

veenendaalcave

1170 Peachtree St. N.E.

Suite 1700

Atlanta, Georgia 30309

404.881.1811

vcave.com

Interior Design • Space Planning

Release History

Date	Remark
09/10/15	Issued for Tenant Review
09/22/15	Issued to Engineers
10/02/15	Issued for Pricing, Permit & Construction

This document is the property of VeenendaalCave, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCave, Inc.

**Building Information**

Building Description - A multi-tenant, four (4) story office building, steel structure with glass and masonry exterior facade.

Building Construction Type per IBC-2012 Edition, Chapter 6: Type IB (assumed), confirm with permit for base building.

Fire Protection: Fully Sprinklered

Generator: No

High Rise: No, does not exceed 75 Feet per 2012 NFPA 101 Section 3.3.6

Number of Stories: 4 Stories

Typical Floor Area: 47,000 sf

Total Building Area: 188,000 sf

Date of Building Construction: 1996

2015 City of Alpharetta Code Requirements

Building: 2012 International Building Code (IBC), with 2014 and 2015 Georgia Amendments

Fire Safety: 2012 International Fire Code (IFC), with 2014 Georgia Amendments, 2012 Life Safety Code; City Sprinkler Code, City of Alpharetta Ordinance 220, latest revision

Plumbing: 2012 International Plumbing Code (IPC), with 2014 and 2015 Georgia Amendments

Mechanical: 2012 International Mechanical Code (IMC), with 2014 and 2015 Georgia Amendments

Gas Piping: 2012 International Fuel Gas Code (IFGC), with 2014 and 2015 Georgia Amendments

Electrical: 2014 National Electrical Code (NEC) (No Georgia Amendments)

Supplements & Amendments: ASHRAE / IEANA Standard 90.1 - 2007, with Georgia Amendments

Accessibility: Georgia Accessibility Code - GSFC Rules & Regulations, 120-3-20A, referencing the 2010 ADA Americans with Disabilities Act

Life Safety: NFPA 101-2012 Life Safety Code; as amended by Rules and Regulations of the Safety Fire Commission, Chapter 120-3-3 through the Georgia Department of Community Affairs

Administration: The Code of the City of Alpharetta, Georgia - latest revision; 1994 Standard Building Code (SBC); Chapter 1 - Administration; City of Alpharetta Unified Development Code - latest revision.

Georgia Accessibility Code

We certify that we have prepared these plans in conformity with Chapter 120-3-20A of the Rules and Regulations of the Georgia Safety Fire Commissioner referencing the 2010 ADA Standards for Accessible Design for making buildings and facilities accessible to and usable by people with disabilities to the best of our knowledge, information and belief for the scope of the work herein permitted.

Project Information

Project Summary and Scope - Interior alterations of second generation Tenant space with moderate demolition and significant new construction. Lighting and power/communication modifications are significant. New plumbing to be installed. HVAC test and balance shall be conducted. New finishes shall be installed throughout.

Project Usable Area: 8,947 USF**Occupancy Use and Classification per 2012 NFPA 101:** Section 6.1.11; B - Business Occupancy**Occupant Load Calculation for the Area of Construction:** 119 persons (per Occupancy Schedule)**Occupant Load Calculation for the floor per 2012 NFPA 101:**
Doors: (3) 36" doors (34" actual) are provided - 102' / 0.2 = 510 persons
Stairs: (3) stairs of 45" are provided - 135' / 0.3 per person = 450 persons
Maximum occupant load - 4th Floor = 450 persons

Exiting Requirements for a New Business Occupancy per 2012 NFPA 101 Chapter 38:
Min. number of Means of Egress required from suite: 2 exits required, 3 exits provided
Arrangement of Means of Egress: 1/3 diagonal distance per Section 7.5.1.3 (sprinklered)
Max. Travel Distance: 300' (per Section 38.2.6.3)
Max. Common Path of Travel: 100' (per Section 38.2.5.3.1)
Max. Dead End Corridor: 50' (per Section 38.2.5.2.1); corridors comply
Min. corridor width or Means of Egress: 44" (per Section 38.2.3.2, all corridors comply)
Min. door width: 32" (per Section 7.2.1.2.3; 36" wide doors provide 34" clearance and meet the 32" requirement)

Fire Protection Requirements per IBC-2012 Edition and 2012 NFPA 101

Tenant Demising walls - Non-rated per Section 508

Occupancy Separation - N/A

Corridor Partitions - Not required to be rated per NFPA 101, Section 38.3.6.1(3) (sprinklered); One-hour rated to maintain existing construction

Wall Penetrations - No Rating Required

Floor Penetrations - Two hour rated

Opening Protectives - Doors - No Rating Required; 20-minute rated provided

Storage Rooms - Non-rated per IBC Table 508.4 (no separation required between B and S-1); NFPA 101 Sections 38.3.2.1/438.3.2.1 and 39.3.2.1/439.3.2.1

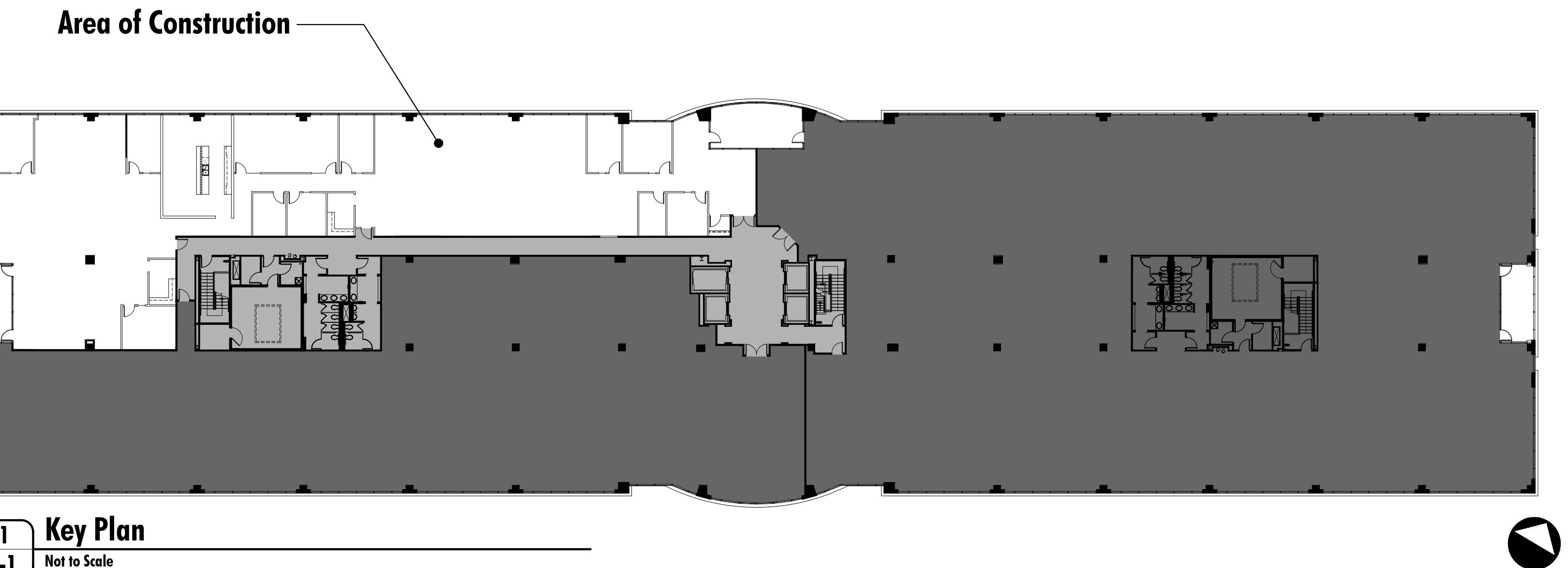
Table of Contents

- I-1 Title Sheet
- I-2 Demolition Plan
- I-3 Partition Plan
- I-4 Reflected Ceiling Plan
- I-5 Power/Communication Plan
- I-6 Finish Plan
- I-7 Details
- I-8 Details
- M-0 Mechanical General
- M-1 Mechanical Specifications
- M-2 Mechanical Work Plan
- M-3 Mechanical Piping and Details
- E-1 Electrical General
- E-2 Floor Plan - Lighting
- E-3 Floor Plan - Electrical
- P-1 Plumbing General
- P-2 Plumbing Floor Plan

GM Financial

Lake View II • 1145 Sanctuary Parkway
Suite 475, Alpharetta, GA 30009

Interior Planning & Design	Property Management	Tenant
veenendaalcave a NELSON company		GM Financial 801 Cherry St. Suite 3500 Ft. Worth, TX 76102
Contact - Loura Giles, ext. 220	Contact - Amy Timms	Contact - Pam Davenport
Architect - Scott Meekins, ext. 273	Phone - 770.569.1124	Phone - 817.302.7026
Phone - 404.881.1811	Fax - 770.569.1128	Fax - 877.999.7086
Fax - 404.876.1289	Email - amy.timms@im.jll.com	Email - pam.davenport@gmfinancial.com
Engineering		
HESM&A, Inc. 1255 Collier Road Atlanta, GA 30318		
Contact - Tom Evans		
Phone - 678.365.2232		
Fax - 404.881.0909		
Email - tom.evans@hesm.com		

**Construction Document Approval**

As an agent of the Tenant Owner/Manager, my signature indicates that I have reviewed this set of Construction Documents and find that they reflect the requirements agreed upon and I hereby:

Approve Approve as noted these documents for construction.

Signature _____

Print Name _____

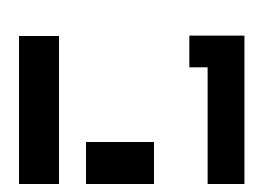
Date _____

Title Sheet

Drawn By SMarshall
 Checked By LHonore/Glover/SMeekins
 Project Number 128611501_C001
 File ID 128611501_C001
 Date 10.02.15

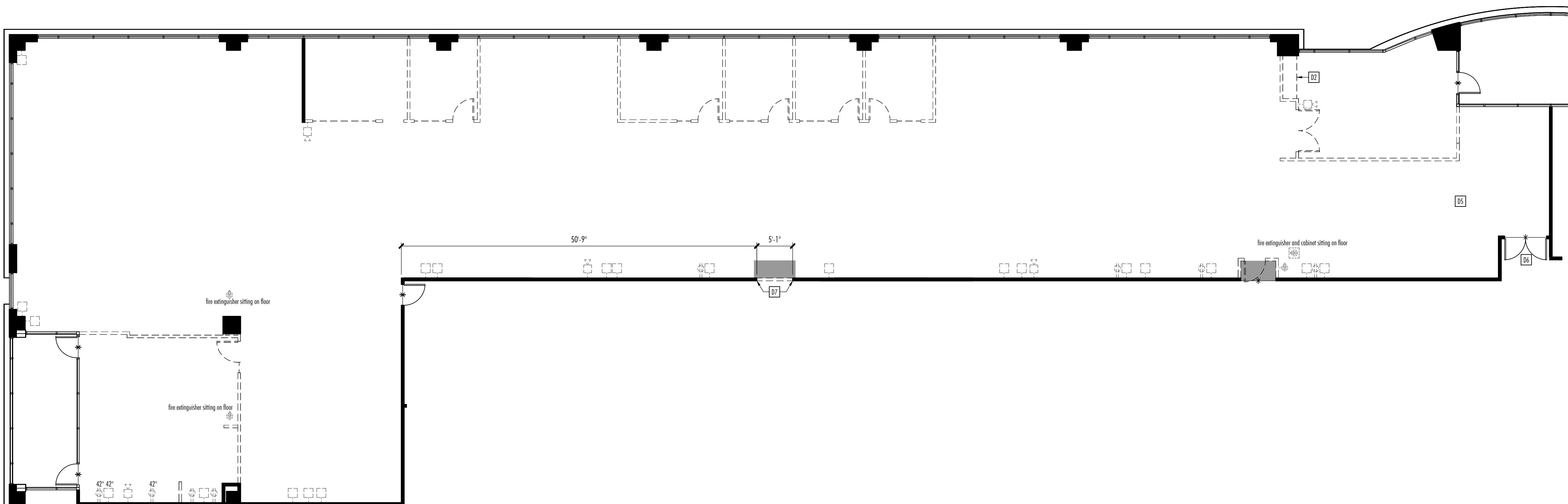
Released for Construction

Sheet Number _____



Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Pricing, Permit & Construction

This document is the property of VeenendaalCove, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCove, Inc.



1 Demolition Plan

I-2 Scale: 1/8" = 1'-0"

Construction General Notes

1. Pre-bid Job Site Visit

Prior to submitting bid, Contractor shall visit job site and notify VeenendaalCove and the Property Manager of any physical conditions not included in the construction documents, requiring corrective action. The Contractor shall verify field conditions and shall carefully compare such conditions and other information known to the Contractor with the contract documents before submitting bid. The contractor shall notify VeenendaalCove at once of any errors, inconsistencies or omissions.

2. Existing Conditions

Contractor shall verify existing conditions for any unforeseen discrepancies prior to defining materials, beginning fabrication or starting construction. Notify Designer/Architect and Property Manager/Landlord immediately if any condition will impact the proposed scope defined in these plans.

3. Scale and Dimension Notes

No scale drawings. Larger scale plans and details will take precedence over smaller scale drawings. "Typical" means the referenced detail shall apply for all similar conditions unless otherwise noted. All dimensions indicated on plans are from face of existing partition to face of new partition or face to face of new partitions unless otherwise indicated. Dimensions noted as "clear" (CLR) shall be measured from finished face to finished face.

4. Quality of Work

All work to be complete, quality construction free from defects and damage. All materials shall be installed according to Manufacturer's specifications.

5. Work Regulations

Contractor shall make every effort to have a full understanding of specific policies of Property Management for completing work on the property. All work shall be in strict accordance with all applicable codes, laws, rules and regulations having jurisdiction. Contractor is responsible for all required building permits and inspections of work. Contractor shall obtain a permanent Certificate of Occupancy prior to Tenant move in.

6. Building Standards

Contractor shall consult Property Manager for clarification of Building Standards.

7. Long-lead Procurement/Delivery Notice

During the bid phase, the Contractor shall note any items known to be long-lead items in their bid as they relate to the schedule. Contractor, upon awarding contracts to subcontractors, shall submit to the Property Manager a list of all items and their delivery schedules. The Contractor shall identify all long-lead items on the project (i.e. materials, hardware, carpet, light fixtures, etc.). The Contractor shall be responsible for notifying VeenendaalCove, Inc. and the Property Manager of any item which may cause the project to be delayed. All long-lead items shall be entered in a timely manner of the start of the project to ensure that items will be delivered when the schedule necessitates.

8. Substitutions

Any brand name product specified by VeenendaalCove, Inc. shall not be substituted without written permission from VeenendaalCove, Inc., for approval prior to ordering or fabrication. It is the Contractor's responsibility to research and verify that performance and construction specifications meet those of the originally specified item prior to submission for approval.

9. Equipment

All appliances and equipment specified in documents shall be provided and installed by the Contractor unless otherwise noted. Contractor to provide cut-sheets to VeenendaalCove, Inc. for approval prior to ordering.

10. Insurance

Contractor shall obtain and abide by Property Manager's requirements for insurance as well as Rules and Regulations for construction on the property. Contractor and Subcontractors shall at all times perform work in strict accordance with the Property Manager's requirements.

11. Building Core

All Mechanical, Electrical, Telephone and Janitor rooms shall be restored to the original condition prior to work being started by the Contractor / Subcontractors (including Tenant's low-voltage voice/data control). These areas shall be cleaned thoroughly.

Construction General Notes

12. Floor Level Adjustments

In laying out and detailing the work to be completed, consideration shall be given to variations in the floor level resulting from construction quality and live and dead loads imposed on the structure. Field verification shall be made of conditions to verify construction tolerances. Alignment of door heads and other horizontal elements shall be maintained at a constant level and shall not follow variations in floor plans. Level floors as required using approved leveling compound.

13. Window Blinds

Contractor to work space with Property Manager to assess condition of base building window blinds. Property Manager shall be responsible for repair/replacement of blinds identified during initial walk through inspection. Contractor responsible for any damage to blinds beyond initial assessment.

14. Construction Debris/ Clean Up

Debris resulting from construction shall be removed entirely from the site on a daily basis to a waste area provided by the Contractor. All areas of construction shall be clean and orderly (as well as left in a broom sweep condition daily). Contractor shall clean site at end of project. All dust, debris, oils, stains, fingerprints and labels shall be removed from all exposed finished surfaces. All

15. Construction Precautions

The Contractor shall be responsible for taking adequate precautions to protect building occupants, materials, and existing finishes throughout all phases of construction. Noise, security and dust barriers between construction areas and occupied areas of demolition. All barriers shall comply with 2013 NFPA 241, Safeguarding Construction, Alteration, and Demolition Operations, Section 4.3 - Temporary Structures which requires temporary enclosures (e.g. dust barriers) to be constructed using noncombustible, flame-resistant, etc. materials. The use of polystyrene plastic or similar combustible materials (plywood, etc.) to enclose demolition work is not permitted by this section. Provide Americover fire retardant 10 mil. reinforced fire rated plastic sheeting PSR 10FR (or equal) secured at ceiling and floor except where used as an ingress/egress to the area of construction.

16. Smoking

All jobs shall be designated "No Smoking" areas.

17. HVAC Unit Filters

Construction filters are to be placed over return air intake grills and all fire dampers prior to any construction. After construction, they shall be removed and new filters installed. Filters shall be replaced as needed to provide unrestricted airflow.

18. Walk-off Mats

Walk-off mats are required in each space or exit door locations. They are to be maintained by the Contractor.

19. Construction Areas

All doors into the construction areas are to remain closed at all times.

20. Stop Work

The Property Manager reserves the right to stop work or remove any person from the property that is in violation of building rules.

21. Construction Operations/ Noise Restrictions

Any construction operations that infringe on an adjacent Tenant's quiet use of a leased area or as directed by a Property Manager shall be performed after hours. Construction that may disturb existing tenants, including but not limited to concrete coring, hammer drilling and the use of screw guns on partitions or demising walls must be done outside of the weekday hours of 8:00 am to 5:00 pm.

22. Abbreviations

The following is a list of commonly used abbreviations.

NIC - Not in Contract; AFF - Above Finish Floor; TYP - Typical; SAB - Sound Attenuation Blankets; Cr - Clear; Min - Minimum; EQ - Equal; h.m. - hollow metal; UNO - Unless Noted Otherwise; Opp - Opposite Hand.

Demolition Plan General Notes

Demolition Plan Key Notes

Building Stock: Offer salvaged building standard items to Property Manager that are in excess of what is noted to be relocated on the following plans.

D1 - Remove partitions, doors/frames and associated door stops, glazing, power/communication, life safety devices, etc. indicated on plan by symbol and throughout demolished portions. Salvage any items that are noted to be reused/relocated in the following plans.

D2 - Remove millwork where indicated.

D3 - Remove ceiling tile and grid where indicated by shading; salvage ceiling tiles in good condition for reuse. Refer to RCP V1-4 for extent of demolition.

D4 - Remove chair rail throughout.

D5 - Remove ceiling mounted fire alarm where indicated.

D6 - Remove film from entry/exit doors where indicated.

D7 - Demolish portion of rated corridor partition only to height of suspended ceiling.

Symbol Legend

	Partition - Existing to Remain
	Partition - To Be Removed
	Door - Existing to Remain
	Door - To Be Removed
	Fire Extinguisher - To be Removed
	Horn/Strobe Device - To be Removed
	Power/Communication Devices - To be Removed
	Transition - Extent of Demolition
	Key - Note
	Key Hatch - Ceiling grid and tile to be removed; See Demolition Plan Key Note "D3"

GM Financial

Lake View II
1145 Sanctuary Parkway
Suite 475
Alpharetta, GA 30009

10,349 RSF

Demolition Plan

Drawn By: SMarshall
Checked By: LHonorek/Glover/SMeekins
Project Number: 12861.1501
File ID: 12861.1501_C02
Date: 10/02/15

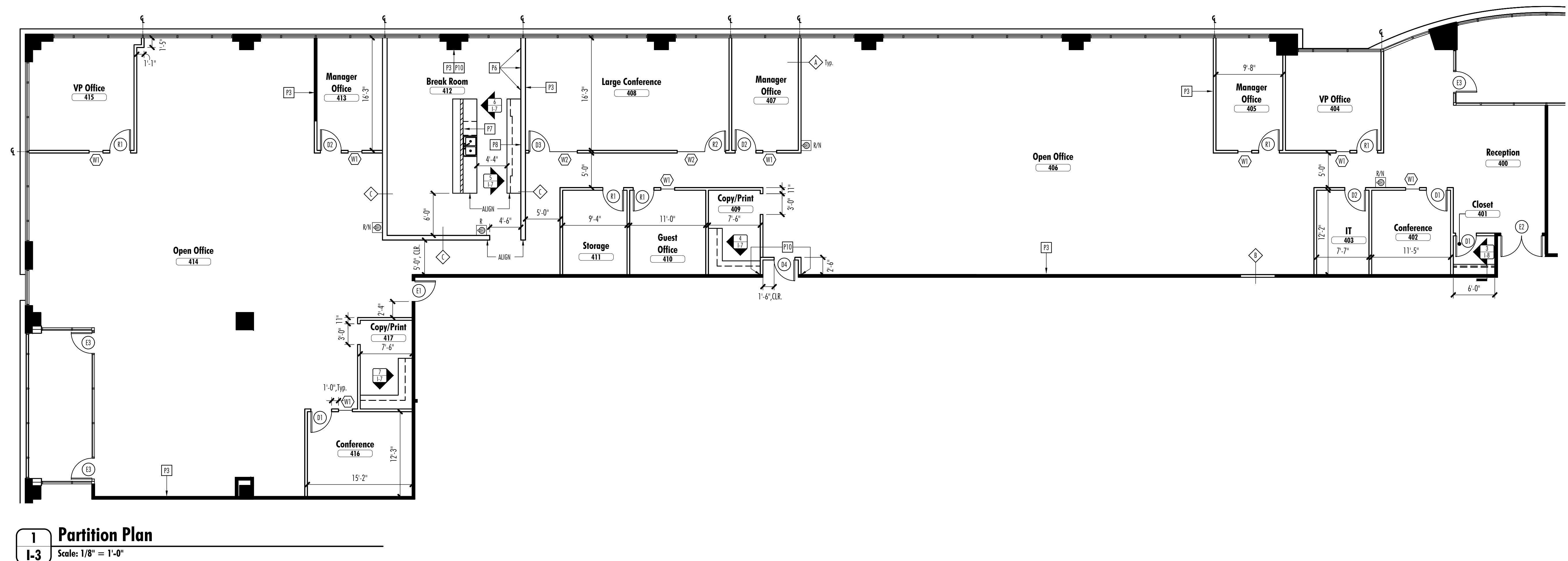
Released for Construction

Sheet Number

I-2
of 8

Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Permit & Construction

This document is the property of VeenendaalCove, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCove, Inc.



Partition Plan General Notes

1. Field Verification of Dimensions

During construction Contractor shall field verify all proposed dimensions at site and notify VeenendaalCove and the Property Manager of any discrepancies that will impact the proposed scope defined in these plans prior to ordering materials or beginning fabrication.

2. Codes

Contractor shall comply with National Electrical Code, International Building Code, N.F.P.A. 101 and all other applicable state and local codes.

3. Gypsum Wall Board Partitions

All gypsum wallboard and metal stud construction shall be in accordance with recommendations and instructions published by U.S. Gypsum Company's "Gypsum Construction Handbook", latest edition.

4. Fasteners

All fasteners and attachments shall be fully concealed from view. All new construction adjacent to existing conditions shall be aligned and finished so that no definitive transitions of existing vs. new materials are evident.

5. Blocking

Contractor shall provide fire retardant blocking in partitions where required to support wall hung components as indicated on drawings. Reinforce metal studs of partitions with continuous vertical fire treated wood studs to assist with blocking as needed.

6. Shop Drawings

Contractor shall submit shop drawings of all millwork to VeenendaalCove for approval prior to fabrication.

7. Partition Intersection with Curtain Wall Mullions

Screws or other mechanical fasteners **shall not** attach partitions along curtain wall mullions. Where gypsum wallboard meets exterior mullion, provide two (2) full-height vertical strips of Wilseal pre-compressed foam sealant tape, Type 150, 1" wide.

8. Partitions

Where new partitions are built to align with one side of a column, studs shall align with 7/8" furring channels on a column so that the gypsum board will be continuous across studs and face of furring channels. Partitions noted to align shall be aligned from finished faces and the junctions shall be flush and smooth.

9. Insulation
 Insulating materials when installed in buildings of any type construction shall comply with 2012 IBC 720.1, 720.2, and 720.3. Insulating materials, where concealed as installed in buildings of any type construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450 (2012 IBC, 720.2). Insulating materials, when exposed as installed in buildings of any type construction, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450 (2012 IBC, 720.3).

10. Fire Extinguishers

Contractor shall install (1) fire extinguisher for every 75 feet of travel distance, as indicated on drawings and as further required by NFPA 10 Standard for Portable Fire Extinguishers. Provide fire extinguishers with a minimum rating of 2A-10B-C shall be provided at the rate of one unit of "A" rating for every 3000 square feet, mounted 48" AFF maximum to top of unit. For wall-mounted fire extinguishers, mount bottom of unit 27" AFF maximum.

11. Wall Penetrations

Patch and seal all penetrations in fire rated walls with an approved fireproofing material. Contractor shall verify all existing Tenant demising walls and building core walls meet or exceed required rating and upgrade as needed.

Partition Plan General Notes

12. Fire-Rated Partitions

Fire barriers shall extend from outside wall to outside wall, from fire barrier to fire barrier, or a combination thereof, including continuity through all concealed spaces as those found above ceilings, including interstitial spaces (Section 8.3.1.2, 2012 NFPA 101). Identification of fire barriers shall be permanently installed above any decorative ceiling and/or in concealed spaces.

The lettering shall be 2" in height and spaced every 12"-0". Suggested wording: "One Hour Fire and Smoke Barrier - Protect All Openings" (Title 25 State Fire Marshal's Rules and Regulations Chapter 120-3.3).

13. Flame Retardant Treated Wood

Contractor shall provide Flame Retardant Treated (FRT) wood per 2012 IBC, section 603.1 which states: In buildings of Type I or II construction fire-retardant-treated wood shall be permitted in nonbearing partitions where the required fire resistance rating is 2 hours or less. Type III construction provides that interior building elements are of any material permitted by the code. When painting is required, the contractor shall verify material compatibility and use only paint that does not void warranty of the Flame Retardant Treated wood. (Note: These are no applicable references to Flame Retardant Treated wood for the building type and use in either the Georgia State Amendments to the International Building Code (2012 Edition) Revised 01/01/2014 and 01/01/2015 or Chapter 120-3.3 Rules and Regulations for the State Minimum Fire Safety Standards 01/01/2015.)

14. Partition Schedule

Alignments: Where existing and new partitions meet, alignment of finished faces is assumed unless otherwise noted. Where different partition types meet, alignment of finished faces shall also be assumed unless otherwise noted.

Type A - New - Non interior partition; all partitions to be Type "A" unless otherwise noted.

See Detail 1/I-7

Type B - New one hour rated corridor partition.

See Detail 2/I-7

Type C - New 8" thick interior partition.

See Detail 3/I-7

Millwork General Notes

1. Millwork Standards

"Millwork" includes all cabinetry and counters with plastic laminate finish. All millwork shall be fabricated using the flush overlay method of construction ("custom grade" quality as defined by the Architectural Woodwork Institute (AWI) unless noted otherwise. All finish carpentry and millwork shall be in accordance with the AWI standards for selection of materials, hardware, fabrication, workmanship and finishing. Finishes for casework shall be as specified on finish plans. The following hardware shall be furnished and installed by casework manufacturer, unless noted otherwise:

Pulls: As specified on Millwork Details
 Door Hinges: AWI Type "E" European style, fully concealed, 170 degrees (min) opening, self closing

2. Architectural Millwork

"Architectural Millwork" includes all wood paneling, trim, handrails, bases, counters, cabinets and custom furniture with opaque and/or transparent finish system. All architectural millwork shall be fabricated to "premium grade" quality as defined by the Architectural Woodwork Institute (AWI).

3. Submittals

Provide shop drawings for all millwork based on field dimensions and samples of materials, finishes and hardware for millwork to architect for approval prior to fabrication.

Partition Plan Key Notes

Plumbing Accessories

If required, a back-flow prevention device shall be installed to comply with all applicable parts of 2012 IPC Section 608.

P1 - Verify corridor/tenant demising partition is minimum slab to slab with mineral wool insulation/SAB within wall cavity, modify as necessary.

P2 - Patch and prepene surfaces to receive new finishes at all areas affected by demolition. Visually inspect existing walls throughout for damage, patch/repair as necessary. Hot patch partitions as required throughout.

P3 - Provide and install fire retardant plywood blocking within partition for Tenant provided wall mounted TV (NIC) where indicated. Center blocking on wall; coordinate with Tenant for exact location and height. For column if needed @ Break Room #412.

P4 - Verify relocated fire extinguishers are in proper working condition and comply with jurisdictional codes; provide new semi-recessed cabinets throughout as needed.

P5 - Provide and install new building standard ADA compliant sink and faucet (2.0 gpm max.) @ Break #412. Provide all necessary fittings, connections and accessories.

P6 - Provide and install waterlines for (2) Tenant provided refrigerators with ice-makers (NIC) and ice machine/dispenser (NIC) @ Break #412.

P7 - Provide waterline and drainline for Tenant provided dishwasher (NIC) @ Break #412.

P8 - Provide and install waterline for Tenant provided coffee service (NIC) @ Break #412.

P9 - Provide and install building standard electric water heater @ Break #412.

P10 - Refer to Sheet I-8, Details 5-8 for construction of rated vestibule around existing base building medium pressure duct.

Door General Notes

1. Hardware

All door hardware to be single lever type, finish to match existing building standard lever type. Salvage all hardware from demolition for reuse on this project or offer to Property Manager. All lockssets shall be provided by General Contractor and keying scheme coordinated by Property Manager. Contractor shall provide Property Management with two (2) keys for each different lock within Closet suite two (2) days prior to Client move-in. All locks to be keyed to Property Manager's master key system.

2. Field Survey Existing Doors, Frames and Hardware

Verify all doors and hardware are in proper working condition and can be touched up to "best possible" condition. Plug any missing hardware openings for a uniform appearance. Insert doors for warps, scratches and other blemishes which prevent door from being reused in a "best possible" condition. Coordinate with Property Manager if replacement of any doors or hardware is required for units indicated to be relocated or remaining in place.

3. Interior Doors

All doors to be pre-finished 3'-0" wide x full height x 1-3/4" thick solid core wood building standard and shall match existing doors within the suite. Doors receiving closer shall receive half-bearing door. All doors to be located with hinge side 6" typical from adjacent partition corner (UW).

4. Entry/ Exit Doors

Entry/exit doors shall be 3'-0" wide x full height x 1-3/4" thick solid core wood building standard. All entry/exit doors shall be equipped with building standard door closers. When Tenant's space has pair of wood front entry doors, contractor to provide and install a 2" wide x 1/2" thick stain grade wood T Astragal with rounded edges on coridle side; stain to match doors. On double door tenant entries, provide LCN heavy duty closers, ball bearing hinges and manual flush bolts with a dust proof floor keeper. All exit doors shall not be subject to the use of a key, or require special knowledge to operate per NFPA 101 2012 Life Safety Code Chapter 7.2.1.5.3.

5. Closers

Closers to exert no more than 5 lbs. of force.

6. Frames

Door frames to be building standard hollow metal unless otherwise noted.

7. Sealer

Top and bottom edges of all doors to be sealed.

8. Door Stops

Provide building standard door stops throughout.

9. Door Swings

Doors shall be permitted to swing into turning spaces according to 2010 ADA Section 304.4.

Window Schedule

New Glazing

All new windows shall be clear tempered glass and shall be braced to structure above as necessary.

Safety Glazing

Glazing to be safety glazing per IBC 2012 edition, section 2406.4.

W1 - New

2'-0" wide x full height x 3/8" thick sidelite in polished chrome top and bottom channels.

W2 - New

4'-0" wide x full height x 1/2" thick sidelite in polished chrome top and bottom channels.

Symbol Legend

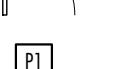
 Existing to Remain

 New Construction

 Millwork Low Partition - New Construction

 Door - Existing/Relocated/New

 Key - Note

 Key - Door Type

 Key - Wall Type

 Key - Window Type

 Key - Detail Section or Elevation

 Key - Center line

 Fire Extinguisher - Semi-Recessed Cabinet

 Modifiers

R - Relocated

N - New

JLL

GM Financial

Lake View II

1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF

Partition Plan

Drawn By S.Marshall
 Checked By L.Honock/Glover/SMeekins
 Project Number 12861.1501
 File ID 12861.1501_C003
 Date 10.02.15

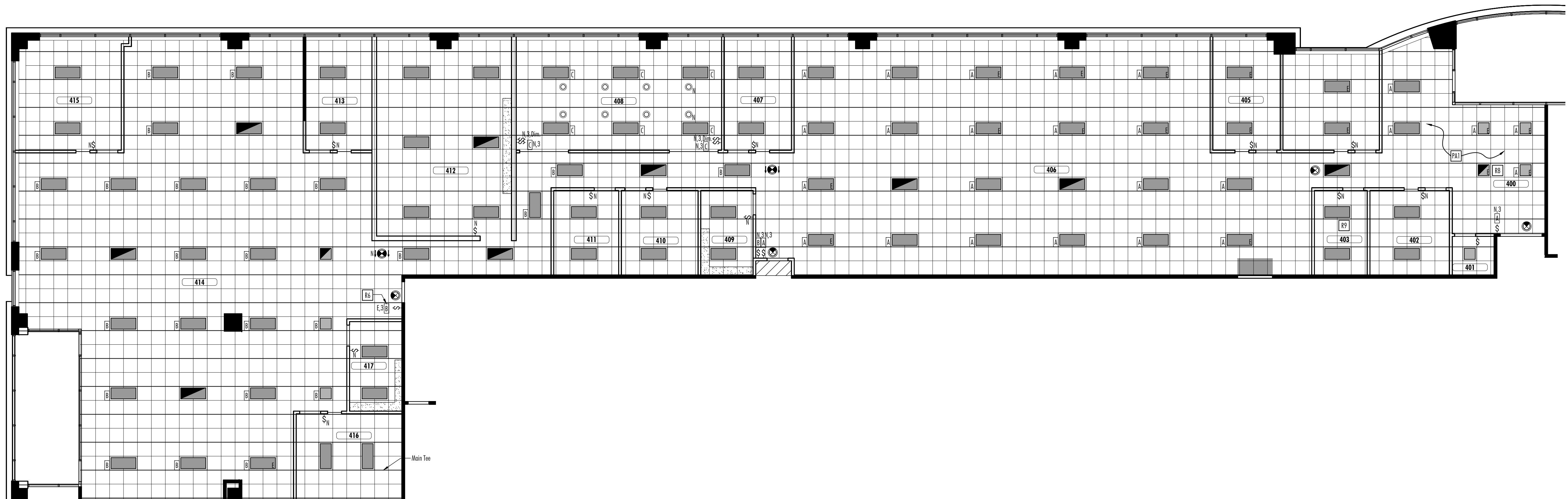
Released for Construction

Sheet Number

I-3
 of 8

Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Pricing, Permit & Construction

This document is the property of VeenendaalCove, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCove, Inc.



1 Reflected Ceiling Plan
I-4 Scale: 1/8" = 1'-0"

Reflected Ceiling Plan General Notes

1. **Engineering**
Refer to engineering drawings prepared by others for circuiting and loads.
2. **Location and Field Verification**
The Contractor shall be responsible for field verification of ductwork, plumbing lines and sprinkler lines to insure installation of light fixtures shown. Contractor shall notify VeenendaalCove of any obstructions prohibiting light fixtures from being located as shown on the Reflected Ceiling Plan. Direction shall be obtained from VeenendaalCove for the revised fixture location.
3. **Cleaning**
Clean off HVAC supply and return grilles as required. Contractor shall insure that lenses in lighting fixtures are left clean and free of dust, dirt, and smudges. Plastic end labels shall be removed from all light fixtures upon project completion.
4. **Building Standard Ceiling Tile**
Ceiling tile shall be building standard. Coordinate with Property Manager for specification.
5. **Building Standard 2 x 4 and 2 x 2 Fluorescent Fixtures**
All new fixtures to match existing. Contractor to re-lamp existing and relocated light fixtures, re-ballast if necessary. Fixture lamps to have consistent output and color. All lamps to be disposed of through approved recycling facility.
6. **Recessed Downlights**
All down lights shall be located on centerline of ceiling tiles UNO on plan.
7. **Exit Signs**
Contractor shall provide all required building standard emergency exit lights with directional arrows as required for specific ceiling location.
8. **Switches**
Contractor shall locate light switch cover plates 6" from door frame or corner of partition and 48" on center above finished floor unless otherwise noted. Two or more light switches in the same location shall be ganged together with a common faceplate. All switch cover plates shall match Building Standard.
9. **Ceiling Height**
Ceiling height shall match existing, approx. 9'-0" above finished floor, unless otherwise noted on plan.
10. **Equipment**
All new or existing HVAC, electrical and plumbing equipment shall be free of defects. Any damaged or defective equipment whether building standard or special order, shall be replaced.
11. **HVAC - Test and Balance**
Verify existing HVAC system can accommodate partition layout/Tenant's requirements. Contractor to verify supply/return locations and relocate/provide new as necessary to provide sufficient circulation throughout space. Perform full test & balance with Property Manager's approved vendors. Coordinate zone locations and test & balance with Property Manager. Contractor to obtain test and balance report and distribute to Property Manager.
12. **Sprinklers**
Exist sprinkler locations shall be determined by a state licensed sprinkler contractor to comply with local building and fire codes. Contractor to revise existing sprinkler layout to comply with requirements of 2013 NFPA #13. Where applicable, the Contractor will provide and install or modify (add or to) existing sprinkler system in accordance with the Property Manager and/or jurisdictional authorities. Clearance shall be obtained through Property Manager prior to any sprinklers work.

Reflected Ceiling Plan Key Notes

- R1** - All light fixtures, switches and exit signs shown and not labeled as Existing "E" or New "N" are Relocated.
- R2** - Existing ceiling grid and tile to remain throughout. Contractor to repair/replace any damaged sections of grid and replace any stained or damaged ceiling tile; group "like" tiles together.
- R3** - Provide and install new ceiling grid and tile to match and align where indicated by shading. Reuse salvaged ceiling tile if possible.
- R4** - Extend Common Corridor ceiling grid at new entry/exit doors to match and align with existing where indicated by key hatch. Provide new ceiling tile to match existing. Coordinate with Property Manager for specification and available building stock prior to ordering new.
- R5** - Verify relocated exit signs are in proper working condition and meet jurisdictional codes; repair/replace as necessary and/or as required by Fire Marshal.
- R6** - Convert existing single pole switch to be 3-way if feasible; provide new as necessary.
- R7** - Provide and install occupancy sensors as required by City of Alpharetta.
- R8** - Provide and install new battery pack back-up device for existing fluorescent light fixture where indicated if feasible. Provide new as required.
- R9** - Provide and install 24/7 supplemental HVAC where indicated. Coordinate with Tenant for equipment loads. Refer to Engineering Drawings
- R10** - Provide new GWB soffit above upper cabinets where indicated by key hatch. See Details.

Price as Alternates

- PAL - Price as Alternate #1** - In lieu of building standard ceiling grid/tile and 2x4 fluorescent light fixtures, provide and install GWB ceiling and (12) new fluorescent down lights @ Reception #400.

Symbol Legend

- | | |
|--|---|
| | Light Fixture - 2x2 Fluorescent |
| | Light Fixture - 2x2 (Battery Pack Back-Up/24 Hour Night Light) |
| | Light Fixture - 2x4 Fluorescent |
| | Light Fixture - 2x4 (Battery Pack Back-Up/24 Hour Night Light) |
| | Light Fixture - Fluorescent Recessed Downlight |
| | Light Fixture - Exit Sign (Battery Pack Back-Up) |
| | switch |
| | Key Hatch - Ceiling grid and tile to be extended; See Reflected Ceiling Plan Key Note #R3 |
| | Key Hatch - Ceiling grid and tile to be extended; See Reflected Ceiling Plan Key Note #R4 |
| | Key Hatch - GWB Soffit; See Reflected Ceiling Plan Key Note #R10 |

Modifiers

- E - Existing
- N - New
- 3 - 3 Way Switching
- D - Dimmer
- A - Circuit Indicator Key

GM Financial

Lake View II
 1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF

Reflected Ceiling Plan

Drawn By S.Marschall
 Checked By L.Hancock/Glover/S.Meekins
 Project Number 128611501
 File ID 128611501_C004
 Date 10.02.15

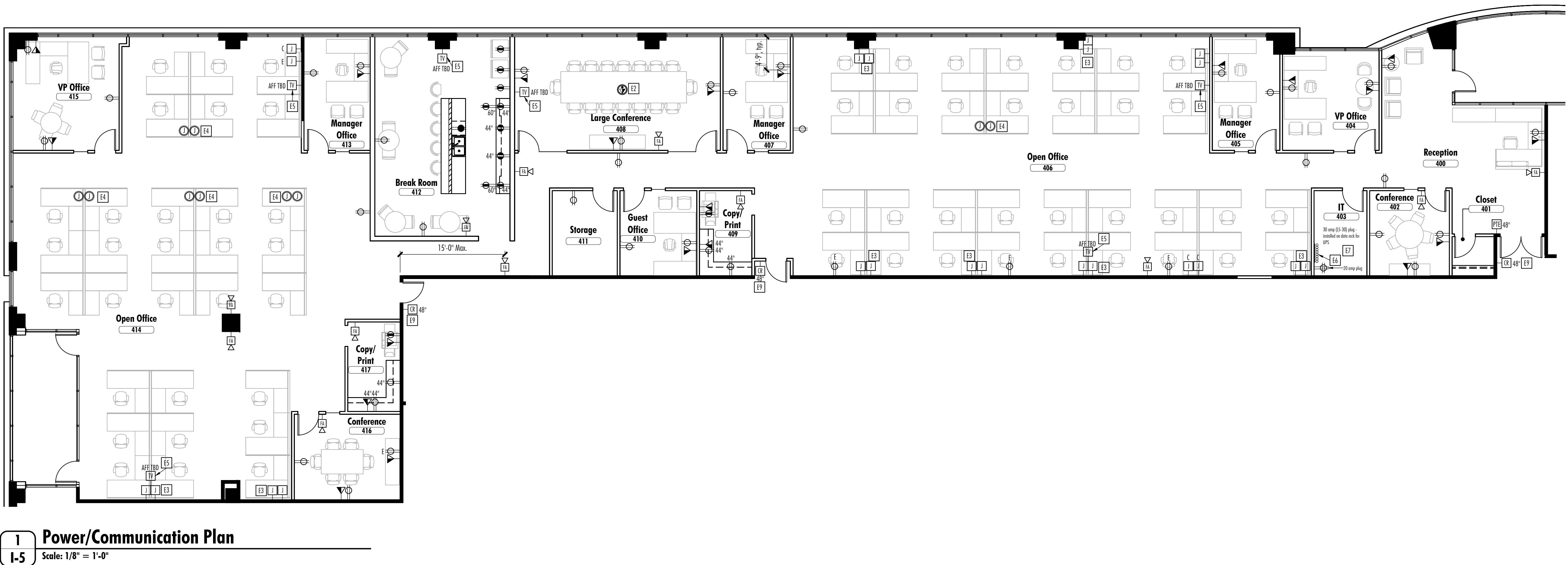
Released for Construction

Sheet Number

I-4
 of 8

Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Bidding, Permit & Construction

This document is the property of VeenendaalCove, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCove, Inc.



Power/Communication Plan General Notes

- Engineering**
Refer to engineering drawings prepared by others for circuiting and loads.
- Codes**
Contractor shall comply with 2014 National Electrical Code, 2012 International Building Code, 2012 NFPA 101 and all other applicable state and local codes.
- Dimensions**
All dimensions shown are from center line of box. Receptacles shall be 18" on center above finished floor unless otherwise noted. Wall receptacles shown back to back may be offset, but shall be installed directly adjacent to one another.
- Receptacles**
Outlets in above counter tops shall be mounted horizontally. All dedicated power receptacles shall be orange or gray for easy recognition. All receptacles tied to Tenant UPS shall be red for easy recognition. Stagger electrical outlets minimum 12" at all sound positions.
- Faceplates**
Two or more adjacent power or communication receptacles shall be ganged with a common faceplate. If they cannot be ganged they shall be installed with a minimum distance between devices. All receptacle faceplates shall match. Replace any missing or damaged faceplates with building standard to match existing.
- Furring for Walls and Columns**
For out elevator shaft wall, corridor walls, sill wall or structural columns to provide depth for power/communication outlets when specified.
- Tenant's (Low Voltage) Voice/Data Vendor**
Tenant assumes responsibility for their low voltage voice/data vendor/contractor. Communication devices and wiring shall meet all applicable codes as well as building standards. The Tenant's low voltage voice/data contractor, which shall permit their work separately, must hang all cables from dedicated wire hangers attached to the slab. Voice/data wiring to conform to NFPA 90A for NFPA 101 plenum rated cable.
- Voice/Data Conduit**
Contractor to provide and install a 2" diameter metal conduit with a pull string for the phone system from the building telephone service entrance to a telephone board within the Tenant's space. Use PVC where allowable by code.
- Voice/Data Pull Boxes**
Contractor shall provide conduit and pull string of all voice/data outlets. Cables shall be provided and pulled by Tenant's low voltage voice/data cable installer.
- Through Penetrations in Horizontal Assemblies**
Through penetrations of fire-resistance-rated horizontal assemblies shall be protected in accordance with 2012 IBC Section 714.4.1.1 Exceptions 1 & 2. Penetrations in single concrete floor by steel, ferrous or copper conduits, pipes, tubes and vents with a maximum 6" nominal diameter shall be provided with concrete, grout or mortar installed the full thickness of the floor or the thickness required to maintain the fire-resistance rating. Listed electrical outlet boxes of any material are permitted provided that such boxes are tested for use in fire-resistance-rated assemblies and installed in accordance with the tested assembly.
- Electrical Panels**
All electrical panels to have proper TYPED schedules installed. Hand written schedules will not be accepted.

Power/Communication Plan General Notes

- Fire Alarms**
This drawing indicates the proposed locations for horn/strobe alarm devices and is intended to be conceptual, for reference only and not for permit. FA horn/strobe locations are suggested, final locations to be determined by Property Manager's approved fire alarm contractor to meet all sound and visual requirement/code specifics. Additional devices may be required. Fire alarms and all fire alarm components to be designed and installed by a licensed fire alarm contractor with drawings prepared and submitted for permit separately prior to installation. All fire alarm wiring shall be installed in conduit. All new fire alarm devices shall be ADA approved and mounted 80" from centerline of strobe to finished floor. Where fire alarm strobes are located above light switches, strobes to align with switch below. Device to be white finish UNO. See Reflected Ceiling Plan for light switch locations. Note: New devices added to existing suites shall be from either building stock from the Property Manager or of the same manufacturer as the existing devices. Otherwise new horn/strobe devices may be required throughout in order to sync as a complete operational system.
- GFI Protected Outlets**
Provide GFI at all electrical outlets on the same plane within 6'-0" of water source, such as sink in break room.
- Furniture**
Contractor to provide final electrical hook up for all furniture base feeds. Furniture electrical whips and power-poles to be provided by Tenant's furniture vendor. Workstations shown are for representational purposes only. Contractor to coordinate with Tenant and Tenant's Furniture Vendor for exact location of workstations and corresponding power communication devices prior to construction.

Power/Communication Plan Key Notes

- E1 - All power/communication outlets and fire alarms shown and not labeled as Existing "E" or Relocated "R" are New.**
- E2 - Provide and install (1) flush floor mounted outlet for electrical and voice/data connections (one (1) duplex outlet and one (1) voice/data outlet). @ Large Conference #408. Coordinate exact location in field with Tenant's Furniture Vendor prior to installation.**
- E3 - Provide and install pair of wall mounted junction boxes where indicated for Tenant's workstations. One (1) box to accommodate electrical whip; one (1) box to accommodate voice/data cabling. Electrical Contractor to make final connection. Coordinate exact location and power/communication requirements with Tenant's Furniture Vendor prior to installation.**
- E4 - Provide and install pair of flush floor mounted junction boxes where indicated for Tenant's workstations. One (1) box to accommodate electrical whip; one (1) box to accommodate voice/data cabling. Electrical Contractor to make final connection. Coordinate exact location and power/communication requirements with Tenant's Furniture Vendor prior to installation.**
- E5 - Provide and install new wall mounted cable outlet (clock box), duplex outlet (clock box) and data outlet (clock box) where indicated for Tenant provided TV. Coordinate exact location and mounting height with Tenant prior to installation.**
- E6 - Provide and install 4'-0" wide x 8'-0" high x 3/4" thick fire retardant plywood telephone backboard @ IT #403. Mount flush to ceiling; point (2) coats to match wall on which it occurs.**
- E8 - Provide and install new fire alarms where indicated by symbol.**
- E7 - See additional notes @ IT #403 for IT requirements.**
- E9 - Provide and install junction box where indicated on plan for card key access; coordinate with Tenant's security vendor for size of J box. Electrical contractor to provide power to maglock/electric strike.**

Symbol Legend

- | | |
|--|---|
| | Power Receptacle - Duplex |
| | Power Receptacle - Duplex - Dedicated |
| | Power Receptacle - Duplex - GFI |
| | Power Receptacle - Duplex - Dedicated GFI |
| | Power Receptacle - Quadplex |
| | Floor Core - Combination Dugles/Telephone/Data |
| | Floor Core - Junction Box |
| | Communications - Combination Telephone/Data |
| | Communications - Telephone Wiring Panel |
| | Junction Box |
| | Clock Box - Duplex/Cable Feed/A/V |
| | Card Reader |
| | Push to Exit Button |
| | Fire Safety - Fire Alarm Horn/Strobe |
| | Key - Note |
| | Modifiers
R - Relocated
E - Existing
C - Convert |



GM Financial

Lake View II
 1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF

Power/Communication Plan

Drawn By SMarshall
 Checked By LHonorek/Glover/SMeekins
 Project Number 128611501_C005
 File ID 128611501_C005
 Date 10.02.15

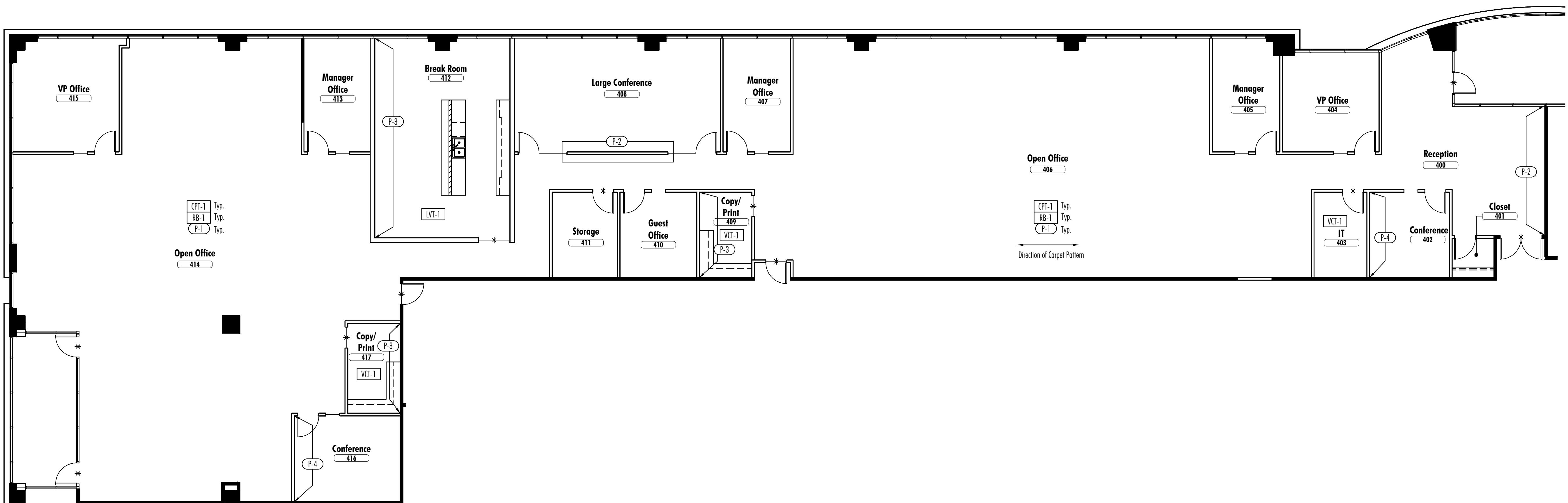
Released for Construction
 Sheet Number

I-5

of 8

Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Permit & Construction

This document is the property of VeenendaalCove, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCove, Inc.



1 Finish Plan

I-6 Scale: 1/8" = 1'-0"

Finish Plan General Notes

- Existing Surfaces Repair
- Existing Surfaces
- Existing Finishes
- Material Packaging/ Storage/ Installation
- Preparation for Installation
- Carpet
- Carpet Installation
- Carpet Stock
- Base
- Transitions
- Paint
- Point Submittals
- Paint Stock

Finish Plan General Notes

- Clean Up
- Contractor shall submit samples of all finishes to VeenendaalCove for approval prior to field execution.
- Contractor shall ensure that paint and glue spots are removed and that all areas are left clean and free of dust, dirt and debris.
- Interior Finish Code Compliance
- Contractor shall examine conditions concerning substrates and surfaces where finish work is to be performed. All substrates and surfaces to receive finishes shall be free of dirt and debris prior to installation. Both the substrate and surface preparation shall be in accordance with the manufacturer's recommendations.
- Contractor shall submit three (3) sets of carpet samples to VeenendaalCove for approval prior to field execution. Contractor shall ensure that carpet supplied for individual installation is from the same manufacturing run, uniform color, texture and pattern.
- Contractor shall provide new finishes to match and align with existing at all areas of Common Corridor affected by demolition and new construction. Coordinate with Property Manager for specifications and available finishes in building stock prior to ordering new.
- Contractor shall provide rubber transition strips between carpet and VCT to match rubber base.
- All pointed surfaces shall receive manufacturer's recommended primer coat and (2) coats minimum specified finish.
- Contractor shall submit three (3) sets of 8" x 10" paint samples to VeenendaalCove for approval prior to field execution.
- Contractor shall leave remaining point (1 gallon minimum) of each color clearly labeled with "Color Name" and Finish Key "P-#" with Tenant for future touch-up needs.

Finish Schedule

- | | |
|---|--|
| CPT-1 Carpet Tile | P-1 Point |
| Manufacture: Boly | Manufacturer: Benjamin Moore |
| Style: Control | Color: Decorators White PM-3 |
| Color: CTU57 Command | Wall Finish: Two (2) coats eggshell |
| Installation: Modular | Trim Finish: Two (2) coats semi-gloss |
| To be used throughout unless otherwise noted. | To be used throughout unless otherwise noted. |
| Contact Jaime Dunn @ 770.655.8688 | |
| VCT-1 Vinyl Composition Tile | P-2 Accent Paint |
| Manufacture: Mannington Commercial | Manufacturer: Pantone Match |
| Style: Progressions | Color: 297-C |
| Color: 55122 Glacier | Two (2) coats eggshell |
| Size: 12 x 12 | To be used where indicated. |
| Installation: Quarter Turn | |
| To be used where indicated. | |
| LVT-1 Luxury Vinyl Tile | P-3 Accent Paint |
| Manufacture: Trinity Surfaces | Manufacturer: Benjamin Moore |
| Style: Ecore Commercial Flooring | Color: Galveston Gray AC-27 |
| Color: 4002 Grey Limed Oak | Two (2) coats eggshell |
| Size: 8" x 42" x 2.5 mm | To be used where indicated. |
| Installation: Quarter Turn | |
| To be used where indicated. | |
| PL-1 Rubber Base | P-4 Whiteboard Paint |
| Manufacture: Johnsonite | Manufacturer: MDC Fuzer |
| Style: 4" Cove | Color: Clear |
| Color: 63 Burnt Umber B | Provide Level 5 Finish. |
| To be used throughout. | |
| PL-2 Plastic Laminate | PL-1 Plastic Laminate |
| Manufacture: Formica | Manufacture: Nevmar |
| Color: Dog Bone White S281-58, Matte | Color: Valencia Teak WTD003PV, Polished Velvet |
| <i>See Details</i> | <i>See Details</i> |
| PL-3 Plastic Laminate | PL-2 Plastic Laminate |
| Manufacture: Wilsonart | Manufacture: Formica |
| Color: Solair, Designer White D354-01 | Color: Dog Bone White S281-58, Matte |
| <i>See Details</i> | <i>See Details</i> |

Symbol Legend

- | | |
|---------|---------------------------|
| —*— | Floor Finish - Transition |
| [CPT-1] | Key - Floor Finish |
| [P-1] | Key - Wall Finish |
| [P-1] | Key - Note |



GM Financial

Lake View II
 1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF

Finish Plan

Drawn By S.Marschall
 Checked By L.Hancock/Glover/S.Meehins
 Project Number 128611501
 File ID 128611501_C006
 Date 10.02.15

Released for Construction

Sheet Number

I-6
 of 8

Release History

Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Pricing, Permit & Construction

This document is the property of VeenendaalCave, Inc.
Do not distribute, modify or reproduce without the written consent of VeenendaalCave, Inc.



GM Financial

Lake View II
1145 Sanctuary Parkway
Suite 475
Alpharetta, GA 30009

10,349 RSF

Details

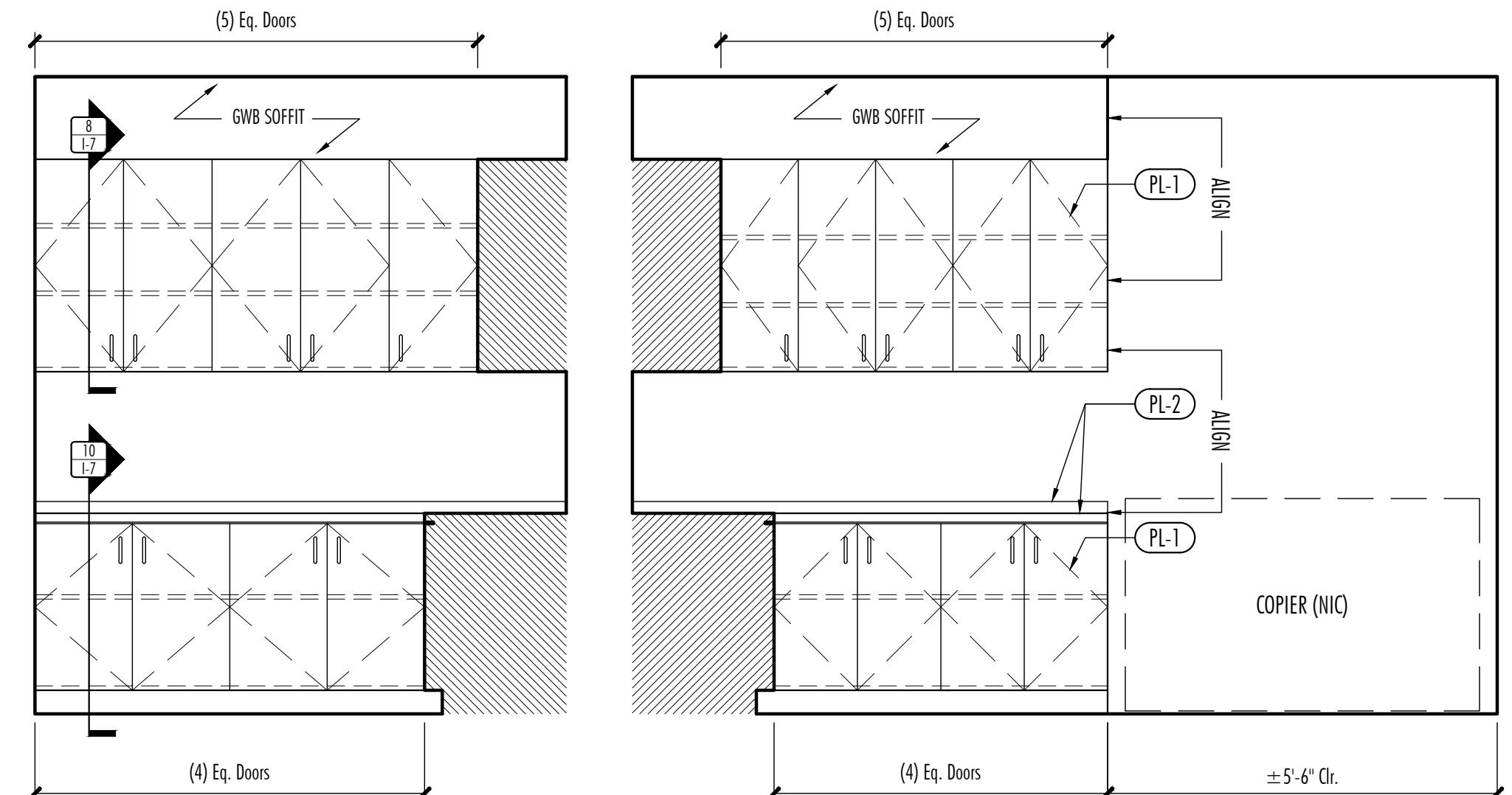
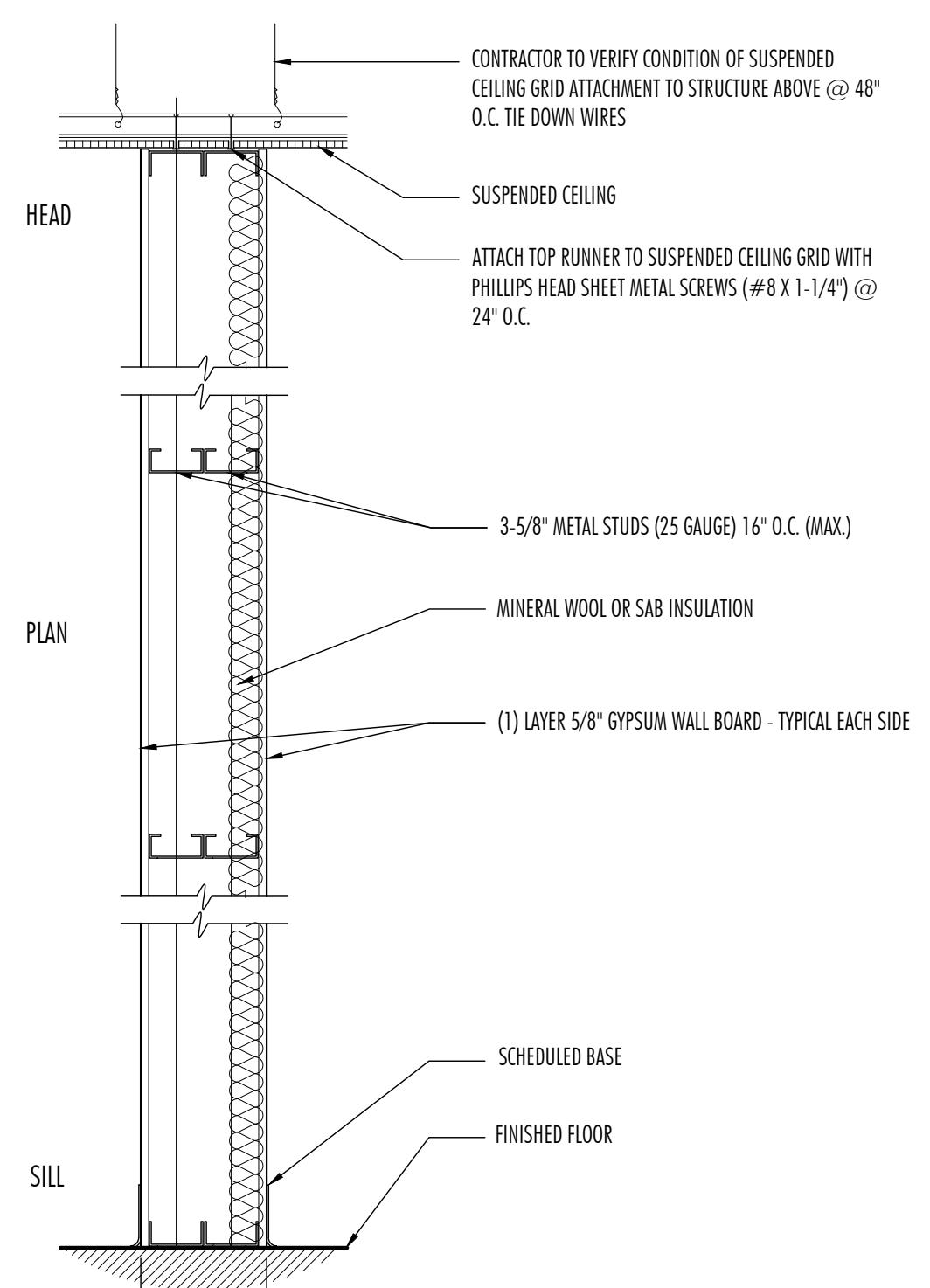
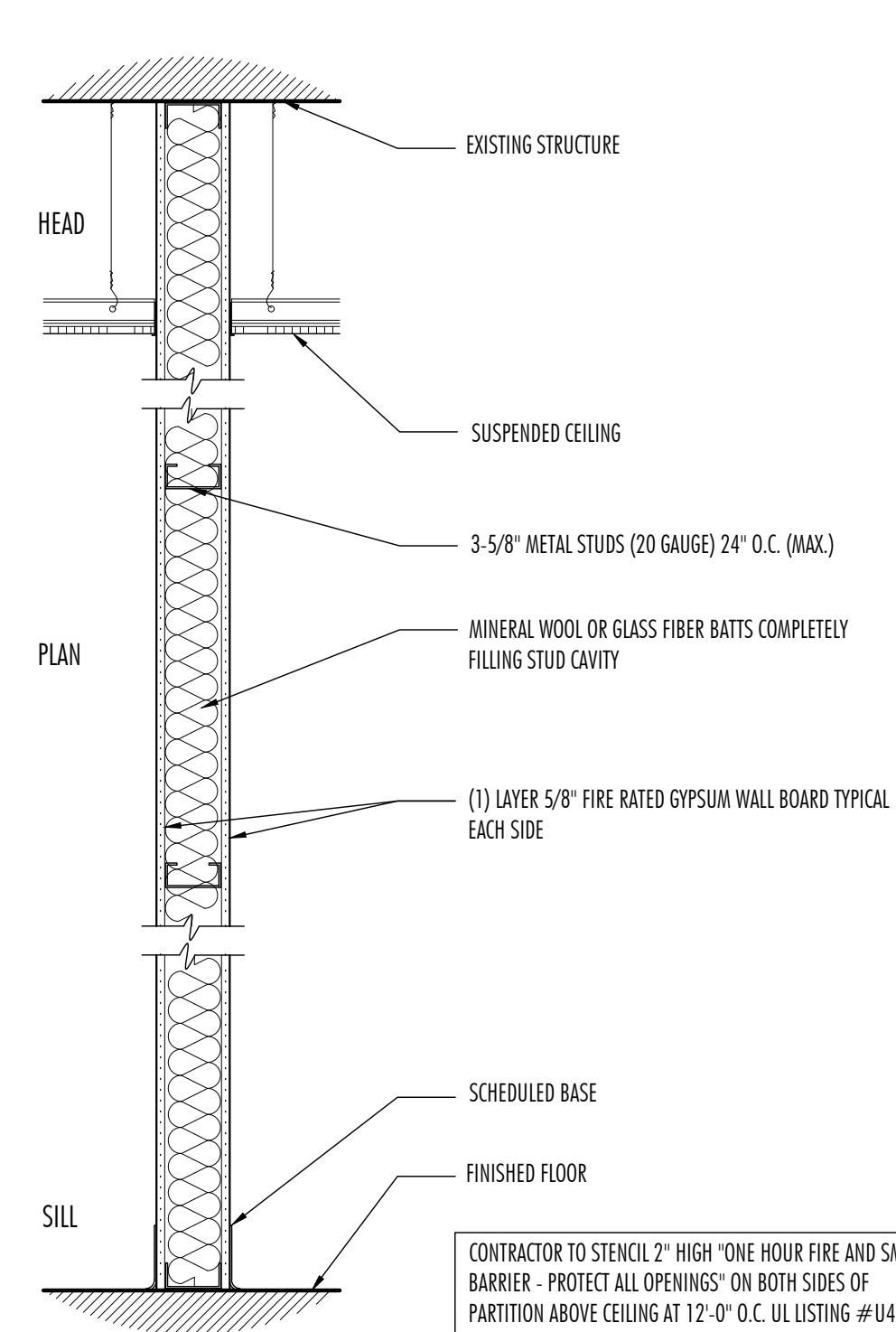
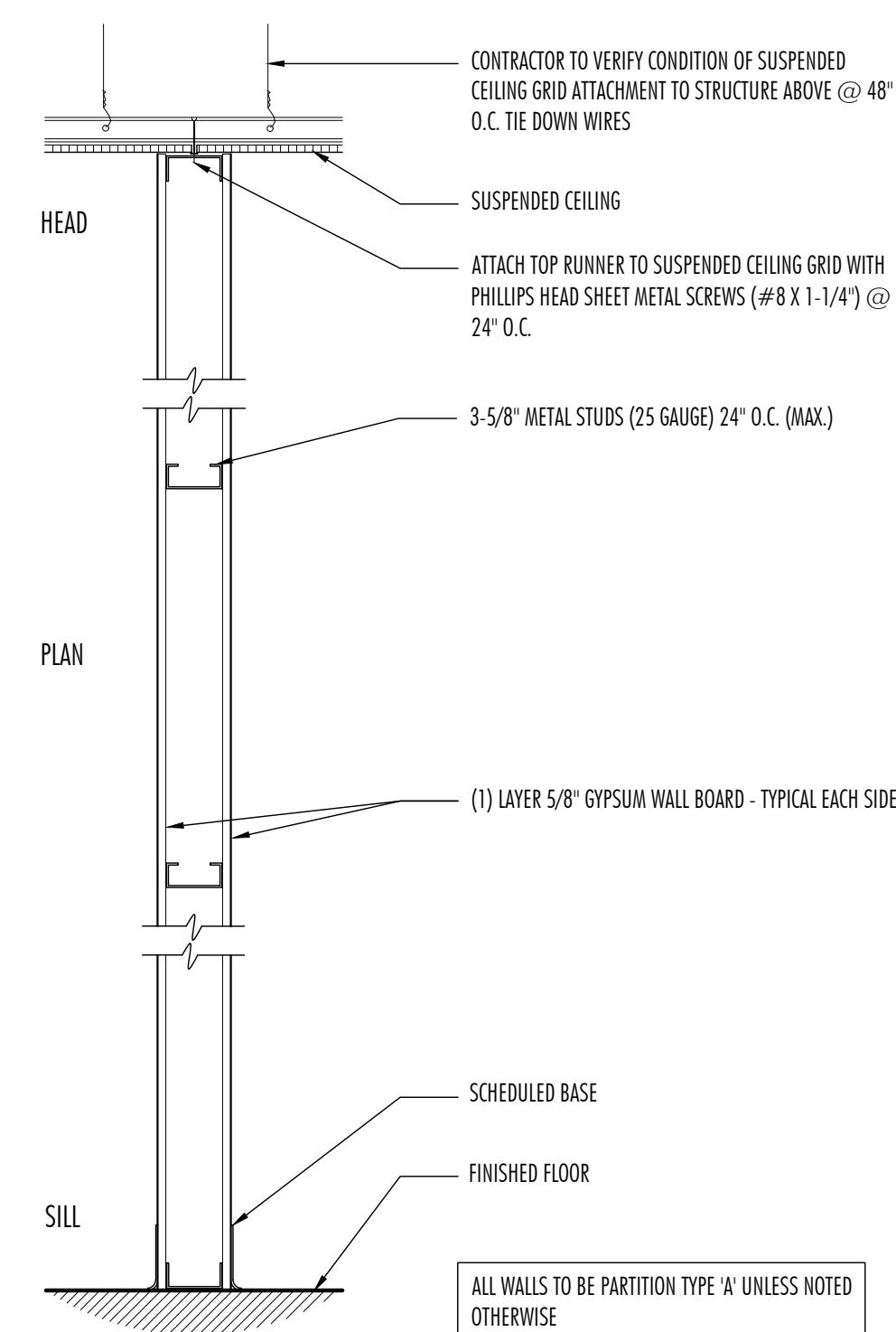
Drawn By SMarshall
Checked By LHonork/Glover/MSeekins
Project Number 12861.1501
File ID 12861.1501_CD07
Date 10.02.15

Released for Construction

Sheet Number

I-7

of 8



1 Partition Type A
I-7 Scale: 1"=1'-0"

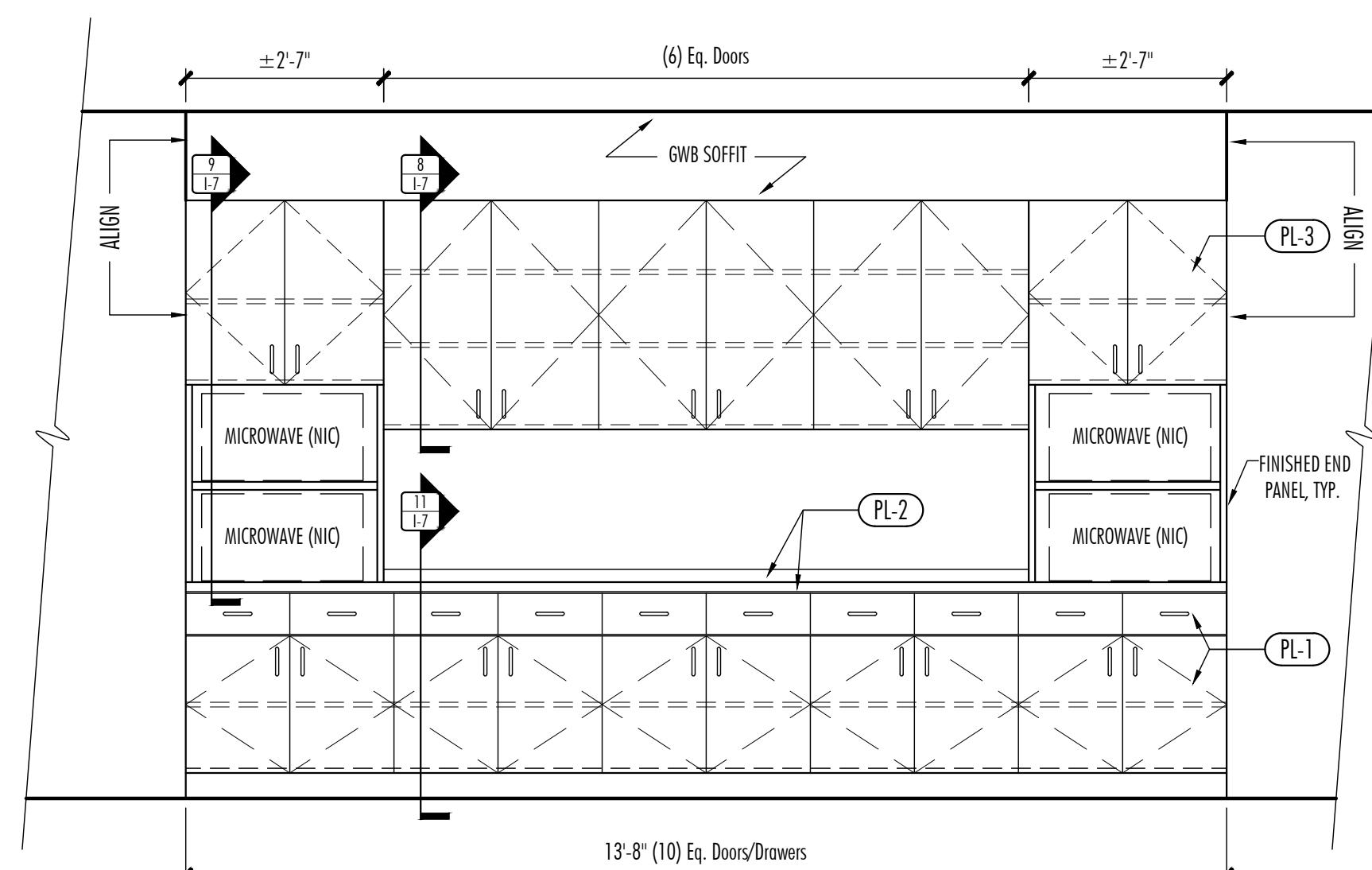
WTB_01
I-7 Scale: 1"=1'-0"

2 Partition Type B (1 HR Rated)
I-7 Scale: 1"=1'-0"

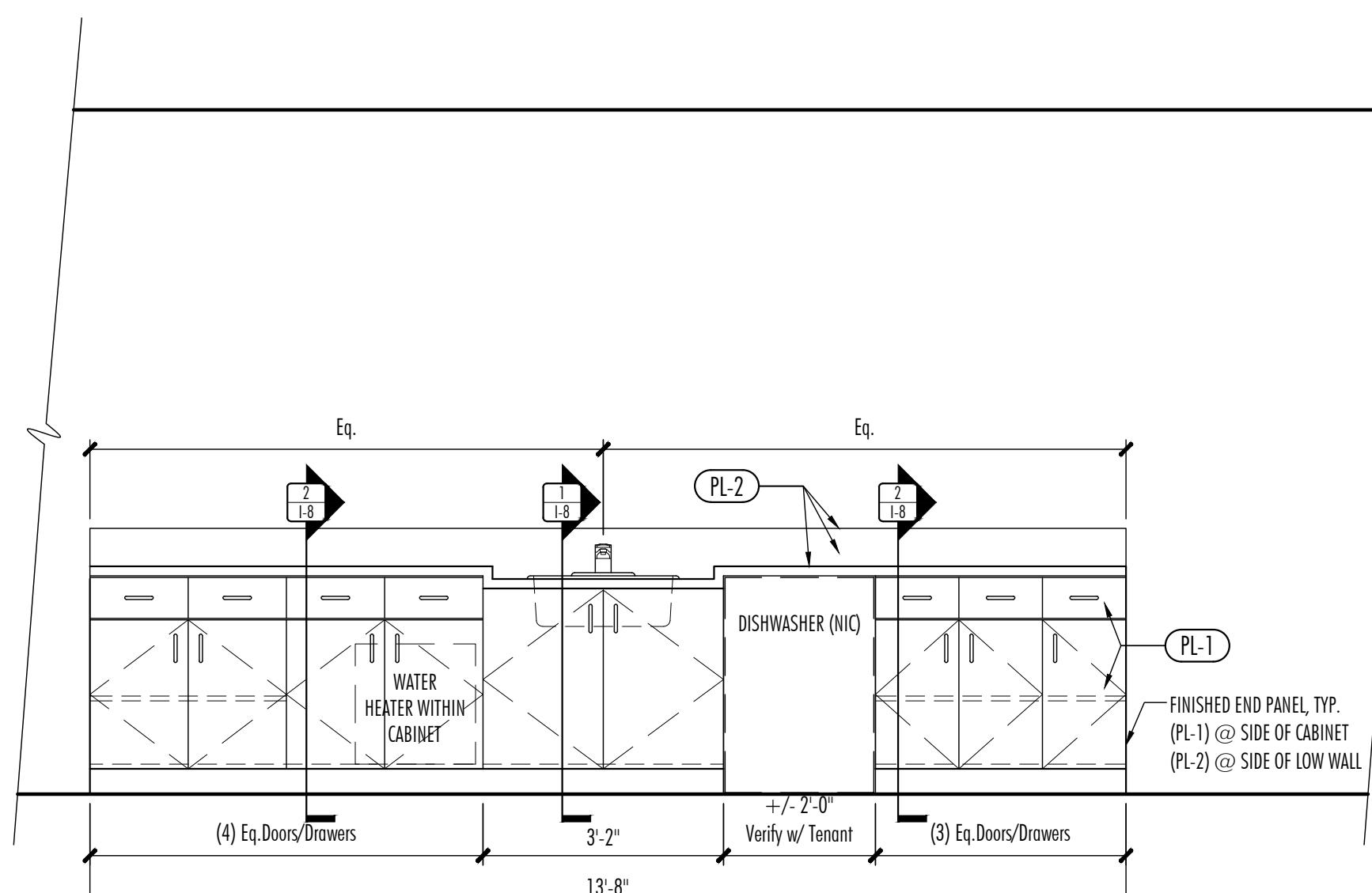
WTB_01
I-7 Scale: 1"=1'-0"

3 Partition Type C
I-7 Scale: 1"=1'-0"

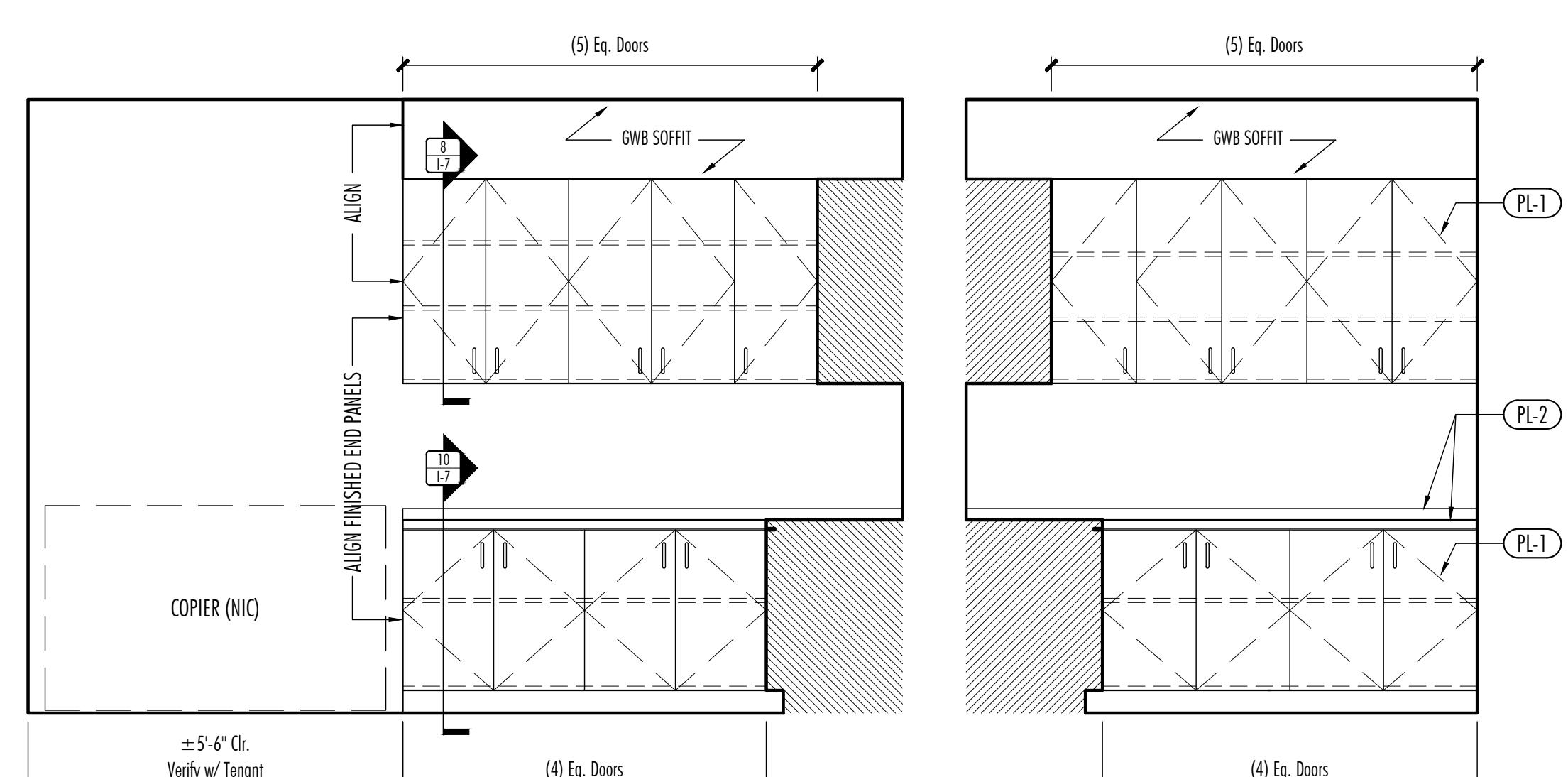
4 Elevation - Copy/Print #409
I-7 Scale: 1/2"=1'-0"



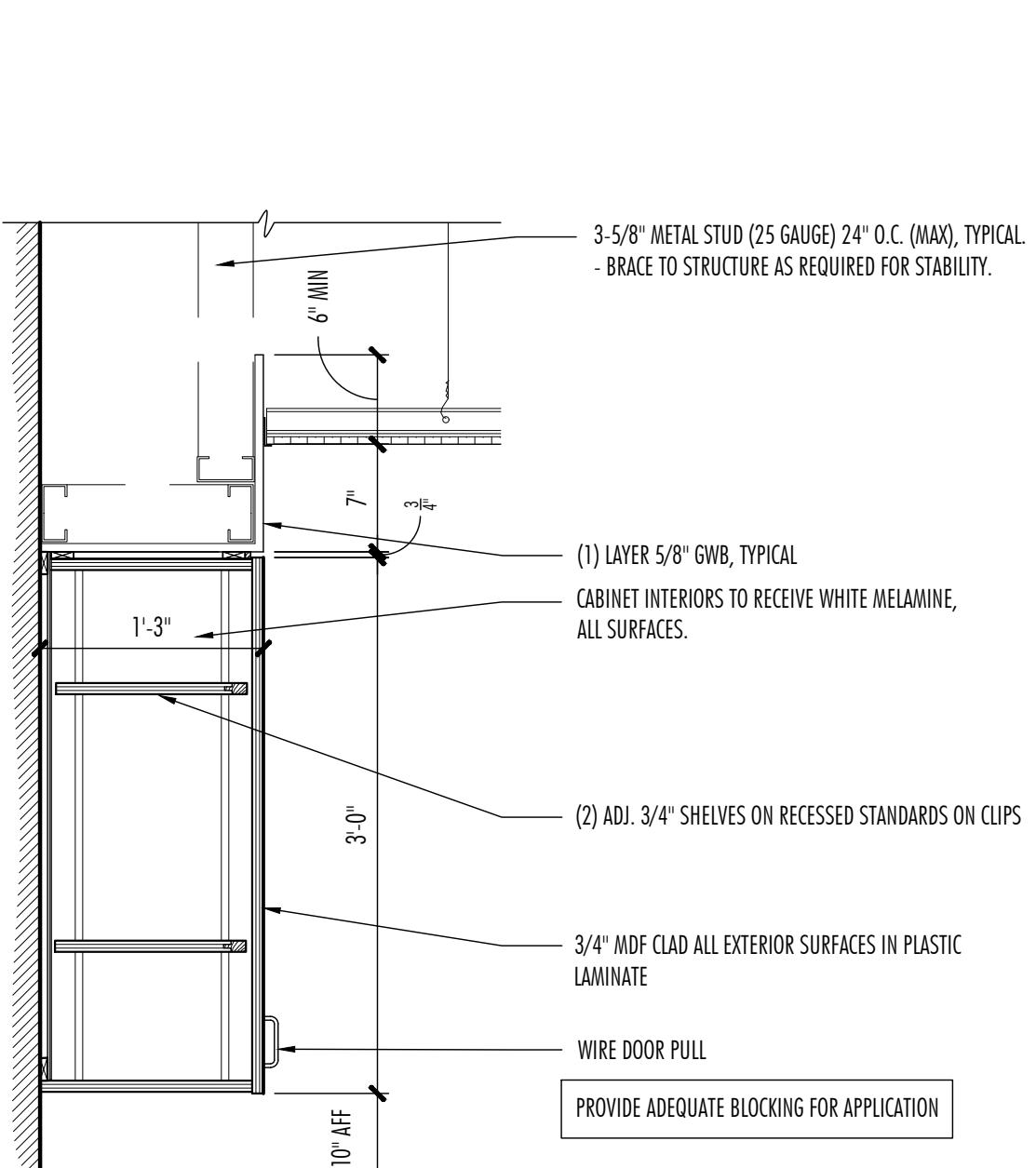
5 Elevation - Break Room #412
I-7 Scale: 1/2"=1'-0"



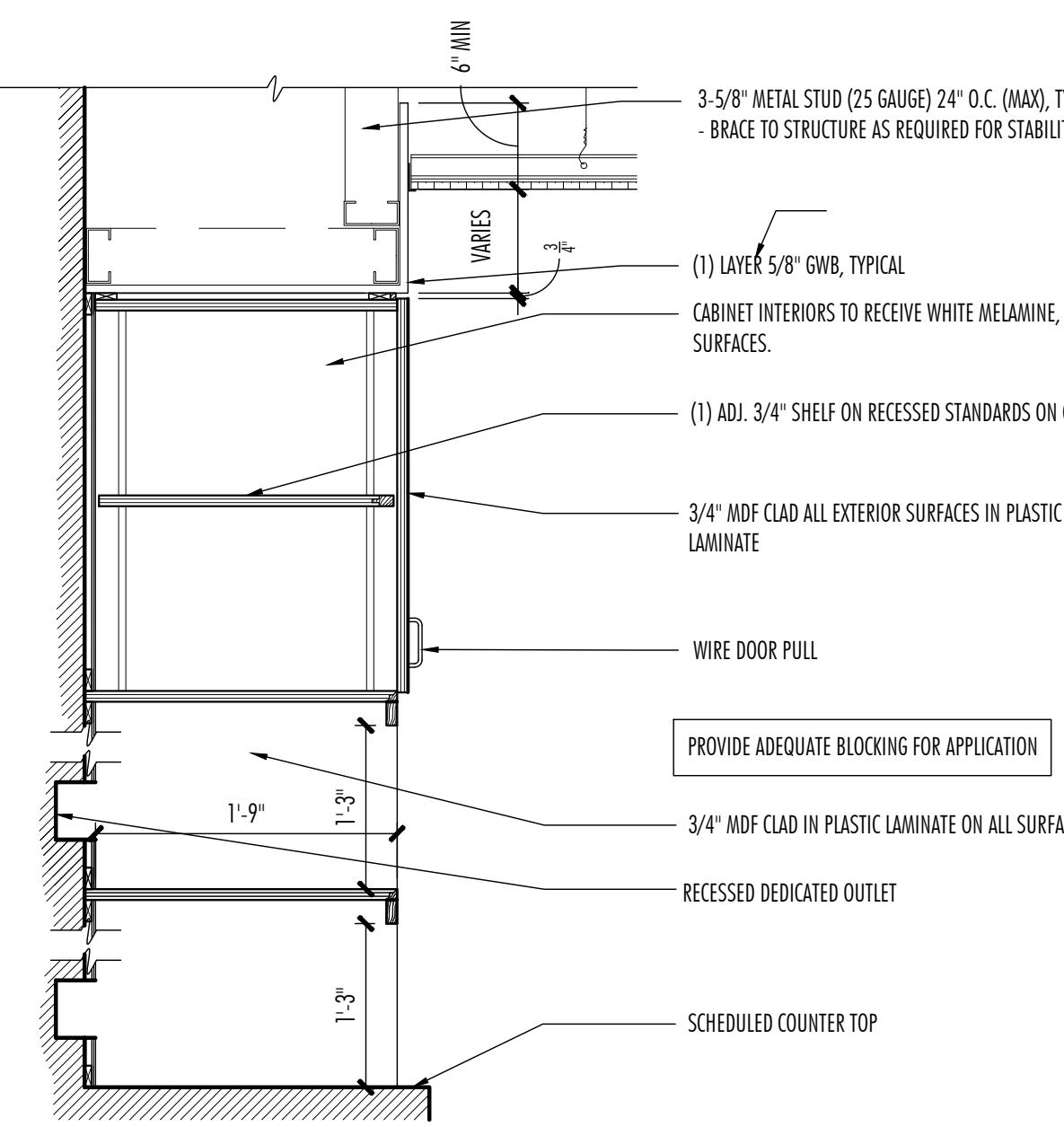
6 Elevation - Break Room #412
I-7 Scale: 1/2"=1'-0"



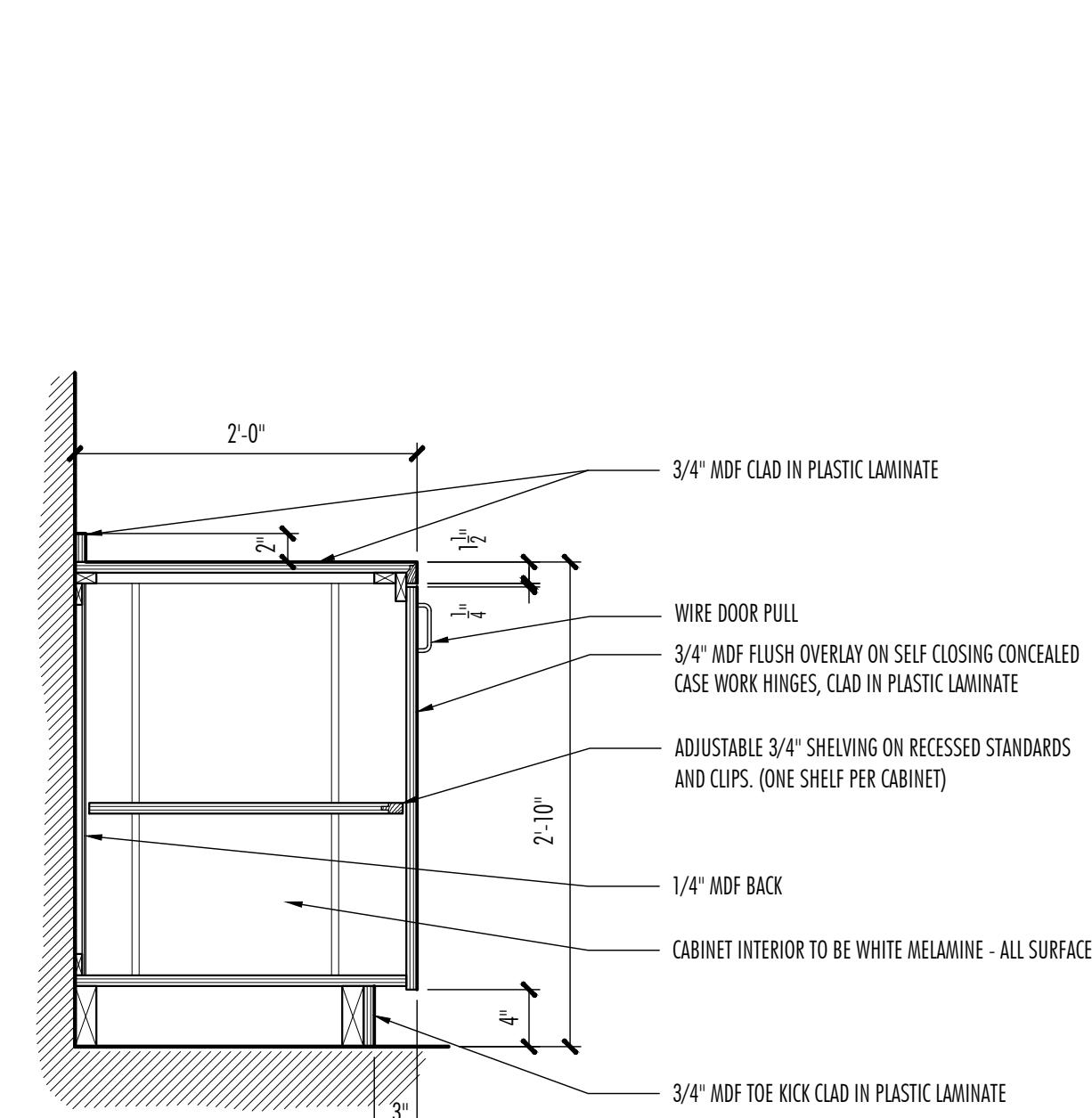
7 Elevation - Copy/Print #417
I-7 Scale: 1/2"=1'-0"



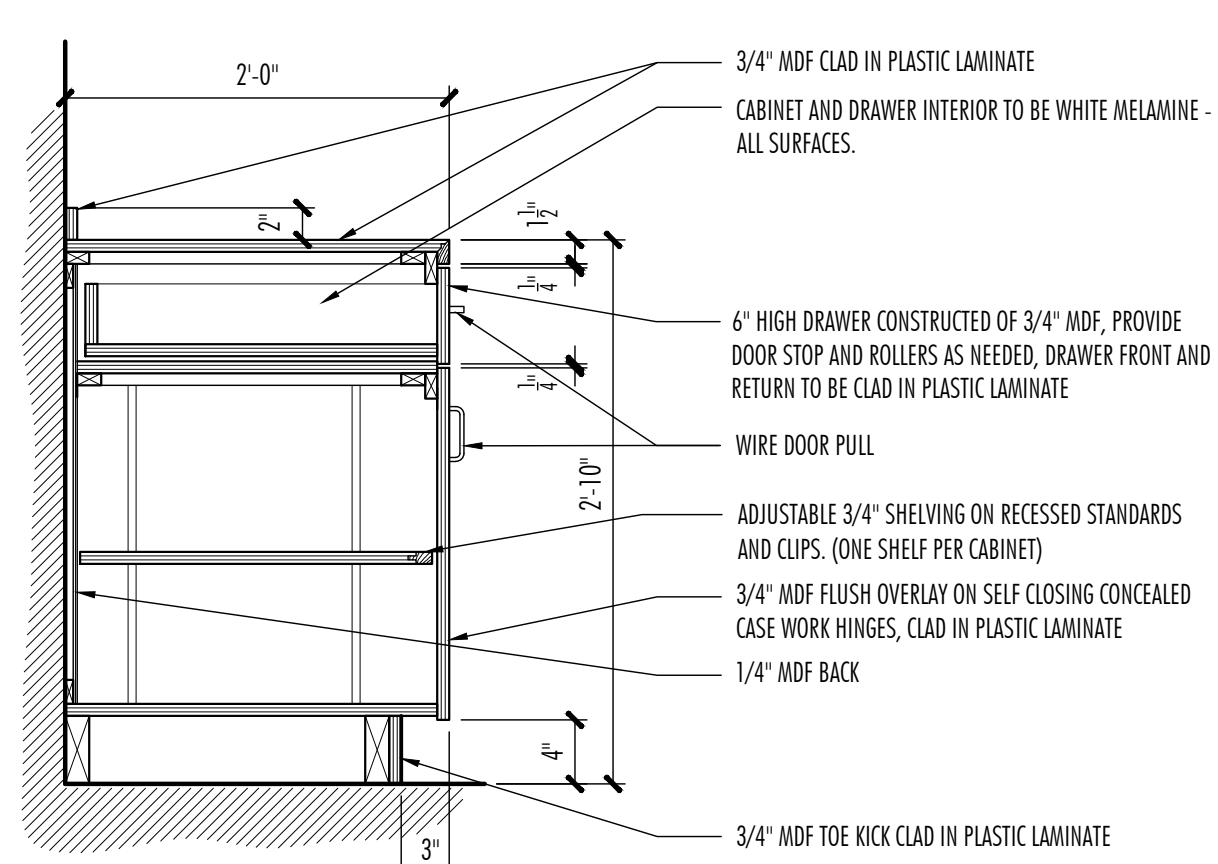
8 Section - Upper Cabinet with Soffit
I-7 Scale: 1"=1'-0"



9 Section - Cabinet w/ Double Microwave Shelves
I-7 Scale: 1"=1'-0"



10 Section - Base Cabinet
I-7 Scale: 1"=1'-0"



11 Section - Base Cabinet with Drawer
I-7 Scale: 1"=1'-0"

Drawn By SMarshall
Checked By LHonork/Glover/MSeekins
Project Number 12861.1501
File ID 12861.1501_CD07
Date 10.02.15

Released for Construction

Sheet Number

I-7

Release History	
Date	Remark
09.10.15	Issued for Tenant Review
09.22.15	Issued to Engineers
10.02.15	Issued for Permit & Construction

This document is the property of VeenendaalCave, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCave, Inc.



GM Financial

Lake View II
1145 Sanctuary Parkway
Suite 475
Alpharetta, GA 30009

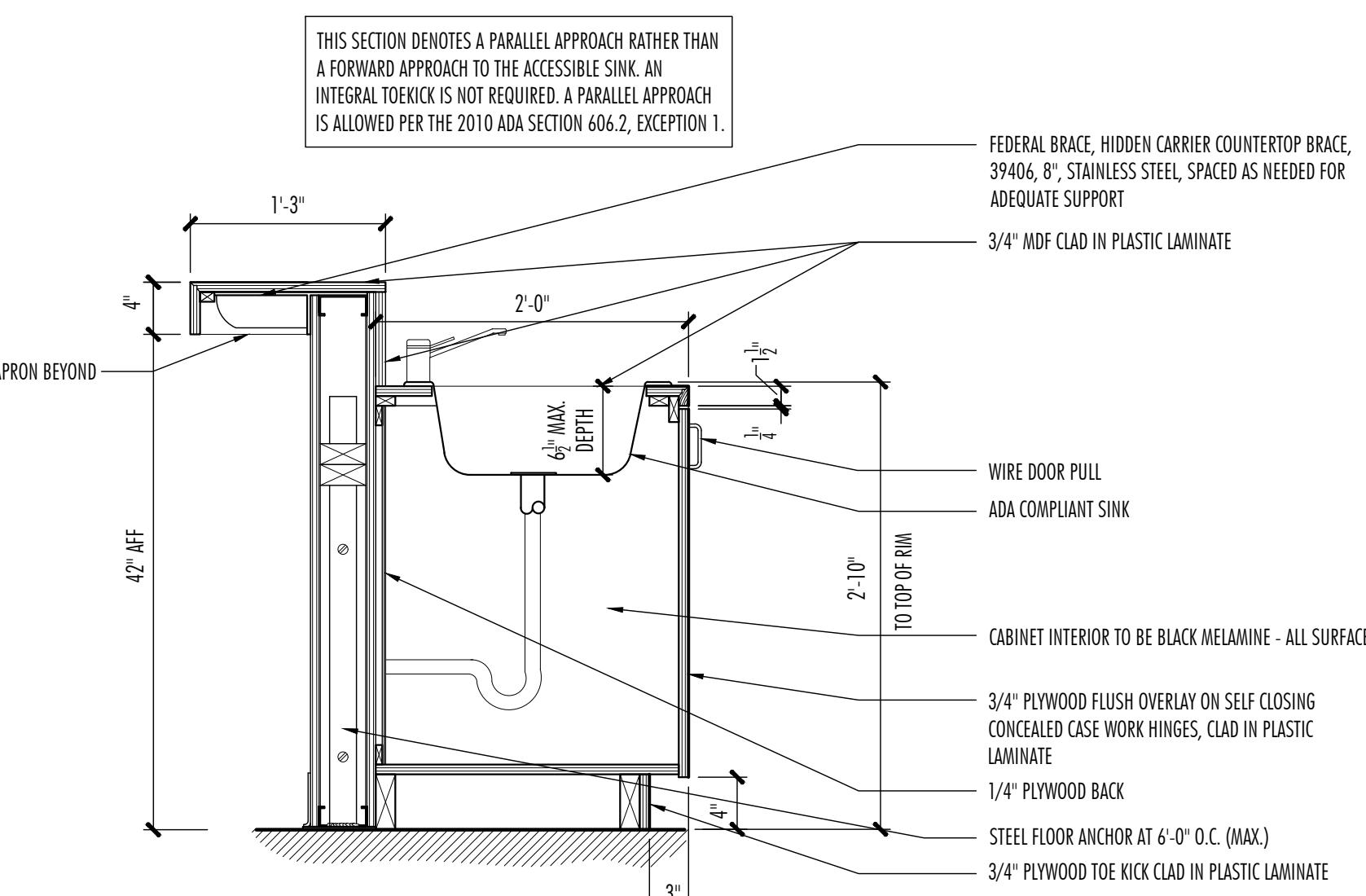
10,349 RSF

Details

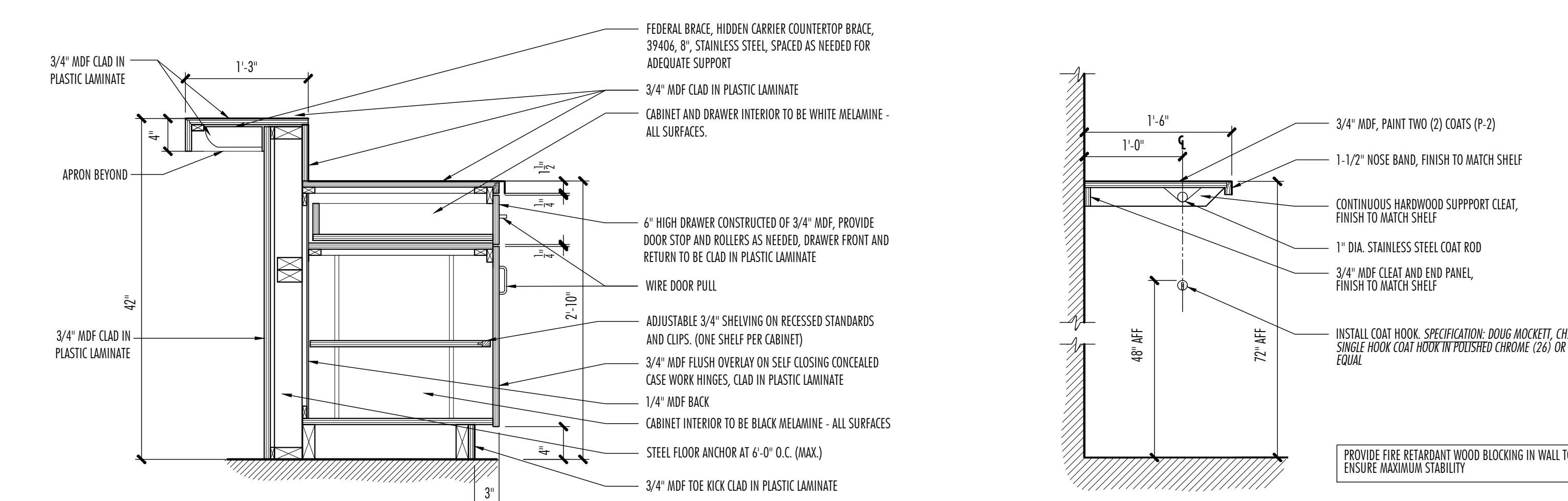
Drawn By S.Marschall
Checked By L.Hancock/Glover/S.Meekeins
Project Number 128611501_C008
File ID 128611501_C008
Date 10.02.15

Released for Construction
Sheet Number

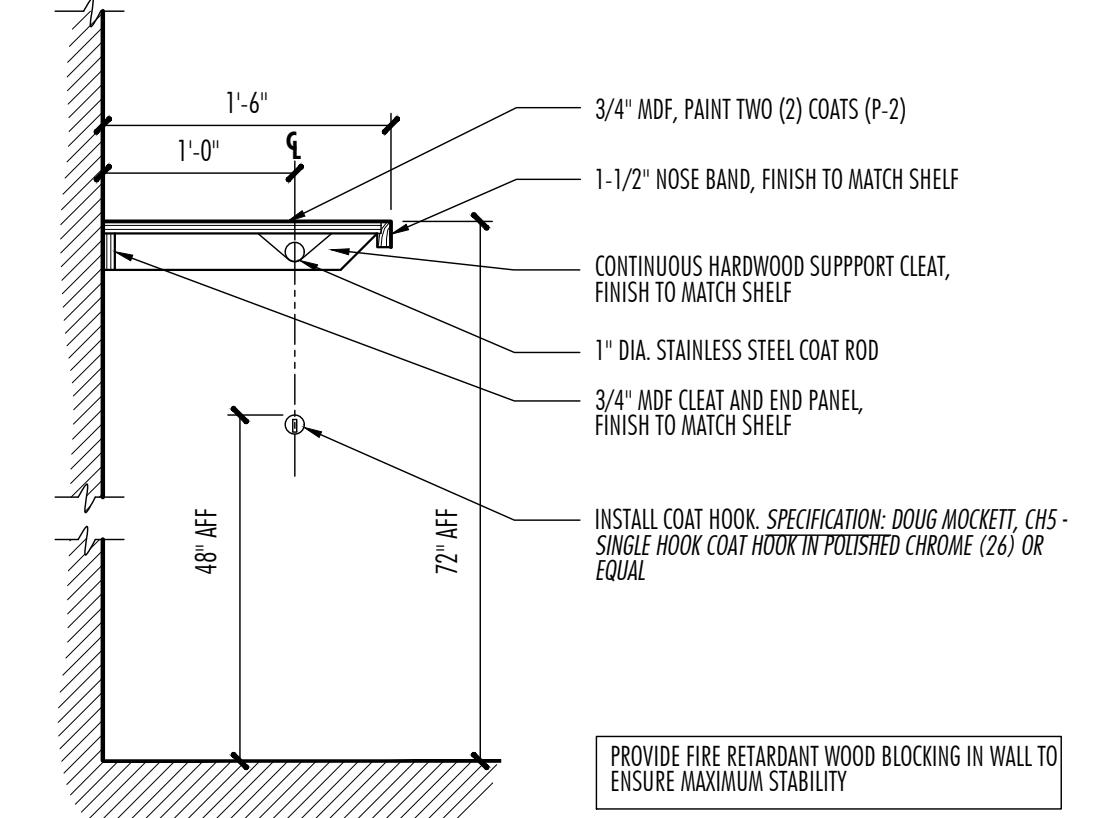
I-8
of 8



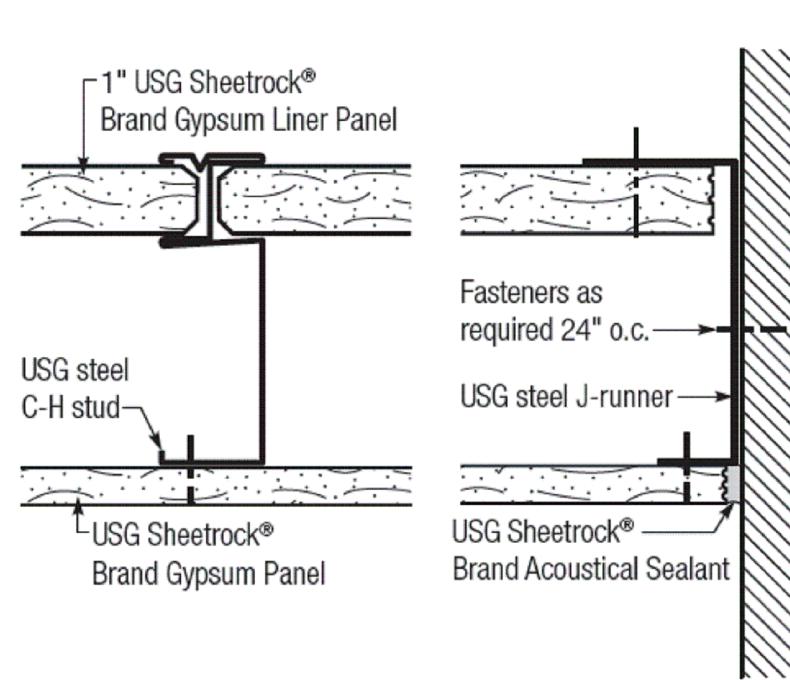
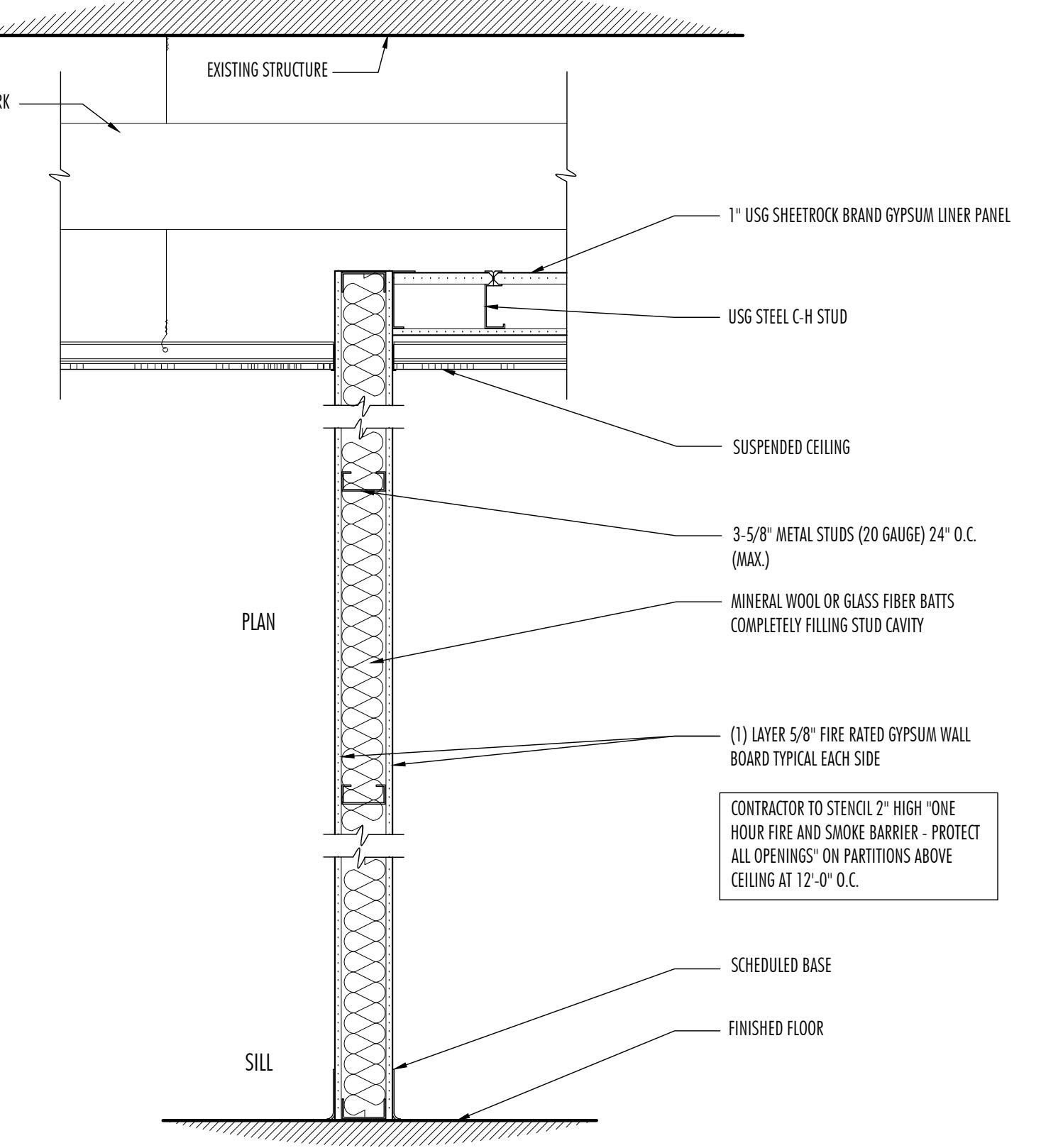
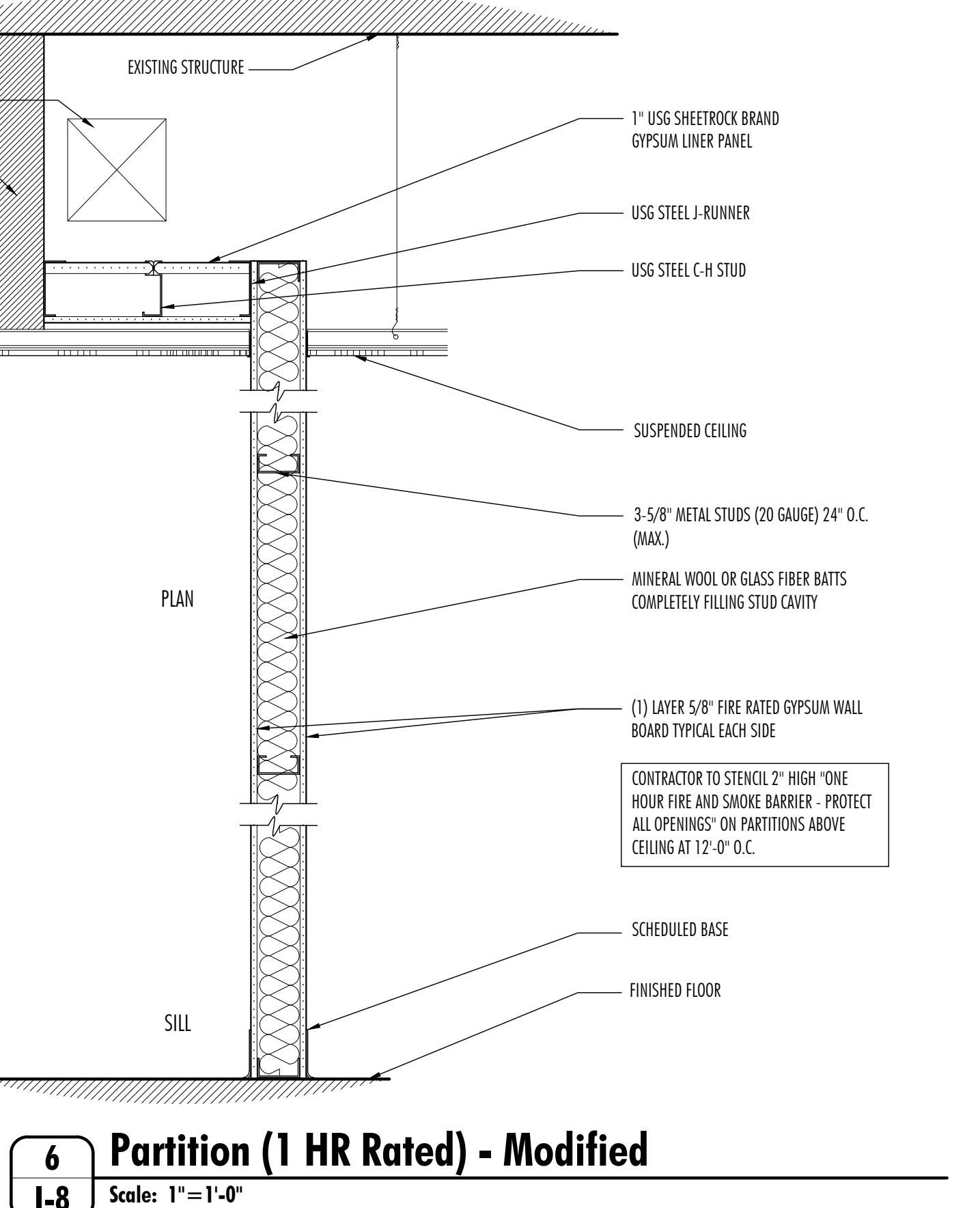
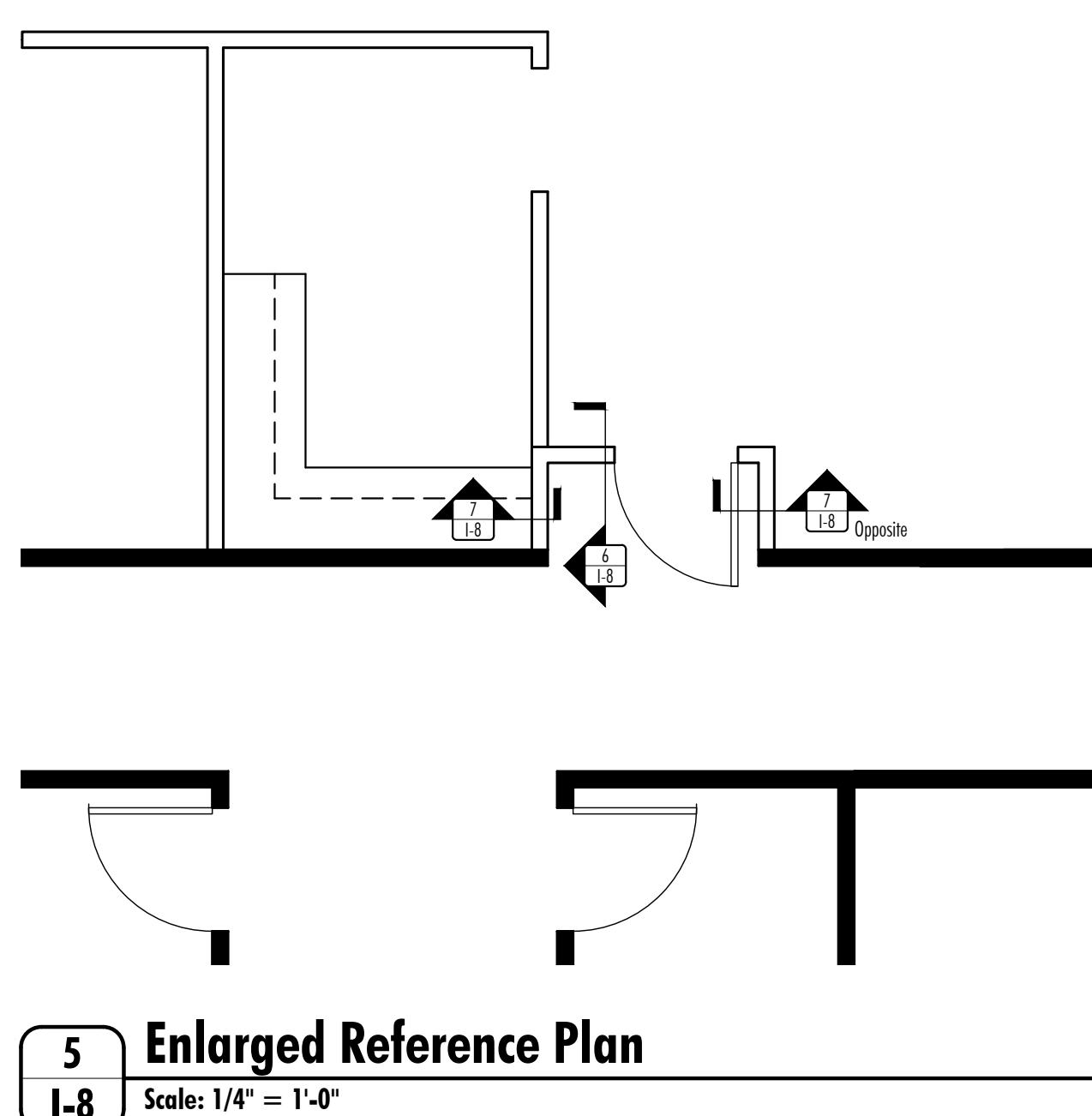
1 Section - Base Cabinet w/ Bar Counter
I-8 Scale: 1"=1'-0"



2 Section - Base Cabinet w/ Overhang
I-8 Scale: 1"=1'-0"



3 Section - Coat Rod and Shelf
I-8 Scale: 1"=1'-0"
MSS_01



8 Horizontal 1-HR
I-8 Not to Scale

HVAC LEGEND

SYMBOLS	DESCRIPTION
	SUPPLY AIR DEVICE
	RETURN/EXHAUST AIR DEVICE
	LINED DUCTWORK
	FLEXIBLE DUCT CONNECTION
	EXISTING EQUIPMENT TO REMAIN
	EXISTING EQUIPMENT RELOCATED
	EXISTING EQUIPMENT TO BE REMOVED
	END CAP (PIPE OR DUCT)
→ R	DUCT RISE
→ D	DUCT DROP
M.D.	MANUAL DAMPER
FD FD	FIRE DAMPER (HORIZONTAL/VERTICAL)
FSD	MOTOR OPERATED FIRE SMOKE DAMPER
M	MOTOR OPERATED DAMPER
(T) / (S) / (H)	THERMOSTAT/SENSOR/HUMIDISTAT
SD	SMOKE DETECTOR
D —————	DRAIN
CWS ————— CWR	CONDENSER WATER SUPPLY/CONDENSER WATER RETURN
CHWS ————— CHWR	CHILLED WATER SUPPLY/CHILLED WATER RETURN
HWS ————— HWR	HEATING WATER SUPPLY/HEATING WATER RETURN
RS ————— RL	REFRIGERANT LINE (SUCTION/LIQUID)
	BALL VALVE
F	BUTTERFLY VALVE (BV)
	GATE VALVE (GV)
	3-WAY CONTROL VALVE
	NON-SLAM CHECK VALVE (CV)
	PRESSURE REDUCING VALVE
	STRAINER
	GAUGE COCK
	PRESSURE GAUGE
	THERMOMETER
Q OR T	TEST WELL
	UNION
	FLANGE
	PUMP

: THIS IS A STANDARD LEGEND. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

HVAC ABBREVIATIONS

ABBREVIATION/DEFINITION		ABBREVIATION/DEFINITION	
ABOVE CEILING	MAX	MAXIMUM	
ACCESS DOOR	MBH	1000 BTU/HOUR	
ADJUSTABLE	MD	MANUAL DAMPER	
ABOVE FINISHED FLOOR	MIN	MINIMUM	
ARCHITECT	MOD	MOTOR OPERATED DAMPER	
BELOW	MOV	MOTOR OPERATED VALVE	
BACKDRAFT DAMPER	MTD	MOUNTED	
BELOW FLOOR	N/A	NOT APPLICABLE	
BRITISH THERMAL UNIT/HOUR	NC	NOISE CRITERIA	
CONVECTOR	N.C.	NORMALLY CLOSED	
CAPACITY	N.I.C.	NOT IN CONTRACT	
CEILING DIFFUSER	N.O.	NORMALLY OPEN	
CUBIC FEET	NO.	NUMBER OR DESIGNATION	
CUBIC FEET PER MINUTE	NOM	NOMINAL	
CEILING	NPSHA	NET POSITIVE SUCTION HEAD AVAIL	
CLEANOUT	OA	OUTSIDE AIR	
CONCRETE	OBD	OPPOSED BLADE DAMPER	
CONNECTION	OC	ON CENTERS	
CONTINUATION	OPNG	OPENING	
DRAIN	ΔP	PRESSURE DROP	
DRY BULB	PH	ELECTRICAL PHASE	
DOOR GRILLE	PIU	POWERED INDUCTION UNIT	
DIAMETER (Ø)	PLBG	PLUMBING	
DIFFUSER	PRV	PRESSURE REDUCING VALVE	
DOWN	PSIA	POUNDS PER SQ. IN. ABSOLUTE	
DRAWINGS	PSIG	POUNDS PER SQ. IN. GAUGE	
EACH	RA	RETURN AIR	
ENTERING AIR TEMPERATURE	RAG	RETURN AIR GRILLE	
EXHAUST GRILLE	RAR	RETURN AIR REGISTER	
ELECTRICAL	REG	REGISTER	
ENGINEER	R/H	RELATIVE HUMIDITY	
EXHAUST REGISTER	RL	REFRIGERANT LIQUID	
EXTERNAL STATIC PRESSURE (IN WG)	RPM	ROTATIONS PER MINUTE	
ENTERING WATER TEMPERATURE	RS	REFRIGERANT SUCTION	
EXHAUST	SA	SUPPLY AIR	
FREE AREA	SD	SMOKE DAMPER	
FIRE DAMPER	SF	SQUARE FEET	
FLOOR	SG	SUPPLY GRILLE	
FLEXIBLE	SP	STATIC PRESSURE (IN. W.G.)	
FACE OPERATED DAMPER	SQ	SQUARE	
FEET PER MINUTE	SR	SUPPLY REGISTER	
FIRE/SMOKE DAMPER	SS	STAINLESS STEEL	
FEET	STR	STRUCTURAL	
GALLON(S)	TE	TOILET EXHAUST	
GALLONS PER MINUTE	TG	TRANSFER GRILLE	
GRILLE	THRU	THROUGH	
HEAD (FT WC)	TRANS	TRANSITION	
HORSEPOWER	T'STAT	THERMOSTAT	
HOUR	TYP	TYPICAL	
INCHES	UC	UNDERCUT	
KILOWATT	UNO	UNLESS NOTED OTHERWISE	
LOUVER & SCREEN	VAV	VARIABLE AIR VOLUME UNIT	
LEAVING AIR TEMPERATURE	VEL	VELOCITY	
LINEAR BAR GRILLE	W/	WITH	
POUNDS	WB	WET BULB	
LINEAR SLOT DIFFUSER	WC	WATER COLUMN	
LINEAR FEET	WG	WATER GAUGE	
LEAVING WATER TEMPERATURE	°F	DEGREES FAHRENHEIT	

THESE ARE STANDARD ABBREVIATIONS. ALL ITEMS MAY NOT APPEAR ON DRAWINGS.

MECHANICAL SPECIFICATIONS

- D.0 GENERAL**

DESCRIPTION:

These plans are schematic in nature and are intended to establish size, general routing and location, and performance and are not intended to show all possible conditions. All work shall fully coordinate with other trades to insure the installation of a complete, operating system that fits in the space allotted. Provide all labor, equipment, appurtenances and materials necessary, and perform all operations required for the installation of complete, functional mechanical systems as outlined on the drawings and described in the specifications.

This project is a tenant improvement of an existing base building shell Mechanical system. The space under this scope is currently occupied by or has been previously occupied by an existing tenant, therefore, this project is not a "first generation" fit-up. The exact condition of the existing work is not necessarily reflected in these drawings. Only the approximate conditions of the basic building design and certain fit-up designs are reflected in these drawings. Some undocumented work may have been performed, the conditions of which are indicated on these drawings. Remove existing tenant work not indicated on these drawings and cap and seal connection points of existing work shown. Final work should reflect, as closely as possible, the layout shown in these drawings.

Because this project is an adaption to and partial renovation of an existing system, known circumstances and interferences may occur. The Contractor shall visit the site prior to any bid submission to familiarize himself with the existing conditions. The contractor shall make adjustments in routing and location if, necessary, in size, in order to achieve specified performance without incurring additions to the contract. Where existing conditions differ significantly enough to affect pricing, the contractor shall notify the building owner/Manager prior to bid submission for a resolution. No allowance will be made for lack of knowledge of existing conditions.

1.4 ELECTRONIC COPIES OF ENGINEERING DESIGN FILES:

A. Subject to the approval of the Architect and Owner, the Contractor for Division 15 may obtain copies of the Engineer's electronic drawing files. A nominal fee per file may be requested. Plans can be provided in AutoCAD DWG format in the Engineer's standard cad configuration; conversion to any other format and configuration is the responsibility of the contractor. Non-plan files (specifications, schedules, details, risers, etc.) will be provided in PDF format only.

B. The Contractor MUST obtain written (email) permission and request these files through proper project channels (via the General Contractor, Architect, and Owner/Landlord). As the backgrounds are not the property of the Engineer, the Architect MUST provide written permission for use and transmission of their files prior to issue.

PART 2.0 PRODUCTS

2.1 DESCRIPTION:

A. All materials and equipment shall be new except those existing items indicated to be re-used. Any equipment or devices to be re-used shall be thoroughly cleaned and serviced to good working condition. All new equipment shall bear the label of the appropriate testing agency (UL, ETL, FM, CSA, AGA, ASTM, AMCA, PDI, CISPI, etc.). Provide one (1) year parts and labor warranty on all new equipment, systems and components, including workmanship.

B. The products of particular manufacturers have been used as the basis of design. Any modifications required to the mechanical system, electrical system, building structure or finishes due to the use of equipment other than the basis of design shall be coordinated with all trades and performed without additional cost to the contract.

C. All construction products installed within return air plenums shall be plenum rated materials with a maximum flame spread/smoke developed rating of 25/50.

2.2 EQUIPMENT:

A. Mechanical equipment shall be as indicated in the equipment schedule. Coordinate with electrical before ordering equipment requiring electrical connections. Equipment with motors shall be provided with built-in starters and disconnect switches, unless indicated otherwise on the drawings.

2.3 DUCTWORK AND ACCESSORIES:

A. All new supply and return air ductwork shall be G90 galvanized sheet steel, fabricated and installed in accordance with SMACNA pressure rating classification and code. Fiberglass duct board is prohibited. Ductwork shall be rectangular or round as indicated; round equivalent may be substituted for rectangular only where specifically indicated or with prior approval. Sizes indicated on drawings are clear inside dimensions available for air flow (odd liner thickness for sheetmetal sizes). Ductwork shall be sealed to minimized leakage; maximum allowable leakage shall be 2 per cent. All joints shall be mechanically fastened and sealed; all seams shall be sealed; all audible leaks shall be rescaled. Sealants shall be water based only. Low pressure ductwork is that portion of the duct system downstream of the terminal unit discharges, and shall be SMACNA Pressure Class 4" w.g. Medium pressure ductwork is that portion of the duct system downstream of air handling units and up to the terminal unit intakes, and shall be SMACNA Pressure Class 4" w.g. Medium pressure ductwork construction shall be spiral lock seam (round or oval) or gasketed mechanical fastened (rectangular).

B. The Contractor shall coordinate all work required for service connections (electricity, domestic water, sewer, gas, air conditioning, AC chilled and hot water, steam and condensate return) to the building shall be coordinated with the Building Owner. Any work required to be done outside this area shall be coordinated with the Building Owner. Provide access to exterior ducts, dust enclosures, etc., as required to protect adjacent areas and staff. Provide temporary construction filters to prevent the contamination of adjacent areas and equipment during construction dust at the following locations: all return air openings in tenant demising walls; on the return air inlet of all central air conditioning units serving floors or sections of floors under this scope; and on the return air inlet of all remote auxiliary units serving portions of this tenant space.

C. The Contractor shall coordinate all work required for utility services (electricity, fire protection water, domestic water, sewer, gas, air conditioning, AC chilled and hot water, steam and condensate return) to the building shall be coordinated with the Building Owner. Any work required to be done outside this area shall be coordinated with the Building Owner. Provide access to exterior ducts, dust enclosures, etc., as required to protect adjacent areas and staff. Provide temporary construction filters to prevent the contamination of adjacent areas and equipment during construction dust at the following locations: all return air openings in tenant demising walls; on the return air inlet of all central air conditioning units serving floors or sections of floors under this scope; and on the return air inlet of all remote auxiliary units serving portions of this tenant space.

D. The Contractor shall obtain all permits and licenses, arrange for all inspections, perform all tests and pay all fees incidental thereto, as required for the execution of the contract and as required by the authorities having jurisdiction.

2.4 HOP DRAWINGS:

Mechanical systems shall be installed in accordance with the locally adopted Building Codes, Mechanical Codes, Energy Codes, Plumbing and Gas Codes, and NFPA (Latest editions).

The mechanical systems shall be installed in accordance with the applicable codes, standards, and optional features and appropriate engineering agency labels. The shop drawings shall be legible and shall clearly indicate the equipment tag or mark, related specification number, and optional features to be provided, and any deviations from the specifications or detailed capacities noted in red or highlighted. Specification and assignment of dimensions, quantities, or procedures shall be the sole responsibility of the Contractor.

The submittal data shall be in electronic (Adobe PDF) format and one (1) hard copy format on 1/2" x 11" and shall be bound together in a folder or under a report cover. The submittal sheet(s) for each piece of equipment shall include a blank area 3' x 3', on the front, for new stamp and comments. If the catalog sheet does not have an open area as indicated, provide a cover sheet for that piece of equipment with equipment tag and brief description for review and comment use.

Submittals and incomplete submittals lacking equipment designations, performance data, dimensional data, or indication of optional features (where applicable) may be summarily rejected without review. Any delay in the construction schedule resulting from rejected submittals is the responsibility of the Contractor for failure to adhere to these specifications.

2.5 HVAC PIPING:

A. All condensate drainage (CD) piping shall be insulated type "M" hard drawn copper with wrought fittings and tin alloy soldered joints (lead-free tin alloys only), consisting of antimony, nickel, or silver. Condensate drainage piping not in return air plenums may be insulated PVC with solvent weld fittings and joints. Sizes indicated on drawings are clear inside dimensions available for air flow (odd liner thickness for sheetmetal sizes).

B. All refrigerant (RS&L or RL&HG) piping shall be type "K" or type "ACR" hard drawn copper with wrought fittings and brazed joints, "Sifos" or equivalent. Provide charging valve for each system or independent circuit and shut-off valves at all unit connections for servicing of equipment without loss of refrigerant. Refrigerant piping shall be sized per the equipment manufacturers' recommendations for the specific applications and installation. Provide line traps and double risers as required per the manufacturer's recommendations.

C. All piping is to be labeled with plastic labels, permanently strapped to piping, outside of applicable insulation and covers/enclosures. Where existing piping systems are labeled, labeling shall match existing base building standards. Where no current standards exist, labels shall be color coded, unique for each piping system, with flow direction arrows, and identification lettering. Piping shall be identified with black letters, sized to be easily readable from floor level. Locate and mount labels so as to be readable from floor level or area of easiest access. Provide labels at each piping branch connection, at each equipment connection, on each side of wall and floor penetrations, and at 20 linear feet on center maximum. Piping systems shall be identified as follows: condenser water supply and return = CWS&R; chiller water supply and return = HWS&R; refrigerant suction, liquid, and hot gas = RS, RL, RHC; condensate drainage = D.

2.6 PLUMBING PIPING:

A. All domestic water (CW & HW) piping above ceiling and within walls shall be type "L" seamless rigid copper tubing with wrought fittings and swaged joints with BCUP or BAg brazing filler material (lead free alloys only). All domestic CW & HW piping below floor shall be type "L" seamless soft copper tubing with no fittings below floor (fittings within walls or cabinets at above floor connection points only). CW piping exposed above countertops and below/within counters for connections to tenant appliances (coffee makers, ice makers, dishwashers, etc.) shall be soft copper, stainless steel, or braided tubing with compression or flared fittings; (flexible poly tubing with plastic fittings is not allowed), 1/2" or 3/8" to match appliance connection sizes.

B. All waste and vent (DWV) piping above ground shall be No-Hub cast iron with CISPI 301 fittings and couplings. Underground waste piping shall be DWV PVC with solvent weld joints and fittings. Slope piping and provide cleanouts per minimum code requirements.

C. All supply angle stop valves shall be chrome plated brass body, wheel handle, and escutcheon plate. Provide angle stop valves at CW and HW supply connections at all fixtures (instantaneous type water heaters, sinks and lavatories, etc.) with flexible risers; and at all appliances (dishwashers, ice makers, coffee makers, vending machines, etc.)

D. Where existing equipment is to be re-used, contractor shall check the equipment for proper operation upon initial job site mobilization and prior to beginning related work. Any non-functioning equipment must be reported to the Owner/Landlord and Design Team. Any existing base building equipment will be replaced or repaired by the Owner/Landlord at the Owner/Landlord's expense. Any existing supplemental equipment will be repaired by the contractor under this scope at the expense of the Tenant. Any equipment not repaired will be assumed to be in working order and must be fully functional when re-installed, otherwise contractor will be responsible for repairing or replacing said items with no additional cost to the architect/engineer in writing as soon as possible.

E. Recalibrate controls in areas associated with this work to insure proper operation. Adjust cooling setpoints to 74 degrees F and heating setpoints to 72 degrees F.

F. Pressure test all duct systems for leaks prior to installation of insulation at the pressure rating of the duct system construction or 1.25 times the maximum operating pressure, whichever is greater. Maximum duct system leakage rate shall be 2 percent.

G. Balance all new and existing air handling equipment (terminal air units, fans, heat pump units, rooftop units, fan coil units, etc.) serving tenant space under this contract. Balance to the total of the air quantities of the air distribution devices served; or, where air quantities are not indicated, to the total air quantities for the unit/zone as indicated on the base building design drawings (copies on file with Landlord). Reports shall include both design and measured/balanced air flows and percent of design flow for each air device as well as subtotals for each zone served and totals for each piece of air handling equipment.

H. Balance all air distribution devices (diffusers, registers and grilles) to the air quantities indicated on the drawings. Balance all new and existing ceiling diffusers and rebalance all existing perimeter slot diffusers. Balance

3.3 EQUIPMENT & MATERIALS INSTALLATION:

A. Mechanical equipment shall be as indicated in the equipment schedule or approved equivalent, and installed per the manufacturer's recommendations. Coordinate with Division 16, Electrical, before ordering equipment requiring electrical connections; coordinate quantity, size, and type of connection(s), and overcurrent protection, and disconnect(s), and starter(s) requirements. Do not mount disconnect switches over unit nameplates. All electrical work shall be done in conformance with these specifications, Division 16 specifications, the National Electric Code, and local codes. Where conflicting requirements may occur, the more stringent shall govern.

B. Support all ductwork, piping and equipment from structure. Do not support from other ductwork, piping, conduit, etc. Support all ductwork with hangers and supports per SMACNA. Support all piping with hangers, supports, anchors and guides per ANSI Code for pressure piping, ANS B31.1 with addenda 31.1 OA-69. Sizing and spacing of hangers shall be per these standards, unless otherwise noted. "C" clamps shall not be used unless tack welded or strapped to structural steel members.

C. Insulation shall be continuous at all wall and floor penetrations (except at fire dampers) and at hanger supports. Hanger supports for insulation shall be continuous at all joints and seams and joints. Provide labels at each piping branch connection, at each equipment connection, on each side of wall and floor penetrations, and at 20 linear feet on center maximum. Piping systems shall be identified as follows: domestic cold water = CW(DCW), domestic hot water HW(DHW), and domestic hot water recirculation/return = RHW(DHWR); sanitary/waste drainage = S; pumped waste discharge = PWD; vent = V; storm drainage = SD; gas = G; condensate drainage = D.

D. Provide for each new piece of mechanical equipment a permanent label (metal, bakelite, plastic, or equivalent) with the equipment name/tag/mark permanently embossed into the label. Mount label on unit, permanently affixed to unit, located adjacent to nameplate of adjacent to access door if nameplate is mounted within unit. Label shall indicate equipment tag, tenant name, and floor.

E. Provide for each new and existing device controlling mechanical equipment (thermostat, sensor, switch, rheostat, timer, etc.) a permanent label (metal, bakelite, plastic, or equivalent) with the controlled equipment name/tag/mark permanently embossed into the label. Mount label permanently affixed to device cover (or on inside of hinged covers) and located so as not to block device operation or instructions.

F. Provide smoke detectors in the supply and return air openings of all air handling equipment with air delivery capacities of 2000 CFM or above to shut down the unit upon detection of smoke and notify the fire alarm system. Where buildings are equipped with existing or new fire alarm systems, smoke detectors shall be compatible with the fire alarm system and shall match existing system or building standard types; where systems are addressable, provide addressable type detectors; coordinate with Div. 16. Unit mounted smoke detectors shall be factory mounted and wired. Unless otherwise noted, duct mounted smoke detectors shall be installed by Div. 15 and wired by Div. 16.

G. All 2X2 lay-in diffusers shall have 4-way adjustable throw, unless noted otherwise. Adjust all diffusers in corridors or within 3 feet of a wall to provide 2-way or 3-way blow away from or parallel to walls.

H. Portions of ductwork visible through air distribution devices in finished areas shall be painted flat black.

I. Provide access panels in non-accessible ceilings and in walls to structure to allow adequate room for maintenance of equipment and balancing of system. Access panels shall maintain the fire rating of the wall or ceiling where required. Coordinate with Architect prior to installing any access panel.

J. Relocate any existing equipment and locate new equipment away from walls to structure and rated walls as necessary to provide required clearances for proper operation, maintenance and inspection. Relocate existing work (ducts, piping, & conduit) and locate new work as required to maintain required clearances for proper operation, maintenance and inspection. Terminal units shall be accessible on both sides and on bottom, and where required for component access on front and rear.

K. Condensate drain lines shall be sized to match unit connection size (3/4" minimum) and as noted on plans, shall be trapped at the unit with a minimum 2" deep water seal, and shall be routed with a minimum slope of 1/8" per foot. Drain lines shall be terminated down above hub drains or floor drains on building interior; at roof drains, splash blocks or dry wells/French drains on building exterior; interior drains may be routed down in walls and below counters and terminated at the tailpiece of any sink or lavatory, should such connection be available (coordinate with Plumbing). At the Contractor's option, or where minimum slope cannot be maintained from the coil to the termination point, condensate drain pumps may be provided. Discharge from pump immediately to a high point and slope down to drain termination point. The Contractor shall be responsible for coordinating all requirements for drain pump installation (electrical connections, drain termination, Code compliance for ceiling plenum installations, etc.)

L. Refrigerant lines shall be sized per the equipment manufacturer's recommendations to meet the capacity requirements for the actual conditions of this specific installation (upsized from standard line sizing where required to maintain minimum capacities scheduled for equipment) and provide long line application packages where required. Provide any special piping requirements (traps, double risers, valving, controls, options and accessories, etc.) as well as required refrigerant quantities per the manufacturer's recommendations. Install piping per standard practices for refrigerant piping construction and mounting, per the equipment manufacturer's recommendations, and per local codes. Clean all debris from piping before final connections are made. Pressure test the completed piping system. Evacuate refrigerant piping system, purge system with dry nitrogen, evacuate system again, and charge system per manufacturer's recommendations with appropriate amount of refrigerant. Where existing systems are being reworked, new refrigerant shall match existing system type, unless specifically noted otherwise. No existing or new refrigerant shall be allowed to be vented to atmosphere. Refrigerant piping mechanics shall be certified and contractor shall be licensed as authorized agents for storage, handling, and disposal of refrigerants.

M. Equipment mounted above ceiling shall be suspended from structure above mounted on structural steel supports frame members (channels or angles) with all-thread hanger rods, sized per equipment weight requirements. Terminal units (WUs, PIUs, and small fans (under 100 lbs.) may be supported with 1" wide duct hanger strap. All equipment suspended from concrete structure shall be supported by shallow insert concrete anchors, rated for 200 percent of point loads; coordinate with structural reinforcing or post tensioning elements. All equipment suspended from steel or wood structure above shall be suspended from structural steel supports frames (channels or angles) positively bolted to a minimum of three roof/frame members above. Support framing system shall be sized to support 200 percent of the total distributed equipment weight, frame members and all-thread rods shall be sized to support 200 percent of their respective point load weights. Bolt equipment to supports at each equipment support point (min. two points each on a min. of two frame members). Provide combination spring/neoprene vibration isolators for equipment with moving parts (fans, compressors, etc.). Equipment supports (angles, channels, etc.) shall extend sufficiently past footprint of equipment to allow for installation of vibration isolators above supports and within equipment height. Equipment support hangers shall be located to allow for unrestricted opening of equipment access doors/panels to allow for proper equipment maintenance. Locate equipment to provide adequate room from structure, walls above ceiling, and ceiling features to allow for maintenance of equipment and balancing of system. Provide auxiliary drain pan beneath entire unit for water storing equipment (water heaters) and equipment with cooling coils.



1170 Peachtree St. N.E.
Suite 1700
Atlanta, Georgia 30309
404.881.1811
VCAGE.COM

Release History

09.29.15 | Issued for Construction

This document is the property of VeenendaalCave, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCave, Inc.



GM Financial

Lake View II

1145 South Lake Park

Alpharetta, GA 30009

10,349 RSF

MECHANICAL GENERAL

Drawn By BCL
Checked By TH

Project Number 12861.1501
File ID
Date 09.22.15

Released for Construction

Sheet Number

AA

100

INFO

of 4

ANSWER



31 -



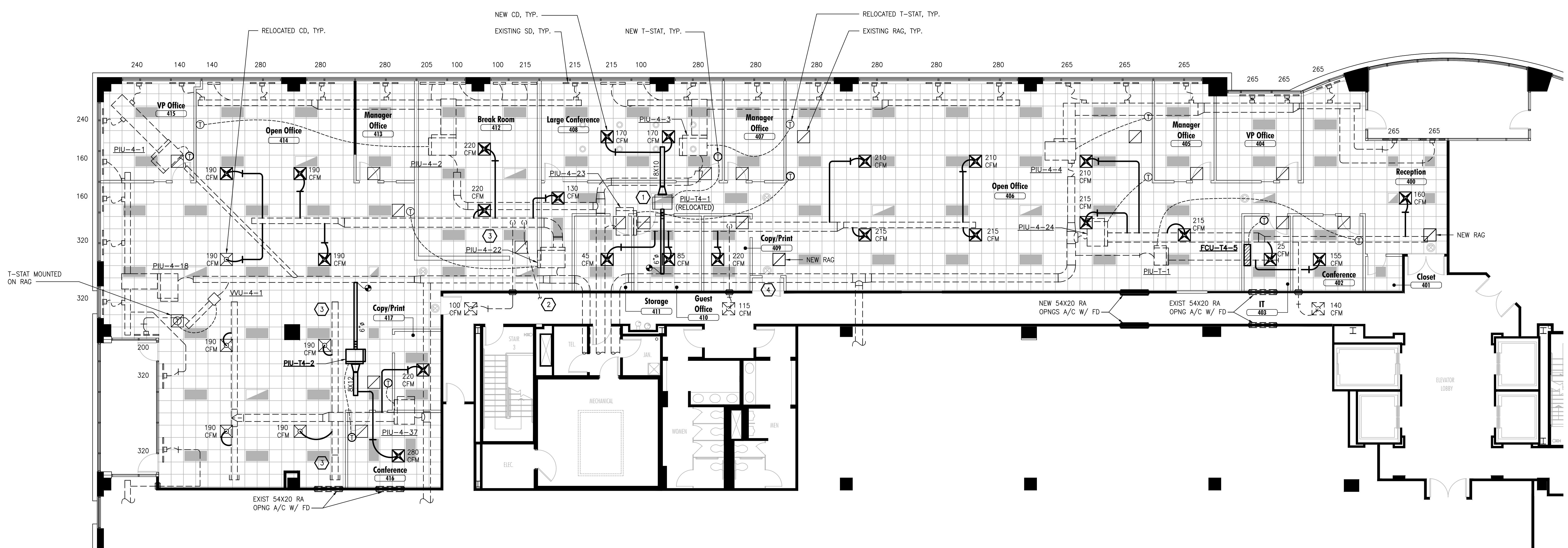
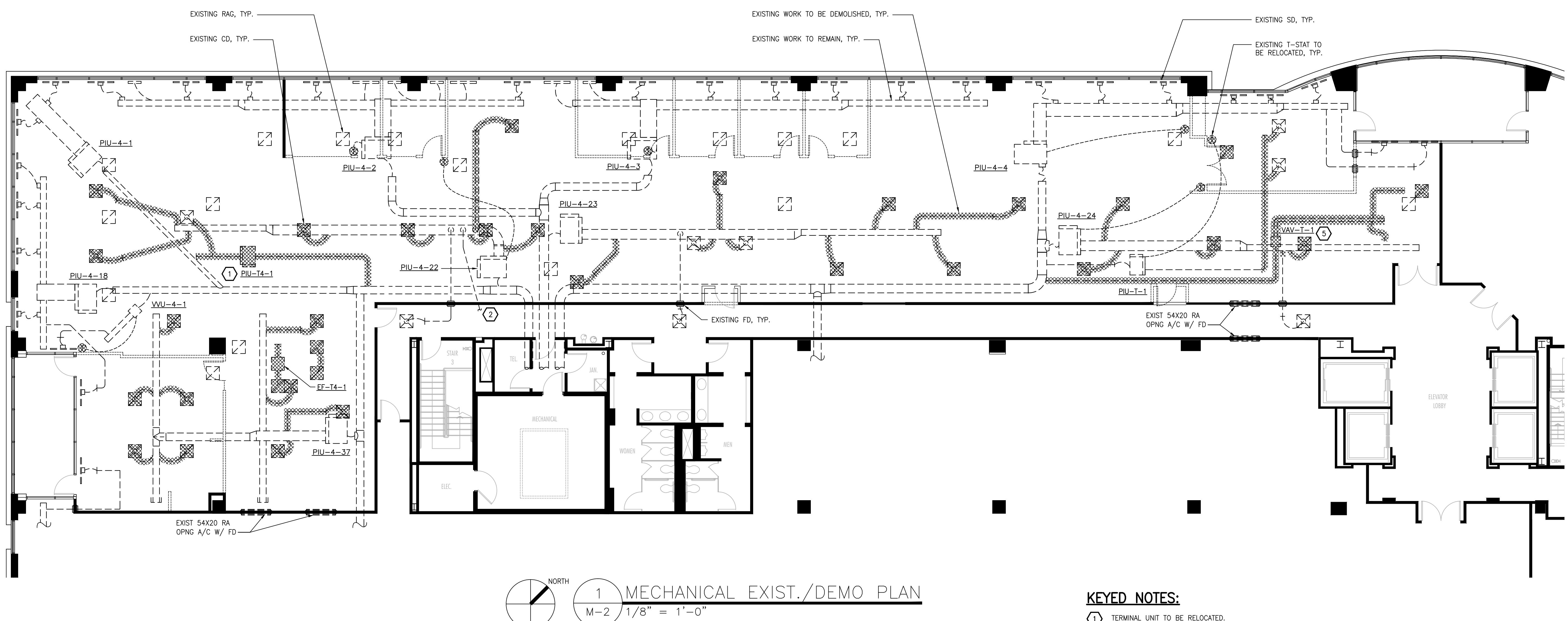
veenendaalcave

1170 Peachtree St. N.E.
Suite 1700
Atlanta, Georgia 30309
404.881.1811
vcove.com
Interior Design • Space Planning

Release History

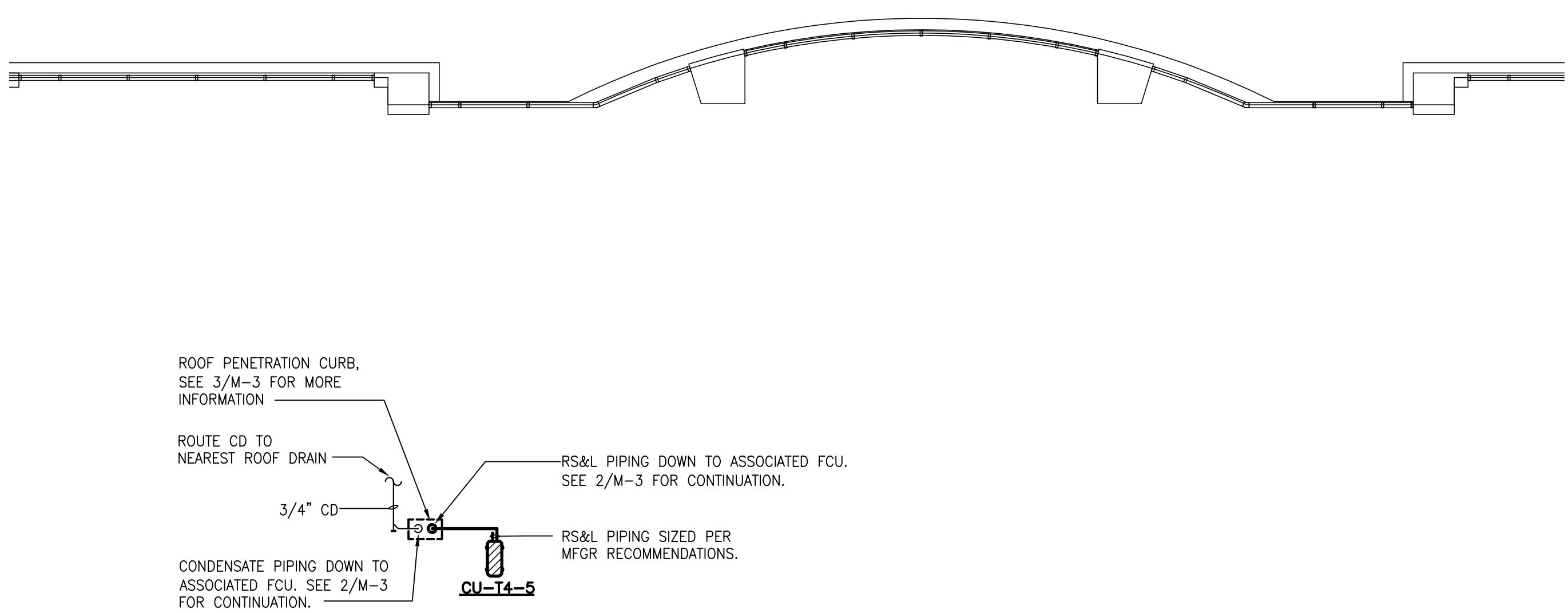
Date	Remark
09.29.15	Issued for Construction

This document is the property of VeenendaalCave, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCave, Inc.

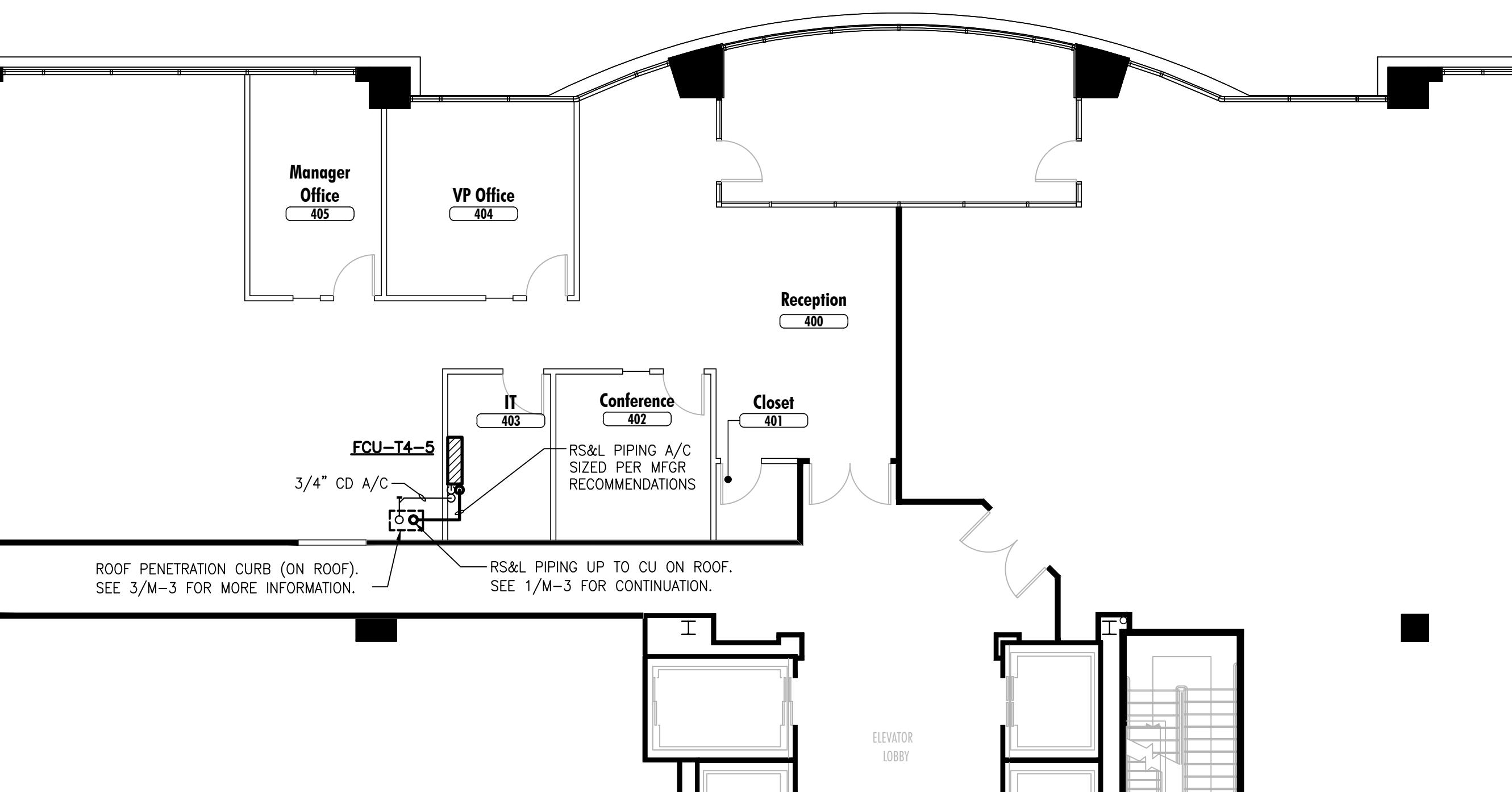


Release History	
Date	Remark
09.29.15	Issued for Construction

This document is the property of VeenendaalCove, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCove, Inc.



NORTH
1 M-3 1/8" = 1'-0"
MECHANICAL NEW WORK ROOF PLAN



NORTH
2 M-3 1/8" = 1'-0"
MECHANICAL PIPING PLAN

GENERAL NOTES:

- LOCATION AND LAYOUT OF NEW MECHANICAL EQUIPMENT ON ROOF IS SCHEMATIC IN NATURE. EXACT LOCATION TO BE APPROVED BY ARCHITECT AND BUILDING ENGINEER AND COORDINATED WITH EXISTING EQUIPMENT ON ROOF. EQUIPMENT SHALL BE LOCATED IN ACCORDANCE WITH MANUFACTURER CLEARANCE AND ACCESS REQUIREMENTS.

SYSTEM VENTILATION (OUTSIDE AIR) SCHEDULE (PER IMC 2012 AND THE GEORGIA STATE AMENDMENTS, CHAPTER 4, SECTION 401.2; ASHRAE STANDARD 62.1-2010, TABLE 6-1)							
ZONE SERVED	AREA (SF)	EST. OCC. (SF/PERSON)	MAXIMUM # OCC.	DIVERSITY	CFM O.A. (PER SF FT)	CFM O.A. (PER PERSON)	ASHRAE O.A. REQUIREMENT (CFM)
OFFICE SPACE	5,682	200	65 (1)	1	0.06	5.0	880
CONFERENCE	799	20	27 (2)	1	0.06	5.0	230
BREAKROOMS	548	20	13 (3)	1	0.12	5.0	164
RECEPTION	505	33	4 (4)	1	0.06	5.0	64
CORRIDOR	317	-	-	1	0.06	-	24
OFFICE SPACE (NIC)	13,982	200	70	1	0.06	5.0	1,487
TOTALS	16,898	219				2,849	3,000(5)

(1) ESTIMATED MAX OCCUPANCY: 5,682/200=28; ACTUAL OCCUPANCY=65.

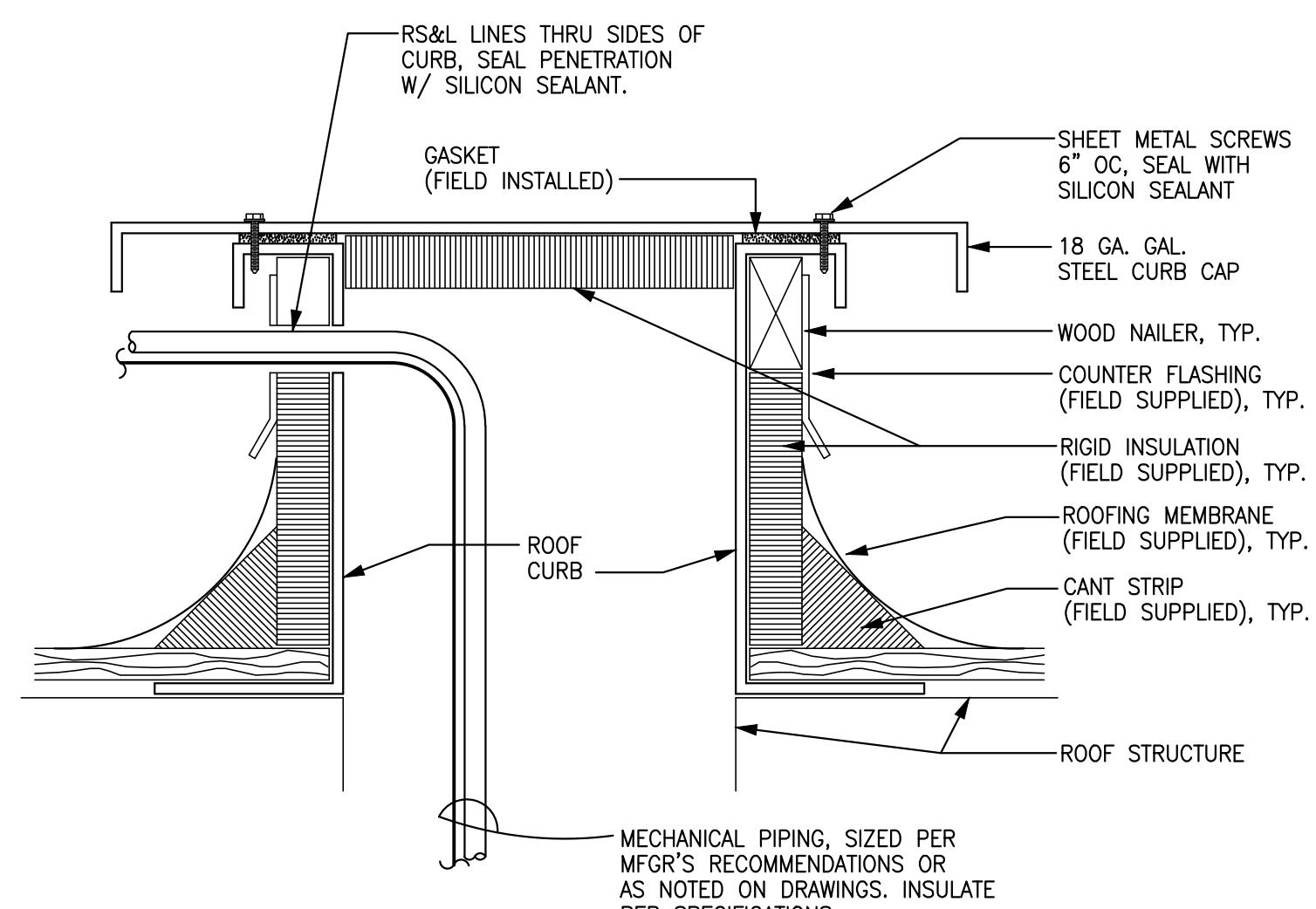
(2) ESTIMATED MAX OCCUPANCY: 799/20=40; ACTUAL OCCUPANCY=27.

(3) ESTIMATED MAX OCCUPANCY: 548/20=27; ACTUAL OCCUPANCY=13.

(4) ESTIMATED MAX OCCUPANCY: 505/33=15; ACTUAL OCCUPANCY=4.

(5) OA SUPPLIED VIA BASE BUILDING.

OUTSIDE AIR
WU-4-DA: 3,000 CFM OA



3 M-3 NOT TO SCALE
ROOF PENETRATION CURB DETAIL

NOTES:
1. ALL ROOFING WORK TO BE PERFORMED BY LANDLORD APPROVED VENDOR.



GM Financial

Lake View II
1145 Sanctuary Parkway
Suite 475
Alpharetta, GA 30009

10,349 RSF

MECHANICAL PIPING AND DETAILS

Drawn By BCL
Checked By TJH
Project Number 12861.1501
File ID
Date 09.22.15

Released for Construction



M-3
of 4

Date	Remark
09.29.15	Issued for Construction

ELECTRICAL SPECIFICATIONS		GENERAL NOTES
PART 1 GENERAL		
1.01 SCOPE:	E. ALL DISCONNECT SWITCHES SHALL BE HEAVY DUTY.	1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. REFER TO THE DRAWINGS OF THE RESPECTIVE SYSTEMS PRIOR TO SUBMISSION OF BIDS FOR ADDITIONAL WORK WHICH MAY BE REQUIRED AS PART OF THIS WORK. NO ALLOWANCES WILL BE MADE FOR THE LACK OF COORDINATION BETWEEN DISCIPLINES OR SYSTEMS AND EQUIPMENT.
1.02 CODES AND REGULATIONS:	2.06 LIGHTING:	2. ATTENTION IS CALLED TO THE FACT THAT THIS IS A RENOVATION WITHIN AN EXISTING BUILDING. WHEN THE WORK IS FINISHED, THE ELECTRICAL INSTALLATION SHALL BE COORDINATED EVERYTHING IS RESTORED AND OPERATIONAL. CONTRACTOR SHALL NOT DAMAGE ELECTRICAL SYSTEMS. ALL EXISTING ELECTRICAL WORK REQUIRED TO REMAIN IN USE DURING AND/OR AFTER THE COMPLETION OF THE WORK SHALL BE EXTENDED, REROUTED, REPLACED, RECONNECTED OR OTHERWISE TO FIT INTO THE RENOVATED AREA AND LEFT IN SAFE WORKING ORDER. CONTRACTOR TO VERIFY LOAD OF EXISTING CIRCUITS. REMOVE ALL ELECTRICAL EQUIPMENT AND MATERIAL WHICH IS IN THE AFFECTED SPACE AND WILL NOT BE RE-USED BY THE RENOVATION.
A. ALL WORK SHALL COMPLY WITH LOCAL LAWS, ORDINANCES AND REGULATIONS APPLICABLE TO THE ELECTRICAL INSTALLATION AND WITH THE REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE.	A. ALL LIGHTING FIXTURES, TRIM, ETC. SHALL BE AS INDICATED IN THE ARCHITECTURAL REFLECTED CEILING LEGEND; UNLESS NOTED OTHERWISE.	3. THE INSTALLATION SHALL MATCH EXISTING CONDITIONS WITH RESPECT TO TYPE, COLOR AND LOCATION OF EQUIPMENT.
B. OBTAIN ALL PERMITS AND LICENSES, AND PAY ALL FEES AS REQUIRED FOR EXECUTION OF THE CONTRACT. ARRANGE FOR NECESSARY INSPECTIONS AND PRESENT CERTIFICATES OF APPROVAL TO THE OWNER.	B. ALL EXISTING LIGHT FIXTURES TO BE RE-USED SHALL BE REMOVED, CLEANED, RELAMPED AND RELOCATED AS SHOWN. ALL NEW LIGHT FIXTURES SHALL MATCH EXISTING FIXTURES SHALL BE LAMPED PER BUILDING STANDARD.	4. THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENERS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE ARCHITECT PRIOR TO ANY INSTALLATION FOR RESOLUTION.
1.03 DRAWINGS:	C. ALL LAMPS AND BALLASTS SHALL BE THE ENERGY CONSERVING TYPE. FLUORESCENT BALLASTS SHALL BE THE POWER SOURCE FOR CLASS A SOUND & COLOR PROJECTION AND CERTIFIED BALLASTS FOR HID LAMPS SHALL BE CONSTANT WATTAGE AUTO TRANSFORMER (CWT) TYPE, WHERE USED IN CONJUNCTION WITH OCCUPANCY SENSORS, PROVIDE PROGRAM START BALLAST.	5. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT BEING INSTALLED PRIOR TO INSTALLATION FIELDS. FIELD VERIFICATION REPORT, INCLUDING PHOTOS, ETC. MATCHES THE ACTUAL MANUFACTURE DATA AS SUPPLIED BY THE MANUFACTURER, FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL EQUIPMENT. ENSURE THE INSTALLATION OF ELECTRICAL EQUIPMENT WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL SYSTEMS AND THE OWNER'S REPRESENTATIVE IN ORDER TO DETERMINE EXACT LOCATIONS.	D. ALL FLUORESCENT AND HID LAMPS REQUIRE 12 HOURS OF CONTINUOUS BURN-IN TIME TO SEAM THE LAMPS AND PREVENT CARBON-SCORCHING WHICH COULD DEGRADE LAMP LIFE BY 50%. ALL LAMPS TO BE BURNING AT TIME OF FINAL INSPECTION.	6. CONDUIT HOMERUNS MAY BE COMBINED TO INCLUDE UP TO FOUR (4) CIRCUITS. PROVIDE QUANTITY OF NEUTRALS INDICATED FOR EACH CIRCUIT.
1.04 STANDARDS FOR MATERIALS AND WORKMANSHIP:	E. CONFIRM ALL CEILING TYPES BEFORE ORDERING NEW LIGHTING FIXTURES.	7. SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED BY THE CONTRACT. CONTRACTOR COORDINATE THE PLANS, WORK CALLS FOR THE SPECIFICATIONS OR THE PLANS IS REQUIRED THE SAME AS IS REQUIRED BY BOTH, WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
A. ALL MATERIAL SHALL BE NEW (UNLESS SPECIFICALLY INDICATED TO BE REUSED) AND SHALL BEAR THE INSPECTION LABEL OF UNDERWRITER'S LABORATORIES, INC. (UL).	F. EACH LIGHTING FIXTURE SHALL HAVE BEEN TESTED AND CERTIFIED FOR PROPER OPERATION BY THE FIXTURE MANUFACTURER FOR THE TYPE MOUNTING AND CEILING ON WHICH IT IS INSTALLED.	8. COORDINATE ALL CUSTOM RECEPENTS AND CIRCUITS WITH EQUIPMENT FURNISHED BY TENANT. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
B. THE PUBLISHED STANDARDS AND REQUIREMENTS OF THE NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATIONS, THE AMERICAN NATIONAL STANDARDS INSTITUTE, THE INSTITUTES OF ELECTRICAL AND ELECTRONIC ENGINEERS AND THE AMERICAN SOCIETY OF TESTING MATERIALS SHALL APPLY WHERE APPLICABLE.	G. PROVIDE LAMPS WITH A MINIMUM COLOR RENDERING INDEX (CRI) OF 80. INCANDESCENT LAMPS SHALL BE 130 VAC RATING. ALL FLUORESCENT LAMPS SHALL BE THE SAME COLOR TEMPERATURE, PROVIDED BY THE SAME MANUFACTURER.	9. REVIEW EXISTING FIRE ALARM CONTROL PANEL INSTALLATION AND PROVIDE APPROPRIATE ALARM RECEIVING AND OUTPUT MODULES TO SUPPORT THE ADDITIONAL DEVICES INSTALLED UNDER THIS CONTRACT. PROVIDE NEW SIGNALING DEVICES AS SHOWN ON PLANS. RELOCATE EXISTING DEVICES WHERE POSSIBLE. ALL COMPONENTS OF THE FIRE ALARM SYSTEM SHALL MATCH BASE BUILDING SYSTEM AND CONFORM TO ADA GUIDELINES.
C. SPECIFIED CATALOG NUMBERS AND TRADE NAMES ARE INTENDED TO DESCRIBE THE MATERIAL DEVICES OR APPARATUS DESIRED. SIMILAR MATERIALS OF OTHER MANUFACTURERS, IF OF EQUAL QUALITY, CAPACITY OR CHARACTER, MAY BE USED UPON OWNER'S APPROVAL.	H. BATTERY PACKS FOR 2'X4' FIXTURES SHALL OPERATE TWO LAMPS AT 1300 LUMENS FOR A MINIMUM OF 90 MINUTES. PROVIDE 24-HOUR POWER.	10. ALL ELECTRICAL EQUIPMENT SHALL CONFORM TO BASE BUILDING STANDARD. PROVIDE CIRCUIT BREAKERS AS REQUIRED. FIELD SURVEY EXISTING EQUIPMENT AND PROVISIONS. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
D. THE INSTALLATION SHALL COMPLY WITH THE BASE BUILDING STANDARDS.	2.07 DATA/TELEPHONE OUTLETS:	11. SUPPORT ALL ELECTRICAL CONDUIT, RACEWAY, OUTLET AND JUNCTION BOXES VIA THREADED ROD OR DEDICATED INDEPENDENT #12 GA GALVANIZED TIE WIRE. DO NOT SECURE ANY ITEM EXCEPT LIGHT FIXTURES TO CEILING CONSTRUCTION OR SUPPORT WIRES. SUPPORT MULTIPLE CONDUITS FROM ADDITIONAL WIRES COMPLYING WITH NEC ART. 300.11.
1.05 RENOVATIONS IN EXISTING FACILITIES:	A. PROVIDE 4"X4" JUNCTION BOX WITH SINGLE GANG PLASTER RING AND 3/4" CONDUIT FOR PULL-STRING UP IN CEILING CAVITY FOR USE BY TENANT'S VENDOR. PROVIDE ALL CONDUIT, TERMINATION, AND ALL TRADES AS INDICATED. COORDINATE TYPE OF TERMINATION AND LOCATION WITH TENANT'S VENDOR. PROVIDE SMOOTH PLASTIC BUSHING AT END OF CONDUIT.	12. ALL PANELS AFFECTED BY THIS FITUP SHALL HAVE CORRECT BAKELITE NAMEPLATE ON THE COVER, LABELED CIRCUIT NUMBERING AND UPDATED, TYPEWRITTEN PANELBOARD DIRECTORIES. DO NOT SIMPLY USE COPIES OF DESIGN PANEL SCHEDULES FROM DRAWINGS.
A. ELECTRICAL WORK REQUIRING INTERRUPTION OF ELECTRICAL POWER WHICH WOULD ADVERSELY AFFECT THE NORMAL OPERATION OF ANY PORTION OF THE OWNER'S PROPERTY SHALL BE DONE AT A TIME OTHER THAN NORMAL WORKING HOURS. NORMAL WORKING HOURS SHALL BE CONSIDERED EIGHT AM TO FIVE PM MONDAY THROUGH FRIDAY. SCHEDULE ALL OUTAGES WITH THE OWNER'S REPRESENTATIVE PRIOR TO SHUTDOWN.	B. DATA/TELEPHONE OUTLETS IN SYSTEM TYPE FURNITURE SHALL BE FED FROM POKE-THRU OR WALL FEEDS. INSTALL CONDUIT WITH PULL STRING. COORDINATE TERMINATION TYPE AND LOCATION WITH TENANT'S VENDOR.	13. PROVIDE NEW CIRCUIT BREAKERS AS REQUIRED BY BRANCH CIRCUITS IN ALL EXISTING PANELS. REUSE ALL EXISTING CIRCUIT BREAKERS WHERE POSSIBLE. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
B. PRIOR TO SUBMITTING BIDS ON THE PROJECT, VISIT THE SITE OF THE WORK TO ENSURE AWARE OF THE EXISTING CONDITIONS WHICH MAY AFFECT THE COST OF THE PROJECT. REVIEW THE SCOPE OF DEMOLITION AND NEW CONSTRUCTION. NO ADDITIONAL COSTS SHALL BE BROUGHT UPON THE OWNER FOR LACK OF THIS REVIEW.	2.08 FIRE ALARM SYSTEM:	14. CONTRACTOR SHALL CONFIRM THAT ALL EXISTING EQUIPMENT BEING REUSED IS OPERATIONAL. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF EXISTING CONDITIONS PROHIBIT USE OF EXISTING EQUIPMENT AS DESIGNED HEREIN. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
C. WHERE WORK UNDER THIS PROJECT REQUIRES EXTENSION, RELOCATION, RECONNECTION OR MODIFICATIONS TO THE EXISTING EQUIPMENT OR WIRING SYSTEMS, THE EXISTING SYSTEMS OR EQUIPMENT SHALL BE RESTORED TO THEIR ORIGINAL AND FULLY OPERABLE CONDITION. EXTEND NEW HOMERUNS OR CIRCUIT EXTENSIONS WHERE REQUIRED. DISCONNECT AND REMOVE ALL EQUIPMENT IDENTIFIED TO BE DEMOLISHED, INCLUDING OUTLETS, DEVICES, RACEWAY, SUPPORTS AND CONDUCTS BACK TO THE BRANCH CIRCUIT BREAKER.	A. CONTRACTOR SHALL REVIEW EXISTING FIRE ALARM CONTROL PANEL INSTALLATION AND PROVIDE APPROPRIATE ALARM RECEIVING AND OUTPUT MODULES TO SUPPORT THE ADDITIONAL DEVICES INSTALLED UNDER THIS CONTRACT. ALL COMPONENTS OF THE FIRE ALARM SYSTEM SHALL CONFORM TO ADA GUIDELINES.	15. ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS, FLOORS, AND PARTITIONS SHALL BE FIREDOWNT WITH A UL RECOGNIZED PRODUCT RESTORING THE INTEGRITY OF THE BARRIER PENETRATED. UTILIZE NELSON "FSP" FIRESTOP PUTTY, "PC" PIPE CHOCK SYSTEM, OR "CLX" FIRESTOP CAULK TO PROVIDE A UL LISTED ASSEMBLY, OR APPROVED ALTERNATE.
D. CARE SHALL BE EXERCISED IN THE REMOVAL AND STORAGE OF LIGHT FIXTURES, SPEAKERS AND SMOKE DETECTORS TO BE RELOCATED OR REMOVED. REUSED, PRIOR TO REINSTALLATION, EQUIPMENT SHALL BE CLEANED, RELAMPED, AND MARRED OR CHIPPED FINISHES AND ACCESSORIES SHALL BE RESTORED. PROVIDE NEW REPLACEMENT EQUIPMENT FOR ANY ITEM DEEMED UNSALVAGEABLE BY THE OWNER DUE TO MISHANDLING OR ABUSE DURING STORAGE PERIOD, AT NO ADDITIONAL COSTS TO THE OWNER.	B. PROVIDE NEW SIGNALING DEVICES AS SHOWN ON PLANS. RELOCATE EXISTING DEVICES WHERE POSSIBLE. ALL NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING SYSTEM.	16. CONTRACTOR SHALL TEST EACH AND EVERY WIRING DEVICE AND LIGHT FIXTURE FOR CORRECT OPERATION AND DOCUMENT PROJECT VOLTAGE READINGS. PROVIDE COPY OF LIGHTING FIXTURES AND EQUIPMENT WITH DEVICES AND FIXTURES HIGHLIGHTED TO INDICATE SUCCESSFUL TESTING AND OPERATION. SUBMIT TO THE ARCHITECT PRIOR TO REQUEST FOR FINAL CONSTRUCTION REVIEW.
E. PROVIDE ALL SAWING, CORING, CUTTING AND PATCHING TO EXISTING WALLS, FLOORS, ETC. REQUIRED FOR ACCESS, REMOVAL OF EXISTING WORK OR INSTALLATION OF NEW WORK.	C. PROVIDE UNIT PRICING FOR THE ADDITION OF EACH OF THE FOLLOWING DEVICES, AS POTENTIALLY REQUESTED BY FIRE MARSHAL DURING FINAL INSPECTION:	17. PRIOR TO SUBMISSION OF BIDS, CONTRACTOR SHALL REVIEW QUANTITY OF EXISTING CIRCUITS AVAILABLE AS PART OF THE SITE SURVEY REQUIRED BY I.O.S.
2.01 PRODUCTS:	1. HORN/STROBE DEVICE. 2. STROBE ONLY VISUAL DEVICE. 3. SPEAKER/STROBE DEVICE.	18. FIRE ALARM VISUAL SIGNALING DEVICES SHALL BE 75cd STROBES MINIMUM AND SHALL COMPLY WITH UL 1368.
A. THE COMPONENTS OF THE ELECTRICAL SYSTEM SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE THEREOF EITHER FOR BENEFICIAL USE OR FINAL ACCEPTANCE, WHICHEVER IS EARLIER, AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP.	2.09 TRANSFORMERS:	19. ANY NEW DEVICE SHOWN THAT OCCURS WITHIN 1'-0" OF AN EXISTING DEVICE SHALL BE EXISTING TO REMAIN.
B. MATERIALS OF THE SAME TYPE SHALL BE THE PRODUCT OF ONE MANUFACTURER.	A. ALL NEW TRANSFORMERS SHALL BE ENERGY-EFFICIENT TYPE, IN COMPLIANCE WITH DEPARTMENT OF ENERGY (DOE) STANDARD CSL-3.	20. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.
2.02 CONDUIT:	B. PROVIDE GROUNDING ELECTRODE CONDUCTOR TO STRUCTURAL STEEL OR NEAREST GROUNDING ELECTRODE.	21. CONTRACTOR SHALL COORDINATE ELEVATIONS AND PIPING SYSTEM SLOPES SUCH THAT DUCTWORK, PIPING, RACEWAY, CABLE TRAY, AND ASSOCIATED EQUIPMENT IS INSTALLED AT UNIFORM ELEVATIONS WITH MINIMAL OFFSET. PROVIDE COORDINATION DRAWING TO ENGINEER PRIOR TO EQUIPMENT ORDERS AND ROUGH-IN.
A. CONDUIT SHALL BE GALVANIZED IMC OR EMT. INTERMEDIATE METALLIC CONDUIT SHALL BE USED WHERE SUBJECT TO DAMAGE OR EXPOSED. EMT MAY BE USED ABOVE CONCEALED CEILINGS OR WITHIN WALLS. TYPE MC CABLE WITH GROUND MAY BE USED WHERE PERMITTED BY CODE. HOMERUNS SHALL BE EMT.	2.03 COORDINATION:	22. COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLING, POWER AND CONTROL INTERFACES AS REQUIRED FOR COMPLETE, OPERABLE SYSTEMS.
B. EMT COUPLINGS AND CONNECTORS SHALL BE STEEL SET-SCREW TYPE. CONNECTORS SHALL HAVE INSULATED THROATS. DIE-CAST FITTINGS ARE NOT ACCEPTABLE.	A. BEFORE ANY PIPING, CONDUIT, OUTLETS, EQUIPMENT OR LIGHTING FIXTURES ARE LOCATED, ANY RECONFIGURATION OF SPACE REQUIREMENTS FOR ALL TRADES SUCH SHALL BE ARRANGED SO THAT THESE CONDITIONS WILL ALLOW ALL TRADES TO INSTALL THEIR WORK, AND WILL ALSO PERMIT ACCESS FOR FUTURE MAINTENANCE AND REPAIR.	23. ALL ELECTRICAL EQUIPMENT SHALL BE MARKED WITH ARC FLASH HAZARD WARNING LABELS IN ACCORDANCE WITH THE REQUIREMENTS OF NEC 110.16.
2.04 CONDUCTORS:	B. COORDINATION OF SPACE REQUIREMENTS WITH ALL TRADES SHALL BE PERFORMED SO THAT:	24. REFER TO ARCHITECTURAL DRAWINGS FOR DEDICATED LOCATIONS OF ALL FLOOR CORES SHOWN. COORDINATE THESE SPOTS WITH STRUCTURE BELOW. NOTIFY ARCHITECT OF ANY FIELD CONFLICTS FOR DIRECTION.
A. CONDUCTORS SHALL BE COPPER OF 98% CONDUCTIVITY, NO.12 MINIMUM, 600 VOLTS, UNLESS DESIGNATED OTHERWISE.	2.05 PROTECTION OF MATERIALS:	25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HARDWIRED CONNECTIONS TO TENANT'S SYSTEM. FURNITURE, EXTEND AND CONNECT FURNITURE SYSTEM POWER RAIL. FROM BASE FEED LOCATION TO FURNITURE SYSTEM POWER RAIL. ALL NEUTRALS SERVING FURNITURE SYSTEM SHALL BE #10.
B. CONDUCTORS NO. 10 AND SMALLER SHALL BE SOLID WITH TYPE THHN/THWN INSULATION; NO. 8 AND LARGER SHALL BE STRANDED WITH TYPE XHHW INSULATION.	A. ALL CONDUIT AND OTHER OPENINGS SHALL BE KEPT PROTECTED TO PREVENT ENTRY OF FOREIGN MATTER. FIXTURES, EQUIPMENT AND APPARATUS SHALL BE KEPT COVERED FOR PROTECTION AGAINST DIRT, WATER, CHEMICAL OR MECHANICAL DAMAGE BEFORE AND DURING CONSTRUCTION.	
C. CONDUCTORS SHALL BE COLOR CODED. ALL CONDUCTORS SHALL BE TERMINATED PER EQUIPMENT UL LISTING.	B. THE ORIGINAL FINISH, INCLUDING SHOP COAT OF PAINT OF FIXTURE, APPARATUS OR EQUIPMENT THAT HAS BEEN DAMAGED, SHALL BE RESTORED.	
2.06 DEVICES:	3.02 PROTECTION OF MATERIALS:	
A. WALL SWITCHES SHALL BE 120-277 VOLTS, 20A:	A. ALL CONDUIT SHALL BE INSTALLED CONCEALED EXCEPT IN UNFINISHED SPACES OR WHERE SHOWN OTHERWISE.	
SINGLE POLE HUBBELL CS1221 SERIES THREE WAY HUBBELL CS1223 SERIES	B. MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH.	
B. WHERE TWO OR MORE DEVICES OCCUR, THEY SHALL BE MULTI-GANGED IN ONE-PIECE COVERPLATE.	3.03 CONDUIT:	
C. DUPLEX RECEPTACLES SHALL BE 125 VOLT, 15A. HUBBELL NO. 5262. RECEPTACLES ON A DEDICATED CIRCUIT SHALL HAVE A 20A RATING. HUBBELL NO. 5362.	A. ALL CONDUIT SHALL BE INSTALLED CONCEALED EXCEPT IN UNFINISHED SPACES OR WHERE SHOWN OTHERWISE.	
D. COLOR OF DEVICES, AND TYPE AND COLOR OF COVERPLATES SHALL BE AS SELECTED BY ARCHITECT. PROVIDE CLEAR LABELS WITH BLACK LETTERING ON EACH OUTLET INDICATING CIRCUIT NUMBER.	B. MINIMUM CONDUIT SIZE SHALL BE 1/2 INCH.	
E. WALL-MOUNTED DIMMERS SHALL BE LUTRON NOVA-T OR APPROVED EQUAL. PROVIDE FLUSH INSTALLATION. WHERE DIMMERS OCCUR ON THE SAME WALL AS SWITCHES, SWITCH SHALL BE SLIDE-TYPE TO MATCH DIMMER. DIMMERS SHALL BE RATED TO HANDLE THE WATTAGE SHOWN ON THE DRAWING. (DO NOT LOAD ABOVE 80%)	3.04 CONDUCTORS:	
2.07 PANELBOARDS/DISCONNECT SWITCHES:	A. CONDUCTORS FOR LIGHTING AND RECEPTACLE CIRCUITS SHALL HAVE COLOR CODED JACKETS. THE WIRING SHALL BE COLOR CODED WITH THE SAME COLOR USED WITH ITS RESPECTIVE PHASE THROUGH THE ENTIRE JOB AS FOLLOWS:	
A. PANELBOARDS SHALL BE OF THE AUTOMATIC CIRCUIT BREAKER TYPE, THREE PHASE, FOUR WIRE, 120/208V, OR 277/480V SOLID NEUTRAL AS SHOWN. THE NEUTRAL BUS SHALL BE SIZE #6, AND BOTH THE NEUTRAL AND THE HOT WIRE TO THE NEUTRAL BUS THROUGH HOLES DRILLED IN THE NEUTRAL BAR. PROVIDE 200A RATED NEUTRALS WHERE TWO NEUTRALS ARE SHOWN ON RISER DIAGRAM.	120/208V PHASE A - BLACK PHASE B - RED PHASE C - BLUE NEUTRAL - WHITE GROUND - GREEN	
B. ALL CIRCUIT BREAKERS SHALL BE UL LABELED AND SHALL BE THERMAL AND MAGNETIC MOULDED CASE TYPE, QUICK-MAKE AND QUICK-BREAK, BOTH ON MANUAL AND ON MAGNETIC OPERATION. BREAKERS SHALL BE OF THE OVER-THE-CENTER TOGGLE OPERATING TYPE, WITH THE HANDLE GOING TO A POSITION BETWEEN "ON" AND "OFF" TO INDICATE AUTOMATIC TRIPPING. ALL MULTIPOLE BREAKERS SHALL BE INTERLOCKED. BREAKERS SHALL BE RATED AT LEAST 10,000 RMS SYMMETRICAL AMPERES INTERRUPTING CAPACITY. ALL BREAKERS SHALL BE BOLT-ON TYPE.	277/480V PHASE A - BROWN PHASE B - ORANGE PHASE C - YELLOW NEUTRAL - GREY GROUND - GREEN	
C. PANELBOARDS SHALL BE SURFACE MOUNTED OR RECESSED AS SHOWN ON PLANS, WITH BAKED-ON ENAMEL TRIM. ADJUSTABLE TRIM CLAMPS AND DOOR WITH LOCK AND CATCH. PROVIDE TYPEWRITTEN DIRECTORIES UNDER PLASTIC, WITH ALL SPARES MARKED IN PENCIL. PROVIDE BAKELITE NAMEPLATE.		
D. PANELBOARDS SHALL BE BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR CUTLER HAMMER.	3.05 GROUNDS:	
E. PANELBOARDS SHALL BE SURFACE MOUNTED OR RECESSED AS SHOWN ON PLANS, WITH BAKED-ON ENAMEL TRIM. ADJUSTABLE TRIM CLAMPS AND DOOR WITH LOCK AND CATCH. PROVIDE TYPEWRITTEN DIRECTORIES UNDER PLASTIC, WITH ALL SPARES MARKED IN PENCIL. PROVIDE BAKELITE NAMEPLATE.	A. RACEWAYS, BOXES, OUTLETS AND CABINETS SHALL BE BOUND TOGETHER TO FORM A CONTINUOUS METALLIC GROUNDING CIRCUIT IN ACCORDANCE WITH NEC ART. 250.	
F. PROVIDE AS-BUILT DRAWINGS OF COMPLETE INSTALLATION FOR OWNER'S FACILITIES DEPARTMENT APPROVAL. APPROPRIATE PLATES, INSTALLATION INSTRUCTIONS AND MAINTENANCE/SUPPLY CONTACTS FOR ALL EQUIPMENT PROVIDED SHALL BE DOCUMENTED IN Q&M MANUALS. SUBMIT THREE (3) COPIES FOR REVIEW PRIOR TO FINAL COMPLETION.	B. SIZE OF GROUNDING CONDUCTOR TO BE PER NEC UNLESS NOTED AS LARGER ON DRAWINGS.	
G. ALL CIRCUIT BREAKERS SHALL BE UL LABELED AND SHALL BE THERMAL AND MAGNETIC MOULDED CASE TYPE, QUICK-MAKE AND QUICK-BREAK, BOTH ON MANUAL AND ON MAGNETIC OPERATION. BREAKERS SHALL BE OF THE OVER-THE-CENTER TOGGLE OPERATING TYPE, WITH THE HANDLE GOING TO A POSITION BETWEEN "ON" AND "OFF" TO INDICATE AUTOMATIC TRIPPING. ALL MULTIPOLE BREAKERS SHALL BE INTERLOCKED. BREAKERS SHALL BE RATED AT LEAST 10,000 RMS SYMMETRICAL AMPERES INTERRUPTING CAPACITY. ALL BREAKERS SHALL BE BOLT-ON TYPE.	C. A SEPARATE GROUND CONDUCTOR SHALL BE PROVIDED FOR EACH BRANCH CIRCUIT IN EACH CONDUIT HOMERUN TO A PANELBOARD, DISTRIBUTION PANEL, SWITCHBOARD, ETC. AND EXTENDED TO CONNECT TO EACH DEVICE.	
H. PANELBOARDS SHALL BE SURFACE MOUNTED OR RECESSED AS SHOWN ON PLANS, WITH BAKED-ON ENAMEL TRIM. ADJUSTABLE TRIM CLAMPS AND DOOR WITH LOCK AND CATCH. PROVIDE TYPEWRITTEN DIRECTORIES UNDER PLASTIC, WITH ALL SPARES MARKED IN PENCIL. PROVIDE BAKELITE NAMEPLATE.	3.06 DOCUMENTATION:	
I. PANELBOARDS SHALL BE BY SQUARE D, GENERAL ELECTRIC, SIEMENS OR CUTLER HAMMER.	A. PROVIDE AS-BUILD DRAWINGS OF COMPLETE INSTALLATION FOR OWNER'S FACILITIES DEPARTMENT APPROVAL. APPROPRIATE PLATES, INSTALLATION INSTRUCTIONS AND MAINTENANCE/SUPPLY CONTACTS FOR ALL EQUIPMENT PROVIDED SHALL BE DOCUMENTED IN Q&M MANUALS. SUBMIT THREE (3) COPIES FOR REVIEW PRIOR TO FINAL COMPLETION.	
J. PROVIDE COMPLETE TYPED PANELBOARD DIRECTORIES INDICATING LOAD TYPE AND LOCATION WITH FIELD CHANGES RECORDED. DO NOT SIMPLY USE COPIES OF DESIGN PANEL SCHEDULES FROM DRAWINGS.	B. PROVIDE SUBMITTALS ON PANELBOARDS, TRANSFORMERS, LIGHT FIXTURES, AND FIRE ALARM SYSTEM/DEVICES FOR ARCHITECT/ENGINEER APPROVAL PRIOR TO PURCHASE. SUBMIT ELECTRICAL ROOM LAYOUT WITH CLEARANCES PER NEC 110.26.	
K. PROVIDE SUBMITTALS ON PANELBOARDS, TRANSFORMERS, LIGHT FIXTURES, AND FIRE ALARM SYSTEM/DEVICES FOR ARCHITECT/ENGINEER APPROVAL PRIOR TO PURCHASE. SUBMIT ELECTRICAL ROOM LAYOUT WITH CLEARANCES PER NEC 110.26.	C. PROVIDE SUBMITTALS ON PANELBOARDS, TRANSFORMERS, LIGHT FIXTURES,	



70 Peachtree St. N.E.
Suite 1700
Atlanta, Georgia 30309
404.881.1811
[cave.com](http://www.cave.com)
Interior Design • Space Planning

Release History	
	Remark
9.15	Issued for Construction



 JLL

M Financial

**ake View II
45 Sanctuary Parkway
ate 475
haretta, GA 30009**

349 RSF

1 FLOOR PLAN - LIGHTING

GENERAL NOTES.

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES SHOWN.
 2. REFER TO LIGHTING FIXTURE SCHEDULE ON E-1.
 3. ALL EMERGENCY LIGHTING FIXTURES SHOWN SHALL OPERATE AS UNSWITCHED NIGHT LIGHT FIXTURES, UNLESS NOTED OTHERWISE. WHERE REQUIRED BY LOCAL AUTHORITY, PROVIDE 24 HOUR POWER FROM LOCAL LIGHTING BRANCH CIRCUIT.
 4. ALL EXISTING FIXTURES BEING REUSED SHALL BE CLEANED, RELAMPED, AND REFURBISHED.
 5. PROVIDE 24-HOUR POWER TO ALL EGRESS AND EXIT LIGHT FIXTURES.
 6. ALL EXIT SIGNS SHALL BE BUILDING STANDARD TO MATCH EXISTING.

KEY NOTES:

- ① 4TH FLOOR BASE BUILDING ELECTRICAL ROOM. REFER TO 1/E-3 FOR PANEL LOCATIONS.
 - ② PROVIDE 3#12 - 1/2"C BETWEEN CORRESPONDING 3-WAY SWITCHES SHOWN IN THIS ROOM. TYPICAL FOR ALL.
 - ③ EXTEND AND CONNECT EACH BRANCH CIRCUIT SHOWN TO SPARE 20A/1P CIRCUIT BREAKER IN EXISTING 277/480V PANEL "H4B(S.1,S.2)" IN ELECTRICAL ROOM THIS FLOOR.
 - ④ REMOVE EXISTING SINGLE POLE SWITCH AND REPLACE WITH NEW 3-WAY SWITCH.
 - ⑤ EXTEND AND CONNECT BRANCH CIRCUIT SHOWN TO SPARE 20/1 CIRCUIT BREAKER IN EXISTING 120/208V PANEL "L4B(S.1,S.2)" OR "L4B4" THIS FLOOR. PROVIDE NEW CIRCUIT BREAKERS AS REQUIRED. REFER TO ADD ALTERNATE #1/F-1.

FLOOR PLAN -

Entered By JTS
Submitted By TLE
Ticket Number 12861.1501
Date 09.22.15

Leased for Construction

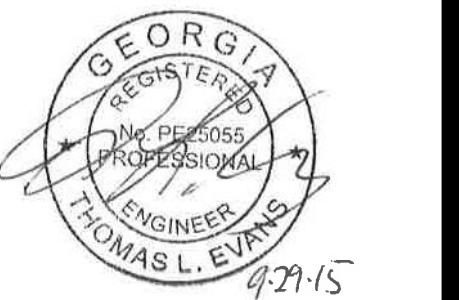


E-2

3

Release History	
Date	Remark
09.29.15	Issued for Construction

This document is the property of VeenendaalCove, Inc.
Do not distribute, modify or reproduce without the
written consent of VeenendaalCove, Inc.



GM Financial

Lake View II
1145 Sanctuary Parkway
Suite 475
Alpharetta, GA 30009

10,349 RSF

FLOOR PLAN - ELECTRICAL

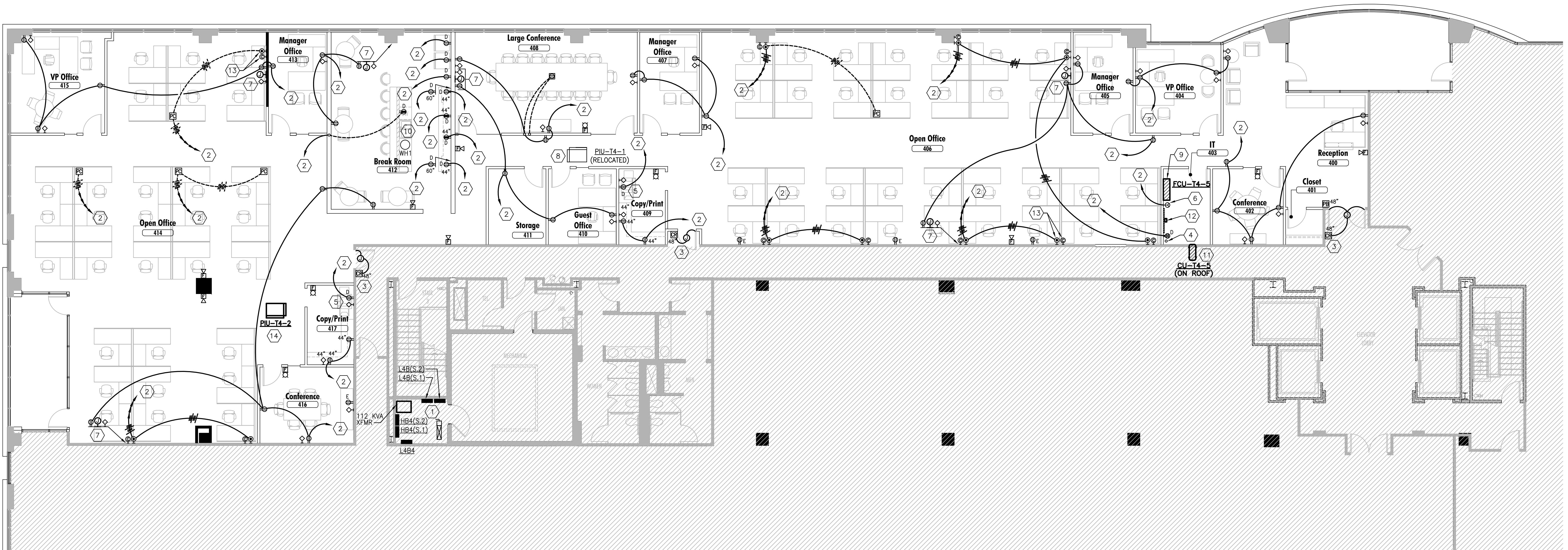
Drawn By JTS
Checked By TLE
Project Number 12861.1501
File ID
Date 09.22.15

Released for Construction

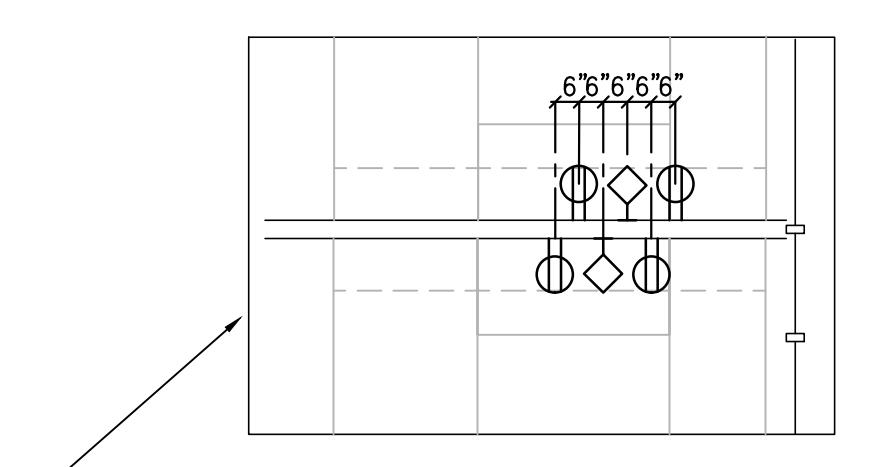


E-3

of 3



1 FLOOR PLAN - ELECTRICAL
E-3 1/8" = 1' - 0"



TYPICAL DEVICE SPACING FOR
BACK-TO-BACK OFFICES
PROVIDE ACOUSTIC PADS OR INSULATION
BETWEEN ALL OUTLET BOXES SHOWN.

2 TYPICAL OFFICE LAYOUT
E-3 NOT TO SCALE

NOTE: DEVICE TYPES AND QUANTITIES
SHALL BE AS SHOWN ON PLAN.

GENERAL NOTES:

- REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT. CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH NAMEPLATE DATA OF ACTUAL EQUIPMENT PROVIDED.
- ALL DEVICES NOTED WITH AN "E" ARE EXISTING TO REMAIN. ALL DEVICES NOTED WITH AN "ER" ARE EXISTING TO BE RELOCATED. ALL OTHER EXISTING DEVICES IN Affected AREAS (AND ASSOCIATED CONDUIT AND WIRING) SHALL BE REMOVED TO SOURCE.
- REMOVE ALL ELECTRICAL LIGHTING AND BRANCH CIRCUIT WORK WHICH WILL NOT BE UTILIZED IN THIS RENOVATION. CONTRACTOR SHALL SURVEY SITE AND DETERMINE AMOUNT OF DEMOLITION AND RELOCATION REQUIRED.
- PROVIDE TYPEWRITTEN, UPDATED PANEL SCHEDULES IN ALL PANELBOARDS AFFECTED BY THIS FITUP.
- SPECIFIC REQUIREMENTS REGARDING MATERIALS, WORKMANSHIP AND THE WORK TO BE DONE ARE COVERED IN THE SPECIFICATIONS WHICH COMPLEMENT THE PLANS. CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE PLANS. IF REQUIRED THE SAME AS IF REQUIRED BY BOTH, WHERE A CONFLICT EXISTS BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS OF THE TWO SHALL APPLY UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT/ENGINEER.
- ALL NEW DEVICES AND COVERPLATES SHALL MATCH EXISTING.
- OFFICE DEVICE DIMENSIONS ARE TYPICAL FOR ALL OFFICES.
- PROVIDE HANDLE TIES FOR EACH SET OF SYSTEMS FURNITURE BREAKERS.

KEY NOTES:

- 4TH FLOOR BASE BUILDING ELECTRICAL ROOM. ALL EQUIPMENT SHOWN IS EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- EXTEND AND CONNECT BRANCH CIRCUIT SHOWN TO SPARE 20/1 CIRCUIT BREAKER IN EXISTING 120/208V PANEL "LAB(S.1,S.2)" OR "L4B4" THIS FLOOR. PROVIDE NEW CIRCUIT BREAKERS AS REQUIRED. REFER TO ADD ALTERNATE #1/E-1.
- CARD READER. PROVIDE JUNCTION BOX WHERE SHOWN, INTERFACE WITH DOOR HARDWARE. PROVIDE ALL NECESSARY POWER/LOW-VOLTAGE TRANSFORMER.
- PROVIDE 2" CONDUIT WITH PULLSTRING AT TELEPHONE BACKBOARD SHOWN TO BASE BUILDING TELEPHONE ROOM. PROVIDE GROUND BAR WITH #6 GROUND TO PANEL SERVING EQUIPMENT THIS ROOM.
- COORDINATE DEVICE VOLTAGE, AMP RATING TYPE, AND ASSOCIATED BRANCH CIRCUIT REQUIRED FOR COPIER WITH EQUIPMENT PROVIDED.
- PROVIDE NEMA L5-30R, 30A 120/1 DEVICE FOR UPS. EXTEND AND CONNECT 2#10, #10C - 3/4" BRANCH CIRCUIT. COORDINATE EXACT DEVICE TYPE WITH OWNER.
- PROVIDE CLOCK-BOX OUTLET FOR CABLE OUTLET, DUPLEX OUTLET, AND DATA OUTLET FOR TENANT PROVIDED TV(NIC). COORDINATE EXACT LOCATION WITH TENANT, TAKING WALL MOUNTING BRACKET INTO CONSIDERATION PRIOR TO INSTALLATION.
- EXISTING MECHANICAL UNIT TO BE RELOCATED. EXTEND EXISTING CONDUIT AND CONDUCTORS FROM EXISTING UNIT LOCATION TO NEW LOCATION. PROVIDE JUNCTION BOX AS NECESSARY. COORDINATE NEW LOCATION WITH MECHANICAL CONTRACTOR. RELOCATE UNIT'S EXISTING MEANS OF DISCONNECT AND RECONNECT TO UNIT.
- FCLU-T4-5: 208V/1, 1A. EXTEND AND CONNECT 2#12, #12G - 1/2°C TO NEW 15/2 CIRCUIT BREAKER IN EXISTING 120/208V PANEL "L4B4(S.1,S.2)" OR "L4B4" THIS FLOOR. PROVIDE 30A/2P/NF SWITCH FOR DISCONNECT. REFER TO ADD ALTERNATE #1/E-1. PROVIDE BUILDING STANDARD KWH METER. USE COMMON CTS FOR BOTH FCLU-T4-5 AND CU-T4-5.
- WH1: 277V/1, 30W. EXTEND AND CONNECT 2#12, #12G - 1/2°C TO SPARE 20/1 CIRCUIT BREAKER IN EXISTING 277/480V PANEL "HB4(S.1,S.2)" OR "L4B4" THIS FLOOR. PROVIDE 30A/2P/NF SWITCH FOR DISCONNECT. REFER TO ADD ALTERNATE #1/E-1. PROVIDE BUILDING STANDARD KWH METER. USE COMMON CTS FOR BOTH FCLU-T4-5 AND CU-T4-5.
- CP: 120V/1, 18W. UNIT TO BE POWERED BY FCLU-T4-5. CORD AND PLUG PROVIDED WITH EQUIPMENT.
- CONVERT EXISTING DEVICE TO DEVICE SHOWN WHERE INDICATED.
- PIU-T4-2: 277V/1, 1/8HP, 2kW. EXTEND AND CONNECT 2#12, #12G - 1/2°C TO SPARE 20/1 CIRCUIT BREAKER IN EXISTING 277/480V PANEL "HB4(S.1,S.2)" THIS FLOOR. PROVIDE MOTOR-RATED SWITCH FOR DISCONNECT. PROVIDE NEW CIRCUIT BREAKERS AS REQUIRED.

Release History

Date	Remark
09.29.15	Issued for Construction

This document is the property of VeenendaalCave, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCave, Inc.


GM Financial

Lake View II
 1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF

Plumbing General

Drawn By JCD
 Checked By TRC
 Project Number 12861.1501
 File ID
 Date 09.22.15

Released for Construction



P-1

of 2

PLUMBING GENERAL NOTES

- Coordinate all work with architectural, structural, mechanical, and electrical trades. Pipe routing shown is diagrammatic, provide all offsets, etc., to avoid interferences with equipment, piping, ductwork, lights, conduit, etc..
- Coordinate all floor penetrations with structural drawings, set sleeves in floors and walls and attachments for hangers as construction progresses. All penetrations must be sealed and held as tight to columns or walls as possible.
- All piping shall be concealed inside walls, below floors or above ceilings unless indicated otherwise. Remove all existing water piping not in use.
- All piping shall be sloped as per the minimum grade required by code (unless noted otherwise) for each particular pipe size.
- Refer to architectural drawings for exact location of all plumbing fixtures. Exact location of all fixtures must be verified in the field prior to installation. Final location shall be as directed by architect.
- Do not run plumbing piping through electrical/computer rooms or directly above electrical panels.
- Install water hammer arrestors (PO's) on domestic cold & hot water lines as indicated on the drawings and / or in accordance with the standard plumbing code. Arrestors shall be installed in an accessible location.
- Refer to electrical drawings for electrical coordination and information.
- All fixtures shall be furnished with stop valves. Valves may be in supply pipes or integral with fixtures.
- Plumbing contractor shall obtain all necessary permits and pay all costs involved.
- Insulate supply pipes, stops and drain at each ADA sink with fire resistant molded foam insulating device TRUEBRO ADA LAV GUARD.
- Minimum fixture connection sizes shall be made in accordance with the plumbing fixture schedule.
- All equipment, piping, appurtenances shall be protected from debris and damage. Sensitive equipment shall not be delivered to the job site until such time as it is to be installed. Piping ends shall be closed by temporary means when portions of the system are not complete.
- Locate all valves where they are accessible for service and use. Where access panels are required coordinate selection and location with architect.
- Provide trap primer and connection for any floor drain, floor sink or hub drain not subject to regular flow.
- All pipes dropping at columns shall be installed within the enclosure detailed on the architectural drawings such that the dimensions of the enclosure are not altered.
- Insulate all new hot and cold water piping size per specifications.
- All penetrations at floors and rated partitions shall have a UL classified fire stop system tested to ASTM E814 and UL 1479 by Underwriters Laboratories. Fire stop systems shall be Proset Systems, Pencil Firestop Systems or 3M Company.
- All material shall fit the space available. Verify dimensions and clearances at building before commencing work.
- Exposed piping in connection with plumbing fixtures shall be chromium plated. Where pipes pass through walls, provide chromium plates escutcheons and firmly secure in place.
- Provide approved flanges for connections between drainage piping and floor outlet plumbing fixtures.
- Defective work if inspection or tests show defects, such defective work or material shall be replaced and inspection and tests shall be repeated. All repairs to piping shall be made with new material. No caulking of screwed joints or holes will be acceptable.

NOTE: SEE MECHANICAL DRAWINGS FOR ANY ADDITIONAL PLUMBING SPECIFICATIONS.

FIRE PROTECTION GENERAL NOTES

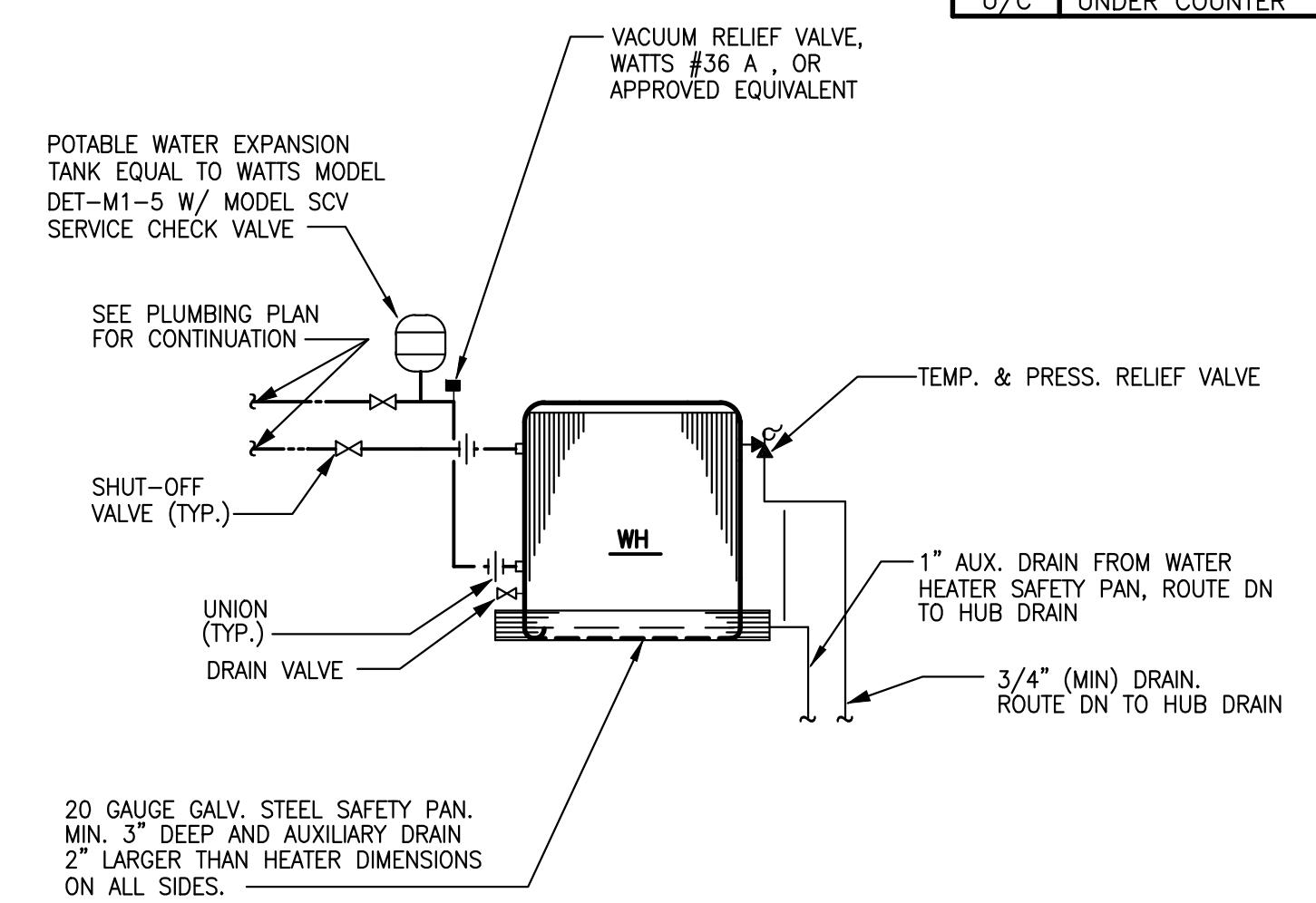
- SCOPE
 - Furnish all labor, material, equipment and tools required to complete installation of the fire protection systems including but not limited to piping, insulation, equipment, sprinkler heads, and all other work indicated on the drawings or as specified.
 - Obtain all permits, inspections, and approvals as required by local authorities having jurisdiction and deliver certificate of approval to the general contractor. All associated fees shall be paid by the contractor.
 - Contractor shall comply with OSHA requirements.
 - All materials and equipment of the fire protection systems necessary to its proper operation, but not specifically mentioned or shown on the drawings, shall be furnished and installed without additional charge.
 - Visit site and carefully examine existing conditions prior to submitting bid. No adjustments in pipe routing shall be provided at no additional cost to the owner.
 - Work shall be installed in accordance with applicable and current building code, fire protection code, NFPA 13, and local authorities having jurisdiction.
- THESE DRAWINGS ARE REPRESENTATIVE OF THE ROOM TYPES AND CONFIGURATIONS, SCHEMATIC IN NATURE AND NOT INTENDED TO BE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT COMPLETED FIRE PROTECTION SYSTEMS BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES, AND INTERFACES COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL PARAMETERS INDICATED IN THESE CONTRACT DOCUMENTS SHALL BE STRICTLY CONFORMED TO AS SPECIFIED. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE FIRE PROTECTION SYSTEM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND OTHER CONTRACT DOCUMENTS, SHALL BE FURNISHED AND INSTALLED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND WORK OF OTHER TRADES PRIOR TO THE PREPARATION OF SHOP DRAWING SUBMITTALS.
- ALL MATERIAL SHALL FIT THE SPACE AVAILABLE. VERIFY DIMENSIONS AND CLEARANCES AT BUILDING BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL FULFILL ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND SHALL COMPLETE THE WORK INDICATED ON THE DRAWINGS. ALL SYSTEMS SHALL BE FINISHED, TESTED, AND ADJUSTED, AND PROVEN TO BE FULLY OPERATIONAL AND USEABLE.
- GUARANTEE ALL EQUIPMENT AND SYSTEMS FOR ONE YEAR AFTER OWNER ACCEPTANCE.
- COORDINATE ALL WORK WITH EXISTING CONDITIONS AND ALL TRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION OF EQUIPMENT, CONDUIT, PANELS, DUCTWORK, EQUIPMENT SUPPORTS, PIPING, ETC. AND COORDINATE THE INSTALLATION ACCORDINGLY.
- THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 13, LATEST EDITION AND THE LOCAL AUTHORITIES HAVING JURISDICTION. SUBMIT FLOW TEST RESULTS, SHOP DRAWINGS, DETAILS, HYDRAULIC CALCULATIONS, ETC. AS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION. OBTAIN FLOW TEST INFORMATION AS REQUIRED TO PROPERLY ANALYZE THE STREET WATER PRESSURE AVAILABLE FOR THE SYSTEM. REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- PREPARE A REFLECTED CEILING PLAN INDICATING THE SPRINKLER HEAD LOCATIONS AND SUBMIT THIS TO THE ARCHITECT / ENGINEER FOR REVIEW. COORDINATE THE SPRINKLER HEAD LOCATIONS WITH THE LIGHTING AND DIFFUSER / GRILLE LAYOUT. SPRINKLER HEADS SHALL BE LOCATED AT THE CENTER POINT OF CEILING TILES OR AN ORGANIZED PATTERN FOR GYPSUM BOARD TYPE CEILINGS.
- ALL NEW SPRINKLERS SHALL MATCH TEMPERATURE AND RTI (RESPONSE TIME INDEX) OF EXISTING SPRINKLERS
- AREAS WHERE GLASS IS USED IN A 1 HOUR RATED PARTITION AND GLASS IS NOT SPECIFIED BY ARCHITECT TO MEET THIS RATING, "GLASS WASH" SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE AT 6'-0" ON CENTER WITHIN 12' OF GLASS.

LEGEND

SYMBOL	DESCRIPTION
—	WASTE (SOIL PIPE)
— —	VENT
— — —	COLD WATER
— — — —	HOT WATER
OC	TRAP
G	RISER DOWN (ELBOW)
O	RISER UP (ELBOW)
C	RISE OR DROP
—	BRANCH - BOTTOM CONNECTION
— —	BRANCH - TOP CONNECTION
I	BRANCH - SIDE CONNECTION
— — —	CLEANOUT
CLG	CEILING
CW	COLD WATER
DN	DOWN
GV	GATE VALVE
HD	HUB DRAIN
H/W	HOT WATER
O/H	OVERHEAD
S/C	SANITARY
V	VENT
WCO	WALL CLEANOUT
W	WASTE
T.P.	TRAP PRIMER
U/C	UNDER COUNTER

ABBREVIATIONS

ABBR.	DESCRIPTION
A/C	ABOVE CEILING
AFF	ABOVE FINISHED FLOOR
AFC	ABOVE FINISHED GRADE
B/F	BELOW FLOOR
C	CENTER LINE
CO	CLEANOUT
CLG	CEILING
CW	COLD WATER
DN	DOWN
GV	GATE VALVE
HD	HUB DRAIN
H/W	HOT WATER
O/H	OVERHEAD
S/C	SANITARY
V	VENT
WCO	WALL CLEANOUT
W	WASTE
T.P.	TRAP PRIMER
U/C	UNDER COUNTER



1 WATER HEATER DETAIL
 P-1
 SCALE: NOT TO SCALE

IN COMPLIANCE WITH CITY OF ALPHARETTA 10% WATER REDUCTION
 LOW-FLOW AERATORS SHALL BE ADDED TO NEW SINKS REDUCING
 FLOW FROM 2.5 GPM TO 1.5 GPM, REDUCING WATER USAGE BY 40%.

PLUMBING FIXTURE SCHEDULE

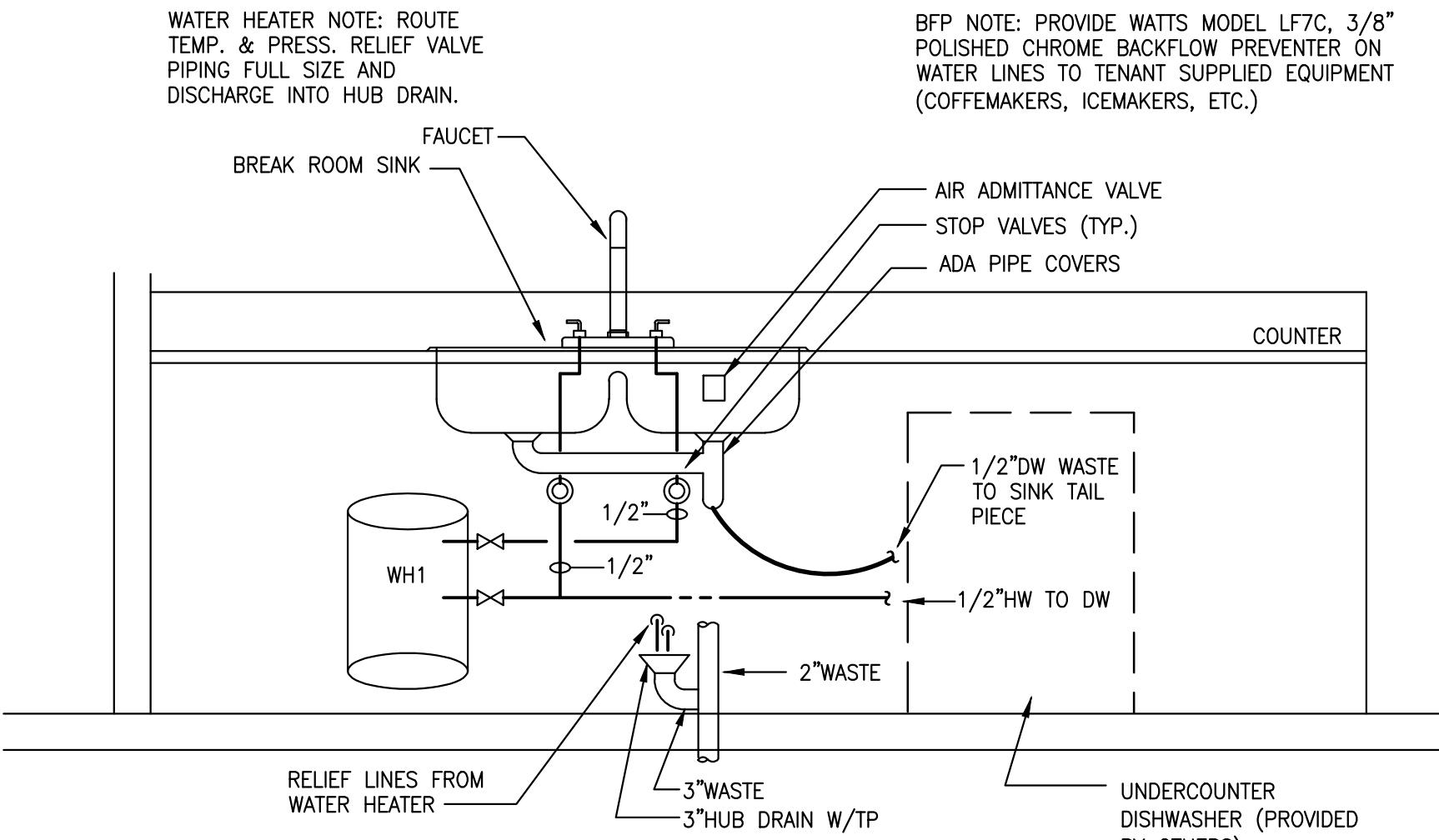
MARK	DESCRIPTION	MAKE	MODEL	FIXTURE SUPPORT	MIN. CONNECTION SIZE	MINIMUM VENT SIZE	REMARKS
SK1	BREAK ROOM SINK	ELKAY	GECR3321	COUNTER	1/2"	1/2"	2"

CELEBRITY DOUBLE BOWL SINK, 3-HOLE; ADA COMPLIANT, 20 GAUGE, TYPE 304 (18-8) NICKEL BEARING STAINLESS STEEL, 33" X 21-1/4" X 5-1/2", PROVIDE ELKAY LK7921SS ADA COMPLIANT FAUCET WITH LOW FLOW AERATOR, ELKAY LK-735, 1.5 GPM, PROVIDE TRUE BRO UNDERLAY ADA PIPE COVERS.

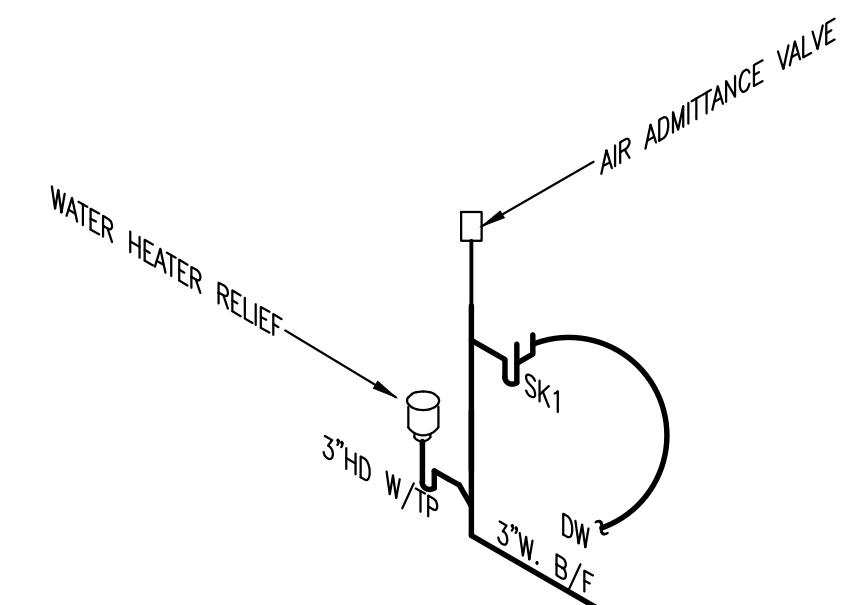
WATER HEATER SCHEDULE

HEATER NO./#	TYPE	STORAGE CAPACITY (GAL.)	KW	RECOVERY @100°F RISE (GAL.)	MANUFACTURER	MODEL	LOCATION
WH1	ELECTRIC STORAGE WATER HEATER	10	3.0	12.3 GPH	A.O. SMITH	DEL-10/277	IN CABINET IN BREAK RM 412

NOTE: REFER TO DIVISION 16 DRAWINGS FOR WATER HEATER ELECTRICAL CHARACTERISTICS



2 BREAK ROOM PIPING DETAIL
 P-1
 SCALE: NOT TO SCALE

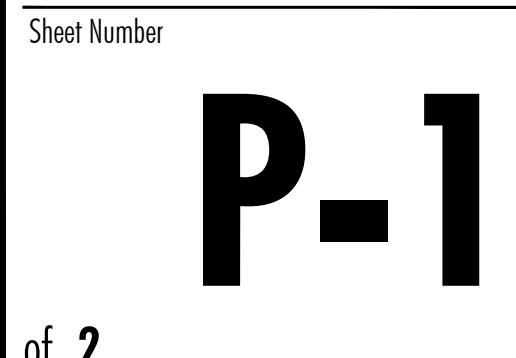


3 BREAKROOM RISER DIAGRAM
 P-1
 SCALE: NOT TO SCALE

Plumbing General

Drawn By JCD
 Checked By TRC
 Project Number 12861.1501
 File ID
 Date 09.22.15

Released for Construction



Release History	
Date	Remark
09.29.15	Issued for Construction

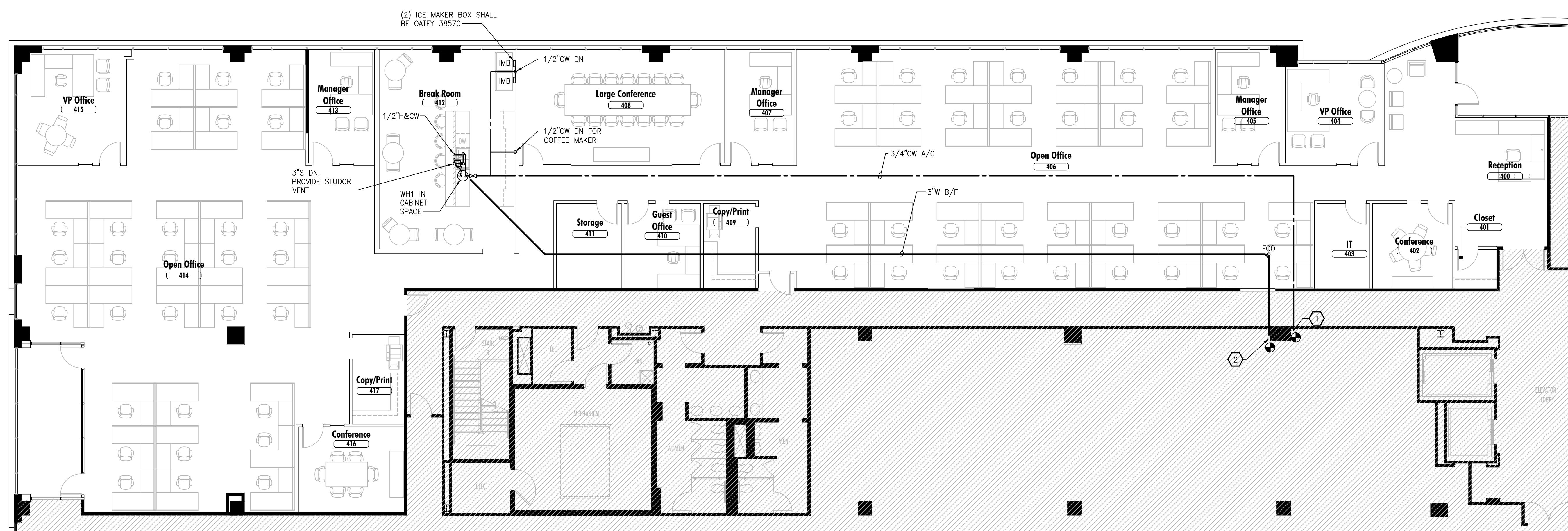
This document is the property of VeenendaalCove, Inc.
 Do not distribute, modify or reproduce without the
 written consent of VeenendaalCove, Inc.




GM Financial

Lake View II
 1145 Sanctuary Parkway
 Suite 475
 Alpharetta, GA 30009

10,349 RSF



1 Plumbing Floor Plan
 P-2 Scale: 1/8" = 1'-0"

Plumbing Floor Plan

Drawn By JCD
 Checked By TRC
 Project Number 12861.1501
 File ID
 Date 09.22.15

Released for Construction

Sheet Number



P-2
 of 2