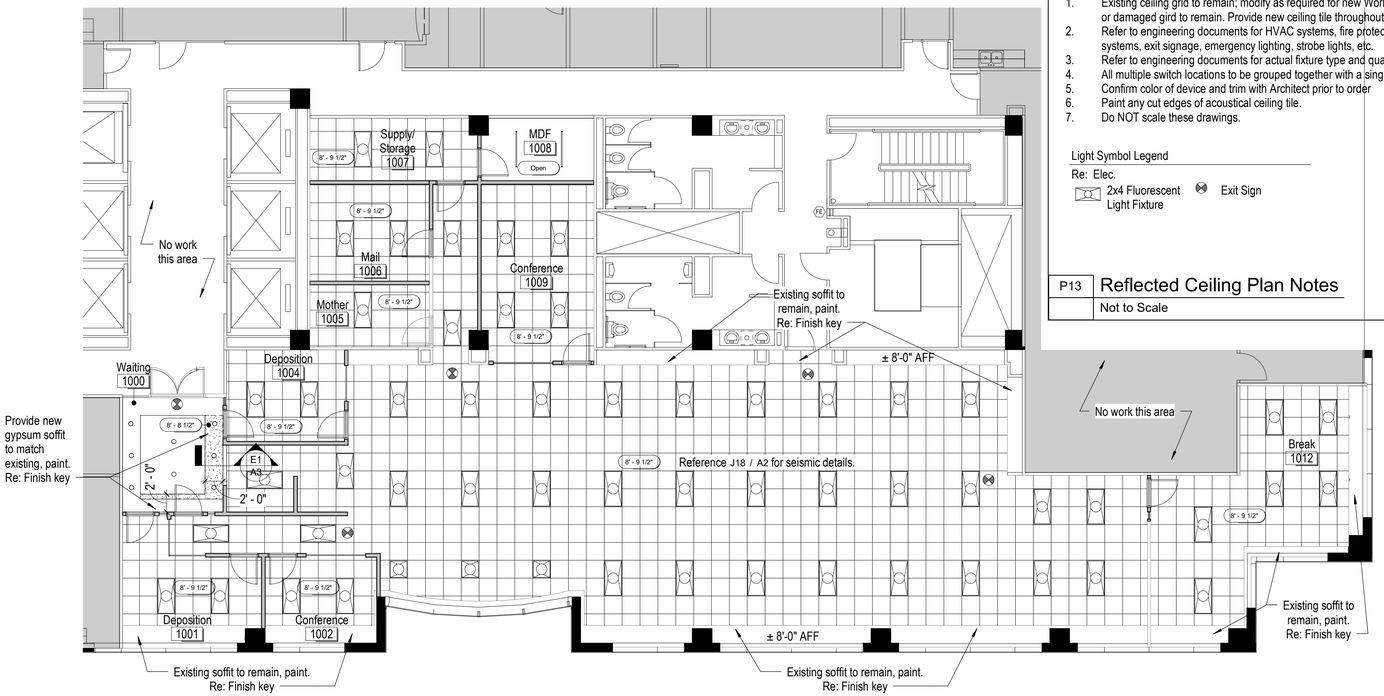


J1 **Floor 10 Ceiling Plan**

1/8" = 1'-0"

Reflected Ceiling Plan Notes:

1. Existing ceiling grid to remain; modify as required for new Work. Replace any stained or damaged gird to remain. Provide new ceiling tile throughout.
2. Refer to engineering documents for HVAC systems, fire protection and life safety systems, exit signage, emergency lighting, strobe lights, etc.
3. Refer to engineering documents for actual fixture type and quantities.
4. All multiple switch locations to be grouped together with a single device cover plate.
5. Confirm color of device and trim with Architect prior to order
6. Paint any cut edges of acoustical ceiling tile.
7. Do NOT scale these drawings.

Light Symbol Legend

Re: Elec.

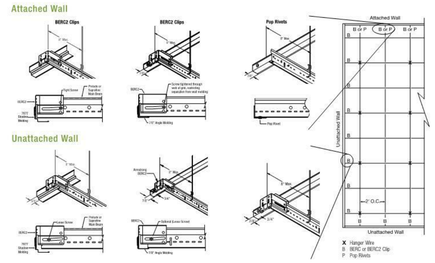
2x4 Fluorescent Light Fixture

Exit Sign

P13 **Reflected Ceiling Plan Notes**

Not to Scale

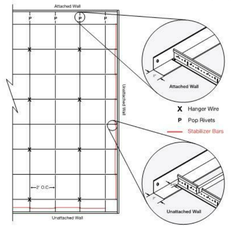
SEISMIC RX® APPROACHES TO CATEGORY D, E, AND F INSTALLATIONS



Seismic Rx Code Compliant Solutions and Benefits (ESR-1308)

- Narrow, sleek aesthetic with standard 7/8" molding
- Eliminates installation and aesthetic problems associated with 2" wall molding
- Lower cost solution
- Better access to the plenum
- Eliminates stabilizer bars
- Eliminates visible pop rivets through the wall angle
- More profiles from which to choose
- Perimeter support wires within 8"
- Attached suspension system on two adjacent walls with the BERC2, ALBERC2, or pop rivets
- BERC2 or ALBERC2 clip with 3/4" clearance on unattached walls

IBC APPROACH TO CATEGORY D, E, AND F INSTALLATIONS



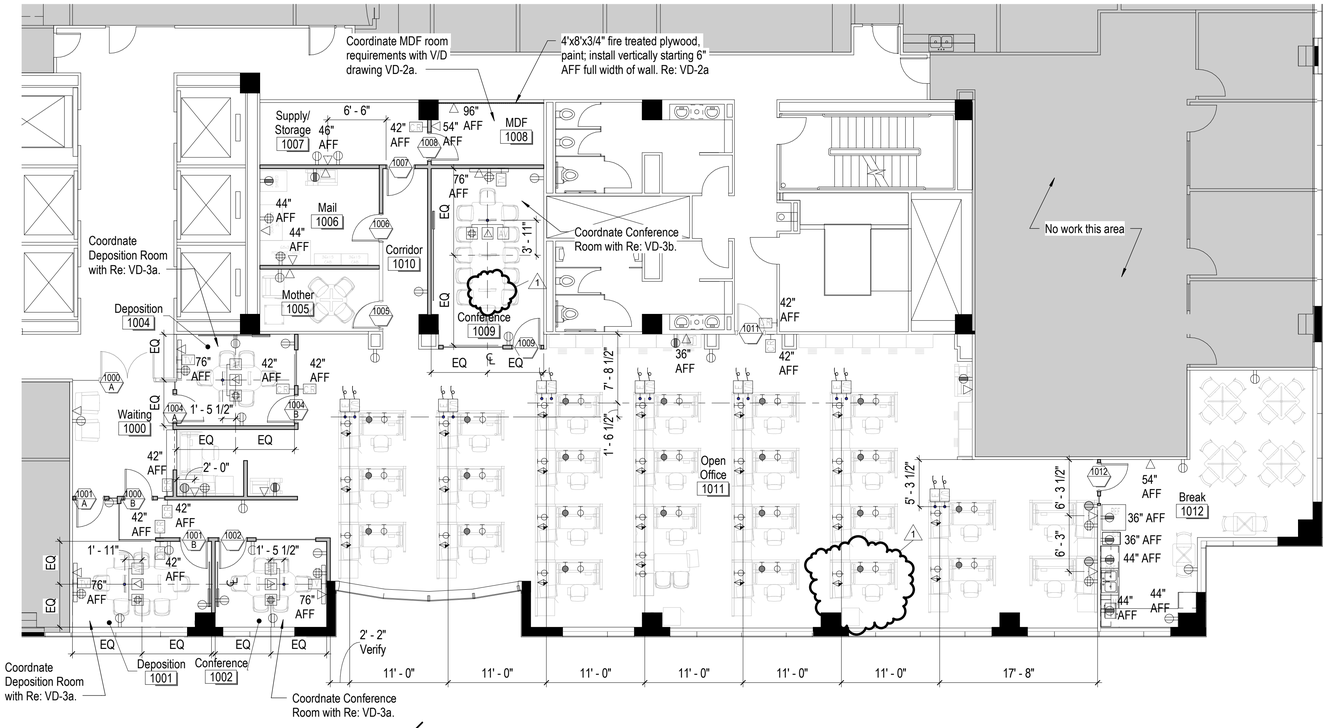
IBC Requirements

- 2" molding
- Attached suspension system on two adjacent walls with pop rivets, screws, or other means
- 3/4" clearance at perimeter on unattached walls and stabilizer bars to prevent the spread of main beams and cross tees
- Heavy-duty suspension system

Armstrong Prelude XL, 15/16" Ceiling Grid. Install per manufacturer's instructions for Seismic Category D.

J18 **Detail Seismic at RCP**

Not to Scale



A1 **Floor 10 Power Communications Plan**

1/8" = 1'-0"

Symbol Legend (Refer to Electrical and Voice/Data drawings for specific device information)

All outlets to be mounted at 18" AFF unless noted otherwise.

- E — Existing Duplex Receptacle Outlet
- E — Existing 4-plex/Quad Receptacle Outlet
- E — Existing Dedicated Duplex Receptacle Outlet
- GFI — Duplex Outlet, Ground Fault
- Duplex Receptacle Outlet
- 4-plex/Quad Receptacle Outlet
- Dedicated Duplex Receptacle Outlet
- Data/ Communications Outlet
- WF — Wall Phone
- ES — Electric Strike
- Wall Mounted Junction Box
- Wall Mounted TV Outlet
- Wall Mounted Card Reader
- Wall Mounted Badge Reader
- Wall Mounted Projection Screen Outlet
- Wall Mounted Electrical Feed
- Wall Mounted Data/Communications Feed
- Wall Mounted AV Feed
- Floor Mounted Electrical Feed
- Floor Mounted Data/Communications Feed
- Floor Mounted AV Feed
- Power Pole

2" Floor Core for TableTop Devices

- Floor Core, Stub up Power/Data
- Floor Core, Stub up Power/Data/AV

Ceiling Devices

- Ceiling Power/AV Connection
- Floor Monument RE: Power/Communication plan for more information.
- XX"AFF — Mounting Height Above Finished Floor
- Equipment Tag, See Equipment Legend
- WAP — Wireless Access Point Coordinate With Communications Contractor

Steelcase Symbols

- Furniture Mounted Duplex
- Furniture Mounted Voice/Data Outlet

Note:
1. GC to provide and install TV mounts/brackets and required blocking.
2. EC to provide and install table top devices.
3. Refer to Electrical and V/D drawings for information and specifications on items 1 and 2.

A18 **Power/Communications Legend**

Not to Scale

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ISSUED FOR:

Allstate Review	24 May 2019
Permit	29 May 2019
Pricing	3 June 2019
Addendum 1	26 July 2019

Drawn By JKy
Checked By LC

Reflected Ceiling Plan, Power/Comm Plan, Details

A2

Project Number: 2018.590

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Door and Frame Schedule

Door Number		Room Name	Door Type	Door Width	Door Height	Door Thickness	Frame Type	Frame Jamb	Frame Head	Rating	Hardware	Comments
1000	A	Waiting	Existing	6' - 0"	8' - 0"	1 3/4"	Existing	Existing	Existing	None	Existing	1
1000	B	Waiting	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	1	K18/A4	K18/A4	None	3a	
1001	A	Deposition	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	1	K18/A4	K18/A4	None	1	
1001	B	Deposition	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	3a	2
1002		Conference	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	1	2
1004	A	Deposition	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	1	K18/A4	K18/A4	None	1	2
1004	B	Deposition	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	3a	2
1005		Mother	Existing	3' - 0"	8' - 0"	1 3/4"	Existing	Existing	Existing	None	4	
1006		Mail	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	1	2
1007		Supply/Storage	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	2	2
1008		MDF	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	3	2
1009		Conference	Existing Relocated	3' - 0"	8' - 0"	1 3/4"	Existing Relocated	K18/A4	K18/A4	None	1	2
1011		Open Office	Existing	3' - 0"	8' - 8"	1 3/4"	Existing	Existing	Existing	None	3a	
1012		Break	A	3' - 0"	8' - 0"	1 3/4"	1	K18/A4	K18/A4	None	1	

General Notes:
A. Reuse existing hardware. Doors off public corridor to have building standard finish; doors within suite to match existing.
B. Doors installed with card readers are readily openable from the egress side without the use of a key or special knowledge per Section 1008.1.8.
C. Coordinate card reader locations with tenant vendor - Tyco.
D. Door 1011 - Verify existing hardware and modify/supplement as required. Door to have locking hardware. Function will be lockable from the exterior and openable from the egress side at all times without the use of a key or special knowledge.

Comments:
1. Existing entry door, brass hardware and fittings to remain.
2. Aluminum frame relocated.
3. Existing door relocated; provide new hardware as required to meet hardware group as specified. Paint doors within space.

1

Hardware Group 1:
1 Lever passage set
4 Hinges
1 Wall/Floor stop

Hardware Group 2:
1 Lever lock set (Classroom Function)
4 Hinges
1 Closer
1 Wall/Floor stop

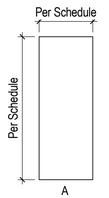
Hardware Group 3:
1 Lever lock set (Storeroom Function)
4 Hinges
1 Closer
1 Wall/Floor stop
1 Electric strike (by GC - Von Duprin 6000 series)
1 Card reader (provided by tenant vendor)

Hardware Group 3a:
Same as above except provide 2 card readers. (Note: Interior card reader is badge reader only for Allstate monitoring. Badging not required to exit. Doors always unlocked from egress side.

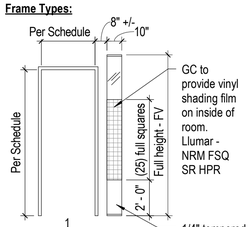
Hardware Group 4:
1 Lever lock set (Privacy Function) with occupancy indicator
4 Hinges
1 Closer
1 Wall/Floor stop

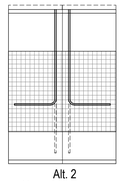
Hardware Group (for Alt. 2):
2 Top/Bottom Rail 2-5/16"h 60 degree Tapered Door Rails (CRL DR2TSA12S)
2 Header (CRL DCH4SAS)
2 Closer (CRL Jackson 20104M20 w/ 90 degree hold open, overhead concealed door closer)
2 Top Closer Insert (CRL INT 804)
2 CRL/Blumcraft - Panic device H-100, deadbolt housing DB-100. Dummy handle DH-100
2 Bottom Pivot Insert (CRL INT 801)
2 Bottom Pivot (CR Laurence INT 403)
2 Floor stop - where appropriate (Rockwood Dome type #442 US26/625)
Note: Door to be lockable from corridor side.

Door Types:



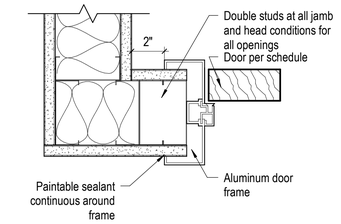
Frame Types:



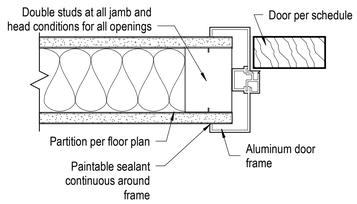


K1 Door Schedule

No Scale

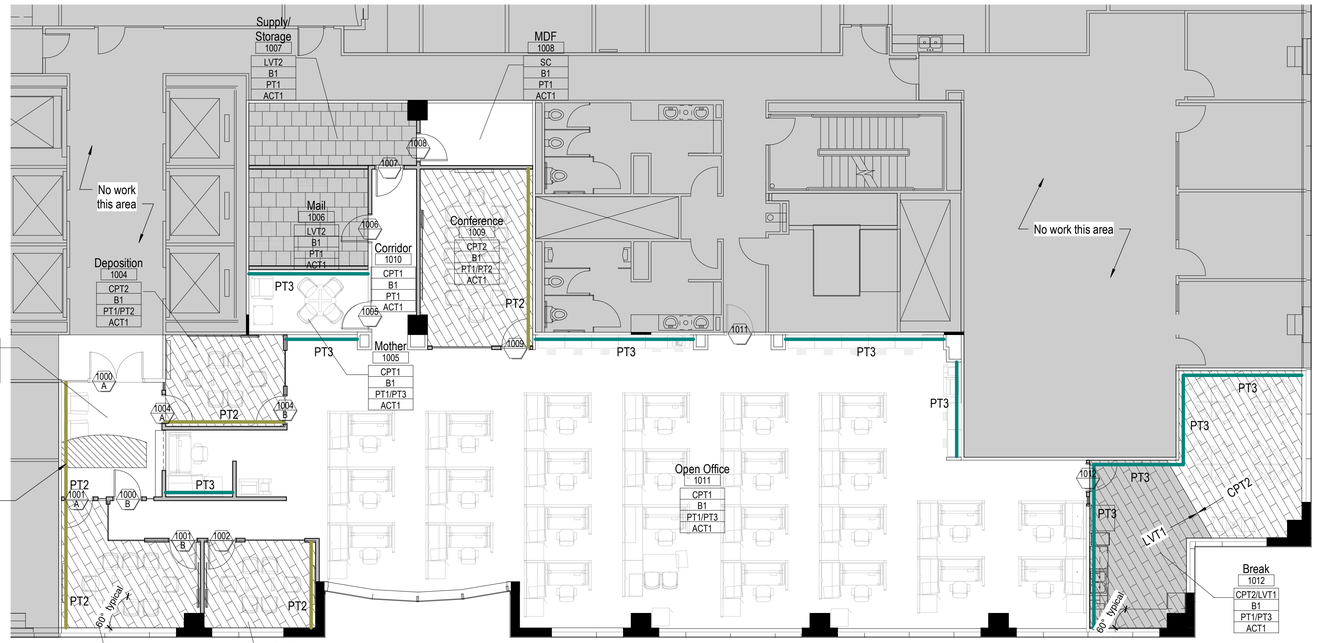


Refer to floor plans for specific wall types



K18 Aluminum Door Jamb (Head Sim.)

3" = 1'-0"



Note: Plan intended to be viewed and printed in color.

A1 Floor 10 Finish Plan

1/8" = 1'-0"

0 2' 4' 8'

NORTH

General Notes:
1. Carpet and Luxury Vinyl Tile supplied by tenant, received and installed by contractor. Adhesives (TacTile adhesive squares) and accessories are by contractor.
2. No VOC paints to be used.
3. Provide transition strip between carpet and tile.
4. Refer to finish plan for accent paint and carpet to LVT transitions
5. Columns (freestanding and engaged) to be painted. Re: Finish Plan for paint color. If paint color is not noted on finish plan, column to be painted to match adjacent wall color.
6. Contractor to supply and install applied film/numbers on interior columns corresponding to the nomenclature on the architectural drawings. All four faces of each column shall receive letters/numbers in Veranda font, 2"H x 1" W Bold Black; installed 6" from ceiling. Submit specifications and schedules to architect for review.

Comments:
1. Existing floor tile shall remain in Waiting 1000 to the extent of new construction. At area where reception desk is demolished, contractor to replace flooring and base with full tile(s) and grout to match. Provide tile base to match existing at new walls.
2. Alternate #1: Provide CPT-2 throughout within Waiting 1000 to match pattern in Deposition 1001.

Finish Legend:

FLOOR: (Carpet to be provided by tenant- RE: General Note #1)
CPT1: Carpet Tile (general) - Interface, AE312 1389102500 color: Fog/Accent #105406 Ashlar installation.

CPT2: Carpet Planks (general) - Interface, AE311 138830AK00, color: Fog #104669 Ashlar installation.

LVT1: Luxury Vinyl Tile - Interface, Studio Set, color: Titanium #A00705, 25cm x 1m. Ashlar installation.

LVT2: Luxury Vinyl Tile - Interface, Level Set, color: Warm Polished Cement #A00303, 50cm x 50cm. Ashlar installation.

SC: Sealed Concrete - Contractor to submit recommended finish sealer product for review and approval.

BASE:
B1: Rubber Base - 4" straight @ carpet - Johnsonite, Color: Burnt Umber #63
4" coved @ vinyl tile - Johnsonite, Color: Burnt Umber #63

TB1: Tile Base - Match existing. Salvage tile base where possible at demolished walls for reinstallation at new walls. Grout to match existing.

WALLS:
PT1: Paint (general) - Sherwin Williams, color: SW 7016 (244-C2) Mindful Gray (Eggshell)
PT2: Paint (accent) - Sherwin Williams, color: SW 6712 (148-C6) Luau Green (Eggshell)
PT3: Paint (accent) - Sherwin Williams, color: SW 6776 (165-C7) Blue Nile (Eggshell)
PT4: Paint (Ceiling soffits) - Ceiling Bright White (Flat)
PT5: Paint (doors) - To be determined

1 Provide clear, screw in corner guards at all outside, gypsum board corners (pre-drill holes).

MILLWORK:
PL-1: Plastic Laminate - Cabinets - Formica, Neutral Twill 8826-58, matte finish
QZ-1: Quartz - Countertop - Silestone, color: Cemento Spa

CEILING:
ACT1: New 2x4 acoustical ceiling tile system with 15/16" grid. Tile to be Armstrong Dune, 2x4 Second Look, tegular edge. Existing grid to remain, modify to accommodate new work.

Finish Tag:

Floor
Base
Wall
Ceiling

A18 Finish Schedule

Not to Scale

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ISSUED FOR:

Allstate Review	24 May 2019
Permit	29 May 2019
Pricing	3 June 2019
Addendum 1	26 July 2019

Drawn By JKy/MMR
Checked By DB

Finish Plan and Schedules

A4

Project Number: 2018.590

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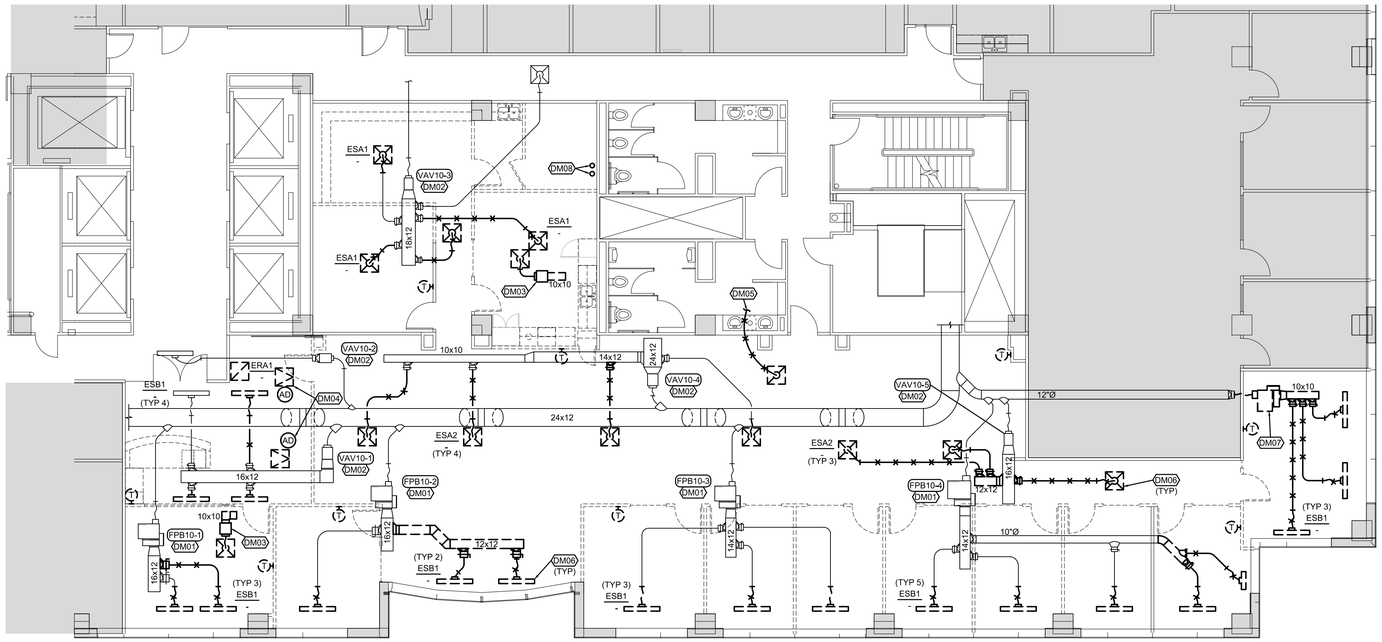
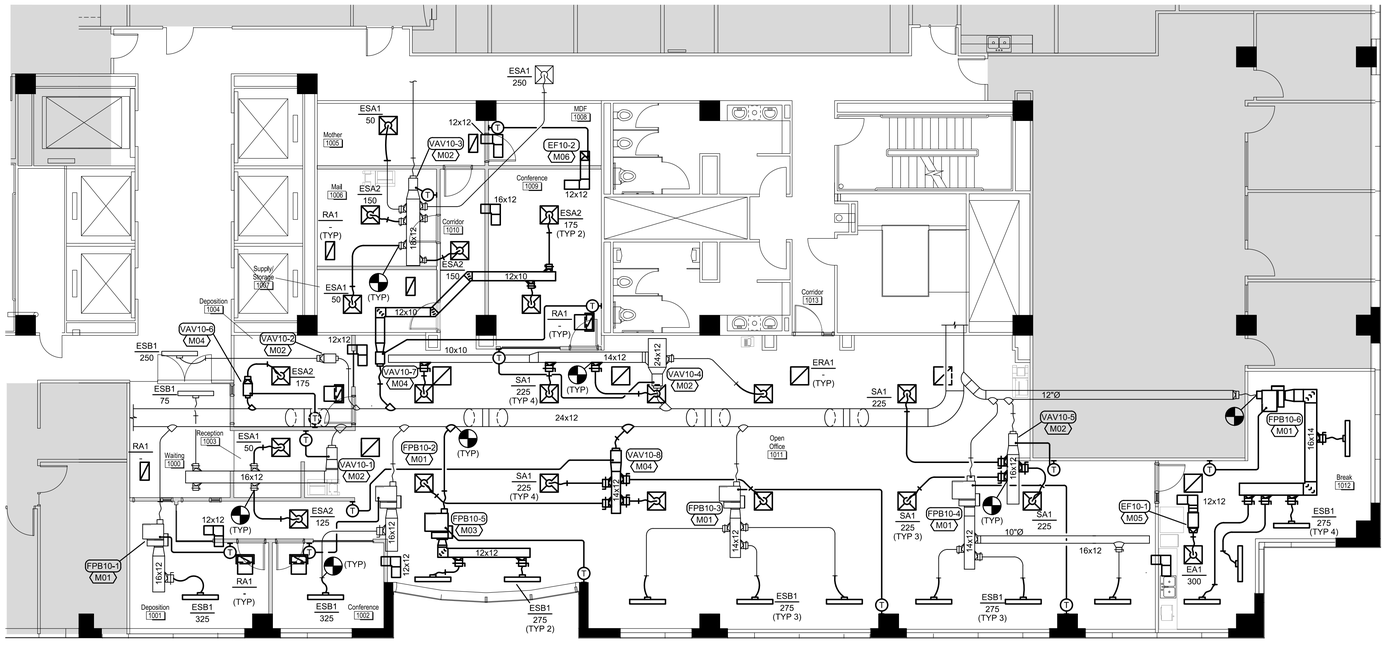


FLOOR PLAN-MECHANICAL DEMOLITION

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

DM## FLOOR PLAN NOTES

1. EXISTING FAN POWERED BOX TO REMAIN. REMOVE EXISTING THERMOSTAT AND RETAIN FOR REINSTALLATION, RE: NEW WORK.
2. EXISTING VAV BOX TO REMAIN. REMOVE EXISTING THERMOSTAT AND RETAIN FOR REINSTALLATION, RE: NEW WORK.
3. REMOVE EXISTING EXHAUST FAN, ASSOCIATED DUCTWORK AND ALL RELATED CONTROLS.
4. REMOVE EXISTING ACCESS DOOR.
5. REMOVE DUCTWORK BACK TO MAIN TRUNK DUCT AND CAP AND INSULATE TO MATCH EXISTING.
6. REMOVE EXISTING SUPPLY DIFFUSER AND RETAIN FOR REINSTALLATION, RE: NEW WORK.
7. REMOVE EXISTING FAN POWERED BOX AND ASSOCIATED DUCTWORK AND CONTROLS.
8. REMOVE EXISTING CONDENSER WATER PIPING AND APPURTENANCES TO ABOVE NEW LAY-IN CEILING.

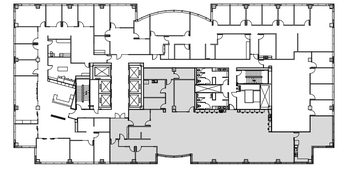


FLOOR PLAN-MECHANICAL NEW WORK

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

M## FLOOR PLAN NOTES

1. REBALANCE EXISTING FAN POWERED BOX TO CFM INDICATED IN SCHEDULE. REINSTALL EXISTING THERMOSTAT, PROVIDE NEW CONTROL WIRING AS REQUIRED. PROVIDE NEW WHITE THERMOSTAT COVER. PROVIDE NEW FILTER.
2. REBALANCE EXISTING VAV BOX TO CFM INDICATED IN SCHEDULE.
3. PROVIDE NEW FAN POWERED BOX SUSPENDED FROM STRUCTURE UTILIZING ALL THREAD RODS ON RUBBER VIBRATION ISOLATORS PER MANUFACTURER'S REQUIREMENTS. PROVIDE NEW THERMOSTAT WITH WHITE COVER AND CONTROL WIRING.
4. PROVIDE NEW VAV BOX SUSPENDED FROM STRUCTURE UTILIZING ALL THREAD RODS INSTALLED PER MANUFACTURER'S REQUIREMENTS. PROVIDE NEW THERMOSTAT WITH WHITE COVER AND CONTROL WIRING.
5. PROVIDE INLINE EXHAUST FAN SUSPENDED FROM STRUCTURE UTILIZING ALL THREAD RODS ON RUBBER VIBRATION ISOLATORS PROVIDED WITH FAN PER MANUFACTURER'S REQUIREMENTS. FAN TO BE CONTROLLED WITH WALL SWITCH PROVIDED BY ELECTRICAL CONTRACTOR.
6. PROVIDE CABINET EXHAUST FAN SUSPENDED FROM STRUCTURE UTILIZING ALL THREAD RODS ON RUBBER VIBRATION ISOLATORS PROVIDED WITH FAN PER MANUFACTURER'S REQUIREMENTS. PROVIDE WITH RATE OF RISE THERMOSTAT AND SET TO 85F.



KEY PLAN

NO SCALE

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ISSUED FOR:

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Drawn By DMB
Checked By BLH

FLOOR PLAN-
MECHANICAL DEMOLITION
& NEW WORK

M1 1

Project Number: 2018.590

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FAN POWERED BOX SCHEDULE

MARK NO.	MANUFACTURER	MODEL	FAN SIZE	INLET SIZE	MAX. AIR VALVE COOLING CFM	FAN CFM	MIN. AIR VALVE COOLING CFM	MAX. NC @1"WC	ELECTRIC HEAT (KW*)	STAGES	WEIGHT (LBS.)	ELECTRICAL			NOTES
												VOLT	ø	HZ	
FPB10-1	EXT	EXT	EXT	8	325	125	100	EXT	5	2	EXT	277	1	60	1
FPB10-2	EXT	EXT	EXT	8	325	125	100	EXT	3	1	EXT	277	1	60	1
FPB10-3	EXT	EXT	EXT	8	825	450	100	EXT	5	2	EXT	277	1	60	1
FPB10-4	EXT	EXT	EXT	10	825	400	150	EXT	5	2	EXT	277	1	60	1
FPB10-5	PRICE	FDV	EXT	10	550	225	150	40	5	2	80	277	1	60	2
FPB10-6	PRICE	FDV	EXT	10	1100	625	100	40	8	2	80	277	1	60	2

"EXT" DENOTES EXISTING CONDITION

NOTES:
1. REBALANCE EXISTING FAN POWERED BOX TO CFM INDICATED.
2. PROVIDE WITH DISCONNECT SWITCH, ELECTRONIC DIGITAL CONTROLLER WITH COMPATIBLE THERMOSTAT, ELECTRIC HEATER, AIR PROOF SWITCH, MAGNETIC CONTACTOR, SPRING HANGER BRACKETS, DISPOSABLE PLEATED RETURN AIR FILTER, 24V TRANSFORMER FOR CONTROLS AND SINGLE POINT POWER CONNECTION.

*HEATING KW IS NET CAPACTIY AT VOLTAGE AND PHASE INDICATED.

FAN SCHEDULE

MARK NO.	MANUFACTURER	MODEL	TYPE	AIRFLOW (CFM)	S.P. (IN W.G.)	FAN TYPE	RPM	DRIVE	ELECTRICAL			HP	NOTES
									VOLT	ø	HZ		
EF10-1	GREENHECK	SQ-80-D	INLINE	300	0.3	CENT.	1550	DIRECT	115	1	60	1/12	1,2
EF10-2	GREENHECK	SP-A700	CEILING	500	0.25	CENT.	1100	DIRECT	115	1	60	1/6	3

NOTES:
1. PROVIDE WITH DISCONNECT SWITCH, UNIT MOUNTED SPEED CONTROLLER, SPRING BRACKETS, HANGING VIBRATION ISOLATORS, FLEXIBLE DUCT CONNECTIONS AND 0 TO 3 HOUR WALL TIMER SWITCH WITHOUT HOLD.
2. CONTROLLED BY WALL MOUNTED TIMER SWITCH PROVIDED BY ELECTRICAL. RE: ELECTRICAL FOR ADDITIONAL INFORMATION.
3. PROVIDE WITH CEILING GRILLE, SPEED CONTROLLER, RUBBER HANGING ISOLATORS, DISCONNECT SWITCH AND RATE OF RISE THERMOSTAT.

DIFFUSER SCHEDULE

MARK NO.	MANUFACTURER	MODEL	FACE SIZE (IN.)	NECK SIZE (IN.)	NO. OF SLOTS	SLOT WIDTH	FRAME TYPE*	FINISH	NOTES
ESA1	EXT	EXT	24x24	6Ø	-	-	EXT	WHITE	2
ESA2	EXT	EXT	24x25	8Ø			EXT	WHITE	2
ESB1	EXT	EXT	48x3	8Ø	-	-	EXT	WHITE	2
ERA1	EXT	EXT	24x24	22x22	-	-	EXT	WHITE	2
SA1	PRICE	PDF	24x24	10Ø	-	-	TYPE 17	WHITE	-
RA1	PRICE	PDDR	12x24	10x22	-	-	TYPE 17	WHITE	1
EA1	PRICE	PDDR	24x24	10Ø	-	-	TYPE 17	WHITE	-

*EXT" DENOTES EXISTING CONDITION

NOTES:
1. PROVIDE WITH RETURN AIR BOOT WHERE SHOWN ON PLANS.
2. CLEAN EXISTING GRILLE AND PAINT WHITE PRIOR TO REINSTALLATION. CONTRACTOR TO REUSE AS MANY EXISTING GRILLES AS POSSIBLE. PROVIDE NEW GRILLES AS NECESSARY., MATCH EXISTING GRILLES FOR ALL NEW GRILLES.

*CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING DIFFUSERS.

1

VAV BOX SCHEDULE

MARK NO.	MANUFACTURER	MODEL	INLET SIZE	MAX. COOLING CFM	MIN. COOLING CFM	ELECTRICAL			NOTES
						VOLT	ø	HZ	
VAV10-1	EXT	EXT	10	225	150	24	1	60	1
VAV10-2	EXT	EXT	6	250	50	24	1	60	1
VAV10-3	EXT	EXT	8	650	100	24	1	60	1
VAV10-4	EXT	EXT	10	900	150	24	1	60	1
VAV10-5	PRICE	SPV	8	675	100	24	1	60	1
VAV10-6	PRICE	SPV	6	175	50	24	1	60	2
VAV10-7	PRICE	SPV	8	350	100	24	1	60	2
VAV10-8	PRICE	SPV	10	900	150	24	1	60	2

"EXT" DENOTES EXISTING CONDITION

NOTES:
1. REBALANCE EXISTING VAV BOX. REPLACE EXISTING THERMOSTAT.
2. PROVIDE FIBER FREE LINER WITH NEW COMPATIBLE THERMOSTAT WITH WHITE COVER.

GENERAL NOTES (TYPICAL ALL SHEETS)

A. MECHANICAL CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK MEETS AND IS IN ACCORDANCE WITH ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CODES AND/OR REQUIREMENTS, INCLUDING HEALTH CODES AND BUILDING OWNER.

B. ALL EXISTING DUCTWORK SHOWN ON DRAWINGS IS SCHEMATIC AND IS BASED ON EXISTING RECORD DRAWINGS PROVIDED BY THE OWNER AND DO NOT REFLECT EXACT EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY EXACT DEPTH AND/OR LOCATIONS ON JOB SITE. CONTRACTOR SHALL REROUTE NEW WORK TO ACCOMMODATE EXACT LOCATIONS OF EXISTING UTILITIES, STUBOUTS AND/OR CONNECTIONS.

C. CUTTING AND PATCHING OF FLOORS, WALLS, CEILING, ETC., REQUIRED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECT'S AND BUILDING OWNER REQUIREMENTS.

D. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION TO AVOID ROUTING CONFLICTS.

E. ANY MATERIAL REMOVED THAT OWNER DOES NOT WISH TO RETAIN SHALL BE REMOVED FROM PROJECT SITE AND DISPOSED OF BY CONTRACTOR.

F. MECHANICAL CONTRACTOR SHALL REMOVE, PATCH AIR TIGHT AND REINSULATE ALL DUCTWORK TAPS NOT REUSED WITH SAME MATERIAL AS EXISTING DUCTWORK.

G. ALL REMOVED DEVICES THAT ARE BEING REUSED FOR NEW CONSTRUCTION SHALL BE CLEANED OF ALL DIRT AND STORED ON SITE.

H. MECHANICAL CONTRACTOR SHALL PROVIDE 3RD PARTY TEST AND AIR BALANCE FOR ALL GRILLES TO CFM'S SHOWN ON PLANS, RE: SPECIFICATIONS FOR TAB REQUIREMENTS.

I. ALL THERMOSTATS SHALL BE MOUNTED TO MATCH BUILDING STANDARDS UNLESS OTHERWISE NOTED.

J. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND RETAINING ALL TEMPERATURE CONTROLS AND EXISTING VAV AND FAN-POWERED BOXES FOR REINSTALLATION UNDER NEW WORK. UPON REINSTALLATION, CONTRACTOR SHALL VERIFY PROPER OPERATION AND NOTIFY THE OWNER IN WRITING IF PROBLEMS ARE FOUND.

K. ALL DUCTWORK, DIFFUSERS, TERMINAL UNITS, PIPING ETC. ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.

L. INSTALL ELASTOMERIC JOINT SEALER AROUND ALL DUCTS, PIPES, ETC. PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL DUCTS, PIPES, ETC. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

M. MECHANICAL CONTRACTOR SHALL COORDINATE ALL TEMPERATURE CONTROL WORK WITH BUILDING OWNER. BUILDING SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES.

N. ALL WORK TO COMPLY WITH BUILDING STANDARDS, COORDINATE WITH LANDLORD AND GENERAL CONTRACTOR AS REQUIRED.

MECHANICAL SYMBOLS

- OR — EXISTING DUCTWORK TO BE REMOVED
- OR — EXISTING DUCTWORK TO REMAIN
- OR — NEW DUCTWORK
- SUPPLY DUCT
- RETURN DUCT
- EXHAUST DUCT
- SUPPLY DIFFUSER
- RETURN GRILLE
- R / R/D — RISE OR DROP IN DUCT
- SUPPLY DUCT DOWN
- SUPPLY DUCT UP
- T — THERMOSTAT
- MANUAL VOLUME DAMPER
- FLEXIBLE DUCT CONNECTION
- AHU-1 — EQUIPMENT TYPE AND DESIGNATION
- SA / 200 — MARK NO. SUPPLY (S_), RETURN (R_), EXHAUST (E_) / CFM
- CONNECT TO EXISTING

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Checked By BLH

MECHANICAL SCHEDULES, GEN. NOTES & SYMBOLS

M3

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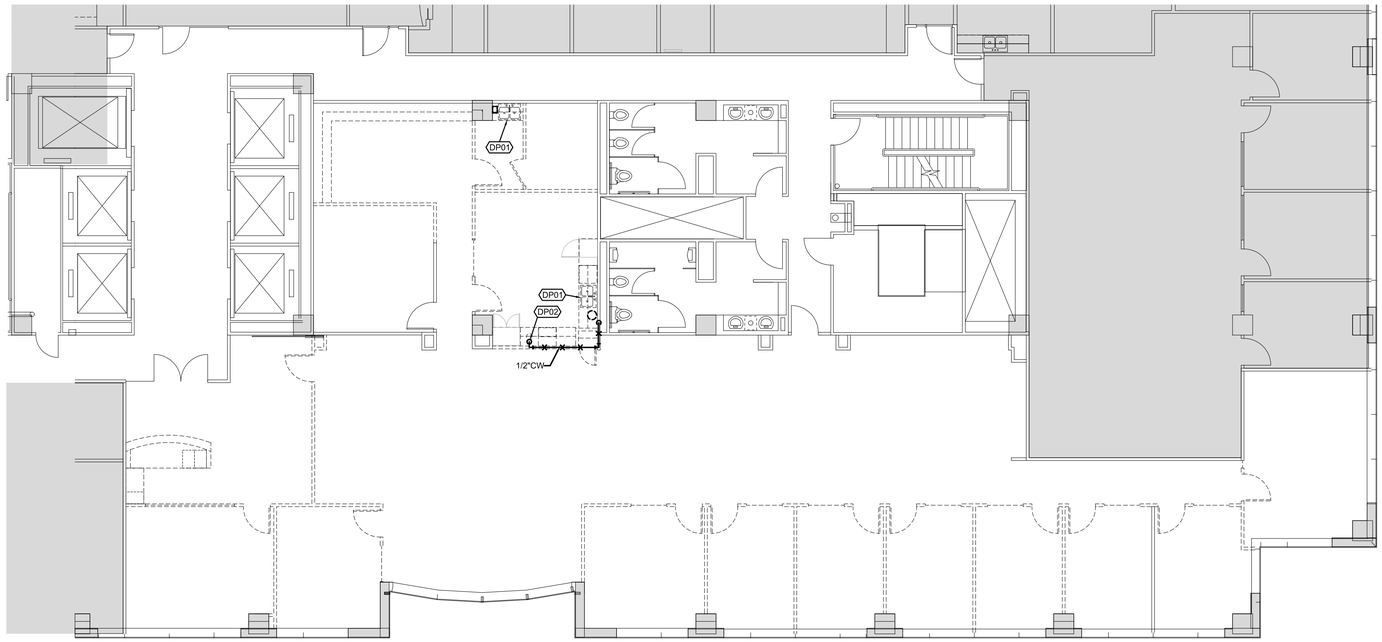


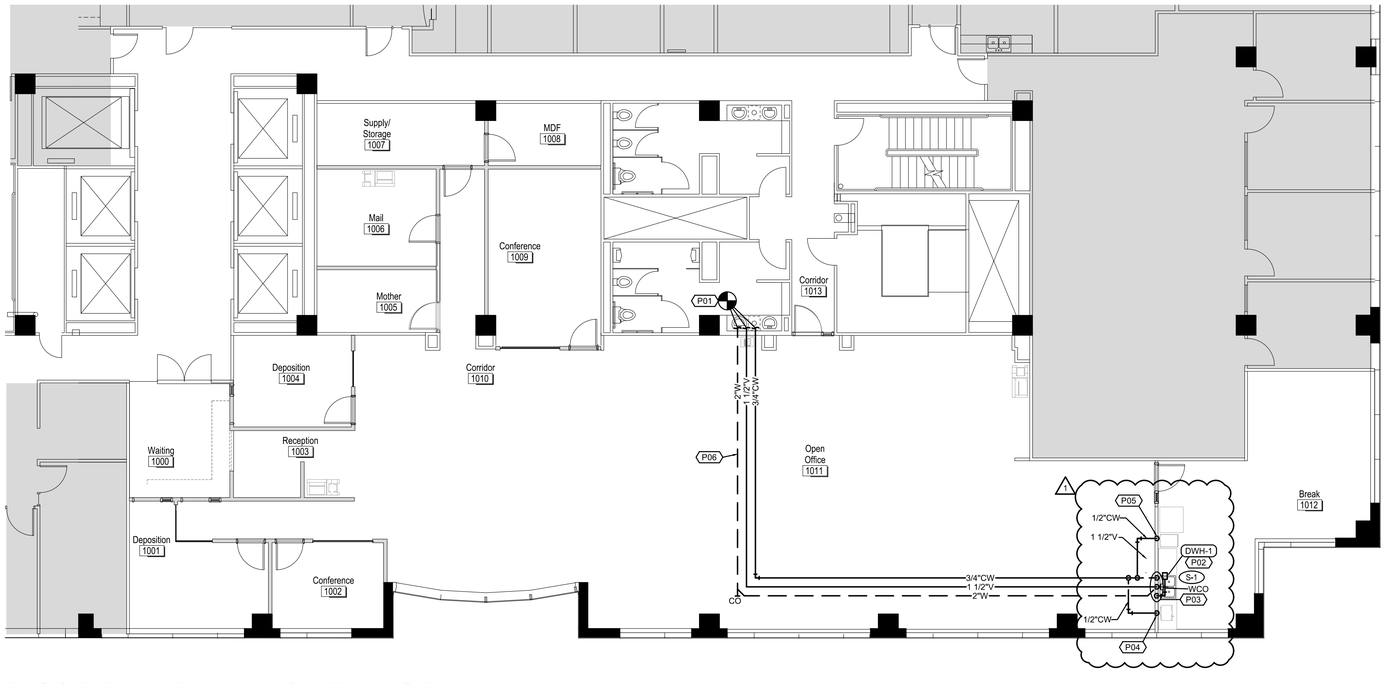
FLOOR PLAN-PLUMBING DEMOLITION

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

N

DP## FLOOR PLAN NOTES

1. REMOVE EXISTING SINK AND ALL RELATED APPURTENANCES INCLUDING FAUCET, TRIM AND WATER HEATER. REMOVE WATER AND VENT PIPING TO ABOVE CEILING AND CAP AND INSULATE TO MATCH EXISTING. REMOVE WASTE PIPING TO BELOW FLOOR AND CAP.
2. REMOVE WATER LINE TO REMOVED REFRIGERATOR.



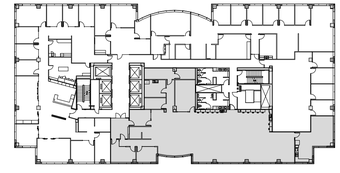
P## FLOOR PLAN NOTES

1. CONNECT TO EXISTING COLD WATER PIPING, VENT PIPING AND WASTE PIPING IN THIS LOCATION, FIELD VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. COORDINATE WASTE ROUTING ON FLOOR BELOW WITH EXISTING STRUCTURE AND MEDIUM PRESSURE DUCTWORK.
2. PROVIDE UNDER CABINET STORAGE ELECTRIC WATER HEATER INSTALLED PER MANUFACTURER'S REQUIREMENTS. ROUTE DRAIN LINE TO HUB DRAIN BELOW SINK.
3. 3/4" COLD WATER DOWN, 2" VENT DOWN AND 2" WASTE UP FROM SINK. 1/2" COLD WATER TO SINK, 1/2" COLD WATER TO WATER HEATER AND 1/2" HOT WATER TO SINK. PROVIDE WALL CLEANOUT AND HUB DRAIN BELOW SINK LOW ENOUGH TO ACCEPT DRAIN PIPING FROM ICE MAKER.
4. 1/2" COLD WATER DOWN TO COFFEE MAKER. PROVIDE FILTER, SHUT OFF VALVE AND DOUBLE CHECK BACKFLOW PREVENTER IN CABINET SECTION BELOW SINK. ROUTE DRAIN LINE TO HUB DRAIN BELOW SINK.
5. 1/2" COLD WATER DOWN TO ICE MAKER. PROVIDE FILTER AND DOUBLE CHECK BACKFLOW PREVENTER IN ACCESSIBLE LOCATION. ROUTE DRAIN LINE TO HUB DRAIN BEHIND ICE MAKER.
6. COORDINATE FINAL ROUTING OF WASTE PIPING WITH MEDIUM PRESSURE DUCTWORK AND STRUCTURE BELOW PRIOR TO FABRICATING PIPE.

FLOOR PLAN-PLUMBING NEW WORK

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

N



KEY PLAN

NO SCALE

N

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FLOOR PLAN-
PLUMBING DEMOLITION &
NEW WORK

P1

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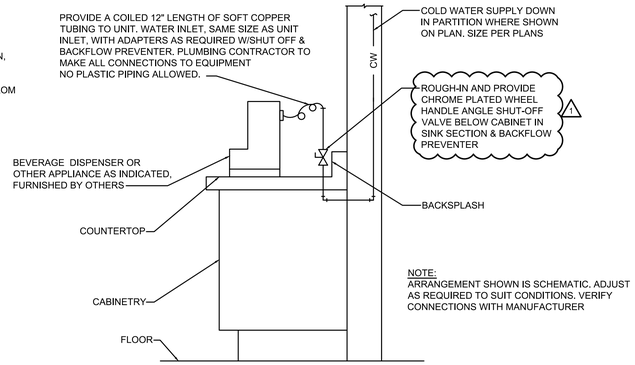
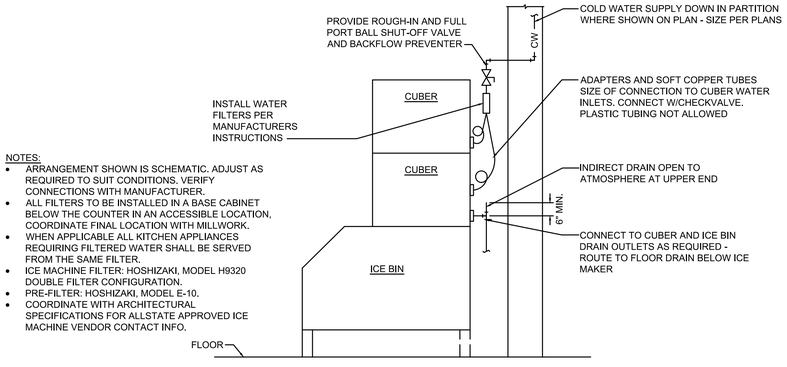
NOTES:
- ALL FILTERS TO BE INSTALLED IN A BASE CABINET BELOW THE COUNTER IN AN ACCESSIBLE LOCATION, COORDINATE FINAL LOCATION WITH MILLWORK.
- WHEN APPLICABLE ALL KITCHEN APPLIANCES REQUIRING FILTERED WATER SHALL BE SERVED FROM THE SAME FILTER.
- COFFEE FILTER: HOSHIZAKI, MODEL H9320 SINGLE CONFIGURATION.



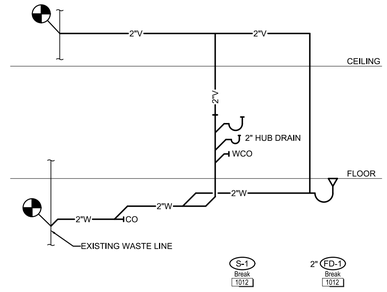
NOTE:
ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER

COFFEE MAKER DETAIL
NO SCALE



NOTES:
- ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.
- ALL FILTERS TO BE INSTALLED IN A BASE CABINET BELOW THE COUNTER IN AN ACCESSIBLE LOCATION, COORDINATE FINAL LOCATION WITH MILLWORK.
- WHEN APPLICABLE ALL KITCHEN APPLIANCES REQUIRING FILTERED WATER SHALL BE SERVED FROM THE SAME FILTER.
- ICE MACHINE FILTER: HOSHIZAKI, MODEL H9320 DOUBLE FILTER CONFIGURATION.
- PRE-FILTER: HOSHIZAKI, MODEL E-10.
- COORDINATE WITH ARCHITECTURAL SPECIFICATIONS FOR ALLSTATE APPROVED ICE MACHINE VENDOR CONTACT INFO.

ICE MACHINE CONNECTION DETAIL
NO SCALE



PLUMBING RISER
NO SCALE

GENERAL NOTES (TYPICAL ALL SHEETS)

- PLUMBING CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK MEETS AND IS IN ACCORDANCE WITH ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAWS AND CODES AND/OR REQUIREMENTS, INCLUDING HEALTH CODES AND BUILDING OWNER.
- ALL EXISTING PIPING SHOWN ON DRAWINGS IS SCHEMATIC AND IS BASED ON EXISTING RECORD DRAWINGS PROVIDED BY THE OWNER AND DO NOT REFLECT EXACT EXISTING CONDITIONS. CONTRACTOR TO FIELD VERIFY EXACT DEPTH AND/OR LOCATIONS ON JOB SITE. CONTRACTOR SHALL REROUTE NEW WORK TO ACCOMMODATE EXACT LOCATIONS OF EXISTING UTILITIES, STUBOUTS AND/OR CONNECTIONS.
- CUTTING AND PATCHING OF FLOORS, WALLS, CEILING, ETC., REQUIRED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECT'S AND/OR BUILDING OWNER REQUIREMENTS.
- COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION TO AVOID ROUTING CONFLICTS.
- ANY MATERIAL REMOVED THAT OWNER DOES NOT WISH TO RETAIN SHALL BE REMOVED FROM PROJECT SITE AND DISPOSED OF BY CONTRACTOR.
- PLUMBING CONTRACTOR SHALL BID WORK IN CEILING SPACE BELOW TO BE COMPLETED AFTER HOURS ONLY IN AREAS THAT ARE NOT OCCUPIED BY THE OWNER'S PERSONNEL. CONTRACTOR SHALL COORDINATE WORK/TIMES WITH THE OWNER'S REPRESENTATIVE.
- INSTALL ELASTOMERIC JOINT SEALER AROUND ALL PIPES PASSING THRU INTERIOR NON-RATED CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS. FOR FIRE RATED INTERIOR CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, AND CONCRETE FLOOR/ROOF SLABS SEAL ALL PIPES. INSTALL FIRESTOP MATERIALS IN ALL GAPS PRIOR TO SEALANT APPLICATION. INSTALL SEALER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL EQUIPMENT BY OTHERS. VERIFY CONNECTIONS SIZES AND REQUIREMENTS.
- PIPING ROUTED BELOW COUNTER IN CABINETS SHALL BE ROUTED AS NOTED. NOT TO INTERFERE WITH DRAWERS, SHELVES, EQUIPMENT, ETC., AND SUPPORT FROM BACK WALL OF CABINET.
- PLUMBING CONTRACTOR SHALL BID AND SCHEDULE ALL CORE DRILLING AND HAMMER DRILLING FOR AFTER BUSINESS HOURS.
- PLUMBING CONTRACTOR SHALL SCAN FLOOR UTILIZING GROUND PENETRATING RADAR PRIOR TO ANY CORE DRILLING OR SAW CUTTING OF SLAB AND SHALL VERIFY PLACEMENT WITH BUILDING OWNER'S REPRESENTATIVE PRIOR TO DRILLING.
- PLUMBING CONTRACTOR SHALL PROVIDE PRO-SET SYSTEMS 'TRAP GUARD' IN ALL HUB DRAIN TRAPS WITHIN PROJECT SCOPE OF WORK.
- UPON REQUEST FOR ELECTRONIC FILES, CONTRACTOR SHALL FILL OUT, SIGN AND RETURN ELECTRONIC MEDIA RELEASE FORM FROM ENGINEER AND PROVIDE PAYMENT FOR FEES STIPULATED ON ELECTRONIC MEDIA RELEASE FORM. UPON RECEIPT OF COMPLETED RELEASE FORM AND PAYMENT, ELECTRONIC FILES WILL BE RELEASED.
- ALL CABLE TIES FOR LOW VOLTAGE SYSTEMS LOCATED IN PLENUMS UTILIZED FOR AIR MOVEMENT THAT ARE NOT INSTALLED IN CONDUIT SHALL BE 25/50 FLAME AND SMOKE RATED, HELLERMANN TYTON T50 R2C2UL OR EQUIVALENT.

PLUMBING SYMBOLS

	EXISTING TO REMAIN
X X X	EXISTING TO BE REMOVED
	NEW PIPING
CW	COLD WATER
HW	HOT WATER
V	SANITARY VENT ABOVE GROUND/FLOOR
W	SANITARY WASTE BELOW GROUND/FLOOR
	CHECK VALVE
PT	PRESSURE & TEMPERATURE RELIEF VALVE
	SHUT OFF VALVE
	UNION
	PIPE DROP/PIPE RISE
	BOTTOM OUTLET TEE
	TOP OUTLET TEE
WCO	WALL CLEAN OUT
DWH-1	EQUIPMENT TYPE AND DESIGNATION
	PLUMBING FIXTURE DESIGNATION
	CONNECT TO EXISTING

WATER HEATER SCHEDULE (ELECTRIC)

MARK NO.	MANUFACTURER	SERVES	MODEL NO.	TANK LINING	TANK CAPACITY (GAL)	ACTIVATION GPM	INPUT (KW)	THERMAL EXPANSION TANK MODEL NO.	ELECTRICAL VOLT	ELECTRICAL Ø	ELECTRICAL HZ	NOTES
DWH-1	AO SMITH	BREAK ROOM	EJC-2	GLASS	2.5	N/A	1.5	AMTROL ST-5	120	1	60	1,2

NOTES: 1. SET HEATER TO 110 DEGF.
2. PROVIDE WITH CONTROL THERMAL EXPANSION TANK, AMTROL MODEL AND SCHEDULED WITH SERVICE CHECK VALVE.

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PLUMBING SCHEDULES, GEN. NOTES & SYMBOLS

P3

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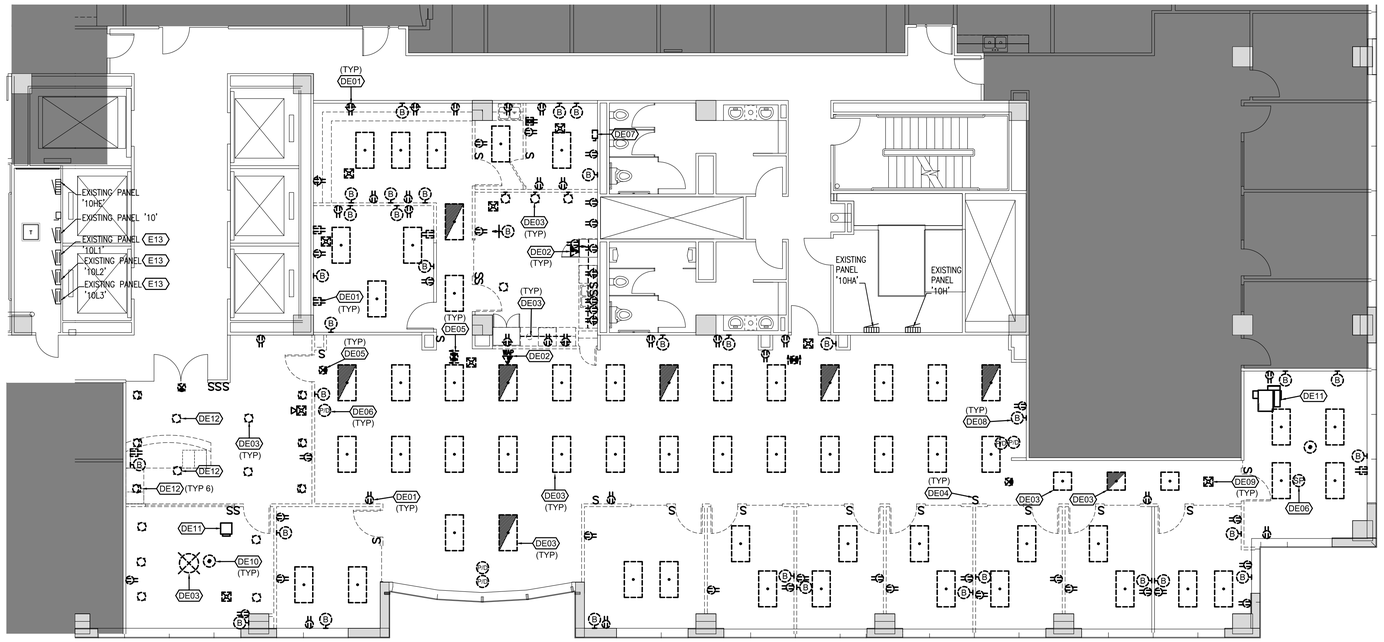


FLOOR PLAN-ELECTRICAL DEMOLITION

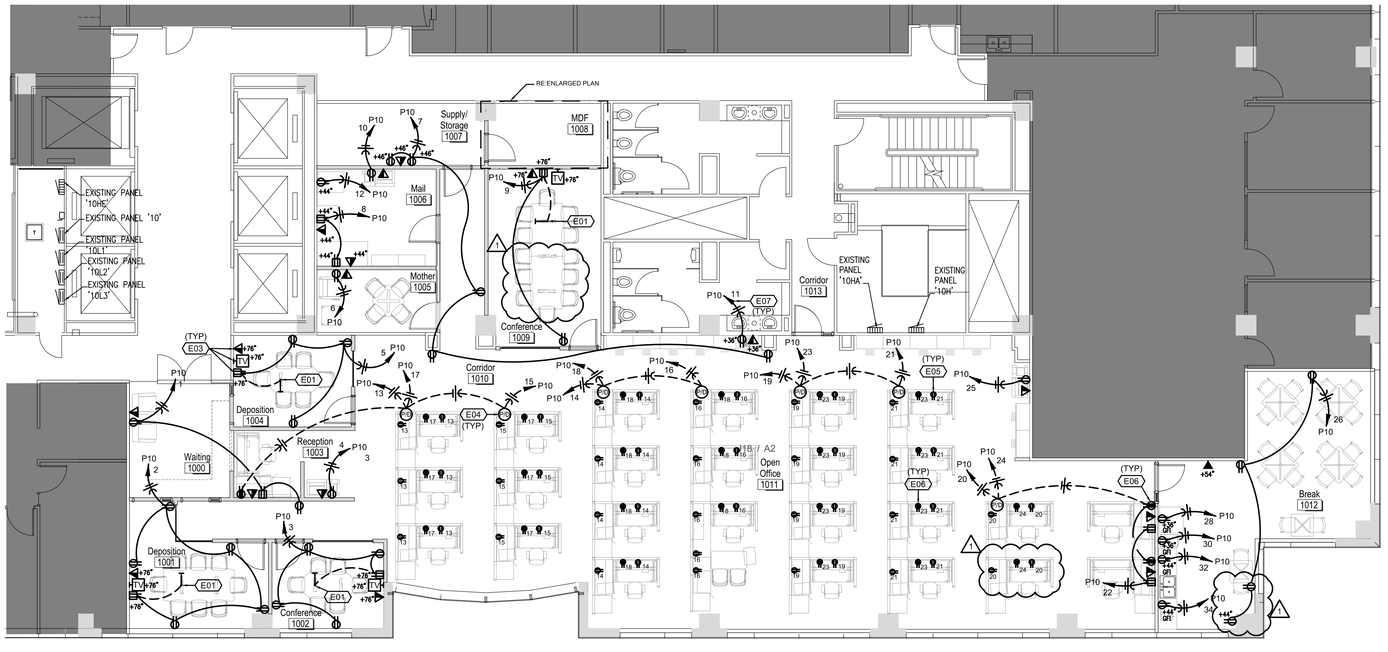
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

- ALL DEMOLITION WORK SHALL BE PERFORMED BY DEMOLITION CONTRACTOR, INCLUDING LOW VOLTAGE WORK.
- ALL ABANDONED COMMUNICATIONS CABLING SHALL BE REMOVED IN IT'S ENTIRETY.
- ALL CIRCUITS NOT BEING REUSED SHALL BE LABELED AS "SPARE" IN THE PANEL DIRECTORY.

DE## FLOOR PLAN NOTES-DEMO

1. EXISTING RECEPTACLE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
2. EXISTING TELECOMMUNICATIONS RECEPTACLE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
3. EXISTING LIGHTING FIXTURE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
4. EXISTING LIGHT SWITCH TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
5. EXISTING EXIT SIGN TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
6. EXISTING FURNITURE FEED POKE THROUGH DEVICE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN. PATCH AND FILL FLOOR TO MATCH SURROUNDING CONDITION.
7. EXISTING DISCONNECT SWITCH TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
8. EXISTING BLANK JUNCTION BOX TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
9. EXISTING FIRE ALARM DEVICE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
10. EXISTING POKE THROUGH DEVICE TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN. PATCH AND FILL FLOOR TO MATCH SURROUNDING CONDITION.
11. EXISTING MECHANICAL EQUIPMENT TO BE REMOVED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
12. EXISTING LIGHT FIXTURE TO BE RELOCATED. REMOVE ALL ASSOCIATED CONDUIT AND WIRING BACK TO SOURCE OR NEAREST DEVICE TO REMAIN.
13. UPON COMPLETION OF DEMOLITION WORK CONTRACTOR SHALL VERIFY QUANTITY OF EXISTING CIRCUITS AVAILABLE FOR NEW WORK ON THIS PANEL AND SHALL NOTIFY OWNER AND ENGINEER. CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COST WITH VERIFICATION INCLUDING TRACING OF CIRCUITS IF NECESSARY.



FLOOR PLAN-POWER

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

GENERAL NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL (A) DRAWINGS AND VOICE/DATA (VD) DRAWINGS FOR ADDITIONAL DETAILS AND INFORMATION ASSOCIATED WITH POWER, AUDIO/VISUAL, SECURITY AND VOICE/DATA SCOPE OF WORK.
- MULTI-WIRE BRANCH CIRCUITS SERVING FURNITURE SHALL HAVE DEDICATED NEUTRALS AND SHALL BE TERMINATED ON SEPARATE NEUTRAL BUSES WITHIN FURNITURE SYSTEM.
- REFERENCE ARCHITECTURAL PLANS FOR RECEPTACLE HEIGHTS ABOVE COUNTERS PRIOR TO ROUGH-IN.

E## FLOOR PLAN NOTES-POWER

1. AUDIO/VISUAL, POWER AND DATA STUB UP INTO CONFERENCE TABLE LEG. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION.
2. POWER AND DATA STUB UP INTO CONFERENCE TABLE LEG. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION.
3. COORDINATE EXACT ROUGH-IN LOCATION WITH TELEVISION MOUNTING BRACKET. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION.
4. POWER AND DATA FURNITURE FEED MONUMENT DEVICE. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION. MAKE POWER CONNECTION TO FURNITURE FEED WHIP.
5. RECEPTACLE SHOWN FOR REFERENCE ONLY. RECEPTACLE PROVIDED WITH FURNITURE. NUMBER DESIGNATES CIRCUIT CONNECTED TO. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION.
6. CIRCUIT DESIGNATED FOR WORKSTATION RECEPTACLES SERVING SIT/STAND MOTOR LOADS ONLY. REFERENCE 'VD' DRAWINGS FOR ADDITIONAL INFORMATION.
7. BASE BID: HOMERUN TO EXISTING PANEL (10L1, 10L2 OR 10L3) AND TERMINATE ON AN EXISTING 20A/1P BREAKER MADE AVAILABLE FROM DEMOLITION WORK. ADD ALTERNATE: HOMERUN TO NEW PANEL P10.

KEY PLAN

NO SCALE

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FLOOR PLAN-
ELECTRICAL DEMOLITION
& POWER

E1

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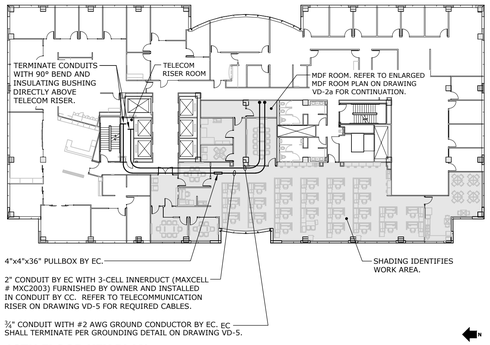


10TH FLOOR KEY PLAN

SCALE: 1"=30'-0"

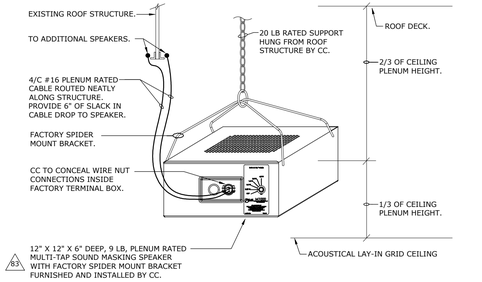
VOICE/DATA NOTES:

1. EC SHALL PROVIDE WALL PENETRATIONS (IN NON-RATED, FULL HEIGHT WALLS) FOR COMMUNICATIONS CABLING PER PROJECT SCOPE SECTION OF VOICE/DATA SPECIFICATIONS. COORDINATE SIZES AND LOCATIONS WITH COMMUNICATION CONTRACTOR.
2. ALL VOICE/DATA CONDUITS, BY EC, SHALL INCLUDE A 90° CONDUIT BEND, EXTENSION TO ACCESSIBLE CEILING (WHERE NOTED ON PLAN), AND AN INSULATING BUSHING, AT EACH END. REFER TO THE VOICE/DATA OUTLET DETAIL ON DRAWING VD-7 FOR ADDITIONAL INFORMATION.

VOICE/DATA DRAWING LIST

VD-1	VOICE/DATA & SOUND MASKING PLAN
VD-2a	ENLARGED MDF PLANS & ELEVATIONS
VD-2b	MDF ROOM DETAILS
VD-3a	CONFERENCE ROOM PLAN & DETAILS (PART 1)
VD-3b	CONFERENCE ROOM PLAN & DETAILS (PART 2)
VD-4	VOICE/DATA DETAILS
VD-5	VOICE/DATA SCHEDULE
VD-6	VOICE/DATA SPECIFICATIONS
VD-7	VOICE/DATA SYMBOLS

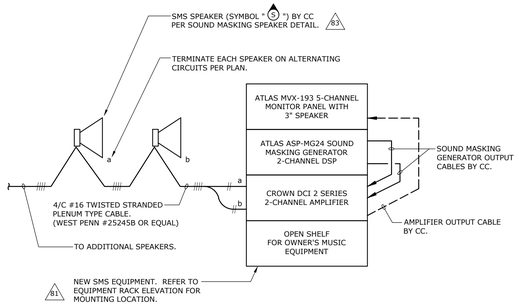
10TH FLOOR VOICE/DATA PLAN



1 SOUND MASKING SPEAKER DETAIL

(SYMBOL "S")

NOT TO SCALE



2 SOUND MASKING SYSTEM RISER DIAGRAM

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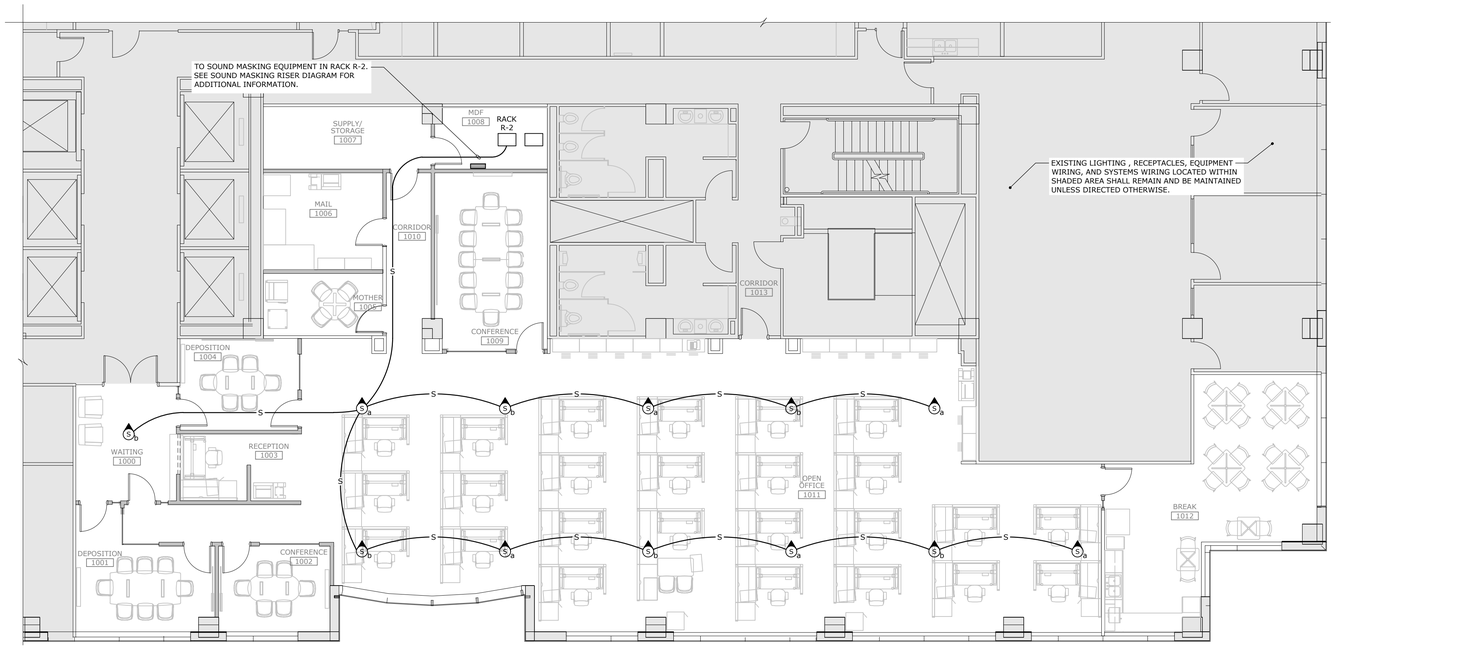

10TH FLOOR SOUND MASKING PLAN

GastingerWalker&

Architects | Interior Designers | Construction Managers
817 Wyandotte Kansas City Missouri 64105 816.421.8200 gastingerwalker.com

Mechanical / Electrical / Plumbing
Lankford Fendler + associates
1730 Walnut
Kansas City, MO 64106
816.221.1411p / 816.221.1429f

Voice / Data
pta engineering
275 Springside Dr., Suite 300
Akron, OH 44333
330.666.3702

REGISTERED PROFESSIONAL ENGINEER 90567 OREGON JULY 15, 2019 MICHAEL J. CASSEDAY

EXPIRATION DATE:

Allstate Insurance Company

Tenant Improvement

1000 SW Broadway
Portland, OR 97205

ISSUED FOR:

Allstate Review	24 May 2019
Permit	29 May 2019
Pricing	03 June 2019
1 Addendum #1	26 July 2019

Drawn By: PTA ENG INC.
Checked By: B.J.M.

VOICE/DATA & SOUND MASKING PLANS

VD-1

Project Number: 2018.590

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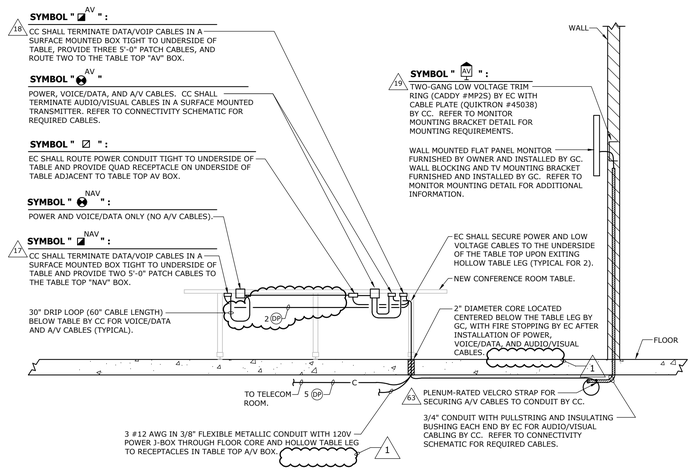
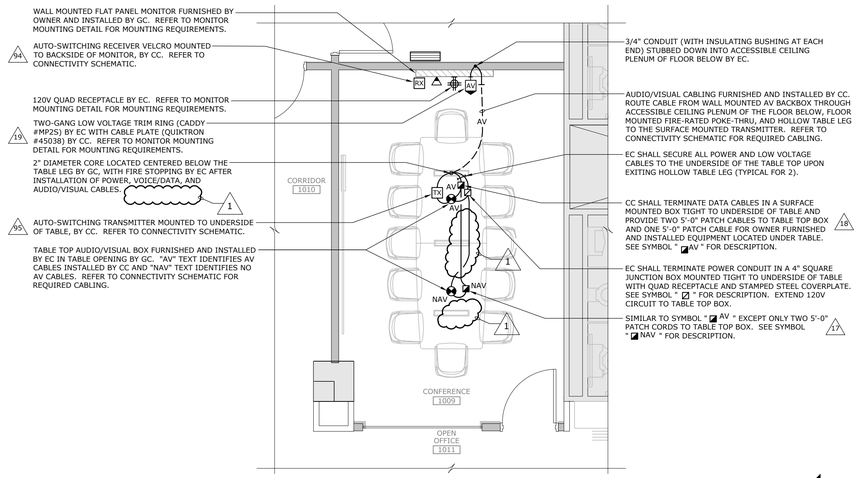
d= (24x36 in) | (landscape) | 116-19-01 - Brian Maxam - 2019-07-26:10:49



1 **CONFERENCE 1009 AV ELEVATION** NOT TO SCALE



CONFERENCE ROOM 1009 PLAN

GastingerWalker&

Architects | Interior Designers | Construction Managers
817 Wyandotte Kansas City Missouri 64105 816.421.8200 gastingerwalker.com

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REGISTERED PROFESSIONAL ENGINEER 90567 OREGON JULY 15, 2019 MICHAEL J. CASSEDAY

EXPIRATION DATE:

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Tenant Improvement

1000 SW Broadway
Portland, OR 97205

ISSUED FOR:

Allstate Review	24 May 2019
Permit	29 May 2019
Pricing	03 June 2019
1 Addendum #1	26 July 2019

Drawn By PTA ENG INC.
Checked By B.J.M.

CONFERNCE ROOM PLAN & DETAILS (PART 2)

VD-3b

Project Number: 2018.590

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d+ (24x36 in) (landscape) 116-19-01 - Brian Makan - 2019-07-26 10:48

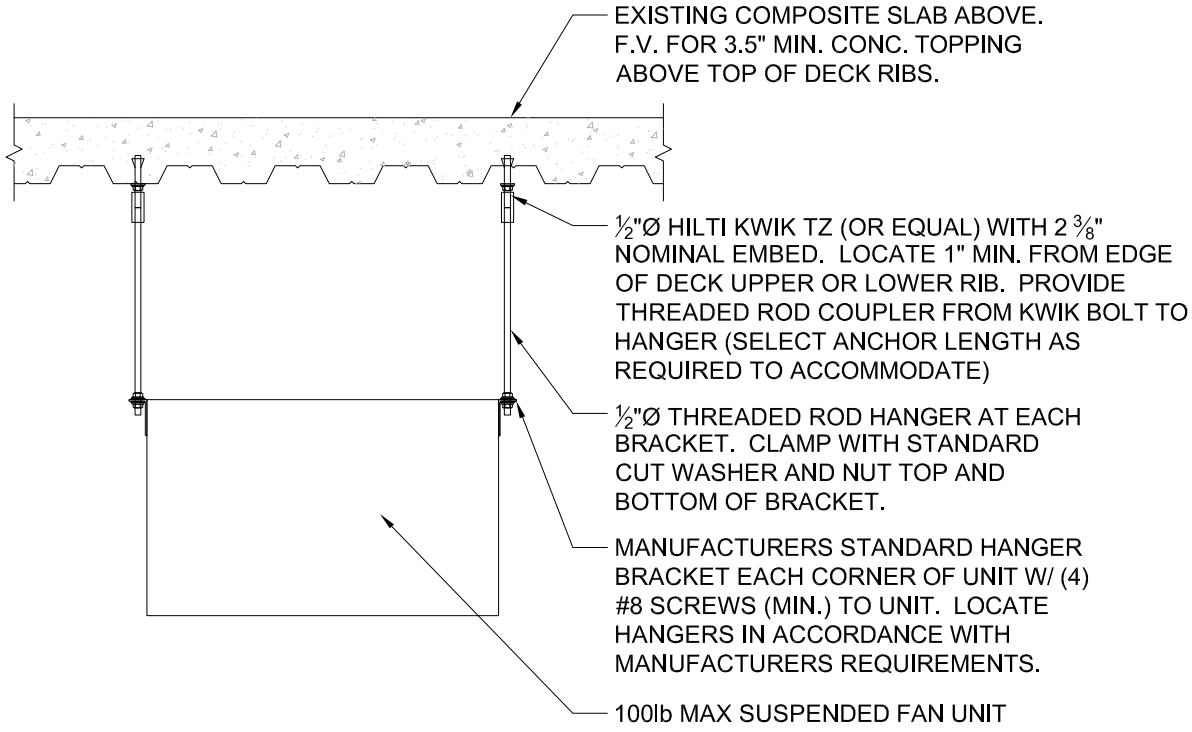
FAN POWERED BOX SCHEDULE

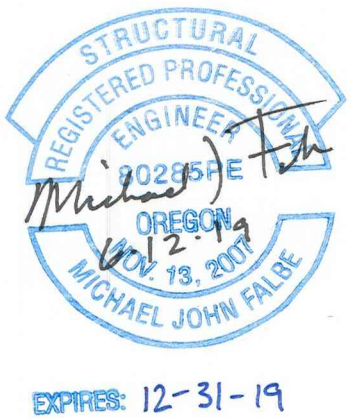
MARK NO.	MANUFACTURER	MODEL	FAN SIZE	INLET SIZE	MAX. AIR VALVE COOLING CFM	FAN CFM	MIN. AIR VALVE COOLING CFM	MAX. NC @1"WC	ELECTRIC HEAT (KW*)	STAGES	WEIGHT (LBS.)	ELECTRICAL			NOTES
												VOLT	ø	HZ	
FPB10-1	EXT	EXT	EXT	8	325	125	100	EXT	5	2	EXT	277	1	60	1
FPB10-2	EXT	EXT	EXT	8	325	125	100	EXT	3	1	EXT	277	1	60	1
FPB10-3	EXT	EXT	EXT	8	825	450	100	EXT	5	2	EXT	277	1	60	1
FPB10-4	EXT	EXT	EXT	10	825	400	150	EXT	5	2	EXT	277	1	60	1
FPB10-5	PRICE	FDV	EXT	10	550	225	150	40	5	2	80	277	1	60	2
FPB10-6	PRICE	FDV	EXT	10	1100	625	100	40	8	2	80	277	1	60	2

"EXT" DENOTES EXISTING CONDITION

NOTES:
1. REBALANCE EXISTING FAN POWERED BOX TO CFM INDICATED.
2. PROVIDE WITH DISCONNECT SWITCH, ELECTRONIC DIGITAL CONTROLLER WITH COMPATIBLE THERMOSTAT, ELECTRIC HEATER, AIR PROOF SWITCH, MAGNETIC CONTACTOR, SPRING HANGER BRACKETS, DISPOSABLE PLEATED RETURN AIR FILTER, 24V TRANSFORMER FOR CONTROLS AND SINGLE POINT POWER CONNECTION.

*HEATING KW IS NET CAPACTIY AT VOLTAGE AND PHASE INDICATED.





FAN POWERED VAV UNIT SUPPORT DETAIL