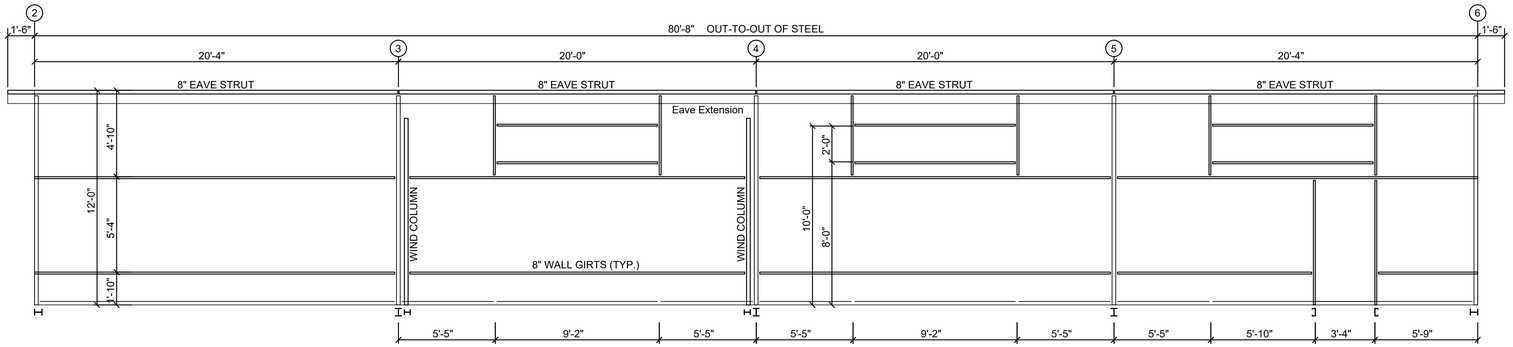
DATE: 02/13/2026

ISSUE:

CONCEPT PEMB DRAWINGS

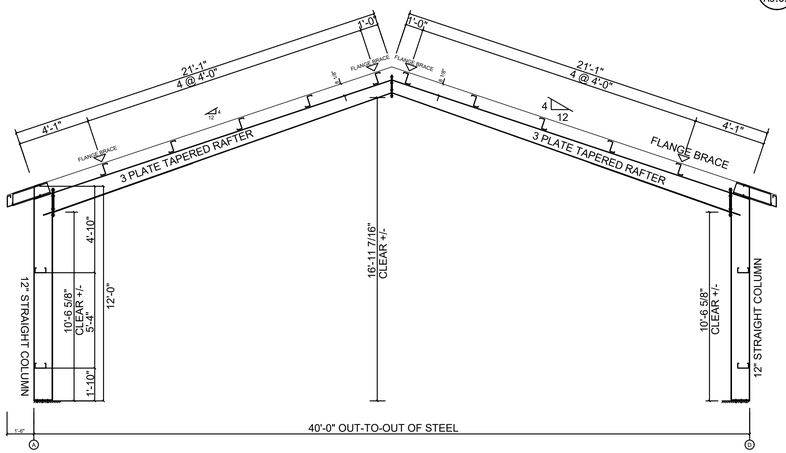
A9.01

NOTE: PEMB DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT. FINAL ENGINEERING SHALL BE PERFORMED BY THE PEMB MANUFACTURER.



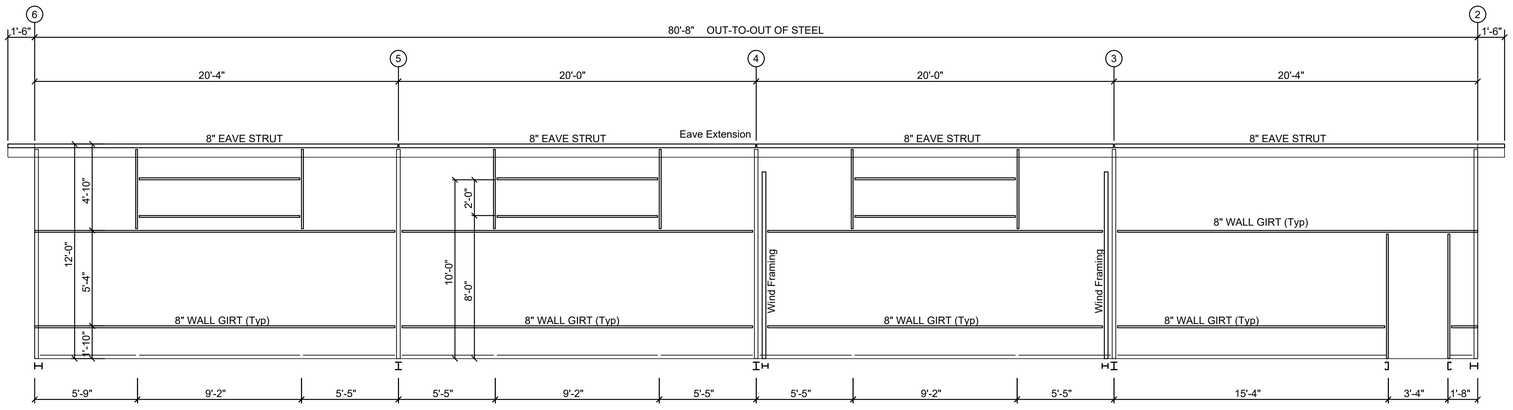
06 A9.02 SIDEWALL FRAMING - FRAME LINE D

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



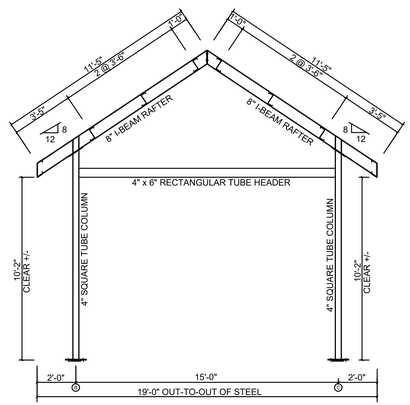
05 A9.02 RIGID FRAME ELEVATION - FRAME LINE 3, 4, 5

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



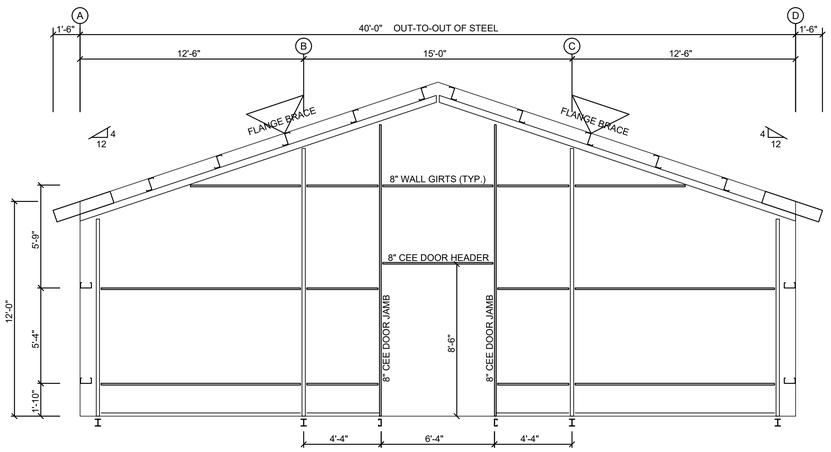
04 A9.02 SIDEWALL FRAMING - FRAME LINE A

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



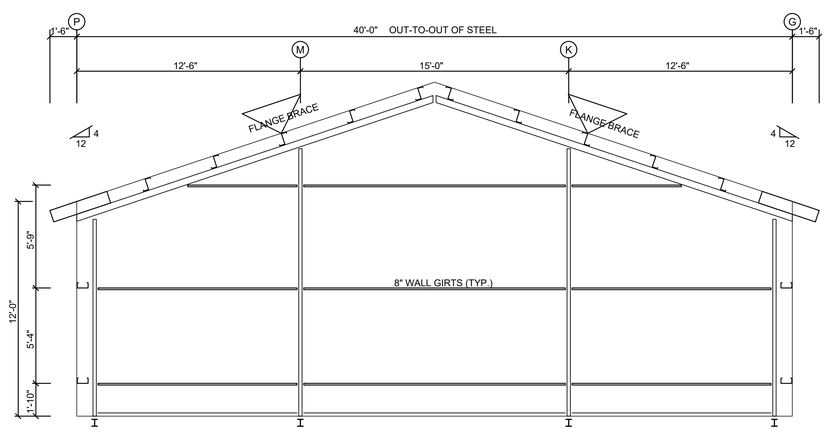
03 A9.02 ENDWALL FRAMING - FRAME LINE 1

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



02 A9.02 ENDWALL FRAMING - FRAME LINE 2

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



01 A9.02 ENDWALL FRAMING - FRAME LINE 6

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

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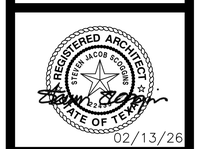
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY

603 N SYCAMORE ST.
PALESTINE, TX 75801



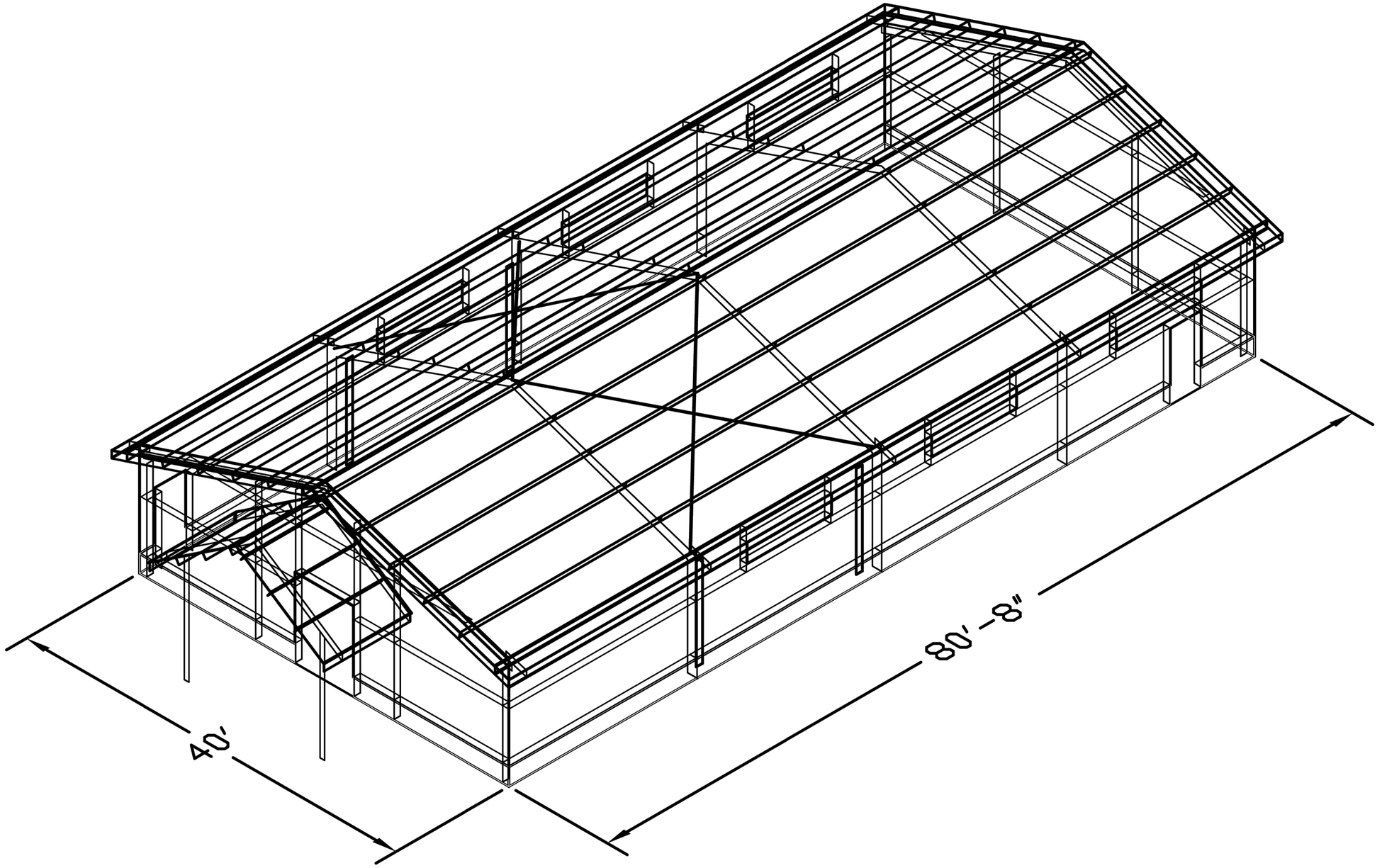
DATE: 02/13/2026

ISSUE:

CONCEPT PEMB DRAWINGS

A9.02

NOTE: PEMB DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT. FINAL ENGINEERING SHALL BE PERFORMED BY THE PEMB MANUFACTURER.



01 A9.03 AXONOMETRIC

SCALE: NOT TO SCALE

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
ARLINGTON, TEXAS
817-965-0763

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

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STATE OF TEXAS
02/13/26

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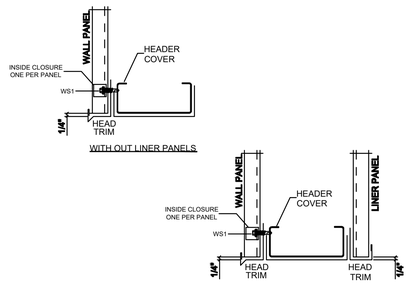
CONCEPT PEMB DRAWINGS

A9.03

NOTE: PEMB DRAWINGS ARE PROVIDED TO CONVEY DESIGN INTENT. FINAL ENGINEERING SHALL BE PERFORMED BY THE PEMB MANUFACTURER.

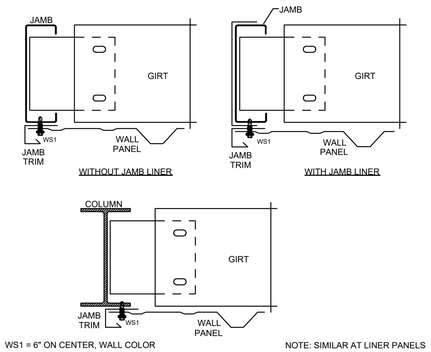
HEADER TRIM — TRIM_6



WS1 = 6" ON CENTER, WALL COLOR

SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

JAMB TRIM — TRIM_7

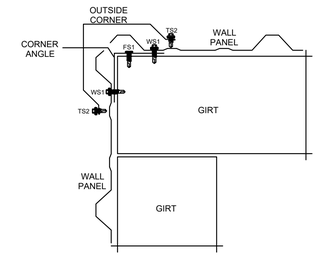


WS1 = 6" ON CENTER, WALL COLOR

NOTE: SIMILAR AT LINER PANELS

OUTSIDE CORNER — TRIM_13

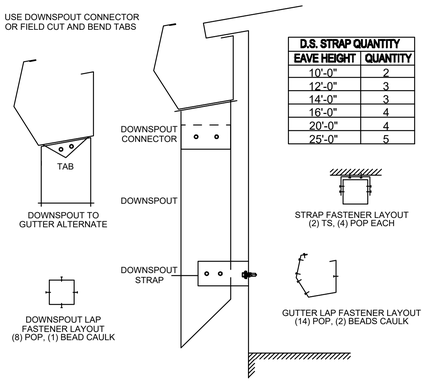
SHEETED WALL



TS2 = 24" ON CENTER, TRIM COLOR
FS1 = 1 PER CLIP

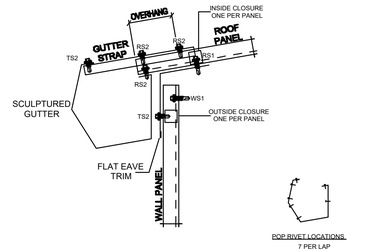
DOWNSPOUT — TRIM_98

USE DOWNSPOUT CONNECTOR OR FIELD CUT AND BEND TABS



D.S. STRAP QUANTITY	
EAVE HEIGHT	QUANTITY
10'-0"	2
12'-0"	3
14'-0"	3
16'-0"	4
20'-0"	4
25'-0"	5

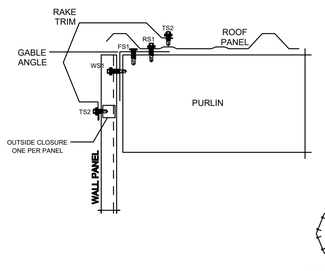
SHEETED LOW EAVE WITH GUTTER — TRIM_101



RS1 = 6" ON CENTER, ROOF COLOR
RS2 = 2 PER GUTTER STRAP, ROOF COLOR
RS2 = 12" ON CENTER, ROOF COLOR
TS2 = 1 PER GUTTER STRAP, TRIM COLOR
TS2 = 12" ON CENTER, TRIM COLOR

SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

SHEETED GABLE — TRIM_103



RS1 = 6" ON CENTER, ROOF COLOR
WS1 = 6" ON CENTER, WALL COLOR
TS2 = 12" ON CENTER, TRIM COLOR
FS1 = ONE PER PURLIN

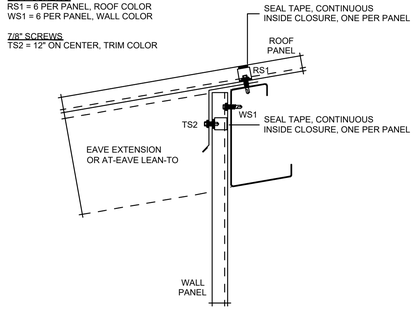
SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

EXTENDED LOW EAVE TRIM_105

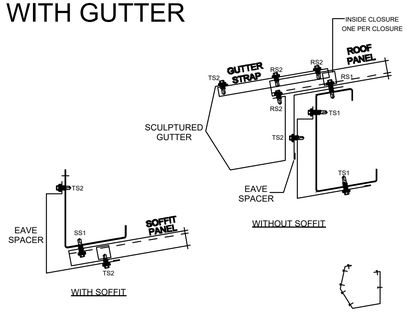
SHEETED WALL

1 1/4" SCREWS
RS1 = 6 PER PANEL, ROOF COLOR
WS1 = 6 PER PANEL, WALL COLOR

7/8" SCREWS
TS2 = 12" ON CENTER, TRIM COLOR



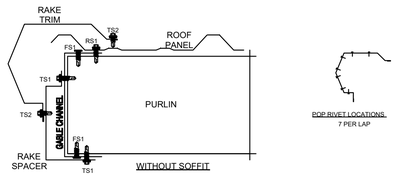
OPEN LOW EAVE WITH GUTTER — TRIM_108

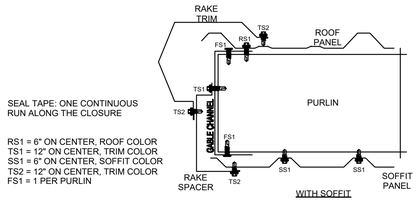


RS1 = 6" ON CENTER, ROOF COLOR
RS2 = 12" ON CENTER, ROOF COLOR
TS1 = 6" ON CENTER, TRIM COLOR
TS2 = 6" ON CENTER, TRIM COLOR

SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

OPEN GABLE — TRIM_110





SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

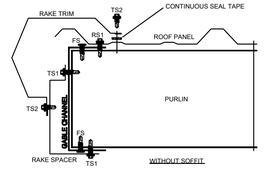
RS1 = 6" ON CENTER, ROOF COLOR
TS1 = 12" ON CENTER, TRIM COLOR
SS1 = 6" ON CENTER, SOFFIT COLOR
TS2 = 12" ON CENTER, TRIM COLOR
FS1 = 1 PER PURLIN

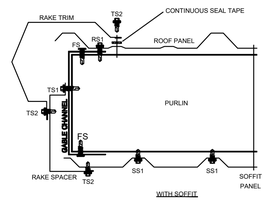
OPEN GABLE — TRIM_116

1 1/4" SCREWS
RS1 = 6" ON CENTER, ROOF COLOR
TS1 = 12" ON CENTER, TRIM COLOR
SS1 = 1 PER RIB, SOFFIT COLOR

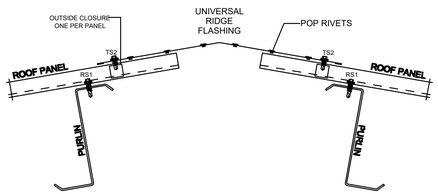
1" SCREWS
FS = 1 AT EACH PURLIN

7/8" SCREWS
TS2 = 12" ON CENTER, TRIM COLOR





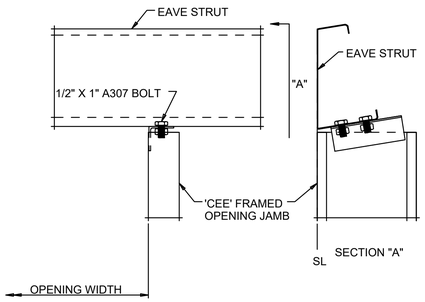
RIDGE — TRIM_129



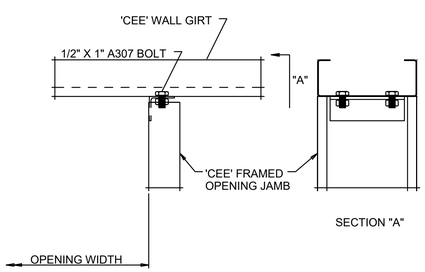
SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

RS1 = 6" ON CENTER, ROOF COLOR
TS2 = 6" ON CENTER, TRIM COLOR
POP RIVETS = 8 PER LAP

DOOR JAMB TO EAVE STRUT — L3

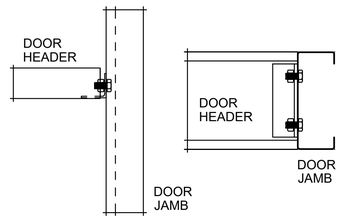


DOOR JAMB TO WALL GIRT — L8

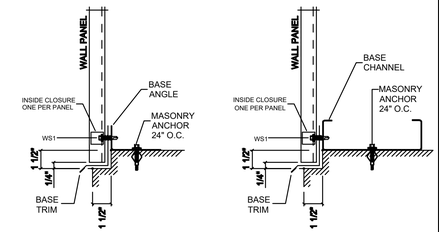


DOOR HEADER TO DOOR JAMB — M3

1/2" X 1" A307 BOLTS (TYP)



WALL BASE — TRIM_1



WS1 = 6" ON CENTER, WALL COLOR

SEAL TAPE: ONE CONTINUOUS RUN ALONG THE CLOSURE

ARCHITECTURE UNDERGROUND
S. JACOB SCOGGINS
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02/13/26

DATE: 02/13/2026

ISSUE:

CONCEPT PEMB DRAWINGS

A9.04

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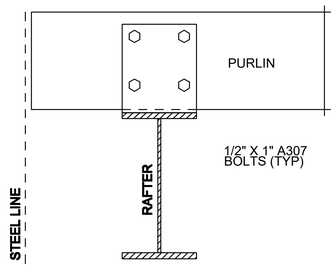
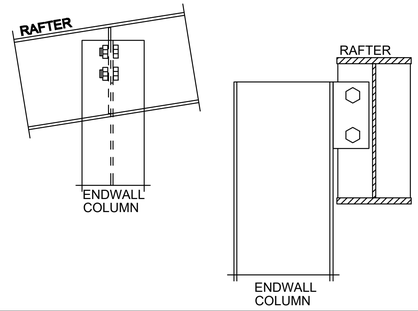
ROOF PURLIN TO RIGID FRAME RAFTER — A10



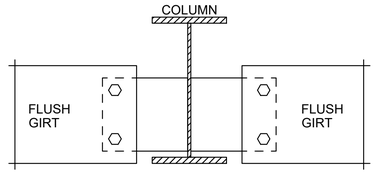
R/W COLUMN TO RIGID FRAME RAFTER — B35

A325 BOLTS (TYP)
SEE ERECTION DWGS FOR DIAMETER AND LENGTH



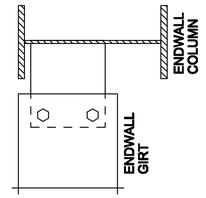
FLUSH GIRT TO COLUMN — C6

1/2" X 1" A307 BOLTS (TYP)

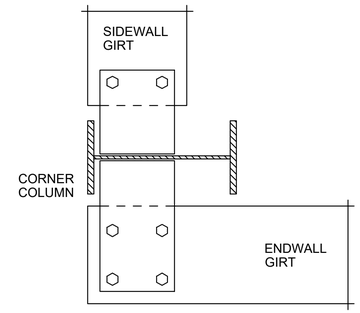


WALL GIRT TO ENDWALL COLUMN — C15

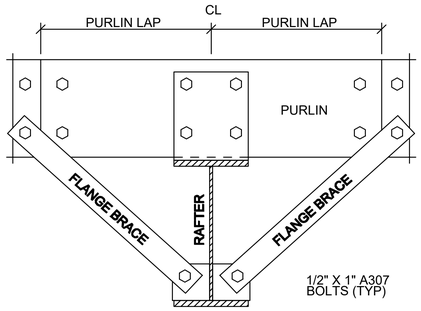
1/2" X 1" A307 BOLTS (TYP)



ENDWALL GIRT TO CORNER COLUMN — D14

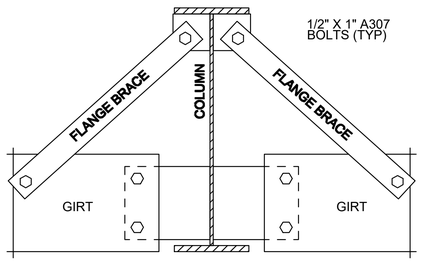


ROOF PURLIN TO RIGID FRAME RAFTER — G2



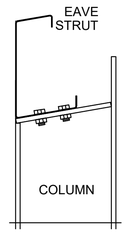
WALL GIRT TO RIGID FRAME COLUMN — H6

FLUSH GIRTS



EAVE STRUT TO RIGID FRAME COLUMN — J1

1/2" X 1" A307 BOLTS (TYP)

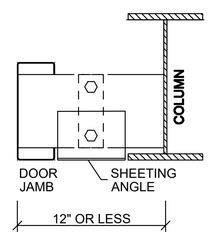


WALL GIRT TO DOOR JAMB — K3

1/2" X 1" A307 BOLTS (TYP)

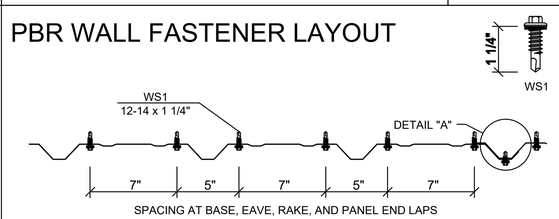
CLIP TO CLIP AT DOOR JAMB — K7

1/2" X 1" A307 BOLTS (TYP)

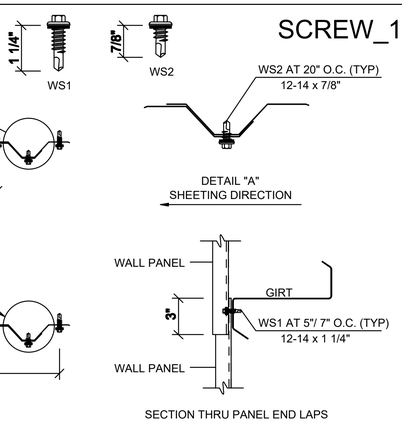


LAP CLIPS AND FIELD WORK SHEETING ANGLE AS REQUIRED

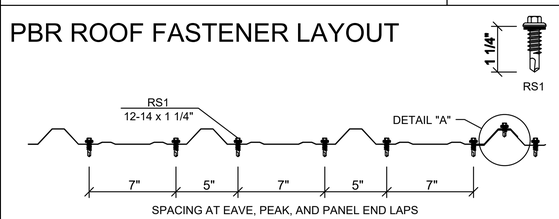
PBR WALL FASTENER LAYOUT



SCREW_1



PBR ROOF FASTENER LAYOUT



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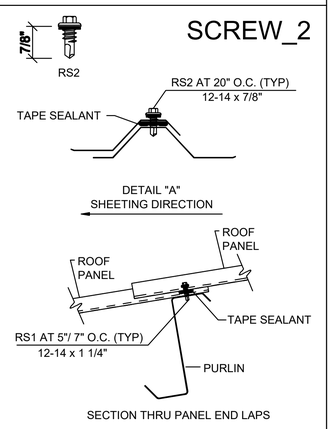

ARCHITECTURE UNDERGROUND
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ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

DATE: 02/13/2026

ISSUE:

CONCEPT PEMB DRAWINGS

A9.05

SECTION 01 30 00
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY AND CONTRACT

A. GENERAL CONDITIONS OF THE CONTRACT: THE AIA A201-2017 EDITION IS HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS AND CONSTRUCTION CONTRACT.

B. PERMITS AND FEES: THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.

C. CODES: COMPLY WITH APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

D. DIMENSIONS: VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.

E. EXISTING CONDITIONS: NOTIFY ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS.

F. COORDINATION: COORDINATE THE WORK OF ALL TRADES AND UTILITIES.

G. INSTALLATION REQUIREMENTS, GENERAL:

1. INSPECT SUBSTRATES AND REPORT UNSATISFACTORY CONDITIONS IN WRITING. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. TAKE FIELD MEASUREMENTS PRIOR TO FABRICATION WHERE PRACTICAL. FORM TO REQUIRED SHAPES AND SIZES WITH TRUE EDGES, LINES AND ANGLES. PROVIDE INSERTS AND TEMPLATES AS NEEDED FOR WORK OF OTHER TRADES.
3. INSTALL MATERIALS IN EXACT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTALS.
4. RESTORE UNITS DAMAGED DURING INSTALLATION. REPLACE UNITS WHICH CANNOT BE RESTORED AT NO ADDITIONAL EXPENSE TO THE OWNER.

H. INTENT: DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANALYZING THE DOCUMENTS TO FULLY UNDERSTAND THE SCOPE OF THE CONSTRUCTION PROJECT. ALL CONDITIONS OF THE CONSTRUCTION HAVE NOT NECESSARILY BEEN DESCRIBED, DETAILED OR DRAWN. WHEN ADDITIONAL INFORMATION IS NECESSARY TO PROPERLY PRICE OR CONSTRUCT A PARTICULAR CONDITION, THE CONTRACTOR SHALL REQUEST SUCH INFORMATION IN WRITING FROM THE ARCHITECT. THE ARCHITECT WILL IN A REASONABLE TIME PROVIDE SUPPLEMENTARY DOCUMENTS TO PROVIDE THE NEEDED INFORMATION. LACK OF INFORMATION OR DETAIL WILL NOT BE AN EXCUSE FOR NOT INCLUDING ELEMENTS OF THE WORK IN THE CONTRACT PRICE.

PART 2 ADMINISTRATION OF THE CONTRACT

2.1 SUMMARY

A. ADMINISTRATION OF CONTRACT: PROVIDE ADMINISTRATIVE REQUIREMENTS IN ACCORDANCE WITH THE AIA A201 FOR THE PROPER COORDINATION AND COMPLETION OF WORK INCLUDING THE FOLLOWING:

1. SUPERVISORY PERSONNEL.
2. PRECONSTRUCTION CONFERENCE.
3. PROJECT MEETINGS (OWNER/ARCHITECT/CONTRACTOR – AKA OAC), MINIMUM OF ONE PER MONTH; PREPARE AND DISTRIBUTE MINUTES.

B. REPORTS: SUBMIT DAILY AND SPECIAL REPORTS.

C. WORK SCHEDULE: SUBMIT PROGRESS SCHEDULE, UPDATED MONTHLY.

D. SUBMITTAL SCHEDULE: PREPARE SUBMITTAL SCHEDULE,

E. SCHEDULE OF VALUES: SUBMIT SCHEDULE OF VALUES.

F. SCHEDULE OF TESTS: SUBMIT SCHEDULE OF REQUIRED TESTS INCLUDING PAYMENT AND RESPONSIBILITY.

G. PERFORM SURVEYS: LAY OUT THE WORK AND VERIFYING LOCATIONS DURING CONSTRUCTION. PERFORM FINAL SITE SURVEY.

H. EMERGENCY CONTACTS: POST A LIST OF EMERGENCY TELEPHONE NUMBERS AND ADDRESS FOR INDIVIDUALS TO BE CONTACTED IN CASE OF EMERGENCY.

I. RECORD DOCUMENTS: SUBMIT RECORD DRAWINGS AND SPECIFICATIONS; TO BE MAINTAINED AND ANNOTATED BY CONTRACTOR AS WORK PROGRESSES.

2.3 SUBMITTALS

A. SUBMITTAL PROCEDURES: NUMBER EACH SUBMITTAL SEQUENTIALLY. SUBSTITUTIONS SHALL NOT BE INCLUDED WITH THE SUBMITTAL, BUT SUBMITTED FOR REVIEW SEPARATELY AND UNDER A SEPARATE COVER.

B. SAMPLES AND SHOP DRAWINGS: SAMPLES AND SHOP DRAWINGS SHALL BE PREPARED SPECIFICALLY FOR THIS PROJECT. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS AND DETAILS, INCLUDING ADJACENT CONSTRUCTION AND RELATED WORK. NOTE SPECIAL COORDINATION REQUIRED. NOTE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.

C. WARRANTIES: PROVIDE WARRANTIES AS SPECIFIED; WARRANTIES SHALL NOT LIMIT LENGTH OF TIME FOR REMEDY OF DAMAGES OWNER MAY HAVE BY LEGAL STATUTE. CONTRACTOR, SUPPLIER OR INSTALLER RESPONSIBLE FOR PERFORMANCE OF WARRANTY SHALL SIGN WARRANTIES.

PART 3 TEMPORARY FACILITIES AND CONTROLS

A. TEMPORARY SERVICES: PROVIDE TEMPORARY SERVICES AND UTILITIES, INCLUDING PAYMENT OF UTILITY COSTS INCLUDING THE FOLLOWING.

1. WATER (POTABLE AND NON-POTABLE) (WITH METERING IF REQUIRED)
2. LIGHTING AND POWER. (WITH METERING IF REQUIRED)
3. TOILET FACILITIES.
4. MATERIALS STORAGE.

B. CONSTRUCTION FACILITIES: PROVIDE CONSTRUCTION FACILITIES, INCLUDING PAYMENT OF UTILITY COSTS INCLUDING THE FOLLOWING.

1. CONSTRUCTION EQUIPMENT, ENCLOSURES, HEATING, LIGHTING, ELEVATORS AND VERTICAL ACCESS AND ROADS/SITE ACCESS.

C. SECURITY AND PROTECTION: PROVIDE SECURITY AND PROTECTION REQUIREMENTS INCLUDING THE FOLLOWING.

1. FIRE EXTINGUISHERS.
2. SITE AND BUILDING LOCK-UP, ENCLOSURES, FENCES, BARRICADES, WARNING SIGNS, AND LIGHTS.
3. ENVIRONMENTAL PROTECTION.
4. PEST CONTROL DURING AND AT THE END OF CONSTRUCTION.

D. PERSONNEL SUPPORT: PROVIDE PERSONNEL SUPPORT FACILITIES INCLUDING THE FOLLOWING.

1. CONTRACTOR'S FIELD OFFICE.
    a. PROVIDE A SUITABLE OFFICE THROUGHOUT CONSTRUCTION. KEEP AN APPROVED SET OF DRAWINGS AND SPECIFICATIONS, INCLUDING REVISIONS, APPROVED SHOP DRAWINGS AND SAMPLES, ON JOB AT ALL TIMES.
2. SANITARY FACILITIES.
3. CLEANING.

SECTION 01 45 29
LABORATORY TESTING SERVICES

PART 1 GENERAL

1.1 WORK INCLUDED

A. COOPERATE WITH THE OWNER'S SELECTED TESTING AGENCY AND ALL OTHERS RESPONSIBLE FOR TESTING AND INSPECTING THE WORK.

B. PROVIDE SUCH OTHER TESTING AND INSPECTING AS ARE SPECIFIED TO BE FURNISHED BY THE CONTRACTOR IN THIS SECTION AND/OR ELSEWHERE IN THE CONTRACT DOCUMENTS.

1.2 RELATED WORK

A. DOCUMENTS AFFECTING WORK OF THIS SECTION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND SECTIONS IN DIVISION 1 OF THESE SPECIFICATIONS.

B. REQUIREMENTS FOR TESTING DESCRIBED IN THE VARIOUS SECTIONS OF THE PROJECT MANUAL

C. WHERE NO TESTING REQUIREMENTS ARE DESCRIBED, BUT THE OWNER DECIDES, THAT TESTING IS REQUIRED, THE OWNER MAY REQUIRE SUCH TESTING TO BE PERFORMED UNDER CURRENT PERTINENT STANDARDS FOR TESTING. PAYMENT FOR SUCH TESTING WILL BE MADE AS DESCRIBED IN THIS SECTION.

1.3 PAYMENT FOR TESTING

A. INITIAL TESTING: THE OWNER WILL SELECT A PREQUALIFIED INDEPENDENT TESTING LABORATORY AND PAY FOR ALL INITIAL SERVICES OF THE TESTING LABORATORY FOR INITIAL TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS AND TESTING AS THE OWNER DEEMS NECESSARY.

B. RETESTING: WHEN INITIAL TESTS INDICATE NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS, SUBSEQUENT RETESTING OCCASIONED BY THE NON-COMPLIANCE SHALL BE PERFORMED BY THE SAME TESTING AGENCY, AND COSTS THEREOF WILL BE DEDUCTED BY THE OWNER FROM THE CONTRACT SUM.

1.4 LABORATORY DUTIES

A. COOPERATE WITH ARCHITECT AND CONTRACTOR; PROVIDE QUALIFIED PERSONNEL AFTER DUE NOTICE.

B. PERFORM SPECIFIED INSPECTIONS SAMPLING AND TESTING:

1. COMPLY WITH SPECIFIED STANDARDS.
2. ASCERTAIN COMPLIANCE OF MATERIALS AND WORK PROCEDURES WITH REQUIREMENTS OF CONTRACT DOCUMENTS.

C. PROMPTLY NOTIFY ARCHITECT AND CONTRACTOR OF OBSERVED IRREGULARITIES OR DEFICIENCIES OF WORK OR PRODUCTS.

D. PROMPTLY SUBMIT WRITTEN REPORT OF EACH TEST AND INSPECTION; ONE COPY EACH TO OWNER, CONTRACTOR, ENGINEER, AND ARCHITECT. EACH REPORT SHALL INCLUDE:

1. DATE ISSUED.
2. PROJECT TITLE AND NUMBER.
3. TESTING LABORATORY NAME, ADDRESS AND TELEPHONE NUMBER.
4. NAME AND SIGNATURE OF LABORATORY INSPECTOR.
5. DATE AND TIME OF SAMPLING OR INSPECTION.
6. RECORD OF TEMPERATURE AND WEATHER CONDITIONS.
7. DATE OF TEST.
8. IDENTIFICATION OF PRODUCT AND SPECIFICATION SECTION.
9. LOCATION OF SAMPLE OR TEST IN THE PROJECT.
10. TYPE OF INSPECTION OR TEST.
11. INTERPRETATION OF TEST RESULTS, WHEN REQUESTED BY ARCHITECT.

E. PERFORM ADDITIONAL TESTS AS REQUIRED BY ARCHITECT OR THE OWNER.

1.5 LIMITATIONS OF AUTHORITY OH TESTING LABORATORY

A. LABORATORY IS NOT AUTHORIZED TO:

1. RELEASE, REVOKE, ALTER, OR ENLARGE ON REQUIREMENTS OF CONTRACT DOCUMENTS.
2. APPROVE OR ACCEPT ANT PORTION OF THE WORK.
3. PERFORM ANY DUTIES OF THE CONTRACTOR.

1.6 CONTRACTORS RESPONSIBILITIES

A. OBTAIN A LIST OF ANTICIPATED TESTING SERVICES AS HAS BEEN DESCRIBED TO THE OWNER BY THE TESTING FIRM FOR PURPOSES OF MONITORING THE QUANTITY OF TESTING SERVICES. NOTIFY THE OWNER IF THIS LIST DIFFERS SUBSTANTIALLY FROM THE TESTING REQUIREMENTS GIVEN IN THE CONTRACT DOCUMENTS.

B. COOPERATE WITH LABORATORY PERSONNEL AND PROVIDE ACCESS TO WORK.

C. DISTRIBUTE TESTING REPORTS AS REQUIRED, INDICATING OBSERVATIONS AND RESULTS OF TESTS AND INDICATING COMPLIANCE OR NON-COMPLIANCE WITH CONTRACT DOCUMENTS.

D. FURNISH INCIDENTAL LABOR AND FACILITIES:

1. TO PROVIDE ACCESS TO WORK TO BE TESTED.
2. TO OBTAIN AND HANDLE SAMPLES AT THE PROJECT SITE.
3. TO FACILITATE INSPECTIONS AND TESTS.
4. FOR STORAGE AND CURING OF TEST SAMPLES.

E. NOTIFY LABORATORY SUFFICIENTLY IN ADVANCE OF OPERATIONS TO ALLOW FOR LABORATORY ASSIGNMENT OF PERSONNEL AND SCHEDULING OF TESTS.

F. PAYMENT FOR ALL RETESTING REQUIRED BECAUSE OF NONCONFORMING WORK OR MATERIALS.

1.7 SCHEDULE OF INSPECTIONS AND TESTS

A. EARTH WORK

B. LIME TREATED SUB GRADE

C. TRENCH SAFETY

D. DRILLED CONCRETE PIERS (IF REQUIRED)

E. CONCRETE PAVING

F. CAST-IN-PLACE CONCRETE

G. POST-TENSIONED CONCRETE

H. STEEL CONNECTIONS

I. PLATE-CONNECTED WOOD TRUSSES

J. MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS

K. FIRE-RESISTANT PENETRATIONS AND JOINTS

L. OTHER TESTING AS INDICATED IN INDIVIDUAL PROJECT MANUAL SECTIONS

SECTION 01 40 00
QUALITY REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. QUALITY ASSURANCE – CONTROL OF INSTALLATION.

B. TOLERANCES

C. REFERENCES AND STANDARDS.

D. INSPECTING AND TESTING LABORATORY SERVICES.

E. MANUFACTURERS' FIELD SERVICES.

1.2 TOLERANCES

A. MONITOR FABRICATION AND INSTALLATION TOLERANCE CONTROL OF PRODUCTS TO PRODUCE ACCEPTABLE WORK. DO NOT PERMIT TOLERANCES TO ACCUMULATE.

B. COMPLY WITH MANUFACTURERS' TOLERANCES. SHOULD MANUFACTURERS' TOLERANCES CONFLICT WITH CONTRACT DOCUMENTS, REQUEST CLARIFICATION FROM A/E BEFORE PROCEEDING.

C. ADJUST PRODUCTS TO APPROPRIATE DIMENSIONS; POSITION BEFORE SECURING PRODUCTS IN PLACE.

1.3 REFERENCES AND STANDARDS

A. FOR PRODUCTS OR WORKMANSHIP SPECIFIED BY ASSOCIATION, TRADE, OR OTHER CONSENSUS STANDARDS, COMPLY WITH REQUIREMENTS OF THE STANDARD, EXCEPT WHEN MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.

B. CONFORM TO REFERENCE STANDARD BY DATE OF ISSUE CURRENT ON DATE OF CONTRACT DOCUMENTS EXCEPT WHERE A SPECIFIC DATE IS ESTABLISHED BY CODE OR IS SPECIFIED IN THE INDIVIDUAL SPECIFICATION SECTIONS.

C. OBTAIN COPIES OF STANDARDS WHERE REQUIRED BY PRODUCT SPECIFICATION SECTIONS.

D. NEITHER THE CONTRACTUAL RELATIONSHIPS, DUTIES, OR RESPONSIBILITIES OF THE PARTIES IN CONTRACT NOR THOSE OF A/E SHALL BE ALTERED FROM THE CONTRACT DOCUMENTS BY MENTION OR INFERENCE OTHERWISE IN ANY REFERENCE DOCUMENT.

1.6 MOCK-UP

A. ASSEMBLE AND ERECT SPECIFIED ITEMS WITH SPECIFIED ATTACHMENT AND ANCHORAGE DEVICES, FLASHING, SEALS, AND FINISHES.

B. ACCEPTED MOCK-UPS SHALL BE A COMPARISON STANDARD FOR THE REMAINING WORK.

C. WHERE MOCK-UP HAS BEEN ACCEPTED BY A/E AND IS SPECIFIED IN PRODUCT SPECIFICATION SECTIONS TO BE REMOVED; REMOVE MOCK-UP AND CLEAR AREA WHEN DIRECTED TO DO SO.

1.7 TESTING SERVICES

A. TESTS WILL BE PERFORMED UNDER PROVISIONS IDENTIFIED IN THIS SECTION AND IDENTIFIED IN THE RESPECTIVE PRODUCT SPECIFICATION SECTIONS.

B. OWNER WILL APPOINT AND EMPLOY SERVICES OF AN INDEPENDENT FIRM TO PERFORM TESTING. THE TESTING FIRM SHALL SUBMIT A LIST OF TESTS AND A BUDGET ESTIMATE TO THE OWNER AND ARCHITECT.

C. THE INDEPENDENT FIRM WILL PERFORM TESTS AND OTHER SERVICES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS AND AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

D. TESTING AND SOURCE QUALITY CONTROL MAY OCCUR ON OR OFF THE PROJECT SITE. PERFORM OFF-SITE TESTING AS REQUIRED BY A/E OR OWNER.

E. REPORTS WILL BE SUBMITTED BY THE INDEPENDENT FIRM TO A/E AND CONTRACTOR, INDICATING OBSERVATIONS AND RESULTS OF TESTS AND CLEARLY INDICATING COMPLIANCE OR NON-COMPLIANCE WITH CONTRACT DOCUMENTS.

F. COOPERATE WITH INDEPENDENT FIRM; FURNISH SAMPLES OF MATERIALS, DESIGN MIX, EQUIPMENT, TOOLS, STORAGE, SAFE ACCESS, AND ASSISTANCE BY INCIDENTAL LABOR AS REQUESTED.

1. NOTIFY A/E AND INDEPENDENT FIRM 24 HOURS PRIOR TO EXPECTED TIME FOR OPERATIONS REQUIRING SERVICES.
2. MAKE ARRANGEMENTS WITH INDEPENDENT FIRM AND PAY FOR ADDITIONAL SAMPLES AND TESTS REQUIRED FOR CONTRACTOR'S USE.

G. TESTING DOES NOT RELIEVE CONTRACTOR FROM PERFORMING WORK TO CONTRACT REQUIREMENTS.

H. RE-TESTING REQUIRED BECAUSE OF NON-CONFORMANCE TO SPECIFIED REQUIREMENTS SHALL BE PERFORMED BY THE SAME INDEPENDENT FIRM ON INSTRUCTIONS BY THE A/E. PAYMENT FOR RE-TESTING WILL BE CHARGED TO THE CONTRACTOR BY DEDUCTING TESTING CHARGES FROM THE CONTRACT SUM/PRICE.

1.8 MANUFACTURERS' FIELD SERVICES

A. WHEN SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS, REQUIRE MATERIAL OR PRODUCT SUPPLIERS OR MANUFACTURERS TO PROVIDE QUALIFIED STAFF PERSONNEL TO OBSERVE SITE CONDITIONS, CONDITIONS OF SURFACES AND INSTALLATION, QUALITY OF WORKMANSHIP, AND START-UP OF EQUIPMENT, AS APPLICABLE, AND TO INITIATE INSTRUCTIONS WHEN NECESSARY.

B. SUBMIT QUALIFICATIONS OF OBSERVER TO A/E 30 DAYS IN ADVANCE OF REQUIRED OBSERVATIONS. OBSERVER SUBJECT TO APPROVAL OF OWNER.

C. REPORT OBSERVATIONS AND SITE DECISIONS OR INSTRUCTIONS GIVEN TO APPLICATORS OR INSTALLERS THAT ARE SUPPLEMENTAL OR CONTRARY TO MANUFACTURERS' WRITTEN INSTRUCTIONS.

D. REFER TO SECTION 01 33 00 – SUBMITTALS, MANUFACTURERS' FIELD REPORTS ARTICLE.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION

3.1 EXAMINATION

A. VERIFY THAT EXISTING SITE CONDITIONS AND SUBSTRATE SURFACES ARE ACCEPTABLE FOR SUBSEQUENT WORK. BEGINNING NEW WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.

B. VERIFY THAT EXISTING SUBSTRATE IS CAPABLE OF STRUCTURAL SUPPORT OR ATTACHMENT OF NEW WORK BEING APPLIED OR ATTACHED.

C. EXAMINE AND VERIFY SPECIFIC CONDITIONS DESCRIBED IN INDIVIDUAL SPECIFICATION SECTIONS.

D. VERIFY THAT UTILITY SERVICES ARE AVAILABLE, OF THE CORRECT CHARACTERISTICS, AND IN THE CORRECT LOCATIONS.

3.2 PREPARATION

A. CLEAN SUBSTRATE SURFACES PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.

B. SEAL CRACKS OR OPENINGS OF SUBSTRATE PRIOR TO APPLYING NEXT MATERIAL OR SUBSTANCE.

C. APPLY MANUFACTURER REQUIRED OR RECOMMENDED SUBSTRATE PRIMER, SEALER, OR CONDITIONER PRIOR TO APPLYING ANY NEW MATERIAL OR SUBSTANCE IN CONTACT OR BOND.

SECTION 01 60 00
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. PRODUCTS

B. TRANSPORTATION AND HANDLING

C. STORAGE AND PROTECTION

D. PRODUCT OPTIONS

E. SUBSTITUTIONS

1.2 PRODUCTS

A. "PRODUCTS" INCLUDES NEW MATERIAL, MACHINERY, COMPONENTS, EQUIPMENT, FIXTURES, AND SYSTEMS FORMING THE WORK.

1.3 TRANSPORTATION AND HANDLING

A. TRANSPORT AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

B. PROMPTLY INSPECT SHIPMENTS TO ENSURE THAT PRODUCTS COMPLY WITH REQUIREMENTS, QUANTITIES ARE CORRECT, AND PRODUCTS ARE UNDAMAGED.

C. PROVIDE EQUIPMENT AND PERSONNEL TO HANDLE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.

1.4 STORAGE AND PROTECTION

A. STORE AND PROTECT PRODUCTS IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.

B. STORE WITH SEALS AND LABELS INTACT AND LEGIBLE.

C. STORE SENSITIVE PRODUCTS IN WEATHER TIGHT, CLIMATE CONTROLLED ENCLOSURES IN AN ENVIRONMENT FAVORABLE TO PRODUCT.

D. COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET COVERING. PROVIDE VENTILATION TO PREVENT CONDENSATION AND DEGRADATION OF PRODUCTS.

E. PROVIDE EQUIPMENT AND PERSONNEL TO STORE PRODUCTS BY METHODS TO PREVENT SOILING, DISFIGUREMENT, OR DAMAGE.

1.5 PRODUCT OPTIONS

A. PRODUCTS SPECIFIED BY REFERENCE STANDARDS OR BY DESCRIPTION ONLY: ANY PRODUCT MEETING THOSE STANDARDS OR DESCRIPTION.

B. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS: PRODUCTS OF MANUFACTURERS NAMED AND MEETING SPECIFICATIONS, NO OPTIONS OR SUBSTITUTIONS ALLOWED.

C. PRODUCTS SPECIFIED BY NAMING ONE OR MORE MANUFACTURERS WITH A PROVISION FOR SUBSTITUTIONS: SUBMIT A REQUEST FOR SUBSTITUTION FOR ANY MANUFACTURER NOT NAMED AS REQUIRED BELOW.

D. PRODUCTS SPECIFIED WITH AN "APPROVED EQUAL": EQUAL PRODUCTS CAN BE SUBMITTED TO THE ARCHITECT IN THE SUBMITTAL PROCESS. THE ARCHITECT MAINTAINS ALL RIGHTS AND AUTHORITY TO REJECT THE EQUAL PRODUCT FOR REASONS OF QUALITY, FUNCTION OR AESTHETICS.

1.6 SUBSTITUTIONS

A. ARCHITECT WILL CONSIDER REQUESTS FOR SUBSTITUTIONS WITHIN 45 DAYS AFTER DATE OF DOCUMENT ISSUE, AND AT THE ARCHITECT'S DISCRETION THERE AFTER.

B. DOCUMENT EACH REQUEST WITH COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION WITH CONTRACT DOCUMENTS.

C. A REQUEST CONSTITUTES A REPRESENTATION THAT THE CONTRACTOR:

1. HAS INVESTIGATED THE PROPOSED PRODUCT AND DETERMINED THAT IT MEETS OR EXCEEDS THE QUALITY LEVEL OF THE SPECIFIED PRODUCT.
2. WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION AS FOR THE SPECIFIED PRODUCT.
3. WILL COORDINATE INSTALLATION AND MAKE CHANGES TO OTHER WORK THAT MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO OWNER.
4. WAIVES CLAIMS FOR ADDITIONAL COSTS OR TIME EXTENSIONS THAT MAY SUBSEQUENTLY BECOME APPARENT.
5. WILL REIMBURSE OWNER AND ARCHITECT FOR REVIEW OR REDESIGN SERVICES ASSOCIATED WITH RE-APPROVAL BY AUTHORITIES.

E. SUBSTITUTIONS WILL NOT BE CONSIDERED WHEN THEY ARE INDICATED OR IMPLIED ON SHOP DRAWING OR PRODUCT DATA SUBMITTALS, WITHOUT SEPARATE WRITTEN REQUEST, OR WHEN ACCEPTANCE WILL REQUIRE REVISION TO THE CONTRACT DOCUMENTS.

F. SUBSTITUTION SUBMITTAL PROCEDURE:

1. SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND CERTIFIED TEST RESULTS ATTESTING TO THE PROPOSED PRODUCT EQUIVALENCE. BURDEN OF PROOF IS ON THE PROPOSING PARTY.

SECTION 01 70 00
EXECUTION AND CLOSE OUT REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. CLOSEOUT PROCEDURES.

B. FINAL CLEANING.

C. ADJUSTING.

D. PROJECT RECORD DOCUMENTS.

E. OPERATION AND MAINTENANCE DATA.

F. SPARE PARTS AND MAINTENANCE PRODUCTS.

G. WARRANTIES AND BONDS.

H. MAINTENANCE SERVICE.

1.2 CLOSEOUT PROCEDURES

A. SUBMIT WRITTEN CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, WORK HAS BEEN INSPECTED, AND THAT WORK IS COMPLETE IN ACCORDANCE WITH CONTRACT DOCUMENTS AND READY FOR A/E'S REVIEW.

B. SUBMIT FINAL APPLICATION FOR PAYMENT IDENTIFYING TOTAL ADJUSTED CONTRACT SUM, PREVIOUS PAYMENTS, AND SUM REMAINING DUE.

1.3 FINAL CLEANING

A. EXECUTE FINAL CLEANING PRIOR TO FINAL PROJECT ASSESSMENT.

B. CLEAN INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW; REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACES.

C. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION WITH CLEANING MATERIALS APPROPRIATE TO THE SURFACE AND MATERIAL BEING CLEANED.

D. REPLACE FILTERS OF OPERATING EQUIPMENT.

E. CLEAN DEBRIS FROM ROOFS, GUTTERS, DOWNSPOUTS, AND DRAINAGE SYSTEMS.

F. CLEAN SITE; SWEEP PAVED AREAS, RAKE CLEAN LANDSCAPED SURFACES.

G. REMOVE WASTE AND SURPLUS MATERIALS.

1.4 ADJUSTING

A. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION.

1.5 PROJECT RECORD DOCUMENTS

A. MAINTAIN ON SITE ONE SET OF THE FOLLOWING RECORD DOCUMENTS; RECORD ACTUAL REVISIONS TO THE WORK:

1. DRAWINGS AND SPECIFICATIONS.
2. ADDENDA, CHANGE ORDERS, ASI'S AND RFI'S.
3. REVIEWED SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
4. MANUFACTURER'S PRODUCT INSTRUCTIONS AND MAINTENANCE DATA.

B. ENSURE ENTRIES ARE COMPLETE AND ACCURATE, ENABLING FUTURE REFERENCE BY OWNER.

C. STORE RECORD DOCUMENTS SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION.

D. RECORD INFORMATION CONCURRENT WITH CONSTRUCTION PROGRESS.

E. SPECIFICATIONS: LEGIBLY MARK AND RECORD AT EACH PRODUCT SECTION DESCRIPTION OF ACTUAL PRODUCTS INSTALLED, INCLUDING THE FOLLOWING:

1. MANUFACTURER'S NAME AND PRODUCT MODEL AND NUMBER, PRODUCT SUBSTITUTIONS OR ALTERNATES UTILIZED, AND CHANGES MADE BY ADDENDA AND MODIFICATIONS.

F. RECORD DRAWINGS AND SHOP DRAWINGS: LEGIBLY MARK EACH ITEM TO RECORD ACTUAL CONSTRUCTION INCLUDING:

1. MEASURED DEPTHS OF FOUNDATIONS IN RELATION TO FIRST FLOOR DATUM.
2. MEASURED HORIZONTAL AND VERTICAL LOCATIONS OF UNDERGROUND UTILITIES AND APPURTENANCES, REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
3. MEASURED LOCATIONS OF INTERNAL UTILITIES AND APPURTENANCES CONCEALED IN CONSTRUCTION, REFERENCED TO VISIBLE AND ACCESSIBLE FEATURES OF THE WORK.
4. FIELD CHANGES OF DIMENSION AND DETAIL.
5. DETAILS NOT ON ORIGINAL DRAWINGS.

G. SUBMIT DOCUMENTS TO A/E WITH CLAIM FINAL APPLICATION FOR PAYMENT.

1.6 OPERATION AND MAINTENANCE DATA

A. SUBMIT ON 8-1/2 X 11 INCH TEXT PAGES IN THREE D SIZE RING BINDERS.

B. PREPARE BINDER COVER WITH PRINTED TITLE "OPERATION AND MAINTENANCE INSTRUCTIONS" AND TITLE OF PROJECT.

C. INTERNALLY SUBDIVIDE THE BINDER CONTENTS WITH PERMANENT PAGE DIVIDERS.

D. CONTENTS: PREPARE A TABLE OF CONTENTS FOR EACH VOLUME, WITH EACH PRODUCT OR SYSTEM DESCRIPTION IDENTIFIED, IN THREE PARTS TO INCLUDE:

1. PART 1: DIRECTORY, LISTING NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF A/E, CONTRACTOR, SUBCONTRACTORS, AND MAJOR EQUIPMENT SUPPLIERS.
2. PART 2: OPERATION AND MAINTENANCE INSTRUCTIONS, ARRANGED BY SYSTEM AND SUBDIVIDED BY SPECIFICATION SECTION. INCLUDE:
    a. SIGNIFICANT DESIGN CRITERIA, LIST OF EQUIPMENT AND PARTS LIST FOR EACH COMPONENT, OPERATING INSTRUCTIONS, MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND SYSTEMS, AND MAINTENANCE INSTRUCTIONS FOR SPECIAL FINISHES, INCLUDING RECOMMENDED CLEANING METHODS AND MATERIALS.
3. PART 3: PROJECT DOCUMENTS AND CERTIFICATES. INCLUDE:
    a. SHOP DRAWINGS AND PRODUCT DATA, AIR AND WATER BALANCE REPORTS, CERTIFICATES, AND ORIGINALS OF WARRANTIES.

E. SUBMIT TWO SETS OF FINAL VOLUMES AT SUBSTANTIAL COMPLETION.

1.7 SPARE PARTS AND MAINTENANCE PRODUCTS

A. PROVIDE SPARE PARTS, MAINTENANCE, AND EXTRA PRODUCTS IN QUANTITIES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS.

B. DELIVER TO PROJECT SITE; OBTAIN RECEIPT PRIOR TO FINAL PAYMENT.

1.8 WARRANTIES

A. PROVIDE DUPLICATE NOTARIZED COPIES.

B. EXECUTE AND ASSEMBLE TRANSFERABLE WARRANTY DOCUMENTS FROM SUBCONTRACTORS, SUPPLIERS, AND MANUFACTURERS.

C. PROVIDE TABLE OF CONTENTS AND ASSEMBLE IN D SIZE BINDER.

1.9 MAINTENANCE SERVICE

A. FURNISH SERVICE AND MAINTENANCE OF COMPONENTS INDICATED IN SPECIFICATION SECTIONS FOR 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

B. EXAMINE SYSTEM COMPONENTS AT A FREQUENCY CONSISTENT WITH RELIABLE OPERATION. CLEAN, ADJUST, AND LUBRICATE AS REQUIRED.

C. INCLUDE SYSTEMATIC EXAMINATION, ADJUSTMENT, AND LUBRICATION OF COMPONENTS. REPAIR OR REPLACE PARTS WHENEVER REQUIRED. USE PARTS PRODUCED BY THE MANUFACTURER OF THE ORIGINAL COMPONENT.

D. MAINTENANCE SERVICE SHALL NOT BE ASSIGNED OR TRANSFERRED TO ANY AGENT OR SUBCONTRACTOR WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

SECTION 01 99 99
METAL BUILDING SYSTEMS

SECTION 1 GENERAL

1.1 SECTION INCLUDES:

A. PRE ENGINEERED METAL BUILDING (PEMB)

1.2 DESIGN REQUIREMENTS

A. THE BUILDING SHALL BE DESIGNED BY THE MANUFACTURER AS A COMPLETE SYSTEM. ALL COMPONENTS OF THE SYSTEM SHALL BE SUPPLIED OR SPECIFIED BY THE SAME MANUFACTURER. REFER TO SHEET G1.01 FOR APPLICABLE CODES AND ENERGY CODE REQUIREMENTS AND SHEET S1.1 FOR STRUCTURAL CRITERIA. ADDITIONAL NOTES CAN BE FOUND THROUGHOUT THE DRAWINGS.

B. COORDINATE ALL COLLATERAL LOADS, SUCH AS FIRE PROTECTION AND AUDIO / VISUAL EQUIPMENT, WITH THE OWNER BEFORE SUBMITTING A BID. ALL ANTICIPATED LOADS SHALL BE INCLUDED IN THE DESIGN AT BID.

1.3 SUBMITTALS

A. SUBMIT ANCHOR BOLT PLACEMENT PLAN, COLUMN REACTIONS, IN ADVANCE OF ERECTION DRAWINGS.

B. PRODUCT DATA: PROVIDE DATA ON PROFILES, COMPONENT DIMENSIONS, FASTENERS, ENERGY PERFORMANCE, WATER INTRUSION, ETC.

C. MANUFACTURER'S INSTALLATION INSTRUCTIONS: INDICATE PREPARATION REQUIREMENTS, ASSEMBLY SEQUENCE.

D. SHOP OR ERECTION DRAWINGS: INDICATE ASSEMBLY DIMENSIONS, LOCATIONS OF STRUCTURAL MEMBERS, CONNECTIONS, ATTACHMENTS, OPENINGS, CAMBERS, LOADS, AND ALL AND ROOF SYSTEM DIMENSIONS, PANEL LAYOUT, GENERAL CONSTRUCTION DETAILS, ANCHORAGES AND METHOD OF ANCHORAGE, INSTALLATION [AND]; FRAMING ANCHOR BOLT SETTINGS, SIZES, AND LOCATIONS FROM DATUM, FOUNDATION LOADS AND INDICATE FIELD WELDED CONNECTIONS WITH AWS A2.4 WELDING SYMBOLS; INDICATE NET WELD LENGTHS.

1.4 QUALITY ASSURANCE

A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH MBMA METAL BUILDING SYSTEMS MANUAL, AND, FOR ITEMS NOT COVERED, AISC – SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.

1.5 QUALIFICATIONS

A. MANUFACTURER: THE COMPANY MANUFACTURING THE PRODUCTS SPECIFIED IN THIS SECTION SHALL HAVE EXPERIENCE IN THE MANUFACTURE OF STEEL BUILDING SYSTEMS.

B. STRUCTURAL FRAMING AND COVERING SHALL BE THE DESIGN OF A LICENSED PROFESSIONAL ENGINEER EXPERIENCED IN DESIGN OF THIS WORK.

1.6 FIELD MEASUREMENTS

A. METAL BUILDING CONTRACTOR SHALL VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON ERECTION DRAWINGS.

1.7 WARRANTY

A. BUILDING MANUFACTURER SHALL PROVIDE MANUFACTURER'S STANDARD WARRANTY.

SECTION 2 PRODUCTS

2.1 MANUFACTURERS

A. ANCHOR METALS

B. APPROVED EQUIVALENT

2.2 MATERIALS

A. WALL PANELS
1. 26 GA. PBR-PANEL UNLESS SELECTED OTHERWISE BY OWNER.

B. ROOF PANELS
1. 26 GA. R-PANEL UNLESS SELECTED OTHERWISE BY OWNER.

C. SOFFIT PANELS
1. FEW-120 SOFFIT PANELS W/4" STIMPLES UNLESS SELECTED OTHERWISE BY OWNER.

D. INSULATION
1. ASTM C991 FLEXIBLE FIBERGLASS BLANKET
2. CLASS A – FLAME SPREAD OF 25 OR LESS / SMOKE DEVELOPED <25.
3. BLACK VINYL LINER WITH BANDING OVER GIRTS AND PURLINS.

E. GUTTERS AND DOWNSPOUTS
1. TYPICAL SCULPTED GUTTER BY PEMB.
2. TYPICAL BOX GUTTER BY PEMB.

F. PERSONNEL DOORS AND WINDOWS
1. PRESSED STEEL TO MEET THE ENERGY CODE REQUIREMENTS NOTED ON SHEET G1.01.

2.3 ACCESSORIES AND TRIM

A. CLOSURES: MANUFACTURER'S STANDARD TYPE, CLOSED CELL OR METAL.

B. FASTENERS: MANUFACTURER'S STANDARD TYPE, SIZE AND DESIGN TO MAINTAIN LOAD AND WEATHER TIGHTNESS REQUIREMENTS.

C. SEALANT: MANUFACTURER'S STANDARD TYPE.

D. FLASHING, INTERNAL AND EXTERNAL CORNERS, CLOSURE PIECES, FASCIA, INFILLS, CAPS, ETC.: SAME MATERIAL AND FINISH AS ADJACENT MATERIAL.

2.4 FABRICATION – PRIMARY FRAMING

A. FRAMING MEMBERS: CLEAN AND PREPARE IN ACCORDANCE WITH SSPC-SP2 AS A MINIMUM, AND COAT WITH BUILDING MANUFACTURER'S STANDARD PRIMER.

B. HOT ROLLED MEMBERS SHALL BE FABRICATED IN ACCORDANCE WITH AISC SPECIFICATION FOR PIPE, TUBE, AND ROLLED STRUCTURAL SHAPES. FABRICATE BUILT-UP MEMBERS IN ACCORDANCE WITH MBMA METAL BUILDING SYSTEMS MANUAL, CHAPTER IV COMMON INDUSTRY PRACTICES.

2.5 FINISHES

A. PROVIDE WEATHER XL SMP FINISH OR EQUIVALENT FINISH ON ALL METAL PANELS AND TRIM. COLOR SELECTIONS SHALL BE SELECTED FROM THE MANUFACTURER'S STANDARD SELECTIONS.

SECTION 3 EXECUTION

3.1 EXECUTION

A. VERIFY SITE CONDITIONS PREPARED PROPERLY AND SAFELY TO BEGIN WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 ERECTION – FRAMING

A. ERECT FRAMING IN ACCORDANCE WITH MBMA METAL BUILDING SYSTEMS MANUAL, CHAPTER IV COMMON INDUSTRY PRACTICES.

3.3 TOLERANCES

A. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN IN A WORKMANLIKE MANNER TO PUBLISHED TOLERANCES.

B. INSTALL FRAMING IN ACCORDANCE WITH MBMA METAL BUILDING SYSTEMS MANUAL, CHAPTER IV COMMON INDUSTRY PRACTICES.

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ARCHITECTURAL
SPECIFICATIONS

A10.01

SECTION 04 05 13
MASONRY MORTAR

PART 1 GENERAL

1.1 SECTION INCLUDES

A. MORTAR FOR MASONRY SPECIFIED IN OTHER SECTIONS.

1.2 SUBMITTALS

A. MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:

1. MIXING AND PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.

3. INSTALLATION METHODS.

B. TEST REPORTS:

1. SUBMIT CERTIFIED TEST REPORTS SHOWING THAT THE CEMENTITIOUS COMPONENTS OF THE MORTAR MIX COMPLY WITH THE SPECIFIED REQUIREMENTS.

2. SUBMIT CERTIFIED TEST REPORT SHOWING THAT THE MORTAR COMPLIES WITH THE SPECIFIED REQUIREMENTS.

1.3 DELIVERY, STORAGE, AND HANDLING

A. DELIVER MORTAR MIX TO SITE IN SEALED BAGS. IDENTIFY EACH BAG WITH MATERIAL NAME AND TYPE.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. THE QUIKRETE COMPANIES

B. APPROVED EQUIVALENT

2.2 APPLICATIONS

A. TYPE S MORTAR: MIX TO THE PROPERTY SPECIFICATIONS OF ASTM C 27 0:

1. COMPRESSIVE STRENGTH: 1800 PSI (12.4 MPA), MINIMUM, AT 28 DAYS FOR LABORATORY MIXED MORTAR WITH A FLOW OF 110 PLUS/MINUS 5 PERCENT.

2. WATER RETENTION: 75 PERCENT, MINIMUM.

3. AIR CONTENT: 12 PERCENT, MAXIMUM.

4. AGGREGATE RATIO: NO LESS THAN 2.25 AND NO MORE THAN 3.5 TIMES THE SUM OF THE SEPARATE VOLUMES OF CEMENTITIOUS MATERIALS

5. COLOR: WHITE OR GRAY.

B. MASONRY MORTAR MIX: FACTORY BLENDED HYDRAULIC CEMENT/LIME/SAND MIX PROPORTIONED TO PRODUCE MASONRY MORTAR COMPLYING WITH THE PROPERTY SPECIFICATIONS IN ASTM C 270 FOR THE SPECIFIED TYPE OF MASONRY MORTAR; QUIKRETE PACKAGED HYDRAULIC CEMENT/LIME MASONRY MIX.

1. PORTLAND CEMENT OR BLENDED CEMENT: ASTM C 150 TYPES I, IA, II, IIA, III OR IIIA.

2. PORTLAND CEMENT OR BLENDED CEMENT: ASTM C 595 TYPES IS, IS–A, IP, IP–A, I(PM), I(PM)–A, I(SM), OR I(SM)–A.

3. PORTLAND CEMENT OR BLENDED CEMENT: ASTM C 1157 TYPES GU, HE, MS, HS, MH, OR LH.

4. LIME: HYDRATED LIME, ASTM C 207 TYPE S.

5. SAND: MASON'S SAND, ASTM C 144 .

2.3 MASONRY CEMENT MORTAR

A. TYPE S MORTAR: MIX TO THE PROPERTY SPECIFICATIONS OF ASTM C 27 0:

1. COMPRESSIVE STRENGTH: 1800 PSI (12.4 MPA), MINIMUM, AT 28 DAYS FOR LABORATORY MIXED MORTAR WITH A FLOW OF 110 PLUS/MINUS 5 PERCENT.

2. WATER RETENTION: 75 PERCENT, MINIMUM.

3. AIR CONTENT: MAXIMUM 18 PERCENT.

4. AGGREGATE RATIO: NO LESS THAN 2.25 AND NO MORE THAN 3.5 TIMES THE SUM OF THE SEPARATE VOLUMES OF CEMENTITIOUS MATERIALS.

B. MASONRY MORTAR MIX: FACTORY BLENDED MASONRY CEMENT/SAND MIX PROPORTIONED TO PRODUCE MASONRY MORTAR COMPLYING WITH THE PROPERTY SPECIFICATIONS IN ASTM C 270 FOR THE SPECIFIED TYPE OF MASONRY MORTAR; QUIKRETE PACKAGED MASONRY MORTAR MIX.

1. MASONRY CEMENT: ASTM C 9 1, TYPE S.

2. SAND: MASON'S SAND, ASTM C 144 .

2.4 ACCESSORY MATERIALS

A. WATER: CLEAN AND FREE FROM DELETERIOUS ACIDS, ALKALIES, AND ORGANIC MATTER.

B. ADMIXTURES: COMPLYING WITH ASTM 1384 OR ICBO–ES EVALUATION REPORT 3759.

2.5 MIXING

A. MIXING PROCEDURE: ADD FACTORY PRE–BLENDED DRY MATERIALS TO WATER IN MORTAR MIXER AND MIX FOR 3 TO 5 MINUTES.

B. RETEMPERING: USE MORTAR WITHIN 2 HOURS OF INITIAL MIXING. RETEMPER MORTAR THAT HAS STIFFENED BECAUSE OF EVAPORATION OF WATER FROM MORTAR BY ADDING WATER AND BLENDING AS FREQUENTLY AS NEEDED TO RESTORE REQUIRED CONSISTENCY.

C. COLD WEATHER: FOLLOW NATIONAL CONCRETE MASONRY ASSOCIATION RECOMMENDATIONS FOR COLD WEATHER CONSTRUCTION.

PART 3 EXECUTION

3.1 INSTALLATION

A. REFER TO MASONRY SPECIFICATIONS ELSEWHERE IN THE DOCUMENTS.

3.2 FIELD QUALITY CONTROL

A. OWNER WILL ARRANGE FOR FIELD TESTING.

B. CONTRACTOR SHALL ARRANGE AND PAY FOR FIELD TESTING BY AN ACCEPTABLE TESTING AGENCY.

C. FIELD TESTING: IN ACCORDANCE WITH ASTM C 780 WITH FOLLOWING EXCEPTION: VERIFY COMPRESSIVE STRENGTH BY OBTAINING MINIMUM 20 POUND (9 KG) UNIFORM SAMPLE OF DRY BLEND, PREPARE MIX AS SPECIFIED, AND TEST IN ACCORDANCE WITH APPLICABLE PORTIONS OF ASTM C 270 .

SECTION 04 05 23
MASONRY ACCESSORIES

PART 1 GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:

1. WEEPVENTS

2. MORTAR NET

3. STONE TIES

1.2 SUBMITTALS

A. PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:

1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.

2. STORAGE, HANDLING REQUIREMENTS AND RECOMMENDATIONS.

1.3 QUALITY ASSURANCE

A. INSTALLER QUALIFICATIONS: MINIMUM 2 YEARS EXPERIENCE WITH SIMILAR MASONRY INSTALLATIONS.

1.4 DELIVERY, STORAGE, AND HANDLING

A. STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR INSTALLATION.

B. PROTECT PRODUCTS FROM EXPOSURE TO DIRECT SUNLIGHT.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. MORTAR NET SOLUTIONS

B. HOHMANN & BARNARD

C. APPROVED EQUAL

2.2 MATERIALS

A. MORTARNET BY MORTAR NET SOLUTIONS

1. OPEN MESH TO COLLECT AND SUSPEND MORTAR DROPPINGS IN COMMERCIAL MASONRY CAVITY WALLS.

2. DESCRIPTION: 90 PERCENT OPEN WEAVE MESH IN TRAPEZOIDAL CONFIGURATION CONNECTED BY CONTINUOUS BOTTOM STRIP 3 INCHES HIGH. THE INSECT BARRIER FABRIC IS ATTACHED TO ONE FACE OF THE TRAPEZOIDAL MORTARNET MATERIAL.

3. SIZE: MORTARNET WITH INSECT BARRIER 2 INCHES THICK BY 10 INCHES HIGH, PARTIAL RECYCLED POLYESTER MATERIAL.

B. WEEP VENTS BY MORTAR NET SOLUTIONS.

1. DESCRIPTION: 90 PERCENT OPEN WEAVE MESH, UV–RESISTANT RECYCLED POLYESTER; RECTANGULAR SHAPE.

2. STANDARD SIZE: 1/2 INCHES THICK BY 3–1/2 INCHES HIGH BY 2–5/8 INCHES LONG.

3. SPECIAL SIZE: 1/2 INCH THICK X 2 INCHES HIGH X 2 INCHES LONG.

C. STONE TIES – DW10 BY HOHMANN & BARNARD

1. DESCRIPTION: SLOTTED ADJUSTABLE VENEER ANCHOR.

2. SIZE: 5 1/2 INCHES LONG BY 3 INCHES VERTICALLY.

PART 3 EXECUTION

3.1 EXAMINATION

A. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.

3.2 INSTALLATION

A. OPEN MESH TO COLLECT AND SUSPEND MORTAR DROPPINGS IN COMMERCIAL MASONRY CAVITY WALLS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS FOLLOWS:

1. VERIFY INSTALLATION OF FLASHING AND COMPLETION OF FIRST TWO COURSES OF MASONRY.

2. EXTEND FLASHING FROM THE BOTTOM OF THE MORTARNET TO AT LEAST 6 INCHES ABOVE THE TOP OF THE MORTARNET TO PREVENT MORTAR BRIDGING BETWEEN THE OUTER WYTHE AND INNER WALL.

3. REMOVE MORTAR DROPPINGS AND DEBRIS FROM FLASHING AND WEEP VENTS.

4. INSTALL ONE CONTINUOUS ROW OF MORTARNET AT BASE OF WALL IN CAVITY AND OVER ALL WALL OPENINGS DIRECTLY ON FLASHING, WITH DOVETAIL PROFILE FACING UPWARD. FOR WALL CAVITIES THAT EXCEED 11 FEET IN HEIGHT, PLACE AN ADDITIONAL CONTINUOUS TRAPEZOIDAL STRIP ON WALL REINFORCING ANCHORS/TIES AT EVERY 9 FEET TO 11 FEET OF WALL HEIGHT.

5. BUTT ENDS TOGETHER. COMPRESS SLIGHTLY IF NECESSARY.

6. FACE INSECT BARRIER TOWARD THE OUTSIDE OF THE BUILDING.

B. WEEP VENTS INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS FOLLOWS:

1. PLACE WEEPVENT IN OPEN HEAD JOINTS AT THE FLASHING LEVEL.

2. INSERT A WEEPVENT AT A MAXIMUM OF 24 INCHES ON CENTER IN OPEN HEAD JOINTS.

3. CLEAN FLASHING AND WEEP HOLES FREE OF MORTAR DROPPINGS AND DEBRIS.

4. ALIGN EXTERIOR FACE OF WEEPVENT WITH EXTERIOR PLANE OF MORTAR.

C. STONE TIES FOR VENEER BRACING:

1. PLACE TIES ON A 16 INCH X 24 INCH GRID SPACING ON THE EXTERIOR SURFACE OF THE STRUCTURAL WALL SHEATHING.

2. LOCATE EACH TIE IN ALIGNMENT WITH A SOLID WOOD STUD OR SOLID BLOCK. ATTACHMENT TO SHEATHING ALONE IS NOT SUFFICIENT.

3.3 PROTECTION

A. PROTECT INSTALLED PRODUCTS FROM DAMAGE UNTIL COMPLETION OF PROJECT.

B. REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE COVERING WITH CONSTRUCTION.

SECTION 04 21 00
ARCHITECTURAL FACE BRICK

PART 1 GENERAL

1.1 SECTION INCLUDES

A. BRICK UNITS.

B. REINFORCEMENT, ANCHORS, AND ACCESSORIES.

1.2 SUBMITTALS

A. SELECTION SAMPLES: FOR EACH PRODUCT SPECIFIED, TWO COMPLETE SAMPLES OF BRICK TO REFLECT THE FULL RANGE OF COLOR, SHADES AND SURFACE TEXTURE OF BRICK SPECIFIED.

B. MANUFACTURER'S CERTIFICATES: CERTIFY PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.

1.3 DELIVERY, STORAGE, AND HANDLING

A. DELIVER, STORE, AND HANDLE MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DAMAGE BY WATER OR WEATHER. STORE PACKAGED MATERIALS IN THEIR ORIGINAL PACKAGES. REMOVE DAMAGED OR DETERIORATED MATERIALS FROM THE PREMISES

1.4 PROJECT CONDITIONS

A. FOLLOW HOT WEATHER AND COLD WEATHER REQUIREMENTS IN THE MASONRY CODE AND SPECIFICATIONS, TMS 402 AND TMS 602.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. ACME BRICK

B. APPROVED EQUIVALENT

2.2 BRICK UNITS

A. FACE BRICK: BRICK SHALL BE TYPE FBS OR HBS AS FOLLOWS:

1. SELECTION/COLOR:

2. SIZE: KING SIZE 2–5/8 BY 2–5/8 BY 9–5/8 INCHES AND CONFORM TO THE REQUIREMENTS OF ASTM C 216, GRADE SW.

3. FURNISH SPECIAL UNCORED FACE BRICK IN LOCATIONS WHERE CORES WOULD BE EXPOSED IN FINISH WORK.

PART 3 EXECUTION

3.1 EXAMINATION

A. DO NOT BEGIN INSTALLATION UNTIL BACKUP SUBSTRATES HAVE BEEN PROPERLY PREPARED.

B. VERIFY FIELD CONDITIONS ARE ACCEPTABLE AND ARE READY TO RECEIVE WORK.

C. VERIFY BUILT–IN ITEMS ARE IN PROPER LOCATION, AND READY FOR ROUGHING INTO MASONRY WORK.

D. IF BACKUP SUBSTRATE AND OTHER PREPARATION WORK IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

3.2 PREPARATION

A. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.

B. FURNISH TEMPORARY BRACING DURING INSTALLATION OF MASONRY WORK. MAINTAIN IN PLACE UNTIL BUILDING STRUCTURE PROVIDES PERMANENT SUPPORT.

3.3 INSTALLATION

A. PRE–WET ALL BRICK HAVING INITIAL RATE OF ABSORPTION GREATER THAN 30 BEFORE LAYING.

B. HEAT WATER AND SAND IN COLD WEATHER. DO NOT LAY BRICK IN TEMPERATURE BELOW FREEZING UNLESS SUCH HEATING OF MATERIALS AND PROTECTION OF WORK IS PROPERLY PROVIDED FOR.

C. LAY BRICKWORK TRUE TO DIMENSIONS, PLUMB, SQUARE, AND IN BOND. ALL COURSES SHALL BE LEVEL WITH JOINTS OF UNIFORM WIDTH AND HEIGHT.

D. VERTICAL JOINTS IN FACING BOND WORK SHALL BE SPACED SO AS TO LINE UP PLUMB AND TRUE, AND ALL JOINTS SHALL BE AS UNIFORM AS THE TYPE OF BRICK WILL ALLOW.

E. LAY FACING BRICK IN FULL MORTAR BED WITH SHOVED HEAD JOINTS. COMPLETELY FILL JOINTS WITH MORTAR. DO NOT DEEP FURROW BED JOINTS.

F. ALLOW SPACE FOR CAULKING OF JOINTS AT FRAMES.

G. BOND FOR FACING BRICK SHALL BE RUNNING BOND UNLESS OTHERWISE INDICATED ON THE DRAWINGS. MATCH EXISTING BOND PATTERNS UNLESS NOTED OTHERWISE.

H. ANCHOR FACING BRICK TO METAL STUDS OR MASONRY BACKUP AT 16 INCHES O.C. VERTICALLY AND 16 INCHES O.C. HORIZONTALLY WITH ADJUSTABLE ANCHORS AND TIES.

I. JOINT THICKNESS SHALL BE SUCH AS TO PROVIDE COURSING PATTERN TO MATCH EXISTING BRICKWORK. WHEN THE JOINTS HAVE BECOME THUMBPRINT HARD, ALL EXPOSED JOINTS SHALL BE TOOLED WITH A SLED–JOINTING TOOL. THE JOINTER SHALL BE LARGER THAN THE WIDTH OF THE JOINTS SO THAT A COMPLETE CONTACT IS MADE ALONG THE EDGES OF THE UNITS, COMPRESSING AND SEALING THE SURFACE OF THE JOINT. JOINTS SHALL BE POINTED AS THE TOOL PROCEEDS.

J. FORM WEEP HOLES IN HEAD JOINTS AT FACE BRICK OVER SHELF ANGLES AND LINTELS AND WHERE SHOWN ON THE DRAWINGS. RAKE OUT BED JOINT MORTAR TO CLEAN FLASHING SURFACE. WEEP HOLES SHALL BE FILLED WITH PREFORMED MESH TYPE VENT AT BOTTOM OF HEAD JOINTS NOT MORE THAN 24 INCHES O.C.

K. KEEP AIR SPACE CLEAN OF MORTAR AT ALL TIMES. WHERE BRICK EXTENDS BELOW GRADE, FILL BRICK CAVITY SOLID TO LEVEL OF FLASHING AND SLOPE MORTAR SLIGHTLY TO OUTSIDE UNDER FLASHING.

L. WHEN FLASHING IS TO BE LAID ON OR AGAINST MASONRY, THE SURFACE OF THE MASONRY SHALL BE SMOOTH AND FREE FROM PROJECTIONS THAT MIGHT PUNCTURE THE FLASHING MATERIAL.

M. WHERE FRESH MASONRY JOINS MASONRY THAT IS PARTIALLY SET OR TOTALLY SET, THE EXPOSED SURFACE OF THE SET MASONRY SHALL BE CLEANED AND LIGHTLY WETTED SO AS TO OBTAIN THE BEST POSSIBLE BOND WITH THE NEW WORK. ALL LOOSE BRICK AND MORTAR SHALL BE REMOVED.

3.4 EXPANSION JOINTS:

1. VERTICAL: LOCATE WHERE INDICATED ON DRAWINGS. LAY UNITS TO FORM A VERTICAL JOINT FREE OF MORTAR AND OF SAME WIDTH AS NORMAL HEAD JOINT.

2. HORIZONTAL: LOCATE UNDER SHELF ANGLES AND OTHER DISSIMILAR MATERIALS ABUTTED BY BRICK. MAINTAIN A CLEAR SPACE AT LEAST 1/4–INCH THICK FREE OF MORTAR. INSPECT WITH TROWEL BEFORE INSTALLING BACKER ROD AND SEALANT.

3.5 CLEANING

A. AFTER TOOLING AND POINTING IS DONE, CLEAN FACE BRICK SURFACE WITH DRY BRUSH.

B. AFTER 3 DAYS CLEAN WITH WATER AND MILD DETERGENT OR CLEANERS RECOMMENDED BY BRICK MANUFACTURER. DO NOT USE MURIATIC ACID.

SECTION 06 20 00
FINISH CARPENTRY

PART 1 GENERAL

1.1 SECTION INCLUDES

A. FINISH CARPENTRY ITEMS.

B. HARDWARE AND ATTACHMENT ACCESSORIES.

1.2 SUBMITTALS

A. PRODUCT DATA: PROVIDE DATA DESCRIBING LAMINATES AND HARDWARE

1.3 QUALITY ASSURANCE

A. PERFORM WORK IN ACCORDANCE WITH AWI ARCHITECTURAL WOODWORK QUALITY STANDARDS, PREMIUM GRADE.

1.4 DELIVERY, STORAGE, AND PROTECTION

A. PROTECT WORK FROM MOISTURE DAMAGE.

1.5 PROJECT CONDITIONS

A. SEQUENCE INSTALLATION TO ENSURE UTILITY CONNECTIONS ARE ACHIEVED IN AN ORDERLY AND EXPEDITIOUS MANNER. COORDINATE THE WORK WITH PLUMBING ROUGH–IN, ELECTRICAL ROUGH–IN, AND INSTALLATION OF ASSOCIATED AND ADJACENT COMPONENTS.

PART 2 PRODUCTS

2.1 LUMBER MATERIALS

A. SOFTWOOD LUMBER: GRADED IN ACCORDANCE WITH AWI CUSTOM; FIR.

B. HARDWOOD LUMBER: GRADED IN ACCORDANCE WITH AWI CUSTOM; OAK.

2.2 SHEET MATERIALS

A. SOFTWOOD PLYWOOD: GRADED IN ACCORDANCE WITH AWI CUSTOM; VENEER CORE; FIR FACE SPECIES, PLAIN CUT.

B. HARDBOARD: AHA A135.4; PRESSED WOOD FIBER WITH RESIN BINDER, TEMPERED GRADE, 1/4–INCH THICK, SMOOTH ONE SIDE.

C. MEDIUM DENSITY FIBERBOARD (MDF): CONSISTENT SOURCE MILLS SHALL BE USED AND SHALL MEET OR EXCEED AWI GUIDELINES.

2.3 PLASTIC LAMINATE MATERIALS

A. PLASTIC LAMINATE – .048" MINIMUM THICKNESS, POST FORMED.

B. LAMINATE BACKING SHEET: NEMA LD 3 BK20 BACKING GRADE.

2.4 ADHESIVE

A. TYPE RECOMMENDED BY AWI AND LAMINATE MANUFACTURER TO SUIT APPLICATION.

2.5 FASTENERS

A. FASTENERS: OF SIZE AND TYPE TO SUIT APPLICATION; PAINTED FINISH.

B. CONCEALED JOINT FASTENERS: THREADED STEEL.

2.6 ACCESSORIES

A. LUMBER FOR SHIMMING AND BLOCKING.

B. PRIMER: ALKYD PRIMER SEALER TYPE.

2.7 HARDWARE

A. HINGES:

1. CONCEALED, SELF CLOSING, 125 DEGREE OPENING STYLE.

B. PULLS:

1. 4–INCH WIRE STYLE, ALUMINUM FINISH.

C. SHELF STANDARDS:

1. PRODUCT: KNAPE AND VOGT, "NO. 255".

D. SHELF BRACKETS:

1. PRODUCT: KNAPE AND VOGT, "NO. 256".

E. DRAWER SLIDES:

1. PRODUCTS: 50–POUND CAPACITY: KNAPE AND VOGT, "NO. 1428".

2.8 FABRICATION

A. FABRICATE TO AWI CUSTOM STANDARDS.

B. SHOP ASSEMBLE WORK FOR DELIVERY TO SITE, PERMITTING PASSAGE THROUGH BUILDING OPENINGS.

PART 3 EXECUTION

3.1 EXAMINATION

A. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. VERIFY ADEQUACY OF BACKING AND SUPPORT FRAMING.

3.2 INSTALLATION

A. INSTALL WORK IN ACCORDANCE WITH AWI CUSTOM QUALITY STANDARD.

B. SET AND SECURE MATERIALS AND COMPONENTS IN PLACE, PLUMB AND LEVEL.

C. CAREFULLY SCRIBE WORK ABUTTING OTHER COMPONENTS, WITH MAXIMUM GAPS OF 1/32 INCH. DO NOT USE ADDITIONAL OVERLAY TRIM TO CONCEAL LARGER GAPS.

D. INSTALL COMPONENTS TRIM WITH NAILS, SCREWS, BOLTS WITH BLIND FASTENERS, AND WALL ADHESIVE BY GUN APPLICATION.

E. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

3.3 ERECTION TOLERANCES

A. MAXIMUM VARIATION FROM TRUE POSITION: 1/16–INCH.

B. MAXIMUM OFFSET FROM TRUE ALIGNMENT WITH ABUTTING MATERIALS: 1/32–INCH.

3.4 SCHEDULE

A. FINISH:

1. WOOD CAPS, AND MISCELLANEOUS TRIM: MAPLE;

2. BASE AND WALL CABINETS: PLASTIC LAMINATE COVERED MEDIUM DENSITY FIBERBOARD (MDF) ON ALL EXPOSED SURFACES. INTERIOR PORTIONS SHALL BE LAMINATE WITH WHITE MELAMINE.

SECTION 07 21 00
THERMAL AND ACOUSTIC INSULATION

PART 1 GENERAL

1.1 SECTION INCLUDES:

1. FIBERGLASS THERMAL AND ACOUSTICAL BATT INSULATION.

2. BLOWN–IN INSULATION

3. OPEN CELL SPRAY FOAM INSULATION

1.2 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS, INCLUDING MANUFACTURER'S SPEC–DATA SHEETS.

B. QUALITY ASSURANCE/CONTROL SUBMITTALS: SUBMIT THE FOLLOWING:

1. TEST REPORTS: UPON REQUEST, SUBMIT FIRE, SOUND, AND THERMAL TEST REPORTS FROM RECOGNIZED TEST LABORATORIES.

2. CERTIFICATES: SUBMIT MANUFACTURER'S CERTIFICATE THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.

1.3 QUALITY ASSURANCE

A. OBTAIN EACH TYPE OF BUILDING INSULATION THROUGH A SINGLE SOURCE.

B. INSTALLER QUALIFICATIONS: UTILIZE AN INSTALLER HAVING DEMONSTRATED EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY.

C. REGULATORY REQUIREMENTS AND APPROVALS.

1.4 DELIVERY, STORAGE & HANDLING

A. DELIVERY: DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT.

B. STORAGE AND PROTECTION: STORE MATERIALS PROTECTED FROM EXPOSURE TO HARMFUL ENVIRONMENTAL CONDITIONS AND AT TEMPERATURE AND HUMIDITY CONDITIONS RECOMMENDED BY THE MANUFACTURER.

PART 2 PRODUCTS

2.1 MANUFACTURERS:

A. OWENS CORNING

B. APPROVED EQUIVALENT

2.2 PRODUCTS

A. THERMAL BATT INSULATION (WALL)

1. PINK NEXT GEN FIBERGLASS INSULATION

a. THERMAL RESISTANCE: R–13 MIN. SIZE TO FRICTION FIT STUD CAVITY.

b. FACING: UNFACED

B. THERMAL BATT INSULATION (CEILING)

1. PINK NEXT GEN FIBERGLASS INSULATION

a. THERMAL RESISTANCE: R–38 MIN.

b. FACING: UNFACED

D. ACOUSTIC BATT INSULATION (WALLS)

1. PINK NEXT GEN FIBERGLASS INSULATION

a. THERMAL RESISTANCE: R–11 MIN.

b. FACING: UNFACED

c. COMBUSTION CHARACTERISTICS (ASTM E136): PASS.

2.3 ACCESSORIES

A. TAPE: SELF–ADHESIVE VAPOR RETARDER TAPE WITH FLAMESPREAD INDEX OF 25 OR LESS, SMOKE DEVELOPED INDEX OF 50 OR LESS.

B. TENTING FOR FIRE SPRINKLER PIPING IN THE ATTIC.

2.4 FIRE PERFORMANCE

A. COMBUSTION CHARACTERISTICS (ASTM E136): PASS.

B. FLAME SPREAD (ASTM E84): 25, MAXIMUM.

SMOKE DEVELOPED (ASTM E84): 50, MAXIMUM.

PART 3 EXECUTION

3.1 MANUFACTURER'S INSTRUCTIONS

A. COMPLY WITH THE INSTRUCTIONS AND RECOMMENDATIONS OF THE BUILDING INSULATION MANUFACTURER.

3.2 EXAMINATION

A. SITE VERIFICATION OF CONDITIONS:

1. VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE FOR INSTALLATION OF BUILDING INSULATION.

2. DO NOT PROCEED WITH INSTALLATION OF BUILDING INSULATION UNTIL UNACCEPTABLE CONDITIONS ARE CORRECTED.

3.3 PREPARATION

A. PROTECTION: PROTECT ADJACENT WORK AREAS AND FINISH SURFACES FROM DAMAGE DURING PRODUCT INSTALLATION.

3.4 INSTALLATION

A. GENERAL: COMPLY WITH INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATION INDICATE.

1. INSTALL INSULATION THAT IS UNDAMAGED, DRY AND UNSOILED AND THAT HAS NOT BEEN LEFT EXPOSED AT ANY TIME TO ICE AND SNOW.

2. EXTEND INSULATION IN THICKNESS INDICATED TO ENVELOP ENTIRE AREA TO BE INSULATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.

3. WATER PIPING COORDINATION: IF WATER PIPING IS LOCATED ON INSIDE OF INSULATED EXTERIOR WALLS, COORDINATE LOCATION OF PIPING TO ENSURE THAT IT IS PLACED ON WARM SIDE OF INSULATION AND INSULATION ENCAPSULATES PIPING.

4. APPLY SINGLE LAYER OF INSULATION TO PRODUCE THICKNESS INDICATED, UNLESS MULTIPLE LAYERS ARE OTHERWISE SHOWN OR REQUIRED TO MAKE UP TOTAL THICKNESS.

B. INSTALLATION OF GENERAL BUILDING INSULATION:

1. SEAL JOINTS BETWEEN CLOSED–CELL (NON–BREATHING) INSULATION UNITS BY APPLYING ADHESIVE, MASTIC OR SEALANT TO EDGES OF EACH UNIT TO FORM A TIGHT SEAL AS UNITS ARE SHOVED INTO PLACE. FILL VOIDS IN COMPLETED INSTALLATION WITH ADHESIVE, MASTIC OR SEALANT AS RECOMMENDED BY INSULATION MANUFACTURER.

2. SET VAPOR–RETARDER–FACED UNITS WITH VAPOR RETARDER TO WARM SIDE OF CONSTRUCTION, UNLESS OTHERWISE INDICATED. DO NOT OBSTRUCT VENTILATION SPACES, EXCEPT FOR FIRESTOPPING.

e. TAPE RUPTURES IN VAPOR RETARDER, AND SEAL EACH CONTINUOUS AREA OF INSULATION TO SURROUNDING CONSTRUCTION TO ENSURE AIRTIGHT INSTALLATION.

3. INSTALL GLASS–FIBER BLANKETS IN CAVITIES FORMED BY FRAMING MEMBERS ACCORDING TO THE FOLLOWING REQUIREMENTS:

a. USE BLANKET WIDTHS AND LENGTHS THAT FILL THE CAVITIES FORMED BY FRAMING MEMBERS. IF MORE THAN ONE LENGTH IS REQUIRED TO FILL CAVITY, PROVIDE LENGTHS THAT WILL PRODUCE A SNUG FIT BETWEEN ENDS.

b. PLACE BLANKETS IN CAVITIES FORMED BY FRAMING MEMBERS TO PRODUCE A FRICTION FIT BETWEEN EDGES OF INSULATION AND ADJOINING FRAMING MEMBERS.

4. ACOUSTICAL INSULATION INSTALLATION: INSTALL INSULATION WHERE INDICATED IN SOUND RATED ASSEMBLIES. MAINTAIN ACOUSTICAL RATING OF ASSEMBLY.

5. LOOSE–FILL INSULATION: PLACE LOOSE–FILL INSULATION INTO SPACES AND ONTO SURFACES AS SHOWN, BY MACHINE BLOWING TO COMPLY WITH ASTM C1015. LEVEL HORIZONTAL APPLICATIONS TO UNIFORM THICKNESS AS INDICATED. HOLD INSULATION BACK FROM AIR VENTS, FLUES AND HEAT–GENERATING APPLIANCES.

6. SPRAY FOAM INSULATION: COMPLETELY FILL VOID WHERE MATERIAL IS BEING APPLIED AND TRIM NEAT TO FRAMING MATERIALS.

3.5 PROTECTION

A. PROTECT INSTALLED WORK FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION ACTIVITY ON THE SITE. REPAIR DAMAGE TO INSTALLED PRODUCTS PRIOR TO INSTALLATION OF FINISH MATERIALS.

SECTION 07 92 00
JOINT SEALANTS

PART 1. GENERAL

1.1 SECTION INCLUDES

A. SEALANTS AND JOINT BACKING

B. PRECOMPRESSED FOAM SEALERS

C. HOLLOW GASKETS

1.2 QUALITY ASSURANCE

A. APPLICATOR QUALIFICATIONS: COMPANY SPECIALIZING IN PERFORMING THE WORK OF THIS SECTION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE AND APPROVED BY MANUFACTURER.

1.3 ENVIRONMENTAL REQUIREMENTS

A. MAINTAIN TEMPERATURE AND HUMIDITY RECOMMENDED BY THE SEALANT MANUFACTURER DURING AND AFTER INSTALLATION.

1.4 COORDINATION

A. COORDINATE THE WORK WITH ALL SECTIONS REFERENCING THIS SECTION.

1.5 WARRANTY

A. WARRANTY: INCLUDE COVERAGE FOR INSTALLED SEALANTS AND ACCESSORIES WHICH FAIL TO ACHIEVE WATERTIGHT SEAL, EXHIBIT LOSS OF ADHESION OR COHESION, OR DO NOT CURE.

PART 2 PRODUCTS

2.1 SEALANTS

A. GENERAL PURPOSE EXTERIOR SEALANT: POLYURETHANE

1. COLOR: AS SELECTED BY ARCHITECT TO MATCH ADJACENT MATERIALS.

2. APPLICATIONS: USE FOR:

a. JOINTS BETWEEN DISSIMILAR MATERIALS AND CONTROL JOINTS.

b. WINDOW FRAMES TO EXTERIOR CLADDING.

3. PRODUCT: TREMCO DYMERIC 240FC

B. GENERAL PURPOSE INTERIOR SEALANT: ACRYLIC EMULSION LATEX; ASTM C834, SINGLE COMPONENT, PAINTABLE.

1. COLORS: WHITE.

2. APPLICATIONS: USE FOR:

a. INTERIOR WALL AND CEILING CONTROL JOINTS.

b. JOINTS BETWEEN DOOR AND WINDOW FRAMES AND WALL SURFACES.

c. OTHER INTERIOR JOINTS FOR WHICH NO OTHER TYPE OF SEALANT IS INDICATED.

3. PRODUCT: TREMCO TREMFLEX 834

C. BATHTUB/TILE SEALANT: WHITE SILICONE; ASTM C920, USES M AND A; SINGLE COMPONENT, MILDEW RESISTANT.

1. APPLICATIONS: USE FOR:

a. JOINTS BETWEEN PLUMBING FIXTURES AND FLOOR AND WALL SURFACES.

b. JOINTS BETWEEN KITCHEN AND BATH COUNTERTOPS AND WALL SURFACES.

c. CERAMIC TILE FLOOR JOINTS.

2. PRODUCT: TREMCO TREMSIL 200

E. ACOUSTICAL SEALANT: BUTYL OR ACRYLIC SEALANT; ASTM C920, GRADE NS, CLASS 12–1/2, USES M AND A; SINGLE COMPONENT, SOLVENT RELEASE CURING, NON–SKINNING.

1. APPLICATIONS: USE FOR CONCEALED LOCATIONS ONLY:

a. SEALANT BEAD BETWEEN TOP STUD RUNNER AND STRUCTURE AND BETWEEN BOTTOM STUD TRACK AND FLOOR.

b. AROUND WALL PENETRATIONS IN PARTITIONS FOR ACOUSTICAL PURPOSES.

2. PRODUCT: TREMCO ACOUSTICAL SEALANT

F. CONCRETE PAVING JOINT SEALANT: POLYURETHANE, SELF–LEVELING; ASTM C920, CLASS 25, USES T, M AND A; SINGLE COMPONENT.

1. COLOR: GRAY.

2. APPLICATIONS: USE FOR JOINTS IN SIDEWALKS AND VEHICULAR PAVING.

3. PRODUCT: TREMCO THC–901

2.2 ACCESSORIES

A. PRIMER: AS RECOMMENDED BY THE MANUFACTURER.

B. JOINT CLEANER: NON–CORROSIVE AND NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FORMING MATERIALS.

C. JOINT BACKING: ROUND FOAM ROD COMPATIBLE WITH SEALANT.

D. BOND BREAKER: PRESSURE SENSITIVE TAPE RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

PART 3 EXECUTION

3.1 EXAMINATION

A. VERIFY THAT SUBSTRATE SURFACES AND JOINT OPENINGS ARE READY TO RECEIVE WORK.

3.2 PREPARATION

A. CLEAN AND PRIME JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ENSURE JOINT IS VOID OF FOREIGN MATTER. PERFORM PREPARATION IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ASTM C1193. PROTECT ELEMENTS SURROUNDING THE WORK OF THIS SECTION FROM DAMAGE OR DISFIGURATION.

3.3 INSTALLATION

A. PERFORM INSTALLATION IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS FOR PREPARATION OF SURFACES AND MATERIAL INSTALLATION.

B. PERFORM INSTALLATION IN ACCORDANCE WITH ASTM C1193.

C. PERFORM ACOUSTICAL SEALANT APPLICATION WORK IN ACCORDANCE WITH ASTM C919.

D. INSTALL BOND BREAKER WHERE JOINT BACKING IS NOT USED.

E. INSTALL SEALANT FREE OF AIR POCKETS, FOREIGN EMBEDDED MATTER, RIDGES, AND SAGS.

F. APPLY SEALANT WITHIN RECOMMENDED APPLICATION TEMPERATURE RANGES.

G. TOOL JOINTS CONCAVE.

3.4 CLEANING

A. CLEAN ADJACENT SOILED SURFACES.

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02/13/26

DATE: 02/13/2026

ISSUE:

ARCHITECTURAL SPECIFICATIONS

A10.02

SECTION 08 12 00
METAL FRAMES

PART 1 GENERAL
1.01 SECTION INCLUDES
A. PREFINISHED KERFED DOOR FRAMES FOR INTERIOR DOORS,
1.02 REFERENCES
A. ASTM A366 STANDARD SPECIFICATION FOR COMMERCIAL STEEL (CS) SHEET, CARBON (0.15 MAXIMUM PERCENT) COLD-ROLLED
1.03 SUBMITTALS
A. COMPLY WITH SECTION 01 30 00 FOR SUBMITTAL PROCEDURES.
1.04 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: INSTALLER EXPERIENCED IN PERFORMING WORK OF THIS SECTION FOR NO LESS THAN 5 YEARS.
B. REGULATORY REQUIREMENTS: FIRE-RATED STEEL FRAMES SHALL BE OF TYPES TESTED AND APPROVED BY INTERTEK TESTING SERVICES.
1.05 DELIVERY, STORAGE & HANDLING
C. DELIVERY: DELIVER MATERIALS IN MANUFACTURER'S ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS WITH IDENTIFICATION LABELS INTACT.
D. STORAGE AND PROTECTION: STORE MATERIAL IN A PROTECTED AREA, UNDER COVER, ON WOODEN SKIDS AND KEEP MATERIAL VENTED TO AVOID CONDENSATION UNTIL READY FOR INSTALLATION.
1.06 PROJECT CONDITIONS
A. FIELD MEASUREMENTS: VERIFY ACTUAL MEASUREMENTS/OPENINGS BY FIELD MEASUREMENTS BEFORE FABRICATION.
1.07 WARRANTY
A. PROVIDE THE MANUFACTURER'S STANDARD WARRANTY FOR A PERIOD OF NO LESS THAN 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

PART 2 PRODUCTS
2.01 STEEL DOOR FRAMES
A. MANUFACTURER:
1. TIMELY INDUSTRIES
2. APPROVED EQUAL
2.03 MATERIALS
A. FRAMES
1. FRAME MATERIAL: HOT DIPPED GALVANIZED STEEL, FOR INTERIOR FRAMES IN NORMAL ATMOSPHERIC EXPOSURES.
2. FRAME THROAT OPENING: AS SHOWN ON PLAN DETAILS TO SUIT FINISHED WALL THICKNESS.
3. FRAME PROFILE: UNEQUAL RABBET PROFILE, STANDARD WITH MANUFACTURER "CK" SERIES, 1.2 MM (18 GUAGE) THICK, WITH KERF FOR DOOR SEAL/GASKET
4. CASINGS: WOOD TRIM TO BE APPLIED OVER JAMB.
B. FRAME REINFORCEMENT AND ACCESSORIES
1. TA-10 – REGULAR ARM CLOSERS, CASING MOUNTED COORDINATORS
2. TA-12 – PARALLEL ARM CLOSERS, RIM EXIT DEVICE STRIKES, OTHER STOP MOUNTED SURFACE HARDWARE
3. TA-12K – FOR CK FRAME, PARALLEL ARM CLOSERS, RIM EXIT DEVICE STRIKES, OTHER STOP MOUNTED SURFACE HARDWARE
4. PROVIDE HINGE REINFORCEMENT (TA-11) OF 14 GAUGE STEEL PIERCED TO CREATE DEPTH OF THREAD FOR HINGE SCREWS.
5. WEATHERSTRIP/SMOKE GASKET/SILENCER: TA-46 (QDS500) 90 MINUTE RATED GASKET.
2.05 FABRICATION
A. OPENINGS FOR SINGLE SWING, PAIR, BORROWED LIGHT AND SIDELIGHT FRAMES TO BE PRE-CUT, NOTCHED AND FABRICATED AT THE MANUFACTURER'S FACILITY.
B. PROVIDE MINIMUM 14 GUAGE HINGE REINFORCEMENT PLATE TAPPED FOR MACHINE SCREWS SUPPLIED WITH HINGES. HINGE PLATE TO BE MECHANICALLY ATTACHED TO HINGE EMBOSS ON FRAME
C. CASING CLIPS: FABRICATE FRAMES WITH FACTORY APPLIED, HEAT TREATED CLIPS TO ENSURE NO DEFLECTION IN THE CLIP UPON APPLICATION OR REMOVAL OF CASING. ATTACHMENT CLIPS MAY NOT BE OF SAME MATERIAL AS FRAME
D. PROVIDE NOTCHES, TABS AND/OR STOPS FOR POSITIVE ALIGNMENT OF FRAME PARTS AT ALL CORNERS
E. ATTACH APPROVED MYLAR LABEL TO EACH FIRE-RATED FRAME INDICATING FIRE RATING DETAILS
F. FACTORY INSTALL TA-46 SMOKE GASKET ON ALL PREFINISHED, CK SERIES FRAMES. INSTALL WITH FACTORY MITERED CORNERS TO ENSURE ADEQUATE SEAL AND PLEASING APPEARANCE
2.06 FINISHES
A. PREFINISHED STEEL WITH FACTORY APPLIED IMPACT RESISTANT, POLYURETHANE BAKED ENAMEL FINISH. THE ARCHITECT SHALL SELECT FROM THE MANUFACTURER'S STANDARD COLORS.

PART 3 EXECUTION
3.01 EXAMINATION
A. VERIFY THAT OPENING SIZES AND WALL THICKNESS ARE WITHIN TOLERANCES. VERIFY FINISHED WALLS ARE IN PLANE TO ENSURE PROPER DOOR ALIGNMENT.
3.02 INSTALLATION
A. INSTALL FRAMES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
B. ANCHOR FRAMES WITH SCREWS LOCATED AT EVERY CASING CLIP OR EVERY 11" AS SHOWN ON MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY QUANTITY AND LOCATION OF FASTENERS PRIOR TO INSTALLING CASING.
C. INSTALL PREFINISHED FRAMES NEAR END OF THE PROJECT AFTER WALL PAINTING AND WALL COVERINGS.
D. INSTALL FRAMES USING QUALIFIED INSTALLERS FAMILIAR WITH INSTALLATION OF PREFINISHED DRYWALL FRAMES.
E. COORDINATE INSTALLATION OF FRAMES WITH INSTALLATION OF HARDWARE.

SECTION 08 14 00
WOOD DOORS

PART 1 GENERAL
1.1 SUMMARY
A. SECTION INCLUDES:
1. INTERIOR MOLDED PANEL DOORS (SOLID CORE)
2. STILE AND RAIL WOOD DOORS – INTERIOR AND EXTERIOR
1.2 SUBMITTALS
A. SHOP DRAWINGS: ILLUSTRATE DOOR OPENING CRITERIA, ELEVATIONS, SIZES, TYPES, SWINGS, UNDERCUTS REQUIRED, AND SPECIAL BLOCKING FOR HARDWARE.
B. PRODUCT DATA: INDICATE DOOR CORE MATERIALS AND CONSTRUCTION, FINISH TYPE AND CHARACTERISTICS.
1.3 QUALITY ASSURANCE
A. FIRE RATED WOOD DOORS SHALL COMPLY WITH NFPA 80 THAT ARE UL LISTED ACCORDING TO UL 10C.
1.4 WARRANTY
A. PROVIDE A 5 YEAR WARRANTY TO REQUIREMENTS OF GENERAL CONDITIONS.
B. INCLUDE COVERAGE FOR DELAMINATION WARPING BEYOND SPECIFIED INSTALLATION TOLERANCES, DEFECTIVE MATERIALS, AND TELEGRAPHING CORE CONSTRUCTION.

PART 2 PRODUCTS
2.1 MANUFACTURERS
A. MASONITE
B. PLYGEM
C. APPROVED EQUAL
2.2 DOOR CONSTRUCTION
A. INTERIOR MOLDED PANEL DOORS (SOLID CORE):
1. BASIS OF DESIGN: COMMERICAL MOLDED PANEL DOOR SERIES BY MASONITE.
2. CORE: PARTICLEBOARD CORE
3. CONSTRUCTION: MOLDED WOOD FIBER FACINGS, WOOD STILES, WOOD OR MDF RAILS AND PARTICLEBOARD CORES. DOOR FACING TO BE BONDED TO STILES, RAILS AND CORE FORMING A 3-PLY STRUCTURAL ATTACHMENT.
4. THICKNESS: 1 3/4" FINISHED DIMENSION
5. FACES: AS DEPICTED IN THE DRAWINGS.
6. FIRE RATED DOORS: PROVIDE MINERAL CORE TO ACHIEVE SCHEDULED FIRE RATING.
B. STILE AND RAIL WOOD DOORS:
1. BASIS OF DESIGN: FULL-LITE WOOD STILE AND RAIL DOOR BY MASONITE.
2. SPECIES: FIR
3. CONSTRUCTION: SOLID WOOD, STILE AND RAIL CONSTRUCTION.
4. THICKNESS: 1 3/4" FINISHED DIMENSION
5. FACES: AS DEPICTED IN THE DRAWINGS.
6. GLASS: LOW-E AND TEMPERED W/GRIDS WHERE SHOWN.
7. FIRE RATED DOORS: PROVIDE MINERAL CORE TO ACHIEVE SCHEDULED FIRE RATING.
2.3 FABRICATION
A. FABRICATE NON-RATED DOORS TO AWI REQUIREMENTS.
B. PROVIDE LOCK BLOCKS AT LOCK EDGE AND TOP OF DOOR FOR CLOSER, WHEN SCHEDULED, FOR HARDWARE REINFORCEMENT.
C. FACTORY MACHINE DOORS FOR FINISH HARDWARE IN ACCORDANCE WITH HARDWARE REQUIREMENTS AND DIMENSIONS. DO NOT MACHINE FOR SURFACE HARDWARE. PROVIDE SOLID BLOCKING FOR THROUGH BOLTED HARDWARE.
D. FACTORY PRE-FIT DOORS FOR FRAME OPENING DIMENSIONS IDENTIFIED ON SHOP DRAWINGS.
E. FACTORY CUT OPENINGS FOR VISION PANELS AS DETAILED ON THE DRAWINGS.
2.4 FINISH
A. FACTORY FINISH DOORS IN ACCORDANCE WITH APPROVED SAMPLE.

PART 3 EXECUTION
3.1 INSTALLATION
A. INSTALL DOORS TO MANUFACTURER'S INSTRUCTIONS.
B. TRIM DOOR HEIGHT BY CUTTING BOTTOM EDGES A MAXIMUM OF 19 MM.
C. MACHINE CUT FOR HARDWARE. CORE FOR HANDSETS AND CYLINDERS.
D. COORDINATE INSTALLATION OF VISION PANEL GLASS AND GLAZING – NOTIFY ARCHITECT OF CONFLICTS WITH HARDWARE
E. ADJUST DOOR FOR SMOOTH AND BALANCED DOOR MOVEMENT.
3.2 INSTALLATION TOLERANCES
A. CONFORM TO NWWDA REQUIREMENTS FOR FIT AND CLEARANCE TOLERANCES AND MAXIMUM DIAGONAL DISTORTION.

SECTION 083313
COILING COUNTER DOOR

PART 1 GENERAL
1.01 SECTION INCLUDES
A. WOOD COILING COUNTER DOORS.
1.02 REFERENCE STANDARDS
A. ASTM A240/A240M – STANDARD SPECIFICATION FOR CHROMIUM AND CHROMIUM-NICKEL STAINLESS STEEL PLATE, SHEET, AND STRIP FOR PRESSURE VESSELS AND FOR GENERAL APPLICATIONS; 2023A.
B. ITS (DIR) – DIRECTORY OF LISTED PRODUCTS; CURRENT EDITION.
C. UL (DIR) – ONLINE CERTIFICATIONS DIRECTORY; CURRENT EDITION.
D. DO NOT REQUEST SUBMITTALS IF DRAWINGS SUFFICIENTLY DESCRIBE THE PRODUCTS OF THIS SECTION OR IF PROPRIETARY SPECIFYING TECHNIQUES ARE USED. THE REVIEW OF SUBMITTALS INCREASES THE POSSIBILITY OF UNINTENDED VARIATIONS FROM CONTRACT DOCUMENTS, THEREBY INCREASING THE DESIGN PROFESSIONAL'S LIABILITY.
1.03 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER'S STANDARD LITERATURE SHOWING MATERIALS AND DETAILS OF CONSTRUCTION AND FINISH.
B. SHOP DRAWINGS: INDICATE ROUGH AND ACTUAL OPENING DIMENSIONS, ANCHORAGE METHODS, HARDWARE LOCATIONS, AND INSTALLATION DETAILS.
C. MANUFACTURER'S INSTRUCTIONS: INDICATE INSTALLATION SEQUENCE AND INSTALLATION, ADJUSTMENT, AND ALIGNMENT PROCEDURES.
D. INSTALLER'S QUALIFICATION STATEMENT.
E. OPERATION AND MAINTENANCE DATA: INDICATE MODES OF OPERATION, LUBRICATION REQUIREMENTS AND FREQUENCY, AND PERIODIC ADJUSTMENTS REQUIRED.
F. SPECIMEN WARRANTY.
1.04 QUALITY ASSURANCE
A. MANUFACTURER QUALIFICATIONS: COMPANY SPECIALIZING IN MANUFACTURING PRODUCTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE.
B. INSTALLER QUALIFICATIONS: COMPANY SPECIALIZING IN PERFORMING WORK OF TYPE SPECIFIED AND WITH MINIMUM THREE.
1.05 DELIVERY, STORAGE, AND HANDLING
A. STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR INSTALLATION.
B. PROTECT MATERIALS FROM EXPOSURE TO MOISTURE.
C. STORE MATERIALS IN DRY, WARM, VENTILATED, WEATHERTIGHT LOCATION.
1.06 WARRANTY
A. MANUFACTURER WARRANTY: PROVIDE MANUFACTURER WARRANTY FOR COUNTERBALANCE SHAFT ASSEMBLY FOR YEARS INDICATED UNDER INDIVIDUAL DOORS. COMPLETE FORMS IN OWNER'S NAME AND REGISTER WITH MANUFACTURER.

PART 2 PRODUCTS
2.01 MANUFACTURER
A. OVERHEAD DOOR CORPORATION; WWW.OVERHEADDOOR.COM; 1 (800) 929-3667.
B. APPROVED EQUAL
2.02 WOOD COILING COUNTER DOORS
A. OVERHEAD DOOR™ BRAND; MODEL 665.
1. SLATS: INTERLOCKING WOOD SLATS.
2. MOUNTING: SURFACE-MOUNTED ON SIDE INDICATED ON DRAWINGS.
3. CURTAIN MATERIAL: WOOD; ENDLOCKS ATTACHED TO ALTERNATE SLATS MAINTAIN CURTAIN ALIGNMENT AND PREVENT LATERAL SLAT MOVEMENT.
a. SLAT PROFILE: << 1-3/4 INCHES (16 MM)>> HIGH BY << 1/2 INCH (13 MM)>> THICK.
b. WOOD SPECIES: DOUGLAS FIR
c. FINISH: STAIN TO MATCH CABINETS.
4. BOTTOM BAR: WOOD TO MATCH CURTAIN.
5. LOCKING OPTIONS TO INCLUDE: CYLINDER
6. SIDE GUIDES, CHANNELS: CONSTRUCTED OF WOOD TO MATCH CURTAIN.
7. BRACKETS: GALVANIZED STEEL TO SUPPORT COUNTERBALANCE ASSEMBLY AND CURTAIN, COVERED WITH WOOD TO MATCH CURTAIN.
8. COUNTERBALANCE ASSEMBLY: HELICAL-TORSION-SPRING TYPE, HOUSED IN STEEL TUBE OR PIPE BARREL AND SUPPORTING CURTAIN WITH DEFLECTION LIMITED TO << 0.03 INCH PER FOOT (2.5 MM PER M)>> OF SPAN; ADJUSTABLE SPRING TENSION REQUIRED.
9. HOOD: WOOD
10. MANUAL OPERATION: PUSH UP

PART 3 EXECUTION
3.01 EXAMINATION
A. VERIFY ADJACENT CONSTRUCTION IS SUITABLE FOR DOOR INSTALLATION.
B. VERIFY ELECTRICAL SERVICES HAVE BEEN INSTALLED AND ARE ACCESSIBLE.
C. VERIFY DOOR OPENING IS PLUMB, HEADER IS LEVEL, AND DIMENSIONS ARE CORRECT.
D. NOTIFY ARCHITECT OF UNACCEPTABLE CONDITIONS OR VARYING DIMENSIONS.
E. COMMENCEMENT OF INSTALLATION INDICATES ACCEPTANCE OF SUBSTRATE AND DOOR OPENING CONDITIONS.
3.02 INSTALLATION
A. INSTALL UNITS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. USE ANCHORAGE DEVICES TO SECURELY FASTEN ASSEMBLY TO WALL CONSTRUCTION AND BUILDING FRAMING WITHOUT DISTORTION OR STRESS.
C. SECURELY AND RIGIDLY BRACE COMPONENTS SUSPENDED FROM STRUCTURE.
D. FIT AND ALIGN ASSEMBLY INCLUDING HARDWARE; LEVEL AND PLUMB TO PROVIDE SMOOTH OPERATION.
E. COORDINATE INSTALLATION OF ELECTRICAL SERVICE.
F. COMPLETE WIRING FROM DISCONNECT TO UNIT COMPONENTS.
G. COMPLETE WIRING FROM FIRE ALARM SYSTEM.
H. INSTALL PERIMETER TRIM AS SHOWN ON DRAWINGS.
3.03 ADJUSTING
A. ADJUST OPERATING ASSEMBLIES FOR SMOOTH AND NOISELESS OPERATION.
3.04 CLEANING
A. CLEAN INSTALLED COMPONENTS.
B. REMOVE LABELS AND VISIBLE MARKINGS.

END OF SECTION

C.

SECTION 08 41 13
ALUMINUM ENTRANCES AND STOREFRONTS

PART 1 GENERAL
1.1 SECTION INCLUDES:
A. STOREFRONT WINDOW AND DOOR SYSTEMS.
1.2 ACTION SUBMITTALS
A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT. INCLUDE CONSTRUCTION DETAILS, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS AND PROFILES, AND FINISHES FOR ALL-GLASS SYSTEM.
B. SHOP DRAWINGS: FOR ALL-GLASS ENTRANCES AND STOREFRONTS.
1. INCLUDE PLANS, ELEVATIONS, SECTIONS AND DETAILS TO FULLY CONVEY THE INSTALLATION REQUIREMENTS.
2. DOOR HARDWARE LOCATIONS, MOUNTING HEIGHTS, AND INSTALLATION REQUIREMENTS.
3. DELEGATED DESIGN – WHERE REQUIRED, THE CONTRACTOR SHALL ENGAGE A QUALIFIED PROFESSIONAL ENGINEER TO DESIGN ALL-GLASS ENTRANCES AND STOREFRONTS.
C. ENTRANCE DOOR HARDWARE SCHEDULE: PREPARED BY OR UNDER SUPERVISION OF SUPPLIER, DETAILING FABRICATION AND ASSEMBLY OF ENTRANCE DOOR HARDWARE, AS WELL AS PROCEDURES AND DIAGRAMS.
D. SAMPLE WARRANTY: FOR WARRANTY.
1.4 QUALITY ASSURANCE: INSTALLER QUALIFICATIONS: MANUFACTURER/MANUFACTURER'S AUTHORIZED REPRESENTATIVE WHO IS TRAINED AND APPROVED FOR INSTALLATION OF UNITS REQUIRED FOR THIS PROJECT.
1.5 WARRANTY: CONTRACTOR AGREES TO REPAIR OR REPLACE COMPONENTS OF ALL-GLASS SYSTEMS THAT DO NOT COMPLY WITH REQUIREMENTS OR THAT FAIL IN MATERIALS OR WORKMANSHIP WITHIN SPECIFIED WARRANTY PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

PART 2 – PRODUCTS
2.1 MANUFACTURERS
A. KAWNEER
B. APPROVED EQUIVALENT
2.2 PRODUCTS
A. BASIS OF DESIGN: KAWNEER TRIFAB VERSAGLAZE 451T OR 601T SYSTEMS AS SHOWN ON SCHEDULE
1. 2 INCH X 4 1/2 INCH NOMINAL DIMENSION. (451T)
2. 2 INCH X 6 INCH NOMINAL DIMENSION (601T)
3. FRONT GLAZED
4. SCREW SPLINE, SHEAR BLOCK, STICK OR PUNCHED OPENING.
B. SWINGING ENTRANCE DOORS: KAWNEER 350 SWING DOOR
1. MEDIUM STILE W/10" BOTTOM RAIL PER ADA – HIGH TRAFFIC
2. VERTICAL FACE DIMENSION: 3 1/2" X 1 3/4"
DEPTH: 2.4 MATERIALS
A. ALUMINUM EXTRUSIONS: ALLOY AND TEMPER RECOMMENDED BY ALUMINUM STOREFRONT MANUFACTURER FOR STRENGTH, CORROSION RESISTANCE, AND APPLICATION OF REQUIRED FINISH. NOT LESS THAN 0.070" (1.8 MM) WALL THICKNESS AT ANY LOCATION FOR THE MAIN FRAME. COMPLYING WITH ASTM B221: 6063-T6 ALLOY AND TEMPER
B. FASTENERS: NONMAGNETIC STAINLESS STEEL OR OTHER MATERIALS MUST BE NON-CORROSIVE AND COMPATIBLE WITH ALUMINUM MEMBERS, TRIM HARDWARE, ANCHORS, AND OTHER COMPONENTS.
C. ANCHORS, CLIPS, AND ACCESSORIES: ALUMINUM, NONMAGNETIC STAINLESS STEEL, OR ZINC-COATED STEEL OR IRON COMPLYING WITH ASTM B 633 FOR SC 3 SEVERE SERVICE CONDITIONS OR OTHER SUITABLE ZINC COATING. ANCHORS, CLIPS, AND ACCESSORIES SHALL PROVIDE SUFFICIENT STRENGTH TO WITHSTAND THE DESIGN PRESSURE INDICATED.
D. REINFORCING MEMBERS: ALUMINUM, NONMAGNETIC STAINLESS STEEL, OR NICKEL/CHROME-PLATED STEEL COMPLYING WITH ASTM B 456 FOR TYPE SC 3 SEVERE SERVICE CONDITIONS, OR ZINC-COATED STEEL OR IRON COMPLYING WITH ASTM B 633 FOR SC 3 SEVERE SERVICE CONDITIONS OR OTHER SUITABLE ZINC COATING. REINFORCING MEMBERS MUST PROVIDE SUFFICIENT STRENGTH TO WITHSTAND THE DESIGN PRESSURE INDICATED.
E. SEALANT: FOR SEALANTS REQUIRED WITHIN FABRICATED STOREFRONT SYSTEM, PROVIDE PERMANENTLY ELASTIC, NON-SHRINKING, AND NON-MIGRATING TYPE RECOMMENDED BY SEALANT MANUFACTURER FOR JOINT SIZE AND MOVEMENT.
2.3 GLAZING SYSTEMS
A. GLAZING GASKETS: MANUFACTURER'S STANDARD COMPRESSION TYPES
B. SPACERS AND SETTING BLOCKS: MANUFACTURER'S STANDARD ELASTOMERIC TYPE.
C. BOND-BREAKER TAPE: MANUFACTURER'S STANDARD TFE-FLUOROCARBON OR POLYETHYLENE MATERIAL TO WHICH SEALANTS WILL NOT DEVELOP ADHESION.
D. GLAZING SEALANTS FOR STRUCTURAL-SEALANT-GLAZED SYSTEMS AS RECOMMENDED BY MANUFACTURER FOR JOINT TYPE, AND COLOR TO MATCH STRUCTURAL SEALANT.
2.4 FABRICATION
A. FABRICATE FRAMING MEMBER COMPONENTS THAT, WHEN ASSEMBLED, HAVE THE FOLLOWING CHARACTERISTICS:
1. PROFILES THAT ARE SHARP, STRAIGHT, AND FREE OF DEFECTS OR DEFORMATIONS
2. MEANS TO DRAIN WATER PASSING JOINTS, CONDENSATION WITHIN FRAMING MEMBERS, AND MOISTURE MIGRATING WITHIN THE SYSTEM TO EXTERIOR
3. PHYSICAL AND THERMAL ISOLATION OF GLAZING FROM FRAMING MEMBERS ACCOMMODATIONS FOR THERMAL AND MECHANICAL MOVEMENTS OF GLAZING AND FRAMING THAT MAINTAIN REQUIRED GLAZING EDGE CLEARANCES
B. MECHANICALLY GLAZED FRAMING MEMBERS: FABRICATE FOR FLUSH GLAZING WITHOUT PROJECTING STOPS.
C. STRUCTURAL-SEALANT-GLAZED FRAMING MEMBERS: INCLUDE ACCOMMODATIONS FOR USING TEMPORARY SUPPORT DEVICE TO RETAIN GLAZING IN PLACE WHILE STRUCTURAL SEALANT CURES.
D. STOREFRONT FRAMING: FABRICATE COMPONENTS FOR ASSEMBLY USING MANUFACTURER'S STANDARD INSTALLATION INSTRUCTIONS.
2.5 ALUMINUM FINISHES
A. FACTORY FINISHING SHALL BE KAWNEER PERMANODIC® AA-M10C21A44, AAMA 611, ARCHITECTURAL CLASS I COLOR ANODIC COATING.

PART 3 EXECUTION
3.1 EXAMINATION
A. WITH INSTALLER PRESENT, EXAMINE OPENINGS, SUBSTRATES, STRUCTURAL SUPPORT, ANCHORAGE, AND CONDITIONS FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF WORK.PROCEED WITH INSTALLATION ONLY AFTER CORRECTING UNSATISFACTORY CONDITIONS.
3.2 INSTALLATION
A. COMPLY WITH DRAWINGS, SHOP DRAWINGS, AND MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ALUMINUM-FRAMED STOREFRONT SYSTEM, ACCESSORIES, AND OTHER COMPONENTS.
B. INSTALL ALUMINUM-FRAMED STOREFRONT SYSTEM SO THAT COMPONENTS ARE LEVEL, PLUMB, SQUARE, WITHOUT DISTORTION AND DO NOT IMPEDE THERMAL MOVEMENT. MATERIAL SHALL BE ANCHORED SECURELY IN PLACE TO STRUCTURAL SUPPORT AND ARE IN PROPER RELATION TO WALL FLASHING AND OTHER ADJACENT CONSTRUCTION
C. SET SILL MEMBERS IN BED OF SEALANT OR WITH GASKETS, AS INDICATED, FOR WEATHER-TIGHT CONSTRUCTION.
D. INSTALL ALUMINUM-FRAMED STOREFRONT SYSTEM AND COMPONENTS TO DRAIN CONDENSATION, WATER PENETRATING JOINTS, AND MOISTURE MIGRATING WITHIN ALUMINUM-FRAMED STOREFRONT SYSTEM TO THE EXTERIOR.
E. SEPARATE ALUMINUM AND OTHER CORRODIBLE SURFACES FROM SOURCES OF CORROSION OR ELECTROLYTIC ACTION AT POINTS OF CONTACT WITH OTHER MATERIALS.
3.3 FIELD QUALITY CONTROL
A. FIELD TESTS:
1. CONDUCT TESTS FOR AIR INFILTRATION AND WATER PENETRATION WITH MANUFACTURER'S REPRESENTATIVE PRESENT.TESTS THAT DO NOT MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AND UNITS THAT HAVE DEFICIENCIES SHALL BE CORRECTED AS PART OF THE CONTRACT AMOUNT.
2. TESTING SHALL BE PERFORMED PER AAMA 503 BY A QUALIFIED INDEPENDENT TESTING AGENCY. REFER TO TESTING SECTION FOR PAYMENT OF TESTING AND TESTING REQUIREMENTS.
3.4 ADJUSTING, CLEANING, AND PROTECTION
A. PROTECT INSTALLED PRODUCT'S FINISH SURFACES FROM DAMAGE DURING CONSTRUCTION.
B. CLEAN GLASS IMMEDIATELY AFTER INSTALLATION.

SECTION 08 71 00
FINISH HARDWARE

PART 1 GENERAL
1.1 SECTION INCLUDES
A. HINGES, LOCK CYLINDERS AND KEYS, LOCK AND LATCHSETS, EXIT DEVICES, CLOSERS, WEATHERSTRIPPING AND THRESHOLDS.
1.2 SUBMITTALS:
A. PRODUCT DATA: SUBMIT MANUFACTURERS TECHNICAL PRODUCT DATA FOR EACH ITEM OF DOOR HARDWARE, INSTALLATION INSTRUCTIONS, MAINTENANCE OF OPERATING PARTS ARE FINISH, AND OTHER INFORMATION NECESSARY TO SHOW COMPLIANCE WITH REQUIREMENTS.
1.3 QUALITY ASSURANCE
C. SINGLE SOURCE RESPONSIBILITY: OBTAIN EACH TYPE OF HARDWARE (LATCH AND LOCKSETS, EXIT DEVICES, CLOSERS, STOPS, COORDINATORS & FLUSHBOLTS, ETC.) FROM A SINGLE MANUFACTURER. NO EXCEPTIONS.
D. FIRE-RATED OPENINGS: PROVIDE ONLY DOOR HARDWARE (FIRE RATED EXIT DEVICES, SMOKE SEALS, CLOSERS) FOR FIRE-RATED OPENINGS THAT COMPLIES WITH NFPA 80.
1.4 PRODUCT HANDLING:
A. INVENTORY HARDWARE JOINTLY WITH REPRESENTATIVES OF THE HARDWARE SUPPLIER AND THE HARDWARE INSTALLER UNTIL EACH IS SATISFIED THAT THE COUNT IS CORRECT.
B. DELIVER INDIVIDUALLY PACKAGED HARDWARE ITEMS AT THE PROPER TIMES TO THE PROPER LOCATIONS (SHOP OR PROJECT SITE) FOR INSTALLATION.

PART 2 PRODUCTS
2.1 MANUFACTURERS
A. AVAILABLE MANUFACTURERS:
a) ASSA ABLOY ACCENTRA
b) APPROVED EQUAL
2.2 LOCK CYLINDERS AND KEYING:
A. QUALITY STANDARD: ACCENTRA 4600, GRADE II COMMERCIAL
B. EQUIP LOCKS WITH CYLINDER TYPE AS INDICATED. FURNISH CONSTRUCTION CORES FOR ALL LOCKSETS AND CYLINDERS. PROVIDE SECURITY FUNCTIONS AS INDICATED.
C. METALS: CONSTRUCT LOCK CYLINDER PARTS FROM BRASS OR BRONZE, STAINLESS STEEL OR NICKEL SILVER.
D. KEY QUANTITY: FURNISH 3 CHANGE KEYS FOR EACH LOCK.
2.3 EXIT DEVICES
A. QUALITY STANDARD: ACCENTRA 7000 SERIES
B. COMPLY WITH ANSI A156.7
C. EXIT DEVICES ARE TO BE EQUIPPED WITH THE "DOGGING" FEATURE.
D. ALL DEVICES SHALL BE CERTIFIED, IN WRITING, TO MEET UL10C REQUIREMENTS.
2.4 LOCKS, LATCHES, AND BOLTS
A. QUALITY STANDARD: ACCENTRA 4600, GRADE II COMMERCIAL
B. STRIKES: PROVIDE MANUFACTURER'S STANDARD WROUGHT BOX STRIKE FOR EACH LATCH OR LOCK BOLT, WITH CURVED LIP EXTENDED TO PROTECT FRAME, FINISHED TO MATCH HARDWARE SET, UNLESS OTHERWISE INDICATED. PROVIDE CURVED LIP STRIKES FOR LOCKS WITH LATCHBOLTS.
C. C. FLUSH BOLT HEADS: MINIMUM OF ½ INCH DIAMETER RODS OF BRASS, BRONZE, OR STAINLESS STEEL WITH MINIMUM 12 INCH LONG ROD FOR DOORS UP TO 7'-0" IN HEIGHT.
2.5 CLOSERS:
A. QUALITY STANDARD: ACCENTRA 3000
B. SIZE OF UNITS: COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS FOR SIZE OF DOOR CONTROL UNIT DEPENDING ON SIZE OF DOOR, EXPOSURE TO WEATHER, AND ANTICIPATED FREQUENCY OF USE.
2.6 WEATHERSTRIPPING AND SEALS:
A. GENERAL: PROVIDE CONTINUOUS WEATHERSTRIPPING ON EXTERIOR DOORS. PROVIDE NONCORROSIVE FASTENERS FOR EXTERIOR APPLICATIONS AND ELSEWHERE AS INDICATED.
B. THRESHOLDS: PROVIDE ACCESSIBILITY CODE COMPLIANT TYPE AT ENTRANCE AND EXIT DOORS.
2.7 HARDWARE FINISHES
D. MATCH ITEMS TO THE MANUFACTURER'S STANDARD COLOR AND TEXTURE FINISH FOR THE LATCH AND LOCK SETS (OR PUSH-PULL UNITS IF NO LATCH OR LOCK SETS). HARDWARE FOR THE PROJECT SHALL BE BHMA 626, DULL CHROMIUM PLATED, UNLESS NOTED OTHERWISE.
E. NON-METAL PRODUCTS SUCH AS SEALS AND FRAME SILENCERS SHALL BE GRAY OR BLACK.

PART 3 EXECUTION
3.1 INSTALLATION
A. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN FOLLOWING APPLICABLE PUBLICATIONS, EXCEPT AS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS AND EXCEPT AS OTHERWISE DIRECTED BY ARCHITECT.
B. INSTALL EACH HARDWARE ITEM IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
3.2 ADJUSTING, CLEANING, AND DEMONSTRATING:
A. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR, TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS THAT CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY AS INTENDED FOR THE APPLICATION MADE.
B. CLEAN ADJACENT SURFACES SOILED BY HARDWARE INSTALLATION.
3.3 HARDWARE SCHEDULE
A. PROVIDE HARDWARE SHOWN ON THE DRAWINGS. PROVIDE ANY ADDITIONAL HARDWARE NEEDED TO MEET THE DESIGN INTENT.

SECTION 09 21 16
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL
1.1 SECTION INCLUDES
A. INTERIOR WALLS AND CEILINGS WITH TAPE AND JOINT COMPOUND FINISH
B. STEEL FRAMING SYSTEMS TO RECEIVE GYPSUM BOARD
C. CEMENTITIOUS BACKER UNITS FOR APPLICATION OF TILE
1.02 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.
1.03 QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. TOLERANCES: NOT MORE THAN 1/16 INCH DIFFERENCE IN TRUE PLANE AT JOINTS BETWEEN ADJACENT BOARDS BEFORE FINISHING. AFTER FINISHING, JOINTS SHALL BE NOT BE VISIBLE. NOT MORE THAN 1/8 INCH IN 10 FEET DEVIATION FROM TRUE PLANE, PLUMB, LEVEL AND PROPER RELATION TO ADJACENT SURFACES IN FINISHED WORK.
C. FIRE RESISTANCE FOR FIRE-RATED ASSEMBLIES: ASTM E 119.
D. PERFORMANCE: FIRE, STRUCTURAL, AND SEISMIC PERFORMANCE MEETING REQUIREMENTS OF BUILDING CODE AND LOCAL AUTHORITIES.

PART 2 PRODUCTS
2.1 MATERIALS
A. MANUFACTURERS OF GYPSUM BOARD:
1. UNITED STATES GYPSUM CO.
2. APPROVED EQUAL.
B. MANUFACTURERS OF STEEL FRAMING AND FURRING:
1. CLARKDIETRICH BUILDING SYSTEMS
2. APPROVED EQUAL
C. MANUFACTURERS OF GRID AND SUSPENSION SYSTEMS:
1. ARMSTRONG WORLD INDUSTRIES
2. APPROVED EQUAL.
D. GYPSUM BOARD:
1. GYPSUM BOARD FOR WALLS AND CEILINGS – TYPICAL:
a. SHEETROCK BRAND
b. REGULAR, 5/8"
2. WATER-RESISTANT GYPSUM BACKING BOARD:
a. SHEETROCK BRAND MOLD TOUGH PANEL
b. ASTM C 630, 5/8" THICK
c. REGULAR AND FIRE-RATED TYPES AS REQUIRED.
3. GYPSUM TILE BACKERBOARD FOR TILE APPLICATIONS:
a. FIBERROCK BRAND TILE BACKERBOARD
b. 5/8" WITH FIRECODE, MOLD AND MILDREW RESISTANCE.
4. GYPSUM BOARD FOR FIRE RATED APPLICATIONS:
a. SHEETROCK BRAND FIRECODE 'X' (TYPE X)
b. 5/8" WITH FIRECODE.
G. TRIM ACCESSORIES:
1. GALVANIZED STEEL CORNERBEAD, EDGE TRIM, CONTROL JOINTS & REVEALS.
H. STEEL FRAMING FOR WALLS AND PARTITIONS:
1. FURRING AND HAT CHANNELS: ASTM C 645 25 GA. GALVANIZED FURRINGS.
2. AUXILIARY FRAMING COMPONENTS: FURRING BRACKETS, RESILIENT FURRING CHANNELS, Z-FURRING MEMBERS, AND NON-CORROSIVE FASTENERS.
3. CONTROL JOINTS: USG SHEETROCK ZINC CONTROL JOINT NO. 093.
I. DRYWALL SUSPENSION SYSTEMS:
4. TEE: MANUFACTURED MAIN BEAM- EQUAL TO HD8906 BY ARMSTRONG.
5. CROSS TEES: EQUAL TO 7920 BY ARMSTRONG.
J. AUXILIARY MATERIALS:
1. GYPSUM BOARD SCREWS, ASTM C 1002.

PART 3 EXECUTION
3.1 INSTALLATION
A. INSTALL STEEL FRAMING IN COMPLIANCE WITH ASTM C754. INCLUDE BLOCKING FOR ITEMS SUCH AS RAILINGS, GRAB BARS, CASEWORK, AND SIMILAR ITEMS.
B. INSTALL GYPSUM BOARD FOR TAPE AND 3-COAT JOINT COMPOUND FINISH IN COMPLIANCE WITH ASTM C 840 AND GA 216. PROVIDE A LEVEL 5 FINISH.
C. PROVIDE FIRE-RATED SYSTEMS WHERE INDICATED AND WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
D. INSTALL BOARDS VERTICALLY. DO NOT ALLOW BUTT-TO-BUTT JOINTS AND JOINTS THAT DO NOT FALL OVER FRAMING MEMBERS.
E. REPAIR SURFACE DEFECTS. LEAVE READY FOR FINISH PAINTING.

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STEVEN JACOB SCOGGINS
02/13/26

DATE: 02/13/2026

ISSUE:

ARCHITECTURAL
SPECIFICATIONS

A10.03

SECTION 09 30 00
TILE

PART 1 GENERAL

1.1 SECTION INCLUDES

A. INTERIOR TILE: PORCELAIN / CERAMIC TILE AT FLOORS AND WALLS.

1.2 SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.

B. SAMPLES: SUBMIT TWO REPRESENTATIVE SAMPLES OF EACH MATERIAL SPECIFIED INDICATING VISUAL CHARACTERISTICS AND FINISH.

C. ATTIC STOCK: AT COMPLETION OF WORK, PROVIDE OWNER WITH ADDITIONAL 50 SQUARE FEET OF STOCK FOR THEIR USE.

1.3 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES, REGULATIONS, AND MANUFACTURER'S INSTRUCTIONS.

B. TILE: ANSI A 137.1

C. TILE SETTING MATERIALS: ANSI A 118 SERIES STANDARD SPECIFICATIONS.

D. TILE INSTALLATION: ANSI 108 SERIES STANDARD SPECIFICATIONS AND TILE COUNCIL OF AMERICA, HANDBOOK FOR CERAMIC TILE INSTALLATION.

PART 2 PRODUCTS

2.01 MATERIALS

A. PORCELAIN TILE:
1. MANUFACTURERS: FLORIDA TILE HOME COLLECTION
2. STYLE, SHAPE AND COLOR: REFER TO DRAWINGS AND SCHEDULES.
3. ACCESSORIES: SCHLUTER STRAIGHT EDGE TRIM

2.2 MORTAR MATERIALS

B. MORTAR BED MATERIALS: PORTLAND CEMENT, SAND, LATEX ADDITIVE, AND WATER.

C. MORTAR BOND COAT MATERIALS: MODIFIED LATEX-PORTLAND CEMENT TYPE; ANSI A118.4.

2.3 GROUT MATERIALS

A. GROUT: MODIFIED LATEX-PORTLAND CEMENT TYPE AS SPECIFIED IN ANSI A118.6.
1. COLOR ADMIXTURE: CUSTOM BUILDING PRODUCTS, "CLASSIC BLEND" TO HAVE INTERGRAL SEALER.
2. COLOR: AS SELECTED BY ARCHITECT.

B. SETTING ACCESSORIES:
1. MEMBRANE WATERPROOFING UNDER TILE, ANSI A 118.10.

PART 3 EXECUTION

3.01 INSTALLATION

A. COMPLY WITH TILE COUNCIL OF NORTH AMERICA (TCNA HANDBOOK) AND ANSI STANDARD SPECIFICATIONS FOR INSTALLATION FOR SUBSTRATE AND INSTALLATION REQUIRED. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.INSTALL WATERPROOF MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

B. LAY TILE IN GRID PATTERN WITH ALIGNMENT GRIDS. LAYOUT TO PROVIDE UNIFORM JOINT WIDTHS AND TO MINIMIZE CUTTING; DO NOT USE LESS THAN 1/2 TILE UNITS.

C. PROVIDE SEALANT JOINTS WHERE RECOMMENDED BY TCNA AND APPROVED BY ARCHITECT. GROUT AND CURE, CLEAN AND PROTECT.

SECTION 09 65 10
RESILIENT BASE AND ACCESSORIES

PART 1 – GENERAL

1.01 SUMMARY

A. PROVIDE RESILIENT WALL BASE AND ACCESSORIES.

1.02 SUBMITTALS

A. COMPLY WITH SUBMITTAL PROCEDURES OF SECTION 01 30 00.

1.03 QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PART 2 – PRODUCTS

2.01 MATERIALS

A. MANUFACTURERS:
1. ROPPE
2. APPROVED EQUAL.

B. RESILIENT WALL BASE:
1. RUBBER WALL BASE: EQUAL TO ROPPE 700 SERIES
2. PROFILE: COVE
3. HEIGHT: 4" TALL X 1/8" THICK.
4. ACCESSORIES: PREMOLDED EXTERNAL CORNERS, INTERNAL CORNERS, AND END STOPS.
5. COLOR: AS SELECTED BY ARCHITECT.

C. INSTALLATION ACCESSORIES:
1. ADHESIVES: WATER-RESISTANT TYPE.

PART 3 – EXECUTION

3.01 INSTALLATION

A. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. INSTALL IN PROPER RELATION TO ADJACENT WORK.

B. INSTALL BASE AND ACCESSORIES TO MINIMIZE JOINTS. INSTALL BASE WITH JOINTS AS FAR FROM CORNERS AS PRACTICAL.

C. CLEAN, POLISH, AND PROTECT.

SECTION 09 65 19
RESILIENT TILE FLOORING (LVP)

PART 1 GENERAL

1.1 SECTION INCLUDES
A. RESILIENT TILE FLOORING.
B. ACCESSORIES.

1.2 SUBMITTALS
A. SUBMIT UNDER PROVISIONS OF SECTION 01 30 00 – ADMINISTRATIVE REQUIREMENTS.
B. PRODUCT DATA: PROVIDE DETAILED DATA ON EACH PRODUCT TO BE USED INCLUDING BUT NOT LIMITED TO THE FOLLOWING INFORMATION AS APPLICABLE:
1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.
2. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.
3. INSTALLATION METHODS.
4. MAINTENANCE RECOMMENDATIONS.
C. SELECTION SAMPLES: FOR EACH FINISH PRODUCT SPECIFIED, TWO SETS OF EACH TYPE, COLORS AND FINISH OF RESILIENT FLOORING AND ACCESSORY REQUIRED, INDICATING FULL RANGE OF COLOR AND PATTERN VARIATION.
D. FLAME SPREAD CERTIFICATION: SUBMIT MANUFACTURER'S CERTIFICATION THAT RESILIENT FLOORING FURNISHED FOR AREAS INDICATED TO COMPLY WITH REQUIRED FLAME SPREAD RATING HAS BEEN TESTED AND MEETS OR EXCEEDS INDICATED OR REQUIRED STANDARD.

1.3 QUALITY ASSURANCE
A. INSTALLER QUALIFICATIONS: MINIMUM TWO YEARS' EXPERIENCE, AND HAVE COMPLETED AT LEAST THREE PROJECTS OF SIMILAR MAGNITUDE, MATERIAL, AND COMPLEXITY. UPON REQUEST, PROVIDE PROJECT REFERENCES INCLUDING CONTACT NAMES AND TELEPHONE NUMBERS FOR THREE PROJECTS.

1.4 DELIVERY, STORAGE, AND HANDLING
A. STORE PRODUCTS IN MANUFACTURER'S UNOPENED PACKAGING UNTIL READY FOR INSTALLATION.
B. FLOORING MATERIAL AND ADHESIVE SHALL BE ACCLIMATED TO THE INSTALLATION AREA FOR A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION.
C. STORE CARTONS OF TILE PRODUCTS FLAT AND SQUARELY ON TOP OF ONE ANOTHER, NOT ON EDGE.
D. STORE TUBES OF DESIGN STRIPS AND BORDERS IN A HORIZONTAL POSITION. STORAGE IN A VERTICAL OR INCLINED POSITION CAUSES UNEVEN WEIGHT DISTRIBUTIONS, WHICH WILL SPAGHETTI THE ENDS OF THE DESIGN STRIPS. STORE ALL TUBES LYING FLAT.

1.5 PROJECT CONDITIONS
A. ENVIRONMENTAL REQUIREMENTS/CONDITIONS: IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AREAS TO RECEIVE FLOORING SHALL BE CLEAN, FULLY ENCLOSED, WEATHER TIGHT WITH THE PERMANENT HVAC SET AT A UNIFORM TEMPERATURE OF AT LEAST 65 DEGREES F (18 DEGREES C) AND LESS THAN 85 DEGREES (30 DEGREES C) 48 HOURS PRIOR TO AND DURING AND FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION. THE FLOORING MATERIAL SHALL BE CONDITIONED IN THE SAME MANNER PRIOR TO INSTALLATION.
B. CLOSE OFF AREAS TO TRAFFIC DURING RESILIENT FLOORING INSTALLATION, AND FOR A PERIOD OF TIME AFTER INSTALLATION AS RECOMMENDED IN WRITING BY THE MANUFACTURER.
C. INSTALL RESILIENT FLOORING MATERIALS AND ACCESSORIES AFTER OTHER FINISHING OPERATIONS, INCLUDING PAINTING, HAVE BEEN COMPLETED.
D. WHERE DEMOUNTABLE PARTITIONS AND OTHER ITEMS ARE INDICATED FOR INSTALLATION ON TOP OF SHEET RESILIENT FLOORING MATERIAL, INSTALL FLOORING MATERIAL BEFORE THESE ITEMS ARE TO BE INSTALLED.
E. CONCRETE SUBSTRATES MUST BE TESTED IN ACCORDANCE WITH ASTM F2170 OR ASTM F1869. IF THE RESULTS EXCEED LIMITS OF THE PRODUCT OR ADHESIVE TO BE USED A MOISTURE MITIGATION SYSTEM OR DMP-PROOF MEMBRANE MUST BE INSTALLED TO BRING MOISTURE LEVELS WITHIN SPECIFICATIONS.
F. STORE TUBES OF DESIGN STRIPS AND BORDERS IN A HORIZONTAL POSITION. STORAGE IN A VERTICAL OR INCLINED POSITION CAUSES UNEVEN WEIGHT DISTRIBUTIONS, WHICH WILL SPAGHETTI THE ENDS OF THE DESIGN STRIPS. STORE ALL TUBES LYING FLAT.

1.6 WARRANTY
A. WARRANTY PERIOD: MANUFACTURER'S STANDARD WARRANTY AGAINST MANUFACTURING DEFECTS AND WEARING FOR FLOORING ARE AS FOLLOWS: 15-YEAR COMMERCIAL WARRANTY.

1.7 EXTRA MATERIALS
A. DELIVER TO OWNER EXTRA MATERIALS FROM SAME PRODUCTION RUN AS PRODUCTS INSTALLED. PACKAGE PRODUCTS WITH PROTECTIVE COVERING AND IDENTIFY WITH DESCRIPTIVE LABELS. COMPLY WITH DIVISION 1 CLOSEOUT SUBMITTALS REQUIREMENTS. FURNISH QUANTITY OF FLOORING UNITS EQUAL TO 2 PERCENT OF AMOUNT INSTALLED. KARNDEAN DELIVERY, STORAGE AND PROTECTION: COMPLY WITH OWNER'S REQUIREMENTS FOR DELIVERY, STORAGE, AND PROTECTION OF EXTRA MATERIALS.

PART 2 PRODUCTS

2.1 MANUFACTURERS
A. KARNDEAN DESIGNFLOORING
B. APPROVED EQUAL

2.2 RESILIENT TILE FLOORING – OPUS AND OPUS HERITAGE RANGE
A. RESILIENT TILE FLOORING: OPUS RANGE PLANKS BY KARNDEAN DESIGNFLOORING.
1. DIMENSIONS: 36 BY 6 INCHES (915 BY 152 MM).
2. THICKNESS: 3/32 INCHES (2.5 MM).
3. WEAR LAYER: 20 MIL (0.5 MM).
4. BEVELED EDGE: MICRO BEVEL.
5. COMPLIANCE: ASTM F1700.
6. CLASSIFICATION: ASTM F1700: CLASS 3 TYPE B.
7. REACTION TO FIRE: ASTM E648-06: CLASS 1 / ASTM E662-15A: PASS.
8. STAINING RESISTANCE: ASTM F925: PASS.
9. LIGHT FASTNESS: ASTM F1515: LESS THAN 8.
10. DIMENSIONAL STABILITY: ASTM F2199: PASS.
11. INDENTATION, RESIDUAL: ASTM F1914: PASS.
12. ABRASION RESISTANCE: ASTM D3884: 124,000 CYCLES.
13. THERMAL CONDUCTIVITY: ISO 8302, 0.0120 W/M²K/W.
14. SLIP RESISTANCE: ASTM D2047: PASS (DRY 0.89).

2.3 ACCESSORIES
A. KARNDEAN BORDERS AND DESIGN STRIPS: LOCATION, QUANTITY, TYPE, STYLE, AND CONFIGURATION AS INDICATED ON THE DRAWINGS.
B. KARNDEAN FLOOR CARE KIT WITH CLEANING AND MAINTENANCE PRODUCTS IN QUANTITIES APPROPRIATE TO SIZE AND SCOPE OF RESILIENT FLOORING APPLICATION ARE AVAILABLE BUT NOT REQUIRED.
C. ADHESIVE: MANUFACTURER'S RECOMMENDED ADHESIVE AS FOLLOWS. KARNDEAN EPOXY ADHESIVE: MOISTURE READINGS HIGHER THAN APPROVED BY THE ADHESIVE SHALL USE A MOISTURE MITIGATION SYSTEM.
D. PORTLAND BASED CEMENTITIOUS BASE LEVELER OR PATCH. GYPSUM BASED IS NOT ACCEPTABLE UNLESS PROPERLY PREPARED.

PART 3 EXECUTION

3.1 EXAMINATION
A. INSPECT FLOOR TO BE INSTALLED IMMEDIATELY UPON ARRIVING AT JOB SITE; PERFORM A MOISTURE TEST.
B. DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED.
C. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY ARCHITECT OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.
D. THE INSTALLATION OF THE RESILIENT FLOORING SHALL NOT BEGIN UNTIL THE WORK OF ALL OTHER TRADES HAS BEEN COMPLETED, PARTICULARLY WET AND OVERHEAD TRADES.
E. AREAS TO RECEIVE FLOORING SHALL BE ADEQUATELY LIT DURING ALL PHASES OF THE INSTALLATION PROCESS.

3.2 PREPARATION
A. CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION.
B. USING PORTLAND BASED CEMENTITIOUS BASE LEVELER OR PATCH FILL AND COVER ALL SEAMS, NAIL HEADS, VOIDS, CRACKS, AND EXPANSION JOINTS. ACHIEVE SMOOTH, EVEN, FIRMLY ATTACHED SUBSTRATE FOR BEST FINISH RESULTS. GYPSUM BASED UNDERLAYMENT NOT ACCEPTABLE WITH KARNDEAN LUXURY VINYL FLOORING UNLESS IT IS FIRST PROPERLY PREPARED.
C. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULT FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.
D. CONCRETE SUBSTRATES: THE CONTRACTOR SHALL VERIFY TO THE OWNER AND INSTALLER A MINIMUM OF 30 DAYS PRIOR TO THE SCHEDULED RESILIENT FLOORING INSTALLATION THE FOLLOWING SUBSTRATE CONDITIONS: ALL SUBSTRATE TESTING SHALL BE DOCUMENTED AND SUBMITTED TO THE ARCHITECT AND OWNER BEFORE COMMENCEMENT OF THE FLOORING INSTALLATION.

3.3 INSTALLING RESILIENT TILES AND PLANKS
A. KARNDEAN DOES NOT MANDATE ANY ONE BRAND OF RESILIENT FLOORING UNDERLAYMENT. PERMANENT HVAC SYSTEM SHALL BE TURNED ON AND SET TO A MINIMUM OF 65 DEGREES F (20 DEGREES C) FOR A MINIMUM OF 48 HOURS PRIOR TO, DURING AND 48 HOURS AFTER INSTALLATION.
B. ALL PRODUCTS SHALL BE ALLOWED TO ACCLIMATE AT LEAST 24 HOURS BEFORE INSTALLATION. THIS MEANS PRODUCT SHALL BE PLACED IN THE SAME ROOM AS THE INSTALL THAT IS TAKING PLACE AND REMOVED FROM ITS FACTORY PACKAGING.
C. MATERIAL SHALL BE VISUALLY INSPECTED PRIOR TO INSTALLATION.
D. ENSURE THAT ALL RECOMMENDATIONS FOR SUB-FLOOR AND JOBSITE CONDITIONS ARE MET PRIOR TO BEGINNING THE INSTALLATION. ONCE THE INSTALLATION IS STARTED, CONTRACTOR AND INSTALLER HAVE ACCEPTED THOSE CONDITIONS.
E. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR EACH PRODUCT TYPE AND APPLICATION SPECIFIED.
D. LAYOUT AND INSTALLATION:
1. POSITION PLANKS SO THE END SEAMS ARE NO CLOSER THAN THE WIDTH OF THE PLANK BEING INSTALLED. MAINTAIN THIS APPROACH TO STAGGERING THE PLANKS THROUGHOUT THE ENTIRE INSTALLATION WHILE KEEPING A RANDOM APPEARANCE.
2. CENTER TILES OR PLANKS IN ROOMS AND HALLWAYS SO BORDERS ARE NOT LESS THAN HALF A TILE OR PLANK WHEN POSSIBLE.
3. CUT EDGES SHALL ALWAYS BE INSTALLED AGAINST A WALL.
4. INSTALL USING TILE AND PLANK INSTALLATION TECHNIQUES RECOMMENDED BY MANUFACTURER.
5. INSTALL TILES, PLANKS, BORDERS AND DESIGN STRIPS IN LOCATIONS AND CONFIGURATIONS INDICATED ON THE DRAWINGS.
E. PRODUCT APPLICATION:
1. INSTALL IN ACCORDANCE WITH ADHESIVE RECOMMENDATIONS ON LABEL OR DATA SHEET.
2. REFER TO MANUFACTURER'S LITERATURE FOR SELECTION CRITERIA FOR APPLICATOR, TYPE.
3. USING PROPER APPLICATOR, APPLY ADHESIVE IN ACCORDANCE WITH LABEL ON ADHESIVE.

3.4 CLEANING
A. WIPE OFF ANY ADHESIVE ON FLOOR AS INSTALLATION PROCEEDS. WAIT 48 HOURS BEFORE APPLYING THE CLEANING AND MAINTENANCE PRODUCTS.
B. PRIOR TO INSTALLATION OF PERMANENT FIXTURES OR FURNITURE, REMOVE ALL DIRT, DEBRIS, OR RESIDUAL ADHESIVE AND CLEAN THE FLOOR. IF DESIRED, A PROTECTIVE COVERING MAY BE APPLIED AT THIS TIME. SPECIFIC PRODUCTS AND INSTRUCTIONS ARE AVAILABLE FROM THE MANUFACTURER.

3.5 PROTECTION
A. PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
B. TOUCH-UP, REPAIR OR REPLACE DAMAGED PRODUCTS BEFORE SUBSTANTIAL COMPLETION.

SECTION 09 77 00
FIBERGLASS REINFORCED PANELS

PART 1 GENERAL

1.1 SUMMARY
A. PROVIDE AND INSTALL FIBERGLASS REINFORCED PLASTIC PANELS ADHERED TO WALL SURFACES WHERE INDICATED ON THE DRAWINGS.

1.3 SUBMITTALS
A. PRODUCT DATA, ADHESIVE PRODUCT DATA, ACCESSORIES INFORMATION FOR EDGE TRIM AND PANEL JOINT TRIM

PART 2 PRODUCTS

2.1 MANUFACTURERS
A. KEMLITE COMPANY INC. FIRE-X GLASBORD
B. APPROVED EQUAL

2.2 CHARACTERISTICS
A. CLASS A FIRE RATING, ASTM E-84 TEST METHOD
B. THICKNESS: 0.09"

2.3 FINISHED PANEL QUALITY
A. PANELS SHALL HAVE A WEAR SIDE WITH A PEBBLE-LIKE EMBOSSED FINISH. COLOR SHALL BE UNIFORM THROUGHOUT, AS SPECIFIED.

PART 3 EXECUTION

3.1 INSTALLATION
A. PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES
B. INSTALL TRIM PIECES AND CAULK JOINTS WHERE FRP PANELS MEET OTHER MATERIALS OR END IN THE MIDDLE OF A WALL SURFACE.
C. CLEAN ALL SURFACES AFTER INSTALLATION

SECTION 09 91 00
PAINTING

PART 1 GENERAL

1.1 SECTION INCLUDES
A. PAINTING AND SURFACE PREPARATION FOR INTERIOR UNFINISHED SURFACES AS SCHEDULED.
B. PAINTING AND SURFACE PREPARATION FOR EXTERIOR UNFINISHED SURFACES AS SCHEDULED.
C. FIELD-PAINTING AND SURFACE PREPARATION OF EXPOSED MECHANICAL AND ELECTRICAL PIPING, CONDUIT, DUCTWORK, AND EQUIPMENT.

1.2 SUBMITTALS
A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR EACH MATERIAL AND PRODUCT USED.
B. SAMPLES: SUBMIT TWO REPRESENTATIVE SAMPLES OF EACH MATERIAL SPECIFIED INDICATING VISUAL CHARACTERISTICS AND FINISH. INCLUDE RANGE SAMPLES IF VARIATION OF FINISH IS ANTICIPATED. INCLUDE MANUFACTURER'S FULL RANGE OF COLOR AND FINISH OPTIONS IF ADDITIONAL SELECTION IS REQUIRED.
C. EXTRA STOCK: SUBMIT 2 UNOPENED GALLONS OF EACH PAINT AND COLOR USED IN THE PROJECT.

1.3 QUALITY ASSURANCE
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. REGULATIONS: COMPLIANCE WITH VOC AND ENVIRONMENTAL REGULATIONS.
C. MOCK-UPS: PROVIDE MOCK-UP AS REQUIRED TO DEMONSTRATE QUALITY OF WORKMANSHIP. PROVIDE 4 FOOT X 4 FOOT MOCK-UPS OF EACH TYPE OF SURFACE AND EACH COLOR.

PART 2 PRODUCTS

2.1 MANUFACTURERS
A. SHERWIN WILLIAMS
B. APPROVED EQUAL

2.2 QUALITY LEVEL
A. PAINT QUALITY SHALL BE EQUAL TO BENJAMIN MOORE AND CO. SUPERHIDE OR SHERWIN-WILLIAMS COMPANY PROMAR 200.

PART 3 EXECUTION

3.1 INSTALLATION
A. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
B. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
C. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION. CLEAN UP, TOUCH UP AND PROTECT WORK.

3.2 PAINT SCHEDULE
A. GYPSUM DRYWALL WALLS AND CEILINGS:
1. GLOSS:
a. EGGSHELL
2. SYSTEM:
a. 1 COAT LATEX PRIMER
b. 2 COATS LATEX FINISH

B. WOOD FOR PAINTED FINISH:
1. GLOSS:
a. SEMI-GLOXX
2. SYSTEM:
a. 1 COAT INTERIOR ALKYD ENAMEL UNDERCOAT
b. 2 COATS LATEX ENAMEL

C. FERROUS METALS (FOR ITEMS NOT COVERED BY SECTION 09960):
1. GLOSS:
a. SATIN
2. SYSTEM – INTERIOR:
a. 1 COAT RUST-INHIBITING PRIMER
b. 1 COAT LATEX ENAMEL UNDERCOAT
c. 1 COAT LATEX ENAMEL

D. GALVANIZED METAL (FOR ITEMS NOT COVERED BY SECTION 09970):
1. GLOSS:
a. SATIN
2. SYSTEM:
a. 1 COAT GALVANIZED METAL PRIMER
b. 2 COATS ALKYD ENAMEL

E. WOOD FOR STAIN FINISH:
1. GLOSS:
a. SATIN
2. SYSTEM:
a. 1 COAT WATER BASE WOOD STAIN
b. 1 COAT WATER BASE SEALER
c. 2 COATS WATER BASE VARNISH

SECTION 10 14 00
SIGNAGE

PART 1 GENERAL

1.1 SECTION INCLUDES
A. SIGNS AND IDENTIFYING DEVICES.

1.2 SUBMITTALS:
A. SPECIFIC SIGNAGE DESIGNS ARE TO BE DETERMINED AND SUBMITTAL REQUIREMENTS SHALL NOT BE REQUIRED UNTIL ACTUAL DESIGNS AND PRODUCTS ARE ISSUED.
B. PRODUCT DATA:
1. MATERIALS LIST OF ITEMS PROPOSED TO BE PROVIDED UNDER THIS SECTION;
2. SHOP DRAWINGS IN SUFFICIENT DETAIL TO SHOW SIGN COPY, REQUIRED MOUNTING LOCATIONS, INSTALLATION, ANCHORAGE, AND INTERFACE OF THE WORK OF THIS SECTION WITH THE WORK OF ADJACENT TRADES.
3. COLOR CHART SHOWING COLORS AND PATTERNS AVAILABLE IN THE SPECIFIED PRODUCTS FROM THE PROPOSED MANUFACTURER.
4. MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, WHICH WHEN APPROVED BY THE ARCHITECT, WILL BECOME THE BASIS FOR ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

1.3 QUALITY ASSURANCE:
A. USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

1.4 DELIVERY STORAGE AND HANDLING
A. STORE PRODUCTS IMMEDIATELY ON DELIVERY, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROTECT UNTIL INSTALLED.

PART 2PRODUCTS

2.1 INTERIOR SIGNS
A. REFER TO THE DRAWINGS FOR LOCATIONS AND PRODUCTS.

PART 3EXECUTION

3.1 SURFACE CONDITIONS
A. EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.2 INSTALLATION
A. INSTALL THE WORK OF THIS SECTION IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT, USING ONLY THE APPROVED MOUNTING MATERIALS, AND LOCATING ALL COMPONENTS FIRMLY INTO POSITION, LEVEL AND PLUMB AND IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

3.3 SCHEDULE
A. RESTROOMS: GENDER NEUTRAL RESTROOM SIGN WITH BRAILLE
B. ASSEMBLY SPACES: PROVIDE MAXIMUM OCCUPANCY SIGNS AS REQUIRED BY THE FIRE MARSHAL AND/OR AUTHORITY HAVING JURISDICTION.

ARCHITECTURE UNDERGROUND
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REGISTERED ARCHITECT STEVEN JACOB SCOGGINS STATE OF TEXAS
02/13/26

DATE: 02/13/2026

ISSUE:

ARCHITECTURAL SPECIFICATIONS

A10.04

SECTION 10 28 00
TOILET AND BATH ACCESSORIES

PART 1 GENERAL
1.1 SECTION INCLUDES
A. TOILET AND WASHROOM ACCESSORIES.
B. GRAB BARS.
C. ATTACHMENT HARDWARE.
1.2 SUBMITTALS
A. PRODUCT DATA: PROVIDE DATA ON ACCESSORIES DESCRIBING SIZE, FINISH, DETAILS OF FUNCTION, ATTACHMENT METHODS.
B. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INFORMATION: INDICATE SPECIAL PROCEDURES AND PERIMETER CONDITIONS REQUIRING SPECIAL ATTENTION.
1.3 REGULATORY REQUIREMENTS
A. CONFORM TO ANSI A117.1 CODE FOR ACCESS FOR THE HANDICAPPED.
B. CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (TAS).
1.4 FIELD MEASUREMENTS
A. VERIFY THAT FIELD MEASUREMENTS ARE AS INDICATED ON PRODUCT DATA.
1.5 COORDINATION
A. COORDINATE THE WORK WITH THE PLACEMENT OF INTERNAL WALL REINFORCEMENT AND REINFORCEMENT OF TOILET PARTITIONS TO RECEIVE ANCHOR ATTACHMENTS.
PART 2 PRODUCTS
2.1 MANUFACTURERS
A. AMERICAN SPECIALTIES, INC.
B. BOSTONE WASHROOM EQUIPMENT, INC.
C. APPROVED EQUAL
2.2 MATERIALS
A. SHEET STEEL: ASTM A366.
B. STAINLESS STEEL SHEET: ASTM A167, TYPE 304.
C. TUBING: ASTM A269, STAINLESS STEEL.
D. FASTENERS, SCREWS, AND BOLTS: HOT DIP GALVANIZED, TAMPER_PROOF.
E. EXPANSION SHIELDS: FIBER, LEAD, OR RUBBER AS RECOMMENDED BY ACCESSORY MANUFACTURER FOR COMPONENT AND SUBSTRATE.
2.3 FABRICATION
A. WELD AND GRIND JOINTS OF FABRICATED COMPONENTS, SMOOTH.
B. FORM EXPOSED SURFACES FROM SINGLE SHEET OF STOCK, FREE OF JOINTS. FORM SURFACES FLAT WITHOUT DISTORTION. MAINTAIN SURFACES WITHOUT SCRATCHES OR DENTS.
C. FABRICATE GRAB BARS OF TUBING, FREE OF VISIBLE JOINTS, RETURN TO WALL WITH END ATTACHMENT FLANGES. FORM BAR WITH 1-1/2 INCHES CLEAR OF WALL SURFACE.
D. SHOP ASSEMBLE COMPONENTS AND PACKAGE COMPLETE WITH ANCHORS AND FITTINGS.
E. PROVIDE STEEL ANCHOR PLATES, ADAPTERS, AND ANCHOR COMPONENTS FOR INSTALLATION.
2.4 KEYING
A. SUPPLY FOUR KEYS FOR EACH ACCESSORY TO OWNER.
B. KEY ALL ACCESSORIES.
2.5 FINISHES
A. STAINLESS STEEL: NO. 4 SATIN LUSTER FINISH.
B. BACK PAINT COMPONENTS WHERE CONTACT IS MADE WITH BUILDING FINISHES TO PREVENT ELECTROLYSIS.
PART 3 EXECUTION
3.1 EXAMINATION
A. VERIFY THAT SITE CONDITIONS ARE READY TO RECEIVE WORK AND DIMENSIONS ARE AS INDICATED ON SHOP DRAWINGS.
B. VERIFY EXACT LOCATION OF ACCESSORIES FOR INSTALLATION.
3.2 PREPARATION
A. DELIVER INSERTS AND ROUGH_IN FRAMES TO SITE FOR TIMELY INSTALLATION.
B. PROVIDE TEMPLATES AND ROUGH_IN MEASUREMENTS AS REQUIRED.
3.3 INSTALLATION
A. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS, TAS AND ANSI A117.1.
B. INSTALL PLUMB AND LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.
3.4 SCHEDULE
TA01: WASTE RECEPTACLE (BOBRICK B-43944)
TA02: 36" GRAB BAR (BOBRICK B-6806X36)
TA03: 42" GRAB BAR (BOBRICK B-6806X42)
TA04: TOILET TISSUE HOLDER - DOUBLE (BOBRICK B-686)
TA05: SANITARY NAPKIN DISPOSAL UNIT (BOBRICK B-270)
TA06: PAPER TOWEL DISPENSER (BOBRICK B-26212)
TA07: FRAMED MIRROR (BOBRICK B-165)
TA08: MOP AND BROOM HOLDER (BOBRICK B-224X36)

SECTION 10 44 00
FIRE EXTINGUISHER, CABINETS, AND ACCESSORIES

PART 1 GENERAL
1.1 SECTION INCLUDES
A. FIRE EXTINGUISHER.
B. FIRE EXTINGUISHER CABINETS.
1.2 REFERENCES
A. NFPA 10 - STANDARD FOR PORTABLE FIRE EXTINGUISHER.
B. UL - FIRE PROTECTION EQUIPMENT DIRECTORY.
1.3 PERFORMANCE REQUIREMENTS
A. CONFORM TO APPLICABLE CODES.
B. PROVIDE EXTINGUISHER CLASSIFIED AND LABELED BY UNDERWRITERS LABORATORIES INC. AND ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION FOR THE PURPOSE SPECIFIED AND INDICATED.
1.4 SUBMITTALS
A. PRODUCT DATA: PROVIDE EXTINGUISHER OPERATIONAL FEATURES, COLOR, AND FINISH.
B. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INFORMATION: INDICATE SPECIAL CRITERIA AND WALL OPENING COORDINATION REQUIREMENTS.
C. MANUFACTURER'S CERTIFICATE FOR INFORMATION: CERTIFY THAT PRODUCTS MEET OR EXCEED SPECIFIED REQUIREMENTS.
D. MAINTENANCE DATA FOR INFORMATION: INCLUDE TEST, REFILL OR RECHARGE SCHEDULES AND RE-CERTIFICATION REQUIREMENTS.
1.5 ENVIRONMENTAL REQUIREMENTS
A. DO NOT INSTALL EXTINGUISHER WHEN AMBIENT TEMPERATURE MAY CAUSE FREEZING OF EXTINGUISHER INGREDIENTS.
PART 2 PRODUCTS
2.1 MANUFACTURERS
A. LARSEN'S
B. APPROVED EQUAL.
2.2 FIRE EXTINGUISHER
A. MULTI-PURPOSE DRY CHEMICAL TYPE:
1. CAST STEEL TANK, WITH PRESSURE GAGE; 2A-10B:C. (LARSEN'S MP5) - PROVIDE ONE IN EACH CABINET SHOWN ON DRAWINGS.
2. EXTINGUISHER COLOR: RED
3. EXTINGUISHER TYPES SHALL BE VERIFIED WITH FIRE MARSHAL
B. WET CHEMICAL TYPE:
1. STAINLESS STEEL TANK, WITH PRESSURE GAGE; 2A:K. (LARSEN'S WC)
2. EXTINGUISHER COLOR: SILVER
3. EXTINGUISHER TYPES SHALL BE VERIFIED WITH FIRE MARSHAL
2.3 FIRE EXTINGUISHER CABINETS
A. RECESSED CABINET WHEN LOCATED IN WALLS 6" OR GREATER:
1. LARSEN'S ARCHITECTURAL SERIES - MODEL FS 2409-R1
2. VERTICAL DUO DOOR STYLE
3. CABINET FINISH: STAINLESS STEEL
B. SEMI-RECESSED CABINET WHERE LOCATED IN A 3-1/2" STUD WALL
1. LARSEN'S ARCHITECTURAL SERIES - MODEL FS 2409-R3
2. VERTICAL DUO DOOR STYLE
3. CABINET FINISH: STAINLESS STEEL
C. BRACKET: STANDARD BRACKET FOR MP5 - 1521
PART 3 EXECUTION
3.1 EXAMINATION
A. VERIFY EXISTING CONDITIONS BEFORE STARTING WORK.
B. VERIFY THAT CABINET SIZE AND EXTINGUISHER SIZE ARE COMPATIBLE.
C. VERIFY ROUGH OPENINGS FOR CABINET ARE CORRECTLY SIZED AND LOCATED.
3.2 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL CABINETS PLUMB AND LEVEL IN WALL OPENINGS.
C. SECURE RIGIDLY IN PLACE.
D. PLACE EXTINGUISHER IN CABINETS.

SECTION 12 36 40
STONE COUNTERTOPS

PART 1 GENERAL
1.1 SECTION INCLUDES
A. QUARTZ, SOLID SURFACE, OR GRANITE COUNTERTOPS.
B. SETTING MATERIALS AND ACCESSORIES.
1.2 REFERENCES
A. MARBLE INSTITUTE OF AMERICAN:
1. MIA TECHNICAL MODULE
1.3 SUBMITTALS
B. SHOP DRAWINGS: INCLUDE COUNTERTOP LAYOUT, DIMENSIONS, MATERIALS, FINISHES, CUTOUTS, AND ATTACHMENTS.
C. SAMPLES: 4"X4" SAMPLES AS REQUESTED BY THE ARCHITECT.
1.4 QUALITY ASSURANCE
A. FABRICATOR AND INSTALLER QUALIFICATIONS: MINIMUM 2 YEARS OF EXPERIENCE IN WORK OF THIS SECTION.
1.5 WARRANTY
A. PROVIDE MANUFACTURER'S 5 YEAR WARRANTY AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.
PART 2 PRODUCTS
2.1 MANUFACTURERS
A. VICOSTONE
B. CORIAN
C. DALTILE
D. APPROVED EQUAL
2.2 MATERIALS
A. STONE SLAB:
1. THICKNESS: 3 CM SLAB WITH ARCHITECT SELECTED EDGE.
2. QUALITY LEVEL: LEVEL 1
3. STONE FINISHES: POLISHED OR HONED, AS SELECTED BY THE ARCHITECT.
4. COLOR: AS SELECTED BY INTERIOR DESIGNER OR ARCHITECT.
2.3 ADHESIVES AND JOINT FILLERS
A. ADHESIVES: CONSTRUCTION ADHESIVE EQUAL TO LOCTITE PL PREMIUM MAX.
B. JOINT FILLERS: EPOXY RESIN
2.4 SEALERS
A. IMPREGNATING CLEAR NATURAL STONE SEALER EQUAL TO MIRACLE SEALANTS 511.
2.4 FABRICATION
A. CUT SOLID SURFACE PANELS ACCURATELY TO REQUIRED SHAPES AND DIMENSIONS.
B. RADIUS EXPOSED EDGES.
C. FABRICATE WITH HAIRLINE JOINTS.
D. CUT HOLES FOR SINKS, FAUCETS, TOILET ACCESSORIES AND OTHER RELATED EQUIPMENT.
PART 3 EXECUTION
3.1 PREPARATION
A. CLEAN SURFACES TO RECEIVE COUNTERTOPS; REMOVE LOOSE AND FOREIGN MATTER THAN COULD INTERFERE WITH ADHESION.
3.2 INSTALLATION
A. INSTALL COUNTERTOPS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
B. SET PLUMB AND LEVEL. ALIGN ADJACENT PIECES IN SAME PLANE.
C. INSTALL WITH HAIRLINE JOINTS. LOCATE JOINTS SUCH THAT THEY ARE IN ALIGNMENT WITH THE NATURAL GRAIN OF THE STONE AND NOT READILY VISIBLE UPON INSTALLATION COMPLETION.
D. FILL JOINTS BETWEEN COUNTERTOPS AND ADJACENT CONSTRUCTION WITH JOINT SEALER; FINISH SMOOTH AND FLUSH.
3.3 INSTALLATION TOLERANCES
A. MAXIMUM VARIATION FROM LEVEL AND PLUMB: 1/8 INCH IN 10 FEET, NONCUMULATIVE.
B. MAXIMUM VARIATION IN PLANE BETWEEN ADJACENT PIECES AT JOINT: PLUS OR MINUS 1/16 INCH.
3.4 CLEANING
A. CLEAN COUNTERTOPS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3.5 PROTECTION
A. PROTECT INSTALLED COUNTERTOPS WITH NONSTAINING SHEET COVERINGS.

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02/13/26

DATE: 02/13/2026

ISSUE:

ARCHITECTURAL SPECIFICATIONS

A10.05

GENERAL NOTES:

FOUNDATION DESIGNED BY KWS STRUCTURAL CONSULTANTS

DESIGNS LOADS: BASED ON 2021 INTERNATIONAL BUILDING CODE, PLUS LOCAL AMENDMENTS.

THE FOUNDATION COMPONENTS OF THIS PROJECT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC CODE, 2021 EDITION, WITH LOCAL AMENDMENTS. THE DESIGN LOADS USED IN THE FOUNDATION DESIGN ARE AS FOLLOWS. THE METAL BUILDING STRUCTURAL ENGINEER MAY HAVE SLIGHTLY DESIGN DIFFERENT LOADS USED FOR THE METAL BUILDING DESIGN.

1. ROOF DEAD LOADS:
   - ROOF STRUCTURE 4 PSF
   - COLLATERAL LOADS 8 PSF
2. FOUNDATION LEVEL LIVE LOAD 200 PSF
3. INTERIOR MEZZANINE LIVE & DEAD LOADS:
   - DEAD LOAD 15 PSF
   - TOP CHORD LIVE LOAD 40 PSF
   - BOTTOM CHORD LIVE LOAD 10 PSF
4. SLOPED ROOFS (>1:12) LIVE & SNOW LOADS:
   - SNOW LOAD 5 PSF
   - TOP CHORD LIVE LOAD 20 PSF
   - BOTTOM CHORD LIVE LOAD 10 PSF
5. MECHANICAL EQUIPMENT ROOF LOADS:
   IN AREAS WHERE MECHANICAL ROOF EQUIPMENT IS SHOWN ON THE ROOF PLAN, ARCHITECTURAL, STRUCTURAL, OR MEP DRAWINGS, DESIGN THE ROOFS FOR A LIVE LOAD OF 20 PSF, PLUS THE WEIGHT OF THE ACTUAL ROOFTOP EQUIPMENT.
6. DESIGN ALL HAND RAILS, GUARD RAILS, AND GRAB BARS FOR THE WORST CASE OF A RAILING LOAD OF 50 PLF OR A 200 POUND CONCENTRATED LOAD.

OTHER LOADS USED FOR THE DESIGN OF THE STRUCTURAL COMPONENTS HAVE BEEN BASED UPON THE PROVISIONS OF CHAPTER 16 AS FOLLOWS:

RISK CATEGORY OF BUILDING = II FOR SNOW, SEISMIC, & WIND

GROUND SNOW LOAD P(g) = 5 PSF; C(e) = 1.0; I(s) = 1.0; C(t) = 1.0;

WIND DESIGN DATA: (ALLOWABLE STRESS DESIGN PRESSURES GIVEN)
BASIC WIND SPEED = 107 MPH ULTIMATE; 90 MPH ASD; EXPOSURE C
MAIN WIND FORCE RESISTING SYSTEMS: 18.8 PSF ASD
WALL COMPONENTS AND CLADDING: ZONE 4 = +17.2/−18.8 PSF, ZONE 5 = +17.2/−23.2 PSF
ROOF COMPONENTS AND CLADDING: ZONE 1 = −29.2 PSF, ZONE 2 = −42.6 PSF, ZONE 3 = −50.6 PSF

EARTHQUAKE DESIGN DATA:
S(s) = 0.083; S(1) = 0.051g; SOIL SITE CLASS = D; I(e) = 1.0
S(DS) = 0.089g; S(D1) = 0.082g; SEISMIC DESIGN CATEGORY = B
SFRS = ORDINARY CONCENTRICALLY BRACED FRAMES AND ORDINARY STEEL MOMENT FRAMES, R = 3.25, C(s) = 0.027
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE

NOTES: REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND CONSTRUCTION DETAILS FOR ALL FIRE RATED WALLS AND PLAN DIMENSIONS. BOTTOM CHORD LIVE LOADS DO NOT HAVE TO BE APPLIED CONCURRENTLY WITH TOP CHORD LIVE LOADS.

FOUNDATION NOTES

F1. A GEOTECHNICAL SOILS REPORT FOR THIS SITE WAS PRODUCED BY TERRACON INC. OF LUFKIN, TEXAS, REPORT No. 93255058, DATED NOVEMBER 7, 2025. THE FOUNDATION DESIGN IS BASED UPON THE RECOMMENDATIONS CONTAINED WITH THIS SOILS REPORT, KNOWLEDGE OF THE EXISTING SOILS AS SHOWN IN THE BORING LOGS, AND PER THE DESIGN REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL OBTAIN, READ, & BE FAMILIAR WITH THE RECOMMENDATIONS AND THE BORING LOGS AS GIVEN IN THE GEOTECHNICAL REPORTS.

F2. EARTHWORK: ALL DEBRIS, VEGETATION, AND TOPSOIL CONTAINING ORGANIC MATERIALS SHALL BE CLEARED AND REMOVED FROM THE BUILDING SITE FOR A MINIMUM OF FIVE (5) FEET BEYOND THE BUILDING FOOTPRINT. THE SITE SHALL BE PREPARED PER THE GEOTECHNICAL REPORT TO LIMIT THE POTENTIAL VERTICAL RISE TO ONE INCH (1") OR LESS. EXCAVATE ALL EXISTING SOILS UNDER AND WITHIN FIVE FEET OF THE BUILDING FOOTPRINT TO A MINIMUM DEPTH OF AT LEAST FIVE FEET (5'−0") BELOW FINISHED FLOOR. MOISTURE CONDITION AND RECOMPACT THE EXISTING SITE CLAYEY SAND SITE SOILS UNDER THE BUILDING FOOTPRINT. EXISTING CLAYEY SAND SOILS SHALL BE MOISTURE CONDITIONED TO +1 TO +5 PERCENTAGE POINTS ABOVE OPTIMUM, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR, BASED UPON ASTM D−698. PROVIDE SPACE FOR A UNIFORM FOUR FOOT LAYER (4'−0") OF SELECT FILL TO BE PLACED DIRECTLY UNDERNEATH THE BUILDING SLAB'S VAPOR BARRIER. A GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING SUBGRADE PREPARATION TO VERIFY THE FILL MATERIALS, COMPACTION, AND MOISTURE CONTENT OF THE CLAY AND SELECT FILL SOILS. THE FOUNDATION SLAB SHALL BE PLACED UPON A 10 MIL VAPOR BARRIER OVER THE PREPARED SUBGRADE.

F3. SELECT FILL: SELECT FILL SHALL BE USED TO OBTAIN FINISHED CIVIL GRADES AS NEEDED. SELECT FILL SHALL BE PLACED AS SOON AS POSSIBLE AFTER COMPLETION OF COMPACTION OF THE SUBGRADE TO LIMIT MOISTURE LOSS OF THE SOIL. SELECT FILL SHALL SHALL EXTEND 5'−0" BEYOND THE LIMITS OF THE STRUCTURE, PER THE GEOTECHNICAL REPORT, AND SHALL INCLUDE ALL PORCH AREAS. SELECT FILL MATERIALS SHALL CONSIST OF CLAYEY SANDS OR SANDY CLAYS WITH A PI VALUE BETWEEN 4 AND 15, AND A LIQUID LIMIT LESS THAN 35. THE SELECT FILL SHALL BE FREE OF ORGANIC MATTER, ROCKS, DEBRIS AND DELETERIOUS MATERIALS. THE SELECT FILL MATERIALS SHALL BE APPROVED BY A LICENSED GEOTECHNICAL ENGINEER.

F4. COMPACTION OF SELECT FILL: SELECT FILL REQUIRED BENEATH THE GRADE SLAB SHALL BE PLACED IN 6 TO 8 INCH THICK LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN −2 AND +3 PERCENT OF OPTIMUM AS DETERMINED BY THE STANDARD PROCTOR METHOD, ASTM SPECIFICATION D−698.

F5. EXTERIOR FILL: FILL PLACED ALONG THE OUTSIDE OF EXTERIOR GRADE BEAMS SHALL BE MOISTURE CONDITIONED ON−SITE SOILS. THE SITE FILL IS INTENDED TO REDUCE SURFACE WATER INFILTRATION BENEATH THE STRUCTURE. THE FINISHED GRADES OF EXTERIOR THE SITE FILL SHALL BE AS PER THE CIVIL GRADING PLANS. CARE SHALL BE TAKEN THAT NO LOW SPOTS EXIST THAT ALLOW WATER TO COLLECT AT OR NEAR THE BUILDING.

FOUNDATION NOTES: (CONTINUED)

F6. POSITIVE SURFACE DRAINAGE AWAY FROM THE STRUCTURES SHALL BE ESTABLISHED AND MAINTAINED AT ALL TIMES BOTH DURING AND AFTER CONSTRUCTION. AT NO TIME SHALL WATER BE ALLOWED TO COLLECT NEAR THE BUILDING FOUNDATION (WITHIN 10 FEET). DUE TO THE NATURE OF THE SOILS ON THIS SITE, WE ARE REQUIRING THAT ANY AND ALL DOWNSPOUTS DISCHARGE THE ROOF WATER AT LEAST 10 FEET AWAY FROM ALL BUILDINGS. EXTERIOR GRADING SHALL SLOPE AWAY FROM THE FOUNDATION 0.6" PER FOOT (1:20) FOR AT LEAST 10 FEET.

F7. UTILITY LINE TRENCHES: UTILITY LINES RUNNING UNDER THE EXTERIOR GRADE BEAMS SHALL HAVE A CLAY PLUG TO PREVENT WATER INFILTRATION BENEATH THE STRUCTURE THROUGH POROUS TRENCH BACKFILL MATERIALS. CLAY PLUGS SHALL BE LOCATED IMMEDIATELY OUTSIDE OF THE EXTERIOR GRADE BEAM. THE CLAY PLUG SHALL CONSIST OF A 5'−0" MINIMUM LENGTH OF TRENCH BACKFILLED WITH ON−SITE CLAYS COMPACTED IN ACCORDANCE WITH NOTE 4.

F8. SIDEWALKS AND PAVEMENT SHOULD NOT BE STRUCTURALLY CONNECTED TO THE BUILDING, EXCEPT AT ENTRIES AND EXITS, AND SHOULD SLOPE AWAY FROM THE BUILDING SO THAT WATER WILL BE DRAINED AWAY FROM THE STRUCTURES. PLANTER BEDS, PAVEMENT, AND SIDEWALKS SHALL BE PLACED AND DRAINED SUCH THAT THEY DO NOT TRAP SURFACE WATER NEAR THE FOUNDATIONS.

F9. A LICENSED GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING SUBGRADE PREPARATION TO VERIFY THE COMMON AND SELECT FILL MATERIALS, COMPACTION, MOISTURE CONTENT, AND BEARING CAPACITY OF THE COMMON AND SELECT FILL SOILS. THE LICENSED GEOTECHNICAL ENGINEER SHALL CERTIFY THAT THE FOUNDATION PAD HAS BEEN PREPARED ACCORDING TO THE GUIDELINES OF THE GEOTECHNICAL REPORT AND NOTES ON THIS SHEET. THE ALLOWABLE SOILS BEARING CAPACITY SHALL BE MEASURED AND BE AT LEAST 2000 PSF.

F10. LIMITATIONS: THE ENGINEERING SERVICES PROVIDED BY KWS ARE CONDUCTED IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXCERCISED BY MEMBERS OF THE PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. NO WARRANTIES, EXPRESSES OR IMPLIED, ARE MADE. WE DO NOT WARRANT OR GUARANTEE THE ACCURACY OR QUALITY OF THE WORK OR MATERIALS PROVIDED BY OTHER MEMBERS OF THE DESIGN TEAM, NOR ANY MEMBERS OF THE CONSTRUCTION TEAM.

CONCRETE NOTES

C1. ALL STRUCTURAL CONCRETE SHALL WEIGH 140 TO 155 LBS. PER CU. FT., AND BE OF A HARDROCK AGGREGATE. ALL CEMENT SHALL BE TYPE I/II.

C2. MINIMUM CONCRETE STRENGTHS AT 28 DAY BREAK:

SLABS, GRADE BEAMS, AND FOOTINGS . . . . . 4000 PSI

CONCRETE SLUMP SHALL BE:

SLABS, GRADE BEAMS, AND FOOTINGS . . . . 3 IN. MIN./5 IN. MAX.

C3. CONCRETE MIX DESIGNS AND TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR EVALUATION AND APPROVAL. ALL CONCRETE SHALL CONTAIN A MINIMUM OF 376 POUNDS OF CEMENT PLUS 94 POUNDS OF FLY ASH PER CUBIC YARD. MAXIMUM SIZE OF AGGREGATE FOR FOOTINGS, GRADE BEAMS, AND SLAB ON GRADE SHALL BE 1½". MAXIMUM SIZE OF AGGREGATE FOR SLABS ON FORM DECK SHALL BE 1". CONCRETE EXPOSED TO THE WEATHER SHALL HAVE 5% AIR−ENTRAINMENT.

C4. ALL CAST−IN−PLACE CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI−301, LATEST EDITION, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

C5. ALL REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH "PLACING REINFORCING BARS", PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE, LATEST EDITION.

C6. CONCRETE REINFORCING: REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 BARS.

C7. SLABS ON GRADE: SLABS ON GRADE SHALL BE OF HARDROCK CONCRETE OF THE THICKNESS AND WITH REINFORCEMENT AS SHOWN ON FOUNDATION PLAN. SLAB REINFORCING FOR SLABS ON GRADE SHALL BE CENTERED IN SLAB. SLAB REINFORCING FOR SLABS ON FORM DECK SHALL BE CENTERED IN SLAB THICKNESS ABOVE THE FORM DECK. CARE SHALL BE TAKEN TO MAINTAIN SLAB REINFORCEMENT POSITION DURING POURING OPERATION. SAW CUT CONTROL JOINTS IN THE SLABS−ON−GRADE AT 10'−0" TO 15'−0" O.C.E.W., UNLESS OTHERWISE RECOMMENDED BY THE ARCHITECT.

C8. APPLY SEAL & CURE COMPOUND, SEALTIGHT 1100 BY W.R. MEADOWS, TO ALL FOUNDATION AND FLOOR SLABS AS PER THE MANUFACTURER'S SPECIFICATIONS.

C9. FOOTINGS: GRADE BEAMS & FOOTINGS SHALL BE OF HARDROCK CONCRETE OF SIZE AND REINFORCEMENT AS INDICATED ON PLANS. FOOTINGS MAY BE POURED NEAT, EXCEPT THAT EXPOSED SURFACES SHALL BE FORMED. CARE SHALL BE TAKEN TO ACCURATELY TRENCH FOOTINGS TO WIDTHS AND DEPTHS INDICATED. TRENCHES SHALL BE KEPT CLEAN AND CARE SHALL BE TAKEN TO PREVENT SLOUGHING OF TRENCH SIDES. DETAIL REINFORCING AND PROVIDE CORNER BARS AT FOOTING INTERSECTIONS TO MATCH HORIZONTAL REINFORCING.

C10. MINIMUM COVERAGE ON REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH . .	3" CLEAR TO STIRRUP
CONCRETE CAST AGAINST FORMS. . .	2" CLEAR TO STIRRUP
FOOTINGS	2" TOP, 3" BOTTOM,
	2" ON FORMED SIDES
SLABS ON GRADE	CENTER REINFORCING IN SLAB

C11. ALL OPENINGS FOR MECHANICAL EQUIPMENT, TRENCHES, SLOPES TO DRAINS, ETC., SHALL BE VERIFIED BY GENERAL CONTRACTOR AND INDICATED ON SHOP DRAWINGS. COORDINATE LOCATIONS AND SIZES OF ALL OPENINGS WITH APPLICABLE TRADES.

C12. THE MINIMUM REBAR LAP SPLICE LENGTH FOR ALL SLAB ON GRADE SLABS, FOOTINGS, AND GRADE BEAMS SHALL BE 48 BAR DIAMETERS. SPLICE TOP GRADE BEAM REBAR MIDSPAN BETWEEN PIERS AND BOTTOM GRADE BEAM REBAR OVER PIERS, PER THE STRUCTURAL DETAILS.

SPECIAL INSPECTIONS:

STRUCTURAL SPECIAL INSPECTIONS ARE REQUIRED FOR THIS PROJECT PER CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND THE CITY BUILDING INSPECTION DEPARTMENT. INDEPENDENT THIRD PARTY INSPECTORS SHALL BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THEIR SERVICES SHALL BE PAID FOR BY THE OWNER. THE GENERAL CONTRACTOR SHALL COORDINATE TIMING OF INSPECTIONS WITH THE SPECIAL INSPECTORS REGARDING THE VARIOUS PHASES OF THE CONSTRUCTION OF THE PROJECT. THE QUALIFICATIONS OF THE SPECIAL INSPECTORS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FINAL SELECTION. THE FOLLOWING STRUCTURAL SPECIAL INSPECTIONS ARE REQUIRED FOR THIS PROJECT.

SI1. SOIL PREPARATION – A LICENSED GEOTECHNICAL ENGINEER SHALL TEST AND CERTIFY THE SOIL PREPARATION TO INCLUDE COMPACTION, BEARING CAPACITY, MOISTURE CONTENT, SELECT FILL, EXCAVATION DEPTHS, ETC. PER THE SECTION TITLED "FOUNDATION NOTES" ON THIS SHEET, FOR ALL SOILS UNDERNEATH THE FOUNDATIONS OF THIS BUILDING. ALSO REFER TO CHAPTER 17 OF THE IBC FOR SPECIAL INSPECTION REQUIREMENTS.

SI2. CONCRETE FOUNDATIONS – A THIRD PARTY TESTING AND INSPECTION COMPANY SHALL CERIFY THAT THE FOUNDATIONS ARE PLACED PER THE STRUCTURAL PLANS, NOTES, AND DETAILS. ALSO REFER TO CHAPTER 17 OF THE IBC FOR SPECIAL INSPECTION REQUIREMENTS.

SI4. STRUCTURAL STEEL – THE STEEL FABRICATOR FOR THIS PROJECT SHALL BE REGISTERED AND APPROVED TO PERFORM SHOP STEEL FABRICATION WITHOUT SPECIAL INSPECTION PER SECTION 1704.2.5 OF THE IBC. A THIRD PARTY TESTING AND INSPECTION COMPANY SHALL CERTIFY THAT ALL STRUCTURAL STEEL AND OTHER MISCELLANEOUS METAL BUILDING COMPONENTS ARE INSTALLED PER THE METAL BUILDING PLANS, NOTES, AND DETAILS. ALSO REFER TO SECTION 1705.2 OF THE IBC & AISC 341 & 360 FOR SPECIAL INSPECTION REQUIREMENTS.

MISCELLANEOUS:

M1. IF STRUCTURAL OR ARCHITECTURAL PLANS AND SPECIFICATIONS DIFFER FROM THE REQUIRED MINIMUM STANDARDS SET FORTH IN THE BUILDING CODES AND ORDINANCES OF ALL GOVERNING AGENCIES, THE CODES AND ORDINANCES SHALL GOVERN.

M2. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY WATERPROOFING, FLASHING, WALL OR ROOF ASSEMBLY DETAILING (CHAPTERS 14 & 15 OF IBC), AS THESE ARE NOT WITHIN THE SCOPE OF SERVICES OF THE STRUCTURAL ENGINEER FOR THIS PROJECT. ALL WATERPROOFING AND FLASHING OF THE ROOF AND WALLS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND/OR CONTRACTOR. DRAINAGE AREA CALCULATIONS, DOWNSPOUT SIZING, AND OVERFLOW DRAINS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND/OR CONTRACTOR.

M3. IT IS NOT WITHIN THE SCOPE OF THE STRUCTURAL ENGINEER TO SHOW OR PROVIDE FIRE RATINGS OR RATED ASSEMBLIES FOR THE STRUCTURAL MEMBERS, NOT OF THE VARIOUS BUILDING ASSEMBLIES.

M4. WHERE CONFLICTS EXIST BETWEEN THE PROJECT SPECIFICATIONS AND/OR WITHIN THE STRUCTURAL PLANS AND DETAILS, THE MORE RESTRICTIVE SHALL GOVERN. THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ATTENTION OF THE ARCHITECT AND ENGINEER.

M5. THE ELEVATIONS SHOWN ON THE STRUCTURAL SET OF PLANS ARE BASED UPON A FINISHED FLOOR ELEVATION OF 100'−0", AND NOT AN ELEVATION RELATIVE TO SEA LEVEL. TAKE THIS INTO CONSIDERATION DURING CONSTRUCTION.

M7. ALL PLUMBING PENETRATIONS IN THE FOUNDATION SHALL BE SLEEVED AND/OR PLACED PRIOR TO THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOT CORE DRILL THROUGH THE CONCRETE FOUNDATION FOR PENETRATIONS UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. IF CORE DRILLING IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PLUMBING / STRUCTURAL CONFLICTS THAT MAY OCCUR, INCLUDING ANY STRUCTURAL REPAIRS, ADDITIONAL STRUCTURAL MEMBERS, AND THE STRUCTURAL ENGINEER'S TIME ON AN HOURLY RATE TO RESOLVE ANY CONFLICTS.

M8. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE DIMENSIONAL LOCATIONS FOR ALL BEARING AND NON−BEARING STUD WALLS. BE AWARE THAT THE ARCHITECTURAL DIMENSIONS MAY BE TO EDGE OF SHEATHING INSTEAD OF EDGE OF STUDS.

M9. THE ENGINEERING SERVICES PROVIDED BY KWS ARE CONDUCTED IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXCERCISED BY MEMBERS OF THE PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE.

M10. A SEPARATE STRUCTURAL DETAIL IS NOT PROVIDED FOR EVERY SINGLE CONDITION THAT OCCURS IN THIS BUILDING, AS THAT WOULD NOT BE COMMON. LACK OF A DETAIL FOR A PARTICULAR CONDITION DOES NOT CONSTITUTE AN "ERROR OR OMISSION". THE CONTRACTOR SHALL BRING UP ANY QUESTIONS THAT ARISE WHERE THE STRUCTURAL PLANS AND DETAILS DO NOT PROVIDE SPECIFIC INSTRUCTIONS, AND THE CONTRACTOR IS UNSURE HOW TO PROCEED.

M11. WHERE THERE ARE CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND THE DRAWINGS OF OTHER DISCIPLINES, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER IMMEDIATELY. DO NOT PROCEED WITH CONSTRUCTION OF AREAS WHERE THERE ARE CONFLICTS BETWEEN DISCIPLINES UNTIL THEY HAVE BEEN RESOLVED.

FIRE SPRINKLERS:

FS1. IT IS NOT IN THE SCOPE OF THE FOUNDATION ENGINEER (KWS STRUCTURAL INC.) TO INSPECT OR DESIGN THE INSTALLATION AND ATTACHMENT OF FIRE SPRINKLER SYSTEMS. THE METAL BUILDING COMPANY SHALL DESIGN ALL STEEL COLUMNS, STEEL BEAMS, AND ROOF PURLINS TO SUPPORT THE WEIGHT OF THE SPRINKLER WATER FILLED PIPES PLUS A TEMPORARY INSTALLER POINT LOAD OF 250 POUNDS.

FS2. THE DESIGN AND INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL BE BY A QUALIFIED FIRE SPRINKLER COMPANY. IF ANY STRUCTURAL ENGINEERING IS REQUIRED FOR THE DESIGN, INSPECTION, OR ATTACHMENT TO THE STRUCTURE, THIS ENGINEERING SHALL BE DONE BY THE METAL BUILDING COMPANY, OR BY A THIRD PARTY ENGINEER PAID FOR BY THE OWNER OR THE FIRE SPRINKLER COMPANY.

PRE-ENGINEERED METAL BUILDING

1. METAL BUILDING MANUFACTURER SHALL BE FULLY RESPONSIBLE FOR THE BUILDING FRAMES AND ROOF SYSTEMS AND ALL FRAMING INCLUDING BRACING, WALL SUPPORT GIRTS, AND OTHER NECESSARY FRAMING AS INDICATED ON THE DRAWINGS. LOADS SHALL BE AS INDICATED IN THE "GENERAL NOTES" OF THESE NOTES ON SHEET S1 AND AS NOTED ON THE DRAWINGS. THE SYSTEM SHALL BE FULLY SELF SUFFICIENT, TRANSFERRING ALL THE VERTICAL AND LATERAL LOADS TO THE FOUNDATION.

2. METAL BUILDING DESIGN SHALL MEET THE LATEST MBMA SPECIFICATIONS AND REQUIREMENTS AND THE APPLICABLE SECTIONS OF THE APPLICABLE YEAR VERSION OF THE INTERNATIONAL BUILDING CODE. NOTE THAT THE BUILDING SHALL BE EXPANDABLE BY PROVIDING ADDITIONAL BAYS OF THE SAME SIZE AS CURRENTLY SHOWN TO EITHER END OF THE BUILDING. PROVIDE FULL CAPACITY FRAMES FOR THE END WALLS. FRAME END WALLS WITH BUILDING MANUFACTURERS STANDARD INFILL COMPONENTS.

3. DESIGN CALCULATIONS AND A LETTER OF CERTIFICATION SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN TEXAS SHALL BE SUBMITTED FOR THE STRUCTURAL FRAMING AND COVERING PANELS OF THE METAL BUILDING SYSTEM.

4. THE METAL BUILDING MANUFACTURER IS RESPONSIBLE FOR FRAMING AND SUPPORT OF ALL MISCELLANEOUS ITEMS INDICATED, INCLUDING (BUT NOT LIMITED TO): ROOF TOP MOUNTED AND SUSPENDED MECHANICAL EQUIPMENT, ROOF AND WALL OPENINGS, DUCT WORK, PIPES, HOISTS, LIGHTING, SUSPENDED CEILINGS, INSULATION, SPRINKLER SYSTEMS, AND ATHLETIC EQUIPMENT AS INDICATED ON THE CONTRACT DRAWINGS.

5. THE METAL BUILDING MANUFACTURER SHALL VERIFY LOCATION OF LATERAL BRACING FOR COMPATIBILITY WITH INTERIOR FINISHES, OPENINGS IN WALLS, AND ETC. INDICATED ON THE ARCHITECTURAL DRAWINGS (SEE ALSO NOTE 10 BELOW).

6. STRUCTURAL STEEL FURNISHED BY THE METAL BUILDING MANUFACTURER SHALL MEET THE MANUFACTURERS SPECIFICATIONS WHERE THEY EXCEED THOSE IN THE STRUCTURAL GENERAL NOTES.

7. THE METAL BUILDING MANUFACTURER SHALL BE A MEMBER OF THE METAL BUILDING MANUFACTURER'S ASSOCIATION (MBMA) AND SHALL BE CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) FOR METAL BUILDING SYSTEMS.

8. MAIN FRAMING SHALL CONSIST OF PINNED−BASE RIGID FRAMES CAPABLE OF SUPPORTING ALL THE LOADING COMBINATIONS REQUIRED BY ALL OF THE GOVERNING CODES AND AS INDICATED ON THESE DRAWINGS.

9. THE METAL BUILDING MANUFACTURER SHALL FURNISH ANCHOR ROD PLACING PLANS AND FOUNDATION REACTIONS ALONG WITH CALCULATIONS FOR REVIEW BY THE ENGINEER OF RECORD TO THE PLACING OF BUILDING FOUNDATIONS SUPPORTING THE FRAMES. ANCHOR ROD SIZES AND PLACEMENT LOCATIONS SHALL BE DETERMINED BY THE METAL BUILDING MANUFACTURER. ANCHOR RODS ARE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR PER THE METAL BUILDING MANUFACTURERS DESIGN.

10. CHANGES IN SOME DIMENSIONS AND FOUNDATION CRITERIA FROM THOSE INDICATED ON THE DRAWINGS MAY BE REQUIRED, DEPENDING ON FINAL SELECTION OF THE METAL BUILDING MANUFACTURER AND SYSTEM, SUBJECT TO APPROVAL BY THE ARCHITECT, AND PENDING ARCHITECTS REVIEW OF THE ANCHOR BOLT PLAN AND FOUNDATION REACTIONS.

11. MAXIMUM ALLOWABLE LIVE (VERTICAL) AND LATERAL WIND AND SEISMIC LOAD DEFLECTIONS ARE AS FOLLOWS:
A. ROOF PURLINS, GIRTS, AND SECONDARY MEMBERS − L/180
B. MAIN FRAMES WITH METAL PANEL WALLS AT EAVE H/120 LATERALLY
C. MAIN FRAMES AT MID−SPAN L/180 VERTICALLY
D. HORIZONTAL WALL PURLINS WITH METAL PANELS − L/180
E. ROOF AND WALL PANELS − L/180

12. NO STRUCTURAL FIELD MODIFICATIONS SHALL BE PERMITTED UNLESS APPROVED BY THE METAL BUILDING ENGINEER.

13. IF ROOF BRACING IS USED, IT SHALL BE VERTICALLY SUPPORTED BY THE PURLINS. ANY EFFECTS OF ECCENTRICITY DUE TO LOCATION OF CONNECTION SHALL BE CARRIED BY THE MAIN FRAME MEMBERS.

14. METAL BUILDING FRAMES MAY BE PLACED ON FOUNDATIONS ONCE THE FOUNDATION CONCRETE HAS REACHED A MINIMUM OF 75% OF ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.

WOOD FRAMING:

W1. NON−LOAD−BEARING DOOR AND WINDOW HEADERS SHALL BE A MINIMUM OF (2)−2x4's, GRADE #2. FOR LOAD BEARING WALLS, HEADERS SHALL BE AS SHOWN ON THE PLANS AND SCHEDULES AND SHALL BE GRADE #2 SOUTHERN PINE OR DOUGLAS FIR−LARCH, OR AN EQUIVALENT WOOD, UNO. ALL LSL, LVL, AND PSL MEMBERS SHOWN ON THE PLANS SHALL MEET THE MINIMUM SPECIFICATIONS AND INSTALLATION REQUIREMENTS PER THE WEYERHAEUSER CORPORATION, WITH E=2,000,000 PSI, F(b)=2600 PSI, AND F(v)=285 PSI AS A MINIMUM REQUIREMENT FOR ALL LVL MEMBERS.

W2. STUDS SHALL BE "GRADE #2 OR BETTER" U.N.O.

W3. JOIST AND TRUSS CONNECTIONS TO SUPPORTING BEAMS SHALL BE MADE WITH SIMPSON SERIES, GALVANIZED STEEL JOIST HANGERS AND CONNECTORS, UNLESS DETAILED OTHERWISE. FLUSH−TYPE AND SKEWED CONNECTIONS USING THESE JOIST HANGERS SHALL UTILIZE THE HANGER TYPE AND SIZE, AND NUMBER OF FASTENERS SPECIFIED BY THE CONNECTOR MANUFACTURER FOR THE MEMBER SIZE TO BE SUPPORTED.

W4. STUDDING SHALL BE DOUBLED AT ALL CORNERS, ANGLES AND EACH FACE OF OPENINGS.

W5. ALL LUMBER EMBEDDED OR PLACED ON CONCRETE (INCLUDING ALL SILL PLATES) SHALL BE PRESSURE TREATED.

W6. BOTTOM EXTERIOR SILL PLATES AND INTERIOR SHEAR WALL SILL PLATES SHALL BE FASTENED TO THE CONCRETE PER THE STRUCTURAL PLANS AND DETAILS. NON−LOADBEARING INTERIOR PARTITION WALLS SHALL BE FASTENED TO THE SLAB WITH 0.145"ø x3" PINS AT 24" O.C. MAXIMUM SPACING.

W7. BUILT UP POST, COLUMNS, STUDS OR JAMBS (ETC.. AXIAL COMPRESSION MEMBERS) SHALL BE NAILED OR BOLTED ACCORDING TO NATIONAL DESIGN STANDARDS (NDS) LATEST EDITION.

W8. FASTENING OF ALL WOOD−TO−WOOD CONNECTIONS AND WOOD−TO−CONCRETE CONNECTIONS SHALL MEET THE MINIMUM REQUIREMENTS OF CHAPTER 23 OF THE IBC, AND TABLE 2304.9.1; ALL WOOD FRAMING SHALL COMPLY WITH LOCAL BUILDING CODES.

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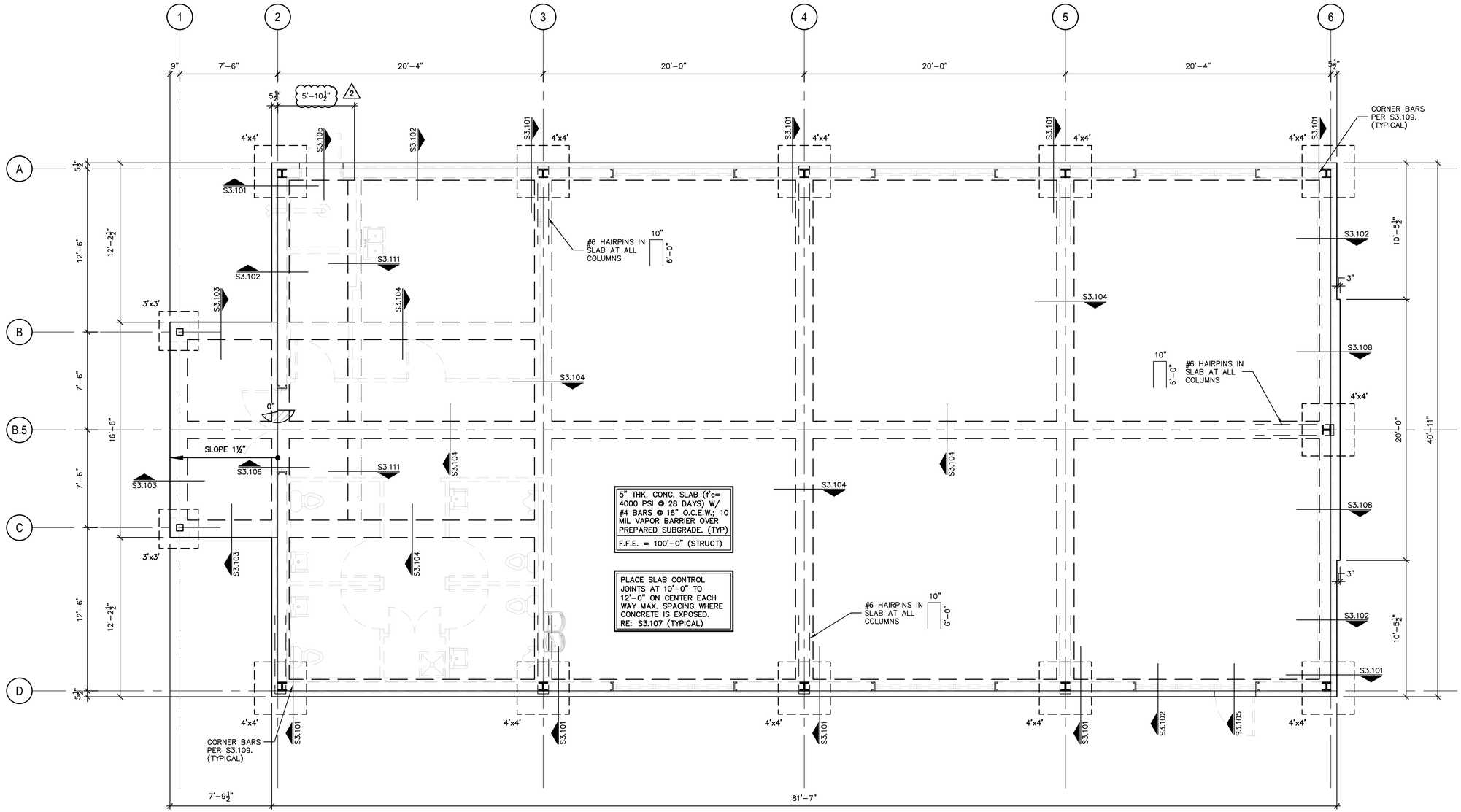
2-13-26
Kevin W. Schmuhl

DATE: 2/13/2026

STRUCTURAL GENERAL NOTES

S1.1



S2.101 FOUNDATION PLAN
1/4" = 1'-0"

2 CITY COMMENTS 04-10-2026

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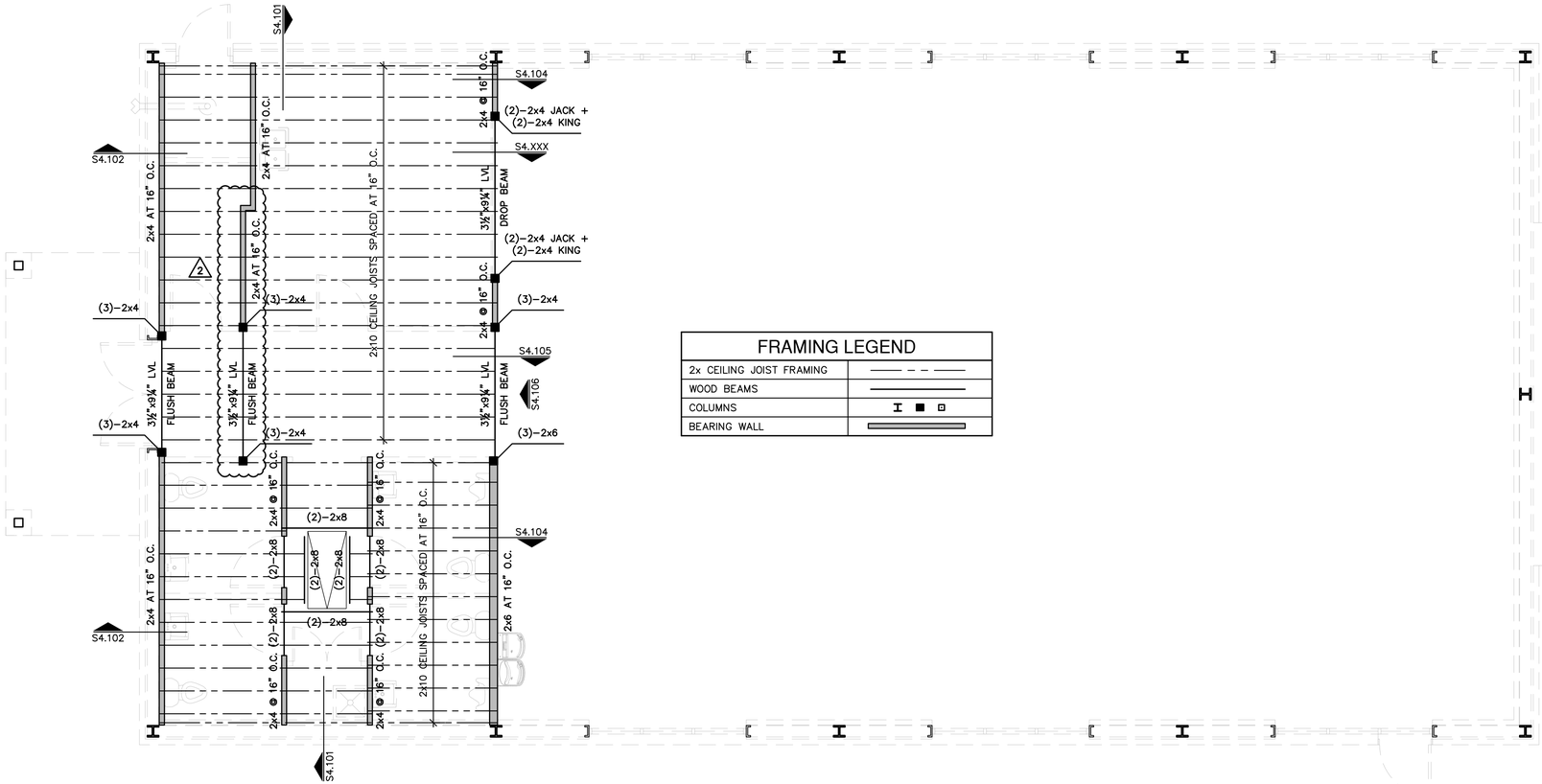
FOUNDATION PLAN

S2.1



FRAMING LEGEND	
2x CEILING JOIST FRAMING	
WOOD BEAMS	
COLUMNS	
BEARING WALL	

S2.201 MEZZANINE FRAMING PLAN
1/4" = 1'–0"

2 CITY COMMENTS 04–10–2026

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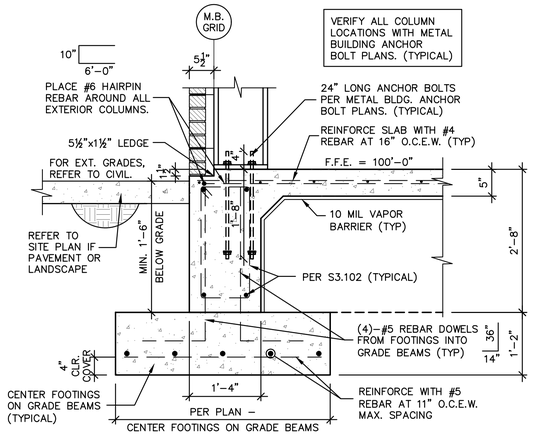
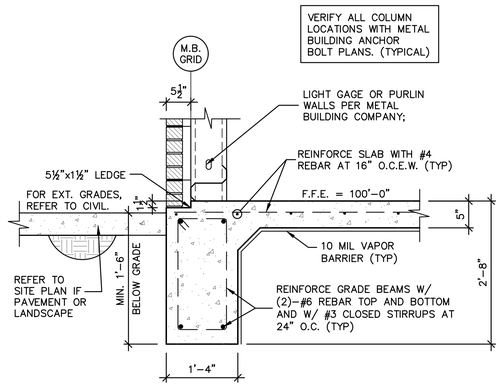
MEZZANINE
FRAMING PLAN

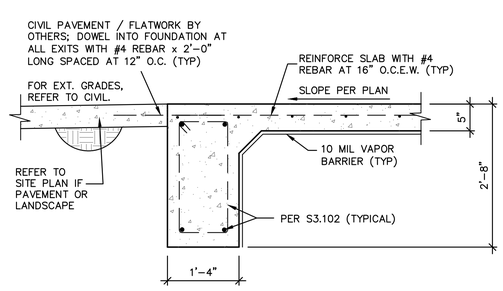
S2.2



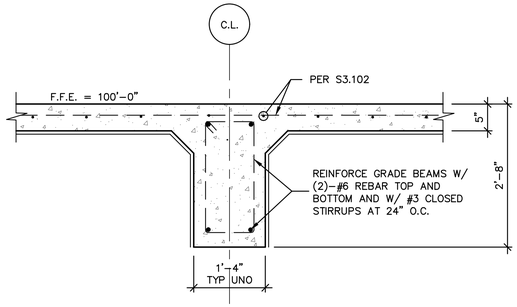
S3.101 SECTION AT PERIMETER COLUMNS
3/4" = 1'-0"



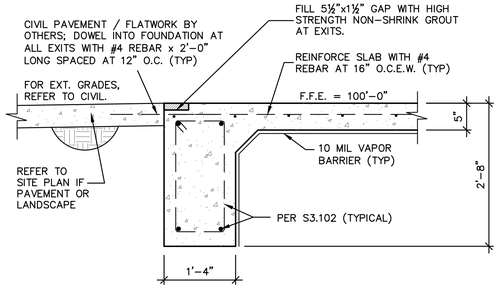
S3.102 SECTION AT PERIMETER BEAMS
3/4" = 1'-0"



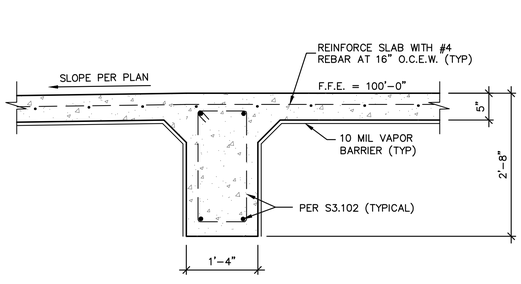
S3.103 SECTION AT ENTRY PATIO
3/4" = 1'-0"



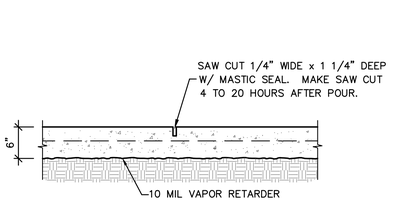
S3.104 SECTION AT INTERIOR GRADE BEAMS
3/4" = 1'-0"



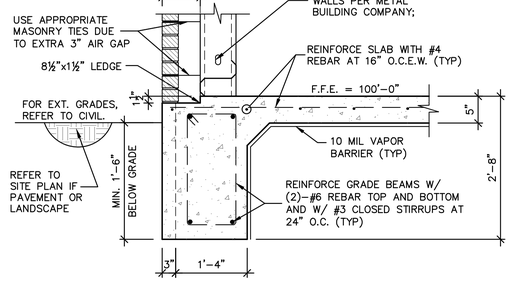
S3.105 SECTION AT EXTERIOR EXITS
3/4" = 1'-0"



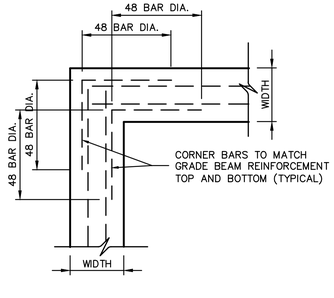
S3.106 SECTION AT EXTERIOR EXITS
3/4" = 1'-0"



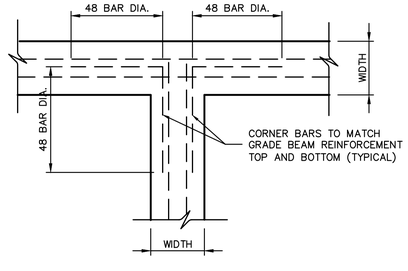
S3.107 TYP. SLAB CONTROL JOINT
1" = 1'-0"



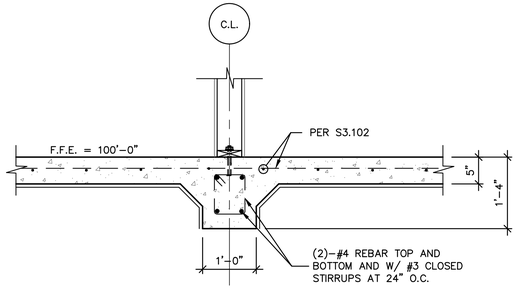
S3.108 SECTION AT PERIMETER BEAMS
3/4" = 1'-0"



S3.109 CORNER BAR DETAIL (TYP.)
3/4" = 1'-0"



S3.110 TYP. INTERSECTION BAR DETAIL
3/4" = 1'-0"



S3.111 SECTION AT INTERIOR GRADE BEAMS
3/4" = 1'-0"

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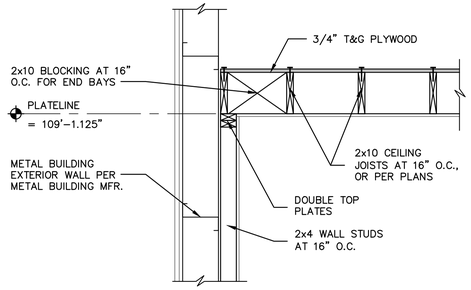
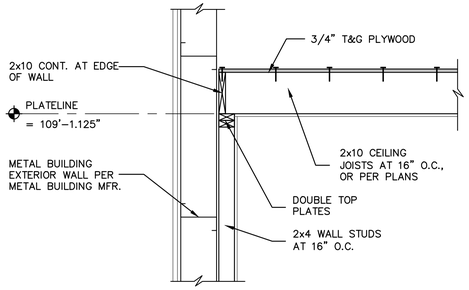
FOUNDATION DETAILS

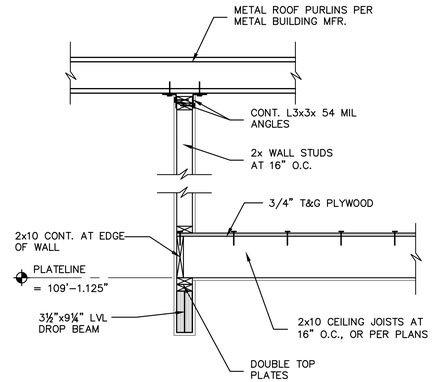
S3.1



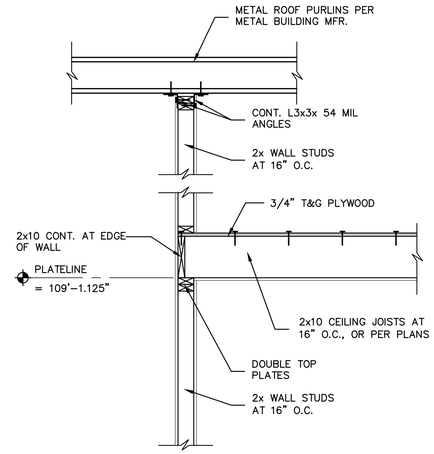
S4.101 SECTION AT END WALL
3/4" = 1'-0"



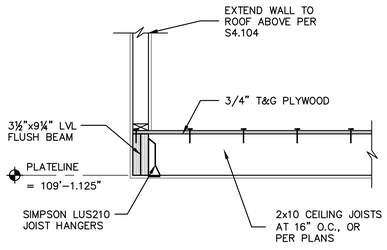
S4.102 SECTION AT END WALL
3/4" = 1'-0"



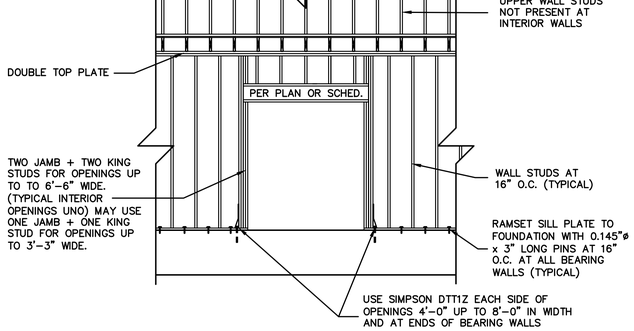
S4.103 SECTION AT END WALL
3/4" = 1'-0"



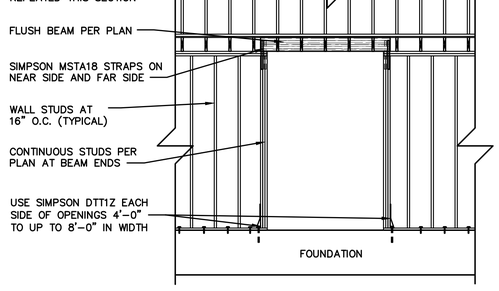
S4.104 SECTION AT END WALL
3/4" = 1'-0"



S4.105 SECTION AT END WALL
3/4" = 1'-0"



S4.106 TYPICAL 1-STORY INTERIOR BEARING WALLS
1/4" = 1'-0"



S4.107 TYPICAL SINGLE STORY FLUSH BEAMS
1/4" = 1'-0"

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MEZZANINE FRAMING DETAILS

S4.1

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MECHANICAL, ELECTRICAL AND PLUMBING SPECIFICATIONS

A. GENERAL

1. CODES: ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND REGULATIONS, AND IS SUBJECT TO INSPECTION.

2. MATERIALS AND EQUIPMENT SUBSTITUTIONS: THE BID PRICE SHALL BE BASED ON DRAWINGS.

3. CUTTING AND PATCHING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, CHANNELING, CHASING OR DRILLING AT FLOORS AS NECESSARY FOR PROPER INSTALLATION OR SUPPORT OF DUCTS, PIPING, OR OTHER MECHANICAL OR PLUMBING EQUIPMENT. WORK SHOULD BE COORDINATED WITH ARCHITECT. ANY DAMAGE TO BUILDING, PIPING, EQUIPMENT, PLASTER, WOODWORK OR METAL WORK SHALL BE REPLACED BY SKILLED MECHANICS OF TRADES INVOLVED AT NO EXTRA COST TO THE OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY FEES AND COSTS INCURRED DURING CONSTRUCTION. COORDINATE WITH OWNER AND UTILITY COMPANIES.

5. CONTRACTOR SHALL CHECK EXISTING CONDITIONS FOR COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNT AND LOCAL CODES AND REGULATIONS.

B. PLUMBING SYSTEM

1. THE WORK INCLUDES INSTALLATION OF THE PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE PART OF THIS SECTION.

2. THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA/TAS INSTALLATION REQUIREMENTS.

3. COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

4. PIPING SYSTEMS – GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIALECTIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

5. PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

6. SEWER AND WASTE PIPING: SANITARY DRAINAGE PIPING SHALL BE SCHEDULE 40 "PVC" PIPE, FITTINGS AND CONNECTIONS. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.

7. VENTS: PROVIDE A COMPLETE VENT RISER SYSTEM OF SCHEDULE 40 "PVC" THE VENT SYSTEM SHALL BE CARRIED THROUGH THE ROOF WITH APPROPRIATE FLASHING.

8. CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND FITTINGS FOR 1–1/4" AND LARGER SIZES.

9. CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIES THEY SERVE. CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

10. WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED IN THE BUILDING. HOT AND COLD WATER PIPING SHALL BE 1/2" MIN. TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS. PROVIDE MIN. 16" HIGH FULL AIR CHAMBER AT EACH FIXTURE STOP. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS). USE TIN–ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING. "PEX" IS ACCEPTABLE.

11. PIPE INSULATION: INSULATE ALL HOT AND COLD WATER PIPING. PROVIDE 1/2" PREFORMED FIBERGLASS, ASJ–V8, FLAME SPREAD 25, SMOKE DEVELOPED 50, ASTM C–547, OR PROVIDE WHERE PERMITTED BY LOCAL CODES, 1/2" SELF–ADHESIVE UNICELLULAR FOAM PIPE INSULATION WITH PRE–FORMED PVC FITTING COVERS – EQUAL TO SELF–ADHESIVE ARMSTRONG 2000 WITH K FACTOR OF 0.27 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURES BELOW 60 DEGREES F.

12. SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM, TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #902–T BALL VALVE, CHROME–FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.O.G., SOLDER END.

13. ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES ETC. ARE CONCEALED WITHIN WALLS.

14. SUPPLIES AND TRAPS: PROVIDE WATER SEALED TRAPS AND/OR SUPPLIES INSTALLED AS CLOSE AS POSSIBLE TO ALL PLUMBING FIXTURES, DRAINS AND EQUIPMENT, HAVING A WASTE CONNECTION, OR REQUIRING WATER SERVICE. EXPOSED TRAPS AND SUPPLIES IN EXPOSED AREAS (INCLUDING CABINET INTERIORS) SHALL BE CHROMIUM PLATED BRASS, WITH CHROME PLATED ESCUTCHEON PLATES. REMOVE ALL MARKING FROM ALL PIPING WHEN INSTALLATION IS COMPLETE. USE SUITABLE CLEANER AND JOINT GLUE COMPATIBLE WITH DWV PIPING.

15. INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEON.

16. TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

17. COMPRESSED AIR PIPING: SCHEDULE 40 BLACK STEEL WITH THREADED MALLEABLE IRON SCREWED FITTINGS.

C. HVAC SYSTEM

1. THE WORK INCLUDES INSTALLATION OF THE HVAC SYSTEM AND PROVIDING NEW DUCTWORK, DIFFUSERS AND GRILLES, INSULATION, CONTROLS, AND EQUIPMENT NECESSARY FOR A COMPLETE FUNCTIONING SYSTEM. HVAC SYSTEM INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) UNITS.
   - SUPPLY AND RETURN DUCTWORK SYSTEM WITH GRILLES, DIFFUSERS, FILTERS, AND DAMPERS.
   - TEMPERATURE CONTROL SYSTEM INCLUDING LOW VOLTAGE WIRING AND CONDUIT.
   - DUCT, PIPING, AND EQUIPMENT INSULATION, WHERE INDICATED HEREIN.

2. EQUIPMENT INDICATED ON THE DRAWINGS OR AS REQUIRED FOR A COMPLETE INSTALLATION, EQUIPMENT SUCH AS HEAT PUMP ROOFTOP AIR HANDLING UNITS, DUCTWORK, EXHAUST FANS, SUPPLY AND RETURN DIFFUSERS, ETC., SHALL BE PROVIDED WITHIN THE SCOPE OF WORK OF THIS SECTION.

3. WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

4. DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS AS REQUIRED. PROVIDE ALL DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED. THE WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

5. COORDINATE WITH THE WORK OF OTHER SECTIONS. EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITES.

6. EXTRA STOCK: PROVIDE TWO SETS OF REPLACEMENT FILTERS PER EACH INSTALLED FOR ALL THE AIR HANDLING UNITS, AND OTHER EQUIPMENT AND DEVICES, AND PROVIDE AN ITEMIZED LIST OF THE NUMBER, TYPE REQUIRED, AND WHERE USED. OBTAIN RECEIPT FROM OWNER THAT THESE ITEMS HAVE BEEN DELIVERED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.

7. CONTROLS: PROVIDE AIR UNIT WITH REMOTE 2–STAGE HEATING/2–STAGE COOLING T–STAT WITH AUTOMATIC CHANGEOVER. SYSTEM "HEAT/COOL/AUTO/OFF" SETTING AND FAN SWITCH ON/AUTO SETTINGS. UNIT SHALL BE COMPLETE FOR SINGLE POINT CONNECTION INCLUDING DISCONNECT (PER N.E.C.). COORDINATE WITH SUPPLIER FOR ANY FIELD WIRING REQUIREMENTS INCLUDING THERMOSTAT. PROVIDE START–UP AND TRAINING TO OWNER.

8. FAILURE TO MENTION ANY SPECIFIC ITEM OR DEVICE DOES NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY FOR INSTALLING SUCH DEVICE OR ITEM IN ORDER TO COMPLY WITH THE INTENT OF THE DRAWINGS AND SPECIFICATION.

9. DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE SHEET METAL DIMENSIONS ON UNLINED DUCTS.

10. SHEET METAL DUCTWORK: SHEET METAL SHALL BE FABRICATED AND INSTALLED TO ASHRAE AND SMACNA STANDARDS FOR 1" WATER GAUGE PRESSURE CLASS. SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK FORMING QUALITY, ASTM A–525. ALL DUCTWORK VISIBLE TO THE PUBLIC SHALL BE A ROUND, SPIRAL TYPE. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOOR SHALL BE AIRTIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIRTIGHT. PROVIDE TURNING VANES AT ALL ELBOWS OR OFFSETS EXCEEDING 45 DEGREES.

11. NO DUCTWORK SHALL BE FABRICATED PRIOR TO APPROVAL BY THE CONSTRUCTION MANAGER. SIGNIFICANT DEVIATIONS FROM DESIGN MUST BE APPROVED BY THE CONSTRUCTION MANAGER PRIOR TO FABRICATION OR INSTALLATION.

12. TRAPEZE DUCT HANGERS: MINIMUM 2" X 2" X 18 GAUGE CHANNELS WITH 1" X 18 GAUGE STRAPS TO STRUCTURAL SUPPORT ABOVE.

13. DUCT WRAP/ASJ INSULATION ON ALL SUPPLY AND RETURN DUCTWORK: PROVIDE 2" THICK FIBERGLASS ASJ DUCT WRAP WITH VAPOR SEAL ON ALL SUPPLY AND RETURN AIR DUCTWORK ABOVE THE CEILING. CONFORM TO FEDERAL SPEC. HH–I–558B (AMMEN. 3) TYPE 75, FORM B, TYPE 1, CLASS B–2.

14. DUCT LINER: DUCT LINER SHALL COMPLY WITH ASTM C1071. LINER SHALL BE LONG TEXTILE–TYPE FIBER TYPE AND 3 LB. PER CUBIC FOOT DENSITY. LINER SHALL HAVE A COATING ON THE AIR STREAM SIDE CONFORMING TO THE REQUIREMENTS OF NFPA 90A. PROVIDE 1/2" THICK LINER WITH A 'K' FACTOR OF 0.24 AT 75 DEGREES F. LINER MUST MEET (ZERO) FUNGI GROWTH PER ASTM C665 AND/OR ASTM G21. LINER SURFACE SHALL BE CLEANABLE PER NAIMA DUCT CLEANING GUIDELINES.

15. RIGID ROUND GALVANIZED DUCT SHALL BE SPIRAL OR SNAP LOCK GALVANIZED SHEETMETAL COMPLYING WITH SMACNA.

16. FLEX DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH 1" THICK 1 PCF FIBERGLASS INSULATION AND REINFORCED OUTER PROTECTIVE COVER OR VAPOR BARRIER. FLEX DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR 2" W.G. PRESSURE AND 0 TO 250 DEGREE FAHRENHEIT. PROVIDE METAL ADJUSTABLE CLAMPING DEVICES, SCREW OPERATED. USE TWIST–LOCK CONICAL TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. DO NOT EXCEED SEVEN (7) FEET IN LENGTH FOR ANY FLEX DUCT. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.

17. ROUND BALANCING DAMPERS: FABRICATED OF SAME MATERIAL AS DUCT, TWO METAL GAUGES HEAVIER THAN DUCT. MOUNT ON 3/8" SQUARE ROD WITH SAW SLOT POSITION INDICATOR. PIVOT BEARING, LOCKING POSITION REGULATOR, YOUNG REGULATOR CO., SERIES 443. REGULATOR SHALL BE POSITIONED WITH SHEETMETAL BRACKET BEYOND DUCT COVERING.

18. CEILING DIFFUSERS/RETURNS: PROVIDE SUPPLY DIFFUSERS AND DAMPER IN SIZES, CAPACITIES, MATERIALS, AND PATTERN INDICATED ON THE DRAWINGS.

19. PROVIDE WHERE CODE APPLICABLE, DUCT MOUNTED SUPPLY AND/OR RETURN AIR PHOTOELECTRIC TYPE UL LISTED SMOKE DETECTORS. DETECTORS SHALL HAVE TWO FORM C CONTACTS. CONTACT ONE FOR POWER, CONTACT TWO FOR FIRE ALARM. DETECTORS SHALL BE LISTED FOR THE AIR VELOCITIES ENCOUNTERED.

20. ROOF PENETRATIONS SHALL COMPLY WITH THE MANUFACTURER OF BUILDING REQUIREMENTS.

21. TEST AND ADJUST EACH PIECE OF EQUIPMENT AND EACH SYSTEM AS REQUIRED TO ASSURE PROPER BALANCE AND OPERATION. TEST SHALL BE PER NEBB OR AABC, AND ASHRAE STANDARDS. ELIMINATE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF ALL CONTROLS, MAINTENANCE OF TEMPERATURE, AND OPERATION. BALANCE MECHANICAL SYSTEM, AND SUBMIT COMPLETED TEST REPORT TO CONSTRUCTION MANAGER, PRIOR TO REQUEST FOR FINAL PAYMENT. BALANCING CONTRACTOR MAY BE AN INDEPENDENT CERTIFIED TEST AND BALANCE CONTRACTOR, NEBB OR AABC OR THE HVAC CONTRACTOR WITH AIR BALANCE EXPERIENCE AND PROPER EQUIPMENT. ALL SYSTEMS SHALL BE BALANCED TO WITHIN 5 PER CENT OF AIR VOLUMES INDICATED. ANY DISCREPANCY SHALL BE REPORTED TO HVAC INSTALLER FOR DUCT CORRECTION, PRIOR TO FINAL REPORT. AFTER FINAL DUCT ADJUSTMENTS HAVE BEEN MADE, FINAL BALANCING SHALL BE PERFORMED AND THE RESULTS REPORTED IN A CERTIFIED BALANCE REPORT. FINAL BALANCED POSITIONS SHALL BE MARKED ON THE DAMPER WITH A PERMANENT MARKER. NOTE ALL AIR QUANTITIES OUTSIDE OF TOLERANCE IN REPORT.

D. ELECTRICAL SYSTEM

1. THE WORK INCLUDES PROVIDING NEW MATERIALS, FIXTURES, DEVICES AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING ELECTRICAL SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH CITY CURRENT N.E.C., LOCAL AND COUNTY CODES OR ORDINANCES AND SUBJECT TO INSPECTION.

2. COMPLY WITH ALL LAWS APPLYING TO ELECTRICAL INSTALLATIONS IN EFFECT, AND WITH THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE, ADA, TAS APPLICABLE SECTIONS OF OTHER NFPA, OSHA, LIFE SAFETY CODES AND RECOMMENDATIONS, AND THE INTERIM AMENDMENTS IN EFFECT AT THE TIME OF THE PROPOSAL. ALL MATERIALS USED SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE UNDERWRITERS LABORATORIES INCORPORATED.

3. THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC, SHOWING THE LOCATION, TYPE DEVICES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. PROVIDE ALL FIXTURES, DEVICES, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT FURNISHED BY OTHERS.

4. TEMPORARY SERVICES: ARRANGE FOR SOURCES OF TEMPORARY CONSTRUCTION SERVICES. SUCH SERVICES SHALL BE NOMINALLY 120/240 VOLT, SINGLE–PHASE, THREE–WIRE FROM WHICH A COMPLETE SYSTEM OF TEMPORARY POWER AND LIGHTING CAN BE PROVIDED FOR ALL CONSTRUCTION NEEDS.

5. ELECTRICAL DESIGN FOR THIS INSTALLATION IS BASED ON FIELD INSPECTIONS FOR THE EXISTING BUILDING SITE. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ALLOWANCES ARE TO BE INCLUDED FOR UNFORESEEN EXISTING CONDITIONS THAT MAY EFFECT THE CONTRACTOR'S SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN IS TO BE INCLUDED IN THIS ALLOWANCE.

6. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES. ANY ITEM DAMAGED BY THIS CONTRACTOR IS TO BE REPAIRED IMMEDIATELY AND AT NO COST TO THE OWNER.

7. ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRCA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.

8. ELECTRICAL DESIGN HAS BEEN BASED ON THE INSTALLATION OF 75 DEGREES C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT, U.L. LISTED FOR A MINIMUM 75 DEGREES C. CONDUCTORS TERMINATED ON EQUIPMENT OR DEVICES WITH A LOWER RATING (60 DEGREES C) OR NO RATING SHOWN, SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO NEC TABLE 310–16 AND U.L. NO. 489 REQUIREMENTS.

9. DISCONNECT SWITCHES SHALL BE HEAVY–DUTY, QUICK–MAKE, QUICK–BREAK TYPE, NEMA 1 ENCLOSURE FOR INDOOR LOCATIONS (NEMA 3R FOR OUTDOOR LOCATIONS). SWITCHES SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, OR SIEMEN'S (I.T.E.). PROVIDE FUSES AS MANUFACTURED BY BUSSMAN, GOULD–SHAWMUT, OR LITTLE–FUSE. ALL CONDUCTOR TERMINALS TO BE U.L. LISTED FOR A MINIMUM OF 75 DEGREES C. SWITCHES USED AS SERVICE ENTRANCE EQUIPMENT TO BE U.L. LISTED AS "SER" RATED EQUIPMENT.

10. PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, OR EQUAL. MEETING U.L. STANDARDS 50 AND 67, WITH U.L. LABEL. PANELS USED AS SERVICE ENTRANCE EQUIPMENT TO BE U.L. LISTED AS "SER" RATED EQUIPMENT.

11. BREAKERS: THERMAL MAGNETIC TYPE, QUICK–MAKE, QUICK–BREAK, BOLT–IN TYPE OF SINGLE UNIT CONSTRUCTION. TWO AND THREE POLE BREAKERS SHALL BE SINGLE UNIT COMMON TRIP TYPE. BREAKERS USED AS SWITCHES FOR 120V LIGHTING CIRCUITS SHALL BE APPROVED FOR THAT USE AND MARKED "SWD". ALL BREAKERS FOR HVAC AND EQUIPMENT SHALL BE "HACR" RATED BREAKERS.

12. CABINETS SHALL BE ONE PIECE CODE GAUGE GALVANIZED STEEL WITH MOUNTING STUDS, WIRING GUTTERS OF AMPLE SIZE AND KNOCKOUT FOR CONDUIT CONNECTIONS AS REQUIRED. BUS BARS SHALL BE 98 PER CENT CONDUCTIVE COPPER, ALUMINUM, OR COPPER–CLAD ALUMINUM. FRONTS SHALL BE ONE PIECE CODE GAUGE FURNITURE STEEL WITH ADJUSTABLE FASTENERS. PROVIDE A PLASTIC COVERED TYPEWRITTEN SCHEDULE IDENTIFYING ALL BRANCH CIRCUITS INSIDE EACH CABINET. RECESSED CABINETS TO BE INSTALLED WITH A MINIMUM (2) 3/4" SPARE CONDUITS STUBBED UP TO ACCESSIBLE CEILING SPACE.

13. GROUNDING SYSTEM: PERMANENTLY AND EFFECTIVELY GROUND ALL METALLIC CONDUIT, SUPPORTS, CABINETS, PANELBOARDS AND SYSTEM NEUTRAL CONDUCTORS. MAINTAIN CONTINUITY OF EQUIPMENT GROUND THROUGHOUT THE SYSTEM. GROUND CLAMPS SHALL BE APPROVED TYPE, SPECIFICALLY DESIGNED FOR GROUNDING. WHERE GROUNDING CONDUCTOR IS ENCLOSED IN CONDUIT, GROUND CLAMP SHALL BE OF A TYPE WHICH GROUNDS BOTH CONDUCTOR AND CONDUIT. ALL CIRCUITS INFLEXIBLE METAL OR PLASTIC CONDUIT SHALL INCLUDE A GROUND WIRE SIZED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE.

14. CONDUIT SHALL BE SIZED TO COMPLY WITH NEC FOR NUMBER AND SIZE OF CONDUCTORS INSTALLED, MINIMUM 24" BELOW GRADE. PROVIDE SCHEDULE 40 PVC PLASTIC OR RIGID STEEL CONDUIT BELOW GRADE, MINIMUM 3/4". PROVIDE ELECTRICAL METAL TUBING (EMT) MEETING FS W–C563, OR "MC" FLEXIBLE CONDUIT/CABLE FOR INTERIOR LOCATIONS. EMT CONNECTORS AND COUPLING SHALL BE SET–SCREW TYPE. CLAMP CONDUIT TO BOXES WITH BUSHING INSIDE AND LOCKNUT OUTSIDE.

15. ALL CONDUIT AND RACEWAY SYSTEMS TO BE INSTALLED WITH SEPARATE GROUND CONDUCTOR. CONDUIT SYSTEM IS NOT TO BE USED AS THE SOLE GROUNDING MEANS.

16. ALL PANELBOARDS, DISCONNECT SWITCHES, AND CONTACTORS SHALL BE PROVIDED WITH LUGS LABELED AND RATED FOR A MINIMUM 75 DEGREES C. PANELBOARDS, DISCONNECT SWITCHES, AND CONTACTORS ARE TO BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75 DEGREES C CONDUCTOR TERMINATION.

17. CONDUCTORS: INSULATED SOFT ANNEALED 98 PER CENT PURE COPPER WITH COLOR CODING, B AND S GAUGE, #10 AND SMALLER TO BE SOLID, #8 AND LARGER TO BE STRANDED. MINIMUM #12 UNLESS OTHERWISE INDICATED. ALUMINUM CONDUCTOR WILL NOT BE ALLOWED. THHN MAY NOT BE USED UNDERGROUND, AT SERVICE ENTRANCE, OUTSIDE, OR IN WET LOCATIONS. ALL INSULATION TO BE RATED FOR 600 V AND TYPES AS FOLLOWS:

18. #10 AND SMALLER: THWN OR THHN
#8 TO #4/0: THWN OR THHN
SERVICE ENTRANCE: USE–RHW
OVER #4/0 ORDINARY SERVICE: THHN OR XHHN
OVER #4/0 WET OR HOT SERVICE: XHHW
WIRE THRU FLUORESCENT FIXTURES OR WITHIN 3' OF HEATING EQUIPMENT: THHN

19. DEVICES SHALL BE MANUFACTURED BY LEVITON "INDUSTRIAL SPECIFICATION GRADE" OR EQUAL. ALL DEVICES AND COVER PLATES SHALL BE WHITE. STANDARD DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE, 20A, NEMA WD–2 STANDARD 5–20R, SIDE WIRED, LEVITON #5342. LIGHT SWITCHES SHALL BE 20 AMP, 120 VOLT, LEVITON #1221–2. WHERE SWITCHES ARE GROUPED, PROVIDE GANG PLATES.

20. LIGHT FIXTURES AND LAMPS ARE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
THE ELECTRICAL CONTRACTOR SHALL REVIEW MATERIALS AT THE TIME OF DELIVERY AND IMMEDIATELY REPORT ANY DAMAGE OR MISSING PIECES.

21. EMERGENCY LIGHTING SHALL HAVE A MINIMUM OF 90 MIN. BATTERY BACK–UP, OR AS REQUIRED BY LOCAL CODE AUTHORITY.

22. LAYOUT BRANCH CIRCUIT WIRING AND ARRANGEMENT OF HOME RUNS FOR MAXIMUM ECONOMY AND EFFICIENCY. INCREASE WIRE SIZE IF VOLTAGE DROP EXCEEDS 3 PER CENT OR 100 FEET OF LENGTH.

23. CONCEAL WIRING SYSTEM ABOVE SUSPENDED CEILINGS OR IN WALL OR FLOOR CONSTRUCTION WHERE POSSIBLE. INSTALL CONDUITS PARALLEL TO BUILDING LINES, AND TO CLEAR ALL OPENING, DEPRESSIONS, PIPES, DUCTS, STRUCTURE, ETC.

24. INSTALL CONDUIT CONTINUOUS BETWEEN BOXES AND CABINETS WITH NO MORE THAN FOUR (4) 90 DEGREE BENDS. SECURELY FASTEN IN PLACE WITH STRAPS, HANGERS AND STEEL SUPPORTS AS REQUIRED. DO NOT SUPPORT CONDUIT FROM SUSPENDED CEILING GRID OR SUSPENSION WIRES. REAM CONDUIT ENDS BEFORE INSTALLATION AND THOROUGHLY CLEAN BEFORE INSTALLATION. OPENINGS SHALL BE PLUGGED OR COVERED TO KEEP CONDUIT CLEAN. TERMINALS ON SWITCHES AND OUTLET SHALL NOT BE USED TO "FEED THRU" TO THE NEXT SWITCH OR OUTLET.

25. ADJUSTING AND TESTING: ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED AND TESTED FOR PROPER OPERATION. COMPLETED WIRING SYSTEM SHALL BE FREE FROM SHORT CIRCUITS.

26. TOUCH–UP OR REFINISH DAMAGED SURFACES OF FIXTURES AND EQUIPMENT, EXPOSED TO VIEW.

27. TELEPHONE CABLE TO BE FURNISHED AND INSTALLED BY OTHERS. ALL CABLING TO BE PLENUM RATED. ELECTRICAL CONTRACTOR TO PROVIDE NEW PLYWOOD BACKBOARD FOR NEW TELEPHONE TERMINAL BOARD. COORDINATE EXACT REQUIREMENTS WITH LOCAL TELEPHONE UTILITY REPRESENTATIVE AND OWNER.

28. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES AND OTHER CEILING MOUNTED EQUIPMENT.

29. FOR EQUIPMENT FURNISHED BY OWNER OR OTHER CONTRACTORS: ELECTRICAL CONTRACTOR TO VERIFY EXACT LOAD, TYPE OF CONNECTION AND MOUNTING HEIGHT FOR EACH BOX OR EQUIPMENT ITEM TO BE INSTALLED. ALL HARD–WIRED CONNECTIONS TO EQUIPMENT TO BE MADE WITH FLEXIBLE LIQUID–TITE METAL CONDUIT WITH GREEN GROUND CONDUCTOR INSTALLED INSIDE RACEWAY. GROUND CONDUCTOR TO BE BONDED AT BOTH ENDS.

30. CONTACTORS SHALL BE SQUARE D, CLASS 8903, AS SHOWN ON THE PLANS, ELECTRICALLY HELD, DESIGNED FOR TWO–WIRE CONTROL CIRCUIT, FULLY RATED FOR ALL CLASSES OF INDUCTIVE AND NON–INDUCTIVE LOADS, AND RATED FOR CONTINUOUS CAPACITY AND POWER CIRCUIT VOLTAGE NOT LESS THAN INDICATED ON DRAWINGS. PROVIDE WITH NUMBER OF POLES INDICATED OR SPECIFIED. CONTACTORS SHALL BE FURNISHED WITH NEMA 1, SURFACE MOUNTED ENCLOSURES UNLESS CALLED FOR OTHERWISE ON DRAWINGS. EACH CONTACTOR SHALL BE PROVIDED WITH ENGRAVED LAMINATED PLASTIC NAMEPLATE WITH BLACK BACKGROUND AND 1/4" WHITE LETTERS TO DESIGNATE USE OF CONTRACTOR.

ARCHITECTURE UNDERGROUND
ARLINGTON, TEXAS
JACOB@ARC-UND.COM

ANDERSON COUNTY
AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

DATE: 2/13/2026

REVISION:

MEP SPECIFICATIONS

MEP1.1

APE ENGINEERING
TBPE #F- 13391
1340 Dove Drive
Midlothian, Texas 76065
P: 972.351.7550
www.ruslaquey@yahoo.com

ARCHITECTURE UNDERGROUND
ARLINGTON, TEXAS
JACOB@ARC-UND.COM

COMcheck Software Version COMcheckWeb
Interior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Anderson County Agrilife Facility
Project Type: New Construction

Construction Site:
603 N. Sycamore St.
Palestine, Texas 75801

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)
Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Convention Center	3806	0.76	2893
		Total Allowed Watts =	2893

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Convention Center				
LED: A: DOWNLIGHT: LED PAR 13W:	1	15	14	210
Compact Fluorescent: C: STRIP: Twin Tube 18W: Electronic:	2	2	17	34
LED: B: 1X4: LED Linear 33W:	1	1	36	36
LED: D: VANITY: LED A Lamp 25W:	1	4	27	108
LED: E: PENDANT: LED A Lamp 25W:	1	18	27	486
Compact Fluorescent: L: STRIP: Twin Tube 55W: Electronic:	2	4	54	216
		Total Proposed Watts =		1090

Interior Lighting PASSES: Design 62% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Russell Laquey, P.E. — Name - Title
Russell Laquey — Signature
2/13/2026 — Date

COMcheck Software Version COMcheckWeb
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Anderson County Agrilife Facility
Project Type: New Construction
Exterior Lighting Zone: 2 (Light industrial area with limited nighttime use (LZ2))

Construction Site:
603 N. Sycamore St.
Palestine, Texas 75801

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	10000 ft2	0.07	No	750
			Total Tradable Watts (a) =	0
			Total Allowed Watts =	750
			Total Allowed Supplemental Watts (b) =	400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (10000 ft2): Non-tradable Wattage				
LED: G: WALL SCONSE: LED PAR 11W:	1	2	11	22
LED: H: WALL PACK: LED Panel 80W:	1	2	78	156
LED: J: WALL PACK: LED Panel 80W:	1	2	60	120
LED: K: DOWNLIGHT: LED PAR 13W:	1	2	14	28
LED: M: FLOOD: LED Panel 70W:	1	1	69	69
		Total Tradable Proposed Watts =		0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Russell Laquey, P.E. — Name - Title
Russell Laquey — Signature
2/13/2026 — Date

COMcheck Software Version COMcheckWeb
Mechanical Compliance Certificate

Project Information

Energy Code: 2018 IECC
Project Title: Anderson County Agrilife Facility
Location: Palestine (Anderson), Texas
Climate Zone: 2a
Project Type: New Construction

Construction Site:
603 N. Sycamore St.
Palestine, Texas 75801

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)
Credits: 1.0 Required 1.0 Proposed
High Performance HVAC, 1.0 credit

Mechanical Systems List

Quantity	System Type & Description
2	HVAC System (Single Zone): Split System Heat Pump Heating Mode: Capacity = 59 kBtu/h, Proposed Efficiency = 9.02 HSPF, Required Efficiency = 9.02 HSPF Cooling Mode: Capacity = 59 kBtu/h, Proposed Efficiency = 15.40 SEER, Required Efficiency = 15.40 SEER Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00
1	Water Heater: Electric Storage Water Heater, Capacity: 60 gallons No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Russell Laquey, P.E. — Name - Title
Russell Laquey — Signature
2/13/2026 — Date

COMcheck Software Version COMcheckWeb
Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C103.2 [PR3][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and document where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2 C403.12.3 [FO9][3]	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. future connection to controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][3]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.6.3 [PL7][3]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.7 [PL8][3]	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.11.3 [ME61][2]	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.8.1 [ME65][2]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.8.3 [ME117][2]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.12.1 [ME71][2]	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [ME59][1]	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.1 [ME59][1]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.2 [ME115][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.6 [ME141][3]	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.4 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.7.5 [ME116][3]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.11.1 C403.11.2 [ME60][2]	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.4 [ME63][2]	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME123][3]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2..	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2.2 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2.1, C405.2.2.2 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL26][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.5 [EL28][1][3]	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the area served and their status.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.6 [EL30][1][3]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][1]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.6 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.7 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8.2, C405.8.2.1 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.3, C408.2.5.3 [FI18][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.1 [FI42][3]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.4.1.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.3 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2.1, C403.2.4.2.2 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.3 [FI11][3]	Heat traps installed on supply and discharge piping of non-circulating systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.4 [FI25][3]	All piping insulated in accordance with section details and Table C403.11.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][3]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI7][1]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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MECHANICAL GENERAL NOTES

GENERAL

1. GC/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE TO CROSS COORDINATE THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS FOR ALL MEP RELATED SYSTEMS – SPECIFICALLY, BUT NOT LIMITED TO, POWER AND DATA OUTLETS, LIGHT FIXTURES, LIGHT FIXTURE SWITCHING, SUPPLY OF WATER FOR COFFEE, REFRIGERATOR, DRINKING WATER DEVICES, ETC.

   ALL MECHANICAL WORK SHALL BE GOVERNED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION AND APPLICABLE PROVISIONS OF THE FOLLOWING CODES AND STANDARDS:
   - A. INTERNATIONAL BUILDING CODE
   - B. INTERNATIONAL MECHANICAL CODE.
   - C. INTERNATIONAL PLUMBING CODE.
   - D. INTERNATIONAL ENERGY EFFICIENCY CODE
   - E. INTERNATIONAL FUEL GAS CODE.
   - F. NATIONAL ELECTRICAL CODE (NEC)
   - G. NFPA 90A – INSTALLATION OF AIR CONDITIONING & VENTILATING SYSTEMS
   - H. NFPA 140 – MOTION PICTURE AND TELEVISION
   - I. ASHRAE STANDARDS (INCLUDING 15, 55, 62.1, 90.1, 129, & 170)
   - J. SMACNA DUCTWORK STANDARDS
   - K. AMERICANS WITH DISABILITIES ACT (ADA)
   - L. ALL OTHER APPLICABLE FEDERAL, COUNTY AND CITY CODES REQUIRED BY LOCAL JURISDICTIONS

2. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE PROJECT SCOPE, UTILITY CONNECTIONS, AND ALL BUILDING SERVICES.
3. COMPLETED INSTALLATIONS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND THE SPECIFICATIONS. IF ANY CONFLICTS OCCUR, THE MOST STRINGENT SHALL APPLY.
4. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE SYSTEMS AS INDICATED AND AS REQUIRED BY CODE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL WARRANTIES ON THE EQUIPMENT INSTALLED.
6. ENSURE THE EXECUTION OF ALL WARRANTIES FOR EQUIPMENT AND INSTALLATION IS AS PRESCRIBED BY OWNER.
7. MECHANICAL LAYOUTS INDICATED ON THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW RELATIVE POSITIONS AND ARRANGEMENT OF EQUIPMENT, DUCTWORK AND PIPING. COORDINATE MECHANICAL WORK WITH OTHER TRADES AND MEASUREMENTS OBTAINED AT THE JOB SITE, AS APPLICABLE, PRIOR TO INSTALLATION. GENERALLY INSTALL WORK IN LOCATIONS SHOWN ON THE DRAWINGS USING, AS NECESSARY, RISES, DROPS, OFFSETS AND TRANSITIONS TO FIT IN THE AVAILABLE SPACE UNLESS PREVENTED BY PROJECT CONDITIONS.
8. IF PREVENTED BY PROJECT CONDITIONS, PREPARE DRAWINGS SHOWING PROPOSED REARRANGEMENT OF WORK INCLUDING CHANGES TO WORK OF OTHER TRADES. OBTAIN PERMISSION OF ARCHITECT BEFORE PROCEEDING.
9. INSTALL ALL MECHANICAL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTALLATION INSTRUCTIONS, DRAWINGS AND APPLICABLE CODES AND REGULATIONS.
10. LOCATE EQUIPMENT REQUIRING PERIODIC SERVICING SO THAT IT IS READILY ACCESSIBLE. PROVIDE MEANS OF SERVICE ACCESS, FOLLOWING MANUFACTURER'S WRITTEN RECOMMENDED SERVICE CLEARANCE SPACE OR, AS APPLICABLE, MEANS OF ACCESS USING DUCT, WALL OR CEILING ACCESS DOORS.
11. COORDINATE ANY DEVICE REQUIRING AN ACCESS PANEL WITH THE ARCHITECT.
12. STANDARD DETAILS ILLUSTRATED ON THE DRAWINGS SHALL BE APPLIED IN ALL CASES WHERE THE FEATURE OCCURS IN THE SYSTEM DESIGN.
13. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT PRIOR TO CUTTING ANY OPENING IN THE STRUCTURE.
14. WHERE HVAC WORK AFFECTS SYSTEMS IN OTHER AREAS, THE CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER. THIS WORK SHALL BE DONE TO FIT OWNER'S OPERATIONAL SCHEDULE AND MINIMIZE DISRUPTION/DISCOMFORT TO OCCUPIED AREAS. PROVIDE 72–HOURS WRITTEN NOTICE WITH ANTICIPATED DURATION OF OUTAGE.
15. ALL PENETRATIONS THROUGH RATED WALL, FLOORS AND PARTITIONS MUST BE INSTALLED AND FIRE–SAFED TO MEET UL FIRE RESISTIVE LISTING DETAILS FOR THE PENETRATION.
16. INTERLOCK KITCHEN EXHAUST FAN, KITCHEN MAKE–UP AIR UNIT, AND RTU–11 TO RUN SIMULTANEOUSLY.
17. ALL EQUIPMENT, PIPING AND DUCTWORK, ETC, SHALL BE SUPPORTED AS DETAILED AND AS REQUIRED TO PROVIDE A VIBRATION–FREE INSTALLATION.
18. ALL DUCTWORK, PIPING AND EQUIPMENT SUPPORTED FROM WOODEN TRUSSES SHALL BE COORDINATED WITH THE CONTRACTOR.
19. ALL MISCELLANEOUS STEEL REQUIRED ENSURING PROPER INSTALLATION AND AS SHOWN ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED BY THE HVAC SUB–CONTRACTOR.
20. MECHANICAL EQUIPMENT, DUCTWORK OR PIPING SHALL NOT BE SUPPORTED FROM ROOF DECK.

EQUIPMENT

1. PROVIDE VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE.
2. LOCATE ALL TEMPERATURE PRESSURE AND FLOW MEASURING DEVICES IN ACCESSIBLE LOCATIONS WITH STRAIGHT SECTION OF PIPE OR DUCT UP– AND DOWNSTREAM AS RECOMMENDED BY THE MANUFACTURER FOR GOOD ACCURACY.
3. LOCATE TEMPERATURE, PRESSURE AND FLOW MEASURING DEVICES FOR UNOBSTRUCTED ACCESS FOR VIEWING.
4. CATALOG NUMBERS REFERENCED THROUGHOUT THE DRAWINGS ARE INTENDED TO CONVEY A GENERAL UNDERSTANDING OF THE TYPE AND QUALITY OF THE PRODUCT REQUIRED.

DUCTWORK

1. DUCTWORK DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS IN INCHES, INCLUDING LINER, WHERE ALLOWED. INSTALLED DIMENSIONS SHALL NOT BE SMALLER.
2. RUN ALL DUCTS LEVEL, ABOVE CEILING AND TIGHT TO BOTTOM OF STRUCTURE UNLESS OTHERWISE NOTED ON HVAC FLOOR PLAN.
3. ELEVATIONS, WHERE SHOWN, ARE BOTTOM OF DUCT UNLESS OTHERWISE NOTED.
4. OFFSET DUCTS INTO STRUCTURAL SPACE FOR ADDITIONAL CLEARANCE WHERE SPACE ABOVE CEILING IS NOT SUFFICIENT FOR DUCTS TO CROSS OTHER DUCTS OR WORK OF OTHER SUB–CONTRACTORS.
5. RUN OUTS TO AIR DEVICES SHALL BE THE SAME SIZE AS THE AIR DEVICE NECK SIZE UNLESS OTHERWISE NOTED ON HVAC FLOOR PLAN. BALANCE DAMPERS ARE REQUIRED FOR ALL INDIVIDUAL DEVICE CONNECTIONS AND SHALL BE LOCATED AT THE ORIGIN OF THE INDIVIDUAL BRANCH CONNECTION.
6. INSTALL BALANCING DAMPERS AS SHOWN IN MAIN DUCTS AND AS REQUIRED FOR PROPER AIR SYSTEM BALANCING.
7. FLEXIBLE RUN OUTS TO AIR DEVICES AND TERMINAL UNITS SHALL BE A MAXIMUM OF 8–FEET IN LENGTH – STRETCHED STRAIGHT WITHOUT SAGS. PROVIDE HANGER AT MID–POINT.
8. DUCT TAPE IS NOT ACCEPTABLE FOR VAPOR BARRIER SEAMS.
9. LINEAR DIFFUSERS, REGISTERS, GRILLES, AND CEILING DIFFUSERS SHALL BE FURNISHED WITH MOUNTING FRAMES AND FEATURES IN ACCORDANCE WITH THE CEILING TYPE.
10. FIRE/SMOKE DAMPERS SHALL BE INSTALLED IN ALL DUCTWORK PENETRATIONS THROUGH FIRE/SMOKE WALLS, FLOORS,CEILINGS AND MECHANICAL FIRE RATED CHASES. DAMPERS SHALL MEET THE REQUIREMENTS OF THE FIRE/SMOKE WALL RATING AND BE UL LABELED. REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF FIRE AND SMOKE WALLS.
11. LOCATIONS OF FIRE AND FIRE/SMOKE DAMPERS ARE PROVIDED AS REQUIRED FOR THE DUCTWORK LAYOUT SHOWN. PROVIDE ADDITIONAL DAMPERS AS REQUIRED BY GOVERNING AUTHORITY AND AS REQUIRED SHOULD LAYOUT CHANGE AS A RESULT OF ACTUAL FIELD CONDITIONS.
12. PROVIDE AIRTIGHT ACCESS DOORS IN DUCTS ADJACENT TO ALL AUTOMATIC, FIRE AND FIRE/SMOKE DAMPERS, AND INTERNAL DUCT CONTROL DEVICES (SMOKE DETECTORS, CO2 SENSORS, ETC.).
13. RIGID DUCTWORK SHALL BE SHEET METAL CONFORMING TO SMACNA STANDARDS.
14. DUCT SMOKE DETECTORS AREQUIRED IN UNIT RETURN AIR PLENUM SHALL BE IONIZATION TYPE AND SHALL BE APPROVED AND LISTED BY UL OR FM FOR DUCT INSTALLATION. ACTIVATION OF A DUCT DETECTOR SHALL CAUSE SHUTDOWN OF ITS RESPECTIVE AIR CONDITIONING UNIT. CONTROL AND INTERLOCK WIRING SHALL RUN IN CONDUIT WHICH SHALL BE SIZED TO SUIT THE NUMBER, TYPE AND SIZE OF CONDUCTORS AND SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. CONTROL AND INTERLOCK WIRING SHALL BE IN SEPARATE CONDUIT FROM POWER WIRING PER NEC. ALL WIRING SHALL BE IN ACCORDANCE WITH NEC. PROVIDE ALL APPROPRIATE ACCESS PANELS.
15. PROVIDE ELECTRONIC PROGRAMMABLE THERMOSTAT WITH SUB–BASE AS NOTED ON PLAN TRANSFORMER AND 24 VOLT CONTROL WIRING. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER WIRING. THERMOSTATS SHALL BE MOUNTED 48" A.F.F. AND SET POINT SHALL BE AS FOLLOWS: COOLING 74°F.; AND HEATING 68°F. VERIFY FINAL LOCATION WITH OWNER.
16. BUILDING AIR SYSTEMS SHALL BE BALANCED PER DATA INCLUDED ON THE DRAWINGS TO ACHIEVE RELATIVE AIR VOLUMES AS INDICATED ON THE DRAWINGS AND SCHEDULED HEREIN.
17. COORDINATE LOCATIONS OF EXHAUST FANS AND RTU'S WITH WOODEN TRUSSES. COORDINATE WITH STRUCTURAL ENGINEER.
18. SUPPLY AIR DUCTS SHALL BE EXTERNALLY INSULATED TO MEET THE 2009 IECC ENERGY CODE.
19. PROVIDE RADIATION DAMPERS AT SUPPLY,RETURN,EXHAUST AND COMBUSTION AIR PENETRATIONS IN RATED FLOOR/ CEILING AND ROOF/ CEILING ASSEMBLIES WHERE REQUIRED BY U.L. ASSEMBLY.

HVAC LEGEND

(NOT ALL SYMBOLS MAY BE USED)

T H	THERMOSTAT, HUMIDISTAT
T H	TEMPERATURE, HUMIDITY SENSOR
X–X–X	EXISTING TO BE DEMOLISHED/RELOCATED
	EXISTING TO REMAIN
	DUCTWORK
	PIPE OR ROUND DUCTWORK
S	SMOKE DETECTOR
	RECTANGULAR DUCT (VERTICAL)
	ROUND DUCTWORK/OR PIPE (VERTICAL)
	DUCTWORK W/LINER
	RECTANGULAR ELBOW W/TURNING VANES
	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER
	FLEXIBLE DUCT CONNECTION
FD	FIRE DAMPER
	FIRE/SMOKE DAMPER
M	MOTORIZED DAMPER
	EXHAUST AIR DEVICE
	SUPPLY DIFFUSER
	RETURN AIR DEVICE
	SIDEWALL GRILLE/REGISTER
	DISCHARGE AIR FLOW
	INTAKE AIR FLOW
	POINT OF CONNECTION TO EXISTING

AIR DEVICE DESIGNATOR

MARK
NECK SIZE — A/200
CFM

ABBREVIATIONS LEGEND

AD	ACCESS DOOR	ML	MARINE LIGHT
AFF	ABOVE FINISHED FLOOR	MVD	MANUAL VOLUME DAMPER
ATC	AUTOMATIC TEMPERATURE CONTROL PANEL	OA	OUTSIDE AIR
BDD	BACKDRAFT DAMPER	OBD	OPPOSED BLADE DAMPER
BOD	BOTTOM OF DUCT	RA	RETURN AIR
BOP	BOTTOM OF PIPE	SA	SUPPLY AIR
CB	CIRCUIT BREAKER	SWR	SIDEWALL REGISTER
CCT	CONTROL CIRCUIT TRANSFORMER	UNO	UNLESS NOTED OTHERWISE
DDC	DIRECT DIGITAL CONTROL	VFD	VARIABLE FREQUENCY DRIVE
EXH	EXHAUST		

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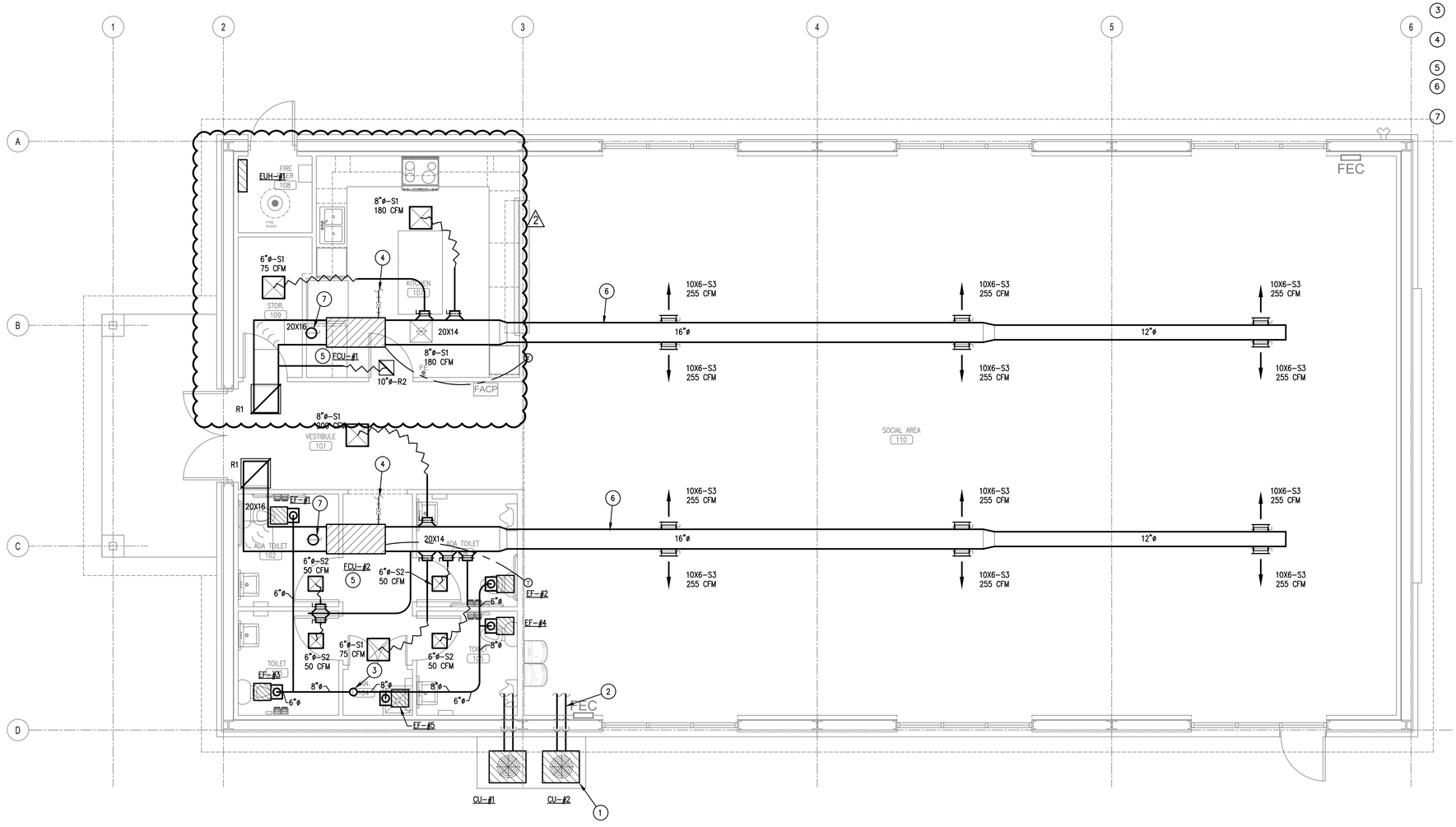
GENERAL NOTES:

1. COORDINATE CEILING DIFFUSERS WITH LIGHTS AND SMOKE DETECTORS. REFER TO ARCHITECTURAL REFLECTIVE CEILING PLANS FOR EXACT LOCATION OF CEILING DIFFUSERS.
2. DASHED LINES INSIDE DUCTWORK INDICATES 1 1/2" THICK DUCTLINER , AS INDICATED ON PLANS. THE DUCT SIZES SHOWN ARE FREE AREA AND SHALL BE INCREASED TO ACCOMMADATE LINER THICKNESS.
3. COORDINATE ALL PIPES AND DUCTWORK IN EXPOSED CEILING AREAS TO BE RUN NEATLY AND PERPENDICULAR OR PARALLEL TO JOISTS. PAINT AS DIRECTED BY ARCHITECT.
4. MODIFY DUCTWORK AS REQUIRED TO FIT THRU STRUCTURE ABOVE.
5. ALL EXPOSED RECTANGULAR DUCTWORK SHALL BE INTERNALLY LINED. ALL ROUND EXPOSED DUCTWORK SHALL BE EXTERIOR INSULATED WITH A SMOOTH PAINTABLE JACKET ON IT.
6. THE DUCTWORK PLANS ARE DIAGRAMMATIC, IT IS THE RESPONSIBLITY OF THE MECHANICAL CONTRACTOR TO MAKE THE DUCTWORK FIT, MODIFY AS REQUIRED.

NOTES BY SYMBOL:

1. MOUNT CONDENSING UNITS ON NEW CONCRETE PADS.
2. RUN REFRIGERANT LINES UP EXTERIOR WALL AND OVER TO FAN COIL UNITS, SIZE PER MANUFACTURER REQUIREMENTS.
3. RUN 10"ø EXHAUST DUCT UP THRU ROOF TO WEATHERPROOF VENT CAP, TERMINATE PER CODE.
4. RUN CONDENSATE DRAIN LINE FROM FAN COIL UNITS OVER AND DISCHARGE INTO FLOOR DRAIN, TERMINATE PER CODE.
5. MOUNT FAN COIL UNIT ABOVE CEILING FROM STRUCTURE ABOVE.
6. PROVIDE INTERNAL LINED SPIRAL DUCTWORK MOUNTED AS HIGH AS POSSIBLE.
7. RUN 8"ø OUTSIDE AIR DUCT WITH VOLUME DAMPER, UP THRU ROOF TO WEATHERPROOF VENT CAP, TERMINATE PER CODE.



FLOOR PLAN - MECHANICAL

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

ANDERSON COUNTY AGRILIFE FACILITY

603 N SYCAMORE ST.
PALESTINE, TX 75801

RUSSELL A. LAQUEY
64164
REGISTERED PROFESSIONAL ENGINEER
2/13/2026

DATE: 2/13/2026

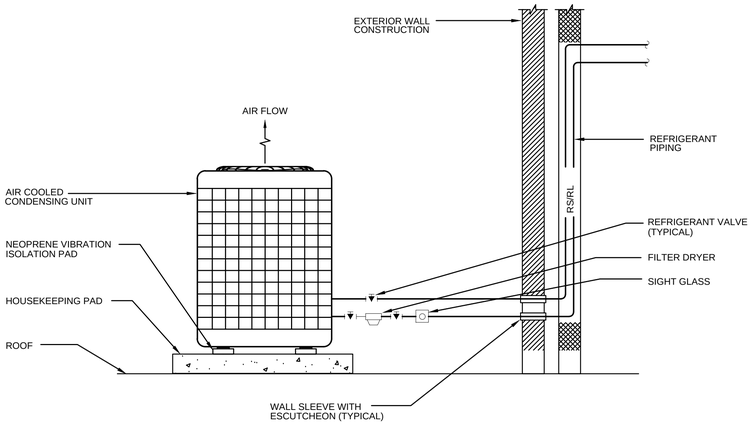
REVISION:
1 CITY COMMENT 3/9/2026
2 OWNER CHANGE 4/10/2026

FLOOR PLAN - MECHANICAL

M2.1

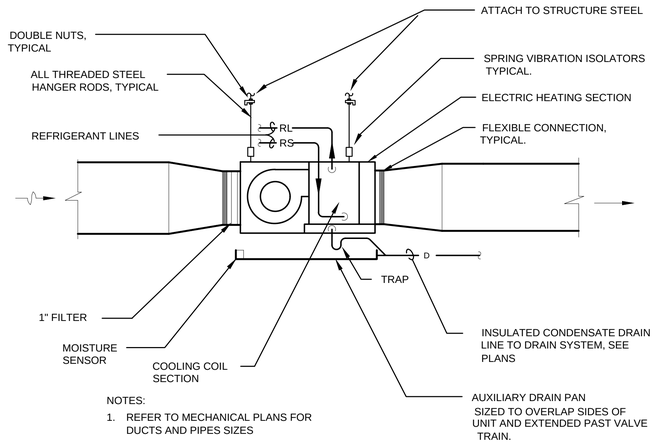
APE ENGINEERING
TBPE #F- 13391
1340 Dove Drive
Midlothian, Texas 76065
P: 972.351.7550
www.ruslaquey@yahoo.com

ARCHITECTURE UNDERGROUND
ARLINGTON, TEXAS
JACOB@ARC-UND.COM



SPLIT SYSTEM CONDENSING UNIT DETAIL

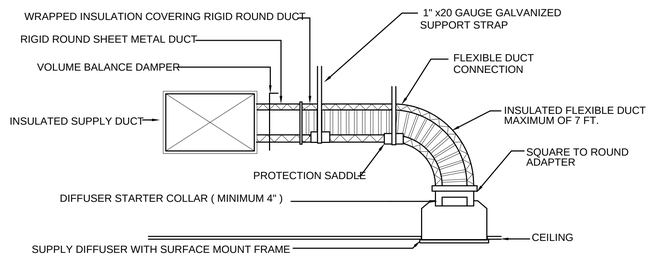
SCALE: NOT TO SCALE



NOTES:
1. REFER TO MECHANICAL PLANS FOR DUCTS AND PIPES SIZES

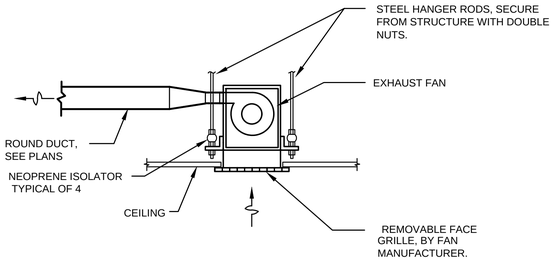
FAN & COIL UNIT DETAIL

SCALE: NOT TO SCALE



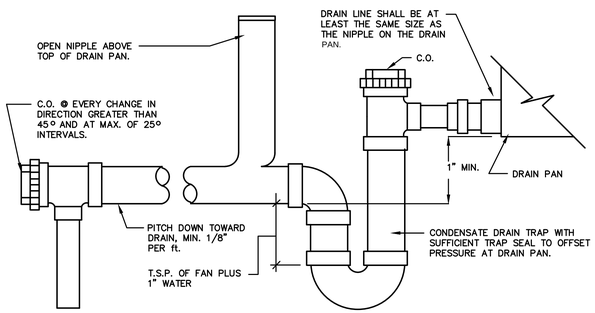
DIFFUSER DUCT DETAIL

SCALE: NOT TO SCALE



CEILING EXHAUST FAN DETAIL

SCALE: NOT TO SCALE



CONDENSATE DRAIN DETAIL

SCALE: NOT TO SCALE

FAN COIL HEATPUMP SCHEDULE

DESIGNATION	FCU-#1	FCU-#2			
TYPE	HORIZONTAL	HORIZONTAL			
TOTAL C.F.M.	2000	2000			
O.A. C.F.M. (MIN.)	400	400			
O.A. C.F.M. (MAX.)	400	400			
FAN					
SPEED (LO-MED-HI)	HIGH	HIGH			
R.P.M.	-	-			
E.S.P. (IN. W.G.)	.4	.4			
COOLING COIL					
ENT. AIR (DB/WB DEG. F)	80/65	80/65			
TOTAL CAPACITY (MBH)	59.5	59.5			
SENSIBLE CAPACITY (MBH)	44.5	44.5			
HEATING COIL					
TOTAL CAPACITY (MBH)	24.9	24.9			
KW	9.6	9.6			
TEMP. DIFFERENCE (DEG. F)	25	25			
ELECTRICAL					
H.P.	3/4	3/4			
VOLT	208	208			
PHASE	1Ø	1Ø			
FILTERS					
THICKNESS	1"	1"			
TYPE	THROWAWAY	THROWAWAY			
MAX. VEL. (F.P.M.)	500	500			
MANUFACTURER	TRANE	TRANE			
MODEL NO.	5TEM4D07AC51SA	5TEM4D07AC51SA			
REMARKS	1,2	1,2			

NOTES: 51/60 51/60
1. PROVIDE UNIT WITH FILTER BOX, PROGRAMMABLE THERMOSTAT, SECONDARY CONDENSATE DRAIN, AND DISCONNECT.
2. FIRE ALARM CONTRACTOR TO PROVIDE UNIT DUCT MOUNTED SMOKE DETECTOR AND WIRED. MECHANICAL CONTRACTOR TO INSTALL.

DX HEATPUMP CONDENSING UNIT SCHEDULE

DESIGNATION	CU-#1	CU-#2			
SERVES	FCU-#1	FCU-#2			
EFF. (E.E.R.)	15	15			
TOTAL COOLING CAP. (MBH)	59,500	59,500			
REFRIG. TEMP (°F)	45	45			
AMBIENT TEMP (°F)	105	105			
COMPRESSOR					
NO.	1	1			
RLA.	22.3	22.3			
STEPS.	1	1			
CONDENSER					
NO. FANS	1	1			
HP. EA.	1/3	1/3			
F.L.A.	2.8	2.8			
ELECTRICAL					
VOLTS/PHASE	208/1Ø	208/1Ø			
MINIMUM CIRCUIT AMPS	33	33			
MAX. FUSE SIZE	50	50			
MANUFACTURER	TRANE	TRANE			
MODEL NO.	5TWR4060A1	5TWR4060A1			
REMARKS	1	1			

NOTES:
1. PROVIDE NEW DISCONNECTS AND CONTROL WIRING AS REQUIRED.

FAN SCHEDULE

DESIGNATION	EF-#1-#4	EF-#5			
SERVES	TOILET	JANITOR			
TYPE	CEILING	CEILING			
TOTAL C.F.M.	100	75			
TOTAL S.P. (IN. W.G.)	0.5"	0.5"			
MOTOR H.P.	50 WATT	50 WATT			
DRIVE TYPE	DIRECT	DIRECT			
VOLT/PHASE	120/1ø	120/1ø			
SONES	–	–			
MANUFACTURER	COOK	COOK			
MODEL NO.	GC148	GC148			
REMARKS	1	1			
ACCESSORIES					

NOTES:
1. PROVIDE DISCONNECT, BACKDRAFT DAMPERS, AND INTAKE GRILLE.
2. PROVIDE DISCONNECT, BACKDRAFT DAMPERS, WALL SLEAVE, WALL LOUVER, AND FAN GUARD.

UNIT HEATER SCHEDULE

DESIGNATION	EUH-#1		
SERVES	FIRE SPRINKLER		
HEATING			
INPUT (MBH)	-		
OUTPUT (MBH)	17,065		
K.W.	3		
MOTOR			
C.F.M.	420		
H.P.	1/20		
VOLTS/PHASE	208v/1Ø		
CONTROLS	THERMOSTAT		
MANUFACTURER	REZNOR		
MODEL NO.	AEUH-3-1-24		
REMARKS	1		

NOTES:
1. PROVIDE MOUNTING BRACKET AND THERMOSTAT.

AIR DEVICE SCHEDULE

TYPE	S1	S2	S3	R1	R2	
MODULE SIZE	18X18	12X12	SEE PLANS	24X24	12X12	
NECK SIZE	SEE PLANS	SEE PLANS	SEE PLANS	20X20	SEE PLANS	
FLOW RATE (C.F.M.)	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	
NECK VELOCITY (F.P.M.)	700	700	700	700	700	
N.C. LEVEL	30	30	30	30	30	
MANUFACTURER	TITUS	TITUS	TITUS	TITUS	TITUS	
MODEL NO.	TMS	TMS	272RS	PAR	PAR	
DESCRIPTION	SUPPLY DIFFUSER –	SUPPLY DIFFUSER –	SIDEWALL SUPPLY GRILLE –	RETURN AIR GRILLE –	RETURN AIR GRILLE –	
REMARKS	1.,3.,5.	1.,3.,5.	3.,4.	1.,3.	1.,3.	

NOTES:
1. MOUNTING FRAMES SHALL BE COMPATIBLE WITH CEILING TYPE.
2. PROVIDE OPPOSED BLADE DAMPER.
3. PROVIDE WHITE FINISH.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. ALL CEILING DIFFUSERS ARE 4-WAY DISCHARGE, UNLESS OTHERWISE INDICATED ON PLANS.

ANDERSON COUNTY
AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

DATE: 2/13/2026

REVISION:

MECHANICAL SCHEDULE/DETAIL

M3.1

MISCELLANEOUS		
PC	120V. PHOTOCELL	
	NON-FUSIBLE SAFETY SWITCH, SIZE AS NOTED (A RATING/POLES)	
	FUSIBLE SAFETY SWITCH, SIZE AS NOTED (AMP RATING/POLES)	
	COMBINATION MOTOR STARTER	
VFD	FACTORY WIRED CONTROLLER OR EQUIPMENT	
	MOTOR CONNECTION	
UH	UNIT HEATER CONNECTION	
	DUCT HEATER CONNECTION	
J	JUNCTION BOX	
	PANELBOARD – FLUSH MOUNTED	
	PANELBOARD – SURFACE MOUNTED	
IM	X-RAY ISOLATION PANEL LINE ISOLATION MONITOR	AS NOTED
IM	ISOLATION PANEL LINE ISOLATION MONITOR	AS NOTED
C	CLOCK, SINGLE FACE – CLOCK AND RECEPTACLE AS SPECIFIED.	7'-0" AFF TO CL
C2	CLOCK, DOUBLE FACE – CLOCK AND RECEPTACLE AS SPECIFIED.	7'-0" AFF TO CL
C_T	INTERVAL TIMER	7'-0" AFF TO CL
MGAP	MEDICAL GAS ALARM PANEL	
LPA	MEDICAL GAS LINE PRESSURE ALARM	
MG	MEDICAL GAS PRESSURE SWITCH	ABOVE CLG
SC	SECURITY SYSTEM CONTROL PANEL	
DS	DOOR SWITCH MOUNTED IN DOOR JAMB	6'-6" TO CENTERLINE
P	DOOR RELEASE PUSH BUTTON	
AC	DOOR ACCESS CONTROL/SECURITY	
MD	MOTION DETECTOR	
	CIRCUIT HOMERUN – ARROWHEADS INDICATE QUANITY OF CIRCUITS	
	CONCEALED CONDUIT	6'-6" TO CENTERLINE
	EXTERIOR CONDUIT BELOW GRADE OR CONCEALED CONDUIT IN SLAB	
UP DN	CONDUIT TURNED UP OR DOWN	

LIGHTING		
5	DESIGNATES FIXTURE TYPE – SEE LIGHTING FIXTURE SCHEDULE	
5	ALL FIXTURES IN THIS SPACE SHALL BE THE SAME TYPE INDICATED	
	NORMAL BRANCH SURFACE OR RECESSED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	ORITICAL BRANCH SURFACE OR RECESSED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	LIFE-SAFETY BRANCH SURFACE OR RECESSED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	NORMAL BRANCH SURFACE OR RECESSED FIXTURE (TYPE DETERMINES MOUNTING)	
	CRITICAL BRANCH SURFACE OR RECESSED FIXTURE (TYPE DETERMINES MOUNTING)	
	LIFE-SAFETY BRANCH SURFACE OR RECESSED FIXTURE (TYPE DETERMINES MOUNTING)	
	NORMAL BRANCH SURFACE OR SUSPENDED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	CRITICAL BRANCH SURFACE OR SUSPENDED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	LIFE-SAFETY BRANCH SURFACE OR SUSPENDED FLUORESCENT FIXTURE (TYPE DETERMINES MOUNTING)	
	NORMAL BRANCH WALL BRACKET FIXTURE	
	CRITICAL BRANCH WALL BRACKET FIXTURE	
	LIFE-SAFETY BRANCH WALL BRACKET FIXTURE	
	EXIT LIGHT, PROVIDE DIRECTIONAL ARROWS AS INDICATED ON PLANS	
	BATTERY POWERED EMERGENCY LIGHT	
	TRACK LIGHTING	
	GROUND AND POLE MOUNTED SITE FIXTURES	

SWITCHES		
S	SINGLE POLE SWITCH	3'-10" AFF TO CL
$	SINGLE POLE SWITCH – LINE INDICATES EMERGENCY BRANCH (REFER TO SPECS. FOR COLOR AND TYPE)	3'-10" AFF TO CL
S_2	DOUBLE POLE SWITCH – CENTER OFF	3'-10" AFF TO CL
S_3	THREE WAY SWITCH	3'-10" AFF TO CL
S_4	FOUR WAY SWITCH	3'-10" AFF TO CL
S_K	SINGLE POLE SWITCH – KEY OPERATED	3'-10" AFF TO CL
S_D	DIMMER SWITCH	3'-10" AFF TO CL
S_V	VARIABLE INTENSITY CONTROL	3'-10" AFF TO CL
S_{IT}	INTERVAL TIMER CONTROL SWITCH	3'-10" AFF TO CL
S_P	SINGLE POLE SWITCH WITH PILOT LIGHT	3'-10" AFF TO CL
S^{OC}	OCCUPANCY SENSOR SWITCH	3'-10" AFF TO CL
S^M	MOTOR RATED SWITCH WITH THERMAL OVERLOAD	
OC	OCCUPANCY SENSOR CEILING MOUNTED	

ELECTRICAL ABBREVIATIONS

ABBR.	DEFINITION	ABBR.	DEFINITION
A	AMPERE	JB	JUNCTION BOX
ABC	ABOVE COUNTER	KV	KILOVOLT
AC	ALTERNATING CURRENT	KVA	KILOVOLT-AMPERE
AF	AMPERE FUSE	KW	KILOWATT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AHU	AIR HANDLING UNIT	MAX	MAXIMUM
KAIC	AMPS INTERRUPTING CAPACITY x1000	MCB	MAIN CIRCUIT BREAKER
AT	AMPERE TRIP	MCC	MOTOR CONTROL CENTER
ANN	ANNUNCIATOR	MCM	CIRCULAR MILS, THOUSANDS
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT	MFR	MANUFACTURER
ATS	AUTOMATIC TRANSFER SWITCH	MGAP	MEDICAL GAS ALARM PANEL
AWG	AMERICAN WIRE GAUGE	MLO	MAIN LUGS ONLY
BLDG	BUILDING	MTD	MOUNTED
BSMT	BASEMENT	MTG	MOUNTING
C	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CAB	CABINET	NTS	NOT TO SCALE
CB	CIRCUIT BREAKER	PNL	PANEL
CKT	CIRCUIT	PH	PHASE
CLG	CEILING	P	POLE
CL	CENTER LINE	PFB	PROVISIONS FOR BREAKER
CT	CURRENT TRANSFORMER	PA	PUBLIC ADDRESS
CU	COPPER	RECP	RECEPTACLE
DISC	DISCONNECT	REFRIG	REFRIGERATOR
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	SN	SOLID NEUTRAL
EA	EACH	SPKR	SPEAKER
EDF	ELECTRIC DRINKING FOUNTAIN	SPEC	SPECIFICATION
EF	EXHAUST FAN	SWBD	SWITCHBOARD
ELEV	ELEVATOR	SWGR	SWITCHGEAR
EP	EXPLOSION-PROOF	TEL	TELEPHONE
EQPT	EQUIPMENT	TTB	TELEPHONE TERMINAL BOARD
EXTG	EXISTING	TV	TELEVISION
FA	FIRE ALARM	TVSS	TRANSIENT VOLT. SURGE SUPPRESSOR
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FCU	FAN COIL UNIT	UC	UNDER COUNTER
FLA	FULL LOAD AMPS	UH	UNIT HEATER
FLR	FLOOR	V	VOLT
GFI	GROUND FAULT INTERRUPTER	VA	VOLTAMPERE
GND	GROUND	W	WATT
HTR	HEATER	WH	WATER HEATER
HT	HEIGHT	WP	WEATHER-PROOF
HP	HORSE POWER	W/	WITH
HW	HOT WATER	W/O	WITHOUT
HWC	HOT WATER CIRCULATING	XFMR	TRANSFORMER
NCAND	INCANDESCENT	XFR	TRANSFER

ABBREVIATIONS		
ABC	ABOVE COUNTER	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
C	RED – EMERGENCY POWER	
CLG	CEILING	
FBO	FURNISHED BY OTHERS	
IG	ISOLATED GROUND	
S	SAFETY TYPE	
SMH	SPECIAL MOUNTING HEIGHT – AS NOTED OR SEE SPECS	
TV	TELEVISION	
WP	WEATHERPROOF	

TYPICAL MOUNTING HEIGHTS

THE CONTRACTOR SHALL COORDINATE THE MOUNTING HEIGHT OF ALL FIXTURES, DEVICES, AND OUTLETS WITH ARCHITECTURAL PLANS AND ELEVATIONS. SPECIAL MOUNTING HEIGHTS SHOWN ON THE PLANS SHALL TAKE PRECEDENCE OVER THOSE GIVEN BELOW. ALL MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTERLINE OF DEVICE, UNLESS NOTED OTHERWISE.

LIGHTING FIXTURES INTERIOR	WALL MOUNTED, SCONCE	6'-6"
	WALL MOUNTED, ABOVE MIRROR	0'-8" ABOVE TOP OF MIRROR
	WALL MOUNTED, ABOVE DOOR	CENTER BETWEEN FRAME & CEILING
	WALL MOUNTED, ABOVE STAIR LANDING	7'-0"
	IN SOFFIT	(SEE ACHITECTURAL DETAIL)
EXTERIOR	WALL MOUNTED, BESIDE DOOR	6'-0"
	STEP MOUNTED	(SEE ARCHITECTURAL DETAIL)
	WALL MOUNTED, NEAR GRADE	8'-0" ABOVE GRADE LEVEL
	WALL MOUNTED, NEAR ROOF	2'-6" BELOW PARAPET
SWITCHES	WALL SWITCHES AND DIMMERS	3'-10"
	MANUAL MOTOR STARTERS	3'-10"
RECEPTACLES	WALL	1'-6"
	ABOVE COUNTER WITHOUT BACKSPLASH	0'-8" ABOVE TOP OF COUNTER
	ABOVE COUNTER WITH BACKSPLASH	0'-4" ABOVE TOP OF BACKSPLASH
	IN O.R.'S	1'-6"
	X-RAY FILM ILLUMINATORS	2" BELOW AND 2" TO THE RIGHT OF LOWER RIGHT HAND CORNER
	FOR TELEVISION	(SAME AS TV OUTLET)
	WALL HUNG SINKS (GFCI)	3'-6"
	PHYSICAL THERAPY (GFCI)	3'-0"
	CLOCK	1'-0" BELOW CEILING
MULTIOUTLET RACEWAY	WALL	3'-0"
	ABOVE COUNTER WITHOUT BACKSPLASH	0'-8" ABOVE TOP OF COUNTER
	ABOVE COUNTER WITH BACKSPLASH	0'-4" ABOVE TOP OF BACKSPLASH
TELEPHONE	DESK/TABLE	1'-6"
	WALL TELEPHONE	3'-10"
	PAY TELEPHONE	3'-10"
	ABOVE COUNTER WITHOUT BACKSPLASH	0'-8" ABOVE TOP OF COUNTER
	ABOVE COUNTER WITH BACKSPLASH	0'-4" ABOVE TOP OF BACKSPLASH
	PAY TELEPHONE, HANDICAPPED	(SEE ARCHITECTURAL DETAIL)
DATA OUTLETS	WALL	1'-6"
	ABOVE COUNTER WITHOUT BACKSPLASH	0'-8" ABOVE TOP OF COUNTER
	ABOVE COUNTER WITH BACKSPLASH	0'-4" ABOVE TOP OF BACKSPLASH
ELECTRICAL EQUIPMENT	SAFETY SWITCH	6'-6" TO TOP OF ENCLOSURE
	MOTOR STARTER	6'-6" TO TOP OF ENCLOSURE
	PANELBOARD	6'-6" TO TOP OF ENCLOSURE
	COMMUNICATIONS CABINET	6'-6" TO TOP OF ENCLOSURE
TV CABLE OUTLET	WALL	1'-6"
	ARMOIRES	0'-4" ABOVE SHELF FOR TV
	WALL BRACKET	CENTERLINE OF BRACKET
CONTROL/SECURITY	DOOR ALARM	3'-10"
	PUSHBUTTON	3'-10"
	DOOR ACCESS KEYPAD	3'-10"
	CCTV CAMERA	0'-6" BELOW CEILING LEVEL
	CCTV MONITOR	–
FIRE ALARM	MANUAL PULL	3'-10"
	CHIME, HORN AND/OR STROBE	6'-8" OR 0'-6" BELOW CEILING (WHICHEVER IS LOWER)
	SMOKE, HEAT DETECTORS	CEILING
	CONTROL PANEL, ANNUNCIATOR	6'-6" TO TOP OF ENCLOSURE
	MAGNETIC DOOR HOLDER	0'-8" DOWN FROM TOP OF DOOR
NURSE CALL	EMERGENCY PULL CORD STATION	3'-10"
	@ TOILET	3'-6"
	@ SHOWER	AT HEIGHT OF SHOWER HEAD
	SINGLE OR DUAL PATIENT STATION	3'-10"
	CODE BLUE	3'-10"
	STAFF AND DUTY STATIONS	3'-10"
	DOME AND ZONE LIGHTS	CEILING
	NURSE PRESENCE STATIONS	3'-10"
	NURSE CALL MASTER STATION	0'-8" ABOVE COUNTER
	NURSE CALL TERMINAL CABINET	6'-6" TO TOP OF ENCLOSURE
MONITOR	WALL	1'-6"
	ABOVE COUNTER	0'-8" ABOVE TOP OF COUNTER
	WALL BRACKET	CENTERLINE OF BRACKET
	SOFFIT	(SEE ARCHITECTURAL DETAIL)

ELECTRICAL GENERAL NOTES

1. DRAWINGS ARE SCHEMATIC IN NATURE AND MAY NOT BE DRAWN EXACTLY TO SCALE. ELECTRICIAN IS RESPONSIBLE FOR COORDINATING EXACT ROUTING OF ALL SERVICES WITH EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
2. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR CEILING TYPES AND EXACT LOCATION OF ALL FIXTURES. VERIFY CEILING TYPES WITH ARCHITECT PRIOR TO ORDERING LIGHT FIXTURES TO ENSURE COMPATIBLE FIXTURE TRIMS AND MOUNTING HARDWARE.
3. ALL CIRCUITS SHALL INCLUDE A GREEN GROUND CONDUCTOR SIZED IN ACCORDANCE WITH 250-95, OR LARGER IF NOTED.
4. WHERE NEW LIGHTS OR RECEPTACLES ARE DESIGNATED TO BE CONNECTED TO AN EXISTING CIRCUIT, ELECTRICIAN SHALL TRACE EXISTING CIRCUIT TO DETERMINE CIRCUIT LOADING. THE LOAD ON A 20 AMP CIRCUIT SHALL NOT EXCEED 16 AMPS. WHERE THIS CANNOT BE ACHIEVED, CONTRACTOR SHALL CONTACT THE ENGINEER FOR ALTERNATIVE CIRCUITING INSTRUCTIONS.
5. IN ADDITION TO ALL WIRING, RACEWAY, AND DEVICES SHOWN HEREIN, ELECTRICIAN WILL FURNISH AND INSTALL ALL WIRING, RACEWAY, DEVICES, PULLBOXES, DUCTS, SWITCHES, CIRCUIT BREAKERS, AND OTHER ELECTRICAL ITEMS NOT SUPPLIED BY DIAGNOSTIC EQUIPMENT VENDOR. REFER TO ELECTRICAL DRAWINGS AND VENDOR DRAWINGS.
6. ALL PENETRATIONS OF FIRE RATED PARTITIONS DUE TO THE INSTALLATION OF ELECTRICAL SYSTEMS SHALL BE SEALED TO MAINTAIN THE FIRE RATING OF THE WALL.

MAIN ELECTRICAL GENERAL NOTES:

A. ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. ELECTRICAL SERVICE TO BE INSTALLED IN COMPLIANCE WITH NEC ARTICLE 230.

B. CONTRACTOR SHALL OBTAIN FAULT CURRENT INFORMATION FROM UTILITY COMPANY AND PERFORM SHORT CIRCUIT CALCULATIONS. SIZE FUSES AND EQUIPMENT A.I.C. RATINGS ACCORDINGLY.

C. CONTRACTOR SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC TABLE 250.122 FOR ALL BRANCH CIRCUITS INSTALLED IN NON-METALLIC CONDUITS. METALLIC CONDUITS MAY BE USED AS EQUIPMENT GROUNDING CONDUCTORS PER NEC.

D. IG DEVICES (IF APPLICABLE): CONTRACTOR SHALL INSTALL AN ADDITIONAL CONDUCTOR FOR ISOLATED GROUND CIRCUITS TO SUPPLY CONDUCTORS FOR ISOLATED GROUNDING PURPOSES. SAID GROUNDING CONDUCTOR SHALL BE COVERED WITH A CONTINUOUS OUTER FINISH THAT IS GREEN WITH ONE OR MORE YELLOW STRIPES. THE GROUNDING CONDUCTORS SHALL BE BONDED TO FRAME OF DEVICE AND RUN IN CONDUIT BACK TO 'CENTRAL' GROUNDING BLOCK(S) AT SERVICE DISTRIBUTION EQUIPMENT.

E. SERVICE ENTRANCE EQUIPMENT SHALL BE GROUNDED WITH A SEPARATE COPPER OR ALUMINUM CONDUCTOR AS INDICATED ON THE DRAWINGS AND PER ARTICLE 250.52(A) OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTOR SHALL ALSO BE CONNECTED TO A 5/8" DIAMETER X 8'-0" LONG GROUND ROD FOR SUPPLEMENTAL GROUNDING PER NATIONAL ELECTRICAL CODE ARTICLE 250.54.

F. CONTRACTOR IS RESPONSIBLE FOR LABELING ALL PANELS, DISCONNECTS, LIGHTING CONTROLLERS, ETC., AND ALL CIRCUIT BREAKERS IN THE DISTRIBUTION PANELS PRIOR TO PROJECT COMPLETION. PROVIDE A TYPED DIRECTORY OF ALL CIRCUITS. BREAKERS USED FOR SWITCHING SHALL BE RATED ACCORDINGLY.

G. CONTRACTOR SHALL SUPPLY AND INSTALL ALL N.E.C. REQUIRED EQUIPMENT DISCONNECTS (NOT ALL DISCONNECTS MAY BE SHOWN ON THE DRAWINGS). CONTRACTOR SHALL VERIFY ALL DISCONNECT SIZING WITH EACH EQUIPMENT NAMEPLATE RATING.

H. CONTRACTOR IS RESPONSIBLE TO SECURE AND PAY FOR ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL, AND NATIONAL CODES (E.G., NATIONAL ELECTRICAL CODE). CONTRACTOR SHALL SCHEDULE INSPECTIONS SO JOB PROGRESS IS NOT DELAYED.

I. CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT IN NEW CONDITION AND U.L. LISTED UNLESS NOTED OTHERWISE.

J. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH LOCAL POWER COMPANY FOR THE INSTALLATION OF NEW ELECTRICAL SERVICE AND METER. INSTALL NEW SERVICE DISTRIBUTION EQUIPMENT AS SPECIFIED ON ELECTRICAL DRAWINGS.

K. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES AND ARCHITECTURAL DRAWINGS TO ELIMINATE CONFLICTS.

L. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OPERATION MANUALS FOR ALL EQUIPMENT AND ACCESSORIES FOR OWNER APPROVAL.

M. CONTRACTOR SHALL PERFORM ALL WORK IN A NEAT AND PROFESSIONAL MANNER.

N. PROVIDE FLEXIBLE CONDUIT FOR ALL VIBRATING EQUIPMENT. PROVIDE FLEXIBLE CONDUIT FOR LIGHT FIXTURE CONNECTIONS.

O. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL EQUIPMENT INFORMATION WITH MANUFACTURERS. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL ELECTRICAL CONNECTIONS OR SERVICES TO EQUIPMENT WHICH ARE NOT SHOWN ON DRAWINGS.

P. ALL PENETRATIONS OF WALL, ROOF, AND CEILINGS TO BE SEALED AS REQUIRED WITH U.L. APPROVED FIRE SEALANT TO MAINTAIN FIRE RATING AS REQUIRED. ALL ROOF PENETRATIONS, IF APPLICABLE, ARE TO BE COORDINATED WITH THE OWNER'S DESIGNATED ROOFING CONTRACTOR.

Q. ELECTRICAL EQUIPMENT EXPOSED TO WEATHER CONDITIONS SHALL BE WEATHERPROOF TYPE. CONDUIT EXPOSED TO WEATHER CONDITIONS OR IN CONTACT WITH CONCRETE SHALL BE POLYVINYL CHLORIDE (PVC) OR GALVANIZED HEAVY WALL STEEL (GRC).

R. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE OWNER IF INSTALLATION VARIES FROM THE CONTRACT DRAWINGS.

S. ANY CONDUIT AND WIRE SIZES SHOWN ARE MINIMUMS. CONTRACTOR SHALL INCREASE SIZES DUE TO VOLTAGE DROP, QUANTITY OF CURRENT CARRYING CONDUCTORS IN THE SAME CONDUIT/RACEWAY, ETC.) AS REQUIRED BY THE N.E.C.

T. ROOFTOP EQUIPMENT (IF APPLICABLE): CONTRACTOR SHALL INSTALL A WEATHERPROOF DISCONNECT FOR EACH UNIT. CONDUITS SHALL ENTER THE UNDERSIDE OF EACH HVAC UNIT FROM WITHIN THE CURBED AREA FOR THAT UNIT (THEREBY AVOIDING PENETRATIONS THROUGH THE ROOF MEMBRANE). IF J-BOX IS USED FOR SUPPLYING POWER TO MULTIPLE UNITS, THE J-BOX MUST BE LOCATED WITHIN 25 FEET OF EACH UNIT'S DISCONNECT PER THE NE.C. ARTICLE 240.21(B)(2). CONTRACTOR SHALL SUPPLY AND INSTALL A 120 VAC WEATHERPROOF GENERAL RECEPTACLE WITHIN 25' OF EACH UNIT.

U. ALL CONTRACTORS, PRIOR TO BID SUBMISSION PROCESS, SHALL VISIT PROPOSED WORK SITE AND FIELD VERIFY ALL EXISTING CONDITIONS. ANY CONDITIONS THAT DIFFER FROM THAT SHOWN ON THIS PLAN SHALL BE REPORTED TO THE ARCHITECT/ENGINEER SO THAT NEW AND REVISED BID DRAWINGS OR INFORMATION MAY BE ISSUED. MODIFICATIONS TO SCOPE OF WORK WHICH RESULT FROM CONTRACTORS NEGLECT TO VISIT THE SITE PRIOR TO BID SUBMISSION SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY.

V. PROVIDE ELECTRICAL SERVICES PER NEC, ARTICLE 540.

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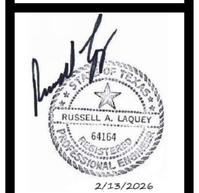
603 N SYCAMORE ST.
PALESTINE, TX 75801



DATE: 2/13/2026

REVISION:

GENERAL ELECT. NOTES & SYMBOLS

E0.1

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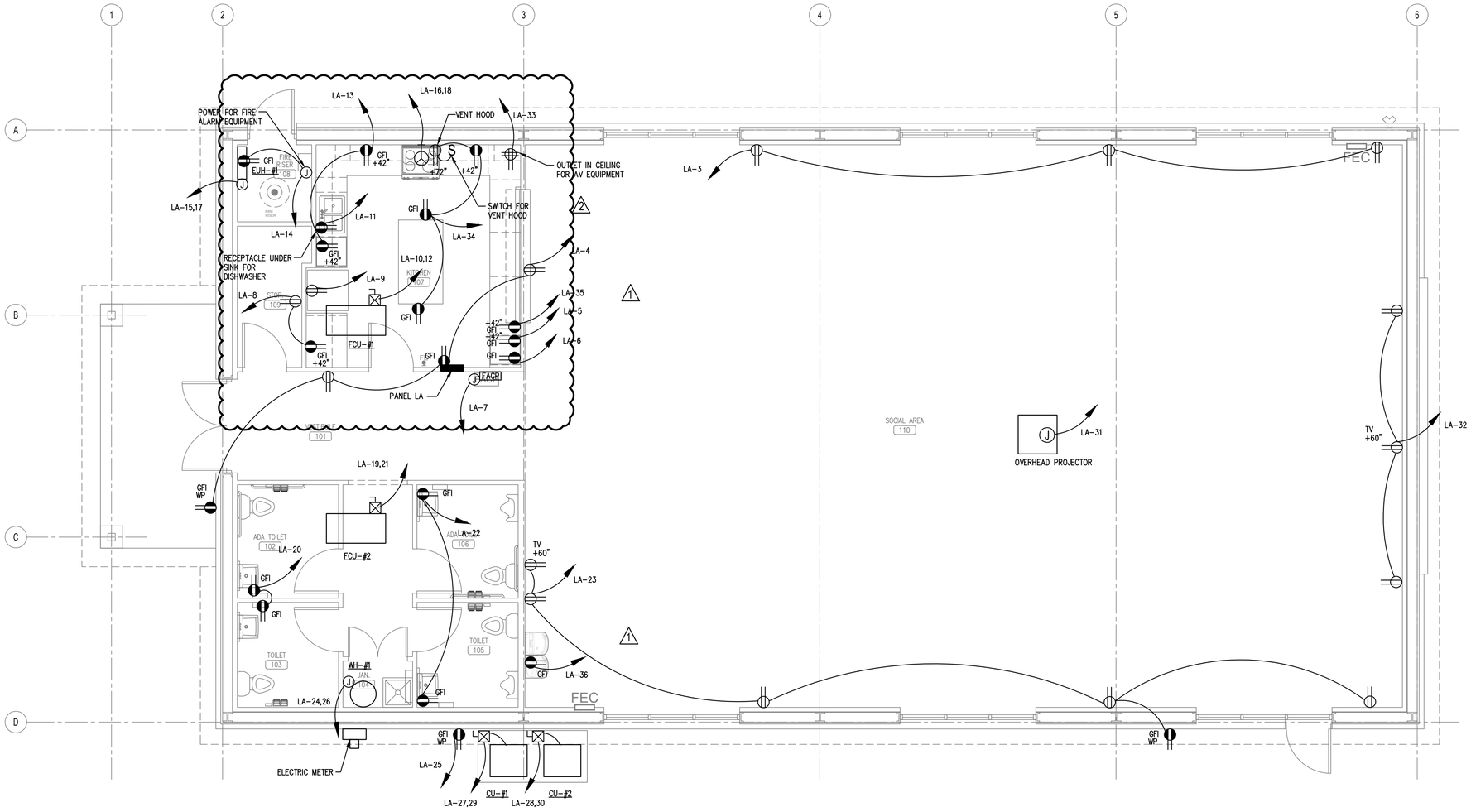
GENERAL NOTES:

1. ALL DISCONNECTS LOCATED ON EXTERIOR WALLS SHALL BE WEATHERPROOF.
2. GENERAL CONTRACTOR SHALL PERFORM AN ELECTRICAL WALK BEFORE WIRE IS RUN WITH THE OWNER FOR FINAL APPROVAL.
3. CONTRACTOR SHALL COORDINATE EQUIPMENT REQUIREMENTS BEFORE INSTALLING ELECTRICAL SERVICE TO THEM.
4. FAN AND COIL UNITS ARE INTERCONNECTED TO THE CONDENSING UNITS.
5. REFER TO SHEET A4.1 FOR AUDIO/VISUAL EQUIPMENT TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR.

1 ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL BE GFCI TYPE.



NORTH

FLOOR PLAN - POWER

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

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
PALESTINE, TX 75801

STATE OF TEXAS
RUSSELL A. LAQUEY
64164
REGISTERED PROFESSIONAL ENGINEER
2/13/2026

DATE: 2/13/2026

REVISION:
1 CITY COMMENT 3/9/2026
2 OWNER CHANGE 4/10/2026

FLOOR PLAN - POWER

E2.1

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GENERAL NOTES:

A. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.

B. SEE MAIN ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

C. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN.

D. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES PRIOR TO ROUGH-IN.

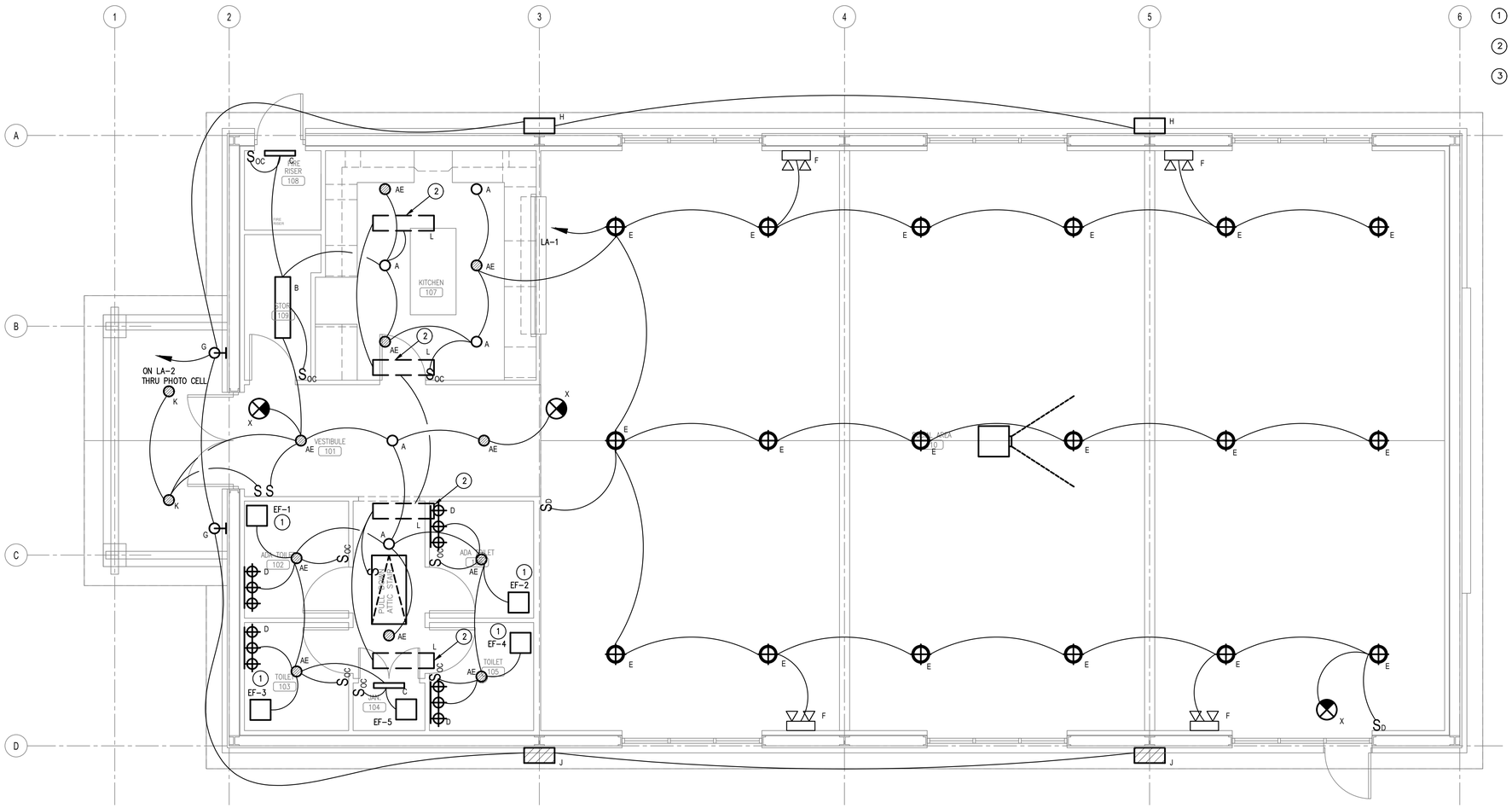
E. ALL EXIT/EMERGENCY LIGHTING SHALL BE PROVIDED WITH AN UNSWITCHED CONDUCTOR ON THE INDICATED CIRCUIT.

F. VERIFY THE COLOR OF ALL FIXTURES, DEVICES, AND COVER PLATES WITH OWNER.

G. FOR ALL OCCUPANCY SENSORS, PROVIDE SWITCH PACK AND ALL OTHER REQUIRED HARDWARE WHERE NECESSARY. COORDINATE ALL SETTINGS WITH OWNER PRIOR TO ROUGH-IN.

NOTES BY SYMBOL:

1. CONNECT NEW CEILING MOUNTED EXHAUST FAN TO LIGHT FIXTURE TO ACTIVATE WHEN LIGHT IS TURNED ON.
2. NEW LIGHT FIXTURES MOUNTED IN THE ATTIC FROM STRUCTURE ABOVE WITH LIGHT SWITCH AT HATCH.
3. GROUND MOUNTED FLOOD LIGHT FOR EXTERIOR OF BUILDING.



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FIRST FLOOR PLAN - LIGHTING

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

ANDERSON COUNTY AGRILIFE FACILITY

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1 CITY COMMENT 3/9/2026
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FLOOR PLAN - LIGHTNG

E3.1

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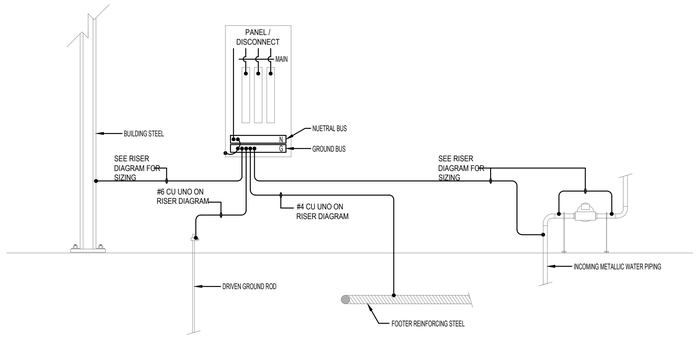
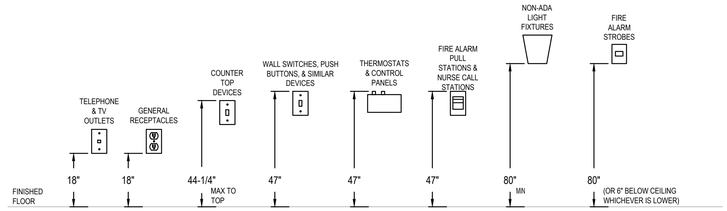


GROUNDING ELECTRODE SYSTEM AT SERVICE MAIN DETAIL
NTS



OTHER DEVICES (TO CENTER) HEIGHT ITEM:	MOUNTING AFF
REFRIGERATOR	60"
WASHER AND DRYER	36"
MICROWAVE (UNO)	78"
RANGE HOOD	78"
RANGE	12"
DISHWASHER	12"
DISPOSER	12"

EXCEPTION:

THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

DEVICE MOUNTING DETAIL - NON ADA
NTS

PANEL - LA				PANELBOARD SCHEDULE CONNECTED LOAD (VA)								
LOAD SERVED	CKT No.	CKT BKR	TYPE	LOAD	PHASE A	PHASE B	PHASE C	LOAD	TYPE	CKT BKR	CKT No.	LOAD SERVED
LIGHTING	1	20	1	1560				392	1	20	2	EXTERIOR LIGHTING
RECEPTACLE	3	20	2	1200				1200	2	20	4	RECEPTACLE
COFFEE MAKER	5	20	6	1500				1500	6	20	6	ICE MACHINE
FACP	7	20	2	600				1200	2	20	8	RECEPTACLE
RECEPTACLE	9	20	2	1200				5304	3	60	10	FCU-1
DISHWASHER	11	20	6	1400				5304	3		12	
RECEPTACLE	13	20	2	1400				600	5	20	14	FIRE ALARM CONTROL
EUH-1	15	20	3	1500				3848	6	40	16	STOVE
	17		3	1500				3848	6		18	
FCU-2	19	60	3	5304				1500	2	20	20	RECEPTACLE
	21		3	5304				1500	2	20	22	RECEPTACLE
RECEPTACLE	23	20	2	1400				2250	5	25	24	WH-1
RECEPTACLE	25	20	2	800				2250	5		26	
CU-1	27	50	3	3432				3432	3	50	28	CU-2
	29		3	3432				3432	3		30	
OVERHEAD PROJECTOR	31	20	5	1000				1000	2	20	32	RECEPTACLE
AV EQUIPMENT	33	20	5	1000				1000	2	20	34	RECEPTACLE
RECEPTACLE	35	20	2	1000				1200	5	20	36	EWC-1
BLANK SPACE	37										38	BLANK SPACE
BLANK SPACE	39										40	BLANK SPACE
BLANK SPACE	41										42	BLANK SPACE

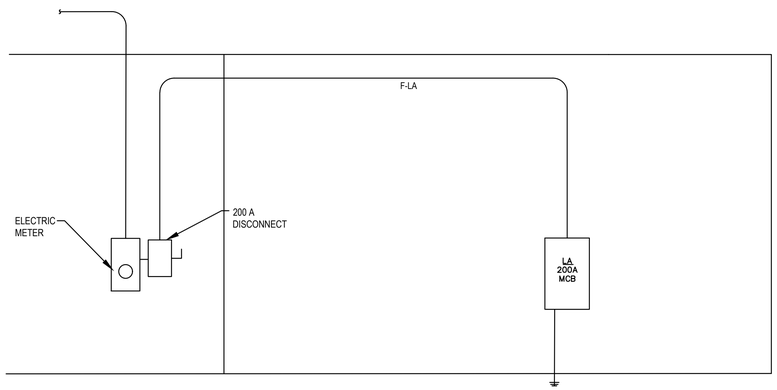
VOLTAGE:	208		MAIN TYPE:	MCB	
PHASE:	3		OCP =	200	
WIRE:	4		FEED-THRU LUGS:	NO	

NEC LOAD ANALYSIS	TYPE					
CONTINUOUS	1	1952	125%	2440	TOTAL PHASE A	18106
RECEPTACLE	2	15500	TABLE 220.44	12750	TOTAL PHASE B	29920
HVAC EQUIPMENT	3	37944	100%	37944	TOTAL PHASE C	27766
NONCOINCIDENT	4	0	0%	0		
MISC EQUIPMENT	5	8300	100%	8300	CONNECTED LOAD (VA)	75792
KITCHEN EQUIPMENT	6	12096	65%	7862	CONNECTED LOAD (A)	210
MOTOR	7	0	100%	0		
LARGEST MOTOR			25%	0	DEMAND LOAD (VA)	69296
DWELLING UNIT	8	0			DEMAND LOAD (A)	192
PANEL FEEDER	9	*				

* SEE THAT PANEL SCHEDULE FOR ITS SUMMARY

LUMINAIRE SCHEDULE

CALLOUT	DESCRIPTION	MOUNTING	MODEL	LAMP	BALLAST	VOLTS
A	6" LED RECESSED DOWNLIGHT	RECESSED	COOPER PR6-FS12-D010-HB128APK	(1) 13.8W LED, 4000K	LED DRIVER	120V 1P 2W
AE	6" LED RECESSED DOWNLIGHT WITH BATTERY BACKUP	RECESSED	COOPER PR6-FS12-D010-REM14-HB128APK	(1) 13.8W LED, 4000K	LED DRIVER	120V 1P 2W
B	1X4 LED SURFACE TROFFER FIXTURE	SURFACE	LITHONIA SBL4-3000LM-80CRI-40K-MVOLT	(1)36W LED, 4000K	LED DRIVER	120V 1P 2W
C	2FT FLOURESCENT STRIP LIGHT	WALL	COLUMBIA W2217E-U	(2) 17W LED 4000K	ELECTRONIC	120V 1P 2W
D	LED VANITY LIGHT	WALL	LITHONIA FMVCSLS-24IN-MVOLT-40K-BN	(1) 27W LED 4000K	ELECTRONIC	120V 1P 2W
E	LED ROUND CYLINDER LIGHT	PENDANT	IVO4CYL-PC-D-25LM-40K-80CRI-55D-MIN10-MVOLT-L9-JBX-S2-BR-BRS-LD-DBL	(1) 27W LED 4000K	ELECTRONIC	120V 1P 2W
F	EMERGENCY WALL PACK HEADS	WALL	SURE-LITES APEL	(2) 1.5W LED	LED DRIVER	120V 1P 2W
G	LED EXTERIOR WALL SCONCE	WALL	CALIBER WS-W36610-AL	(1) 11W LED, 4000K	LED DRIVER	120V 1P 2W
H	LED WALL PACK	WALL	LITHONIA OLWX2-80W-40K	(1) 78W LED, 4000K	LED DRIVER	120V 1P 2W
J	LED WALL PACK WITH BATTERY BACKUP	WALL	DURADO IV SERIES 60W	(1) 60W LED, 4000K	LED DRIVER	120V 1P 2W
K	6" LED RECESSED DOWNLIGHT WET LOCATION WITH BATTERY BACKUP	RECESSED	COOPER PR6-FS12-D010-REM14-HB128APK	(1) 13.8W LED, 4000K	LED DRIVER	120V 1P 2W
L	4FT FLOURESCENT STRIP LIGHT	WALL	COLUMBIA W4254E-U	(2) 54W LED 4000K	ELECTRONIC	120V 1P 2W
M	LED FLOOD LIGHT	GROUND	LITHONIA ESXF3-ALO-SVW2-KY-DDB	(1) 69W LED, 4000K	LED DRIVER	120V 1P 2W
X	UNIVERSAL FACE AC-ONLY, LED, UNIVERSAL MOUNT EXIT SIGN, WHITE FACE, RED LED,	WALL/CEILING	SURE-LITES APX7-UNV-R	(1) .99W LED	LED DRIVER	120V 1P 2W



FEEDER SCHEDULE	
F-LA	(4) #3/0 CU AND #6 CU GND IN 2-1/2" CONDUIT

* CONDUCTOR AND CONDUIT SIZES SHOWN ARE MINIMUMS AND FOR GENERAL COORDINATION ONLY. CONTRACTOR SHALL INSTALL RACEWAYS AND CONDUCTORS PER SPECIFICATIONS AND THE NEC AND PERFORM FINAL AMPACITY AND FILL CALCULATIONS.

ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE

ANDERSON COUNTY AGRILIFE FACILITY
603 N SYCAMORE ST.
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STATE OF TEXAS
RUSSELL A. LAQUEY
64164
REGISTERED PROFESSIONAL ENGINEER
2/13/2026

DATE: 2/13/2026

REVISION:
1 CITY COMMENT 3/9/2026

ELECTRICAL DETAILS/ PANELS

E4.1

DIVISION 15 - PLUMBING SPECIFICATIONS

GENERAL

A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS.

B. REFERENCE IS MADE TO REQUISITES FOR BIDDERS AND CONTRACTORS UNDER OTHER SECTIONS OF THESE SPECIFICATIONS, WHICH SHALL BE CONSIDERED BINDING, UNLESS OTHERWISE NOTED UNDER THIS SECTION.

SCOPE

EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS, BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION.

INSPECTION OF SITE

ALL PROPOSALS SHALL PRECLUDE THAT CONTRACTOR IS FAMILIAR WITH JOB SITE CONDITIONS AND UTILITY LOCATIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

PERMITS

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED.

CODE REQUIREMENTS

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS OR AS DIRECTED BY THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT, AND ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.

MATERIALS AND WORKMANSHIP

A. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS, AND UNLESS OTHERWISE SPECIFIED SHALL BE NEW, AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.

B. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION, AND ON COMPLETION, THE INSTALLATION SHALL BE THOROUGHLY CLEANED AND ALL DEBRIS PRESENT AS A RESULT OF THIS CONTRACT SHALL BE REMOVED FROM THE PREMISES, DO NOT JUST ABANDON.

CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE, HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE OWNER IN WRITING. IF ANY SUBCONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM.

PROTECTION OF WORK AND PROPERTY

A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS WORK. HE SHALL MAKE GOOD ANY SUCH DAMAGE, INJURY, OR LOSS, EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS WELL.

B. EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE WORK AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF, AND OWNER FOR THE DURATION OF THE WORK AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

CHANGES IN THE WORK

THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

COOPERATION

ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS CONTRACTS. REFERENCE SHALL BE MADE TO THE OWNER FOR INSTRUCTIONS SHOULD ANY QUESTIONS ARISE BETWEEN TRADES AS TO THE PLACING OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT, OR SHOULD IT APPEAR DESIRABLE TO REMOVE ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OR STRENGTH OF THE STRUCTURE.

SUBSTITUTION OF MATERIALS

MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE INTENDED.

SHOP DRAWINGS

SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THIS CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

DRAWINGS AND SPECIFICATIONS

A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM.

B. SHOULD ANY CHANGES BE DEEMED NECESSARY BY THE CONTRACTOR IN ITEMS SHOWN ON CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

RESPONSIBILITY

A. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

B. CONTRACTOR SHALL SUPPLY A CERTIFIED BALANCE REPORT AT COMPLETION OF PROJECT.

GENERAL PROVISIONS

1. SCOPE: PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE ACCOMPANYING DRAWINGS TO PROVIDE A COMPLETE AND PROPERLY OPERATING PLUMBING SYSTEM FOR THE BUILDING.

   OBTAIN WATER, SEWER, AND ANY OTHER REQUIRED UTILITIES AND EXTEND SERVICE FROM SAME TO BUILDING AS SHOWN ON DRAWINGS. VISIT THE SITE FOR UNDERSTANDING OF THE WORK TO BE DONE BEFORE SUBMITTING BID.

   COORDINATE THIS WORK WITH THE WORK OF THE OTHER TRADES ON THE PROJECT. ALL PLUMBING IS TO BE ROUGHED IN WHILE THE BUILDING IS BEING CONSTRUCTED AT SUCH TIMES AS NOT TO DELAY THE GENERAL CONTRACTOR ON THE BUILDING.

2. GENERAL REQUIREMENTS: COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS, CODES, RULES, AND ORDINANCES GOVERNING WORK OF THIS CHARACTER. PAY FOR AND OBTAIN NECESSARY CONSTRUCTION PERMITS AND CERTIFICATES OF INSPECTION.

   A. DRAWINGS: THE LOCATION OF THE PIPING RUNS ARE APPROXIMATE AND THE CONTRACTOR MUST MAKE ANY NECESSARY CHANGES IN THE PIPING RUNS, ETC., AT NO ADDITIONAL COST TO THE OWNER. OUTLET LOCATIONS ARE CRITICAL AND MUST BE LOCATED EXACTLY ACCORDING TO THE PLUMBING PLAN. COORDINATE THIS WORK WITH THE INSTALLERS OF EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. REFER TO THE OTHER DRAWINGS FOR DETAILS OF THE BUILDING CONSTRUCTION AND THE OTHER MECHANICAL, ELECTRICAL, AND EQUIPMENT FEATURES.

   B. COORDINATION AND WORKMANSHIP: SCHEDULE THIS WORK SO THAT IT WILL BE PROPERLY COORDINATED WITH ALL OTHER TRADES. WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICE FOR THE CLASS OF WORK INVOLVED. WORKMANSHIP SHALL ALLOW THE APPLIANCE TO OPERATE AS INTENDED AND BE INSTALLED TO BEST PROTECT THE PUBLIC AND OPERATORS FROM INJURY OR DAMAGE, AND TO PRESENT A NEAT, PLEASING, AND ORDERLY APPEARANCE.

MATERIALS AND PERFORMANCE

1. MATERIALS: ALL MATERIALS SHALL BE NEW AND OF THE QUALITY INDICATED BY THE SPECIFIED BRAND NAMES. SUBSTITUTIONS OF MATERIAL OF EQUAL QUALITY BY OTHER FIRST-LINE MANUFACTURERS MAY BE ACCEPTABLE PROVIDED A LIST OF SUCH SUBSTITUTIONS IS APPROVED IN WRITING. A SUBSTITUTIONS LIST SHALL BE SUBMITTED IN TRIPLICATE WITHIN FIVE (5) DAYS AFTER THE CONTRACT IS LET.

2. BACKFILLING: PERFORM ALL NECESSARY EXCAVATING AND BACKFILLING REQUIRED FOR THIS INSTALLATION. PREPARE A PROPER BED OF SAND OR GRAVEL OR EQUIVALENT IN ROCK SCREENINGS SO AS TO ELIMINATE SHIMMING AND VOID SPACES UNDER ANY OF THE UTILITY SERVICE PIPES. BENDING OF ANY HARD PIPE WILL NOT BE PERMITTED. WHERE A CHANGE IN DIRECTION IS NECESSARY ON PRESSURE PIPES, "COMPATIBLE" COUPLINGS OR EQUAL SHALL BE USED AND BENDS MAY NOT EXCEED 90 DEGREES. ALL EXCAVATION BELOW THE BOTTOM OF FOOTINGS SHALL BE BACKFILLED WITH 2000 PSI CONCRETE. OTHER BACKFILL SHALL CONSIST OF 2-3" OF SAND OR ROCK SCREENINGS AND EARTH TO A FINAL LEVEL EQUAL TO ITS ORIGINAL CONDITION. IN THE EVENT THE BACKFILL SHOULD SETTLE BEFORE THE FINAL TOP SURFACE IS APPLIED, APPLY ADDITIONAL BACKFILL TO SUSTAIN THE ORIGINAL LEVEL. CARE SHOULD BE TAKEN TO MINIMIZE THE DUST LEVEL WHEN EXCAVATING AND BACKFILLING SO AS TO COMPLY WITH FEDERAL AND STATE E.P.A. REGULATIONS RELATING TO THIS TYPE OF WORK (FUGITIVE DUST).

4. PIPING INSTALLATION: CLEANOUTS MUST BE INSTALLED ON MINIMUM DROP LINES EVEN THOUGH NOT SHOWN ON THE BLUEPRINTS. USE REDUCING FITTINGS IN MAKING REDUCTIONS IN SIZE OF PIPE. REAM ALL PIPE AFTER CUTTING, THEN TURN PIPES ON END AND KNOCK OUT ALL LOOSE DIRT AND SCALE BEFORE INSTALLING. MAKE CHANGES IN HORIZONTAL DIRECTION OF SOIL AND WASTE PIPES WITH LONG RADIUS FITTINGS OR WITH "Y" BRANCHES AND 1/8 OR 1/16 BENDS. CONNECT SOIL STACKS AT BASE TO HORIZONTAL RUNS WITH "Y" CONNECTIONS.

   WATER SUPPLY PIPES TO FIXTURES AND WASTE PIPES FROM FIXTURES SHALL BE CENTERED IN THE PROPER PLACE RELATIVE TO THE CENTER LINE OF THE FIXTURE. NO OFFSETS WILL BE ALLOWED. ALL PIPES SHALL BE RUN MECHANICALLY STRAIGHT AND SQUARE WITH BUILDING LINES, EXCEPT FOR REQUIRED PITCH ON HORIZONTAL LINES, AND ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS. WATER PIPING TO BE ROUTED IN WALLS, UNDER THE FLOOR SLAB, AND ABOVE SUSPENDED CEILINGS AS NOTED. WHERE WATER LINES ARE ROUTED UNDER THE FLOOR SLAB, NO MECHANICAL JOINTS SHALL BE MADE UNDER THE SLAB EXCEPT AS LISTED BELOW. WATER PIPING SHALL BE INSTALLED NOT TO EXERT VERTICAL NOR HORIZONTAL STRESSES ON THE SEATING OF UNIONS. UNIONS SHALL BE COPPER TYPE NIBCO #733 OR EQUAL.

   NO WAX, PUTTY, OR VARNISH WILL BE PERMITTED. CRACKED FITTINGS SHALL BE REMOVED AND REPLACED WITH NEW FITTINGS. MAKE THREADED JOINTS IN BRASS PIPE AND FITTINGS WITH PIPE THREADING TO THE SHOULDER OF THE FITTINGS. NO SLIP JOINTS OR COUPLING JOINTS IN BRASS PIPE WILL BE PERMITTED, EXCEPT ON THE FIXTURE SIDE OF THE TRAP.

5. WATER PIPE:

   JOINTS SHALL BE CLEANED AND DEBURRED AS RECOMMENDED BY THE MANUFACTURER AND FEDERAL, STATE, AND LOCAL CODES AND SOLDERED AS LISTED BELOW. FLUX SHALL BE NON-CORROSIVE.

   ABOVE GRADE - WHERE FITTINGS ARE SOLDERED BOTH FITTINGS AND TUBING SHALL BE CLEANED AS DESCRIBED ABOVE. UNDER NO CIRCUMSTANCES SHALL DISSIMILAR METALS COME INTO DIRECT CONTACT WITH COPPER TUBING; E.G., GALVANIZED STRAPPING, HANGERS, OR CLAMPS TO SECURE THE TUBING.

   BELOW GRADE, OR FLOOR SLAB ON EARTH OR STONE FILL - HIGH TEMPERATURE, SOLDER, 1200 DEG. F OR GREATER MELTING POINT.

   NOTE: WATER PIPE TO BE PROPERLY SECURED AND ALIGNED SO AS NOT TO EXERT VERTICAL OR HORIZONTAL STRESSES ON THE SEATING OF THE MATING (MALE AND FEMALE) SURFACES OF THE UNIONS.

   A. MATERIALS - UNDERGROUND: TYPE "L" COPPER TUBE, SOFT TEMPER

   B. MATERIALS - ABOVEGROUND: TYPE "L" COPPER TUBE, HARD DRAWN.

   C. INSULATION: INSULATION FOR HOT AND COLD WATER PIPING SHALL BE 1/2" (1" ON 1ST 8 FT. FROM TANK) THICK ARMAFLEX UL LABELED OR FIBERGLASS 25 WITH ASJ/SSL FOIL/VINYL JACKET OR EQUAL. INSULATE ALL PIPING AND FITTINGS.

6. WASTE PIPING: INSTALL HORIZONTAL DRAIN AND WASTE PIPES WITH MIN. 1/8"/FT. SLOPE.

   MATERIALS: PVC SCH. 40, CAST IRON - HUB TYPE WITH NEOPRENE JOINTS - WITH STAINLESS STEEL CONNECTORS WHEN PVC IS NOT ALLOWED PER LOCAL CODE.

7. PIPE SLEEVES/ESCUTCHEONS: PROVIDE CHROME-PLATED ESCUTCHEONS ON ALL PIPES PASSING THROUGH WALLS, FLOORS, OR CEILINGS OF FINISHED ROOMS. ESCUTCHEONS TO BE BEATON & CADWELL #10, 40, 64 OR EQUIVALENT WITH SET-SCREWS. PROVIDE ESCUTCHEONS ON ALL WASTE LINES FROM PLUMBING FIXTURES, WHETHER THROUGH WALLS, FLOORS, AND WHETHER CONCEALED BEHIND COUNTERS OR EXPOSED. PIPE SLEEVES SHALL BE PROVIDED WHEN PIPES PENETRATE FOUNDATION AND SHALL BE 1" LARGER THAN PIPE, SEAL SLEEVE W/CAULKING.

8. PLUMBING FIXTURES: FURNISH AND INSTALL PLUMBING FIXTURES AS SHOWN ON DRAWINGS WITH ALL ACCESSORIES AND TRIM AS LISTED. ALL FIXTURES SHALL BE PROTECTED THROUGH THE COURSE OF THE CONSTRUCTION. ANY FIXTURE DAMAGED SHALL BE REPLACED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

9. CONNECTION TO OTHER FIXTURES: CONNECT BUILDING SERVICE PIPING, INCLUDING BUT NOT LIMITED TO WATER, AND DRAIN PIPES TO EQUIPMENT AS INDICATED IN EQUIPMENT SPECIFICATIONS.

10. TESTS:

    A. DRAINAGE AND VENT PIPING - DRAINAGE AND VENT PIPING SHALL BE TESTED BEFORE THE PLUMBING FIXTURES ARE INSTALLED BY CAPPING THE OPENINGS AND FILLING THE ENTIRE SYSTEM WITH WATER AND ALLOWING IT TO STAND THUS FILLED NOT LESS THAN ONE (1) HOUR. INSPECT WATER LEVEL TO DETERMINE IF PIPING IS TIGHT.

    B. WATER PIPING - THE WATER SUPPLY PIPING LINES SHALL BE TESTED BEFORE THE PLUMBING FIXTURES ARE CONNECTED BY FILLING THE ENTIRE SYSTEM WITH POTABLE WATER AND APPLYING HYDROSTATIC PRESSURE OF 100 PSI AND ALLOWING TO STAND FOR NOT LESS THAN FOUR (4) HOURS AT THIS PRESSURE TO PROVE PLUMBING INTEGRITY.

11. DISINFECTION OF POTABLE WATER SYSTEM: UPON COMPLETION OF INSTALLATION DISINFECT THE WATER SYSTEM BY FILLING IT WITH SOLUTION CONTAINING 50 PARTS PER MILLION OF CHLORINE AND ALLOW IT TO STAND FOR NOT LESS THAN SIX (6) HOURS BEFORE FLUSHING THOROUGHLY AND RETURNING TO SERVICE. FURNISH CLEAN WATER SAMPLES TO THE LOCAL AUTHORITY FOR TESTING AFTER THE LINES HAVE BEEN DISINFECTED. THIS PROCEDURE TO BE IN ACCORDANCE WITH STATE PLUMBING CODE.

12. CLEANUP: CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT THOROUGHLY BEFORE FINAL INSPECTION, LEAVING ALL READY FOR USE.

13. GUARANTEE: MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. DEFECTIVE WORK AND ALL DAMAGES CAUSED THEREBY WHICH MAY OCCUR DURING THE TERM OF THE AFOREMENTIONED GUARANTEE WILL BE REPAIRED AND/OR REPLACED AT NO EXPENSE TO THE OWNER.

14. OWNER'S MANUAL: PROVIDE THE OWNER, AT THE COMPLETION OF THIS CONTRACT, WITH AN "OWNER'S MANUAL" SO LABELED. THE MANUAL SHALL CONSIST OF A THREE-RING LOOSE-LEAF BINDER CONTAINING ALL PRINTED MATTER SUCH AS: GUARANTEE CARDS, CLEANING INSTRUCTIONS, NOTICES TO OWNER, OPERATING MANUALS, AND MAINTENANCE INSTRUCTIONS THAT MAY BE CONTAINED IN THE SHIPPING CARTONS OR EQUIPMENT HOUSINGS.

PLUMBING SYMBOLS

- COLD WATER (CW)
- HOT WATER (HW)
- HOT WATER RETURN (HWR)
- G — GAS PIPE
- SANITARY SEWER
- V — SANITARY VENT
- OF — OVERFLOW ROOF DRAIN
- RD — ROOF DRAIN
- SD — STORM DRAIN
- GW — GREASE WASTE LINE
- D — CONDENSATE DRAIN
- AW — ACID WASTE
- AV — ACID VENT
- DIRECTION OF FLOW
- DIRECTION OF SLOPE DOWN
- CAP ON END OF LINE
- FLEXIBLE CONNECTION (PIPE LINE)
- BALL VALVE
- GATE VALVE
- BALANCE VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- PLUG VALVE
- GLOBE VALVE
- STRAINER
- UNION
- FLOOR DRAIN (FD)
- HUB DRAIN (HD)
- RISER DOWN (ELBOW)
- RISER UP (ELBOW)
- HOSE BIBB (H.B.)
- ROOF DRAIN (RD)
- VTR — VENT THRU ROOF
- EWC — ELECTRIC WATER COOLER
- CO — CLEANOUT
- FCO — FLOOR CLEANOUT
- GCO — GRADE CLEANOUT
- WCO — WALL CLEANOUT
- PCO — PLUG CLEANOUT
- RWC — RAIN WATER CONDUCTOR
- NFWH — NON-FREEZE WALL HYDRANT
- UF — UNDERFLOOR
- UG — UNDERGROUND
- AFF — ABOVE FINISHED FLOOR
- WHA/SA — WATER HAMMER ARRESTER/SHOCK ABSORBER
- IE — INVERT ELEVATION
- NEW TO EXISTING CONNECTION
- TP — TRAP PRIMER
- P/1 — PLUMBING RISER DESIGNATION

ALL SYMBOLS SHOWN IN SYMBOL LIST ARE NOT NECESSARILY USED.

PIPE MATERIAL SPECIFICATIONS

PIPING SERVICE	SIZE	PIPING MATERIAL ABOVE GROUND	PIPING MATERIAL BELOW GROUND
COLD WATER HOT WATER	ALL SIZES	TYPE "L" COPPER WROUGHT FITTINGS	TYPE "K" COPPER FLARED FITTINGS
SANITARY DRAINAGE	2" AND SMALLER	SERVICE WEIGHT PVC	SERVICE WEIGHT PVC
SANITARY DRAINAGE	2-1/2" AND LARGER	SERVICE WEIGHT PVC	SERVICE WEIGHT PVC
CONDENSATE	2" AND SMALLER	TYPE "K" COPPER	NOT APPLICABLE
SANITARY VENT	2" AND SMALLER	SERVICE WEIGHT PVC	SERVICE WEIGHT PVC
SANITARY VENT	2-1/2" AND LARGER	SERVICE WEIGHT PVC	SERVICE WEIGHT PVC

NOTE; ALL PIPING ABOVE CEILING SHALL NOT BE PVC IF THE SPACE IS USED FOR RETURN AIR.

PLUMBING NOTES

1. ALL PIPING SHOWN IS ABOVE CEILING IN AREAS WITH DROPPED CEILING OR AT BOTTOM OF SUPPORT STRUCTURE FOR FLOOR OR ROOF ABOVE IN EXPOSED STRUCTURE AREAS, UNLESS NOTED OTHERWISE.
2. SECURE AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT JOB BEFORE PROCEEDING WITH FABRICATION OF WORK.
3. PROVIDE ALL ADDITIONAL STEEL, HANGER MATERIALS, RODS AND CLAMPS AS REQUIRED FOR COORDINATION WITH WORK OF OTHER TRADES.
4. THE CONTRACTOR IS RESPONSIBLE FOR FIRE STOPPING AT ALL PENETRATIONS OF FIRE AND SMOKE RATED STRUCTURES, FLOORS AND PARTITIONS. REFER TO ARCHITECTURAL FLOOR PLANS FOR LOCATIONS OF ALL RATED STRUCTURES.
5. PIPING LAYOUT IS ONLY SCHEMATIC, EXACT LOCATION OF PIPES TO BE COORDINATED WITH BUILDING STRUCTURE AND WORK OF OTHER CONTRACTORS.
6. CONCEAL PIPING WHENEVER POSSIBLE UNLESS NOTED OTHERWISE.
7. RUN ALL WATER LINES LEVEL.
8. SUPPORT CAST IRON SANITARY AND VENT PIPING, ON 5'-0" CENTERS, ALL STEEL PIPING ON 10'-0" CENTERS, COPPER PIPING ON 8'-0" CENTERS.
9. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE.
10. SLOPE ALL SANITARY SEWER PIPING AT 1 PERCENT OR 1/8" PER FOOT.
11. PROVIDE CLEANOUTS AT NOT MORE THAN 50 FT. APART IN HORIZONTAL SANITARY DRAINAGE LINES 4" SIZE OR LESS, AND NOT MORE THAN 100 FT. APART FOR LARGER PIPES.
12. PROVIDE CLEANOUTS AT BASE OF ALL SANITARY STACKS.
13. PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION GREATER THAN 45° IN SANITARY AND CONDENSATE DRAIN PIPES.
14. COLD WATER PIPE SERVING FLUSH VALVES SHALL EXTEND FULL SIZE TO THE END OF PIPE RUN AND A SHOCK ABSORBER SHALL BE INSTALLED.
15. ALL FIXTURES TO BE EQUIPPED WITH STOP VALVES IN ACCESSIBLE LOCATION. PROVIDE ACCESS DOOR WHERE REQUIRED.
16. NO PLUMBING PIPING SHALL RUN THROUGH OR ABOVE ELECTRICAL UTILITY, TELEPHONE EQUIPMENT OR ELEVATOR MACHINE ROOMS OR CLOSETS (INCLUDING ELEVATOR SHAFTS), EXCEPT FOR PIPING SERVING EQUIPMENT OR DEVICES FOR THAT SPECIFIC AREA. PROVIDE DRIP PANS BELOW ANY LIQUID TRANSMISSION PIPING THAT IS REQUIRED IN THESE AREAS.
17. PROVIDE SHUT-OFF VALVES AT ALL COLD AND HOT WATER PIPES SERVING SINGLE OR GROUP OF FIXTURES AT TAKE-OFF FROM WATER MAIN.

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DATE: 2/13/2026

REVISION:

PLUMBING SYMBOLS SCHEDULES & SPECS

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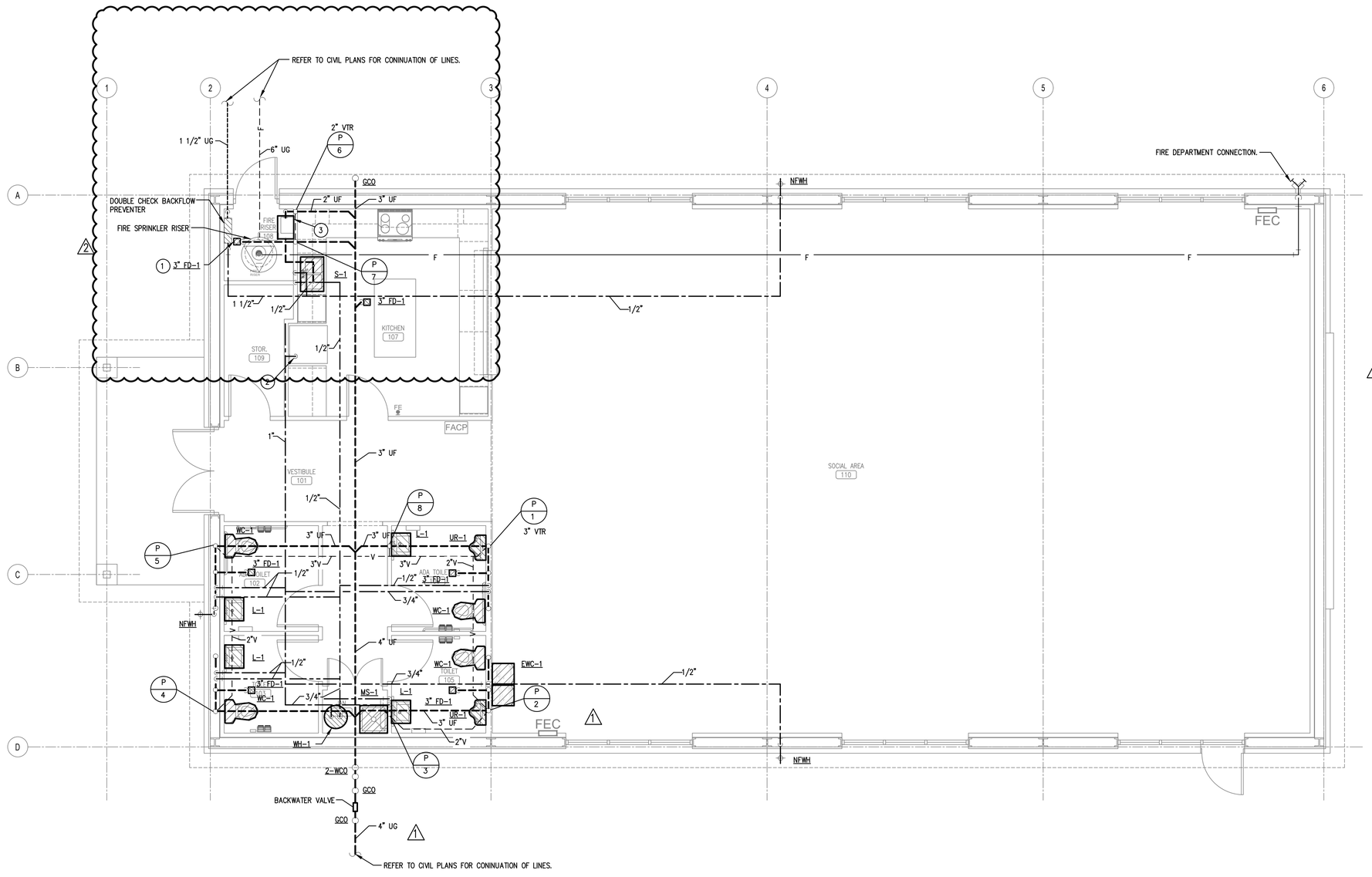

NORTH

FLOOR PLAN - PLUMBING

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

GENERAL PLUMBING NOTES

1. ALL DOMESTIC WATER AND CONDENSATE DRAIN PIPING SHALL BE INSULATED. ANY PIPING EXPOSED TO FREEZING ELEMENTS SHALL BE HEAT TRACED.
2. ALL FLOOR DRAINS SHALL HAVE TRAP PRIMERS CONNECTED TO THEM.
3. ALL BRANCH LINES SERVING MORE THAN ONE PLUMBING FIXTURE SHALL HAVE ISOLATION VALVES INSTALLED IN THEM.
4. ALL DRAIN PIPING TO BE SLOPED AT MINIMUM 1/8"PER FT. UNLESS OTHERWISE NOTED.
5. ALL VENTS THRU ROOF SHALL BE MINIMUM 10'-0" FROM RTU AND MAU OUTSIDE AIR OPENINGS.
6. ALL DOMESTIC WATER PIPING SHALL BE INSULATED TO MEET THE REQUIREMENTS OF THE 2009 IECC ENERGY CODE.
7. PROVIDE BACKFLOW PREVENTER FOR WATER LINES GOING TO HOSE BIBBS AND WATER CONNECTION IN THE SHOP.
8. PROVIDE TEMPERING MIXING VALVE FOR EACH LAVATORY,
9. DRAWINGS ARE DIAGRAMMATIC IN NATURE, MECHANICAL CONTRACTOR SHALL NOT SCALE FROM DRAWINGS.

FIRE SPRINKLER NOTES:

1. PROVIDE CLASSROOMS, LOBBIES, AND OTHER LIGHT HAZARD AREAS WITH A DENSITY OF 0.10 G.P.M./SQ. FT. OVER THE MOST REMOTE 1500 SQ. FT. A 250 G.P.M. HOSE ALLOWANCE IS TO BE ADDED TO THE HYDRAULIC CALCULATIONS. SPRINKLE PER NATIONAL FIRE CODE, NFPA 13 AND INTERNATIONAL FIRE CODE.
2. PROVIDE JANITOR'S CLOSETS AND MECHANICAL ROOMS AND OTHER ORDINARY GR.1 HAZARD AREAS WITH A DENSITY OF 0.16 G.P.M./SQ. FT.
3. FINAL LOCATION OF SPRINKLERS SHALL BE DETERMINED UPON SHOP DRAWING REVIEW.
4. PROVIDE INSPECTOR'S TEST CONNECTION AT MOST REMOTE AREA.

PLAN KEYED NOTES

1. PROVIDE 1/2" TRAP PRIMER TO FD-1 FROM CW.
2. PROVIDE 1/2" CW TO WALL BOX. CONNECT TO REFRIGERATOR.
3. PROVIDE GREASETRAP JOHN BOOS GT- 8 . RUN 2" DRAIN LINE FROM SINK OVER TO TRAP, THEN 2" LINE OVER AND DOWN TO MAIN SEWER LINE.

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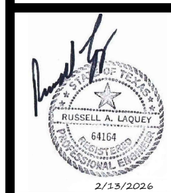


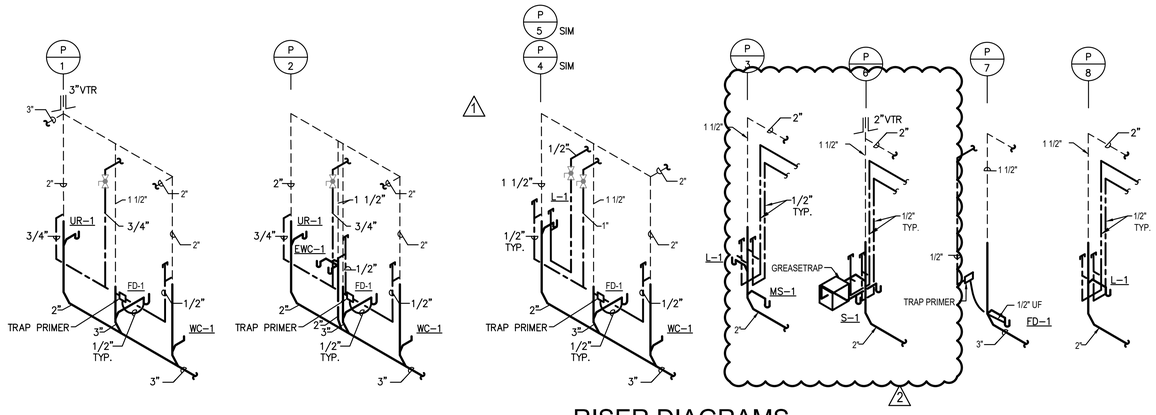
2/13/2026

DATE: 2/13/2026

REVISION:
1 CITY COMMENT 3/9/2026
2 OWNER CHANGE 4/10/2026

FLOOR PLAN - PLUMBING

P2.1



RISER DIAGRAMS

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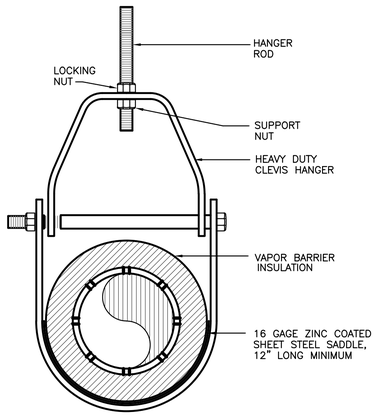

CLEVIS HANGER DETAIL

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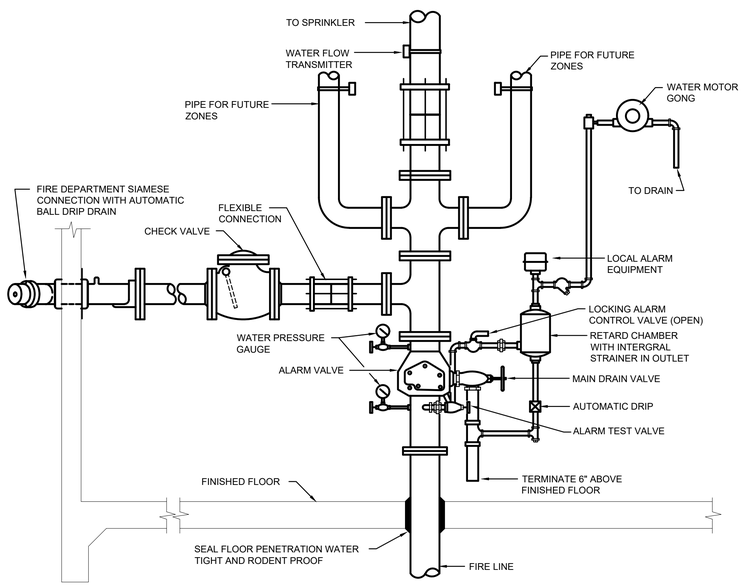

WET PIPE FIRE SPRINKLER RISER DETAIL

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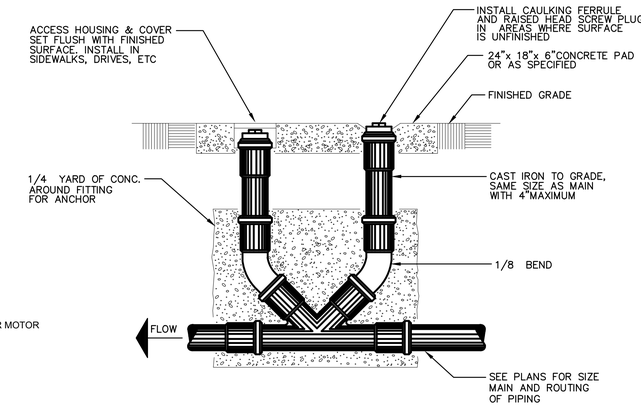

2-WAY CLEANOUT DETAIL

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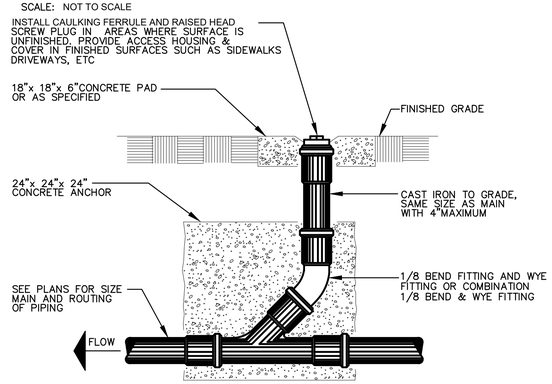


GRADE CLEANOUT DETAIL

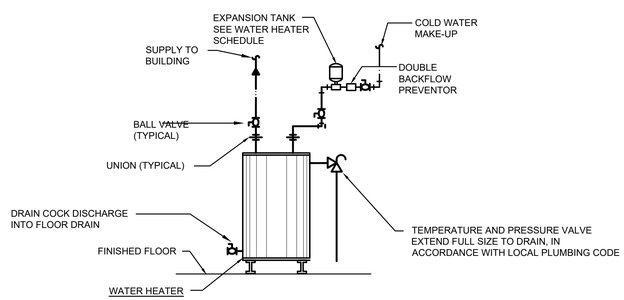
PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ITEM ID	EQUIP. & FIXTURES	MFG./ MODEL #	SOIL	VENT	T R AP	INDIRECT WASTE	WATER			GAS (CFH)	REMARKS
							CW	HW	TW		
BFP1	BACK FLOW PREVENTER	WATTS/ SD-2	-	-	-	-	1½"	-	-		DOUBLE CHECK VALVE ASSEMBLY
TMV	THERMOSTATIC MIXING VALVE	LAWLER/ 570	-	-	-	-	½"	½"	½"	-	BRONZE BODY MIXING VALVE, TEMPERATURE SET FOR 110°F. MAX.
A.P.	ACCESS PANEL	ELMDOR/ PW SERIES	-	-	-	-	-	-	-	-	10"x10" SQUARE STAINLESS STEEL ACCESS PANEL.
WCO	WALL CLEANOUT	JOSAM/ 58910-19	-	-	-	-	-	-	-	-	WALL CLEANOUT WITH 58600 S.S. WALL ACCESS COVER AND SCREW.
T.P.	TRAP PRIMER	JOSAM/ 88250-10	-	-	-	-	½"	-	-	-	MOUNT UNDER CLOSEST SINK OR CLOSEST PIECE OF EQUIPMENT.
FD-1	FLOOR DRAIN	JOSAM/ 30003-7A	3"	2"	3"	-	-	-	-	-	CAST IRON WITH NICKEL TOP
NFWH	WALL HYDRANT	JOSAM/71200	-	-	-	-	½"	-	-	-	FREEZEPROOF WITH VACUUM BREAKER AND LOOSE KEY
L-1	LAVATORY ADA/TAS	AMERICAN STANDARD/ LUCERNE 0355.012	2"	1½"	1¼"	-	½"	-	½"	-	VITREOUS CHINA WALL HUNG LAVATORY FOR CONCEALED ARM SUPPORT (JOSAM 17100). AMERICAN STANDARD MARQUETTTE SATIN NICKEL 7764SF FAUCET, OFFSET TAILPIECE MCGUIRE CHROME SUPPLIES, LOOSE KEY ANGLE STOPS, ½"X½" C.P. 17 GAUGE ADJUSTABLE P-TRAP WITH CLEANOUT AND CHROME SET SCREW ESCUTCHEONS THROUGH WALL, "TRUBRO LAV-GAURD" INSULATION KIT NO. 101. INSTALLATION SHALL COMPLY WITH ADA REQUIREMENTS
WC-1	HANDICAPPED WATER CLOSET ADA/TAS	AMERICAN STANDARD 3305.000	3"	2"	-	-	½"	-	-	-	HANDICAPPED VITREOUS CHINA FLOOR MOUNTED TANK WATER CLOSET WITH ELONGATED BOWL, 16½" RIM HEIGHT, SIPHON JET FLUSH ACTION, 1.6 GPF., FURNISHED COMPLETE WITH AMERICAN STANDARD 5901.100 OPEN FRONT TOLIET SEAT, WITH HANDLE TO BE ON OPPOSITE SIDE FROM SIDE WALL GRAB BAR.
S-1	DOUBLE COMPARTMENT ADA COUNTERTOP SINK	ELDAY #LARD3322	1½"	1½"	1½"	-	½"	½"	-	-	33"X22" X 5.5" DEEP 20 GAUGE STAINLESS SINK DUAL HANDLE DECK MOUNTED FAUCET, ELKAY #LK-2452BH 2 GPM, DRAIN: ELKAY LK35 ADJUSTABLE TRAP WITH CLEANOUT PLUG AND WALL FLANGE, MCGUIRE #8912. PROVIDE TRAP WRAP/SUPPLY INSULATION, HANDILAV-GUARD MODEL 102
UR-1	URINAL ADA/TAS	AMERICAN STANDARD/ ALLBROOK 6541.132	2"	2"	-	-	¾"	-	-	-	VITREOUS CHINA WHITE WALL HUNG URINAL WITH SIPHON JET FLUSH, SLOAN OPTIMA 8186-1.0 BATTERY POWERED FLUSHOMETER, JOSAM SERIES 17560-UR URINAL CHAIR CARRIER.
MS-1	MOP SINK	FIAT/MSB2424	3"	2"	3"	-	¾"	¾"	-	-	MOLDED-STONE MOP SERVICE BASIN, WHITE WITH STAINLESS STEEL STRAINER, DRAIN BODY AND LINT BASKET. WITH FIAT 830-AA COMBINATION FITTING WITH VACUUM BREAKER, ¾" HOSE THREAD ON SPOUT, PAIL HOOK, WITH LEVER HANDLES, INTEGRAL STOPS, AND WALL BRACE.
EWC-1	ELEC. WATER COOLER	ELKAY/ LZSTL8WSLK	2"	1½"	2"	-	½"	-	-	-	BI-LEVEL ADA COMPLIANT SWIRL FLO WATER COOLER, WITH BOTTLE FILL, AND STAINLESS STEEL AND GRAY FINISH. CHILLER 120V, 1Ø, AND 1/5 HP COMPRESSOR.

NOTES:
1. PROVIDE 17 GA. 11#4" ADJUSTABLE P-TRAP & ANGLE STOPS.
2. PROVIDE HANDI LAV-GUARD INSULATION KITS ON TRAP AND HOT AND COLD WATER PIPING TO MEET ADA REQUIREMENTS (WHERE REQUIRED) AT ALL HANDICAP LAVATORIES.
3. WATER CLOSET HANDLES TO BE OPPOSITE SIDE FROM GRAB BARS.
4. REFER TO ARCHITECTURAL SHEETS FOR FIXTURE MOUNTING HEIGHTS.

WATER HEATER SCHEDULE

MARK	TYPE	INPUT	POWER SUPPLY	STORAGE	RECOVERY	NOTES
WH-1	VERTICAL TANK	4.5/4.5KW	208V/1Ø	60 GAL.	18 GPH AT 100° FΔT	BRADFORD WHITE LIGHT DUTY ELECTRIC MODEL No. LE260S3-3



NOTE: SEE PLANS FOR PIPE SIZES AND CONTINUATION OF PIPING

ELECTRIC WATER HEATER DETAIL

SCALE: NOT TO SCALE

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PLUMBING DETAILS

P3.1