

EA Project No.: 16-1100

DATE OF ISSUANCE: February 14, 2017

The Project Manual and Drawings dated Date for the above referenced project are hereby amended as follows:

Notice: This addendum is issued to all prospective bidders as an amendment to the Drawings and Project Manual for the Canopy Row. Bidders shall acknowledge this addendum on the Bid Form. All information contained herein shall be fully incorporated into the Contract Documents as though originally included therein.

GENERAL INFORMATION

- Item AD-1. This Addendum consists of the following documents.
- a. Mechanical Addendum #2 (attached)
 - b. Electrical Addendum #2 (attached)

MODIFICATIONS TO THE PROJECT MANUAL

Technical Sections; Divisions 0-33

- Item AD-2. Section 085113 – Aluminum Windows
- a. Article 2.1.B.2., Delete “Minimum Performance Grade: 60”. Replace with “Minimum Performance Grade: 50”.
 - b. Article 2.1.C., Delete “Condensation-Resistance Factor (CRF): Provide aluminum windows tested for thermal performance according to AAMA 1503, showing a CRF of 45.”
 - c. Article 2.2.A., Add “Wintech”
 - d. Article 2.2.A., Add “Gerkin Windows & Doors”
- Item AD-3. Section 085413 – Fiberglass Windows
- a. Article 1.1.B., Add “Section 085413 Fiberglass Windows and patio doors substitution alternate applies to Section 085113 only. Section 085413 Fiberglass Windows does not apply to section 084113 Aluminum Framed Entrances and Storefronts.”
 - b. Article 2.2.A., Add Marvin Windows and Doors
 - c. Article 2.2.C.1., Delete “Class1, anodized Dark Bronze”. Replace with “Dark Bronze to match storefront finish.”
 - d. Article 2.2.C.2., Add “or manufacturer’s standard white interior finish.”
- Item AD-4. Section 074213.13 – Formed Metal Wall Panels
- a. Article 2.2.B.1., Add “Firestone Building Products”
- Item AD-5. Section 075423 – Thermoplastic-polyolefin (TPO) Roofing
- a. Article 2.2.A., Delete “fabric-backed TPO sheet.” Replace with “fabric-backed or non-backed TPO sheet.”
 - b. Article 2.2.A.1., Add “Firestone Building Products”
- Item AD-6. Section 076200 – Sheet Metal Flashing and Trim
- a. Article 2.7.A.1.A., Delete “0.040 inch (1.02mm) thick.” Replace with “24 gauge.”
- Item AD-7. Section 087100 – Door Hardware
- a. Add attached section 087100 in its entirety.

- Item AD-8. Section 321413 – Precast Concrete Unit Paving
a. Article 2.1., Delete Article 2.1. Replace with attached Article 2.1.

MODIFICATIONS TO THE DRAWINGS

- Item AD-9. Sheet R001 – First Floor Regulatory Plan
a. Delete “ NEC National Electrical Code Adopted by Local Ordinance (2011)”. Replace with “NEC National Electrical Code Adopted by Local Ordinance (2014)”.
- Item AD-10. Sheet C001, C002, C100, C200, C400, C500
a. See attached sheets for revisions.
- Item AD-11. Sheet C100-TIF, C200-TIF, C300-TIF, C400-TIF, L100-TIF
a. Civil sheets have been broken out for the TIF project. TIF sheets will be publicly bid at a later time and should not be included in the bid. See attached sheets.
- Item AD-12. Sheet A102 – Lower Level Floor Plan – Building B
a. See attached sheet A102 for trash enclosure details.
- Item AD-13. Sheet A602 – Door and Windows
a. Add the following door hardware sets:
b. **R-1 Openings:** H4, H5, L7, L8, A4, A8, D8, E4, F3, F7 (typical at swing door closets, mechanical rooms, and laundry rooms)
Lockset:
Basis-of-Design Product: Schlage Latitude Lever Hall and Closet Lock (passage) with round rosette, satin nickel finish. ADA compliant. Meet ANSI A156.2, 1996, Series 4000, Grade 2. Provide manufacturer’s standard strike and other accessories as required. Provide Basis-of-Design product or equal product meeting requirements specified herein.
Hinges:
Prehung Doors – hinges by door manufacturer
- R-2 Openings:** G4, H6, H7, H10, H11, J3, J4, J6, J7, K4, K5, K8, K9, L4, L5, L9, L10, A5, B4, C3, C4, D4, E5, E6, F4, F5 (typical at swing door bedrooms and bathrooms)
Lockset:
Basis-of-Design Product: Schlage Latitude Lever Bed and Bath Lock (privacy) with round rosette, satin nickel finish. ADA compliant. Meet ANSI A156.2, 1996, Series 4000, Grade 2. Provide manufacturer’s standard strike and other accessories as required. Provide Basis-of-Design product or equal product meeting requirements specified herein.
Hinges:
Prehung Doors – hinges by door manufacturer.
- R-3 Openings:** G5, G7, H8, H9, J8, K6, K7, L6, L11, B6, D6, D7, E7, E8, (typical at door type F, sliding closet doors)
Sliding Bypass Closet Door Assembly:
Basis-of-Design Product: Stanley Hardware, BPD60A Dial Adjustable Hanger, including bypass sliding aluminum door track, 4 door hangers, floor track, and 2 door pulls. Verify track length required with door schedule and Drawings. Provide Basis-of-Design product or equal product meeting requirements specified herein.
- R-4 Openings:** G6, G8, G9, A6, B5, D5 (typical at door type E, sliding barn doors)
Sliding Barn Door Assembly:
Hardware by Owner, installed by Contractor.

ADDENDUM No. 2
Bid Package #1: Construction Documents
Encompass Architects, p.c.

Canopy Row
700 N St., Lincoln, NE 68508
NGC Group

- Item AD-14. Sheet A761 – Suite A
 - a. Revise details 2/A761 as indicated on attached sheet A761.
- Item AD-15. Sheet A762 – Suite B
 - a. Revise details 2/A762 and add detail 7/A762 as indicated on attached sheet A762.
- Item AD-16. Sheet A763 – Suite C
 - a. Revise details 2/A763 as indicated on attached sheet A763.
- Item AD-17. Sheet A764 – Suite D
 - a. Revise details 2/A764 as indicated on attached sheet A764.
- Item AD-18. Sheet A765 – Suite E ADA
 - a. Revise details 2/A765 as indicated on attached sheet A765.
- Item AD-19. Sheet A766 – Suite F
 - a. Revise details 2/A766 as indicated on attached sheet A766.
- Item AD-20. Sheet A767 – Suite G
 - a. Revise details 2/A767 as indicated on attached sheet A767.
- Item AD-21. Sheet A768 – Suite H
 - a. Revise details 2/A768 as indicated on attached sheet A768.
- Item AD-22. Sheet A769 – Suite J
 - a. Revise details 2/A769 as indicated on attached sheet A769.
- Item AD-23. Sheet A770 – Suite K
 - a. Revise details 2/A770 as indicated on attached sheet A770.
- Item AD-24. Sheet A771– Suite L
 - a. Revise details 4/A771 as indicated on attached sheet A771.
- Item AD-25. Sheet A772 – Common A200/ Office C200
 - a. Revise details 3/A772 as indicated on attached sheet A772.
- Item AD-26. Sheet S005 – Structural Schedules
 - a. Revise Sheathing Attachment Schedule as indicated on attached sheet S005.
- Item AD-27. Sheet S504 – Structural Details
 - a. Revised guardrail attachment to steel framing
 - b. Detail J1/S504 – Engineer will work with general contractor on constructability issues. The anchor can be installed before floor is poured and shear wall holdown stud can be shipped loose and nailed in place.
- Item AD-28. Sheet S505 – Structural Details
 - a. Revised guardrail attachment to steel framing
- Item AD-29. Sheet S506 – Structural Details
 - a. Revised guardrail attachment to steel framing
- Item AD-30. Structural Clarification
 - a. The brick relief angle and pour stop do not have to be one piece. Only the brick relief angle needs to be galvanized.

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- Item AD-31. Attachment- Typ. Mech. Room Section and Plan Detail
a. See attached detail sheet.

End of Addendum No. 2 to Construction Documents

MECHANICAL ADDENDUM #2

Project: Canopy Row

Date: 2-13-17

Reference Revised Sheet M121

Mechanical Room A231 change G-11610-1610 to G21610-1610.

Common A200 change G-12410-1808 to G-22410-1808.

Reference Revised Sheet M122

Mechanical Room B215 change G-11408-1408 to G21408-1408.

Office C200 corridor and kitchen change 3 each R20606-06 to R30606-06.

Reference Revised Sheet M131

Mechanical Room A331 change G-11610-1610 to G21610-1610.

Reference Revised Sheet M132

Mechanical Room B315 change G-11408-1408 to G21408-1408.

Office C300 corridor and kitchen change 3 each R20606-06 to R30606-06.

Reference Revised Sheet M141

Mechanical Room A431 change G-11612-1612 to G21612-1612.

Reference Revised Sheet M142

Mechanical Room B415 change G-11610-1610 to G21610-1610.

Office C400 corridor and kitchen change 3 each R20606-06 to R30606-06.

Reference Revised Sheet M152

Office C500 corridor and kitchen change 3 each R20606-06 to R30606-06.

Reference Revised Sheet M202

Add two 2" DS for the roof drain in the canopy over Vestibule 101 entrance tying into 3" under floor storm.

Revise the under floor waste in building so that existing garage 4" waste is to be removed and replaced with a 4" waste pipe inside 6" PVC sleeve and the 4" waste from the building C first floor tenants to tie into the 4" garage waste pipe downstream of the double grade cleanout outside the building.

Reference Revised Sheet M212

Add two 2" roof drains in the canopy over Vestibule 101 entrance and drop to the 3" under floor storm with two 2" downspouts.

Reference Revised Sheet M300

Add second HWP-2 to be installed below HWP-1 and change piping connection of HE-2 from upstream of HE-1 to downstream of HE-1.

Add section showing the pipe routing of the 2" roof drains in the canopy over Vestibule 101 entrance to the under floor 3" storm.

Reference Revised Sheet M362

Add two 2" roof drains in the canopy over Vestibule 101 entrance.

Reference Sheet M601

Add to line item 37 to provide second HWP-1 (to be identified as HWP-2)

The following manufacturers have received prior approval for bidding purposes subject to shop drawing review:

Electric wall heaters (line items 28-31 and 62-64) Indeeco and Q-Mark

Heat pumps (line items 3-13, and 15-27) Daikin and Florida Heat Pumps

Coils (line items 14-21 and 25-27) Daikin and Temptrol

Fan Coils (line item 1-3) Daikin and IEC



DATE ISSUED 13 February 2017

ADDENDUM # 2

ENGINEER Engineering Technologies, Inc.
825 M Street, Suite 200
Lincoln, NE 68508

PROJECT Canopy Row

ETI PROJECT # 2016-142

The Architect issues this Addendum to all known bidders before receipt of proposals. Bidder shall acknowledge the receipt of this addendum on their proposal sheet and all information contained herein shall become a part of the contract documents.

ADDENDUM:

NARRATIVE FROM ADDENDUM #1

- 1. Canopy Row Electrical Finish Narrative
A. Wiring and Conduit Paragraph - to clarify where Type NM cabling is acceptable, per NEC 334.10 in the apartments for branch circuits from the load centers Type NM cabling is allowed. All other areas shall use Type EMT type conduit.
B. Ceiling Fans paragraph - Correction: the ceiling fans shall be provided by the Contractor. Ceiling fans shall be included in the \$150,000 lighting amount. Ceiling fans shall be multispeed with light kit and combination speed control/lighting dimmer station. Ceiling fan selection is subject to Owner Approval.
C. Communications paragraphs - Correction: the Contractor shall provide the Telecom Board and power receptacle, all boxes and raceways. All wiring and terminations shall be by others.

DRAWINGS - ELECTRICAL

- 1. Sheet E100 - Site Plan Electrical
A. To try to save cutting and patching the existing parking lot the contractor shall use directional boring to install the secondary electrical conduits.
2. Sheet E111 First Floor Plan Electrical
A. A new pump, HWP-2, shall be added to this sheet in MEP B001. It has the same connection as HWP-1 and shall be mounted at the same location. Connect to circuit H3-36.
3. Sheet E211
A. Add HWP-2 to the equipment connection schedule. It has the same connection as HWP-1.

END OF ADDENDUM

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes commercial door hardware for the following:
 - 1. Swinging doors.
 - 2. Other doors to the extent indicated.
- B. Door hardware includes, but is not necessarily limited to, the following:
 - 1. Mechanical door hardware.
 - 2. Electromechanical door hardware.
- C. Related Sections:
 - 1. Division 08 Section “Hollow Metal Doors and Frames”.
 - 2. Division 08 Section “Interior Aluminum Doors and Frames”.
 - 3. Division 08 Section “Flush Wood Doors”.
- D. Codes and References: Comply with the version year adopted by the Authority Having Jurisdiction.
 - 1. ANSI A117.1 - Accessible and Usable Buildings and Facilities.
 - 2. ICC/IBC - International Building Code.
 - 3. NFPA 70 - National Electrical Code.
 - 4. NFPA 80 - Fire Doors and Windows.
 - 5. NFPA 101 - Life Safety Code.
 - 6. NFPA 105 - Installation of Smoke Door Assemblies.
 - 7. State Building Codes, Local Amendments.
- E. Standards: All hardware specified herein shall comply with the following industry standards:
 - 1. ANSI/BHMA Certified Product Standards - A156 Series
 - 2. UL10C – Positive Pressure Fire Tests of Door Assemblies

1.2 SUBMITTALS

- A. Product Data: Manufacturer's product data sheets including installation details, material descriptions, dimensions of individual components and profiles, operational descriptions and finishes.
- B. Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of door hardware, as well as procedures and diagrams. Coordinate the final Door

Hardware Schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Format: Comply with scheduling sequence and vertical format in DHI's "Sequence and Format for the Hardware Schedule."
 2. Organization: Organize the Door Hardware Schedule into door hardware sets indicating complete designations of every item required for each door or opening. Organize door hardware sets in same order as in the Door Hardware Sets at the end of Part 3. Submittals that do not follow the same format and order as the Door Hardware Sets will be rejected and subject to resubmission.
 3. Content: Include the following information:
 - a. Type, style, function, size, label, hand, and finish of each door hardware item.
 - b. Manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of door hardware set, cross-referenced to Drawings, both on floor plans and in door and frame schedule.
 - e. Explanation of abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for door hardware.
 - g. Door and frame sizes and materials.
 - h. Warranty information for each product.
 4. Submittal Sequence: Submit the final Door Hardware Schedule at earliest possible date, particularly where approval of the Door Hardware Schedule must precede fabrication of other work that is critical in the Project construction schedule. Include Product Data, Samples, Shop Drawings of other work affected by door hardware, and other information essential to the coordinated review of the Door Hardware Schedule.
- C. Shop Drawings: Details of electrified access control hardware indicating the following:
1. Wiring Diagrams: Upon receipt of approved schedules, submit detailed system wiring diagrams for power, signaling, monitoring, communication, and control of the access control system electrified hardware. Differentiate between manufacturer-installed and field-installed wiring. Include the following:
 - a. Elevation diagram of each unique access controlled opening showing location and interconnection of major system components with respect to their placement in the respective door openings.
 - b. Complete (risers, point-to-point) access control system block wiring diagrams.
 - c. Wiring instructions for each electronic component scheduled herein.
 2. Electrical Coordination: Coordinate with related sections the voltages and wiring details required at electrically controlled and operated hardware openings.
- D. Keying Schedule: After a keying meeting with the owner has taken place prepare a separate keying schedule detailing final instructions. Submit the keying schedule in electronic format.

Include keying system explanation, door numbers, key set symbols, hardware set numbers and special instructions. Owner must approve submitted keying schedule prior to the ordering of permanent cylinders/cores.

- E. Informational Submittals:
 - 1. Product Test Reports: Indicating compliance with cycle testing requirements, based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified independent testing agency.
- F. Operating and Maintenance Manuals: Provide manufacturers operating and maintenance manuals for each item comprising the complete door hardware installation in quantity as required in Division 01, Closeout Submittals.

1.3 QUALITY ASSURANCE

- A. Manufacturers Qualifications: Engage qualified manufacturers with a minimum 5 years of documented experience in producing hardware and equipment similar to that indicated for this Project and that have a proven record of successful in-service performance.
- B. Installer Qualifications: A minimum 3 years documented experience installing both standard and electrified door hardware similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- C. Door Hardware Supplier Qualifications: Experienced commercial door hardware distributors with a minimum 5 years documented experience supplying both mechanical and electromechanical hardware installations comparable in material, design, and extent to that indicated for this Project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in Project's vicinity. Supplier to have on staff a certified Architectural Hardware Consultant (AHC) available during the course of the Work to consult with Contractor, Architect, and Owner concerning both standard and electromechanical door hardware and keying.
- D. Source Limitations: Obtain each type and variety of door hardware specified in this section from a single source unless otherwise indicated.
 - 1. Electrified modifications or enhancements made to a source manufacturer's product line by a secondary or third party source will not be accepted.
 - 2. Provide electromechanical door hardware from the same manufacturer as mechanical door hardware, unless otherwise indicated.
- E. Each unit to bear third party permanent label demonstrating compliance with the referenced standards.
- F. Keying Conference: Conduct conference to comply with requirements in Division 01 Section "Project Meetings." Keying conference to incorporate the following criteria into the final keying schedule document:

1. Function of building, purpose of each area and degree of security required.
2. Plans for existing and future key system expansion.
3. Requirements for key control storage and software.
4. Installation of permanent keys, cylinder cores and software.
5. Address and requirements for delivery of keys.

G. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.

1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
3. Review sequence of operation narratives for each unique access controlled opening.
4. Review and finalize construction schedule and verify availability of materials.
5. Review the required inspecting, testing, commissioning, and demonstration procedures

H. At completion of installation, provide written documentation that components were applied to manufacturer's instructions and recommendations and according to approved schedule.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Inventory door hardware on receipt and provide secure lock-up and shelving for door hardware delivered to Project site. Do not store electronic access control hardware, software or accessories at Project site without prior authorization.
- B. Tag each item or package separately with identification related to the final Door Hardware Schedule, and include basic installation instructions with each item or package.
- C. Deliver, as applicable, permanent keys, cylinders, cores, access control credentials, software and related accessories directly to Owner via registered mail or overnight package service. Instructions for delivery to the Owner shall be established at the "Keying Conference".

1.5 COORDINATION

- A. Templates: Obtain and distribute to the parties involved templates for doors, frames, and other work specified to be factory prepared for installing standard and electrified hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing hardware to comply with indicated requirements.
- B. Door Hardware and Electrical Connections: Coordinate the layout and installation of scheduled electrified door hardware and related access control equipment with required connections to

source power junction boxes, low voltage power supplies, detection and monitoring hardware, and fire and detection alarm systems.

- C. Door and Frame Preparation: Doors and corresponding frames are to be prepared, reinforced and pre-wired (if applicable) to receive the installation of the specified electrified, monitoring, signaling and access control system hardware without additional in-field modifications.

1.6 WARRANTY

- A. General Warranty: Reference Division 01, General Requirements. Special warranties specified in this Article shall not deprive Owner of other rights Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
- B. Warranty Period: Written warranty, executed by manufacturer(s), agreeing to repair or replace components of standard and electrified door hardware that fails in materials or workmanship within specified warranty period after final acceptance by the Owner. Failures include, but are not limited to, the following:
 - 1. Structural failures including excessive deflection, cracking, or breakage.
 - 2. Faulty operation of the hardware.
 - 3. Deterioration of metals, metal finishes, and other materials beyond normal weathering.
 - 4. Electrical component defects and failures within the systems operation.
- C. Standard Warranty Period: One year from date of Substantial Completion, unless otherwise indicated.
- D. Special Warranty Periods:
 - 1. Ten years for mortise locks and latches.
 - 2. Seven years for heavy duty cylindrical (bored) locks and latches.
 - 3. Five years for exit hardware.
 - 4. Twenty five years for manual surface door closer bodies.
 - 5. Five years for motorized electric latch retraction exit devices.
 - 6. Two years for electromechanical door hardware.

1.7 MAINTENANCE SERVICE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.1 SCHEDULED DOOR HARDWARE

- A. General: Provide door hardware for each door to comply with requirements in Door Hardware Sets and each referenced section that products are to be supplied under.
- B. Designations: Requirements for quantity, item, size, finish or color, grade, function, and other distinctive qualities of each type of door hardware are indicated in the Door Hardware Sets at the end of Part 3. Products are identified by using door hardware designations, as follows:
- C. Named Manufacturer's Products: Product designation and manufacturer are listed for each door hardware type required for the purpose of establishing requirements. Manufacturers' names are abbreviated in the Door Hardware Schedule.
- D. Substitutions: Requests for substitution and product approval for inclusive mechanical and electromechanical door hardware in compliance with the specifications must be submitted in writing and in accordance with the procedures and time frames outlined in Division 01, Substitution Procedures. Approval of requests is at the discretion of the architect, owner, and their designated consultants.

2.2 HANGING DEVICES

- A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles as specified in the Door Hardware Sets.
 - 1. Quantity: Provide the following hinge quantity, unless otherwise indicated:
 - a. Two Hinges: For doors with heights up to 60 inches.
 - b. Three Hinges: For doors with heights 61 to 90 inches.
 - c. Four Hinges: For doors with heights 91 to 120 inches.
 - d. For doors with heights more than 120 inches, provide 4 hinges, plus 1 hinge for every 30 inches of door height greater than 120 inches.
 - 2. Hinge Size: Provide the following, unless otherwise indicated, with hinge widths sized for door thickness and clearances required:
 - a. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - b. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 - 3. Hinge Weight and Base Material: Unless otherwise indicated, provide the following:
 - a. Exterior Doors: Heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate standard weight.
 - b. Interior Doors: Standard weight, steel, ball bearing or oil impregnated bearing hinges unless Hardware Sets indicate heavy weight.

4. Hinge Options: Comply with the following where indicated in the Hardware Sets or on Drawings:
 - a. Non-removable Pins: Provide set screw in hinge barrel that, when tightened into a groove in hinge pin, prevents removal of pin while door is closed; for the all out-swinging lockable doors.
5. Acceptable Manufacturers:
 - a. Bommer Industries (BO).
 - b. Hager Companies (HA).
 - c. McKinney Products (MK).

B. Continuous Geared Hinges: ANSI/BHMA A156.26 Grade 1-600 certified continuous geared hinge. with minimum 0.120-inch thick extruded 6060 T6 aluminum alloy hinge leaves and a minimum overall width of 4 inches. Hinges are non-handed, reversible and fabricated to template screw locations. Factory trim hinges to suit door height and prepare for electrical cut-outs.

1. Acceptable Manufacturers:
 - a. Bommer Industries (BO).
 - b. McKinney Products (MK).
 - c. Pemko Manufacturing (PE).

2.3 POWER TRANSFER DEVICES

A. Concealed Quick Connect Electric Power Transfers: Provide concealed wiring pathway housing mortised into the door and frame for low voltage electrified door hardware. Furnish with Molex™ standardized plug connectors and sufficient number of concealed wires (up to 12) to accommodate the electrified functions specified in the Door Hardware Sets. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Wire nut connections are not acceptable.

1. Acceptable Manufacturers:
 - a. Pemko Manufacturing (PE) – EL-CEPT Series.
 - b. Securitron (SU) - EL-CEPT Series.
 - c. Von Duprin (VD) - EPT-10 Series.

B. Electric Door Wire Harnesses: Provide electric/data transfer wiring harnesses with standardized plug connectors to accommodate up to twelve (12) wires. Connectors plug directly to through-door wiring harnesses for connection to electric locking devices and power supplies. Provide sufficient number and type of concealed wires to accommodate electric function of specified hardware. Provide a connector for through-door electronic locking devices and from hinge to junction box above the opening. Wire nut connections are not acceptable. Determine the length required for each electrified hardware component for the door type, size and construction, minimum of two per electrified opening.

1. Provide one each of the following tools as part of the base bid contract:
 - a. McKinney Products (MK) - Electrical Connecting Kit: QC-R001.
 - b. McKinney Products (MK) - Connector Hand Tool: QC-R003.
2. Acceptable Manufacturers:
 - a. McKinney Products (MK) – QC-C Series.
 - b. Von Duprin (VD) – CON Series.

2.4 DOOR OPERATING TRIM

A. Flush Bolts and Surface Bolts: ANSI/BHMA A156.3 and A156.16, Grade 1, certified.

1. Flush bolts to be furnished with top rod of sufficient length to allow bolt retraction device location approximately six feet from the floor.
2. Furnish dust proof strikes for bottom bolts.
3. Surface bolts to be minimum 8” in length and U.L. listed for labeled fire doors and U.L. listed for windstorm components where applicable.
4. Provide related accessories (mounting brackets, strikes, coordinators, etc.) as required for appropriate installation and operation.
5. Acceptable Manufacturers:
 - a. Burns Manufacturing (BU).
 - b. Rockwood Manufacturing (RO).
 - c. Trimco (TC).

B. Door Push Plates and Pulls: ANSI/BHMA A156.6 certified door pushes and pulls of type and design specified in the Hardware Sets. Coordinate and provide proper width and height as required where conflicting hardware dictates.

1. Push/Pull Plates: Minimum .050 inch thick, size as indicated in hardware sets, with beveled edges, secured with exposed screws unless otherwise indicated.
2. Door Pull and Push Bar Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door unless otherwise indicated.
3. Offset Pull Design: Size, shape, and material as indicated in the hardware sets. Minimum clearance of 2 1/2-inches from face of door and offset of 90 degrees unless otherwise indicated.
4. Fasteners: Provide manufacturer's designated fastener type as indicated in Hardware Sets.
5. Acceptable Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood Manufacturing (RO).
 - c. Trimco (TC).

2.5 CYLINDERS AND KEYING

- A. General: Cylinder manufacturer to have minimum (10) years experience designing secured master key systems and have on record a published security keying system policy.
- B. Cylinders: Original manufacturer cylinders complying with the following:
 - 1. Mortise Type: Threaded cylinders with rings and cams to suit hardware application.
 - 2. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored-Lock Type: Cylinders with tailpieces to suit locks.
 - 4. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes.
 - 5. Keyway: Manufacturer's Standard.
- C. Keying System: Each type of lock and cylinders to be factory keyed.
 - 1. Conduct specified "Keying Conference" to define and document keying system instructions and requirements.
 - 2. Furnish factory cut, nickel-silver large bow permanently inscribed with a visual key control number as directed by Owner.
 - 3. New System: Key locks to a new key system as directed by the Owner.
- D. Key Quantity: Provide the following minimum number of keys:
 - 1. Change Keys per Cylinder: Two (2)
 - 2. Master Keys (per Master Key Level/Group): Five (5).
 - 3. Construction Keys (where required): Ten (10).
- E. Construction Keying: Provide construction master keyed cylinders.
- F. Key Registration List (Bitting List):
 - 1. Provide keying transcript list to Owner's representative in the proper format for importing into key control software.
 - 2. Provide transcript list in writing or electronic file as directed by the Owner.
- G. Key Control Cabinet: Provide a key control system including envelopes, labels, and tags with self-locking key clips, receipt forms, 3-way visible card index, temporary markers, permanent markers, and standard metal cabinet. Key control cabinet shall have expansion capacity of 150% of the number of locks required for the project.
 - 1. Acceptable Manufacturers:
 - a. Lund Equipment (LU).
 - b. MMF Industries (MM).
 - c. Telkee (TK).

2.6 MECHANICAL LOCKS AND LATCHING DEVICES

- A. Mortise Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.13, Series 1000, Operational Grade 1 certified. Locksets are to be manufactured with a corrosion resistant steel case and be field-reversible for handing without disassembly of the lock body.
1. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) – ML2000 Series.
 - b. Sargent Manufacturing (SA) – 8200 Series.
 - c. Schlage (SC) – L9000 Series.
- B. Cylindrical Locksets, Grade 1 (Heavy Duty): ANSI/BHMA A156.2, Series 4000, Grade 1 certified.
1. Furnish with solid cast levers, standard 2 3/4" backset, and 1/2" (3/4" at rated paired openings) throw brass or stainless steel latchbolt.
 2. Locks are to be non-handed and fully field reversible.
 3. Extended cycle test: Locks to have been cycle tested in ordinance with ANSI/BHMA 156.2 requirements to 2 million cycles.
 4. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) – CL3300 Series.
 - b. Sargent Manufacturing (SA) – 10 Line.
 - c. Schlage (SC) – ND Series.
- C. Cylindrical Locksets, Grade 1 (Commercial Duty): ANSI/BHMA A156.2, Series 4000, Grade 1 certified.
1. Locks are to be non-handed and fully field reversible.
 2. Acceptable Manufacturers:
 - a. Arrow Locks (AW) – QL Series.
 - b. Corbin Russwin Hardware (RU) – CL3500 Series.
 - c. Yale Locks and Hardware (YA) 4700LN Series.

2.7 ACCESS CONTROL LOCKS AND EXIT DEVICES

- A. Exit Devices and Locksets: Locksets are to be Grade 2 (minimum) certified by ANSI/BHMA, RFID or wireless, Seos compatible for cards and fobs and be field-reversible for handing without disassembly of the lock body. Provide all necessary equipment and software for the installation, management and operation of locking devices.
1. Acceptable Manufacturers:

- a. Yale (YA) – Accentra Series
- b. Onity (ON) – Advance RFID

2.8 LOCK AND LATCH STRIKES

- A. Strikes: Provide manufacturer's standard strike with strike box for each latch or lock bolt, with curved lip extended to protect frame, finished to match door hardware set, unless otherwise indicated, and as follows:
 1. Flat-Lip Strikes: For locks with three-piece antifriction latchbolts, as recommended by manufacturer.
 2. Extra-Long-Lip Strikes: For locks used on frames with applied wood casing trim.
 3. Aluminum-Frame Strike Box: Provide manufacturer's special strike box fabricated for aluminum framing.
 4. Double-lipped strikes: For locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: Comply with the following:
 1. Strikes for Mortise Locks and Latches: BHMA A156.13.
 2. Strikes for Bored Locks and Latches: BHMA A156.2.
 3. Strikes for Auxiliary Deadlocks: BHMA A156.36.
 4. Dustproof Strikes: BHMA A156.16.

2.9 CONVENTIONAL EXIT DEVICES

- A. General Requirements: All exit devices specified herein shall meet or exceed the following criteria:
 1. At doors not requiring a fire rating, provide devices complying with NFPA 101 and listed and labeled for "Panic Hardware" according to UL305. Provide proper fasteners as required by manufacturer including sex nuts and bolts at openings specified in the Hardware Sets.
 2. Where exit devices are required on fire rated doors, provide devices complying with NFPA 80 and with UL labeling indicating "Fire Exit Hardware". Provide devices with the proper fasteners for installation as tested and listed by UL. Consult manufacturer's catalog and template book for specific requirements.
 3. Except on fire rated doors, provide exit devices with hex key dogging device to hold the pushbar and latch in a retracted position. Provide optional keyed cylinder dogging on devices where specified in Hardware Sets.
 4. Devices must fit flat against the door face with no gap that permits unauthorized dogging of the push bar. The addition of filler strips is required in any case where the door light extends behind the device as in a full glass configuration.

5. Electromechanical Options: Subject to same compliance standards and requirements as mechanical exit devices, electrified devices to be of type and design as specified in hardware sets. Include any specific controllers when conventional power supplies are not sufficient to provide the proper inrush current.
 6. Lever Operating Trim: Where exit devices require lever trim, furnish manufacturer's heavy duty escutcheon trim with threaded studs for thru-bolts.
 - a. Lock Trim Design: As indicated in Hardware Sets, provide finishes and designs to match that of the specified locksets.
 - b. Where function of exit device requires a cylinder, provide a cylinder (Rim or Mortise) as specified in Hardware Sets.
 7. Vertical Rod Exit Devices: Where surface or concealed vertical rod exit devices are used at interior openings, provide as less bottom rod (LBR) unless otherwise indicated. Provide dust proof strikes where thermal pins are required to project into the floor.
 8. Narrow Stile Applications: At doors constructed with narrow stiles, or as specified in Hardware Sets, provide devices designed for maximum 2" wide stiles.
 9. Dummy Push Bar: Nonfunctioning push bar matching functional push bar.
 10. Rail Sizing: Provide exit device rails factory sized for proper door width application.
 11. Through Bolt Installation: For exit devices and trim as indicated in Door Hardware Sets.
- B. Conventional Push Rail Exit Devices (Heavy Duty): ANSI/BHMA A156.3, Grade 1 certified panic and fire exit hardware devices furnished in the functions specified in the Hardware Sets. Exit device latch to be stainless steel, pullman type, with deadlock feature.
1. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) - ED4000 / ED5000 Series.
 - b. Sargent Manufacturing (SA) - 80 Series.
 - c. Von Duprin (VD) - 35A/98 XP Series.
- C. Tube Steel Removable Mullions: ANSI/BHMA A156.3 removable steel mullions with malleable-iron top and bottom retainers and a primed paint finish.
1. Provide keyed removable feature where specified in the Hardware Sets.
 2. Provide stabilizers and mounting brackets as required.
 3. Provide electrical quick connection wiring options as specified in the hardware sets.
 4. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) - 700/900 Series.
 - b. Sargent Manufacturing (SA) - 980S Series.
 - c. Von Duprin (VD) – KR Series

2.10 DOOR CLOSERS

- A. All door closers specified herein shall meet or exceed the following criteria:
1. General: Door closers to be from one manufacturer, matching in design and style, with the same type door preparations and templates regardless of application or spring size. Closers to be non-handed with full sized covers including installation and adjusting information on inside of cover.
 2. Standards: Closers to comply with UL-10C for Positive Pressure Fire Test and be U.L. listed for use of fire rated doors.
 3. Cycle Testing: Provide closers which have surpassed 15 million cycles in a test witnessed and verified by UL.
 4. Size of Units: Comply with manufacturer's written recommendations for sizing of door closers depending on size of door, exposure to weather, and anticipated frequency of use. Where closers are indicated for doors required to be accessible to the physically handicapped, provide units complying with ANSI ICC/A117.1.
 5. Closer Arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in Hardware Sets.
 6. Closers shall not be installed on exterior or corridor side of doors; where possible install closers on door for optimum aesthetics.
 7. Closer Accessories: Provide door closer accessories including custom templates, special mounting brackets, spacers and drop plates as required for proper installation. Provide through-bolt and security type fasteners as specified in the hardware sets.
- B. Door Closers, Surface Mounted (Large Body Cast Iron): ANSI/BHMA A156.4, Grade 1 surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron body construction with cover, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control.
1. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) - DC8000 Series.
 - b. Norton Door Controls (NO) – 9500 Series.
 - c. Sargent Manufacturing (SA) - 281 Series.
- C. Door Closers, Surface Mounted (Utility Grade): ANSI/BHMA 156.4, Grade 1 certified surface mounted, utility grade door closers with complete spring power adjustment, sizes 1 thru 6. Closers to be rack and pinion type, cast aluminum case construction, with adjustable backcheck, closing sweep, and latch speed control valves. Provide closer with cover, standard packed for regular, top-jamb, and parallel arm type mounting applications.
1. Acceptable Manufacturers:

- a. Norton Door Controls (NO) - 1601 Series.
- b. Sargent Manufacturing (SA) - 1131 Series.

2.11 SURFACE MOUNTED CLOSER HOLDERS

- A. Electromagnetic Door Holders: Certified ANSI A156.15 electromagnetic door holder/releases with a minimum 20 to 40 pounds holding power and single coil construction able to accommodate 12VDC, 24VAC, 24VDC and 120VAC. Coils to be independently wound, employing an integral fuse and armatures to include a positive release button.

1. Acceptable Manufacturers:
 - a. LCN Door Closers (LC) - SEM7800 Series.
 - b. Rixson (RF) - 980/990 Series.
 - c. Sargent Manufacturing (SA) - 1560 Series.

2.12 ARCHITECTURAL TRIM

- A. Door Protective Trim

1. General: Door protective trim units to be of type and design as specified below or in the Hardware Sets.

Size: Fabricate protection plates (kick, armor, or mop) not more than 2" less than door width (LDW) on stop side of single doors and 1" LDW on stop side of pairs of doors, and not more than 1" less than door width on pull side. Coordinate and provide proper width and height as required where conflicting hardware dictates. Height to be as specified in the Hardware Sets.

2. Where plates are applied to fire rated doors with the top of the plate more than 16" above the bottom of the door, provide plates complying with NFPA 80. Consult manufacturer's catalog and template book for specific requirements for size and applications.
3. Protection Plates: ANSI/BHMA A156.6 certified protection plates (kick, armor, or mop), fabricated from the following:
 - a. Stainless Steel: 300 grade, 050-inch thick.
4. Options and fasteners: Provide manufacturer's designated fastener type as specified in the Hardware Sets. Provide countersunk screw holes.
5. Acceptable Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood Manufacturing (RO).
 - c. Trimco (TC).

2.13 DOOR STOPS AND HOLDERS

- A. General: Door stops and holders to be of type and design as specified below or in the Hardware Sets.
- B. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
 - 1. Acceptable Manufacturers:
 - a. Hiawatha, Inc. (HI).
 - b. Rockwood Manufacturing (RO).
 - c. Trimco (TC).
- C. Overhead Door Stops and Holders: ANSI/BHMA A156.6, Grade 1 certified overhead stops and holders to be surface or concealed types as indicated in Hardware Sets. Track, slide, arm and jamb bracket to be constructed of extruded bronze and shock absorber spring of heavy tempered steel. Provide non-handed design with mounting brackets as required for proper operation and function.
 - 1. Acceptable Manufacturers:
 - a. Rixson Door Controls (RF).
 - b. Rockwood Manufacturing (RO).
 - c. Sargent Manufacturing (SA).

2.14 ARCHITECTURAL SEALS

- A. General: Thresholds, weatherstripping, and gasket seals to be of type and design as specified below or in the Hardware Sets. Provide continuous weatherstrip gasketing on exterior doors and provide smoke, light, or sound gasketing on interior doors where indicated. At exterior applications provide non-corrosive fasteners and elsewhere where indicated.
- B. Smoke Labeled Gasketing: Assemblies complying with NFPA 105 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for smoke control ratings indicated, based on testing according to UL 1784.
 - 1. Provide smoke labeled perimeter gasketing at all smoke labeled openings.
- C. Fire Labeled Gasketing: Assemblies complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire ratings indicated, based on testing according to UL-10C.
 - 1. Provide intumescent seals as indicated to meet UL10C Standard for Positive Pressure Fire Tests of Door Assemblies, and NPFA 252, Standard Methods of Fire Tests of Door Assemblies.

- D. Sound-Rated Gasketing: Assemblies that are listed and labeled by a testing and inspecting agency, for sound ratings indicated.
- E. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strips are easily replaceable and readily available from stocks maintained by manufacturer.
- F. Acceptable Manufacturers:
 - 1. National Guard Products (NG).
 - 2. Pemko Manufacturing (PE).
 - 3. Reese Enterprises, Inc. (RE).

2.15 ELECTRONIC ACCESSORIES

- A. Door Position Switches: Door position magnetic reed contact switches specifically designed for use in commercial door applications. On recessed models the contact and magnetic housing snap-lock into a 1" diameter hole. Surface mounted models include wide gap distance design complete with armored flex cabling. Provide SPDT, N/O switches with optional Rare Earth Magnet installation on steel doors with flush top channels.
 - 1. Acceptable Manufacturers:
 - a. Sargent Manufacturing (SA) – 3280 Series.
 - b. Security Door Controls (SD) - DPS Series.
 - c. Securitron (SU) - DPS Series.
- B. Power Supplies: Provide Nationally Recognized Testing Laboratory Listed 12VDC or 24VDC (field selectable) filtered and regulated power supplies. Include battery backup option with integral battery charging capability in addition to operating the DC load in event of line voltage failure. Provide the least number of units, at the appropriate amperage level, sufficient to exceed the required total draw for the specified electrified hardware and access control equipment.
 - 1. Acceptable Manufacturers:
 - a. Corbin Russwin Hardware (RU) – 782.
 - b. Securitron (SU) - BPS Series.

2.16 FABRICATION

- A. Fasteners: Provide door hardware manufactured to comply with published templates generally prepared for machine, wood, and sheet metal screws. Provide screws according to manufacturers recognized installation standards for application intended.

2.17 FINISHES

- A. Standard: Designations used in the Hardware Sets and elsewhere indicate hardware finishes complying with ANSI/BHMA A156.18, including coordination with traditional U.S. finishes indicated by certain manufacturers for their products.
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware
- C. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine scheduled openings, with Installer present, for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Notify architect of any discrepancies or conflicts between the door schedule, door types, drawings and scheduled hardware. Proceed only after such discrepancies or conflicts have been resolved in writing.

3.2 PREPARATION

- A. Hollow Metal Doors and Frames: Comply with ANSI/DHI A115 series.
- B. Wood Doors: Comply with ANSI/DHI A115-W series.

3.3 INSTALLATION

- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
 - 1. Installers are to be trained and certified by the manufacturer on the proper installation and adjustment of fire, life safety, and security products including: hanging devices; locking devices; closing devices; and seals.
- B. Mounting Heights: Mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. Standard Steel Doors and Frames: DHI's "Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames."

2. Wood Doors: DHI WDHS.3, "Recommended Locations for Architectural Hardware for Wood Flush Doors."
 3. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines for Buildings and Facilities."
 4. Provide blocking in drywall partitions where wall stops or other wall mounted hardware is located.
- C. Retrofitting: Install door hardware to comply with manufacturer's published templates and written instructions. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in Division 9 Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.
- D. Thresholds: Set thresholds for exterior and acoustical doors in full bed of sealant complying with requirements specified in Division 7 Section "Joint Sealants."
- E. Storage: Provide a secure lock up for hardware delivered to the project but not yet installed. Control the handling and installation of hardware items so that the completion of the work will not be delayed by hardware losses before and after installation.
- 3.4 FIELD QUALITY CONTROL
- A. Field Inspection: Supplier will perform a final inspection of installed door hardware and state in report whether work complies with or deviates from requirements, including whether door hardware is properly installed, operating and adjusted.
- 3.5 ADJUSTING
- A. Initial Adjustment: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.
- 3.6 CLEANING AND PROTECTION
- A. Protect all hardware stored on construction site in a covered and dry place. Protect exposed hardware installed on doors during the construction phase. Install any and all hardware at the latest possible time frame.
- B. Clean adjacent surfaces soiled by door hardware installation.
- C. Clean operating items as necessary to restore proper finish. Provide final protection and maintain conditions that ensure door hardware is without damage or deterioration at time of owner occupancy.

3.7 DEMONSTRATION

- A. Instruct Owner's maintenance personnel to adjust, operate, and maintain mechanical and electromechanical door hardware.

3.8 DOOR HARDWARE SETS

- A. The hardware sets represent the design intent and direction of the owner and architect. They are a guideline only and should not be considered a detailed hardware schedule. Discrepancies, conflicting hardware and missing items should be brought to the attention of the architect with corrections made prior to the bidding process. Omitted items not included in a hardware set should be scheduled with the appropriate additional hardware required for proper application and functionality.

- B. Manufacturer's Abbreviations:

1. MK - McKinney
2. PE - Pemko
3. RO - Rockwood
4. RU - Corbin Russwin
5. AD - Adams Rite
6. RF - Rixson
7. NO - Norton
8. SU - Securitron
9. YA - Yale Accentra

Hardware Schedule**Set: 1.0**

Doors: A100C, A100D, A200C

4 Overhead Door, Track and Hardware By Door System Supplier

Set: 2.0

Doors: A200B

1 Continuous Hinge	KCFM83-HD1		PE
1 Mortise Deadlock	MS1850SN 41 x4089	628	AD
1 Push Bar & Pull	BF15747	US32D	RO
1 Surface Closer	UNI9500	689	NO
1 Spacer	9500-5/8SP	689	NO
1 Bracket	9500-RB	689	NO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	By Door/Frame Supplier		
1 Sweep	345ANB TKSP8		PE

Set: 3.0

Doors: B100A, B100B, C100A, C100B, C101A, C101B

1 Continuous Hinge	KCFM83-HD1		PE
1 Exit Device (rim, storeroom)	ED5200 P957 M52 C6	630	RU
1 Surface Closer	UNI9500	689	NO
1 Spacer	9500-5/8SP	689	NO
1 Bracket	9500-RB	689	NO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	By Door/Frame Supplier		
1 Sweep	345ANB TKSP8		PE

Set: 4.0

Doors: B101, B101A

2 Continuous Hinge	KCFM83-HD1		PE
1 Removable Mullion	907BKM 6P		RU
1 Exit Device (rim, dummy trim)	ED5200 P950 M52	630	RU
1 Exit Device (rim, storeroom)	ED5200 P957 M52 C6	630	RU
3 Cylinder (mortise, IC, 6 Pin, Verify Keying)	1080-114-	630	RU
2 Surface Closer	UNI9500	689	NO
2 Spacer	9500-5/8SP	689	NO
2 Bracket	9500-RB	689	NO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	By Door/Frame Supplier		
2 Sweep	345ANB TKSP8		PE
2 Brush Astragal	By Door/Frame Supplier		

Set: 5.0

Doors: S210

1 Continuous Hinge	CFM83SLI-HD1 EL-CEPTx32D		PE
1 Exit Device (rim, storeroom)	ED5200A P957 M92 MELR C6	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Door Stop	465 EXP	US26D	RO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	294AV TKSP8		PE
1 Sweep	345ANB TKSP8		PE
1 Door ElectroLynx Harness	QC-Cxxx (as required)		MK
1 Frame ElectroLynx Harness	QC-C1500P		MK
1 Position Switch	DPS-M-BK		SU
1 Power Supply	BPS-24-1		SU
1 Card Reader	Provided by Security Integrator		

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will retract exit device latch to allow access.
- Exit latch to project 10 seconds after card is read and door will become secure upon closing.
- In the event of a loss of power, door will become locked..
- Free egress is always available from inside.

Set: 6.0

Doors: S110

1 Continuous Hinge	CFM83SLI-HD1 EL-CEPTx32D		PE
1 Exit Device (rim, storeroom)	ED5200A P957 M92 MELR C6	630	RU
1 Surface Closer	UNI9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	294AV TKSP8		PE
1 Sweep	345ANB TKSP8		PE
1 Door ElectroLynx Harness	QC-Cxxx (as required)		MK
1 Frame ElectroLynx Harness	QC-C1500P		MK
1 Position Switch	DPS-M-BK		SU
1 Power Supply	BPS-24-1		SU
1 Card Reader	Provided by Security Integrator		

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will retract exit device latch to allow access.
- Exit latch to project 10 seconds after card is read and door will become secure upon closing.
- In the event of a loss of power, door will become locked..
- Free egress is always available from inside.

Set: 7.0

Doors: C102

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Mortise Lock (storeroom)	ML2057 NSA LC	626	RU
1 Concealed Overhead Stop	2-X36	630	RF
1 Surface Closer	9500	689	NO
1 Bracket	9500-OB	689	NO
1 Threshold	171A		PE
1 Gasketing	S88D		PE
1 Sweep	345ANB TKSP8		PE
1 Sweep	345AV TKSP8		PE

Notes:

* Mount vinyl sweep on inside of door.

Set: 8.0

Doors: B100

1 Continuous Hinge	KCFM83-HD1		PE
1 Exit Device (rim, storeroom)	ED5200 P957 M52 C6	630	RU
1 Cylinder (mortise, IC, 6 Pin, Verify Keying)	1080-114-	630	RU
1 Surface Closer	PR9500	689	NO
1 Spacer	9500-5/8SP	689	NO
1 Bracket	9500-RB	689	NO
1 Wall Stop	409	US26D	RO
1 Perimeter Weatherstrip	By Door/Frame Supplier		

Set: 9.0

Doors: A100

2 Continuous Hinge	KCFM83-HD1		PE
1 Removable Mullion	907BKM 6P		RU
1 Exit Device (rim, dummy trim)	ED5200 P950 M52	630	RU
1 Exit Device (rim, storeroom)	ED5200 P957 M52 C6	630	RU
3 Cylinder (mortise, IC, 6 Pin, Verify Keying)	1080-114-	630	RU
2 Surface Closer	UNI9500	689	NO
2 Spacer	9500-5/8SP	689	NO
2 Bracket	9500-RB	689	NO
1 Perimeter Weatherstrip	By Door/Frame Supplier		
2 Brush Astragal	By Door/Frame Supplier		

Set: 10.0

Doors: A200D

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Cylindrical Lock	CL3555 NZD C6	626	RU
1 Surface Closer	9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Threshold	171A		PE
1 Perimeter Weatherstrip	294AV TKSP8		PE
1 Sweep	345ANB TKSP8		PE

Set: 11.0

Doors: A223, A224, A225, A226, A227, A228, A229, A230, A232, A234, A236, A323, A324, A325, A326, A327, A328, A330, A332, A334, A336, A423, A424, A425, A426, A427, A428, A429, A430, A432, A434, A436, B212, B213, B214, B312, B313, B314, B412, B413, B414

3 Hinge Set (2 spring, 1 regular)	1522 4-1/2" x 4-1/2"	US26D	MK
1 Cylindrical Lock (storeroom)	CL3357 NZD C6	626	RU
1 Surface Overhead Stop	9-X36	630	RF
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE

Set: 12.0

Doors: A231, A331, A431, B215, B315, B415

6 Hinge Set (2 spring, 1 regular)	1522 4-1/2" x 4-1/2"	US26D	MK
1 Dust Proof Strike	570	US26D	RO
1 Flush Bolt	555	US26D	RO
1 Cylindrical Lock (storeroom)	CL3357 NZD C6	626	RU
2 Surface Overhead Stop	9-X36	630	RF
2 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE
1 Astragal	S772D		PE

Set: 13.0

Doors: A200

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Integrated Card Reader Lock	Provided by Security Consultant		
1 Surface Closer	9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Gasketing	S88D		PE

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will unlock trim to allow access.
- Electric trim to lock 10 seconds after card is read and door will become secure upon closing.
- Locking is not affected by loss of power or fire alarm activation.
- Free egress is always available from inside.

Set: 14.0

Doors: A222, A322, A422

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Integrated Card Reader Lock	Provided by Security Consultant		
1 Surface Closer	9500	689	NO
1 Armor Plate (UL)	K1050 F 36" x 2" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will unlock trim to allow access.
- Electric trim to lock 10 seconds after card is read and door will become secure upon closing.
- Locking is not affected by loss of power or fire alarm activation.
- Free egress is always available from inside.

Set: 15.0

Doors: B003

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Integrated Card Reader Lock	Provided by Security Consultant		
1 Surface Closer	PR9500	689	NO
1 Armor Plate (UL)	K1050 F 36" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Gasketing	S88D		PE

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will unlock trim to allow access.
- Electric trim to lock 10 seconds after card is read and door will become secure upon closing.
- Locking is not affected by loss of power or fire alarm activation.
- Free egress is always available from inside.

Set: 16.0

Doors: A220, A320, A420, B001, B002, B210, B310, B410

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Rated Integrated Card Reader Exit Device	Provided by Security Consultant		
1 Cylinder (rim, IC, 6 Pin, Verify Keying)	3080-058-	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Gasketing	S88D		PE

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will unlock trim to allow access.
- Electric trim to lock 10 seconds after card is read and door will become secure upon closing.
- Locking is not affected by loss of power or fire alarm activation.
- Free egress is always available from inside.

Set: 17.0

Doors: S120, S130, S140, S220, S220A, S230, S230A, S240, S240A, S250

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Electric Exit Device (rim, fail safe)	ED5200A N9903 M92 C6	630	RU
1 Cylinder (rim, IC, 6 Pin, Verify Keying)	3080-058-	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Door ElectroLynx Harness	QC-Cxxx (as required)		MK
1 Frame ElectroLynx Harness	QC-C1500P		MK
1 Electric Power Transfer	EL-CEPT		SU
1 Position Switch	DPS-M-BK		SU
1 Power Supply	BPS-24-1		SU
1 Card Reader	Provided by Security Integrator		

Notes:

* Operation Narrative:

- Door is normally closed and secure.
- Presentation of authorized credential to reader will unlock exit device trim to allow access.
- Exit trim to lock 10 seconds after card is read and door will become secure upon closing.
- In the event of a loss of power, door will become unlocked..
- Free egress is always available from inside.

Set: 18.0

Doors: A221, A321, A421, B211, B311, B411

3 Hinge (heavy weight)	T4A3786 5" x 4-1/2"	US26D	MK
1 Fire Rated Exit Device (rim, passage)	ED5200A N910	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Electromagnetic Holder	998	689	RF
1 Gasketing	S88D		PE

Notes:

- * Tie magnetic hold open to fire alarm control panel for release in smoke/fire event.

Set: 19.0

Doors: C101, C200, C300, C400, C500, S110A

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Fire Rated Exit Device (rim, classroom)	ED5200A N955 C6	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 1" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Gasketing	S88D		PE

Set: 20.0

Doors: A100A

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Fire Rated Exit Device (rim, classroom)	ED5200A N955 C6	630	RU
1 Surface Closer	CLP9500	689	NO
1 Kick Plate	K1050 10" x 1" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE

Set: 21.0

Doors: S200

3 Hinge (heavy weight)	T4A3786 NRP 4-1/2" x 4-1/2"	US26D	MK
1 Exit Device (rim, storeroom)	ED5200A P957 C6	630	RU
1 Surface Closer	PR9500	689	NO
1 Kick Plate	K1050 10" x 1" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO

1 Gasketing	S88D		PE
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Set: 22.0

Doors: A101

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Fire Rated Exit Device (rim, passage)	ED5200A N910	630	RU
1 Surface Closer	UNI9500	689	NO
1 Kick Plate	K1050 10" x 1" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE

Set: 23.0

Doors: A100B, C201, C205, C301, C305, C401, C405, C501, C505

6 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Dust Proof Strike	570	US26D	RO
1 Flush Bolt	555	US26D	RO
1 Cylindrical Lock (storeroom)	CL3357 NZD C6	626	RU
2 Surface Overhead Holder	9-X16	630	RF
2 Surface Closer	PR9500	689	NO
2 Armor Plate	K1050 36" x 1" LDW 4BE CSK	US32D	RO
1 Gasketing	S88D		PE
1 Astragal	S772D		PE

Set: 24.0

Doors: C206, C306, C406, C506

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Cylindrical Lock (storeroom)	CL3357 NZD C6	626	RU
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
3 Silencer	608		RO

Set: 25.0

Doors: A200A

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Cylindrical Lock	CL3520 NZD	626	RU
1 Wall Stop	409	US26D	RO
3 Silencer	608		RO

Set: 26.0

Doors: C202, C203, C302, C303, C402, C403, C502, C503

3 Hinge (heavy weight)	T4A3786 4-1/2" x 4-1/2"	US26D	MK
1 Pull Plate	BF 110x70C	US32D	RO
1 Push Plate	70F	US32D	RO
1 Surface Closer	9500	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO

1 Wall Stop	409	US26D	RO
3 Silencer	608		RO

Set: 27.0

Doors: A201, A202, A203, A204, A205, A206, A207, A208, A209, A210, A212, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A312, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A412, B200, B201, B202, B203, B204, B205, B300, B301, B302, B303, B304, B305, B400, B401, B402, B403, B404, B405

3 Hinge	TA2714 4-1/2" x 4-1/2"	US26D	MK
1 Cylinder (mortise, IC, 6 Pin, Verify Keying)		1080-114-	630
		RU	
1 Integrated Card Reader Lock	Provided by Security Consultant		
1 Surface Closer	1601 P BF	689	NO
1 Kick Plate	K1050 10" x 2" LDW 4BE CSK	US32D	RO
1 Wall Stop	409	US26D	RO
1 Perimeter Seal	S442D		PE

Set: 28.0

Doors: A201A, A202A, A203A, A204A, A205A, A206A, A207A, A208A, A209A, A210A, A212A, A300A, A301A, A302A, A303A, A304A, A305A, A306A, A307A, A308A, A309A, A310A, A312A, A400A, A401A, A402A, A403A, A404A, A405A, A406A, A407A, A408A, A409A, A410A, A412A, B200A, B201A, B202A, B203A, B204A, B205A, B300A, B301A, B302A, B303A, B304A, B305A, B400A, B401A, B402A, B403A, B404A, B405A

1 Continuous Hinge	KCFM83-HD1		PE
1 Mortise Lock (w/ thumbturn)	2190 03-Square x 4066	US32D	AD
1 Cylinder (mortise, IC, 6 Pin, Verify Keying)		1080-114-	630
		RU	
1 Surface Closer	UNI1601 P BF	689	NO
1 Threshold	2009APK		PE
1 Rain Guard	346C TKSP8		PE
1 Perimeter Weatherstrip	By Door/Frame Supplier		
1 Sweep	345AV TKSP8		PE

Mark	Hardware	Mark	Hardware	Mark	Hardware
A100	9.0	A201	27.0	A206A	28.0
A100A	20.0	A201A	28.0	A207	27.0
A100B	23.0	A202	27.0	A207A	28.0
A100C	1.0	A202A	28.0	A208	27.0
A100D	1.0	A203	27.0	A208A	28.0
A101	22.0	A203A	28.0	A209	27.0
A200	13.0	A204	27.0	A209A	28.0
A200A	25.0	A204A	28.0	A210	27.0
A200B	2.0	A205	27.0	A210A	28.0
A200C	1.0	A205A	28.0	A212	27.0
A200D	10.0	A206	27.0	A212A	28.0

A220	16.0	A324	11.0	A429	11.0
A221	18.0	A325	11.0	A430	11.0
A222	14.0	A326	11.0	A431	12.0
A223	11.0	A327	11.0	A432	11.0
A224	11.0	A328	11.0	A434	11.0
A225	11.0	A330	11.0	A436	11.0
A226	11.0	A331	12.0	B001	16.0
A227	11.0	A332	11.0	B002	16.0
A228	11.0	A334	11.0	B003	15.0
A229	11.0	A336	11.0	B100	8.0
A230	11.0	A400	27.0	B100A	3.0
A231	12.0	A400A	28.0	B100B	3.0
A232	11.0	A401	27.0	B101	4.0
A234	11.0	A401A	28.0	B101A	4.0
A236	11.0	A402	27.0	B200	27.0
A300	27.0	A402A	28.0	B200A	28.0
A300A	28.0	A403	27.0	B201	27.0
A301	27.0	A403A	28.0	B201A	28.0
A301A	28.0	A404	27.0	B202	27.0
A302	27.0	A404A	28.0	B202A	28.0
A302A	28.0	A405	27.0	B203	27.0
A303	27.0	A405A	28.0	B203A	28.0
A303A	28.0	A406	27.0	B204	27.0
A304	27.0	A406A	28.0	B204A	28.0
A304A	28.0	A407	27.0	B205	27.0
A305	27.0	A407A	28.0	B205A	28.0
A305A	28.0	A408	27.0	B210	16.0
A306	27.0	A408A	28.0	B211	18.0
A306A	28.0	A409	27.0	B212	11.0
A307	27.0	A409A	28.0	B213	11.0
A307A	28.0	A410	27.0	B214	11.0
A308	27.0	A410A	28.0	B215	12.0
A308A	28.0	A412	27.0	B300	27.0
A309	27.0	A412A	28.0	B300A	28.0
A309A	28.0	A420	16.0	B301	27.0
A310	27.0	A421	18.0	B301A	28.0
A310A	28.0	A422	14.0	B302	27.0
A312	27.0	A423	11.0	B302A	28.0
A312A	28.0	A424	11.0	B303	27.0
A320	16.0	A425	11.0	B303A	28.0
A321	18.0	A426	11.0	B304	27.0
A322	14.0	A427	11.0	B304A	28.0
A323	11.0	A428	11.0	B305	27.0

B305A	28.0	B414	11.0	C403	26.0
B310	16.0	B415	12.0	C405	23.0
B311	18.0	C100A	3.0	C406	24.0
B312	11.0	C100B	3.0	C500	19.0
B313	11.0	C101	19.0	C501	23.0
B314	11.0	C101A	3.0	C502	26.0
B315	12.0	C101B	3.0	C503	26.0
B400	27.0	C102	7.0	C505	23.0
B400A	28.0	C200	19.0	C506	24.0
B401	27.0	C201	23.0	S110	6.0
B401A	28.0	C202	26.0	S110A	19.0
B402	27.0	C203	26.0	S120	17.0
B402A	28.0	C205	23.0	S130	17.0
B403	27.0	C206	24.0	S140	17.0
B403A	28.0	C300	19.0	S200	21.0
B404	27.0	C301	23.0	S210	5.0
B404A	28.0	C302	26.0	S220	17.0
B405	27.0	C303	26.0	S220A	17.0
B405A	28.0	C305	23.0	S230	17.0
B410	16.0	C306	24.0	S230A	17.0
B411	18.0	C400	19.0	S240	17.0
B412	11.0	C401	23.0	S240A	17.0
B413	11.0	C402	26.0	S250	17.0

END OF SECTION 087100

2. PRODUCTS

2.1 CONCRETE PAVERS

- A. Concrete Pavers: Solid interlocking paving units complying with ASTM C 936 and resistant to freezing and thawing when tested according to ASTM C 67, made from normal-weight aggregates.

1. Manufacturers: Subject to compliance with requirements

- a. Belgard
b. Or equal, if and as specifically approved by Architect by Addendum during bidding period.

- 1) Style: As indicated on drawings, Holland, 4" x 8"
2) Thickness: As indicated on drawings, 60 mm
3) Face size and Shape: As indicated on drawings
4) Color: Color to match existing Haymarket Streetscape unit paver

2.2 EDGE RESTRAINTS

- A. Job-Built Concrete Edge Restraints: Comply with requirements in Division 03 Section "Cast-in-Place Concrete" for normal-weight, air-entrained, ready-mixed concrete with minimum of 28-day compressive strength of 4000 psi.

2.3 SETTING-BED MATERIALS FOR CONCRETE UNIT PAVEMENT

- A. Sand for Leveling Course: Sound, sharp, washed, natural sand or crushed stone complying with gradation requirements in ASTM C 33 for fine aggregate.

- B. Sand for Joints: Polymeric Jointing Sand

1. Manufacture: Techniseal RG or approved equal during bidding period.

- a. Color: Tan

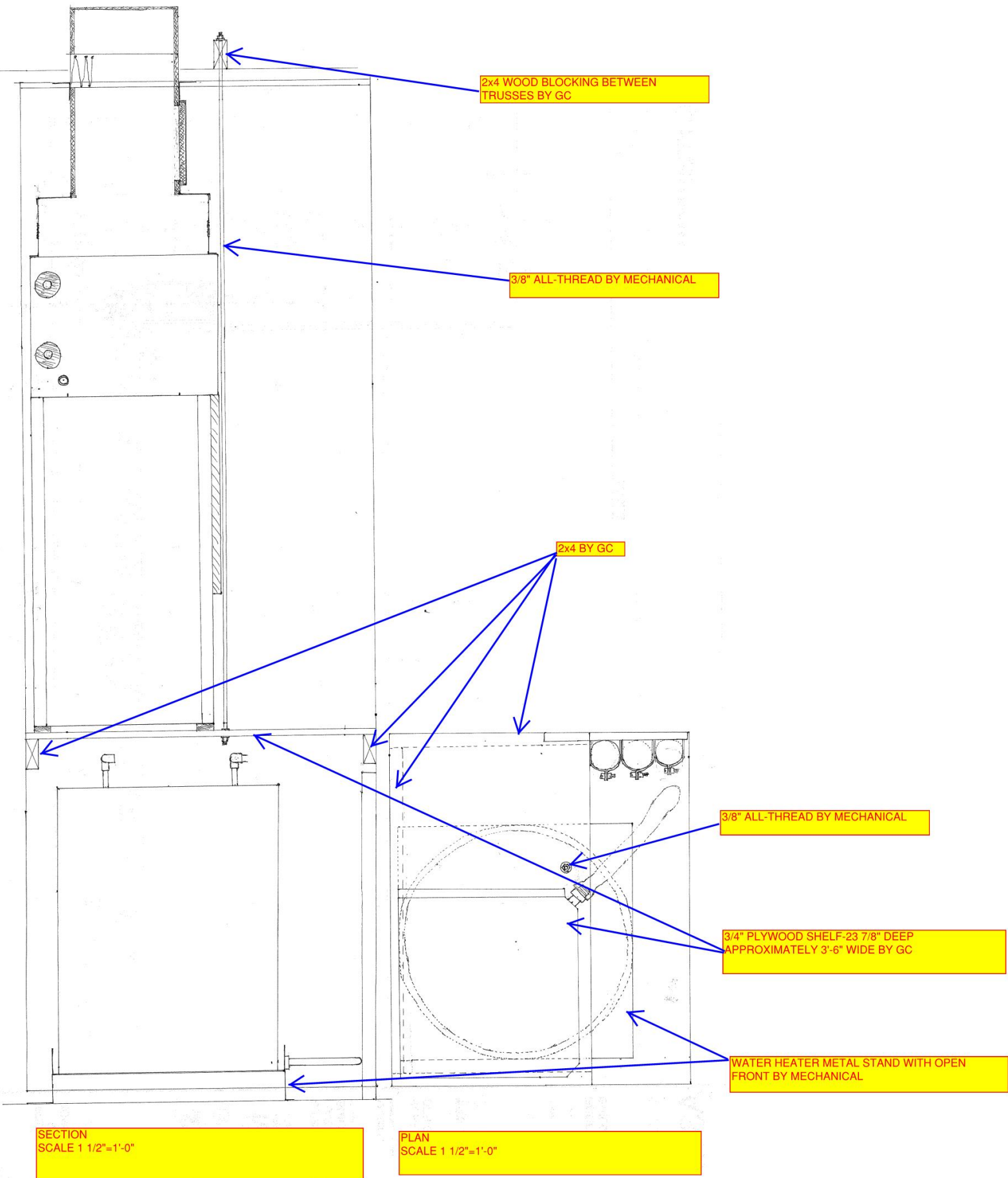
3. EXECUTION

3.1 EXAMINATION

- A. Examine surfaces indicated to receive paving, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of unit pavers. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Vacuum clean concrete substrates to remove dirt, dust, debris, and loose particles.



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

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

TIF (NOT TO BE INCLUDED WITH BID PACKAGE)

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN. ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELAYED TO ENGINEER/OWNER PRIOR TO COMMENCEMENT OF WORK.
2. UNDERGROUND IMPROVEMENTS ARE UNKNOWN. UTILITY LOCATIONS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM BEFORE DIGGING.
3. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
4. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL; IT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
5. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
6. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON SITE.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES OR BY RAIN EVENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
10. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB. FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND APPROVED BY THE CITY OF LINCOLN.
3. CONTINUOUS PEDESTRIAN & VEHICULAR ACCESS SHALL BE MAINTAINED FOR THE EXISTING PROPERTY AT ALL TIMES DURING THE DEMOLITION OF THE EXISTING FACILITIES.
4. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF FENCE, FLUMES, FOUNDATIONS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. (EXCEPT WHERE NOTED BY ENGINEER). SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CITY OF LINCOLN SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
7. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
8. ALL SIDEWALK & PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING CONCRETE. THE CONTRACTOR SHALL SAW CUT AT NEAREST JOINT WHERE NECESSARY.
9. DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
10. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.

PAVING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT.
2. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AND CONSTRUCT PAVEMENT ACCORDING TO THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS.
3. CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR SUBGRADE PREPARATION.
4. THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING.
5. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS, AND CLEAN-OUTS TO GRADE. THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS.
6. THE PAVING CONTRACTOR SHALL PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
7. CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STALL STRIPPING SHALL BE 4" WHITE MARKINGS.
8. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
9. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
10. ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
11. ALL ISLANDS SHALL BE CONSTRUCTED AS CONCRETE CURB AND GUTTER.

GENERAL NOTES & INFORMATION

1. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY OCCUR FROM THE USE OF THE UTILITY INFORMATION PROVIDED HEREON. CONTACT "ONE-CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN. ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELAYED TO ENGINEER / OWNER **PRIOR TO COMMENCEMENT OF ANY WORK.**
3. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BOTH ENTITIES BEFORE YOU DIG. CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-331-5666. FIELD VERIFY ALL SITE SPECIFIC UTILITIES. LOCATION FOR EXISTING SITE SPECIFIC UTILITIES IS UNKNOWN.
4. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SHRUBS AND TREES ON SITE AS INDICATED. DO NOT PARK, DRIVE OR STACK CONSTRUCTION MATERIALS UNDER THESE AREAS.
6. THE GENERAL CONTRACTOR SHALL NOT REMOVE OR ALTER ANY PROTECTION FENCING WITHOUT PRIOR WRITTEN CONSENT FROM OWNER AND ARCHITECT.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL DEVISE A TRAFFIC CONTROL PLAN AND SUBMIT TO THE ENGINEER FOR APPROVAL.
2. TRAFFIC CONTROL SHALL BE PER CHAPTER 15 OF THE CITY OF LINCOLN STANDARD SPECIFICATIONS, 2011 EDITION.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE LOCATED ACCORDING TO AND MEET THE REQUIREMENTS PRESCRIBED IN THE MUTCD.

NOTE:
 DIAL BEFORE YOU DIG. CALL 1-800-331-5666 FOR LOCATION OF UNDERGROUND TELEPHONE, ELECTRIC, GAS MAINS, CABLE TELEVISION AND CITY OF LINCOLN UTILITIES.



DRAFT
 PREPARED FOR PRELIMINARY SUBMISSION AND REVIEW ONLY. NOT FOR CONSTRUCTION.

SITE LAYOUT

LEGEND

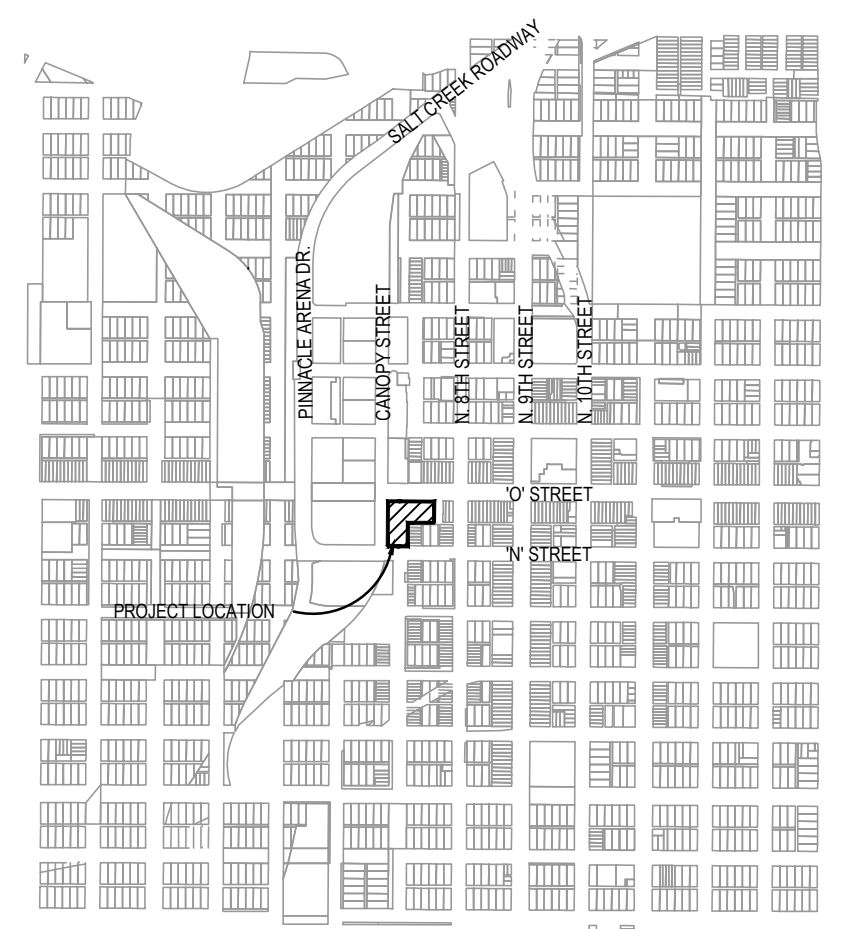
- EXISTING WATER LINE
- S— EXISTING SANITARY SEWER
- X— EXISTING SANITARY SEWER MANHOLE
- W— WATER VALVE
- F— FIRE HYDRANT
- M— EXISTING PARKING METER
- P— EXISTING PROPERTY LINE
- E— UNDERGROUND ELECTRIC LINE
- L— LIGHT POLE
- C— ROADWAY CENTERLINE
- T— EXISTING TELE. LINE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

 TIM GERGEN, PE

AUTHORIZED FOR CONSTRUCTION

 CITY ENGINEER'S OFFICE DATE

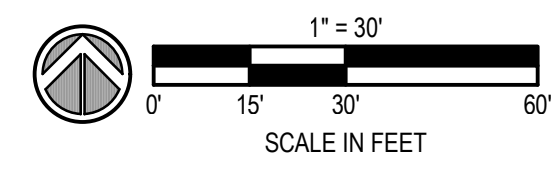
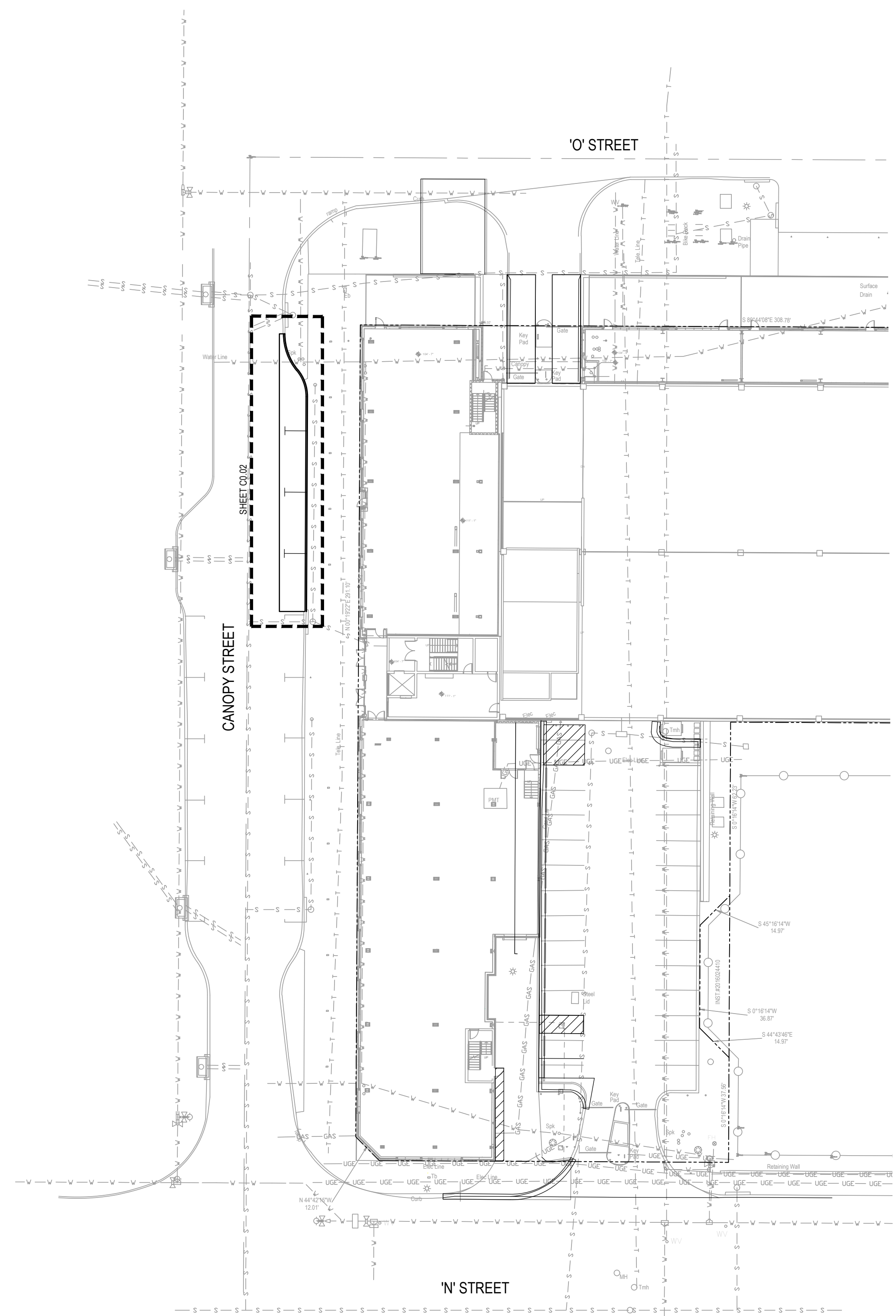


VICINITY MAP

NTS

SCHEDULE OF APPROXIMATE QUANTITIES

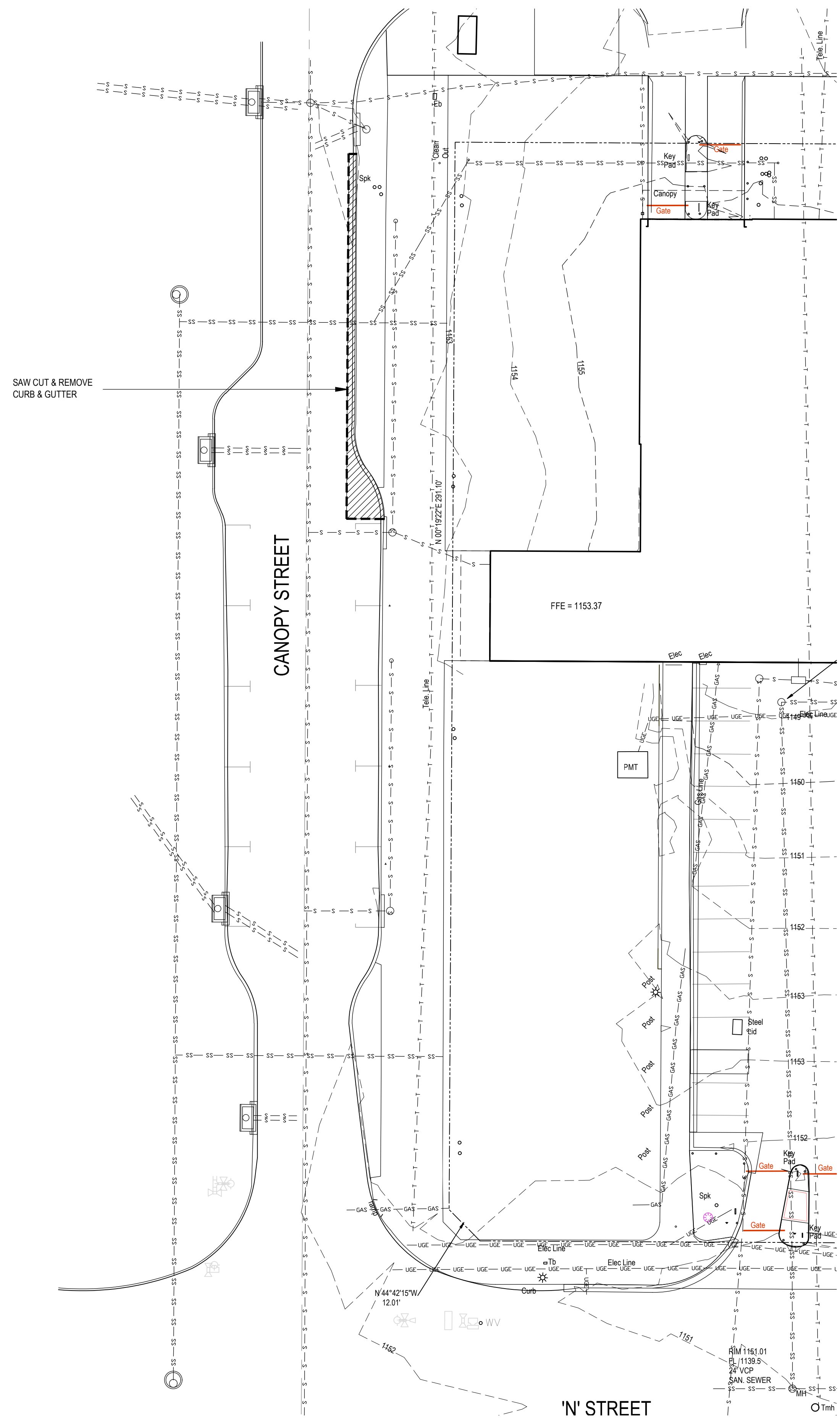
ITEM	UNIT	QUANTITY
6" P.C.C. PAVEMENT W/ 6" INTEGRAL CURB	SY	99
SAW CUT, TYPE 'B'	LF	112
REMOVE & DISPOSE PAVEMENT W/ CURB & GUTTER	SY	34
EARTHWORK	LS	1
TRAFFIC CONTROL	LS	1
STRIPING	LF	35



SITE LAYOUT

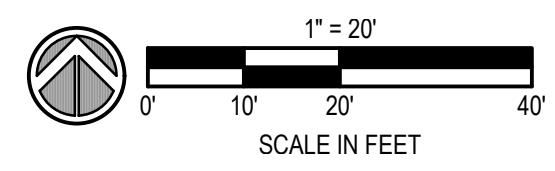
SCALE: 1" = 30'-0"

TIF (NOT TO BE INCLUDED WITH BID PACKAGE)

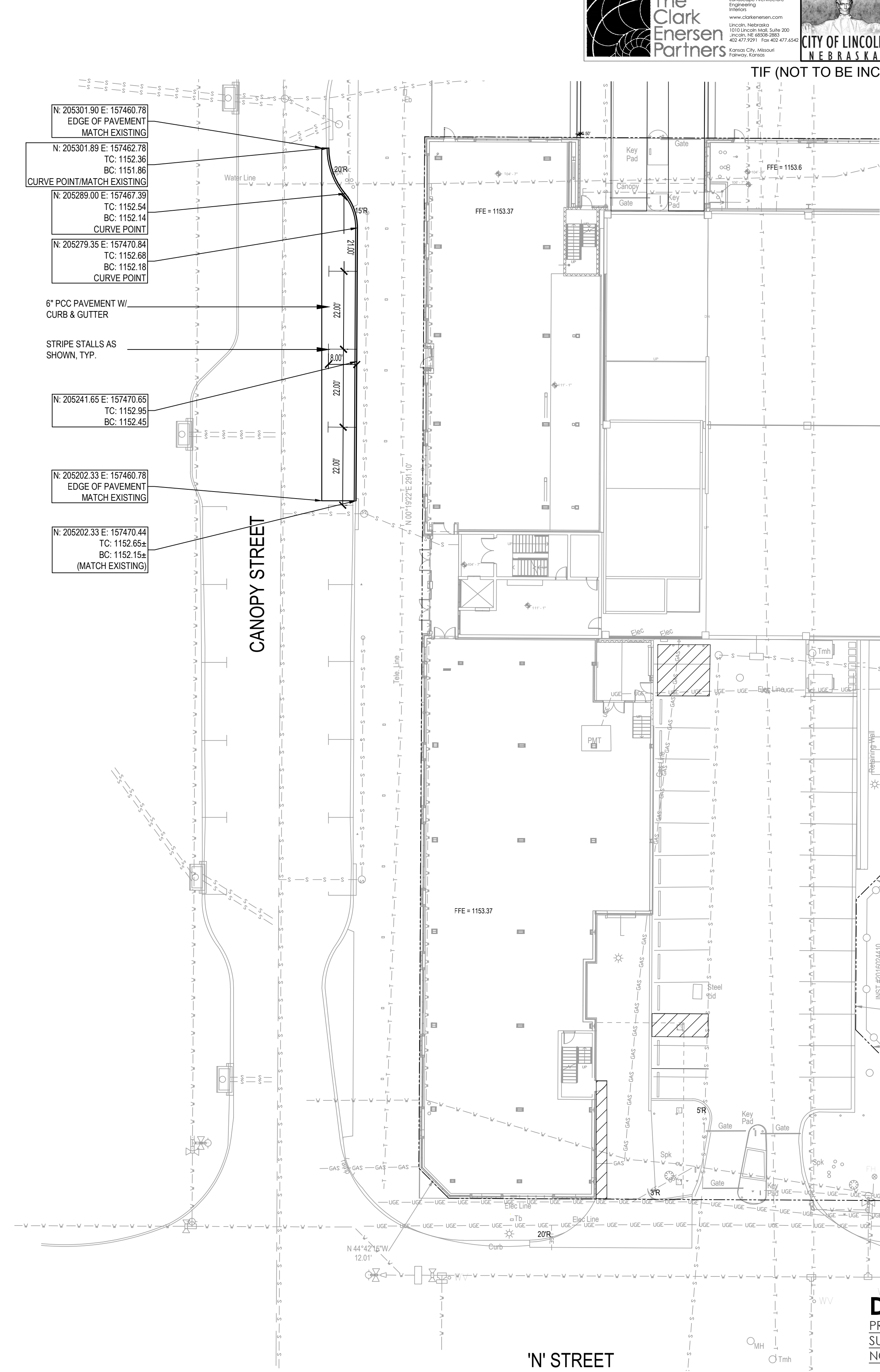


CANOPY STREET

'N' STREET

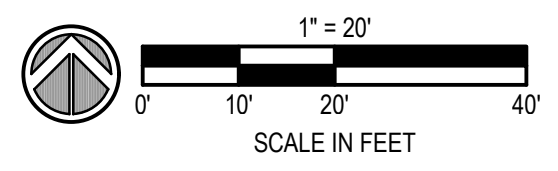


EXISTING CONDITIONS/ SITE DEMOLITION
 SCALE: 1" = 20'-0"



CANOPY STREET

'N' STREET

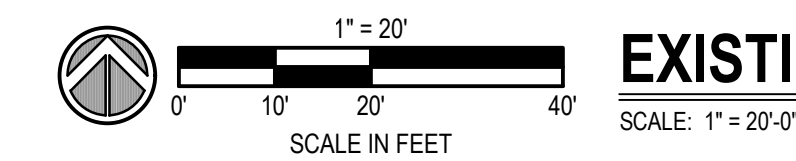
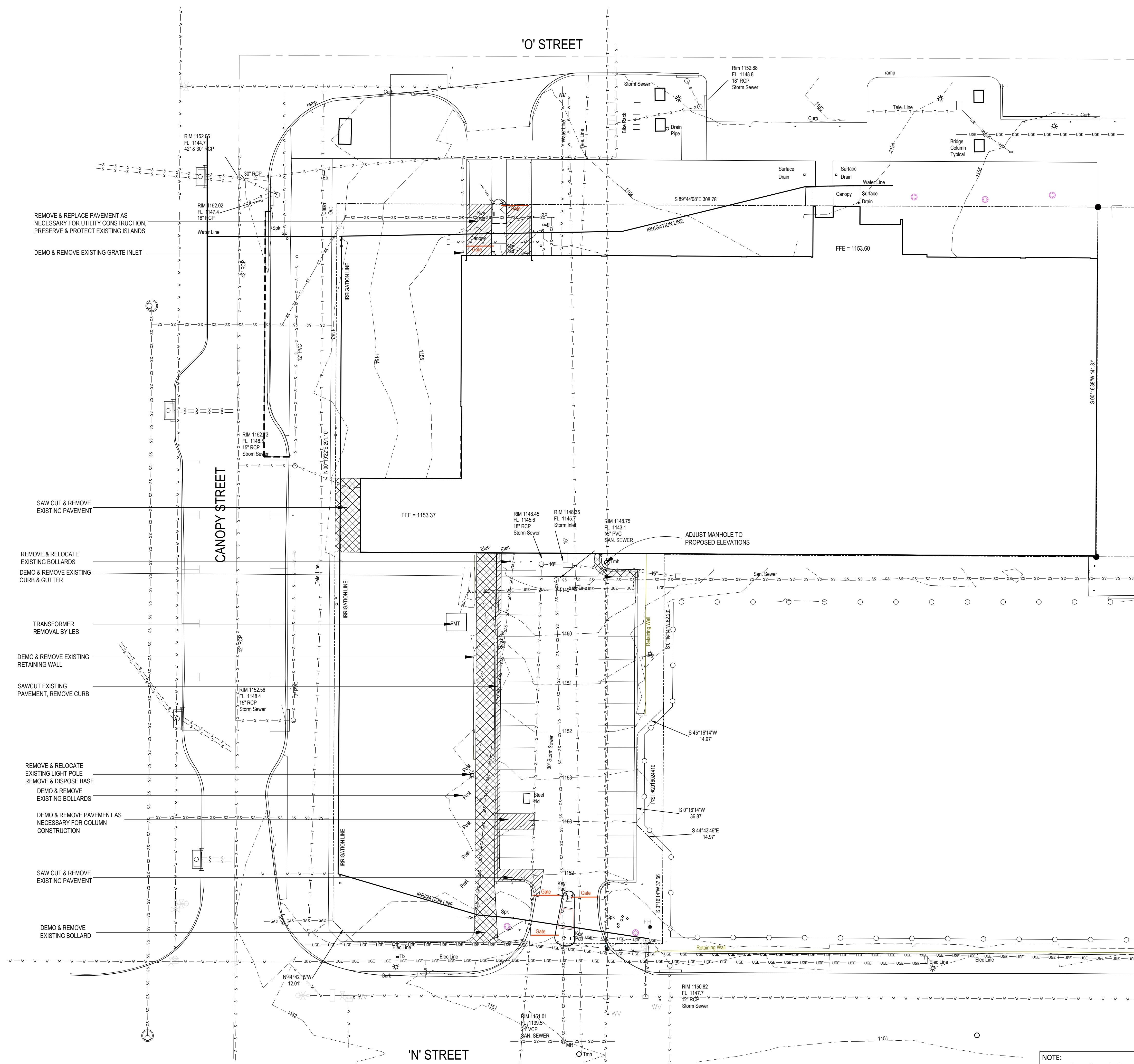


PAVING PLAN
 SCALE: 1" = 20'-0"

DEMOLITION & PAVING PLAN

DRAFT
 PREPARED FOR PRELIMINARY
 SUBMISSION AND REVIEW ONLY --
 NOT FOR CONSTRUCTION.

XX-X-X



EXISTING CONDITIONS/ SITE DEMOLITION

NOTE:
DIAL BEFORE YOU DIG. CALL 1-800-331-5666 FOR LOCATION OF UNDERGROUND TELEPHONE, ELECTRIC, GAS MAINS, CABLE TELEVISION AND CITY OF LINCOLN UTILITIES.

GENERAL NOTES & INFORMATION

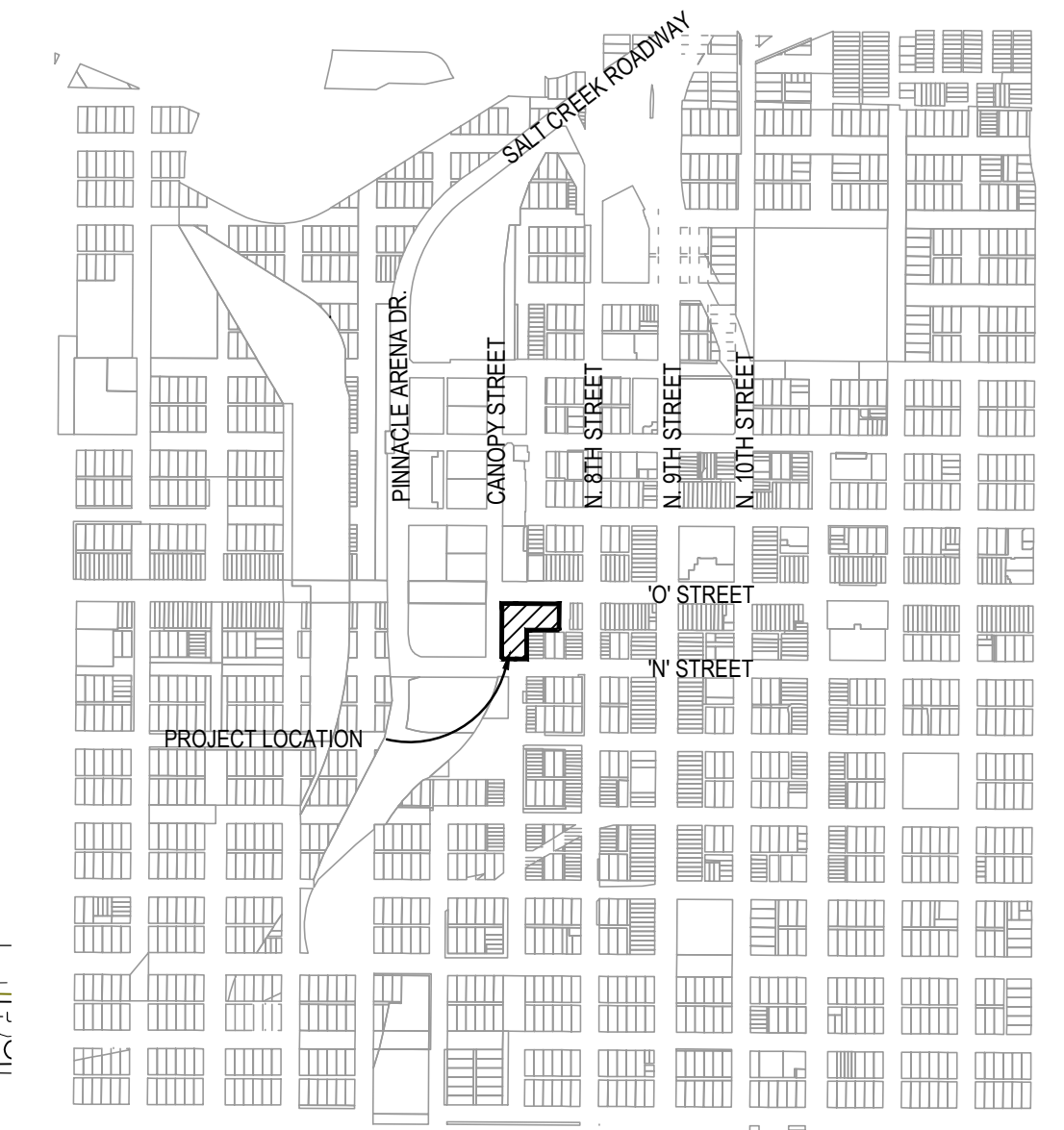
1. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY OCCUR FROM THE USE OF THE UTILITY INFORMATION. PROVIDED HEREON, CONTACT "ONE CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN, ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELAYED TO ENGINEER / OWNER **PRIOR TO COMMENCEMENT OF ANY WORK.**
3. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BOTH ENTITIES BEFORE YOU DIG. CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-331-5666. FIELD VERIFY ALL SITE SPECIFIC UTILITIES. LOCATION FOR EXISTING SITE SPECIFIC UTILITIES IS UNKNOWN.
4. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SHRUBS AND TREES ON SITE AS INDICATED. DO NOT PARK, DRIVE OR STACK CONSTRUCTION MATERIALS UNDER THESE AREAS.
6. THE GENERAL CONTRACTOR SHALL NOT REMOVE OR ALTER ANY PROTECTION FENCING WITHOUT PRIOR WRITTEN CONSENT FROM OWNER AND ARCHITECT.

TRAFFIC CONTROL NOTES

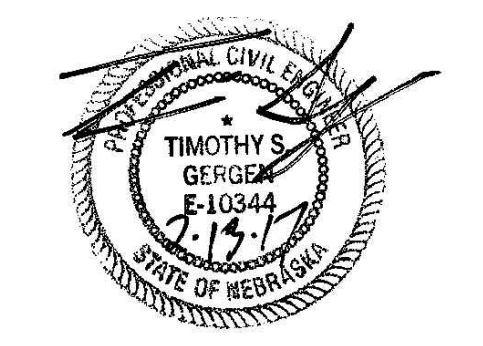
1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL DEVISE A TRAFFIC CONTROL PLAN AND SUBMIT TO THE ENGINEER FOR APPROVAL.
2. TRAFFIC CONTROL SHALL BE PER CHAPTER 15 OF THE CITY OF LINCOLN STANDARD SPECIFICATIONS, 2011 EDITION.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE LOCATED ACCORDING TO AND MEET THE REQUIREMENTS PRESCRIBED IN THE MUTCD.

DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND APPROVED BY THE CITY OF LINCOLN.
3. CONTINUOUS PEDESTRIAN & VEHICULAR ACCESS SHALL BE MAINTAINED FOR THE EXISTING PROPERTY AT ALL TIMES DURING THE DEMOLITION OF THE EXISTING FACILITIES.
4. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF FENCE, FLUMES, FOUNDATIONS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. (EXCEPT WHERE NOTED BY ENGINEER) SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CITY OF LINCOLN SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
7. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED, RELOCATED, AND/OR ABANDONED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
9. ALL SIDEWALK & PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING CONCRETE. THE CONTRACTOR SHALL SAW CUT AT NEAREST JOINT WHERE NECESSARY.
10. DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
11. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
12. REMOVAL AND DISPOSAL OF SHRUBS & TREES SMALLER THAN 12" IN DIAMETER WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR "CLEARING AND GRUBBING".



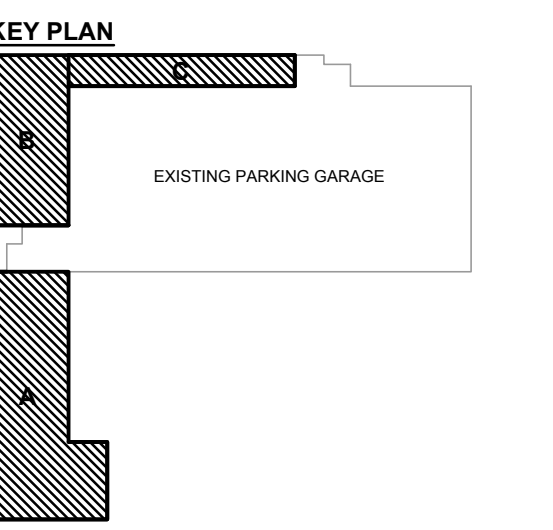
VICINITY MAP
NTS



CANOPY ROW
700 N ST. LINCOLN, NE

02/13/2017
Project No. 882-004-16

CONSTRUCTION DOCUMENTS

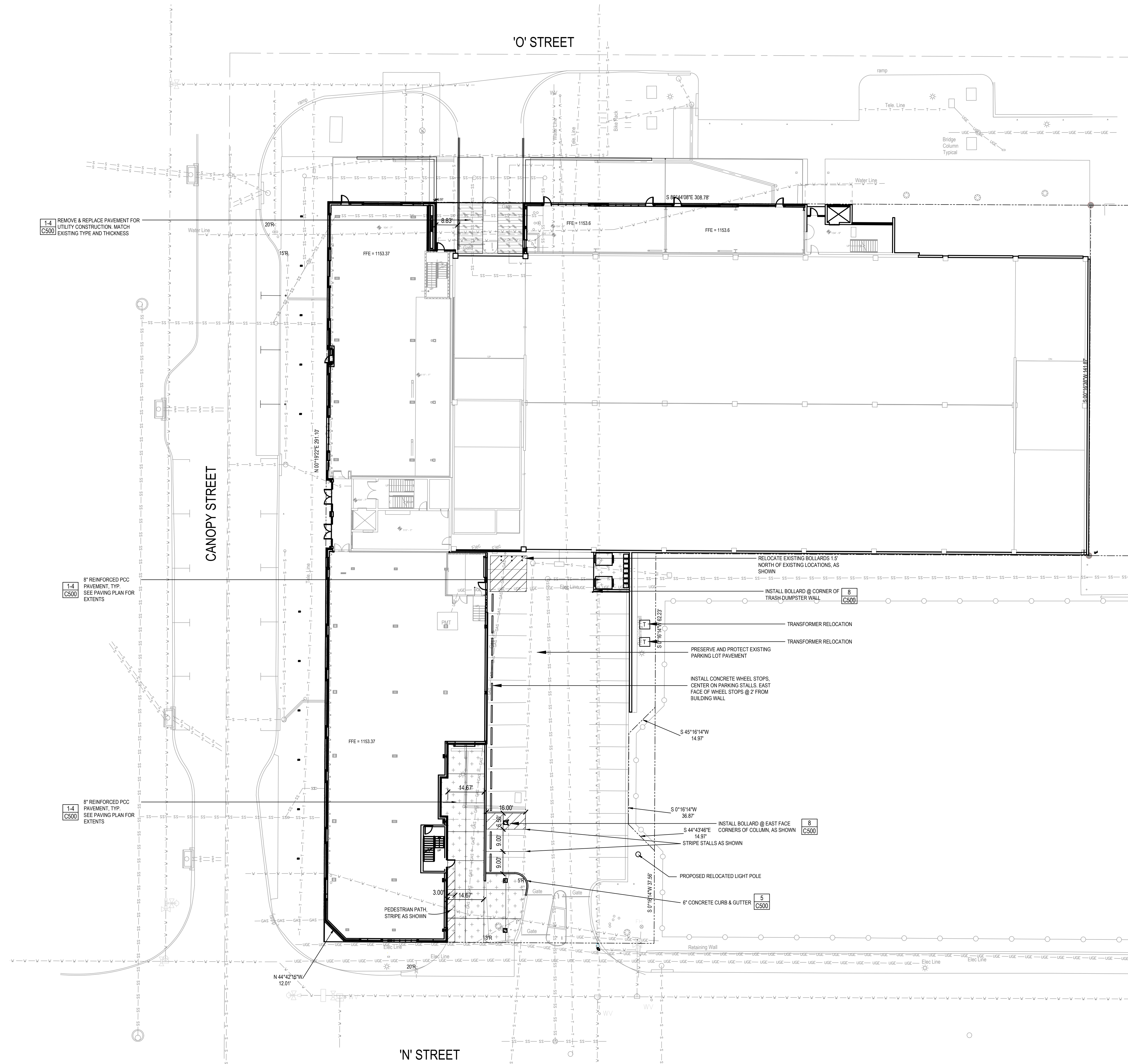


REVISIONS

EXISTING CONDITIONS DEMOLITION PLAN

Drawn By: BS; Check By: TG

C100

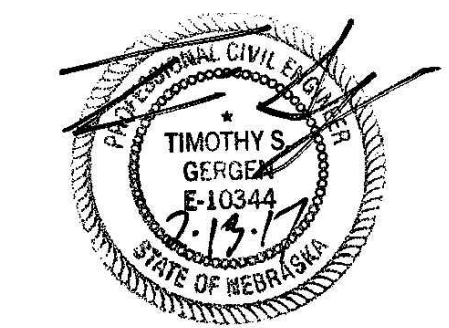


GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN, ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELATED TO ENGINEER/ OWNER PRIOR TO COMMENCEMENT OF WORK
2. UNDERGROUND IMPROVEMENTS ARE UNKNOWN. UTILITY LOCATIONS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM BEFORE DIGGING. CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-331-5666
3. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
4. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL; IT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
5. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
6. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON SITE.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES OR BY RAIN EVENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
10. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB. FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
12. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER VOL. 58 NO. 144/RULES AND REGULATIONS).
13. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

SITE INFORMATION

WEST HAYMARKET ADDITION, BLOCK 8, REM PT LOT 1
 ADDRESS: 700 'N' STREET
 ZONING: B-4, LINCOLN CENTER BUSINESS DISTRICT



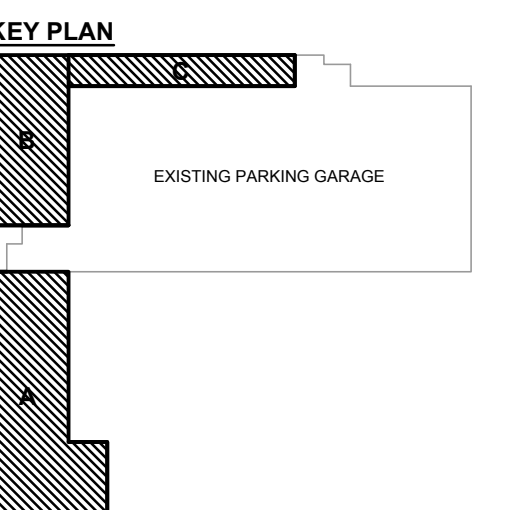
Architecture
 Landscape Architecture
 Engineering
 Interiors
 www.clarkenersen.com
 Lincoln, Nebraska
 1010 Lincoln Mall, Suite 200
 Lincoln, NE 68508-2883
 402.477.9291 Fax 402.477.6542
 Kansas City, Missouri
 Fairway, Kansas



CANOPY ROW
 700 N ST. LINCOLN, NE

02/13/2017
 Project No. 882-004-16

CONSTRUCTION DOCUMENTS



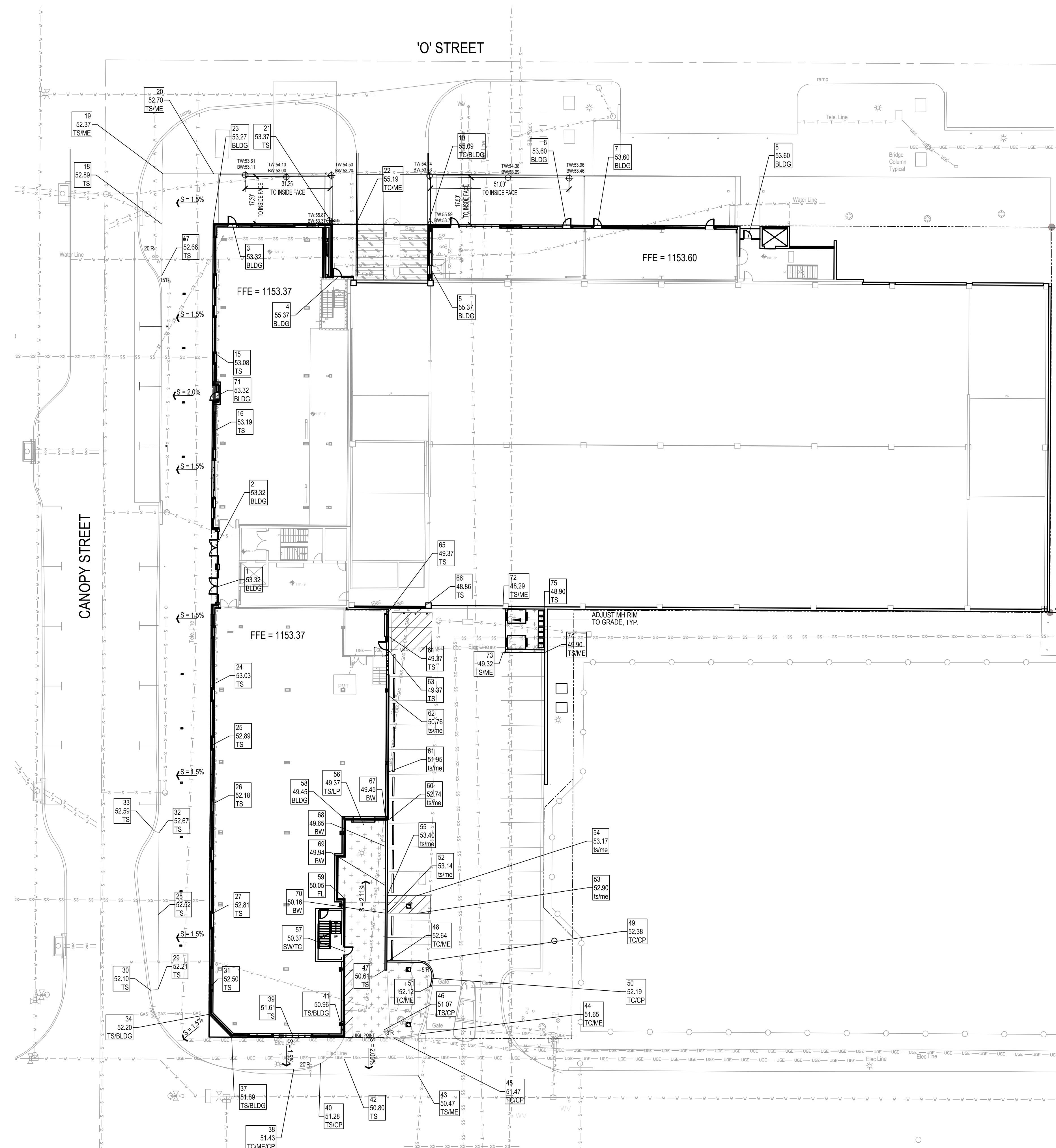
REVISIONS

SITE LAYOUT

Drawn By: BS; Checked By: TG



C200



CONTROL POINTS				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
65	TS	49.37	205161.98	157554.40
1	BLDG	53.32	205171.09	157490.79
66	TS	48.86	205161.93	157564.89
2	BLDG	53.32	205186.25	157490.86
67	BW	49.45	205085.33	157553.34
3	BLDG	53.32	205304.88	157496.81
68	BW	49.65	205075.68	157553.13
4	BLDG	55.37	205285.11	157535.54
5	BLDG	55.37	205287.98	157570.07
69	BW	49.94	205061.36	157553.05
6	BLDG	53.60	205304.25	157619.86
70	BW	50.16	205051.07	157553.17
7	BLDG	53.60	205304.19	157631.31
71	BLDG	53.32	205241.36	157490.86
8	BLDG	53.60	205299.50	157686.68
72	TS/ME	48.29	205163.12	157596.48
10	TC/BLDG	55.09	205304.68	157568.85
15	TS	53.08	205257.82	157489.56
16	TS	53.19	205228.25	157489.41
17	TS	52.66	205285.89	157470.88
18	TS	52.89	205304.72	157470.97
19	TS/ME	52.37	205323.34	157471.31
20	TS/ME	52.70	205323.34	157489.97
21	TS	53.37	205304.86	157533.81
22	TC/ME	55.19	205304.84	157542.48
23	BLDG	53.27	205305.09	157489.81
24	TS	53.03	205134.91	157488.93
25	TS	52.89	205112.68	157488.82
26	TS	52.18	205090.83	157488.70
27	TS	52.81	205050.46	157488.50
28	TS	52.52	205050.58	157469.66
29	TS	52.21	205023.07	157469.52
30	TS	52.10	205022.69	157466.79
31	TS	52.50	205023.20	157488.36
32	TS	52.67	205080.68	157469.82
33	TS	52.59	205081.39	157468.08
34	TS/BLDG	52.20	205013.85	157488.31
37	TS/BLDG	51.89	205005.45	157496.62
38	TC/ME/CP	51.43	204993.62	157519.46
39	TS	51.61	205005.34	157519.32
40	TS/CP	51.28	204995.74	157529.33
41	TS/BLDG	50.96	205005.24	157538.26
42	TS	50.80	204997.29	157538.10
43	TS/ME	50.47	204991.39	157565.25
44	TC/ME	51.65	205006.53	157565.31
45	TC/CP	51.47	205005.16	157556.23
46	TS/CP	51.07	205008.14	157552.78
47	TS	50.61	205030.11	157552.89
48	TC/ME	52.64	205033.08	157553.74
49	TC/CP	52.38	205033.02	157565.41
50	TC/CP	52.19	205027.12	157570.30
51	TC/ME	52.12	205024.22	157569.77
52	TS/ME	53.14	205051.07	157553.84
53	TS/ME	52.90	205051.02	157564.86
54	TS/ME	53.17	205057.52	157564.90
55	TS/ME	53.40	205057.57	157553.87
56	TS/CP	49.37	205083.58	157545.19
57	SW/TC	50.37	205036.99	157538.27
58	BLDG	49.45	205085.40	157538.51
59	FL	50.05	205056.41	157538.36
60	TS/ME	52.74	205085.11	157554.01
61	TS/ME	51.95	205103.05	157554.35
62	TS/ME	50.76	205131.18	157554.50
63	TS	49.37	205147.84	157554.34
64	TS	49.37	205153.00	157554.37
73	TS/ME	49.32	205147.06	157596.55
74	TS/ME	49.90	205147.04	157611.87
75	TS	48.90	205163.04	157611.87

TABLE LEGEND

TS = TOP OF SLAB	BLDG = BUILDING
TC = TOP OF CURB	ME = MATCH EXISTING
CP = CURVE POINT	FL = FLOW LINE
SW = SIDEWALK	

NOTE: ALL SPOT ELEVATIONS ARE TRUNCATED FOR CLARITY. ADD 1100.00' FOR USGS NAVD 88 (i.e. 20' = 1120.00')

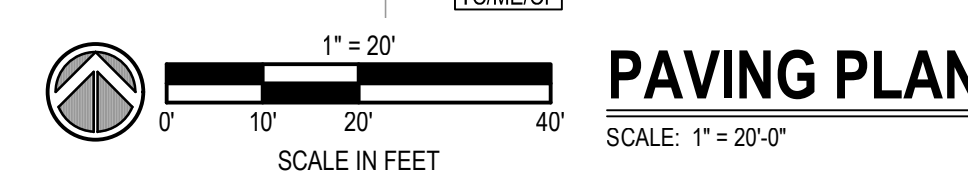
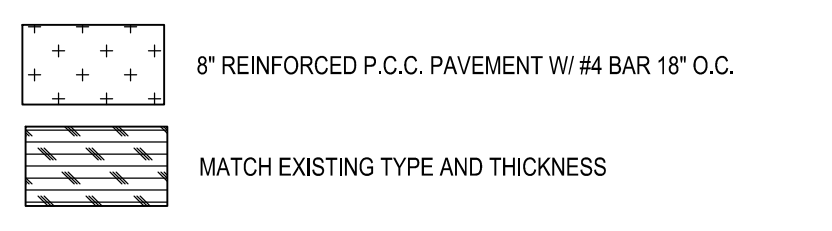
GENERAL NOTES

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- UNDERGROUND IMPROVEMENTS ARE UNKNOWN. UTILITY LOCATIONS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM BEFORE DIGGING.
- PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL; IT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
- A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
- ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON SITE.
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- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB. FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
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- CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

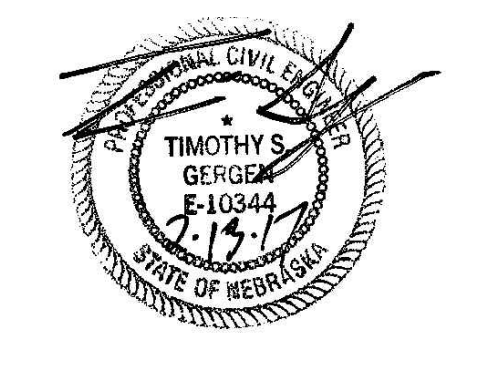
PAVING NOTES

- ALL INTERSECTION RADII SHALL BE 20' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT.
- THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AND CONSTRUCT PAVEMENT ACCORDING TO THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS.
- CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR SUBGRADE PREPARATION.
- THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING.
- THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS, AND CLEAN-OUTS TO GRADE. THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS.
- THE PAVING CONTRACTOR SHALL PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
- CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STALL STRIPPING SHALL BE 4" WHITE MARKINGS.
- CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL ISLANDS SHALL BE CONSTRUCTED AS CONCRETE CURB AND GUTTER.
- ALL HANDICAPPED STALLS TO BE PAINTED, AND SIGNPOST WITH SIGN INSTALLED.
- ALL ISLANDS AND SETBACK AREAS SHALL BE BACKFILLED WITH TOPSOIL.
- ALL CURB CUTS AND RAMPS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER/VOL. 58 NO. 144/RULES AND REGULATIONS).
- MAINTAIN 2% CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED.
- CONSTRUCTION OF CURB RAMPS CONSIDERED SUBSIDIARY TO THE PRICE BID FOR "CONCRETE SIDEWALK." (ALL CURB RAMPS SHALL BE 6" THICK W/ CROSS HATCH GROOVING ON ALL RAMP SURFACES)

PAVING LEGEND



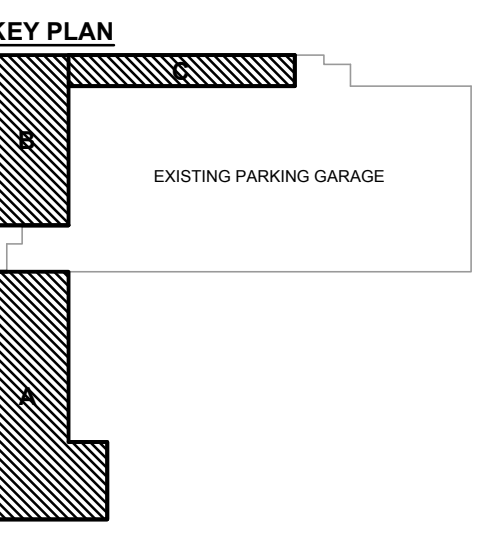
PAVING PLAN
SCALE: 1" = 20'-0"



CANOPY ROW
700 N ST. LINCOLN, NE

02/13/2017
Project No. 882-004-16

CONSTRUCTION DOCUMENTS

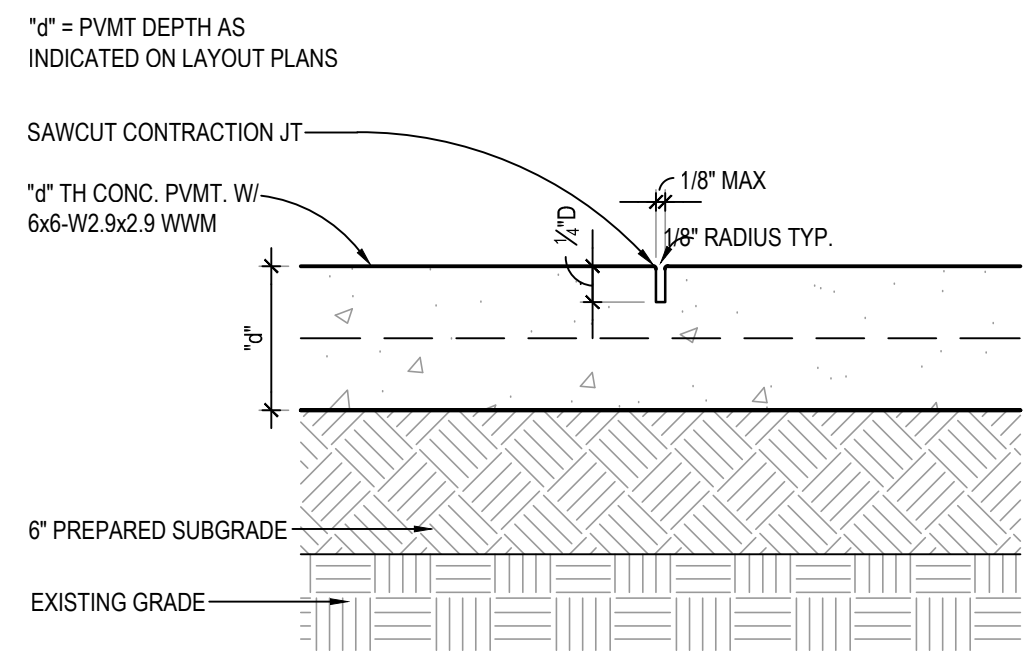


REVISIONS

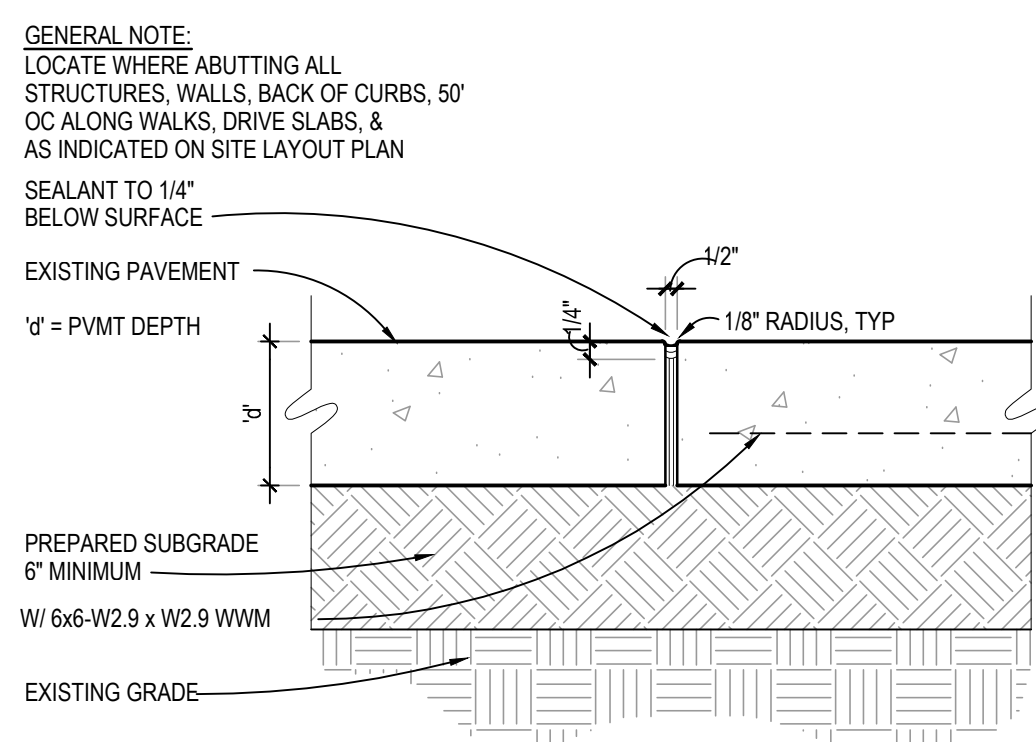
PAVING PLAN

Drawn By: BS; Checked By: TG

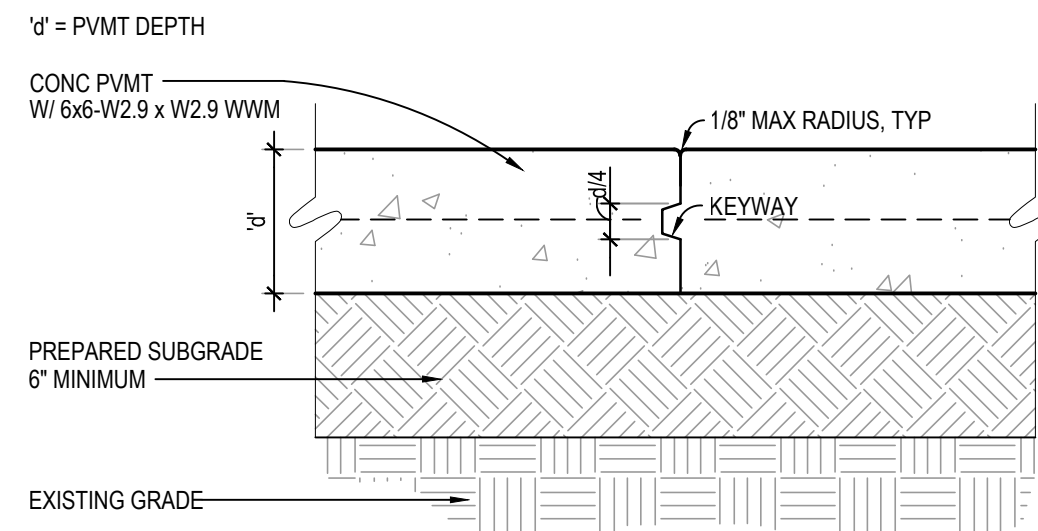




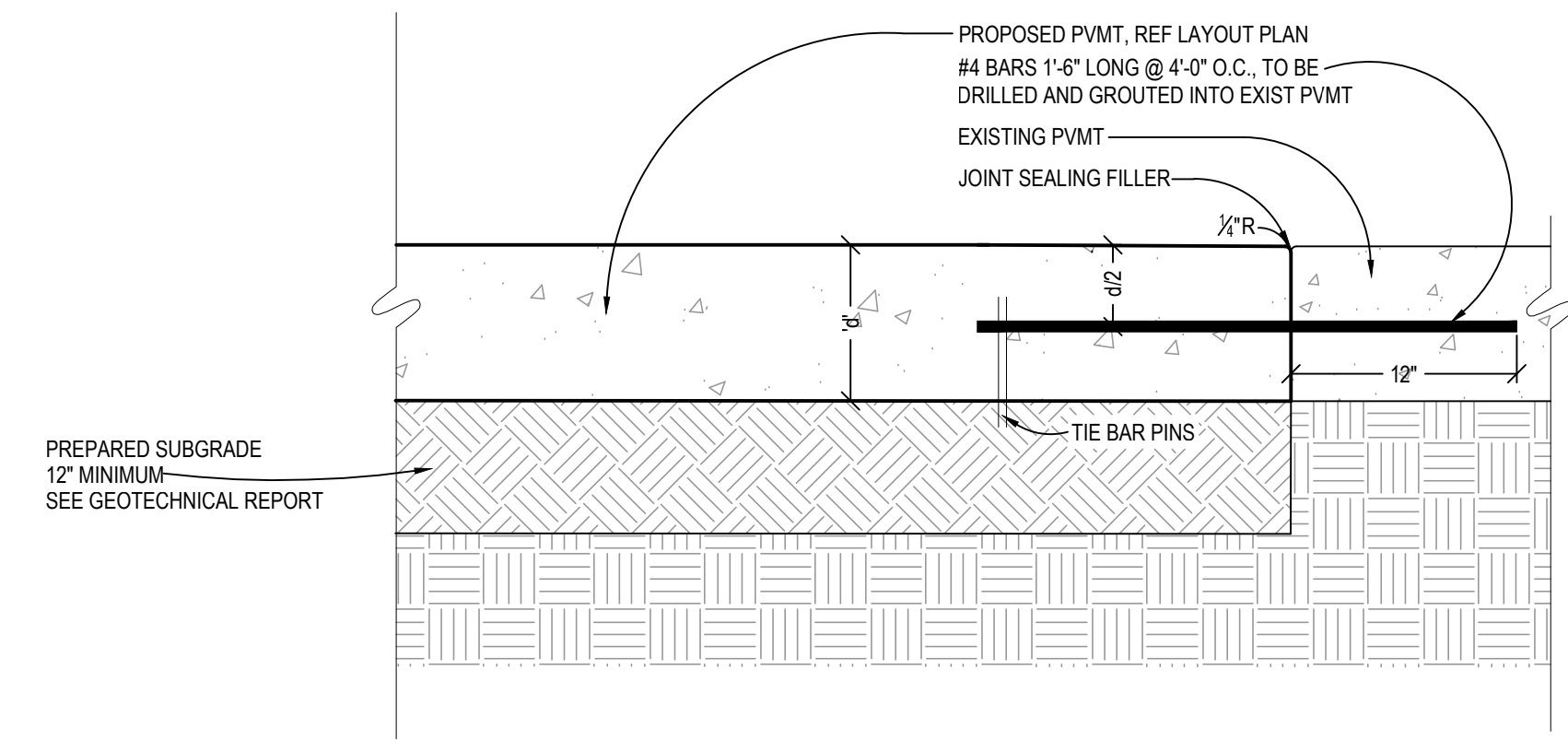
1 CONCRETE CONTRACTION JOINT
SCALE: 1 1/2"=1'-0"



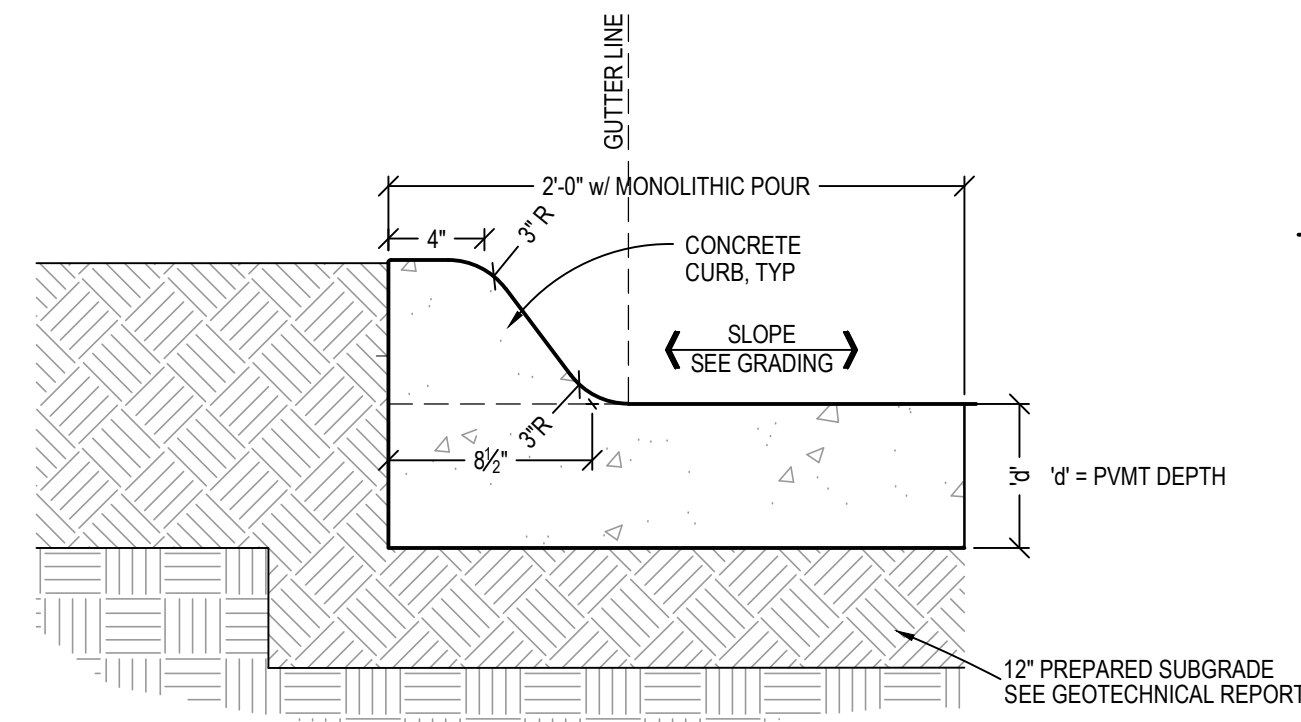
2 CONCRETE EXPANSION JOINT
SCALE: 1 1/2"=1'-0"



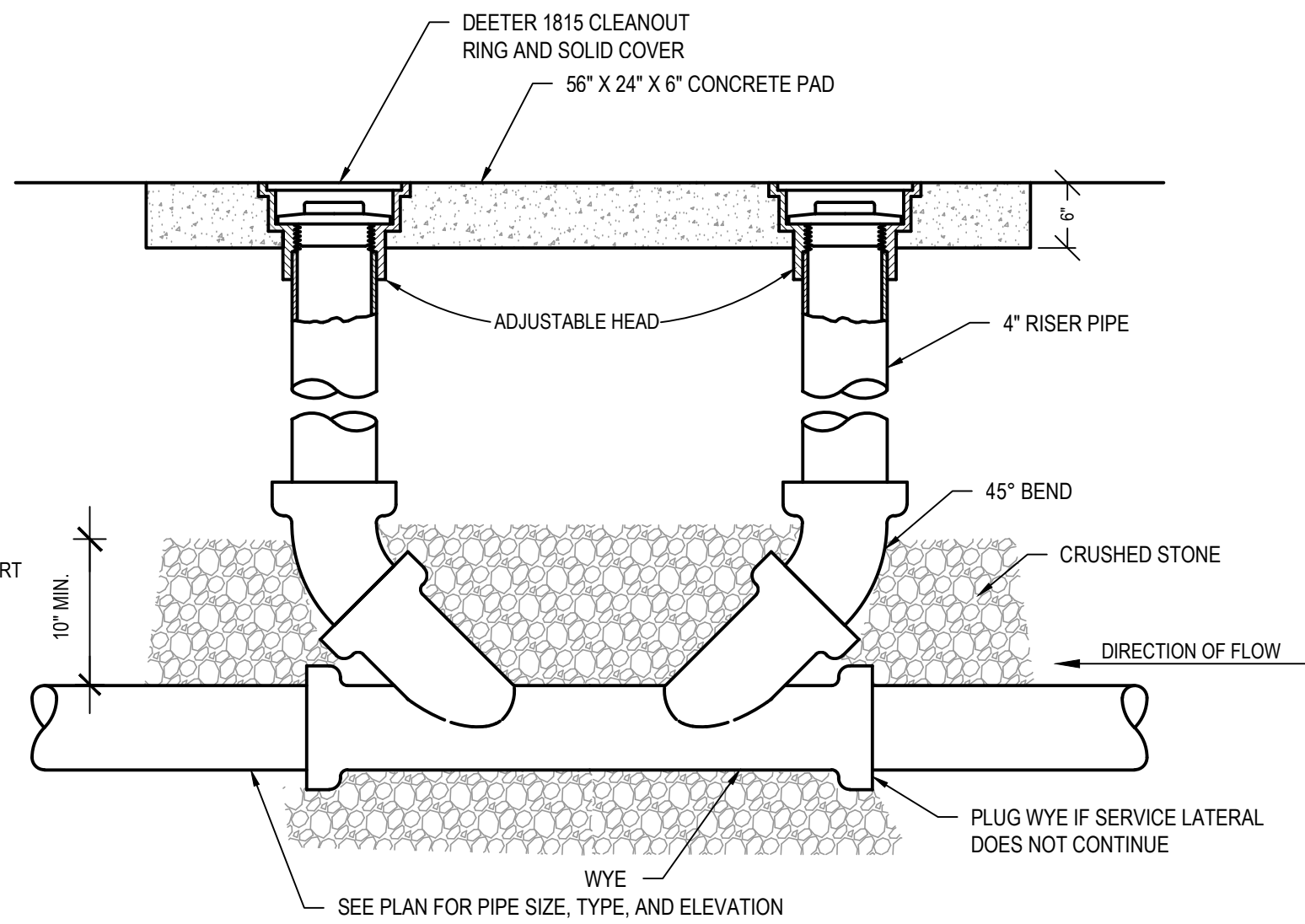
3 CONCRETE CONSTRUCTION JOINT
SCALE: 1 1/2"=1'-0"



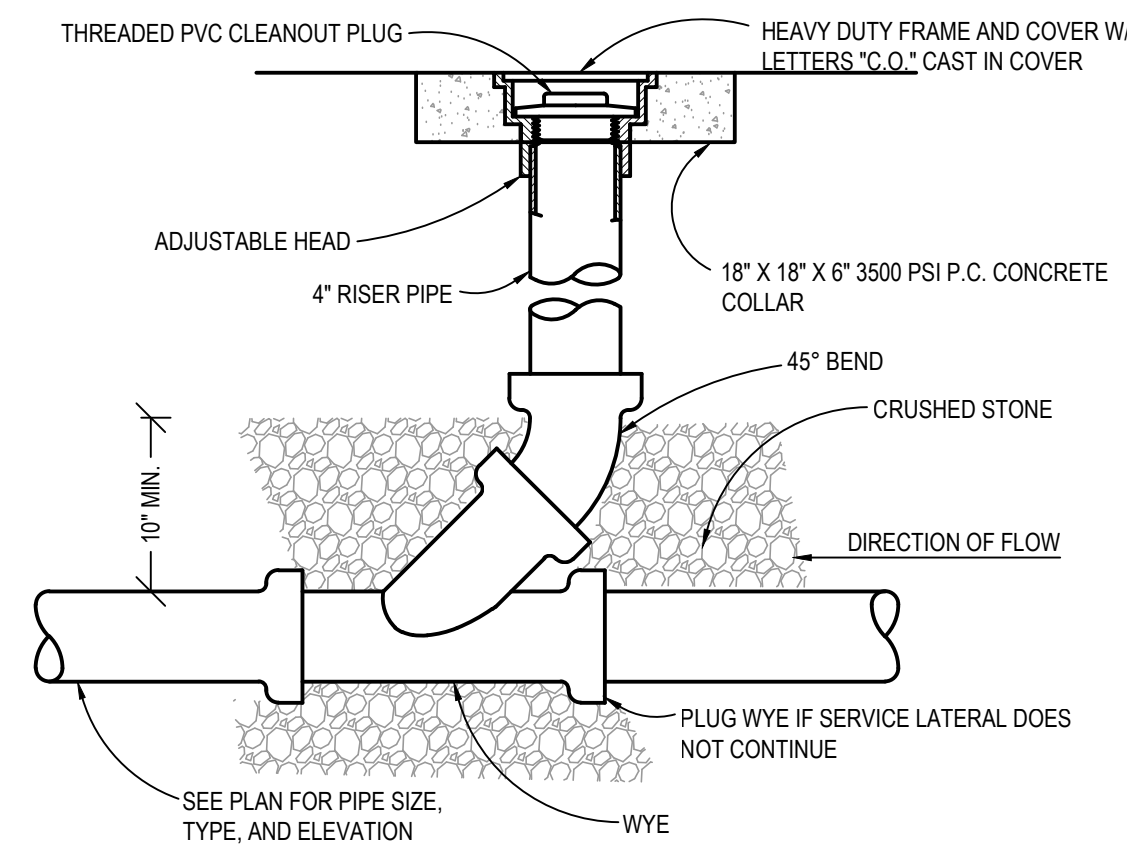
4 CONCRETE CONSTRUCTION JOINT: PROPOSED TO EXISTING PVMT
NO SCALE



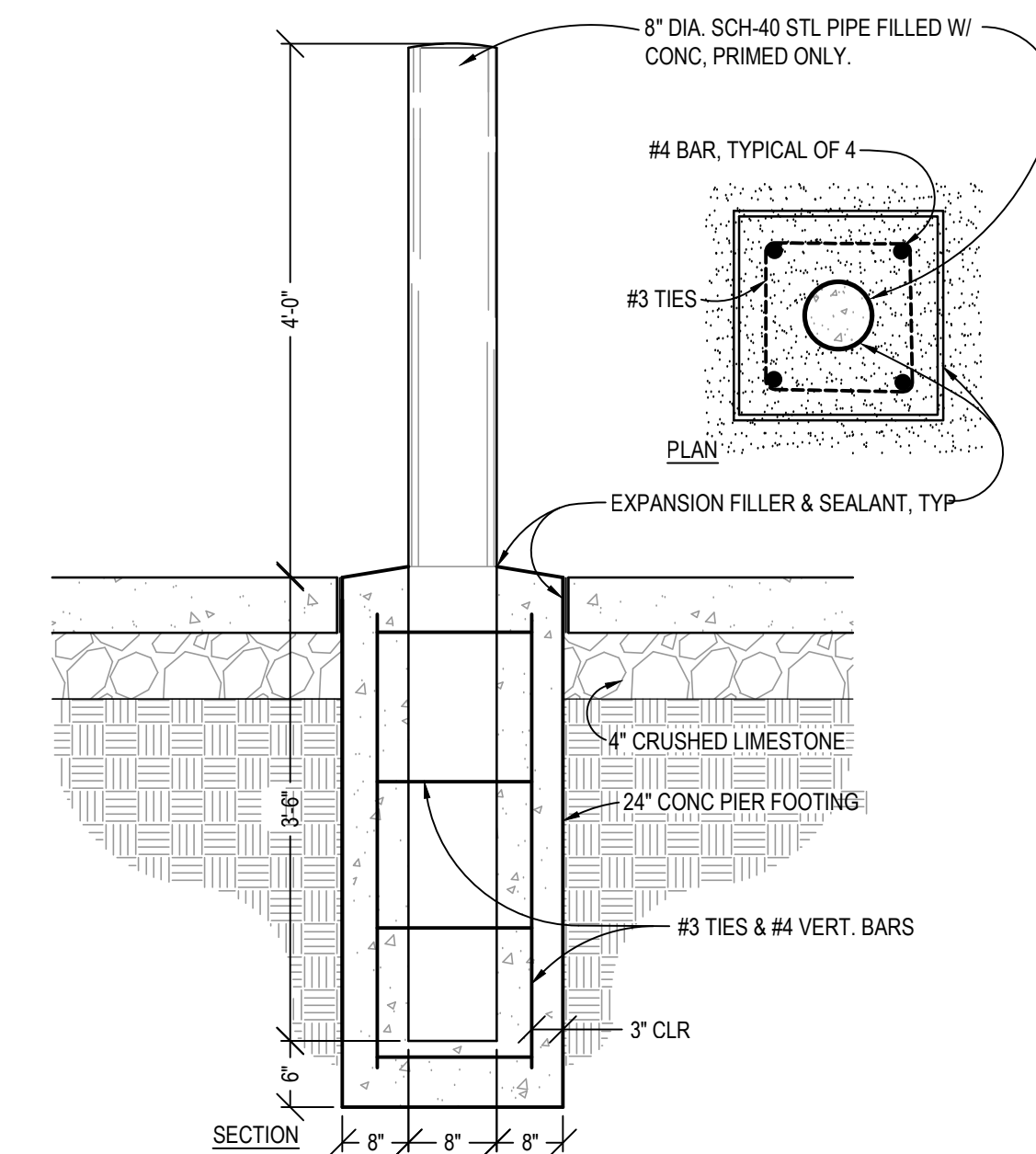
5 INTEGRAL CONCRETE CURB & GUTTER
NO SCALE



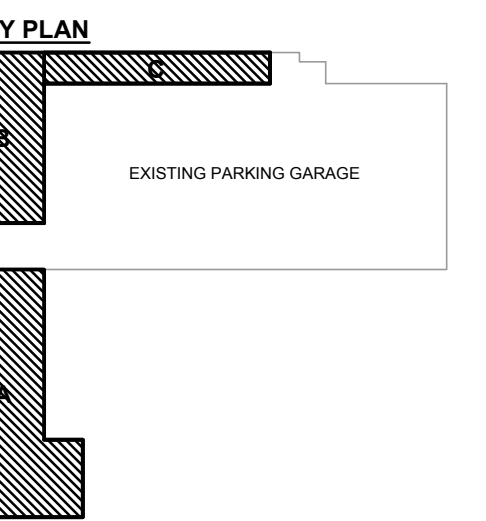
6 DOUBLE CLEAN-OUT
NO SCALE



7 SEWER CLEAN-OUT
NO SCALE



8 CONCRETE FILLED BOLLARD
NO SCALE

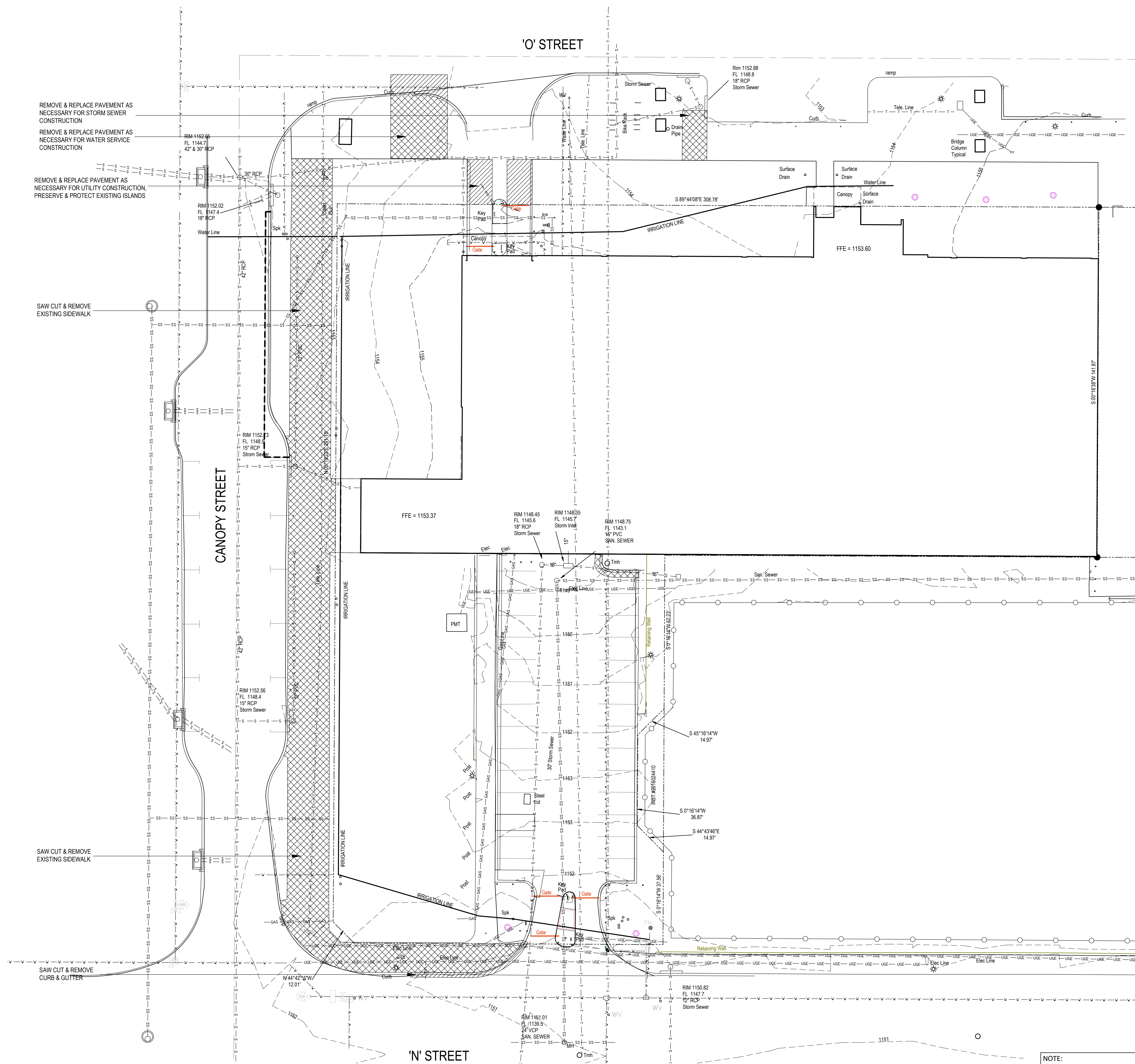


REVISIONS

SITE DETAILS

Drawn By: BS; Checked By: TG

C500



EXISTING CONDITIONS/ SITE DEMOLITION

GENERAL NOTES & INFORMATION

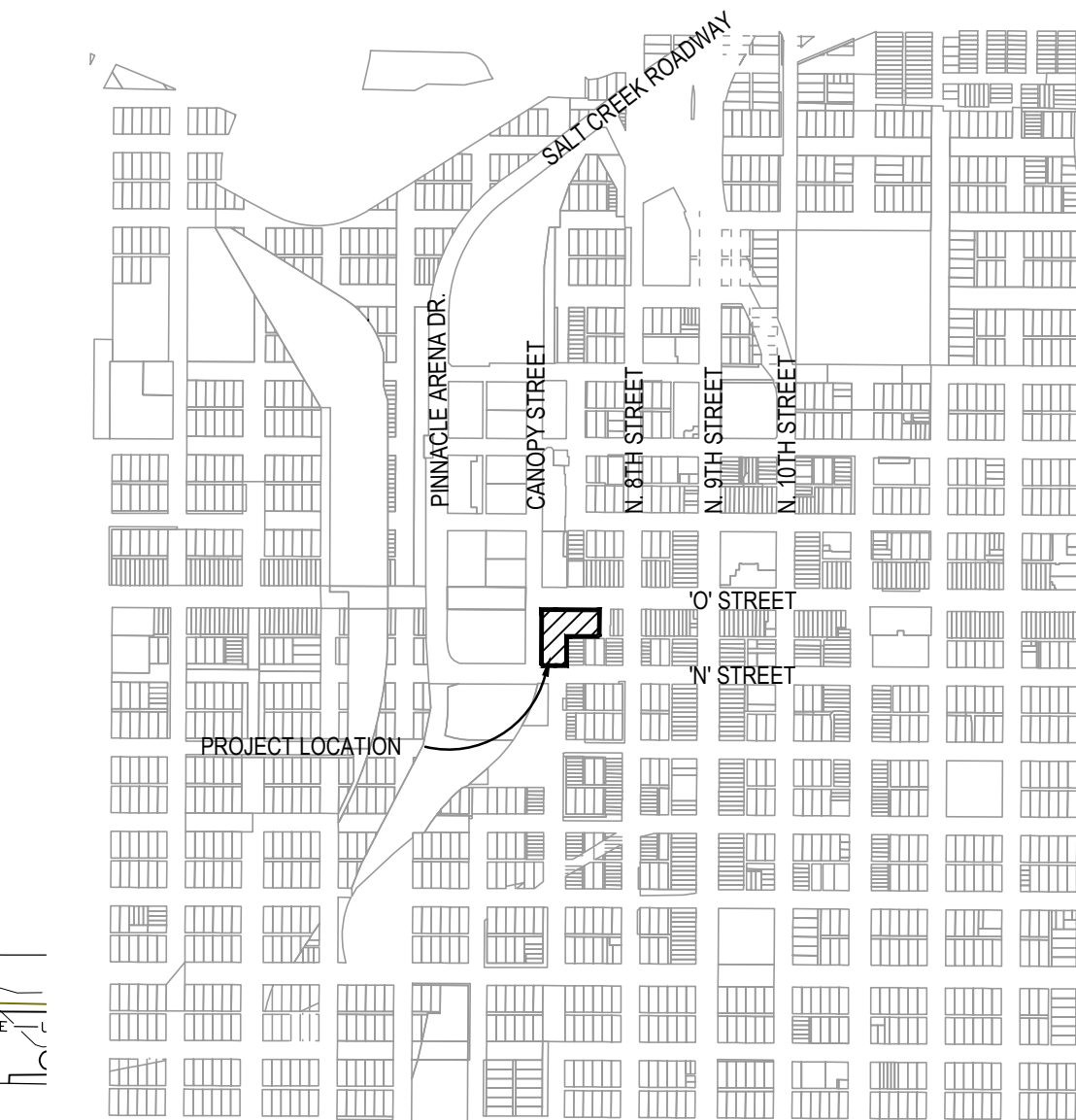
1. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY OCCUR FROM THE USE OF THE UTILITY INFORMATION. PROVIDED HEREON, CONTACT "ONE-CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN, ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELAYED TO ENGINEER / OWNER **PRIOR TO COMMENCEMENT OF ANY WORK.**
3. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED THROUGH THE "ONE CALL" SYSTEM. CALL BOTH ENTITIES BEFORE YOU DIG. CALL THE UNDERGROUND HOTLINE FOR UTILITY LOCATIONS AT 1-800-331-5666. FIELD VERIFY ALL SITE SPECIFIC UTILITIES. LOCATION FOR EXISTING SITE SPECIFIC UTILITIES IS UNKNOWN.
4. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SHRUBS AND TREES ON SITE AS INDICATED. DO NOT PARK, DRIVE OR STACK CONSTRUCTION MATERIALS UNDER THESE AREAS.
6. THE GENERAL CONTRACTOR SHALL NOT REMOVE OR ALTER ANY PROTECTION FENCING WITHOUT PRIOR WRITTEN CONSENT FROM OWNER AND ARCHITECT.

TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL DEVISE A TRAFFIC CONTROL PLAN AND SUBMIT TO THE ENGINEER FOR APPROVAL.
2. TRAFFIC CONTROL SHALL BE PER CHAPTER 15 OF THE CITY OF LINCOLN STANDARD SPECIFICATIONS, 2011 EDITION.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE LOCATED ACCORDING TO AND MEET THE REQUIREMENTS PRESCRIBED IN THE MUTCD.

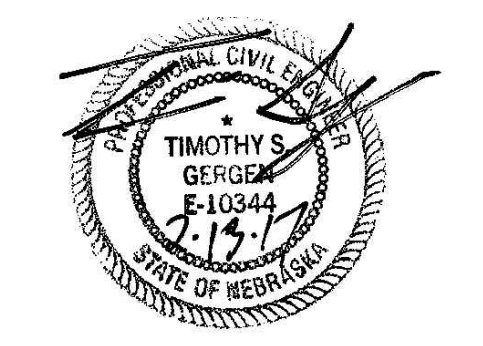
DEMOLITION NOTES

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL.
2. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, SIGNING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND APPROVED BY THE CITY OF LINCOLN.
3. CONTINUOUS PEDESTRIAN & VEHICULAR ACCESS SHALL BE MAINTAINED FOR THE EXISTING PROPERTY AT ALL TIMES DURING THE DEMOLITION OF THE EXISTING FACILITIES.
4. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL COVERING AUTHORITIES OF FENCE, FLUMES, FOUNDATIONS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. (EXCEPT WHERE NOTED BY ENGINEER) SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CITY OF LINCOLN SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITIONS AND DISPOSAL.
7. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED, RELOCATED, AND/OR ABANDONED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
9. ALL SIDEWALK & PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ABUTTING CONCRETE. THE CONTRACTOR SHALL SAW CUT AT NEAREST JOINT WHERE NECESSARY.
10. DO NOT DISRUPT UTILITY SERVICES TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
11. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY.
12. REMOVAL AND DISPOSAL OF SHRUBS & TREES SMALLER THAN 12" IN DIAMETER WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR "CLEARING AND GRUBBING".



VICINITY MAP
NTS

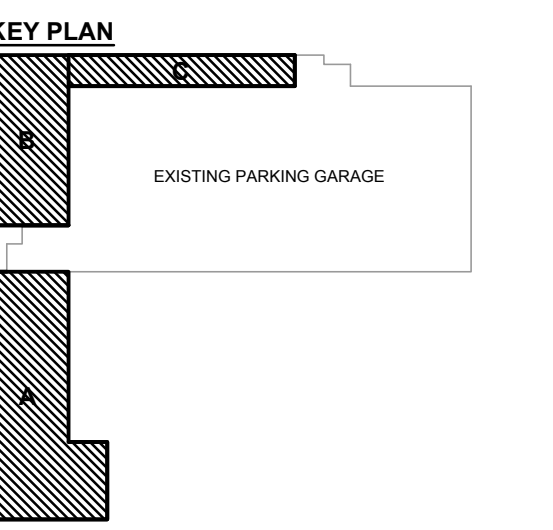
NOTE:
DIAL BEFORE YOU DIG. CALL 1-800-331-5666 FOR LOCATION OF UNDERGROUND TELEPHONE, ELECTRIC, GAS MAINS, CABLE TELEVISION AND CITY OF LINCOLN UTILITIES.



CANOPY ROW
700 N ST. LINCOLN, NE

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Project No. 882-004-16

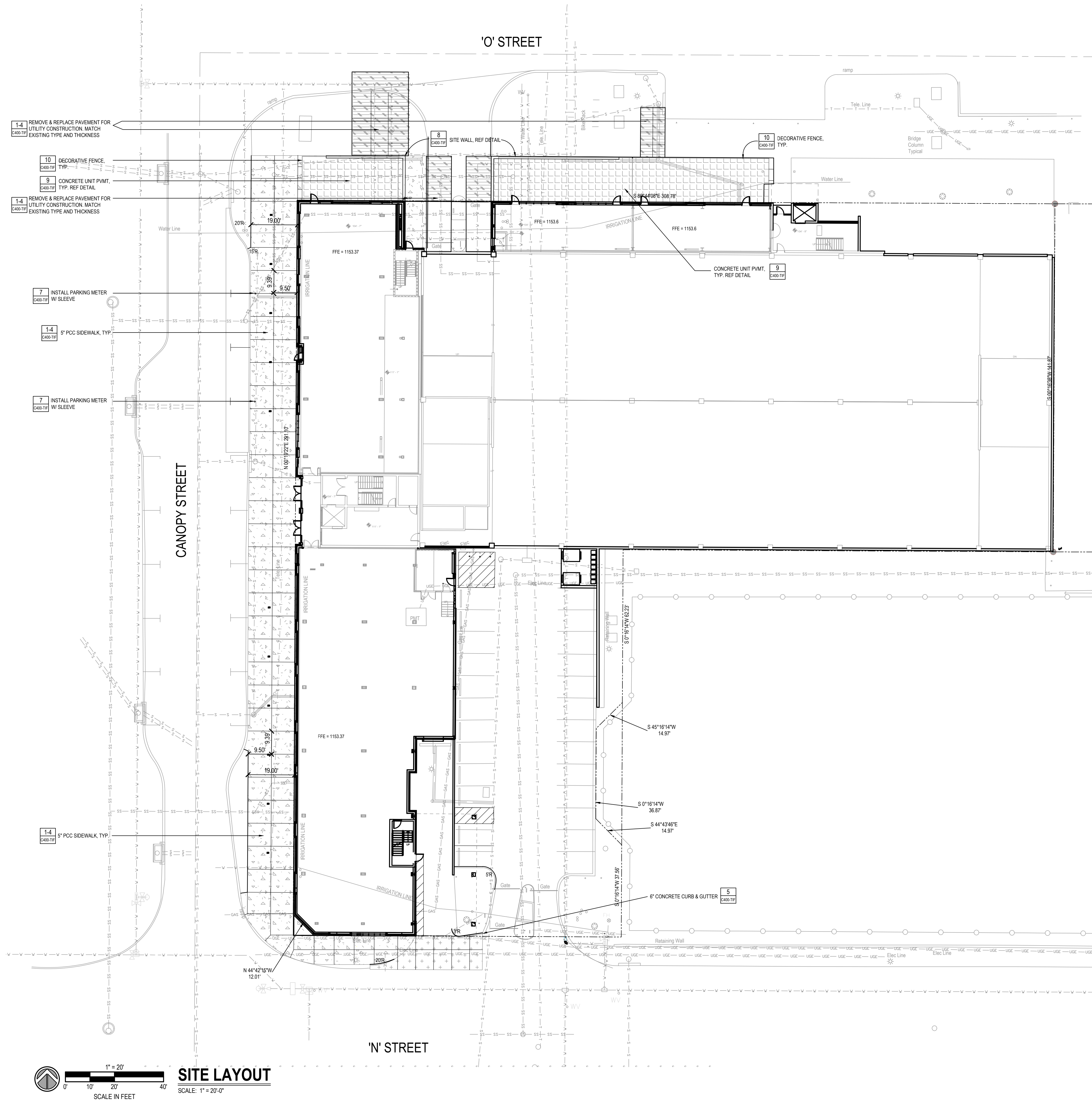
CONSTRUCTION DOCUMENTS



EXISTING CONDITIONS DEMOLITION PLAN
TIF (NOT TO BE INCLUDED WITH BID PACKAGE)

Drawn By: BS; Check By: TG

C100-TIF



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS SHOWN ON PLAN, ANY DISCREPANCIES NOTICED IN FIELD SHALL BE RELATED TO ENGINEER/ OWNER PRIOR TO COMMENCEMENT OF WORK
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3. PRIOR TO MOVING OFF THE JOB THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND REQUEST A FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
4. ALL SPOIL MATERIAL SHALL BE REMOVED FROM THE SITE. NO SEPARATE PAYMENT SHALL BE MADE FOR DISPOSAL OF SPOIL MATERIAL; IT SHALL BE CONSIDERED SUBSIDIARY TO THE PRICE BID.
5. A PORTABLE RESTROOM FACILITY WILL BE REQUIRED ON-SITE DURING CONSTRUCTION ACTIVITIES.
6. ANY ON-SITE FUELING WILL COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
7. A CONCRETE TRUCK WASHOUT WILL BE LOCATED ON SITE.
8. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL EROSION CONTROL MEASURES DAMAGED BY CONSTRUCTION ACTIVITIES OR BY RAIN EVENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
10. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF BUILDING, OR BACK OF CURB. FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL & SAFETY MEASURES.
12. ALL DISABLED PARKING STALLS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER VOL. 58 NO. 144/RULES AND REGULATIONS).
13. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES TO COORDINATE CONNECTIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND DUST CONTROL, ANY DAMAGE FROM BLOWING DUST OR EROSION AND RUNOFF FROM THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

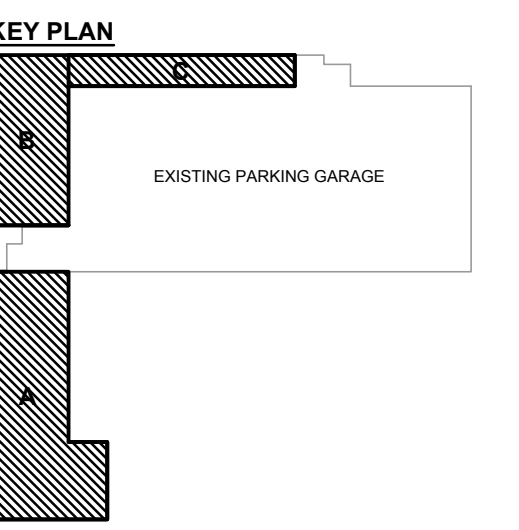
SITE INFORMATION	
WEST HAYMARKET ADDITION, BLOCK 8, REM PT LOT 1	
ADDRESS: 700 'N' STREET	
ZONING: B-4, LINCOLN CENTER BUSINESS DISTRICT	



CANOPY ROW
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CONSTRUCTION DOCUMENTS



REVISIONS

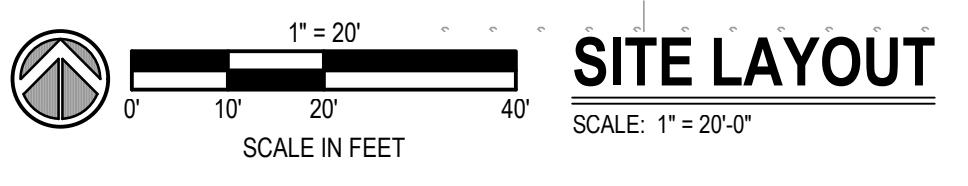
SITE LAYOUT

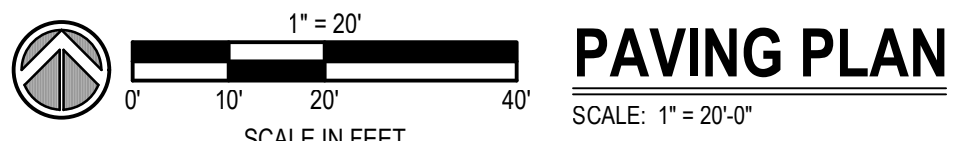
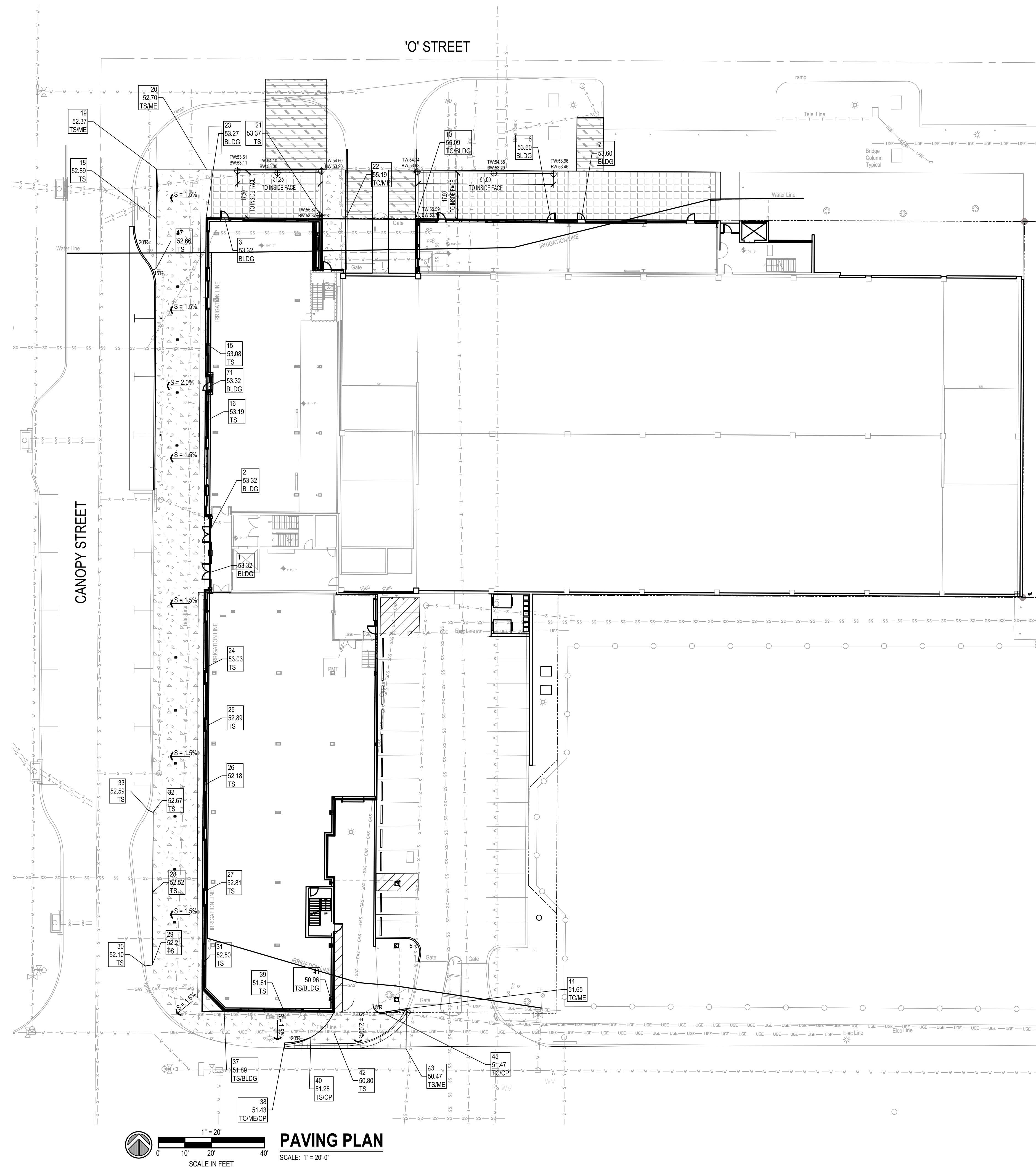
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Drawn By: BS; Checked By: TG



C200-TIF





PAVING PLAN
SCALE: 1" = 20'-0"

CONTROL POINTS				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
1	BLDG	53.32	205171.09	157490.79
2	BLDG	53.32	205186.25	157490.86
10	TC/BLDG	55.09	205304.68	157568.85
3	BLDG	53.32	205304.88	157496.81
6	BLDG	53.60	205304.25	157619.86
7	BLDG	53.60	205304.19	157631.31
71	BLDG	53.32	205241.36	157490.86
15	TS	53.08	205257.82	157489.56
16	TS	53.19	205228.25	157489.41
17	TS	52.66	205285.89	157470.88
18	TS	52.89	205304.72	157470.97
19	TS/IME	52.37	205323.34	157471.31
20	TS/IME	52.70	205323.34	157489.97
21	TS	53.37	205304.86	157533.81
22	TC/IME	55.19	205304.84	157542.48
23	BLDG	53.27	205305.09	157489.81
24	TS	53.03	205134.91	157488.93
25	TS	52.89	205112.68	157488.82
26	TS	52.18	205050.63	157488.70
27	TS	52.81	205050.46	157488.50
28	TS	52.52	205050.58	157469.66
29	TS	52.21	205023.07	157469.52
30	TS	52.10	205022.69	157466.79
31	TS	52.50	205023.20	157488.36
32	TS	52.67	205080.68	157469.82
33	TS	52.59	205081.39	157468.08
34	TS/BLDG	52.20	205013.85	157488.31
37	TS/BLDG	51.89	205005.45	157496.62
38	TC/IME/CP	51.43	204993.62	157519.46
39	TS	51.61	205005.34	157519.32
40	TS/CP	51.28	204995.74	157529.33
41	TS/BLDG	50.96	205005.24	157538.26
42	TS	50.80	204997.29	157538.10
43	TS/IME	50.47	204991.39	157565.25
44	TC/IME	51.65	205006.53	157565.31
45	TC/CP	51.47	205005.16	157556.23

TABLE LEGEND

TS = TOP OF SLAB
TC = TOP OF CURB
CP = CURVE POINT
SW = SIDEWALK
BLDG = BUILDING
ME = MATCH EXISTING
FL = FLOW LINE
NOTE: ALL SPOT ELEVATIONS ARE TRUNCATED FOR CLARITY. ADD 1100.00' FOR USGS NAVD 88 (i.e. 20' = 1120.00')

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15. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

PAVING NOTES

1. ALL INTERSECTION RADII SHALL BE 20' UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING PAVEMENT.
3. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT AND CONSTRUCT PAVEMENT ACCORDING TO THE GEOTECHNICAL ENGINEERS SPECIFICATIONS.
4. CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR SUBGRADE PREPARATION.
5. THE CONTRACTOR SHALL COORDINATE ALL PAVEMENT TESTING.
6. THE PAVING CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVES, INLETS, AND CLEAN-OUTS TO GRADE. THE PAVING CONTRACTOR IS RESPONSIBLE FOR SETTING INLET TOPS.
7. THE PAVING CONTRACTOR SHALL PLACE TRAFFIC RATED CAPS ON ALL CLEAN-OUTS WITHIN PAVED AREAS.
8. CONTRACTOR SHALL STRIPE ALL PARKING LOTS AS SHOWN. PARKING STALL STRIPPING SHALL BE 4" WHITE MARKINGS.
9. CONTRACTOR SHALL COMPLETE ALL NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION.
10. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
11. ALL COORDINATE POINTS ARE TO BACK OF CURB UNLESS SPECIFIED OTHERWISE.
12. ALL ISLANDS SHALL BE CONSTRUCTED AS CONCRETE CURB AND GUTTER.
13. ALL HANDICAPPED STALLS TO BE PAINTED, AND SIGNPOST WITH SIGN INSTALLED.
14. ALL ISLANDS AND SETBACK AREAS SHALL BE BACKFILLED WITH TOPSOIL.
15. ALL CURB CUTS AND RAMPS SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (FEDERAL REGISTER/VOL. 58 NO. 144/RULES AND REGULATIONS).
16. MAINTAIN 2% CROSS SLOPE ON SIDEWALKS UNLESS OTHERWISE NOTED.
17. CONSTRUCTION OF CURB RAMPS CONSIDERED SUBSIDIARY TO THE PRICE BID FOR "CONCRETE SIDEWALK." (ALL CURB RAMPS SHALL BE 6" THICK W/ CROSS HATCH GROOVING ON ALL RAMP SURFACES)

UNIT PAVEMENT SCHEDULE				
STYLE	THICKNESS	PATTERN	COLOR	MANUF. OR APPROVED EQUAL:
4' x 8' HOLLAND	2.375"	RUNNING BOND	REF. SPEC	BELGARD OR APPROVED EQUAL

PAVER PATTERN

PAVING LEGEND

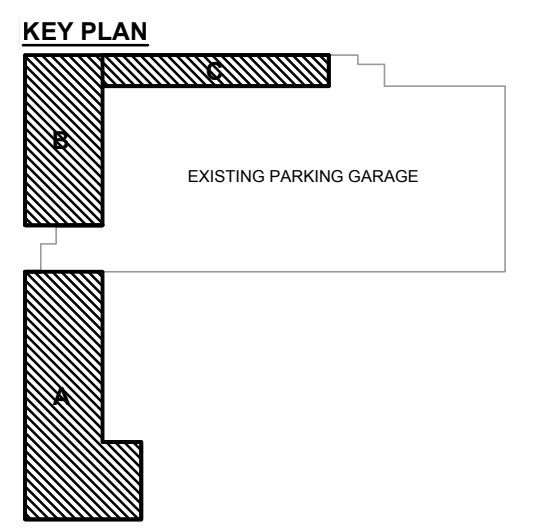
- 5' P.C.C. SIDEWALK
- 8" REINFORCED P.C.C. PAVEMENT W/ #4 BAR 18" O.C.
- UNIT PAVEMENT
- MATCH EXISTING TYPE AND THICKNESS



CANOPY ROW
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CONSTRUCTION DOCUMENTS



REVISIONS

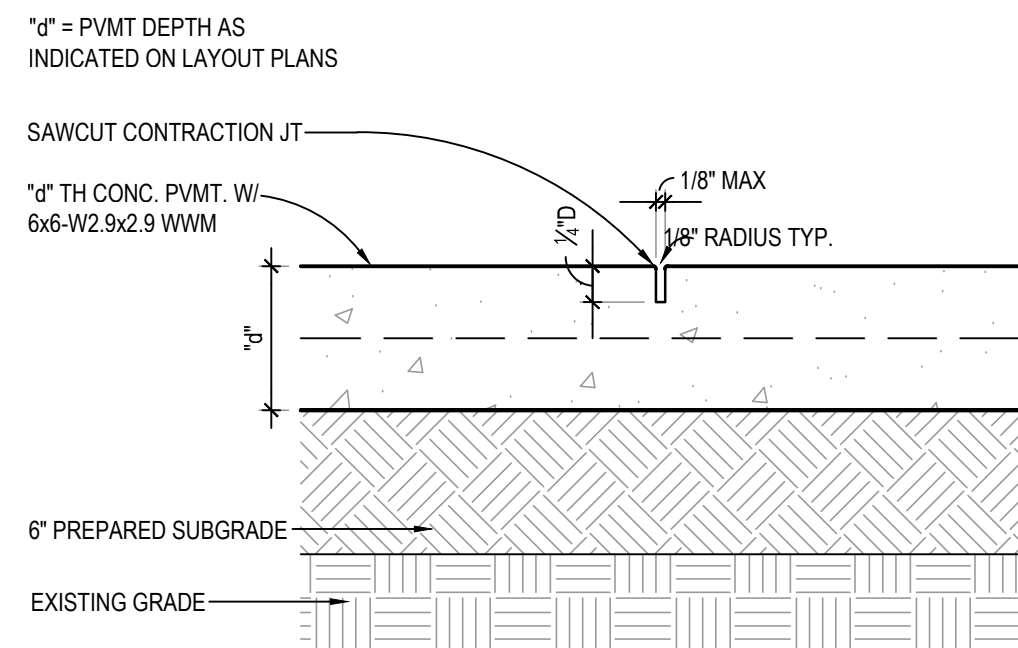
PAVING PLAN

TIF (NOT TO BE INCLUDED WITH BID PACKAGE)

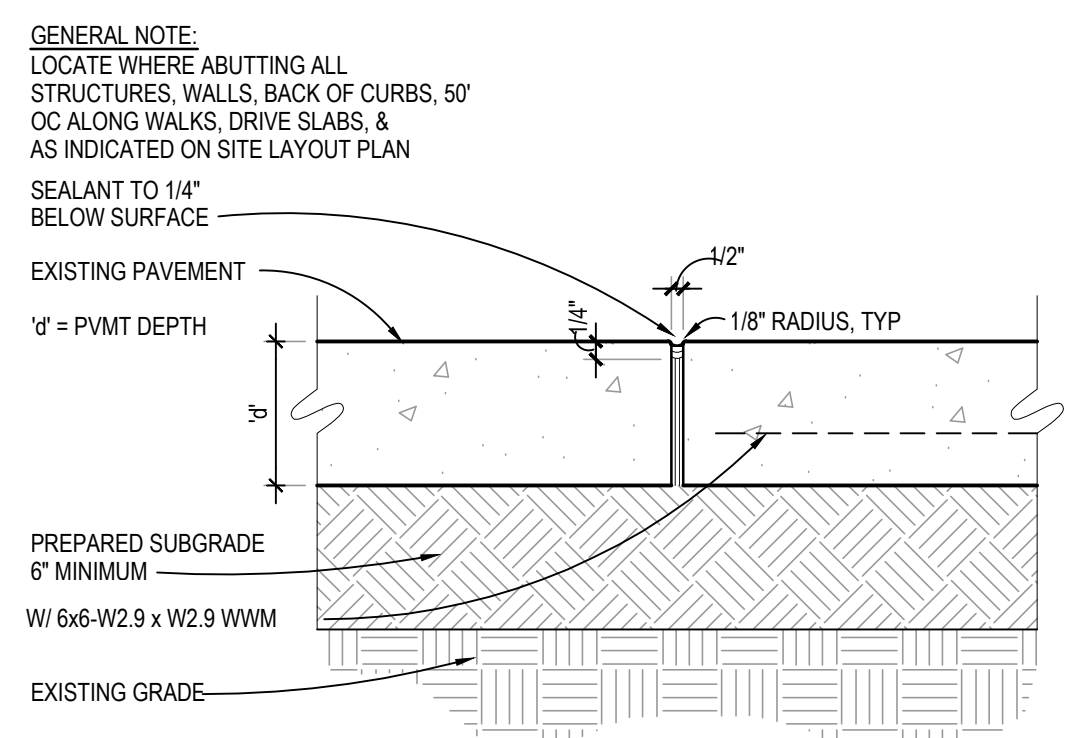
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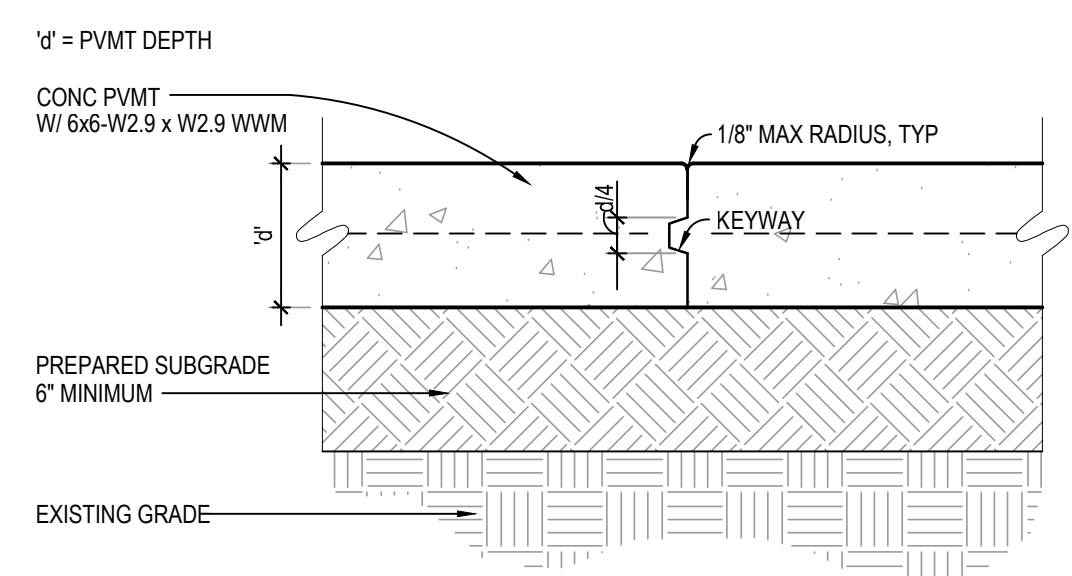
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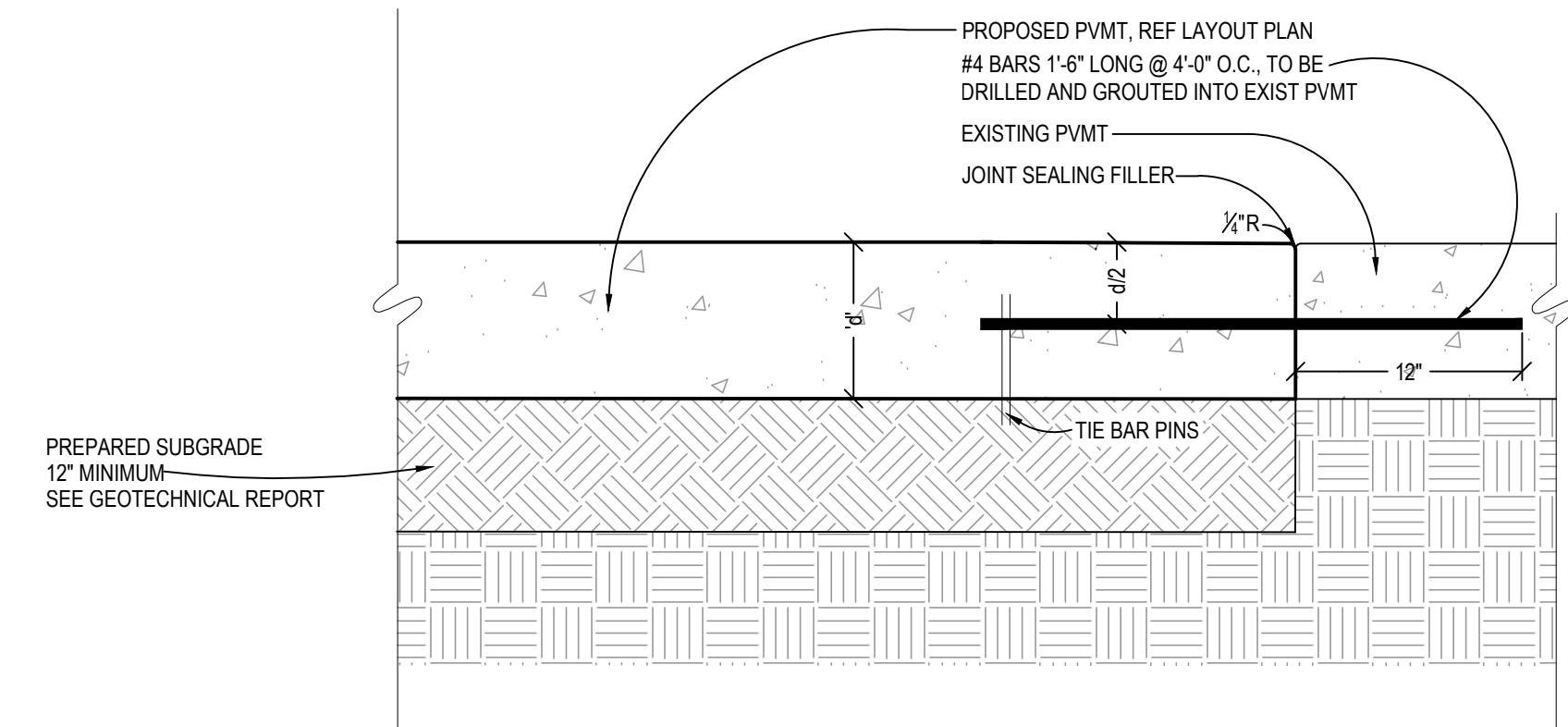
1 CONCRETE CONTRACTION JOINT
SCALE: 1 1/2"=1'-0"



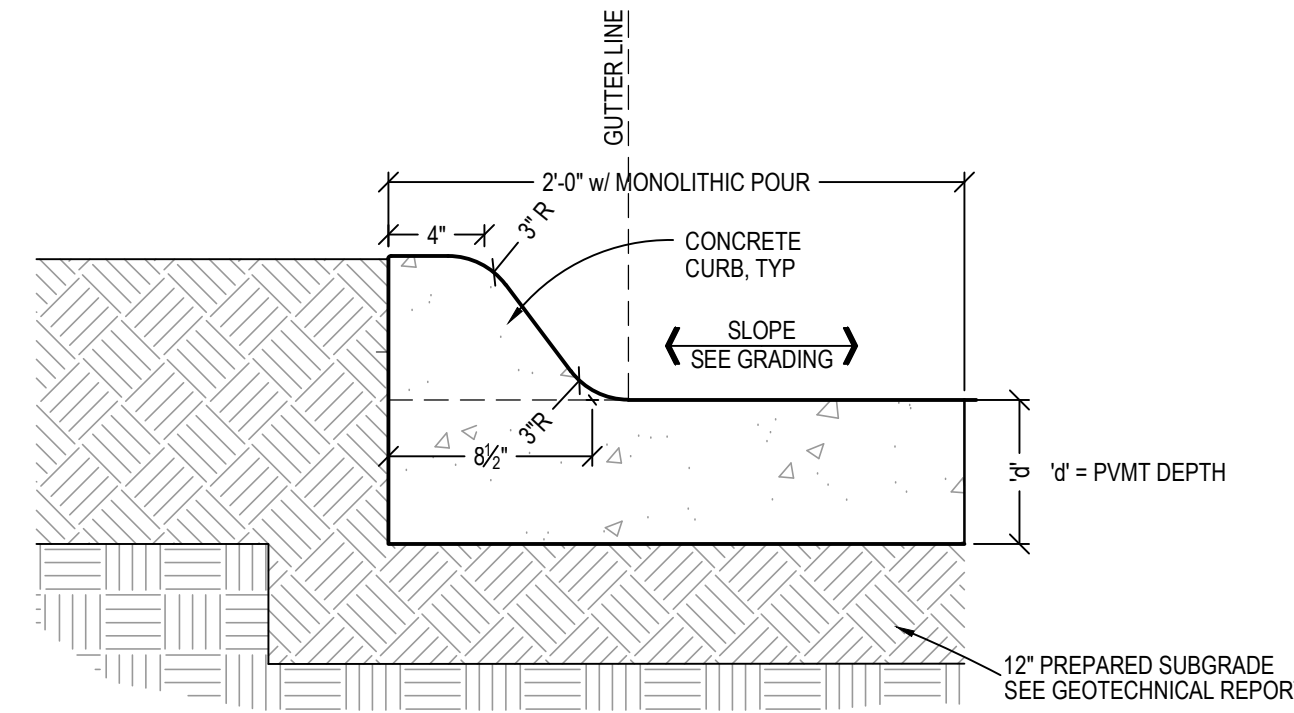
2 CONCRETE EXPANSION JOINT
SCALE: 1 1/2"=1'-0"



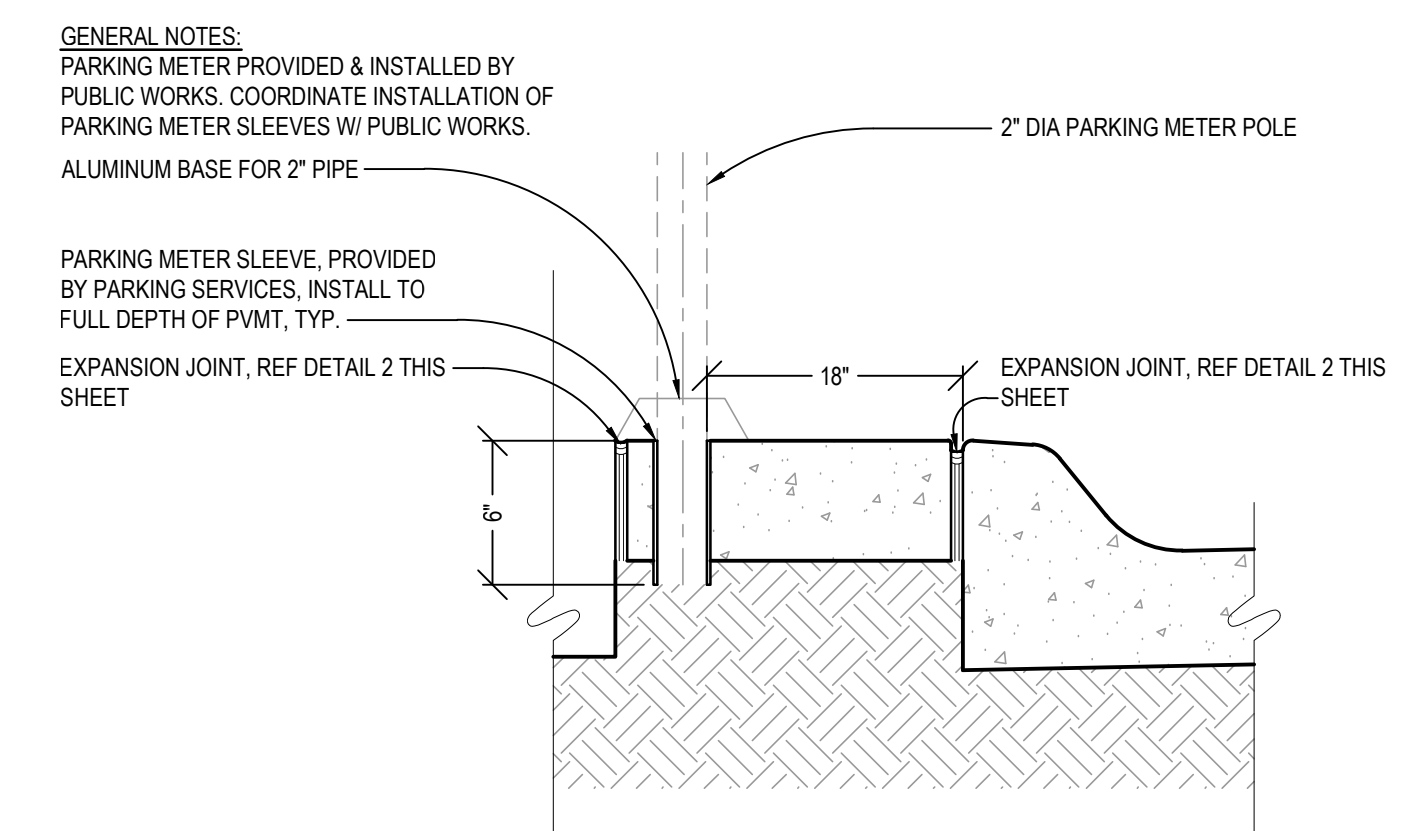
3 CONCRETE CONSTRUCTION JOINT
SCALE: 1 1/2"=1'-0"



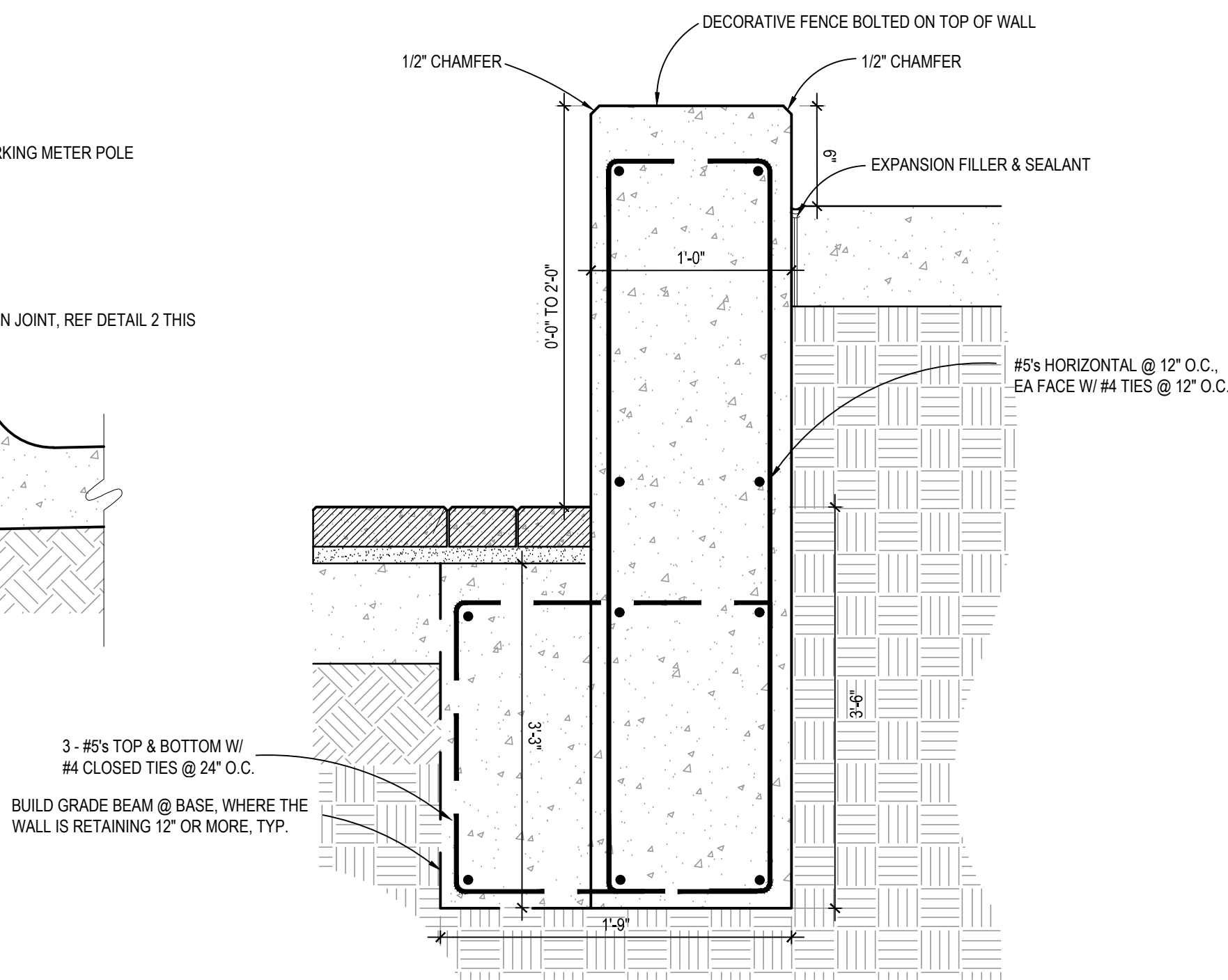
4 CONCRETE CONSTRUCTION JOINT: PROPOSED TO EXISTING PVMT
NO SCALE



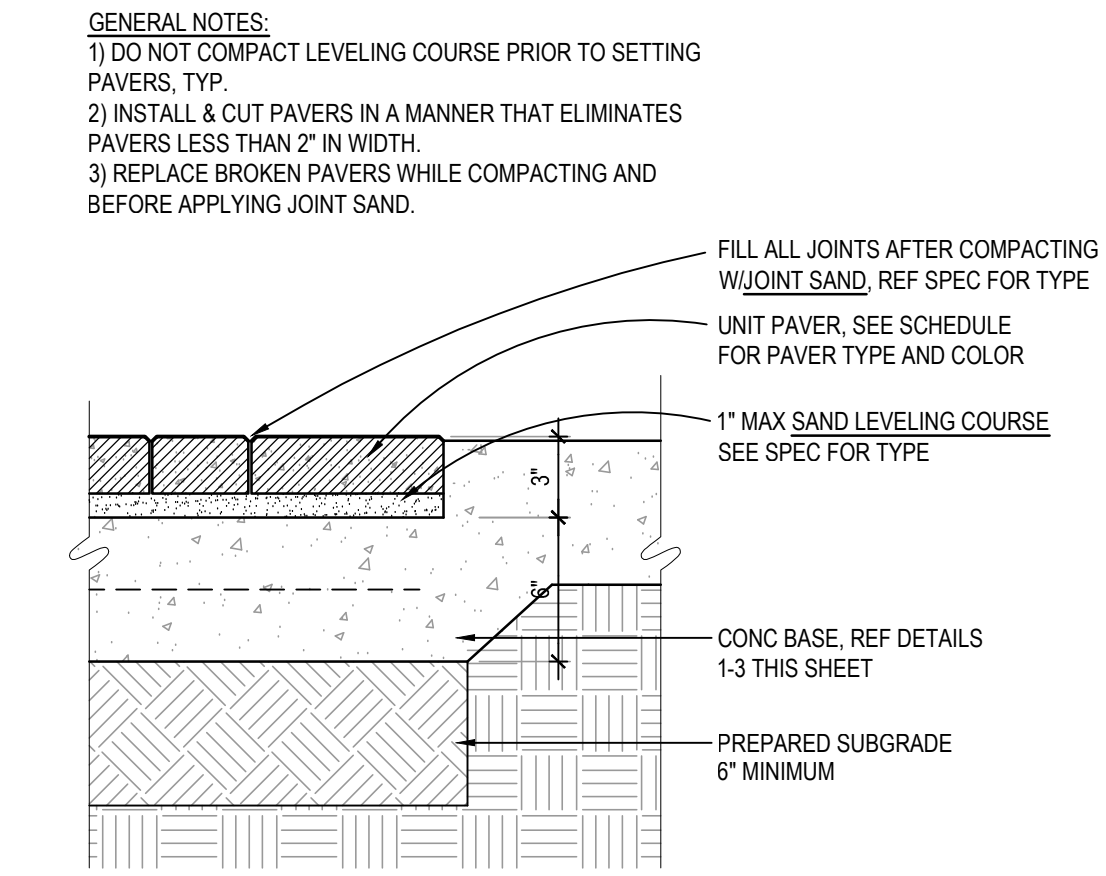
5 INTEGRAL CONCRETE CURB & GUTTER
NO SCALE



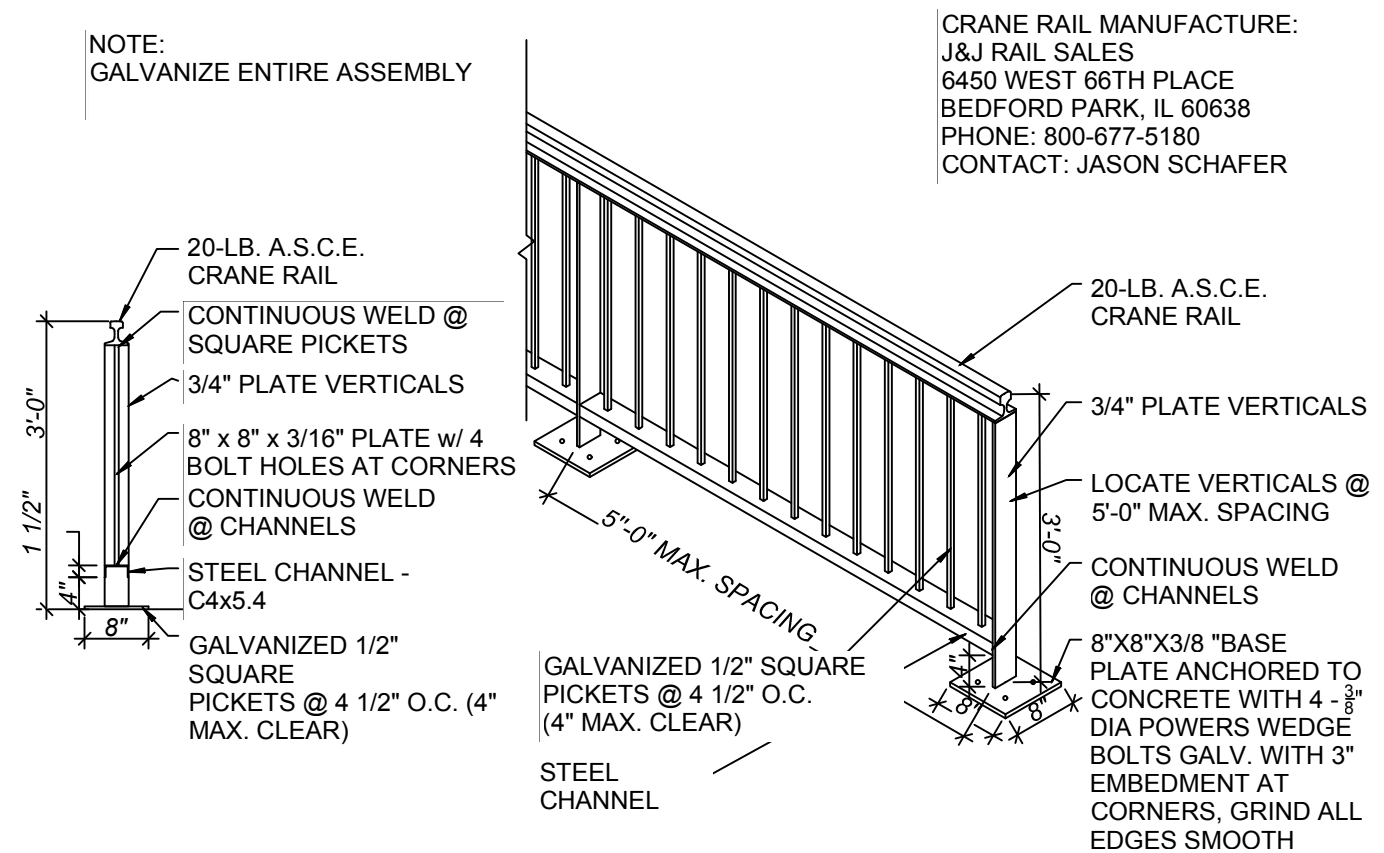
7 PARKING METER SLEEVE
NO SCALE



8 SITE WALL
NTS



9 UNIT PAVER ON CONC BASE
SCALE: 1 1/2"=1'-0"



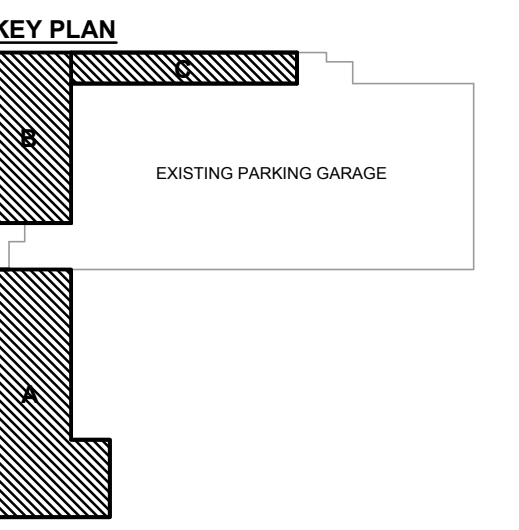
10 DECORATIVE FENCE
SCALE: 1/2"=1'-0"



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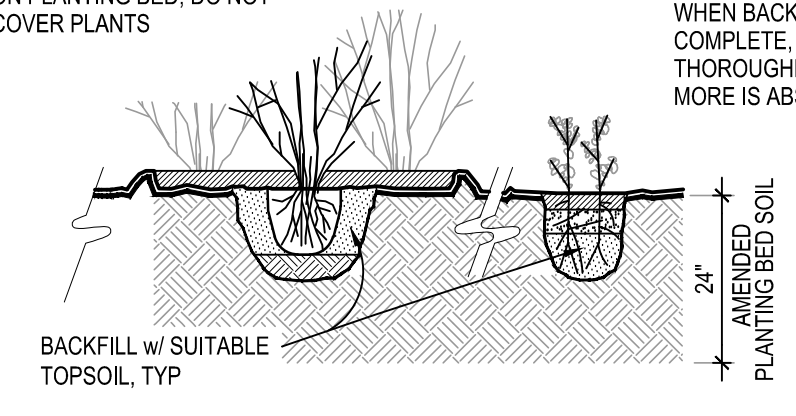
Drawn By: BS; Checked By: TG

C400-TIF

PLANTING BED SOIL NOTES:
1) BREAK UP EXISTING SOIL TO A DEPTH OF 24" & REMOVE TOP 12"
2) PROVIDE 12" OF NEW TOPSOIL BLEND W/ EXISTING TO A DEPTH OF 24"
3) THOROUGHLY MIX COMPOST IN TOP 3" OF SOIL
4) APPLY 3" TH BED OF MULCH ON PLANTING BED. DO NOT COVER PLANTS

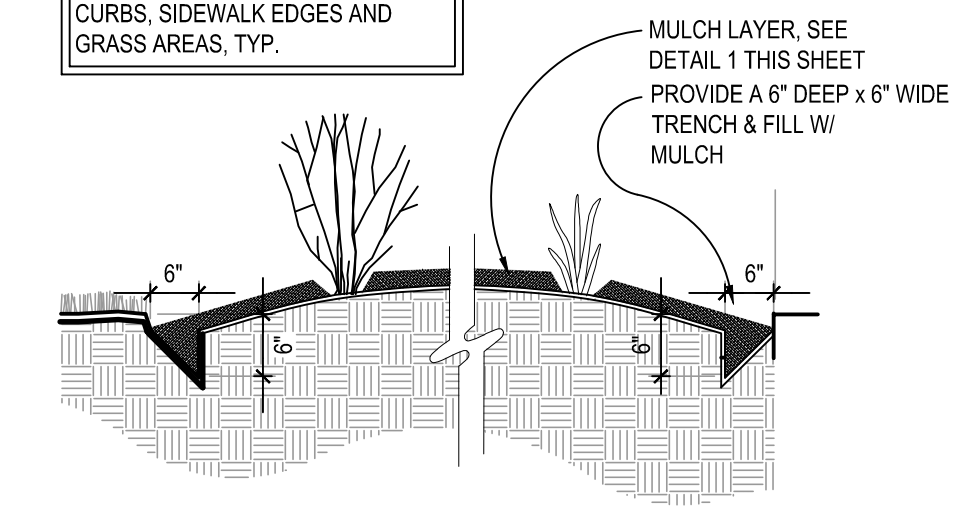
SHRUB PLANTING NOTES:
1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



1 PLANTING INSTALLATION DETAILS
SCALE: 1/2"=1'-0"
(IN ALL SOIL TYPES)

NOTE:
PROVIDE CULTIVATED EDGE WHERE ALL PLANTING BEDS ABUT BACK OF CURBS, SIDEWALK EDGES AND GRASS AREAS, TYP.

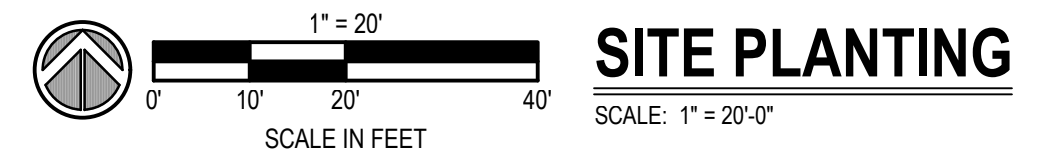


2 CULTIVATED MULCH EDGE
SCALE: 1/2"=1'-0"

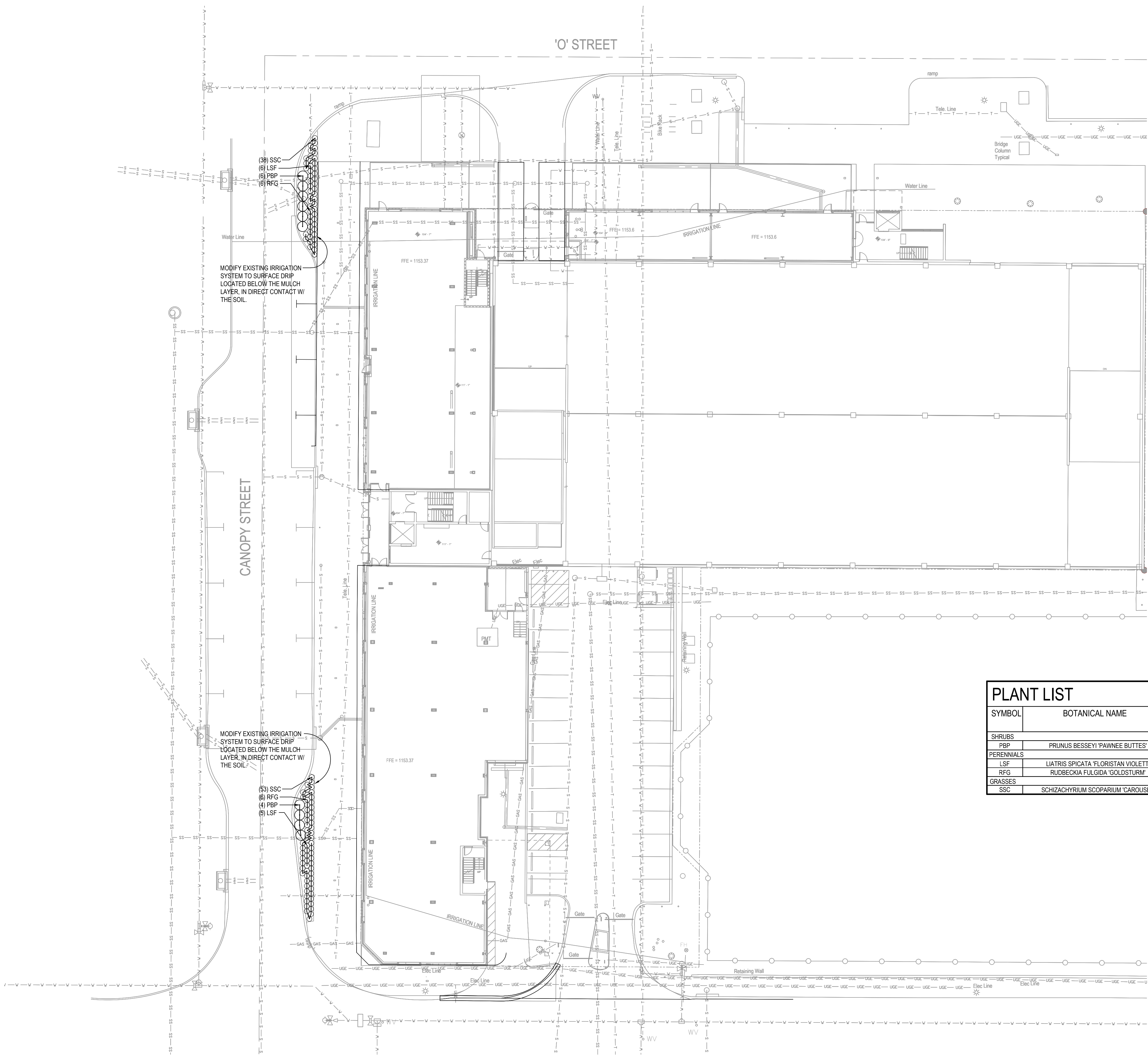
GENERAL NOTES:

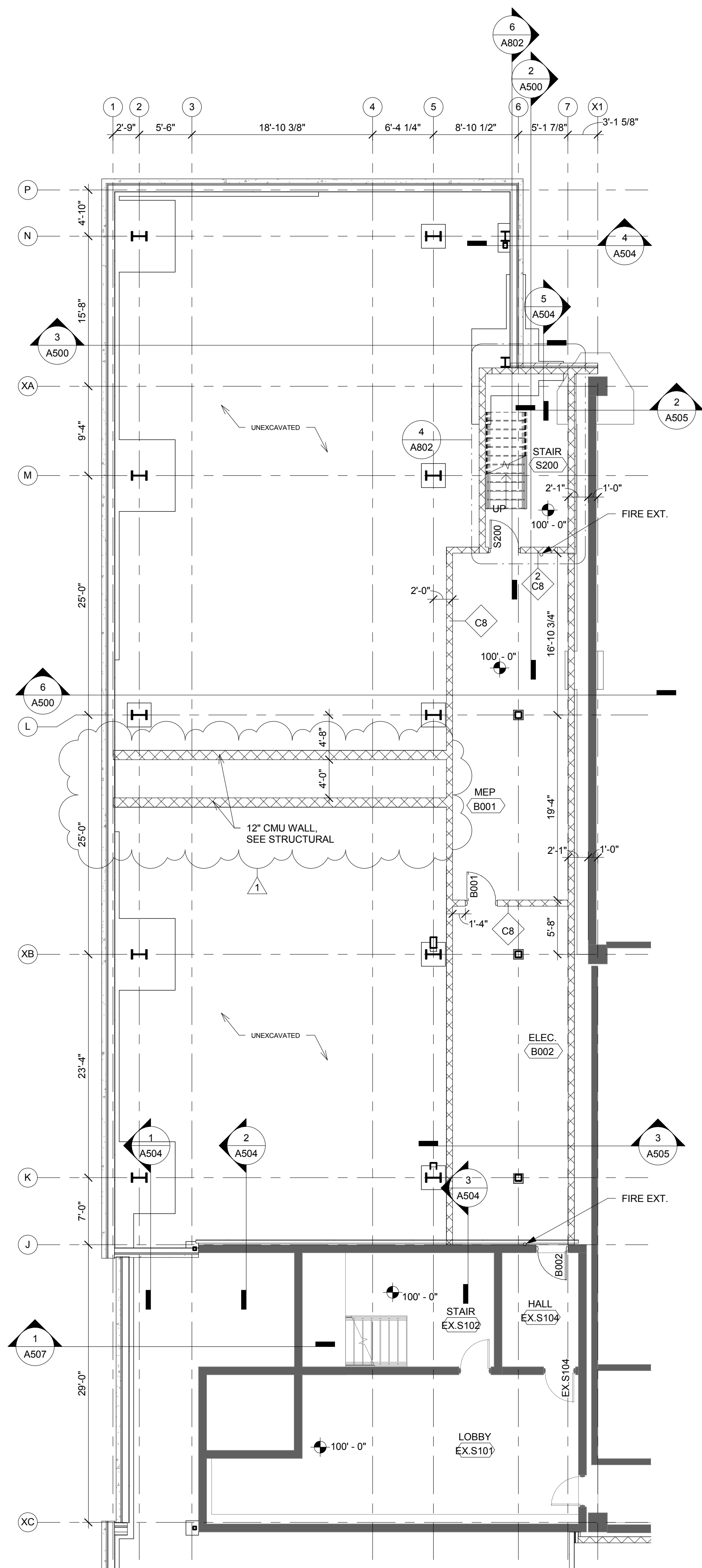
1. PROVIDE A CULTIVATED EDGE FOR ALL PLANTING BED EDGING AND WHERE BEDS ABUT BACK OF CURBS AND SIDEWALKS. REFERENCE DETAIL 2, THIS SHEET.
2. CONTRACTOR SHALL MULCH ALL PLANTING BEDS. REFERENCE DETAILS 1 & 2, THIS SHEET.
3. PROVIDE 24" FOR ALL PLANTING BEDS.
4. MODIFY IRRIGATION SYSTEM IN EXISTING LAWN AREAS ALONG CANOPY STREET TO DRIP LINES FOR PLANTING BEDS.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD
SHRUBS				
PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#3 CONT/ 12" HT MIN W/ 4 CANES	18" HEIGHT, 4' SPREAD
PERENNIALS				
LSF	LIATRIS SPICATA 'FLORISTAN VIOLETT'	FLORISTAN VIOLETT LIATRIS	NO. 1 CONTAINER, 24" SPACING	30" HEIGHT, 24" SPREAD
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	NO. 1 CONTAINER, 24" SPACING	24" HEIGHT, 24" SPREAD
GRASSES				
SSC	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	NO. 1 CONTAINER, 24" SPACING	30" HEIGHT, 30" SPREAD



SITE PLANTING
SCALE: 1" = 20'-0"



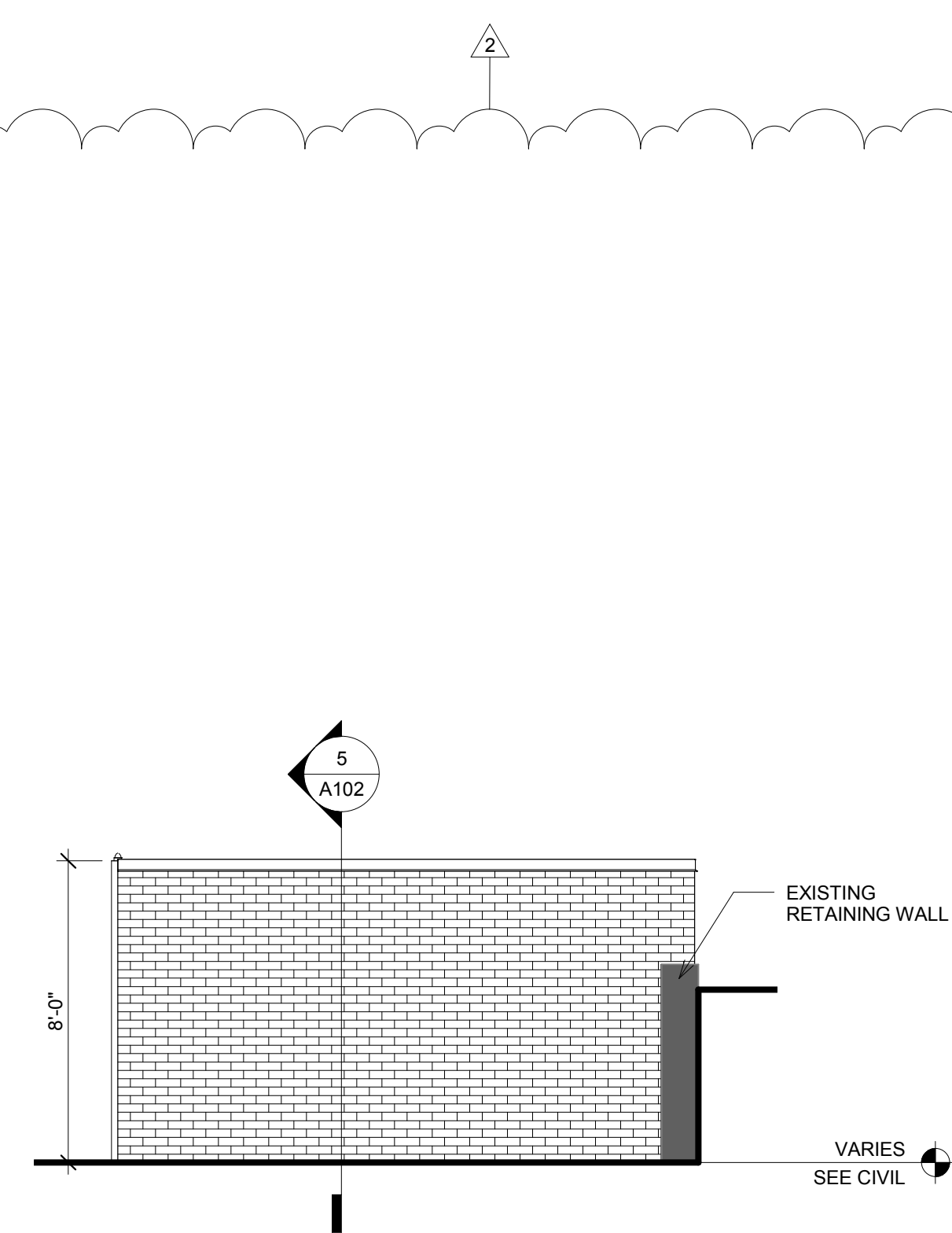


1
A102 LOWER LEVEL FLOOR PLAN- BUILDING B
SCALE: 1/8" = 1'-0"

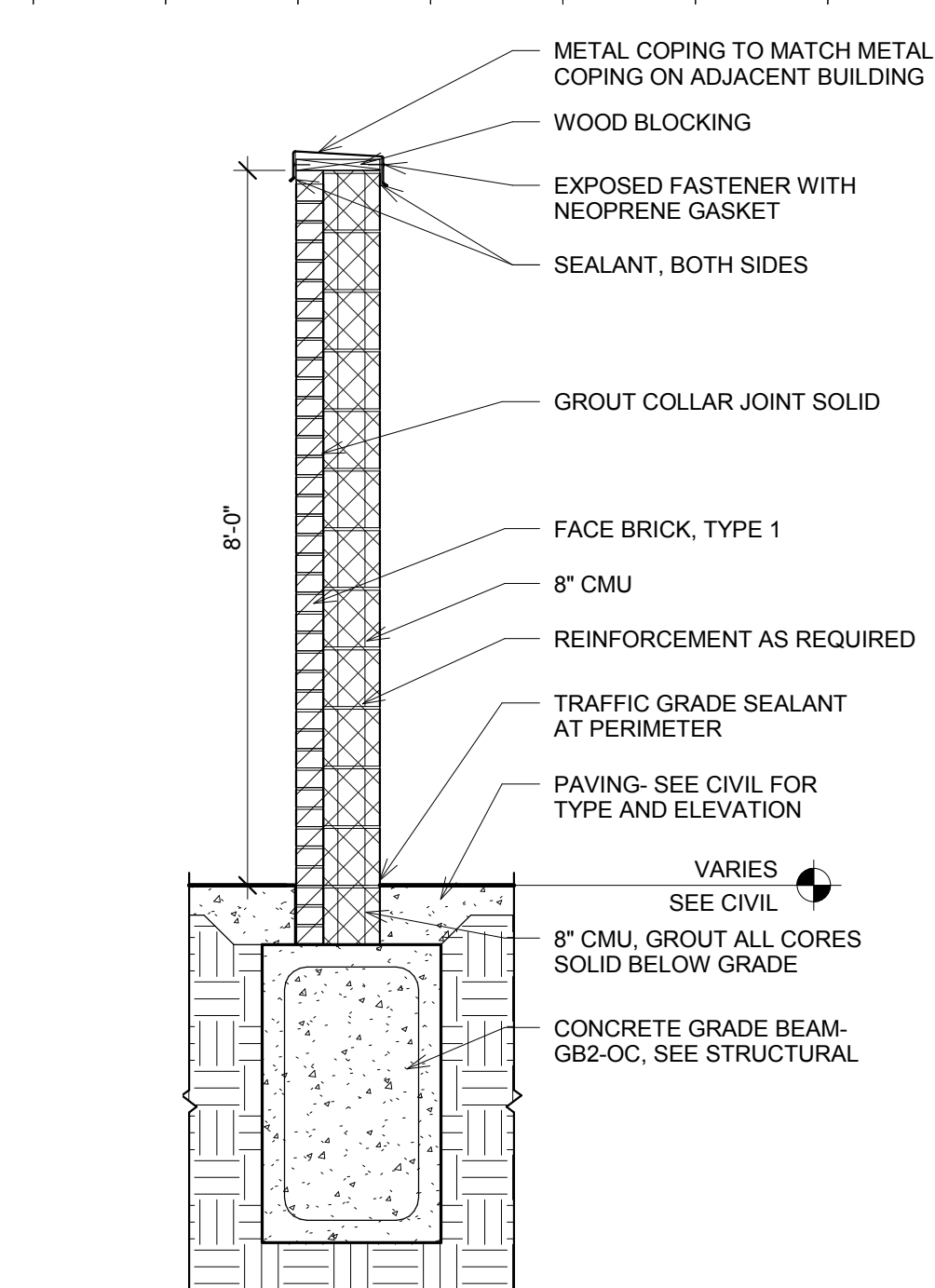
ROOM MATRIX							UNIT TOTALS		BED TOTALS
AREA	LEASABLE AREA	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR					
1 BEDROOM									
SUITE A	495 SF	557 SF	1	1	1	3	(1 BED PER UNIT)	3	
SUITE B	576 SF	676 SF	1	1	1	3	(1 BED PER UNIT)	3	
SUITE C	438 SF	518 SF	0	1	1	2	(1 BED PER UNIT)	2	
SUITE D	567 SF	643 SF	4	4	4	12	(1 BED PER UNIT)	12	
SUITE E ADA	638 SF	718 SF	1	1	1	3	(1 BED PER UNIT)	3	
SUITE F	573 SF	640 SF	1	1	1	3	(1 BED PER UNIT)	3	
1 BEDROOM + STUDY									
SUITE G	653 SF	740 SF	3	3	3	9	(1 BED PER UNIT)	9	
2 BEDROOM									
SUITE H	854 SF	954 SF	1	1	1	3	(2 BED PER UNIT)	6	
SUITE J	741 SF	840 SF	3	3	3	9	(2 BED PER UNIT)	18	
SUITE K	754 SF	879 SF	1	1	1	3	(2 BED PER UNIT)	6	
SUITE L	816 SF	925 SF	0	1	1	2	(2 BED PER UNIT)	4	
SUITE L ADA	813 SF	925 SF	1	0	0	1	(2 BED PER UNIT)	2	
TOTAL UNITS: 53							TOTAL BEDS: 71		

NOTES:

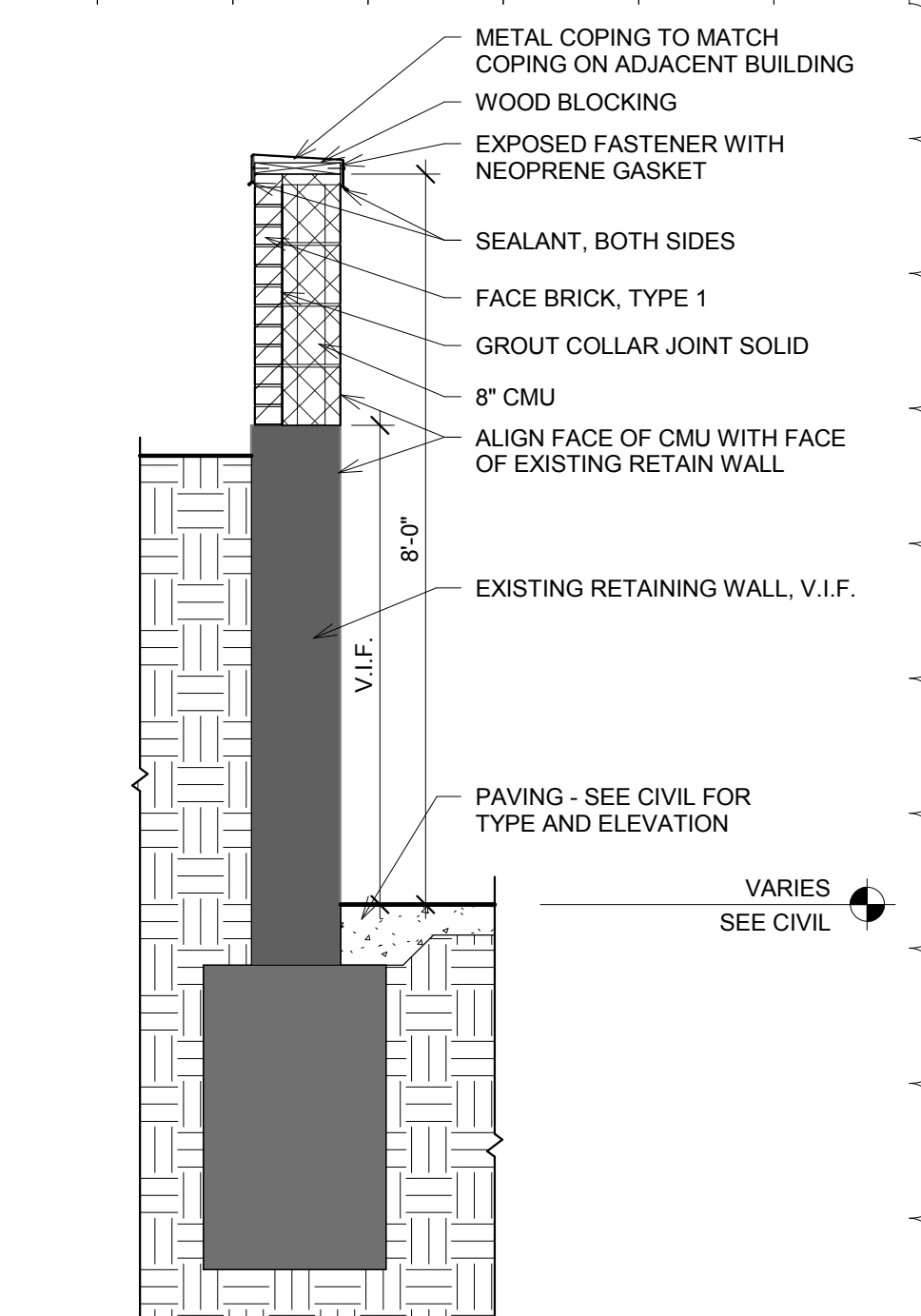
- 2010 ADAAG ACCESSIBLE UNITS**
2010 ADAAG 233.3.1.1 RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES
5% OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES
53 (TOTAL NUMBER OF UNITS) x 5% = 2.65
3 UNITS REQUIRED
4 UNITS PROVIDED
- 2010 ADAAG 233.3.1.2 RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES**
2% OF THE TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS SHALL PROVIDE COMMUNICATION FEATURES
53 (TOTAL NUMBER OF UNITS) x 2% = 1.06
2 UNITS REQUIRED
- AREA**
AREA IS CALCULATED FROM INTERIOR FINISHED FACE OF SUITE DEMISING WALLS, CORRIDOR WALLS, AND EXTERIOR WALLS
- LEASABLE AREA**
LEASABLE AREA IS CALCULATED FROM CENTER LINE OF SUITE DEMISING WALL, OUTSIDE FINISHED FACE CORRIDOR WALLS, AND EXTERIOR FINISH FACE OF EXTERIOR WALL



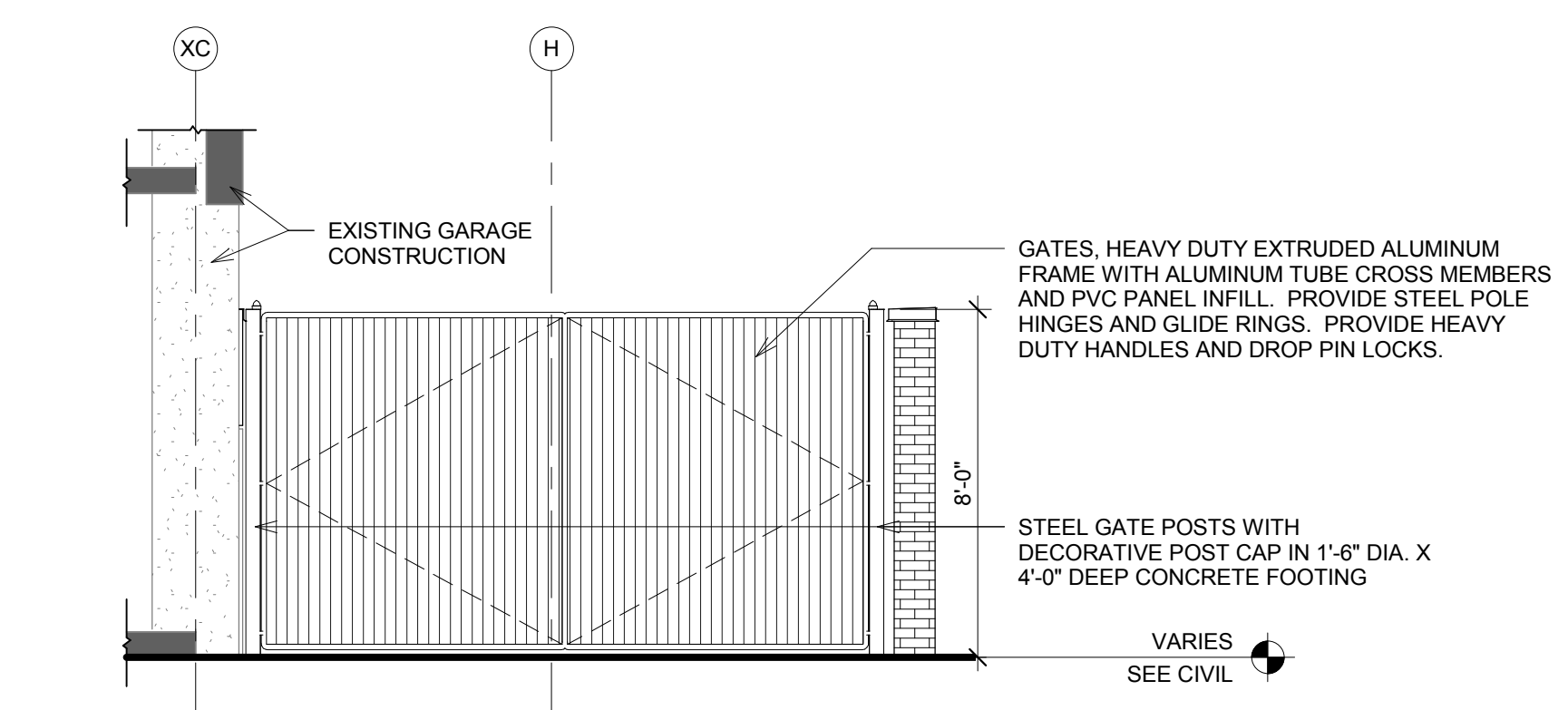
6
A102 SOUTH ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



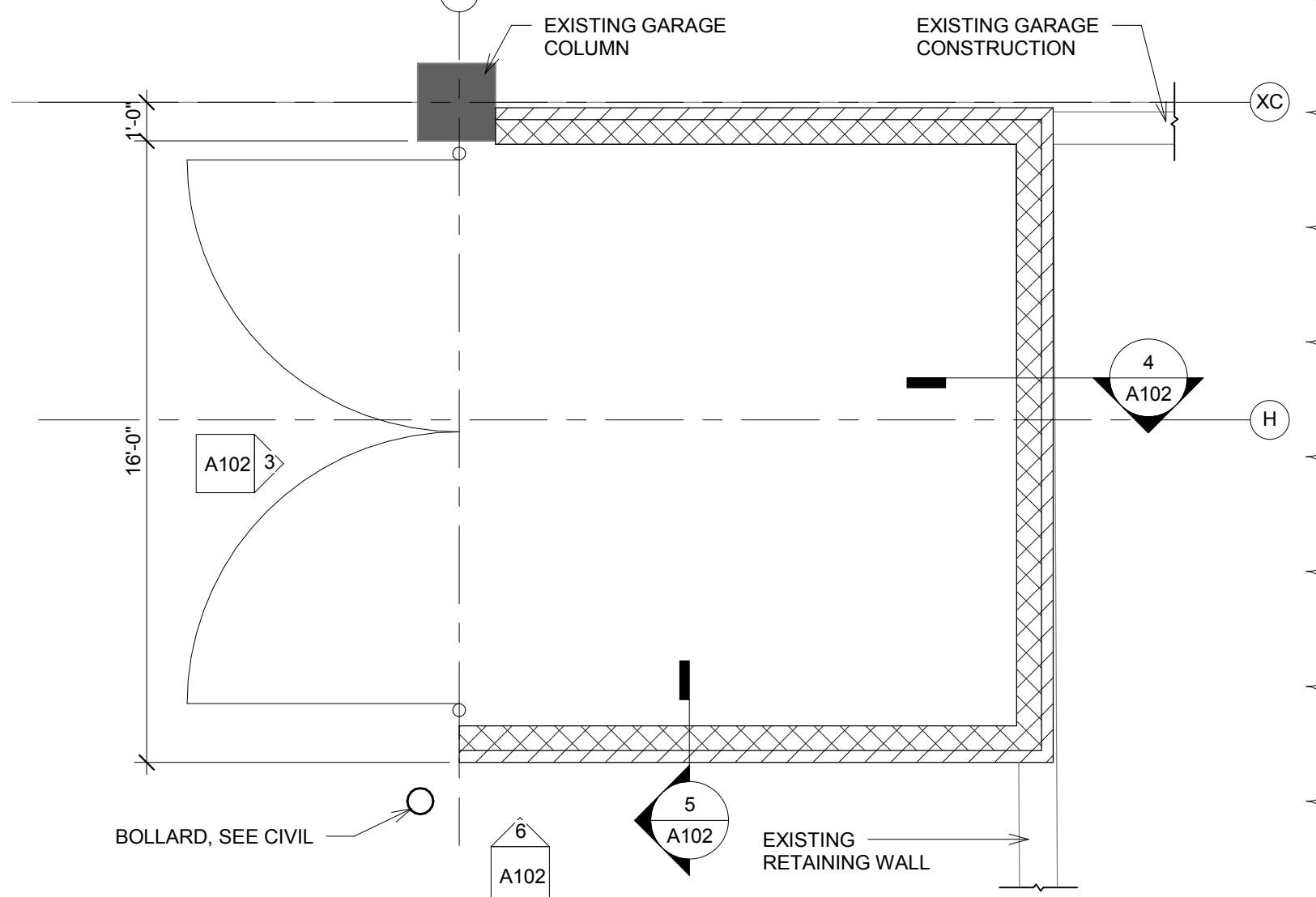
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A102 SECTION - TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



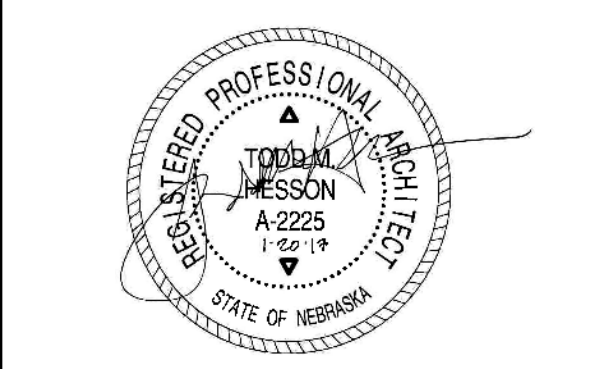
4
A102 SECTION - TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



3
A102 WEST ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



2
A102 ENLARGED PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



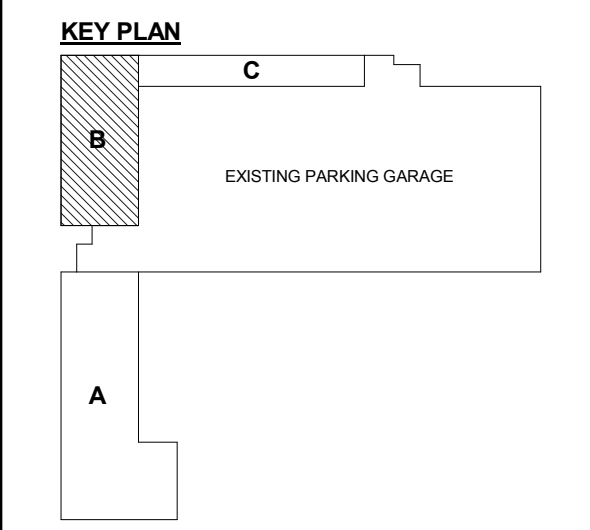
EA STAMP/CONSULTANT LOGO



CANOPY ROW
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01/20/2017
Project No. 16-1100

CONSTRUCTION DOCUMENTS



REVISIONS	
1	ADDENDUM #1 02/08/2017
2	ADDENDUM #2 02/14/17

LOWER LEVEL FLOOR PLAN- BUILDING B

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A102



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CONSTRUCTION DOCUMENTS

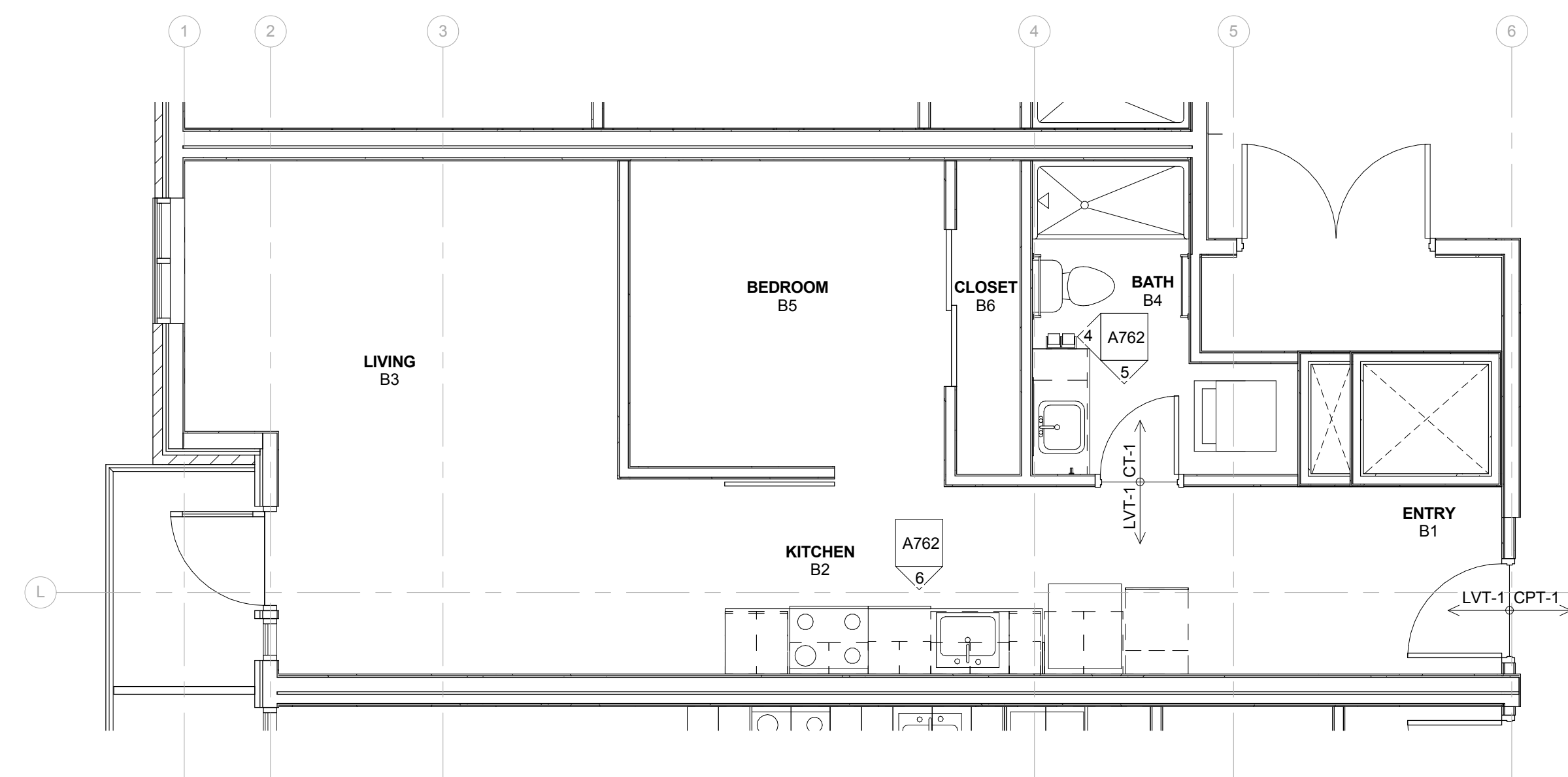
KEY PLAN

REVISIONS	
2	ADDENDUM #2 02/14/17

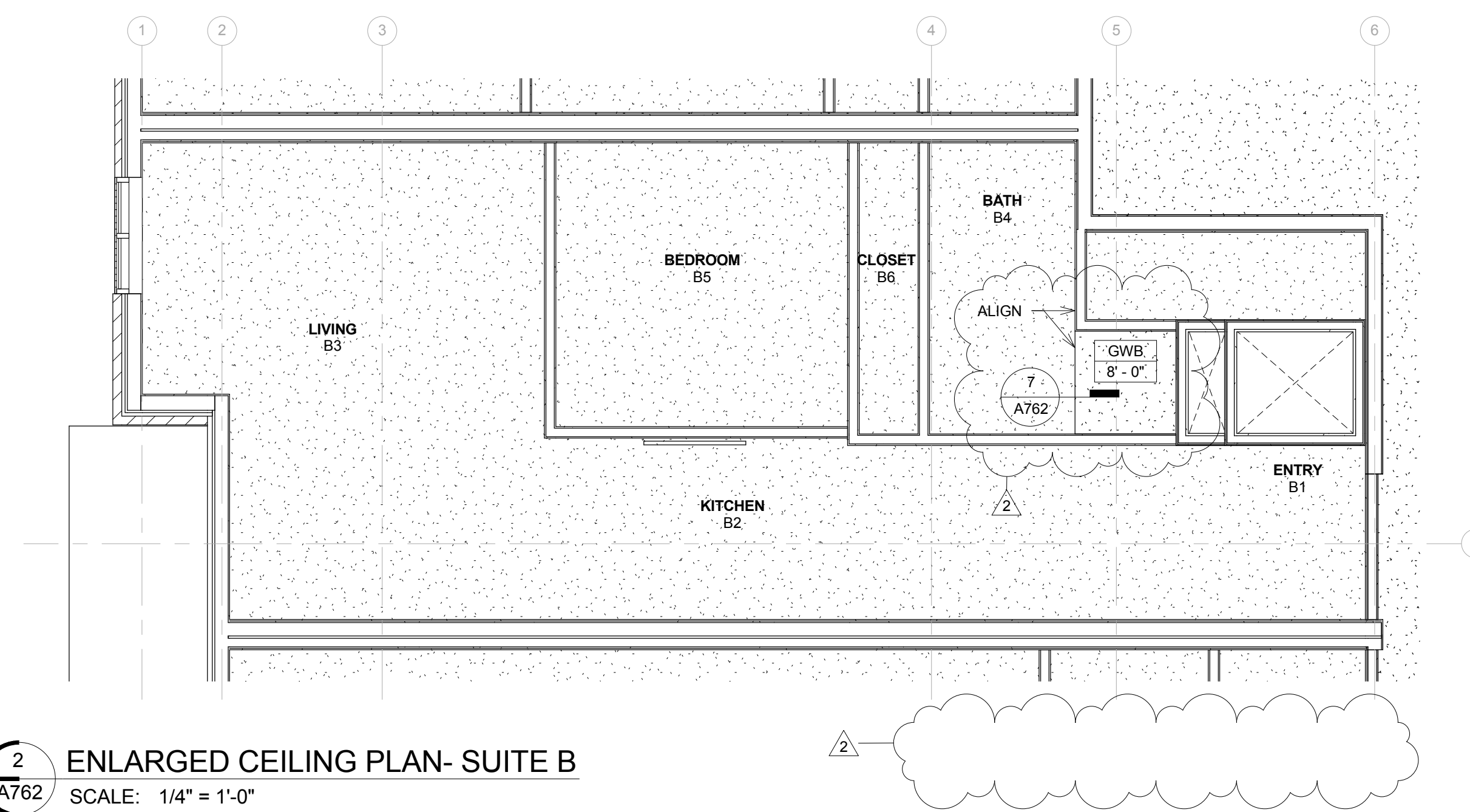
SUITE B

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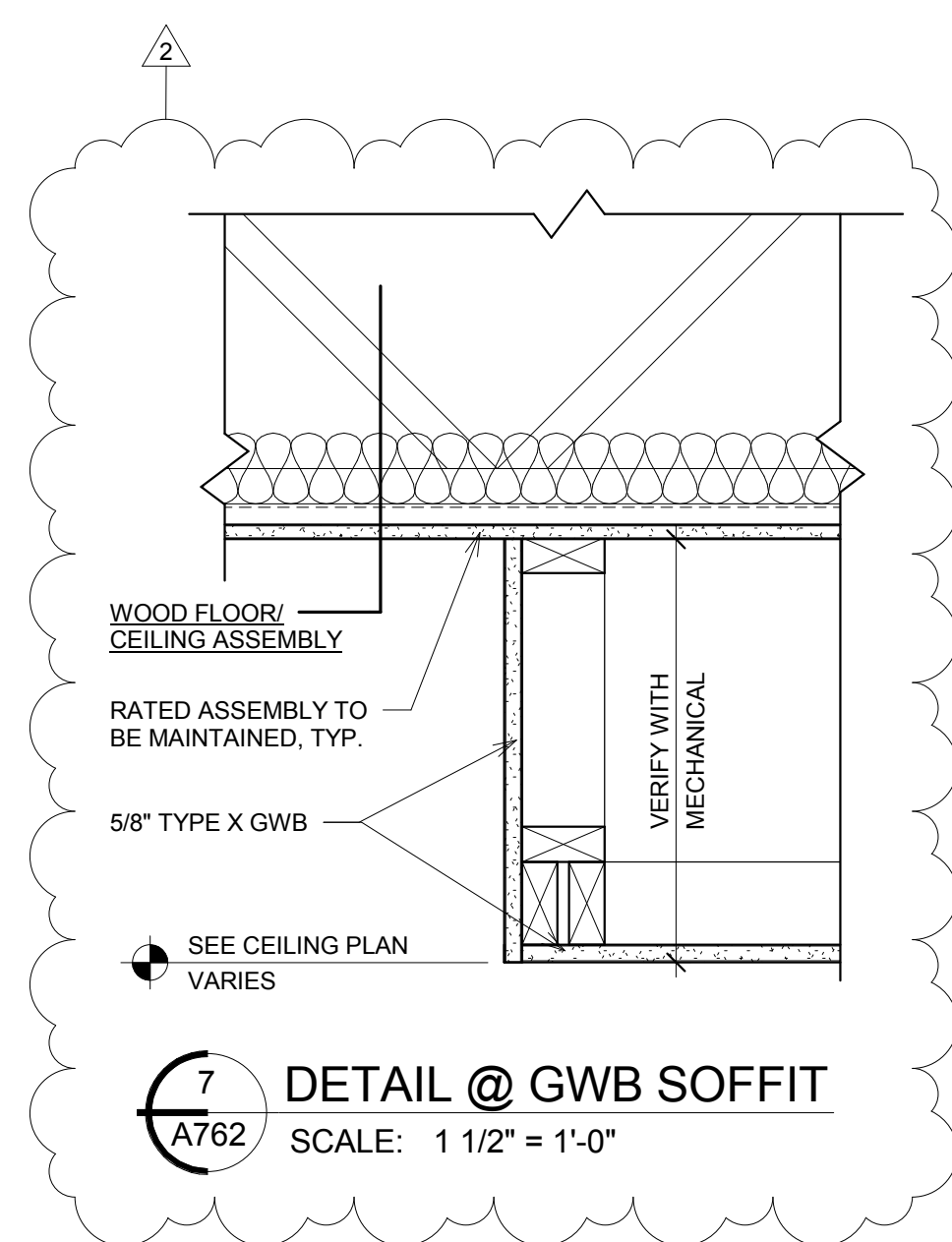
A762



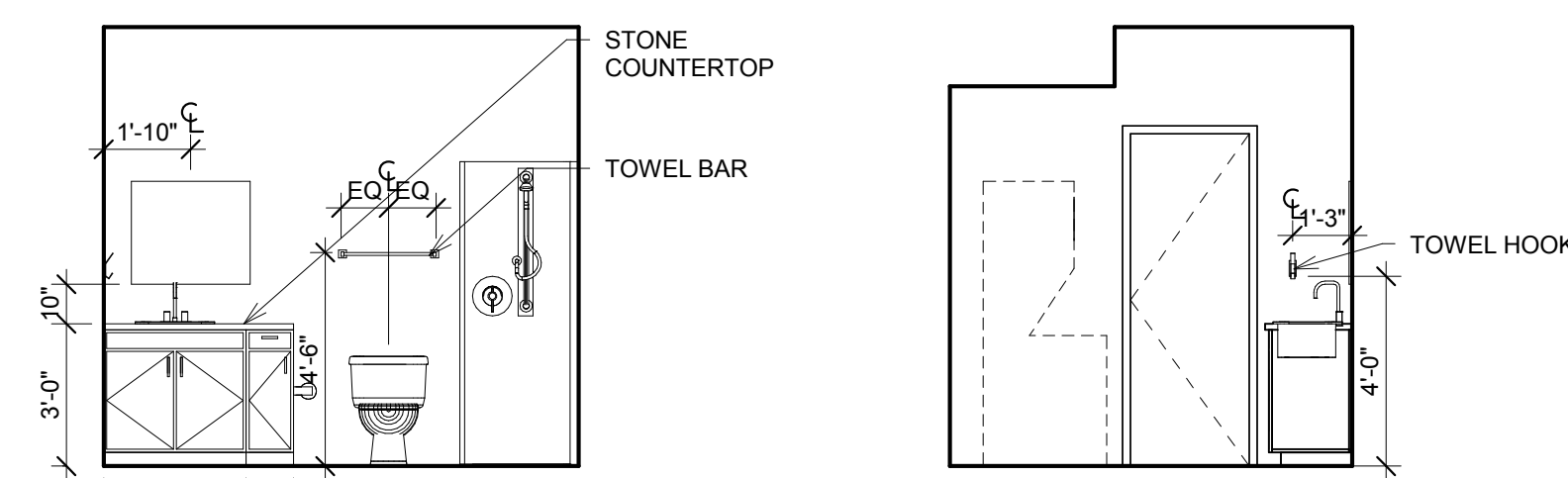
3 ENLARGED FINISH PLAN - SUITE B
SCALE: 1/4" = 1'-0"



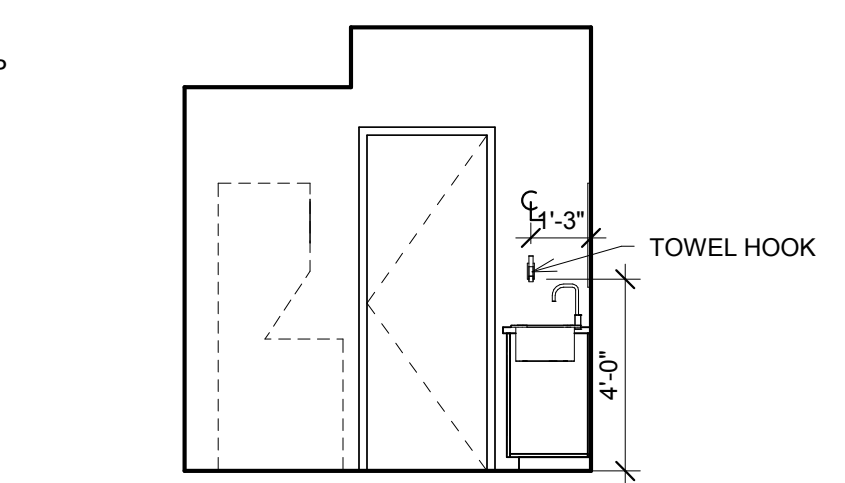
2 ENLARGED CEILING PLAN - SUITE B
SCALE: 1/4" = 1'-0"



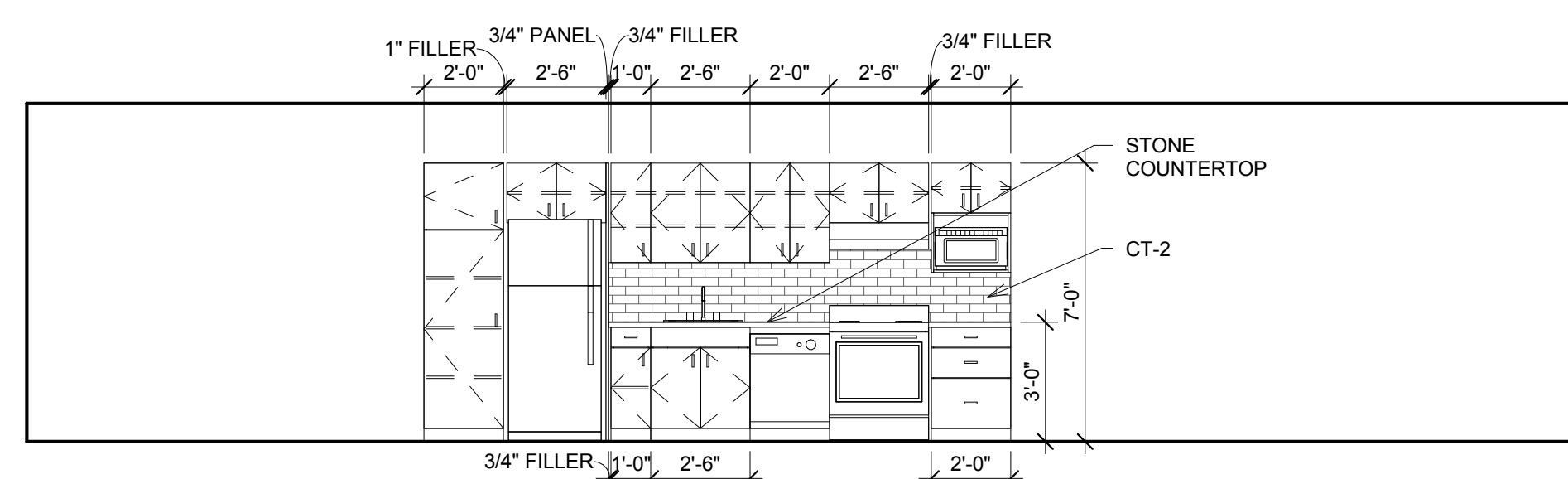
7 DETAIL @ GWB SOFFIT
SCALE: 1 1/2" = 1'-0"



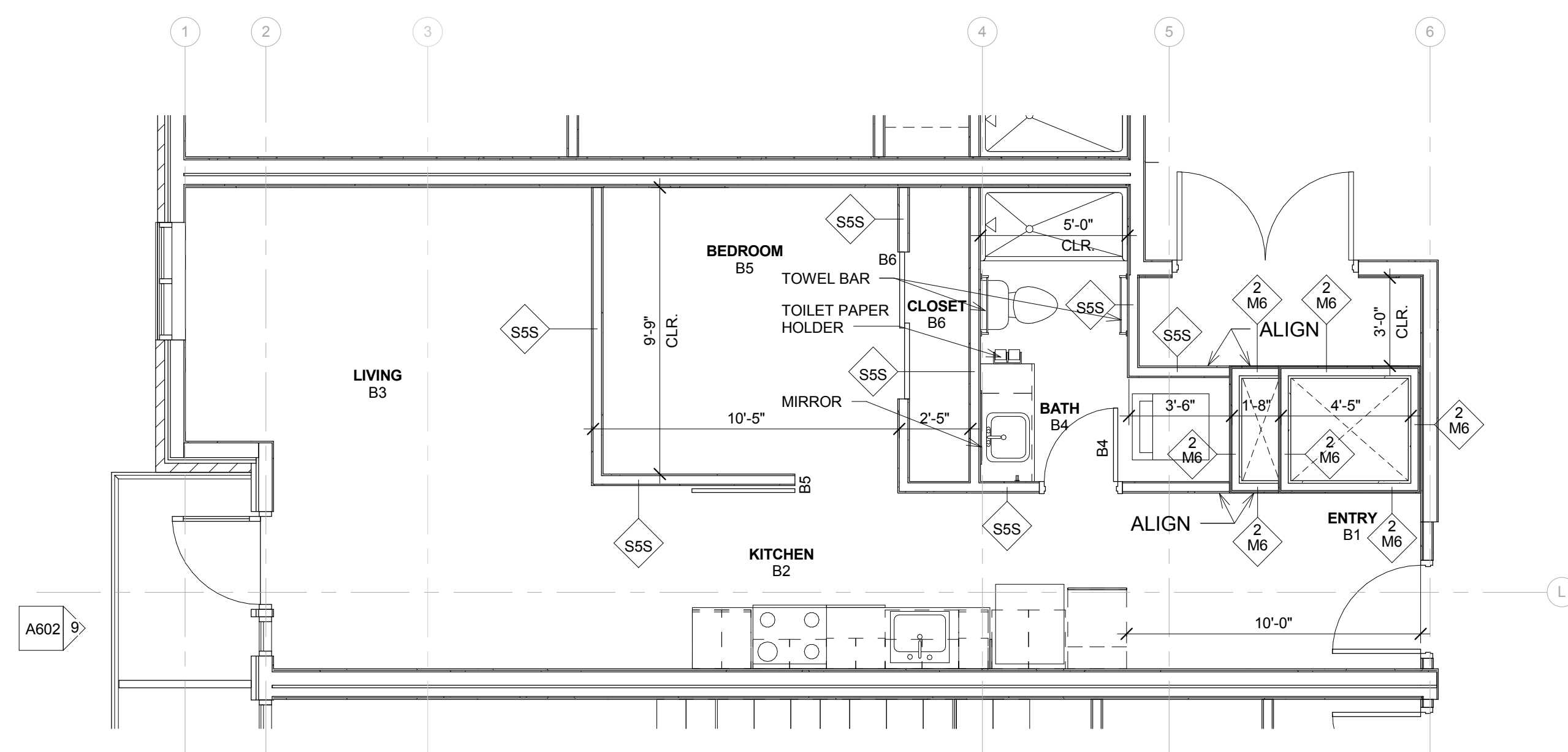
4 ELEVATION - SUITE B BATH
SCALE: 1/4" = 1'-0"



5 ELEVATION - SUITE B BATH 2
SCALE: 1/4" = 1'-0"



6 ELEVATION - SUITE B KITCHEN
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE B
SCALE: 1/4" = 1'-0"



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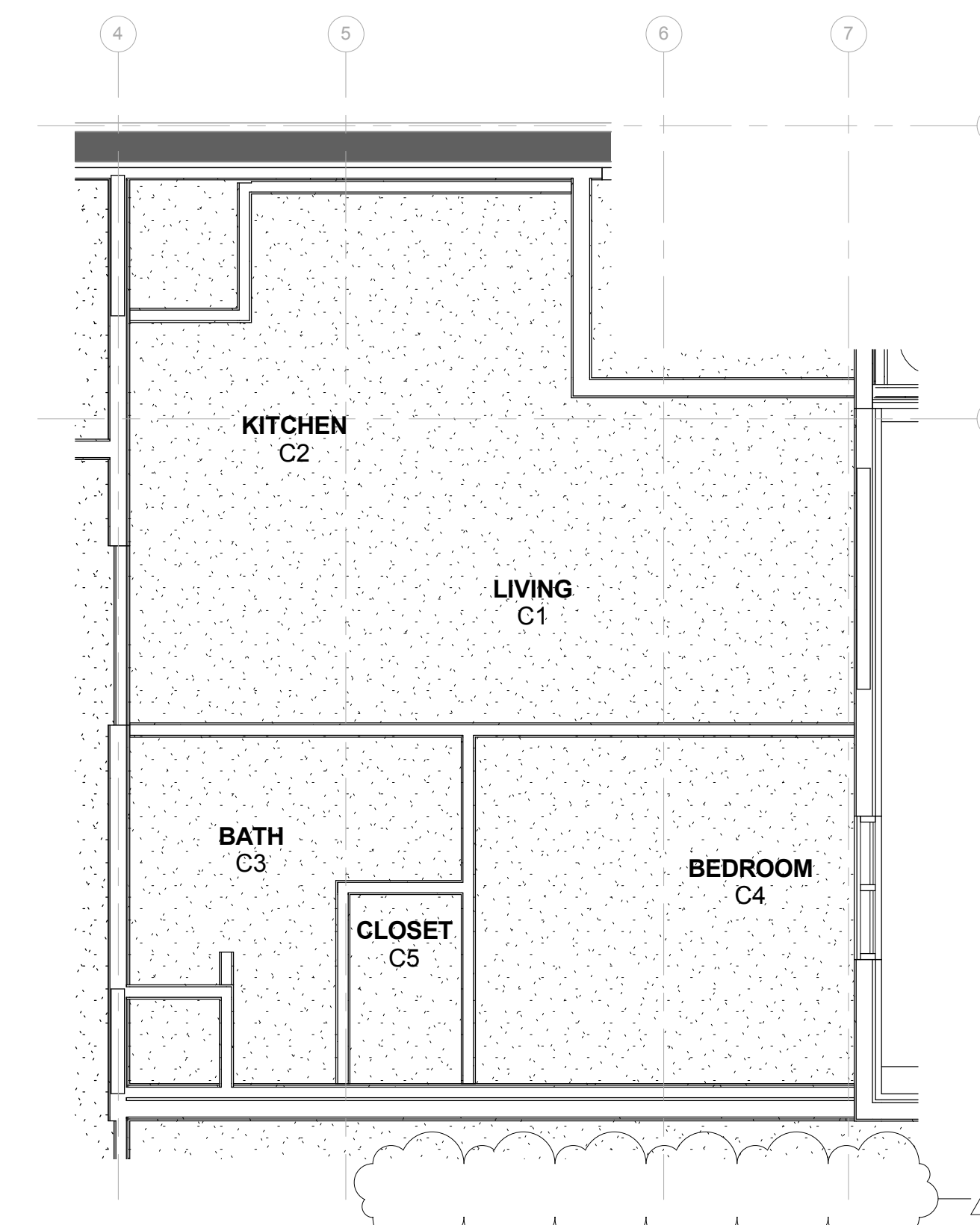
KEY PLAN

REVISIONS	
2	ADDENDUM #2 02/14/17

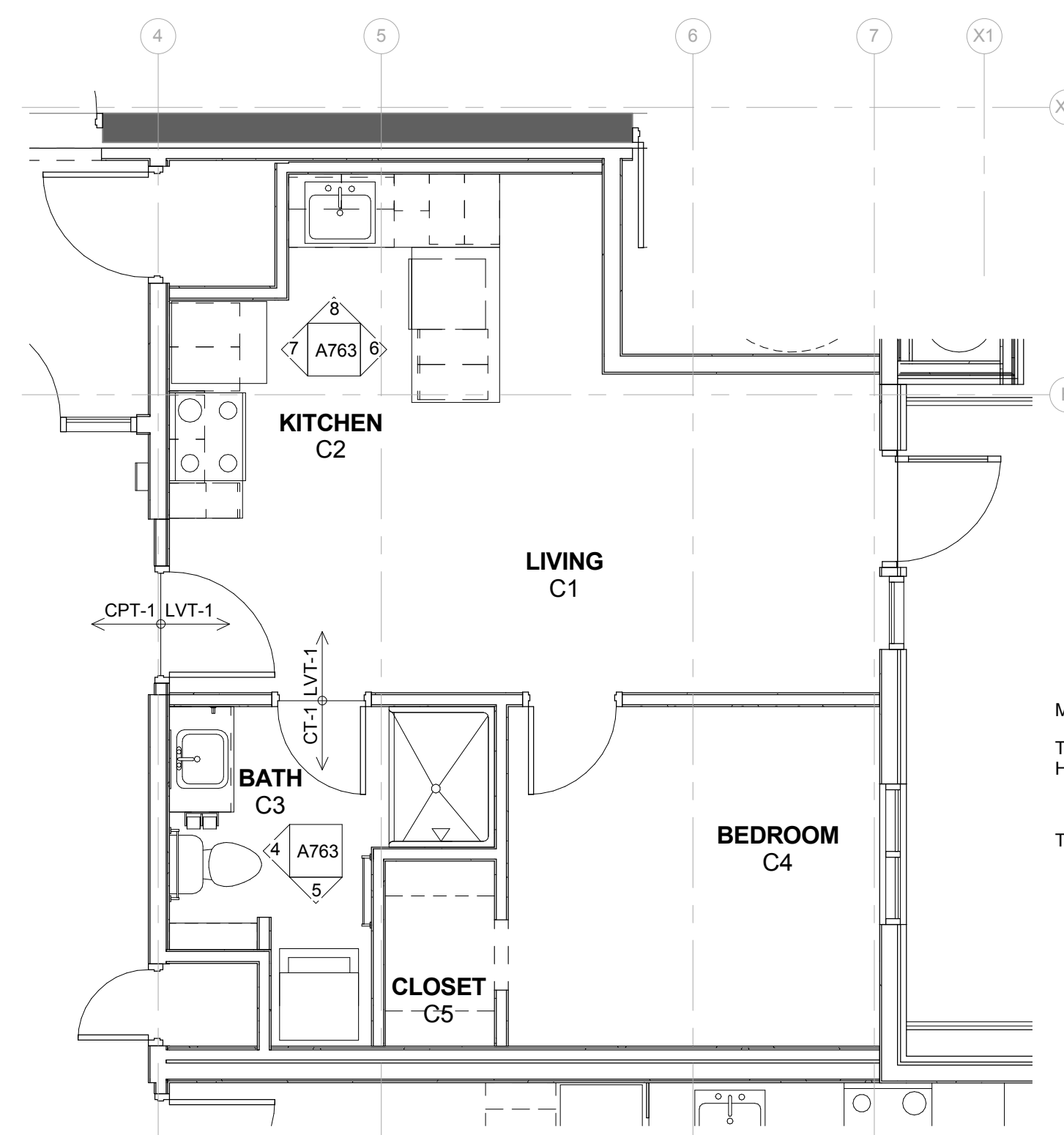
SUITE C

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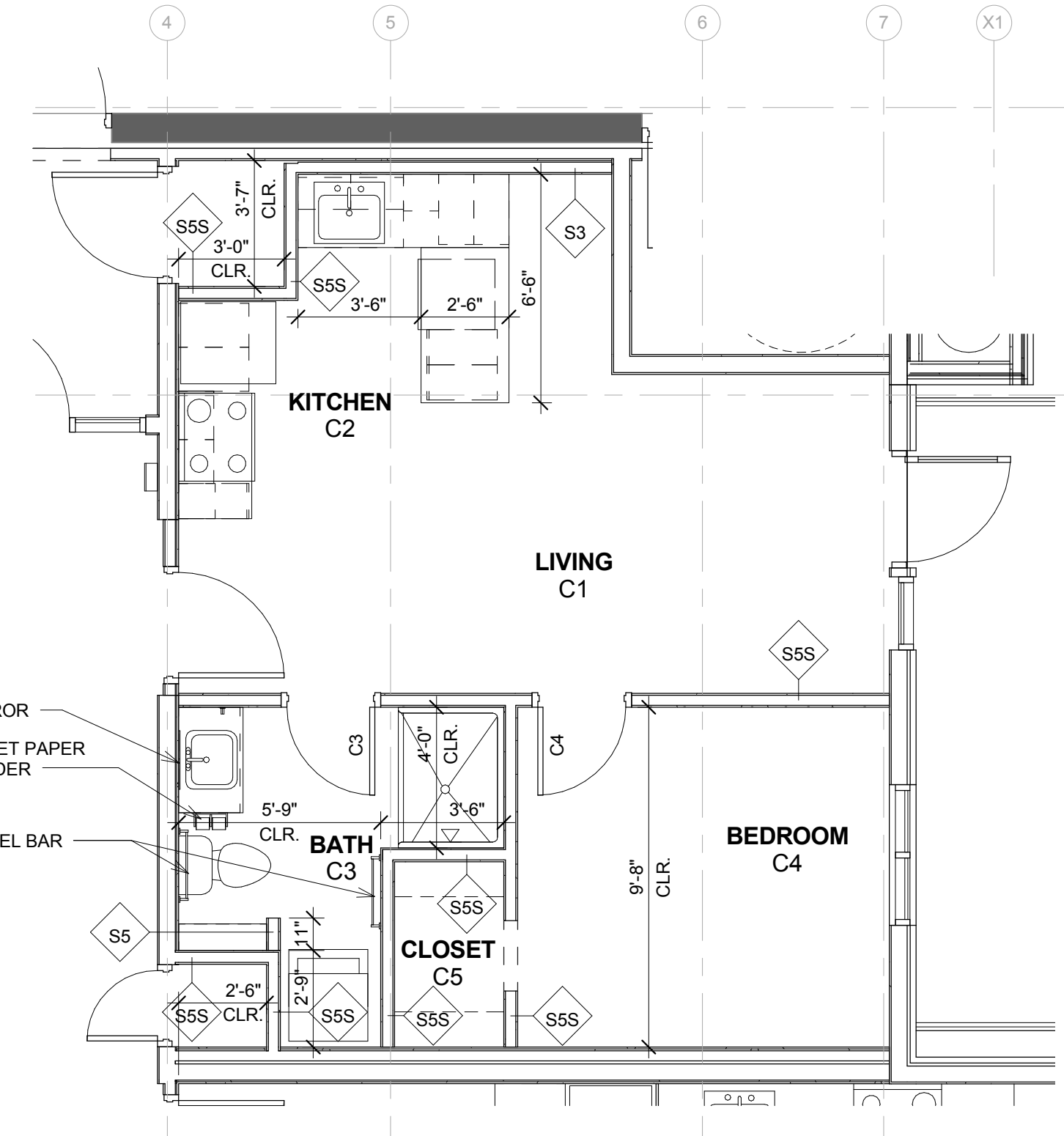
A763



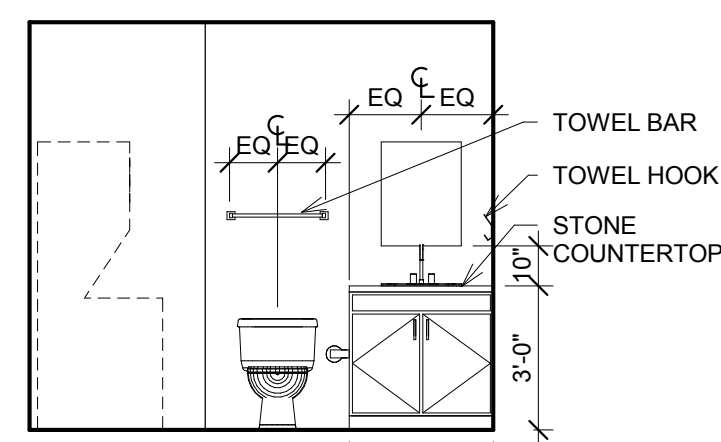
2 ENLARGED CEILING PLAN- SUITE C
SCALE: 1/4" = 1'-0"



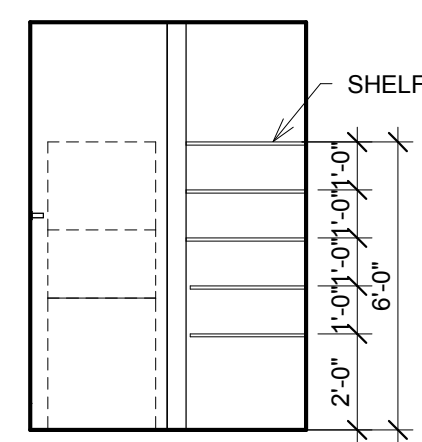
3 ENLARGED FINISH PLAN - SUITE C
SCALE: 1/4" = 1'-0"



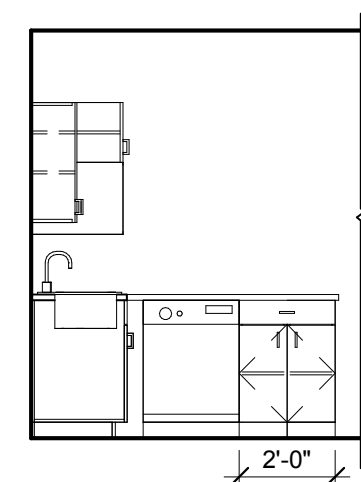
1 ENLARGED PLAN - SUITE C
SCALE: 1/4" = 1'-0"



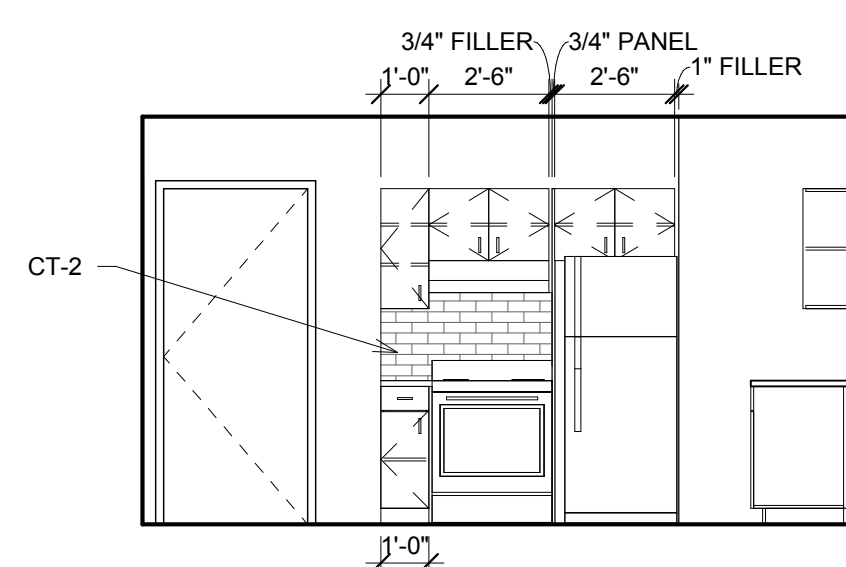
4 ELEVATION- SUITE C BATH
SCALE: 1/4" = 1'-0"



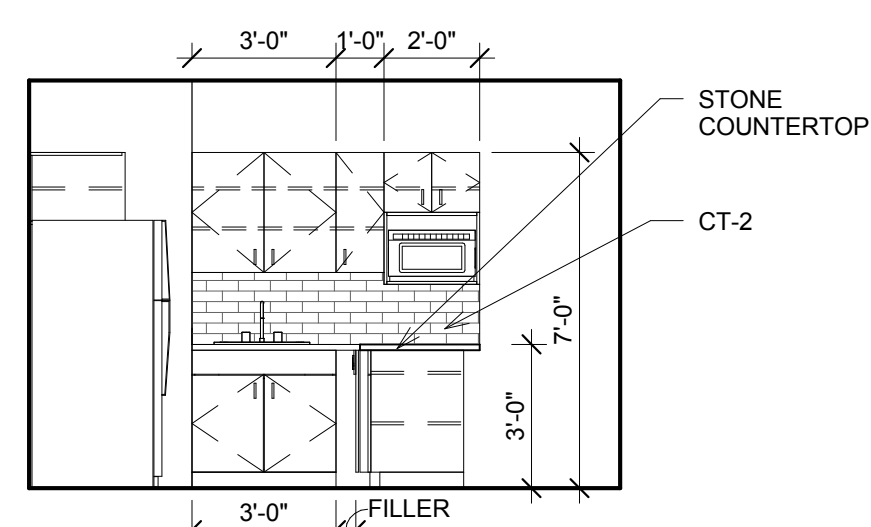
5 ELEVATION- SUITE C BATH2
SCALE: 1/4" = 1'-0"



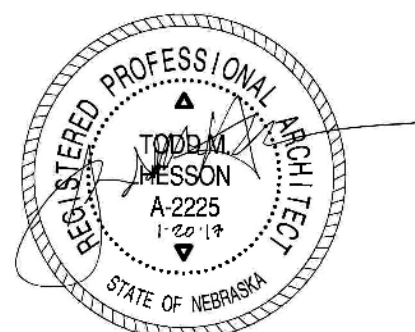
6 ELEVATION- SUITE C KITCHEN EAST
SCALE: 1/4" = 1'-0"



7 ELEVATION- SUITE C KITCHEN WEST
SCALE: 1/4" = 1'-0"



8 ELEVATION- SUITE C KITCHEN NORTH
SCALE: 1/4" = 1'-0"



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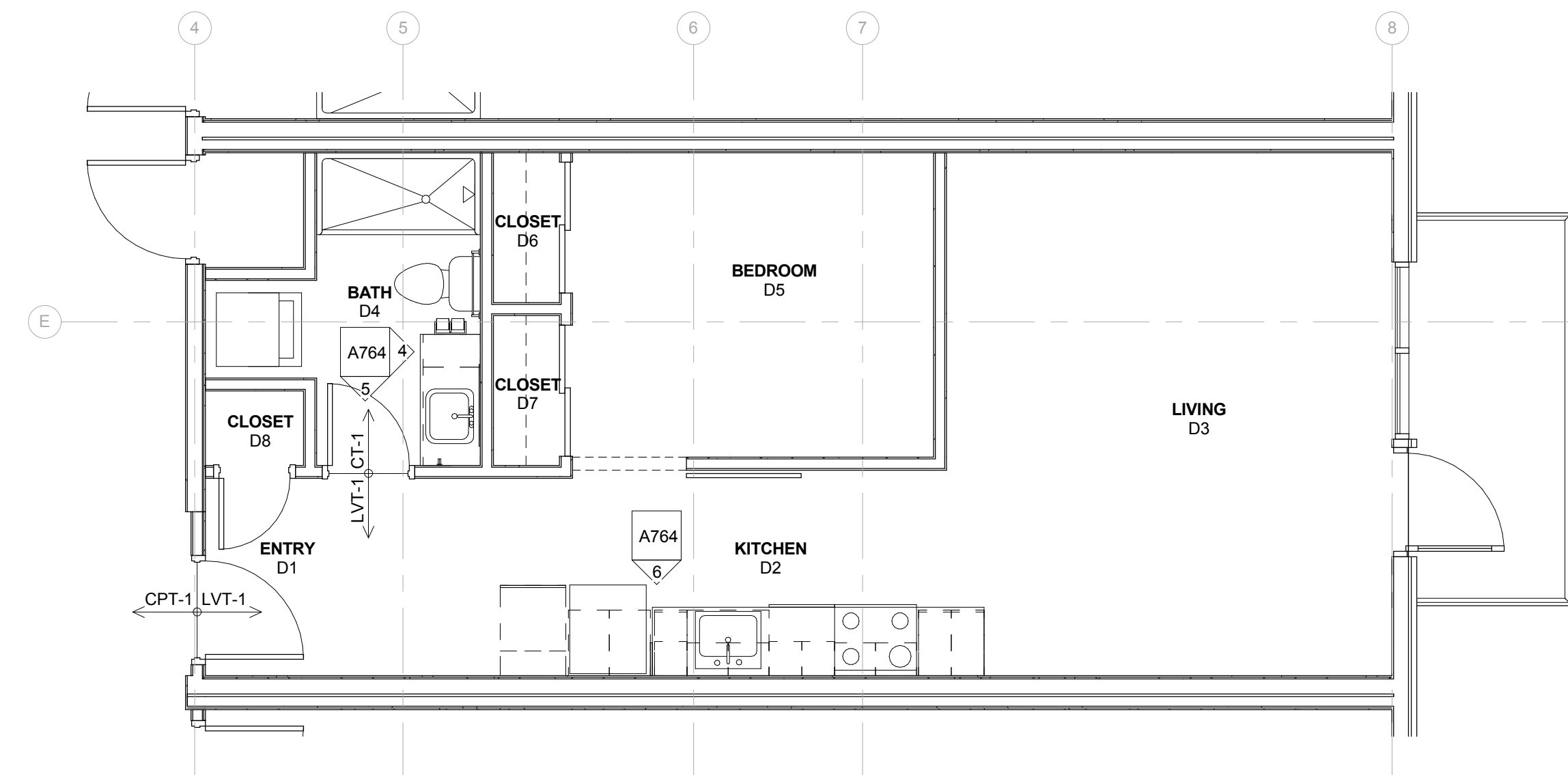
KEY PLAN

REVISIONS	
2	ADDENDUM #2 02/14/17

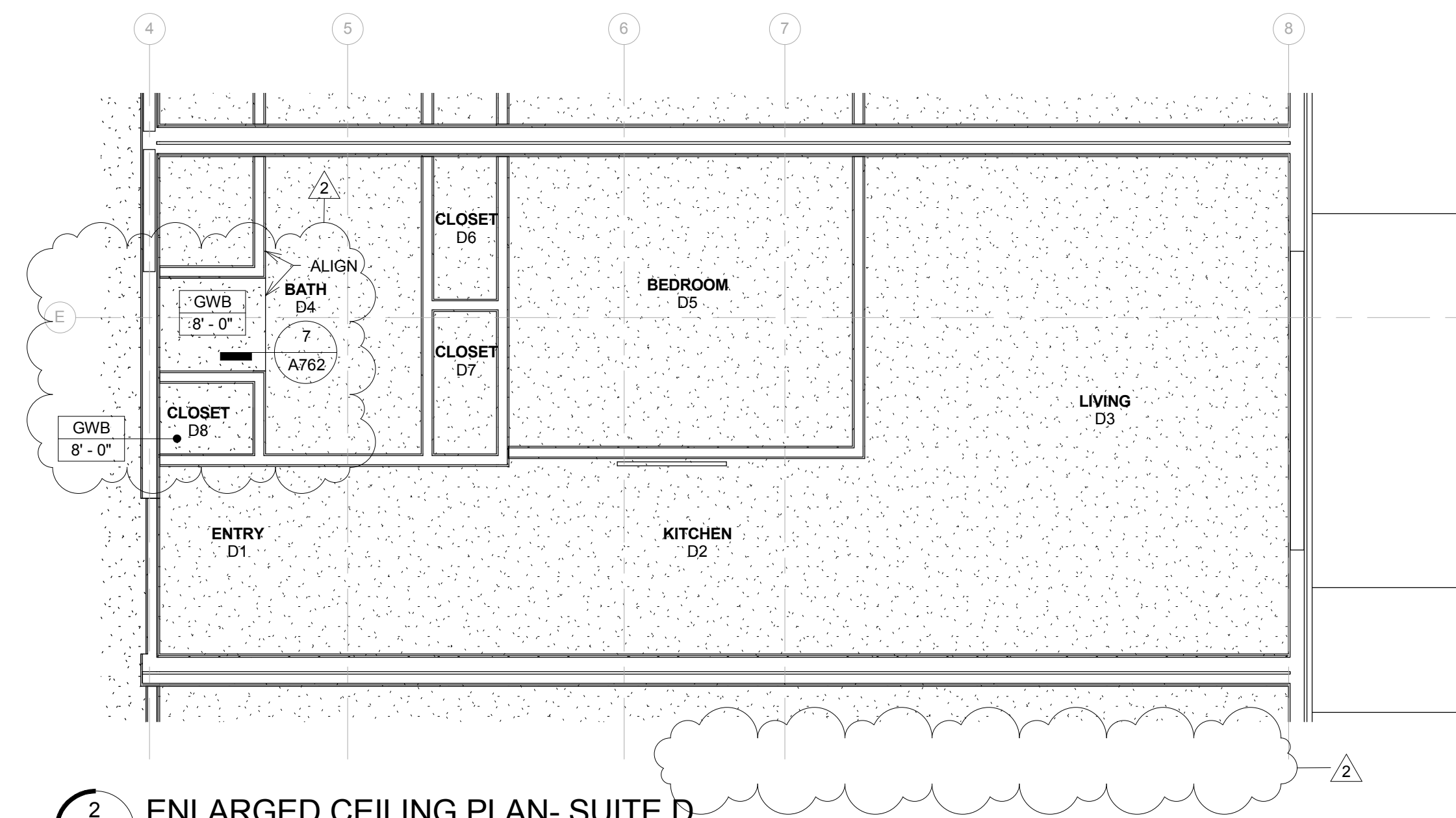
SUITE D

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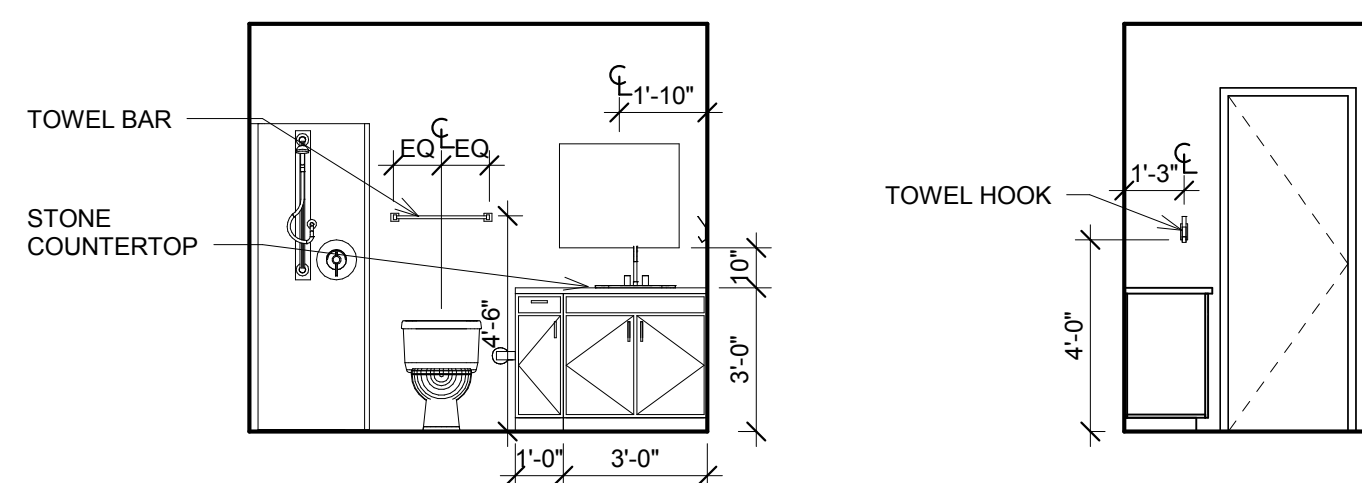
A764



3 ENLARGED FINISH PLAN - SUITE D
SCALE: 1/4" = 1'-0"

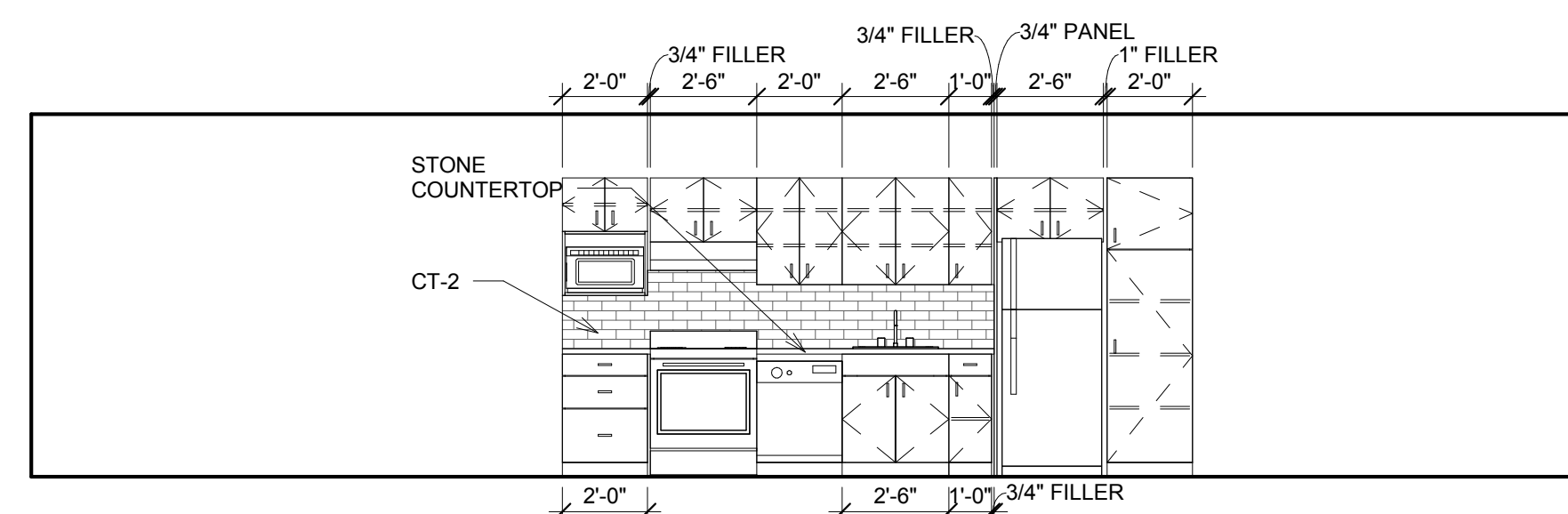


2 ENLARGED CEILING PLAN - SUITE D
SCALE: 1/4" = 1'-0"

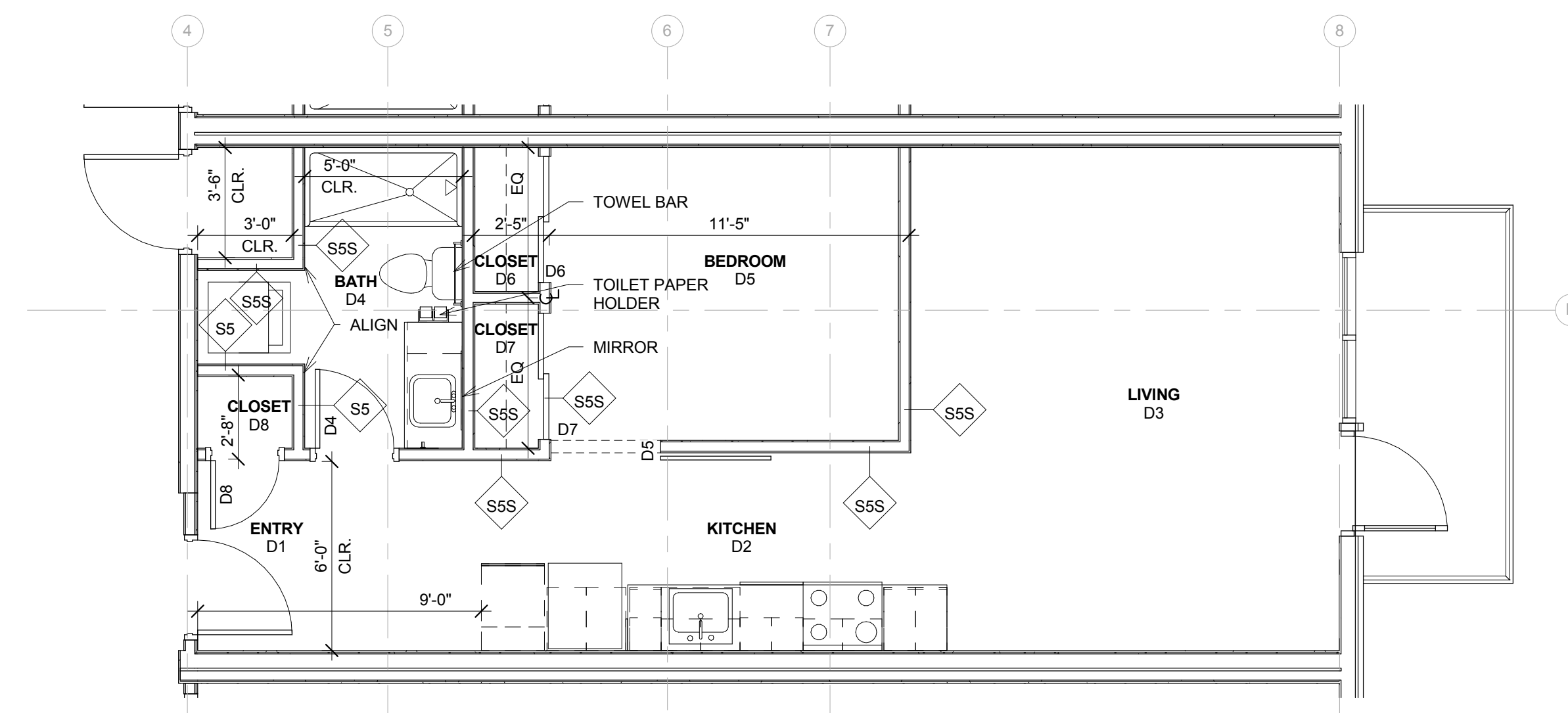


4 ELEVATION - SUITE D BATH
SCALE: 1/4" = 1'-0"

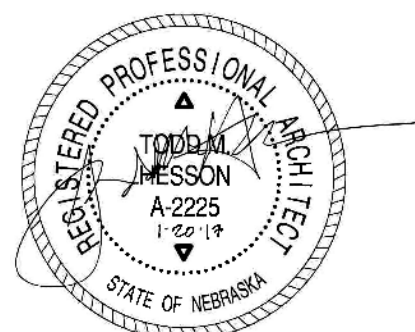
5 ELEVATION - SUITE D BATH 2
SCALE: 1/4" = 1'-0"



6 ELEVATION - SUITE D KITCHEN
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE D
SCALE: 1/4" = 1'-0"



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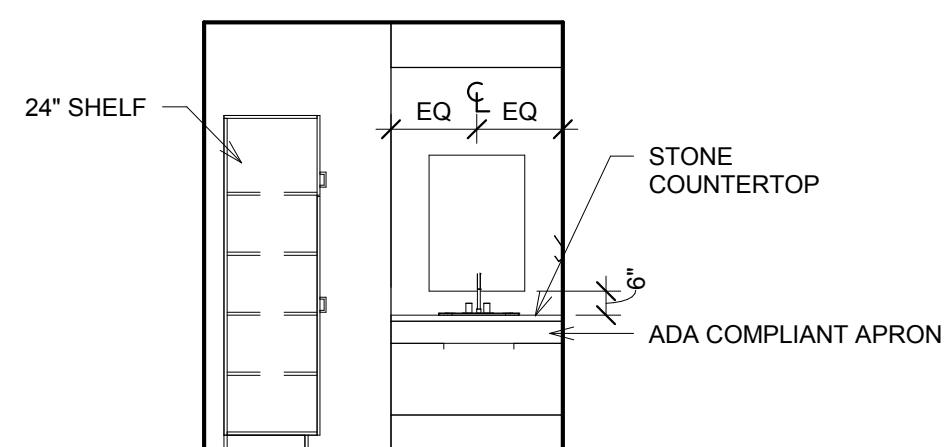
KEY PLAN

REVISIONS
2 ADDENDUM #2 02/14/17

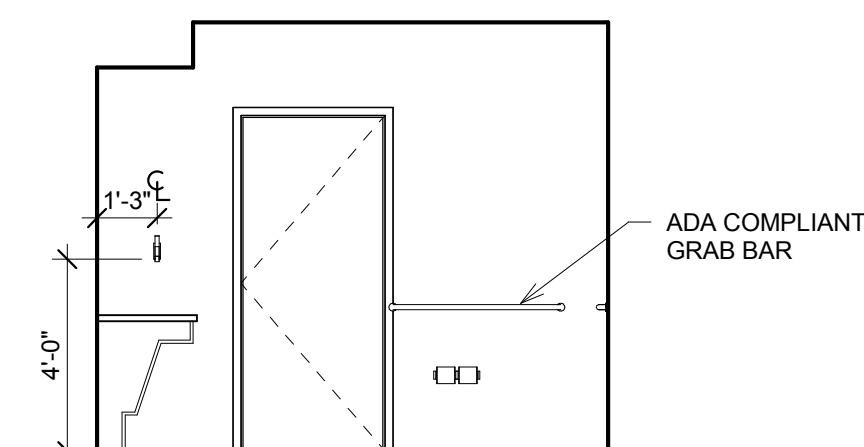
SUITE E ADA

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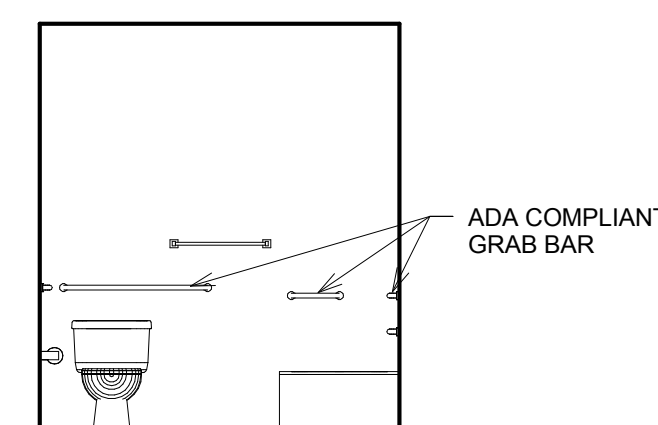
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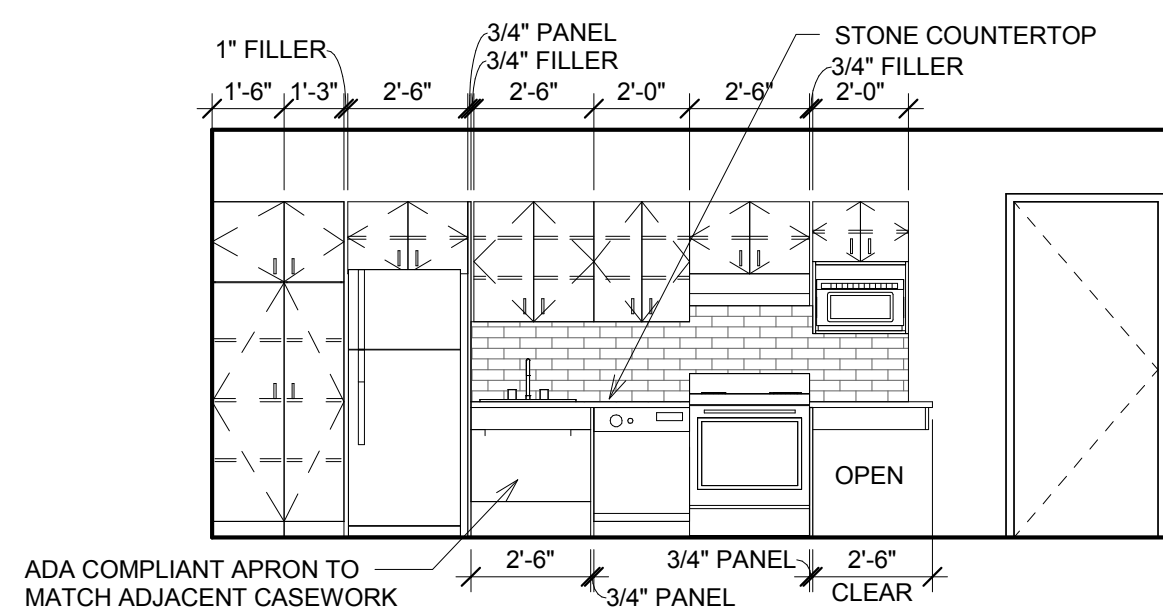
4 ELEVATION- SUITE E ADA BATH WEST
SCALE: 1/4" = 1'-0"



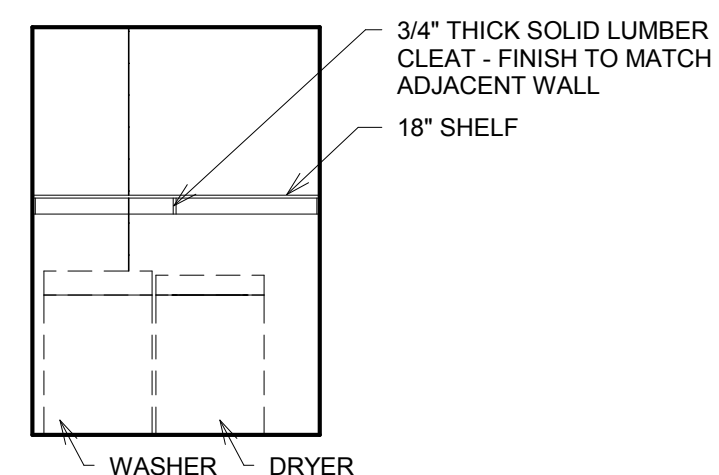
5 ELEVATION- SUITE E ADA BATH NORTH
SCALE: 1/4" = 1'-0"



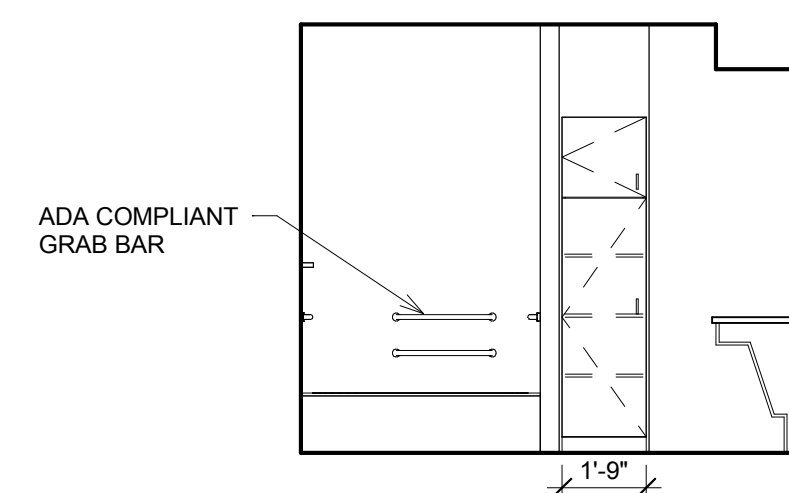
6 ELEVATION- SUITE E ADA BATH EAST
SCALE: 1/4" = 1'-0"



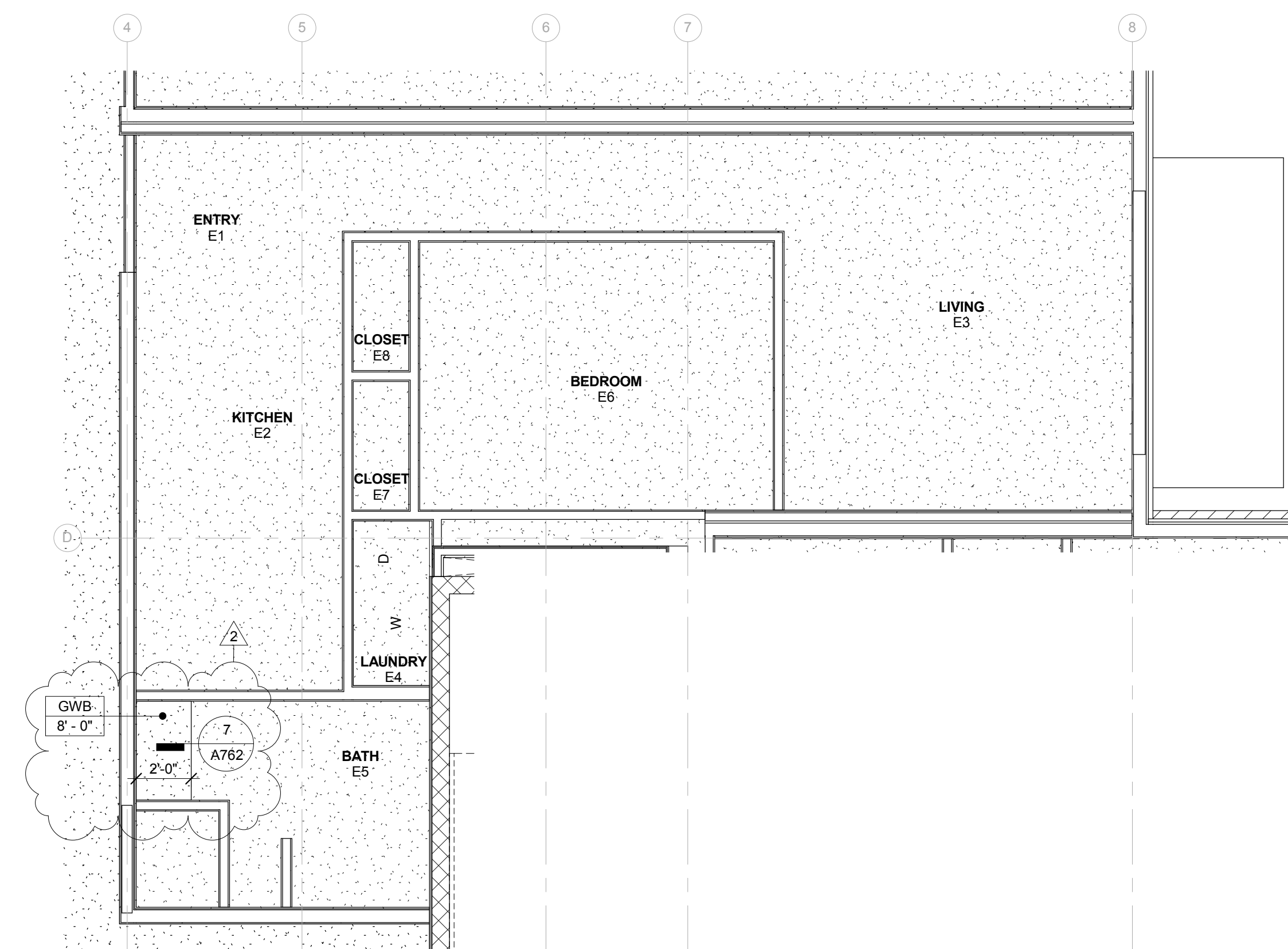
7 ELEVATION- SUITE E ADA KITCHEN
SCALE: 1/4" = 1'-0"



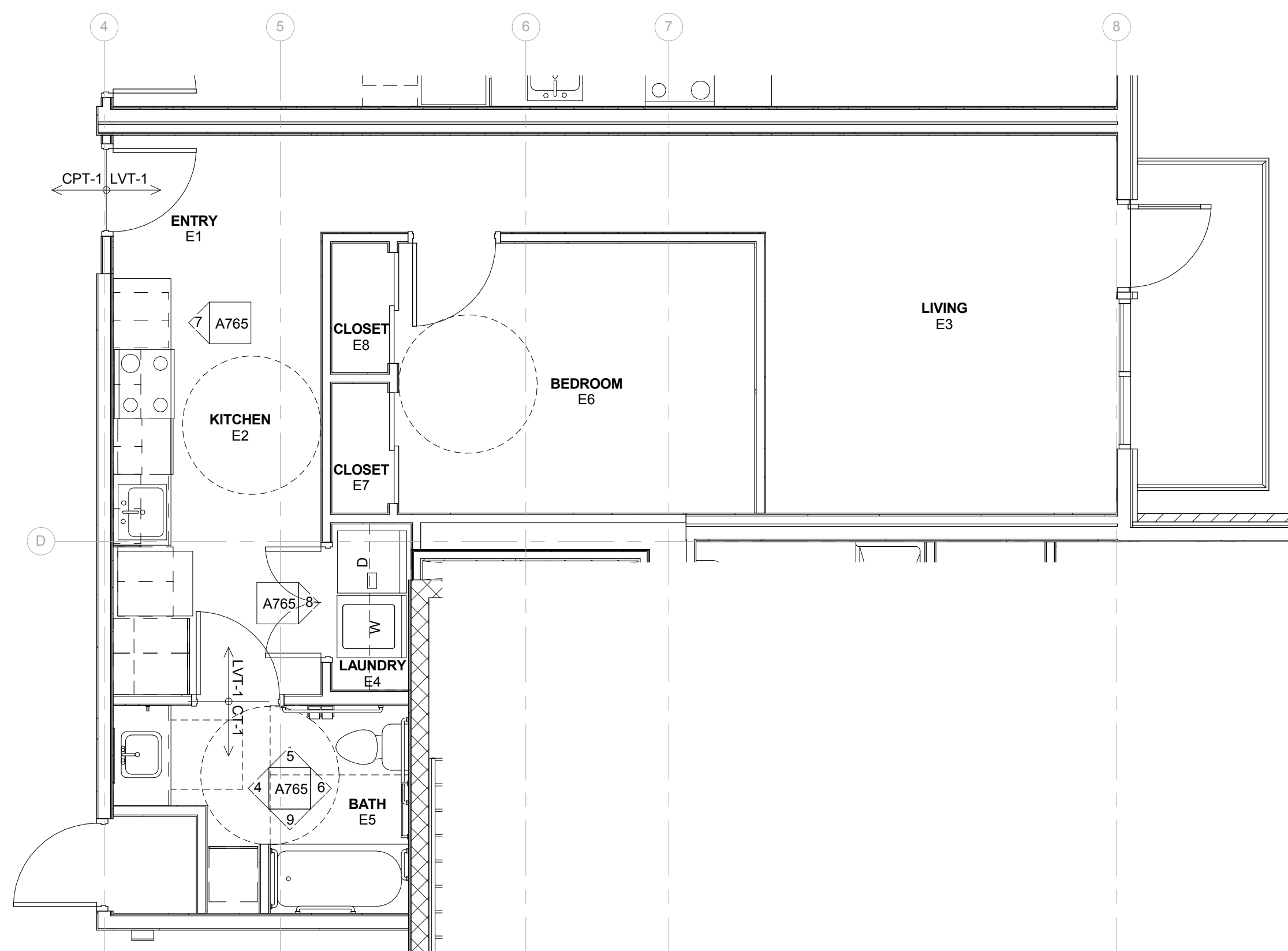
8 ELEVATION- SUITE E ADA LAUNDRY
SCALE: 1/4" = 1'-0"



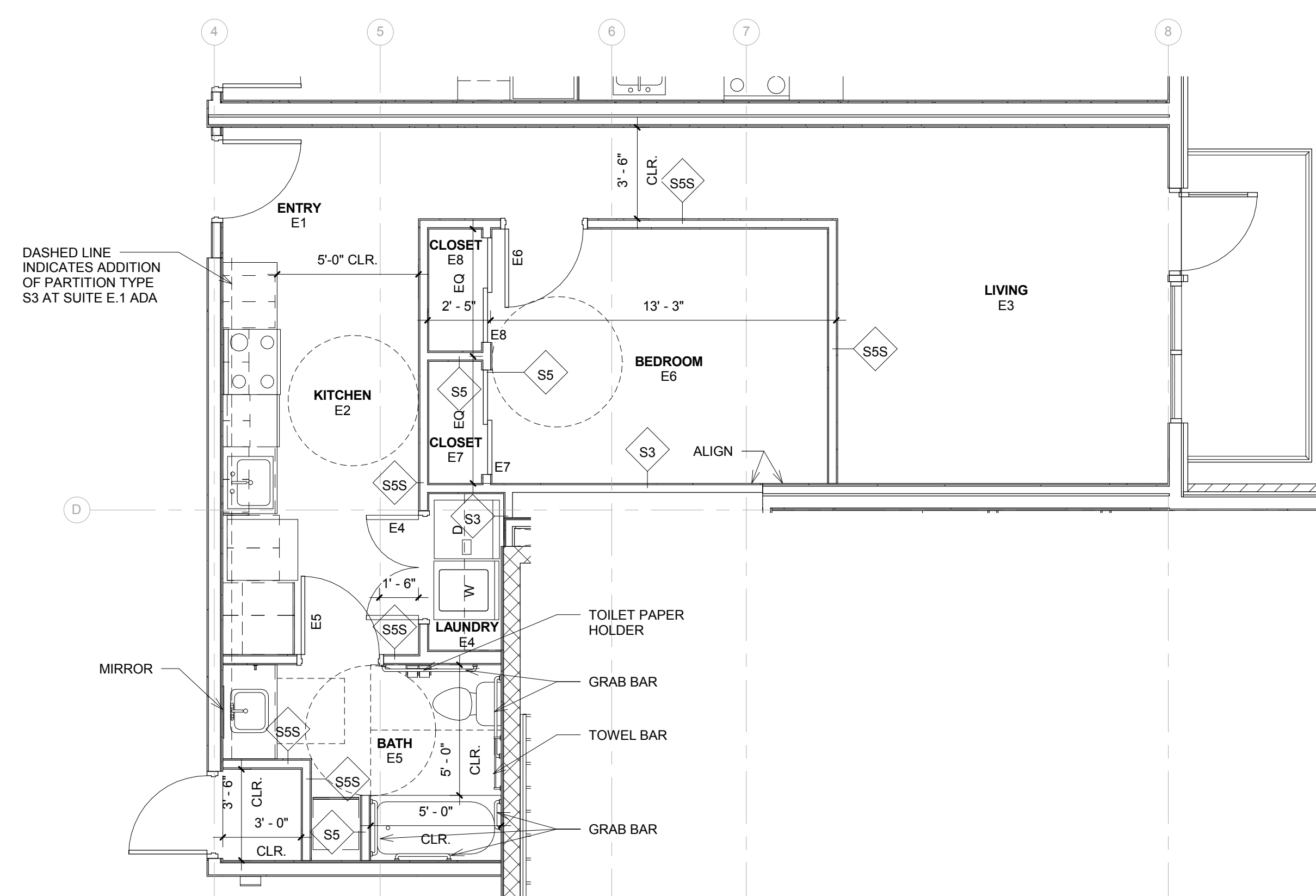
9 ELEVATION- SUITE E ADA BATH SOUTH
SCALE: 1/4" = 1'-0"



2 ENLARGED CEILING PLAN- SUITE E ADA
SCALE: 1/4" = 1'-0"



3 ENLARGED FINISH PLAN - SUITE E ADA
SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE E ADA
SCALE: 1/4" = 1'-0"



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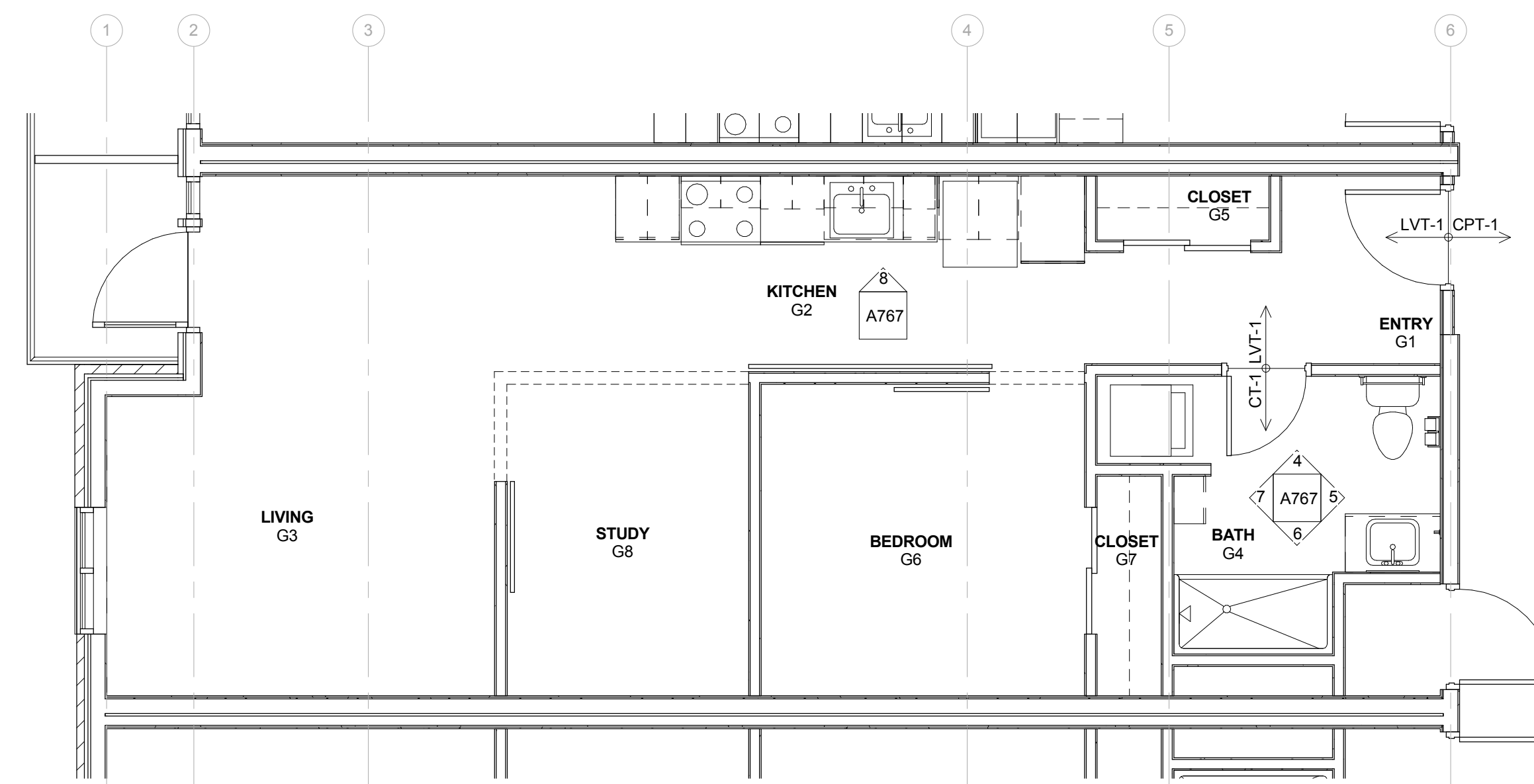
KEY PLAN

REVISIONS	
2	ADDENDUM #2 02/14/17

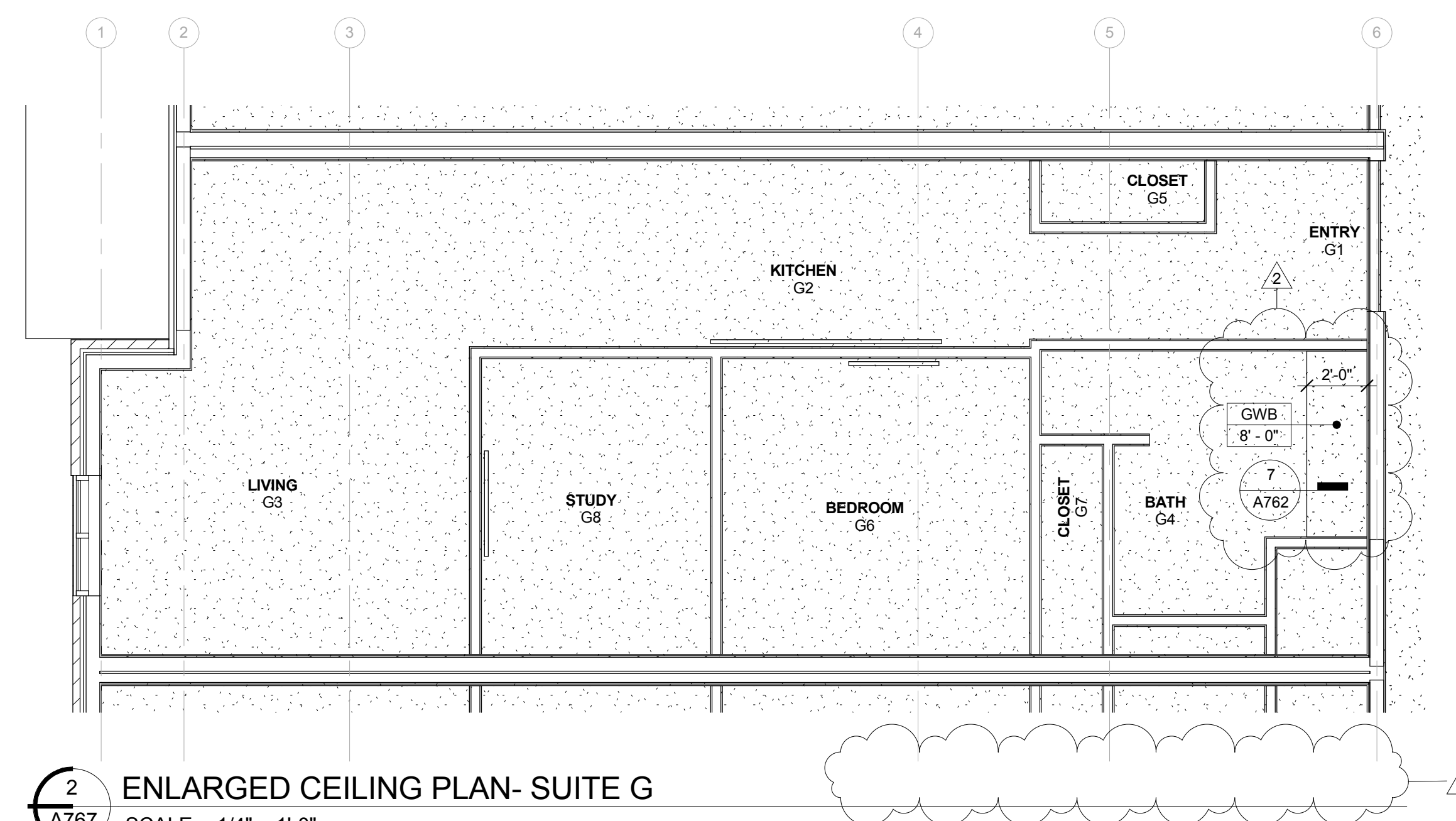
SUITE G

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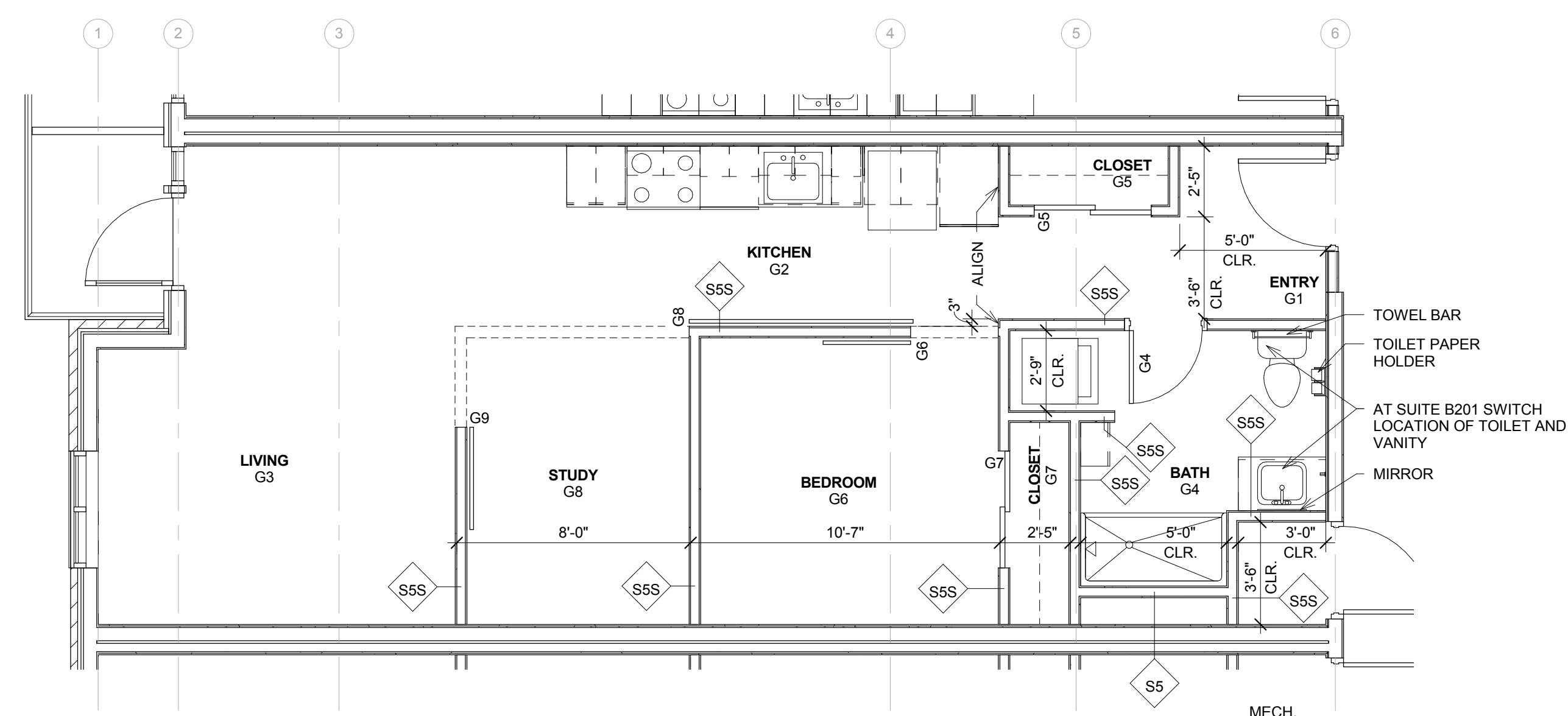
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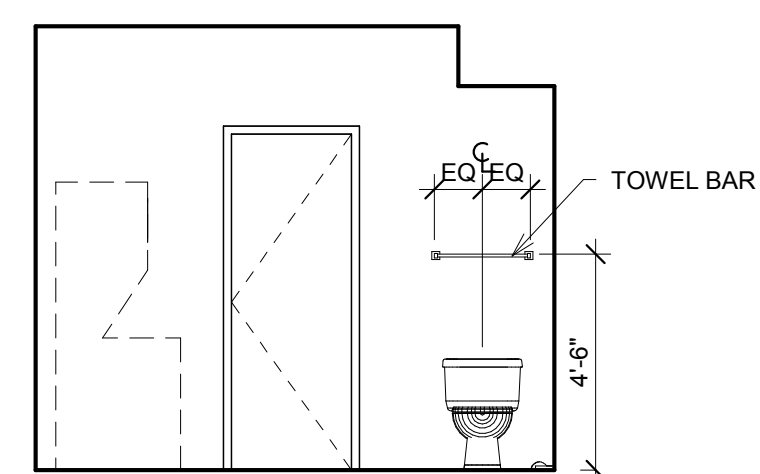
3 ENLARGED FINISH PLAN - SUITE G
A767 SCALE: 1/4" = 1'-0"



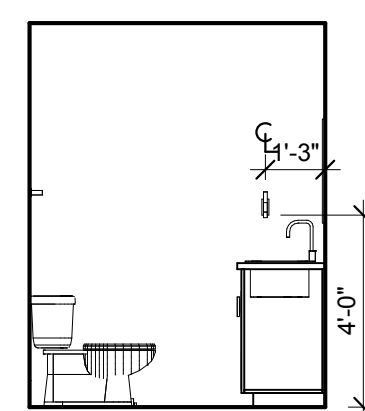
2 ENLARGED CEILING PLAN - SUITE G
A767 SCALE: 1/4" = 1'-0"



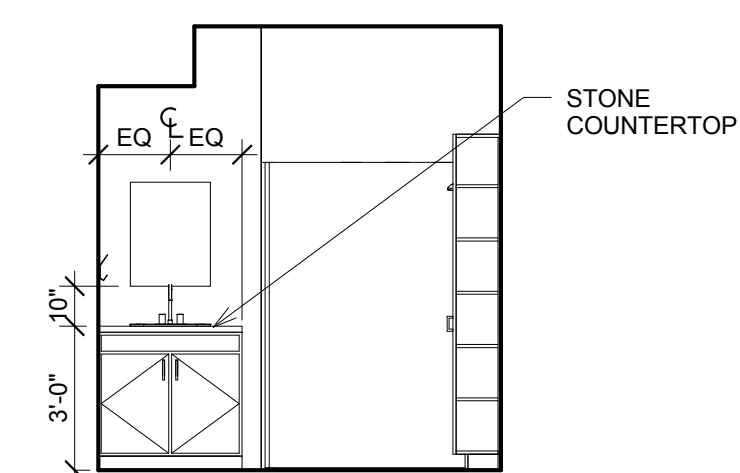
1 ENLARGED PLAN - SUITE G
A767 SCALE: 1/4" = 1'-0"



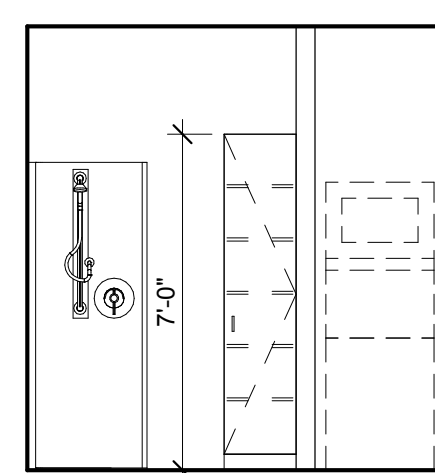
4 ELEVATION- SUITE G BATH NORTH
A767 SCALE: 1/4" = 1'-0"



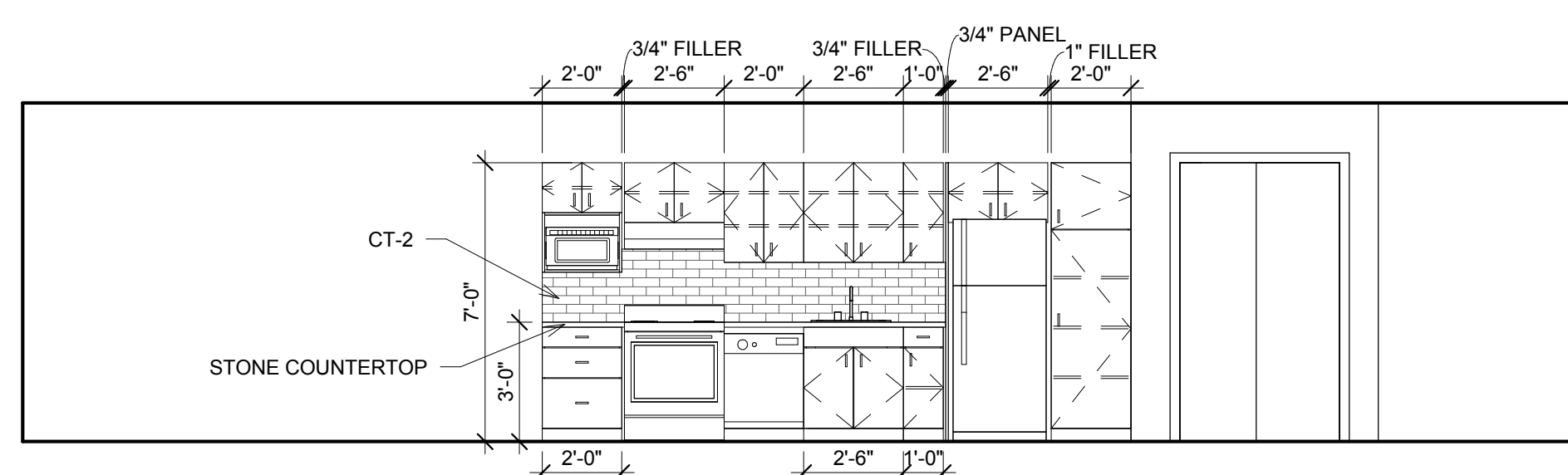
5 ELEVATION- SUITE G BATH EAST
A767 SCALE: 1/4" = 1'-0"



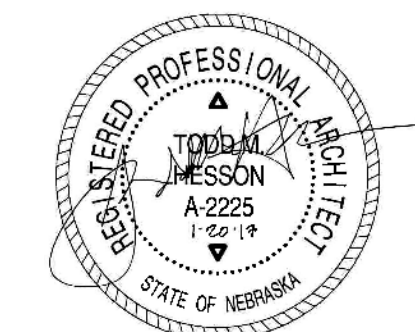
6 ELEVATION- SUITE G BATH SOUTH
A767 SCALE: 1/4" = 1'-0"



7 ELEVATION- SUITE G BATH WEST
A767 SCALE: 1/4" = 1'-0"



8 ELEVATION- SUITE G KITCHEN
A767 SCALE: 1/4" = 1'-0"



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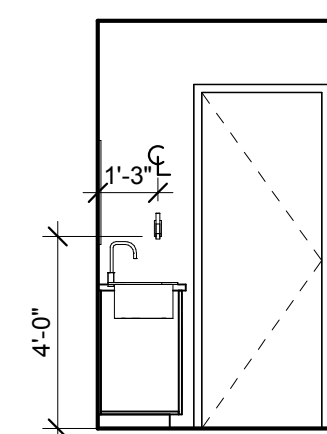
KEY PLAN

REVISIONS	
2	ADDENDUM #2 02/14/17

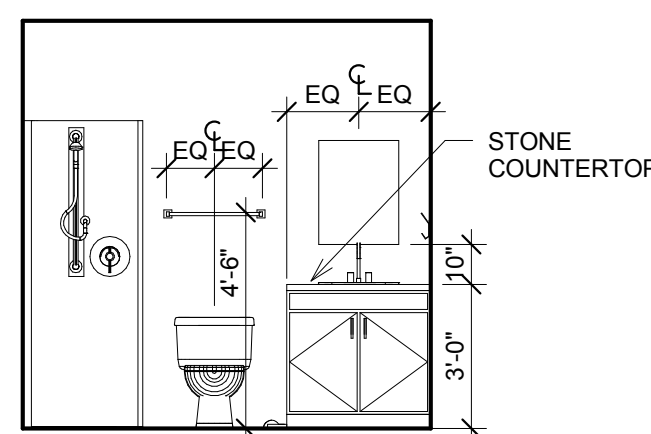
SUITE H

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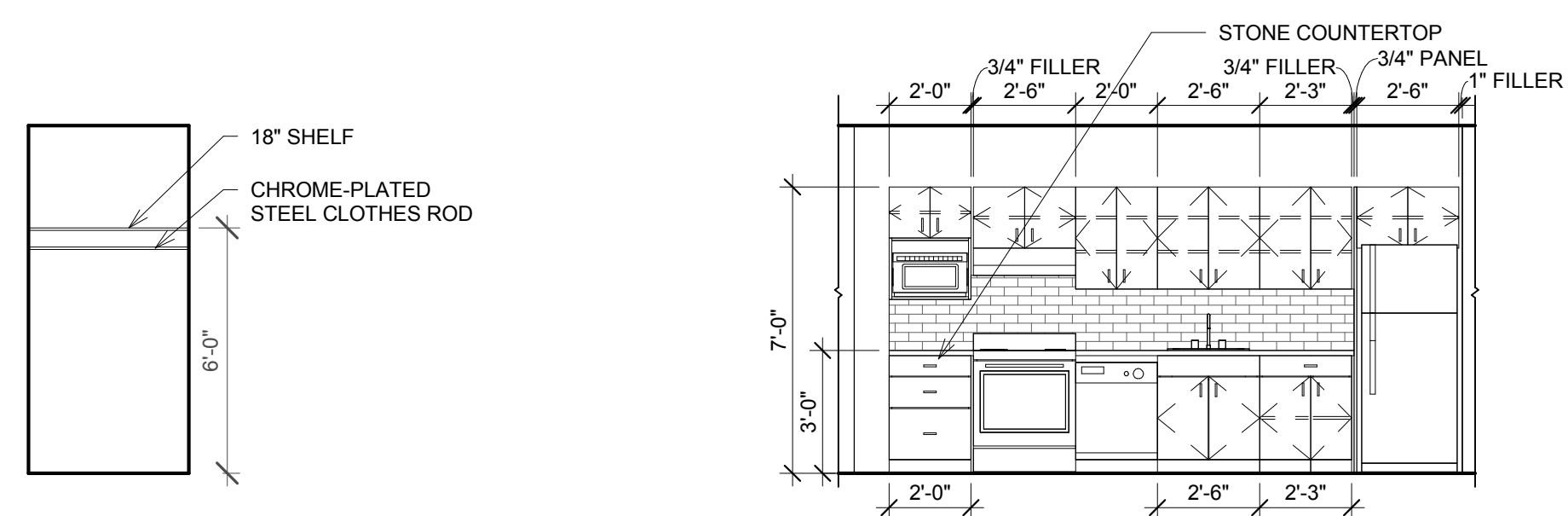
A768



4 ELEVATION- SUITE H BATH 2
A768 SCALE: 1/4" = 1'-0"

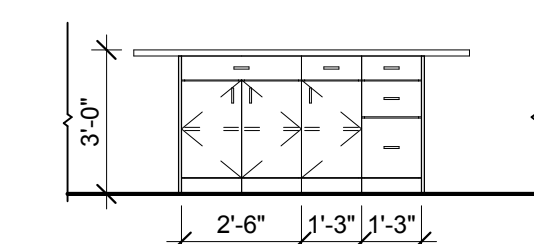
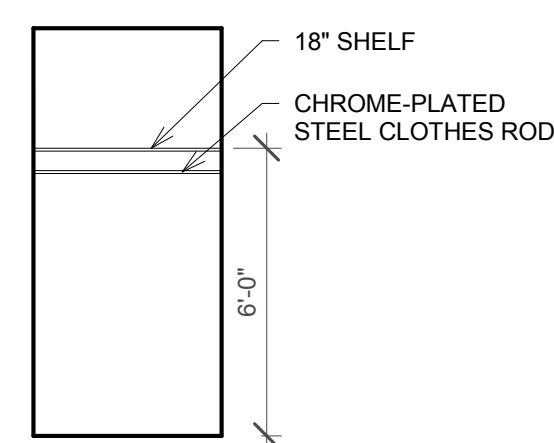


5 ELEVATION- SUITE H BATH
A768 SCALE: 1/4" = 1'-0"

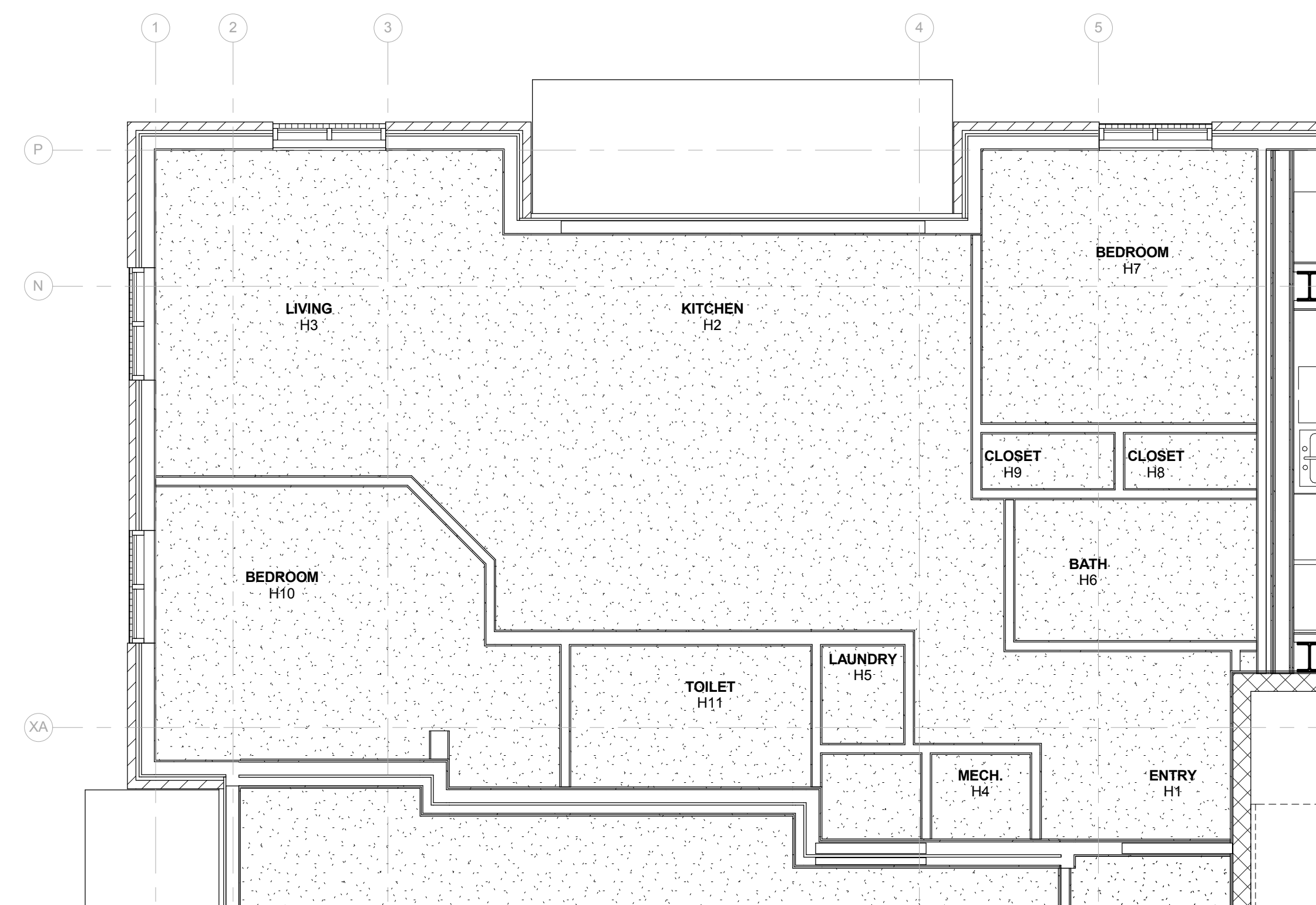


7 ELEVATION- SUITE H KITCHEN
A768 SCALE: 1/4" = 1'-0"

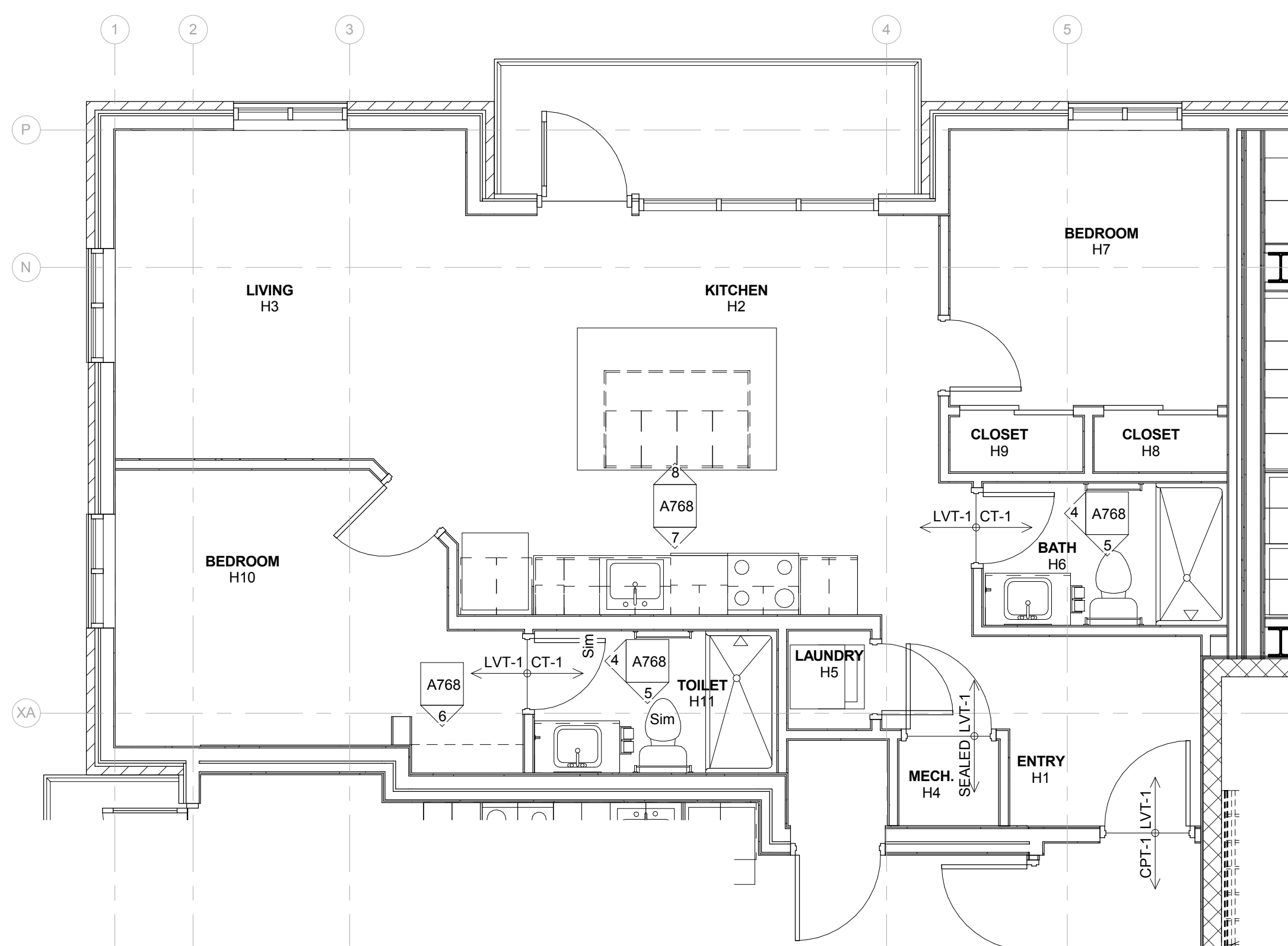
6 ELEVATION- SUITE H CLOSET
A768 SCALE: 1/4" = 1'-0"



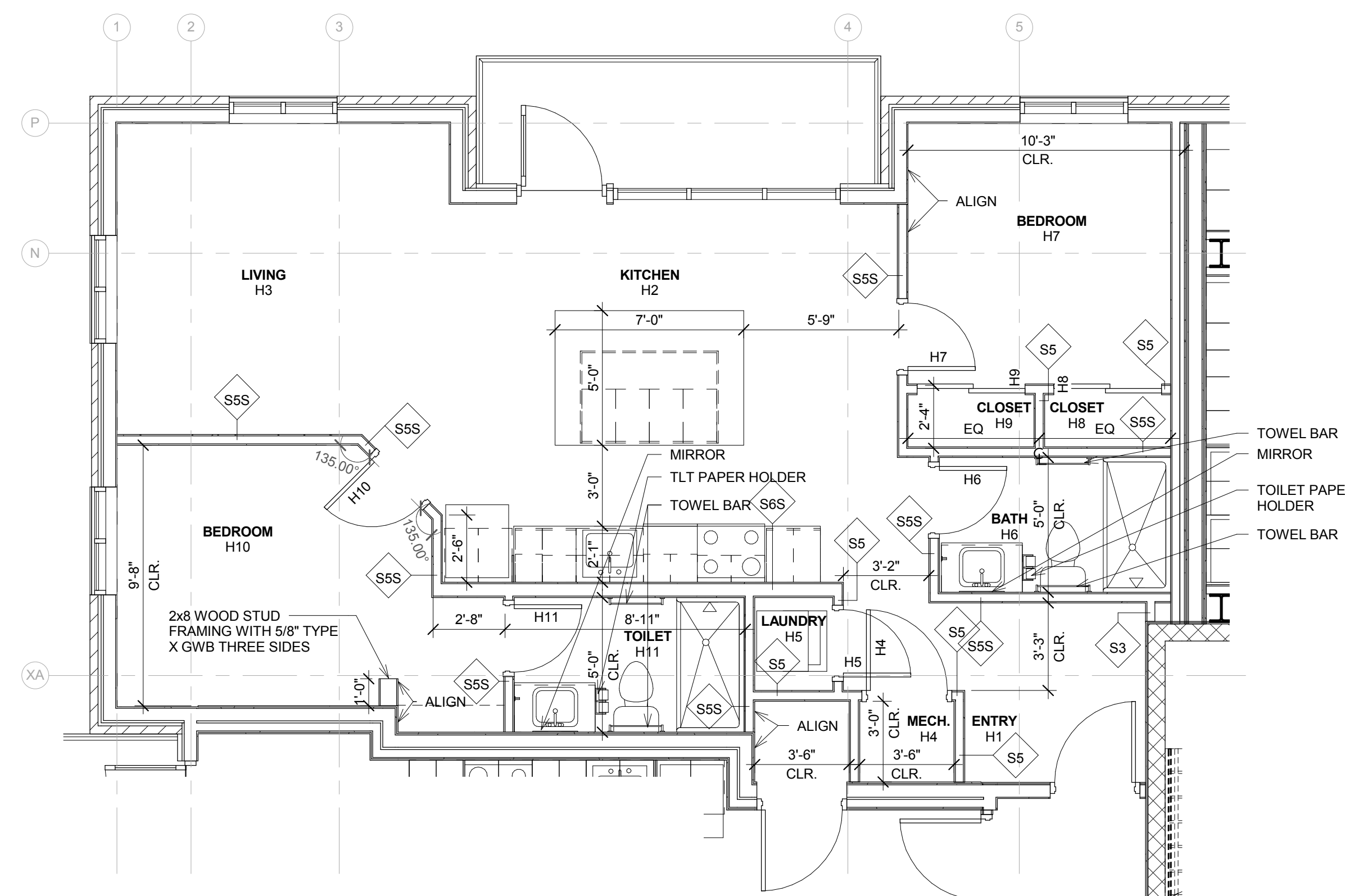
8 ELEVATION- SUITE H ISLAND SOUTH
A768 SCALE: 1/4" = 1'-0"



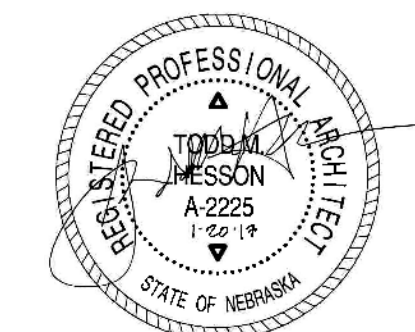
2 ENLARGED CEILING PLAN- SUITE H
A768 SCALE: 1/4" = 1'-0"



3 ENLARGED FINISH PLAN - SUITE H
A768 SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE H
A768 SCALE: 1/4" = 1'-0"



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01/20/2017
Project No. 16-1100

CONSTRUCTION DOCUMENTS

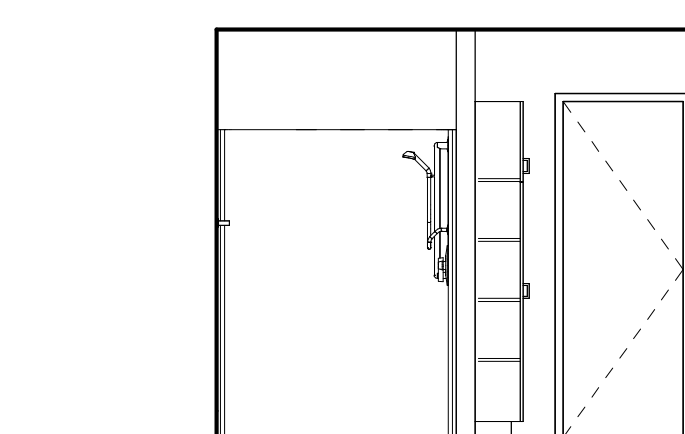
KEY PLAN

REVISIONS
2 ADDENDUM #2 02/14/17

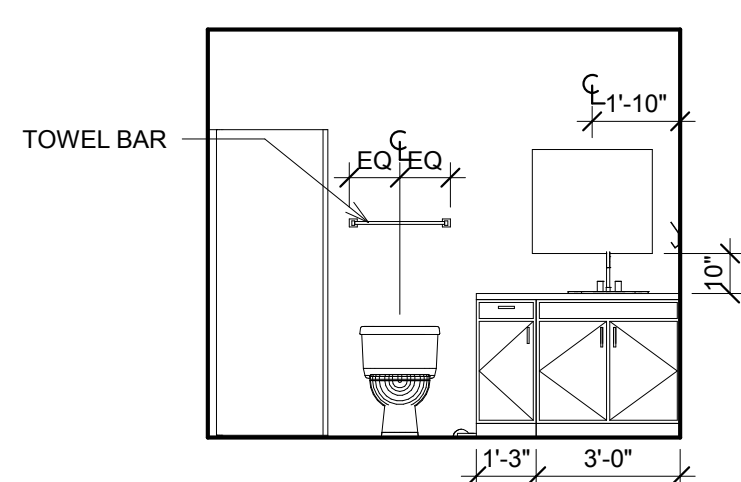
SUITE J

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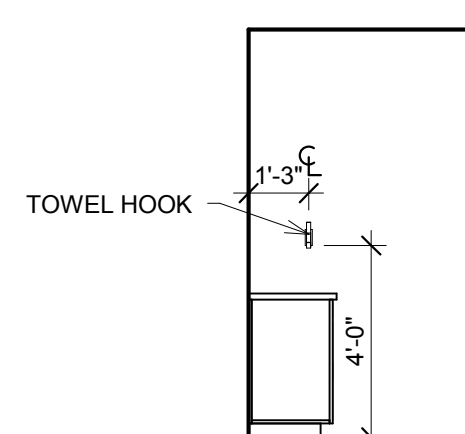
A769



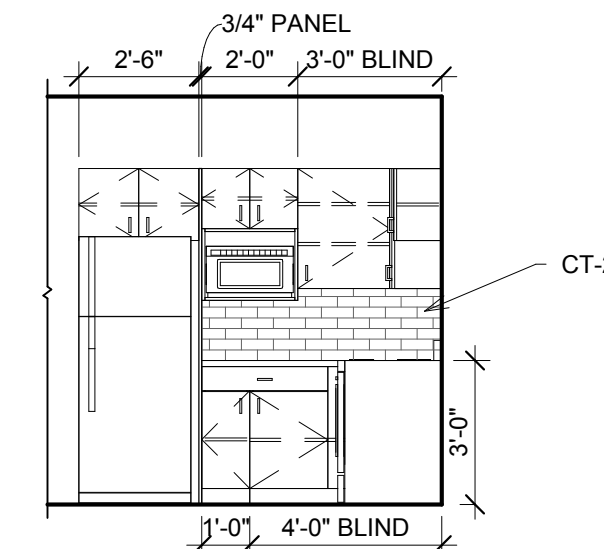
4 ELEVATION- SUITE J BATH WEST
A769 SCALE: 1/4" = 1'-0"



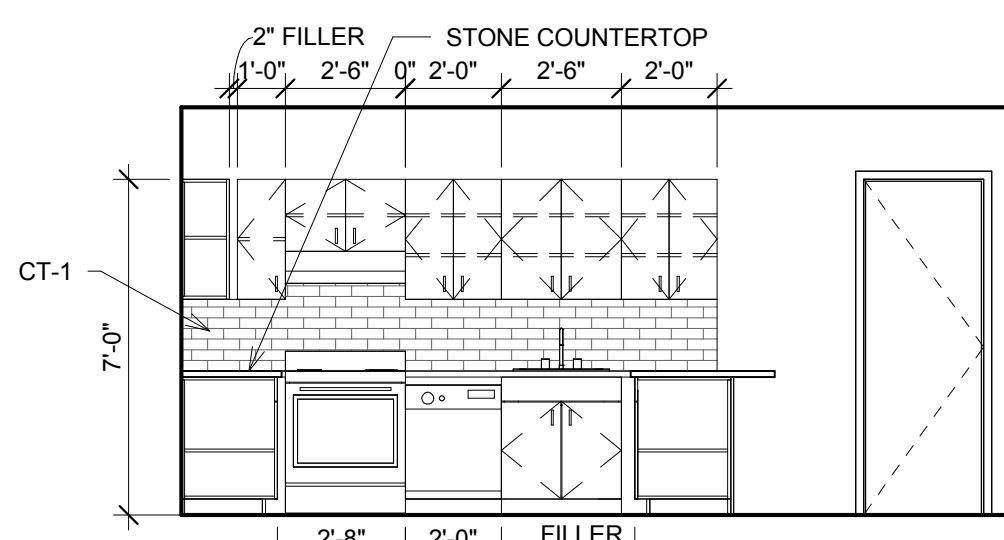
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A769 SCALE: 1/4" = 1'-0"



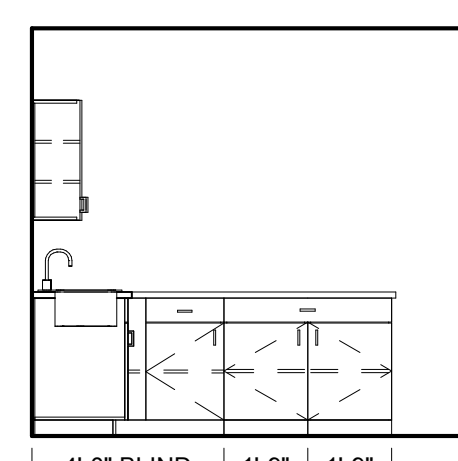
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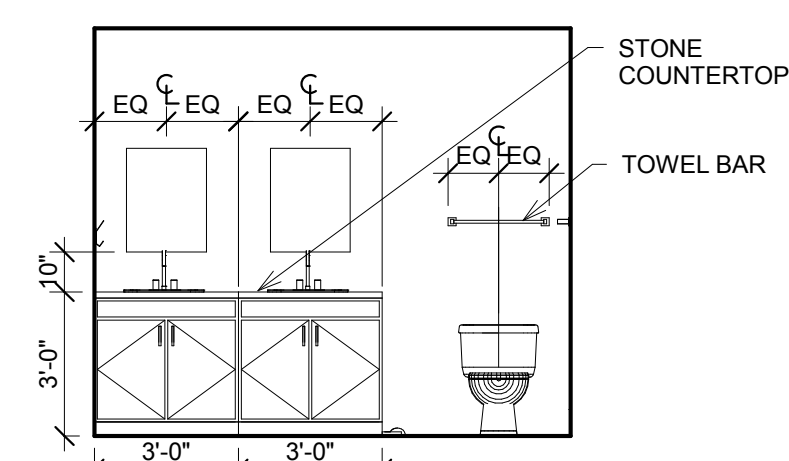
7 ELEVATION- SUITE J KITCHEN EAST
A769 SCALE: 1/4" = 1'-0"



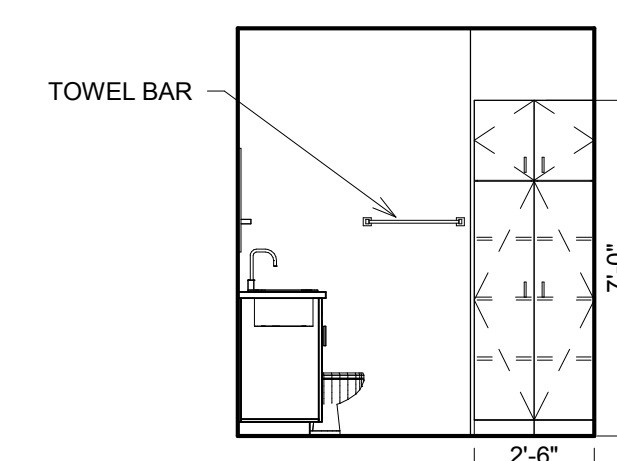
8 ELEVATION- SUITE J KITCHEN SOUTH
A769 SCALE: 1/4" = 1'-0"



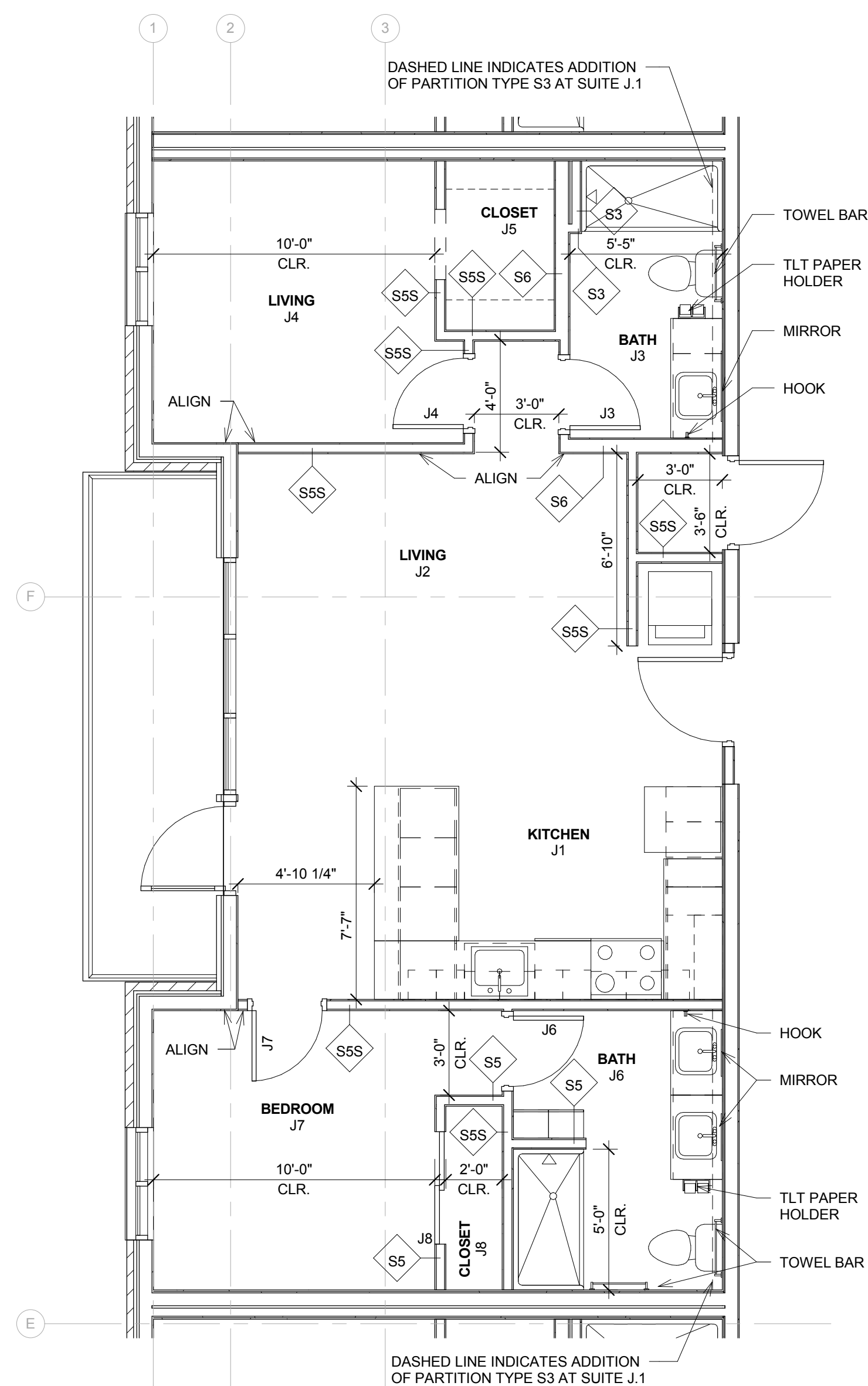
9 ELEVATION- SUITE J KITCHEN WEST
A769 SCALE: 1/4" = 1'-0"



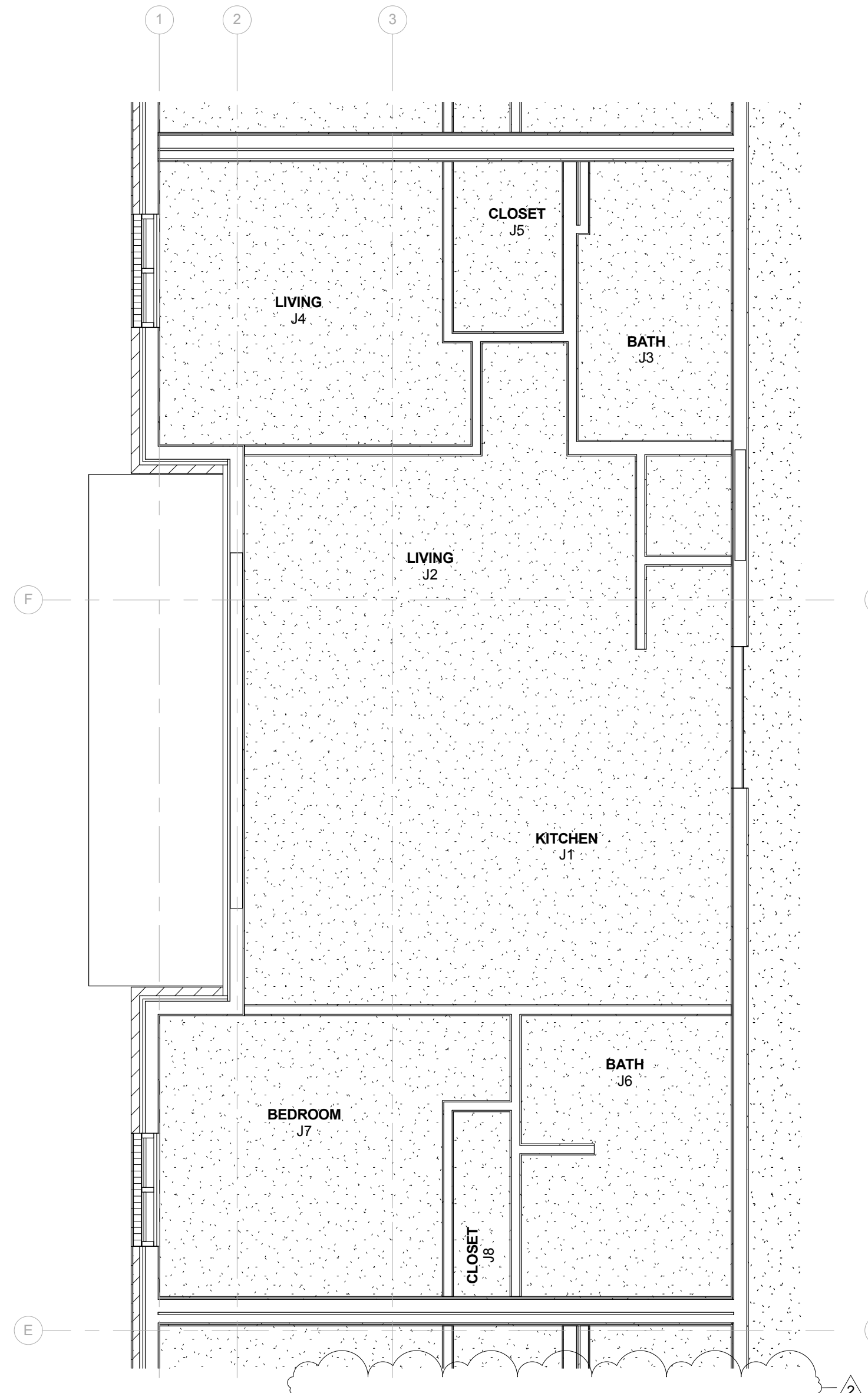
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A769 SCALE: 1/4" = 1'-0"



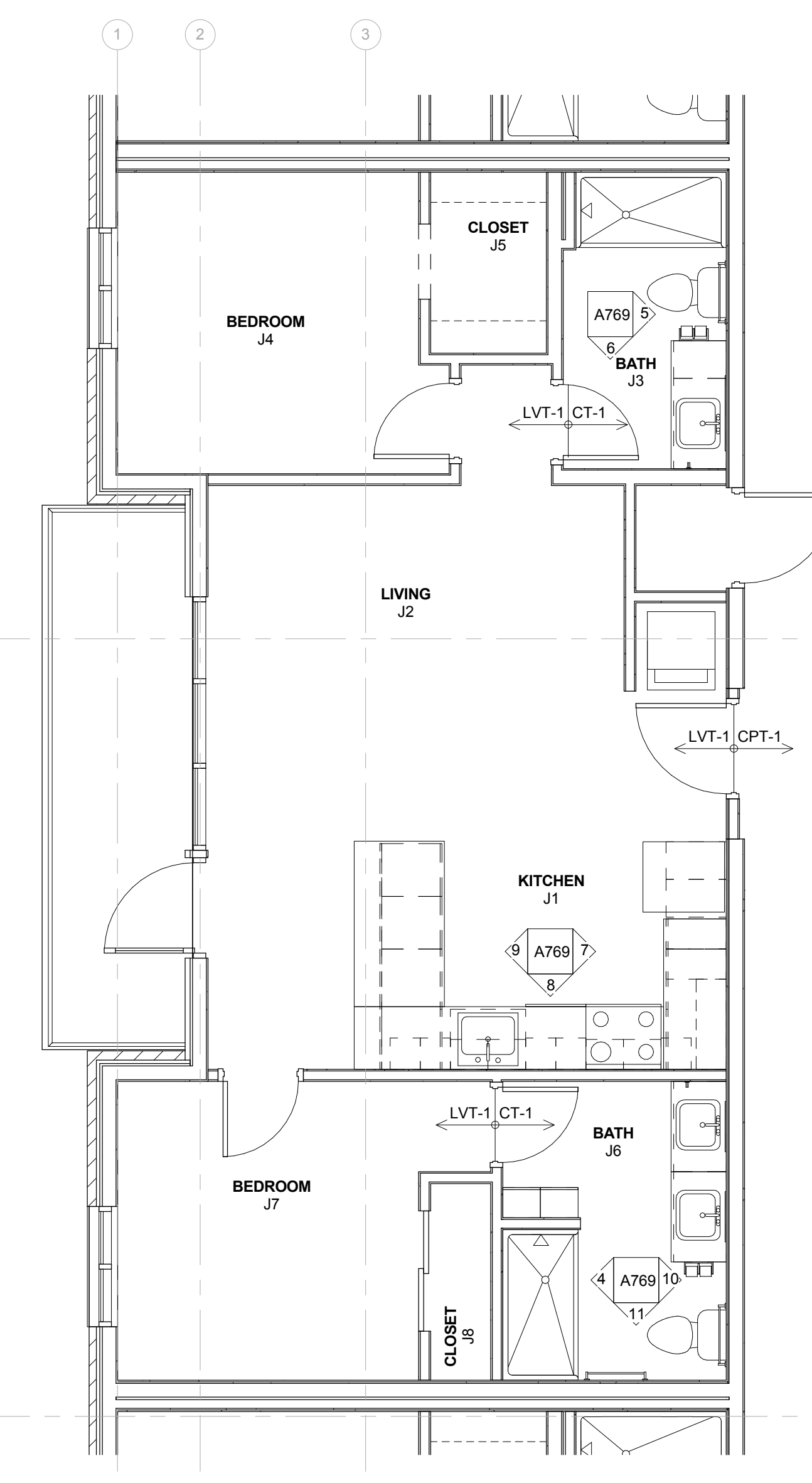
11 ELEVATION- SUITE J BATH SOUTH
A769 SCALE: 1/4" = 1'-0"



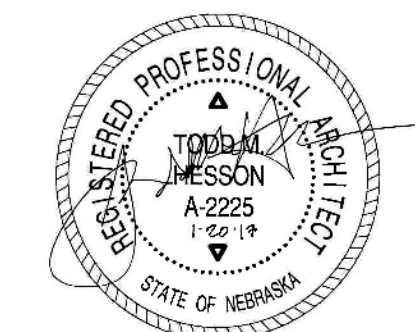
1 ENLARGED PLAN - SUITE J
A769 SCALE: 1/4" = 1'-0"



2 ENLARGED CEILING PLAN- SUITE J
A769 SCALE: 1/4" = 1'-0"



3 ENLARGED FINISH PLAN - SUITE J
A769 SCALE: 1/4" = 1'-0"



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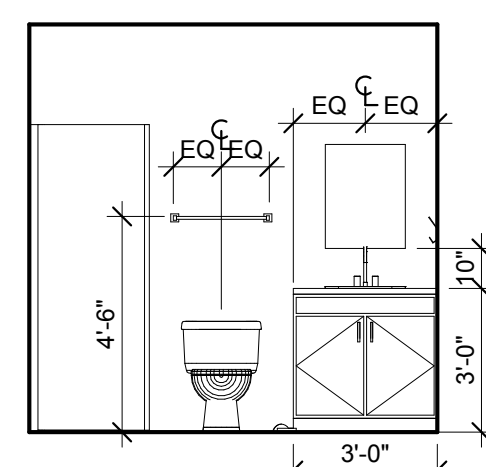
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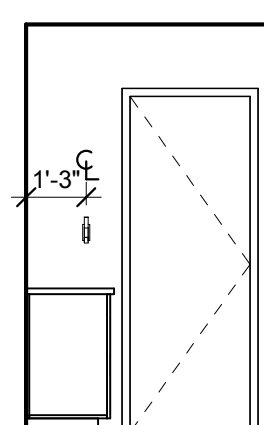
SUITE K

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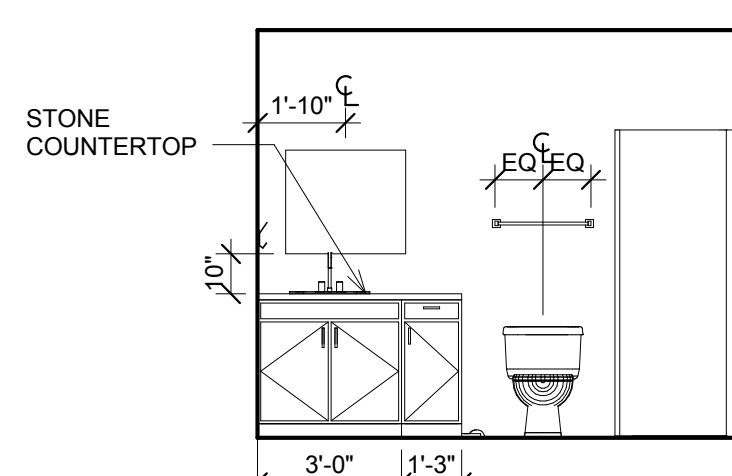
A770



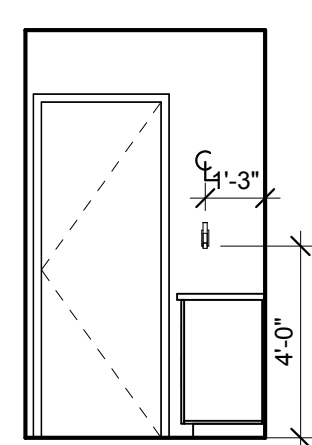
4 ELEVATION- SUITE K BATH K8 NORTH
A770 SCALE: 1/4" = 1'-0"



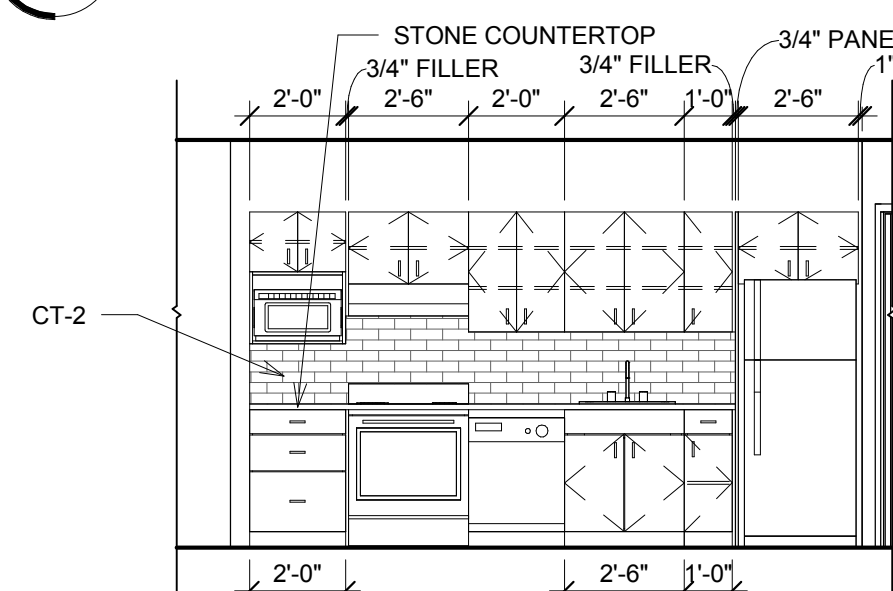
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A770 SCALE: 1/4" = 1'-0"



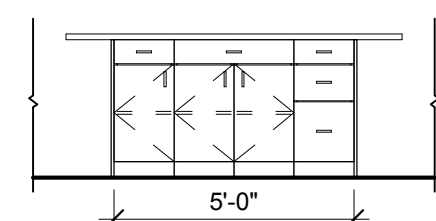
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A770 SCALE: 1/4" = 1'-0"



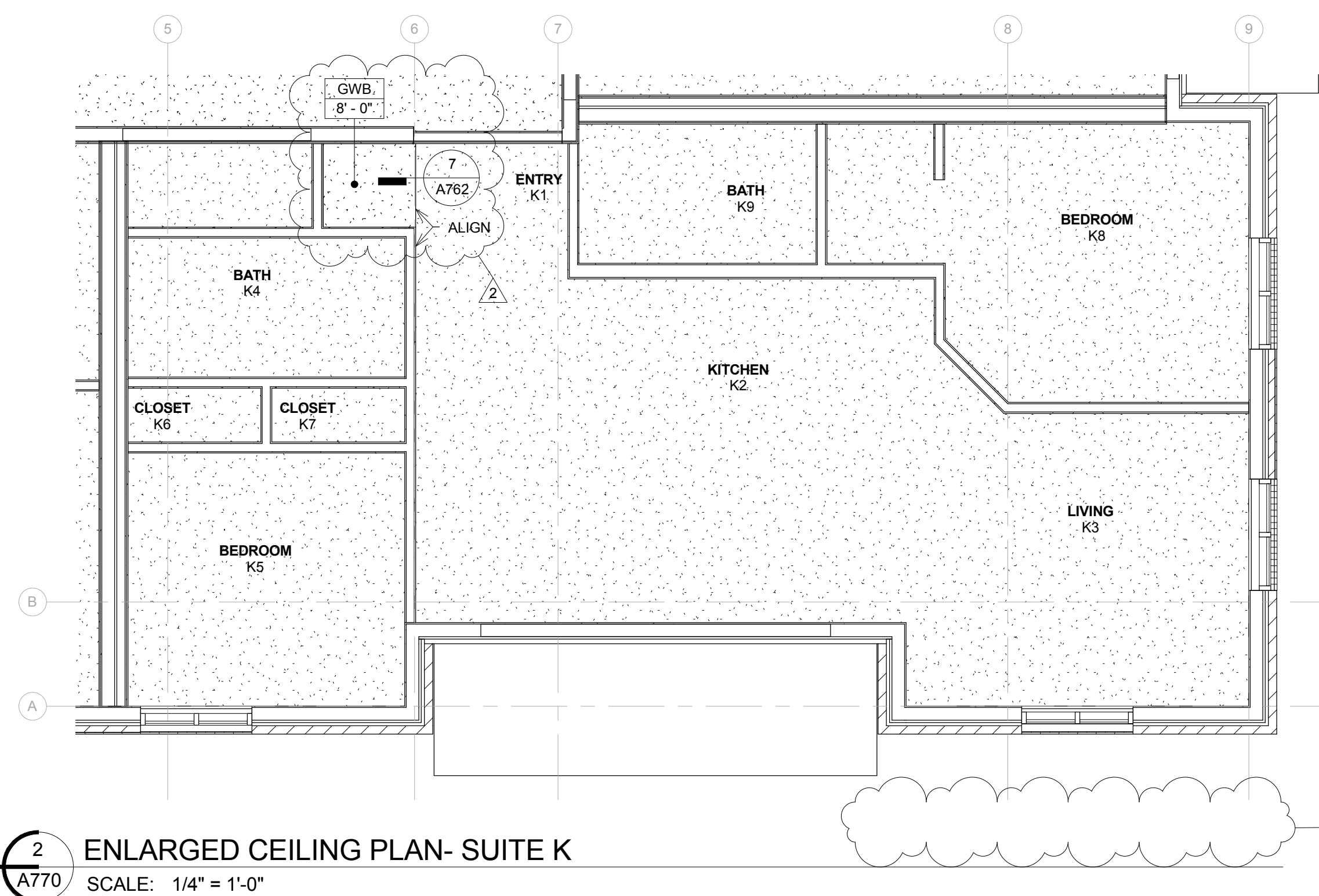
7 ELEVATION- SUITE K BATH K4 EAST
A770 SCALE: 1/4" = 1'-0"



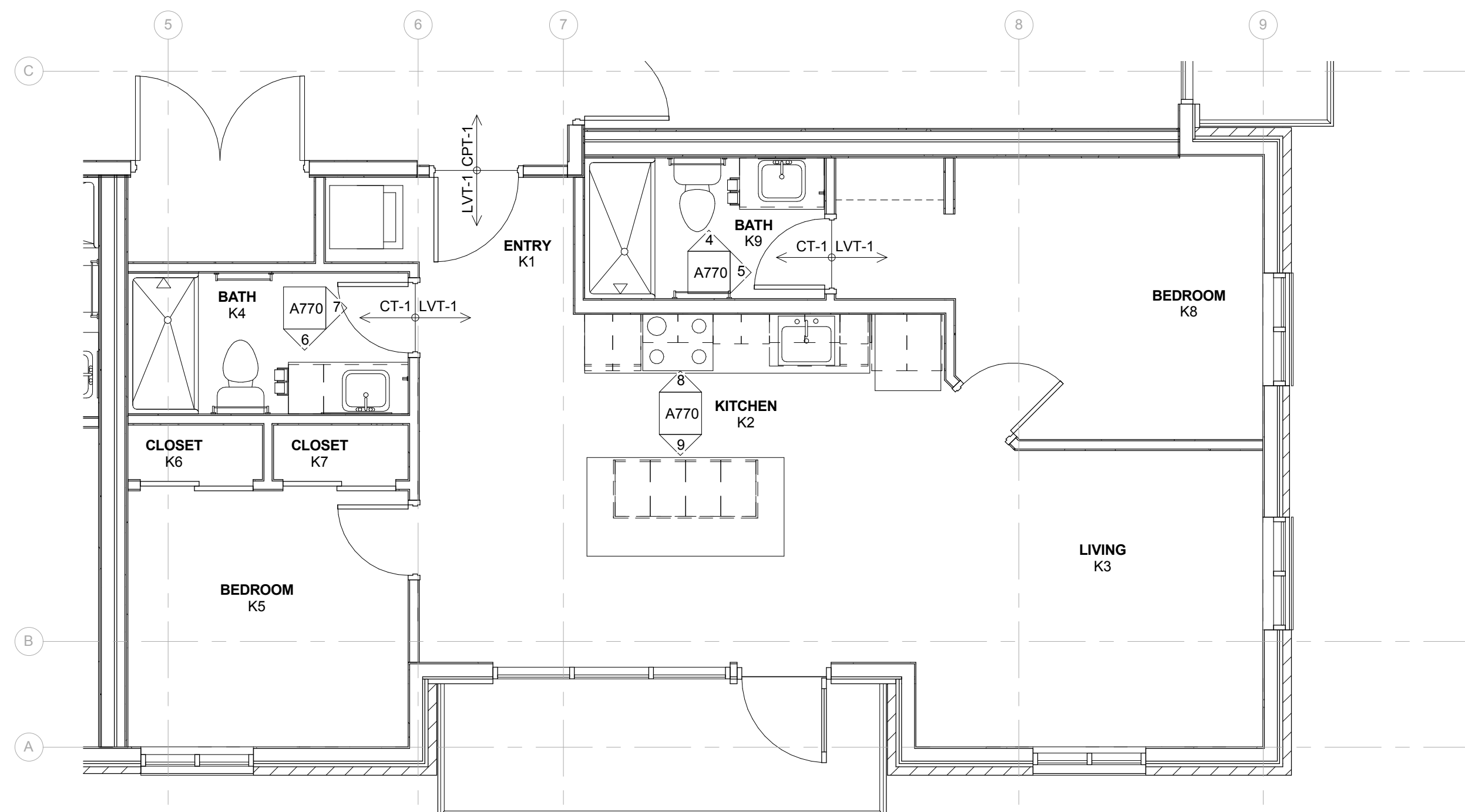
8 ELEVATION- SUITE K KITCHEN
A770 SCALE: 1/4" = 1'-0"



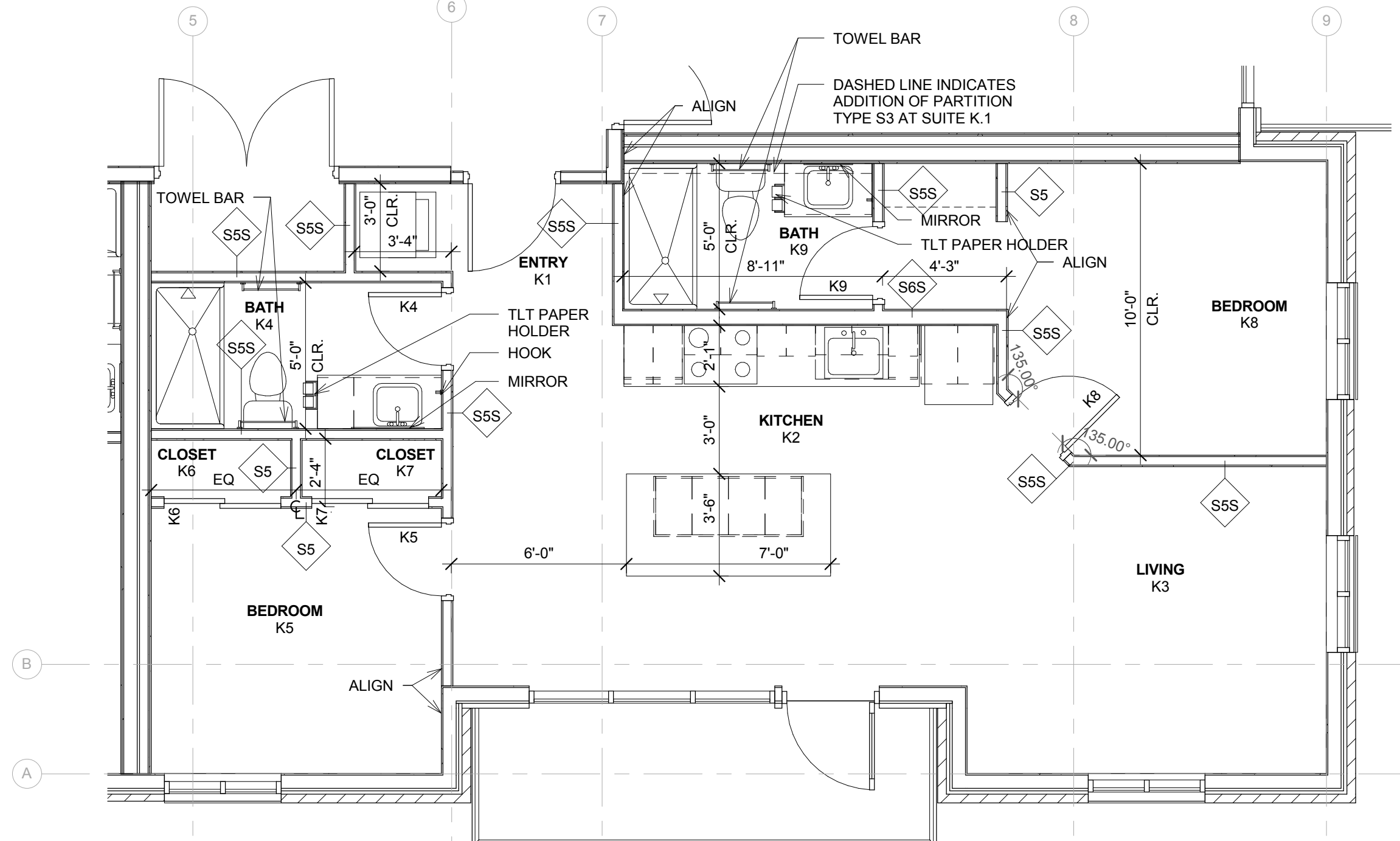
9 ELEVATION- SUITE K KITCHEN ISLAND
A770 SCALE: 1/4" = 1'-0"



2 ENLARGED CEILING PLAN- SUITE K
A770 SCALE: 1/4" = 1'-0"



3 ENLARGED FINISH PLAN - SUITE K
A770 SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE K
A770 SCALE: 1/4" = 1'-0"



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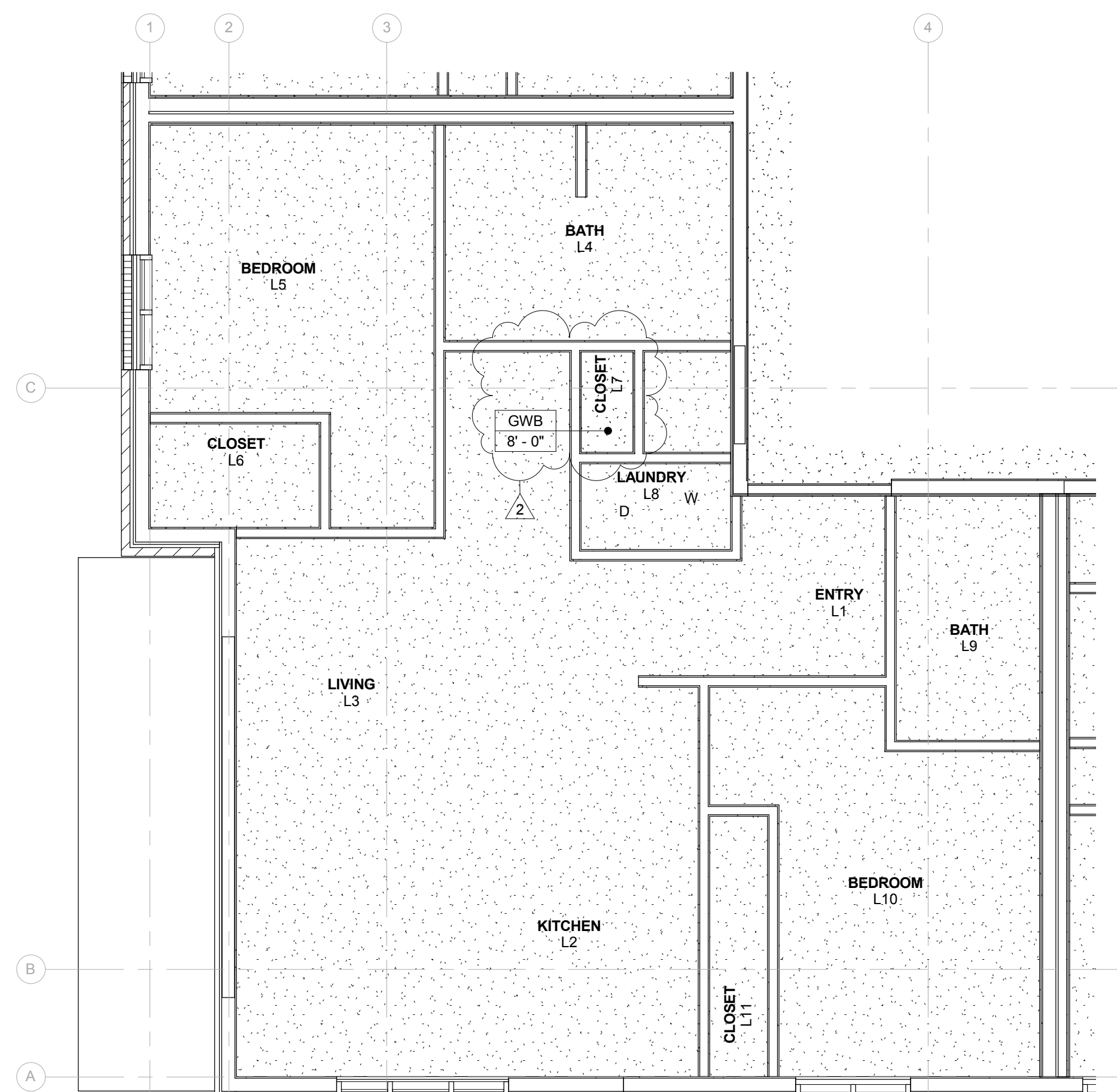
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2	ADDENDUM #2 02/14/17

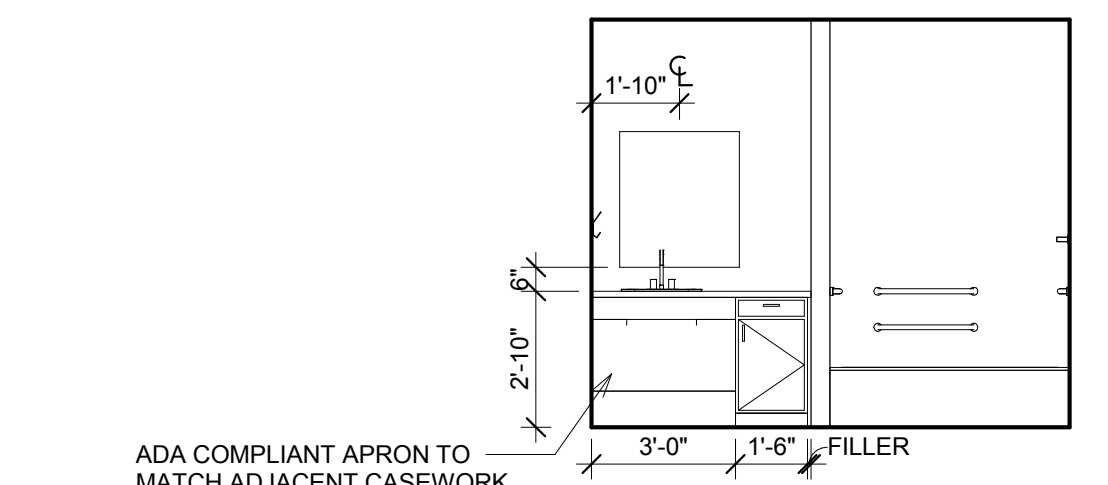
SUITE L

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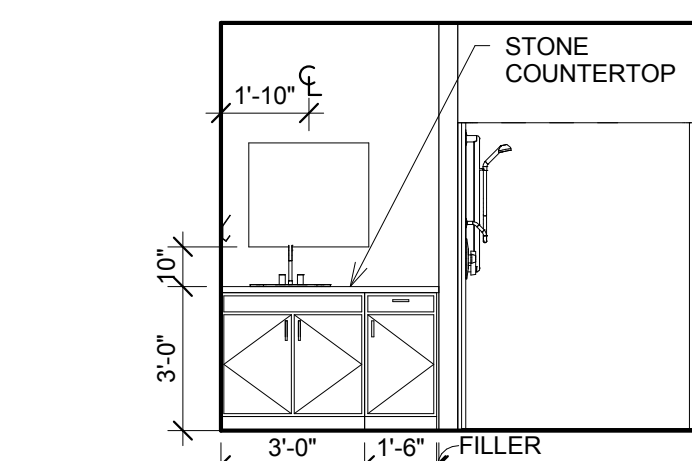
A771



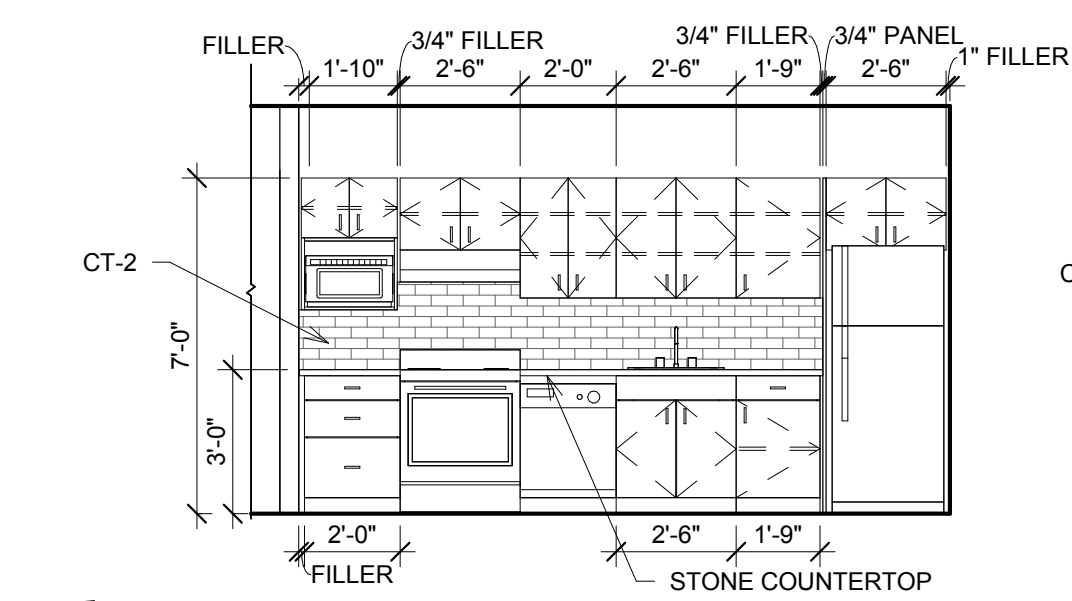
4 ENLARGED CEILING PLAN- SUITE L
A771 SCALE: 1/4" = 1'-0"



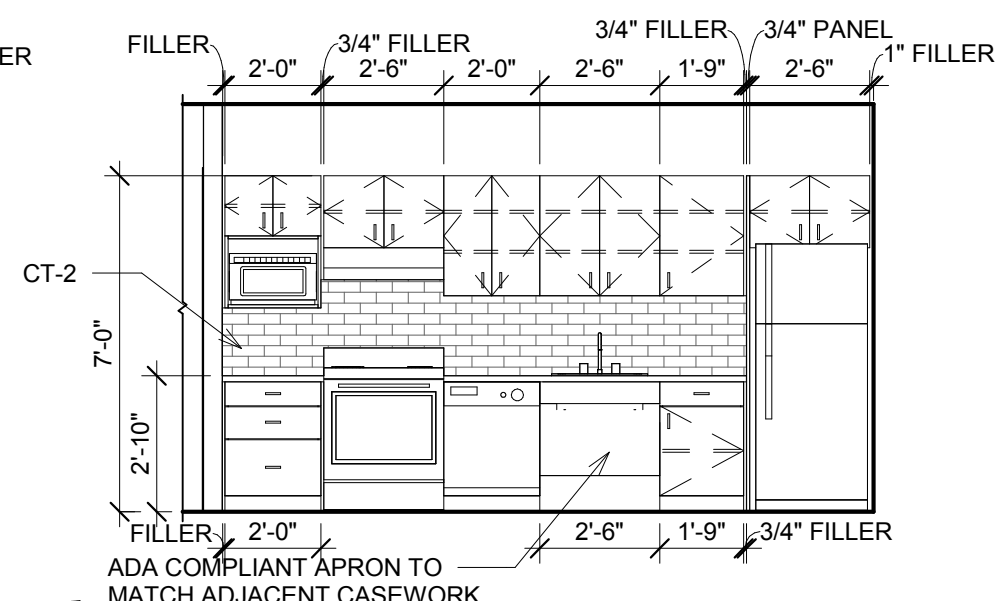
5 ELEVATION- SUITE L ADA BATH NORTH
A771 SCALE: 1/4" = 1'-0"



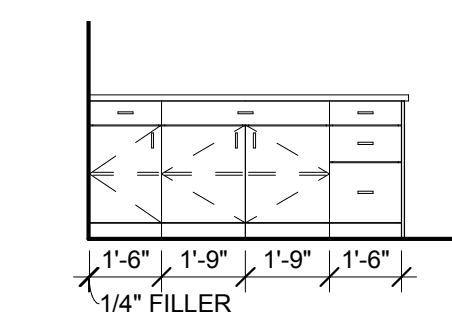
6 ELEVATION- SUITE L BATH NORTH
A771 SCALE: 1/4" = 1'-0"



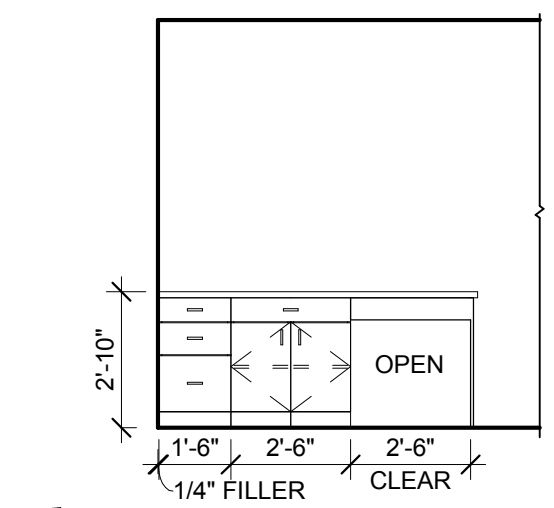
7 ELEVATION- SUITE L KITCHEN
A771 SCALE: 1/4" = 1'-0"



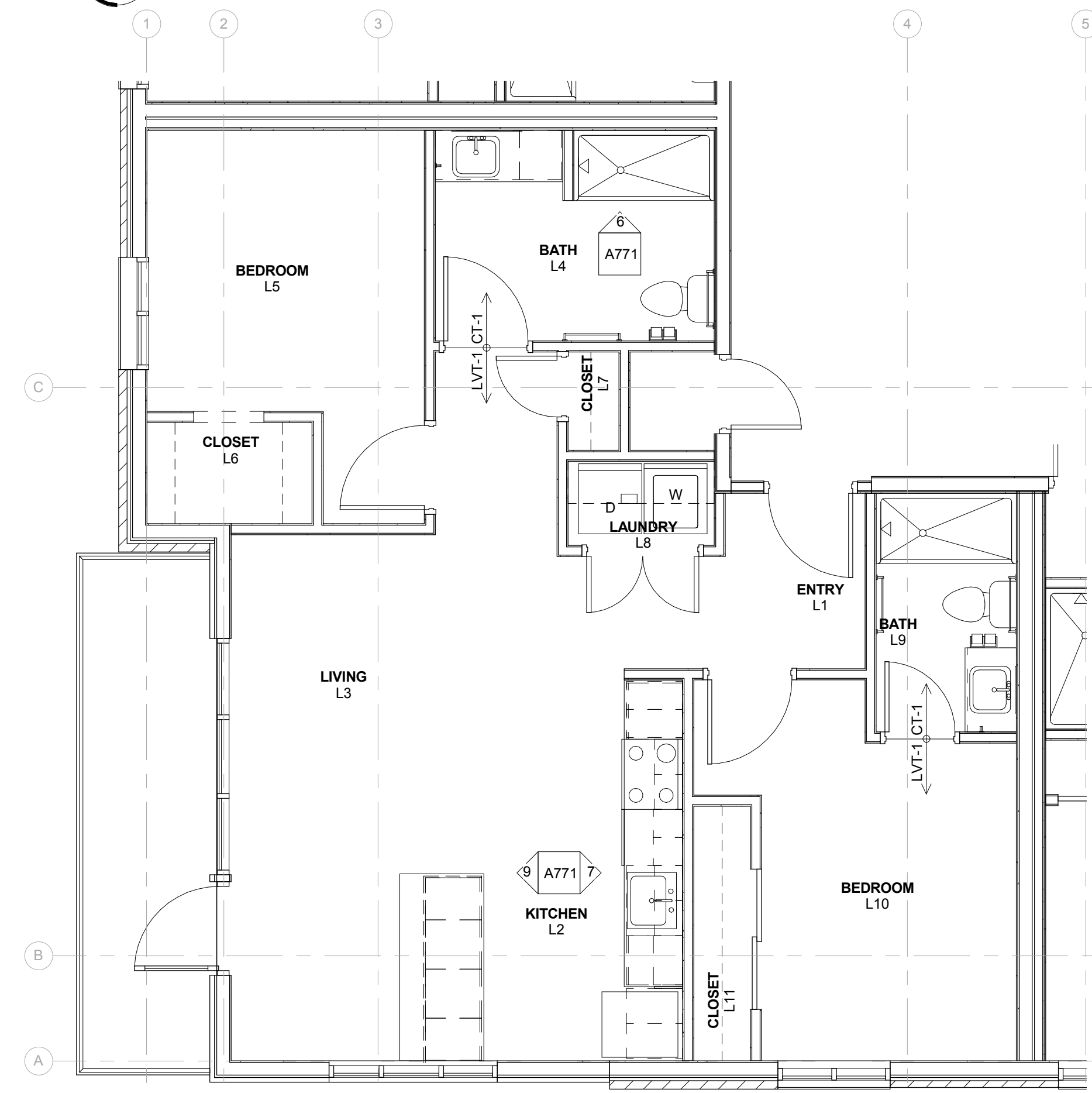
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A771 SCALE: 1/4" = 1'-0"



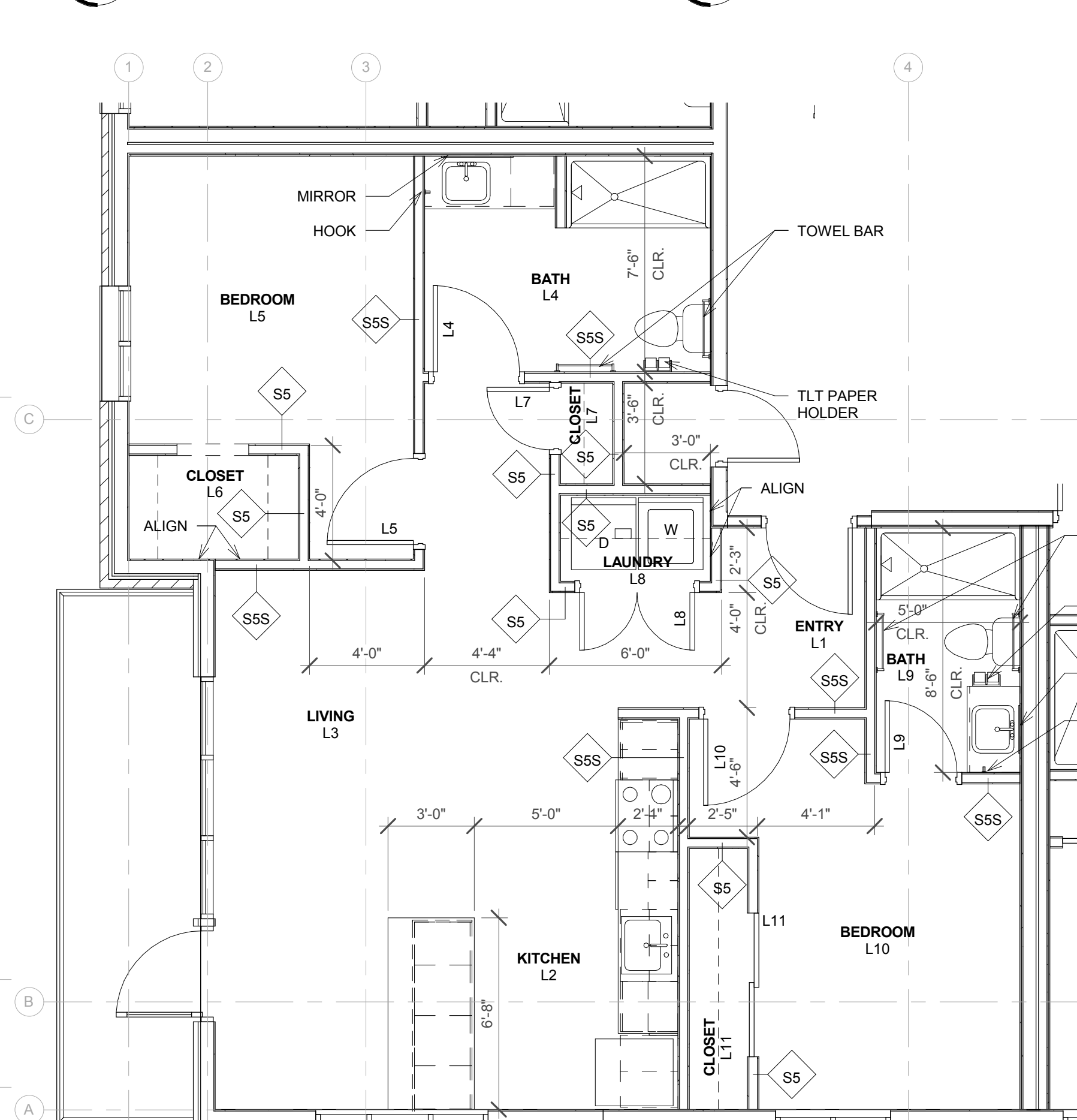
9 ELEVATION- SUITE L ISLAND
A771 SCALE: 1/4" = 1'-0"



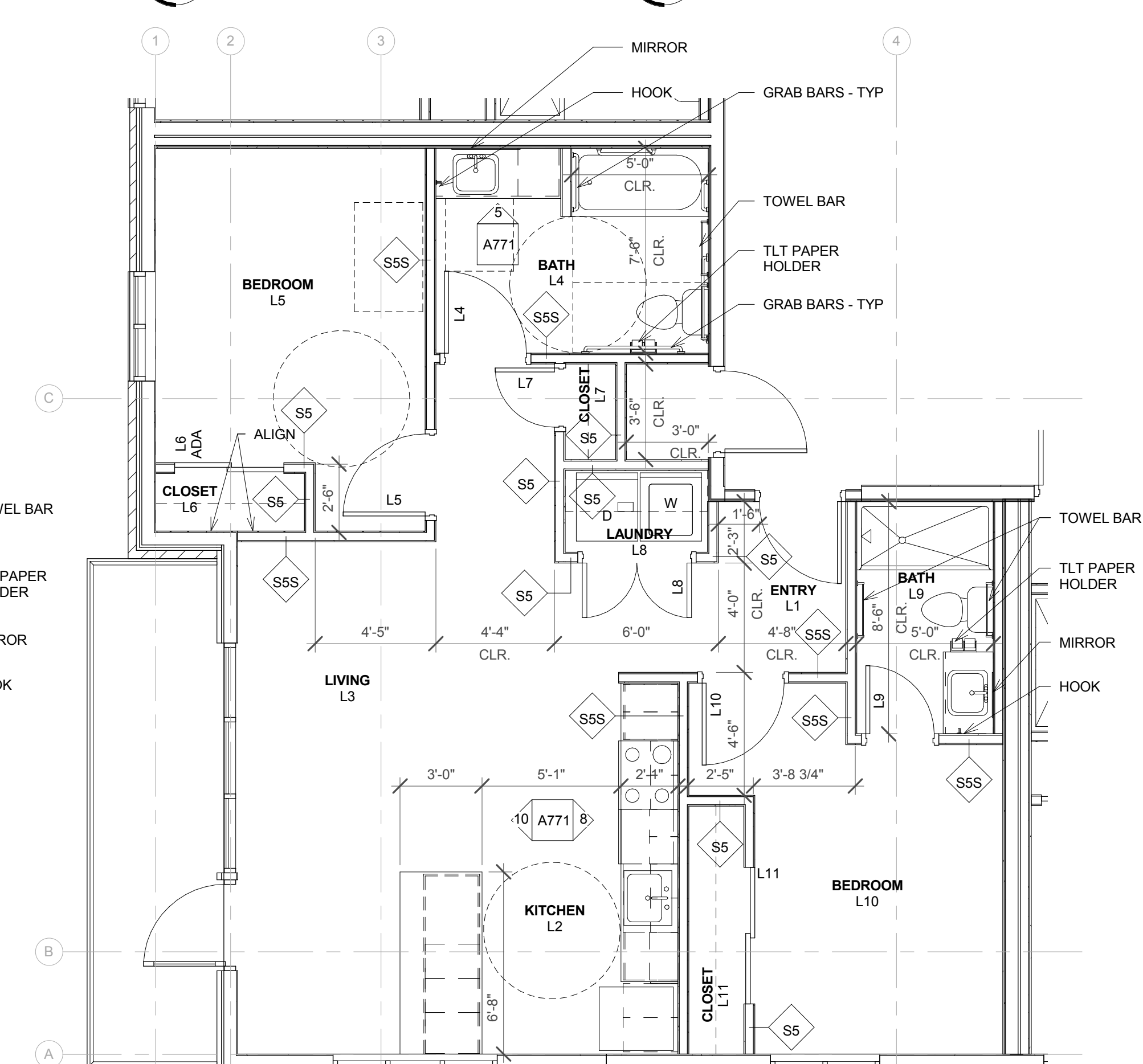
10 ELEVATION- SUITE L ADA ISLAND
A771 SCALE: 1/4" = 1'-0"



3 ENLARGED FINISH PLAN - SUITE L
A771 SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN - SUITE L
A771 SCALE: 1/4" = 1'-0"



1 ENLARGED PLAN - SUITE L ADA
A771 SCALE: 1/4" = 1'-0"



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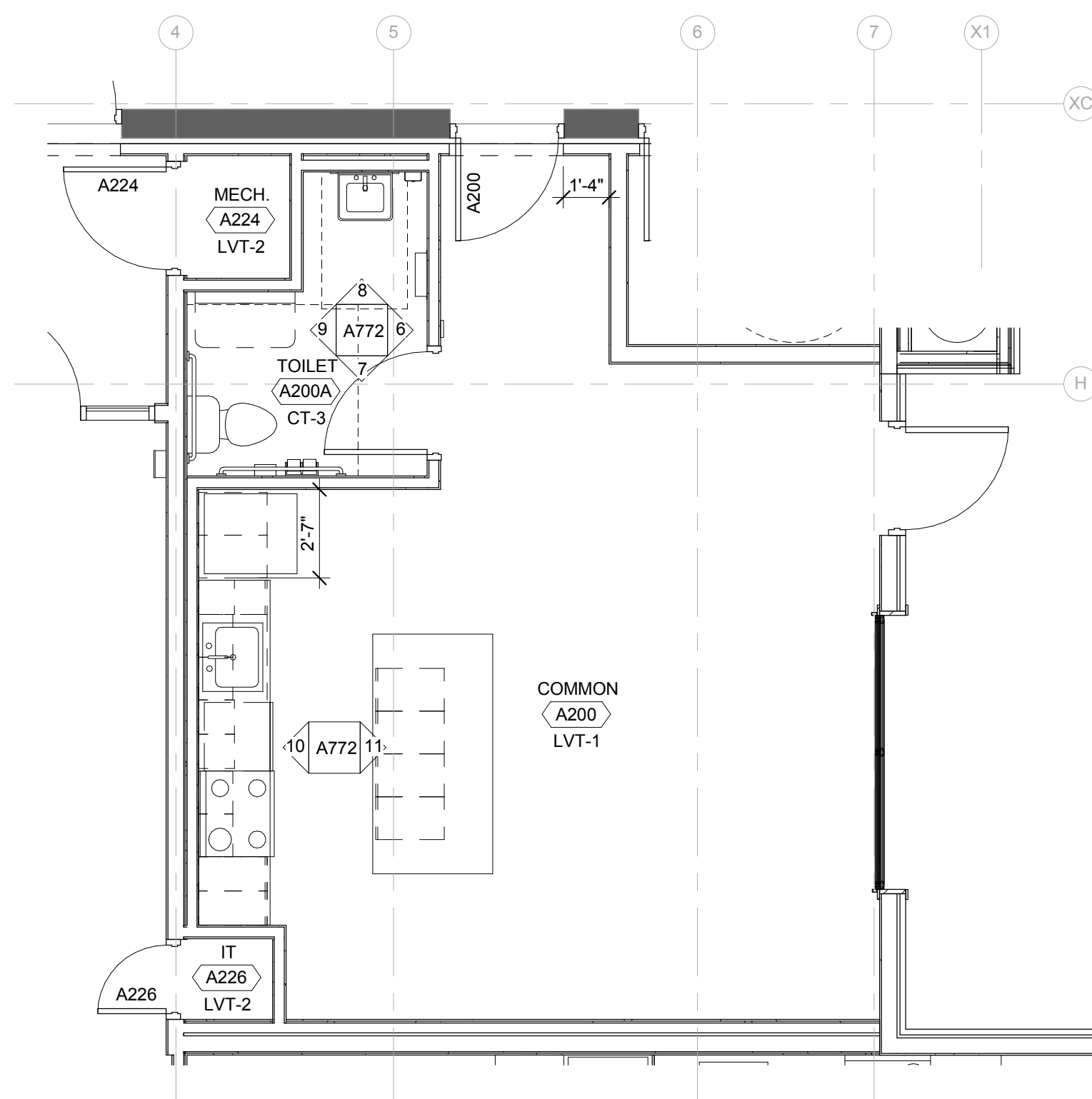
KEY PLAN

REVISIONS	DATE	DESCRIPTION
2		ADDENDUM #2 02/14/17

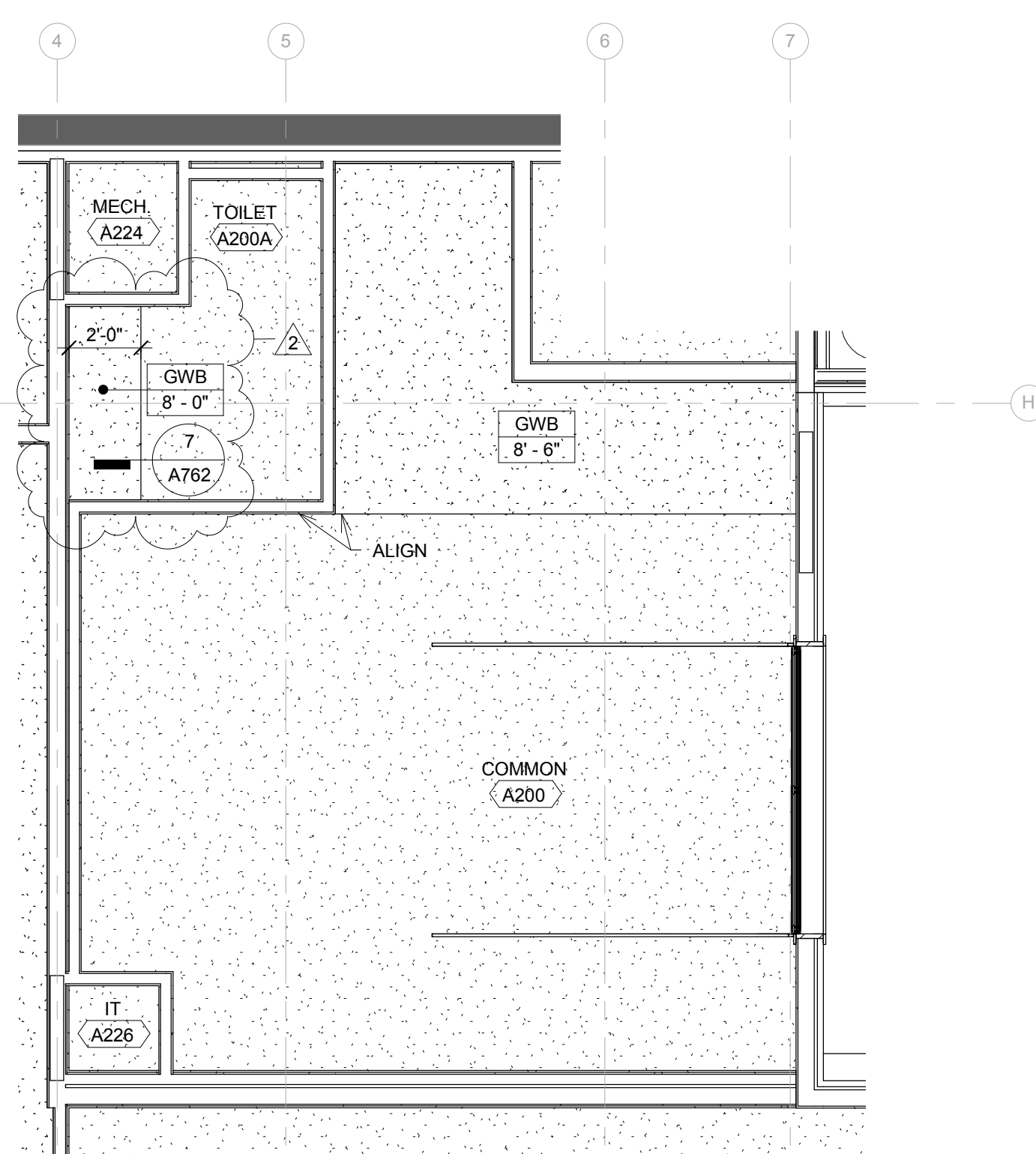
**COMMON A200/
OFFICE C200**

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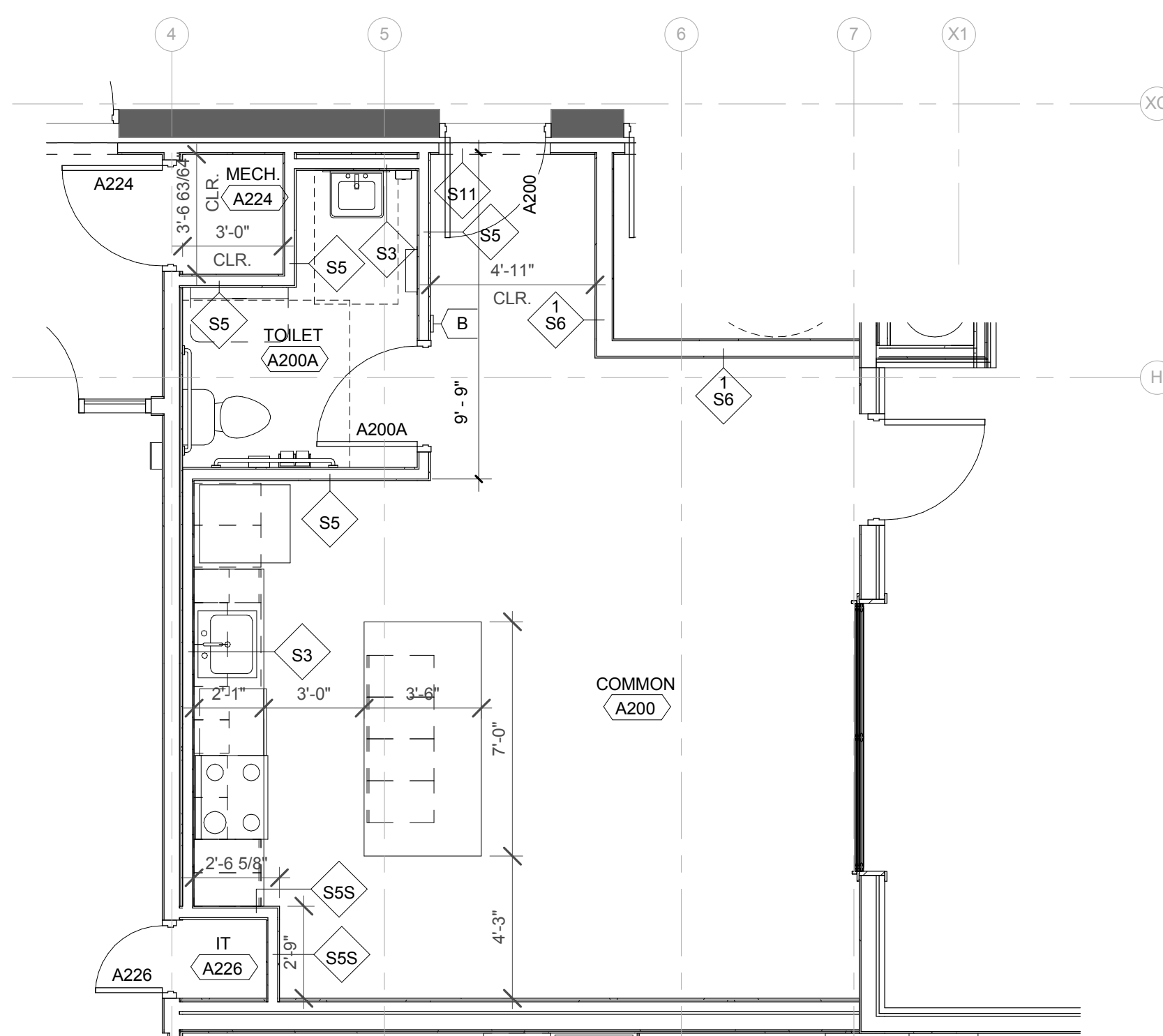
A772



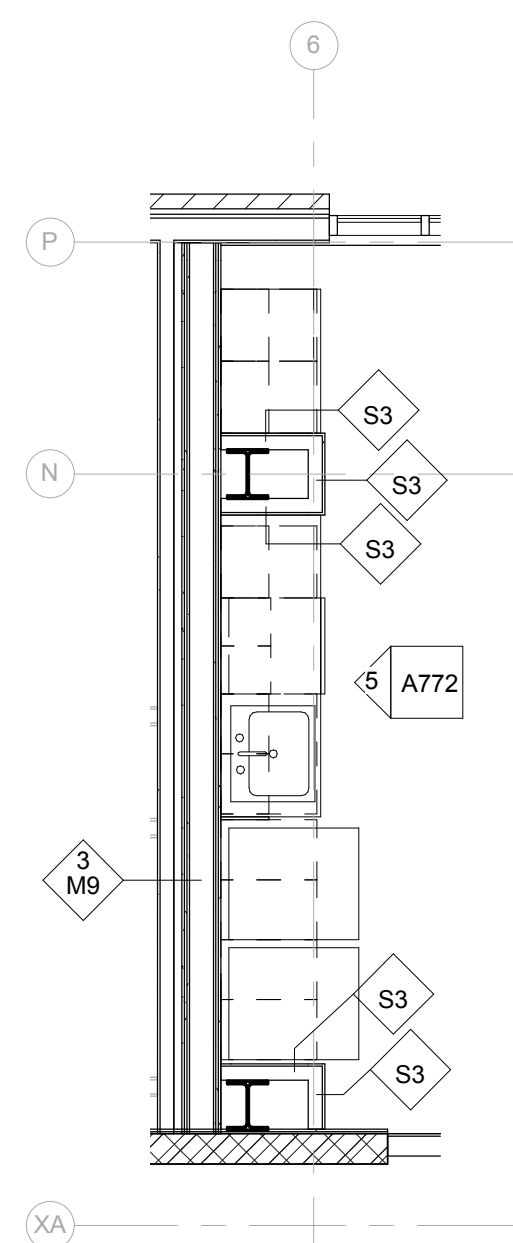
2 ENLARGED FINISH PLAN - COMMON A200
A772 SCALE: 1/4" = 1'-0"



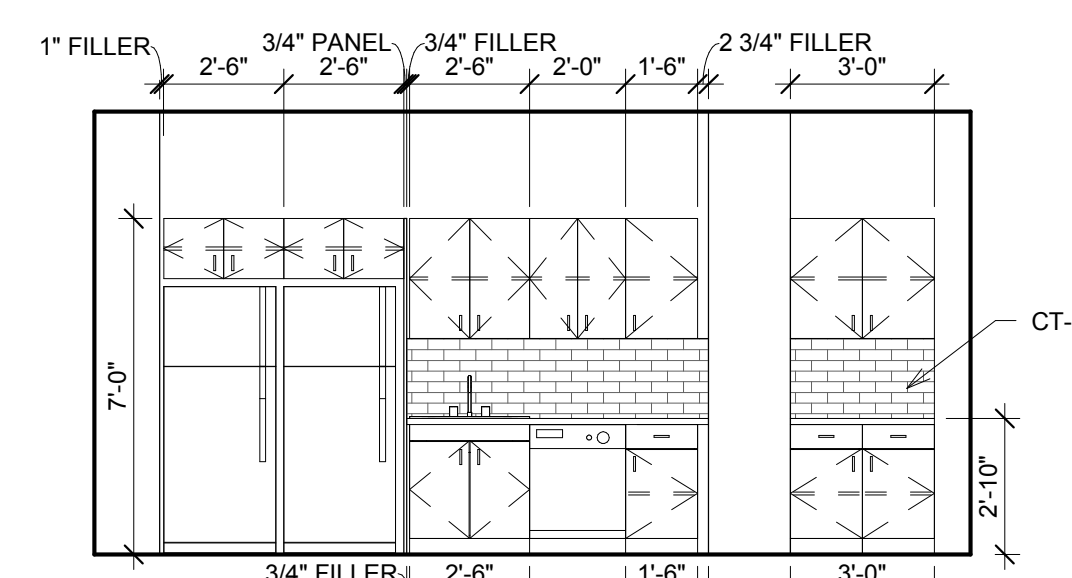
3 ENLARGED CEILING PLAN - COMMON A200
A772 SCALE: 1/4" = 1'-0"



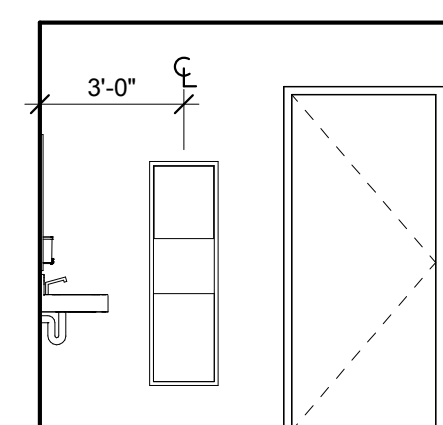
1 ENLARGED PLAN - COMMON A200
A772 SCALE: 1/4" = 1'-0"



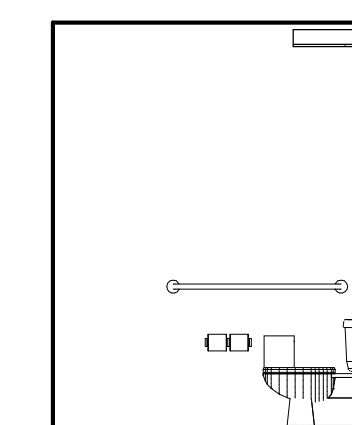
4 ENLARGED PLAN - OFFICE C200
A772 SCALE: 1/4" = 1'-0"



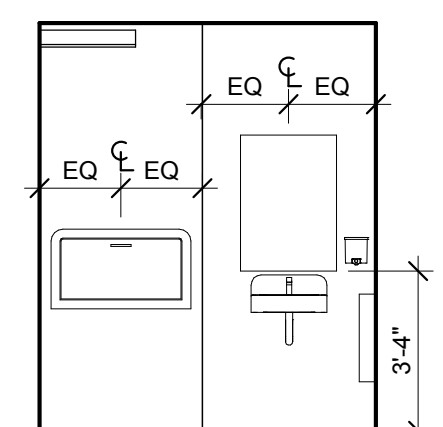
5 ELEVATION - OFFICE C200 WEST
A772 SCALE: 1/4" = 1'-0"



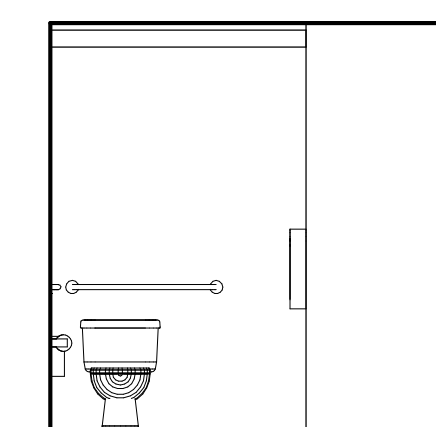
6 ELEVATION - TOILET A200A EAST
A772 SCALE: 1/4" = 1'-0"



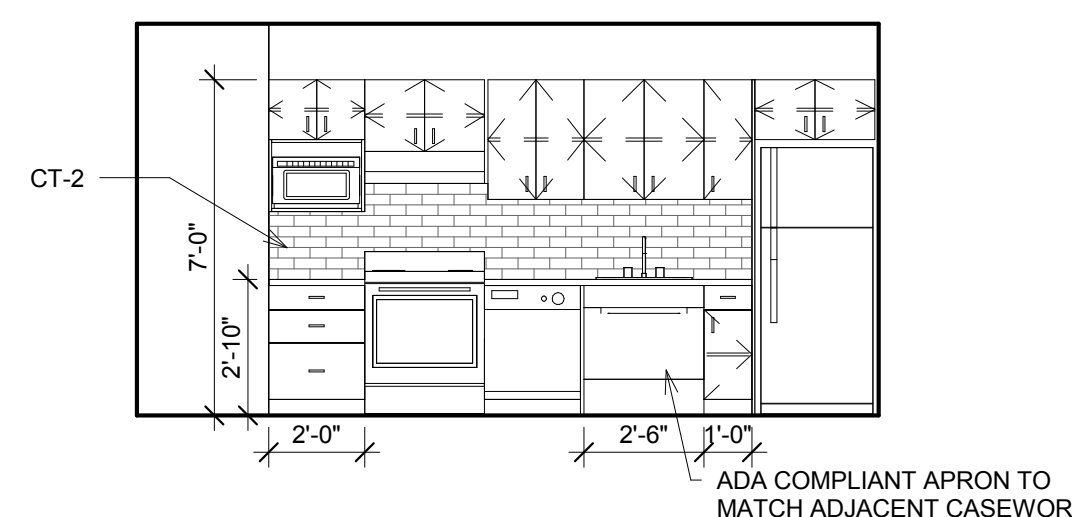
7 ELEVATION - TOILET A200A SOUTH
A772 SCALE: 1/4" = 1'-0"



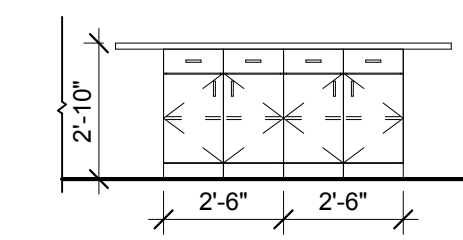
8 ELEVATION - TOILET A200A NORTH
A772 SCALE: 1/4" = 1'-0"



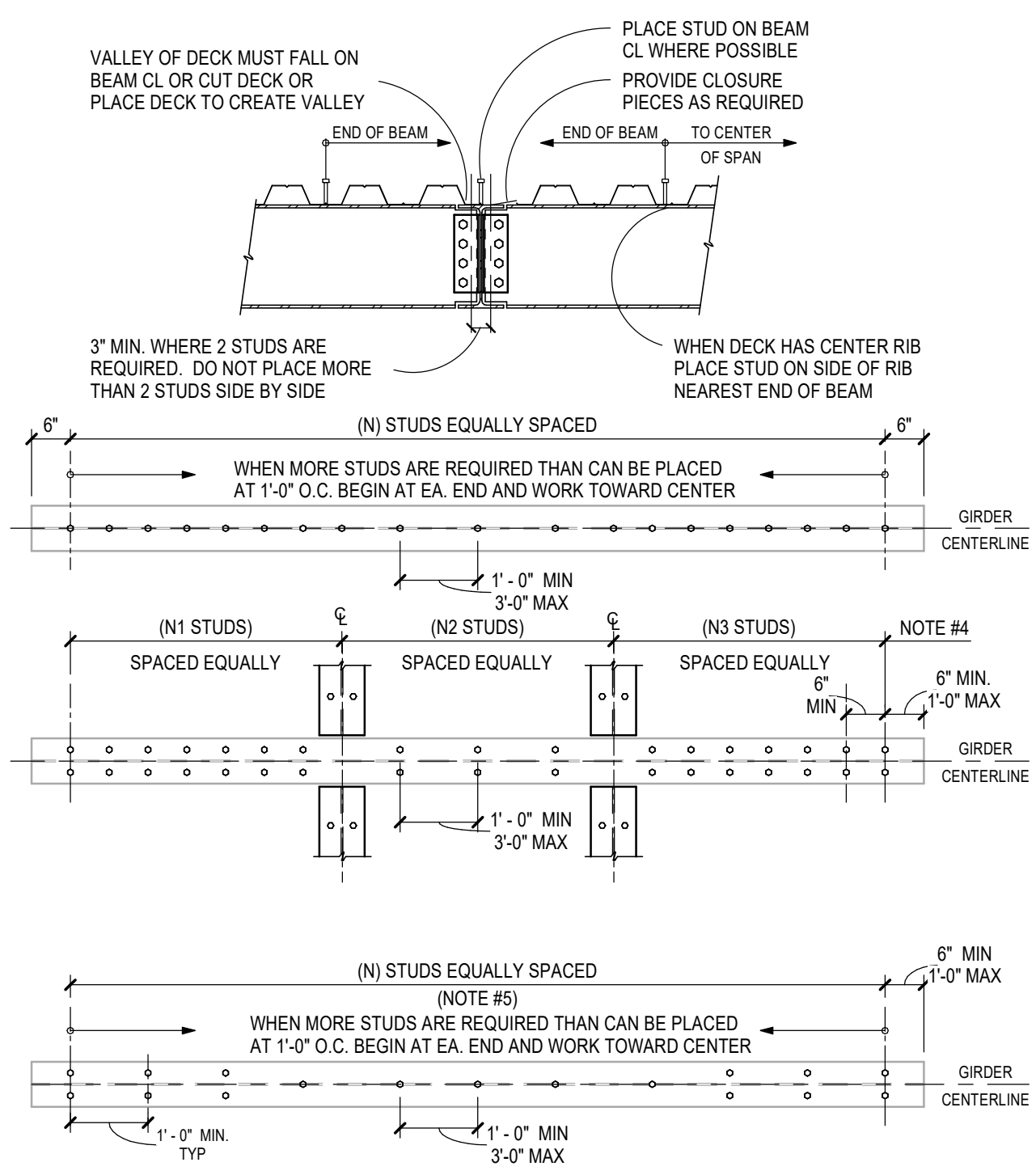
9 ELEVATION - TOILET A200A WEST
A772 SCALE: 1/4" = 1'-0"



10 ELEVATION - COMMON A200 KITCHEN
A772 SCALE: 1/4" = 1'-0"



11 ELEVATION - COMMON A200 ISLAND
A772 SCALE: 1/4" = 1'-0"



STUD PLACEMENT DETAIL

PLACEMENT INSTRUCTIONS - HEADED STUD TYPE SHEAR CONNECTIONS FOR COMPOSITE BEAMS
(REFERRED TO AS "STUDS" IN THE FOLLOWING NOTES)

- STUD SIZE AND HEIGHT AFTER WELDING SHOWN ON PLAN.
- WHEN A SINGLE NUMBER IN PARENTHESES (N) IS INDICATED ON THE FRAMING PLAN BESIDE A BEAM OR GIRDER THAT NUMBER IS THE NUMBER OF SHEAR STUDS TO BE PLACED ALONG THE BEAM LENGTH. WHEN MORE THAN ONE NUMBER IS PARENTHESES (N) (N2) ETC. IS SHOWN BESIDE A BEAM OR GIRDER: EACH NUMBER INDICATES THE NUMBER OF SHEAR STUDS TO BE PLACED WITHIN THAT SEGMENT OF THE BEAM OR GIRDER (I.E. SEGMENTS OF GIRDER DEFINED BY INTERSECTION BEAMS).
- WHEN DECK RIBS ARE PARALLEL AND THE STUD SPACING IS NOT SEGMENTED, SPACE STUDS EQUALLY ALONG GIRDER CENTERLINE. AS THE NUMBER OF STUDS INCREASES, DECREASE SPACING TO 1'-0" MINIMUM. WHEN NUMBER OF STUDS IS GREATER THAN 1'-0" SPACING PERMITS, DIVIDE REMAINDER AND BEGINNING AT EACH END INSTALL STUDS AT 6" O.C. ALONG GIRDER CENTERLINE UNTIL REQUIRED NUMBER OF STUDS ARE PROVIDED.
- WHEN THE DECK RIBS ARE PARALLEL AND THE STUD SPACING IS "SEGMENTED", SPACE THE STUDS EQUALLY ALONG THE GIRDER CENTERLINE OVER THAT SEGMENT. WHEN THE SPACING OF A SINGLE ROW OF STUDS BECOMES LESS THAN 6" PROVIDE DOUBLE STUDS EQUALLY SPACED. SEGMENTED STUD SPACING IS INDICATED IN THE BEAM CALL-OUT WHERE MORE THAN ONE NUMBER IS SHOWN FOR STUDS. I.E. W24X55 (5,6,11). SEGMENTS ARE BEAM SPACING FROM LEFT TO RIGHT AS THE BEAM CALL-OUT IS READ. THE TOTAL NUMBER OF STUDS IS THE SUM OF THE NUMBER IN PARENTHESIS.
- WHEN DECK RIBS ARE PERPENDICULAR, SPACE STUDS AT 3'-0" O.C. ALONG CENTERLINE OF BEAM. DIVIDE REMAINDER OF STUDS AND BEGINNING AT EACH END INSTALL AT 1'-0" O.C. UNTIL REQUIRED NUMBER OF STUDS ARE PROVIDED. WHEN NUMBER OF STUDS EXCEED THE 1'-0" SPACING, BEGINNING AT EACH END PLACE TWO STUDS AT 1'-0" O.C. UNTIL REQUIRED NUMBER OF STUDS ARE PROVIDED.
- CHALK BEAM CENTERLINE WHEN DECK SPAN IS PERPENDICULAR.
- PREPARE STUD PLACEMENT DRAWING AND INCLUDE TOTAL NUMBER OF STUDS REQUIRED FOR EACH BEAM AND LOCATION OF ALL STUDS. DIMENSION STUDS FROM BEAM OR COLUMN CENTERLINES. PROVIDE STRUCTURAL ENGINEER ONE COPY FOR RECORD.
- WHEN NO STUDS ARE SHOWN, PROVIDE STUDS ON ALL BEAMS W12 AND LARGER AT 12" O.C.
- HEADED STUDS SHALL BE 3/4" x 6" TALL CONFORMING TO ASTM A108

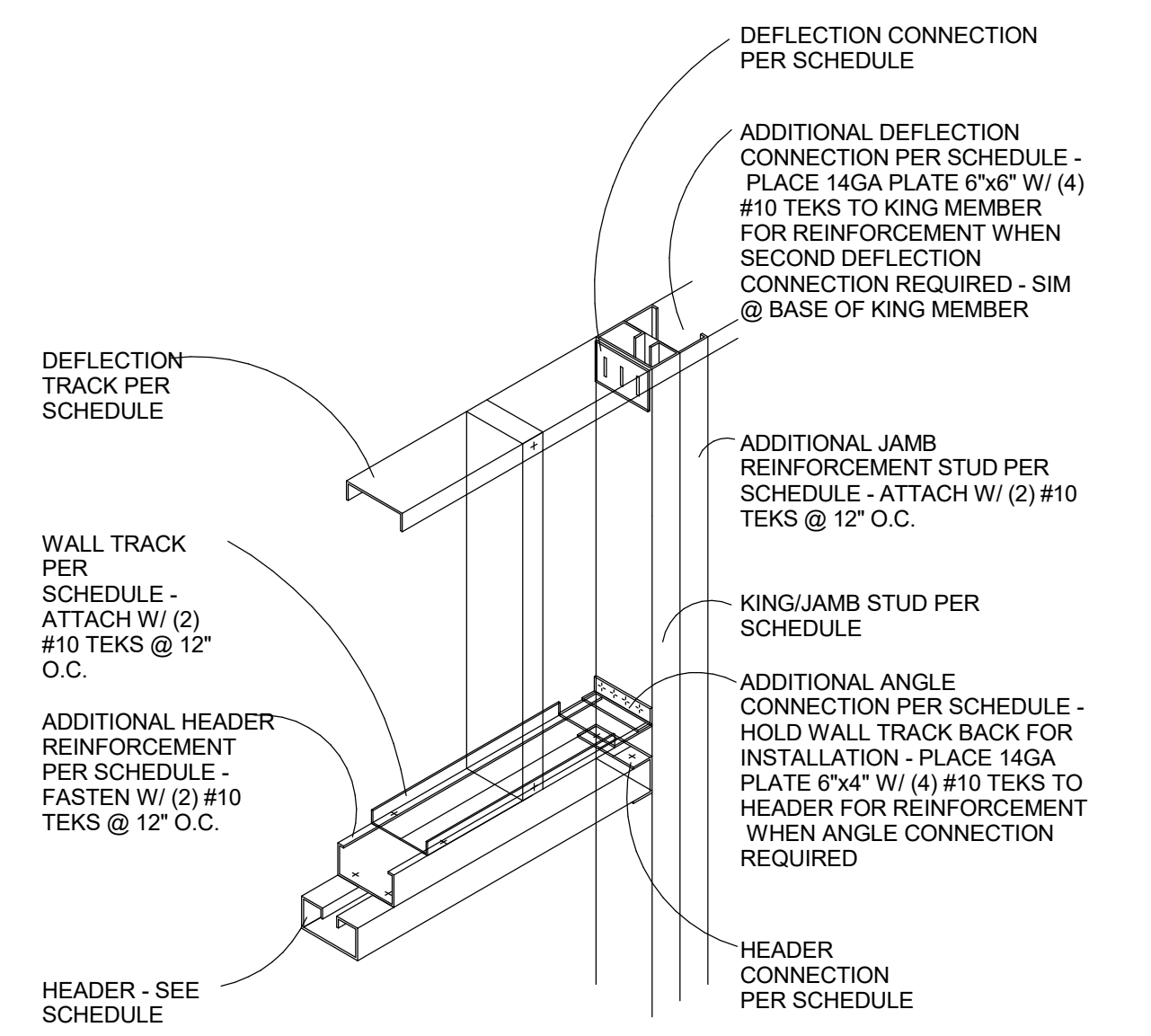
STUD PLACEMENT NOTES

HEADED STUD SHEAR CONNECTORS

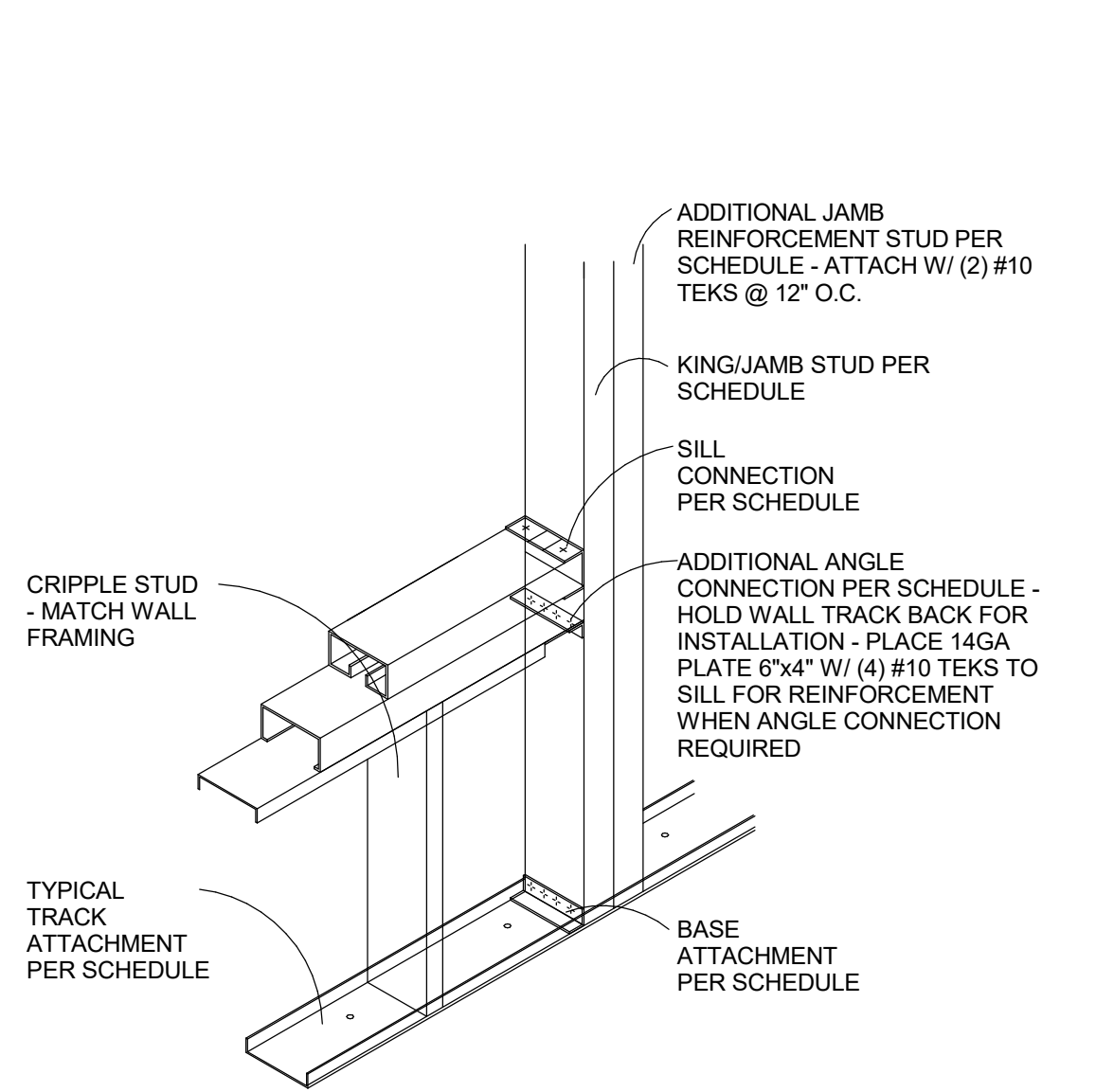
LIGHT GAGE STEEL HEADER & LINTEL SCHEDULE

OPENING WIDTH	EXTERIOR FINISH MATERIAL	JAMB	HEADER	SILL	CONNECTION @ TOP OF JAMB STUD(S) - CONC	CONNECTION @ BASE OF JAMB STUD(S) - STEEL	CONNECTION @ BASE OF JAMB STUD(S) - CONC.	CONNECTION @ JAMB
6" METAL STUD WALL WIDTH < 4'-0"	MASONRY	600S200-97	HDS 6" 16 GA	600T200-54	FTCS - (2) 1/4" x 1 3/4" TAPCONS PER CLIP	(1) FTCS - (3) 0.157" DIA PAF PER CLIP	1 1/2x1 1/2x5" 16 ga CLIP w/ (2) 1/4x1 3/4" TAPCONS PER CLIP	HDSC 5 7/8x3 1/16x2 CLIP w/ (8) #10-16 SCREWS
8" METAL STUD WALL WIDTH < 8'-0"	MASONRY	800S200-68 & 800T200-68	HDS 8" 12 GA	HDS 8" 12 GA	NA	(2) FTCS - (3) 0.157" DIA PAF PER CLIP	1 1/2x1 1/2x5" 16 ga CLIP w/ (2) 1/4x1 3/4" TAPCONS PER CLIP	HDSC 7 7/8x3 1/16x2 CLIP w/ (8) #10-16 SCREWS

- SCHEDULE NOTES:**
- CLARK DIETRICH PRODUCTS WERE ASSUMED IN THE CHART - MBA METAL FRAMING PERMITTED - OTHER MANUFACTURERS PERMITTED UPON ACCEPTANCE OF APPROVAL OF EOR (EOR RETAINS THE RIGHT TO REJECT PRODUCTS BASED ON LOADING CRITERIA)
 - DEFLECTION CLIP ASSUME 1" OF DEFLECTION DUE TO LIVE OR SNOW LOAD. SUPERSTRUCTURE MUST BE IN PLACE BEFORE STUD FRAMING CAN BEGIN (IE CONCRETE TOPPING MUST BE CURED)
 - WHEN TWO CONNECTIONS ARE SPECIFIED AT THE ENDS OF MEMBERS, SEE THE DETAILS BELOW FOR REINFORCEMENT OF MEMBERS AT CONNECTIONS
 - SCREW JAMB AND HEADER MEMBERS TOGETHER w/ (2) #10 TEK SCREWS @ 12" O.C.



TYPICAL LIGHT GAGE HEADER DETAIL



TYPICAL LIGHT GAGE SILL DETAIL

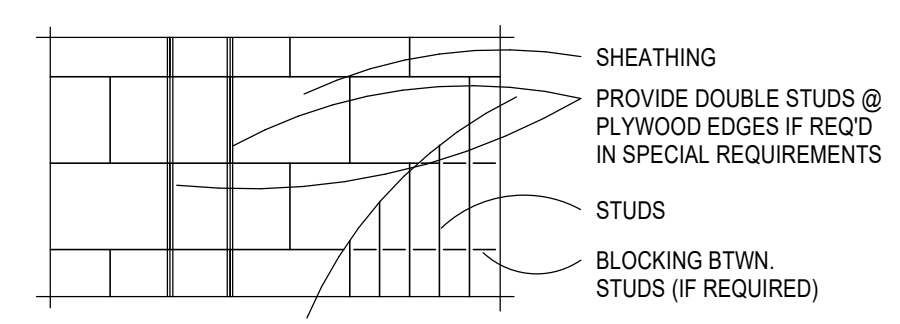
SHEATHING ATTACHMENT SCHEDULE

LOCATION	SHEATHING	FASTENER SIZE	FASTENER SPACING @ PERIMETER OF SHEATHING DECK	FASTENER SPACING @ EDGES OVER FRAMING	BLOCKING/ BRIDGING REQUIRED	FASTENER SPACING @ EDGES OVER BLOCKING	SIMPSON HOLDDOWN REQ'D.	POST REQ'D. @ 2x6 WALLS	POST REQ'D. @ 2x4 WALLS
WALLS METAL TYP.	R-3 ZIP SYSTEM SHEATHING	#10 SELF-DRILL "	6" O.C.	6" O.C.	@ MID HEIGHT	6" O.C.	NONE	NONE	NONE
WALLS WOOD TYP.	R-3 ZIP SYSTEM SHEATHING	0.131"x3" NAILS	6" O.C.	6" O.C.	@ MID HEIGHT	6" O.C.	NONE	NONE	NONE
SHEAR WALL1 (SW-1)	R-3 ZIP SYSTEM SHEATHING	0.131"x3" NAILS	4" O.C.	4" O.C.	AT ALL PANEL EDGES	4" O.C.	HDU2-SDS2.5 - 4TH HDU5-SDS2.5 - 3RD	(2) 2x6 DFL #2 STUDS	-
SHEAR WALL1 (SW-2)	R-3 ZIP SYSTEM SHEATHING	0.131"x3" NAILS	3" O.C.	3" O.C.	AT ALL PANEL EDGES	3" O.C.	HDQ8-SDS3	(3) 2x6 DFL #2	-
SHEAR WALL1 (SW-3)	1/2" EXP. 1 PLYWD OR OSB SHEATHING	0.131"x3" NAILS	6" O.C.	6" O.C.	AT ALL PANEL EDGES	6" O.C.	HDU2-SDS2.5	(2) 2x6 SPF #2	(2) 2x6 DFL #2
SHEAR WALL1 (SW-4)	1/2" EXP. 1 PLYWD OR OSB SHEATHING	0.131"x3" NAILS	4" O.C.	4" O.C.	AT ALL PANEL EDGES	4" O.C.	HDU5-SDS2.5	(2) 2x6 DFL #2	4x6 DFL #2
SHEAR WALL1 (SW-5)	1/2" EXP. 1 PLYWD OR OSB SHEATHING	0.131"x3" NAILS	3" O.C.	3" O.C.	AT ALL PANEL EDGES	3" O.C.	HDQ8-SDS3	(3) 2x6 DFL #2	3 1/2"x5 1/4" 1.8E PSL
SHEAR WALL1 (SW-6)	R-3 ZIP SYSTEM SHEATHING ON EXTERIOR & 5/8" GYPSUM WALLBOARD ON THE INTERIOR OF THE BUILDING	0.131"x3" NAILS AT ZIP SHEATHING & 64 COOLER NAILS AT GYPSUM	4" O.C.	4" O.C.	AT ALL PANEL EDGES	4" O.C.	HDQ8-SDS3	(3) 2x6 DFL #2	-
FLOORS	23/32" EXP. 1 PLYWD OR OSB SHEATHING	10d	6" O.C.	6" O.C.	SEE PLAN	6" O.C.	NONE	NONE	NONE
ROOFS	19/32" EXP. 1 PLYWD OR OSB SHEATHING	10d	6" O.C.	6" O.C.	SEE PLAN	6" O.C.	NONE	NONE	NONE

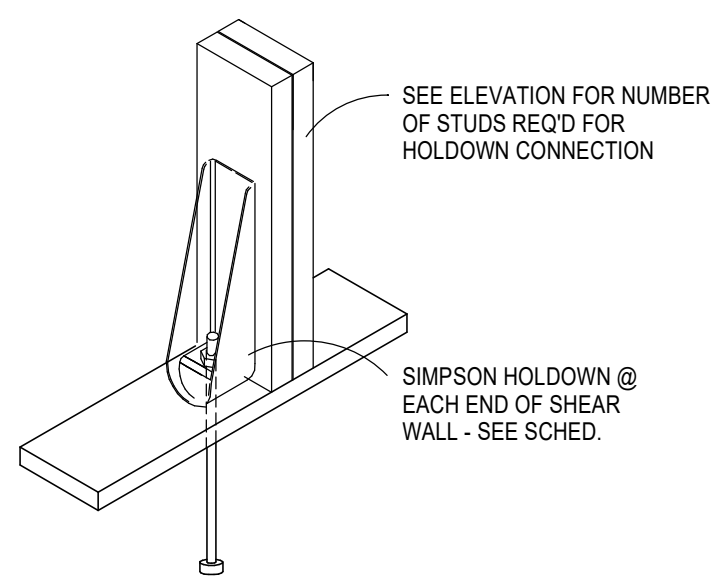
*#10-x2 3/8" SELF-DRILL SCREW
** 64 COOLER NAILS SHALL BE ATTACHED AT 7" O.C. IN THE FIELD
-GANG HOLDDOWN STUDS TOGETHER w/ (2) 10d NAILS @ 12" O.C.

NOTES:

- SCREWS: USE CORROSION RESISTANT OR STAINLESS STEEL. NAILS SHALL BE CEMENT COATED.
- SPACE NAILS/SCREWS/STAPLES @ STUDS NOT FALLING @ SHEATHING EDGE @ 1'-0" O.C.
- SEE GENERAL NOTES FOR SHEATHING TYPE, THICKNESS, VENEER GRADES, SPAN INDEX, AND OTHER INSTALLATION REQUIREMENTS.
- BRIDGING WHEN REQUIRED SHALL BE U-CHANNEL FOR METAL STUD SYSTEMS AND SOLID WOOD BLOCKING SAME SIZE AS STUDS FOR WOOD STUD SYSTEMS.
- DOUBLE STUD TO BE PROVIDED AT EACH SHEAR WALL END FOR HOLDDOWN ATTACHMENT.



WALL SHEATHING LAYOUT



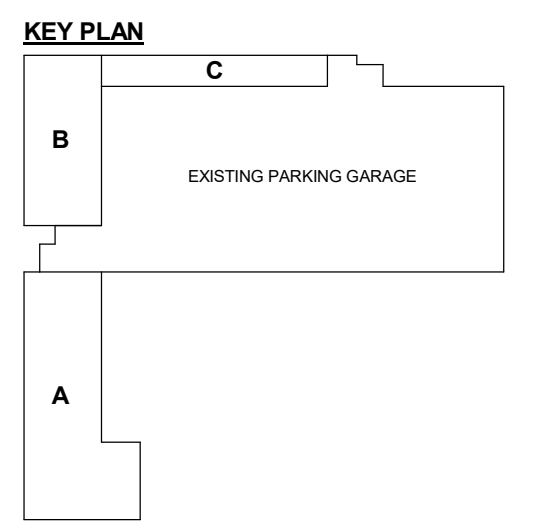
WOOD SHEAR WALL HOLDOWN



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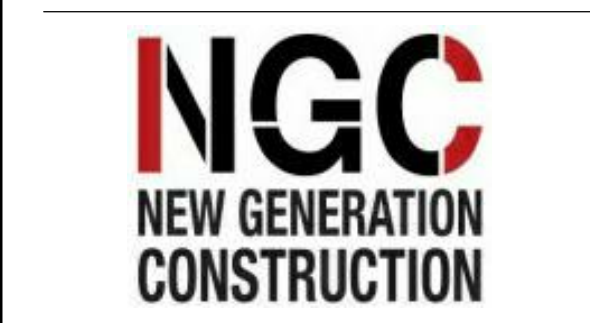


REVISIONS

ADDENDUM #1	02-08-2017
ADDENDUM #2	02-14-2017

STRUCTURAL SCHEDULES

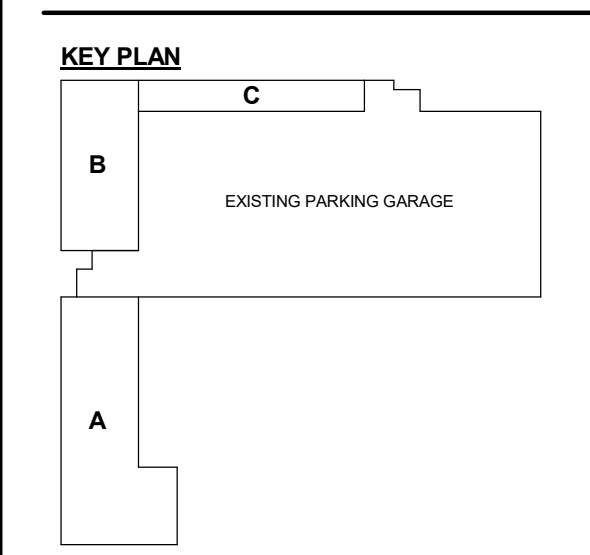
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CONSTRUCTION DOCUMENTS



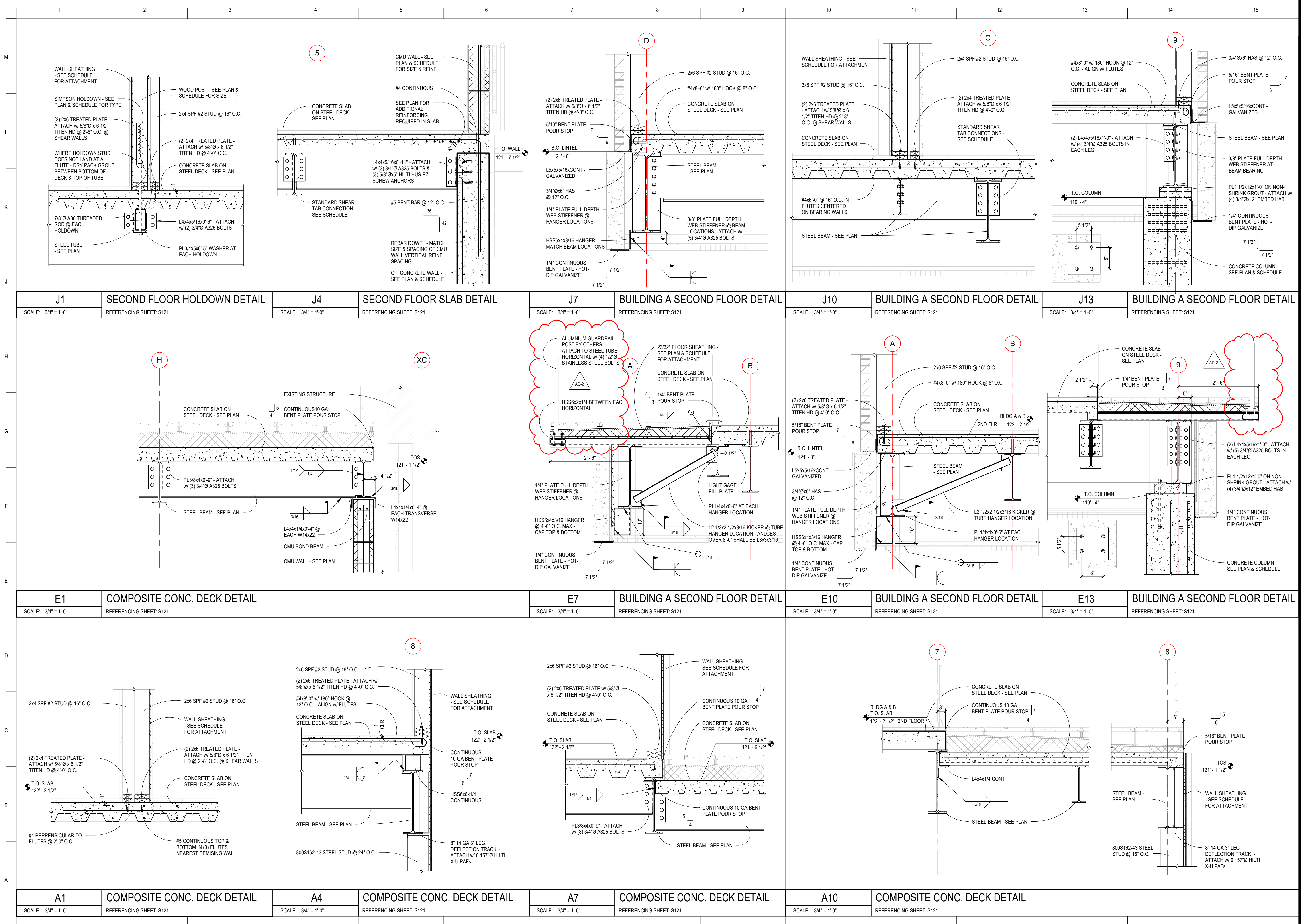
REVISIONS

ADDENDUM #1	02-08-2017
ADDENDUM #2	02-14-2017

STRUCTURAL DETAILS

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S504



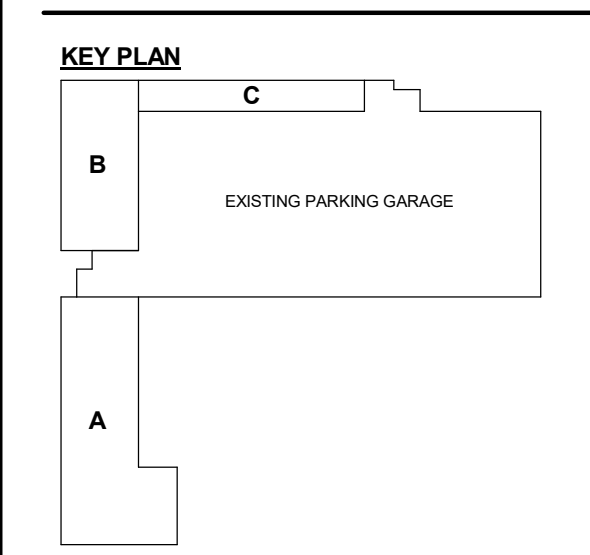
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A1	COMPOSITE CONC. DECK DETAIL		A4	COMPOSITE CONC. DECK DETAIL		A7	COMPOSITE CONC. DECK DETAIL		A10	COMPOSITE CONC. DECK DETAIL				
SCALE: 3/4" = 1'-0"	REFERENCING SHEET: S121		SCALE: 3/4" = 1'-0"	REFERENCING SHEET: S121		SCALE: 3/4" = 1'-0"	REFERENCING SHEET: S121		SCALE: 3/4" = 1'-0"	REFERENCING SHEET: S121				



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STRUCTURAL DETAILS

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S505

<p>K1 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>K4 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>J7 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>J10 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>J13 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>
<p>E1 STEEL CONNECTION @ DECK SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>E4 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>E7 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>E10 ROOF DECK FRAMING DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A13 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>
<p>A1 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>A4 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>A7 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>A10 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>	<p>A13 COMPOSITE CONC. DECK DETAIL SCALE: 3/4" = 1'-0" REFERENCING SHEET: S121</p>

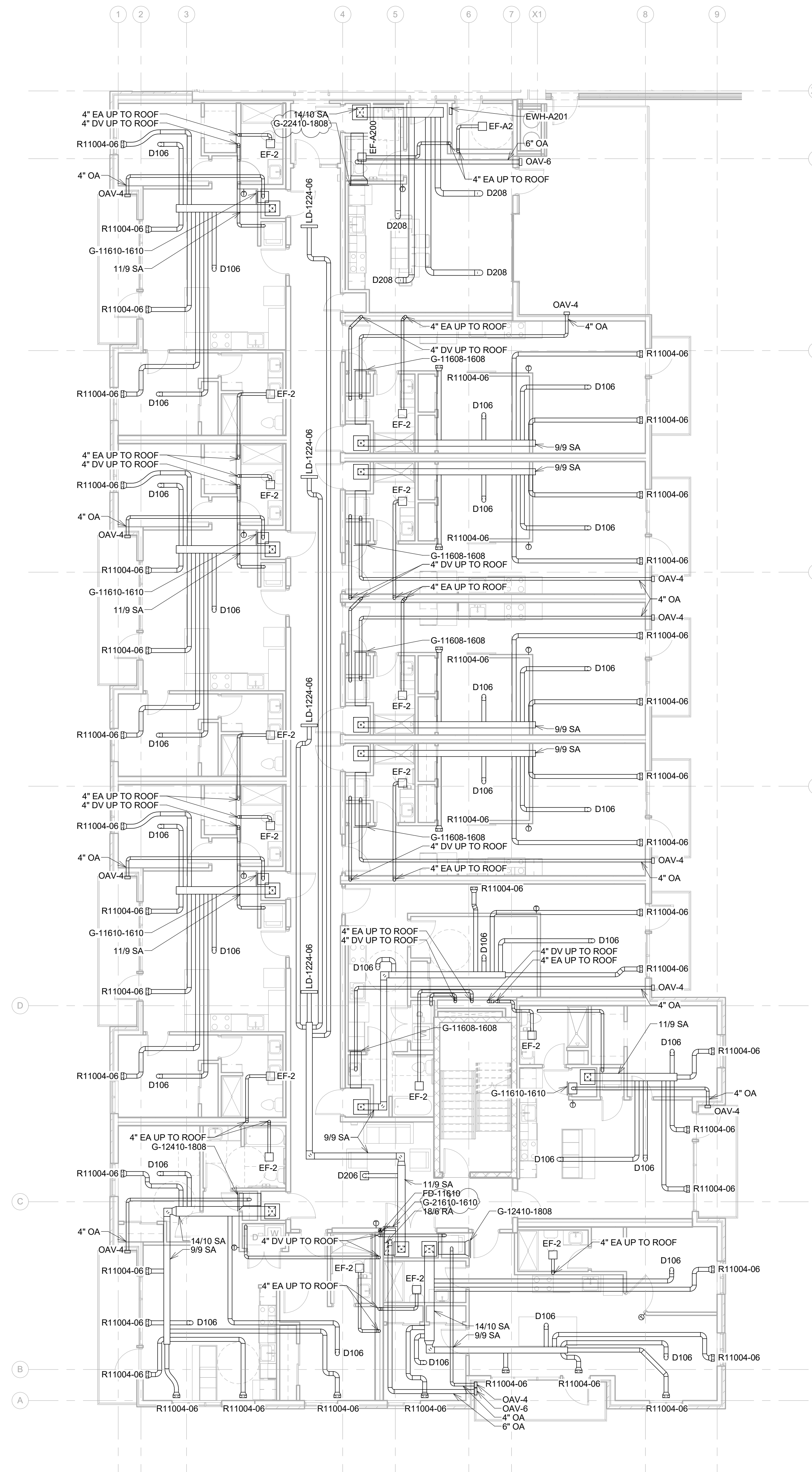
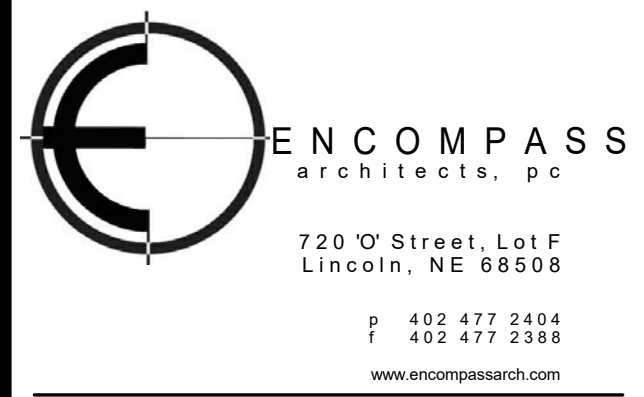
<p>J1 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>J4 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>J7 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>J13 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>
<p>F1 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>F6 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>F10 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>F13 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>
<p>A1 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A6 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A10 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A13 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>
<p>A1 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A6 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A10 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>	<p>A13 SCALE: 3/4" = 1'-0" REFERENCING SHEET: S122</p>

DATE

1/23/17
2/13/17

REVISION

SECOND FLOOR HVAC
ADDENDUM 2: CHANGE NOTE TO "G22410-1808" (WAS "G12410-1808") IN COMMON
ROOM A230; CHANGE NOTE TO "G21610-1610" (WAS "G11610-1610") IN MECHANICAL
ROOM A231



1 SECOND FLOOR HVAC - AREA A
1/8" = 1'-0"

EA STAMP/CONSULTANT LOGO



CONSULTANT STAMP

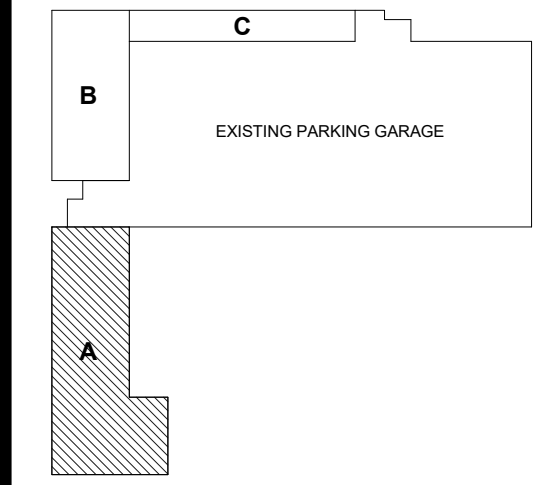


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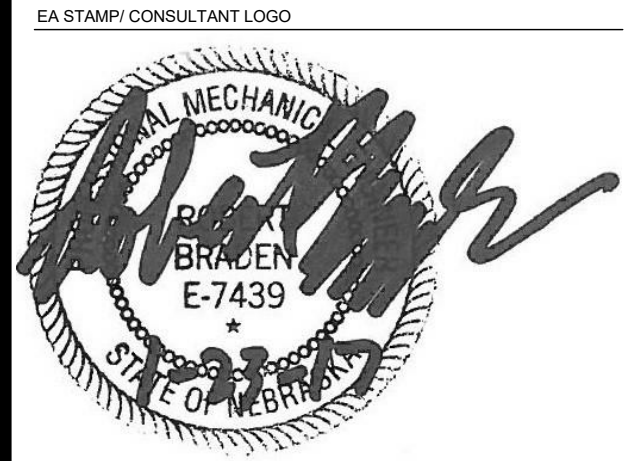
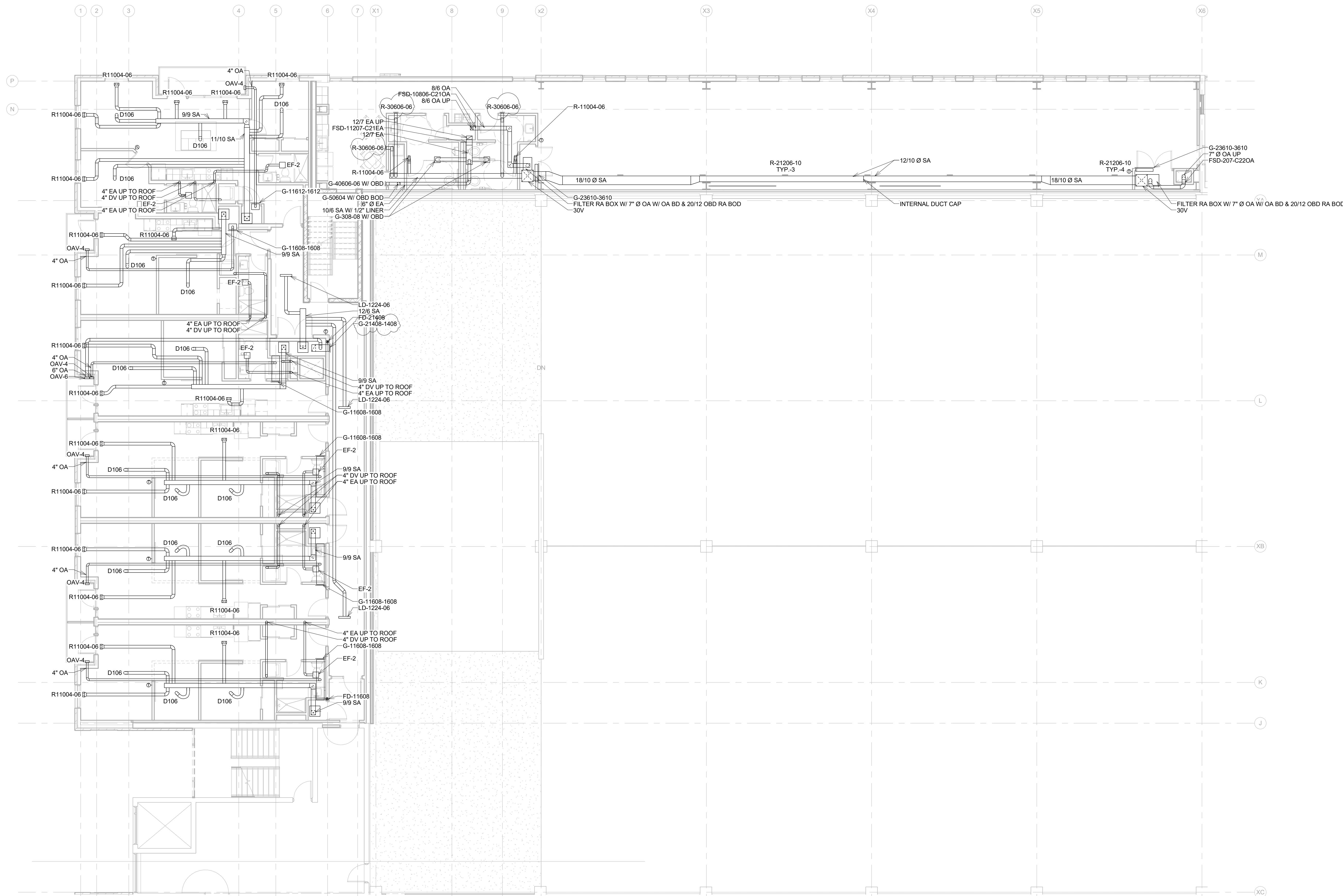


REVISIONS

SECOND FLOOR HVAC - AREA A

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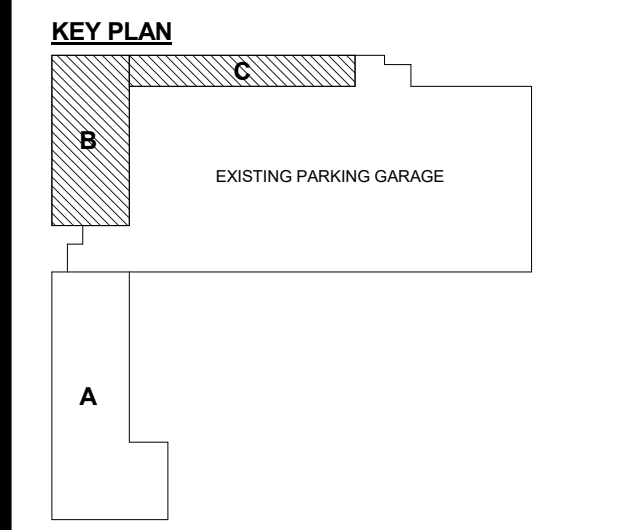
M121



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SECOND FLOOR HVAC - AREA B/C

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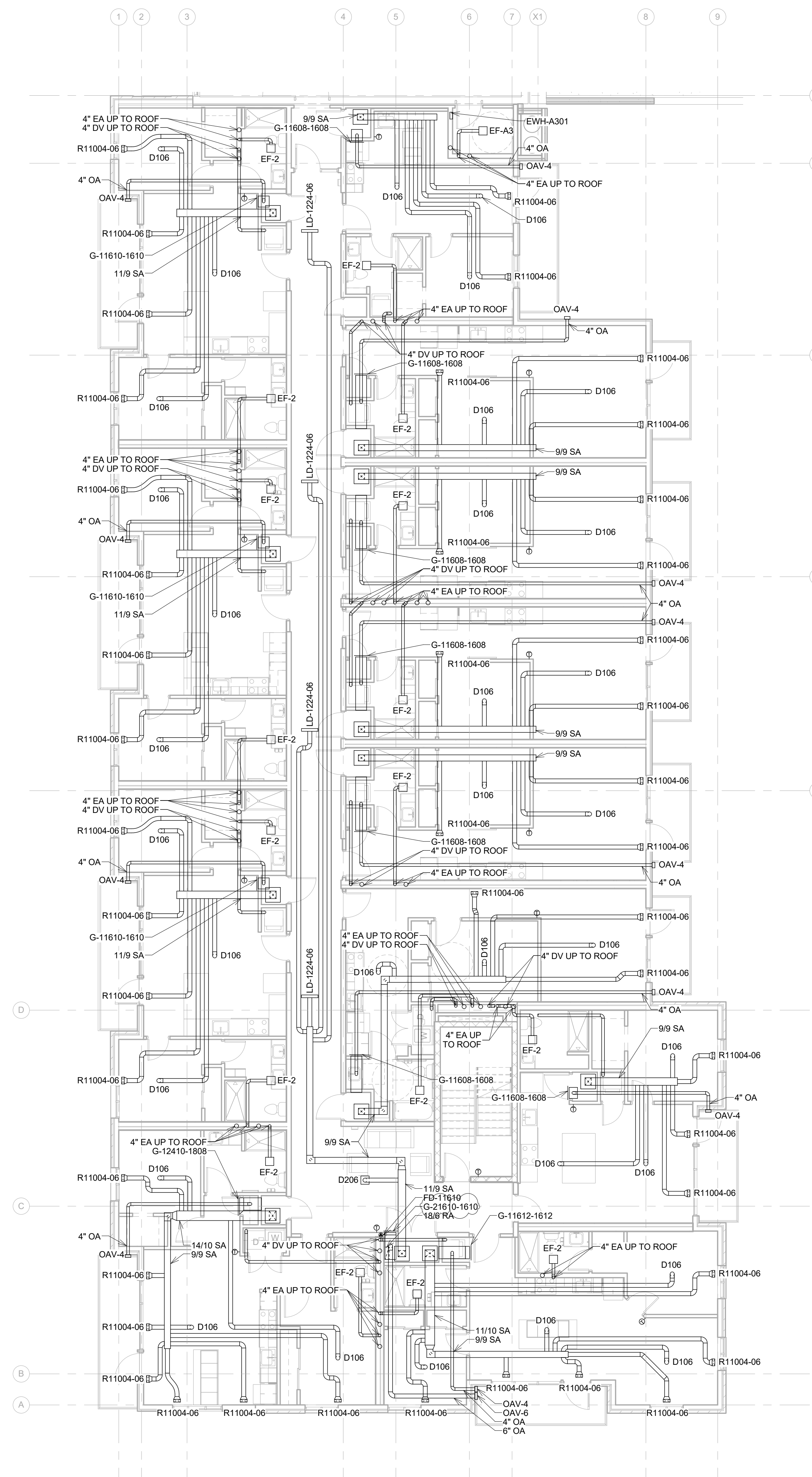
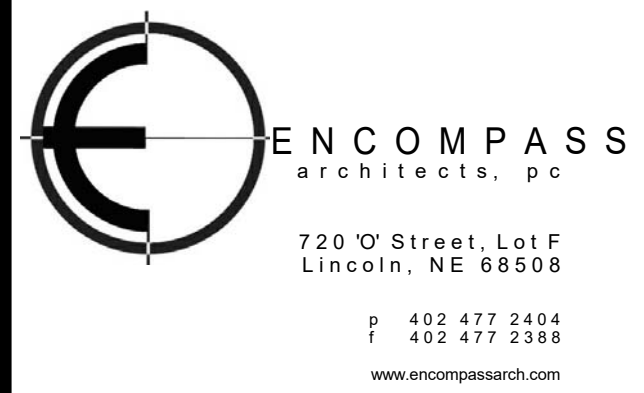
M122

DATE

1/23/17
2/13/17

REVISION

THIRD FLOOR HVAC
ADDENDUM 2: CHANGE NOTE TO "G21610-1610" (WAS "G11610-1610") IN MECHANICAL
ROOM A331



1 THIRD FLOOR HVAC - AREA A
1/8" = 1'-0"

EA STAMP/CONSULTANT LOGO



CONSULTANT STAMP

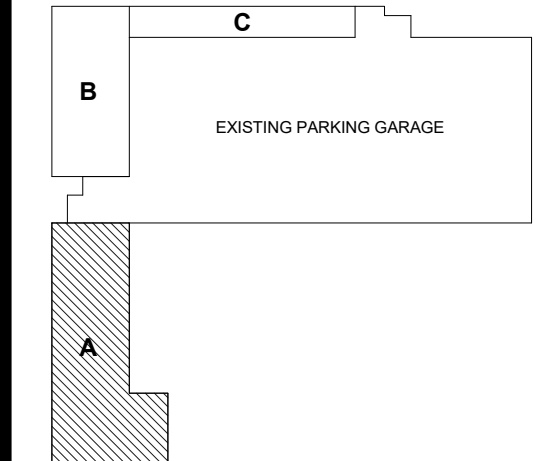


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KEY PLAN

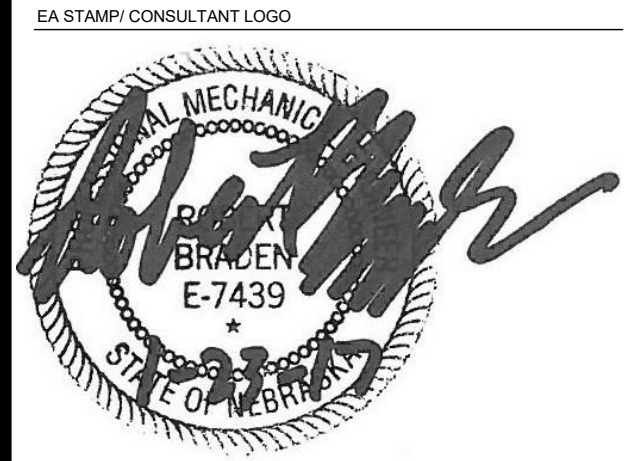
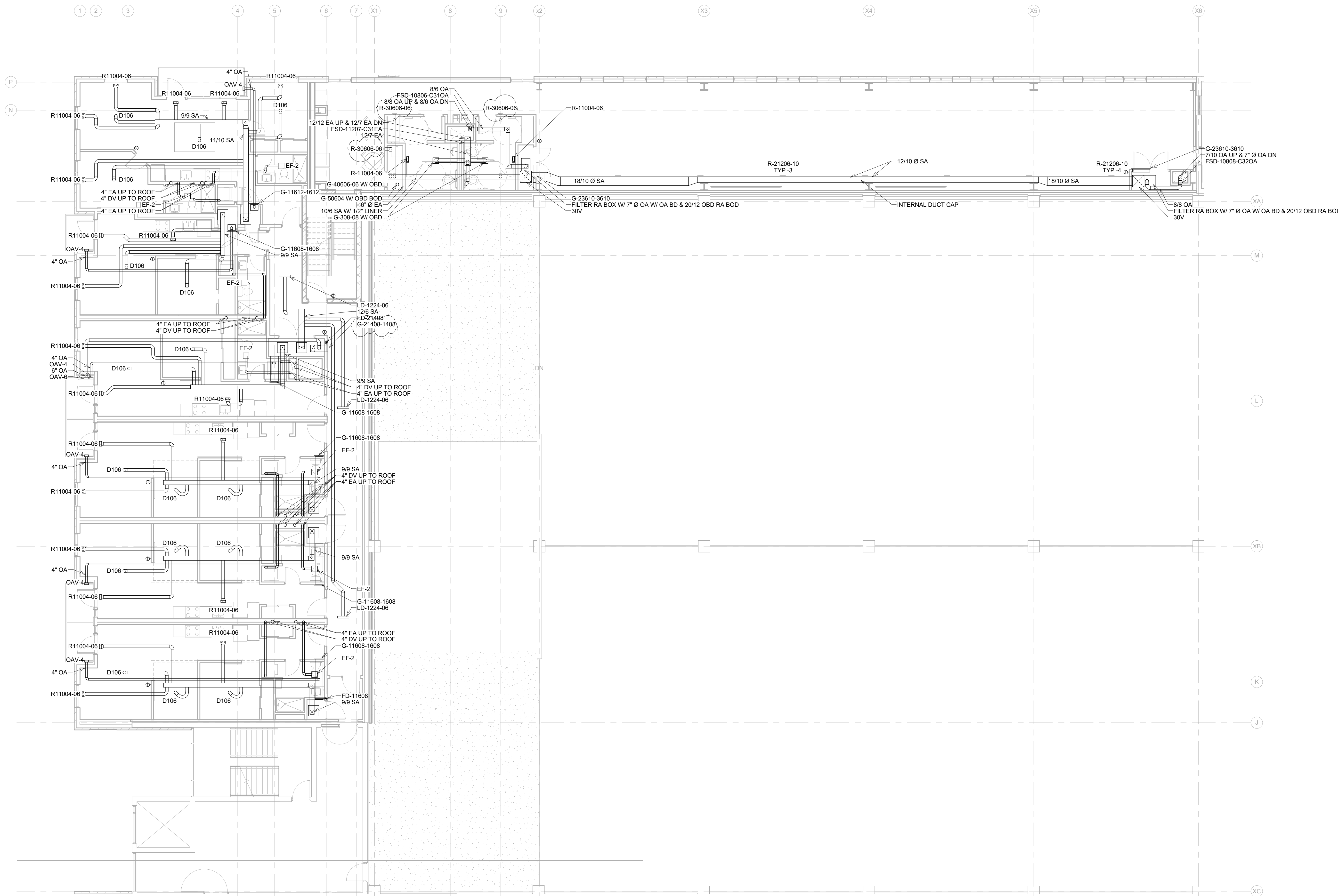


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**THIRD FLOOR
HVAC - AREA A**

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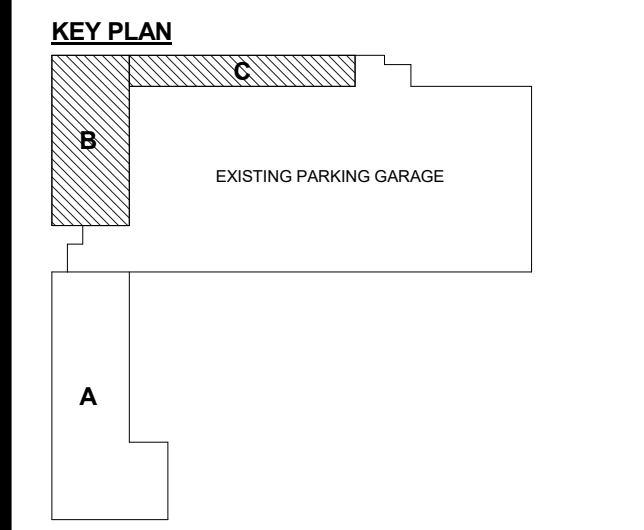
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**THIRD FLOOR
HVAC - AREA B/C**

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M132

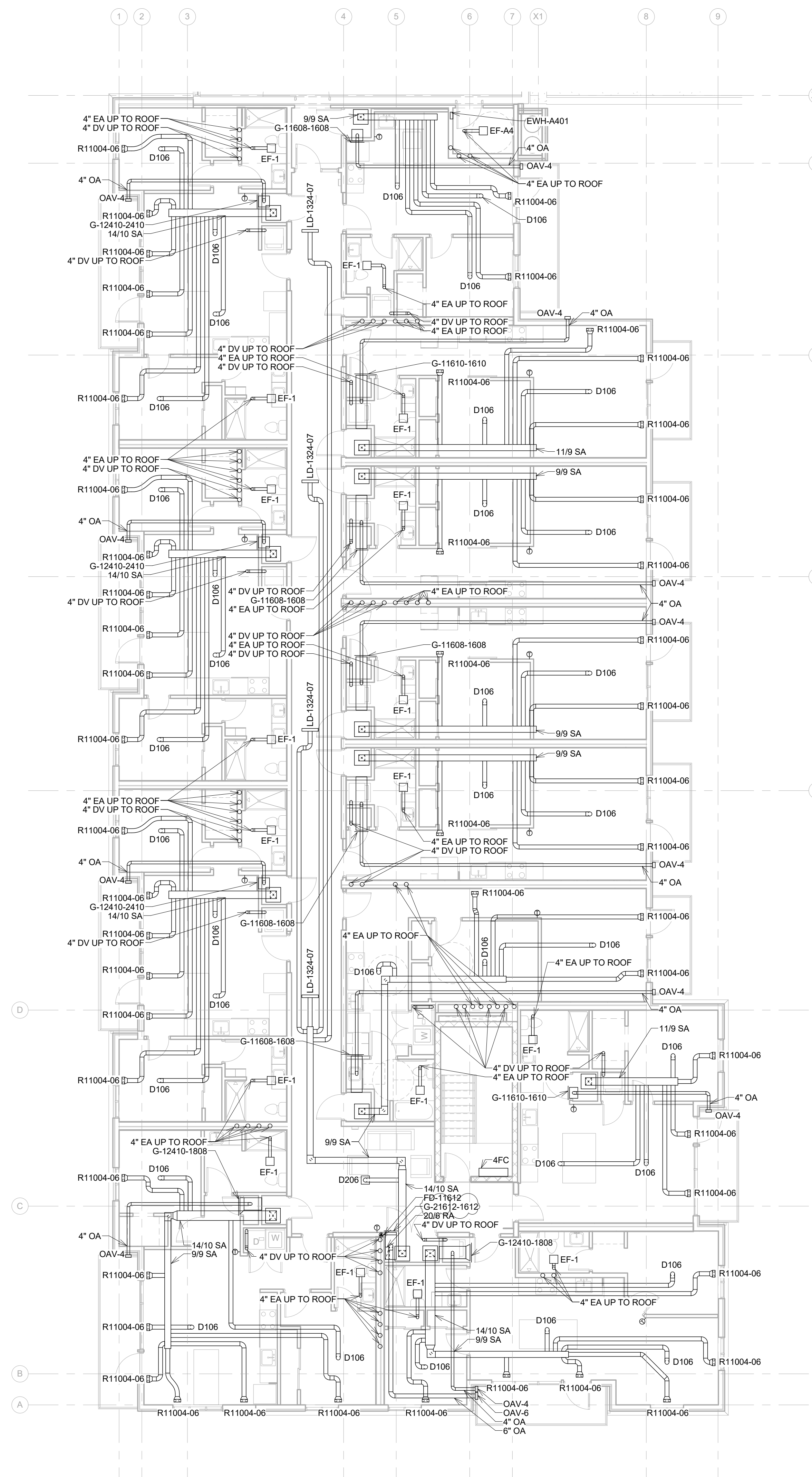
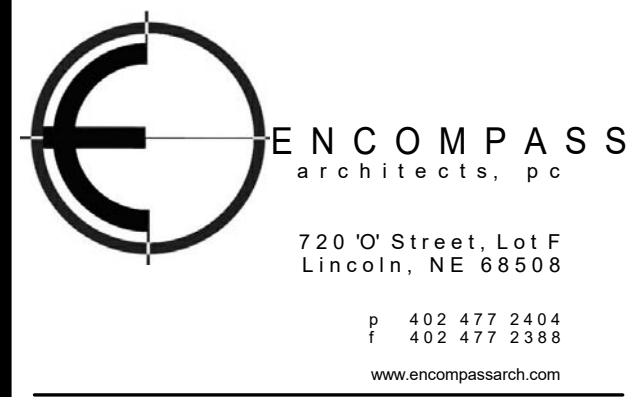
① THIRD FLOOR HVAC - AREA B/C
1/8" = 1'-0"

DATE

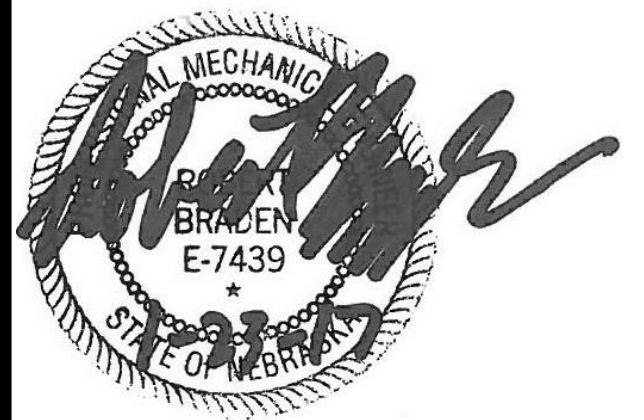
REVISION

1/23/17
2/13/17

FOURTH FLOOR HVAC
ADDENDUM 2: CHANGE NOTE TO "G21612-1612" (WAS "G11612-1612") IN MECHANICAL
ROOM A431



EA STAMP/CONSULTANT LOGO



CONSULTANT STAMP

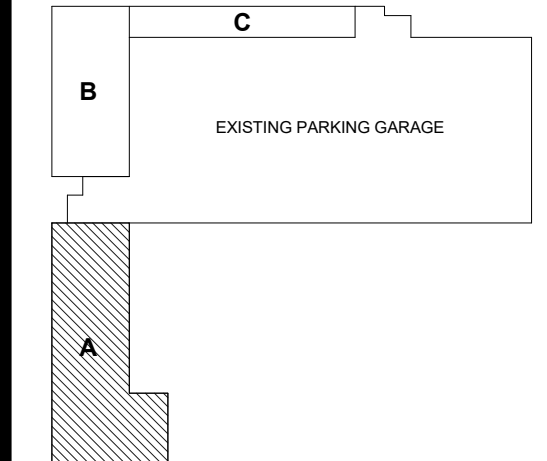


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FOURTH FLOOR HVAC - AREA A

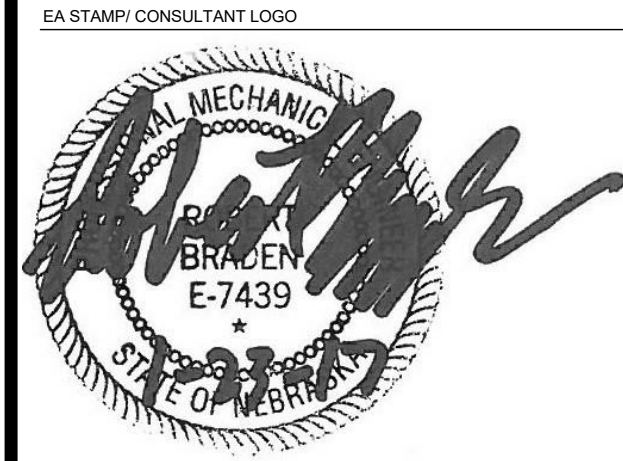
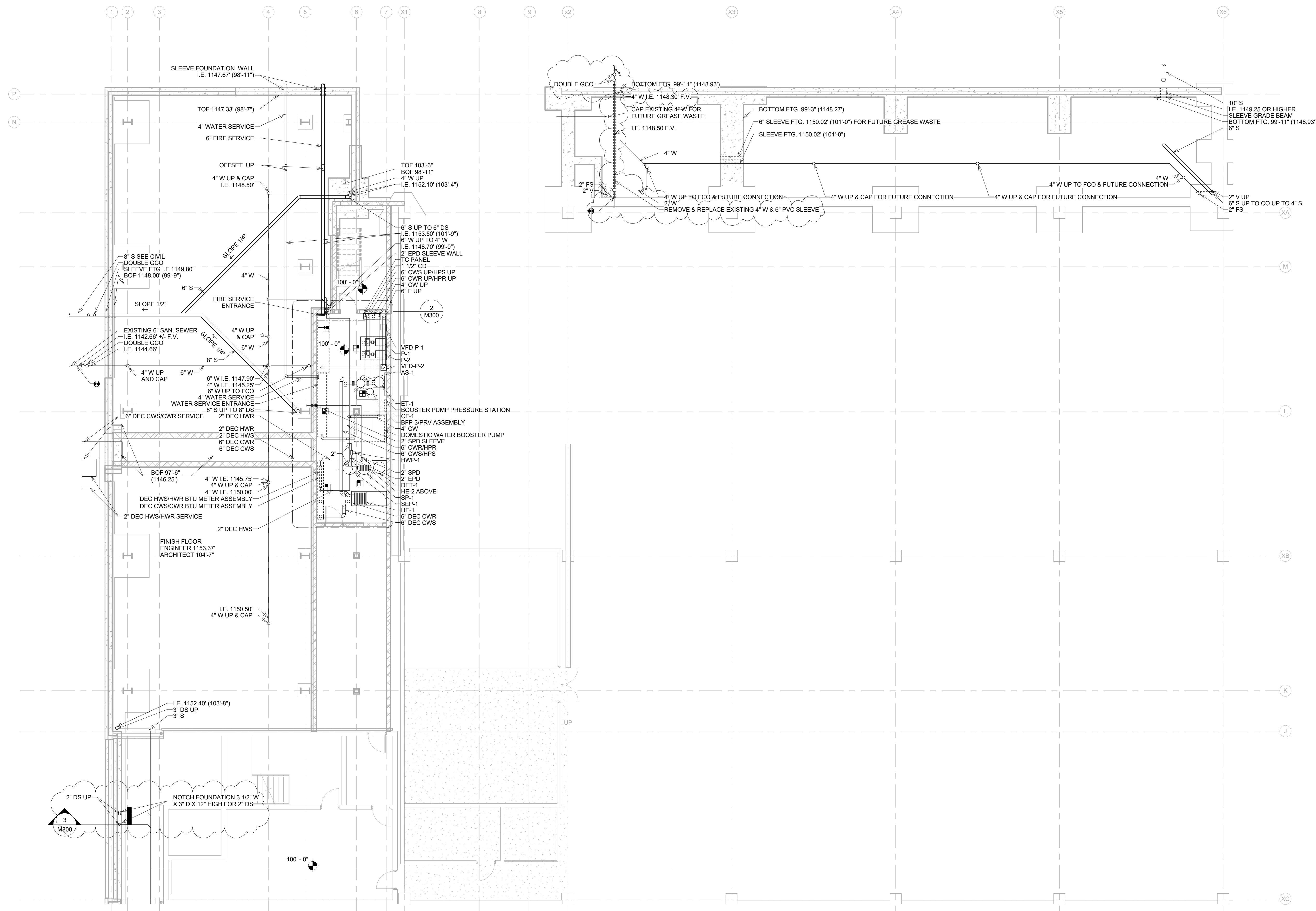
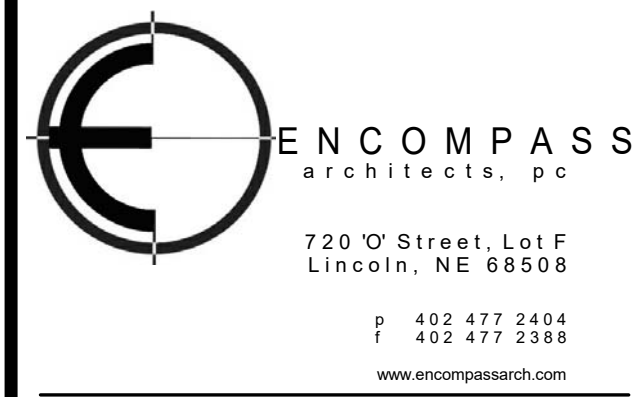
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M141

1 FOURTH FLOOR HVAC - AREA A
1/8" = 1'-0"

1/23/17
2/13/17

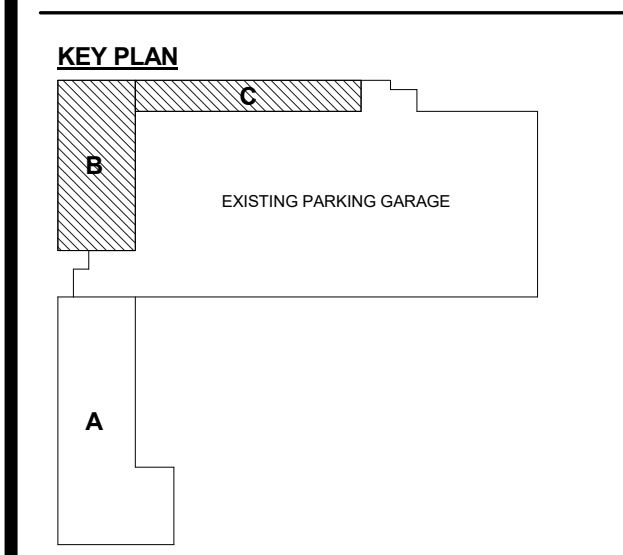
LOWER LEVEL UNDERGROUND W & V. MECHANICAL ROOM LAYOUT
ADDENDUM 2: ADD (2) 2" DS UP CONNECTING TO 3" S WITH AN AREA NOTCHED OUT IN
THE FOUNDATION IN AREA 'B' UNDERNEATH VESTIBULE E101; REVISED EXISTING
GARAGE & TENANT WASTE IN AREA 'C' UNDERNEATH RETAIL C100



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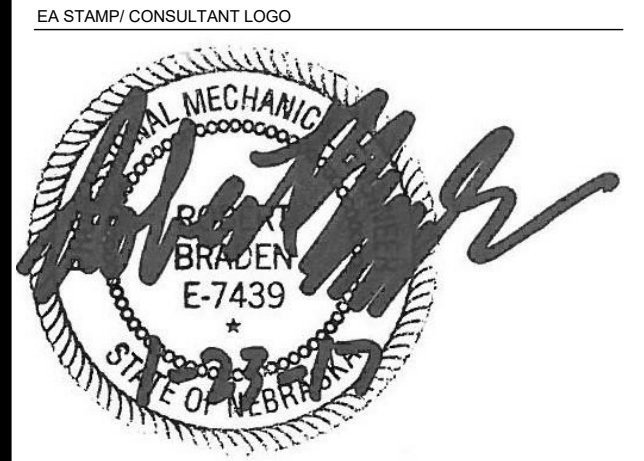
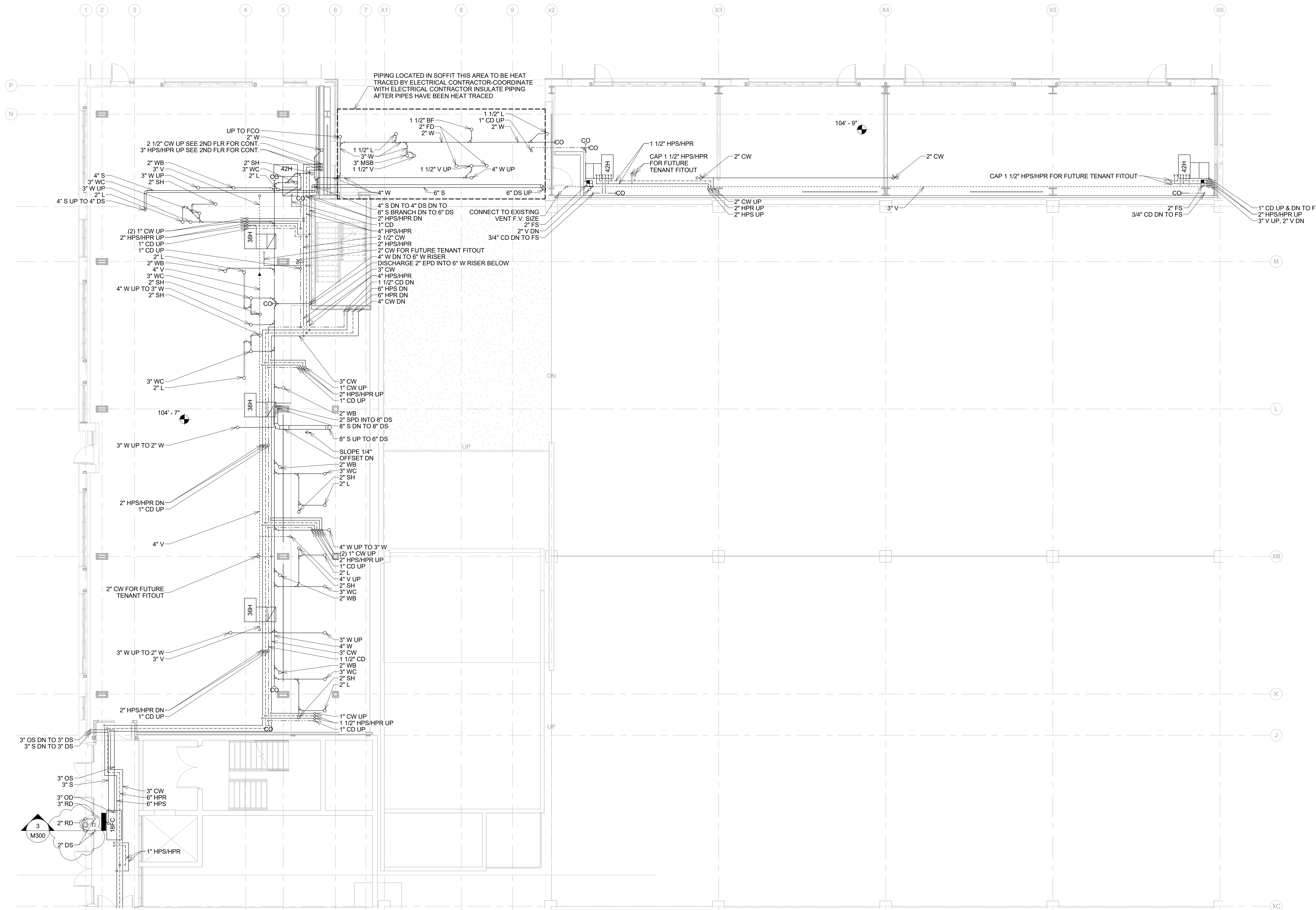


REVISIONS

LOWER LEVEL PLUMBING - AREA B/C

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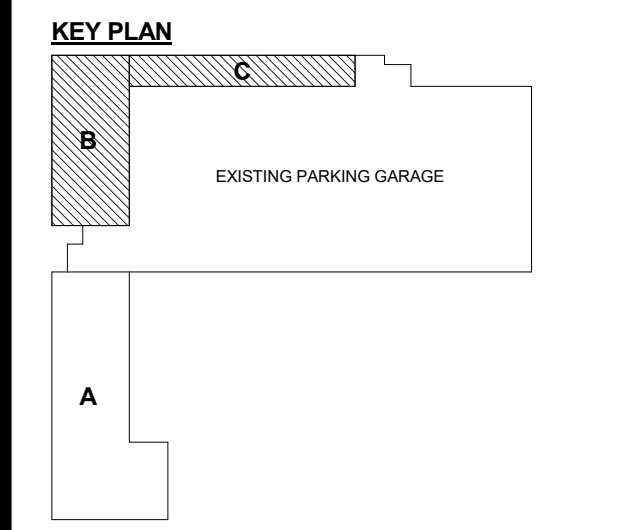
M202



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REVISIONS

FIRST FLOOR PLUMBING - AREA B/C

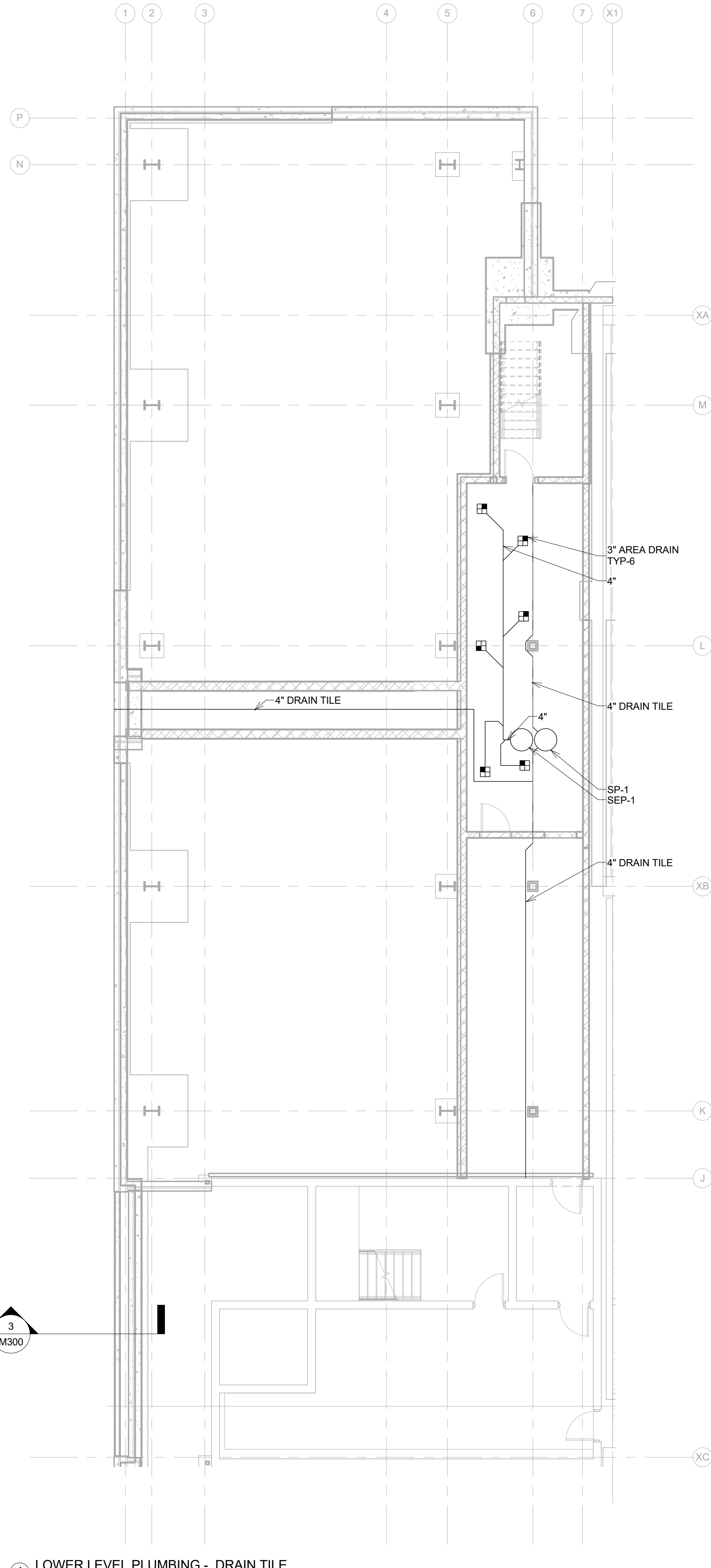
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M212

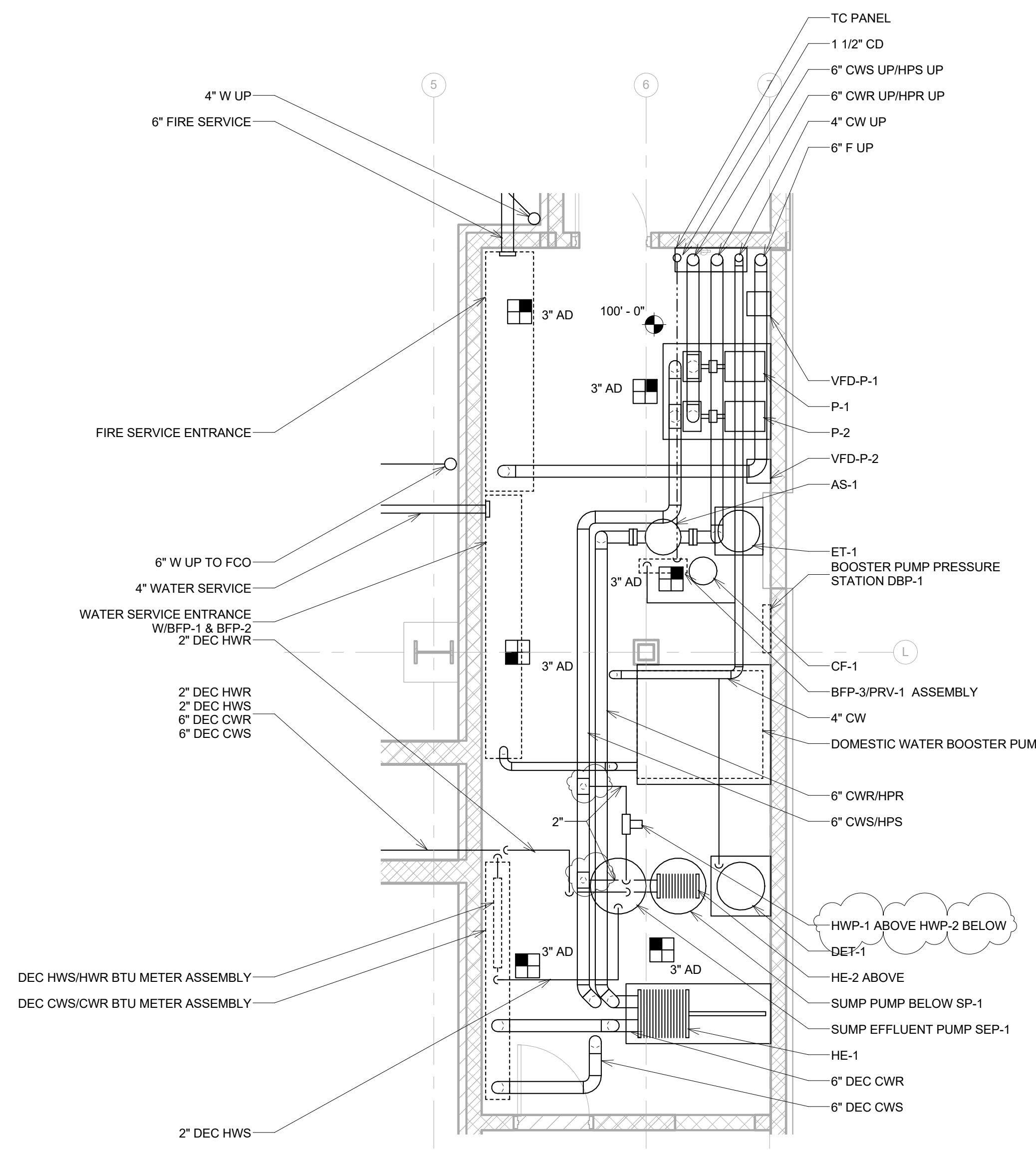
1 FIRST FLOOR PLUMBING - AREA B/C
1/8" = 1'-0"

1/23/17
2/13/17

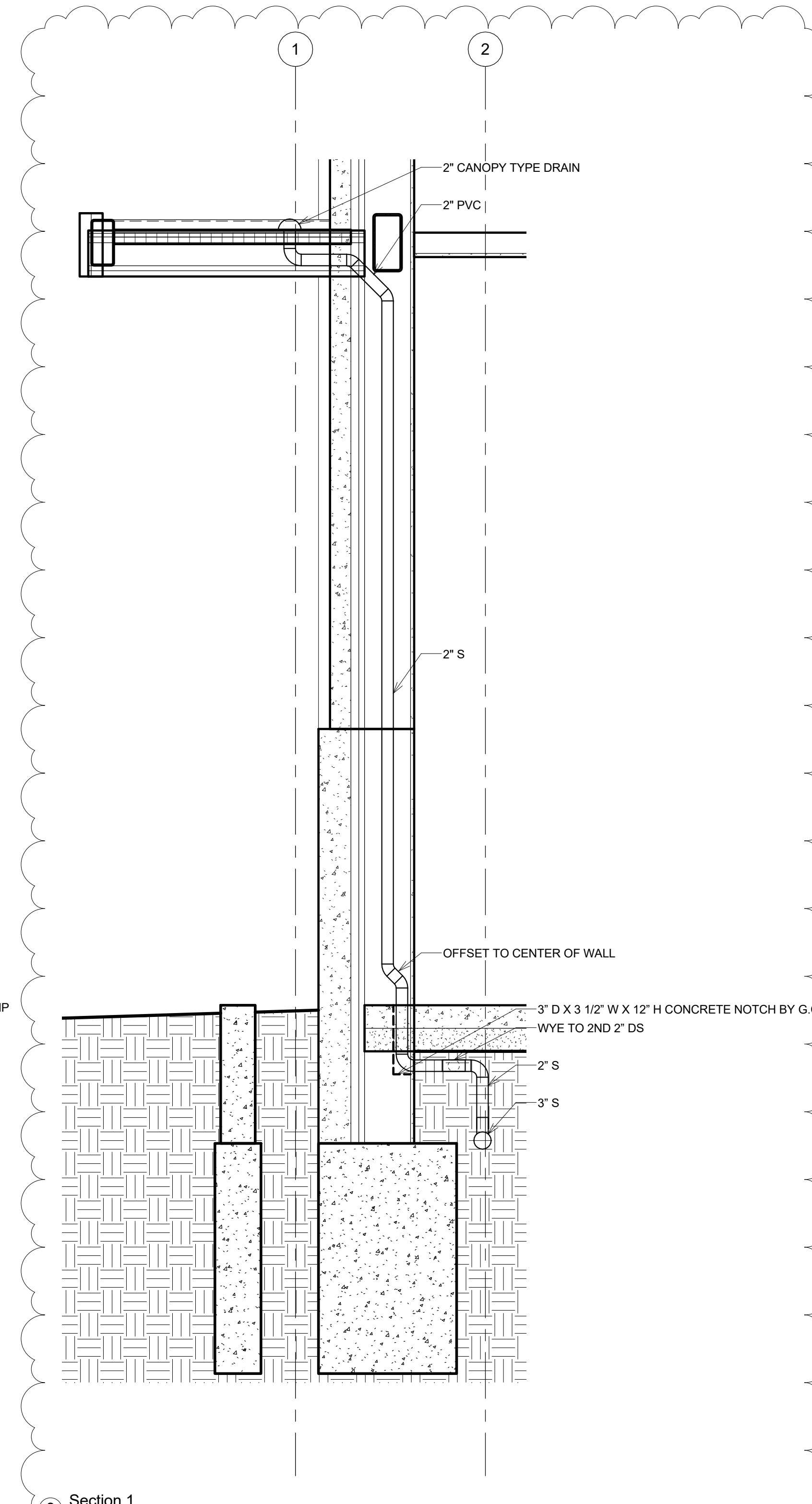
ENLARGED VIEWS
ADDENDUM 2: CHANGE NOTE TO "HWP-1 ABOVE HWP-2 BELOW" WAS "HWP-1" IN
DETAIL 2 (LOWER LEVEL PLUMBING - CALLOUT 1) REVISE HE-2 PIPING FROM UPSTREAM
OF HE-1 TO DOWNSTREAM OF HE-1 IN DETAIL 2. ADD DETAIL 3 FOR SECTION OF 2" RD
GOING DOWN WALL IN VESTIBULE B101



1 LOWER LEVEL PLUMBING - DRAIN TILE
1/8" = 1'-0"



2 LOWER LEVEL PLUMBING - Callout 1
1/4" = 1'-0"



3 Section 1
NO SCALE

EA STAMP/CONSULTANT LOGO



CONSULTANT STAMP

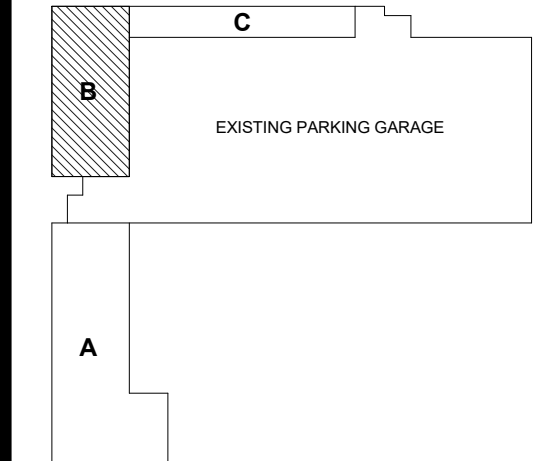


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KEY PLAN



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ENLARGED PLANS

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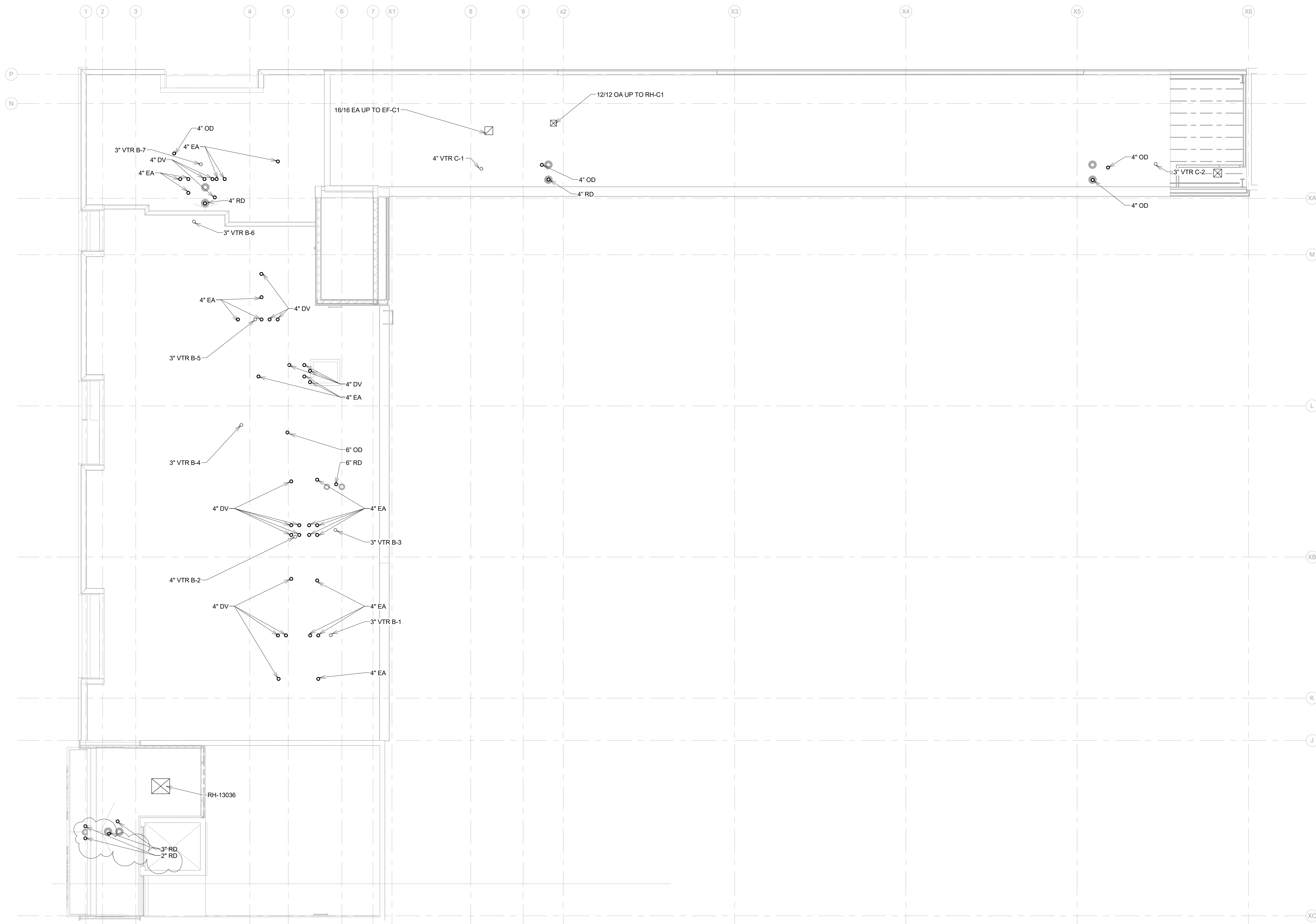
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DATE

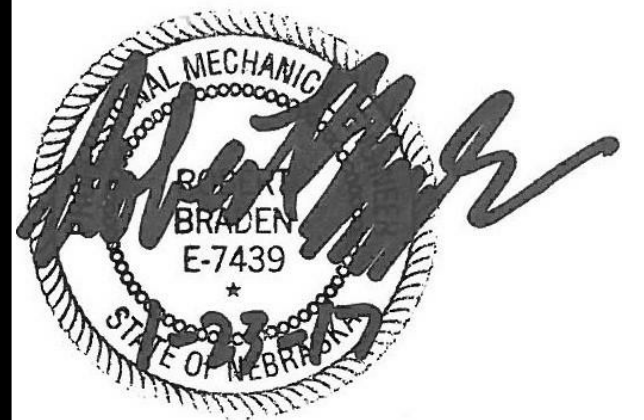
1/23/17
2/13/17

REVISION

ROOF PENETRATIONS
ADDENDUM 2: ADD (2) 2" RD'S IN CANOPY FOR VESTIBULE B101



EA STAMP/CONSULTANT LOGO



CONSULTANT STAMP

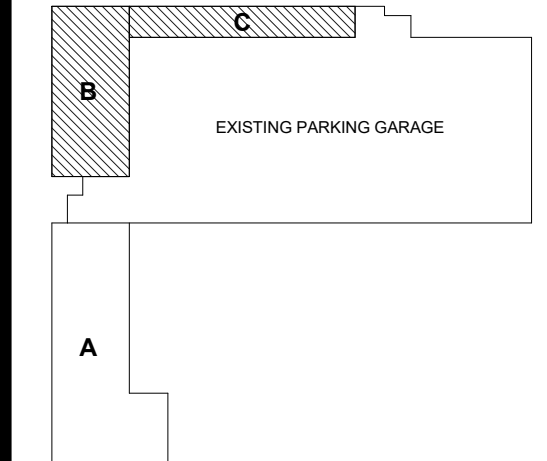


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KEY PLAN



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ROOF PENETRATION - AREA B/C

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