ADDITION TO:
COMMONWEALTH SENIOR LIVING
MCAP CHRISTIANSBURG LLC

GENERAL NOTES:

- CONTRACTORS TO INSPECT ALL FIELD ASPECTS OF THE PROJECT AND COMPARE FINDINGS WITH PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID. FAILURE TO DISCLOSE CONFLICTS MAY RESULT IN CONTRACTOR LIABILITY FOR REMEDY.
- DEMOLITION INDICATED DOES NOT NECESSARILY INDICATE FULL EXTENT OF DEMOLITION / REPAIR REQUIRED. CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND SHALL VISIT THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION REQUIRED BY NEW CONSTRUCTION AND DESIGN.
- ALL EXISTING ELECTRICAL PANELS, DISCONNECTS, CIRCUITS, FIXTURES, SHALL BE DISCONNECTED PRIOR TO ANY DEMOLITION WORK IN THAT AREA.
- ALL EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION. ALL SURFACES DAMAGED SHALL BE REPAIRED AND/OR REPLACED AS NECESSARY BY THE RESPONSIBLE PARTIES.
- ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFICALLY INDICATED BY THE OWNER. ALL MATERIAL SHALL BE REMOVED FROM THE SITE PROMPTLY. NO ACCUMULATION WILL BE PERMITTED.
- ALL AREAS WHERE WORK IS TO OCCUR TO BE SECTIONED OFF FROM THE PUBLIC AND ALL REQUIRED SHORING, BARRICADING, AND SCAFFOLDING TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WORK TO BE IN ACCORDANCE WITH O.S.H.A. REQUIREMENTS.
- ALL RUBBISH AND DEBRIS TO BE REMOVED FROM THE PROJECT SITE WITHIN A 24 HOUR PERIOD OR PLACED IN PRE-APPROVED DUMPSTER LOCATIONS. CONTRACTOR TO RECEIVE APPROVAL OF DUMPSTER LOCATION FROM BUILDING REPRESENTATIVE.
- DEMOLITION CONTRACTOR TO CONTACT BUILDING REPRESENTATIVE AND ALL UTILITY COMPANY REPRESENTATIVES HAVING JURISDICTION OVER THIS PROJECT TO ASCERTAIN BUILDING AND UTILITY COMPANY LINES ABOVE, WITHIN, OR BELOW THE PREMISES TO AVOID ANY POSSIBILITIES OF CUTTING SUCH LINES, CAUSING EXPLOSIONS, ELECTRICAL OUTAGES, LEAKS, ETC.
- ALL ELECTRICAL DEMOLITION TO BE COMPLETED BY A LICENSED ELECTRICIAN.
- MECHANICAL SUBCONTRACTOR TO REMOVE ALL EXISTING MECHANICAL EQUIPMENT, DUCTWORK, PLUMBING FIXTURES, PIPING SYSTEMS, ETC., NOT BEING REUSED - MECHANICAL SUBCONTRACTOR IS NOT ALLOWED TO LEAVE THESE ITEMS IN PLACE AND ABANDON SUCH ITEMS, BUT MUST REMOVE ITEMS FROM PROJECT SITE.
- THE WORK SHOWN IS BASED ON BEST AVAILABLE INFORMATION WITH OR WITHOUT USE OF A FIELD SURVEY.
- ALL TRADES TO REVIEW ALL SECTIONS OF THE PLANS FOR COMPLETE SCOPE OF WORK. FAILURE TO DO SO DOES NOT ALLEVIATE CONTRACTOR / SUBCONTRACTOR OF ITS RESPONSIBILITIES. EX: ARCHITECTURAL PLANS INCLUDE REFERENCES TO, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, FIRE ALARM, FIRE PROTECTION SPRINKLER, MECHANICAL, STRUCTURAL, ETC.
- DO NOT SCALE PLANS. FIELD VERIFY INFORMATION. REPORT CONFLICTS TO ARCHITECT PRIOR TO COMMENCING WITH WORK.
- ALL CONTRACTORS/ SUBCONTRACTORS TO READ AND UNDERSTAND ALL PLANS AND SPECIFICATIONS IN ITS ENTIRETY, AND ARE REQUIRED TO FIELD VISIT THE SITE TO VIEW ACTUAL FIELD CONDITIONS AS APPLICABLE. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OR SUBCONTRACTOR OF CONTRACTUAL RESPONSIBILITY. SUBMISSION OF AN ESTIMATE FOR THE PROJECT INDICATES ACCEPTANCE OF THIS REQUIREMENT.
- WORK TO OCCUR IN AN OPEN FACILITY. ALL CONTRACTORS TO ADHERE TO BUILDING POLICIES. ALL TRADES TO CLEAN UP AFTER THEMSELVES CONSTANTLY WHEN WORK ZONE IS OPEN TO RESIDENTS.
- USE OF PLANS BY OWNER INDICATES REVIEW OF PLANS AND ACCEPTANCE OF PROJECT SCOPE OF WORK BY OWNER / OWNER'S REPRESENTATIVE INCLUDING COORDINATION OF ITS OWN STAFF AND CONSULTANTS..
- WORK TO OCCUR IN AN OPEN FACILITY. ALL WORK TO ADHERE TO CHAPTER 33 OF THE VA CONSTRUCTION CODE. SEPARATION OF CONSTRUCTION AREAS PER 3302.4 FOR MORE INFO. FIRE EXTINGUISHERS TO BE IN ALL WORK ZONES AND STORAGE AREAS PER CHAPTER 3309. SEE CHAPTER 33 FOR MORE INFORMATION.

PROJECT SUBMITTAL SCHEDULE:

THE FOLLOWING ITEMS ARE TO BE SUBMITTED WITH MIN 4 WEEK REVIEW TIME TO THE ARCHITECT, AND OWNER FOR APPROVAL PRIOR TO ORDER, PURCHASE, AND/OR INSTALLATION:

SHOP DRAWINGS / CUT SHEETS: (EMAIL SHOP DRAWINGS / CUT SHEETS ACCEPTABLE TO ARCHITECT)

- ☐ DOORS, WINDOWS, HARDWARE
- ☐ CABINET/COUNTER SHOP DRAWINGS
- ☐ ROOFING, BRICK, MORTAR, BRICK SAMPLE WITH JOINT, BREAKMETAL
- ☐ TRIM, BASE, CROWN, ASSIST RAIL
- ☐ METAL FRAMING, TRUSSES, STEEL PACKAGE
- ☐ PLUMBING FIXTURE CUT SHEETS
- ☐ MECHANICAL CUT SHEETS
- ☐ ELECTRICAL DEVICE AND FIXTURE CUT SHEETS
- ☐ FIRE ALARM DESIGN PACKAGE / CUT SHEETS - TO BE APPROVED BY BUILDING OFFICIAL
- ☐ SPRINKLER SUBMITTAL PACKAGE DESIGN DRAWINGS - TO BE APPROVED BY BUILDING OFFICIAL
- ☐ ITEMS AS CALLED OUT FOR WITHIN THE PLAN PACKAGE

TESTING:

- ☐ AS PRESCRIBED BY SPECIAL INSPECTIONS / STRUCTURAL ENGINEER / MEP ENGINEER / ARCHITECT

PROJECT TEAM:

OWNER:	MCAP CHRISTIANSBURG LLC - ANDY SULLIVAN - VP, MCAP CONSTRUCTION MANAGER 915 EAST HIGH ST STE 600 CHARLOTTESVILLE, VA 22902 PHONE: 434-220-1055
ARCHITECT:	DB3, INC. - ARCHITECTS - ROBERT C. LEARY, R.A., A.I.A., ARCHITECT 409 S CHURCH ST STE E SMITHFIELD, VA 23430 PHONE: 757-488-4747
CIVIL ENG: *	WESTWOOD 80 COLLEGE STREET STE H CHRISTIANSBURG, VA 24073 PHONE: 888-937-5150
STRUCTURAL ENGINEER:	M. SCHOOLEY, PE - MICHAEL W. SCHOOLEY, PE 4313 BONNEY ROAD VA BEACH, VA 23452 PHONE: 757-222-1021
FME ENGINEER:	BRW ENGINEERING - HARRY BAYLOR, PE 248 W. BUTE STREET NORFOLK, VA 23510 PHONE: 757-286-2730
FIRE PROTECTION:	CROSSFIRE DESIGN - JERRY BOGUS, NICET LVL III PHONE: 804-803-1551
INT DESIGNER:*	SOLUTION 65, INC. CATHY WILKINSON, CID / ASID c-540-206-4429

(*) ABOVE DENOTES PLANS PROVIDED BY OWNER VIA SEPARATE CONTRACT, NOT IN ARCHITECT'S SCOPE OF WORK.

PROJECT ADDRESS: 201 WHEATLAND COURT NE CHRISTIANSBURG, VA 24073

SCOPE OF WORK: 1-2 ADDITION TO AND RENOVATION OF EXTG 1-2 BUILDING

TRADE NOTES: ******ALL TRADES TO READ******

1. FIRE PROTECTION SPRINKLER SYSTEM TO BE MODIFIED BY LICENSED FIRE PROTECTION CONTRACTOR AS REQUIRED BY NEW DESIGN. SUBMIT DETAILED PLANS TO MUNICIPALITY FOR APPROVAL PRIOR TO COMMENCING WITH ANY SPRINKLER WORK.

2. EXISTING FIRE PROTECTION SPRINKLER AND FIRE ALARM SYSTEMS TO REMAIN IN FORCE DURING CONSTRUCTION - COORDINATE ANY DISRUPTION IN SERVICE WITH FACILITY AND LOCAL FIRE MARSHALL / FIRE DEPARTMENT AS APPROPRIATE PRIOR TO SUCH DISRUPTION OF SERVICE. FACILITY TO POST STAFF FIRE WATCHES, AS SCHEDULED AND AS APPROPRIATE DURING SHUT DOWNS AT NO COST TO CONTRACTOR(S).

3. MAINTAIN EMERGENCY EGRESS ROUTES CLEAR OF DEBRIS AND ACCESSIBLE DURING CONSTRUCTION. COORDINATE ROUTE(S) WITH OWNER AND MUNICIPALITY BUILDING INSPECTION / FIRE MARSHALL OFFICE AS APPROPRIATE.

4. FIRE ALARM SYSTEM TO BE MODIFIED PER NEW LAYOUT BY LICENSED FIRE ALARM CONTRACTOR VIA ITS DESIGN SET OF PLANS APPROVED BY THE MUNICIPALITY PRIOR TO WORK. FIRE ALARM CONTRACTOR TO VERIFY EXPANDABILITY OF EXISTING SYSTEM AND INCLUDE ANY UPGRADES OR PANELS NECESSARY FOR A FULLY FUNCTIONING FIRE ALARM SYSTEM. F/A CONTRACTOR TO PREPARE AND PROVIDE ANY FIRE ALARM DESIGN PLANS NECESSARY AND REQUIRED BY THE MUNICIPALITY BASED ON THE SCOPE OF WORK.

5. ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK TO BE PERFORMED BY LICENSED SUBCONTRACTOR. SUBCONTRACTOR TO PROVIDE ANY SUBMITTALS AND DRAWINGS NECESSARY, TO THE MUNICIPALITY FOR ITS WORK. ENGINEERED PLANS, IF REQUIRED BY MUNICIPALITY WILL BE AT AN ADDITIONAL EXPENSE AND PROVIDED BY THE OWNER.

6. OWNER TO PROVIDE TECHNOLOGY PLANS FOR NURSE CALL, WIFI, CABLE TV, TELEPHONE, TELEPHONE SYSTEMS, MAG LOCKS, AND ALARM SYSTEMS TO BE USE IN CONJUNCTION WITH THIS SET OF PLANS.

7. COORDINATE WORK SCHEDULE & PERMITS (INCLUDING TRADE PERMITS) WITH OWNER PROVIDED PHASING PLAN.

CODE DATA:

THIS PROJECT REQUIRES THAT ALL NEW WORK, ADDITIONS, AND RENOVATIONS BEING PERFORMED SHALL MEET THE FOLLOWING CODES:

- 2021 VIRGINIA EXISTING BUILDING CODE
- 2017 ICC A117.1 ACCESIBILITY CODE.
- 2021 LIFE SAFETY CODE
- 2021 VECC ENERGY CONSERVATION CODE - PRESCRIPTIVE METHOD

ALL NEW WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES.

CODE DATA: SEE SHEET MP AND CONSULTANT PLANS FOR ADDITIONAL CODE INFORMATION

INDEX OF DRAWINGS:

ALL TRADES TO REVIEW ALL PLANS AND INCLUDE ALL COSTS

CS	COVER SHEET
ARCHITECTURAL:	
MP1	FIRST FLOOR MASTER PLAN
MP2	SECOND FLOOR MASTER PLAN
D-1.1	DEMO PLAN 1ST FLOOR
D1.2	DEMO PLAN 2ND FLOOR
A0.1	PHASE 1 FLOOR PLAN
A1.1	FLOOR PLANS 1ST FLOOR
A1.2	FLOOR PLANS 2ND FLOOR
A2.1	CEILING PLANS 1ST FLOOR
A2.2	CEILING PLAN 2ND FLOOR
A3.1	ROOF PLAN
A4.1	ELEVATIONS
A5.1	BUILDING SECTION
A6.1	DOOR AND WINDOWS
A6.2	RESIDENT ROOM EQUIPMENT, DETAILS
A6.3	CABINET ELEVATIONS
A7	SPECIFICATIONS (***NOTE: INCLUDES ALL TRADE NOTES***)
STRUCTURAL	
S1	GENERAL NOTES AND DETAILS
S2	FOUNDATION PLAN AND DETAILS
S3	FLOOR FRAMING PLANS AND DETAILS
S4	ROOF FRAMING PLAN AND DETAILS
S5	DETAILS
INTERIOR DESIGN*	
ID1.01	FURNITURE PLAN 1ST FLOOR
ID1.02	FURNITURE PLAN 2ND FLOOR
ID2.01	FINISHES 1ST FLOOR
ID2.02	FINISHES 2ND FLOOR
ID3.01	FINISH SCHEDULES
PLUMBING	
P-0.1	NOTES, SCHEDULES, AND SPECS
P-1.1	DEMOLITION PLAN 1ST FLOOR
P-1.2	DEMOLITION PLAN 2ND FLOOR
P-2.1	WASTE 1ST FLOOR
P-2.2	WASTE 2ND FLOOR
P-3.1	WATER 1ST FLOOR
P-3.2	WATER 2ND FLOOR
MECHANICAL	
M-0.1	NOTES, SCHEDULES, AND SPECS
M-1.1	DEMOLITION PLAN 1ST FLOOR
M-1.2	DEMOLITION PLAN IND FLOOR
M-2.1	MECHANICAL PLAN 1ST FLOOR
M-2.2	MECHANICAL PLAN 2ND FLOOR
ELECTRICAL / FIRE ALARM / LOW VOLTAGE	
E-0.1	NOTES, SCHEDULES, AND SPECS
E-1.1	DEMOLITION PLAN
E-1.2	DEMOLITION PLAN
E-1.3	DEMOLITION PLAN
E-2.1	LIGHTING 1ST FLOOR
E-2.2	LIGHTING 2ND FLOOR
E-3.1	POWER 1ST FLOOR
E-3.2	POWER 2ND FLOOR
E-4.1	FIRE ALARM 1ST FLOOR
E-4.2	FIRE ALARM 2ND FLOOR
E-5.1	LIGHT FIXTURE SCHEDULE
E-6.1	PANELS / SCHEDULES
E-6.2	PANELS / SCHEDULES
E-6.3	PANELS / SCHEDULES
FIRE PROTECTION	
SP-0	FIRE PROTECTION NOTES AND DETAILS
SP-1	FIRE PROTECTION PLAN - 1ST FLOOR
SP-2	FIRE PROTECTION PLAN - 2ND FLOOR
SP-3	FIRE PROTECTION PLAN - ATTIC
CIVIL*	WESTWOOD
C01-C14	SEE PLANS FOR ITS INDEX OF DRAWINGS

ALL CONTRACTORS AND SUBCONTRACTORS ARE TO READ AND UNDERSTAND ALL PLANS AND SPECIFICATIONS IN ITS ENTIRETY, AND ARE REQUIRED TO FIELD VISIT THE SITE TO VIEW ACTUAL FIELD CONDITIONS AS APPLICABLE. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OR SUBCONTRACTOR OF ITS CONTRACTUAL RESPONSIBILITY. SUBMISSION OF AN ESTIMATE FOR THE PROJECT INDICATES ACCEPTANCE OF THIS REQUIREMENT.
PME, FA, AND FIRE PROTECTION CONTRACTORS MUST REVIEW ARCH PLANS AND SPECS FOR MORE INFO.

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COVER SHEET

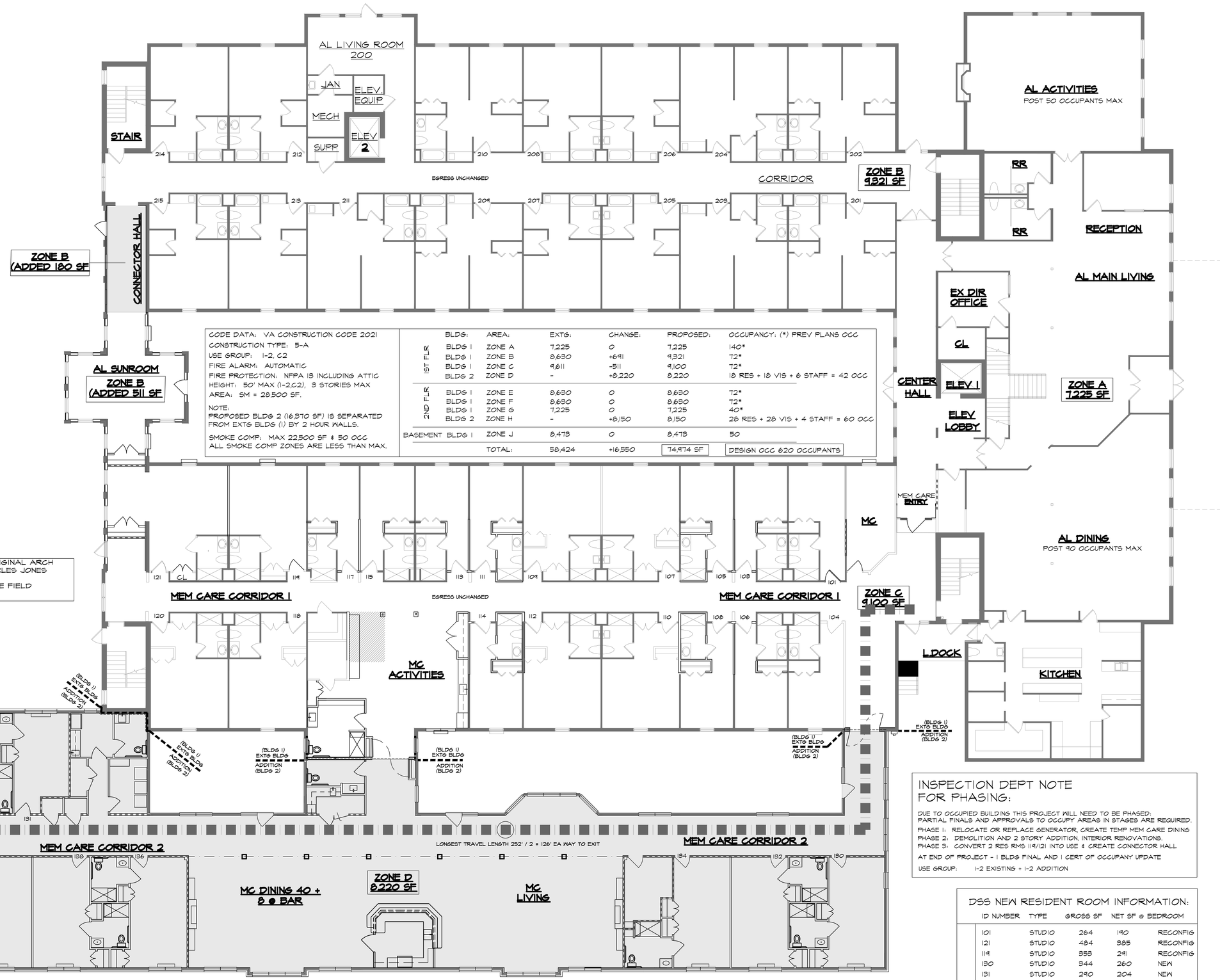
CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
9-29-26

REVISIONS:

CS



CODE DATA: VA CONSTRUCTION CODE 2021
CONSTRUCTION TYPE: 5-A
USE GROUP: I-2, C2
FIRE ALARM: AUTOMATIC
FIRE PROTECTION: NFPA 13 INCLUDING ATTIC
HEIGHT: 50' MAX (I-2,C2), 3 STORIES MAX
AREA: SM = 28,500 SF.

NOTE:
PROPOSED BLDG 2 (16,370 SF) IS SEPARATED FROM EXTG BLDG (1) BY 2 HOUR WALLS.

SMOKE COMP: MAX 22,500 SF & 50 OCC
ALL SMOKE COMP ZONES ARE LESS THAN MAX.

	BLDG:	AREA:	EXTG:	CHANGE:	PROPOSED:	OCCUPANCY: (*) PREV PLANS OCC
1ST FLR	BLDG 1	ZONE A	7,225	0	7,225	140*
	BLDG 1	ZONE B	8,630	+691	9,321	72*
	BLDG 1	ZONE C	9,611	-511	9,100	72*
	BLDG 2	ZONE D	-	+8,220	8,220	18 RES + 18 VIS + 6 STAFF = 42 OCC
2ND FLR	BLDG 1	ZONE E	8,630	0	8,630	72*
	BLDG 1	ZONE F	8,630	0	8,630	72*
	BLDG 1	ZONE G	7,225	0	7,225	40*
	BLDG 2	ZONE H	-	+8,150	8,150	28 RES + 28 VIS + 4 STAFF = 60 OCC
BASEMENT	BLDG 1	ZONE J	8,473	0	8,473	50
		TOTAL:	58,424	+16,550	74,974 SF	DESIGN OCC 620 OCCUPANTS

EXTG PLAN INFORMATION FROM ORIGINAL ARCH PLANS DATED 10/21/1996 BY CHARLES JONES ARCHITECTS.
VERIFIED BY NON-DESTRUCTIVE FIELD OBSERVATIONS.

INSPECTION DEPT NOTE FOR PHASING:

DUE TO OCCUPIED BUILDING THIS PROJECT WILL NEED TO BE PHASED:
PARTIAL FINALS AND APPROVALS TO OCCUPY AREAS IN STAGES ARE REQUIRED.
PHASE 1: RELOCATE OR REPLACE GENERATOR, CREATE TEMP MEM CARE DINING
PHASE 2: DEMOLITION AND 2 STORY ADDITION, INTERIOR RENOVATIONS.
PHASE 3: CONVERT 2 RES RMS 119/121 INTO USE & CREATE CONNECTOR HALL

AT END OF PROJECT - 1 BLDG FINAL AND 1 CERT OF OCCUPANY UPDATE

USE GROUP: I-2 EXISTING + I-2 ADDITION

DSS NEW RESIDENT ROOM INFORMATION:

ID NUMBER	TYPE	GROSS SF	NET SF @ BEDROOM	
101	STUDIO	264	190	RECONFIG
121	STUDIO	484	385	RECONFIG
119	STUDIO	353	291	RECONFIG
130	STUDIO	344	260	NEW
131	STUDIO	290	204	NEW
132	STUDIO	344	260	NEW
133	STUDIO	290	204	NEW
134	STUDIO	344	260	NEW
136	STUDIO	344	260	NEW
138	STUDIO	344	260	NEW
140	STUDIO	344	260	NEW
142	STUDIO	344	260	NEW

ALL WINDOW GLASS AREA IS LARGER THAN 12SF FOR DBL OCC.
SEE WINDOW SCHEDULE ON SHEET A6.1 FOR MORE INFO.

I-1, C2 AND I-2 SMOKE COMPARTMENTS: VCC CHAPT 4

SMOKE COMPARTMENTS ARE EXISTING.

ALL SMOKE COMPARTMENTS ARE LESS THAN 22,500 SF AND LESS THAN 50 OCCUPANTS.

DISTANCE TO EXIT IS LESS THAN 200'

ALL SMOKE COMPARTMENTS HAVE ADEQUATE AOR FOR THE ADJACENT SMOKE COMPARTMENTS. SEE MP PLAN.

FINISH REQUIREMENTS: SEE ALSO I.D. PLANS

SEE TABLE 803.13 INTERIOR FINISHES FOR MORE INFORMATION USE GROUP I-2 / SPRINKLERED:

INTERIOR EXIT STAIRS, RAMPS, EXIT PASSAGEWAYS: CLASS A OR B
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS/RAMPS: CLASS A OR B
ROOMS AND ENCLOSED SPACES: A OR B

CLASS A: FLAME SPREAD INDEX 0-25, SMOKE DEV 0-450
CLASS B: FLAME SPREAD INDEX 26-75, SMOKE DEV 0-450
CLASS C: FLAME SPREAD INDEX 76-200, SMOKE DEV 0-450

FLOOR FINISHES IN EGRESS CORRIDORS, EXIT PATHS, OR AREAS CLASS I OR CLASS II.

TABLE 601 FIRE RES RATINGS:

PRIMARY FRAME:	1 HOUR
BEARING WALLS:	1 HOUR
NON-BEARING:	0 HOUR
FLOOR CONSTRUCT:	1 HOUR
ROOF AND STRUCT:	1 HOUR

1ST FLOOR MASTER PLAN

1/8"=1'-0"

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1ST FLOOR MASTER PLAN

CSL CHRISTIANSBURG

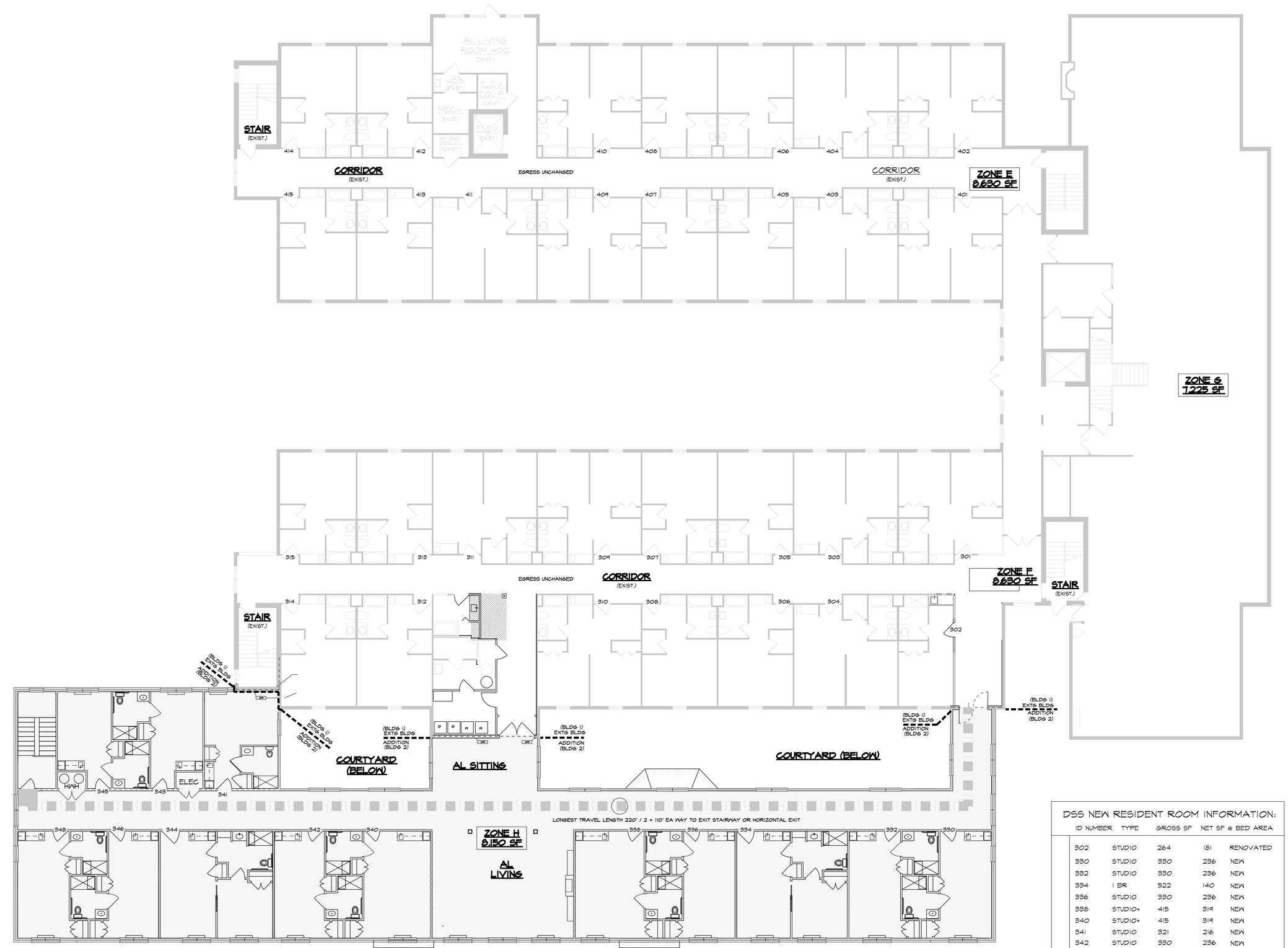
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE: 9-29-26

REVISIONS:

MP1



2ND FLOOR MASTER PLAN

1/8"=1'-0"

DSS NEW RESIDENT ROOM INFORMATION:

ID NUMBER	TYPE	GROSS SF	NET SF @ BED AREA	
302	STUDIO	264	181	RENOVATED
330	STUDIO	330	236	NEW
332	STUDIO	330	236	NEW
334	1 BR	522	140	NEW
336	STUDIO	330	236	NEW
338	STUDIO+	415	319	NEW
340	STUDIO+	415	319	NEW
341	STUDIO	321	216	NEW
342	STUDIO	330	236	NEW
343	STUDIO	282	184	NEW
344	1 BR	522	140	NEW
345	STUDIO	282	184	NEW
346	STUDIO	330	236	NEW
348	STUDIO	330	236	NEW

ALL WINDOW GLASS AREA IS LARGER THAN 12SF FOR DBL OCC.
SEE WINDOW SCHEDULE ON SHEET A6.1 FOR MORE INFO.

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2ND FLOOR MASTER PLAN

CSL CHRISTIANSBURG

201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
9-29-26

REVISIONS:

MP1

PHASE 3: END OF PROJECT DEMO OF WALL AND DOOR AFTER NEW MEM CARE WING IS OPEN TO CREATE AL CORRIDOR EXTENSION

PHASE 1 DEMO - TO CREATE TEMP MCU LIVING/DINING

6" HEADER / CROWN TO REMAIN

BARRICADE

PHASE 2:

PHASE 2:

PHASE 2:

PHASE 2:

L.DOCK

1ST FLOOR DEMO PLAN

3/16"=1'-0"

DEMO BLDG/ FOUNDATION COMPLETE

PHASE 2:
DEMO BLDG AND FOUNDATION COMPLETE INCLUDING ALL PME/FIRE PROTECTION/ETC...

PHASE 1:
NEW GENERATOR OR RELOCATE

DEMOLITION GENERAL NOTES: applies to all demo sheets

1. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK, FINISHES, AND EQUIPMENT.
2. ADDITIONAL DEMOLITION MAY BE REQUIRED, COORD WITH ALL PLANS.
3. PROMPTLY REMOVE DEMOLISHED ITEMS FROM THE BUILDING TO CONTAINERS. HAUL OFF TO AVOID ACCUMULATION OF DEBRIS.
4. INSPECT ALL ITEMS TO BE REMOVED AND MAKE CERTAIN THEY ARE NOT LOAD BEARING. SHORE UP AND PROTECT STRUCTURE AND FINISHES AS NEEDED.
5. LICENSED TRADES TO PERFORM ITS DEMOLITION (IE: ELEC, PLUMBING, MECH, FP, FA).
6. MAINTAIN OWNER ITEMS (DATA LINES, DOOR ACCESS, ETC...) FOR REMOVAL BY OWNER'S VENDORS ON A PRE SCHEDULED VISIT.
7. APPLIANCES TO BE REMOVED PER PLANS ARE TO FIRST BE OFFERED TO OWNER FOR REUSE IN BLDG OR AS RESERVE. CONTR TO INCLUDE COST OF DISPOSAL OF UNUSED APPLIANCES INCLUDING REFRIGERANT RECOVERY AND ANY OTHER ENVIRONMENTAL PROCEDURES IN ITS SCOPE.
8. EXTERIOR DEMOLITION OF SIDING /WINDOWS/ETC... TO BE PERFORMED IN SECTIONS, AND REPLACED BY NEW EXTERIOR WORK/WINDOWS IN AN ORGANIZED SCHEDULED MANNER. COORDINATE WITH MCAP CPM FOR MORE INFORMATION.
9. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY WEATHER PROTECTION, HEAT, COOLING, ETC... TO MAITNAIN BUSINESS OPERATIONS. COORDINATE WITH MCAP CPM FOR MORE INFORMATION.
10. MAINTAIN OPERABLE FIRE PROTECTION AND FIRE ALARM SYSTEM. COORD SHUT DOWNS AND OWNER FIRE WATCH AS REQUIRED WITH FACILITY, MCAP CPM, AND LOCAL AUTHORITIES IN ADV.
11. IN AREAS OF SIGNIFICANT DEMOLITION, REMOVE ALL GYP BD AND REPLACE WITH NEW AFTER ROUGH INS. IF CONTRACTOR ELECTS TO REUSE GYP BD, CONTRACTOR SHALL MAKE SURE ALL PATCHING IS SMOOTH AND FLAT INSTALLED WITHOUT SIGN OF PATCHING.
12. CONTRACTOR TO PROVIDE DUCT CONTROL AND AIR FILTRATION FOR RESIDENT/STAFF COMFORT AND PROTECTION OF BUILDING.
13. ALL WORK TO BE COORDINATED IN ADVANCE WITH MCAP CPM AND BLDG MANAGEMENT.
14. OWNERS I.T. DEPT TO COORDINATE ITS INSTALLATION AND DEMOLITION WITH CONTRACTORS SCHEDULE IN ADVANCE.
15. COORDINATE EXTENT OF FLOORING, CEILING, TRIM DEMO, DEMO WORK W/NEW WORK IN WORK AREAS.

DEMO PLAN KEYED NOTES: APPLIES TO THIS SHEET ONLY

1 DEMO WALL AS SHOWN
2 REMOVE WINDOW OR DOOR AND FRAME COMPLETE
3 DEMO EXTG BUILDING COMPLETE INCLUDING FOUNDATION AND FOOTINGS. (NEW OR RELOCATED GENERATOR TO BE IN SERVICE PRIOR TO DEMO AT NEW LOCATION RE: SITE PLAN) SEE ALSO PME PLANS.
4 REMOVE MAGLOCK AND TURN OVER TO MAINTENANCE FOR PARTS
5 RE: CIVIL AND PME PLANS FOR MORE DEMOLITION REQUIREMENTS
6 MAINTAIN MAX SIZED (MIN 48" WIDE) EGRESS ROUTE AT ALL TIMES DURING THE PROJECT
7 INSULATED, FINISHED CONSTRUCTION BARRICADE WITH DOOR & DIGITAL LOCK.
8 REMOVE PLUMBING FIXTURE COMPLETE RE: PLUMBING PLANS
9 REMOVE PTHP THIS AREA - RESERVE FOR MAINTENANCE.
10 NEW OPENING IN WALL - COORD EXTENTS WITH NEW FLOOR PLAN - SHORE UP AREAS AS REQUIRED. HEADER PER STRUCT.
11 REMOVE ELEVATOR, EQUIPMENT, AND SHAFT COMPLETE. SHORE UP FLOOR AND ROOF AS NEEDED.
12 REMOVE ROD AND SHELF
13 REMOVE DOOR AND HARDWARE - FRAME TO REMAIN - RESERVE FOR REINSTALL
14 REMOVE WALL RE: STRUCTURAL - SHORE AS NEEDED
15 REMOVE SIDEWALK THIS AREA. RE: STRUCTURAL FOR NEW LEVEL SLAB
16 CUT OFF SLAB THIS AREA AT COLD JOINT FROM PRIOR ADDITION
17 REMOVE MAILBOXES - RESERVE FOR OWNER DISPOSITION
18 REMOVE INFILL WALLS AT FORMER CASED OPENINGS
19 SHORE UP BEAM ABOVE AND REMOVE COLUMN - RE: STRUCTURAL FOR NEW WALL SUPPORT
20 REMOVE COLUMN COVER
21 NEW PTHP OPENING IN EXTG WALL - INSTALL HEADER AS REQUIRED ABOVE WINDOW OR PTHP. COORD WITH MECH PLAN.
22 REMOVE FLOORING AND BASE THIS AREA
23 REMOVE CABINETRY COMPLETE
24 REMOVE F.EXT CABINET AND F.E. RELOCATE PER NEW WORK PLAN
25 REMOVE DOOR AND FRAME TO BE REPLACED WITH NEW DOOR AND FRAME COORD WITH PHASING
26 REMOVE WALL AND DOOR AND MEM CARE TREATMENT THIS AREA ONCE NEW MEM CARE ENTRANCE IS UP AND SECURE BY MAGLOCK.

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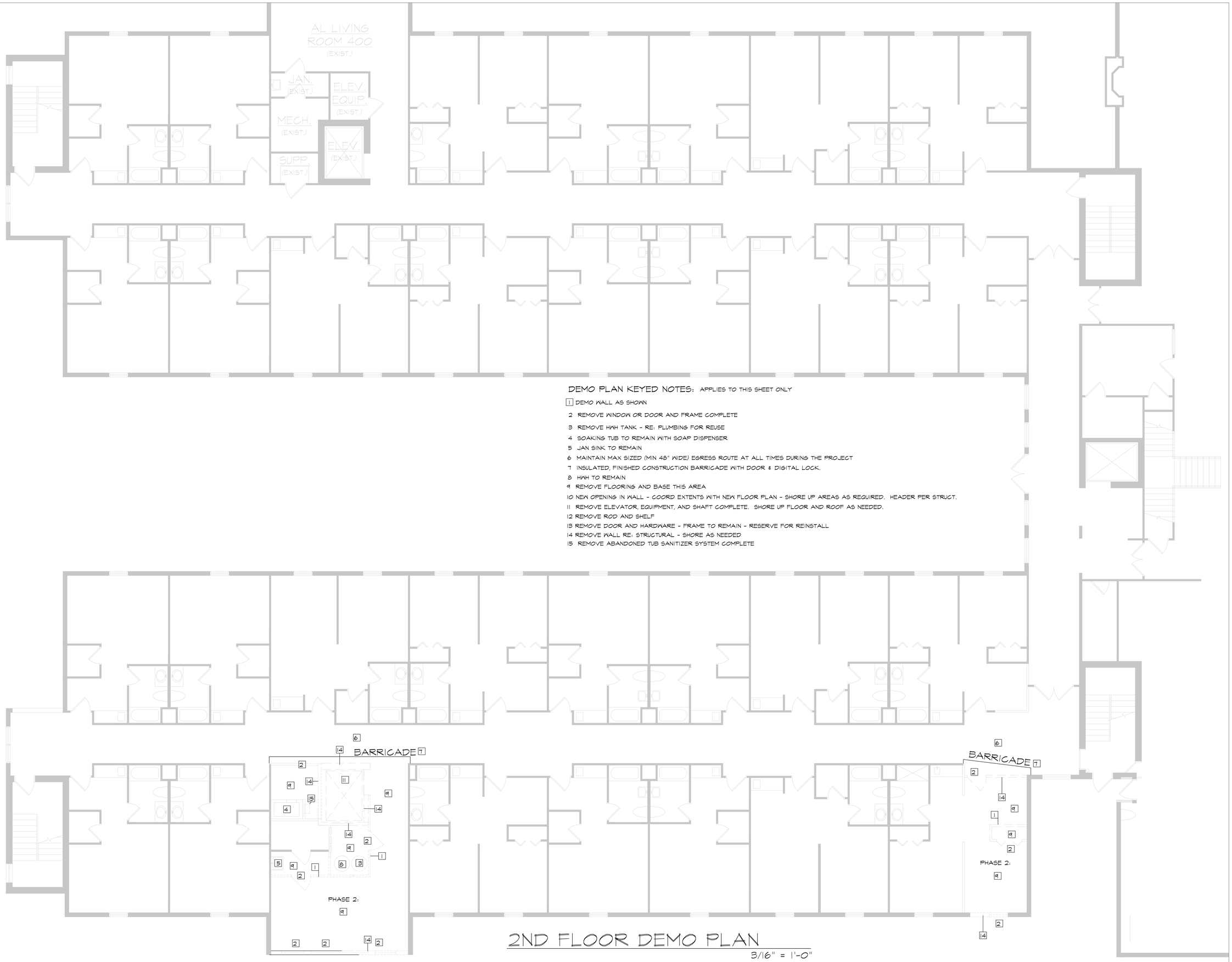
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2ND FLOOR DEMOLITION PLAN

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:
ISSUED DATE: 9-29-26
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DEMO PLAN KEYED NOTES: APPLIES TO THIS SHEET ONLY

1 DEMO WALL AS SHOWN
2 REMOVE WINDOW OR DOOR AND FRAME COMPLETE
3 REMOVE HVAC TANK - RE: PLUMBING FOR REUSE
4 SOAKING TUB TO REMAIN WITH SOAP DISPENSER
5 JAN SINK TO REMAIN
6 MAINTAIN MAX SIZED (MIN 48" WIDE) EGRESS ROUTE AT ALL TIMES DURING THE PROJECT
7 INSULATED, FINISHED CONSTRUCTION BARRICADE WITH DOOR & DIGITAL LOCK.
8 HVAC TO REMAIN
9 REMOVE FLOORING AND BASE THIS AREA
10 NEW OPENING IN WALL - COORD EXTENTS WITH NEW FLOOR PLAN - SHORE UP AREAS AS REQUIRED. HEADER PER STRUCT.
11 REMOVE ELEVATOR, EQUIPMENT, AND SHAFT COMPLETE. SHORE UP FLOOR AND ROOF AS NEEDED.
12 REMOVE ROD AND SHELF
13 REMOVE DOOR AND HARDWARE - FRAME TO REMAIN - RESERVE FOR REINSTALL
14 REMOVE WALL RE: STRUCTURAL - SHORE AS NEEDED
15 REMOVE ABANDONED TUB SANITIZER SYSTEM COMPLETE

2ND FLOOR DEMO PLAN

3/16" = 1'-0"

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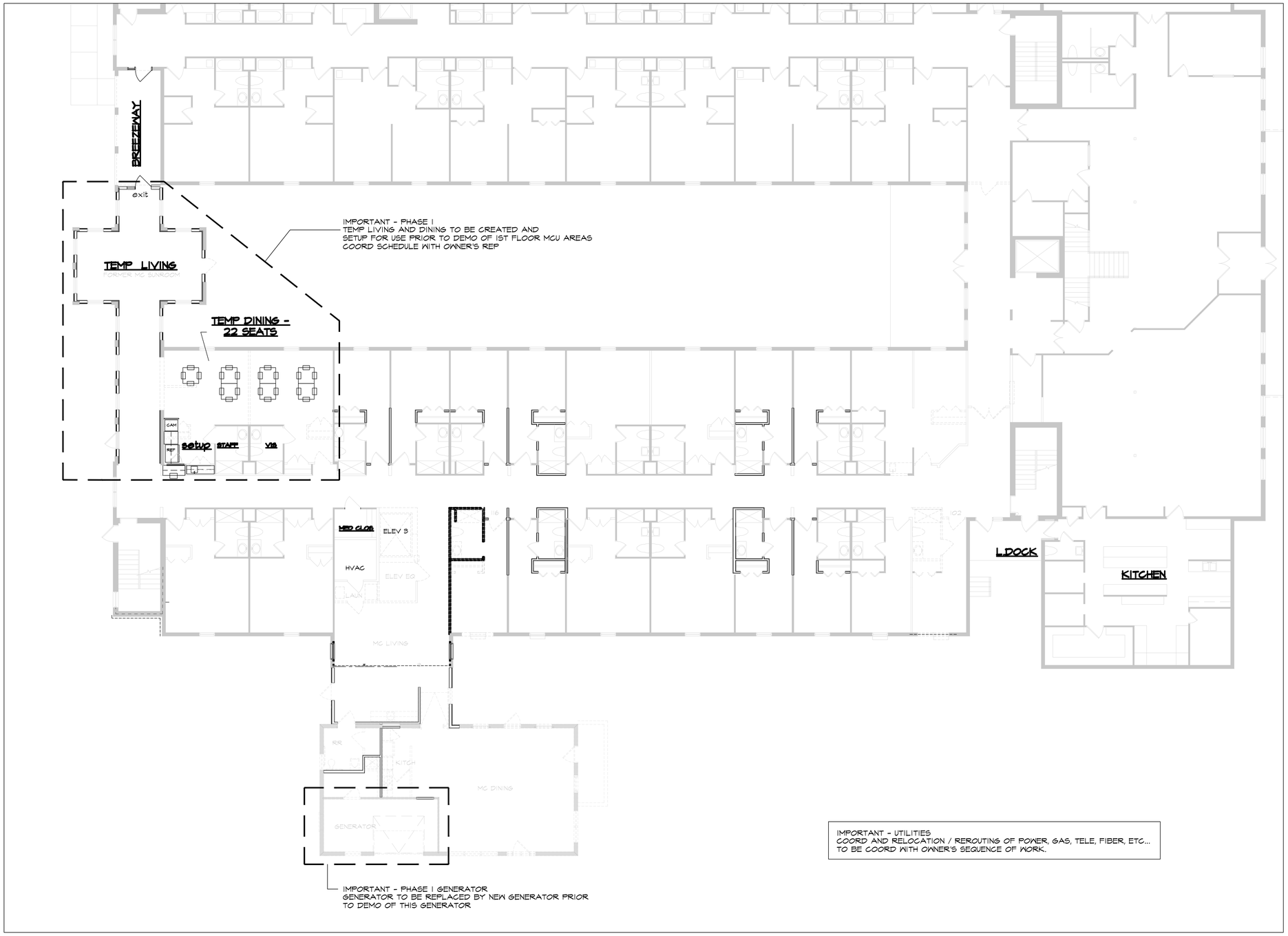
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2ND FLOOR DEMOLTION PLAN

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201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:
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PHASE I - CREATE TEMP MCU LR/DR, GENERATOR, AND UTILITIES

1/8" = 1'-0"

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1ST FLOOR TEMP MEM CARE - PHASE 1

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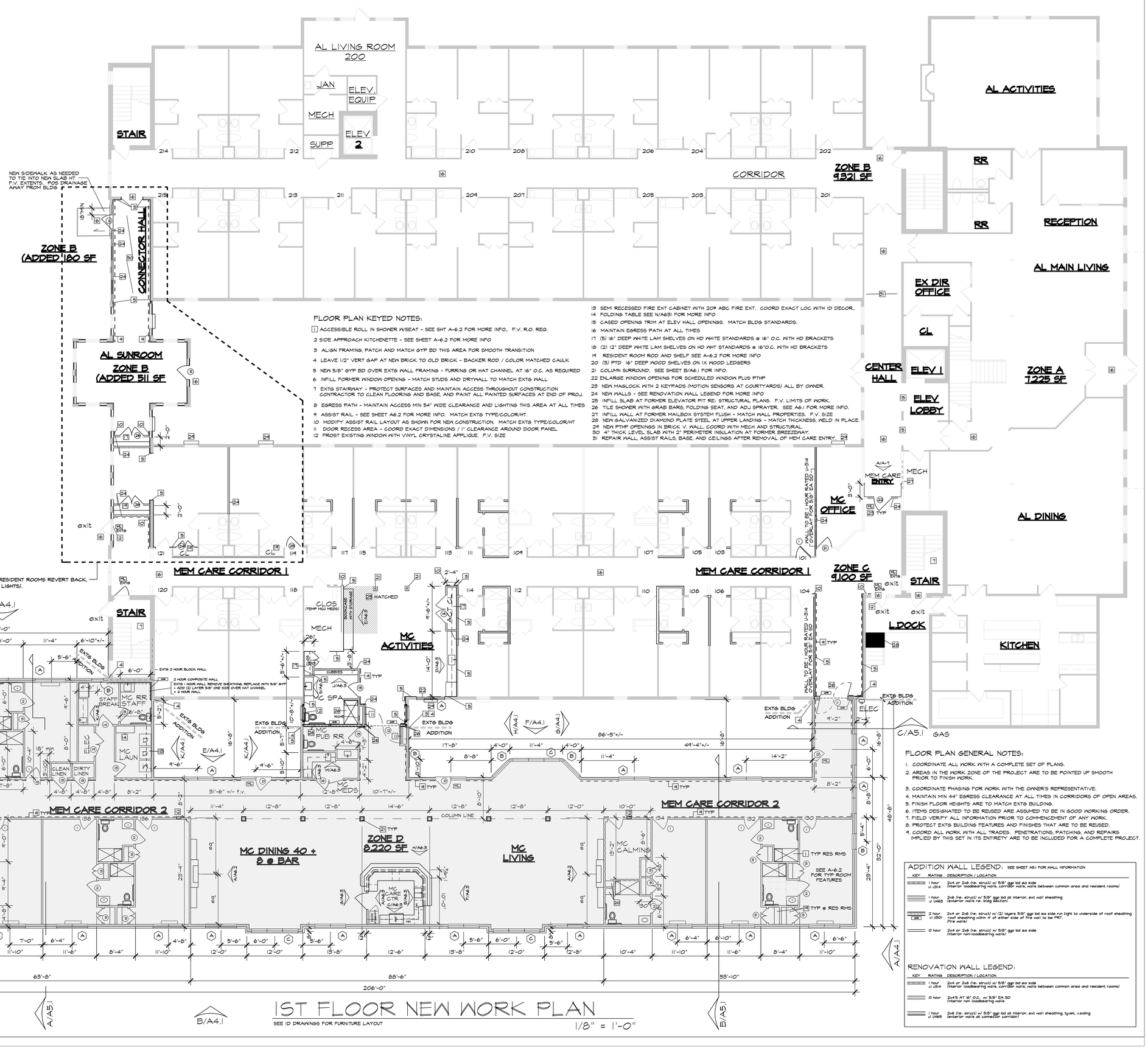
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FLOOR PLAN KEYED NOTES:

1. ACCESSIBLE ROLL IN SHOWER W/SEAT - SEE SHT A-6.2 FOR MORE INFO. F.V. R.O. REQ.
2. SIDE APPROACH KITCHENETTE - SEE SHEET A-6.2 FOR MORE INFO
3. ALIGN FRAMING, PATCH AND MATCH GYP BD THIS AREA FOR SMOOTH TRANSITION
4. LEAVE 1/2" VERT GAP AT NEW BRICK TO OLD BRICK - BACKER ROD / COLOR MATCHED CAULK
5. NEW 5/8" GYP BD OVER EXTG WALL FRAMING - FURRING OR HAT CHANNEL AT 16" O.C. AS REQUIRED
6. INFILL FORMER WINDOW OPENING - MATCH STUDS AND DRYWALL TO MATCH EXTG WALL
7. EXTG STAIRWAY - PROTECT SURFACES AND MAINTAIN ACCESS THROUGHOUT CONSTRUCTION CONTRACTOR TO CLEAN FLOORING AND BASE, AND PAINT ALL PAINTED SURFACES AT END OF PROJ.
8. EGRESS PATH - MAINTAIN ACCESS MIN 54" WIDE CLEARANCE AND LIGHTING THIS AREA AT ALL TIMES
9. ASSIST RAIL - SEE SHEET A6.2 FOR MORE INFO. MATCH EXTG TYPE/COLOR/HT.
10. MODIFY ASSIST RAIL LAYOUT AS SHOWN FOR NEW CONSTRUCTION. MATCH EXTG TYPE/COLOR/HT
11. DOOR RECESS AREA - COORD EXACT DIMENSIONS / 1" CLEARANCE AROUND DOOR PANEL
12. FROST EXISTING WINDOW WITH VINYL CRYSTALINE APPLIQUE. F.V. SIZE
13. SEMI RECESSED FIRE EXT CABINET WITH 20# ABC FIRE EXT. COORD EXACT LOC WITH ID DECOR.
14. FOLDING TABLE SEE N/A631 FOR MORE INFO
15. CASED OPENING TRIM AT ELEV HALL OPENINGS. MATCH BLDG STANDARDS.
16. MAINTAIN EGRESS PATH AT ALL TIMES
17. (5) 16" DEEP WHITE LAM SHELVES ON HD WHITE STANDARDS @ 16" O.C. WITH HD BRACKETS
18. (2) 12" DEEP WHITE LAM SHELVES ON HD WHT STANDARDS @ 16"O.C. WITH HD BRACKETS
19. RESIDENT ROOM ROD AND SHELF SEE A-6.2 FOR MORE INFO
20. (3) PTD 16" DEEP WOOD SHELVES ON IX WOOD LEDGERS
21. GOLUMN SURROUND. SEE SHEET B/A6.1 FOR INFO.
22. ENLARGE WINDOW OPENING FOR SCHEDULED WINDOW PLUS PTHP
23. NEW MAGLOCK WITH 2 KEYPADS (MOTION SENSORS AT COURTYARDS) ALL BY OWNER.
24. NEW WALLS - SEE RENOVATION WALL LEGEND FOR MORE INFO
25. INFILL SLAB AT FORMER ELEVATOR PIT RE: STRUCTURAL PLANS. F.V. LIMITS OF WORK.
26. TILE SHOWER WITH GRAB BARS, FOLDING SEAT, AND ADJ SPRAYER. SEE A6.1 FOR MORE INFO.
27. INFILL WALL AT FORMER MAILBOX SYSTEM FLUSH - MATCH WALL PROPERTIES. F.V. SIZE
28. NEW GALVANIZED DIAMOND PLATE STEEL AT UPPER LANDING - MATCH THICKNESS, WELD IN PLACE.
29. NEW PTHP OPENINGS IN BRICK V. WALL, COORD WITH MECH AND STRUCTURAL.
30. 4" THICK LEVEL SLAB WITH 2" PERIMETER INSULATION AT FORMER BREEZEWAY.
31. REPAIR WALL, ASSIST RAILS, BASE, AND CEILINGS AFTER REMOVAL OF MEM CARE ENTRY.

FLOOR PLAN GENERAL NOTES:

1. COORDINATE ALL WORK WITH A COMPLETE SET OF PLANS.
2. AREAS IN THE WORK ZONE OF THE PROJECT ARE TO BE POINTED UP SMOOTH PRIOR TO FINISH WORK.
3. COORDINATE PHASING FOR WORK WITH THE OWNER'S REPRESENTATIVE.
4. MAINTAIN MIN 44" EGRESS CLEARANCE AT ALL TIMES IN CORRIDORS OF OPEN AREAS.
5. FINISH FLOOR HEIGHTS ARE TO MATCH EXTG BUILDING.
6. ITEMS DESIGNATED TO BE REUSED ARE ASSUMED TO BE IN GOOD WORKING ORDER.
7. FIELD VERIFY ALL INFORMATION PRIOR TO COMMENCEMENT OF ANY WORK.
8. PROTECT EXTG BUILDING FEATURES AND FINISHES THAT ARE TO BE REUSED.
9. COORD ALL WORK WITH ALL TRADES. PENETRATIONS, PATCHING, AND REPAIRS IMPLIED BY THIS SET IN ITS ENTIRETY ARE TO BE INCLUDED FOR A COMPLETE PROJECT.

ADDITION WALL LEGEND: SEE SHEET A5.1 FOR WALL INFORMATION

KEY	RATING	DESCRIPTION / LOCATION
	1 hour UL U314	2x4 or 2x6 (re: struct) w/ 5/8" gyp bd ea side (interior loadbearing walls, corridor walls, walls between common area and resident rooms)
	1 hour UL U465	2x6 (re: struct) w/ 5/8" gyp bd at interior, ext wall sheathing (exterior walls re: bldg section)
	2 hour UL U301	2x4 or 2x6 (re: struct) w/ (2) layers 5/8" gyp bd ea side run tight to underside of roof sheathing roof sheathing within 4' of either side of fire wall to be FRT. (fire walls)
	0 hour	2x4 or 2x6 (re: struct) w/ 5/8" gyp bd ea side (interior non-loadbearing walls)

RENOVATION WALL LEGEND:

KEY	RATING	DESCRIPTION / LOCATION
	1 hour UL U314	2x4 or 2x6 (re: struct) w/ 5/8" gyp bd ea side (interior loadbearing walls, corridor walls, walls between common area and resident rooms)
	0 hour	2x4\5 AT 16" O.C. w/ 5/8" EA SD (interior non loadbearing walls
	1 hour UL U465	2x6 (re: struct) w/ 5/8" gyp bd at interior, ext wall sheathing, tyvek, vaiding (exterior walls at connector corridor)

1ST FLOOR NEW WORK PLAN

SEE ID DRAWINGS FOR FURNITURE LAYOUT

1/8" = 1'-0"

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1ST FLR NEW WORK PLAN

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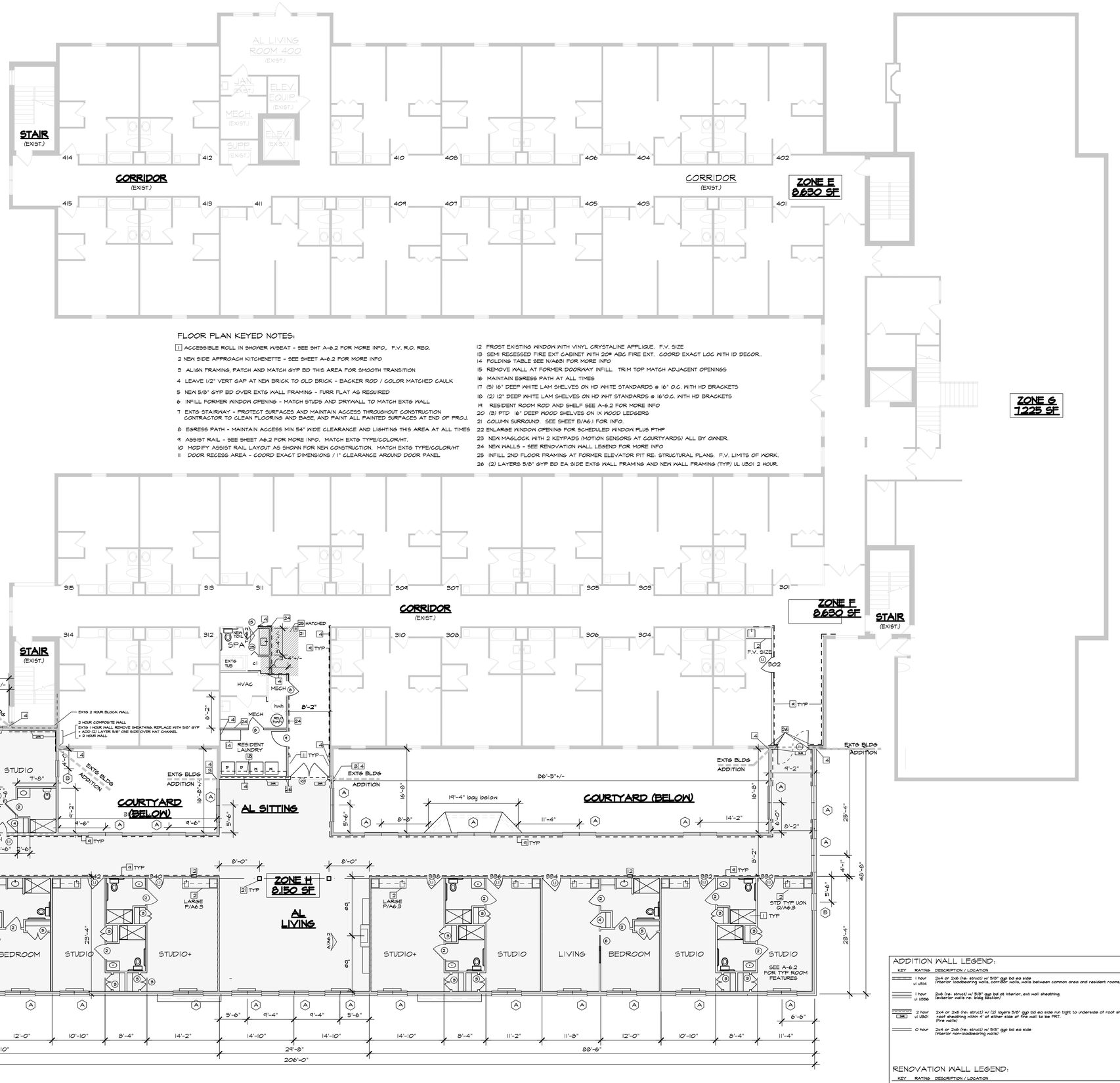
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FLOOR PLAN KEYED NOTES:

1. ACCESSIBLE ROLL IN SHOWER W/SEAT - SEE SHT A-6.2 FOR MORE INFO, F.V. R.O. REQ.
2. NEW SIDE APPROACH KITCHENETTE - SEE SHEET A-6.2 FOR MORE INFO
3. ALIGN FRAMING, PATCH AND MATCH GYP BD THIS AREA FOR SMOOTH TRANSITION
4. LEAVE 1/2" VERT GAP AT NEW BRICK TO OLD BRICK - BACKER ROD / COLOR MATCHED CAULK
5. NEW 5/8" GYP BD OVER EXTG WALL FRAMING - FURR FLAT AS REQUIRED
6. INFILL FORMER WINDOW OPENING - MATCH STUDS AND DRYWALL TO MATCH EXTG WALL
7. EXTG STAIRWAY - PROTECT SURFACES AND MAINTAIN ACCESS THROUGHOUT CONSTRUCTION CONTRACTOR TO CLEAN FLOORING AND BASE, AND PAINT ALL PAINTED SURFACES AT END OF PROJ.
8. EGRESS PATH - MAINTAIN ACCESS MIN 54" WIDE CLEARANCE AND LIGHTING THIS AREA AT ALL TIMES
9. ASSIST RAIL - SEE SHEET A6.2 FOR MORE INFO. MATCH EXTG TYPE/COLOR/HT.
10. MODIFY ASSIST RAIL LAYOUT AS SHOWN FOR NEW CONSTRUCTION. MATCH EXTG TYPE/COLOR/HT
11. DOOR RECESS AREA - COORD EXACT DIMENSIONS / 1" CLEARANCE AROUND DOOR PANEL
12. FROST EXISTING WINDOW WITH VINYL CRYSTALINE APPLIQUE. F.V. SIZE
13. SEMI RECESSED FIRE EXT CABINET WITH 20# ABC FIRE EXT. COORD EXACT LOC WITH ID DECOR.
14. FOLDING TABLE SEE N/A6.1 FOR MORE INFO
15. REMOVE WALL AT FORMER DOORWAY INFILL. TRIM TOP MATCH ADJACENT OPENINGS
16. MAINTAIN EGRESS PATH AT ALL TIMES
17. (5) 16" DEEP WHITE LAM SHELVES ON HD WHITE STANDARDS @ 16" O.C. WITH HD BRACKETS
18. (2) 12" DEEP WHITE LAM SHELVES ON HD WHT STANDARDS @ 16"O.C. WITH HD BRACKETS
19. RESIDENT ROOM ROD AND SHELF SEE A-6.2 FOR MORE INFO
20. (3) PTD 16" DEEP WOOD SHELVES ON 1X WOOD LEDGERS
21. COLUMN SURROUND. SEE SHEET B/A6.1 FOR INFO.
22. ENLARGE WINDOW OPENING FOR SCHEDULED WINDOW PLUS PTHP
23. NEW MAGLOCK WITH 2 KEYPADS (MOTION SENSORS AT COURTYARDS) ALL BY OWNER.
24. NEW WALLS - SEE RENOVATION WALL LEGEND FOR MORE INFO
25. INFILL 2ND FLOOR FRAMING AT FORMER ELEVATOR PIT RE: STRUCTURAL PLANS. F.V. LIMITS OF WORK.
26. (2) LAYERS 5/8" GYP BD EA SIDE EXTG WALL FRAMING AND NEW WALL FRAMING (TYP) UL U801 2 HOUR.

2ND FLOOR NEW WORK PLAN

WINDOW NOTE: 2ND FLOOR WINDOWS ARE TO CENTER OVER WINDOWS OR DOORS BELOW. SEE ALSO ELEVATIONS. NOTIFY ARCHITECT IF THIS IS NOT POSSIBLE.

SEE ID DRAWINGS FOR FURNITURE LAYOUT

1/8" = 1'-0"

ADDITION WALL LEGEND:

KEY	RATING	DESCRIPTION / LOCATION
	1 hour UL U814	2x4 or 2x6 (re. struct) w/ 5/8" gyp bd ea side (interior loadbearing walls, corridor walls, walls between common area and resident rooms)
	1 hour UL U356	2x6 (re. struct) w/ 5/8" gyp bd at interior, ext wall sheathing (exterior walls re. bldg section)
2 HR	2 hour UL U501	2x4 or 2x6 (re. struct) w/ (2) layers 5/8" gyp bd ea side run tight to underside of roof sheathing roof sheathing within 4' of either side of fire wall to be FRT. fire walls
	0 hour	2x4 or 2x6 (re. struct) w/ 5/8" gyp bd ea side (interior non-loadbearing walls)

RENOVATION WALL LEGEND:

KEY	RATING	DESCRIPTION / LOCATION
	1 hour UL U814	2x4 or 2x6 (re. struct) w/ 5/8" gyp bd ea side (interior loadbearing walls, corridor walls, walls between common area and resident rooms)
	0 hour	2x4'S AT 16" O.C. w/ 5/8" EA SD (interior non loadbearing walls
	1 hour UL U356	2x6 (re. struct) w/ 5/8" gyp bd at interior, ext wall sheathing, tyvek, vaiding (exterior walls at connector corridor)

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2ND FLOOR NEW WORK PLAN

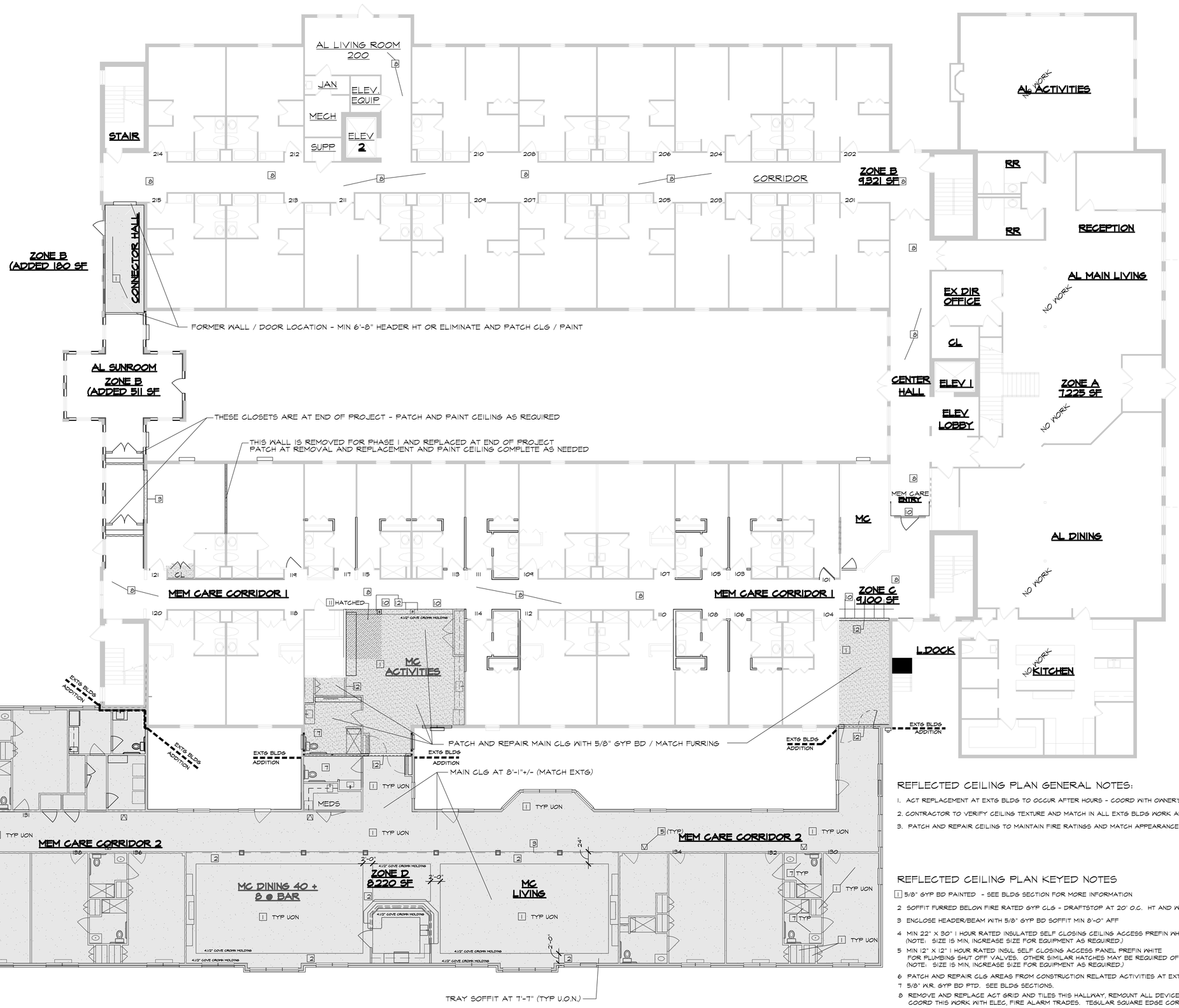
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1ST FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES:

1. ACT REPLACEMENT AT EXTG BLDG TO OCCUR AFTER HOURS - COORD WITH OWNER'S CMP.
2. CONTRACTOR TO VERIFY CEILING TEXTURE AND MATCH IN ALL EXTG BLDG WORK AREAS.
3. PATCH AND REPAIR CEILING TO MAINTAIN FIRE RATINGS AND MATCH APPEARANCE / ELEVATION.

REFLECTED CEILING PLAN KEYED NOTES

1 5/8" GYP BD PAINTED - SEE BLDG SECTION FOR MORE INFORMATION

2 SOFFIT FURRED BELOW FIRE RATED GYP CLG - DRAFTSTOP AT 20' O.C. HT AND WIDTH NOTED

3 ENCLOSE HEADER/BEAM WITH 5/8" GYP BD SOFFIT MIN 8'-0" AFF

4 MIN 22" X 30" 1 HOUR RATED INSULATED SELF CLOSING CEILING ACCESS PREFIN WHITE WITH LOCK (NOTE: SIZE IS MIN, INCREASE SIZE FOR EQUIPMENT AS REQUIRED.)

5 MIN 12" X 12" 1 HOUR RATED INSUL SELF CLOSING ACCESS PANEL PREFIN WHITE FOR PLUMBING SHUT OFF VALVES. OTHER SIMILAR HATCHES MAY BE REQUIRED OF PROJECT. (NOTE: SIZE IS MIN, INCREASE SIZE FOR EQUIPMENT AS REQUIRED.)

6 PATCH AND REPAIR CLG AREAS FROM CONSTRUCTION RELATED ACTIVITIES AT EXTG CLG

7 5/8" M.R. GYP BD PTD. SEE BLDG SECTIONS.

8 REMOVE AND REPLACE ACT GRID AND TILES THIS HALLWAY, REMOUNT ALL DEVICES AS REQUIRED. COORD THIS WORK WITH ELEC, FIRE ALARM TRADES. TEGULAR SQUARE EDGE CORTEGA 2X2'S MOUNT AT EXTG CLG HT - REPLACE WALL ACT ANGLE. REMOVE SPEAKERS - DO NOT REINSTALL.

9 PATCH AND REPAIR CEILING AND REPAINT AFTER LIGHTING CHANGES INDICATED ON ELEC PLANS.

10 EXTENDED/REPAIR GRID THIS AREA AT WALL CHANGES.

11 PATCH FORMER ELEVATOR SHAFT AREA AT CEILING AND ATTIC FRAMING ABOVE. RE: STRUCT. MAINTAIN RATING OF 1 HOUR CEILING

12 DROPPED BEAM OR HEADER ABV MIN 7'-0" BELOW. WRAP BEAM IN FURRING AND 5/8" GYP BD.

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2ND FLOOR REFLECTED CLG PLAN

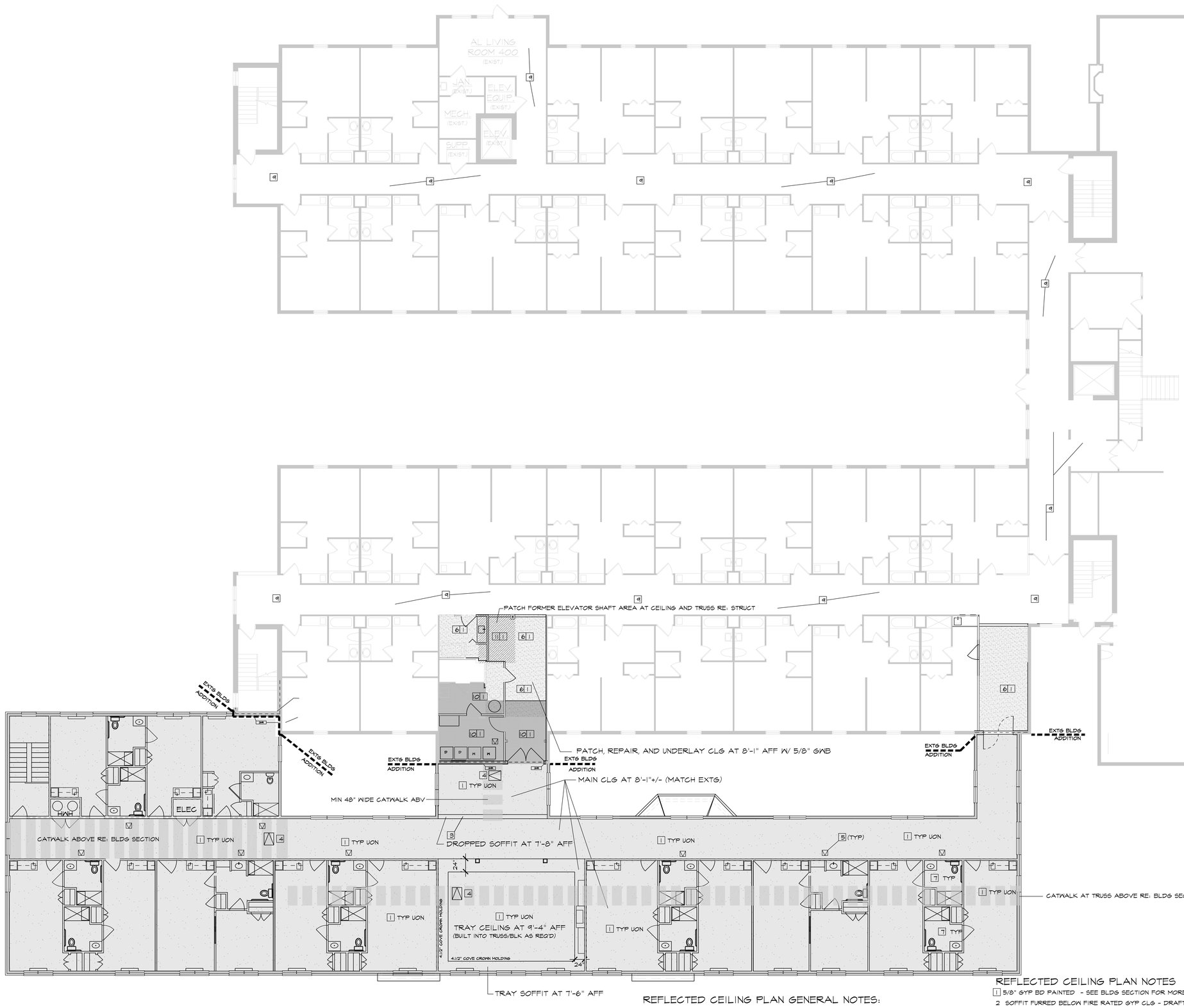
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2ND FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES:

1. ACT REPLACEMENT AT EXTG BLDG TO OCCUR AFTER HOURS - COORD WITH OWNER'S CMP.
2. CONTRACTOR TO VERIFY CEILING TEXTURE AND MATCH IN ALL EXTG BLDG WORK AREAS.
3. PATCH AND REPAIR CEILING TO MAINTAIN FIRE RATINGS AND MATCH APPEARANCE / ELEVATION.

REFLECTED CEILING PLAN NOTES

1 5/8" GYP BD PAINTED - SEE BLDG SECTION FOR MORE INFORMATION
2 SOFFIT FURRED BELOW FIRE RATED GYP CLG - DRAFTSTOP AT 20' O.C. HT AND WIDTH NOTED
3 ENCLOSE HEADER/BEAM WITH 5/8" GYP BD SOFFIT MIN 8'-0" AFF
4 MIN 22" X 30" 1 HOUR RATED INSULATED SELF CLOSING CEILING ACCESS PREFIN WHITE WITH LOCK (NOTE: SIZE IS MIN, INCREASE SIZE FOR EQUIPMENT AS REQUIRED.)
5 MIN 12" X 12" 1 HOUR RATED INSUL SELF CLOSING ACCESS PANEL PREFIN WHITE FOR PLUMBING SHUT OFF VALVES. OTHER SIMILAR HATCHES MAY BE REQUIRED OF PROJECT. (NOTE: SIZE IS MIN, INCREASE SIZE FOR EQUIPMENT AS REQUIRED.)
6 PATCH AND REPAIR CLG AREAS FROM CONSTRUCTION RELATED ACTIVITIES AT EXTG CLG
7 5/8" WR. GYP BD PTD. SEE BLDG SECTIONS.
8 REPLACE CLG TILES THIS HALLWAY, REMOUNT ALL DEVICES AS REQUIRED. REINSTALL ANY INSUL. COORD THIS WORK WITH ELEC, FIRE ALARM TRADES.
9 PATCH AND REPAIR TEXTURED CEILING & REPAINT AFTER LIGHTING CHANGES. REMOVE SPEAKERS.
10 NEW SUSPENDED DRYWALL CEILING AT MIN 8'-0" AFF THIS AREA
11 NEW FRAMING (RE: STRUCTURAL) AND FURRED 5/8" GYP BD CEILING THIS AREA - TEXTURED.

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2ND FLOOR REFLECTED CLG PLAN

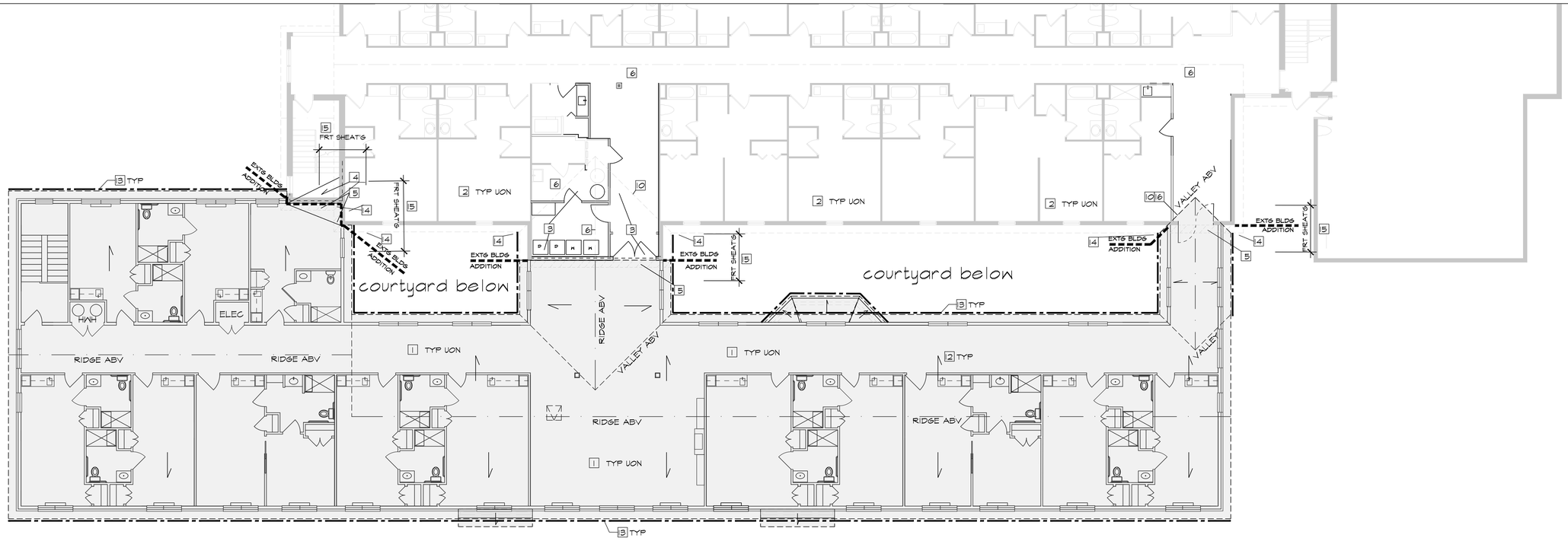
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ROOF PLAN

1/8" = 1'-0"

HANDRAIL NOTES:

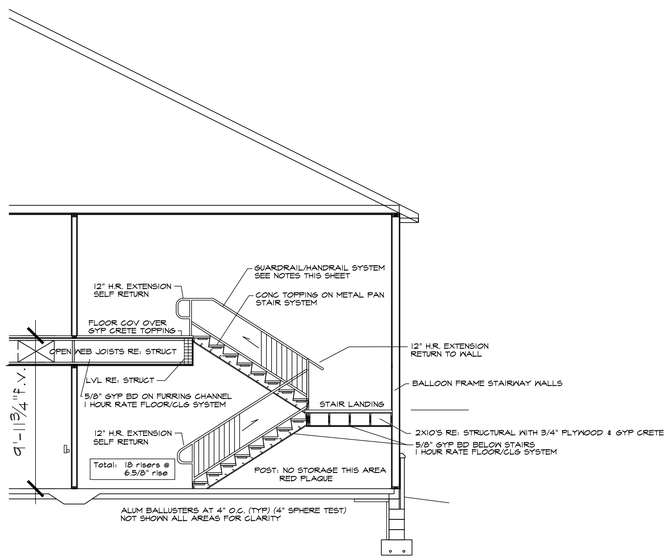
1.1/2" DIA ALUM HANDRAIL SYSTEM SET 1.1/2" OFF WALL
INSTALL PER VCC 2021 / ICC / ANSI REQUIREMENTS

LEVEL HANDRAIL PROJECTIONS MIN 12" PAST
TOP RISER. SLOPED HANDRAIL PROJ MIN 12" HORIZ AT BOTTOM.

HANDRAILS BOTH SIDES OF STAIRS / HANDRAIL GUARDRAIL AS REQ.
TOP AT 34-36" AS MEASURED DIRECTLY ABOVE STAIR NOSING

PROVIDE IN WALL BLOCKING (2X6 OR GALV SHEET METAL)
HANDRAILS TO BE SUBJECT TO 200 LB PULL TEST.

STAIR NOTES: (ALSO SEE STRUCT)
MAX 7" RISE / MIN 11" ADVANCE + 1" NOSING
SUBMIT STEEL STAIR SHOP DRAWINGS
FOR APPROVAL PRIOR TO FABRICATION
FINISHED FLOOR ELEVATIONS NOTED - F.V. ALL INFO/CLEARANCES



A/A3.1 STAIR SECTION

1/4" = 1'-0"

ROOF PLAN KEY NOTES:

1 NEW ROOF AREA AT ADDITION (SHADED)

2 EXTG ROOF AREA - PROTECT ROOFING DURING CONSTRUCTION

3 RE-ROOF EXTG ROOF TO LIMITS AS SHOWN

4 OVERFRAMED CRICKET BY FRAMER AND ROOFER TO SHED WATER

5 LINE OF EXTG OVERHANG WITH GUTTER - REMOVE AS SHOWN
MAINTAIN WEATHER PROOFING AND INSULATION VALUE AT DEMO AREAS DURING CONSTRUCTION.

6 EXTG HIP OR RIDGE

7 ALIGN FRAMING WITH EXTG HIP ROOF, LINE FOR REF (FORMER HIP LINE)

8 RIDGE VENT (MATCH EXTG)

9 NEW GABLE VENT - MATCH EXTG BLDG TYPE/COLOR/SIZE

10 REPAIR EXTG ROOF AT INTERSECTION WITH ADDITION AS NEEDED

11 LINE OF EXTG BLDG FRAMING BELOW. BRICK NOT SHOWN

12 SLOPE INDICATOR (TYP)

13 GUTTER AND DS SYSTEM TO MATCH EXTG. DS AT 20' O.C. MAX - SEE ELEVATIONS

14 DEAD END OR MODIFY EXTG GUTTER SYSTEM, REWORK AS NEEDED. MAINTAIN DURING CONSTR.
(RESLOPE GUTTER AS NEEDED FOR PROPER DRAINAGE THIS AREA. F/V EXTENT.)

15 USE FRT SHEATING (REPLACE EXTG AS NEC) WITHIN 48" EA SIDE OF 2 HOUR FIRE WALL
FIREWALL RUNS FROM FIRE RATED FLOOR TIGHT TO UNDERSIDE OF ROOF SHEATHING UL U301 2 HOUR.

16 MATCH VALLEY FLASHING AT NEW VALLEYS - CUT BACK ROOFING AND FEATHER AS NEEDED.

ROOF GENERAL NOTES:

1. MATCH EXTG ARCH SHINGLES AND PLANE OF ROOF AS NOTED.
2. MATCH BLDG STD COLOR BOOTS/PIPE COLOR FOR ALL PENETRATIONS.
3. DRIP EDGE AND VALLEY FLASHING DETAILS TO MATCH BLDG.
4. MATCH RIDGE VENTS.
5. PROTECT BLDG FROM WEATHER / TEMP VARIATIONS DURING CONSTRUCTION.

db3 ARCHITECTURE CONSTRUCTION DESIGN/BUILD
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Ph. (757)488-4747 www.db3va.com

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ROOF PLAN

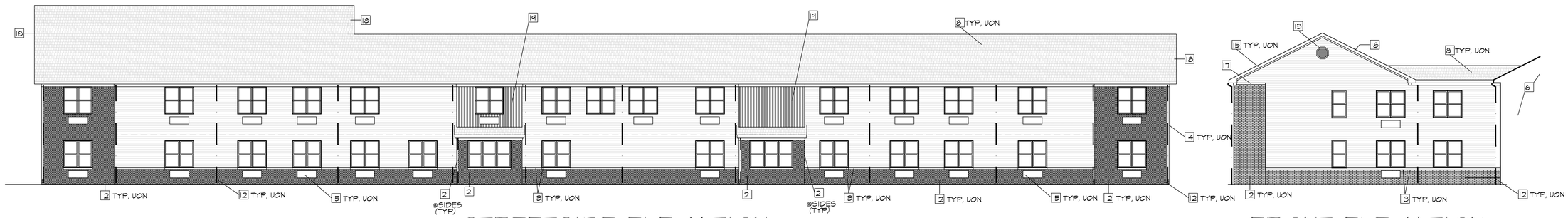
CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
9-29-26

REVISIONS:

A3.1

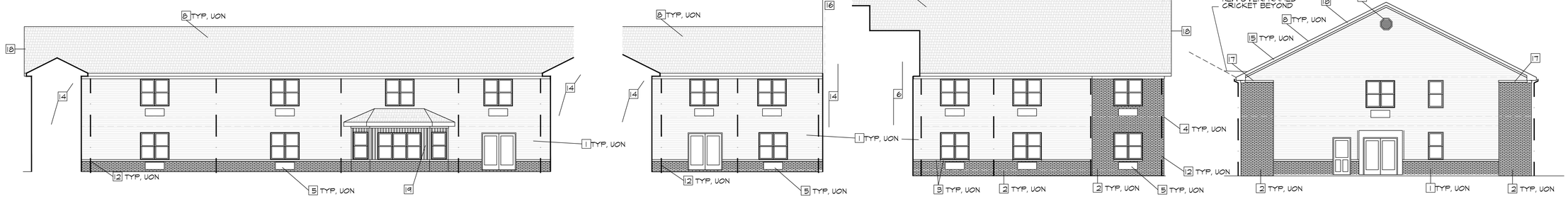


STREETSIDE ELEVATION

B/A4.1

FRONT ELEVATION

A/A4.1



LARGE COURTYARD

F/A4.1

SMALL COURTYARD

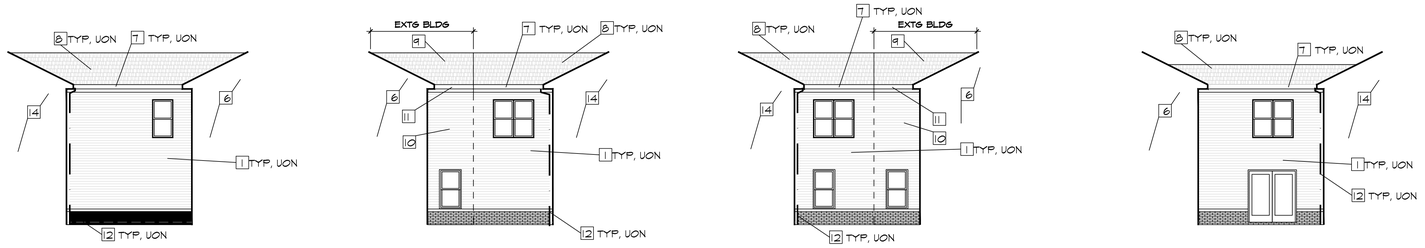
E/A4.1

YARD SIDE

D/A4.1

REAR ELEV

C/A4.1



SMALL COURTYARD

K/A4.1

SMALL COURTYARD

J/A4.1

LARGE COURTYARD

H/A4.1

LARGE COURTYARD

G/A4.1

ELEVATION KEYED NOTES:

1 SIDING SYSTEM - MATCH EXISTING - LP SMART SIDING PAINTED TO MATCH EXTG BLDG
2 BRICK VENEER - MATCH EXTG BRICK, MORTAR, JOINT
3 BRICK ROWLOCK COURSE - MATCH DETAIL AND ALIGN BANDING
4 2ND FLOOR LINE
5 PREFINISHED WHITE PTHP ARCHITECTURAL GRILLE. COORD ALL LOCATIONS REQUIRED WITH MECH PLANS.
6 EXISTING BUILDING. REMOVE /REPLACE EXT FINISHES / VENEER, ADJUST GUTTERS / DS FOR ADDITIONS AS NEEDED.
7 BREAKMETAL FINISHED FASCIA, FRIEZE & SOFFIT. MATCH EXTG COLORS / STYLE / CONSTRUCTION
8 NEW ROOFING SEE ROOF PLAN FOR MORE INFO
9 REROOF EXTG ROOF TO VALLEY (SEE ALSO ROOF PLAN)
10 REMOVE SIDING AND INSTALL NEW SIDING AT EXTG BLDG
11 REPLACE FASCIA, SOFFIT, GUTTERS, DOWNSPOUTS, FRIEZE AT EXTG WALL THIS AREA TO CORNER.
12 GUTTER AND DOWNSPOUT SYSTEM - MATCH EXTG COLOR / STYLE MAX (22' O.C.).
13 OCTAGONAL LOUVERED FAUX VENT - MATCH EXTG BLDG COLOR / TYPE / STYLE / SIZE
14 NEW BUILDING - SEE BLDG SECTION / PLANS FOR MORE INFO. SOME VIEWS OBSCURED.
15 BREAKMETAL FINISHED RAKE MATCH EXTG BLDG
16 SEE ROOF PLAN, OBSCURED VIEW OF ROOF THIS AREA
17 ROWLOCK WITH FLASHING ABOVE AT TOP OF BRICK - MATCH EXTG BLDG FEATURE
18 FLY RAFTER OVERHANG - AMTCH EXTG BUILDING DIMENSIONS.
19 12" OR 16" O.C. BOARD AND BATTEN LP SMART SIDING

ELEVATION GENERAL NOTES:

1. THE NEW WORK SHALL MATCH THE EXTG BLDG AS CLOSELY AS POSSIBLE.
2. WINDOW AND DOOR GRILLES ARE NOT SHOWN - SEE WINDOW AND DOOR SCHEDULES. MATCH EXTG BUILDING.
3. CONTRACTOR TO FIELD VERIFY ALL INFORMATION PRIOR TO BID AND TO REPLICATE BUILDING DETAILS AT EXTERIOR WORK INCLUDING, BUT NOT LIMITED TO, CORNICE, BRICK DETAILS, GUTTERS/DS, SIDING, WINDOWS, DOORS, TRIM, ROOFING, FLASHING. PROVIDE ARCHITECT WITH SUBMITTALS SHOWING PROPOSED AND EXTG MATERIAL SPECS. INCLUDING PICTURES AND PHYSICAL SAMPLES FOR APPROVAL WELL IN ADVANCE OF NEED..
4. COORD PTHP LOCATIONS (ALL MAY NOT BE SHOWN) WITH MECH PLANS. COLOR TO MATCH EXTG BLDG GRILLES.
5. COORD ALL MOUNTING TRIM BLOCKS REQ FOR PME ITEMS IE: LIGHTS, VENTS, DUCTS, GRILLES, PIPES, ETC... MATCH MOUNT TYPE / COLOR WITH EXTG BLDG FOR VARIOUS EXTERIOR ITEMS.
6. SEE FLOOR PLANS FOR WINDOWS / DOOR LOCATIONS - ELEVATIONS MAY NOT REFLECT ALL ITEMS.
7. ALL WINDOWS TO RECEIVE LOUVERED VINYL SHUTTERS TO MATCH EXTG BLDG SHUTTERS.

EXTERIOR ELEVATIONS

1/8" = 1'-0"

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ELEVATIONS

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SCHEDULE OF THERMAL INSULATION: PRESCRIPTIVE ZONE 4

CEILING: R-38 BLOWN (*)-DAM EXT WALL. CONT AIR BARRIER

EXT WALL: R-21 KRAFT FACED (MIN PER C402.1.4.2)
FOAM SILL SEALER . BLDG AIR BARRIER (TYVEK)
WINDOW/DOOR/PTHP FRAME WRAPS

SLAB: 2.5" THICK RIGID 24" HORIZ & FULL HT VERT

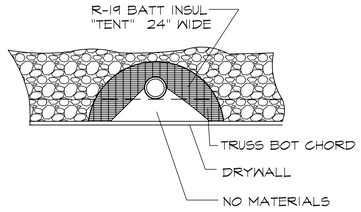
GENERAL: SEAL AND CAULK AIRLEAK AREAS.
SEE ALSO A-7 SPECIFICATIONS.

2ND FLOOR: PACK JOIST SPACE WITH MINERAL WOOL BATTS

SOUND INSUL: R-11 UNFACED BETWEEN ALL RESIDENT AND COMMON AREAS, AT RESIDENT BATHROOMS, & COMMON WALLS.

NOTE: INSULATION SYSTEMS PER CHAPTER 4 VECC 2021

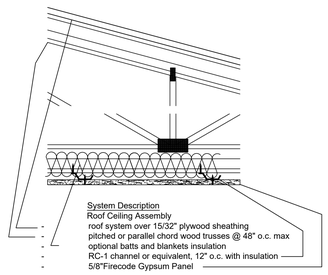
ALL WETPIPES IN ATTIC TO BE RUN TIGHT TO BOTTOM CHORD OF TRUSS AND COVERED IN MIN R-19 BATT INSULATION TO CREATE WARM CAVITY.



WET SPRINKLER ATTIC INSUL DETAIL

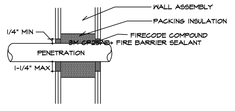
FIRE RATED DETAILS

RE: STRUCTURAL FOR ALL LUMBER / TRUSSES

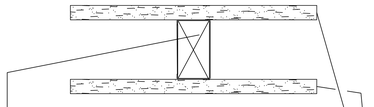


System Performance
(TRUSS & SHEATING / ROOFING)
1 HR Fire
UL Design No. P522

APPLICATION: CEILING / ROOF



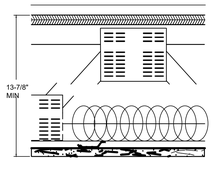
U.L. SYSTEM 450 FIRE STOP 1 & 2 HOUR WALL DETAIL



System Description
Steel Stud Partition (Non-loadbearing)
- ⅝" SHEETROCK Brand FIRECODE Core Gypsum Panel
- 2X4 studs @ 16" o.c. (2X6 STUDS AT EXTERIOR . RE:STRUCT)
- ⅝" SHEETROCK Brand FIRECODE Core Gypsum Panel (AT EXTERIOR USE ½" MIN SHEATHING RE:STRUCT)

System Performance
1 HR Fire
UL Design No. U314

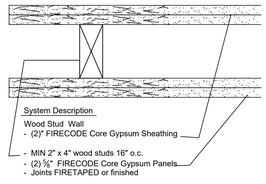
APPLICATION: 1 HOUR INT & EXTERIOR



System Description
Wood Truss OPEN WEB

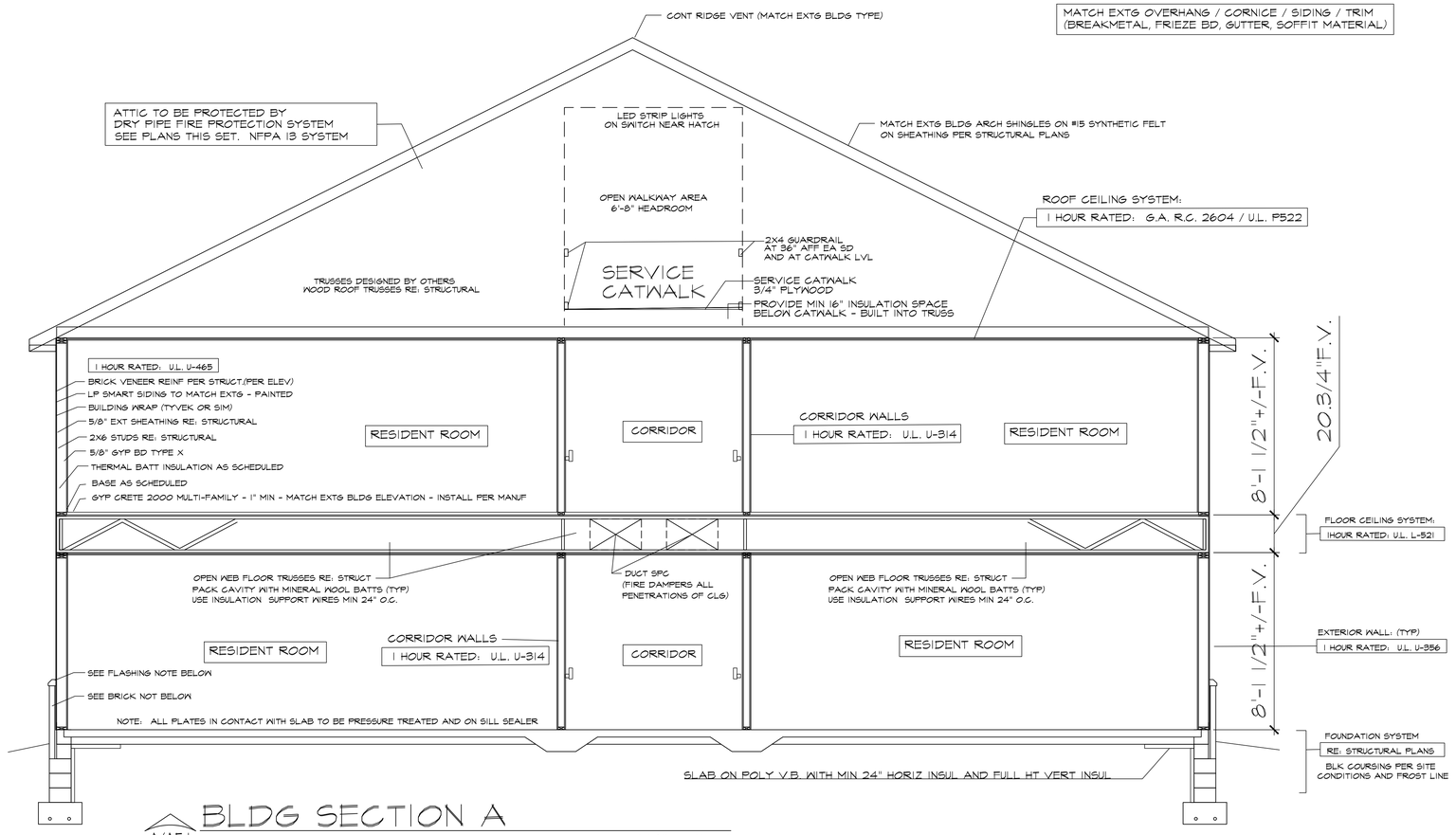
System Performance
1 HR Fire
UL Design No. L521

- 3/4" plywood floor (t&g)
- min. 12" parallel chord wood truss spaced max 24" o.c.
- 3-1/2" R-11 insulation UNFACED
- RC-1 channel or equivalent spaced 12" or 16" o.c.
- 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panels
- joints finished
-MIN 1" GYP CRETE TOPPING MIXTURE



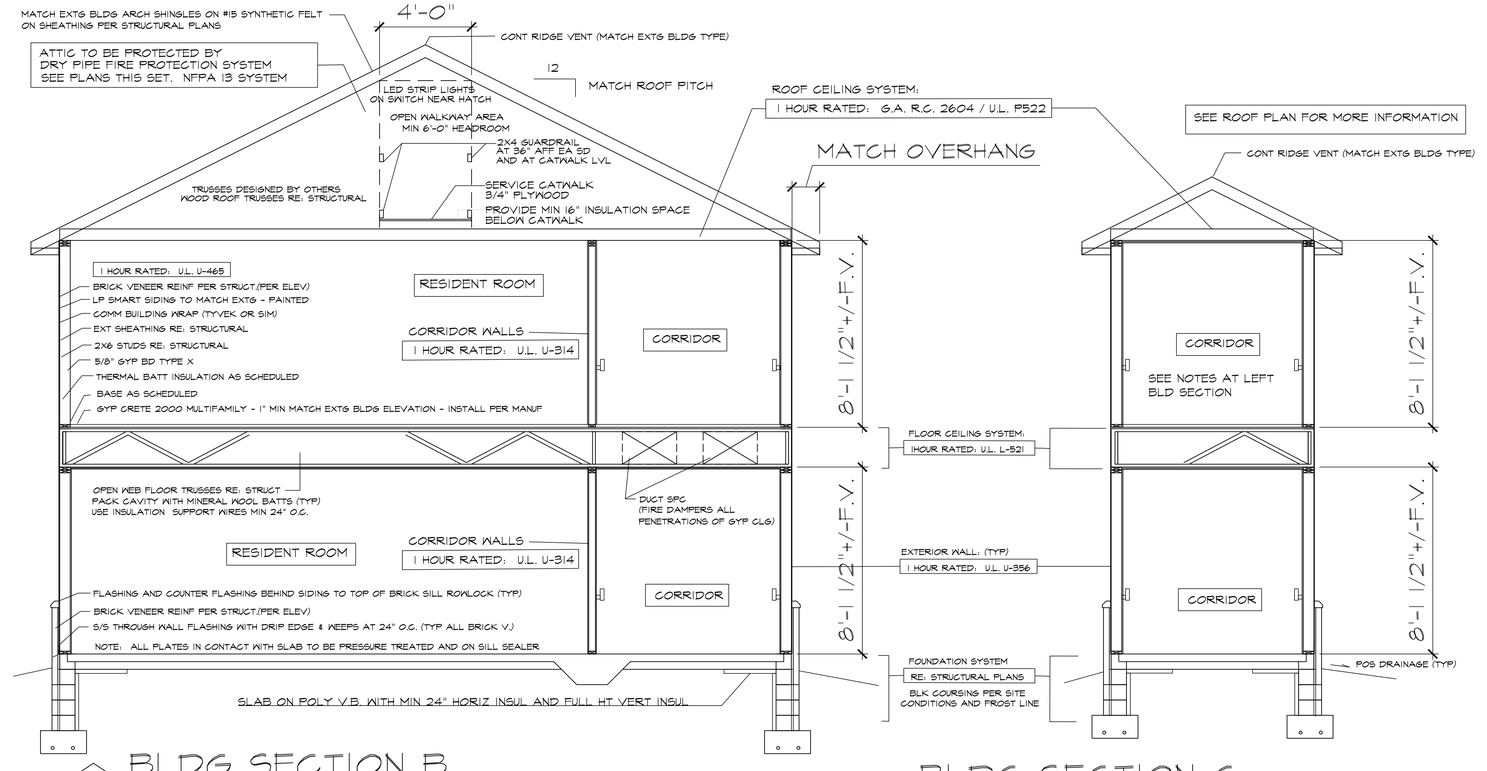
System Performance
2 HR Fire
UL Design No. U301

APPLICATION: 2 HOUR WALL



A/A5.1 BLDG SECTION A

1/4" = 1'-0"



B/A5.1 BLDG SECTION B

1/4" = 1'-0"

C/A5.1 BLDG SECTION C

1/4" = 1'-0"

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BLDG SECTIONS

CSL CHRISTIANSBURG
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CHRISTIANSBURG, VA 24073

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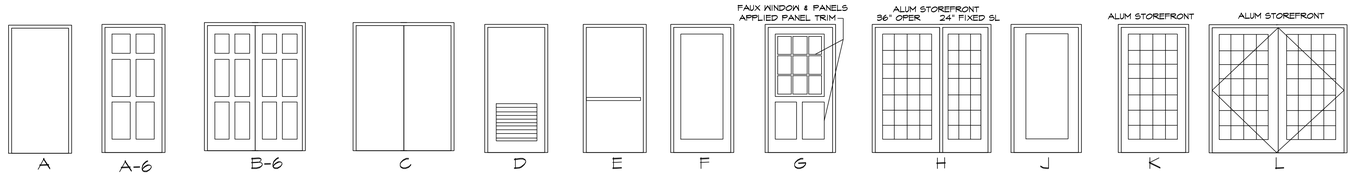
DOOR & HARDWARE SCHEDULE:

NEW DOORS TO MATCH BLDG STANDARDS SEE DOOR ELEVATIONS FOR DESIGN DETAILS AND MORE INFO.

KEY	LOCATION	SIZE / TYPE	DESCRIPTION:	ELEV
1	MC RESI-ROOM 20 MIN D&F	3'-8" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME 20 MIN	1.1/2 PR BUTTS, CLASSROOM FUNCT LOCKSET	A
1.1	AL RESI-ROOM 20 MIN D&F	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME 20 MIN	1.1/2 PR BUTTS, LOCKSET	A
2	RESI-BATH	3'-0" X 6'-8" X 1.3/4" TK 6PNL HCWD W/WD FRAME	1.1/2 PR BUTTS, MC:PASSAGE, AL:PRIVACY	A-6
3	BI-SWING CLOS	PAIR (NOM 32" OVERALL) (2) 16" X 6'-8" X 1.3/4" TK 6PNL HCWD W/WD FRAME	1.1/2 PR BUTTS PER LEAF, MAG CATCH, DUMMY LEVER PULLS	B-6
4	CLOSET/LINEN	2'-0" X 6'-8" X 1.3/4" TK 6 PNL HCWD W/WD FRAME	1.1/2 PR BUTTS, PASSAGE	A-6
5	BI-SWING CLOS	PAIR (NOM 48" OVERALL) (2) 24" X 6'-8" X 1.3/4" TK 6 PNL HCWD W/WD FRAME	1.1/2 PR BUTTS PER LEAF, MAG CATCH, DUMMY LEVER PULLS	B-6
6	POCKET DOOR	3'-0" X 6'-8" X 1.3/4" TK 6PNL; HCWD W/WD FRAME	POCKET DOOR HARDWARE WITH LOCK AND FINGER PROTECTION	A-6
7	CLOSET/LINEN	3'-0" X 6'-8" X 1.3/4" TK 6 PNL HCWD W/WD FRAME	1.1/2 PR BUTTS, PASSAGE	A-6
8	CLOSET/MECH	3'-0" X 6'-8" X 1.3/4" TK FLUSH HCWD W/WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET	A
9	AL LAUNDRY	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD 1 LITE & WD FRM	1.1/2 PR BUTTS, PASSAGE	J
10	AL FIRE DOOR 90 MIN D & F	(2) 3'-8" X 6'-8" X 1.3/4" TK FLUSH SCWD W/HMF 90 MINUTE	3 PAIR BUTTS, PANIC BARS WITH LEVERS & T&B RODS, T-ASTRIGAL, CLOSERS. F/A MAGNETIC DOOR RELEASES	C
11	CROSS HALL 90 MIN D & F	(2) 3'-0" X 6'-8" X 1.3/4" TK SCWD W/HMF 90 MINUTE FLUSH CROSS HALL OPPOSING SWING	3 PAIR BUTTS, PANIC BARS T&B BOLTS T-ASTRIGAL, CLOSERS. F/A MAG DOOR RELEASES	C
12	CROSS HALL 90 MIN D & F	(2) 3'-8" X 6'-8" X 1.3/4" TK SCWD W/HMF 90 MINUTE FLUSH CROSS HALL OPPOSING SWING	3 PAIR BUTTS, PANIC BARS T&B BOLTS T-ASTRIGAL, CLOSERS. F/A MAG DOOR RELEASES	C
13	SM CLOSET SM LINEN	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET	A
14	SM BREAKRM	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET	A
15	SM STAFF RR SPA, PUB RR	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET	A
16	SM MED CL	(2) 3'-0"X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	3 PR BUTTS, T&B MORTISE BOLTS, DIG LOCK	A

EXTERIOR DOORS

KEY	LOCATION	SIZE / TYPE	DESCRIPTION:	ELEV
17	HVAC CLOS	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET METAL LOUVER 24" X 24"	D
18	STAIRWAY 45 MIN D&F	3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/HMF 45 MIN D&F	1.1/2 PR BUTTS, PANIC BAR WITH LEVER CLOSER	E
19	CLOSET/LINEN	(2)3'-0" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	3 PR BUTTS, T&B MORTISE BOLT, DIG LOCK	C
20	CLOSET	(2)1'-6" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WD FRAME	3 PR BUTTS, T&B MORTISE BOLT, DIG LOCK	C
21	OFFICE	3'-0" X 6'-8" X 1.3/4" TK FLUSH 1 LITE SCWD W/ WD FRAME	1.1/2 PR BUTTS, DIGITAL LOCKSET	F
22	MC ENTRY	3'-8" X 6'-8" X 1.3/4" TK FLUSH SCWD W/WELDED REIN HMF	1.1/2 PR HD BUTTS, PANIC BAR WITH LEVER CLOSER. FAUX WIND APPLIED TRIM & PNLS	G
23	119 RES ENTRY 20 MIN D&F	EXISTING 3'-0" X 6'-8" FLUSH SCWD 20 MIN D&F	REINSTALL EXTG DOOR AND HARDWARE	A
24	121 RES CLOS	EXISTING BI-SWING DOOR	REINSTALL EXTG DOOR AND HARDWARE	B
25	SPA CL	(2)1'-0" X 6'-8" X 1.3/4" TK FLUSH LOUVERED BI-FOLD	BI-FOLD HDWR & TRACK, ADA WIRE PULL	A
26	BI-SWING CLOS	PAIR (NOM 60" OVERALL) (2) 30" X 6'-8" X 1.3/4" TK FLUSH HCWD W/WD FRAME	1.1/2 PR BUTTS PER LEAF, MAG CATCH, DUMMY LEVER PULLS	B
27	121 RES ENTRY 20 MIN D&F	EXTG 3'-0" X 6'-8" SCWD 20 MIN D&F	BRING DOOR AND HARDWARE BACK INTO WORKING ORDER	A
28	BI-SWING CLOS ELEC/HWH	PAIR (NOM 60" OVERALL) (2) 30" X 6'-8" X 1.3/4" TK FLUSH HCWD W/WD FRAME	1.1/2 PR BUTTS EA LEAF, T&B MORT BOLTS, LOCKSET	B
A	EXTERIOR	3'-0"X6'-8" 24 LITE W/24" SL PREFIN STOREFRONT ALUM	1.1/2 PR BUTTS, PANIC BAR WITH EXTERIOR KEYED LEVER. WEATHER STRIP, T-HOLD CLOSER. GRILLS TO MATCH EXTG BLDG	H
B	STAIR EXIT	3'-0" X 6'-8" X 1.3/4" TK FIBERGLASS PREFIN INSUL 9 LITE / 2 PNL	1.1/2 PR BUTTS, PANIC BAR WITH EXTERIOR KEYED LEVER. WEATHER STRIP, T-HOLD CLOSER	J
C	CONNECTOR HALL EXIT	3'-0" X 6'-8" X 1.3/4" TK HC PREFIN STOREFRONT ALUM	1.1/2 PR BUTTS, PANIC BAR WITH EXTERIOR KEYED LEVER. WEATHER STRIP, T-HOLD CLOSER. GRILES TO MATCH EXTG BLDG	K
D	COURTYARD	(2)3'-0"X6'-8" FRENCH PAIR PREFIN STOREFRONT ALUM T&B MORTISED BOLTS	1.1/2 PR BUTTS, PANIC BAR WITH EXTERIOR LEVER. WEATHER STRIP, T-HOLD CLOSERS. GRILLS TO MATCH EXTG BLDG	L
E	COURTYARD REPLACE DOOR	3'-0"X6'-8" FRENCH SGL HM INSUL 15 LITE	1.1/2 PR BUTTS, PANIC BAR WITH LEVER. WEATHER STRIP, T-HOLD REPLACE FRAME AS REQUIRED	K



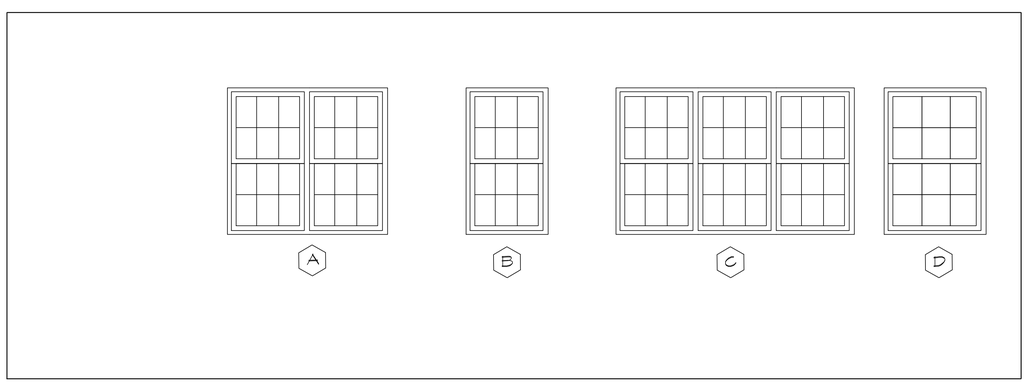
DOOR ELEVATIONS

DO NOT SCALE

NOTE: DOOR PANELS, TEXTURES, GRILLES, MUNTINS TO MATCH BLDG STANDARDS.

1. ALL NEW EXTERIOR DOORS TO HAVE WEATHERSTRIPPING, ADA THRESHOLD, TAMPER RES S/S BUTTS, RAIN HOODS.
2. ALL INTERIOR DOORS TO HAVE SILENCERS.
3. ALL FRAMES TO BE BLOCKED AS NEEDED.
4. ALL NEW HARDWARE TO BE LEVER ACCESSIBLE TYPE. BRUSHED NICKEL, KEYED LOCKS TO BE ON BLDG MASTERKEY SYSTEM.
5. ALL RESI ROOM INTERIOR DOORS TO BE PAINT GRADE COMPOSITE U.O.N. HC DOORS IN RESIDENT ROOMS ONLY.
6. ALL HARDWARE, DOORS, AND INSTALLATIONS TO MEET ACCESSIBILITY STANDARDS.
7. CONTRACTOR TO SUBMIT COMPLETE DOOR, STOREFRONT DOOR, AND HARDWARE SCHEDULE TO ARCHITECT FOR APPROVAL.
8. ANY CHANGES IN FRAMING / DOOR OPENING SIZES/SWINGS SHALL BE COORDINATED / APPROVED BY THE ARCHITECT.
9. SEE MAGLOCK STATEMENT SHEET A-7 FOR MORE INFORMATION. SEE MAGLOCKS LOCATIONS ON FLOOR PLANS - BY OWNER.
10. COORD ROUGH OPENING SIZES & BLOCKING REQ WITH DOOR / FRAME MANUFACTURER.
11. DIGITAL LOCKS AS NOTED ON SCHEDULE TO BE YALE OR SCHLAGE WITH LEVER, BATTERY POWERED - MATCH BLDG STANDARD SYSTEM.
12. SEE ALSO INTERIOR DESIGN SHEETS FOR ADDITIONAL FINISH & DOOR INFORMATION.
13. DOOR GRILLES TO BE BETWEEN THE PANES - WHITE - MATCH BLDG STANDARD.
14.. MAGNETIC DOOR RELEASES ARE TO BE RECESSED TYPE, WITH CHAIN LENGTH AS NEEDED FOR DOOR POSITION. COORD WITH FA SUB.

WINDOW ELEVATIONS



WINDOW SCHEDULE:

all windows meet or exceed req of 8 sf clear glass/unit sgl occ or 12 sf dbl occ.
SEE WINDOW ENERGY CODE REQUIREMENTS SHEET A-7

A DOUBLE	(2) 2'-6" X 5'-6 " IG LOW E (2) 2656 ANDERSON 100 SERIES	NO TILT FEATURE - single hung WITH 4" SASH LIMITER - NON-REMOVABLE	VERIFY PRIOR TO ORDERING 12.5 SF GLASS / ROOM MIN
B SINGLE	2'-6" X 5'-6" IG LOW E 2656 ANDERSEN 100 SERIES	NO TILT FEATURE-single hung WITH 4" SASH LIMITER - NON-REMOVABLE	VERIFY PRIOR TO ORDERING 12.5 SF GLASS / ROOM MIN
C TRIPLE	(3) 2'-6" X 5'-6" IG LOW E (3) 2656 ANDERSEN 100 SERIES	NO TILT FEATURE-single hung WITH 4" SASH LIMITER - NON-REMOVABLE	VERIFY PRIOR TO ORDERING 12.5 SF GLASS / ROOM MIN
D SINGLE	3'-6" X 5'-6" IG LOW E 3656 ANDERSEN 100 SERIES	NO TILT FEATURE-single hung WITH 4" SASH LIMITER - NON-REMOVABLE	

1. PROVIDE JAMB EXTENSIONS AS REQUIRED BY WALL ASSEMBLY.
2. PROVIDE SILL AND APRON AT EACH WINDOW TO MATCH BUILDING STANDARDS. DRYWALL WRAP AT TOP AND SIDES
3. COORDINATE WINDOW INSTALLATION WITH PTHP UNITS FOR PROPER CLEARANCE.
4. INSTALL WINDOWS PER MANUFACTURER WITH ACCESSORY BRICK MOLDINGS AND VINYL COATED ALUM WINDOW WRAPS.
5. CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS AND FRAME ACCORDINGLY.
6. 4" MAX HT SASH LIMITER (1X3 POLY-WOOD WITH TAMPER RES SCREWS) TO CONTAIN RESIDENTS, BY CONTRACTOR @ MEM CARE UNIT ONLY.
7. ALL NEW WINDOWS TO RECEIVE FAUX WOOD BLINDS 2" BY CONTRACTOR - CORDLESS TYPE. AT ALL RES ROOMS AND COMMON AREAS.
8.. BETWEEN THE GLASS GRILLES (MATCH EXTG BLDG STYLE/COLOR) AT ALL WINDOWS.
9. ALL WINDOWS TO RECEIVE SHUTTERS - SEE ELEVATION NOTES ON A-4.1 FOR MORE INFO.

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DETAILS / DOOR & WINDOW SCHEDULE

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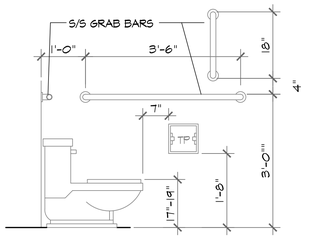
PROJECT NUMBER:

ISSUED DATE: 9-29-26

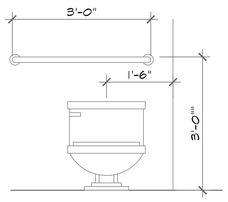
REVISIONS:

A-6.1

NOTE: ALL TOILET FIXTURES SHALL COMPLY WITH CHAPTER 11 OF THE 2021 VA CONSTRUCTION CODE AND ICC A117.1 2017



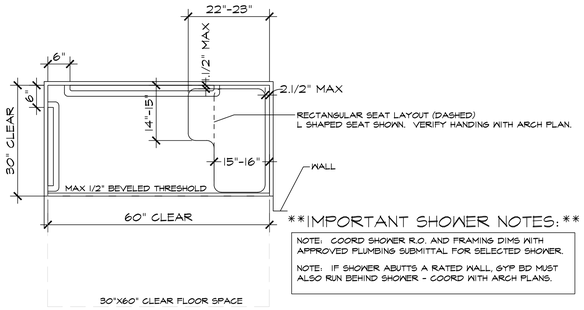
SIDE ELEVATION
@ WATER CLOSET



FRONT ELEVATION
@ WATER CLOSET

NOTE: PROVIDE BLOCKING/REINFORCING AT ALL AREAS OF WALL ATTACHED FIXTURES AND GRAB BARS.

VERIFY SHOWER HANDING WITH ARCHITECTURAL PLANS.

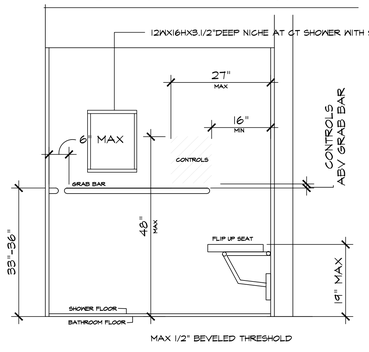


|MPORTANT SHOWER NOTES:

NOTE: COORD SHOWER R.O. AND FRAMING DIMS WITH APPROVED PLUMBING SUBMITTAL FOR SELECTED SHOWER.

NOTE: IF SHOWER ABUTTS A RATED WALL, GYP BD MUST ALSO RUN BEHIND SHOWER - COORD WITH ARCH PLANS.

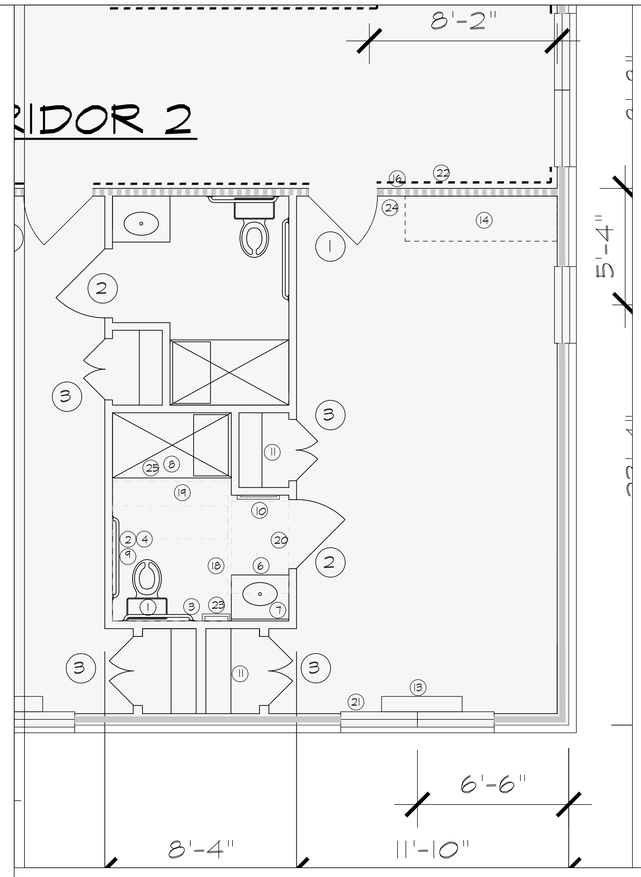
SHOWER - PLAN



SHOWER TO MEET ANSI / ICC A117.1 2017 REQUIREMENTS.

TURAL PLANS

ROLL-IN SHOWER - BACK WALL ELEV



ROOM OUTFITTING AT NEW RESIDENT ROOMS

RESIDENT ROOM EQUIPMENT AND ACCESSORIES: FRT BLOCKING AS NEEDED FOR MOUNTING

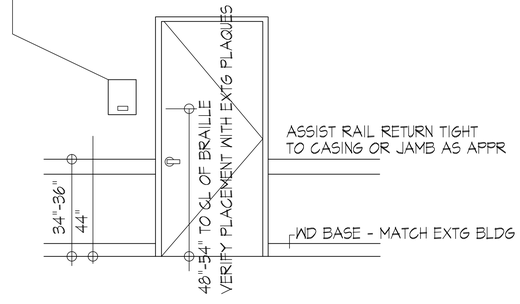
1. H.C. TOILET MTD. 17" TO 19" AFF TO TOP OF SEAT, HANDLE ON VANITY SIDE
2. 42" GRAB BAR (AT ALL RR'S SEE DET THIS SHEET) - ALL GRAB BARS TO BE 1.1/2" DIA STAINLESS STEEL.
3. 36" GRAB BAR (AT ALL RR'S SEE DET THIS SHEET)
4. 18" VERTICAL GRAB BAR (AT ALL RR'S SEE DETAILS THIS SHEET)
5. PANTRY SHELVING (5) 16" WIDE PTD WOOD SHELVING ON 1X4 PTD WOOD CLEATS, 1ST SHELF AT 24" AFF, 16" O.C. THEREAFTER
6. BARRIER FREE COUNTER WITH SINK SEE SHEET A-6.1
7. MIRROR 24" X 42" HARDWOOD STAINED/SEALED WOOD FRAMED - REFLECTIVE SURFACE MIN 40" AFF
8. ACCESSIBLE SHOWER - COORDINATE R.O. REQUIREMENTS WITH FRAMING. SET ON SUB-FLOOR LEVEL W/ 3/4" COMPRESSIBLE NEOPRENE DAM @ THRESHOLD AND ACCESSIBLE THRESHOLD
   FLIP UP SEAT TO BE PADDED VINYL OR SLIP RES SOLID SURFACE MATERIAL.
   SHOWER AND ACCESSORIES TO MEET A117.1 SECT 608 REQUIREMENTS 2021.
   FOR ROLL IN SHOWERS. SEE PLUMBING PLANS AND DETAILS THIS SHEET FOR MORE INFO.
9. TOILET PAPER HOLDER MTD. 19" AFF (SEE DET THIS SHEET)
10. 18" TOWEL BAR / 2 AT SEMI PROV, 1 AT PRIV BATHROOMS. IF TOWEL BAR PROJECTS INTO DOORWAY NOTIFY ARCHITECT FOR ALT LOCATION.
11. 12" PTD WOOD SHELF ON 1X4 CLEATS WITH WD CLOTHES ROD WITH WHITE END SUPPORTS. TOP OF SHELF AT 38" AFF WITH ROD BELOW, SECOND SHELF AT 74" AFF, ROD BELOW. (TYP ALL CLOSETS - SEE FLOOR PLANS)
12. POCKET DOOR WITH MIN 34" CLEAR OPENING - PROVIDE ANTI PINCH HARDWARE
13. PTHP UNIT RE: MECHANICAL PLANS
14. SIDE APPROACH KITCHENETTE - SEE CABINET ELEVATIONS FOR MORE INFO. COUNTER AT 34" AFF. SEE SHEET A6.1 AT A.L. UNITS ONLY.
15. U/C REFRIGERATOR ON PLATFORM RISER. REFRIGERATOR TO BE SS WITH TOP FREEZER. ALLOW $ 450.00 EACH INSTALLED.
16. SURFACE MTD ROOM PLAQUE - INSTALLED PER ACCESSIBILITY STANDARDS AND DETAIL THIS SHEET. AT EACH NEW RESI ROOM.
17. 60"X60" CLEAR FLOOR SPACE AT TOILET
18. 30"X60" CLEAR FLOOR SPACE AT ROLL IN SHOWER
19. 30"X48" CLEAR FLOOR SPACE AT VANITY
20. 2" FAUX WOOD BLINDS - WHITE CORDLESS
21. ASSIST RAIL - TYP. SEE DETAILS THIS SHEET.
22. 12" TOWEL BAR SET 18" ABOVE VANITY
23. 18" CLEAR EDGE OF CABINET/CNTR TO EDGE OF DOOR MIN.
24. SHOWER CURTAIN (WHITE) AND WHITE ROD BY CONTRACTOR

NOTES: APPLIES TO NEW AND EXTG ROOMS IN THE WORK AREA / ADDITION

(1) BACK AND SIDE SPLASHES TO BE PROVIDED ALONG ALL VANITY SINKS.
(2) PROVIDE IN WALL SOLID BLOCKING OR SHEET METAL BLOCKING FOR ALL ACCESSORIES.
(3) ALL BATHROOMS TO RECEIVE THIS EQUIPMENT. MOEN BRANTFORD NICKEL TP, TOWEL BARS, OR APPROVED EQ.
(4) ALL GRAB BARS TO BE 1.1/2" DIA CONCEALED HARDWARE TYPE, KNURLED GRIPPING SURFACE, STAINLESS STEEL.

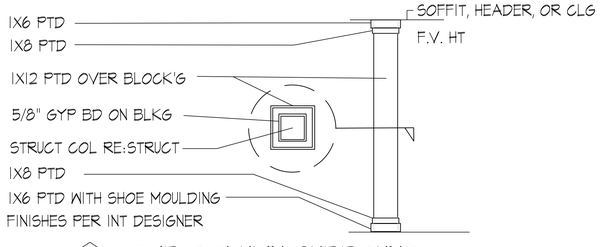
OWNER TO PROVIDE SIGNAGE, INSTALLED BY CONTRACTOR

ROOM SIGN MATCH BLDG MOUNTING SCHEME

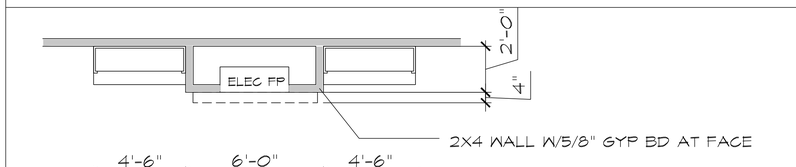


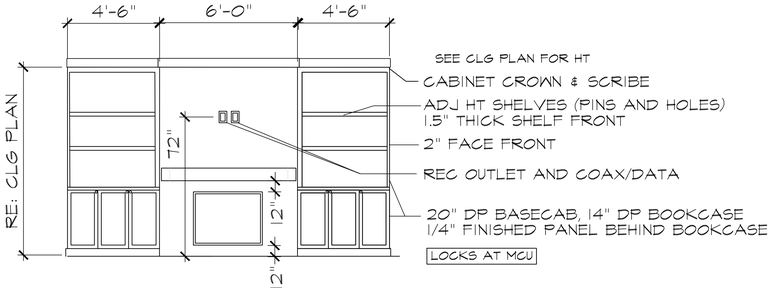
TYP RESIDENT ROOM HALLWAY DOOR ELEV

TYP ALL RESIDENT ROOM DOORS - SEE ALSO ID PLANS



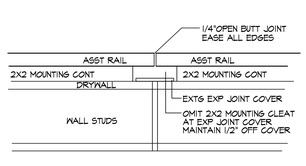
B/A6.2 TYP COLUMN SURROUND





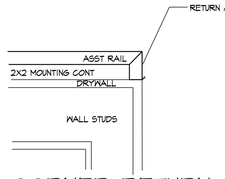
SEE ID DRAWINGS FOR FINISH AND DOOR TYPE - MAY VARY WITH LOCATION
WITH 1 ADJ HT SHELF BEHIND
MANTLE: SEE I.D. DRAWINGS, MAX 4" PROJECTION
FINISH PER INTERIOR DESIGN DRAWINGS ON COORD SUBSTRATE
ELEC FP: CLASSIC FLAME PRO 36" 120 V, DISABLE HEAT. @ 8" AFF
TV AND MOUNTING BRACKET BY OWNER, INSTALLED BY CONTRACTOR. SEE ALSO ID PLANS FOR TV LOC.

A/A6.2 FIREPLACE & BOOKCASE (AL & MC)

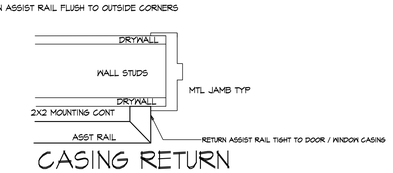


BLDG EXPANSION JOINT

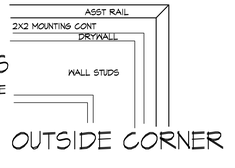
NOTE: MATCH BLDG STANDARD ASSIST RAIL AND CORNER DETAILS.



CORNER RETURN



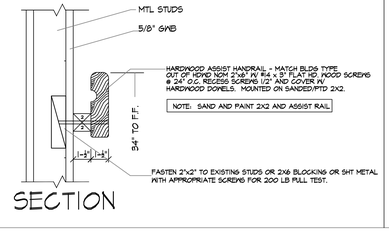
CASING RETURN



OUTSIDE CORNER

TYP. ASSIST RAIL DETAILS

MATCH EXTG BLDG ASSIST RAILS COLOR AND TYPE



SECTION

RUNNING TRIM SCHEDULE

ALL TRIM IS PAINTED U.O.N. MATCH EXTG TRIM PROFILES.
ALL TRIM NAIL HOLES TO BE PUTTY AND SANDED SMOOTH.

ADD'N BLDG	EXTG BLDG	
Y	EXTG	BASE: WOOD BASE TO MATCH 6" COLONIAL TYPE USED WITHIN BUILDING. (AT ALL WORK ZONE AREAS.)
Y	EXTG	SHOE: SHOE MOLDING PTD OR STAINED PER I.D. PLANS TO MATCH TRIM COLOR. (AT ALL LVP/SV/VCT.)
Y	EXTG	CROWN: NEW 4.1/2" COLONIAL CROWN AS DESIGNATED ON CLG PLAN. ALL INTERSECTIONS AND OVERLAP CUTS BE GLUED AND NAILED.
Y	EXTG	ASSIST RAIL: MATCH EXTG BLDG TYPE, INSTALL PER DETAILS THIS SHEET AND TO MATCH EXTG. (SEE A-1 FOR LOCATION).
Y	EXTG	HALLWAY DOOR CASING: WOOD CASING TO MATCH EXISTING AT DOORS WITH HMF APPLY WOOD TRIM DETAIL TYP OF BLDG
Y	EXTG	WINDOWS: RESIDENT WINDOWS TO HAVE STOOL AND APRON TO MATCH EXTG TRIM.
Y	EXTG	CABINET: CAB CROWN TO MATCH CAB COLOR / BY CAB MANUF.
Y	EXTG	PTHP: ADD 1/2" X 2" TRIM AT PTHP UNIT SLEEVE TO WALL.

***OTHER TRIM AND ACCESSORY TRIM SHALL BE FINISHED TO MATCH ADJ TRIM**

db3 ARCHITECTURE CONSTRUCTION DESIGNBUILD
DEDICATED CONSTRUCTION SPECIALISTS
409 South Church Street Smithfield, VA 23430
Ph. (757)488-4747 www.db3va.com

COMMONWEALTH OF VIRGINIA
Robert C. Legay
013234
4-29-26
ARCHITECT

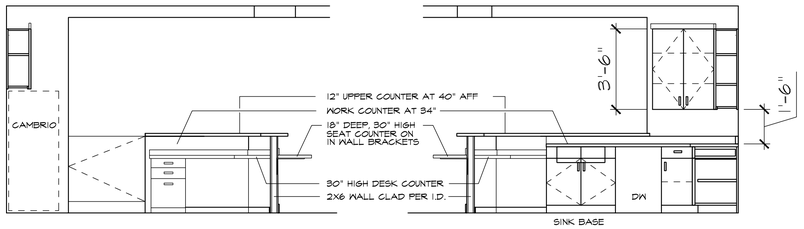
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DETAILS

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:
ISSUED DATE: 9-29-26
REVISIONS:

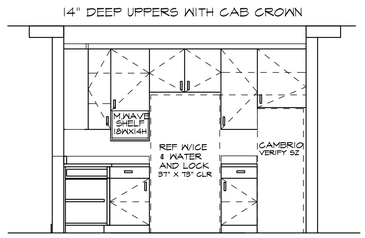
A-6.2



PROVIDE SOLID IN WALL WOOD BLOCKING FOR SECURE ATTACHMENT

LOCKS LOCKS

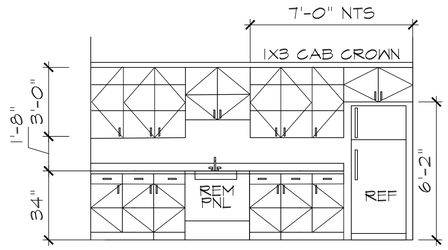
CARE CENTER A/A6.3



STYLE: FINISH PER INTERIOR DESIGNER
4 ADJ HT LAM SHELVES PER CABINET

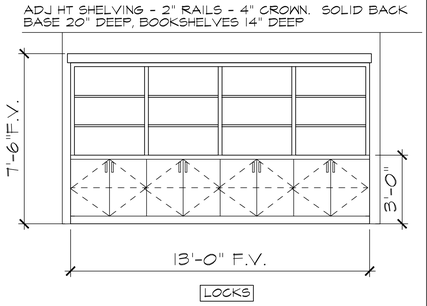
LOCKS

B/A6.3 CARE CENTER



S/S FINISH
REF WITH FRZR & ICE MKR
ROLLUNDER SK CAB, SEE DET
37" REF SPACE LOCKS

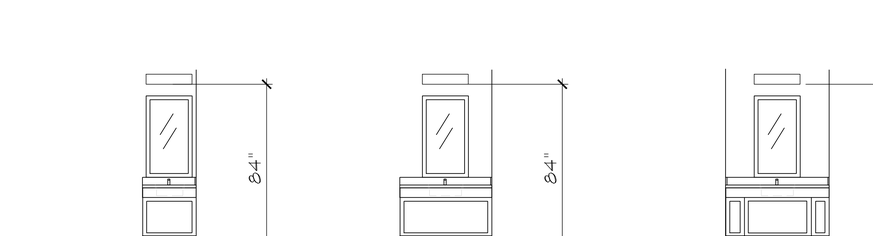
C/A6.3 CARE CENTER



LOCKS

D/A6.3 MC ACTIVITIES

E/A6.3 MC ACT BOOKCASE

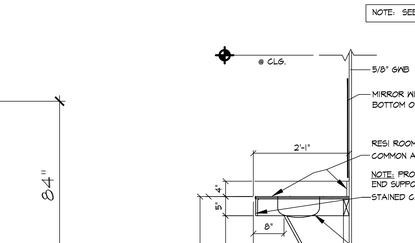


PROVIDE SOLID IN WALL WOOD BLOCKING FOR SECURE ATTACHMENT

LOCKS LOCKS

F/A6.3 CARE CENTER

G/A6.3 CARE CENTER



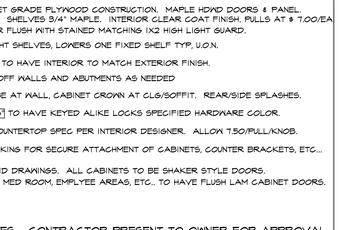
H/A6.3 CARE CENTER



STYLE: FINISH PER INTERIOR DESIGNER
5 ADJ HT LAM SHELVES PER CABINET
INTERIOR LAMINATE FINISH
CUBBY TUPPERWARE CONTAINERS BY OWNER

LOCKS

J/A6.3 MC SPA CUBBY CABINET



S/S FINISH
REF WITH FRZR & ICE MKR

LOCKS

K/A6.3 MC BREAKROOM

(2) SS MED REF
WITH LOCKS

LOCKS

L/A6.3 MC MED ROOM

STANDARD BASE CABS
FINISH PER ID PLANS

LOCKS

M/A6.3 MC MED ROOM

LAUNDRY FOLDING TABLE
SOLID SURFACE ON PLYWOOD ON HD WHITE METAL BRACKETS
PROVIDE SOLID IN WALL WOOD BLOCKING FOR SECURE ATTACHMENT

N/A6.3 MC & AL LAUNDRY
VERIFY HANDING LAYOUT

P/A6.3 LARGE RESI ROOM
VERIFY HANDING LAYOUT

TYP ALL AL NEW RES ROOMS, F.V. SIZE & HANDING

Q/A6.3 STANDARD RESI ROOM
VERIFY HANDING LAYOUT

NOTE: CENTER LIGHT OVER VANITY
BOTTOM OF VANITY LIGHT AT 84" AFF

R/A6.3 RESI VANITY
STAFF VAN
VERIFY HANDING LAYOUT

NOTE: CENTER LIGHT OVER VANITY
BOTTOM OF VANITY LIGHT AT 84" AFF

S/A6.3 M.C. SPA VAN
VERIFY HANDING LAYOUT

NOTE: CENTER LIGHT OVER VANITY
BOTTOM OF VANITY LIGHT AT 84" AFF

T/A6.3 PUBLIC RR VANITY
A.L. SPA VANITY
VERIFY HANDING LAYOUT

BARRIER FREE LAV SECTION

CABINET / COUNTER NOTES: REFER TO INT DESIGN SET FOR ALL FINISHES.

FIELD VERIFY ALL DIMENSIONS. SOFT CLOSE ALL DOORS AND DRAWERS. NO PARTICLEBOARD.

ALL 3/4 MAPLE FACED CABINET GRADE PLYWOOD CONSTRUCTION. MAPLE HDWD DOORS & PANEL, 1/4" MAPLE BACK OF CABINET. SHELVES 3/4" MAPLE. INTERIOR CLEAR COAT FINISH. PULLS AT $ 7.00/EA RECESSED BOTTOM UPPERS OR FLUSH WITH STAINED MATCHING 1X2 HIGH LIGHT GUARD.

ALL CABINETS UPPERS 2 ADJ HT SHELVES, LOWERS ONE FIXED SHELF TYP, U.O.N.

CABINETS WITH GLASS DOORS TO HAVE INTERIOR TO MATCH EXTERIOR FINISH.

MIN SPACE DOORS/DRAWERS OFF WALLS AND ABUTMENTS AS NEEDED

ALL CABINETS TO HAVE SCRIBE AT WALL, CABINET CROWN AT CLG/SOFFIT. REAR/SIDE SPLASHES.

DOORS AND DRAWERS LOCKS TO HAVE KEYED ALIKE LOCKS SPECIFIED HARDWARE COLOR.

FINISHES, DOOR STYLE, AND COUNTERTOP SPEC PER INTERIOR DESIGNER. ALLOW 7.50/PULL/KNOB.

PROVIDE SOLID IN WALL BLOCKING FOR SECURE ATTACHMENT OF CABINETS, COUNTER BRACKETS, ETC...

UNLESS NOTED OTHERWISE ON ID DRAWINGS. ALL CABINETS TO BE SHAKER STYLE DOORS. BACK OF HOUSE CABINETS (IE: MED ROOM, EMPLYEE AREAS, ETC.. TO HAVE FLUSH LAM CABINET DOORS.

APPLIANCE ALLOWANCES: CONTRACTOR PRESENT TO OWNER FOR APPROVAL.

REFRIGERATORS & MICROWAVES (MW) PROV AND INSTALLED BY CONTRACTOR
STAINLESS STEEL FINISH. ALLOWANCE INCL TAX AND DELIVERY EACH. (NOTE NOT ALL USED)
MED CLOSET REFRIGERATOR DORM SIZE (18" X 24"H) SS (OWNER ADDS LOCK). $ 950.00 EACH
RESIDENT ROOM 'DORM STYLE' SS REFRIGERATOR WITH TOP FREEZER. $ 800.00 EACH
BREAKROOM / ACTIVITIES SS REFRIGERATOR WITH ICE $ 1650.00 EACH
REFRESH GLASS FRONT UNDER COUNTER SS REFRIGERATOR. $ 800.00 EACH
BREAKROOM / CARE CENTER SS MICROWAVE (COUNTERTOP TYPE). $ 350.00 EACH
CARE CENTER SS SIDE X SIDE DOOR REFRIGERATOR WITH ICE/WATER. $ 2,000.00 (OWNER ADDS LOCK)
CAMBRIO PROVIDED BY OWNER.

RE: CLG PLAN

db3 ARCHITECTURE CONSTRUCTION DESIGN/BUILD
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CABINET ELEVATIONS / DETAILS

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
9-29-26

REVISIONS:

A-6.3

DIVISION 1 – GENERAL REQUIREMENTS

A. GENERAL CONDITIONS – See sample contract included in bid set from Owner.

B. SUMMARY OF THE WORK

1. Site work: SEE PLANS PROVIDED BY OWNER
2. Building exterior: Work per this set of plans and Structural set of plans.
3. Building interiors: Provide renovations per these plans and structural set of plans.
4. All trades are to review the entire set of plans for coordination.
5. HVAC, Plumbing, Electrical, Fire Alarm Layout Plans are by BRW ENGINEERING.
5. Sprinkler and Fire Alarm Subcontractors are to provide detailed drawings to CITY & Architect for approval.

C. OCCUPANCY

1. No occupancy of renovated or new areas can occur until a cert of Occupancy is issued. by Applicable Building Department / Fire Marshall. as required,
2. Contractor shall coordinate all work with the Owner's designated person.

D. SUBMITTALS

1. Samples and product data shall be submitted for materials as indicated in the body of the specifications and drawings. Three (3) copies shall be given to the Architect for approval prior to order. Email Shop drawings and data sheets are acceptable.
2. Shop drawings & Samples shall be submitted for these items for Architects Approval: See title page for list. Allow adequate review time (min 2 weeks) for all submissions.
3. Contractor shall review and approve all samples, product data, and shop drawings prior to submission to the Architect. Approval by Architect does not eliminate contract obligations of the contractor.

E. TEMPORARY FACILITIES AND CONTROLS

1. Provide safety barricades and dust barriers to protect residents and staff during the construction process and as required by the City and OSHA.
2. The Owner will provide reasonable utilities consumed during the performance of the contract. The Contractor will pay for all temporary utility connections and removal.
3. Provide new temporary toilet(s), located as directed by Owner's designated person.
4. Contractor to maintain grass and weed control in its construction areas during construction period.

F. CLEANING UP

1. All construction and demolition material shall be removed from the site to a legal disposal area. The contractor shall provide bulk trash storage and removal. Site shall be cleaned of all debris on a daily basis.
2. All surfaces, finishes, and equipment shall be tested and thoroughly cleaned before final acceptance.

G. SPECIAL INSPECTIONS

1. The Owner shall retain the services of a special inspector for structural aspects of the construction in accordance with the International Building Code and as required by the Code.

H. GUARANTEES

1. The Contractor shall deliver an unconditional written warranty for one year for all material and workmanship performed under the contract from the date of final completion. If manufacturer's warranties are longer, they will override this. The contractor shall deliver to the owner all warranties, manuals, and keys.

J. PROJECT SEQUENCING:

All work shall be coordinated with the owner and the owner has the right to make changes to the schedule if the schedule will effect / adversely impact operations. Contractor to fully understand impacts of the project and create an accommodating schedule.

CONSTRUCTION ESTIMATE SUBMISSION:

By submitting a construction estimate the contractor(s) affirm that they have thoroughly vetted and reviewed and accept the plans, performed site and building inspection, and have a knowledge of the project and the requirements of the project whether contained on or implied by the plans and the existing building conditions.
Contractor to list as option, any items
that will be required by code or by building standards, that may have not been addressed in this set of plans, scope of work, project requirements, and / or conditions of the project.
By submitting an estimate – contractor guarantees it fully understands the project in its entirety.

CONSTRUCTION SCHEDULE SUBMISSION:

Awarded Contractor shall submit a phased construction schedule Which displays its understanding of the project phasing, with times noted for each phase and overall project length. Prevailing contractor will submit a detailed schedule to owner and Architect with monthly updates throughout the project.

DIVISION 2 – SITE WORK

Provide weather protection & dust protection for areas to be demolished and new construction.
Include maintenance of construction and repairs to effected grounds and areas.

DIVISION 3 – CONCRETE – See Structural Plans for additional information pertaining to its work.

A. All concrete shall be plant mixed 3500 psi 28 day compression strength, U.O.N.
B. Reinforcing bars shall be ASTM A 615, Grade 60 deformed. Provide supports for reinforcing including boisters, chairs and other devices for spacing and support.
C. Contractor to coordinate sampling of all footings and slabs by owners testing agency.

DIVISION 4 – MASONRY – See Structural Plans for additional information pertaining to its work.

A. Brick shall match extg building brick and mortar color.
B. Concrete masonry units shall be ASTM C90, Grade N, Type I or II lightweight.
C. Use type "M" mortar ASTM C 270 for masonry in contact with earth, type "S" for all other masonry.
D. Brick ties shall be RJ-711, mill galvanized as manufactured by Masonry Reinforcing Corp. Ties shall be placed 32" o.c. horizontally, 16" o.c. vertically. RE: ALSO STRUCTURAL PLANS.
E. Cavity flashing shall be 40 mil. EPDM WITH rectangular plastics bug resistant weeps at 32" o.c.

DIVISION 5 – METALS – See Strucutral plans for additional information

All metal wraps of soffits, fascia, trim, etc... shall match extg building IN QUALITY, TEXTURE, AND APPEARANCE / COLOR.

DIVISION 6 – ROUGH CARPENTRY – See structural plans for more info

A. Provide rough carpentry and framing as required by plans and code.
B. Provide maintenance platforms as required by code at all serviceable roof / attic equipment, (ie but not limited to: hood exhaust). Said platforms may require railing / ladders.

DIVISION 6 – FINISH CARPENTRY – see interior design plans for more info

A. Millwork to be per this set of plans, stained and sealed per Interior Design plans. Countertops as designated. ALl counters, sinks, and HC lavs / faucets to meet ICC accessibility guidelines.
B. Exterior cornice, Siding, and trim shall match existing Building u.o.n. – verify colors with owner.
C. Laminate colors to be determined by Interior Designer – price standard grade Matte finish Wilsonart.
D. All running trim is to be field primed prior to installation or pre-primed from the factory.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION TO MEET VECC 2021 STANDARDS.

A. Architectural Shingles (if called for) for additions shall match existing. Ridge vent shall be shingle covered to match existing. Install ventilated soffit and air baffles as required for proper ventilation of attic.
B. Exterior sealant shall be ultra low modulous silicone joint sealant, Spectrum I as manufactured by Tremco or equal. Interior sealant shall be mildew resistant silicone sealant.
C. Contractor is responsible for safeguarding existing buildings throughout construction and for proper water and moisturerooofing methods of the completed project.
D. Contractor to provide Architect with physical samples of all siding, roofing, trim, etc... for approval prior to ordering or installation.
E. All new shingles abutting extg roofing shall match exactly and have alum exp joint colored to match roof.
F. All roofing materials to have a 30 year min warranty,
G. Roof work to include ice and water shield at all intersections of roofs / valleys, etc...
H. Gutter (If noted) and downspout system to match extg building gutter profile and to be seamless type MATCH COLOR.
I. Membrane roofing to be PVC, TPO, or EPDM installed per manufacturers instructions over tapered insulation board.
J. Metal Roof System to be 20 year type, standing seam prefinished metal over manufacturers recommended materials.

DIVISION 8 – DOORS AND WINDOWS

A. DOORS & HOLLOW METAL FRAMES – See door standards at right this sheet. See maglock info ON DOOR SCHEDULE SHEET.
1. Hollow metal frames shall be reinforced for closer, hinges and locksets. Interior frames shall be 18 ga.; exterior frames shall be 16 ga.
2. Hollow metal doors shall be 1-3/4" insulated with magnetic weatherstripping & HP threshold.
3. Doors and hardware shall match existing type and color (UON). All hardware is to be lever accessible type.
4. All new door hardware to be keyed to masterkey system used by owner. Field Verify Requirements.
5. All doors scheduled to receive glass shall have tempered glass with etched tempered logo.
6. All doors in Fire Walls are to be rated and labeled doors and frames to match wall rating.

B. WINDOWS – See door and window standards at right this sheet.
1. Windows shall be per schedule this set of plans and be insulated low-e Glass.
2. Provide Tempered Glass as required by code. Resident rooms to have min 8sf of clear glazing for sgl occupancy rooms and 12 sf for dbl occupancy rooms. All extg windows in Memory Care Areas to have sash limiters which prevent opening the window more than 4". Memory care windows shall also not have a tilt-to-clean feature.

2021 VECC WINDOW STANDARDS: (PROJECT HAS NO NEW EXTERIOR DOORS)
INSULATION, U-FACTORS, AIR LEAKAGE PREVENTION MEASURES TO MEET 2021 VECC STANDARDS .
OPERABLE WINDOWS: U-FACTOR 0.54, SHGC 0.23, AIR LEAKAGE 0.20 CFM/FT 2
FIXED WINDOWS: U-FACTOR 0.42, SHGC 0.25, AIR LEAKAGE 0.20 CFM/FT 2

DIVISION 9 – FINISHES (All finishes to meet flamespread and smoke development requirements for construction type)

A. GYPSUM BOARD
1. All GWB shall be 5/8" for partitions and ceilings. GWB shall be taped and finished, prepared for final painting. Restrooms to receive 5/8" WP Gyp Bd.
2. All existing GWB to be reused in construction areas or effected by renovation are to be pointed up to match.

B. PAINTING – Paint Colors will be directed by the Interior Designer SET OF PLANS.

1. EXTERIOR PAINTING and Caulking
a. Wood fascia shall be primed and backprimed with 2 coats primer.
b. Exterior cornice and trim
2 coats exterior latex satin OR BREAKMETAL TO MATCH EXTG .
c. Exterior doors, HM frames, architectural and structural metal
1 coat water based catalzyed epoxy primer
2 coats water based catalyzed epoxy satin finish
d. All exterior caulking including brick joints and pthp units is the painters responsibility – verify color sheme.

2. INTERIOR PAINTING – Per Interior Designer. NO EGGSHEL. WALLS FLAT LATEX, TRIM SEMI GLOSS LATEX.
a. Gypsum Wall Board
(1) Previously painted – 1 coat Sherwin Williams \latex (prime and 2 coats or as required for coverage)
(2) New GWB – 1 coat primer
2 coats Sherwin Williams Flat latex or as required for full coverage
b. Wood Trim & Wood Doors (no caulking of divots / nail heads – use wood filler and sand properly)
Spot prime nail heads / divots, sand and apply 1 coat primer
2 coats acrylic or as required fir proper coverage
c. Metal Door Frames
1 coat metal primer
2 coats acrylic satin gloss

NOTE:
1. All paint shall be low VOC or no VOC.
2. All spaces that are affected by new work or renovations shall be painted.
3. All paint application must meet with owners approval.
4. In renovated areas, point up walls/trim and painting is to be corner to corner for a complete project at all effected wall areas / trim / etc... do not stop mid wall or mid trim.
5. All trim is to be primed prior to installation or pre-primed from the factory.
6. Painter is responsible for proper prep work of all trim... use wood filler for imperfections and nail heads, etc.... Caulk is only to be used for Seams / and abutments... not as a filler !

C. FLOOR COVERING see Interior Design plans for more info.
1. INCLUDE FLOOR PREP AND SKIM AS REQUIRED IN ALL AFFECTED AREAS
2. VERIFY ALL FINAL SELECTIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO ORDERING MATERIALS.
3. INCLUDE ALL TRIM ACCESSORIES, QUARTER ROUND/SHOE MOLDING MATCHED TO LVP/SV, TRANSITION STRIPS FOR A COMPLETE JOB.
4. SPECIAL CARE TO BE GIVEN AT TRANSITIONS TO REDUCE TRIP HAZARDS. CONTRACTOR TO INCLUDE FLOOR LEVELING AND USE LOW PROFILE HC ACCESSIBLE TRANSITIONS AND THRESHOLDS ONLY.
5. USE SCHLUTER STYLE "L" SHAPED METAL OR PLASTIC TARKETT COLOR TRANSITION STRIPS. NO SPEED BUMP STYLE.

DIVISION 10 – SPECIALTIES

A. FIRE EXTINGUISHERS
1. Fire extinguishers shall be multi-purpose dry chemical, MP5, fully charged in semi-recessed satin white steel cabinet door style vertical duo. Provide in locations per floor and per Building Official as directed

DIVISION 11 – EQUIPMENT

Not Used

DIVISION 12 – FURNISHINGS

Owner to provide and install all necessary Furnishings, Blinds, Drapes, Shower Curtains, Rods, Furniture, Beds, etc... (NIC)

DIVISION 13 – SPECIAL CONSTRUCTION:

A. Sprinkler Heads in new addition area to match extg / adjacent area type and color.
B. Sprinkler Contractor is responsible for all sprinkler engineering plans, tests, and permits for work.
C. Modify / Extend / Expand Sprinkler system for NFPA 13 in the addition(s).

DIVISION 14 – CONVEYING SYSTEMS (Not Used)

DIVISION 15 – MECHANICAL: See Also Plumbing and Mech Plans. (HVAC & Plumbing to include fire caulking / fire proofing at any ceiling penetrations of 1 hour rated ceiling)

A. Match existing building PTHP grille type / color / finish.
B. Mechanical Contractors to review Arch Plans for additional Mech information / scope of work and include in its estimate. Failure to do so does not relieve Contractor of this scope of work.

DIVISION 16 – ELECTRICAL See also Electrical Plans. (Electrician, Nurse Call, and Fire Alarm Vendors to include fire caulking / fire proofing at any ceiling penetrations of 1 hour rated clg)

A. Install new lighting, outlets, switches, mag locks, GFI protection, Arc Fault protection, per plans AND code requirements.
B. Data punch down work to be by others (NIC) unless otherwise noted.
C. Electrical Device color in addition to be WHITE. All devices in common areas and rooms of renovation areas are to be changed to WHITE.
D. Public Area Lighting and Hallway Lighting at the Addition to remain on the generator circuit.
E. All light fixtures to include lamps. Verify Kelvin with Interior Designer.
F. Owner's vendor to extend cable, tele, and data services into addition's data closet and provide punch down of tagged wiring. EC to coordinate locations and provide quadraplex outlet and backboard.
G. Provide attic LED strip lights on switch controlled at access hatch at all catwalk areas to provide adequate lighting for service area work / catwalk illumination.
H. Refer to owner provided IT plans for additional low voltage work.
I. Not Used
J. Electrician to include the following work at all new resident rooms: 1 ea cable tv connection per LR/BR, 1 telephone connection in each LR/BR in location per Interior Designer. Run Tele line to Communication room / panel – tag lines by room number for owner's telephone and cable vendor final punch down (punch down at owner's expense).
K. Nurse Call and Door Alarm system work by Owner (NIC)
L. Electrician to include temporary construction lighting, and min (2) 120V/ 20 AMP WP Power access points per work area in its work. Electrical Power consumed during project is at Owner's expense.
M. Electrician to review Arch plans for additional electrical information / scope of work and include it its estimate. Failure to do so does not relieve Contractor of this scope of work.

ALL CONTRACTORS AND SUBCONTRACTORS ARE TO READ AND UNDERSTAND ALL PLANS AND SPECIFICATIONS IN ITS ENTIRETY, AND ARE REQUIRED TO FIELD VISIT THE SITE TO VIEW ACTUAL FIELD CONDITIONS AS APPLICABLE. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OR SUBCONTRACTOR OF ITS CONTRACTUAL RESPONSIBILITY. SUBMISSION OF AN ESTIMATE FOR THE PROJECT INDICATES ACCEPTANCE OF THIS REQUIREMENT.
PME, FA, AND FIRE PROTECTION CONTRACTORS MUST REVIEW ARCH PLANS AND SPECS FOR MORE INFO.

HOUSEKEEPING AND END OF PROJECT:

1. CONTRACTOR TO CLEAN PROJECT READY FOR OWNER TO PRIOR TO ITS INSTALLATION OF FURNITURE & DECOR.
2. CONTRACTOR TO CLEAN ALL HVAC SYSTEM COILS AND DUCTWORK OF ANY CONSTRUCTION DEBRIS AND EXCESSIVE DIRT / DUST.
3. CONTRACTOR TO CLEAN WINDOWS INSIDE AND OUT IN ALL WORK AREAS.
4. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND DUMPSTERS FROM SITE.
5. OWNER AND OWNERS AGENTS ARE TO PROVIDE THEIR OWN DUMSPTERS AND REMOVE THEIR OWN TRASH AND DEBRIS.
6. CONTRACTOR TO USE OWNER APPROVED ROUTES / PARKING FOR ACCESS TO PROJECT AND PLACE DUMPSTER PER OWNER.
7. THIS WORK IS TO OCCUR IN AN OPEN FACILITY - STAGE FOR RESIDENT AND STAFF ACCESS PER OWNER DIRECTION. KEEP CLEAN.
8. NO ACCUMULATION OF DEBRIS OR TOOLS WILL BE PERMITTED IN HALLWAYS OR WORK AREAS.

ALL TRADES MATERIALS NOTES:

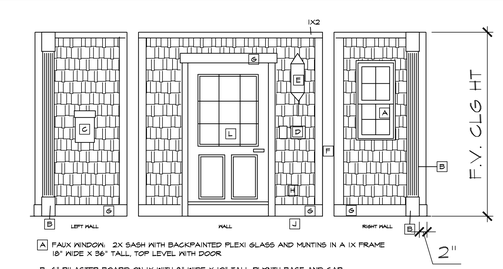
1. CONTRACTORS ARE ENCOURAGED TO PURCHASE MATERIALS IN ADVANCE AND STORE THEM AT THEIR OWN COST TO AVOID SPIKES. PAYMENT FOR STORED MATERIALS SHALL REQUIRE A COI PERSONALIZED TO THE OWNER AND GC, PICTURES OF MATERIALS, AND BACKUP INVOICE FROM SUPPLIER TO WHICH MATERIALS WERE PURCHASED SHOWING MODEL, QUANTITY, AND COST WITH TAX.
2. ALL LOOSE MATERIALS ARE THE PROPERTY OF THE GC OR THE SUPPLYING SUBCONTRACTOR UNTIL INSTALLED.
3. GC AND SUBCONTRACTORS ARE RESPONSIBLE FOR SAFEGUARDING ITS MATERIALS & TOOLS FROM LOSS OR DAMAGE.
4. OWNER SHALL CARRY AND PROVIDE INSURANCE COVERAGE FOR ITS PAID FOR AND / OR INSTALLED MATERIALS.

MAGLOCK REQUIREMENTS: (APPLIES TO ALL NEW / REUSE MAGLOCKS) MAGLOCKS INDICTED BY "ML" NEXT TO DOOR, KEYPADS EACH SIDE OF DOOR, WP AS NEEDED.
VCC SECTION 407.4.1.1 Special locking arrangement. Means of egress doors shall be permitted to contain locking devices restricting the means of egress in areas in which the clinical needs of the patients require restraint of movement, where all of the following conditions are met:
1. The locks release upon activation of the fire alarm system or the loss of power.
2. The building is equipped with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
3. A manual release device is provided at a nursing station responsible for the area.
4. A key-operated switch or other manual device is provided adjacent to each door equipped with the locking device. Such switch or other device, when operated, shall result in direct interruption of power to the lock independent of the control system electronics.
5. All staff shall have keys or other means to unlock the switch or other device or each door provided with the locking device.

MAGLOCK SYSTEM TO HAVE MIN 300 LB LOCKS INTERIOR. 600 LB AT EXTERIOR DOORS/GATES.

MAGLOCK TO BE CENTRAL TRANSFORMER CONTROLLED. ALL OTHER ITEMS BY MAGLOCK INSTALLER. note: Maglock work AND WIRING by Owners Vendor (NIC).

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A FAUX WINDOW. 2X SASH WITH BACKPAINTED FLEXI GLASS AND MUNTINS IN A 1X FRAME 18" WIDE X 36" TALL, TOP LEVEL WITH DOOR
B 6" PILASTER BOARD ON 1X WITH 8" WIDE X 10" TALL PLYNTH BASE AND CAP
G FLIP TOP MAIL BOX - COLOR PER ID PLANS
D KEYPAD AND INTERCOM BY OTHERS (NIC)
E LIGHT FIXTURE 120V EXTERIOR TYPE MAX 4" PROJECTION - ALLOW $ 150.00 ARCHITECT TO SELECT
F 1X4
G 1X6
ALL TRIM AND SHINGLES PAINTED PER I.D.
H HARDI OR LP SMART SIDING SHINGLES - PTD
J LVP FLOORING WITH SHOE MOLDING
K OWNERS SWEET MEMORIES SIGNAGE INSTALLED BY CONTRACTOR - VERIFY LOC WITH OWNER (K)
L NO LITE, SIMULATED 9 LITE/2PNL.

A/A-7 MEM CARE ENTRY TREATMENT
VERIFY HANDING LAYOUT

db3 ARCHITECTURE CONSTRUCTION DESIGNBUILD
DEDICATED CONSTRUCTION SPECIALISTS
409 South Church Street Smithfield, VA 23430
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COMMONWEALTH OF VIRGINIA
Robert C. Legay
013234
4-29-26
ARCHITECT

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ALL TRADE SPECIFICATIONS

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:
ISSUED DATE: 9-29-26
REVISIONS:

A-7

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND METAL BUILDING DRAWINGS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE 2021 EDITION AS ADOPTED BY THE VIRGINIA CONSTRUCTION CODE 2021 EDITION. AS REQUIRED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE THIS STRUCTURE IS DESIGNED TO PROVIDE A CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATIONS FOR ALL STRUCTURAL LOADS INCLUDING GRAVITY, UPLIFT AND LATERAL FORCES.

3. THE WORK UNDER THE FOLLOWING SPECIFICATIONS SECTIONS MAY BE SUBJECT TO SPECIAL INSPECTIONS AS DESCRIBED IN SECTION 1704 OF THE INTERNATIONAL BUILDING CODE 2021 EDITION.
   02300 – EARTHWORK
   03300 – CAST–IN–PLACE CONCRETE
   04200 – UNIT MASONRY
   05120 – STRUCTURAL STEEL
   05310 – STEEL DECK
   05400 – COLD–FORMED METAL FRAMING
   13121 – PRE–ENGINEERED METAL BUILDING SYSTEM

4. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.

5. BEFORE PROCEEDING WITH WORK WITHIN THE EXISTING STRUCTURE THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING STRUCTURAL CONDITIONS. THE SHORING AND BRACING SHOWN IS A PARTIAL AND SCHEMATIC REPRESENTATION OF THAT REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ERECTION OF ALL SAFEGUARDS NECESSARY TO PROTECT THE EXISTING STRUCTURE FROM DAMAGE.

6. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, AND OTHER REQUIREMENTS NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS.

7. THE PROJECT SPECIFICATIONS ARE NOT SUPERSEDED BY THE STRUCTURAL NOTES BUT ARE INTENDED TO BE COMPLEMENTARY TO THEM. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS IN EACH SECTION.

8. SPECIFIC NOTES AND SPECIFIC DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER STRUCTURAL NOTES AND TYPICAL DETAILS.

9. CONSULTANTS' DRAWINGS, INCLUDING STRUCTURAL DRAWINGS, ARE CONSIDERED SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. ANY OMISSIONS OR CONFLICTS, INCLUDING DIMENSIONS, BETWEEN VARIOUS ELEMENTS OF THE CONSULTANTS' DRAWINGS BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE DOCUMENTS DEFINING THE STRUCTURE ARE INSTRUMENTS OF SERVICE PREPARED BY MICHAEL W. SCHOOLEY, P.E. FOR ONE USE ONLY. THE STRUCTURAL DOCUMENTS SHALL NOT BE REPRODUCED, OR COPIED, IN WHOLE OR IN PART BY THE CONTRACTOR OR SUBCONTRACTORS FOR PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.

11. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   A) LIVE LOADS
      SLAB–ON–GRADE 100 PSF
      CORRIDORS ON FIRST FLOOR 100 PSF
      ATTIC STORAGE (4'<) 30 PSF
      ATTIC CATWALK 40 PSF
      (PLUS 300LBS CONCENTRATED)
      ROOF 20 PSF
      MECHANICAL SPACE 150 PSF

   B) SNOW LOADS:
      GROUND SNOW LOAD: 30 PSF
      (IF GROUND SNOW LOAD 15 PSF<)
      EXPOSURE FACTOR 1.0
      THERMAL FACTOR 1.0

   C) WIND LOAD:
      ULTIMATE WIND SPEED 115 MPH
      ALLOWABLE DESIGN WIND SPEED 110 MPH
      WIND EXPOSURE B
      RISK CATEGORY III
      INTERNAL PRESSURE COEFFICIENT −0.18/0.18

12. NO MECHANICAL UNITS HAVE BEEN CONSIDERED IN THE STRUCTURAL DESIGN. SUBMIT LOCATION, DIMENSIONS AND OPERATING WEIGHTS OF ANY UNITS WEIGHING MORE THAN 100 POUNDS TO THE STRUCTURAL ENGINEER FOR APPROVAL, PRIOR TO PLACEMENT.

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED FOR A BEARING PRESSURE OF 2000 PSF. FOUNDATION BEARING SOILS SHALL BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.

2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.

3. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.

4. FROST LINE DEPTH IS 10" BELOW GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 18" BELOW EXTERIOR GRADE ELEVATION.

CAST–IN–PLACE CONCRETE NOTES:

1. CAST–IN–PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318–14) AND COMMENTARY (ACI 318R–14)". CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
   A) SLAB–ON–GRADE 3500 PSI
   B) CONCRETE NOT OTHERWISE NOTED 3000 PSI

2. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
   A) REINFORCING BARS – ASTM A615, GRADE 60, DEFORMED. ALTERNATIVELY, USE GRADE 40 FOR TIES AND STIRRUPS.
   B) WELDED REINFORCING BARS – ASTM A706, GRADE 60.
   C) WELDED WIRE FABRIC – ASTM A185, WELDED STEEL WIRE FABRIC. SHEET TYPE – ROLLED TYPE NOT ACCEPTABLE.
   D) FIBER REINFORCING:
      1.1. STEEL – ASTM A820
      1.2. SYNTHETIC – ASTM C–1116, TYPE III

3. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.

4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318–11.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530–14/ASCE 5–14/TMS 402–14.

2. CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1–14/ASCE 6–14/TMS 602–14.

3. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE 2 AND BE MADE WITH LIGHTWEIGHT AGGREGATE. THE COMPRESSIVE STRENGTH OF MASONRY, F'm, EXPRESSED AS FORCE PER UNIT OF NET CROSS–SECTIONAL AREA, SHALL BE 1500 PSI AT 28 DAYS.

4. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 60, SHOP FABRICATED REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.

5. GROUT SHALL COMPLY WITH ASTM C476 OR IBC TABLE 2103–10, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.

6. MORTAR SHALL COMPLY WITH ASTM C270, TYPE S OR M. AGGREGATE FOR MORTAR SHALL COMPLY WITH ASTM C144. AGGREGATE FAILING TO COMPLY WITH ASTM C144 GRADATION REQUIREMENTS MAY BE USED PROVIDED THE MORTAR CAN BE PREPARED TO COMPLY WITH THE AGGREGATE RATIO, WATER RETENTION, AND COMPRESSIVE STRENGTH REQUIREMENTS OF THE PROPERTY SPECIFICATIONS OF ASTM C270. USE TYPE M BELOW GRADE AND TYPE S ABOVE GRADE.

7. PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING SHOWN. LAP REINFORCING AT ALL SPLICES AS FOLLOWS:
   #3 – 19" #6 – 52" #9 – 119"
   #4 – 25" #7 – 67" #10 OR LARGER –
   #5 – 31" #8 – 93" MECHANICALLY SPLICED'

8. PROVIDE REBAR DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM FOUNDATION. DOWELS SHALL HAVE STANDARD ACI HOOKS.

9. PROVIDE STANDARD 9 GAGE LADDER TYPE HORIZONTAL JOINT REINFORCING IN CMU WALLS AT 16" ON–CENTER. JOINT REINFORCING SHALL COMPLY WITH ASTM A951 AND BE HOT–DIPPED GALVANIZED ACCORDING TO ASTM A153, CLASS B.

10. GROUT ALL CELLS SOLID BELOW FINISHED FIRST FLOOR.

11. PROVIDE BAR POSITIONERS FOR ALL VERTICAL REINFORCING AT SPACING NOT TO EXCEED 200 BAR DIAMETERS, AT GROUT LIFT HEIGHTS, OR BAR SPLICE LOCATIONS, WHICHEVER IS LESS.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE THIRTEENTH EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION. ALLOWABLE STRESS DESIGN".

2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:
   A) STRUCTURAL STEEL W–SHAPES – ASTM A992, Fy=50 KSI
   B) ALL OTHER STRUCTURAL STEEL SHAPES, PLATES AND BARS – ASTM A 36, Fy=36 KSI (UNLESS OTHERWISE NOTED).
   C) COLD–FORMED STRUCTURAL STEEL TUBING – ASTM A500, GRADE B, Fy=46 KSI.
   D) HOT–FORMED STRUCTURAL STEEL TUBING – ASTM A501, Fy=36 KSI.
   E) STEEL PIPE – ASTM A53, TYPE E OR S, Fy=35 KSI.
   F) STEEL CASTING – ASTM A27, GRADE 65–35, MEDIUM STRENGTH CARBON STEEL.
   G) ANCHOR RODS – ASTM F1554, GRADE 36.

   I) UNLESS OTHERWISE NOTED, ALL CONNECTIONS SHALL BE AISC TYPE 2 "STANDARD FRAMED BEAM CONNECTIONS" WITH ASTM A325 BOLTS, DESIGNED FOR THE UNIFORM LOAD CONSTANTS FOR LATERALLY SUPPORTED BEAMS GIVEN IN PART 2 OF THE "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN".

   J) HIGH STRENGTH BOLTS MAY BE TIGHTENED TO THE "SNUG TIGHT" CONDITION IN LIEU OF FULL PRETENSIONING.

   K) WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1, "STRUCTURAL WELDING CODE – STEEL". WELD ELECTRODES SHALL BE E70XX. PROVIDE 3/16" CONTINUOUS FILLET WELDS UNLESS OTHERWISE NOTED.

   L) SEE THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL STEEL (IF ANY) NOT SHOWN ON THE STRUCTURAL DRAWINGS.

   M) UNLESS OTHERWISE NOTED, THE TOP OF ALL STEEL COLUMNS SHALL HAVE A STEEL CAP PLATE. UNLESS OTHERWISE DETAILED OR NOTED, MINIMUM CAP PLATE DIMENSIONS SHALL MATCH COLUMN WIDTH AND DEPTH, AND MINIMUM THICKNESS OF CAP PLATE SHALL EQUAL COLUMN WEB THICKNESS (1/2" MIN).

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".

2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE 2015 EDITION.

3. WOOD FRAMING MEMBERS SHALL COMPLY WITH OS20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
   A) MOISTURE CONTENT –SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
   B) GRADE –NO. 2.
   C) SPECIES –SOUTHERN PINE GRADED UNDER SPIB RULES.

4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   A) EXTERIOR WALL AND SHEARWALL WALL SHEATHING: ½", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
   B) ROOF SHEATHING: ⅝", APA RATED PLYWOOD SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.

5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE BUILDING PERIMETER SHALL BE PRESERVATIVE–TREATED IN ACCORDANCE WITH THE BUILDING CODE. WOOD FRAMING MEMBERS IN DIRECT CONTACT WITH CONCRETE, MASONRY OR GROUT SHALL BE PRESERVATIVE– TREATED IN ACCORDANCE WITH THE BUILDING CODE.

6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A36 SPECIFICATIONS (Fy=36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A307 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.

7. METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A653 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.

8. PROVIDE BRIDGING FOR ALL FLOOR JOISTS AND ROOF RAFTERS WITHOUT DIRECTLY APPLIED CEILING. MAXIMUM SPACING SHALL BE 8'–0" UNLESS OTHERWISE NOTED.

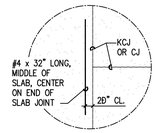
9. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS WHICH RUN PARALLEL WITH JOISTS, AND UNDER ALL CONCENTRATED LOADS FROM FLOORS ABOVE PROVIDE MULTIPLE STUDS WHERE INDICATED ON THE PLANS.

10. PROVIDE HEADERS OF THE SAME CROSS SECTION AS JOISTS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.

11. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON–CENTER OR ½" DIAMETER BOLTS AT 24" ON–CENTER STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.

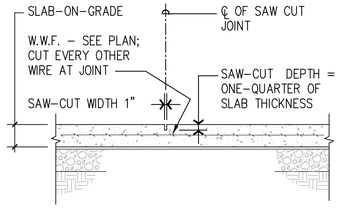
12. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 16d NAILS AT 12" ON–CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE.

13. LIGHT GAGE METAL CONNECTORS (HANGERS, SCREWS, ETC..) ARE SPECIFIED AS SIMPSON STRONG TIE BRAND, OTHER CODE APPROVED MANUFACTURERS MAY BE USED AS DIRECT SUBSTITUTES (EG: USP, FASTEN MASTER)

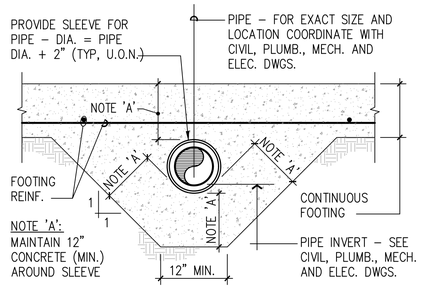


PLAN VIEW

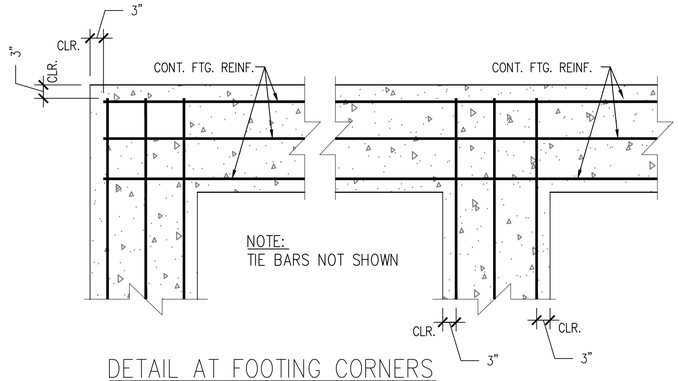
TYPICAL DETAIL AT DISCONTINUOUS SLAB JOINT



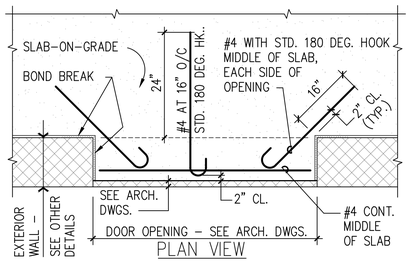
TYPICAL CONTROL JOINT DETAIL
NOT TO SCALE



TYPICAL PIPE SLEEVE UNDER CINTINUOUS FOOTING DETAIL
NOT TO SCALE



DETAIL AT FOOTING CORNERS AND INTERSECTIONS
SCALE: NONE



PLAN VIEW

TYPICAL DETAIL OF ADDED SLAB REINFORCING AT EXTERIOR DOORS
NOT TO SCALE

REV: 02/23/26 TORNADO LOADS LISTED

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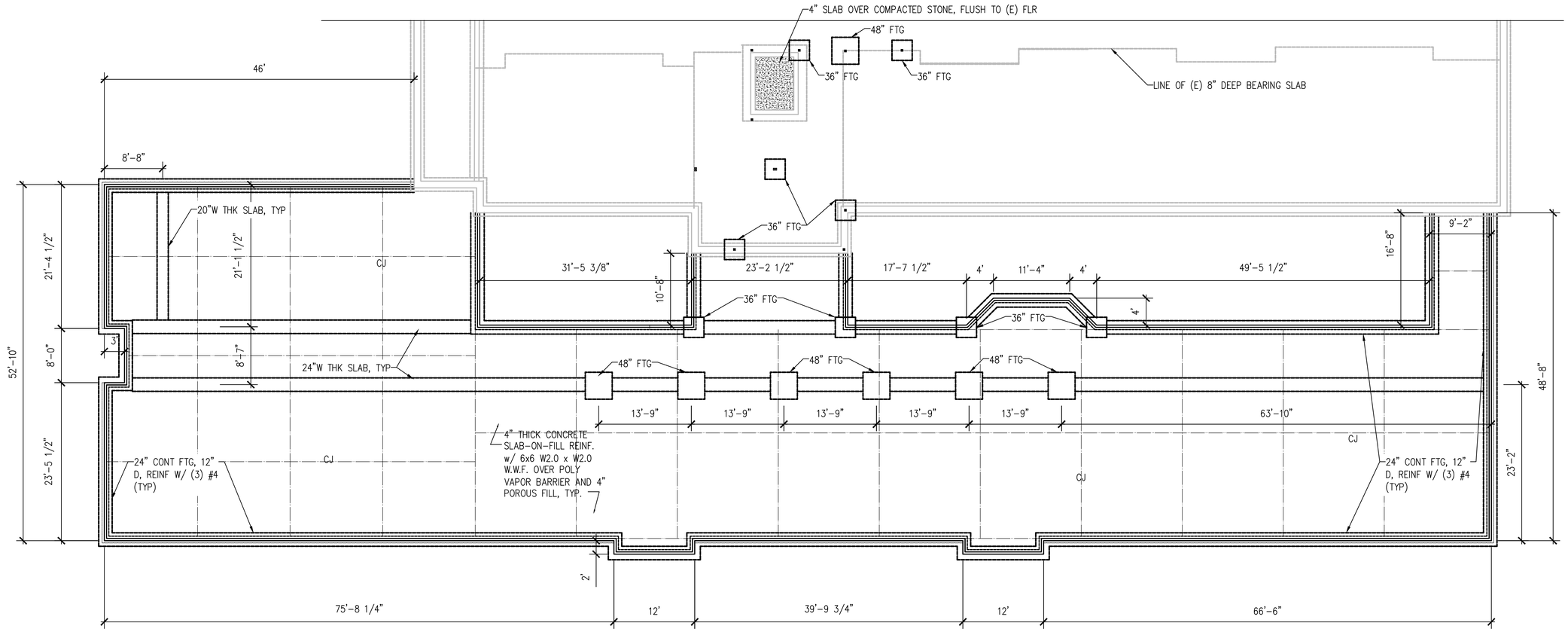
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STRUCTURAL ENGINEERING

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10/19/26
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GENERAL NOTES
COMMONWEALTH SENOIR LIVING
CHRISTIANSBURG, VIRGINIA

DATE: 10/19/26

SHEET: S1

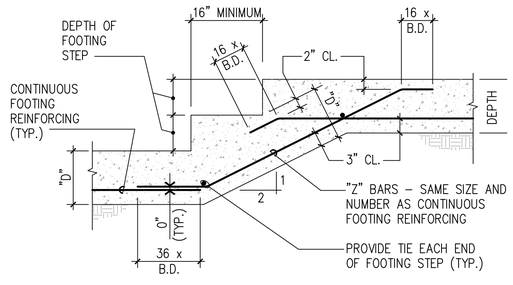


NEW FOUNDATION PLAN

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

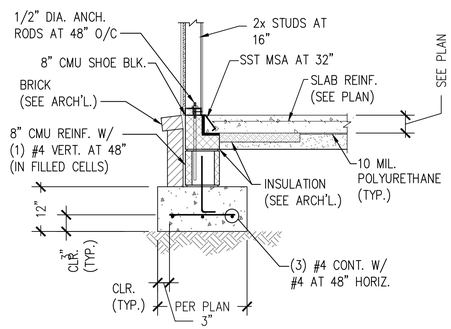
PLAN NOTES:

1. FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
2. FOR FRAMING NOTES SEE SHEET 'S1'.
3. POINT LOADS AS SHOWN AS (X.XK) ON PLAN. FOR ADDITIONAL FRAMING INFORMATION SEE SECTIONS AND DETAILS ON THIS SHEET.
4. FOR GRADES SEE ARCHITECTURAL DRAWINGS.
5. TOP OF NEW CONTINUOUS AND SPREAD FOOTINGS SHALL MATCH EXISTING, APPROX. -2' FROM FINISHED FLOOR, CONTRACTOR TO VERIFY
6. CONTRACTOR TO REMOVE AND REPLACE ANY SLAB AREA NECESSARY FOR NEW FOOTINGS.



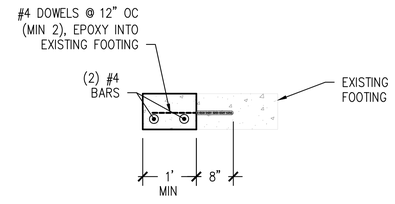
TYPICAL STEPPED FOOTING DETAIL

NOT TO SCALE



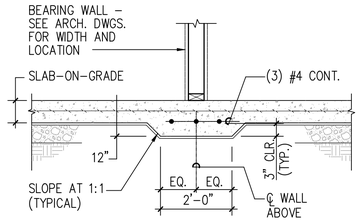
TYP EXTERIOR WALL SECTION

SCALE: 3/4" = 1'-0"



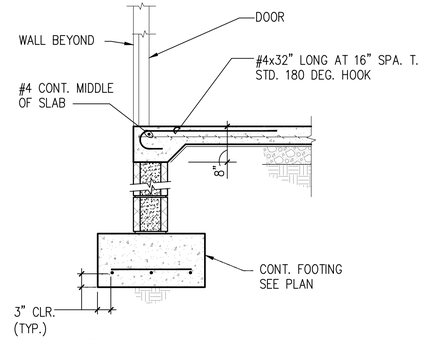
TYPICAL CONNECTION OF OLD AND NEW FTG.

NOT TO SCALE



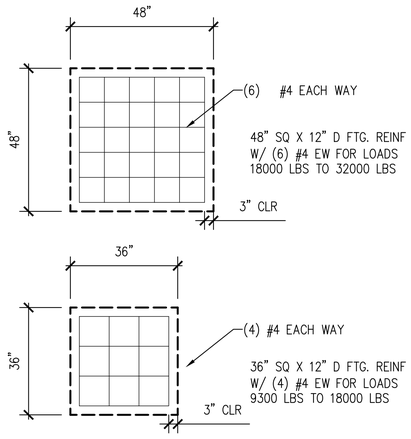
TYPICAL THICKENED SLAB DETAIL

NOT TO SCALE



WALL SECTION @ EXT DOOR

NOT TO SCALE



FOOTING DETAILS

NOT TO SCALE

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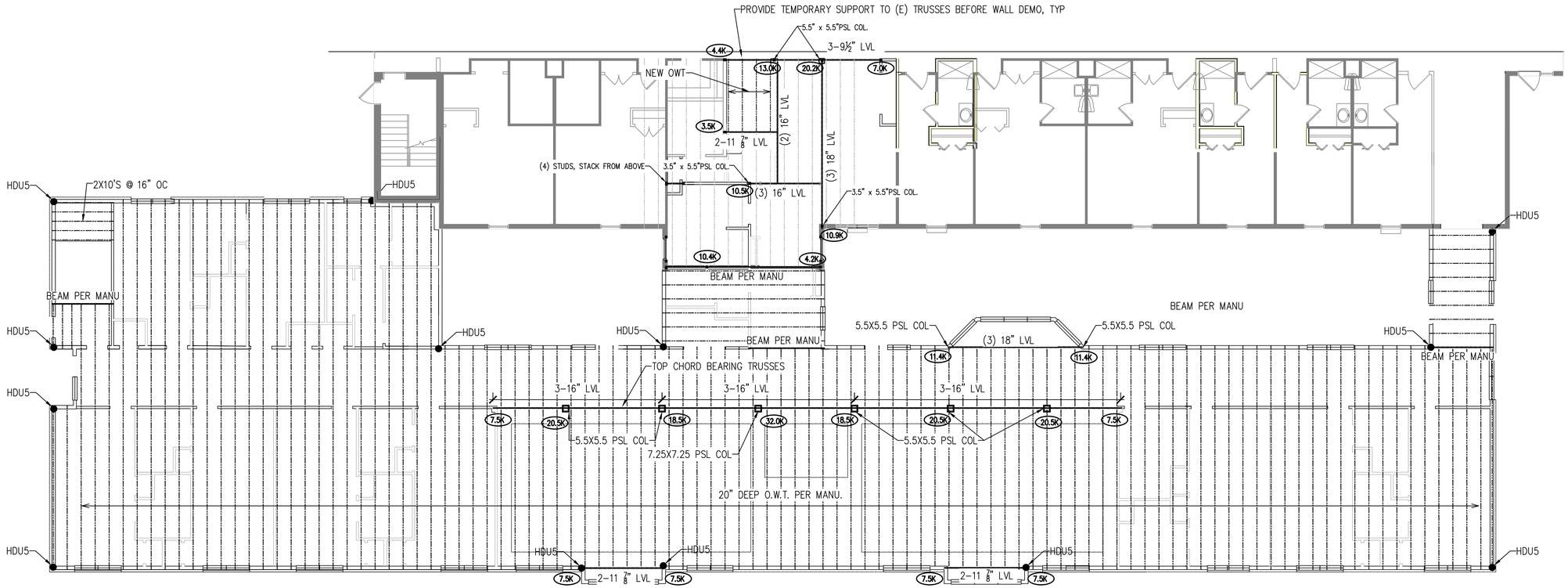
FOUNDATION PLAN AND DETAILS

COMMONWEALTH SENOIR LIVING

CHRISTIANSBURG, VIRGINIA

DATE: 10/19/26

SHEET: S2



NEW 2ND FLOOR FRAMING PLAN

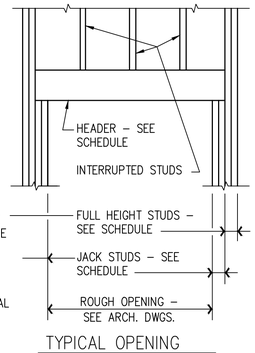
SCALE: 1/8" = 1'-0"

PLAN NOTES:

1. FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
2. FOR EXACT ENGINEERED TRUSS LAYOUT, SEE ENGINEERED TRUSS LAYOUT.
3. (2.4k) INDICATES POINT LOADS IN KIPS FROM BEAM BEARING OR FROM ABOVE. SEE GANG STUD SCHEDULE NUMBER OF STUDS
4. FOR FINISHED FLOOR ELEVATION AND/OR TRUSS BEARING ELEVATIONS, SEE ARCHITECTURAL DRAWINGS.
5. [ ] = BEARING WALL OR BRACED WALL, ALL OTHERS CONSIDERED PARTITION.
6. ALL EXTERIOR WALLS CONSIDERING 6" BEARING WALLS. ALL EXTERIOR WALLS CONSIDERED SW-1 TYPE SHEAR WALLS. SIMPSON HDU5 (OR EQ) HOLD DOWNS SHALL BE INSTALLED AT END OF WALLS AS INDICATED ON PLANS, TYP FOR 1ST AND 2ND FLOOR
7. SEE SCH FOR HEADERS NOT CALLED OUT.

WOOD HEADER SCHEDULE NOTES:

1. HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR
2. BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
3. FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
4. WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
5. PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
6. FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.



TYPICAL OPENING

WOOD HEADER SCHEDULE, 2X4 WALLS

ROUGH± OPENING	COMPOSITION	JACK STUDS 1ST FLOOR	JACK STUDS 2ND FLOOR	FULL HEIGHT STUDS	REMARK
0 TO 4'-0"	2-2x8	2	1	2	---
4'-0" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	(2) 1¾"x11⅞" LVL	3	2	5	---

WOOD HEADER SCHEDULE, 2X6 WALLS

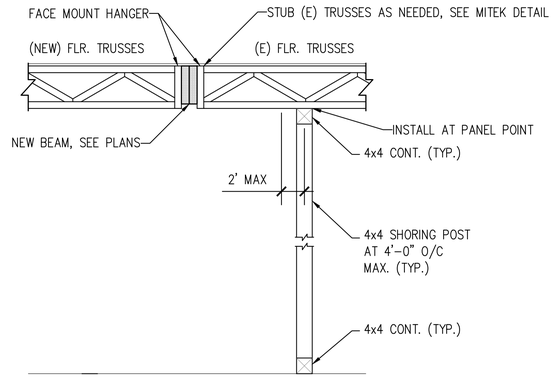
ROUGH OPENING	COMPOSITION	JACK STUDS 1ST & 2ND FLOOR	JACK STUDS 3RD FLOOR	FULL HEIGHT STUDS	REMARK
0 TO 5'-0"	3-2x8	1	1	1	---
5'-0" TO 7'-6"	3-2x10	2	1	2	---
7'-6" TO 9'-0"	3-2x12	2	2	3	---
9'-0" TO 11'-0"	(3) 1¾"x11⅞" LVL	3	2	4	---

SEE PLAN FOR STEEL TUBE MULLIONS AT CLEAR STORY WALLS

GANG STUD COLUMN SCHEDULE

LOAD	8' TALL WALL		9' TALL WALL		10' TALL WALL	
	2X4 STUD WALL	2X6 STUD WALL	2X4 STUD WALL	2X6 STUD WALL	2X4 STUD WALL	2X6 STUD WALL
3.0K	(2)2X4	(2)2X6	(3)2X4	(2)2X6	(3)2X4	(2)2X6
4.5K	(3)2X4	(2)2X6	(4)2X4	(2)2X6	(4)2X4	(2)2X6
6.0K	(4)2X4	(2)2X6	(5)2X4	(2)2X6	3.5"X3.5" PSL COLUMN	(2)2X6
7.5K	(5)2X4	(2)2X6	3.5"X3.5" PSL COLUMN	(3)2X6	SEE PLANS	(3)2X6
10K	3.5"X3.5" PSL COLUMN	(3)2X6	SEE PLANS	(4)2X6	SEE PLANS	(3)2X6
>10K	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS

- SCHEDULE FOR GANG STUDS WITHIN A WALL, SEE PLANS FOR STAND ALONE COLUMNS SIZES.
- SIZES SHOWN ARE MINIMUM NUMBER OF STUDS, TOTAL COLUMN WIDTH SHOULD PROVIDE FULL BEARING UNDER SUPPORTED MEMBER



SHORING DETAIL FOR FLOOR TRUSSES

SCALE: 3/4" = 1'-0"

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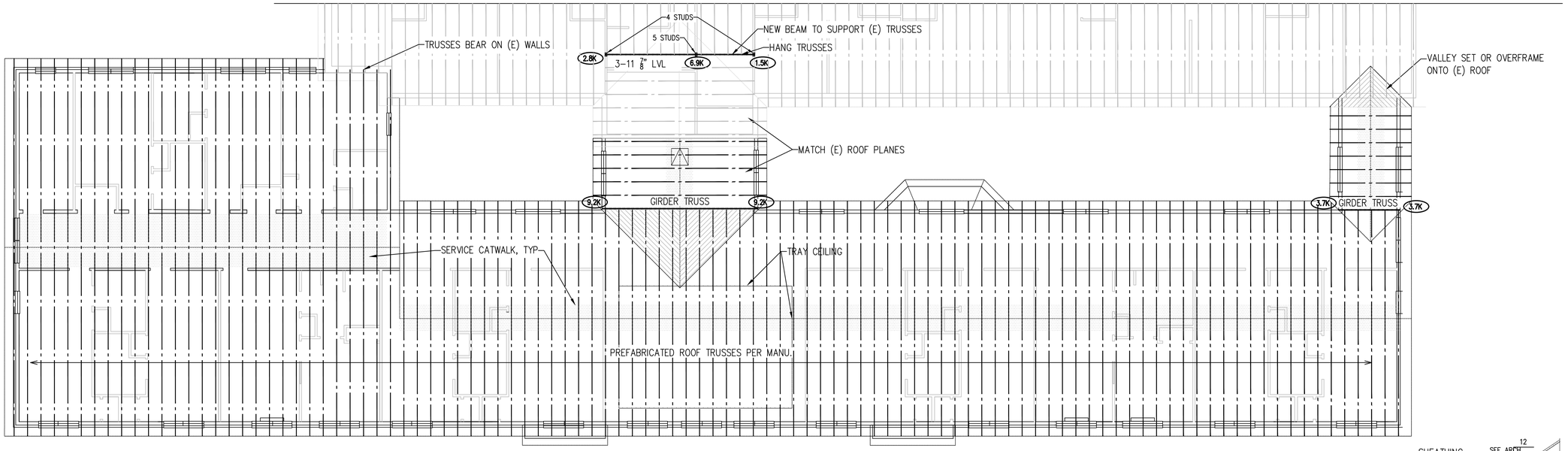
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2ND FLOOR FRAMING PLAN
COMMONWEALTH SENOIR LIVING
CHRISTIANSBURG, VIRGINIA

DATE: 10/19/26

SHEET: S3



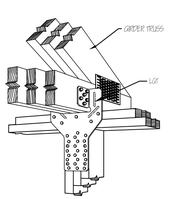
NEW ROOF FRAMING

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

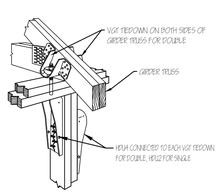
PLAN NOTES:

1. FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.
2. FOR FRAMING NOTES SEE SHEET 'S1'.
3. RAFTERS ARE 2X8 #2 SYP 16" ON CENTER, UNLESS OTHERWISE NOTED.
4. TRUSSES SHALL BE DESIGNED PER MANUFACTURER TO SUPPORT ALL LOADS. SEE ARCHITECTURAL PLANS FOR BEARING ELEVATION, OVERHANG AND HEEL HEIGHTS.
5. A MINIMUM OF 3 STUDS SHALL BE INSTALLED UNDER ALL GIRDER TRUSSES.
8. SHEATHING. INDICATES OVERFRAMING ON TOP OF ROOF

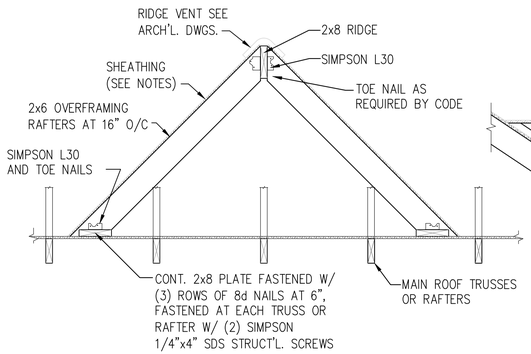
GIRDER TRUSS HOLD DOWNS			
UPLIFT LOADS (LBS)	2 PLY TRUSS	3 PLY TRUSS	4 PLY TRUSS
≤ 1000	H10A-2	MTS 16	MTS 16
2000	LGT 2	LGT 3	LGT 4
3000	MGT	LGT 3	LGT 4
4000	MGT	MGT	LGT 4
5000	VGT	VGT	VGT
7000	DOUBLE VGT	DOUBLE VGT	DOUBLE VGT
> 7000	SEE PLANS	SEE PLANS	SEE PLANS



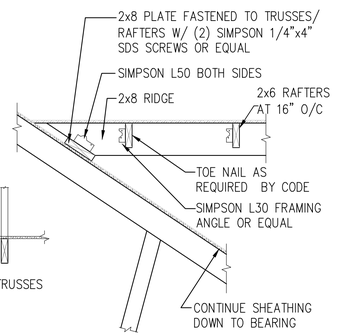
LGT INSTALL DETAIL
SCALE: NONE



VGT INSTALL DETAIL
SCALE: NONE



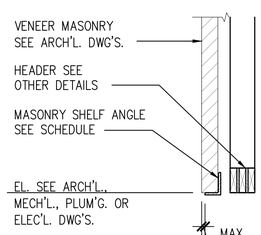
PERPENDICULAR TO RAFTERS
SCALE: NONE



PARALLEL TO RAFTERS
SCALE: NONE

TYPICAL OVER FRAMING DETAILS

SCALE: 3/4" = 1'-0"



TYPICAL SECTION

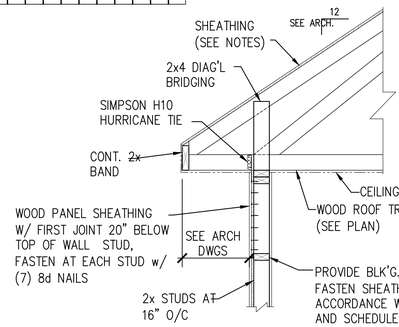
MASONRY SHELF ANGLE SCHEDULE	
CLEAR SPAN	ANGLE SIZE
0 TO 3'-4"	L 3 1/2x3 1/2x1/4
3'-5" TO 5'-4"	L 5x3 1/2x1/4 (LLV)
5'-5" TO 6'-8"	L 6x4x5/16 (LLV)
6'-9" TO 8'-8"	L 7x4x3/8 (LLV)
ø 8'-9"	L 6x4x5/16 (LLV) (5)

MASONRY SHELF ANGLE NOTES:

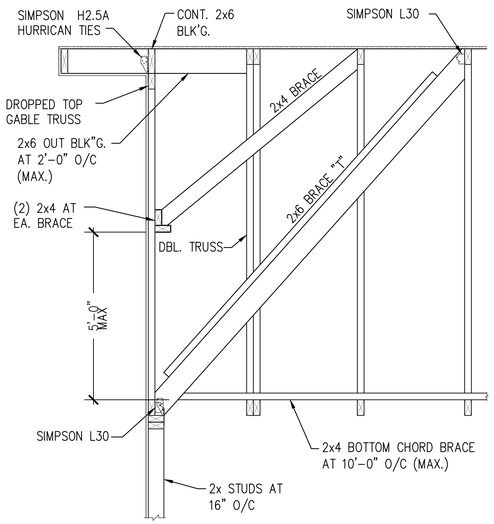
1. PROVIDE 8" BEARING EACH END OF ANGLE.
2. FOR EXACT SIZE AND LOCATION OF ALL WALL OPENINGS COORDINATE WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
3. MASONRY SHELF ANGLE SCHEDULE APPLIES ONLY TO MASONRY SHELF ANGLES NOT OTHERWISE SHOWN ON THE DRAWINGS.
4. MASONRY SHELF ANGLES IN EXTERIOR WALLS SHALL BE HOT-DIP GALVANIZED.
5. FASTEN TO HEADER WITH 3/4" DIA. THROUGH BOLTS AT 16" O.C..

TYPICAL BRICK LINTEL DETAILS AND SCHEDULE

NOT TO SCALE



CANTILEVER END TRUSS BEARING DETAIL



TRUSS BEARING DETAILS
SCALE: 3/4"=1'-0"

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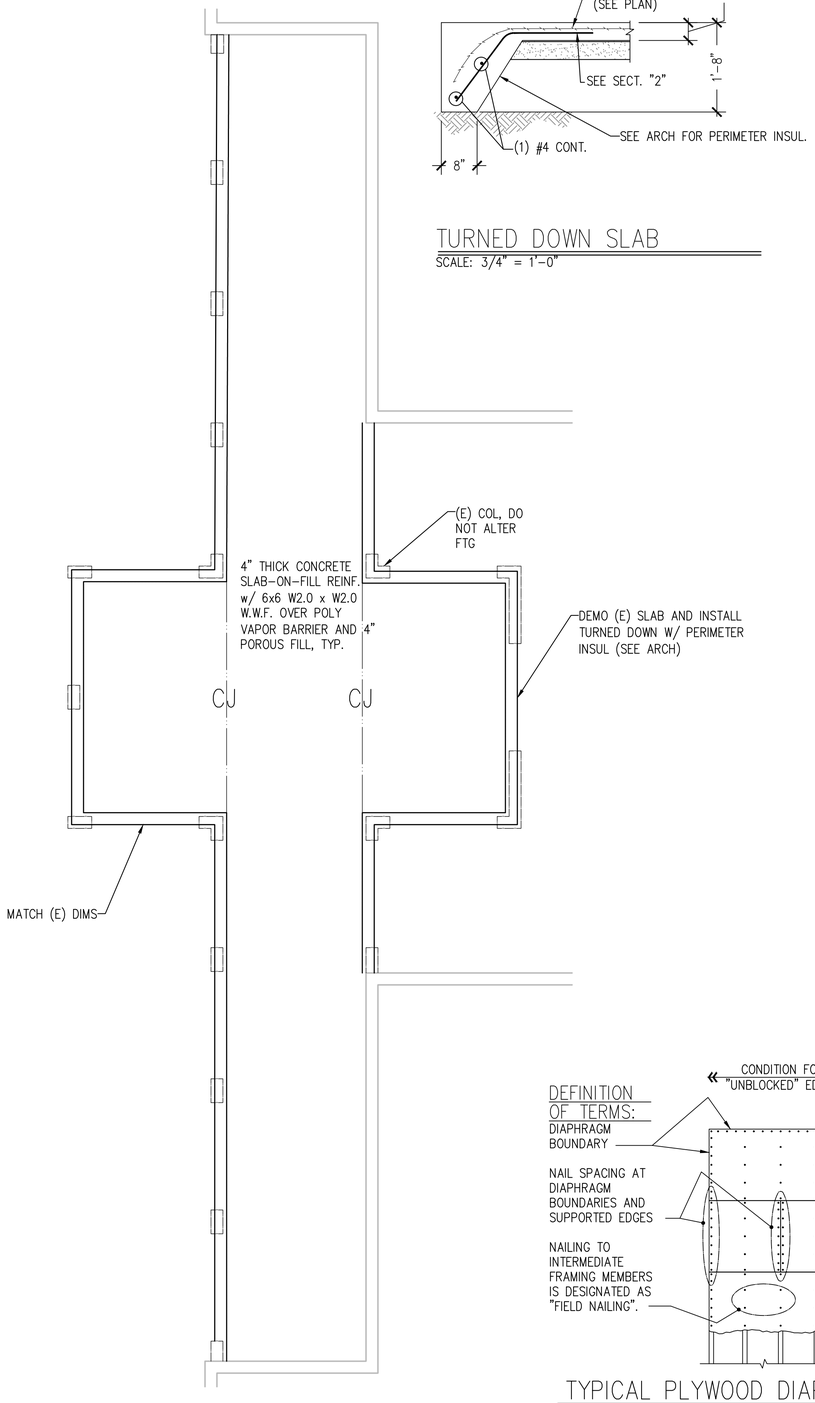
STRUCTURAL ENGINEERING
SCHOOLEY P.E., P.C.

COMMONWEALTH OF VIRGINIA
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10/19/26
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NEW ROOF FRAMING AND DETAILS
COMMONWEALTH SENOIR LIVING
CHRISTIANSBURG, VIRGINIA

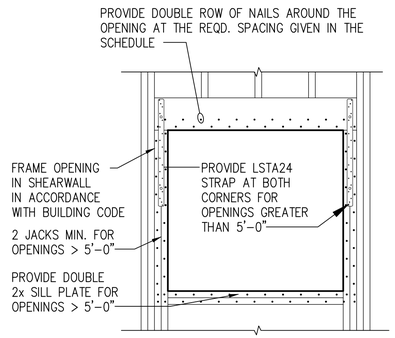
DATE: 10/19/26

SHEET: S4

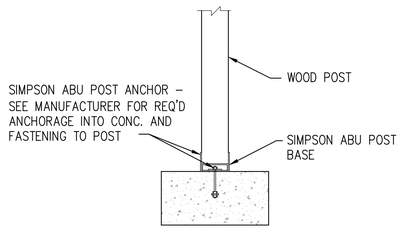


CORRIDOR FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

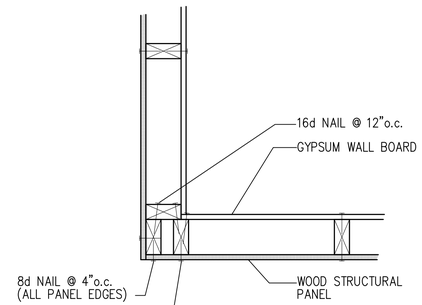
TURNED DOWN SLAB
SCALE: 3/4" = 1'-0"



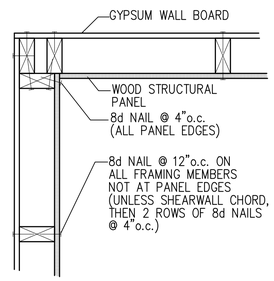
TYPICAL OPENING IN SHEAR WALL SHEATHING DETAIL
NOT TO SCALE



POST COLUMN DETAIL
SCALE: 3/4" = 1'-0"

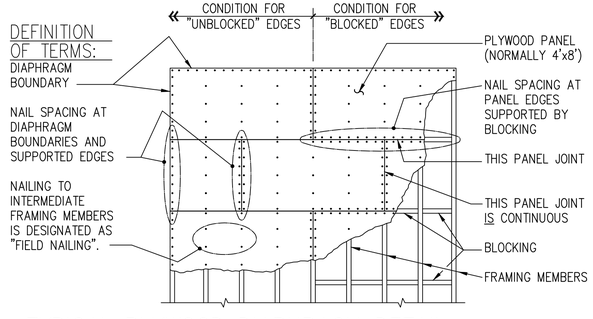


OUTSIDE CORNER

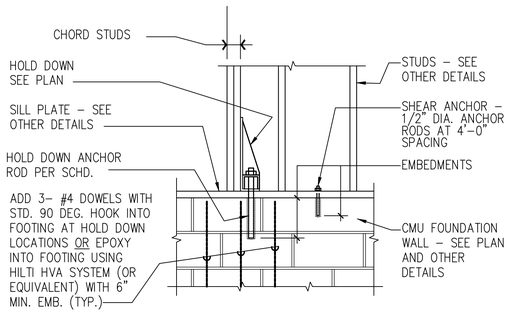


INSIDE CORNER

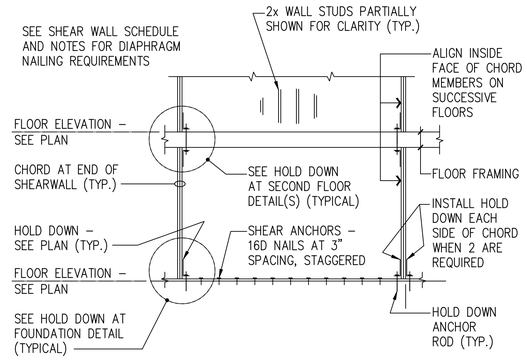
CORNER FRAMING DETAILS
NOT TO SCALE:



TYPICAL PLYWOOD DIAPHRAGM DETAIL
NOT TO SCALE



HOLD DOWN AT FOUNDATION DETAIL
NOT TO SCALE



TYPICAL 2 STORY SHEARWALL ELEVATION
NOT TO SCALE

SHEARWALL SCHEDULE

MARK	SHEATHING PANEL TYPE(S)	BLOCKED PANEL EDGES	FASTENERS AT PANEL EDGES	CHORD STUDS (MINIMUM NUMBER AND SIZE)	HOLD DOWN (SEE NOTES 4 AND 5) TYPE	HOLD DOWN MIN. ANCHOR ROD EMB.	SHEAR ANCHORS TYPE	SHEAR ANCHORS MIN. EMB.	REMARKS
SW-1	7/16" APA RATED SHEATHING — OR — SIMPSON CMSTC-16 STRAP	YES	8d AT 4"O.C.	3 – 2x6	HDU5 OR MSTC66	5/8" DIA (7" EMB.)	16d NAILS AT 4"o.c.	1"	
		YES	8d AT 4"O.C.						

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SCHOOLEY P.E., P.C.
STRUCTURAL ENGINEERING

COMMONWEALTH OF VIRGINIA
MICHAEL W. SCHOOLEY
Lic. No.022375
10/19/26
PROFESSIONAL ENGINEER

CORRIDOR FOUNDATION AND DETAILS
COMMONWEALTH SENOIR LIVING
CHRISTIANSBURG, VIRGINIA

DATE: 10/19/26

SHEET: S5

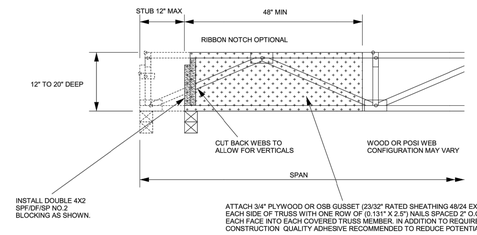
APRIL 1, 2025 | STANDARD REPAIR DETAIL FOR STUBBING A FLOOR TRUSS | MII-REP07

MiTek USA, Inc. Page 1 of 1

1. THIS IS A SPECIFIC REPAIR DETAIL TO BE USED ONLY FOR ITS ORIGINAL INTENTION. THIS REPAIR DOES NOT IMPLY THAT THE REMAINING PORTION OF THE TRUSS IS UNDAMAGED. THE ENTIRE TRUSS SHALL BE INSPECTED TO VERIFY THAT NO FURTHER REPAIRS ARE REQUIRED. WHEN THE REQUIRED REPAIRS ARE PROPERLY APPLIED, THE TRUSS WILL BE CAPABLE OF SUPPORTING THE LOADS INDICATED.
2. ALL MEMBERS MUST BE RETURNED TO THEIR ORIGINAL POSITIONS BEFORE APPLYING REPAIR AND HELD IN PLACE DURING APPLICATION OF REPAIR.
3. THE END DISTANCE, EDGE DISTANCE, AND SPACING OF NAILS SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD.
4. LUMBER MUST BE CUT CLEANLY AND ACCURATELY AND THE REMAINING WOOD MUST BE UNDAMAGED.
5. THIS REPAIR IS TO BE USED FOR SINGLE PLY TRUSSES IN THE 4X_ ORIENTATION ONLY.
6. CONNECTOR PLATES MUST BE FULLY IMBEDDED AND UNDISTURBED.

DUCT OPENINGS MUST BE LOCATED WITHIN 12" OF THE CENTER OF THE ORIGINAL SPAN

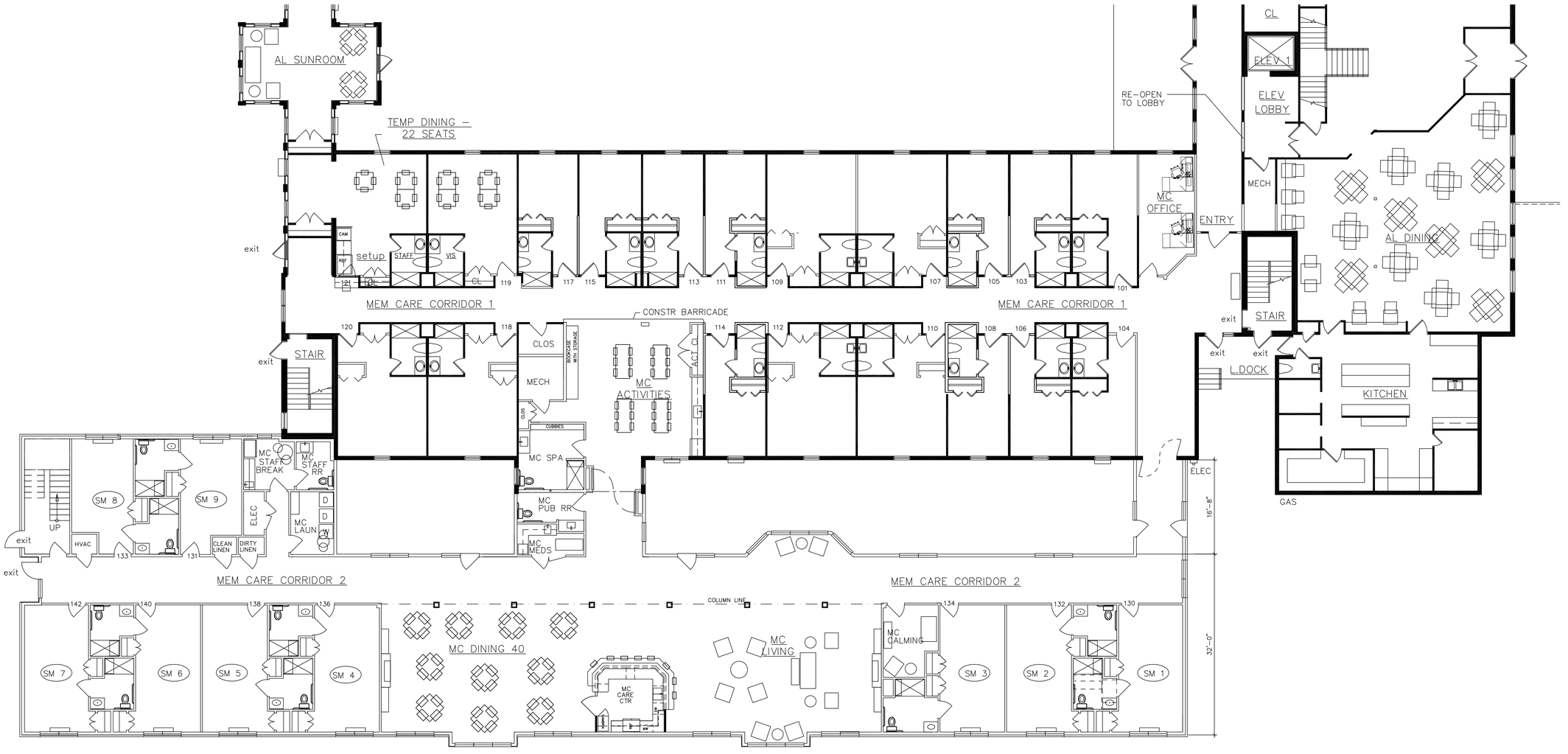
REFER TO INDIVIDUAL TRUSS DESIGN FOR PLATE SIZES AND LUMBER GRADES



MAX. SPAN

DEPTH	24" O.C.	19.2" O.C.	16" O.C.
12"	16'-6"	20'-0"	20'-0"
14"	19'-3"	23'-4"	23'-4"
16"	22'-0"	26'-8"	26'-8"
18"	24'-10"	30'-0"	30'-0"
20"	27'-7"	30'-4"	30'-4"

LOADING
TCLL = 40 PSF
TCDL = 10 PSF
BCLL = 0 PSF
BCDL = 5 PSF



1ST FLOOR ADDITION 8,286 SF
1ST FLOOR RENOVATION: 1,545 SF

SOLUTION65
4423 Pheasant Ridge Road
Suite 201 Building #3
Roanoke, Virginia 24014
540-904-2224 - Fax (540) 904-4826

DRAWN BY: SR
DATE: 7/24/2026
REVISION:

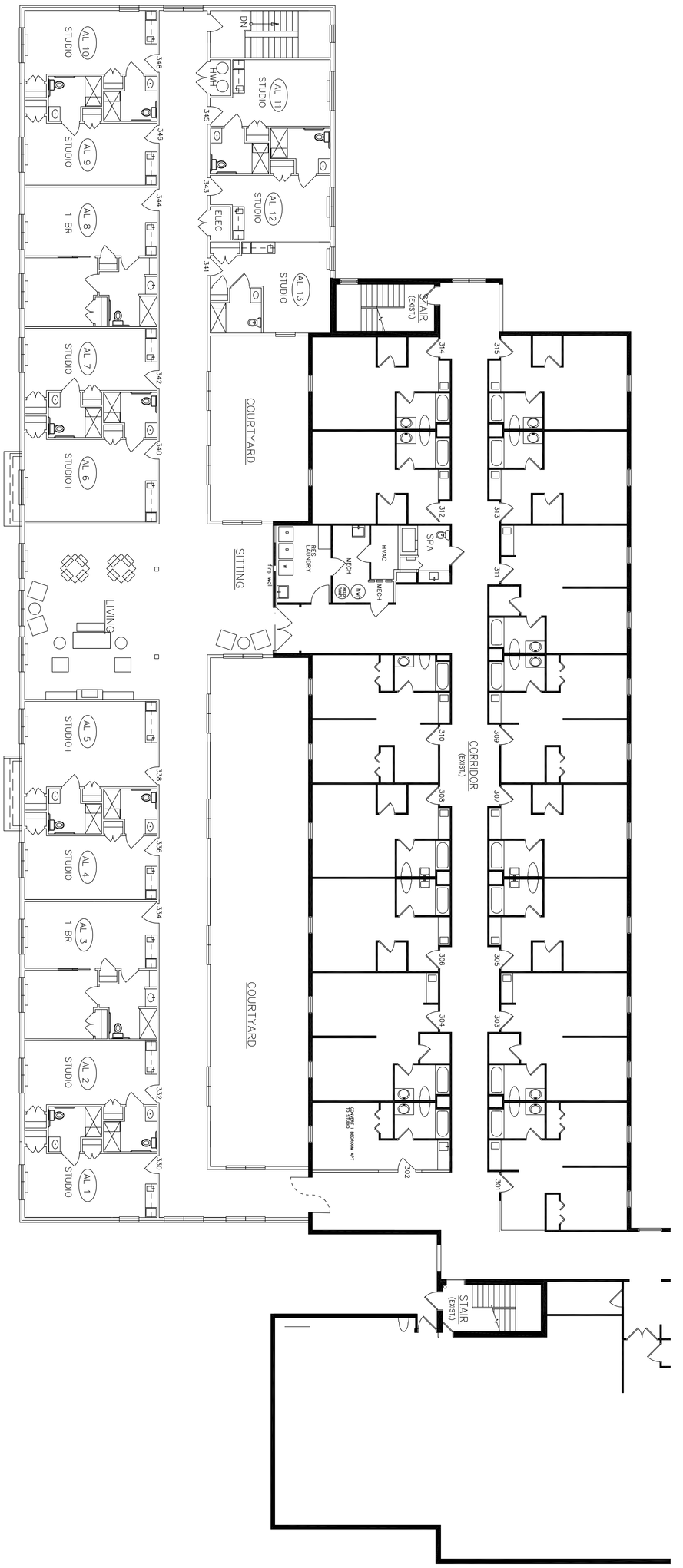
DWG FILE:

MCAP CHRISTIANSBURG ADDITION
1ST FLOOR FURNITURE PLAN

INSTALL:

SCALE: NTS

ID1.01



INSTALL:

SCALE: NTS

ID1.02

MCAP CHRISTIANSBURG ADDITION

2ND FLOOR FURNITURE PLAN

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DATE: 7/24/2026

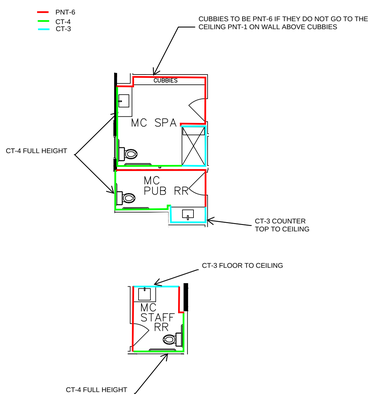
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COMMON AREA RESTROOM TILE AND PAINT



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MCAP CHRISTIANSBURG ADDITION
1ST FLOOR FINISH PLAN

INSTALL:

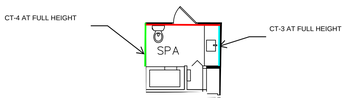
SCALE: NTS

ID2.01

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COMMON AREA RESTROOM TILE AND PAINT

PNT-6
CT-4
CT-3



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MCAP CHRISTIANSBURG ADDITION
2ND FLOOR FINISH PLAN

INSTALL:

SCALE: NTS

ID2.02

FINISH SCHEDULE

ROOM #	ROOM NAME	FLOORING	BASE	WALL NORTH	WALL EAST	WALL SOUTH	WALL WEST	CEILING MATERIAL	CEILING FINISH	GENERAL NOTES
FIRST FLOOR										
	MEMORY CARE CORRIDOR 1	CPT-1	RB-1	WP-1/PNT-1	WP-1/PNT-1	WP-1/PNT-1	WP-1/PNT-1	ACT	NA	NOTE: 25
	MEMORY CARE CORRIDOR 2	CPT-1	RB-1	WP-1/PNT-1	WP-1/PNT-1	WP-1/PNT-1	WP-1/PNT-1	GWB	PNT-3	NOTE: 25
	ENTRY	LVT-1	RB-1							NOTE: 22
	TEMP MC DINING	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	MC OFFICE	CPT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	MECH	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	STAIR	NA	NA	NA	NA	NA	NA	NA	NA	
	TEMP MED CLOSET	LVT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	STAIR	NA	NA	NA	NA	NA	NA	NA	NA	
	AL SUNROOM	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	BREEZEWAY	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	MC ACTIVITY	LVT-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB	PNT-3	NOTE: 5
	MECH	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	MC SPA	CT-1	CT-4	–	CT-3	CT-3/CT-4	CT-4	GWB	PNT-3	NOTE: 1,29,30
	MC PUB RESTOOM	CT-1	CT-4	PNT-6	PNT-6	CT-3/CT-4	CT-4	GWB	PNT-3	NOTE: 1,30
	MC MEDS	LVT-1	RB-2	PNT-4	PNT-4	PNT-4	PNT-4	GWB	PNT-3	NOTE: 16
	STAIR	NA	NA	NA	NA	NA	NA	NA	NA	
	MC DINING	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	NOTE: 2,3,7
	MC CARE CTR	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	NOTE: 3,13,31
	MC LIVING	LVT-1/CPT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	NOTE: 2,6,7
	MC CALMING	CPT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	CLOSET	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	MC LAUNDRY	LVT-1	RB-1	PNT-1	PNT-1	PNT-1	PNT-1	GWB	PNT-3	NOTE: 19
	MC STAFF RR	LVT-1	CT-4	PNT-6	PNT-6/CT-4	CT-4	PNT-6	GWB	PNT-3	NOTE: 1,30
	MC STAFF BREAK	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	NOTE: 7,15
	DIRTY LINEN	VCT-1	RB-2	FRP-1/PNT-2	FRP-1/PNT-2	FRP-1/PNT-2	FRP-1/PNT-2	GWB	PNT-3	NOTE: 7,8
	CLEAN LINEN	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	ELEC	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	CENTER HALL	LVT-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NOTE: 32
	ELEV LOBBY	LVT-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NOTE: 32
SECOND FLOOR										
	SPA	CT-1	CT-4	CT-4	CT-3	PNT-6	CT-4/PNT-6	GWB	PNT-3	NOTE: 1,20,29,30
	MECH	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	HVAC	VCT-1	RB-2	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	
	RES LAUNDRY	LVT-1	RB-1	PNT-2	PNT-2	PNT-2	PNT-2	GWB	PNT-3	NOTE: 19
	AL CORRIDOR	LVT-1/CPT-2	RB-1	PNT-5/PNT-5	PNT-5/PNT-5	PNT-5/PNT-5	PNT-5/PNT-5	GWB	PNT-3	NOTE: 23
	LIVING	LVT-1/CPT-2	RB-1	PNT-4	PNT-4	PNT-4	PNT-4	GWB	PNT-3	NOTE: 2,4,6,7

GENERAL NOTES:

1. CT-1 SHALL BE INSTALLED IN A RUNNING BOND WITH THE LONG SIDE OF THE TILE PARALLEL WITH THE CORRIDOR . THE REMAINING DETAILS FOR THE MC SPA AND MC PR , MC STAFF RR, AL SPA SHALL BE ON SHEET ID2.02
2. FIREPLACE AND BOOKCASE IN MC DINING , MC LIVING AND AL LIVING SHALL BE PNT-5 IN SEMI-GLOSS FINISH . THE STONE SURROUND SHALL BE SS- 2 .
3. CT-5 SHALL BE INSTALLED BETWEEN THE COUNTER TOP AND UNDER THE CABINETS IN THE MC CARE CENTER AS WELL AS IN THE MC ACTIVITY .
4. MC-1 SHALL BE INSTALLED IN THE TRAY CEILING IN THE AL LIVING ROOM .
5. MC LIVING SHALL HAVE LVT-1 AS BORDER WITH CPT- 1 INSERT .
6. AL LIVING SHALL HAVE LVT-1 AS BORDER WITH CPT-2 INSERT.
7. ANY PUBLIC LOCATION WHERE LVT IS INSTALLED A QUARTER ROUND TO MATCH THE MILLWORK BASE WILL NEED TO BE INSTALLED.
8. FRP-1 SHALL BE INSTALLED IN DIRTY LINEN 4' W X 8' H .
9. SCHEDULED FLOORING IN ALL COMMON AREAS SHALL HAVE THE FLOORING CARRIED UNDER ALL APPLIANCES AND ALL REMOVABLE BASE CABINETS.
10. FLOORING SHOP DRAWINGS SHALL BE SUBMITTED TO SOLUTION 65 FOR REVIEW PRIOR TO ORDERING AND INSTALLATION FOR CONFIRMATION OF INSTALL DIRECTION AND LAYOUTS FOR ALL COMMON AREAS AND UNITS.
11. ALL EXIT AND STAFF DOORS AND TRIM VISIBLE FROM COMMON AREAS TO BE PAINTED PNT- 7. WOOD DOORS TO BE SEMI-GLOSS. METAL DOORS TO BE ENAMEL .
12. USE PLAN NORTH FOR ALL FINISH LOCATIONS .
13. CASEWORK IN MC CARE CENTER SHALL BE CB-2 KRAFTMADE STYLE TRUMBALL SPECIES MAPLE COLOR TO BE PAINTED COMMERCIAL GRADE BENJAMIN MOORE CSP-600 ANDES SUMMIT FINISH SEMI GLOSS (PNT-5) . TAMBOR WOOD THAT SHALL BE INSTALLED ON THE FACE OF THE BAR COUNTER SHALL BE PAINTED SHERWIN WILLIAMS SW7009 PEARLY WHITE FINISH EGGSHELL (PNT-4). COUNTERTOP SHALL BE CAMBRIA SIGNATURE SERIES TORQUAY POLISHED (SS-1) . THE COUNTER TOP WILL ALSO BE THE BACKSPLASH BETWEEN THE COUNTER WHERE THE RESIDENTS SIT TO THE " WORK COUNTER " . HARDWARE FOR CABINETS SHALL BE LIBERTY HARDWARE FRANKLIN PAROW PULL FINISH SATIN NICKEL SIZE 5 1/16" . OR SIMILAR ALL SUBSTATIONS WILL NEED TO BE EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT AND BE APPROVED BY THE DESIGNER PRIOR TO ORDERING .
14. CASEWORK IN MC ACTIVITY SHALL BE CB-3 KRAFTMADE STYLE TRUMBALL SPECIES MAPLE COLOR TBD FROM FULL SELECTION OF COLORS . THE COUNTERTOP SHALL BE CAMBRIA CLASSIC WHITEHALL POLISHED (SS-1) . HARDWARE FOR CABINETS SHALL BE LIBERTY HARDWARE FRANKLIN PAROW PULL FINISH SATIN NICKEL SIZE 5 1/16" . OR SIMILAR ALL SUBSTATIONS WILL NEED TO BE EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT AND BE APPROVED BY THE DESIGNER PRIOR TO ORDERING.
15. MC STAFF BREAK ROOM CASEWORK SHALL BE CB-3 KRAFTMADE STYLE TRUMBALL SPECIES MAPLE COLOR TBD FROM FULL SELECTION OF COLORS . THE COUNTERTOP SHALL BE CAMBRIA SIGNATURE SERIES TORQUAY POLISHED (SS-1) . HARDWARE FOR CABINETS SHALL BE LIBERTY HARDWARE FRANKLIN PAROW PULL FINISH SATIN NICKEL SIZE 5 1/16" . OR SIMILAR ALL SUBSTATIONS WILL NEED TO BE EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT AND BE APPROVED BY THE DESIGNER PRIOR TO ORDERING.
16. MC MED CABINETS SHALL BE LAMINATE COLOR CB-1 . COUNTERTOP SHALL BE SS-2 AND HARDWARE SHALL BE LIBERTY HARDWARE FRANKLIN PAROW PULL FINISH SATIN NICKEL SIZE 5 1/6" . OR SIMILAR ALL SUBSTATIONS WILL NEED TO BE EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT AND BE APPROVED BY THE DESIGNER PRIOR TO ORDERING.
17. ALL TRANSITIONS MUST BE REVIEWED WITH INTERIOR DESIGNER PRIOR TO ORDERING AND INSTALLATION.
18. BOOKCASE IN MC ACTIVITY SHALL BE THE SAME CASEWORK AS THE MC ACTIVITY , AND OR PAINTED THE SAME COLOR ONCE A FINISH IS SELECTED FOR MC ACTIVITY FROM THE MNF SELECTION.
19. LAUNDRY COUNTER IN MC AND AL LAUNDRY SHALL BE SS-1 .
20. AL SPA TUB AND SURROUND SHALL REMAIN AS IS . CT-3 SHALL BE INSTALLED FROM COUNTERTOP TO CEILING ON THE SINK WALL . CT-4 SHALL BE INSTALLED ON THE NORTH AND WEST WALL UP TO 60" AFF OR THE HEIGHT THAT WILL CAPTURE THE GRAB BARS. REFER TO SHEET ID 2.01 FOR FURTHER DETAIL. REMAINING WALLS TO BE PNT- 6.
21. ALL EXPOSED EDGE OF TILE SHALL BE FINISHED WITH A SHLUTER STRIP IN SATIN NICKEL.
22. SEE ARCHITECTURAL DRAWINGS FOR MC ENTRY DETAIL MATERIALS .
23. PNT-7 TRIM SEMI GLOSS .
24. AL CORRIDOR PNT-4 ABOVE CHAIR RAIL AND PNT-5 BELOW CHAIR .
25. MC CORRIDORS SHALL HAVE WP-1 BELOW CHAIR RAIL AND PNT- 1ABOVE .
26. MANNINGTON FUSION FLOORING TRANSITION COLOR FROM FULL LINE TRANSITION BETWEEN CPT AND LVT ALSO CT AND LVT AND CPT – VT IF COMPATIBLE . OR SIMILAR PRODUCT WILL NEED TO BE REVIEWED BY INTERIOR DESIGNER PRIOR TO ORDERING AND INSTALLATION.
27. SEE SHEET ID2.01 AND ID2.02 FOR FLOORING
28. ALL GROUT FOR TILE SHALL BE THE THINNEST GROUT LINE PER THE MANUFACTURE FOR EACH TILE SPECIFIED.
29. CT-3 WALL TILE SHALL RUN WITH THE POINTS OF THE TILE RUNNING VERTICALLY.
30. CT-4 WALL TILE SHALL BE INSTALLED IN A RUNNING BOND HORIZONTALLY.
31. CT-5 WALL TILE SHALL BE INSTALLED IN A RUNNING BOND HORIZONTALLY.
32. CENTER HALL AND ELEVATOR LOBBY SHALL HAVE LVT-1 . WALL BASE AND PAINT TO MATCH EXISTING .

RESIDENT ROOM FINISH SCHEDULE - CHRISTIANSBURG

ROOM NAME	FLOOR	WALL BASE	WALL NORTH	WALL EAST	WALL SOUTH	WALL WEST	TRIM PAINT	CEILING MATERIAL	CEILING FINISH	CABINET FRONT	COUNTER TOP	NOTES
MC STUDIO												
MC 1 BEDROOM												
MC BATHROOM												
AL LIVING & BEDROOM												
AL BATHROOM												
AL ENTRY & KITCHEN												

FINISH LEGEND

TAG	ITEM	MANUFACTURER	STYLE	COLOR	SIZE	INSTALL	CONTACT INFO.	COMMENTS
CPT-1	CARPET	SHAW	60787 LINEN	85402 TIMELESS	BROADLOOM		PAULA WADE 540-525-4900	
CPT-2	CARPET	SHAW	60786 IKAT	85402 TIMELESS	BROADLOOM		PAULA WADE 540-525-4900	
CPT-3	CARPET	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	
LVT-1	LUXURY VINYL TILE	INTERFACE	NORTHERN GRAIN	A02606 ANTIQUE WASH	25CM X 1 M		ROSS SPENCER 540-525-4900	
VCT-1	VINYL COMPOSITION TILE	ARMSTRONG	STANDARD EXCELON IMPERIAL TEXTURE	ANTIQUE WHITE 51811	12" X 12"		ASHLEY MILLER 804-316-0463	
CT-1	CERAMIC TILE	DALTILE	ELECT	WHITE EL30	12" X 24"		DEBBIE BARNES 804-359-8851	
CT-2	CERAMIC TILE	DALTILE	ELECT	WHITE EL30	1" X 3" HERRINGBONE		DEBBIE BARNES 804-359-8851	
CT-3	CERAMIC TILE	DALTILE	REVALIA REMIX	HOT SPRING BLEND RV15 GLOSSY	MOSAIC		DEBBIE BARNES 804-359-8851	
CT-4	CERAMIC TILE	DALTILE	ELECT	WHITE EL30	4" X 12"		DEBBIE BARNES 804-359-8851	
CT-5	CERAMIC TILE	TILE BAR	CHANCE	WHITE	2" X 10"		PHIL PURGASON 804-217-4050	
GT-1	GROUT	MAPEI	N/A	#77 FROST	N/A		N/A	TO GO WITH CT-1,CT-2,CT-3,CT-4
GT-2	GROUT	MAPEI	N/A	#38 AVALANCHE	N/A		N/A	TO GO WITH CT-5
WD-1	WOOD BASE							
RB-1	RUBBER BASE	JOHNSONITE	INFLECTION MW-08-G	TCBR-08 ICICLE	5.25"		DANNY OWENS - 540-537-4783	
RB-2	RUBBER BASE	JOHNSONITE	TRADITIONAL VINYL S102235-08-WB0004-CB4	TCBR-08 ICICLE	4"		DANNY OWENS - 540-537-4783	
PNT-1	PAINT	BENJAMIN MOORE	N/A	1634 SANTORINI BLUE EGGSHELL	N/A		N/A	
PNT-2	PAINT	BENJAMIN MOORE	N/A	975 TAPESTRY BEIGE EGGSHELL	N/A		N/A	
PNT-3	PAINT	BENJAMIN MOORE	N/A	OC-152 SUPER WHITE FLAT CEILING	N/A		N/A	
PNT-4	PAINT	SHERWIN WILLIAMS	N/A	SW7009 PEARLY WHITE EGGSHELL	N/A		N/A	
PNT-5	PAINT	BENJAMIN MOORE	N/A	CSP-600 ANDES SUMMIT SEMI GLOSS	N/A		N/A	
PNT-6	PAINT	SHERWIN WILLIAMS	N/A	SW7004 SNOWBOUND EGGSHELL	N/A		N/A	
PNT-7	PAINT	SHERWIN WILLIAMS	N/A	SW7004 SNOWBOUND SEMIGLOSS	N/A		N/A	FOR TRIM ONLY
WC-1	WALLCOVERING	KORASEAL	FLEUR II	CITY OF LIGHT FL22-02	N/A		CHRISTA H. 919-698-0569	
TP-1	WOOD VENEER	WOOD VENEER HUB	FLIUTO FLEXIBLE TAMBOUR PANE	OAK RIDGE	N/A		N/A	
WP-1	WALL PROTECTION	INPRO	PALLADIUM 3D TRIM	FEATHER	N/A		SUSAN REID 804-386-4219	MC CORRIDOR
SS-1	SOLID SURFACE	CAMBRIA	SIGNATURE SERIES	TORQUAY POLISHED	N/A		SHARON NORRIS 704-859-7047	BAR COUNTERTOP
SS-1	SOLID SURFACE	CAMBRIA	CLASSIC SERIES	WHITEHALL POLISHED	N/A		SHARON NORRIS 704-859-7047	FIREPLACE SURROUND, NURSES STATION COUNTERTOP, MC ACTIVITY
CB-1	LAMINATE	WILSONART	HIGH PRESSURE LAMINATE	D379-60 INDIGO MATTE FINISH	N/A		BETTY DABNEY 804-690-4985	MED CABINENTS
CB-2	CABINET	KRAFTMADE	TRUMBALL MAPLE SPECIES	COLOR TBD	N/A			
FRP-1	FIRE RATED PANELS	MARLITE	PEBBLED FRP	P100 WHITE	N/A		N/A	N/A

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DWG FILE:

MCAP CHRISTIANSBURG ADDITION
FINISH SCHEDULE AND LEGEND

INSTALL:

SCALE: NTS

ID3.01

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER	MODEL NO.	MATERIAL	SIZE (IN.)	MTG. HGT.	FAUCET FITTINGS	PIPE SIZES W.	PIPE SIZES V.	PIPE SIZES HW.	PIPE SIZES CW.	REMARKS
P-1	WATER CLOSET (ADA COMPLIANT)	KOHLER	K-31620-0	VITREOUS CHINA	--	RIM@ 16-1/2" A.F.F.	--	4"	2"	-	1/2"	1.6 GALLONS PER FLUSH, FLOOR MOUNTED LEFT HAND LEVER, SEAT - K-4636-RL QUIET-CLOSE
P-2	WATER CLOSET (ADA COMPLIANT)	KOHLER	K-31620-0	VITREOUS CHINA	--	RIM@ 16-1/2" A.F.F.	--	4"	2"	-	1/2"	1.6 GALLONS PER FLUSH, FLOOR MOUNTED LEFT HAND LEVER, SEAT - BEMIS 1955CT
P-3	WATER CLOSET (ADA COMPLIANT)	KOHLER	K-31620-RA-0	VITREOUS CHINA	--	RIM@ 16-1/2" A.F.F.	--	4"	2"	-	1/2"	1.6 GALLONS PER FLUSH, FLOOR MOUNTED RIGHT HAND LEVER, SEAT - K-4636-RL QUIET-CLOSE
P-4	WATER CLOSET (ADA COMPLIANT)	KOHLER	K-31620-RA-0	VITREOUS CHINA	--	RIM@ 16-1/2" A.F.F.	--	4"	2"	-	1/2"	1.6 GALLONS PER FLUSH, FLOOR MOUNTED RIGHT HAND LEVER, SEAT - BEMIS 1955CT
P-5	LAVATORY (ADA COMPLIANT)	SOLID SURFACE COUNTER TOP WITH INTEGRAL LAVATORY					MOEN WS84667SRN	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE ADA DRAIN SYSTEM WITH POP-UP DRAIN. PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-6	LAVATORY (ADA COMPLIANT)	SOLID SURFACE COUNTER TOP WITH INTEGRAL LAVATORY					KOHLER K-13461-CP	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE ADA DRAIN SYSTEM WITH CHROME GRID. TOUCHLESS SINGLE-HOLE, DC-POWER FAUCET PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-7	SINGLE COMPARTMENT	KOHLER	K-3333	STAINLESS STEEL	17.5" X 10.75"	COUNTER UNDER-MOUNT	KOHLER K-R32123-SN	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE METAL BASKET, BASKET STRAINER, PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-8	SINGLE COMPARTMENT	KOHLER	K-3333	STAINLESS STEEL	17.5" X 10.75"	COUNTER UNDER-MOUNT	KOHLER K-22062-CP	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE METAL BASKET, BASKET STRAINER, PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-9	SINGLE COMPARTMENT	KOHLER	K-3331	STAINLESS STEEL	17.5" X 15.75"	COUNTER UNDER-MOUNT	KOHLER K-22062-CP	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE METAL BASKET, BASKET STRAINER, PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-10	SINGLE COMPARTMENT	KOHLER	K-3325	STAINLESS STEEL	17.5" X 23"	COUNTER UNDER-MOUNT	KOHLER K-22062-CP	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE METAL BASKET, BASKET STRAINER, PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-11	DOUBLE COMPARTMENT	KOHLER	K-3350	STAINLESS STEEL	18" X 31.5"	COUNTER UNDER-MOUNT	KOHLER K-22062-CP	1-1/2"	1-1/2"	1/2"	1/2"	PROVIDE METAL BASKET, BASKET STRAINER, PROVIDE MIXING VALVE ZURN #ZW3870XLT-4P (3/8")
P-12	SERVICE SINK	FIAT	FL-1	MOLDED STONE	23" X 21.5"	FLOOR MOUNTED	FIAT A1	3"	1-1/2"	1/2"	1/2"	PROVIDE DRAIN WITH STOPPER
P-13	SHOWER (ADA COMPLIANT)	FREEDOM SHOWERS	APF6238BF5P.75 5 PIECE	FIBERGLASS	36" X 60"	FLOOR	SYMMONS 9605-PLR-TRM-1.5-STN NOTE: 1	2"	1-1/2"	1/2"	1/2"	PROVIDE SHOWER DRAIN, 3/4" BARRIER FREE THRESHOLD, COMPRESS NEOPRENE SILL, FOLDING SEAT AND GRAB BARS PROVIDE TEMPTROL PRESSURE BALANCING SHOWER VALVE DUAL OUTLET DIVERTER VALVE AND 60" FLEXIBLE HOSE
P-14	WASHER OUTLET BOX	OATEY	--	HIGH IMPACT PLASTIC	--	BTM. 48"	--	2"	1-1/2"	1/2"	1/2"	PROVIDE WITH 2 - 1/4 TURN BRASS BALL VALVES PROVIDE FIRE RATED BOX WHERE INDICATED.
P-15	ICE MAKER OUTLET BOX	OATEY	--	HIGH IMPACT PLASTIC	--	BTM. 18"	--	-	-	-	1/2"	PROVIDE WITH 1/4 TURN BRASS BALL VALVES FOR REFRIG. ICE MAKER/WATER DISPENSER CONNECTION
WH	WALL HYDRANT	SMITH	5509 QT	--	--	--	--	-	-	-	3/4"	LOCKING COVER, INTEGRAL VACUUM BREAKER AND POSITIVE NON-FREEZE PROTECTION CONFIRM WALL THICKNESS REQUIREMENTS
CO	CLEANOUT	--	--	--	--	--	--	-	-	-	-	SEE FLOOR PLAN FOR SIZE AND LOCATIONS
WCO	WALL CLEANOUT	--	--	--	--	--	--	-	-	-	-	PROVIDE AT ALL SINK AND FIXTURE RISERS.
FD	FLOOR DRAIN	SMITH	2005-A-3-P050	--	--	--	--	3"	1-1/2"	-	-	NB STRAINER, PROVIDE TRAP PRIMER PPP #P2-500. SEE FLOOR DRAIN DETAIL SHEET P-2.1. SEE TRAP PRIMER DETAIL SHEET P-3.2.

GENERAL NOTE:
1. ALL REQUIRED FIXTURES SHALL MEET THE A.D.A. ACCESSIBILITY STANDARDS FOR CONSTRUCTION, LOCATION, AND MOUNTING HEIGHTS.
2. ROUGH-IN AND CONNECT PIPING TO ALL PLUMBING ITEMS, IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
3. ARCHITECT TO SELECT COLOR OF ALL PLUMBING FIXTURES.
4. PROVIDE ALL ACCESSORIES FOR A COMPLETE INSTALLATION.

NOTE:
1. COORDINATE EXACT LOCATION OF SHOWER CONTROLS, SHOWER HEAD, SEAT AND GRAB BAR/HAND WITH ARCHITECT.

PLAN COORDINATION NOTE

CONTRACTORS AND SUBCONTRACTORS TO REVIEW ALL PLANS IN THEIR ENTIRETY AND COORDINATE WORK. SOME MINOR P.M.E. WORK MAY BE SHOWN ON ARCHITECTURAL PLANS AND SPECIFICATION SHEETS. FAILURE TO REVIEW PLANS / SPECIFICATIONS IN THEIR ENTIRETY IS AT CONTRACTORS OWN RISK.

GENERAL PROJECT NOTES

1. ALL TRADES TO FIRE CAULK, WEATHERPROOF, AND DRAFT STOP, FIRE DAMPERS, SMOKE DAMPERS, ETC... OF ITS OWN PENETRATIONS OF RATED AND NON-RATED ASSEMBLIES, AS REQUIRED BY CODE.
2. NO PENETRATION OF LOAD BEARING STUDS, BEAMS OR TRUSSES WITHOUT PERMISSION FROM STRUCTURAL ENGINEER.
3. ALL TRADES TO CLEAN UP AFTER THEMSELVES AND REMOVE ALL TRASH AND DEBRIS ON A DAILY BASIS INTO A DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.
4. ALL TRADES TO SEND KNOWLEDGEABLE STAFF / SITE MANAGER ATTEND ALL PROJECT MANAGEMENT MEETINGS REQUESTED BY THE GENERAL CONTRACTOR OR ARCHITECT.
5. ALL TRADES TO REVIEW ENTIRE SET OF PLANS TO INCLUDE CIVIL, AND ARCHITECTURAL SPECIFICATION SHEETS FOR OTHER WORK REQUIRED.
6. ALL ATTIC LOCATED ITEM LOCATIONS (IE: HVAC UNITS, HWH'S,) ARE TO BE ORIENTED AND HELD TIGHT TO SIDE OF CATWALK TO ALLOW FOR MAXIMUM PASSAGEWAY ALLOWED. COORDINATE PLACEMENT OF ITEMS WITH GENERAL CONTRACTOR PRIOR TO SETTING ITEM OR UNIT.
7. FIRE PROTECTION, DUCTWORK, AND WATER PIPING TO BE HELD TIGHT TO TOP OF TRUSS BOTTOM CHORD AND PASS BELOW CATWALK OR 7' ABOVE CATWALK. COORDINATE ANY VARIATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION. AVOID RUNNING DUCTWORK ON CATWALK - USE SPACE BELOW CATWALK AND TRUSS SPACE AS NECESSARY.
8. EACH TRADE MAY PURCHASE ITEMS IN ADVANCE AND STORE THEM / TRANSPORT / UNLOAD AT THEIR OWN EXPENSE TO THE SITE. ON-SITE STORAGE IS NOT OFFERED BY OWNER OR GENERAL CONTRACTOR.
9. ALL TRADE BOX ROUGH IN'S FOR ELECTRICAL DEVICES, OVER VANITY LIGHTS, DATA, TELEPHONE, THERMOSTAT, CABLE, OUTLETS, ETC. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALL. VERIFY ALL LOCATIONS OF ITEMS PRIOR TO INSTALL VIA WALK THRU AND MARKING OF AREAS.

GENERAL DEMOLITION NOTES

1. DRAWINGS ARE BASED ON NON-DESTRUCTIVE FIELD INVESTIGATION
2. THE CONTRACTOR SHALL VISIT THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL EXAMINE RELATED DRAWINGS TO AVOID CONFLICTS.
3. PROVIDE PLUMBING DEMOLITION WORK AS INDICATED AND AS NECESSARY TO INSTALL NEW WORK.
4. MATERIAL BEING REMOVED UNDER DEMOLITION (AND NOT TO BE RELOCATED) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE, UNLESS OTHERWISE NOTED.
5. EXISTING PIPING THAT SHALL BE REMOVED WHERE THEY WILL BE EXPOSED AFTER COMPLETION OF CONSTRUCTION AND REMOVED IN CEILING PLENUMS AND WALLS. OTHERS MAY BE ABANDONED BELOW FLOOR SLABS. CUT-OFF ABANDONED PIPING 2" BELOW FLOOR AND GROUT FLUSH WITH NON-CONTRACTING GROUT.

LEGEND

- DOMESTIC COLD WATER PIPING - C.W.
- DOMESTIC HOT WATER PIPING - H.W.
- SANITARY WASTE PIPE
- SANITARY VENT PIPING - V.
- GATE VALVE
- WH WALL HYDRANT
- P-1 DENOTES FIXTURE NUMBERS
- VTR VENT THRU ROOF
- CO CLEAN OUT
- ECO EXISTING CLEAN OUT

GENERAL NOTES

1. ALL PIPING SHOWN ON PLANS SHALL BE CONCEALED ABOVE CEILING OR IN WALLS UON.
2. KEEP ALL UNDERGROUND PIPING CLEAR OF FOOTINGS AND FOUNDATION. PROVIDE PIPE SLEEVES SIZED TO ALLOW FOR REQUIRED LATERAL MOVEMENT OF PIPES PASSING MASONRY OR CONCRETE WALLS.
3. PROVIDE VACUUM BREAKERS ON ALL HOSE BIBBS AND THREADED FAUCET SPOUTS.
4. ALL PIPING SHALL BE NEW, CLEAN, AND FREE FROM SCALE AND DIRT AT TIME OF INSTALLATION.
5. BEFORE INSTALLATION AND ERECTION OF PIPING, VERIFY ALL DIMENSIONS AND ROUTING OF PIPING.
6. ALL WATER PIPING LOCATED IN EXTERIOR WALLS OR ATTIC SPACES SHALL BE RUN ON ROOM SIDE OF WALL OR CEILING INSULATION.
7. CONTRACTOR SHALL COORDINATE LOCATION OF ALL PLUMBING FIXTURES/PIPING WITH OTHER TRADES.
8. INSTALL PIPING SO THAT ALL VALVES AND ARE ACCESSIBLE.
9. CONTRACTOR SHALL PROVIDE ROUGH-IN, INTERCONNECTING PIPING, STOPS, CAST BRASS TRAPS AND CONNECTION AS REQUIRED FOR ALL EQUIPMENT PROVIDED BY OWNER AND/OR OTHERS.
10. ALL VALVES THAT ARE NOT ADJACENT TO THE FIXTURE OR APPLIANCE SHALL BE IDENTIFIED, INDICATING THE FIXTURE OR APPLIANCE SERVED.
11. VENTS IN EXTERIOR WALLS SHALL BE OFFSET 4'-0" IN CEILING AT ROOF BEFORE PENETRATION.
12. CONTRACTOR SHALL READ ALL JOB SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION.
13. FOR PIPE SIZES NOT SHOWN ON FLOOR PLANS, SEE DIAGRAMS AND SCHEDULES.

WATER PUMP SCHEDULE

MARK	SERVICE	TYPE	FLOW RATE GPM	HEAD FT W.G.	SPEED RPM	MOTOR WATTS	MOTOR VOLTS	MOTOR PHASE	MANUFACTURER AND MODEL NO.	REMARKS
RP-1	HOT WATER RE-CIRC	IN LINE	15	8	2940	92	115	1	B&G SERIES NBF-22	

WATER HEATER SCHEDULE

MARK	QUANTITY	MANUFACTURER	MODEL NO.	STORAGE (GAL.)	ELECTRICAL VOLTS	ELECTRICAL AMPS	NATURAL GAS INPUT BTU	RECOVERY GPH 100° RISE	SEE DIAGRAM	REMARKS
WH-1	2	AMERICAN STANDARD	D-80-165-AS	80	120	5.0	165,000	160	SHEET P-3.2	SET OUTLET TEMPERATURE AT 140°F. PROVIDE WATER HEATER STAND, MIN OF 6" ABOVE FLOOR PROVIDE FLUE STACK UP THROUGH ROOF, COORDINATE FLASHING WITH ROOFING CONTRACTOR

PLUMBING SPECIFICATIONS

1.0 GENERAL

SUMMARY: THE WORK INCLUDES PROVIDING NEW PLUMBING SYSTEMS AND RELATED WORK. THE WORK ALSO INCLUDES PROVIDING ROUGHING IN AND MAKING FINAL PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED UNDER OTHER SECTIONS OF THIS SPECIFICATION. PROVIDE EACH SYSTEM COMPLETE AND READY FOR OPERATION. PLUMBING SYSTEMS INCLUDING FIXTURES, EQUIPMENT, MATERIALS, INSTALLATION, WORKMANSHIP, EXAMINATION, INSPECTION, AND TESTING SHALL BE IN ACCORDANCE WITH THE VIRGINIA PLUMBING CODE, EXCEPT AS MODIFIED HERE IN. IN THE PLUMBING CODE REFERRED TO HEREIN, THE ADVISORY PROVISIONS SHALL BE CONSIDERED TO BE MANDATORY, AS THOUGH THE WORD "SHALL" HAD BEEN SUBSTITUTED FOR THE WORD "SHOULD" WHEREVER IT APPEARS. CAPACITY OF EQUIPMENT SHALL BE NOT LESS THAN THAT INDICATED. PLUMBING SYSTEMS SHALL INCLUDE ALL WATER AND SANITARY PIPING BURIED AND ABOVE GROUND EXCEPT WATER AND SANITARY PIPING MORE THAN 5 FEET OUTSIDE OF THE BUILDING WALLS.

ALL WORK PERFORMED AND ALL MATERIAL INSTALLED UNDER THIS DIVISION SHALL CONFORM TO THE 2021 EDITIONS OF VIRGINIA CONSTRUCTION CODE INCLUDING THE 2021 EDITIONS OF VIRGINIA PLUMBING CODE AND OTHER APPLICABLE STANDARDS OF THE NFPA AND ALL LAWS AND ORDINANCES AND ALL GOVERNING AUTHORITIES. PROCURE AND PAY FOR ALL LICENSES, PERMITS, FEES, ETC., NECESSARY TO INSTALL AND COMPLETE THE WORK. THE WORDS "PROVIDE" SHALL MEAN FURNISH AND INSTALL, COMPLETE AND READY FOR USE; "FURNISH" SHALL MEAN SUPPLY AND DELIVER TO THE JOB SITE; AND "INSTALL" SHALL MEAN INSTALL COMPLETE AND READY FOR USE. THE PLUMBING CONTRACTOR MUST COOPERATE COMPLETELY AND COORDINATE WORK WITH THE CONTRACTOR AND OTHER TRADES PROVIDING EQUIPMENT FOR THE PROJECT.

INTENT OF DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT AND SPECIALTIES, AND NOT NECESSARILY SHOWING ALL REQUIRED OFFSETS, ETC. CAREFULLY STUDY THE VARIOUS RUNS OF PIPING AND MAKE SUCH ADJUSTMENTS IN EXACT ROUTING AS MAY BE NECESSARY TO FIT PIPES INTO SPACE AVAILABLE AND TO AVOID CONFLICT WITH OTHER TRADES. ARRANGE EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE. CHECK EQUIPMENT SIZE AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE. DUE TO THE SMALL SCALE OF THE DRAWINGS, AND TO UNFORESEEN JOB CONDITIONS, REQUIRED OFFSETS AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AT NO CHANGE IN CONTRACT PRICE, MAKE NO SUCH DEPARTURES TO THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

SUBMITTALS: SUBMIT A DIGITAL COPY (VIA EMAIL) OF SHOP DRAWINGS OF PRODUCTS SCHEDULED FOR INSTALLATION FOR ENGINEER REVIEW. DO NOT ORDER EQUIPMENT, FIXTURES OR PIPING BEFORE RECEIVING SHOP DRAWINGS REVIEWED BY THE ENGINEER.

AT PROJECT CLOSEOUT, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS, "AS-BUILT DRAWINGS" OF INSTALLED PIPING, FIXTURES AND EQUIPMENT AS IT WAS ACTUALLY INSTALLED SO AS TO MAKE A PERMANENT RECORD.

WORKMANSHIP AND MATERIALS: ALL MATERIALS SHALL BE NEW AND WORKMANSHIP OF FIRST QUALITY. ALL LABOR SHALL BE EXECUTED IN A NEAT, WORKMANLIKE MANNER AND SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TESTING SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING THE APPROVAL OF THE ARCHITECT/ENGINEER.

ALL CUTTING AND PATCHING SHALL BE PAID FOR BY THE PLUMBING CONTRACTOR BUT PERFORMED BY THE CONTRACTOR WHOSE WORK IS CUT OR PATCHED. WORKMEN SKILLED IN THIS TYPE OF WORK SHALL PERFORM CUTTING, PATCHING AND FINISHING. ALL PATCHING SHALL BE DONE UTILIZING MATERIALS OF THE SAME QUALITY AND TEXTURE AS THE ADJACENT UNDISTURBED AREAS. ALL FINISHING SHALL MATCH THE UNDISTURBED ADJACENT AREAS. NO CUTTING SHALL BE DONE WHICH MAY AFFECT THE BUILDING STRUCTURALLY OR ARCHITECTURALLY WITHOUT FIRST CONSULTING WITH THE ARCHITECT OR ENGINEER.

THE CONTRACTOR SHALL NOT ALLOW WASTE OR RUBBISH CAUSED BY HIS EMPLOYEES TO ACCUMULATE IN OR ABOUT THE PREMISES, BUT SHALL REMOVE IT ON A DAILY BASIS. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING AND SHALL LEAVE HIS WORK THOROUGHLY CLEANED AND READY FOR USE.

STORE NEW PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. STORE PRODUCTS IN A MANNER TO PREVENT DAMAGE DUE TO THE ELEMENTS. MATERIALS STORED AT THE PROJECT SITE WHICH BECOME SOILED WITH CONSTRUCTION DIRT, CONCRETE OR EARTHWORK SHALL BE WASHED, CLEANED AND DRIED OR REMOVED FROM THE PROJECT SITE AND REPLACED WITH NEW. DO NOT INSTALL SOILED MATERIAL. DO NOT INSTALL DAMAGED, BROKEN OR MARRED MATERIALS/PRODUCTS, REPLACE WITH NEW, UNLESS OTHERWISE NOTED. ON LONG DELIVERY ITEMS WHICH ARE DAMAGED IN SHIPPING OR STORAGE, FIELD REPAIR MAY BE AUTHORIZED INSTEAD OF REPLACEMENT. AUTHORIZATION SHALL BE WRITTEN.

2.0 PRODUCTS

GENERAL: IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH QUALITY STANDARDS FOR ALL MATERIAL AND EQUIPMENT INCORPORATED IN THE PLUMBING WORK. ALL MATERIALS AND EQUIPMENT INSTALLED HEREUNDER SHALL BE NEW. PROPER CARE SHALL BE EXERCISED IN HANDLING ALL MATERIALS AND EQUIPMENT HEREIN SPECIFIED SO AS NOT TO INJURE OR MAR FINISHED SURFACES AND TO INSURE THAT THE WORK IS ACCEPTABLE IN EVERY RESPECT UPON COMPLETION. PROVIDE PRODUCTS AS INDICATED AND SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL. PROVIDE ALL NECESSARY ACCESSORIES AND APPURTENANCES REQURED FOR A COMPLETE INSTALLATION EVEN IF NOT CALLED OUT SPECIFICALLY ON THE DRAWINGS OR INDICATED HEREIN. THE INSTALLATION SHALL BE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ENGINEER. THE INSTALLATION SHALL BE ACCOMPLISHED BY WORKMEN SKILLED IN THEIR RESPECTIVE TRADES.

DWV (DRAIN, WASTE, AND VENT) PIPING: FITTINGS SHALL BE LONG RADIUS FITTINGS, EXCEPT FITTINGS IN VENT PIPING MAY BE SHORT RADIUS FITTINGS. MINIMUM SIZE PIPING SHALL BE 2 INCH FOR BURIED PIPING AND 1.5 INCH FOR ABOVEGROUND PIPING. BURIED PIPING INCLUDES PIPING UP TO BUT NOT MORE THAN 6 INCH ABOVE GROUND OR FLOOR SLAB ON GRADE, CAST-IRON HUBLESS PIPE AND FITTINGS SHALL BE CISPI 301 WITH CISPI 310 COUPLING JOINTS. CAST-IRON HUB AND SPIGOT PIPE AND FITTINGS SHALL BE ASTM A 74 WITH ASTM C 564 RUBBER COMPRESSION GASKET JOINTS. PLASTIC PIPE SHALL BE PVC, (DWV) SCHEDULE 40, ASTM D2665, OR ABS SEWER PIPE, ASTM D2661 MAY BE INSTALLED AS PERMITTED BY CODE. PVC AND ABS PIPE SHALL NOT BE INSTALLED IN LOCATIONS WHERE TEMPERATURES WILL BE ABOVE 140 DEGREES F. THE FOLLOWING PIPING IS FOR ABOVEGROUND ONLY: COPPER TUBING SHALL BE ASTM B 306, WITH ANSI B16.23, B16.29 OR B16.32 SOLDER JOINT FITTINGS USING ASTM B 32, 95-5 TIN ANTIMONY SOLDER. STEEL-PIPE SHALL BE ASTM A53 OR A 120, SCHEDULE 40, HOT -DIP GALVANIZED, THREADED END CONNECTIONS; WITH ANSI B16.12 HOT-DIP GALVANIZED THREADED FITTINGS.

CLEANOUTS: ANSI A112.36.2; PROVIDE THREADED BRONZE OR THERMOPLASTIC CLEANOUT PLUGS. PROVIDE CAST-IRON FLOOR CLEANOUT WITH FLANGE, POLISHED BRONZE OR NICKEL BRONZE RIM AND SCORIATED FLOOR PLATE WITH CO CAST IN THE PLATE. SECURE FLOOR PLATE WITH COUNTERSUNK SCREWS FOR INSTALLATION FLUSH WITH FINISHED FLOOR. PROVIDE WALL CLEANOUTS WITH POLISHED STAINLESS STEEL OR CHROMIUM PLATED BRONZE COVER PLATE AND SECURE TO CLEANOUT PLUG WITH COUNTERSUNK SCREW. CLEANOUTS EXTERIOR TO BUILDING SHALL BE CAST-IRON WITH COUNTERSUNK PLUGS. PROVIDE 24 INCH BY 24 INCH BY 4 INCH THICK CONCRETE SLAB WITH TOP 1.0 INCH ABOVE GRADE WITH CLEANOUT LOCATED IN CENTER OF SLAB. PROVIDE CAST-IRON CLEANOUT BOX WITH COVER.

DRAINS: ANSI A112.21.1M; PROVIDE CAST IRON DRAINS AND CLAMPING RINGS FOR USE WITH MEMBRANE WATERPROOFING. PROVIDE FLUSH STRAINER FLOOR DRAINS WITH DOUBLE DRAINAGE FLANGE, PERFORATED OR SLOTTED CAST BRONZE OR NICKEL BRONZE STRAINER, ADJUSTABLE COLLAR AND P-TRAP. PROVIDE WITH TRAP PRIMER CONNECTION WHERE INDICATED. PROVIDE SHOWER FLOOR DRAINS AS SPECIFIED FOR FLUSH STRAINER FLOOR DRAINS, EXCEPT FINISH SHALL BE CHROMIUM PLATED. PROVIDE AUTOMATIC FLOW TRAP PRIMER WITH INTEGRAL BACK-FLOW PREVENTER AND VACUUM BREAKER WHERE INDICATED ON DRAWINGS. PRECISION PLUMBING PRODUCTS, INC. OR APPROVED EQUAL.

DOMESTIC WATER PIPING: COPPER TUBING: ASTM B 88, TYPE K, WITH ANSI B16.18 OR ANSI B16.22 SOLDER JOINT FITTINGS USING ASTM B 32, GRADE SN 96 TIN-SILVER SOLDER AND FLUX CONTAINING NOT MORE THAN 0.2 PERCENT LEAD OR WITH ANSI B16.26 FLARED JOINT FITTINGS. ASTM B 88, TYPE L, MAY BE PROVIDED FOR ABOVEGROUND PIPING.

WATER VALVES: PROVIDE VALVES SUITABLE FOR MINIMUM OF 125 PSIG AND MINIMUM OF 180 DEGREES F HOT WATER IN ACCORDANCE WITH MSS SP 80 79. VALVES SHALL HAVE THREADED END CONNECTIONS WITH A UNION ON ALL BUT ONE SIDE OF THE VALVE, OR SOLDER END CONNECTIONS FOR CONNECTIONS BETWEEN BRONZE VALVES AND COPPER TUBING. COPPER ALLOY AND BRONZE VALVE BODY SHALL BE ASTM B 61 OR ASTM B 62 COPPER ALLOY. BALL VALVES MAY BE PROVIDED IN LIEU OF GATE VALVES. VALVES SHALL BE OF ONE MANUFACTURER FOR EACH TYPE OF VALVE. PROVIDE VALVES SUITABLE TO CONNECT TO ADJOINING PIPING AS SPECIFIED FOR PIPE JOINTS. USE LINE SIZE VALVES. GATE VALVES SHALL BE ALL BRONZE, RISING OR NON RISING STEMS, DOUBLE WEDGE TAPER SEAT, SCREWED OR SWEAT ENDS AND BACK SEAT, DESIGNED FOR 125 LBS. STEAM PRESSURE. GLOBE VALVES SHALL BE ALL BRONZE, SCREWED OR SWEAT ENDS AND NON METALLIC DISC DESIGNED FOR 150 LBS. STEAM PRESSURE. BALL VALVES SHALL HAVE SCREWED OR SWEAT ENDS, BRONZE BODY, BRONZE BALL AND RESILIENT SEAL. VALVES SHALL BE SERVICEABLE FROM EITHER TOP OR END WITHOUT REMOVING PIPING. FOR WATER SERVICE, VALVES SHALL BE DESIGNED FOR 200 LBS. WOG AND 250 DEGREES F. CHECK VALVES IN PIPING 2 IN. AND SMALLER SHALL BE BRONZE BODY, RENEWABLE BRONZE DISC SCREWED OR SWEAT ENDS, DESIGNED FOR 125 LBS. STEAM PRESSURE.

HOSE BIBBS: PROVIDE ANGLE TYPE COPPER ALLOY GLOBE VALVE WITH LOCK-SHIELD AND HANDWHEEL. INLET SHALL HAVE INTERNAL THREADS. OUTLET SHALL HAVE VACUUM BREAKER WITH 0.75 INCH EXTERNAL HOSE THREADS.

VACUUM BREAKERS: HOSE OUTLET VACUUM BREAKERS - 3/4 IN. SIZE, STAINLESS STEEL AND CAST BRASS CONSTRUCTION, PLATED AS FAUCET TO WHICH ATTACHED, EQUAL TO WATTS #NF 8. OTHER VACUUM BREAKERS SHALL BE ANGLE, PRESSURE TYPE, BRASS BODY, EQUAL TO WATTS 288A OR NIBCO 715. VACUUM BREAKERS ON CHROME-PLATED PIPING SIMILARLY PLATED.

VACUUM RELIEF VALVES: BRONZE BODY CONSTRUCTION WITH SILICONE DISC.

PRESSURE RELIEF VALVES: BRONZE OR CAST-IRON BODY, WITH TEST LEVER, AND SHALL BE SUITABLE FOR THE INTENDED SERVICE.

DIELECTRIC CONNECTIONS: PROVIDE AT CONNECTIONS BETWEEN COPPER AND FERROUS METAL PIPING MATERIALS. ASTM F 441, SCHEDULE 80, CPVC THREADED PIPE NIPPLES, 4 INCH MINIMUM LENGTH, MAY BE PROVIDED FOR DIELECTRIC CONNECTIONS IN PIPE SIZES 2 INCHES AND SMALLER.

WATER HAMMER ARRESTERS: EXPANSION BELLOWS TYPE WITH PRESSURIZED COMPRESSION CHAMBER; ANSI A112.26.1, OR ASSE 1010.

WALL HYDRANT: WALL HYDRANT, EXPOSED TYPE WITH VACUUM BREAKER/BACKFLOW PREVENTER, WALL MOUNTED, AUTOMATIC DRAINING, FREEZEPROOF, KEY OPERATED, POLISHED BRASS FINISH ON BRASS CASTING.

PRESSURE GAUGE: PROVIDE SINGLE STYLE PRESSURE GAGE FOR WATER WITH 4.5-INCH DIAL, BRASS OR ALUMINUM CASE, BRONZE TUBE, GAGE COCK, PRESSURE SNUBBER, AND SYPHON. PROVIDE SCALE RANGE SUITABLE FOR THE INTENDED SERVICE.

THERMOMETERS: PROVIDE BI-METAL DIAL TYPE THERMOMETERS WITH STAINLESS STEEL CASE, STEM, AND FIXED THREAD CONNECTION; 5-INCH DIAMETER DIAL WITH GLASS FACE GASKETED WITHIN THE CASE; ACCURACY WITHIN 2 PERCENT OF SCALE RANGE. PROVIDE SCALE RANGE SUITABLE FOR THE INTENDED SERVICE.

MISCELLANEOUS PIPING MATERIALS: PIPE NIPPLES SHALL BE COPPER ALLOY FOR USE IN COPPER TUBING AND HOT-DIP GALVANIZED SCHEDULE 80 STEEL PIPE FOR USE IN STEEL PIPING. PROVIDE ONE PIECE OR SPLIT HINGE TYPE METAL ESCUTCHEON PLATES FOR PIPING PASSING THROUGH FLOORS, WALLS, AND CEILINGS IN EXPOSED SPACES. PROVIDE CHROMIUM-PLATED FINISH ON PLATES IN FINISHED SPACE. PROVIDE PAINT FINISH ON PLATES IN UNFINISHED SPACES. SECURELY ANCHOR ESCUTCHEON PLATES IN PLACE WITH SET SCREWS OR OTHER APPROVED POSITIVE MEANS. PROVIDE PIPE SLEEVES WHERE PIPING PASSES ENTIRELY THROUGH WALLS, CEILINGS, ROOFS, AND FLOORS. SECURE SLEEVES IN POSITION AND LOCATION DURING CONSTRUCTION. PROVIDE SLEEVES OF SUFFICIENT LENGTH TO PASS THROUGH ENTIRE THICKNESS OF WALLS, CEILINGS, ROOFS, AND FLOORS. PROVIDE ONE INCH MINIMUM CLEARANCE BETWEEN EXTERIOR OF PIPING OR PIPE INSULATION, AND INTERIOR OF SLEEVE OR CORE-DRILLED HOLE. FIRMLY PACK SPACE WITH MINERAL WOOL INSULATION. SEAL SPACE AT BOTH ENDS OF SLEEVE OR CORE-DRILLED HOLE WITH PLASTIC WATERPROOF CEMENT WHICH WILL DRY TO A FIRM BUT PLIABLE MASS, OR PROVIDE A MECHANICALLY ADJUSTABLE SEGMENTED ELASTOMERIC SEAL IN FIRE WALLS AND FIRE FLOORS, SEAL BOTH ENDS OF SLEEVES OR CORE-DRILLED HOLES WITH UL LISTED FILL, VOID, OR CAVITY MATERIAL. PROVIDE STEEL PIPE SLEEVES OR SCHEDULE 40 PVC PLASTIC PIPE SLEEVES IN MASONRY AND CONCRETE. SLEEVES ARE NOT REQUIRED WHERE DRAIN, WASTE, AND VENT (DWV) PIPING PASSES THROUGH CONCRETE FLOOR SLABS LOCATED ON GRADE. CORE DRILLING OF MASONRY AND CONCRETE MAY BE PROVIDED IN LIEU OF PIPE SLEEVES WHEN CAVITIES IN THE CORE-DRILLED HOLE ARE COMPLETELY GROUTED SMOOTH. SLEEVES NOT IN MASONRY AND CONCRETE SHALL BE 26 GAGE GALVANIZED STEEL SHEET OR PVC PLASTIC PIPE SLEEVES. PROVIDE MSS SP-58 AND MSS SP-69, TYPE 1, TYPE 7, OR TYPE 12, PIPE SUPPORTS (HANGERS) OF THE ADJUSTABLE TYPE, EXCEPT AS INDICATED OR SPECIFIED HEREIN. PROV



FIRST FLOOR PLAN – DEMOLITION

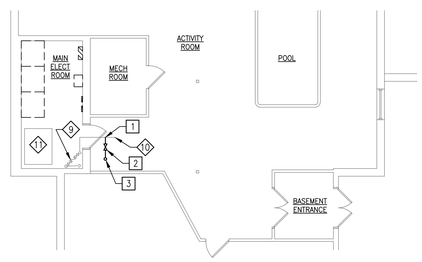
SCALE: 1/8"=1'-0"

DEMOLITION SHEET NOTES:

1. EXISTING PLUMBING TO REMAIN.
2. EXISTING SANITARY, VENT, HOT AND COLD WATER PIPING IN WALL. FIELD VERIFY PIPING SIZE AND LOCATION FOR CONNECTION OF TEMPORARY SINK AS INDICATED ON PARTIAL FLOOR PLANS – TEMPORARY, SHEETS P–2.1 AND P–3.1
3. REMOVE EXISTING TOILET, SINK AND SHOWER. MAINTAIN AND REWORK EXISTING SANITARY, VENT, HOT AND COLD WATER PIPING AS REQUIRED FOR NEW WORK AS INDICATED ON SHEET P–2.1 AND P–3.1.
4. REMOVE EXISTING TOILET, SINK, AND SHOWER. REMOVE SANITARY PIPING TO BELOW SLAB AND CAP AS REQUIRED TO AVOID DEAD END. REMOVE HOT AND COLD WATER PIPING TO ABOVE CEILING AND CAP. REMOVE VENT PIPING AS REQUIRED TO ABOVE CEILING A CAP.
5. REMOVE EXISTING SINK, REWORK AND RELOCATE EXISTING SANITARY, VENT, HOT AND COLD WATER PIPING AS REQUIRED FOR NEW DOOR OPENING. CUT AND PATCH FLOOR AS REQUIRED.
6. REMOVE EXISTING WASHING MACHINE CONNECTION. REMOVE SANITARY PIPING TO BELOW SLAB AND CAP AS REQUIRED TO AVOID DEAD END. REMOVE HOT AND COLD WATER PIPING TO ABOVE CEILING AND CAP. REMOVE VENT PIPING AS REQUIRED TO ABOVE CEILING A CAP.
7. REMOVE EXISTING PLUMBING FIXTURES. REMOVE SANITARY PIPING TO OUTSIDE AREA OF DEMOLITION AND CAP AS REQUIRED TO AVOID DEAD END. REMOVE ALL ASSOCIATED HOT AND COLD WATER PIPING BACK TO ABOVE CEILING IN BUILDING TO REMAIN AND CAP. REMOVE ALL ASSOCIATED VENT PIPING COMPLETE IN AREA OF DEMOLITION.
8. REMOVE EXISTING WATER HEATER. REMOVE ALL ASSOCIATED HOT AND COLD WATER PIPING BACK TO ABOVE CEILING IN BUILDING TO REMAIN AND CAP.
9. EXISTING 2" WATER SERVICE WITH BACKFLOW AND CUT–OFF VALVE.
10. EXISTING 2" WATER LINE.
11. EXISTING SPRINKLER RISER TO REMAIN.

NEW WORK SHEET NOTES:

1. CONNECT NEW 1–1/2" COLD WATER PIPING TO EXISTING 2" COLD WATER LINE. REWORK EXISTING PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
2. PROVIDE COLD WATER VALVES AND LABEL FOR MC/AL ADDITION, AND PROVIDE A FIRE RATED ACCESS DOOR, SIZE AS REQUIRED.
3. 1–1/2" COLD WATER PIPING UP TO FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN – WATER PIPING SHEET P–3.1 FOR CONTINUATION.



PARTIAL BASEMENT FLOOR PLAN

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

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CHRISTIANSBURG, VA 24073

201 WHEATLAND CT

FIRST FLOOR PLAN - DEMOLITION

REVISIONS :

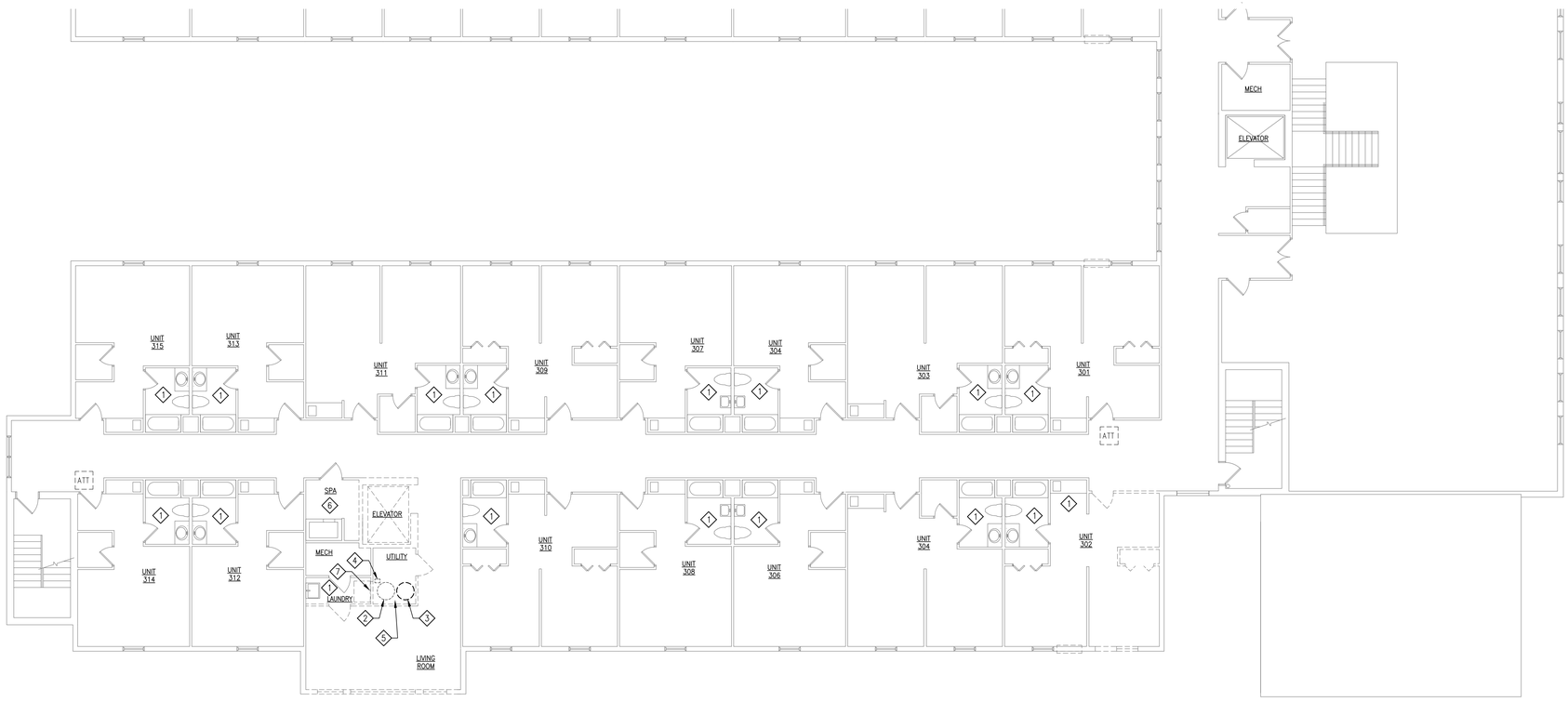
MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
No. 19416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

P-1.1



SECOND FLOOR PLAN – DEMOLITION

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

DEMOLITION SHEET NOTES:

1. EXISTING PLUMBING TO REMAIN.
2. EXISTING GAS WATER HEATER FOR DOMESTIC HOT WATER TO REMAIN. REWORK HOT AND COLD WATER PIPING AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER. SEE SHEET P-3.2.
3. DISCONNECT AND RELOCATE GAS WATER HEATER FOR DOMESTIC HOT WATER. REMOVE AND REWORK HOT AND COLD WATER PIPING AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER. DISCONNECT, REWORK AND EXTEND GAS LINE AND EXHAUST DUCT AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER. CONTRACTOR TO VERIFY AND RECORD EXISTING PIPING CONFIGURATION FOR RECONNECTION. COORDINATE DEMOLITION AND NEW WORK AS TO MAINTAIN HOT WATER DURING CONSTRUCTION. SEE SHEET P-3.2.
4. EXISTING HOT WATER RE-CIRCULATION PUMP TO REMAIN. REWORK HOT RE-TURN WATER PIPING AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER. SEE SHEET P-3.2.
5. REWORK AND EXTEND, HOT WATER RETURN, AND COLD WATER DISTRIBUTION PIPING TO UNITS AS REQUIRED DUE TO WALL RELOCATIONS. FIELD VERIFY SIZE AND LOCATION OF PIPING. REWORK WATER PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
6. SEE SHEETS P-2.2 AND P-3.2 FOR NEW WORK THIS AREA.
7. REMOVE EXISTING WASHING MACHINE CONNECTION. REMOVE SANITARY PIPING AND CAP AS REQUIRED TO AVOID DEAD END. REMOVE HOT AND COLD WATER PIPING TO ABOVE CEILING AND CAP. REMOVE VENT PIPING AS REQUIRED TO ABOVE CEILING A CAP.

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SECOND FLOOR PLAN - DEMOLITION

REVISIONS :

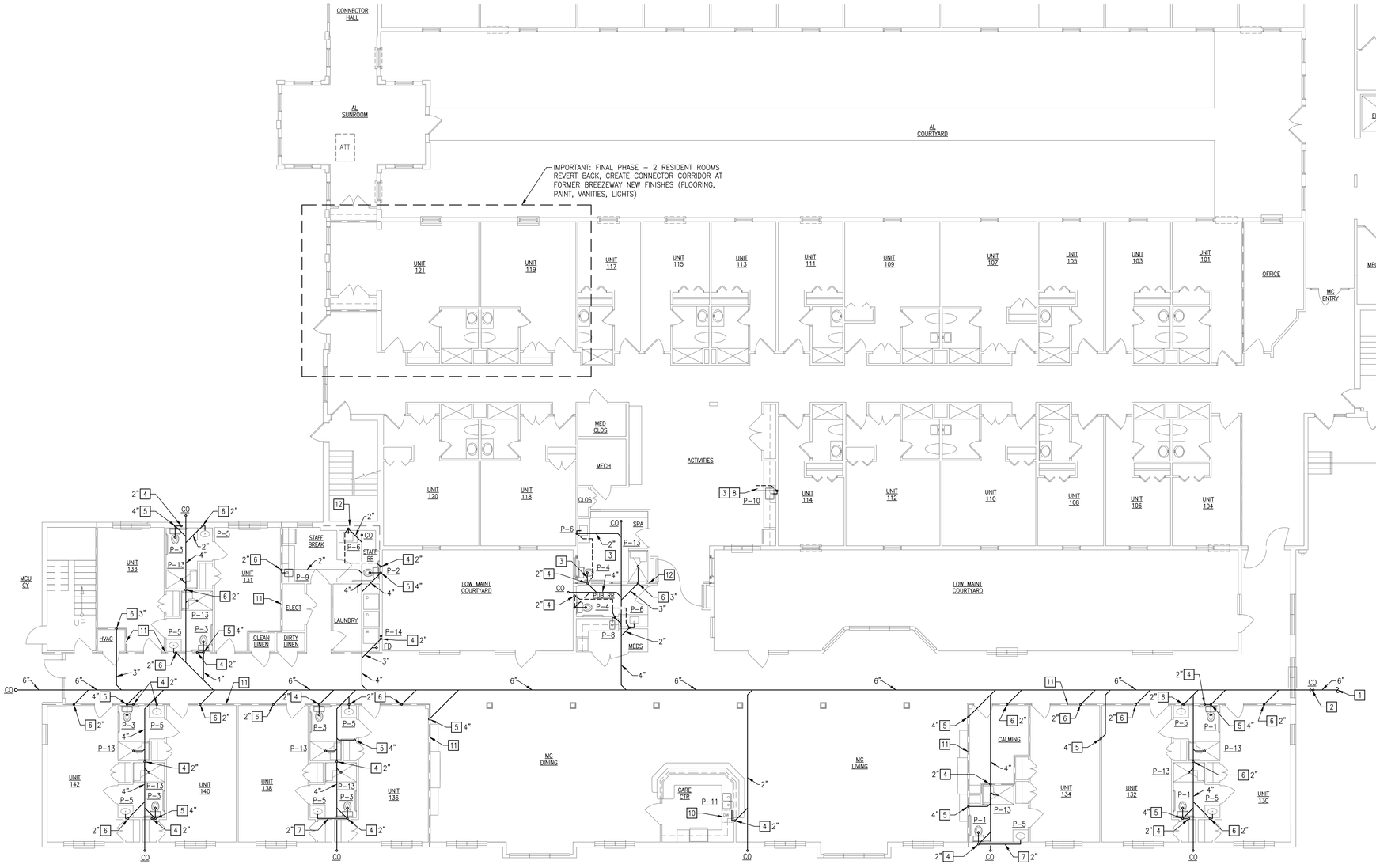
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P-1.2

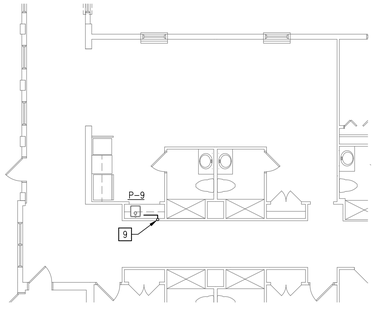


FIRST FLOOR PLAN – WASTE PIPING

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

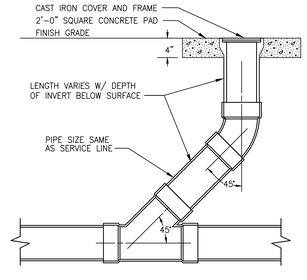
WASTE PIPING SHEET NOTES:

1. SEE CIVIL DRAWINGS FOR CONTINUATION.
2. PROVIDE A DOUBLE CLEAN OUT, SEE DETAIL THIS SHEET.
3. CUT AND PATCH EXISTING CONCRETE FLOOR AS REQUIRED FOR NEW WORK INSTALLATION.
4. VENT PIPING UP TO SECOND FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WASTE PIPING SHEET P-2.2 FOR CONTINUATION.
5. WASTE PIPING UP TO SECOND FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WASTE PIPING SHEET P-2.2 FOR CONTINUATION.
6. WASTE STACK VENT PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WASTE PIPING SHEET P-2.2 FOR CONTINUATION.
7. ROUTE PIPING IN WALL.
8. CONNECT NEW 2" PIPING TO EXISTING WASTE LINE. CONNECT NEW 1-1/2" VENT PIPING TO EXISTING VENT PIPING. PROVIDE ALL MATERIALS REQUIRED. FIELD VERIFY LOCATION AND SIZE OF EXISTING WASTE AND VENT PIPING.
9. CONNECT NEW TEMPORARY SINK TO EXISTING SANITARY AND VENT PIPING IN EXISTING WALL AS INDICATED ON FIRST FLOOR PLAN – DEMOLITION SHEET P-1.1. REWORK EXISTING PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED. REMOVE SINK IN FINAL PHASE WHEN RESIDENT ROOMS REVERT BACK. CAP PIPING AS REQUIRED.
10. PROVIDE WASTE CONNECTION FOR DISHWASHER.
11. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
12. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.



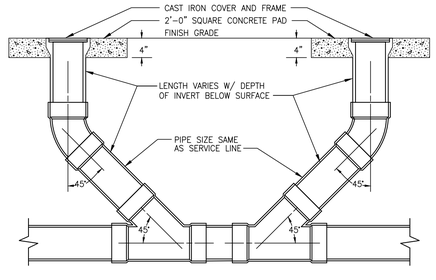
PARTIAL FLOOR PLAN – TEMPORARY – WASTE PIPING

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



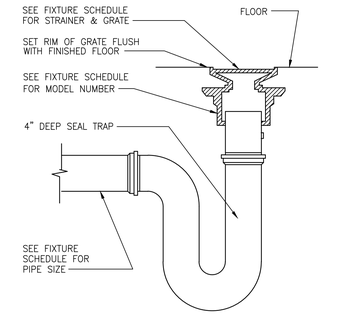
EXTERIOR CLEANOUT DETAIL

NOT TO SCALE



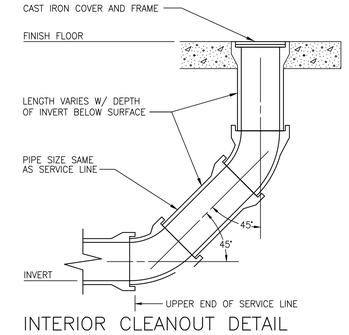
EXTERIOR DOUBLE CLEANOUT DETAIL

NOT TO SCALE



FLOOR/SHOWER DRAIN DETAIL

NOT TO SCALE



INTERIOR CLEANOUT DETAIL

NOT TO SCALE

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CHRISTIANSBURG, VA 24073
201 WHEATLAND CT

FIRST FLOOR PLAN - WASTE PIPING AND DETAILS

REVISIONS -

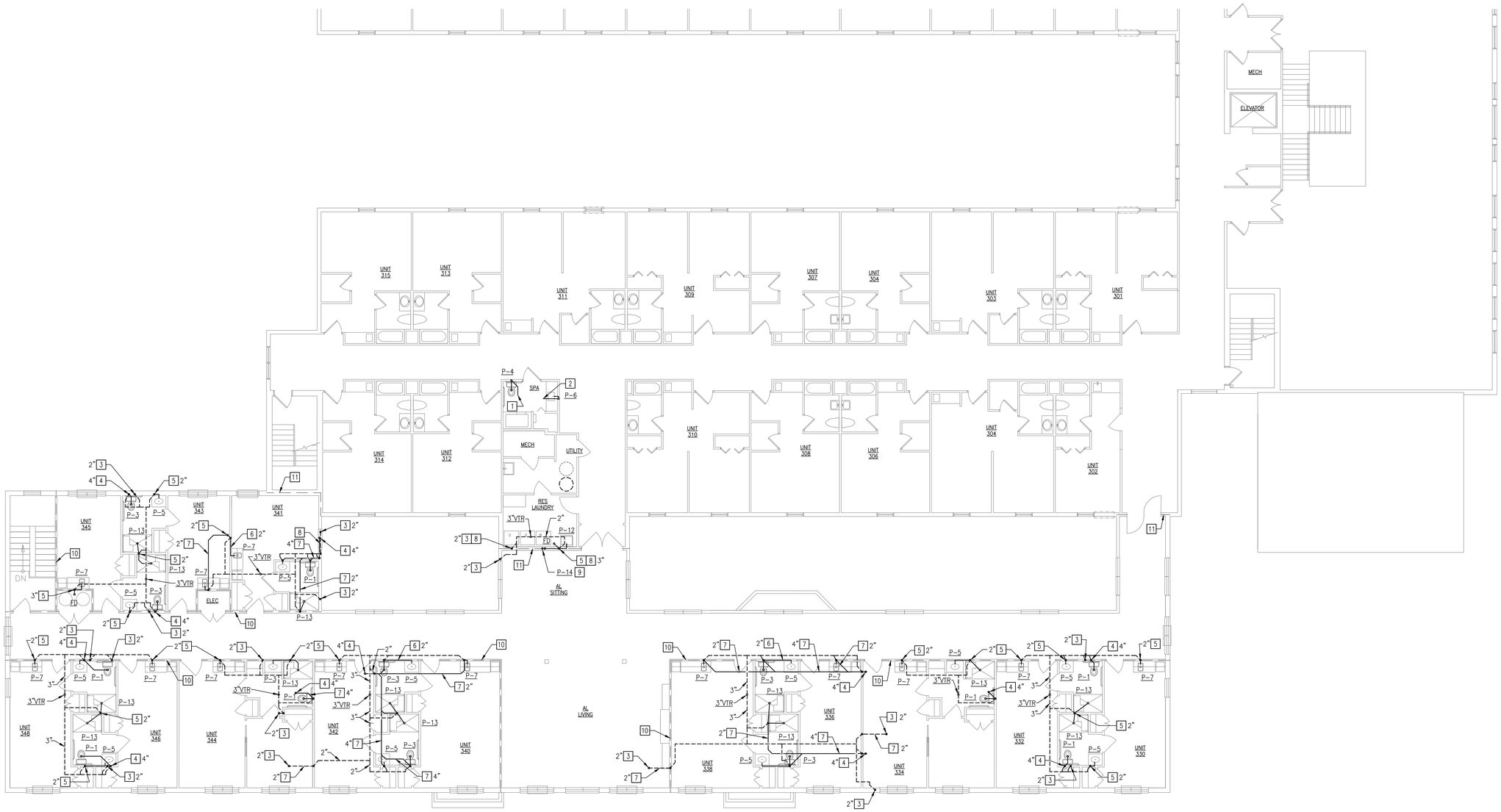
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SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
Lic. No. 019416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
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P-2.1



SECOND FLOOR PLAN – WASTE PIPING

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

WASTE PIPING SHEET NOTES:

1. CONNECT NEW 4" PIPING TO EXISTING 4" WASTE LINE. CONNECT NEW 2" VENT PIPING TO EXISTING VENT PIPING. PROVIDE ALL MATERIALS REQUIRED. FIELD VERIFY LOCATION AND SIZE OF EXISTING WASTE AND VENT PIPING.
2. CONNECT NEW 2" PIPING TO EXISTING WASTE LINE. CONNECT NEW 1-1/2" VENT PIPING TO EXISTING VENT PIPING. PROVIDE ALL MATERIALS REQUIRED. FIELD VERIFY LOCATION AND SIZE OF EXISTING WASTE AND VENT PIPING.
3. VENT PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN – WASTE PIPING SHEET P-2.1 FOR CONTINUATION.
4. WASTE PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN – WASTE PIPING SHEET P-2.1 FOR CONTINUATION.
5. WASTE STACK VENT PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN – WASTE PIPING SHEET P-2.1 FOR CONTINUATION.
6. ROUTE PIPING IN WALL.
7. ROUTE PIPING IN FLOOR SYSTEM.
8. OFF SET PIPING AS INDICATED AND/OR REQUIRED.
9. PROVIDE FIRE RATED WASHER OUTLET BOX.
10. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
11. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.

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SECOND FLOOR PLAN - WASTE PIPING

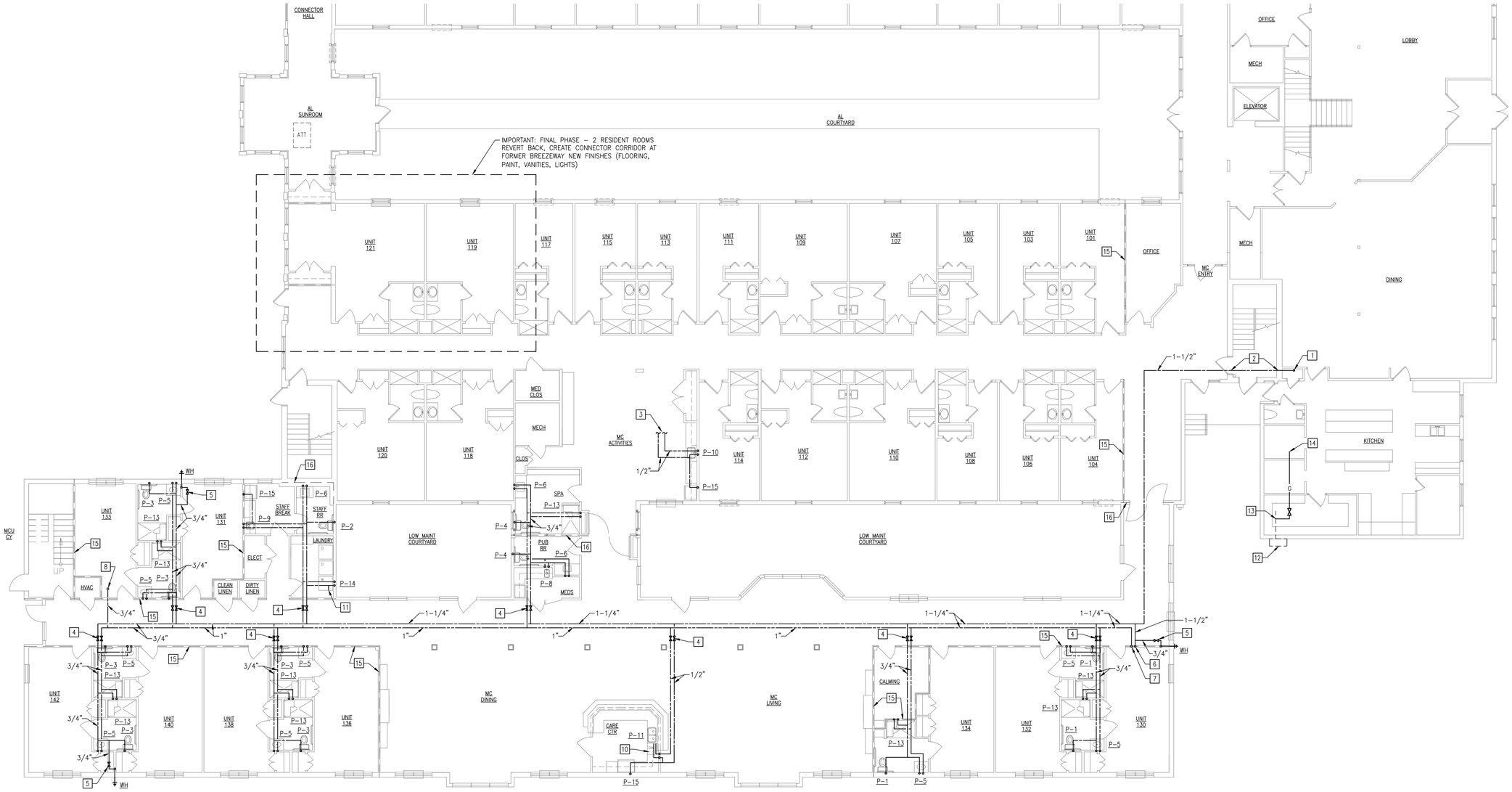
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No. 19416
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P-2.2

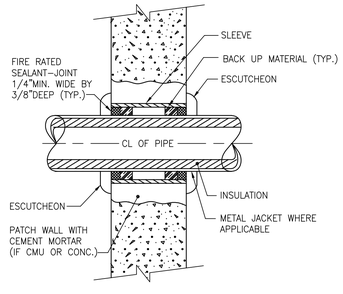


FIRST FLOOR PLAN – WATER AND GAS PIPING

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

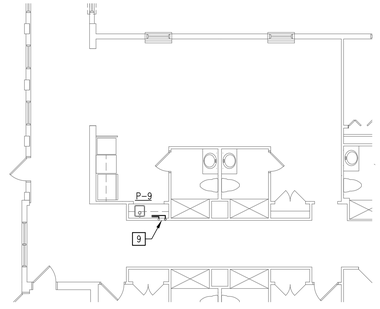
WATER AND GAS PIPING SHEET NOTES:

1. 1–1/2" COLD WATER PIPING UP FROM BASEMENT. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE PARTIAL BASEMENT FLOOR PLAN SHEET P–1.1 FOR CONTINUATION.
2. PROVIDE SLEEVE AND FIRE STOPPING AT STAIR WALL PENETRATIONS AS REQUIRED. SEE DETAIL THIS SHEET.
3. CONNECT NEW HOT AND COLD WATER PIPING TO EXISTING WATER PIPING AS MAINTAINED ON FIRST FLOOR PLAN – DEMOLITION PIPING ON SHEET P–1.1. REWORK WATER PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
4. PROVIDE HOT AND COLD WATER VALVES, LABEL, AND PROVIDE AN FIRE RATED ACCESS DOOR, SIZE AS REQUIRED.
5. PROVIDE COLD WATER VALVES AND LABEL FOR WALL HYDRANT, AND PROVIDE A FIRE RATED ACCESS DOOR, SIZE AS REQUIRED.
6. 1–1/2" COLD WATER PIPING UP TO SECOND FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WATER PIPING SHEET P–3.2 FOR CONTINUATION.
7. 1–1/4" HOT WATER PIPING DOWN FROM SECOND FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WATER PIPING SHEET P–3.2 FOR CONTINUATION.
8. 3/4" HOT WATER RETURN PIPING UP TO SECOND FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE SECOND FLOOR PLAN – WATER PIPING SHEET P–3.2 FOR CONTINUATION.
9. CONNECT NEW TEMPORARY SINK TO EXISTING HOT AND COLD WATER PIPING IN EXISTING WALL AS INDICATED ON FIRST FLOOR PLAN – DEMOLITION SHEET P–1.1. REWORK EXISTING PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED. REMOVE SINK IN FINAL PHASE WHEN RESIDENT ROOMS REVERT BACK. CAP PIPING AS REQUIRED.
10. PROVIDE HOT WATER CONNECTION TO DISH WASHER.
11. FOR FLOOR DRAIN TRAP PRIMER, SEE DETAIL SHEET P–3.2.
12. EXISTING GAS SERVICE, BASEMENT LEVEL. FIELD VERIFY SIZE, PRESSURE AND LOCATION.
13. CONNECT 1–1/4" GAS PIPING FROM SECOND FLOOR TO EXISTING MAIN GAS LINE WHERE IT ENTERS BASEMENT. FIELD VERIFY PIPING SIZE AND LOCATION. REWORK EXISTING PIPING AS REQUIRED. PROVIDE NEW VALUE AND ALL MATERIALS REQUIRED.
14. ROUTE 1–1/4" GAS PIPING UP TO SECOND FLOOR. SEE SECOND FLOOR PLAN – WATER PIPING SHEET P–3.2 FOR CONTINUATION.
15. 1–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
16. 2–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.



PIPE SLEEVE DETAIL

NOT TO SCALE



PARTIAL FLOOR PLAN – TEMPORARY – WATER PIPING

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

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FIRST FLOOR PLAN - WATER AND GAS PIPING AND DETAILS

REVISIONS :

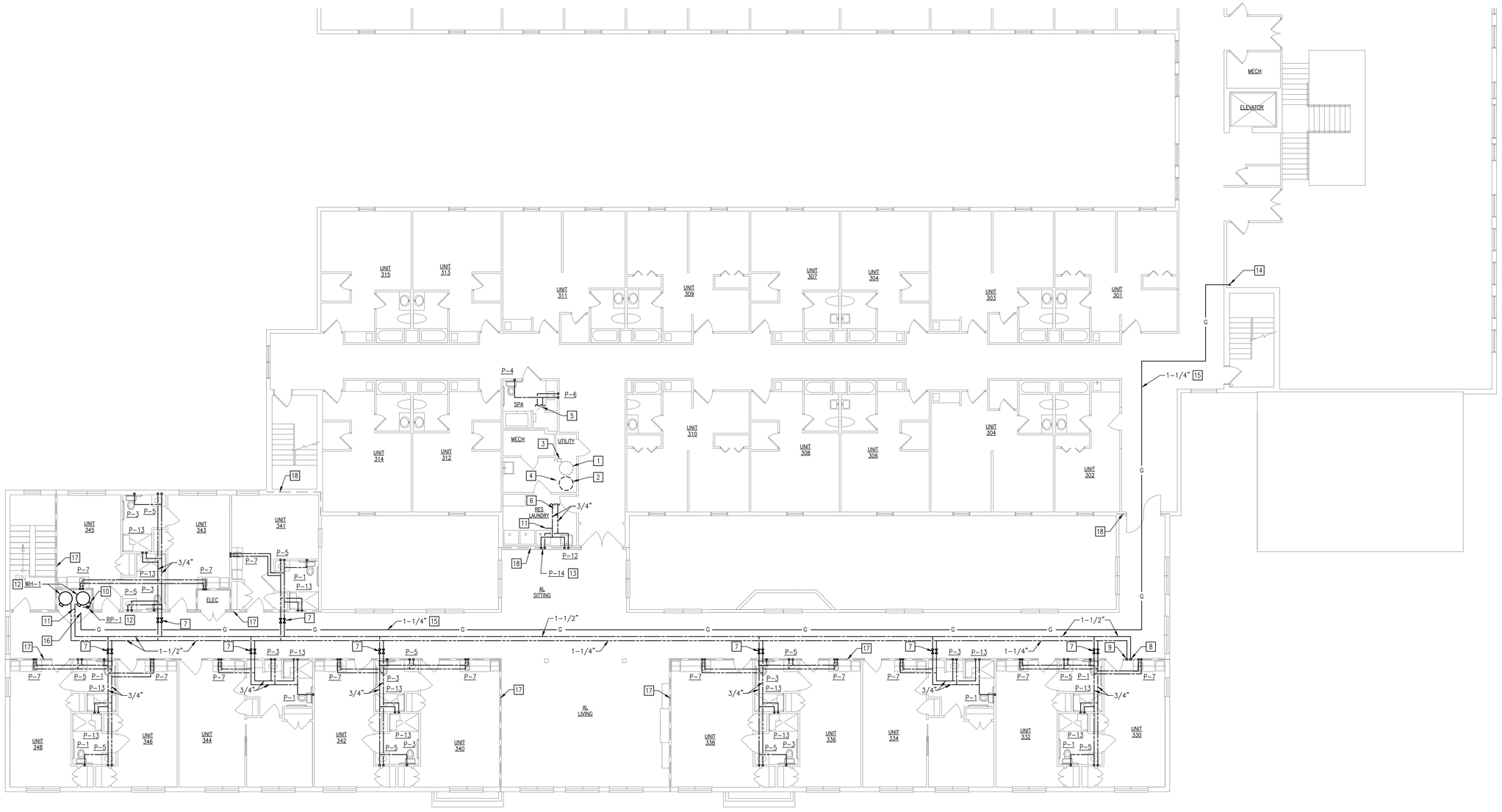
MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
LICENSED No. 019416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

P-3.1

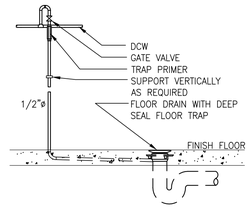


SECOND FLOOR PLAN – WATER AND GAS PIPING

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

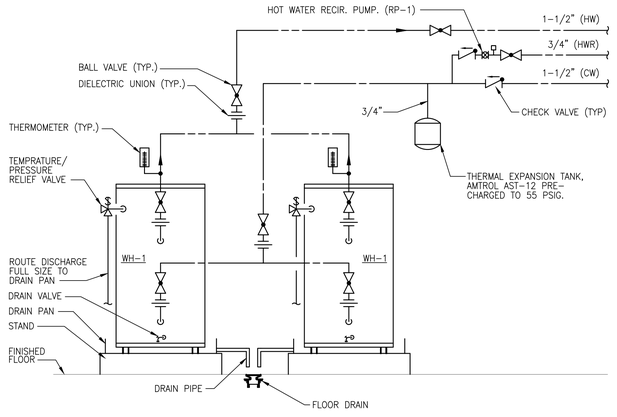
WATER AND GAS PIPING SHEET NOTES:

1. EXISTING GAS WATER HEATER FOR DOMESTIC HOT WATER TO REMAIN. REWORK HOT AND COLD WATER PIPING AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER.
2. RELOCATED GAS WATER HEATER FOR DOMESTIC HOT WATER. REWORK AND EXTEND HOT AND COLD WATER PIPING AS REQUIRED FOR RELOCATION. DISCONNECT, REWORK AND EXTEND GAS LINE AND EXHAUST DUCT AS REQUIRED FOR RELOCATED WATER HEATER. CONTRACTOR TO PROVIDE PIPING AND CONNECTIONS AS PER EXISTING CONNECTIONS AS RECORD DURING DEMOLITION. COORDINATE DEMOLITION AND NEW WORK AS TO MAINTAIN HOT WATER DURING CONSTRUCTION.
3. EXISTING HOT WATER RE-CIRCULATION PUMP TO REMAIN. REWORK HOT WATER RETURN PIPING AS REQUIRED FOR CONNECTION TO RELOCATED WATER HEATER.
4. REWORK AND EXTEND HOT, HOT WATER RETURN, AND COLD WATER DISTRIBUTION PIPING TO UNITS AS REQUIRED DUE TO WALL RELOCATIONS. FIELD VERIFY SIZE AND LOCATION OF PIPING. REWORK WATER PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
5. CONNECT NEW HOT AND COLD WATER PIPING TO EXISTING WATER PIPING IN THE SPA. FIELD VERIFY SIZE AND LOCATION OF PIPING. REWORK WATER PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
6. CONNECT NEW HOT AND COLD WATER PIPING TO EXISTING WATER PIPING IN THE UTILITY ROOM. FIELD VERIFY SIZE AND LOCATION OF PIPING. REWORK WATER PIPING AS REQUIRED. PROVIDE ALL MATERIALS REQUIRED.
7. PROVIDE HOT AND COLD WATER VALVES, LABEL, AND PROVIDE A FIRE RATED ACCESS DOOR, SIZE AS REQUIRED.
8. 1-1/2" COLD WATER PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN – WATER PIPING SHEET P-3.1 FOR CONTINUATION.
9. 1-1/4" HOT WATER PIPING DOWN TO FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN EAST – WATER PIPING SHEET P-3.1 FOR CONTINUATION.
10. 3/4" HOT WATER RETURN PIPING UP FROM FIRST FLOOR. CORE DRILL FLOOR AND PROVIDE FIRE STOPPING AS REQUIRED. SEE FIRST FLOOR PLAN EAST – WATER PIPING SHEET P-3.1 FOR CONTINUATION.
11. FOR FLOOR DRAIN TRAP PRIMER, SEE DETAIL THIS SHEET.
12. SEE WATER HEATERS PIPING DIAGRAM THIS SHEET FOR WATER HEATERS AND HOT WATER RECIR. PUMP PIPING CONNECTIONS.
13. PROVIDE FIRE RATED WASHER OUTLET BOX.
14. ROUTE 1-1/4" GAS PIPING DOWN TO BASEMENT AND CONNECT TO EXISTING MAIN GAS LINE WHERE IT ENTERS BASEMENT. FIELD VERIFY PIPING SIZE AND LOCATION. REWORK EXISTING PIPING AS REQUIRED. PROVIDE NEW VALUE AND ALL MATERIALS REQUIRED. COORDINATE ROUTING WITH ARCHITECT AND OWNER.
15. ROUTE GAS PIPING IN ATTIC SPACE, LABEL AND SUPPORT TO BUILDING STRUCTURE.
16. CONNECT GAS PIPING TO WATER HEATERS. GAS TRAIN IN ACCORDANCE WITH EQUIPMENT MANUFACTURER. SECONDARY REGULATOR TO DELIVER 7.0 INCHES W.C. AND MAX. 14 INCHES W.C. PROVIDE VALUE AND ALL MATERIALS REQUIRED.
17. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
18. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.



TRAP PRIMER DETAIL

NOT TO SCALE



WATER HEATERS PIPING DIAGRAM

NOT TO SCALE

BRW ENGINEERING

248 W. BUTE STREET
NORFOLK, VA 23510
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ADDITION TO:
COMMONWEALTH SENIOR LIVING
MCAP CHRISTIANSBURG LLC
CHRISTIANSBURG, VA 24073

201 WHEATLAND CT

SECOND FLOOR PLAN - WATER AND GAS PIPING

REVISIONS :	MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
Lic. No. 19416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

P-3.2

SPLIT SYSTEM HEAT PUMP SCHEDULE

MARK	TONS	SEER2 EER2	COOLING CAPACITY MBH TOTAL	COOLING CAPACITY MBH SENS.	COIL E.A.T. °F. db/°F. wb	HEATING CAPACITY MBH AT 17° F. O.A.T.	OUTDOOR AIR CFM MAX	OUTDOOR AIR CFM MIN	HSPF2	FAN DATA SUPPLY AIR CFM	FAN DATA MOTOR H.P.	ELECTRIC DATA INDOOR UNIT VOLTS	ELECTRIC DATA INDOOR UNIT M.C.A.	ELECTRIC DATA INDOOR UNIT M.F.S.	ELECTRIC DATA INDOOR UNIT ø	SUPPLEMENTAL ELECTRIC HEATER SELECTED K.W.	SUPPLEMENTAL ELECTRIC HEATER NO. STEPS	SUPPLEMENTAL ELECTRIC HEATER VOLTS	SUPPLEMENTAL ELECTRIC HEATER ø	ELECTRIC DATA OUTDOOR UNIT M.C.A.	ELECTRIC DATA OUTDOOR UNIT M.O.C.P.	ELECTRIC DATA OUTDOOR UNIT VOLTS	ELECTRIC DATA OUTDOOR UNIT ø	SELECTIONS BASED ON CARRIER	NOTES	REFRIGERANT TYPE
AHU–A HP–A	4.0	14.3 10.0	48.7	37.1	70/67	28.7	400	260	7.5	1600	3/4	208	56.9	60	1	7.5	1	208	1	29.4	50	208	1	PF5MNXC48L PH5SAN54800A	1, 2, 3, 4, 5, 6	R–454B
AHU–B HP–B	3.0	14.3 10.0	35.6	27.1	70/67	21.8	225	100	7.5	1200	3/4	208	43.3	45	1	6.0	1	208	1	19.2	30	208	1	PF5MNXD36L PH5SAN53600A	1, 2, 3, 4, 5, 6	R–454B

NOTES:
1. COOLING CAPACITIES BASED ON ENTERING AIR TEMPERATURES LISTED AND 95°F. OUTSIDE AIR TEMPERATURE. EXTERNAL STATIC PRESSURE INCLUDES SUPPLY AND RETURN AIR DISTRIBUTION SYSTEMS.
2. PROVIDE UNIT WITH CRANKCASE HEATER, EVAPORATOR FREEZE THERMOSTAT, WINTER START CONTROL, COMPRESSOR START ASSIST CAPACITOR AND RELAY, LOW–AMBIENT PRESSURE SWITCH, HARD SHUT–OFF TXV AND ISOLATION RELAY
3. CONTRACTOR TO PROVIDE UNIT WITH 7–DAY PROGRAMMABLE THERMOSTAT LOCATED AS SHOWN ON PLANS. PROVIDE WALL MOUNTING BRACKETS FOR OUTDOOR UNIT, VIBRATION ISOLATION MOUNTS ON INDOOR UNIT.
4. PROVIDE UNIT WITH A SINGLE POINT POWER CONNECTION.
5. PROVIDE UNIT WITH CONDENSATE PUMP, STAINLESS STEEL DRAIN PAN AND OVER FLOW SWITCH.
6. PROVIDE SCHEDULED MANUFACTURER OR EQUAL

PACKAGE THROUGH THE WALL HEAT PUMP SCHEDULE

MARK	TONS	TOTAL AIR CFM	OUTSIDE AIR CFM	COOLING CAPACITY BTUH	EER	HEATING CAPACITY BTUH	COP	AUXILIARY ELECTRIC HEATER SELECTED K.W.	AUXILIARY ELECTRIC HEATER NOMINAL BTUH	AUXILIARY ELECTRIC HEATER VOLTS	AUXILIARY ELECTRIC HEATER PHASE	UNIT ELECTRICAL DATA MCA	MOCP	VOLTS	PHASE	POWER CORD	MANUFACTURER	MODEL	REFRIGERANT	NOTES
PTHP–1	0.75	330	65	9,000	12.5	8,000	3.7	2.1	6,800	208	1	14.1	15	208	1	6–15P	AMANA	PTH093J25AXXX	R32	1, 2, 3, 4
PTHP–2	1.0	330	65	14,000	11.5	13,700	3.6	2.1	6,800	208	1	14.1	15	208	1	6–15P	AMANA	PTH123J25AXXX	R32	1, 2, 3, 4
PTHP–3	1.25	400	65	14,000	10.6	13,700	3.1	3.0	9,900	208	1	19.5	20	208	1	6–20P	AMANA	PTH153J35AXXX	R32	1, 2, 3, 4

NOTES:
1. COOLING CAPACITIES BASED ON 95 DEGREE F AMBIENT TEMPERATURE AND ARE GROSS CAPACITIES.
2. PROVIDE UNIT WITH THE FOLLOWING FEATURES: DIGITAL CONTROLS, WASHABLE FILTERS, POWER CORD AS NOTED, OUTSIDE AIR DAMPER, WALL SLEEVE AND OUTDOOR ARCHITECTURAL GRILLE – AGK SATIN FINISHED HORIZONTAL BLADES COORDINATE SELECTION WITH ARCHITECT.
3. PROVIDE WIRED WALL MOUNTED THERMOSTAT WITH REMOTE ESCUTCHEON KIT. COORDINATE LOCATION WITH ARCHITECT.
4. PROVIDE SCHEDULED MANUFACTURER OR EQUAL.

FAN SCHEDULE

TAG	FAN TYPE	CFM	DRIVE	E.S.P. IN. WG.	WATTS	RPM	VOLTS	PHASE	MANUFACTURER	MODEL NO.	NOTES
EF–1	CEILING	80	DIRECT	0.25	65	1,075	115	1	NUTONE	QTXEN011OFLT	1, 7
EF–2	CEILING	70	DIRECT	0.25	30	785	115	1	COOK	GC–146	2, 7
EF–3	CEILING	90	DIRECT	0.25	35	841	115	1	COOK	GC–148	2, 7
EF–4	IN–LINE	120	DIRECT	0.25	42	1010	115	1	COOK	GN–148	2, 7
EF–5	IN–LINE	310	DIRECT	0.25	54	1,351	115	1	COOK	GNVF–500	3, 7
EF–6	IN–LINE	180	DIRECT	0.25	35	1176	115	1	COOK	GNVF–180	4, 7
EF–7	IN–LINE	100	DIRECT	0.25	38	896	115	1	COOK	GN–148	5, 7
EF–8	IN–LINE	125	DIRECT	0.25	16	931	115	1	COOK	GNVF–180	6, 7

NOTES:
1. PROVIDE WITH LIGHT KIT AND INTEGRAL DISCONNECTING MEANS AND RADIATION DAMPER NUTONE MODEL RDFOL.
2. PROVIDE WITH INTEGRAL DISCONNECTING MEANS, BACK DRAFT DAMPER, FAN SPEED CONTROLLER (FSC), HANGING ISOLATOR KIT, RADIATION DAMPER (CRD1) AND WALL CAP (WCR6–ALUM).
3. PROVIDE WITH INTEGRAL DISCONNECTING MEANS, BACK DRAFT DAMPER, EC (ELECTRONICALLY COMMUTATED) MOTOR, CO2 CONTROLER (VFCO2), HANGING ISOLATOR KIT AND WALL CAP (WCA–6).
4. PROVIDE WITH INTEGRAL DISCONNECTING MEANS, BACK DRAFT DAMPER, EC (ELECTRONICALLY COMMUTATED) MOTOR, CO2 CONTROLER (VFCO2), HANGING ISOLATOR KIT AND WALL CAP (WCR6–ALUM).
5. PROVIDE WITH INTEGRAL DISCONNECTING MEANS, BACK DRAFT DAMPER, FAN SPEED CONTROLLER (FSC), AND HANGING ISOLATOR KIT.
6. PROVIDE WITH INTEGRAL DISCONNECTING MEANS, BACK DRAFT DAMPER, EC (ELECTRONICALLY COMMUTATED) MOTOR, CO2 CONTROLER (VFCO2), AND HANGING ISOLATOR KIT.
7. PROVIDE SCHEDULED MANUFACTURER OR EQUAL.

GRILLE, REGISTER & DIFFUSER SCHEDULE

MARK	TYPE	SERVICE	CFM RANGE	NECK SIZE	DAMPER	MANUFACTURER	MODEL NO.	REMARKS
A	6X6 SURFACE	SUPPLY	0–70	6X6	OPPOSED BLADE	HART&COOLEY	SRE	1, 2, 3, 4, 5, 7
B	9X9 SURFACE	SUPPLY	75–145	9X9	OPPOSED BLADE	HART&COOLEY	SRE	1, 2, 3, 4, 5, 7
C	12X12 SURFACE	SUPPLY	146–280	12X12	OPPOSED BLADE	HART&COOLEY	SRE	1, 2, 3, 4, 5, 7
D	8WX6H SURFACE	SUPPLY	0–130	6X8	OPPOSED BLADE	HART&COOLEY	92HW	1, 3, 4, 5, 7
E	10WX8H SURFACE	SUPPLY	135–240	10X8	OPPOSED BLADE	HART&COOLEY	92HW	1, 3, 4, 5, 7
F	12WX10H SURFACE	SUPPLY	250–440	10X12	OPPOSED BLADE	HART&COOLEY	92HW	1, 3, 4, 5, 7
R	10x10 SURFACE	FILTER RETURN	0–120	10X10	–	HART&COOLEY	96AFB	1, 3, 4, 5, 6, 8
S	14x14 SURFACE	FILTER RETURN	216–330	14X14	–	HART&COOLEY	96AFB	1, 3, 4, 5, 6, 8
T	18x18 SURFACE	FILTER RETURN	331–550	18X18	–	HART&COOLEY	96AFB	1, 3, 4, 5, 6, 8
J	8x8 SURFACE	TRANSFER	–	8X8	–	HART&COOLEY	94A	1, 3, 4, 5, 6,
W	8x8 SURFACE	EXHAUST	0–140	8X8	–	HART&COOLEY	94A	1, 3, 4, 5, 6, 8
Y	12x12 SURFACE	EXHAUST	141–330	12X12	–	HART&COOLEY	94A	1, 3, 4, 5, 6, 8
Z	16x16 SURFACE	EXHAUST	335–560	14X14	–	HART&COOLEY	94A	1, 3, 4, 5, 6, 8

1. DIFFUSER SHALL HAVE BAKED WHITE ENAMEL FINISH (INCLUDING HEAD OF SCREWS).
2. PROVIDE 4–WAY PATTERN CEILING DIFFUSERS, ALTERNATE BLOW PATTERN SHOWN ON PLANS IF REQUIRED.
3. PROVIDE SCHEDULED MANUFACTURER OR APPROVED EQUAL
4. PROVIDE PLENUM AS REQUIRED TO TRANSITION TO DUCT.
5. PROVIDE DUCT SLEEVE AS REQUIRED TO PENETRATE CEILING SYSTEM.
6. PROVIDE CEILING RADIATION DAMPER
7. PROVIDE CEILING RADIATION DAMPER WITH EXTENDED FRAME AS REQUIRED FOR VOLUME CONTROL DAMPER
8. PROVIDE 1" THICK THROWAWAY FILTERS

LEGEND

- EF–1 — EXHAUST FAN DESIGNATION
- AHU–1 — AIR HANDLING UNIT DESIGNATION
- HP–1 — HEAT PUMP UNIT DESIGNATION
- PTHP–1 — PACKAGE THROUGH THE WALL HEAT PUMP UNIT DESIGNATION
- T — WALL THERMOSTAT (MOUNT @ 54" A.F.F.)
- C — CO2 CONTROLLER (MOUNT @ 54" A.F.F.)
- VOLUME DAMPER
- FIRE DAMPER
- A/100 — GRILLE, REGISTER OR DIFFUSER MARK (CFM AS INDICATED)
- SUPPLY AIR / OUTSIDE AIR DUCT SECTION
- RETURN/EXHAUST DUCT SECTION
- FLEXIBLE DUCTWORK
- DUCTWORK (SIZE INDICATED IS W X H)
- 1 — NEW WORK NOTE DESIGNATION
- 1 — DEMOLITION WORK NOTE DESIGNATION

PLAN COORDINATION NOTE

CONTRACTORS AND SUBCONTRACTORS TO REVIEW ALL PLANS IN THEIR ENTIRETY AND COORDINATE WORK. SOME MINOR P.M.E. WORK MAY BE SHOWN ON ARCHITECTURAL PLANS AND SPECIFICATION SHEETS. FAILURE TO REVIEW PLANS / SPECIFICATIONS IN THEIR ENTIRETY IS AT CONTRACTORS OWN RISK.

GENERAL PROJECT NOTES

1. ALL TRADES TO FIRE CAULK, WEATHERPROOF, AND DRAFT STOP, FIRE DAMPERS, SMOKE DAMPERS, ETC... OF ITS OWN PENETRATIONS OF RATED AND NON–RATED ASSEMBLIES, AS REQUIRED BY CODE.
2. NO PENETRATION OF LOAD BEARING STUDS, BEAMS OR TRUSSES WITHOUT PERMISSION FROM STRUCTURAL ENGINEER.
3. ALL TRADES TO CLEAN UP AFTER THEMSELVES AND REMOVE ALL TRASH AND DEBRIS ON A DAILY BASIS INTO A DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.
4. ALL TRADES TO SEND KNOWLEDGEABLE STAFF / SITE MANAGER ATTEND ALL PROJECT MANAGEMENT MEETINGS REQUESTED BY THE GENERAL CONTRACTOR OR ARCHITECT.
5. ALL TRADES TO REVIEW ENTIRE SET OF PLANS TO INCLUDE CIVIL, AND ARCHITECTURAL SPECIFICATION SHEETS FOR OTHER WORK REQUIRED.
6. ALL ATTIC LOCATED ITEM LOCATIONS (IE: HVAC UNITS, HWH'S,) ARE TO BE ORIENTED AND HELD TIGHT TO SIDE OF CATWALK TO ALLOW FOR MAXIMUM PASSAGEWAY ALLOWED. COORDINATE PLACEMENT OF ITEMS WITH GENERAL CONTRACTOR PRIOR TO SETTING ITEM OR UNIT.
7. FIRE PROTECTION, DUCTWORK, AND WATER PIPING TO BE HELD TIGHT TO TOP OF TRUSS BOTTOM CHORD AND PASS BELOW CATWALK OR 7' ABOVE CATWALK. COORDINATE ANY VARIATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION. AVOID RUNNING DUCTWORK ON CATWALK – USE SPACE BELOW CATWALK AND TRUSS SPACE AS NECESSARY.
8. EACH TRADE MAY PURCHASE ITEMS IN ADVANCE AND STORE THEM / TRANSPORT / UNLOAD AT THEIR OWN EXPENSE TO THE SITE. ON–SITE STORAGE IS NOT OFFERED BY OWNER OR GENERAL CONTRACTOR.
9. ALL TRADE BOX ROUGH IN'S FOR ELECTRICAL DEVICES, OVER VANITY LIGHTS, DATA, TELEPHONE, THERMOSTAT, CABLE, OUTLETS, ETC. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALL VERIFY ALL LOCATIONS OF ITEMS PRIOR TO INSTALL VIA WALK THRU AND MARKING OF AREAS.

GENERAL NOTES

1. GENERAL NOTES ON THIS DRAWING ARE APPLICABLE TO EACH MECHANICAL/HVAC DRAWING OF THIS SET. SEE EACH DRAWING FOR SPECIFIC NOTES APPLICABLE TO THAT DRAWING.
2. COORDINATE THAT OUTSIDE AIR INTAKE OPENINGS FOR VENTILATION AIR ARE LOCATED AT LEAST 10 FEET MEASURED IN ANY DIRECTION FROM ANY FLUES, VENTS, CHIMNEYS, GAS METERS, GAS REGULATORS, PLUMBING VENTS UNLESS TOP OF SUCH INTAKE OPENING IS 2 FEET BELOW ANY OF THE LISTED ITEMS.
3. EQUIPMENT ON THE ROOF SHALL BE INSTALLED SO AT LEAST 10 FEET OF CLEARANCE SHALL BE MAINTAINED BETWEEN EQUIPMENT AND THE ROOF EDGE.
4. COORDINATE LOCATION OF GRILLES, REGISTERS, DIFFUSERS, THERMOSTATS AND OTHER WALL OR CEILING MOUNTED HVAC ACCESSORIES WITH REFLECTED CEILING PLAN, LIGHTING FIXTURE LAYOUT AND ACCESSORIES INSTALLED BY OTHER TRADES SO AS TO PRESENT A NEAT AND ATTRACTIVE INSTALLATION THROUGHOUT THE ENTIRE BUILDING. IT IS THE INTENT FOR GRILLES, REGISTERS AND DIFFUSERS TO BE INSTALLED IN THE CENTER OF CEILING PANELS.
5. ARRANGE DUCTWORK, PARTICULARLY ABOVE CEILING AS REQUIRED TO CLEAR STRUCTURE, DUCTS, CONDUITS, ETC. EQUIPMENT WITH FILTERS SHALL BE INSTALLED SO THAT FILTERS CAN BE EASILY REMOVED AND REPLACED.
6. EQUIPMENT WITH FILTERS SHALL BE INSTALLED SO THAT FILTERS CAN BE EASILY REMOVED AND REPLACED.
7. FOR BRANCH DUCT RUNS GREATER THAN 14FT, PROVIDE VOLUME DAMPER WITH HARD ROUND DUCT AND MAX 14' OF FLEX DUCT.

GENERAL DEMOLITION NOTES

1. DRAWINGS ARE BASED ON NON–DESTRUCTIVE FIELD INVESTIGATION
2. THE CONTRACTOR SHALL VISIT THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL EXAMINE RELATED DRAWINGS TO AVOID CONFLICTS.
3. PROVIDE MECHANICAL DEMOLITION WORK AS INDICATED AND AS NECESSARY TO INSTALL NEW WORK.
4. MATERIAL BEING REMOVED UNDER DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE, UNLESS OTHERWISE NOTED.

MECHANICAL SPECIFICATIONS

1.0 GENERAL

SUMMARY: WORK INCLUDES FURNISHING AND INSTALLING COMPLETE WORKING SYSTEMS, TESTED READY FOR OPERATION, COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE INSTALLATION IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS, AND IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.

ALL WORK PERFORMED AND ALL MATERIAL INSTALLED UNDER THIS DIVISION SHALL CONFORM TO THE 2021 EDITIONS OF VIRGINIA CONSTRUCTION CODE INCLUDING THE VIRGINIA MECHANICAL CODE AND OTHER APPLICABLE STANDARDS OF THE NFPA AND ALL LAWS AND ORDINANCES AND ALL GOVERNING AUTHORITIES. THE CONTRACTORS SHALL APPLY, PROCURE AND PAY FEES FOR ALL PERMITS AND INSPECTIONS OR OTHER OBLIGATIONS THAT THE CITY, COUNTY, STATE OR UTILITIES MAY REQUIRE IN ORDER FOR HIM TO DO HIS WORK ACCORDING TO PLANS AND SPECIFICATIONS. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING WHEN SUBMITTING HIS BID AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR SUCH CHANGES IN WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, HE SHALL BEAR ALL COSTS FOR CORRECTING THIS WORK.

ALL PACKAGED EQUIPMENT SHALL BE INDEPENDENTLY THIRD PARTY LABELED AS A SYSTEM FOR IT'S INTENDED USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY. WHEN IT BECOMES NECESSARY FOR THE COMPLETE FULFILLMENT OF THIS WORK FOR THIS CONTRACTOR TO FURNISH LABOR OR MATERIALS OTHER THAN THAT WHICH IS GENERALLY ACCEPTED BY HIS TRADE OR BRANCH OF WORK, THE CONTRACTOR SHALL SUBLET SAME TO A CONTRACTOR ENGAGED IN THE TRADE OR BRANCH OF WORK INVOLVED TO THE END THAT THERE SHALL BE NO DELAY TO OR STOPPAGE OF WORK DUE TO THE INFRINGEMENT OR ALLEGED INFRINGEMENT TO TRADE AGREEMENTS AS TO THE JURISDICTION.

THE WORDS "PROVIDE" SHALL MEAN "FURNISH AND INSTALL, COMPLETE AND READY FOR USE"; "FURNISH" SHALL MEAN "SUPPLY AND DELIVER TO THE JOB SITE" AND "INSTALL" SHALL MEAN "INSTALL COMPLETE AND READY FOR USE".

THE CONTRACTOR SHALL CONFER WITH OTHER TRADES WHOSE WORK MAY AFFECT HIS INSTALLATION TO AVOID INTERFERENCE BEFORE STARTING THE INSTALLATION. ALL CHANGES IN THE WORK OF THIS CONTRACTOR CAUSED BY HIS NEGLECT TO COMPARE AND CONFER WITH OTHER TRADES SHALL BE MADE BY HIM AT HIS OWN EXPENSE.

THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT AND SPECIALTIES, AND NOT NECESSARILY SHOWING ALL REQUIRED OFFSETS, ETC. CAREFULLY STUDY THE VARIOUS RUNS OF DUCTWORK AND PIPING AND MAKE SUCH ADJUSTMENTS IN EXACT ROUTING AS MAY BE NECESSARY TO FIT INTO SPACE AVAILABLE AND TO AVOID CONFLICT WITH OTHER TRADES. ARRANGE EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE. CHECK EQUIPMENT SIZE AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE. DUE TO THE SMALL SCALE OF THE DRAWINGS, AND TO UNFORESEEN JOB CONDITIONS, REQUIRED OFFSETS AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AT NO CHANGE IN CONTRACT PRICE. MAKE NO SUCH DEPARTURES TO THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER. SPECIFICATIONS AND DRAWINGS ARE INTENDED TO BE COOPERATIVE. WHAT IS CALLED FOR BY EITHER SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. ANY WORK OR MATERIALS NOT SPECIFICALLY MENTIONED THOUGH REQUIRED TO MAKE THE JOB COMPLETE SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.

SUBMITTALS: SUBMIT A DIGITAL COPY (VIA EMAIL) OF SHOP DRAWINGS OF PRODUCTS SCHEDULED FOR INSTALLATION FOR ENGINEER REVIEW TO INCLUDE DATA SHEETS, CATALOG CUTS, ETC.DO NOT ORDER EQUIPMENT; FABRICATE DUCTWORK OR INSTALL EQUIPMENT, DUCTWORK OR PIPING BEFORE RECEIVING SHOP DRAWINGS REVIEWED BY THE ENGINEER.

AT PROJECT CLOSEOUT, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS, "AS–BUILT DRAWINGS" OF INSTALLED DUCTWORK, PIPING AND EQUIPMENT AS IT WAS ACTUALLY INSTALLED SO AS TO MAKE A PERMANENT RECORD. SUBMIT ONE (1) PRINTS OF EVERY DRAWING TO ENGINEER AND ONE (1) PRINT OF EVERY DRAWING TO OWNER. PREPARE AND FURNISH TO THE OWNER, TWO (2) BOUND BOOKLETS EACH CONTAINING A COMPLETE LIST OF ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT. EACH PIECE OF EQUIPMENT LISTED SHALL ALSO BE DESCRIBED BY MANUFACTURER'S FIGURE NUMBER, THE COMPONENTS THEREIN WHICH MAKE UP THE PARTS LIST.

WORKMANSHIP AND MATERIALS: ALL MATERIALS SHALL BE NEW AND WORKMANSHIP OF FIRST QUALITY. ALL LABOR SHALL BE EXECUTED IN A NEAT, WORKMANLIKE MANNER AND SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TESTING SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING THE APPROVAL OF THE ARCHITECT/ENGINEER. ALL CUTTING AND PATCHING SHALL BE PAID FOR BY THE MECHANICAL CONTRACTOR BUT PERFORMED BY THE CONTRACTOR WHOSE WORK IS CUT OR PATCHED. WORKMEN SKILLED IN THIS TYPE OF WORK SHALL PERFORM CUTTING, PATCHING AND FINISHING. ALL PATCHING SHALL BE DONE UTILIZING MATERIALS OF THE SAME QUALITY AND TEXTURE AS THE ADJACENT UNDISTURBED AREAS. ALL FINISHING SHALL MATCH THE UNDISTURBED ADJACENT AREAS. NO CUTTING SHALL BE DONE WHICH MAY AFFECT THE BUILDING STRUCTURALLY OR ARCHITECTURALLY WITHOUT FIRST CONSULTING WITH THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL NOT ALLOW WASTE OR RUBBISH CAUSED BY HIS EMPLOYEES TO ACCUMULATE IN OR ABOUT THE PREMISES, BUT SHALL REMOVE IT. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING AND SHALL LEAVE HIS WORK THOROUGHLY CLEANED AND READY FOR USE.

STORE NEW PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. MATERIALS STORED AT THE PROJECT SITE WHICH BECOME SOILED WITH CONSTRUCTION DIRT, CONCRETE OR EARTHWORK SHALL BE WASHED, CLEANED AND DRIED OR REMOVED FROM THE PROJECT SITE AND REPLACED WITH NEW. DO NOT INSTALL SOILED MATERIAL. PROTECT ALL MATERIALS OR EQUIPMENT INSTALLED UNDER THIS CONTRACT FROM ALL DAMAGE DUE TO BUILDING OPERATIONS, WEATHER, ETC. CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR ALL DAMAGE INCURRED TO MATERIALS, EQUIPMENT, ETC., DUE TO HIS FAILURE TO TAKE NECESSARY PRECAUTIONS OR PROVIDING PROPER PROTECTION. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE WORK OF OTHERS. IN THE EVENT OF DAMAGE TO OTHER WORK CAUSED BY THIS CONTRACTOR, HIS EMPLOYEES OR HIS APPARATUS, HE SHALL HAVE SAME REPAIRED AT HIS OWN EXPENSE. PROVIDE TEMPORARY FILTERS ON RETURN AIR DUCTS TO PROTECT THEM FROM GATHERING CONSTRUCTION DUST.

ALL MATERIALS OR WORK FOUND TO BE DEFECTIVE, OR NOT IN STRICT CONFORMANCE WITH THE DRAWINGS, OR DIFFERENT FROM THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, OR DEFACED OR INJURED THROUGH NEGLIGENCE OF THIS CONTRACTOR OR HIS EMPLOYEES, OR THROUGH THE ACTION OF FIRE OR WEATHER OR ANY OTHER CAUSE, WILL BE REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES BY THIS CONTRACTOR AND SATISFACTORY MATERIAL AND WORK SUBSTITUTED THEREOF WITHOUT DELAY.

2.0 PRODUCTS

GENERAL: IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH QUALITY STANDARDS FOR ALL MATERIAL AND EQUIPMENT INCORPORATED IN THE MECHANICAL WORK. ALL MATERIALS AND EQUIPMENT INSTALLED HEREUNDER SHALL BE NEW UNLESS OTHERWISE NOTED. PROPER CARE SHALL BE EXERCISED IN HANDLING ALL MATERIALS AND EQUIPMENT HEREIN SPECIFIED SO AS NOT TO INJURE OR MAR FINISHED SURFACES AND TO INSURE THAT THE WORK IS ACCEPTABLE IN EVERY RESPECT UPON COMPLETION. PROVIDE PRODUCTS AS SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL. THE INSTALLATION SHALL BE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ENGINEER. THE INSTALLATION SHALL BE ACCOMPLISHED BY WORKMEN SKILLED IN THEIR RESPECTIVE TRADES. PROVIDE ALL NECESSARY ACCESSORIES AND APPURTENANCES REQUIRED FOR A COMPLETE INSTALLATION EVEN IF NOT CALLED OUT SPECIFICALLY ON THE DRAWINGS OR INDICATED HEREIN.

BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, ETC., AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING–IN OF HIS EQUIPMENT AND MATERIALS TO OTHER PARTS OF THE EQUIPMENT AND TO THE NEW AND EXISTING STRUCTURES. WHERE APPARATUS AND EQUIPMENT HAS BEEN INDICATED ON THE DRAWINGS, DIMENSIONS HAVE BEEN TAKEN FROM SPECIFIC EQUIPMENT OF THE CLASS INDICATED. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS TO SEE THAT THE EQUIPMENT HE CONTEMPLATES INSTALLING WILL FIT INTO THE SPACE PROVIDED.

SLEEVES: INTERIOR PARTITIONS AND CEILINGS SLEEVES: 18 GAUGE GALVANIZED STEEL WITH LOCK JOINTS, ANNULAR SPACE CAULKED WITH GLASS FIBER AND SEALED AT BOTH FACES WITH BUTYL MASTIC, ACRYLIC OR CAULKED WITH MOLDED RUBBER LINK SEAL.

SLEEVES FOR OPENINGS FOR DUCT THROUGH FIRE RATED WALLS AND FIREPROOFING: UL LISTED. PENETRATIONS SHALL BE SEALED TO THE ORIGINAL HOURLY FIRE RATING WITH A FIRE STOP SYSTEM CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARDS SPECIFIED FOR FIRE STOPS ASTM E119 AND E814 (UL 1479). FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS WITH 3M MODEL # FIRE BARRIER CP–25, OR THOMAS & BETTS MODEL # FLAME SAFE.

FIRESTOPPING INSULATION: GLASS FIBER TYPE, NON–COMBUSTIBLE.

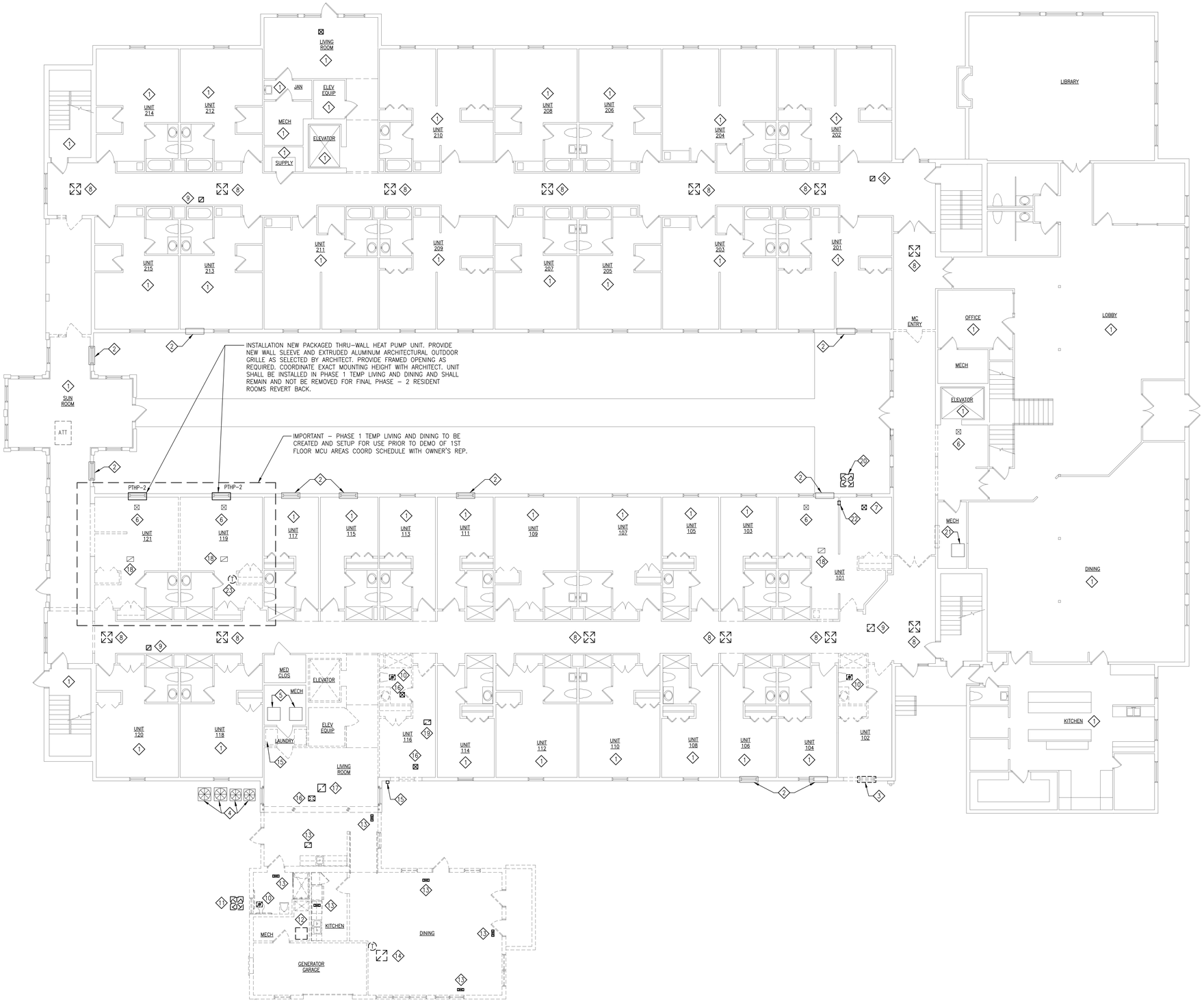
SEALANT: ACRYLIC.

DUCTWORK: ALL DUCTWORK SHALL BE PRIME GALVANIZED SHEET STEEL, LOCK FORMING QUALITY, FABRICATED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ASHRAE GUIDE, EXCEPT AS NOTED LATER HEREIN. DUCT DIMENSIONS SHOWN ON DRAWINGS ARE INSIDE DIMENSIONS. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE SEALED. EXHAUST DUCTWORK WITH DUCT PRESSURES OF OVER 1–1/2" (NEGATIVE OR POSITIVE) STATIC PRESSURE SHALL BE SEALED. PROVIDE SMACNA DUCT SEAL CLASS A FOR ALL DUCTS. ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK, SHALL BE SECURELY FASTENED AND SEALED WITH WELDS, GASKETS MASTICS (ADHESIVES) AND MASTIC PLUS EMBEDDED FABRIC SYSTEMS. MASTICS AND MASTIC/TAPE DUCT SEALANTS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. DUCT CONNECTIONS TO FLANGES OF AIR SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR UL 181B. DUCT CONNECTIONS TO FLANGES OF AIR DISTRIBUTION SYSTEM EQUIPMENT SHALL BE SEALED AND MECHANICALLY FASTENED. DUCT TAPE IS NOT PERMITTED AS A SEALANT ON ANY METAL DUCT. PROVIDE LEAK TESTS AND SUBMIT RESULTS TO ENGINEER. LEAK TESTS SHALL BE CONDUCTED IN COMPLIANCE WITH SMACNA'S HVAC AIR DUCT LEAKAGE TEST MANUAL (LATEST EDITION). DUCT CONSTRUCTION FOR SUPPLY AIR AND 1" S.P. DUCT CONSTRUCTION FOR RETURN AND EXHAUST DUCTWORK UNLESS OTHERWISE NOTED. MAXIMUM DUCTWORK LEAKAGE FOR ALL SYSTEMS SHALL BE 2% OF TOTAL AIR QUANTITY. ALL DUCT SYSTEMS WILL BE TESTED FOR PRESSURE AND LEAKAGE. SUBMIT TEST DATA SHEET TO ENGINEER.

ALL BRANCH DUCT TAKE–OFFS WILL BE EQUIPPED WITH TAPERED SPIN–IN FITTING, WITH LOCK–IN QUADRANT AND VOLUME DAMPER WILL BE PROVIDED FROM BRANCHES TO DIFFUSERS. A 14'–0" MAXIMUM LENGTH OF INSULATED FLEXIBLE DUCT WILL BE PROVIDED TO EACH AIR SUPPLY OUTLET AND RETURN INLET AS REQUIRED.

VENTILATION CONSTRUCTION NOT COVERED BY THE ASHRAE GUIDE AND/OR GOVERNING AUTHORITIES SHALL BE IN ACCORDANCE WITH THE MAXIMUM STANDARDS AND TRADE PRACTICES AS SET FORTH BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) INCLUDING THEIR DUCT MANUALS, CURRENT EDITION.

SUPPLY, RETURN AND EXHAUST DIFFUSERS, REGISTERS AND GRILLES SHALL BE PROVIDED AS SCHEDULED ON DRAWING



FIRST FLOOR PLAN – DEMOLITION

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

DEMOLITION SHEET NOTES:

1. NO DEMOLITION WORK THIS AREA.
2. EXISTING PACKAGED THRU-WALL HEAT PUMP UNIT TO REMAIN.
3. REMOVE EXISTING PACKAGED THRU-WALL HEAT PUMP UNIT AND AND ALL ASSOCIATED MATERIALS. VERIFY CONDITION WITH OWNERS REP AT TIME OF REMOVAL. TURN UNIT OVER TO OWNER.
4. EXISTING SPLIT SYSTEM OUTDOOR UNIT TO REMAIN.
5. EXISTING SPLIT SYSTEM AIR HANDLER UNIT WITH GAS HEAT TO REMAIN.
6. EXISTING SUPPLY REGISTER AND ASSOCIATED DUCT WORK TO REMAIN.
7. REMOVE EXISTING SUPPLY REGISTER AND BRANCH DUCT BACK TO MAIN DUCT. PATCH AND SEAL MAIN DUCT AS REQUIRED.
8. REMOVE AND REINSTALL EXISTING SUPPLY REGISTER, MAINTAIN AND REWORK EXISTING DUCTWORK FOR RE-INSTALLATION IN NEW CEILING AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.
9. REMOVE AND REINSTALL EXISTING RETURN GRILLE, MAINTAIN AND REWORK EXISTING DUCTWORK FOR RE-INSTALLATION IN NEW CEILING AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.
10. REMOVE EXISTING CEILING EXHAUST FAN, ASSOCIATED EXHAUST DUCT WORK AND EXTERIOR WALL VENT AS REQUIRED.
11. REMOVE EXISTING SPLIT SYSTEM OUTDOOR UNIT COMPLETE, TO INCLUDE REFRIGERANT LINES AND ALL ASSOCIATED ITEMS.
12. REMOVE EXISTING SPLIT SYSTEM AIR HANDLER UNIT WITH GAS HEAT COMPLETE, TO INCLUDE DUCTWORK, REFRIGERANT LINES, GAS PIPING, VENT PIPING, THERMOSTAT AND ALL ASSOCIATED ITEMS.
13. REMOVE EXISTING SUPPLY REGISTER, ALL ASSOCIATED DUCTWORK BACK TO AIR HANDLER UNIT AND ALL ASSOCIATED ITEMS.
14. REMOVE EXISTING RETURN GRILLE, ALL ASSOCIATED DUCTWORK BACK TO AIR HANDLER UNIT AND ALL ASSOCIATED ITEMS.
15. REMOVE EXISTING DRYER VENT AND ASSOCIATED DRYER DUCTWORK BACK TO DRYER IN LAUNDRY ROOM.
16. REMOVE EXISTING SUPPLY REGISTER, MAINTAIN AND REWORK EXISTING DUCTWORK FOR INSTALLATION OF NEW RELOCATED REGISTER IN NEW CEILING AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.
17. REMOVE EXISTING RETURN GRILLE, MAINTAIN AND REWORK EXISTING DUCTWORK FOR INSTALLATION OF NEW RELOCATED GRILLE IN NEW CEILING AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.
18. EXISTING RETURN GRILLE AND ASSOCIATED DUCT WORK TO REMAIN.
19. REMOVE EXISTING RETURN GRILLE AND BRANCH DUCT BACK TO MAIN DUCT. PATCH AND SEAL MAIN DUCT AS REQUIRED.
20. REMOVE EXISTING SPLIT SYSTEM 5-TON OUTDOOR CONDENSING UNIT ASSOCIATED WITH DINING ROOM AHU AND PROVIDE NEW AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1. REMOVE EXISTING REFRIGERANT LINES AND ALL ASSOCIATED ITEMS. PROVIDE NEW REFRIGERANT LINES AND ALL ASSOCIATED ITEMS AS REQUIRED.
21. EXISTING SPLIT SYSTEM AIR HANDLING UNIT, REWORK OR REPLACE EXISTING COILS AS REQUIRED FOR NEW OUTDOOR CONDENSING UNIT. SEE FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.
22. REMOVE TRANSFER WALL GRILLE, PATCH WALL AS REQUIRED.
23. RELOCATE EXISTING THERMOSTAT AS INDICATED ON FIRST FLOOR PLAN – MECHANICAL SHEET M-2.1.

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201 WHEATLAND CT

FIRST FLOOR PLAN - DEMOLITION

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
Lic. No. 19416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

M-1.1

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SECOND FLOOR PLAN - DEMOLITION

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201 WHEATLAND CT CHRISTIANSBURG, VA 24073

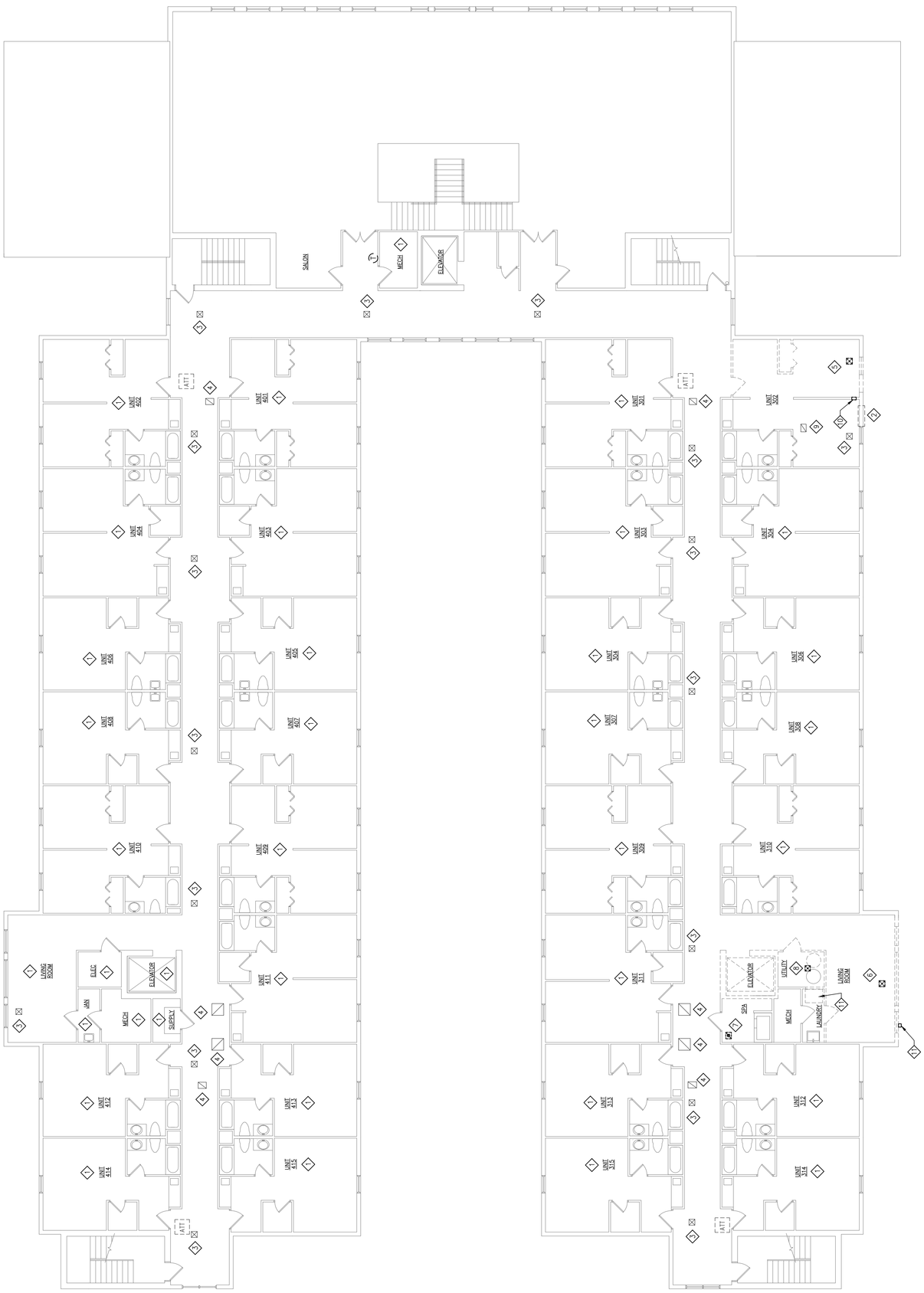
REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

DATE : 09/29/2026
DESIGNED BY : HWB
COMM NUMBER : 2606
AUTOCAD: 2023LT

M-1.2

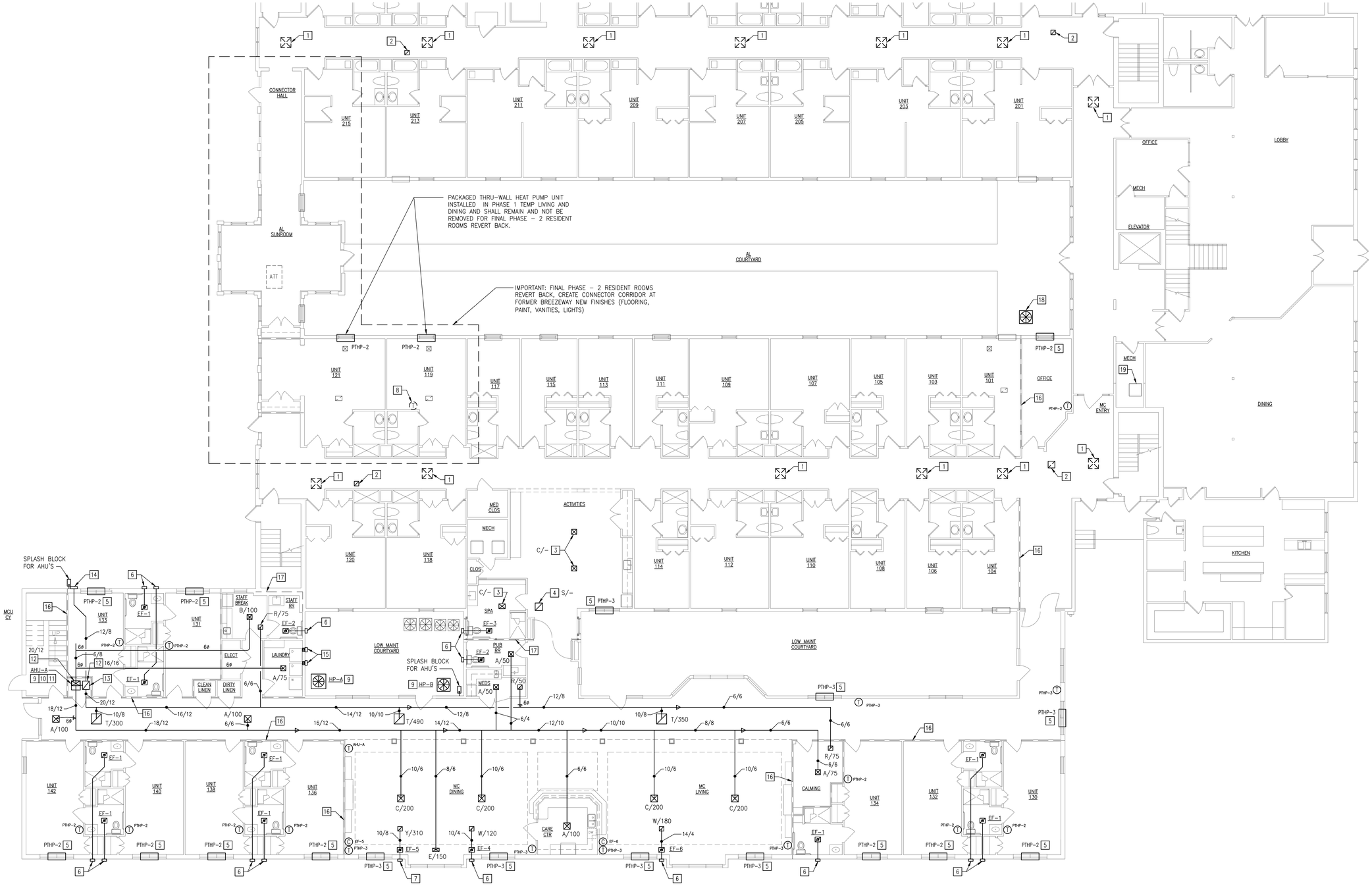


SECOND FLOOR PLAN – DEMOLITION

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

DEMOLITION SHEET NOTES:

1. NO DEMOLITION WORK THIS AREA.
2. EXISTING PACKAGED THRU-WALL HEAT PUMP UNIT TO REMAIN.
3. EXISTING SUPPLY REGISTER AND ASSOCIATED DUCT WORK TO REMAIN.
4. EXISTING RETURN GRILLE AND ASSOCIATED DUCT WORK TO REMAIN.
5. REMOVE EXISTING SUPPLY REGISTER AND BRANCH DUCT BACK TO MAIN DUCT. PATCH AND SEAL MAIN DUCT AS REQUIRED.
6. REMOVE EXISTING SUPPLY REGISTER, MAINTAIN AND REWORK EXISTING DUCTWORK FOR INSTALLATION OF NEW REGISTER IN NEW CEILING AS INDICATED ON SECOND FLOOR PLAN - MECHANICAL SHEET M-2.2.
7. REMOVE EXISTING CEILING EXHAUST FAN, MAINTAIN EXISTING EXHAUST DUCT FOR CONNECTION TO NEW EXHAUST FAN.
8. RELOCATE OUTDOOR AIR DUCT AS REQUIRED FOR NEW WALL AND AS INDICATED ON SECOND FLOOR PLAN - MECHANICAL SHEET M-2.2. REWORK EXISTING DUCTWORK AS REQUIRED.
9. EXISTING RETURN GRILLE AND ASSOCIATED DUCT WORK TO REMAIN.
10. REMOVE TRANSFER WALL GRILLE, PATCH WALL AS REQUIRED.
11. REMOVE EXISTING DRYER VENT AND ASSOCIATED DRYER DUCTWORK BACK TO DRYER IN LAUNDRY ROOM.



FIRST FLOOR PLAN – MECHANICAL

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

MECHANICAL SHEET NOTES:

1. REINSTALL EXISTING SUPPLY REGISTER, REWORK EXISTING DUCTWORK AS REQUIRED.
2. REINSTALL EXISTING RETURN GRILLE, REWORK EXISTING DUCTWORK AS REQUIRED.
3. PROVIDE NEW SUPPLY REGISTER AND CONNECT TO EXISTING SUPPLY DUCT AS MAINTAIN ON FIRST FLOOR PLAN – DEMOLITION SHEET M-1.1. EXTEND EXISTING DUCT AND PROVIDE ALL MATERIALS AS REQUIRED. CONTRACTOR TO VERIFY TYPE AND SIZE.
4. PROVIDE NEW RETURN GRILLE AND CONNECT TO EXISTING RETURN DUCT AS MAINTAIN ON FIRST FLOOR PLAN – DEMOLITION SHEET M-1.1. EXTEND EXISTING DUCT AND PROVIDE ALL MATERIALS AS REQUIRED. CONTRACTOR TO VERIFY TYPE AND SIZE.
5. INSTALLATION PACKAGED THRU-WALL HEAT PUMP UNIT. PROVIDE WALL SLEEVE AND EXTRUDED ALUMINUM ARCHITECTURAL OUTDOOR GRILLE AS SELECTED BY ARCHITECT. PROVIDE FRAMED OPENING AS REQUIRED. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT.
6. 6ø STEEL EXHAUST DUCT CONNECT TO WALL CAP – COOK WCR6-ALUM WITH DAMPER.
7. 8X6 STEEL EXHAUST DUCT CONNECT TO WALL CAP – COOK WCA-2 WITH BIRDSCREEN.
8. RELOCATED EXISTING THERMOSTAT AS INDICATED ON FIRST FLOOR PLAN – DEMOLITION SHEET M-1.1. REWORK AND EXTEND EXISTING CABLE AND PROVIDE ALL MATERIALS AS REQUIRED.
9. RUN INSULATED REFRIGERANT LINES CONCEALED IN CEILING AND WALLS FROM AHU OUT TO HP. LINE SHALL PENETRATE WALL AT 24" ABOVE GRADE.
10. PROVIDE CONDENSATE PUMP AND OVER FLOW SWITCH. RUN 3/4" CONDENSATE LINE FROM CONDENSATE PUMP CONCEALED IN CEILING AND WALLS FROM AHU OUT TO SPLASH BLOCK. RUN 3/4" INSULATED CONDENSATE LINE THROUGH WALL. LINE SHALL PENETRATE WALL AT 18" ABOVE GRADE AND TURN DOWN. PROVIDE CONCRETE SPLASH BLOCK.
11. MOUNT AHU UNIT ON A 24" TALL SUPPORT/PLENUM STAND.
12. PROVIDE FIRE DAMPER ON SUPPLY AND RETURN DUCTWORK WHERE IT PENETRATES THE FIRE RATED CEILING.
13. PROVIDE DUCT WORK AS REQUIRED TO TRANSITION FROM RETURN DUCTWORK TO SUPPORT/PLENUM STAND.
14. 14(H) X 16(W) OA INTAKE LOUVER EQUAL TO SAFE-AIR/DOWCO DBE-06. PROVIDE WITH BIRD SCREEN AND FRAME STYLE AS REQUIRED. PROVIDE SLEEVE WITH TRANSITION FOR AHU'S OUTSIDE AIR DUCT CONNECTION. COORDINATE EXACT LOCATION OF LOUVER WITH GENERAL CONTRACTOR.
15. PROVIDE FIRE RATED DRYER EXHAUST BOX WITH 4"ø STEEL DRYER DUCT, AND DRYER EXHAUST HOOD WITH BACK-DRAFT DAMPER.
16. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
17. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
18. PROVIDE NEW SPLIT SYSTEM 5-TON OUTDOOR CONDENSING UNIT WITH R-454B REFRIGERANT ASSOCIATED WITH DINING ROOM AHU AS INDICATED ON FIRST FLOOR PLAN – DEMOLITION SHEET M-1.1. PROVIDE NEW REFRIGERANT LINES AND ALL ASSOCIATED ITEMS AS REQUIRED. LOCATE NEW UNIT AS REQUIRED FOR CLEARANCES FROM EXISTING AND NEW PTHP UNITS. EXISTING UNIT IS 208-VOLT, 3 PHASE. UNIT SHALL REUSE THE EXISTING ELECTRICAL CIRCUIT.
19. EXISTING SPLIT SYSTEM AIR HANDLING UNIT, REWORK OR REPLACE EXISTING COILS AS REQUIRED FOR NEW OUTDOOR CONDENSING UNIT WITH R-454B REFRIGERANT. PROVIDE NEW REFRIGERANT LINE CONNECTIONS AND ALL ASSOCIATED ITEMS AS REQUIRED. REWORK EXISTING DUCTWORK AS REQUIRED.

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201 WHEATLAND CT

FIRST FLOOR PLAN - MECHANICAL

REVISIONS :

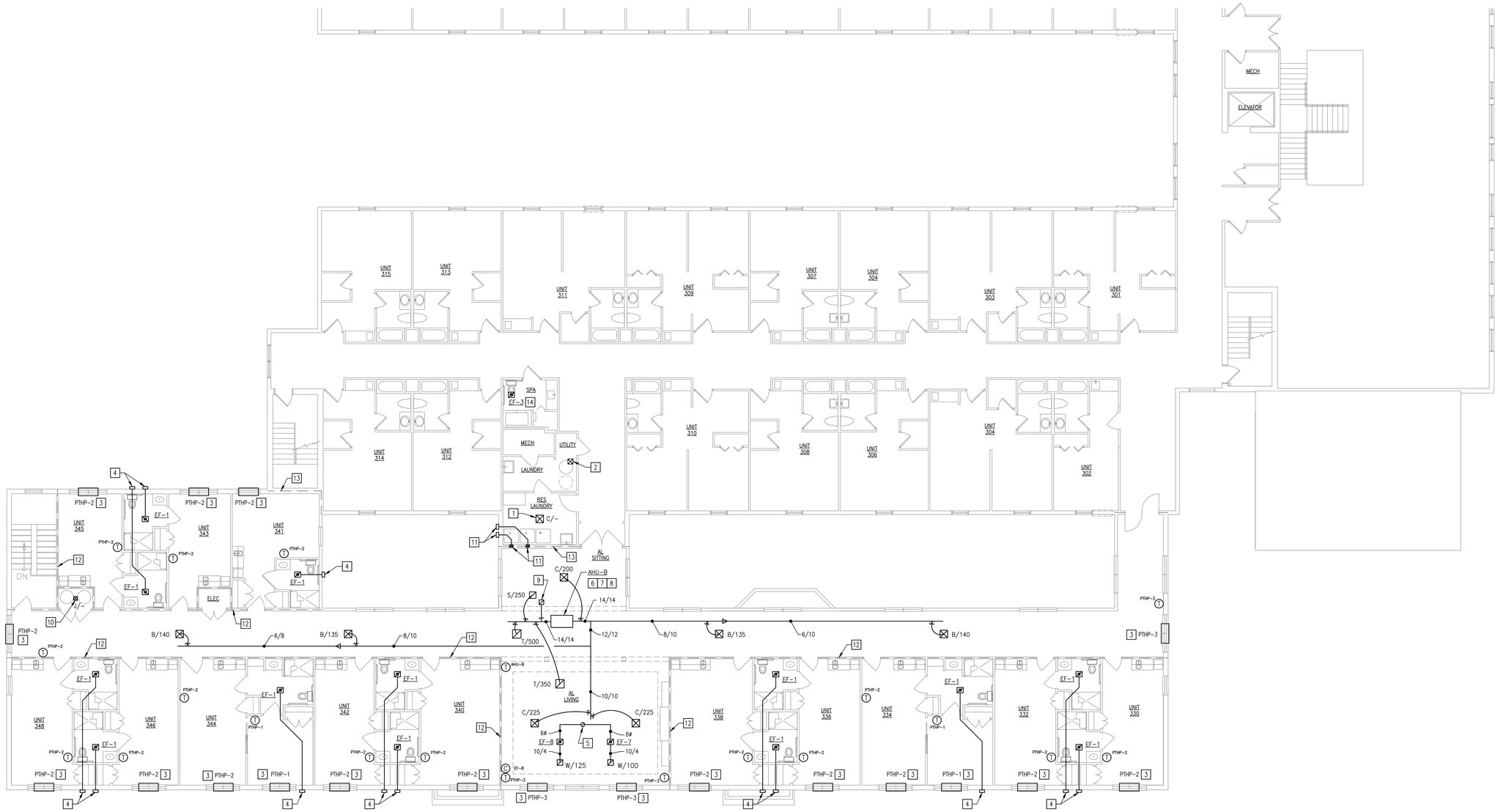
MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY M. BAYLOR
No. 19416
PROFESSIONAL ENGINEER
09/29/2026

DATE : 09/29/2026
DESIGNED BY : HMB
COMM NUMBER : 2606
AUTOCAD: 2023LT

M-2.1

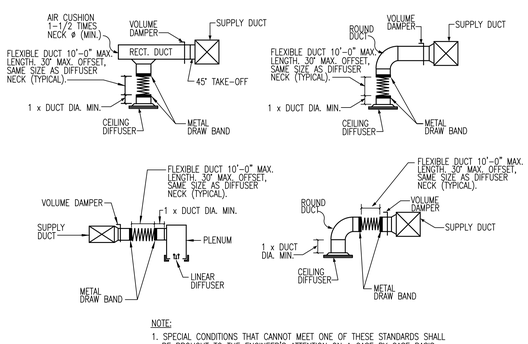


SECOND FLOOR PLAN – MECHANICAL

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

MECHANICAL SHEET NOTES:

1. PROVIDE NEW SUPPLY REGISTER AND CONNECT TO EXISTING SUPPLY DUCT AS MAINTAIN ON SHEET M-1.2. PROVIDE ALL MATERIALS AS REQUIRED. CONTRACTOR TO VERIFY TYPE AND SIZE.
2. RELOCATED OUTDOOR AIR DUCT. REWORK EXISTING DUCTWORK AS REQUIRED.
3. INSTALLATION PACKAGED THRU-WALL HEAT PUMP UNIT. PROVIDE WALL SLEEVE AND EXTRUDED ALUMINUM ARCHITECTURAL OUTDOOR GRILLE AS SELECTED BY ARCHITECT. PROVIDE FRAMED OPENING AS REQUIRED. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT.
4. EXHAUST EVE VENT WITH 6"ø STEEL EXHAUST DUCT. MAKE TRANSITION BETWEEN DUCT AND EVE VENT AS REQUIRED.
5. 8"ø STEEL EXHAUST DUCT UP TO ROOF CAP. PROVIDE ROOF CAP EQUAL TO COOK PR8F WITH BIRDSCREEN. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR.
6. RUN INSULATED REFRIGERANT LINES CONCEALED IN CEILING AND WALLS FROM AHU OUT TO HP. LINE SHALL PENETRATE WALL AT 24" ABOVE GRADE.
7. RUN 3/4" CONDENSATE LINE CONCEALED IN CEILING AND WALLS FROM AHU OUT TO SPLASH BLOCK. RUN 3/4" INSULATED CONDENSATE LINE THROUGH WALL. LINE SHALL PENETRATE WALL AT 18" ABOVE GRADE AND TURN DOWN. PROVIDE CONCRETE SPLASH BLOCK.
8. MOUNT AHU UNIT ABOVE CEILING IN ATTIC SPACE. PROVIDE 3/4" PLYWOOD FLOORING UNDER UNIT, MIN OF 3' AROUND UNIT AND TO CEILING ATTIC ACCESS. COORDINATE WITH ATTIC STRUCTURE.
9. 8X8 OUTSIDE AIR DUCT UP TO INTAKE ROOF JACK ON ROOF. PROVIDE INTAKE ROOF JACK EQUAL TO COOK RJ200 WITH BIRDSCREEN. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR.
10. 8X8 OUTSIDE AIR DUCT UP TO INTAKE ROOF JACK ON ROOF. PROVIDE INTAKE ROOF JACK EQUAL TO COOK RJ200 WITH BIRDSCREEN. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. PROVIDE A TYPE J TRANSFER GRILLE.
11. PROVIDE FIRE RATED DRYER EXHAUST BOX WITH 4"ø STEEL DRYER DUCT, AND DRYER EXHAUST HOOD WITH BACK-DRAFT DAMPER.
12. 1-HR FIRE RATED WALL.
13. 2-HR FIRE RATED WALL.
14. CONNECT NEW EXHAUST FAN TO EXISTING EXHAUST DUCT AS MAINTAINED ON SECOND FLOOR PLAN – DEMOLITION SHEET M-1.2. PROVIDE ALL MATERIALS AS REQUIRED FOR NEW TO EXISTING CONNECTION.



NOTE:

1. SPECIAL CONDITIONS THAT CANNOT MEET ONE OF THESE STANDARDS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION ON A CASE BY CASE BASIS.

TYPICAL DIFFUSER INSTALLATION DETAILS

NOT TO SCALE

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SECOND FLOOR PLAN - MECHANICAL AND DETAILS

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY M. BAYLOR
No. 19416
09/29/2026
PROFESSIONAL ENGINEER

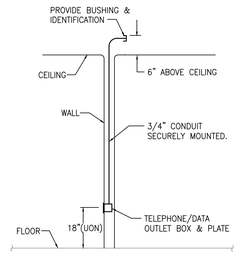
DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HMB	2606	2023LT

M-2.2

LEGEND

- LED LIGHTING FIXTURE
- LED LIGHTING FIXTURE (NL INDICATES NON-SWITCHED NIGHT LIGHTING FIXTURE)
- EXIT/EMERGENCY LIGHTING FIXTURE. ARROW, WHEN USED, INDICATES DIRECTION. FILLED-IN QUADRANT(s) OF SYMBOL INDICATES NUMBER AND ORIENTATION OF ILLUMINATED FACES.
- EMERGENCY BATTERY POWERED LIGHTING UNIT (EBU).
- S — SINGLE POLE SWITCH, 20A, 120/277V. MOUNT 48" AFF, UON.
- S_3 — THREE-WAY SWITCH, 20A, 120/277V. MOUNT 48" AFF, UON.
- S_{3D} — THREE-WAY DIMMER SWITCH , 0-10V, 20A, 120/277V. MOUNT 48" AFF, UON.
- S_D — DIMMER SWITCH, 0-10V. MOUNT 48" AFF, UON.
- S_P — DIMMER SWITCH, LED, 120V, 250W. MOUNT 48" AFF, UON. COORDINATE DIMMER WITH FIXTURE PROVIDED.
- S_{OS} — OCCUPANCY SENSOR, SENSOR SWITCH MODEL WSX-WH. MOUNT 48" AFF, UON.
- S_{OSD} — DIMMING OCCUPANCY SENSOR, 0-10V, SENSOR SWITCH MODEL WSX-D-IV. MOUNT 48" AFF, UON.
- (P) — PHOTO-ELECTRIC SWITCH.
- TAMPER-RESISTANT DUPLEX CONVENIENCE RECEPTACLE, 20A, 125V. MOUNT 18" AFF, UON.
- $_{EM}$ — TAMPER-RESISTANT DUPLEX EMERGENCY CIRCUIT RECEPTACLE, 20A, 125V, WITH RED COVER PLATE. MOUNT 18" AFF, UON.
- TWO TAMPER-RESISTANT DUPLEX CONVENIENCE RECEPTACLES, 20A, 125V. MOUNT 18" AFF, UON.
- $_{GFI}$ — TAMPER-RESISTANT DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT PROTECTION. 20A, 125V. MOUNT 18" AFF, UON.
- $_{WP}$ — WEATHER PROOF DUPLEX CONVENIENCE RECEPTACLE WITH INTERNAL GROUND FAULT PROTECTION. 20A, 125V.MOUNT 18" AFF, UON.
- $_{TV}$ — DUPLEX CONVENIENCE RECEPTACLE FOR TV. MOUNT 72" AFF, UON.
- RECEPTACLE AS NOTED ABOVE BUT, MOUNT 48" AFF OR 6" ABOVE BACKSPLASH OF COUNTER TOP WHERE COUNTER IS INDICATED.
- SPECIAL PURPOSE RECEPTACLE, AS NOTED.
- DRYER RECEPTACLE. 30A. 3POLE, 4WIRE, 125/250V. MOUNT 18" AFF, UON.
- TELEPHONE/DATA OUTLET, MOUNT 18" AFF, UON. SEE DETAIL THIS SHEET. PROVIDE CAT 6 CABLE FROM OUTLET TO TELE/DATA CLOSET. PROVIDE MIN OF 8' OF SLACK CABLE AND TAG FOR CONNECT BY OWNER'S VENDOR. COORDINATE CABLE AND OUTLET REQUIREMENTS WITH OWNER.
- CABLE TELEVISION OUTLET, MOUNT 72" AFF (COMMON AREAS) AND 18" AFF (RESIDENT ROOMS), UON. PROVIDE COAXIAL CABLE, SPLITTERS AND ALL MATERIALS AS REQUIRED FOR FOR CABLE TV. COORDINATE WITH CABLE TV COMPANY FOR EXACT LOCATION OF DEMARK.
- (E) — EQUIPMENT CONNECTION AS NOTED.
- (M) — MOTOR CONNECTION AS INDICATED.
- (J) — JUNCTION BOX AND COVER PLATE FOR SERVICE AS INDICATED.

- 2P 60/40 — DISCONNECT SWITCH. 3P = NO. OF POLES, 60 = SWITCH RATING, 40 = FUSE RATING (NF INDICATES NON-FUSIBLE).
- PANELBOARD – 208/120V
- OR — BRANCH CIRCUIT OR FEEDER WIRING IN CONDUIT. NO TICK MARKS INDICATE 2 #12 CONDUCTORS & 1 #12 GND. IN 1/2" CONDUIT UON. TICK MARKS, WHEN SHOWN, INDICATE NUMBER OF #12 CONDUCTORS IF OTHER THAN THREE; (—A—) INDICATES GROUND. CONDUIT LARGER THAN 1/2" & WIRE LARGER THAN #12 SHALL BE AS INDICATED. ROUTE CONDUIT CONCEALED, UON.
- A–1 — HOMERUNS TO PANEL. PANEL & CIRCUIT DESIGNATIONS AS INDICATED.
- 1 — SHEET NOTE REFERENCE NUMBER.
- 1 — DEMOLITION SHEET NOTE REFERENCE NUMBER.
- F — FIRE ALARM PULL STATION, MOUNT 48" AFF, UON. WP INDICATES WEATHER PROOF, IF USED.
- FAV — FIRE ALARM STROBE/HORN, MOUNT 6" BELOW CEILING OR 80" AFF, WHICHEVER IS LOWER, UON.
- FV — FIRE ALARM SYSTEM STROBE, CEILING MOUNTED, UON.
- FS — FIRE ALARM SYSTEM SMOKE DETECTOR. MOUNT ON CEILING, UON.
- FSD — FIRE ALARM SYSTEM SMOKE DETECTOR WITH SOUNDER BASE. MOUNT ON CEILING, UON.
- FD — FIRE ALARM SYSTEM SMOKE DUCT DETECTOR.
- FVT — FIRE ALARM SYSTEM VALVE TAMPER INDICATOR.



TYPICAL TELEPHONE/DATA OUTLET CONDUIT RISER DIAGRAM

NOT TO SCALE

GENERAL NOTES

1. CONDUIT SHALL BE 1/2" MINIMUM. THE USE OF METAL-CLAD CABLE (MC) IS ACCEPTABLE, WHERE USED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
2. FOR EXISTING CONDITIONS WHERE EXISTING BOND BEAMS ARE PRESENT, PROVIDE SURFACE MOUNTED CONDUIT. COORDINATE WITH ARCHITECT/ENGINEER.
3. CONDUIT ROUTINGS SHALL NOT INTERFERE WITH NEW OR EXISTING EQUIPMENT, PIPING, OR CONDUIT AND SHALL NOT OBSTRUCT ACCESS TO EQUIPMENT.
4. A SEPARATE EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED WITH BRANCH CIRCUITS. THE EQUIPMENT GROUND CONDUCTOR SHALL BE CONNECTED TO ALL DEVICES SUCH THAT REMOVAL OF ANY DEVICE CANNOT INTERRUPT THE CONTINUITY OF THE GROUNDING CONDUCTOR TO AND FROM OTHER DEVICES.
5. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND LOAD OF ALL EQUIPMENT BEING FURNISHED BY THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR, OWNER OR OTHERS BEFORE ROUGHING IN OF ANY CONDUIT. THE NAMEPLATE DATA SHALL SUPERCEDE THE DRAWINGS. THE SIZE OF STARTERS, CIRCUITRY, PROTECTIVE DEVICES, AND ACCESSORIES SHALL BE ADJUSTED ACCORDINGLY AT NO ADDITIONAL COST TO THE OWNER.
6. EQUIPMENT INFORMATION SHOWN IS THE BASIS OF OUR DESIGN. FRACTIONAL HORSEPOWER RATINGS ¼ OR LESS ARE NOT SHOWN.
7. WIRE AND CONDUIT FOR EQUIPMENT AND MOTOR LOADS SHALL BE CONTINUOUS IN SIZE AND COUNT FROM THE SOURCE TO THE FINAL CONNECTION. SIZE AND COUNT SHALL BE AS INDICATED ON THE CIRCUIT HOMERUN, UNLESS OTHERWISE NOTED.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING, CONDUIT, AND ASSOCIATED APPURTENANCE FOR EQUIPMENT PROVIDED BY THE OTHERS, UNLESS OTHERWISE NOTED.
9. OUTLET BOXES SHALL NOT BE INSTALLED BACK TO BACK IN ANY WALL. THRU THE WALL BOXES SHALL NOT BE INSTALLED.
10. SEE ARCHITECTURAL REFLECTED CEILING PLAN(s) FOR CEILING TYPES AND EXACT LOCATION OF LIGHTING FIXTURES.
11. MOUNTING HEIGHTS OF LIGHTING FIXTURES ARE AS SCHEDULED OR INDICATED ON DRAWINGS. WHERE JOB CONDITIONS REQUIRE MOUNTING HEIGHTS DIFFERENT FROM THOSE SHOWN (SPECIFICALLY IN MECHANICAL ROOMS AND PLATFORM AREAS) TO AVOID PIPES, EQUIPMENT, STRUCTURAL FEATURES, DUCTWORK, ETC. SUCH CHANGES IN MOUNTING HEIGHT SHALL BE AS DIRECTED OR REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
12. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF LIGHTING FIXTURES AND DEVICES WITH OTHER CONTRACTORS WHO'S WORK IT WILL AFFECT. ANY WORK REQUIRED BY OTHER CONTRACTORS DIRECTLY RELATED TO THE WORK TO BE PERFORMED BY THE ELECTRICAL CONTRACTOR SHALL BE COORDINATED BEFORE WORK COMMENCES. THE ELECTRICAL CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR THE WORK PERFORMED.
13. MOUNTING HEIGHTS SHALL BE TO THE CENTER OF THE DEVICE INDICATED, UNLESS OTHERWISE NOTED. MOUNTING HEIGHTS OF DEVICES SHALL BE INSTALLED PER THE DRAWINGS AND IN COMPLIANCE WITH AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS AND THE NATIONAL ELECTRICAL CODE (NEC).
14. THE SUFFIX UPPER CASE LETTERS (SC) AFTER A BRANCH CIRCUIT HOMERUN DESIGNATION INDICATES A SPLIT CIRCUIT. WHICH MEANS IT HAS MULTIPLE HOMERUN DESIGNATIONS. THE ELECTRICAL CONTRACTOR SHALL INSTALL ONLY ONE CONDUCTOR PER CIRCUIT BREAKER POLE. SPLICES NECESSARY TO COMPLY WITH THIS REQUIREMENT SHALL BE MADE IN A SEPARATE SPLICE BOX OUTSIDE THE PANELBOARD ENCLOSURE.
15. UNLESS SPECIFICALLY NOTED TO BE EXISTING, ALL WORK AND MATERIAL SHOWN ARE NEW AND SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. WHEREVER A NEW TO EXISTING CONNECTION IS REQUIRED, PROVIDE EXTENSION RINGS, SPLICES, CONDUIT FITTINGS, AND MISCELLANEOUS APPURTENANCES. PERFORM ALL CUTTING AND PATCHING AS NECESSARY TO EFFECT AND MAKE THE CONNECTIONS.
16. PROVIDE OUTLET BOXES AND 3/4" EMPTY CONDUIT FOR ALL COMMUNICATIONS, DATA AND TELEPHONE DEVICES.
17. COMMUNICATIONS OUTLETS CONDUITS SHALL HAVE NO MORE THAN TWO 90 DEGREE BENDS WITHOUT A PULL BOX, WHERE APPLICABLE. COORDINATE LOCATIONS OF PULL BOXES WITH THE ENGINEER/ARCHITECT. PROVIDE PATHWAYS THRU WALLS AS REQUIRED FOR COMMUNICATIONS. PENETRATIONS THRU WALLS SHALL MEET OR EXCEED THE RATING OF THE WALL.
18. VERIFY EXACT LOCATION WITH ARCHITECT OF ALL FLOOR AND COUNTER MOUNTED OUTLETS BEFORE ROUGHING-IN OF ANY CONDUITS.
19. ALL EMPTY CONDUITS SHALL HAVE A PULL STRING INSTALLED.
20. THE CONTRACTOR SHALL CLOSELY STUDY THE CONSTRUCTION SEQUENCE PLAN AND NOTES AS OUTLINED. SLIGHT DEVIATIONS FROM CONFINED WORK SPACES MAY BE NECESSARY TO FULLY COMPLETE A CONSTRUCTION AREA AS OUTLINED ON THAT SHEET. THE DEVIATIONS SHALL BE HELD TO A MINIMUM AND SHALL BE FULLY COORDINATED WITH THE OWNER. ALL SUCH DEVIATIONS SHALL BE MADE WITH NO ADDITIONAL COST TO THE OWNER.
21. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL MEET OR EXCEED THE RATING OF THE ASSEMBLIES BEING PENETRATED. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN ACCORDANCE WITH UNDERWRITERS LABORATORIES 1479, AND THE NATIONAL ELECTRICAL CODE.
22. PROVIDE A "WARNING ARC FLASH HAZARD" SIGN ON ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC SECTION 110.16 FLASH PROTECTION.

PLAN COORDINATION NOTE

CONTRACTORS AND SUBCONTRACTORS TO REVIEW ALL PLANS IN THEIR ENTIRETY AND COORDINATE WORK. SOME MINOR P.M.E. WORK MAY BE SHOWN ON ARCHITECTURAL PLANS AND SPECIFICATION SHEETS. FAILURE TO REVIEW PLANS / SPECIFICATIONS IN THEIR ENTIRETY IS AT CONTRACTORS OWN RISK.

TECHNOLOGY SHEET NOTE

OWNER TO PROVIDED TECHNOLOGY SHEETS FOR ADDITIONAL INFORMATION AND RESPONSIBILITIES REGARDING: NURSE CALL, MAGLOCKS, WIFI, CABLE TV, AND TELEPHONE SYSTEMS.

GENERAL PROJECT NOTES

1. ALL TRADES TO FIRE CAULK, WEATHERPROOF, AND DRAFT STOP, FIRE DAMPERS, SMOKE DAMPERS, ETC... OF ITS OWN PENETRATIONS OF RATED AND NON-RATED ASSEMBLIES, AS REQUIRED BY CODE.
2. NO PENETRATION OF LOAD BEARING STUDS, BEAMS OR TRUSSES WITHOUT PERMISSION FROM STRUCTURAL ENGINEER.
3. ALL TRADES TO CLEAN UP AFTER THEMSELVES AND REMOVE ALL TRASH AND DEBRIS ON A DAILY BASIS INTO A DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.
4. ALL TRADES TO SEND KNOWLEDGEABLE STAFF / SITE MANAGER ATTEND ALL PROJECT MANAGEMENT MEETINGS REQUESTED BY THE GENERAL CONTRACTOR OR ARCHITECT.
5. ALL TRADES TO REVIEW ENTIRE SET OF PLANS TO INCLUDE CIVIL, AND ARCHITECTURAL SPECIFICATION SHEETS FOR OTHER WORK REQUIRED.
6. ALL ATTIC LOCATED ITEM LOCATIONS (IE: HVAC UNITS, HWH'S,) ARE TO BE ORIENTED AND HELD TIGHT TO SIDE OF CATWALK TO ALLOW FOR MAXIMUM PASSAGEWAY ALLOWED. COORDINATE PLACEMENT OF ITEMS WITH GENERAL CONTRACTOR PRIOR TO SETTING ITEM OR UNIT.
7. FIRE PROTECTION, DUCTWORK, AND WATER PIPING TO BE HELD TIGHT TO TOP OF TRUSS BOTTOM CHORD AND PASS BELOW CATWALK OR 7' ABOVE CATWALK. COORDINATE ANY VARIATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION. AVOID RUNNING DUCTWORK ON CATWALK – USE SPACE BELOW CATWALK AND TRUSS SPACE AS NECESSARY.
8. EACH TRADE MAY PURCHASE ITEMS IN ADVANCE AND STORE THEM / TRANSPORT / UNLOAD AT THEIR OWN EXPENSE TO THE SITE. ON-SITE STORAGE IS NOT OFFERED BY OWNER OR GENERAL CONTRACTOR.
9. ALL TRADE BOX ROUGH IN'S FOR ELECTRICAL DEVICES, OVER VANITY LIGHTS, DATA, TELEPHONE, THERMOSTAT, CABLE, OUTLETS, ETC. TO BE APPROVED BY ARCHITECT PRIOR TO INSTALL. VERIFY ALL LOCATIONS OF ITEMS PRIOR TO INSTALL VIA WALK THRU AND MARKING OF AREAS.

GENERAL DEMOLITION NOTES

1. DRAWINGS ARE BASED ON NON-DESTRUCTIVE FIELD INVESTIGATION.
2. THE CONTRACTOR SHALL VISIT THE EXISTING BUILDING AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL EXAMINE RELATED DRAWINGS TO AVOID CONFLICTS.
3. PROVIDE ELECTRICAL DEMOLITION WORK AS INDICATED AND AS NECESSARY TO INSTALL NEW WORK.
4. MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN OR PORTIONS THEREOF AFFECTED BY NEW WORK.
5. MATERIAL BEING REMOVED UNDER DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL EXERCISE CARE IN REMOVING DEMOLITION ITEMS AND SHALL REPAIR OR REPLACE AT HIS COST ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND EQUIPMENT TO REMAIN.
7. EXISTING CONDUITS SHALL BE REMOVED WHERE THEY WILL BE EXPOSED AFTER COMPLETION OF CONSTRUCTION AND REMOVED IN CEILING PLENUMS AND WALLS. OTHERS MAY BE ABANDONED BELOW FLOOR SLABS. CONTRACTOR SHALL REMOVE ALL WIRING FROM ABANDONED CONDUITS. CUT-OFF ABANDONED CONDUITS 2" BELOW FLOOR AND GROUT FLUSH WITH NON-CONTRACTING GROUT.
8. CONTRACTOR SHALL REMOVE STARTERS, DISCONNECT SWITCHES AND ASSOCIATED WIRE AND CONDUIT FOR EQUIPMENT TO BE REMOVED BY OTHERS.
9. DEVICES TO BE REMOVED SHALL HAVE JUNCTION BOXES, WIRE, CONDUIT AND ALL ASSOCIATED APPURTENANCES REMOVED BACK TO PANELBOARD, UON.

ELECTRICAL SPECIFICATIONS

1.0 GENERAL

WORK INCLUDES FURNISHING AND INSTALLING COMPLETE WORKING SYSTEMS, TESTED READY FOR OPERATION, COMPLETE WITH LABOR, MATERIALS, APPARATUS, TRANSPORTATION AND TOOLS REQUIRED FOR THE INSTALLATION IN CONFORMANCE WITH DRAWINGS AND SPECIFICATIONS, AND IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION. PROVIDE A TEMPORARY SERVICE FOR THE USE OF ALL TRADES DURING CONSTRUCTION, AS REQUIRED BY THE GENERAL CONTRACTOR. PROVIDE A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM FOR LIGHT AND POWER, FROM POINT OF SERVICE THROUGH DISTRIBUTION SYSTEM TO PANELS AND ALL OUTLETS AND DEVICES AS INDICATED ON THE DRAWINGS. CONNECTION OF ALL MOTORS, STARTERS, CONTROLS, PILOT DEVICES OR DISCONNECTS. WHETHER FURNISHED BY THIS CONTRACTOR, OWNER, OTHER SUBCONTRACTOR OR OTHER PARTIES SUCH AS EQUIPMENT SUPPLIERS. PROVIDE ALL NECESSARY DISCONNECT SWITCHES, JUNCTION BOXES, CONDUCTS AND WIRING, INCIDENTAL AND INCIDENTAL WORK NECESSARY TO MAKE FOR A COMPLETE WORKING INSTALLATION OF THEIR ELECTRICALLY DRIVEN EQUIPMENT. FURNISH, INSTALL AND LAMP, ALL LIGHTING FIXTURES AS SCHEDULED ON THE DRAWINGS AND IN ACCORDANCE WITH ARCHITECTURAL DETAILS. CONNECTING OF ALL AIR CONDITIONING, HEATING, PLUMBING VENTILATION AND EXHAUST FAN CONTROLS AS SPECIFICALLY CALLED FOR ON THE AIR CONDITIONING AND MECHANICAL DRAWINGS AND APPLICABLE SPECIFICATIONS. PROVIDE ALL EMERGENCY WIRING AS REQUIRED. PROVIDE AND INSTALL ALL AUXILIARY AND COMMUNICATION SYSTEMS AS INDICATED ON THE DRAWINGS. ALL WORK PERFORMED AND ALL MATERIAL INSTALLED UNDER THIS DIVISION SHALL CONFORM TO THE 2021 EDITION OF VIRGINIA CONSTRUCTION CODE INCLUDING THE 2020 EDITION OF NFPA NO. 70 (NATIONAL ELECTRICAL CODE) AND OTHER APPLICABLE STANDARDS OF THE NFPA AS ALL LAWS AND ORDINANCES AND ALL LOCAL ELECTRICAL AUTHORITIES. PROCURE AND PAY FOR ALL LICENSES, PERMITS, FEES, ETC., NECESSARY TO INSTALL AND COMPLETE THE WORK. THE ELECTRICAL CONTRACTOR SHALL GIVE ALL REQUIRED NOTICES, OBTAIN AND PAY ALL DEPOSITS AND FEES NECESSARY FOR THE INSTALLATION, TESTS AND INSPECTION OF ALL WORK PROVIDED UNDER THIS SPECIFICATION. THESE TESTS SHALL BE CONDUCTED IN THE PRESENCE OF THE ARCHITECT/ENGINEER. 72 HOUR NOTICE SHALL BE GIVEN THE ARCHITECT/ENGINEER PRIOR ANY TESTING. THE WORDS "PROVIDE" SHALL MEAN FURNISH AND INSTALL, COMPLETE AND READY FOR USE; "FURNISH" SHALL MEAN SUPPLY AND DELIVER TO THE JOB SITE; AND "INSTALL" SHALL MEAN INSTALL COMPLETE AND READY FOR USE. THE ELECTRICAL CONTRACTOR MUST COOPERATE COMPLETELY AND COORDINATE WORK WITH THE CONTRACTOR AND OTHER TRADES PROVIDING EQUIPMENT FOR THE PROJECT.

INTENT OF DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT AND SPECIALTIES, AND NOT NECESSARILY SHOWING ALL REQUIRED OFFSETS, ETC. CAREFULLY STUDY THE VARIOUS RUNS OF CONDUIT AND MAKE SUCH ADJUSTMENTS IN EXACT ROUTING AS MAY BE NECESSARY TO FIT CONDUITS INTO SPACE AVAILABLE AND TO AVOID CONFLICT WITH OTHER TRADES. ARRANGE EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE AND AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE. DUE TO THE SMALL SCALE OF THE DRAWINGS, AND TO UNFORESEEN JOB CONDITIONS, REQUIRED OFFSETS AND FITTINGS MAY NOT BE SHOWN BUT SHALL BE PROVIDED AT NO CHANGE IN CONTRACT PRICE. MAKE NO SUCH DEPARTURES TO THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.

SUBMITTALS: SUBMIT A DIGITAL COPY (VIA EMAIL) OF SHOP DRAWINGS OF PRODUCTS SCHEDULED FOR INSTALLATION FOR ENGINEER REVIEW. DO NOT ORDER EQUIPMENT OR INSTALL EQUIPMENT BEFORE RECEIVING SHOP DRAWINGS REVIEWED BY THE ENGINEER.

WORKMANSHIP AND MATERIALS: ALL MATERIALS SHALL BE NEW AND WORKMANSHIP OF FIRST QUALITY. ALL LABOR SHALL BE EXECUTED IN A NEAT, WORKMANLIKE MANNER AND SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. DEFECTIVE EQUIPMENT OR EQUIPMENT DAMAGED IN THE COURSE OF INSTALLATION OR TESTING SHALL BE REPLACED OR REPAIRED IN A MANNER MEETING THE APPROVAL OF THE ARCHITECT/ENGINEER. ALL CUTTING AND PATCHING SHALL BE PAID FOR BY THE ELECTRICAL CONTRACTOR BUT PERFORMED BY THE CONTRACTOR WHOSE WORK IS CUT OR PATCHED. WORKMEN SKILLED IN THIS TYPE OF WORK SHALL PERFORM CUTTING, PATCHING AND FINISHING. ALL PATCHING SHALL BE DONE UTILIZING MATERIALS OF THE SAME QUALITY AND TEXTURE AS THE ADJACENT UNDISTURBED AREAS. ALL FINISHING SHALL MATCH THE UNDISTURBED ADJACENT AREAS. NO CUTTING SHALL BE DONE WHICH MAY AFFECT THE BUILDING STRUCTURALLY OR ARCHITECTURALLY WITHOUT FIRST CONSULTING WITH THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL NOT ALLOW WASTE OR RUBBISH CAUSED BY HIS EMPLOYEES TO ACCUMULATE IN OR ABOUT THE PREMISES, BUT SHALL REMOVE IT. AT THE COMPLETION OF THE WORK HE SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING AND SHALL LEAVE HIS WORK THOROUGHLY CLEANED AND READY FOR USE.

STORE NEW PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE. STORE NEW PRODUCTS IN A MANNER TO PREVENT DAMAGE DUE TO THE ELEMENTS. MATERIALS STORED AT THE PROJECT SITE WHICH BECOME SOILED WITH CONSTRUCTION DIRT, CONCRETE OR EARTHWORK SHALL BE WASHED, CLEANED AND DRIED OR REMOVED FROM THE PROJECT SITE AND REPLACED WITH NEW. DO NOT INSTALL SOILED MATERIAL. CLEAN AND WIPE THE INTERIOR OF CONDUIT, PULLBOXES, AND PANELBOARD BACK BOXES, SOILED BY MASONRY TRADES, BEFORE PROCEEDING WITH WIRING. DO NOT INSTALL DAMAGED, BROKEN OR MARRED MATERIAL OR PRODUCTS, REPLACE WITH NEW, UNLESS OTHERWISE NOTED. ON LONG DELIVERY ITEMS WHICH ARE DAMAGED IN SHIPPING OR STORAGE, FIELD REPAIR MAY BE AUTHORIZED INSTEAD OF REPLACEMENT. REPAIR AUTHORIZATION SHALL BE WRITTEN.

2.0 PRODUCTS

IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH QUALITY STANDARDS FOR ALL MATERIAL AND EQUIPMENT INCORPORATED IN THE ELECTRICAL WORK. ALL MATERIALS AND EQUIPMENT INSTALLED HEREUNDER SHALL BE NEW. PROPER CARE SHALL BE EXERCISED IN HANDLING ALL MATERIALS AND EQUIPMENT HEREIN SPECIFIED SO AS NOT TO INJURE OR MAR FINISHED SURFACES AND TO INSURE THAT THE WORK IS ACCEPTABLE IN EVERY RESPECT UPON COMPLETION. PROVIDE PRODUCTS AS SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL. THE INSTALLATION SHALL BE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ENGINEER. THE INSTALLATION SHALL BE ACCOMPLISHED BY WORKMEN SKILLED IN THEIR RESPECTIVE TRADES. PROVIDE ALL NECESSARY ACCESSORIES AND APPURTENANCES REQUIRED FOR A COMPLETE INSTALLATION EVEN IF NOT CALLED OUT SPECIFICALLY ON THE DRAWINGS OR INDICATED HEREIN.

CONDUCTORS AND CABLES: WIRE SHALL BE COPPER 600 VOLTS MINIMUM AWG #12, TYPE THW, THWN, THHN, OR XHHW AS APPLICABLE. THE AMPACITY OF THE CONDUCTORS RATED 100 AMPS OR LESS SHALL BE DETERMINED BASED ON THE 60°C (140°F) AMPACITY OF THE CONDUCTOR SIZE USED AS PER NEC 110.14(C)(1)(b). ALL WIRING SHALL BE IN CONDUIT, MINIMUM SIZE ONE-HALF INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC. MULTICONDUCTOR CABLE: METAL-CLAD CABLE, TYPE MCAP, INTERLOCKED AMOR GROND TYPE MC CALBE EQUAL TO SOUTHWIRE MCAP. METAL CLAD CABLE IN PATIENT CARE AND EXAM AREAS SHALL TYPE HCF MCAP, INTERLOCKED AMOR GROND TYPE MC CALBE EQUAL TO SOUTHWIRE HCF MCAP. PROVIDE FITTINGS AND BOXES COMPATIBLE WITH MCAP AND HCF MCAP CABLE SYSTEMS.

RACEWAYS: RIGID STEEL CONDUIT: ANSI C80.1, IMC: ANSI C80.6, EMT AND FITTINGS: ANSI C80.3. FITTINGS SHALL BE COMPRESSION TYPE. PROVIDE RAIN TIGHT IN EXTERIOR APPLICATIONS. RIGID NONMETALLIC CONDUIT PVC TYPE, NEMA TC 2, SCHEDULE 40 PVC. FITTINGS: NEMA TC 3; MATCH TO CONDUIT TYPE AND MATERIAL. METAL WIREWAYS – SHEET METAL SIZED AS INDICATED, NEMA 3R. WIREWAY COVERS SHALL BE FLANGED-AND-GASKETED TYPE.

BOXES: SHEET METAL OUTLET AND DEVICE BOXES: NEMA OS 1, CAST-METAL OUTLET AND DEVICE BOXES: NEMA FB 1, TYPE FD, WITH GASKETED COVER.

FINISH: FOR RACEWAY, ENCLOSURE OR CABINET COMPONENTS PROVIDE MANUFACTURER'S STANDARD PRIME-COAT FINISH READY FOR FIELD PAINTING

TOGGLE SWITCHES: NEMA WD 1, UL 20, TOTALLY ENCLOSED WITH BODIES OF THERMOPLASTIC AND/OR THERMOSET PLASTIC AND MOUNTING STRAP WITH GROUNDING SCREW. HANDLES SHALL BE WHITE THERMOPLASTIC. WIRING TERMINALS SHALL BE SCREW-TYPE, SIDE-WIRED. CONTACTS SHALL BE SILVER-CADMIUM AND CONTACT ARM SHALL BE ONE-PIECE COPPER ALLOY. SWITCHES SHALL BE RATED QUIET-TYPE AC ONLY, 120/277 VOLTS, WITH CURRENT RATING AND NUMBER OF POLES INDICATED.

RECEPTACLES: UL 498, GENERAL-DUTY, TAMPER RESISTANT GROUNDING-TYPE, RATINGS AND CONFIGURATIONS SHALL BE AS INDICATED. BODIES SHALL BE OF WHITE AS PER NEMA WD 1. FACE AND BODY SHALL BE THERMOPLASTIC SUPPORTED ON A METAL MOUNTING STRAP. DIMENSIONAL REQUIREMENTS SHALL BE PER NEMA WD 6. PROVIDE SCREW-TYPE, SIDE-WIRED WIRING TERMINALS. CONNECT GROUNDING POLE TO MOUNTING STRAP. DRYER RECEPTACLES – NEMA 14-30 CONFIGURATION, FLUSH MOUNTED, RATED 30 AMPERES, 125/250 VOLTS.

GROUND-FAULT CIRCUIT INTERRUPTER RECEPTACLES: UL 943, GENERAL-DUTY, TAMPER RESISTANT TYPE. DEVICE SHALL BE CAPABLE OF DETECTING CURRENT LEAK OF 6 MILLIAMPERES OR GREATER AND TRIPPING PER REQUIREMENTS OF UL 943 FOR CLASS A GFCI DEVICES. PROVIDE SCREW-TYPE, SIDE-WIRED WIRING TERMINALS OR PRE-WIRED (PIGTAIL) LEADS.

WIRING DEVICE PLATES: PROVIDE UL LISTED, ONE-PIECE DEVICE PLATES FOR OUTLETS TO SUIT THE DEVICES INSTALLED. PLATES ON FINISHED WALLS SHALL BE NYLON OR LEXAN, MINIMUM 0.03 INCH WALL THICKNESS. PLATES SHALL BE SAME COLOR AS RECEPTACLE OR TOGGLE SWITCH WITH WHICH THEY ARE MOUNTED. SCREWS SHALL BE MACHINE-TYPE WITH COUNTERSUNK HEADS OF COLOR TO MATCH FINISH OF PLATE. SECTIONAL TYPE DEVICE PLATES WILL NOT BE PERMITTED. PLATES INSTALLED IN WET LOCATIONS SHALL BE GASKETED AND UL LISTED FOR "RAINTIGHT WHILE IN USE." PLATES SHALL BE ZINC-COATED SHEET STEEL IN UNFINISHED AREAS.

FIXTURES: LIGHTING FIXTURES AND OTHER EQUIPMENT SPECIFIED SHALL BE AS INDICATED ON THE DRAWINGS OR APPROVED EQUAL. THERMAL INSULATION SHALL BE INSTALLED NEAR FLUSH OR RECESSED LIGHTING FIXTURES IN ACCORDANCE WITH NEC 410-66. WHERE RECESSED FIXTURES ARE INSTALLED IN CEILINGS, THE CONTRACTOR SHALL WORK IN COOPERATION WITH THE CEILING CONTRACTOR. FIXTURES TO BE LOCATED ACCORDING TO THE REFLECTING CEILING PLAN, IF FURNISHED. DO NOT SUPPORT FIXTURES FROM ACOUSTICAL TILE. USE CEILING SUPPORT SYSTEM OR STRUCTURAL SYSTEM. PROVIDED 4 WIRES PER FIXTURE WITHIN 6 INCHES OF FIXTURE AND FIXTURE CLAMPS. FIXTURES INDICATED SHALL BE UNDERWRITER'S LABORATORIES APPROVED FOR PARTICULAR INSTALLATION. LIGHTING CONTROLS SHALL BE TESTED IN THE PRESENCE OF THE OWNER, AND INSTRUCTIONS ON SETTING SHALL BE REVIEWED. CONTRACTOR AND OWNER SHALL AGREE ON THE FINAL SETTINGS. PROVIDE A COMPLETE AND OPERABLE EXIT AND EMERGENCY LIGHTING SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY NEC, NFPA AND STATE AND LOCAL CODES.

GROUNDING: GROUND RODS – COPPER-CLAD STEEL. SIZE: 3/4 BY 120 INCHES, EQUIPMENT GROUNDING CONDUCTORS – INSULATED COPPER WITH GREEN-COLORED INSULATION, GROUNDING ELECTRODE CONDUCTORS – STRANDED COPPER CABLE, UNDERGROUND CONDUCTORS – BARE, TINNED, STRANDED, UNLESS OTHERWISE INDICATED AND BONDING JUMPER – BARE COPPER TAPE OR BRAIDED BARE COPPER CONDUCTORS.

DISCONNECT SWITCHES: NEMA KS 1. PROVIDE HEAVY DUTY-TYPE, FUSED SWITCHES SHALL UTILIZE CLASS R FUSEHOLDERS AND RK5 FUSES, UNLESS INDICATED OTHERWISE. DISCONNECT SWITCHES MOUNTED ON THE INTERIOR OF THE BUILDING SHALL BE NEMA 1, AND EXTERIOR NEMA 3R UNLESS OTHERWIS



FIRST FLOOR PLAN – DEMOLITION

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

DEMOLITION SHEET NOTES:

1. NO DEMOLITION WORK THIS AREA.
2. EXISTING POWER PANEL TO REMAIN, MODIFY PANEL SCHEDULES AS REQUIRED.
3. REMOVE EXISTING PANEL. REMOVE EXISTING BRANCH CIRCUITS AND MAIN FEEDER BACK TO SOURCE.
4. REMOVE EXISTING PANELS. MAINTAIN EXISTING FEEDER AND EXISTING BRANCH CIRCUITS TO REMAIN FOR CONNECTION TO NEW RELOCATED PANELS. SEE FIRST FLOOR PLAN – POWER SHEET E–3.1.
5. EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCH TO REMAIN, UON.
6. EXISTING CEILING FAN AND ASSOCIATED SWITCH TO REMAIN, UON.
7. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE, MAINTAIN AND REWORK EXISTING CIRCUIT FOR NEW WORK AS INDICATED ON FIRST FLOOR PLAN – LIGHTING SHEET E–2.1.
8. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCHES, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO LAST ACTIVE FIXTURE OR PANEL. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
9. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCHES, MAINTAIN AND REWORK EXISTING CIRCUIT FOR NEW WORK AS INDICATED ON PARTIAL TEMPORARY LIVING DINING – LIGHTING SHEET E–5.1.
10. EXISTING EXIT LIGHT OR EMERGENCY LIGHT TO REMAIN, UON.
11. DISCONNECT, REMOVE AND REINSTALL EXISTING EXIT LIGHTING FIXTURE, MAINTAIN AND REWORK EXISTING CIRCUIT FOR NEW WORK AS INDICATED ON FIRST FLOOR PLAN – LIGHTING SHEET E–2.1.
12. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCHES. RELOCATE ONE FIXTURE INTO UNIT TO REMAIN. MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED TO CREATE A NEW OFFICE SPACE AND AS INDICATED ON FIRST FLOOR PLAN – LIGHTING SHEET E–2.1. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
13. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURES, EXHAUST FANS, AND ASSOCIATED SWITCHES IN RESIDENTS UNIT, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO PANEL.
14. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE, CEILING FANS, EXHAUST FANS AND ASSOCIATED SWITCHES, AND ALL ASSOCIATED WIRE AND CONDUIT IN ADDITION TO BE DEMOLISHES BACK TO PANEL.
15. DISCONNECT AND REMOVE EXISTING RECEPTACLES, PTHP RECEPTACLE, AND ANY ELECTRICAL CONNECTIONS IN RESIDENTS UNIT, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO PANEL.
16. REMOVE EXISTING COMMUNICATIONS AND CABLE OUTLETS AND ASSOCIATED CABLING IN RESIDENTS UNIT.
17. DISCONNECT AND REMOVE EXISTING RECEPTACLES, ANY ELECTRICAL CONNECTIONS, AND ALL ASSOCIATED WIRE AND CONDUIT IN ADDITION TO BE DEMOLISHES BACK TO PANEL.
18. DISCONNECT AHU AND CU, ASSOCIATED SWITCHES, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO PANEL.
19. DISCONNECT WATER HEATER, ASSOCIATED SWITCH, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO PANEL.
20. DISCONNECT AND REMOVE EXISTING RECEPTACLE, AND ASSOCIATED WIRE AND CONDUIT, BACK TO LAST ACTIVE DEVICE OR PANEL. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
21. RELOCATE EXISTING GENERAC DIESEL EMERGENCY GENERATOR MODEL SD80, 80KW, 100KVA, 120/208–VOLT, 3 PHASE, 277–AMP. SEE GENERATOR RELOCATION NOTES SHEET E–6.2. TO BE COMPLETED IN PHASE 1.
22. REMOVE EXISTING 200–AMP DISCONNECT SWITCH AND ASSOCIATED WIRE AND CONDUIT BETWEEN GENERATOR AND AUTOMATIC TRANSFER SWITCH IN MAIN ELECTRICAL ROOM. SEE PARTIAL BASEMENT FLOOR PLAN SHEET E–5.1. SEE GENERATOR RELOCATION NOTES SHEET E–6.2. TO BE COMPLETED IN PHASE 1.
23. REMOVE ALL EXISTING ELEVATOR EQUIPMENT COMPLETE TO INCLUDE SHAFT LIGHTING AND RECEPTACLES AND ASSOCIATED WIRE AND CONDUIT BACK TO MAIN SWITCHBOARD IN MAIN ELECTRICAL ROOM. SEE PARTIAL BASEMENT FLOOR PLAN SHEET E–5.1.
24. REMOVE EXISTING COMMUNICATION OUTLET OR CABLE OUTLET, MAINTAIN ASSOCIATED CABLING FOR FINAL PHASE RESIDENT ROOM REVERT BACK AS INDICATED ON FIRST FLOOR PLAN – POWER SHEET E–3.1.
25. DISCONNECT, REMOVE AND REINSTALL EXISTING EXIT LIGHTING FIXTURE, CONNECT TO NEW CIRCUIT AS INDICATED ON FIRST FLOOR PLAN – LIGHTING SHEET E–2.1. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
26. EXISTING ELECTRICAL SERVICE METER TO REMAIN.
27. DISCONNECT AND REMOVE EXISTING LIGHTING SWITCHES AND ASSOCIATED SWITCH LEG BACK TO FIXTURES. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT AND AS INDICATED ON FIRST FLOOR PLAN – LIGHTING SHEET E–2.1.
28. EXISTING RECEPTACLE TO REMAIN, UON.
29. REMOVE EXISTING CABLE OUTLET AND ASSOCIATED CABLING.
30. RELOCATE EXISTING RECEPTACLES FOR AS REQUIRED FOR NEW PTAC UNIT AS INDICATED ON PARTIAL TEMPORARY LIVING DINING – POWER SHEET E–5.1. PROVIDE NEW WHITE RECEPTACLE AND PLATE.
31. RELOCATE EXISTING PTAC RECEPTACLE FOR NEW WALL MODIFICATIONS AS INDICATED ON FIRST FLOOR PLAN – POWER SHEET E–3.1.
32. DISCONNECT EXISTING SPLIT SYSTEM 5–TON OUTDOOR CONDENSING UNIT ASSOCIATED WITH DINING ROOM AHU. MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED TO FOR NEW OUTDOOR UNIT AS INDICATED ON FIRST FLOOR PLAN – POWER SHEET E–3.1.
33. EXISTING SPLIT SYSTEM AIR HANDLING UNIT, COORDINATE ELECTRICAL WORK ASSOCIATED WITH REPLACEMENT OF OUTDOOR UNIT.
34. DISCONNECT AND REMOVE EXISTING DRYER RECEPTACLE, AND ASSOCIATED WIRE AND CONDUIT, BACK TO PANEL.

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FIRST FLOOR PLAN - DEMOLITION

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
Lic. No. 019416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
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E-1.1



DEMOLITION SHEET NOTES:

1. NO DEMOLITION WORK THIS AREA.
2. FIRE ALARM PANEL, ANNUNCIATOR PANEL AND EQUIPMENT TO REMAIN.
3. EXISTING FIRE ALARM DEVICE TO REMAIN.
4. REMOVE AND REINSTALL EXISTING FIRE ALARM SMOKE DETECTOR ON NEW CEILING, MAINTAIN AND REWORK EXISTING FIRE ALARM CIRCUIT AS REQUIRED.
5. REMOVE AND REINSTALL EXISTING SPEAKER ON NEW CEILING, MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED.
6. REMOVE AND REINSTALL EXISTING CAMERA ON NEW CEILING, MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED.
7. REMOVE AND REINSTALL EXISTING WHFI DEVICE ON NEW CEILING, MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED.
8. REMOVE ALL FIRE ALARM DEVICES LOCATED IN THE ELEVATOR EQUIPMENT ROOM AND SHAFT AND ASSOCIATED WITH THE ELEVATOR TO BE DEMOLISHED.
9. RELOCATE EXISTING FIRE ALARM DEVICE AS INDICATED ON FIRST FLOOR PLAN – FIRE ALARM ON SHEET E–4.1. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. IF DEVICE IS NOT RELOCATED TURN OVER TO OWNER.
10. RELOCATE EXISTING FIRE ALARM DEVICE IN ADDITION TO BE DEMOLISHED AS INDICATED ON FIRST FLOOR PLAN – FIRE ALARM ON SHEET E–4.1. IF DEVICE IS NOT RELOCATED TURN OVER TO OWNER.
11. RELOCATE EXISTING CAMERA AS INDICATED ON FIRST FLOOR PLAN – POWER ON SHEET E–3.1. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED.
12. EXISTING MAG LOCK KEY PAD AND DOOR CONTROL DEVICES TO REMAIN.
13. EXISTING MAGLOCK AND KEYPAD LOCATION TO BE REMOVED. DISCONNECT AND REMOVE EXISTING RECEPTACLE AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO LAST ACTIVE RECEPTACLE OR PANEL. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT. COORDINATE MAGLOCK REQUIREMENTS WITH MAGLOCK VENDER.
14. DISCONNECT AND REMOVE NURSE PULLCORD CALL STATION AND ASSOCIATED CABLING AND CONDUIT. CONTRACTOR TO VERIFY QUANTITY OF DEVICES IN UNIT.
15. REMOVE EXISTING FIRE ALARM SMOKE DETECTOR, MAINTAIN AND REWORK FIRE ALARM CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
16. RELOCATE EXISTING SMOKE DETECTOR AS REQUIRED TO CREATE A NEW OFFICE SPACE. MAINTAIN AND REWORK FIRE ALARM CIRCUIT AS REQUIRED. SEE FIRST FLOOR PLAN – FIRE ALARM SHEET E–4.1. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
17. EXISTING CAMERA TO REMAIN.
18. DISCONNECT AND REMOVE NURSE PULLCORD CALL STATION AND ASSOCIATED CABLING AND CONDUIT. CONTRACTOR TO VERIFY QUANTITY OF DEVICES IN UNIT. MAINTAIN AND REINSTALL IN FINAL PHASE AS INDICATED ON FIRST FLOOR PLAN – POWER SHEET E–3.1.

FIRST FLOOR PLAN – SYSTEMS – DEMOLITION

SCALE: 1/8"=1'–0"

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FIRST FLOOR PLAN - SYSTEMS - DEMOLITION

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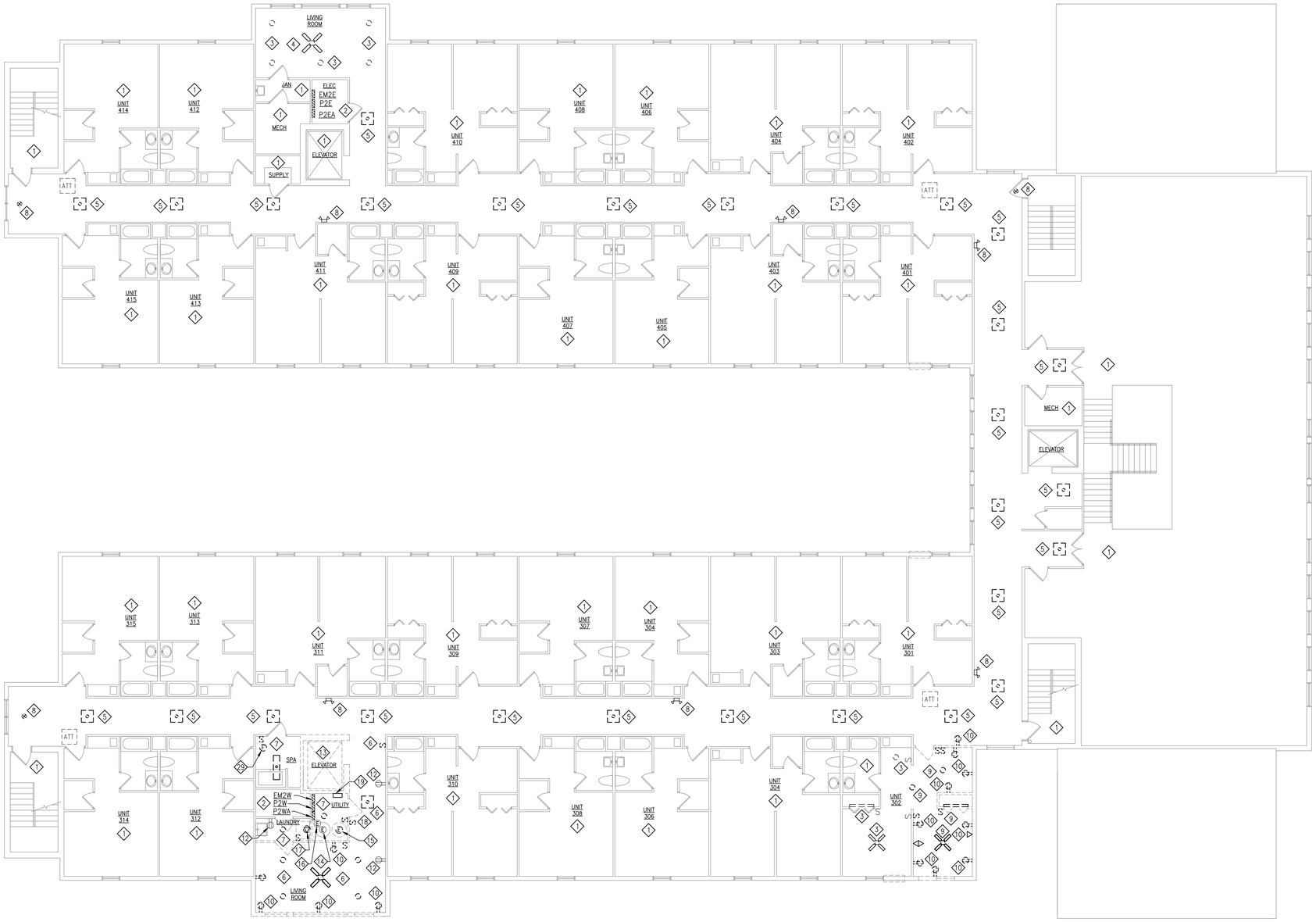
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COMMONWEALTH OF VIRGINIA
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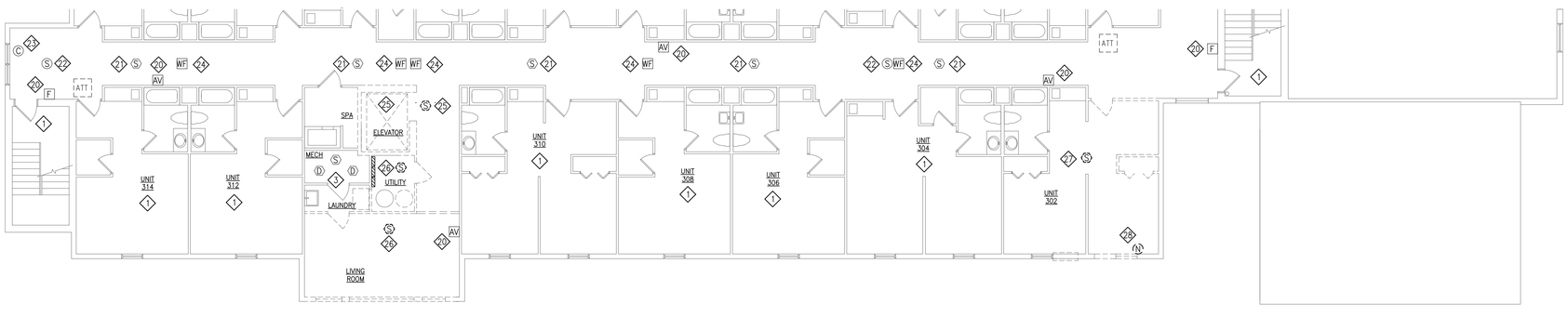
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E-1.2



SECOND FLOOR PLAN – DEMOLITION

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



PARTIAL SECOND FLOOR PLAN – SYSTEMS – DEMOLITION

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

DEMOLITION SHEET NOTES:

1. NO DEMOLITION WORK THIS AREA.
2. EXISTING POWER PANEL TO REMAIN, MODIFY PANEL SCHEDULES AS REQUIRED.
3. EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCH TO REMAIN, UON.
4. EXISTING CEILING FAN AND ASSOCIATED SWITCH TO REMAIN, UON.
5. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE, MAINTAIN AND REWORK EXISTING CIRCUIT FOR NEW WORK AS INDICATED ON SECOND FLOOR PLAN – LIGHTING SHEET E–2.2.
6. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURES, CEILING FAN, ASSOCIATED SWITCH, AND ALL ASSOCIATED WIRE AND CONDUIT BACK TO LAST ACTIVE FIXTURE. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
7. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE, ASSOCIATED SWITCH AND ASSOCIATED WIRE AND CONDUIT. MAINTAIN EXISTING HOMERUN FOR NEW WORK AS INDICATED ON SECOND FLOOR PLAN – LIGHTING ON SHEET E–2.2. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
8. EXISTING EXIT LIGHT OR EMERGENCY LIGHT TO REMAIN, UON.
9. DISCONNECT AND REMOVE EXISTING LIGHTING FIXTURE AND ASSOCIATED SWITCHES. RELOCATE ONE FIXTURE INTO MODIFIED UNIT TO REMAIN. MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED FOR MODIFIED UNIT AND TO CREATE A NEW HALLWAY SPACE AND AS INDICATED ON SECOND FLOOR PLAN – LIGHTING SHEET E–2.2. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
10. DISCONNECT AND REMOVE EXISTING RECEPTACLE, AND ASSOCIATED WIRE AND CONDUIT, BACK TO LAST ACTIVE DEVICE OR PANEL. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
11. NOTE USED
12. EXISTING RECEPTACLE TO REMAIN.
13. REMOVE ALL EXISTING ELEVATOR EQUIPMENT COMPLETE TO INCLUDE SHAFT LIGHTING AND RECEPTACLES.
14. EXISTING GAS WATER HEATER FOR DOMESTIC HOT WATER TO REMAIN.
15. DISCONNECT GAS WATER HEATER BE TO RELOCATED. MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED FOR RE–CONNECTION TO RELOCATED WATER HEATER AS INDICATED ON SECOND FLOOR PLAN – POWER SHEET E–3.2.
16. EXISTING HOT WATER RE–CIRCULATION PUMP TO REMAIN.
17. DISCONNECT AND REMOVE EXISTING DRYER RECEPTACLE, AND ASSOCIATED WIRE AND CONDUIT, BACK TO PANEL. REMOVE 30A–2P CIRCUIT BREAKER TO CREATE SPACE IN EXISTING PANEL P2WA.
18. RELOCATE EXISTING EXHAUST FAN SWITCH AND LOCK BOX, MAINTAIN AND REWORK EXISTING CIRCUIT AS REQUIRED AS INDICATED ON SECOND FLOOR PLAN – POWER SHEET E–3.2.
19. RELOCATE CABLE TV TERMINAL CABINET AS INDICATED ON SECOND FLOOR PLAN – POWER SHEET E–3.2.
20. EXISTING FIRE ALARM DEVICE TO REMAIN.
21. EXISTING FIRE ALARM SMOKE DETECTOR TO REMAIN.
22. EXISTING SPEAKER TO REMAIN.
23. EXISTING CAMERA TO REMAIN.
24. EXISTING WHFI DEVICE TO REMAIN.
25. REMOVE ALL FIRE ALARM DEVICES LOCATED IN THE ELEVATOR SHAFT AND ASSOCIATED WITH THE ELEVATOR TO BE DEMOLISHED. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
26. RELOCATE EXISTING FIRE ALARM SMOKE DETECTOR AS INDICATED ON SECOND FLOOR PLAN – FIRE ALARM ON SHEET E–4.2. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED.
27. RELOCATE EXISTING SMOKE DETECTOR AS REQUIRED TO CREATE A NEW HALLWAY SPACE. MAINTAIN AND REWORK FIRE ALARM CIRCUIT AS REQUIRED. SEE FIRST FLOOR PLAN – FIRE ALARM SHEET E–4.1. REWORK CIRCUIT AS REQUIRED TO MAINTAIN THE CONTINUITY OF THE EXISTING CIRCUIT.
28. DISCONNECT AND REMOVE NURSE PULLCORD CALL STATION AND ASSOCIATED CABLING AND CONDUIT. CONTRACTOR TO VERIFY QUANTITY OF DEVICES IN UNIT.
29. DISCONNECT AND REMOVE EXISTING EXHAUST FAN, MAINTAIN AND REWORK EXISTING CIRCUIT FOR NEW EXHAUST FAN CONNECTION AS INDICATED ON SECOND FLOOR PLAN – POWER SHEET E–3.2.

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SECOND FLOOR PLANS - DEMOLITION

REVISIONS :

MARK	DESCRIPTION	DATE

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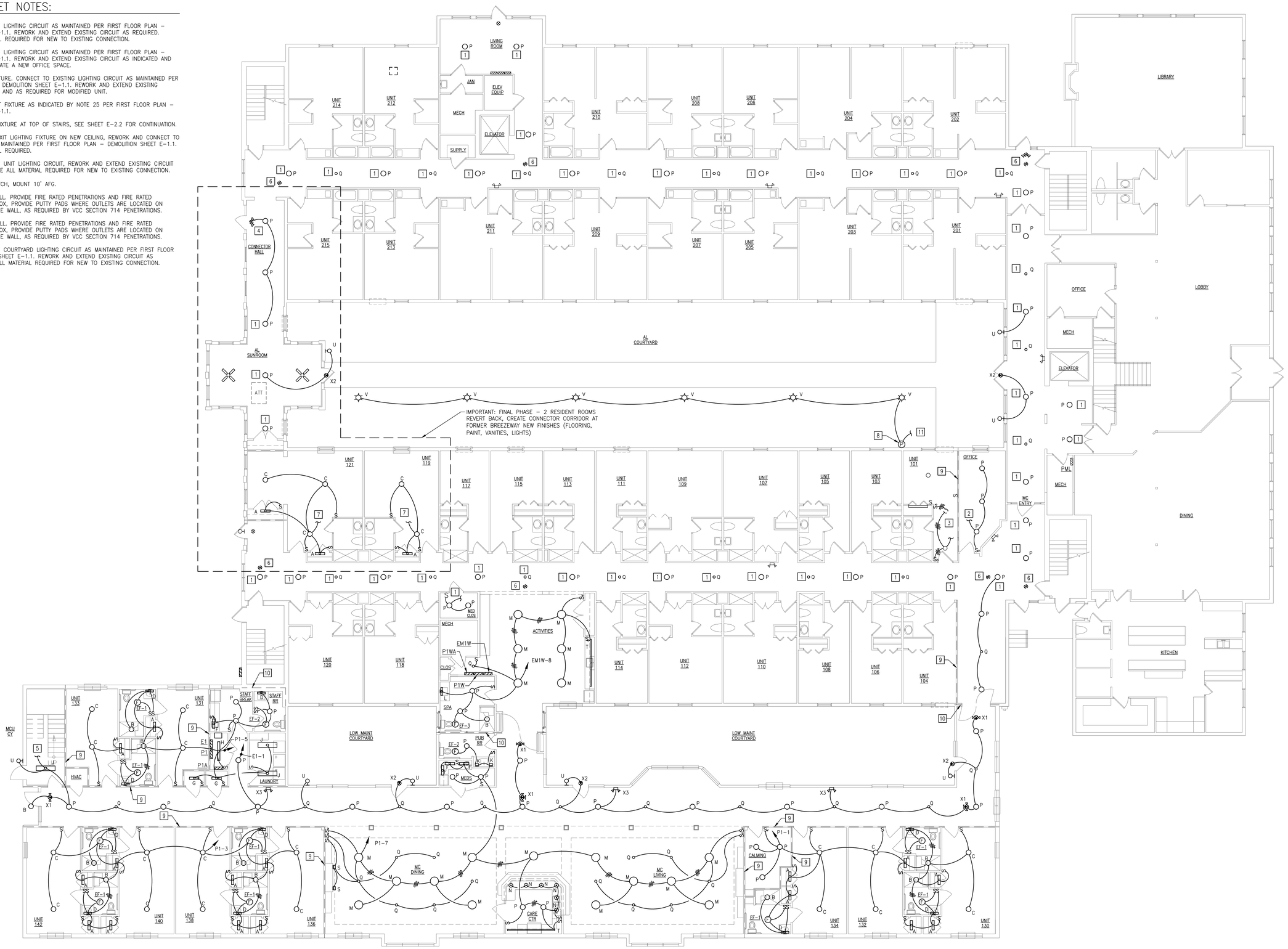
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E-1.3

LIGHTING SHEET NOTES:

1. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
2. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. REWORK AND EXTEND EXISTING CIRCUIT AS INDICATED AND AS REQUIRED TO CREATE A NEW OFFICE SPACE.
3. RELOCATED LIGHT FIXTURE. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. REWORK AND EXTEND EXISTING CIRCUIT AS INDICATED AND AS REQUIRED FOR MODIFIED UNIT.
4. RELOCATED EXIT LIGHT FIXTURE AS INDICATED BY NOTE 25 PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1.
5. ROUTE TO LIGHTING FIXTURE AT TOP OF STAIRS, SEE SHEET E–2.2 FOR CONTINUATION.
6. REINSTALL EXISTING EXIT LIGHTING FIXTURE ON NEW CEILING, REWORK AND CONNECT TO EXISTING CIRCUIT. AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. PROVIDE ALL MATERIAL REQUIRED.
7. CONNECT TO EXISTING UNIT LIGHTING CIRCUIT, REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
8. PHOTO–ELECTRIC SWITCH, MOUNT 10' AFG.
9. 1–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
10. 2–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
11. CONNECT TO EXISTING COURTYARD LIGHTING CIRCUIT AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.



FIRST FLOOR – LIGHTING

SCALE: 1/8"=1'–0"

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FIRST FLOOR PLAN - LIGHTING

REVISIONS :

MARK	DESCRIPTION	DATE

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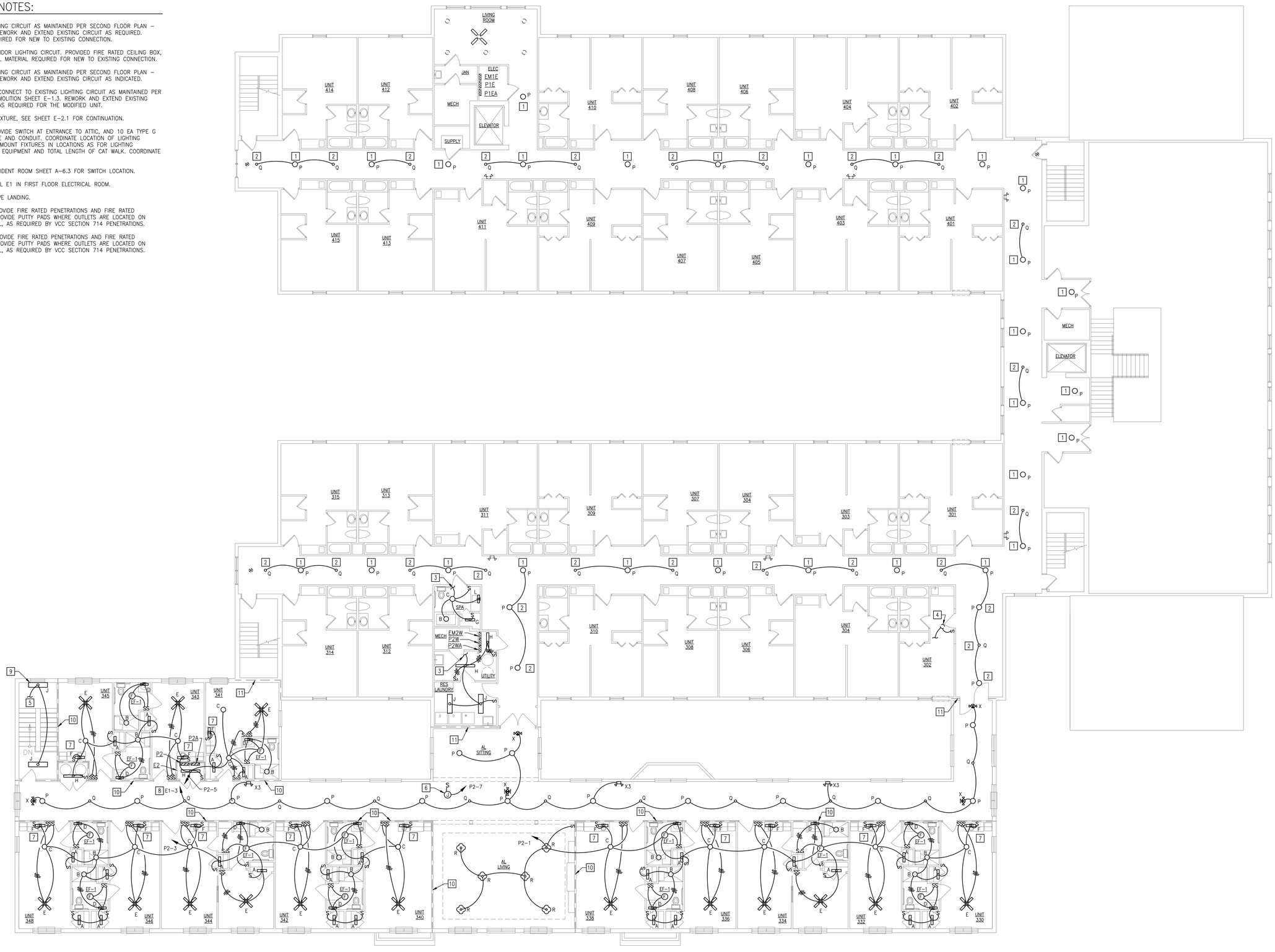
COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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E-2.1

LIGHTING SHEET NOTES:

1. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
2. CONNECT TO EXISTING CORRIDOR LIGHTING CIRCUIT. PROVIDED FIRE RATED CEILING BOX, WIRE AND CONDUIT, AND ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
3. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS INDICATED.
4. RELOCATED LIGHT FIXTURE. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS INDICATED AND AS REQUIRED FOR THE MODIFIED UNIT.
5. ROUTE TO STAIR LIGHTING FIXTURE, SEE SHEET E-2.1 FOR CONTINUATION.
6. ATTIC LIGHTING CIRCUIT, PROVIDE SWITCH AT ENTRANCE TO ATTIC, AND 10 EA TYPE G LIGHTING FIXTURES AND WIRE AND CONDUIT. COORDINATE LOCATION OF LIGHTING FIXTURES WITH STRUCTURE. MOUNT FIXTURES IN LOCATIONS AS FOR LIGHTING EQUIPMENT AREAS, PATH TO EQUIPMENT AND TOTAL LENGTH OF CAT WALK. COORDINATE LOCATIONS WITH ARCHITECT.
7. SEE CABINET ELEVATION RESIDENT ROOM SHEET A-6.3 FOR SWITCH LOCATION.
8. ROUTE TO EMERGENCY PANEL E1 IN FIRST FLOOR ELECTRICAL ROOM.
9. WALL MOUNT AT 8'-0" ABOVE LANDING.
10. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
11. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.



SECOND FLOOR PLAN – LIGHTING

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

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SECOND FLOOR PLAN - LIGHTING

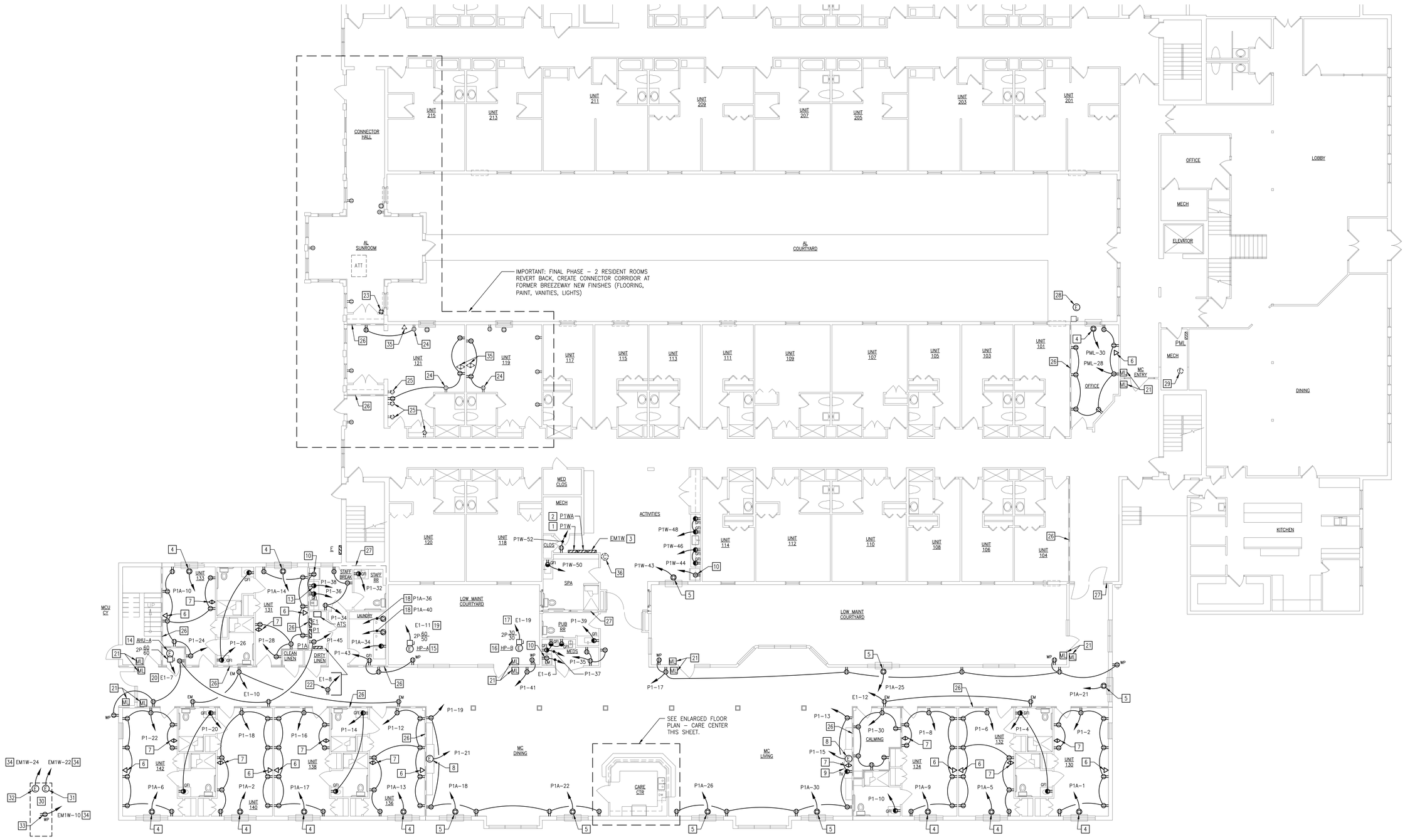
REVISIONS :		
MARK	DESCRIPTION	DATE

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COMMONWEALTH OF VIRGINIA
HARRY N. BAYLOR
Reg. No. 19416
09/29/2026
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E-2.2

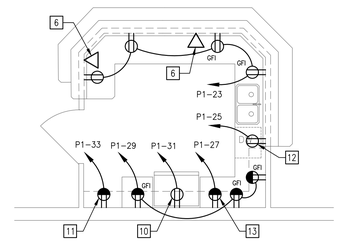


FIRST FLOOR PLAN – POWER

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

POWER SHEET NOTES:

1. NEW/RELOCATE PANEL P1W, EXTEND AND REWORK EXISTING FEED FROM EXISTING MSB AND BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
2. NEW/RELOCATE PANEL P1WA, PROVIDE NEW FEED FROM EXISTING PANEL P1W AND EXTEND AND REWORK EXISTING BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
3. NEW/RELOCATE PANEL EM1W, EXTEND AND REWORK EXISTING FEED FROM EXISTING PANEL EM AND BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
4. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP–2), 208V, 2.1KW ELECTRIC HEAT, 1ø, MCA 14.1, MOCP 15A. PROVIDE 6–15 RECEPTACLE.
5. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP–3), 208V, 2.9KW ELECTRIC HEAT, 1ø, MCA 19.5, MOCP 20A. PROVIDE 6–20 RECEPTACLE.
6. PROVIDE CAT 6 CABLE FROM OUTLET TO TELE/DATA CLOSET. PROVIDE MIN OF 8' OF SLACK CABLE AND TAG FOR CONNECT BY OWNER'S VENDOR. COORDINATE CABLE AND OUTLET REQUIREMENTS WITH OWNER.
7. PROVIDE COAXIAL CABLE, SPLITTERS AND ALL MATERIALS AS REQUIRED FOR FOR CABLE TV. COORDINATE WITH CABLE TV COMPANY FOR EXACT LOCATION OF DEMARK.
8. ELECTRICAL FIRE PLACE CONNECTION. DISABLE HEATING OPTION. COORDINATE WITH EQUIPMENT PROVIDED.
9. PROVIDE COMBINATION RECESSED TV/CABLE BOX. COORDINATE LOCATION WITH ELEVATIONS ON SHEET A–6.3.
10. REFRIGERATOR RECEPTACLE. COORDINATE LOCATION WITH ELEVATIONS ON SHEET A–6.3.
11. RECEPTACLE FOR CAMBRIO, 120V, 1,575W. COORDINATE LOCATION WITH ELEVATIONS ON SHEET A–6.3.
12. DISHWASHER RECEPTACLE. PROVIDE POWER CABLE AND PLUG AS REQUIRED. COORDINATE LOCATION WITH ELEVATIONS ON SHEET A–6.3.
13. MICROWAVE RECEPTACLE. COORDINATE EXACT LOCATION WITH ELEVATIONS ON SHEET A–6.3.
14. AIR HANDLER UNIT, 208V, 1ø, 7.5KW ELECTRIC HEAT, MCA 56.9, MOCP 60A.
15. HP UNIT, 208V, 1ø, MCA 29.4, MOCP 50A.
16. HP UNIT, 208V, 1ø, MCA 19.2, MOCP 30A.
17. 2#10 & 1#10 GND IN 1/2"C.
18. 3#10 & 1#10 GND IN 1/2"C.
19. 2#8 & 1#8 GND IN 3/4"C.
20. 2#6 & 1#8 GND IN 1"C.
21. MAGLOCK AND KEYPAD LOCATION. SYSTEM PROVIDE BY MAGLOCK VENDER. CONNECT TO FIRE ALARM SYSTEM. COORDINATE MAGLOCK REQUIREMENTS WITH MAGLOCK VENDER.
22. RECEPTACLE FOR MAGLOCK TRANSFORMER POWER. SYSTEM PROVIDE BY MAGLOCK VENDER. CONNECT TO FIRE ALARM SYSTEM. COORDINATE LOCATION AND MAGLOCK REQUIREMENTS WITH MAGLOCK VENDER.
23. RELOCATED PTAC RECEPTACLE. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED FOR NEW WALL. PROVIDE ALL MATERIAL AS REQUIRED.
24. CONNECT NEW RECEPTACLE TO EXISTING CIRCUIT AS INDICATED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
25. REMOVE EXISTING RECEPTACLE, AND ASSOCIATED WIRE AND CONDUIT, AS INSTALLED ON PARTIAL TEMPORARY LIVING DINING – POWER BACK TO PANEL. MODIFY PANEL DIRECTORY AS REQUIRED.
26. 1–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
27. 2–HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
28. NEW SPLIT SYSTEM 5–TON OUTDOOR CONDENSING UNIT ASSOCIATED WITH DINING ROOM AHU. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED FOR CONNECTION TO NEW OUTDOOR UNIT. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
29. EXISTING SPLIT SYSTEM AIR HANDLING UNIT, COORDINATE ELECTRICAL WORK ASSOCIATED WITH REPLACEMENT OF OUTDOOR UNIT.
30. RELOCATED EXISTING GENERAC DIESEL EMERGENCY GENERATOR MODEL SD80, 80KW, 100KVA, 120/208–VOLT, 3 PHASE, 277–AMP. SEE GENERATOR RELOCATION NOTES SHEET E–6.2. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS. TO BE COMPLETED IN PHASE 1. SEE POWER RISER DIAGRAMS SHEET E–6.1 AND GENERATOR PAD DETAIL SHEET E–6.2.
31. GENERATOR CONTROL CIRCUIT. TO BE COMPLETED IN PHASE 1.
32. GENERATOR BATTERY CHARGER CIRCUIT. TO BE COMPLETED IN PHASE 1.
33. MOUNT RECEPTACLE INSIDE GENERATOR ENCLOSURE.
34. ROUTE CIRCUIT A MINIMUM OF 24" BELOW GRADE AND OUTSIDE THE FOOT PRINT OF THE NEW ADDITION. CONNECT NEW CIRCUIT TO EXISTING PANEL AND TRANSFER TO NEW PANEL AS REQUIRED. PROVIDE CIRCUIT BREAKER AS REQUIRED IN EXISTING PANEL.
35. REINSTALL EXISTING COMMUNICATION OR CABLE OUTLET AS INDICATED ON FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. REWORK AND EXTEND EXISTING ASSOCIATED CABLING AS REQUIRED.
36. RELOCATED EXISTING CAMERA AS INDICATED ON FIRST FLOOR PLAN – SYSTEMS – DEMOLITION ON SHEET E–1.2. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. COORDINATE EXACT LOCATION WITH ARCHITECT AND OWNER.



ENLARGED FLOOR PLAN – CARE CENTER

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

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FIRST FLOOR PLAN - POWER

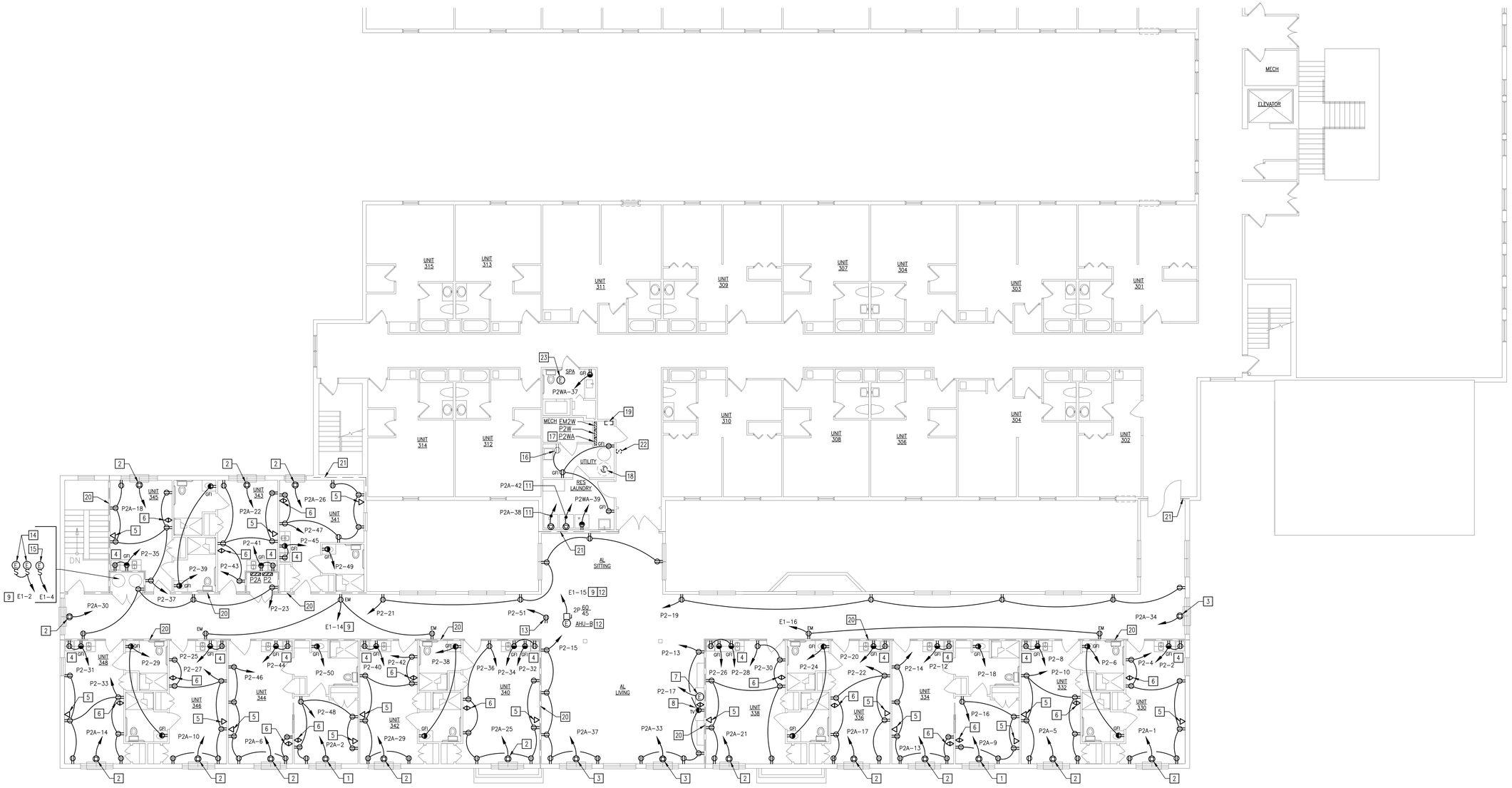
REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:
COMMONWEALTH OF VIRGINIA
HARRY N. BAYLOR
Lic. No. 19416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

E-3.1



SECOND FLOOR PLAN – POWER

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

POWER SHEET NOTES:

1. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP-1), 208V, 2.1KW ELECTRIC HEAT, 1ø, MCA 14.1, MOCP 15A. PROVIDE 6-15 RECEPTACLE.
2. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP-2), 208V, 2.1KW ELECTRIC HEAT, 1ø, MCA 14.1, MOCP 15A. PROVIDE 6-15 RECEPTACLE.
3. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP-3), 208V, 2.9KW ELECTRIC HEAT, 1ø, MCA 19.5, MOCP 20A. PROVIDE 6-20 RECEPTACLE.
4. SEE CABINET ELEVATION RESIDENT ROOM SHEET A-6.3 FOR RECEPTACLE LOCATION.
5. PROVIDE CAT 6 CABLE FROM OUTLET TO TELE/DATA CLOSET. PROVIDE MIN OF 8' OF SLACK CABLE AND TAG FOR CONNECT BY OWNER'S VENDOR. COORDINATE CABLE AND OUTLET REQUIREMENTS WITH OWNER.
6. PROVIDE COAXIAL CABLE, SPLITTERS AND ALL MATERIALS AS REQUIRED FOR FOR CABLE TV. COORDINATE WITH CABLE TV COMPANY FOR EXACT LOCATION OF DEMARK.
7. ELECTRICAL FIRE PLACE CONNECTION. DISABLE HEATING OPTION. COORDINATE WITH EQUIPMENT PROVIDED.
8. PROVIDE COMBINATION RECESSED TV/CABLE BOX. COORDINATE LOCATION WITH ELEVATIONS ON SHEET A-6.3.
9. ROUTE TO EMERGENCY PANEL E1 IN FIRST FLOOR ELECTRICAL ROOM.
10. AIR HANDLER UNIT, 208V, 1ø, 6KW ELECTRIC HEAT, MCA 43.3, MOCP 45A.
11. 3#10 & 1#10 GND IN 1/2"C.
12. 2#6 & 1#10 GND IN 1"C.
13. LOCATE RECEPTACLE IN ATTIC ADJACENT TO AHU.
14. GAS WATER HEATERS, 120V, 4A.
15. HOT WATER RECIRCULATION PUMP, 115V, 1ø, 92W.
16. CONNECT TO EXISTING RECEPTACLE CIRCUIT. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
17. REMOVE 30AMP, 2-POLE CIRCUIT BREAKER IN EXISTING PANEL "P2WA" SPACES 37, 39 AND PROVIDE 2-EA 20AMP, 1-POLE CIRCUIT BREAKER FOR NEW CIRCUITS INDICATED. MODIFY PANEL DIRECTORY AS REQUIRED.
18. RELOCATED GAS WATER HEATER AS INDICATED ON SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED FOR RE-CONNECTION TO RELOCATED WATER HEATER.
19. RELOCATED CABLE TV TERMINAL CABINET AS INDICATED ON SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CABLES AS REQUIRED.
20. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
21. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
22. RELOCATED EXISTING EXHAUST FAN SWITCH AND LOCK BOX AS INDICATED ON SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. COORDINATE LOCATION WITH ARCHITECT AND OWNER.
23. CONNECT NEW EXHAUST FAN TO EXISTING CIRCUIT AS MAINTAINED ON SECOND FLOOR PLAN – DEMOLITION SHEET E-1.3. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.

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SECOND FLOOR PLAN - POWER

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

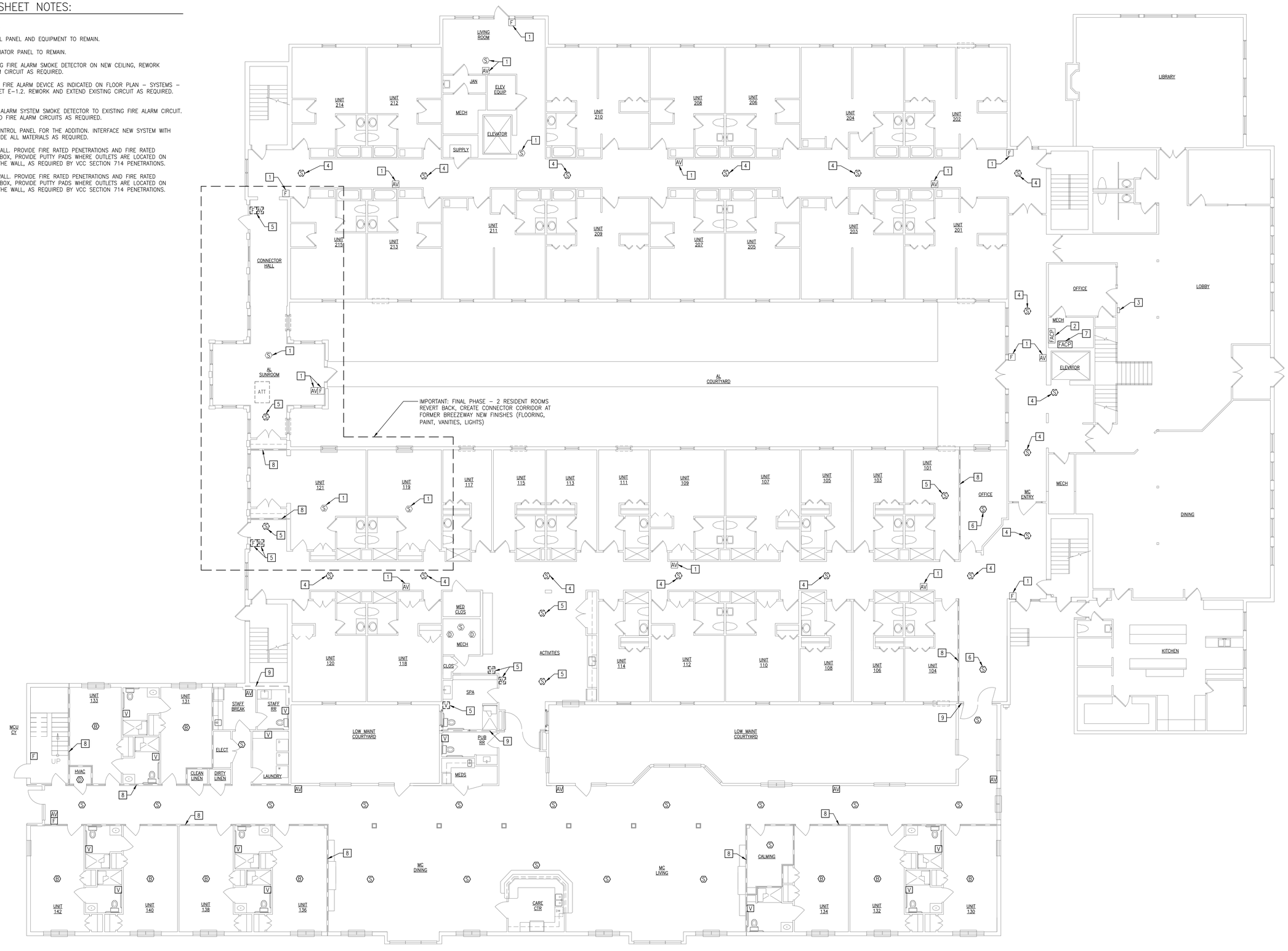
COMMONWEALTH OF VIRGINIA
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09/29/2026	HWB	2606	2023LT

E-3.2

FIRE ALARM SHEET NOTES:

1. EXISTING TO REMAIN.
2. FIRE ALARM CONTROL PANEL AND EQUIPMENT TO REMAIN.
3. FIRE ALARM ANNUNCIATOR PANEL TO REMAIN.
4. REINSTALLED EXISTING FIRE ALARM SMOKE DETECTOR ON NEW CEILING, REWORK EXISTING FIRE ALARM CIRCUIT AS REQUIRED.
5. RELOCATED EXISTING FIRE ALARM DEVICE AS INDICATED ON FLOOR PLAN – SYSTEMS – DEMOLITION ON SHEET E-1.2. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. UON.
6. CONNECT NEW FIRE ALARM SYSTEM SMOKE DETECTOR TO EXISTING FIRE ALARM CIRCUIT. REWORK AND EXTEND FIRE ALARM CIRCUITS AS REQUIRED.
7. NEW FIRE ALARM CONTROL PANEL FOR THE ADDITION. INTERFACE NEW SYSTEM WITH THE EXISTING. PROVIDE ALL MATERIALS AS REQUIRED.
8. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
9. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.



FIRST FLOOR PLAN – FIRE ALARM

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

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FIRST FLOOR PLAN - FIRE ALARM

REVISIONS :

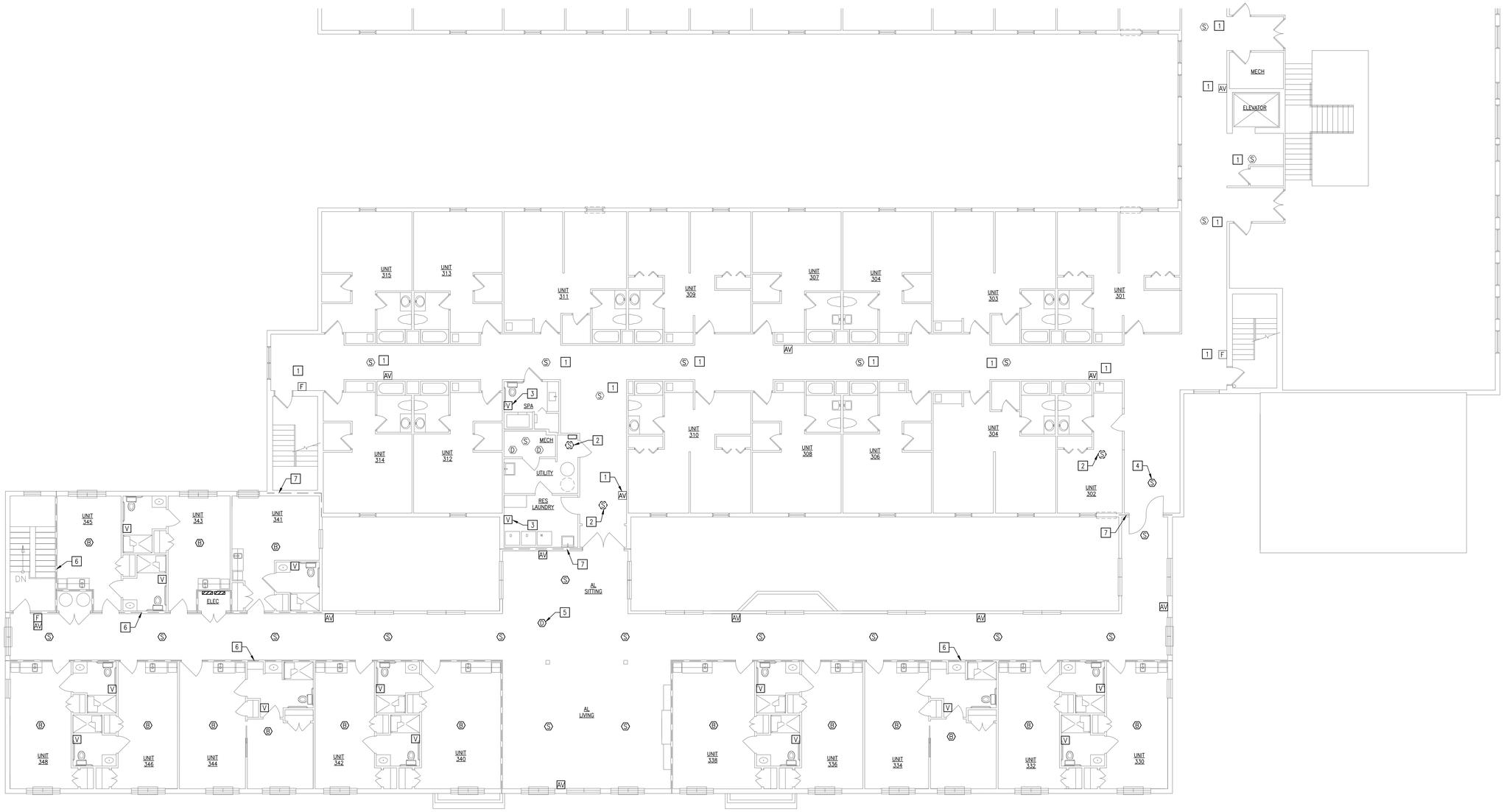
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E-4.1



SECOND FLOOR PLAN – FIRE ALARM

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

FIRE ALARM SHEET NOTES:

1. EXISTING TO REMAIN.
2. RELOCATED EXISTING FIRE ALARM DEVICE AS INDICATED ON PARTIAL SECOND FLOOR PLAN – SYSTEMS – DEMOLITION ON SHEET E-1.3. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. UON.
3. CONNECT NEW FIRE ALARM SYSTEM STROBE TO EXISTING NOTIFICATION CIRCUIT. REWORK AND EXTEND FIRE ALARM CIRCUITS AS REQUIRED.
4. CONNECT NEW FIRE ALARM SYSTEM SMOKE DETECTOR TO EXISTING FIRE ALARM CIRCUIT. REWORK AND EXTEND FIRE ALARM CIRCUITS AS REQUIRED.
5. DUCT DETECTOR LOCATED IN DUCTWORK IN THE ATTIC.
6. 1-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.
7. 2-HR FIRE RATED WALL. PROVIDE FIRE RATED PENETRATIONS AND FIRE RATED ELECTRICAL OUTLET BOX, PROVIDE PUTTY PADS WHERE OUTLETS ARE LOCATED ON OPPOSITE SIDE OF THE WALL, AS REQUIRED BY VCC SECTION 714 PENETRATIONS.

FIRE ALARM SYSTEM NOTES

1. MODIFY THE EXISTING FIRE ALARM SYSTEM (HONEYWELL SILENT KNIGHT MODEL 6820) AS REQUIRED FOR EXISTING AND NEW DEVICES WITHIN THE EXISTING BUILDING.
2. PROVIDE A NEW FIRE ALARM CONTROL PANEL FOR THE ADDITION. INTERFACE NEW SYSTEM WITH THE EXISTING. MODIFY THE EXISTING FIRE ALARM SYSTEM AS REQUIRED FOR NEW FIRE ALARM PANEL CONNECT. PROVIDE A ANALOG ADDRESSABLE FIRE ALARM SYSTEM. PROVIDE THE CORRECT NUMBER OF INITIATING LOOPS, SIGNALING LOOPS, AND EXTENDER PANELS AS REQUIRED BY THE MANUFACTURER. PROVIDE 30% ACTIVE SPARE CAPACITY ON INITIATING AND SIGNALING LOOPS FOR FUTURE. PROVIDE SURGE SUPPRESSER AS RECOMMENDED BY MANUFACTURE. PROVIDE A POWER SUPPLY AND BATTERY CAPACITY TO SUPPORT THE SYSTEM FOR 24 HOURS OF SUPERVISORY TIME AND TROUBLE SIGNAL AND 10 MINUTES OF ALARM TIME. PROVIDE ALL MATERIALS AS REQUIRED.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE WIDE BUILDING CODES, NEC (2020), VIRGINIA CONSTRUCTION CODE (2021), ADA 101-336 AND NFPA 72 STANDARDS (2019).
4. FIRE ALARM CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW, PERMITTING AND INSTALLATION OF THE FIRE ALARM SYSTEM. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY THE FIRE ALARM SYSTEM CONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER FOR THE FIRE ALARM SYSTEM PORTION OF THIS PROJECT.
5. FIRE ALARM CONTRACTOR SHALL PROVIDE PERMIT APPLICATION AND PLANS AS REQUIRED BY NFPA 72 FOR THE REQUIRED PLAN REVIEW.
6. THE FIRE ALARM CONTRACTOR SHALL VERIFY THE EXISTING INITIATION DEVICES AND CIRCUITS; AND MAKE REPAIRS AS REQUIRED.
7. THE FIRE ALARM CONTRACTOR SHALL VERIFY THE EXISTING NOTIFICATION DEVICES AND LOADS. FIRE ALARM CONTRACTOR IS TO PROVIDE BATTERY CALCULATIONS TO INCLUDE EXISTING DEVICES AND NEW DEVICES. BATTERY CALCULATIONS SHALL BE PER NFPA 72 PARAGRAPHS 10.6.7.2.1 AND 10.6.7.2.1.1.
8. COORDINATE ROOM NAMES AND NUMBERS OF ALL SPACES WITHIN THE EXISTING BUILDING AND ADDITION WITH ARCHITECT AND/OR OWNER. REPROGRAM EXISTING SYSTEM AS REQUIRED FOR NEW AND MODIFIED ROOM NAMES AND NUMBERS.
9. PROVIDE HVAC SYSTEM SHUT DOWN AND CONTROLS AS REQUIRED.
10. PROVIDE IN-BUILDING EMERGENCY COMMUNICATIONS COVERAGE AS REQUIRED BY VIRGINIA CONSTRUCTION CODE SECTION 915.
11. RELOCATE EXISTING DEVICES AND PROVIDE NEW AS INDICATED AND REQUIRED IN THE EXISTING BUILDING. SEE FLOOR PLANS FOR LOCATIONS AND QUANTITIES OF DEVICES. PROVIDE ALL DEVICES AS REQUIRED BY CODE EVEN IF NOT SHOWN ON DRAWINGS.
12. PROVIDE NEW DEVICES IN THE ADDITION. ALL DEVICES INDICATED SHALL BE CONNECTED TO NEW NEW FIRE ALARM CONTROL PANEL. SEE FLOOR PLANS FOR LOCATIONS AND QUANTITIES OF DEVICES. COORDINATE WITH THE LOCAL AUTHORITY HAVING JURISDICTION TO ASSURE THAT THE BID INCLUDES ALL WORK REQUIRED TO OBTAIN A CERTIFICATION OF OCCUPANCY.
13. COORDINATE WITH THE LOCAL AUTHORITY HAVING JURISDICTION TO ASSURE THAT THE BID INCLUDES ALL WORK REQUIRED TO OBTAIN A CERTIFICATION OF OCCUPANCY.
14. THE FIRE ALARM SYSTEM, INCLUDING RACEWAYS AND WIRING SHALL BE INSTALLED PER MANUFACTURER'S WIRING DIAGRAMS AND WIRING SHALL BE PROPERLY TAGGED AND COLOR CODED.
15. ALL JUNCTION BOXES AND COVER PLATES FOR FIRE ALARM SYSTEM (LOCATED ABOVE CEILING) SHALL BE PAINTED RED FOR QUICK RECOGNITION.
16. ALL NOTIFICATION APPLIANCE WIRING SHALL BE 16AWG/2 CONDUCTOR – FLP OR FPLP – PLENUM RATED WIRING FOR LOW VOLTAGE CIRCUITS. OTHER TYPES MAY BE USED ONLY IF APPROVED OR LISTED IN ACCORDANCE WITH NEC CODES SECTIONS 725 & 760.
17. ALL FIRE ALARM SYSTEM CIRCUITS SHALL BE POWER LIMITED UNLESS OTHERWISE NOTED. DO NOT RUN POWER LIMITED & NON-POWER LIMITED WIRING IN THE SAME CONDUIT.
18. ALL VISUAL NOTIFICATION APPLIANCES SHALL BE MOUNTED SO THAT THE ENTIRE LENS IS NOT LESS THAN 95" ABOVE FINISHED FLOOR UNLESS SPECIFICALLY DESIGNED FOR CEILING MOUNT APPLICATIONS.
19. REUSE AND REWORK EXISTING NOTIFICATION APPLIANCE CIRCUIT AND SIGNALING LINE CIRCUIT IN THE EXISTING BUILDING. EXTEND EXISTING CIRCUITS AS REQUIRED AND PROVIDE ALL MATERIALS AS REQUIRED FOR NEW TO EXISTING CONNECTIONS.
20. PROVIDE NEW NOTIFICATION APPLIANCE CIRCUIT AND NEW SIGNALING LINE CIRCUIT FOR THE ADDITION.
21. BUILDING FIRE ALARM SYSTEM SHALL BE MONITORED BY A CENTRAL MONITORING ENTITY ALONG WITH PROVIDING TWO FORMS OF SUPERVISED COMMUNICATION TO THE MONITORING COMPANY RECEIVERS.
22. ALL STROBE CANDELA RANGES FOR ALL VISUAL APPLIANCES SHALL BE BETWEEN 15CD – 115CD.
23. THE CONTRACTOR SHALL MAKE FINAL CONNECTIONS AND TEST THE SYSTEM IN PRESENCE OF OWNER OR HIS REPRESENTAITVE.

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SECOND FLOOR PLAN - FIRE ALARM AND NOTES

REVISIONS:

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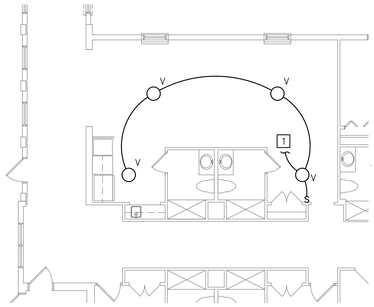
E-4.2

LIGHT FIXTURE SCHEDULE

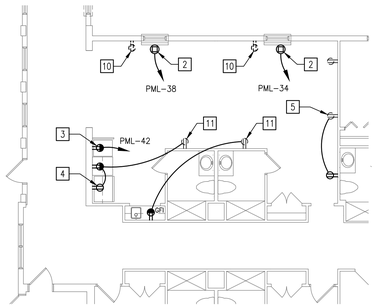
TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS	WATTS	VOLTS	MOUNTINGS	NOTES
A	LITHONIA	BLWP2–8L–ADPT–EZ1–LP830	LED – 3000K – 825 LUMENS	7	MVOLT	SURFACE	1
B	JUNO LIGHTING	JSF 7IN 10LM SWW5 90CRI MVOLT ZT WH	LED – 3000K – 1218 LUMENS	13	MVOLT	SURFACE	1, 2
C	AFX LIGHTING	CARLISLE LED 14" SATIN NICKEL FLUSH MOUNT CAF14L5AJUDSN	LED – 3000K – 2360 LUMENS	27	120–277	SURFACE	1
D	MINKA LAVERY	HARBOUR POINT – 2 LIGHT BATH 5172–84 – BRUSHED NICKEL	(2EA)–16.5W (A19) (E26) LED BULBS 3000K – 1600 LUMENS	33	120	WALL	1, 3
E	HUNTER	CRESTFIELD – 3 LED LIGHTS – 52–IN CEILING FAN	(3EA)–6.5W (E26) LED BULBS 3000K – 600 LUMENS	66.5	120	SURFACE/PENDENT	4
F	JUNO	LED UNDERCABINET UPLD 22IN SWW4 90CRI WH	LED – 3000K – 826 LUMENS	11	120	SURFACE	
G	EIKO LIGHTING	STR2/PS24/835/UD	LED – 3500K – 2600 LUMENS	20	MVOLT	SURFACE	1, 5
H	EIKO LIGHTING	STR4/PS45/835/UD	LED – 3500K – 4650 LUMENS	34	MVOLT	SURFACE	1, 6
J	EIKO LIGHTING	LLW4–PS48–8FCCT–HD	LED – 3500K – 4600 LUMENS	40	MVOLT	SURFACE	1, 7
K	MINKA LAVERY	HARBOUR POINT – 1 LIGHT BATH 5171–84 – BRUSHED NICKEL	(1EA)–16.5W (A19) (E26) LED BULBS 3000K – 1600 LUMENS	16.5	120	WALL	1, 3
L	MINKA LAVERY	HARBOUR POINT – 3 LIGHT BATH 5173–84 – BRUSHED NICKEL	(3EA)–16.5W (A19) (E26) LED BULBS 3000K – 1600 LUMENS	49.5	120	WALL	1, 3
M	Z–LITE	STARI – 21" LED FLUSH MOUNT 1013F20–BN–LED – BRUSHED NICKEL	LED – 3000K – 3061 LUMENS DIMMABLE	50	120	SURFACE	1
N	KICHLER LIGHTING	AVERY 8.5 INCH 1 LIGHT BELL MINI 43850NI	(1EA)–5.6W (A19) (E26) LED BULBS 3000K – 480 LUMENS	5.6	120	SURFACE/PENDENT	1
P	MINKA LAVERY	VANTAGE – 13" LED FLUSH MOUNT 769–2–84–L – BRUSHED NICKEL	LED – 3000K – 2402 LUMENS DIMMABLE	30	120	SURFACE	1
Q	PROGRESS LIGHTING	EVERLUME – 4 INCH P807000–028–30	LED – 3000K – 825 LUMENS DIMMABLE	10	120	SURFACE	1
R	MINKA LAVERY	22 INCH 1 LIGHT LED 1824–613–L – POLISHED NICKEL	LED – 3000K – 2,847 LUMENS	49	120	SURFACE	1
S	VISUAL COMFORT & CO.	BRYANT 14 INCH WALL SCONCE ITEM# TOB 2002AN–L	(1EA)–5.6W (A19) (E26) LED BULBS 3000K – 480 LUMENS	5.6	120	WALL	3
T	KICHLER	6T SERIES 24V DRY LED TAPE LIGHT 6T11[illegible]30WH	LED – 3000K – 125 LUMENS/FOOT	1.5/FT	120	UNDERCABINET	10
U	HALCO LIGHTING	AWP–1–15–CS–U–PC	LED – 4000K – 1904 LUMENS	15	120	WALL	9
V	OWNER SELECTED – PROVIDE A $350 ALLOWANCE PER FIXTURE		LED – 4000K	20	120	BOLLARD	
X1	LITHONIA	LHQM–S–W–RG–MVOLT	WITH FIXTURE	4	MVOLT	UNIVERSAL	1, 8
X2	LITHONIA	WLTE–W–1–R–EL (WET LOCATION)	WITH FIXTURE	3	MVOLT	UNIVERSAL	1
X3	LITHONIA	EU2C	WITH FIXTURE	1	MVOLT	SURFACE	1

LIGHT FIXTURE SCHEDULE NOTES:

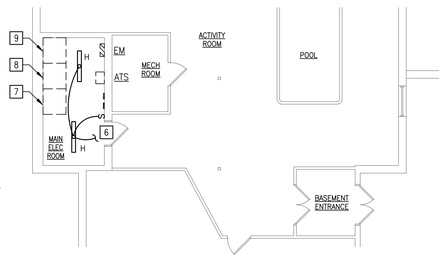
1. PROVIDE FIRE RATED CEILING OR WALL FIXTURE BOX AS REQUIRED, PER IBC SECTION 714 PENETRATIONS.
2. PROVIDE 0–10V WIRING FOR DIMMING AS REQUIRED.
3. COORDINATE MOUNTING WITH ARCHITECT, SEE ELEVATIONS SHEET A–6.2 AND A–6.3.
4. PROVIDE FIRE RATED CEILING FAN RATED BOX.
5. SET FIXTURE FOR 20W, 2,600 LUMENS AND 3,500K.
6. SET FIXTURE FOR 34W, 4,650 LUMENS AND 3,500K.
7. SET FIXTURE FOR 40W, 4,600 LUMENS AND 3,500K.
8. PROVIDE RED LETTER COLOR
9. PROVIDE FIXTURE WITH PHOTOCELL CONTROL.
10. PROVIDE ALL ACCESSORIES AS REQUIRED TO INCLUDE POWER SUPPLIES, SUPPLY LEAD AND INTERCONNECT CABLES, AS REQUIRED FOR OFFSETS IN CASEWORK CABINETS.



PARTIAL TEMPORARY LIVING DINING – LIGHTING
SCALE: 1/8"=1'–0"



PARTIAL TEMPORARY LIVING DINING – POWER
SCALE: 1/8"=1'–0"



PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/8"=1'–0"

SHEET NOTES:

1. CONNECT TO EXISTING LIGHTING CIRCUIT AS MAINTAINED PER FIRST FLOOR PLAN – DEMOLITION SHEET E–1.1. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
2. PACKAGE THROUGH THE WALL HEAT PUMP UNIT (PTHP–2), 208V, 2.1KW ELECTRIC HEAT, 1Ø, MCA 14.1, MOCP 15A. PROVIDE 6–15 RECEPTACLE. INSTALLED IN PHASE 1 TEMP LIVING AND DINING AND SHALL REMAIN AND NOT BE REMOVED FOR FINAL PHASE – 2 RESIDENT ROOMS REVERT BACK.
3. RECEPTACLE FOR CAMBRIO, 120V, 1,575W.
4. RECEPTACLE FOR REFRIGERATOR.
5. CONNECT NEW RECEPTACLE TO EXISTING CIRCUIT AS INDICATED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION. INSTALLED IN PHASE 1 TEMP LIVING AND DINING AND SHALL REMAIN AND NOT BE REMOVED FOR FINAL PHASE – 2 RESIDENT ROOMS REVERT BACK.
6. CONNECT TO EXISTING LIGHTING CIRCUIT. PROVIDED ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION.
7. MSB SECTION 1 MAIN INCOMING SECTION 1,600–AMP, 120/208–VOLT, THREE PHASE, 4 WIRE.
8. MSB SECTION 2 MAIN SWITCH AND DISTRIBUTION SECTION 1,600–AMP, 120/208–VOLT, THREE PHASE, 4 WIRE. SEE SWITCHBOARD SCHEDULE SHEET E–6.2.
9. MSB SECTION 3 DISTRIBUTION SECTION 1,600–AMP, 120/208–VOLT, THREE PHASE, 4 WIRE. SEE SWITCHBOARD SCHEDULE SHEET E–6.2.
10. RELOCATED EXISTING RECEPTACLE AS REQUIRED FOR INSTALLATION OF NEW PTAC UNIT. REWORK AND EXTEND EXISTING CIRCUIT AS REQUIRED. PROVIDE NEW WHITE RECEPTACLE AND PLATE; AND ALL MATERIAL AS REQUIRED.
11. CONNECT NEW RECEPTACLE TO EXISTING CIRCUIT AS INDICATED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION. INSTALLED IN PHASE 1 TEMP LIVING AND DINING AND SHALL BE REMOVED FOR FINAL PHASE – 2 RESIDENT ROOMS REVERT BACK.

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PARTIAL FLOOR PLANS AND LIGHT FIXTURE SCHEDULE

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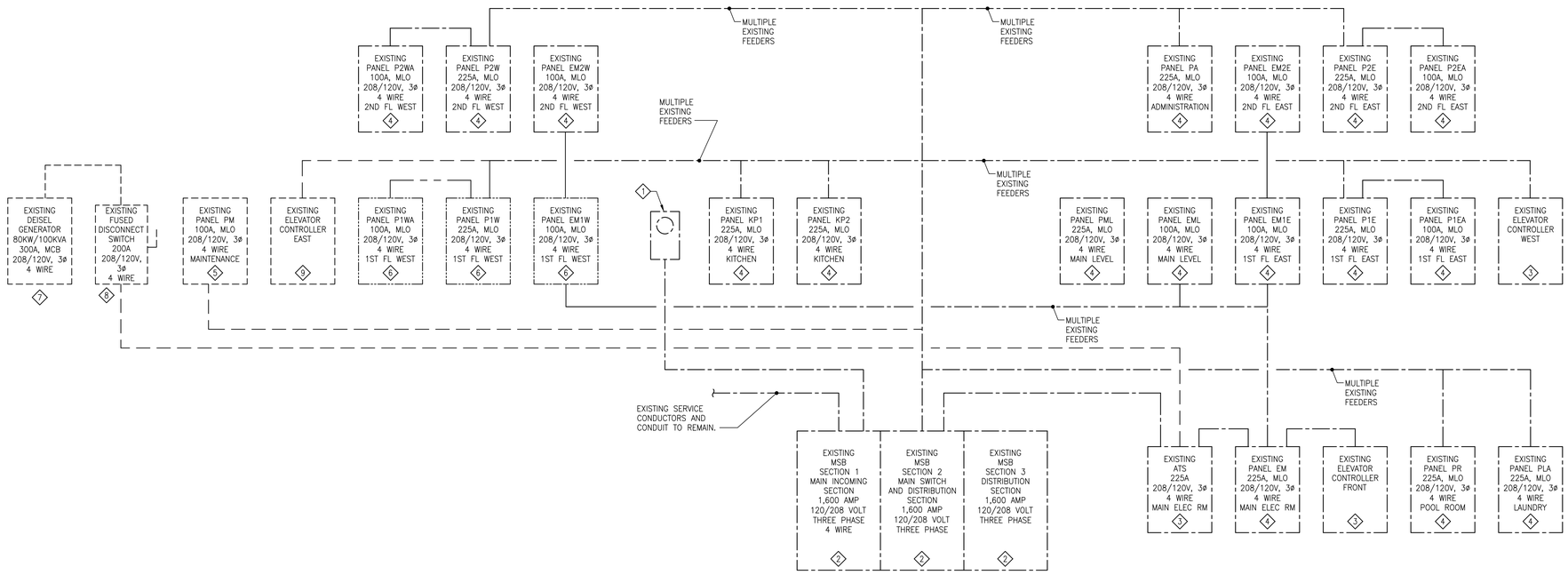
E-5.1

DEMOLITION SHEET NOTES:

1. EXISTING ELECTRICAL SERVICE METER TO REMAIN.
2. EXISTING MAIN SWITCHBOARD TO REMAIN, MODIFY AS INDICATED, PROVIDE NEW LABELS TO MATCH EXISTING.
3. EXISTING TO REMAIN.
4. EXISTING POWER PANEL TO REMAIN, MODIFY PANEL SCHEDULES AS REQUIRED.
5. REMOVE EXISTING PANEL. REMOVE EXISTING BRANCH CIRCUITS AND MAIN FEEDER BACK TO SOURCE.
6. REMOVE EXISTING PANELS. MAINTAIN EXISTING FEEDER AND EXISTING BRANCH CIRCUITS TO REMAIN FOR CONNECTION TO NEW RELOCATED PANELS.
7. RELOCATE EXISTING GENERAC DIESEL EMERGENCY GENERATOR MODEL SD80, 80KW, 100KVA, 120/208-VOLT, 3 PHASE, 277-AMP. SEE GENERATOR RELOCATION NOTES SHEET E-6.2.
8. REMOVE EXISTING 200-AMP DISCONNECT SWITCH AND ASSOCIATED WIRE AND CONDUIT BETWEEN GENERATOR AND AUTOMATIC TRANSFER SWITCH IN MAIN ELECTRICAL ROOM. SEE PARTIAL BASEMENT FLOOR PLAN SHEET E-5.1.
9. REMOVE ALL EXISTING ELEVATOR EQUIPMENT COMPLETE TO INCLUDE ASSOCIATED WIRE AND CONDUIT BACK TO MAIN SWITCHBOARD IN MAIN ELECTRICAL ROOM. SEE PARTIAL BASEMENT FLOOR PLAN SHEET E-5.1.

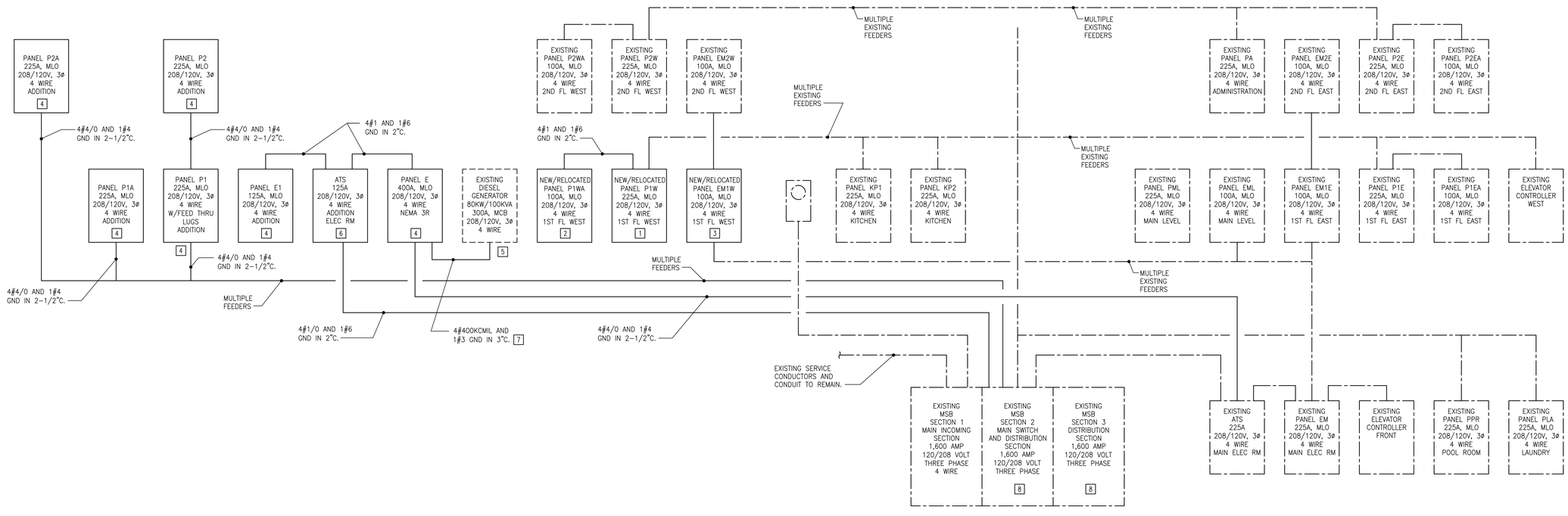
NEW WORK SHEET NOTES:

1. NEW/RELOCATE PANEL P1W, EXTEND AND REWORK EXISTING FEED FROM EXISTING MSB AND BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION. SEE PANELBOARD SCHEDULE SHEET E-6.2.
2. NEW/RELOCATE PANEL P1WA, PROVIDE NEW FEED FROM EXISTING/RELOCATED PANEL P1W AND REWORK EXISTING BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION. SEE PANELBOARD SCHEDULE SHEET E-6.2.
3. NEW/RELOCATE PANEL EM1W, EXTEND AND REWORK EXISTING FEED FROM EXISTING PANEL EM AND BRANCH CIRCUITS AS INDICATED AND REQUIRED. PROVIDE ALL MATERIAL REQUIRED FOR NEW TO EXISTING CONNECTION. SEE PANELBOARD SCHEDULE SHEET E-6.2.
4. PROVIDE NEW PANEL, SEE PANELBORD SCHEDULE SHEET E-6.3.
5. RELOCATED EXISTING GENERAC DIESEL EMERGENCY GENERATOR MODEL SD80, 80KW, 100KVA, 120/208-VOLT, 3 PHASE, 277-AMP. SEE GENERATOR RELOCATION NOTES SHEET E-6.2.
6. PROVIDE NEW ATS AS INDICATED.
7. ROUTE CIRCUIT A MINIMUM OF 24" BELOW GRADE AND OUTSIDE THE FOOT PRINT OF THE NEW ADDITION.
8. SEE SWITCHBOARD SCHEDULE SHEET E-6.2.



POWER RISER DIAGRAM – EXISTING/DEMO

NOT TO SCALE



POWER RISER DIAGRAM – NEW WORK

NOT TO SCALE

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ADDITION TO:
COMMONWEALTH SENIOR LIVING
MCAP CHRISTIANSBURG LLC
CHRISTIANSBURG, VA 24073
201 WHEATLAND CT

POWER RISER DIAGRAMS

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:

COMMONWEALTH OF VIRGINIA
HARRY W. BAYLOR
Lic. No. 19416
09/29/2026
PROFESSIONAL ENGINEER

DATE :	DESIGNED BY :	COMM NUMBER :	AUTOCAD:
09/29/2026	HWB	2606	2023LT

E-6.1

EXISTING SWITCHBOARD MSB–2 SCHEDULE

1600A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 65 KAIC MINIMUM

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED	
PANEL P1W FIRST FLOOR WEST	EL	–			200*	EC	B1		B2	1/0	125***	103			PANEL E1	
			–										102			
				–										70		
PANEL P2W SECOND FLOOR WEST	EL	–			200*	EC	B3		B4	EC	200*	–			PANEL PA ADMINISTRATION	EL
			–										–			
				–										–		
PANEL PK2 KITCHEN	EL	–			200*	EC	B4		B6	EC	200*	–			PANEL P1E FIRST FLOOR EAST	EL
			–										–			
				–										–		
PANEL P1A		151			200**	4/0	B7		B8	EC	200*	–			PANEL P2E SECOND FLOOR EAST	EL
			155										–			
				153										–		
PANEL P2A		183			200**	4/0	B9		B10	EC	200*	–			ELEVATOR EAST	EL
			167										–			
				153										–		
PANEL PK1 KITCHEN	EL	–			200*	EC	B11		B12	4/0	200*	188			PANEL P1	
			–										195			
				–										174		
PANEL PR POOL ROOM	EL	–			200*	EC	B13		B14	EC	200*	–			PANEL PLA BASEMENT LAUNDRY AREA	EL
			–										–			
				–										–		
PANEL EM MAIN EMERGENCY	EL	–			200*	12	B15		B16	EC	200*	–			PANEL PML 1ST FLOOR MAIN LEVEL	EL
			–										–			
				–										–		

EXISTING SQUARE D QED–2 SWITCHBOARD (SECTION 2)

EC EXISTING CONDUCTORS
EL EXISTING LOADS
* EXISTING CIRCUIT BREAKER
** PROVIDE NEW CIRCUIT BREAKER AS INDICATED IN SPACE.
*** REMOVE EXISTING CIRCUIT BREAKER AND PROVIDE NEW AS INDICATED. TURN EXISTING CIRCUIT BREAKER OVER TO OWNER.

EXISTING SWITCHBOARD MSB–3 SCHEDULE

1600A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 65 KAIC MINIMUM

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED	
AC–1	EL	–			40*	EC	C1		C2	EC	60*	–			AC–3	EL
			–										–			
				–										–		
AC–2	EL	–			40*	EC	C3		C4	EC	60*	–			AC–4	EL
			–										–			
				–										–		
SPACE		–			–	–	C5		C6	EC	60*	–			AC–5	EL
			–										–			
				–										–		
SPACE		–			–	–	C7		C8	EC	60*	–			AC–6	EL
			–										–			
				–										–		
SPACE		–			–	–	C9		C10	EC	60*	–			AC–7	EL
			–										–			
				–										–		
SPACE		–			–	–	C11		C12	EC	60*	–			AC–8	EL
			–										–			
				–										–		
SPACE		–			–	–	C13		C14	EC	60*	–			AC–9	EL
			–										–			
				–										–		
SPACE		–			–	–	C15		C16	EC	60*	–			AC–10	EL
			–										–			
				–										–		
SPACE		–			–	–	C17		C18	EC	60*	–			AC–11	EL
			–										–			
				–										–		
SPACE		–			–	–	C19		C20	EC	60*	–			AC–12	EL
			–										–			
				–										–		
SPACE		–			–	–	C21		C22	EC	60*	–			AC–13	EL
			–										–			
				–										–		
SPACE		–			–	–	C23		C24	EC	60*	–			AC–14	EL
			–										–			
				–										–		
SPACE		–			–	–	C25		C26	EC	60*	–			AC–15	EL
			–										–			
				–										–		
SPACE		–			–	–	C27		C28	EC	60*	–			AC–16	EL
			–										–			
				–										–		

EXISTING SQUARE D QED–2 SWITCHBOARD (SECTION 3)

EC EXISTING CONDUCTORS
EL EXISTING LOADS
* EXISTING CIRCUIT BREAKER

CONNECTED LOAD SCHEDULE EAST SIDE

LOAD DESCRIPTION	CONNECTED LOAD	D.F. (MULT)	DEMAND LOAD
EXISTING BUILDING	116 KVA	1.25	145 KVA
BASED ON JULY 2025 POWER BILL DEMAND		NEC 220.87 EXISTING LOADS AT 125%	
ADDED AND MODIFIED LOAD PER THE ADDITION			
LIGHTING	8 KVA	1.25	9 KVA
RECEPTACLES	68 KVA	NEC	39 KVA
AIR CONDITIONING EQUIPMENT	129 KVA	0.8	103 KVA
PLUMBING EQUIPMENT	1 KVA	0.8	1 KVA
MISCELLANEOUS	25 KVA	0.8	20 KVA
TOTAL	347 KVA		318 KVA
	962 AMPS		882 AMPS

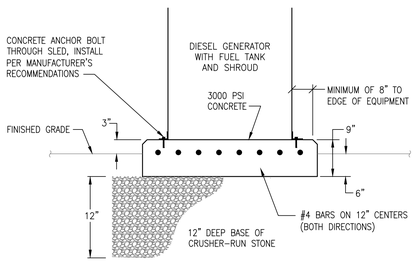
EXISTING 1,600 AMP, 208/120 VOLT, 3 PHASE SERVICE, HAS CAPACITY FOR THE ADDITION.

EXISTING AND RELOCATED PANEL NOTES:

EXISTING AND NEW/RELOCATED PANELS P1W, P1WA, EM1W, P2W, P2WA, EM2W AND PML. CONTRACTOR SHALL VERIFY ALL EXISTING CIRCUITS, LOAD, AND UNIT/ROOM NUMBER WITH IN PANELS NOTED. PROVIDE NEW TYPED PANEL DIRECTORY.

GENERATOR RELOCATION NOTES:

1. RELOCATE EXISTING GENERAC DIESEL EMERGENCY GENERATOR MODEL SD80, 80KW, 100 KVA, 120/208–VOLT, 3 PHASE, 277–AMP.
2. RELOCATION OF THE EXISTING GENERATOR NEEDS TO OCCUR EARLY IN THE PROJECT SEQUENCE. THIS WORK NEEDS TO BE WELL COORDINATED AND EFFICIENTLY EXECUTED TO MINIMIZE DOWNTIME.
3. GENERAL CONTRACTOR TO PROVIDE AND INSTALL CONDUITS, FEEDER WIRES, ALL OTHER NECESSARY WIRING, CONCRETE SLAB, LABOR AND EQUIPMENT TO DISCONNECT AND MOVE GENERATOR & DIESEL FUEL TANK AND RECONNECT TO THE NEW AND EXISTING BUILDING ELECTRICAL SYSTEMS PER THE PLANS.
4. THE REINSTALLED GENERATOR WILL BE PROTECTED AND COVERED BY THE GENERAL CONTRACTOR.
5. BAY POWER WILL RECONNECT THE CONTROL WIRES, INSTALL A WEATHER RATED SHROUD AND RECOMMISSION THE GENERATOR IMMEDIATELY AFTER THE GENERAL CONTRACTOR HAS REINSTALLED THE GENERATOR.
6. GENERAL CONTRACTOR AND THEIR ELECTRICAL CONTRACTOR TOGETHER WITH OWNER AND BAY POWER WILL DEVELOP A WRITTEN SCHEDULE THAT SEQUENCES THE WORK AS PART OF THE PROJECT SETUP.
7. OWNER AND THEIR FUEL SUPPLIER WILL BE RESPONSIBLE FOR REMOVING DIESEL AND REFILLING THE RELOCATED TANK. THIS NEEDS TO BE INCLUDED IN THE CONSTRUCTION SCHEDULE.
8. APPROXIMATELY 1–MONTH PRIOR TO THE ACTUAL GENERATOR RELOCATION, OWNER, GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, AND BAY POWER WILL HAVE AN ONSITE PLANNING MEETING TO ENSURE ALL ITEMS AND NEEDS ARE ADDRESSED AND FULLY COORDINATED. OWNER TO REVIEW AND APPROVE SCHEDULE AND COORDINATE WITH BUILDING STAFF.
9. IF ADDITIONAL STANDBY OR BACKUP POWER IS NEEDED DURING THE PROCESS BAY POWER WILL PROVIDE A GENERATOR. HOWEVER, ANY MODIFICATIONS OR TEMPORARY CONNECTIONS OR WIRING WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR ELECTRICAL CONTRACTOR.
10. THE RELOCATION, REINSTALLATION AND RECOMMISSIONING IS EXPECTED TO TAKE 3–5 BUSINESS DAYS. THE THREAT OF INCLEMENT WEATHER OR NEEDS OF THE FACILITY MAY NECESSITATE RESCHEDULING.
11. GENERATOR RELOCATION TO BE COMPLETE PRIOR TO MAIN ELECTRICAL LINE RELOCATION SO THAT THE GENERATOR MAY SERVE AS BACKUP POWER DURING THAT WORK WORK.
12. NOTE: BAY POWER TO WORK DIRECTLY FOR THE PROPERTY OWNER VIA SEPARATE CONTRACT.



GENERATOR PAD DETAIL

NOT TO SCALE

PANELBOARD P1W SCHEDULE

225A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, FLUSH MOUNT

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED	
UNIT 102/104 – LTG/RECEPT	EL	–			20*	EC	1		2	EC	20*	–			UNIT 101 – LTG/RECEPT	EL
UNIT 102/104 – RECEPT BATH	EL		–		20*	EC	3		4	EC	20*		–		UNIT 101 – RECEPT BATH	EL
UNIT 102/104 – LTG/RECEPT	EL			–	20*	EC	5		6	EC	20*			–	UNIT 101 – LTG/RECEPT	EL
UNIT 102/104 – MICWAVE/KITCH	EL	–			20*	EC	7		8	EC	20*	–			UNIT 101 – MICOWAVE/KITCHEN	EL
UNIT 102/104 – REFRIGERATOR	EL		–		20*	EC	9		10	EC	20*		–		UNIT 101 – REFRIGERATOR	EL
UNIT 106/108 – LTG/RECEPT	EL			–	20*	EC	11		12	EC	20*			–	UNIT 103/105 – LTG/RECEPT	EL
UNIT 106/108 – RECEPT BATH	EL	–			20*	EC	13		14	EC	20*	–			UNIT 103/105 – RECEPT BATH	EL
UNIT 106/108 – LTG/RECEPT	EL		–		20*	EC	15		16	EC	20*		–		UNIT 103/105 – LTG/RECEPT	EL
UNIT 106/108 – MICWAVE/KITCH	EL			–	20*	EC	17		18	EC	20*			–	UNIT 103/105 – MICWAVE/KITCH	EL
UNIT 106/108 – REFRIGERATOR	EL	–			20*	EC	19		20	EC	20*	–			UNIT 103/105 – REFRIGERATOR	EL
UNIT 114/116 – LTG/RECEPT	EL		–		20*	EC	21		22	EC	20*		–		UNIT 107 – LTG/RECEPT	EL
UNIT 114/116 – RECEPT BATH	EL			–	20*	EC	23		24	EC	20*			–	UNIT 107 – RECEPT BATH	EL
UNIT 114/116 – LTG/RECEPT	EL	–			20*	EC	25		26	EC	20*	–			UNIT 107 – LTG/RECEPT	EL
UNIT 114/116 – MICWAVE/KITCH	EL		–		20*	EC	27		28	EC	20*		–		UNIT 107 – MICWAVE/KITCH	EL
UNIT 114/116 – REFRIGERATOR	EL			–	20*	EC	29		30	EC	20*			–	UNIT 107 – REFRIGERATOR	EL
PANEL "P1WA"	EL	–			100	1	31		32	EC	20*	–			UNIT 111/113 – LTG/RECEPT	EL
			–						34	EC	20*		–		UNIT 111/113 – RECEPT BATH	EL
				–					36	EC	20*			–	UNIT 111/113 – LTG/RECEPT	EL
UNIT 111/113 – REFRIGERATOR	EL	–			20	EC	37		38	EC	20*	–			UNIT 111/113 – MICWAVE/KITCH	EL
PTAC – CORRIDOR	EL		–		20	EC	39		40	EC	20		–		PTAC – CORRIDOR	EL
				–										–		
PTHP–3 ACTIVTIES		14.1			20	12	43		44	12	20	8.0			RECEPT – ACTIVTIES – REFG	
			14.1						46	12	20		6.0		RECEPT – ACTIVTIES	
SPARE				–	20	–	47		48	12	20			6.0	RECEPT – ACTIVTIES	
SPARE		–			20	–	49		50	12	20	3.0			RECEPT – SPA	
SPARE			–		20	–	51		52	12	20		3.0		RECEPT – HALL	
SPARE				–	20	–	53		54	–	20			–	SPARE	

EC EXISTING CONDUCTORS, EXTEND EXISTING CIRCUITS AS REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDUCTOR SIZE.
EL EXISTING LOADS. CONTRACTOR TO VERIFY LOAD, UNIT NUMBER AND MODIFY PANEL SCHEDULE AS REQUIRED.
* PROVIDE AFCI CIRCUIT BREAKER

PANELBOARD P1WA SCHEDULE

100A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, FLUSH MOUNT

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED	
UNIT 110 – LTG/RECEPT	EL	–			20*	EC	1		2	EC	20*	–			UNIT 109 – LTG/RECEPT	EL
UNIT 110 – RECEPT BATH	EL		–		20*	EC	3		4	EC	20*		–		UNIT 109 – RECEPT BATH	EL
UNIT 110 – LTG/RECEPT	EL			–	20*	EC	5		6	EC	20*			–	UNIT 109 – LTG/RECEPT	EL
UNIT 110 – MICWAVE/KITCH	EL	–			20*	EC	7		8	EC	20*	–			UNIT 109 – MICWAVE/KITCH	EL
UNIT 110 – REFRIGERATOR	EL		–		20*	EC	9		10	EC	20*		–		UNIT 109 – REFRIGERATOR	EL
UNIT 112 – LTG/RECEPT	EL			–	20*	EC	11		12	EC	20*			–	UNIT 115/117 – LTG/RECEPT	EL
UNIT 112 – RECEPT BATH	EL	–			20*	EC	13		14	EC	20*	–			UNIT 115/117 – RECEPT BATH	EL
UNIT 112 – LTG/RECEPT	EL		–		20*	EC	15		16	EC	20*		–		UNIT 115/117 – LTG/RECEPT	EL
UNIT 112 – MICWAVE/KITCH	EL			–	20*	EC	17		18	EC	20			–	UNIT 115 – PTAC	EL
UNIT 112 – REFRIGERATOR	EL	–			20*	EC	19					–				
UNIT 118 – LTG/RECEPT	EL		–		20*	EC	21		22	EC	20*		–		UNIT 119 – LTG/RECEPT	EL
UNIT 118 – RECEPT BATH	EL			–	20*	EC	23		24	EC	20*			–	UNIT 119 – RECEPT BATH	EL
UNIT 118 – LTG/RECEPT	EL	–			20*	EC	25		26	EC	20*	–			UNIT 119 – LTG/RECEPT	EL
UNIT 118 – MICWAVE/KITCH	EL		–		20*	EC	27		28	EC	20*		–		UNIT 119 – MICWAVE/KITCH	EL
UNIT 118 – REFRIGERATOR	EL			–	20*	EC	29		30	EC	20*			–	UNIT 119 – REFRIGERATOR	EL
UNIT 120 – LTG/RECEPT	EL	–			20*	EC	31		32	EC	20*	–			UNIT 121 – LTG/RECEPT	EL
UNIT 120 – RECEPT BATH	EL		–		20*	EC	33		34	EC	20*		–		UNIT 121 – RECEPT BATH	EL
UNIT 120 – LTG/RECEPT	EL			–	20*	EC	35		36	EC	20*			–	UNIT 121 – LTG/RECEPT	EL
UNIT 120 – MICWAVE/KITCH	EL	–			20*	EC	37		38	EC	20*	–			UNIT 121 – MICWAVE/KITCH	EL
UNIT 120 – REFRIGERATOR	EL		–		20*	EC	39		40	–	20		–		SPARE	
UNIT 121 – REFRIGERATOR	EL			–	20*	EC	41		42	–	20			–	SPARE	

EC EXISTING CONDUCTORS, EXTEND EXISTING CIRCUITS AS REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDUCTOR SIZE.
EL EXISTING LOADS. CONTRACTOR TO VERIFY LOAD, UNIT NUMBER AND MODIFY PANEL SCHEDULE AS REQUIRED.
* PROVIDE AFCI CIRCUIT BREAKER

PANELBOARD EM1W SCHEDULE

100A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, FLUSH MOUNT

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED	
PANEL EMW2	EL	–			60	EC	1		2	EC	20	–			FURNACE	EL
			–						4	EC	20		–		FURNACE	EL
				–					6	EC	20			–	HALL LIGHTS	EL
EMERGENCY LTG – ODD	EL	–			20	EC	7		8	12	20	4.3			LIGHTING ACTIVITIES	
EMERGENCY LTG – EVEN	EL		–		20	EC	9		10	12	20		3.0		GENERATOR RECEPTACLE	
RECEPT HALL 4	EL			–	20	EC	11		12	EC	20			–	SMOKE DET – ODD	EL
FRESH AIR SUPPLY HALL	EL	–			20	EC	13		14	EC	20	–			SMOKE DET – EVEN	EL
SPECIAL DINING AREA WALL UNIT	EL		–		20	EC	15		16	EC	20		–		SPARE	
				–					18	EC	20			–	SPARE	
MAG LOCKS	EL	–			20	EC	19		20	EC	20	–			AIR COMPRESSOR	EL
SPACE			–		–	–	21		22	12	20		10.0		GENERATOR CONTROLS	
SPACE				–	–	–	23		24	12	20			5.0	GENERATOR BATTERY CHARGER	

EC EXISTING CONDUCTORS, EXTEND EXISTING CIRCUITS AS REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDUCTOR SIZE.
EL EXISTING LOADS. CONTRACTOR TO VERIFY LOAD, UNIT NUMBER AND MODIFY PANEL SCHEDULE AS REQUIRED.

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ADDITION TO:
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PANEL SCHEDULES

REVISIONS :

MARK	DESCRIPTION	DATE
1	RE–PRINT	01/26/24

SEAL:



DATE : 09/29/2026
DESIGNED BY : HWB
COMM NUMBER : 2606
AUTOCAD: 2023LT

E-6.2

PANELBOARD P1 SCHEDULE

225A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT, FEED THRU LUGS

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
LIGHTING – CALMING, 130–134	5.2			20	12	1		2	12	20*	12.0			RECEPT – 130
LIGHTING – 136, 138, 140, 142		6.0		20	12	3		4	12	20		3.0		RECEPT – 130&132 BATH
LIGHTING – ELECT, 131, 133			5.4	20	12	5		6	12	20*			12.0	RECEPT – 132
LIGHTING – DINING, LIVING	5.5			20	12	7		8	12	20*	12.0			RECEPT – 134
SPARE		–		20	12	9		10	12	20		3.0		RECEPT – 134 BATH
SPARE			–	20	12	11		12	12	20*			12.0	RECEPT – 136
RECEPT – MC LIVING	9.0			20	12	13		14	12	20	3.0			RECEPT – 136&138 BATH
MC LIVING – FIRE PLACE		3.0		20	12	15		16	12	20*		12.0		RECEPT – 138
RECEPT – HALLWAY			10.5	20	12	17		18	12	20*			12.0	RECEPT – 140
RECEPT – MC DINING	7.5			20	12	19		20	12	20	3.0			RECEPT – 140&142 BATH
MC DINING – FIRE PLACE		3.0		20	12	21		22	12	20*		12.0		RECEPT – 142
RECEPT – CARE CENTER			6.0	20	12	23		24	12	20*			10.5	RECEPT – 131
CARE CENTER – DISHWASHER	10.0			20	12	25		26	12	20	3.0			RECEPT – 131&133 BATH
CARE CENTER – MICROWAVE		10.0		20	12	27		28	12	20*		10.5		RECEPT – 133
RECEPT – CARE CENTER			4.5	20	12	29		30	12	20			9.0	RECEPT – CALMING
CARE CENTER – REFRIGERATOR	8.0			20	12	31		32	12	20	3.0			RECEPT – STAFF RESTROOM
CARE CENTER – CAMBRIL		13.1		20	12	33		34	12	20		4.5		RECEPT – STAFF BREAK
RECEPT – MED			4.5	20	12	35		36	12	20			3.0	RECEPT – STAFF BREAK
RECEPT – MED	4.0			20	12	37		38	12	20	10.0			RECEPT – BREAK – MICROWAVE
RECEPT – MC PUBLIC RR		3.0		20	12	39		40	–	20		–		SPARE
RECEPT – HALLWAY			3.0	20	12	41		42	–	20			–	SPARE
RECEPT – LAUNDRY	4.5			20	12	43		44	–	20	–			SPARE
RECEPT – ELECT RM		7.5		20	12	45		46	–	20		–		SPARE
SPARE			–	20	–	47		48	–	20			–	SPARE
SPARE	–			20	–	49		50	–	20	–			SPARE
SPARE		–		20	–	51		52	–	20		–		SPARE
SPARE			–	20	–	53		54	–	20			–	SPARE
TOTAL	54	46	34								46	45	59	TOTAL

TOTAL CONNECTED AMPS A: 100 B: 91 C: 92

TOTAL CONNECTED AMPS WITH FEED THRU PANEL A: 188 B: 195 C: 174

* PROVIDE AFCI CIRCUIT BREAKER

PANELBOARD P1A SCHEDULE

225A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
PTHP–2 UNIT 130	10.1			15	12	1		2	12	15	10.1			PTHP–2 UNIT 140
		10.1										10.1		
PTHP–2 UNIT 132			10.1	15	12	5		6	12	15			10.1	PTHP–2 UNIT 142
	10.1										10.1			
PTHP–2 UNIT 134		10.1		15	12	9		10	12	15		10.1		PTHP–2 UNIT 133
			10.1										10.1	
PTHP–2 UNIT 136	10.1			15	12	13		14	12	15	10.1			PTHP–2 UNIT 131
		10.1										10.1		
PTHP–2 UNIT 138			10.1	15	12	17		18	12	20			14.1	PTHP–3 DINING
	10.1										14.1			
PTHP–3 HALLWAY		14.1		20	12	21		22	12	20		14.1		PTHP–3 DINING
			14.1										14.1	
PTHP–3 HALLWAY	14.1			20	12	25		26	12	20	14.1			PTHP–3 LIVING
		14.1										14.1		
SPACE			–	–	–	29		30	12	20			14.1	PTHP–3 LIVING
SPACE	–			–	–	31					14.1			
SPACE		–		–	–	33		34	12	20		14.0		WASHER
SPACE			–	–	–	35		36	10	30			24.0	DRYER
SPACE	–			–	–	37					24.0			
SPACE		–		–	–	39		40	10	30		24.0		DRYER
SPACE			–	–	–	41							24.0	
TOTAL	55	59	44								97	97	111	TOTAL

TOTAL CONNECTED AMPS A: 151 B: 155 C: 155

PANELBOARD E1 SCHEDULE

125A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
LIGHTING – MC HALLWAY	5.5			20	12	1		2	12	20	8.0			GAS WATER HEATERS
LIGHTING – 2ND FL HALLWAY		4.7		20	12	3		4	12	20		1.0		RP–1
SPARE			–	20	–	5		6	12	20			10.0	RECEPT – MED REFRIGERATOR
AHU–A	42.1			60	6	7		8	12	20	5.0			MAG LOCKS
		42.1						10	–	20		–		SPARE
HP–A			23.8	50	8	11		12	–	20			–	SPARE
	23.8							14	–	20	–			SPARE
AHU–B		32.9		45	8	15		16	–	20		–		SPARE
			32.9					18	–	20			–	SPARE
HP–B	15.6			30	10	19		20	–	–	–			SPACE
		15.6						22	–	–		–		SPACE
SPACE			–	–	–	23		24	–	–			–	SPACE
SPACE	–			–	–	25		26	–	–	–			SPACE
SPACE		–		–	–	27		28	–	–		–		SPACE
SPACE			–	–	–	29		30	–	–			–	SPACE
TOTAL	87	95	57								13	1	10	TOTAL

TOTAL CONNECTED AMPS A: 100 B: 96 C: 67

PANELBOARD P2 SCHEDULE

225A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
LIGHTING	12.6			20	12	1		2	12	20	3.0			RECEPT – 330 KITCHENETTE
LIGHTING		10.1		20	12	3		4	12	20*		9.0		RECEPT – 330
LIGHTING			6.3	20	12	5		6	12	20			3.0	RECEPT – 330&332 BATH
LIGHTING – ATTIC	1.7			20	12	7		8	12	20	3.0			RECEPT – 332 KITCHENETTE
SPARE		–		20	–	9		10	12	20*		9.0		RECEPT – 332
SPARE			–	20	–	11		12	12	20			3.0	RECEPT – 334 KITCHENETTE
RECEPT – AL LIVING	7.5			20	12	13		14	12	20*	9.0			RECEPT – 334 (LR)
RECEPT – AL LIVING		7.5		20	12	15		16	12	20*		7.5		RECEPT – 334 (BR)
AL LIVING – FIRE PLACE			3.0	20	12	17		18	12	20			3.0	RECEPT – 334 BATH
RECEPT – AL HALLWAY	7.5			20	12	19		20	12	20	3.0			RECEPT – 336 KITCHENETTE
RECEPT – AL HALLWAY		7.5		20	12	21		22	12	20*		9.0		RECEPT – 336
RECEPT – AL ELECT RM			6.0	20	12	23		24	12	20			3.0	RECEPT – 336&338 BATH
RECEPT – 346 KITCHENETTE	3.0			20	12	25		26	12	20	3.0			RECEPT – 338 KITCHENETTE
RECEPT – 346		9.0		20*	12	27		28	12	20		3.0		RECEPT – 338 KITCHENETTE
RECEPT – 346&348 BATH			3.0	20	12	29		30	12	20*			9.0	RECEPT – 338
RECEPT – 348 KITCHENETTE	3.0			20	12	31		32	12	20	3.0			RECEPT – 340 KITCHENETTE
RECEPT – 348		9.0		20*	12	33		34	12	20		3.0		RECEPT – 340 KITCHENETTE
RECEPT – 345 KITCHENETTE			3.0	20	12	35		36	12	20*			10.5	RECEPT – 340
RECEPT – 345	9.0			20*	12	37		38	12	20	3.0			RECEPT – 340&342 BATH
RECEPT – 343&345 BATH		3.0		20	12	39		40	12	20		3.0		RECEPT – 342 KITCHENETTE
RECEPT – 343 KITCHENETTE			3.0	20	12	41		42	12	20*			9.0	RECEPT – 342
RECEPT – 343	7.5			20*	12	43		44	12	20	3.0			RECEPT – 344 KITCHENETTE
RECEPT – 341 KITCHENETTE		3.0		20	12	45		46	12	20*		9.0		RECEPT – 344 (LR)
RECEPT – 341			9.0	20*	12	47		48	12	20*			7.5	RECEPT – 344 (BR)
RECEPT – 341 BATH	3.0			20*	12	49		50	12	20	3.0			RECEPT – 344 BATH
RECEPT – ATTIC		3.0		20	12	51		52	–	20		–		SPARE
SPARE			–	20	–	53		54	–	20			–	SPARE
TOTAL	55	52	33								33	53	48	TOTAL

TOTAL CONNECTED AMPS A: 88 B: 105 C: 82

* PROVIDE AFCI CIRCUIT BREAKER

PANELBOARD P2A SCHEDULE

225A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
PTHP–2 UNIT 330	10.1			15	12	1		2	12	15	10.1			PTHP–1 UNIT 334 BR
		10.1										10.1		
PTHP–2 UNIT 332			10.1	15	12	5		6	12	15			10.1	PTHP–2 UNIT 334 LR
	10.1										10.1			
PTHP–1 UNIT 334 BR		10.1		15	12	9		10	12	15		10.1		PTHP–2 UNIT 346
			10.1										10.1	
PTHP–2 UNIT 334 LR	10.1			15	12	13		14	12	15	10.1			PTHP–2 UNIT 348
		10.1										10.1		
PTHP–2 UNIT 336			10.1	15	12	17		18	12	15			10.1	PTHP–2 UNIT 345
	10.1										10.1			
PTHP–2 UNIT 338		10.1		15	12	21		22	12	15		10.1		PTHP–2 UNIT 343
			10.1										10.1	
PTHP–2 UNIT 340	10.1			15	12	25		26	12	15	10.1			PTHP–2 UNIT 341
		10.1										10.1		
PTHP–2 UNIT 342			10.1	15	12	29		30	12	15			10.1	PTHP–2 HALLWAY
	10.1										10.1			
PTHP–3 LIVING		14.1		20	12	33		34	12	20		14.1		PTHP–3 HALLWAY
			14.1										14.1	
PTHP–3 LIVING	14.1			20	12	37		38	10	30	24.0			DRYER
		14.1										24.0		
SPACE			–	–	–	41		42	10	30			24.0	DRYER
SPACE	–			–	–	43					24.0			
SPACE		–		–	–	45		46	–	–		–		SPACE
SPACE			–	–	–	47		48	–	–			–	SPACE
SPACE	–			–	–	49		50	–	–	–			SPACE
SPACE		–		–	–	51		52	–	–		–		SPACE
SPACE			–	–	–	53		54	–	–			–	SPACE
TOTAL	75	79	65								109	89	89	TOTAL

TOTAL CONNECTED AMPS A: 183 B: 167 C: 153

PANELBOARD E SCHEDULE

400A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, SURFACE MOUNT, NEMA 3R

LOAD SERVED	LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C	LOAD SERVED
PANEL EM EL	–			200	4/0	1		2	1	125	103			PANEL E1
		–										102		
			–										70	
SPACE	–			–	–	7		8	–	–	–			SPACE
SPACE		–		–	–	9		10	–	–		–		SPACE
SPACE			–	–	–	11		12	–	–			–	SPACE
TOTAL	–	–	–								–	–	–	TOTAL

EL EXISTING LOADS.

EXISTING PANELBOARD PML SCHEDULE

200A. MLO, 208Y/120V., 3 PHASE, 4 WIRE, 10 KAIC MINIMUM, FLUSH MOUNT

LOAD SERVED		LOAD (AMPS) A	B	C	BKR. TRIP	WIRE SIZE	CKT. NO.	PHASE A B C	CKT. NO.	WIRE SIZE	BKR. TRIP	LOAD (AMPS) A	B	C		LOAD SERVED
DINING – LIGHTING	EL	–			20*	EC	1		2	EC	20*	–			EL	RECEPTACLES
DINING – LIGHTING	EL		–		20*	EC	3		4	EC	20*		–		EL	PHONE EQUPMENT
RECEPTACLES	EL			–	20*	EC	5		6	EC	20*			–	EL	HALLWAY – LIGHTING
RECEPTIONIST AREA	EL	–			20*	EC	7		8	EC	20*	–			EL	RECEPTACLES
SNACK BAR TABLE	EL		–		20*	EC	9		10	EC	20*		–		EL	LIBRARY – LTG – HANGING
RECEPTACLES	EL			–	20*	EC	11		12	EC	20*			–	EL	LIBRARY – LTG – BALANCE
HALLWAY – LIGHTING	EL	–			20*	EC	13		14	EC	20*	–			EL	RECEPTACLES
RECEPTACLES	EL		–		20*	EC	15		16	EC	20*		–		EL	RECEPTACLES
RECEPTACLES	EL			–	20*	EC	17		18	EC	20*			–	EL	RECEPTACLES
LIBRARY – LIGHTING	EL	–			20*	EC	19		20	EC	20*	–			EL	RECEPTACLES
RECEPTACLES	EL		–		20*	EC	21		22	EC	20*		–		EL	LTG – GIFT SHOP & RR
LIBRARY – LIGHTING	EL			–	20*	EC	23		24	EC	20*			–	EL	RECEPTACLES
LIBRARY – LIGHTING	EL	–			20*	EC	25		26	EC	20*	–			EL	RECEPTACLES
RECEPTACLES	EL		–		20*	EC	27		28	12	20**		10.5			RECEPT – NEW OFFICE
NURSE STATION MC	EL			–	20*	EC	29		30	12	15**			10.1		PTHP–2 – NEW OFFICE
SPARE		–			20*	–	31					10.1				
			–						34	12	15**		10.1			PTHP–2 UNIT 119
PTAC UNIT 104	EL			–	20*	EC	35							10.1		
		–							38	12	15**	10.1				PTHP–2 UNIT 121
PTAC UNIT 106	EL			–	20*	EC	39						10.1			
									42	12	20**			13.1		RECEPT – UNIT 121 TEMP

EXISTING SQUARE D – QO LOAD CENTER

* EXISTING CIRCUIT BREAKER
** PROVIDE NEW CIRCUIT BREAKER AS INDICATED IN SPACE.
EC EXISTING CONDUCTORS. CONTRACTOR SHALL VERIFY EXISTING CONDUCTOR SIZE.
EL EXISTING LOADS. CONTRACTOR TO VERIFY LOAD, UNIT NUMBER AND MODIFY PANEL SCHEDULE AS REQUIRED.

BRW ENGINEERING
248 W. BUTE STREET
NORFOLK, VA 23510
757.286.2730 FAX 625.6831

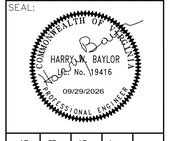
ADDITION TO:
COMMONWEALTH SENIOR LIVING
MCAP CHRISTIANSBURG LLC
CHRISTIANSBURG, VA 24073
201 WHEATLAND CT

PANEL SCHEDULES

REVISIONS :

MARK	DESCRIPTION	DATE

SEAL:



DATE : 09/29/2026
DESIGNED BY : HWB
COMM NUMBER : 2606
AUTOCAD: 2023LT

E-6.3

ABBREVIATIONS

A/E	ARCHITECT/ENGINEER
AHJ	AUTHORITY HAVING JURISDICTION
ARCH'L	ARCHITECTURAL
RCP	RCP
TBD	TO BE DETERMINED
CVA	CONTROL VALVE ASSEMBLY

LEGEND

- FIRE PROTECTION PIPING
- ELBOW DOWN
- TEE FROM TOP OF MAIN
- TEE FROM BOTTOM OF PIPE
- END CAP
- PIPING RISER
- OH2 — ROOM HAZARD CLASSIFICATION
- NEW RECESSED SPRINKLER
- EXISTING SPRINKLER LOCATION

SPRINKLER DESIGN DATA

DESIGN SUMMARY

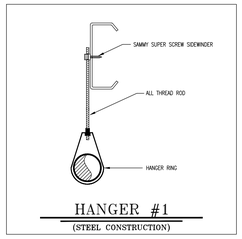
TYPE OF SYSTEM:	DRY AND WET PIPE
HAZARD CLASS:	LIGHT AND ORDINARY HAZARD
DESIGN AREA:	PER NFPA AND AHJ
MINIMUM DENSITY:	PER NFPA 13-2019

WATER SUPPLY INFORMATION

DATE:	N/A
STATIC:	N/A
RESIDUAL:	N/A
FLOW:	N/A

GENERAL NOTES

1. PROVIDE HANGER MATERIAL PER NFPA 13. TRAPEZE HANGERS SHALL BE INSTALLED AND SIZED PER NPFA 13.
2. COORDINATE EXACT LOCATION AND TYPE OF ALL ACCESS PANELS AND PROVIDE INSTALLATION DETAILS TO THE ARCHITECT. OBTAIN APPROVAL PRIOR TO ORDERING AND INSTALLATION OF EQUIPMENT.
3. SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL COMPLY WITH NFPA 13-2019 AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2021 SYSTEM SHALL PROVIDE COVERAGE FOR ENTIRE BUILDINGS PER NFPA 13-2019.
4. PROVIDE SPRINKLER HEAD GUARDS IN ALL MECHANICAL SPACES, STORAGE ROOMS, OTHER SERVICE SPACES.
5. COORDINATE ALL FIRE ALARM SYSTEM CONNECTION REQUIREMENTS WITH FIRE ALARM CONTRACTOR.
6. FIRE SPRINKLER SYSTEMS SHALL BE CONCEALED ABOVE FINISHED CEILINGS WHERE POSSIBLE. REFER TO ARCH. DRAWING A6 FOR PIPE ROUTING DETAIL. REFER TO ARCH'L REFLECTED CEILING PLANS FOR CEILING TYPES AND HEIGHTS.
7. SPRINKLER SYSTEM CLASSIFICATION: LIGHT HAZARD EXCEPT WHERE NOTED OTHERWISE ON PLANS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING/PERFORMING CURRENT FIRE FLOW TEST DATA PRIOR TO PREPARATION OF HYDRAULIC CALCULATIONS. REFER TO "SPRINKLER DESIGN DATA" FOR PRELIMINARY TEST DATA. TEST MOST BE DATED WITH IN 12 MONTHS OF SUBMITTALS.
9. COORDINATE SPRINKLER HEAD SPACING AND ARRANGEMENT IN MECHANICAL ROOMS WITH EQUIPMENT, PIPING AND DUCTWORK.
10. COVERAGE FOR CEILING CAVITIES ABOVE HORIZONTAL OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, DUCTS AND SOFFITS, SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING COVERAGE FOR THESE AREAS WITH ALL OTHER TRADES.
11. ALL DRAINS SHALL DISCHARGE OUTSIDE THE BUILDING AT A LOCATION APPROVED BY THE A/E.
12. ACTUAL ROUTING OF THE SPRINKLER PIPING SHALL BE COORDINATED WITH THE ARCH'L REFLECTED CEILING PLANS AND WITH ALL OTHER TRADES. THE SPRINKLER CONTRACTOR IS REQUIRED TO COORDINATE ALL PIPE LOCATIONS AND ELEVATIONS PRIOR TO SUBMISSION OF SHOP DRAWINGS AND PRIOR TO BEGINNING FABRICATION AND INSTALLATION. MAINTAIN EASEMENTS FOR OTHER TRADES, SUCH AS HVAC DUCTS/PIPES, LIGHT FIXTURES, PLUMBING PIPES, ETC. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO REVIEW THE WORK OF OTHER TRADES (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, ARCHITECTURAL, CIVIL, FIRE ALARM, MECHANICAL, PLUMBING AND ELECTRICAL) AS IT AFFECTS THEIR WORK, AND AS THEIR WORK AFFECTS OTHER TRADES TO ENSURE THAT THE CONSTRUCTION DOCUMENTS ARE CLOSELY FOLLOWED. WHERE DISCREPANCIES ARISE, THEY SHALL BE REFERRED TO THE A/E PRIOR TO PROCEEDING FURTHER.
13. ALL WET PIPING SHALL BE ROUTED WITHIN THE CONDITIONED ENVELOPE OF BUILDINGS. NO WET PIPING SHALL BE EXPOSED TO FREEZING CONDITIONS.
14. ALL PENETRATIONS OF FIRE RESISTANCE RATED ASSEMBLIES TO BE PROTECTED USING TESTED THROUGH-PENETRATION ASSEMBLIES, EXCEPT WHERE THE PRESCRIPTIVE INSTRUCTIONS IN SECTION 714 CAN BE APPLIED. SEE ARCHITECTURAL DRAWINGS FOR THROUGH PENETRATION DETAILS.
15. ALL PIPING IN LIGHT HAZARD AREAS TO BE CPVC PIPE. ALL ORDINARY HAZARD AREAS AND PIPE LARGER THAN 2" TO BE STEEL PIPE. 1" THRU 1-1/2 THREADED TO BE SCH40 BLACK PIPE. 2-1/2 AND LARGER PIPE TO BE SCH10 BLACK PIPE. ALL EXPOSED PIPE TO BE STEEL PIPE.



HANGER #1
(STEEL CONSTRUCTION)

2 / SP.0 TYPICAL HANGER DETAILS
SCALE: NONE

Sprinkler Head Schedule

Symbol	Count	Thread	K-Factor	Description	Note
⊙	209	1/2"	5.6	V2708 1/2 QR 155 CHROME RECESSED	ON DROP
▶◀	44	3/4"	8.0	V8123 17/32 QR 200 BRASS UPRIGHT (OR APPROVED EQUAL)	ON SPRIG
○	2	1/2"	5.6	V2704 1/2 QR 155 BRASS UPRIGHT	
⊙	15	1/2"	5.6	EXISTING SPRINKLER RELOCATED	ON DROP
270 = Total Number of Heads This Floor					

cross-fire DESIGN AND CONSULTING, LLC
JERRY@CROSSFIREDESIGN.COM
9337 Count Kristopher Dr Mechanicsville, Va 23116
Ph. (804)803-1551

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.
Jerry Biggers
JERRY S. BIGGERS, P.E. LICENSE NO. 0402019585

FIRE SPRINKLER NOTES AND DETAILS

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
X-X-XX

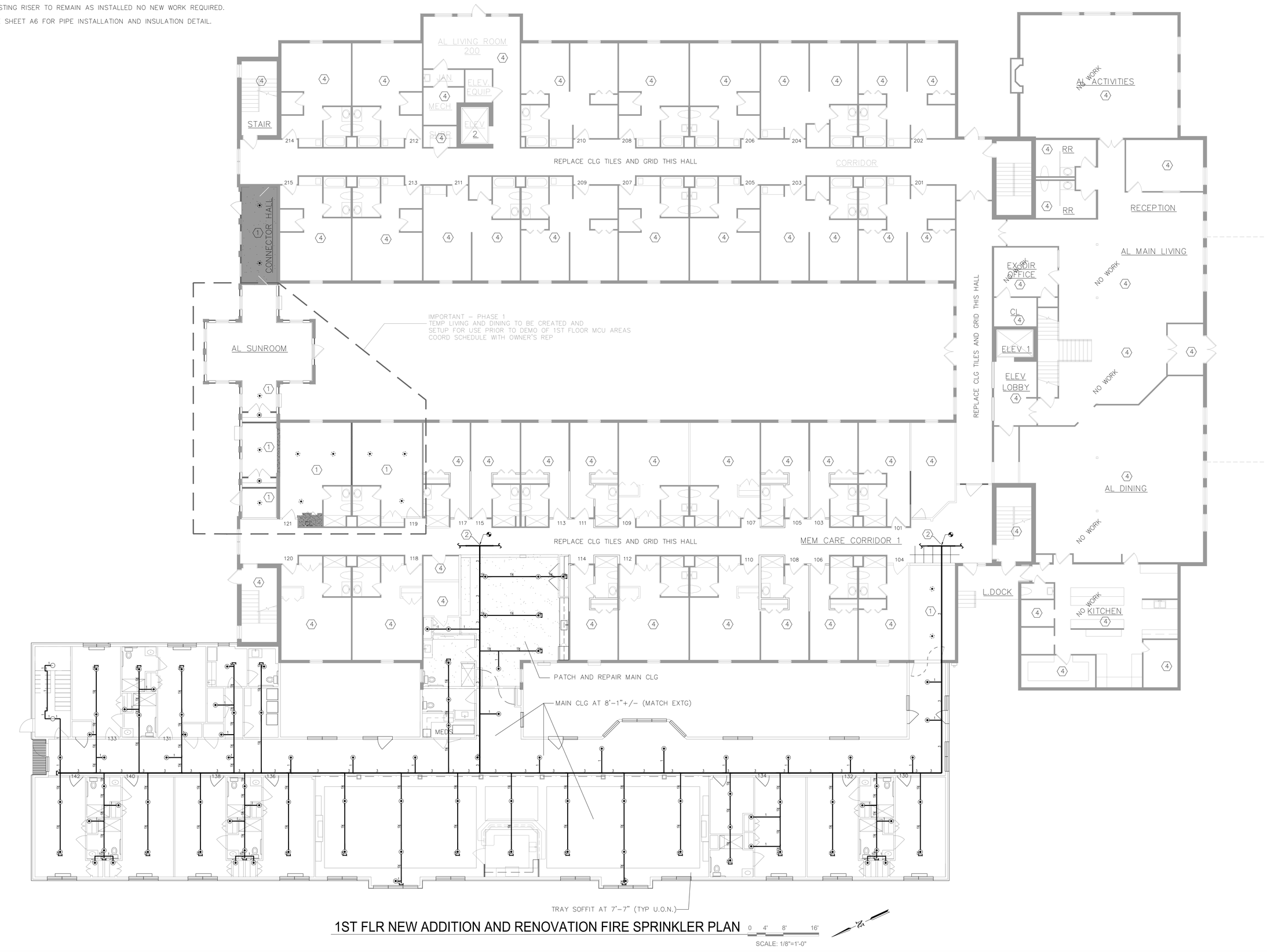
REVISIONS:

SP.0

SHEET:

SHEET NOTES: (THESE NOTES APPLY TO THIS SHEET ONLY)

1. REMOVE EXISTING SPRINKLER AND INSTALL NEW SPRINKLER IN RELOCATED LOCATION FOR NEW WALL LAYOUT.
2. TAP INTO EXISTING MAIN TO SUPPLY NEW ADDITION.. VERIFY LOCATION AND SIZE IN FIELD.
3. NEW ADDITION AND EXISTING SYSTEM COVERAGE 27,500 SQ.FT. COMBINED.
4. EXISTING SPRINKLERS TO REMAIN.
5. EXISTING RISER TO REMAIN AS INSTALLED NO NEW WORK REQUIRED.
6. SEE SHEET A6 FOR PIPE INSTALLATION AND INSULATION DETAIL.



1ST FLR NEW ADDITION AND RENOVATION FIRE SPRINKLER PLAN

0 4' 8' 16'

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

crossFire DESIGN AND CONSULTING, LLC
JEFF@CROSSFIREDESIGN.COM
9337 Count Kristopher Dr Mechanicsville, Va 23116
Ph. (804)803-1551

Jeffrey Boyce

1ST FLR FIRE SPRINKLER

CSL CHRISTIANSBURG

201 WHEATLAND CT

CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE: X-X-XX

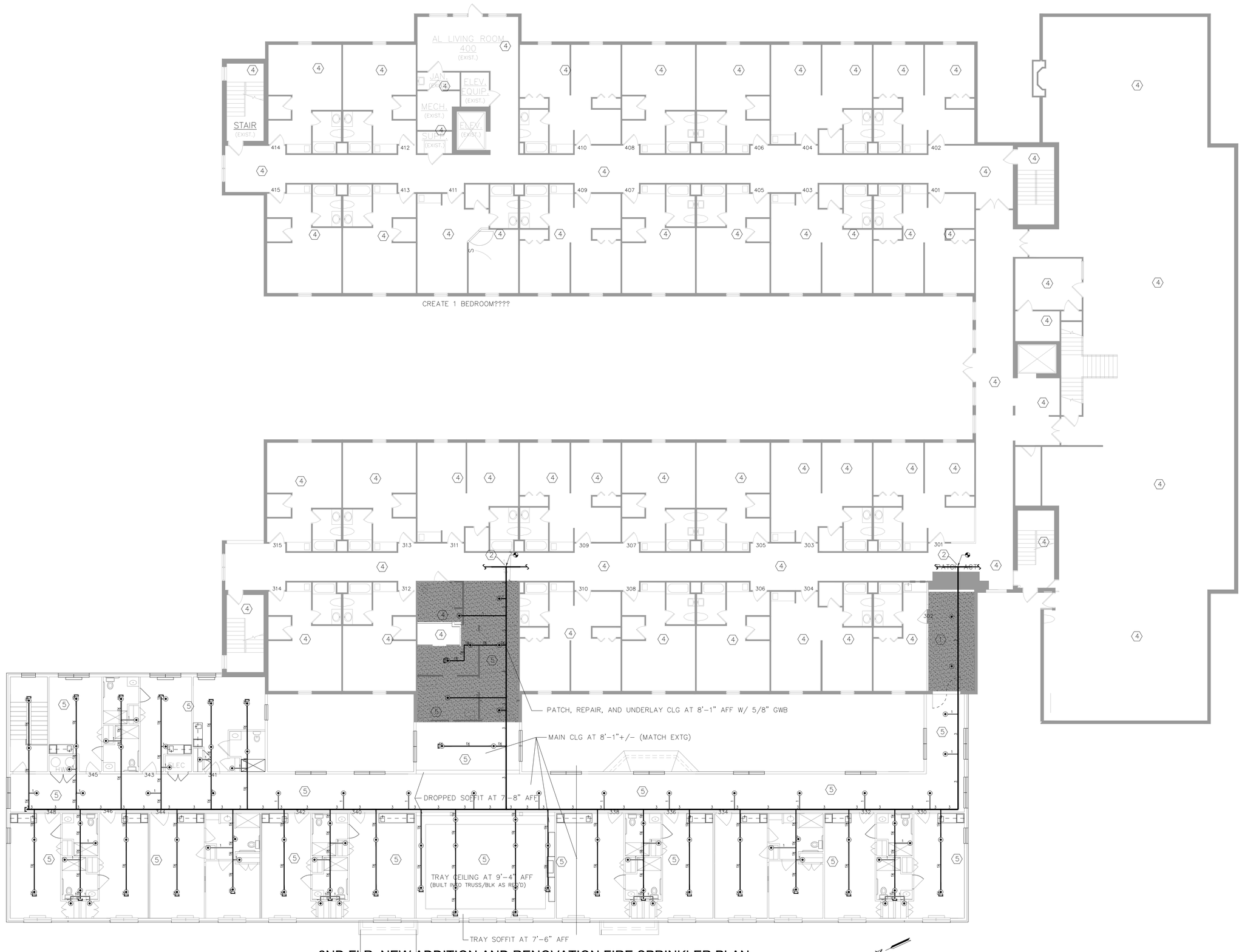
REVISIONS:

SP.1

SHEET:

SHEET NOTES: (THESE NOTES APPLY TO THIS SHEET ONLY)

1. REMOVE EXISTING SPRINKLER AND INSTALL NEW SPRINKLER IN RELOCATED LOCATION FOR NEW WALL LAYOUT.
2. TAP INTO EXISTING MAIN TO SUPPLY NEW ADDITION.. VERIFY LOCATION AND SIZE IN FIELD.
3. SEE SHEET A5 FOR PIPE INSTALLATION AND INSULATION DETAIL.
4. EXISTING SPRINKLERS TO REMAIN.
5. NEW SPRINKLERS COORDINATE WITH RCP AND MEP TRADES



2ND FLR. NEW ADDITION AND RENOVATION FIRE SPRINKLER PLAN

0 4' 8' 16'

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

cross-fire DESIGN AND CONSULTING, LLC
JERRY@CROSSFIREDESIGN.COM
9337 Count Kristopher Dr Mechanicsville, Va 23116
Ph. (804)803-1551

I HEREBY CERTIFY THAT I AM A LICENSED FIRE SPRINKLER LAYOUT TECHNICIAN, AND THAT THE PLANS, SPECIFICATIONS, AND CALCULATIONS FOR THIS SYSTEM WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.
Jerry S. Taggart, NICET Level III #136561

2ND FLR FIRE SPRINKLER

CSL CHRISTIANSBURG

201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE: X-X-XX

REVISIONS:

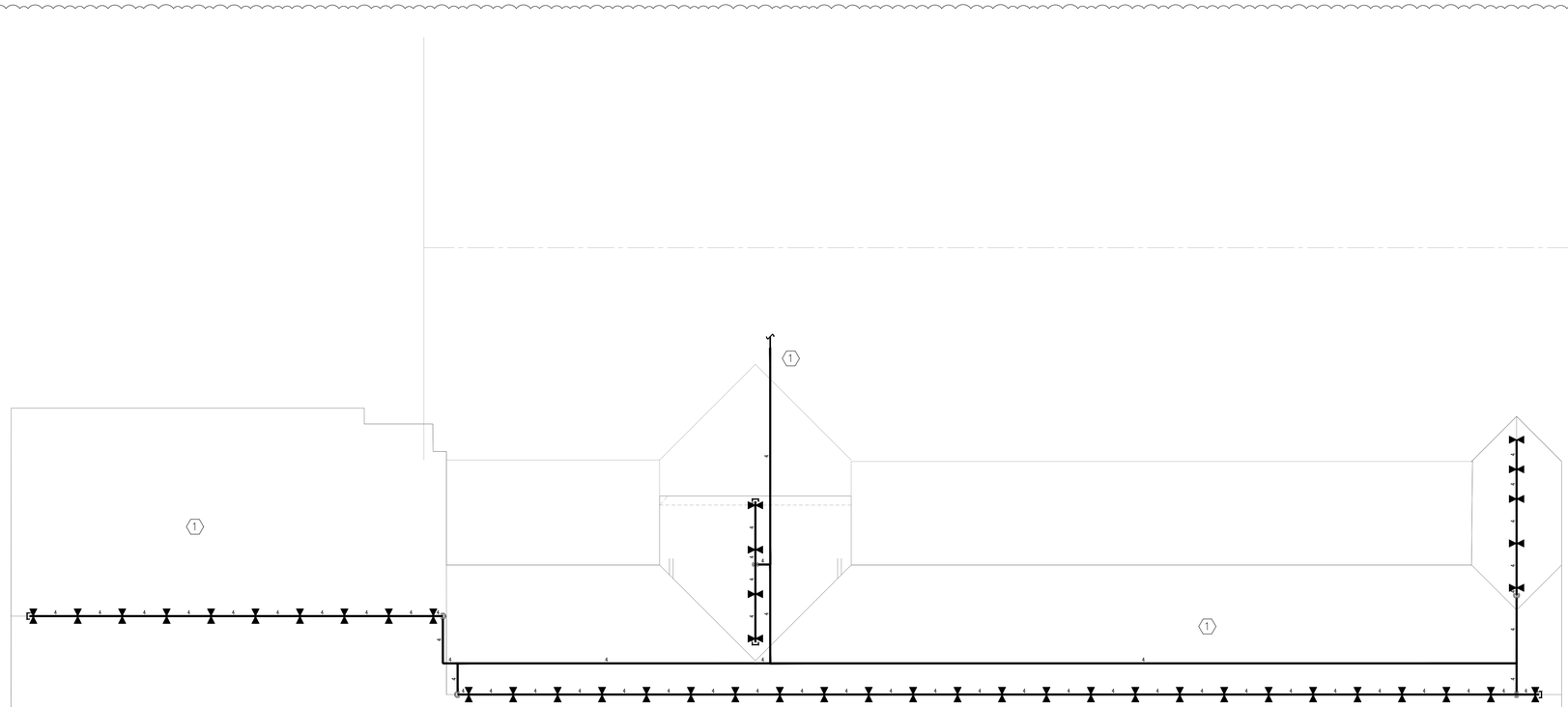
SP.2

SHEET:

SHEET NOTES:

(THESE NOTES APPLY TO THIS SHEET ONLY)

1. INSTALL NEW DRY PIPE SPRINKLER SYSTEM IN THE NEW ATTIC.



ALTERNATE SCOPE:
SPRINKLER CONTRACTOR TO PROVIDE ALTERNATE FOR ADDING A NEW AND COMPLETE DRY SYSTEM IF THE EXISTING SYSTEM CAN NOT SUPPLY THE DEMAND FOR THE NEW ADDITION.

BASE SCOPE:
SPRINKLER CONTRACTOR TO PROVIDE UPDATE THE EXISTING SYSTEM TO SUPPORT THE ADDITION AS REQUIRED.

ATTIC NEW ADDITION FIRE SPRINKLER PLAN

0 4' 8' 16'

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

cross-fire DESIGN AND CONSULTING, LLC
JERRY@CROSSFIREDESIGN.COM
9337 Count Kristopher Dr Mechanicsville, Va 23116
Ph. (804)803-1551

I certify that, to the best of my knowledge, this plan, specification, or report was prepared in accordance with the applicable requirements of the Virginia Uniform Statewide Building Code.
Jerry S. Taggart, NICET, Level III #385

ATTIC FIRE SPRINKLER

CSL CHRISTIANSBURG
201 WHEATLAND CT
CHRISTIANSBURG, VA 24073

PROJECT NUMBER:

ISSUED DATE:
X-X-XX

REVISIONS:

SP.3

SHEET: